

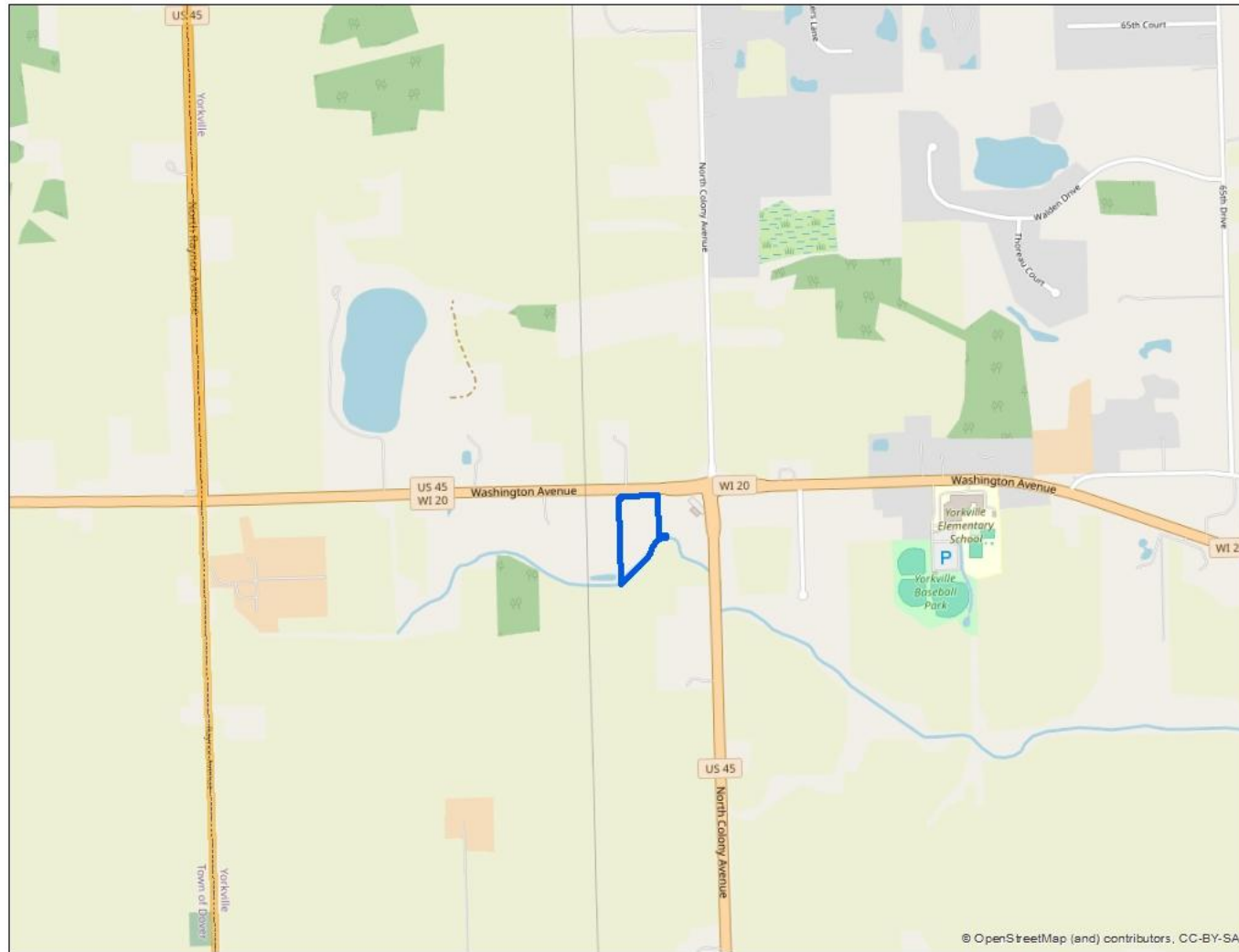
John Kurt / Twenty Sheds LLC, Owner

John Kurt, Agent

Site Address: vacant parcel directly west of 19411 Washington Avenue

B-3 Shoreland Conditional Use to construct four (4) 60'x160' four-unit multi-tenant commercial buildings

Location Map



SEC 07 – T3N – R21E

Village of Yorkville



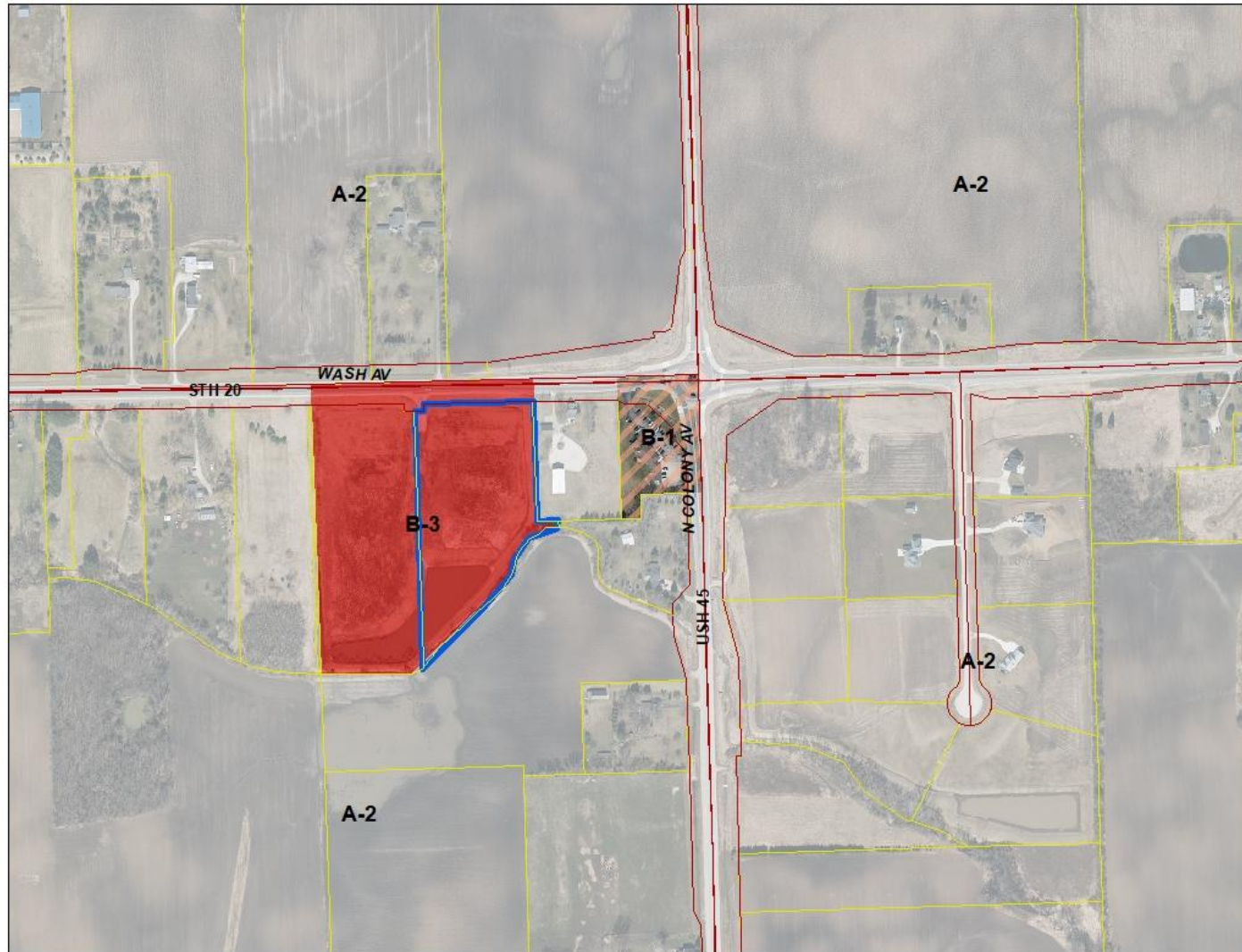
John Kurt / Twenty Sheds LLC, Owner

John Kurt, Agent

Site Address: vacant parcel directly west of 19411 Washington Avenue

B-3 Shoreland Conditional Use to construct four (4) 60'x160' four-unit multi-tenant commercial buildings

Zoning Map



SEC 07 – T3N – R21E

Village of Yorkville

John Kurt / Twenty Sheds LLC, Owner

John Kurt, Agent

Site Address: vacant parcel directly west of 19411 Washington Avenue

B-3 Shoreland Conditional Use to construct four (4) 60'x160' four-unit multi-tenant commercial buildings

2024 Aerial



SEC 07 – T3N – R21E

Village of Yorkville



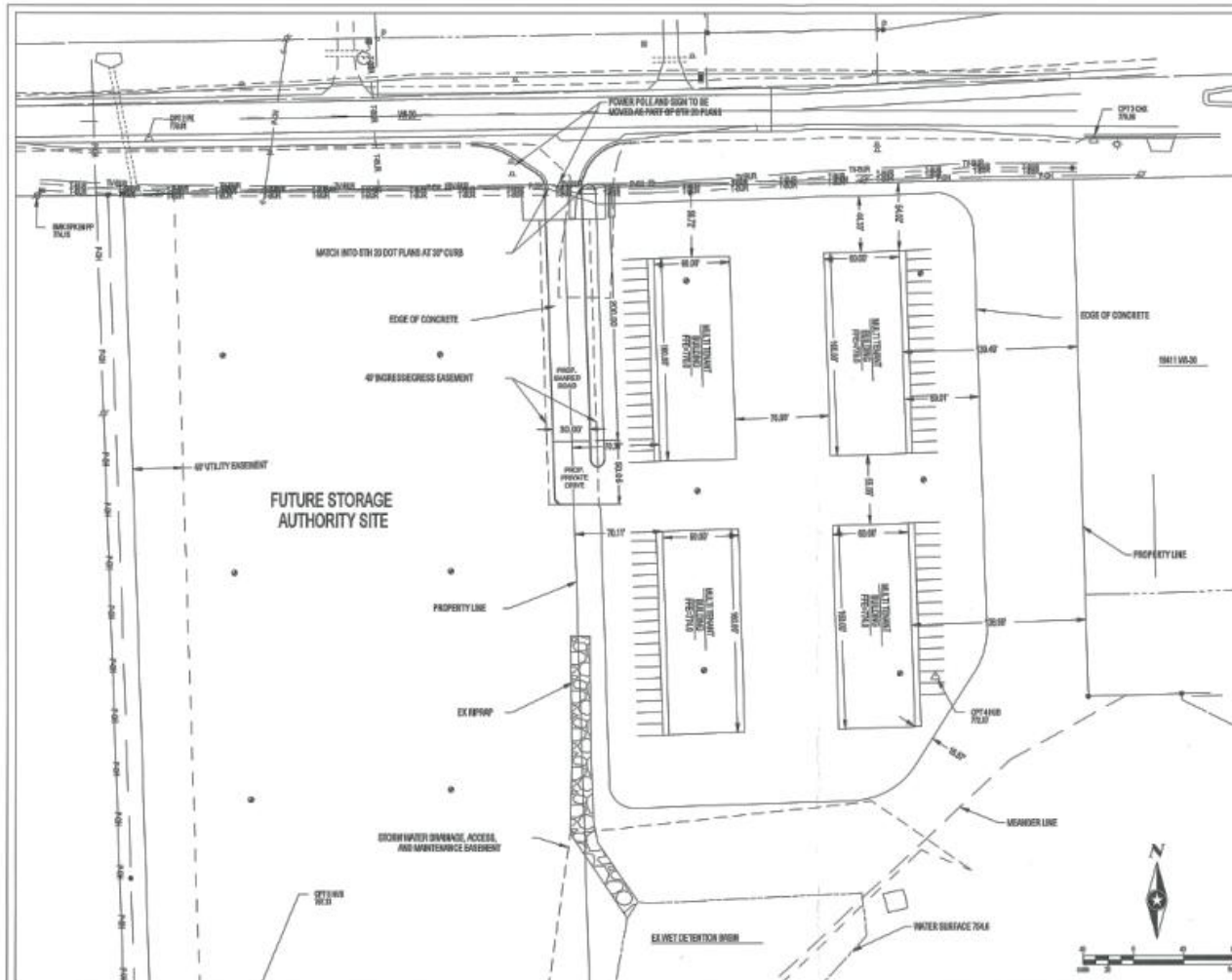
John Kurt / Twenty Sheds LLC, Owner

John Kurt, Agent

Site Address: vacant parcel directly west of 19411 Washington Avenue

B-3 Shoreland Conditional Use to construct four (4) 60'x160' four-unit multi-tenant commercial buildings

Proposed



CONSTRUCTION SEQUENCE:

1. OBTAIN ALL NECESSARY PERMITS PRIOR TO BEGINNING ANY CONSTRUCTION.
2. INSTALL ALL TEMPORARY EROSION CONTROL MEASURES PER PLANS.
3. STRIP AND STOCKPILE TOPSOIL.
4. ROUGH GRADE SITE FOR DRIVE AND BUILDING CONSTRUCTION.
5. INSTALL GRAVEL BASE AND CONSTRUCT BUILDINGS.
6. FINISH GRADE AND PAVE DRIVES, COMPLETE ANY REMAINING RESTORATION.
7. SEED, FERTILIZE, AND MULCH OR MAT (MATTING REQUIRED ON ALL SLOPES 4:1 OR STEEPER) ALL DISTURBED AREAS, WITHIN 7 DAYS OF THE END OF DISTURBANCE. USE SEED MIX NO. 40 SPREAD AT NORMAL RATE.
8. REMOVE TEMPORARY EROSION CONTROL PRACTICES ONLY WHEN AREAS HAVE ESTABLISHED AT LEAST 80% VEGETATIVE COVER (IF APPLICABLE).

GENERAL NOTES:

1. ALL EROSION CONTROL PRACTICES MUST BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF PRODUCING RAINFALL AS WELL AS SNOW MELT AND WINTER THAW (1/2" OR MORE), AND AT LEAST ONCE PER YEAR.
2. ALL TEMPORARY TOPSOIL STOCKPILES SHALL NOT BE LOCATED WITHIN 25 FEET OF A DRAINAGE WAY OR A WETLAND AND SHALL BE PROTECTED WITH SALT FENCING AROUND THE DOWNSLOPE AND SLOPESIDES OF THE PILE, AND STABILIZED WITH TEMPORARY SEEDING IF LEFT INACTIVE FOR 7 DAYS OR MORE.
3. CUT AND FILL SLOPES WILL BE 4:1 OR FLATTER, UNLESS OTHERWISE NOTED.
4. TEMPORARY SEEDING TO CONFORM WITH SECTION 630.2.1.5.1.2 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (ANNUAL OATS) NOTE: FALL PLANTINGS TO INCLUDE WINTER WHEAT OR RYE ADDED TO MIXTURE. AREAS WHICH WILL REMAIN INACTIVE FOR A PERIOD OF 30 DAYS OR LONGER MUST BE SEEDING WITHIN 7 DAYS OF INACTIVITY.
5. HYDRO-MULCHING ALL DISTURBED AREAS W/POLYACRYLAMIDE REQUIRED FOR WINTER STABILIZATION (PER DOT'S PAL). DEADLINES FOR SEEDING ARE:
SEPTEMBER 15 - COOL GRASS SEEDING;
OCTOBER 15 - TEMPORARY SEEDING;
NOVEMBER 15 - DORMANT SEEDING.
6. TOPSOIL SHALL NOT BE USED AS FILL MATERIAL IN THE NON-STRUCTURAL AREAS UNTIL ALL SOURCES OF STRUCTURAL CUT AND TRENCH SPOILS HAVE BEEN EXHAUSTED, UNLESS OTHERWISE INDICATED OR INSTRUCTED BY OWNER OR PROJECT ENGINEER.
7. RESTORATION SHALL BE 6" TOPSOIL (REASONABLY FREE OF STONES, STICKS, ROOTS, AND OTHER OBJECTIONABLE MATTER AND DEBRIS). ONCE TOPSOIL HAS BEEN SPREAD, THE AREA SHALL BE SEEDING WITH SEED MIXTURE NO. 40 IN SECTION 630 OF THE "STATE SPECIFICATIONS", UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL APPLY A FERTILIZER (20-0-0) OVER THE SEEDING AREA AT A RATE OF 7 POUNDS PER 1000 SQUARE FEET. THIS AREA SHALL BE MAINTAINED BY THE CONTRACTOR. STRAW MULCH SHALL BE PLACED IN ACCORDANCE WITH METHODS "B" OR "C", AS DESCRIBED IN SECTION 637 OF THE "STATE SPECIFICATIONS", EXCEPT THAT THE MULCH SHALL BE PLACED WITHIN ONE (1) DAY AFTER THE SEEDING HAS BEEN COMPLETED.
8. INSTALLATION OF ANCHORED HAY OR MULCH SHOULD NOT OCCUR OVER SNOW GREATER THAN 1 INCH IN DEPTH. MULCH APPLIED DURING WINTER SHOULD BE ANCHORED WITH NETTING OR AN APPROVED TACKIFIER FROM THE WISDOT PAL.

Project	DATE/REV	Drawn	Plan/Section/Issue	Date	Drawn	Plan/Section/Issue	Date	TWENTY SHEDS LLC	SITE PLAN	C2.00
Drawn By	AK							YORKVILLE, WI		of 4
Checked By	AK									

SE

Village of Yorkville

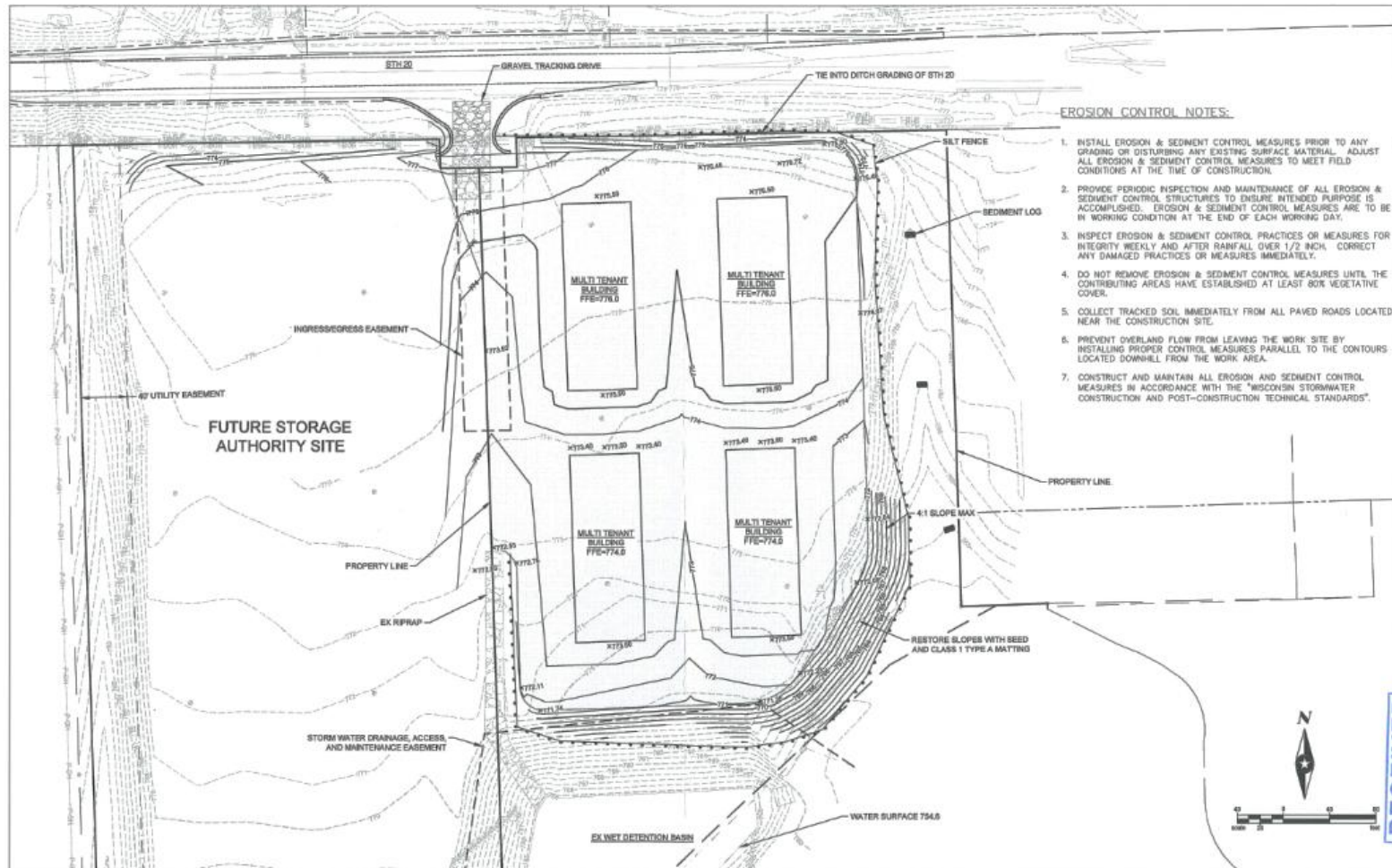
John Kurt / Twenty Sheds LLC, Owner

John Kurt, Agent

Site Address: vacant parcel directly west of 19411 Washington Avenue

B-3 Shoreland Conditional Use to construct four (4) 60'x160' four-unit multi-tenant commercial buildings

Grading / Erosion Plan



Sheet	1040710000	Rev.#		Plan Revision Issue Description	Date	Rev.#		Sheet Revision Issue Description	Date	SEH	TWENTY SHEDS LLC YORKVILLE, WI	GRADING & EROSION CONTROL PLAN	C 2.10 of 4
by	LJK												
chkd	LJK												
des	MMH												

SEC 07 – T3N – R21E

Village of Yorkville

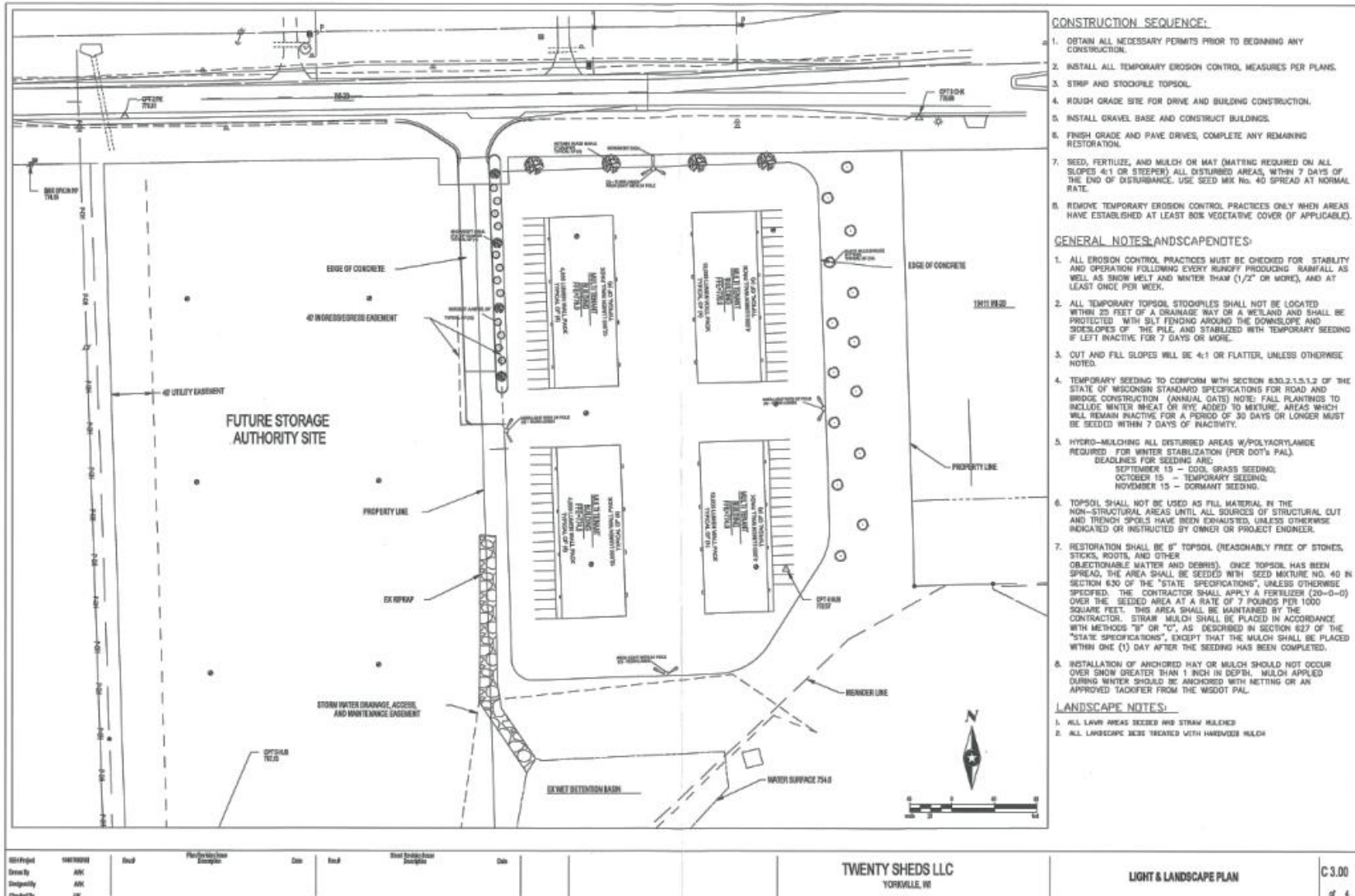
John Kurt / Twenty Sheds LLC, Owner

John Kurt, Agent

Site Address: vacant parcel directly west of 19411 Washington Avenue

B-3 Shoreland Conditional Use to construct four (4) 60'x160' four-unit multi-tenant commercial buildings

Landscape Plan



John Kurt / Twenty Sheds LLC, Owner

John Kurt, Agent

Site Address: vacant parcel directly west of 19411 Washington Avenue

B-3 Shoreland Conditional Use to construct four (4) 60'x160' four-unit multi-tenant commercial buildings

Lighting Plan

