

# FASSBINDER PLAT OF SURVEY, SITE, GRADING AND EROSION CONTROL PLAN UNIT 38-46, DEER COURT, GENEVA NATIONAL



SCALE 1" = 10'  
22x34 SHEET

## LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE  
SOUTHWEST 1/4 OF SECTION 29, TOWN 2 NORTH, RANGE 17 EAST,  
TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN

UNIT 38-46 OF GENEVA NATIONAL CONDOMINIUM NUMBER 38 AS  
RECORDED IN DOCUMENT NUMBER 198989 AS PER THE  
WALWORTH COUNTY REGISTER OF DEEDS.

Garage Grade		930.75
+ Steps		1.19
First Floor		931.94
- Floor Joist	0' 12"	1.00
- Sill Plate	0' 1.5"	0.13
- OSB Board	0' 0.75"	0.06
Top FDN Wall		930.75
- Wall Exposure	0' 4"	0.33
Exterior Grade		930.42

## GENERAL NOTE:

CONTRACTOR RESPONSIBLE FOR VERIFYING GRADES SET IN  
RELATION TO GRADING PLAN SHOWN. CALCULATIONS FOR FLOOR  
AND EXTERIOR GRADES SET, COORDINATION WITH  
ARCHITECTURAL/STRUCTURAL PLANS, AND ANY DISCREPANCIES  
THEREIN. COMMENCING CONSTRUCTION IS ACCEPTANCE OF  
VERIFICATION AND INFORMATION SHOWN AND CARDINAL  
ENGINEERING SHALL BE HELD HARMLESS FOR ANY CHANGES  
REQUIRED FOR FURTHER REQUIRED DURING CONSTRUCTION.

FURTHER CALCULATIONS ARE REQUIRED BEYOND WHAT IS  
SHOWN ON THIS PLAN FOR WALLS IN OTHER LOCATIONS OF THE  
STRUCTURAL PLANS. CONTRACTOR IS RESPONSIBLE FOR THOSE  
CALCULATIONS.  
NO FOUNDATION PLANS PROVIDED. LATEST INFORMATION  
AVAILABLE AT THE DATE OF THIS SHEET RELEASE.

NOTE:  
1. BASIS OF BEARING: THE WISCONSIN STATE PLANE COORDINATE  
SYSTEM, NAD-83, SOUTH ZONE.  
2. FIELD WORK COMPLETED: NOVEMBER 22, 2021  
3. FIELD CREW CHIEF: RAYMOND MCARDLE

## RESTORATION NOTES:

1. MINIMUM 4" TOPSOIL REQUIRED  
IN ALL LAWN AREAS.
2. UTILIZE WISDOT SEED MIXTURE  
No 40 OR AS RECOMMENDED BY  
LANDSCAPER PER LOCAL SOIL  
TEST.
3. UTILIZE WISDOT TYPE A  
FERTILIZER.
4. USE CLASS 1, URBAN, TYPE A ON  
ALL DISTURBED AREAS UNLESS  
SPECIFIED OTHERWISE.
5. UTILIZE TYPE B MATTING OF  
SAME CLASS 1 ALONG CENTERLINE  
OF SWALE AND UP MINIMUM 2FT  
VERTICAL OF SIDE SLOPES.
6. PROPERLY ANCHORED MULCH  
REQUIRED IN ALL AREA NOT  
STABILIZED WITH EROSION  
MATTING.
7. FOLLOW ALL EROSION CONTROL  
SEQUENCING, TRACKING PAD, SILT  
FENCE, DUST CONTROL, SEEDING,  
AND MATTING.

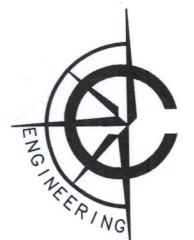
TOTAL LAND DISTURBANCE: 9,854 SF (0.22 ACRES)

## LEGEND

	PROPOSED BUILDING
	PROPOSED ASPHALT
	EXISTING MINOR CONTOUR (1FT INCREMENTS)
	EXISTING MAJOR CONTOUR (5FT INCREMENTS)
	PROPOSED MINOR CONTOUR (1FT INCREMENTS)
	PROPOSED MINOR CONTOUR (5FT INCREMENTS)
	PROPOSED SILT FENCE
	PROPOSED TRACKING PAD
	EXISTING BUILDING SETBACK
	RECORDED AS
	FOUND IRON ROD

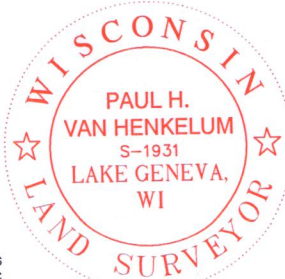
CLIENT

FASSBINDER SITE AND GRADING PLAN  
TOWN OF GENEVA, WALWORTH COUNTY, WI  
PRELIMINARY  
SITE AND GRADING PLAN



CARDINAL ENGINEERING LLC  
DESIGNING IN TRUE DIRECTIONS

1200 LA SALLE STREET,  
LAKE GENEVA, WI 53147  
262-757-8776  
CARDINALENGINEERINGWI.COM



SURVEY ORDERED BY:

TOM FASSBINDER

SURVEYOR:

PAUL H. VAN HENKELUM, PLS #1931  
CARDINAL ENGINEERING LLC

"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED  
PROPERTY AND THE MAP IS A TRUE AND CORRECT REPRESENTATION  
OF ITS EXTERIOR BOUNDARIES AND SHOWS THE SIZE AND LOCATION  
OF ALL VISIBLE STRUCTURES, APPARENT EASEMENTS AND  
ENCROACHMENTS, IF ANY."

PAUL H. VAN HENKELUM, PLS #1931

DATE

12/2/2021

NO.	REVISION DESCRIPTION	REV DATE

SHEET NUMBER  
1 OF 1

217-4904