

PROJECT TITLE:  
DETAILED PLANNED DEVELOPMENT  
SUBMISSION

2700 W. OKLAHOMA AVENUE,  
MILWAUKEE, WI 53215  
&  
3025 S 27TH STREET,  
MILWAUKEE, WI 53215

NO. DATE		REVISIONS	ISSUE: BY
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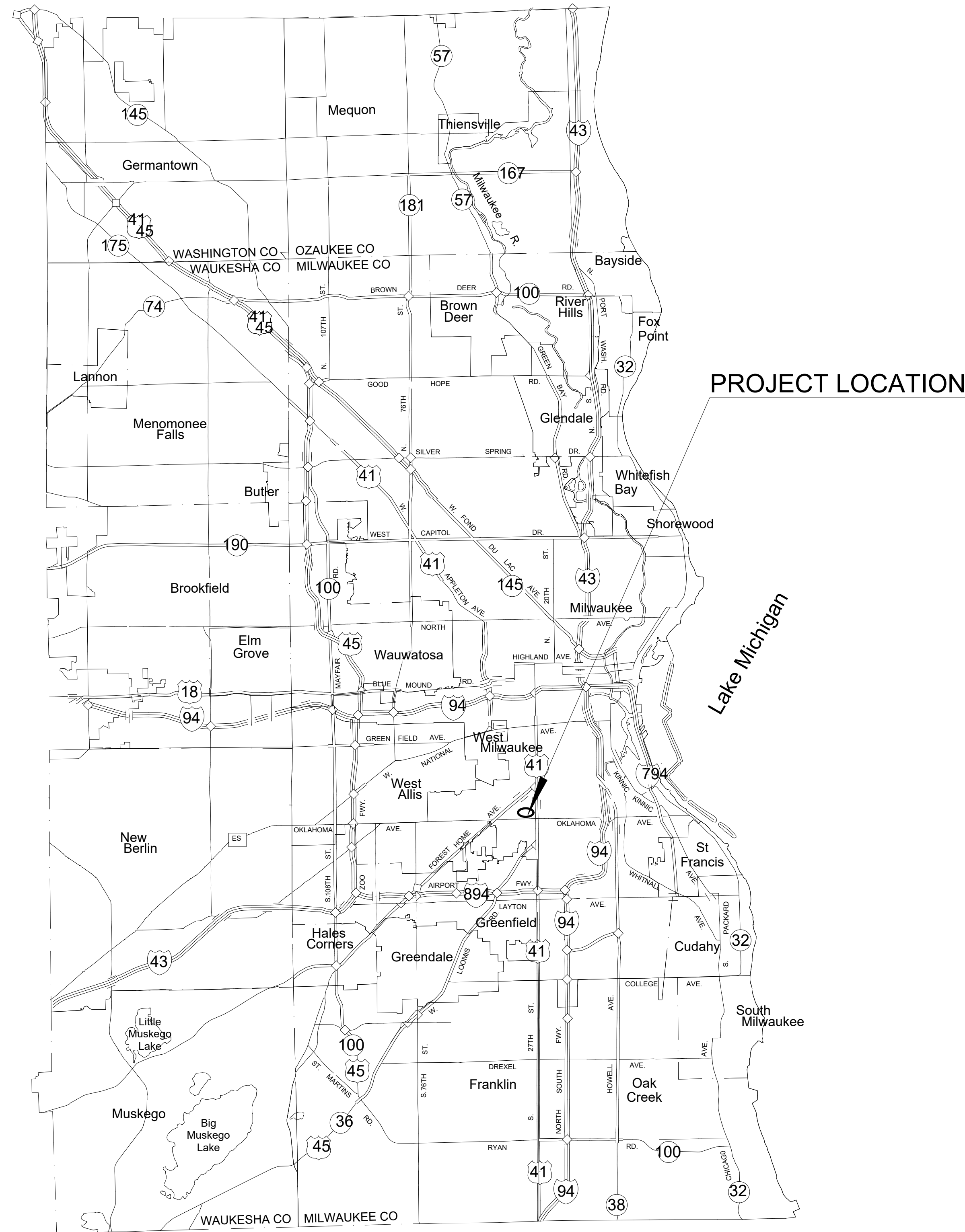
PROJECT INFORMATION:

PROJECT NUMBER: 2025-0158  
DATE: 09/26/2025  
DRAWN BY: SRK  
CHECKED BY: SJF  
APPROVED BY: DAS  
SCALE: AS SHOWN

SHEET TITLE:

SHEET NUMBER:

# DPD-1



## VICINITY MAP

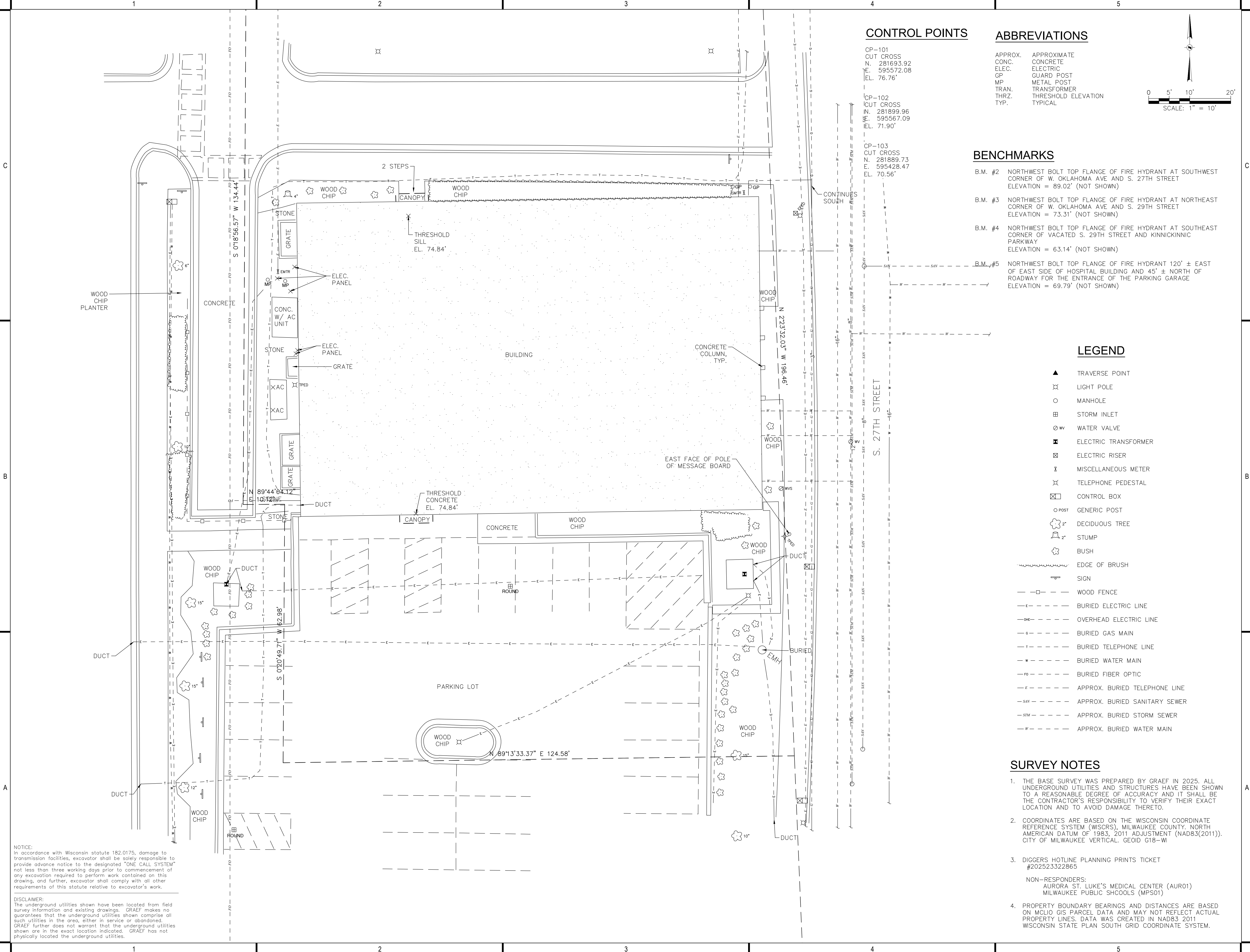
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X:\ML2025\20250158\Design Files\Civil\CAD\Site\dwg\00DPD\DPD-1 EXISTING SITE CONDITIONS  
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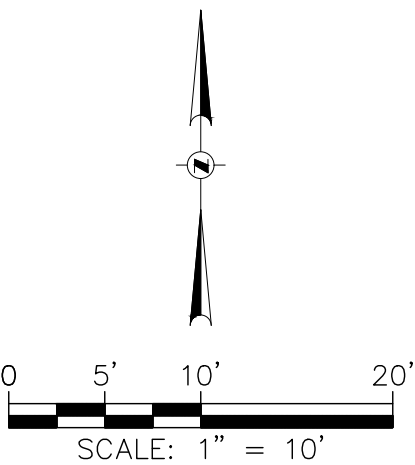


CONTROL POINTS

CP-101  
CUT CROSS  
N. 281693.92  
E. 595572.08  
EL. 76.76'  
  
CP-102  
CUT CROSS  
N. 281899.96  
E. 595567.09  
EL. 71.90'  
  
CP-103  
CUT CROSS  
N. 281899.73  
E. 595428.47  
EL. 70.56'

ABBREVIATIONS

APPROX. APPROXIMATE  
CONC. CONCRETE  
ELEC. ELECTRIC  
GP. GUARD POST  
MP. METAL POST  
TRAN. TRANSFORMER  
THRZ. THRESHOLD ELEVATION  
TYP. TYPICAL



BENCHMARKS

B.M. #2 NORTHWEST BOLT TOP FLANGE OF FIRE HYDRANT AT SOUTHWEST CORNER OF W. OKLAHOMA AVE AND S. 27TH STREET  
ELEVATION = 89.02' (NOT SHOWN)  
  
B.M. #3 NORTHWEST BOLT TOP FLANGE OF FIRE HYDRANT AT NORTHEAST CORNER OF W. OKLAHOMA AVE AND S. 29TH STREET  
ELEVATION = 73.31' (NOT SHOWN)  
  
B.M. #4 NORTHWEST BOLT TOP FLANGE OF FIRE HYDRANT AT SOUTHEAST CORNER OF VACATED S. 29TH STREET AND KINNICKINNIC PARKWAY  
ELEVATION = 63.14' (NOT SHOWN)  
  
B.M. #5 NORTHWEST BOLT TOP FLANGE OF FIRE HYDRANT 120' ± EAST OF EAST SIDE OF HOSPITAL BUILDING AND 45' ± NORTH OF ROADWAY FOR THE ENTRANCE OF THE PARKING GARAGE  
ELEVATION = 69.79' (NOT SHOWN)

LEGEND

- ▲ TRAVERSE POINT
- ⊗ LIGHT POLE
- MANHOLE
- ⊞ STORM INLET
- ⊞ WV WATER VALVE
- ⊞ ELECTRIC TRANSFORMER
- ⊞ ELECTRIC RISER
- ⊞ MISCELLANEOUS METER
- ⊞ TELEPHONE PEDESTAL
- ⊞ CONTROL BOX
- POST GENERIC POST
- ⊞ 2" DECIDUOUS TREE
- ⊞ 2" STUMP
- ⊞ BUSH
- ~~~~~ EDGE OF BRUSH
- SIGN
- WOOD FENCE
- BURIED ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- BURIED GAS MAIN
- BURIED TELEPHONE LINE
- BURIED WATER MAIN
- BURIED FIBER OPTIC
- APPROX. BURIED TELEPHONE LINE
- APPROX. BURIED SANITARY SEWER
- APPROX. BURIED STORM SEWER
- APPROX. BURIED WATER MAIN

SURVEY NOTES

- THE BASE SURVEY WAS PREPARED BY GRAEF IN 2025. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
- COORDINATES ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM (WICRS), MILWAUKEE COUNTY, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(2011)). CITY OF MILWAUKEE VERTICAL. GEOD 618-WI
- DIGGERS HOTLINE PLANNING PRINTS TICKET #202523322865  
  
NON-RESPONDERS:  
AURORA ST. LUKE'S MEDICAL CENTER (AUR01)  
MILWAUKEE PUBLIC SHCOOLS (MPS01)
- PROPERTY BOUNDARY BEARINGS AND DISTANCES ARE BASED ON MCLO GIS PARCEL DATA AND MAY NOT REFLECT ACTUAL PROPERTY LINES. DATA WAS CREATED IN NAD83 2011 WISCONSIN STATE PLAN SOUTH GRID COORDINATE SYSTEM.

GRAEF

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414 / 259 1500

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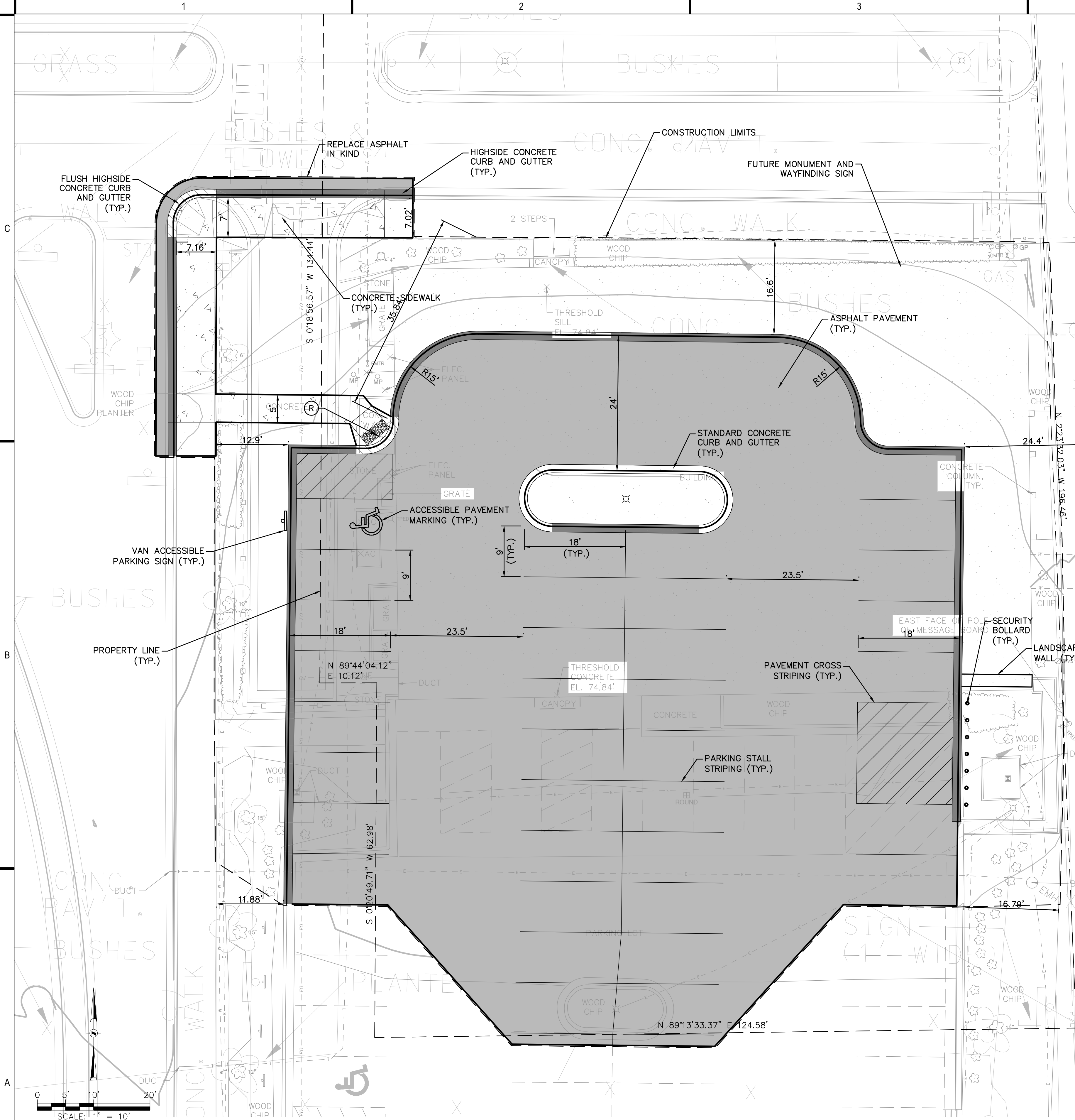
SHEET TITLE:  
EXISTING SITE CONDITIONS

SHEET NUMBER:

DPD-2



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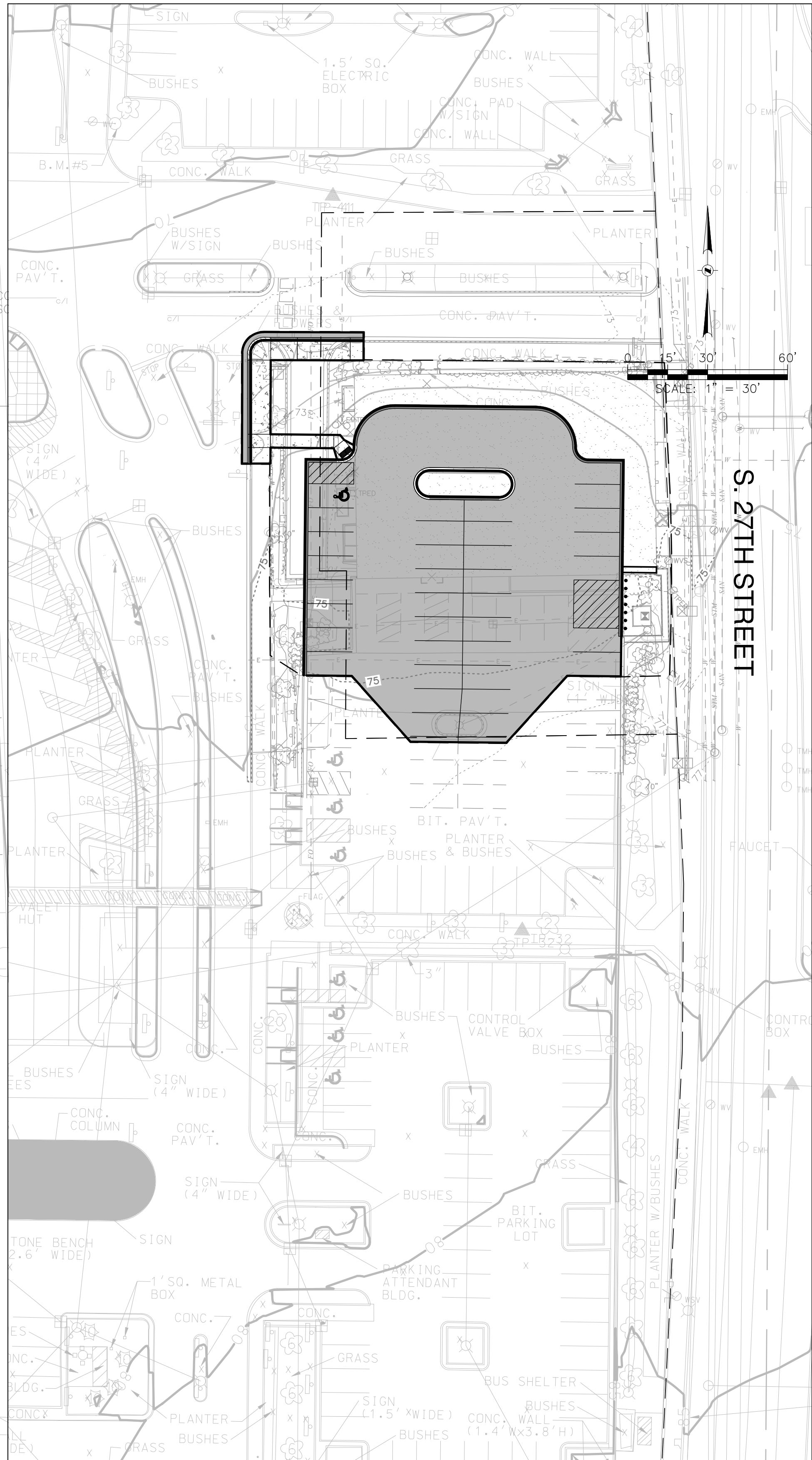


#### LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- CONCRETE CURB AND GUTTER
- HIGHSIDE CONCRETE CURB AND GUTTER
- HIGHSIDE FLUSH CONCRETE CURB AND GUTTER
- ADA RAMP WITH TRUNCATED DOMES
- PARCEL BOUNDARY

#### SHEET NOTES

- SEE SHEET C001 FOR GENERAL NOTES.
- SEE SHEET C001 FOR LAYOUT NOTES.
- SEE SHEET C900 FOR CONSTRUCTION DETAILS.
- SEE SHEET C100 FOR CONTROL POINTS DATA.



SITE AREA DATA			
EXISTING CONDITIONS		PROPOSED CONDITIONS	
BUILDINGS	8,592.87 SF	BUILDINGS	0.00 SF
PARKING/DRIVES	6,800.94 SF	PARKING/DRIVES	12,854.81 SF
TOTAL AREA	120,079.80 SF	TOTAL AREA	20,079.80 SF
PARKING DATA			
TOTAL PARKING	8 STALLS	TOTAL PARKING	35 STALLS
STANDARD PARKING	4 STALLS	STANDARD PARKING	34 STALLS
TOTAL ACCESSIBLE PARKING	4 STALLS	TOTAL ACCESSIBLE PARKING	1 STALLS
VAN ACCESSIBLE PARKING	3 STALLS	VAN ACCESSIBLE PARKING	1 STALLS
BIKE PARKING	0 SPACES	BIKE PARKING	0 SPACES

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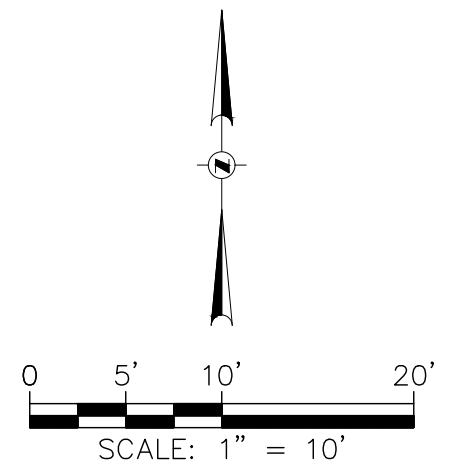
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SHEET TITLE:  
PROPOSED SITE PLAN

SHEET NUMBER:

# DPD-3





A. SEE SHEET C001 FOR GENERAL NOTES.  
B. SEE SHEET C001 FOR GRADING NOTES.  
C. SEE SHEET C900 FOR CONSTRUCTION DETAILS.  
D. SEE SHEET C100 FOR CONTROL POINTS DATA.

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PROPOSED GRADING PLAN

SHEET NUMBER:

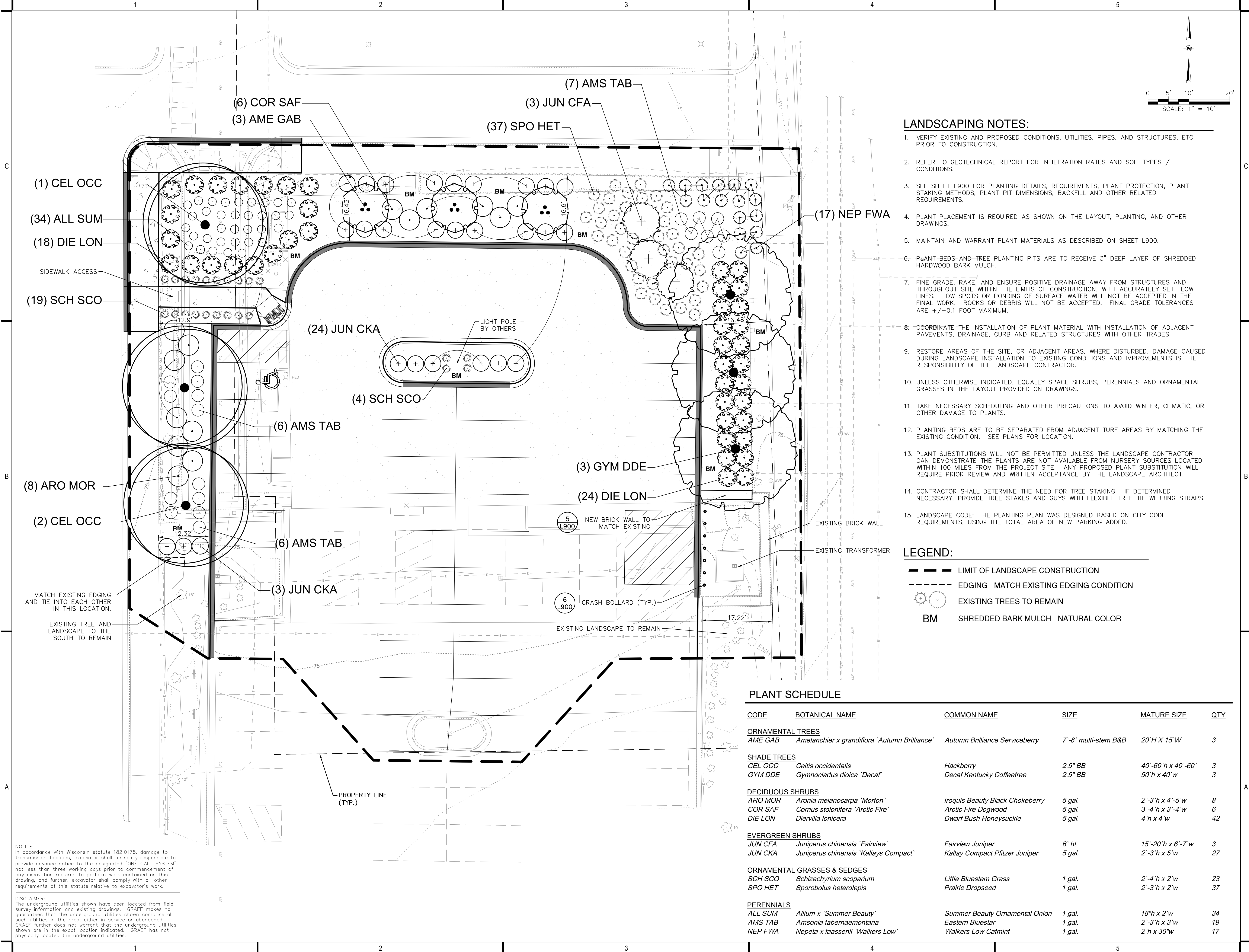
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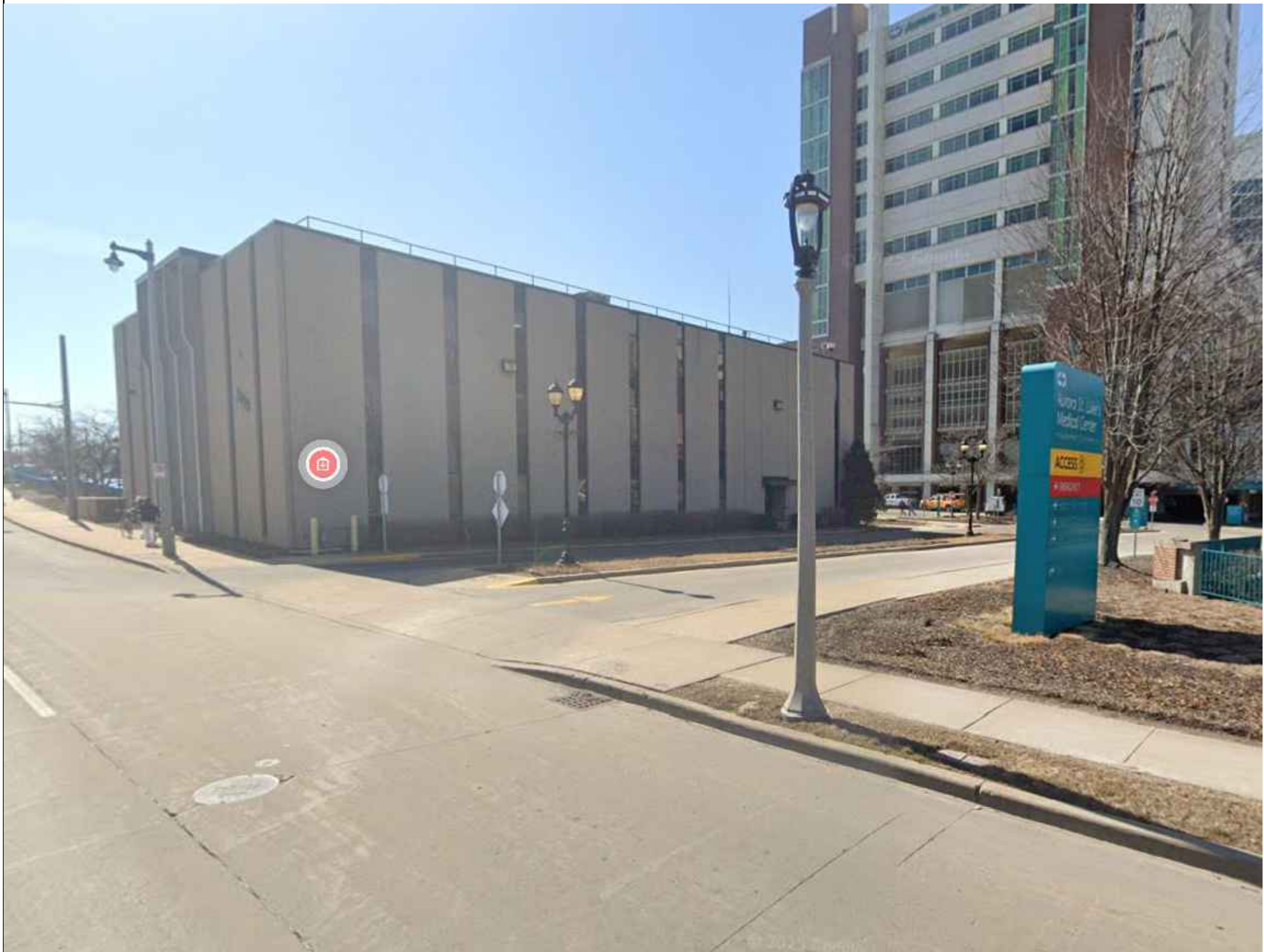
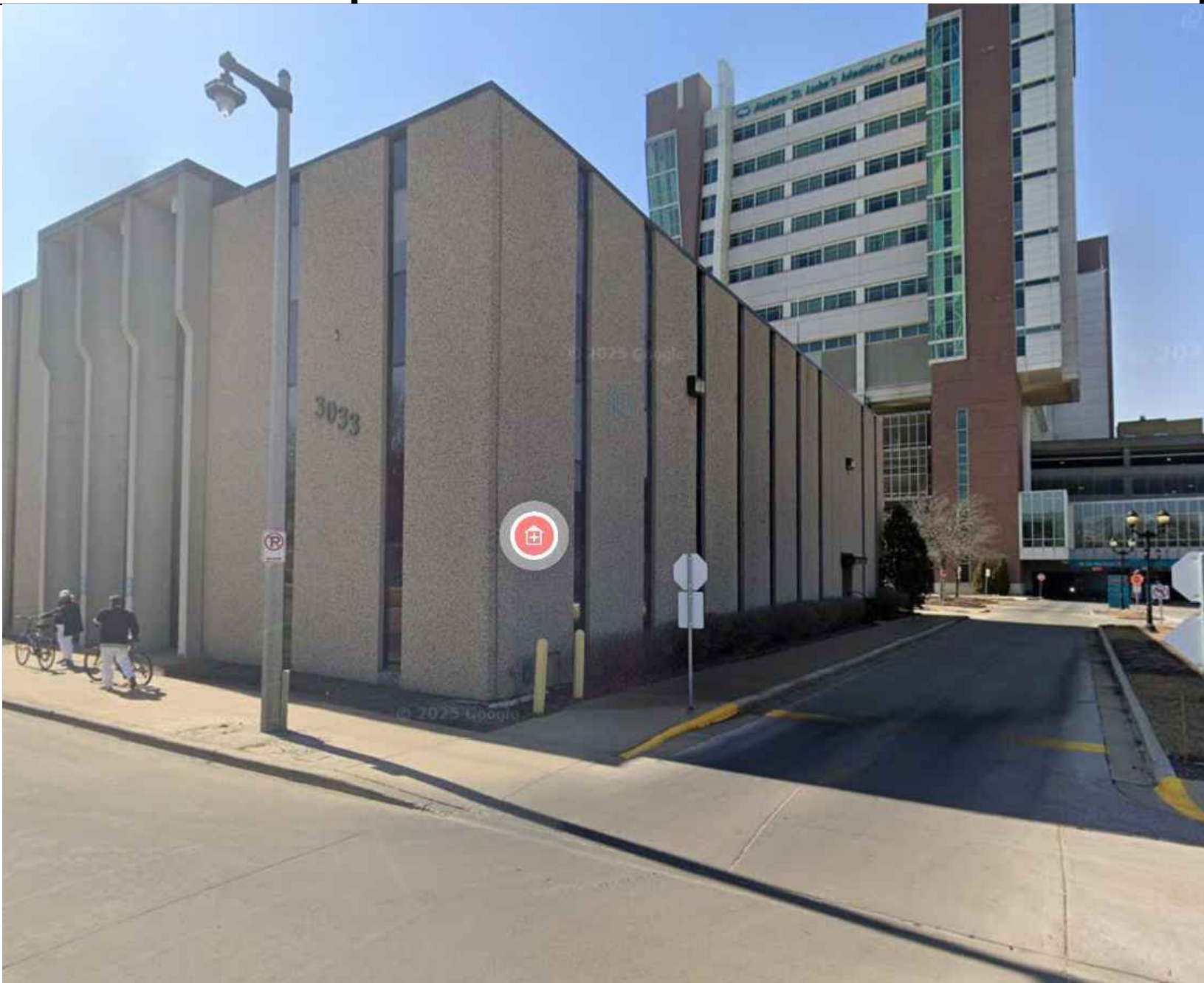
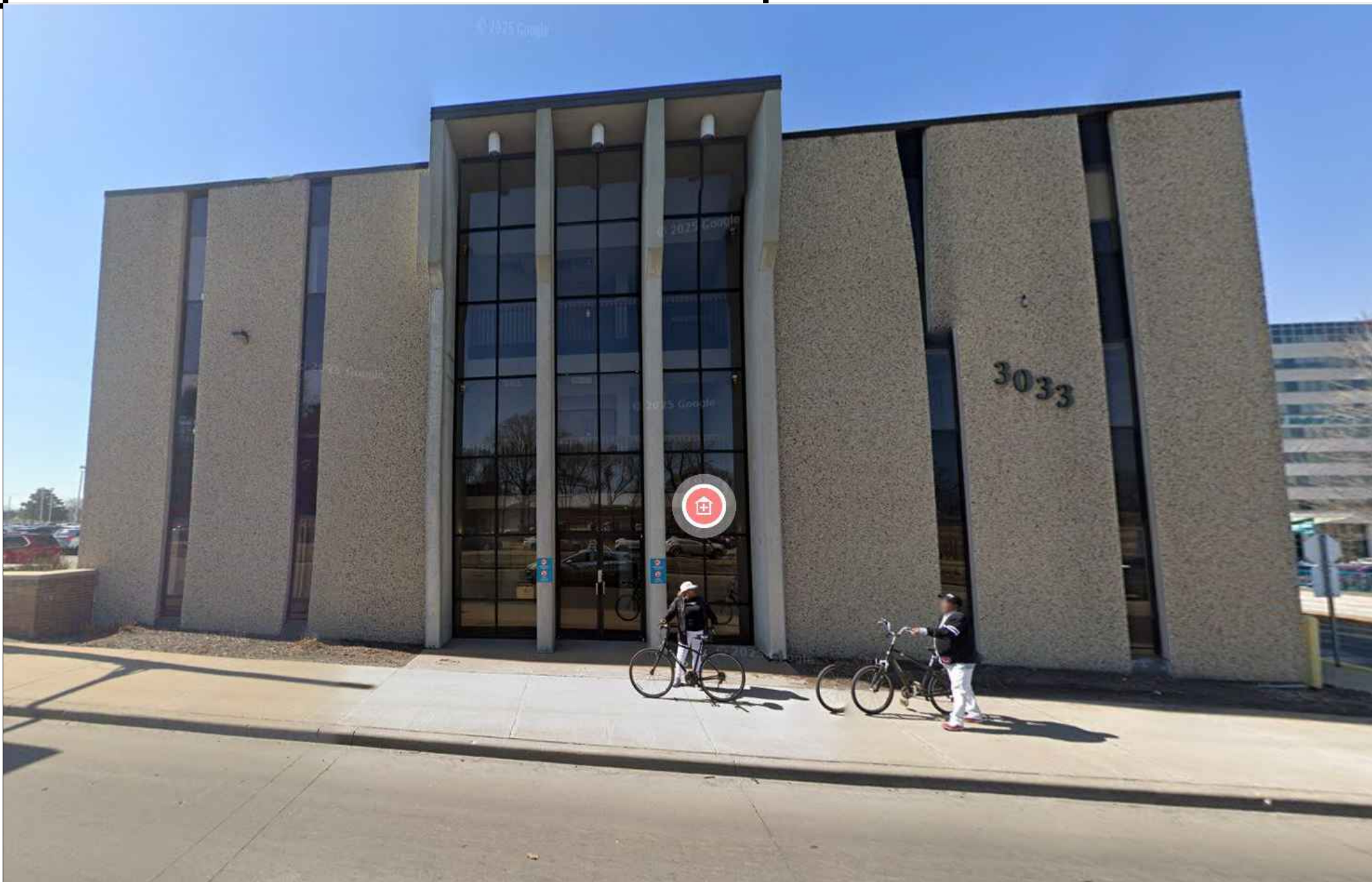
SHEET TITLE:  
PROPOSED LANDSCAPE PLAN

SHEET NUMBER:

**DPD-5**



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SHEET TITLE:  
SITE PHOTOS

SHEET NUMBER:

**DPD-6**