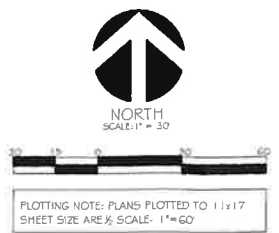
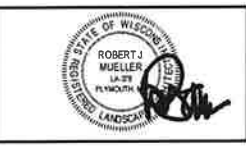


NOTE: THIS AREA IS EXCLUDED FROM COVENANT OF SUCCESSORS AND ASSIGNS ALL AND CONVEYERS AND CONSTRUCTION OF THE COLLECTIVE AND THE REMAINDER OF THE PROPERTY LOCATED AT 2822 MOSE STREET HOTEL PROPERTY

- SITE PLAN KEYNOTES**
- LANDSCAPE AREA. SEE SHEET C700.
 - OFF-STREET PARKING STALLS STRIPING - 4" WIDE STALL LINES, USE HIGH VISIBILITY WHITE PAINT, SPACES PROVIDED (16) SERVICE POINTS (2) DIESEL POINTS (30) 9'-0" x 20'-0" (MIN.) GENERAL PARKING (3) 8'-0" x 20'-0" (MIN.) ACCESSIBLE PARKING W/ (1) 8'-0" x 20'-0" (MIN.) LOADING ZONE (2) 11'-0" x 20'-0" VACUUM STALLS
 - 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. CONCRETE SEALER: TK-26UV
 - 8" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #4 REBAR, 3' O.C. CONCRETE SEALER: TK-26UV
 - 6'-1/2" CONCRETE CURB AND GUTTER PER DETAIL 11C500.
 - 6" INTEGRAL CONCRETE CURB/WALK. SEE DETAIL 71C500 FOR NON-FLUSH SECTIONS, CONCRETE SEALER: TK-26UV
 - STORM STRUCTURE. SEE SHEETS C200-400, C501 FOR FURTHER STORM SEWER INFORMATION.
 - 30' HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD PER DETAIL 91C500.
 - 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'-0" x 95'-0" DISPENSER ISLAND CANOPY. VERIFY SIZE, PLACEMENT, COLUMN AND FOOTING SIZE WITH CANOPY AND STRUCTURAL PLANS. CANOPY GRAPHICS PER OWNER.
 - 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.
 - CONCRETE ISLANDS W/ 6" EXPOSURE WITH FUEL DISPENSERS, DISPENSER PER OWNER
A. 3'-6" x 7'-0"
B. 3'-6" x 8'-0"
 - 36" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD PER DETAIL 81C500.
 - 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.
 - SITE AREA LIGHT WITH CONCRETE BASE PER DETAIL 121C500
 - PVC IRRIGATION SLEEVE UNDER PAVEMENT. VERIFY W/ IRRIGATION PLAN FOR EXACT SIZE AND LOCATION BEFORE INSTALLATION.
 - 4" DEPTH CONCRETE WALK PER DETAIL 31C500
 - HC PVC BOLLARD SLEEVE PER OWNER. VAN ACCESS SIGNAGE AT 48" HT. STALL PARKING AT 60" HT.
 - OUTDOOR MERCHANDISING AREA
 - 48" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD PER DETAIL 61C500
 - PICNIC TABLE PER OWNER. PROVIDE 1 HC. ACCESS TABLE SPACE. PROVIDE TRASH CONTAINER PER OWNER.
 - EXTERIOR DELIVERY TOTE STORAGE WITH SCREEN WALL
 - ELECTRICAL TRANSFORMER
 - ELECTRICAL DISCONNECT
 - GREASE INTERCEPTOR
 - ELECTRIC CAR CHARGER
 - CONCRETE CURB ISLAND
 - VACUUM PER MANUFACTURER'S SPECIFICATIONS. SEE DETAIL 21C500
 - CAR WASH KEY PAD/ CONTROLLER. PROVIDE TRASH CONTAINER
 - 6" CONCRETE PAD WITH SNOW MELT PER MECHANICAL PLANS
 - APPROACH PER DETAIL 101C500
 - STORM OUTFALL WITH RIP RAP. SEE DETAIL 51C500
 - ROAD RECONSTRUCTION. SEE SHEETS C900-001
 - MOUNTAIN-GLA CURB SEE DETAIL 111C500
 - REJECT GUTTER- TIP GUTTER AWAY FROM FACE OF CURB FOR SHEET FLOW
 - PAINT TAPERING EDGE FOR HIGH VISIBILITY



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



MASTER SITE KEYNOTE PLAN

CONVENIENCE STORE 762

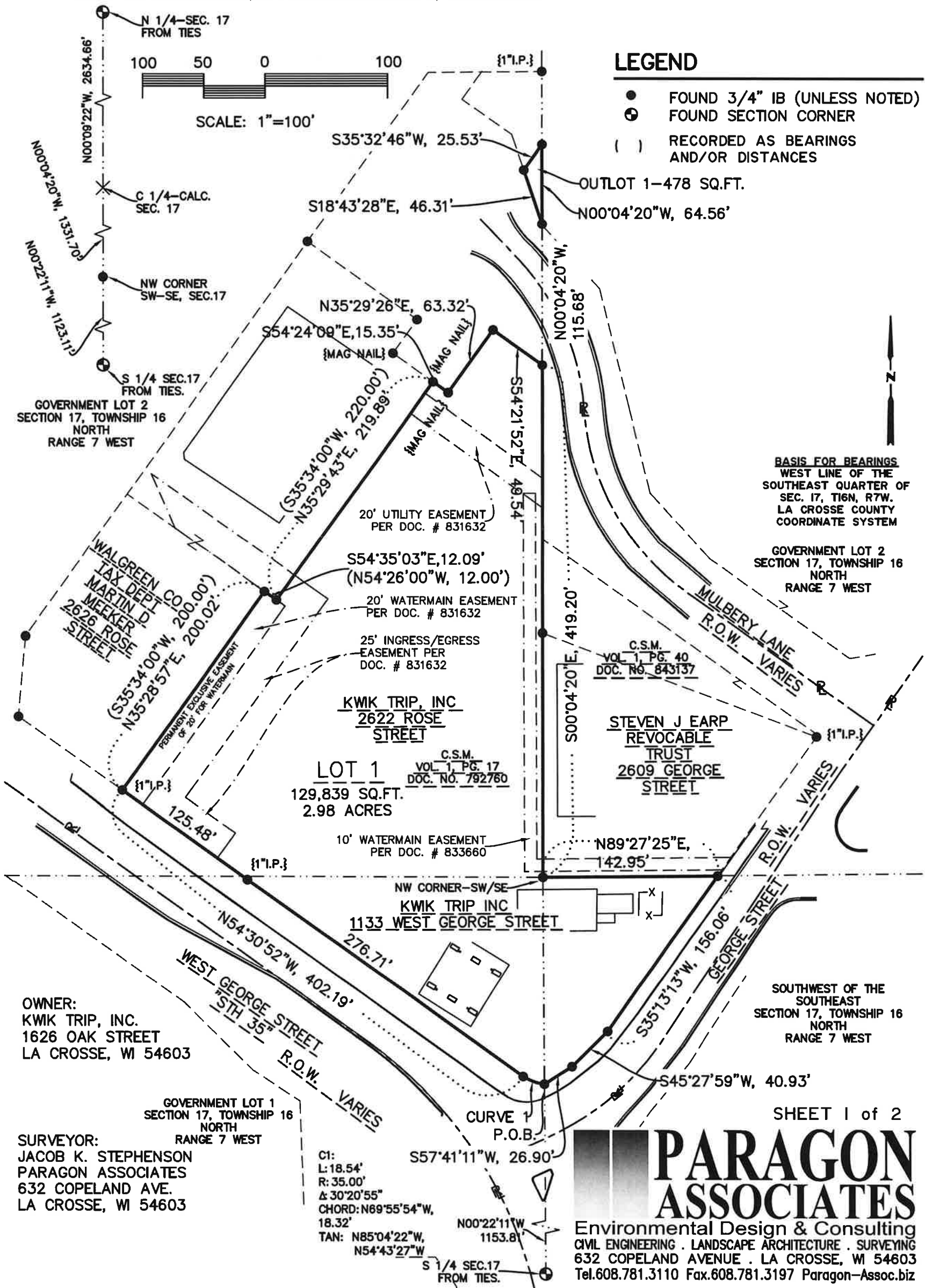
LA CROSSE, WISCONSIN

NO.	DATE	DESCRIPTION
-	04JAN24	SUBMITTAL
-	17JAN24	CITY SUBMITTAL
-	29FEB24	COMMENTS
-	04MAR24	FUEL TANK UPDATE

DRAWN BY	SCALE	GRAPHIC
PROJ. NO.	23-762	
DATE	2023-12-22	
SHEET		C100

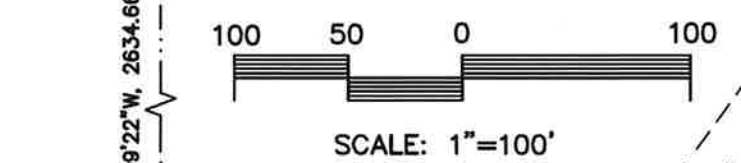
CERTIFIED SURVEY MAP

PART OF GOVERNMENT LOT 1, GOVERNMENT LOT 2, PART OF CERTIFIED SURVEY MAP VOLUME 1, PAGE 17, DOCUMENT NUMBER 792760 AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 17, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN



LEGEND

- FOUND 3/4" IB (UNLESS NOTED)
- ⊙ FOUND SECTION CORNER
- () RECORDED AS BEARINGS AND/OR DISTANCES



BASIS FOR BEARINGS
WEST LINE OF THE SOUTHEAST QUARTER OF SEC. 17, T16N, R7W, LA CROSSE COUNTY COORDINATE SYSTEM

GOVERNMENT LOT 2 SECTION 17, TOWNSHIP 16 NORTH RANGE 7 WEST

C.S.M. VOL. 1, PG. 40 DOC. NO. 843137

LOT 1 VOL. 1, PG. 17 DOC. NO. 792760
129,839 SQ.FT.
2.98 ACRES

OWNER:
KWIK TRIP, INC.
1626 OAK STREET
LA CROSSE, WI 54603

SURVEYOR:
JACOB K. STEPHENSON
PARAGON ASSOCIATES
632 COPELAND AVE.
LA CROSSE, WI 54603

GOVERNMENT LOT 1 SECTION 17, TOWNSHIP 16 NORTH RANGE 7 WEST

CI:
L: 18.54'
R: 35.00'
Δ 30°20'55"
CHORD: N69°55'54"W, 18.32'
TAN: N85°04'22"W, N54°43'27"W

SOUTHWEST OF THE SOUTHEAST SECTION 17, TOWNSHIP 16 NORTH RANGE 7 WEST

SHEET 1 of 2

PARAGON ASSOCIATES
Environmental Design & Consulting
CIVIL ENGINEERING . LANDSCAPE ARCHITECTURE . SURVEYING
632 COPELAND AVENUE . LA CROSSE, WI 54603
Tel.608.781.3110 Fax.608.781.3197 Paragon-Assoc.biz

CERTIFIED SURVEY MAP No.

PART OF GOVERNMENT LOT 1, GOVERNMENT LOT 2, PART OF CERTIFIED SURVEY MAP VOLUME 1,
PAGE 17, DOCUMENT NUMBER 792760 AND THE SOUTHWEST QUARTER OF THE SOUTHEAST
QUARTER, ALL IN SECTION 17, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE
COUNTY, WISCONSIN

DESCRIPTION

PART OF GOVERNMENT LOT 1, GOVERNMENT LOT 2, PART OF CERTIFIED SURVEY MAP VOLUME 1, PAGE 17,
DOCUMENT NUMBER 792760 AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 17,
TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN. DESCRIBED AS
FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 17; THENCE N00°22'11"W, 1153.81 FEET ALONG THE
EAST LINE OF SAID GOVERNMENT LOT 1 AND WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST
QUARTER TO THE RIGHT-OF-WAY OF WEST GEORGE STREET/STATE HIGHWAY 35, BEGINNING OF A 35.00 FOOT
RADIUS CURVE CONCAVE TO THE NORTHEAST AND POINT OF BEGINNING; THENCE ALONG SAID CURVE 18.54 FEET,
THE CHORD OF WHICH BEARS N69°55'54"W, 18.32 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY
N54°30'52"W, 402.19 FEET; THENCE N35°28'57"E 200.02 FEET; THENCE S54°35'03"E 12.09 FEET; THENCE
N35°29'43"E 219.89 FEET; THENCE S54°24'09"E, 15.35 FEET; THENCE N35°29'26"E 63.32 FEET TO THE SOUTH
RIGHT-OF-WAY MULBERRY LANE; THENCE S54°21'52"E, 49.54 FEET ALONG SAID RIGHT-OF-WAY; THENCE
N00°04'20"W 115.68 FEET TO THE NORTH RIGHT-OF-WAY OF MULBERRY LANE; THENCE CONTINUING N00°04'20"W
64.56 FEET; THENCE S35°32'46"W 25.53 FEET TO THE NORTH RIGHT-OF-WAY OF MULBERRY LANE; THENCE
S18°43'28"E 46.31 FEET ALONG SAID RIGHT-OF-WAY; THENCE S00°04'20"E 115.68 FEET TO THE SOUTH
RIGHT-OF-WAY OF MULBERRY LANE; THENCE S00°04'20"E, 419.20 FEET TO THE NORTHWEST CORNER OF SAID
SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE N89°27'25"E, 142.95 FEET ALONG THE NORTH LINE OF
SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE WEST RIGHT-OF-WAY GEORGE STREET; THENCE
S35°13'13"W, 156.06 FEET ALONG SAID RIGHT-OF-WAY; THENCE S45°27'59"W, 40.93 FEET ALONG SAID
RIGHT-OF-WAY; THENCE S57°41'11"W, 26.90 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING.

PARCEL CONTAINS 130,317 SQ.FT. OR 2.99 ACRES MORE OR LESS
SUBJECT TO ALL OTHER EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHT-OF-WAYS IMPLIED, UNRECORDED
AND OF RECORD.

OWNER'S CERTIFICATE

I, KWIK TRIP, INC., AS OWNER, DO HEREBY CERTIFY THAT I HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE
SURVEYED, DIVIDED, AND MAPPED AS SHOWN HEREON.

SIGNED THIS _____ DAY OF _____ 20__ .

-REPRESENTATIVE OF OWNER

SURVEYOR'S CERTIFICATE

I, JACOB K. STEPHENSON, PROFESSIONAL LAND SURVEYOR #3076, HEREBY CERTIFY THAT THIS IS A CORRECT
REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF, MADE
UNDER THE DIRECTION OF, KWIK TRIP, INC., OWNER, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF
CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE CITY OF LA CROSSE SUBDIVISION CONTROL ORDINANCE IN
SURVEYING, DIVIDING AND MAPPING THE ABOVE DESCRIBED PARCEL.

JACOB K. STEPHENSON PLS#3076
PARAGON ASSOCIATES

CITY OF LA CROSSE APPROVAL

RESOLVED THAT THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE CITY OF LA CROSSE THIS

_____ DAY OF _____ APRIL, 2024.

SIGNED- DATE