



PLAN COMMISSION REPORT

Proposal: Amended Site Plan Review – Love’s Travel Stop

Description: Review amended site and related plan review for RV parking spaces and a pet relief area on the property at 9650 S. 20th St.

Applicant(s): Sara Harville, CESO, Inc.

Address(es): 9650 S. 20th St. (5th Aldermanic District)

Suggested Motion: That the Plan Commission approves the amended site and related plans for the addition of RV parking spaces and a pet relief area at Love’s Travel Stop, an existing business located at 9650 S. 20th Street with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all new mechanical equipment, transformers, and utility boxes shall be screened from view.
3. That this approval by Plan Commission shall expire within twelve (12) months after the date of approval if a building permit has not been issued.

Owner(s): Love’s Travel Stops & Country Stores, Inc.

Tax Key(s): 904-9000-001

Lot Size(s): 13.246 acres

Current Zoning District(s): B-4, General Business FW, Floodway

Overlay District(s): PUD

Wetlands: ☒ Yes ☐ No **Floodplain:** ☒ Yes ☐ No

Comprehensive Plan: Commercial

Background: In February of 2024 the Applicant was given approval by Plan Commission of site and related plans for the addition of eight (8) RV parking stalls and a fenced pet relief area on the property at 9650 S. 20th St. Specifically, the proposal included five (5) back-in stalls and three (3) pull-through stalls on the northern portion of the property. Each stall was to offer electric, water, and sanitary hookups.

Generally, parking stalls are required to be located to the rear or side of the lot, with consideration given to the physical orientation of the lot itself. In this case, the lot is an irregularly-shaped parcel that was developed with a travel center in the late 1960s. The original building had been setback toward the east side of the property with truck parking on the west until the building was demolished and the site reconfigured in the early 2000s. The proposed location for the RV stalls and dog run included a fuel canopy, convenience store, and car wash constructed between 1990 and 1995, but demolished between 2010 and 2013. With the presence of wetlands and floodplains on the east, southeast, and south, this is the only remaining area of the property that can accommodate additional site build-out. With that information in mind and considering the closest RV stall is at least 25 feet from the west property line, meeting setback requirements, the location of the stalls was approved.

An approximate 5,000 square foot pet relief area was also approved to the north of the proposed RV stalls to be enclosed with a 4-foot-tall black vinyl-coated chain-link fence. The fence was to be sited 25 feet from the west property line, with a gravel strip extending out approximately 2.5 feet for the perimeter.

Landscape plans included shrubs between 18 inches and three (3) feet to screen and soften the north and west sides of the fence. The 3-foot-tall shrubs were to continue south from the pet relief area to the driveway to provide partial screening of the RV stalls. One (1) drift incorporating the same 18-inch shrubs as the pet relief area was proposed at the north drive aisle, and three (3) trees are proposed along the west. An additional six (6) trees are proposed on the north side of the pet relief area.

Staff had also noted the presence of an easement (not City-owned) through the east side of the pet relief area. It was determined that it will be up to the landowner to verify whether the fence and/or landscaping is permitted through the easement area.

Neither the pet relief area nor the RV parking area included new lights, and plans did not include mechanical units or utilities. Any new mechanical units, utility boxes, and transformers must be screened per Code. This has been included in the recommended conditions of approval above. Signs were not included in the approval as details were not provided. All signs will require permits prior to installation.

Since the approval in February of 2024, the Applicant has modified their plans due to construction costs and are seeking approval for these modifications.

The Applicant's modifications to the site plan include:

- The five (5) northern RV spaces were removed, and the three (3) pull-thru spaces were converted into four (4) back-in RV parking spaces.
- The access drive to the north RV spaces was removed since there is now only one (1) row of parking stalls.
- Removed the bioretention area, which is no longer required on the site due to the reduction in impervious area from the previously approved plan.
- The proposed dog park was shifted east.

-
- The dog park dimensions were reduced. The dog park's length was reduced from 200 feet to 70 feet and the maximum width increased from 25 feet to 42.83 feet. The total area of park changed from approximately 5,000 square feet to approximately 3,000 square feet.
 - Total open space provided increased from 4.6 acres (31.9% of the site) to 5.6 acres (39.1%). The minimum open space requirement is 30%.

The Applicant is also proposing modifications to the landscape plan. Those modifications include:

- The landscape buffer along 20th Street was reduced due to a reduction in the limits of disturbance. Since the improvements do not extend as far north along 20th Street as originally proposed, the required number of plantings was reduced from 79 shrubs and three (3) canopy trees to 25 shrubs and one (1) canopy tree.
- The landscape buffer along W. Ryan Road remained unchanged in the number of plantings proposed (99 shrubs, 2 canopy trees and three (3) understory trees), but it did shift south slightly to reflect the proposed limits of disturbance.
- Landscaping and sod areas were revised to remain within the limits of disturbance, which shrunk due to the reduction in the number of parking spaces and the shifting of the dog park to the east.

As noted in the Applicant's narrative, modifications to the grading, erosion control, pre- & post- drainage, and utility plans were required as a result or to accommodate the site plan modifications. City Engineering and Utility Departments have no concerns with any of the proposed modifications.

No other changes to the previously-approved plans are proposed at this time.

Review/Options/Alternatives: The Plan Commission has the discretion to either approve the plans as presented, approve them with specified conditions, or disapprove the proposal. In reviewing the request, the Commission will evaluate it in light of the City's Zoning Ordinance and any other relevant information.

The Plan Commission may only approve or approve with conditions if it is satisfied that the proposed project complies with all applicable provisions of the City's Zoning Ordinance, as well as with all adopted plans and policy documents. Any approval with conditions must specify the necessary actions to bring the application into compliance with the City's Zoning Ordinance and its adopted plans and policy documents.

The Plan Commission has the authority to modify any of the site plan review criteria outlined in Sec. 17.0804(g)(3)(a-j) of the City's Zoning Ordinance. However, such modifications require a 3/4 majority vote of the Commissioners present at the meeting and must include supplemental design elements or improvements to compensate for any modifications to the specific standards.

If the request is not approved, the Plan Commissioners are required to provide the relevant Code Sections upon which the denial is based. This will allow the applicant to revise and resubmit the proposal accordingly.

Respectfully submitted & approved by:



Kristi Laine
Community Development Director

Prepared by:



Todd Roehl
Senior Planner

Attachments:

Location Map

Narrative (4 pages)

Survey, Existing Conditions, & Demolition Plan (2 pages)

Previously Approved Site Plan (2 pages)

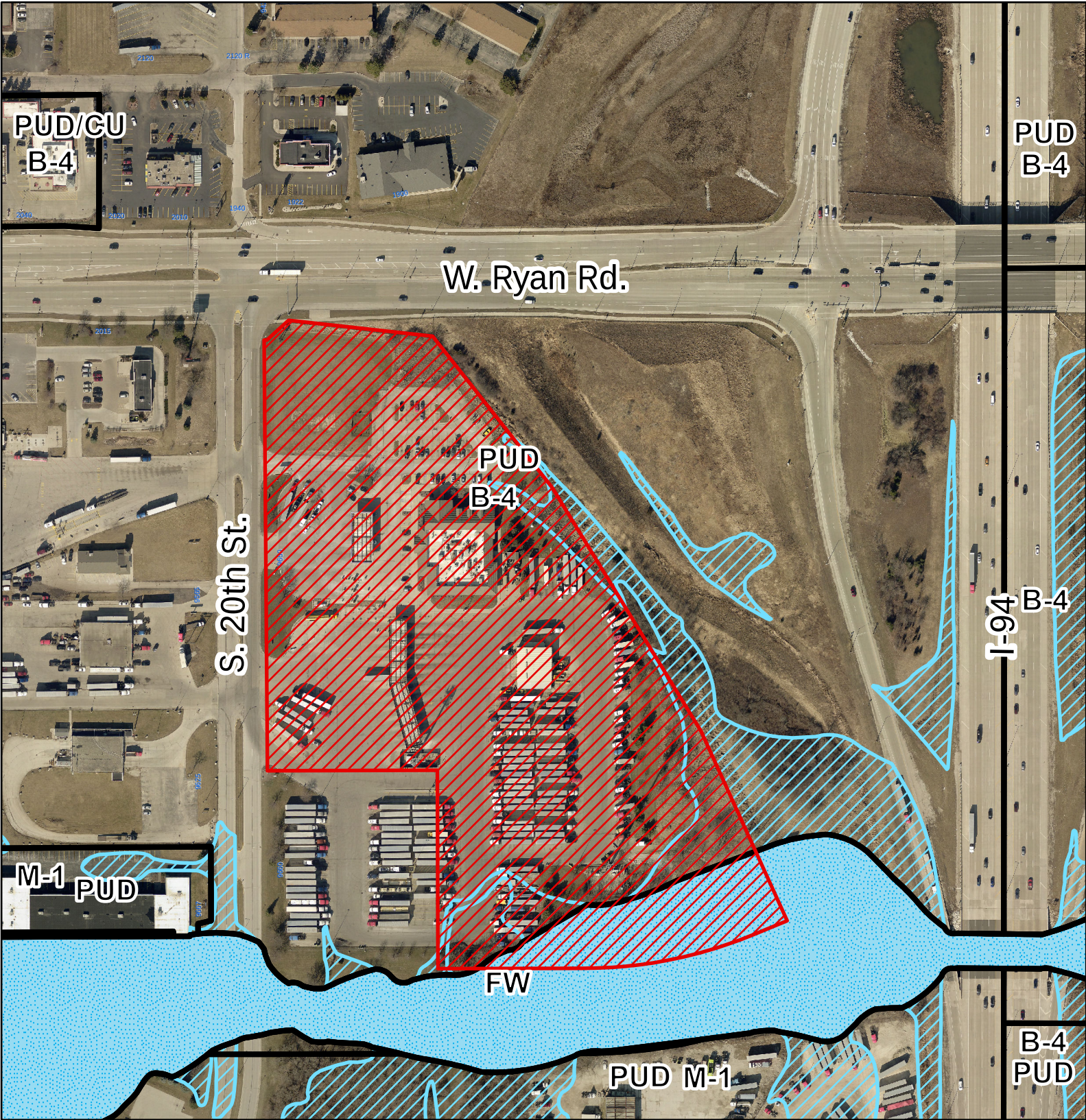
Previously Approved Landscape Plan (1 pages)

Site Plan with Changes (2 pages)

Landscape Plan with Changes (2 pages)

Location Map

9650 S. 20th St.



This map is not a survey of the actual boundary of the property this map depicts

Legend



OAKCREEK
— WISCONSIN —
Community Development

0 0.04 0.08 Miles





Zoning



Official Street Map



Floodway2024



9650 S 20th St



FloodFringe2024

September 10, 2025

Love's Travel Stops & Country Stores
9650 S 20th Street
Oak Creek, WI 53154

Narrative of Plan Revisions – Love's Oak Creek, WI RV Parking Addition

Love's Travel Stops & Country Stores, Inc. received approval to construct eight RV parking stalls and a dog park by the Plan Commission on February 27, 2024. Due to construction costs, Love's now proposes to reduce the scope of their work, as outlined below. Note that this narrative is specific to the sheets that contain revisions from the originally approved plans.

SHEET C2.0 – EXISTING CONDITIONS AND DEMOLITION PLAN

1. The limits of the sawcut line into existing pavement have been expanded to allow more space to grade around the areas of improvement (see below for additional information). The expanded area of pavement replacement is necessary to meet Love's minimum standards for slopes in pavement and maintain positive drainage across the site.
2. The limits of disturbance were reduced in the northwest corner of the site since not as much space will be taken up by the proposed improvements.

SHEET C3.0 – OVERALL SITE PLAN

1. The five northern RV spaces were removed, and the three pull-thru spaces were converted into four back-in RV parking spaces. This reduces the amount of proposed impervious area to below 5,000 SF and bioretention is no longer required on the site.
2. Because the bioretention system is no longer required, the proposed dog park was shifted east to minimize disturbance on site. The dog park dimensions were also reduced to the minimum permitted by Love's standards to further minimize disturbance. The dog park length was reduced from 200 feet to 70 feet, but the maximum width increased from 25 feet to 42.83 feet. The total area of park changed from 5,000 SF to approximately 3,000 SF.
3. The access drive to the north RV spaces was removed since there is now only one row of parking stalls. If the RV stalls prove popular, Love's could look to add additional spaces to the north in future, along with an access road that would ring the back-in stalls.
4. Total open space provided increased from 4.571 acres (31.9% of the site) to 5.601 acres (39.1%). The minimum open space requirement is 30%.

SHEET C3.1 – SITE AND PAVEMENT PLAN

1. The five northern RV spaces were removed, and the three pull-thru spaces were converted into four back-in RV parking spaces. This reduces the amount of proposed impervious area to below 5,000 SF and bioretention is no longer required on the site.
2. Because the bioretention system is no longer required, the proposed dog park was shifted east to minimize disturbance on site. The dog park dimensions were also reduced to the minimum permitted by Love's standards to further minimize disturbance.
3. The access drive to the north RV spaces was removed since there is now only one row of parking stalls.
4. The proposed parking stalls and associated utility pad pavement remains concrete, as was originally

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proposed, but the space between the RV stalls has been converted to grass. This was done to further increase the open space on site.

5. An increased portion of the existing asphalt pavement will be replaced to ensure positive drainage on the site.

SHEET C4.0 – EROSION CONTROL PLAN

1. The five northern RV spaces were removed, and the three pull-thru spaces were converted into four back-in RV parking spaces.
2. The proposed dog park was shifted east and the dimensions were reduced to further minimize disturbance.
3. The access drive to the north RV spaces was removed since there is now only one row of parking stalls. The construction entrance and concrete washout area were shifted to reflect this change.
4. The perimeter erosion and sedimentation controls (silt fence, filter sock, etc.) were adjusted for the new limits of disturbance.
5. The limits of disturbance were reduced in the northwest corner of the site since not as much space will be taken up by the proposed improvements.

SHEET C5.0 – GRADING PLAN

1. The five northern RV spaces were removed, and the three pull-thru spaces were converted into four back-in RV parking spaces.
2. The proposed dog park was shifted east and the dimensions were reduced to further minimize disturbance.
3. The access drive to the north RV spaces was removed since there is now only one row of parking stalls.
4. The limits of disturbance were reduced in the northwest corner of the site since not as much space will be taken up by the proposed improvements.
5. The bioretention area was removed since the proposed impervious area is less than 5,000 SF with the reduction in parking scope of work. The associated storm sewers have also been removed and the grading adjusted so that water from the development area will sheet flow to the existing storm sewer system on the site.
6. The limits of replacement of existing pavement have been expanded to allow more space to grade around the areas of improvement and maintain positive drainage across the site.

SHEET C5.1 – PRE DRAINAGE MAP

1. The limits of disturbance were reduced in the northwest corner of the site since not as much space will be taken up by the proposed improvements. The pre-development conditions note that the developed area was reduced from 0.985 acres (0.064 acres of impervious) to 0.780 acres (0.101 acres of impervious).
2. The limits of replacement of existing pavement have been expanded to allow more space to grade around the areas of improvement and maintain positive drainage across the site.

SHEET C5.2 – POST DRAINAGE MAP

1. The limits of disturbance were reduced in the northwest corner of the site since not as much space will be taken up by the proposed improvements. The post-development conditions note that the developed area was reduced from 0.985 acres (0.458 acres of impervious) to 0.780 acres (0.171 acres of impervious). The increase in impervious area between the originally improved plan and this plan was reduced from 17,162 SF to just 3,068 SF. Because the increased impervious area is less than 5,000 SF, green infrastructure is no longer required by code and the bioretention area has been eliminated.
2. The limits of replacement of existing pavement have been expanded to allow more space to grade around the areas of improvement and maintain positive drainage across the site.
3. The total number of RV parking spaces proposed has been reduced from eight to four and the proposed dog

4. park has been shrunk and shifted east, closer to the edge of pavement. The sidewalk to the dog park has been adjusted accordingly.

SHEET C6.0 – UTILITY PLAN

1. The five northern RV spaces were removed, and the three pull-thru spaces were converted into four back-in RV parking spaces.
2. The proposed dog park was shifted east and the dimensions were reduced to further minimize disturbance.
3. The access drive to the north RV spaces was removed since there is now only one row of parking stalls.
4. The route of the water service line to the individual RV parking stalls as well as the dog park has been adjusted based on the new locations of the improvements, but the connection point to the main has remained unchanged. A 1.5" meter and backflow preventer will be located in an above ground enclosure near the property line and the existing corporation stop will be re-used for service to the RV parking area.
5. Sanitary sewer service to the individual RV parking stalls has been removed, as there are two existing communal RV dumps on the Love's site already.
6. Since the bioretention area is no longer necessary, given the reduction in impervious area, and has been removed, the associated storm sewers have also been eliminated. Water will sheet flow to the existing storm sewer system on site.

SHEET C9.1 – DETAILS

1. The details for the bioretention area, outflow device and sanitary lateral connection have been removed, since they are no longer required for this scope of work.
2. The details for the Love's standard RV Utility Island have been updated to reflect the latest Love's standards.
3. Details for the sanitary bury hydrant and hydrant heat trace (both located in the utility islands) have been added to reflect Love's latest RV parking standards.
4. A detail for the backflow preventer enclosure was added to provide additional guidance to the contractor during construction.

SHEET C9.2 – DETAILS

1. An inlet protection detail for curb inlets has replaced the area inlet protection detail to improve erosion control at the existing storm structures during construction.

SHEET L1.0 – PLANTING PLAN

1. The five northern RV spaces were removed, and the three pull-thru spaces were converted into four back-in RV parking spaces. Sod was added between the RV parking stalls to further increase pervious area on site.
2. The proposed dog park was shifted east and the dimensions were reduced to further minimize disturbance.
3. The access drive to the north RV spaces was removed since there is now only one row of parking stalls.
4. The route of the water service line to the individual RV parking stalls as well as the dog park has been adjusted based on the new locations of the improvements.
5. Sanitary sewer service to the individual RV parking stalls has been removed.
6. Details for the bioretention area have been removed since this is no longer a requirement for the site.
7. The landscape buffer along 20th Street was reduced due to a reduction in the limits of disturbance. Since the improvements do not extend as far north along 20th Street as originally proposed, the required number of plantings was reduced from 79 shrubs and 3 canopy trees to 24 shrubs and 1 canopy tree. 25 shrubs and 1 canopy tree are proposed (a reduction from 79 shrubs and 3 trees).
8. The landscape buffer along W. Ryan Road remained unchanged in the number of plantings proposed (99

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- shrubs, 2 canopy trees and 3 understory trees), but it did shift south slightly to reflect the proposed limits of disturbance.
9. Plantings and sod areas were revised to remain within the limits of disturbance, which shrunk due to the reduction in the number of parking spaces and the shifting of the dog park towards the east.
 10. The Plant Schedule was updated to reflect the latest number of proposed trees, shrubs and sod area.

BOUNDARY & TOPOGRAPHIC SURVEY

ALL THAT CERTAIN REAL ESTATE LOCATED IN PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NUMBER 773, BEING PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, AS RECORDED IN THE OFFICE OF THE REGISTER OF DEED OF MILWAUKEE COUNTY ON DECEMBER 15, 1967, IN REEL 396, IMAGES 256 TO 258 INCLUSIVE, AS DOCUMENT NUMBER 4363729, EXCEPTING THEREFROM THAT PART CONVEYED TO THE CITY OF OAK CREEK FOR PUBLIC STREET PURPOSES ON REEL 2133, 1746, AS DOCUMENT NUMBER 6098715, DESCRIBED AS FOLLOWS; THAT PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 09 MINUTES 12 SECONDS EAST ALONG THE WEST LINE OF SAID QUARTER SECTION, 75.00 FEET TO A POINT; THENCE SOUTH 83 DEGREES 19 MINUTES 12 SECONDS EAST, 50.36 FEET TO THE NORTHWEST CORNER OF CERTIFIED MAP NUMBER 773 AND THE POINT OF BEGINNING OF THE LANDS TO BE DESCRIBED; THENCE CONTINUE SOUTH 83 DEGREES 19 MINUTES 12 SECONDS EAST, 20.00 FEET TO A POINT; THENCE SOUTH 33 DEGREES 38 MINUTES 48 SECONDS WEST, 26.71 FEET TO A POINT; THENCE SOUTH 00 DEGREES 09 MINUTES 12 SECONDS EAST, 15.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 50 MINUTES 48 SECONDS WEST, 5.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 20TH STREET; THENCE NORTH 00 DEGREES 09 MINUTES 12 SECONDS WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 20TH STREET, 39.58 FEET TO THE POINT OF BEGINNING.

SURVEY NOTES:

- 1. SITE BENCHMARK #1 - NE UPPER FLANGE BOLT ON HYDRANT, 61' NW OF THE NW CORNER OF GAS STATION AS SHOWN. ELEVATION=696.67' (NAVDB8)
- SITE BENCHMARK #2 - NE UPPER FLANGE BOLT ON HYDRANT, EAST OF THE CONCRETE WALL OF CELL TOWER COMPOUND AS SHOWN. ELEVATION=695.71' (NAVDB8)
- 2. TAX KEY NUMBER: LOT 1 - 904-9000-00, LOT 2 - 904-9001-000
- 3. THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.
- 4. PROPERTY AREA:
LOT 1 - 623,694 SQUARE FEET (14.318 ACRES)
LOT 2 - 105,000 SQUARE FEET (2.410 ACRES)
TOTAL - 728,694 SQUARE FEET (16.728 ACRES)
- 5. FIELD WORK COMPLETED ON 10-09-2023.
- 6. SURVEY PREPARED FOR: CESO.
- 7. BUILDING TIES & DIMENSIONS SHOWN ARE MEASURED FROM THE OUTSIDE FACE OF THE BUILDING.
- 8. BASIS OF BEARINGS IS TRUE NORTH BASED ON WISCONSIN STATE PLANE COORDINATE SYSTEM, WISCONSIN SOUTH 4803 ZONE.
- 9. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

STATE OF ILLINOIS)
COUNTY OF COOK) SS

WE THE WT GROUP DO HEREBY DECLARE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT WISCONSIN MINIMUM STANDARDS FOR A PROPERTY AND TOPOGRAPHIC SURVEY.

GIVEN UNDER OUR HAND AND SEAL THIS 24TH DAY OF OCTOBER A.D. 2023.
AT HOFFMAN ESTATES, ILLINOIS.

THE WT GROUP, LLC

BRAND 1, MATIC - #S-2833-008 EXPIRES 01/31/2024
WISCONSIN PROFESSIONAL LAND SURVEYOR

LEGEND			
PROPERTY LINE	UTILITY POLE	SOIL BORING	
EASEMENT LINE	TYPICAL SIGN	TELEPHONE MANHOLE	
BUILDING SETBACK	MAILBOX	HANDRAIL	
SECTION LINE	CLOSED MANHOLE	GUARDRAIL	
RECORD DATA	OPEN GRATE MANHOLE	GUY WIRE ANCHOR	
TOP OF (CURB/WALL, ETC.)	REINFORCED MANHOLE	CONTOUR LINE	
SPOT GRADE	GUTTER FRAME MANHOLE	EDGE GRAVEL/STONE	
BOTTOM OF (DRAINAGE, DRAINAGE)	VALVE VAULT	FENCE LINE	
CONCRETE	FIRE HYDRANT	FLARED END SECTION	
EVERGREEN/DECIDUOUS	B-BOX / SERVICE VALVE	STORM SEWER	
WITH 12" R. HOLES	POST LIGHT/GROUND LIGHT	SANITARY SEWER	
SHRUB / SHRUB LINE	AREA LIGHT/POLE	COMBO SEWER	
MONITOR WELL	STREET LIGHT	WATER SERVICE LINE	
GAS VALVE	TRAFFIC SIGNAL	WATER MAIN	
UTILITY MARKINGS	WAST ARM SIGNAL	OVERHEAD LINE	
(cable, elec, fiber)	HANDHOLE (electric/traffic)	FIBER OPTIC LINE	
(el, water, gas)	GAS METER	GAS LINE	
	ELECTRIC METER	U.G. TELCO LINE	
	PEDESTAL (water, elec, cable)	U.G. ELECTRIC LINE	

SEE SHEETS SUR-2 THRU SUR-4 FOR BUILDING DIMENSIONS AND TOPOGRAPHIC FEATURES

WT GROUP
Engineering with Precision, Pace and Passion.
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Engineering • Design • Consulting

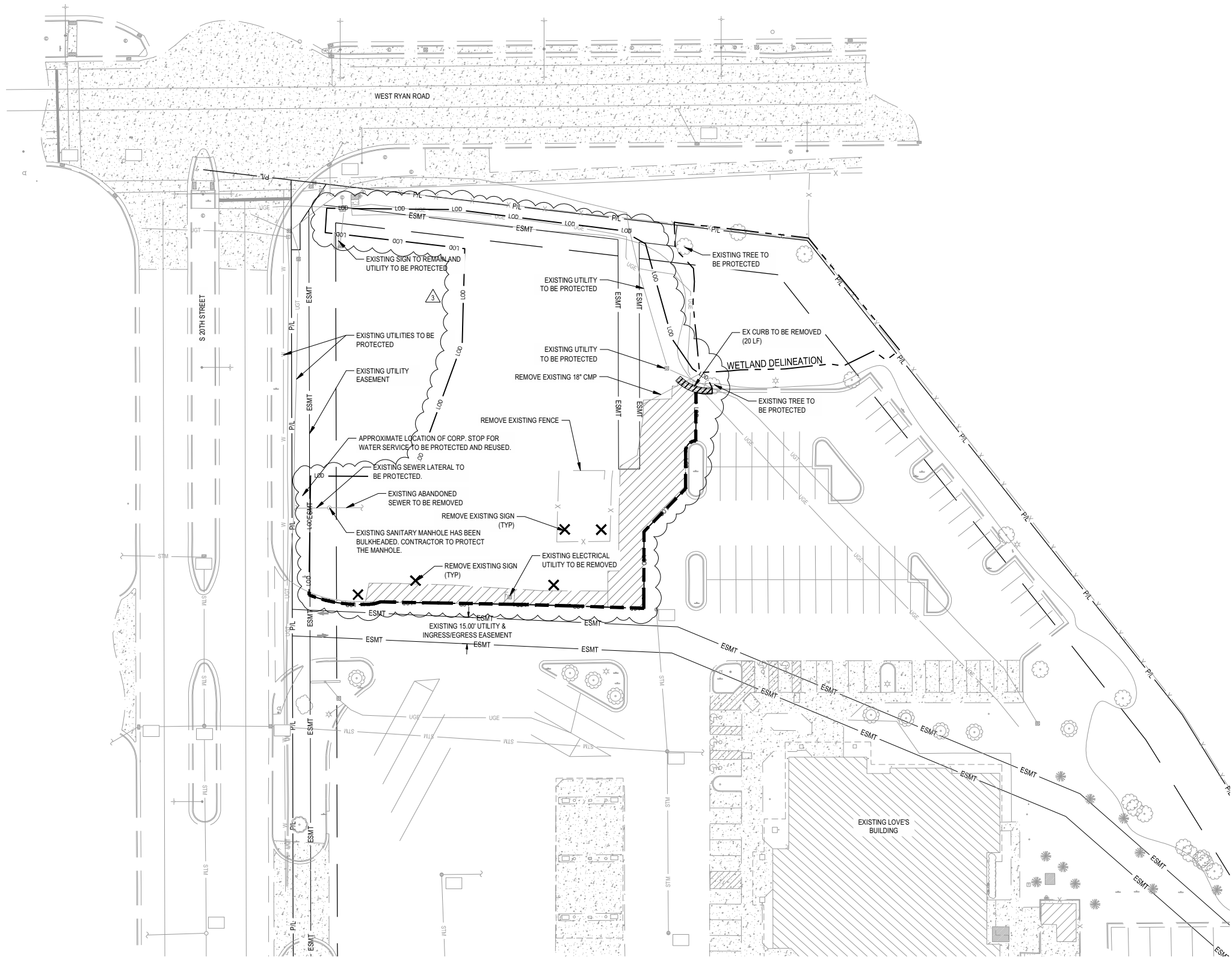
LOVES OAK CREEK
9650 S. 20TH STREET
OAK CREEK, WISCONSIN

ISSUE
TO DATE
CLIENT 10/23/23
CLIENT 10/24/23

CHECK/FIRM
DRAWN/REM
JOB: S2300141

SUR-1
SHEET 1 OF 4
BOUNDARY &
TOPOGRAPHIC SURVEY

C:\DCI\ACD\cesol\Love's Oak Creek\WP\Project Files\CESO\03-CIVIL\PLAN\LOT761774_DEMO.dwg



LEGEND

EXISTING
REFER TO ALTA/NSPS TOPOGRAPHIC SURVEY

PROPOSED

LOD LIMITS OF DISTURBANCE (L.O.D.)

REMOVE PAVEMENT AND CONCRETE MATERIAL

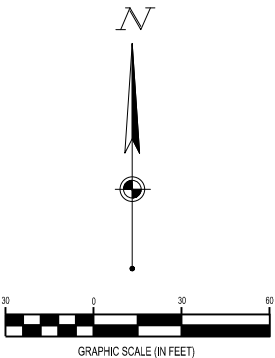
CURB OR CURB AND GUTTER REMOVAL

REMOVE EXISTING SIGN

DEMOLITION LIMITS

SAWCUT LINE

- GENERAL NOTES:**
1. REMOVE ALL SITE FEATURES AS SHOWN ON THE PLAN AND LEGALLY DISPOSE OF OFF SITE.
 2. SAWCUT EXISTING PAVEMENT TO FULL DEPTH, USING CARE TO CUT NEAT, STRAIGHT LINES. CUT AT EXISTING JOINTS WHERE POSSIBLE.
 3. PROTECT EXISTING SITE FEATURES TO REMAIN OUTSIDE CONSTRUCTION LIMITS. REPAIR ANY DAMAGE TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
 4. USE MEANS ACCEPTABLE TO THE JURISDICTION TO CONTROL DUST AT THE SITE. PROVIDE STREET CLEANING WHEN NECESSARY OR AS DIRECTED.
 5. FIELD VERIFY EXISTING LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES. IF EXISTING SYSTEMS LOCATION OR ELEVATION IS FOUND TO BE DIFFERENT FROM THE PLANS, CONTRACTOR IS TO CONTACT THE ENGINEER.
 6. IF FIELD TILES ARE ENCOUNTERED DURING CONSTRUCTION THEY SHALL BE REPAIRED AND/OR TIED INTO A STORM SEWER SYSTEM AS NEEDED TO MAINTAIN POSITIVE DRAINAGE.



CESO
WWW.CESOINC.COM

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Akron, OH 44321
Phone: 330.695.0860 Fax: 888.268.4826



**LOVE'S TRAVEL STOPS &
COUNTRY STORES**

OAK CREEK WI

9650 S 20TH STREET
OAK CREEK, WI 53154

Revisions / Submissions

ID	Description	Date
1	REVISION 1	03/24/2025
2	REVISION 2	04/08/2025
3	ADDENDUM 3	07/31/2025

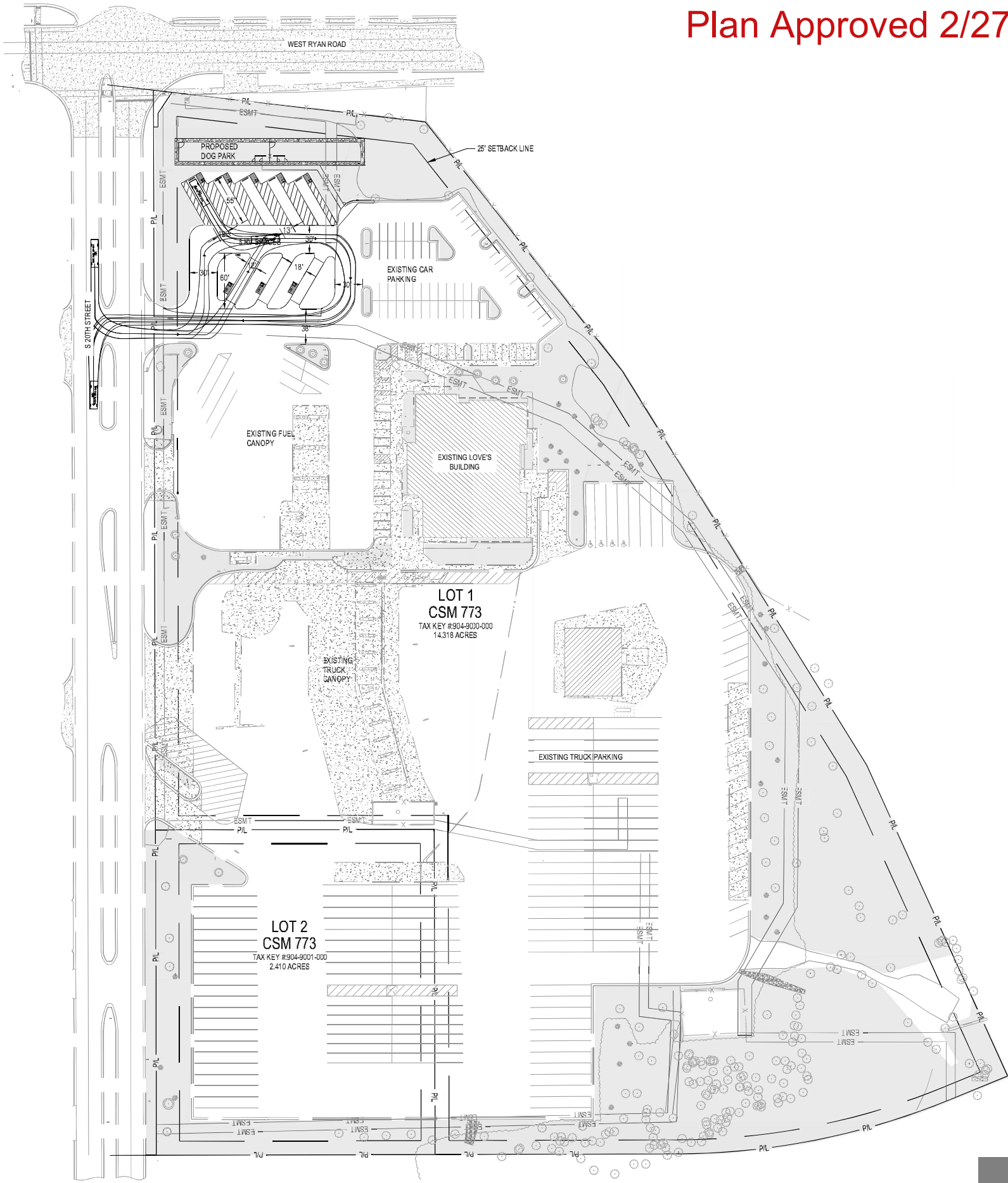
© 2022 CESO, INC.

Project Number: 761774
Scale: 1"=30'
Drawn By: PFD
Checked By: JMS
Date: 08/07/24
Issue: PERMIT SET

Drawing Title:
**EXISTING CONDITIONS
& DEMOLITION PLAN**

C2.0

Plan Approved 2/27/2024



LEGEND

EXISTING

REFER TO ALT/NSPS FOR EXISTING FEATURES LEGEND

PROPOSED

CONCRETE CURB AND GUTTER

PAVEMENT

4" BLACK VINYL COATED CHAIN-LINK FENCE (REF. ARCH. PLANS)

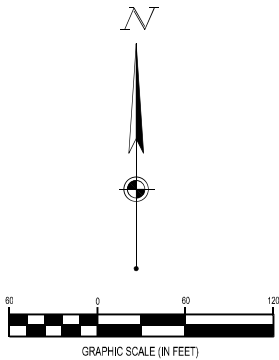
UTILITY EASEMENT

OPEN SPACE

OPEN SPACE ANALYSIS:

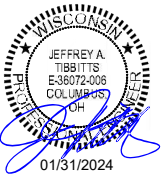
LOT#1 LOT AREA:	14.318 ACRES (623,694 SF)
REQUIRED OPEN SPACE:	4.295 ACRES
PROVIDED OPEN SPACE:	4.571 ACRES

SEVENTY-TWO (72) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: WISCONSIN UTILITIES PROTECTION SERVICE AT 811 OR 800-242-8511 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



CESO
WWW.CESOINC.COM

170 Montrose West Ave., Suite 400
Akron, OH 44321
Phone: 330.695.0900 Fax: 330.208.4826



LOVE'S TRAVEL STOPS &
COUNTRY STORES

OAK CREEK WI

9650 S 20TH STREET
OAK CREEK, WI 53154

Revisions / Submissions

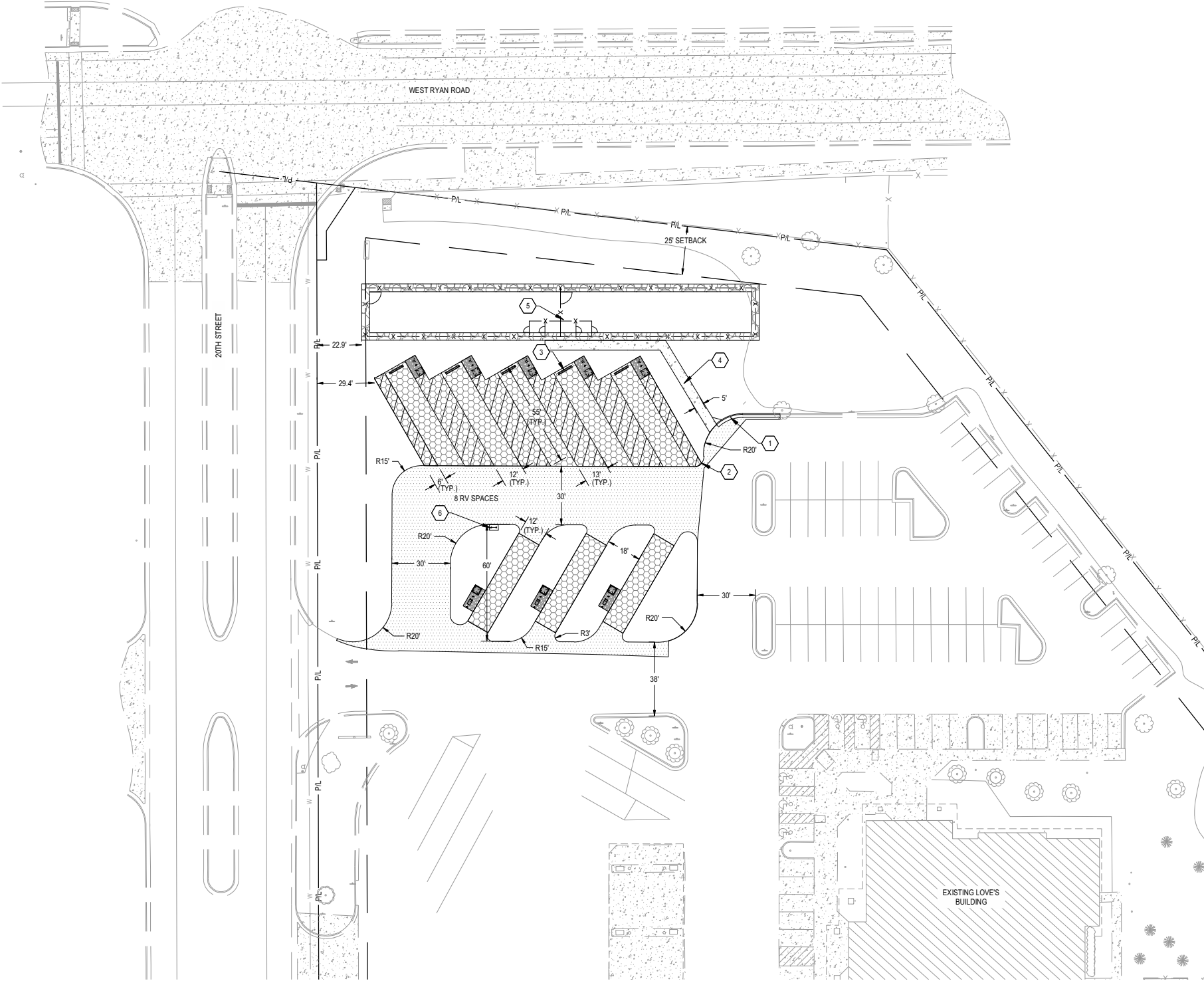
ID	Description	Date
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Project Number:	761774
Scale:	1"=60'
Drawn By:	PFD
Checked By:	JMS
Date:	01/30/24
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
OVERALL SITE PLAN

C3.0

Plan Approved 2/27/2024



LEGEND

EXISTIN

REFER TO ALTA/NSPS TOPOGRAPHIC SURVEY

PROPOS

CONCRETE CURB AND GUTTER

PAVEME

———— X ———— X ———— 4' BLACK VINYL COATED CHAIN-LINK FENCE

XX' S1

ASPHALT

PROPOSED STANDARD DUTY
ASPHALT PAVEMENT

CONCRETE



PROPOSED STANDARD DUTY CONCRETE PAVEMENT

PROPOSED SIDEWALK/
CONCRETE PAVEMENT

NOTE: REFER TO CONSTRUCTION DETAILS

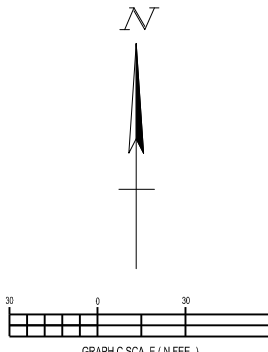
GENERAL NOTE

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL WISDOT STANDARDS. THE CONTRACTOR SHALL OBTAIN FINAL APPROVALS/PERMITTING AND INSPECTION AS NECESSARY PRIOR TO CONSTRUCTION.
2. ALL WET OR OTHERWISE UNSUITABLE SOILS MUST BE STABILIZED PRIOR TO PAVEMENT CONSTRUCTION. REFER TO GEOTECHNICAL REPORT.
3. ALL DIMENSIONS AND COORDINATES REFER TO EDGE OF PAVEMENT AND/OR FACE OF CURB WHERE APPLICABLE.
4. ALL RADI TO BE 5'-0" UNLESS OTHERWISE NOTED.
5. REFER TO CONSTRUCTION DETAILS SHEET FOR PAVEMENT SECTION RECOMMENDATIONS.

CODED NOTE

1. PROPOSED CURB AND GUTTER
2. TAPER CURB HEIGHT FROM 6" TO 0" IN 1'
3. PARKING BLOCK
4. PROPOSED CONCRETE SIDEWALK
5. PROPOSED DOG PARK
6. RV REGISTRATION SIGN

SEVENTY-TWO (72) HOURS
BEFORE DIGGING IS TO
COMMENCE, THE CONTRACTOR
SHALL NOTIFY THE FOLLOWING
AGENCIES: WISCONSIN UTILITIES
PROTECTION SERVICE AT 811 C
800-242-8511 AND ALL OTHER
AGENCIES WHICH MIGHT HAVE
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UTILITIES PROTECTION SERVICE.



LOVE'S TRAVEL STOPS & COUNTRY STORES

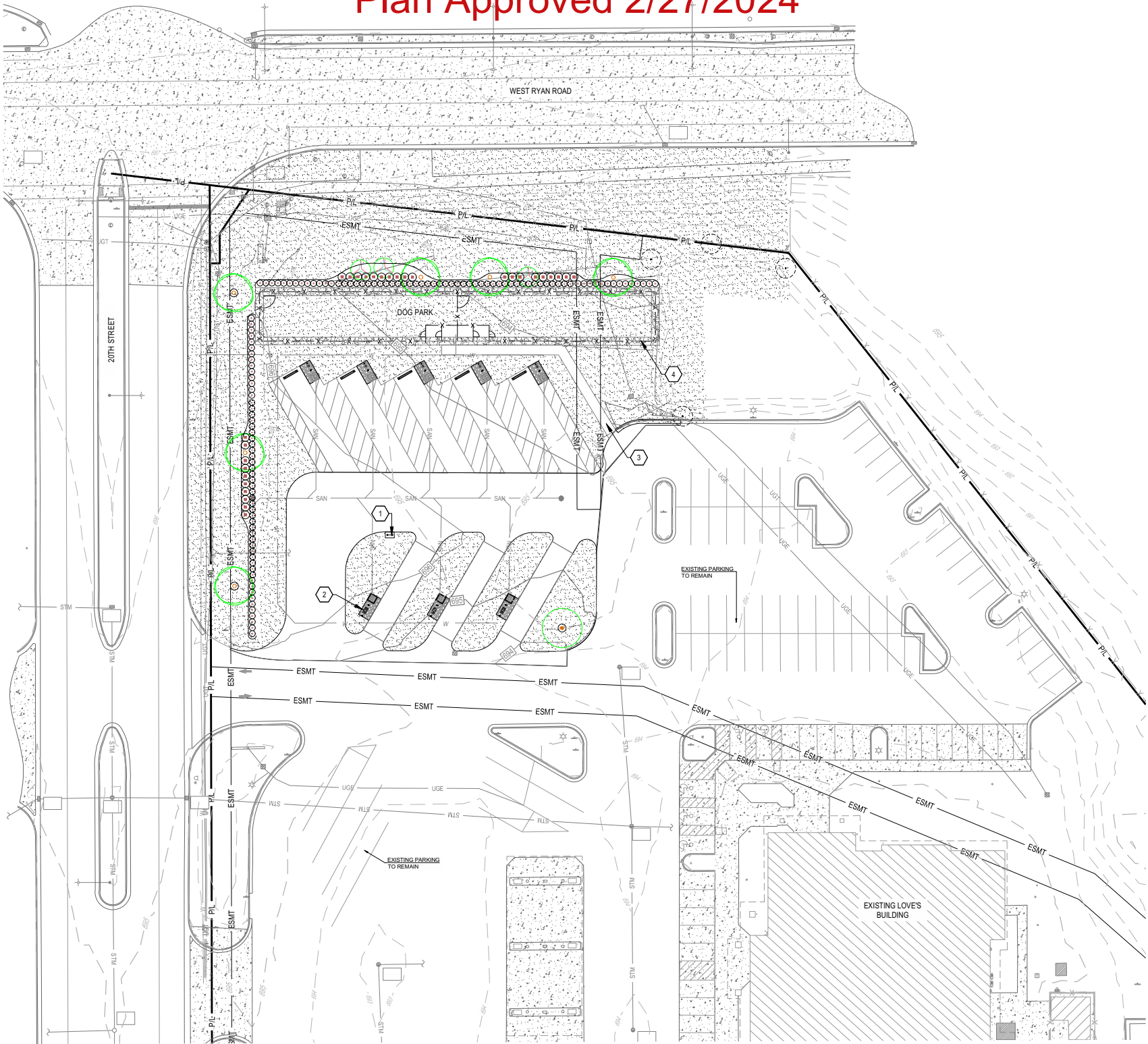
OAK CREEK W
650 S 20TH STREET
S 20TH STREET, W

Revisions / Submissions		
ID	Description	Date
Project Number:		761774
Scale:		1" = 30'
Drawn By:		PDF
Checked By:		JMS
Date:		01/30/24
Issue: NOT FOR CONSTRUCTION		

Drawing Title:
**SITE AND PAVEMENT
PLAN**

C3.1

Plan Approved 2/27/2024



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT / SPR	SPACING
TREES					
	6	GLEDITSIA TRIACANTHOS F. INERMIS / THORNLESS HONEY LOCUST	2" CAL	8-10' HT	AS SHOWN
	3	PICEA PUNGENS GLAUCA 'FAT ALBERT' / FAT ALBERT COLORADO BLUE SPRUCE	---	6' HT	AS SHOWN
	1	QUERCUS COCCINEA / SCARLET OAK	2" CAL	8-10' HT	AS SHOWN
SHRUBS					
	70	BUXUS MICROPHYLLA JAPONICA / JAPANESE BOXWOOD	---	3' HT	3'-0" OC
	29	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	---	18" HT	4'-0" OC
	51	TAXUS X MEDIA 'TAUNTonii' / TAUNTON'S ANGLO-JAPANESE YEW	---	3' HT	3'-0" OC

GROUND COVERS

	39,975 SF	POA PRATENSIS / KENTUCKY BLUEGRASS	SOD	SEE TREE PROTECTION & DEMOLITION PLANS
	EXISTING TREES TO REMAIN/REMOVE CONTRACTOR TO PROTECT WITHIN DRIP LINES			

LANDSCAPE REQUIREMENTS

PARKING LOT PERIMETER BUFFER

SHRUB: 1 3'-5' TALL SHRUB EVERY 3 LF
TREE: ASSUMED 1 CANOPY TREE EVERY 75 LF

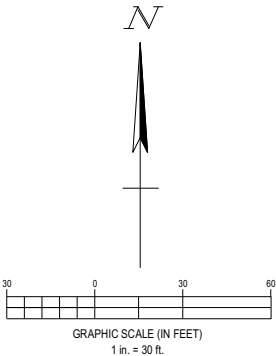
WEST RYAN ROAD (295 LF)	
REQUIRED SHRUBS:	99
PROPOSED SHRUBS:	??
REQUIRED CANOPY TREES:	4
PROPOSED CANOPY TREES:	2 CANOPY, 3 UNDERSTORY TREES FOR VISIBILITY OF EXISTING SIGN
20TH STREET (236 LF)	
REQUIRED SHRUBS:	79
PROPOSED SHRUBS:	??
REQUIRED CANOPY TREES:	3
PROPOSED CANOPY TREES:	3

LEGEND

	PL	LOT LINE
	ESMT	EASEMENT LINE
	STM	STORM DRAIN
	SAN	SANITARY SEWER
	W	WATER LINE
	G	GAS LINE
	UGE	UNDERGROUND ELECTRIC LINE
		SOD LIMIT
		MAJOR EXISTING CONTOUR
		MINOR EXISTING CONTOUR
		MAJOR ENGINEERED CONTOUR
		MINOR ENGINEERED CONTOUR

CODED NOTES:

- RV KIOSK
- RV'S HOOK UP STATION
- CONCRETE SIDEWALK
- FENCE AND GRAVEL AROUND DOG PARK



SEVENTY-TWO (72) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: WISCONSIN UTILITIES PROTECTION SERVICE AT 811 OR 800-242-8511 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



175 Montrose West Ave., Suite 400
Akron, OH 44321
Phone: 330.695.0960 Fax: 888.208.4826

LOVE'S



LOVE'S TRAVEL STOPS & COUNTRY STORES

OAK CREEK WI

9650 S 20TH STREET
OAK CREEK, WI 53154

Revisions / Submissions

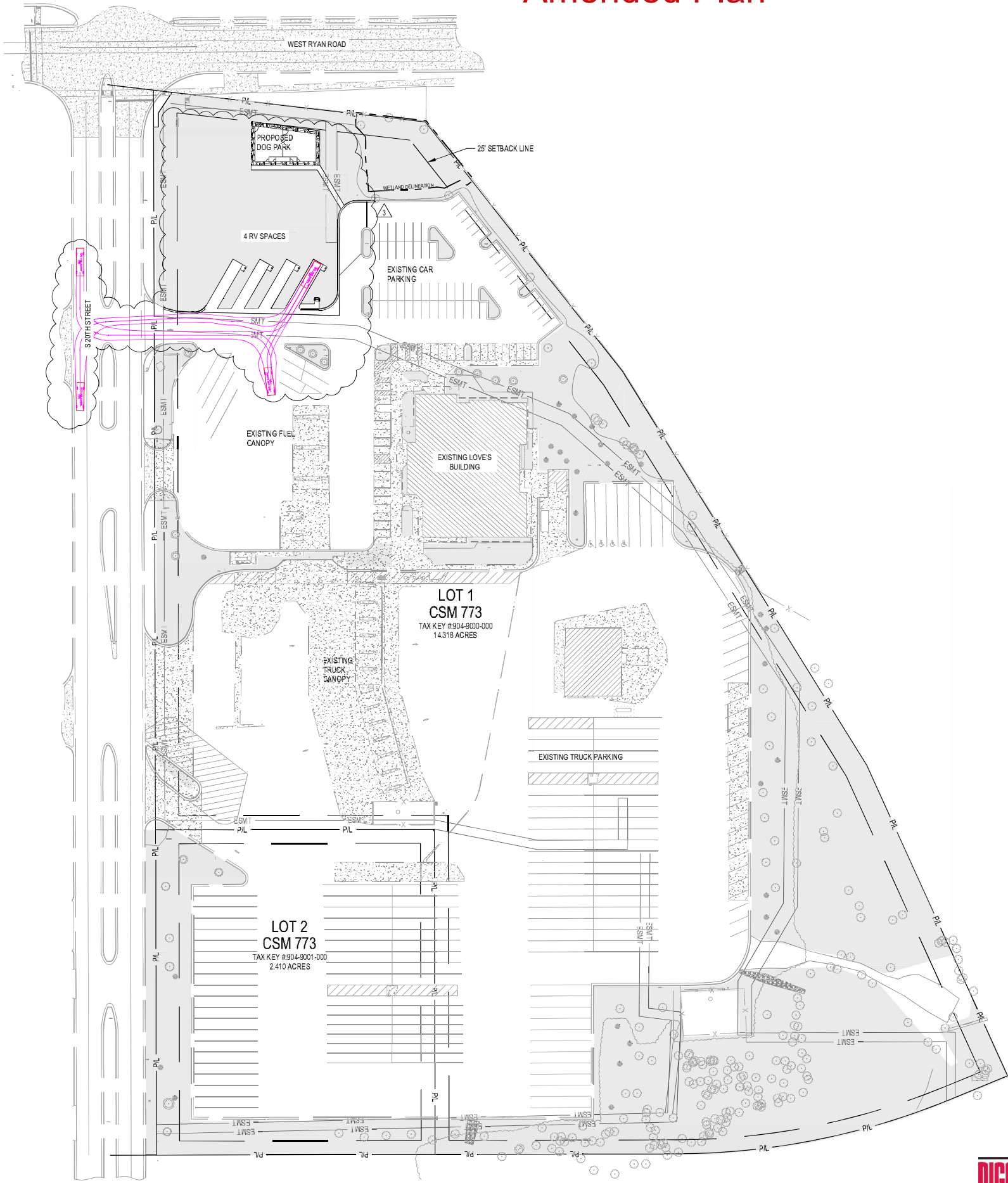
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Project Number: 761774
Scale: 1"=30'
Drawn By: PS
Checked By: EAB
Date: 01/09/2024
Issue: NOT FOR CONSTRUCTION

Drawing Title:
PLANTING PLAN

L1.0

Amended Plan



LEGEND

EXISTING

REFER TO ALT/NSPS FOR EXISTING FEATURES LEGEND

PROPOSED

CONCRETE CURB AND GUTTER

4' BLACK VINYL COATED CHAIN-LINK FENCE (REF. ARCH. PLANS)

UTILITY EASEMENT

OPEN SPACE

OPEN SPACE ANALYSIS:

LOT#1 LOT AREA:	14.318 ACRES (623,694 SF)
REQUIRED OPEN SPACE:	4.295 ACRES
PROVIDED OPEN SPACE:	5.601 ACRES

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Revisions / Submissions		
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2	REVISION 2	04/08/2025
3	ADDENDUM 3	07/31/2025

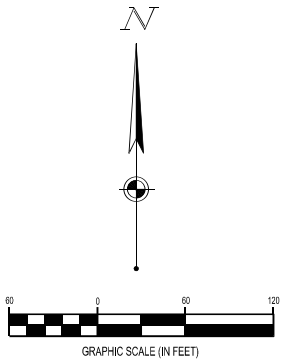
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Drawn By: PFD
Checked By: JMS
Date: 08/07/24
Issue: PERMIT SET

Drawing Title:
OVERALL SITE PLAN

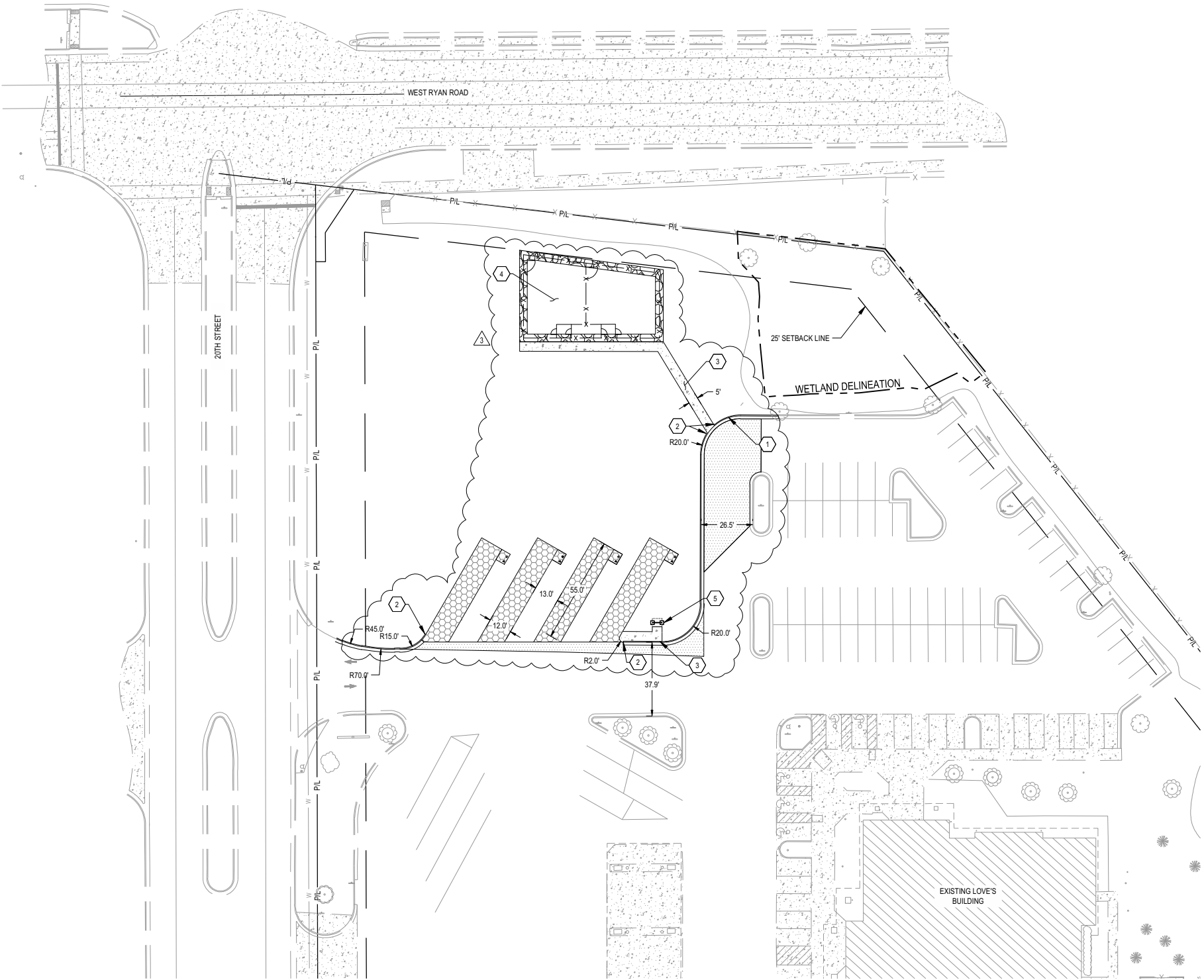
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Amended Plan



- LEGEND
- EXISTING
- REFER TO ALTA/NSPS TOPOGRAPHIC SURVEY
- PROPOSED
- CONCRETE CURB AND GUTTER
- 4" BLACK VINYL COATED CHAIN-LINK FENCE
- SETBACK

- ASPHALT
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- CONCRETE
- PROPOSED STANDARD DUTY CONCRETE PAVEMENT
- PROPOSED SIDEWALK/ CONCRETE PAVEMENT
- NOTE: REFER TO CONSTRUCTION DETAILS

- GENERAL NOTES:
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL WISDOT STANDARDS. THE CONTRACTOR SHALL OBTAIN FINAL APPROVALS/PERMITTING AND INSPECTION AS NECESSARY PRIOR TO CONSTRUCTION.
 - ALL WET OR OTHERWISE UNSUITABLE SOILS MUST BE STABILIZED PRIOR TO PAVEMENT CONSTRUCTION.
 - ALL DIMENSIONS AND COORDINATES REFER TO EDGE OF PAVEMENT AND/OR FACE OF CURB WHERE APPLICABLE.
 - REFER TO CONSTRUCTION DETAILS SHEET FOR PAVEMENT SECTION RECOMMENDATIONS.

- CODED NOTES:
- PROPOSED CURB AND GUTTER
 - TAPER CURB HEIGHT FROM 6" TO 0" IN 4'
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED DOG PARK
 - RV REGISTRATION SIGN



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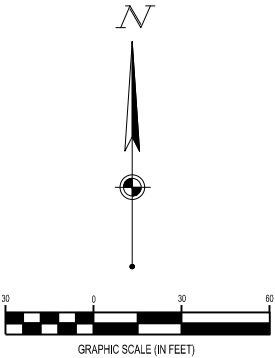
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Scale: 1" = 30'
Drawn By: PFD
Checked By: JMS
Date: 08/07/24
Issue: PERMIT SET

Drawing Title:
**SITE AND PAVEMENT
PLAN**

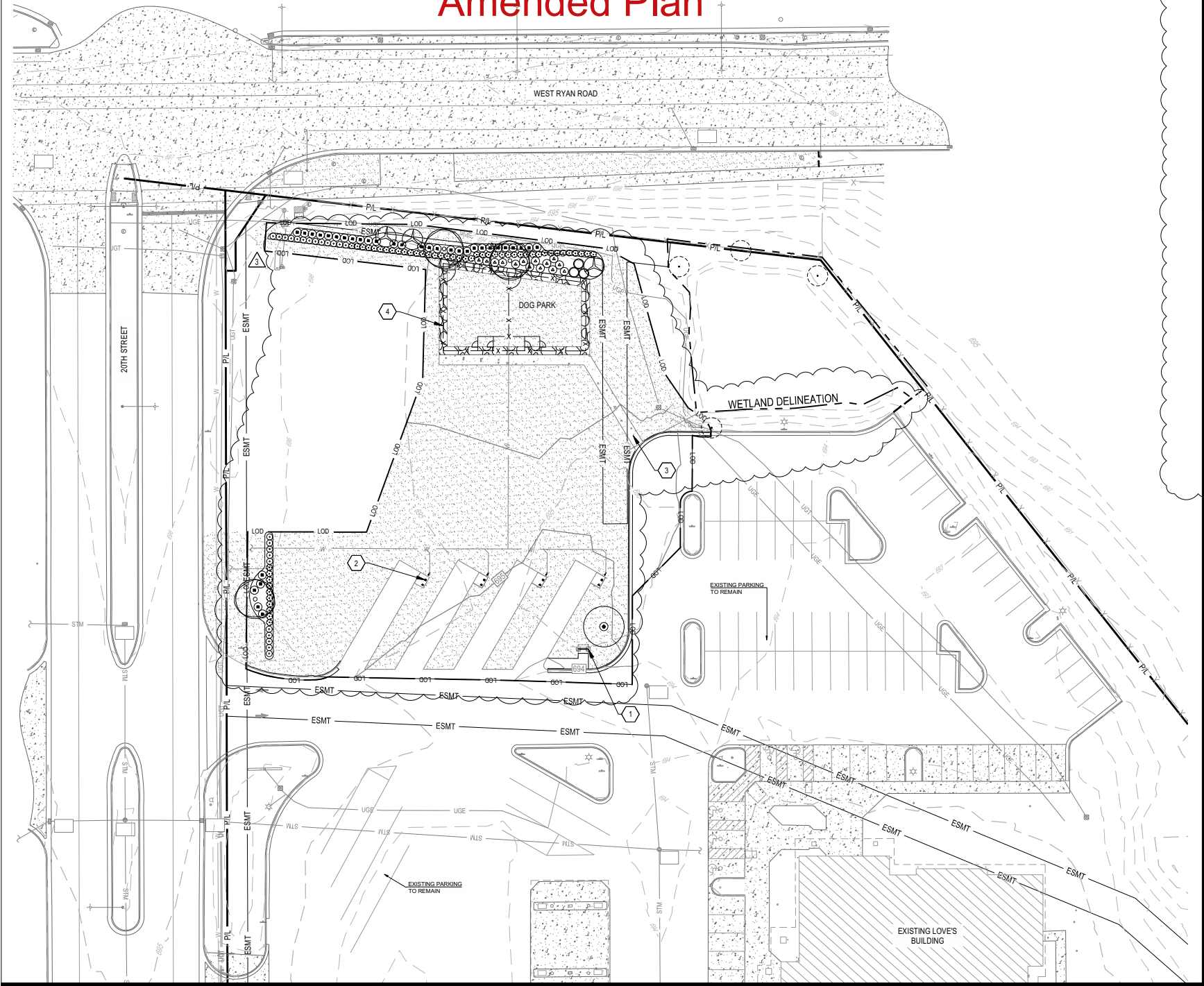
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Amended Plan



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT / SPR	SPACING
TREES					
	3	GLEDITSIA TRIACANTHOS F. INERMIS / THORNLESS HONEY LOCUST	2" CAL	8-10' HT	AS SHOWN
	3	PICEA PUNGENS GLAUCA 'FAT ALBERT' / FAT ALBERT COLORADO BLUE SPRUCE	---	6' HT	AS SHOWN
	1	QUERCUS COCCINEA / SCARLET OAK	2" CAL	8-10' HT	AS SHOWN
SHRUBS					
	51	BUXUS MICROPHYLLA JAPONICA / JAPANESE BOXWOOD	---	30" HT	3'-0" OC
	3	HAMAMELIS VIRGINIANA / COMMON WITCH HAZEL	---	24" HT	5'-0" OC
	14	ILEX VERTICILLATA / WINTERBERRY	---	24" HT	4'-0" OC
	33	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	---	18" HT	4'-0" OC
	23	TAXUS X MEDIA 'TAUNTONII' / TAUNTON'S ANGLO-JAPANESE YEW	---	36" HT	3'-0" OC

GROUND COVERS

	28,522 SF	POA PRATENSIS / KENTUCKY BLUEGRASS	SOD
		EXISTING TREES TO REMAIN/REMOVE	SEE TREE PROTECTION & DEMOLITION PLANS
MULCH			
- ALL PLANT BEDS SHALL CONTAIN A 4" LAYER OF PINE NEEDLE MULCH - CONTRACTOR TO PLACE 4" DIAMETER MULCH RING AROUND ALL TREES IN LAWN - ALL ANNUAL BEDS SHALL CONTAIN A 2" MIN. LAYER OF SOIL CONDITIONER (FINELY SHREDDED HARDWOODS WITH ORGANICS)			

LANDSCAPE REQUIREMENTS

PARKING LOT PERIMETER BUFFER

SHRUB: 1 3'-8" TALL SHRUB EVERY 3 LF
TREE: ASSUMED 1 CANOPY TREE EVERY 75 LF

WEST RYAN ROAD (295 LF)	
REQUIRED SHRUBS:	99
PROPOSED SHRUBS:	99
REQUIRED CANOPY TREES:	4
PROPOSED CANOPY TREES:	2 CANOPY, 3 UNDERSTORY TREES FOR VISIBILITY OF EXISTING SIGN

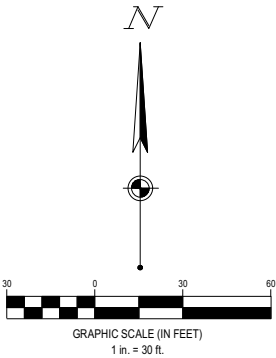
20TH STREET (71 LF)	
REQUIRED SHRUBS:	24
PROPOSED SHRUBS:	25
REQUIRED CANOPY TREES:	1
PROPOSED CANOPY TREES:	1

LEGEND

	P/L	LOT LINE
	ESMT	EASEMENT LINE
	STM	STORM DRAIN
	SAN	SANITARY SEWER
	W	WATER LINE
	G	GAS LINE
	UGE	UNDERGROUND ELECTRIC LINE
	60'	MAJOR EXISTING CONTOUR
	65'	MINOR EXISTING CONTOUR
		MAJOR ENGINEERED CONTOUR
		MINOR ENGINEERED CONTOUR

CODED NOTES:

- RV KIOSK
- RV'S HOOK UP STATION
- CONCRETE SIDEWALK
- FENCE AND GRAVEL AROUND DOG PARK



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3	ADDENDUM 3	07/31/2025

Project Number: 761774

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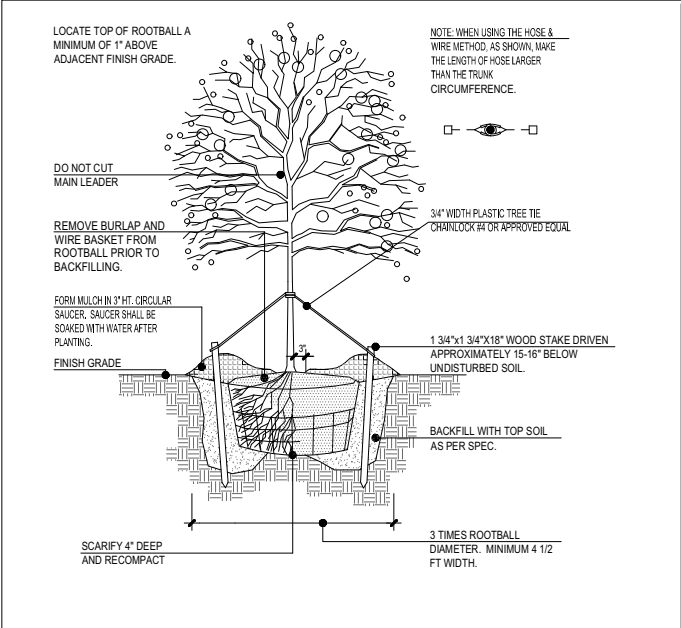
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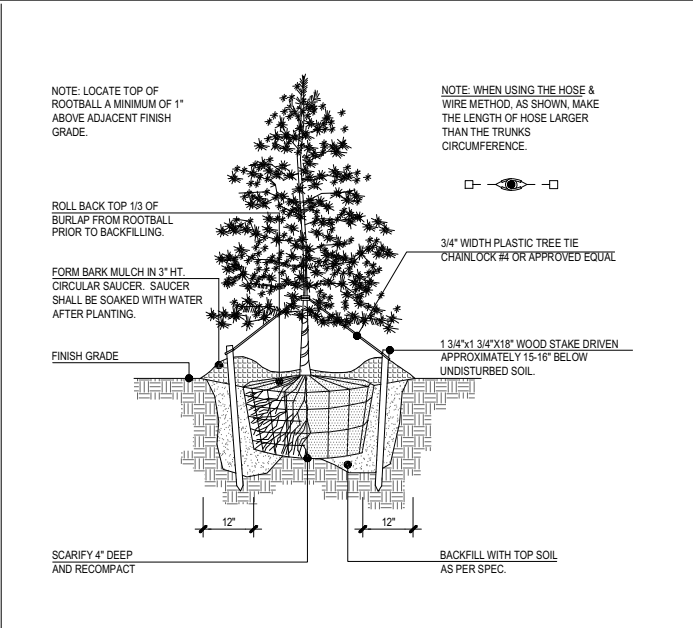
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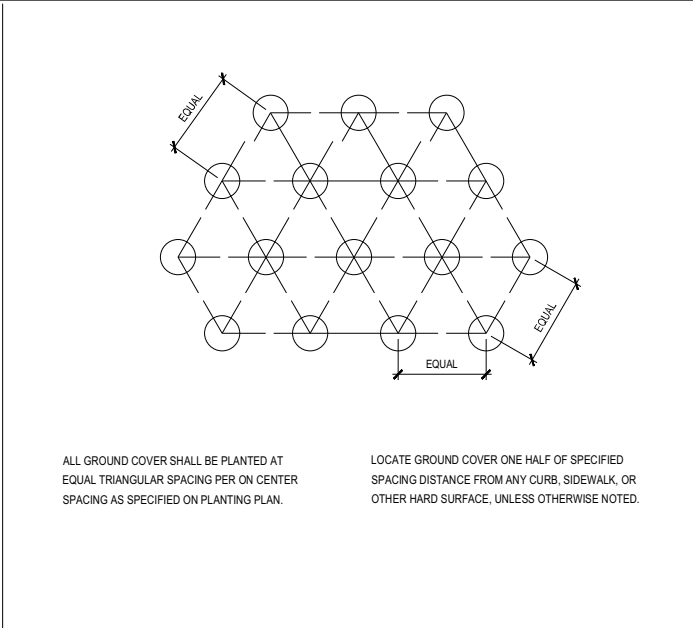
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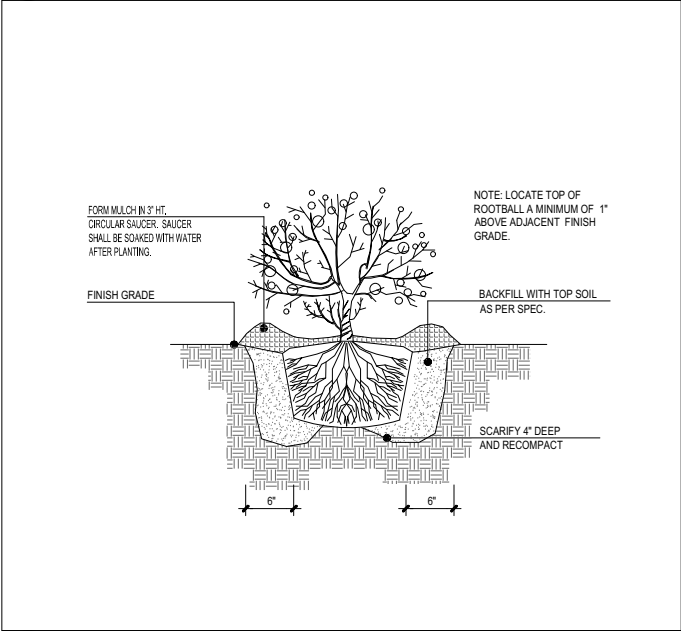
1 DECIDUOUS TREE STAKING N.T.S.



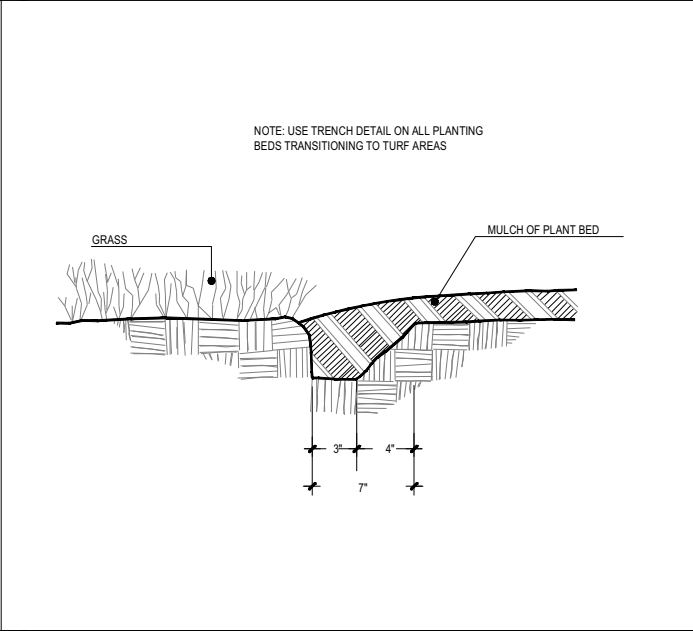
2 EVERGREEN TREE STAKING N.T.S.



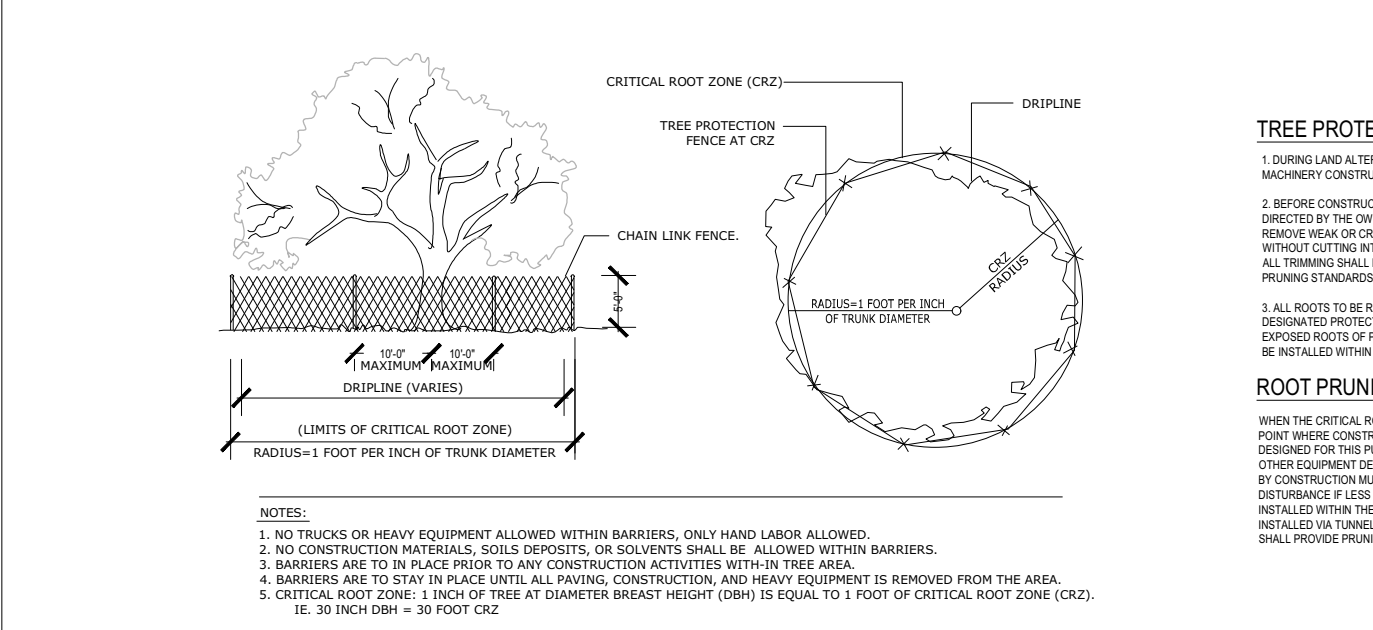
3 GROUND COVER SPACING N.T.S.



4 EVERGREEN / DECIDUOUS SHRUB N.T.S.



5 TRENCH EDGING N.T.S.



6 TYP. TREE PROTECTION N.T.S.

TREE PROTECTION NOTES

- DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, DO NOT PLACE SOIL DEPOSITS, DEBRIS SOLVENTS, MACHINERY CONSTRUCTION MATERIAL OF ANY KIND WITHIN THE DRIP LINE OF A TREE TO REMAIN.
- BEFORE CONSTRUCTION STARTS ALL PROTECTED TREES SHALL BE PRUNED AS FOLLOWS UNLESS OTHERWISE DIRECTED BY THE OWNER OR HIS REPRESENTATIVE. REMOVE ANY DEAD OR DISEASED TRUNKS OR BRANCHES, AND REMOVE WEAK OR CROSSED BRANCHES. ALL CUTS SHALL BE MADE SUFFICIENTLY CLOSE TO THE TRUNK OR PARENT LIMB, WITHOUT CUTTING INTO THE BRANCH COLLAR OR LEAVING A PROTRUDING STUB. SO THAT CLOSURE CAN READILY START. ALL TRIMMING SHALL BE DONE BY A QUALIFIED TREE SURGEON. PRUNING SHALL BE IN ACCORDANCE WITH ANSI A-300 PRUNING STANDARDS.
- ALL ROOTS TO BE REMOVED DURING THE SITE CLEARING SHALL BE SEVERED CLEAN AT THE PERIMETER OF THE DESIGNATED PROTECTED RADIUS. A 3" LAYER OF MULCH SHALL BE IMMEDIATELY APPLIED OVER THE SURFACE OF EXPOSED ROOTS OF PROTECTED TREES. A SOIL AUGER WILL BE USED TO BORE UNDER ROOT SYSTEMS UTILITIES ARE TO BE INSTALLED WITHIN 10' OF A PROTECTED TREE.

ROOT PRUNING NOTE:

WHEN THE CRITICAL ROOT ZONE WILL BE DISTURBED, AFFECTED ROOTS MUST BE SEVERED BY CLEAN PRUNING CUTS AT THE POINT WHERE CONSTRUCTION IMPACTS THE ROOTS. ROOTS CAN BE PRUNED BY UTILIZING TRENCHING EQUIPMENT DESIGNED FOR THIS PURPOSE OR BY HAND DIGGING A TRENCH AND PRUNING ROOTS WITH A PRUNING SAW, CHAIN SAW OR OTHER EQUIPMENT DESIGNED FOR TREE PRUNING. ROOTS LOCATED WITHIN A CRITICAL ROOT ZONE THAT WILL BE IMPACTED BY CONSTRUCTION MUST BE PRUNED TO A DEPTH OF 18 INCHES BELOW THE EXISTING GRADE OR TO THE DEPTH OF DISTURBANCE IF LESS THAN 18 INCHES FROM THE EXISTING GRADE. WHEN UNDERGROUND UTILITY LINES ARE TO BE INSTALLED WITHIN THE CRITICAL ROOT ZONE, THE ROOT PRUNING REQUIREMENTS MAY BE WAIVED IF THE LINES ARE INSTALLED VIA TUNNELING OR DIRECTIONAL BORING AS OPPOSED TO OPEN TRENCHING. A LICENSED CERTIFIED ARBORIST SHALL PROVIDE PRUNING.

GENERAL NOTES: LANDSCAPE PLAN

- CONTRACTOR TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY LOCATE SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
- SITE CONDITIONS BASED UPON SURVEY PROVIDED BY OWNER. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
- REFER TO SITE CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS AND COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWING AS NEEDED.
- REESTABLISH EXISTING TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING, INCLUDING AREAS IN RIGHT-OF-WAY, TO MATCH EXISTING SPECIES.
- CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
- CONTRACTOR TO FINE GRADE AND ROCK-HOUND ALL TURF AREAS PRIOR TO SEEDING, TO PROVIDE A SMOOTH AND CONTINUAL SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) & EXTRANEIOUS MATERIAL OR DEBRIS.
- REMOVE EXISTING WEEDS FROM PROJECT SITE PRIOR TO THE ADDITION OF ORGANIC AMENDMENTS AND FERTILIZER. APPLY AMENDMENTS AND FERTILIZER AS NEEDED.
- QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER LABELED ON THE PLANT LEGEND AND THE QUANTITY OF GRAPHIC SYMBOLS SHOWN, THE GREATER QUANTITY SHALL GOVERN.
- COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
- ALL SIZES AND QUALITY OF PLANT MATERIAL SHALL MEET THE MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014). THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL IN SIZE AS INDICATED IN THE PLANT SCHEDULE UNLESS OTHERWISE SPECIFIED ON THE PLAN SET. ALL PLANTS THAT DO NOT MEET THE SIZE AND SPECIFICATIONS SET FORTH BY THE AMERICAN STANDARD FOR NURSERY STOCK WILL BE REJECTED BY LANDSCAPE ARCHITECT AT NO COST TO OWNER.
- ONCE PROJECT IS AWARDED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PLANT MATERIAL IN THE SIZE SPECIFIED ON PLAN PRIOR TO INSTALLATION. IN THE EVENT THE PLANT MATERIAL IS NOT AVAILABLE IN THE SIZE SPECIFIED, THE CONTRACTOR SHALL INSTALL LARGER AT NO COST TO OWNER.
- THE LANDSCAPE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AND REPLACED BY CONTRACTOR AT NO COST TO THE OWNER.
- PRIOR TO MOBILIZATION THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT, IN WRITING, IF HE/SHE BELIEVES ANY OF THE PLANT MATERIAL IDENTIFIED ON THE PLAN MAY NOT BE SUITABLE FOR THE SITE OR MAY DIE. SUBSTITUTION REQUESTS WILL BE GRANTED BY THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. IF NOTIFICATION IS NOT GIVEN TO THE LANDSCAPE ARCHITECT ALL PLANTING WHICH FAILS TO GROW (EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE AS DETERMINED BY THE OWNER, NEGLIGENCE, OR VANDALISM) SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY LANDSCAPE ARCHITECT TO ADJUST TREE LOCATIONS.
- ALL PLANT MASSES TO BE TOP DRESSED WITH MULCH AS SPECIFIED IN PLANT SCHEDULE. SPREAD UNIFORMLY IN DEPTH OVER THE PLANTING BEDS AS DELINEATED ON THE PLANS UNLESS OTHERWISE NOTED.
- BED EDGE TO BE NO LESS THAN 12" AND NO MORE THAN 18" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING. WHERE GROUND-COVER OCCURS, PLANT TO LIMITS OF AREA AS SHOWN.
- ALL PLANTS SHALL BE GUARANTEED FOR 1 YEAR AFTER SUBSTANTIAL COMPLETION OCCURS AND FINAL ACCEPTANCE BY OWNER.
- LANDSCAPE MAINTENANCE PERIOD BEGINS IMMEDIATELY AFTER THE COMPLETION OF ALL PLANTING OPERATIONS AND WRITTEN ACCEPTANCE FROM THE OWNER AND LANDSCAPE ARCHITECT. MAINTAIN TREES, SHRUBS, LAWNS, AND OTHER PLANTS AS PER THE PROJECT MANUAL AND/OR WRITTEN SPECIFICATIONS, IF APPLICABLE. LANDSCAPE MAINTENANCE IS THE LANDSCAPING CONTRACTORS RESPONSIBILITY UNTIL FINAL ACCEPTANCE BY THE OWNER.
- ALL LANDSCAPE MAINTENANCE SHALL BE IN ACCORDANCE WITH LOCAL GOVERNING STANDARDS.
- REFER TO PROJECT MANUAL OR WRITTEN SPECIFICATIONS, IF AVAILABLE, FOR ADDITIONAL REQUIREMENTS.

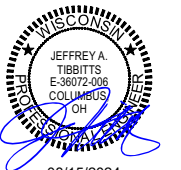
SOIL PLANTING MIXTURE (MIX ONSITE)

- THE LANDSCAPE CONTRACTOR SHALL FURNISH FROM THEIR SOURCE A GOOD CLEAN, NATIVE SOIL WHICH SHALL MEET THE APPROVAL OF THE OWNER'S REPRESENTATIVE. THIS SOIL SHALL BE USED FOR THE PLANTING MIXTURE AS FOLLOWS:
 - ONE PART COMPOST/MANURE PLANTING MIX, TOPSOIL OR APPROVED EQUAL
 - ONE PART NATIVE SOIL
- SOILS WITHIN PLANTING AREAS MUST BE SUITABLE FOR PROPOSED PLANTED MATERIAL & SOD WITH REGARD TO: pH, SOIL TEXTURE, SOIL STRUCTURE, AND SEASONAL HIGH WATER TABLE. THE CONTRACTOR SHALL ANALYZE EXISTING SOILS LOCATED IN PROXIMITY TO PROPOSED PLANT MATERIAL AND BE RESPONSIBLE TO AMEND THE SOIL TO OBTAIN ESSENTIAL REQUIREMENTS NECESSARY FOR THE ESTABLISHMENT AND GROWTH OF PLANT LIFE. LANDSCAPE CONTRACTOR TO PROVIDE SOILS REPORT AND APPROPRIATE RECOMMENDATIONS PRIOR TO INSTALLATION TO OWNER'S REPRESENTATIVE FOR REVIEW. FAILURE TO PROVIDE REPORT MAY RESULT IN PLANT MATERIAL BEING REJECTED BY OWNER'S REPRESENTATIVE AND REPLACED AT NO COST TO OWNER.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING PRIOR TO PLANTING. WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, POOR PLANTING SOIL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS.



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Revisions / Submissions

ID	Description	Date
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Project Number: 761774
Scale: AS SHOWN
Drawn By: ABS
Checked By: EAB
Date: 08/07/2024
Issue: NOT FOR CONSTRUCTION

Drawing Title:
PLANTING DETAILS
AND NOTES

L 2.0