

# KWIK TRIP STORE #314

**OWNER**  
 KWIK TRIP, INC  
 TRENT KASTENSCHMIDT  
 1626 OAK STREET  
 LA CROSSE, WI 54602  
 PHONE: 608-793-6456  
 EMAIL:  
[TKASTENSCHMIDT@KWIKTRIP.COM](mailto:TKASTENSCHMIDT@KWIKTRIP.COM)

**CIVIL ENGINEER**  
 VIERBICHER  
 MATT MUCHOW, PE  
 201 E. MAIN STREET  
 SUITE 100  
 REEDSBURG WI  
 (608) 402-6379  
 EMAIL: [MMUC@VIERBICHER.COM](mailto:MMUC@VIERBICHER.COM)

**SITE DESIGNER**  
 VIERBICHER  
 IVAN GREBENYUK  
 201 E. MAIN STREET  
 SUITE 100  
 REEDSBURG WI  
 (608) 402-6369  
 EMAIL: [IGRE@VIERBICHER.COM](mailto:IGRE@VIERBICHER.COM)

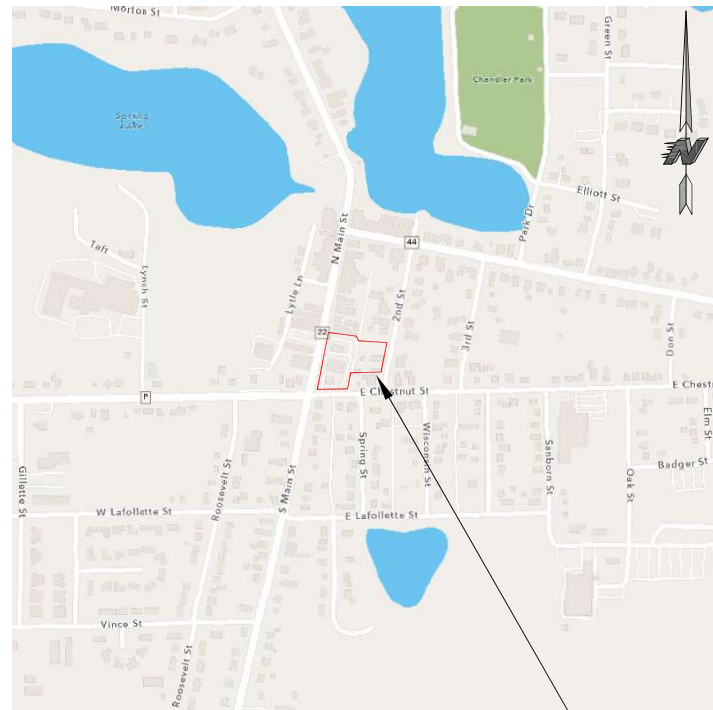
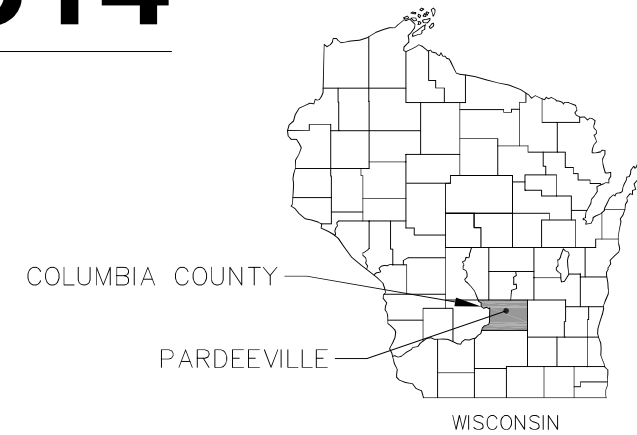
**ALTA SURVEYOR**  
 GROTHMAN & ASSOCIATES S.C.  
 SCOTT P. HEWITT  
 P.O. BOX 373  
 625 E. SLIFER ST  
 PORTAGE WI  
 PHONE: (608) 742-7788  
 EMAIL: [SURVEYING@GROTHMAN.COM](mailto:SURVEYING@GROTHMAN.COM)



THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE  
 1-800-242-8511

## VILLAGE OF PARDEEVILLE COLUMBIA COUNTY, WISCONSIN



**SITE LOCATION MAP**



**AERIAL LOCATION MAP**

### SHEET INDEX

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| C800 | PHOTOMETRIC SITE PLAN       |



STORES



STORES

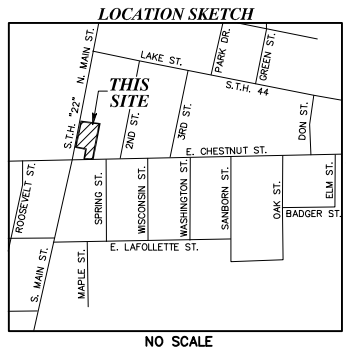
KWIK TRIP, Inc.  
 P.O. BOX 2107  
 1626 OAK STREET  
 LA CROSSE, WI 54602-2107  
 PH. (608) 781-8988  
 FAX (608) 781-8960



TITLE SHEET	CONVENIENCE STORE #314	
	108 N MAIN STREET PARDEEVILLE, WI	
#	DATE	DESCRIPTION
DRAWN BY		ZHUF
SCALE		AS SHOWN
PROJ. NO.		230131
DATE		2024-01-22
SHEET		C001

# ALTA/NSPS LAND TITLE SURVEY

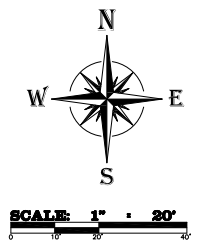
TOTAL AREA: 45,251 SQ. FT. - 1.04 ACRES



NO SCALE

### LEGEND

- ⊕ 3 1/2" ALUM. MON. FND.
- 3/4" X 18" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- △ MAG NAIL SET
- AXLE SHAFT FND.
- 3/4" IRON ROD FND.
- CHISELED "X" IN CONCRETE SET
- 3/4" IRON PIPE FND.
- DRILL HOLE FND.
- 1" IRON PIPE FND.
- 1 1/4" IRON PIPE FND.
- GUARD POST
- ☆ LIGHT POST
- ⊙ POWER POLE
- ⊙ GUY WIRE
- ⊙ HANDICAP PARKING STALL SIGN
- ⊙ SATELLITE DISH
- ⊙ AIR COMPRESSOR
- ⊙ AIR CONDITIONING UNIT
- ⊙ GAS PUMP ISLAND
- ⊙ GAS RESERVOIR MANHOLE
- ⊙ GAS METER
- ⊙ ELECTRIC BOX
- ⊙ ELECTRIC METER
- ⊙ FIRE HYDRANT
- ⊙ WATER BOX
- ⊙ CATCH BASIN
- ⊙ SQUARE STORM DRAIN
- ⊙ STORM SEWER MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SANITARY SEWER LINE
- ⊙ WATER LINE
- ⊙ OVERHEAD UTILITY LINE
- ⊙ GAS LINE
- ⊙ UNDERGROUND ELECTRIC LINE
- ⊙ UNDERGROUND TELEPHONE LINE
- ⊙ CATV
- ⊙ UNDERGROUND CABLE TV LINE
- ⊙ CHAINLINK FENCE
- ( ) PREVIOUS SURVEY OR RECORD INFO.
- ▨ INDICATES NO PARKING
- ▨ CONCRETE SURFACE
- ▨ GRAVEL SURFACE
- ▨ ASPHALT SURFACE



**BASIS OF BEARINGS:**  
IS THE E-W 1/4 LINE OF SECTION 3 WHICH BEARS N88°43'48"E AS REFERENCED TO GRID NORTH COLUMBIA CO. COORDINATE SYSTEM NAD83(91).

### CLIENT

KWIK TRIP, INC  
1626 OAK STREET  
LA CROSSE, WI 54602

### OWNER

ZRH LLC  
1626 OAK STREET  
LACROSSE, WI 54602-2107

### SURVEYOR

SCOTT P. HEWITT  
P.O. BOX 373  
625 E. SLIFER STREET  
PORTAGE, WI 53901  
PHONE PORTAGE: (608) 742-7788  
PHONE SAUK PRAIRIE: (608) 644-8877  
FAX: (608) 742-0434  
e-mail: surveying@grothman.com

Point No.	Elevation	Northing	Easting	Description
2570	815.94	392863.01	579932.84	SET 3/4" ROD
2571	815.22	393062.72	580020.43	SET 3/4" ROD
2576	815.73	393006.32	580334.00	SET 3/4" ROD
2577	815.53	392834.54	580300.06	SET 3/4" ROD

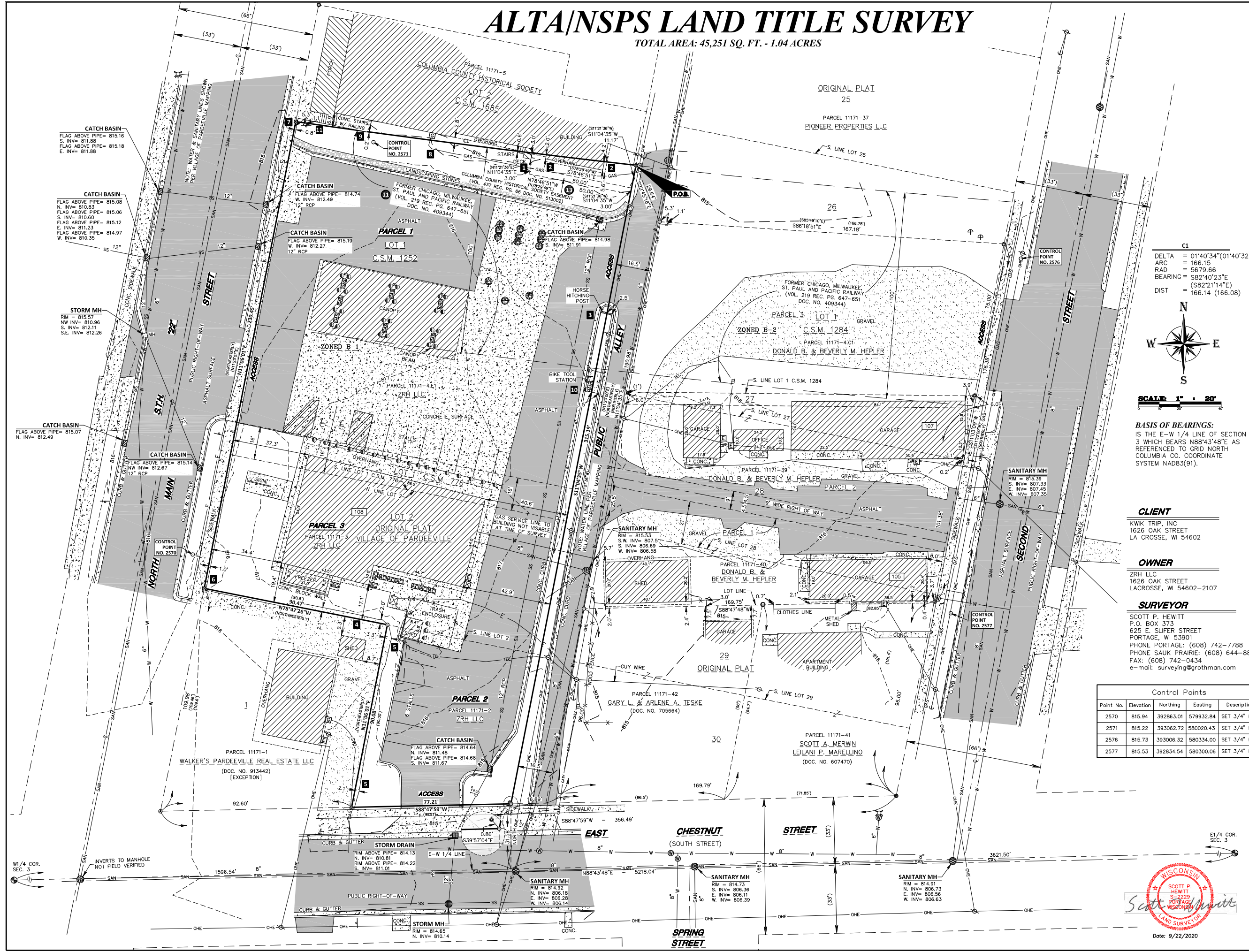
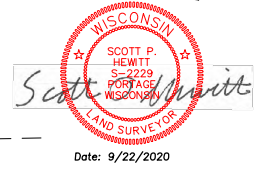
**GROTHMAN & ASSOCIATES S.C.**  
LAND SURVEYORS  
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI 53901  
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877  
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com  
(RED LOGO REPRESENTS THE ORIGINAL MAP)

DATE	REVISION	BY

Kwik Trip, Inc.

106 & 108 MAIN STREET &  
106 EAST CHESTNUT STREET  
PARDEEVILLE WI.

SCALE: 1" = 20'	FILE NO: 720-395
DATE: 8/14/2020	PROJECT NO: 720-395
DWN. BY: T. KASPER	DRAWING NO: 720-395
CHKD. BY: S. HEWITT	SHEET 1 OF 2



**SITE PLAN KEYNOTES**

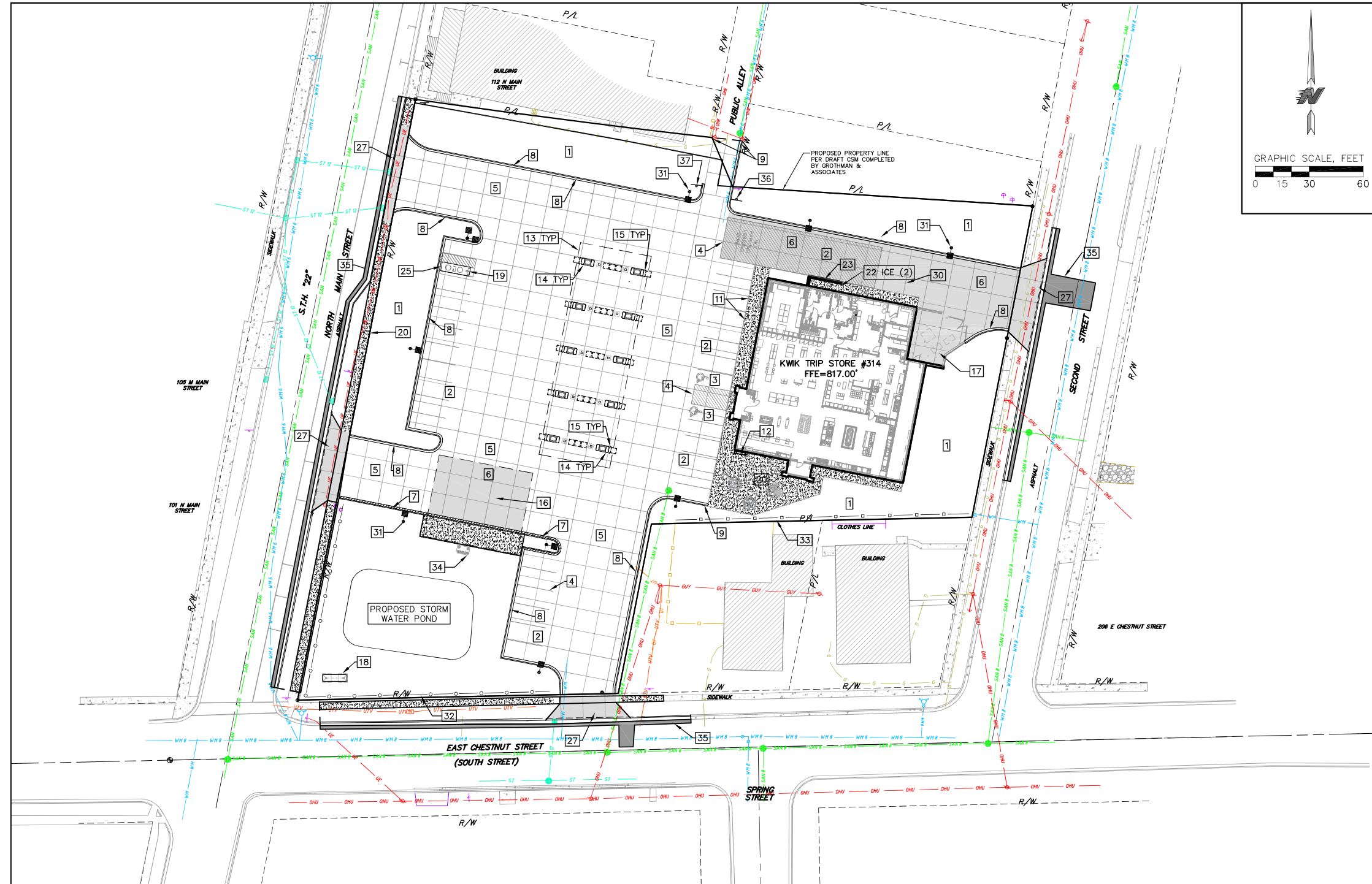
- LANDSCAPE AREA. SEE SHEET **C700**.
- OFF-STREET PARKING STALLS  
STRIPING - 4" WIDE STALL LINES, USE HIGH VISIBILITY PAINT.  
SPACES PROVIDED:  
SERVICE POINTS **20**  
DIESEL POINTS **4**  
9' X 20' (MIN) GENERAL PARKING **28** STALLS  
8.3' X 20' ACCESSIBLE PARKING **2** STALLS  
23' X 87' LOADING ZONE **1**  
TRACTOR TRAILER PARKING **N/A**
- (2) A.D.A. ACCESSIBLE PARKING SPACE WITH LOADING ZONE. PROVIDE APPROPRIATE STRIPING AND PAVEMENT MARKINGS.
- 4" WIDE, HIGH VISIBILITY, PAVEMENT STRIPING, LANE MARKINGS AND TEXT. COLOR: HC MARKINGS- BLUE, ALL OTHERS - YELLOW.
- 6" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #3 REBAR, 3'O.C.-(**40,446** SF)  
CONCRETE SEALER: TK-26UV.

- 8" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #4 REBAR, 4'O.C.-(**7,113** SF)  
CONCRETE SEALER: TK-26UV.
- CONCRETE REJECT CURB AND GUTTER. SEE DETAIL ON SHEET **4/C500**.
- CONCRETE CURB AND GUTTER. SEE DETAIL ON SHEET **4/C500**.
- CURB TAPER SEE DETAIL ON SHEET **5/C500**.
- 6" INTEGRAL CONCRETE CURB/ WALK. SEE DETAIL **2/C500** FOR NON-FLUSH SECTIONS. CONCRETE SEALER: TK-26UV.
- 30" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD PER DETAIL **6/C500**.
- 8 STALL BIKE RACK WITH 4" CONCRETE PAD.  
(BRP 300 TRADITIONAL BIKE RACK-SINGLE SIDE PORTABLE/SURFACE MOUNT ENDS FUSION COATINGS - A DIVISION OF RTM INC. TO BE PROVIDED BY OWNER)
- 40' X 120' DISPENSER ISLAND CANOPY. VERIFY SIZE, PLACEMENT, COLUMN AND FOOTING SIZE WITH CANOPY AND STRUCTURAL PLANS. COLUMNS TO BE BRICKED FROM GRADE TO CANOPY DECK. CANOPY GRAPHICS PER OWNER.
- 3'-6" X 7'-0" CONCRETE ISLANDS W/ 6" EXPOSURE WITH FUEL DISPENSERS

- (DISPENSER PER OWNER).
- 36" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD PER DETAIL **7/C500**.
- UNDERGROUND FUEL STORAGE TANKS PER OWNER. PROVIDE PIPING AND VENTING PER OWNER'S SPECIFICATIONS.
- EXTERNAL TRASH ENCLOSURE TO MATCH BUILDING. SEE ARCHITECTURAL DETAILS.
- KWIK TRIP TRADEMARK SIGN (VERIFY LOCATION WITH SIGN PERMIT).
- 'FREE AIR' COMPRESSOR. PROVIDE SIGNAGE PER OWNER.
- 4" DEPTH CONCRETE WALK/ SLAB-ON-GRADE PER DETAIL **3/C500** - (**5,543** SF)
- HC PVC BOLLARD SLEEVE PER OWNER. VAN ACCESS SIGNAGE AT 48" HT. STALL PARKING AT 60" HT.
- OUTDOOR MERCHANDISING AREA.
- EXTERIOR DELIVERY 'TOTE' STORAGE WITH SCREEN WALL.
- CONCRETE CURB ISLAND.
- VACUUM PER MANUFACTURE'S SPECIFICATIONS. SEE DETAIL **1/C500**.
- CAR WASH KEY PAD/ CONTROLLER. PROVIDE TRASH CONTAINER.

- 8" DEPTH CONCRETE APPROACH. - (**1,986** SF)
- ELECTRICAL TRANSFORMER, FINAL LOCATION TO BE VERIFIED DURING CONSTRUCTION.
- 48" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD PER DETAIL **8/C500**.
- GREASE INTERCEPTOR
- SITE AREA LIGHT WITH CONCRETE BASE PER DETAIL **9/C500**.  
REFER TO SHEET **C700** TO VERIFY LIGHT LOCATION AND SPECIFICATIONS
- PROPOSED 4' BLACK METAL FENCE
- PROPOSED 6" PRIVACY FENCE
- VENT RISER
- HMA PATCH PER DETAIL 1/C503
- SIGN AND POST "ONE WAY DO NOT ENTER" PER DETAIL C/C503
- SIGN AND POST "STOP" PER DETAIL 2/C503

- PROPOSED 4" CONCRETE
- PROPOSED 6" CONCRETE
- PROPOSED 8" CONCRETE
- PROPOSED 4" HMA PATCH



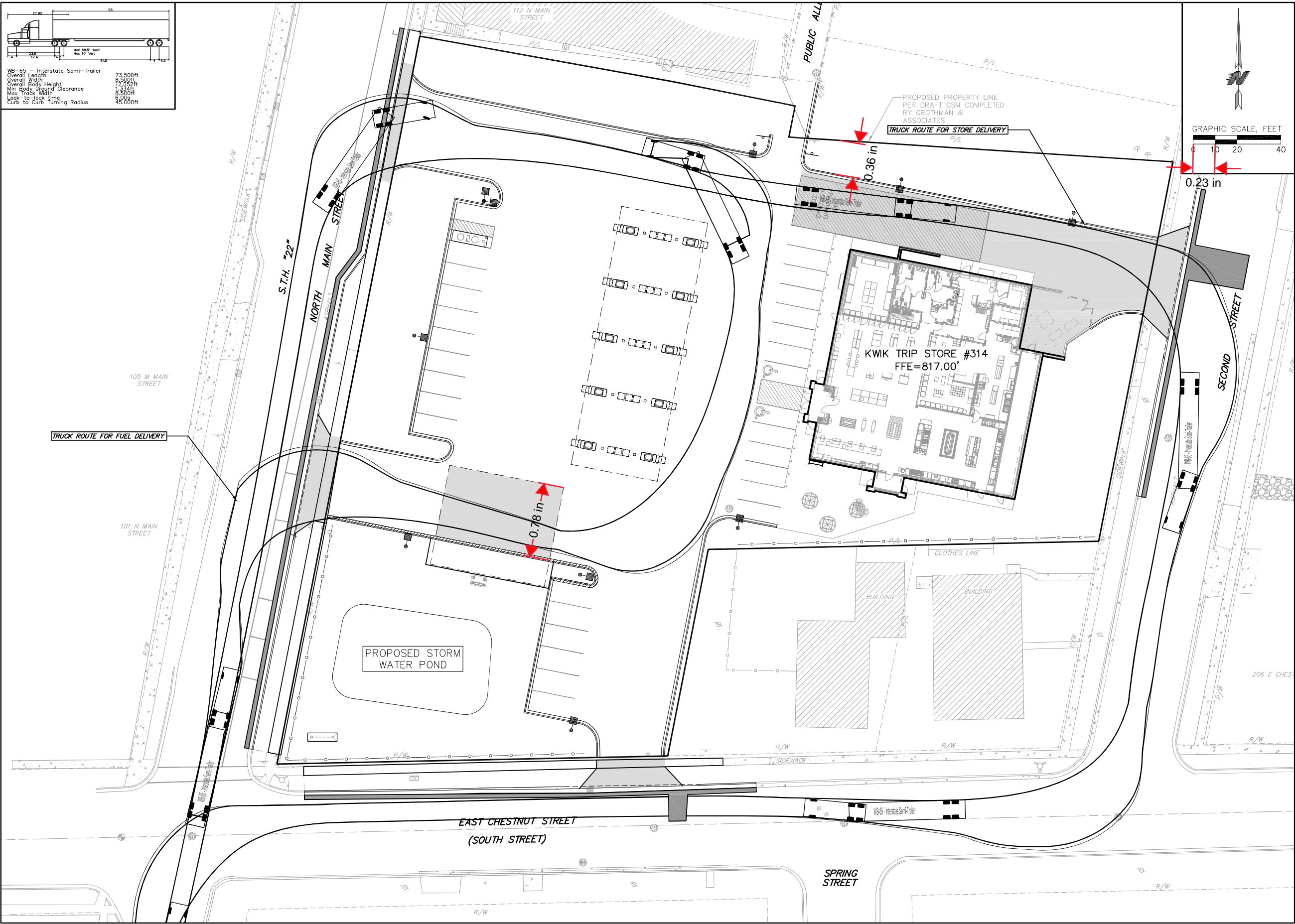
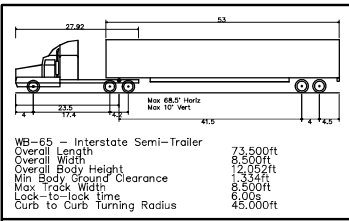
**KWIK TRIP, Inc.**  
P.O. BOX 2107  
1626 OAK STREET  
LA CROSSE, WI 54602-2107  
PH. (608) 781-8988  
FAX (608) 781-8960



**SITE KEYNOTE PLAN**  
**CONVENIENCE STORE #314**  
108 N MAIN STREET  
PARDEEVILLE, WI

#	DATE	DESCRIPTION

DRAWN BY: ZHUF  
SCALE: AS SHOWN  
PROJ. NO.: 230131  
DATE: 2024-01-22  
SHEET: **C100**



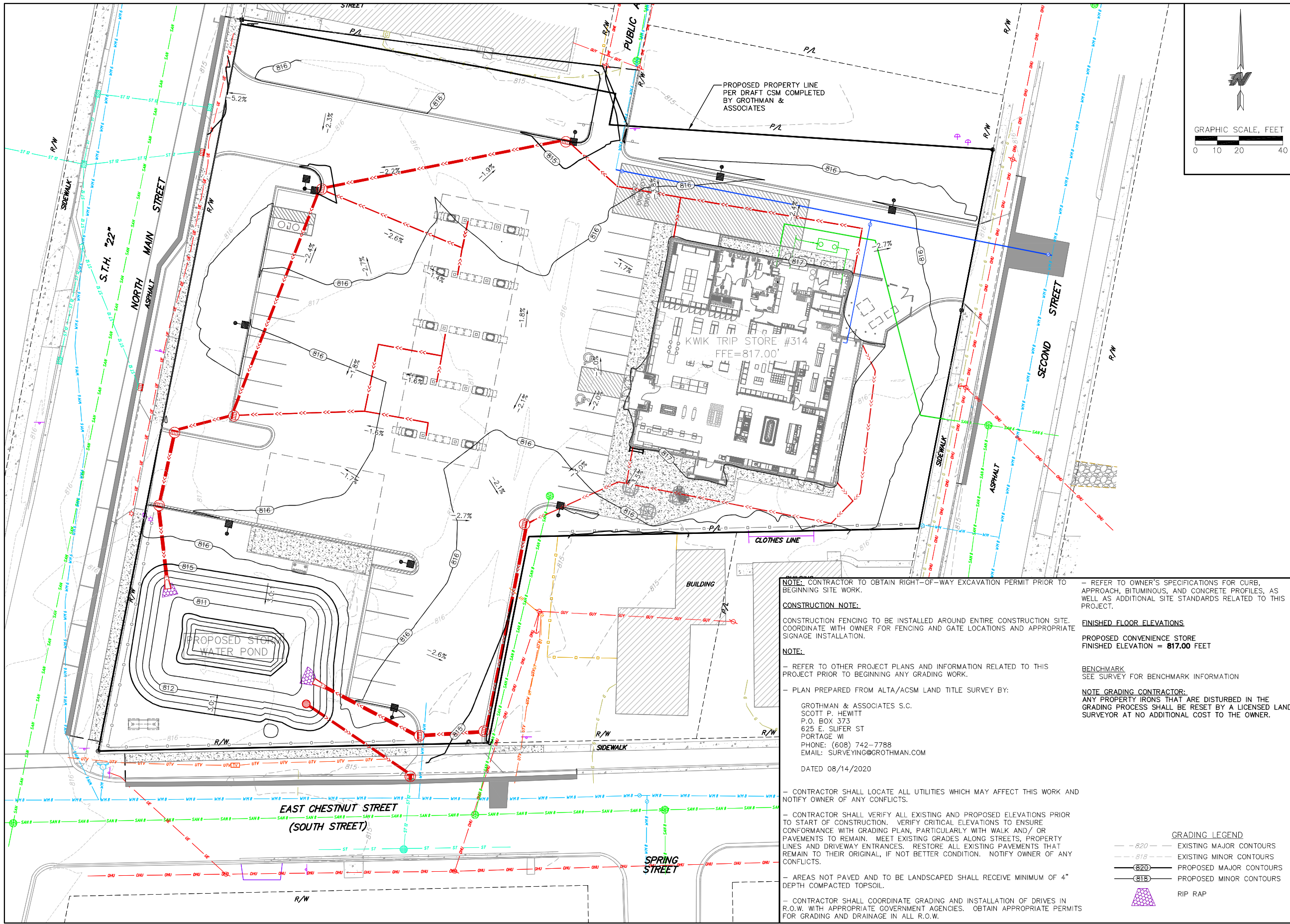
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SITE CIRCULATION PLAN  
 CONVENIENCE STORE #314  
 108 N MAIN STREET  
 PARDEEVILLE, WI

#	DATE	DESCRIPTION

DRAWN BY      ZHUF  
 SCALE          AS SHOWN  
 PROJ. NO.      230131  
 DATE            2024-01-22  
 SHEET           C180



PROPOSED PROPERTY LINE  
PER DRAFT CSM COMPLETED  
BY GROTHMAN &  
ASSOCIATES

KWIK TRIP STORE #314  
FFE=817.00'

PROPOSED STOP  
WATER POND

**NOTE:** CONTRACTOR TO OBTAIN RIGHT-OF-WAY EXCAVATION PERMIT PRIOR TO BEGINNING SITE WORK.

**CONSTRUCTION NOTE:**  
CONSTRUCTION FENCING TO BE INSTALLED AROUND ENTIRE CONSTRUCTION SITE. COORDINATE WITH OWNER FOR FENCING AND GATE LOCATIONS AND APPROPRIATE SIGNAGE INSTALLATION.

**NOTE:**  
- REFER TO OTHER PROJECT PLANS AND INFORMATION RELATED TO THIS PROJECT PRIOR TO BEGINNING ANY GRADING WORK.

- PLAN PREPARED FROM ALTA/ACSM LAND TITLE SURVEY BY:  
GROTHMAN & ASSOCIATES S.C.  
SCOTT P. HEWITT  
P.O. BOX 373  
625 E. SLIFER ST  
PORTAGE WI  
PHONE: (608) 742-7788  
EMAIL: SURVEYING@GROTHMAN.COM  
DATED 08/14/2020

- CONTRACTOR SHALL LOCATE ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY OWNER OF ANY CONFLICTS.

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED ELEVATIONS PRIOR TO START OF CONSTRUCTION. VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH WALK AND/OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES AND DRIVEWAY ENTRANCES. RESTORE ALL EXISTING PAVEMENTS THAT REMAIN TO THEIR ORIGINAL, IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS.

- AREAS NOT PAVED AND TO BE LANDSCAPED SHALL RECEIVE MINIMUM OF 4" DEPTH COMPACTED TOPSOIL.

- CONTRACTOR SHALL COORDINATE GRADING AND INSTALLATION OF DRIVES IN R.O.W. WITH APPROPRIATE GOVERNMENT AGENCIES. OBTAIN APPROPRIATE PERMITS FOR GRADING AND DRAINAGE IN ALL R.O.W.

- REFER TO OWNER'S SPECIFICATIONS FOR CURB, APPROACH, BITUMINOUS, AND CONCRETE PROFILES, AS WELL AS ADDITIONAL SITE STANDARDS RELATED TO THIS PROJECT.

**FINISHED FLOOR ELEVATIONS**  
PROPOSED CONVENIENCE STORE  
FINISHED ELEVATION = 817.00 FEET

**BENCHMARK**  
SEE SURVEY FOR BENCHMARK INFORMATION

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

**GRADING LEGEND**

- 820 - EXISTING MAJOR CONTOURS
- 818 - EXISTING MINOR CONTOURS
- (820) - PROPOSED MAJOR CONTOURS
- (818) - PROPOSED MINOR CONTOURS
- ▒ RIP RAP

**KWIK TRIP STORES**

**KWIK STAR STORES**

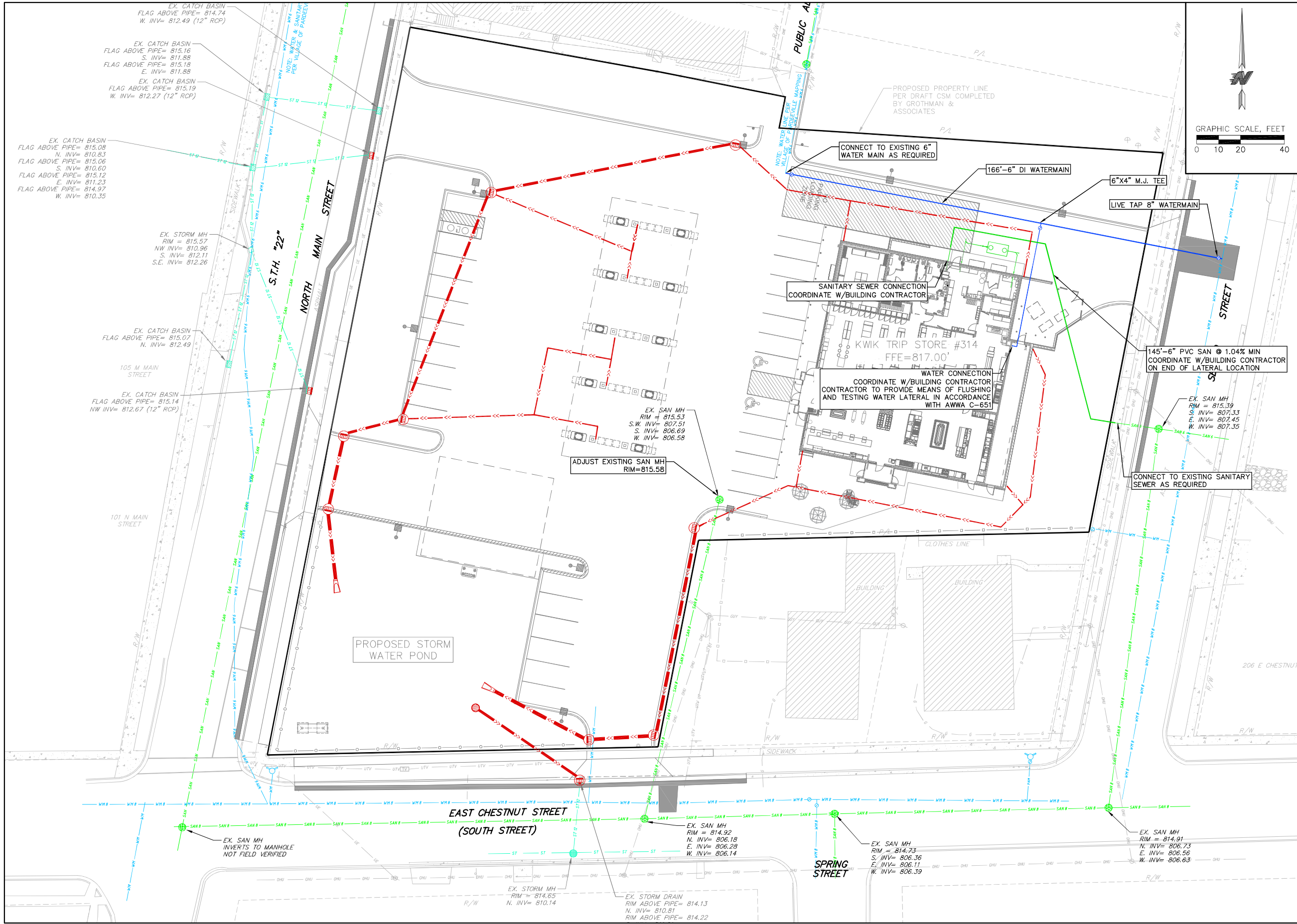
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PH. (608) 781-8988  
FAX (608) 781-8960

**vierbicher**  
planners engineers advisors

**GRADING PLAN**  
**CONVENIENCE STORE #314**  
108 N MAIN STREET  
PARDEEVILLE, WI

#	DATE	DESCRIPTION

DRAWN BY: ZHUF  
SCALE: AS SHOWN  
PROJ. NO.: 230131  
DATE: 2024-01-22  
SHEET: **C200**



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planners engineers advisors

UTILITY PLANS

CONVENIENCE STORE #314

108 N MAIN STREET  
PARDEEVILLE, WI

#	DATE	DESCRIPTION

DRAWN BY: ZHUF  
 SCALE: AS SHOWN  
 PROJ. NO.: 230131  
 DATE: 2024-01-22  
 SHEET: **C400**