



City of Fitchburg
 Planning/Zoning Department
 5520 Lacy Road
 Fitchburg, WI 53711
 (608-270-4200)

ARCHITECTURAL & DESIGN REVIEW APPLICATION

Applicant/Contact Person: IP Holdings, LLC / Fredric DeVillers

Address: 5210 Siggelkow Road **Phone Number of Contact Person:** (608) 220-6129

City, State, Zip Code: Madison, WI 53718 **Email of Contact Person:** Fred@Forward-Development.com

Project Address: East Cheryl and Big Blue Stem Parkways, **Lot:** 1 of CSM 1382 **Subdivision:** Swan Creek

Project Type: Multi-Family Commercial Industrial Assisted Living (CBRF) Other
 New Addition

Impervious Surface Ratio (ISR): 59% (City Standard: maximum 65% ISR)

All items listed below must be included with the application to be considered complete. If an item is not included with the application, the applicant must provide in writing the basis for not including it. Building and site plans submitted to the Fitchburg Plan Commission for architectural and design review shall contain the following information:

Site Data:

- 1. Lot or property dimensions.
- 2. Orientation (to north).
- 3. Adjacent highways, roads, drive, etc.
- 4. Existing natural features (rivers, ponds, wetlands).
- 5. Existing buildings and/or improvements.
- 6. Existing and proposed site drainage.
- 7. Utility plans, including main/lateral sizes and existing fire hydrants on site or within 300 feet of the site
- 8. ISR shall be indicated on all plans.
- 9. Stormwater management plans and details.
- 10. Lighting plan in footcandles and light fixture cut sheets.

Building:

- 1. Building size, configuration and orientation.
- 2. Distance from lot lines.
- 3. Distance from other buildings, improvements and natural features.
- 4. Location of well, septic tank, drainfield, etc. (if applicable)
- 5. Additional proposed additions or new structures.
- 6. Construction type (wood frame, structural steel, etc.).
- 7. Foundation type (full basement, slab on grade, etc.).
- 8. Number of levels.
- 9. Siding/exterior covering type, color, texture, etc.
- 10. Roof type (gable, hip, shed, flat, etc.) and pitch.
- 11. Roofing material type, color, texture, etc.
- 12. Exterior door and window location, size, type, etc.
- 13. Fire protection sprinklers or fire alarm systems.

Ingress, Egress, Parking:

- 1. Location of highway and road access points.
- 2. Location, size, configuration of drivers and walks.
- 3. Number, size, location of parking spaces.
- 4. Location of handicapped parking and accessible building entrances.
- 5. Bicycle rack(s).

Landscaping:

- 1. Location, species, size of existing trees, shrubs, and plantings.
- 2. Location, species, size of proposed plantings.
- 3. Location and size of all paved, seeded/sodded and gravelled areas.
- 4. Location of all retaining walls, fences, berms and other landscape features.

***It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an ADR application to identify any concerns or issues of surrounding residents.**

The preceding information is considered to be the minimum information for submission, and the City may require additional information for its review. Any interpretations provided by city officials as the result of submitting the attached information are based on the submitted plans, and any plan changes, may affect the interpretations.

It is the responsibility of the owner/applicant to insure compliance with all local and state requirements. The below signed applicant acknowledges the above information and hereby submits the attached information for the City's Architectural and Design Review Process.

Signed:  Date: M, 8/23/2021
Applicant or Authorized Agent

***** Application shall be accompanied by one (1) sets of full-size plans, two (2) sets no larger than 11"x17", and one (1) pdf document of the complete submittal to planning@fitchburgwi.gov. Applications are due at least 4 weeks prior to the desired Plan Commission Meeting. The time frame assumes a complete set of plans is provided, and if it is not provided the Plan Commission date will be adjusted.**

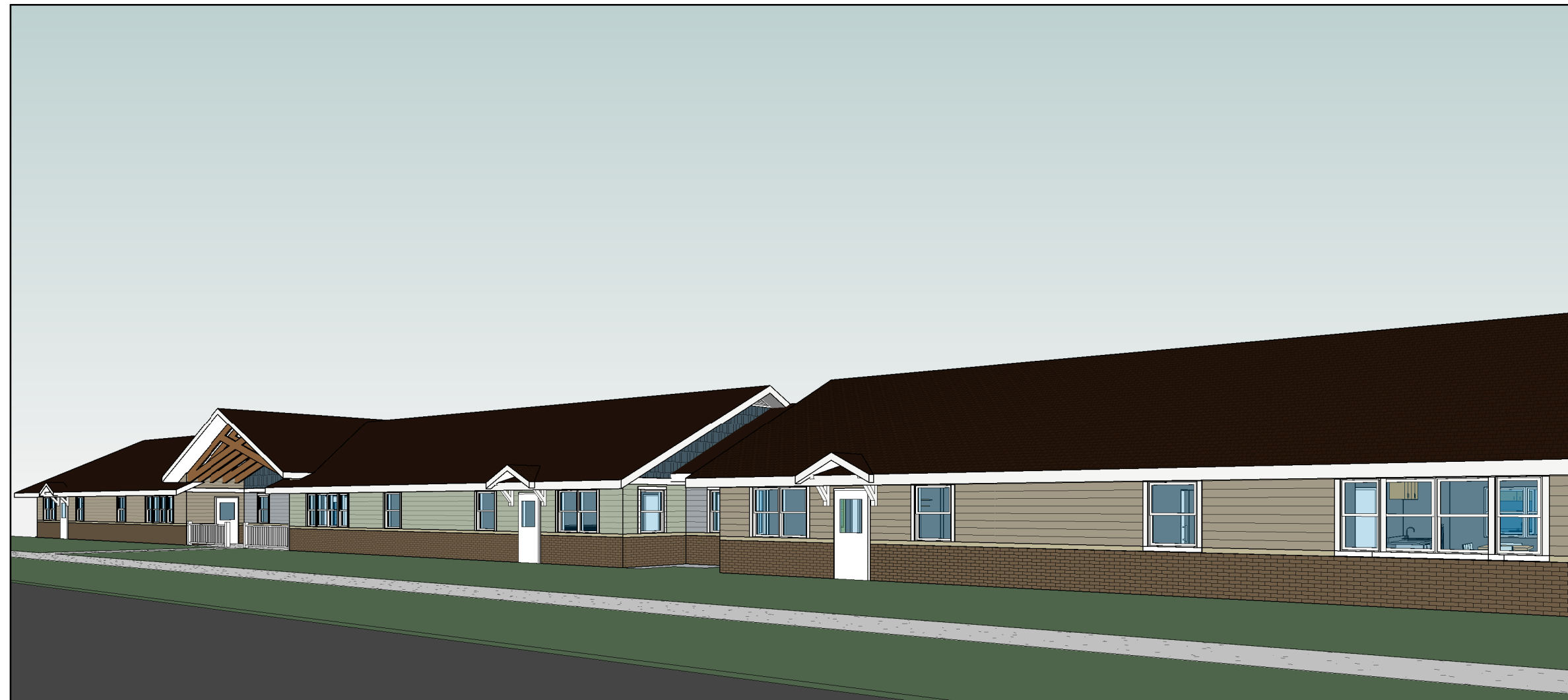
FOR CITY USE ONLY

Date Received: 8/24/21 Plan Commission Date: 9/21/21

Comments:

INSPIRATION AT SWAN CREEK - CBRF

INSPIRATION WAY, FITCHBURG, WI



PROJECT RENDERING/PERSPECTIVE/ELEVATION

PROJECT/BUILDING DATA

NEW ONE STORY WOOD CONSTRUCTION WITH CONCRETE POURED WALLS & PRECAST CEILING BASEMENT BUILDING, FULLY SPRINKLERED WITH FIRE/SMOKE DETECTION SYSTEMS.

BUILDING AREAS
TOTAL BUILDING AREA = 45,340 SQFT

BASEMENT FLOOR TOTAL AREA = 22,670 SQFT
FIRST FLOOR TOTAL AREA = 22,670 SQFT

UNIT COUNT
TOTAL 8 UNITS = 6 BEDS PER UNIT
TOTAL BEDS = 48 BEDS

PARKING COUNTS
TOTAL SPACES = 41
TOTAL GARAGE PARKING SPACES = 20
TOTAL SURFACE PARKING SPACES = 21

Architecture :

Dimension IV - Madison Design Group
6515 Grand Teton Plaza, Suite 120, Madison, WI 53719
p: 608.829.4444 www.dimensionivmadison.com

Civil Engineering:

Emmons & Olivier Resources, Inc (EOR)
119 South Main Street, Cottage Grove, WI 53527
p: 608.839.4422 www.eorinc.com

LIST OF DRAWINGS

SHEET NO.	SHEET NAME
GENERAL	
G0.1	COVER SHEET
CIVIL	
C110	EXISTING CONDITIONS
C120	SITE PLAN
C130	GRADING AND EROSION CONTROL PLAN
C140	UTILITY PLAN
C500	EROSION CONTROL DETAILS
C501	CIVIL DETAILS
C502	STORMWATER DETAILS
LANDSCAPE	
L-1.1	OVERALL LANDSCAPE PLAN
L-1.2	LANDSCAPE ENLARGEMENTS AND DETAILS
L-1.3	LANDSCAPE ENLARGEMENTS AND PLANT SCHEDULE
ARCHITECTURAL	
A1.0	OVERALL BASEMENT & FIRST FLOOR PLAN
A1.2	EAST FIRST FLOOR PLAN
A1.4	WEST FIRST FLOOR PLAN
A2.0	EAST EXTERIOR ELEVATIONS

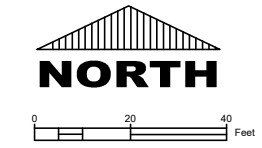
TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN:



CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE

WISCONSIN STATE STATUTE 94.22 (2) (F) REQUIRES MINIMUM THREE (3) WORK DAYS NOTICE BEFORE YOU DIG/AWAKE

THE INFORMATION SHOWN ON THIS DRAWING IS BASED ON THE LOCATION OF UNDERGROUND FACILITIES AS SHOWN ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FITCHBURG AND THE WISCONSIN DEPARTMENT OF TRANSPORTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FITCHBURG AND THE WISCONSIN DEPARTMENT OF TRANSPORTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FITCHBURG AND THE WISCONSIN DEPARTMENT OF TRANSPORTATION.



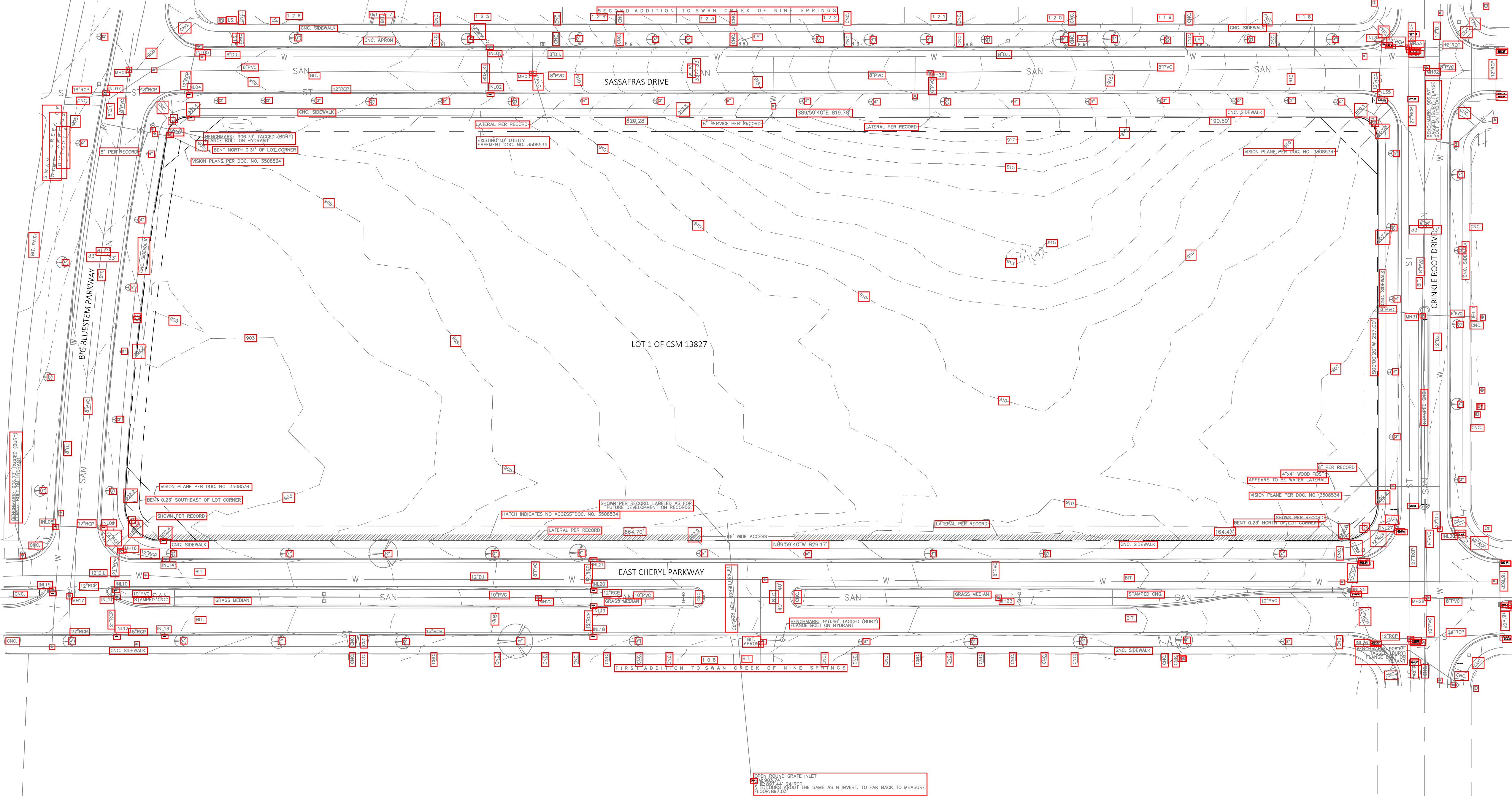
GENERAL NOTES

- EXISTING CONDITIONS SHOWN ARE FROM A SURVEY CONDUCTED BY BURSE ENGINEERING, INC., DATED 12/01/14. EMMONS & OLIVIER RESOURCES (EOR) TAKES NO RESPONSIBILITY FOR ACCURACY OF ANY EXISTING CONDITIONS ELEVATIONS OR BENCHMARKS. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS.
- THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL INSPECTION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.
- ALL WORK IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE CITY OF FITCHBURG REQUIREMENTS.

LEGEND

- MAG NAIL SET
- 3/4" SOLID IRON ROD FOUND UNLESS NOTED
- 1" IRON PIPE FOUND UNLESS NOTED
- FOUND NAIL
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 LBS./FT.
- × 851.3 SPOT ELEVATION
- 1020 — EXISTING MINOR CONTOUR
- 1029 — EXISTING MAJOR CONTOUR
- OH — OVERHEAD UTILITY WIRE
- G — BURIED GAS LINE
- W — WATER MAIN
- SAN — SANITARY SEWER
- ST — STORM SEWER
- UT — BURIED TELEPHONE
- EE — BURIED ELECTRIC
- UT — BURIED CABLE ACCESS TELEVISION LINE
- FO — BURIED FIBER OPTIC
- ⊕ WATER VALVE
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ AIR CONDITIONER
- ⊕ TV PEDESTAL
- ⊕ ELECTRIC PEDESTAL
- ⊕ UTILITY POLE
- ⊕ LIGHT POLE
- ⊕ GROUND LIGHT
- ⊕ TELEPHONE PEDESTAL
- ⊕ FIRE HYDRANT
- ⊕ SIGN
- ⊕ GUY WIRE
- ⊕ MAILBOX
- ⊕ BOLLARD
- ⊕ STORM SEWER INLET
- ⊕ ELECTRIC MANHOLE
- ⊕ TELEPHONE MANHOLE
- ⊕ STORM SEWER MANHOLE
- ⊕ UTILITY HANDHOLE
- ⊕ STORM SEWER STRUCTURE
- ⊕ SANITARY SEWER MANHOLE
- LS LANDSCAPED
- ⊕ DECIDUOUS TREE
- ⊕ CONIFEROUS TREE
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.



5				
4				
3				
2	08/24/2021	CKP	SIP SUBMITTAL & BID SET	
1	07/12/2021	CKP	GIP REVISIONS	
0	06/22/2021	CKP	GIP SUBMITTAL	
NO	DATE	BY	REVISION	

ISSUE DATE:
06/22/2021

DESIGN BY: CKP DRAWN BY: CKP

FOR PROJECT NO.
01482-0002

EOR Emmons & Olivier Resources, Inc.
119 SOUTH MAIN ST
COTTAGE GROVE, WI 53527
Tel: 608.839.4422
www.eorinc.com

IP HOLDINGS, LLC
5210 SIGGELKOW ROAD

INSPIRATION AT SWAN CREEK
CITY OF FITCHBURG
DANE CO, WISCONSIN

EXISTING CONDITIONS

C110

Plot Date: 08/24/2021
 Drawing Name: P101482 - Dsvilliers01482-0002 DeVilliers - Inspiration Drawings/Sheets PlanC110 Existing Conditions.dwg
 User: Chris Barry

MATERIAL NOTES

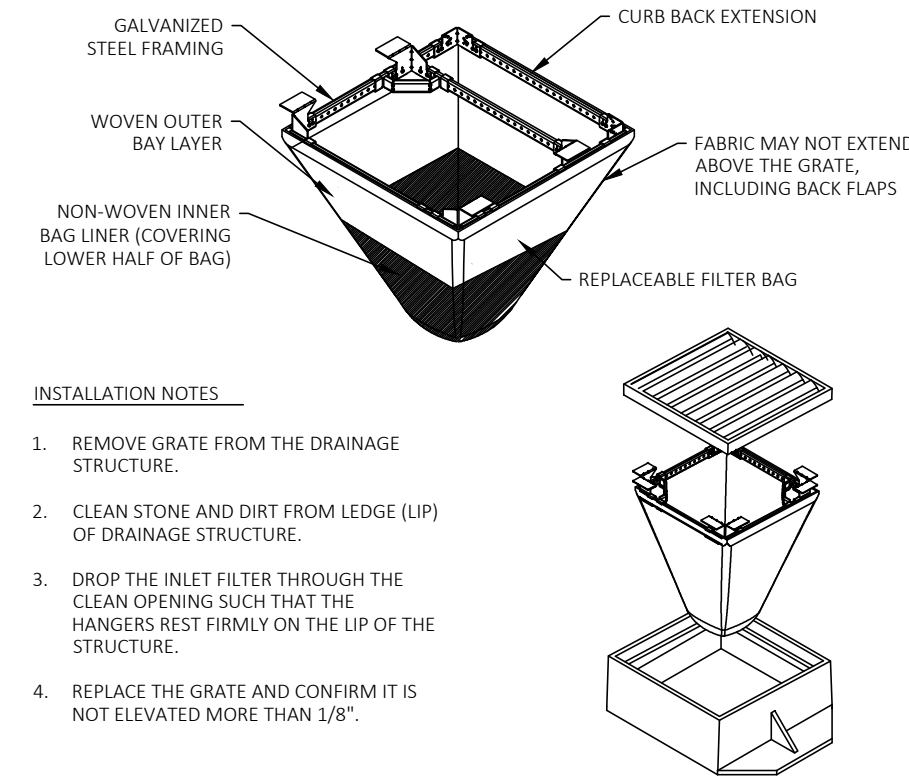
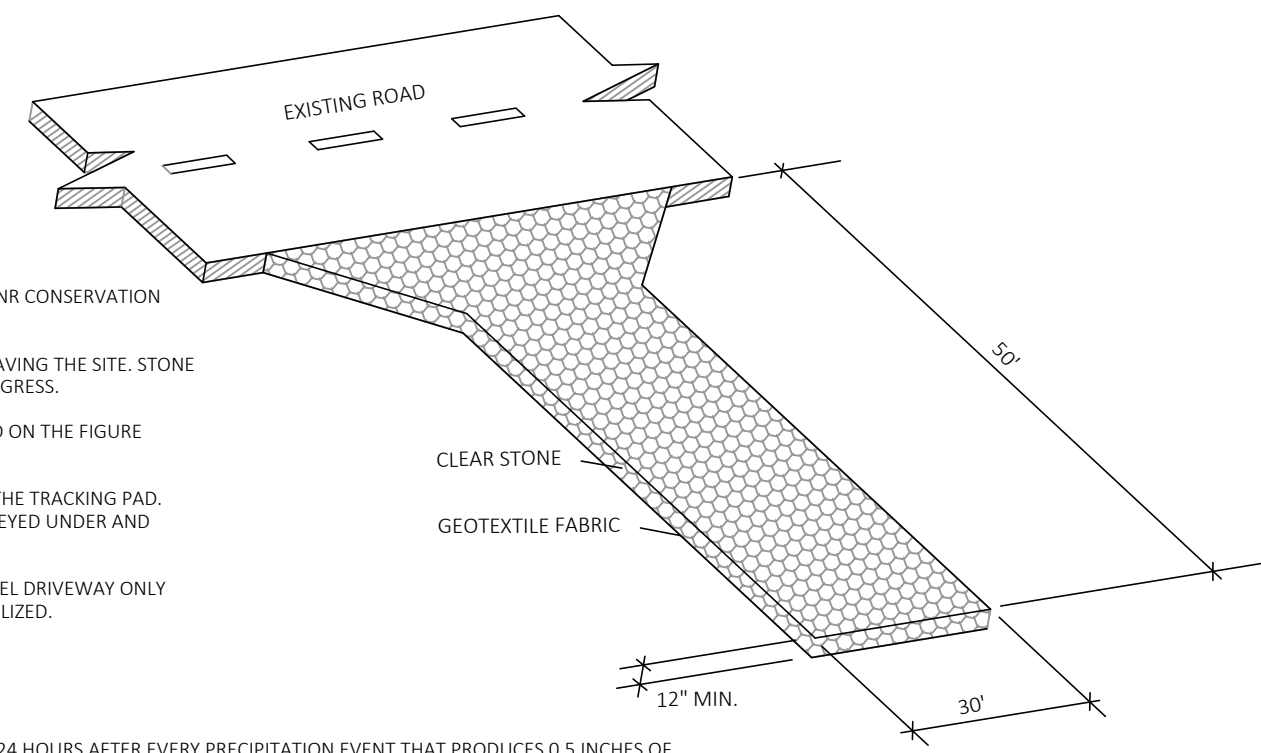
1. THE AGGREGATE FOR TRACKING PAD SHALL BE 3-6" CLEAR STONE.
2. THE TRACKING PAD SHALL BE UNDERLAIN WITH A WDOT TYPE HR GEOTEXTILE FABRIC.

INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1057.
2. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. STONE TRACKING PAD SHALL BE USED AT ALL POINTS OF CONSTRUCTION EGRESS.
3. DIMENSIONS OF THE TRACKING PAD SHALL BE MINIMUM AS NOTED ON THE FIGURE ABOVE.
4. SURFACE WATER SHALL BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM USING CULVERTS OR OTHER PRACTICES.
5. TRACKING PAD SHALL BE REMOVED OR INCORPORATED INTO GRAVEL DRIVEWAY ONLY AFTER CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.

INSPECTION & MAINTENANCE NOTES

1. STONE TRACKING PADS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD.
2. ADDITIONAL AGGREGATE SHALL BE PLACED IF THE TRACKING PAD BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM THE VEHICLE TIRES.
3. A MINIMUM 30-FEET WIDE BY 50-FEET LONG BY 12-INCH THICK PAD SHALL BE MAINTAINED AT ALL TIMES.
4. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING AT THE END OF EACH WORKING DAY.
6. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION FOR SITE CONDITIONS.



INSTALLATION NOTES

1. REMOVE GRATE FROM THE DRAINAGE STRUCTURE.
2. CLEAN STONE AND DIRT FROM LEDGE (LIP) OF DRAINAGE STRUCTURE.
3. DROP THE INLET FILTER THROUGH THE CLEAN OPENING SUCH THAT THE HANGERS REST FIRMLY ON THE LIP OF THE STRUCTURE.
4. REPLACE THE GRATE AND CONFIRM IT IS NOT ELEVATED MORE THAN 1/8".

MAINTENANCE NOTES

1. EMPTY THE SEDIMENT BAG IF IT IS MORE THAN HALF FILLED WITH SEDIMENT AND DEBRIS.
2. REMOVE THE GRATE, ENGAGE THE LIFTING POINTS, AND LIFT FILTER FROM THE DRAINAGE STRUCTURE.
3. DISPOSE OF SEDIMENT AND DEBRIS AS DIRECTED BY THE ENGINEER OR MAINTENANCE CONTRACTOR.
4. ALTERNATIVELY, AN INDUSTRIAL VACUUM CAN BE USED TO COLLECT SEDIMENT FROM THE FILTER BAG.

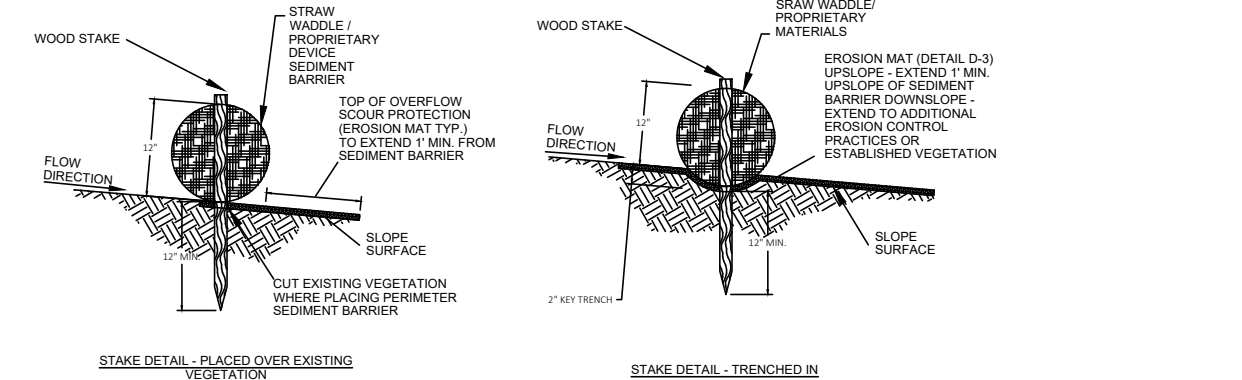
(HB) HYBRID FILTER BAG SPECIFICATIONS:

PROPERTY	TEST METHOD	WOVEN (DOT 70)	NON-WOVEN (LH90)
TENSILE STRENGTH	ASTM D4832	200 x 100	100 x 100
ELONGATION	ASTM D4832	20% x 10%	30%
TEAR STRENGTH	ASTM D4832	1500 lbs	650 lbs
TRAPEZOIDAL TEAR	ASTM D4832	1124 x 75 lbs	48 lbs
UV RESISTANCE	ASTM D4832	90%	70%
OPENING SIZE (AOS)	ASTM D4832	20 (6.35) x 30 (9.53)	40 (10.16) x 30 (9.53)
PERMEABILITY	ASTM D4832	135 sec	135 sec
WATER ABSORBENCY	ASTM D4832	200 g/100 cm ²	150 g/100 cm ²
MINIMUM WATER VAPOR TRANSMISSION		25000 G	25000 G

CATCH-IT INLET FILTER (Temporary Inlet Protection)

Neesenah Casting	Inlet Type	Grate Size	Opening Size	Bag Cap (ft ³)	Flow Ratings (CF5)	ADS P/N
3067	Curb Box	35.25 x 17.75	33.0 x 15.0	4.4	2.0	62LCBEX7HB
3246A	Curb Box	35.75 x 23.875	33.5 x 21.0	4.2	1.1	62LCB3624HB
3030	Square/Rect (SQ)	23 x 16	20.5 x 13.5	1.6	0.7	62MCS216HB
3067-C	Square/Rect (SQ)	35.25 x 17.75	33 x 15	3.2	1.0	62LSQ3618HB
R-2501	Round (RD)	~26	~24	2.3	0.8	62MRD26HB
R-1772/2560	Round (RD)	22.25-23.5	20.5-21	1.5	0.6	62MRD22HB

01 STONE TRACKING PAD
C500



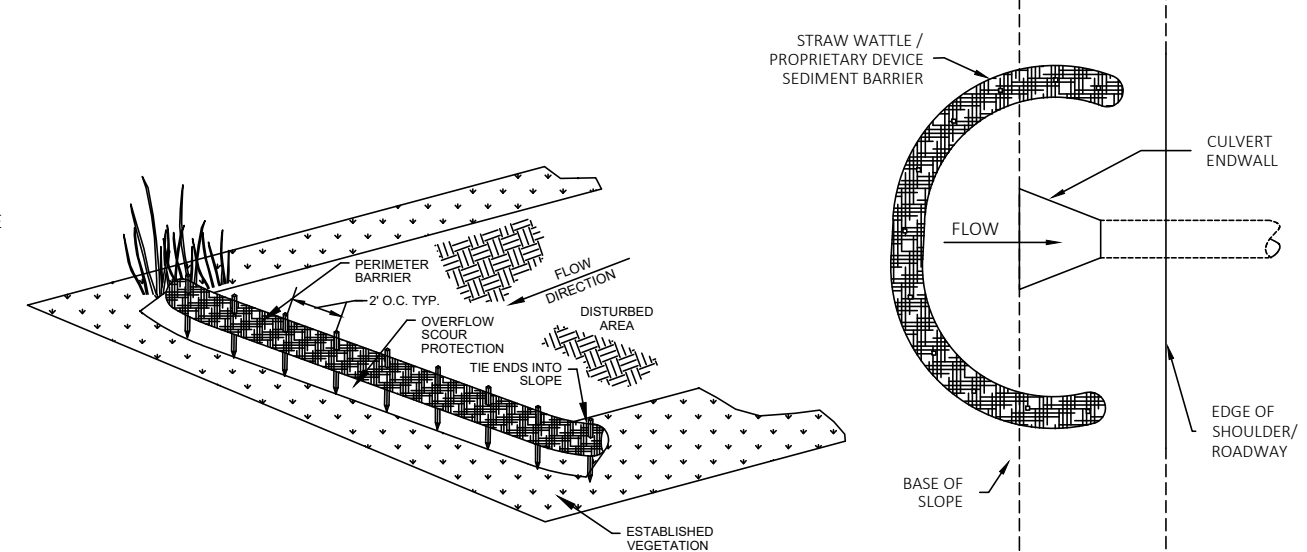
MATERIAL NOTES

1. PERIMETER SEDIMENT CONTROL PRACTICES SHALL CONSIST OF STRAW WATTLES OR PROPRIETARY MATERIALS.
2. EROSION MAT SHALL BE SELECTED AND INSTALLED PER THE REQUIREMENTS LISTED IN STANDARD DETAIL D2.
3. WOOD STAKES SHALL BE AIR OR KILN DRIED HICKORY OR OAK WITH THE FOLLOWING DIMENSIONS:
1 1/2" x 1 1/2" x REQUIRED LENGTH

INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF APPLICABLE WDNR CONSERVATION PRACTICE STANDARDS.
2. PROPRIETARY MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
3. WHEN JOINTS ARE NECESSARY, OVERLAP AND SECURE TO MINIMIZE POTENTIAL FOR CONCENTRATED FLOW.
4. INSTALL ALL PERIMETER SEDIMENT CONTROL PRACTICES SUCH THAT THE ENDS TIE INTO THE SLOPE TO PREVENT EROSION FROM CONCENTRATED FLOW AROUND THE ENDS.
5. PERIMETER SEDIMENT CONTROL PRACTICES SHOULD BE USED IN CONJUNCTION WITH PERMANENT RESTORATION PRACTICES.
6. WHEN NOT USED IN CONJUNCTION WITH OTHER PRACTICES, INSTALL PERIMETER SEDIMENT CONTROL PRACTICES PER THE SPACING REQUIREMENTS (DISTURBED SLOPE LENGTH) NOTED IN THE FOLLOWING TABLE:

SLOPE	SPACING
<2%	100 FEET
2-5%	75 FEET
5-10%	50 FEET
10-33%	25 FEET
>33%	20 FEET



02 SILT SOCK
C500

03 INLET PROTECTION, FRAMED (FLEXSTORM CATCH-IT)
C500

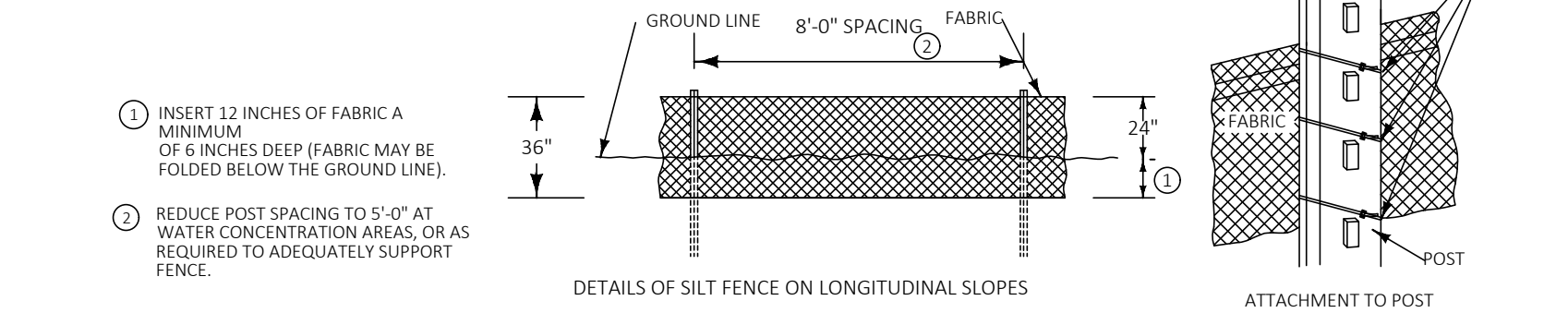
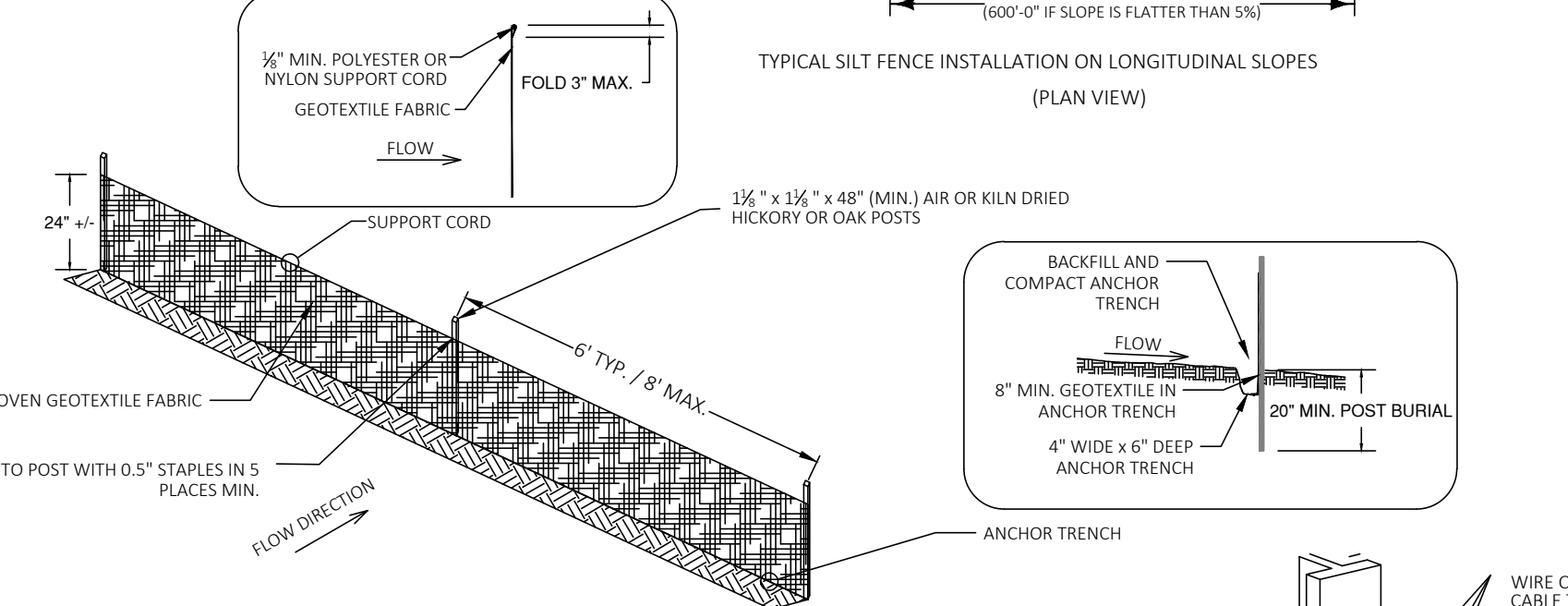
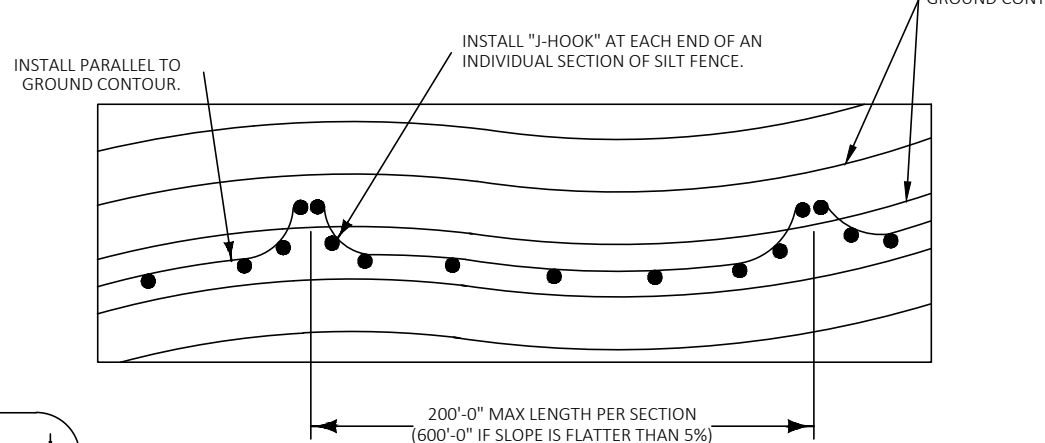
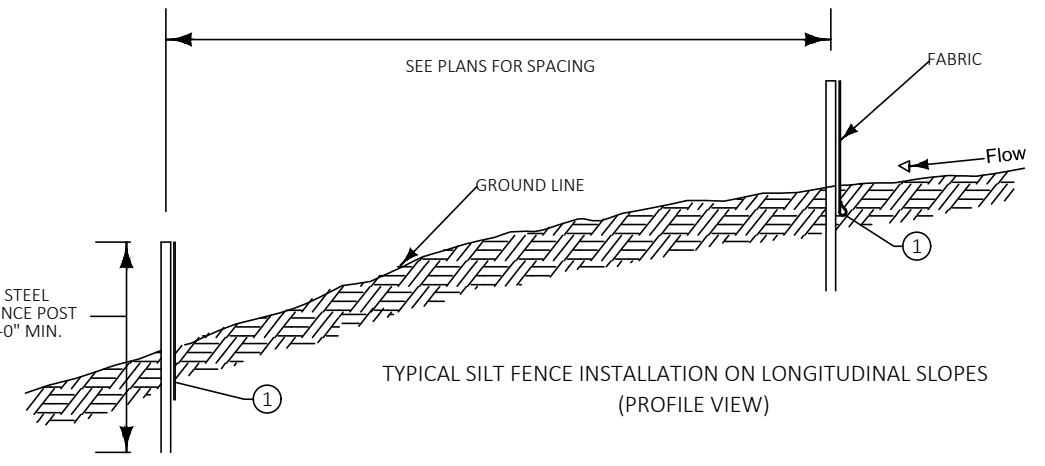
MATERIAL NOTES

1. GEOTEXTILE FABRIC SHALL BE WOVEN AND SHALL CONFORM TO THE MATERIAL REQUIREMENTS LISTED IN SECTION 028 OF THE WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2018 EDITION.

INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1056.
2. CONSTRUCT THE SILT FENCE IN AN ARC WITH THE ENDS POINTING UPSLOPE TO AVOID EROSION AROUND THE ENDS OF THE FENCE.
3. FAILURE TO PROPERLY ANCHOR SILT FENCE COULD RESULT IN WATER AND SEDIMENT RELEASE BENEATH THE SILT FENCE.
4. CONSTRUCT THE FENCE FROM A CONTINUOUS ROLL OF GEOTEXTILE TO AVOID JOINTS. WHERE JOINTS ARE NECESSARY, OVERLAP TO THE NEXT POST OR WRAP ADJOINING FABRICS TOGETHER AROUND THE JOINT POST AND TIGHTLY FASTEN.
5. SILT FENCE SHALL NOT BE USED IN AREAS OF CONCENTRATED FLOW.
6. WHEN NOT USED IN CONJUNCTION WITH OTHER PRACTICES, INSTALL SILT FENCE PER THE SPACING REQUIREMENTS OF THE FOLLOWING TABLE:

SLOPE	FENCE SPACING
<2%	100 FEET
2-5%	75 FEET
5-10%	50 FEET
10-33%	25 FEET
>33%	20 FEET



04 SILT FENCE
C500

#	DATE	BY	REVISION
#			
#			
#	08/24/2021	CKP	SIP SUBMITTAL & BID SET
1	07/12/2021	CKP	GIP REVISIONS
0	06/22/2021	CKP	GIP SUBMITTAL

ISSUE DATE:	06/22/2021
DESIGN BY:	CKP
DRAWN BY:	CKP
FOR PROJECT NO.:	01482-0002

EOE Emmons & Olivier Resources, Inc.
119 SOUTH MAIN ST
COTTAGE GROVE, WI 53527
water ecology community
Tele: 608.839.4422
www.eorinc.com

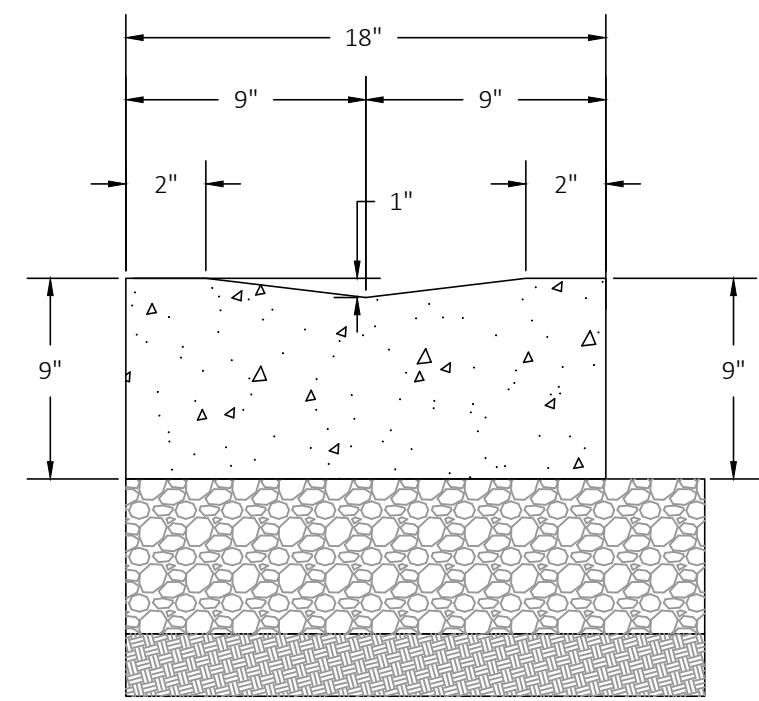
IP HOLDINGS, LLC
5210 SIGGELKOW ROAD

INSPIRATION AT SWAN CREEK
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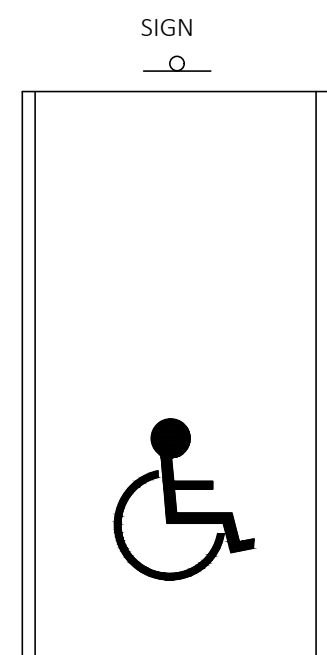
EROSION CONTROL DETAILS

C500

Plot Date: 08/24/2021
Drawing name: P:\01482 - Dsvilliers\01482-0002 Dsvilliers - Inspiration\Drawings\Sheets\Plan\C500 Erosion Control Details.dwg
User: dsvilliers

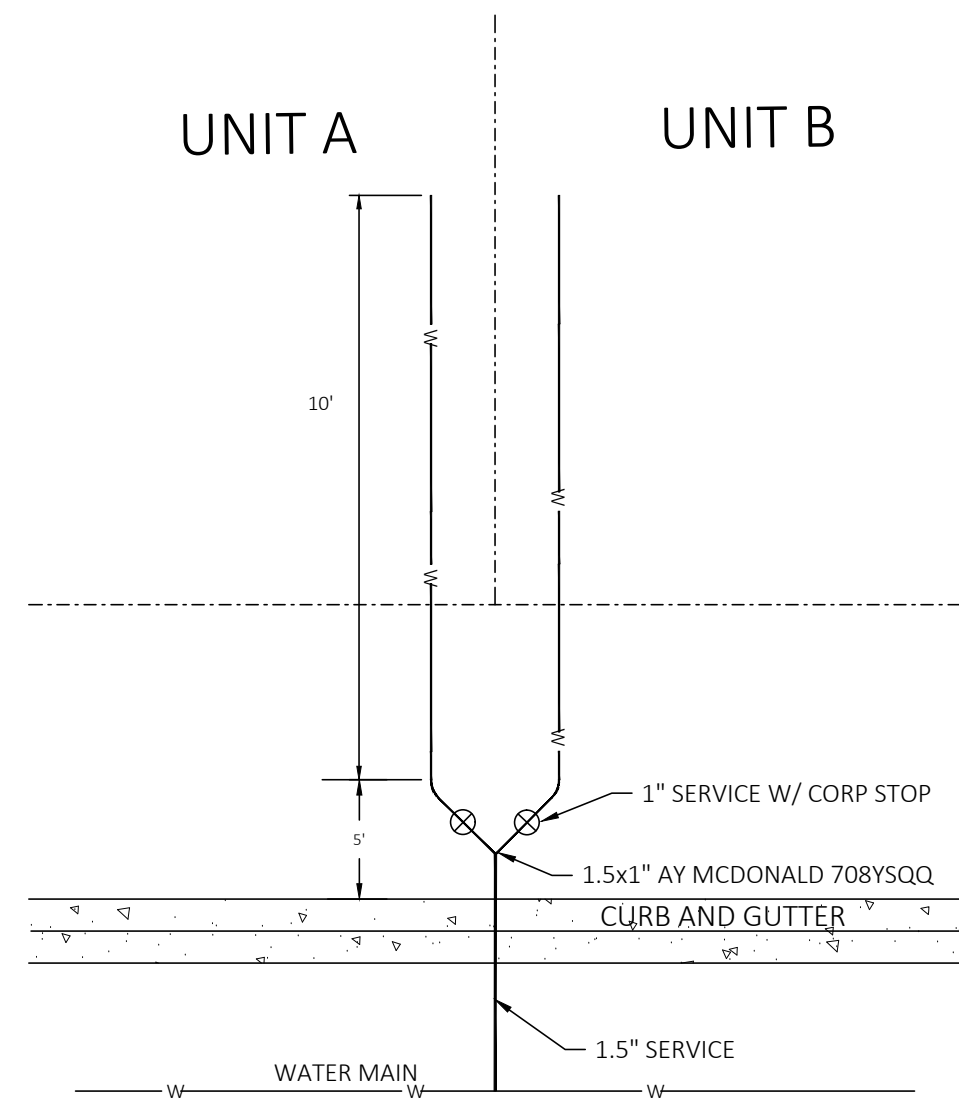


05 18" CURB
C501

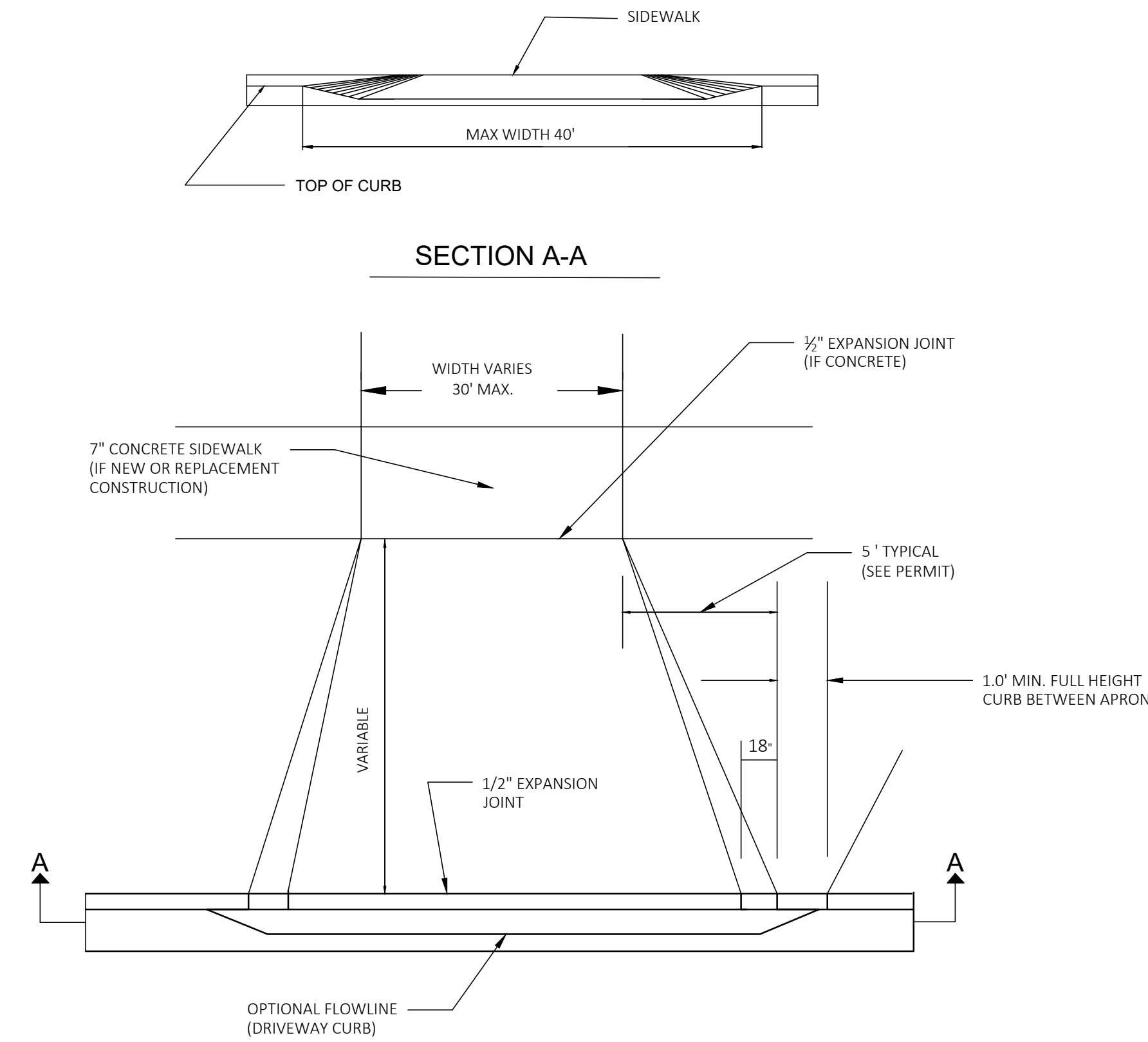


PAVEMENT SHALL BE A MAX 2% SLOPE IN ALL DIRECTIONS

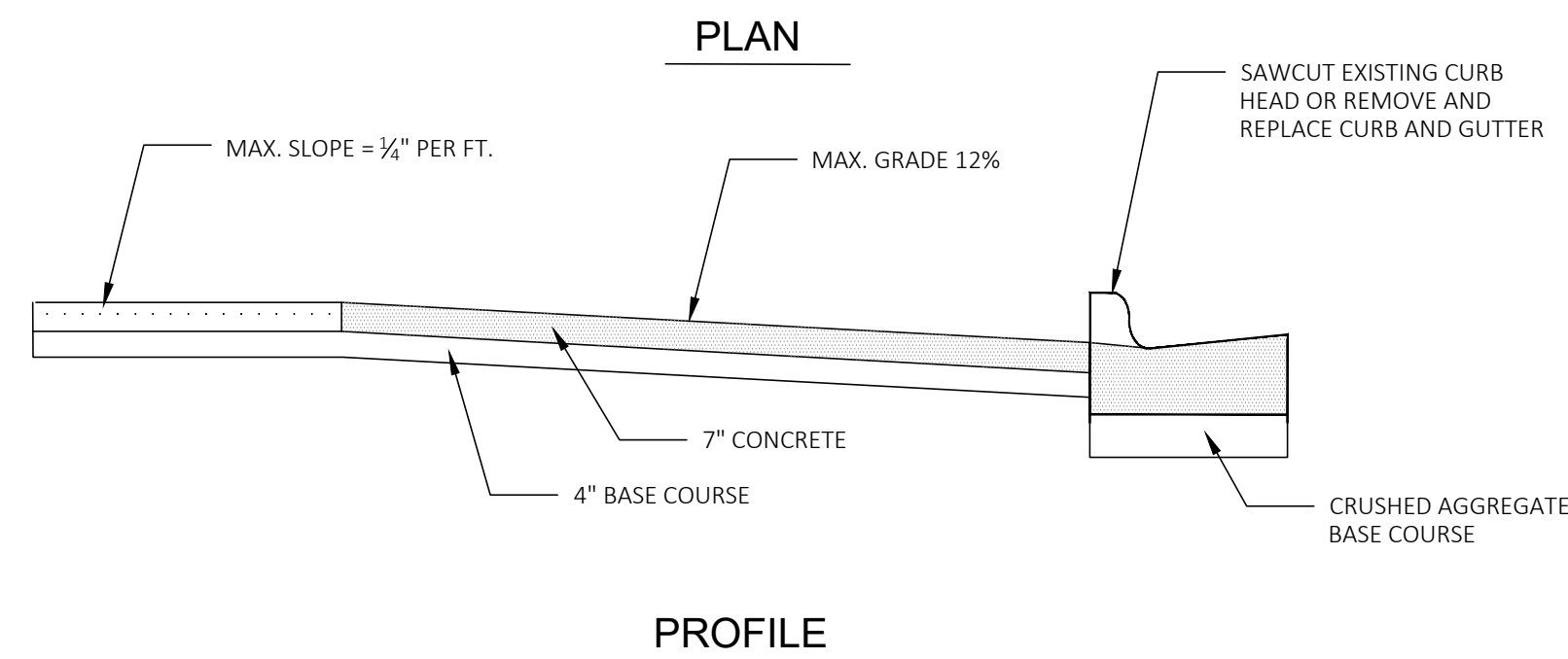
06 ACCESSIBLE PARKING
C501



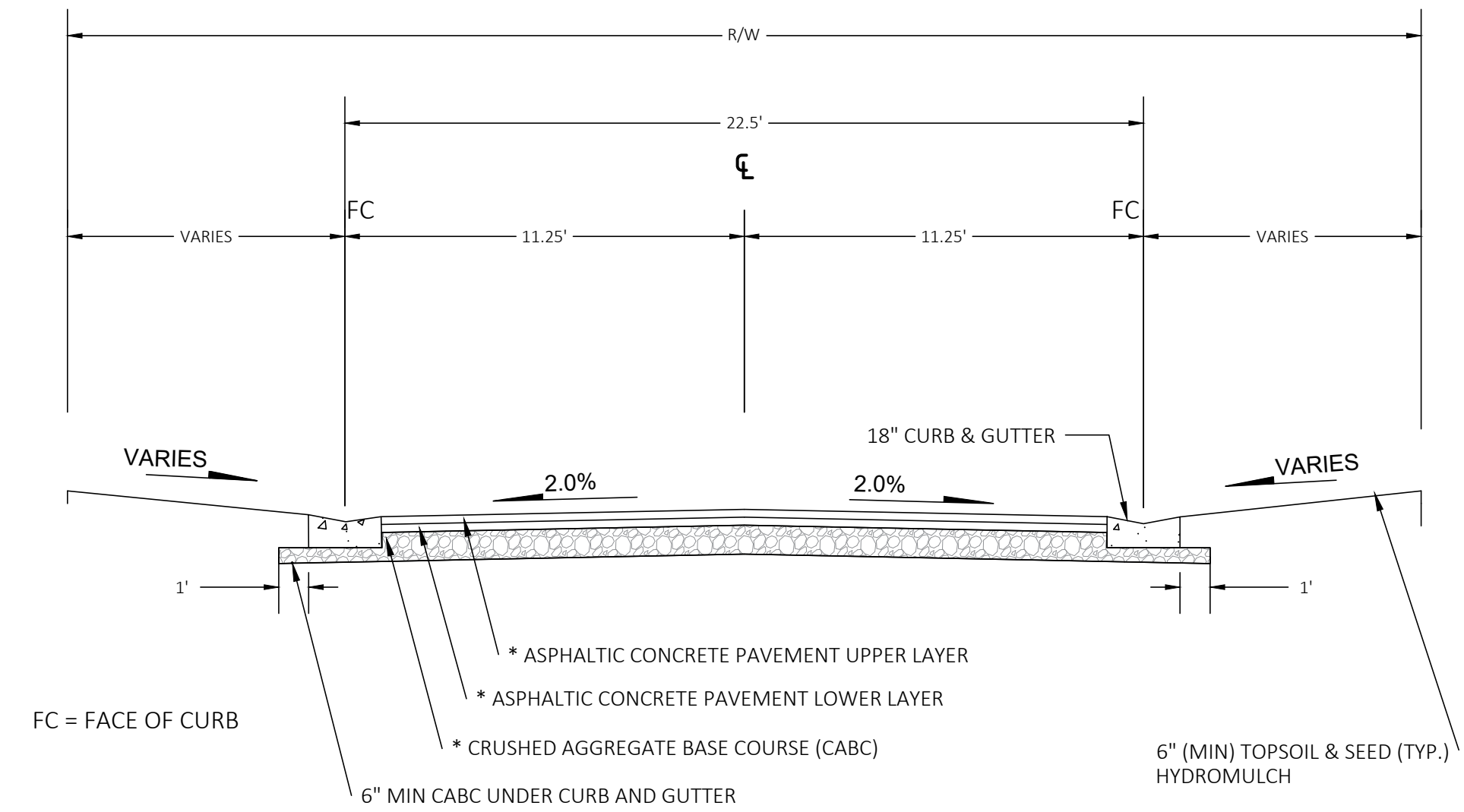
07 SPLIT WATER SERVICE DETAIL
C501



08 COMMERCIAL DRIVEWAY DETAIL
C501



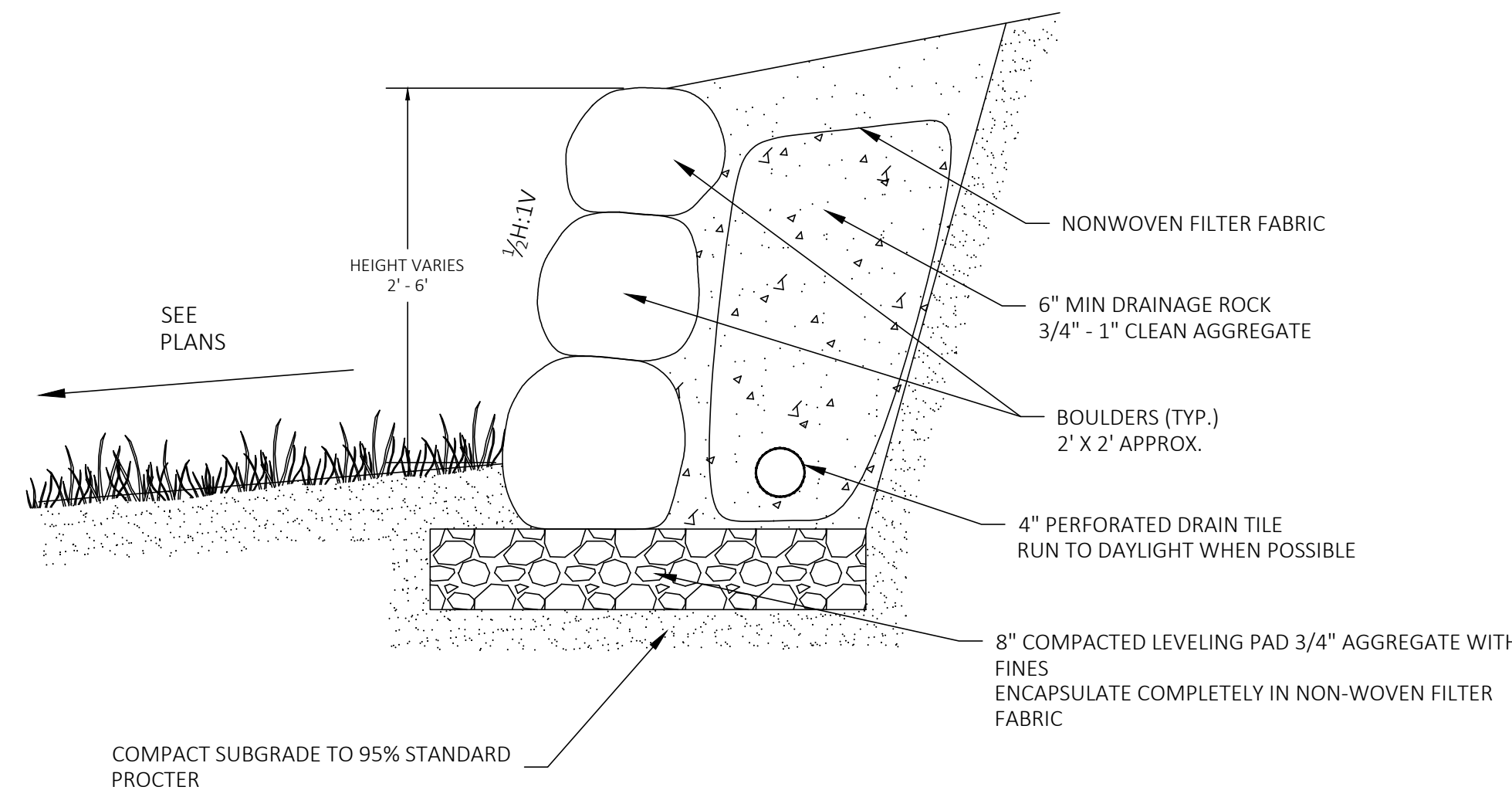
08 COMMERCIAL DRIVEWAY DETAIL
C501



* City of Fitchburg Minimum New Pavement Design

Type	Crushed Aggregate Base Course		Asphaltic Concrete Pavement	
	Lower Layer Dense 3"	Upper Layer Dense 1 1/4"	Lower Layer Type Thickness	Upper Layer Type Thickness
Residential	7"-8"	4"-5"	LT 2 3/4"	LT 1 3/4"
Collector	7"-8"	4"-5"	LT 2 3/4"	LT 1 3/4"
Arterial	7"-8"	4"-5"	MT 3"	MT 2 1/4"

09 INSPIRATION WAY TYPICAL SECTION
C501



10 BOULDER RETAINING WALL
C501

Plot Date: 08/24/2021
 Drawing name: P:\01482 - Dsv\files\01482-002 Dsv\files - Inspiration\Drawings\Sheets\Plan\C501_Civil_Details.dwg
 User:

#	DATE	BY	REVISION
2	08/24/2021	CKP	SIP SUBMITTAL & BID SET
1	07/12/2021	CKP	GIP REVISIONS
0	06/22/2021	CKP	GIP SUBMITTAL

ISSUE DATE: 06/22/2021	
DESIGN BY: CKP	DRAWN BY: CKP
EOR PROJECT NO. 01482-0002	

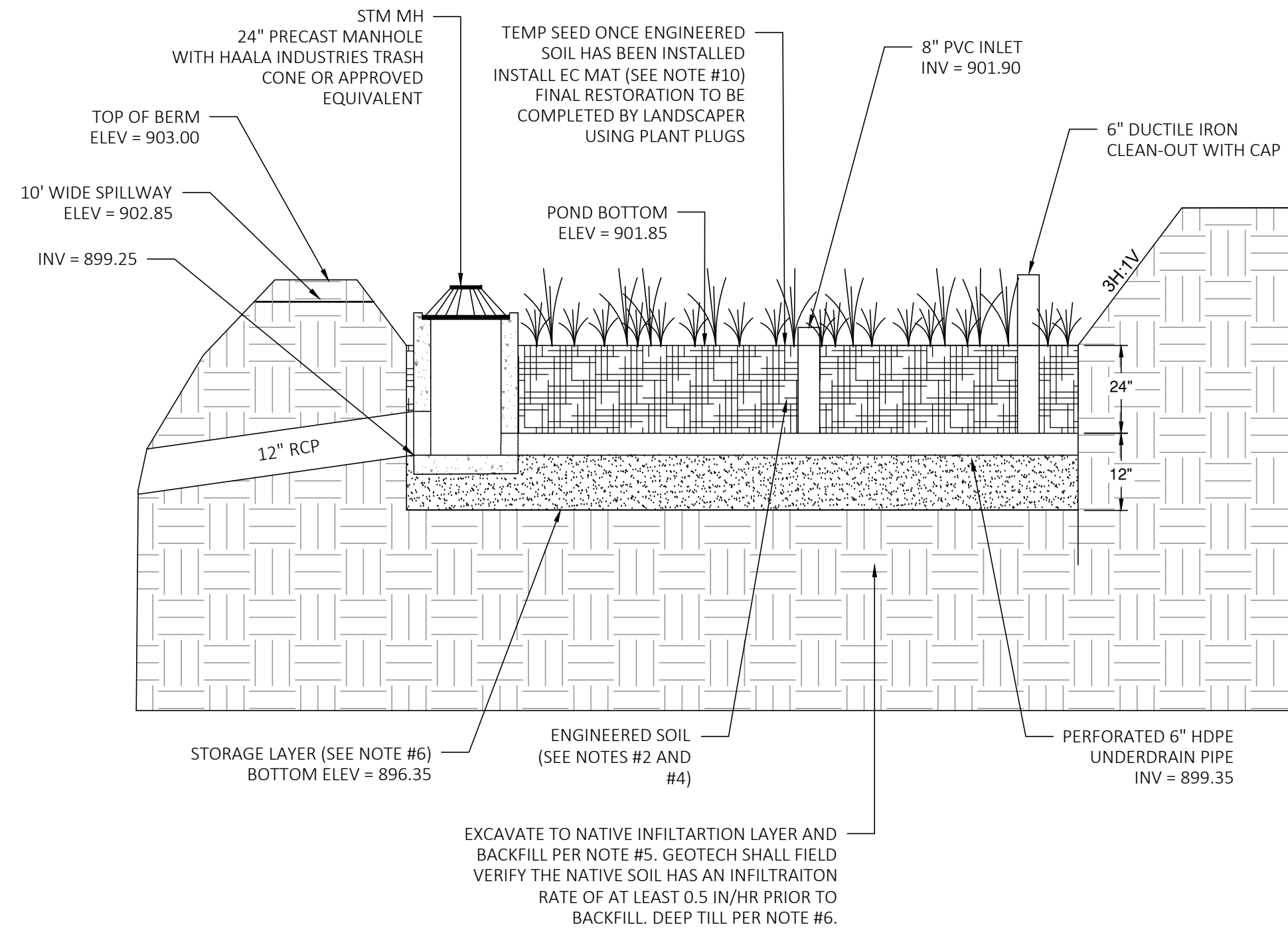
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IP HOLDINGS, LLC
 5210 SIGGELKOW ROAD

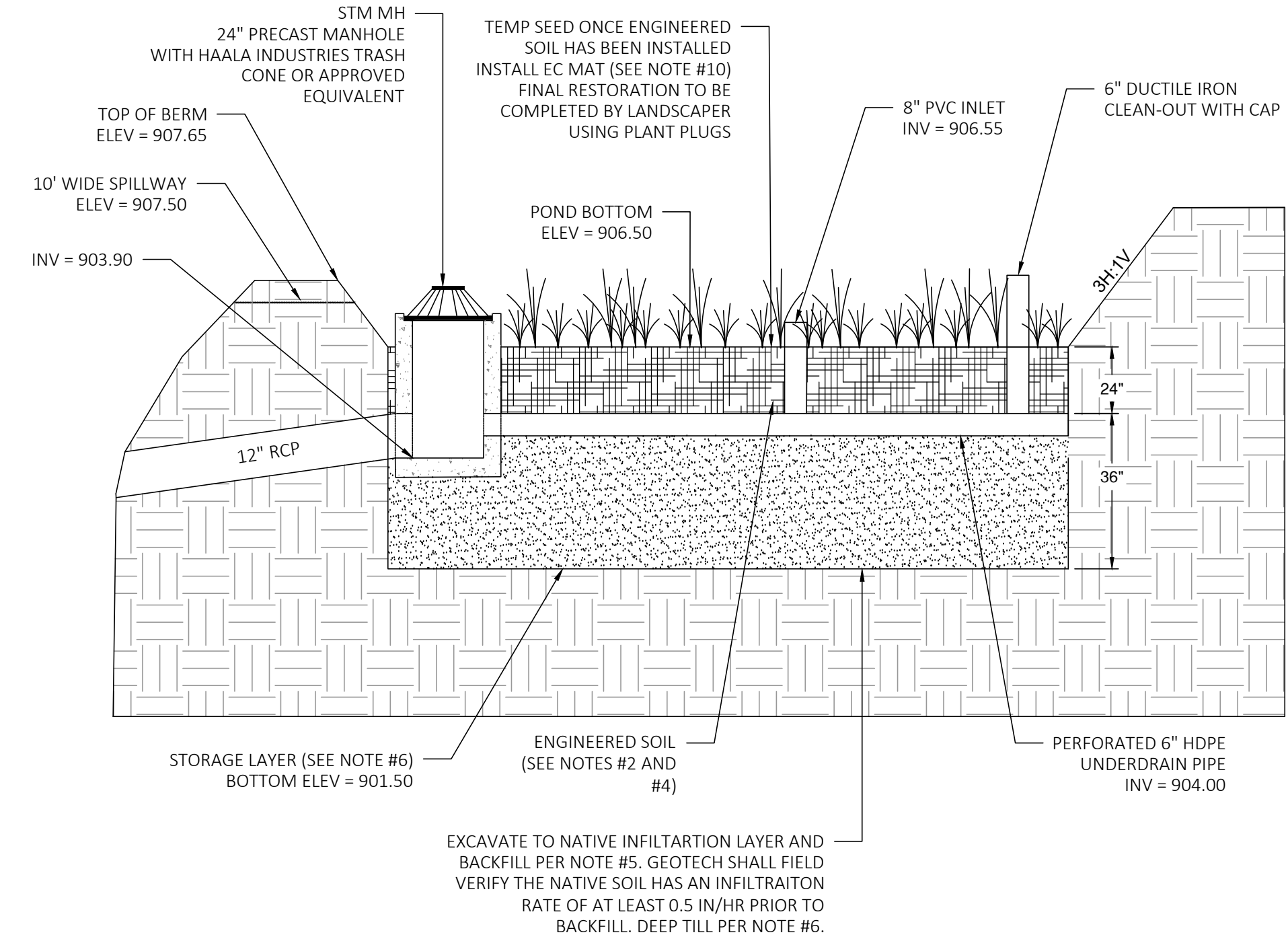
INSPIRATION AT SWAN CREEK
 CITY OF FITCHBURG
 DANE CO, WISCONSIN

CIVIL DETAILS

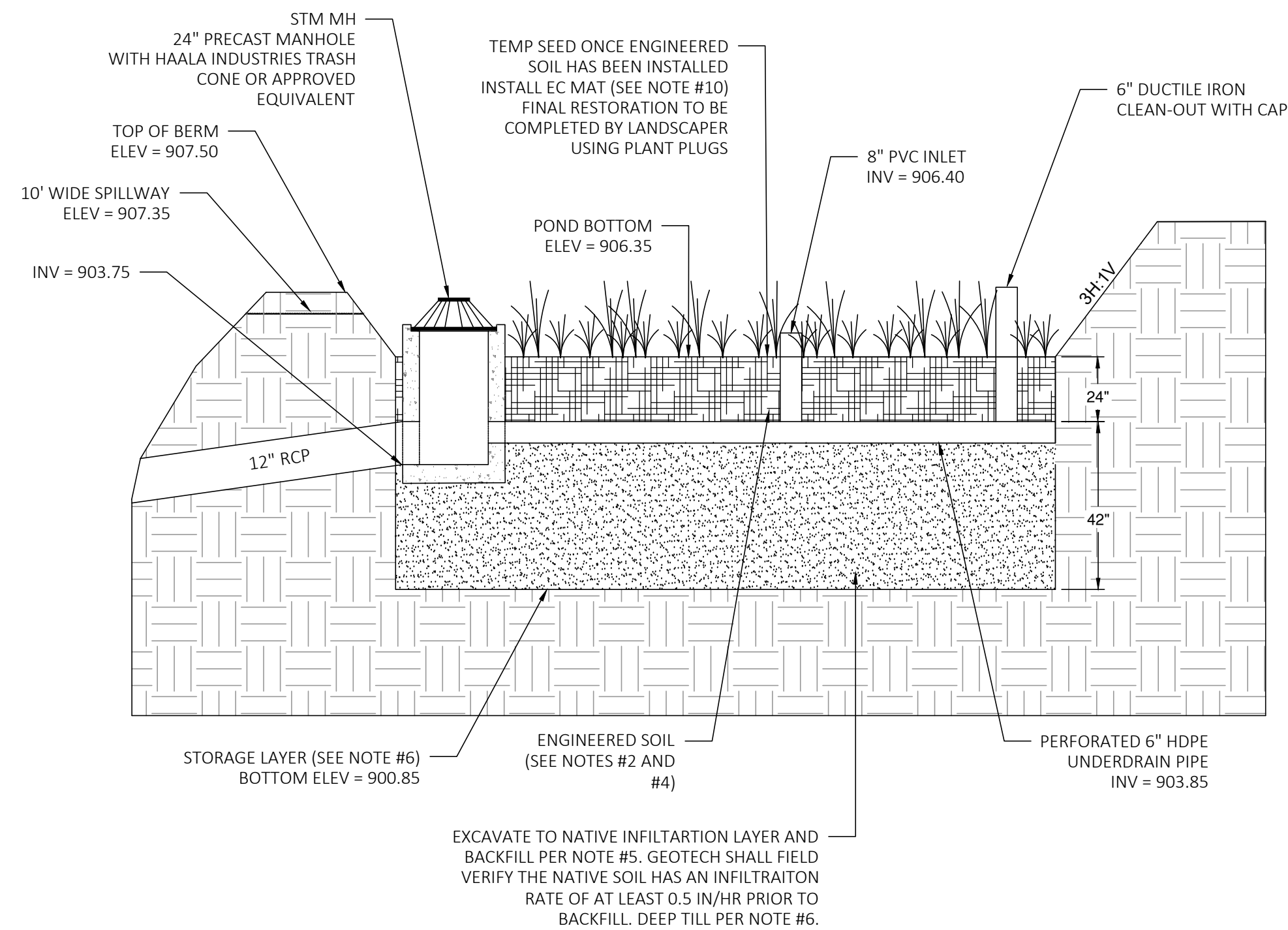
C501



01 WEST BIORETENTION FACILITY
C502



02 CENTRAL BIORETENTION FACILITY
C502



03 EAST BIORETENTION FACILITY
C502

GENERAL NOTES:

1. GEOTECH SHALL VERIFY NATIVE SOIL LAYER, STORAGE LAYER MATERIAL, AND ENGINEERED SOIL.
2. ENGINEERED SOIL SHALL CONSIST OF A MIXTURE OF 70 TO 85% SAND AND 15 TO 30% COMPOST. COMPOST SHALL BE CERTIFIED ACCORDING TO WDNR SPECIFICATION S100. GEOTECH SHALL FIELD VERIFY MATERIAL PRIOR TO INSTALLATION.
3. CONSTRUCTION METHODS SHALL FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1004.
4. FILTER FABRIC SHALL BE INSTALLED OVER THE UNDERDRAIN PIPE AND SHALL NOT EXTEND MORE THAN TWO FEET FROM EITHER SIDE OF THE PIPE.
5. ENGINEERED SOIL SHALL BE PRE-MIXED PRIOR TO PLACEMENT AND THE MOISTURE CONTENT SHALL BE LOW TO AVOID COMPACTION AND CLUMPING. THE ENGINEERED SOIL SHALL BE PLACED IN MULTIPLE LIFTS, EACH APPROXIMATELY 12-INCHES IN DEPTH. ENGINEERED SOIL CAN BE CAREFULLY TAPPED WITH A BUCKET OR SIMILAR METHOD TO PROVIDE FIRM SURFACE FOR SEEDING BUT COMPACTION WITH HEAVY EQUIPMENT OR VIBRATING PLATE-STYLE COMPACTORS SHALL NOT BE USED.
6. STORAGE LAYER SHALL BE EITHER SAND OR GRAVEL, IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1004, MEETING THE FOLLOWING REQUIREMENTS:
 - 6.1. GRAVEL SHALL MEET THE COARSE AGGREGATE #2 AND OTHER SPECIFICATIONS OF WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5. GRAVEL SHALL BE DOUBLE WASHED.
 - 6.2. SAND MAY BE USED INSTEAD OF GRAVEL. SAND IS REQUIRED TO MEET USDA COURSE SAND (0.02 - 0.04 INCHES), ASTM C33 (FINE AGGREGATE CONCRETE SAND), OR WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5.3.4 (FINE AGGREGATE CONCRETE SAND) 2005 EDITION.
7. SUB SOILS SHALL BE DEEP TURNED OVER WITH AN EXCAVATOR TO BREAK UP POTENTIAL SILT SEAMS. SOIL SHOULD BE OVER TURNED TO A DEPTH OF 5 FEET BELOW THE STORAGE LAYER.
8. FINISHED BIORETENTION SURFACE SHALL BE LEVEL WITHIN ±0.1 FEET.
9. CLASS II, TYPE B EROSION CONTROL MAT SHALL BE USED WHEN RESTORING THE FINISHED BIORETENTION DEVICES PER WISCONSIN DNR TECHNICAL STANDARD 1004. MAT SHALL BE OVERLAPPED AND ANCHORED WITH BIODEGRADABLE STAPLES (6 INCHES OR LONGER TO HOLD THE MAT TO THE MEDIA).
10. BIORETENTION AREAS ARE TO BE RESTORED WITH TEMPORARY SEED AND MAT ONCE ENGINEERED SOIL HAS BEEN INSTALLED. LANDSCAPER SHALL PROVIDE FINAL RESTORATION WITH PLANT PLUGS.
11. IF AT ANY TIME DURING CONSTRUCTION OF THE BIORETENTION AREA, THE CONTRACTOR COMPACTS THE BIORETENTION AREA BEYOND THE ENGINEER'S SPECIFICATION, THE CONTRACTOR SHALL REWORK, REPLACE, AND/OR REPAIR THE INFILTRATION AREA TO THE ENGINEER'S APPROVAL.
12. BIORETENTION FACILITIES SHALL BE SEEDED ACCORDING TO THE LANDSCAPE PLANS.
13. ENTIRE STORMWATER OUTLOT TO BE SEEDED WITH AGREGOL SHORTGRASS PRAIRIE SEED MIX AND COVER CROP OF ANNUAL RYE (OR APPROVED EQUALS), EXCEPT BIORETENTION FACILITY BOTTOM.

Plot Date: 08/24/2021
 Drawing name: P:\01482 - Dsv\files\01482-002 DeVilliers - Inspiration\Drawings\Sheets\Plan\C502 Stormwater Details.dwg
 User:

NO	DATE	BY	REVISION
2	08/24/2021	CKP	SIP SUBMITTAL & BID SET
1	07/12/2021	CKP	GIP REVISIONS
0	06/22/2021	CKP	GIP SUBMITTAL

ISSUE DATE: 06/22/2021	
DESIGN BY: CKP	DRAWN BY: CKP
EOR PROJECT NO. 01482-0002	

EOR Emmons & Olivier
 Resources, Inc.
 119 SOUTH MAIN ST
 COTTAGE GROVE, WI 53527
 Tele: 608.839.4422
 www.eorinc.com

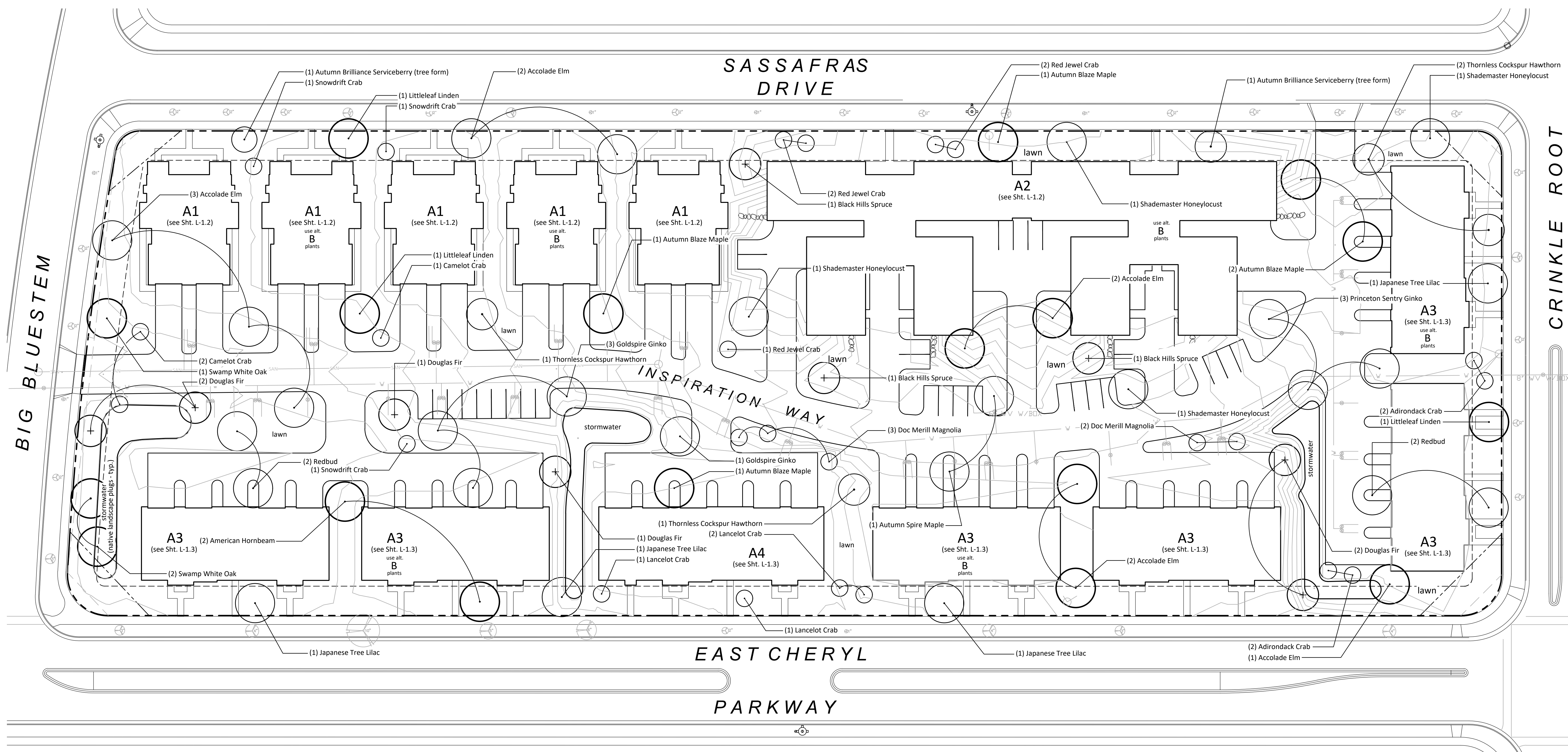
IP HOLDINGS, LLC
 5210 SIGGELKOW ROAD

INSPIRATION AT SWAN CREEK
 CITY OF FITCHBURG
 DANE CO, WISCONSIN

STORMWATER DETAILS

C502

ISSUANCE/REVISION	DATE
GIP PLAN SUBMITTAL	06-22-21
PLAN UPDATE	07-08-21
SIP PLAN SUBMITTAL	08-24-21



SHEET NAME
OVERALL LANDSCAPE PLAN

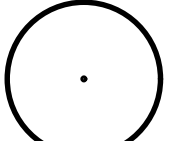
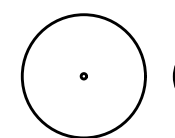
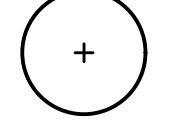

1 SPECIFIC LANDSCAPE TREATMENT PLAN

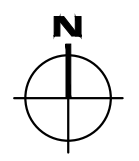
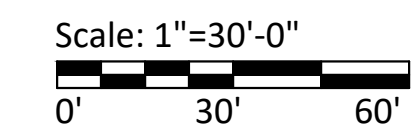
Scale: 1"=30'-0"

GENERAL LANDSCAPE NOTES:

- Individual tree and shrub groupings found within lawn areas are to receive wood mulch rings and/or wood mulch beds consisting of a mixture of recycled brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.
- "Edging" to be professional grade polyethylene lawn edging available in 20' flat strips. Basis of Design: Valley View Black Diamond. Valley View Industries. (www.valleyviewind.com/professional/)
- All lawn areas shall be fine graded and installed with seed at a rate of 200lbs. per acre. Basis of Design: Supreme Lawn Seed Mix, Reinders Company (www.reinders.com/golfssoftgoods/reinmixtures.asp).
- Slope areas of 3:1 or greater and concentrated overland drainage channels shall be seeded with lawn seed mixture and overlaid with a single net, photo biodegradable straw blanket that is pegged with metal staples or biodegradable stakes.
- Unless otherwise indicated, plant beds to receive locally available, clean washed 1 1/2" - 2 1/2" durable landscape stone spread to a 3" min. depth over a commercial grade weed barrier fabric.
- Perennials in mass bed plantings to be planted in staggered rows.
- Contractor is responsible for repairing any and all damage to the adj. properties. Planted areas shall be replanted, damaged lawn areas shall be repaired with sod and adjacent curbs and pavement shall be re-paved.
- Maintenance, watering and warranty of plants to extend for 12 months after project completion/acceptance. Maintenance, watering and warranty period for seed to extend 60 days from project completion/acceptance of installation.
- Contractor to install a stone maintenance edge around the building perimeter of all buildings. Maintenance edge to be locally available landscape stone installed to a depth of 4". Stone shall be contained by steel edging, typ. and stone shall be spread over a commercial grade weed barrier fabric, typ.
- Topo lines this plan shown for general reference only. See site grading and architectural for final.

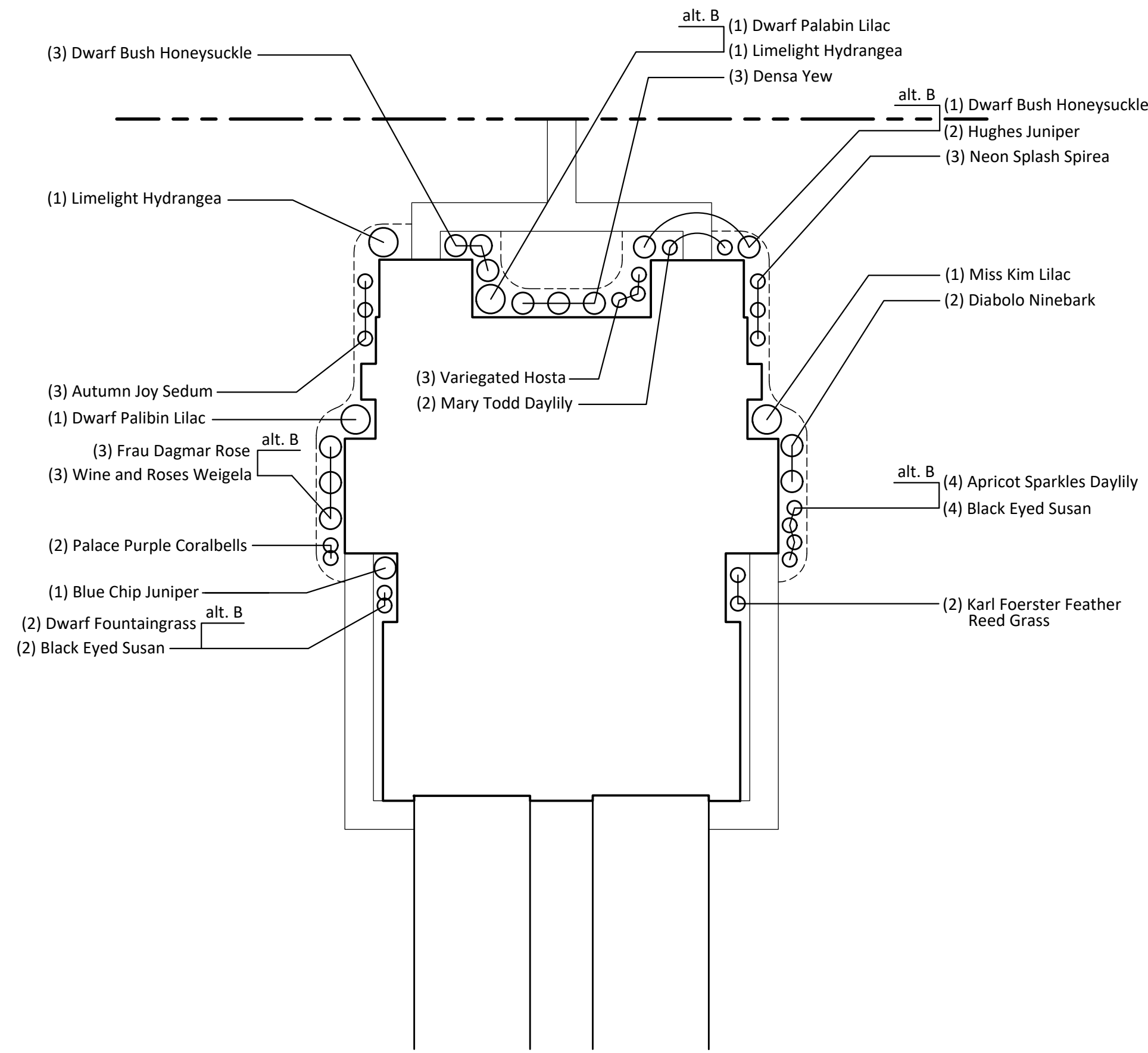
Legend:

- Typical Canopy Shade Tree (WI native preferred) 
- Typical Ornamental Tree (WI native preferred) 
- Typical Evergreen Tree (WI Native preferred) 
- Typical Deciduous shrub (WI Native preferred) 

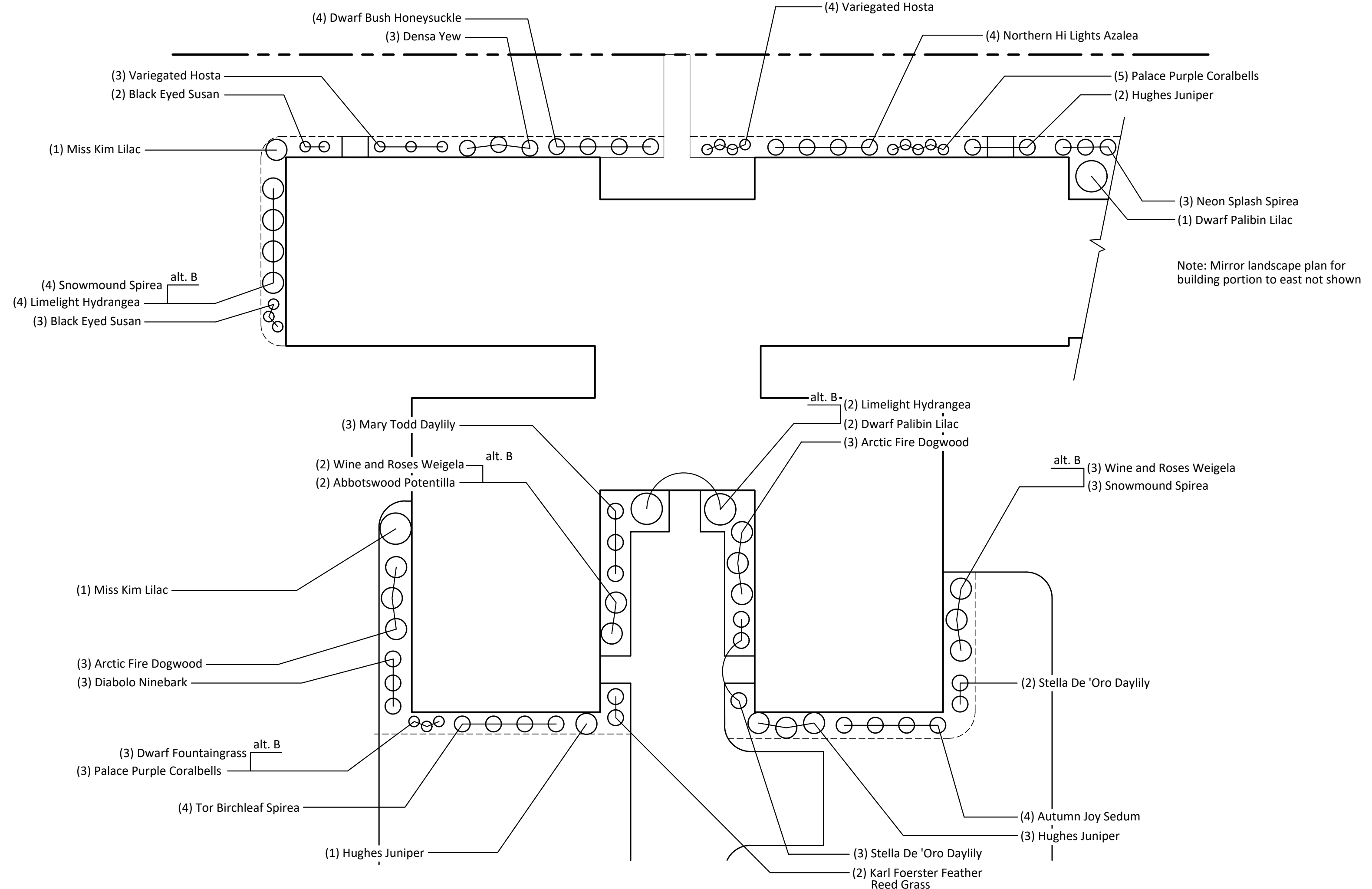
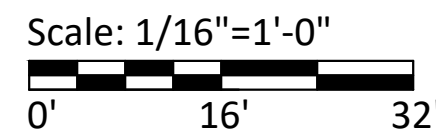


PROJECT
INSPIRATION AT SWAN CREEK
FITZBURG, WISCONSIN

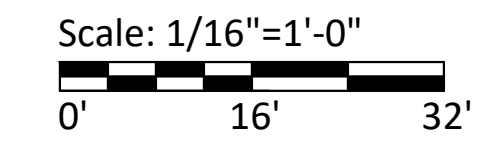
L-1.1



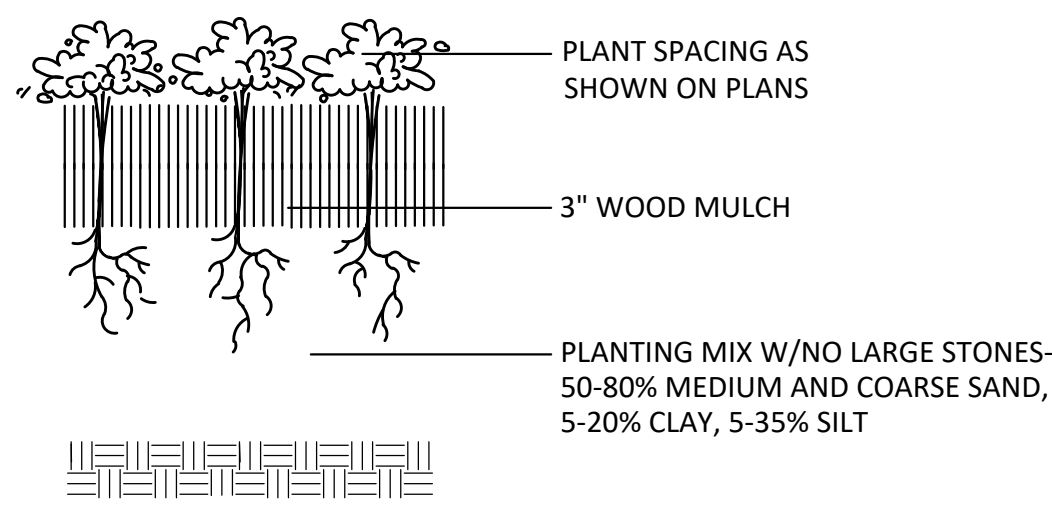
1 TYPICAL A1 (DUPLEX) LANDSCAPE PLAN
Scale: 1/16"=1'-0"



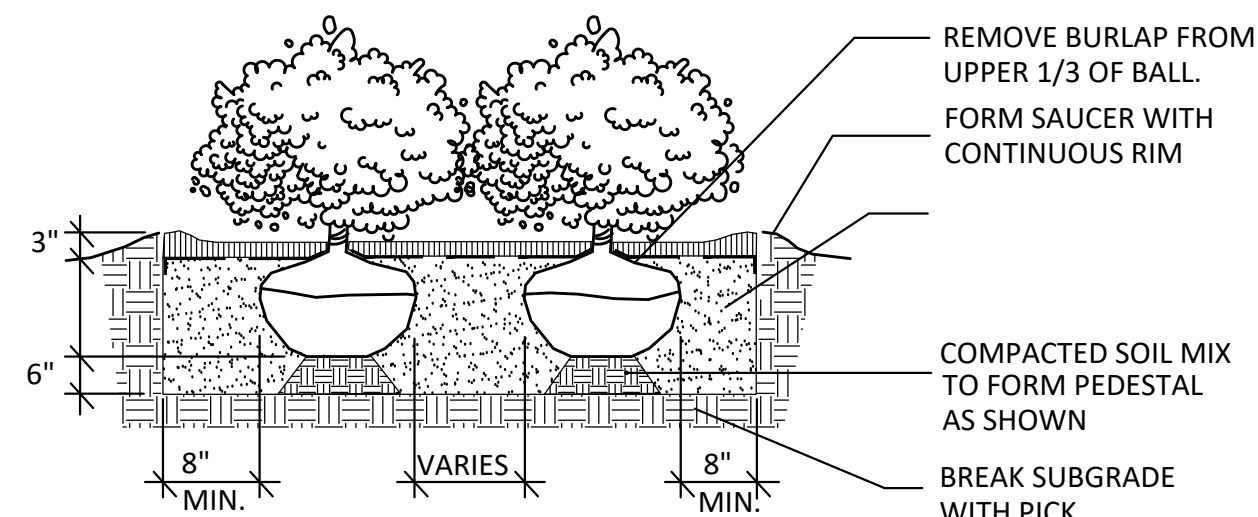
2 TYPICAL A2 (CBRF) LANDSCAPE PLAN
Scale: 1/16"=1'-0"



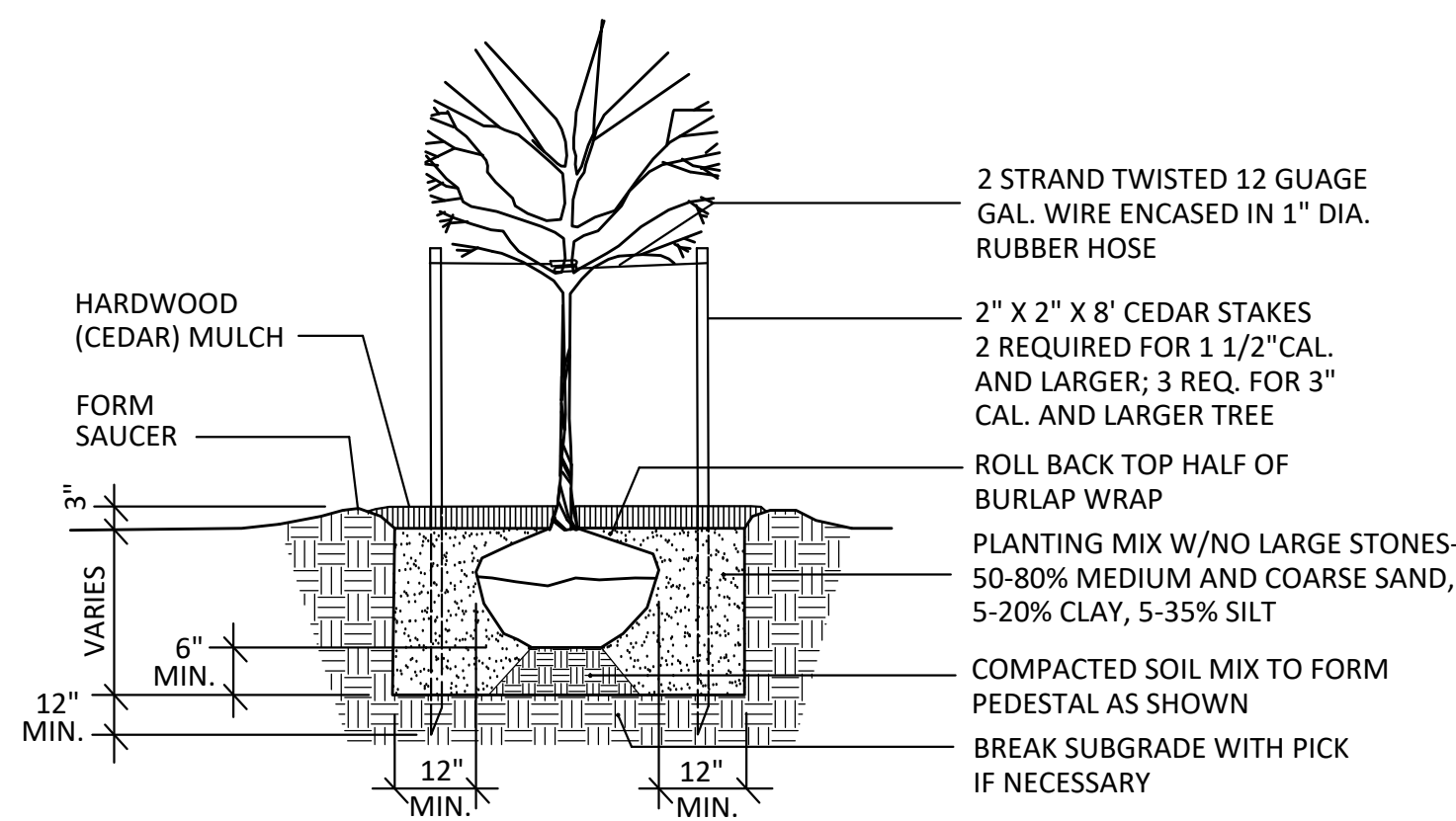
Note: Mirror landscape plan for building portion to east not shown



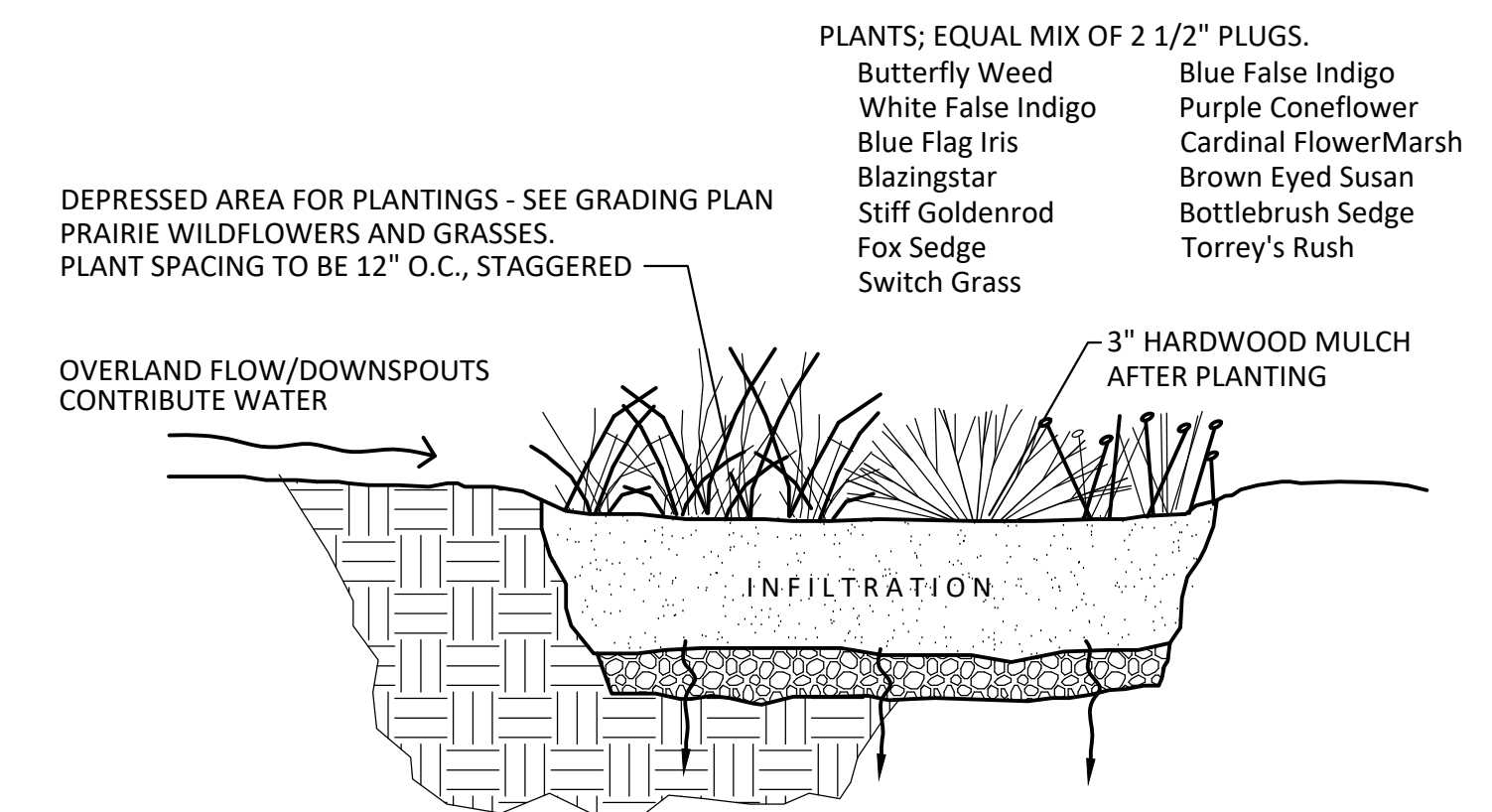
3 PERENNIAL PLANTING
NTS



4 SHRUB PLANTING
NTS



5 TREE PLANTING
NTS



6 BIOINFILTRATION PLANTS
NTS

DATE	08-24-21
ISSUANCE/REVISION	
SIP PLAN SUBMITTAL	

ARCHITECT

SHEET NAME
LANDSCAPE ENLARGMENTS AND DETAILS

PROJECT
INSPIRATION AT SWAN CREEK
FITZBURG, WISCONSIN

L-1.2



2 OVERALL FIRST FLOOR
1/16" = 1'-0"



1 OVERALL BASEMENT FLOOR PLAN
1/16" = 1'-0"

INSPIRATION AT SWAN CREEK - CBRF

INSPIRATION WAY, FITCHBURG, WI

SIP / ADR SUBMITTAL

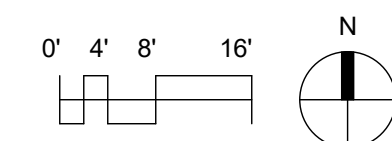
DATE OF ISSUE: 08/24/2021

REVISIONS:

PROJECT # 21064

OVERALL BASEMENT & FIRST FLOOR PLAN

A1.0

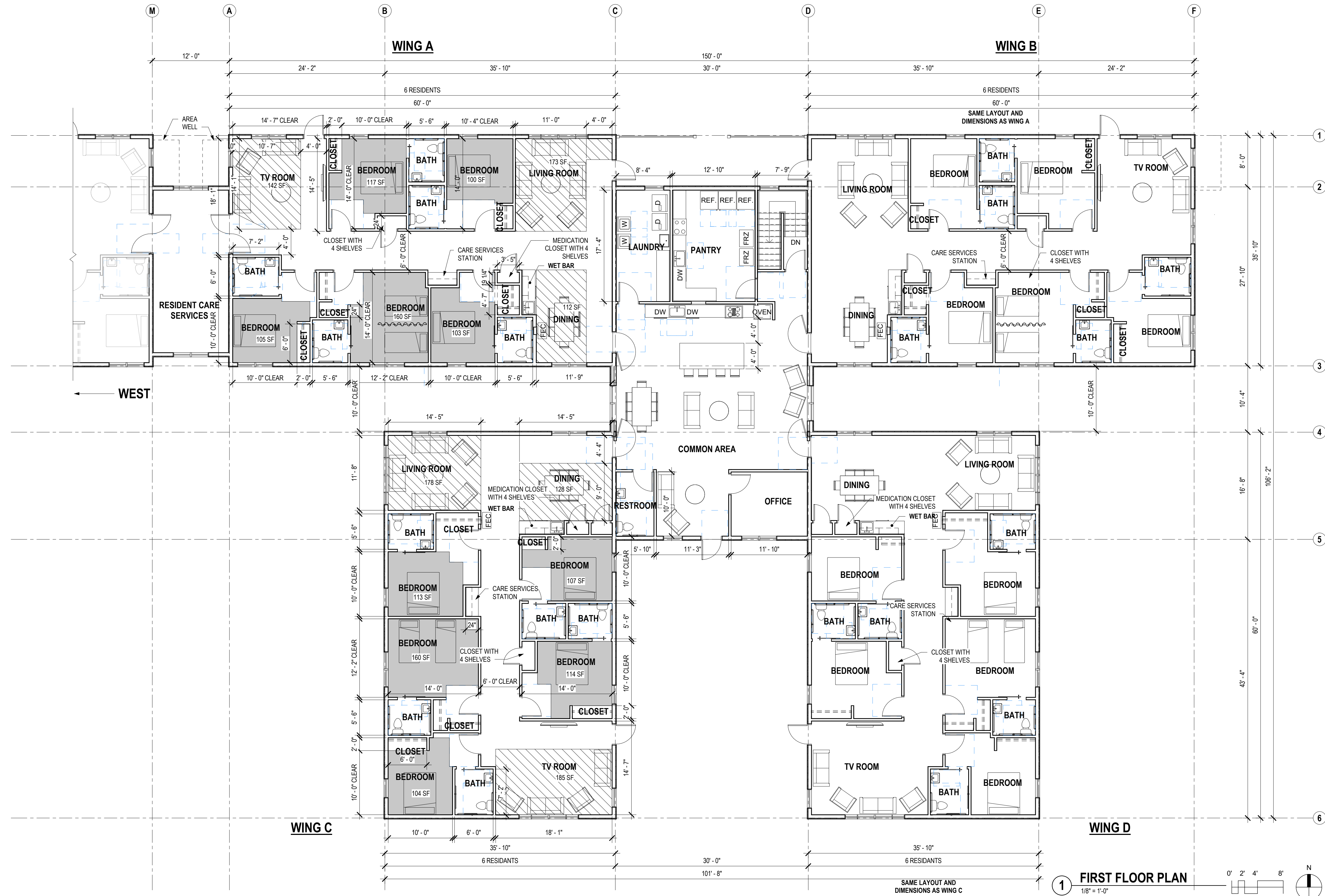


GENERAL NOTES

COMMON AREA (6 PERSON WING)
REQUIRED: 540 SF (90 SF / RESIDENT MINIMUM)
PROVIDED: WING A & B = 542 SF (90.33 SF / RESIDENT)
WING C & D = 550 SF (91.66 SF / RESIDENT)

SINGLE ROOM
REQUIRED: 100 SF / RESIDENT MINIMUM
PROVIDED: SEE PLANS FOR ROOM SF

DOUBLE ROOM
REQUIRED: 180 SF (90 SF / RESIDENT MINIMUM)
PROVIDED: SEE PLANS FOR ROOM SF



INSPIRATION AT SWAN CREEK - CBRF
INSPIRATION WAY, FITCHBURG, WI

DATE OF ISSUE: 08/24/2021

REVISIONS:

PROJECT # 21064

EAST FIRST FLOOR PLAN

A1.2

1 FIRST FLOOR PLAN
1/8" = 1'-0"

B:\1300\Dimension IV Small Projects\2021\104-SwanCreek_1\104-SwanCreek.dwg (8/24/2021 8:25:27 AM)

GENERAL NOTES

COMMON AREA (6 PERSON WING)
 REQUIRED: 540 SF (90 SF / RESIDENT MINIMUM)
 PROVIDED: WING A & B = 542 SF (90.33 SF / RESIDENT)
 WING C & D = 550 SF (91.66 SF / RESIDENT)



SINGLE ROOM
 REQUIRED: 100 SF / RESIDENT MINIMUM
 PROVIDED: SEE PLANS FOR ROOM SF



DOUBLE ROOM
 REQUIRED: 160 SF (80 SF / RESIDENT MINIMUM)
 PROVIDED: SEE PLANS FOR ROOM SF



INSPIRATION AT SWAN CREEK - CBRF
 INSPIRATION WAY, FITCHBURG, WI

SIP / ADR SUBMITTAL

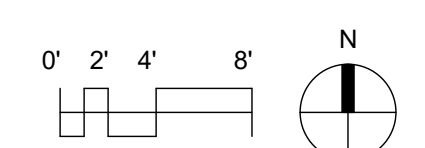
DATE OF ISSUE: 08/24/2021

REVISIONS:

PROJECT # 21064

WEST FIRST FLOOR PLAN

1 FIRST FLOOR PLAN
 1/8" = 1'-0"



A1.4

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INSPIRATION AT SWAN CREEK - CBRF

INSPIRATION WAY, FITCHBURG, WI

SIP / ADR SUBMITTAL

DATE OF ISSUE: 08/24/2021

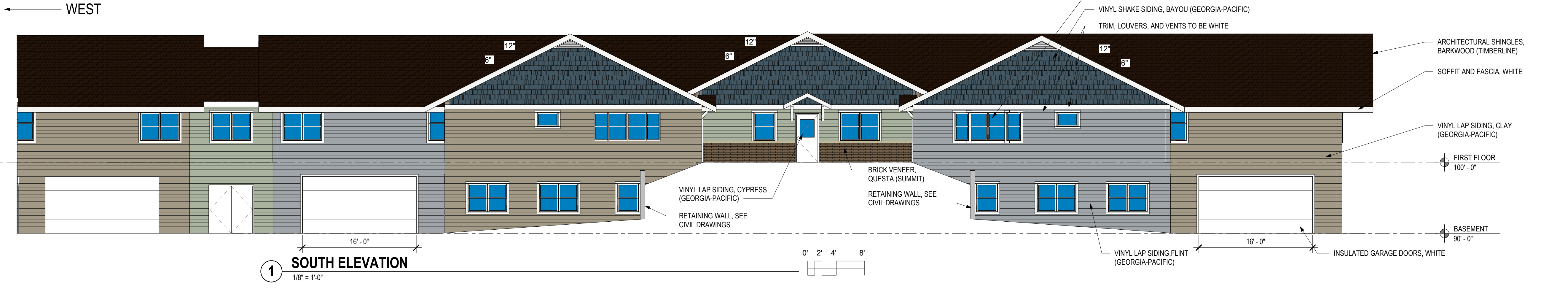
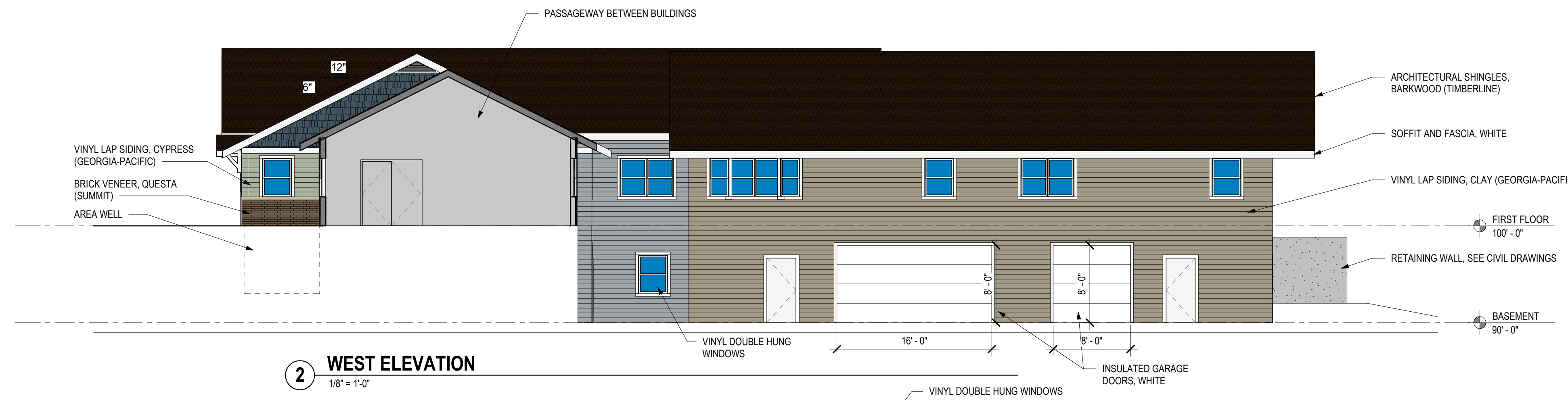
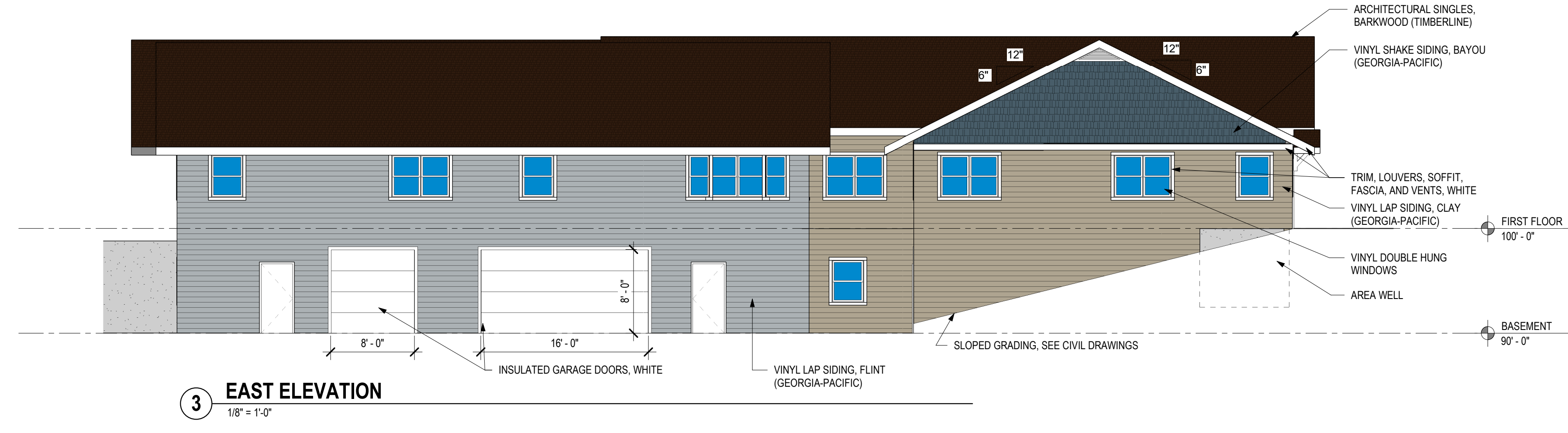
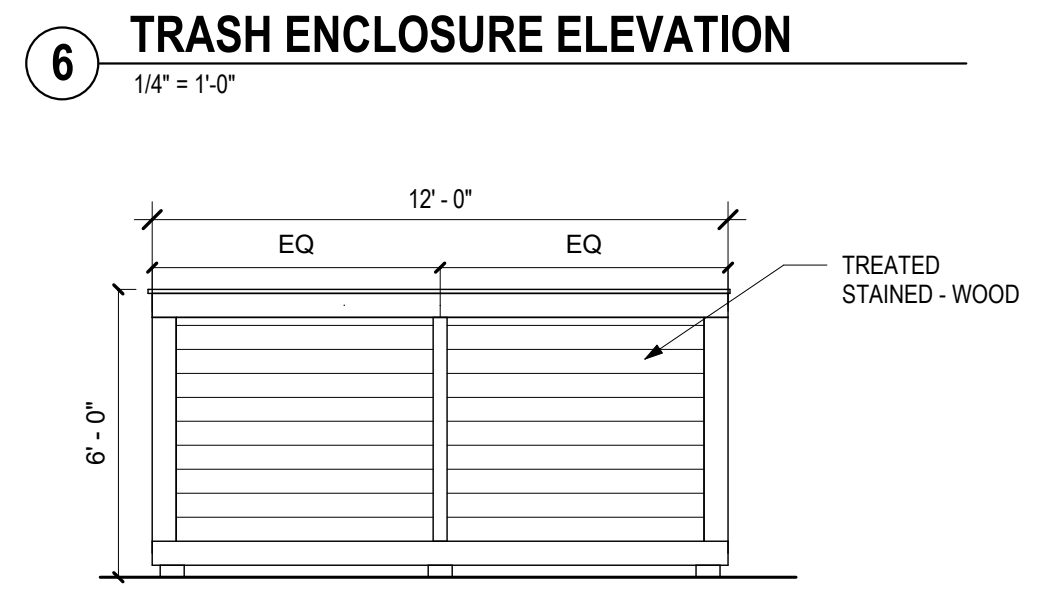
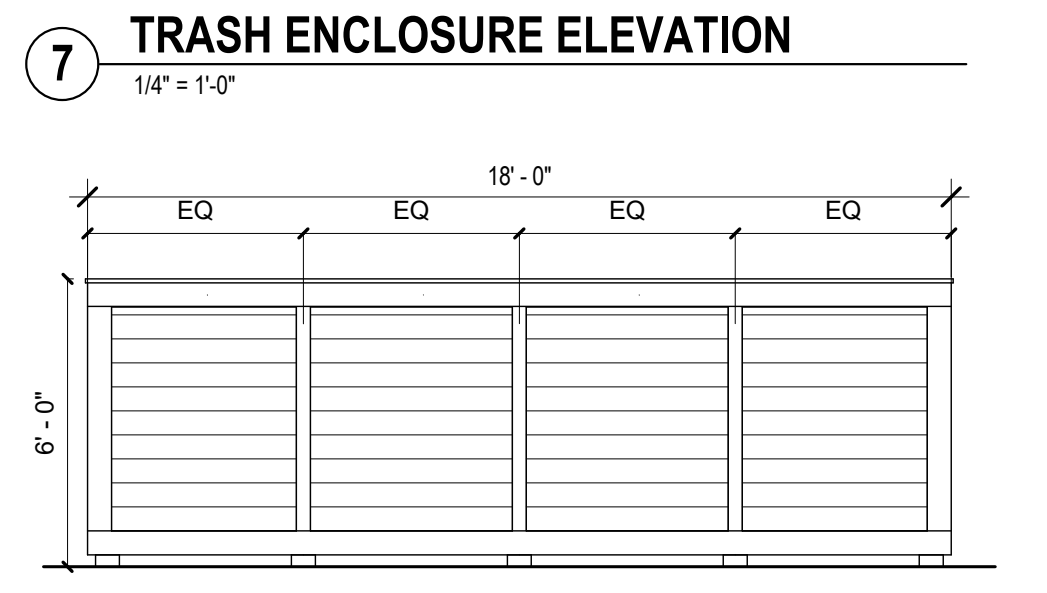
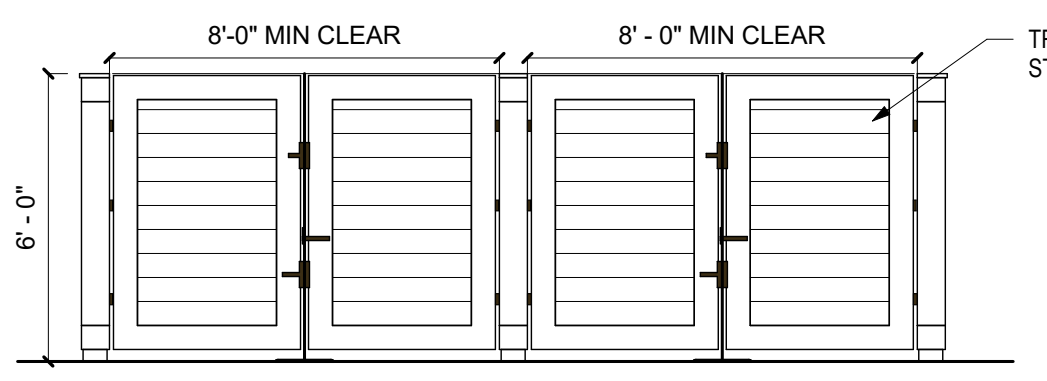
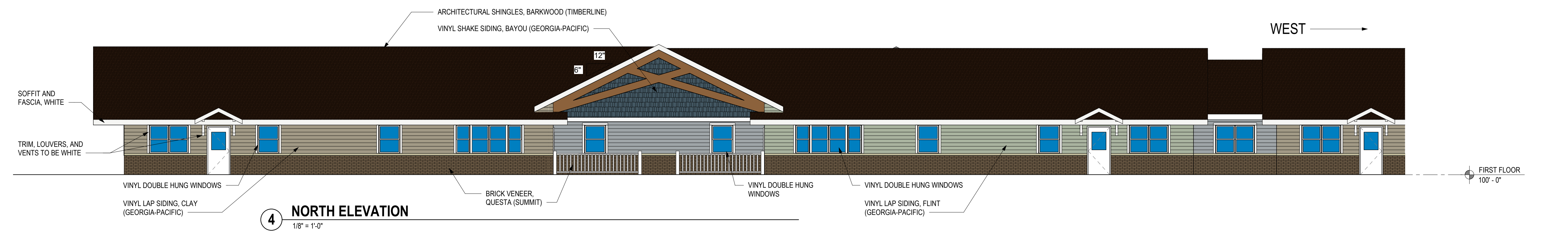
REVISIONS:

PROJECT # 21064

EAST EXTERIOR ELEVATIONS

WEST EXTERIOR ELEVATION ARE SIMILAR

A2.0



8/24/2021 8:25:08 AM BIM 360://Dimension IV Small Projects/2021/104-SwanCreek_141810101/DimensionIV.dwg

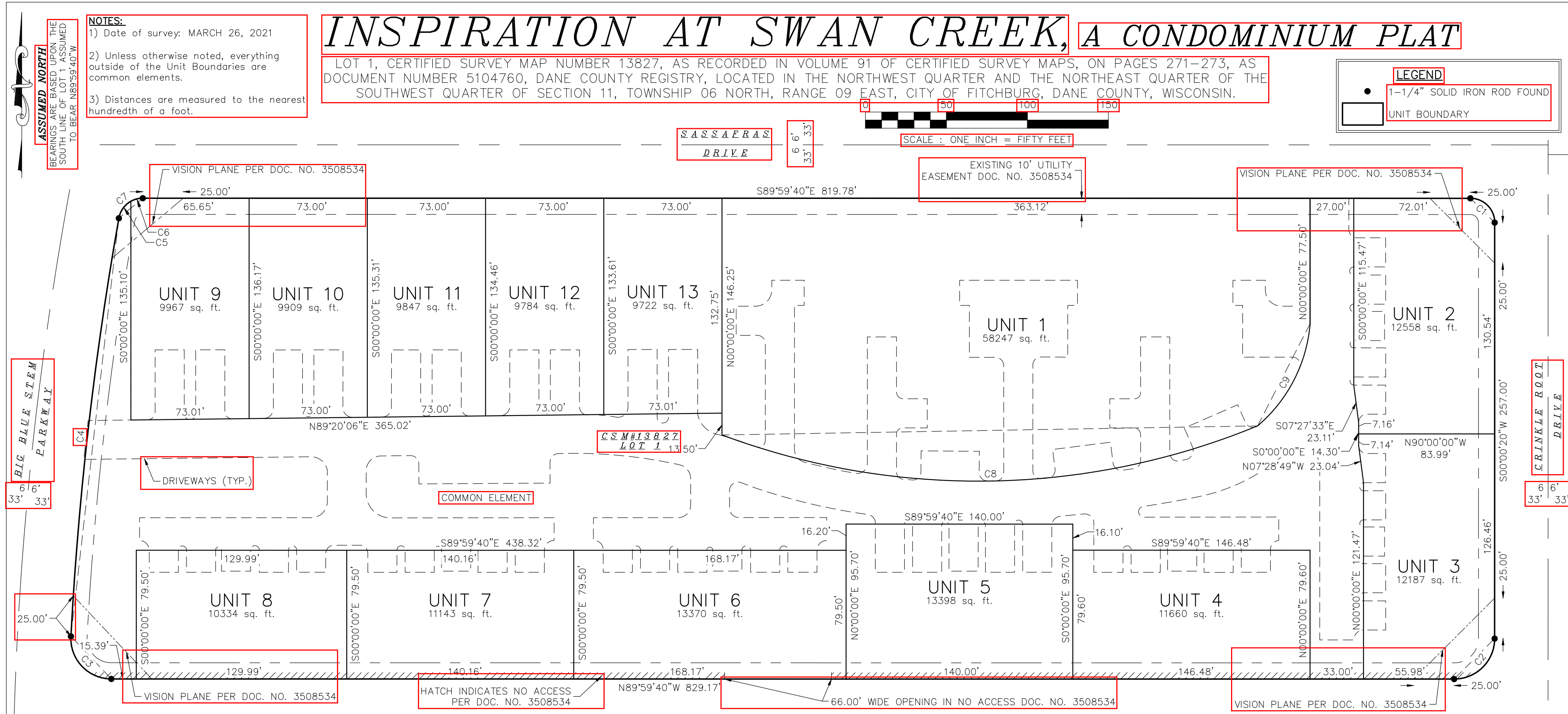
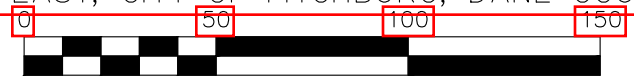
INSPIRATION AT SWAN CREEK, A CONDOMINIUM PLAT

LOT 1, CERTIFIED SURVEY MAP NUMBER 13827, AS RECORDED IN VOLUME 91 OF CERTIFIED SURVEY MAPS, ON PAGES 271-273, AS DOCUMENT NUMBER 5104760, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

- NOTES:**
- 1) Date of survey: MARCH 26, 2021
 - 2) Unless otherwise noted, everything outside of the Unit Boundaries are common elements.
 - 3) Distances are measured to the nearest hundredth of a foot.

LEGEND

- 1-1/4" SOLID IRON ROD FOUND
- UNIT BOUNDARY



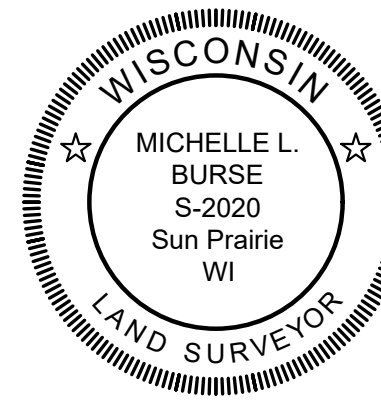
Office of the Register of Deeds
 _____ County, Wisconsin
 Received for Record
 _____, 20____ at
 _____ o'clock ____M as
 Document No. _____
 in _____

 Register of Deeds

There are no objections to this condominium with respect to Sec. 703 Wis. Stats. and is hereby approved for recording.
 Dated this ____ day of _____, 20____
 Dane County Planning and Development

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.56'	15.00'	90°00'00"	S44°59'40"E	21.21'
C2	39.27'	25.00'	90°00'00"	S45°00'20"W	35.36'
C3	40.60'	25.00'	93°02'19"	N43°28'31"W	36.28'
C4	260.14'	2132.00'	6°59'28"	N06°32'23"E	259.98'
C5	13.25'	15.00'	50°37'09"	N35°20'41"E	12.83'
C6	7.68'	15.00'	29°21'04"	N75°19'48"E	7.60'
C7	13.25'	15.00'	50°37'09"	N35°20'41"E	12.83'
C8	338.63'	453.00'	42°49'50"	N89°01'25"E	330.80'
C9	72.75'	93.00'	44°49'04"	N27°09'45"E	70.91'

SURVEYOR'S CERTIFICATE:
 I, Michelle L. Burse, Professional Land Surveyor, No. 2020, hereby certify that in full compliance with the provisions of Chapter 703 of the Wisconsin Statutes, I have surveyed and mapped the following described lands: LOT 1, CERTIFIED SURVEY MAP NUMBER 13827, AS RECORDED IN DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN. I further certify that this condominium plat correctly represents the condominium described; that the floorplans are reproduced from plans furnished by the architect; and the location and identification of each unit and the common elements can be determined from the plat.
 Dated this ____ day of _____, 201____
 Signed: _____
 Michelle L. Burse, P.L.S. No. 2020



PREPARED FOR:
 IP HOLDINGS, LLC
 PREPARED BY:
Burse
 surveying & engineering inc.
 2801 International Lane, Suite 101
 Madison, WI 53704 608.250.9263
 Fax: 608.250.9266
 email: mburse@bse-inc.net
 www.bursesurveyengr.com

Date: August 23, 2021
 Plot View: condo
 \BSE1691\2021\dwg\Survey\BSE1691.dwg