

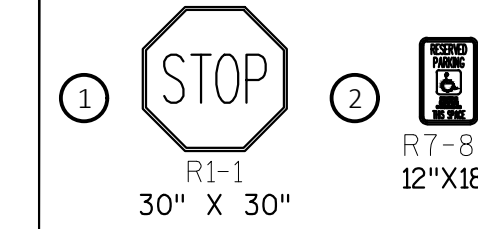
GENERAL NOTES

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.

LEGEND

- HMA PAVEMENT (1/C210)
- CONCRETE SIDEWALK / PAVEMENT / CURB & GUTTER (2/C210)
- LANDSCAPING/ OPEN SPACE (SEE LANDSCAPING PLANS) (3/C210)
- ADA ACCESSIBLE PATHWAY (5/C210)
- PHASE 2, PHASE 3 & PHASE 4 (FUTURE)
- PROPERTY BOUNDARY
- FENCING, DECORATIVE
- FENCING, CHAIN LINK
- PROPOSED SWALE FLOW LINE (1/C212)

SIGN KEY:



KEYED NOTES: (X)

- 1 EXISTING VEGETATION IN THIS AREA SHALL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE (QUERCUS BICOLOR, ACER RUBRUM, TILIA AMERICANA, CARYA CORDIFORMIS, CAREX PENNSYLVANICA, ACER SACCHARUM, FAGUS GRANDIFOLIA, SANGUINARIA CANADENSIS)
- 2 PUBLIC SIDEWALK CONTINUATION FROM SOUTH PROPERTY LINE TO WEST ALLYN INTERSECTION. ALIGNMENT TO BE FINALIZED DURING FINAL DESIGN. SIDEWALK TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CITY OF MILWAUKEE REQUIREMENTS.
- 3 SIDEWALK TO CONTINUE ACROSS NORTH SWAN ROAD TO CURB RAMP ON SOUTHWEST CORNER OF WEST ALLYN STREET.

SITE PROPERTY AREA:
2,257,376 SF OR 51.82 ACRES

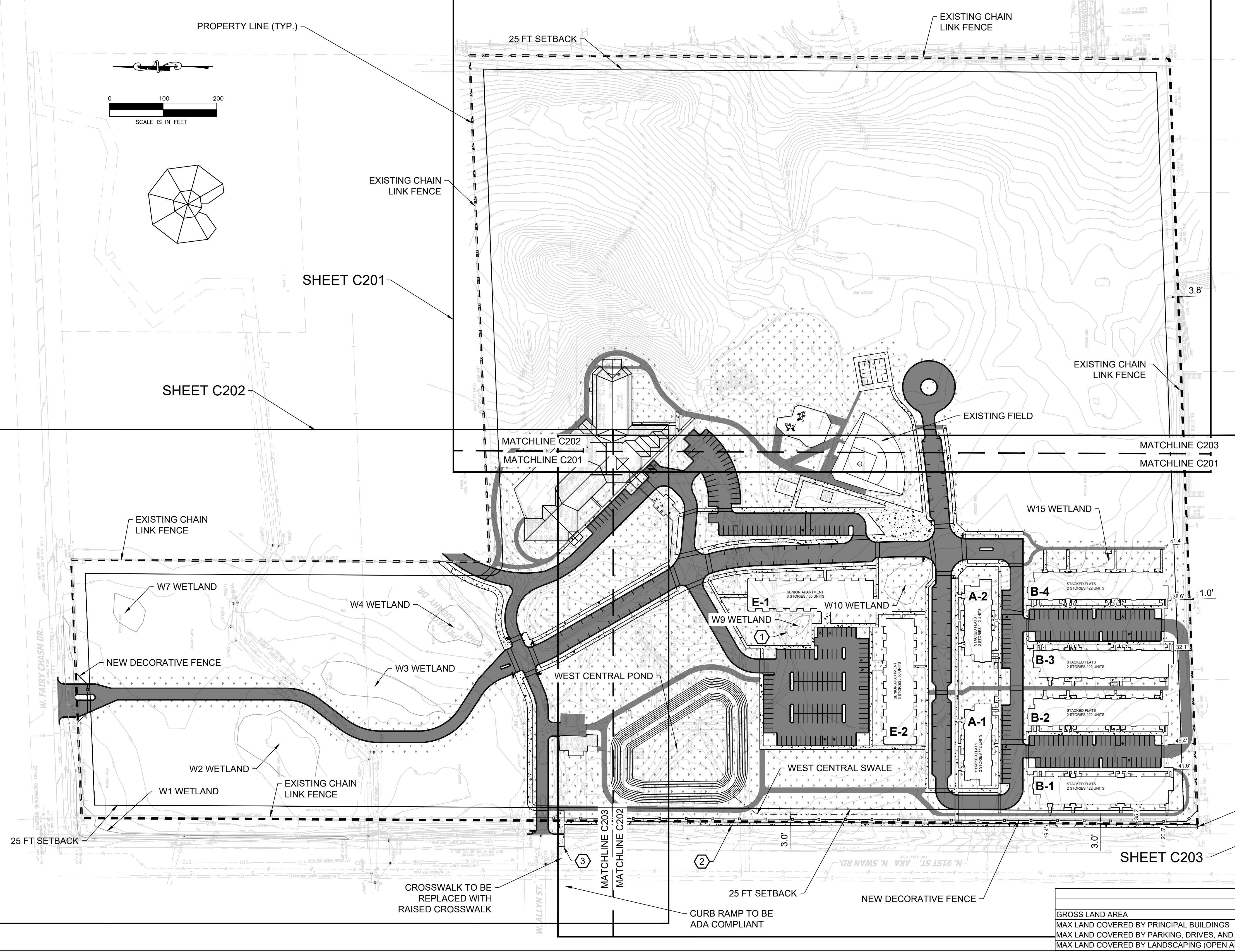
*IMPERVIOUS & PEROUS AREAS
TOTAL BUILDING AREA: 129,209 SF
TOTAL PAVEMENT & SIDEWALK AREA: 356,845 SF
OPEN SPACE AREA: 497,244 SF

*PARKING DATA
ADA SURFACE SPACES: 16
RIDE SHARE SPACES: 2
ELECTRIC CAR CHARGING SPACES: 4
TOTAL SURFACE SPACES: 338
TOTAL GARAGE SPACES: 0
TOTAL PARKING SPACES: 360
SEE ARCHITECTURAL PLANS FOR FINAL PARKING DETAILS AT COMPLETION

PARCEL ADDRESS:
9050 N SWAN RD, MILWAUKEE, WI 53224

ZONING:
EXISTING: PLANNED DEVELOPMENT DISTRICT (PD)

SIDEWALK TO CONTINUE 440 FEET TO W. BROWN DEER ROAD



AREA SUMMARY	AREA SUMMARY			
	PHASE 1 (SQ FT)	PHASE 1 (ACRE)	OVERALL (SQ FT)	OVERALL (ACRE)
GROSS LAND AREA	983,298	22.57	2,257,376	51.82
MAX LAND COVERED BY PRINCIPAL BUILDINGS	129,209	2.97	454,496	10.43
MAX LAND COVERED BY PARKING, DRIVES, AND PARKING STRUCTURES	227,786	5.23	472,493	10.85
MAX LAND COVERED BY LANDSCAPING (OPEN AREA)	497,244	11.42	1,123,339	25.79


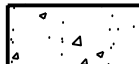
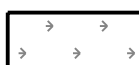
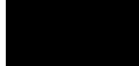


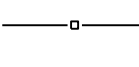
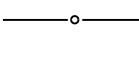
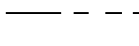
GENERAL NOTES

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: ○

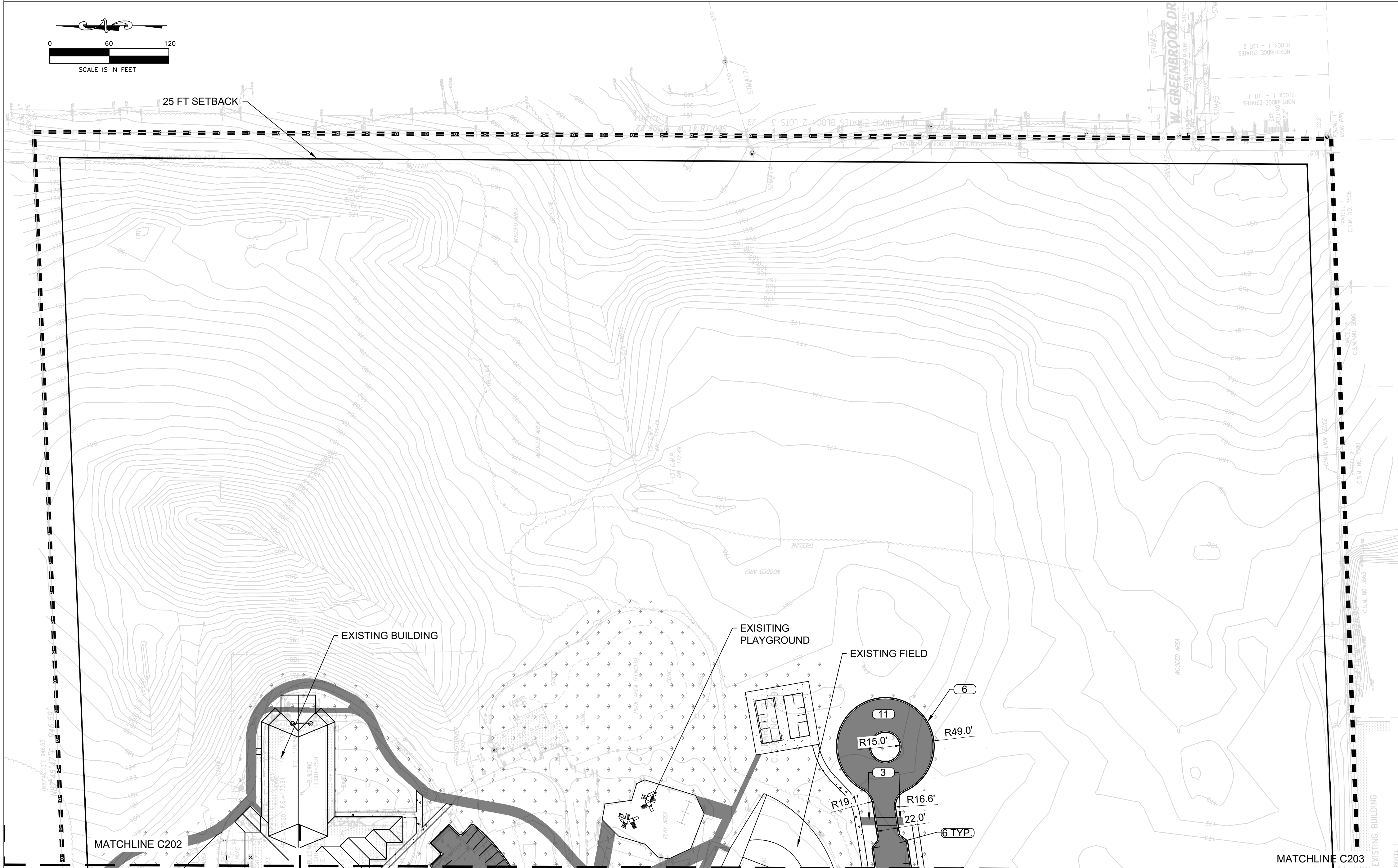
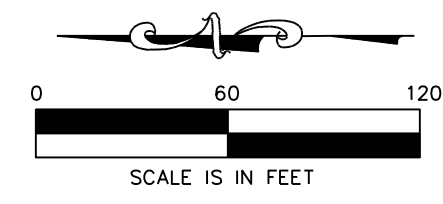
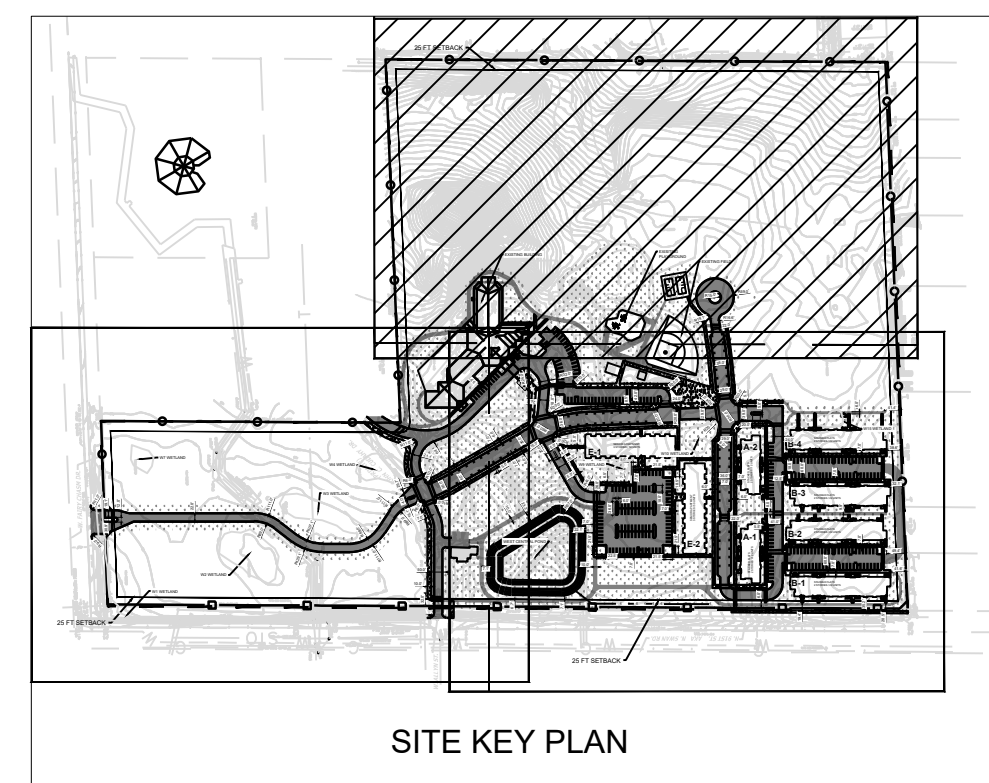
1. CROSSWALK PAVEMENT STRIPING, TYP. SEE DETAIL 3, SHEET C212
2. PAVEMENT MARKING 4-INCH WHITE, TYP. SEE DETAIL 3, SHEET C211.
3. CURB RAMP DETAILS, TYP. SEE DETAILS 2 & 3, SHEET C210.
4. CURB END SECTION, TYP. SEE DETAIL 4, SHEET C210.
5. SIGN & TUBULAR STEEL POST, SEE DETAILS 1, 2 & 4, SHEET C211.
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


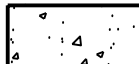
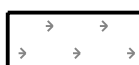
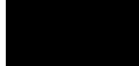


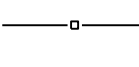
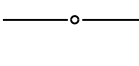
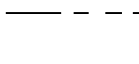
-  HMA PAVEMENT
-  CONCRETE SIDEWALK / PAVEMENT / CURB & GUTTER
-  LANDSCAPING/ OPEN SPACE (SEE LANDSCAPING PLANS)
-  ADA ACCESSIBLE PATHWAY
-  PHASE 2, PHASE 3 & PHASE 4 (FUTURE)
-  PROPERTY BOUNDARY
-  FENCING, DECORATIVE
-  FENCING, CHAIN LINK
-  PROPOSED SWALE FLOW LINE 1
C212

SIGN KEY:



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



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

CUDAHY FARMS - PHASE I

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 04-04-2025

REVISION FOR:

NO. DESCRIPTION DATE

DPD SUBMITTAL

DRAWN BY RJT

CHECKED BY APS

SITE PLAN

C202


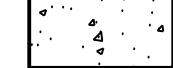



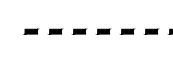
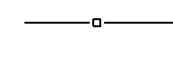
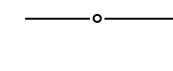
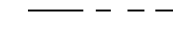
GENERAL NOTES

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.
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.

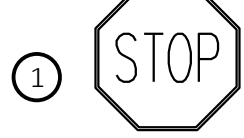

PLAN NOTES:

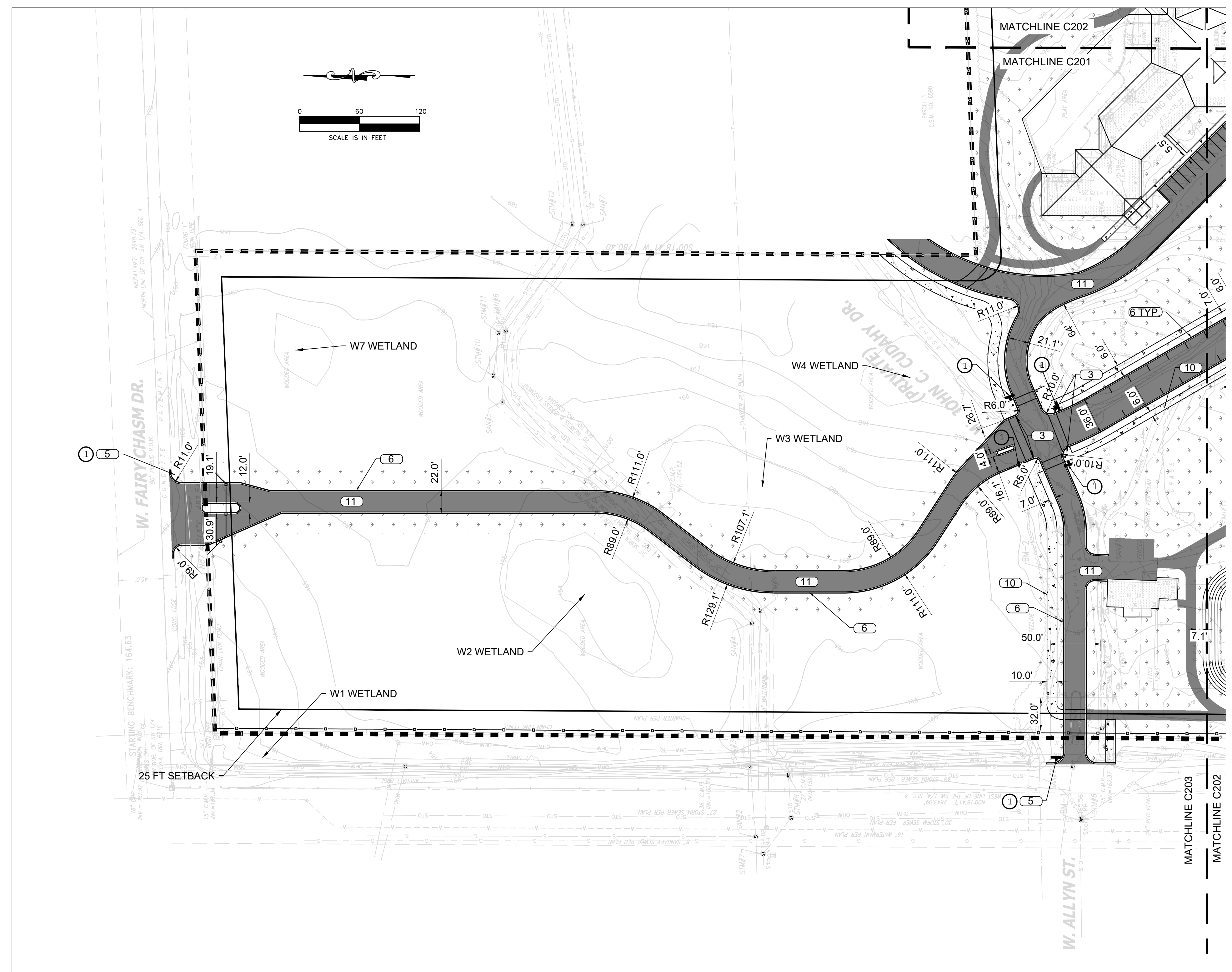
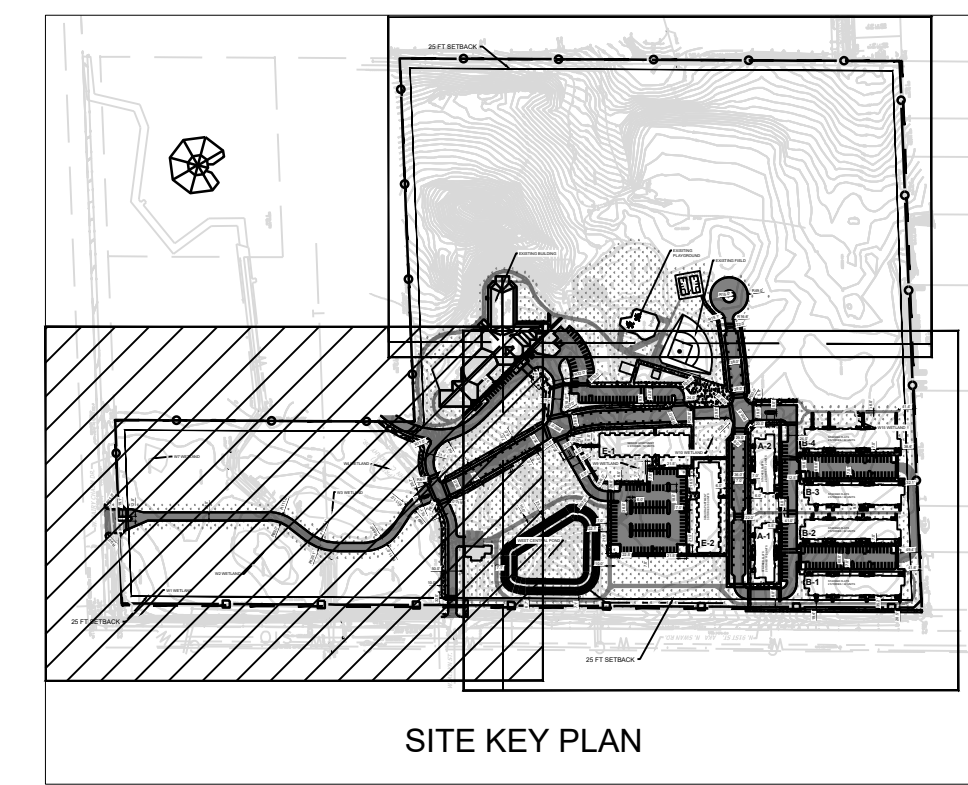
1. CROSSWALK PAVEMENT STRIPING, TYP. SEE DETAIL 3, SHEET C212
2. PAVEMENT MARKING 4-INCH WHITE, TYP. SEE DETAIL 3, SHEET C211.
3. CURB RAMP DETAILS, TYP. SEE DETAILS 2 & 3, SHEET C210.
4. CURB END SECTION, TYP. SEE DETAIL 4, SHEET C210.
5. SIGN & TUBULAR STEEL POST, SEE DETAILS 1, 2 & 4, SHEET C211.
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.

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

SIGN KEY:

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




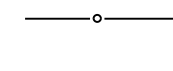
GENERAL NOTES

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.

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

SIGN KEY:

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

CUDAHY FARMS - PHASE I

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

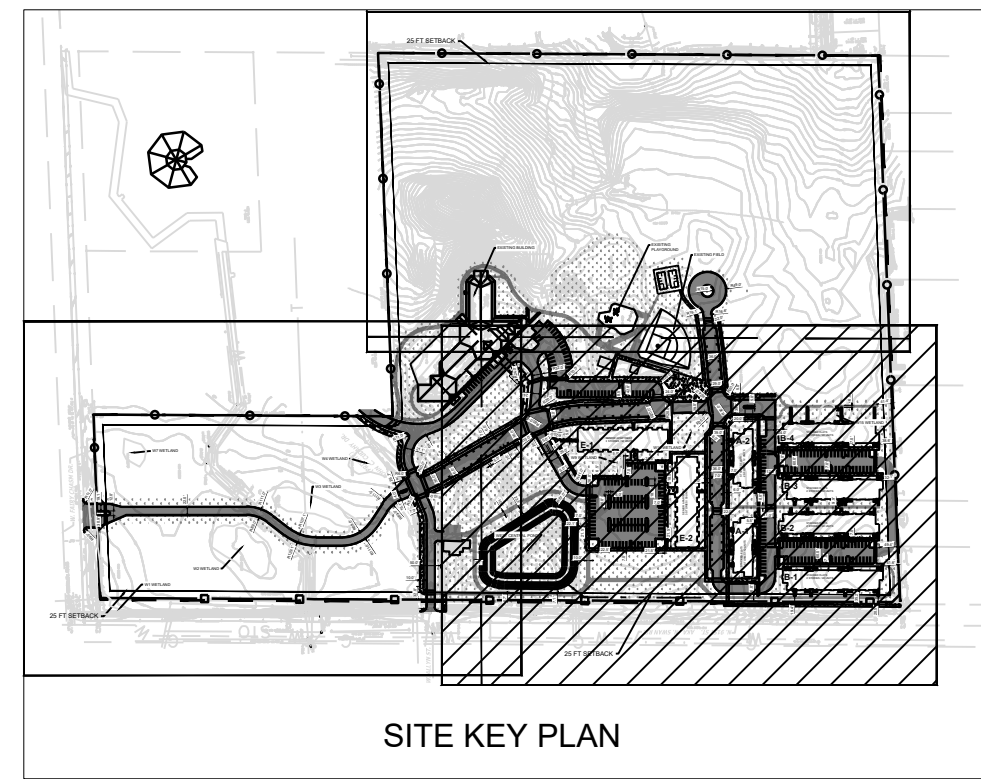
ISSUED FOR:	
DPD SUBMITTAL:	04-04-2025
REVISION FOR:	
NO. DESCRIPTION DATE	

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.
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:

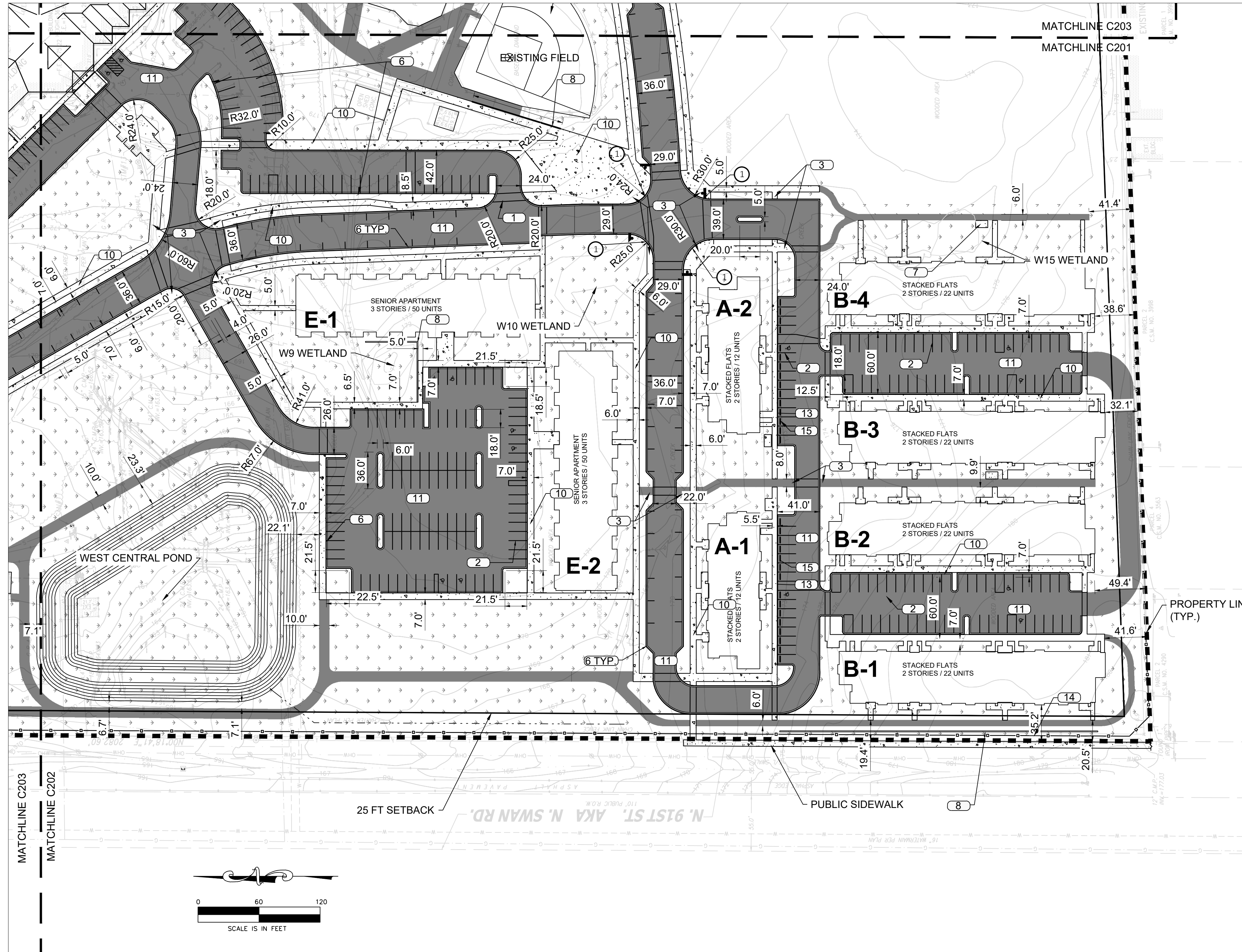
1. CROSSWALK PAVEMENT STRIPING, TYP. SEE DETAIL 3, SHEET C212
2. PAVEMENT MARKING 4-INCH WHITE, TYP. SEE DETAIL 3, SHEET C211.
3. CURB RAMP DETAILS, TYP. SEE DETAILS 2 & 3, SHEET C210.
4. CURB END SECTION, TYP. SEE DETAIL 4, SHEET C210.
5. SIGN & TUBULAR STEEL POST, SEE DETAILS 1, 2 & 4, SHEET C211.
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.

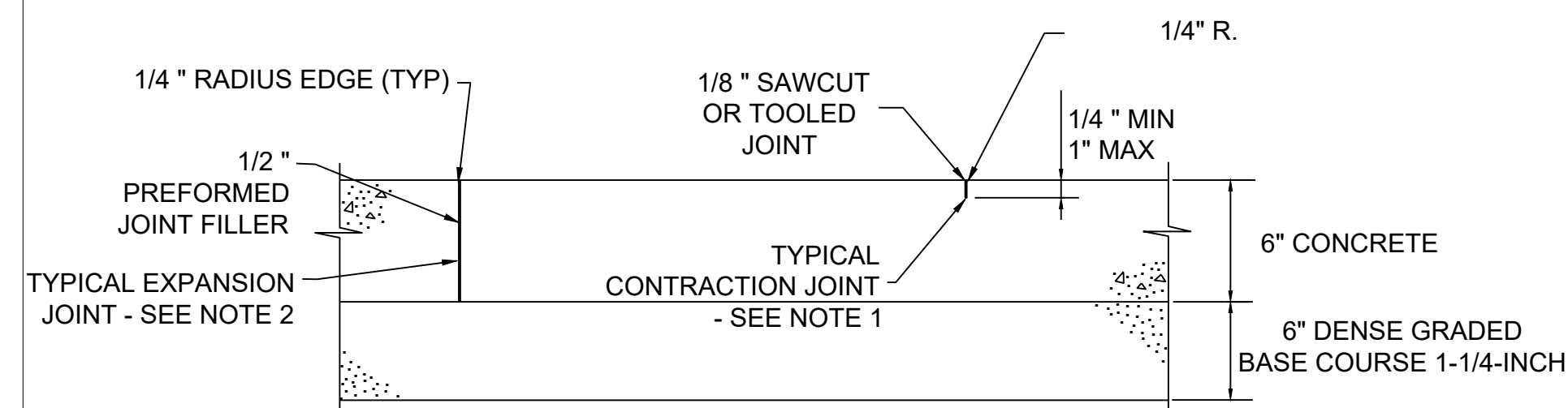
LEGEND

- 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

SIGN KEY:

- R1-1 30" X 30"
- R17-8A 12"X18"

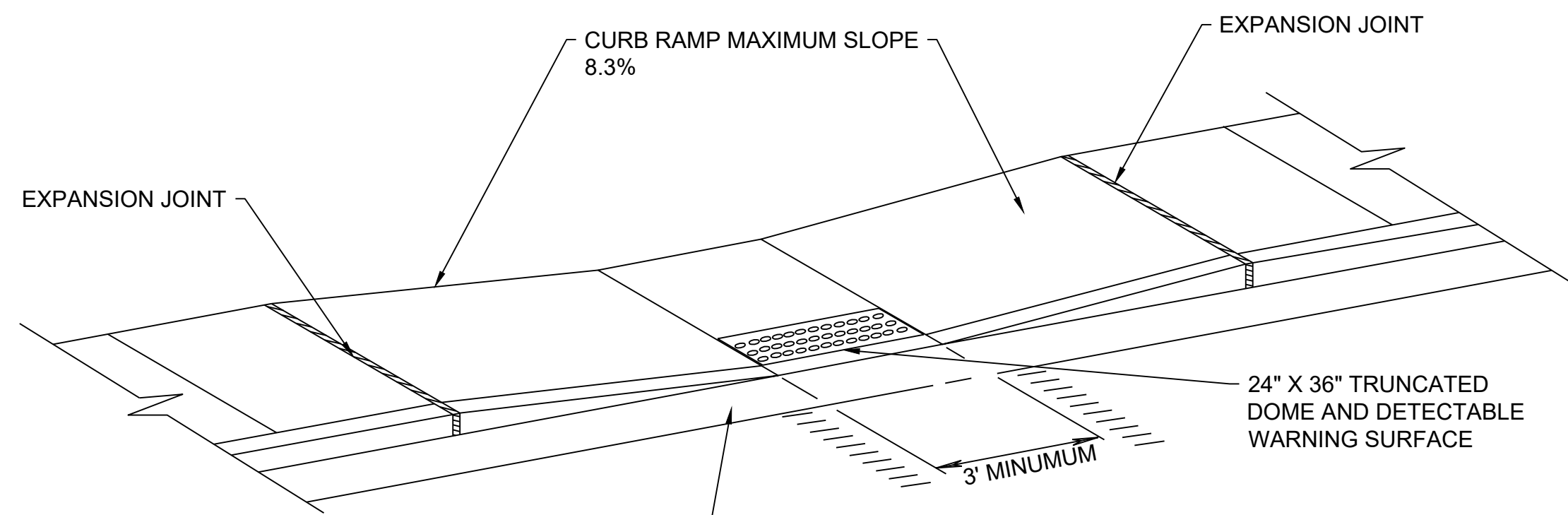




NOTES:

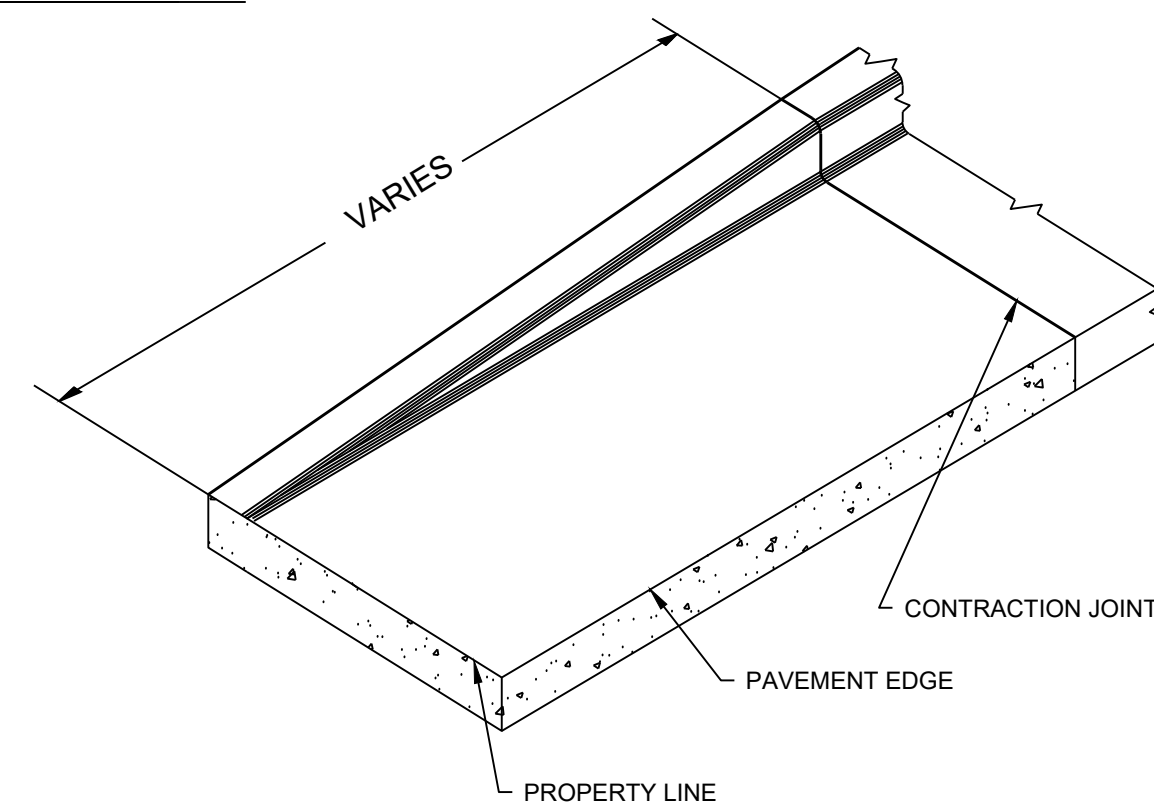
- CONTRACTION JOINTS TO BE SPACED 5'-0" O.C. MAXIMUM EACH DIRECTION.
- EXPANSION JOINTS TO BE SPACED AT 50' MAXIMUM EACH DIRECTION AND WHERE SIDEWALK MEETS BUILDINGS, CURBS, AND EXISTING SIDEWALKS WHICH REMAIN IN PLACE.
- LONGITUDINAL SLOPES TO MATCH PROPOSED GRADE, CROSS SLOPE OF NEW SIDEWALK SHALL 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%

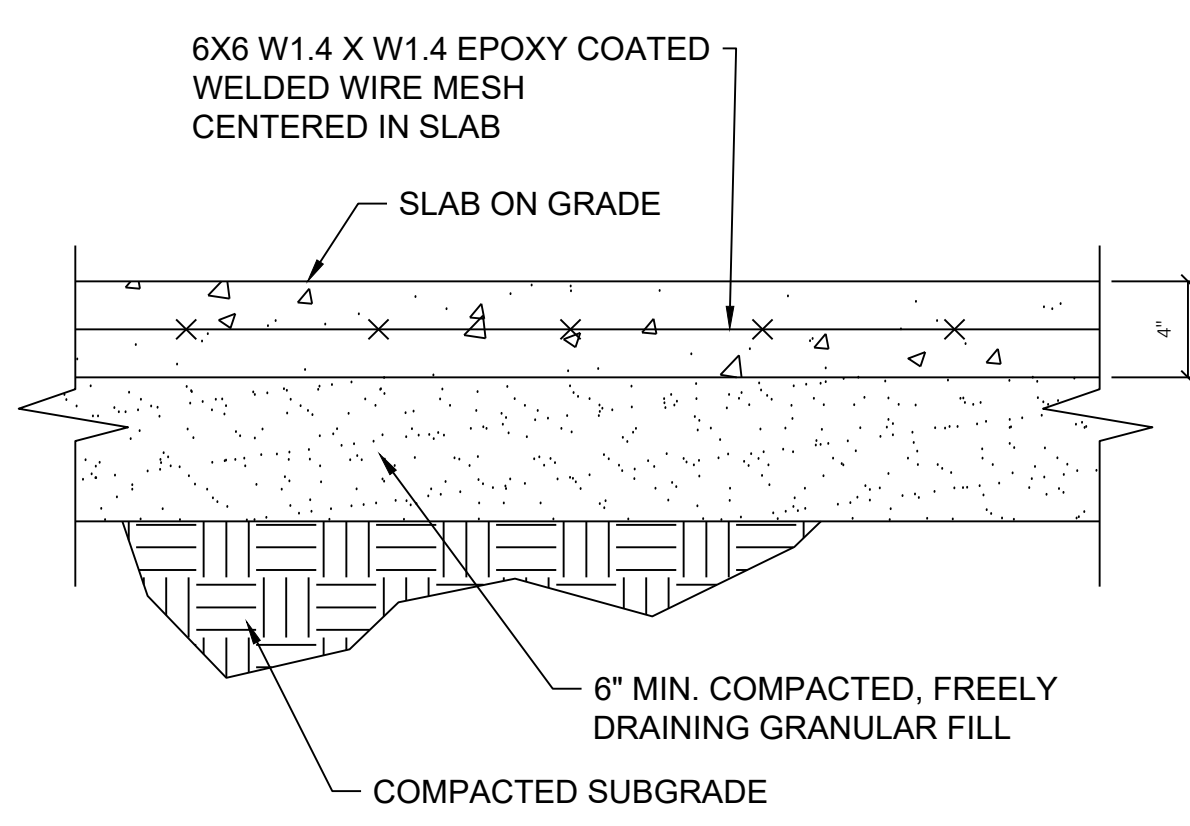
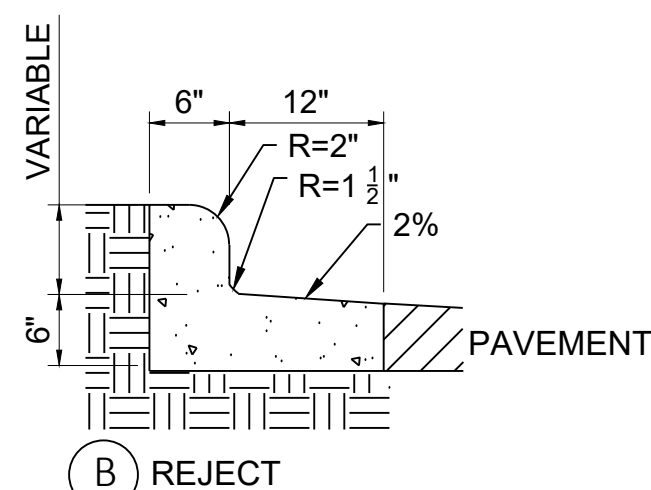
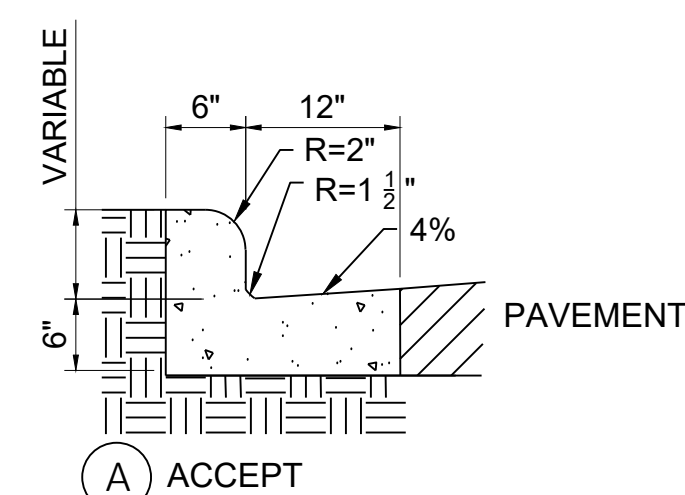


4 END SECTION CURB
C210 NTS

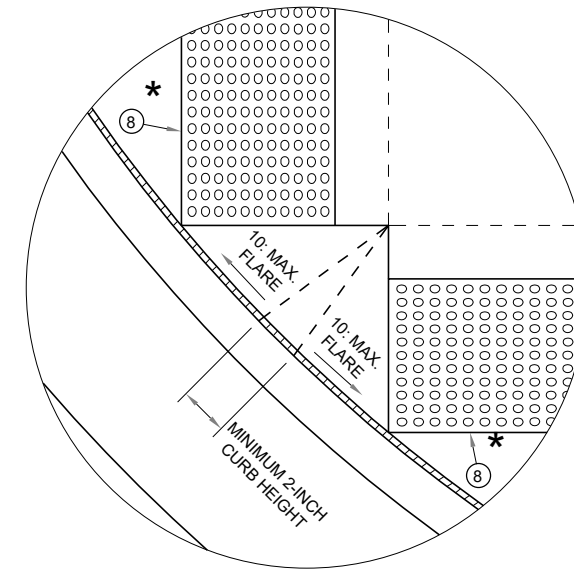
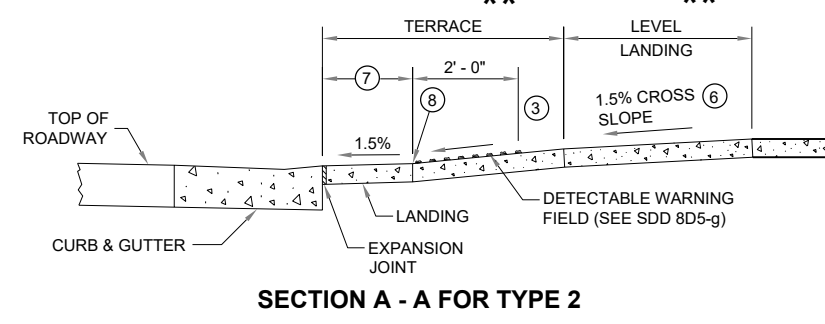
NOTES:

- 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.

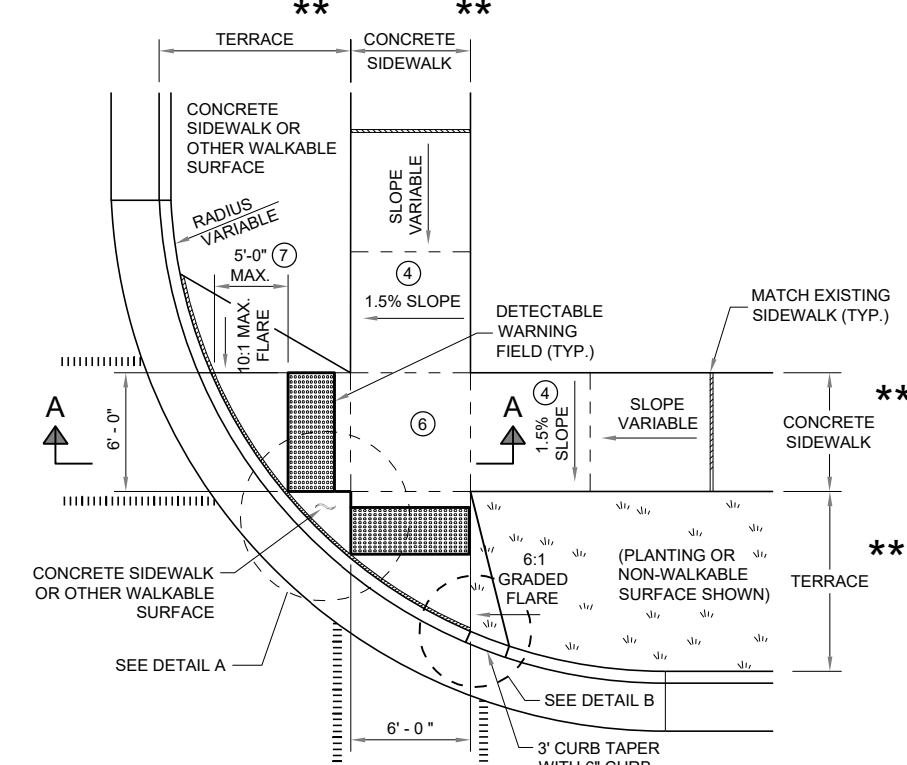
7 18" CONCRETE CURB & GUTTER (VARIABLE HEIGHT), ACCEPT (A) & REJECT CURB (B)
C210 NTS



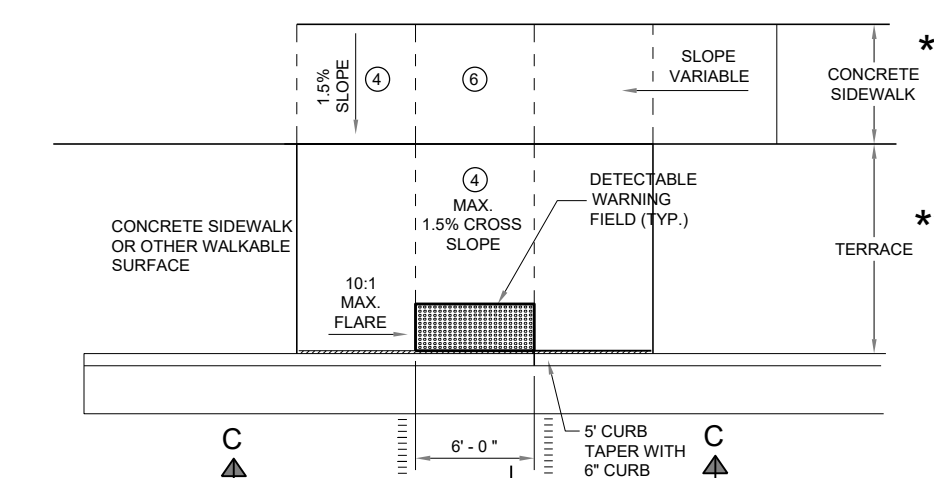
8 REINFORCED CONCRETE PAD
C210 NTS



DETAIL A

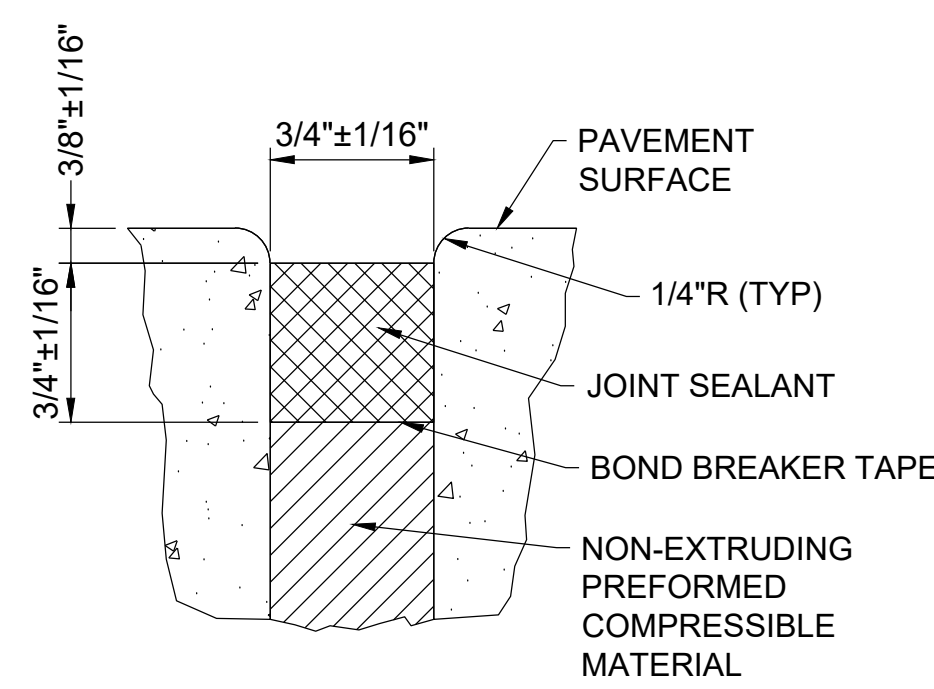


PLAN VIEW CURB RAMP TYPE 2 (CENTER OF CORNER RADIUS)

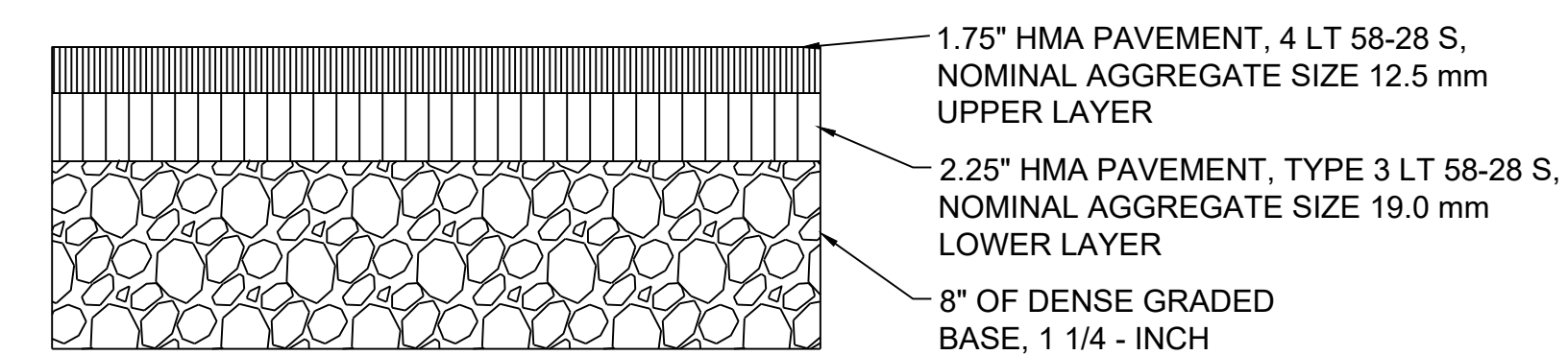


PLAN VIEW CURB RAMP TYPE 3

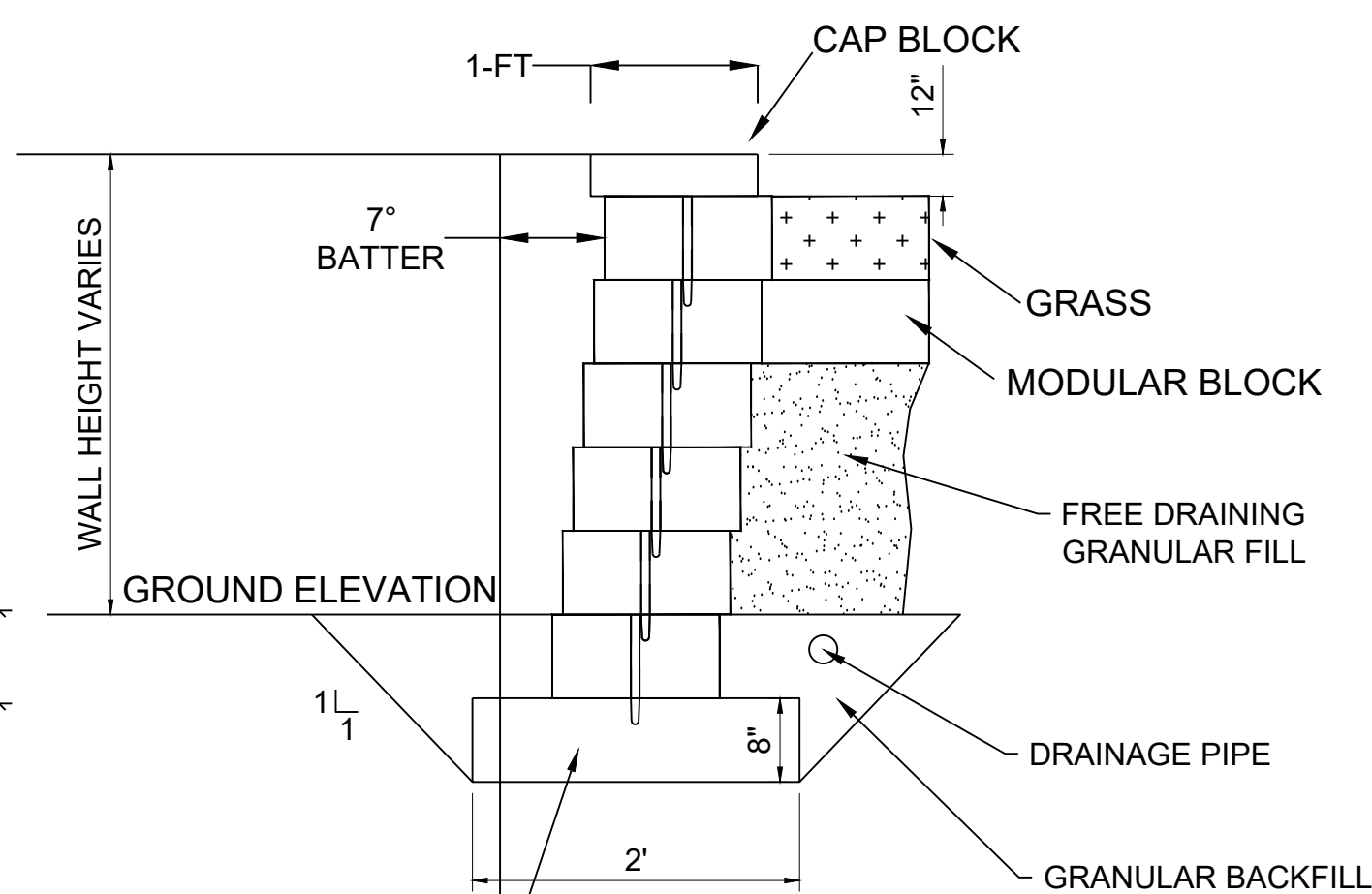
2 MODIFIED TYPE 2 & 3 RAMP DETAIL
C210 NTS



5 TYPICAL EXPANSION JOINT
C210 NTS

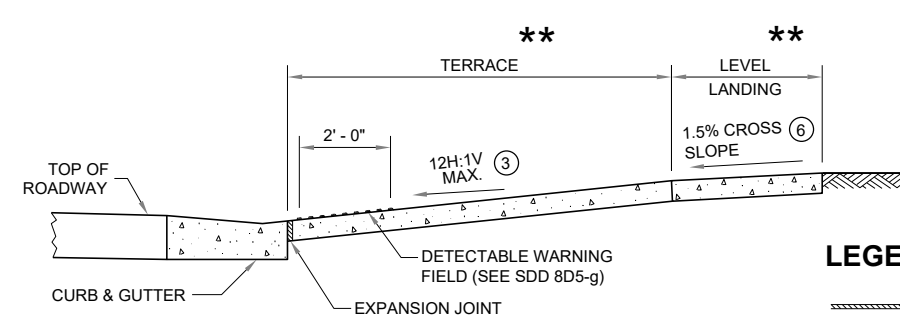


6 HOT MIX ASPHALT (HMA) PAVEMENT
C210 NTS



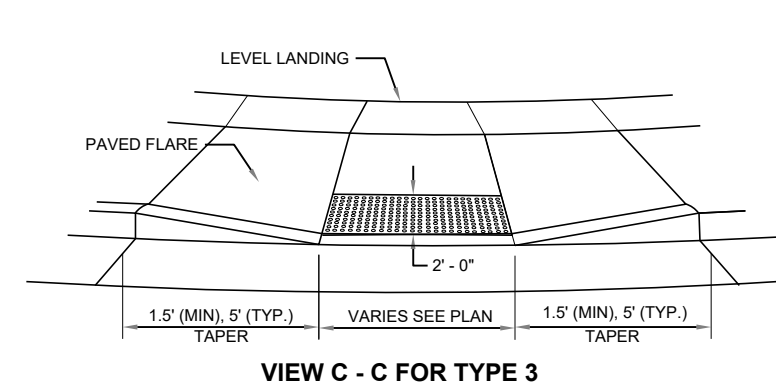
1. CONTRACTOR SHALL BE RESPONSIBLE FOR WALL DESIGN AND SHALL HIRE A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WISCONSIN TO COMPLETE THE DESIGN.

9 MODULAR BLOCK WALL DETAIL
C210 NTS

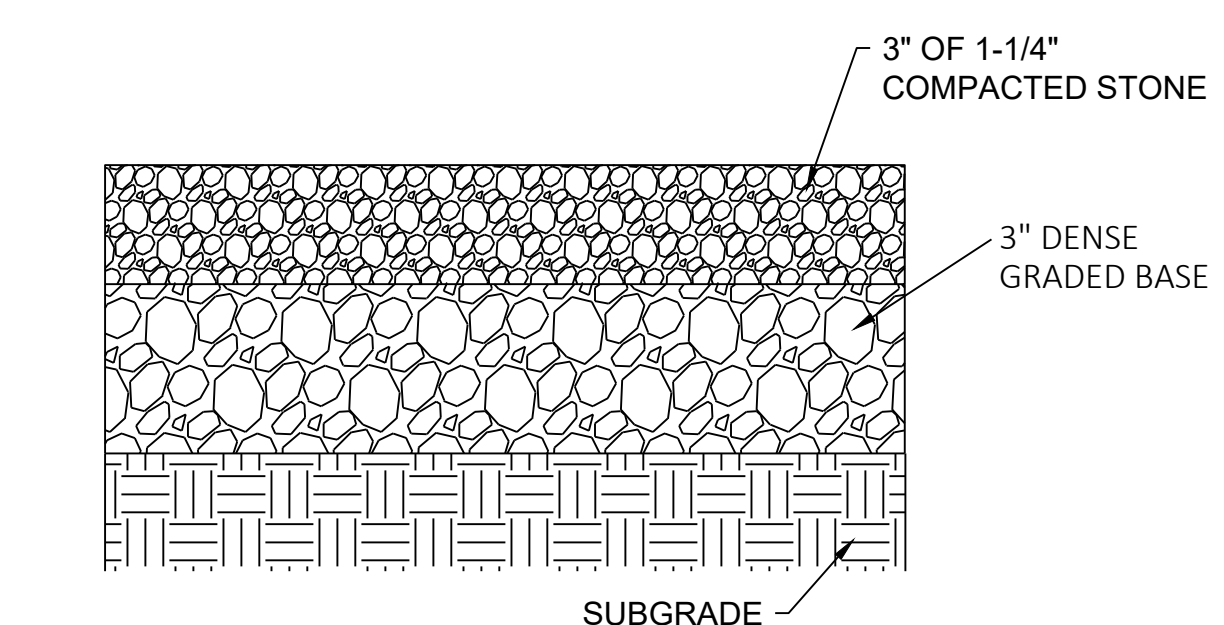


LEGEND

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



10 COMPACTED GRAVEL
C210 NTS



CUDAHY FARMS - PHASE I

9050 N. Swan Rd.

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

PROJECT NUMBER 193051

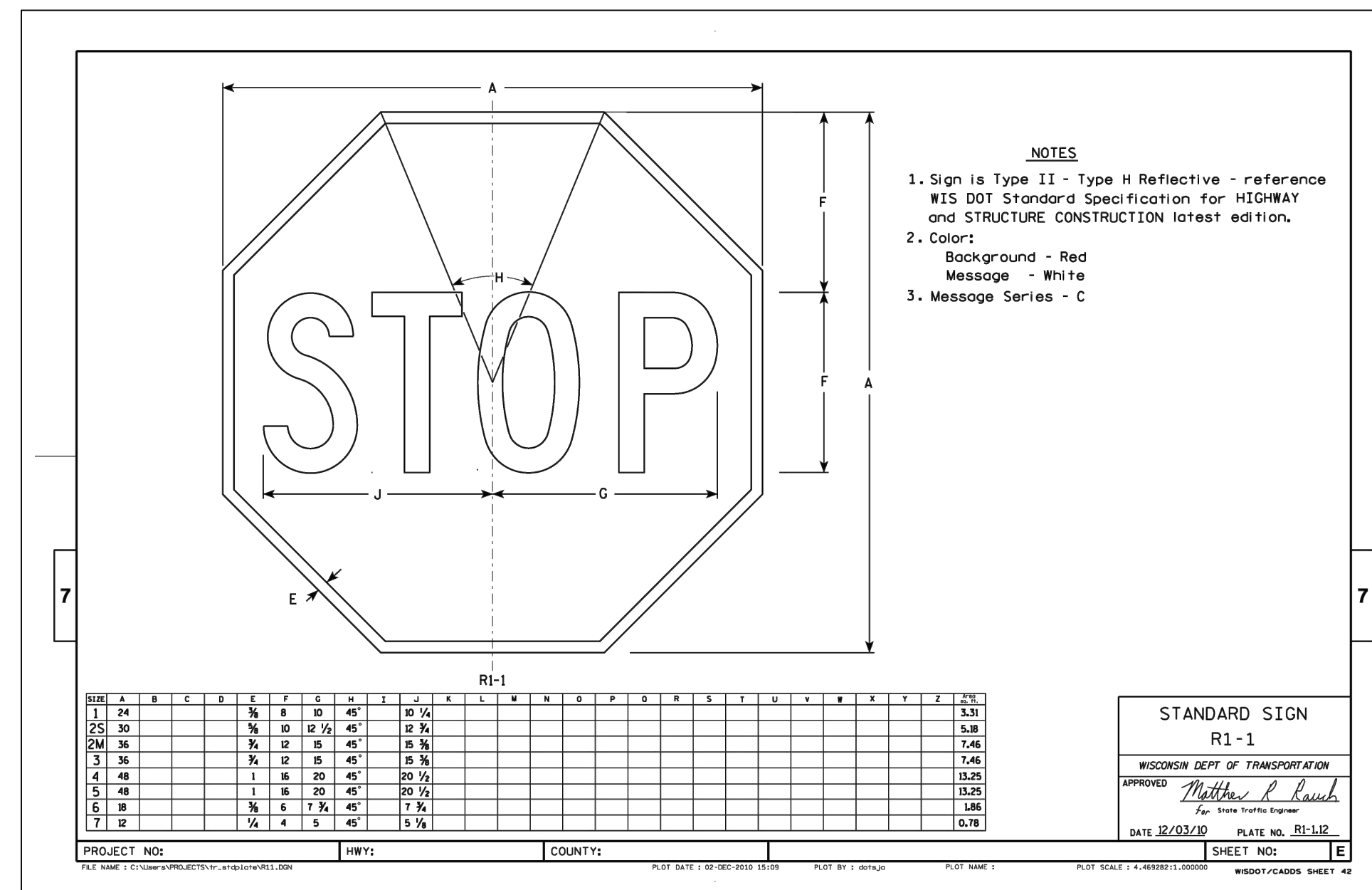
ROYAL CAPITAL
A Venture & Holdings Company

ISSUED FOR:

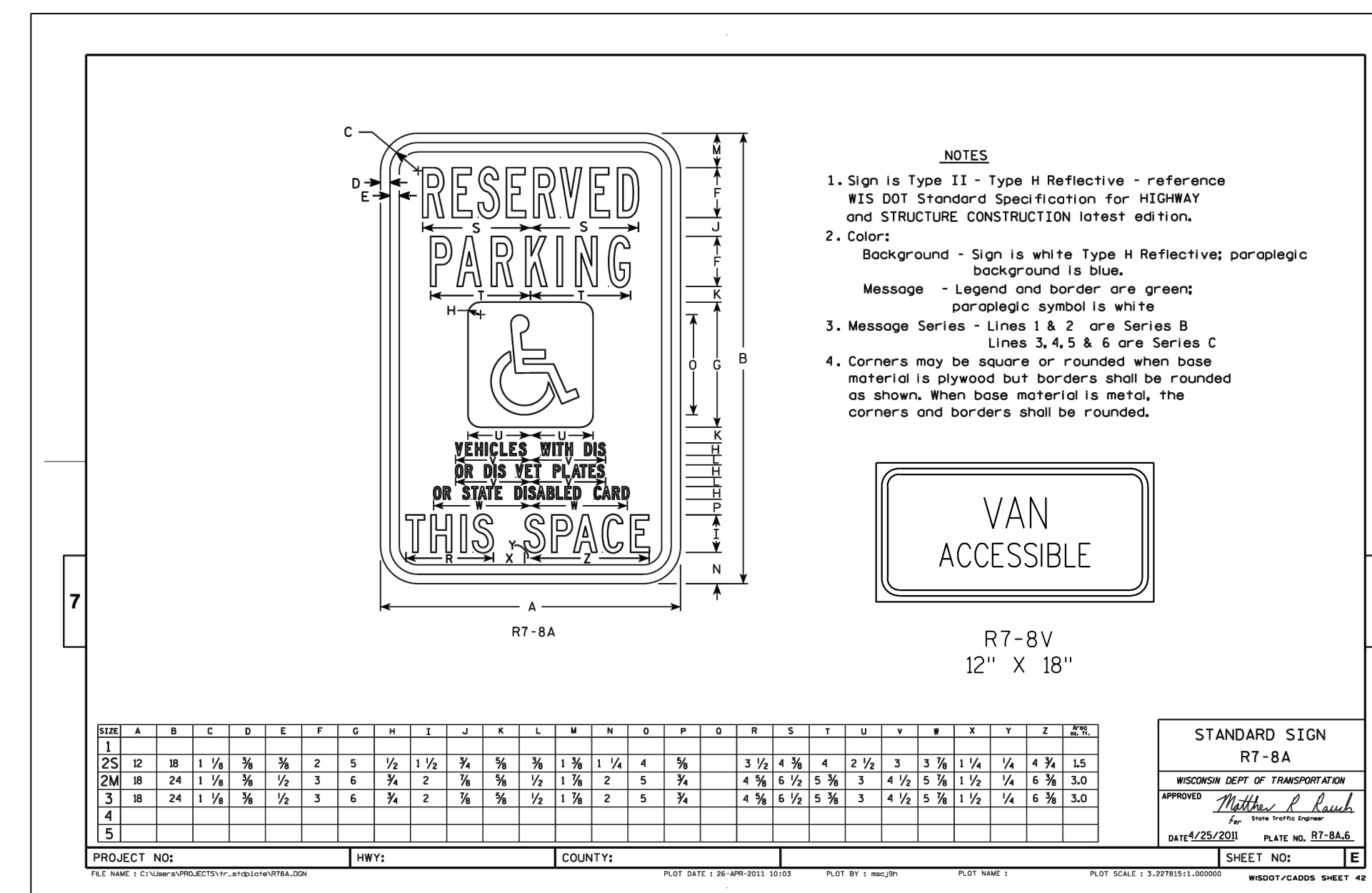
DPD SUBMITTAL	04-04-2025
---------------	------------

REVISION FOR:

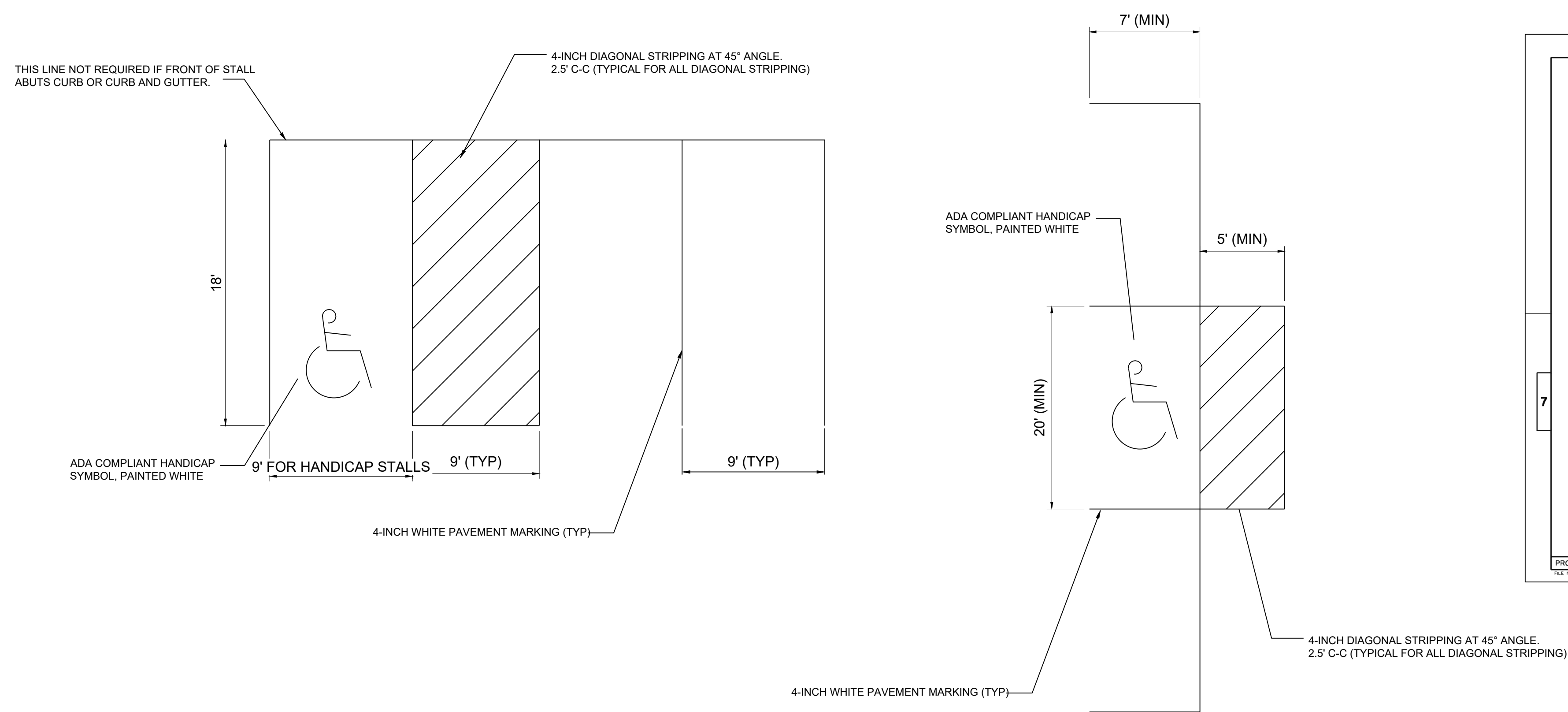
NO.	DESCRIPTION	DATE
-----	-------------	------



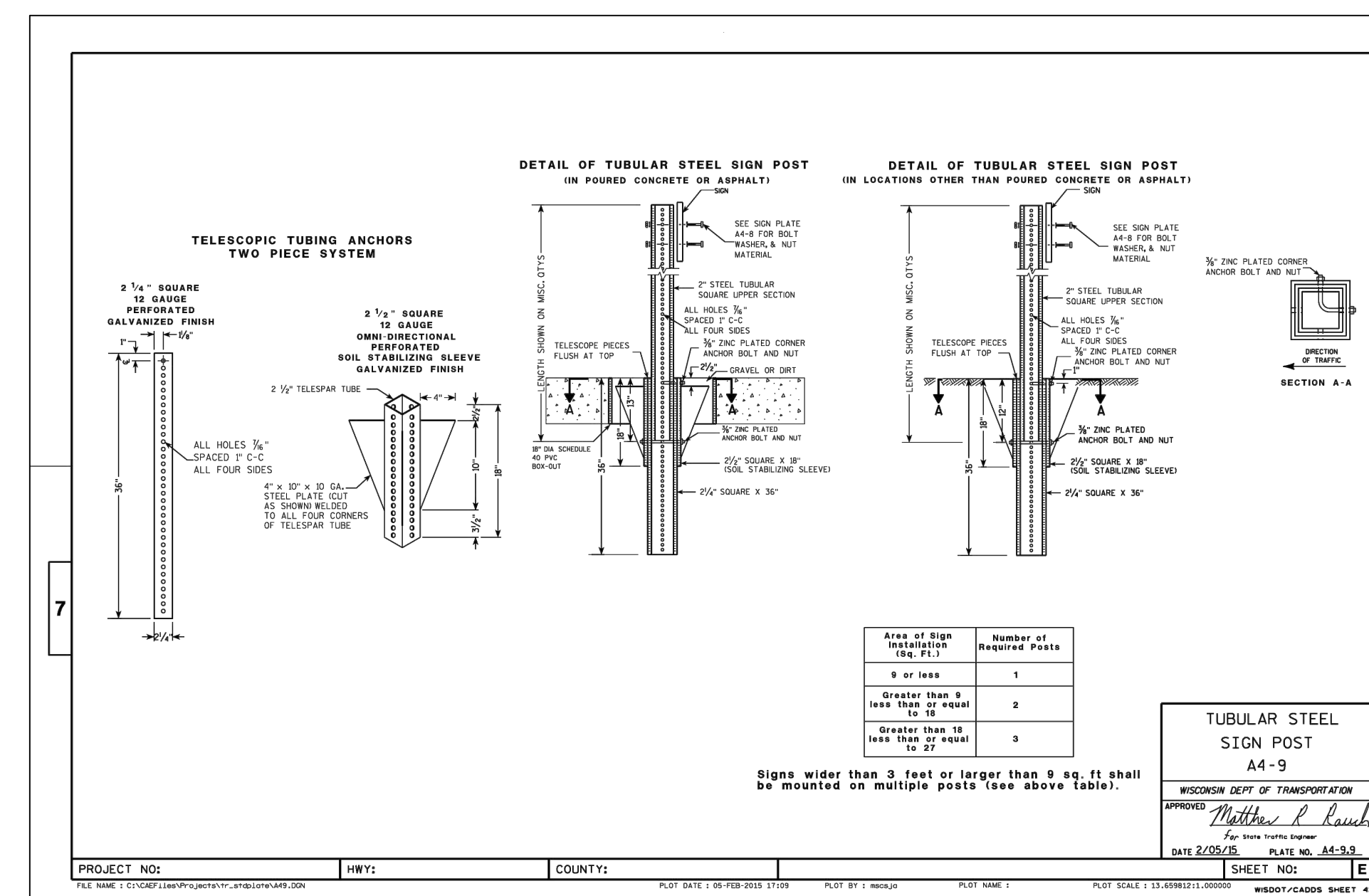
1 STOP SIGN
C211 NTS



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

CUDAHY FARMS - PHASE I

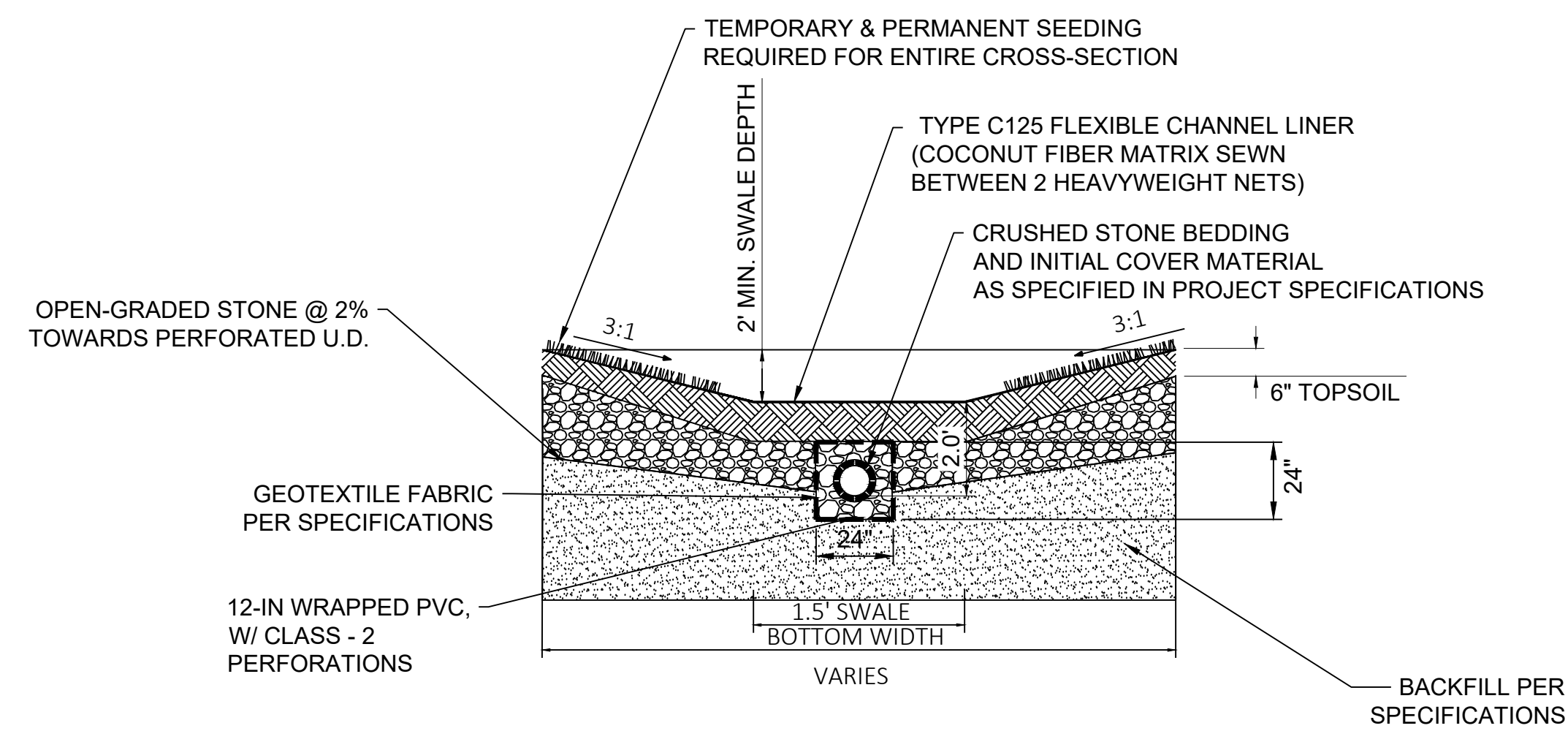
9050 N. Swan Rd.

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

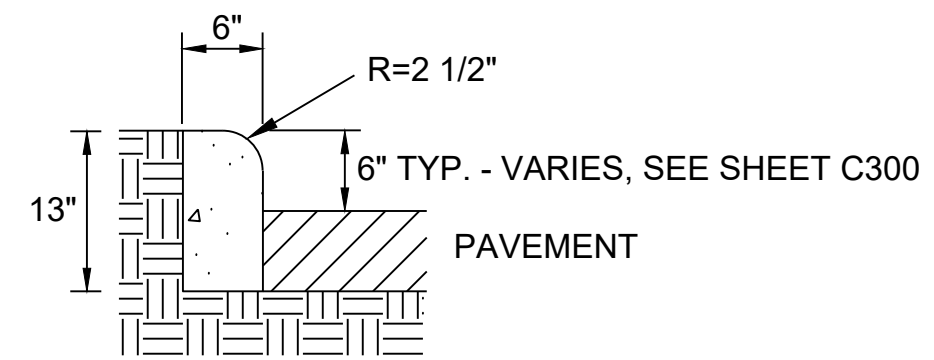
PROJECT NUMBER 193051

ROYAL CAPITAL
A Venture & Holdings Company

ISSUED FOR:		
DPD SUBMITTAL:	04-04-2025	
REVISION FOR:		
NO.	DESCRIPTION	DATE



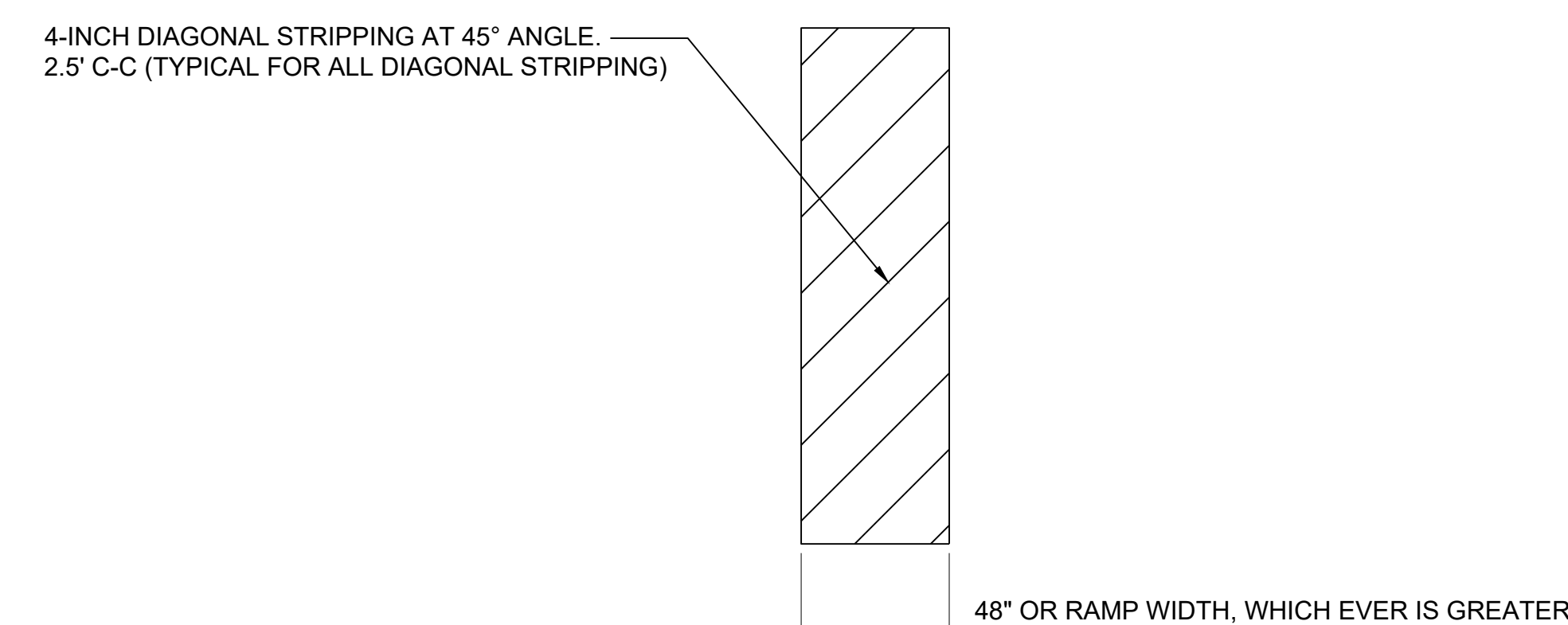
1 GRASS-LINED SWALE WITH UNDERDRAIN
C212 NTS



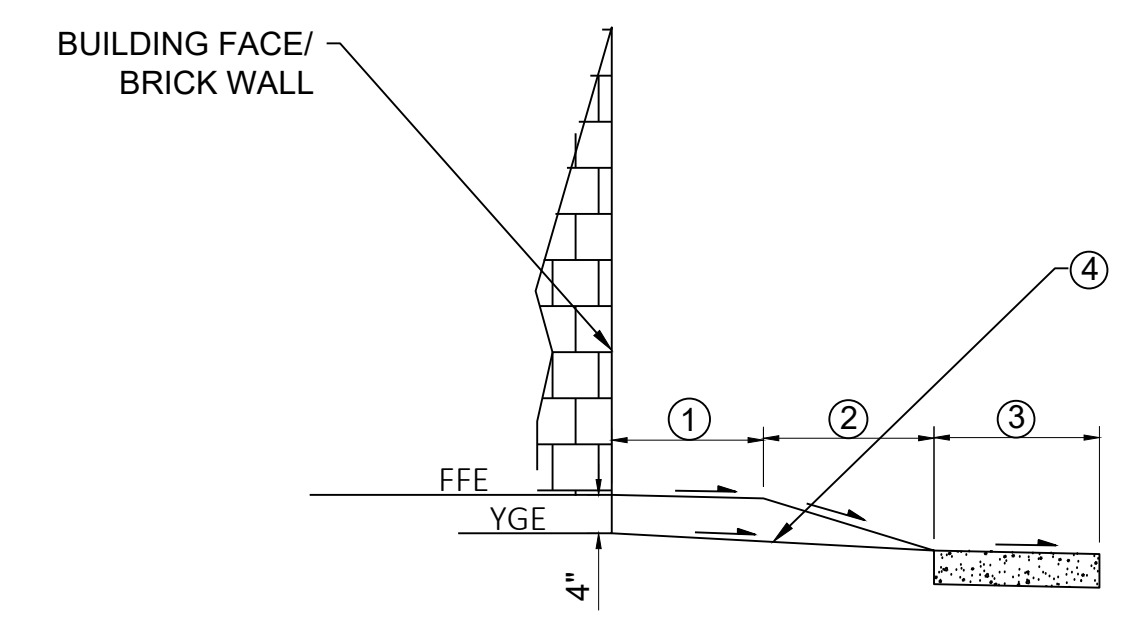
NOTES:

- 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"). AN EXPANSION JOINT ONE (1) INCH IN WIDTH SHALL BE CONSTRUCTED BETWEEN VERTICAL CURB AND BUILDING OR WALLS.

2 VERTICAL CONCRETE CURB
C212 NTS

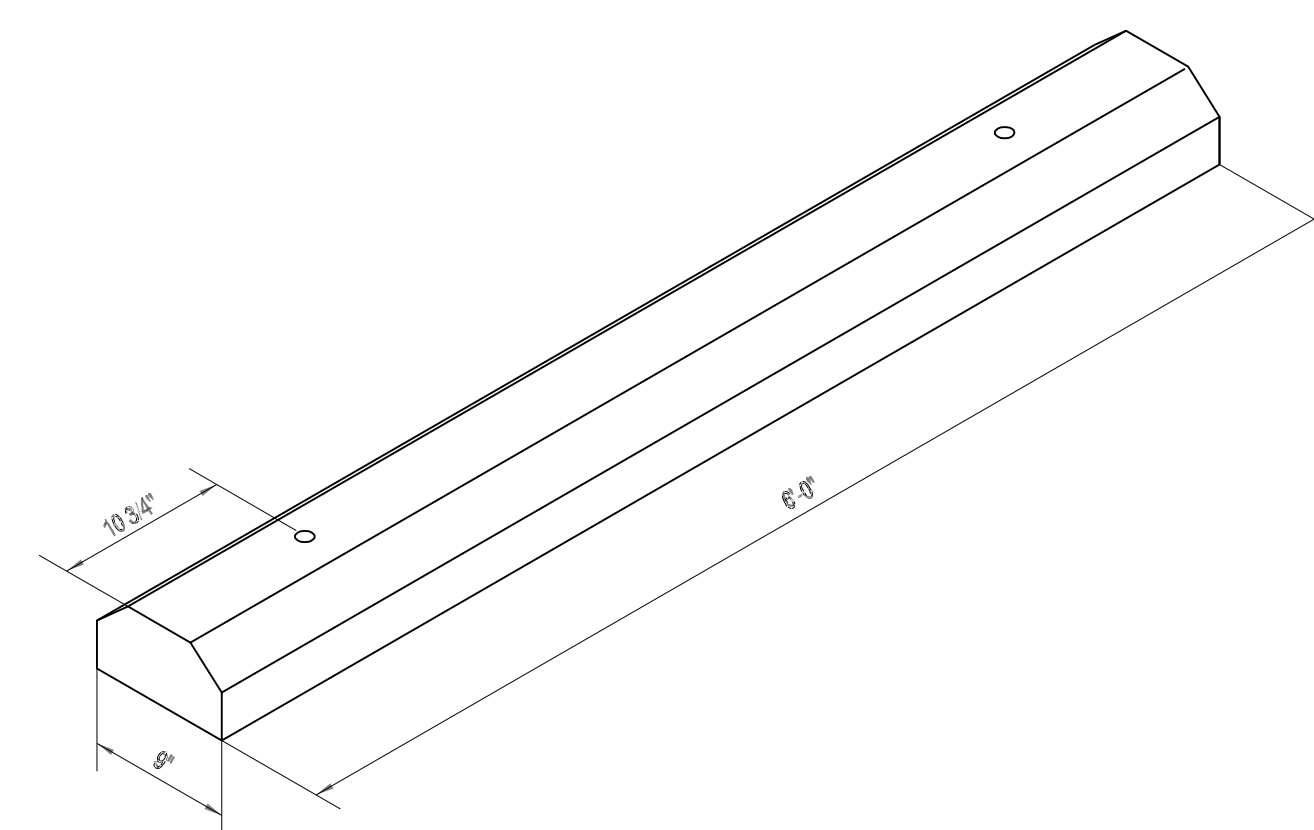
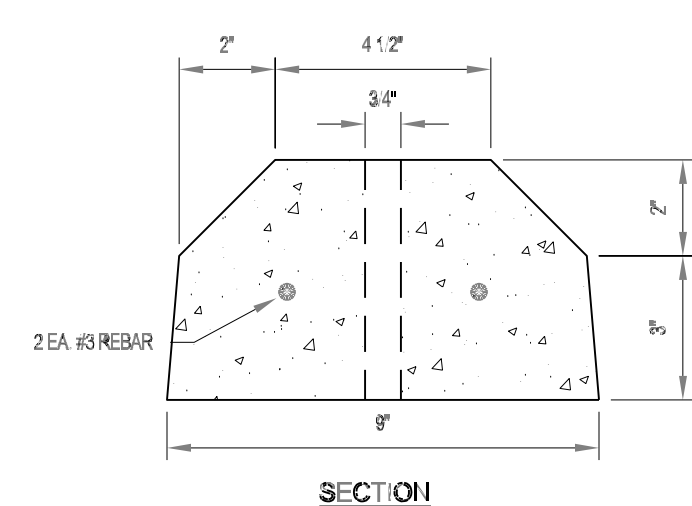


3 CROSSWALK PAVEMENT STRIPING
C212 NTS



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

4 BUILDING PATIO TO CONNECTOR
SIDEWALK TYPICAL SECTION
C212 NTS



5 WHEEL STOP
C212 NTS

DPD SUBMITTAL

DRAWN BY RJT
CHECKED BY APS

SITE PLAN DETAILS

ISSUED FOR:		
DPD SUBMITTAL:	04-04-2025	
REVISION FOR:		
NO.	DESCRIPTION	DATE

DPD SUBMITTAL

DRAWN BY:	RJT
CHECKED BY:	APS


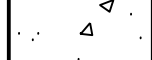
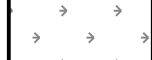





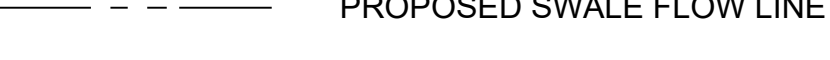




SITE GRADING PLAN

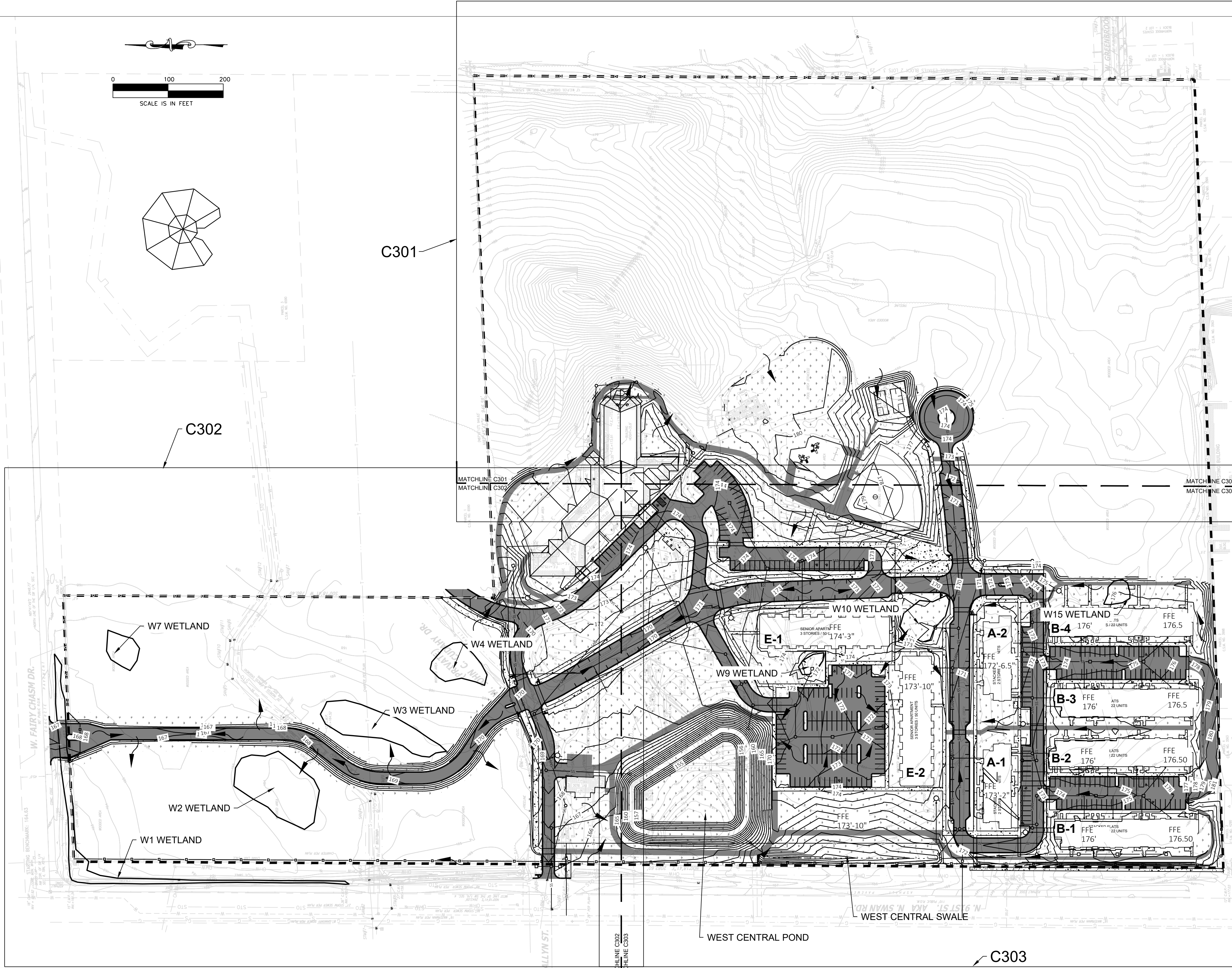
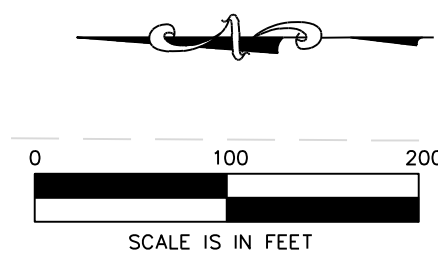
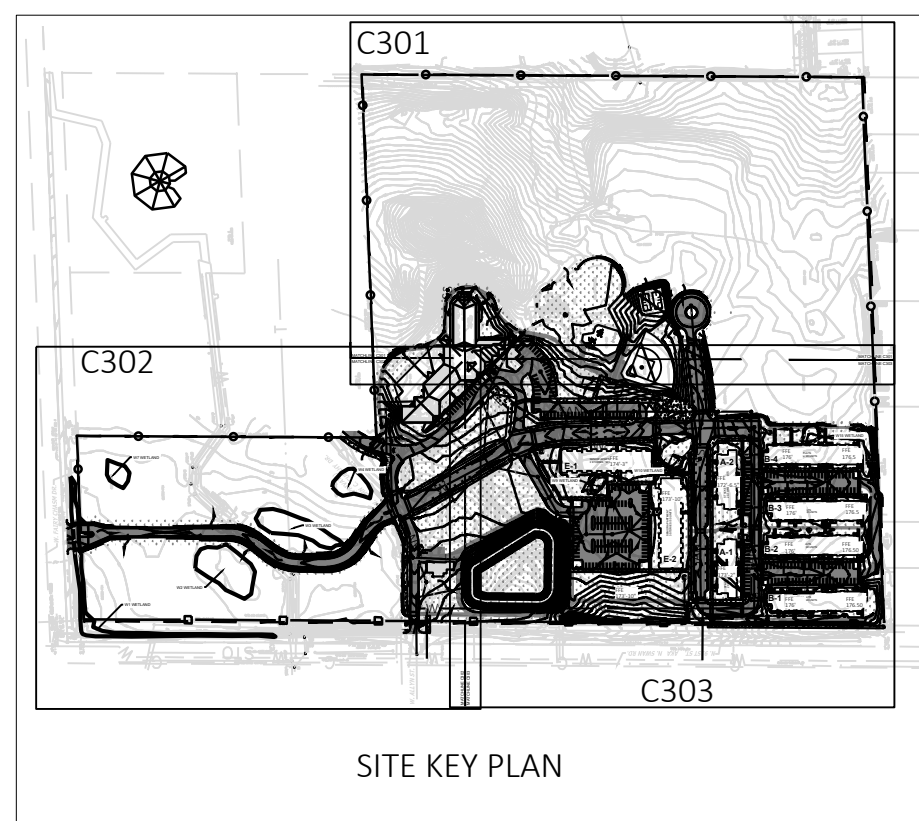
C300

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



ISSUED FOR:	
DPD SUBMITTAL	04-04-2025
REVISION FOR:	
NO.	DESCRIPTION DATE

DPD SUBMITTAL

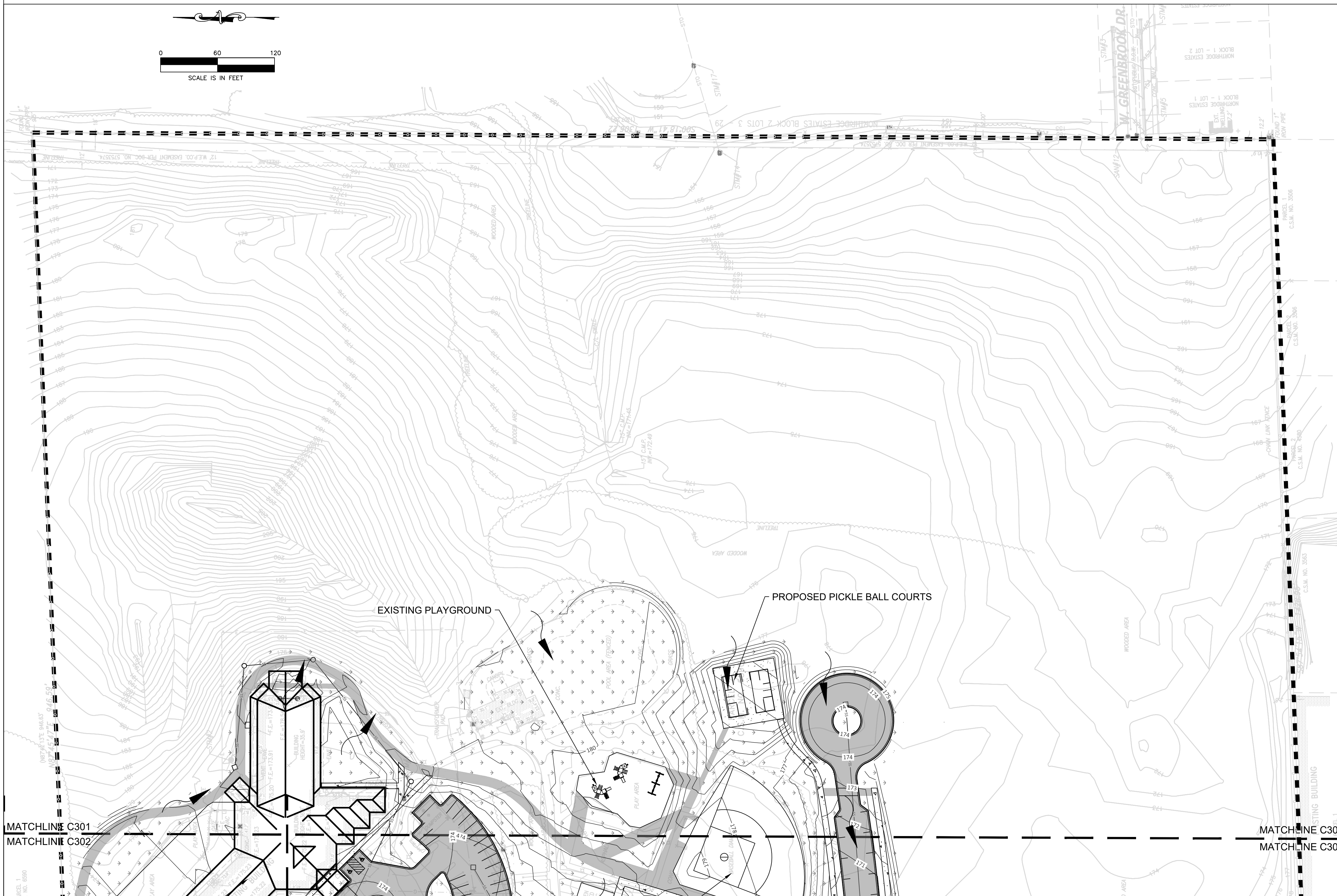
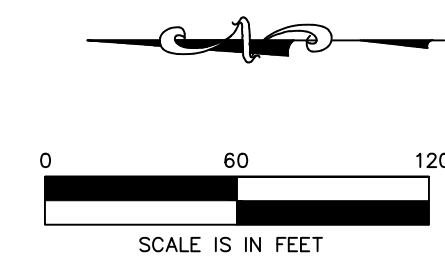
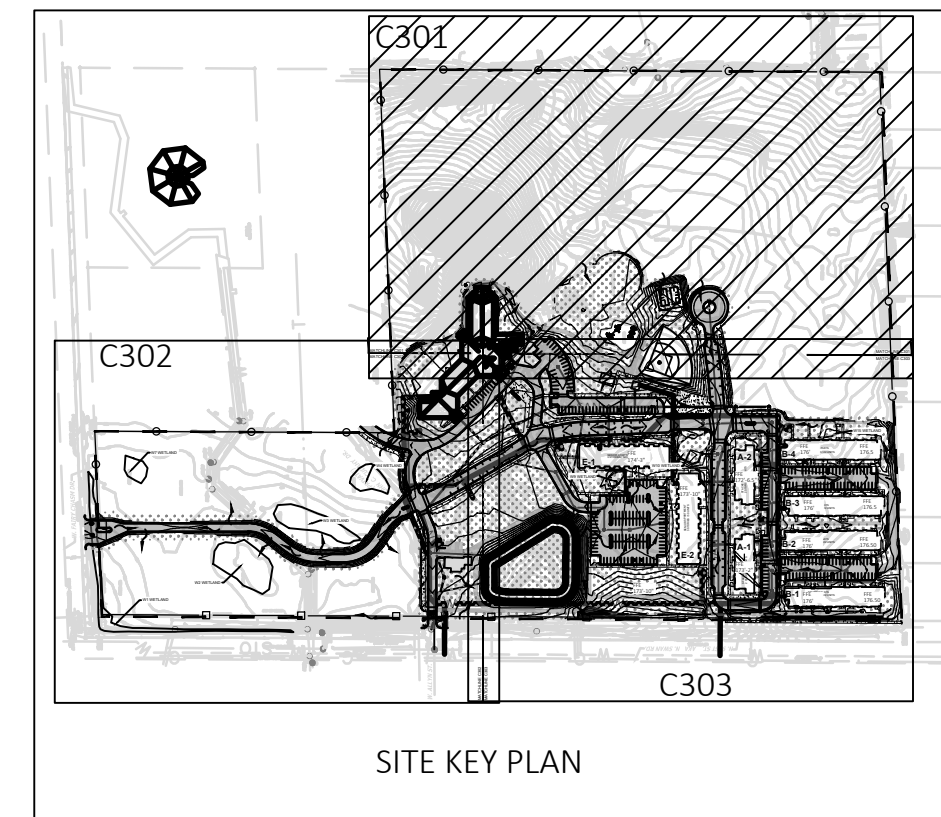
DRAWN BY	RJT
CHECKED BY	APS

SITE GRADING PLAN

C301

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

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.

