

WETLAND NOTE:
WETLAND DELINEATION PERFORMED BY WETLAND &
WATERWAY CONSULTING, LLC (DAVE MEYER) ON
4/23/21 AND 4/24/21. REPORT DATED 4/29/21.

FLOODPLAIN NOTE:
100-YR FLOODPLAIN BOUNDARY PER FEMA MAP
#55133C0088H, DATED OCTOBER 19, 2023.

TOF 100.7 ← TOP OF FOUNDATION ELEV.
FG 100.0 ← FINISHED YARD GRADE
← PROPOSED CONCEPTUAL
BUILDING PAD
EXP 96.0 ← EXPOSURE ELEV.
BSMT 91.7 ← 9' BASEMENT ELEV.

TYPICAL HOME ELEVATIONS
NOT TO SCALE

COUNTY AND STATE HIGHWAY
IMPROVEMENTS NOTE:
REFER TO C.T.H. "VV" AND S.T.H. "164"
PLAN SETS (UNDER SEPARATE
COVERS) FOR COUNTY AND STATE
HIGHWAY IMPROVEMENTS.

INDICATES EXISTING
WETLAND BOUNDARY
(TYP.)

INDICATES EXISTING SECONDARY
ENVIRONMENTAL CORRIDOR
BOUNDARY (TYP.)

INDICATES PROPOSED
FLOODPLAIN BOUNDARY
(TYP.)

INDICATES EXISTING
FLOODWAY BOUNDARY
(TYP.)

INDICATES PROPOSED
PHASE 1 BOUNDARY
(TYP.)

0 75 150 300
SCALE: 1" = 150' (22"x34")
SCALE: 1" = 300' (11"x17")



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL
FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO
COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES
MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE
RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF
THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR
OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS,
SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR
SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF
UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

2026-10-13 RFI:
• PHASE 1 CIVIL PLANS - UPDATED
LOT NUMBERING PER FINAL PLAT.



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

PROJECT:
WILDFLOWER - PHASE 1
VILLAGE OF SUSSEX, WISCONSIN
BY: JBJ COMPANIES, INC.
W178 N9912 RIVERCREST DRIVE, SUITE 101
GERMANTOWN, WI 53022

REVISION HISTORY

DATE	DESCRIPTION
02/27/25	PER VILLAGE REVIEW
03/26/25	PER VILLAGE REVIEW
05/02/25	PER VILLAGE REVIEW
05/22/25	INTERIM GRADING UPDATE
08/20/25	PER VILLAGE REVIEW
10/17/25	PER VILLAGE REVIEW
10/28/25	FOR CONSTRUCTION
11/20/25	1 RFI
12/05/25	2 RFI
02/16/26	4 RFI
06/17/26	5 RFI
08/19/26	6 RFI
10/13/26	7 RFI

DATE:
OCTOBER 28, 2025

JOB NUMBER:
20-034-014

DESCRIPTION:
OVERALL
MASTER
GRADING PLAN

SHEET

C2.7

COUNTY HIGHWAY IMPROVEMENT NOTE:
REFER TO C.T.H. "VV" PLAN SET (UNDER
SEPARATE COVER) FOR COUNTY
HIGHWAY IMPROVEMENTS.

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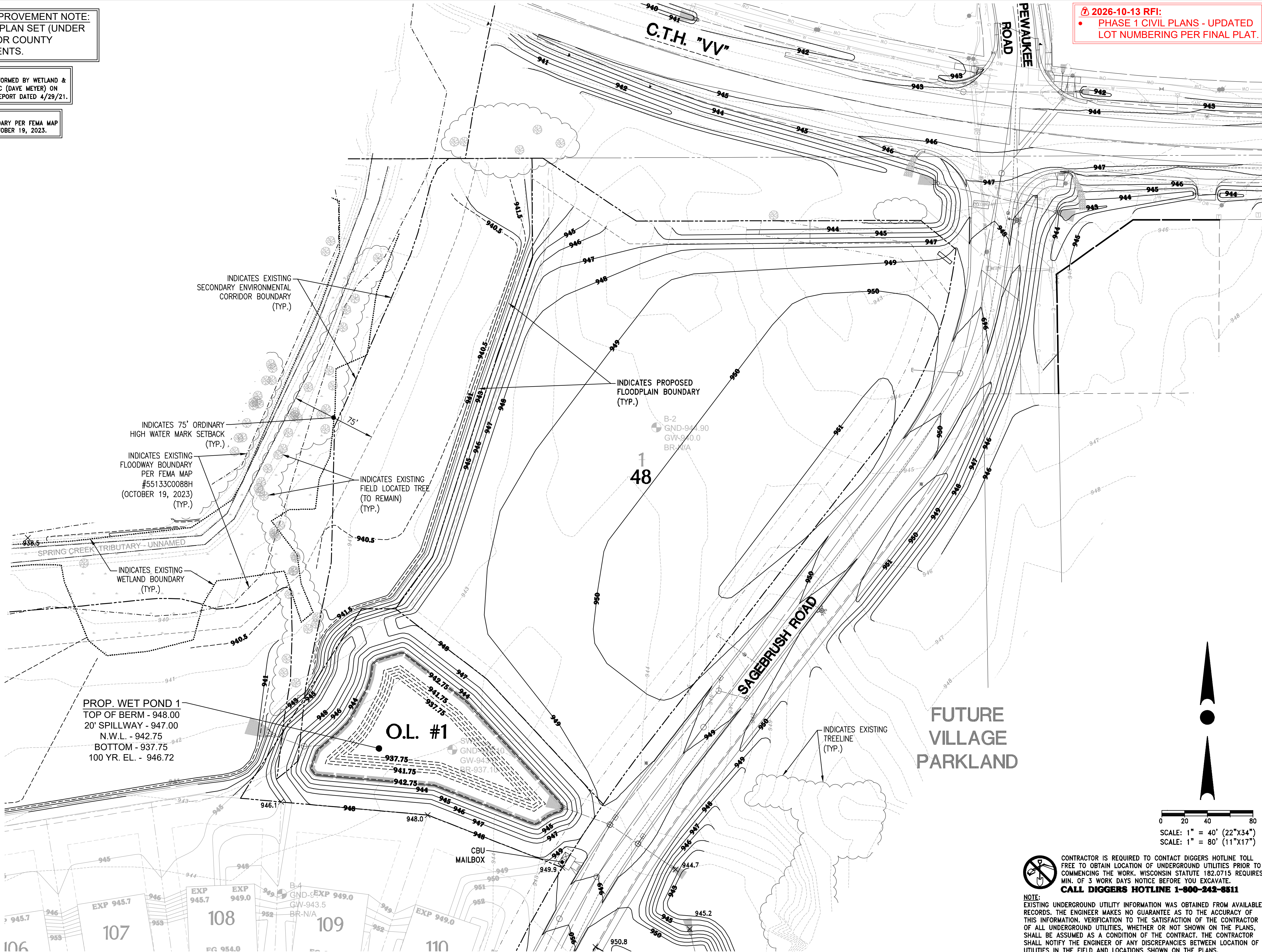
DATE:
OCTOBER 28, 2025

JOB NUMBER:
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DESCRIPTION:
MASTER
GRADING &
DRAINAGE PLAN

SHEET

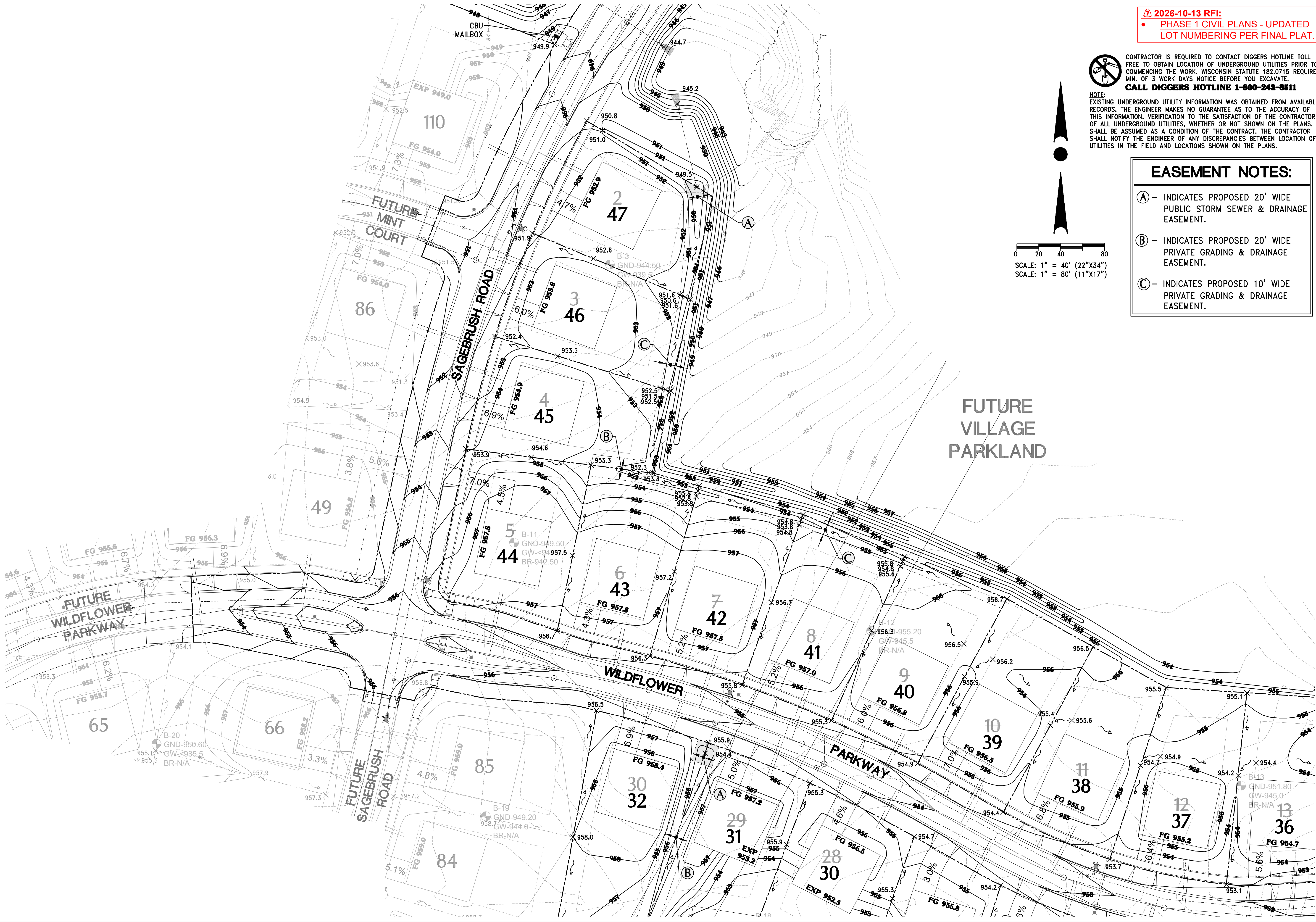
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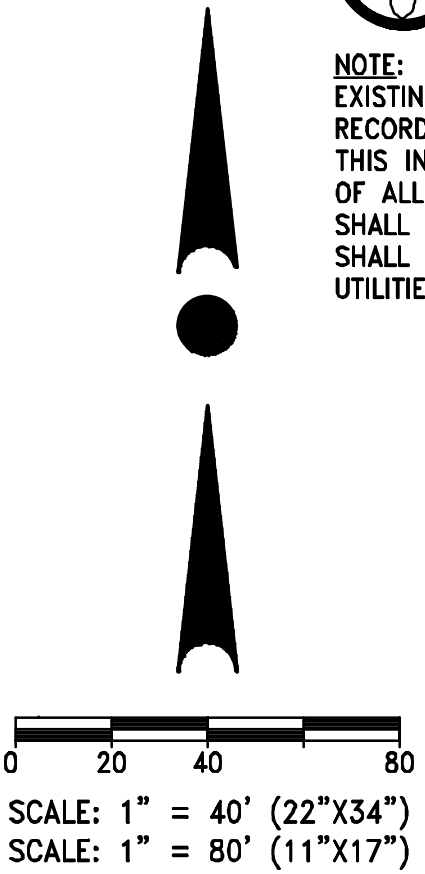


2026-10-13 RFI:
• PHASE 1 CIVIL PLANS - UPDATED LOT NUMBERING PER FINAL PLAT.



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
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EASEMENT NOTES:

- (A)** - INDICATES PROPOSED 20' WIDE PUBLIC STORM SEWER & DRAINAGE EASEMENT.
- (B)** - INDICATES PROPOSED 20' WIDE PRIVATE GRADING & DRAINAGE EASEMENT.
- (C)** - INDICATES PROPOSED 10' WIDE PRIVATE GRADING & DRAINAGE EASEMENT.



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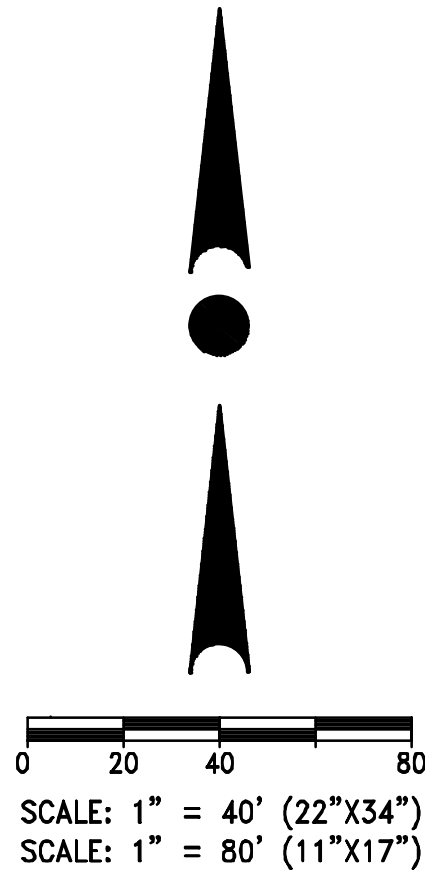
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EASEMENT NOTES:

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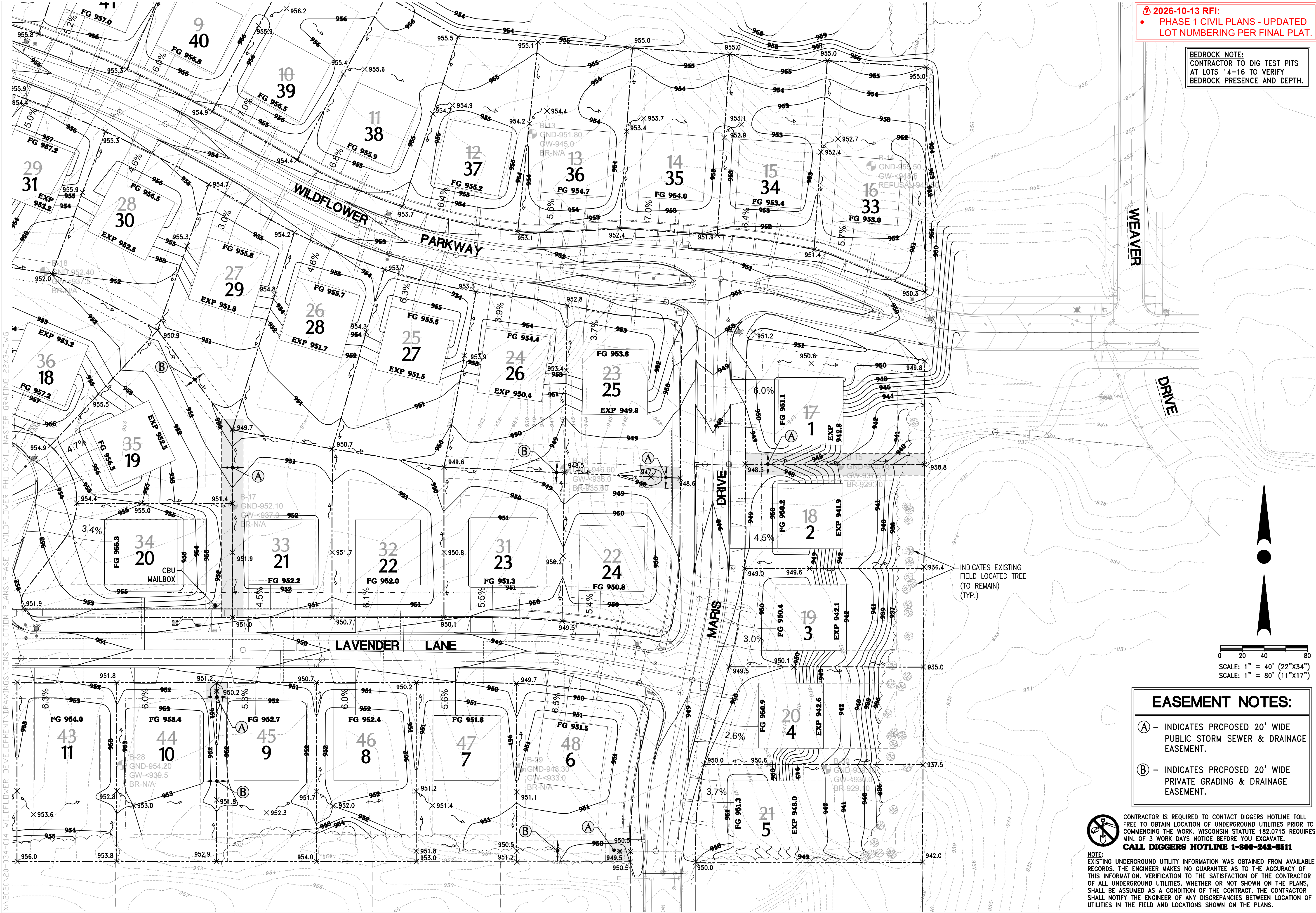
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GRADING &
DRAINAGE PLAN

SHEET

C2.10

⑦ 2026-10-13 RFI:
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LOT NUMBERING PER FINAL PLAT.



2026-10-13 RFI:
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BEDROCK NOTE:
CONTRACTOR TO DIG TEST PITS AT LOTS 14-16 TO VERIFY BEDROCK PRESENCE AND DEPTH.



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C2.11

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