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We will have a virtual option available, but the technology for the hybrid style meeting may not be reliable all of the time.

Members

- Mayor Wiza
- Alderperson Kneebone
- Commissioner Arntsen
- Commissioner Beacom
- Commissioner Rice
- Commissioner Schade Stroik
- Commissioner Schuler

AGENDA

CITY PLAN COMMISSION

Date and Time:	January 5, 2026 6:00 PM	**Location:**	Community Room 933 Michigan Avenue, Stevens Point, WI OR Zoom Teleconferencing Meeting ID: 822 1741 7977 Passcode: 531976 By Computer: https://us02web.zoom.us/j/82217417977?pwd=ze7arGObLm6M By Phone: +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

Discussion and Possible Action on:

2. Report of the December 1, 2025 meeting of the City Plan Commission.
3. Public Hearing and action on a request from Trent Kastenschmidt, representing Kwik Trip, Inc., for a conditional use permit to operate a gas station on the properties located at 3383 Hoover Road (Parcel ID 281230802301117) and 5278 County Road HH (Parcel ID 281230802301118), consistent with Ch. 23.02(4)(e)(4)(c)(4)(e).
4. Public Hearing and action on a request from Trent Kastenschmidt, representing Kwik Trip, Inc., for a conditional use permit to operate a car wash on the properties located at 3383 Hoover Road (Parcel ID 281230802301117) and 5278 County Road HH (Parcel ID 281230802301118), consistent with Ch. 23.02(2)(d)(3)(k).
5. Public Hearing and action on a request from Trent Kastenschmidt, representing Kwik Trip, Inc., for a conditional use permit to construct an off-premise sign on the property located at 3383 Hoover Road (Parcel ID 281230802301117), consistent with Ch. 23.02(2)(a)(3)(j).
6. A request from Bill Pritchard, representing the Elizabeth Revocable Trust, for a conceptual subdivision plat review for a proposed subdivision on an unaddressed parcel off of West Zinda Drive (Parcel ID 281240831401241).

7. April - November 2025 Monthly Reports.
8. Director's Report.

Closing Section:

9. Adjourn

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Members

- Mayor Wiza
- Alderperson Kneebone
- Commissioner Arntsen
- Commissioner Beacom
- Commissioner Rice
- Commissioner Schuler

MINUTES

CITY PLAN COMMISSION

Date and Time:	December 1, 2025 6:00 PM	**Location:**	Community Room 933 Michigan Avenue, Stevens Point, WI OR Zoom Teleconferencing Meeting ID: 875 8571 7924 Passcode: 915118 By Computer: https://us02web.zoom.us/j/87585717924?pwd=6G47riogqkbH8ln32tG By Phone: +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

   - Meeting called to order at 6:00PM.
   - Members present: Mayor Wiza, Alder Kneebone, Commissioners Arntsen, Beacom, Rice, Schuler

Discussion and Possible Action on:

2. Report of the November 3, 2025 meeting of the City Plan Commission.

   - Background: Report of the November 3, 2025 meeting of the City Plan Commission included in the agenda packet.
   - Motion: Arntsen moves to approve the Report of the November 3, 2025 meeting of the City Plan Commission.
   - Second: Schuler seconds the motion.
   - Discussion: No discussion.
   - Vote: Unanimous approval.

3. Public Hearing and action on a request from Portage County to amend the Stevens Point Comprehensive Plan. Said request amends the future land use designation of the property

located at 825 Whiting Avenue (Parcel ID 281230805101103) from ‘Institutional/Government’ to ‘Commercial/Office/Multi-Family.’

- Background: Associate Planner / Zoning Administrator Kuhn provides background information regarding the request from Portage County and the need for the comprehensive plan amendment, rezoning, and conditional use permit needed for a private entity to operate the facility.
- Discussion:
    - Arntsen requests clarification on the future land use classifications. Kuhn answers.
- Public Hearing:
    - Mildred Neville, 1709 Jefferson Street, voices concern that the public hearing for the comprehensive plan amendment was not properly noticed.
    - Alder Guthrie, District 2, raises concern of the staff report that the future land use designation impacts the operation of a public facility and requests the commission to deny the request.
    - Bob Gifford, 517 Fieldcrest Ave, Park Ridge, County Supervisor representing his district, shares report of the impact of public services transitioning to private ownership.
    - Mary Ann Laszewski, 1209 Wisconsin Street, speaks opposed to the request.
    - Liz McDonald, 1760 Strongs Avenue, speaks opposed to the request citing the City’s comprehensive plan.
    - Mary McComb, 2100 Elk Street, speaks opposed to the request.
    - Jenny Burton, 5718 Sandpiper Drive, speaks opposed to the request.
    - Nancy Roppe, 39 Angelo Court, speaks opposed to the request.
    - Eric Olson, 2025 West River Drive, speaks opposed to the request.
    - Ray Reser, County Board Chair, shares the County rationale for the designation change.
    - Dan Stoltz, 3017 McCulloch Street, speaks opposed to the request.
    - Carlene Veronte, 2314 Portage Street, requests proof that the request to amend the comprehensive plan is in the public’s best interest, citing the comprehensive plan.
    - Alan Buchanan, 1208 Black Bear Trail, speaks opposed to the request.
    - Alex Macomber, 2633 Helen Street, speaks opposed to the request.
    - Dave Medin, 2101 West River Drive, County Board Supervisor, speaks opposed to the request.
    - Andrea Olson, 410 Franklin Street, speaks opposed to the request.
    - Deb Knippel, 611 Soo Marie Avenue, speaks opposed to the request.
    - Dave Ladick, 4517 Nicolet Avenue, County Board Supervisor, speaks in favor of the request stating the use will remain a nursing facility.
    - Mildred Neville, 1709 Jefferson Street, speaks opposed to the request.
    - Ray Reser, Portage County Board Chair, shares that the County is in full agreement with City staff findings of fact and recommendations.
- Discussion:
    - Commissioner Beacom asks for staff to address the sentiment about the speed and process of the request. Kuhn answers.
    - Wiza and Commissioner Schuler address the public regarding the purpose of future land use designations and zoning classifications.

    - Beacom and Rice share position on the public comments. Rice asks staff if not amending the future land use map would impact the rezoning and conditional use permit. Kuhn answers. Schuler shares his position that the future land use designation should indeed change to be consistent with other facilities.
    - Kneebone emphasizes the comments of Alder Guthrie that it is likely the decision has a negative impact on public services and likely an adverse impact on neighboring properties.
    - Arntsen revisits past discussions on future land use designations and if the proposed future land use designation is most appropriate.
- Motion: Schuler moves approval of the future land use amendment
- Second: Beacom seconds the motion.
- Discussion: No further discussion.
- Vote:
    - Aye: Beacom, Schuler, Wiza
    - No: Arntsen, Kneebone, Rice
    - Motion fails, 3-3.

4. Public Hearing and action on a request from Portage County to rezone the property located at 825 Whiting Avenue (Parcel ID 281230805101103) from the “R-2” Single-Family Residence District to the “R-4” Multiple Family I Residence District.

- Background: No further background provided.
- Public Hearing:
    - Liz McDonald, 1760 Strongs Ave, requests the commission consider the impact of the request on the totality of the parcel.
    - Eric Olson, 2025 West River Drive, notes the existing land use predates the zoning code, and speaks opposed to the request.
    - Nancy Roppe, 39 Angelo Court, speaks opposed to the request.
    - Ray Reser, Portage County Board Chair, reiterates the intention of the County that the property remain operating as a healthcare center. The County is in full agreement of staff recommendations and findings of fact.
    - Mary Ann Laszewski, 1709 Wisconsin St, speaks in opposition to the request.
    - Jenny Burton, 5718 Sandpiper Drive, speaks in opposition to the request.
    - Dan Stoltz, 3017 McCulloch St, speaks in opposition to the request.
    - Carlene Veronte, 2314 Portage Street, speaks in opposition to the request.
    - Alex Macomber, 2633 Helen Street, speaks in opposition to the request.
    - Andrea Olson, 410 Franklin Street, requests clarification regarding the possibility of legal nonconforming use of the property.
    - Alva Clymer, 1815 County K, Custer, speaks in opposition to the request.
    - Kevin Ramakrishna, representing the County, shares that he is also available to answer questions regarding the request.
- Discussion:
    - Kuhn confirms that there are delineated wetlands present south of the existing buildings on the site; that rezoning the parcel would not represent spot zoning; that the building, site, and zoning code would be rather limiting to what uses could be performed on the parcel.
    - Schuler confirms that the City would not encourage a nonconforming use.

- Motion: Schuler moves approval of the rezoning request as submitted.
- Second: Beacom seconds.
- Discussion:
    - Kneebone references prior testimony from residents and will not support the rezoning request.
- Vote:
    - Aye: Arntsen, Beacom, Rice, Schuler, Wiza
    - No: Kneebone
    - Motion passes 5-1.

5. Public Hearing and action on a request from Portage County for a conditional use permit to operate a nursing home on the property located at 825 Whiting Avenue (Parcel ID 281230805101103), consistent with Ch. 23.02(1)(f)(3)(g).

    - Background: No further background provided.
        - Arntsen requests clarification why the conditional use permit would be necessary. Kuhn answers.
    - Public Hearing:
        - Eric Olson, 2025 West River Drive, speaks in opposition to the request.
        - Mary Ann Lisceski, Wisconsin Street, speaks in opposition to the request.
        - Nancy Roppe, 39 Angelo Court, speaks in opposition to the request.
        - Ray Reser, Portage County Board Chair, reiterates that the County stands by the staffs recommendations and findings of fact.
        - Dan Stoltz, 3017 McCulloch Street, speaks in opposition to the request.
        - Alex Macomber, 2633 Helen Street, speaks in opposition to the request.
        - Mildred Neville, 1709 Jefferson Street, speaks in opposition to the request.
        - Andrea Olson, 410 Franklin Street, speaks in opposition to the request.
    - Discussion:
        - Kuhn responds to comments from the public hearing.
        - Rice requests clarification the continuation of conditional use permits upon sale.
        - Schuler asks Portage County Board Chair Reser several questions regarding the County's applications and intentions of the County.
    - Motion: Schuler moves approval of the conditional use permit subject to staff recommendations.
    - Second: Beacom seconds the motion.
    - Discussion:
        - Rice requests clarification on what may constitute a substantive change to revoke or review a conditional use permit. Wiza and Kuhn answer.
        - Arntsen requests if the owner is obligated to maintain the conditional use.
        - Kneebone requests clarification on the need for the conditional use permit.
    - Vote:
        - Aye: Arntsen, Beacom, Rice, Schuler, Wiza.
        - No: Kneebone.
        - Motion carries 5-1.

    Meeting recessed at 9:27pm and resumed at 9:32PM.

6. Adoption of the Housing Affordability Report for permit year 2024.

- Background: Kuhn provides background information regarding the updated Housing Affordability Report for permit year 2024. Staff recommends adoption of the report.
- Discussion:
    - Schuler requests that the information be integrated into the comprehensive plan rewrite.
    - Beacom comments on validity of several data points referenced in the report.
- Motion: Wiza moves adoption of the housing affordability report.
- Second: Kneebone seconds.
- Discussion: No discussion.
- Vote: Unanimous approval.

7. A request from the City of Stevens Point to acquire the following parcels from the Stevens Point Business Improvement District:

    - An unaddressed parcel bounded by County Road HH, Business Park Drive and Vern Holmes Drive (Parcel ID 281230802400302)
    - An unaddressed parcel bounded by County Road HH, Business Park Drive and Vern Holmes Drive (Parcel ID 281230802400408)
    - An unaddressed parcel bounded by Brilowski Road and John Joanis Drive (Parcel ID 281230802400404).
    - An unaddressed parcel bounded by Business Park Drive and John Joanis Drive (Parcel ID 281230802400508).
    - An unaddressed parcel bounded by Business Park Drive (Parcel ID 281230802400211).
    - An unaddressed parcel bounded by Business Park Drive (Parcel ID 281230802100004).
    - An unaddressed parcel bounded by Brilowski Road and E M Copps Drive (Parcel ID 281230801220002).
    - An unaddressed parcel bounded by Brilowski Road and Lands End Way (Parcel ID 281230801230002).

    - Background: Director Kivela provides background information regarding the request, the properties in question, and the maintenance responsibilities being all held by the business improvement district.
    - Motion: Schuler moves to recommend the City of Stevens Point acquire the parcels identified.
    - Second: Rice seconds.
    - Discussion: None.
    - Vote: Unanimous approval.

8. A request from the City of Stevens Point to acquire the property located at 1625 Ellis Street (Parcel ID 281240832101401).

- Background: Director Kivela provides background information regarding the request.
- Motion: Schuler moves to recommend acquisition of 1625 Ellis Street.
- Second: Rice seconds.
- Discussion:
    - Rice questions what will happen with the existing right of way. Wiza answers.
- Vote: Unanimous approval.

9. Staff Update: Zoning Code Rewrite.

    - Background: Kuhn provides an update regarding the zoning code rewrite, including ordinances for shoreland zoning and floodplains. Staff anticipate having those ordinances for review in January/February. Base zoning map is currently under construction.

10. Director's Report.
    - Director’s written report included in the agenda packet.

Closing Section:

11. Adjourn

    - Meeting adjourned at 9:50PM.

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Administrative Staff Report

Conditional Use Permit
3383 Hoover Road & 5278 County Road HH
January 5, 2026

Department of Community Development

Applicant(s):

- Trent Kastenschmidt, representing Kwik Trip, Inc.

Staff:

- Adam Kuhn, Associate Planner akuhn@stevenspoint.com

Parcel Number(s):

- 281230802301117
- 281230802301118

Zone(s):

- "B-4" Commercial

Master Plan:

- Commercial/Office/Multi-Family Residential

Council District:

- District 6 | Ald. Steinmetz

Lot Information:

- Frontage: 1,689 ft.
- Depth: 649.3 ft.
- Lot Size: 734,542 sq. ft. (16.86 ac.)

Current Use:

- Undeveloped

Request

1. Public Hearing and action on a request from Trent Kastenschmidt, representing Kwik Trip, Inc., for a conditional use permit to operate a gas station on the properties located at 3383 Hoover Road (Parcel ID 281230802301117) and 5278 County Road HH (Parcel ID 281230802301118), consistent with Ch. 23.02(4)(e)(4)(c)(4)(e).
2. Public Hearing and action on a request from Trent Kastenschmidt, representing Kwik Trip, Inc., for a conditional use permit to operate a car wash on the properties located at 3383 Hoover Road (Parcel ID 281230802301117) and 5278 County Road HH (Parcel ID 281230802301118), consistent with Ch. 23.02(2)(d)(3)(k).
3. Public Hearing and action on a request from Trent Kastenschmidt, representing Kwik Trip, Inc., for a conditional use permit to construct an off-premise sign on the property located at 3383 Hoover Road (Parcel ID 281230802301117), consistent with Ch. 23.02(2)(a)(3)(j).

Attachment(s)

1. Application
2. Plans

Findings of Fact

1. In August of 2025, the subject parcels were rezoned from the "R-1" Suburban Single-Family Residence District to the "B-4" Commercial District.
2. The proposed rezoning is intended to facilitate a multi-phased development of the 18+ acres of land.
3. Phase I of the proposed development would accommodate a Kwik Trip gas station and car wash facility, and two standalone retail buildings adjacent to Hoover Road. Phase II of the proposed development has not been determined; however, initial discussions have pointed to smaller commercial establishments along County Road HH and residential uses along the northern end of the subject area.
4. The 18+ acres are proposed to be subdivided into three lots plus an additional outlot that would accommodate a planned future public street.
5. The applicant has been discussing a proposed conceptual plan submittal with City staff, County Highway Department staff and representatives from the Wisconsin Department of Transportation

for several months. A proposed access point off of County Road HH would require review by the Portage County Highway Committee.

6. The applicant is requesting three conditional use permits.
7. The first conditional use permit request is to operate a gas station. Gas stations are a permitted land use within the "B-4" Commercial District; however, the subject property falls within the Groundwater Protection District Zone C. Within Zone C, gas stations are identified as a conditional use.
8. The second conditional use permit request is to operate a car wash. Within the "B-4" District, car washes are identified as a conditional use.
9. The third conditional use permit request is to construct an off-premise sign along Hoover Road and County Road HH. Off-premise signs are a conditional use within the "B-4" District and are subject signage regulations within the City's Sign Code.
10. The Plan Commission and Common Council may attach additional conditions as necessary.

Staff Recommendation

Approve the request for a conditional use permit to operate a gas station on the properties located at 3383 Hoover Road (Parcel ID 281230802301117) and 5278 County Road HH (Parcel ID 281230802301118), subject to the following conditions:

1. All piping shall be double wall flexible piping, unless otherwise approved by the Director of Public Utilities.
2. All piping shall be sloped to either a tank sump or a dispenser sump.
3. Sumps shall be located at the submersible head on each tank and also under each product dispenser. All sumps shall be equipped with a liquid sensor that sounds an alarm immediately if any liquid enters the sump.
4. All tanks shall be at minimum double walled with a liquid sensor that sounds an alarm immediately if any liquid is detected.
5. Electronic line leak detection shall be installed in the pipe run for each product dispensed. These units shall shut down flow to the pipe if there is a loss of pressure to the product pipe.
6. Dispenser and tank sump containment and spill buckets shall be double walled.
7. All monitoring shall be continuous monitoring, meaning that an alarm shall sound or proper authorities shall be immediately notified if a leak is detected.
8. Overfill devices shall be required to be installed to prevent the overfilling of the underground tanks from a transport truck, including installing one in the fill pipe of each tank, as well as an audible alert at 90% and an auto shut-off at 95% capacity, to ensure that overfilling will not occur.
9. Catch basins shall be installed around every fill point to catch product that may drip from the loading hose during the product transfer process.
10. Functionality tests shall be done annually on all line monitors to ensure proper operation.
11. A tank bed and line liner shall be placed in the underground storage tank bed and in excavation trenches for fuel lines.

12. Upstream and downstream monitoring wells shall be installed throughout the property at locations determined by the Director of Public Utilities. Testing shall be done quarterly. City staff shall be given unrestricted access for compliance purposes.
13. Dispensing pads shall be Portland cement. Cracks and joints that open on dispensing pads shall be filled and fixed immediately to avoid the infiltration of hazardous chemicals.
14. All downspouts from the building and canopies shall be directly connected into the stormwater piping and directed to the stormwater pond.
15. The tank sump for each tank shall have the electrical conduit at the highest elevation practical above the transition points of the product piping.
16. Piping contractor shall install tracer wire on the outside of the product lines.
17. Stormwater manhole shall contain a sump with oil/water separation.
18. A clay liner shall be installed in the stormwater pond to eliminate infiltration of hydrocarbons.
19. All state requirements outlined in Chapter SPS 310: Flammable, Combustible and Hazardous Liquids, pertaining to this request must be met.
20. A groundwater protection plan shall be submitted and implemented prior to construction and shall cover the following:

    a) A complete description of spill prevention and control measures for the facility. Spill prevention begins with the customer. Signs shall be posted at the pump instructing customers not to top off fuel tanks and to notify an employee in the event of a spill. Emergency shutoff switches shall be plainly labeled.
    b) An estimate of the maximum quantity of fuel that could be spilled in the event of an equipment failure, along with an analysis of its fate and a plan for preventing it from reaching groundwater or surface water shall be created. The plan shall include descriptions of containment and/or diversionary structures or equipment needed in the event of a spill, and a demonstration that the needed equipment, personnel, and other resources would be available to respond to a spill.
    c) A notification list, including the names and phone numbers of local management, remote management, fire and police, local and state agencies needing to be notified, and spill response contractors shall be created.
    d) Routine spot cleaning of small spills at fueling areas with dry methods. Dry methods include using rags or absorbents. Fueling areas shall never be washed down unless the water is collected and disposed of properly. The plan must specify that an adequate supply of absorbent materials be kept readily available.
    e) Proper storage and disposal of used sorbents and/or rags.
    f) Maintenance of the stormwater management system, including best management practices (BMPs).

g) Provisions to ensure that snow plowing and other maintenance will not interfere with the proper functioning of stormwater management, spill containment, and leak detection systems shall be produced.
h) Employee training: Employees must be trained (upon hiring and annually thereafter) in all aspects of routine operation and maintenance, including routine spill cleaning and containment of contaminated stormwater, as well as spill response and other emergency procedures.

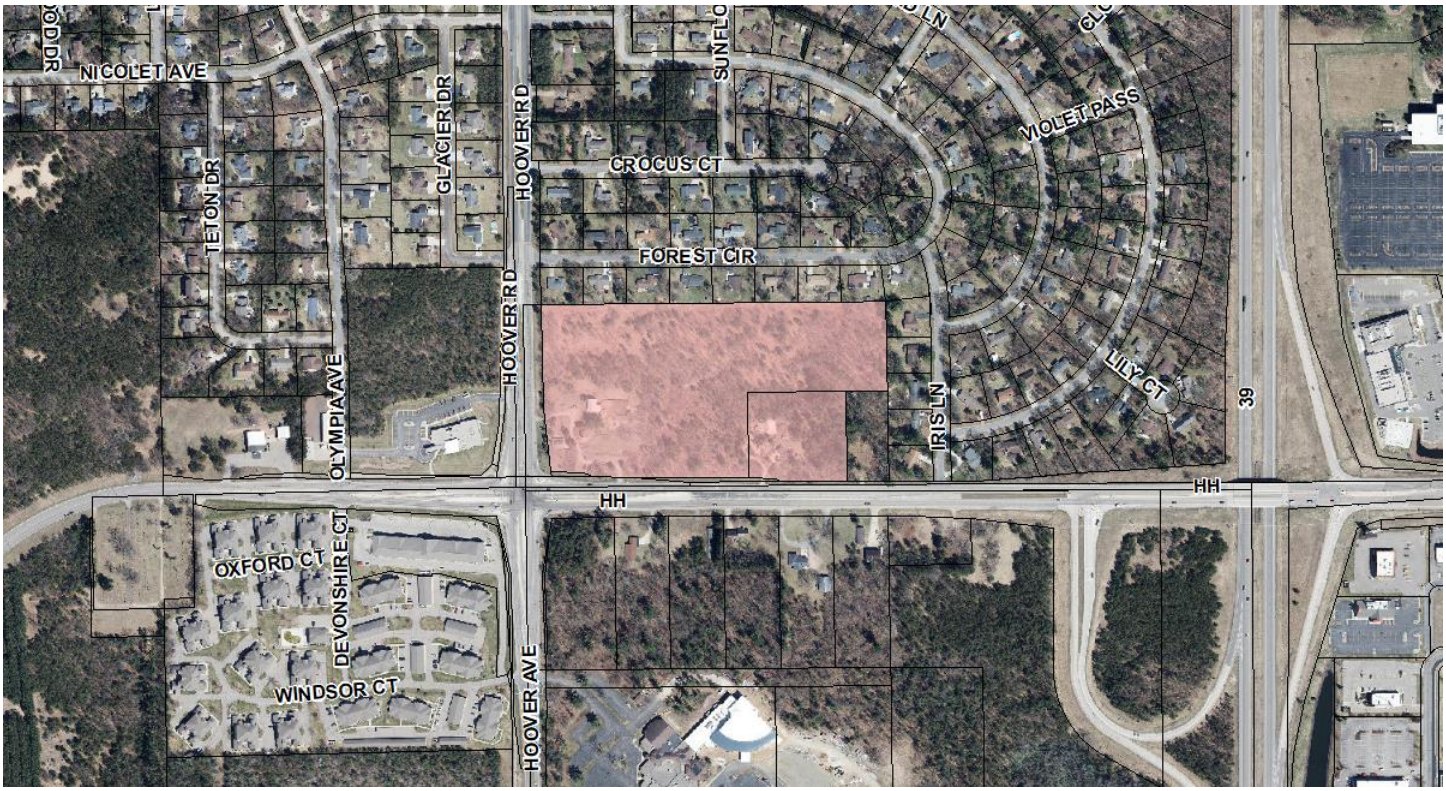
21. Any spills, releases, leaks, or discharges shall be remediated by the owner, at the owner's expense, to a level that poses no risk and has no impact on any municipal water supply. Remediation shall be completed in full compliance with all applicable laws, regulations, and standards, without exception.
22. If contamination is detected in groundwater, the owner must conduct a delineation to determine the degree and extent of contamination and whether remediation is necessary to protect any municipal water supply. If warranted, remediation will be to a level that poses no risk and has no impact to the ground water supply as agreed to by a mutually agreed upon groundwater professional. Delineation shall begin immediately upon discovery of the spill, release, leak, or discharge, and initial field work must be completed within sixty (60) days.
23. A spill response plan will be provided and approved by the Director of Public Utilities.
24. Any known spills, releases, leaks, or discharges shall be reported to the Director of Utilities within twenty four (24) hours of detection.
25. The proposed land division shall be executed via a certified survey map and recorded with the Portage County Register of Deeds Office.
26. A shared access agreement for proposed Lots 1 & 2 shall be recorded with the Portage County Register of Deeds Office.
27. A waiver from the Portage County Subdivision Ordinance shall be granted by the Portage County Highway Committee for the proposed intersection off of County Road HH.
28. Proposed fire hydrants shall be reviewed by the City Fire Marshal.
29. A building and erosion control permit shall be obtained prior to the start of construction.
30. Staff shall have the ability to approve minor amendments to the submitted plan set.

Approve the request for a conditional use permit to operate a car wash on the properties located at 3383 Hoover Road (Parcel ID 281230802301117) and 5278 County Road HH (Parcel ID 281230802301118), subject to the following conditions:

1. The car wash shall not be in operation during the hours of 10:00pm to 6:00am daily.
2. Staff shall have the ability to approve minor amendments to the submitted plan set.

	Approve the request for a conditional use permit to construct an off-premise sign on the property located at 3383 Hoover Road (Parcel ID 281230802301117), subject to the following conditions: 1. Proposed signage will need to maintain vision triangle requirements as outlined in the City's Sign Code. 2. The proposed land division shall be executed via a certified survey map and recorded with the Portage County Register of Deeds Office. 3. A sign permit shall be obtained prior to the start of construction. 4. Staff shall have the ability to approve minor amendments to the submitted sign package.

Vicinity Map

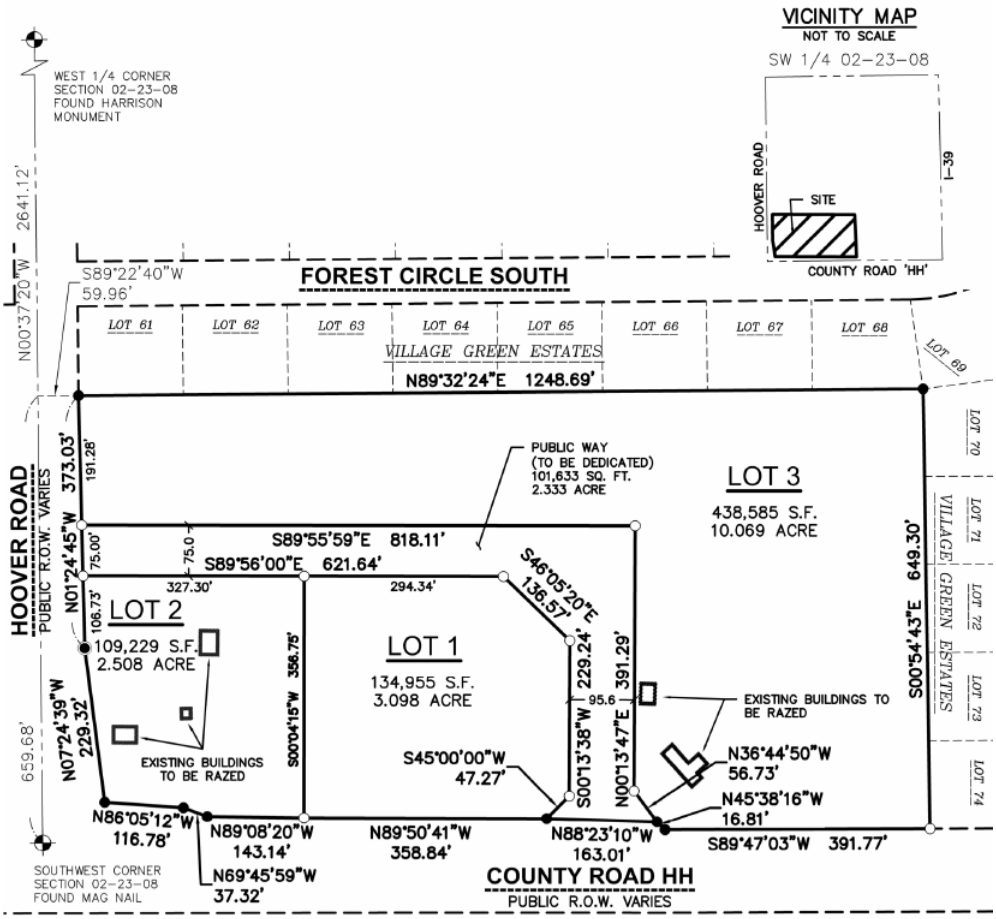


Background

Overview: Last August, three parcels at the northeast corner of Hoover Road and County Road HH were rezoned from the "R-1" Suburban Single-Family Residence District to the "B-4" Commercial District. The rezoning was intended to facilitate a multi-phased development of the 18+ acres of land. Phase I of the proposed development would accommodate a Kwik Trip gas station and car wash facility, and two standalone retail buildings adjacent to Hoover Road. The proposed Kwik Trip building would be 11,100 sq ft in size and is located within the interior of the subject area. Two proposed retail buildings are located towards the southwest corner of the subject property. One of the prospective tenants would be Pet Supplies Plus, while additional tenants to occupy the remaining commercial space are undetermined. Phase II of the proposed development has not been determined; however, initial discussions have pointed to smaller commercial establishments along County Road HH, and residential uses along the northern end of the subject area. The following provides additional information on the rezoning request by topic area.

Right-of-Way Improvements: A Traffic Impact Analysis (TIA) has been produced and has been reviewed by the City's Public Works Department, County Highway Department and the Wisconsin Department of Transportation. Due to the subject area's proximity to the Interstate 39-County Highway HH on- and off-ramps, Wisconsin Department of Transportation review is required. The development is proposed to be served by two main access points: a right-in/right-out access point on Hoover Avenue north of County Highway HH (CTH HH) and a full access intersection on CTH HH, east of Hoover Avenue. The new full access intersection on CTH HH is within the County's jurisdiction and is proposed to be located 850' east of Hoover Road. CTH HH is classified as a principal arterial. Under the County's Subdivision Ordinance, the minimum distance between adjacent access points is 1,000' but the Ordinance does allow for a reduction to 850' if there are no viable alternatives exist and where the application would create a hardship. Should the Common Council approve these conditions use permit requests, the County Subdivision Ordinance variance request is slated to be on an upcoming County Highway Committee agenda.

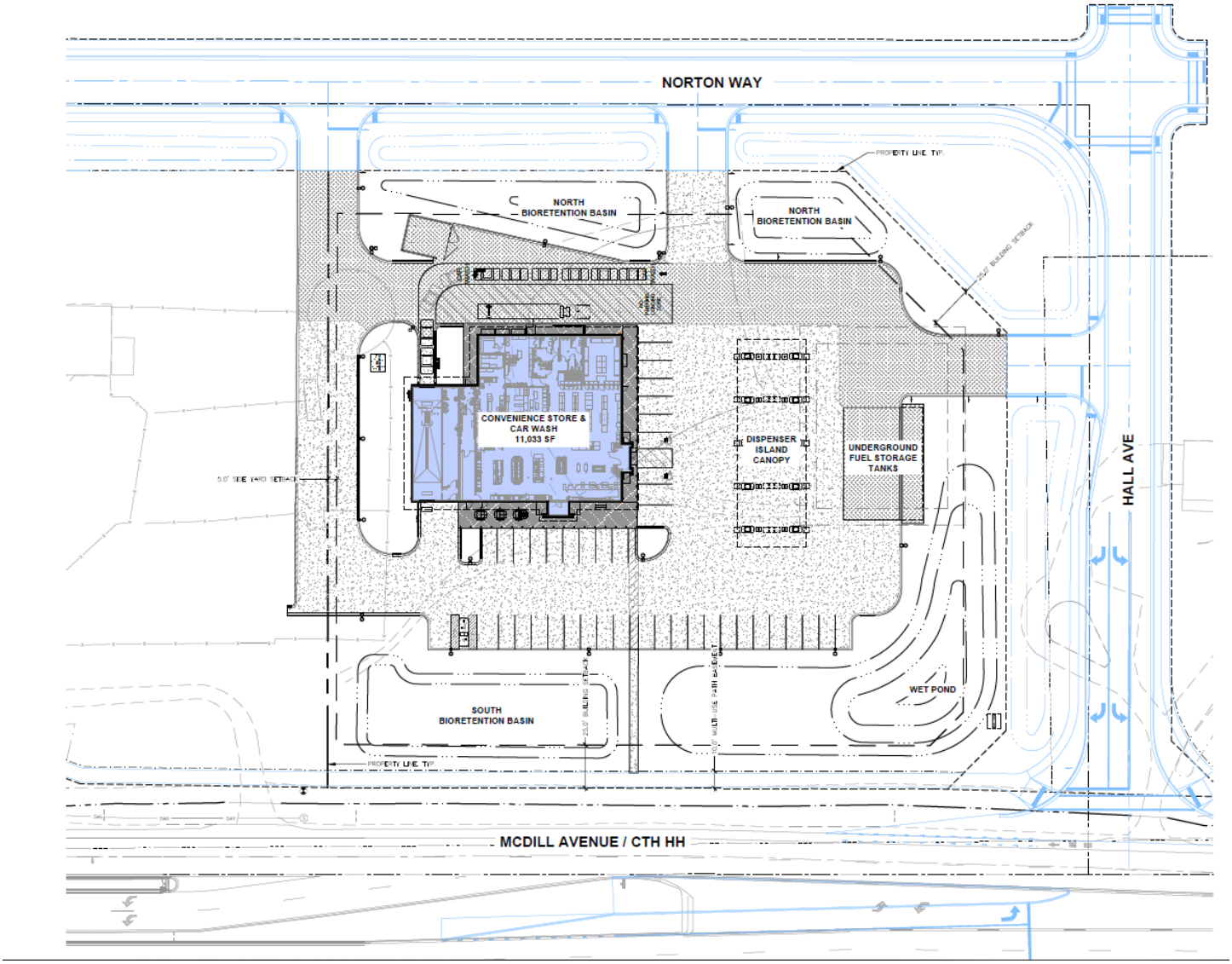
The conceptual plan proposes a new public street to separate both phased developments. All access points to the three proposed buildings (four in total) will be off of the proposed public street – no access points will be directly off of CTH HH. As mentioned earlier, a new intersection off of CTH HH is proposed as part of this development. With this proposed intersection, it is planned to have a raised median extended to the east which will impact two parcels on the south side of CTH HH. These parcels will be right-in/right-out only. The Portage County Highway Department has reached out to the Village of Plover and the Town of Plover for any additional comments or concerns that they have, and the owner of the subject parcels have reached out to the impact property owners on the south side of CTH HH. As Commissioners may know, this area of land is located in the Town of Plover and within the Village of Plover's extraterritorial review jurisdiction.



Proposed Land Division

Lastly, it is important to note that sidewalks are proposed to be installed on both sides of the proposed public street, on the east side of Hoover Road towards the Hoover Road-CTH HH intersection, and on the north side of CTH HH. While public sidewalks are proposed on the north side of CTH HH, the developer has been working with City and County staff about installing a multi-use path in this area in lieu of a sidewalk. A multi-use path would accommodate more users, and it would promote connectivity to an existing multi-use path along Hoover Road (south of CTH HH) and east of Interstate 39.

Conditional Use Permit Request – Operate a Gas Station: Kwik Trip is proposing to operate a gas station facility on Lot 1 of the preliminary certified survey map. Lot 1 would consist of a 11,033 sq ft building comprising of a convenience store and an attached car wash on the building's west side. Fueling pumps would be located to the east of the proposed building, providing both gasoline and diesel. The proposed gas station would not be a designated truck stop versus other gas stations, thereby reducing semi-truck traffic at this location. If approved, the applicant is requesting 24-hour operation for all uses. As discussed below for the car wash conditional use permit request, staff is requesting time restriction for when the car wash can operate.



Proposed Site Plan

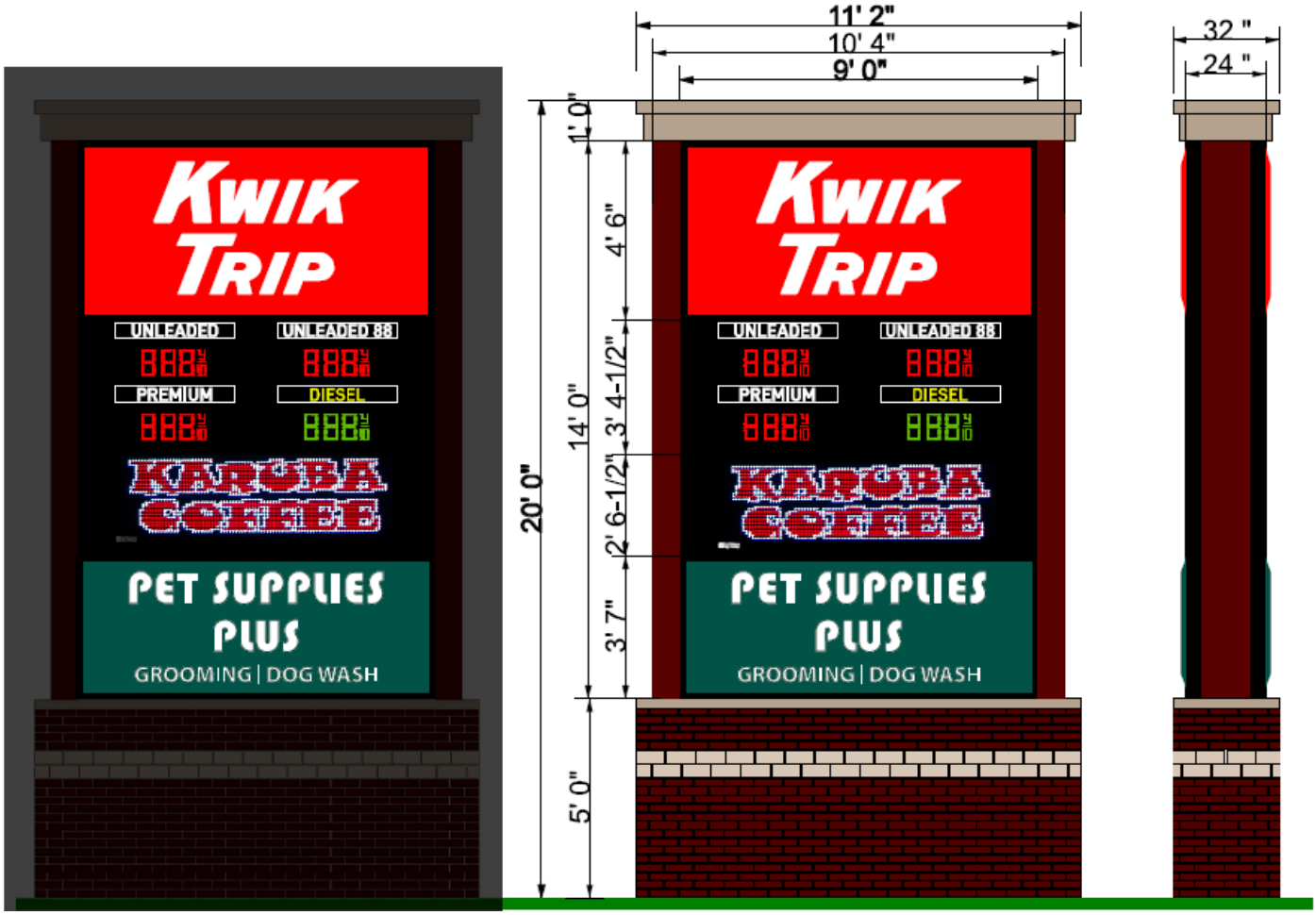
January of 2022 saw changes to the City's Groundwater Protection Ordinance. Such changes include delineating groundwater protection zones to fully encapsulate parcels, creating a Zone C based on a ten-year time of travel, and some land use changes in certain zones. One such change was to outline gas stations as a conditional use within Zones B and C. Prior to 2022, all land uses permitted within the underlying zoning district of a property would be considered a conditional use within all zones besides Zone A (i.e., areas within 1,500 feet of a City well). For example, Kwik Trip was required to obtain a conditional use permit in 2012 to construct their gas station facility at 5311 Old Highway 18. Even though gas stations were permitted by right within the underlying zoning district, the fact that the Old Highway 18 parcel was located within Zone B required a conditional use permit.

Identifying gas stations as a conditional use was adopted by the Portage County Board of Supervisors in late-2021, in coordination with other Portage County municipalities operating wells within their jurisdictions, and the City followed suit with the same land regulation proposal. Identifying gas stations as a conditional use within Zone B was unanimously approved by the Stevens Point Plan Commission on January 3, 2022, and unanimously approved by the Common Council on January 17, 2022. As will be later discussed in more detail, the City is requesting to place several conditions that relate to operation of a gas station facility within a groundwater protection zone. These conditions are being requested due to its application on other gas stations within a City groundwater protection zone, and can be adequately measured to achieve conformance with the conditional use review standards.

Conditional Use Permit Request – Operate a Car Wash: Kwik Trip is proposing to operate a car wash Lot 1 of the preliminary certified survey map. This proposed car was would be situated on the western end of the proposed lot and would be connected to the proposed convenience store. As listed below, the City is requesting to place an hours of operation limit on the car wash. Customary with other car washes approved by the Common Council, the request is that the car wash not be in operation during the hours of 10:00pm to 6:00am daily. It is believed that this operation restriction would better achieve compliance with the conditional use review standards, particularly standard 13(c) as it relates to noise and adjacent properties.

Conditional Use Permit Request – Construct Off-Premise Signage: Kwik Trip is proposing to construct a freestanding sign on proposed Lots 1 & 2. The freestanding sign on Lot 1 would be located at the intersection of Hoover Road and proposed Norton Way, and would contain messaging material for Kwik Trip and a planned Pet Supplies Plus store. The freestanding sign on Lot 2 would be located at the intersection of County Road HH and proposed Hall Avenue, and would contain messaging material for Kwik Trip and a planned Pet Supplies Plus store. An off-premise sign is when the business/establishment being advertised on the sign is not located on the same parcel as where the sign is located. As Kwik Trip would not be located on Lot 2, nor would a Pet Supplies Plus store be located on Lot 1, it would be considered an off-premise sign. Off-premise signs are subject to the land use restrictions in the City Zoning Code, which outlines it as a conditional use. Construction regulations of an off-premise sign would need to meet City Sign Code regulations. Within the "B-4" District, an off-premise sign can be a maximum of 20' tall and 100 sq ft in size. The requested signs are proposed to be 20' in height and have 100 sq ft of non-exempt signage material (the pricer digit area is excluded from sign area calculations).

> *OFF-PREMISE SIGN/BILLBOARD - A sign structure advertising an establishment, merchandise, service or entertainment which is not sold, produced, manufactured or furnished at the property on which the said sign is located. The sign shall not exceed the lesser of 100 square feet in size, or the maximum amount of available allowable signage for the property in which the sign is installed. The sign shall be within ¼ mile (1,320 feet) of the establishment, merchandise, service, or entertainment for which they are advertising. Athletic field signs shall not be considered off-premises signs.*



Proposed Freestanding Sign – Intersection of County Road HH & Hall Avenue

The requested conditional use permits have been reviewed in accordance with the City's review standards. An analysis is found below.

Conditional Use Permit Standards of Review – Gas Station

1. **The establishment, maintenance, or operation of the use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.**

   Analysis: The proposed gas station will be located just off of Hoover Road and County Road HH, both arterial streets that can handle a higher traffic volume consistent with gas station land uses. Kwik Trip would be positioned along other non-residential uses that front County Road HH (e.g., Aspirus Clinic, Disher Electric, Greater Point Baptist Church, etc.). Single-family residential homes exist north of proposed Lots 1 & 2 – however, the proposed gas station development would be separated over 300' from the closest homes and would have other improvements installed to add separation (e.g., a proposed street and developable land).

   The reason for this conditional use permit request is because the subject area falls within the Groundwater Protection District Zone C. Gas stations are identified as a permitted use within the "B-4" Commercial District.

   Findings: The proposed development would be oriented closer towards County Road HH, with access being served from secondary roads. As the proposed commercial use is adjacent to other commercial and institutional

land uses along County Road HH, staff feels that the proposed land use will not be detrimental to, or endanger the public health safety, morals, comfort, or general welfare.

Regarding the construction of a gas station within a wellhead protection district, Kwik Trip plans to take additional measures above and beyond what the State of Wisconsin and the Environmental Protection Agency requires to reduce the probability of any contamination of the water supply. Such measures, as outlined below, have also been installed at their Old Highway 18 facility (located within Zone B).

Underground Fuel Tank/Lines:

1) Double-wall flexible fuel piping
2) Line leak detection
3) Double-wall fiberglass tanks
4) Fuel tank vapor recovery
5) Refueling vapor recovery

Stormwater System

1) Oil/Water Separation
    a) Stormwater manholes contain sumps with oil/water separation
2) Stormwater Pond Lining
    a) Clay liner installed to eliminate infiltration of hydrocarbons

Included is a letter from Kwik Trip's Environmental Compliance Manager regarding spill response and protection. The tanks and lines that Kwik Trip installs are double lined with monitoring, meaning that if the first level of containment is broken, an alarm will sound at the store and at corporate, but the fuel is still contained within the second containment level. At the Stevens Point location, with the addition of the tank bed liner, there would be 3 levels of containment.

As listed above as a condition of approval, staff would ask that both upstream and downstream monitoring wells would be installed on Lot 1 as determined by the Director of Public Utilities. Additional conditions are listed above, which Kwik Trip has agreed to. Based on the submitted plans, their track record with the construction and monitoring efforts at their Old Highway 18 facility, and in private communications spanning several months, staff has confidence that the listed conditions will allow the gas station land use to operate on the site in a way that is not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

2. The use will not be injurious to the use and for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.

Analysis: The proposed Lot 1 would border public right-of-way on three sides, with the fourth bordering a planned commercial use to the west.

Findings: The use of the property as a gas station is not injurious to the uses already permitted within the area. Gas stations are a permitted land use within the "B-4" Commercial District, and such a land use is consistent with being located along arterial roads that can support higher traffic volumes. Please see the findings under review standard #1 relating to the groundwater protection area.

3. The establishment of the use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Analysis: The subject area borders land in City limits to the north, east and west, while land to the south is located within the Town of Plover and Village of Plover. The subject area is identified in the City's Comprehensive Plan to develop into commercial, office or multi-family residential uses. As Lot 1 is proposed to be slightly over three acres in size and will be surrounded by existing and planned commercial and multi-family residential uses, along with fronting three public streets, staff believes that the proposed land use would not impede the development of the area, but improve the development of the County Road HH corridor.

Findings: This standard is met.

4. **The exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or in the character of the applicable district, as to result in a substantial or undue adverse effect on the neighborhood.**

Analysis: The building's façade will be primarily red brick, incorporating rows of decorative tan brick at hip height and near the roof. Windows or doors will line the façade on the front elevation and the main entrance will utilize a tan stucco and brick archway. A standing seam green metal roof is proposed to cover the entire building.

Findings: An architectural appeal and function plan does not exist for the subject area. Staff believes that the proposed building provides complementary appeal to existing and planned non-residential uses along the County Road HH corridor. This standard is met.

5. **Adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.**

Analysis: Utilities exist within the Hoover Road and County Road HH Right-of-Ways, and additional utility installations are planned within the proposed public streets. Access to the proposed gas station would not be off of County Road HH – rather, access would be provided off of Norton Way and Hall Avenue should the proposed public streets be approved by the Common Council. Four stormwater ponds are proposed to provide on-site drainage, all being located near the perimeter of Lot 1.

Findings: City staff have reviewed the proposed utility and stormwater plans, and believe that the planned improvements can adequately serve the proposed development. The two proposed public streets were included in the TIA for the overall site development, which was approved by City staff, County Highway Department staff, and staff from the Wisconsin Department of Transportation.

6. **Adequate measures have been, or will be, taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**

Analysis: A TIA was produced and reviewed by the City, County and Wisconsin Department of Transportation. Should the proposed land uses be approved through subsequent conditional use permit requests, minimum parking standards as found in Section 23.01(17) of the City's Zoning Code would need to be met. Sidewalk is proposed to be installed along Hoover Road and CTH HH, with the possibility of the CTH HH sidewalk to be amended in favor of a multi-use path.

Findings: Traffic Analysis & Design, Inc. (TADI) produced a TIA on behalf of the property owner. The TIA was produced to determine and document the expected weekday morning, weekday evening, and Saturday midday peak hour operating conditions and recommendations at identified study area intersections.

Traffic Generation: Upon completion, after accounting for linked trips (trips internal to the development) and pass-by trips, the proposed mixed-use development for Phase I is expected to generate approximately 3,360 new trips during a typical weekday. The development is expected to generate 210 new trips (115 in/95 out) during the weekday morning peak hour, 270 new trips (140 in/130 out) during the weekday evening peak hour, and 390 new trips (205 in/185 out) during the Saturday midday peak hour. For the full buildout of the on-site development, after accounting for linked trips and pass-by trips, the expected generated typical weekday trips are 9,385 new vehicle trips. The full development is expected to generate 485 new trips (270 in/215 out) during the weekday morning peak hour, 790 new trips (405 in/385 out) during the weekday evening peak hour, and 1,130 new trips (580 in/550 out) during the Saturday midday peak hour.

Recommended Modifications: The following traffic modifications are recommended in the TIA.

CTH HH & South Full Access Driveway

- Install a full access intersection with an actuated traffic signal when warranted. Signal warrants are expected to be met near the completion of the Phase I development based on the assumed land uses.
- Coordinate the traffic signal with the IH-39 ramp intersections and the Hoover Road intersection with a 75-second cycle length for the weekday AM peak hour and Saturday midday peak hour timing plans and a 90-second cycle length for the weekday PM peak hour timing plan.
- Install a 240-foot-long eastbound left-turn lane with a 100-foot taper.
- Install a 160-foot-long westbound right-turn lane with a 100-foot taper.
- Install an exclusive southbound left-turn lane and a 150-foot-long minimum southbound right-turn lane. If a supermarket is constructed after Phase 1, then the right-turn lane can be extended at that time to 250 feet.

CTH HH & Hoover Road

- Coordinate the traffic signal with the South Full Access Driveway with a 75-second cycle length for the weekday AM peak hour and Saturday midday peak hour timing plans and a 90-second cycle length for the weekday PM peak hour timing plan.
- Change the westbound left-turn protected phase to lagging for the AM, PM, and Saturday midday peak hour timing plans when the signal is in coordination.
- Change the southbound left-turn protected phase to lagging for the PM peak hour timing plan when the signal is in coordination. This change will help minimize signal delays along the CTH HH corridor.
- No lane extensions or additions are recommended.

Hoover Road & West Right-In, Right-Out Driveway

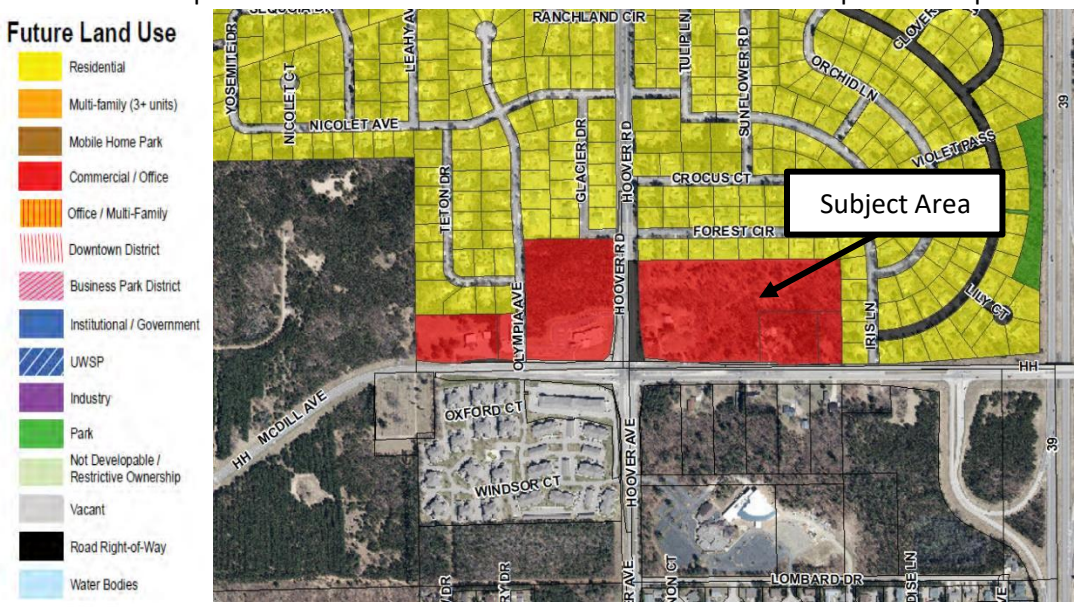
- Install a right-in, right-out driveway at the location of the proposed site plan.
- Install a stop sign for the westbound approach.
- Install a northbound 100-foot taper into the right-turn driveway.

CTH HH & IH-39 Ramp Intersections

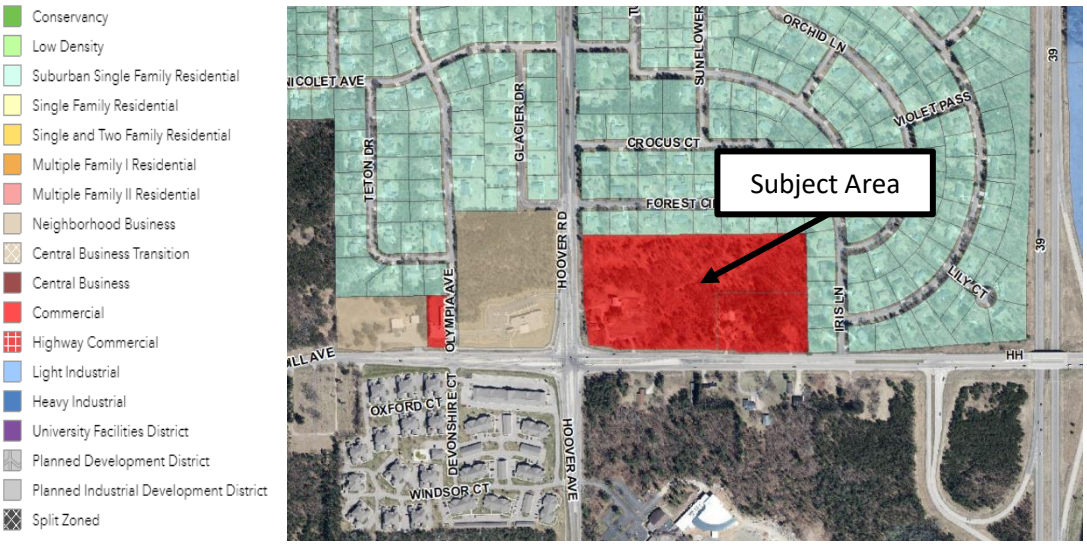
- Once the South Full Access Driveway is signalized, consider coordinating the traffic signals at the two interchange ramps with the South Full Access Driveway intersection and the Hoover Road intersection. No changes are needed to the current cycle lengths or signal phasing. Over time, there may be a need to make minor split time changes to accommodate heavier movements at the interchange ramps. If coordination is not achieved between the IH-39 ramp intersections and the South Full Access intersection, then keep the existing IH-39 ramp intersection system and create a second signal system along CTH HH with the South Full Access intersection and the Hoover Road intersection.

Staff believes that this standard is met provided that the above traffic modifications are incorporated as part of the phased development.

7. **The proposed use is not contrary to the objectives of any duly adopted land use plan for the City of Stevens Point, any of its components, and/or its environs.**



Analysis: The City's 2005 Comprehensive Plan Future Land Use Map has identified the subject properties for commercial, office and multi-family residential uses. The subject property is zoned "B-4" Commercial. According to the City's Zoning Code, the intent of the "B-4" District is to "provide for retail, commercial, office, service and apartment uses in areas of good



accessibility along arterial streets consistent with the City's Comprehensive Plan. This district is primarily intended to accommodate general commercial uses requiring on-site parking and arterial access." The intent of the Groundwater Protection District Zone C is "the area of land which contributes water to the municipal well starting at the line which delineates the ten-year time of travel and ends at the line delineating the twenty-year time of travel. Management measures in this District are the least restrictive of the recharge districts. Agricultural Best Management Practices (BMP) minimizing use of pesticides and fertilizers are strongly encouraged."

Findings: The proposed gas station is a commercial land use that meets the intent of the subject area's future land use designation. With a gas station being a commercial land use located near two arterial streets, with secondary roads providing direct access, staff believe that the proposed use meets the intent of the "B-4" District. Staff believes that the intent of the Groundwater Protection District Zone C is met provided that the conditions starting on page one of this report are implemented with this request.

8. **The use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.**

   Analysis: The proposed structure and site development will meet other requirements of the City Zoning Code. Regarding groundwater protection, the proposed development will meet all state and federal requirements for underground storage tanks, monitoring, and spill prevention, as well as additional requirements specified by City staff in this report and any additional that may be recommended by the Plan Commission and Common Council. Please see enclosed the containment procedures provided by Kwik Trip.

   Findings: This standard is met.

9. **The proposal will not result in an over-concentration of high density living facilities in one area so as to result in a substantial or undue adverse effect on the neighborhood, on the school system, and the social and protective services systems of the community.**

   Analysis: N/A

   Findings: N/A

10. **Principal: Applications for exclusive multifamily residential uses: The view from the street should maintain a residential character. The view should be dominated by the building and not by garages, parking, mechanical equipment, garbage containers, or other storage.**

    Analysis: N/A

    Findings: N/A

11. **Principal: Access to the site shall be safe.**

a) All developments shall front on a public right-of-way unless recommended by the Public Works Director.

Analysis: While the proposed gas station would border County Road HH, access would be off of two new public streets – Hall Avenue and Norton Way.

Finding: This standard is met.

b) The driveway to the site shall be located so as not to be a danger to the street flow of traffic.

Analysis: Three access points are proposed to service the Kwik Trip parcel – two off of Norton Way and one off of Hall Avenue. The proposed access points maintains minimum spacing requirements as outlined in the City's Zoning Code. The three driveways have been included in the TIA that was reviewed by City, County and Wisconsin Department of Transportation staff.

Findings: Staff believes that the proposed driveways will not be a danger to the street flow of traffic so long as the recommendations in the TIA are implemented.

c) The driveway shall not be too close to neighboring intersections.

Analysis: Driveways serving multi-family residential and other non-residential land uses must be separated at least 100 feet from a street intersection consisting of an arterial street. The proposed driveway off of Hall Avenue is roughly 180 feet from the intersection of Hall Avenue and County Road HH. The two proposed driveways off of Norton Way would greatly exceed the 100-foot separation requirement from the Norton Way-Hoover Road intersection.

Findings: This standard is met.

d) Alignment of the driveway shall be coordinated with adjacent access points to avoid conflict or confusion.

Analysis: Based on the amount of street frontage provided for the proposed Lot 1, the City's Zoning Code permits a maximum of four driveways. Three driveways are proposed and are proportionally located on the two street frontages that would permit the creation of access points.

Findings: Staff believes that the proposed driveways are aligned appropriately to avoid conflict and confusion.

e) Only one driveway shall be allowed per site unless recommended by the Public Works Director. Two family units may be allowed more than one driveway if those driveways are separated by not less than 10 feet. Maximum driveway openings shall be 20 feet (each).

Analysis: Based on the proposed land uses on Lot 1, along with the number of driveways permitted by right in the City's Zoning Code, the applicant is requesting three driveways. The Public Works Director has recommended the quantity and location of the proposed driveways.

Findings: This standard is met.

f) The organization of traffic flow on-site and between the site and the street shall be organized in a clear hierarchy of flow patterns. Internal and external areas where traffic flow changes directions or creates intersections shall be organized at clear intersections and those intersections are spaced far enough apart so as to not cause confusion or problems and to provide for adequate spacing for waiting vehicles.

Analysis: The traffic flow on the site to the street is anticipated to flow smoothly. The vehicles traveling to Lot 1 – cars, trucks, or semi-trucks – will use all three proposed intersections based on their travel routes. A majority of larger trucks are anticipated to enter and exist off of the east driveway due to its proximity to the County Road HH-Interstate 39 interchange. All driveways are proposed to be either way in/outs.

Findings: This standard is met.

g) Intersections are visible and not visually screened.

Analysis: The intersections are not screened from view.

Findings: Vision obstructions should not be a concern.

h) Adequate drainage and snow storage is provided.

Analysis: Drainage plans have been reviewed and recommended for approval as presented by the Public Utilities Department. Snow storage would be situated towards the southern end of the property.

Findings: This standard is met.

i) Minimum size requirements are maintained for safe vehicle circulation.

Analysis: The lot provides for adequate traffic aisles, as required by the City's Zoning Code.

Findings: This standard is met.

j) Parking areas shall be safe. They shall be adequately lit, sized to meet minimum standards, graded so as to not be too steep, and paved with concrete, brick, or bituminous surfacing. The light source shall not be visible from adjacent properties. Lighting shall be developed in such a way to minimize light straying onto adjacent properties.

Analysis: The site will be illuminated as per the proposed plans.

Findings: There will be minimum light spillover onto adjacent properties, as the site is quite large. Furthermore, the canopies, omitting the highest amounts of light, are located south and east of the building. The proposed parcels adjacent to Lot 1 would serve multi-family residential or other non-

residential land uses, thereby reducing risk to single-family homes located to the north and east. All light fixtures will be cut-off fixtures that are pointed down.

k) Driveways shall be located to minimize the impact to adjacent properties.

Analysis: Please see above. The driveways should not cause a negative impact to the adjacent properties.

Findings: This standard is met.

12. Principal: There shall be adequate utilities to serve the site.

a) The Public Works Director, Police Chief, and Fire Chief shall determine whether there is adequate sanitary sewer, potable water, storm drainage, street capacity, emergency access, public protection services, and other utilities to serve the proposed development. They shall review the plan to ensure safety and access for safety vehicles.

Analysis: Please see above. The property has the needed utilities and access to support the proposed land use.

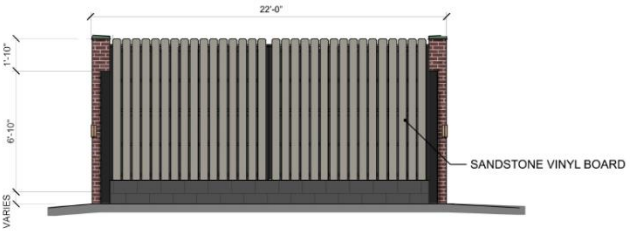
Findings: This standard is met.

13. Principal: The privacy of the neighboring development and the proposed development shall be maintained as much as practical. Guidelines:

a) Mechanical equipment including refuse storage shall be screened from neighboring properties.

Analysis: Refuse storage is proposed near the north lot line and would be screened from public view.

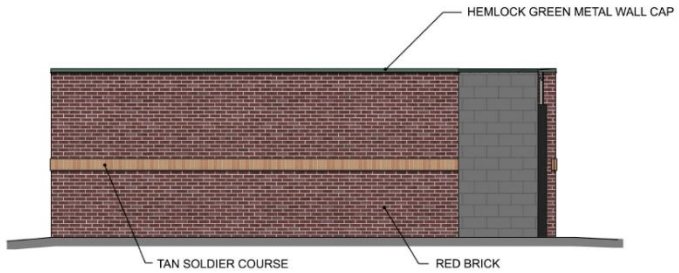
Findings: This standard is met.



TRASH ENCLOSURE - FRONT ELEVATION

b) Lighting shall be located to minimize intrusion onto the neighboring properties.

Analysis: The site will be illuminated as per the proposed plans.



TRASH ENCLOSURE - SIDE ELEVATION

Findings: There will be minimum light spillover onto adjacent properties, as the site is quite large. Furthermore, the canopies, omitting the highest amounts of light, are located south and east of the building. The proposed parcels adjacent to Lot 1 would serve multi-family residential or other non-residential land uses, thereby reducing risk to single-family homes located to the north and east. All light fixtures will be cut-off fixtures that are pointed down.

c) Sources of noise shall be located in a manner that minimizes impact to neighboring properties.

Analysis: Single-family residential uses exist to the north and east that is separated by developable multi-family and non-residential land. In addition, the proposed public streets will add additional separation between any noise generated on the property with adjacent land uses.

Findings: This standard is met.

d) New multifamily sites which abut single or single-and-two family zoned lands shall increase that sideyard and/or rearyard setback requirement(s) that abuts the single or single-and-two-family zoned area by 50% but need not exceed the maximum rear-yard setback requirements of the district.

Analysis: N/A

Findings: N/A

14. Principal. Applications for exclusive multifamily residential uses. Landscaping shall be provided or existing landscape elements shall be preserved to maintain a sense of residential character, define boundaries, and to enhance the sense of enclosure and privacy.

Analysis: N/A

Findings: N/A

Conditional Use Permit Standards of Review – Car Wash

1. The establishment, maintenance, or operation of the use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

Analysis: The proposed car wash will be located just off of Hoover Road and County Road HH, both arterial streets that can handle a higher traffic volume consistent with gas station land uses. Kwik Trip would be positioned along other non-residential uses that front County Road HH (e.g., Aspirus Clinic, Disher Electric, Greater Point Baptist Church, etc.). Single-family residential homes exist north of proposed Lots 1 & 2 – however, the proposed car wash would be separated over 300' from the closest homes and would have other improvements installed to add separation (e.g., a proposed street and developable land).

The reason for this conditional use permit request is because car washes are a conditional use within the "B-4" Commercial District.

Findings: The proposed development would be oriented closer towards County Road HH, with access being served from secondary roads. As the proposed commercial use is adjacent to other commercial and institutional land uses along County Road HH, staff feels that the proposed land use will not be detrimental to, or endanger the public health safety, morals, comfort, or general welfare.

2. **The use will not be injurious to the use and for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.**

   Analysis: The proposed Lot 1 would border public right-of-way on three sides, with the fourth bordering a planned commercial use to the west.

   Findings: The use of the property as a car wash is not injurious to the uses already permitted within the area. Car washes are a type of land use that is consistent with being located along arterial roads due to it needing to be supported by higher traffic capacities.

3. **The establishment of the use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

   Analysis: The subject area borders land in City limits to the north, east and west, while land to the south is located within the Town of Plover and Village of Plover. The subject area is identified in the City's Comprehensive Plan to develop into commercial, office or multi-family residential uses. As Lot 1 is proposed to be slightly over three acres in size and will be surrounded by existing and planned commercial and multi-family residential uses, along with fronting three public streets, staff believes that the proposed land use would not impede the development of the area, but improve the development of the County Road HH corridor.

   Findings: This standard is met.

4. **The exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or in the character of the applicable district, as to result in a substantial or undue adverse effect on the neighborhood.**

   Analysis: The car wash would be attached to the convenience store. The building's façade will be primarily red brick, incorporating rows of decorative tan brick at hip height and near the roof. Windows or doors will line the façade on the front elevation and the main entrance will utilize a tan stucco and brick archway. A standing seam green metal roof is proposed to cover the entire building.

   Findings: An architectural appeal and function plan does not exist for the subject area. Staff believes that the proposed building provides complementary appeal to existing and planned non-residential uses along the County Road HH corridor. This standard is met.




FRONT RIGHT VIEW


REAR RIGHT VIEW


REAR LEFT VIEW


FRONT ELEVATION

5. **Adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.**

   Analysis: Utilities exist within the Hoover Road and County Road HH Right-of-Ways, and additional utility installations are planned within the proposed public streets. Access to the proposed car wash would not be off of County Road HH – rather, access would be provided off of Norton Way and Hall Avenue should the proposed public streets be approved by the Common Council. Four stormwater ponds are proposed to provide on-site drainage, all being located near the perimeter of Lot 1.

   Findings: City staff have reviewed the proposed utility and stormwater plans, and believe that the planned improvements can adequately serve the proposed development. The two proposed public streets were included in the TIA for the overall site development, which was approved by City staff, County Highway Department staff, and staff from the Wisconsin Department of Transportation.

6. **Adequate measures have been, or will be, taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**

   Analysis: A TIA was produced and reviewed by the City, County and Wisconsin Department of Transportation. Should the proposed land uses be approved through subsequent conditional use permit requests, minimum parking standards as found in Section 23.01(17) of the City's Zoning Code would need to be met. Sidewalk is proposed to be installed along Hoover Road and CTH HH, with the possibility of the CTH HH sidewalk to be amended in favor of a multi-use path.

Findings: Please see condition #6 above for the proposed gas station. Staff believes that this standard is met provided that the above traffic modifications are incorporated as part of the phased development.

7. **The proposed use is not contrary to the objectives of any duly adopted land use plan for the City of Stevens Point, any of its components, and/or its environs.**

   Analysis: The City's 2005 Comprehensive Plan Future Land Use Map has identified the subject properties for commercial, office and multi-family residential uses. The subject property is zoned "B-4" Commercial. According to the City's Zoning Code, the intent of the "B-4" District is to "provide for retail, commercial, office, service and apartment uses in areas of good accessibility along arterial streets consistent with the City's Comprehensive Plan. This district is primarily intended to accommodate general commercial uses requiring on-site parking and arterial access."

   Findings: The proposed car wash is a commercial land use that meets the intent of the subject area's future land use designation. With a car wash being a commercial land use located near two arterial streets, with secondary roads providing direct access, staff believe that the proposed use meets the intent of the "B-4" District.

8. **The use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.**

   Analysis: The proposed structure and site development will meet other requirements of the City Zoning Code.

   Findings: This standard is met.

9. **The proposal will not result in an over-concentration of high density living facilities in one area so as to result in a substantial or undue adverse effect on the neighborhood, on the school system, and the social and protective services systems of the community.**

   Analysis: N/A

   Findings: N/A

10. **Principal: Applications for exclusive multifamily residential uses: The view from the street should maintain a residential character. The view should be dominated by the building and not by garages, parking, mechanical equipment, garbage containers, or other storage.**

    Analysis: N/A

    Findings: N/A

11. **Principal: Access to the site shall be safe.**

a) All developments shall front on a public right-of-way unless recommended by the Public Works Director.

Analysis: While the proposed car wash would be close to County Road HH, access would be off of two new public streets – Hall Avenue and Norton Way.

Finding: This standard is met.

b) The driveway to the site shall be located so as not to be a danger to the street flow of traffic.

Analysis: Three access points are proposed to service the Kwik Trip parcel – two off of Norton Way and one off of Hall Avenue. The proposed access points maintains minimum spacing requirements as outlined in the City's Zoning Code. The three driveways have been included in the TIA that was reviewed by City, County and Wisconsin Department of Transportation staff.

Findings: Staff believes that the proposed driveways will not be a danger to the street flow of traffic so long as the recommendations in the TIA are implemented.

c) The driveway shall not be too close to neighboring intersections.

Analysis: Driveways serving multi-family residential and other non-residential land uses must be separated at least 100 feet from a street intersection consisting of an arterial street. The proposed driveway off of Hall Avenue is roughly 180 feet from the intersection of Hall Avenue and County Road HH. The two proposed driveways off of Norton Way would greatly exceed the 100-foot separation requirement from the Norton Way-Hoover Road intersection.

Findings: This standard is met.

d) Alignment of the driveway shall be coordinated with adjacent access points to avoid conflict or confusion.

Analysis: Based on the amount of street frontage provided for the proposed Lot 1, the City's Zoning Code permits a maximum of four driveways. Three driveways are proposed and are proportionally located on the two street frontages that would permit the creation of access points.

Findings: Staff believes that the proposed driveways are aligned appropriately to avoid conflict and confusion.

e) Only one driveway shall be allowed per site unless recommended by the Public Works Director. Two family units may be allowed more than one driveway if those driveways are separated by not less than 10 feet. Maximum driveway openings shall be 20 feet (each).

Analysis: Based on the proposed land uses on Lot 1, along with the number of driveways permitted by right in the City's Zoning Code, the applicant is requesting three driveways. The Public Works Director has recommended the quantity and location of the proposed driveways.

Findings: This standard is met.

f) The organization of traffic flow on-site and between the site and the street shall be organized in a clear hierarchy of flow patterns. Internal and external areas where traffic flow changes directions or creates intersections shall be organized at clear intersections and those intersections are spaced far enough apart so as to not cause confusion or problems and to provide for adequate spacing for waiting vehicles.

Analysis: The traffic flow on the site to the street is anticipated to flow smoothly. The vehicles traveling to Lot 1 – cars, trucks, or semi-trucks – will use all three proposed intersections based on their travel routes. A majority of larger trucks are anticipated to enter and exist off of the east driveway due to its proximity to the County Road HH-Interstate 39 interchange. All driveways are proposed to be either way in/outs.

Findings: This standard is met.

g) Intersections are visible and not visually screened.

Analysis: The intersections are not screened from view.

Findings: Vision obstructions should not be a concern.

h) Adequate drainage and snow storage is provided.

Analysis: Drainage plans have been reviewed and recommended for approval as presented by the Public Utilities Department. Snow storage would be situated towards the southern end of the property.

Findings: This standard is met.

i) Minimum size requirements are maintained for safe vehicle circulation.
Analysis: The lot provides for adequate traffic aisles, as required by the City's Zoning Code.

Findings: This standard is met.

j) Parking areas shall be safe. They shall be adequately lit, sized to meet minimum standards, graded so as to not be too steep, and paved with concrete, brick, or bituminous surfacing. The light source shall not be visible from adjacent properties. Lighting shall be developed in such a way to minimize light straying onto adjacent properties.

Analysis: The site will be illuminated as per the proposed plans.

Findings: There will be minimum light spillover onto adjacent properties, as the site is quite large. Furthermore, the canopies, omitting the highest amounts of light, are located south and east of the building. The proposed parcels adjacent to Lot 1 would serve multi-family residential or other non-

residential land uses, thereby reducing risk to single-family homes located to the north and east. All light fixtures will be cut-off fixtures that are pointed down.

k) Driveways shall be located to minimize the impact to adjacent properties.

Analysis: Please see above. The driveways should not cause a negative impact to the adjacent properties.

Findings: This standard is met.

12. Principal: There shall be adequate utilities to serve the site.

a) The Public Works Director, Police Chief, and Fire Chief shall determine whether there is adequate sanitary sewer, potable water, storm drainage, street capacity, emergency access, public protection services, and other utilities to serve the proposed development. They shall review the plan to ensure safety and access for safety vehicles.

Analysis: Please see above. The property has the needed utilities and access to support the proposed land use.

Findings: This standard is met.

13. Principal: The privacy of the neighboring development and the proposed development shall be maintained as much as practical. Guidelines:

a) Mechanical equipment including refuse storage shall be screened from neighboring properties.

Analysis: Refuse storage is proposed near the north lot line and would be screened from public view.

Findings: This standard is met.

b) Lighting shall be located to minimize intrusion onto the neighboring properties.

Analysis: The site will be illuminated as per the proposed plans.

Findings: There will be minimum light spillover onto adjacent properties, as the site is quite large. Furthermore, the canopies, omitting the highest amounts of light, are located south and east of the building. The proposed parcels adjacent to Lot 1 would serve multi-family residential or other non-residential land uses, thereby reducing risk to single-family homes located to the north and east. All light fixtures will be cut-off fixtures that are pointed down.

c) Sources of noise shall be located in a manner that minimizes impact to neighboring properties.

Analysis: Single-family residential uses exist to the north and east that is separated by developable multi-family and non-residential land. In addition, the proposed public streets will add additional separation between any noise generated on the property with adjacent land uses.

The exit door for the car wash would be situated closest to County Road HH, ensuring that noise from the dryers would be farthest removed from other land uses. In addition, staff is recommending a condition listed above limiting hours of operation. This condition is consistent with other car wash proposals in the City, and better reduces any noise impacts to nearby residential uses during nighttime hours.

Findings: This standard is met.

d) New multifamily sites which abut single or single-and-two family zoned lands shall increase that sideyard and/or rearyard setback requirement(s) that abuts the single or single-and-two-family zoned area by 50% but need not exceed the maximum rear-yard setback requirements of the district.

Analysis: N/A

Findings: N/A

14. Principal. Applications for exclusive multifamily residential uses. Landscaping shall be provided or existing landscape elements shall be preserved to maintain a sense of residential character, define boundaries, and to enhance the sense of enclosure and privacy.

Analysis: N/A

Findings: N/A

Conditional Use Permit Standards of Review – Off-Premise Signage

1. The establishment, maintenance, or operation of the use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

Analysis: The proposed signs would be constructed on two street frontages – one off of Hoover Road and the other off of County Road HH. Both signs would be 20 feet in height and have 100 sq ft of sign area. Both signs would contain messaging material for Kwik Trip and Pet Supplies Plus.

Findings: The proposed signage will assist in identifying the location of Kwik Trip and Pet Supplies Plus, especially when and if the outlots become developed. Any future buildings and signage on the outlots may block visibility. Additionally, the proposed signage will direct traffic to turn onto the planned secondary streets – Hall Avenue and Norton Way – and is similar to other commercial developments in the City (e.g., Metro Market on Main Street). The signage located in the proposed areas would reduce traffic approaching the intersection of Hoover Road and County Road HH, thereby reducing potential traffic conflicts at that intersection.

2. **The use will not be injurious to the use and for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.**

   Analysis: The zoning of the property is "B-4" Commercial, and a variety of retail and service uses are planned in proposed Lots 1 & 2. Therefore, the proposed signs serve, in part, as a multi-tenant sign. The "B-4" District is intended to provide for retail, commercial, office, service and apartment uses in areas of good accessibility along arterial streets consistent with the City's Comprehensive Plan.

   Findings: The signs should not be injurious to the uses already permitted in the vicinity or on the property. The signs will assist in advertising on a main arterial street, given the proposed commercial development being accessed off of secondary roads.

3. **The establishment of the use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

   Analysis: The proposed signage would be installed within the ¼-mile distance from the principal building, as required by the City's Zoning Code. Each outlot would be permitted a second freestanding sign given the amount of street frontage that exists off of more than one street.

   Findings: The signs should not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

4. **The exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or in the character of the applicable district, as to result in a substantial or undue adverse effect on the neighborhood.**

   Analysis: The proposed signage will have a brick base with aluminum paneling where the sign faces and electronic display will be located. The signs will be internally lit with periodic changes in the messaging display for gas prices and of various product being served on site. Please note that there will be no flashing material present as that is prohibited in the City's Sign Code.

   Findings: The sign designs are appropriate and mirror similar signs within the vicinity. Therefore, they should not have an adverse effect on the neighborhood, from a design standpoint, especially if within compliance with the Sign Code.

5. **Adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.**

   Analysis: N/A

   Findings: N/A

6. **Adequate measures have been, or will be, taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**

   Analysis: N/A

Findings: N/A

7. **The proposed use is not contrary to the objectives of any duly adopted land use plan for the City of Stevens Point, any of its components, and/or its environs.**

   Analysis: N/A

   Findings: N/A

8. **The use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.**

   Analysis: Off-premise signage is regulated by the conditional use standards and standards within the sign code. While all acreage is currently under the ownership of the applicant, the plan for the entire site is for the development of outlots. Freestanding signs in the "B-4" District are required to maintain a minimum five-foot street setback and adhere to vision triangle requirements, which is a condition of approval.

   Findings: Provided that the above conditions are fulfilled, staff believes that this standard is met.

9. **The proposal will not result in an over-concentration of high density living facilities in one area so as to result in a substantial or undue adverse effect on the neighborhood, on the school system, and the social and protective services systems of the community.**

   Analysis: N/A

   Findings: N/A

10. **Principal: Applications for exclusive multifamily residential uses: The view from the street should maintain a residential character. The view should be dominated by the building and not by garages, parking, mechanical equipment, garbage containers, or other storage.**

    Analysis: N/A

    Findings: N/A

11. **Principal: Access to the site shall be safe.**

    Analysis: N/A

    Findings: N/A

12. **Principal: There shall be adequate utilities to serve the site.**

a) **The Public Works Director, Police Chief, and Fire Chief shall determine whether there is adequate sanitary sewer, potable water, storm drainage, street capacity, emergency access, public protection services, and other utilities to serve the proposed development. They shall review the plan to ensure safety and access for safety vehicles.**

Analysis: N/A

Findings: N/A

13. **Principal: The privacy of the neighboring development and the proposed development shall be maintained as much as practical. Guidelines:**

a) **Mechanical equipment including refuse storage shall be screened from neighboring properties.**

Analysis: N/A

Findings: N/A

b) **Lighting shall be located to minimize intrusion onto the neighboring properties.**

Analysis: The proposed signage will utilize internally illuminated systems.

Findings: By needing to maintain street setback and vision triangle requirements, staff believes that lighting will not excessively intrude onto neighboring properties.

c) **Sources of noise shall be located in a manner that minimizes impact to neighboring properties.**

Analysis: The signage is not intended to create any noise.

Findings: This standard is met.

d) **New multifamily sites which abut single or single-and-two family zoned lands shall increase that sideyard and/or rearyard setback requirement(s) that abuts the single or single-and-two-family zoned area by 50% but need not exceed the maximum rear-yard setback requirements of the district.**

Analysis: N/A

Findings: N/A

14. **Principal. Applications for exclusive multifamily residential uses. Landscaping shall be provided or existing landscape elements shall be preserved to maintain a sense of residential character, define boundaries, and to enhance the sense of enclosure and privacy.**

Analysis: N/A

Findings: N/A

Act 67 Compliance – Conditional Use Permits

In concluding with this staff report, it is important to spend some time discussing the statutory restrictions municipalities face when reviewing conditional use permit requests. 2017 Wisconsin Act 67 limits the discretion that municipalities have for conditional use permit reviews. Act 67 states that municipalities that conditional use permits may only be denied if substantial evidence is presented to show that the proposal does not meet a particular review standard. Substantial evidence is defined as "facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion."

Additionally, Act 67 states that "if an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the municipal zoning ordinance or imposed by the municipal zoning board, the municipality shall grant the conditional use permit." Kwik Trip has agreed to comply with all conditions listed in this report.

Lastly, it is beneficial to discuss the intent behind why Act 67 was adopted in 2017. Prior to 2017, a sense of unpredictability arose when conditional use permit requests across Wisconsin were being denied for non-relevant reasons (e.g., don't care for the proposed business franchise, personal disagreements with an applicant, not wanting certain conditional land uses to increase in usage, etc.). Act 67 stems, in part, from a Wisconsin Supreme Court case involving the denial of a conditional use permit by a county board. The best quote from the aforementioned court case that describes Act 67 in a nutshell is as follows:

> "When the County Board writes its zoning code, or considers amendments, ... [that] is the stage at which the County has the greatest discretion in determining what may, and may not, be allowed on various tracts of property." "Upon adding a conditional use to a zoning district, the municipality rejects, by that very act, the argument that the listed use is incompatible with the district." "An application for a conditional use permit is not an invitation to re-open that debate. A permit application is, instead, an opportunity to determine whether the specific instantiation of the conditional use can be accomplished within the standards identified by the zoning ordinance."

As stated in the 'Background' section of this report, the City's Groundwater Protection Ordinance was rewritten in 2022. While gas stations were not explicitly referenced as a conditional land use pre-2022 – there were only permitted and prohibited land uses explicitly referenced – post-2022 saw gas stations being identified as a conditional land use. Based on the spirit of Act 67, it is my professional opinion that any arguments claiming that a gas station is an inappropriate land use for the subject area due to its proximity to a municipal well is unsound. The City adopted their Groundwater Protection Ordinance in 2022, and by that legislative act, it was determined that gas stations would be an acceptable land use within the subject area provided that it accomplishes standards outlined in the City's Zoning Code. The proposed gas station land use meets all standards identified in the City's Zoning Code, provided that the above conditions are implemented. Therefore, it would be my recommendation to approve the enclosed requests to achieve statutory compliance.

City of Stevens Point
Community Development Department

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http://stevenspoint.com

APPLICATION FOR A CONDITIONAL USE PERMIT

(Pre-Application Conference Required)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		**Date Submitted**		**Fee Required**		**Fee Paid**	
Associated Applications if Any				**Assigned Case Manager**			
Pre-Application Conference Date				**Conditional Use Permit Request**	**Use** ☐ **Amend** ☐		

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		**CONTACT INFORMATION (Same as Applicant? ☐)**	
Applicant Name	Kwik Trip, Inc. - Trent Kastenschmidt	**Contact Name**	
Address	P.O. Box 2107	**Address**	
City, State, Zip	La Crosse, WI 54602	**City, State, Zip**	
Telephone	608.793.6456	**Telephone**	
Fax		**Fax**	
Email		**Email**	

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? ☐)		**PROPERTY OWNER 2 INFORMATION (If Needed)**	
Owner's Name	Stevens Point WI LLC - Victor Baeten	**Owner's Name**	Kwik Trip, Inc. - Trent Kastenschmidt
Address	5936 Seminole Centre Court, Suite 100	**Address**	P.O. Box 2107
City, State, Zip	Fitchburg, WI 53711	**City, State, Zip**	La Crosse, WI 54602
Telephone	920-621-1493	**Telephone**	608.793.6456
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PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]

Parcel 1	**Parcel 2**	**Parcel 3**
Parcel # 281230802301117 - 14.269 acres		

Legal Description of Subject Property

PART OF THE SOUTH HALF 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 23 NORTH, RANGE 8 EAST, STEVENS POINT, PORTAGE COUTY, WISCONSIN.

Designated Future Land Use Category	**Current Use of Property**
Commercial	B4 - Commercial

Explain the land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)

Kwik Trip is proposing the construction of a new C-Store with an attached single bay car wash and a 10-dispenser fueling canopy. Construction of this site is planned for the spring of 2027 and to be fully operational by the end of that year.

How will the proposed development reinforce the existing or planned character of the neighborhood? (Use additional pages if necessary)

Kwik Trip plans to reinforce neighborhood character by supporting walkability, offering community-serving amenities and integrating sensitively into the surrounding environment. Examples below:

The proposed layout is a pedestrian friendly design. This includes a site walkway from trail to building, outdoor seating, and bike racks that are accommodating to nearby and local residents. The addition of a centrally located gas station in a residential neighborhood will provide added convenience for people traveling to and from their homes.

Fresh food and local groceries will be provided just steps from your car along with public bathrooms for the community.

Enhanced landscaping will soften the edge and appeal aesthetically with the local environment.

Not to mention, this proposal fits in with city's comprehensive plan.

Outline steps that will be taken to reduce any negative impacts on adjacent property. (Use additional pages if necessary)

The proposed fueling system will be enhanced from a standard site due to the presence of a nearby well. Triple wall tanks and additional monitoring wells are some of the upgrades to name a few.

Lastly, Kwik Trip's plan includes downward lighting to minimize light exposure.

Current Zoning Surrounding Subject Property			
North:	R1	**South:**	CTH HH ROW (Portage County) / Town of Plover Residential
East:	R1	**West:**	Hoover Rd. - City of Stevens Point ROW / B1 to west
Current Land Use Surrounding Subject Property			
North:	Residential	**South:**	County ROW / Residential to South
East:	Residential	**West:**	City ROW / B1

EXHIBITS

Owner Information Sheet See "Cover Letter"	[x]	**Additional Exhibits If Any:**
Letter to District Alderperson See "Letter to Alderperson"	[x]	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	[x]	
Site Plan (designating primary, side, and service street frontages)	[x]	
Building Elevations In "Visuals" folder	[x]	
Parking Plan (Location, number of spaces, reductions, and design and landscaping)	[x]	
Street Plan with Cross-sections N/A	[ ]	
Utility Plan C400 in Civil Set	[x]	
Landscape Plan (including any equivalent alternative landscaping requests)	[x]	
Stormwater Plan C300 in Civil Set	[x]	
Outdoor Lighting Plan (location of fixtures, illumination levels)	[x]	

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	**Date**	**Signature of Property Owner(s)**	**Date**
Trent Kastenschmidt Digitally signed by Trent Kastenschmidt DN: C=US, E=TKastenschmidt@kwiktrip.com, CN=Trent Kastenschmidt Date: 2025.12.05 11:14:39-06'00'	12/5/2025	DocuSigned by: Victor Baeten 9793F40444EA4A8...	12/5/2025

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PROJECT SUMMARY

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Parcel 1	**Parcel 2**	**Parcel 3**
Parcel # 281230802301117 - 14.269 acres		

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Designated Future Land Use Category	**Current Use of Property**
Commercial	B4 - Commercial

Explain the land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)

Kwik Trip is proposing the construction of a new C-Store with an attached single bay car wash and a 10-dispenser fueling canopy. Construction of this site is planned for the spring of 2027 and to be fully operational by the end of that year.

How will the proposed development reinforce the existing or planned character of the neighborhood? (Use additional pages if necessary)

Kwik Trip plans to reinforce neighborhood character by supporting walkability, offering community-serving amenities and integrating sensitively into the surrounding environment. Examples below:

The proposed layout is a pedestrian friendly design. This includes a site walkway from trail to building, outdoor seating, and bike racks that are accommodating to nearby and local residents. The addition of a carwash will provide convenience to the surrounding residential neighborhoods just minutes from home.

Fresh food and local groceries will be provided just steps from your car along with public bathrooms for the community.

Enhanced landscaping will soften the edge and appeal aesthetically with the local environment.

Not to mention, this proposal fits in with city's comprehensive plan.

Outline steps that will be taken to reduce any negative impacts on adjacent property. (Use additional pages if necessary)

A majority of the noise from the carwash comes from the blowers. These are planned to be on the south side of the building and away from the residential lots to the north. Restricting carwash hours was brought up and Kwik Trip is willing to adhere to those hours.

Lastly, Kwik Trip's plan includes downward lighting to minimize light exposure.

Current Zoning Surrounding Subject Property			
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Enhanced landscaping will soften the edge and appeal aesthetically with the local environment.

Not to mention, this proposal fits in with city's comprehensive plan.

Outline steps that will be taken to reduce any negative impacts on adjacent property. (Use additional pages if necessary)

Noise and flashing lights will be removed from the Electronic Message Center (EMC) to avoid distractions from drivers. All aspects of the sign will follow city code.

Current Zoning Surrounding Subject Property			
North:	R1	**South:**	CTH HH ROW (Portage County) / Town of Plover Residential
East:	R1	**West:**	Hoover Rd. - City of Stevens Point ROW / B1 to west
Current Land Use Surrounding Subject Property			
North:	Residential	**South:**	County ROW / Residential to South
East:	Residential	**West:**	City ROW / B1

EXHIBITS

Owner Information Sheet See "Cover Letter"	[x]	**Additional Exhibits If Any:**
Letter to District Alderperson See "Letter to Alderperson"	[x]	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	[x]	
Site Plan (designating primary, side, and service street frontages)	[x]	
Building Elevations In "Visuals" folder	[x]	
Parking Plan (Location, number of spaces, reductions, and design and landscaping)	[x]	
Street Plan with Cross-sections N/A	[ ]	
Utility Plan C400 in Civil Set	[x]	
Landscape Plan (including any equivalent alternative landscaping requests)	[x]	
Stormwater Plan C300 in Civil Set	[x]	
Outdoor Lighting Plan (location of fixtures, illumination levels)	[x]	

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	**Date**	**Signature of Property Owner(s)**	**Date**
Trent Kastenschmidt Digitally signed by Trent Kastenschmidt DN: C=US, E=TKastenschmidt@kwiktrip.com, CN=Trent Kastenschmidt Date: 2025.12.08 13:19:53-06'00'	12/5/2025	DocuSigned by: Victor Baeten 9793F40444EA4A8...	12/5/2025

KWIK TRIP INC.

Store Engineering

1813 Kramer Street
La Crosse, WI 54603
www.kwiktrip.com

November 26, 2025

Dale Steinmetz
Alderperson, District 6
Stevens Point, WI

RE: Kwik Trip #1933 Stevens Point Project

Dear Alderperson Steinmetz,

Kwik Trip is writing to respectfully request review and support for a Conditional Use Permit (CUP) regarding a new Kwik Trip at the NE corner of McDill Avenue and Hoover Road. The purpose of this CUP is to allow a carwash and a fueling station.

This proposed use aligns with the intent of the city's comprehensive plan and contributes positively to the surrounding neighborhood by enhanced economic activity and development of a vacant parcel. Kwik Trip prides itself on being the friendly neighborhood convenience store and this proposal showcases those qualities. The zoning requirements have carefully been reviewed, and it is believed that this project meets all applicable criteria associated with CUP approval. Also, Kwik Trip have verbally agreed to preliminary conditions of approval, brought on by the city, such as carwash restrictions and significant upgrades to our fueling system.

Our team is committed to addressing any questions or concerns that may arise from you or nearby residents. The goal is to ensure that the project is both responsible and beneficial to the community.

It has been a pleasure working with you thus far and look forward to the opportunity to discuss the CUP application further.

Sincerely,

Trent Kastenschmidt
Store Engineering – Project Manager

(608) 793-6456

OUR MISSION

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

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

December 1, 2025

City of Stevens Point
Adam Kuhn – Associate Planner/Zoning Administrator
1515 Strongs Avenue
Stevens Point, WI 54481

RE: Kwik Trip #1933 Stevens Point

Dear Mr. Kuhn:

This letter is intended to accompany the submittal for our application to the City of Stevens Point for the requested Site Development Plan Review. Please accept this letter as our request to be placed on the next available Planning & Zoning Commission Meeting Agenda as well as the City Council Meeting Agenda.

Kwik Trip, Inc. is proposing the construction of a convenience store with an integral single bay carwash, and 10 dispenser fueling canopy. Included in the submittal is the Cover Letter, Civil plans, Stormwater Calculations, Building/ Canopy Elevations, and the Sign 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 mid-west: 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 Stevens Point. 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 Stevens Point may have with our submittal. Please feel free to call or email with any questions you may have.

Sincerely,

Trent Kastenschmidt
Project Manager
Store Engineering

(608) 793-6456

SITE IMPROVEMENT PLANS FOR:

KWIK TRIP #1933

STEVENS POINT, WI

SITE LOCATION MAP:



SITE AERIAL MAP:



DRAWING INDEX

C100	TITLE SHEET
1 OF 1	ALTA/NSPS LAND TITLE SURVEY
C100	SITE PLAN
C101	SITE KEYNOTE PLAN
C180-A	SITE CIRCULATION
C180-B	SITE CIRCULATION
C181	SITE DIMENSION PLAN
C200	GRADE PLAN
C201	GRADE PLAN DETAIL
C202	GRADE PLAN SPOT DETAIL
C203	ACCESSIBILITY PLAN
C300	STORM SEWER PLANS
C301	STORM SEWER NOTES & DETAILS
C302	STORM SEWER DETAILS
C400	UTILITY PLAN
C401	UTILITY NOTES & DETAILS
C500	SITE PLAN DETAILS
C501	SITE PLAN DETAILS
C502	SITE PLAN DETAILS
C600	EROSION CONTROL PLAN
C601	EROSION CONTROL NOTES
C602	EROSION CONTROL DETAILS
C700	LANDSCAPE PLAN
C701	LANDSCAPE NOTES AND DETAILS
~~C710~~	~~IRRIGATION PLAN~~
C800	PHOTOMETRIC SITE PLAN
C801	PHOTOMETRIC RENDERING PLAN

PROJECT INFORMATION

OWNER
KWIK TRIP INC.
CONTACT: TRENT KASTENSCHMIDT, P.E.
1626 OAK STREET
LA CROSSE, WI 54602
P:608-793-6456

CIVIL ENGINEER
JSD PROFESSIONAL SERVICES, INC.
CONTACT: JACOB WEBB, P.E.
507 W. VERONA AVE, STE. 500
VERONA, WI 53593
P: 608-848-5060

SITE PLANNER
JSD PROFESSIONAL SERVICES, INC.
CONTACT: JUSTIN FRAHM
7402 STONE RIDGE DRIVE, STE 4
WESTON, WI 54476
P: 608-220-7583

SURVEYOR
JSD PROFESSIONAL SERVICES, INC.
507 W. VERONA AVE
VERONA, WI 53593
P: 608-848-5060

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
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FAX (608) 781-8960

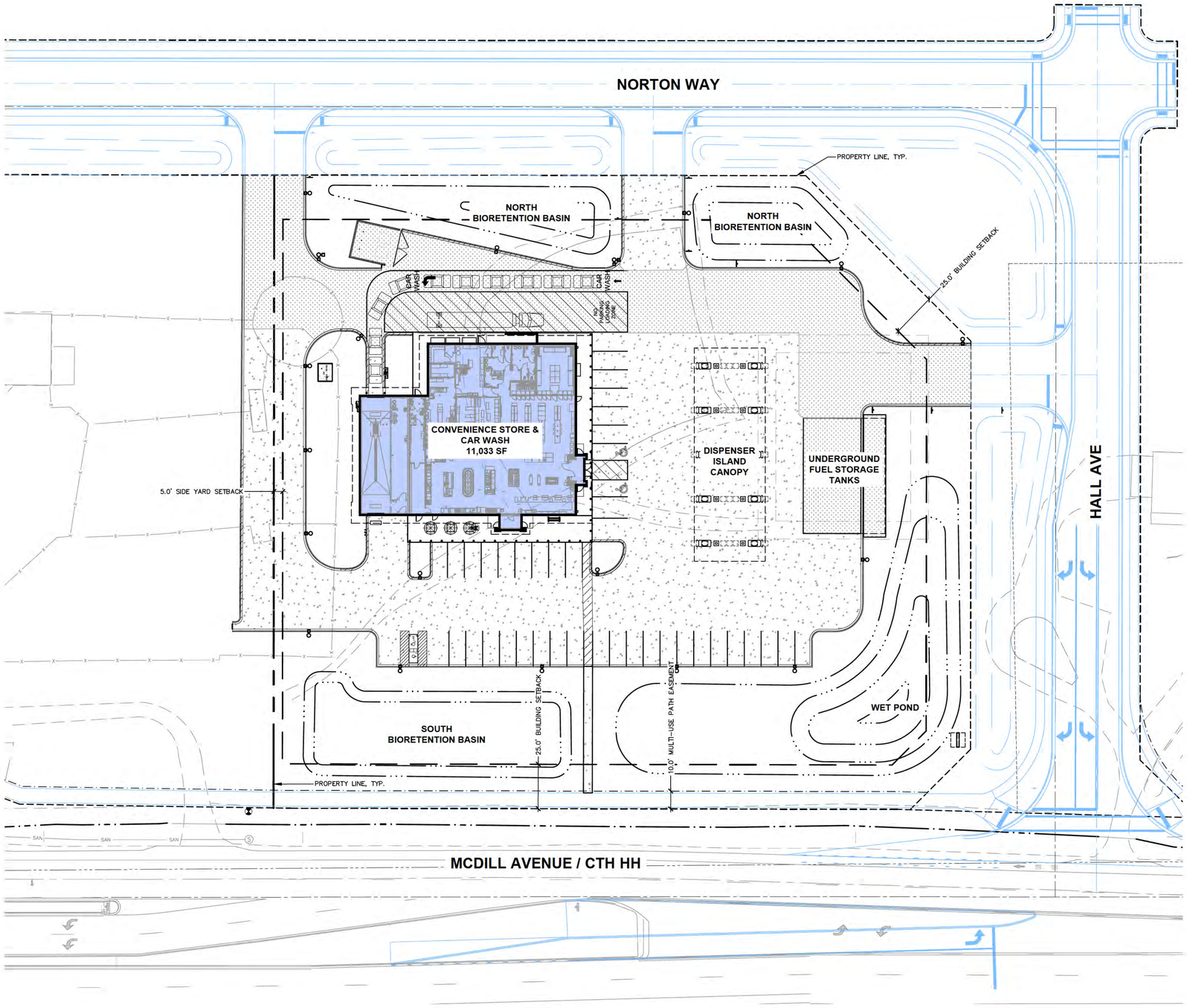
JSD

TITLE SHEET
CONVENIENCE STORE 1933
COUNTY ROAD HH & HOOVER ROAD
STEVENS POINT, WI

#	DATE	DESCRIPTION
1	10/10/25	PRELIMINARY PLANS
2	10/24/25	80% PLANS
3	12/01/25	MUNICIPAL SUBMITTAL

DRAWN BY	TLK
SCALE	GRAPHIC
PROJ. NO.	25-15674
DATE	2025-12-01
SHEET	C001

DIGGERS HOTLINE
Toll Free (800) 242-8511



GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXIST NG CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE RIGHT-OF-WAY AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, JURISDICTIONAL SPECIFICATIONS, AND APPROVED BY THE JURISDICTION HAVING AUTHORITY.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR NFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED S LT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT N DISC PL NARY ACTIONS BY ANY OR ALL REGULATORY AGENC ES.
6. CONTRACTOR SHALL RESTORE ALL BU LDINGS, PAVEMENT, P PES, SLOPES, AND STRUCTURES DAMAGED BY THE CONTRACTOR TO PRE-EXISTING OR BETTER CONDITIONS.
7. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE JURISDICTIONAL AUTHORITY AND IS SUBJECT TO CHANGE AT ANY TIME.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DUR NG THE CONSTRUCTION OF THESE IMPROVEMENTS.
9. CONSTRUCTION FENC NG TO BE INSTALLED AROUND ENTIRE CONSTRUCTION SITE. COORD NATE WITH OWNER FOR FENCING AND GATE LOCATIONS AND APPROPRIATE SIGNAGE ON NSTALLATION.
10. ANY REFERENCES TO THE TERMS OR ENTITY ABBREVIATIONS IN THE FOLLOWING NOTES AND SPEC FICATIONS SHALL BE UNDERSTOOD AS FOLLOWS:
    - 10.1. "JURISDICTION " - THE LOCAL GOVERNMENTAL AGENCY (I.E., CITY, V LLAGE, TOWN, COUNTY, STATE, OR UTILITY SERVICE PROVIDER) HAV NG AUTHORITY.
    - 10.2. "STATE HIGHWAY SPECIFICATIONS" - STATE OF WISCONS N STANDARD SPEC FICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION AND SUPPLEMENTS
    - 10.3. "STANDARD SPECIFICATIONS" - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION AND SUPPLEMENTS.
    - 10.4. WISCONSIN DEPARTMENT OF TRANSPORTATION - "WISDOT"
    - 10.5. WISCONSIN DEPARTMENT OF NATURAL RESOURCES - "WDNR"
    - 10.6. DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES - "DSPS" OR "SPS"

SITE INFORMATION BLOCK

SITE ADDRESS	COUNTY ROAD HH & HOOVER ROAD
ZONING DISTRICT	B--4
PROPERTY ACREAGE	3.1 ACRES
TOTAL BUILDING SQUARE FOOTAGE	11,033
BUILDING HEIGHTS	
CONVENIENCE STORE	24.5'
CANOPY	20.0'
BUILDING SETBACKS	
SIDE YARD	5.0'
STREET	25.0'
NUMBER OF REQUIRED PARKING STALLS	44
NUMBER OF PROPOSED PARKING STALLS	
SURFACE	
STANDARD	40
SERVICE POINTS	20
ACCESSIBLE	2
TOTAL SURFACE	62
NUMBER OF BICYCLE STALLS:	8
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	6,882 SF
EXISTING PERVIOUS SURFACE AREA	128,197 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.05
PROPOSED IMPERVIOUS SURFACE AREA	78,142 SF
PROPOSED PERVIOUS SURFACE AREA	56,937 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.58

LEGEND

- PROPERTY LINE
- RIGHT--OF--WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- CONCRETE SIDEWALK PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STORMWATER MANAGEMENT AREA
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- BOLLARD
- BOLLARD WITH ADA PARKING SIGN
- BIKE RACK
- SIGN

north

SCALE IN FEET

30' 0 30'

DIGGERS HOTLINE
Toll Free (800) 242-8511

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

JSD

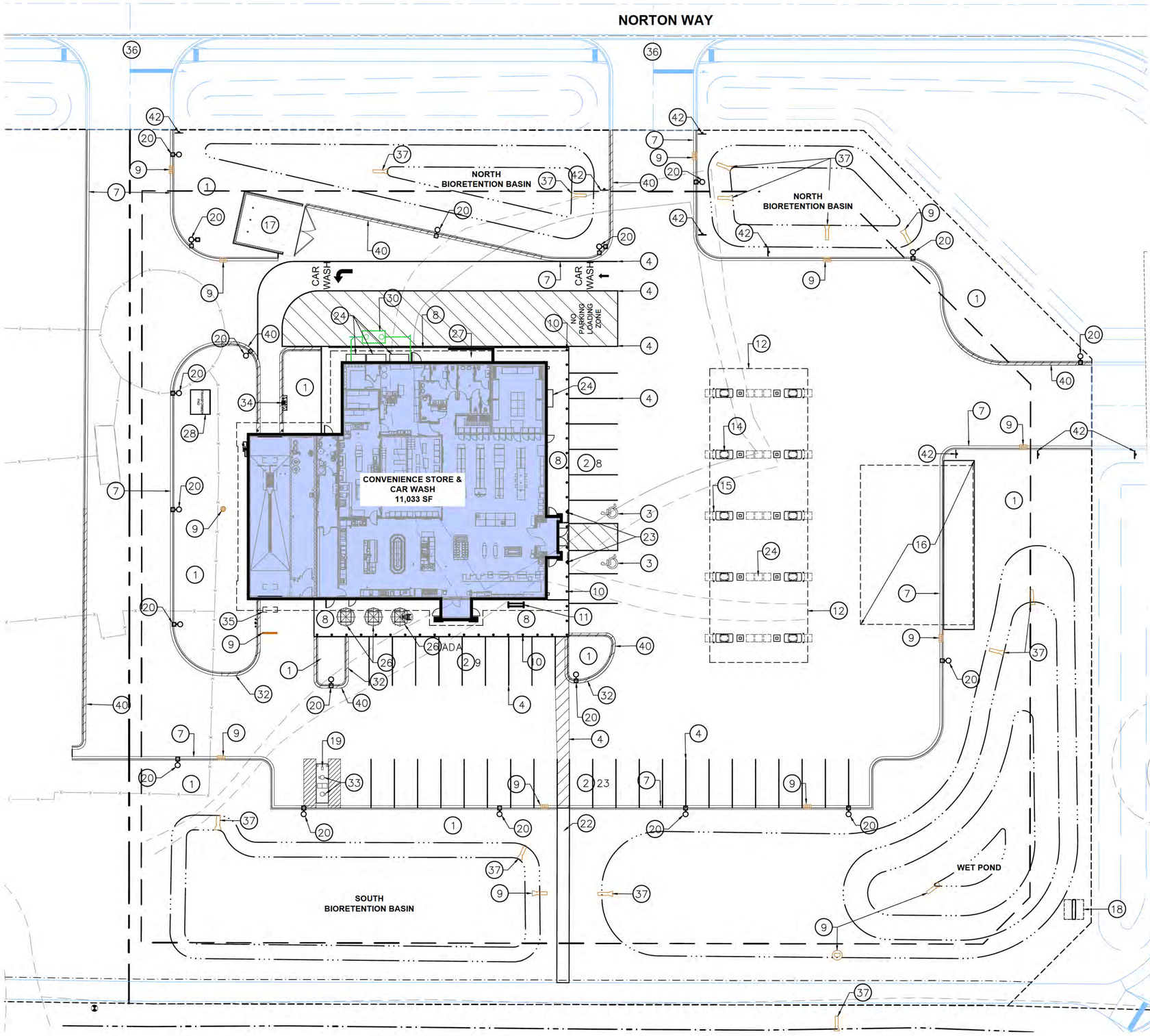
SITE PLAN

CONVENIENCE STORE 1933

COUNTY ROAD HH & HOOVER ROAD
STEVENS POINT, WI

#	DATE	DESCRIPTION
1	10/10/25	PRELIMINARY PLANS
2	10/24/25	80% PLANS
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DRAWN BY	TLK
SCALE	GRAPHIC
PROJ. NO.	25-15674
DATE	2025-12-01
SHEET	C100



SITE PLAN KEYNOTES

1. LANDSCAPE AREA. SEE SHEET C700.
2. OFF-STREET PARKING STALLS
   STRIPING – 4" WIDE STALL LINES, USE HIGH VISIBILITY YELLOW PAINT.
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: HC MARKINGS– BLUE, ALL OTHERS– YELLOW.
5. 41,136 SF — 6" DEPTH (MIN.) CONCRETE SLAB–ON–GRADE WITH #3 REBAR, 3' O.C. CONCRETE SEALER: TK–26UV
6. 22,736 SF — 8" DEPTH (MIN.) CONCRETE SLAB–ON–GRADE WITH #4 REBAR, 3' O.C. CONCRETE SEALER: TK–26UV
7. B6–12 CONCRETE CURB AND GUTTER
8. 2,343 SF — 6" INTEGRAL CONCRETE CURB/ WALK. CONCRETE SEALER: TK–26UV
9. STORM STRUCTURE. SEE SHEETS C200–401, C501 FOR FURTHER STORM SEWER INFORMATION.
10. 30" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD
11. 8 STALL BIKE RACK (BRP 300 TRADITIONAL BIKE RACK–SINGLE SIDE PORTABLE/ SURFACE MOUNT ENDS FUSION COATINGS – A DIVISION OF RTM INC. TO BE PROVIDED BY OWNER)
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. ~~24'–0"x 50'–0" COMMERCIAL DIESEL DISPENSER ISLAND CANOPY. VERIFY SIZE, PLACEMENT, COLUMN AND FOOTING SIZE WITH CANOPY AND STRUCTURAL PLANS. CANOPY GRAPHICS PER OWNER.~~
14. CONCRETE ISLANDS W/ 6" EXPOSURE WITH FUEL DISPENSERS. DISPENSER PER OWNER.
    A. 3'–6"x 7'–0"
    B. ~~3'–6"x 9'–0"~~
15. 36" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD.
16. UNDERGROUND FUEL STORAGE TANKS PER OWNER. PROVIDE PIPING AND VENTING PER OWNER'S SPECIFICATIONS.
17. EXTERNAL TRASH ENCLOSURE TO MATCH BUILDING. SEE ARCHITECTURAL DETAILS.
18. KWIK TRIP TRADEMARK SIGN (VERIFY LOCATION WITH SIGN PERMIT)
19. 'FREE AIR' COMPRESSOR. PROVIDE SIGNAGE PER OWNER.
20. SITE AREA LIGHT WITH CONCRETE BASE
21. ~~PVC IRRIGATION SLEEVE UNDER PAVEMENT. VERIFY W/ IRRIGATION~~ PLAN FOR EXACT SIZE AND LOCATION BEFORE INSTALLATION.
22. 357 SF — 4" DEPTH CONCRETE WALK
23. HC PVC BOLLARD SLEEVE PER OWNER. VAN ACCESS SIGNAGE AT 48" HT. STALL PARKING AT 60" HT.
24. OUTDOOR MERCHANDISING AREA
    A. FIREWOOD
    B. SALTS
    C. PROPANE
25. ~~48" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD~~
26. PICNIC TABLE PER OWNER. PROVIDE 1 HC. ACCESS TABLE SPACE. PROVIDE TRASH CONTAINER PER OWNER.
27. EXTERIOR DELIVERY 'TOTE' STORAGE WITH SCREEN WALL
28. ELECTRICAL TRANSFORMER
29. ~~ELECTRICAL DISCONNECT~~
30. GREASE INTERCEPTOR
31. ~~ELECTRIC CAR CHARGER~~
32. CONCRETE CURB ISLAND
33. VACUUM PER MANUFACTURE'S SPECIFICATIONS.
34. CAR WASH KEY PAD/ CONTROLLER. PROVIDE TRASH CONTAINER.
35. 45 SF — 6" CONCRETE PAD WITH SNOW MELT PER MECHANICAL PLANS.
36. APPROACH PER PUBLIC IMPROVEMENT PLANS
37. STORM OUTFALL WITH RIP RAP
38. ~~ROAD RECONSTRUCTION~~
39. ~~MOUNTABLE B-4 CURB~~
40. REJECT GUTTER– TIP GUTTER AWAY FROM FACE OF CURB FOR SHEET FLOW
41. ~~PAINT TAPERING EDGE FOR HIGH VISIBILITY.~~
42. SIGN, REFER TO SIGNAGE PACKAGE

north
SCALE IN FEET
20' 0 20'

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Toll Free (800) 242-8511

KWIK TRIP
KWIK STAR

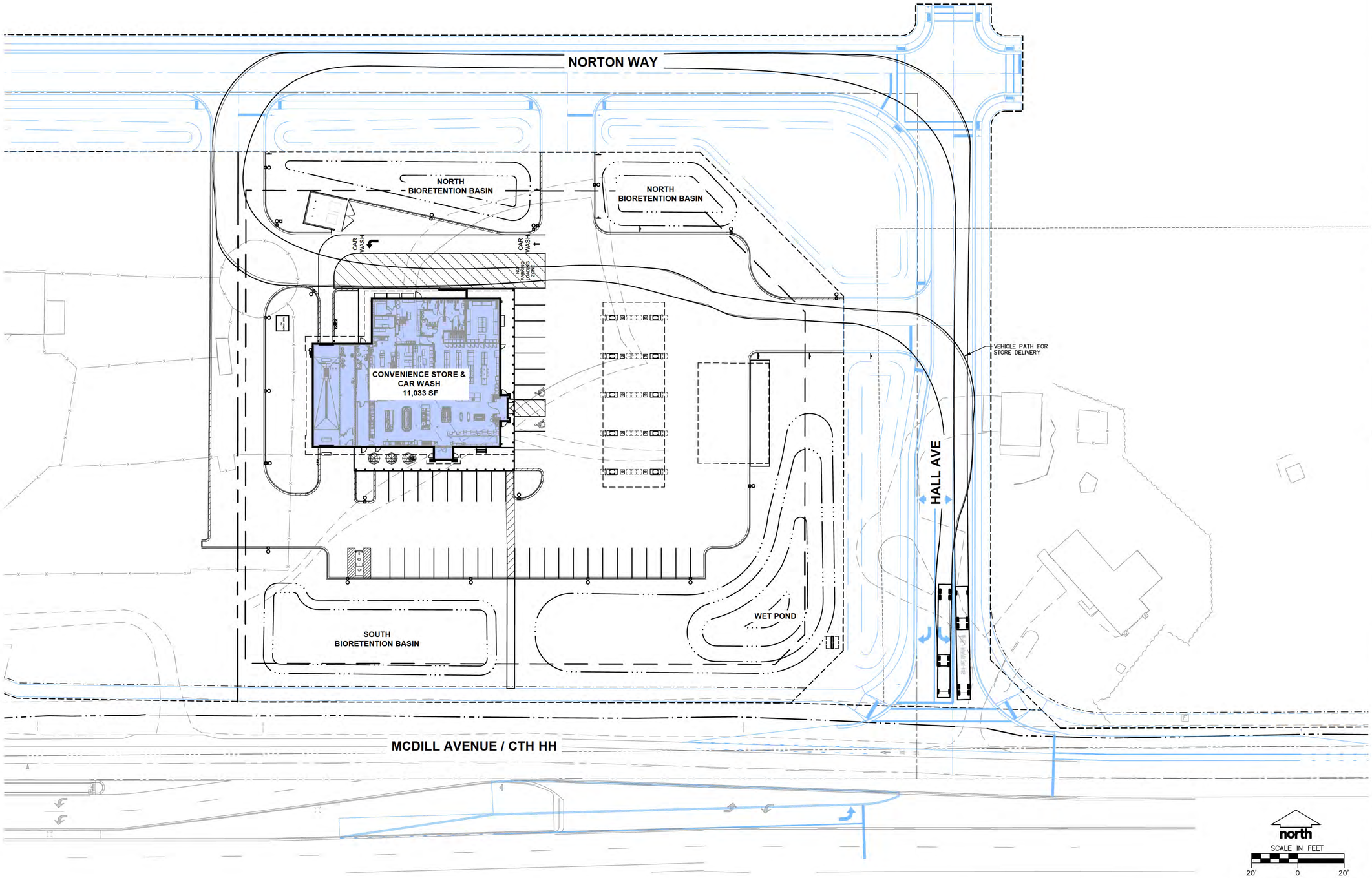
KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

JSD

SITE KEYNOTE PLAN
CONVENIENCE STORE 1933
COUNTY ROAD HH & HOOVER ROAD
STEVENS POINT, WI

#	DATE	DESCRIPTION
1	10/10/25	PRELIMINARY PLANS
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SHEET	C101



north

SCALE IN FEET

20' 0 20'

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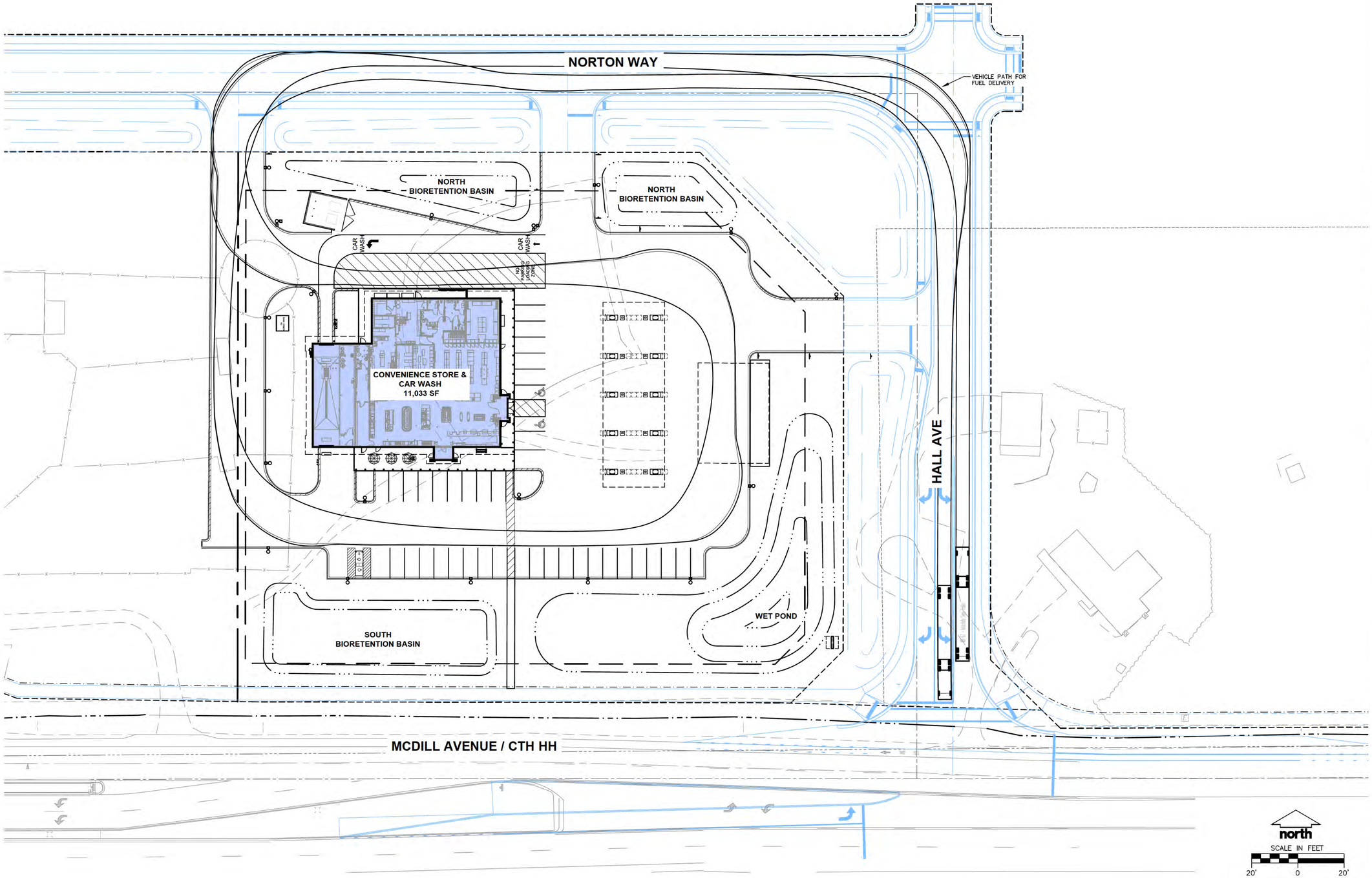
SITE CIRCULATION

CONVENIENCE STORE 1933

COUNTY ROAD HH & HOOVER ROAD
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SHEET	C180-A



north

SCALE IN FEET

20' 0 20'

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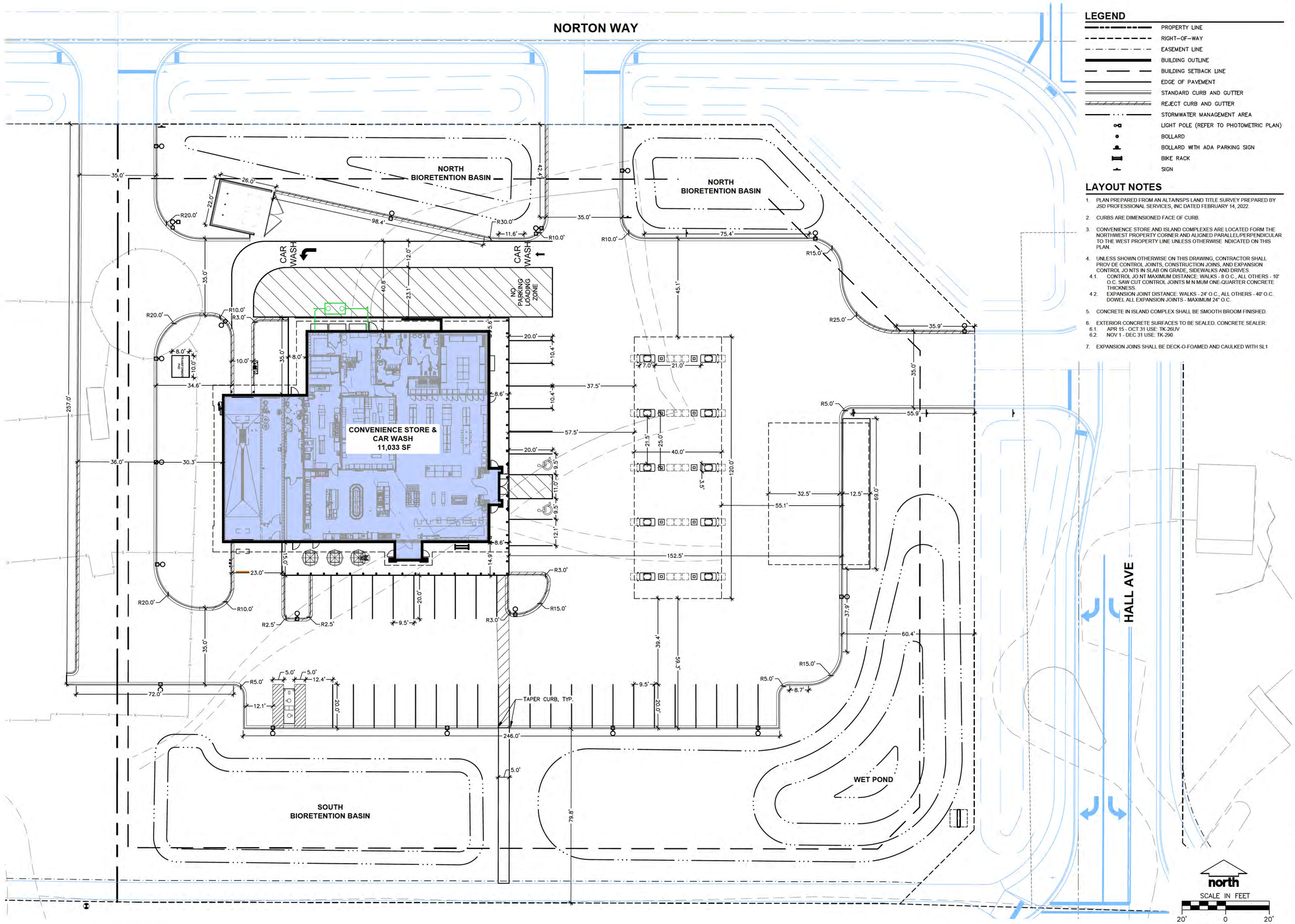
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SHEET	C180-B



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- RIGHT–OF–WAY
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- REJECT CURB AND GUTTER
- STORMWATER MANAGEMENT AREA
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- BOLLARD
- BOLLARD WITH ADA PARKING SIGN
- BIKE RACK
- SIGN

LAYOUT NOTES

1. PLAN PREPARED FROM AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY JSD PROFESSIONAL SERVICES, INC DATED FEBRUARY 14, 2022.
2. CURBS ARE DIMENSIONED FACE OF CURB.
3. CONVENIENCE STORE AND ISLAND COMPLEXES ARE LOCATED FORM THE NORTHWEST PROPERTY CORNER AND ALIGNED PARALLEL/PERPENDICULAR TO THE WEST PROPERTY LINE UNLESS OTHERWISE NDICATED ON THIS PLAN.
4. UNLESS SHOWN OTHERWISE ON THIS DRAWING, CONTRACTOR SHALL PROV DE CONTROL JOINTS, CONSTRUCTION JOINS, AND EXPANSION CONTROL JO NTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES.
   - 4.1. CONTROL JO NT MAXIMUM DISTANCE: WALKS - 8 O.C., ALL OTHERS - 10' O.C. SAW CUT CONTROL JOINTS M N MUM ONE-QUARTER CONCRETE THICKNESS.
   - 4.2. EXPANSION JOINT DISTANCE: WALKS - 24" O.C., ALL OTHERS - 40' O.C. DOWEL ALL EXPANSION JOINTS - MAXIMUM 24" O.C.
5. CONCRETE IN ISLAND COMPLEX SHALL BE SMOOTH BROOM FINISHED.
6. EXTERIOR CONCRETE SURFACES TO BE SEALED. CONCRETE SEALER:
   - 6.1. APR 15 - OCT 31 USE: TK-26UV
   - 6.2. NOV 1 - DEC 31 USE: TK-290
7. EXPANSION JOINS SHALL BE DECK-O-FOAMED AND CAULKED WITH SL1

KWIK TRIP

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JSD

SITE DIMENSION PLAN

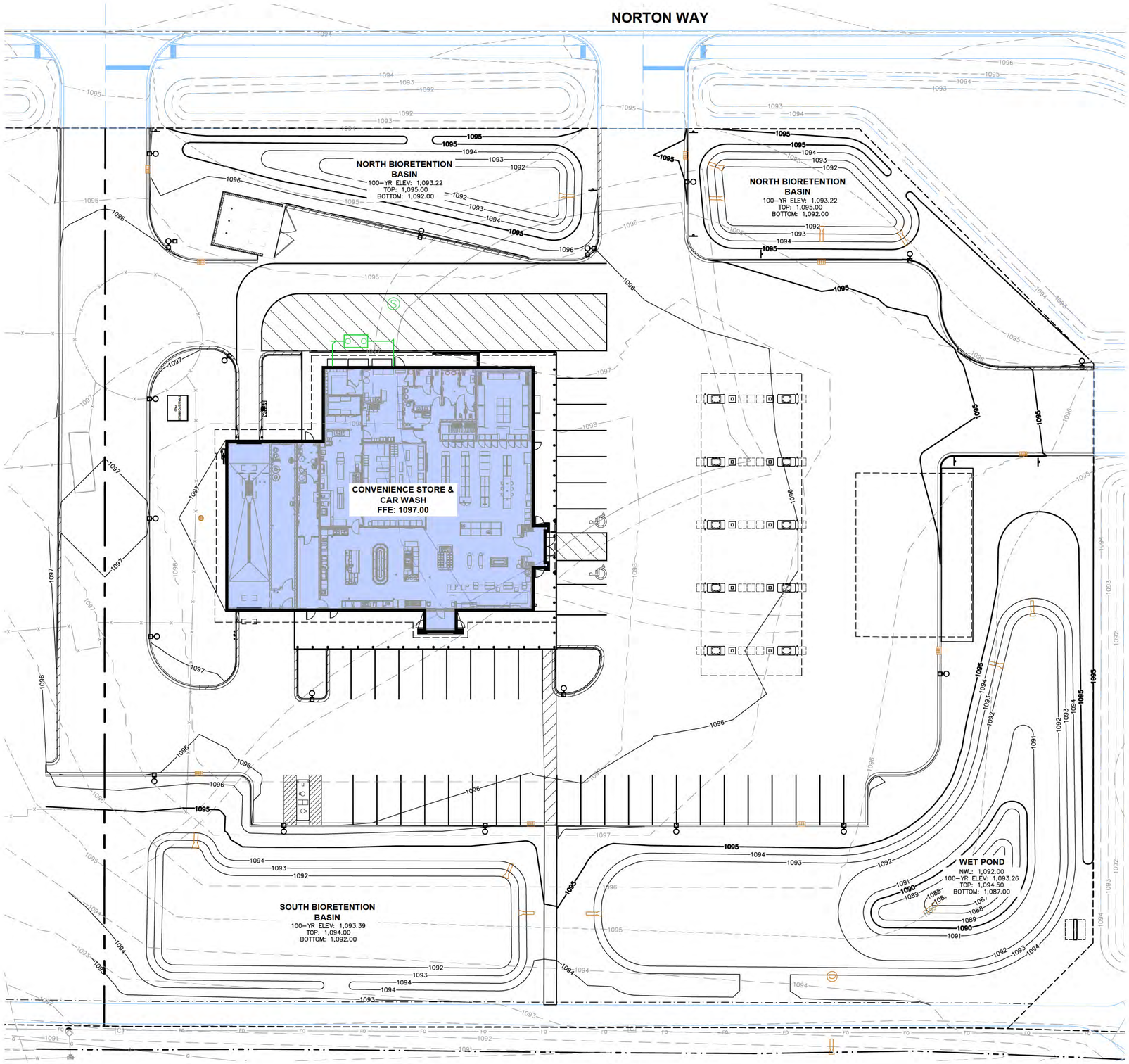
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SHEET	C181

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GRADING AND EARTHWORK NOTES

1. ALL SITE PREP AND EARTHWORK SHALL CONFORM TO THE GEOTECHNICAL REPORT PREPARED BY INTERTEK PSI, TITLED GEOTECHNICAL EXPLORATION AND EVALUATION, ISSUE DATE JUNE 18, 2025. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT.
2. REFER TO OTHER PROJECT PLANS AND INFORMATION RELATED TO THIS PROJECT PRIOR TO BEG NNING ANY GRADING WORK.
3. PLAN PREPARED FROM AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY JSD PROFESSIONAL SERVICES, INC DATED FEBRUARY 14, 2022.
4. CONTRACTOR SHALL LOCATE ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOT FY OWNER OF ANY CONFLICTS.
5. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRA N PROPERLY, AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION. 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.
6. CONTRACTOR SHALL ASSUME SOLE RESPONSIB LITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WH LE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST-EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, NCLUDING SAFETY, AESTHETICS, AND COMMON ENG NEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
7. ALL EXCAVATIONS AND F LLS SHALL BE TO THE ELEVATIONS SHOWN ON THE DRAWINGS AND SHALL INCLUDE SUFFIC ENT DEPTHS FOR PLACEMENT OF FILL MATERIALS, BASE COURSES, PAVEMENTS, TOPSO L, AND OTHER MATERIALS TO THE SPEC FIED DEPTHS.
8. CONTRACTOR SHALL NOT EXCAVATE BELOW ELEVATIONS OR DESIGN GRADES SHOWN ON THE DRAWINGS WITHOUT PRIOR AUTHORIZATION FROM ENG NEER AND OWNER.
9. PRIOR TO ALL EXCAVATION OR FILL NG OPERATIONS, CONTRACTOR IS RESPONSIBLE FOR REMOV NG ALL TOPSO L FROM PROPOSED LOCATIONS OF BUILDINGS, STRUCTURES, ROADS, WALKS, OTHER PAVED AREAS, STORM WATER FAC LITIES OR WITHIN THE GRAD NG EXTENTS WHERE EXISTING GRADES ARE ALTERED BY MORE THAN 3". REMOVED OR STR PPED TOPSOIL SHALL BE SEGREGATED AND STOCKP LED ON-SITE IN AN APPROPRIATE LOCATION TO BE RESPREAD AS SPEC FIED ON THE DRAW NGS.
10. CONTRACTOR SHALL NOT PLACE ANY F LL OR OTHER MATERIALS ON AREAS THAT HAVE NOT HAD TOPSO L REMOVED, ARE FROZEN, SATURATED, OR YIELD NG. CONTRACTOR SHALL NOTIFY OWNER OR ENG NEER IF SUBGRADE CONDITIONS ARE NOT SUITABLE FOR SUPPORTING FILL AND A FURTHER DETERM NATION SHALL BE PROV DED BY OWNER OR ENGINEER.
11. CONTRACTOR SHALL PLACE THE F LLS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT INCLUD NG LIFT DEPTHS AND COMPACTION EFFORTS.
12. PRIOR TO PLACEMENT OF BASE COURSE MATERIALS IN PAVEMENT OR HARD SURFACE AREAS OR CONDUCTING EXCAVATION BELOW SUBGRADE (EBS) ELEVATIONS, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER TO CONDUCT AN INSPECTION OF THE PREPARED SUBGRADE AND PROOF-ROLLING. PROOF-ROLLING SHALL BE CONDUCTED BY THE CONTRACTOR IN WITNESS OF THE OWNER AND ENGINEER. OWNER AND ENGINEER SHALL DETERMINE F AREAS OF EBS ARE REQU RED. EBS SHALL BE COMPLETED BY THE CONTRACTOR PER THE D RECTION OF THE OWNER AND ENGINEER.
13. AREAS NOT PAVED AND TO LANDSCAPED SHALL RECEIVE M N MUM OF 4" DEPTH COMPACTED TOPSOIL.
14. CONTRACTOR SHALL COORDINATE GRADING AND INSTALLATION OF DRIVES IN R.O.W. WITH APPROPRIATE GOVERNMENT AGENCIES. OBTA N APPROPRIATE PERMITS FOR GRADING AND DRA NAGE IN ALL R.O.W.
15. REFER TO OWNER'S SPECIFICATIONS FOR CURB, APPROACH, BITUM NOUS, AND CONCRETE PROFILES, AS WELL AS ADDITIONAL SITE STANDARDS RELATED TO THIS PROJECT.
16. SOIL MATERIAL SPECIFICATIONS:
    - 16.1. FILL AND BACKF LL MATERIALS
      - 16.1.1. MATERIAL SHALL BE SATISFACTORY MATERIALS EXCAVATED FROM THE SITE, PER THE GEOTECHNICAL REPORT. IF SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE OR ADDITIONAL MATERIALS ARE REQU RED, REFER TO MPORTED FILL MATERIAL SPECIFICATIONS.
    - 16.2. IMPORTED F LL MATERIAL
      - 16.2.1. MATERIAL SHALL BE PROVIDED BY THE CONTRACTOR FROM OFFSITE BORROW AREAS WHEN SUFFIC ENT, SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE. IMPORTED F LL MATERIAL SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND CONSIST OF CLEAN MATERIAL OF NORGANIC SO LS OR A MIXTURE OF NORGANIC SO L AND ROCK, STONE, OR GRAVEL. THE MATERIAL SHALL BE FREE OF TOPSOIL, VEGETATION, PAVEMENT RUBBLE, DEBRIS, OR OTHER DELETERIOUS MATERIALS. THE MAXIMUM NOM NAL DIMENSION OF MATERIALS CONSISTING OF ROCK, STONE, OR GRAVEL SHALL BE 6".
    - 16.3. GRANULAR FILL
      - 16.3.1. MATERIAL SHALL CONSIST OF CLEAN MATERIAL MEETING THE REQUIREMENTS OF "GRADE 1" OR "GRADE 2" GRANULAR BACKFILL AS DEF NED IN SECTION 209.2.1 OF THE STATE HIGHWAY SPEC FICATIONS.

FINISHED FLOOR ELEVATIONS

PROPOSED CONVENIENCE STORE
FINISHED ELEVATION: 1099.00 FEET

PROPOSED CAR WASH
FINISHED ELEVATION: 1099.00 FEET

BENCHMARK
SEE SURVEY FOR BENCHMARK NFORMATION

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

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- STORMWATER MANAGEMENT AREA
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- 959 EXISTING 1 FOOT CONTOUR
- 960 EXISTING 5 FOOT CONTOUR

north
SCALE IN FEET
20' 0 20'

DIGGERS HOTLINE
Toll Free (800) 242-8511

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

JSD

GRADE PLAN

CONVENIENCE STORE 1933

COUNTY ROAD HH & HOOVER ROAD
STEVENS POINT, WI

#	DATE	DESCRIPTION
1	10/10/25	PRELIMINARY PLANS
2	10/24/25	80% PLANS
3	12/01/25	MUNICIPAL SUBMITTAL

DRAWN BY	TLK
SCALE	GRAPHIC
PROJ. NO.	25-15674
DATE	2025-12-01
SHEET	C200

NORTON WAY

HALL AVE

BASIN TO BE UTILIZED AS A TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION.

NORTH BIORETENTION BASIN
100-YR ELEV: 1,093.22
TOP: 1,095.00
BOTTOM: 1,092.00

NORTH BIORETENTION BASIN
100-YR ELEV: 1,093.22
TOP: 1,095.00
BOTTOM: 1,092.00

CONVENIENCE STORE & CAR WASH
FFE: 1097.00

GRADE BREAK, TYP.

PAVEMENT FLUSH, TYP.

PAVEMENT FLUSH, TYP.

CONCRETE CURB FLUME

TAPER CURB, TYP.

SOUTH BIORETENTION BASIN
100-YR ELEV: 1,093.39
TOP: 1,094.00
BOTTOM: 1,092.00

WET POND
NWL: 1,092.00
100-YR ELEV: 1,093.26
TOP: 1,094.50
BOTTOM: 1,087.00

BASIN TO BE UTILIZED AS A TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- STORMWATER MANAGEMENT AREA
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- 959 EXISTING 1 FOOT CONTOUR
- 960 EXISTING 5 FOOT CONTOUR
- DRAINAGE DIRECTION
- GRADE BREAK

north

SCALE IN FEET

20' 0 20'

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JSD

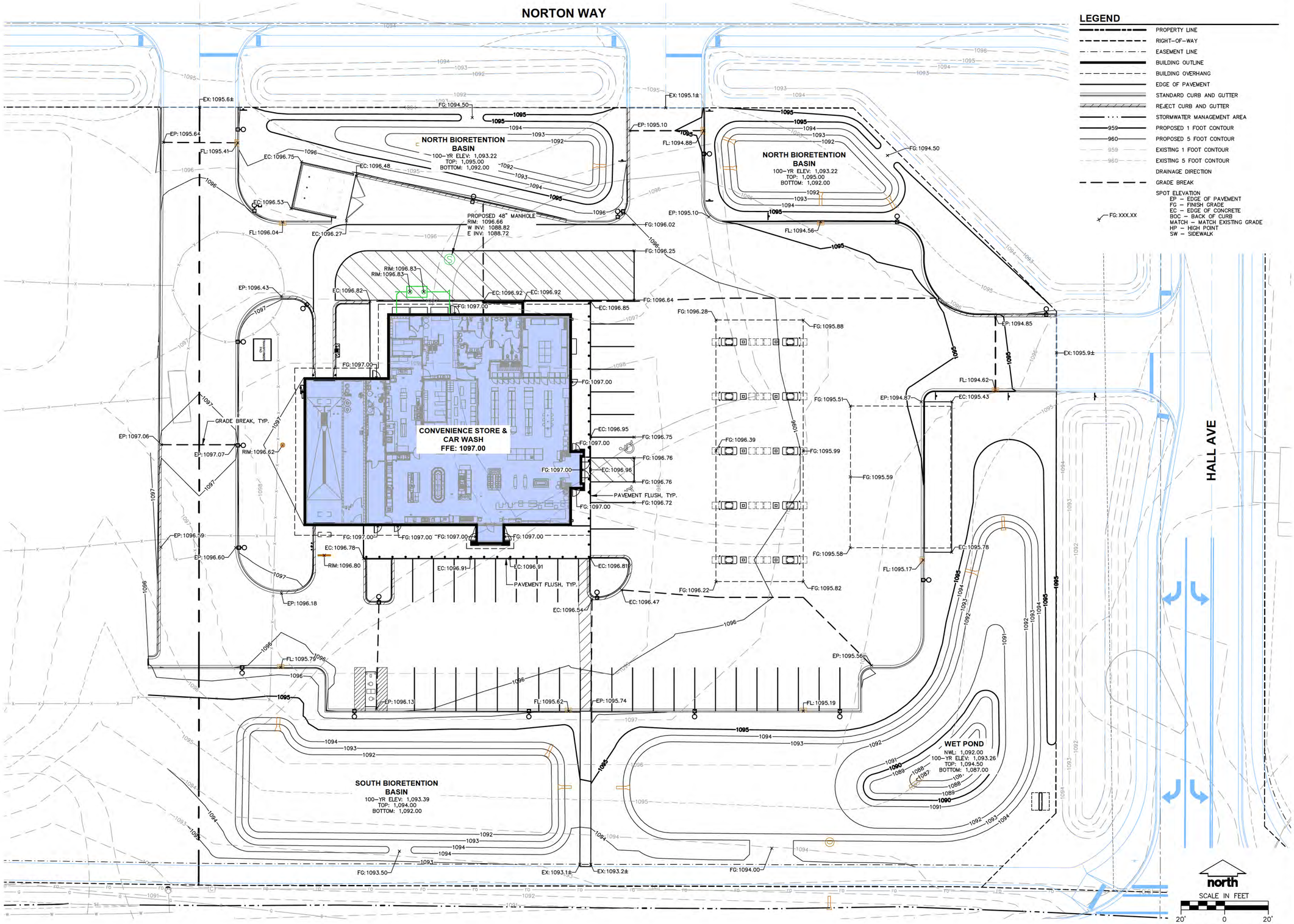
GRADE PLAN DETAIL

CONVENIENCE STORE 1933

COUNTY ROAD HH & HOOVER ROAD
STEVENS POINT, WI

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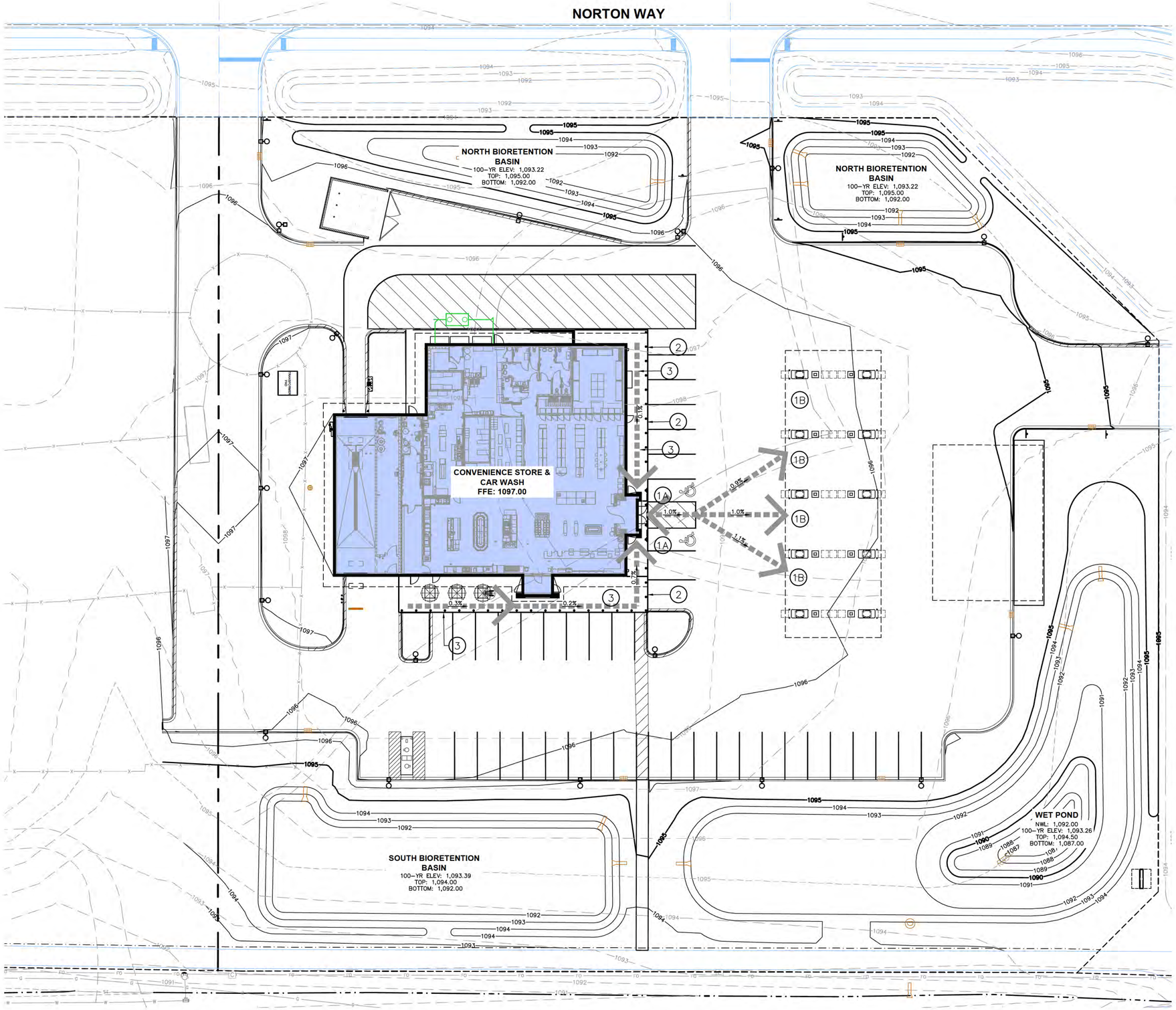
GRADE PLAN SPOT DETAIL

CONVENIENCE STORE 1933

COUNTY ROAD HH & HOOVER ROAD
STEVENS POINT, WI

#	DATE	DESCRIPTION
1	10/10/25	PRELIMINARY PLANS
2	10/24/25	80% PLANS
3	12/01/25	MUNICIPAL SUBMITTAL

DRAWN BY	TLK
SCALE	GRAPHIC
PROJ. NO.	25-15674
DATE	2025-12-01
SHEET	C202



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- STORMWATER MANAGEMENT AREA
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- 959 EXISTING 1 FOOT CONTOUR
- 960 EXISTING 5 FOOT CONTOUR

ACCESSIBLE NOTES

1. 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.
2. KWIK TRIP STANDARD ENTRANCE DOOR IS AUTOMATIC SLIDER DOOR SYSTEM DESIGNED TO COMPLY WITH ALL ACCESS CODES AND LAWS. ENTRANCE DOORS FOR ACCESSIBLE ROUTES WILL HAVE A MINIMUM CLEAR OPENING OF 32".
3. STORE FRONTS WILL PROVIDE FLUSH PAVEMENTS ALONG ACCESSIBLE ROUTES WITH PROTECTIVE SECURITY BOLLARDS INDICATED AND SPACED BETWEEN PARKING SURFACES AND BUILDING WALK PER PLAN.
4. 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.
5. 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".
6. ACCESS ISLES SERVING WHEEL CHAIR LEFTS 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.
7. IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY WITH THE DESIGNATIONS OF 1 "VAN ACCESSIBLE" IN EVERY 8 ACCESSIBLE SPACES ON SITE.

NOTES FOR CONVENIENCE STORE ACCESSIBILITY

1. AT LEAST 1 MPD (MULTI-PRODUCT DISPENSER) COVERING ALL GRADES OF FUEL MUST BE ACCESSIBLE IN A 30"x48" CLEAR LEVEL FLOOR AREA (CLF).
2. ALL PUMP CONTROLS SHALL BE <48" (2010 STANDARD). WINDOW WASHER, PAPER TOWEL DISPENSER, LITERATURE, FIRE EXTINGUISHER, EMERGENCY FUELS STOPS, ETC. BE ACCESSIBLE 30"x48" SHELF SPACE AND WITHIN A FORWARD OR SIDE APPROACH REACH RANGE.
3. PROVIDE ISA (INDUSTRY STANDARD ARCHITECTURE) AT EACH ACCESSIBLE FUEL POSITION ON FACE OF PUMP.
4. PROVIDE ISA AT EACH ACCESSIBLE FUELING POSITION VISIBLE TO APPROACHING VEHICLES.
5. PROVIDE A SIGN AT EACH ACCESSIBLE FUELING POSITION WITH STORE TELEPHONE NUMBER, ADVISING AVAILABLE FUELING ASSISTANCE.
6. ANY PAY FUNCTION-I.E. AIR/VACUUM ET. 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.

PLAN KEYNOTES

1. ACCESSIBLE STALLS
   - A. STRIPING – 4" WIDE STALL LINES, USE HIGH VISIBILITY BLUE PAINT.
     SPACES PROVIDED
     (2) 9'-6" x 20'-0" ACCESSIBLE PARKING WITH
     (1) 11'-0" x 20'-0" LOADING ZONE.
   - B. ACCESSIBLE FUELING POINT AND DISPENSER AND VALET. VALET AND KEY PAD ON PUMP SHALL CONFORM TO ADA REACH DIMENSIONS AS SHOWS IN DETAIL. SEE NOTES FOR CONVENIENCE STORE ACCESSIBILITY.
2. PAVEMENTS FLUSH FOR ACCESSIBILITY
3. ACCESSIBLE ROUTE TO STORE.

north

SCALE IN FEET

20' 0 20'

DIGGERS HOTLINE
Toll Free (800) 242-8511

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JSD

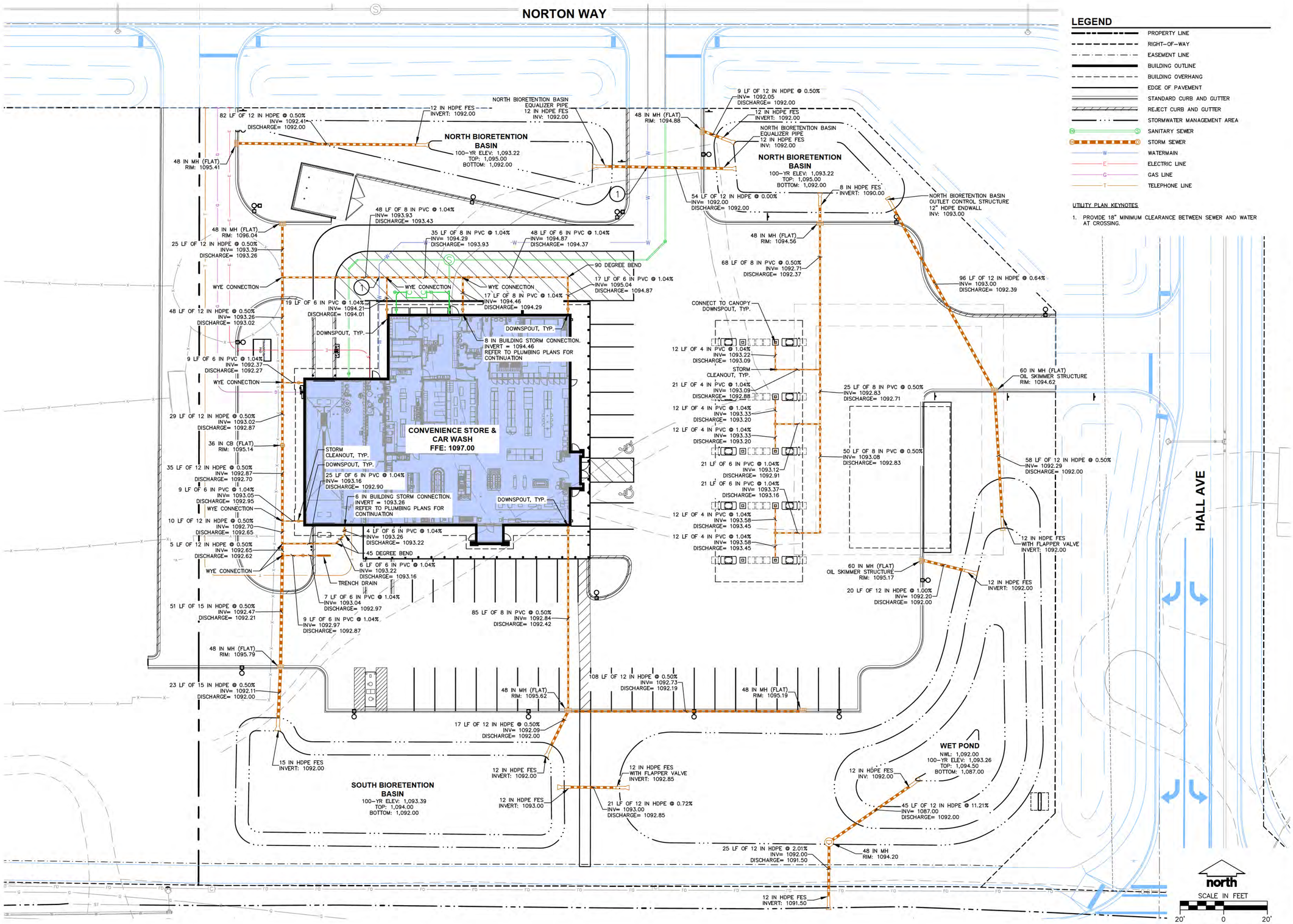
ACCESSIBILITY PLAN

CONVENIENCE STORE 1933

COUNTY ROAD HH & HOOVER ROAD
STEVENS POINT, WI

#	DATE	DESCRIPTION
1	10/10/25	PRELIMINARY PLANS
2	10/24/25	80% PLANS
3	12/01/25	MUNICIPAL SUBMITTAL

DRAWN BY	TLK
SCALE	GRAPHIC
PROJ. NO.	25-15674
DATE	2025-12-01
SHEET	C203



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- STORMWATER MANAGEMENT AREA
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- ELECTRIC LINE
- GAS LINE
- TELEPHONE LINE

UTILITY PLAN KEYNOTES

1. PROVIDE 18" MINIMUM CLEARANCE BETWEEN SEWER AND WATER AT CROSSING.

north

SCALE IN FEET

20' 0 20'

DIGGERS HOTLINE
Toll Free (800) 242-8511

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FAX (608) 781-8960

JSD

STORM SEWER PLAN

CONVENIENCE STORE 1933

COUNTY ROAD HH & HOOVER ROAD
STEVENS POINT, WI

#	DATE	DESCRIPTION
1	10/10/25	PRELIMINARY PLANS
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DRAWN BY	TLK
SCALE	GRAPHIC
PROJ. NO.	25-15674
DATE	2025-12-01
SHEET	C300

STORM SEWER NOTES

1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAK NG THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILIT ES AS MAY BE NECESSARY TO AVO D DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.

2. PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
   2.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENG NEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   2.2. OBTAINING ALL PERMITS INCLUD NG PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTA N OCCUPANCY.
   2.3. VERIFY NG ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER, AND STORM LATERALS AND CHECK ALL UTILITY CROSS NGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
   2.4. NOTIFYING ALL UTILIT ES PRIOR TO INSTALLATION OF ANY UNDERGROUND MPROVEMENTS.
   2.5. NOTIFYING THE DESIGN ENGINEER AND JURISDICTIONAL AUTHORITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
   2.6. COORDINAT NG ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANC ES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.

3. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC UT LITIES AND STATE DSPS/SPS AND LOCAL CODES AND SPEC FICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORD NATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE JURISDICTIONAL AUTHORITIES.

4. SPECIFICATIONS SHALL COMPLY WITH THE JURISDICTIONAL AUTHORITY'S SPECIAL PROVISIONS.

5. LENGTHS OF ALL UTILIT ES ARE TO CENTER OF STRUCTURES OR FITT NGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VER FIED N THE F ELD DURING CONSTRUCTION.

6. CONTRACTOR SHALL BE RESPONS BLE FOR SITE SAFETY DURING THE CONSTRUCTION OF MPROVEMENTS.

7. CONTRACTOR SHALL NSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQU RED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN NJURY EXISTS.

8. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE F NISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.

9. ALL NON-METALLIC STORM SEWER P P NG SHALL BE INSTALLED IN CONJUNCTION WITH TRACER W RE AS REQUIRED BY SPS 382.30(11)(H), SPS 382.36(7)(C)10., AND SPS 382.40(8)(K). COLOR OF TRACER W RE SHALL BE: STORM SEWER - BROWN.

10. DRY UT LITIES (COMMUNICATION, TELEPHONE, GAS, ELECTRIC, ETC.) ARE SHOWN FOR GENERAL ROUT NG ONLY. CONTRACTOR SHALL COORDINATE DESIGN AND FINAL LOCATION WITH APPROPRIATE UT LITY COMPANY.

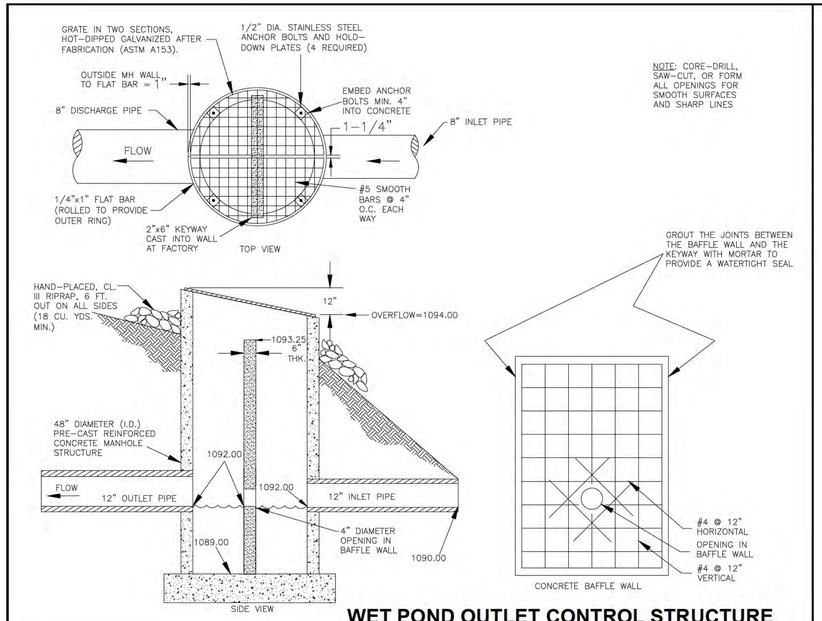
11. THE PRIME CONTRACTOR SHALL BE RESPONS BLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.

12. ANY STORM SEWER DAMAGED BY THE CONTRACTORS SHALL BE REPAIRED TO THE JURISDICTIONAL AUTHORITY'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

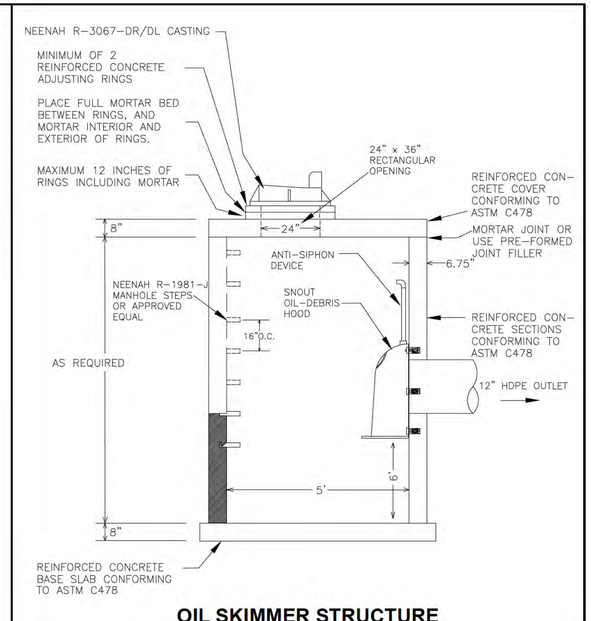
13. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BU LT CONDITIONS OF THE INSTALLED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQU RED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENG NEER AS WORK PROGRESSES.

14. IN ANY LOCATIONS WHERE BU LDING STORM SEWERS ARE INSTALLED WITH LESS THAN THE MINIMUM COVER AS SPECIFIED IN SPS 382.30(11)(c), CONTRACTOR SHALL INSTALL INSULATION N ACCORDANCE WITH SPS 382.30(11)(c)2. FOR PROTECTION FROM FROST.

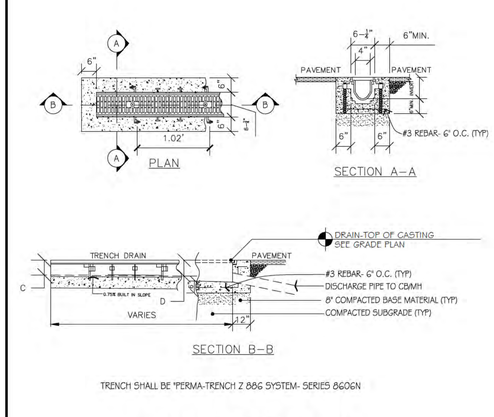
15. STORM SEWER SPECIFICATIONS:
   15.1. PIPE:
      15.1.1. HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE (HDPE) - SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATERTIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M294 TYPE "S".
      15.1.2. POLYVINYL CHLOR DE (PVC) - SHALL MEET REQU REMENTS OF ASTM D3034, SDR 35 FOR P PE SIZES 8"-15" WITH NTEGRAL BELL TYPE FLEX BLE ELECTROMETRIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D3212. ASTM 1785 SCHEDULE 40 FOR PIPE DIAMETERS 4"-6". SDR 35 SHALL BE USED FOR DEPTHS 3'-15' AND SDR 26 FOR DEPTHS 16'-25' DEPENDENT ON LOCAL JURISDICTION.
   15.2. INLETS AND CATCH BASINS:
      15.2.1. INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 3 6 3 AND DETAIL DRAWINGS FILE NO. 28 OR 29 OF THE STANDARD SPEC FICATIONS, OR APPROVED EQUAL WITH A 2'X3' MAX MUM OPENING.
      15.2.2. POLYVINYL CHLOR DE (PVC) INLETS BY NYLOPLAST ONLY WHEN SPECIFIED ON PLANS, CONFORMING TO ASTM D1781, ASTM D3212, ASTM F477, AND MANUFACTURER'S REQU REMENTS. REFER TO PLANS FOR L D OR GRATE SPECIFICATION.
      15.2.3. FRAME AND GRATE/LIDS:
         15.2.3.1. CURB FRAME AND GRATES SHALL BE NEENAH R-3067 WITH TYPE "R" GRATE OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
         15.2.3.2. SOLID L D FRAME AND GRATES SHALL BE NEENAH R-1550, HEAVY DUTY NON-ROCK NG SOLID LID OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
         15.2.3.3. GRATE FRAME AND GRATES SHALL BE NEENAH R-1550, HEAVY DUTY WITH A R-2578 GRATE OR EQUAL, UNLESS AS SPECIF ED IN THE PLANS.
      15.2.4. MANHOLES:
         15.2.4.1. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 3 5 0 AND DETA L DRAWINGS FILE NO. 11 AND/OR 12 OF THE STANDARD SPECIFICATIONS.
         15.2.3.2. MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1550, HEAVY DUTY NON-ROCKING SOLID LID OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
   15.3. BACKF LL AND BEDD NG:
      15.3.1. STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKF LL AND CLASS "B" BEDDING N ALL PAVED AREAS AND TO A PO NT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
      15.3.2. LANDSCAPED AREAS MAY BE BACKF LLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8 43.5 OF THE STANDARD SPECIFICATIONS.
   15.4. FIELD T LE CONNECTIONS:
      15.4.1. ALL F ELD T LE ENCOUNTERED DUR NG CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.



WET POND OUTLET CONTROL STRUCTURE
N.T.S.



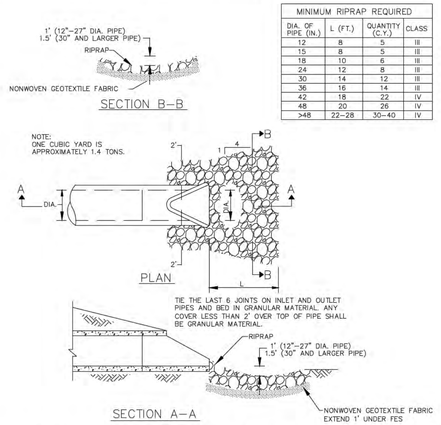
OIL SKIMMER STRUCTURE
N.T.S.



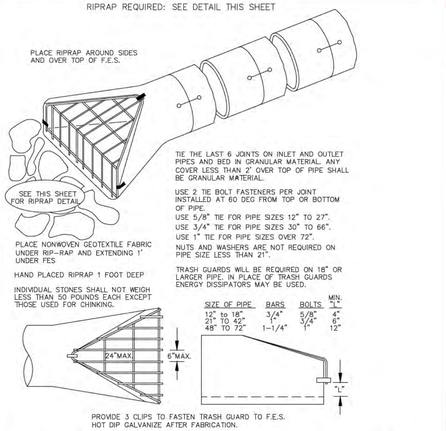
TRENCH SHALL BE "PERMA-TRENCH Z 886 SYSTEM- SERIES 8606N

TRENCH DRAIN DETAIL
N.T.S.

MINIMUM RIPRAP REQUIRED			
DIA. OF PIPE (IN.)	L (FT.)	QUANTITY (C.Y.)	CLASS
12	8	5	III
15	8	5	III
18	10	6	III
24	12	8	III
30	14	12	III
36	16	14	II
42	18	22	IV
48	20	26	IV
>48	22-28	30-40	IV



RIP RAP DETAIL FOR FLARED END SECTIONS
N.T.S.



FLARED END SECTION WITH TRASH GUARD
N.T.S.

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

STORM SEWER NOTES & DETAILS

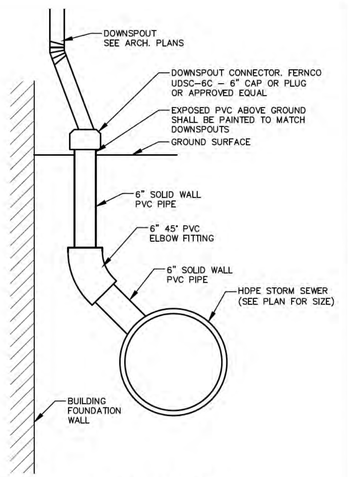
CONVENIENCE STORE 1933

COUNTY ROAD HH & HOOVER ROAD
STEVENS POINT, WI

#	DATE	DESCRIPTION
1	10/10/25	PRELIMINARY PLANS
2	10/24/25	80% PLANS
3	12/01/25	MUNICIPAL SUBMITTAL

DRAWN BY	TLK
SCALE	GRAPHIC
PROJ. NO.	25-15674
DATE	2025-12-01
SHEET	C301

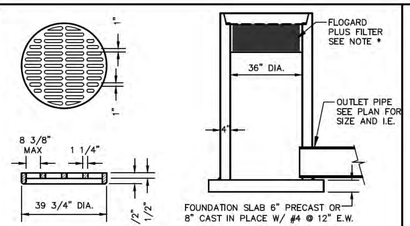
DIGGERS HOTLINE
Toll Free (800) 242-8511



DOWNSPOUT

N.T.S.

REV. 09-22-2022



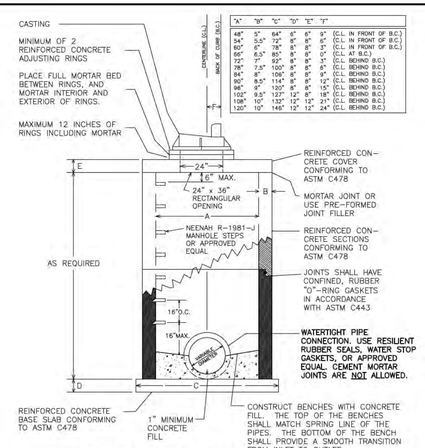
GENERAL NOTES:

1. GRATE SHALL BE IN BELL FITTING TO THE PRECAST STRUCTURE SPECIFICATIONS
2. GRATES SHALL BE AASHTO H20 LOAD RATED
3. GRATE SHALL SET FLUSH WITH TOP OF CATCH BASIN BELL
4. PRECAST REINFORCED CONCRETE CATCH BASIN IS MANUFACTURED TO MEET ASTM C-478 AND AASHTO M199 SPECIFICATIONS
5. STANDARD CATCH BASIN BARREL HEIGHTS: 0'-6", 1'-0", 2'-0", 3'-0" AND 4'-0"
6. STOCK 36" DIA. CATCH BASINS AVAILABLE WITH OR WITHOUT A 6" THICK INTEGRAL BASE OR AS SPECIFIED
7. CATCH BASIN JOINT MATERIAL: CONSEAL CS-102 AND/OR CS-202 AS MANUFACTURED BY CONCRETE SEALANTS INC., WHICH MEETS OR EXCEEDS REQUIREMENTS OF FEDERAL SPECIFICATION SS-S-210 (210A), AASHTO M-198B AND ASTM C-990
8. PIPE TO CATCH BASIN CONNECTORS: KOR-N-SEAL AS MANUFACTURED BY NPC INC., WHICH MEETS OR EXCEEDS REQUIREMENTS OF ASTM C-923
9. *INSTALL FLOGARD PLUS CATCH BASIN FILTER INSERT AS MANUFACTURED BY KRISTAR ENTERPRISES, INC. OR EQUIVALENT. FILTER SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS, RECOMMENDATIONS AND SPECIFICATIONS. DETAIL INFORMATION REGARDING MAINTENANCE AND FILTER REPLACEMENT CAN BE FOUND AT WWW.KRISTAR.COM OR BY CALLING KRISTAR INDUSTRIES AT (800) 579-8819.

36" DIAMETER STORM INLET

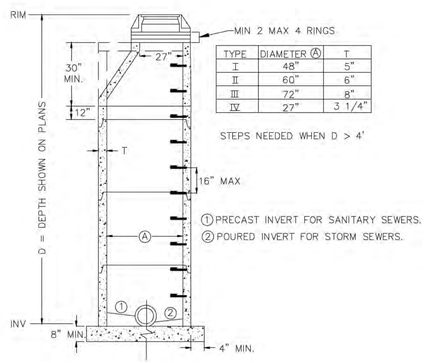
N.T.S.

REV. 12-7-2018



STANDARD STORM SEWER INLET

N.T.S.



PRECAST REINFORCE CONCRETE MANHOLE

N.T.S.

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

JSD

STORM SEWER DETAILS

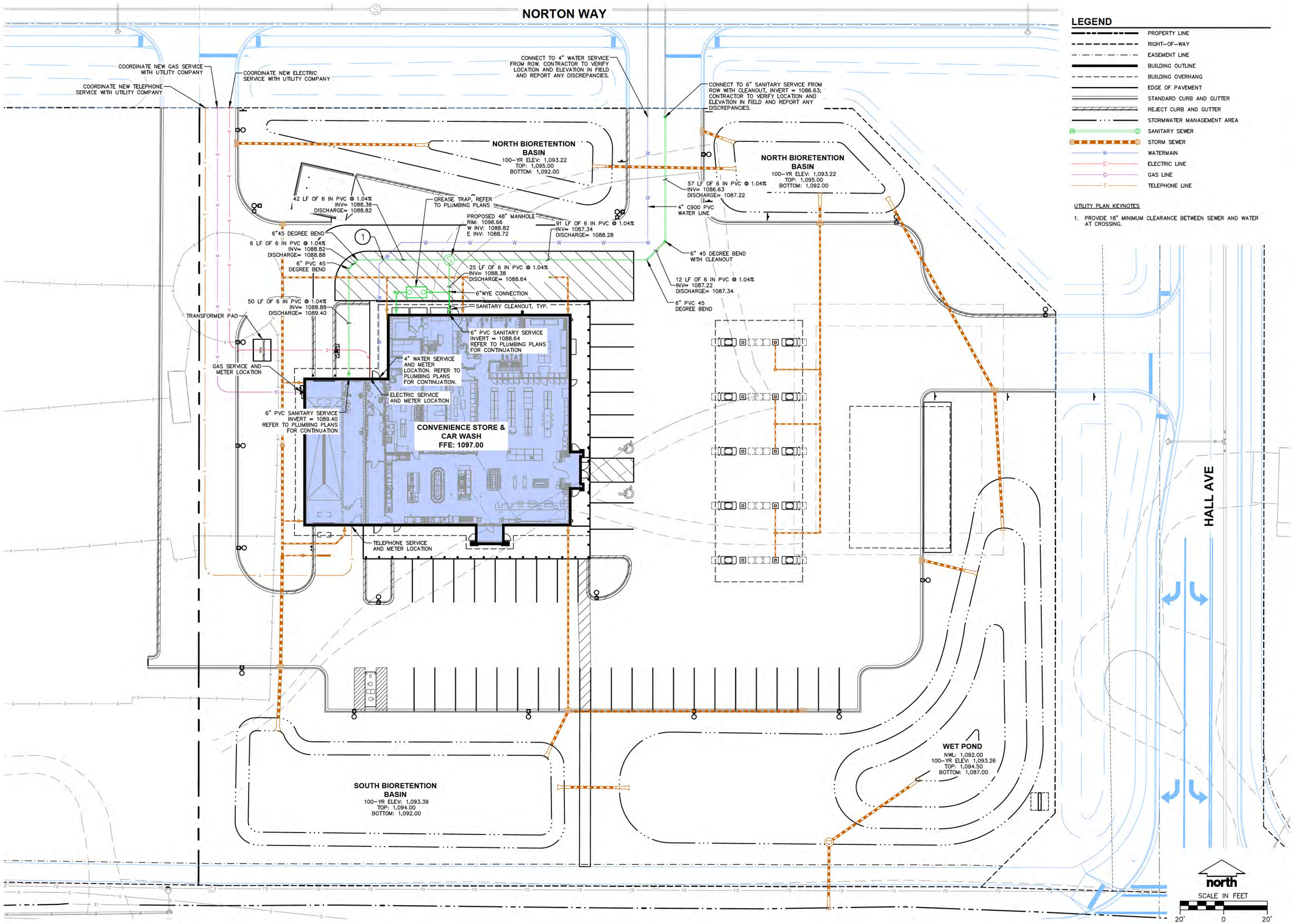
CONVENIENCE STORE 1933

COUNTY ROAD HH & HOOVER ROAD
STEVENS POINT, WI

#	DATE	DESCRIPTION
1	10/10/25	PRELIMINARY PLANS
2	10/24/25	80% PLANS
3	12/01/25	MUNICIPAL SUBMITTAL

DRAWN BY	TLK
SCALE	GRAPHIC
PROJ. NO.	25-15674
DATE	2025-12-01
SHEET	C302

DIGGERS HOTLINE
Toll Free (800) 242-8511



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- STORMWATER MANAGEMENT AREA
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- ELECTRIC LINE
- GAS LINE
- TELEPHONE LINE

UTILITY PLAN KEYNOTES

1. PROVIDE 18" MINIMUM CLEARANCE BETWEEN SEWER AND WATER AT CROSSING.

DIGGERS HOTLINE
Toll Free (800) 242-8511

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JSD

UTILITY PLAN

CONVENIENCE STORE 1933

COUNTY ROAD HH & HOOVER ROAD
STEVENS POINT, WI

#	DATE	DESCRIPTION
1	10/10/25	PRELIMINARY PLANS
2	10/24/25	80% PLANS
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DRAWN BY	TLK
SCALE	GRAPHIC
PROJ. NO.	25-15674
DATE	2025-12-01
SHEET	C400

UTILITY NOTES

1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAK NG THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILIT ES AS MAY BE NECESSARY TO AVO D DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.

2. PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
   - 2.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENG NEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - 2.2. OBTAINING ALL PERMITS INCLUD NG PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTA N OCCUPANCY.
   - 2.3. VERIFY NG ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER, AND STORM LATERALS AND CHECK ALL UTILITY CROSS NGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
   - 2.4. NOTIFYING ALL UTILIT ES PRIOR TO INSTALLATION OF ANY UNDERGROUND MPROVEMENTS.
   - 2.5. NOTIFYING THE DESIGN ENGINEER AND JURISDICTIONAL AUTHORITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
   - 2.6. COORDINAT NG ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANC ES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.

3. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC UT LITIES AND STATE DSPS/SPS AND LOCAL CODES AND SPEC FICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORD NATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE JURISDICTIONAL AUTHORITIES.

4. SPECIFICATIONS SHALL COMPLY WITH THE JURISDICTIONAL AUTHORITY'S SPECIAL PROVISIONS.

5. LENGTHS OF ALL UTILIT ES ARE TO CENTER OF STRUCTURES OR FITT NGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VER FIED N THE F ELD DURING CONSTRUCTION.

6. CONTRACTOR SHALL BE RESPONS BLE FOR SITE SAFETY DURING THE CONSTRUCTION OF MPROVEMENTS.

7. CONTRACTOR SHALL NSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQU RED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN NJURY EXISTS.

8. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE F NISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.

9. ALL NON-METALLIC UT LITY PIPES (SANITARY SEWER AND WATER P PING) SHALL BE INSTALLED N CONJUNCTION WITH TRACER W RE AS REQUIRED BY SPS 382.30(11)(h), SPS 382.36(7)C)10., AND SPS 382.40(8)(K). COLOR OF TRACER WIRE SHALL BE: SANITARY SEWER - GREEN, WATER - BLUE, NON-POTABLE WATER - PURPLE.

10. DRY UT LITIES (COMMUNICATION, TELEPHONE, GAS, ELECTRIC, ETC.) ARE SHOWN FOR GENERAL ROUT NG ONLY. CONTRACTOR SHALL COORDINATE DESIGN AND FINAL LOCATION WITH APPROPRIATE UT LITY COMPANY.

11. THE PRIME CONTRACTOR SHALL BE RESPONS BLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.

12. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, OR OTHER UT LITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE JURISDICTIONAL AUTHORITY'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

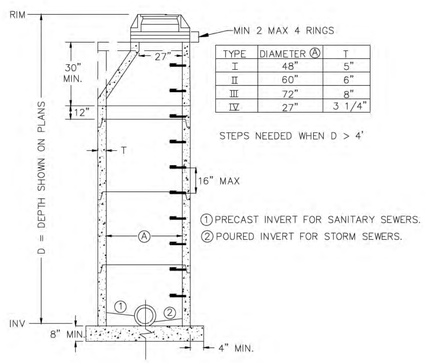
13. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BU LT CONDITIONS OF THE INSTALLED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQU RED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENG NEER AS WORK PROGRESSES.

14. IN ANY LOCATIONS WHERE BUILD NG SANITARY SEWERS ARE INSTALLED WITH LESS THAN THE MINIMUM COVER AS SPECIFIED N SPS 382.30(11)(c) OR WATER PIP NG 382.40(8)(a), CONTRACTOR SHALL INSTALL NSULATION IN ACCORDANCE WITH SPS 382.30(11)(c)2. FOR PROTECTION FROM FROST.

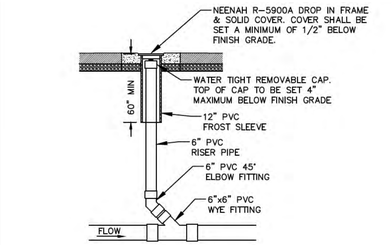
15. WATER MAIN & WATER LATERAL SPECIFICATIONS:
   - 15.1. PIPE:
     - 15.1.1. POLYVINYL CHLOR DE PRESSURE PIPE (PVC) SHALL BE MANUFACTURED N ACCORDANCE WITH AWWA C900 DR14 (CLASS 305) FOR SIZES UP TO 4" AND AWWA C900 DR18 (CLASS 235) UP TO 30" WITH INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS.
   - 17.2. BEDDING AND COVER MATERIAL:
     - 17.2.1. PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CH PS OR CRUSHED STONE SCREEN NGS CONFORMING TO CHAPTER 8.43.2 OF THE STANDARD SPEC FICATIONS.
     - 17.2.2. BURY DEPTH SHALL CONFIRM TO LOCAL JURISDICTION REQUIREMENTS, OR DSPS REQUIREMENTS AT A MINIMUM, WHERE THERE IS NO LOCAL JURISDICTION REQUIREMENTS.
   - 17.3. BACKF LL:
     - 17.3.1. BACKFILL MATERIAL AND NSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTERS 2.6.0 AND 4.17.0 OF THE STANDARD SPEC FICATIONS. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
     - 17.3.2. LANDSCAPED AREAS MAY BE BACKF LLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS.

18. SEPARATION DISTANCES
   - WHERE PRIVATE WATER MAIN OR WATER SERVICES CROSSES A SANITARY SEWER OR SANITARY LATERAL, THE WATER PIPE WITH N 5 FEET OF THE CROSSING SHALL BE INSTALLED WITH THE FOLLOW NG:
     - WATER PIPING SHALL BE INSTALLED AT LEAST 12 INCHES ABOVE THE TOP OF SANITARY P PING
     - WATER PIPING SHALL BE INSTALLED AT LEAST 18 INCHES BELOW THE BOTTOM OF SANITARY PIP NG.

19. SANITARY SEWER SPEC FICATIONS:
   - 19.1. PIPE:
     - 19.1.1. POLYVINYL CHLOR DE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JO NTS, MEET NG THE REQUIREMENTS OF ASTM D3212. ASTM 1785 SCHEDULE 40 FOR PIPE DIAMETERS 4"-6". SDR 35 SHALL BE USED FOR DEPTHS 3'-15' AND SDR 26 FOR DEPTHS 16'-25' DEPENDENT ON LOCAL JURISDICTION.
     - 19.1.2. CONNECTION TO DISSIM LAR P PE MATERIALS SHALL CONFORM TO CHAPTER 3.4.2 OF THE STANDARD SPECIFICATIONS. FERNCO COUPLER MAY BE USED WITH APPROVAL OF ENGINEER.
   - 19.2. MANHOLES:
     - 19.2.1. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 3.5.0 AND DETA L DRAWINGS FILE NO'S. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS AND ALL SPECIAL PROVISIONS OF THE JURISDICTIONAL AUTHORIT ES.
     - 19.2.2. MANHOLES SHALL HAVE NTERNAL CHIMNEY SEALS INSTALLED IN ALL SANITARY MANHOLES IN ACCORDANCE WITH CHAPTER 3.5.4(F) AND DETAIL DRAWING FILE NO. 12A OF THE STANDARD SPECIFICATIONS.
     - 19.2.3. MANHOLES SHALL HAVE ALL EXTERNAL JOINTS WRAPPED WITH MAC WARP OR EQUAL RUBBERIZED JOINT WRAP PER ASTM C923.
     - 19.2.4. MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1550 HEAVY DUTY WITH NON-ROCKING SOLID LIDS OR EQUAL, UNLESS SPECIF ED IN THE PLANS.
   - 19.3. BEDDING AND COVER MATERIAL:
     - 19.3.1. MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE STANDARD SPEC FICATIONS WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A).
     - 19.3.2. MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO ENSURE ADEQUATE COMPACTION OF THESE MATERIALS, WITH ONE L FT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE P PE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE P PE TO PROVIDE ADEQUATE S DE SUPPORT."
   - 19.4. BACKF LL:
     - 19.4.1. MATERIAL AND NSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE STANDARD SPECIFICATIONS. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A PO NT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
     - 19.4.2. LANDSCAPED AREAS MAY BE BACKF LLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS.



PRECAST REINFORCE CONCRETE MANHOLE
N.T.S.



PLAN VIEW

Comm Table 82.35		
Dia of Lateral	Min Dia of Cleanout Riser	Min Dia of Riser Cap
1.5	1.5	1.5
2	1.5	1.5
3	3	2.5
4	4	3.5
5	5	4
6	6	5
8+	6	6

Neenah Grates
R-5900A 12-inch Pipe

NOTE:
CLEANOUT PIPING AND FITTINGS SHALL MATCH SANITARY SEWER LATERAL MATERIAL

SANITARY SEWER CLEANOUT
N.T.S.

REV. 12-6-2018

KWIK TRIP

KWIK STAR

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JSD

UTILITY NOTES & DETAILS

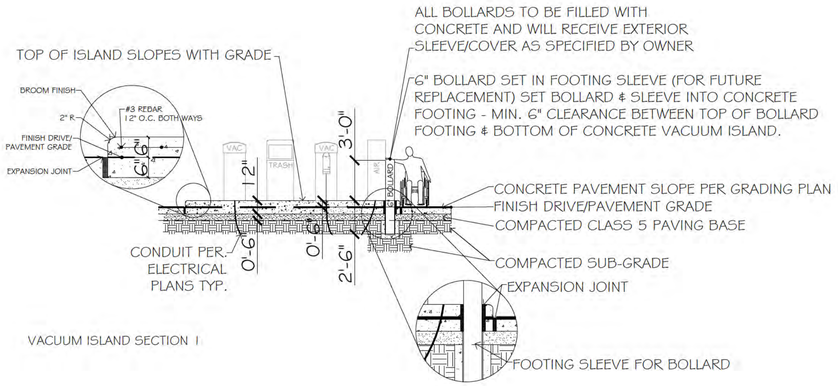
CONVENIENCE STORE 1933

COUNTY ROAD HH & HOOVER ROAD
STEVENS POINT, WI

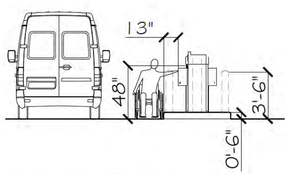
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DRAWN BY	TLK
SCALE	GRAPHIC
PROJ. NO.	25-15674
DATE	2025-12-01
SHEET	C401

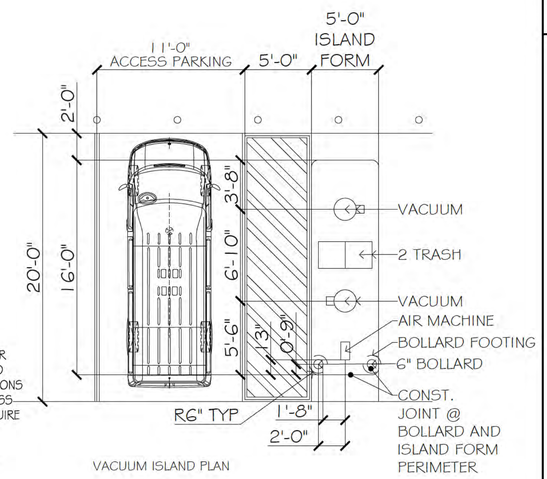
DIGGERS HOTLINE
Toll Free (800) 242-8511



VACUUM ISLAND SECTION 1



VACUUM ISLAND SECTION 2

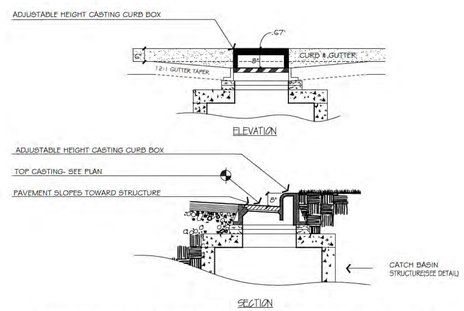


VACUUM ISLAND PLAN

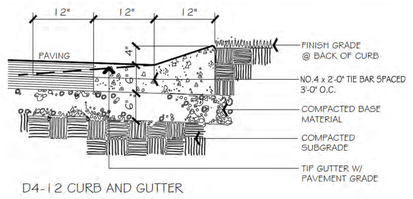
NOTE: ACCESS PARKING FOR VACUUM AND AIR NEEDS TO CONFORM TO ADA DIMENSIONS AND MAXIMUM GRADE CROSS SLOPE BUT DOES NOT REQUIRE DESIGANATED ACCESSIBLE SPACE SIGNAGE SO ALL INDIVIDUALS CAN USE THE ISLAND COMPLEX

VACUUM ISLAND DETAILS
N.T.S.

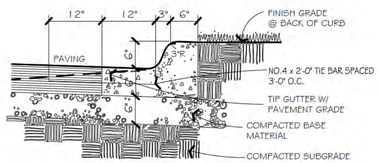
NOTE: THIS CURB CONSTRUCTION DETAIL IS TO BE USED AT LOW POINTS WHEN INDICATED ON PLAN. SEE GRADE PLAN FOR SPECIFIC CURB ELEVATIONS THAT REFLECT 8" DIFFERENCE FROM TOP OF CURB TO CASTING (SEE ACTUAL CB DETAILS FOR STRUCTURE INFO)



CURBLINE DETAIL AT CATCHBASIN CURB/ PAVEMENT LOW POINTS (SPECIFIC LOCATIONS)
N.T.S.

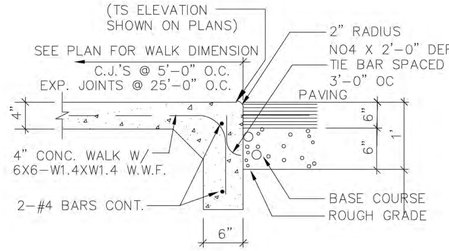


D4-12 CURB AND GUTTER

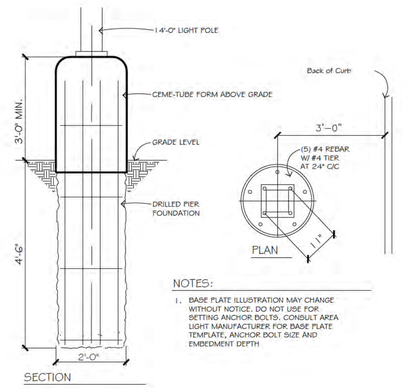


B6-12 CURB AND GUTTER

CONCRETE CURB DETAIL
SCALE: 3/4" = 1'-0"

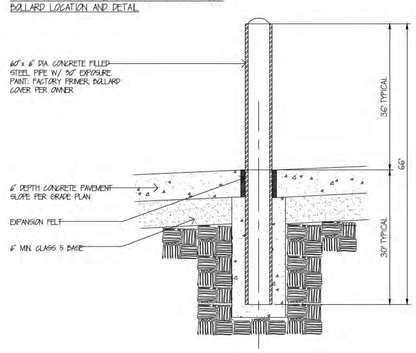


SIDEWALK / CURB DETAIL
N.T.S.



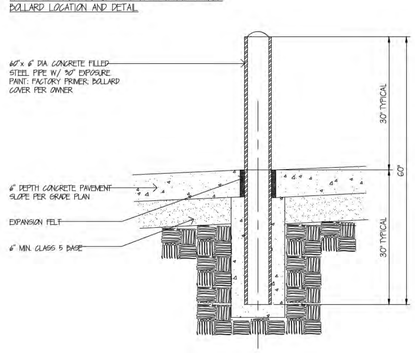
ROUND AREA LIGHT FOUNDATION
SCALE: 1/2" = 1'-0"

NOTE: SEE ARCHITECTURAL PLANS FOR REMOVABLE BOLLARD LOCATION AND DETAIL



36" HEIGHT PIPE BOLLARD
SCALE: 3/4" = 1'-0"

NOTE: SEE ARCHITECTURAL PLANS FOR REMOVABLE BOLLARD LOCATION AND DETAIL



30" HEIGHT PIPE BOLLARD
SCALE: 3/4" = 1'-0"

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PH. (608) 781-8988
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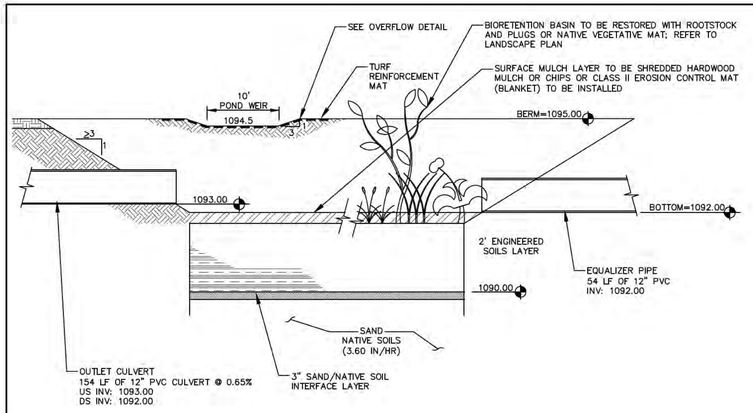
JSD

SITE PLAN DETAILS
CONVENIENCE STORE 1933
COUNTY ROAD HH & HOOVER ROAD
STEVENS POINT, WI

#	DATE	DESCRIPTION
1	10/10/25	PRELIMINARY PLANS
2	10/24/25	80% PLANS
3	12/01/25	MUNICIPAL SUBMITTAL

DRAWN BY	TLK
SCALE	GRAPHIC
PROJ. NO.	25-15674
DATE	2025-12-01
SHEET	C500

DIGGERS HOTLINE
Toll Free (800) 242-8511



A SECTION

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2. CONTRACTOR SHALL INSTALL 24" OF ENGINEERED SOIL CONSISTING OF: 85% ASTM C33 SAND, 15% CERTIFIED COMPOST (SEE GENERAL NOTE 3).
3. CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, pH OF 6–8, AND MOISTURE CONTENT OF 35–50% BY WEIGHT.
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5. ANNUAL RYE GRASS SHALL BE SEEDED AT 40 LB/ACRE WITH THE SEED MIX IN THE AREAS SURROUNDING THE BASIN, ON SIDE SLOPES, AND OVER ANY LAND THAT DISCHARGES INTO THE BASIN FOR EROSION CONTROL WHEN BASIN IS BROUGHT ON–LINE. ROOTSTOP AND PLUGS ARE REQUIRED TO ESTABLISH VEGETATION AT THE INVERT OF THE BASIN.
6. RUNOFF MUST INFILTRATE WITHIN 24–HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
7. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.

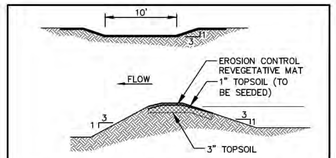
NOTE:
INFILTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR), COUNTY, MUNICIPALITY, AND ENGINEERING STANDARD OF CARE. ALL DESIGNATED INFILTRATION AREAS (e.g. RAIN GARDENS, INFILTRATION BASINS, BIORETENTION DEVICES) SHALL BE FENCED PRIOR TO CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. PROPOSED BIORETENTION DEVICES SHALL NOT BE CONSTRUCTED UNTIL THE DEVICE'S CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED VEGETATION REQUIREMENTS SET FORTH WITHIN THE RESPECTIVE WDNR TECHNICAL STANDARDS. IF THE LOCATION OF THE INFILTRATION AREA CONFLICTS WITH CONSTRUCTION STAGING AND/OR CONSTRUCTION TRAFFIC AND IS DISTURBED, COMPACTION MITIGATION WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATORY COMPLIANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

NORTH BIORETENTION BASIN

N.T.S.

REV. 12-7-2018

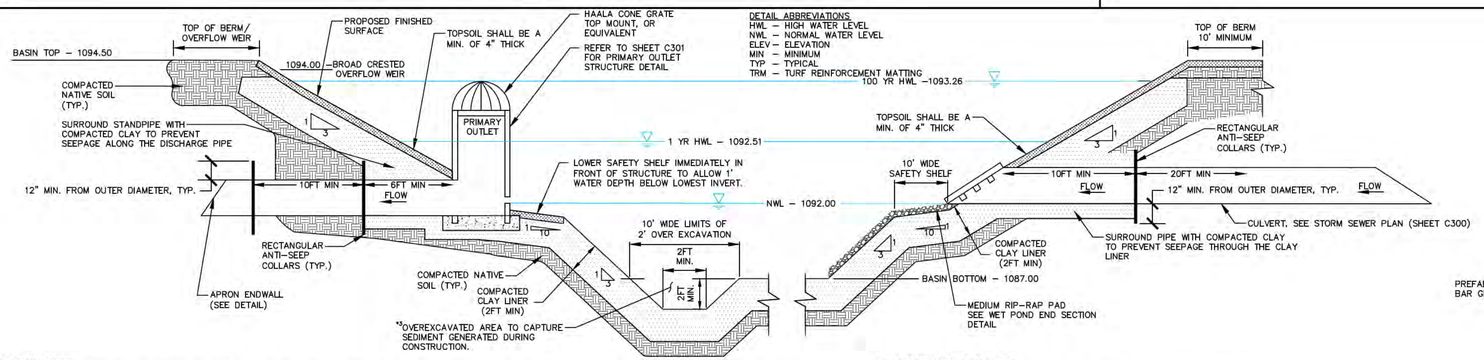


BIORETENTION BASIN EMERGENCY OVERFLOW WEIR DETAIL

N.T.S.

THE STORMWATER MANAGEMENT FEATURES CONTAINED WITHIN THIS PLAN SET HAVE BEEN DESIGNED IN ACCORDANCE WITH APPLICABLE STANDARDS SET FORTH IN WISCONSIN DNR NR151 AND LOCAL ORDINANCES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER CONSTRUCTION PRACTICES HAVE BEEN UTILIZED AND THAT STORMWATER MANAGEMENT FEATURES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH APPROVED DESIGN PLANS. JSD PROFESSIONAL SERVICES, INC. (JSD) SHALL NOT BE LIABLE FOR ANY CONSTRUCTION PRACTICES OR INSTALLATION WHICH DEVIATES FROM THE APPROVED PLAN SET. ONCE THE OWNER HAS PROVIDED FINAL APPROVAL TO THE WORK PERFORMED BY THE CONTRACTOR AND ENSURED COMPLIANCE WITH THE PLAN, IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN STORMWATER MANAGEMENT FEATURES IN ACCORDANCE WITH THE RECORDED MAINTENANCE AGREEMENT. PROPER OPERATION IS DEPENDENT ON A MULTITUDE OF VARIABLES INCLUDING WEATHER. THESE COMPONENTS REQUIRE ONGOING MAINTENANCE FOR WHICH THE OWNER IS RESPONSIBLE. JSD TAKES NO RESPONSIBILITY FOR PROPER OPERATION OF THE WATER QUALITY COMPONENTS.

AS–BUILT SURVEY AND CERTIFICATION: UPON CONSTRUCTION COMPLETION AND STABILIZATION, AN AS–BUILT SURVEY IS TO BE CONDUCTED FOR BASIN AND CERTIFIED BY THE ISSUING ENGINEER. AS–BUILT PLANS ARE TO BE SUBMITTED TO MUNICIPALITY FOR FINAL APPROVAL AS REQUIRED.



GENERAL NOTES:

1. ALL CONSTRUCTION FOR WET DETENTION BASINS SHALL MEET THE SPECIFICATIONS OF "WDNR WET DETENTION BASIN TECHNICAL STANDARD 1001". DRY DETENTION BASINS OR TEMPORARY DRY DETENTION BASINS ARE NOT REQUIRED TO FOLLOW THIS STANDARD AND ARE NOT REQUIRED TO USE A COMPACTED CLAY LINER. TOPSOIL AND STRUCTURAL FILL IS SUFFICIENT FOR DRY DETENTION BASINS.
2. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORM WATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER OF RECORD.
3. AFTER STABILIZATION, THE CONTRACTOR MUST HAVE AN INDEPENDENT BATHYMETRIC SURVEY CONDUCTED TO VERIFY BUILD–OUT WAS BUILT ACCORDING TO DESIGN AS DETAILED IN PLANS AND HAS SUFFICIENT STORAGE VOLUME ABOVE WATER AND BELOW WATER. IF OVER EXCAVATED VOLUME IS OVERFILLED WITH SEDIMENT, AND THEREFORE THE BASIN DOES NOT HAVE DESIGNED VOLUME, DREDGING OF CONSTRUCTION SEDIMENT MUST BE PERFORMED TO ENSURE BASIN HAS THE DESIGNED STORAGE VOLUME AS SHOWN IN THE DETAIL ABOVE. BASIN 3P ON THE EASTERN PORTION DOES NOT HAVE SUFFICIENT SPACE TO PERFORM THE OVER EXCAVATION, SO DREDGING WILL BE REQUIRED AFTER CONTRIBUTING AREA STABILIZATION.
4. RCP PIPING & INSTALLATION WITHIN THE BASIN SHALL BE IN ACCORDANCE WITH (ASTM C–76/C443) WITH RUBBER GASKETS.
5. OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANNING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.
6. FOR CONSTRUCTED EMBANKMENTS WHERE THE PERMANENT POOL IS PONDED 3–FEET OR MORE AGAINST THE EMBANKMENT, THERE SHALL BE A CORE TRENCH OR KEYWAY ALONG THE CENTERLINE OF THE EMBANKMENT UP TO THE PERMANENT POOL ELEVATION. THE CORE TRENCH OR KEYWAY SHALL BE A MINIMUM OF 2–FEET DEEP AND 8–FEET WIDE WITH A SIDE SLOPE OF 1:1 OR FLATTER.
7. CONTRACTOR SHALL POSITION ANTI–SEEP COLLAR SUCH THAT THE COLLARS ARE COMPLETELY CONTAINED WITHIN EMBANKMENT.
8. IMMEDIATELY INSTALL FILTER FABRIC OVER ALL OUTLETS TO PREVENT SEDIMENT DEPOSITION IN THE PIPING. (REMOVE FOLLOWING CONTRIBUTING AREA STABILIZATION)
9. LOCATIONS WHERE THERE IS A RIP–RAP BED THE CLAY LINER SHALL EXTEND UNDER THE RIP–RAP & THE SUBGRADE ELEVATIONS SHALL BE MODIFIED ACCORDINGLY.
10. JOINT TIE ENDWALL & PIPE SECTIONS AT INLET & OUTLETS OF STORMWATER FEATURES FOR A MINIMUM OF THREE (3) JOINTS.

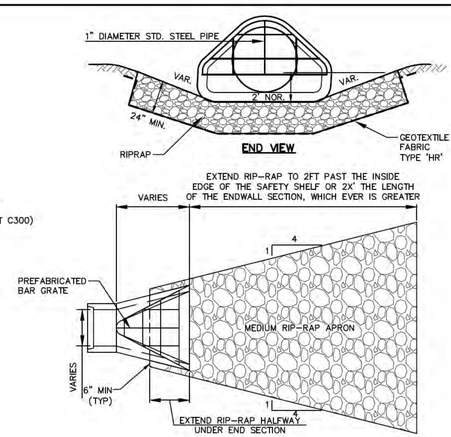
MIN. 2 FOOT THICK CLAY LINER

TYPE A LINER PER TECHNICAL STANDARD 1001 FOR WET DETENTION PONDS BY THE WISCONSIN DNR. CLAY FOR POND LINER SHALL BE INORGANIC COHESIVE SOIL WITH A UNIFIED SOIL CLASSIFICATION SYMBOL OF CL OR CH MEETING THE FOLLOWING CRITERIA:

1. LIQUID LIMIT (LL): LL > 25 WITH NONE LESS THAN 20.
2. PLASTICITY INDEX (PI): PI > 12 WITH NONE LESS THAN 10.
3. PERCENT FINER THAN #200 SIEVE: >50% (WET SIEVE)
4. PERCENT FINER THAN 1 INCH: >95%
5. MAXIMUM PARTICLE SIZE: 2 INCH (DRY SIEVE).
6. LINER THICKNESS: 2.0 FEET MIN.
7. COMPACTION REQUIREMENT: 95% OF STANDARD PROCTOR. MAXIMUM DRY DENSITY AND 90% FOR MODIFIED PROCTOR.
8. MAXIMUM HYDRAULIC CONDUCTIVITY OF COMPACTED SAMPLE AT 95% OF MAXIMUM DENSITY (ASTM D–698): 1X10E–7 CM/SEC.
9. CLAY INSTALLED WET OF OPTIMUM IF USING STANDARD PROCTOR, AND 2% WET OF OPTIMUM IF USING MODIFIED PROCTOR.
10. SMOOTH DRUM COMPACTION EQUIPMENT IS NOT ALLOWED FOR CLAY COMPACTION.
11. CLAY SHALL BE PLACED IN LIFTS OF NO GREATER THAN 6" PRIOR TO COMPACTION.
12. CLAY SHALL BE DISKED OR OTHERWISE MECHANICALLY PROCESSED BEFORE COMPACTION TO BREAK UP CLODS. MAXIMUM CLOD SIZE IS 4".

WET POND

N.T.S.



WET POND END SECTION DETAIL

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LA CROSSE, WI 54602-2107
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FAX (608) 781-8960

JSD

SITE PLAN DETAILS

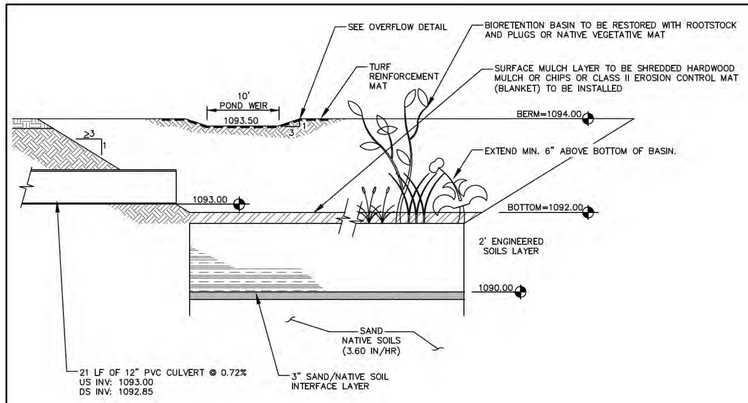
CONVENIENCE STORE 1933

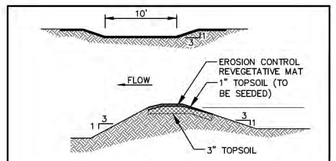
COUNTY ROAD HH & HOOVER ROAD
STEVENS POINT, WI

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DRAWN BY	TLK
SCALE	GRAPHIC
PROJ. NO.	25-15674
DATE	2025-12-01
SHEET	C501

DIGGERS HOTLINE
Toll Free (800) 242-8511





BIORETENTION BASIN EMERGENCY OVERFLOW WEIR DETAIL

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REV. 12–7–2018

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SOUTH BIORETENTION BASIN

N.T.S.

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LA CROSSE, WI 54602-2107
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JSD

SITE PLAN DETAILS

CONVENIENCE STORE 1933

COUNTY ROAD HH & HOOVER ROAD
STEVENS POINT, WI

#	DATE	DESCRIPTION
1	10/10/25	PRELIMINARY PLANS
2	10/24/25	80% PLANS
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DRAWN BY	TLK
SCALE	GRAPHIC
PROJ. NO.	25-15674
DATE	2025-12-01
SHEET	C502

DIGGERS HOTLINE
Toll Free (800) 242-8511

NORTON WAY

NORTH BIORETENTION BASIN
100-YR ELEV: 1,093.22
TOP: 1,095.00
BOTTOM: 1,092.00

RIP RAP, TYP.

NORTH BIORETENTION BASIN
100-YR ELEV: 1,093.22
TOP: 1,095.00
BOTTOM: 1,092.00

TURF REINFORCEMENT MATTING, TYP.

INSTALL CLASS I TYPE B EROSION MATTING ON SLOPES GREATER THAN 4:1, TYP.

CONCRETE WASHOUT

CONSTRUCTION ENTRANCE

CONVENIENCE STORE & CAR WASH
FFE: 1097.00

INLET PROTECTION, TYP.

SILT FENCE, TYP.

INSTALL CLASS I TYPE B EROSION MATTING ON SLOPES GREATER THAN 4:1, TYP.

SOUTH BIORETENTION BASIN
100-YR ELEV: 1,093.39
TOP: 1,094.00
BOTTOM: 1,092.00

WET POND
NWL: 1,092.00
100-YR ELEV: 1,093.26
TOP: 1,094.50
BOTTOM: 1,087.00

HALL AVE

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- STORMWATER MANAGEMENT AREA
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- 959 EXISTING 1 FOOT CONTOUR
- 960 EXISTING 5 FOOT CONTOUR
- SILT FENCE
- RIP-RAP
- CONSTRUCTION ENTRANCE
- EROSION MATTING
- TURF REINFORCEMENT MATTING
- DITCH CHECK
- INLET PROTECTION

north

SCALE IN FEET

20' 0 20'

DIGGERS HOTLINE
Toll Free (800) 242-8511

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EROSION CONTROL PLAN

CONVENIENCE STORE 1933

COUNTY ROAD HH & HOOVER ROAD
STEVENS POINT, WI

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DATE	2025-12-01
SHEET	C600

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE TO NOT FY ENG NEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS.

2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MA NTAINED BY THE CONTRACTOR IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONS BILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONS BLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.

3. INSTALL PER METER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE, AND EXIST NG INLET PROTECTION) PRIOR TO ANY GRADING OR DISTURBANCE OF EXIST NG SURFACE COVER. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN N ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED F MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQU REMENTS. ALL DESIGN MOD FICATIONS MUST BE APPROVED BY THE JURISDICTIONAL AUTHORITIES PRIOR TO DEVIATION OF THE APPROVED PLAN.

4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY JURISDICTIONS HAV NG AUTORITY AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.

5. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL T MES. EROSION CONTROL MEASURES ARE TO BE N WORKING ORDER AT THE END OF EACH WORK DAY.

6. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITH N 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5". ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.

7. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRE-APPROVED BY THE JURISDICTION. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" SELECTED CRUSHED. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SED MENTOFF-SITE AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQU RED.

8. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SO L, DIRT, AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE JURISDICTIONAL AUTHORITIES.

9. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLETS OF ALL INSTALLED STORM SEWER. STONE DITCH CHECKS FENCE SHALL BE IMMEDIATELY FITTED AT ALL NSTALLED CULVERT INLETS TO PREVENT SED MENT DEPOSITION WITH N STORM SEWER SYSTEMS.

10. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKP LE REMA NS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQU RED. F DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCH NG SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIF ER."

11. DITCH CHECKS AND APPLICABLE EROSION NETT NG/MATT NG SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRAD NG EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.

12. EROSION CONTROL FOR UT LITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MA N, ETC.):
    - 12.1. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
    - 12.2. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER P PE CONSTRUCTION.
    - 12.3. DISCHARGE TRENCH WATER NTO A SEDIMENTATION BASIN OR FILTERING TANK N ACCORDANCE WITH THE WDNR DEWATER NG TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIV NG STREAM, OR DRAINAGE DITCH.

13. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS OR APPLICATION OF A WISDOT APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBI NATION THEREOF, AS REQU RED WITHIN SEVEN (7) DAYS OF REACHING FINAL GRADE. DRAINAGE SWALES SHALL BE STAB LIZED WITH CLASS II, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS. EROSION MATT NG AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GU DELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.

14. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.

15. A CONCRETE WASHOUT AREA SHALL BE DESIGNATED ONSITE. CONTRACTOR SHALL USE PRE-MANUFACTURED ABOVE GROUND WASHOUT TOTE OR EQUIVALENT CONTAINMENT AREA FOR ALL CONCRETE WASTE. CONCRETE WASTE SHALL ONLY BE CONTA NED IN ABOVE GROUND PRE-FABRICATED CONTAINERS OR CONSTRUCTED CONTA NMENT AREA AND IT SHALL BE THE RESPONS BILITY OF THE CONTRACTOR TO FREQUENTLY DISPOSE OF OFF-SITE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS TO MAINTAIN THE SYSTEMS EFFECTIVENESS.

16. STABILIZATION MEASURES SHALL BE NITIATED AS SOON AS PRACTICABLE N PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
    - 16.1. THE INITIATION STAB LIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED OR IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
    - 16.2. CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED (*I.E., THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAY*). IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE NITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
    - 16.3. STABILIZATION MEASURES SHALL BE DETERMINED BASED ONSITE CONDITIONS WHEN CONSTRUCTION ACTIVITY HAS CEASED INCLUD NG, BUT NOT LIMITED TO, WEATHER CONDITIONS AND LENGTH OF TIME THE MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
        - 16.3.1. PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPEC FICATION
        - 16.3.2. TEMPORARY SEED NG; MAY CONSIST OF SPRING OATS(100LBS ACRE) IN SPRING/SUMMER OR WHEAT OR CEREAL RYE (150LBS /ACRE) IN FALL
        - 16.3.3. HYDRO MULCHING WITH A TACK FIER
        - 16.3.4. WOVEN AND NON-WOVEN GEOTEXTILES
        - 16.3.5. EROSION MATTING
        - 16.3.6. SODDING
        - 16.3.7. OTHER MEASURES AS APPROVED BY THE ENGINEER

17. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A CONTIGUOUS DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STAB LIZATION MEASURES.

18. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQU REMENTS AND/OR REQUEST FOR PERMIT CLOSURE IN ACCORDANCE WITH JURISDICTION PERMIT AND SPECIFICATION REQUIREMENTS.

SEEDING AND RESTORATION NOTES

1. CONTRACTOR SHALL PROVIDE NOTICE TO THE JURISDICTIONAL AUTHORITIES IN ADVANCE OF ANY SOIL DISTURB NG ACTIVITIES, N ACCORDANCE WITH MUNIC PAL REQUIREMENTS.

2. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE N ACCORDANCE WITH LANDSCAPE PLAN.

3. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7-DAY LAPSE WITH NO SIGNIFICANT RAINFALL.

4. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARILY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITH N 2 WEEKS OF DISTURBANCE. REFER TO STABILIZATION PRACTICES N THE EROSION CONTROL NOTES FOR FURTHER SPEC FICATIONS.

5. CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INF LTRATION.

6. SEEDING SPECIFICATIONS:
    - 6.1. TURF LAWN SEED MIXTURE: WISDOT SEED MIX NO. 40 AT RATES SPEC FIED IN SECTION 630 OF THE STATE HIGHWAY SPEC FICATIONS.
    - 6.2. LOW MA NTENANCE AREA SEED MIXTURE: WISDOT SEED MIX NO. 10 OR 20 APPLIED AT RATES AS SPEC FIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS.
    - 6.3. NO-MOW AREA SEED MIXTURE: NO-MOW LAWN SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONS N, 53964, TEL. 608-296-3679 (OR APPROVED EQUIVALENT). SEEDING RATE SHALL BE PER MANUFACTURE'S RECOMMENDATIONS.

7. SEED PREPARATION SPEC FICATIONS:
    - 7.1. SCAR FY SUBSOILS TO A DEPTH OF 3" WHERE TOPSOIL SHALL BE PLACED TO REDUCE COMPACTION.
    - 7.2. PLACE TOPSOIL AT A MINIMUM DEPTH OF 6" UNLESS OTHERWISE NOTED ON THE PLANS.
    - 7.3. APPLY FERTILIZER IN ACCORDANCE WITH SEED MIX MANUFACTURES RECOMMENDATIONS.
    - 7.4. SOW SEED AT RATES SPECIF ED USING METHOD "A" OR METHOD "B" AS SPECIF ED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS.

8. SEED MULCH NG/EROSION MATTING SPEC FICATIONS:
    - 8.1. ALL SEEDED AREAS WITH SLOPES FLATTER THAN 4:1, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL BE STAB LIZED WITH WEED-FREE WHEAT STRAW MULCH WITH METHODS AND RATES IN ACCORDANCE WITH SECTION 627 OF THE STATE HIGHWAY SPECIFICATIONS.
    - 8.2. ALL SEEDED AREAS WITH SLOPES EQUAL TO OR STEEPER THAN 4:1, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL BE STABILIZED WITH EROSION MATTING MATERIALS AS SPEC FIED ON THE PLANS. EROSION MATT NG SHALL BE N ACCORDANCE WITH SECTION 628 OF THE STATE HIGHWAY SPECIFICATIONS.

CONSTRUCTION SEQUENCING

1. INSTALL PER METER SILT FENCE, INLET PROTECTION, AND CONSTRUCTION ENTRANCE.
2. STRIP AND STOCKPILE TOPSOIL AND INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
3. ROUGH GRADE STORMWATER FAC LITIES AND INSTALL FACILITY OUTLETS.
4. CONDUCT ROUGH GRAD NG EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES.
5. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
6. COMPLETE F NAL GRADING, NSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
7. PLACE TOPSO L AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
8. RESTORE STORMWATER FACILIT ES (FINAL GRADE STORMWATER FACILIT ES PER PLAN REQUIREMENTS).
9. EROSION CONTROLS SHALL NOT BE REMOVED UNT L SITE IS FULLY STABILIZED OR 70% CONTIGUOUS VEGETATIVE COVER IS ESTABLISHED.

CONTRACTOR MAY MOD FY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

KWIK TRIP

KWIK STAR

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1626 OAK STREET
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FAX (608) 781-8960

JSD

EROSION CONTROL NOTES

CONVENIENCE STORE 1933

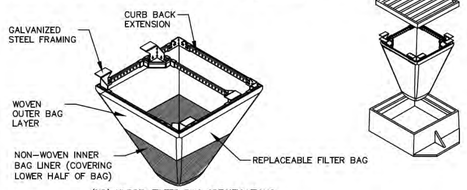
COUNTY ROAD HH & HOOVER ROAD
STEVENS POINT, WI

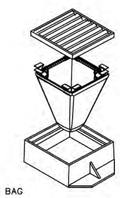
#	DATE	DESCRIPTION
1	10/10/25	PRELIMINARY PLANS
2	10/24/25	80% PLANS
3	12/01/25	MUNICIPAL SUBMITTAL

DRAWN BY	TLK
SCALE	GRAPHIC
PROJ. NO.	25-15674
DATE	2025-12-01
SHEET	C601

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FLEXSTORM INLET FILTERS TO MEET DANE COUNTY EROSION CONTROL STANDARDS





INSTALLATION INSTRUCTIONS:
1. REMOVE GRATE FROM THE DRAINAGE STRUCTURE
2. CLEAN STONE AND DIRT FROM LEDGE (LIP) OF DRAINAGE STRUCTURE
3. DROP THE INLET FILTER THROUGH THE CLEAR OPENING SUCH THAT THE HANGERS REST FIRMLY ON THE LIP OF THE STRUCTURE
4. REPLACE THE GRATE AND CONFIRM IT IS NOT ELEVATED MORE THAN 1/8"

MAINTENANCE GUIDELINES:
1. EMPTY THE SEDIMENT BAG IF MORE THAN HALF FILLED WITH SEDIMENT AND DEBRIS
2. REMOVE THE GRATE, ENGAGE THE LIFTING POINTS, AND LIFT FILTER FROM THE DRAINAGE STRUCTURE.
3. DISPOSE OF SEDIMENT AND DEBRIS BY THE ENGINEERING OR MAINTENANCE CONTRACT 4. ALTERNATIVELY, AN INDUSTRIAL VACUUM CAN BE USED TO COLLECT SEDIMENT FROM THE FILTER BAG

(HB) HYBRID FILTER BAG SPECIFICATIONS:

CATCH-IT INLET FILTER (Temporary Inlet Protection)

Neenah Casting	Inlet Type	Grate Size	Opening Size	Bag Cap (ft^3)	Flow Ratings (CFS)		ADS P/N
					HB (Hybrid Bag)	Bypass	
3067	Curb Box	35.25 x 17.75	33.0 x 15.0	4.4	2.0	5.8	62LCBEXTHB
3246A	Curb Box	35.75 x 23.875	33.5 x 21.0	4.2	1.1	3.3	62LCB3624HB
3030	Square/Rect (SQ)	23 x 16	20.5 x 13.5	1.6	0.7	2.2	62MCB2316HB
3067-C	Square/Rect (SQ)	35.25 x 17.75	33 x 15	3.2	1.0	5.2	62LSQ3618HB
R-2501	Round (RD)	~26	~24	2.3	0.8	5.2	62MRD26HB
R-1772/2560	Round (RD)	22.25-23.5	20.5-21	1.5	0.6	4.6	62MRD22HB

Woven and Non-Woven Geotextile Filter Bag Properties (Minimum Average Roll Values)

PROPERTY	TEST METHOD	WOVEN (OUTER)	NON-WOVEN (LINER)
TENSILE STRENGTH	ASTM D4632	250 x 225 lbs	100 lbs
ELONGATION	ASTM D4632	20% x 15%	30%
PUNCTURE	ASTM D6241	1300 lbs	65 lbs
TRAPEZOID TEAR	ASTM D4533	120 x 75 lbs	45 lbs
UV RESISTANCE	ASTM D4355	90%	70%
APPARENT OPENING SIZE (AOS)	ASTM D4751	20 U.S. STD SIEVE	40 US STD SIEVE
PERMITTIVITY	ASTM D4491	1.5 Sec^{-1}	2.0 Sec^{-1}
WATER FLOW RATE	ASTM D4491	200 gal/min/ft^2	140 gal/min/ft^2
MINIMUM FILTER BAG VOLUME		2 CU. FT.	

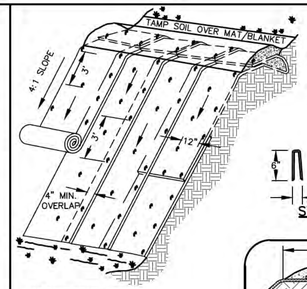
FRAMED INLET PROTECTION

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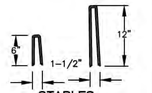
REV. 7-01-2019

FLEXSTORM CATCH IT

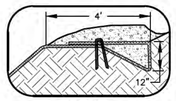
SHEET NUMBER	SHEET NAME
C	IPP Flexstorm HD Specifications
SHEET 1 OF 1	



NOTE:
MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE.



STAPLES



BERM

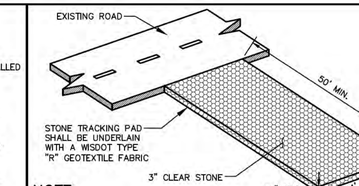
ISOMETRIC VIEW
TYPICAL SLOPE SOIL STABILIZATION

GENERAL NOTES:
1. EROSION MAT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1052 "NON-CHANNEL EROSION MAT".
2. ONLY WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) APPROVED MATS SHALL BE ALLOWED. REFER TO EROSION CONTROL PLAN FOR EXACT MAT CLASSIFICATION.
3. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
4. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

EROSION MATTING

N.T.S.

REV. 11-19-2018

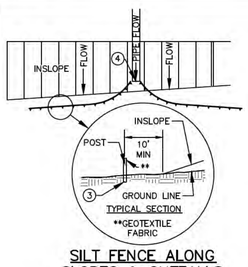


NOTE:
- CONTRACTOR TO VERIFY LOCATION WITH OWNER.
- MANUFACTURED TRACKOUT MATS ARE AN ACCEPTABLE ALTERNATIVE PER WDNR TECHNICAL STANDARD 1057.

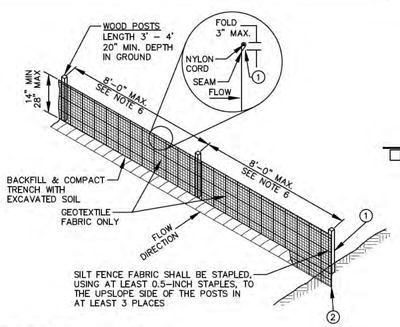
CONSTRUCTION ENTRANCE

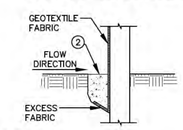
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REV. 04-24-2024



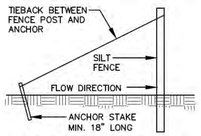
SILT FENCE ALONG SLOPES & OUTFALLS



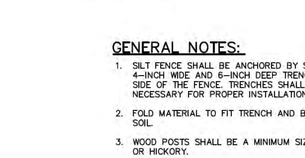


NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

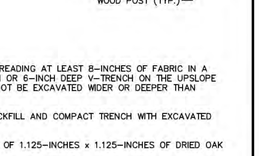
TRENCH DETAIL



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)



JOINT (HOOK METHOD)



JOINT (TWIST METHOD)

GENERAL NOTES:
1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
2. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
4. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
5. SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN & 3-FEET FOR NON-WOVEN)

SILT FENCE

N.T.S.

REV. 7-01-2019

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JSD

EROSION CONTROL DETAILS

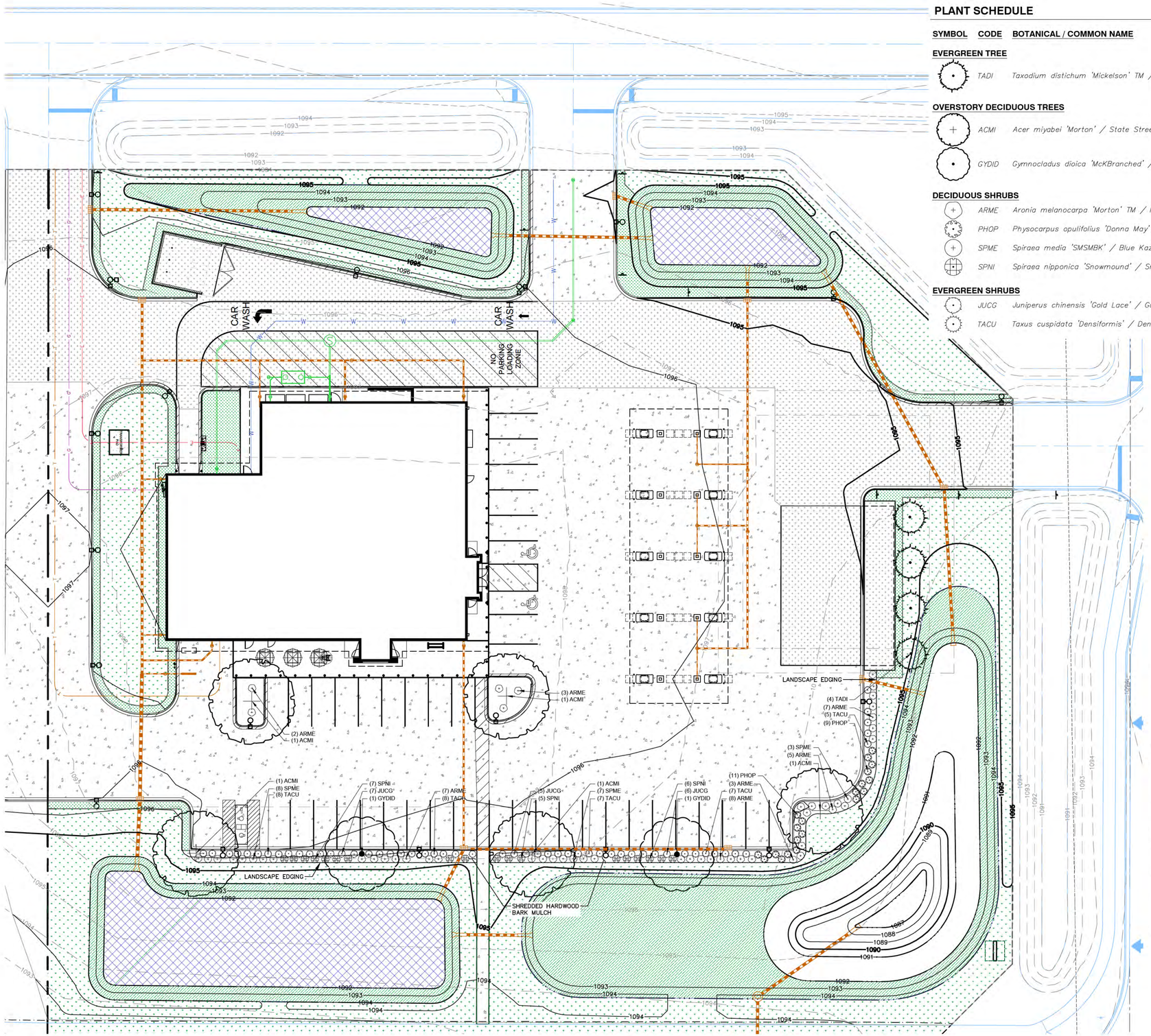
CONVENIENCE STORE 1933

COUNTY ROAD HH & HOOVER ROAD
STEVENS POINT, WI

#	DATE	DESCRIPTION
1	10/10/25	PRELIMINARY PLANS
2	10/24/25	80% PLANS
3	12/01/25	MUNICIPAL SUBMITTAL

DRAWN BY	TLK
SCALE	GRAPHIC
PROJ. NO.	25-15674
DATE	2025-12-01
SHEET	C602

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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
EVERGREEN TREE					
	TADI	*Taxodium distichum 'Mickelson' TM / Shawnee Brave Bald Cypress*	B & B	6' Ht. (min)	4
OVERSTORY DECIDUOUS TREES					
	ACMI	*Acer miyabei 'Morton' / State Street™ Miyabe Maple*	B & B	2.5" Cal, 10' Ht. (min)	5
	GYDID	*Gymnocladus dioica 'McKBranched' / Decaf® Kentucky Coffeetree*	B & B	2.5" Cal, 10' Ht. (min)	2
DECIDUOUS SHRUBS					
	ARME	*Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry*	#3	20" Ht. (min)	35
	PHOP	*Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark*	#3	20" Ht. (min)	20
	SPME	*Spiraea media 'SMSMBK' / Blue Kazoo® Double Play® Spirea*	#3	20" Ht. (min)	18
	SPNI	*Spiraea nipponica 'Snowmound' / Snowmound Spirea*	#3	20" Ht. (min)	18
EVERGREEN SHRUBS					
	JUCG	*Juniperus chinensis 'Gold Lace' / Gold Lace Juniper*	#3	20" Ht. (min)	18
	TACU	*Taxus cuspidata 'Densiformis' / Dense Japanese Yew*	#3	18" Ht. (min)	35

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- 959 EXISTING 1 FOOT CONTOUR
- 960 EXISTING 5 FOOT CONTOUR
- E ELECTRIC LINE
- G GAS LINE
- S SANITARY SEWER
- W WATERMAIN
- STORM SEWER
- SAN EXISTING SANITARY SEWER
- W EXISTING WATERMAIN
- ST EXISTING STORM SEWER
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BOLLARD
- BOLLARD WITH ADA PARKING SIGN
- POLYETHYLENE EDGING
- SEED MIX – TURFGRASS
- SOD
- NATIVE VEGETATIVE MAT
- PRAIRIE SEED MIX
- DECORATIVE STONE MULCH

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
6. REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
7. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE

north

SCALE IN FEET

20' 0 20'

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KWIK STAR

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JSD

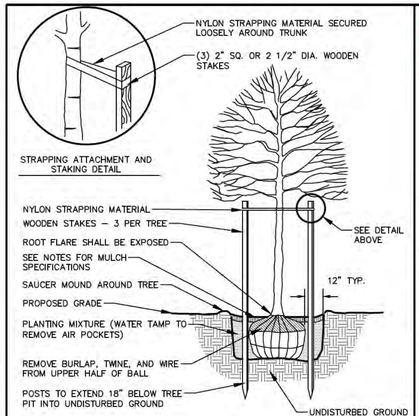
LANDSCAPE PLAN

CONVENIENCE STORE 1933

COUNTY ROAD HH & HOOVER ROAD
STEVENS POINT, WI

#	DATE	DESCRIPTION
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2	10/24/25	80% PLANS
3	12/01/25	MUNICIPAL SUBMITTAL

DRAWN BY	AMW
SCALE	GRAPHIC
PROJ. NO.	25-15674
DATE	2025-12-01
SHEET	C700

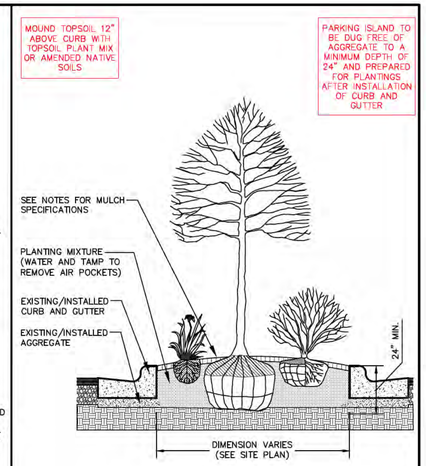


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.
2. REMOVE NYLON STRAPPING WITHIN 9–18 MONTHS FOLLOWING INSTALLATION

DECIDUOUS TREE PLANTING DETAIL

N.T.S.

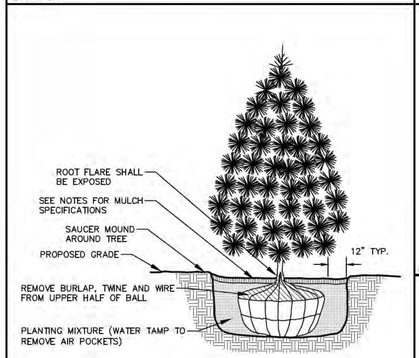
REV. 01-04-2019



PARKING ISLAND LANDSCAPE DETAIL

N.T.S.

REV. 01-03-2019

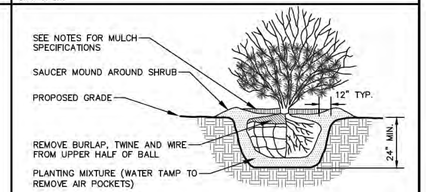


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED

EVERGREEN TREE PLANTING DETAIL

N.T.S.

REV. 01-03-2019

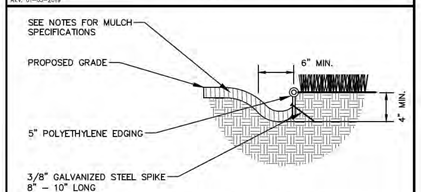


NOTE:
1. ROOT FLARE TO BE EXPOSED.

SHRUB PLANTING DETAIL

N.T.S.

REV. 01-03-2019



LANDSCAPE EDGING DETAIL

N.T.S.

REV. 01-03-2019

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

1. **GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)–YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.**
2. **CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.**
3. **MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.**
4. **MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.**

GENERAL NOTES

1. GENERAL: ALL WORK IN THE R–O–W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1–800–242–8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
3. MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL–DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
4. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
5. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
6. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

1. MATERIALS – PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
2. MATERIALS – TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
3. MATERIALS – SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3–INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
4. MATERIALS – TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3–INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE–EMERGENT GRANULAR HERBICIDE WEED–PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
5. MATERIALS – LANDSCAPE EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.

SEEDING, SODDING, & POND VEGETATION NOTES

1. MATERIALS – SOD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36–48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST–PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 0.5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL–BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS AND WEED SEED. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.
2. MATERIALS – TURFGRASS SEED: DISTURBED LAWN AREAS NOT LABELED AS SOD, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED–FREE.
3. MATERIALS – PRAIRIE SEED MIX: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEEDED WITH "TALLGRASS PRAIRIE FOR MEDIUM SOILS" SEED MIX, AS PROVIDED BY AGRECOL, EVANSVILLE, WISCONSIN 53536, TEL. 608–884–4640 (OR APPROVED EQUIVALENT). INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.
4. MATERIALS – BIORETENTION BASIN NATIVE VEGETATIVE MAT (NVM): AREAS SPECIFIED ON PLANS SHALL RECEIVE AGRECOL "RAINWATER RENEWAL" NATIVE VEGETATIVE MAT – DEGRADABLE CORE. CONTRACTOR SHALL CONTACT AGRECOL NATIVE NURSERY 16 WEEKS IN ADVANCE OF INSTALLATION FOR PROPER GROWING LEAD TIME. CONTRACTOR SHALL ASSUME AVAILABLE DELIVERY DATE TO BE BETWEEN MID–JUNE THROUGH THE END OF OCTOBER DUE TO THE NAV GROWING SEASON. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION PROCEDURES.
5. MATERIALS – BIORETENTION BASIN PLUG PLANTINGS: PLUG PLANTINGS TO BE INSTALLED 1'–0" ON CENTER, MIXING SPECIES INTEGRALLY IN FLATS OF 20 AT A TIME. REFER TO WDNR PLUG PLANTING TECHNICAL STANDARDS FOR ROOTSTOCK AND INSTALLATION SPECIFICATIONS.

MUNICIPAL LANDSCAPE REQUIREMENTS

23.17.E.A PERIMETER LANDSCAPING

Landscape Requirement:	*Minimum of 5' wide* *1 Canopy or Evergreen Tree ever 50 linear feet* *Shrubs installed at a rate of 1 per 15 square feet of landscaped area*
Calculation:	*415.71 LF/50 LF = 8.3 trees* *415.71 LF * 5 LF = 2,405.8 SQFT /15 SQFT = 138.57 shrubs*
Total Trees & Shrubs Required:	***9 trees and 139 shrubs***
Total Trees & Shrubs Provided:	***9 trees and 139 shrubs***

Tree Species: Scientific Name	*Tree Species: Common Name*	*QTY*
Taxodium distichum 'Mickelson' TM	Shawnee Braave Bald Cypress	4
Acer miyabei 'Morton'	State Street Miyable Maple	3
Gymnocladus dioica 'McKBranched'	Decaf Kentuckey Coffeetree	*2*
	Total Trees =	***9***

Shrub Species: Scientific Name	*Shrub Species: Common Name*	*QTY*
Physocarpus opulifolius 'Donna May'	Little Devil™ Dwarf Ninebark	20
Spirea media 'SMSMBK'	Blue Kazoo® Double Play Spirea	18
Spirea nipponica 'Snowmound'	Snowmound Spirea	18
Aronia melanocarp 'Morton' TM	Iriquois Beauty Black Chokeberry	30
Juniperus chinensis 'Gold Lace'	Gold Lace Juniper	*18*
Taxus cuspidata 'Densiformis'	Dense Japanese Yew	35
	Total Shrubs=	***139***

23.17.E.A TERMINAL ISLANDS

Landscape Requirement:	*Each island should have a minimum of 1 canopy or evergreen tree*
Calculation:	*2 islands = 2 canopy or evergreen trees*
Total Trees Required:	***2 trees***
Total Trees Provided:	***2 trees***
Provisions:	*An interior landscaped island shall be provided for every 25 spaces per parking row. Each island shall contain a minimum of 200 square feet with a minimum width of eight feet inside the curb*

Tree Species: Scientific Name	*Tree Species: Common Name*	*QTY*
Acer miyabei 'Morton'	State Street™ Miyable Maple	*2*
	Total Trees=	***2***

Bioretention Basin 1 Plug Plant Mix 1392 sq. ft.

Botanical Name	Common Name	Quantity	Spacing
Rudbeckia hirta	Black-Eyed Susan	174	1'-0" On Center
Zizia aurea	Golden Alexanders	174	1'-0" On Center
Aster laevis	Smooth Aster	174	1'-0" On Center
Ratibida pinnata	Yellow Coneflower	174	1'-0" On Center
Pycnanthemum virginianum	Common Mountain Mint	174	1'-0" On Center
Carex vulpinoidea	Fox Sedge	174	1'-0" On Center
Asclepias syriaca	Common Milkweek	174	1'-0" On Center
Carex bicknellii	Prairie Sedge	174	1'-0" On Center
	TOTAL	1,392	

Bioretention Basin 2 Plug Plant Mix 900 sq. ft.

Botanical Name	Common Name	Quantity	Spacing
Rudbeckia hirta	Black-Eyed Susan	113	1'-0" On Center
Zizia aurea	Golden Alexanders	113	1'-0" On Center
Aster laevis	Smooth Aster	113	1'-0" On Center
Ratibida pinnata	Yellow Coneflower	113	1'-0" On Center
Pycnanthemum virginianum	Common Mountain Mint	113	1'-0" On Center
Carex vulpinoidea	Fox Sedge	113	1'-0" On Center
Asclepias syriaca	Common Milkweek	113	1'-0" On Center
Carex bicknellii	Prairie Sedge	113	1'-0" On Center
	TOTAL	904	

Bioretention Basin 3 Plug Plant Mix 5,183 sq. ft.

Botanical Name	Common Name	Quantity	Spacing
Rudbeckia hirta	Black-Eyed Susan	648	1'-0" On Center
Zizia aurea	Golden Alexanders	648	1'-0" On Center
Aster laevis	Smooth Aster	648	1'-0" On Center
Ratibida pinnata	Yellow Coneflower	648	1'-0" On Center
Pycnanthemum virginianum	Common Mountain Mint	648	1'-0" On Center
Carex vulpinoidea	Fox Sedge	648	1'-0" On Center
Asclepias syriaca	Common Milkweek	648	1'-0" On Center
Carex bicknellii	Prairie Sedge	648	1'-0" On Center
	TOTAL	5,184	

BIOSWALE VEGETATION NOTES

BASE BID* – BIORETENTION BASINS SHALL RECEIVE NATIVE VEGETATED MAT AS DESCRIBED ON PLANS, UNLESS SEASON FOR INSTALLATION DOES NOT ALIGN WITH CONSTRUCTION PHASING (SEE ALTERNATE BID). SIDE SLOPES TO RECEIVE TALLGRASS PRAIRIE FOR MEDIUM SOILS SEED MIX.

ALTERNATE BID – THREE (3) TOTAL BIORETENTION BASINS TO RECEIVE BIORETENTION PLUG PLANTINGS PLANTED 1'–0" ON CENTER AT BOTTOM OF BASIN (APPROX. 2,400 SF) AND TALLGRASS PRAIRIE FOR MEDIUM SOILS SEED MIX ALONG SIDE SLOPES.

*SEE LANDSCAPE "SEEDING, SODDING, & POND VEGETATION NOTES" FOR MATERIALS.

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

JSD

LANDSCAPE DETAILS AND NOTES

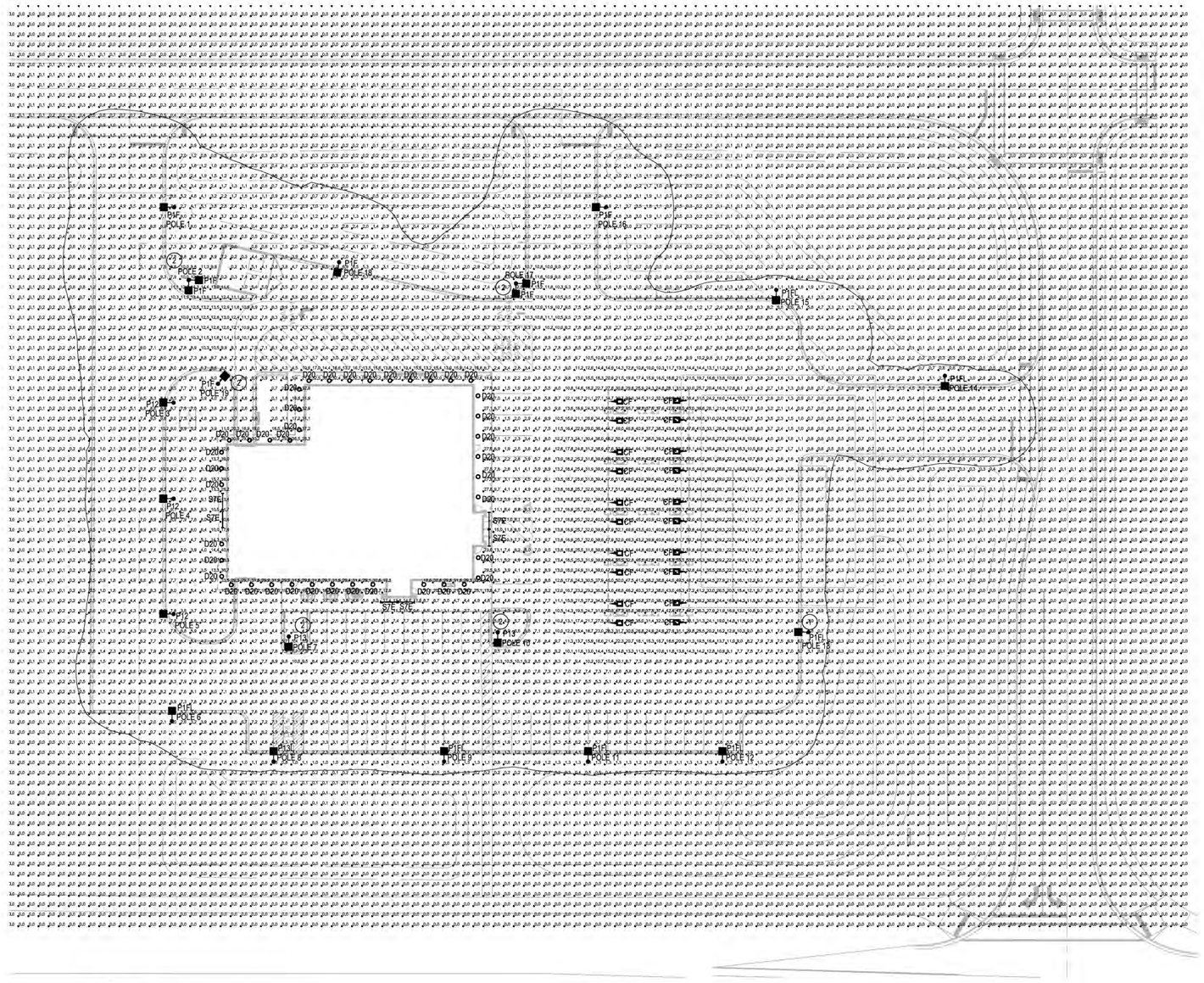
CONVENIENCE STORE 1933

COUNTY ROAD HH & HOOVER ROAD
STEVENS POINT, WI

#	DATE	DESCRIPTION
1	10/10/25	PRELIMINARY PLANS
2	10/24/25	80% PLANS
3	12/01/25	MUNICIPAL SUBMITTAL

DRAWN BY	AMW
SCALE	GRAPHIC
PROJ. NO.	25-15674
DATE	2025-12-01
SHEET	C701

DIGGERS HOTLINE
Toll Free (800) 242-8511



PHOTOMETRIC SITE PLAN
SCALE: 1" = 30'-0"

KEYED NOTES:

1. CONTRACTOR SHALL INSTALL POLE MOUNT FIXTURE 12'-0" FROM THE OVER DIG OF UNDERGROUND FUEL TANK TO EDGE OF POLE BASE.
2. CONTRACTOR SHALL POLE MOUNT FIXTURE 6'-0" FROM BACK OF CURB TO EDGE OF POLE BASE.

GENERAL NOTES:

1. FOOTCANDLE LEVELS SHOWN ON THIS PLAN ARE CALCULATED AT GRADE LEVEL.
2. ALL POLES SHALL BE INSTALLED A MINIMUM OF 3'-0" FROM BACK OF CURB TO EDGE OF POLE BASE UNLESS NOTED.
3. POLES THAT ARE LOCATED AT CORNER OF ISLAND SHALL BE A MINIMUM OF 6'-0" FROM BACK OF CURB TO EDGE OF POLE BASE. POLES THAT MUST BE INSTALLED LESS THAN 6'-0" FROM BACK OF CURB TO EDGE OF POLE BASE SHALL HAVE PROTECTIVE BOLLARDS INSTALLED AROUND THE POLE BASE. COORDINATE WITH KWIK TRIP PRIOR TO INSTALLATION.

FIXTURE SYMBOLS:

- LED LIGHT MOUNTED UNDER FUEL CANOPIES
- LED STRIP LIGHT MOUNTED IN GABLE
- RECESSED LED DOWNLIGHT
- POLE MOUNTED LED FIXTURE

CALCULATION STATISTICS

OVERALL SITE:
AVERAGE: 3.0
MAXIMUM: 55.9
MINIMUM: 0.0

FIXTURE QUANTITIES

D20 - 41
S7E - 6
CF - 20
P12 - 3
P13 - 2
P13L - 1
P1F - 7
P1FL - 9

PROVIDE (19) 16' POLES.

FIXTURE TYPES:

D20 - RECESSED LED DOWNLIGHT
GOTHAM EVO-35/30-8AR-WD-120-TRW

S7E - LED STRIP LIGHT MOUNTED IN GABLE LITHONIA TZL1N-L96-10000LM-FST-MVOLT

CF - LSI LIGHTING: SCV-LED-23L-SCFT-UNV-DIM-50-WHT MOUNTED UNDER GAS CANOPY MOUNT FIXTURES WITH FORWARD THROW OPTIC AIMING IN DIRECTION OF ARROW.

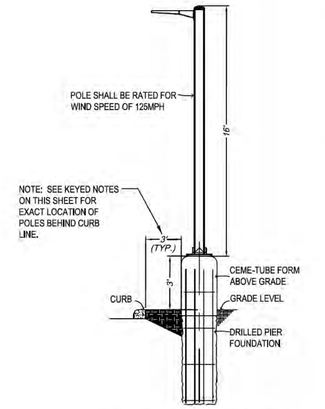
P12- LSI LIGHTING: MRS-LED-18L-SIL-2-UNV-50-70CRI-WHT

P13- LSI LIGHTING: MRS-LED-18L-SIL-3-UNV-50-70CRI-WHT

P13L- LSI LIGHTING: MRS-LED-18L-SIL-3-UNV-50-70CRI-WHT-IL

P1F- LSI LIGHTING: MRS-LED-18L-SIL-FT-UNV-50-70CRI-WHT

P1FL- LSI LIGHTING: MRS-LED-18L-SIL-FT-UNV-50-70CRI-WHT-IL



LOT LIGHT ELEVATION DETAIL
NOT TO SCALE

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
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JSD

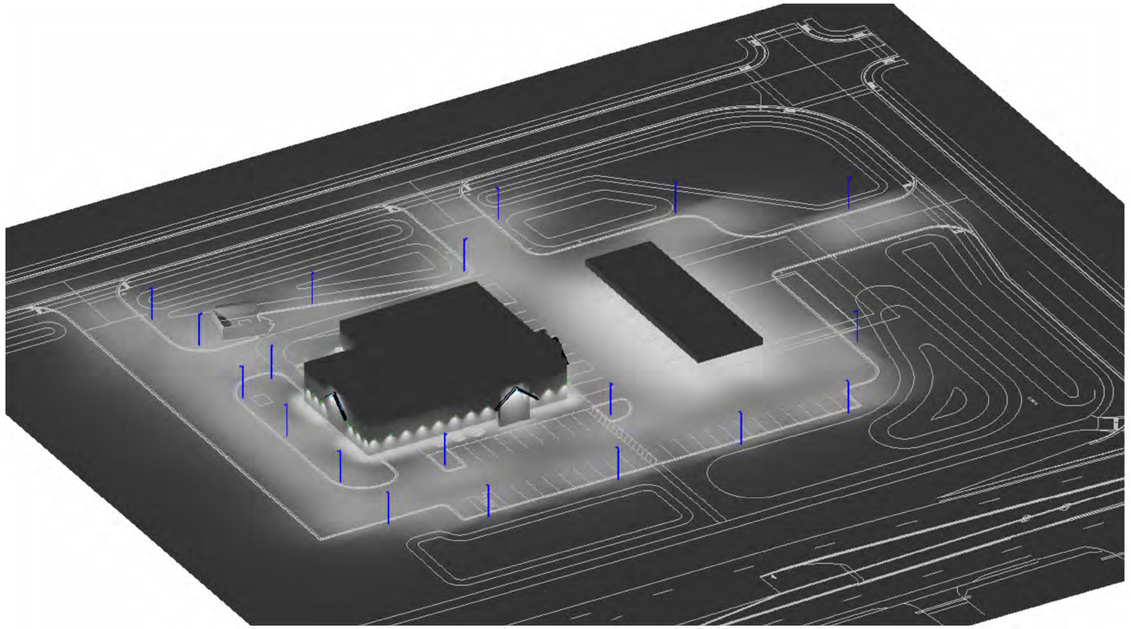
PHOTOMETRIC SITE PLAN
CONVENIENCE STORE 1933
COUNTY ROAD HH & HOOVER ROAD
STEVENS POINT, WI

#	DATE	DESCRIPTION

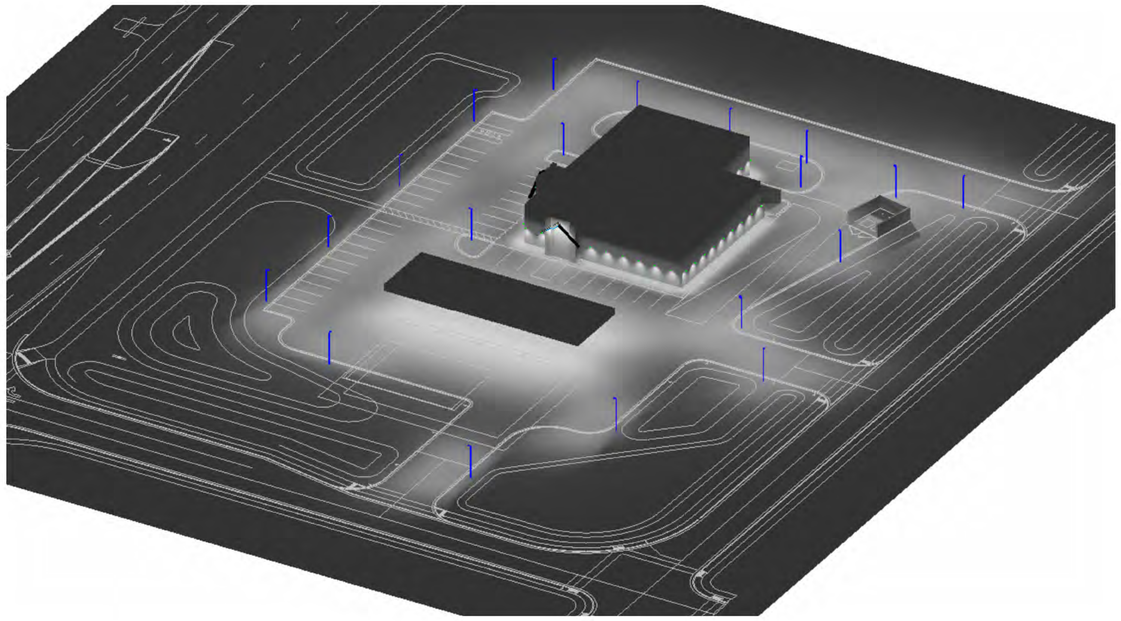
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SCALE	GRAPHIC
PROJ. NO.	25-15674
DATE	2025-10-10
SHEET	C800

2025-0195.22

GRAEF
275 West Wisconsin Avenue, Suite 300
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PHOTOMETRIC RENDERING PLAN
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PHOTOMETRIC RENDERING PLAN
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10-14-25

2025-0195.22

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PHOTOMETRIC RENDERING PLANS

CONVENIENCE STORE 1933

COUNTY ROAD HH & HOOVER ROAD
STEVENS POINT, WI

#	DATE	DESCRIPTION

DRAWN BY	DLC
SCALE	GRAPHIC
PROJ. NO.	25-15674
DATE	2025-10-10
SHEET	C801

SOURCE COMMERCIAL
PUBLIC IMPROVEMENT PLANS
CITY OF STEVENS POINT, WISCONSIN
SOUTH SIXTH STREET AND WAGON WORKS WAY

DRAWING INDEX

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C1.0 - C1.1	NOTES & LEGEND
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PROJECT AREA
NOT TO SCALE

north

PROJECT INFORMATION

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CLIENT:
SOURCE COMMERCIAL REAL ESTATE

CLIENT ADDRESS:
5936 SEMINOLE CENTER COURT
SUITE 100 FITCHBURG, WI 53711

PROJECT:
STEVENS POINT COMMERCIAL PUBLIC IMPROVEMENTS

PROJECT LOCATION:
HOOVER ROAD AND MCDILL AVE.
STEVENS POINT, WI.

PLAN MODIFICATIONS:

#	Date:	Description:
1	12.01.25	MUNICIPAL SUBMITTAL
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Designed By: KJM
Reviewed By: JAW
Approved By: PMP

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
C0.0

JSD PROJECT NO: 24-14553

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File: \\JSDINC\weston projects\PROJECTS\2024\24-14553\DWG\Civil Sheets\Public Plan Set\24-14553 C0.0 - Title Sheet.dwg Layout: C0.0 - Title User: chris.dawson Plotted: Dec 01, 2025 - 11:19am Xref's:

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE RIGHT-OF-WAY AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, JURISDICTIONAL SPECIFICATIONS, AND APPROVED BY THE JURISDICTION HAVING AUTHORITY.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
6. CONTRACTOR SHALL RESTORE ALL BUILDINGS, PAVEMENT, PIPES, SLOPES, AND STRUCTURES DAMAGED BY THE CONTRACTOR TO PRE-EXISTING OR BETTER CONDITIONS.
7. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE JURISDICTIONAL AUTHORITY AND IS SUBJECT TO CHANGE AT ANY TIME.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
9. ANY REFERENCES TO THE TERMS OR ENTITY ABBREVIATIONS IN THE FOLLOWING NOTES AND SPECIFICATIONS SHALL BE UNDERSTOOD AS FOLLOWS:
   - 9.1. "JURISDICTION " - THE LOCAL GOVERNMENTAL AGENCY (I.E., CITY, VILLAGE, TOWN, COUNTY, STATE, OR UTILITY SERVICE PROVIDER) HAVING AUTHORITY.
   - 9.2. "STATE HIGHWAY SPECIFICATIONS" - STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION AND SUPPLEMENTS
   - 9.3. "STANDARD SPECIFICATIONS" - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION AND SUPPLEMENTS
   - 9.4. WISCONSIN DEPARTMENT OF TRANSPORTATION - "WISDOT"
   - 9.5. WISCONSIN DEPARTMENT OF NATURAL RESOURCES - "WDNR"
   - 9.6. DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES - "DSPS" OR "SPS"

DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGERS HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVEGROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE, AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
2. CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION-RELATED DIRT, DUST, AND DEBRIS.
3. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS MAY BE GROUND TO PROPOSED SUBGRADE IN GRASSED AREAS ONLY UNLESS DIRECTED BY ENGINEER.
4. ABANDONED/REMOVED ITEMS SHALL BE LEGALLY DISPOSED OF OFFSITE UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES THAT WERE DAMAGED BY THE CONSTRUCTION.
6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO:
   - 6.1. EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - 6.2. VERIFY UTILITY ELEVATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
   - 6.3. NOTIFY ALL UTILITIES OWNER'S PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
   - 6.4. NOTIFY THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
7. ANY UTILITIES THAT ARE DAMAGED BY THE CONTRACTORS SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
8. CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL/ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
9. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED JURISDICTION'S RECYCLING PLAN.
10. ANY CONTAMINATED SOILS ENCOUNTERED SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROPRIATE AND APPROVED LANDFILL.
11. ALL EXISTING UTILITIES SHALL BE FIELD LOCATED AND CLEARLY MARKED BY CONTRACTOR PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING UTILITY LINE LOCATION(S). CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING UTILITY LINE OPENINGS (ULO) TO CONFIRM LOCATIONS OR ELEVATIONS, AS REQUESTED BY THE ENGINEER.
12. SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24 OF THE STANDARD SPECIFICATIONS AND JURISDICTIONAL SPECIFICATIONS.
13. WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.14.0 OF THE STANDARD SPECIFICATIONS AND JURISDICTIONAL SPECIFICATIONS.
14. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENTS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST, AND DEBRIS.
15. CONTRACTOR SHALL REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACKFILLING AFTER REMOVAL OF EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE/FLOWABLE FILL".
16. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHALL BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION, AND REMOVAL. THIS INCLUDES CURB AND GUTTER, SIDEWALK, TOPSOIL, SEEDING, AND MULCHING.

CONSTRUCTION SEQUENCING

1. INSTALL PERIMETER SILT FENCE, WATTLES, INLET PROTECTION, AND CONSTRUCTION ENTRANCE.
2. STRIP AND STOCKPILE TOPSOIL AND INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
3. ROUGH GRADE BIORETENTION BASIN AND INSTALL BASIN OUTLET.
4. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES.
5. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
6. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
7. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
8. RESTORE BIORETENTION BASIN (FINAL GRADE BIORETENTION BASIN PER PLAN REQUIREMENTS).
9. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% CONTIGUOUS VEGETATIVE COVER IS ESTABLISHED.

   CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

PAVING NOTES

1. GENERAL:
   - 1.1. PAVING SHALL CONFORM TO STATE HIGHWAY SPECIFICATIONS AND APPLICABLE JURISDICTIONAL SPECIFICATIONS AND THE GEOTECHNICAL REPORT PREPARED BY PSI ISSUE DATE JUNE 18, 2025 ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT.
   - 1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
   - 1.3. ALL SPOT GRADES ARE TO EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
   - 1.4. SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
   - 1.5. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER, PAVEMENT, OR SIDEWALK SHALL MATCH EXISTING AND MEET JURISDICTIONAL REQUIREMENTS.
2. CRUSHED AGGREGATE BASE COURSE SPECIFICATIONS:
   - 2.1. THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 2.2. RECLAIMED OR RECYCLED ASPHALT MAY NOT BE USED AS CRUSHED AGGREGATE BASE COURSE UNLESS SPECIFICALLY APPROVED BY THE ENGINEER OF RECORD. USE OF ANY OTHER REPROCESSED OR BLENDED MATERIAL MUST FIRST BE APPROVED BY ENGINEER OF RECORD.
   - 2.3. DO NOT PLACE BASE ON FROZEN FOUNDATIONS UNLESS THE ENGINEER APPROVES OTHERWISE.
   - 2.4. DO NOT PLACE BASE ON FOUNDATIONS THAT ARE SOFT, SPONGY, OR COVERED BY ICE OR SNOW.
3. HOT MIXED ASPHALT (HMA) PAVING SPECIFICATIONS:
   - 3.1. THE PLACING, CONSTRUCTION, AND COMPOSITION OF THE BASE COURSE AND HMA SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.2. WEATHER LIMITATIONS:
     - 3.2.1. DO NOT PLACE HMA WHEN BASE IS WET OR CONTAINS EXCESS MOISTURE.
     - 3.2.2. DO NOT PLACE ASPHALTIC MIXTURE WHEN THE AIR TEMPERATURE IS APPROXIMATELY 3' ABOVE GRADE, IN SHADE, AND AWAY FROM ARTIFICIAL HEAT SOURCES IS LESS THAN 40°F UNLESS A VALID ENGINEER-ACCEPTED COLD WEATHER PAVING PLAN IS IN EFFECT.
     - 3.2.3. PLACE ASPHALTIC MIXTURE ONLY ON A PREPARED, FIRM, AND COMPACTED BASE, FOUNDATION LAYER, OR EXISTING PAVEMENT SUBSTANTIALLY SURFACE-DRY AND FREE OF LOOSE AND FOREIGN MATERIAL. DO NOT PLACE OVER FROZEN SUBGRADE OR BASE, OR WHERE THE ROADBED IS UNSTABLE.
     - 3.2.4. APPLY TACK COAT ONLY WHEN THE AIR TEMPERATURE IS 32°F OR MORE UNLESS THE ENGINEER APPROVES OTHERWISE IN WRITING.
     - 3.2.5. ALL ASPHALT (BOTH UPPER AND LOWER LAYERS) SHALL BE DELIVERED TO THE PROJECT SITE AT A TEMPERATURE NOT LOWER THAN 250°F.
   - 3.3. CONTRACTOR SHALL ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
   - 3.4. BINDER COURSE AGGREGATE:
     - 3.4.1. THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTION 460 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.5. SURFACE COURSE AGGREGATE
     - 3.5.1. THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.6. ASPHALTIC MATERIALS
     - 3.6.1. THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTIONS 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
4. CONCRETE PAVING SPECIFICATIONS:
   - 4.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 405, 415, AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 4.2. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 4.3. CONTRACTOR SHALL PROVIDE A JOINTING PLAN TO ENGINEER IF NOT INCLUDED IN THE PLANS. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 15' ON CENTER.
   - 4.4. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 100' APART.
   - 4.5. PLACE EXPANSION JOINTS IN CURB, GUTTER, OR CURB AND GUTTER CONSTRUCTED NEXT TO ASPHALTIC PAVEMENT OR SURFACING. LOCATE JOINTS EVERYWHERE THAT TANGENT AND RADIAL CURB OR CURB AND GUTTER MEET; ON EACH SIDE OF EVERY INLET 3' FROM THE INLET, BUT NO CLOSER THAN 6' FROM ANOTHER JOINT; AND ON TANGENT SECTIONS PLACE BETWEEN 45' AND 300'.
   - 4.6. IF CONSTRUCTING CURB, GUTTER, OR CURB AND GUTTER NEXT TO, OR ON, CONCRETE PAVEMENT CONSTRUCTED WITH EXPANSION JOINTS, THEN PLACE EXPANSION JOINTS TO MATCH THE EXPANSION JOINT LOCATIONS IN THE PAVEMENTS.
   - 4.7. FOR CURB AND GUTTER, FORM CONTRACTION JOINTS BY SAWING OR FORMING AN INDUCED PLANE OF WEAKNESS AT LEAST 2" DEEP IN THE CURB, GUTTER, OR CURB AND GUTTER DIRECTLY OPPOSITE CONSTRUCTION OR CONTRACTION JOINTS IN ADJOINING CONCRETE PAVEMENT AND AT THE REQUIRED SPACING IN CURB, GUTTER, OR CURB AND GUTTER ADJOINING ASPHALTIC PAVEMENT. SPACE JOINTS BETWEEN 6' AND APPROXIMATELY 20' APART, AS THE ENGINEER DIRECTS.
   - 4.8. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
   - 4.9. CONTRACTOR SHALL INSTALL TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS AS SPECIFIED ON PLANS AND IN ACCORDANCE WITH STATE AND FEDERAL REQUIREMENTS.
5. PAVEMENT MARKING SPECIFICATIONS:
   - 5.1. REFER TO WISDOT AND JURISDICTIONAL SPECIFICATIONS

SEEDING AND RESTORATION NOTES

1. CONTRACTOR SHALL PROVIDE NOTICE TO THE JURISDICTIONAL AUTHORITIES IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
2. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
3. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7-DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
4. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARILY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE. REFER TO STABILIZATION PRACTICES IN THE EROSION CONTROL NOTES FOR FURTHER SPECIFICATIONS.
5. CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.
6. SEEDING SPECIFICATIONS:
   - 6.1. TURF LAWN SEED MIXTURE: WISDOT SEED MIX NO. 40 AT RATES SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS
   - 6.2. LOW MAINTENANCE AREA SEED MIXTURE: WISDOT SEED MIX NO. 10 OR 20 APPLIED AT RATES AS SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 6.3. NO-MOW AREA SEED MIXTURE: NO-MOW LAWN SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964, TEL. 608-296-3679 (OR APPROVED EQUIVALENT). SEEDING RATE SHALL BE PER MANUFACTURE'S RECOMMENDATIONS.
7. SEED PREPARATION SPECIFICATIONS:
   - 7.1. SCARIFY SUBSOILS TO A DEPTH OF 3" WHERE TOPSOIL SHALL BE PLACED TO REDUCE COMPACTION.
   - 7.2. PLACE TOPSOIL AT A MINIMUM DEPTH OF 6" UNLESS OTHERWISE NOTED ON THE PLANS.
   - 7.3. APPLY FERTILIZER IN ACCORDANCE WITH SEED MIX MANUFACTURES RECOMMENDATIONS.
   - 7.4. SOW SEED AT RATES SPECIFIED USING METHOD "A" OR METHOD "B" AS SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS.
8. SEED MULCHING/EROSION MATTING SPECIFICATIONS:
   - 8.1. ALL SEEDED AREAS WITH SLOPES FLATTER THAN 4:1, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL BE STABILIZED WITH WEED-FREE WHEAT STRAW MULCH WITH METHODS AND RATES IN ACCORDANCE WITH SECTION 627 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 8.2. ALL SEEDED AREAS WITH SLOPES EQUAL TO OR STEEPER THAN 4:1, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL BE STABILIZED WITH EROSION MATTING MATERIALS AS SPECIFIED ON THE PLANS. EROSION MATTING SHALL BE IN ACCORDANCE WITH SECTION 628 OF THE STATE HIGHWAY SPECIFICATIONS.

UTILITY NOTES

1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
   - 2.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - 2.2. OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
   - 2.3. VERIFYING ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER, AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
   - 2.4. NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
   - 2.5. NOTIFYING THE DESIGN ENGINEER AND JURISDICTIONAL AUTHORITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
   - 2.6. COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
3. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC UTILITIES AND STATE DSPS/SPS AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE JURISDICTIONAL AUTHORITIES.
4. SPECIFICATIONS SHALL COMPLY WITH THE JURISDICTIONAL AUTHORITY'S SPECIAL PROVISIONS.
5. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
7. CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
8. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
9. ALL NON-METALLIC UTILITY PIPES (SANITARY SEWER, STORM SEWER, AND WATER PIPING) SHALL BE INSTALLED IN CONJUNCTION WITH TRACER WIRE AS REQUIRED BY SPS 382.30(11)(H), SPS 382.36(7)(C)10., AND SPS 382.40(8)(K). COLOR OF TRACER WIRE SHALL BE: SANITARY SEWER - GREEN, STORM SEWER - BROWN, WATER - BLUE, NON-POTABLE WATER - PURPLE.
10. DRY UTILITIES (COMMUNICATION, TELEPHONE, GAS, ELECTRIC, ETC.) ARE SHOWN FOR GENERAL ROUTING ONLY. CONTRACTOR SHALL COORDINATE DESIGN AND FINAL LOCATION WITH APPROPRIATE UTILITY COMPANY.
11. THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
12. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE JURISDICTIONAL AUTHORITY'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
13. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE INSTALLED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED. IF REQUIRED, ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
14. IN ANY LOCATIONS WHERE BUILDING SEWERS (STORM AND SANITARY) ARE INSTALLED WITH LESS THAN THE MINIMUM COVER AS SPECIFIED IN SPS 382.30(11)(c) OR WATER PIPING 382.40(8)(a), CONTRACTOR SHALL INSTALL INSULATION IN ACCORDANCE WITH SPS 382.30(11)(c)2. FOR PROTECTION FROM FROST.
15. STORM SEWER SPECIFICATIONS:
   - 15.1. PIPE:
     - 15.1.1. REINFORCED CONCRETE PIPE (RCP) - SHALL MEET THE REQUIREMENTS OF ASTM CLASS III (MINIMUM) C76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C443.
   - 15.2. INLETS AND CATCH BASINS:
     - 15.2.1. INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 3.6.3 AND DETAIL DRAWINGS FILE. NO. 28 OR 29 OF THE STANDARD SPECIFICATIONS, OR APPROVED EQUAL WITH A 2'X3' MAXIMUM OPENING.
     - 15.2.2. POLYVINYL CHLORIDE (PVC) INLETS BY NYLOPLAST ONLY WHEN SPECIFIED ON PLANS, CONFORMING TO ASTM D1781, ASTM D3212, ASTM F477, AND MANUFACTURER'S REQUIREMENTS. REFER TO PLANS FOR LID OR GRATE SPECIFICATION.
     - 15.2.3. FRAME AND GRATE/LIDS:
       - 15.2.3.1. CURB FRAME AND GRATES SHALL BE NEENAH R-3067 WITH TYPE "R" GRATE OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS
       - 15.2.3.2. SOLID LID FRAME AND GRATES SHALL BE NEENAH R-1550, HEAVY DUTY NON-ROCKING SOLID LID OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
       - 15.2.3.3. GRATE FRAME AND GRATES SHALL BE NEENAH R-1550, HEAVY DUTY WITH A R-2578 GRATE OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
     - 15.2.4. MANHOLES:
       - 15.2.4.1. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 3.5.0 AND DETAIL DRAWINGS FILE NO. 11 AND/OR 12 OF THE STANDARD SPECIFICATIONS.
       - 15.2.3.2. MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1550, HEAVY DUTY NON-ROCKING SOLID LID OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
   - 15.3. BACKFILL AND BEDDING:
     - 15.3.1. STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
     - 15.3.2. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS.
   - 15.4. FIELD TILE CONNECTIONS:
     - 15.4.1. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
16. WATER MAIN & WATER LATERAL SPECIFICATIONS:
   - 16.1. PIPE:
     - 16.1.1. DUCTILE IRON PIPE SHALL BE CLASS 52 CONFORMING TO AWWA C151 AND CHAPTER 8.18.0 OF THE STANDARD SPECIFICATIONS.
     - 16.1.2. POLYVINYL CHLORIDE PRESSURE PIPE (PVC) SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA C900 DR14 (CLASS 305) FOR SIZES UP TO 4" AND AWWA C900 DR18 (CLASS 235) UP TO 30".WITH INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS.
     - 16.1.3. COPPER TYPE K TUBING SHALL CONFORM TO ASTM DESIGNATION B88 FOR WATER SERVICES LESS THAN 2" IN DIAMETER
     - 16.1.4. HIGH DENSITY POLYETHYLENE (HDPE) SHALL CONFORM TO THE REQUIREMENTS OF AWWA C901, SDR 9 MINIMUM FOR SIZES UP TO 3" AND TO AWWA C906, SDR 17 MINIMUM FOR SIZES GREATER THAN 3".
   - 17.2. VALVES AND VALVE BOXES:
     - 17.2.1. GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C500 AND CHAPTER 8.27.0 OF THE STANDARD SPECIFICATIONS.
     - 17.2.2. CURB STOPS AND CORPORATION VALVES SHALL BE AWWA C800 AND ASTM B62, AND CONFORM TO ANY LOCAL JURISDICTIONAL REQUIREMENTS.
   - 17.3. WATER SERVICES CONNECTIONS
     - 17.3.1. SERVICES 2" IN DIAMETER OR LESS SHALL USE A TAP SERVICE WITH A CORPORATION STOP AND CURB STOP VALVE WITH SERVICE BOX PER JURISDICTIONAL REQUIREMENTS.
     - 17.3.2. SERVICES GREATER THAN 2" IN DIAMETER SHALL USE A TAPPING SLEEVE OR CUT-IN TEE CONNECTION WITH VALVE OF EQUIVALENT PIPE DIAMETER AND VALVE BOX PER JURISDICTIONAL REQUIREMENTS.
   - 17.4. HYDRANTS:
     - 17.4.1. HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE JURISDITIONAL AUTHORITIES. THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18 " AND NO GREATER THAN 23"(SEE DETAIL).
   - 17.5. JOINT RESTRAINT:
     - 17.5.1. WHERE SPECIFIED, DUCTILE IRON PIPE SHALL INCLUDE MECHANICAL JOINTS CONFORMING TO CHAPTER 4.4.2(b) OF THE STANDARD SPECIFICATIONS. POLYETHYLENE WRAP SHALL BE USED AROUND ALL MECHANICAL CONNECTIONS.
   - 17.6. BEDDING AND COVER MATERIAL:
     - 17.6.1. PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE STANDARD SPECIFICATIONS.
     - 17.6.2. BURY DEPTH SHALL CONFIRM TO LOCAL JURISDICTION REQUIREMENTS, OR DSPS REQUIREMENTS AT A MINIMUM, WHERE THERE IS NO LOCAL JURISDICTION REQUIREMENTS.
   - 17.7. BACKFILL:
     - 17.7.1. BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTERS 2.6.0 AND 4.17.0 OF THE STANDARD SPECIFICATIONS. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
     - 17.7.2. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS.
18. SEPARATION DISTANCES
   - WHERE PRIVATE W

DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGERS HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVEGROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE, AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
2. CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION-RELATED DIRT, DUST, AND DEBRIS.
3. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS MAY BE GROUND TO PROPOSED SUBGRADE IN GRASSED AREAS ONLY UNLESS DIRECTED BY ENGINEER.
4. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
5. ABANDONED/REMOVED ITEMS SHALL BE LEGALLY DISPOSED OF OFFSITE UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES THAT WERE DAMAGED BY THE CONSTRUCTION.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO:
   - 7.1. EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - 7.2. VERIFY UTILITY ELEVATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
   - 7.3. NOTIFY ALL UTILITIES OWNER'S PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
   - 7.4. NOTIFY THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
8. ANY UTILITIES THAT ARE DAMAGED BY THE CONTRACTORS SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
9. CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL/ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
10. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED JURISDICTION'S RECYCLING PLAN.
11. ANY CONTAMINATED SOILS ENCOUNTERED SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROPRIATE AND APPROVED LANDFILL.
12. ALL EXISTING UTILITIES SHALL BE FIELD LOCATED AND CLEARLY MARKED BY CONTRACTOR PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATIONS SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING UTILITY LINE LOCATION(S). CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING UTILITY LINE OPENINGS (ULO) TO CONFIRM LOCATIONS OR ELEVATIONS, AS REQUESTED BY THE ENGINEER.
13. SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24 OF THE STANDARD SPECIFICATIONS AND JURISDICTIONAL SPECIFICATIONS.
14. WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.14.0 OF THE STANDARD SPECIFICATIONS AND JURISDICTIONAL SPECIFICATIONS.
15. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENTS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST, AND DEBRIS.
16. BUILDING REMOVALS SHALL BE PREFORMED BY A QUALIFIED CONTRACTOR. CONTRACTOR SHALL FOLLOW ALL DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS, AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE AND APPROVED LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE BURNED OR BURIED ONSITE.
17. CONTRACTOR SHALL REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACKFILLING AFTER REMOVAL OF EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE/FLOWABLE FILL".
18. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHALL BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION, AND REMOVAL. THIS INCLUDES CURB AND GUTTER, SIDEWALK, TOPSOIL, SEEDING, AND MULCHING.

GRADING AND EARTHWORK NOTES

1. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY, AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST-EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
3. ALL EXCAVATIONS AND FILLS SHALL BE TO THE ELEVATIONS SHOWN ON THE DRAWINGS AND SHALL INCLUDE SUFFICIENT DEPTHS FOR PLACEMENT OF FILL MATERIALS, BASE COURSES, PAVEMENTS, TOPSOIL, AND OTHER MATERIALS TO THE SPECIFIED DEPTHS.
4. CONTRACTOR SHALL NOT EXCAVATE BELOW ELEVATIONS OR DESIGN GRADES SHOWN ON THE DRAWINGS WITHOUT PRIOR AUTHORIZATION FROM ENGINEER AND OWNER.
5. PRIOR TO ALL EXCAVATION OR FILLING OPERATIONS, CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TOPSOIL FROM PROPOSED LOCATIONS OF BUILDINGS, STRUCTURES, ROADS, WALKS, OTHER PAVED AREAS, STORM WATER FACILITIES OR WITHIN THE GRADING EXTENTS WHERE EXISTING GRADES ARE ALTERED BY MORE THAN 3". REMOVED OR STRIPPED TOPSOIL SHALL BE SEGREGATED AND STOCKPILED ON-SITE IN AN APPROPRIATE LOCATION TO BE RESPREAD AS SPECIFIED ON THE DRAWINGS.
6. CONTRACTOR SHALL NOT PLACE ANY FILL OR OTHER MATERIALS ON AREAS THAT HAVE NOT HAD TOPSOIL REMOVED, ARE FROZEN, SATURATED, OR YIELDING. CONTRACTOR SHALL NOTIFY OWNER OR ENGINEER IF SUBGRADE CONDITIONS ARE NOT SUITABLE FOR SUPPORTING FILL AND A FURTHER DETERMINATION SHALL BE PROVIDED BY OWNER OR ENGINEER.
7. CONTRACTOR SHALL PLACE THE FILLS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT INCLUDING LIFT DEPTHS AND COMPACTION EFFORTS.
8. PRIOR TO PLACEMENT OF BASE COURSE MATERIALS IN PAVEMENT OR HARD SURFACE AREAS OR CONDUCTING EXCAVATION BELOW SUBGRADE (EBS) ELEVATIONS, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER TO CONDUCT AN INSPECTION OF THE PREPARED SUBGRADE AND PROOF-ROLLING. PROOF-ROLLING SHALL BE CONDUCTED BY THE CONTRACTOR IN WITNESS OF THE OWNER AND ENGINEER. OWNER AND ENGINEER SHALL DETERMINE IF AREAS OF EBS ARE REQUIRED. EBS SHALL BE COMPLETED BY THE CONTRACTOR PER THE DIRECTION OF THE OWNER AND ENGINEER.
9. SOIL MATERIAL SPECIFICATIONS:
   - 9.1. FILL AND BACKFILL MATERIALS
     - 9.1.1. MATERIAL SHALL BE SATISFACTORY MATERIALS EXCAVATED FROM THE SITE, PER THE GEOTECHNICAL REPORT. IF SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE OR ADDITIONAL MATERIALS ARE REQUIRED, REFER TO IMPORTED FILL MATERIAL SPECIFICATIONS.
   - 9.2. IMPORTED FILL MATERIAL
     - 9.2.1. MATERIAL SHALL BE PROVIDED BY THE CONTRACTOR FROM OFFSITE BORROW AREAS WHEN SUFFICIENT, SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE. IMPORTED FILL MATERIAL SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND CONSIST OF CLEAN MATERIAL OF INORGANIC SOILS OR A MIXTURE OF INORGANIC SOIL AND ROCK, STONE, OR GRAVEL. THE MATERIAL SHALL BE FREE OF TOPSOIL, VEGETATION, PAVEMENT RUBBLE, DEBRIS, OR OTHER DELETERIOUS MATERIALS. THE MAXIMUM NOMINAL DIMENSION OF MATERIALS CONSISTING OF ROCK, STONE, OR GRAVEL SHALL BE 6" .
   - 9.3. GRANULAR FILL
     - 9.3.1. MATERIAL SHALL CONSIST OF CLEAN MATERIAL MEETING THE REQUIREMENTS OF "GRADE 1" OR "GRADE 2" GRANULAR BACKFILL AS DEFINED IN SECTION 209.2.1 OF THE STATE HIGHWAY SPECIFICATIONS.

CONSTRUCTION SITE DEWATERING NOTES

1. ALL CONSTRUCTION SITE DEWATERING PRACTICES SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061 FOR PUMPING DISCHARGE RATES OF LESS THAN 70 GPM. CONTRACTOR SHALL BE RESPONSIBLE FOR APPLICABLE JURISDICTIONAL DEWATERING PERMITS. FOR DISCHARGE RATES EXCEEDING 70 GPM, CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITTING OF DEWATERING SYSTEM AS A HIGH CAPACITY DEWATERING WELL WITH WDNR AND LOCAL JURISDICTIONS.
2. CONTRACTOR SHALL DISCHARGE TREATED EFFLUENT FROM DEWATERING SYSTEM TO LOCATIONS IN ACCORDANCE WITH WDNR TECHINCAL STANDARD 1061. CONTRACTOR SHALL OBTAIN APPROVAL FROM LOCAL JURISDICTION OR ADJACENT PRIVATE PROPERTY OWNERS FOR ALL DISCHARGES TO JURISDICTION'S PUBLIC INFRASTRUCTURE OR PRIVATE PROPERTY.
3. IN THE EVENT OF DIRTY/UNCLEAR DISCHARGE, CONTRACTOR SHALL HALT PUMPING OPERATIONS AND EVALUATE THE DEWATERING TREATMENT/FILTERING SYSTEM.
4. IN THE EVENT CONTRACTOR FINDS SIGNS OF CONTAMINATION IN THE GROUNDWATER OR SITE SOILS, ALL DEWATERING PRACTICES SHALL BE HALTED AND CONTAMINATION SHALL BE EVALUATED BY A QUALIFIED PROFESSIONAL TO PREVENT TRANSPORTATION OF CONTAMINATES DOWNSTREAM OF DISCHARGES.
   - 4.1. IF DEWATERING PRACTICES CONTINUE WITH CONTAMINATED GROUNDWATER OR SOIL CONDITIONS, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS AND APPROVALS TO CONTINUE OPERATION OF DEWATERING SYSTEMS.
   - 4.2. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR DISCHARGE CONSTRUCTION SITE DEWATERING PRACTICES TO THE SANITARY SEWER WITHOUT AUTHORIZATION AND PERMIT APPROVALS FROM THE LOCAL JURISDICTION.

STORMWATER FACILITIES CONSTRUCTION NOTES

1. ENGINEER SHALL BE NOTIFIED PRIOR TO INSTALLATION OF STORMWATER MANAGEMENT FACILITIES. CONTRACTOR SHALL PROVIDE ENGINEER DOCUMENTATION OF CONSTRUCTION OF STORMWATER FACILITIES INCLUDING GEOTECHNICAL NOTES ON EXISTING SOILS, PHOTOGRAPHS OF EACH STAGE OF BASIN CONSTRUCTION, LOAD TICKETS AND SPECIFICATION OF MATERIALS USED IN THE BASIN, AND ELEVATION OF CRITICAL ITEMS SUCH AS PIPES, EXCAVATIONS, DRAINAGE STONE BOTTOM, ETC.
2. ERECT CONSTRUCTION FENCING OR SNOW FENCING AROUND PROPOSED STORMWATER FACILITIES INTENDED TO INFILTRATE STORMWATER TO PROTECT THESE SOILS FROM DISTURBANCE AND COMPACTION. CONSTRUCTION TRAFFIC, HEAVY EQUIPMENT, AND SOIL STOCKPILES SHALL NOT BE PLACED IN AREAS WHERE PROPOSED INFILTRATE AREAS ARE LOCATED.
3. STORMWATER MANAGEMENT FACILITIES FOR INFILTRATION SHALL BE INSTALLED AFTER SUBSTANTIAL COMPLETION OF FINAL SITE GRADING AND SOILS HAVE BEEN STABILIZED.
4. TEMPORARY SEDIMENT BASINS SHALL BE REMOVED IN THEIR ENTIRETY AFTER CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES. PERMANENT STORMWATER BASINS USED AS TEMPORARY SEDIMENT BASINS SHALL BE DREDGED TO DESIGN DEPTH AFTER SITE IS STABILIZED.
5. REFER TO PROJECT DETAILS FOR FURTHER INFORMATION AND SPECIFICATIONS FOR THE CONSTRUCTION OF THE STORMWATER FACILITIES.

SEEDING AND RESTORATION NOTES

1. CONTRACTOR SHALL PROVIDE NOTICE TO THE JURISDICTIONAL AUTHORITIES IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
2. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
3. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7-DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
4. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARILY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE. REFER TO STABILIZATION PRACTICES IN THE EROSION CONTROL NOTES FOR FURTHER SPECIFICATIONS.
5. CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.
6. SEEDING SPECIFICATIONS:
   - 6.1. TURF LAWN SEED MIXTURE: WISDOT SEED MIX NO. 40 AT RATES SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS
   - 6.2. LOW MAINTENANCE AREA SEED MIXTURE: WISDOT SEED MIX NO. 10 OR 20 APPLIED AT RATES AS SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 6.3. NO-MOW AREA SEED MIXTURE: NO-MOW LAWN SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964, TEL. 608-296-3679 (OR APPROVED EQUIVALENT). SEEDING RATE SHALL BE PER MANUFACTURE'S RECOMMENDATIONS.
7. SEED PREPARATION SPECIFICATIONS:
   - 7.1. SCARIFY SUBSOILS TO A DEPTH OF 3" WHERE TOPSOIL SHALL BE PLACED TO REDUCE COMPACTION.
   - 7.2. PLACE TOPSOIL AT A MINIMUM DEPTH OF 6" UNLESS OTHERWISE NOTED ON THE PLANS.
   - 7.3. APPLY FERTILIZER IN ACCORDANCE WITH SEED MIX MANUFACTURES RECOMMENDATIONS.
   - 7.4. SOW SEED AT RATES SPECIFIED USING METHOD "A" OR METHOD "B" AS SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS.
8. SEED MULCHING/EROSION MATTING SPECIFICATIONS:
   - 8.1. ALL SEEDED AREAS WITH SLOPES FLATTER THAN 4:1, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL BE STABILIZED WITH WEED-FREE WHEAT STRAW MULCH WITH METHODS AND RATES IN ACCORDANCE WITH SECTION 627 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 8.2. ALL SEEDED AREAS WITH SLOPES EQUAL TO OR STEEPER THAN 4:1, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL BE STABILIZED WITH EROSION MATTING MATERIALS AS SPECIFIED ON THE PLANS. EROSION MATTING SHALL BE IN ACCORDANCE WITH SECTION 628 OF THE STATE HIGHWAY SPECIFICATIONS.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- COLORED CONCRETE PAVEMENT
- CONCRETE PAVEMENT
- 959 — PROPOSED 1 FOOT CONTOUR
- 960 — PROPOSED 5 FOOT CONTOUR
- 959 — EXISTING 1 FOOT CONTOUR
- 960 — EXISTING 5 FOOT CONTOUR
- DRAINAGE DIRECTION
- STORMWATER MANAGEMENT AREA
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- SIGN (REFER TO SIGNAGE PLAN)
- SAWCUT EXISTING PAVEMENT
- S — S SANITARY SEWER
- W WATERMAIN
- STORM SEWER
- SILT FENCE
- RIP-RAP
- CONSTRUCTION ENTRANCE
- EROSION MATTING (CLASS 1, TYPE B)
- FG: XXX.XX — SPOT ELEVATION
  - EP – EDGE OF PAVEMENT
  - FG – FINISH GRADE
  - EC – EDGE OF CONCRETE
  - BOC – BACK OF CURB
  - MATCH – MATCH EXISTING GRADE
  - FL – FLOW LINE
  - SW – SIDEWALK
- INLET PROTECTION
- DEMOLITION – REMOVAL OF ONSITE CURB SURFACES AND BASE COURSE
- DEMOLITION – REMOVAL OF FENCING
- DEMOLITION – REMOVAL OF GRAVEL SURFACES
- DEMOLITION – REMOVAL OF RETAINING WALL
- DEMOLITION – REMOVAL OF ASPHALT SURFACES
- DEMOLITION – REMOVAL OF CONCRETE SURFACES
- DEMOLITION – REMOVAL OF UTILITIES
- DEMOLITION – REMOVAL OF LANDSCAPE BEDDING
- DEMOLITION – REMOVAL OF BUILDINGS/STRUCTURES

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P. 608.848.5060

CLIENT:
SOURCE COMMERCIAL REAL ESTATE

CLIENT ADDRESS:
5936 SEMINOLE CENTER COURT SUITE 100 FITCHBURG, WI 53711

PROJECT:
STEVENS POINT COMMERCIAL PUBLIC IMPROVEMENTS

PROJECT LOCATION:
HOOVER ROAD AND MCDILL AVE. STEVENS POINT, WI.

PLAN MODIFICATIONS:

#	Date:	Description:
1	12.01.25	MUNICIPAL SUBMITTAL
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Designed By: KJM
Reviewed By: JAW
Approved By: PMP

SHEET TITLE:
GENERAL NOTES & LEGEND

SHEET NUMBER:
C1.1

JSD PROJECT NO: 24-14553

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File: \\JSDINC\weston projects\PROJECTS\2024\24-14553\DWG\Civil Sheets\Public Plan Set\24-14553 C1.0 - Notes.dwg Layout: C1.1 - Notes & Legend User: isaac.newman Plotted: Nov 26, 2025 - 3:25pm Xref's:

PROJECT AREA

INSTALL TYPE III BARRICADE (R11-2 48"X30") HARD ROAD CLOSURE

HOOVER RD

NORTON WAY

BIOINFILTRATION BASIN

BIOINFILTRATION BASIN

LOT 3 FUTURE DEVELOPMENT 10.069 ACRES

HALL AVENUE

LOT 2 FUTURE DEVELOPMENT 2.508 ACRES

LOT 1 FUTURE DEVELOPMENT 3.098 ACRES

BIOINFILTRATION BASIN

MCDILL AVE/ COUNTY ROAD HH

INSTALL TYPE III BARRICADE (R11-2 48"X30") HARD ROAD CLOSURE

ROAD/LANE CLOSURES

R11-2
48" X 30"



TYPE III BARRICADE

(1) HARD ROAD CLOSURE (NO PERMITTED ACCESS)

TRAFFIC CONTROL NOTES:

1. LOW INTENSITY (TYPE A) WARNING LIGHT(S) SHALL BE FIXED TO DRUM AND TYPE III TRAFFIC CONTROL.
2. COORDINATE BOTH SOFT AND HARD ROAD CLOSURES WITH CITY AND EMERGENCY CONTACTS AS REQUIRED BY SPECIFICATIONS.

north
SCALE IN FEET
60' 0 60'

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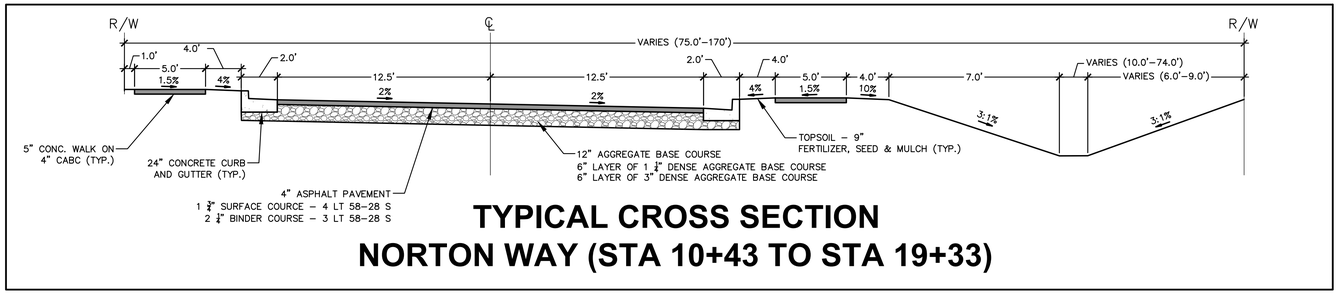
SHEET TITLE:
PROJECT OVERVIEW

SHEET NUMBER:
C2.0

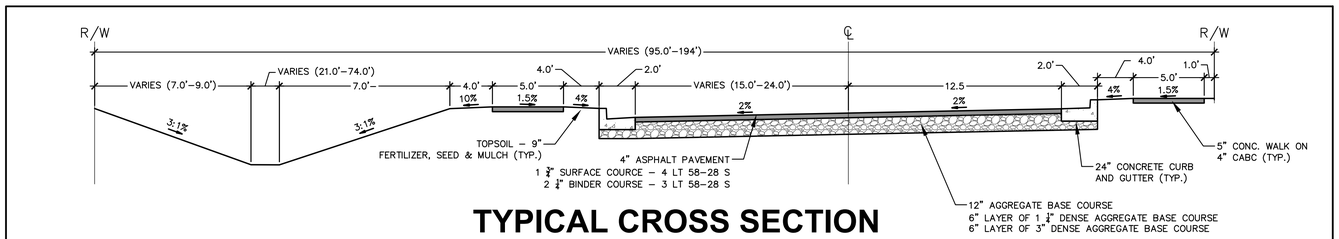
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TYPICAL CROSS SECTION
NORTON WAY (STA 10+43 TO STA 19+33)



TYPICAL CROSS SECTION
HALL AVENUE (STA 31+20 TO STA 35+61)

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Designed By:	KJM
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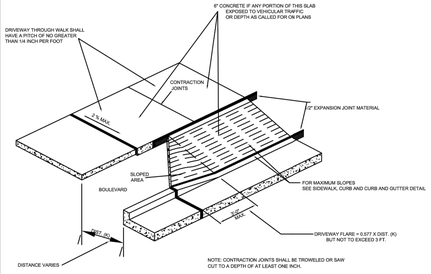
SHEET TITLE:
TYPICAL SECTIONS

SHEET NUMBER:
C3.0

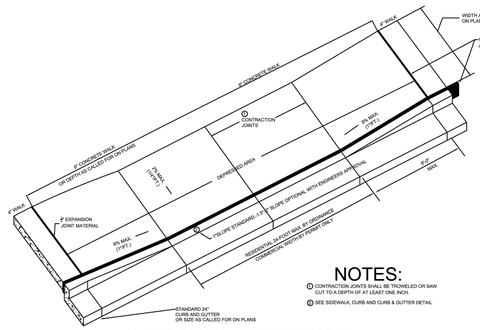
JSD PROJECT NO: 24-14553

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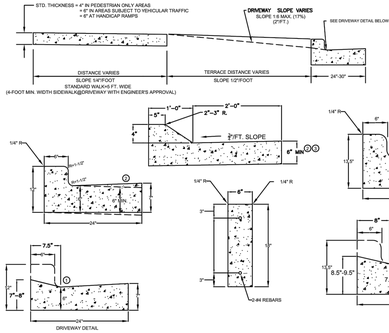
DRIVEWAY RAMP



INTEGRAL DRIVEWAY

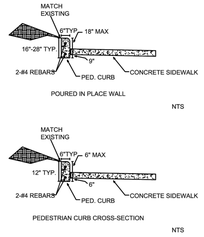
NOTES:

1. CONTRACTION JOINTS SHALL BE TROWELED OR SAW CUT TO A DEPTH OF AT LEAST ONE INCH.
2. SEE SIDEWALK, CURB AND GURB & GUTTER DETAIL

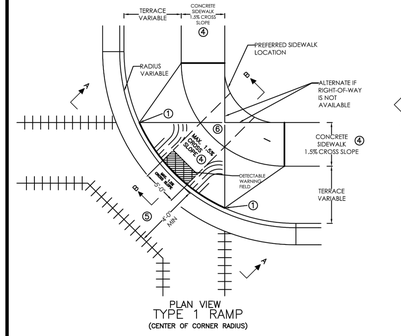


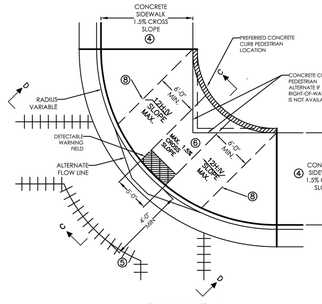
NOTES

1. SLOPE OVER 1-INCH MUST BE APPROVED BY CITY/ ENGINEER. NOT FOR USE ON ADA CURB RAMPS.
2. WHEN REVERSE SLOPE GUTTER IS REQUIRED, THE LOCATIONS WILL BE SHOWN ELSEWHERE IN THE PLANS.
3. USE 8" MINIMUM GUTTER THICKNESS WHEN USED WITH AN ADJACENT CONCRETE TRUCK APRON PLACED BEHIND BACK OF CURB



SIDEWALK,CURB & GUTTER DETAILS





GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

WHEN NECESSARY, THE SIDEWALK ELEVATION MAY BE LOWERED TO MEET THE HIGH POINT ON THE RAMP.

TYPE 1 RAMPS SHALL HAVE A NORMAL SIDEWALK APRON AND CURB ON BOTH SIDES OF RAMP.

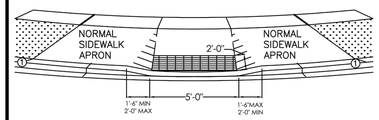
DETECTABLE WARNING FIELD SHALL BE MEASURED AND PAID BY THE SQUARE FOOT AS "CURB RAMP DETECTABLE WARNING FIELD." THE CONCRETE PEDESTRIAN CURB, IF NEEDED, SHALL BE MEASURED AND PAID BY THE LINEAL FOOT AS "CONCRETE CURB PEDESTRIAN." CONCRETE SIDEWALK IN THE CURB RAMP AREA SHALL BE MEASURED AND PAID BY THE SQUARE FOOT AS CONCRETE SIDEWALK, INCLUDING THE AREA UNDER THE DETECTABLE WARNING FIELD.

SELECT CURB RAMP DETECTABLE WARNING FIELD MATERIALS AND DEVICES FROM THE DEPARTMENTS APPROVED MATERIALS LIST. THE COLOR OF THE DETECTABLE WARNING FIELD IS SPECIFIED ELSEWHERE AND IS INCIDENTAL TO THE BID ITEM OF "CURB RAMP DETECTABLE WARNING FIELD."

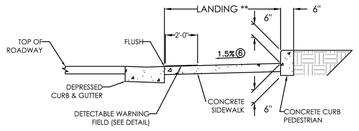
DETECTABLE WARNING FIELDS THAT ARE INSTALLED AS A GROUP OR SIDE BY SIDE, SHALL BE FROM THE SAME MANUFACTURER.

SURFACE TEXTURE OF THE RAMP SHALL BE OBTAINED BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP.

1. THIS POINT IS AN EXTENSION OF THE OUTSIDE EDGE OF APPROACHING SIDEWALK WHERE IT MEETS THE BACK OF THE CONCRETE CURB.
2. GRADE CHANGE BETWEEN GUTTER FLAG SLOPE AND THE CURB RAMP SLOPE SHALL NOT EXCEED 11%. MAXIMUM GUTTER FLAG SLOPE IS 4%. PROVIDE DRAINAGE AWAY FROM CURB RAMP AT GUTTER FLAG INTERFACE, NO VERTICAL LIPS OR DISCONTINUITIES GREATER THAN 1/4–INCH ARE ALLOWED.
3. ABSOLUTE MAXIMUM 12H:1V (8.33%) CURB RAMP SLOPE IS ALLOWABLE WITH FLATTENED GUTTER FLAG SLOPE AND NOT TO EXCEED 11% GRADE CHANGE.
4. ± 0.5% CONSTRUCTION TOLERANCE IN SIDEWALK ACROSS SLOPE. THE SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% WITHOUT PRIOR APPROVAL FROM THE ENGINEER.
5. PROVIDE A LEVEL LANDING IN THE STREET AND GUTTER AREA, (2% MAXIMUM SLOPE IN ANY DIRECTION), WHEN THE GUTTER SLOPE EXCEEDS 2%, CONSTRUCT THE LEVEL LANDING IN THE STREET AREA.
6. PROVIDE A LEVEL LANDING (MAXIMUM 2% SLOPE) IN ANY DIRECTION OF PEDESTRIAN TRAVEL. STANDARD LANDING SIZE IS 5 FEET X 5 FEET (MINIMUM 4 FEET X 4 FEET).
7. PROVIDE GRADE BREAK PERPENDICULAR TO DIRECTION OF WHEELCHAIR TRAVEL.

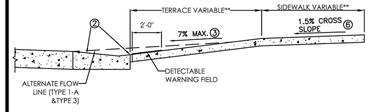


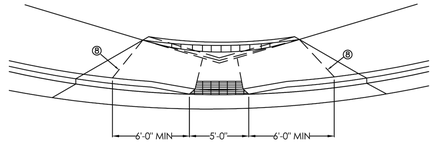
**WIDTH SHOWN ELSEWHERE IN THE PLANS



LEGEND

- ½" EXPANSION JOINT–SIDEWALK
- CONTRACTION JOIN FIELD LOCATED
- PAVEMENT MARKING CROSSWALK (WHITE)
- ALTERNATIVE LAYOUT





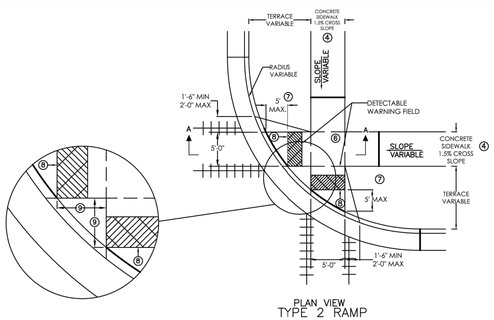
CURB RAMPS
TYPES 1 AND 1–A
STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION

GENERAL NOTES

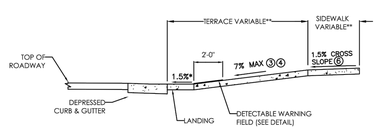
USE TYPE 3 RAMP ONLY WHEN A TYPE 1 OR 2 CANNOT BE ACHIEVED BECAUSE OF FIELD CONDITIONS.

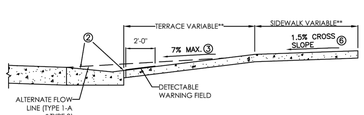
DETECTABLE WARNING FIELDS THAT ARE INSTALLED AS A GROUP OR SIDE BY SIDE, SHALL BE FROM THE SAME MANUFACTURER.

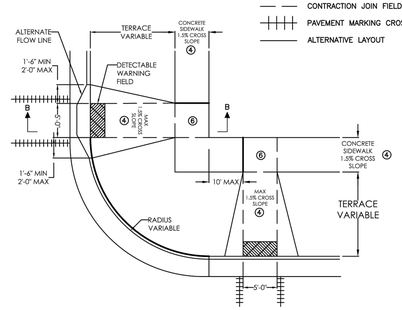
2. GRADE CHANGE BETWEEN GUTTER FLAG SLOPE AND THE CURB RAMP SLOPE SHALL NOT EXCEED 11%. MAXIMUM GUTTER FLAG SLOPE IS 4%. PROVIDE DRAINAGE AWAY FROM CURB RAMP AT GUTTER FLAG INTERFACE, NO VERTICAL LIPS OR DISCONTINUITIES GREATER THAN 1/4–INCH ARE ALLOWED.
3. ABSOLUTE MAXIMUM 12H:1V (8.33%) CURB RAMP SLOPE IS ALLOWABLE WITH FLATTENED GUTTER FLAG SLOPE AND NOT TO EXCEED 11% GRADE CHANGE.
4. ± 0.5% CONSTRUCTION TOLERANCE IN SIDEWALK ACROSS SLOPE. THE SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% WITHOUT PRIOR APPROVAL FROM THE ENGINEER.
6. PROVIDE A LEVEL LANDING (MAXIMUM 2% SLOPE) IN ANY DIRECTION OF PEDESTRIAN TRAVEL. STANDARD LANDING SIZE IS 5 FEET X 5 FEET (MINIMUM 4 FEET X 4 FEET).
7. WHEN THIS DISTANCE EXCEEDS 5 FEET, USE MULTIPLE DETECTABLE WARNING PANELS ACROSS THE RAMP AND STAGGER ADDITIONAL DETECTABLE WARNING PABEL(S) FORWARD TO REDUCE THIS DISTANCE.
8. PROVIDE GRADE BREAK PERPENDICULAR TO DIRECTION OF WHEELCHAIR TRAVEL.
9. WHEN THIS DISTANCE IS LASS THAN 6'–0", IT MAY BE DIFFICULT TO ACHIEVE A 7% SLOPE OR FLATTER ALONG THE RAMP, REDUCE CURB HEIGHT IN TRIANGLE AREA TO ACHIEVE 7% SLOPE OR FLATTER ON RAMP. 2" MINIMUM CURB HEIGHT.



* MAXIMUM 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK



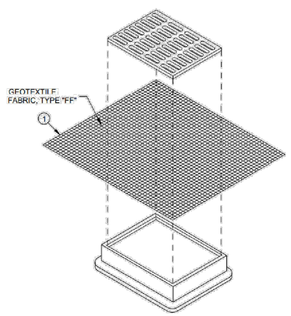




LEGEND

- ½" EXPANSION JOINT–SIDEWALK
- CONTRACTION JOIN FIELD LOCATED
- PAVEMENT MARKING CROSSWALK (WHITE)
- ALTERNATIVE LAYOUT

CURB RAMPS
TYPES 2 AND 3
STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION



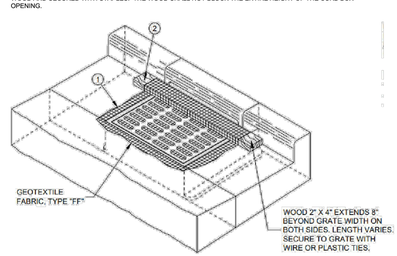
INLET PROTECTION, TYPE "B" (WITHOUT CURB BOX)

(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)

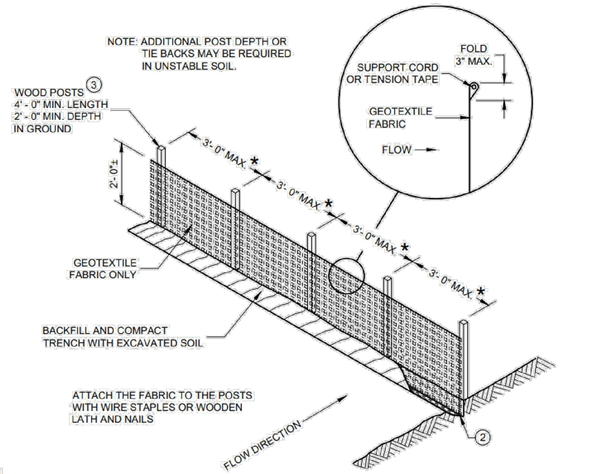
INLET PROTECTION INSTALLATION NOTES
FOR TYPES B & C, TRIM EXCESS FABRIC IN THE FLOWLINE TO WITHIN 3" OF THE GRATE

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS, OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

(1) FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
(2) FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.



INLET PROTECTION, TYPE "C" (WITH CURB BOX)



* NOTE: 8' - 0" SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

SILT FENCE

SILT FENCE INSTALLATION NOTES

DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

(2) FOR MANUAL INSTALLATIONS THE TRENCH SHALL BE A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
(3) WOOD POSTS SHALL BE A MINIMUM SIZE OF 1½" X 1½" OF OAK OR HICKORY.

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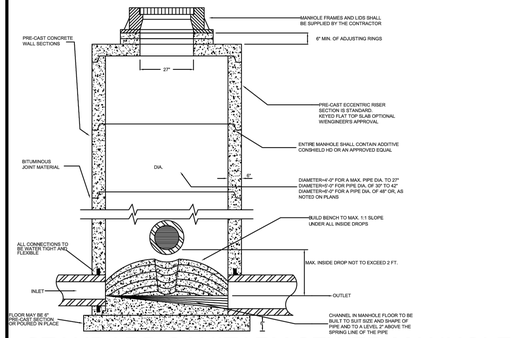
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STANDARD DETAIL DRAWING

SHEET NUMBER:
D1.0

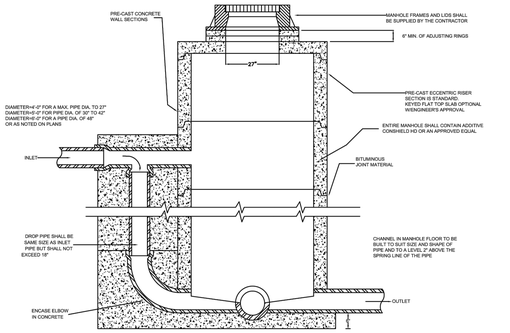
JSD PROJECT NO: 24-14553

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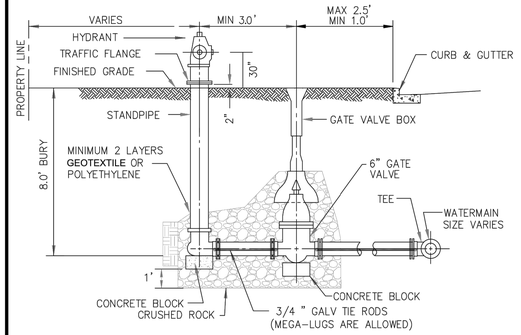
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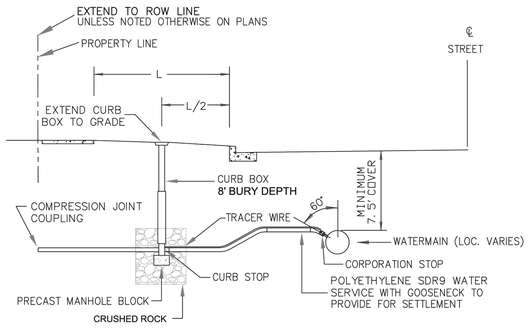
STANDARD SANITARY SEWER MANHOLE



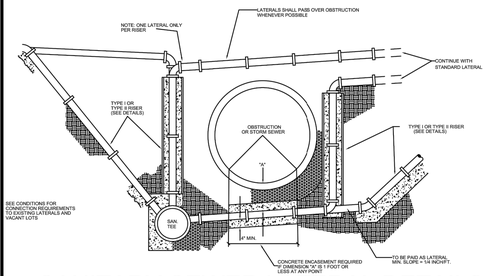
STANDARD SANITARY DROP MANHOLE



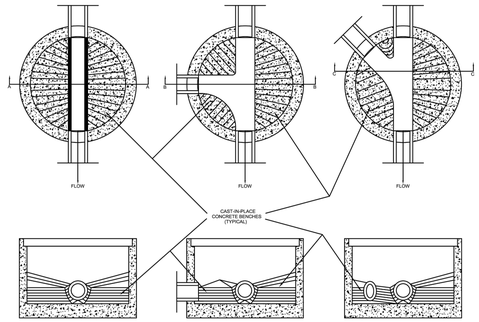
HYDRANT & GATE VALVE INSTALLATION



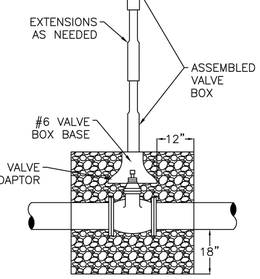
WATER SERVICE CONNECTION



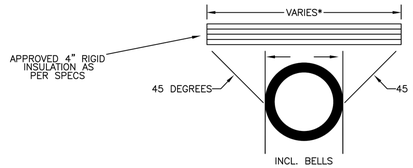
SANITARY SEWER LATERAL DETAILS



TYPICAL SANITARY MANHOLE BENCHES

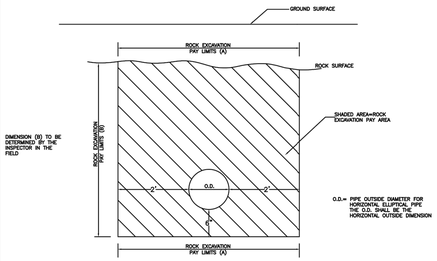


WATER VALVE BOX BEDDING

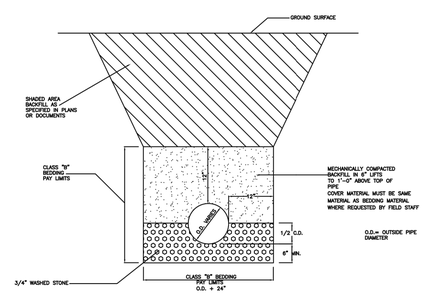


* MIN. WIDTH=O.D.+AREA WITHIN 45 DEGREE SLOPE

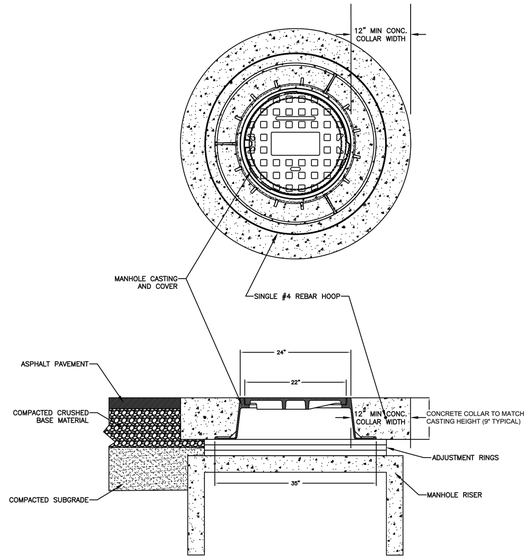
WATER MAIN PIPE INSULATION



PAY LIMITS FOR ROCK EXCAVATION



CLASS "B" BEDDING

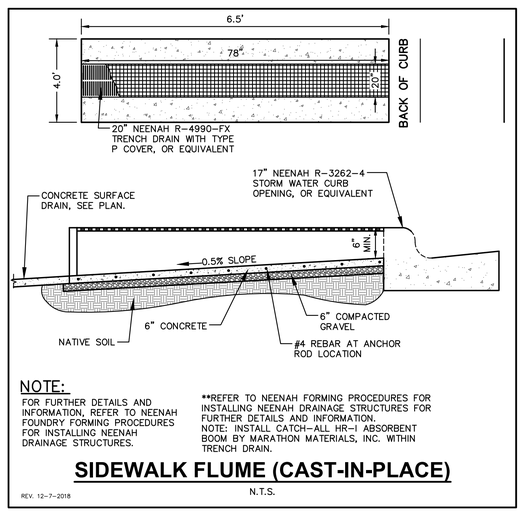


NOTES:

A CIRCULAR-SHAPED CONCRETE COLLAR IS REQUIRED ON BITUMONOUS PAVED ROADWAY. INSTALL A 9" (TYP.) THICK CONCRETE COLLAR THAT SHALL BE FLUSH WITH THE ASPHALT SURFACE WITH A SURFACE TOLERANCE OF +0" TO -1/4".

CONCRETE SHALL BE 3,000 PSI MINIMUM AT 28 DAYS, WATER-TO-CEMENT RATIO SHALL BE 0.5, 3" MAXIMUM SLUMP, AND 3%-6% ENTRAINED AIR WITH ONE #4 REBAR HOOP. FIBER-REINFORCED CONCRETE (ADDED PER MANUFACTURER'S RECOMMENDATIONS) MAY BE USED IN LIEU OF #4 REBAR.

CORE-AND-POUR METHOD



NOTE:

FOR FURTHER DETAILS AND INFORMATION, REFER TO NEENAH FOUNDRY FORMING PROCEDURES FOR INSTALLING NEENAH DRAINAGE STRUCTURES.

**REFER TO NEENAH FORMING PROCEDURES FOR INSTALLING NEENAH DRAINAGE STRUCTURES FOR FURTHER DETAILS AND INFORMATION. NOTE: INSTALL CATCH-ALL HR-I ABSORBENT BOOM BY MARATHON MATERIALS, INC. WITHIN TRENCH DRAIN.

SIDEWALK FLUME (CAST-IN-PLACE)

N.T.S.

REV. 12-7-2018

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5936 SEMINOLE CENTER COURT SUITE 100 FITCHBURG, WI 53711

PROJECT:
STEVENS POINT COMMERCIAL PUBLIC IMPROVEMENTS

PROJECT LOCATION:
HOOVER ROAD AND MCDILL AVE. STEVENS POINT, WI.

PLAN MODIFICATIONS:

#	Date:	Description:
1	12.01.25	MUNICIPAL SUBMITTAL
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Designed By:	KJM
Reviewed By:	JAW
Approved By:	PMP

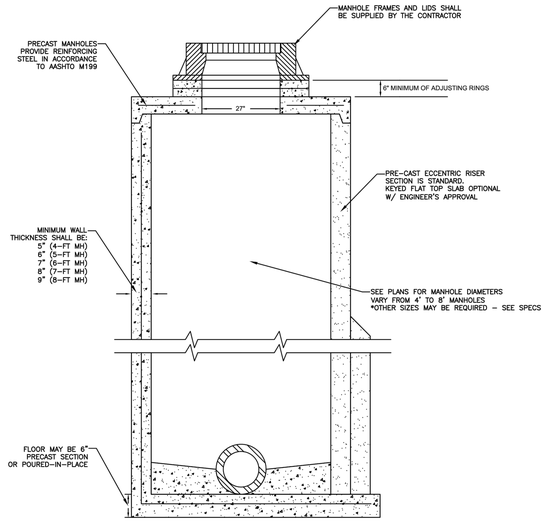
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STANDARD DETAIL DRAWINGS

SHEET NUMBER:
D2.0

JSD PROJECT NO: 24-14553

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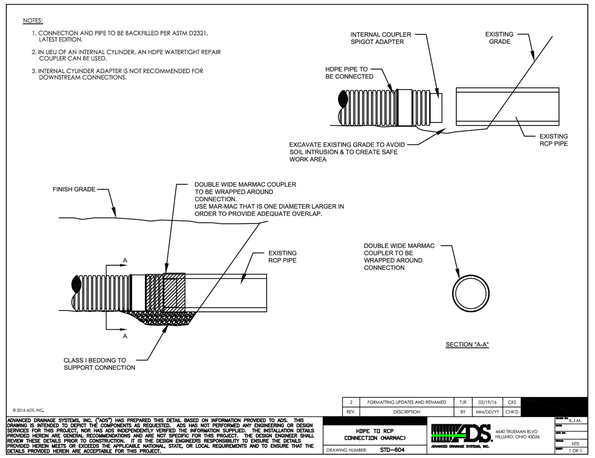


NOTES:

SEE WISDOT STANDARD DETAIL DRAWING 8B9 MANHOLES 3-FT, 4-FT, 5-FT, 6-FT, 7-FT, AND 8-FT DIAMETER FOR ADDITIONAL INFORMATION/DETAILS.

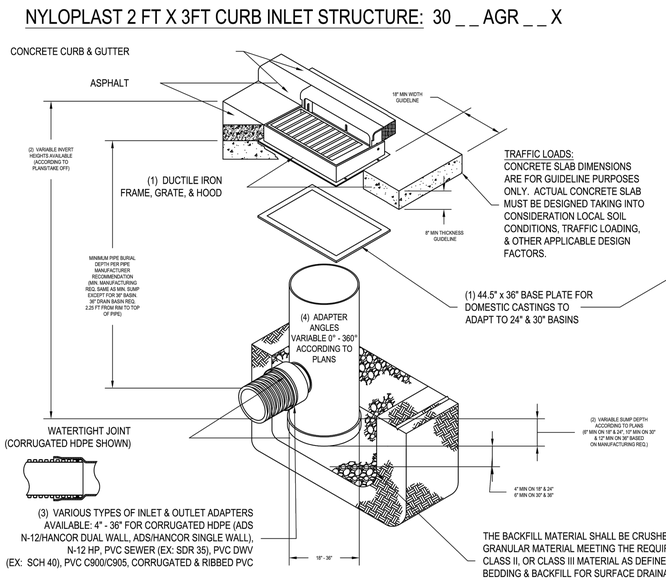
DIMENSIONS FOR ADJUSTING RINGS AND MANHOLE COVER OPENING VARY FROM STANDARD DETAIL DRAWINGS. DIMENSIONS SHOWN IN THIS DETAIL ARE REQUIRED PER SPECIFICATIONS.

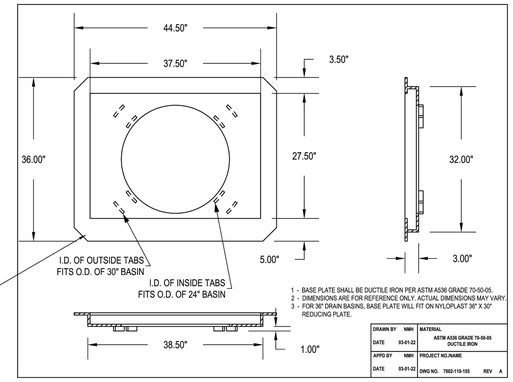
STANDARD STORM MANHOLE



HDPE TO RCP CONNECTION

NYLOPLAST 2 FT X 3FT CURB INLET STRUCTURE: 30 _ _ AGR _ _ X





1 - 18" - 30" FRAMES, GRATES, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
4 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
5 - ALL CURB INLET GRATE OPTIONS (DIAGONAL & HIGH FLOW) SHALL MEET H-20 LOAD RATING

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DRAWN BY EBC	MATERIAL	ADS Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 03-22-10			
REVISED BY NMH	PROJECT NO./NAME	TITLE	DRAIN BASIN WITH 2 FT X 3 FT CURB INLET QUICK SPEC INSTALLATION DETAIL
DATE 07-22-19			
DWG SIZE A	SCALE 1:40 SHEET 1 OF 1	DWG NO. 7002-110-087	REV D

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Designed By: KJM
Reviewed By: JAW
Approved By: PMP

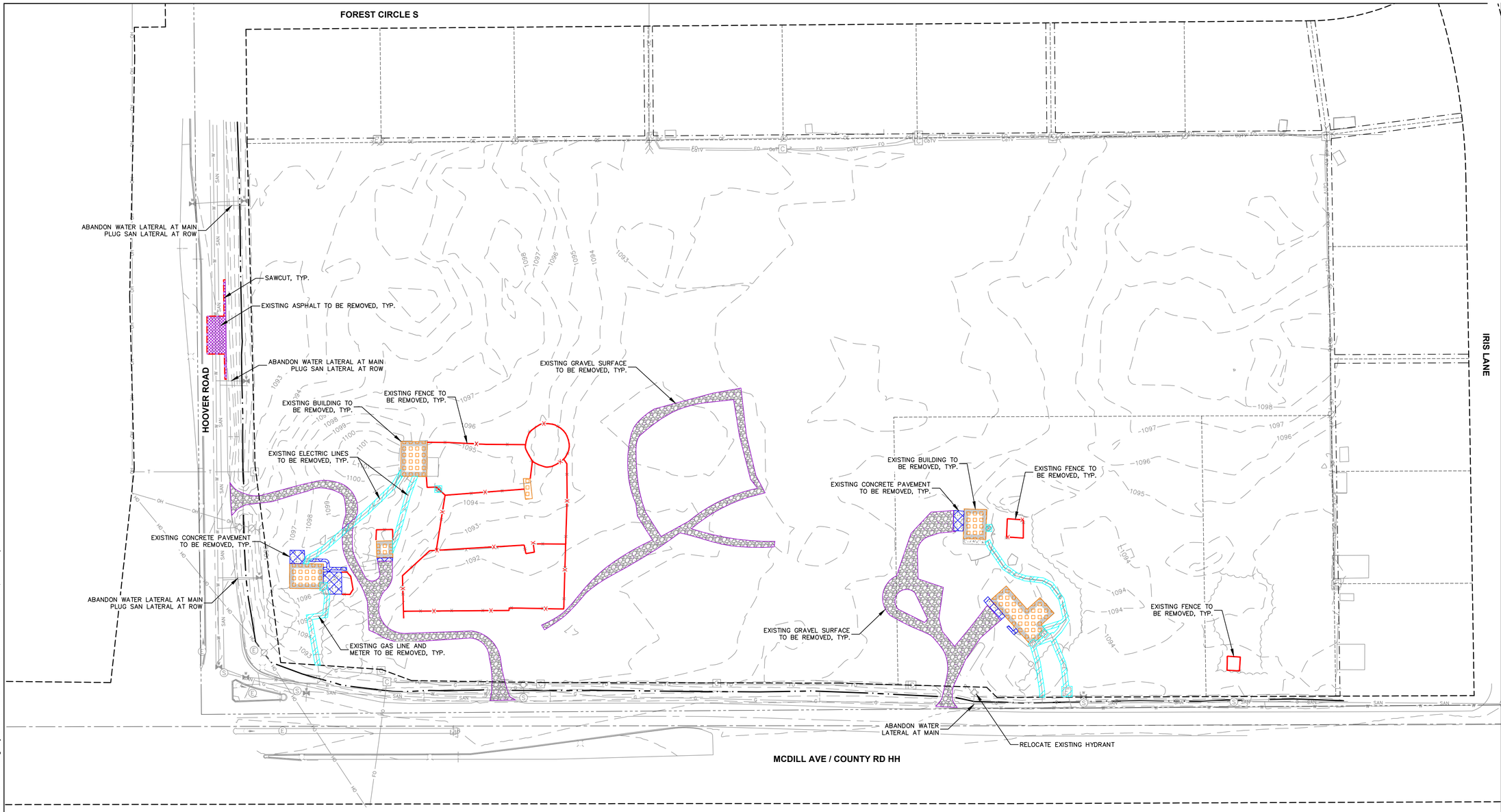
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STANDARD DETAIL DRAWINGS

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D3.0

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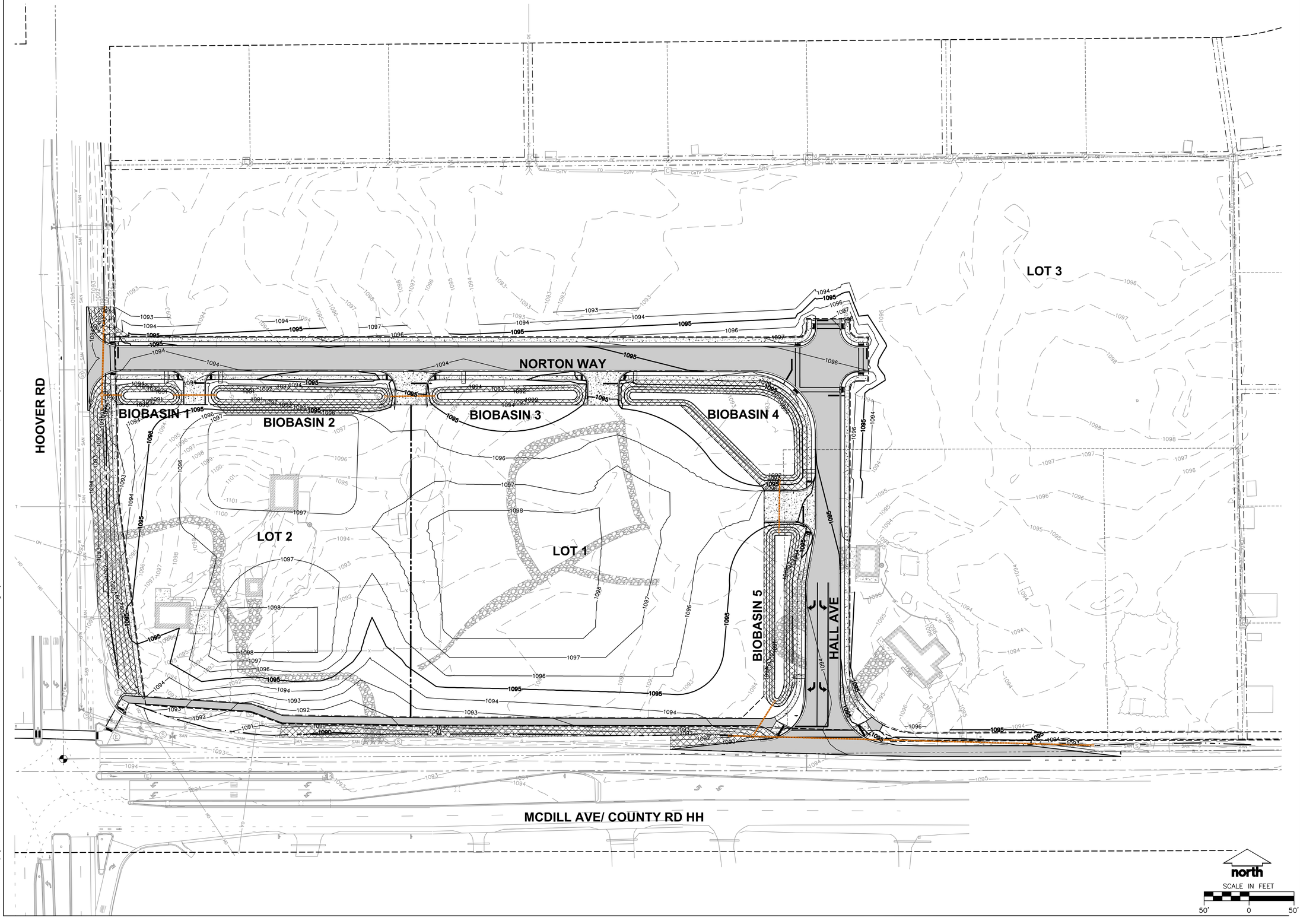
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DEMOLITION PLAN

SHEET NUMBER:
C4.0

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PROJECT:
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PROJECT LOCATION:
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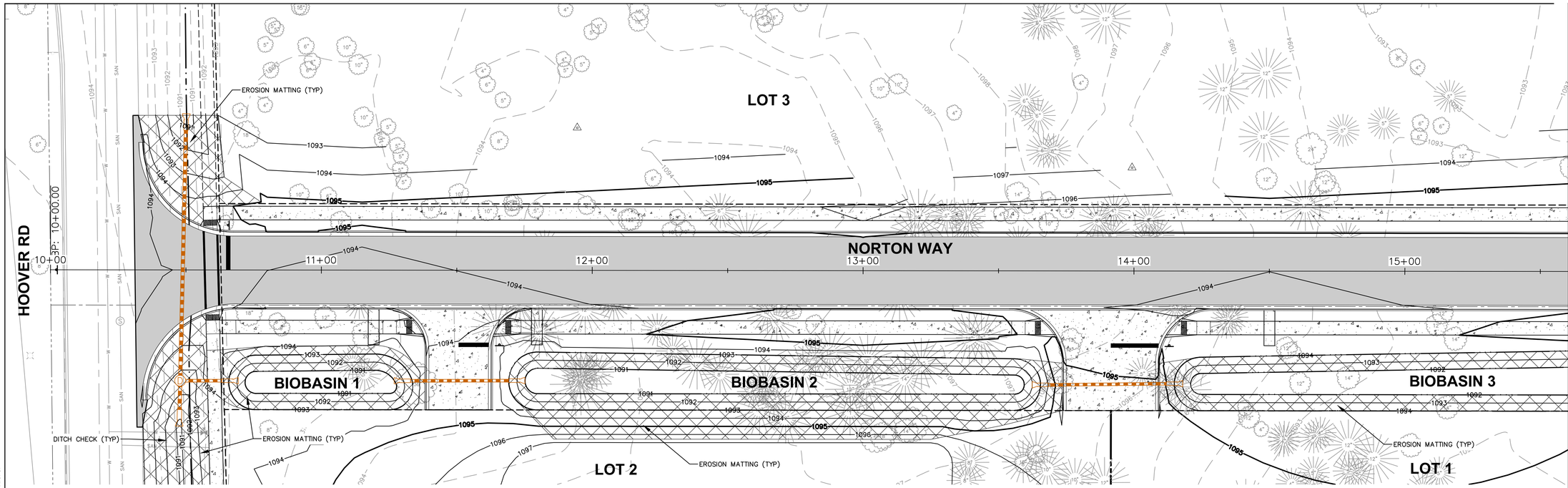
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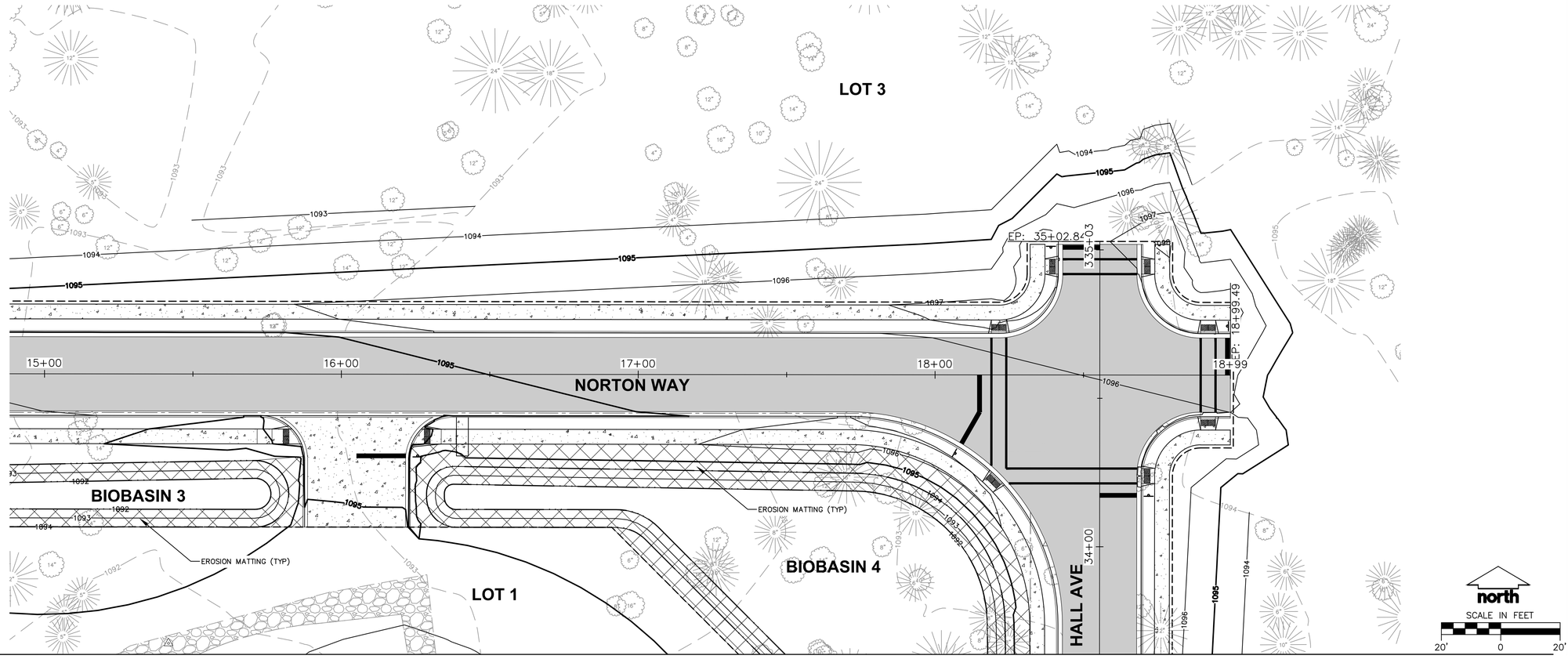
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SHEET NUMBER:
C5.0

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PROJECT:
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PROJECT LOCATION:
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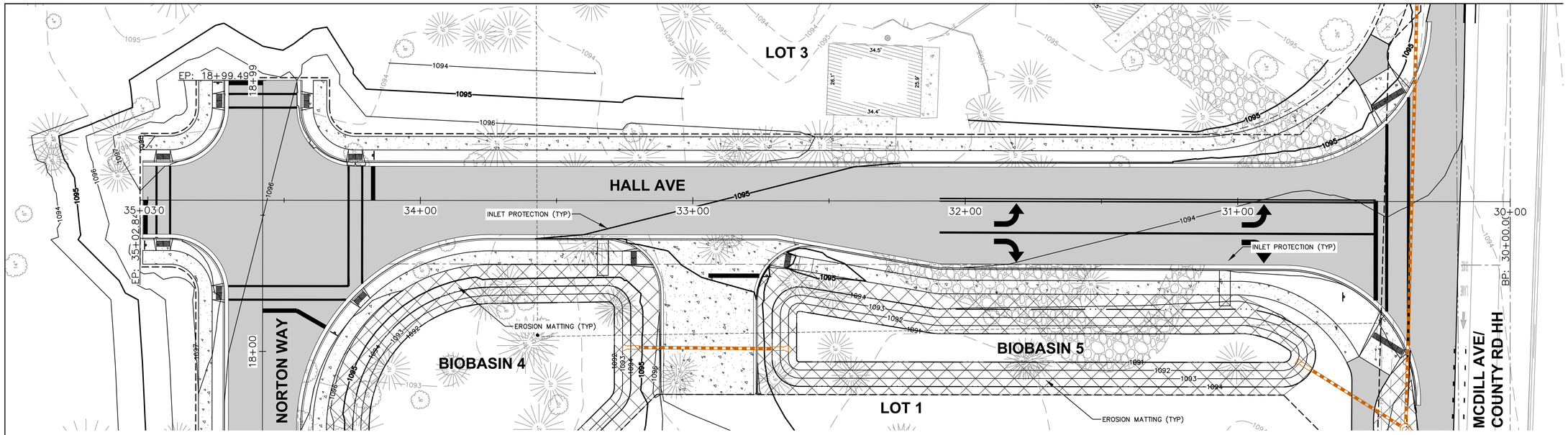
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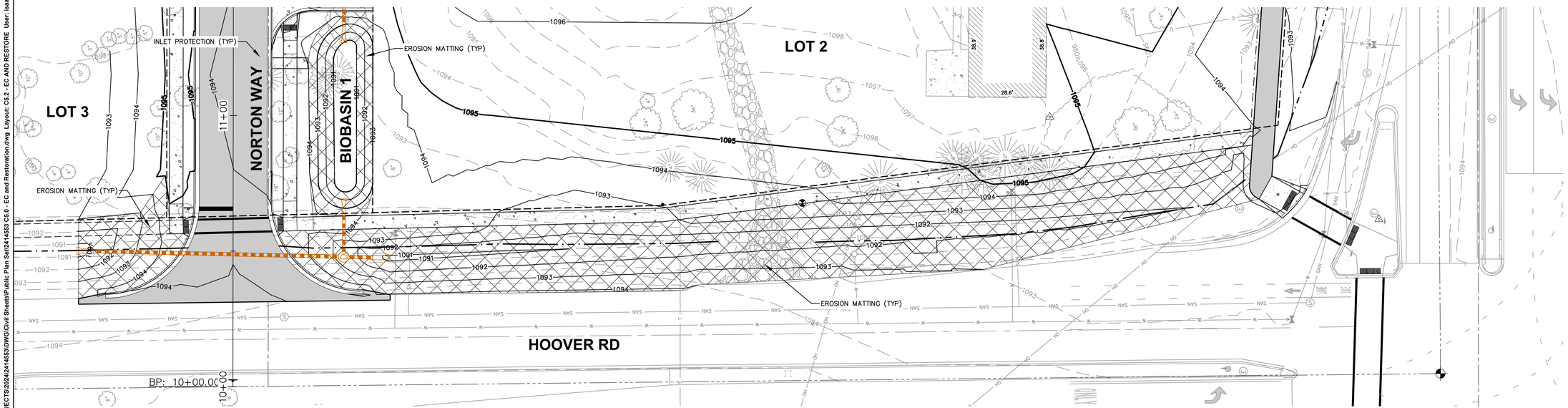
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north

SCALE IN FEET
20' 0 20'

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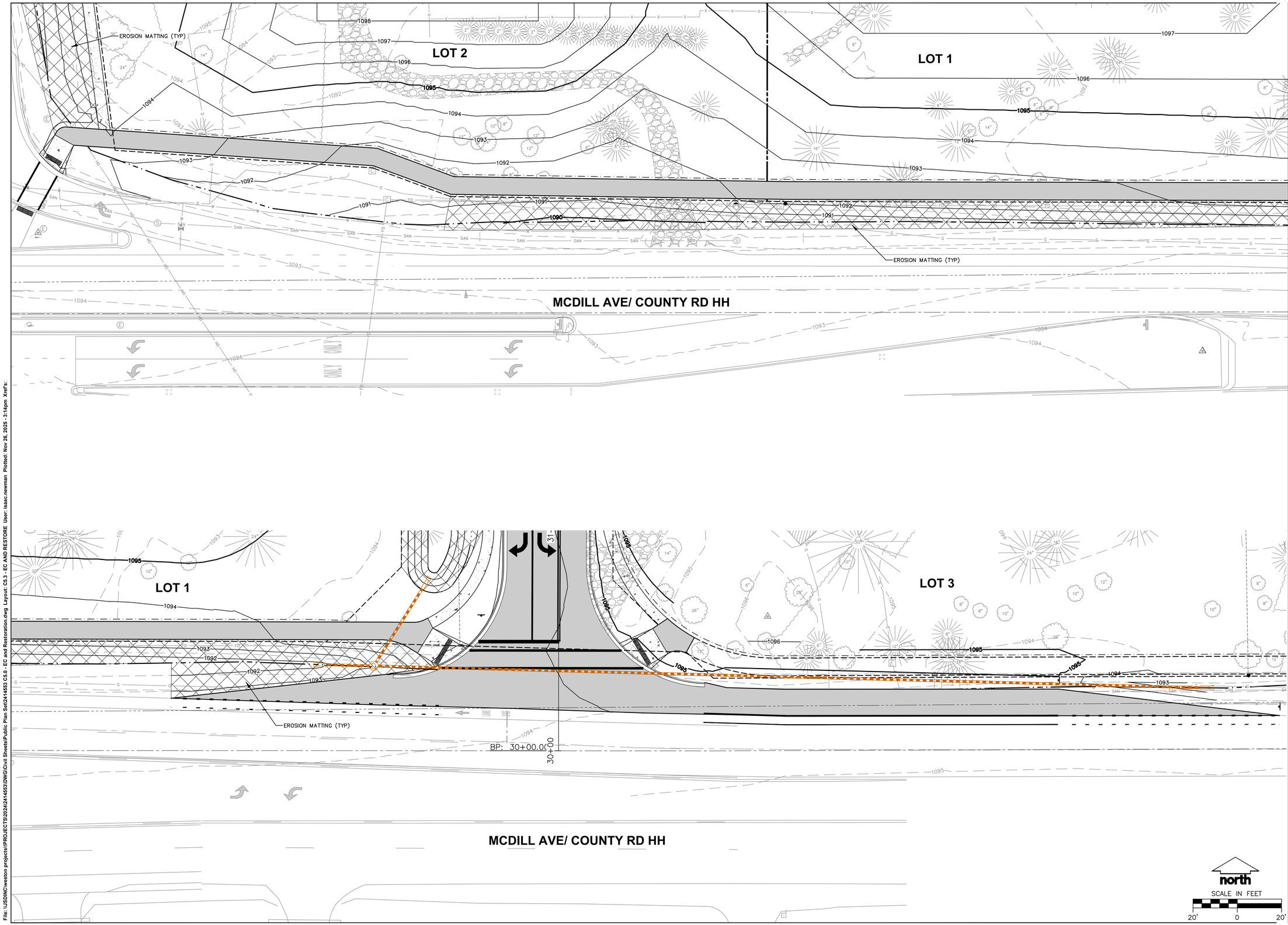
SHEET TITLE:
EROSION CONTROL AND RESTORATION PLAN

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C5.2

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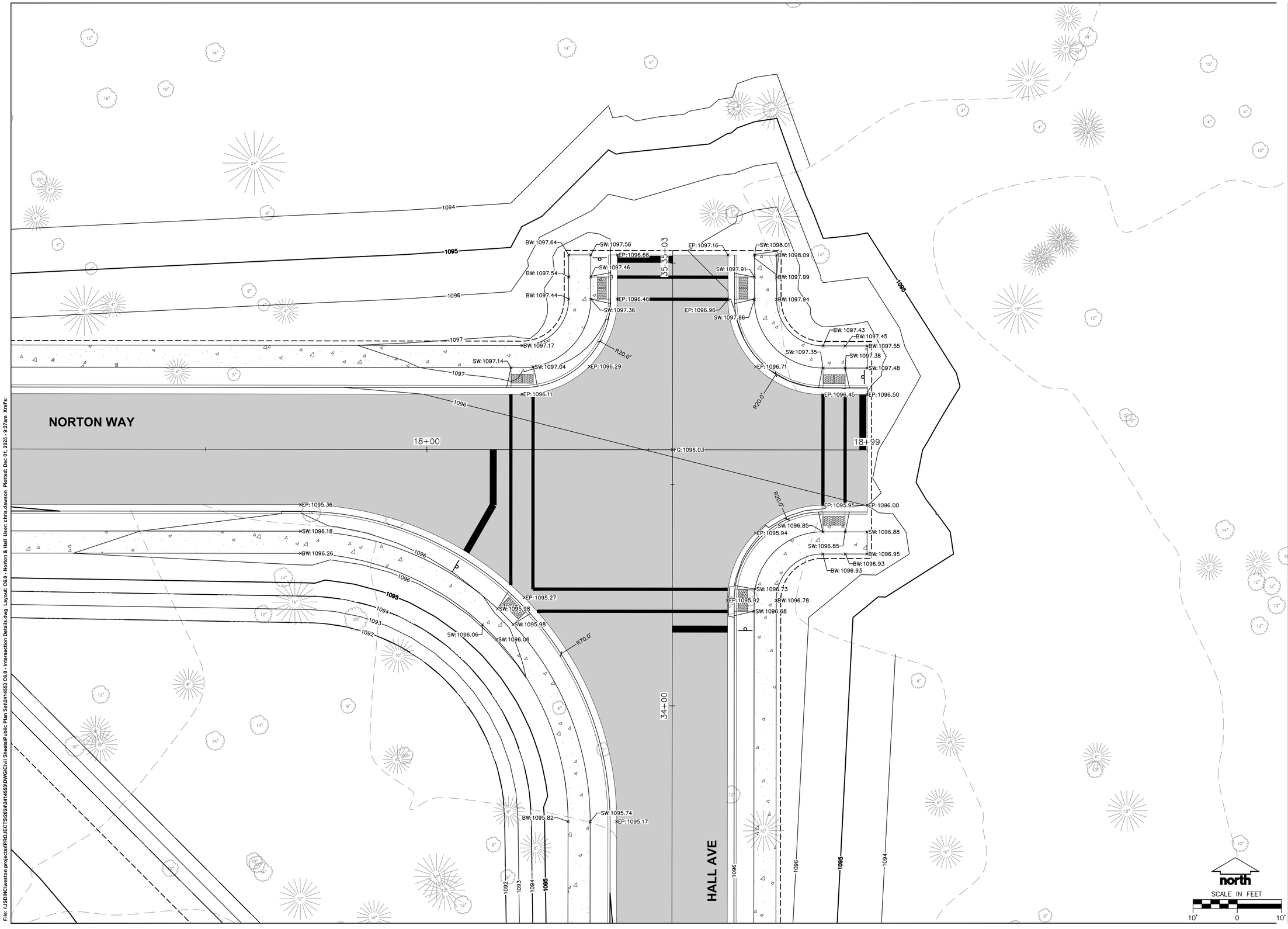
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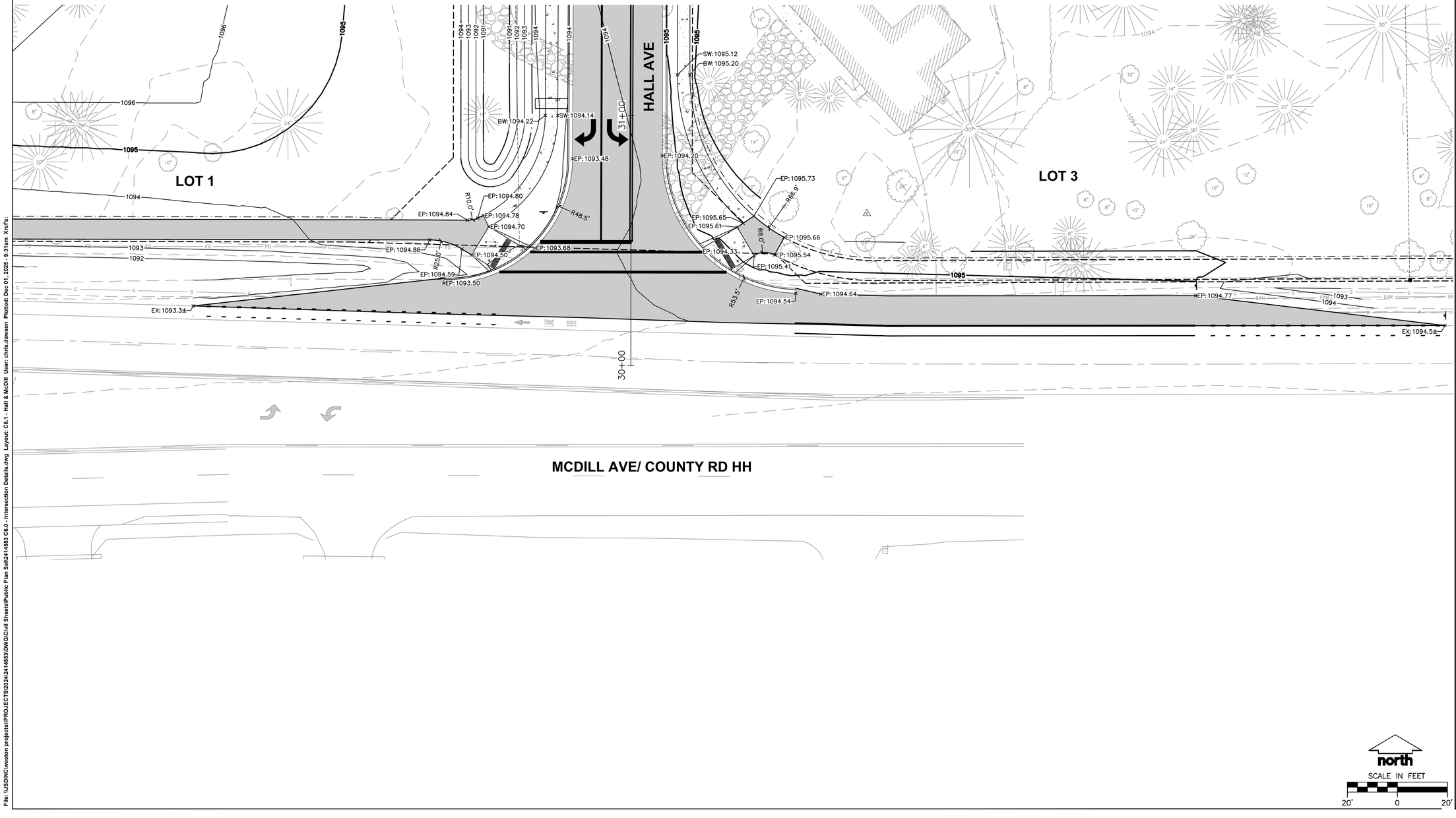
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Reviewed By:	JAW
Approved By:	PMP

SHEET TITLE:
INTERSECTION DETAILS - NORTON WAY & HALL AVENUE

SHEET NUMBER:
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north

SCALE IN FEET

20' 0 20'

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HOOVER ROAD AND MCDILL AVE. STEVENS POINT, WI.

PLAN MODIFICATIONS:

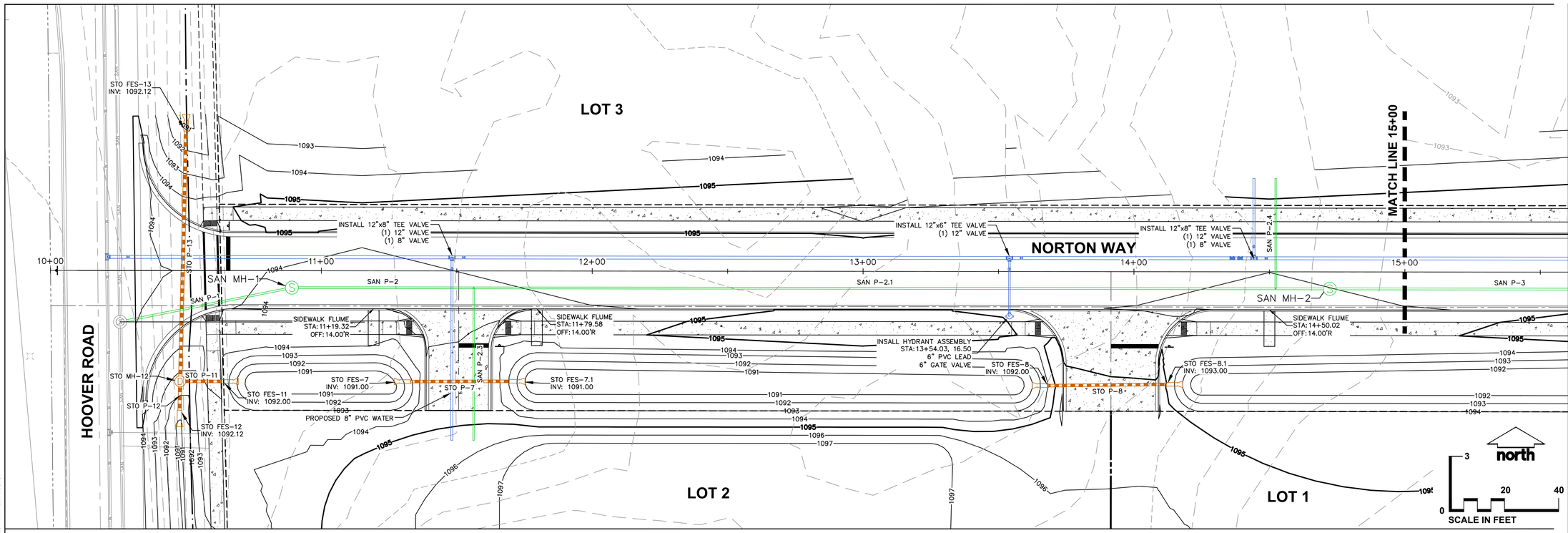
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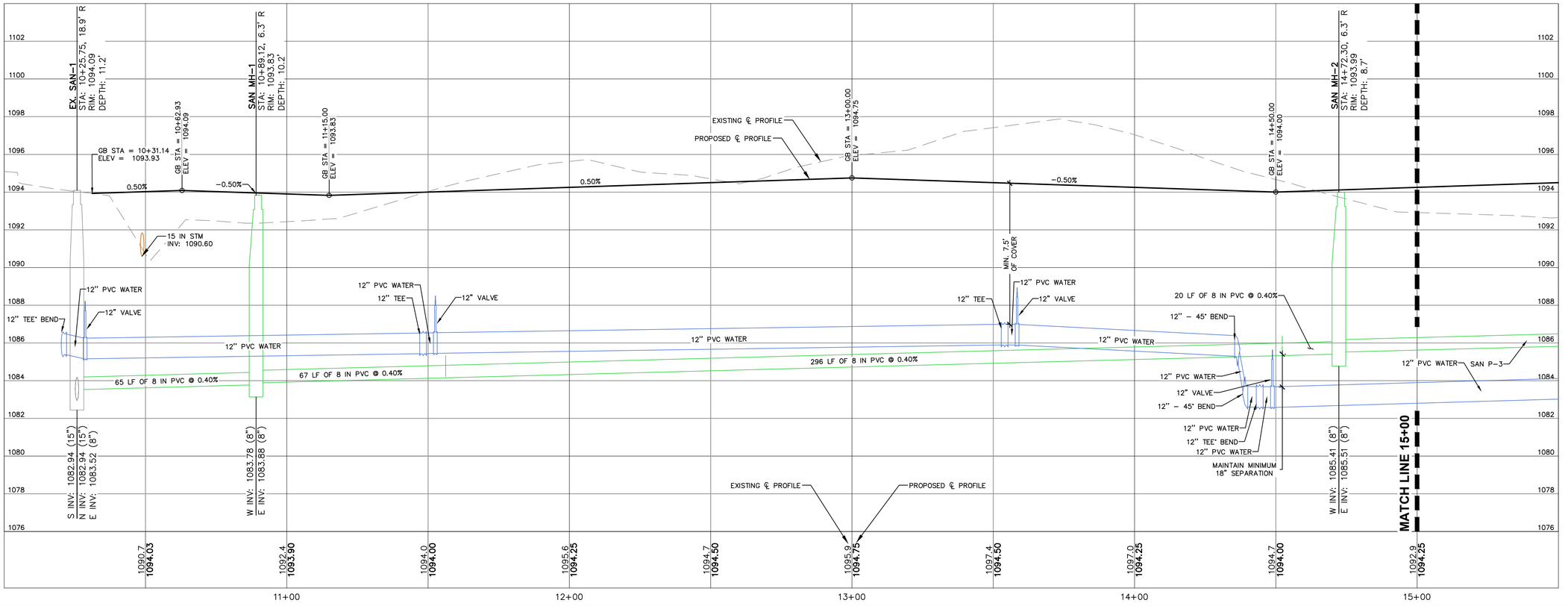
Designed By:	KJM
Reviewed By:	JAW
Approved By:	PMP

SHEET TITLE:
INTERSECTION DETAILS - HALL AVENUE & MCDILL AVENUE

SHEET NUMBER:
C6.1

JSD PROJECT NO: 24-14553





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SOURCE COMMERCIAL REAL ESTATE

CLIENT ADDRESS:
5936 SEMINOLE CENTER COURT SUITE 100 FITCHBURG, WI 53711

PROJECT:
STEVENS POINT COMMERCIAL PUBLIC IMPROVEMENTS

PROJECT LOCATION:
HOOVER ROAD AND MCDILL AVE. STEVENS POINT, WI.

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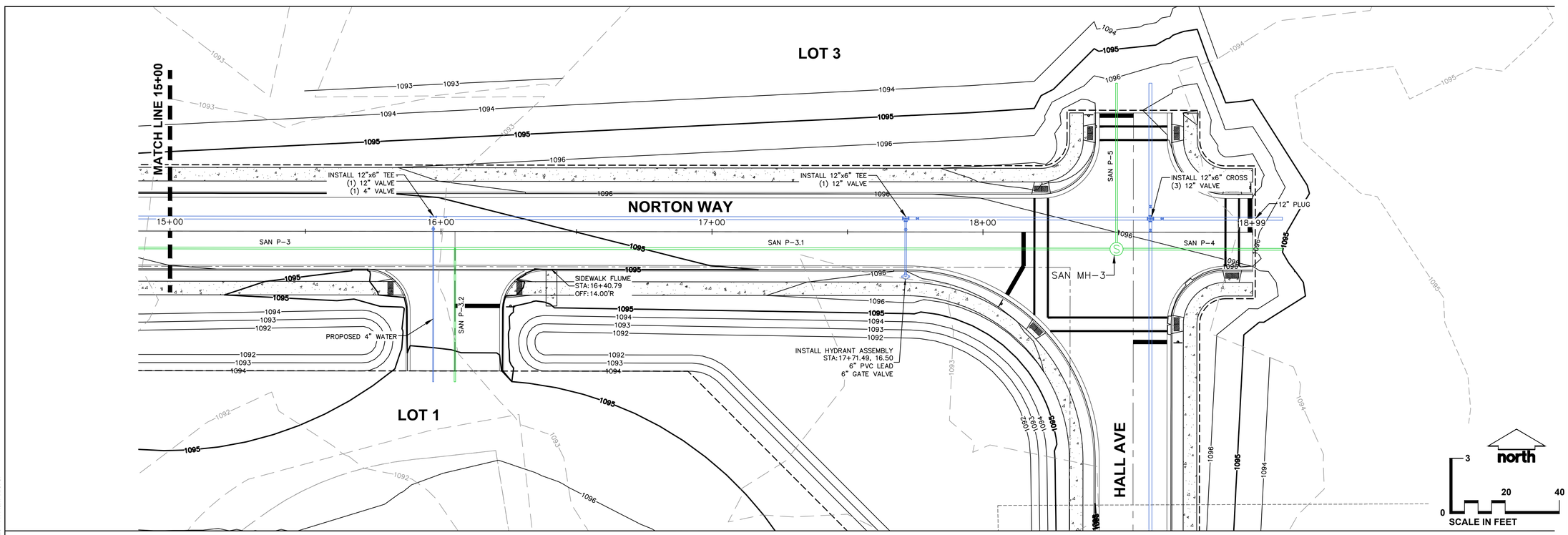
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NORTON WAY - PLAN & PROFILE STA 10+00 TO 15+50

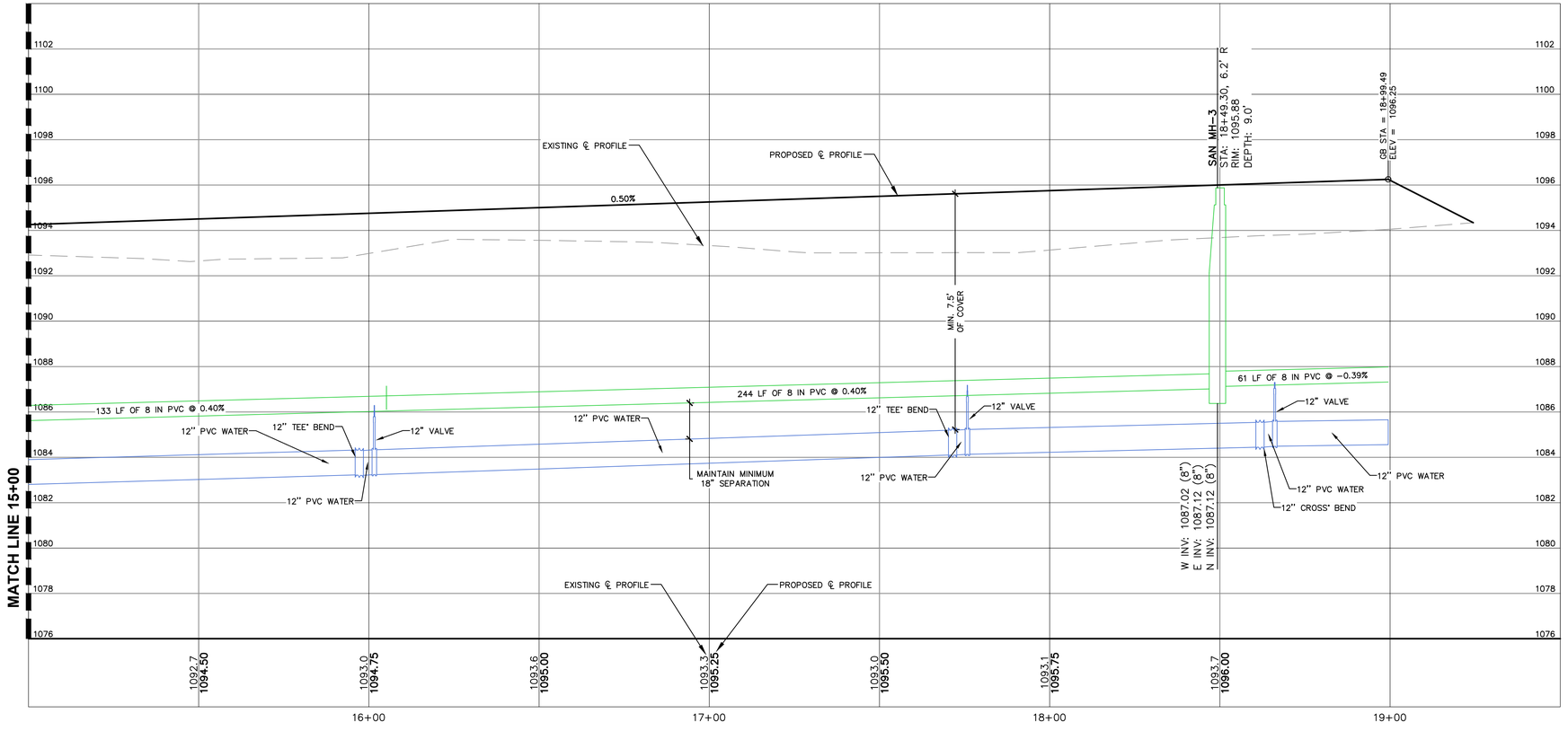
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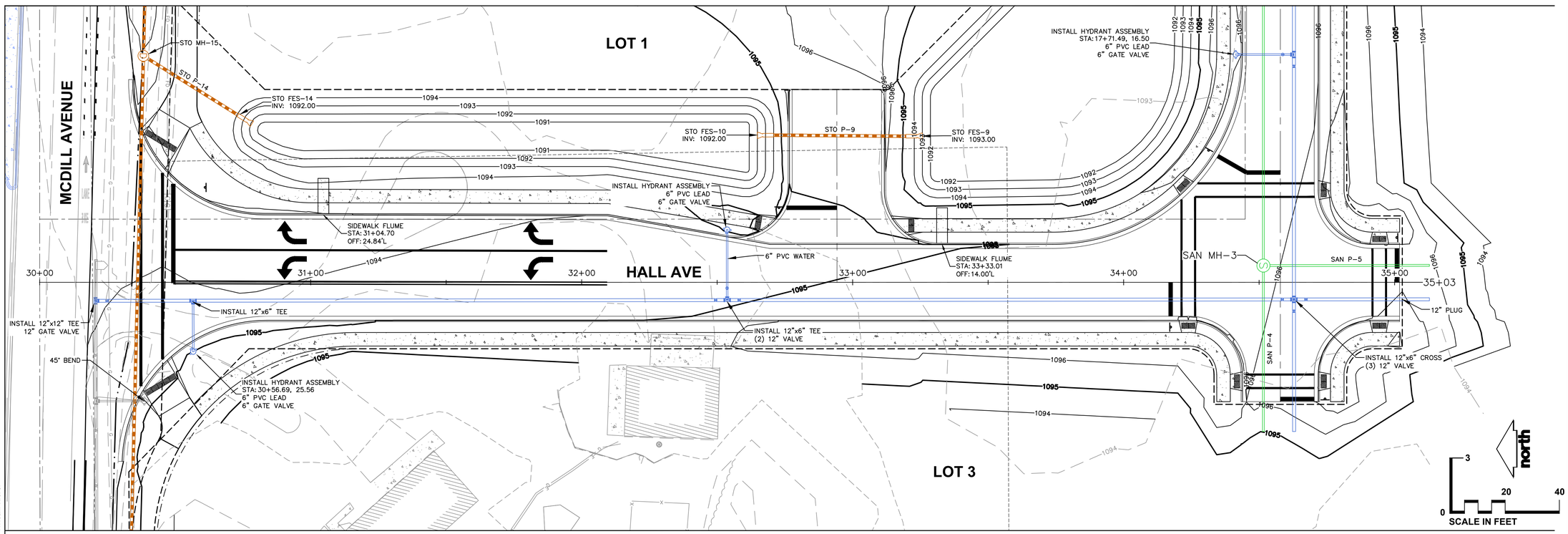
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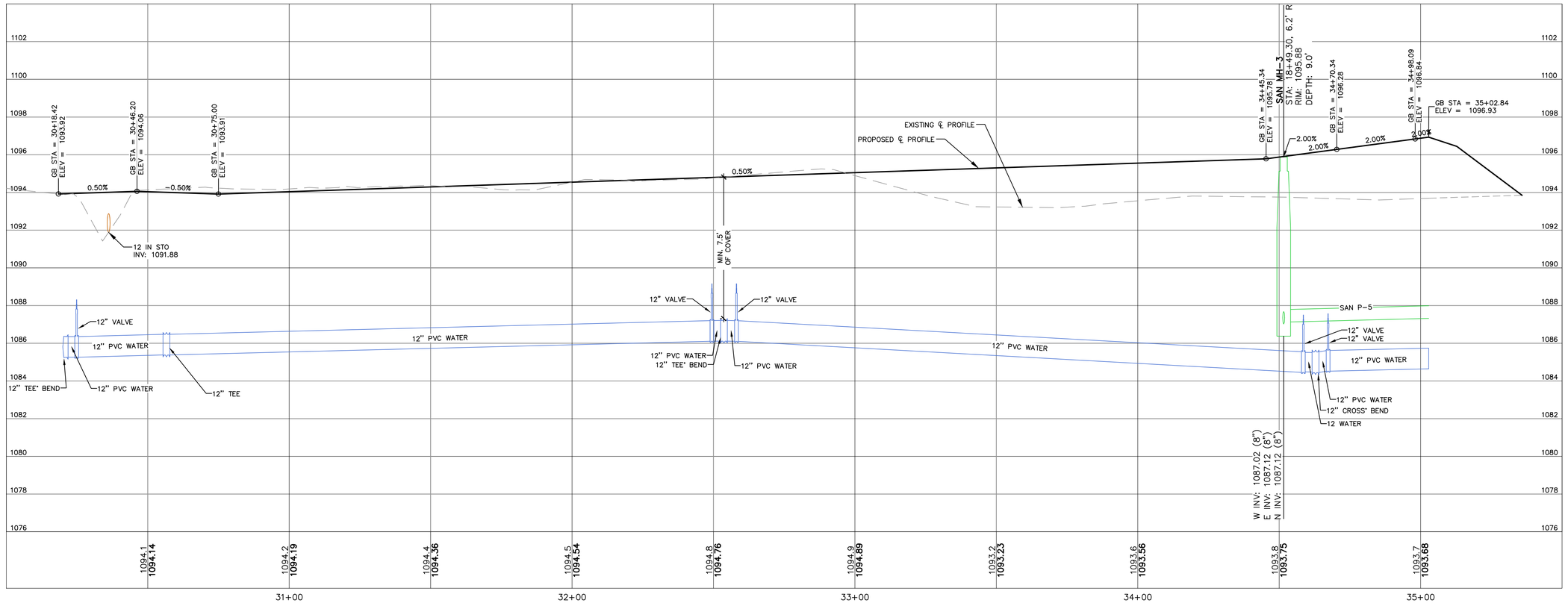
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NORTON WAY PLAN & PROFILE

SHEET NUMBER:
C7.1

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PROJECT:
STEVENS POINT COMMERCIAL PUBLIC IMPROVEMENTS

PROJECT LOCATION:
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Designed By:	KJM
Reviewed By:	JAW
Approved By:	PMP

SHEET TITLE:
HALL AVENUE PLAN & PROFILE STA 33+00 TO 35+03

SHEET NUMBER:
C7.2

JSD PROJECT NO: 24-14553

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PROPOSED STORM SEWER STRUCTURE TABLE								
LABEL	STREET	STATION	OFFSET	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
STO FES-7	NORTON WAY	11+32.98	40.83	1092.17	E INV: 1091.00 (12")	N/A	12 IN RCP FES	N/A
STO FES-7.1	NORTON WAY	11+69.13	40.70	1092.17	W INV: 1091.00 (12")	N/A	12 IN RCP FES	N/A
STO FES-8	NORTON WAY	13+68.52	42.06	1093.17	E INV: 1093.00 (12")	N/A	12 IN RCP FES	N/A
STO FES-8.1	NORTON WAY	14+11.95	41.56	1094.17	W INV: 1092.00 (12")	N/A	12 IN RCP FES	N/A
STO FES-9	HALL AVE	33+19.64	-53.87	1093.17	S INV: 1093.00 (12")	N/A	12 IN RCP FES	N/A
STO FES-10	HALL AVE	32+70.91	-54.29	1094.17	N INV: 1092.00 (12")	N/A	12 IN RCP FES	N/A
STO FES-11	NORTON WAY	10+63.30	40.88	1092.11	W INV: 1092.00 (12")	N/A	12 IN RCP FES	N/A
STO FES-12	NORTON WAY	10+47.71	51.50	1092.12	N INV: 1090.71 (15")	N/A	15 IN RCP FES	N/A
STO FES-13	NORTON WAY	10+49.94	-51.50	1092.12	S INV: 1090.48 (15")	N/A	15 IN RCP FES	N/A
STO FES-14	HALL AVE	30+73.14	-61.69	1092.88	SW INV: 1092.00 (12")	N/A	12 IN RCP FES	N/A
STO FES-15	HALL AVE	30+38.78	-104.50	1092.88	E INV: 1091.67 (12")	N/A	12 IN RCP FES	N/A
STO FES-16	HALL AVE	30+28.85	289.82	1092.88	W INV: 1092.46 (12")	N/A	12 IN RCP FES	N/A
STO MH-12	NORTON WAY	10+47.94	40.87	1092.63	N INV: 1090.69 (15") S INV: 1090.69 (15") E INV: 1090.94 (12")	1.9	48 IN MH (FLAT)	R-1550 SOLID LID
STO MH-15	HALL AVE	30+38.25	-83.52	1094.13	W INV: 1091.71 (12") E INV: 1091.71 (12") NE INV: 1091.71 (12")	2.4	60 IN MH (FLAT)	R-1550 SOLID LID

PROPOSED STORM SEWER PIPE TABLE							
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
STO P-7	STO FES-7	STO FES-7.1	36'	1091.00	1091.00	0.00%	12 IN RCP
STO P-8	STO FES-8	STO FES-8.1	43'	1093.00	1092.00	2.30%	12 IN RCP
STO P-9	STO FES-9	STO FES-10	49'	1093.00	1092.00	2.05%	12 IN RCP
STO P-11	STO FES-11	STO MH-12	15'	1092.00	1090.94	6.90%	12 IN RCP
STO P-12	STO FES-12	STO MH-12	11'	1090.71	1090.69	0.19%	15 IN RCP
STO P-13	STO MH-12	STO FES-13	92'	1090.69	1090.48	0.23%	15 IN RCP
STO P-14	STO FES-14	STO MH-15	41'	1092.00	1091.71	0.70%	12 IN RCP
STO P-15	STO FES-16	STO MH-15	373'	1092.46	1091.71	0.20%	12 IN RCP
STO P-16	STO MH-15	STO FES-15	21'	1091.71	1091.67	0.19%	12 IN RCP

PROPOSED SANITARY SEWER STRUCTURE TABLE								
LABEL	STREET	STATION	OFFSET	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
EX. SAN-1	NORTON WAY	10+25.75	18.93	1094.09	N INV: 1082.94 (15") E INV: 1083.52 (8") S INV: 1082.94 (15")	11.2	48 IN MH	R-1550 SOLID LID
SAN MH-1	NORTON WAY	10+89.12	6.25	1093.83	E INV: 1083.88 (8") W INV: 1083.78 (8")	10.2	48 IN MH	R-1550 SOLID LID
SAN MH-2	NORTON WAY	14+72.30	6.25	1093.99	E INV: 1085.51 (8") W INV: 1085.41 (8")	8.7	48 IN MH	R-1550 SOLID LID
SAN MH-3	NORTON WAY	18+49.30	6.25	1095.88	W INV: 1087.02 (8") E INV: 1087.12 (8") N INV: 1087.12 (8")	9.0	48 IN MH	R-1550 SOLID LID

PROPOSED SANITARY SEWER PIPE TABLE							
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
SAN P-1	SAN MH-1	EX. SAN-1	65'	1083.78	1083.52	0.40%	8 IN PVC
SAN P-2	SAN WYE 2	SAN MH-1	67'	1084.15	1083.88	0.40%	8 IN PVC
SAN P-2.1	SAN WYE 2.1	SAN WYE 2	296'	1085.33	1084.15	0.40%	8 IN PVC
SAN P-2.2	SAN MH-2	SAN WYE 2.1	20'	1085.41	1085.33	0.40%	8 IN PVC
SAN P-2.3		SAN WYE 2	56'	1084.81	1084.23	1.03%	6 IN PVC
SAN P-2.4		SAN WYE 2.1	41'	1085.84	1085.42	1.04%	6 IN PVC
SAN P-3	SAN WYE 3	SAN MH-2	133'	1086.04	1085.51	0.40%	8 IN PVC
SAN P-3.1	SAN MH-3	SAN WYE 3	244'	1087.02	1086.04	0.40%	8 IN PVC
SAN P-3.2		SAN WYE 3	49'	1086.63	1086.12	1.04%	6 IN PVC
SAN P-4		SAN MH-3	61'	1087.36	1087.12	0.39%	8 IN PVC
SAN P-5		SAN MH-3	61'	1087.36	1087.12	0.39%	8 IN PVC

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CLIENT ADDRESS:
5936 SEMINOLE CENTER COURT SUITE 100 FITCHBURG, WI 53711

PROJECT:
STEVENS POINT COMMERCIAL PUBLIC IMPROVEMENTS

PROJECT LOCATION:
HOOVER ROAD AND MCDILL AVE. STEVENS POINT, WI.

PLAN MODIFICATIONS:

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Designed By: KJM
Reviewed By: JAW
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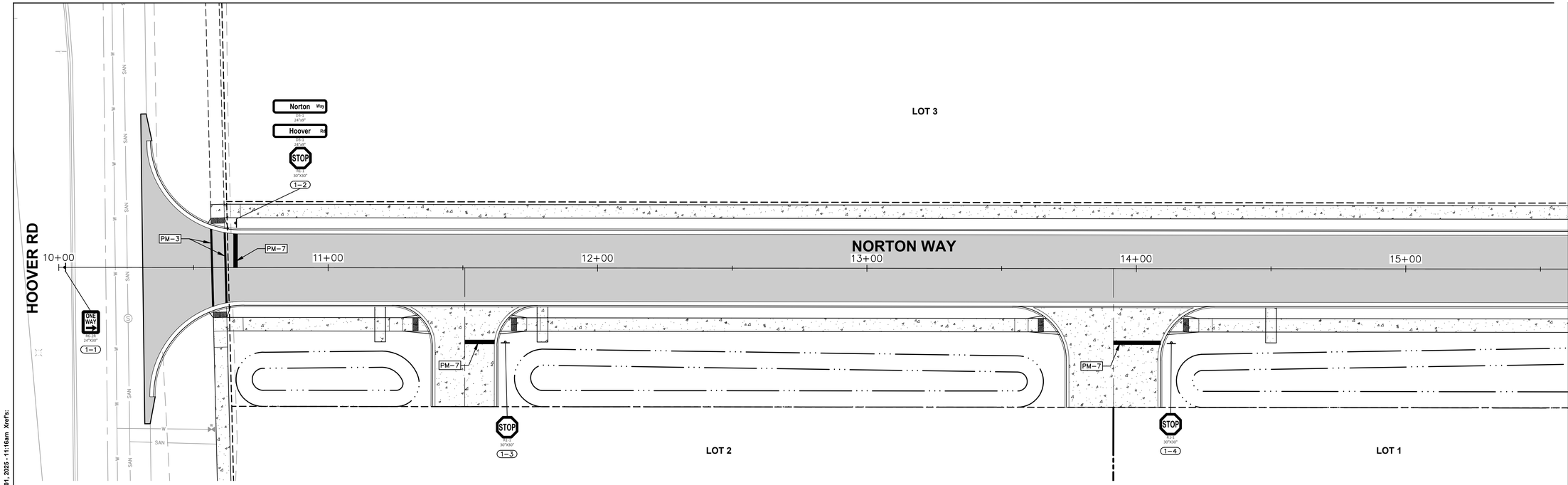
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STRUCTURE & PIPE TABLES

SHEET NUMBER:
C8.0

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PAVEMENT MARKING LEGEND

- PM-1 PAVEMENT MARKING EPOXY, 4-INCH (WHITE)
- PM-2 PAVEMENT MARKING EPOXY, 4-INCH (DOUBLE YELLOW)
- PM-3 PAVEMENT MARKING CROSSWALK EPOXY, 6-INCH (WHITE)
- PM-4 PAVEMENT MARKING EPOXY, 8-INCH (WHITE)
- PM-5 PAVEMENT MARKING EPOXY, 4-INCH WHITE SKIPS, 3' LINE, 9' GAPS
- PM-6 PAVEMENT MARKING EPOXY, 8-INCH WHITE SKIPS, 3' LINE, 9' GAPS
- PM-7 PAVEMENT MARKING STOP LINE EPOXY, 18-INCH (WHITE)
- PM-8 PAVEMENT MARKING EPOXY ARROWS TYPE 2

north

SCALE IN FEET

20' 0 20'

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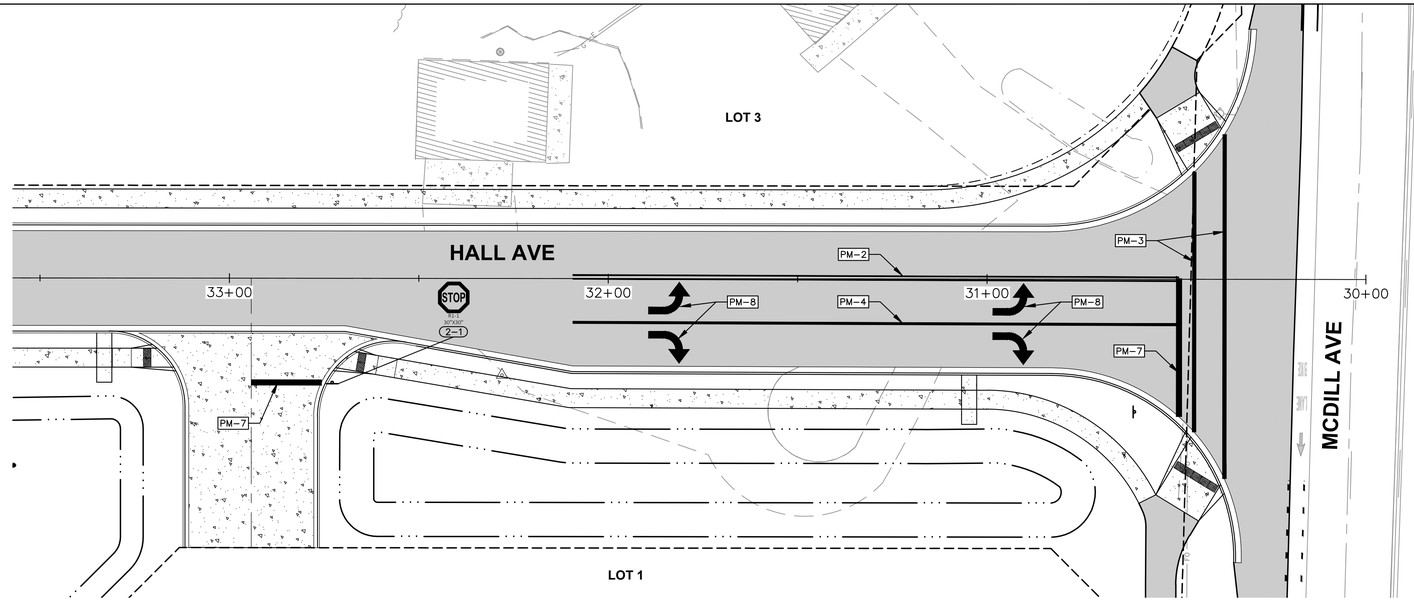
SHEET TITLE:
PAVEMENT MARKING AND SIGNAGE

SHEET NUMBER:
C9.0

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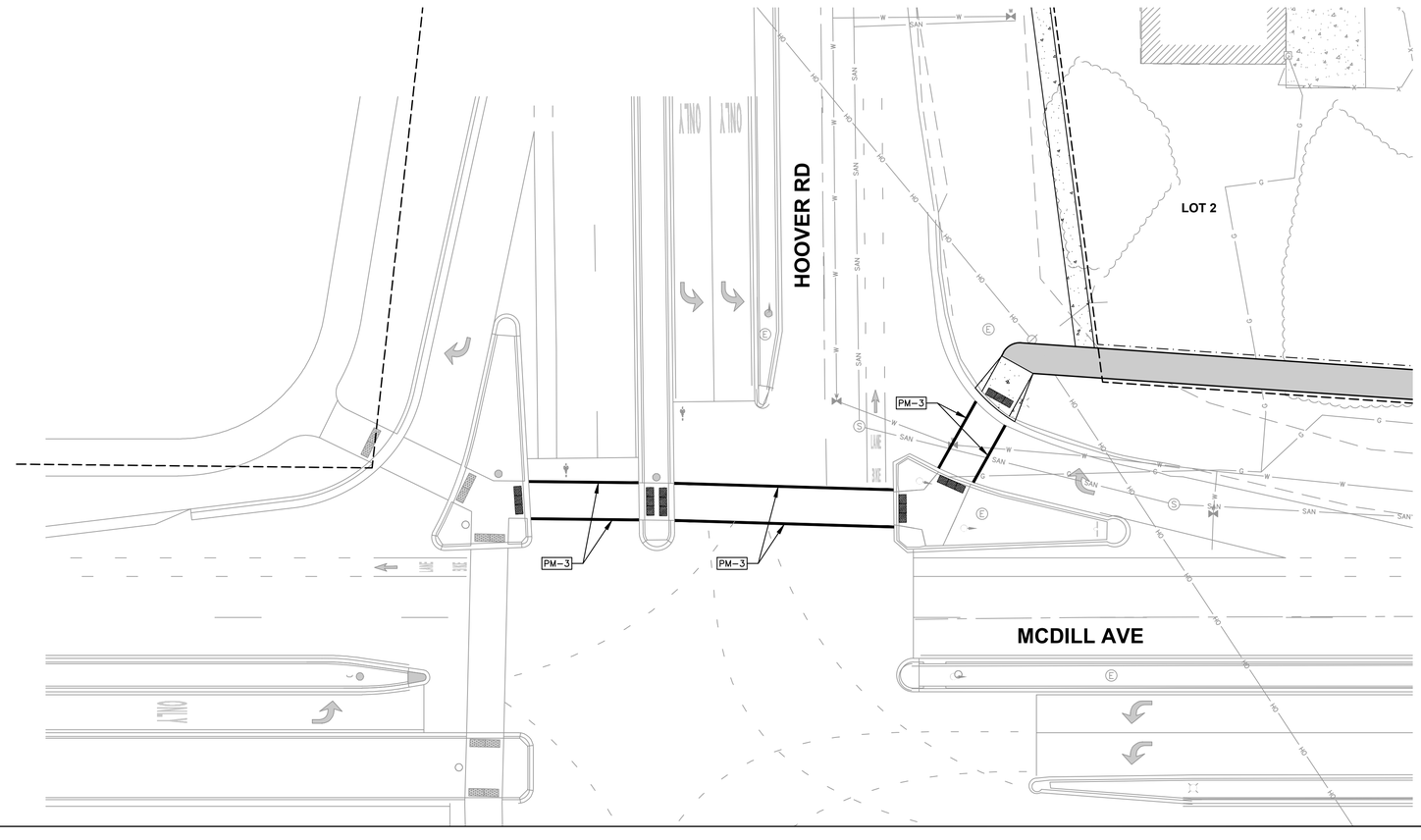
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PM-4	PAVEMENT MARKING EPOXY, 8-INCH (WHITE)
PM-5	PAVEMENT MARKING EPOXY, 4-INCH WHITE SKIPS, 3' LINE, 9' GAPS
PM-6	PAVEMENT MARKING EPOXY, 8-INCH WHITE SKIPS, 3' LINE, 9' GAPS
PM-7	PAVEMENT MARKING STOP LINE EPOXY, 18-INCH (WHITE)
PM-8	PAVEMENT MARKING EPOXY ARROWS TYPE 2

north

SCALE IN FEET

20' 0 20'



north

SCALE IN FEET

20' 0 20'

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STEVENS POINT COMMERCIAL PUBLIC IMPROVEMENTS

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Reviewed By:	JAW
Approved By:	PMP

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PAVEMENT MARKING AND SIGNAGE

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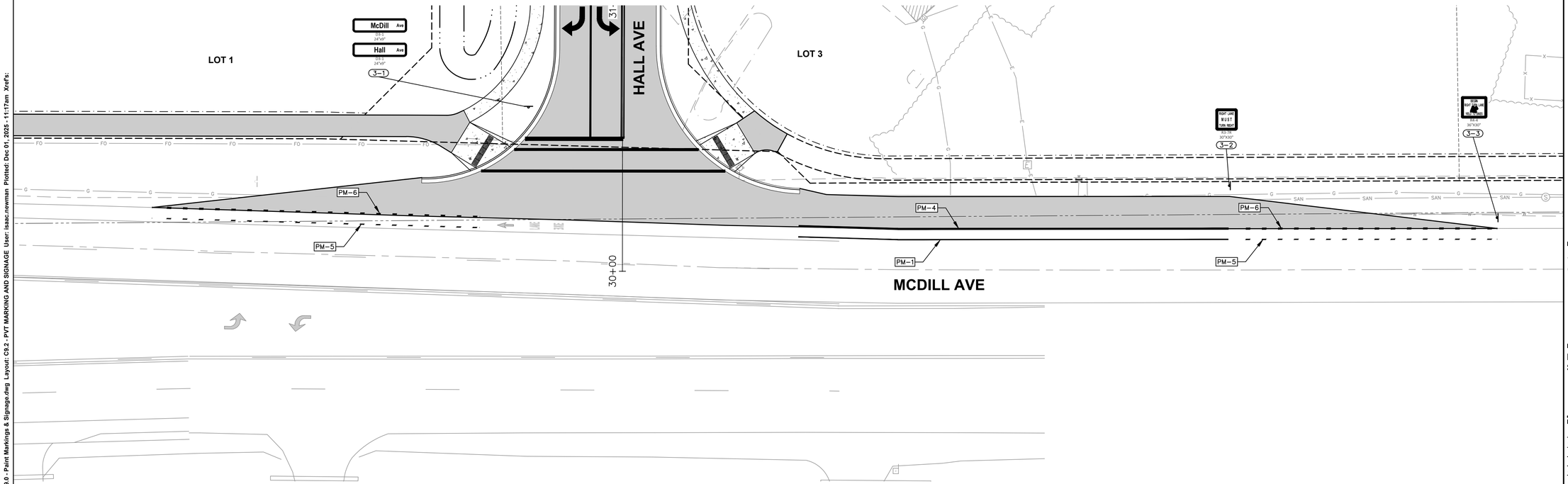
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PM–8	PAVEMENT MARKING EPOXY ARROWS TYPE 2



north

SCALE IN FEET

20' 0 20'

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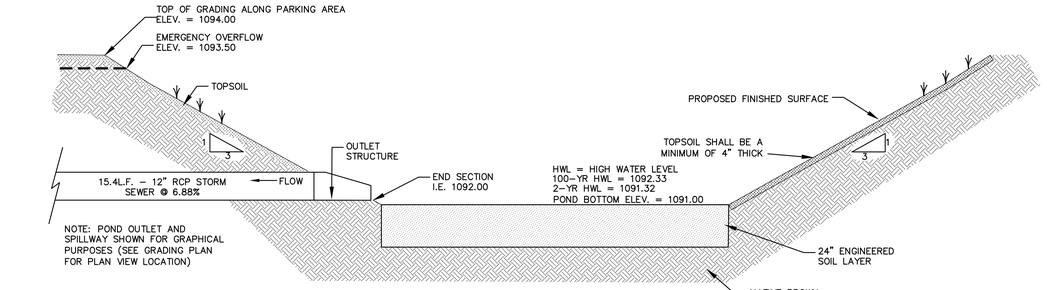
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PAVEMENT MARKING AND SIGNAGE

SHEET NUMBER:
C9.2

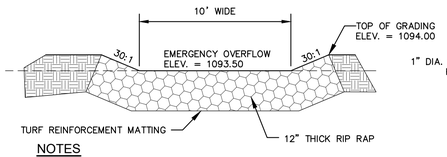
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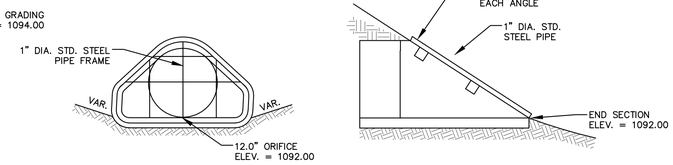
CROSS-SECTION
N.T.S.



NOTES

1. EXTEND TURF REINFORCEMENT MATTING 2' BELOW THE ELEVATION OF THE EMERGENCY SPILLWAY ON THE INSIDE OF THE POND.

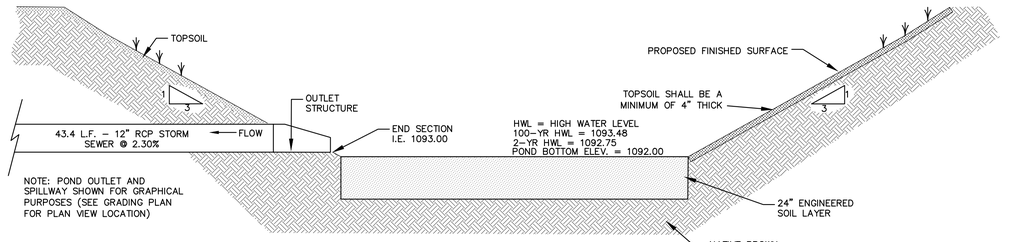
EMERGENCY OVER FLOW DETAIL
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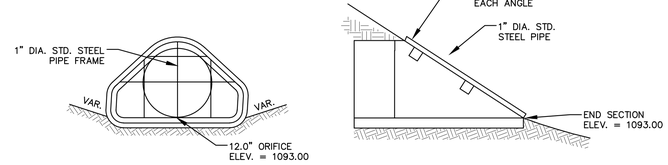
OUTLET STRUCTURE DETAIL
N.T.S.

BIOINFILTRATION BASIN 1 & 2
N.T.S.

REV. 12-7-2018



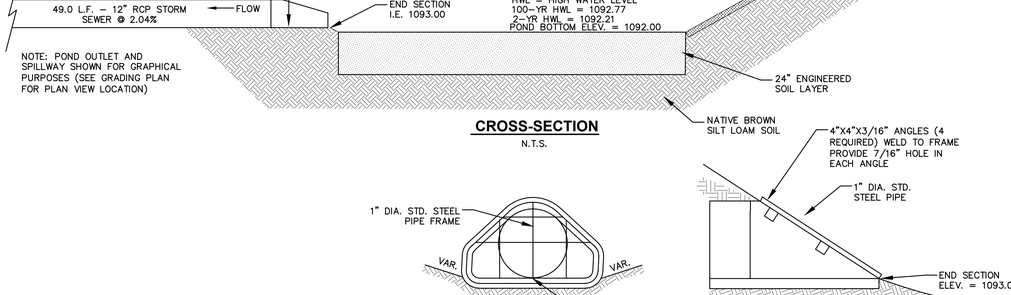
CROSS-SECTION
N.T.S.



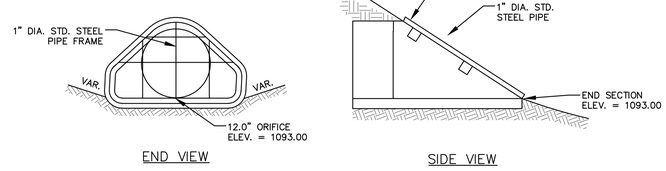
OUTLET STRUCTURE DETAIL
N.T.S.

BIOINFILTRATION BASIN 3
N.T.S.

REV. 12-7-2018



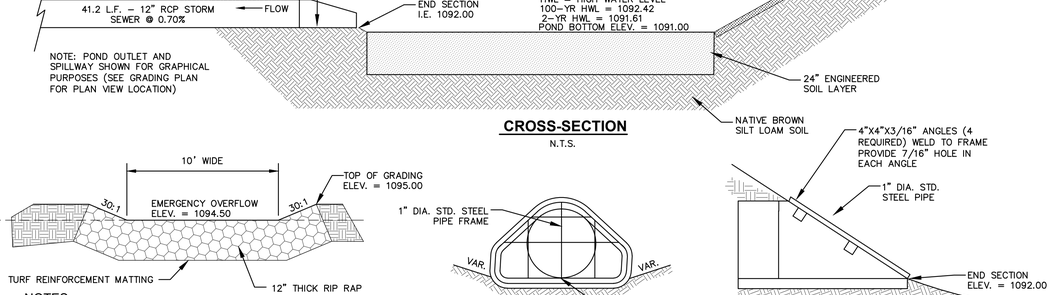
CROSS-SECTION
N.T.S.



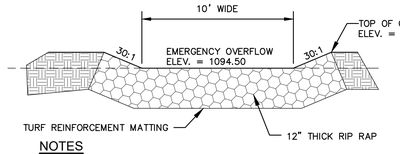
OUTLET STRUCTURE DETAIL
N.T.S.

BIOINFILTRATION BASIN 4
N.T.S.

REV. 12-7-2018



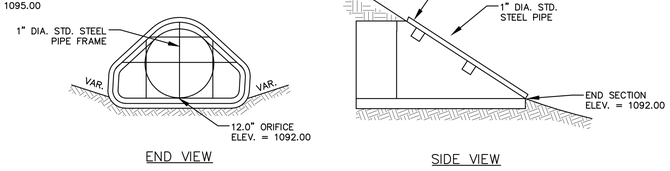
CROSS-SECTION
N.T.S.



NOTES

1. EXTEND TURF REINFORCEMENT MATTING 2' BELOW THE ELEVATION OF THE EMERGENCY SPILLWAY ON THE INSIDE OF THE POND.

EMERGENCY OVER FLOW DETAIL
N.T.S.



OUTLET STRUCTURE DETAIL
N.T.S.

BIOINFILTRATION BASIN 5
N.T.S.

REV. 12-7-2018

NOTES

1. CONTRACTOR SHALL INSTALL 24" OF ENGINEERED SOIL CONSISTING OF: 85% ASTM C33 SAND AND 15% CERTIFIED COMPOST.
2. CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, pH OF 6-8, AND MOISTURE CONTENT OF 35-50% BY WEIGHT.
3. INSTALL EROSION MATTING OVER ENGINEERED SOILS LAYER FOLLOWING SEEDING OF THE BOTTOM OF THE INFILTRATION BASIN TO PROVIDE SOIL STABILIZATION PRIOR TO MATURE VEGETATION COVER.
4. CONFIRM WITH GEOTECHNICAL ENGINEER THAT THE SANDY SOIL PROFILE HAS BEEN REACHED PRIOR TO BACKFILLING THE INFILTRATION BASIN.
5. IF ADDITIONAL EXCAVATION IS REQUIRED TO REACH SANDY SOIL PROFILE, THE BACKFILL USED TO RETURN THE BOTTOM OF THE BASIN TO THE ENGINEERED SOIL LAYER ELEVATION MUST HAVE AN EQUAL OR HIGHER INFILTRATION RATE THAN THE BOTTOM OF THE INFILTRATION BASIN AS CONFIRMED BY A GEOTECHNICAL ENGINEER.
6. RUNOFF MUST INFILTRATE WITHIN 24-HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
7. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
8. OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANTING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.

NOTE:

INFILTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR), PORTAGE COUNTY, STEVENS POINT, AND ENGINEERING STANDARD OF CARE. ALL DESIGNATED INFILTRATION AREAS (e.g. RAIN GARDENS, INFILTRATION BASINS, BIORETENTION DEVICES) SHALL BE FENCED PRIOR TO CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. PROPOSED BIORETENTION DEVICES SHALL NOT BE CONSTRUCTED UNTIL THE DEVICE'S CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED VEGETATION REQUIREMENTS SET FORTH WITHIN THE RESPECTIVE WDNR TECHNICAL STANDARDS. IF THE LOCATION OF THE INFILTRATION AREA CONFLICTS WITH CONSTRUCTION STAGING AND/OR CONSTRUCTION TRAFFIC AND IS DISTURBED, COMPACTION MITIGATION WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATORY COMPLIANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

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MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
SOURCE COMMERCIAL REAL ESTATE

CLIENT ADDRESS:
5936 SEMINOLE CENTER COURT SUITE 100 FITCHBURG, WI 53711

PROJECT:
STEVENS POINT COMMERCIAL PUBLIC IMPROVEMENTS

PROJECT LOCATION:
HOOVER ROAD AND MCDILL AVE. STEVENS POINT, WI.

PLAN MODIFICATIONS:

#	Date:	Description:
1	12.01.25	MUNICIPAL SUBMITTAL
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Designed By: KJM
Reviewed By: JAW
Approved By: PMP

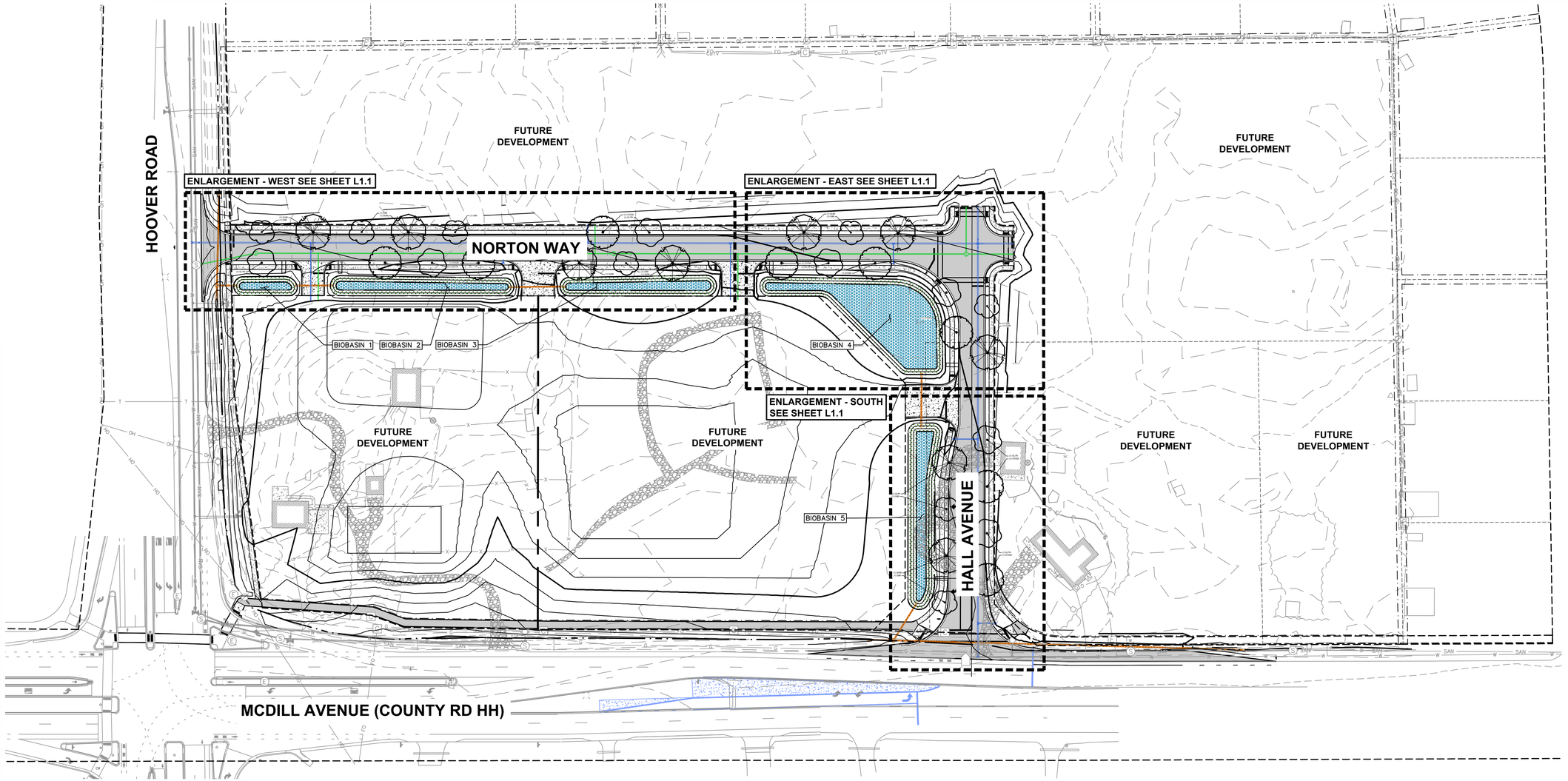
SHEET TITLE:
STORM BASIN DETAILS

SHEET NUMBER:
C10.0

JSD PROJECT NO: 24-14553

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File: \\JSDINC\weston projects\PROJECTS\2024\24-14553\DWG\Civil Sheets\Public Plan Set\24-14553 C10.0 - Storm Basin Details.dwg Layout: C10.0 - STORM BASIN DETAILS User: isaac.newman Plotted: Nov 26, 2025 - 10:40am Xref's:



Basin Plug Plant Mixes							
Botanical Name	Common Name	Spacing	Basin 1 (450 SF) Quantity	Basin 2 (1,500 SF) Quantity	Basin 3 (1,400 SF) Quantity	Basin 4 (7,160 SF) Quantity	Basin 5 (2,060 SF) Quantity
Permanent Grasses:							
Carex grayi	Common Bur Sedge	1'-0" On Center	40	120	120	400	140
Carex stipata	Common Fox Sedge	1'-0" On Center	40	120	120	400	140
Panicum virgatum	Switch Grass	1'-0" On Center	40	120	120	400	140
Spartina pectinata	Prairie Cord Grass	1'-0" On Center	40	120	120	400	140
Forbs:							
Aster novae-angilae	New England Aster	1'-0" On Center	30	80	80	400	120
Asclepias incarnata	Swamp Milkweed	1'-0" On Center	20	80	80	400	120
Echinacea purpurea	Broad-Leaved Purple Coneflower	1'-0" On Center	20	80	80	400	120
Eryngium yuccifolium	Rattlesnake Master	1'-0" On Center	20	80	80	400	120
Eupatorium maculatum	Spotted Joe-Pye Weed	1'-0" On Center	20	80	60	400	120
Liatris spicata	Marsh Blazing Star	1'-0" On Center	20	80	60	400	100
Lobelia cardinalis	Cardinal Flower	1'-0" On Center	20	80	60	400	100
Monarda fistulosa	Wild Bergamot	1'-0" On Center	20	80	60	400	100
Penstemon digitalis	Foxglove Beardtongue	1'-0" On Center	20	80	60	400	100
Pycnanthemum virginianum	Common Mountain Mint	1'-0" On Center	20	60	60	400	100
Ratibida pinnata	Yellow Coneflower	1'-0" On Center	20	60	60	400	100
Rudbeckia hirta	Black-Eyed Susan	1'-0" On Center	20	60	60	400	100
Veronicastrum virginianum	Culver's Root	1'-0" On Center	20	60	60	380	100
Zizia aurea	Golden Alexanders	1'-0" On Center	20	60	60	380	100
	TOTAL		**450**	**1500**	**1400**	**7160**	**2060**

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
OVERSTORY DECIDUOUS TREES					
	GIBI	*Ginkgo biloba 'Autumn Gold' TM* *Autumn Gold Maidenhair Tree*	B & B	2.5" Cal	8
	GLTR	*Gleditsia triacanthos inermis 'Shademaster' TM* *Shademaster Locust*	B & B	2.5"Cal	7
	GYDID	*Gymnocladus dioica 'McKBranched' Decaf® Kentucky Coffeetree*	B & B	1.5" Cal	8
	QUBI	*Quercus bicolor* *Swamp White Oak*	B & B	2.5" Cal	9

TREE WATERING PROGRAM:

BASE BID – WATERING OF ALL TREES ON A REGULAR WEEKLY BASIS. CONTRACTOR TO KEEP A LOG OR JOURNAL OF A RECORD OF DATES AND QUANTITIES OF SUPPLEMENTAL WATERING EFFORTS

ALTERNATE BID 1* – INSTALLATION OF ONE (1) WATERING BAG PER TREE. DOCUMENTATION OF WEEKLY WATERING PROGRAM REQUIRED

ALTERNATE BID 2* – INSTALLATION OF TWO (2) AERATION WATERING TUBES PER TREE. DOCUMENTATION OF WEEKLY WATERING PROGRAM REQUIRED

* SEE LANDSCAPE MATERIALS NOTES FOR PRODUCTS

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- 959 EXISTING 1 FOOT CONTOUR
- 960 EXISTING 5 FOOT CONTOUR
- STORMWATER MANAGEMENT AREA
- S SANITARY SEWER
- W WATERMAIN
- D STORM SEWER
- SAN EXISTING SANITARY SEWER
- W EXISTING WATERMAIN
- ST EXISTING STORM SEWER
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- SIGN
- RAINWATER RENEWAL SEED MIX
- BIORETENTION BASIN PLUG PLANTINGS OR NATIVE VEGETATED MAT (NVM)

north

SCALE IN FEET

60' 0 60'

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CLIENT:
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CLIENT ADDRESS:
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PROJECT:
STEVENS POINT COMMERCIAL PUBLIC IMPROVEMENTS

PROJECT LOCATION:
HOOVER ROAD AND MCDILL AVE. STEVENS POINT, WI.

PLAN MODIFICATIONS:

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Designed By:	MRA
Reviewed By:	JLF
Approved By:	JLF

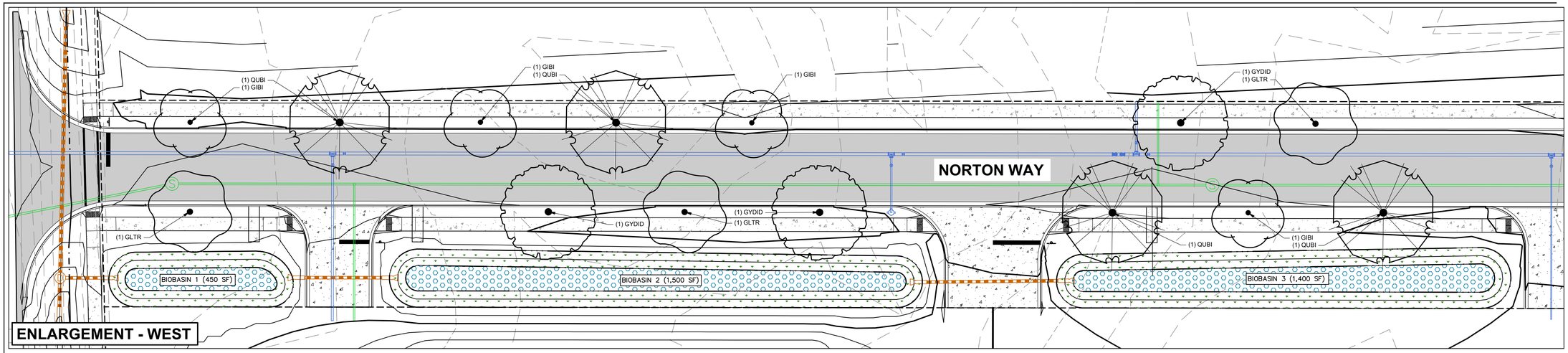
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LANDSCAPE PLAN

SHEET NUMBER:
L1.0

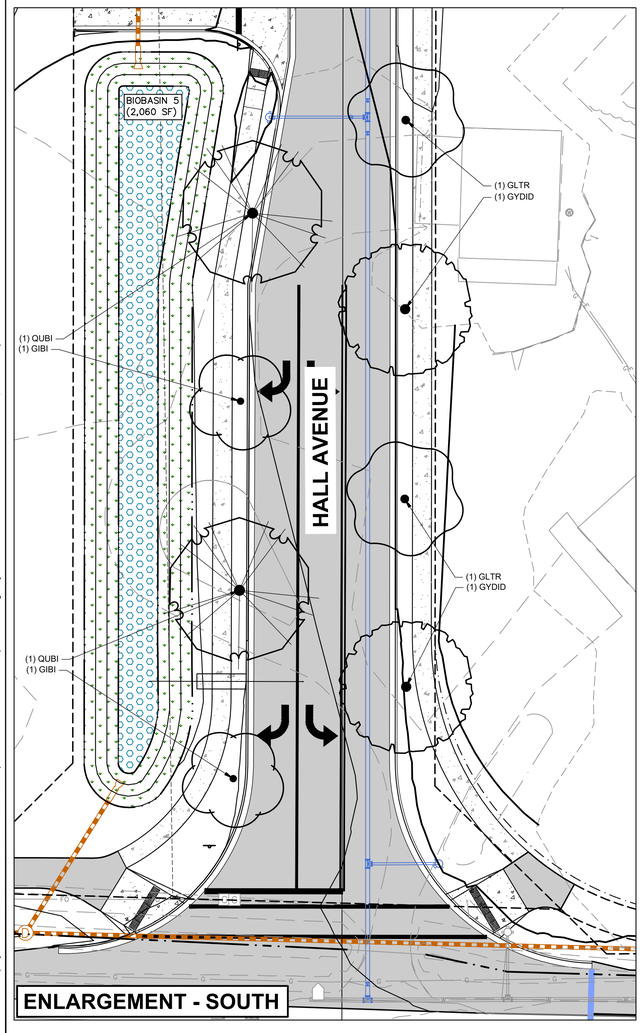
JSD PROJECT NO: 24-14553

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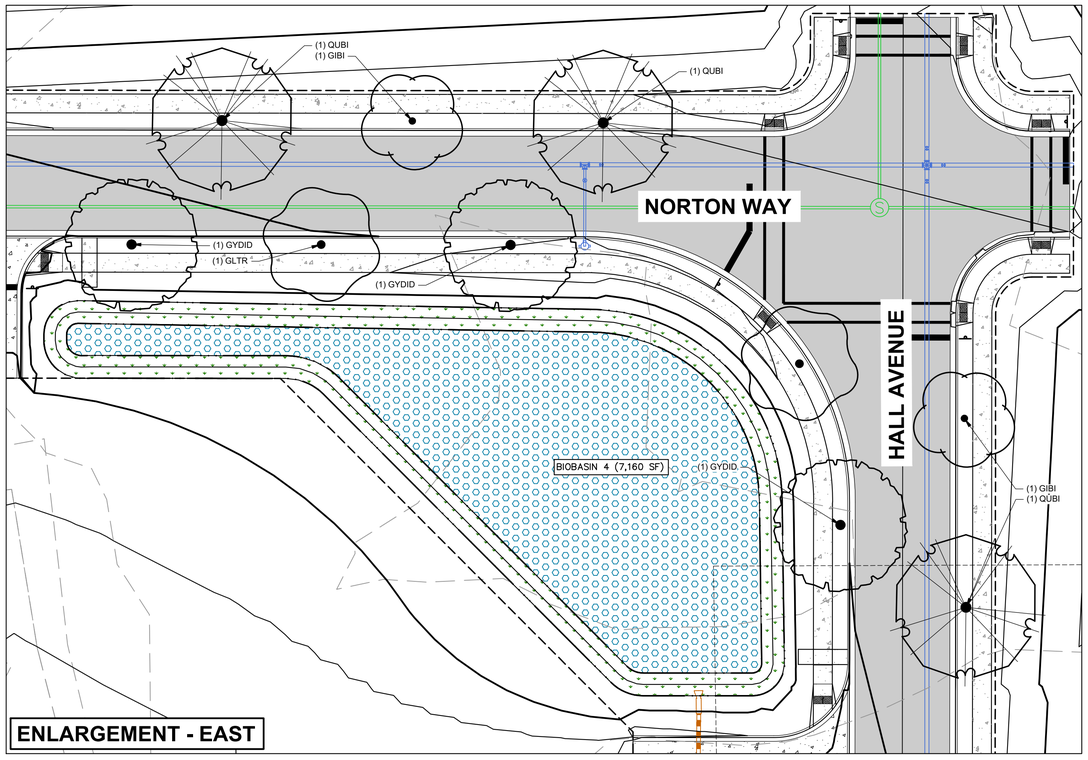
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ENLARGEMENT - WEST



ENLARGEMENT - SOUTH



ENLARGEMENT - EAST

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 959 — PROPOSED 1 FOOT CONTOUR
- 960 — PROPOSED 5 FOOT CONTOUR
- 959 — EXISTING 1 FOOT CONTOUR
- 960 — EXISTING 5 FOOT CONTOUR
- STORMWATER MANAGEMENT AREA
- S — SANITARY SEWER
- W — WATERMAIN
- D — STORM SEWER
- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATERMAIN
- ST — EXISTING STORM SEWER
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- SIGN
- RAINWATER RENEWAL SEED MIX
- BIORETENTION BASIN PLUG PLANTINGS OR NATIVE VEGETATED MAT (NVM)

PLANT LIST (SEE L1.0 FOR COMPREHENSIVE PLANT SCHEDULE)

SYMBOL	CODE	BOTANICAL / COMMON NAME
OVERSTORY DECIDUOUS TREES		
	GIBI	*Ginkgo biloba 'Autumn Gold' TM* *Autumn Gold Maidenhair Tree*
	GLTR	*Gleditsia triacanthos inermis 'Shademaster' TM* *Shademaster Locust*
	GYDID	*Gymnocladus dioica 'McKBranched' Decaf® Kentucky Coffeetree*
	QUBI	*Quercus bicolor* *Swamp White Oak*

north

SCALE IN FEET

20' 0 20'

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Designed By: MRA
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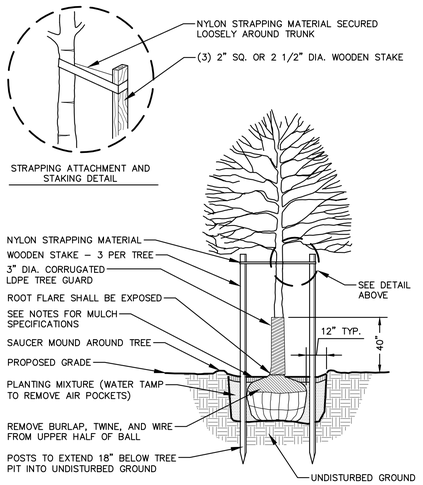
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DETAILED LANDSCAPE PLAN

SHEET NUMBER:
L1.1

JSD PROJECT NO: 24-14553

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File: \\JSDINC\weston projects\PROJECTS\2024\24145S3\DWG\Landscape Sheets\24-14553 Landscape Public.dwg Layout: L1.1 User: matt.ammel Plotted: Nov 25, 2025 - 5:22pm Xref's: 24-14553P Source Commercial Hoover & McDill Public



NOTE:

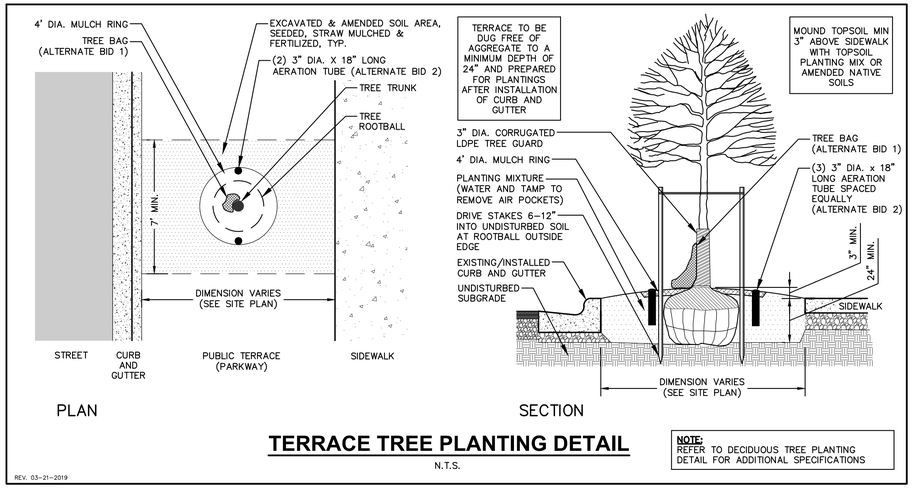
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.

2. REMOVE NYLON STRAPPING AND TREE GUARD WITHIN 9–18 MONTHS FOLLOWING INSTALLATION .

DECIDUOUS TREE PLANTING DETAIL

N.T.S.

REV. 01–04–2019



TERRACE TREE PLANTING DETAIL

N.T.S.

NOTE:
REFER TO DECIDUOUS TREE PLANTING DETAIL FOR ADDITIONAL SPECIFICATIONS

REV. 03–21–2019

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
3. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
4. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
5. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
6. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE
7. GENERAL: ALL WORK IN THE R–O–W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1–800–242–8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
8. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
9. MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL–DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
10. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
11. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
12. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

1. MATERIALS – PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
2. MATERIALS – TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
3. MATERIALS – SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3–INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
4. MATERIALS – TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3–INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE–EMERGENT GRANULAR HERBICIDE WEED–PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
5. MATERIALS – TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.
6. MATERIALS – (ALTERNATE 1): TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG," PRODUCT NO. 98183–R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
7. MATERIALS – (ALTERNATE 2): ROOT WATERING SYSTEM: ALL TREES TO BE INSTALLED WITH TWO (2) DEEP TREE ROOT WATER AERATION/WATERING TUBES. PRODUCT TO BE "ROOTWELL PRO–318, OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO TREE ROOT BALL.

SEEDING & POND VEGETATION NOTES

1. MATERIALS – TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED–FREE
2. MATERIALS – RAINWATER RENEWAL SEED MIX: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEEDED WITH "RAINWATER RENEWAL MIX" SEED MIX, AS PROVIDED BY AGRECOL (OR APPROVED EQUIVALENT). INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.
3. MATERIALS – BIOBASIN PLUG PLANTINGS: PLUG PLANTINGS TO BE INSTALLED 1'–0" ON CENTER, MIXING SPECIES INTEGRALLY IN FLATS OF 20 AT A TIME. REFER TO WDNR PLUG PLANTING TECHNICAL STANDARDS FOR ROOTSTOCK AND INSTALLATION SPECIFICATIONS.

OR

4. MATERIALS – BIOBASIN NATIVE VEGETATIVE MAT (NVM): AREAS SPECIFIED ON PLANS SHALL RECEIVE AGRECOL "RAINWATER RENEWAL" NATIVE VEGETATIVE MAT – DEGRADABLE CORE. CONTRACTOR SHALL CONTACT AGRECOL NATIVE NURSERY 16 WEEKS IN ADVANCE OF INSTALLATION FOR PROPER GROWING LEAD TIME. CONTRACTOR SHALL ASSUME AVAILABLE DELIVERY DATE TO BE BETWEEN MID–JUNE THROUGH THE END OF OCTOBER DUE TO THE NMV GROWING SEASON. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION PROCEDURES.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

1. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)–YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
2. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
3. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
4. MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

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Reviewed By: JLF
Approved By: JLF

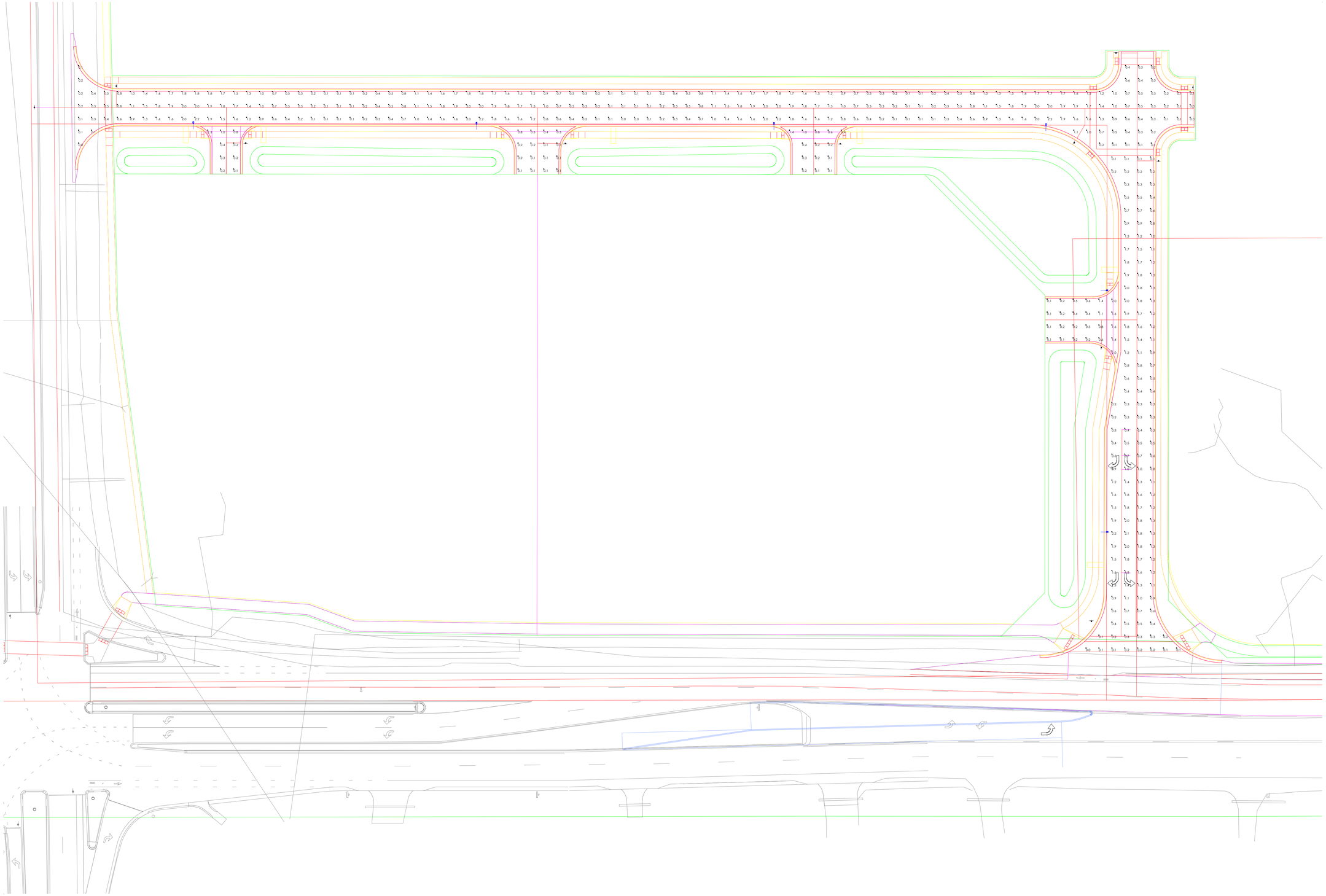
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LANDSCAPE DETAILS & NOTES

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Scale: 1 inch= 34 Ft.

Luminaire Schedule					
Symbol	Qty	Label	Description	Luminaire Watts	Total Watts
	6	A	LED AREA LIGHT ON 4' ARM MOUNTED TO 30' POLE	88	528

Calculation Summary			
Label	Units	Avg	Max/Min
HALL AVE	Fc	0.9	N.A.
NORTON WAY	Fc	0.8	N.A.

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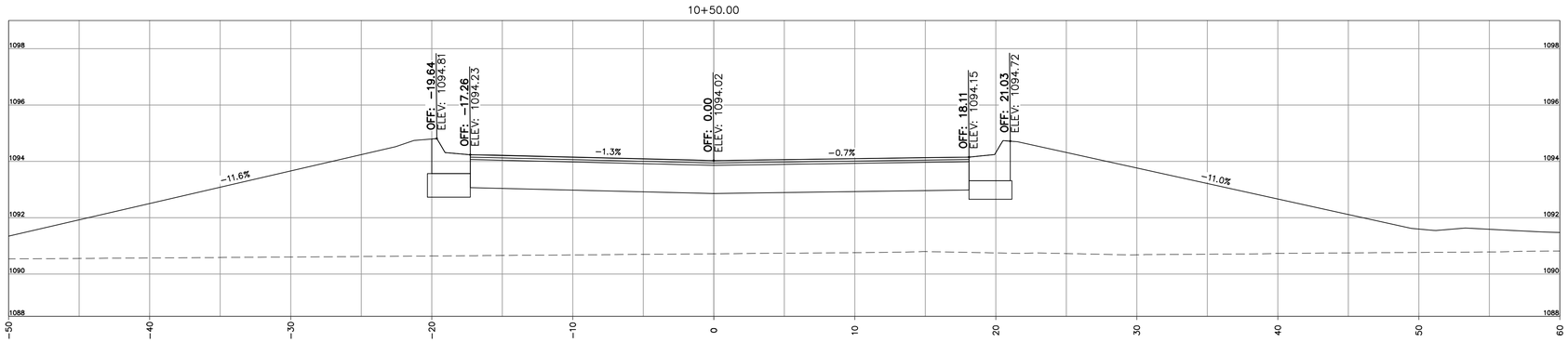
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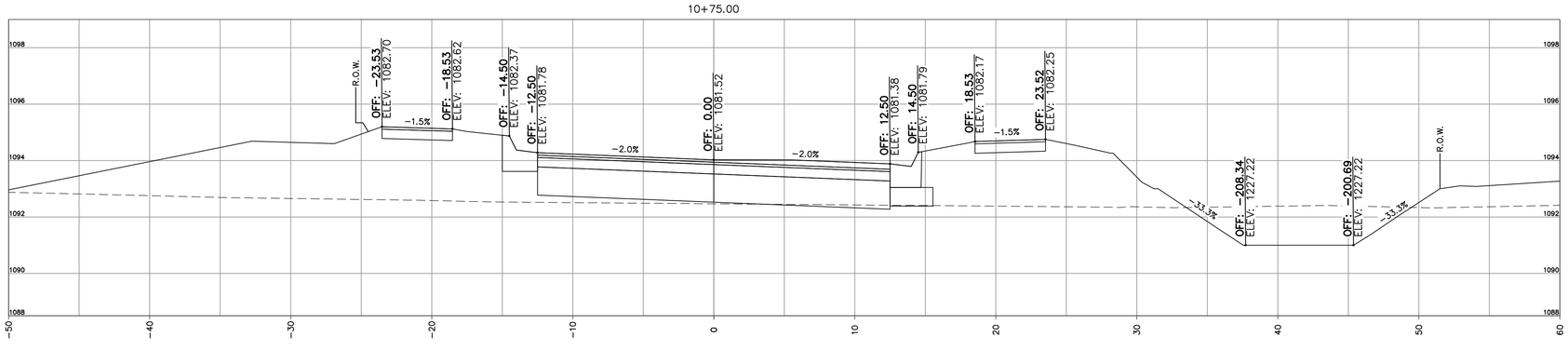
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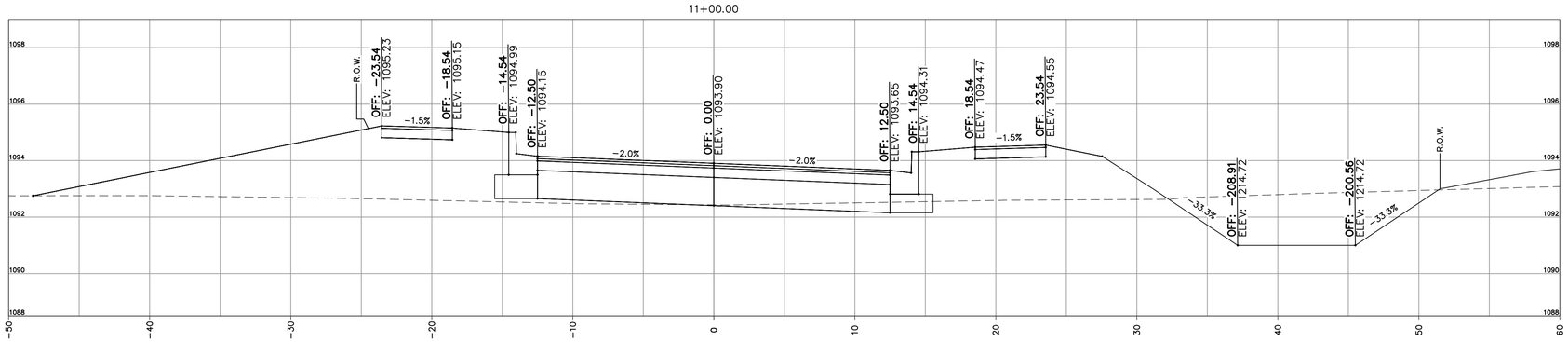
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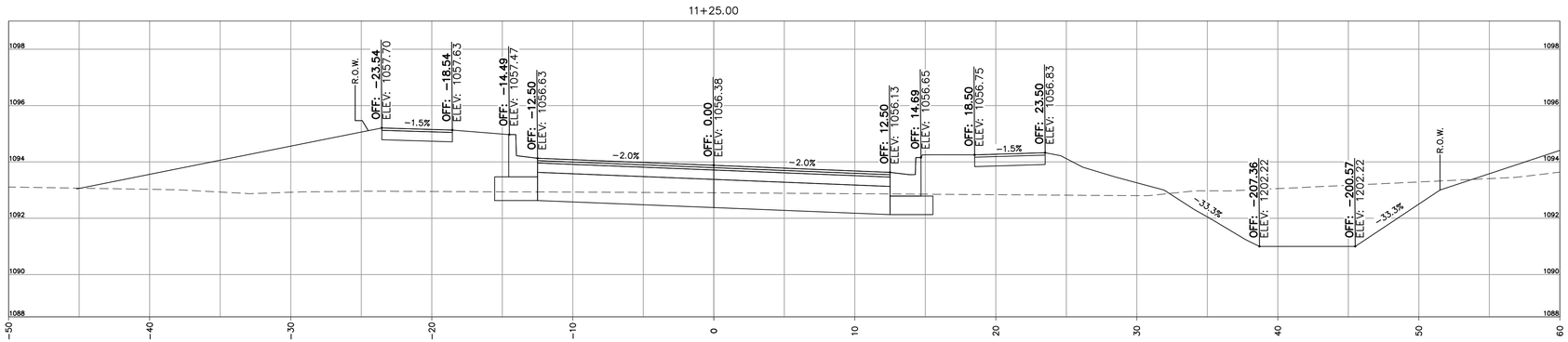
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REVIEWED BY: A. THOMER
CONTRACTOR:
JSD
APPROVED BY:
DATE: 11/28/2025

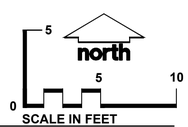
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Designed By:	KJM
Reviewed By:	JAW
Approved By:	PMP

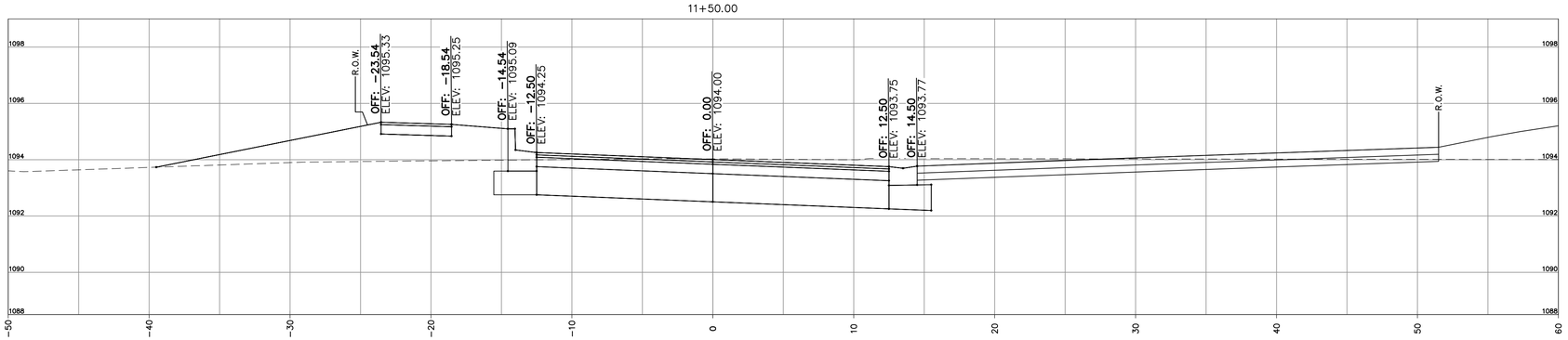
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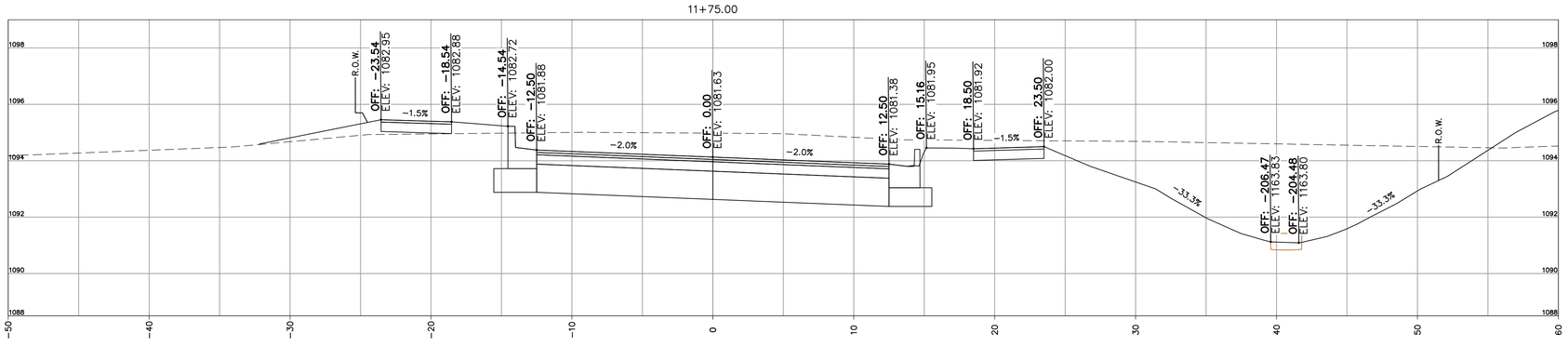
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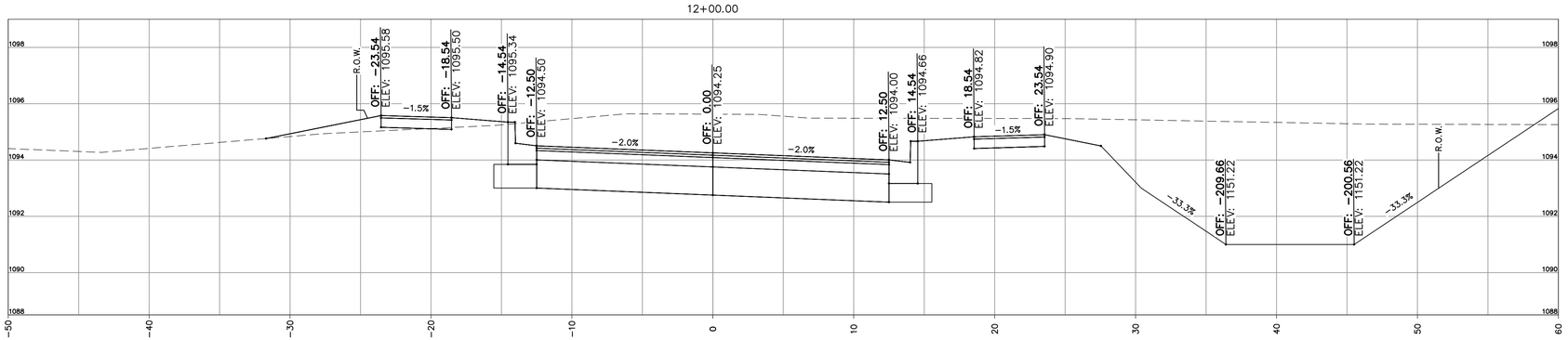
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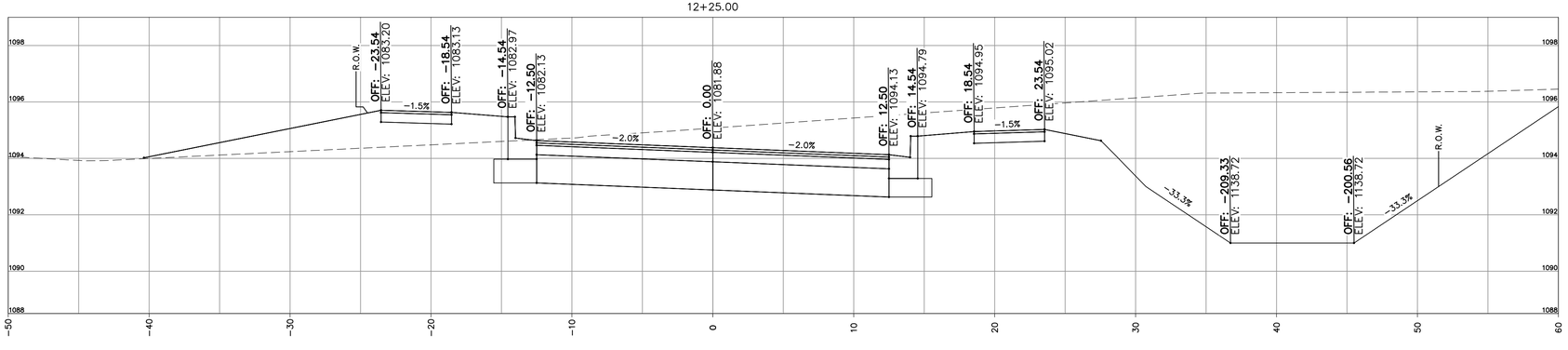
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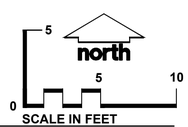
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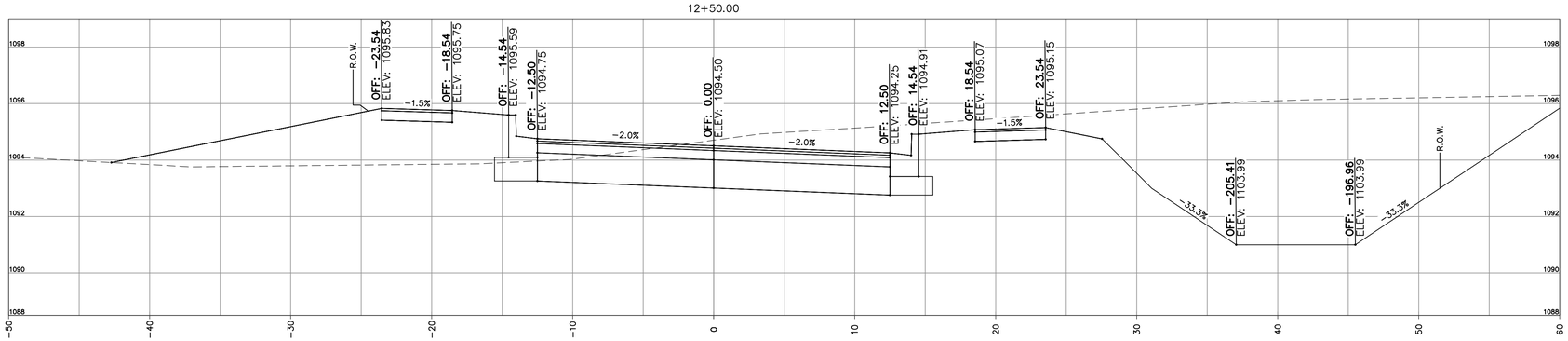
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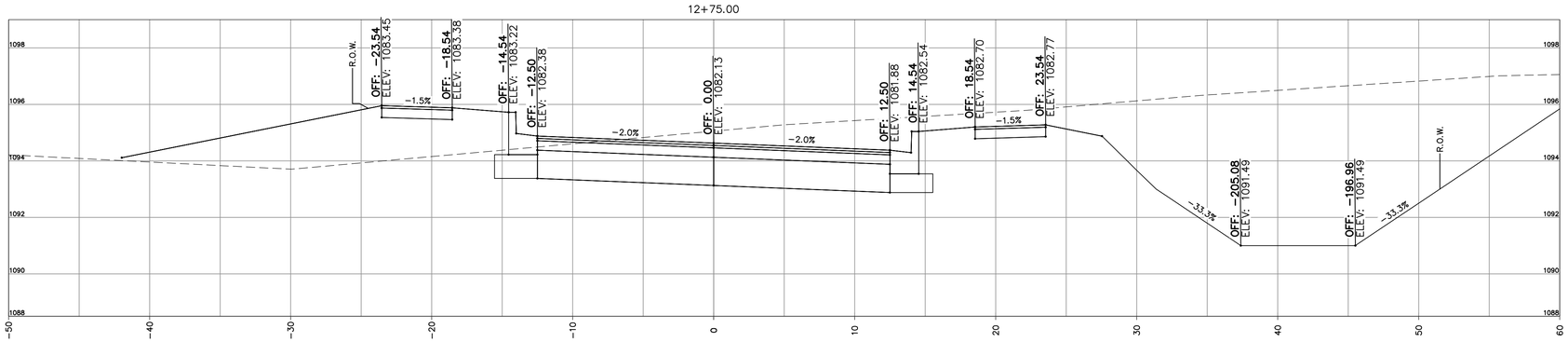
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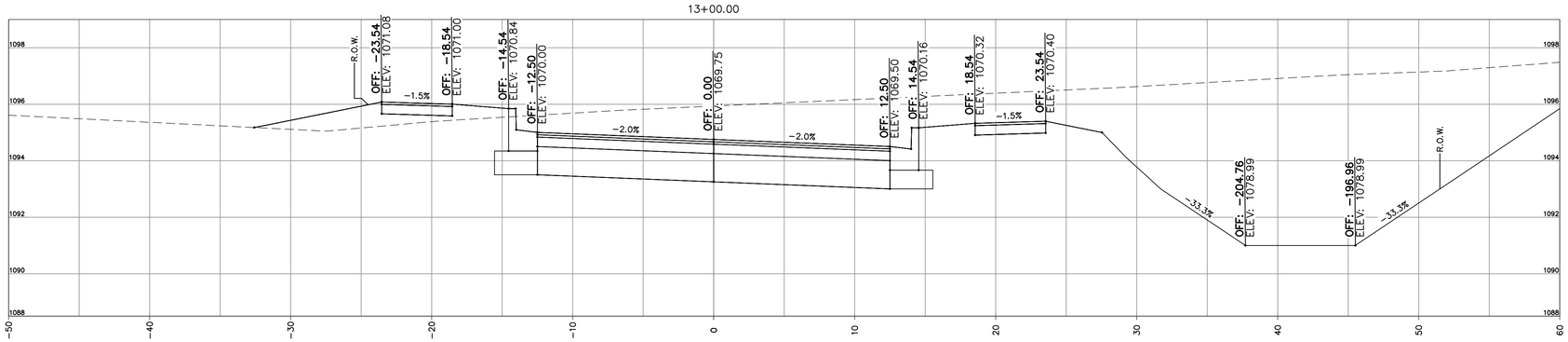
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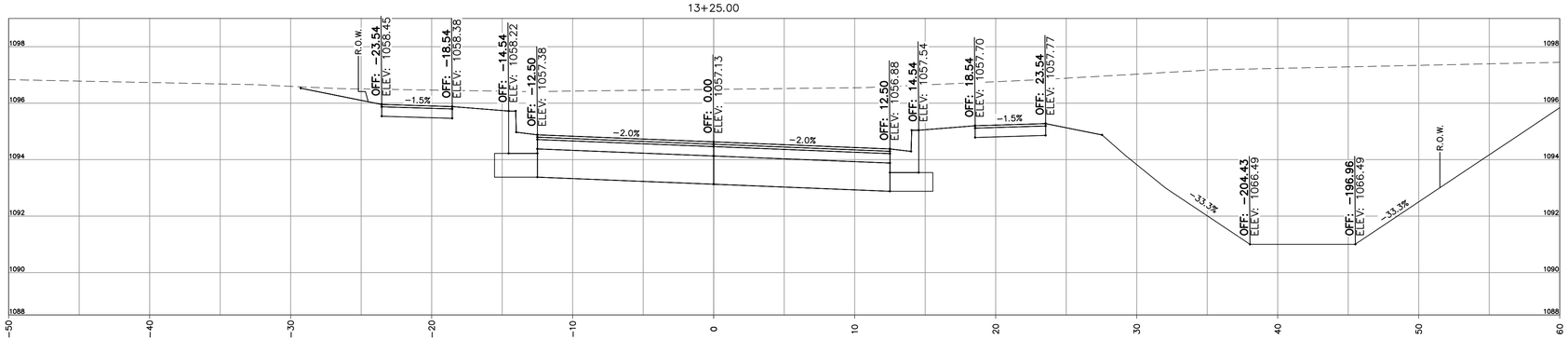
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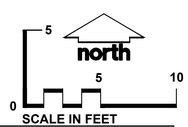
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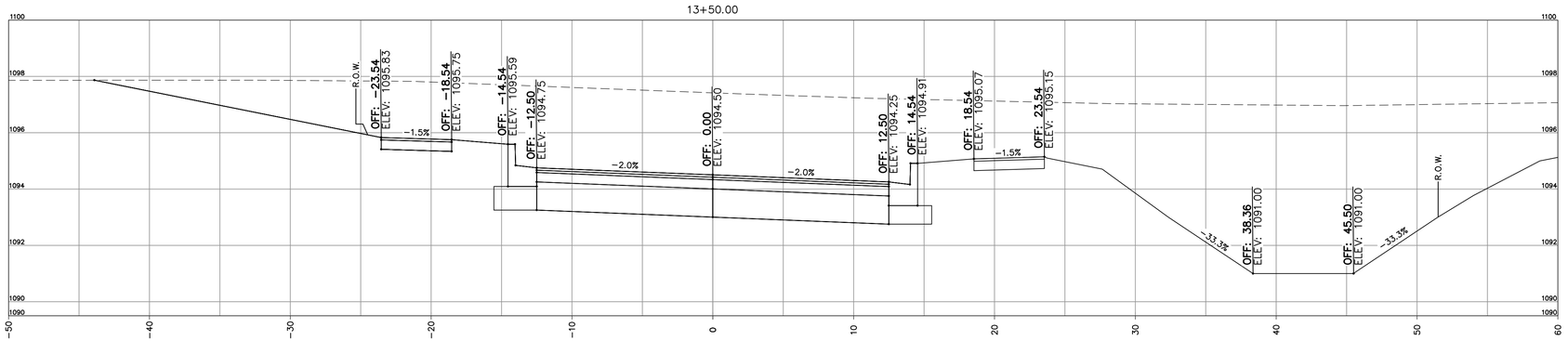
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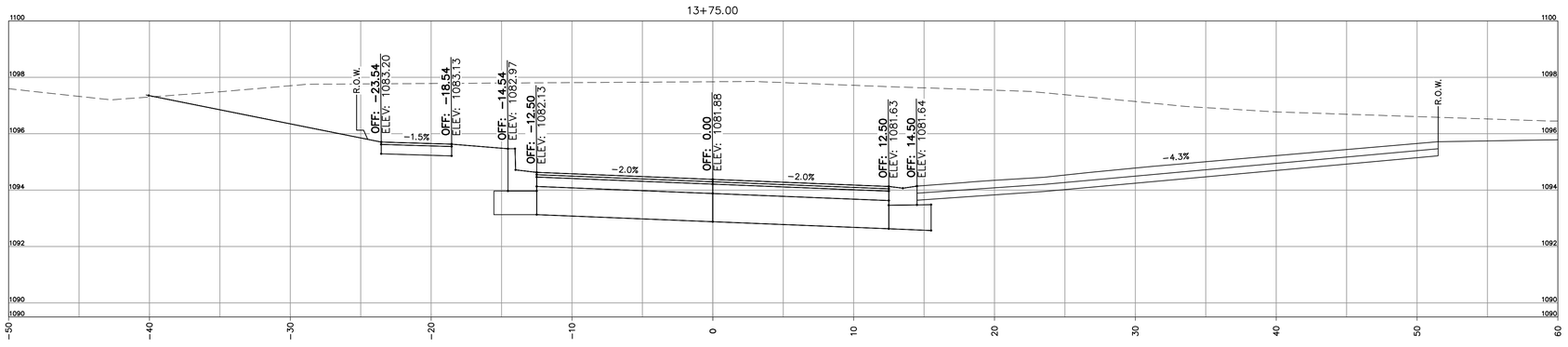
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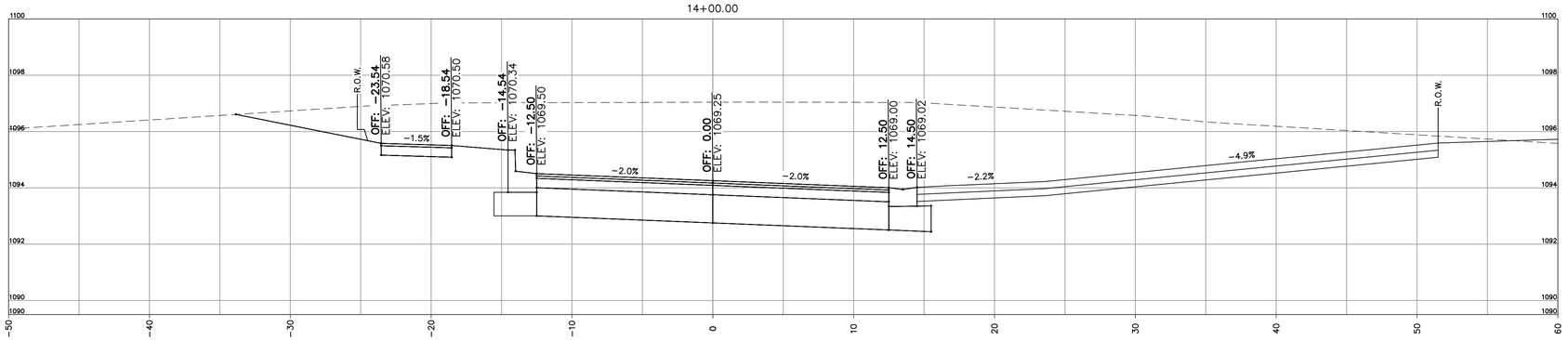
JSD PROJECT NO: 24-14553

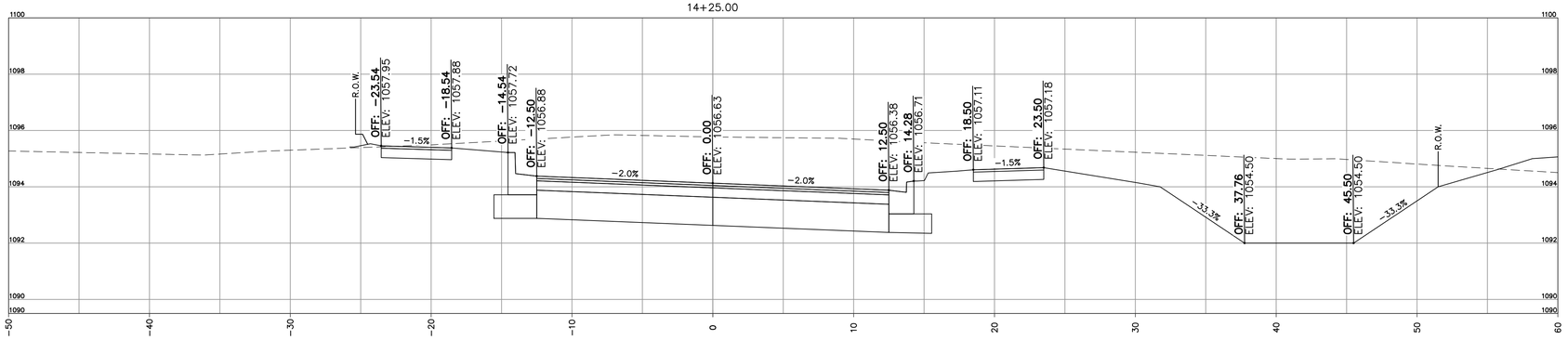
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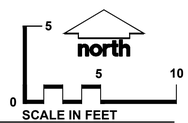
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SOURCE COMMERCIAL REAL ESTATE

CLIENT ADDRESS:
5936 SEMINOLE CENTER COURT SUITE 100 FITCHBURG, WI 53711

PROJECT:
STEVENS POINT COMMERCIAL PUBLIC IMPROVEMENTS

PROJECT LOCATION:
HOOVER ROAD AND MCDILL AVE. STEVENS POINT, WI.

PLAN MODIFICATIONS:

#	Date:	Description:
1	12.01.25	MUNICIPAL SUBMITTAL
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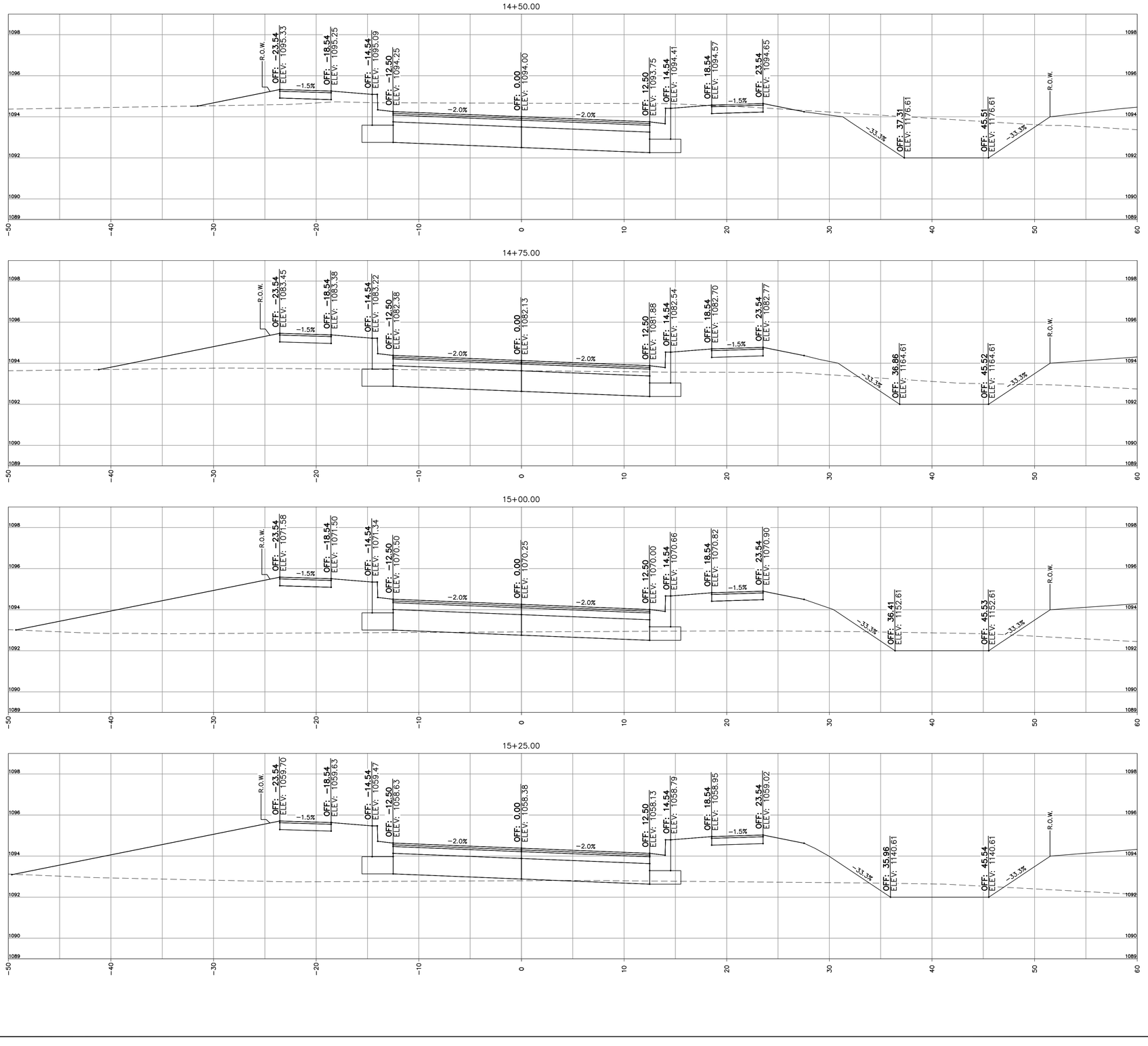
Designed By: KJM
Reviewed By: JAW
Approved By: PMP

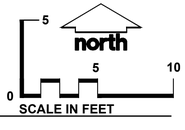
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NORTON WAY CROSS SECTIONS STA 13+50 TO 14+25

SHEET NUMBER:
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JSD PROJECT NO: 24-14553

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PROJECT:
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PROJECT LOCATION:
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Designed By:	KJM
Reviewed By:	JAW
Approved By:	PMP

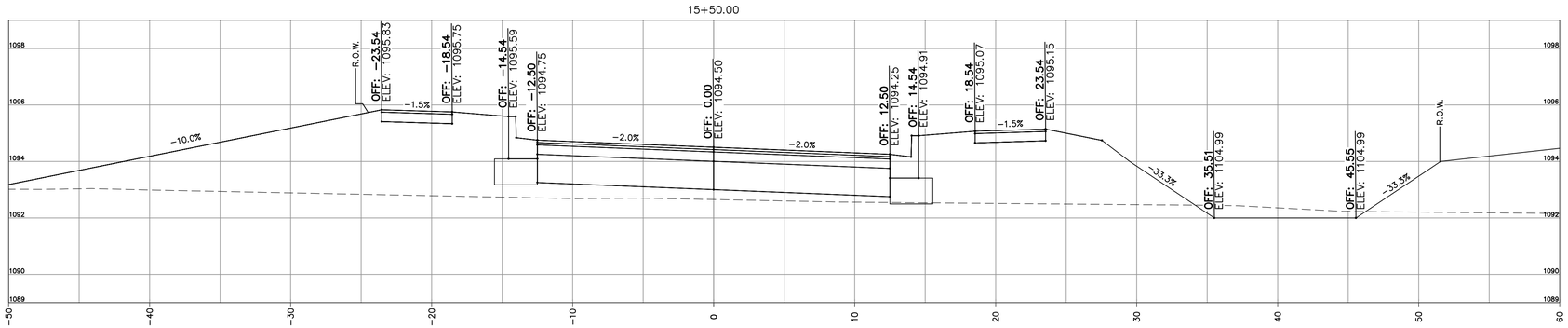
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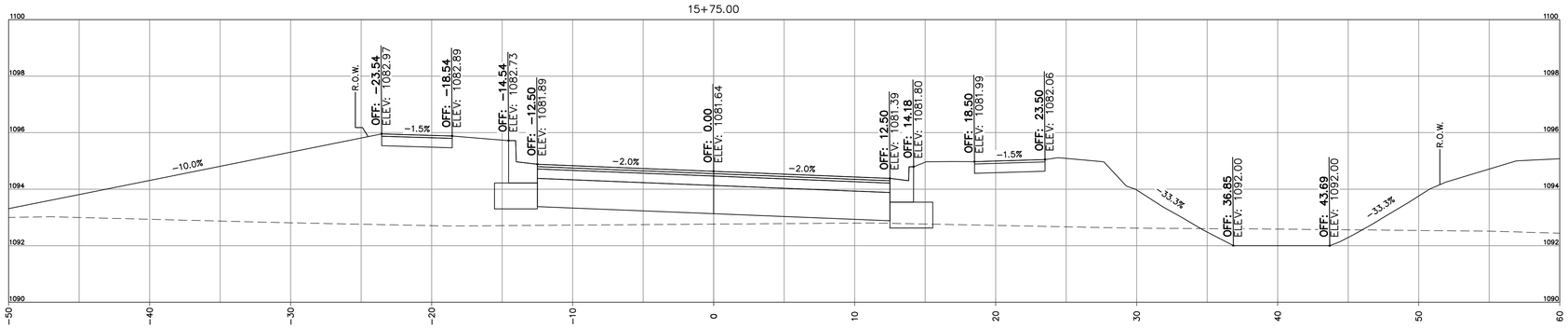
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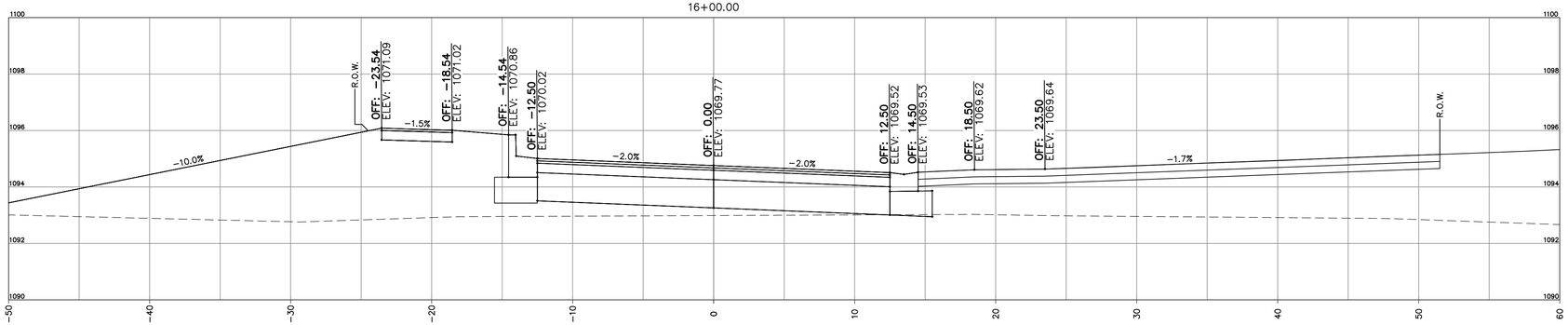
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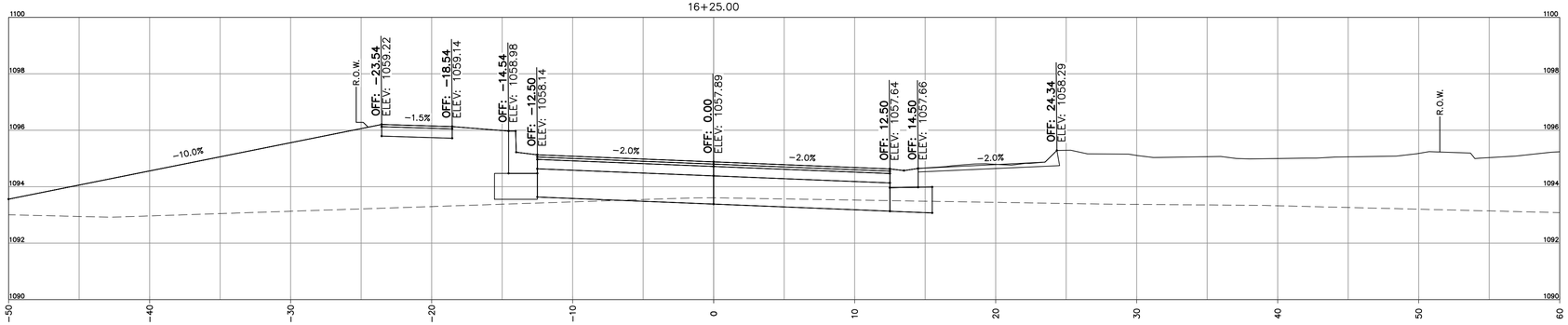
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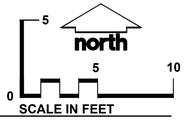
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PROJECT LOCATION:
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Approved By:	PMP

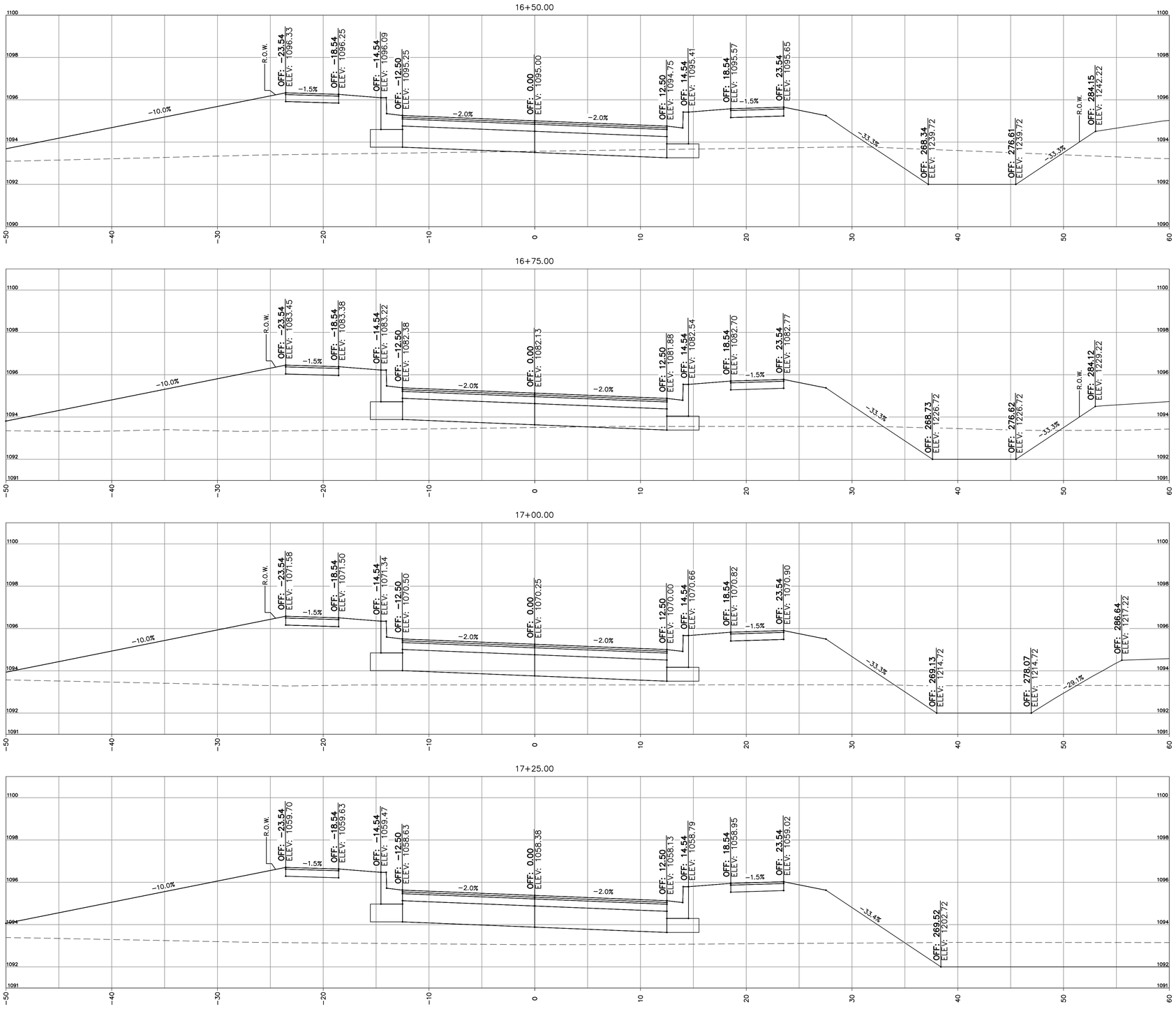
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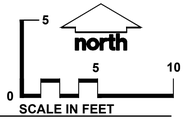
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Designed By:	KJM
Reviewed By:	JAW
Approved By:	PMP

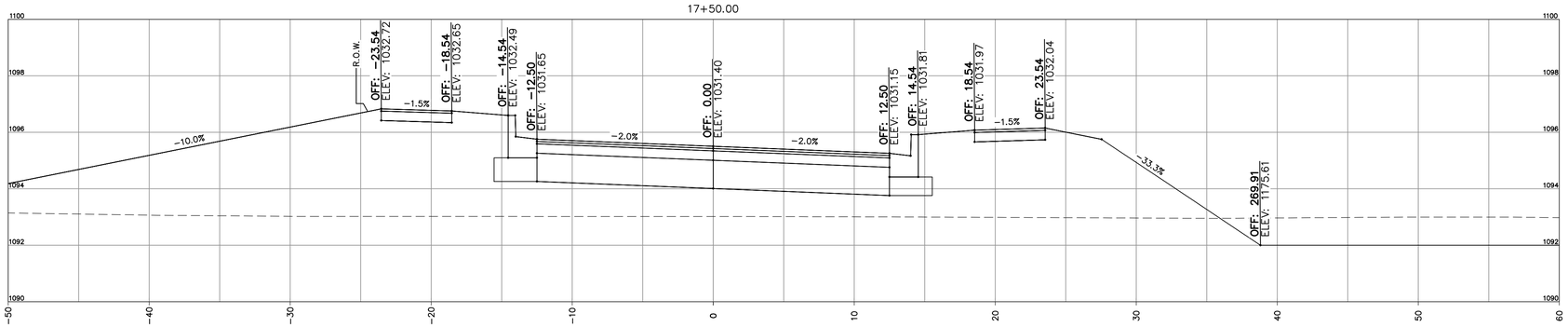
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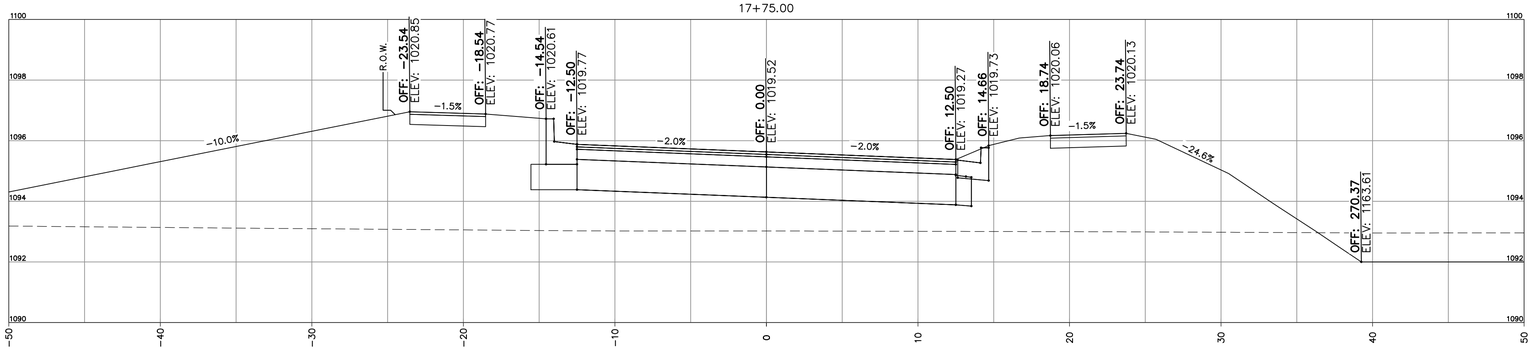
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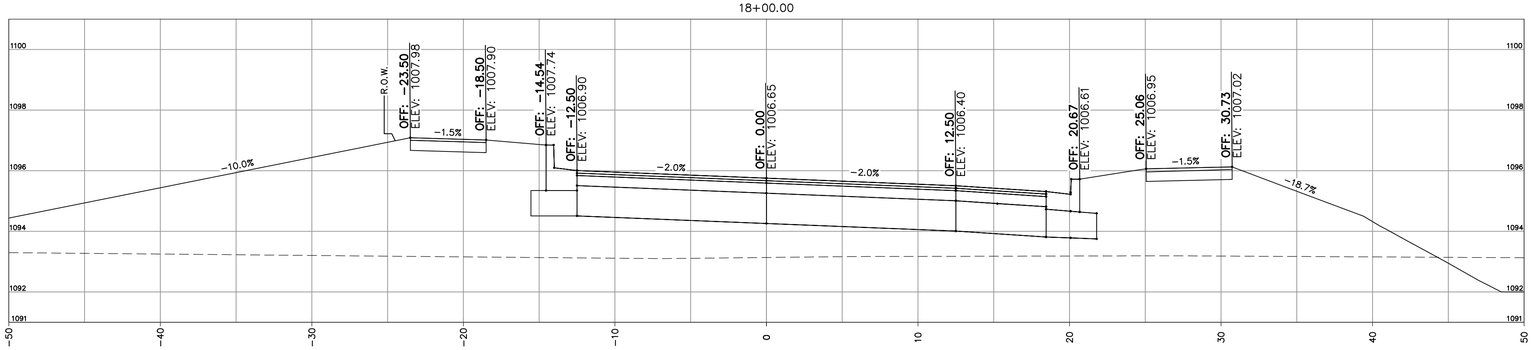
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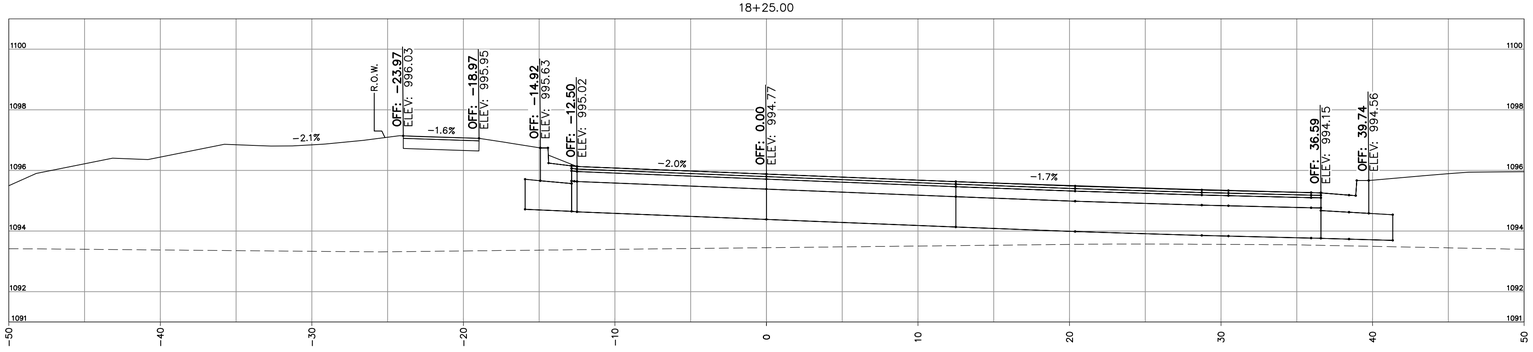
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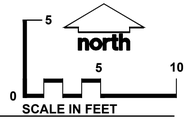
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PROJECT:
STEVENS POINT COMMERCIAL PUBLIC IMPROVEMENTS

PROJECT LOCATION:
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Approved By:	PMP

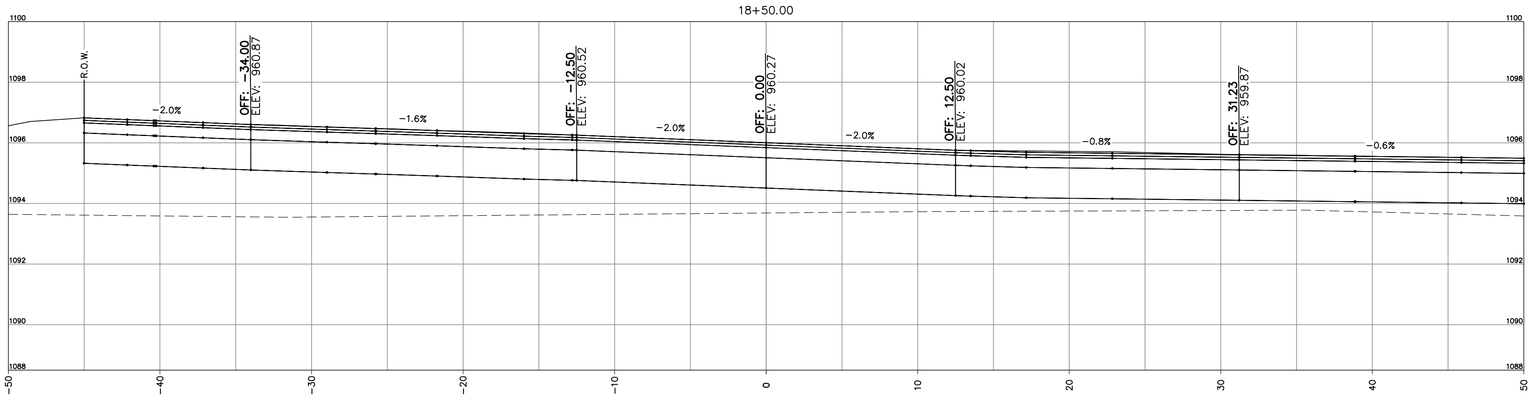
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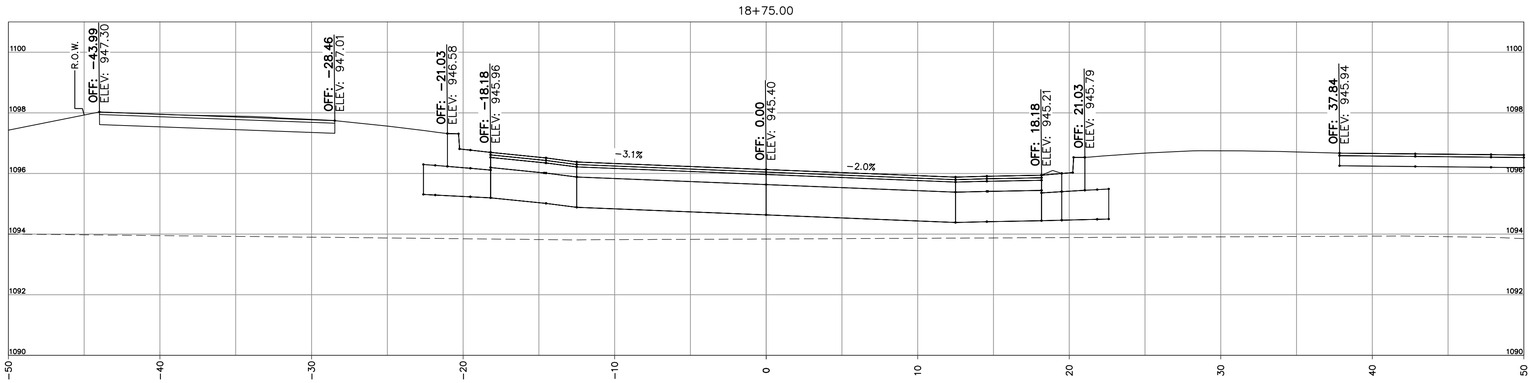
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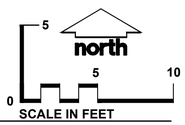
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PROJECT:
STEVENS POINT COMMERCIAL PUBLIC IMPROVEMENTS

PROJECT LOCATION:
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Designed By:	KJM
Reviewed By:	JAW
Approved By:	PMP

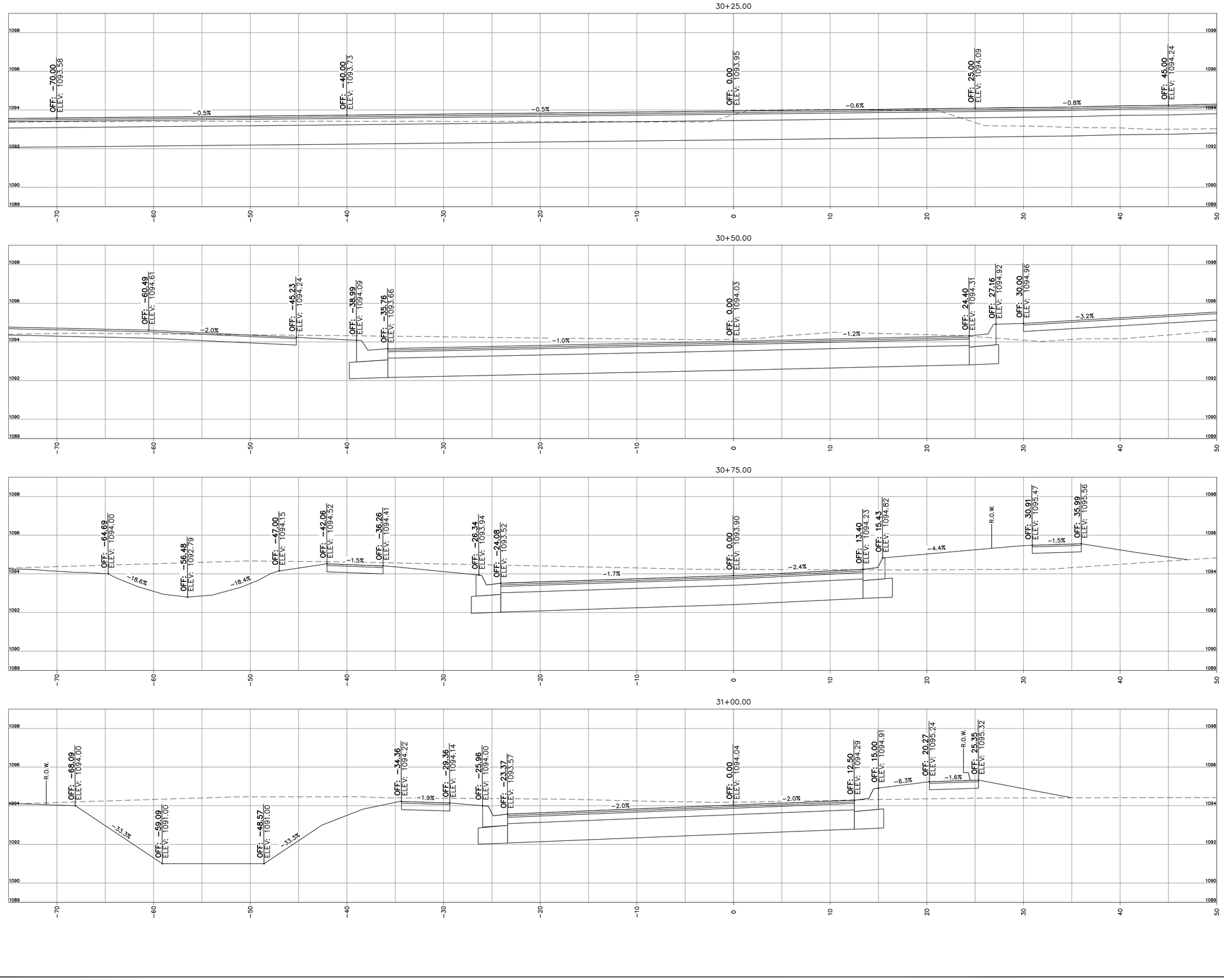
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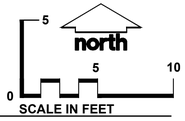
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Designed By:	KJM
Reviewed By:	JAW
Approved By:	PMP

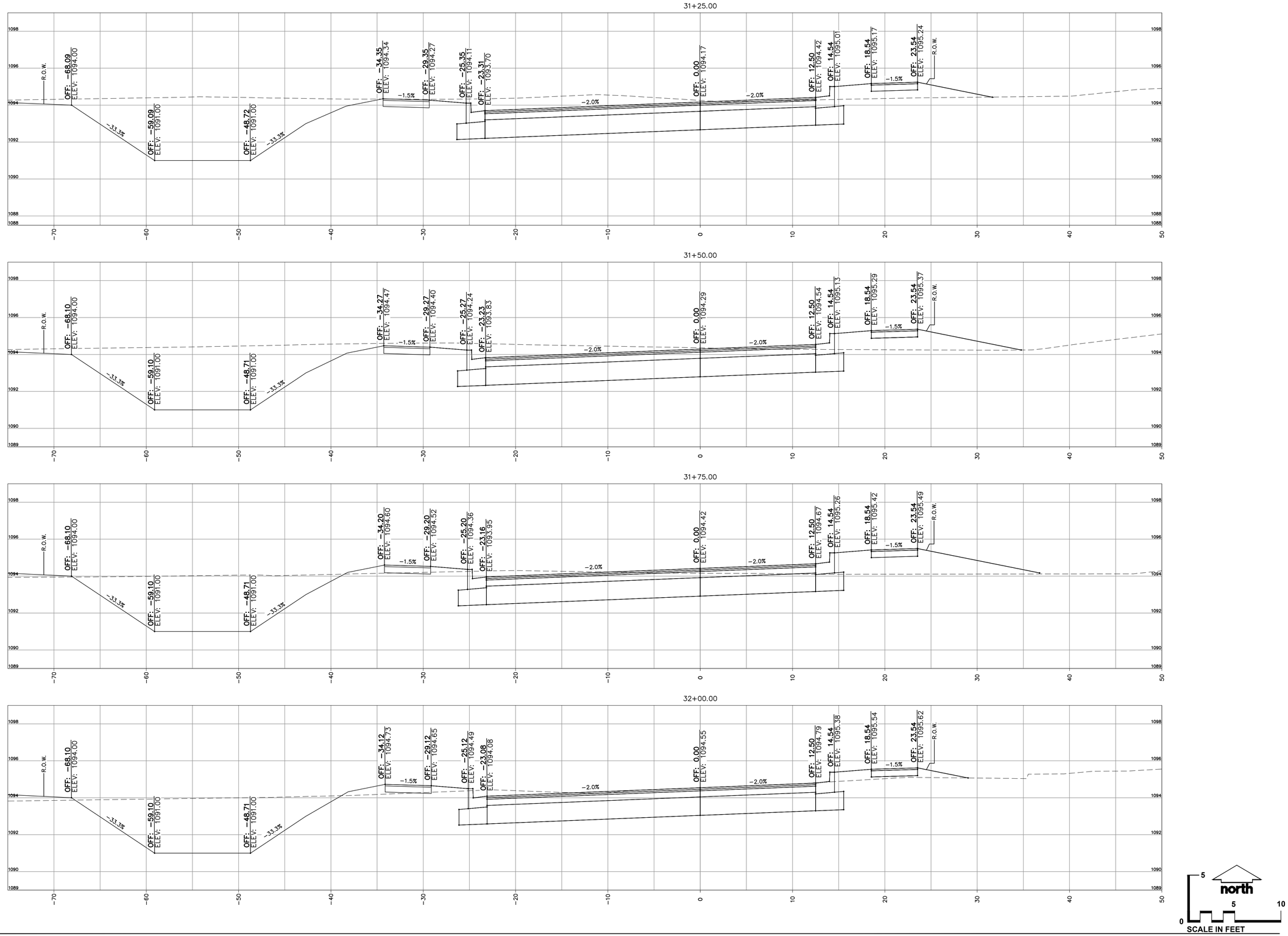
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HALL AVENUE CROSS SECTIONS STA 30+25 TO 31+00

SHEET NUMBER:
C11.9

JSD PROJECT NO: 24-14553

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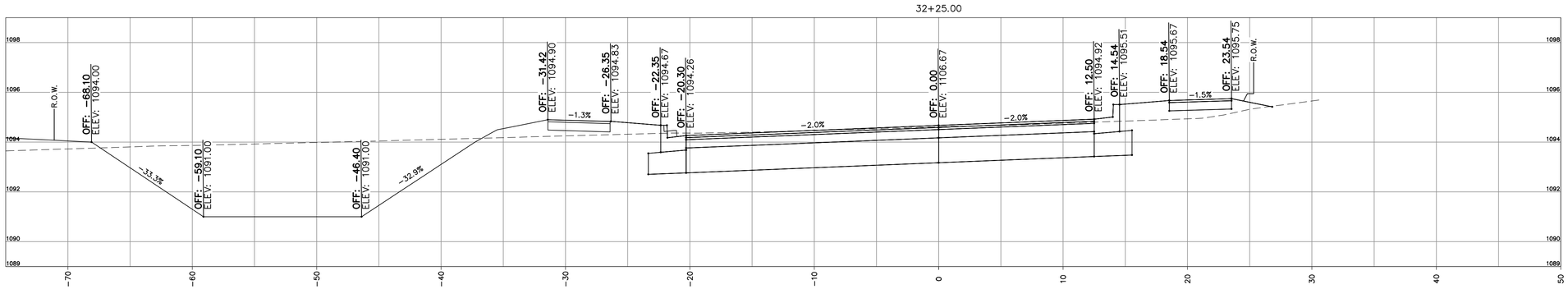
Designed By:	KJM
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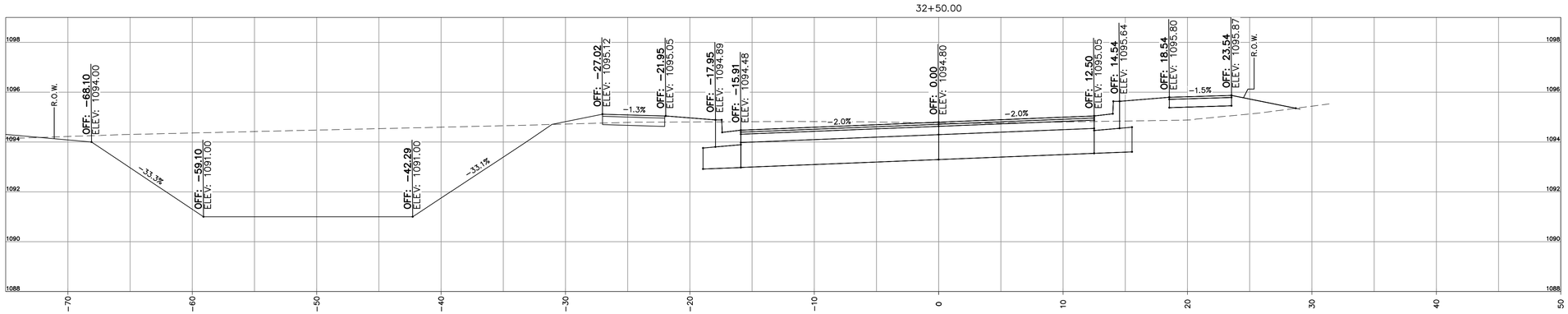
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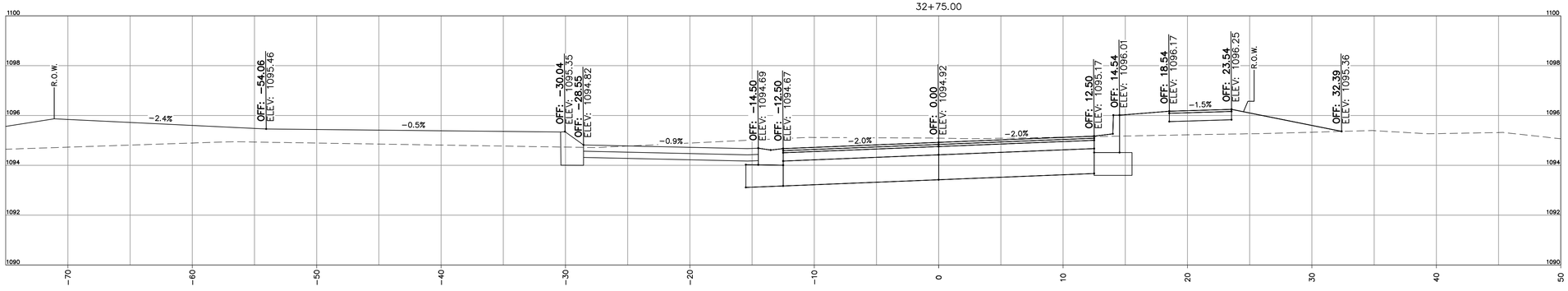
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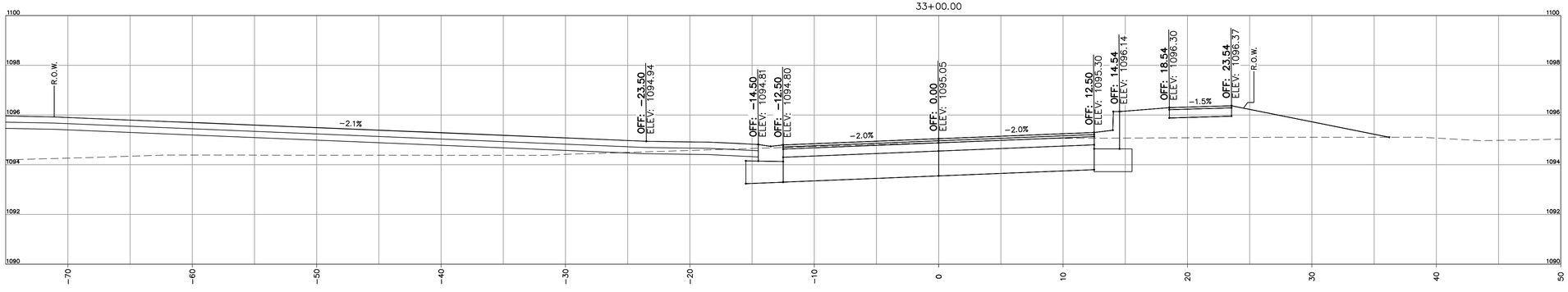
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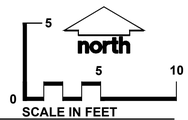
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Designed By:	KJM
Reviewed By:	JAW
Approved By:	PMP

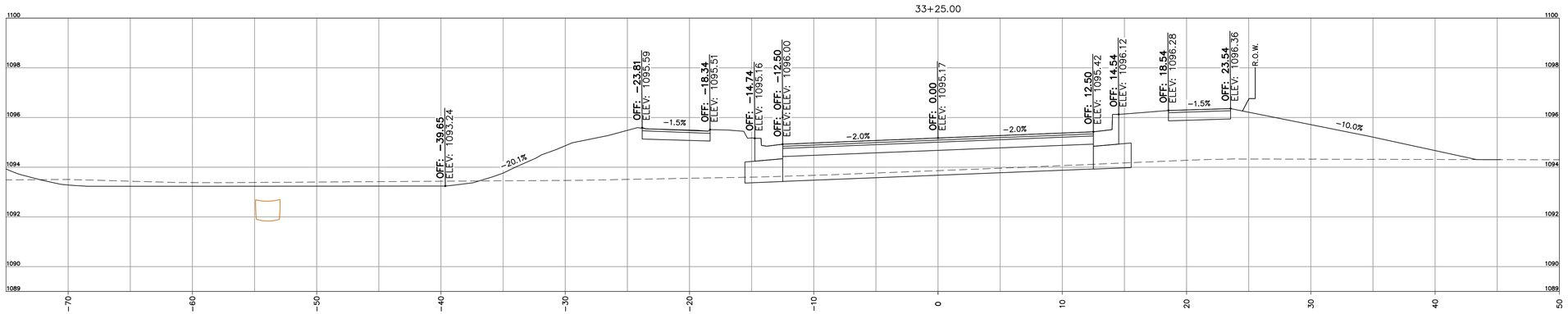
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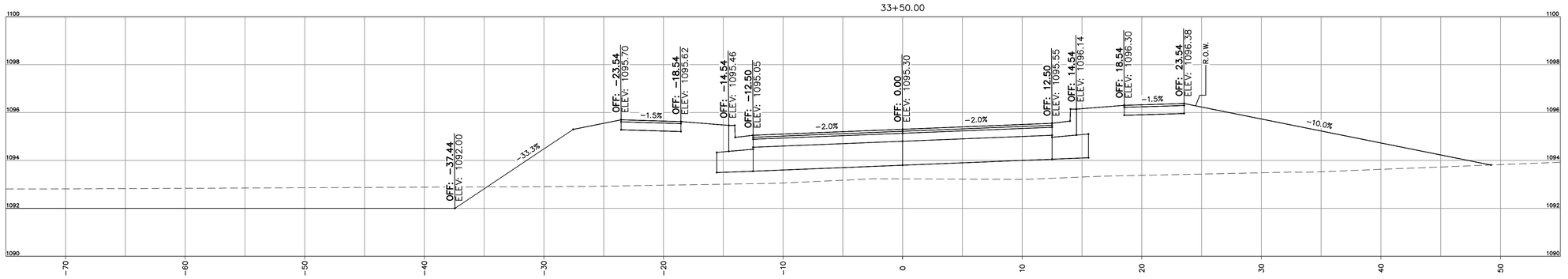
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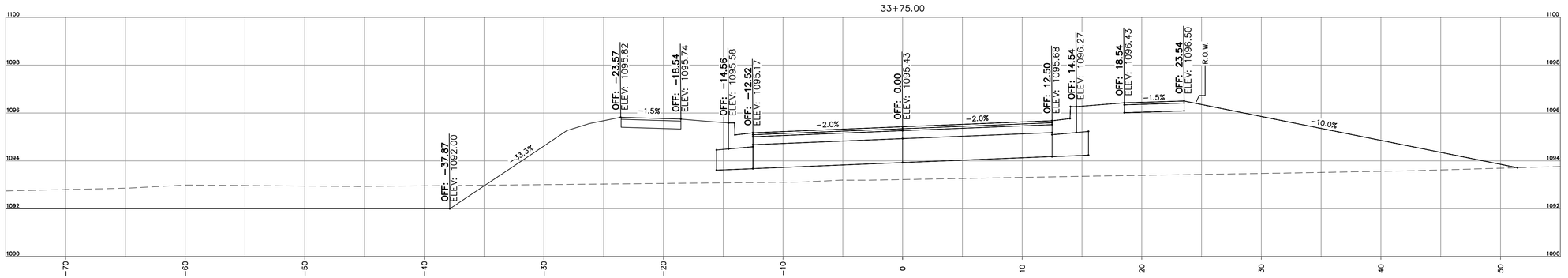
JSD PROJECT NO: 24-14553

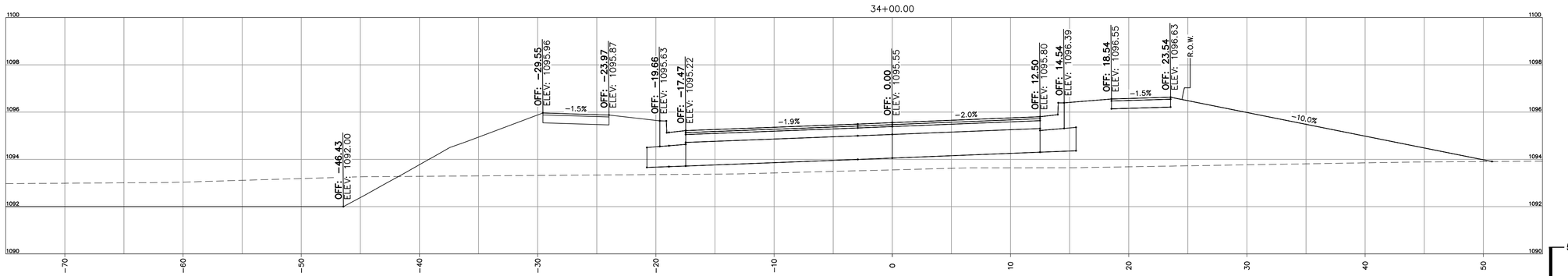
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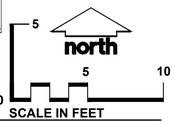
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P. 608.848.5060

CLIENT:
SOURCE COMMERCIAL REAL ESTATE

CLIENT ADDRESS:
5936 SEMINOLE CENTER COURT SUITE 100 FITCHBURG, WI 53711

PROJECT:
STEVENS POINT COMMERCIAL PUBLIC IMPROVEMENTS

PROJECT LOCATION:
HOOVER ROAD AND MCDILL AVE. STEVENS POINT, WI.

PLAN MODIFICATIONS:

#	Date:	Description:
1	12.01.25	MUNICIPAL SUBMITTAL
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Designed By:	KJM
Reviewed By:	JAW
Approved By:	PMP

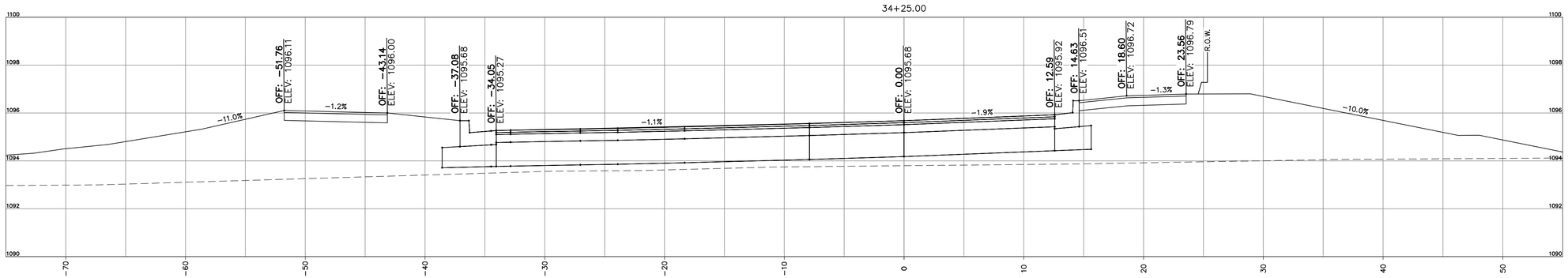
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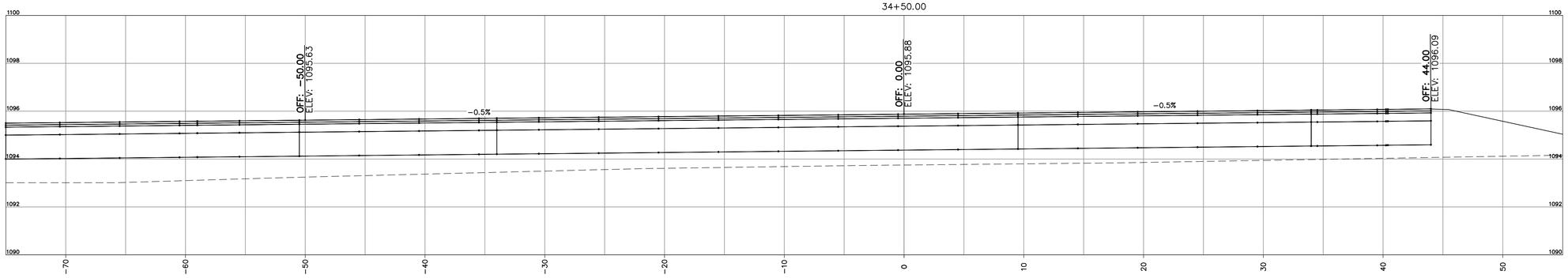
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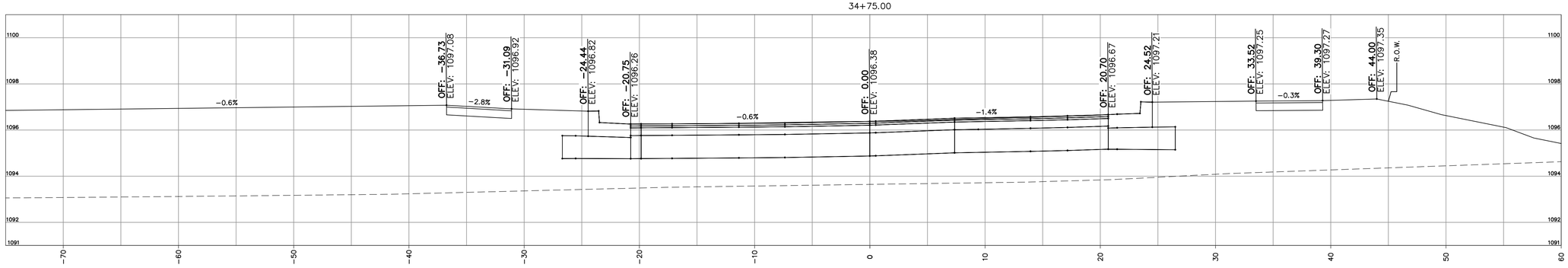
JSD PROJECT NO: 24-14553

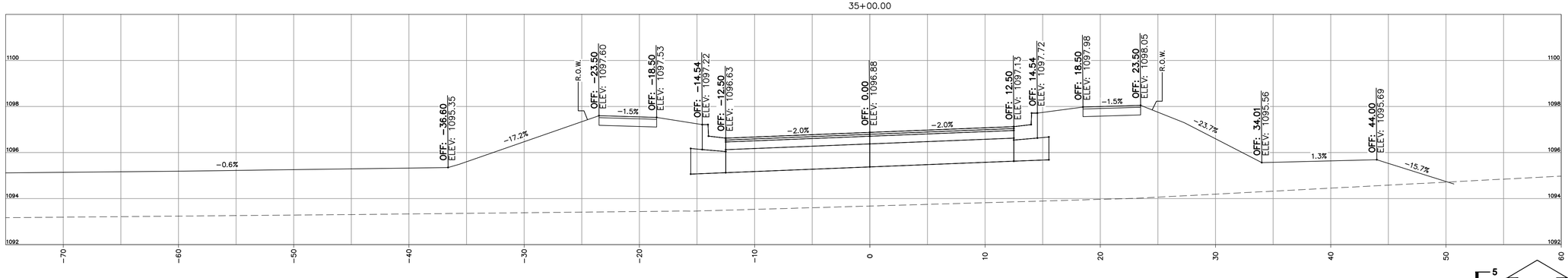
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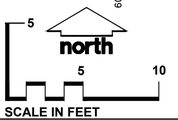
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CLIENT:
SOURCE COMMERCIAL REAL ESTATE

CLIENT ADDRESS:
5936 SEMINOLE CENTER COURT SUITE 100 FITCHBURG, WI 53711

PROJECT:
STEVENS POINT COMMERCIAL PUBLIC IMPROVEMENTS

PROJECT LOCATION:
HOOVER ROAD AND MCDILL AVE. STEVENS POINT, WI.

PLAN MODIFICATIONS:

#	Date:	Description:
1	12.01.25	MUNICIPAL SUBMITTAL
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Designed By:	KJM
Reviewed By:	JAW
Approved By:	PMP

SHEET TITLE:
HALL AVENUE CROSS SECTIONS STA 34+25 TO 35+00

SHEET NUMBER:
C11.13

JSD PROJECT NO: 24-14553

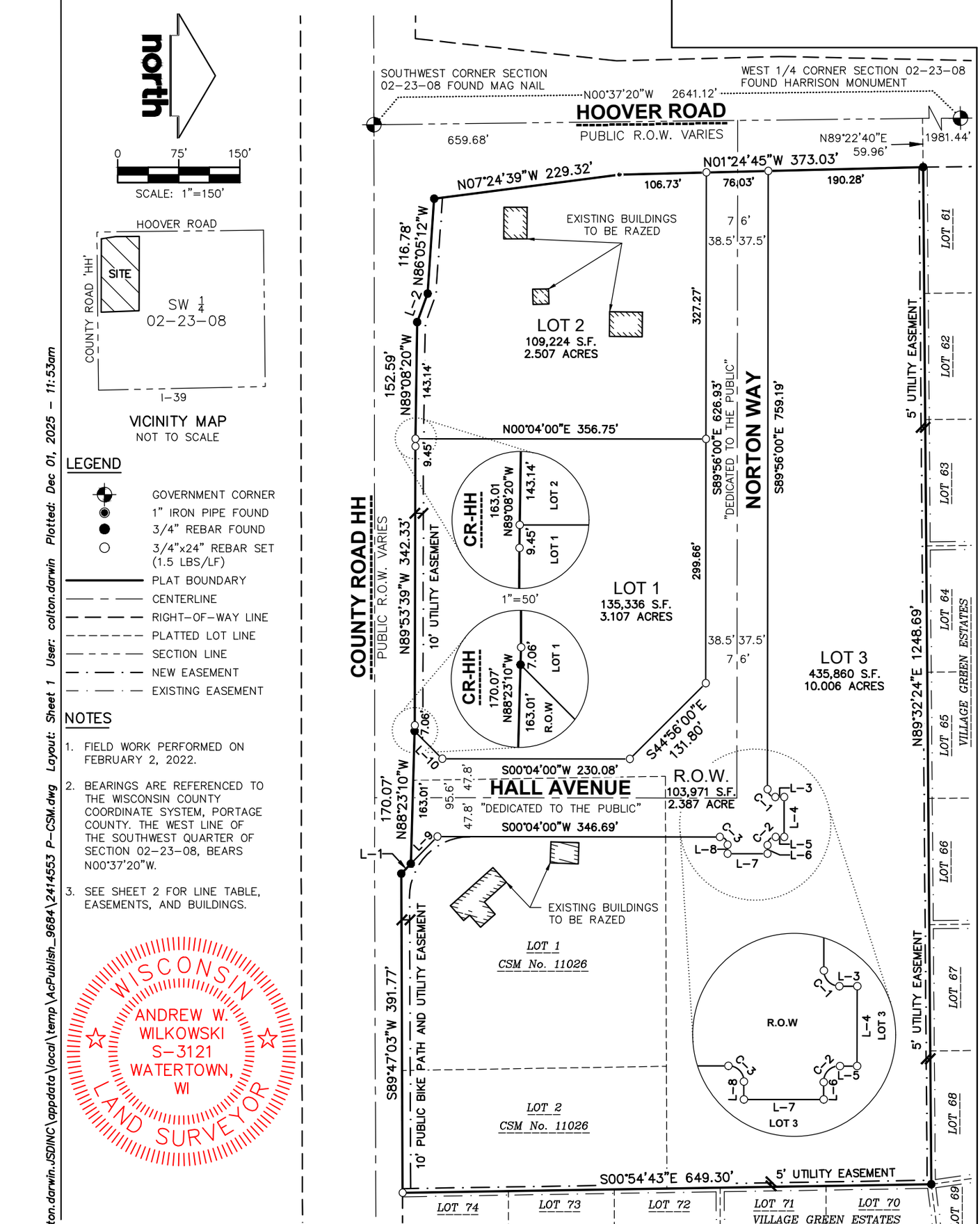
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PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOTS 1 AND 2, CERTIFIED SURVEY MAP No. 11026, RECORDED IN VOLUME 51, ON PAGES 6–7, AS DOCUMENT No. 834215, AND PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 02, TOWNSHIP 23 NORTH, RANGE 08 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN



LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- 3/4"x24" REBAR SET (1.5 LBS/LF)
- PLAT BOUNDARY
- CENTERLINE
- RIGHT–OF–WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- NEW EASEMENT
- EXISTING EASEMENT

NOTES

1. FIELD WORK PERFORMED ON FEBRUARY 2, 2022.
2. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, PORTAGE COUNTY. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 02–23–08, BEARS N00°37'20"W.
3. SEE SHEET 2 FOR LINE TABLE, EASEMENTS, AND BUILDINGS.

WISCONSIN
ANDREW W. WILKOWSKI
S–3121
WATERTOWN, WI
LAND SURVEYOR

SURVEYED BY:	SURVEYED FOR:	PROJECT NO: 24–14553	SURVEYED BY: CMD
JSD		FIELDBOOK/PG: –	DRAWN BY: CMD
MADISON REGIONAL OFFICE 507 WEST VERONA AVE, SUITE 500 VERONA, WI 53593 P. 608.848.5060		SHEET NO: 1OF4	

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

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PRELIMINARY

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LEGAL DESCRIPTION

LOTS 1 AND LOT 2, CERTIFIED SURVEY MAP NO. 11026, RECORDED IN VOLUME 51, PAGE 6–7 OF CERTIFIED SURVEY MAPS OF PORTAGE COUNTY AS DOCUMENT No. 834215, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 02, TOWNSHIP 23 NORTH, RANGE 08 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 02, AFORESAID;
THENCE N00°37'20"W, ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 659.69 FEET;
THENCE N89°22'40"E, 59.96 FEET TO THE SOUTHWEST CORNER OF VILLAGE GREEN ESTATES, RECORDED IN VOLUME 10, PAGES 25–25a, AS DOCUMENT No. 275790, ALSO BEING THE POINT OF BEGINNING;
THENCE N89°32'24"E ALONG THE SOUTH LINE OF VILLAGE GREEN ESTATES, AFORESAID, 1,248.69 FEET;
THENCE S00°54'43"E ALONG THE WEST LINE OF VILLAGE GREEN ESTATES, AFORESAID, 649.30 FEET TO THE NORTH RIGHT–OF–WAY LINE OF COUNTY ROAD 'HH';
THENCE S89°47'03"W ALONG SAID LINE, 391.77 FEET;
THENCE N45°38'16"W ALONG SAID LINE, 16.81 FEET;
THENCE N88°23'10"W ALONG SAID LINE, 170.07 FEET;
THENCE N89°53'39"W ALONG SAID LINE, 342.33 FEET;
THENCE N89°08'20"W ALONG SAID LINE, 152.59 FEET;
THENCE N86°05'12"W ALONG SAID LINE, 116.78 FEET TO THE EASTERLY RIGHT–OF–WAY LINE OF HOOVER ROAD;
THENCE N07°24'39"W ALONG SAID LINE, 229.32 FEET;
THENCE N01°24'45"W ALONG SAID LINE, 373.03 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 784,391 SQUARE FEET OR 18.007 ACRES.

SURVEYOR'S CERTIFICATE

I, ANDREW W. WILKOWSKI, PROFESSIONAL LAND SURVEYOR S–3121, DO HEREBY CERTIFY THAT BY DIRECTION OF SOURCE COMMERCIAL REAL ESTATE, I HAVE SURVEYED, DIVIDED, AND MAPPED, THE LANDS DESCRIBED HEREON, AND THAT THE MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND THE DIVISION THEREOF, IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

WISCONSIN
ANDREW W. WILKOWSKI S–3121 WATERTOWN, WI
LAND SURVEYOR

_____ _____
ANDREW W. WILKOWSKI, S–3121 DATE
PROFESSIONAL LAND SURVEYOR

CURVE TABLE						
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC LENGTH	TANGENT LENGTH
C–1	9.50'	090°00'00"	N45°04'00"E	13.44'	14.92'	9.50
C–2	9.53'	094°44'45"	S44°56'00"E	14.02'	15.76'	10.35
C–3	9.50'	090°00'00"	S45°04'00"W	13.44'	14.92'	9.50

LINE TABLE		
LINE	BEARING	DISTANCE
L–1	N45°38'16"W	16.81'
L–2	N69°45'59"W	37.32'
L–3	N0°04'00"E	11.00'
L–4	S89°56'00"E	49.00'
L–5	S0°04'00"W	10.59'
L–6	S89°56'00"E	10.59'
L–7	S0°04'00"W	49.00'
L–8	N89°56'00"W	11.00'

SURVEYED BY: JSD
MADISON REGIONAL OFFICE
507 WEST VERONA AVE, SUITE 500
VERONA, WI 53593
P. 608.848.5060

SURVEYED FOR:
SOURCE COMMERCIAL
REAL ESTATE
5936 SEMINOLE CENTRE CT
FITCHBURG, WI 53711

PROJECT NO: 24–14553
FIELDBOOK/PG: –
SHEET NO: 2 OF 4

SURVEYED BY: CMD
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DOC. NO. _____
C.S.M. NO. _____

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PRELIMINARY

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LOTS 1 AND 2, CERTIFIED SURVEY MAP No. 11026, RECORDED IN VOLUME 51, ON PAGES 6–7, AS DOCUMENT No. 834215, AND PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 02, TOWNSHIP 23 NORTH, RANGE 08 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

STEVENS POINT WI, LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF STEVENS POINT FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID STEVENS POINT WI, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2025.

STEVENS POINT WI, LLC

SIGN: _____

PRINT: _____, MANAGING MEMBER

STATE OF WISCONSIN) SS
PORTAGE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ , 2025, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED STEVENS POINT WI, LLC TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____
NOTARY PUBLIC, PORTAGE COUNTY, WISCONSIN MY COMMISSION EXPIRES

CONSENT OF CORPORATE MORTGAGEE

_____ , A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF ANDREW W. WILKOWSKI, WISCONSIN PROFESSIONAL LAND SURVEYOR, S–3121, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF STEVENS POINT WI, LLC, OWNER.

WITNESS THE HAND AND SEAL OF_____ , MORTGAGEE, THIS _____ DAY OF _____ , 2025.

SIGN: _____

PRINT: _____ , VICE PRESIDENT

STATE OF WISCONSIN) SS
PORTAGE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ , 2025, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED _____ TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____
NOTARY PUBLIC, PORTAGE COUNTY, WISCONSIN MY COMMISSION EXPIRES



SURVEYED BY:
JSD
MADISON REGIONAL OFFICE
507 WEST VERONA AVE, SUITE 500
VERONA, WI 53593
P. 608.848.5060

SURVEYED FOR:
SOURCE COMMERCIAL
REAL ESTATE
5936 SEMINOLE CENTRE CT
FITCHBURG, WI 53711

PROJECT NO: 24–14553
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SHEET NO: 3 OF 4

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CITY OF STEVENS POINT COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE CITY OF STEVENS POINT COMMON COUNCIL, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE CITY OF STEVENS POINT.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF STEVENS POINT ON THIS _____ DAY OF _____ , 2025.

_____
SUSAN PAGEL, CLERK
CITY OF STEVENS POINT

WISCONSIN
ANDREW W. WILKOWSKI
S–3121
WATERTOWN, WI
LAND SURVEYOR

OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN

RECEIVED FOR RECORD_____,

20____ AT_____O'CLOCK____M

AS DOCUMENT #_____

IN VOL. _____OF CERTIFIED

SURVEY MAPS ON PAGE(S)_____

_____
REGISTER OF DEEDS

SURVEYED BY:	SURVEYED FOR:	PROJECT NO: 24–14553	SURVEYED BY: CMD
JSD MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060	SOURCE COMMERCIAL REAL ESTATE 5936 SEMINOLE CENTRE CT FITCHBURG, WI 53711	FB/PG: –	DRAWN BY: CMD
		SHEET NO: 4 OF 4	

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Wausau Regional Office
7402 Stone Ridge Drive, Suite 4
Weston, WI 54476
715.298.6330

Memorandum

To:	City of Stevens Point ATTN: Scott Beduhn, P.E. – Director of Public Works
From:	Alexander Mayou, P.E. - JSD Professional Services, Inc. (JSD)
Re:	Source Commercial Road Public Improvements – Stormwater Basis of Design Summary
JSD Project #:	24-14553
Date:	October 31, 2025
cc:	Justin Frahm, P.L.A. (JSD); Paul, Phillips, P.E. (JSD); Kal McHugh (JSD); Victor Baeten (Source Commercial Real Estate)

Project Description

This memorandum shall serve as the summary of stormwater basis of design for the proposed new development of the roadway public improvements associated with the overall private commercial development located on the parcel as shown in **Exhibit 1**, referred to as "project area" hereinafter. The proposed roadway public improvements area located on two existing parcels that have a combined area of 16.889 acres or 735,693 square feet of land. See **Exhibit 1** for JSD's Existing Conditions Survey dated February 15, 2022. The roadway public improvements include the development of a 75-foot to 170-foot right-of-way corridor that will connect Hoover Road to McDill Avenue (County Road HH). The right-of-way will include an asphalt roadway, concrete curb & gutters, concrete sidewalk, storm sewer, and stormwater infrastructure. See **Exhibit 2** for the proposed overall master plan and typical roadway sections. The project will disturb approximately 102,803 square feet.

City of Stevens Point – Post Construction Stormwater Management Requirements

The project area is located within the City of Stevens Point, Portage County, Wisconsin. The guidelines and regulations used for stormwater management include the following:

- Wisconsin Administrative Code Chapter NR151 and NR216;
- Chapter 31 of the City of Stevens Point Code of Ordinances;

According to the City of Stevens Point stormwater ordinance since the total surface disturbance will be greater than an acre the site will be required to satisfy City of Stevens Point numeric performance standards for total suspended solids, peak discharge, and infiltration requirements. Since the site disturbs greater than 1 acre it will be required to meet post construction standards for State of Wisconsin NR151 and NR216.

Drainage Design

The proposed roadway development site-civil plan is proposing to collect impervious surface areas using onsite storm sewer and surface conveyance systems. The on-site storm sewer system captures the runoff from the proposed roadway including the asphalt road, concrete curb & gutter, grassed terrace, and concrete sidewalks. The site will reduce total suspended solids, peak post development discharge rates, and will provide required infiltration utilizing storm sewer structure sumps and a proposed bio-retention basin on the south and west side of the proposed right-of-way. **Table 1** summarizes the comparison below. Refer to **Exhibit 3** for HydroCAD calculations, WinSLAMM Calculations, and existing and proposed watershed maps used in the model.

TABLE 1: EXISTING VS. PROPOSED PEAK RUNOFF RATES

	1-year	*2-year*	*10-year*	*100-year*
Rainfall for each 24-hour storm event for Portage County (in)	2.31	2.63	3.69	5.76
Within Proposed Right-of-Way Area				
Pre-development peak discharge rate (cfs)	0.00	0.00	0.00	0.00
Post-development peak discharge rate (cfs)	0.00	0.00	0.00	0.00
Difference between existing and proposed peak discharge (cfs)	**0.00**	**0.00**	**0.00**	**0.00**

The proposed roadway and right-of-way drainage areas generate approximately 1,099 lbs. of particulate solids. The bio-retention basin removes approximately 1,099 lbs. of particulate solids from upstream runoff for an overall 100% TSS reduction for the site. Refer to **Exhibit 3** for further calculations.

The designed bio-retention basin and the green space within the right-of-way meet the annual recharge volume required of 60%. The proposed best management practices are providing 100% of the pre-development infiltration volume. Refer to **Exhibit 3** for further calculations.

Erosion Control Measures

All perimeter erosion control measures are to be installed prior to any land disturbing activities. This includes one construction entrance, silt fence, and inlet protection. During construction, all sedimentation and erosion control items are to be maintained for maximum effectiveness. The stone construction entrance shall have the stone replaced when the existing stone is no longer effective. Sediment trapped by the silt fence is to be removed when sediment levels reach a depth of approximately one foot.

All pervious areas disturbed during construction will be restored with a minimum of six inches of topsoil, fertilizer, seed, and mulch within seven days of final grading. The seed shall be a mixture in accordance with state DNR standards and placed at a minimum rate of 5 lb per 1,000 sf or per manufacturer recommendations for the seed mix. The seed mixture shall be applied on all disturbed areas, excluding impervious areas. Fertilizer will be applied per the results of soil tests.

All runoff during construction shall be directed to flow through the sedimentation control measures shown on the erosion control plan. Erosion control measures have been designed to prevent gully and bank erosion and regulate soil transportation within the boundaries of the project site. See **Exhibit 2** for site-civil engineering plans and details.

The stormwater management and erosion controls for the public roadway development will be designed in accordance with the development standards for the City of Stevens Point, Portage County, Wisconsin and Wisconsin Department of Natural Resources standards.

EXHIBITS

EXHIBIT 1 – EXISTING CONDITIONS SURVEY (2022-02-115
EXHIBIT 2 – OVERALL MASTER PLAN & TYPICAL ROADWAY SECTIONS (2025-07-01)
EXHIBIT 3 – HYDROCAD & WINSLAMM CALCULATIONS AND WATERSHED MAPS

Future questions and comments can be directed to:

Alexander Mayou, P.E.
Project Engineer

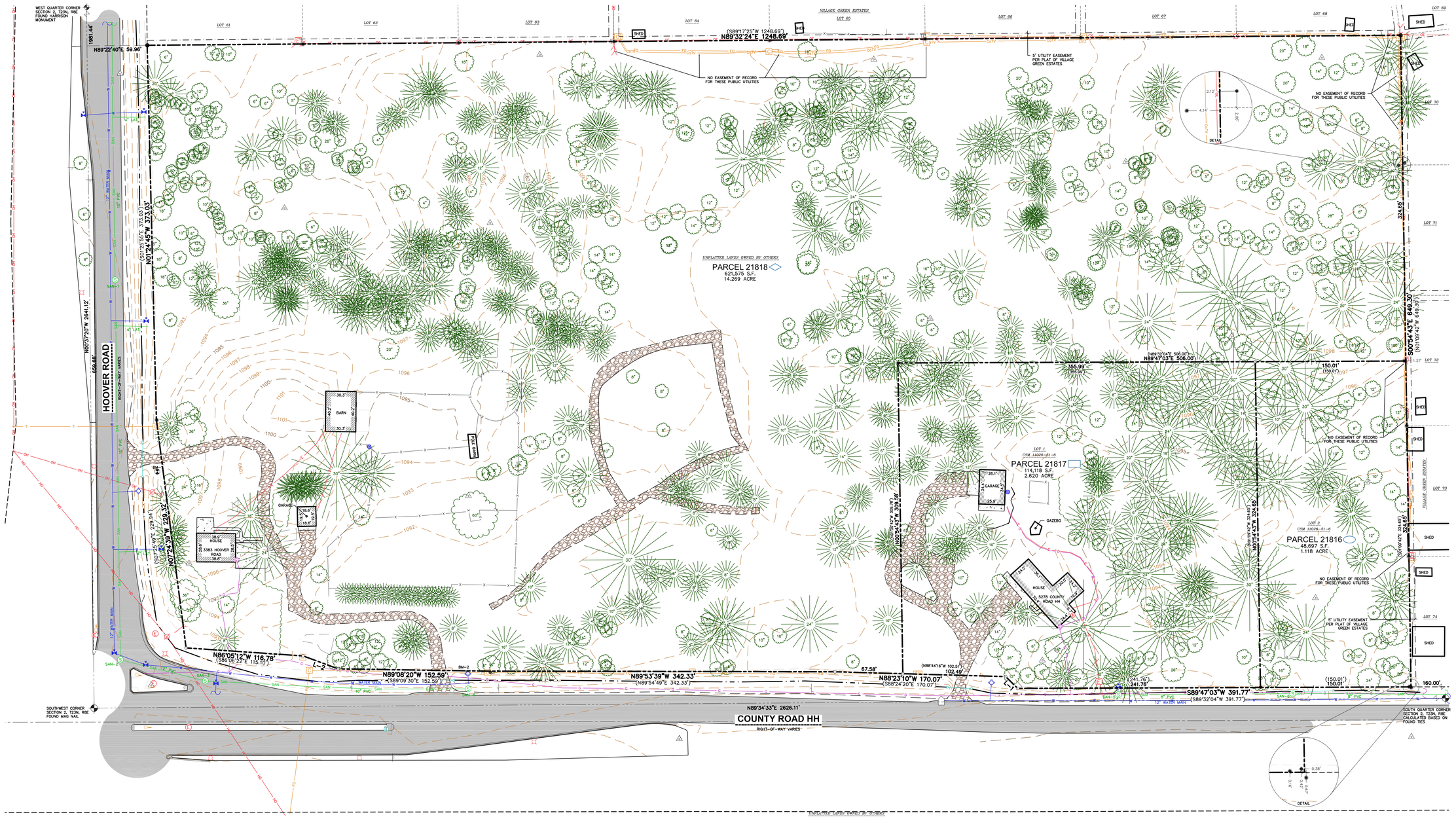
Phone: 715.298.6330
Fax: 715.298.6326

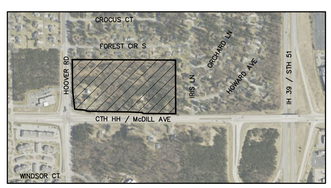
JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
Wausau Regional Office
7402 Stone Ridge Drive, Suite 4
Weston, WI 54476

EXHIBIT 1

EXISTING CONDITIONS SURVEY

DATED FEBRUARY 15, 2022





VICINITY MAP
NOT TO SCALE

LEGEND

- GOVERNMENT CORNER
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- 1" IRON PIPE FOUND
- 1¼" REBAR FOUND
- ¾" REBAR FOUND
- CONTROL POINT
- BENCHMARK
- MAIL BOX
- SIGN
- SANITARY MANHOLE
- HYDRANT
- WATER VALVE
- CURB INLET
- ENDWALL/END OF PIPE
- GAS REGULATOR/METER
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- AIR CONDITION UNIT
- LIGHT POLE
- POWER POLE
- POWER POLE W/GUY
- TRAFFIC SIGNAL
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- WELL
- RIGHT-OF-WAY LINE
- SECTION LINE
- PARCEL BOUNDARY
- PROPERTY LINE
- EASEMENT LINE
- LANDSCAPE LIMITS
- FENCE LINE
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- EDGE OF GRAVEL
- SANITARY SEWER
- WATER LINE
- NATURAL GAS
- OVERHEAD LINE
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- UNDERGROUND CABLE
- EDGE OF WOODS OR BRUSH
- BUILDING
- WALL LINE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- DITCH LINE
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL
- EDGE OF BITUMINOUS
- END OF FLAGGED UTILITIES
- ( ) DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

ALTA/NSPS LAND TITLE SURVEY

PART OF THE SOUTH HALF 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 23 NORTH, RANGE 8 EAST, STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, PORTAGE COUNTY ZONE; THE WEST LINE OF THE SOUTHWEST QUARTER BEARS N00°37'20"W.
2. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. CONTOUR INTERVAL IS ONE FOOT.
4. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO.s 20215107461, 20215107465, AND 20215107468, WITH A CLEAR DATE OF DECEMBER 21, 2021.
5. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
   - CHARTER COMMUNICATIONS
   - AT&T DISTRIBUTION
   - STEVENS POINT WATER DEPARTMENT
   - TDS METROCOM
   - WISCONSIN PUBLIC SERVICE CORPORATION
   - VILLAGE OF PLOVER
6. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
7. ROADWAY UTILITY RECORD DRAWINGS WERE REQUESTED FROM THE CITY OF STEVENS POINT. THE UTILITIES SHOWN REPRESENT FIELD LOCATED UTILITIES IN COMBINATION WITH THE SUPPLIED CITY RECORDS.

LEGAL DESCRIPTION (AS FURNISHED)

(FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT No: PT-21816, COMMITMENT DATE: JANUARY 18, 2022 AT 12:00 A.M.)

PARCEL 21816:
LOT TWO (2) OF CERTIFIED SURVEY MAP No. 11026-51-6 AS RECORDED AS DOCUMENT No. 834215, LOCATED IN AND BEING PART OF LOT ONE (1) OF CERTIFIED SURVEY MAP No. 2804 AS DOCUMENT No. 367069, BEING PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWO (2), TOWNSHIP TWENTY-THREE (23) NORTH, RANGE EIGHT (8) EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

(FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT No: PT-21817, COMMITMENT DATE: JANUARY 18, 2022 AT 12:00 A.M.)

PARCEL 21817:
LOT ONE (1) OF CERTIFIED SURVEY MAP No. 11026-51-6 AS DOCUMENT No. 834215, BEING PART OF LOT ONE (1), CERTIFIED SURVEY MAP No. 2804-10-62, BEING PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) IN SECTION TWO (2), TOWNSHIP TWENTY-THREE (23) NORTH, RANGE EIGHT (8) EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

(FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT No: PT-21817, COMMITMENT DATE: JANUARY 18, 2022 AT 12:00 A.M.)

PARCEL 21818:
THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), SECTION TWO (2), TOWNSHIP TWENTY-THREE (23) NORTH, RANGE EIGHT (8) EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN, EXCEPT LOT ONE (1) OF PORTAGE COUNTY CERTIFIED SURVEY MAP No. 2804-10-62, AND EXCEPT AND PART THEREOF CONVEYED AS A RIGHT-OF-WAY FOR ROAD PURPOSES.

NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS

(FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT No: PT-21816, COMMITMENT DATE: JANUARY 18, 2022 AT 12:00 A.M.)

10. RIGHTS OF THE PUBLIC AND PRIVATE RIGHTS OF OTHERS ENTITLED THERETO IN AND TO THE USE OF THE PORTION OF THE PREMISES THAT MAY BE WITHIN THE BOUNDARIES OF ANY HIGHWAY, PUBLIC ROAD, STREET, ALLEY OR OTHER PUBLIC WAY.
    THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
11. RESERVATIONS OR RESTRICTIONS FOR EASEMENTS, BUILDING SETBACK LINES AND OTHER MATTERS AS SHOWN ON THE RECORDED CERTIFIED SURVEY MAP/PLAT MAP.
    THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
12. TERMS AND CONDITIONS OF SEPTIC MAINTENANCE AGREEMENT RECORDED IN SAID REGISTER'S OFFICE ON JULY 8, 1983 AS DOCUMENT No. 369317.
    THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

(FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT No: PT-21817, COMMITMENT DATE: JANUARY 18, 2022 AT 12:00 A.M.)

10. RIGHTS OF THE PUBLIC AND PRIVATE RIGHTS OF OTHERS ENTITLED THERETO IN AND TO THE USE OF THE PORTION OF THE PREMISES THAT MAY BE WITHIN THE BOUNDARIES OF ANY HIGHWAY, PUBLIC ROAD, STREET, ALLEY OR OTHER PUBLIC WAY.
    THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
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(FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT No: PT-21818, COMMITMENT DATE: JANUARY 18, 2022 AT 12:00 A.M.)

2. RIGHTS OF THE PUBLIC AND PRIVATE RIGHTS OF OTHERS ENTITLED THERETO IN AND TO THE USE OF THE PORTION OF THE PREMISES THAT MAY BE WITHIN THE BOUNDARIES OF ANY HIGHWAY, PUBLIC ROAD, STREET, ALLEY OR OTHER PUBLIC WAY.
    THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
3. RESERVATIONS OR RESTRICTIONS FOR EASEMENTS, BUILDING SETBACK LINES AND OTHER MATTERS AS SHOWN ON THE RECORDED CERTIFIED SURVEY MAP/PLAT MAP.
    THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
4. HOMESTEAD RIGHTS, AND RIGHTS OR CLAIMS OF ANY SPOUSE OF THE INSURED, HIS OR HER SUCCESSORS OR ASSIGNS UNDER CHAPTER 766, WISCONSIN STATUTE.
    THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
5. TERMS AND CONDITIONS OF SEPTIC TANK MAINTENANCE AGREEMENT RECORDED IN SAID REGISTER'S OFFICE ON JUNE 12, 1987 AS DOCUMENT No. 404679.
    THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
6. TERMS AND CONDITIONS OF ORDINANCE RECORDED IN SAID REGISTER'S OFFICE ON OCTOBER 18, 2007 AS DOCUMENT No. 710044.
    THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N45°38'16"W (N45°59'18"W)	16.81' (16.81')
L-2	N69°45'59"W (S69°47'09"E)	37.32' (37.32')

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	1094.21	3/4" REBAR BY DRIVEWAY OFF HOOVER RD
BM-2	1095.04	TOP NUT ON HYDRANT ON NORTH SIDE OF CTH HH

*JSD DOES NOT GUARANTEE THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.

SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	1094.10	N	1082.94	15"	PVC
		S	1082.94	15"	PVC
SAN-2	1092.88	N	1083.00	15"	PVC
		E	1083.00	12"	PVC
SAN-3	1092.88	W	1084.13	12"	PVC
		E	1084.13	10"	PVC
SAN-4	1091.74	W	1083.62	10"	PVC
SAN-5	1093.52	E	1088.97	8"	PVC
SAN-6	1093.15	W	1088.30	8"	PVC
		E	1088.30	8"	PVC

SURVEYOR'S CERTIFICATE

TO:
i) FIDELITY NATIONAL TITLE INSURANCE COMPANY,
ii) VB HOLDINGS, LLC,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON FEBRUARY 04, 2022.

Todd J. Buhr

TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR
Email: todd.buhr@jsdinc.com
Website: www.jsdinc.com

02/15/2022
DATE

WISCONSIN TODD J BUHR S-2614 DEFOREST, WI LAND SURVEYOR

north

SCALE IN FEET
40' 0 40'

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
WAUSAU REGIONAL OFFICE
7402 STONE RIDGE DRIVE, SUITE 4
WESTON, WI 54476
P. 715.298.6330

CLIENT:
SOURCE COMMERCIAL REAL ESTATE

CLIENT ADDRESS:
5936 SEMINOLE CENTRE COURT, SUITE 100 FITCHBURG, WI 53711

PROJECT:
STEVENS POINT COMMERCIAL MASTER PLAN

PROJECT LOCATION:
HOOVER ROAD AND MCDILL AVE. STEVENS POINT, WI

MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By:	MJG 01/31/22
Reviewed By:	CJO 02/11/22
Approved By:	TJB 02/14/22

SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER:
1 OF 1

PROJECT NO: 21-111425

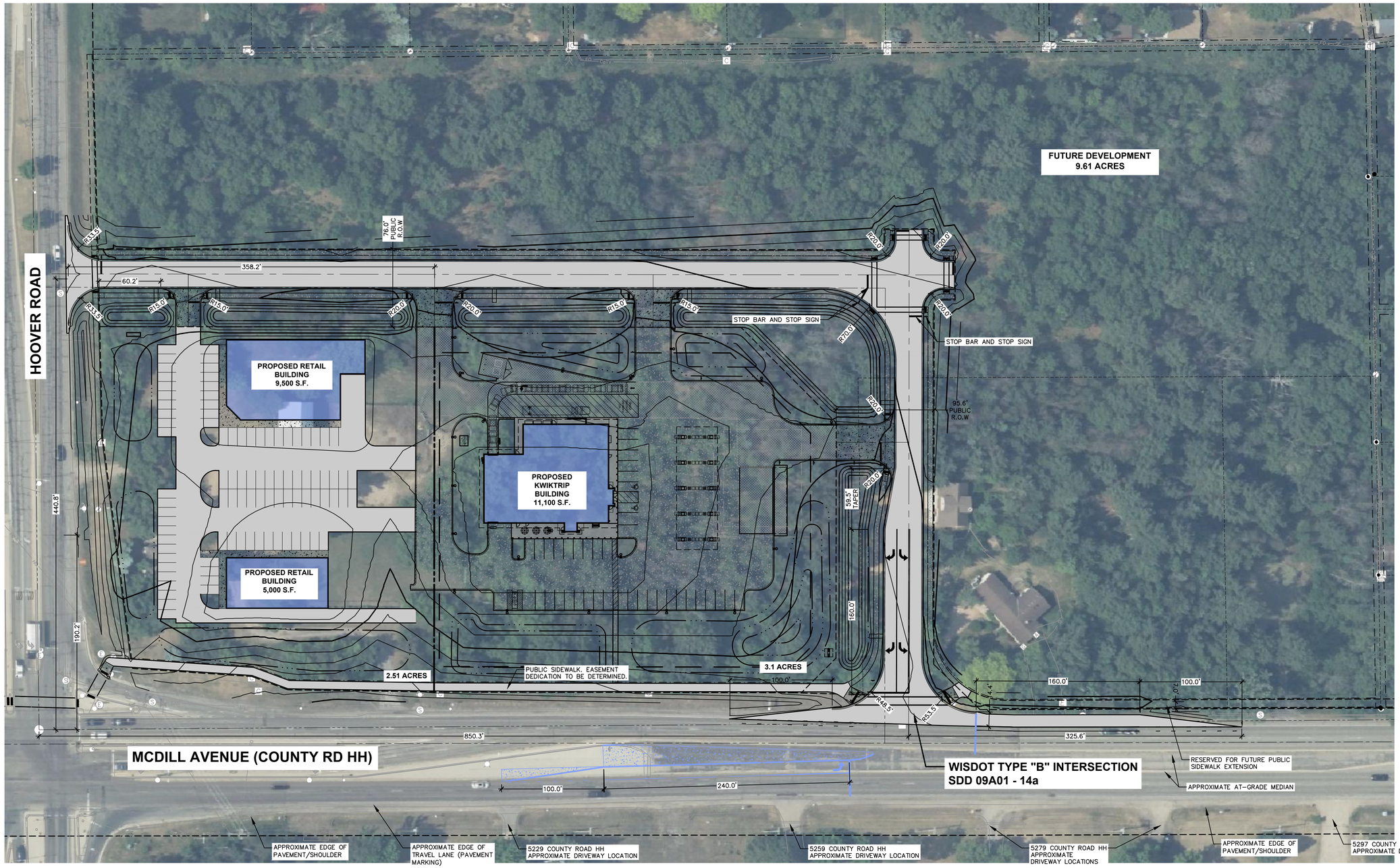
THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

File: N:\PROJECTS\2021\21-111425\DWG\Survey Sheets\21-111425 ALTA.dwg Layout: ALTA 30x42 User: cobsen Plotted: Feb 15, 2022 - 9:44am Xref's:

EXHIBIT 2

OVERALL MASTER PLAN & TYPICAL ROADWAY SECTIONS

DATED DECEMBER 1, 2025



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- BUILDING SETBACK LINE
- PAVEMENT SETBACK LINE
- CENTERLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT

File: \\JSDINC\weston projects\PROJECTS\2024\24-14553\DWG\Civil Sheets\24-14553 Master Plan.dwg Layout: PHASE 1 MASTERPLAN User: isaac.newman Plotted: Dec 01, 2025 - 2:39pm Xref's:

SOURCE COMMERCIAL DEVELOPMENT

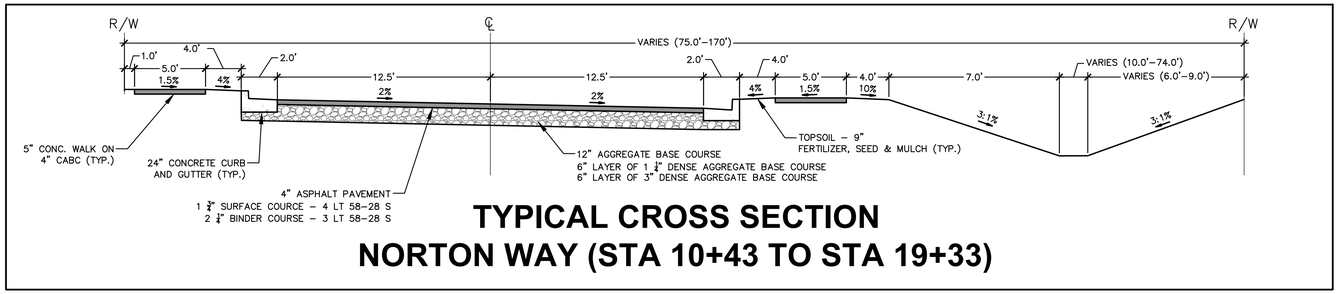
STEVENS POINT, WI. **DATE: 12.01.2025**

PROPOSED PHASE 1 MASTER PLAN

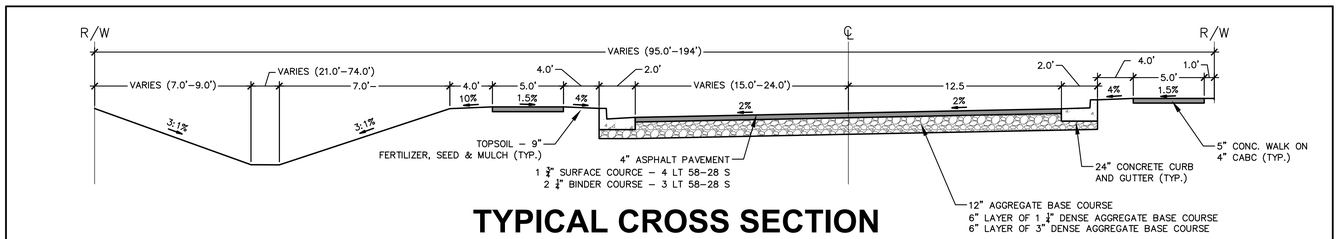
NORTH 0 50' 100'

24-14553

JSD



TYPICAL CROSS SECTION
NORTON WAY (STA 10+43 TO STA 19+33)



TYPICAL CROSS SECTION
HALL AVENUE (STA 31+20 TO STA 35+61)

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
SOURCE COMMERCIAL REAL ESTATE

CLIENT ADDRESS:
5936 SEMINOLE CENTER COURT SUITE 100 FITCHBURG, WI 53711

PROJECT:
STEVENS POINT COMMERCIAL PUBLIC IMPROVEMENTS

PROJECT LOCATION:
HOOVER ROAD AND MCDILL AVE. STEVENS POINT, WI.

PLAN MODIFICATIONS:

#	Date:	Description:
1	12.01.25	MUNICIPAL SUBMITTAL
2		
3		
4		
5		
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11		
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14		
15		

Designed By:	KJM
Reviewed By:	JAW
Approved By:	PMP

SHEET TITLE:
TYPICAL SECTIONS

SHEET NUMBER:
C3.0

JSD PROJECT NO: 24-14553

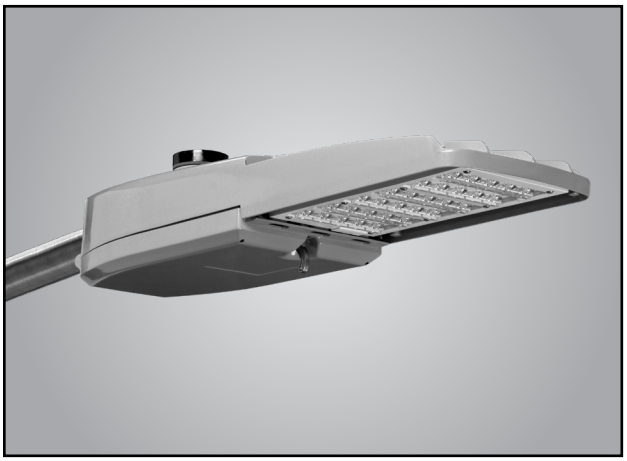
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File: \\JSDINC\weston projects\PROJECTS\2024\24145553\DWG\Civil Sheets\Public Plan Set\24145553 C3.0 - Typical Sections.dwg Layout: C3.0 - Typical Sections User: isaac.newman Plotted: Nov 26, 2025 - 3:07pm Xref's:

Autobahn Series ATB0
Roadway Lighting

Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction

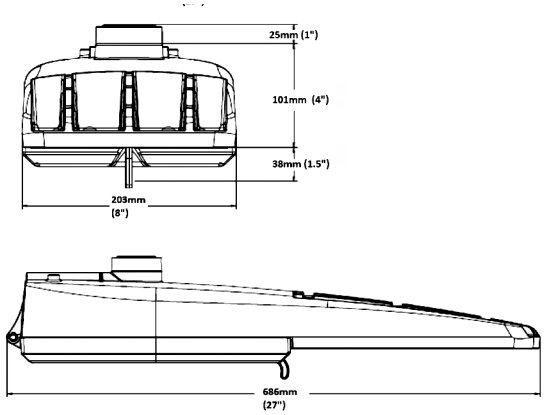
PRODUCT OVERVIEW



Applications:

- Roadways
- Off ramps
- Residential streets
- Parking lots

DIMENSIONS



Effective Projected Area (EPA): The EPA for the ATB0 is 0.76 sq. ft.
Approx. Wt. = 14 lbs.

STANDARDS

DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Color temperatures of ≤ 3000K must be specified for International Dark-Sky Association certification.

Rated for -40°C to 40°C ambient
CSA Certified to U.S. and Canadian standards
Complies with ANSI: C136.2, C136.10, C136.14, C136.31, C136.15, C136.37

GOVERNMENT PROCUREMENT — BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-american for additional information.

Features:

OPTICAL

The Autobahn's new molded silicone optics provide exceptional performance. Silicone optics are superior to other polymeric materials in the areas of; optical efficiency, thermal performance, and reduction in dirt accumulation, all of which can lead to long term lumen degradation and a shift in optical distribution. Also, because silicone allows for the molding of fine details as well as thick sections, it produces the most crisp, clean and well-defined lighting distributions available. Silicone optics paired with modern LED's allow the Autobahn to take full advantage of both technologies.

Same Light: Performance is comparable to 100 - 400W HPS roadway luminaires.

White Light: Correlated color temperature - 4000K, or optional 2700K, 3000K or 5000K, all 70 CRI minimum.

Unique IP66 rated LED light engines provided 0% uplight and restrict backlight to within sidewalk depth, providing optimal application coverage and optimal pole spacing. Available in Type II, III, IV, and V roadway distributions.

ELECTRICAL

Expected Life: LED light engines are rated >100,000 hours at 25°C, L70. Electronic driver has an expected life of 100,000 hours at a 25°C ambient.

Lower Energy: Saves an expected of 40-60% over comparable HID luminaires.

Robust Surge Protection: Two different surge protection options provide a minimum of ANSI C136.2 10kV/5kA protection. 20kV/10kA protection is also available.

Luminaire ships with a 0-10v dimmable driver. Luminaire is continuous and step dimming capable via A0 option or controls installed on P7 photocontrol receptacle option.

MECHANICAL

Includes standard AEL lineman-friendly features such as tool-less entry, 3 station terminal block and quick disconnects. Bubble level located inside the electrical compartment for easily leveling at installation.

Rugged die-cast aluminum housing and door are polyester powder-coated for durability and corrosion resistance. Rigorous five-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 7 (per ASTM D1654) after over 5000 hours exposure to salt fog chamber (operated per ASTM B117).

Mast arm mount is adjustable for arms from 1-1/4" to 2" (1-5/8" to 2-3/8" O.D.) diameter. Provides a 3G vibration rating per ANSI C136.31

Wildlife shield is cast into the housing (not a separate piece).

CONTROLS

NEMA 3 pin photocontrol receptacle is standard, with the Acuity designed ANSI standard 7 pin receptacle optionally available.

Premium solid state locking style photocontrol - PCSS (10 year rated life) Extreme long life solid state locking style photocontrol - PCLL (20 year rated life).

Optional onboard Adjustable Output module allows the light output and input wattage to be modified to meet site specific requirements, and also can allow a single fixture to be flexibly applied in many different applications.

Note: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

© 2014-2024 Acuity Brands Lighting, Inc.

ORDERING INFORMATION

Series

ATB0	Autobahn LED Roadway

LED Performance Package

P201	5,369 lumens nominal[6]	**P301**	10,367 lumens nominal	**P451**	16,320 lumens nominal
P202	6,943 lumens nominal[6]	**P302**	12,185 lumens nominal	**P452**	19,087 lumens nominal
P203	10,056 lumens nominal	**P303**	15,351 lumens nominal	**P453**	23,592 lumens nominal
P204	12,176 lumens nominal	**P304**	17,714 lumens nominal	**P454**	25,070 lumens nominal
P205	13,767 lumens nominal	**P305**	19,893 lumens nominal	**P455**	27,091 lumens nominal
				P456	28,347 lumens nominal
				P457	29,715 lumens nominal

Voltage

MVOLT	Multi-volt, 120V - 277V
347	347V[5]
480	480V[5]
XVOLT	277V-480V[7]

Optics

R2	Roadway Type II
R3	Roadway Type III
R3L	Roadway Type III Long
R4	Roadway Type IV[3]
R5	Roadway Type V

Options

Color Temperature (CCT)

(Blank)	4000K CCT, 70 CRI Min.
27K	2700K CCT, 70 CRI Min.
3K	3000K CCT, 70 CRI Min.
5K	5000K CCT, 70 CRI Min.

Paint

(Blank)	Gray (Standard)
BK	Black
BZ	Bronze
DDB	Dark Bronze
GI	Graphite
WH	White
GN	Green

Surge Protection

(Blank)	Standard 20kV/10kA SPD[4]
MP	MOV Pack 10kV/5kA

Terminal Block

(Blank)	Terminal Block (Standard)
T2	Wired to L1 & L2 Positions

Misc.

BL	External Bubble Level
HSS	House-Side Shield
NL	Nema Label
XL	Not CSA Certified
BAA	Buy America(n) Act and/or Build America Buy America Qualified

Controls.

(Blank)	3 Pin NEMA Photocontrol Receptacle (Standard)
P7	7 Pin Photocontrol Receptacle (Dimmable Driver Included)[2]
NR	No Photocontrol Receptacle
AO	Field Adjustable Output
PCSS	Solid State Lighting Photocontrol (120-277V)[1]
PCLL	Solid State Long Life Photocontrol
SH	Shorting Cap

Packaging

(Blank)	Single Unit (Standard)
JP	Job Pack (42/Pallet)

Accessories:

House Side Shields for field installation

ATB0P20XR2R3LR5HSS	for use with P201 - P205, R2, R3L & R5 distributions
ATB0P20XR3R4HSS	for use with P201 - P205, R3 & R4 distributions
ATB0P30XR2R3LR5HSS	for use with P301 - P305, R2, R3L & R5 distributions
ATB0P30XR3HSS	for use with P301 - P305, R3 distribution
ATB0P30XR4HSS	for use with P301 - P305, R4 distribution
ATB0P45XR2R3LR5HSS	for use with P451 - P457, R2, R3L & R5 distributions
ATB0P45XR3HSS	for use with P451 - P457, R3 distribution

Light Trespass Shield

ATB0ULTS	ATB0 Universal Light Trespass Shield

ATB Decorative Arms (cast aluminum)

ATB0DECOS XX	ATB Decorative Arm for Square Pole Painted to match fixture
ATB0DECOR XX	ATB Decorative Arm for Round Pole Painted to match fixture

Universal Arms (steel)

UMR XX	8" Horizontal Arm for Round Pole, Painted to match Fixture
UMS XX	8" Horizontal Arm for Square Pole, Painted to match Fixture
UMR GALV	8" Horizontal Arm for Round Pole, Galvanized
UMS GALV	8" Horizontal Arm for Square Pole, Galvanized

Notes
1 Not available in 347 or 480V.
2 Not available with NR.
3 Not available with P451 - P457 performance packages.
4 Not available with P201 performance package + 347V or 480V.
5 Not available with P456 or P457 performance package options.
6 Not available with XVOLT option.
7 XVOLT not available with P201, P202, P456 or P457 performance packages.

American Electric Lighting
AEL Headquarters, One Lithonia Way, Conyers Georgia 30012
www.americanelectriclighting.com Phone: 1-866-HOLOPHANE
Email: TechSupport-Lighting@AcuityBrands.com
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PERFORMANCE PACKAGE

ATB0	Distribution	Input Watts	2700K		3000K		4000K/5000K	
			Lumens	LPW	Lumens	LPW	Lumens	LPW
P201	R2	36	4,983	137	5,473	151	5,488	150
	R3		4,952	136	5,107	140	5,553	152
	R3L		4,693	130	4,851	135	5,105	142
	R4		5,045	139	5,130	141	5,346	147
	R5		5,084	142	5,384	148	5,387	150
P202	R2	49	6,429	132	7,100	147	7,203	148
	R3		6,390	131	6,679	137	7,237	148
	R3L		6,037	123	6,233	127	6,567	134
	R4		6,517	136	6,749	140	6,906	144
	R5		6,560	137	6,988	146	6,951	146
P203	R2	70	9,005	130	10,050	144	10,150	147
	R3		8,951	129	9,471	134	10,260	148
	R3L		8,422	120	8,658	124	9,161	131
	R4		9,494	137	9,673	139	10,060	145
	R5		9,188	134	9,784	142	9,736	142
P204	R2	88	11,007	125	11,800	136	12,410	141
	R3		10,940	124	11,490	132	12,470	141
	R3L		10,147	115	10,494	119	11,038	125
	R4		11,485	132	11,900	136	12,170	139
	R5		11,230	131	11,780	137	11,900	138
P205	R2	102	12,339	121	12,650	125	13,920	137
	R3		12,264	120	13,110	139	14,130	138
	R3L		11,346	111	11,794	116	12,341	121
	R4		13,051	130	13,680	136	13,830	138
	R5		12,589	127	13,080	132	13,340	135
P301	R2	67	9,527	140	10,450	154	10,460	153
	R3		9,469	139	10,590	158	10,820	158
	R3L		8,980	134	9,101	136	9,768	146
	R4		9,579	144	10,210	152	10,150	152
	R5		9,720	145	10,370	154	10,300	154
P302	R2	83	11,118	135	11,790	142	12,300	149
	R3		11,050	134	12,290	150	12,520	152
	R3L		10,443	126	10,608	128	11,360	137
	R4		11,589	140	12,720	153	12,280	148
	R5		11,343	137	12,120	147	12,020	145
P303	R2	106	14,152	130	15,090	140	15,420	141
	R3		14,066	131	15,230	142	15,950	148
	R3L		12,949	122	13,147	124	14,086	133
	R4		14,514	136	15,720	146	15,380	144
	R5		14,439	136	15,140	142	15,300	144
P304	R2	124	16,705	130	17,180	136	18,010	141
	R3		16,603	131	17,890	141	18,230	144
	R3L		14,961	121	15,146	122	16,274	131
	R4		16,845	135	18,160	145	17,850	143
	R5		17,043	137	17,670	142	18,060	145
P305	R2	145	18,388	124	19,720	134	20,160	136
	R3		18,276	124	20,070	135	20,440	138
	R3L		16,596	114	16,880	116	18,052	124
	R4		18,695	129	20,050	138	19,810	137
	R5		18,761	130	19,350	135	19,880	138

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PERFORMANCE PACKAGE

ATB0	Distribution	Input Watts	2700K		3000K		4000K/5000K	
			Lumens	LPW	Lumens	LPW	Lumens	LPW
P451	R2	105	14,827	138	15,760	148	16,570	154
	R3		14,737	137	16,790	157	16,640	155
	R3L		13,754	131	14,188	135	14,961	142
	R5		15,128	144	17,150	162	16,030	153
P452	R2	125	18,277	146	18,270	147	19,370	155
	R3		18,166	146	19,420	151	19,470	156
	R3L		16,046	128	16,473	132	17,454	140
	R5		18,648	148	19,140	151	19,760	157
P453	R2	159	22,227	139	22,570	143	23,900	150
	R3		22,092	139	24,090	151	23,550	148
	R3L		19,445	122	19,988	126	21,151	133
	R5		22,677	141	23,920	148	24,030	149
P454	R2	170	24,585	144	23,580	139	25,060	147
	R3		24,436	143	25,340	148	25,200	148
	R3L		20,735	122	21,179	125	22,555	133
	R5		25,084	147	25,360	148	26,580	156
P455	R2	187	25,732	138	25,270	136	26,750	143
	R3		25,576	137	27,430	145	27,020	145
	R3L		22,224	119	22,310	119	24,174	129
	R5		26,254	143	27,730	149	27,820	152
P456	R2	203	27,277	135	26,560	132	28,230	139
	R3		27,111	134	28,600	142	28,950	143
	R3L		23,693	117	23,602	116	25,772	127
	R5		27,830	143	28,740	146	29,490	151
P457	R2	211	27,656	131	27,270	130	28,900	137
	R3		27,488	130	29,750	142	29,680	140
	R3L		24,223	115	24,158	114	26,349	125
	R5		28,217	137	29,790	146	29,900	145

Note: Individual fixture performance may vary.

ATB0 LLD Multiplier	15C	20C	25C	30C	35C	40C
	1.02	1.01	1.00	0.99	0.98	0.97

To calculate the LLD for a temperature other than 25°C, multiply the LLD @ 25°C (shown in the performance package table) by the LLD multiplier for the selected temperature.

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PERFORMANCE PACKAGE

LLD @ 25°C									
ATB0	R2, R3 Distributions 3000K & 4000K CCT			R2, R3 Distributions 2700K & 5000K CCT*			R3L, R4, R5, Distributions Any CCT		
	50k Hours	75k Hours	100k Hours	50k Hours	75k Hours	100k Hours	50k Hours	75k Hours	100k Hours
P201	0.96	0.95	0.94	0.92	0.88	0.85	0.92	0.88	0.85
P202	0.96	0.95	0.94	0.92	0.88	0.85	0.92	0.88	0.85
P203	0.96	0.95	0.93	0.91	0.88	0.85	0.91	0.88	0.85
P204	0.96	0.95	0.93	0.91	0.88	0.84	0.91	0.88	0.84
P205	0.96	0.95	0.93	0.91	0.87	0.83	0.91	0.87	0.83
P301	0.96	0.95	0.93	0.92	0.88	0.85	0.92	0.88	0.85
P302	0.96	0.95	0.93	0.92	0.88	0.85	0.92	0.88	0.85
P303	0.96	0.95	0.93	0.92	0.88	0.84	0.92	0.88	0.84
P304	0.96	0.95	0.93	0.91	0.87	0.83	0.91	0.87	0.83
P305	0.96	0.95	0.93	0.9	0.86	0.82	0.9	0.86	0.82
P451	0.96	0.94	0.93	0.92	0.88	0.85	0.92	0.88	0.85
P452	0.96	0.94	0.93	0.91	0.88	0.84	0.91	0.88	0.84
P453	0.96	0.94	0.93	0.91	0.87	0.83	0.91	0.87	0.83
P454	0.96	0.94	0.93	0.9	0.86	0.82	0.9	0.86	0.82
P455	0.96	0.94	0.93	0.9	0.85	0.81	0.9	0.85	0.81
P456	0.94	0.93	0.91	0.89	0.84	0.79	0.89	0.84	0.79
P457	0.94	0.93	0.91	0.88	0.83	0.79	0.88	0.83	0.79

*** Also includes any custom (non-catalog) CCT**

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B.U.G. Ratings

ATB0	Distribution	2700K			3000K			4000/5000K		
		B	U	G	B	U	G	B	U	G
P201	R2	1	0	1	2	0	2	2	0	2
	R3	1	0	1	1	0	1	1	0	1
	R3L	1	0	2	1	0	2	1	0	2
	R4	1	0	2	1	0	2	1	0	2
	R5	3	0	1	3	0	1	3	0	1
P202	R2	2	0	2	2	0	2	2	0	2
	R3	1	0	2	1	0	2	1	0	2
	R3L	1	0	2	1	0	2	1	0	2
	R4	1	0	2	1	0	2	1	0	2
	R5	3	0	1	3	0	2	3	0	2
P203	R2	2	0	2	2	0	2	2	0	2
	R3	2	0	2	2	0	2	2	0	2
	R3L	2	0	2	2	0	2	2	0	2
	R4	2	0	3	2	0	3	2	0	3
	R5	3	0	2	4	0	2	4	0	2
P204	R2	3	0	3	3	0	3	3	0	3
	R3	2	0	2	2	0	2	2	0	2
	R3L	2	0	3	2	0	3	2	0	3
	R4	2	0	3	2	0	3	2	0	3
	R5	4	0	2	4	0	2	4	0	2
P205	R2	3	0	3	3	0	3	3	0	3
	R3	2	0	2	2	0	2	2	0	2
	R3L	2	0	3	2	0	3	2	0	3
	R4	2	0	3	2	0	3	2	0	3
	R5	4	0	2	4	0	2	4	0	2
P301	R2	2	0	2	2	0	2	2	0	2
	R3	2	0	2	2	0	2	2	0	2
	R3L	2	0	2	2	0	2	2	0	3
	R4	2	0	3	2	0	3	2	0	3
	R5	4	0	2	4	0	2	4	0	2
P302	R2	3	0	3	3	0	3	3	0	3
	R3	2	0	2	2	0	2	2	0	2
	R3L	2	0	3	2	0	3	2	0	3
	R4	2	0	3	2	0	3	2	0	3
	R5	4	0	2	4	0	2	4	0	2
P303	R2	3	0	3	3	0	3	3	0	3
	R3	2	0	2	2	0	3	2	0	3
	R3L	2	0	3	2	0	3	2	0	3
	R4	2	0	3	3	0	3	3	0	3
	R5	4	0	2	4	0	2	4	0	2
P304	R2	3	0	3	3	0	3	3	0	3
	R3	2	0	3	3	0	3	3	0	3
	R3L	3	0	3	3	0	3	3	0	3
	R4	3	0	3	3	0	4	3	0	3
	R5	4	0	2	4	0	2	4	0	2
P305	R2	3	0	3	3	0	3	3	0	3
	R3	3	0	3	3	0	3	3	0	3
	R3L	3	0	3	3	0	3	3	0	3
	R4	3	0	4	3	0	4	3	0	4
	R5	5	0	3	5	0	3	5	0	3

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B.U.G. Ratings

ATB0	Distribution	2700K			3000K			4000/5000K		
		B	U	G	B	U	G	B	U	G
P451	R2	3	0	3	3	0	3	3	0	3
	R3	2	0	2	2	0	3	2	0	3
	R3L	2	0	3	3	0	3	3	0	3
	R5	4	0	2	4	0	2	4	0	2
P452	R2	3	0	3	3	0	3	3	0	3
	R3	3	0	3	3	0	3	3	0	3
	R3L	3	0	3	3	0	3	3	0	3
	R5	5	0	3	5	0	3	5	0	3
P453	R2	3	0	3	3	0	3	3	0	3
	R3	3	0	3	3	0	3	3	0	3
	R3L	3	0	3	3	0	3	3	0	4
	R5	5	0	3	5	0	3	5	0	3
P454	R2	3	0	3	3	0	3	3	0	3
	R3	3	0	3	3	0	3	3	0	3
	R3L	3	0	4	3	0	4	3	0	4
	R5	5	0	3	5	0	3	5	0	3
P455	R2	3	0	3	3	0	3	3	0	3
	R3	3	0	3	3	0	4	3	0	4
	R3L	3	0	4	3	0	4	3	0	4
	R5	5	0	3	5	0	3	5	0	3
P456	R2	4	0	4	3	0	3	4	0	4
	R3	3	0	4	3	0	4	3	0	4
	R3L	3	0	4	3	0	4	3	0	4
	R5	5	0	3	5	0	4	5	0	4
P457	R2	4	0	4	4	0	4	4	0	4
	R3	3	0	4	3	0	4	3	0	4
	R3L	3	0	4	3	0	4	3	0	4
	R5	5	0	4	5	0	4	5	0	4

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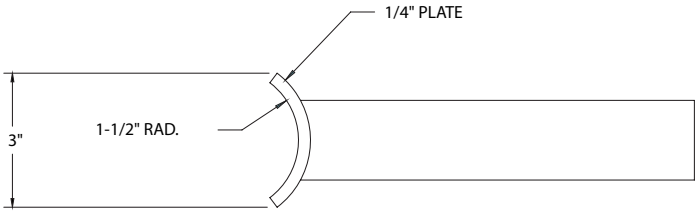
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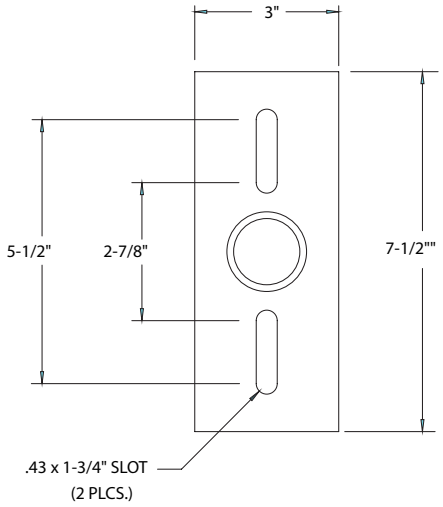
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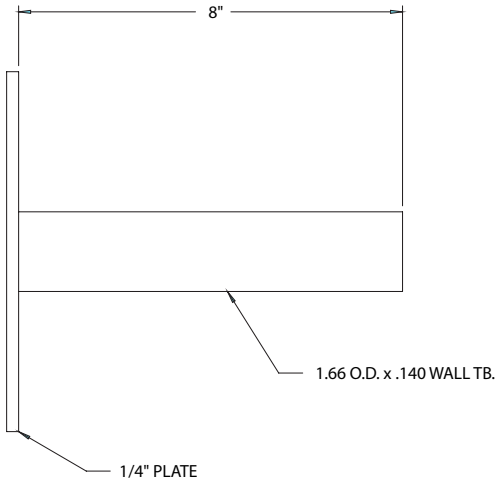
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Universal Arms (Steel)

UMR POLE ADAPTOR
RECOMMENDED FOR USE WITH POLES OF 4" DIAMETER OR SMALLER







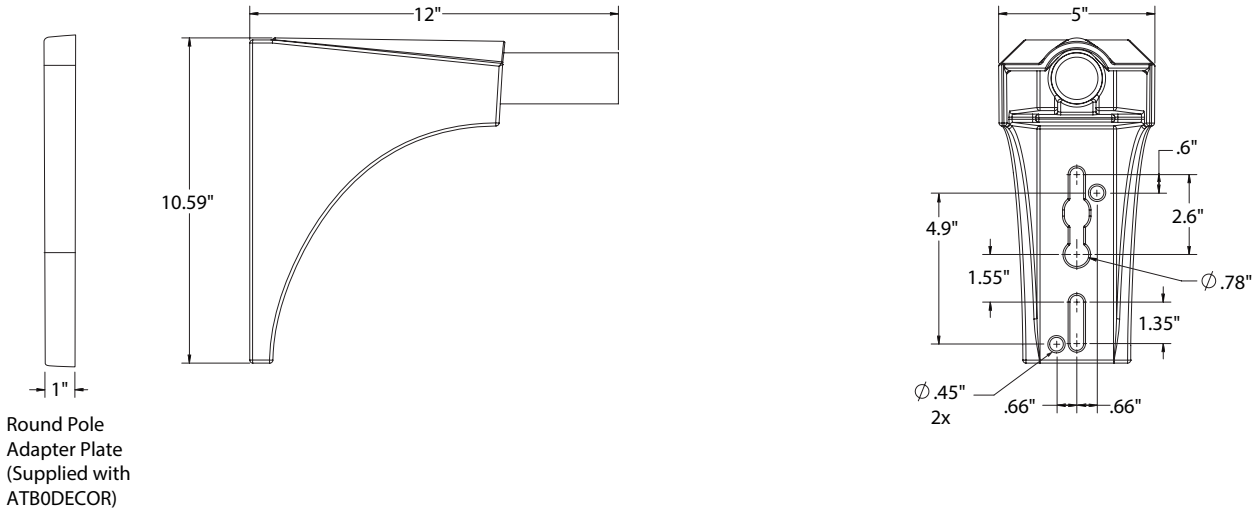
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ATB Decorative Arms (Cast Aluminum)



Round Pole Adapter Plate (Supplied with ATB0DECOR)

Model	Weight	EPA
ATB0DECOS	6.5 lbs	0.30 ft^2
ATB0DECOR	8.0 lbs	0.30 ft^2
ATB0DECOS with ATB0 Luminaire	20.5 lbs	0.90 ft^2
ATB0DECOR with ATB0 Luminaire	22.0 lbs	0.90 ft^2

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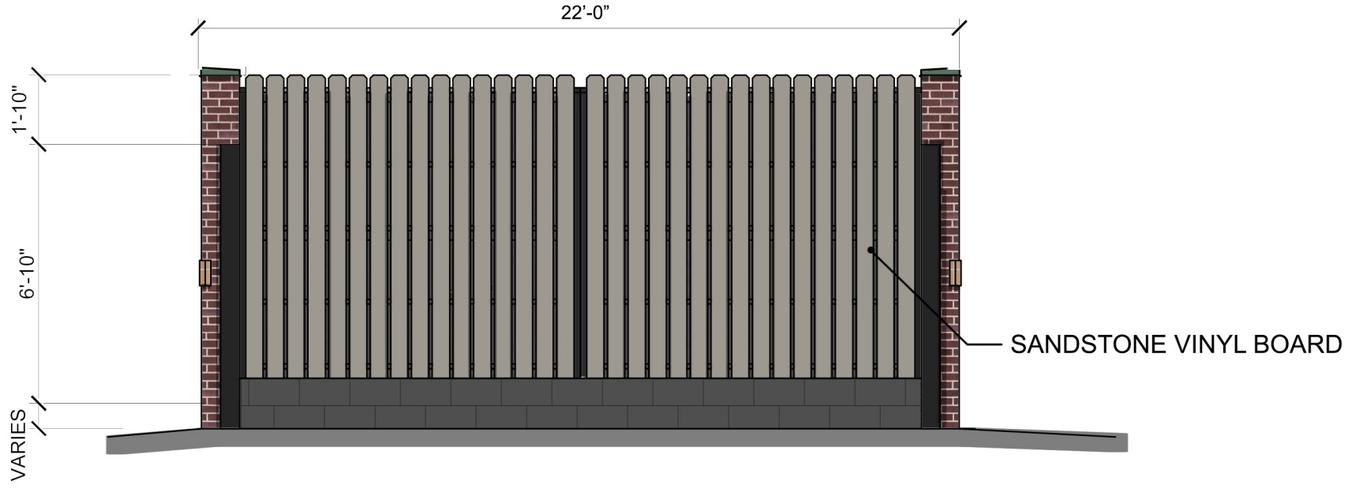


KWIK TRIP

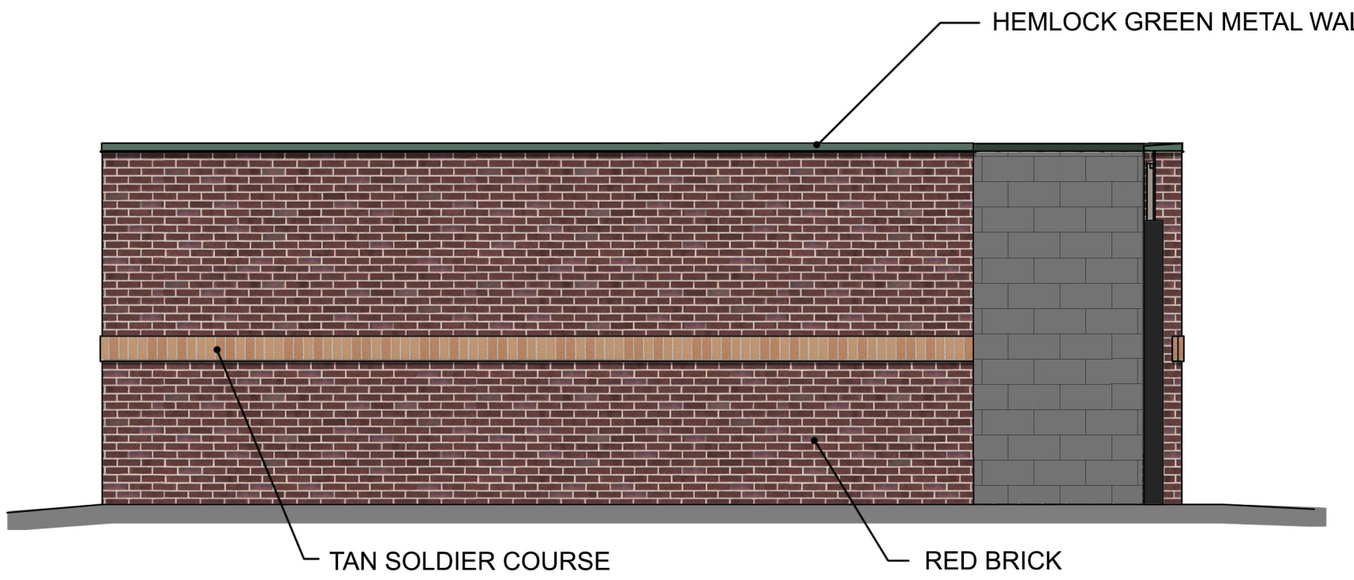
KWIK STAR

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



TRASH ENCLOSURE - FRONT ELEVATION

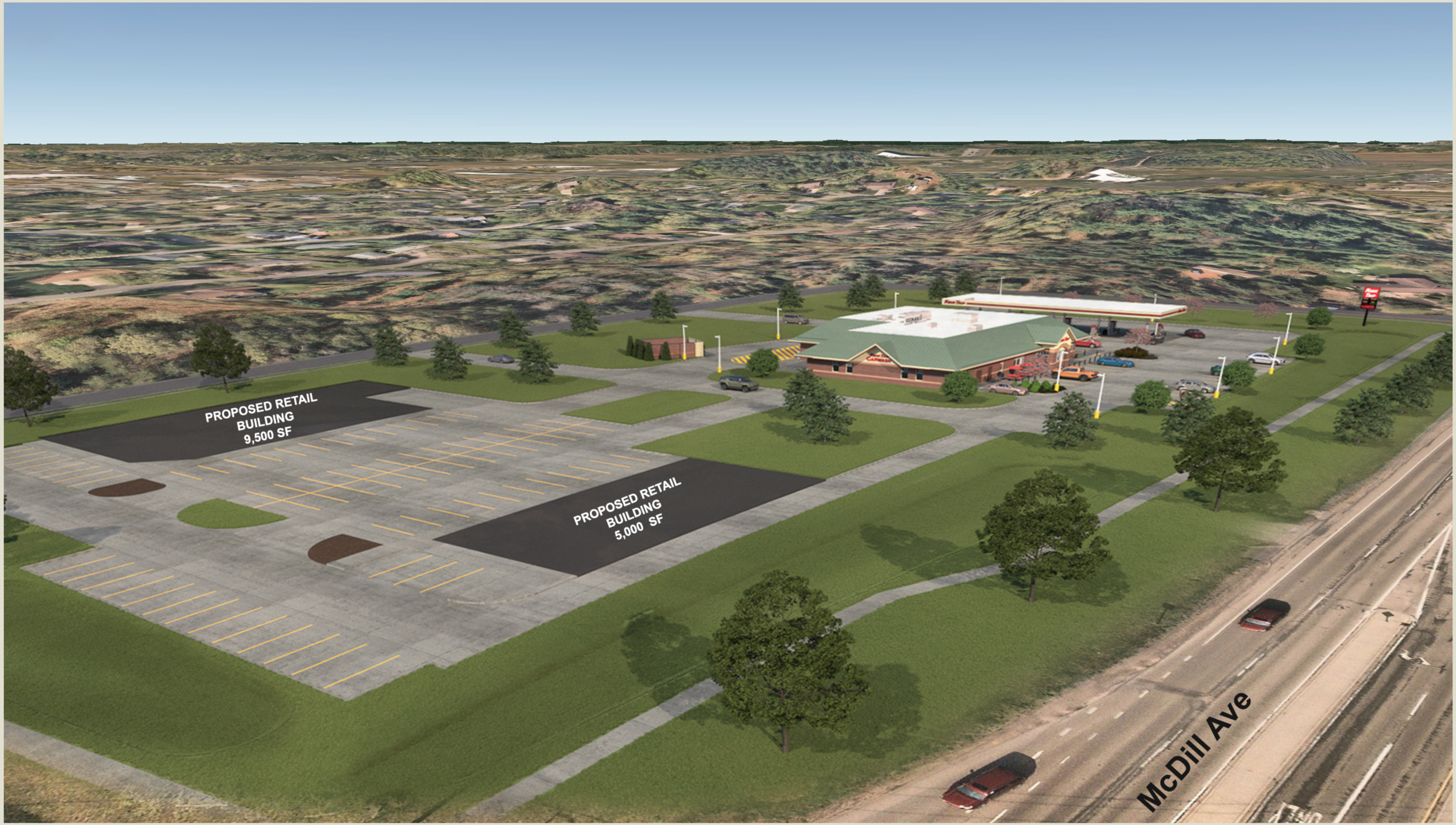


TRASH ENCLOSURE - SIDE ELEVATION

KWIK TRIP

KWIK STAR

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HOOVER AND MCDILL AVE.
STEVENS POINT, WI



FRONT LEFT VIEW



FRONT RIGHT VIEW



REAR RIGHT VIEW



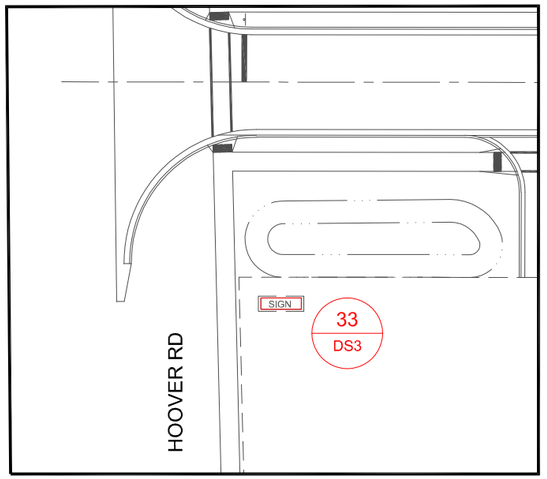
REAR LEFT VIEW



FRONT ELEVATION

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FAX (608) 781-8960

EXTERIOR ELEVATIONS
LEFT HAND GEN 3 with 1 BAY CARWASH



OFF SITE SHARED SIGN

1" = 40'-0"

PROPOSED SIGNS:

#01 24" LED KWIK TRIP BUILDING LETTERS
#02 CARWASH BUILDING DIRECTIONAL SIGN
#03 18" LED KWIK TRIP &
24" CARWASH BUILDING LETTERS
#04 24" LED KWIK TRIP BUILDING LETTERS
#05 CARWASH ENTER
#06 CARWASH EXIT
#07 CARWASH INFORMATIONAL SIGN
#08 24" LED KWIK TRIP CANOPY LETTERS
#09 24" LED KWIK TRIP CANOPY LETTERS
#10 24" LED KWIK TRIP CANOPY LETTERS
#11 - #15 BUILDING PARKING SIGNS
#16 DRIVEWAY DIRECTIONAL
#17 DRIVEWAY DIRECTIONAL
#18 DRIVEWAY DIRECTIONAL
#19 DRIVEWAY DIRECTIONAL
#20 - #23 30- MINUTE PARKING SIGNS
#24- #31 NO PARKING SIGNS
#32 FREESTANDING PYLON SIGN
#33 OFF SITE SHARED SIGN

SITE PLAN

1" = 50'-0"

MCDILL AVE

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

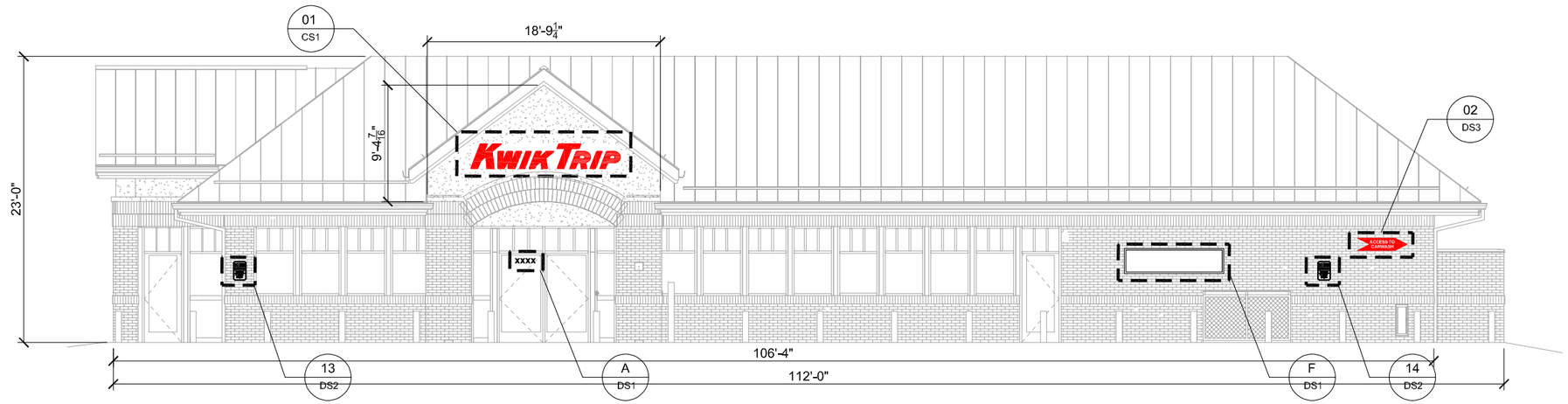
SITE PLAN

CONVENIENCE STORE #1933
WITH 1 BAY CARWASH

CTY RD HH & HOOVER RD
STEVENS POINT WI

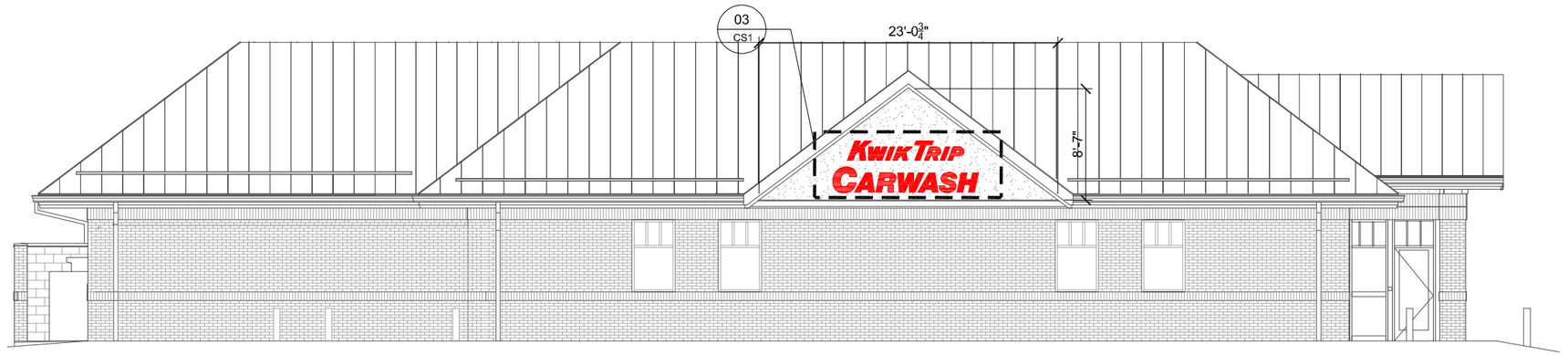
#	DATE	DESCRIPTION
1	25/11/11	SITE UPDATE

DRAWN BY	KMK
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2025 10-16
SHEET	SP1



STORE ELEVATION

SCALE: 3/32" = 1'-0"



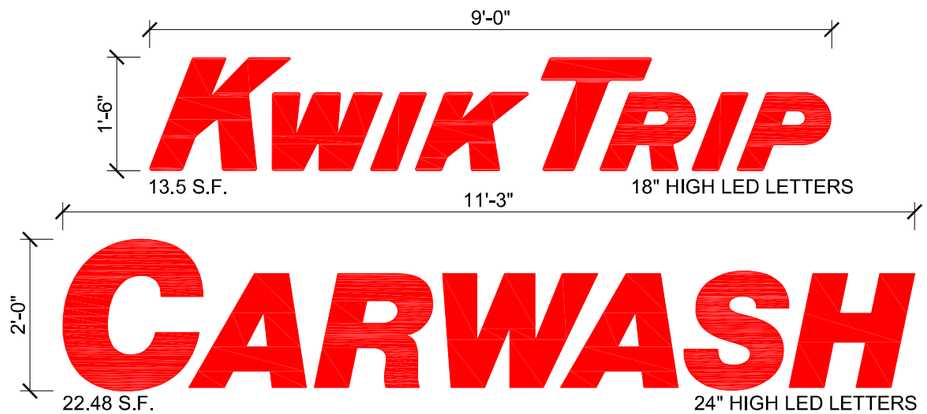
STORE ELEVATION

SCALE: 3/32" = 1'-0"



LOGO DETAIL - SIGN #01

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



LOGO DETAIL - SIGN #03

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

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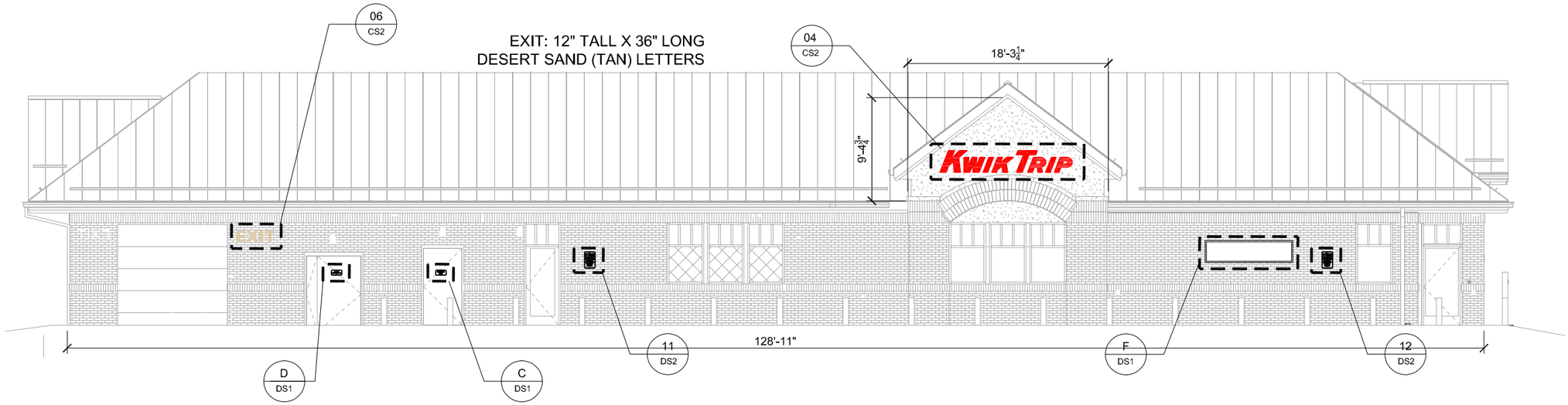
CONVENIENCE STORE SIGNAGE

CONVENIENCE STORE #1933
WITH 1 BAY CARWASH

CTY RD HH & HOOVER RD
STEVENS POINT WI

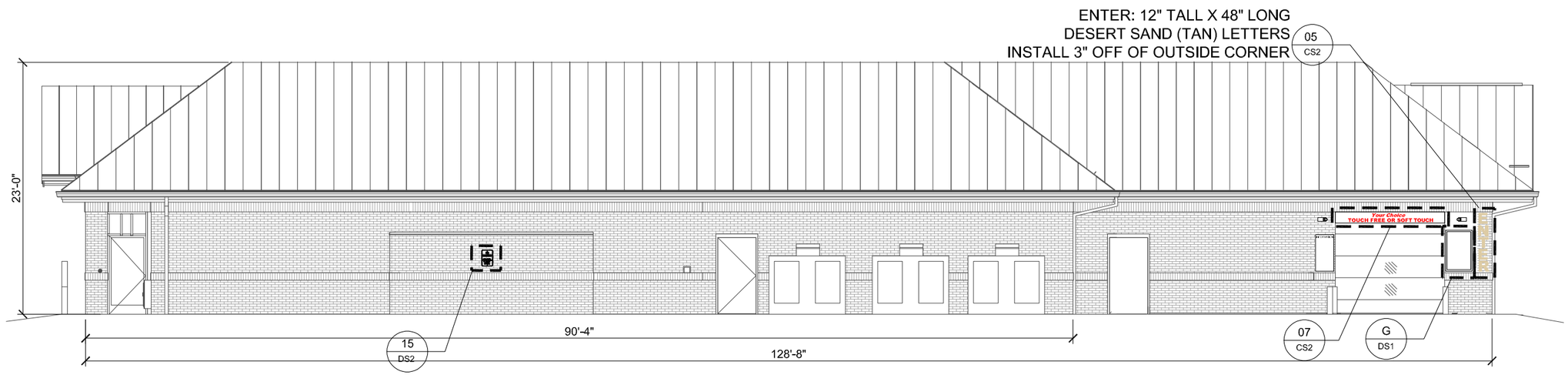
#	DATE	DESCRIPTION

DRAWN BY	KMK
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2025 10-16
SHEET	CS1



STORE ELEVATION

SCALE: 3/32" = 1'-0"



STORE ELEVATION

SCALE: 3/32" = 1'-0"



LOGO DETAIL - SIGN #04

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

Your Choice
TOUCH FREE OR SOFT TOUCH

NON-LIT INFORMATIONAL SIGN
RED VINYL ON WHITE ALUMINUM
1'-0"H X 10'-0"W = 10.0 SQ FT

INFORMATIONAL SIGN #07

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

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LA CROSSE, WI 54602-2107
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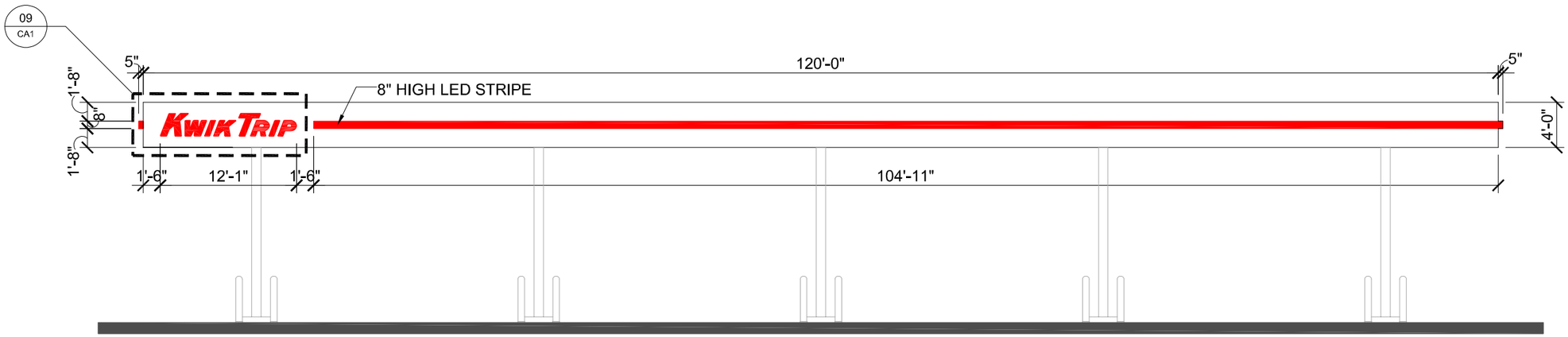
CONVENIENCE STORE SIGNAGE

CONVENIENCE STORE #1933
WITH 1 BAY CARWASH

CTY RD HH & HOOVER RD
STEVENS POINT WI

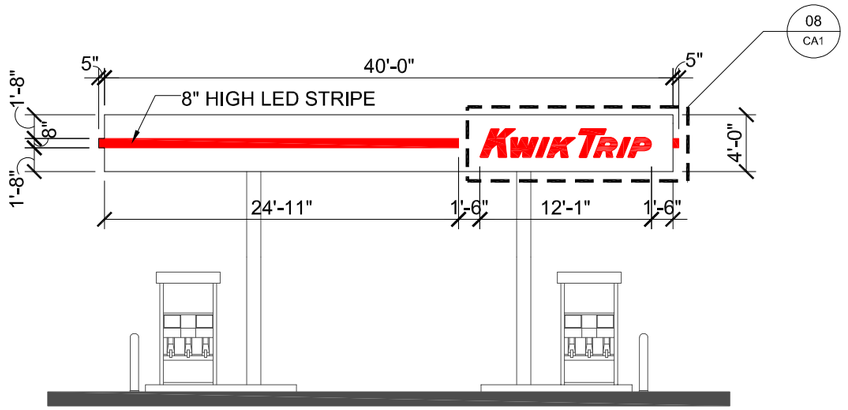
#	DATE	DESCRIPTION

DRAWN BY	KMK
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2025 10-16
SHEET	CS2



CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



LOGO DETAIL - SIGNS #08 & #09

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

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LA CROSSE, WI 54602-2107
PH. (608) 781-8988
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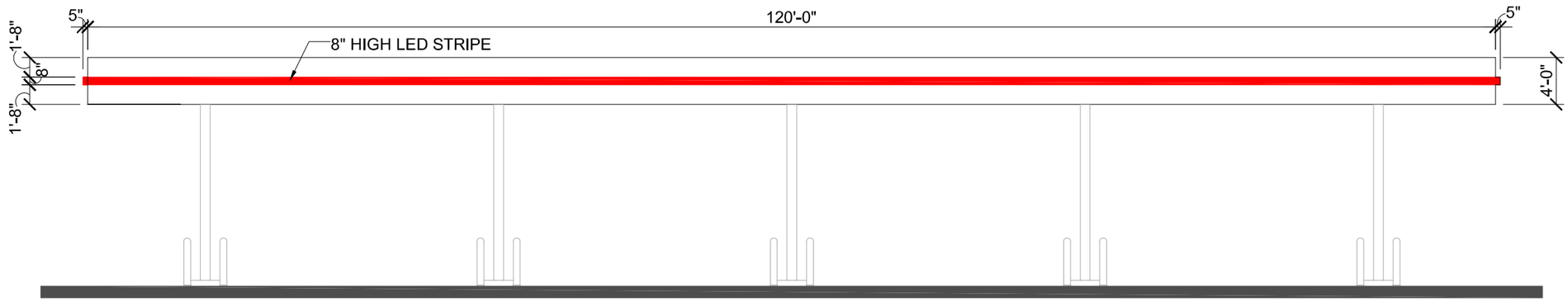
CANOPY SIGNAGE

CONVENIENCE STORE #1933
WITH 1 BAY CARWASH

CTY RD HH & HOOVER RD
STEVENS POINT WI

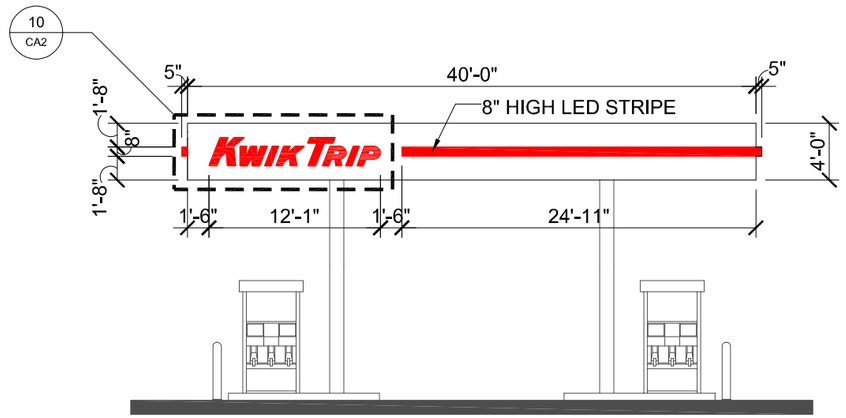
#	DATE	DESCRIPTION

DRAWN BY	KMK
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2025 10-16
SHEET	CA1



CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



LOGO DETAIL - SIGN #10

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

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CANOPY SIGNAGE

CONVENIENCE STORE #1933
WITH 1 BAY CARWASH

CTY RD HH & HOOVER RD
STEVENS POINT WI

#	DATE	DESCRIPTION

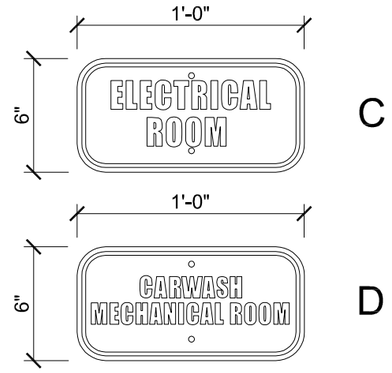
DRAWN BY	KMK
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2025 10-16
SHEET	CA2



5" WHITE VINYL ADDRESS LETTERS
ON GLASS DOOR AS SHOWN ABOVE
(VERIFY ACTUAL NUMBERS WITH PROJECT MANAGER)

ADDRESS SIGN A

SCALE: 3/4" = 1'-0"



INFORMATIONAL SIGNS C & D

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

GENERAL SPECIFICATIONS

ROOM SIGNS
Qty: 3 total (different copy on each)
Size: per art
Material: white sign blank
Finish: cut vinyl

Install along with various signs for same site, crew to give to KT trim guys to install.

NOTES:
- SIGN VENDOR TO ANCHOR SIGN/S TO CONCRETE PAD
- SIGN VENDOR TO ANCHOR SIGNS WITH (4) 3/8" X 4" LAGS & SHIELD ANCHORS. USE STAINLESS STEEL HARDWARE
- STAINLESS STEEL FLAT WASHERS MAY BE USED UNDER BASE PLATE AS NEEDED TO SHIM SIGN TO BE PLUMB
- CONCRETE PAD INSTALLED BY OTHERS (KWIK TRIP/KWIK STAR CONCRETE VENDOR)
  - CONCRETE PAD TO BE 5"X 36"X 36"

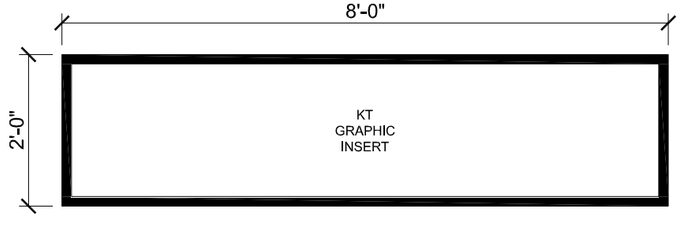
SINGLE SIDED DIRECTIONAL SIGN



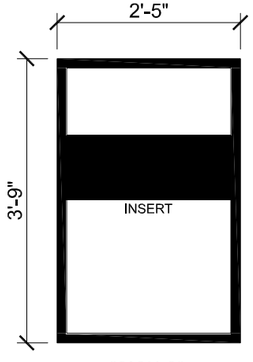


DIRECTIONAL SIGN CONCRETE BASE DETAIL

NOT TO SCALE



"SIGN F"
BLACK ALUMINUM FRAME



"SIGN G"
BLACK ALUMINUM FRAME

INFORMATIONAL SIGNS F & G

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

KWIK TRIP, Inc.
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PH. (608) 781-8988
FAX (608) 781-8960

DIRECTIONAL SIGNAGE

CONVENIENCE STORE #1933
WITH 1 BAY CARWASH

CTY RD HH & HOOVER RD
STEVENS POINT WI

#	DATE	DESCRIPTION

DRAWN BY	KMK
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2025 10-16
SHEET	DS1

GENERAL SPECIFICATIONS

18"x12" ALUMINUM SIGN
Qty:
Size: 18"x12"
Material: Standard white blank
Finish: cut vinyl graphics
Install: on building



QTY:04
SIGNS: #11 -#14

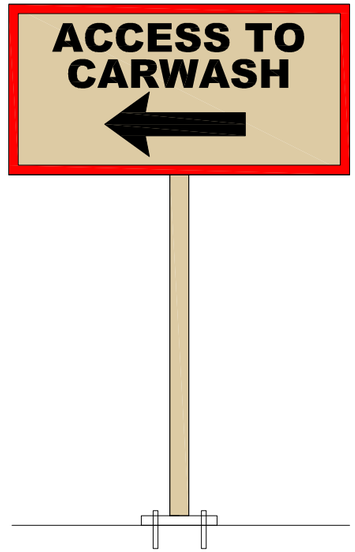


QTY:01
SIGN: #15

PARKING SIGNS #11 -#15

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

SINGLE SIDED DIRECTIONAL SIGN
SOUTH SIDE



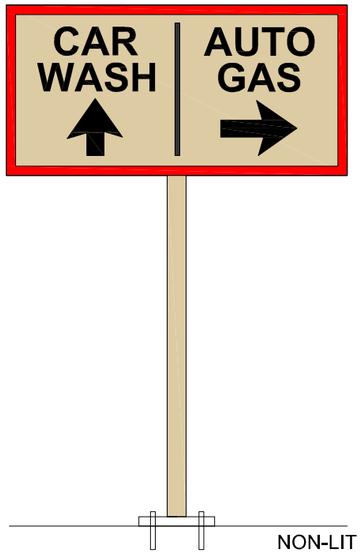
NON-LIT DIRECTIONAL SIGN
RED & BLACK VINYL ON LIGHT BEIGE ALUMINUM
1'-6"H X 3'-0"W X 4'-6"T= 4.50 SQ FT

DIRECTIONAL SIGN #16

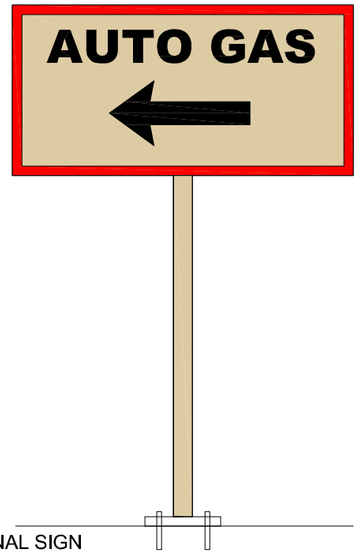
SCALE: 3/4" = 1'-0"

DOUBLE SIDED DIRECTIONAL SIGN

WEST SIDE



EAST SIDE



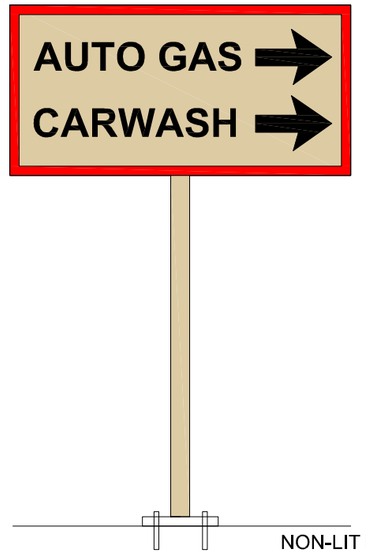
NON-LIT DIRECTIONAL SIGN
RED & BLACK VINYL ON LIGHT BEIGE ALUMINUM
1'-6"H X 3'-0"W X 4'-6"T= 4.50 SQ FT

DIRECTIONAL SIGN #17

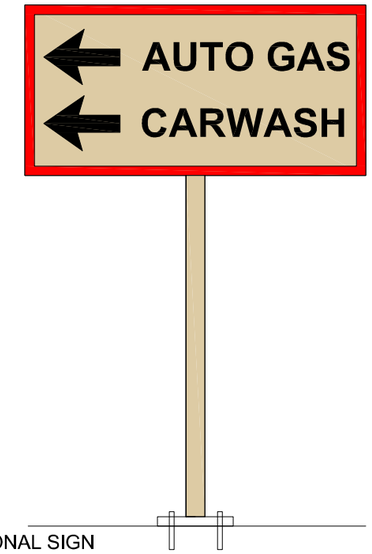
SCALE: 3/4" = 1'-0"

DOUBLE SIDED DIRECTIONAL SIGN

WEST SIDE



EAST SIDE



NON-LIT DIRECTIONAL SIGN
RED & BLACK VINYL ON LIGHT BEIGE ALUMINUM
1'-6"H X 3'-0"W X 4'-6"T= 4.50 SQ FT

DIRECTIONAL SIGN #18

SCALE: 3/4" = 1'-0"

KWIK TRIP
KWIK STAR

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

DIRECTIONAL SIGNAGE

CONVENIENCE STORE #1933
WITH 1 BAY CARWASH

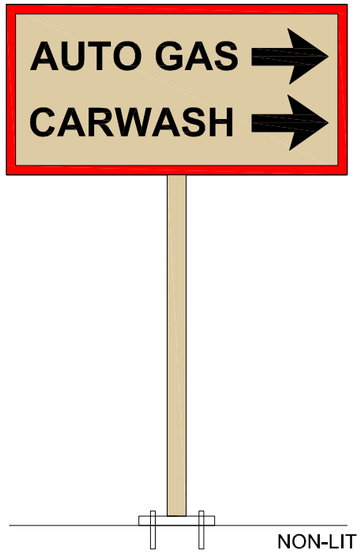
CTY RD HH & HOOVER RD
STEVENS POINT WI

#	DATE	DESCRIPTION
1	25/11/11	SITE UPDATE

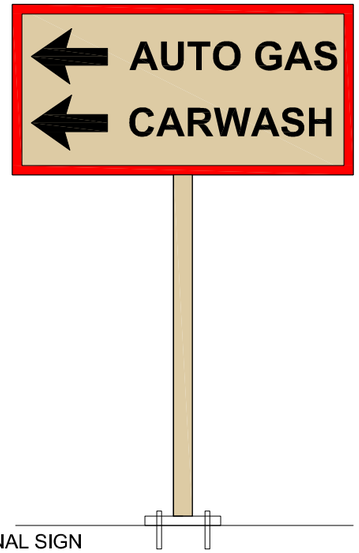
DRAWN BY	KMK
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2025 10-16
SHEET	DS2

DOUBLE SIDED DIRECTIONAL SIGN

NORTH SIDE



SOUTH SIDE

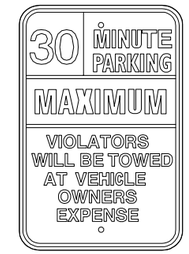


NON-LIT DIRECTIONAL SIGN
RED & BLACK VINYL ON LIGHT BEIGE ALUMINUM
1'-6"H X 3'-0"W X 4'-6"T= 4.50 SQ FT

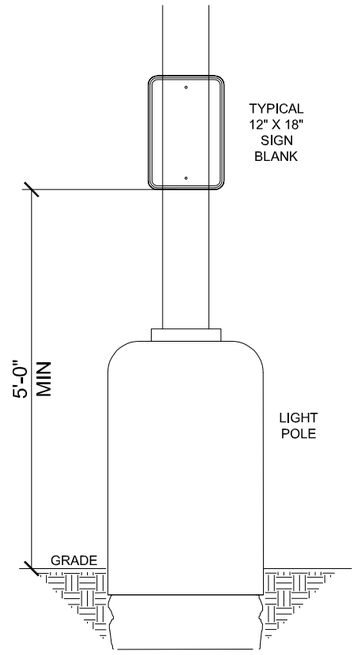
DIRECTIONAL SIGN #19

SCALE: 3/4" = 1'-0"

SINGLE SIDED SIGN



12" X 18" ALUMINUM SIGN
QTY: 4



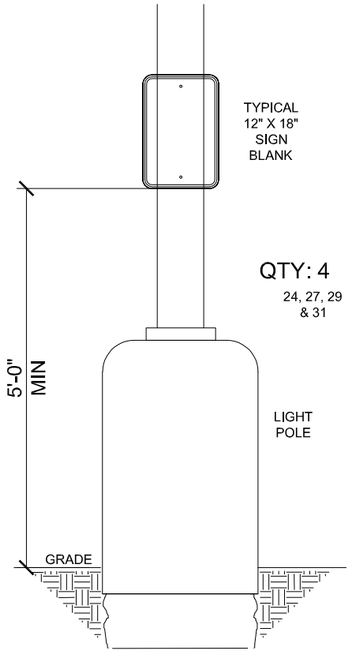
PARKING SIGNS #20 -#23

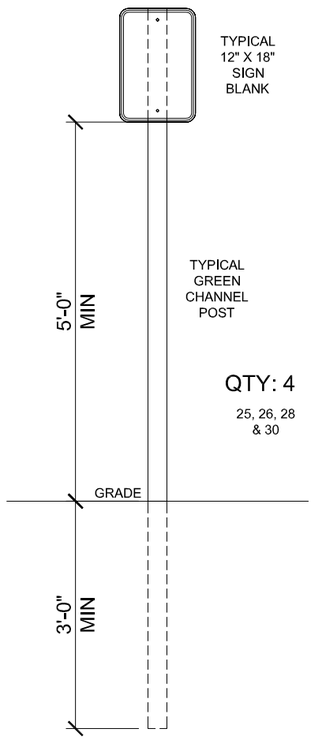
SCALE: 1/2" = 1'-0"

SINGLE SIDED SIGN



12" X 18" ALUMINUM SIGN
QTY: 8





PARKING SIGNS #24 - #31

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



NON-LIT DIRECTIONAL SIGN
WHITE VINYL ON RED ALUMINUM
1'-0"H X 4'-0"W = 4.0 SQ FT

CARWASH DIRECTIONAL SIGN #02

SCALE: 3/4" = 1'-0"

KWIK TRIP, Inc.
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FAX (608) 781-8960

DIRECTIONAL SIGNAGE

CONVENIENCE STORE #1933
WITH 1 BAY CARWASH

CTY RD HH & HOOVER RD
STEVENS POINT WI

#	DATE	DESCRIPTION
1	25/11/11	SITE UPDATE

DRAWN BY	KMK
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2025 10-16
SHEET	DS3

#32 KWIK TRIP FREESTANDING PYLON SIGN

SEE ATTACHED ARTWORK

#33 OFF SITE SHARED SIGN

SEE ATTACHED ARTWORK

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

DIRECTIONAL SIGNAGE

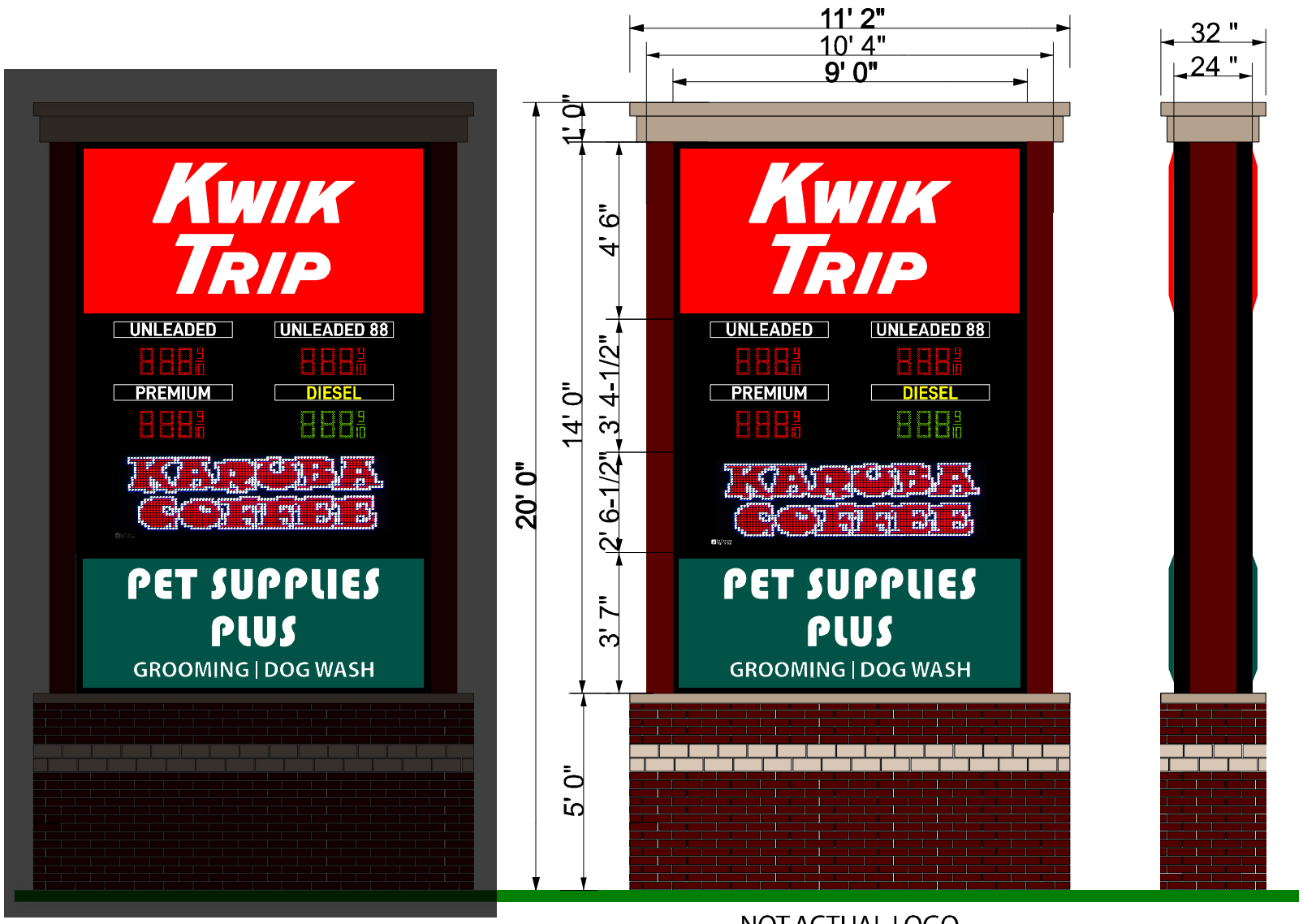
CONVENIENCE STORE #1933
WITH 1 BAY CARWASH

CTY RD HH & HOOVER RD
STEVENS POINT WI

#	DATE	DESCRIPTION
1	25/11/11	SITE UPDATE

DRAWN BY	KMK
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2025 10-16
SHEET	DS4

DAKTRONICS AND WATCHFIRE ARE APPROVED MANUFACTURERS FOR EMCS



NOT ACTUAL LOGO
NEED FILE FOR PET SUPPLY PLUS
FOR PRODUCTION

Approved by:_____ Date:_____ Landlord:_____ Date:_____

*Colors on sketch are only a representation, actual color of finished product may differ from this sketch.
*To make the best use of standard sized materials and control costs the size of the finished product may vary slightly.

La Crosse Sign Group
lacrossesign.com
1450 Oak Forest Drive, Onalaska, WI 54650, 608-781-1450
2242 Mustang Way, Madison, WI 53718, 608-222-5353
2502 Melby Street, Eau Claire, WI 54703, 715-835-6189

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Client
Kwik Trip
Stevens Point, WI

Project
A - Monument
B - Monument

Consultant Carlee Strong

Design Art Danielle Hadley

Monument Sign Specifications
Aluminum construction w/ LED illuminated KT pan faces, lexan products & 8" pricers
-EMC: Watchfire 72 x 252 8mm
-Pet Supplies: illuminated pan faces

Active Areas
-Kwik Trip: 4' 6" x 9' 0" = 40.5
-Pricers: 3' 4-1/2" x 9' 0" = 30.38
-EMC: 2' 6-1/2" x 9' 0" = 22.88
-Pet Supplies: 3' 7" x 9' 0" = 32.25
-Total Sqft: 126

Color Key
1. Black S/G
2. PPG NA 208400 S/G
3. PPG NA 209420 Brown S/G
4. Cardinal Red (3630-53)
5. Black (3630-22)
6. Yellow (3630-015)
7. TBD

Job Number
131596-A-1

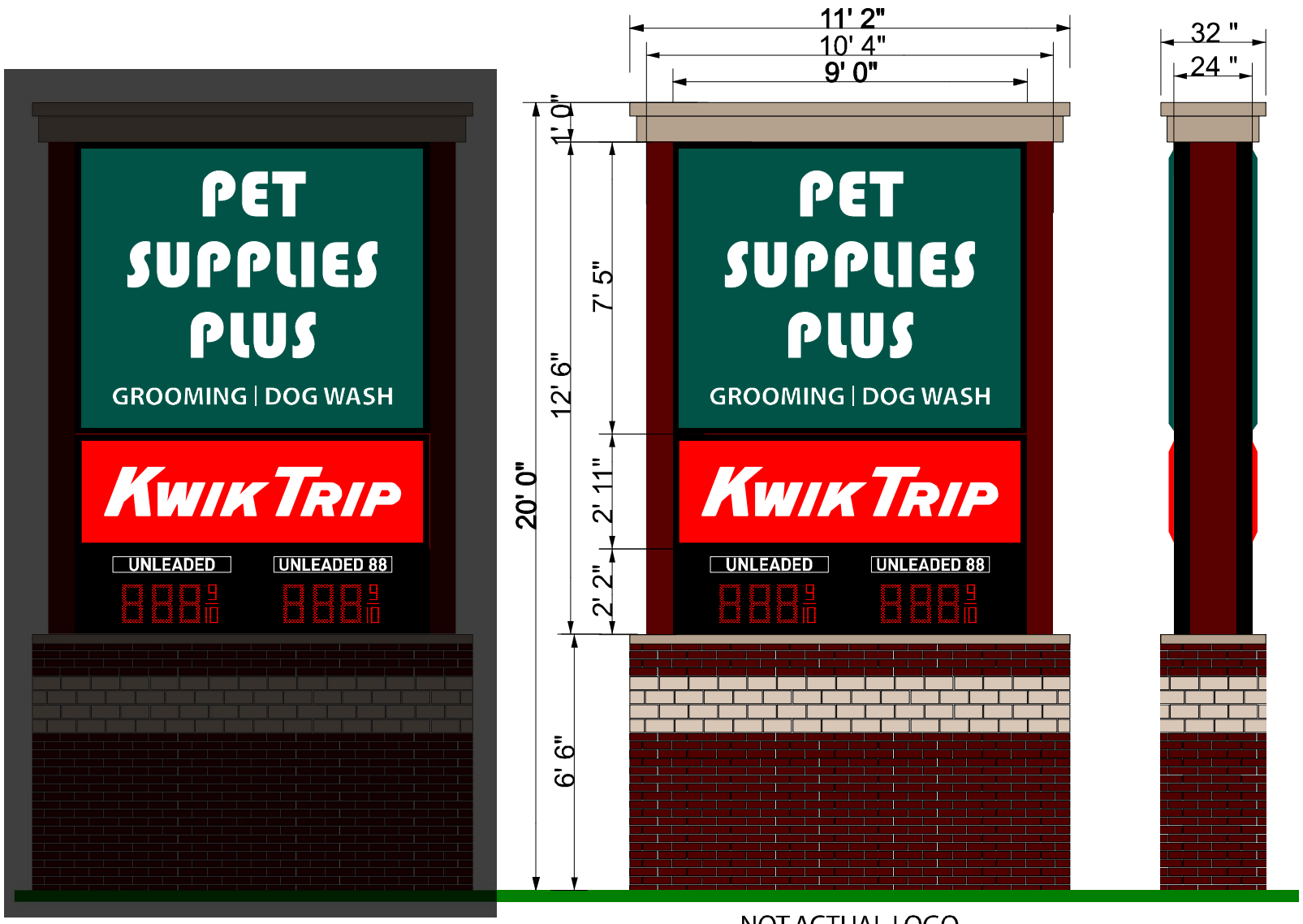
Creation Date
12/9/2025

Revision Date 12/29/2025

Revision Number

File Path
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DAKTRONICS AND WATCHFIRE ARE APPROVED MANUFACTURERS FOR EMCS



NOT ACTUAL LOGO
NEED FILE FOR PET SUPPLY PLUS
FOR PRODUCTION

Approved by:_____ Date:_____ Landlord:_____ Date:_____

*Colors on sketch are only a representation, actual color of finished product may differ from this sketch.
*To make the best use of standard sized materials and control costs the size of the finished product may vary slightly.

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Client
Kwik Trip
Stevens Point, WI

Project
A - Monument
B - Monument

Consultant
Carlee Strong

Design Art
Danielle Hadley

Monument Sign Specifications
Aluminum construction w/ LED illuminated Pet Supplies & Kwik Trip pan faces, lexan products & 12" pricers

Active Areas
-Pet Supplies: 7' 5" x 9' 0" = 66.75
-Kwik Trip: 2' 11" x 9' 0" = 26.25
-Pricer: 2' 2" x 9' 0" = 19.5
-Total Sqft : 112.5

Color Key

1. Black S/G
2. PPG NA 208400 S/G
3. PPG NA 209420 Brown S/G
4. Cardinal Red (3630-53)
5. Black (3630-22)
6. Yellow (3630-015)
7. TBD

Job Number
131596-B-2

Creation Date
12/9/2025

Revision Date 12/29/2025

Revision Number

File Path
1-Kwik Trip\Stevens Point, WI 1933\131596-Artwork KT1933 Stevens Point\Design\1933 Stevens Point Art 131596 Monument B-2

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481-3594

Department of Community Development
Adam Kuhn
Associate Planner
Zoning Administrator
Ph: (715) 346-1567
Fax: (715) 346-1498

MEMORANDUM

To: Plan Commission

From: Adam Kuhn, AICP
Associate Planner / Zoning Administrator

Date: January 5, 2026

RE: Conceptual Plat Review – West River Drive

Background: The applicant is requesting a conceptual subdivision plat review for a proposed subdivision located between West River Drive and West Zinda Drive. The attached preliminary subdivision includes 1.) a replating of a Council-approved undeveloped subdivision off of West River Drive and 2.) the subdividing of an undeveloped parcel immediately west of the platted subdivision.

Consistent with the City's Subdivision Ordinance, the subdividing of land creating five or more lots requires a preliminary and final subdivision plat to be approved by the Plan Commission and Common Council. Prior to a preliminary subdivision plat review, I encourage applicants to engage in a conceptual review of the proposed subdivision with the Plan Commission. No action is needed by the Plan Commission – this is merely an opportunity for the Plan Commission to provide comments and requested revisions prior to subsequent public hearings.

The following includes a few notes on the proposed subdivision plat:

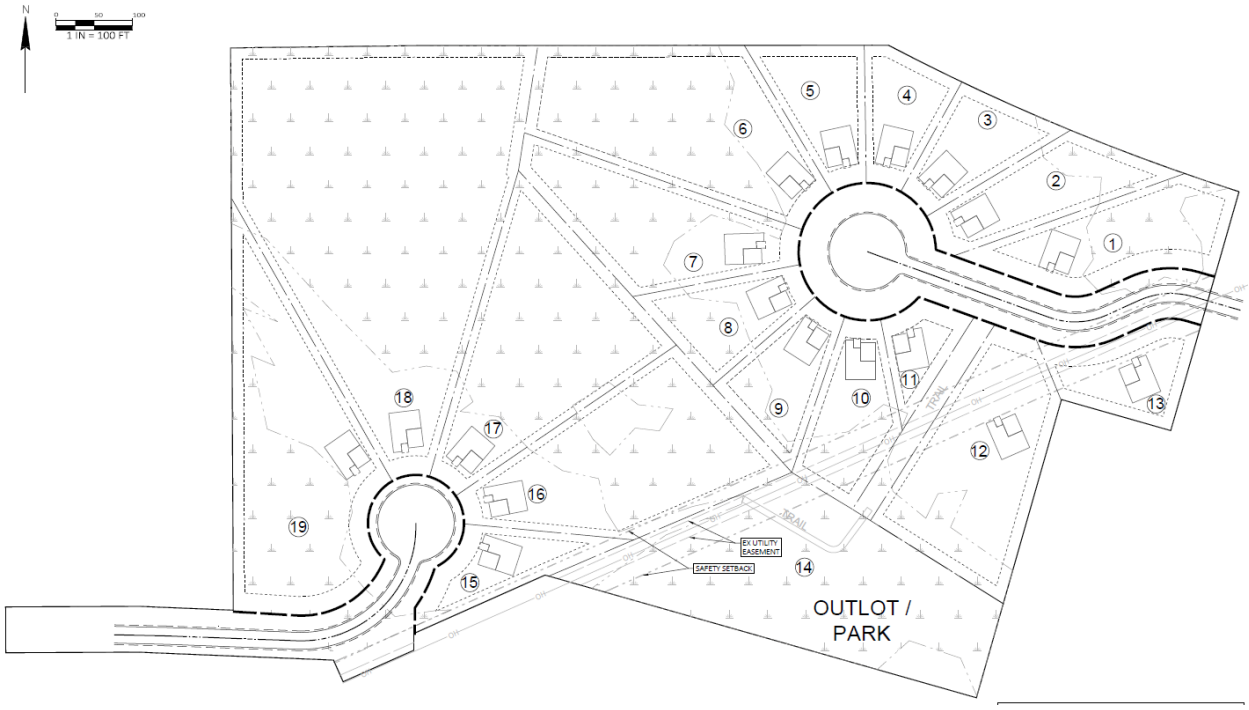
- All developable parcels are proposed to have a "R-2" Single-Family Residential zoning designation.
- This area of the City is quite wet. A wetland delineation of the subject area has been performed, as the results are enclosed.
- Proposed lots 15-19 would be serviced by an existing private driveway extending off of West Zinda Drive. As this driveway extends over confirmed wetlands, DNR approval would be needed for any access construction.
- The conceptual plat shows Lot 14 as being designated as 'Outlot/Park.' In communication with the Parks Department, the request is to create a roughly 15' outlot within Lot 14 that hovers over the Green Circle Trail (similar to how the

Open Records Rider: The City of Stevens Point is subject to Wisconsin Statutes relating to public records. Communication, such as this document, sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City communication should presume that the communications are subject to release upon request, and to state record retention requirements.

Green Circle Trail is platted to the southwest). This outlot would be deeded to the City, while the remainder of Lot 14 would remain under private ownership.

Please be prepared to review the conceptual plat and provide comments accordingly.





There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

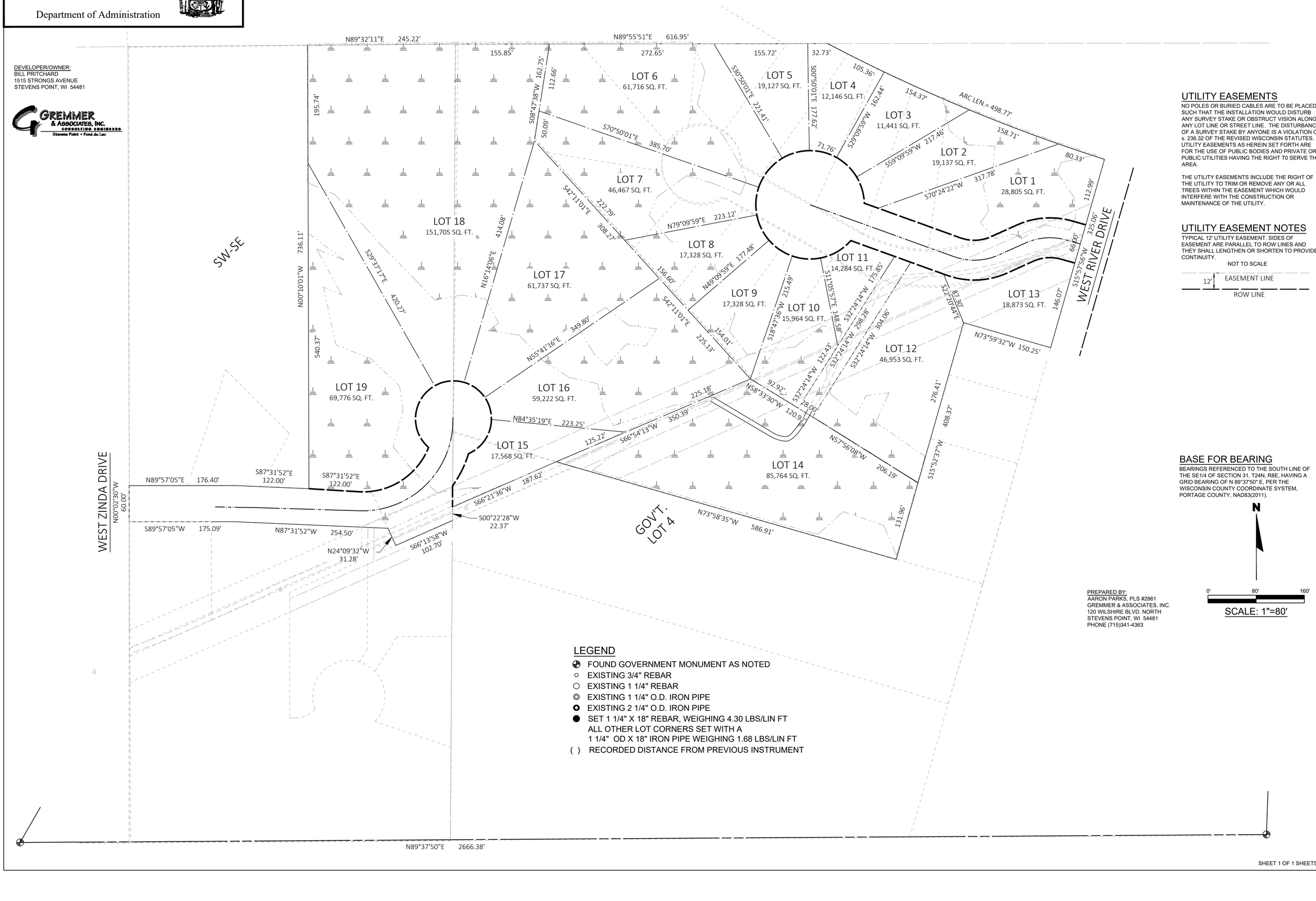
Department of Administration

PRELIMINARY PLAT OF RIVERWOOD WEST SUBDIVISION

A PRELIMINARY SUBDIVISION PLAT OF RIVERWOOD WEST SUBDIVISION, BEING ALL OF RIVERWOOD WEST SUBDIVISION, ALL OF LOT 2 OF CSM #9448-40-78 AND ALL OF OUT LOT 1 OF CSM #8051-31-31, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND IN GOVERNMENT LOT 4, ALL IN SECTION 31, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

DEVELOPER/OWNER:
BILL PRITCHARD
1515 STRONGS AVENUE
STEVENS POINT, WI 54481

GREMMER & ASSOCIATES, INC.
CONSULTING ENGINEERS
Stevens Point • Fond du Lac



UTILITY EASEMENTS

NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF s. 236.32 OF THE REVISED WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE OR PUBLIC UTILITIES HAVING THE RIGHT T0 SERVE THE AREA.

THE UTILITY EASEMENTS INCLUDE THE RIGHT OF THE UTILITY TO TRIM OR REMOVE ANY OR ALL TREES WITHIN THE EASEMENT WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE OF THE UTILITY.

UTILITY EASEMENT NOTES

TYPICAL 12' UTILITY EASEMENT. SIDES OF EASEMENT ARE PARALLEL TO ROW LINES AND THEY SHALL LENGTHEN OR SHORTEN TO PROVIDE CONTINUITY.

NOT TO SCALE

12' EASEMENT LINE
ROW LINE

BASE FOR BEARING

BEARINGS REFERENCED TO THE SOUTH LINE OF THE SE1/4 OF SECTION 31, T24N, R8E, HAVING A GRID BEARING OF N 89°37'50" E, PER THE WISCONSIN COUNTY COORDINATE SYSTEM, PORTAGE COUNTY, NAD83(2011).

N

0' 80' 160'

SCALE: 1"=80'

LEGEND

- FOUND GOVERNMENT MONUMENT AS NOTED
- EXISTING 3/4" REBAR
- EXISTING 1 1/4" REBAR
- EXISTING 1 1/4" O.D. IRON PIPE
- EXISTING 2 1/4" O.D. IRON PIPE
- SET 1 1/4" X 18" REBAR, WEIGHING 4.30 LBS/LIN FT
  ALL OTHER LOT CORNERS SET WITH A
  1 1/4" OD X 18" IRON PIPE WEIGHING 1.68 LBS/LIN FT
- ( ) RECORDED DISTANCE FROM PREVIOUS INSTRUMENT

PREPARED BY:
AARON PARKS, PLS #2861
GREMMER & ASSOCIATES, INC.
120 WILSHIRE BLVD. NORTH
STEVENS POINT, WI 54481
PHONE (715)341-4363

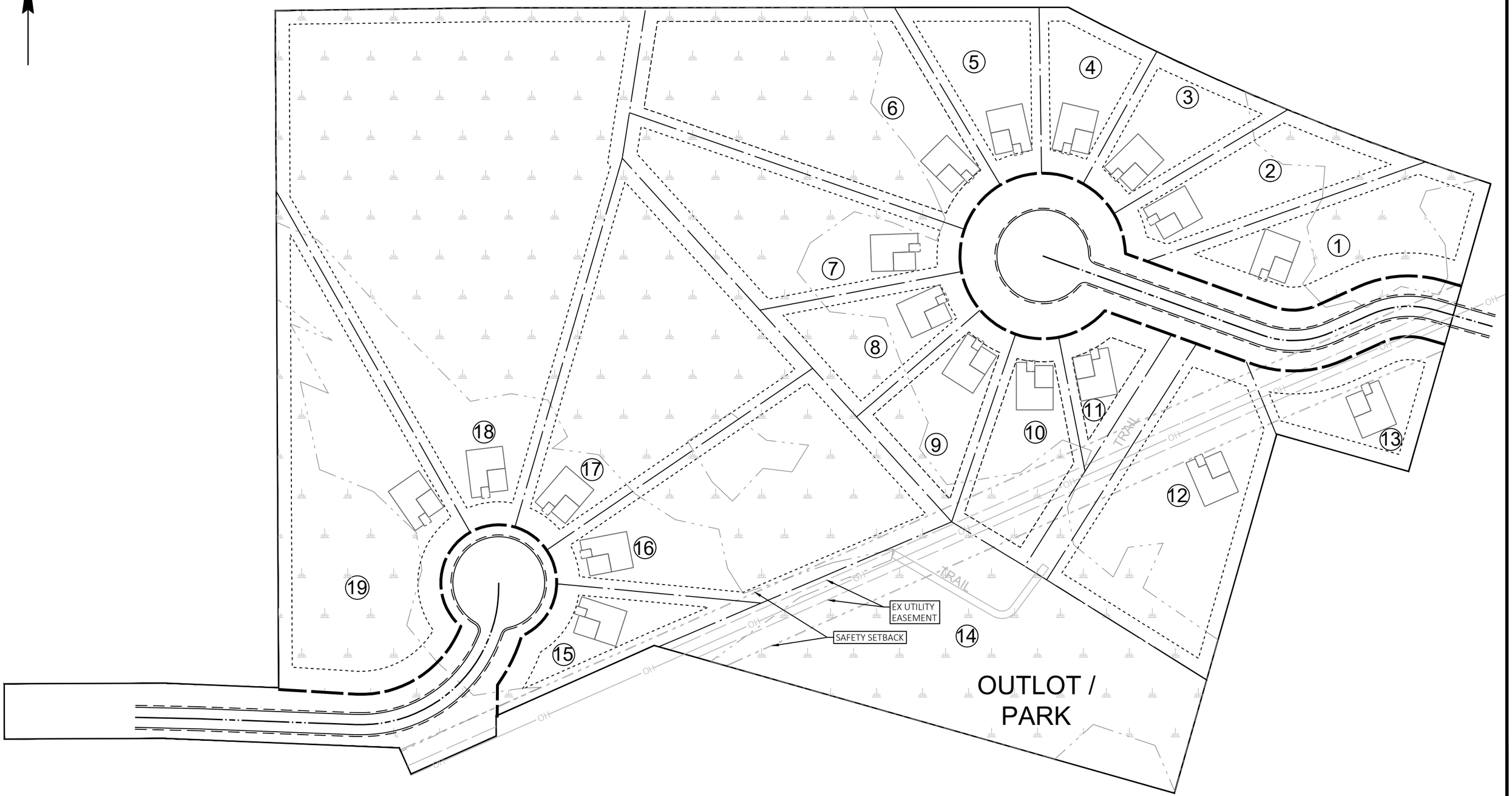
SHEET 1 OF 1 SHEETS

PORTAGE COUNTY CONSTRUCTION CORP - RIVERWOOD WEST SUBDIVISION (OVERVIEW SHEET)

N

0 50 100

1 IN = 100 FT



ASSUMPTIONS:
MINIMUM LOT SIZE = 8,000 SF (R-2 ZONING)

PORTAGE COUNTY CONSTRUCTION CORP - RIVERWOOD WEST SUBDIVISION (OVERVIEW SHEET)

N

0 50 100

1 IN = 100 FT

CONCEPTUAL NOTES:

Preliminary Wetland Impacts:
Total conservative estimated area: 9,700 square feet

- Western Area: 6,800 square feet
- Eastern Area: 2,900 square feet

Stormwater Management and Total Suspended Solids (TSS) Reduction:

Stormwater will be conveyed via rural ditches to a designated stormwater management facility. Depending on site conditions, this facility will be designed as either:

- An infiltration basin, if bedrock and groundwater levels permit
- A wet pond with a high-flow overflow system, if infiltration is not feasible.

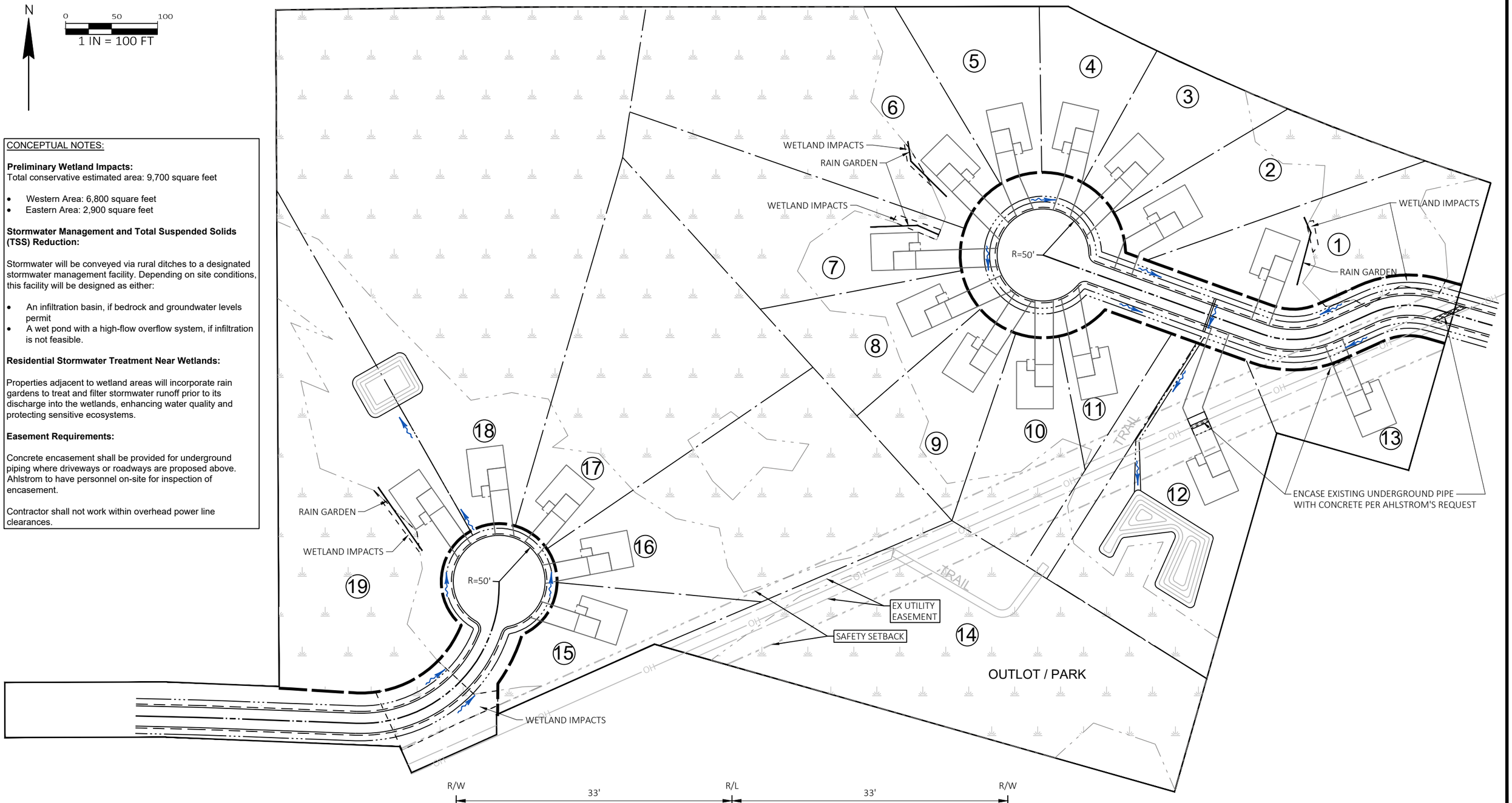
Residential Stormwater Treatment Near Wetlands:

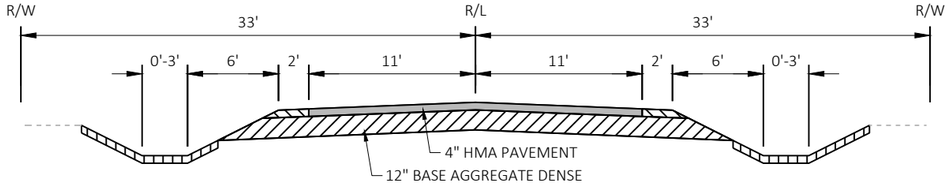
Properties adjacent to wetland areas will incorporate rain gardens to treat and filter stormwater runoff prior to its discharge into the wetlands, enhancing water quality and protecting sensitive ecosystems.

Easement Requirements:

Concrete encasement shall be provided for underground piping where driveways or roadways are proposed above. Ahlstrom to have personnel on-site for inspection of encasement.

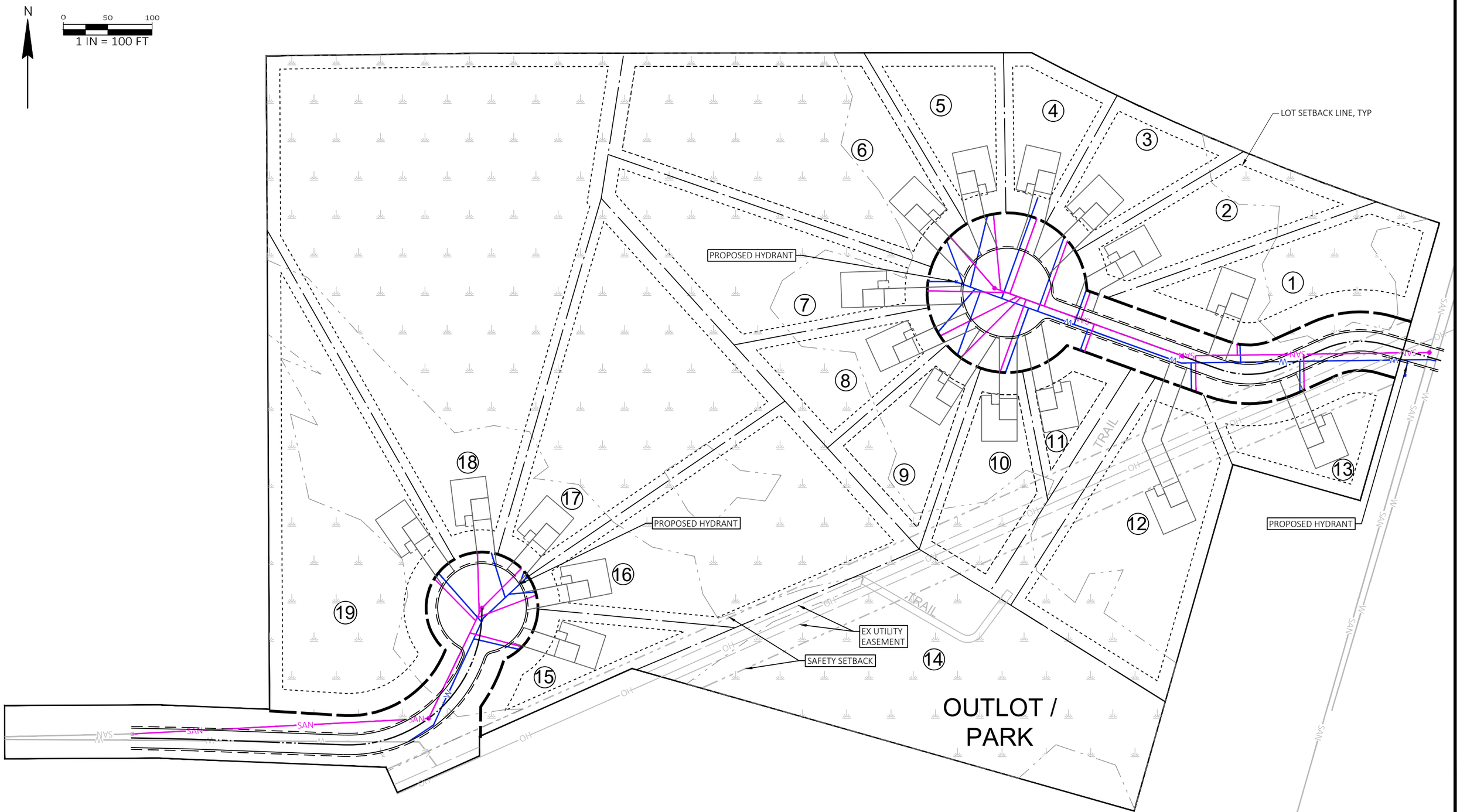
Contractor shall not work within overhead power line clearances.





ASSUMPTIONS:
MINIMUM LOT SIZE = 8,000 SF (R-2 ZONING)

PORTAGE COUNTY CONSTRUCTION CORP - RIVERWOOD WEST SUBDIVISION (OVERVIEW SHEET)



ASSUMPTIONS:
MINIMUM LOT SIZE = 8,000 SF (R-2 ZONING)

PORTAGE COUNTY CONSTRUCTION CORP - RIVERWOOD WEST SUBDIVISION (ZINDA DRIVE CONNECTION)

N

0 20 40

1 IN = 40 FT

N

LOT LINE

18

17

16

15

19

PROPOSED HYDRANT

SANITARY MANHOLE

8' SEPARATION REQ'D

SANITARY MANHOLE

CONNECT TO EXISTING SANITARY MANHOLE

CONNECT TO EXISTING WATERMAIN

LOT LINE

LOT LINE

LOT LINE

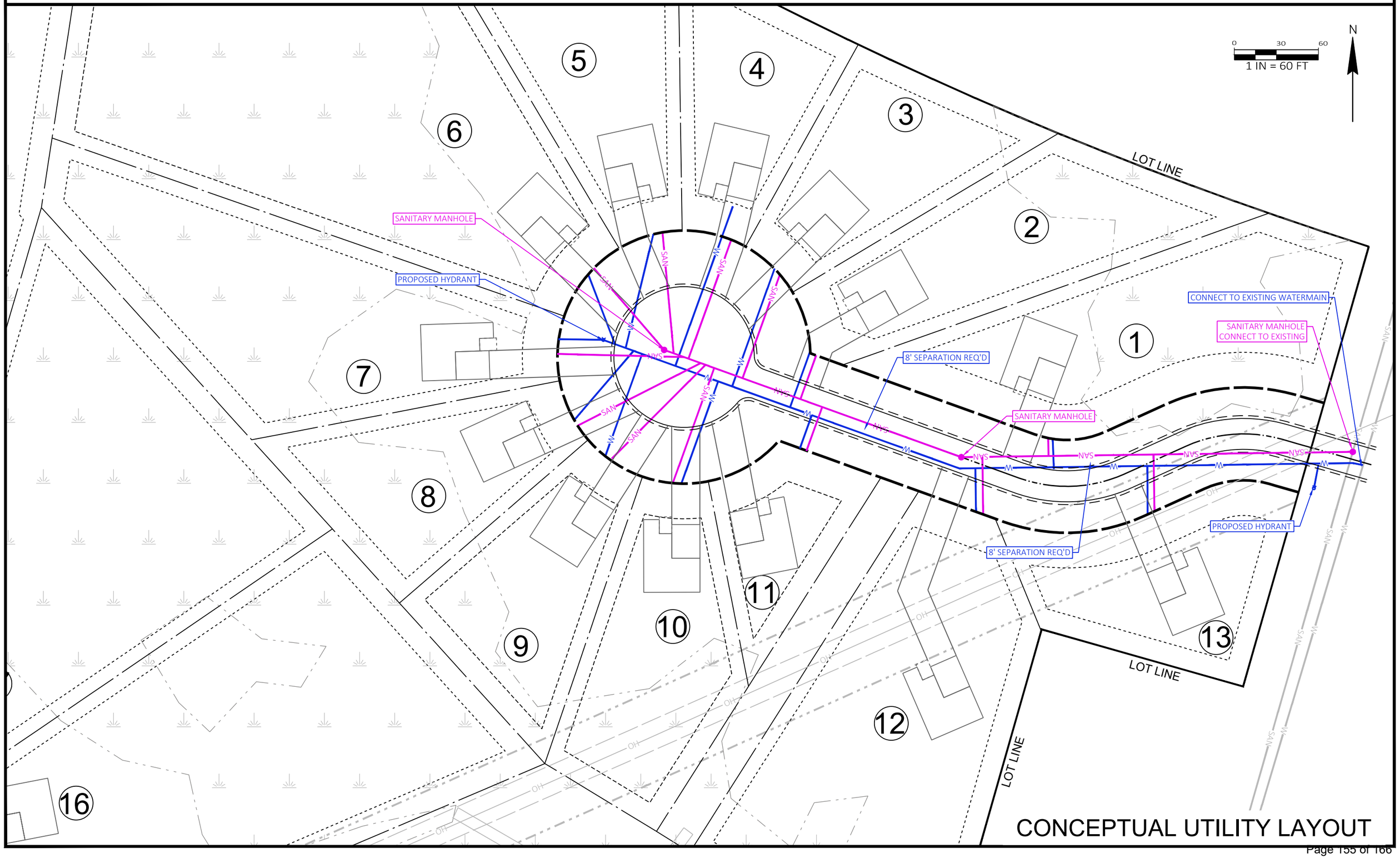
SAN

W

OH

CONCEPTUAL UTILITY LAYOUT

PORTAGE COUNTY CONSTRUCTION CORP - RIVERWOOD WEST SUBDIVISION (WEST RIVER DR CONNECTION)



CONCEPTUAL UTILITY LAYOUT

Community Development Report, April 2025

Construction Report

New Construction	# of Permits	Location	Declared Valuation	Fees
Single Family	1	1393 Torun Rd	$382,000.00	$3,176.52
	1	1110 Reserve St N	$132,500.00	$1,163.00
	1	1112 Reserve St N	$132,500.00	$1,163.00
Two-Family	N/A	N/A	N/A	N/A
Multi-Family	N/A	N/A	N/A	N/A
Commercial/Industrial	1	Simplicity Credit Union (PLB) 3301 Business Park Dr	$68,705.00	$824.86
	1	Opera House (EPS) 1136 Main St	$0.00	$300.00 *

Additions or Alterations	# of Permits	Declared Valuation	Fees
Residential	79	$923,570.23	$6,546.66
Commercial	25	$764,884.85	$6,368.95

Monthly Permits	Monthly Valuation	Monthly Fees	YTD Permits	YTD Valuation	YTD Fees
109	**$2,404,160.08**	**$19,542.99**	**359**	**$15,737,889.08**	**$59,421.69**
			2024	**415**	**$20,227,514.37**	**$103,946.45**
			2023	**440**	**$25,106,655.62**	**$91,252.55**
			2022	**467**	**$41,129,574.06**	**$116,517.45**

** Early Permission to Start (EPS): Valuations will be reflected on the full permits.*

Violation Report

Abandoned Vehicle on Property	1	
Bulk Waste at Curb Early	16	
Commercial Building Violation	8	
Construction Work Without Permits	1	
Debris on Property	8	
Exterior Violations on House	2	
Illegal Pets or Livestock		
Infestation		
Interior Housing Violations	3	
Native Lawn Plan		++
Potholes	1	+
Property Encumbrance		
Public Works Violation	3	+
Snow & Ice Removal - Sidewalk		
Tall Grass or Noxious Weeds		
Trash Containers Improperly Stored	6	
Vacant Building/Home		
Vehicle Parked on Grass	6	
Vision Obstruction in Roadway or Intersection	1	
Zoning Violations		
Total Violations / Total Service Fees Billed	56	$1,625
Voluntary Compliance Rate for Tagged/Verbal	14/18	77%

\+ *Referred to another department*

++ *Perpetual*

Community Development Report, May 2025

Construction Report

New Construction	# of Permits	Location	Declared Valuation	Fees
Single Family	1	3131 Feltz Ave	$930,000.00	$1,473.00
	1	2501 Nebel St, Lot #703	$18,400.00	$683.00
	1	5581 Forest Creek Rd	$281,000.00	$1,163.00
	1	5573 Forest Creek Rd	$281,000.00	$1,163.00
	1	5572 Golla Rd	$285,000.00	$1,163.00
	1	5566 Golla Rd	$285,000.00	$1,163.00
	1	220 Leonard St	$269,000.00	$1,163.00
	1	212 Leonard St	$305,000.00	$1,163.00
	1	211 Joe St	$305,000.00	$1,163.00
	1	219 Joe St	$291,000.00	$1,163.00
	1	5469 Forest Creek Rd	$281,000.00	$1,163.00
Two-Family	1	1408/1410 River View Ave	$368,000.00	$2,440.72
Multi-Family	N/A	N/A		N/A
Commercial/Industrial	3	Simplicity Credit Union (BLD/ZN/ELE/HVAC) 3301 Business Park Dr	$5,634,880.00	$3,357.82

Additions or Alterations	# of Permits	Declared Valuation	Fees
Residential	114	$973,017.54	$7,992.55
Commercial	45	$2,201,241.06	$15,313.79

Monthly Permits	Monthly Valuation	Monthly Fees	YTD Permits	YTD Valuation	YTD Fees
174	**$12,708,538.60**	**$41,727.88**	**533**	**$28,446,427.68**	**$101,149.57**

2024	**558**	**$23,330,027.56**	**$122,375.45**
2023	**603**	**$38,481,748.23**	**$148,060.65**
2022	**643**	**$57,794,783.60**	**$193,353.53**

Violation Report

Abandoned Vehicle on Property	4	
Bulk Waste at Curb Early	18	
Commercial Building Violation		
Construction Work Without Permits	1	
Debris on Property	9	
Exterior Violations on House	2	
Illegal Pets or Livestock	2	
Infestation	1	
Interior Housing Violations	3	
Native Lawn Plan		++
Potholes	1	+
Property Encumbrance		
Public Works Violation		+
Snow & Ice Removal - Sidewalk		
Tall Grass or Noxious Weeds	3	
Trash Containers Improperly Stored	1	
Vacant Building/Home		
Vehicle Parked on Grass	6	
Vision Obstruction in Roadway or Intersection	2	
Zoning Violations		
Total Violations / Total Service Fees Billed	53	$1,175
Voluntary Compliance Rate for Tagged/Verbal	16/20	80%

\+ *Referred to another department*

++ *Perpetual*

Community Development Report, June 2025

Construction Report

New Construction	# of Permits	Location	Declared Valuation	Fees
Single Family	1	217 Second St	$253,161.00	$1,163.00
Two-Family	1	3621/3623 Doolittle Dr	$350,000.00	$1,515.00
Multi-Family	N/A	N/A		N/A
Commercial/Industrial	1	Business Incubator #6 5190 Coye Dr	$82,871.00	$937.60

Additions or Alterations	# of Permits	Declared Valuation	Fees
Residential	106	$1,183,290.76	$7,062.85
Commercial	39	$7,934,618.33	$16,749.26

Monthly Permits	Monthly Valuation	Monthly Fees	YTD Permits	YTD Valuation	YTD Fees
148	**$9,803,941.09**	**$27,427.71**	**681**	**$38,250,368.77**	**$128,577.28**
			2024 **690**	**$26,797,523.50**	**$144,941.09**
			2023 **767**	**$47,404,941.59**	**$177,273.60**
			2022 **822**	**$65,419,543.01**	**$257,018.04**

Violation Report

Abandoned Vehicle on Property	2	
Bulk Waste at Curb Early	16	
Commercial Building Violation	1	
Construction Work Without Permits	2	
Debris on Property	10	
Exterior Violations on House	2	
Illegal Pets or Livestock		
Infestation		
Interior Housing Violations	3	
Native Lawn Plan		++
Potholes		+
Property Encumbrance		
Public Works Violation	1	+
Snow & Ice Removal - Sidewalk		
Tall Grass or Noxious Weeds	119	
Trash Containers Improperly Stored	3	
Vacant Building/Home		
Vehicle Parked on Grass	10	
Vision Obstruction in Roadway or Intersection		
Zoning Violations		
Total Violations / Total Service Fees Billed	169	$4,775
Voluntary Compliance Rate for Tagged/Verbal	12/15	80%

\+ *Referred to another department*

++ *Perpetual*

Community Development Report, July 2025

Construction Report

New Construction	# of Permits	Location	Declared Valuation	Fees
Single Family	N/A	N/A	N/A	N/A
Two-Family	1	1400/1402 River View Ave	$368,000.00	$2,440.72
Multi-Family	N/A	N/A		N/A
Commercial/Industrial	N/A	N/A	N/A	N/A

Additions or Alterations	# of Permits	Declared Valuation	Fees
Residential	114	$1,018,285.33	$7,264.66
Commercial	33	$706,963.75	$5,269.05

Monthly Permits	Monthly Valuation	Monthly Fees	YTD Permits	YTD Valuation	YTD Fees
148	**$2,093,249.08**	**$14,974.43**	**829**	**$40,343,617.85**	**$143,551.71**
			2024	**839**	**$54,579,076.77**	**$201,031.20**
			2023	**921**	**$55,323,916.53**	**$234,774.01**
			2022	**956**	**$70,547,038.64**	**$285,228.64**

Violation Report

Abandoned Vehicle on Property	3	
Bulk Waste at Curb Early	17	
Commercial Building Violation	1	
Construction Work Without Permits	2	
Debris on Property	9	
Exterior Violations on House	1	
Illegal Pets or Livestock		
Infestation	4	
Interior Housing Violations	1	
Native Lawn Plan	2	++
Potholes		+
Property Encumbrance		
Public Works Violation	4	+
Snow & Ice Removal - Sidewalk		
Tall Grass or Noxious Weeds	31	
Trash Containers Improperly Stored	1	
Vacant Building/Home	1	
Vehicle Parked on Grass	4	
Vision Obstruction in Roadway or Intersection	1	
Zoning Violations	3	
Total Violations / Total Service Fees Billed	85	$2,450
Voluntary Compliance Rate for Tagged/Verbal	12/16	75%

\+ *Referred to another department*

++ *Perpetual*

Community Development Report, August 2025

Construction Report

New Construction	# of Permits	Location	Declared Valuation	Fees
Single Family	1	2501 Nebel St, Lot #803	$63,319.00	$683.00
	1	3200 Water St, Lot #47	$50,000.00	$683.00
	1	5534 Forest Creek Rd	$360,000.00	$1,163.00
	1	5542 Forest Creek Rd	$288,000.00	$1,163.00
Two-Family	N/A	N/A	N/A	N/A
Multi-Family	N/A	N/A	N/A	N/A
Commercial/Industrial	1	BUSHMAN STORAGE/GARAGE BUILDING (BLD/ZN/ELE) 5102 Coye Dr	$588,662.00	$1,785.00

Additions or Alterations	# of Permits	Declared Valuation	Fees
Residential	113	$1,130,725.51	$7,856.41
Commercial	33	$900,490.01	$5,959.38

Monthly Permits	Monthly Valuation	Monthly Fees	YTD Permits	YTD Valuation	YTD Fees
151	**$3,381,196.52**	**$19,292.79**	**980**	**$43,724,814.37**	**$162,844.50**

2024	**967**	**$57,045,546.38**	**$219,708.83**
2023	**1062**	**$57,948,402.07**	**$250,508.25**
2022	**1114**	**$86,800,613.87**	**$318,458.00**

Violation Report

Abandoned Vehicle on Property	1	
Bulk Waste at Curb Early	28	
Commercial Building Violation	3	
Construction Work Without Permits		
Debris on Property	4	
Exterior Violations on House	1	
Illegal Pets or Livestock		
Infestation	1	
Interior Housing Violations	6	
Native Lawn Plan		++
Potholes		+
Property Encumbrance		
Public Works Violation	4	+
Snow & Ice Removal - Sidewalk		
Tall Grass or Noxious Weeds	29	
Trash Containers Improperly Stored	3	
Vacant Building/Home		
Vehicle Parked on Grass	4	
Vision Obstruction in Roadway or Intersection	2	
Zoning Violations	3	
Total Violations / Total Service Fees Billed	89	$2,350
Voluntary Compliance Rate for Tagged/Verbal	24/29	83%

\+ *Referred to another department*

++ *Perpetual*

Community Development Report, September 2025

Construction Report

New Construction	# of Permits	Location	Declared Valuation	Fees
Single Family	N/A	N/A	N/A	N/A
Two-Family	1	1404/1406 River View Ave	$368,000.00	$2,440.72
	1	3617/3619 Doolittle Dr	$330,000.00	$1,515.00
Multi-Family	N/A	N/A	N/A	N/A
Commercial/Industrial	N/A	N/A	N/A	N/A

Additions or Alterations	# of Permits	Declared Valuation	Fees
Residential	101	$1,582,911.95	$8,022.93
Commercial	34	$1,807,333.94	$10,749.27

Monthly Permits	Monthly Valuation	Monthly Fees	YTD Permits	YTD Valuation	YTD Fees
137	**$4,088,245.89**	**$22,727.92**	**1117**	**$47,813,060.26**	**$185,572.42**
			2024	**1091**	**$64,447,898.91**	**$280,445.79**
			2023	**1178**	**$60,379,003.18**	**$264,568.00**
			2022	**1291**	**$90,583,230.16**	**$338,283.21**

Violation Report

Abandoned Vehicle on Property	1	
Bulk Waste at Curb Early	24	
Commercial Building Violation		
Construction Work Without Permits		
Debris on Property	8	
Exterior Violations on House	1	
Illegal Pets or Livestock	2	
Infestation		
Interior Housing Violations		
Native Lawn Plan		++
Potholes		+
Property Encumbrance		
Public Works Violation	2	+
Snow & Ice Removal - Sidewalk		
Tall Grass or Noxious Weeds	15	
Trash Containers Improperly Stored	2	
Vacant Building/Home		
Vehicle Parked on Grass	4	
Vision Obstruction in Roadway or Intersection		
Zoning Violations	4	
Total Violations / Total Service Fees Billed	63	$1,875
Voluntary Compliance Rate for Tagged/Verbal	15/21	71%

\+ *Referred to another department*

++ *Perpetual*

Community Development Report, October 2025

Construction Report

New Construction	# of Permits	Location	Declared Valuation	Fees
Single Family	1	4420 First St	$369,670.00	$1,163.00
	1	5580 Forest Creek Rd	$333,000.00	$1,163.00
	1	204 Leonard St	$262,000.00	$1,163.00
	1	203 Joe St	$270,000.00	$1,163.00
Two-Family	N/A	N/A	N/A	N/A
Multi-Family	N/A	N/A	N/A	N/A
Commercial/Industrial	3	Cross Roads Health - Facility (EPS/BLD/ZN/ELE) 5609 Carrie Frost Dr	$1,736,600.00	$2,376.27

Additions or Alterations	# of Permits	Declared Valuation	Fees
Residential	99	$1,420,011.93	$9,030.48
Commercial	37	$1,526,231.04	$13,950.93

Monthly Permits	Monthly Valuation	Monthly Fees	YTD Permits	YTD Valuation	YTD Fees
143	**$5,917,512.97**	**$30,009.68**	**1260**	**$53,730,573.23**	**$215,582.10**
			2024	**1223**	**$71,796,953.56**	**$305,412.32**
			2023	**1325**	**$63,864,502.87**	**$283,540.19**
			2022	**1423**	**$92,866,480.86**	**$351,482.46**

Violation Report

Abandoned Vehicle on Property	5	
Bulk Waste at Curb Early	24	
Commercial Building Violation		
Construction Work Without Permits		
Debris on Property	15	
Exterior Violations on House	1	
Illegal Pets or Livestock		
Infestation		
Interior Housing Violations	4	
Native Lawn Plan		++
Potholes		+
Property Encumbrance	1	
Public Works Violation	1	+
Snow & Ice Removal - Sidewalk		
Tall Grass or Noxious Weeds	2	
Trash Containers Improperly Stored	3	
Vacant Building/Home		
Vehicle Parked on Grass	14	
Vision Obstruction in Roadway or Intersection		
Zoning Violations	2	
Total Violations / Total Service Fees Billed	72	$1,525
Voluntary Compliance Rate for Tagged/Verbal	18/25	72%

\+ *Referred to another department*

++ *Perpetual*

Community Development Report, November 2025

Construction Report

New Construction	# of Permits	Location	Declared Valuation	Fees	
Single Family	1	172 Evelyn Ct	$377,000.00	$1,163.00	
	1	5486 Forest Creek Rd	$344,000.00	$1,163.00	
	1	5572 Forest Creek Rd	$281,000.00	$1,163.00	
	1	5588 Forest Creek Rd	$343,000.00	$1,163.00	
Two-Family	N/A	N/A	N/A	N/A	
Multi-Family	N/A	N/A	N/A	N/A	
Commercial/Industrial	1	Cross Roads Health - Facility (PLB) 5609 Carrie Frost Dr	$65,600.00	$692.09	*
Commercial/Industrial	1	Mid-State AMETA - Storage Building (BLD/ZN/ELE) 5000 Coye Dr	$214,990.00	$350.00	

Additions or Alterations	# of Permits	Declared Valuation	Fees
Residential	82	$712,773.38	$5,947.07
Commercial	18	$114,872.00	$1,756.40

Monthly Permits	Monthly Valuation	Monthly Fees	YTD Permits	YTD Valuation	YTD Fees
106	**$2,453,235.38**	**$13,397.56**	**1366**	**$56,183,808.61**	**$228,979.66**

2024	**1320**	**$73,854,056.86**	**$318,845.55**
2023	**1431**	**$66,035,131.39**	**$298,907.15**
2022	**1529**	**$96,989,861.62**	**$376,726.55**

**Plumbing portion only. BLD portion issued in October.*

Violation Report

Abandoned Vehicle on Property	4	
Bulk Waste at Curb Early	8	
Commercial Building Violation		
Construction Work Without Permits		
Debris on Property	7	
Exterior Violations on House		
Illegal Pets or Livestock	2	
Infestation		
Interior Housing Violations		
Native Lawn Plan		++
Potholes		+
Property Encumbrance		
Public Works Violation	1	+
Snow & Ice Removal - Sidewalk		
Tall Grass or Noxious Weeds		
Trash Containers Improperly Stored	1	
Vacant Building/Home		
Vehicle Parked on Grass	2	
Vision Obstruction in Roadway or Intersection		
Zoning Violations	1	
Total Violations / Total Service Fees Billed	26	$1,550
Voluntary Compliance Rate for Tagged/Verbal	4/8	50%

\+ *Referred to another department*

++ *Perpetual*

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481-3594

Department of Community Development
& Redevelopment Authority
Jarod Kivela, Director
Ph: (715) 346-1567
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DIRECTORS REPORT

To: City Plan Commission

From: Jarod Kivela, Director of Community Development

Date: December 31, 2025

RE: Directors Report

Development Updates

- **Portage County Business Park BID/Downtown BID:** The Operating plans, budgets, and assessment rates for both the Business Park and Downtown BID's have been approved by the council. 2026 will focus on each BID's respective Action Items (below).

  Business Park:
  - Updating the Deed Restrictions and Protective Covenants to reflect the future direction of development within the District.
  - Work to ensure all District common elements (trails, ponds, bridges, fountains, flags, landscaping, etc.) are brought to the proper standards to ensure the District remains vibrant and attractive.
  - Develop a Capital Improvement Plan for the District's common elements and future projects to ensure assessments for the District remain consistent throughout future years.
  - Organize a Town Hall meeting for the District.
  - Digitize and organize all historic files of the Business Park to ensure easy access and appropriate record keeping.
  - Work on creating a cohesive marketing and promotional plan to update signage and branding of the District.
  - With assistance from the City, implement enhancements as determined appropriate from the City's Comprehensive Plan.

  Downtown:
  - Secure Funding for Public Space Enhancements through Vibrant Spaces Grant
  - Implement Public Space Enhancements in Partnership with the City
  - Roll Out the Vacant Storefront Reinvestment Program

Open Records Information: The City of Stevens Point is subject to Wisconsin Statutes relating to public records. Communication, such as this document, sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City communication should presume that the communications are subject to release upon request, and to state record retention requirements.

- Advance Redevelopment in Alignment with the City's 2018 Targeted Area Master Plan
- Adopt and Implement the Board & Staff Policy Book
- Strengthen Stakeholder Engagement and Volunteerism
- Refine and Expand Downtown Branding and Marketing
- Increase Event Revenue and Evaluate Event Impact

- **Forest Creek Subdivision**: A total of 26 lots have been sold within the subdivision to date (note: two lots were recently combined into one). 7 of those lots have had homes completed on them/are occupied and the remaining 19 are currently being built on or are vacant.

  Staff has begin working internally on a preliminary design and layout for phase 2 of this subdivision. The road layouts have already been predetermined as utilities were routed through two areas of phase 2 when phase 1 was constructed. Based on how the lots have sold in phase 1, Staff will adjust the layout to offer an appropriate density while ensuring the marketability of the lots remains high. As currently sketched, phase 2 could consist of approx. 50 lots within a 20 acre area (phase 1 has 60 lots in a 25 acre area).

- **TID 14**: (No changes since last month) Staff continues to pursue leads for new business prospects and respond to Requests for Information (RFIs) received through WEDC. City staff are actively evaluating strategies to increase the competitiveness of the district and position it for long-term success. However, the City's new industrial park site in TID 14 (Badger Avenue area) continues to be passed over by prospective users due to the lack of high-pressure gas service and rail access—two features that many industrial prospects expect to be in place or have a guaranteed installation timeline.

  In partnership with Burlington Junction Railway, staff have begun identifying local and regional businesses that could benefit from rail access within the park. These discussions are in the early stages, but they represent an important step in building the foundation needed to justify and pursue rail installation. By combining potential local interest with continued business recruitment efforts, staff remain confident that a viable path forward can be established to support rail installation and demonstrate a strong financial rationale for the investment.

- **Shopko Site**: Formal approval of the Development Agreement with Commonwealth Development for a 50-unit LIHTC project on a portion of the Shopko site has been provided by the council and RDA. This project will not only address the community's need for affordable housing but will also provide a new location for the UWSP Childcare facility, which must relocate due to space adjustments associated with upcoming university construction. While the Development Agreement has been secured from the City, there are still quite a few steps/approvals between now and the beginning of construction (tax credits, various grants, etc.). If all elements are secured, construction could begin as soon as Q3 of 2026.

- **City Hall**: The City Council has elected to construct a new municipal facility on the 1039 Ellis Street site. Staff have begun the initial design phase with Somerville Architects of Green Bay. Weekly meetings focus on finalizing/implementing departmental space needs, functional layouts, equipment requirements, furnishings, electrical outlet placement, lighting, public interaction, etc. A design committee was formed (alders, public, staff and architects) that have been providing the architects design recommendations for the new spaces.

City and County Staff are still working out the final details of the approval (an initial version has already been approved in May). Once that document is finalized, staff will work with the Parks Department to remove the trees that would be in the way of the new building, record a new CSM for the parcel, and complete the deed transfers per the agreement. While the above items are being finalized, Staff will continue to work on getting approvals for the demolition of the current structure on 1039 Ellis from the Historic Commission, Board of Public Works, and City Council.

- **1466 Water Street/Edgewater Manor Site**: Several soft proposals have been submitted for this property, and staff continue to work closely with potential developers, current tenants, environmental consultants, state partners, adjacent property owners, and utility providers to keep the project advancing. Redevelopment of older sites is rarely straightforward; these projects involve numerous moving parts and require significant staff time. Staff will continue to work through the outstanding items and anticipates bringing forward any RFP responses in the first quarter of 2026.

- **Lot 8/Eagle Plumbing (Third and Portage):** The City has been approached by a developer that is interested in evaluating this site. Planning, proformas, and negotiations are still ongoing, but Staff is excited to see what this interest could lead to. This lot is controlled by the RDA – the project itself will be reviewed by the RDA but funding (if requested) will still come through the Finance Committee and Council.

- **Comprehensive Plan**: Staff have contracted with the North Central Wisconsin Regional Planning Commission to assist with this effort. The initial sections of the document will be reviewed in the coming weeks by City staff, the RPC, and the Planning Commission. This rewrite represents another significant undertaking in addition to the ongoing zoning code overhaul. Staff are working diligently to balance both the organization of major redevelopment sites and the completion of this comprehensive rewrite.

  Although the workload is substantial, staff are navigating these priorities effectively. We respectfully ask for your patience as we continue to move each of these efforts forward. The process has experienced a slight delay as staff remain actively engaged in reviewing development proposals for the Shopko site.

General Department

- Jamie Studinski has been hired as the new Electrical Inspector for the City. Jamie will start on January 12th. We are excited to have him on board!
- Anna Sager (UWSP Intern) has been offered, and accepted, the opportunity to be our intern for another semester. Anna has been instrumental in assisting Adam through the zoning code and we anticipate that continuing through the spring semester. Thanks for continuing to be a part of our team, Anna!