



**CUDAHY FARMS**

9050 N. Swan Rd.

Royal Capital Group  
Cudahy Farms P1, LLC  
710 N. Plankinton Ave., Suite 300  
Milwaukee, WI.

PROJECT NUMBER 193051

**ROYAL CAPITAL**  
A Venture & Holdings Company

ISSUED FOR:		
DPD SUBMITTAL	06-26-2025	
REVISION FOR:		
NO.	DESCRIPTION	DATE

**DPD SUBMITTAL**

DRAWN BY	RJT
CHECKED BY	APS

**SITE PLAN**

**C201**

**GENERAL NOTES**

1. SITE LOCATION: 9050 N SWAN RD, MILWAUKEE, WI 53224. SEE PLAT OF SURVEY FOR EASEMENT/RESTRICTIONS. REFER TO PLAT OF SURVEY BY CHAPUT LAND SURVEYS, DATED 03/09/2021 FOR INFORMATION ON COORDINATES AND SURVEY CONTROL.
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITIES, AND CHAPUT LAND SURVEYS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. ANY WORK OUTSIDE OF PROPERTY LINE AND IN RIGHT OF WAY SHALL CONFORM TO THE CITY OF MILWAUKEE STANDARD SPECIFICATIONS, PERMIT CONDITIONS AND ORDINANCES.
4. SEE LANDSCAPING PLANS FOR LANDSCAPING DETAILS.

**PLAN NOTES:**

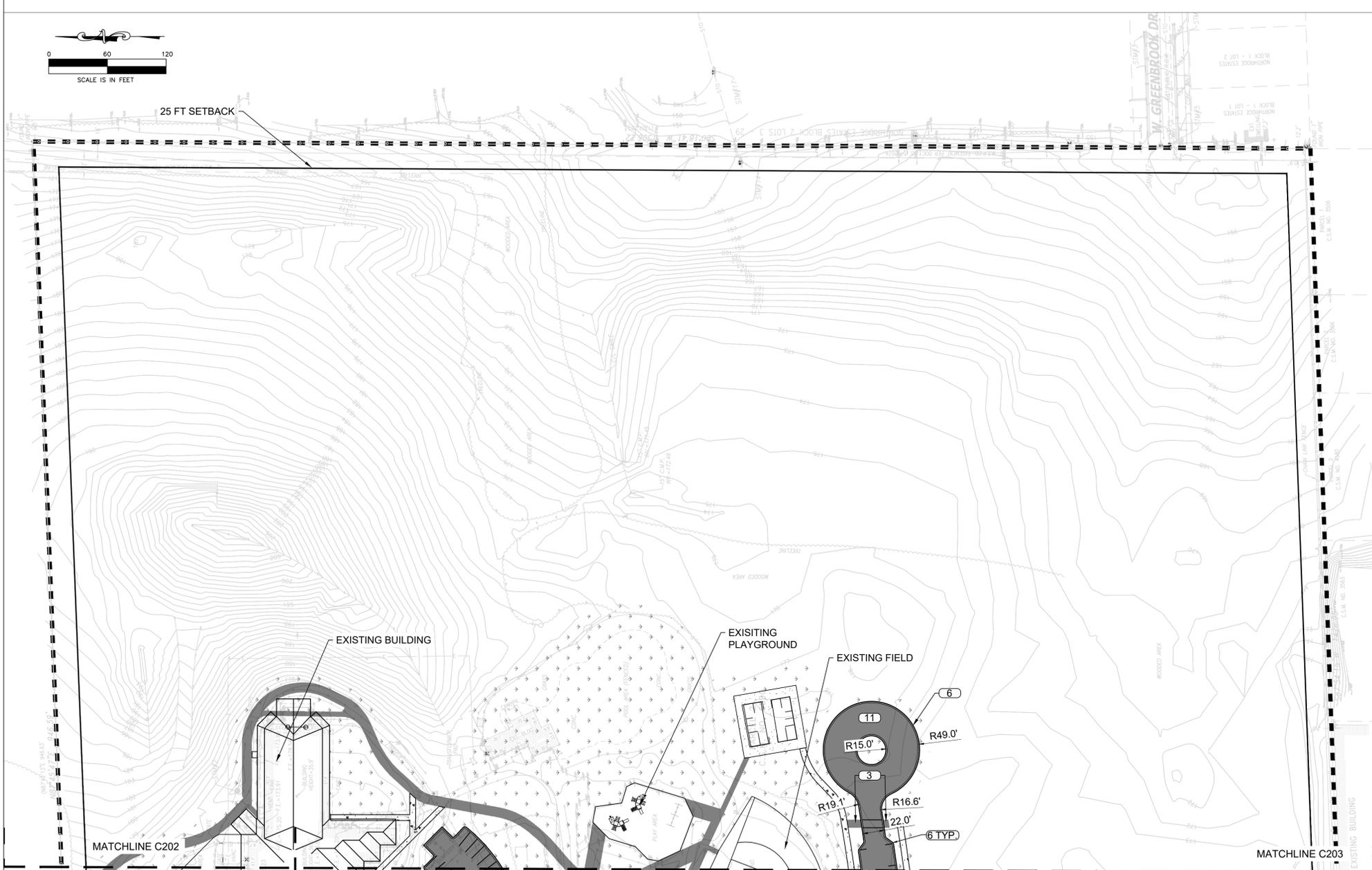
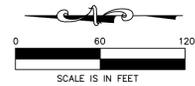
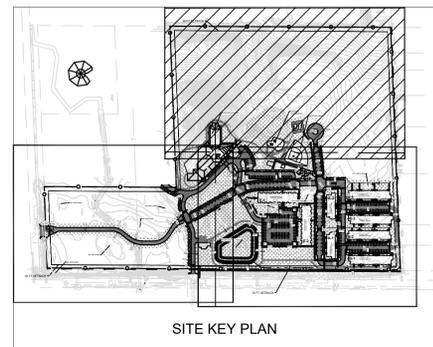
1. CROSSWALK PAVEMENT STRIPING, TYP. SEE DETAIL 3, SHEET C212
2. PAVEMENT MARKING 4-INCH WHITE, TYP. SEE DETAIL 3, SHEET C211.
3. CURB RAMP DETAILS, TYP. SEE DETAILS 2 & 3, SHEET C210.
4. CURB END SECTION, TYP. SEE DETAIL 4, SHEET C210.
5. SIGN & TUBULAR STEEL POST, SEE DETAILS 1, 2 & 4, SHEET C211.
6. 18" CONCRETE CURB AND GUTTER, SEE DETAILS 7A & 7B, SHEET C210.
7. REINFORCED CONCRETE PAD, TYP., SEE DETAIL 8, SHEET C210.
8. MODULAR BLOCK RETAINING WALL, TYP. SEE DETAIL 9, SHEET C210.
9. BUILDING PATIO TO SIDEWALK, TYP. SEE DETAIL 4, SHEET C212
10. CONCRETE SIDEWALK, TYP. SEE DETAIL 1, SHEET C210.
11. HMA PAVEMENT, TYP. SEE DETAIL 6, SHEET C210.
12. COMPACTED GRAVEL, TYP. SEE DETAIL 10, SHEET C210.
13. VERTICAL CONCRETE CURB, TYP. SEE DETAIL 2, SHEET C212.
14. GRASS-LINED SWALE, TYP. SEE DETAIL 1, SHEET C212.
15. WHEEL STOP, SEE DETAIL 5, SHEET C212

**LEGEND**

-  HMA PAVEMENT
-  CONCRETE SIDEWALK / PAVEMENT / CURB & GUTTER
-  LANDSCAPING/ OPEN SPACE (SEE LANDSCAPING PLANS)
-  ADA ACCESSIBLE PATHWAY
-  PHASE 2, PHASE 3 & PHASE 4 (FUTURE)
-  PROPERTY BOUNDARY
-  FENCING, DECORATIVE
-  FENCING, CHAIN LINK
-  PROPOSED SWALE FLOW LINE 1  
C212

**SIGN KEY:**

- 1  STOP  
R1-1  
30" X 30"
- 2  WHEEL STOP  
R7-8A  
12"X18"



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DRAWN BY: RJT  
CHECKED BY: APS

**SITE PLAN**

**C202**

**GENERAL NOTES**

1. SITE LOCATION: 9050 N SWAN RD, MILWAUKEE, WI 53224. SEE PLAT OF SURVEY FOR EASEMENT/RESTRICTIONS. REFER TO PLAT OF SURVEY BY CHAPUT LAND SURVEYS, DATED 03/09/2021 FOR INFORMATION ON COORDINATES AND SURVEY CONTROL.
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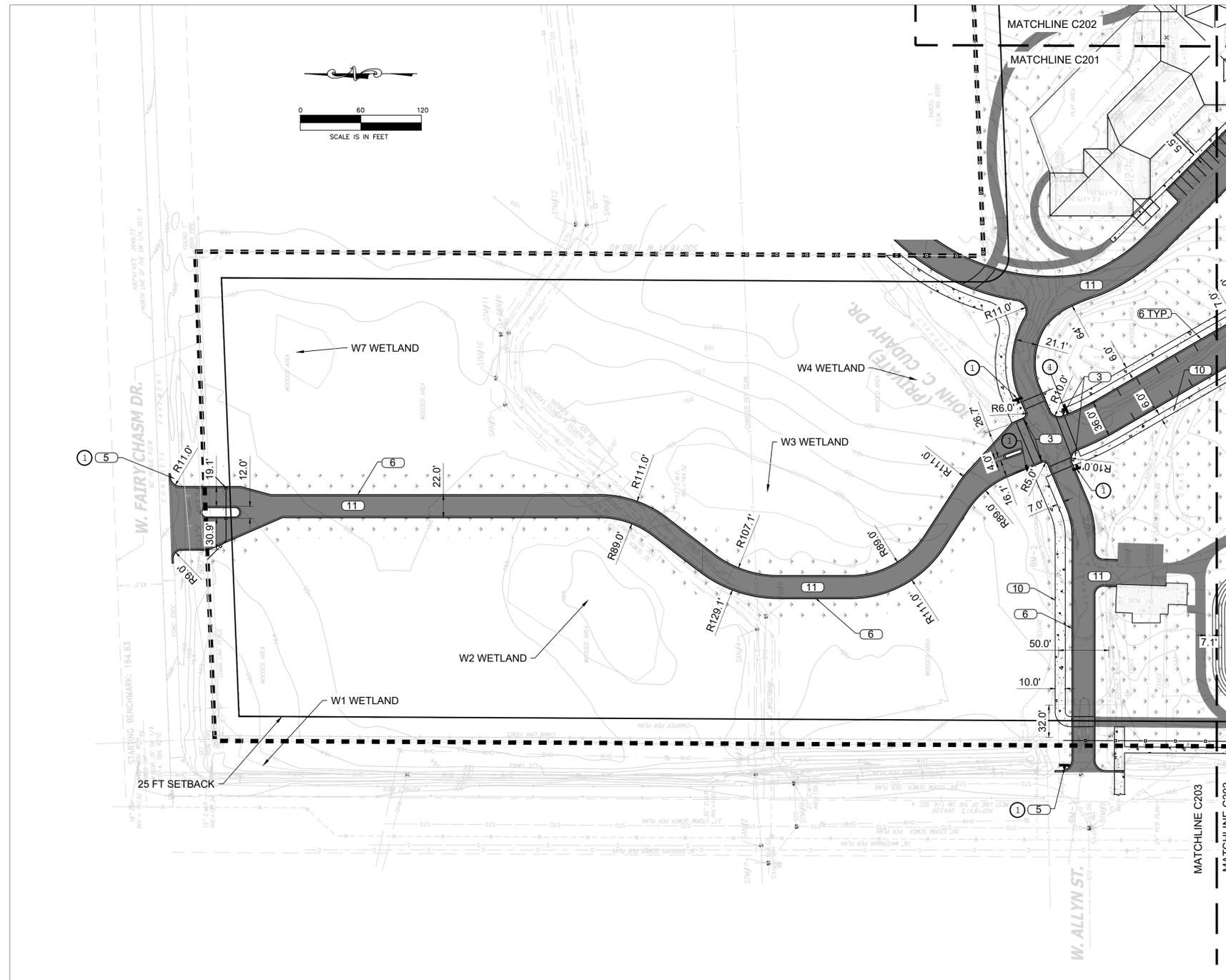
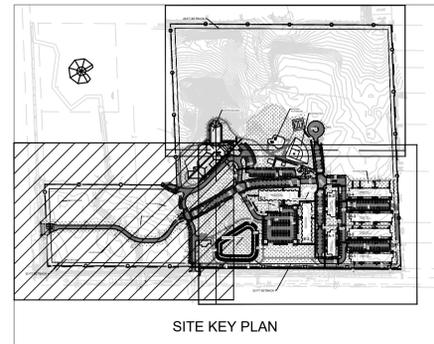
1. CROSSWALK PAVEMENT STRIPING, TYP. SEE DETAIL 3, SHEET C212
2. PAVEMENT MARKING 4-INCH WHITE, TYP. SEE DETAIL 3, SHEET C211.
3. CURB RAMP DETAILS, TYP. SEE DETAILS 2 & 3, SHEET C210.
4. CURB END SECTION, TYP. SEE DETAIL 4, SHEET C210.
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-  PROPERTY BOUNDARY
-  FENCING, DECORATIVE
-  FENCING, CHAIN LINK
-  PROPOSED SWALE FLOW LINE

**SIGN KEY:**

-  1 STOP  
R1-1  
30" X 30"
-  2 R7-8A  
12" X 18"



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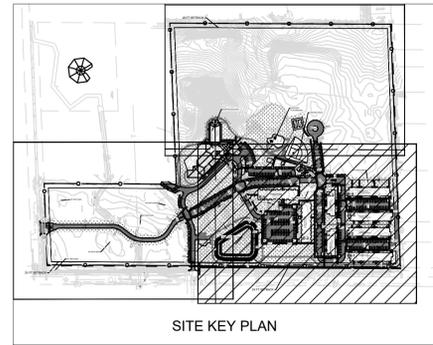
**DPD SUBMITTAL**

DRAWN BY RJT

CHECKED BY APS

**SITE PLAN**

**C203**



**GENERAL NOTES**

1. SITE LOCATION: 9050 N SWAN RD, MILWAUKEE, WI 53224. SEE PLAT OF SURVEY FOR EASEMENT/RESTRICTIONS. REFER TO PLAT OF SURVEY BY CHAPUT LAND SURVEYS, DATED 03/09/2021 FOR INFORMATION ON COORDINATES AND SURVEY CONTROL.
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**PLAN NOTES:**

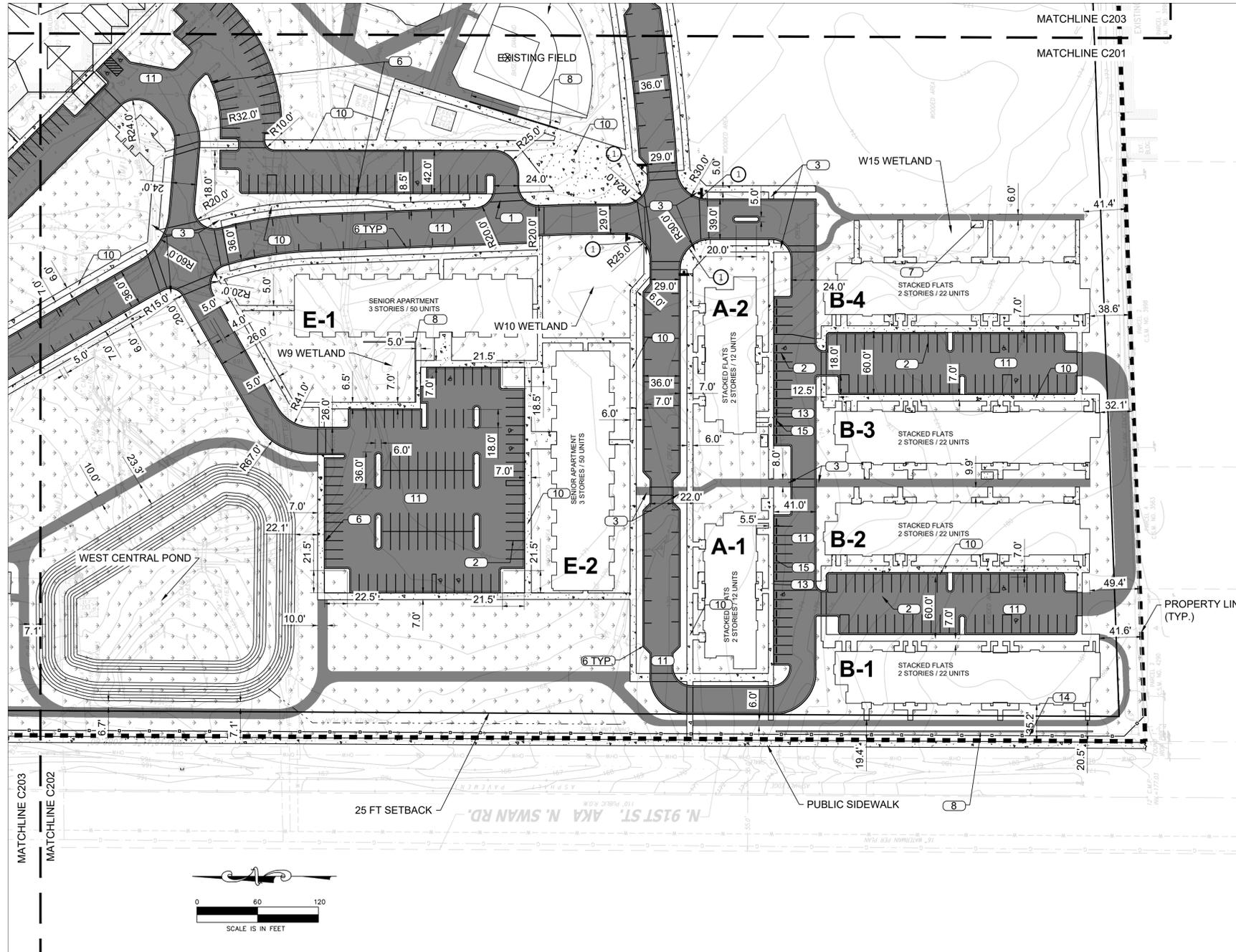
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**LEGEND**

- HMA PAVEMENT
- CONCRETE SIDEWALK / PAVEMENT / CURB & GUTTER
- LANDSCAPING/ OPEN SPACE (SEE LANDSCAPING PLANS)
- ADA ACCESSIBLE PATHWAY
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- PROPERTY BOUNDARY
- FENCING, DECORATIVE
- FENCING, CHAIN LINK
- PROPOSED SWALE FLOW LINE

**SIGN KEY:**

- 1. STOP SIGN (R1-1) 30" X 30"
- 2. SIGN (R1-8A) 12" X 18"



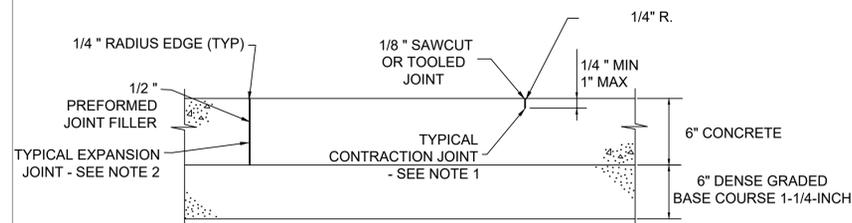
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**SITE PLAN**

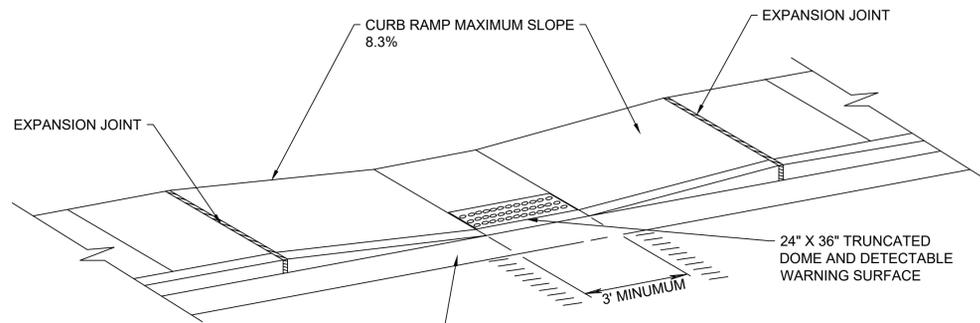
**C203**



**NOTES:**

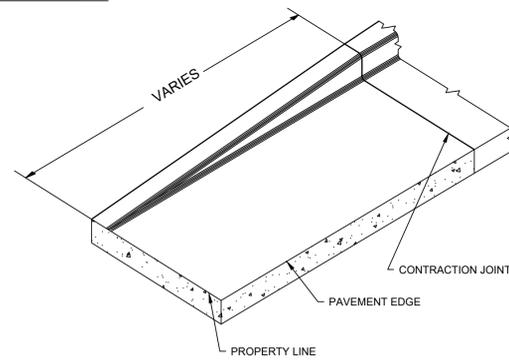
- CONTRACTION JOINTS TO BE SPACED 5'-0" O.C. MAXIMUM EACH DIRECTION.
- EXPANSION JOINTS TO BE SPACED AT 50' MAXIMUM EACH DIRECTION AND WHERE SIDEWALK MEETS BUILDINGS, CURBS, AND EXISTING SIDEWALKS WHICH REMAIN IN PLACE.
- LONGITUDINAL SLOPES TO MATCH PROPOSED GRADE, CROSS SLOPE OF NEW SIDEWALK SHALL BE 1.5%.
- FOLLOW WISDOT SPECIFICATIONS 602.
- DO NOT ADD CALCIUM CHLORIDE.

1 CONCRETE SIDEWALK  
C210 NTS



3 MODIFIED TYPE 7 CURB RAMP DETAIL  
C210 NTS

48" MINIMUM LANDING (IN THE DIRECTION OF TRAVEL) MAX. SLOPE IN ANY DIRECTION-2%

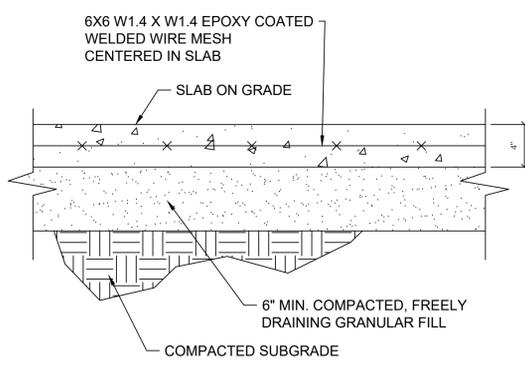
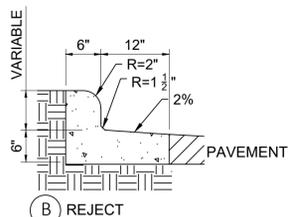
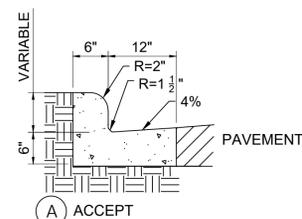


4 END SECTION CURB  
C210 NTS

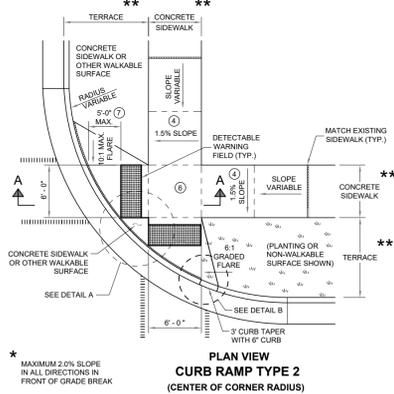
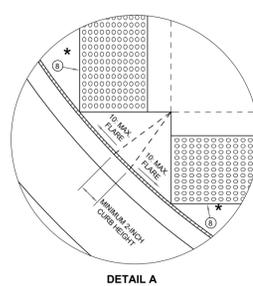
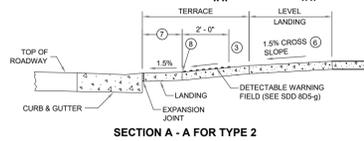
**NOTES:**

- LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.
- EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS OF 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK.
- IN ALL CASES, CONCRETE CURB SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED AGGREGATE BASE COURSE (MIN. 2").
- THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE BASE PROVIDED A 6" MINIMUM GUTTER THICKNESS IS MAINTAINED.

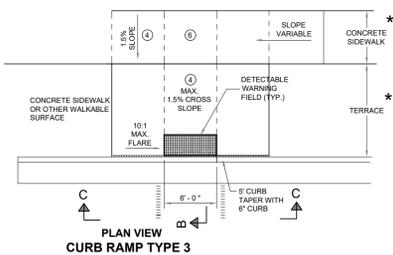
7 18" CONCRETE CURB & GUTTER (VARIABLE HEIGHT), ACCEPT (A) & REJECT CURB (B)  
C210 NTS



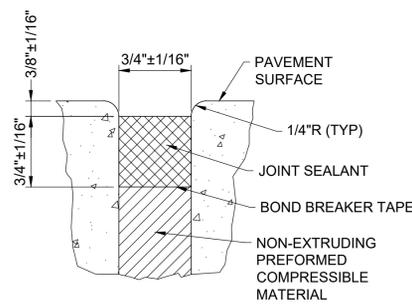
8 REINFORCED CONCRETE PAD  
C210 NTS



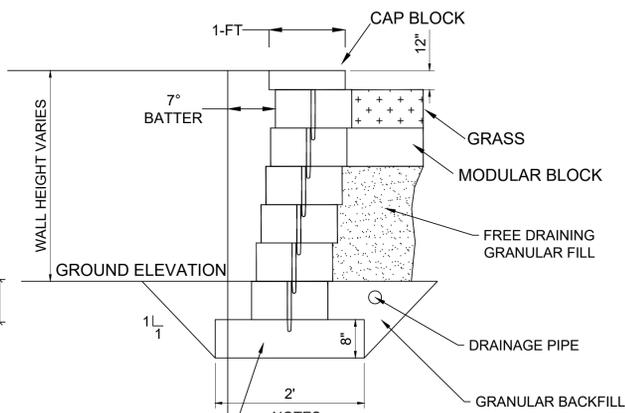
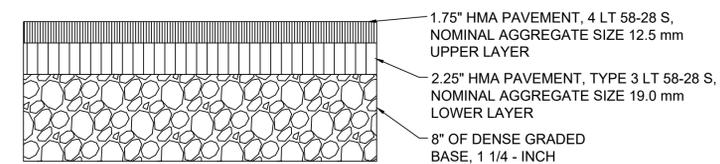
\* MAXIMUM 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK  
\*\* WIDTH SHOWN ELSEWHERE IN THE PLANS



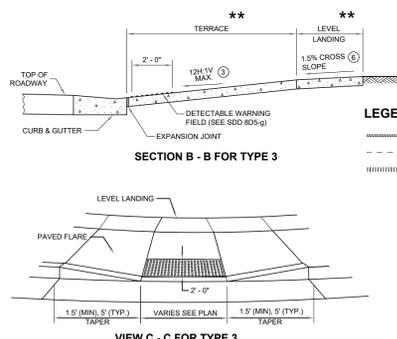
2 MODIFIED TYPE 2 & 3 RAMP DETAIL  
C210 NTS



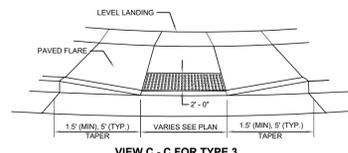
5 TYPICAL EXPANSION JOINT  
C210 NTS



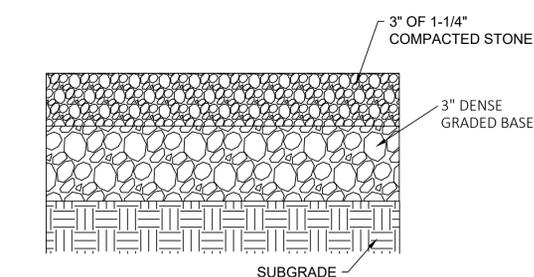
9 MODULAR BLOCK WALL DETAIL  
C210 NTS



LEGEND  
--- EXPANSION JOINT SIDEWALK  
- - - CONTRACTION JOINT SIDEWALK  
||||| PAVEMENT MARKING CROSSWALK (WHITE)



10 COMPACTED GRAVEL  
C210 NTS



**CUDAHY FARMS**

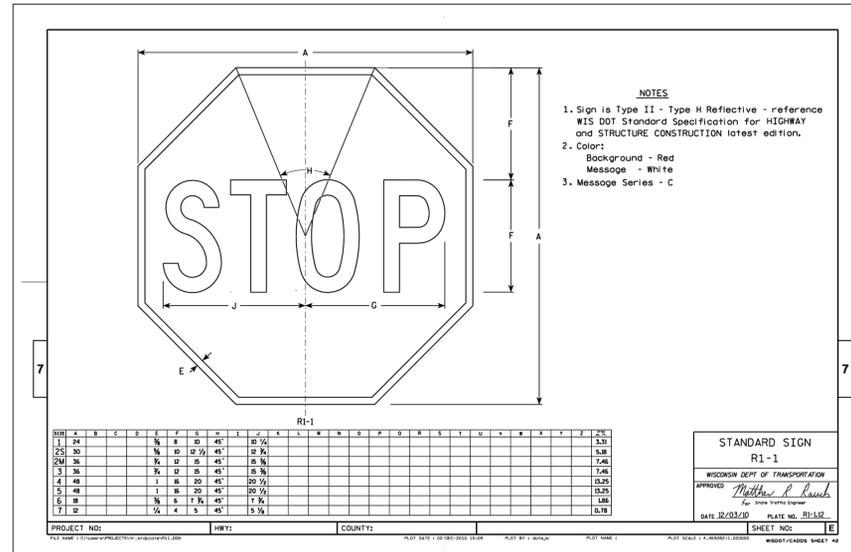
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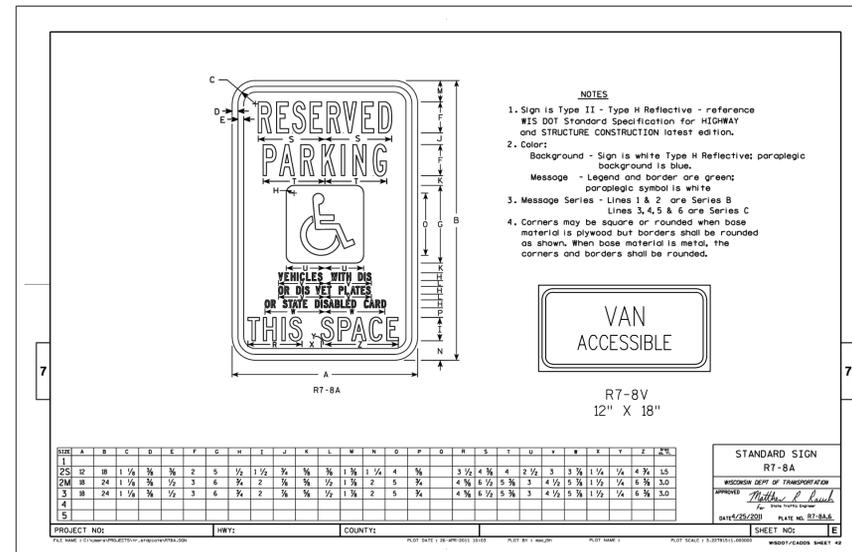
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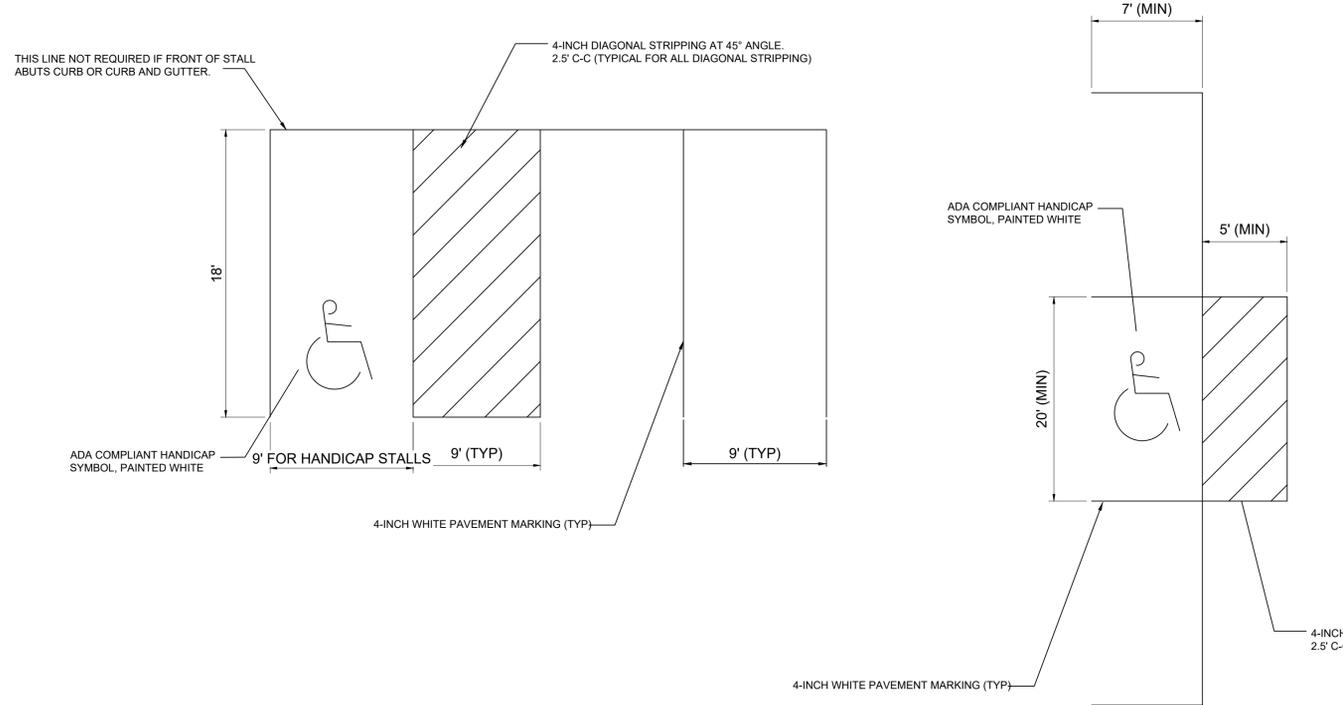
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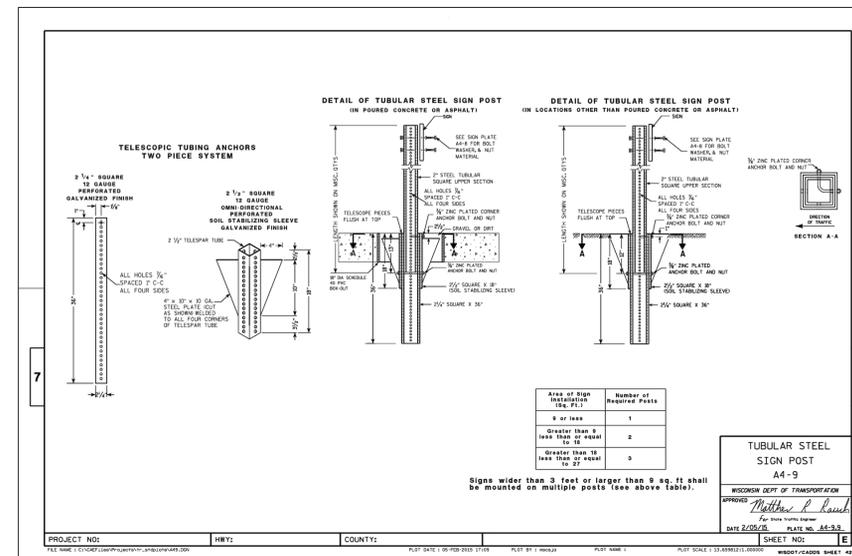
1 STOP SIGN  
C211 NTS



2 RESERVED PARKING SIGN  
C211 NTS



3 PAVEMENT MARKING  
C211 NTS



4 TUBULAR STEEL SIGN POST  
C211 NTS

DPD SUBMITTAL

DRAWN BY RJT  
CHECKED BY APS

SITE PLAN DETAILS

C211

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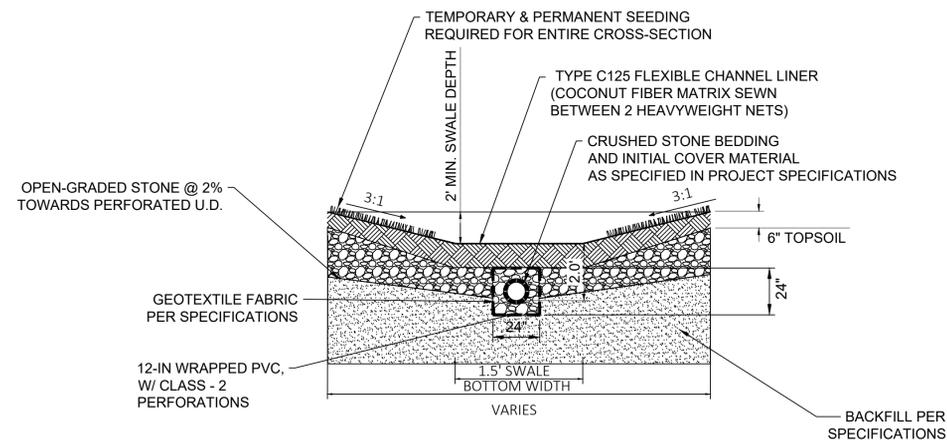
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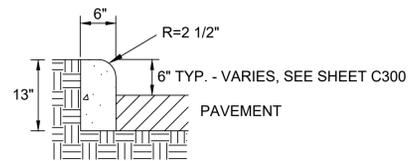
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**SITE PLAN DETAILS**

**C212**



**1** GRASS-LINED SWALE WITH UNDERDRAIN  
C212 NTS

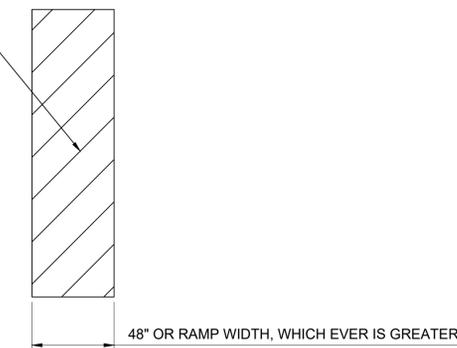


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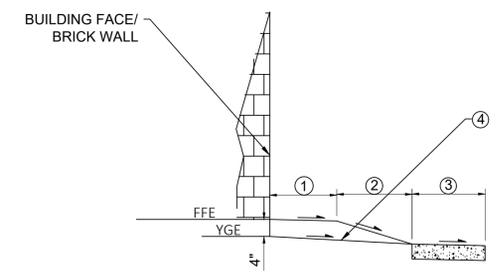
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3. IN ALL CASES, CONCRETE CURB SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED AGGREGATE BASE COURSE (MIN. 2"). AN EXPANSION JOINT ONE (1) INCH IN WIDTH SHALL BE CONSTRUCTED BETWEEN VERTICAL CURB AND BUILDING OR WALLS.

**2** VERTICAL CONCRETE CURB  
C212 NTS

4-INCH DIAGONAL STRIPPING AT 45° ANGLE.  
2.5' C-C (TYPICAL FOR ALL DIAGONAL STRIPPING)

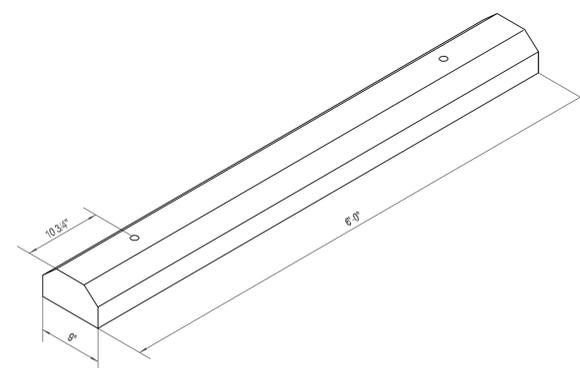
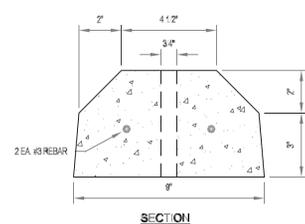


**3** CROSSWALK PAVEMENT STRIPING  
C212 NTS



1. PATIO, MAX. 2% SLOPE IN ANY DIRECTION.
2. CONCRETE WALK-UP, MAX. 5% LONGITUDINAL SLOPE AND MAX. 2% TRANSVERSE SLOPE.
3. CONNECTOR SIDEWALK, MAX. 5% LONGITUDINAL SLOPE AND MAX. 2% TRANSVERSE SLOPE.
4. LANDSCAPING/MULCH, MIN. 1% SLOPE.

**4** BUILDING PATIO TO CONNECTOR  
SIDEWALK TYPICAL SECTION  
C212 NTS



**5** WHEEL STOP  
C212 NTS

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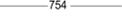
SITE GRADING PLAN

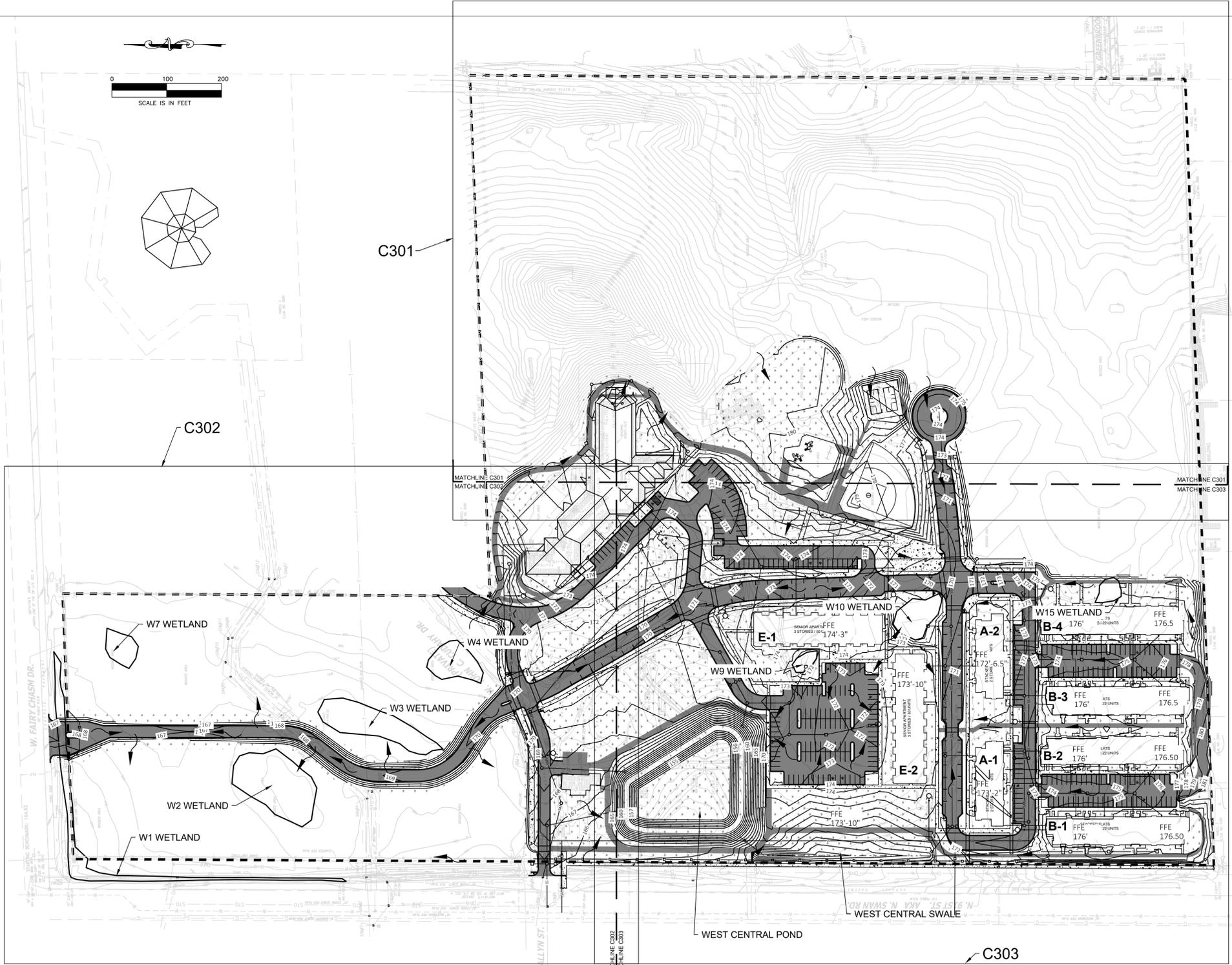
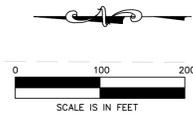
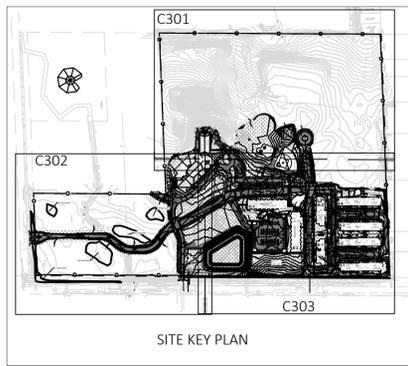
**C300**

**GENERAL NOTES:**

- GRADE ALL SURFACES FOR POSITIVE DRAINAGE.
- ALL GRADES SHOWN ARE SURFACE OR FLOW LINE GRADES, UNLESS OTHERWISE NOTED.
- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM SITE BEFORE GRADING.
- FINAL ADJUSTMENTS SHALL BE MADE AT THE TIME OF PAVING TO MATCH THE PAVEMENT SURFACE.
- PER WDNR TECHNICAL STANDARDS, ONE OF THE FOLLOWING METHODS SHALL BE USED WHEN WORKING NEAR THE PROPOSED LOCATIONS OF THE INFILTRATION AND DRY PONDS:
  - COMPACTION AVOIDANCE - COMPACTION OF THE AREA FOR THE INFILTRATION BASIN AND DRY PONDS SHALL BE AVOIDED BY PROTECTING THE PROPOSED INFILTRATION BASIN AND DRY POND LOCATIONS FROM ALL TRAFFIC.
  - COMPACTION MITIGATION - IF COMPACTION OR SMEARING OCCURS AT THE PROPOSED LOCATION OF INFILTRATION BASIN AND DRY PONDS, THE EFFECTS OF COMPACTION SHALL BE MITIGATED BY INCORPORATING TWO INCHES OF COARSE SAND AND REFRACTURING TO A DEPTH OF AT LEAST 12 INCHES. FOLLOWING GRADING OPERATIONS, THE PROPOSED LOCATIONS SHALL BE EVALUATED AND DOCUMENTED FOR CONSISTENCY WITH THE ORIGINAL SITE INVESTIGATION.

**LEGEND:**

-  HMA PAVEMENT
-  CONCRETE SIDEWALK / PAVEMENT / CURB & GUTTER
-  LANDSCAPING/ OPEN SPACE (SEE LANDSCAPING PLANS)
-  ADA ACCESSIBLE PATHWAY
-  PHASE 2, PHASE 3 & PHASE 4 (FUTURE)
-  PROPERTY BOUNDARY (DISTURBANCE LIMITS)
-  FENCING, DECORATIVE
-  FENCING, CHAIN LINK
-  PROPOSED SWALE FLOW LINE
-  754 NEW GRADING CONTOUR
-  754 EXISTING GRADING CONTOUR
-  WATER FLOW DIRECTION
-  PROPOSED SWALE FLOW LINE



**CUDAHY FARMS**

9050 N. Swan Rd.

Royal Capital Group  
Cudahy Farms P1, LLC  
710 N. Plankinton Ave., Suite 300  
Milwaukee, WI.

PROJECT NUMBER 193051

**ROYAL CAPITAL**  
A Venture & Holdings Company

ISSUED FOR:	
DPD SUBMITTAL	06-26-2025
REVISION FOR:	
NO. DESCRIPTION	DATE

**DPD SUBMITTAL**

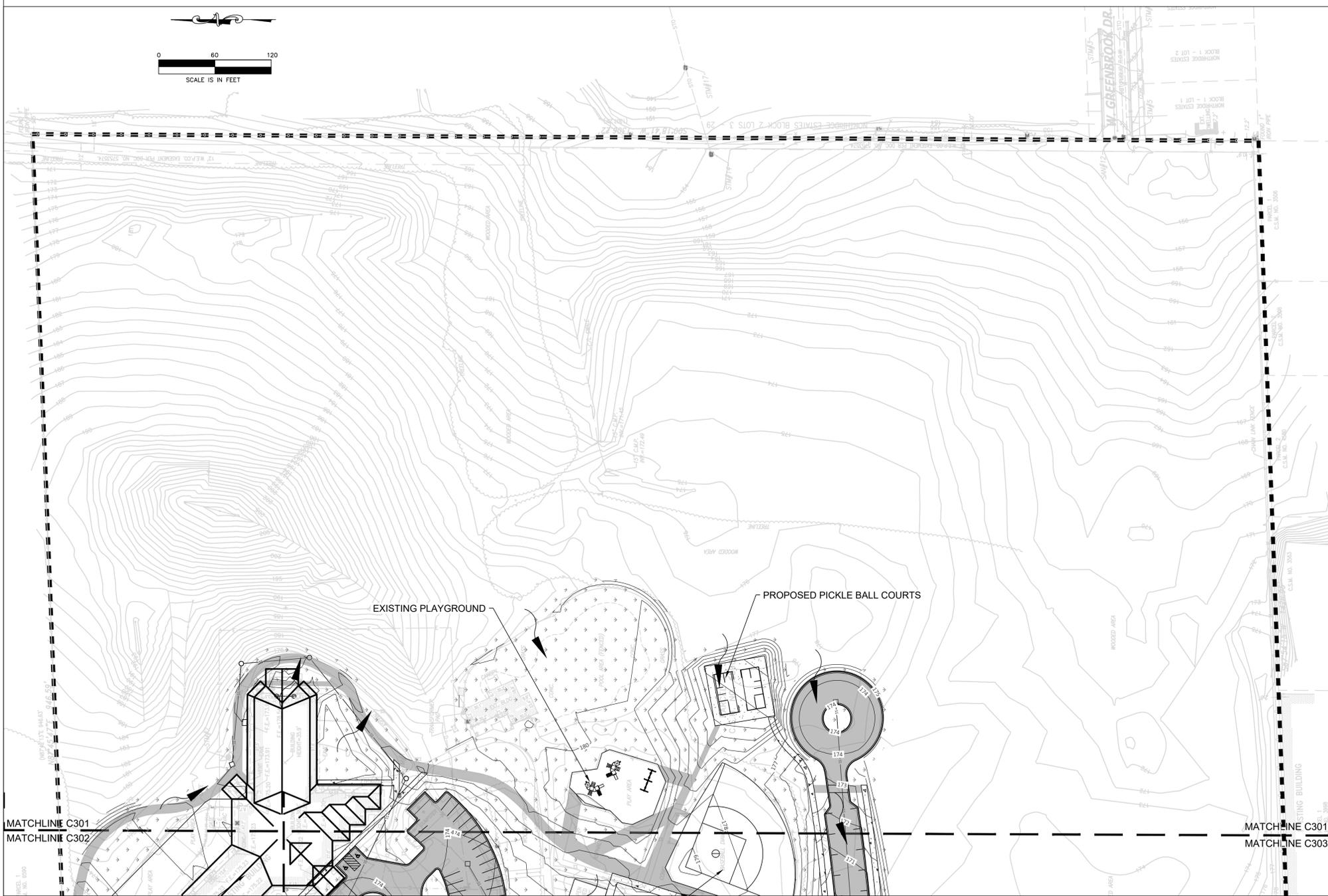
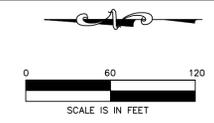
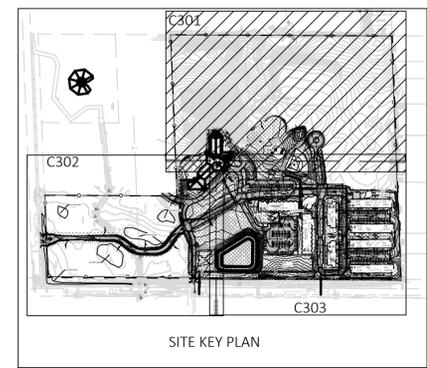
DRAWN BY	RJT
CHECKED BY	APS

**SITE GRADING PLAN**

**C301**

**GENERAL NOTES:**

1. GRADE ALL SURFACES FOR POSITIVE DRAINAGE.
2. ALL GRADES SHOWN ARE SURFACE OR FLOW LINE GRADES, UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM SITE BEFORE GRADING.
4. FINAL ADJUSTMENTS SHALL BE MADE AT THE TIME OF PAVING TO MATCH THE PAVEMENT SURFACE.
5. PER WDNR TECHNICAL STANDARDS, ONE OF THE FOLLOWING METHODS SHALL BE USED WHEN WORKING NEAR THE PROPOSED LOCATIONS OF THE INFILTRATION AND DRY PONDS:
  - 5.1. COMPACTION AVOIDANCE - COMPACTION OF THE AREA FOR THE INFILTRATION BASIN AND DRY PONDS SHALL BE AVOIDED BY PROTECTING THE PROPOSED INFILTRATION BASIN AND DRY POND LOCATIONS FROM ALL TRAFFIC.
  - 5.2. COMPACTION MITIGATION - IF COMPACTION OR SMEARING OCCURS AT THE PROPOSED LOCATION OF INFILTRATION BASIN AND DRY PONDS, THE EFFECTS OF COMPACTION SHALL BE MITIGATED BY INCORPORATING TWO INCHES OF COARSE SAND AND REFRACTURING TO A DEPTH OF AT LEAST 12 INCHES. FOLLOWING GRADING OPERATIONS, THE PROPOSED LOCATIONS SHALL BE EVALUATED AND DOCUMENTED FOR CONSISTENCY WITH THE ORIGINAL SITE INVESTIGATION.



**LEGEND:**

- HMA PAVEMENT
- CONCRETE SIDEWALK / PAVEMENT / CURB & GUTTER
- LANDSCAPING/ OPEN SPACE (SEE LANDSCAPING PLANS)
- ADA ACCESSIBLE PATHWAY
- PHASE 2, PHASE 3 & PHASE 4 (FUTURE)
- PROPERTY BOUNDARY (DISTURBANCE LIMITS)
- FENCING, DECORATIVE
- FENCING, CHAIN LINK
- PROPOSED SWALE FLOW LINE
- NEW GRADING CONTOUR
- EXISTING GRADING CONTOUR
- WATER FLOW DIRECTION
- PROPOSED SWALE FLOW LINE

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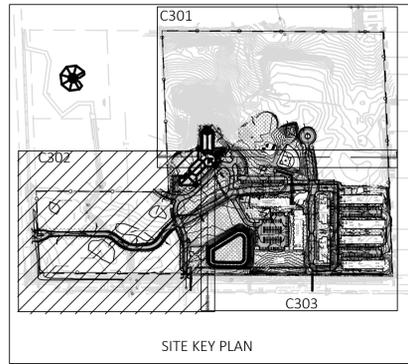
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**SITE GRADING PLAN**

**C302**

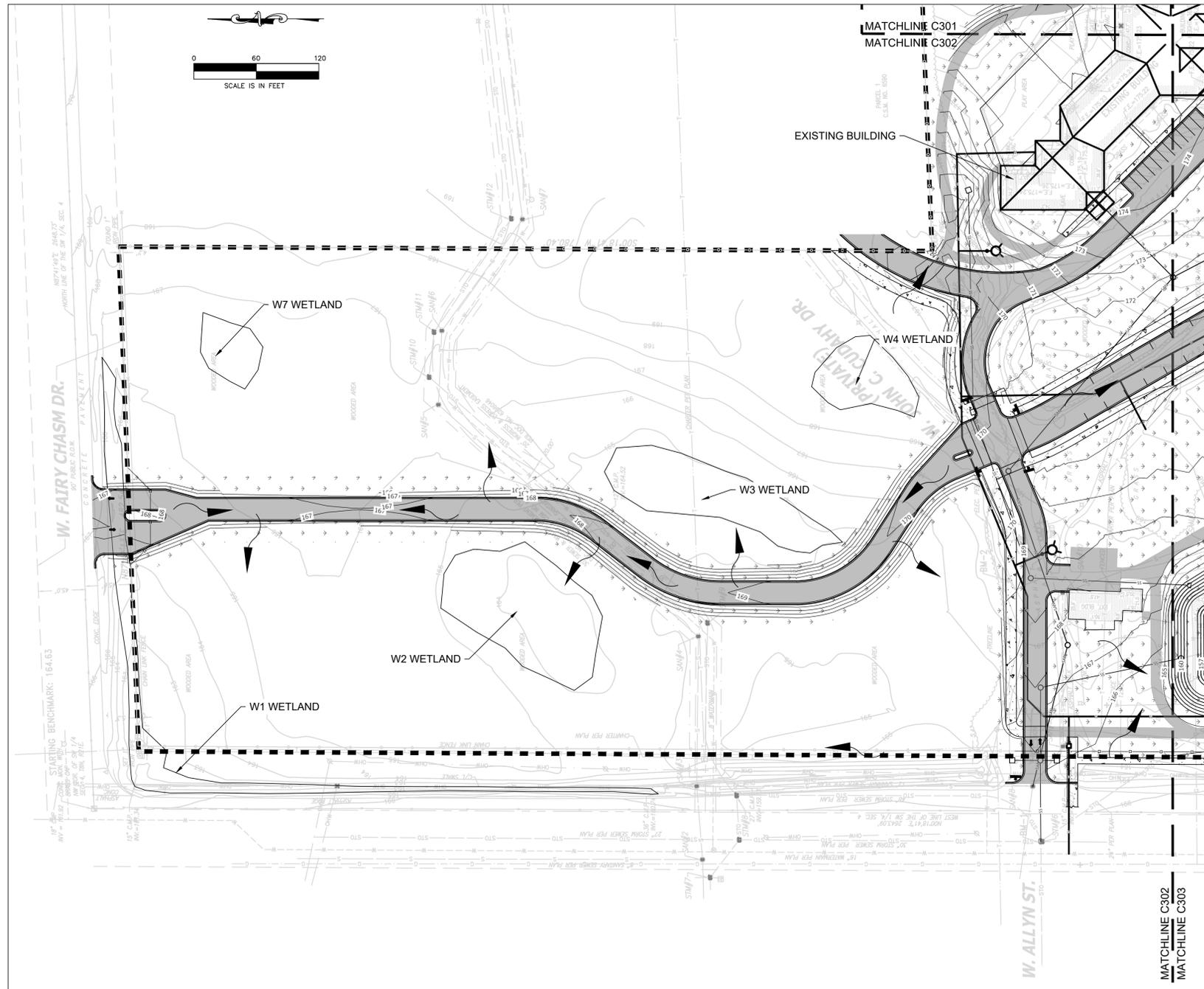


**GENERAL NOTES:**

- GRADE ALL SURFACES FOR POSITIVE DRAINAGE.
- ALL GRADES SHOWN ARE SURFACE OR FLOW LINE GRADES, UNLESS OTHERWISE NOTED.
- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM SITE BEFORE GRADING.
- FINAL ADJUSTMENTS SHALL BE MADE AT THE TIME OF PAVING TO MATCH THE PAVEMENT SURFACE.
- PER WDNR TECHNICAL STANDARDS, ONE OF THE FOLLOWING METHODS SHALL BE USED WHEN WORKING NEAR THE PROPOSED LOCATIONS OF THE INFILTRATION AND DRY PONDS:
  - COMPACTION AVOIDANCE - COMPACTION OF THE AREA FOR THE INFILTRATION BASIN AND DRY PONDS SHALL BE AVOIDED BY PROTECTING THE PROPOSED INFILTRATION BASIN AND DRY POND LOCATIONS FROM ALL TRAFFIC.
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**LEGEND:**

- HMA PAVEMENT
- CONCRETE SIDEWALK / PAVEMENT / CURB & GUTTER
- LANDSCAPING/ OPEN SPACE (SEE LANDSCAPING PLANS)
- ADA ACCESSIBLE PATHWAY
- PHASE 2, PHASE 3 & PHASE 4 (FUTURE)
- PROPERTY BOUNDARY (DISTURBANCE LIMITS)
- FENCING, DECORATIVE
- FENCING, CHAIN LINK
- PROPOSED SWALE FLOW LINE
- NEW GRADING CONTOUR
- EXISTING GRADING CONTOUR
- WATER FLOW DIRECTION
- PROPOSED SWALE FLOW LINE



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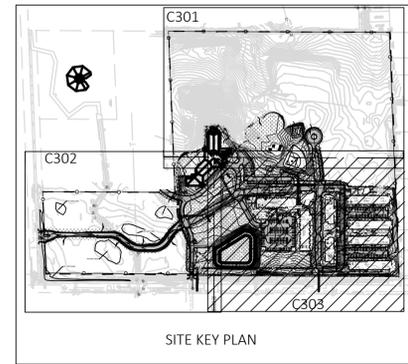
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CHECKED BY	APS

**SITE GRADING PLAN**

**C303**

**GENERAL NOTES:**

- GRADE ALL SURFACES FOR POSITIVE DRAINAGE.
- ALL GRADES SHOWN ARE SURFACE OR FLOW LINE GRADES, UNLESS OTHERWISE NOTED.
- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM SITE BEFORE GRADING.
- FINAL ADJUSTMENTS SHALL BE MADE AT THE TIME OF PAVING TO MATCH THE PAVEMENT SURFACE.
- PER WDNR TECHNICAL STANDARDS, ONE OF THE FOLLOWING METHODS SHALL BE USED WHEN WORKING NEAR THE PROPOSED LOCATIONS OF THE INFILTRATION AND DRY PONDS:
  - COMPACTION AVOIDANCE - COMPACTION OF THE AREA FOR THE INFILTRATION BASIN AND DRY PONDS SHALL BE AVOIDED BY PROTECTING THE PROPOSED INFILTRATION BASIN AND DRY POND LOCATIONS FROM ALL TRAFFIC.
  - COMPACTION MITIGATION - IF COMPACTION OR SMEARING OCCURS AT THE PROPOSED LOCATION OF INFILTRATION BASIN AND DRY PONDS, THE EFFECTS OF COMPACTION SHALL BE MITIGATED BY INCORPORATING TWO INCHES OF COARSE SAND AND REFRACTURING TO A DEPTH OF AT LEAST 12 INCHES. FOLLOWING GRADING OPERATIONS, THE PROPOSED LOCATIONS SHALL BE EVALUATED AND DOCUMENTED FOR CONSISTENCY WITH THE ORIGINAL SITE INVESTIGATION.



**LEGEND:**

- HMA PAVEMENT
- CONCRETE SIDEWALK / PAVEMENT / CURB & GUTTER
- LANDSCAPING/ OPEN SPACE (SEE LANDSCAPING PLANS)
- ADA ACCESSIBLE PATHWAY
- PHASE 2, PHASE 3 & PHASE 4 (FUTURE)
- PROPERTY BOUNDARY (DISTURBANCE LIMITS)
- FENCING, DECORATIVE
- FENCING, CHAIN LINK
- PROPOSED SWALE FLOW LINE
- NEW GRADING CONTOUR
- EXISTING GRADING CONTOUR
- WATER FLOW DIRECTION
- PROPOSED SWALE FLOW LINE

