



CUDAHY FARMS - HEALTHY LIVING CAMPUS

Milwaukee, WI
August 30th, 2023



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 - 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

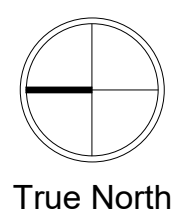
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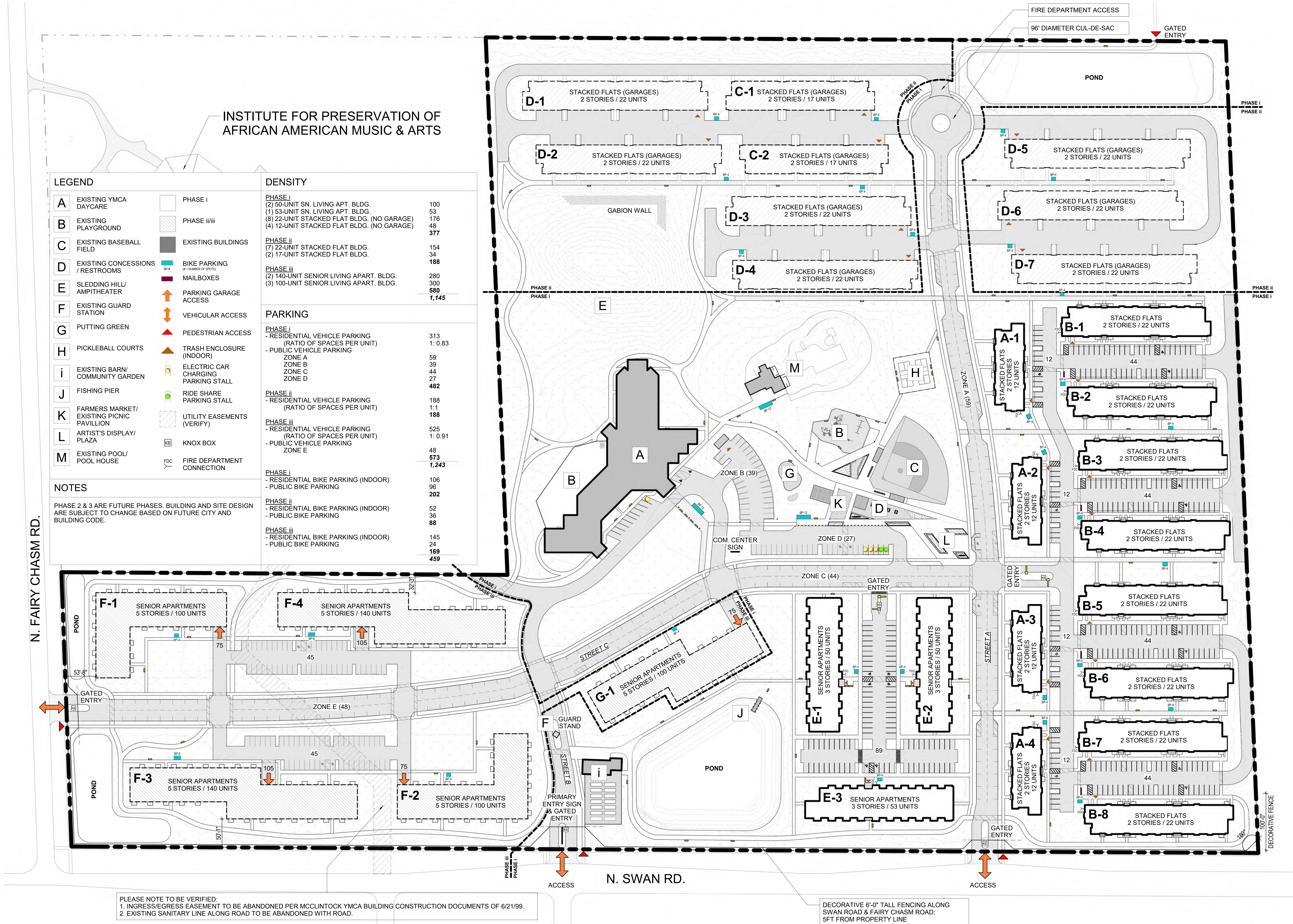
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ARCHITECTURAL SITE
PLAN



A000



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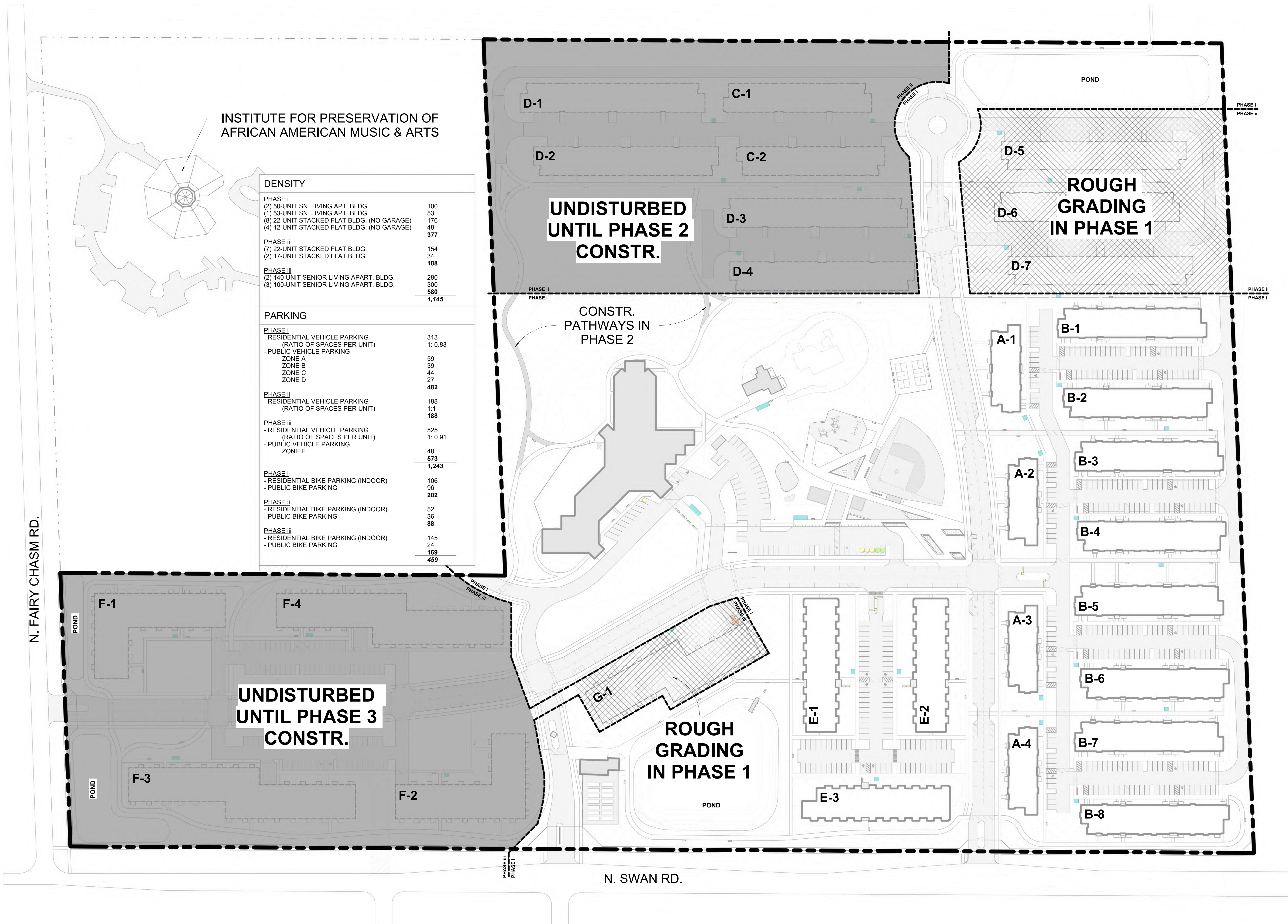
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PHASING PLAN (FOR
REFERENCE ONLY)



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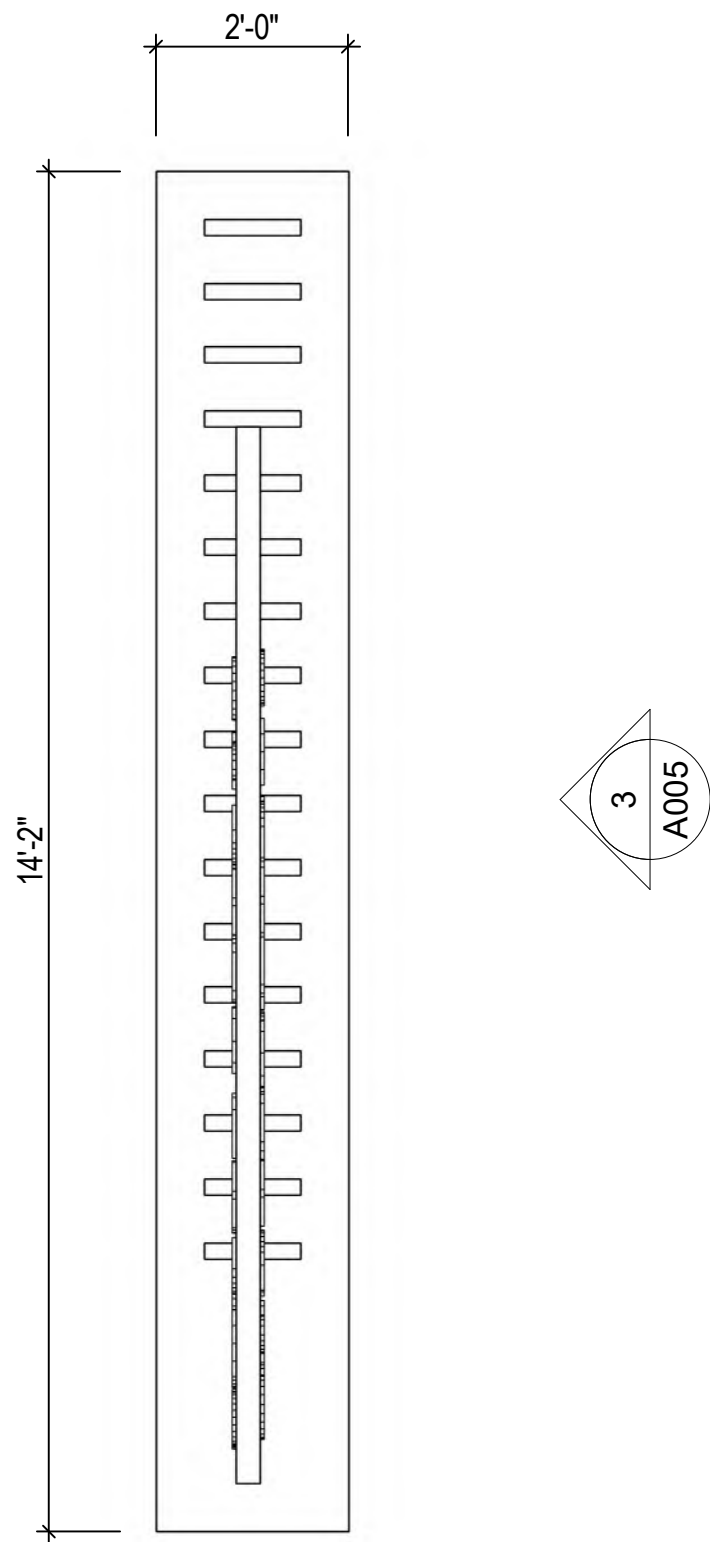
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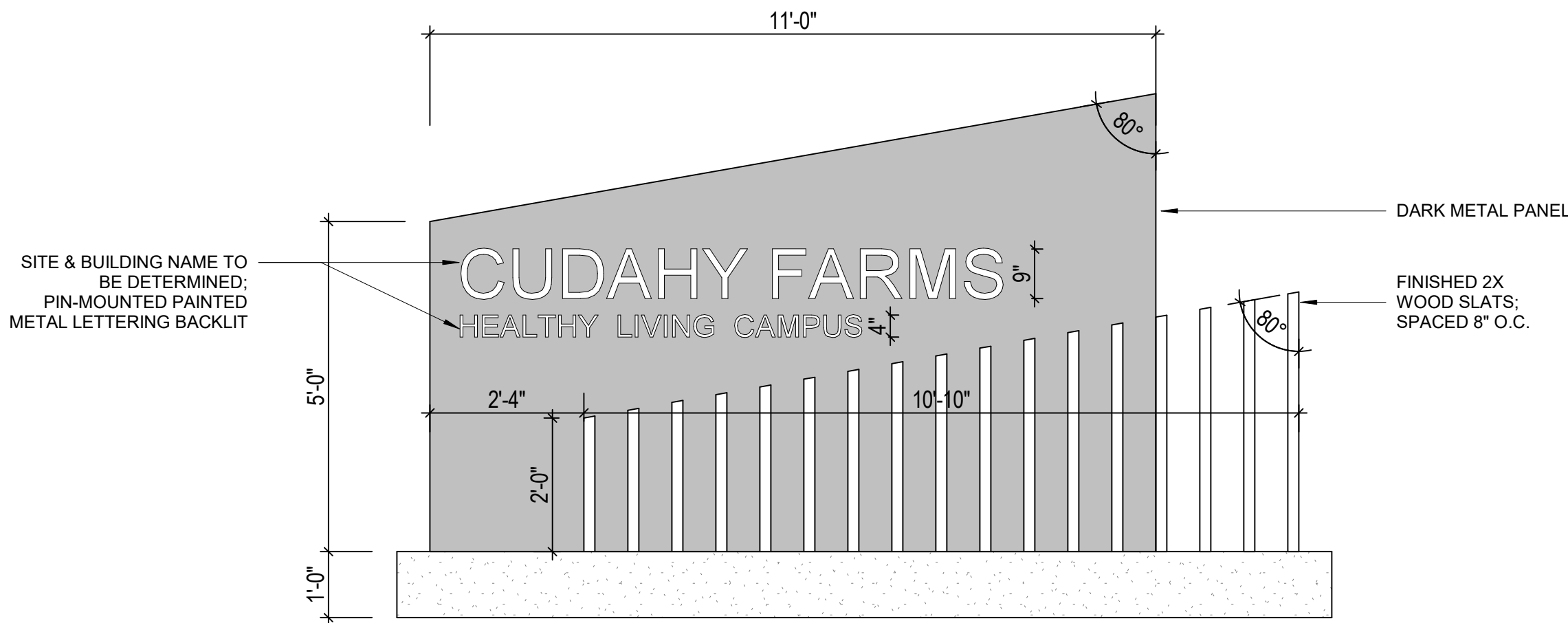
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MONUMENTAL SIGN
DETAILS

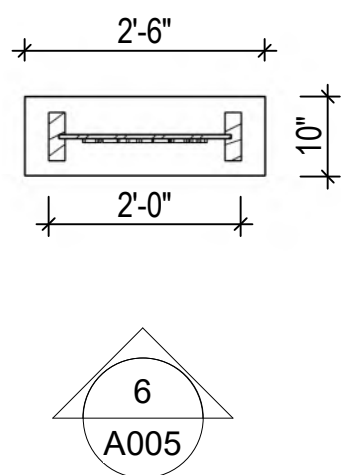
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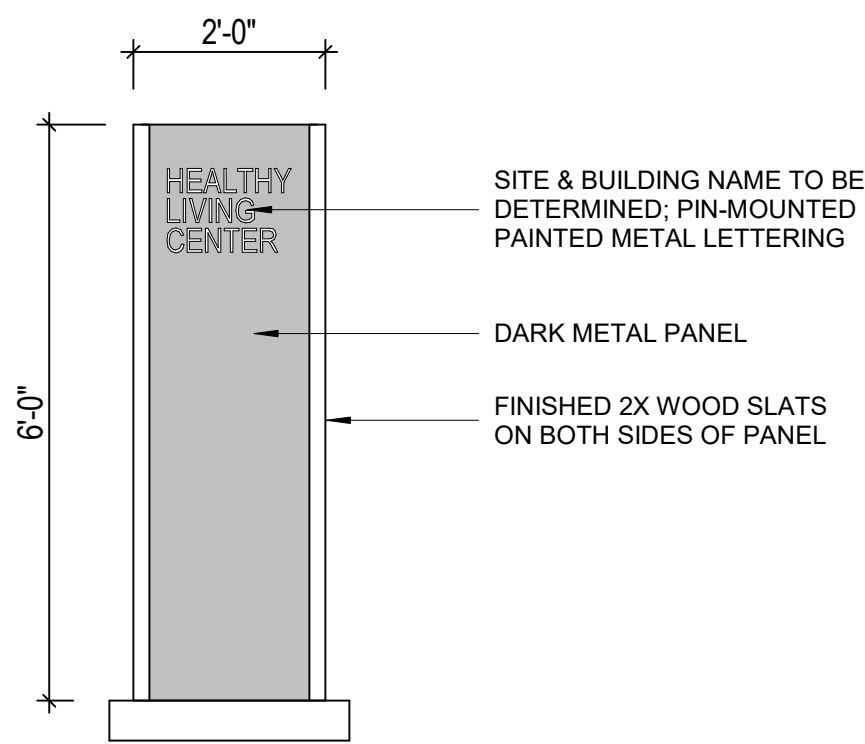
2 ENTRY MONUMENTAL SIGN - PLAN
SCALE: 1/2" = 1'-0"



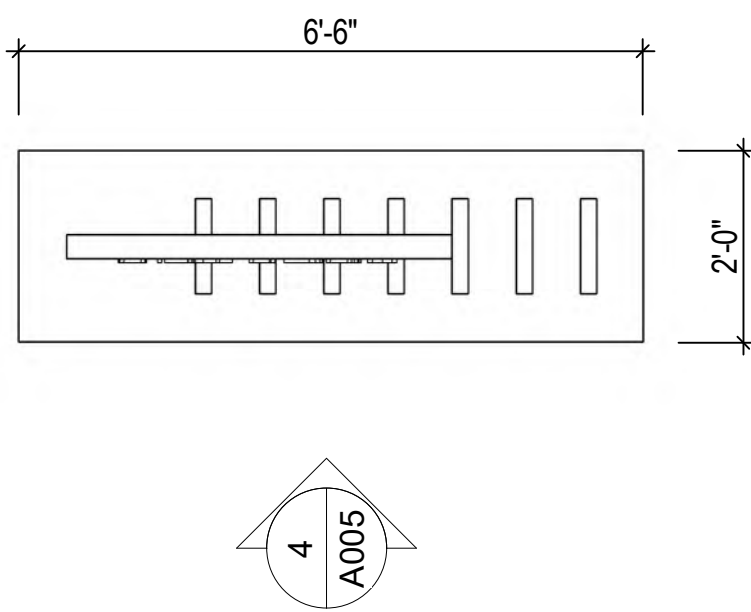
3 SITE ENTRY MONUMENTAL SIGN - ELEVATION
SCALE: 1/2" = 1'-0"



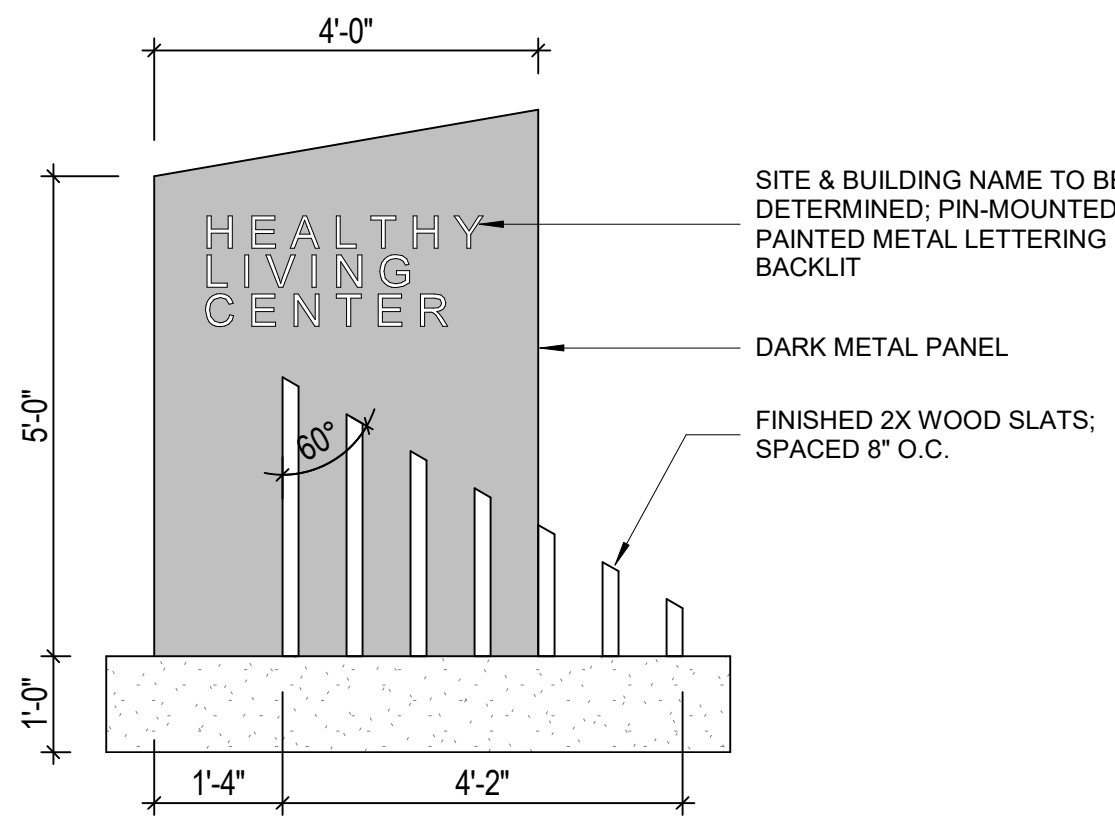
5 INFO SIGN - PLAN
SCALE: 1/2" = 1'-0"



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"



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
C110	-	EROSION CONTROL PLAN
C111-112	-	EROSION CONTROL DETAILS
C150	-	DEMOLITION PLAN
C200	-	SITE PLAN
C210-212	-	SITE PLAN DETAILS
C300	-	GRADING PLAN OVERVIEW
C400	-	UTILITY PLAN
C500-502	-	CONSTRUCTION DETAILS

ADDITIONAL SHEETS BY OTHERS

*TOPOGRAPHIC MAP BY CHAPUT LAND SURVEYS.
**STORMTRAP PLANS BY STORMTRAP.

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):
JERRREL 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
	—SAN— SANITARY SEWER
	—SS— STORM SEWER
	—W— WATERLINE
	—G— UNDERGROUND GAS
	—E— MARKED ELECTRIC
	—OH— OVERHEAD WIRES
	—T— UNDERGROUND TELEPHONE
	—TV— UNDERGROUND CABLE TV LINE
	—FO— UNDERGROUND FIBER OPTIC FENCE
	- X - X - X - X - X - X - X - REMOVE UTILITY LINE
	- A - A - A - A - A - A - A - ABANDON UTILITY LINE
	—+—+—+—+— SILT FENCE / FILTER SOCK
	—XXXXXXXXXXXX— SAWCUT PAVEMENT

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

CUDAHY FARMS

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GENERAL NOTES & LEGEND

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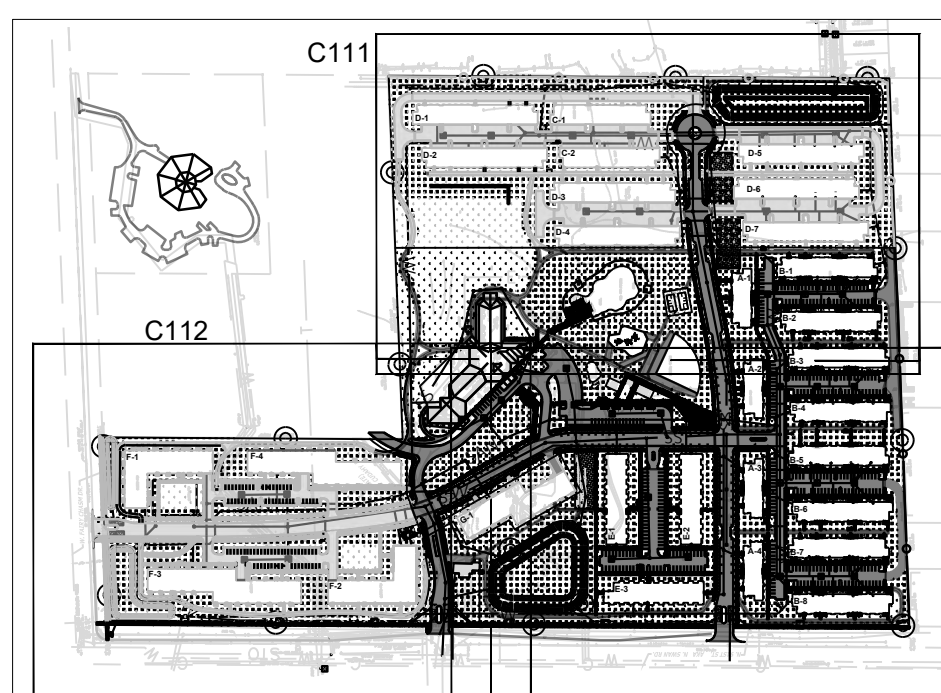
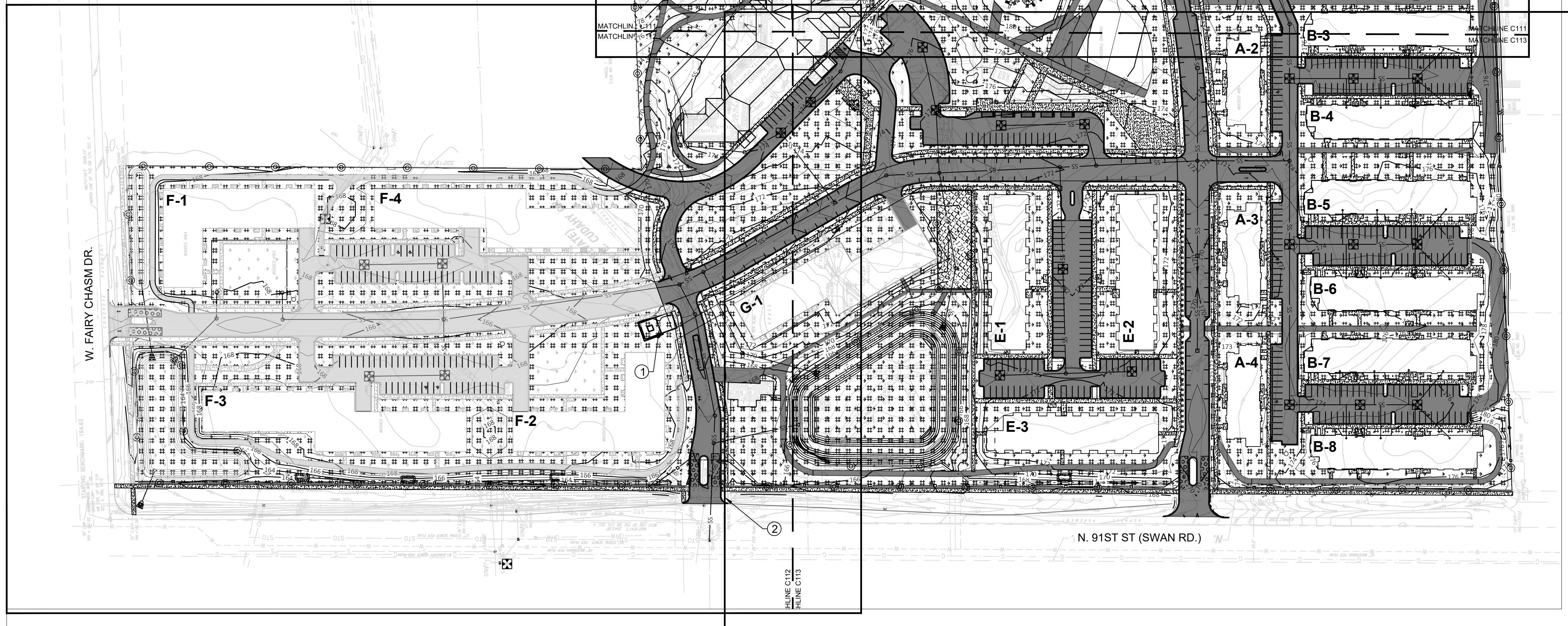
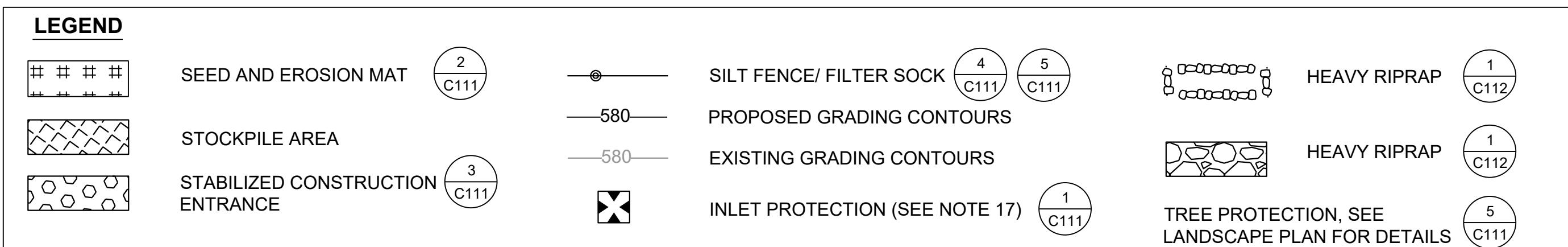
EROSION CONTROL PLAN

EROSION CONTROL NOTES

1. 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
2. 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.
3. 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.
4. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
5. SILT FENCE SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ALL TOPSOIL AND FILL STOCKPILES.
6. 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.
7. GENERAL CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:
 - 7.1. INSTALL SILT FENCE.
 - 7.2. INSTALL INLET PROTECTION ON EXISTING STORM INLETS.
 - 7.3. STRIP TOPSOIL, REMOVE AND/OR STOCKPILE.
 - 7.4. PERFORM ROUGH GRADING.
 - 7.5. INSTALL UTILITIES.
 - 7.6. INSTALL INLET PROTECTION.
 - 7.7. CONSTRUCT BUILDINGS.
 - 7.8. INSTALL PAVEMENTS.
 - 7.9. REMOVE ACCUMULATED SEDIMENT FROM SITE.
 - 7.10. REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.
8. ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN DAYS MUST BE IMMEDIATELY RESTORED WITH SEED AND MULCH.
9. 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.
10. RESTORATION OF ALL DISTURBED AREAS WITH SLOPES GREATER THAN 20% SHALL BE COMPLETED WITHIN 30 DAYS AFTER BEGINNING CONSTRUCTION ON SAID AREA.
11. 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 SWEEP MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
12. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD #1068 DUST CONTROL FOR CONSTRUCTION SITES.
13. 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.
14. 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.
15. 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.
16. CONTRACTOR SHALL DETERMINE LOCATION OF CONCRETE WASH-OUT AREAS.
17. 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.
18. GREEN MEADOW PLACE TO BE USED A CONSTRUCTION ENTRANCE FOR SINGLE-FAMILY HOMES ONLY.

PLAN NOTES:

1. CONCRETE WASH-OUT AREA (CWA), SEE DETAIL 3, SHEET C112
2. CULVERT PIPE DITCH CHECK, SEE DETAIL 4, SHEET C112



SITE KEY PLAN

C110

CUDAHY FARMS

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EROSION CONTROL PLAN

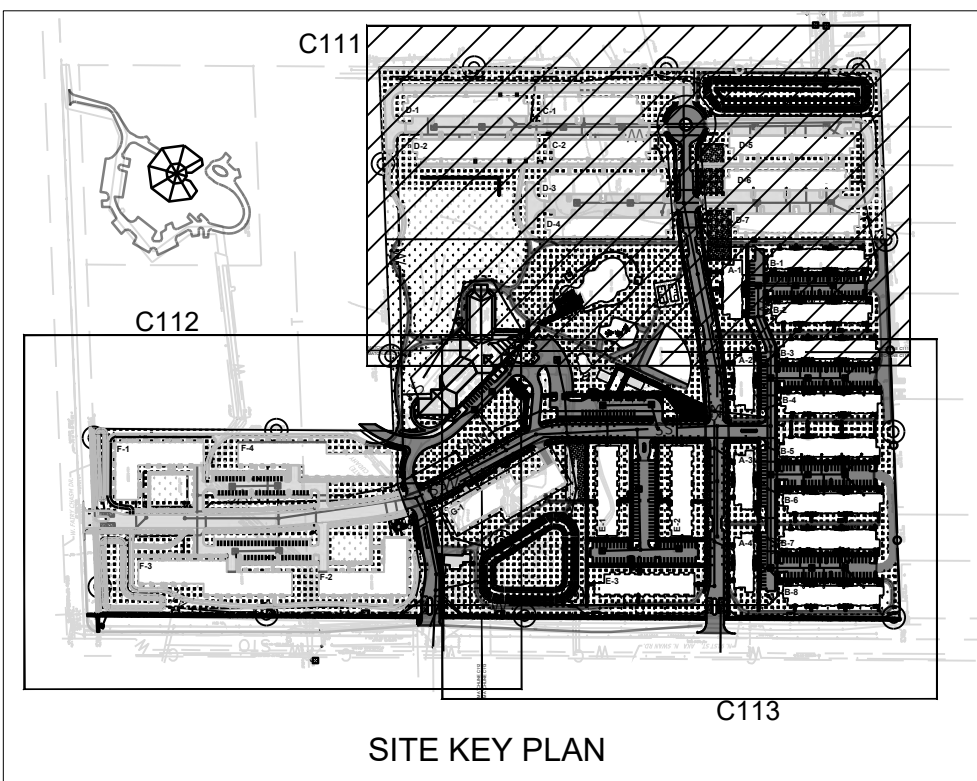
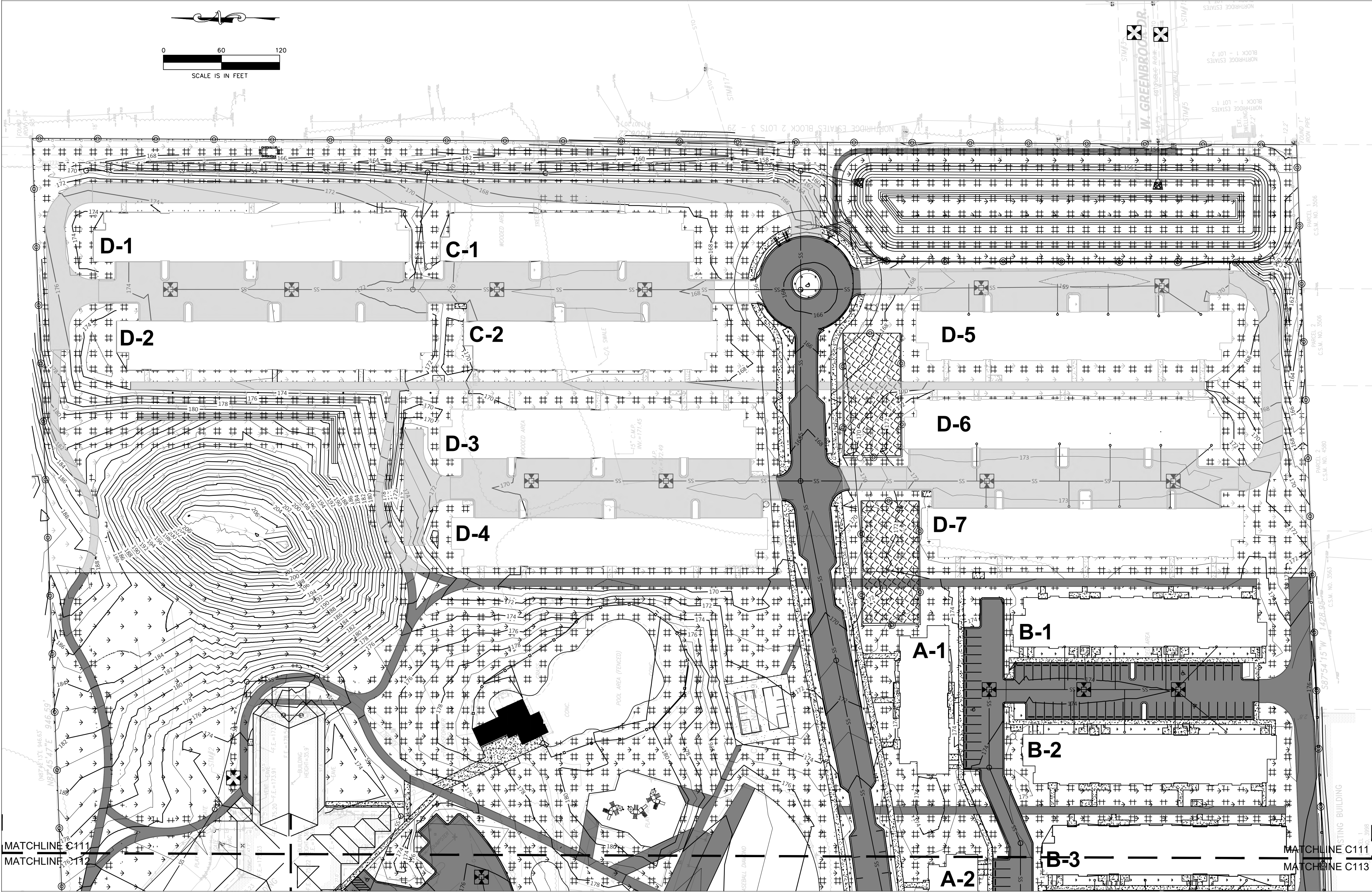
C111

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- 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.
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 - INSTALL PAVEMENTS.
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- ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN DAYS MUST BE IMMEDIATELY RESTORED WITH SEED AND MULCH.
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- 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.
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- 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
- CULVERT PIPE DITCH CHECK, SEE DETAIL 4, SHEET C112



LEGEND

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

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 08-30-2023

REVISION FOR:

NO. DESCRIPTION DATE

DPD SUBMITTAL

DRAWN BY

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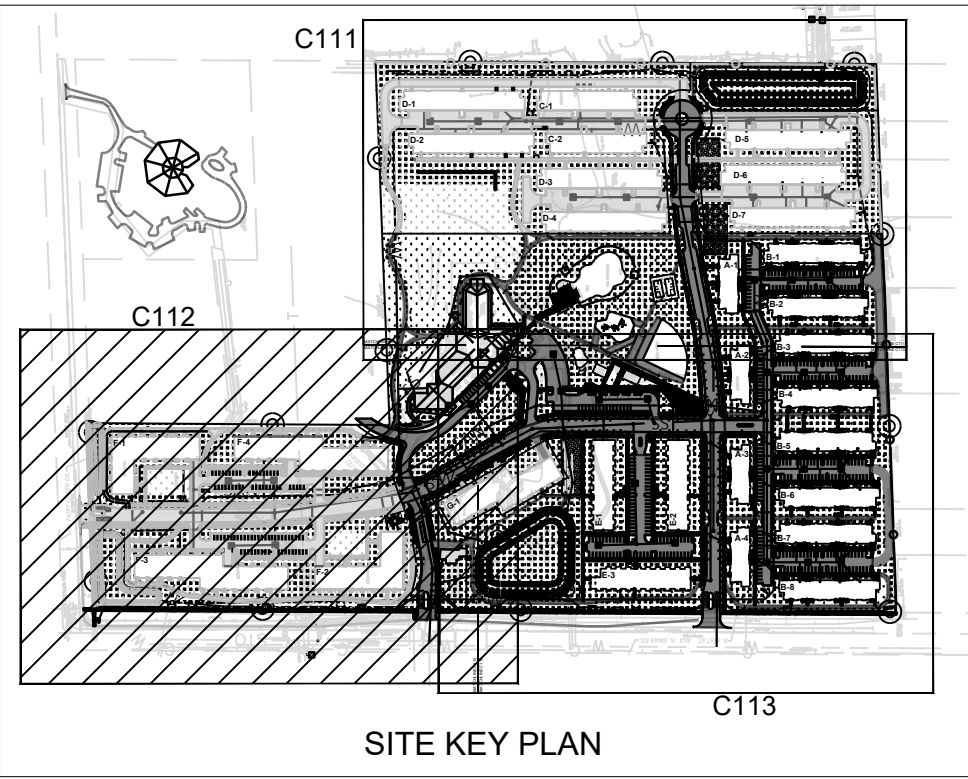
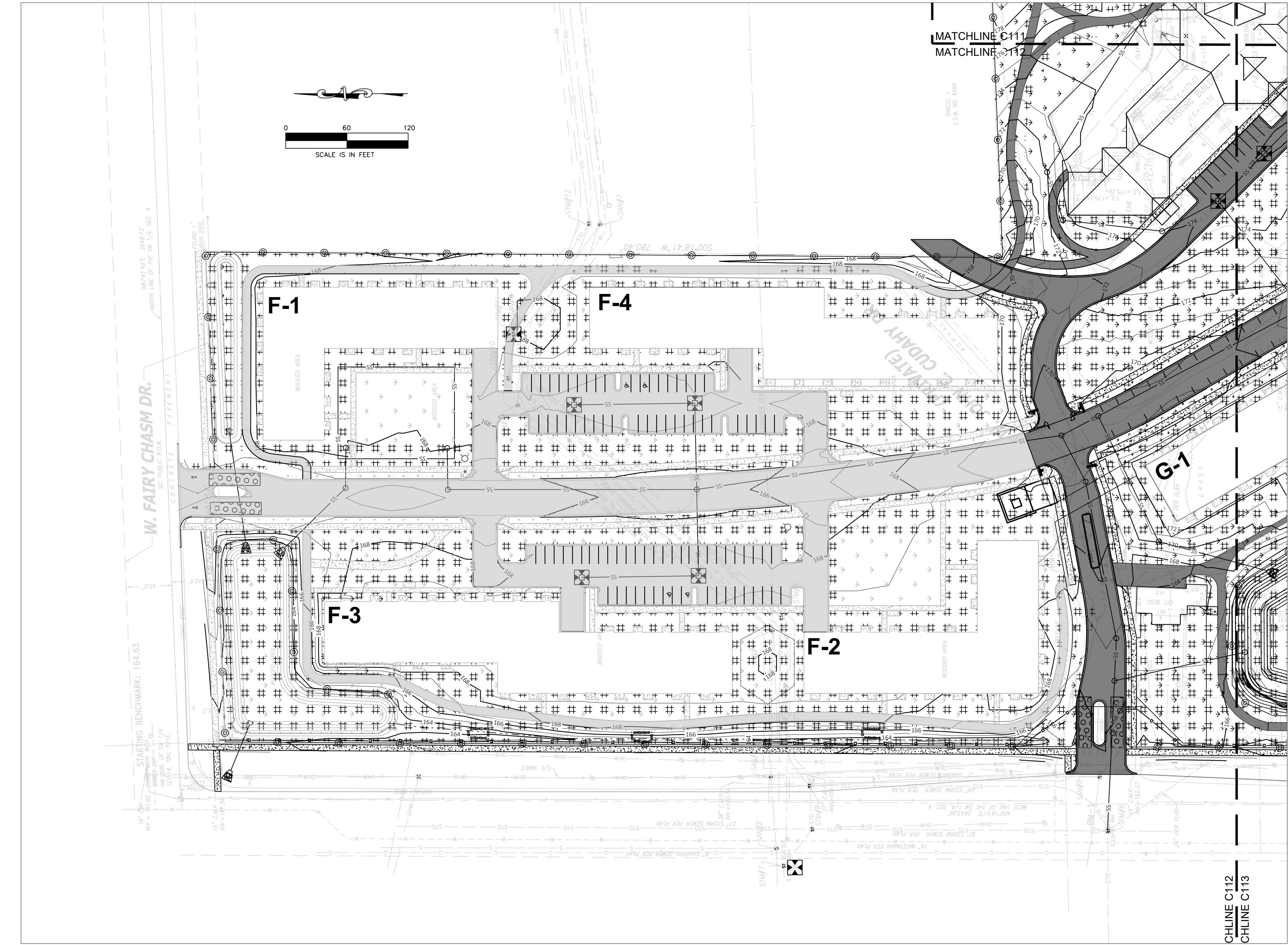
EROSION CONTROL PLAN

EROSION CONTROL NOTES

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PLAN NOTES:

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LEGEND

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|--|----------------------------------|--|---------------------------|
| | SEED AND EROSION MAT | | SILT FENCE/ FILTER SOCK |
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| | INLET PROTECTION (SEE NOTE 17) |
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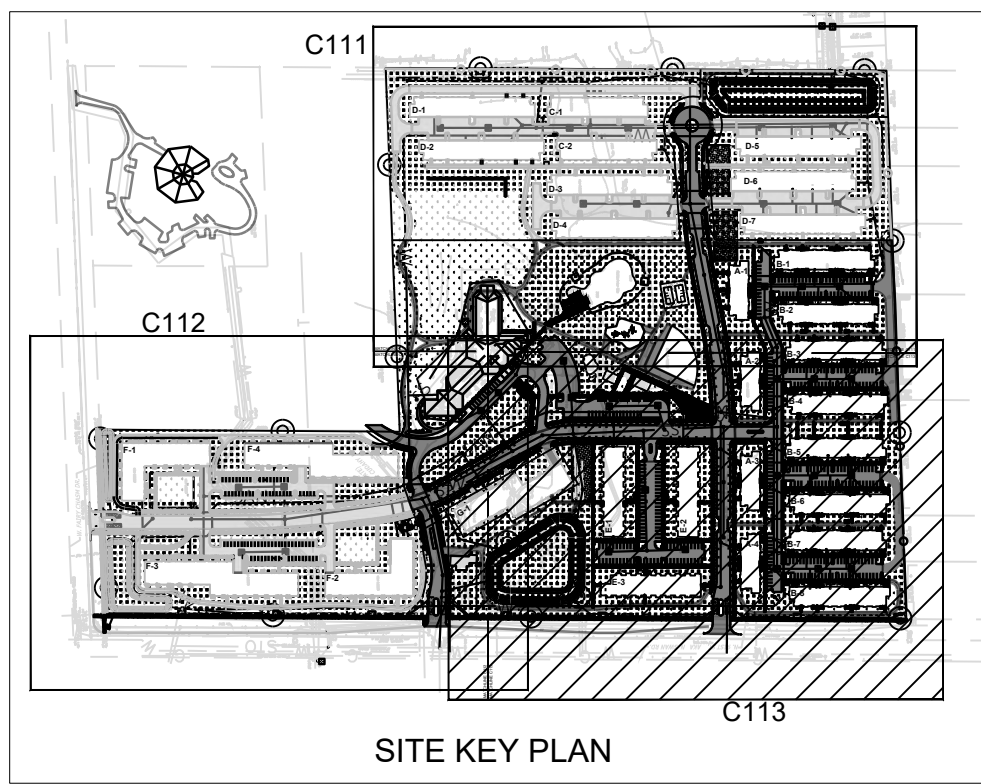
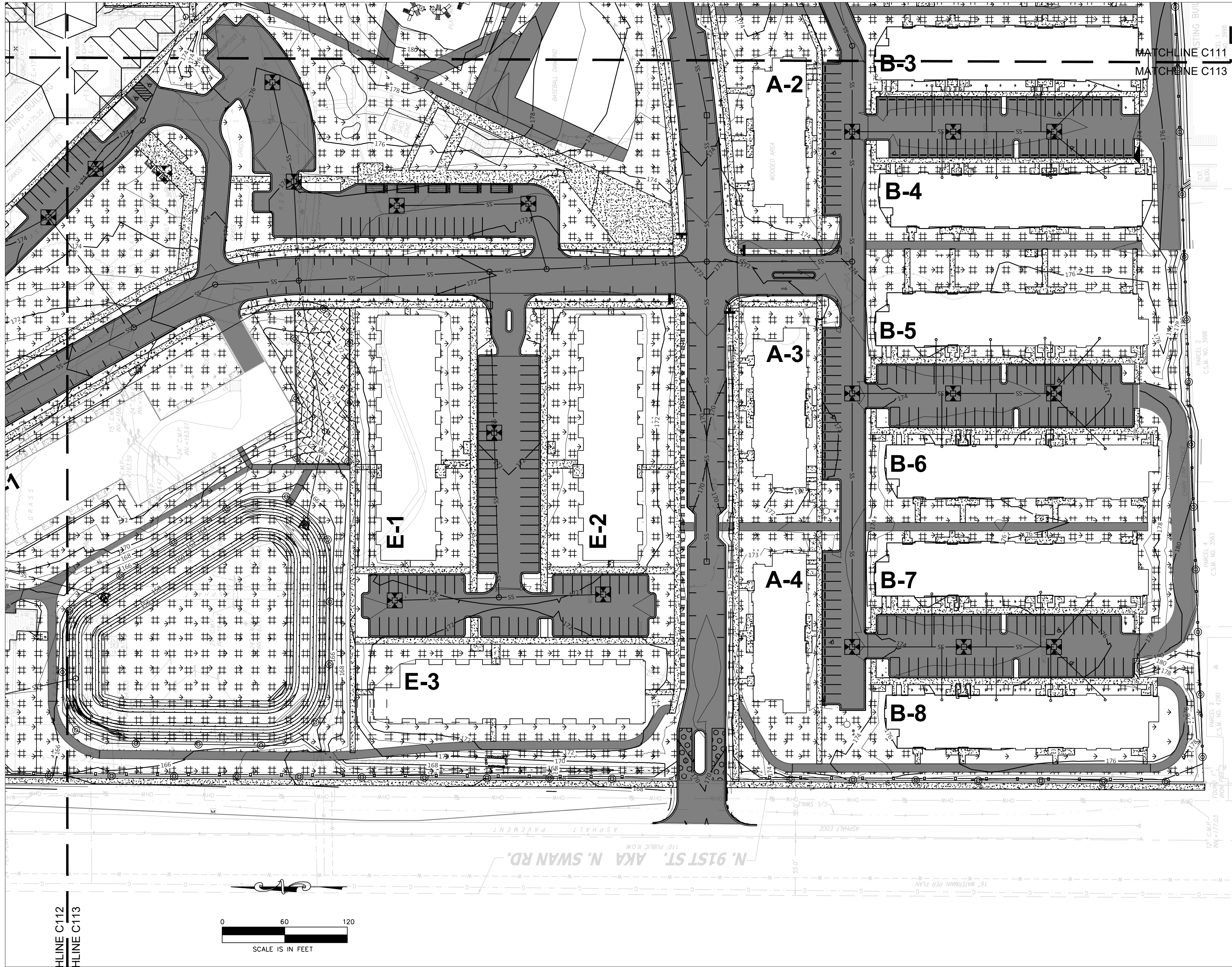
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LEGEND

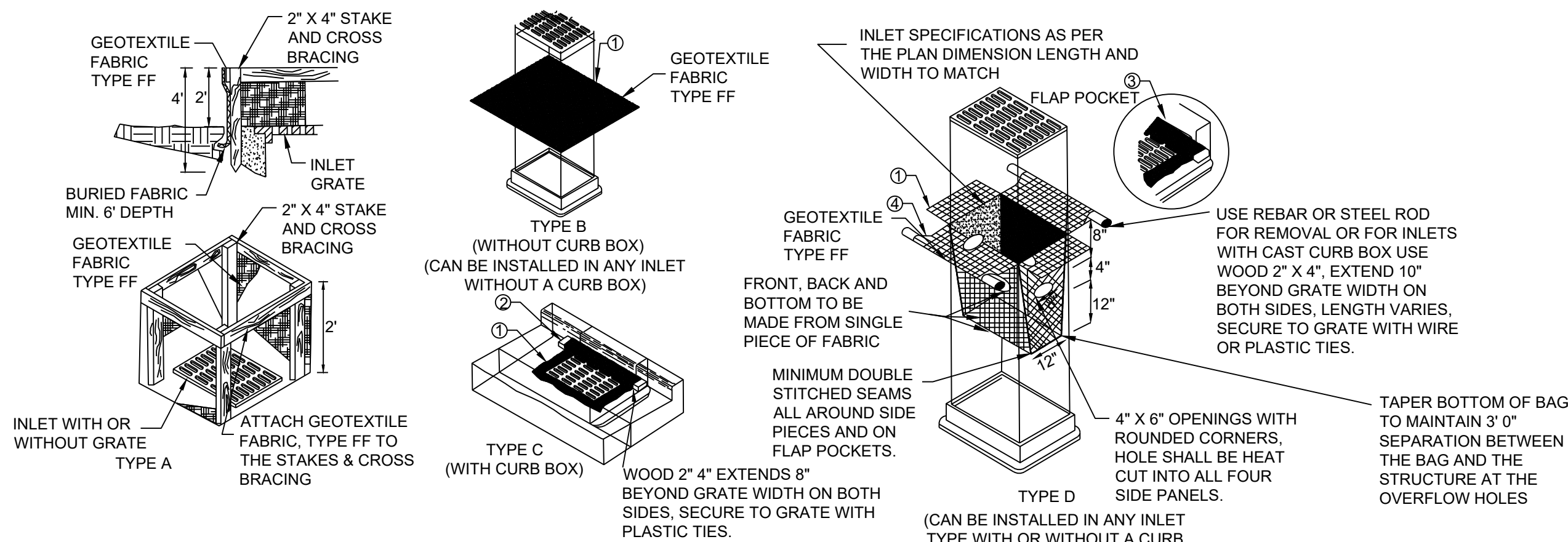
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- | | |
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ISSUED FOR:		
DPD SUBMITTAL		08-30-2023
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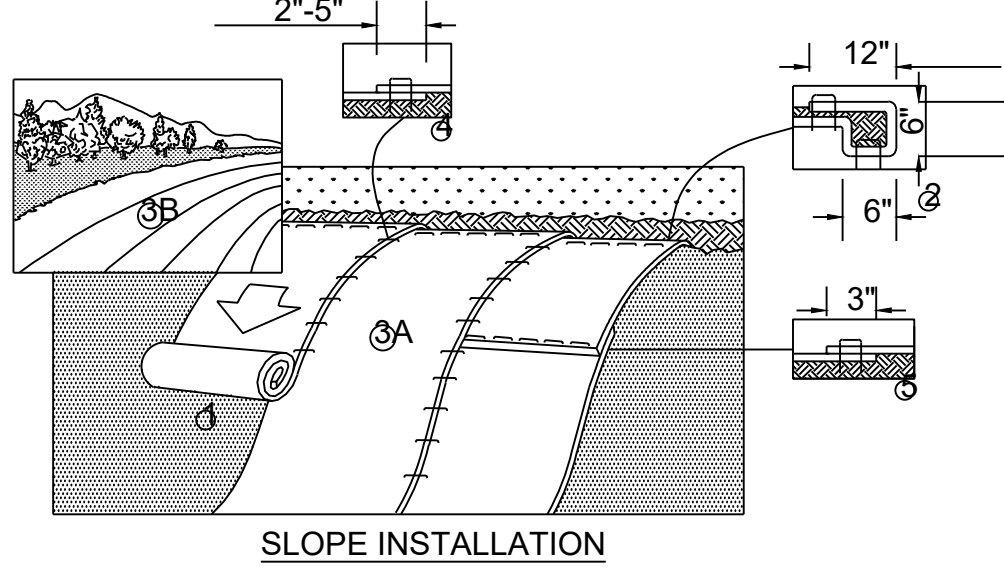


GENERAL NOTES:

- 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 BOX 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.

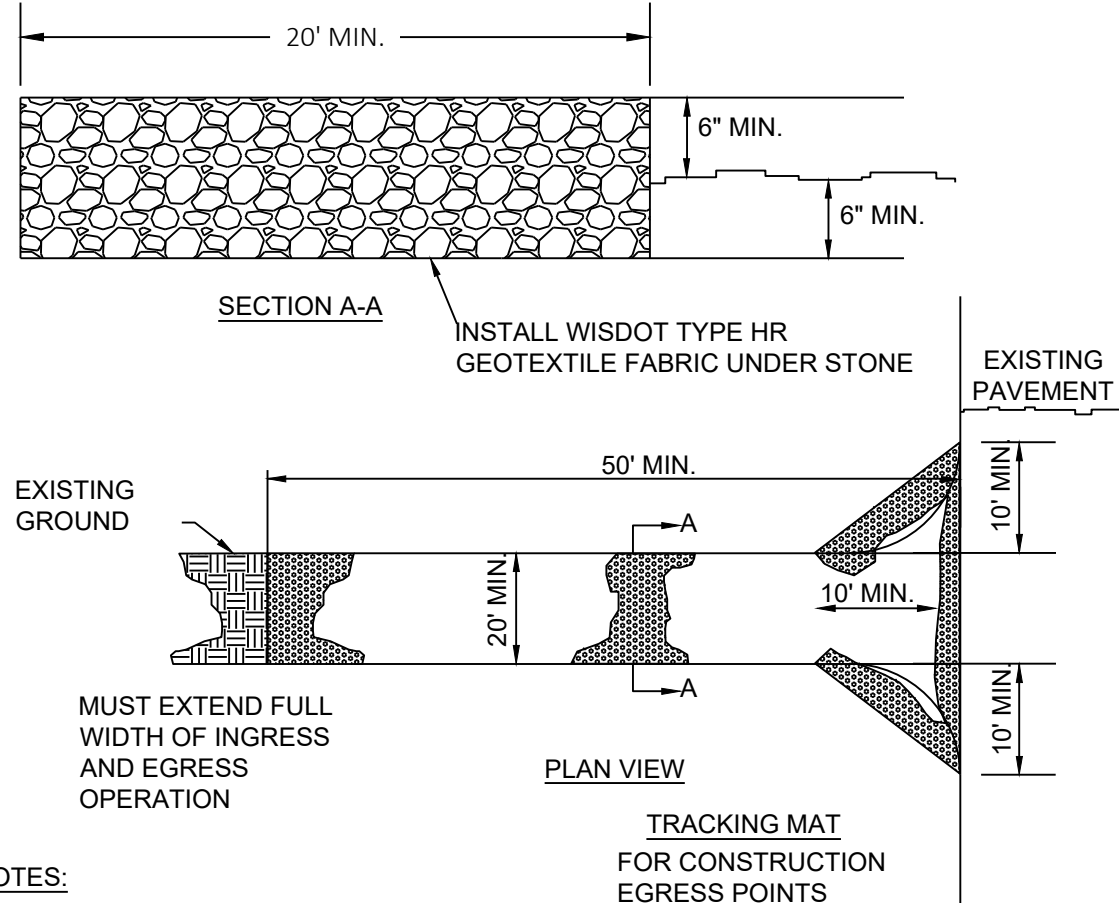
INSTALLATION NOTES:

- 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.

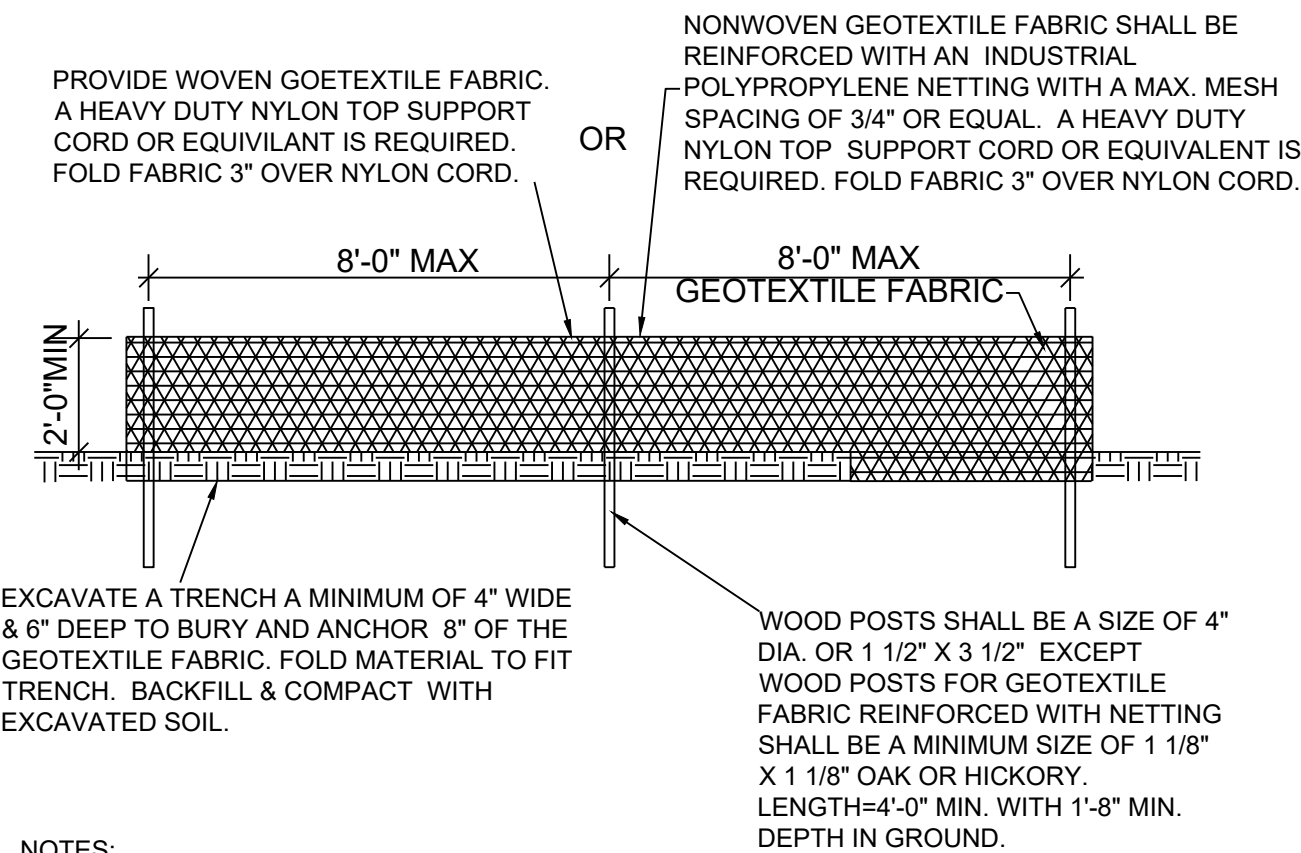
- NOTES:
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - DO NOT SCALE DRAWINGS.
 - IN LOOSE SOIL CONDITIONS THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15CM) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.



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
C111 NTS

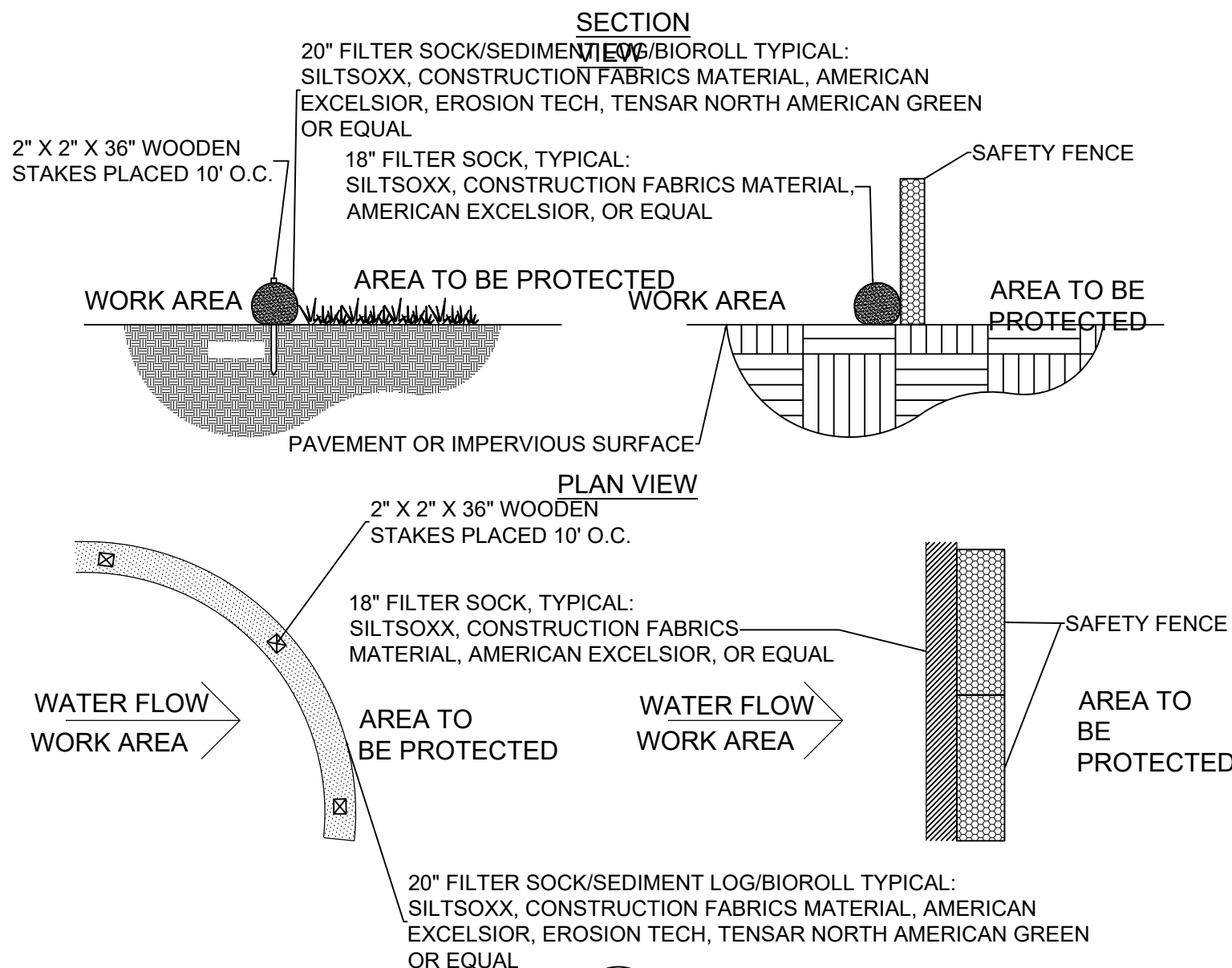


NOTES:

- 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
C111 NTS

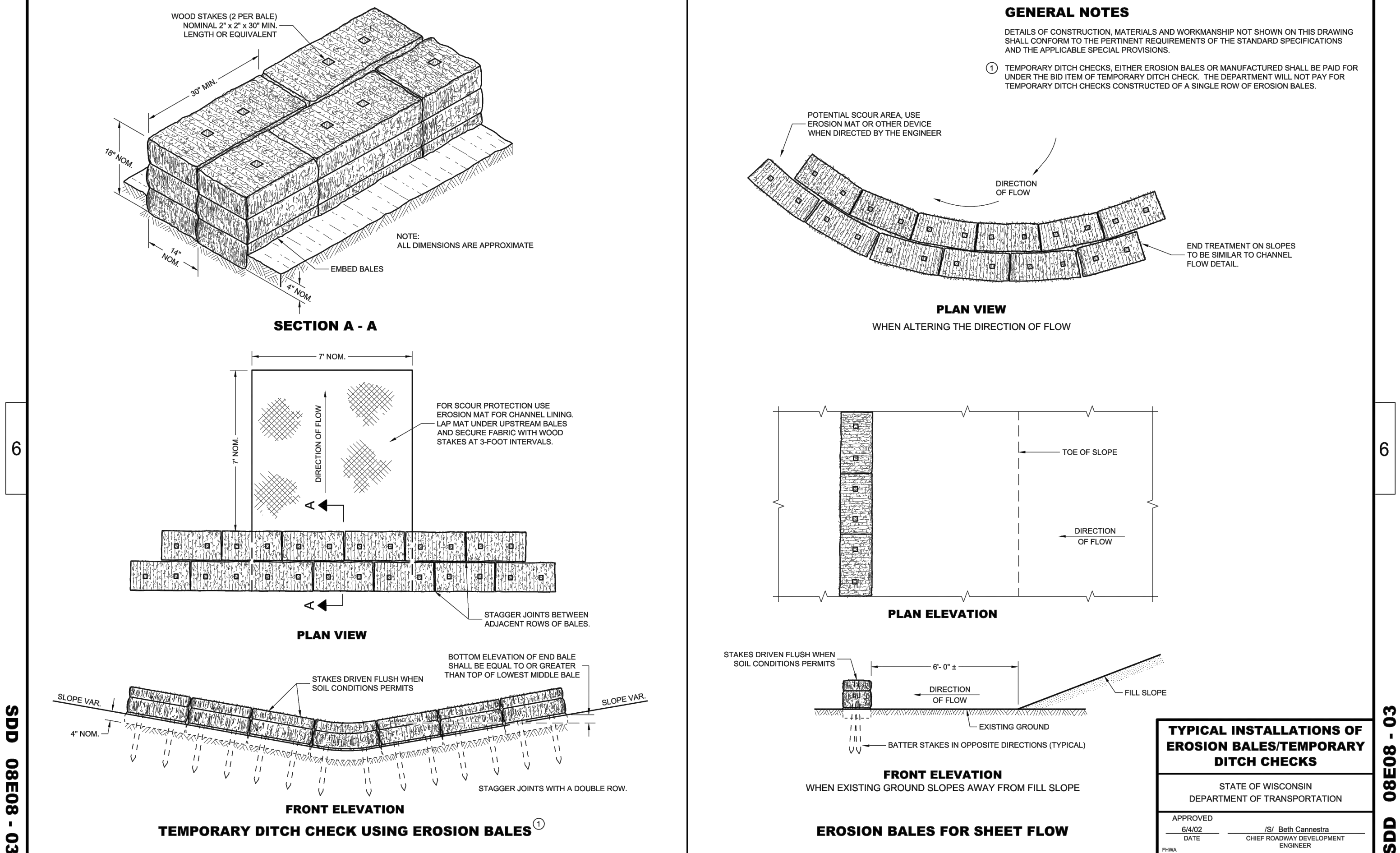
2 EROSION MAT INSTALLATION
C111 NTS



5 20" FILTER SOCK
C111 NTS

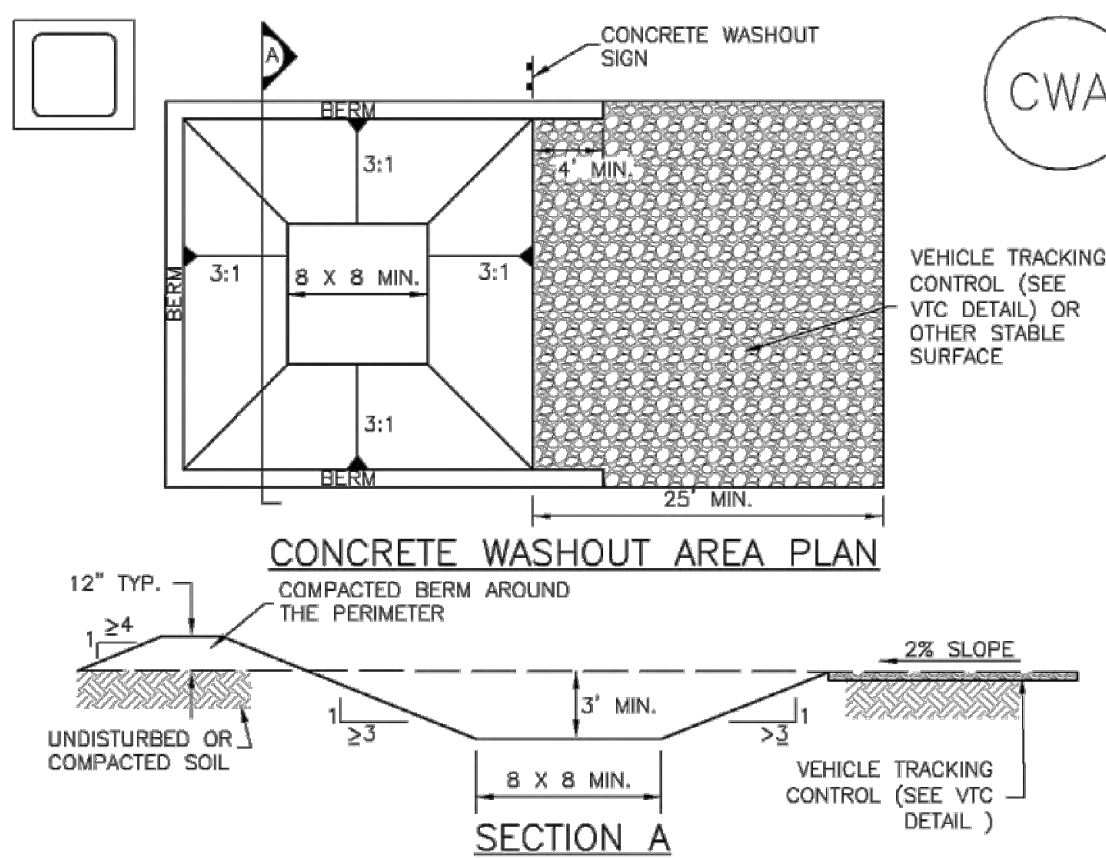
3 STABILIZED CONSTRUCTION ENTRANCE
C111 NTS

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



Concrete Washout Area (CWA)

MM-1



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 08-30-2023

REVISION FOR:

NO. DESCRIPTION DATE

DPD SUBMITTAL

DRAWN BY RJT

CHECKED BY APS

DEMOLITION PLAN

C150

GENERAL NOTES

1. 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.
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. WETLANDS ARE NOT TO BE DISTURBED. REFER TO EROSION CONTROL PLAN FOR REQUIREMENTS TO PROPERLY PROTECT WETLANDS
5. STRIP TOPSOIL WITHIN PROJECT LIMITS AS NEEDED.
6. CONTRACTOR SHALL OBTAIN APPROVAL FROM EASEMENT HOLDERS TO PERFORM DEMOLITION WITHIN EASEMENT LIMITS.
7. CLEARING AND GRUBBING AND TREE REMOVAL REQUIRED WITHIN PROJECT LIMITS.
8. CONTRACTOR SHALL PROTECT PROJECT SITE BENCHMARKS.

DEMOLITION GENERAL NOTES:


1. 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.
2. EXISTING UTILITIES AND SITE FEATURES NOT MARKED FOR REMOVAL ON SHEETS C150 SHALL BE PROTECTED AND REMAIN IN SERVICE DURING CONSTRUCTION. ENSURE PROPER SUPPORT OF EXISTING UTILITIES AT LOCATIONS WHERE EXISTING UTILITIES WILL BE EXPOSED.
3. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS (VERTICALLY AND HORIZONTALLY) PRIOR TO CONSTRUCTION.
4. ALL UTILITIES NOT INDICATED TO BE REMOVED/ABANDONED ARE CONSIDERED CRITICAL AND MUST BE MAINTAINED AND PROTECTED DURING CONSTRUCTION ACTIVITIES.
5. 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.
6. 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.
7. ALL SITE RESTORATION SHALL BE TO THE LIMITS OF ACTUAL REMOVALS.
8. SAWCUT EXISTING PAVEMENTS TO MAKE A FLUSH MATCH TO NEW PAVEMENTS.
9. REMOVE AND REPLACE CONCRETE PAVEMENTS AND WALKS FROM JOINT-TO-JOINT.
10. COORDINATE ALL UTILITY ABANDONMENT, REMOVALS, RELOCATIONS, SUPPORT AND REPLACEMENTS WITH EXISTING UTILITY OWNERS.
11. CONTRACTOR SHALL REMOVE UTILITIES IF PREVIOUSLY ABANDONED AND ARE IN CONFLICT WITH PROPOSED CONSTRUCTION.
12. CONTRACTOR SHALL MAINTAIN EXISTING STORM WATER DRAINAGE DURING CONSTRUCTION.
13. ALL REMOVED ITEMS WILL BECOME PROPERTY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
14. ANY ITEMS DAMAGED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED TO THE PROJECT SPECIFICATIONS.
15. STRIP AND SALVAGE TOPSOIL, AS NEEDED, FOR REUSE ON-SITE. DISPOSE OF ANY UNUSED STRIPPED TOPSOIL OFF SITE IN ACCORDANCE WITH THE SPECIFICATIONS.

LEGEND

 REMOVE EXISTING ASPHALTIC SURFACE

 REMOVE EXISTING CONCRETE SURFACE

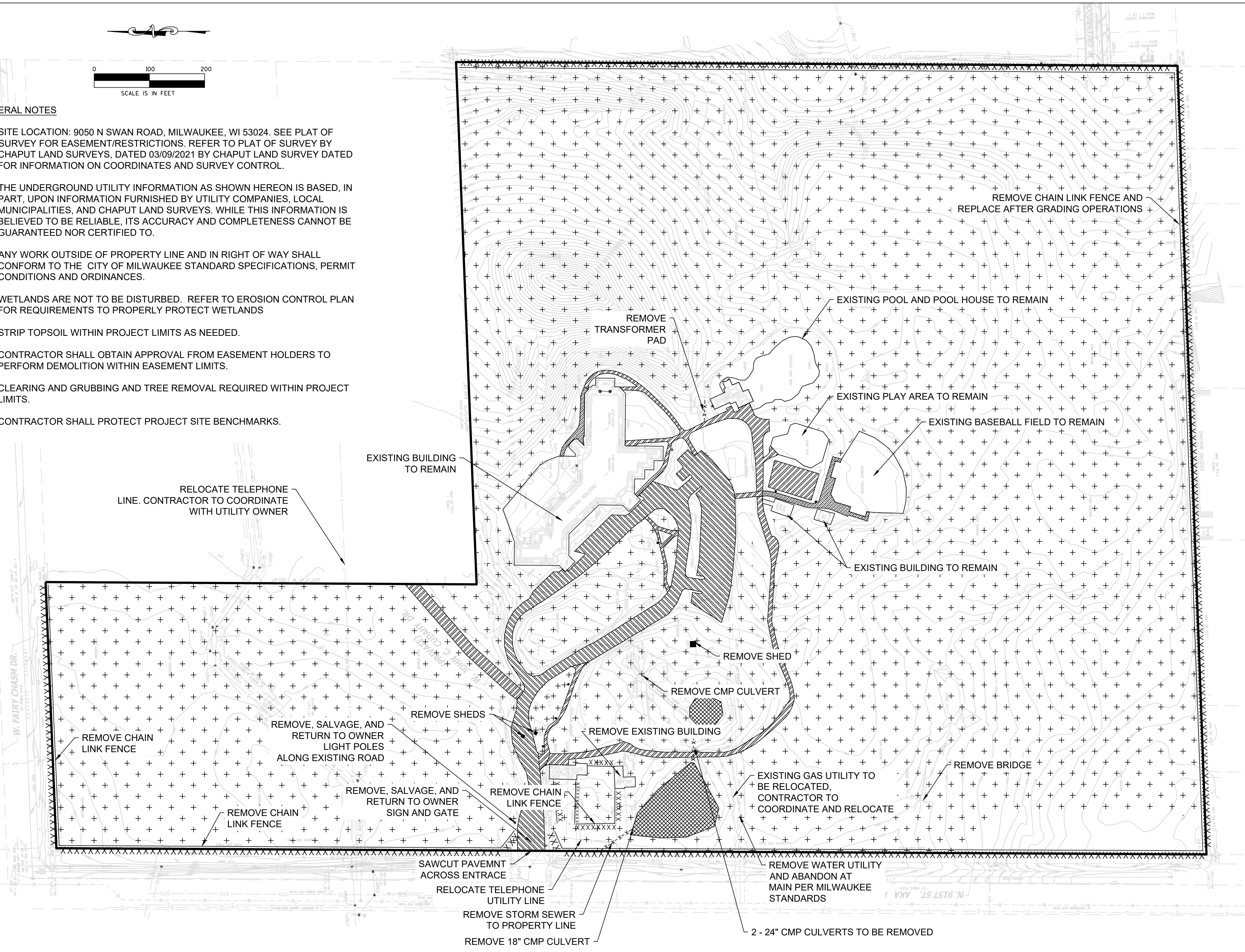
 CLEAR AND GRUB

 DRAIN & FILL EXISTING POND

 REMOVE EXISTING STREET LIGHT (SEE NOTES)

 REMOVE CHAIN LINK FENCE

 ABANDON LINE



CUDAHY FARMS

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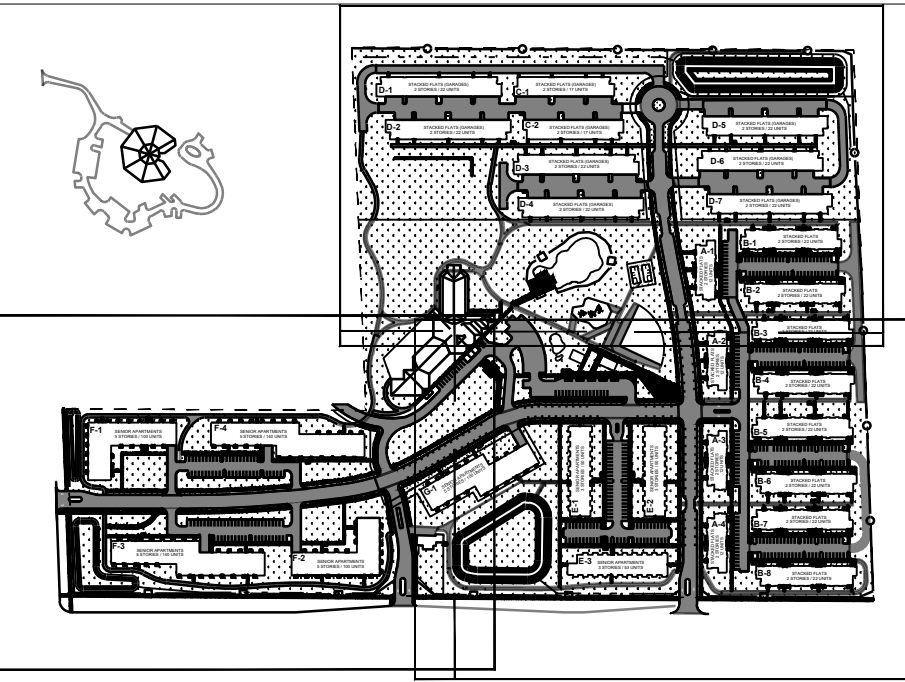
RJT

CHECKED BY

APS

SITE PLAN

C200



SITE KEY PLAN

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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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 (FUTURE)
- PROPERTY BOUNDARY
- FENCING, DECORATIVE
- FENCING, CHAIN LINK
- PROPOSED SWALE FLOW LINE (1) C212

SIGN KEY:

- (1) STOP R1-1 30" X 30"
- (2) R7-BA 12"X18"

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

*IMPERVIOUS & PERVIOUS AREAS
TOTAL BUILDING AREA: 461,529 SF
TOTAL PAVEMENT & SIDEWALK AREA: 919,880 SF
OPEN SPACE AREA: 875,967 SF

*PARKING DATA
ADA SURFACE SPACES: 28
RIDE SHARE SPACES: 2
ELECTRIC CAR CHARGING SPACES: 4
TOTAL SURFACE SPACES: 620 (217 PUBLIC + 403 RESIDENTIAL)
TOTAL GARAGE SPACES: 623
TOTAL PARKING SPACES: 1,243

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

ZONING:
EXISTING: PLANNED DEVELOPMENT DISTRICT (PD)
PROPOSED:

Area Summary:				
	Phase 1 (sft)	Phase 2 (sft)	Phase 3 (sft)	Overall (sft)
Gross Land Area	1,349,699	423,081	423,081	2,257,376
Max land covered by principal buildings	206,279	138,436	116,814	461,529
Max land covered by parking, drives, and parking structures	283,567	118,351	72,262	474,180
Max land covered by landscaping (open area)	490,229	223,744	161,994	875,967

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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.
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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 C212.
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

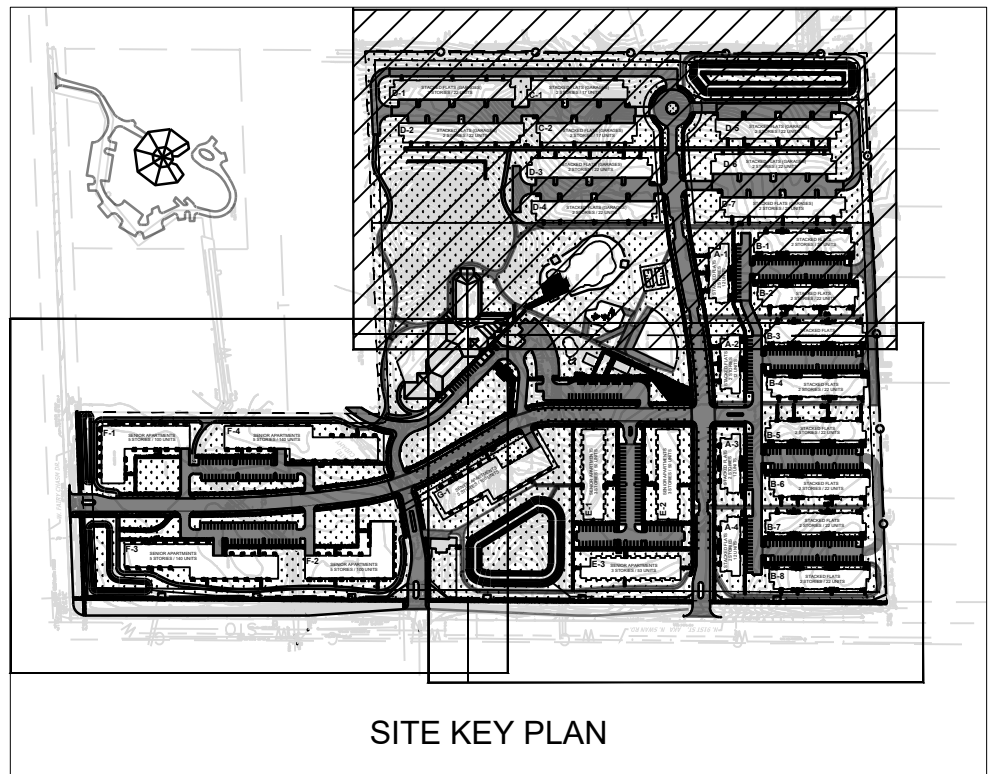
LEGEND

- HMA PAVEMENT
- CONCRETE SIDEWALK / PAVEMENT / CURB & GUTTER
- LANDSCAPING/ OPEN SPACE (SEE LANDSCAPING PLANS)
- ADA ACCESSIBLE PATHWAY
- PHASE 2 & PHASE 3 (FUTURE)

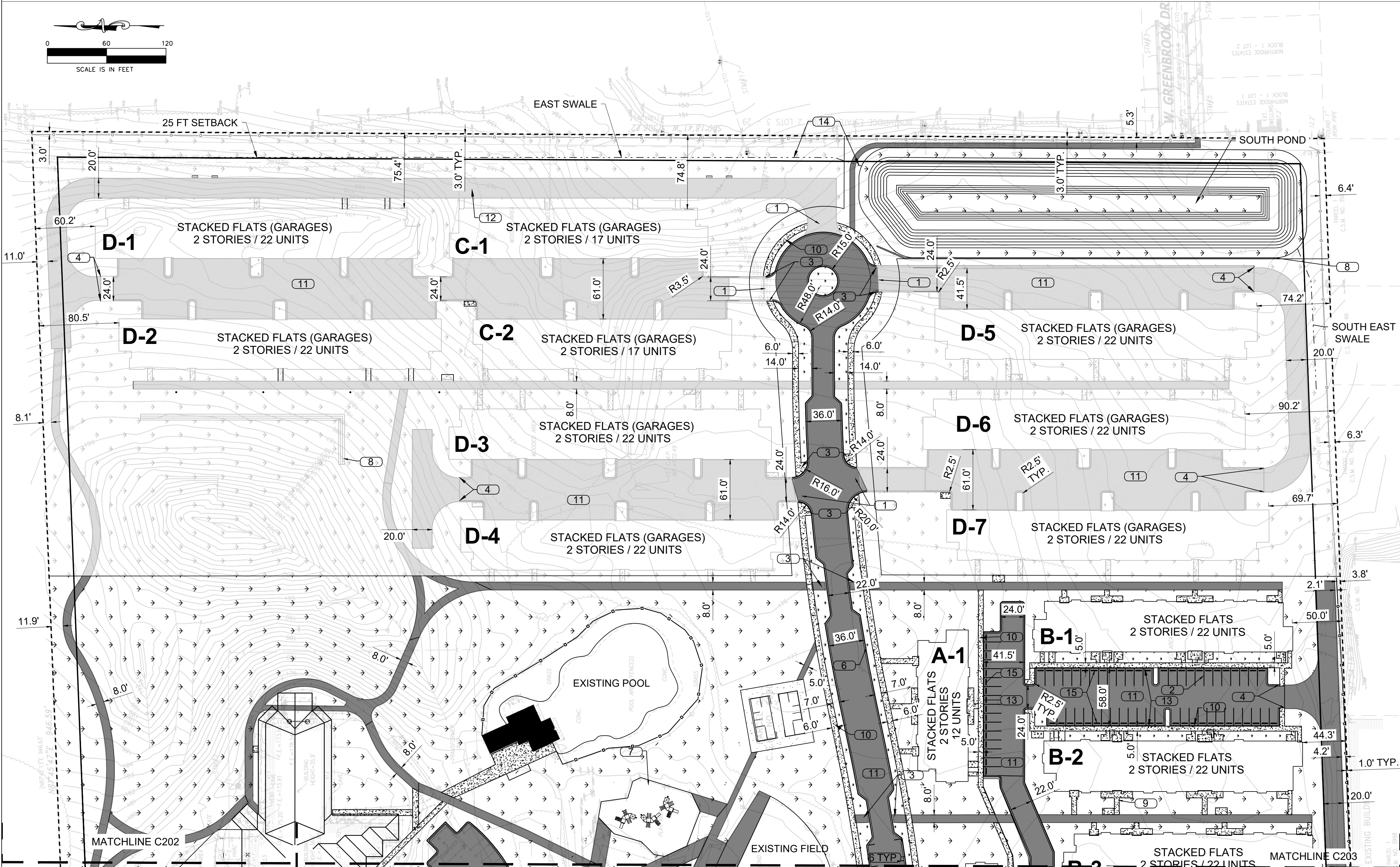
- PROPERTY BOUNDARY
- FENCING, DECORATIVE
- FENCING, CHAIN LINK
- PROPOSED SWALE FLOW LINE

SIGN KEY:

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



SITE KEY PLAN



CUDAHY FARMS

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DRAWN BY

RJT

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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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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 C212.
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 (FUTURE)

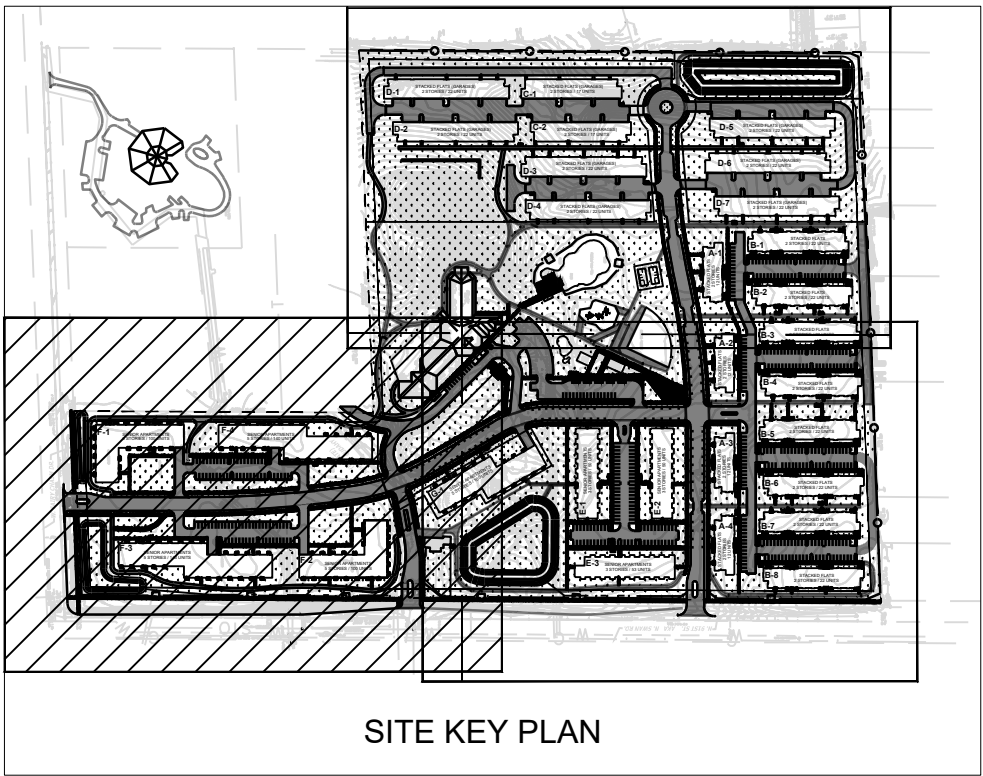
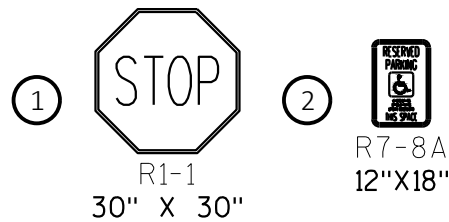
-----PROPERTY BOUNDARY

—○—FENCING, DECORATIVE

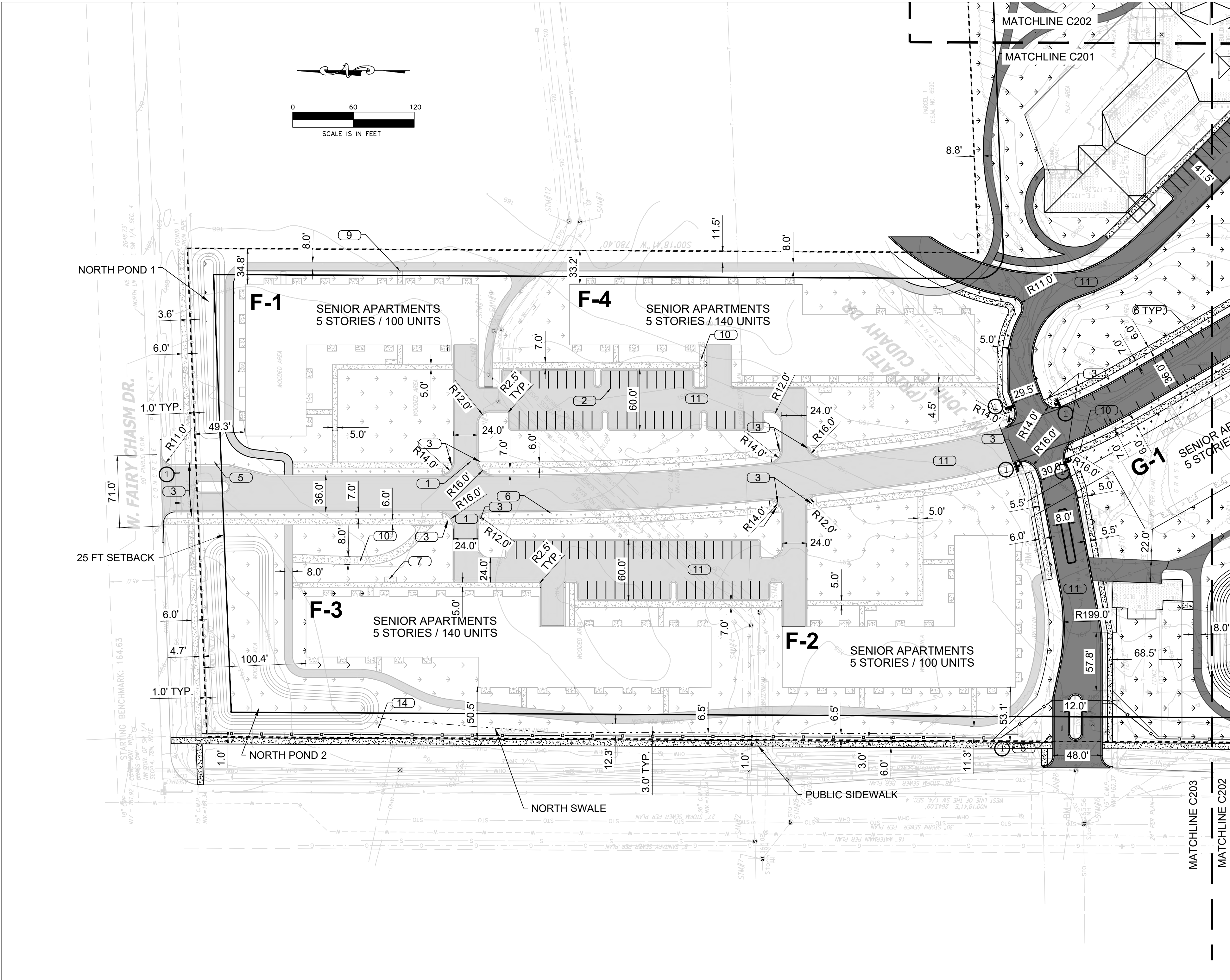
—○—FENCING, CHAIN LINK

---PROPOSED SWALE FLOW LINE (1 C212)

SIGN KEY:



SITE KEY PLAN



CUDAHY FARMS

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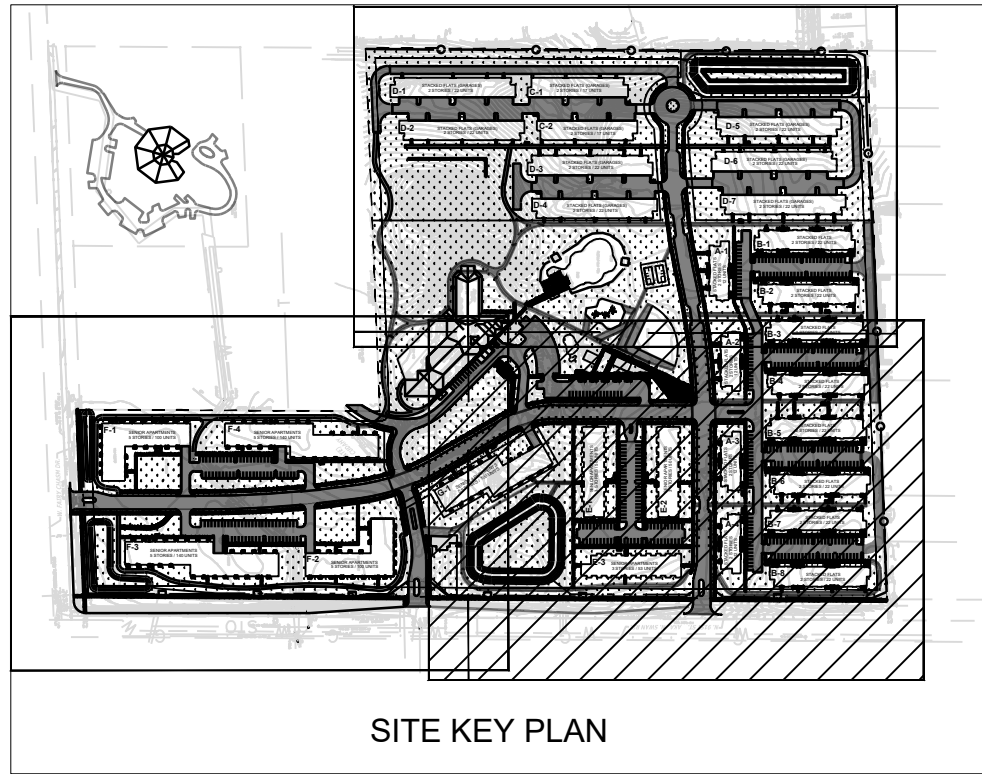
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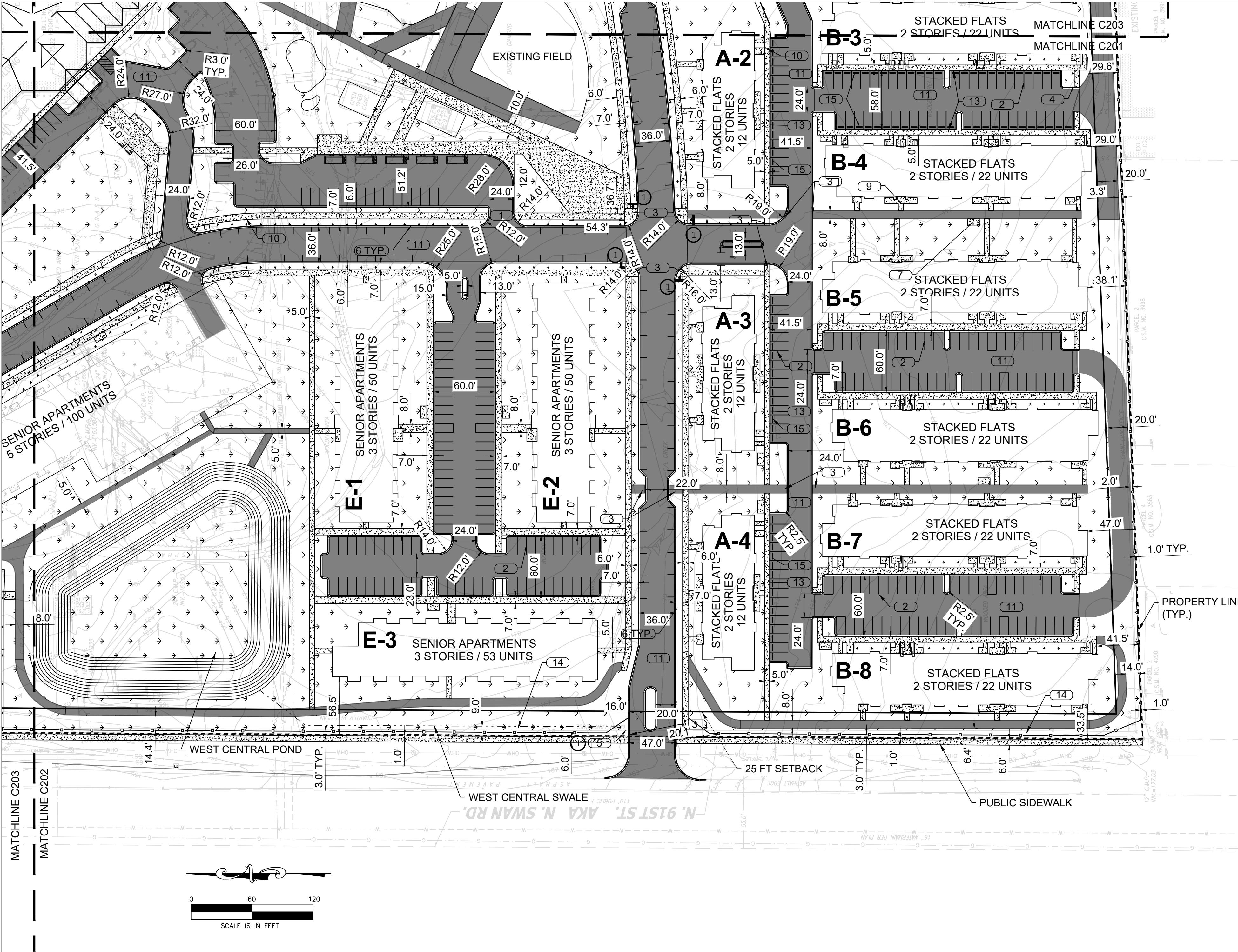
APS

SITE PLAN

C203



SITE KEY PLAN



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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4. SEE LANDSCAPING PLANS FOR LANDSCAPING DETAILS.

PLAN NOTES:

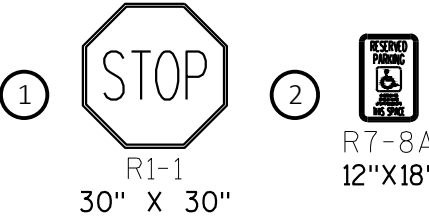
1. CROSSWALK PAVEMENT STRIPING, TYP. SEE DETAIL 3, SHEET C212
2. PAVEMENT MARKING 4-INCH WHITE, TYP. SEE DETAIL 3, SHEET C211.
3. CURB RAMP DETAILS, TYP. SEE DETAILS 2 & 3, SHEET C210.
4. CURB END SECTION, TYP. SEE DETAIL 4, SHEET C210.
5. SIGN & TUBULAR STEEL POST, SEE DETAILS 1, 2 & 4, SHEET C211.
6. 18" CONCRETE CURB AND GUTTER, SEE DETAILS 7A & 7B, SHEET C212.
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.

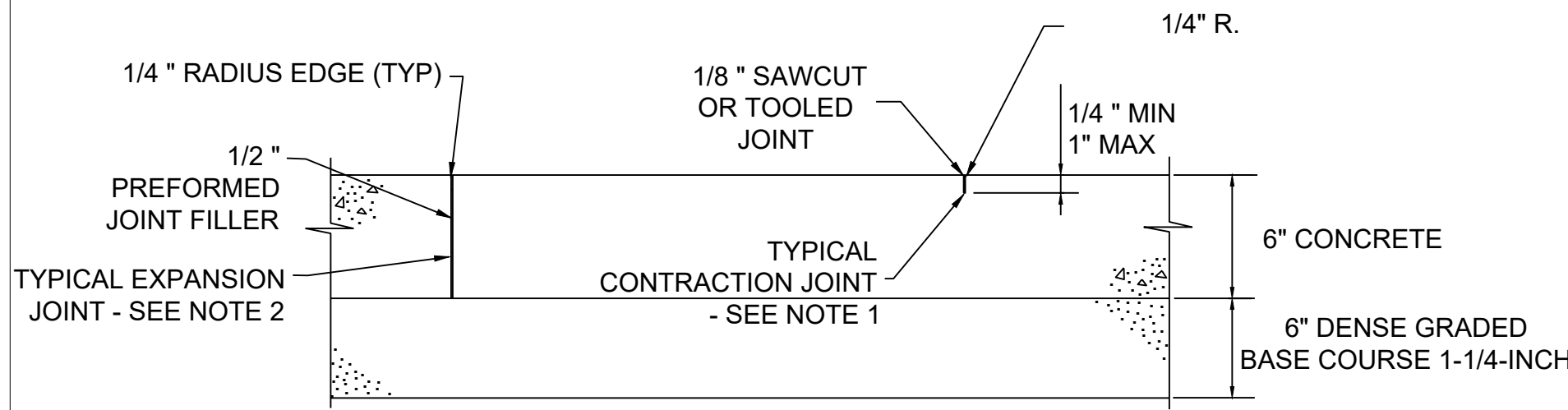
LEGEND

- HMA PAVEMENT
- CONCRETE SIDEWALK / PAVEMENT / CURB & GUTTER
- LANDSCAPING/ OPEN SPACE (SEE LANDSCAPING PLANS)
- ADA ACCESSIBLE PATHWAY
- PHASE 2 & PHASE 3 (FUTURE)

- PROPERTY BOUNDARY
- FENCING, DECORATIVE
- FENCING, CHAIN LINK
- PROPOSED SWALE FLOW LINE

SIGN KEY:

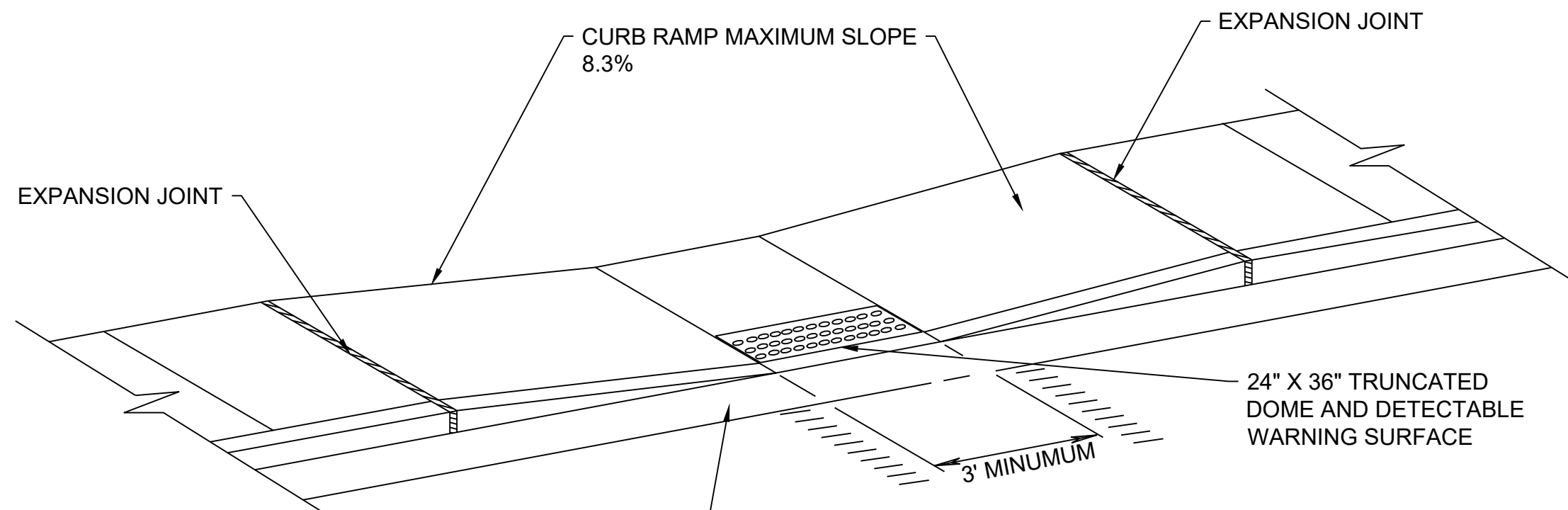




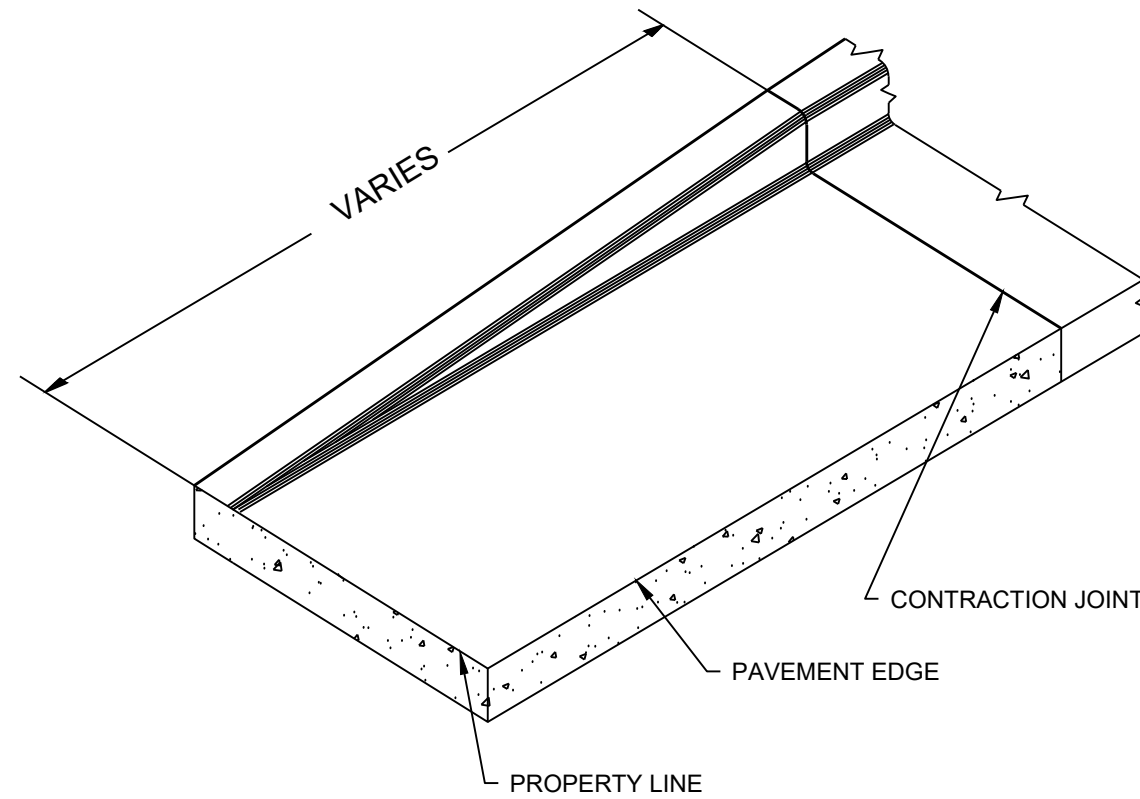
NOTES:

- 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

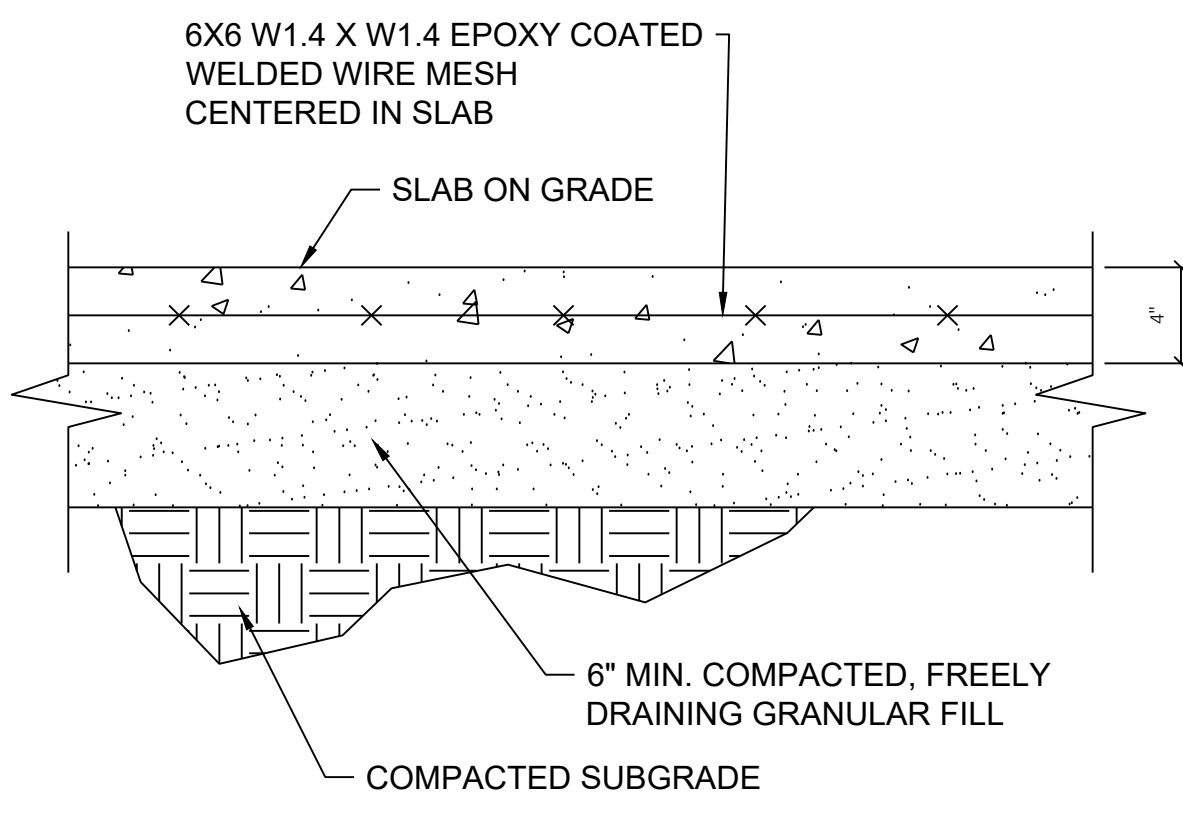
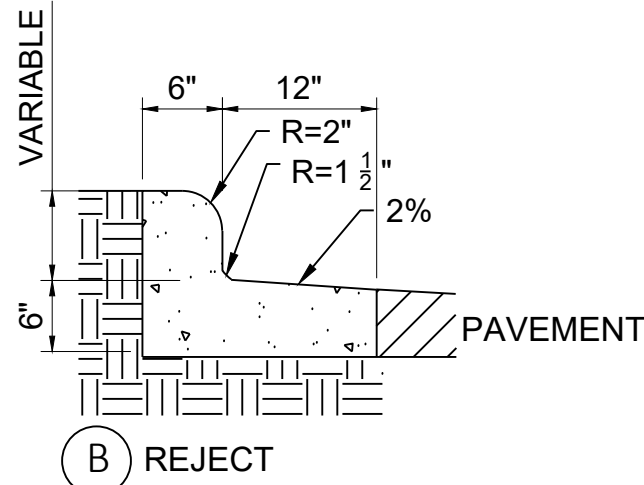
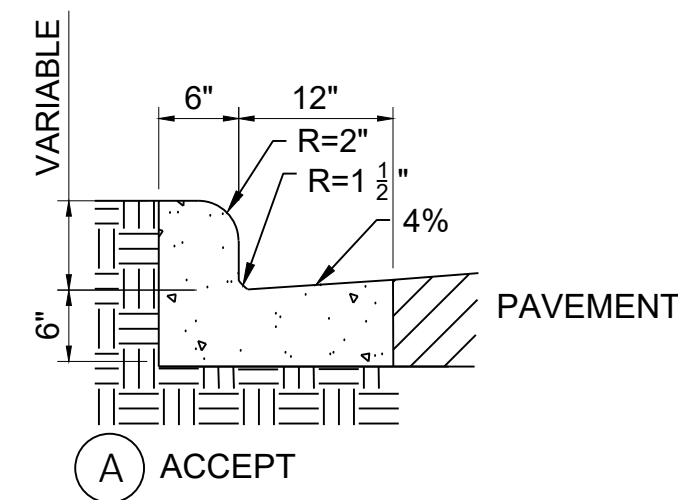


4 END SECTION CURB
C210 NTS

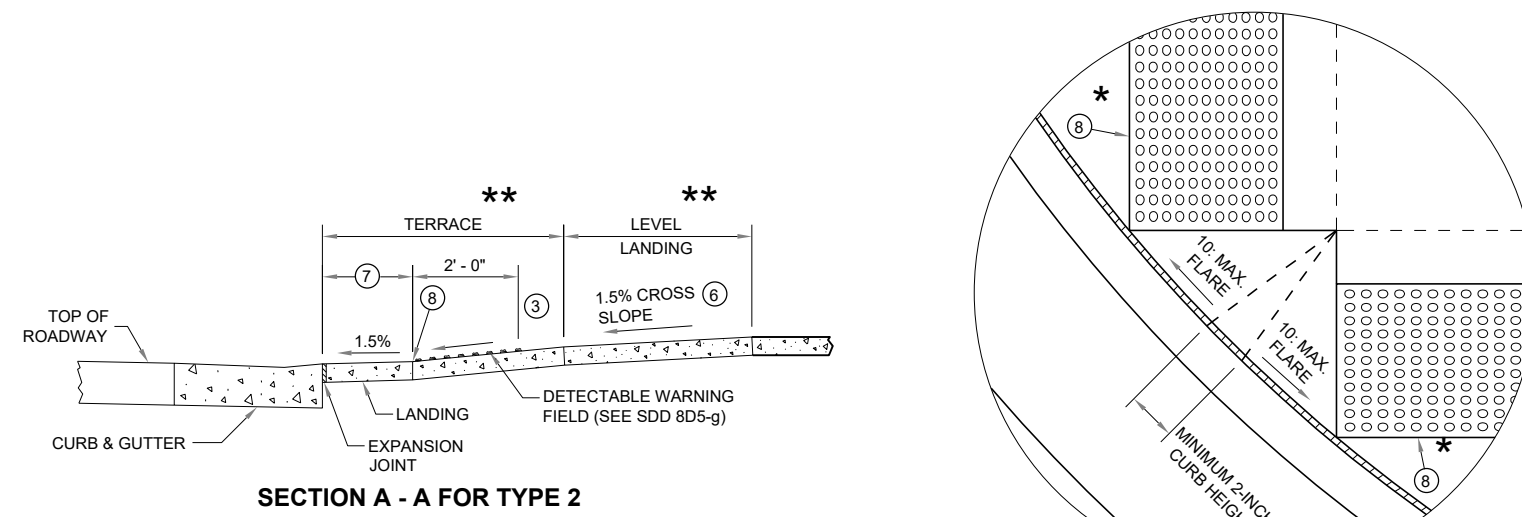
NOTES:

- 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.

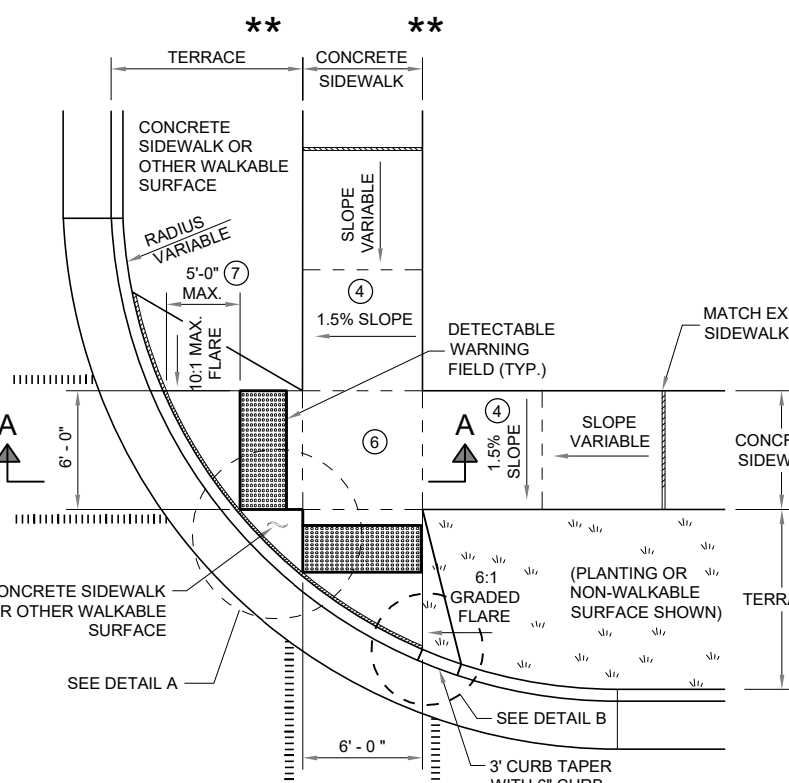
7 18" CONCRETE CURB & GUTTER (VARIABLE HEIGHT), ACCEPT (A) & REJECT CURB (B)
C210 NTS



8 REINFORCED CONCRETE PAD
C210 NTS

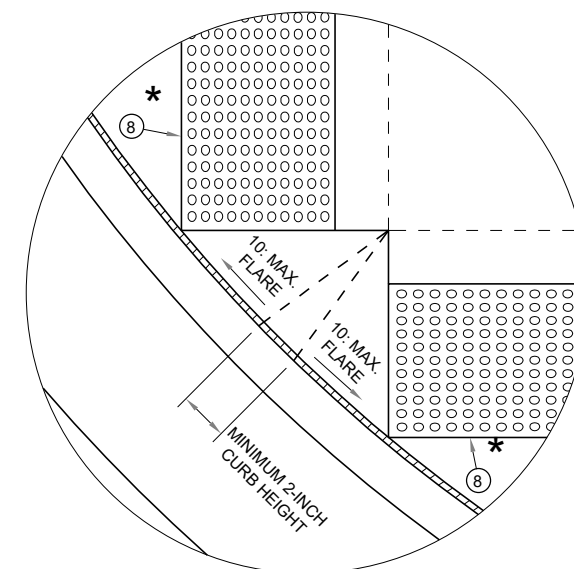


SECTION A - A FOR TYPE 2

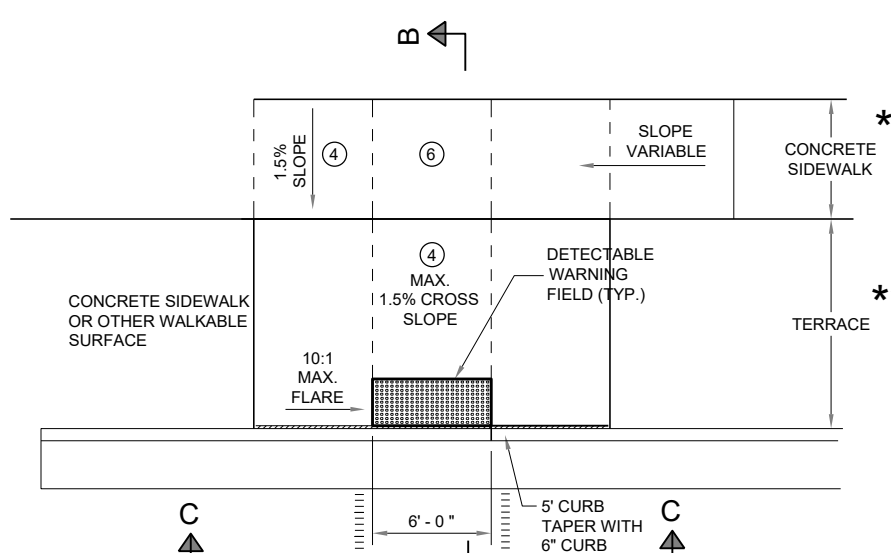


PLAN VIEW
CURB RAMP TYPE 2
(CENTER OF CORNER RADIUS)

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

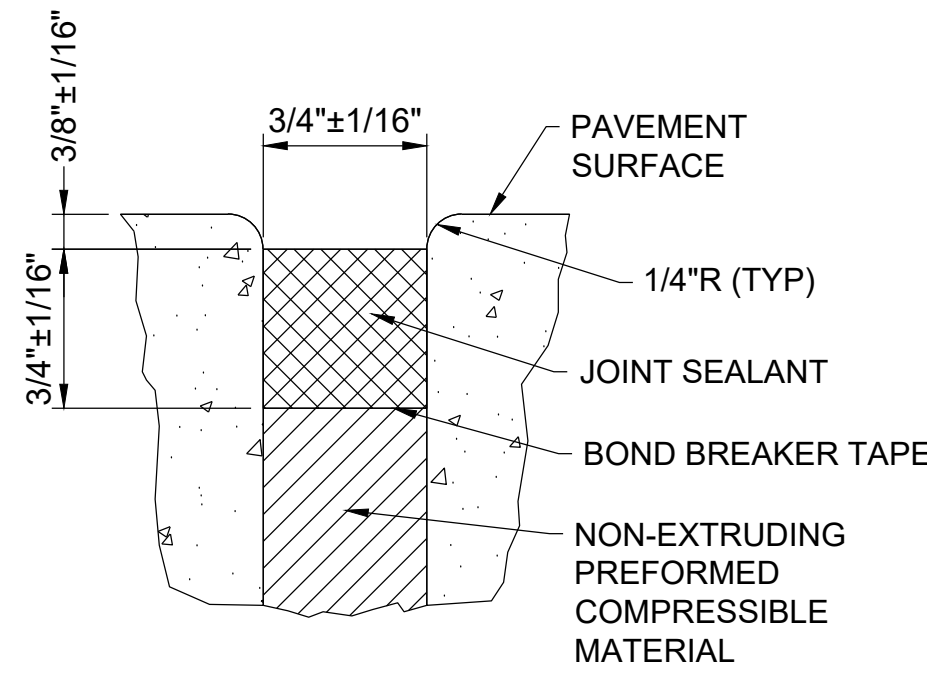


DETAIL A

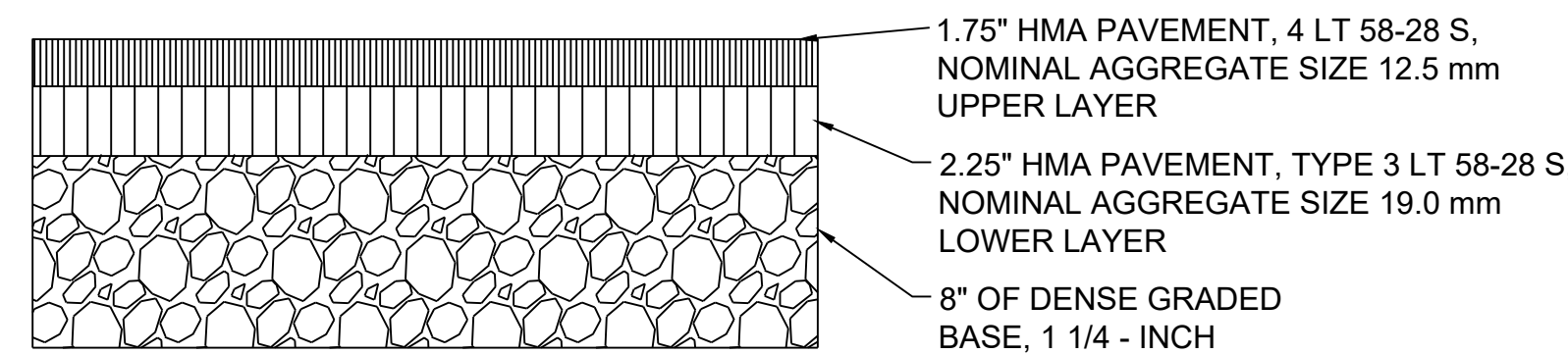


PLAN VIEW
CURB RAMP TYPE 3

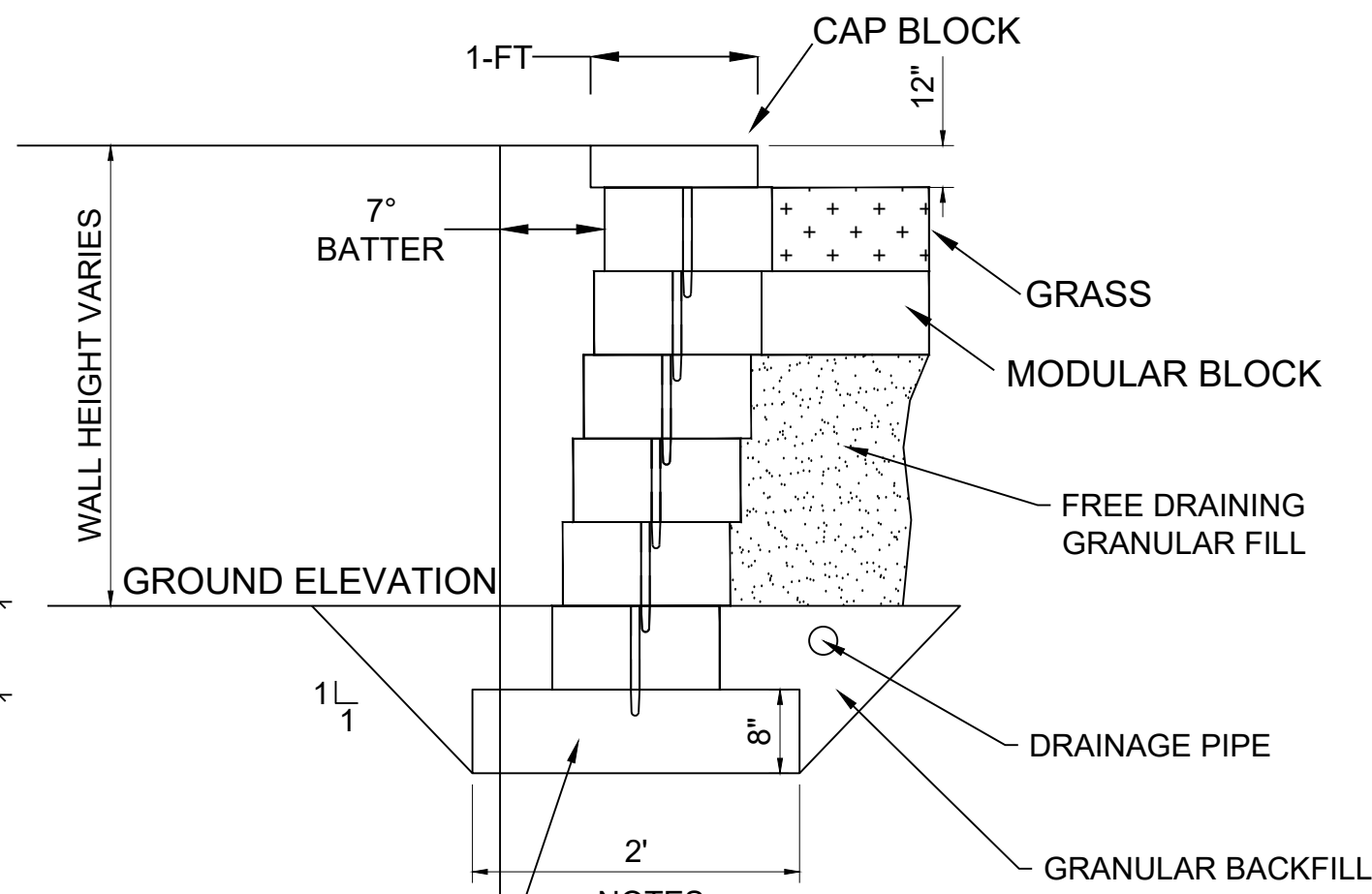
2 MODIFIED TYPE 2 & 3 RAMP DETAIL
C210 NTS



5 TYPICAL EXPANSION JOINT
C210 NTS



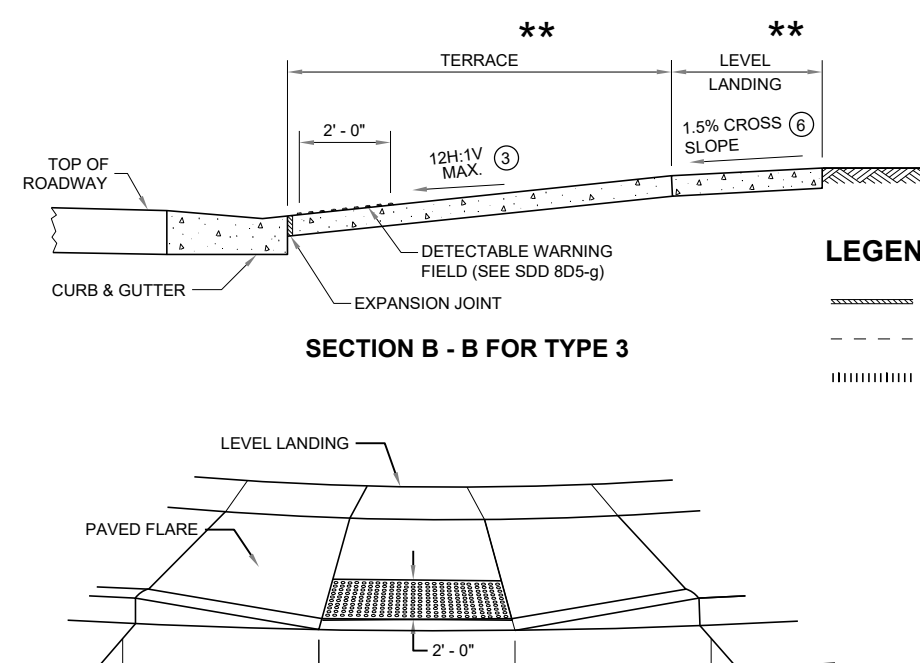
6 HOT MIX ASPHALT (HMA) PAVEMENT
C210 NTS



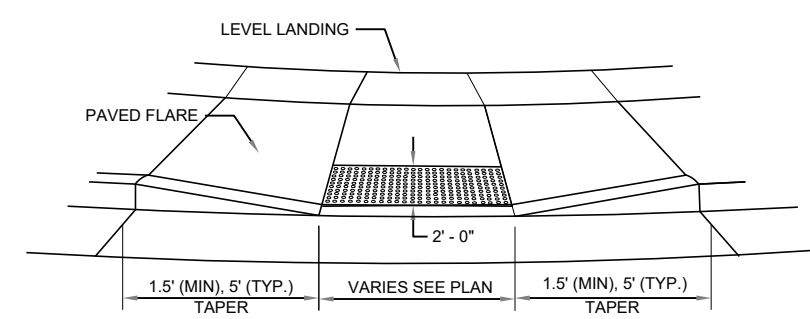
PROPOSED FOOTING,
MATERIAL SELECTION
BY CONTRACTOR

- 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

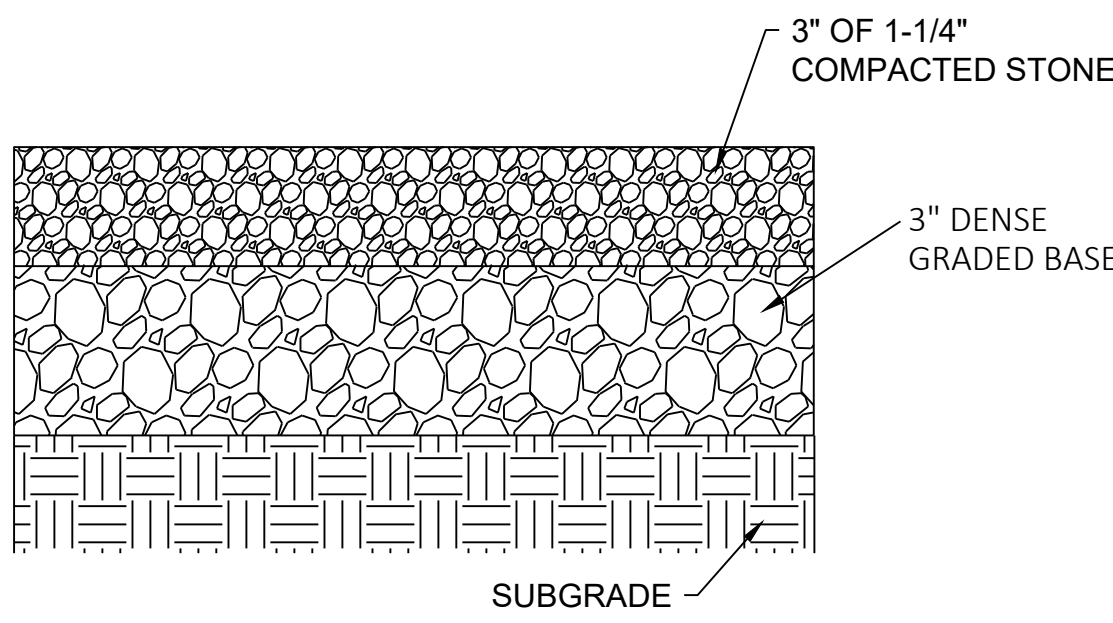


SECTION B - B FOR TYPE 3

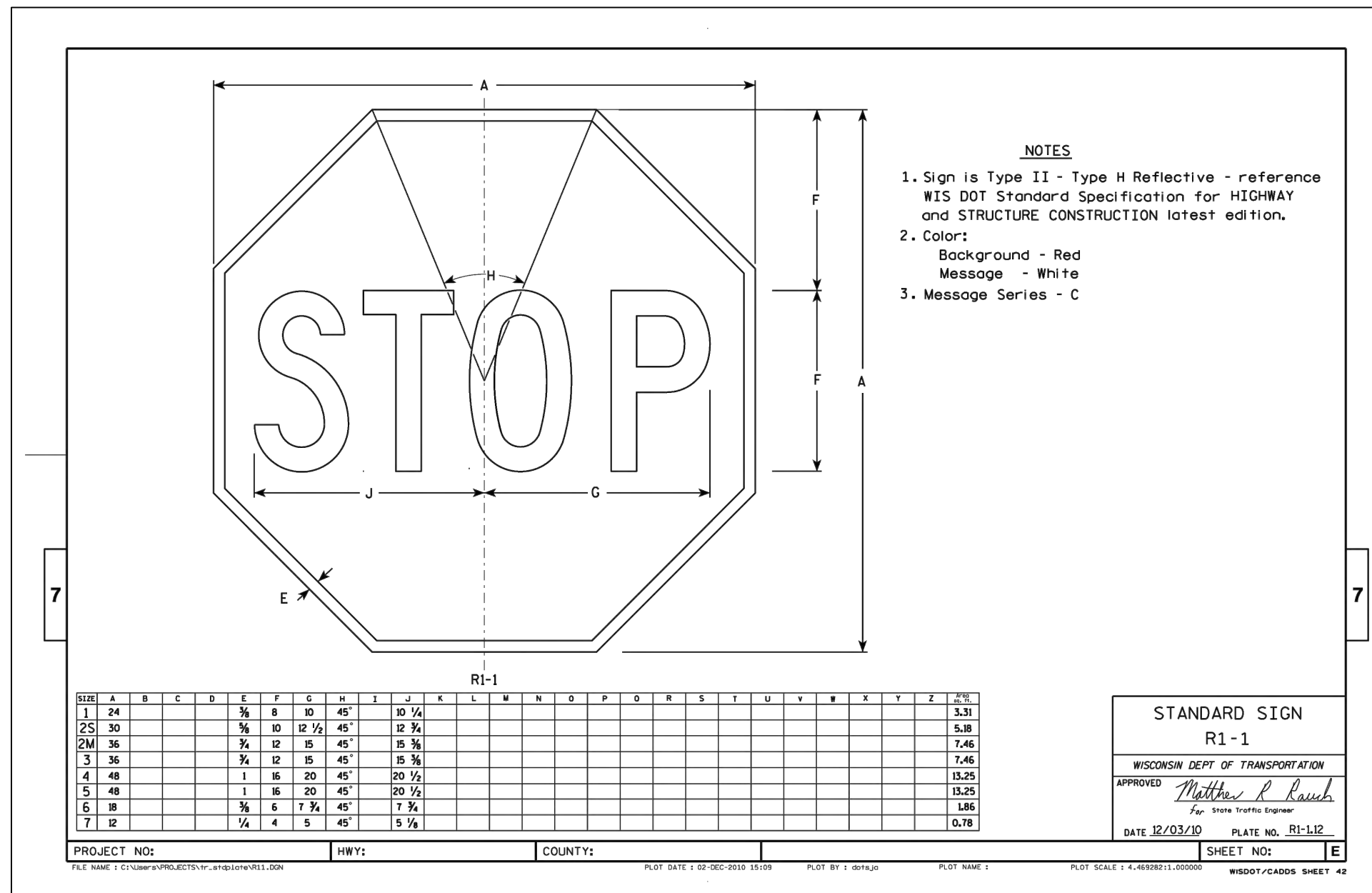


VIEW C - C FOR TYPE 3

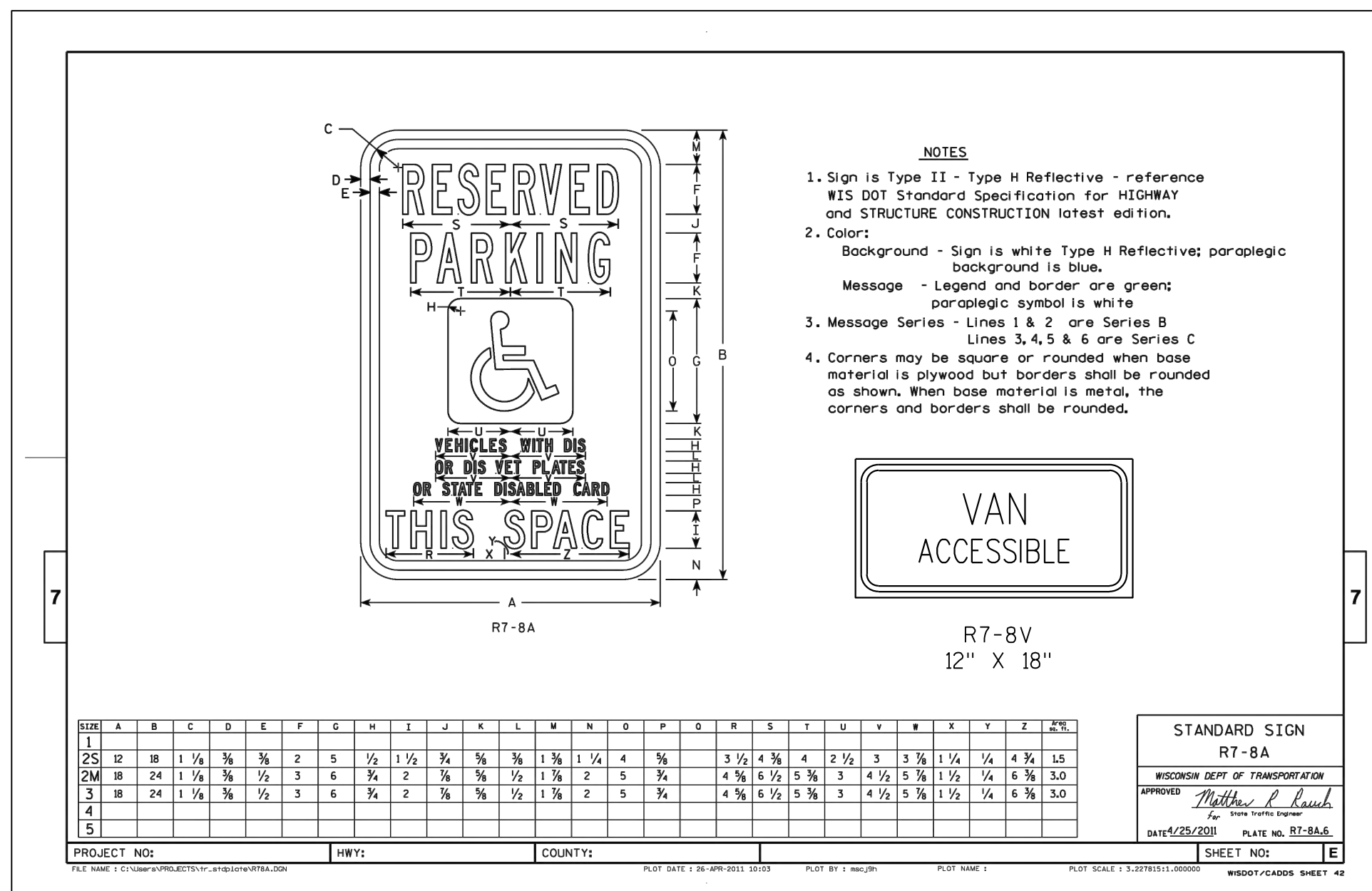
VIEW C - C FOR TYPE 3



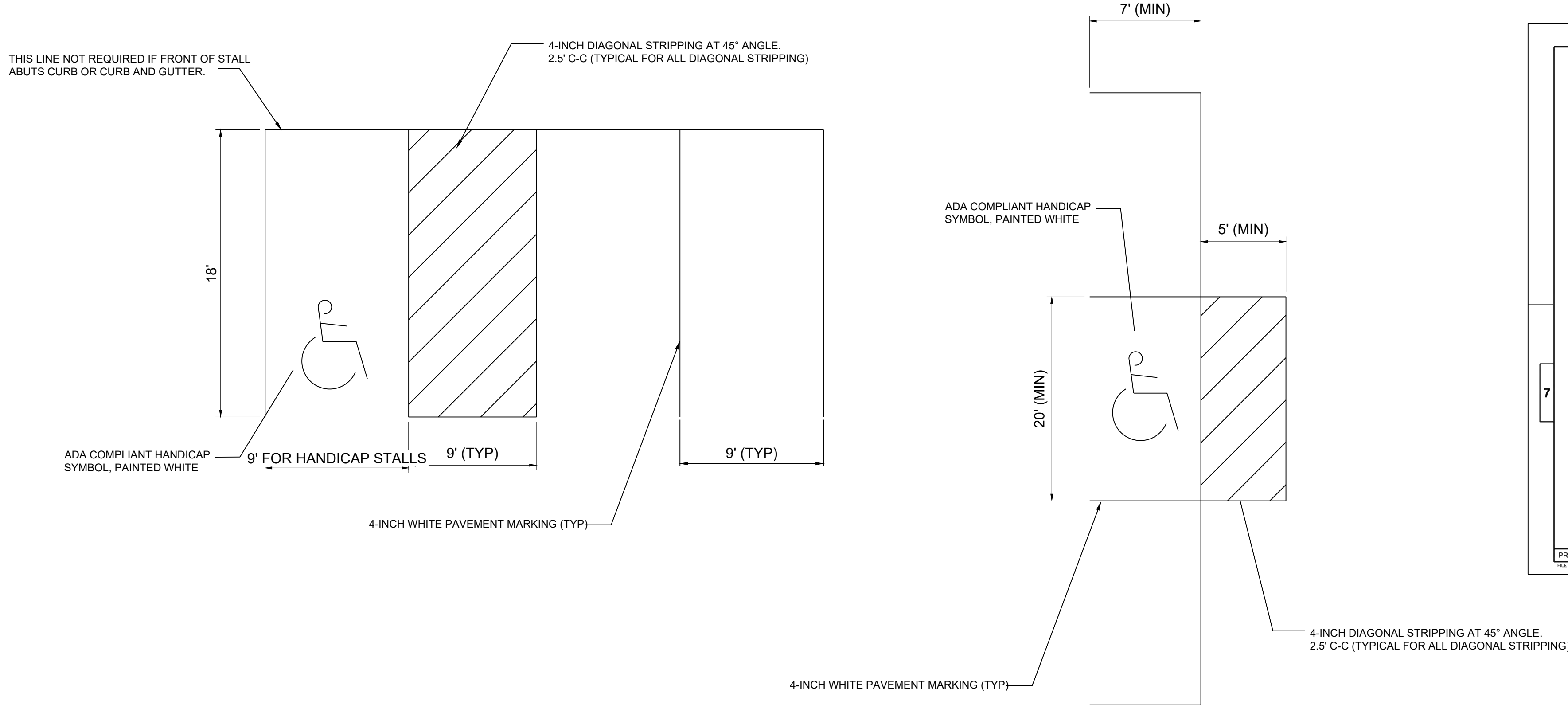
10 COMPACTED GRAVEL
C210 NTS



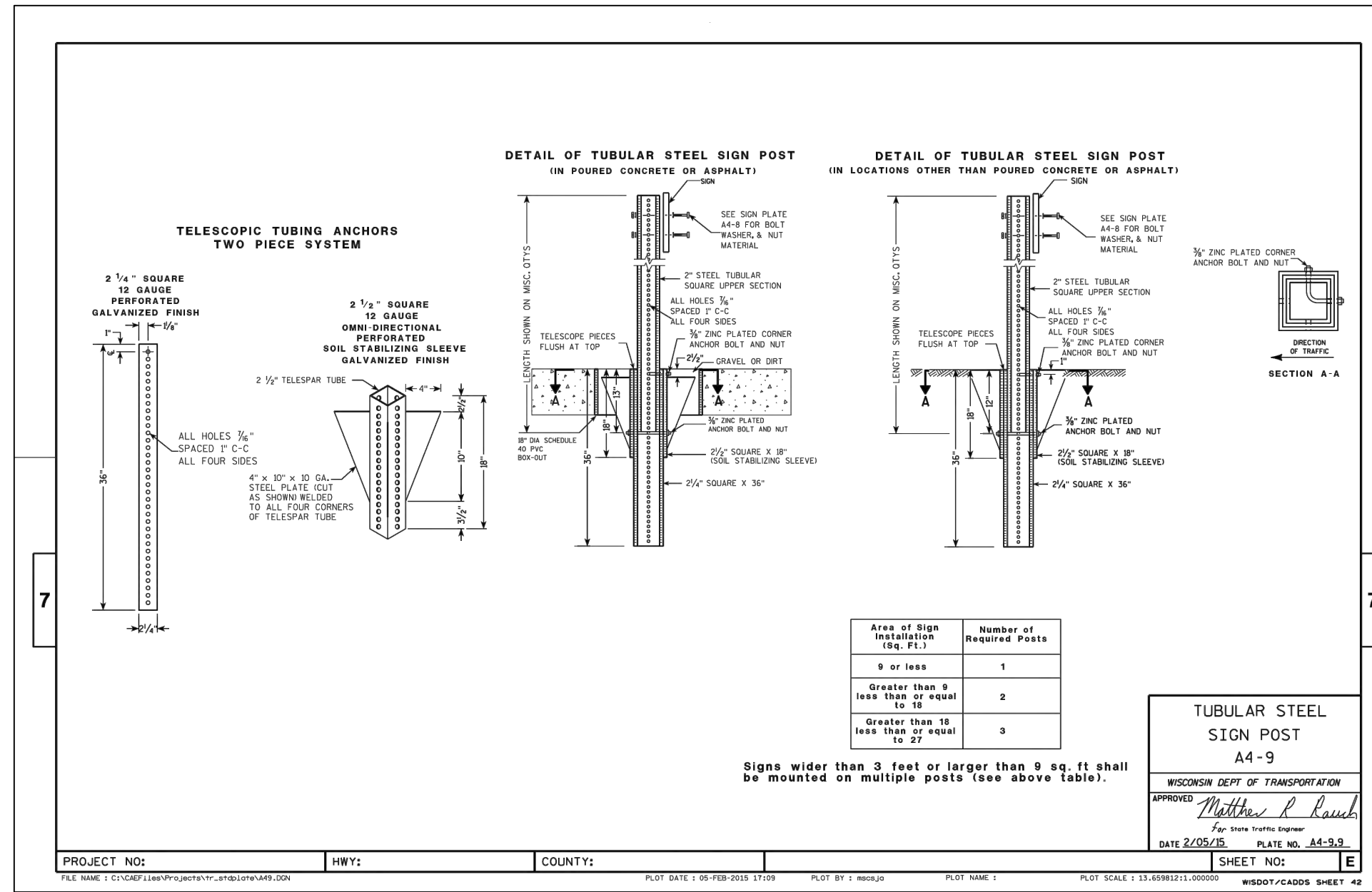
1 STOP SIGN
C211 NTS



2 RESERVED PARKING SIGN
C211 NTS



3 PAVEMENT MARKING
C211 NTS



4 TUBULAR STEEL SIGN POST
C211 NTS

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

08-30-2023

REVISION FOR:

NO. DESCRIPTION

DATE

DPD SUBMITTAL

DRAWN BY

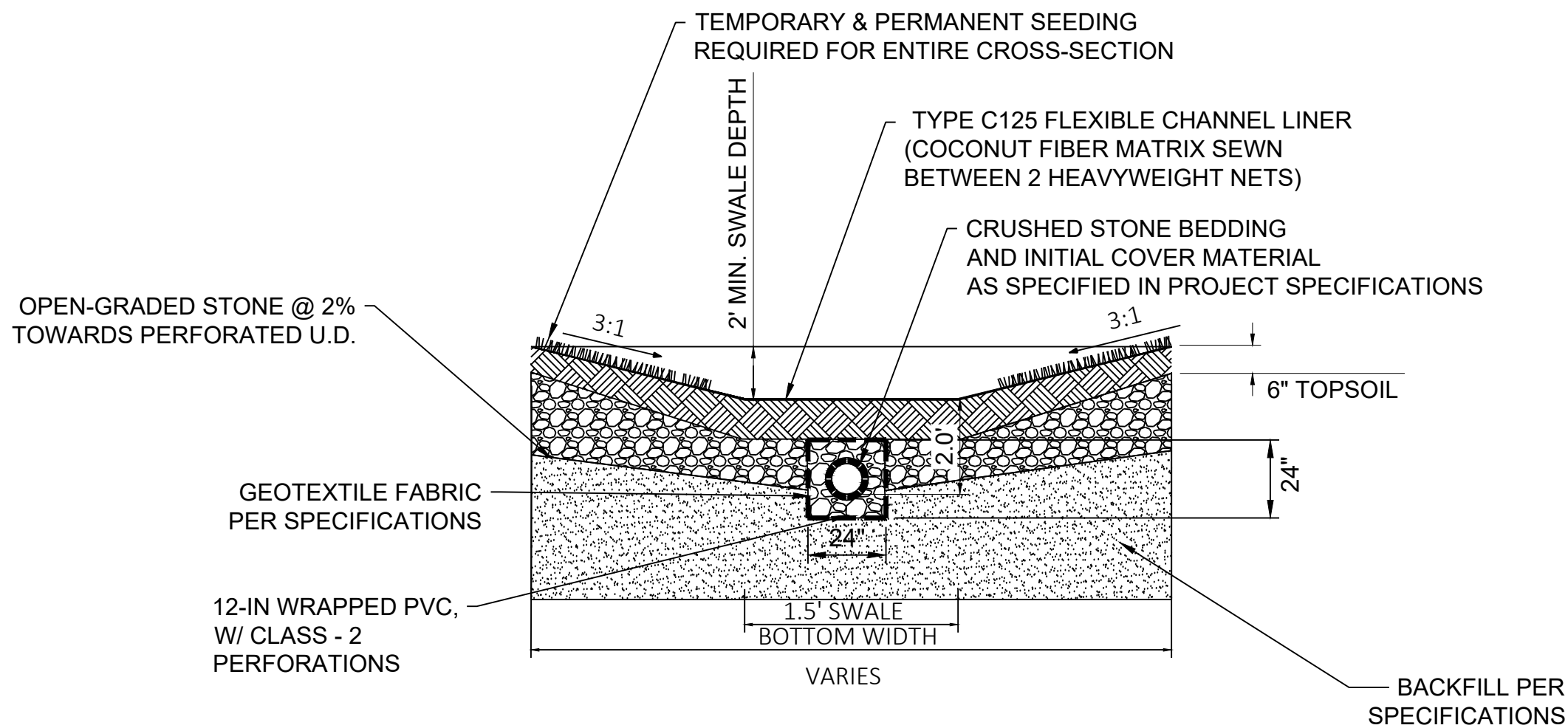
RJT

CHECKED BY

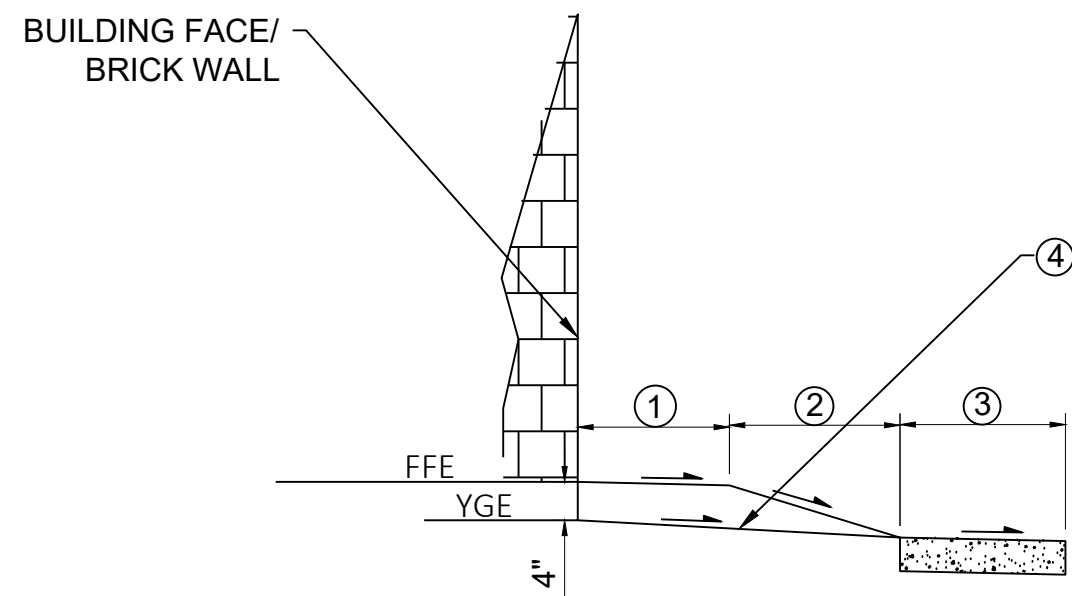
APS

SITE PLAN DETAILS

C212

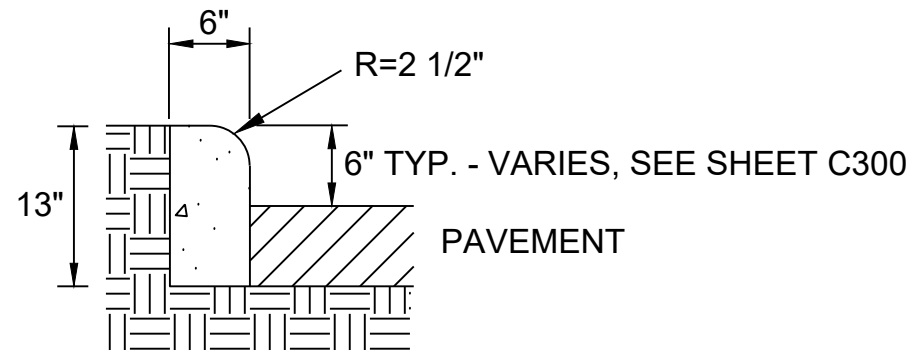


1 GRASS-LINED SWALE WITH UNDERDRAIN
C212 NTS



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

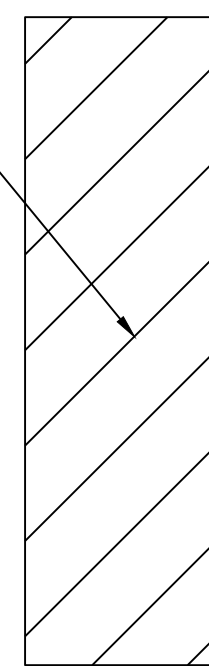


NOTES:

1. 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.
2. 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.
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.

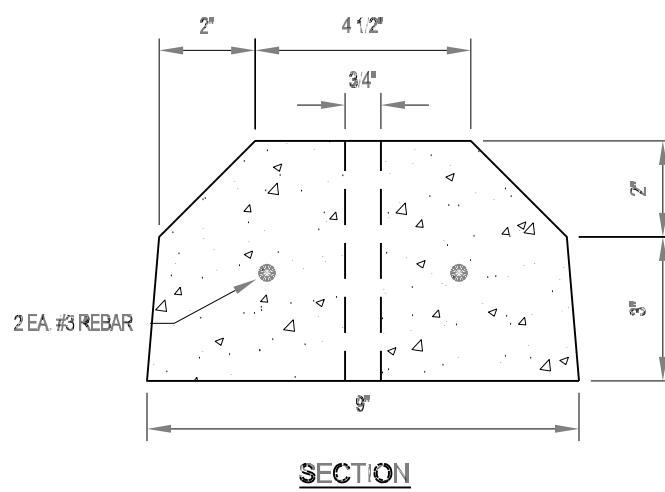
2 VERTICAL CONCRETE CURB
C212 NTS

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

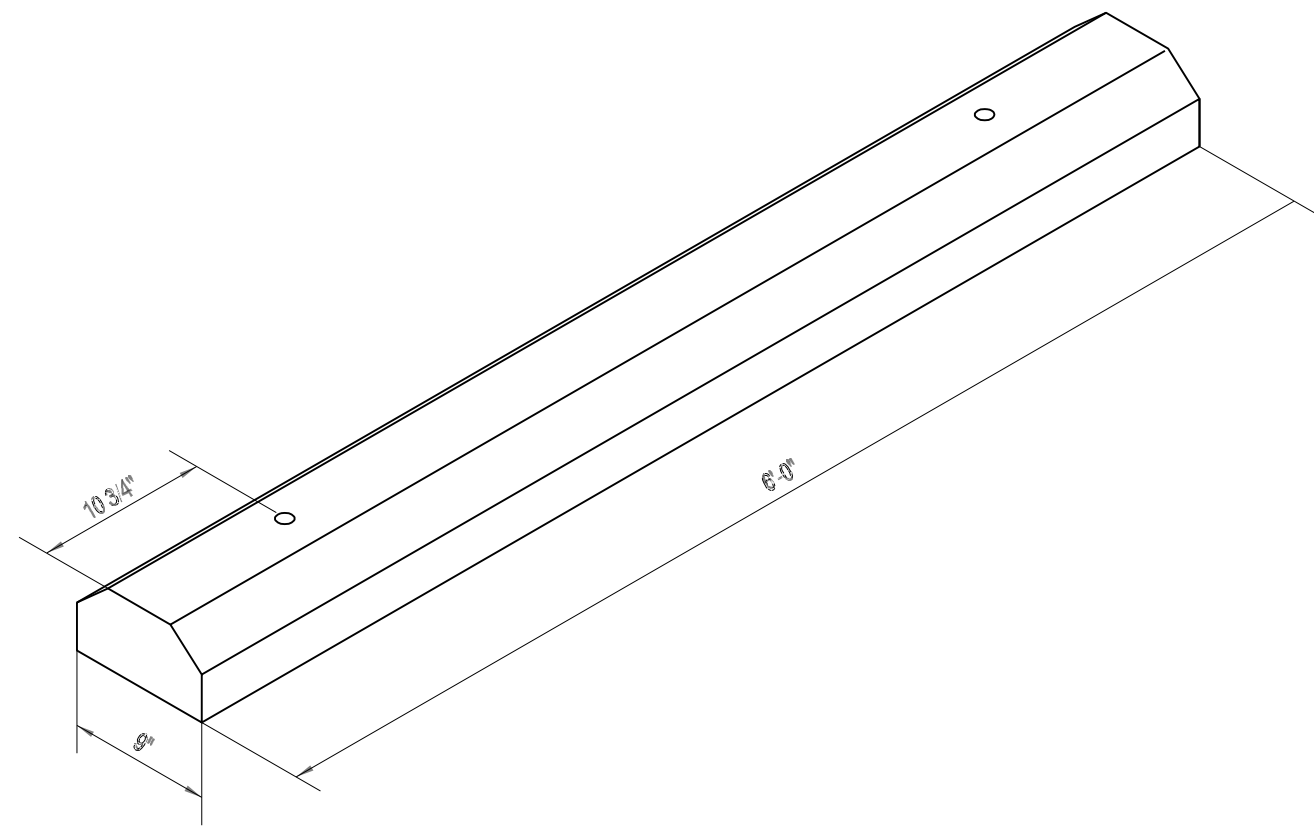


48" OR RAMP WIDTH, WHICH EVER IS GREATER

3 CROSSWALK PAVEMENT STRIPING
C212 NTS



5 WHEEL STOP
C212 NTS



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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:

- | | |
|--|------------------------------|
| | NEW GRADING CONTOUR |
| | EXISTING GRADING CONTOUR |
| | WATER FLOW DIRECTION |
| | SWALE |
| | PHASE 2 AND PHASE 3 (FUTURE) |

