

**Case File No. 13-0030**



# KWIK TRIP

STORES

# KWIK STAR

STORES

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

**Carlson McCain**

ENVIRONMENTAL - ENGINEERING - SURVEYING  
 248 Kipolo Dr. Suite 100, Wau Lakes, WI 53094  
 Phone: 762-682-7800 Fax: 762-682-7929

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota

Name: Joseph T. Radzich, P.E.  
 Signature: [Signature]  
 Date: 04/12/13 License #: 65567

**SITE PLAN (KEYNOTE)**  
**CONVENIENCE STORE 206**  
**WITH DOUBLE BAY CARWASH**  
 NE QUAD - LAKE DR. AND NAPLES ST.  
 BLAINE, MINNESOTA

NO.	DATE	DESCRIPTION
1	4/24/13	Per City comments
2		
3		
4		
5		
6		

DRAWN BY: JTR  
 SCALE: GRAPHIC  
 PROJ. NO: 4482-0D  
 DATE: 2013 04-12  
 SHEET: SP.2.1

**SITE PLAN LEGEND**

EXISTING	PROPOSED
CURB	=====
BITUMINOUS	
CONCRETE WALK	-----
CONCRETE PAVEMENT	-----
PROPERTY LINE	-----
EASEMENT LINE	-----
STONE SINKER	-----
SANITARY SEWER	-----
WATER MAIN	-----
OVERHEAD ELECTRIC	-----
UNDERGROUND ELECTRIC	-----
UNDERGROUND CABLE	-----
MANHOLE	○
HYDRANT	○
GATE VALVE	○
POWER POLE	○
LIGHT POLE	○
CABLE BOX	○
SDH	○
RETAINING WALL	=====

- SITE PLAN KEYNOTES**
- LANDSCAPE AREA SEE SHEET L1
  - 30" HEIGHT, 6" DIAMETER CONCRETE FILLED PIPE BOLLARD. SEE DETAIL 3/SP.7
  - U-PIPE BOLLARD. SEE ARCHITECTURAL DETAILS
  - CONCRETE ISLAND WITH 6" EXPOSURE WITH FUEL DISPENSER. DISPENSER PER OWNER
  - AUTO VACUUM PER OWNER ON CONCRETE ISLAND WITH 6" EXPOSURE. PROVIDE TRASH CONTAINER PER OWNER
  - "TREE AIR" COMPRESSOR PER OWNER. PROVIDE STORAGE PER OWNER
  - CARWASH KEEPAD PER OWNER. PROVIDE TRASH CONTAINER PER OWNER
  - 4" CONCRETE WALK
  - 2"x3" CAST IRON FRUSTRATED DOME INSERT
  - OUTDOOR MERCHANDISING
  - CONCRETE VALLEY GUTTER. SEE DETAIL ST-4/SP.8
  - MATCH EXISTING CURB & CUTTER

- SIGNAGE & STRIPING NOTES**
- ALL SDHS SHALL BE PLACED 18" MINIMUM BEHIND CURB UNLESS OTHERWISE NOTED
  - SIGNAGE SHALL INCLUDE SIGN, POST, HARDWARE, CONCRETE FOOTING AND STEEL CASING (IF REQUIRED)
  - PARKING LOT STRIPING SHALL BE 4" HIGH VISIBILITY SOLID WHITE PAINT
  - PAVEMENT MATCHING, LANE MARKINGS AND TEXT SHALL BE 4" HIGH VISIBILITY PAINT  
 COLORS: HANDICAP - BLUE  
 ALL OTHERS - YELLOW
  - HANDICAP PARKING PROVIDED PER ADA CODE

- SIGN SCHEDULE (PER MMUTCD)**
- Ⓢ STOP SIGN: R1-1 (30"x30")
  - Ⓟ HANDICAP PARKING SIGN: R7-6m (12"x18") W/ R7-6b (12"x6")

**BENCHMARKS**

- TOP INLET OF HYDRANT IN THE SOUTH CURB ISLAND LOCATED EAST OF THE PROPOSED CARWASH. ELEVATION: 913.30
- TOP INLET OF HYDRANT IN THE NORTH CURB ISLAND LOCATED NORTHEAST OF THE PROPOSED CARWASH. ELEVATION: 911.87

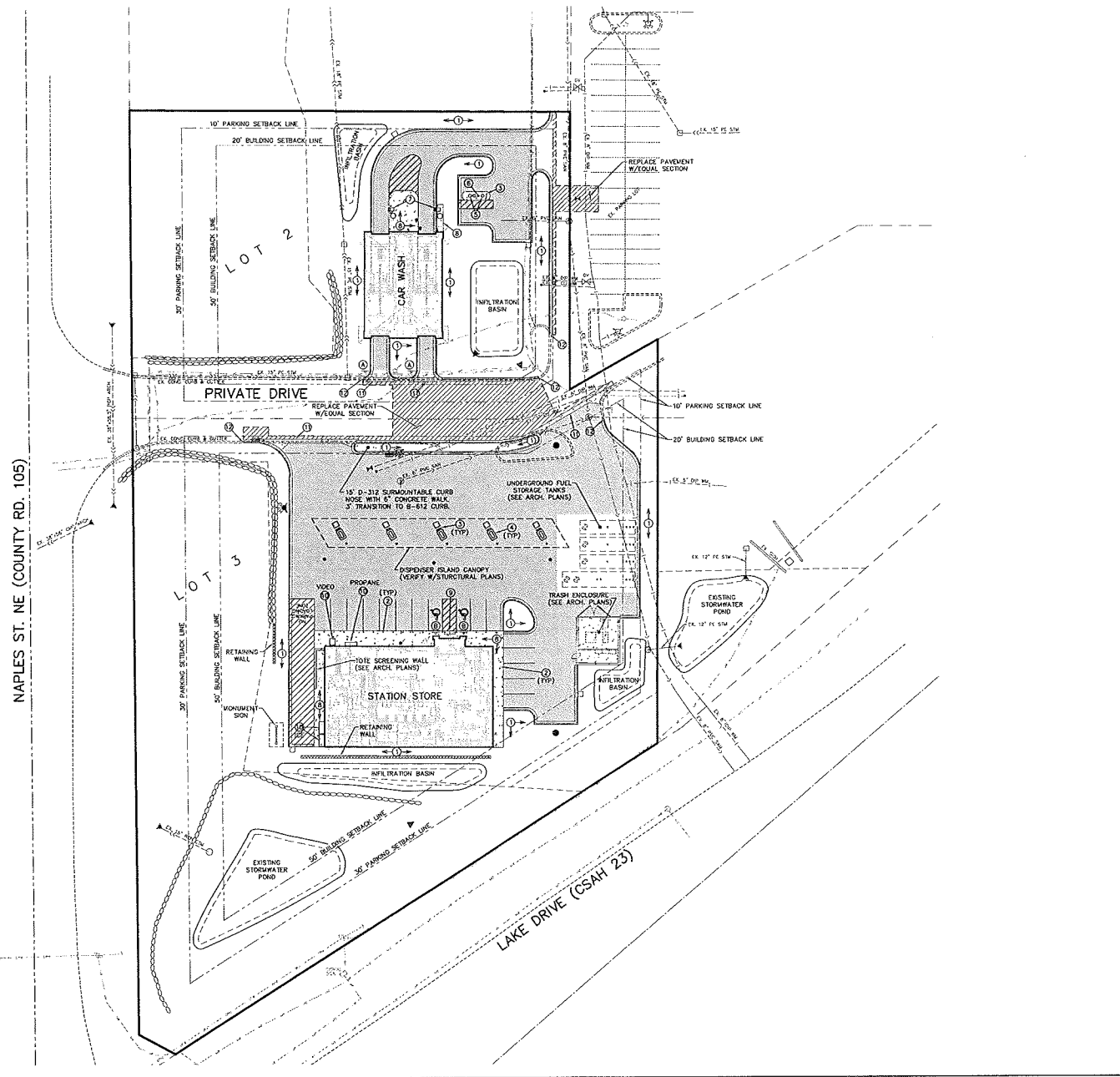
Scale: 0 15 30 60 (IN FEET)

**CALL BEFORE YOU DIG**



Know what's below. Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the procedures of C/ASCE 38-02, entitled "Standard Guidelines for the Collection and Deposition of Existing Subsurface Utility Data"



NAPLES ST. NE (COUNTY RD. 105)

LAKE DRIVE (CSAH 23)

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**Carlson McCain**  
 ENVIRONMENTAL - ENGINEERING - SURVEYING  
 248 Apple Dr. Suite 100, Lino Lakes, MN 55014  
 Phone: 763-489-7900 Fax: 763-489-7998

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Name: Joseph T. Radach, P.E.  
 Signature: [Signature]  
 Date: 04/12/13 License #: 145589

**GRADING & EROSION CONTROL**  
**CONVENIENCE STORE 206**  
**WITH DOUBLE BAY CARWASH**  
 NE QUAD - LAKE DR. AND NAPLES ST.  
 BLAINE, MINNESOTA

NO.	DATE	DESCRIPTION
1.	4/24/13	Per City comments.
2.		
3.		
4.		
5.		
6.		

DRAWN BY: JTR  
 SCALE: GRAPHIC  
 PROJ. NO.: 4482-00  
 DATE: 2013 04-12  
 SHEET: **SP3**

**GRADING PLAN LEGEND**

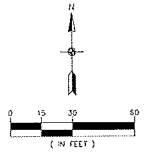
EXISTING	PROPOSED
CURB	-----
BITUMINOUS	-----
CONCRETE	-----
PROPERTY LINE	-----
EASEMENT LINE	-----
STORM SEWER	-----
SANITARY SEWER	-----
WATER MAIN	-----
OVERHEAD ELECTRIC	-----
UNDERGROUND ELECTRIC	-----
UNDERGROUND CABLE	-----
MANHOLE	-----
HYDRANT	-----
GATE VALVE	-----
POWER POLE	-----
LIGHT POLE	-----
CABLE BOX	-----
SONG	-----
RETAINING WALL	-----
5' CONTOUR	-----
1' CONTOUR	-----
5'00" ELEVATION (CURB ELEVATIONS ARE TO OUTER LINE)	-----
EMERGENCY OVERTFLOW	-----
SILT FENCE	-----

**GOVERNING SPECIFICATIONS**

- THE LATEST EDITION OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND THE CITY OF BLAINE SPECIFICATIONS.
- THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE LATEST EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS.

**GRADING NOTES**

- SILT FENCE AND EXISTING CATCH BASIN INLET PROTECTION SHALL BE INSTALLED PRIOR TO GRADING CONSTRUCTION, AND SHALL BE MAINTAINED UNTIL THE SITE HAS BEEN STABILIZED.
- CONTRACTOR SHALL VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
- CONTRACTOR SHALL STRIP, STOCKPILE AND RESPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 4" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SOILED, SEEDED OR LANDSCAPED.
- EXISTING TOPOGRAPHY BASED ON ALTA/ACSM LAND TITLE SURVEY COMPLETED BY E.G. ROO & SONS, INC. DATED 2/25/13.



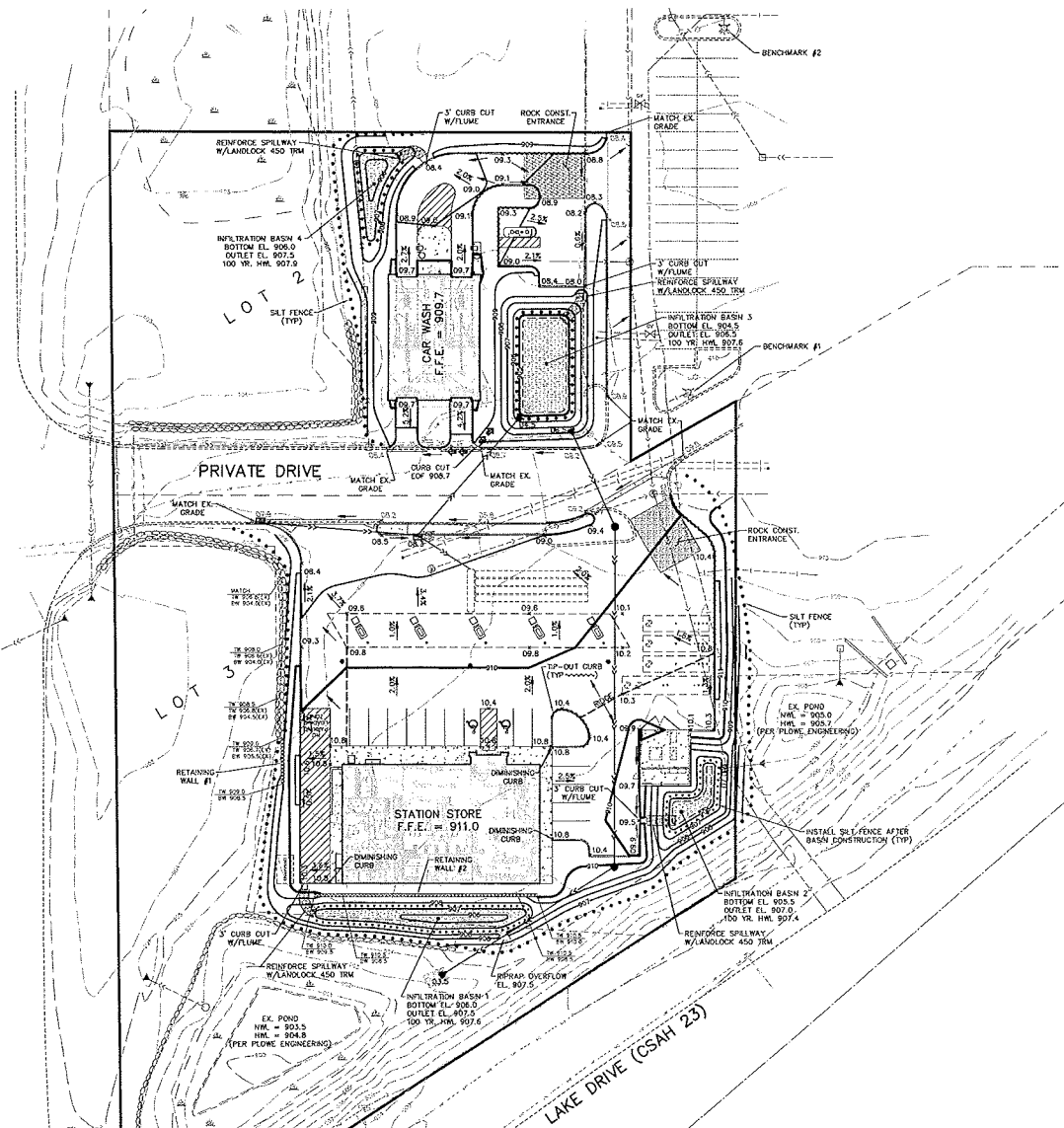
**BENCHMARKS**

- TOP NUT OF HYDRANT IN THE SOUTH CURB ISLAND LOCATED EAST OF THE PROPOSED CARWASH. ELEVATION: 915.30
- TOP NUT OF HYDRANT IN THE NORTH CURB ISLAND LOCATED NORTHEAST OF THE PROPOSED CARWASH. ELEVATION: 918.87



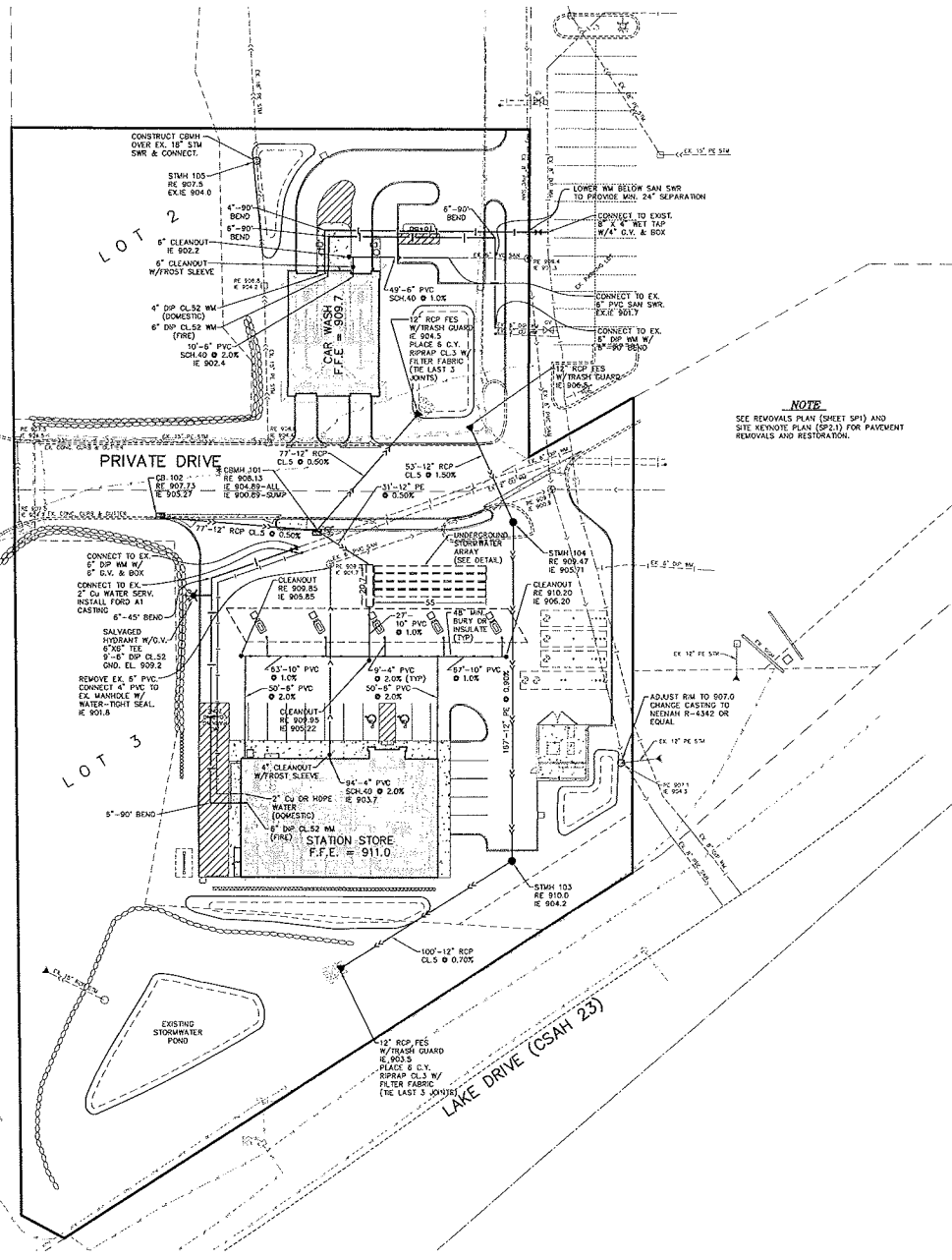
Know what's below. Call before you dig.

NAPLES ST. - NE (COUNTY RD. 105)



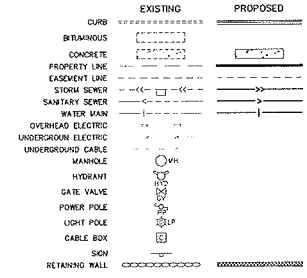
LAKE DRIVE (CSAH 23)

NAPLES ST. NE (COUNTY RD. 105)



**NOTE**  
SEE REMOVALS PLAN (SHEET SP1) AND SITE KEYNOTE PLAN (SHEET 231) FOR PAVEMENT REMOVALS AND RESTORATION.

**UTILITY PLAN LEGEND**

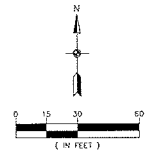


**UTILITY PLAN NOTES**

- GOVERNING SPECIFICATIONS: THE 2005 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, AND CITY OF BLAINE STANDARD SPECIFICATIONS.
- SANITARY SEWER, WATER MAIN AND STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS.
- A MINIMUM OF 7.5 FEET OF COVER SHALL BE REQUIRED FOR ALL WATER MAIN.
- ALL WATER MAIN SHALL BE DP CL52.
- A MINIMUM OF 1.5 FEET VERTICAL SEPARATION AND 10 FEET HORIZONTAL SEPARATION SHALL BE REQUIRED FOR ALL UTILITY CROSSINGS, UNLESS OTHERWISE NOTED.
- MANHOLES AND CATCH BASINS IN PAVED AREAS SHALL BE SUMPED 0.05'. CATCH BASINS IN THE OUTER LINE SHALL BE SUMPED 0.1'. ELEVATIONS SHOWN ON THE PLANS REFLECT THE SUMPED ELEVATIONS.
- ALL CLEANOUTS THAT WILL BE LOCATED IN PAVED AREAS SHALL HAVE A FERO-TYPE AT CASTING.
- CONTACT CITY OF BLAINE ENGINEERING DEPARTMENT AT (763) 785-6172 FOR INSPECTION OF ALL UTILITY WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.

STORM SEWER SCHEDULE		
STRUCTURE	TYPE & No.	NEENAH CASTING OR EQUAL
CBMH-101	48" DIA.	R-3087-VB
CB-102	24"x36"	R-3087-V
STMH-103	48" DIA.	R-1733
STMH-104	48" DIA.	R-1733
CBMH-105	48" DIA.	R-4342

\* INSTALL 180 SHOUT DX & DEBRIS STOP AS MANUFACTURED BY BWP, INC. ON BOTH OUTLET PIPES (SEE DETAIL)



BENCHMARKS	
1.	TOP NUT OF HYDRANT IN THE SOUTH CURB ISLAND LOCATED EAST OF THE PROPOSED CARWASH. ELEVATION: 913.50
2.	TOP NUT OF HYDRANT IN THE NORTH CURB ISLAND LOCATED NORTHEAST OF THE PROPOSED CARWASH. ELEVATION: 911.07



The subsurface utility information shown on this plan is utility Quality Level B. This quality level work determined according to the guidelines of CA/ASCE 38-02, entitled "Standard Guidelines for the Collection and Collection of Existing Subsurface Utility Data."

**Kwik TRIP**  
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**Carlson McCain**  
ENVIRONMENTAL, ENGINEERING, SURVEYING  
248 Apollo Dr., Suite 100, One Lakes, MN 55014  
Phone: 763-452-9100 Fax: 763-452-9159  
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.  
Name: Joseph T. Radabaugh, P.E.  
Signature: [Signature]  
Date: 04/12/13 License #145859

**UTILITY PLAN**  
**CONVENIENCE STORE 206 WITH DOUBLE BAY CARWASH**  
NE QUAD - LAKE DR. AND NAPLES ST., BLAINE, MINNESOTA

NO.	DATE	DESCRIPTION
1.	4/24/13	Per City comments...
2.		
3.		
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5.		
6.		

DRAWN BY: JTR  
SCALE: GRAPHIC  
PROJ. NO: 4482-00  
DATE: 2013.04.12  
SHEET: **SP4**

# KWIK TRIP

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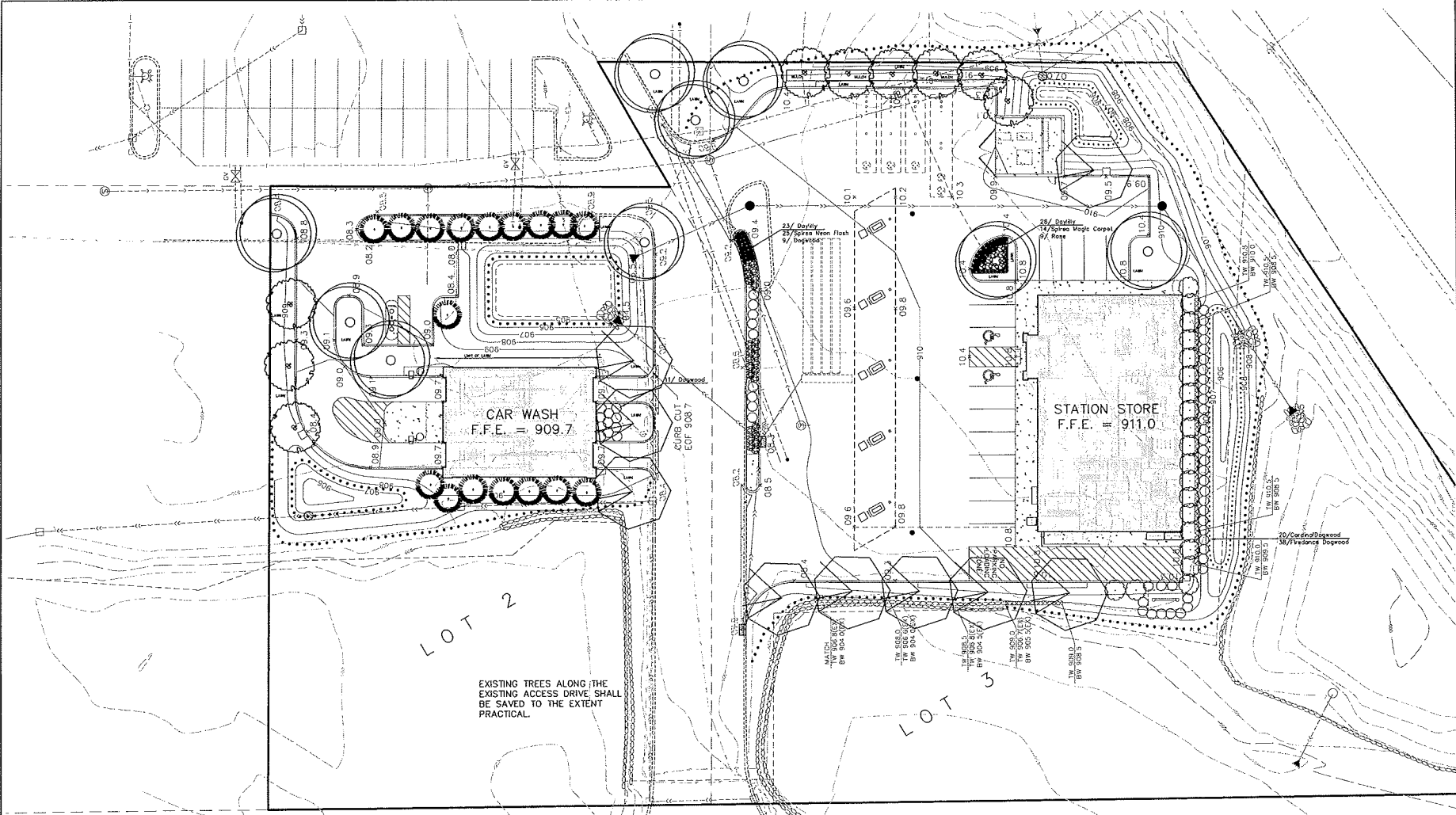
**KWIK TRIP, Inc.**  
P.O. BOX 2107  
1626 OAK STREET  
LACROSSE, WI 54602-2107  
PH: (608) 781-8988  
FAX (608) 781-8960

**Carlson McCain**

ENVIRONMENTAL - ENGINEERING - SURVEYING  
248 Apple Dr. Suite 100, Lake Park, MN 55016  
Phone: 763-459-7900 Fax: 763-459-7929

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Name: Kathleen O'Connell  
Signature: \_\_\_\_\_  
Date: 04/12/13 License #120662



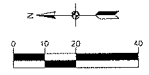
EXISTING TREES ALONG THE EXISTING ACCESS DRIVE SHALL BE SAVED TO THE EXTENT PRACTICAL.

KEY	QTY	COMMON NAME/Botanical Name	SIZE	CONT.
<b>OVERSTORY TREES</b>				
9	9	Greenspire Linden / <i>Tilia cordata</i> 'Greenspire'	2.5' cal.	B.B.
9	9	Swamp White Oak / <i>Quercus bicolor</i>	2.5' cal.	B.B.
<b>ORNAMENTAL TREES</b>				
9	9	Prairiefire Crab / <i>Malus 'Prairiefire'</i>	2' cal.	B.B.
<b>EVERGREEN TREES</b>				
17	17	Black Hill Spruce / <i>Picea glauca densata</i>	6' HL	B.B.
<b>SHRUBS</b>				
20	20	Cardinal Dogwood / <i>Cornus sericea</i> 'Cardinal'	5 Gal	cont.
58	58	Firedance Dogwood / <i>Cornus sericea</i> 'Balladina'	5 Gal	cont.
14	14	Magic Carpet Spirea / <i>Spirea japonica</i> 'Magic Carpet'	2 Gal	cont.
25	25	Neon Flash Spirea / <i>Spirea japonica</i> 'Neon Flash'	2 Gal	cont.
9	9	Rosa / <i>Carefree Beauty</i>	2 Gal	cont.
<b>PERENNIALS</b>				
51	51	Daylily Mix: Stella Supreme, Pardon Me, Going Bananas & Sunday Gloves	1 Gal	cont.

### CITY PLANTING REQUIREMENTS

- OVERSTORY TREES 17
- CONIFERS 17
- ORNAMENTAL TREES 9
- SHRUBS 54

SOD TYPICAL WHERE NOTED UP TO SLOPE OR SEEDING AREA AS NOTED ON GRADING PLAN.



Kathleen O'Connell  
Landscape Architect, RLA

**LANDMATTERS LLC**

Landscape Design  
Landscape Architecture 612.598.5706  
Site Work  
Landscape Installation

**PLANTING PLAN**

**CONVENIENCE STORE 206 WITH DOUBLE BAY CARWASH**

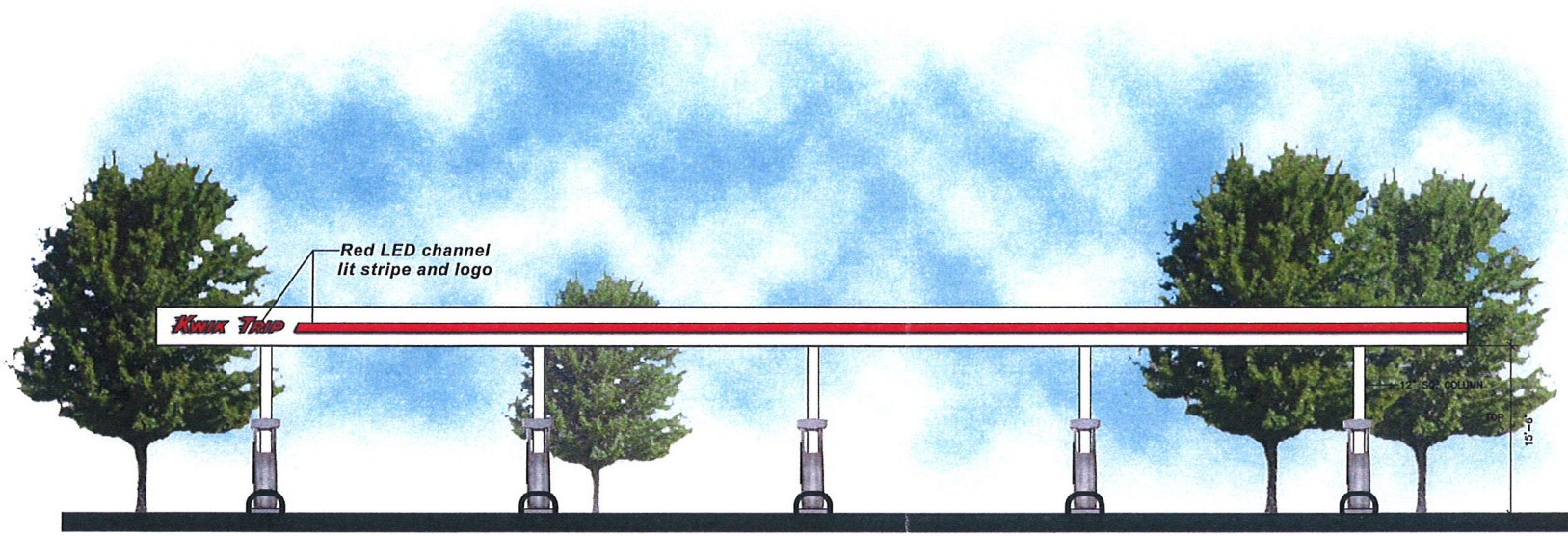
NE QUAD - LAKE DR. AND NAPLES ST. BLAINE, MINNESOTA

NO.	DATE	DESCRIPTION
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DRAWN BY: KJO  
SCALE: GRAPHIC  
PROJ. NO.: 4482-00  
DATE: 2013.04.12  
SHEET: **L1**

**LARSON**  
 ARCHITECT

1924 Nakomis Avenue  
 La Crosse, WI 54603  
 (608) 784 - 6808  
 FAX (608) 784 - 6599



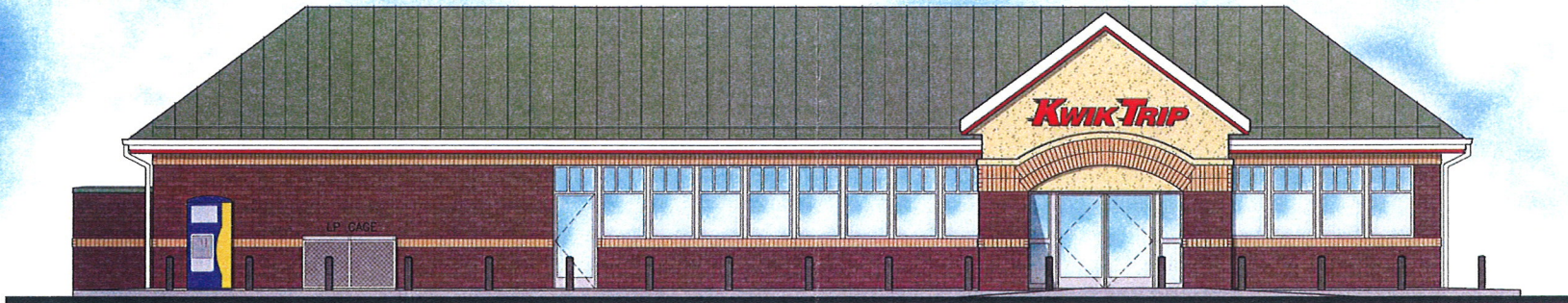
**FRONT ELEVATION**

SCALE: 3/32" = 1"

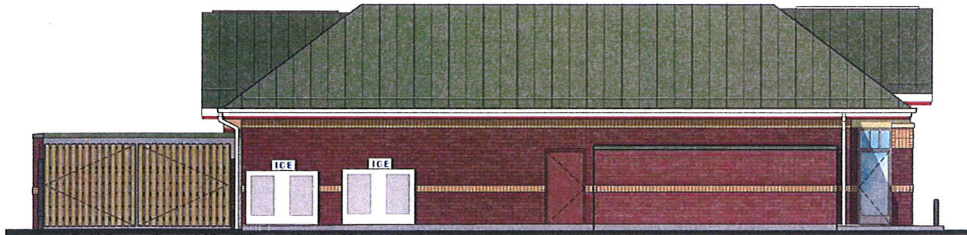


FUEL CANOPY

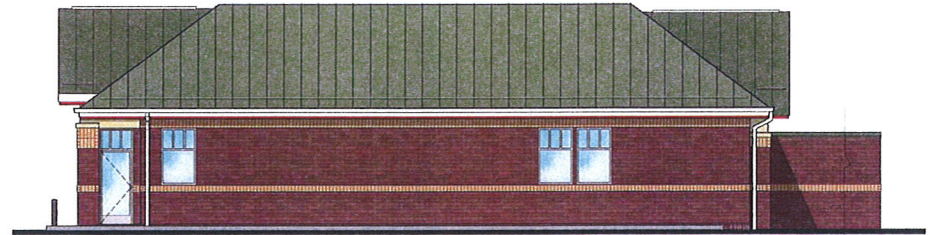
Revised :  
 Date :  
 Checked : TPL  
 Drawn : *[Signature]*  
 Project # :



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

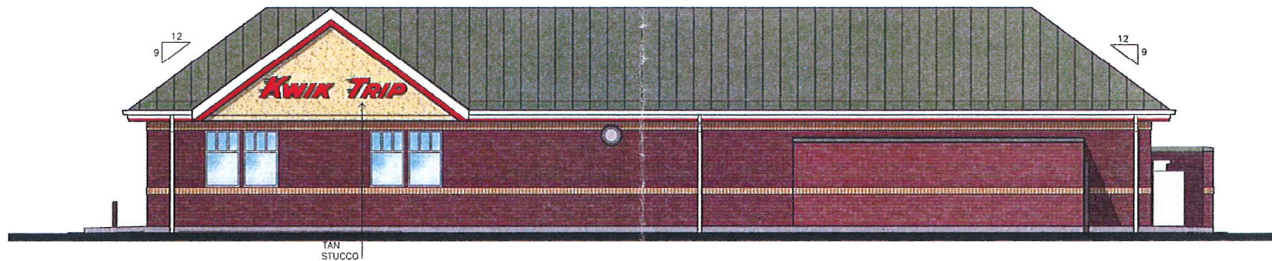


LEFT SIDE ELEVATION  
3/16" = 1'-0"



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

EXT. COLOR SCHED.		
MATERIAL	MANUF.	COLOR
BOLLARDS		BLACK GLOSS
FACIA	ENV-CLAD 24 GA.	BLACK RED BROWN WHITE
METAL ROOF	ENV-CLAD	HEXAGON CHECK
MORTAR		GREY
RED BRICK	SOUL CITY	CHELSEA BOUNDARY
ROOF CAP CAR WASH	ENV-CLAD	BEIGE TAN
STUCCO	TORN WALL	MORNING MIST PINK, TROPIC
TAN BRICK	SOUL CITY	CLARK BUILT
TERRAZZO ENCLOSURE	ENV-CLAD	BOUNDARY



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





**ENTRANCE/EXIT ELEVATION**

1/8" = 1'-0"



**SIDE ELEVATION**

1/8" = 1'-0"

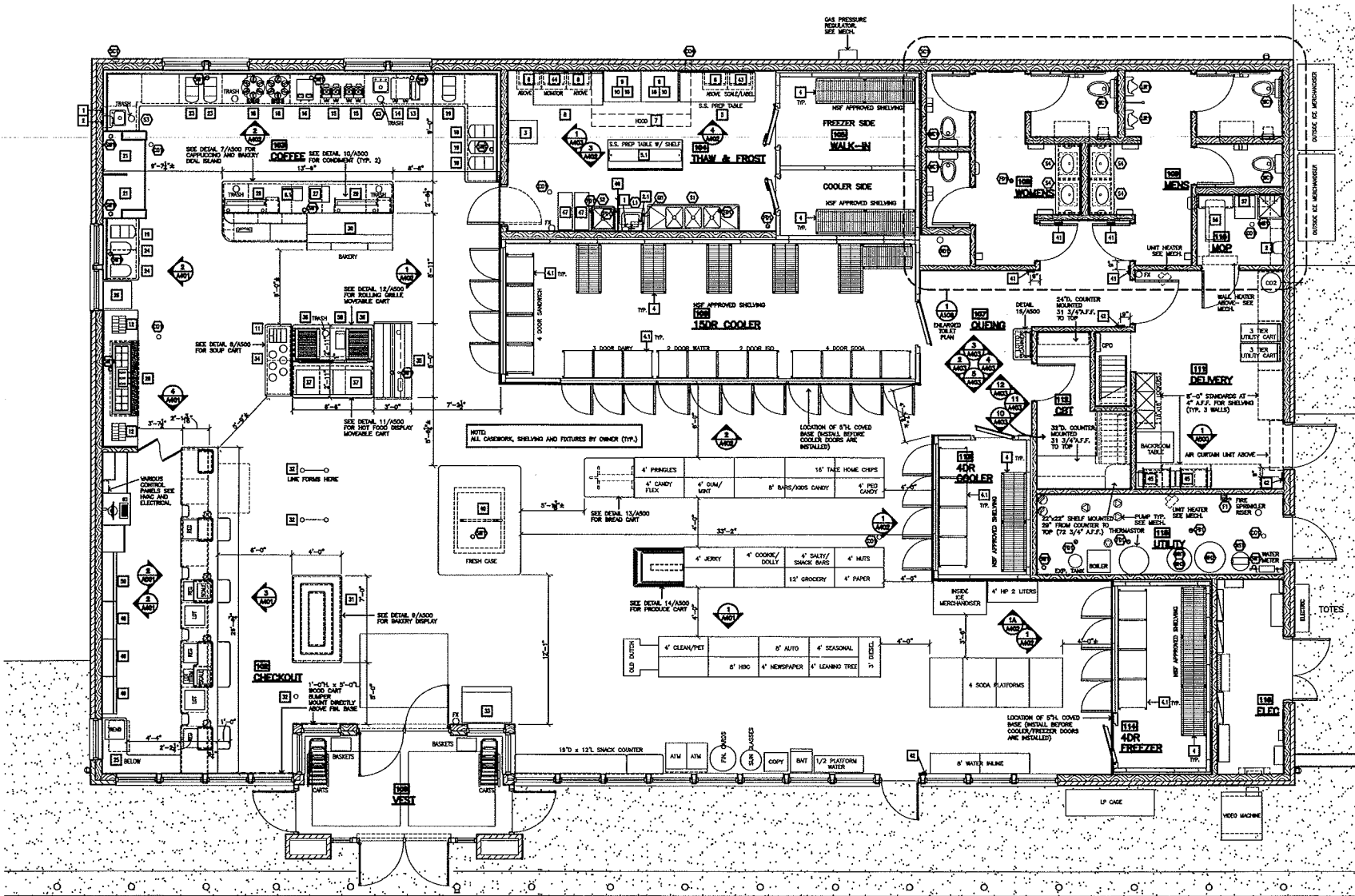


1924 Nakomis Avenue  
La Crosse, WI 54603  
(608) 784 - 6808  
FAX (608) 784 - 6599

**DOUBLE BAY CARWASH**







EQUIP. SCHED.	
NO.	DESCRIPTION
1	SCAF DISPENSER
2	PAPER TOWEL DISPENSER
2.1	PAPER TOWEL DISPENSER - STOCK
3	BREWING MACHINE
4	BLENDER - COOLING/FREEZER
4.1	BLENDER - COOLING/FREEZER
4.2	BLENDER - STOCK
5	4" x 4" SHAMING TABLE
6	4" x 4" SHAMING TABLE w/ COOLER BUILT IN
6.1	SHAMING - STOCK
6.2	SHAMING - STOCK
7	OFFICE AREA HOOD
8	HOODWASH PREP TABLE
9	CHIT (SHAMING TABLE)
10	BARBECUE CHOP
11	GRINDER & BLENDING SHRETT
12	FRUIT COGNAC HOLDER
13	COFFEE GRINDER
14	COFFEE GRINDER
15	2 BOTT NEW SPIN (POT WARMER)
16	TRAY WARMER
17	-
18	3 TUB UTILITY CART
19	3 TUB UTILITY CART
20	3 TUB UTILITY CART
21	3 TUB UTILITY CART
22	3 TUB UTILITY CART
23	3 TUB UTILITY CART
24	3 TUB UTILITY CART
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96	3 TUB UTILITY CART
97	3 TUB UTILITY CART
98	3 TUB UTILITY CART
99	3 TUB UTILITY CART
100	3 TUB UTILITY CART

LARSON  
 200 Mason Street #3  
 Oshkosh, WI 54601  
 (608) 784-6508  
 info@larsoncorp.com

**Kwik Trip**  
 STORES  
**Kwik Star**  
 STORES

STORE #206  
 Lake Drive & Staples St NE  
 Blaine, MN  
 96' x 58' LH  
 STANDARD

Prepared for: APPROVAL  
 Date: JUNE 15, 15  
 Drawn: JTL  
 Checked: JTL

**A102**

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

EQUIPMENT/ ANNULAR SPACE NOTES

- CHALK ALL EXPOSED BEAMS IN FOOD AREAS.
- CHALK SINK COUNTERTOPS AT WALL.
- CHALK/NOTE WHERE COOLER/FREEZER GLASS DOORS.
- SEAL (CHALK) ALL OPENINGS AROUND PIPES AND OTHER CONDUITS, WHERE THEY PASS THROUGH WALLS AND FLOORS. SEAL ALL JUNCTIONS BETWEEN THE WALL SURFACE AND THE EDGES OF ATTACHED EQUIPMENT WITH APPROVED CHALK/SEALING COMPOUND.
- EXTEND CONDUIT PIPES FOR MESSAGING LINES AT LEAST FOUR INCHES ABOVE THE FINISHED FLOOR ELEVATION AT BOTH ENDS. THE SPACE BETWEEN THE MESSAGE LINES AND THE CONDUIT PIPE MUST BE SEALED WITH A PING MEDIUM, AND PROVIDE A CLEARABLE TRIM.