



CREATE THE VISION TELL THE STORY

jsdinc.com

MILWAUKEE REGIONAL OFFICE  
W238 N1610 BUSSE ROAD, SUITE 100  
WALKESHA, WISCONSIN 53188  
P. 262.513.0666

CLIENT:  
**WALTER BUILDINGS**

CLIENT ADDRESS:  
**N5876 US HIGHWAY 12, SUITE B  
ELKHORN, WI 53121**

PROJECT:  
**COMMERCIAL BUILDING**

PROJECT LOCATION:  
**2 MILE RD/HWY 41  
FRANKSVILLE, RACINE COUNTY  
WI**

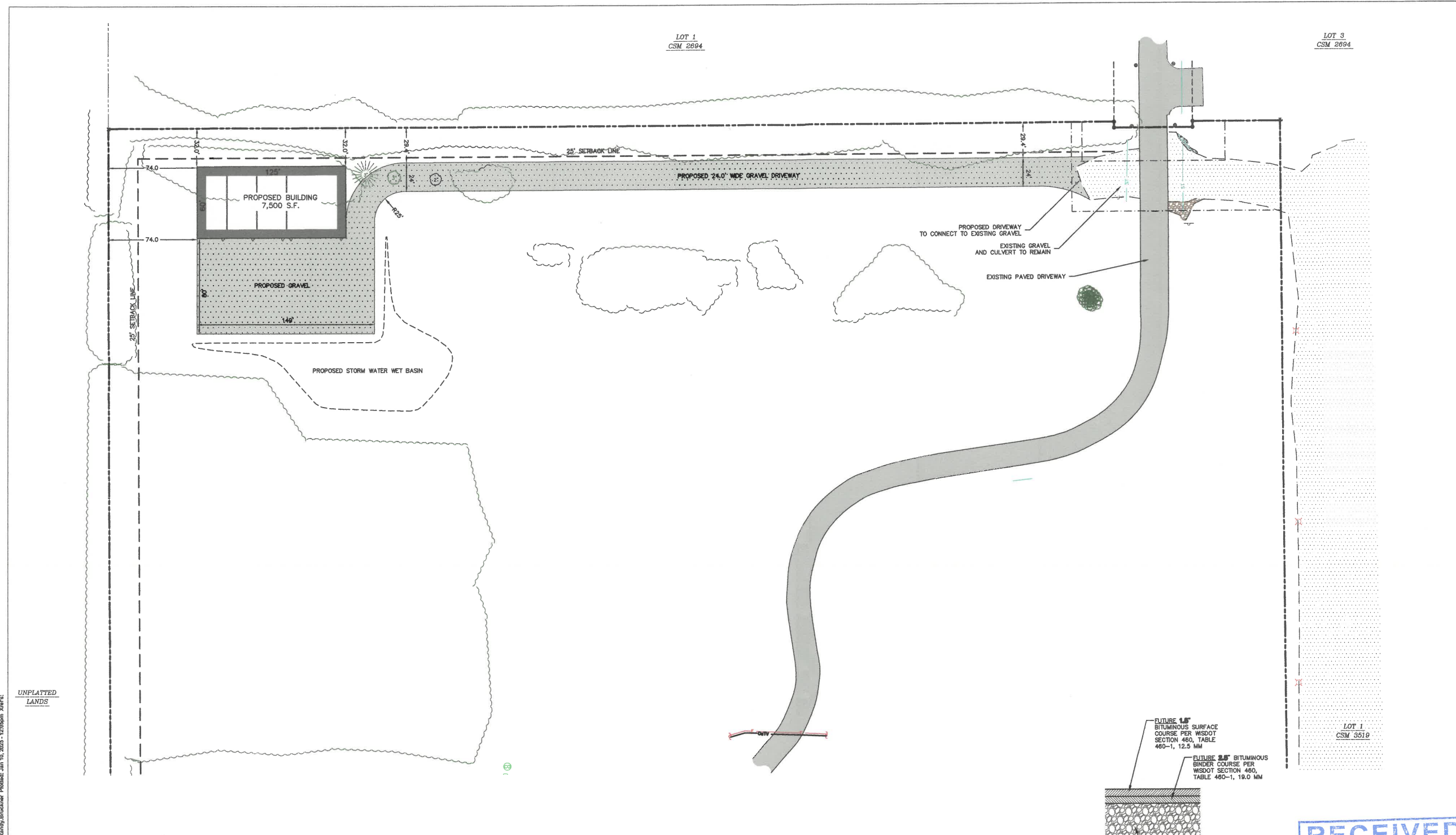
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1	01-10-2025	SUBMITTAL
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Designed By:  
Reviewed By:  
Approved By:

SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**C1.0**

JSD PROJECT NO: 24-14870



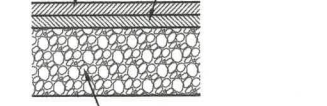
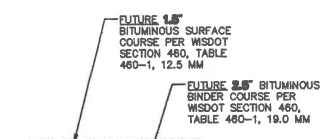
UNPLATTED LANDS

LEGEND	
●	GOVERNMENT CORNER
○	1" IRON PIPE FOUND
●	3/4" REBAR FOUND
○	1/4" x 18" REBAR SET (4.30 LBS/LF)
○	FINISHED FLOOR SHOT LOCATION
+	SIGN
+	ENDWALL/END OF PIPE
+	ELECTRIC TRANSFORMER
○	CABLE PEDESTAL
○	DECIDUOUS TREE
○	CONIFEROUS TREE
○	HANDICAP PARKING
---	PARCEL BOUNDARY
---	SECTION LINE
---	EASEMENT LINE
---	LANDSCAPE LIMITS
---	EDGE OF EXISTING GRAVEL
---	STORM SEWER
---	UNDERGROUND ELECTRIC
---	875 INDEX CONTOUR
---	874 INTERMEDIATE CONTOUR
---	BITUMINOUS PAVEMENT
---	EXISTING GRAVEL
---	EXISTING RIP RAP
---	PROPOSED GRAVEL DRIVE
---	PROPOSED GRAVEL DRIVE LIMITS

**NOTES**

- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, RACINE ZONE THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 01-03-21, MEASURED AS S89°35'50"W.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A CAST IRON MONUMENT WITH A BRASS CAP MARKING THE SOUTHWEST 1/4 CORNER OF SECTION 01, T03N, R21E, ELEVATION = 727.78'
- PROPOSED WELL AND SEPTIC DESIGN AND LOCATION BY OTHERS. PRIOR TO ANY LAND DISTURBANCE, CONTRACTOR TO FLAG AND PROTECT PROPOSED SEPTIC LOCATION TO PREVENT ANY SOIL DISTURBANCE.
- PROPOSED GRAVEL DRIVE AND PARKING/MOVEMENT AREA IN FRONT OF PROPOSED BUILDING MAY BE PAVED AT A FUTURE DATE.

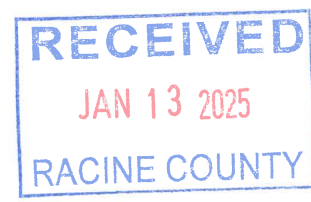
SITE INFORMATION BLOCK	
SITE ADDRESS	2 MILE RD./HWY 41 FRANKSVILLE, WI
COMMERCIAL BUILDING	7,500 S.F.
NUMBER OF PARKING STALLS	0
STANDARD	
PROPOSED IMPERVIOUS SURFACE AREA	34,960 SF
TOTAL DISTURBED AREA	86,115 SF



**GENERAL NOTES:**

- REFER TO PAVEMENT RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION REPORT TO BE PROVIDED BY OWNER. IF THERE ARE ANY DISCREPANCIES BETWEEN THIS DETAIL AND THE PAVEMENT RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL INVESTIGATION REPORT, THE GEOTECHNICAL REPORT SHALL GOVERN.
- MSDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, COMPACTION REQUIREMENTS:  
- BITUMINOUS CONCRETE: REFER TO SECTION 460-3.  
- BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION.
- PROPOSED SITE SURFACE TO BE GRAVEL WITH FUTURE PAVING

PAVEMENT SECTION  
N.T.S.



**LEGAL DESCRIPTION**  
LOT 2, CERTIFIED SURVEY MAP NO. 3519, RECORDED AT THE RACINE COUNTY REGISTER OF DEEDS AS DOCUMENT NUMBER 2841583, VILLAGE OF YORKVILLE, RACINE COUNTY WISCONSIN.  
TAX KEY NO: 194-03-21-01-003-020

File: R:\2024\2414870\DWG\Sheet\24-14870-C1.dwg User: Randy.Bruchner Plotted: Jan 10, 2025 - 12:05pm Xref's:

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P. 262.513.0666

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ELKHORN, WI 53121

PROJECT:  
**COMMERCIAL BUILDING**

PROJECT LOCATION:  
2 MILE RD/HWY 41  
FRANKSVILLE, RACINE COUNTY  
WI

PLAN MODIFICATIONS:

#	Date	Description
1	01-16-2025	SUBMITTAL
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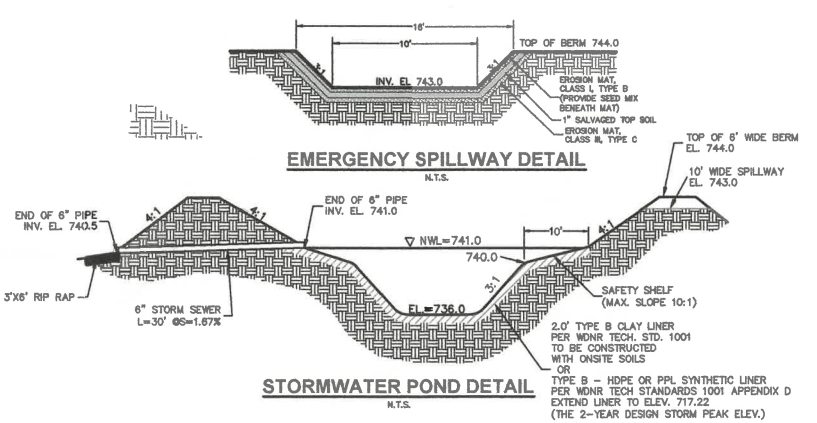
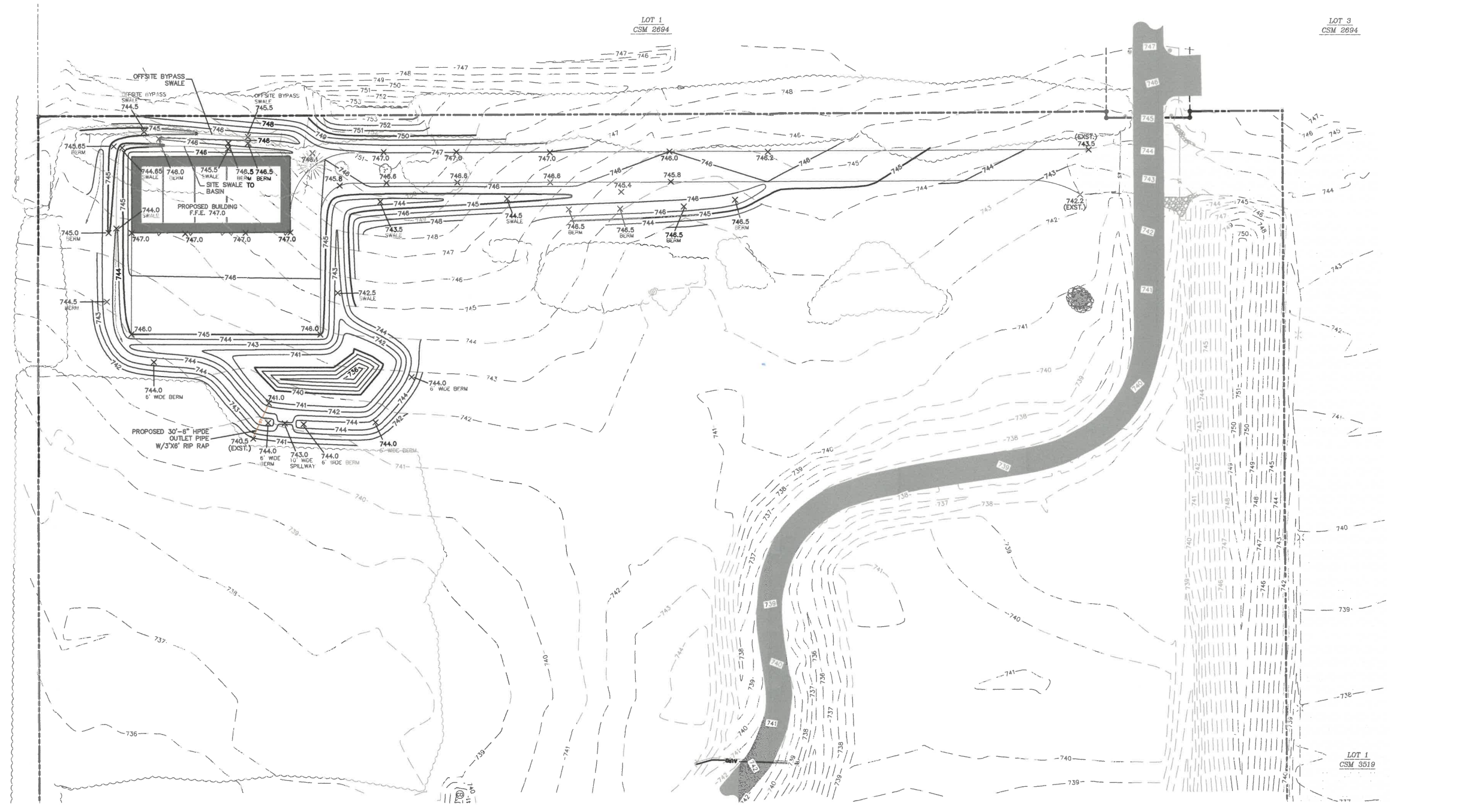
Designed By:  
Reviewed By:  
Approved By:

SHEET TITLE:  
**SITE GRADING PLAN**

SHEET NUMBER:  
**C2.0**

JSD PROJECT NO: 24-14870

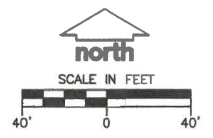
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**LEGEND**

- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING BUSH
- ST— EXISTING STORM SEWER
- G— EXISTING GAS
- OH— EXISTING OVERHEAD UTILITIES
- 745— PROPOSED 5' CONTOUR
- 744— PROPOSED 1' CONTOUR
- ST— PROPOSED STORM SEWER

RECEIVED  
JAN 13 2025  
RACINE COUNTY



**DIGGERS HOTLINE**  
Toll Free (800) 242-8511

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Designed By:  
Reviewed By:  
Approved By:  
SHEET TITLE:  
**EROSION CONTROL PLAN**

SHEET NUMBER:  
**C3.0**

JSD PROJECT NO: 24-14870

### CONSTRUCTION SEQUENCING

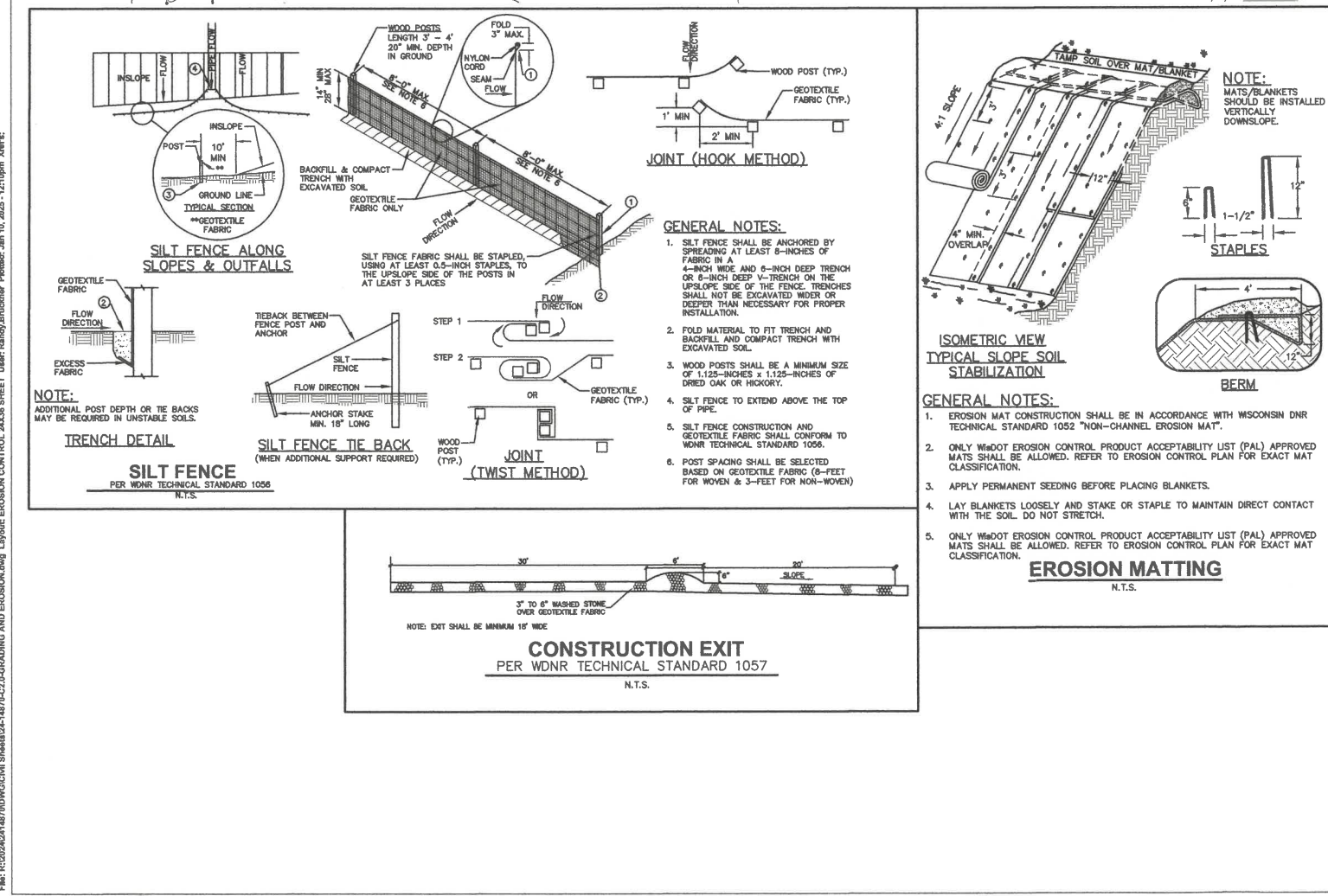
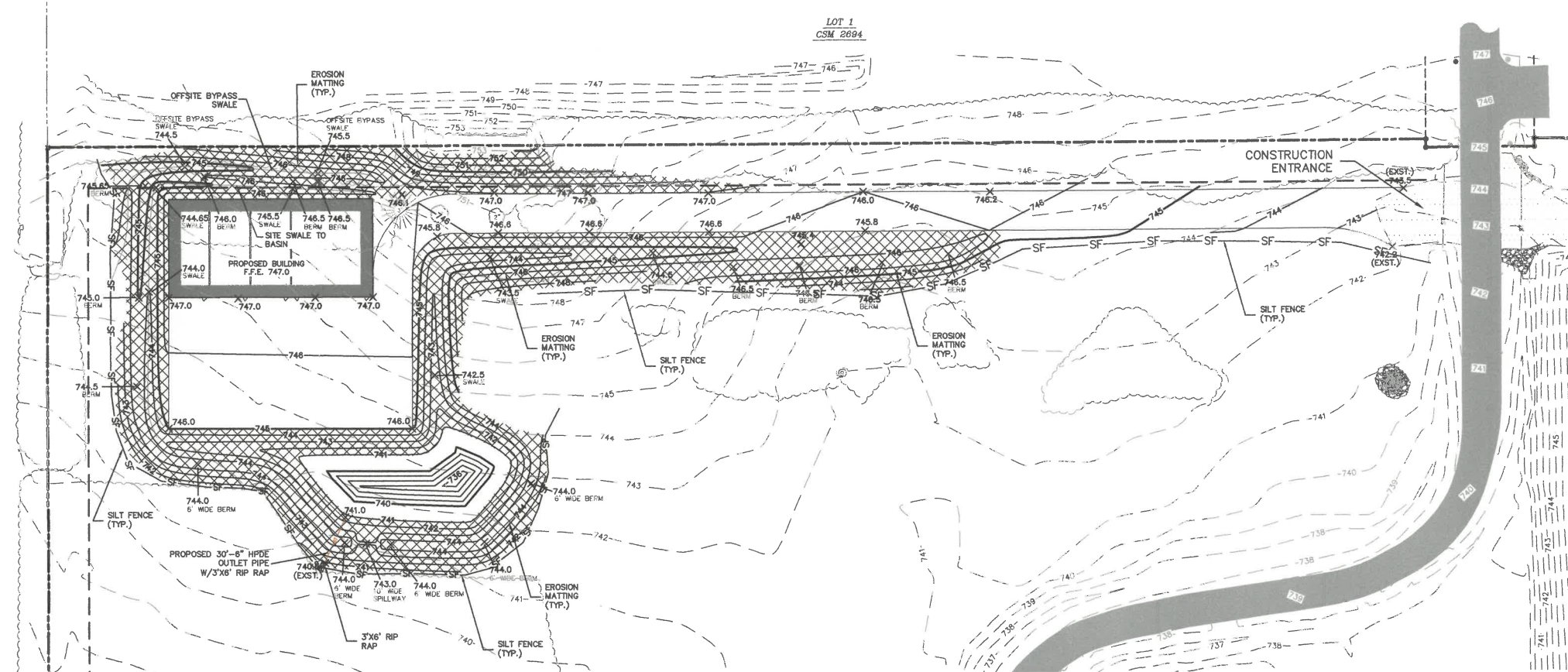
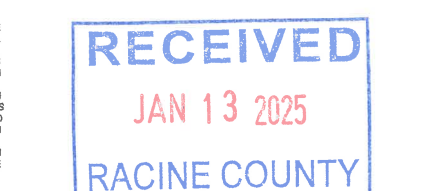
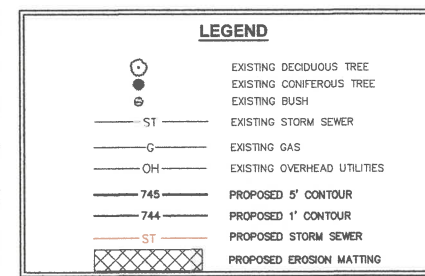
1. INSTALL PERIMETER SILT FENCE AND CONSTRUCTION ENTRANCE.
  2. STRIP AND STOCKPILE TOPSOIL AND INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE. LOCATION OF STOCKPILE TO BE DETERMINED BY CONTRACTOR.
  3. INSTALL BYPASS SWALE
  4. CONSTRUCT STORM WATER POND WITH OUTLET. TO BE USED AS SEDIMENTATION BASIN DURING CONSTRUCTION.
  5. CONDUCT ROUGH GRADING EFFORTS.
  6. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL DRIVE, ETC.
  7. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
  8. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% CONTIGUOUS VEGETATIVE COVER IS ESTABLISHED.
- CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

### SEEDING AND RESTORATION NOTES

1. CONTRACTOR SHALL PROVIDE NOTICE TO THE JURISDICTIONAL AUTHORITIES IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
- ALL DISTURBED AREAS SHALL BE SOODED AND/OR SEEDING AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES.
- CONTRACTOR SHALL WATER ALL NEWLY SOODED/SEEDING AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7-DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- ALL SLOPES 20% OR GREATER SHALL BE TEMPORARILY SEEDING, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE. REFER TO STABILIZATION PRACTICES IN THE EROSION CONTROL NOTES FOR FURTHER SPECIFICATIONS.
- CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.
- SEEDING SPECIFICATIONS:
  - 5.1. TURF LAWN SEED MIXTURE: WISDOT SEED MIX NO. 40 AT RATES SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS
  - 5.2. LOW MAINTENANCE AREA SEED MIXTURE: WISDOT SEED MIX NO. 10 OR 20 APPLIED AT RATES AS SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS.
  - 5.3. NO-MOW AREA SEED MIXTURE: NO-MOW LAWN SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN 53984, TEL. 608-298-3879 (OR APPROVED EQUIVALENT), SEEDING RATE SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.
- SEED PREPARATION SPECIFICATIONS:
  - 6.1. SCARIFY SUBSOILS TO A DEPTH OF 3" WHERE TOPSOIL SHALL BE PLACED TO REDUCE COMPACTION.
  - 6.2. PLACE TOPSOIL AT A MINIMUM DEPTH OF 6" UNLESS OTHERWISE NOTED ON THE PLANS.
  - 6.3. APPLY FERTILIZER IN ACCORDANCE WITH SEED MIX MANUFACTURER'S RECOMMENDATIONS.
  - 6.4. SOW SEED AT RATES SPECIFIED USING METHOD "A" OR METHOD "B" AS SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS.
- SEED MULCHING/EROSION MATTING SPECIFICATIONS:
  - 7.1. ALL SEEDING AREAS WITH SLOPES FLATTER THAN 4:1, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL BE STABILIZED WITH WEED-FREE WHEAT STRAW MULCH WITH METHODS AND RATES IN ACCORDANCE WITH SECTION 627 OF THE STATE HIGHWAY SPECIFICATIONS.
  - 7.2. ALL SEEDING AREAS WITH SLOPES EQUAL TO OR STEEPER THAN 4:1, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL BE STABILIZED WITH EROSION MATTING MATERIALS AS SPECIFIED ON THE PLANS. EROSION MATTING SHALL BE IN ACCORDANCE WITH SECTION 628 OF THE STATE HIGHWAY SPECIFICATIONS.

### EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL/STORMWATER MANAGEMENT PLANS.
2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
3. INSTALL PERIMETER EROSION CONTROL MEASURES (SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING COVER. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE JURISDICTIONAL AUTHORITIES PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY JURISDICTIONS HAVING AUTHORITY AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
5. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
6. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5" ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
7. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEPED AND/OR SCRAPPED TO REMOVE ACCUMULATED SOIL, DIRT, AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE JURISDICTIONAL AUTHORITIES.
8. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
9. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS OR APPLICATION OF A WISDOT APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN SEVEN (7) DAYS OF REACHING FINAL GRADE. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS. EROSION MATTING AND/OR NETTING USED ON SITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
10. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
11. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
  - 11.1. THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED OR IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
  - 11.2. CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED (I.E., THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS). IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
  - 11.3. STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS WHEN CONSTRUCTION ACTIVITY HAS CEASED INCLUDING, BUT NOT LIMITED TO, WEATHER CONDITIONS AND LENGTH OF TIME THE MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
    - 11.3.1. PERMANENT SEEDING, IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
    - 11.3.2. TEMPORARY SEEDING, MAY CONSIST OF SPRING GRASS (100LBS/ACRE) IN SPRING/SUMMER OR WHEAT OR CEREAL RYE (150LBS/ACRE) IN FALL
    - 11.3.3. HYDRO-MULCHING WITH A TACKIFIER
    - 11.3.4. WOVEN AND NON-WOVEN GEOTEXTILES
    - 11.3.5. EROSION MATTING
    - 11.3.6. SODDING
    - 11.3.7. OTHER MEASURES AS APPROVED BY THE ENGINEER
12. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A CONTIGUOUS DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.



FILE: R:\2024\2414870\DWG\CM\ Sheets\24-14870-C3-2-GRADING AND EROSION.dwg Layout: EROSION CONTROL\_24x36 SHEET User: Randy.Shuchter PlotDate: Jan 10, 2025 - 12:11:09m Xrefs:

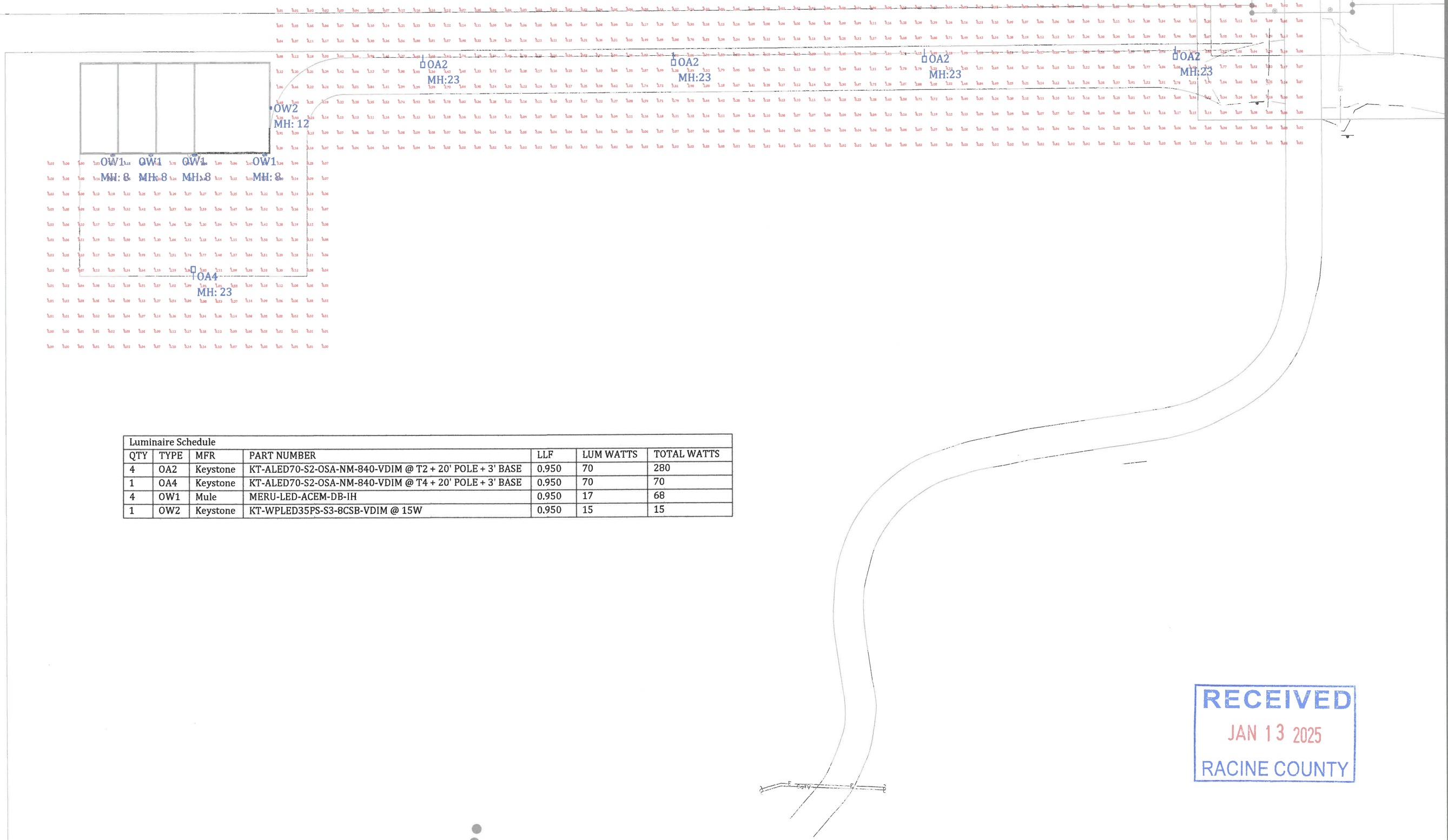
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LOT 1  
CSM 2694



All County  
Electric Supply



Luminaire Schedule						
QTY	TYPE	MFR	PART NUMBER	LLF	LUM WATTS	TOTAL WATTS
4	OA2	Keystone	KT-ALED70-S2-OSA-NM-840-VDIM @ T2 + 20' POLE + 3' BASE	0.950	70	280
1	OA4	Keystone	KT-ALED70-S2-OSA-NM-840-VDIM @ T4 + 20' POLE + 3' BASE	0.950	70	70
4	OW1	Mule	MERU-LED-ACEM-DB-IH	0.950	17	68
1	OW2	Keystone	KT-WPLED35PS-S3-8CSB-VDIM @ 15W	0.950	15	15

**RECEIVED**  
JAN 13 2025  
RACINE COUNTY

# Chambers, Walter Buildings

FRANKSVILLE, WI

## SITE LIGHTING CALCULATIONS + DRIVE

project info

sheet name

scale  
1" = 30'-0"

date  
1/9/2025

designer  
JS