

City of Mt. Vernon Planning and Zoning Commission January 22, 2025 6:30 PM City Hall, 213 1st Street NW

MEETING PACKET

Remote / Zoom Access:

For those who are unable to attend please log onto Zoom 5-10 minutes prior to the meeting. Contact staff member Leigh Bradbury at (319) 929-6541 for a link to be emailed to you, or log on utilizing the meeting ID#: 687 626 2505 City of Mount Vernon Planning and Zoning Commission City Hall 213 First St NW January 22, 2025 6:30 PM



AGENDA

- 1. Call to Order / Roll Call
- 2. Approval of Agenda
- 3. Approval of Minutes January 2, 2025
- 4. Public Discussion: Items not on the agenda. Each citizen is limited to 5 minutes
- 5. Public Hearing: Rezoning Plat of Survey #2857
- 6. Application for Plat of Survey #2898
- 7. Site Plan Review: KwikStar
- 8. Staff Updates: Extension of Rachel Street, west Stonebrook 10th – Final Plat Spring Meadow Heights 4th Robison / Old Motel
- 9. Adjournment

PLANNING & ZONING COMMISSION January 22, 2025 STAFF REPORT

Prepared by: Leigh Bradbury, City Planner

| AGENDA ITEM: | Public Hearing - Rezoning Plat of Survey #2857 |
|--------------------|--|
| Applicant / Owner: | LRD Corporation |
| Current Zoning: | Business Park (BP) |
| Proposed Zoning: | General Commercial (GC) |
| Overlay Zoning: | US Business 30 Master Plan |
| Size: | 2.54 acres |

Background Information:

Kwik Trip, Inc. approached the owners of two adjacent parcels in 2023-2024 with the intent of purchasing a site for a Kwik Star convenience store, with access to US Hwy 30 at the intersection with Hwy 1. Both parcels were surveyed in 2024 for preparation of two Plats of Survey, intended to identify the area being considered for purchase.

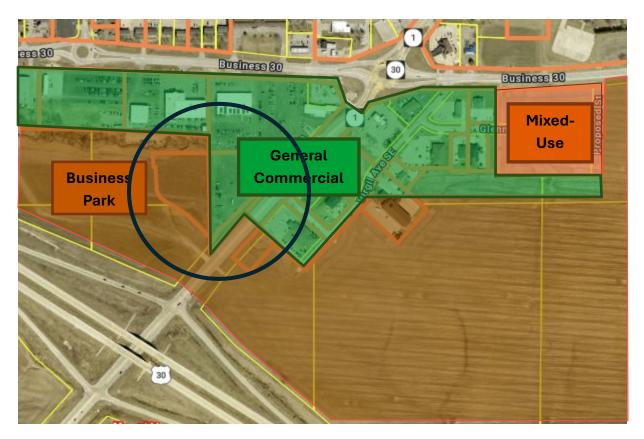
POS #2856 is the southern portion of Plaza Auto Junction, owned by PAA-320 LLC and zoned General Commercial (GC), which currently provides overflow parking for the auto resale company. The west-lying parcel, POS#2857, is owned by LRD Corporation and zoned Business Park (BP) with current use for agricultural purposes.

This area is subject to the Business 30 Master Plan zoning overlay, which requires that properties be zoned or rezoned consistent with the plan's land use designation *prior to* development or redevelopment. The owner of Plat #2857, LRD Corporation, has applied for rezoning to General Commercial (GC).

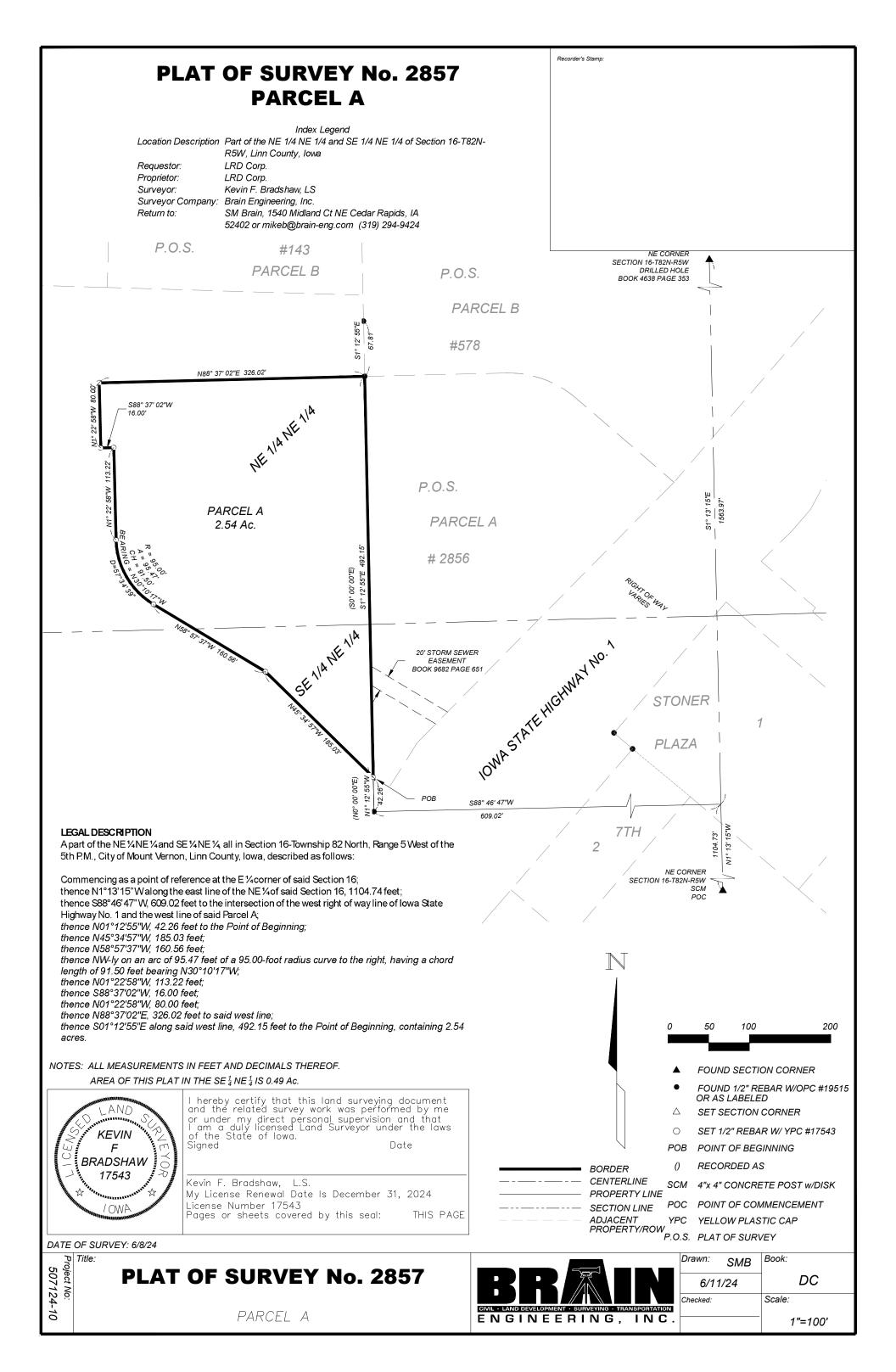
Analysis: Based on the *Zoning and Overlay Land Use Compatability Table* (page 29 of the Master Plan), extension of the General Commercial district is appropriate in this location.

Action Required: Recommendation to City Council to (approve / approve with modifications or conditions / disapprove) rezoning of Plat of Survey #2857 from Business Park (BP) to General Commercial (GC).

Staff Recommendation: Staff recommends approval of this application.



Location of Plats of Survey #2856 & 2857



PLANNING & ZONING COMMISSION January 22, 2025 STAFF REPORT

Prepared by: Leigh Bradbury, City Planner

| AGENDA ITEM: | Final Plat of Survey #2898 | | | | | |
|--------------------|----------------------------|--|--|--|--|--|
| Base Zoning: | General Commercial (GC) | | | | | |
| Overlay: | US Hwy 30 Master Plan | | | | | |
| Applicant / Owner: | Kwik Trip, Inc. | | | | | |
| Location Map: | Attached | | | | | |

Background Information: Plats of Survey #2856 & 2857 were prepared to provide legal description on portions of two separately-owned but adjacent parcels. The applicant, Kwik Trip, Inc., is requesting consolidation of these into one parcel, as represented in the attached Plat of Survey #2898.

Analysis: City Council approved Plats #2856 & 2857 in August, 2024. City Engineer Dave Schechinger is working with current and proposed owners, to establish the location of permanent stormwater and public utility easements. Parcel B will be dedicated as public right-of-way (ROW) for westward extension of Rachel Street.

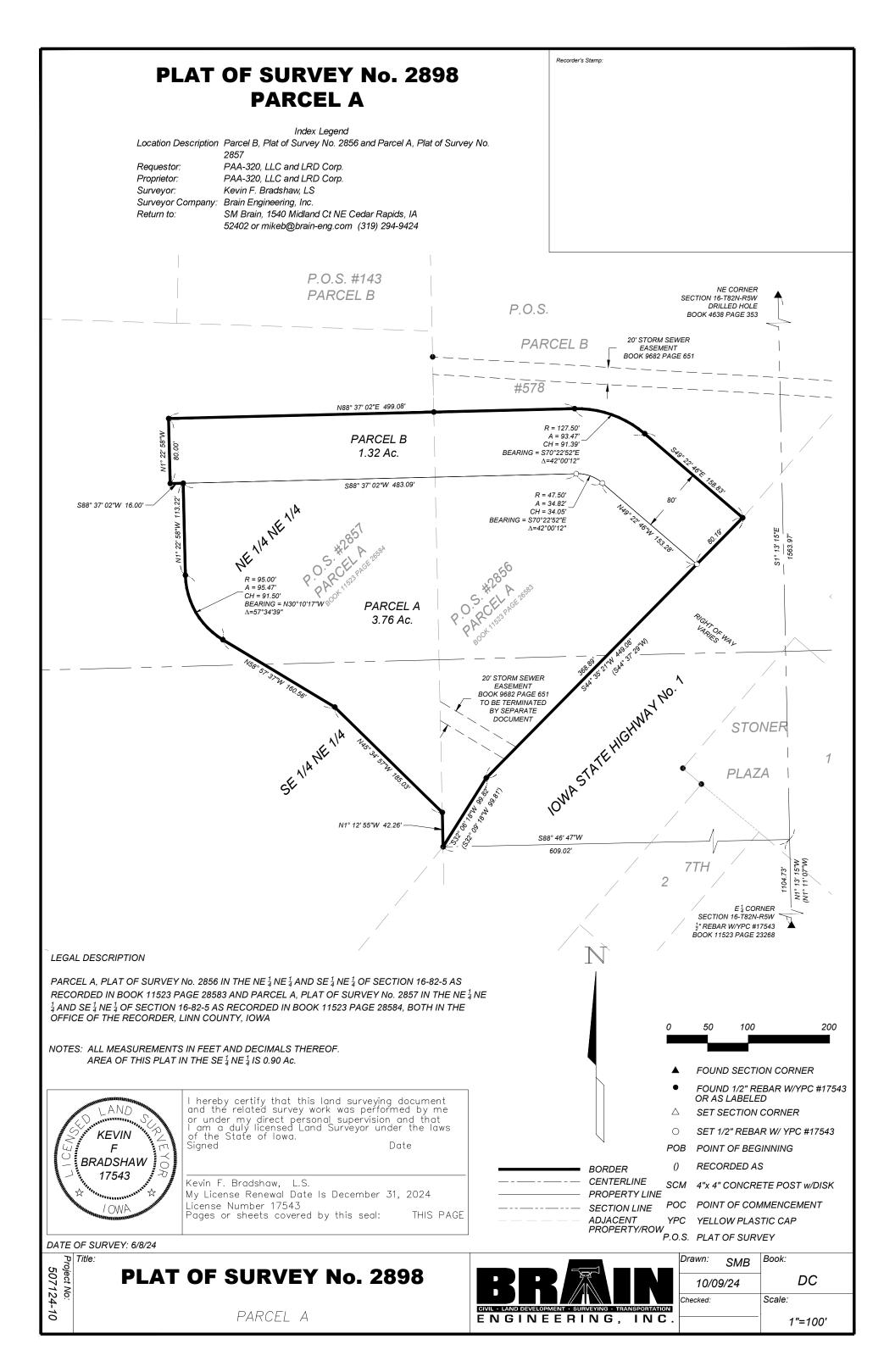
Both engineering and legal counsel will need to approve the easement and dedication notation prior to final approval of the Plat by City Council.

Action Required: Recommendation to City Council to 1) approve, 2) approve with modifications / conditions, or 3) disapprove the site plan.

Staff Recommendation: Recommend approval of site plan, subject to review and approval by engineering and legal of the following items:

- Public utility and storm water easement location & elevations
- Dedication of Parcel B for Rachel Street ROW

Next Step: City Council may 1) approve, 2) approve with modifications / conditions, or 3) disapprove the site plan.



K:\Proj\507124-10 Mt Vernon #1775\507124-10 Mt Vernon 1776 Plat.dwg, 12/13/2024 9:30:06 AM, DWG To PDF.pc3

PLANNING & ZONING COMMISSION January 22, 2025 Staff Report

Prepared by: Leigh Bradbury, City Planner

AGENDA ITEM #7: Site Plan Review – Kwik Star

- Address: Rachel Street SW extension (address pending for POS #2898)
- **Zoning:** General Commercial
- Applicant: Kwik Trip, Inc.
- Size: 5.09 acres

Location: South of Business 30 & West of Hwy 1

Background Information

Kwik Trip Inc. requests review of the attached plan for the intended use as Highway-Oriented Commercial at the intersection of US Highway 30 and Highway 1 South. Iowa's Department of Transportation has approved access off Highway 1 at Rachel Street. Public utilities would be extended from the north (sanitary sewer) and east (water). The Iocation of overland storm water is currently being negotiated between LRD Corporation, Kwik Trip and the City of Mount Vernon, as illustrated on Plat of Survey #2898.

Proposed extension of sanitary sewer from Business 30:



Water service east of Highway 1:



Staff Analysis – Zoning Regulations

This location is subject to base zoning regulations for General Commerical and the US Hwy 30 Master Plan overlay. Staff has completed their review and offer the following comments:

Illumination levels exceed base regulations for Outdoor Lighting. A review of surrounding cities (Cedar Rapids and Iowa City) has been completed which indicates that Mount Vernon's regulations are on par with these municipalities. Staff communicated the following concerns on January 6, 2025:

- a. A reduction in light levels is required between the hours of 10:00 p.m. and 6:00 a.m. of sixty percent (60%). (Sec.1103)
- b. Fixtures on the fuel canopy and front entry (channel strip light) are in excess of 1800 lumens and are therefore required to be full cutoff. (1105)
- c. Fuel canopy illumination level is to be a maximum of 22 fc. Both canopies range outside of this. (1109)
- d. Forward-projecting / cast lighting is prohibited. (1109).
- e. Pedestrian and parking areas are limited in maximum foot candles to 4-5 foot candles, and entry areas to 10 fc. Uniformity (comparison of minimum to maximum) is to be 6:1 or lower. (1107)
- f. Color temps for parking / pedestrian areas are to be 3500-4500, the pole and canopy lighting are at 5000K. (1107)

Sidewalk installation is noted on the plan set as "Future Sidewalk". Sidewalk installation is recommended upon completion due to the controlled crossing at Hwy 1 to Rachel Street SE and continuing along Mercy Family Medical to Virgil Avenue SE.

Outdoor merchandising has been requested for the fuel island area. This is permitted within the US Hwy 30 Master Plan overlay, subject to site plan review and approval. Staff will work with the applicant to establish a plan prior to opening.

The lower 2/3 of fuel canopy columns are to be wrapped in a material matching the primary structure (brick in this case).

Engineering Review & Comments

Dave Schechinger of Veenstra & Kimm, Inc. has reviewed the December 23, 2024 site plan, drainage report and construction drawings and provided the following comments:

- Storm Sewer main: A written agreement will be required between affected parties, identifying the location of storm sewer pipe and discharge. This agreement is subject to review and approval by engineering / legal.
- Storm sewer line sizing is recommended for further review
- Sanitary sewer and water mains are to be constructed to SUDAS and City of Mount Vernon Supplemental Specifications
- A spill prevention and countermeasure plan should be in place prior to opening.
- Erosion Control Plan should include evaluation of pond area for sedimentation (and possible removal thereof) following construction and site stabilization.
- Review of site articulation is recommended on the west entrance and south end of diesel canopy / pond area.
- Signage: No Parking Signs are recommended adjacent to the diesel fuel canopy to prevent overnight parking.

Staff Recommendation

Staff recommends approval of the site plan with the following conditions:

- Reduction of illumination levels in accordance with base regulations, with consideration given to hours of operation and potential affect on surrounding properties.
- Installation of sidewalk along Rachel Street as part of this project. Sidewalk along Hwy 1 is recommended for future construction.
- Outdoor merchandising to be permitted separately upon opening.
- Addition of brick column wrap on fuel island canopies in line with US Hwy 30 Master Plan.
- Completion of a storm sewer agreement by all affected parties.

• Evaluation and remediation, if necessary, of pond sedimentation following final site stabilization.

Action Required

Recommendation to City Council to 1) approve, 2) approve with modificati ons, conditions, or 3) disapprove the site plan.



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 23, 2024

City of Mount Vernon Chris Nosbisch - City Administrator 213 First Street NW Mount Vernon, IA 52314

RE: Kwik Star #1755 Mount Vernon

Dear Mr. Nosbisch:

This letter is intended to accompany the submittal for our application to the City of Mount Vernon 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, 10 dispenser fueling canopy and a 2-lane diesel 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 Mount Vernon. 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 Mount Vernon 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 <u>TKastenschmidt@kwiktrip.com</u> (608) 793-6456











REAR RIGHT VIEW



FRONT ELEVATION

REAR LEFT VIEW

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

EXTERIOR ELEVATIONS LEFT HAND GEN 3 with 1 BAY CARWASH





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

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

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FENCE LINE, WIRE

CONCRETE SIDEWALK

CURB AND GUTTER

DEPRESSED CURB

EASEMENT LINE

FENCE LINE, CHAIN LINK OR IRON

FENCE LINE, WOOD OR PLASTIC

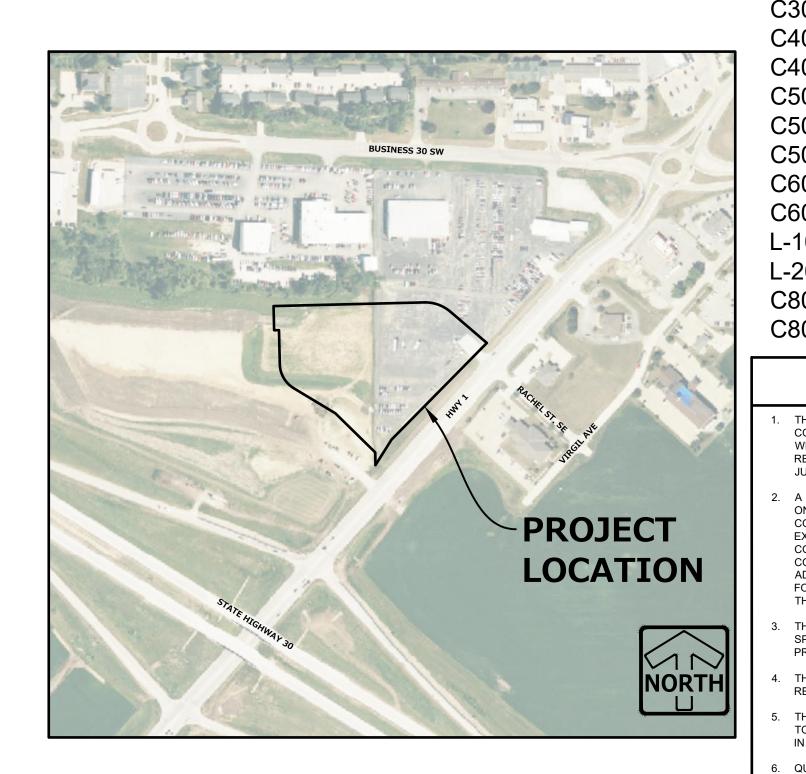
REVERSE PITCH CURB & GUTTER

LA CROSSE, WI 54603 OFFICE: (608) 793-6456 EMAIL: TKASTENSCHMIDT@KWIKTRIP.COM

IK TRIP STORE #1755 MOUNT VERNON, LINN COUNTY

CITY OF MOUNT VERNON LINN COUNTY, IOWS





TION MAP

AERIAL LOCATION MAP

CIVIL ENGINEER PINNACLE ENGINEERING GROUP MATT CAREY, P.E. 20725 WATERTOWN RD, SUITE 100 BROOKFIELD, WI 53186 OFFICE: (262) 754-8888

SITE DESIGNER PINNACLE ENGINEERING GROUP MATT CAREY, P.E. 20725 WATERTOWN RD, **SUITE 100** BROOKFIELD, WI 53186 OFFICE: (262) 754-8888

SURVEYOR

BRAIN ENGINEERING, INC. STEPHEN M. BRAIN, LS 1540 MIDLAND CT.,C.E. CEDAR RAPIDS, IA 52402 OFFICE: (319) 294-9424 EMAIL: MIKEB@BRAIN-ENG.COM

SHEET INDEX

| C001 | TITLE SHEET |
|-------|-----------------------------|
| C010 | ALTA |
| C020 | DEMOLITION PLAN |
| C100 | SITE KEY NOTE PLAN |
| C180 | SITE CIRCULATION PLAN |
| C181 | SITE DIMENSION PLAN |
| C200 | GRADING PLAN |
| C201 | GRADING PLAN (SPOT DETAILS) |
| C202 | ACCESSIBILITY PLAN |
| C300 | STORM SEWER PLAN |
| C301 | STORM SEWER NOTES |
| C400 | UTILITY PLAN |
| C401 | UTILITY NOTES |
| C500 | SITE PLAN DETAILS |
| C501 | SITE PLAN DETAILS |
| C502 | SITE PLAN DETAILS |
| C600 | EROSION CONTROL PLAN |
| C601 | EROSION CONTROL DETAILS |
| L-100 | LANDSCAPE PLAN |
| L-200 | LANDSCAPE NOTES & DETAILS |
| C800 | PHOTOMETRIC SITE PLAN |
| C801 | PHOTOMETRIC RENDERING PLANS |
| | |

GENERAL NOTES

THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.

A GEOTECHNICAL REPORT HAS BEEN PREPARED BY X, INC., DATED X, FOR THE PROJECT SITE. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER

THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS. INCLUDING FIELD VERIFYING SOIL CONDITIONS. PRIOR TO SUBMISSION OF A BID PROPOSAL

THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE

QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.

PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING. BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.

COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.

SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.

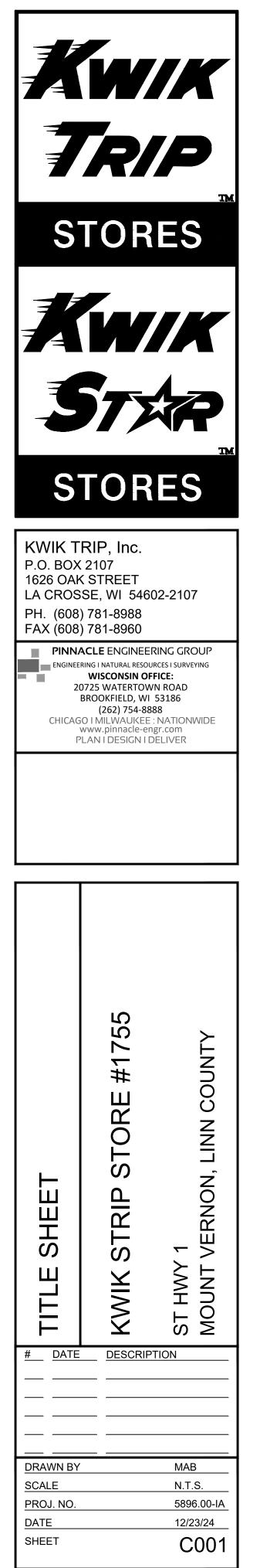
THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.

THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND IOWA 811 ONE CALL IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.

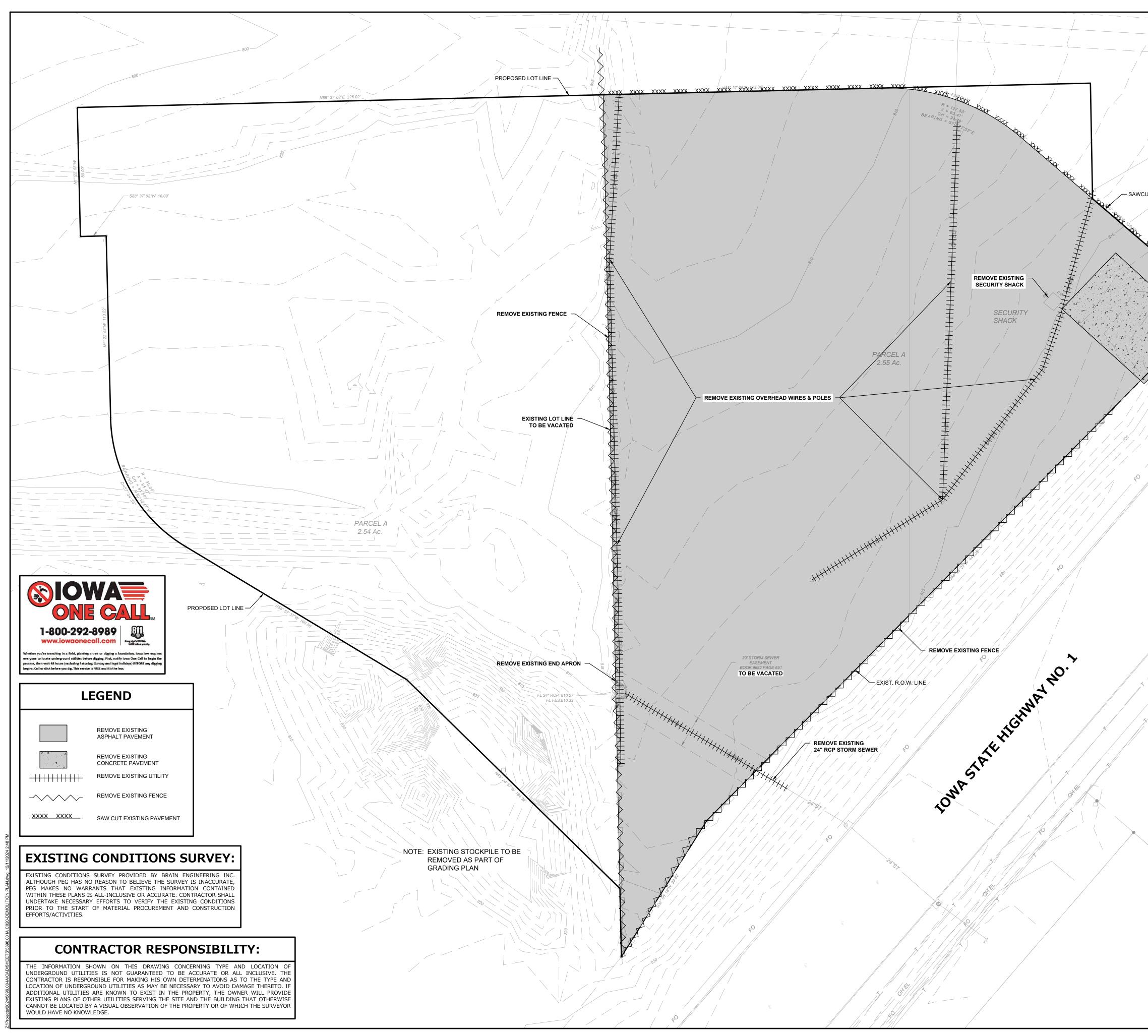
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.

13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."

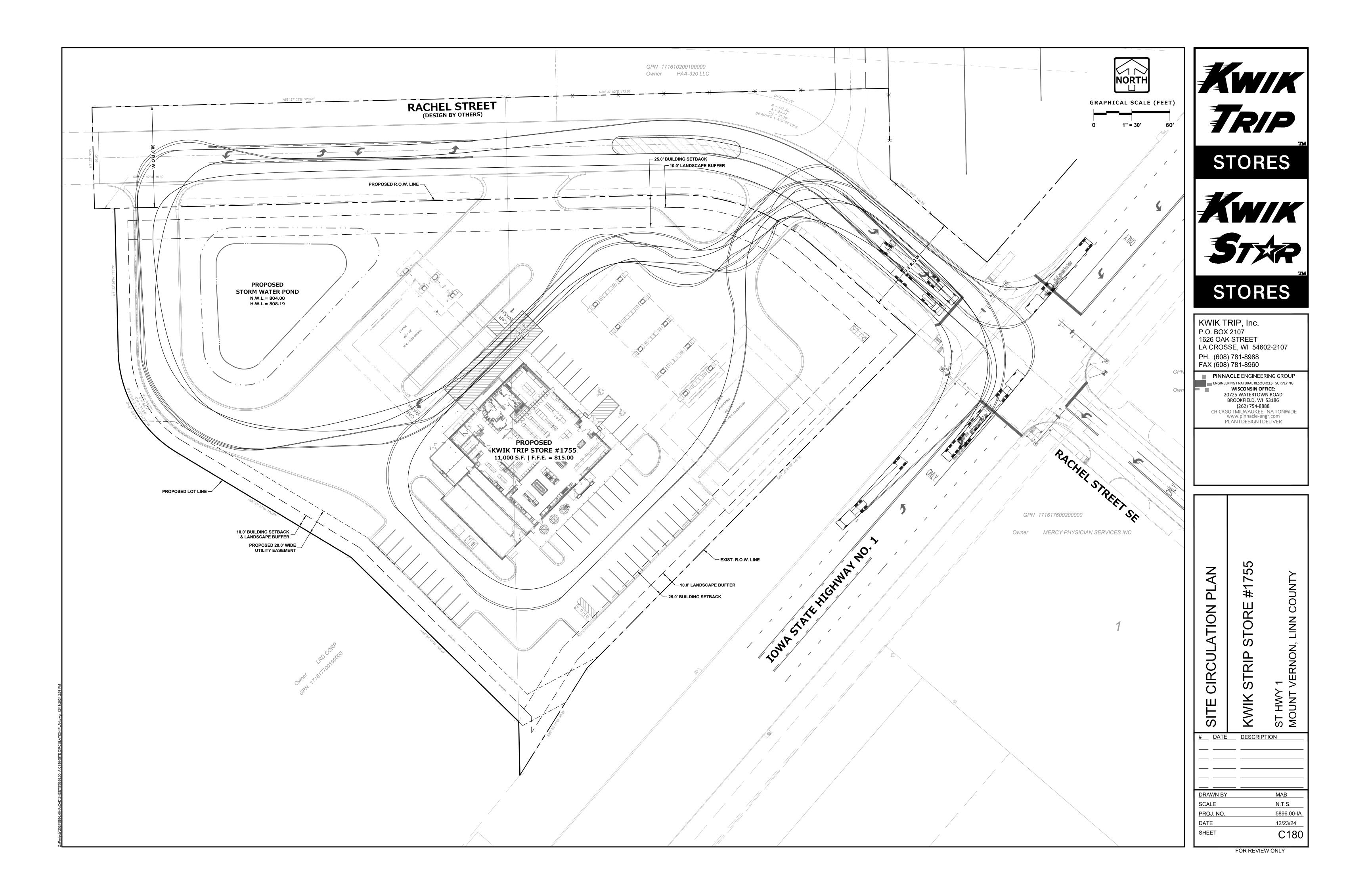
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

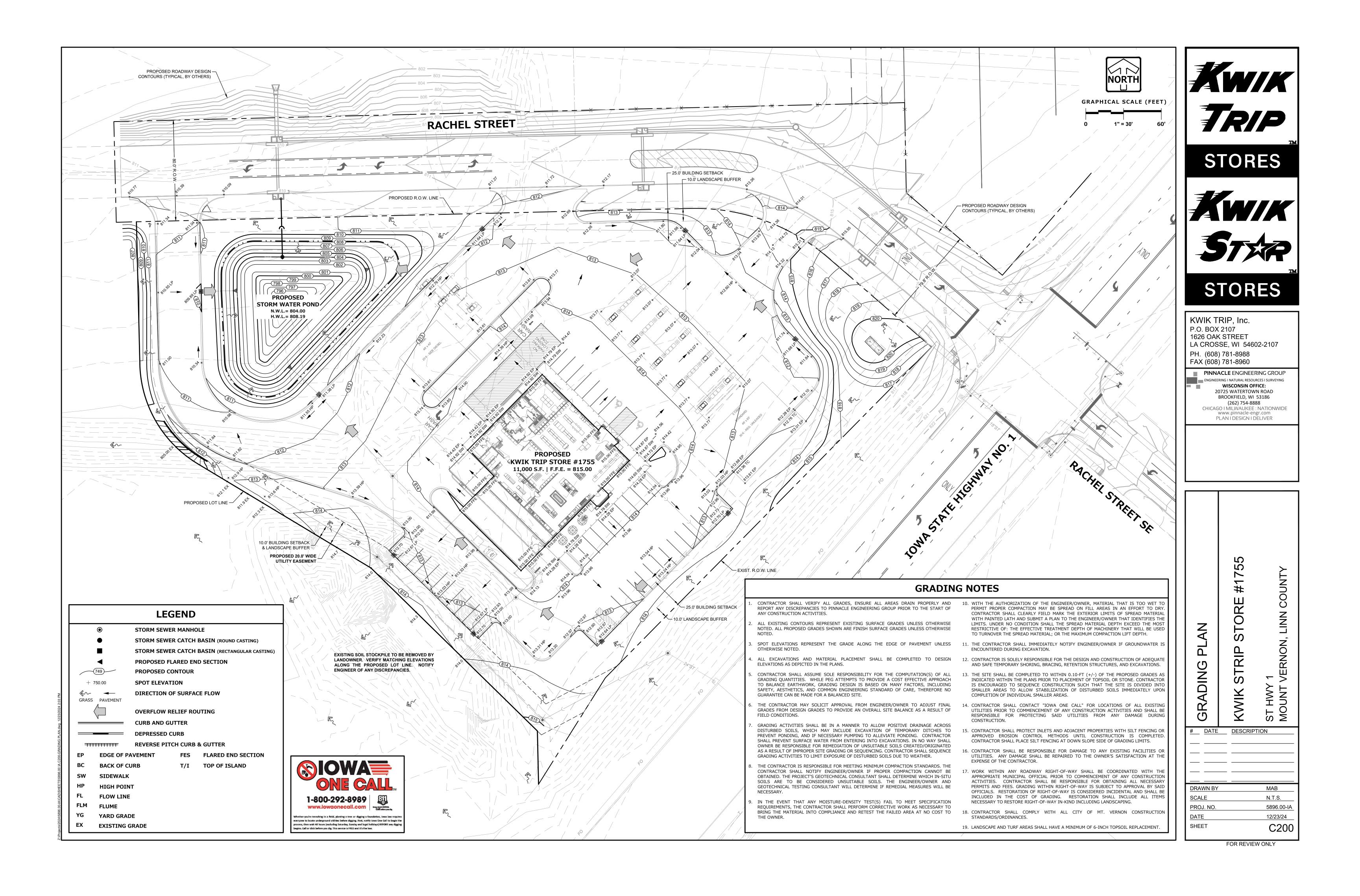


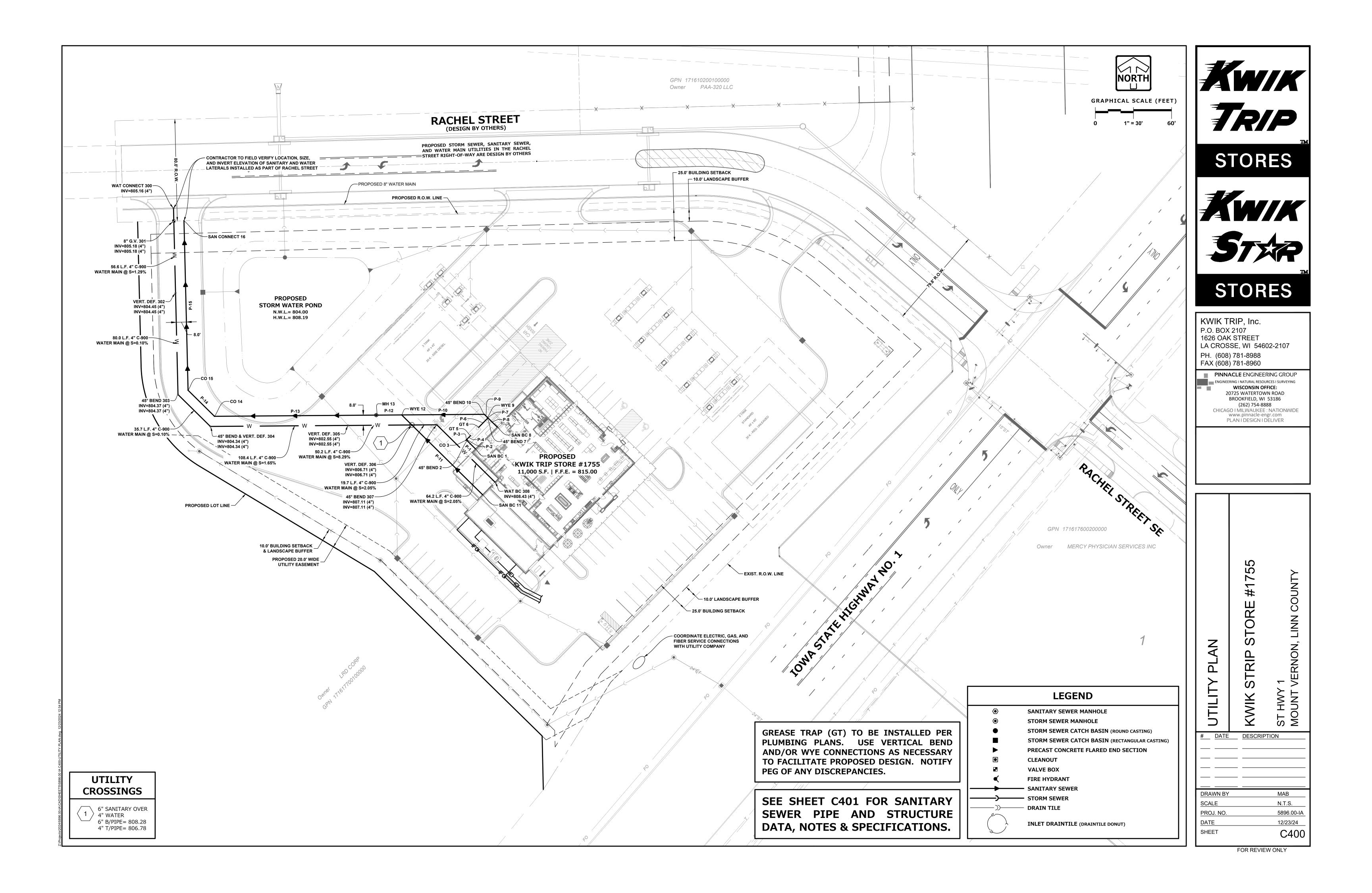
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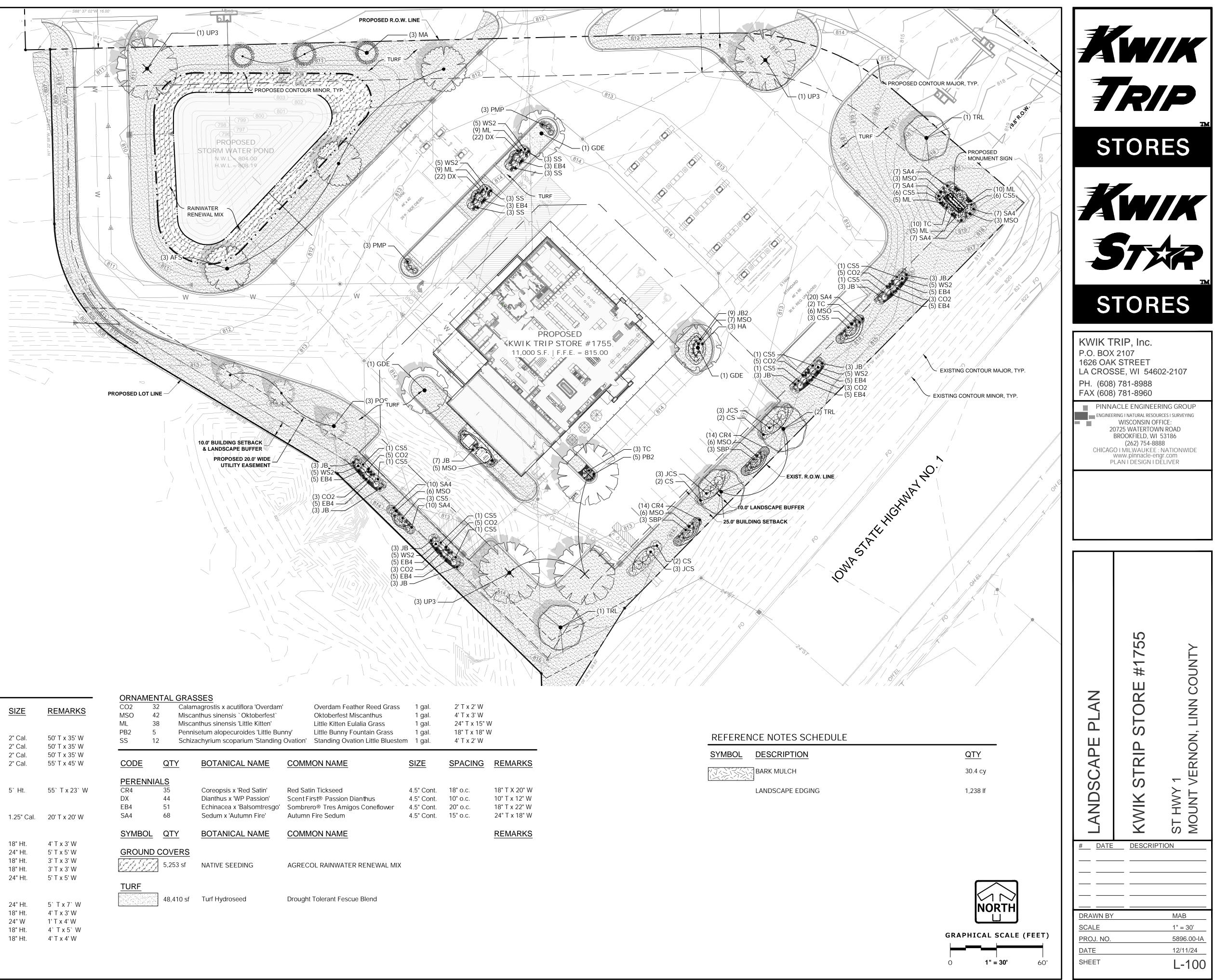


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| 6. © 7. 8. 9. | REQUIRED FOR SAFETY AND SECURI PROVIDE BARRIERS AND APPROPR PEDESTRIANS FROM WANDERIN ACCEPTABLE TEMPORARY SECURIT BUILDINGS OR FENCES IS COMPROM PROVIDE TEMPORARY WEATHER DEMOLITION AND REMOVAL OF EXI AND INSTALLATION OF NEW CONS DAMAGE OCCURS TO STRUCTURE OF ERECT TEMPORARY ENCLOSURES A NECESSARY TO LAY DUST WHEN MASONRY OR SIMILAR MATERIALS. N BY DAMMING, OR OTHER CONTAINM PROVIDE AND MAINTAIN INTERI STRUCTURAL SUPPORT TO PRES SETTLEMENT, OR COLLAPSE OF STF NOT PART OF DEMOLITION. | ATTE SIGNS WHERE NECESS G INTO CONSTRUCTION TY BARRIERS WHERE PHYS IISED DUE TO DEMOLITION WA PROTECTION DURING IN ISTING CONSTRUCTION ON E TRUCTION TO ENSURE NO V R INTERIOR AREAS OF EXISTIN S NECESSARY TO LIMIT DUS CHIPPING, CORING, OR S WATER MUST BE CONTROLLED ENT METHOD. COR AND EXTERIOR SHORE GERVE STABILITY AND PRI RUCTURES AND ADJACENT FA | AREAS. PROVIDE ICAL SECURITY OF ORK. NTERVAL BETWEEN EXTERIOR SURFACES VATER LEAKAGE OR NG BUILDING. ST. USE WATER AS GAWING CONCRETE, D INSIDE BUILDINGS ING, BRACING OR EVENT MOVEMENT, | | KWIK | ST HWY MOUNT |
| 6. ⑤ 7. 8. 9. 10 | REQUIRED FOR SAFETY AND SECURI PROVIDE BARRIERS AND APPROPR PEDESTRIANS FROM WANDERIN ACCEPTABLE TEMPORARY SECURIT BUILDINGS OR FENCES IS COMPROM PROVIDE TEMPORARY WEATHER DEMOLITION AND REMOVAL OF EXI AND INSTALLATION OF NEW CONS DAMAGE OCCURS TO STRUCTURE OF ERECT TEMPORARY ENCLOSURES A NECESSARY TO LAY DUST WHEN MASONRY OR SIMILAR MATERIALS. N BY DAMMING, OR OTHER CONTAINM PROVIDE AND MAINTAIN INTERI STRUCTURAL SUPPORT TO PRES SETTLEMENT, OR COLLAPSE OF STF NOT PART OF DEMOLITION. | ATE SIGNS WHERE NECESS G INTO CONSTRUCTION TY BARRIERS WHERE PHYSI IISED DUE TO DEMOLITION WA PROTECTION DURING IN STING CONSTRUCTION ON E TRUCTION TO ENSURE NO V R INTERIOR AREAS OF EXISTIN S NECESSARY TO LIMIT DUS CHIPPING, CORING, OR S WATER MUST BE CONTROLLED ENT METHOD. COR AND EXTERIOR SHORE SERVE STABILITY AND PRI RUCTURES AND ADJACENT FA | AREAS. PROVIDE ICAL SECURITY OF ORK. NTERVAL BETWEEN EXTERIOR SURFACES WATER LEAKAGE OR NG BUILDING. ST. USE WATER AS SAWING CONCRETE, D INSIDE BUILDINGS ING, BRACING OR EVENT MOVEMENT, ACILITIES THAT ARE | | KWIK | MAB N.T.S. |
| 6. ⑤ 7. 8. 9. 10 11 12 | REQUIRED FOR SAFETY AND SECURI PROVIDE BARRIERS AND APPROPR PEDESTRIANS FROM WANDERIN ACCEPTABLE TEMPORARY SECURIT BUILDINGS OR FENCES IS COMPROM PROVIDE TEMPORARY WEATHER DEMOLITION AND REMOVAL OF EXI AND INSTALLATION OF NEW CONS DAMAGE OCCURS TO STRUCTURE OF ERECT TEMPORARY ENCLOSURES A NECESSARY TO LAY DUST WHEN MASONRY OR SIMILAR MATERIALS. N BY DAMMING, OR OTHER CONTAINM PROVIDE AND MAINTAIN INTERI STRUCTURAL SUPPORT TO PRES SETTLEMENT, OR COLLAPSE OF STF NOT PART OF DEMOLITION. | ATE SIGNS WHERE NECESS G INTO CONSTRUCTION TY BARRIERS WHERE PHYST IISED DUE TO DEMOLITION WA PROTECTION DURING IN ISTING CONSTRUCTION ON E TRUCTION TO ENSURE NO V R INTERIOR AREAS OF EXISTIN AS NECESSARY TO LIMIT DUS CHIPPING, CORING, OR S WATER MUST BE CONTROLLED ENT METHOD. COR AND EXTERIOR SHORE SERVE STABILITY AND PRI RUCTURES AND ADJACENT FA EMATIC MANNER. VE EQUIPMENT AT ALL TIMES. DE AREAS AND VOIDS RESULD N WORK WITH CLOSE GRAD | AREAS. PROVIDE ICAL SECURITY OF ORK. NTERVAL BETWEEN EXTERIOR SURFACES VATER LEAKAGE OR NG BUILDING. ST. USE WATER AS SAWING CONCRETE, D INSIDE BUILDINGS ING, BRACING OR EVENT MOVEMENT, ACILITIES THAT ARE | <u>#</u> DATE | KWIK | |





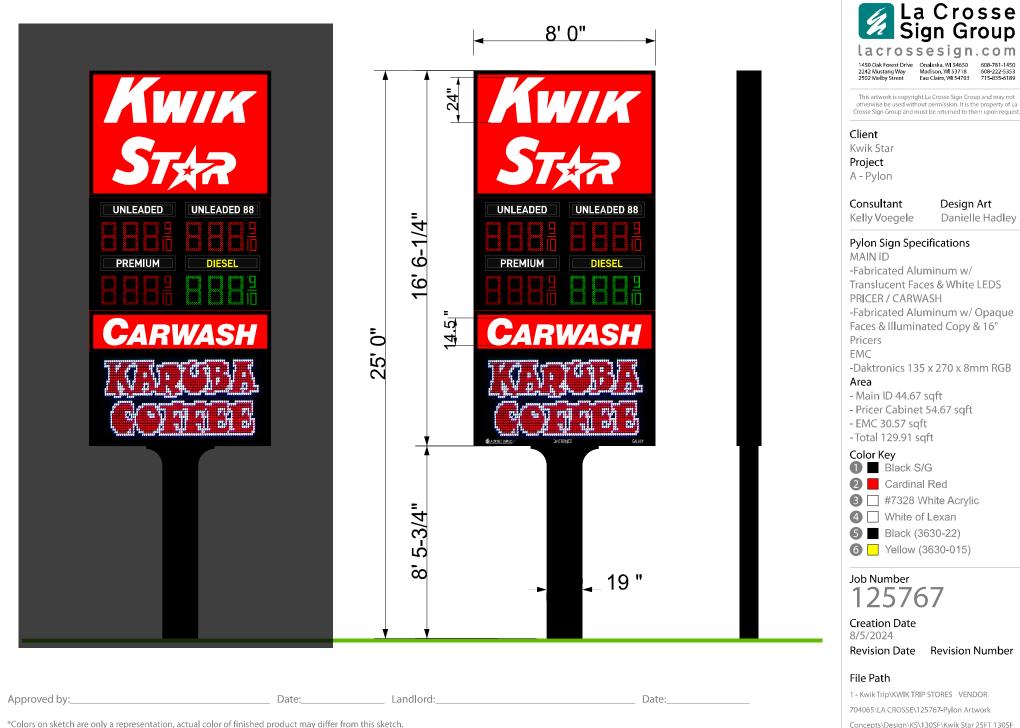




PLANT SCHEDULE

| | | | | | ORNAM | ENTAL GRA | ASSES | | | | | |
|-------------------------|---|---|--------------------|--------------------------------|--|---------------------|--|--|-------------------------------|---|---------------|--------------|
| CODE QTY | BOTANICAL NAME | COMMON NAME | <u>SIZE</u> | REMARKS | CO2 MSO ML | 42 Mise | amagrostis x acutiflora 'Overdan canthus sinensis `Oktoberfest` canthus sinensis 'Little Kitten' | n' Overdam Feather Reed Grass Oktoberfest Miscanthus Little Kitten Eulalia Grass | 1 gal. | 2' T x 2' W 4' T x 3' W 24" T x 15" | \\/ | |
| TREES AFS 3 GDE 3 | Acer x freemanii 'Sienna' Gymnocladus dioicus 'Espresso' | Sienna Glen Maple Espresso Kentucky Coffeetree | 2" Cal. 2" Cal. | 50' T x 35' W 50' T x 35' W | PB2 SS | 5 Pen | nisetum alopecuroides 'Little Bu izachyrium scoparium 'Standing | unny' Little Bunny Fountain Grass | 1 gal. 1 gal. em 1 gal. | 24 T X 13 18" T X 18" 4' T X 2' W | | REFERENCE NO |
| TRL 4 | Tilia americana 'Redmond' | Redmond American Linden | 2" Cal. | 50' T x 35' W | | | | | | | | SYMBOL DESC |
| UP3 5 | Ulmus x 'New Horizon' | New Horizon Elm | 2" Cal. | 55' T x 45' W | CODE | <u>QTY</u> | BOTANICAL NAME | COMMON NAME | <u>SIZE</u> | <u>SPACING</u> | REMARKS | BARK |
| EVERGREEN | ITREES | | | | PERENN | IIALS | | | | | | |
| POS 3 | Picea omorika | Serbian Spruce | 5` Ht. | 55` T x 23` W | CR4 | 35 | Coreopsis x 'Red Satin' | Red Satin Tickseed | 4.5" Cont. | 18" o.c. | 18" T X 20" W | LANDS |
| | | | | | DX | 44 | Dianthus x 'WP Passion' | Scent First [®] Passion Dianthus | 4.5" Cont. | 10" o.c. | 10" T x 12" W | |
| ORNAMENTA | AL TREES | | | | EB4 | 51 | Echinacea x 'Balsomtresgo' | 5 | 4.5" Cont. | 20" o.c. | 18" T x 22" W | |
| MA 3 | Malus x 'Adams' | Adams Crabapple | 1.25" Cal. | 20' T x 20' W | SA4 | 68 | Sedum x 'Autumn Fire' | Autumn Fire Sedum | 4.5" Cont. | 15" o.c. | 24" T x 18" W | |
| SHRUBS | | | | | SYMBOL | <u>QTY</u> | BOTANICAL NAME | COMMON NAME | | | REMARKS | |
| CS5 26 | Cornus sanguinea 'Anny's Winter Orange' | Anny's Winter Orange Dogwood | 1 18" Ht. | 4' T x 3' W | | | | | | | | |
| CS 6 | Cornus sericea 'Bergeson's Compact' | Bergeson's Red Twig Dogwood | | 5' T x 5' W | GROUN | D COVERS | | | | | | |
| HA 3 | Hydrangea paniculata 'SMHPS' | Razzleberri™ Hydrangea | 18" Ht. | 3' T x 3' W | (the state of the | 5 253 sf | NATIVE SEEDING | AGRECOL RAINWATER RENEWAL MIX | × | | | |
| SBP 6 | Syringa x 'SMNJRPU' | Bloomerang Dwarf Purple Lilac | 18" Ht. | 3' T x 3' W | South of the second sec | ≠ <u>∕</u> 0,200 31 | NATIVE SEEDING | | | | | |
| WS2 30 | Weigela florida 'Bokrasopin' | Sonic Bloom [®] Pink Weigela | 24" Ht. | 5' T x 5' W | | | | | | | | |
| | | | | | TURF | | | | | | | |
| EVERGREEN | | | | | | 48,410 sf | Turf Hydroseed | Drought Tolerant Fescue Blend | | | | |
| JCS 9 | Juniperus chinensis `Sea Green` | Sea Green Juniper | 24" Ht. | 5`Tx7`W | | <u></u> | | | | | | |
| JB 35 | Juniperus chinensis 'Blue Vase' | Blue Vase Juniper | 18" Ht. | 4' T x 3' W | | | | | | | | |
| JB2 9 | Juniperus horizontalis 'Blue Forest' | Blue Forest Creeping Juniper | 24" W | 1' T x 4' W | | | | | | | | |
| PMP 6 | Pinus mugo pumilio | Dwarf Mugo Pine | 18" Ht. | 4`Tx5`W | | | | | | | | |
| TC 17 | Thuja occidentalis 'Congabe' TM | Fire Chief Arborvitae | 18" Ht. | 4' T x 4' W | | | | | | | | |
| | | | | | | | | | | | | |

FOR REVIEW ONLY



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*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.