

GENERAL NOTES

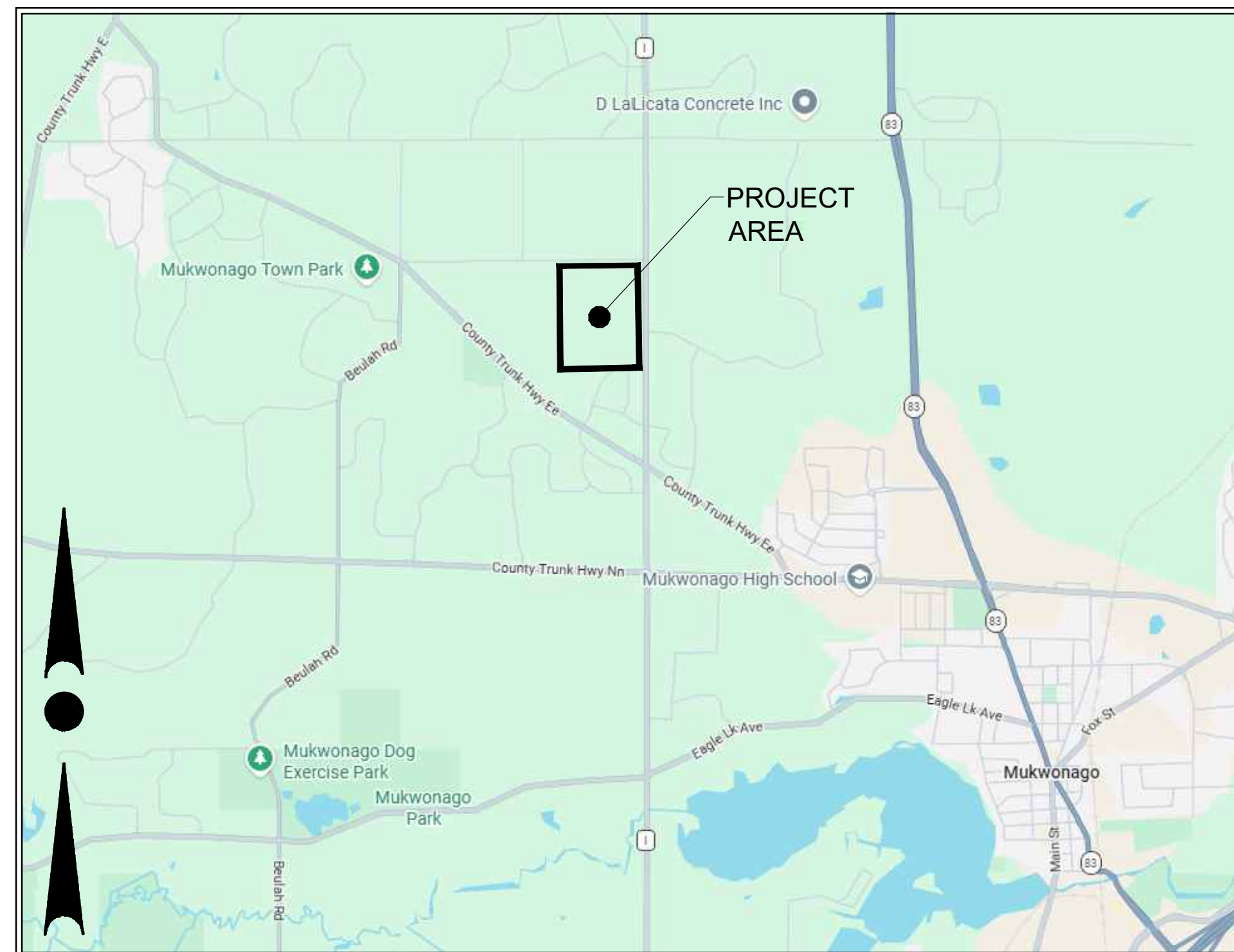
- THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.
 - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWC)
 - THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
 - WDMR STORMWATER RUNOFF TECHNICAL STANDARDS.
 - WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
 - TOWN OF MUKWONAGO TECHNICAL STANDARDS.
- THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
- EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.
- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
- PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
- ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.
- ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
- THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS BY SWEEPING BEFORE THE END OF THE WORKING DAY OR AS REQUIRED BY THE TOWN OF MUKWONAGO.
- THE CONTRACTOR MUST AND IS REQUIRED TO NOTIFY THE TOWN OF MUKWONAGO SEWER AND WATER UTILITY A MINIMUM OF 48 HOURS IN ADVANCE OF WATER MAIN FILLING, WATER MAIN FLUSHING, WATER MAIN TESTING AND WATER MAIN CONNECTIONS. NO CONNECTION SHALL BE MADE TO THE EXISTING WATER SYSTEM UNTIL SAFE SAMPLES FROM THE NEW MAIN HAVE BEEN OBTAINED.

AUTUMN RUN RESIDENTIAL SUBDIVISION SITE DEVELOPMENT PLANS TOWN OF MUKWONAGO, WISCONSIN



SITE PLAN

SCALE: 1" = 200'



LOCATION MAP

NOT TO SCALE

ENGINEER:
TRIO ENGINEERING, LLC
19035 W. CAPITOL DR., SUITE 200
BROOKFIELD, WI 53045
CONTACT: MR. JOSHUA PUDELKO, P.E., M.S.
PHONE: 262-790-1480
FAX: 262-790-1481
EMAIL: jpudelko@trioeng.com

DEVELOPER:
RYAN'S BUYING, LLC
PO BOX 277
EAGLE, WI 53119

SURVEYOR:
LANDTECH SURVEYING, LLC
955 LEXINGTON DR.
OCONOMOWOC, WI 53066
PHONE: (262) 367-7599



19035 W. CAPITOL DR., SUITE 200
BROOKFIELD, WI 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
AUTUMN RUN
TOWN OF MUKWONAGO, WISCONSIN
BY: RYAN'S BUYING, LLC
PO BOX 277
EAGLE, WI 53119

REVISION HISTORY

DATE	DESCRIPTION
5/13/2026	PRELIMINARY SUBMITTAL

DATE:
MAY 13, 2026

JOB NUMBER:
26-03-1124

DESCRIPTION:
COVER SHEET

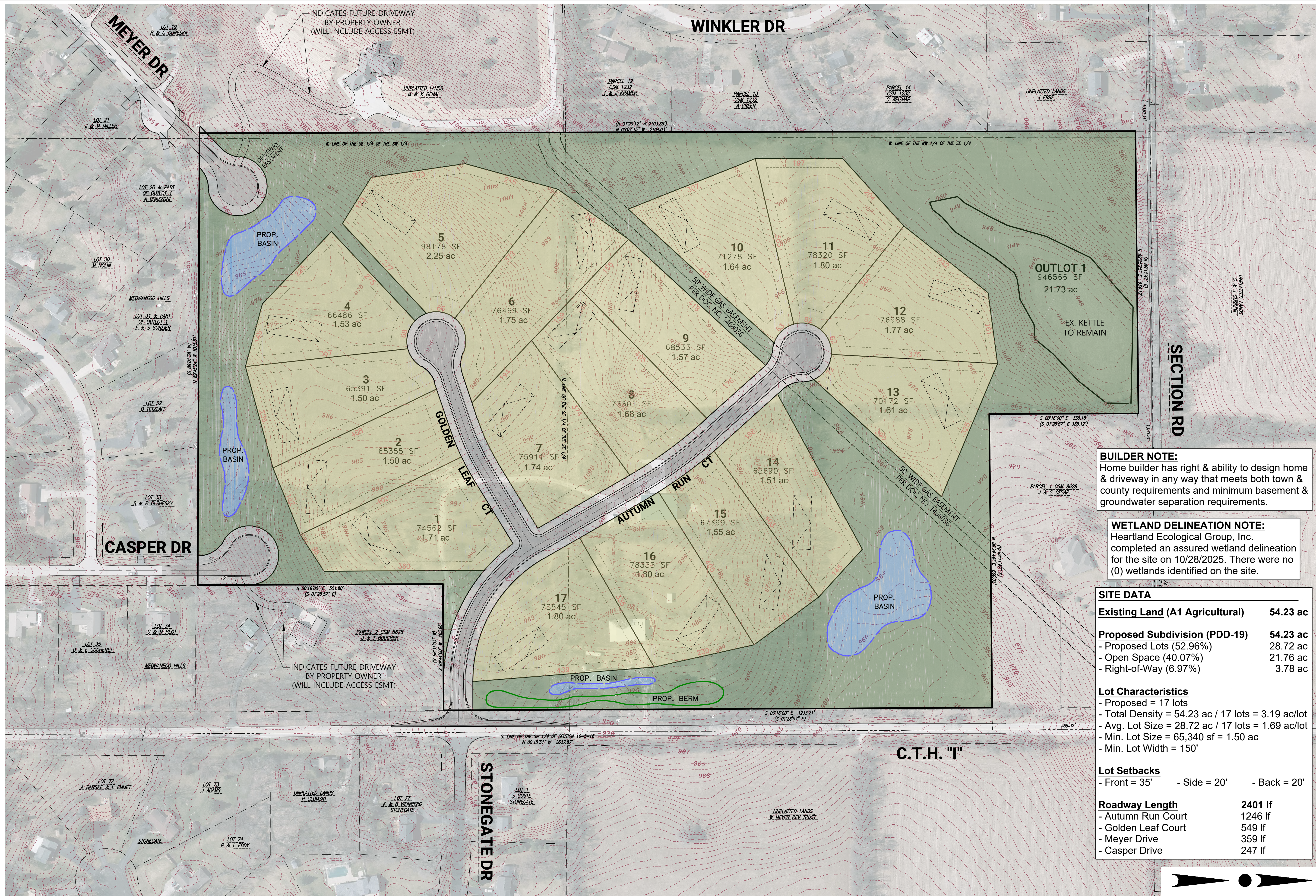
SHEET
T1

SHEET INDEX

PRELIMINARY CIVIL	
T1	- COVER SHEET
C1.0	- PROPOSED SITE PLAN
C1.1	- EXISTING SITE PLAN
C2.0	- OVERALL GRADING PLAN
C2.1-2.3	- GRADING PLANS
C3.0	- SEPTIC PLAN

X:\2026\26-03-1124 AUTUMN RUN - MUKWONAGO\DRAWINGS\PRELIMINARY\AUTUMN_RUN_CDDV&DET_26X34.DWG

X:\2026\26-03-1124 AUTUMN RUN - MUKWONAGO DRAWINGS\PRELIMINARY\AUTUMN_RUN_SITE_22X34.DWG



BUILDER NOTE:
Home builder has right & ability to design home & driveway in any way that meets both town & county requirements and minimum basement & groundwater separation requirements.

WETLAND DELINEATION NOTE:
Heartland Ecological Group, Inc. completed an assured wetland delineation for the site on 10/28/2025. There were no (0) wetlands identified on the site.

SITE DATA

Existing Land (A1 Agricultural)	54.23 ac
Proposed Subdivision (PDD-19)	54.23 ac
- Proposed Lots (52.96%)	28.72 ac
- Open Space (40.07%)	21.76 ac
- Right-of-Way (6.97%)	3.78 ac

Lot Characteristics
 - Proposed = 17 lots
 - Total Density = 54.23 ac / 17 lots = 3.19 ac/lot
 - Avg. Lot Size = 28.72 ac / 17 lots = 1.69 ac/lot
 - Min. Lot Size = 65,340 sf = 1.50 ac
 - Min. Lot Width = 150'

Lot Setbacks
 - Front = 35' - Side = 20' - Back = 20'

Roadway Length	2401 lf
- Autumn Run Court	1246 lf
- Golden Leaf Court	549 lf
- Meyer Drive	359 lf
- Casper Drive	247 lf

TRIO
 DESIGN • LAND SURVEYING
 CIVIL ENGINEERING

19035 W. CAPITOL DR., SUITE 200
 BROOKFIELD, WI 53045
 PHONE: (262) 790-1480
 FAX: (262) 790-1481
 EMAIL: jpuddles@trioeng.com

PROJECT:
AUTUMN RUN
 TOWN OF MUKWONAGO, WISCONSIN

BY:
 RYAN'S BUYING, LLC
 PO BOX 277
 EAGLE, WI 53119

REVISION HISTORY

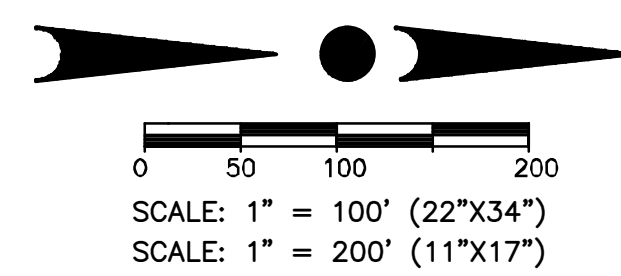
DATE	DESCRIPTION
5/13/2026	PRELIMINARY SUBMITTAL

DATE:
 MAY 13, 2026

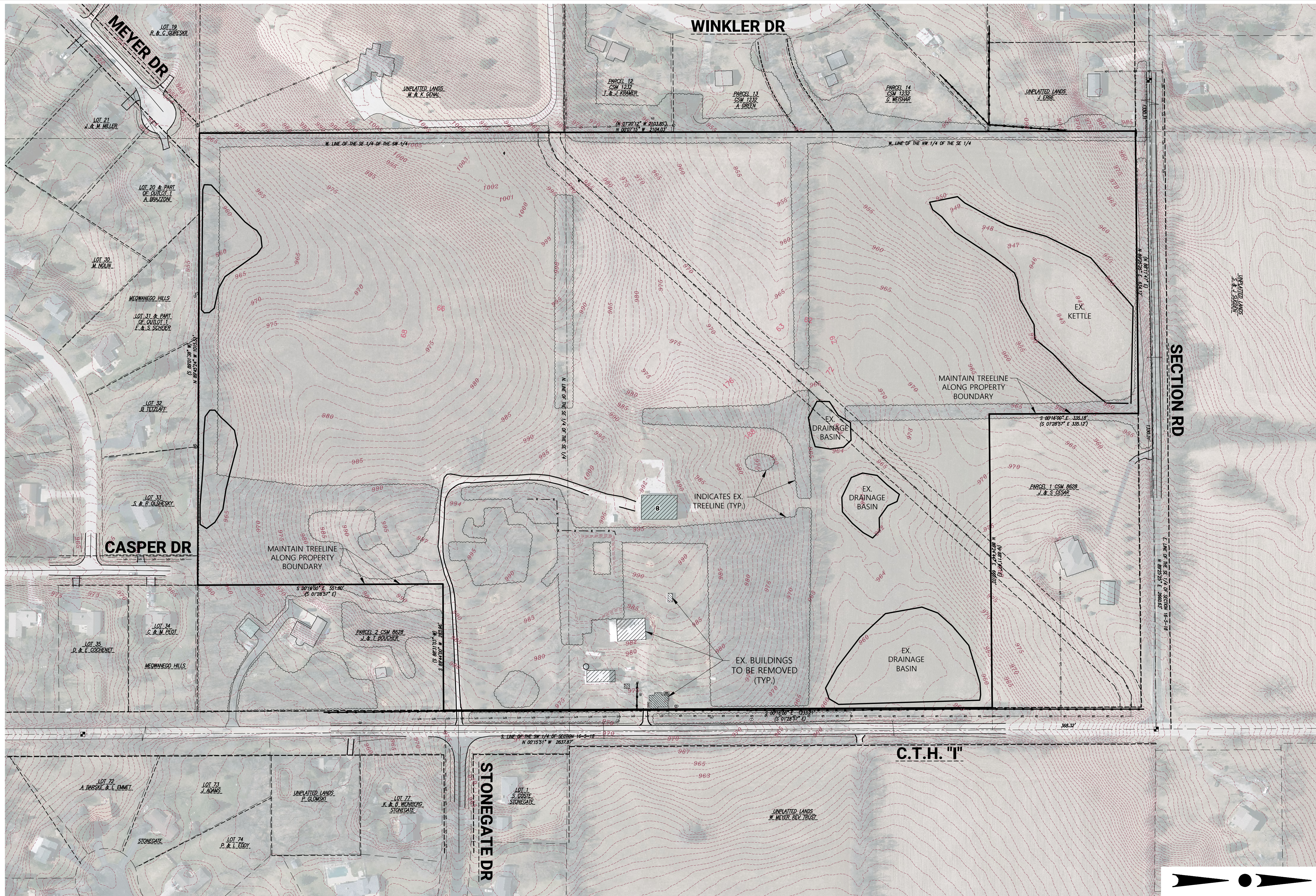
JOB NUMBER:
 26-03-1124

DESCRIPTION:
 PROPOSED
 SITE PLAN

SHEET
C1.0



X:\2026\26-03-1124 AUTUMN RUN - MUKWONAGO DRAWINGS\PRELIMINARY\AUTUMN_RUN_SITE_22X34.DWG



19035 W. CAPITOL DR., SUITE 200
 BROOKFIELD, WI 53045
 PHONE: (262) 790-1480
 FAX: (262) 790-1481
 EMAIL: jpuddles@trioeng.com

PROJECT:
AUTUMN RUN
 TOWN OF MUKWONAGO, WISCONSIN
 BY: RYAN'S BUYING, LLC
 PO BOX 277
 EAGLE, WI 53119

REVISION HISTORY

DATE	DESCRIPTION
5/13/2026	PRELIMINARY SUBMITTAL

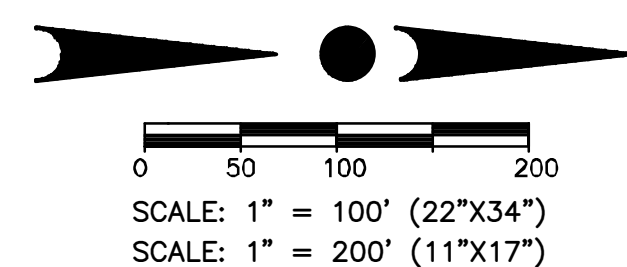
DATE:
 MAY 13, 2026

JOB NUMBER:
 26-03-1124

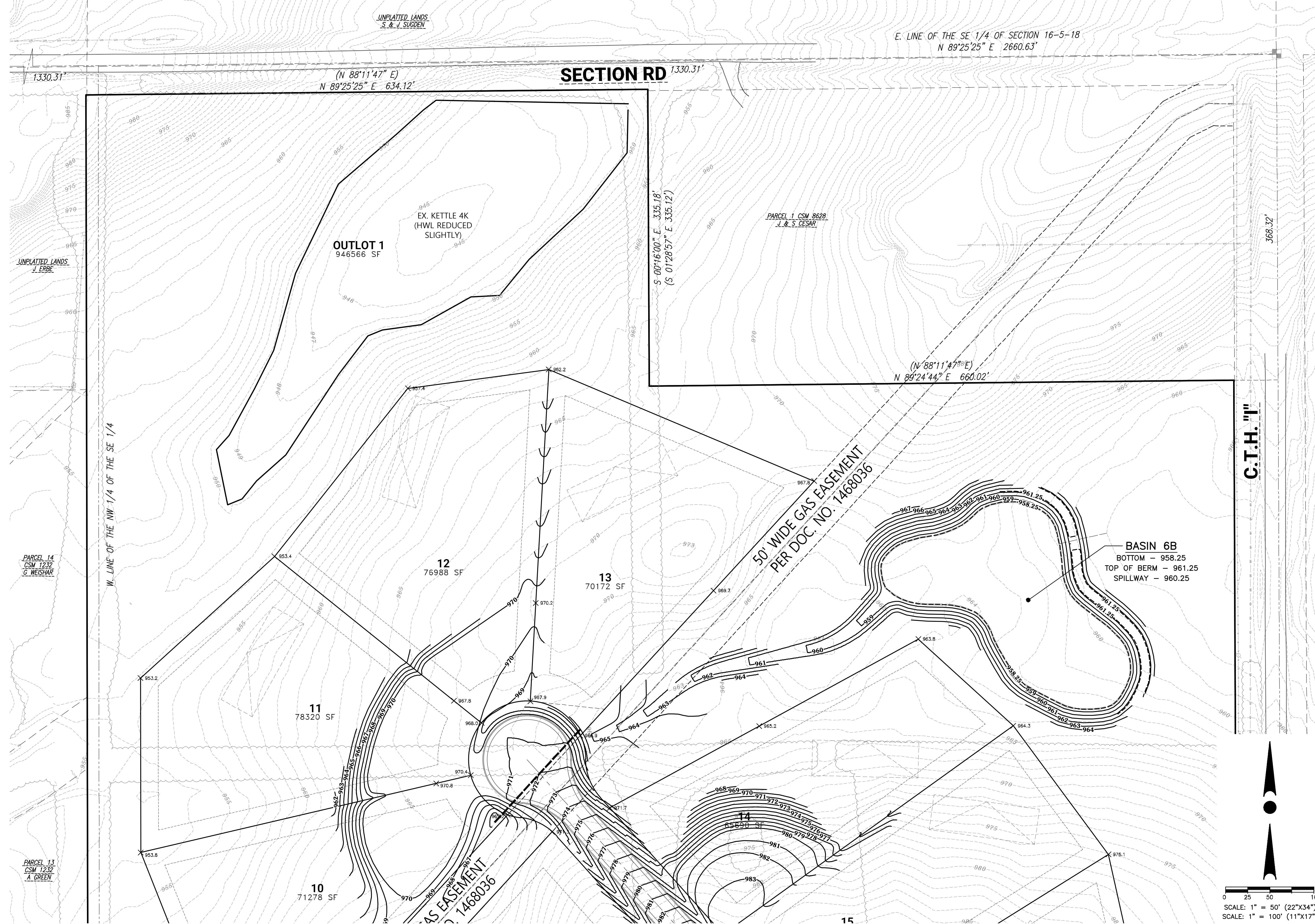
DESCRIPTION:
 EXISTING
 SITE PLAN

SHEET

C1.1



X:\2026\26-03-1124 AUTUMN RUN - MUKWONAGO\DRAWINGS\PRELIMINARY\AUTUMN_RUN_GRAD_22X34.DWG



19035 W. CAPITOL DR., SUITE 200
 BROOKFIELD, WI 53045
 PHONE: (262) 790-1480
 FAX: (262) 790-1481
 EMAIL: jpuddillo@trioeng.com

PROJECT:
AUTUMN RUN
 TOWN OF MUKWONAGO, WISCONSIN
 BY: RYAN'S BUYING, LLC
 PO BOX 277
 EAGLE, WI 53119

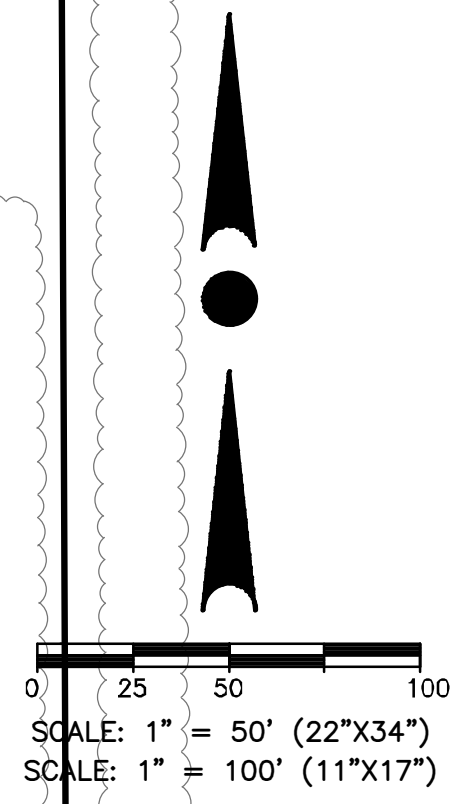
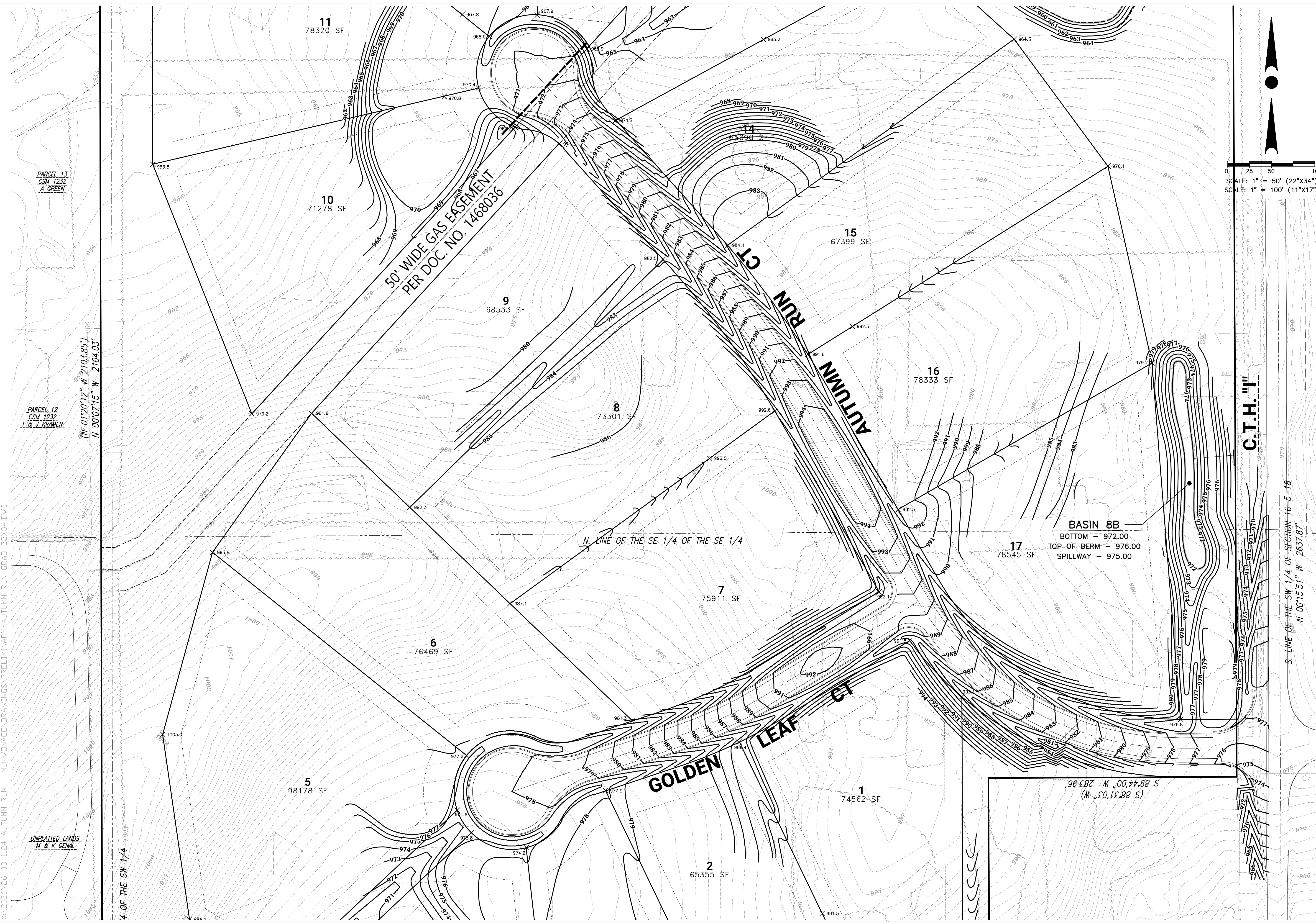
REVISION HISTORY	
DATE	DESCRIPTION
5/13/2026	PRELIMINARY SUBMITTAL

DATE:
 MAY 13, 2026

JOB NUMBER:
 26-03-1124

DESCRIPTION:
 GRADING
 PLAN

SHEET
C2.1



19035 W. CAPITOL DR., SUITE 200
BROOKFIELD, WI 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpuddles@trioeng.com

PROJECT:
AUTUMN RUN
TOWN OF MUKWONAGO, WISCONSIN
BY: RYAN'S BUYING, LLC
PO BOX 277
EAGLE, WI 53119

REVISION HISTORY	
DATE	DESCRIPTION
5/13/2026	PRELIMINARY SUBMITTAL

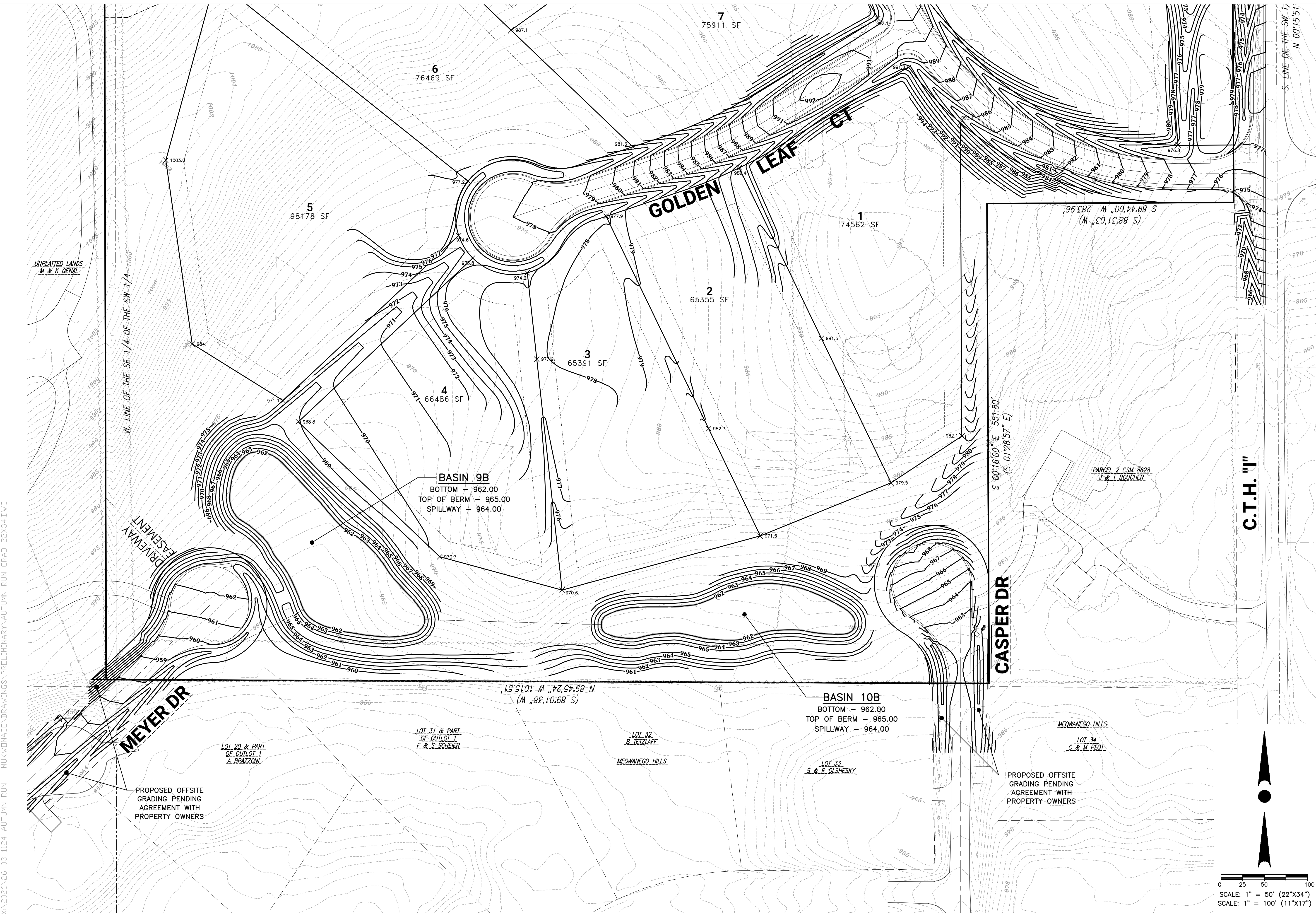
DATE:
MAY 13, 2026

JOB NUMBER:
26-03-1124

DESCRIPTION:
GRADING
PLAN

SHEET
C2.2

X:\2026\26-03-1124 AUTUMN RUN - MUKWONAGO DRAWINGS\PRELIMINARY\AUTUMN_RUN_GRAD_22X34.DWG



X:\2026\26-03-1124 AUTUMN RUN - MUKWONAGO DRAWINGS\PRELIMINARY\AUTUMN_RUN_GRAD_22X34.DWG



19035 W. CAPITOL DR., SUITE 200
 BROOKFIELD, WI 53045
 PHONE: (262) 790-1480
 FAX: (262) 790-1481
 EMAIL: jpuddillo@trioeng.com

PROJECT:
AUTUMN RUN
 TOWN OF MUKWONAGO, WISCONSIN
 BY: RYAN'S BUYING, LLC
 PO BOX 277
 EAGLE, WI 53119

REVISION HISTORY	
DATE	DESCRIPTION
5/13/2026	PRELIMINARY SUBMITTAL

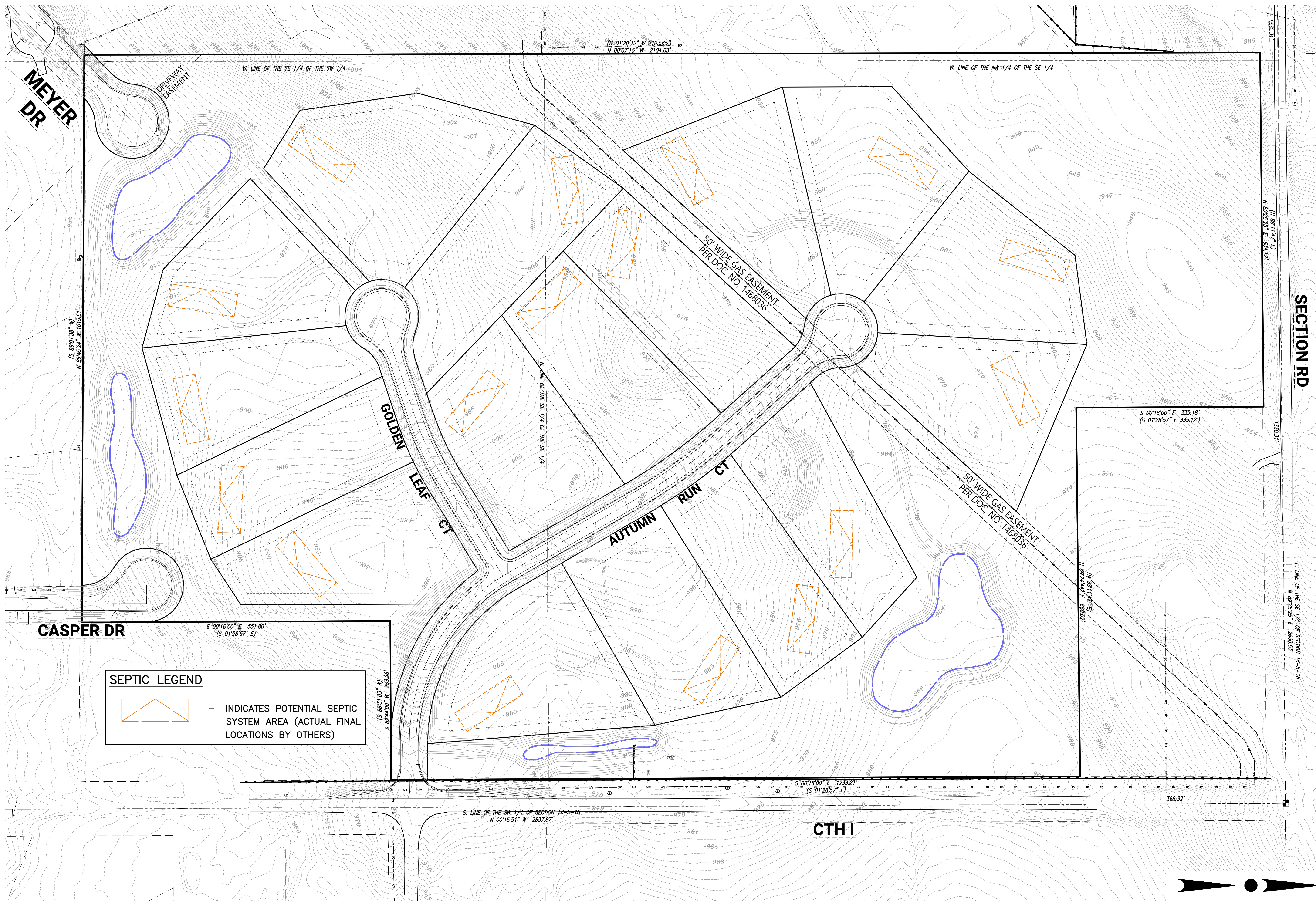
DATE:
 MAY 13, 2026

JOB NUMBER:
 26-03-1124


DESCRIPTION:
 GRADING PLAN

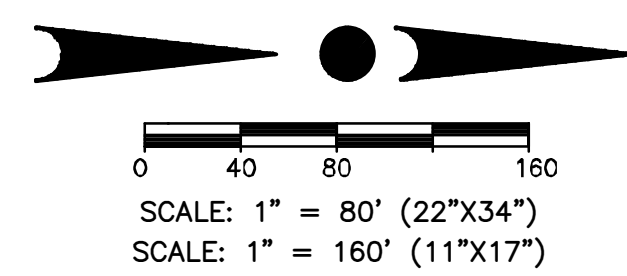
SHEET
C2.3

X:\2026\26-03-1124 AUTUMN RUN - MUKWONAGO DRAWINGS\PRELIMINARY\AUTUMN_RUN_SEPTIC_22X34.DWG



SEPTIC LEGEND

 - INDICATES POTENTIAL SEPTIC SYSTEM AREA (ACTUAL FINAL LOCATIONS BY OTHERS)




TRIO

19035 W. CAPITOL DR., SUITE 200
BROOKFIELD, WI 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpuddillo@trioeng.com

PROJECT:
AUTUMN RUN
TOWN OF MUKWONAGO, WISCONSIN

BY:
RYAN'S BUYING, LLC
PO BOX 277
EAGLE, WI 53119

REVISION HISTORY

DATE	DESCRIPTION
5/13/2026	PRELIMINARY SUBMITTAL

DATE:
MAY 13, 2026

JOB NUMBER:
26-03-1124

DESCRIPTION:
PROPOSED SEPTIC PLAN

SHEET
C3.0