

# ROYAL CAPITAL

A Venture & Holdings Company



## CUDAHY FARMS - HEALTHY LIVING CAMPUS

Milwaukee, WI

June 26th, 2025



Vicinity Map



View along West Portion of the Site from W Allyn St.



View of East Portion of the Site from W Greenbrook Dr.



View of North Portion of the Site from W Fairy Chasm Dr.



View along W Brown Deer Rd.



View of Southwest Corner of the Site from N Swan Rd.



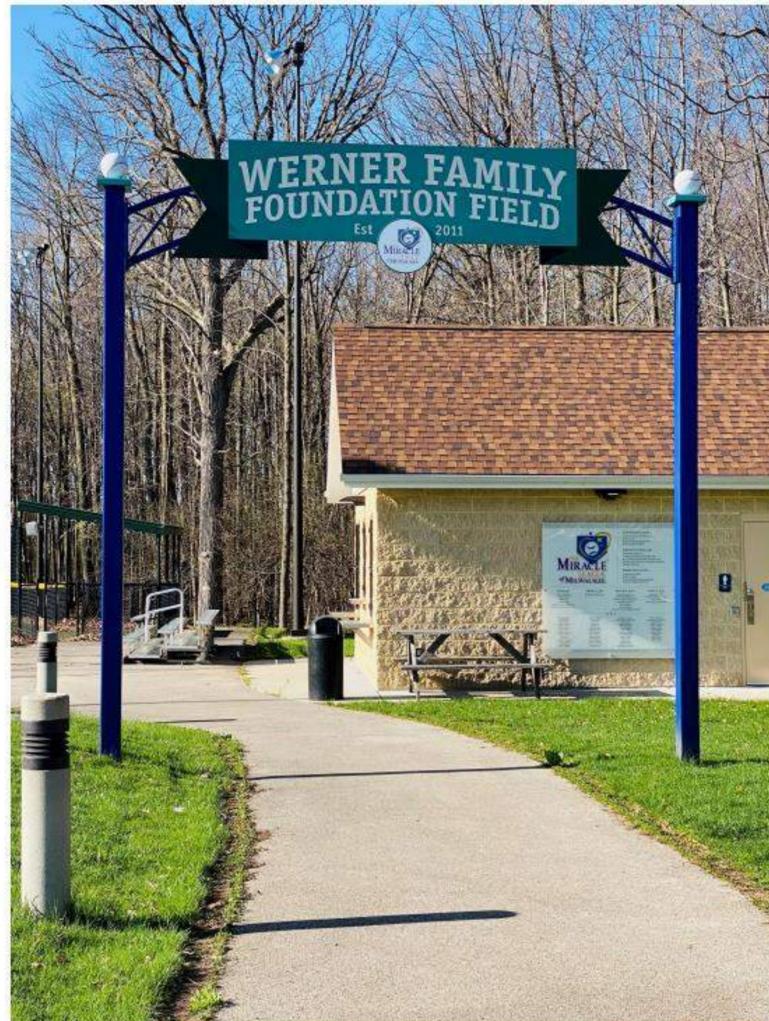
Vacant Existing Building along Northeast Portion of the Site



EXISTING PLAYGROUND



EXISTING BASEBALL FIELD



**CUDAHY FARMS**

9050 N. Swan Rd.

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

PROJECT NUMBER 193051

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A Venture & Holdings Company

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

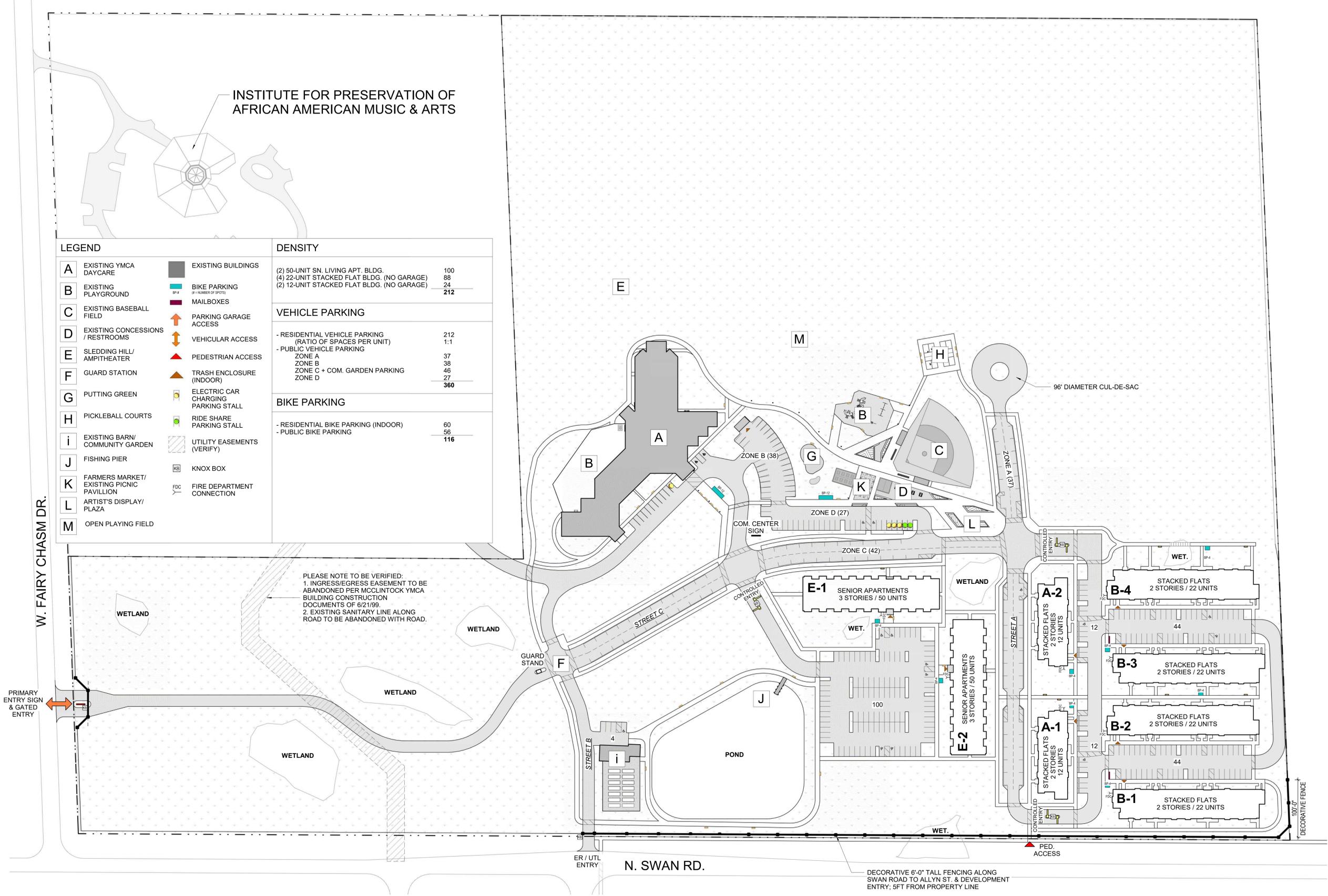
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DRAWN BY: Author  
CHECKED BY: Checker

**ARCHITECTURAL SITE PLAN**



**G001**



PLEASE NOTE TO BE VERIFIED:  
1. INGRESS/EGRESS EASEMENT TO BE ABANDONED PER MCCLINTOCK YMCA BUILDING CONSTRUCTION DOCUMENTS OF 9/21/99.  
2. EXISTING SANITARY LINE ALONG ROAD TO BE ABANDONED WITH ROAD.

DECORATIVE 6'-0" TALL FENCING ALONG SWAN ROAD TO ALLYN ST. & DEVELOPMENT ENTRY; 5FT FROM PROPERTY LINE



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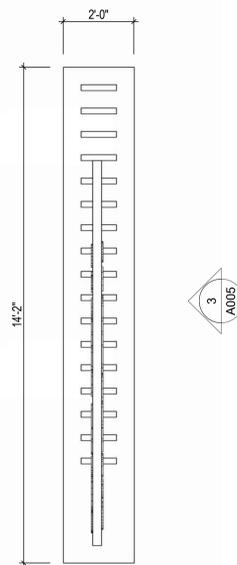
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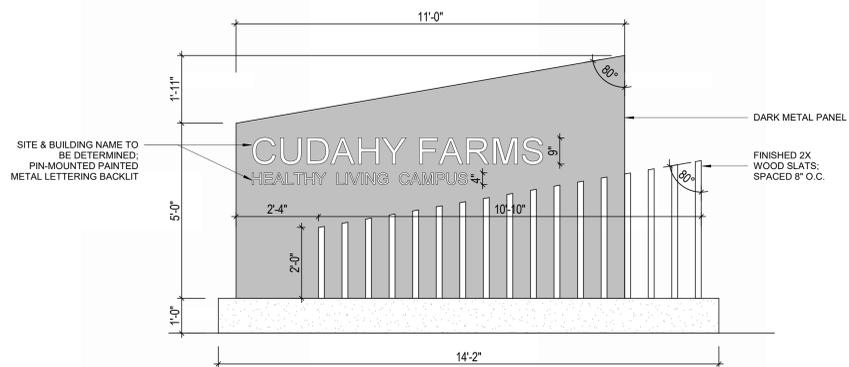
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**MONUMENTAL SIGN  
DETAILS**

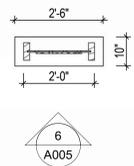
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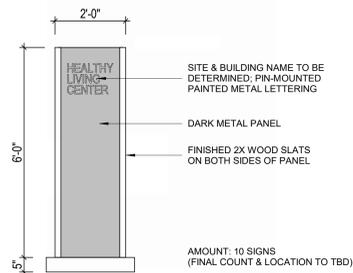
**2 ENTRY MONUMENTAL SIGN - PLAN**  
SCALE: 1/2" = 1'-0"



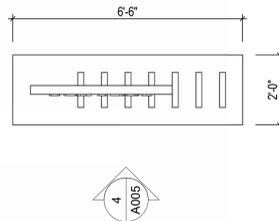
**3 SITE ENTRY MONUMENTAL SIGN - ELEVATION**  
SCALE: 1/2" = 1'-0"



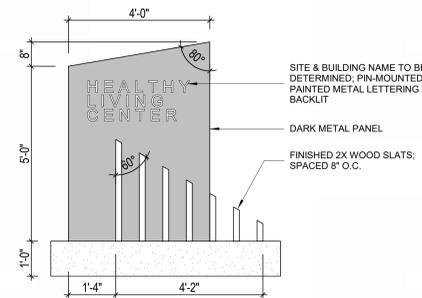
**5 INFO SIGN - PLAN**  
SCALE: 1/2" = 1'-0"



**6 INFO SIGN - ELEVATION**  
SCALE: 1/2" = 1'-0"



**1 COM. CENTER MONUMENTAL SIGN - PLAN**  
SCALE: 1/2" = 1'-0"



**4 COM. CENTER MONUMENTAL SIGN - ELEVATION**  
SCALE: 1/2" = 1'-0"



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CHECKED BY APS

**GENERAL NOTES & LEGEND**

GENERAL

1. THE LOCATION OF ALL STRUCTURES, OBSTACLES, AND EXISTING FACILITIES SHALL NOT BE TAKEN AS CONCLUSIVE. IT SHALL BE ASSUMED THAT THE CONTRACTOR HAS VERIFIED SAID LOCATIONS AS A CONDITION OF HIS BID AND THEREFORE THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES RESULTING FROM HIS ACTIVITIES.
2. REFER TO TOPOGRAPHIC MAP BY CHAPUT LAND SURVEYS, DATED 03/09/2021 FOR INFORMATION ON COORDINATES AND SURVEY CONTROL.
3. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO CARRY OUT THEIR WORK.
4. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL FROM THE OWNER A LIST OF ALL MATERIALS PROPOSED TO BE USED PRIOR TO ORDERING OR DELIVERY.
5. ALL CONTRACTORS SHALL HAVE A COMPETENT FOREMAN, SUPERINTENDENT, OR OTHER REPRESENTATIVE AT THE SITE AT ALL TIMES WHO HAS AUTHORITY TO ACT FOR THE CONTRACTOR.
6. A PRE CONFERENCE WILL BE HELD PRIOR TO CONSTRUCTION START UP.
7. CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BARRICADING AREAS AND ERECTING A CONSTRUCTION FENCE AROUND THE PERIMETER OF THE SITE OF CONSTRUCTION TO PROTECT AGAINST PERSONAL INJURY AS WELL AS WARN TRAFFIC OF THE CONSTRUCTION SITE WHERE NECESSARY. SIGNING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) MOST RECENT VERSION WITH WISDOT SUPPLEMENT. ALL OTHER SIGNS MUST BE PRE-APPROVED BY OWNER.
8. ALL DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR PROJECT WORK LIMIT LINE UNLESS OTHERWISE NOTED.
9. WHERE SPECIFIC PORTIONS OF THESE PLANS & SPECIFICATIONS ARE IN CONFLICT WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION, THESE PLANS & SPECIFICATIONS SHALL GOVERN.
10. CONTRACTOR TO COORDINATE WITH THE MUNICIPALITY FOR STREET EXCAVATION AND IS RESPONSIBLE FOR ANY PERMITTING ASSOCIATED WITH THE WORK, INCLUDING TRAFFIC CONTROL PLAN PREPARATION.

GRADING

1. THE CONTRACTOR SHALL GRADE LANDSCAPE AREAS TO ALLOW FOR PLACEMENT OF TOPSOIL, SEED, MULCH AND PLANTINGS BY LANDSCAPE CONTRACTOR PER THE LANDSCAPE SPECIFICATIONS AND PLANS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING PROPERTY CORNERS AND PERTINENT AREAS WITHIN ALL EASEMENTS.
3. THE BASE COURSE SHALL BE PLACED ONLY ON SUBGRADE THAT HAS BEEN PROOF-ROLLED.

PAVING

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING THE CRUSHED STONE BASE ON THE DRIVEWAY TO THE DEPTHS INDICATED.
2. BASE COURSE IN PROPOSED ASPHALT PAVEMENT AREAS SHALL BE IN ACCORDANCE WITH THE SITE PLAN AND THE TYPICAL PAVEMENT SECTION SHOWN ON THE DETAIL DRAWING.
3. PRIOR TO PLACING THE PAVEMENT, THE SURFACE OF THE CRUSHED STONE BASE COURSE SHALL BE GRADED TO PROPER ELEVATION AND COMPACTED.
4. PRIOR TO PLACING THE SURFACE COURSE, THE CONTRACTOR SHALL REMOVE ALL FOREIGN MATTER FROM THE SURFACE OF THE UPPER LAYER AND REPAIR, BY SAW CUTTING, REMOVAL AND REPLACEMENT, ANY DEPRESSION OR SIGNS OF FAILURE AND ALL SURFACE IRREGULARITIES AS DIRECTED BY THE ENGINEER. A TACK COAT SHALL BE APPLIED PRIOR TO PLACEMENT OF THE SURFACE COURSE.
5. AFTER COMPLETION OF THE SITE PAVING, THE CONTRACTOR SHALL PAINT THE PARKING LINES AS SHOWN ON THE PLANS.

SIDEWALK AND MISCELLANEOUS

1. ALL SURPLUS EXCAVATED MATERIAL SHALL BE REMOVED OFFSITE BY CONTRACTOR. CONTRACTOR TO COMPLY WITH LOCAL, STATE AND FEDERAL REGULATIONS.
2. INSTALL SIDEWALK IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS AND PLANS.

SANITARY SEWER

1. ALL SANITARY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS AND CITY OF MILWAUKEE STANDARDS. REFERENCES ARE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (CURRENT EDITION) AND REGULATIONS OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DSPS) (SPS 382) FOR PRIVATE DEVELOPMENT WORK.
2. ALL PIPE MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING: SEE CONTRACT SPECIFICATIONS FOR DETAILS.
  - A. SANITARY LATERAL- SECTION 33 30 00 FOR PVC PIPE, ASTM D3034, SDR 26.
3. ALL SANITARY PIPE JOINT CONNECTIONS SHALL BE PUSH-ON RUBBER GASKET.
4. ALL STRUCTURES SHALL CONFORM TO THE SECTION 33 44 20 OF THE PROJECT SPECIFICATIONS.
5. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL SANITARY PIPES AND STRUCTURES PRIOR TO ORDERING.

STORM SEWER

1. MAINTAIN PROPER STORMWATER DRAINAGE AT ALL TIMES DURING CONSTRUCTION.
2. ALL STORM SEWER PIPE MATERIAL SHALL CONFORM TO SECTION 33 40 00, WHILE ALL STORM STRUCTURES SHALL CONFORM TO SECTION 33 44 20 OF THE PROJECT SPECIFICATIONS.
3. STORM SEWER SHALL BE CONSTRUCTED PER PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND THE CITY OF MILWAUKEE.
4. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL STORM PIPES AND STRUCTURES PRIOR TO ORDERING.

WATER SERVICE

1. ALL WATER SERVICE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS AND CITY OF MILWAUKEE STANDARDS. REFERENCES ARE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION AND REGULATIONS OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DSPS) (SPS 382) FOR PRIVATE DEVELOPMENT WORK.
2. ALL PIPE MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MILWAUKEE WATER WORKS SPECIFICATIONS AND INSTALLATION REQUIREMENTS AND THE FOLLOWING:
  - 2.1. WATER BRANCH - SPECIFICATION SECTION 33 10 00 FOR PVC PIPE, CLASS 235 (DR18), AWWA C900.
3. ALL WATER FITTINGS SHALL CONFORM TO SPECIFICATION SECTION 33 10 00. OFFSET FITTINGS SHALL BE MEGA-LUGS OR APPROVED CITY EQUAL.
4. CITY OWNED WATER VALVES SHALL BE FURNISHED AND INSTALLED BY MILWAUKEE WATER WORKS.

INDEX OF SHEETS

C001	-	GENERAL NOTES & LEGEND
C002	-	EXISTING CONDITIONS
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C120-121	-	EROSION CONTROL DETAILS
C150	-	DEMOLITION PLAN
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C300-C303	-	GRADING PLAN
C400	-	UTILITY PLAN
C500-502	-	CONSTRUCTION DETAILS

ADDITIONAL SHEETS BY OTHERS

\*TOPOGRAPHIC MAP BY CHAPUT LAND SURVEYS.

UTILITY CONTACTS

CITY OF MILWAUKEE (SEWER):  
ZAFAR YOUSUF  
414-286-2467  
841 N. BROADWAY - RM821  
MILWAUKEE, WI 53202

CITY OF MILWAUKEE (STORMWATER):  
KURT SPRANGERS, P.E.  
414-286-0507  
841 N. BROADWAY - RM820  
MILWAUKEE, WI 53202

CITY OF MILWAUKEE (WATER):  
THOMAS A. MOORE, P.E.  
414-286-2421  
841 N. BROADWAY  
MILWAUKEE, WI 53202

CITY OF MILWAUKEE (CITY ENGINEER):  
JERREL KRUSCHKE, P.E.  
414-286-2400  
841 N. BROADWAY  
MILWAUKEE, WI 53202

HATCHING PATTERNS

	PROPOSED CONCRETE PAVEMENT / SIDEWALK / CURB AND GUTTER / SLAB
	LANDSCAPE (REFER TO TO LANDSCAPE PLANS)
	PROPOSED BUILDING
	BRICK PAVERS, REFER TO ARCHITECTURAL PLANS
	REMOVE EXISTING LANDSCAPE
	REMOVE EXISTING ASPHALT PAVEMENT
	REMOVE EXISTING CONCRETE PAD/PAVEMENT /SIDEWALKS/ CURB AND GUTTER
	REMOVE EXISTING GRAVEL
	HMA PAVEMENT
	STABILIZED CONSTRUCTION ENTRANCE / TRACKING PAD
	SEED AND EROSION MAT
	STAGING AND STOCKPILE AREA

ABBREVIATIONS

ADA	- AMERICANS WITH DISABILITIES ACT
AGG	- AGGREGATE
B/C	- BACK OF CURB
BIT	- BITUMINOUS/ASPHALT
BOC	- BACK OF CURB
CE	- COMMERCIAL ENTRANCE
CIP	- CAST IRON PIPE
CO	- CLEANOUT
CONC	- CONCRETE
CMP	- CORRUGATED METAL PIPE
CSP	- CONCRETE SEWER PIPE
CSM	- CERTIFIED MAP SURVEY
DIA	- DIAMETER
DIP	- DUCTILE IRON PIPE
EMD	- ELECTRICAL MANHOLE DRAIN
EXTG	- EXISTING
EOP	- EDGE OF PAVEMENT
F&C	- FRAME AND COVER
F/C	- FACE OF CURB
F-F	- FACE TO FACE
F/G	- FINISHED GRADE
FES	- FLARED END SECTION
INV	- INVERT
L	- LENGTH OF CURVE
LF	- LINEAR FT
LT	- LEFT
MEP	- MECHANICAL, ELECTRIC & PLUMBING
NG	- NATURAL GAS
OH	- OVERHEAD UTILITY
PC	- POINT OF CURVATURE
PE	- POLYETHYLENE PIPE
PI	- POINT OF INTERSECTION
PL	- PROPERTY LINE
PT	- POINT OF TANGENCY
PVC	- POLYVINYL CHLORIDE PIPE
PVI	- POINT OF VERTICAL INTERSECTION
R	- RADIUS
RCP	- REINFORCED CONCRETE PIPE
RIM	- TOP OF CASTING ELEVATION
ROW	- RIGHT OF WAY
RT	- RIGHT
SAN	- SANITARY SEWER
SS	- STORM SEWER
SD	- SUMP DISCHARGE
T/C	- TOP OF CURB
TW	- TOP OF WALL
UD	- UNDERDRAIN
VC	- VERTICAL CURVE
WDNR	- WISCONSIN DEPARTMENT OF NATURAL RESOURCES

LEGEND

EXISTING	PROPOSED	
		INDICATES FOUND 1" IRON PIPE
		INDICATES SET 1" IRON PIPE
		INDICATES FOUND CHISELED CROSS
		SANITARY MANHOLE
		CLEANOUT OR VENT
		M.I.S. MANHOLE
		UNKNOWN MANHOLE
		STORM MANHOLE
		INLET (ROUND)
		INLET (SQUARE)
		CURB INLET
		STORM SEWER END SECTION
		GAS VALVE
		GAS METER
		WATER VALVE
		HYDRANT
		WATER MANHOLE
		WATER SERVICE CURB STOP
		WELL HEAD
		STAND PIPE
		WALL INDICATOR VALVE
		POST INDICATOR VALVE
		LIGHT POLE
		SPOT/YARD LIGHT
		UTILITY POLE
		GUY POLE
		GUY WIRE
		ELECTRIC MANHOLE
		ELECTRIC PEDESTAL
		ELECTRIC METER
		TELEPHONE MANHOLE
		TELEPHONE PEDESTAL
		CABLE PEDESTAL
		CONTROL BOX
		FIBER OPTIC SIGN
		TRAFFIC LIGHT
		COMMUNICATION MANHOLE
		BOLLARD
		SOIL BORING/MONITORING WELL
		WATER SURFACE
		WETLANDS FLAG
		MARSH
		FLAGPOLE
		PARKING METER
		SIGN
		MAILBOX
		RAILROAD CROSSING SIGNAL
		HANDICAP SPACE
		CONIFEROUS TREE
		DECIDUOUS TREE
		CONTOUR
		ELEVATION CALL OUT
		CAUTION SYMBOL
		INLET PROTECTION
		REMOVE TREE
		SANITARY SEWER
		STORM SEWER
		WATERLINE
		UNDERGROUND GAS
		MARKED ELECTRIC
		OVERHEAD WIRES
		UNDERGROUND TELEPHONE
		UNDERGROUND CABLE TV LINE
		UNDERGROUND FIBER OPTIC
		FENCE
		REMOVE UTILITY LINE
		ABANDON UTILITY LINE
		SILT FENCE / FILTER SOCK
		SAWCUT PAVEMENT

**NOTE:**  
THIS IS STANDARD LEGEND. NOT ALL OF THE INFORMATION SHOWN ON THIS LEGEND IS NEEDED IN THESE CONTRACT DRAWINGS.

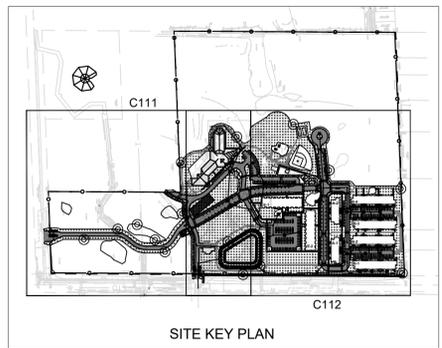
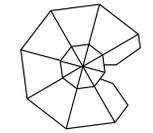
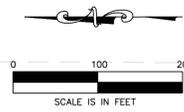
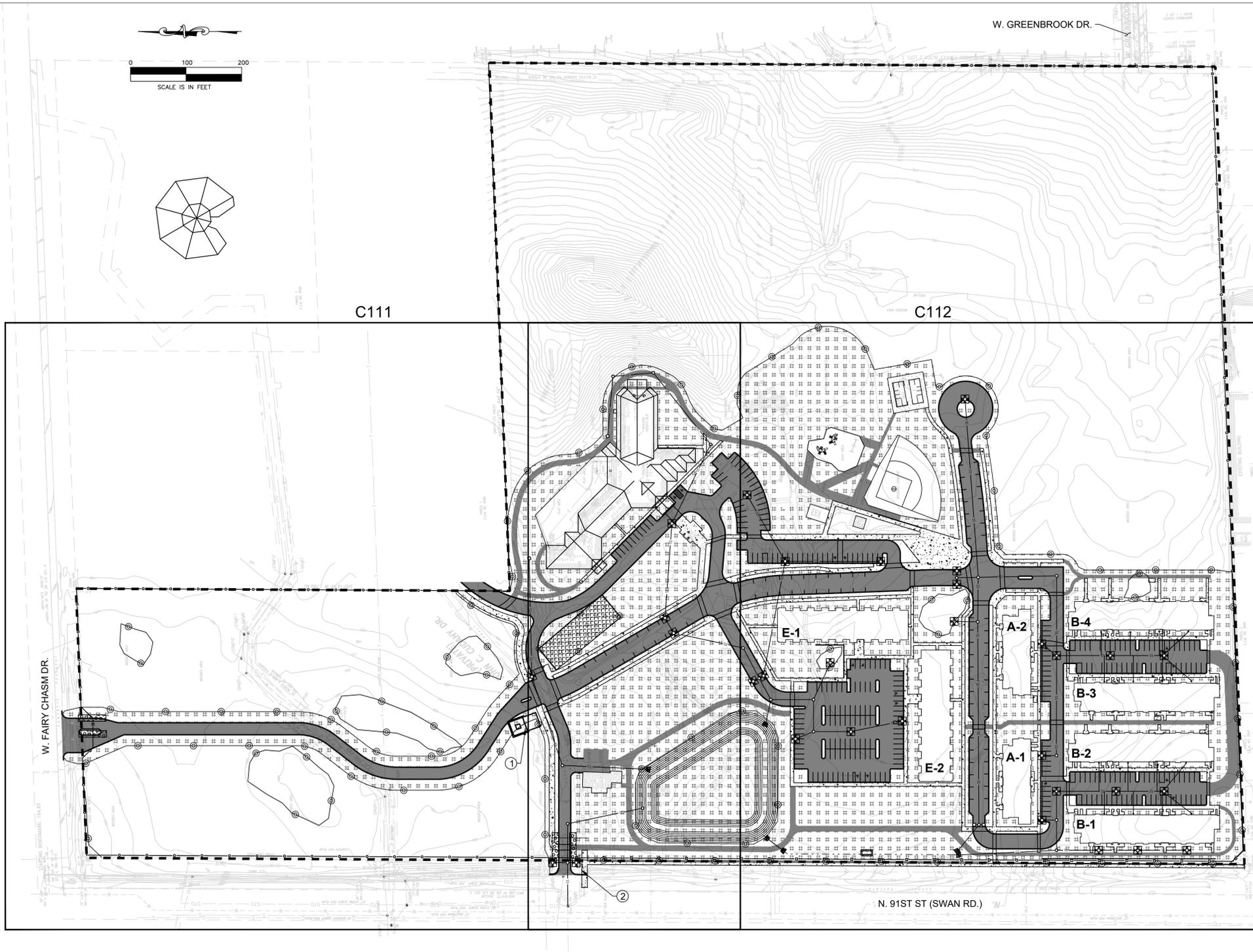


**EROSION CONTROL NOTES**

- CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF MILWAUKEE AND EMPLOY EROSION CONTROL METHODS AS SHOWN IN THE DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS WHICH CAN BE FOUND AT:  
[http://dnr.wi.gov/topic/stormwater/standards/const\\_standards.html](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html)
- ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5" OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP AND REMOVAL OF ALL SEDIMENT AND ALL SEDIMENT CONTROL STRUCTURES. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH DAY. ALL RECORDS OF THE INSPECTION AND MAINTENANCE OF EROSION CONTROL MEASURES SHALL BE KEPT BY THE OWNER'S REPRESENTATIVE RESPONSIBLE FOR EROSION CONTROL INSPECTIONS.
- INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- SILT FENCE SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ALL TOPSOIL AND FILL STOCKPILES.
- ALL OFF-SITE SEDIMENT DEPOSITS FROM THIS PROJECT OCCURRING AS RESULT OF A STORM EVENT SHALL BE CLEANED UP BY END OF NEXT WORKING DAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY END OF THE WORK DAY.
- GENERAL CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:
  - INSTALL SILT FENCE.
  - INSTALL INLET PROTECTION ON EXISTING STORM INLETS.
  - STRIP TOPSOIL, REMOVE AND/OR STOCKPILE.
  - PERFORM ROUGH GRADING.
  - INSTALL UTILITIES.
  - INSTALL INLET PROTECTION.
  - CONSTRUCT BUILDINGS.
  - INSTALL PAVEMENTS.
  - REMOVE ACCUMULATED SEDIMENT FROM SITE.
  - REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.
- ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN DAYS MUST BE IMMEDIATELY RESTORED WITH SEED AND MULCH.
- IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15; STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER; STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
- RESTORATION OF ALL DISTURBED AREAS WITH SLOPES GREATER THAN 20% SHALL BE COMPLETED WITHIN 30 DAYS AFTER BEGINNING CONSTRUCTION ON SAID AREA.
- SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE CITY OF MILWAUKEE, OWNER OR ENGINEER. SEPARATE SWEEPED MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
- CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD #1068 DUST CONTROL FOR CONSTRUCTION SITES.
- PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO RECEIVING CHANNEL.
- IF DEWATERING IS NEEDED, CONTRACTOR SHALL PROVIDE FOR SEDIMENT REMOVAL ACCORDING TO WDNR TECHNICAL STANDARD #1061. WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS, GRIT CHAMBERS, SAND FILTERS, UPSLOPE CHAMBERS, HYDRO-CYCLONES, SWIRL CONCENTRATORS, OR OTHER APPROPRIATE CONTROLS. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR RECEIVING CHANNELS. DEWATERING SHALL COMPLY WITH WDNR AND LOCAL STANDARDS.
- PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. LIMIT PUMPING RATES, OR THE BASIN DESIGN RELEASE RATE WITH THE CORRECTLY FITTED HOSE AND GEOTEXTILE FILTER BAG. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD #1061 DEWATERING.
- CONTRACTOR SHALL DETERMINE LOCATION OF CONCRETE WASH-OUT AREAS.
- INLET PROTECTION TYPE A TO BE USED FOR INLETS IN NON-PAVED AREAS (GRASS INLETS). INLET PROTECTION TYPE B TO BE USED FOR INLETS IN PAVED AREAS. INLET PROTECTION TYPE C TO BE USED FOR ALL CURB INLETS. WHILE INLET PROTECTION TYPE D TO BE USED WHERE SHOWN ON THE PLAN. INLET PROTECTIONS SHALL BE WISDOT APPROVED OR AN APPROVED EQUAL.
- GREEN MEADOW PLACE TO BE USED A CONSTRUCTION ENTRANCE FOR SINGLE-FAMILY HOMES ONLY.

**PLAN NOTES:**

- CONCRETE WASH-OUT AREA (CWA), SEE DETAIL 3, SHEET C112



SITE KEY PLAN

**LEGEND**

- |  |                      |  |                |  |                                  |  |                        |  |                           |  |                           |  |                                |  |              |  |                          |  |   |
|--|----------------------|--|----------------|--|----------------------------------|--|------------------------|--|---------------------------|--|---------------------------|--|--------------------------------|--|--------------|--|--------------------------|--|---|
|  | SEED AND EROSION MAT |  | STOCKPILE AREA |  | STABILIZED CONSTRUCTION ENTRANCE |  | SILT FENCE/FILTER SOCK |  | PROPOSED GRADING CONTOURS |  | EXISTING GRADING CONTOURS |  | INLET PROTECTION (SEE NOTE 17) |  | HEAVY RIPRAP |  | CULVERT PIPE DITCH CHECK |  | TREE PROTECTION, SEE LANDSCAPE PLAN FOR DETAILS |
|--|----------------------|--|----------------|--|----------------------------------|--|------------------------|--|---------------------------|--|---------------------------|--|--------------------------------|--|--------------|--|--------------------------|--|---|

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**EROSION CONTROL PLAN**

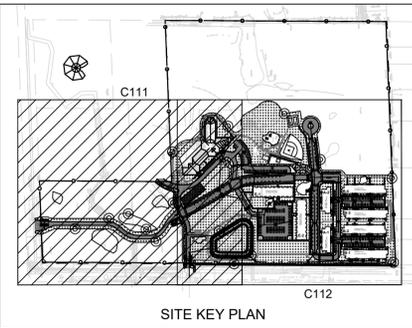
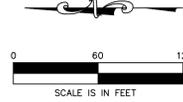
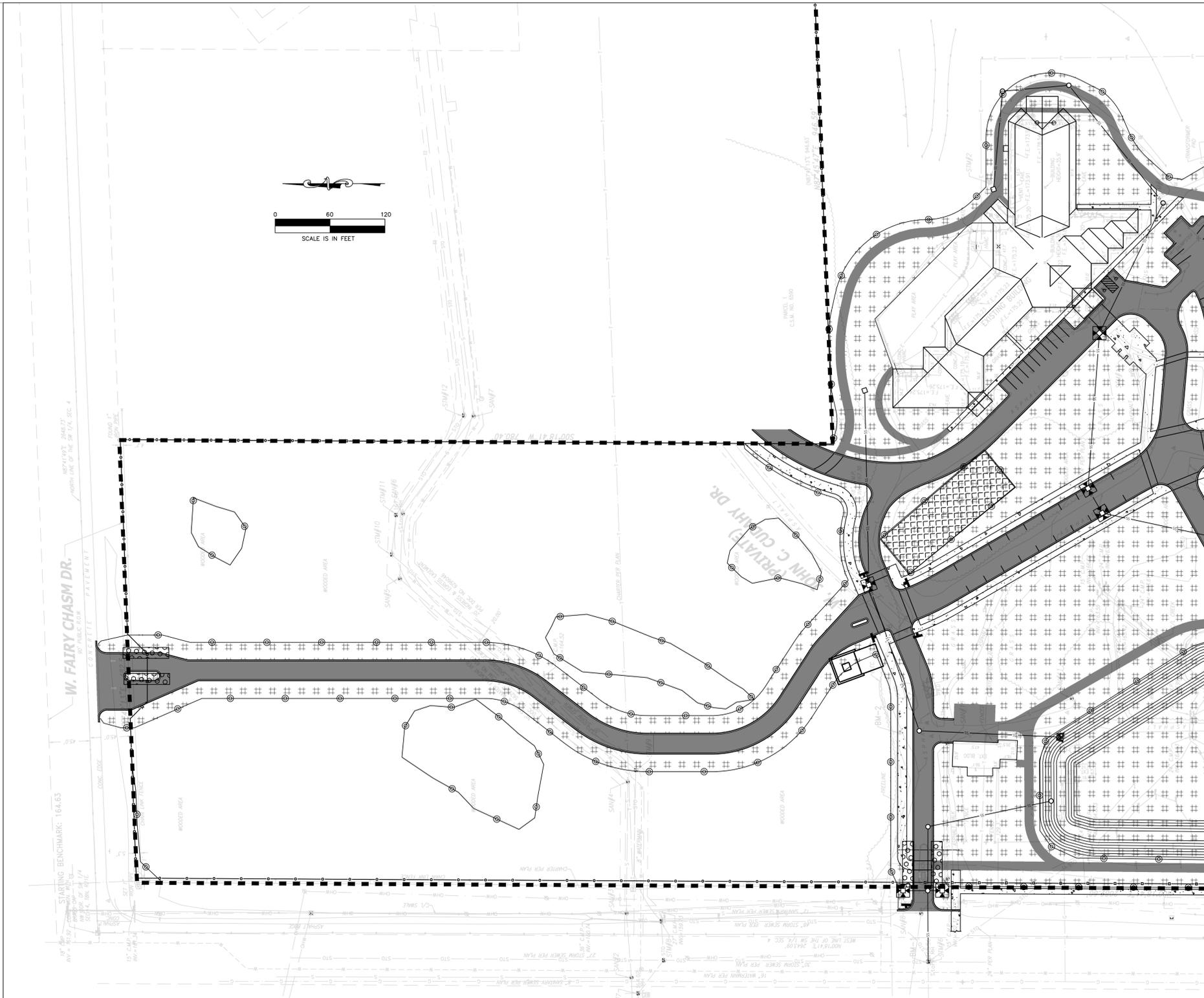
**C111**

**EROSION CONTROL NOTES**

- CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF MILWAUKEE AND EMPLOY EROSION CONTROL METHODS AS SHOWN IN THE DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS WHICH CAN BE FOUND AT:  
[http://dnr.wi.gov/topic/stormwater/standards/const\\_standards.html](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html)
- ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5" OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP AND REMOVAL OF ALL SEDIMENT AND ALL SEDIMENT CONTROL STRUCTURES. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH DAY. ALL RECORDS OF THE INSPECTION AND MAINTENANCE OF EROSION CONTROL MEASURES SHALL BE KEPT BY THE OWNER'S REPRESENTATIVE RESPONSIBLE FOR EROSION CONTROL INSPECTIONS.
- INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- SILT FENCE SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ALL TOPSOIL AND FILL STOCKPILES.
- ALL OFF-SITE SEDIMENT DEPOSITS FROM THIS PROJECT OCCURRING AS RESULT OF A STORM EVENT SHALL BE CLEANED UP BY END OF NEXT WORKING DAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY END OF THE WORK DAY.
- GENERAL CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:
  - INSTALL SILT FENCE.
  - INSTALL INLET PROTECTION ON EXISTING STORM INLETS.
  - STRIP TOPSOIL, REMOVE AND/OR STOCKPILE.
  - PERFORM ROUGH GRADING.
  - INSTALL UTILITIES.
  - INSTALL INLET PROTECTION.
  - CONSTRUCT BUILDINGS.
  - INSTALL PAVEMENTS.
  - REMOVE ACCUMULATED SEDIMENT FROM SITE.
  - REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.
- ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN DAYS MUST BE IMMEDIATELY RESTORED WITH SEED AND MULCH.
- IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15; STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER; STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
- RESTORATION OF ALL DISTURBED AREAS WITH SLOPES GREATER THAN 20% SHALL BE COMPLETED WITHIN 30 DAYS AFTER BEGINNING CONSTRUCTION ON SAID AREA.
- SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE CITY OF MILWAUKEE, OWNER OR ENGINEER. SEPARATE SWEEPED MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
- CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD #1068 DUST CONTROL FOR CONSTRUCTION SITES.
- PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO RECEIVING CHANNEL.
- IF DEWATERING IS NEEDED, CONTRACTOR SHALL PROVIDE FOR SEDIMENT REMOVAL ACCORDING TO WDNR TECHNICAL STANDARD #1061. WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS, GRIT CHAMBERS, SAND FILTERS, UPSLOPE CHAMBERS, HYDRO-CYCLONES, SWIRL CONCENTRATORS, OR OTHER APPROPRIATE CONTROLS. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR RECEIVING CHANNELS. DEWATERING SHALL COMPLY WITH WDNR AND LOCAL STANDARDS.
- PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. LIMIT PUMPING RATES, OR THE BASIN DESIGN RELEASE RATE WITH THE CORRECTLY FITTED HOSE AND GEOTEXTILE FILTER BAG. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD #1061 DEWATERING.
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**PLAN NOTES:**

- CONCRETE WASH-OUT AREA (CWA), SEE DETAIL 3, SHEET C112



LEGEND	
	SEED AND EROSION MAT <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">2</span> C120
	STOCKPILE AREA
	STABILIZED CONSTRUCTION ENTRANCE <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">3</span> C120
	INLET PROTECTION (SEE NOTE 17) <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">1</span> C120
	SILT FENCE/FILTER SOCK <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">4</span> C120
	PROPOSED GRADING CONTOURS
	EXISTING GRADING CONTOURS
	HEAVY RIPRAP <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">1</span> C121
	CULVERT PIPE DITCH CHECK <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">4</span> C121
	TREE PROTECTION, SEE LANDSCAPE PLAN FOR DETAILS

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

**DPD SUBMITTAL**

DRAWN BY	RJT
CHECKED BY	APS

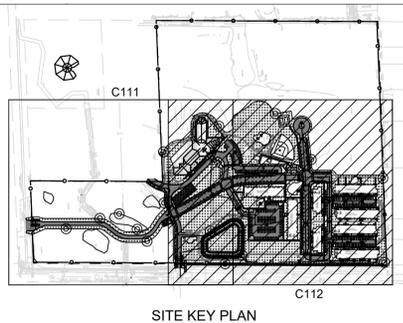
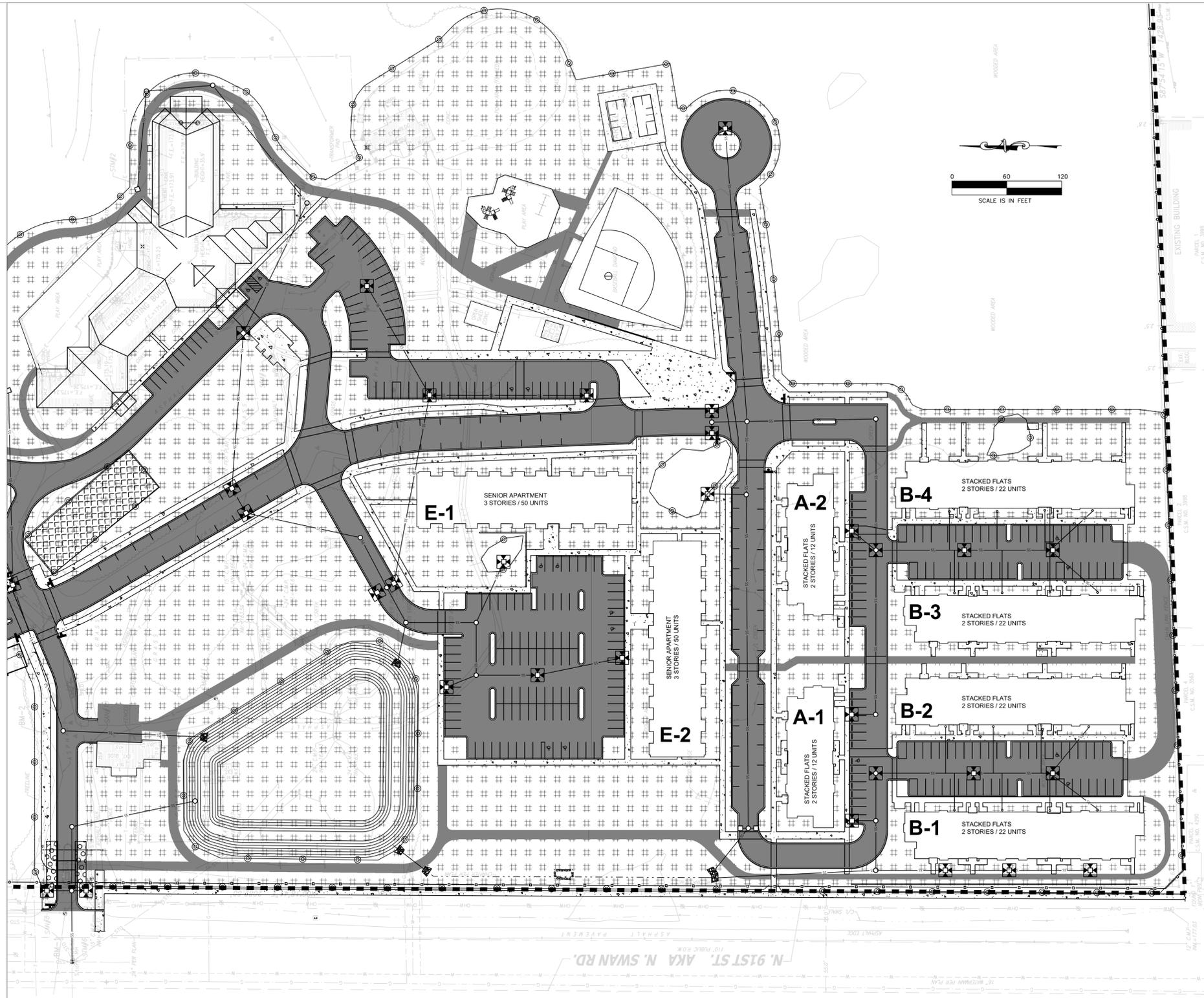
**EROSION CONTROL PLAN**

**EROSION CONTROL NOTES**

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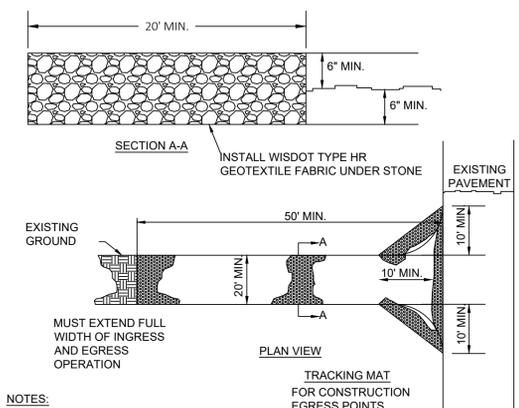
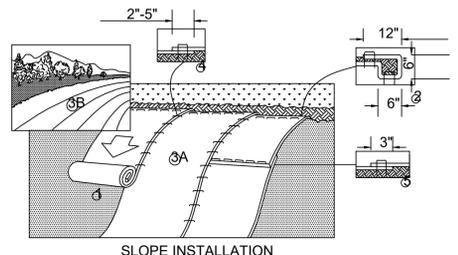
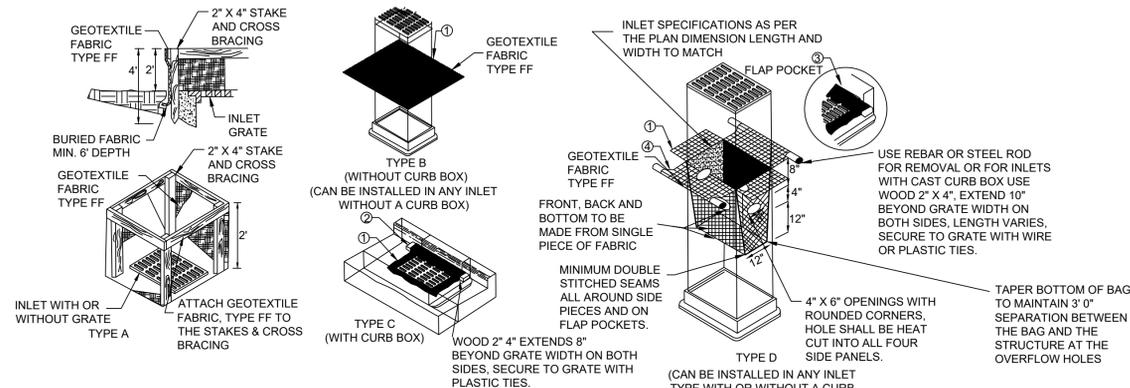
**PLAN NOTES:**

- CONCRETE WASH-OUT AREA (CWA), SEE DETAIL 3, SHEET C112



LEGEND	
	SEED AND EROSION MAT (2) C120
	STOCKPILE AREA
	STABILIZED CONSTRUCTION ENTRANCE (3) C120
	SILT FENCE/FILTER SOCK (4) C120 (5) C120
	PROPOSED GRADING CONTOURS -580
	EXISTING GRADING CONTOURS -580
	INLET PROTECTION (SEE NOTE 17) (1) C120
	HEAVY RIPRAP (1) C121
	CULVERT PIPE DITCH CHECK (4) C121
	TREE PROTECTION, SEE LANDSCAPE PLAN FOR DETAILS

**C112**



- GENERAL NOTES:**
- FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
  - FOR INLET PROTECTION, TYPE C (WITH CURB BOX) AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB FACE OPENING.
  - FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"X4". THE REBAR, STEEL PIPE OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.
  - FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
  - INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
  - MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
  - WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
- INSTALLATION NOTES:**
- TYPE B & C**
- TYPE FF GEOTEXTILE FABRIC (EXTEND FABRIC A MINIMUM OF 10" AROUND GRATE PERIMETER FOR MAINTENANCE OR REMOVAL.
  - THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.
- TYPE D**
- DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
  - THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE, THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

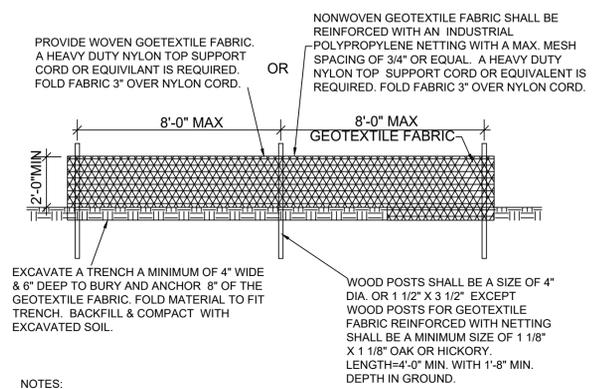
- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
  - BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15CM) DEEP X 6" (15CM) WIDE TRENCH WITH APPROXIMATELY 12" (30CM) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30CM) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30CM) APART ACROSS THE WIDTH OF THE BLANKET.
  - ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
  - THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5CM-12.5CM) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
  - CONSECUTIVE BLANKETS SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30CM) APART ACROSS ENTIRE BLANKET WIDTH.
- NOTES:**
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  - DO NOT SCALE DRAWINGS.
  - IN LOOSE SOIL CONDITIONS THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15CM) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

- NOTES:**
- TRACKING MATS SHALL BE INSPECTED DAILY. DEFICIENT AREAS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
  - STONE - CLEAR OR WASHED (3"-6" SHALL BE PLACED AT LEAST 12" DEEP OVER THE LENGTH AND WIDTH OF ENTRANCE).
  - SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" OF STONE OVER THE PIPE TO BE SIZED ACCORDING TO THE DRAINAGE. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE WILL NOT BE NECESSARY. PIPE SHOULD BE SIZED ACCORDING TO THE AMOUNT OF RUNOFF TO BE CONVEYED. A 6" MINIMUM WILL BE REQUIRED.
  - LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE STABILIZED CONSTRUCTION ENTRANCE.

1 INLET PROTECTION  
C120 NTS

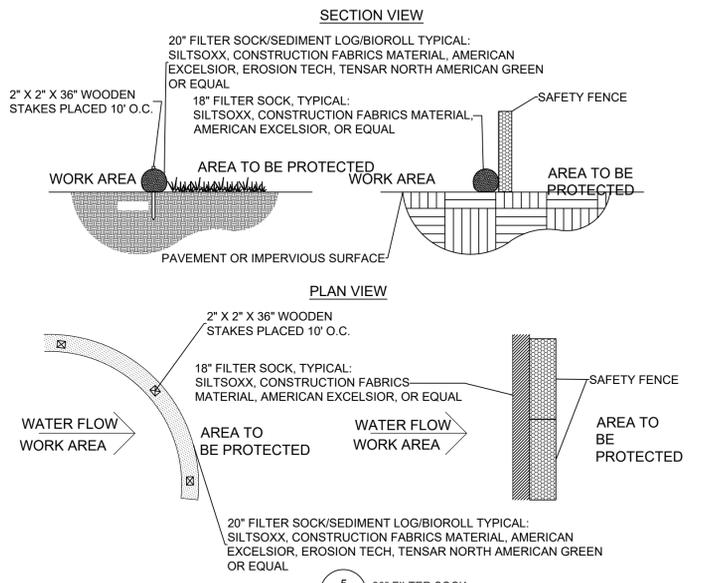
2 EROSION MAT INSTALLATION  
C120 NTS

3 STABILIZED CONSTRUCTION ENTRANCE  
C120 NTS



- NOTES:**
- CONTRACTOR SHALL INSPECT SILT FENCE DAILY AND REPAIR OR REPLACE AS NEEDED. SEDIMENT SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN DEPOSITS REACH 1/2 THE HEIGHT OF THE FENCE.
  - ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS.

4 SILT FENCE  
C120 NTS



5 20' FILTER SOCK  
C120 NTS

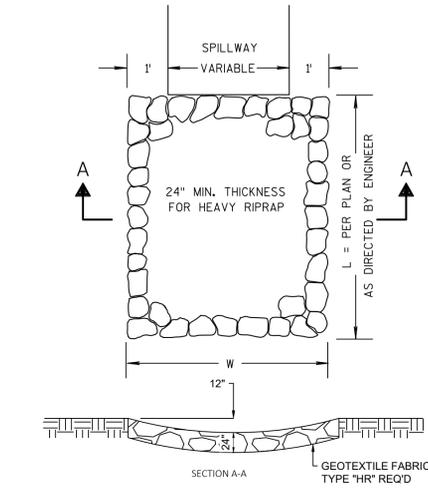
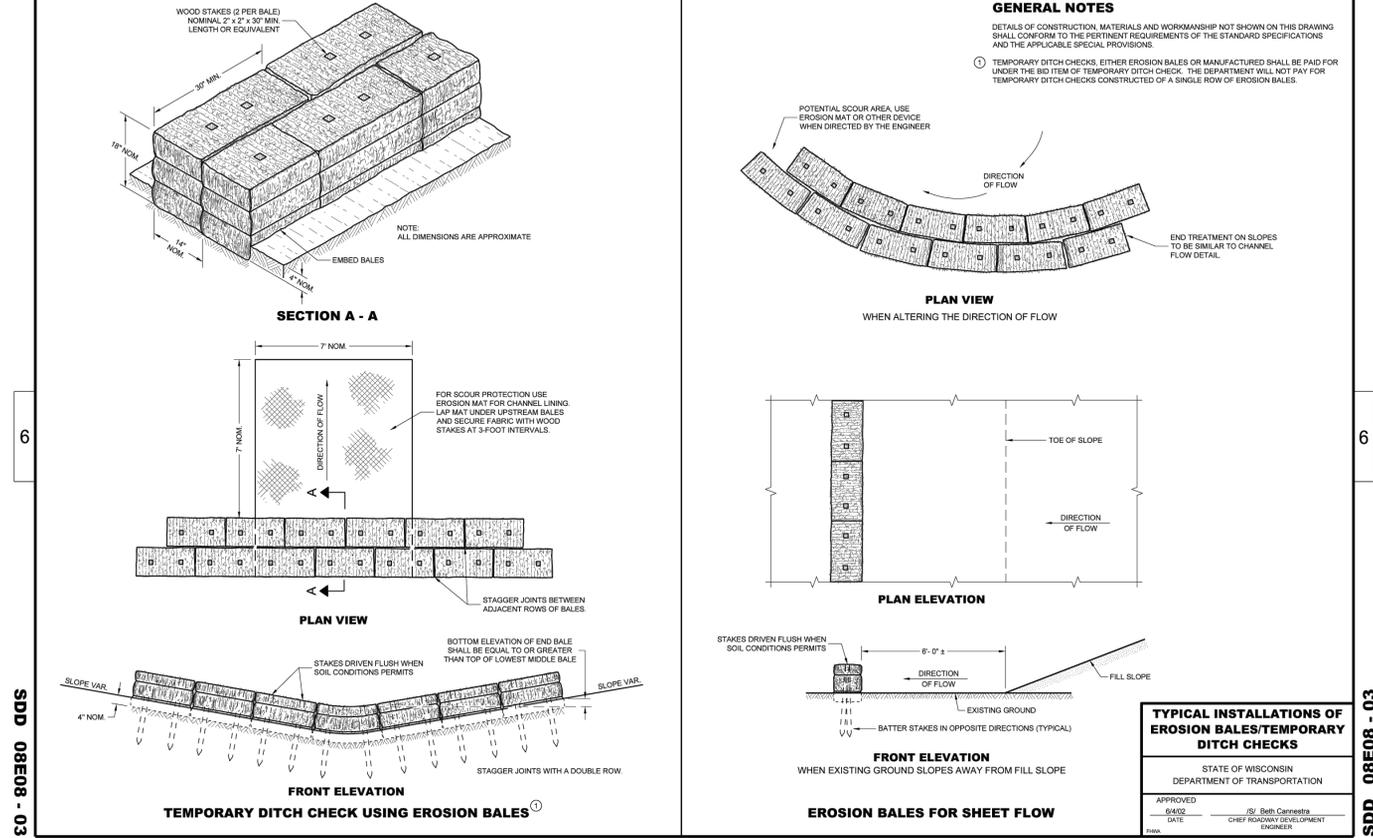
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DRAWN BY RJT  
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**EROSION CONTROL DETAILS**

**C120**

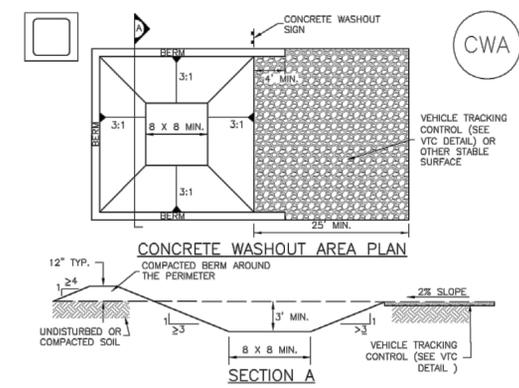
**SDD 08E08 Typical Installations of Erosion Bales / Temporary Ditch Checks**



- NOTES:**
- RIPRAP LIMITS SHALL EXTEND FROM APRON ENDWALL AND SWALE INVERT TO POND BOTTOM WHEN PIPE OR SWALE IS OUTLETTING TO POND

① RIPRAP HEAVY TREATMENT AT SPILLWAYS AND SWALE/PIPE OUTLETS  
C121 NTS

**Concrete Washout Area (CWA) MM-1**

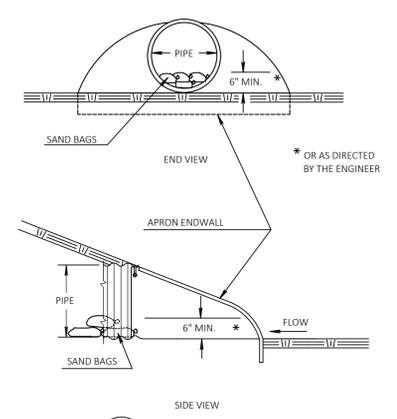


**CWA-1. CONCRETE WASHOUT AREA**

- CWA INSTALLATION NOTES**
- SEE PLAN VIEW FOR: -CWA INSTALLATION LOCATION.
  - DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
  - THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
  - CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3" DEEP.
  - BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
  - VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
  - SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
  - USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

③ CONCRETE WASH-OUT AREA (CWA)  
C121 NTS

② DITCH CHECK DETAIL  
C121 NTS



④ CULVERT PIPE DITCH CHECK  
C121 NTS

**DPD SUBMITTAL**

DRAWN BY RJT

CHECKED BY APS

EROSION CONTROL DETAILS

**C121**

**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:

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**DEMOLITION PLAN**

**C150**

**DEMOLITION GENERAL NOTES:**

- CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING, MAINTAINING, AND REPLACING EXISTING BENCHMARKS. CONTRACTOR SHALL BE RESPONSIBLE FOR TRANSFERRING BENCHMARKS, CONTROL POINTS, LINES AND GRADES TO THE PROJECT SITE AS NECESSARY TO COMPLETE WORK.
- EXISTING UTILITIES AND SITE FEATURES NOT MARKED FOR REMOVAL ON SHEETS C-150 SHALL BE PROTECTED AND REMAIN IN SERVICE DURING CONSTRUCTION. ENSURE PROPER SUPPORT OF EXISTING UTILITIES AT LOCATIONS WHERE EXISTING UTILITIES WILL BE EXPOSED.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS (VERTICALLY AND HORIZONTALLY) PRIOR TO CONSTRUCTION.
- ALL UTILITIES NOT INDICATED TO BE REMOVED/ABANDONED ARE CONSIDERED CRITICAL AND MUST BE MAINTAINED AND PROTECTED DURING CONSTRUCTION ACTIVITIES.
- DAMAGES TO UTILITIES RESULTING FROM CONSTRUCTION WORK AND EXCAVATION SHALL BE IMMEDIATELY REPORTED TO THE PROJECT REPRESENTATIVE, UTILITY OWNERS, AND CUDAHY YMCA STAFF. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK AND COSTS ASSOCIATED WITH CORRECTING THE DAMAGES.
- SITE FEATURES THAT ARE DETERMINED BY THE CONTRACTOR TO BE TEMPORARILY MOVED TO PROVIDE SUFFICIENT CLEARANCE FOR CONSTRUCTION ACTIVITIES SHALL BE REMOVED, SALVAGED AND REPLACED IN-KIND OR IN BETTER CONDITION UPON COMPLETION OF THE CONSTRUCTION WORK. COORDINATE SITE FEATURE TEMPORARY MOVE WITH PROJECT REPRESENTATIVE AND CUDAHY YMCA STAFF PRIOR TO STARTING THE WORK.
- ALL SITE RESTORATION SHALL BE TO THE LIMITS OF ACTUAL REMOVALS.
- SAWCUT EXISTING PAVEMENTS TO MAKE A FLUSH MATCH TO NEW PAVEMENTS.
- REMOVE AND REPLACE CONCRETE PAVEMENTS AND WALKS FROM JOINT-TO-JOINT.
- COORDINATE ALL UTILITY ABANDONMENT, REMOVALS, RELOCATIONS, SUPPORT AND REPLACEMENTS WITH EXISTING UTILITY OWNERS.
- CONTRACTOR SHALL REMOVE UTILITIES IF PREVIOUSLY ABANDONED AND ARE IN CONFLICT WITH PROPOSED CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN EXISTING STORM WATER DRAINAGE DURING CONSTRUCTION.
- ALL REMOVED ITEMS WILL BECOME PROPERTY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
- ANY ITEMS DAMAGED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED TO THE PROJECT SPECIFICATIONS.
- STRIP AND SALVAGE TOPSOIL, AS NEEDED, FOR REUSE ON-SITE. DISPOSE OF ANY UNUSED STRIPPED TOPSOIL OFF SITE IN ACCORDANCE WITH THE SPECIFICATIONS.

**PLAN NOTES:** ○

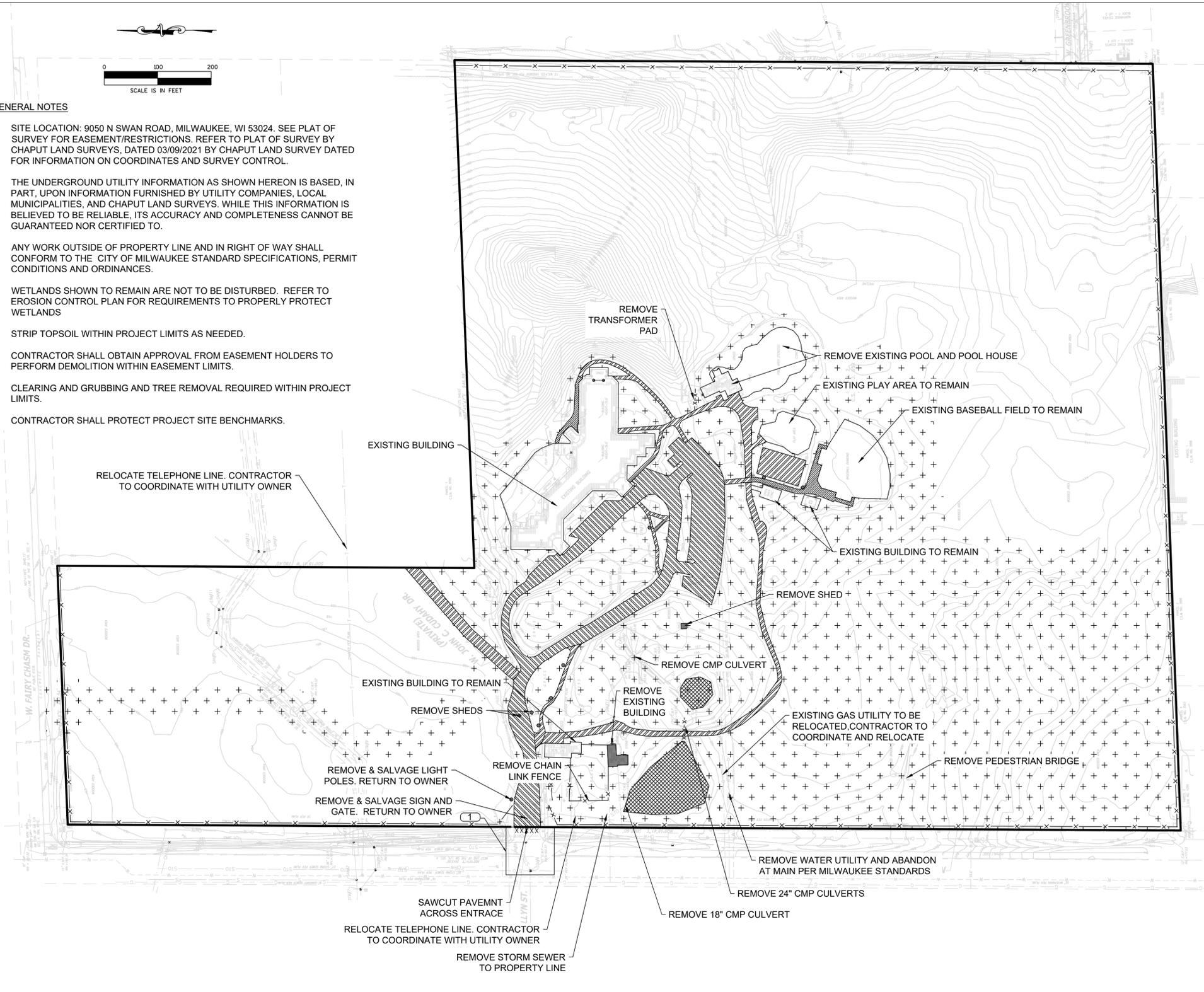
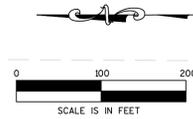
- DEMOLITION REQUIRED IN RIGHT-OF-WAY TO CONSTRUCT UTILITY CONNECTIONS. RESTORATION SHALL BE TO CITY OF MILWAUKEE STANDARDS AND SHALL FOLLOW CITY PERMITTING REQUIREMENTS. TRAFFIC CONTROL PLAN TO BE SUBMITTED BY CONTRACTOR FOR WORK WITHIN THE RIGHT-OF-WAY

**LEGEND**

-  REMOVE EXISTING ASPHALTIC SURFACE
-  REMOVE EXISTING CONCRETE SURFACE
-  CLEAR AND GRUB
-  DRAIN & FILL EXISTING POND
-  REMOVE EXISTING BUILDING
-  REMOVE EXISTING STREET LIGHT (SEE NOTES)
-  SAWCUT PAVEMENT
-  REMOVE CHAIN LINK FENCE

**GENERAL NOTES**

- SITE LOCATION: 9050 N SWAN ROAD, MILWAUKEE, WI 53024. SEE PLAT OF SURVEY FOR EASEMENT/RESTRICTIONS. REFER TO PLAT OF SURVEY BY CHAPUT LAND SURVEYS, DATED 03/09/2021 BY CHAPUT LAND SURVEY DATED FOR INFORMATION ON COORDINATES AND SURVEY CONTROL.
- 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.
- ANY WORK OUTSIDE OF PROPERTY LINE AND IN RIGHT OF WAY SHALL CONFORM TO THE CITY OF MILWAUKEE STANDARD SPECIFICATIONS, PERMIT CONDITIONS AND ORDINANCES.
- WETLANDS SHOWN TO REMAIN ARE NOT TO BE DISTURBED. REFER TO EROSION CONTROL PLAN FOR REQUIREMENTS TO PROPERLY PROTECT WETLANDS
- STRIP TOPSOIL WITHIN PROJECT LIMITS AS NEEDED.
- CONTRACTOR SHALL OBTAIN APPROVAL FROM EASEMENT HOLDERS TO PERFORM DEMOLITION WITHIN EASEMENT LIMITS.
- CLEARING AND GRUBBING AND TREE REMOVAL REQUIRED WITHIN PROJECT LIMITS.
- CONTRACTOR SHALL PROTECT PROJECT SITE BENCHMARKS.



RELOCATE TELEPHONE LINE. CONTRACTOR TO COORDINATE WITH UTILITY OWNER

EXISTING BUILDING

REMOVE TRANSFORMER PAD

REMOVE EXISTING POOL AND POOL HOUSE

EXISTING PLAY AREA TO REMAIN

EXISTING BASEBALL FIELD TO REMAIN

EXISTING BUILDING TO REMAIN

REMOVE SHED

REMOVE CMP CULVERT

REMOVE EXISTING BUILDING

EXISTING GAS UTILITY TO BE RELOCATED, CONTRACTOR TO COORDINATE AND RELOCATE

REMOVE PEDESTRIAN BRIDGE

EXISTING BUILDING TO REMAIN

REMOVE SHEDS

REMOVE & SALVAGE LIGHT POLES. RETURN TO OWNER

REMOVE & SALVAGE SIGN AND GATE. RETURN TO OWNER

REMOVE CHAIN LINK FENCE

REMOVE WATER UTILITY AND ABANDON AT MAIN PER MILWAUKEE STANDARDS

REMOVE 24" CMP CULVERTS

REMOVE 18" CMP CULVERT

SAWCUT PAVEMNT ACROSS ENTRANCE

RELOCATE TELEPHONE LINE. CONTRACTOR TO COORDINATE WITH UTILITY OWNER

REMOVE STORM SEWER TO PROPERTY LINE