

# HAYES FAMILY AUTO

## SITE DEVELOPMENT

717 WEST MAIN STREET  
WATERTOWN, WI 53094

### DRAWING INDEX:

- SP-1 SITE PLAN, DRAWING INDEX, SITE CALCS,
- SP-2 EROSION CONTROL DETAILS
- SP-3 LANDSCAPE PLAN & SCHEDULE
- SP-4 SITE LIGHTING PLAN
- SP-5 EXISTING SITE PLAN
- A-1 BLDG. 'A' MAIN FLOOR & ROOF PLANS
- A-2 BLDG. 'A' ELEVATIONS
- A-3 BLDG. 'A' ELEVATIONS
- A-4 BLDG. 'B' MAIN FLOOR & ROOF PLANS
- A-5 BLDG. 'B' ELEVATIONS
- A-6 BLDG. 'B' ELEVATIONS

### PROJECT DESCRIPTION:

DEVELOPE SITE WITH TWO NEW BUILDINGS AND  
EXPANDED PARKING.

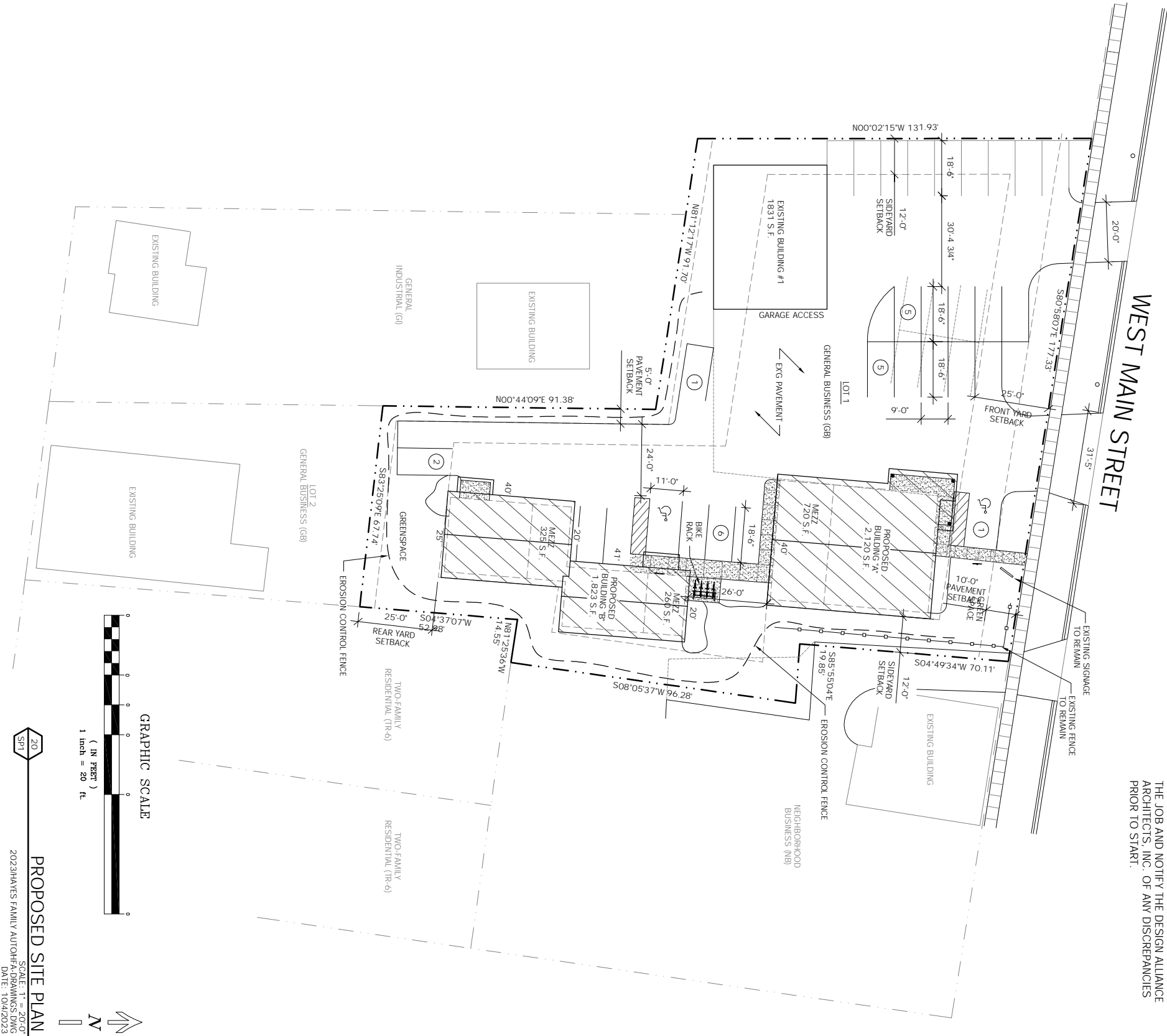
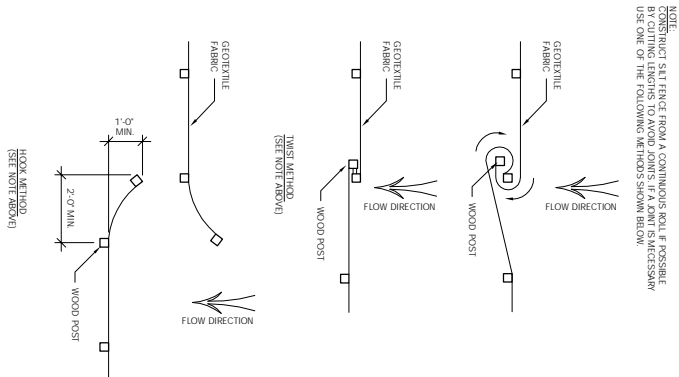
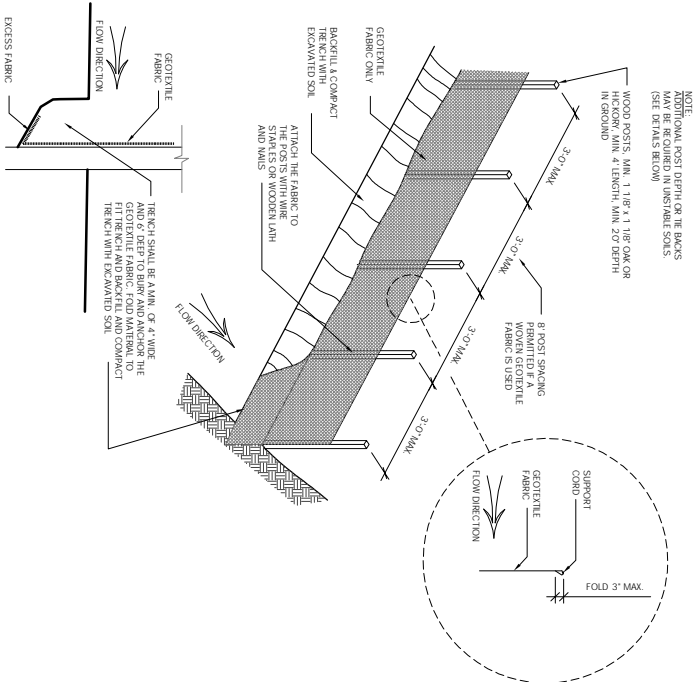
### LEGAL DESCRIPTION:

LOT 1, CSM 5807.33-098, DOC 1384903

### EXISTING SITE INFORMATION:

SITE AREA:	30,285 S.F.	(0.69 ACRE)
BUILDING FOOTPRINT AREA:	5,774 S.F.	(19.1%)
PARKING AREA:	15,921 S.F.	(52.6%)
SIDEWALK AREA:	918 S.F.	(3.0%)
GREEN SPACE AREA:	7,672 S.F.	(25.3%)
IMPERVIOUS AREA:	22,613 S.F.	(74.7%)
BUILDING HEIGHT:	25'-8"	
ZONED:	GB - GENERAL BUSINESS	

ALL DRAWINGS ARE  
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PRELIMINARY NOT  
FOR CONSTRUCTION



VERIFY ALL CONDITIONS AND DIMENSIONS ON  
THE JOB AND NOTIFY THE DESIGN ALLIANCE  
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PRIOR TO START.

PLANTING SCHEDULE					TOTAL
TYPE	DESCRIPTION	PLANTING SIZE	MATURE SIZE	QUANTITY	POINTS
A	EXISTING LANDSCAPING				
B	EXISTING TREES TO BE REMOVED				
C	BLACK MAPLE	1 1/2" CAL	40" DIA	1	30
D	AMUR CHOKECHERRY	1 1/2" CAL	30" DIA	2	15
E	ARBOR VITAE PYRAMIDAL	4" H	6" DIA	15	12
F	NORTH POLE ARBORVITAE	15-18"H	4" DIA	24	5
G	VIBURNUM CARLESII	24"H	4" DIA	3	3
H	TAMARISK SAVIN JUNIPER	18"H	4" DIA	6	18
J	TAUNUS TAUNTONI	12"H	4" DIA	13	3
K	KOREAN SPICE VIBURNUM	18"H	3" DIA	21	39
				TOTAL	63
					489

LANDSCAPE REQUIREMENTS:

STREET TREES: 20 PTS PER 100' :: 177' / 100' = 1.8 x 20 = 36 POINTS  
PROVIDED: 1 TALL DECIDUOUS TREE AT 30 PTS = 30 POINTS  
1 MEDIUM DECIDUOUS TREE AT 15 PTS = 15 POINTS  
TOTAL 45 POINTS

PAVEMENT: 40 PTS PER 10,000 S.F. :: 16,028 S.F. / 10,000 S.F. = 1.6 x 40 PTS = 64 PTS x 1.5 = 96 POINTS

PROVIDED: 12 MEDIUM EVERGREEN SHRUBS AT 5 PTS = 60 POINTS  
8 MEDIUM DECIDUOUS SHRUBS AT 3 PTS = 24 POINTS  
10 LOW EVERGREEN SHRUBS AT 3 PTS = 30 POINTS  
TOTAL 114 POINTS

FOUNDATION: 20 PTS PER 100' ::

BUDG 'A': 186' / 100' = 1.9 x 20 PTS = 38 PTS x 1.5 = 57 POINTS  
PROVIDED: 9 MEDIUM EVERGREEN SHRUBS AT 5 PTS = 45 POINTS  
1 MEDIUM DECIDUOUS SHRUBS AT 3 PTS = 3 POINTS  
3 LOW EVERGREEN SHRUBS AT 3 PTS = 9 POINTS  
TOTAL 57 POINTS

BUDG 'B': 242' / 100' = 2.4 x 20 PTS = 48 PTS x 1.5 = 72 POINTS  
PROVIDED: 3 MEDIUM EVERGREEN SHRUBS AT 5 PTS = 15 POINTS  
15 MEDIUM DECIDUOUS SHRUBS AT 3 PTS = 45 POINTS  
6 LOW EVERGREEN SHRUBS AT 3 PTS = 18 POINTS  
TOTAL 78 POINTS

BUFFER YARD: TR-6 = 0.4 10W + 53 PTS PER 100' :: 68' / 100' = .68 x 53 PTS = 37 POINTS  
NB = 0.1 10W + 91 PTS PER 100' :: 186' / 100' = 1.86 x 91 PTS = 170 POINTS  
PROVIDED AT TR-6: 6 LOW EVERGREEN TREES AT 12 PTS = 72 POINTS  
PROVIDED AT NB: 9 LOW EVERGREEN TREES AT 12 PTS = 108 POINTS  
TOTAL 180 POINTS

GENERAL YARD: 5 PTS PER 1,000 S.F. OF TOTAL GROSS FLOOR AREA :: 5,248 S.F. / 1,000 S.F. = 5.2 x 5 = 26 PTS  
PROVIDED: 1 MEDIUM DECIDUOUS TREE AT 15 PTS = 15 POINTS  
EXISTING LANDSCAPING LABELED 'A' SHOULD BE ADEQUATE TO FULFILL THE GENERAL YARD REQUIREMENTS

7 LANDSCAPE SCHEDULE & CALCS

SCALE: N.T.S.  
2023HAYES FAMILY AUTOHFA-DRAWINGS.DWG  
DATE: 10/4/2023

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WEST MAIN STREET

PROPERTY LINE ±132'

LOT 1  
GENERAL BUSINESS (GB)

EXISTING BUILDING #1

PAVEMENT

GREENSPACE

PROPERTY LINE ±70'

EXISTING BUILDING

NEIGHBORHOOD  
BUSINESS (NB)

P.L. ±20'

PROPERTY LINE ±96'

PROPERTY LINE ±92'

EXISTING BUILDING

GENERAL  
INDUSTRIAL (GI)

EXISTING BUILDING

LOT 2  
GENERAL BUSINESS (GB)

EXISTING BUILDING

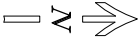
TWO-FAMILY  
RESIDENTIAL (TR-6)

TWO-FAMILY  
RESIDENTIAL (TR-6)

P.L. ±15'

GRAPHIC SCALE

( 1 IN FEET )  
1 inch = 20 ft.



EXISTING SITE PLAN

SCALE: 1" = 20'-0"  
2023HAYES FAMILY AUTOHFA-DRAWINGS.DWG  
DATE: 10/4/2023

theDesign  
Alliance  
Architects, Inc.

1003 Madison Avenue  
Fort Atkinson, WI

(920) 563-3404

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717 W MAIN STREET  
WATERTOWN, WI 53094

DRAWING NAMES

EXISTING SITE PLAN

REVISIONS

PROJECT DATA

DATE: 2/5/2024

DRAWN BY: CL

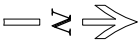
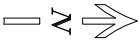
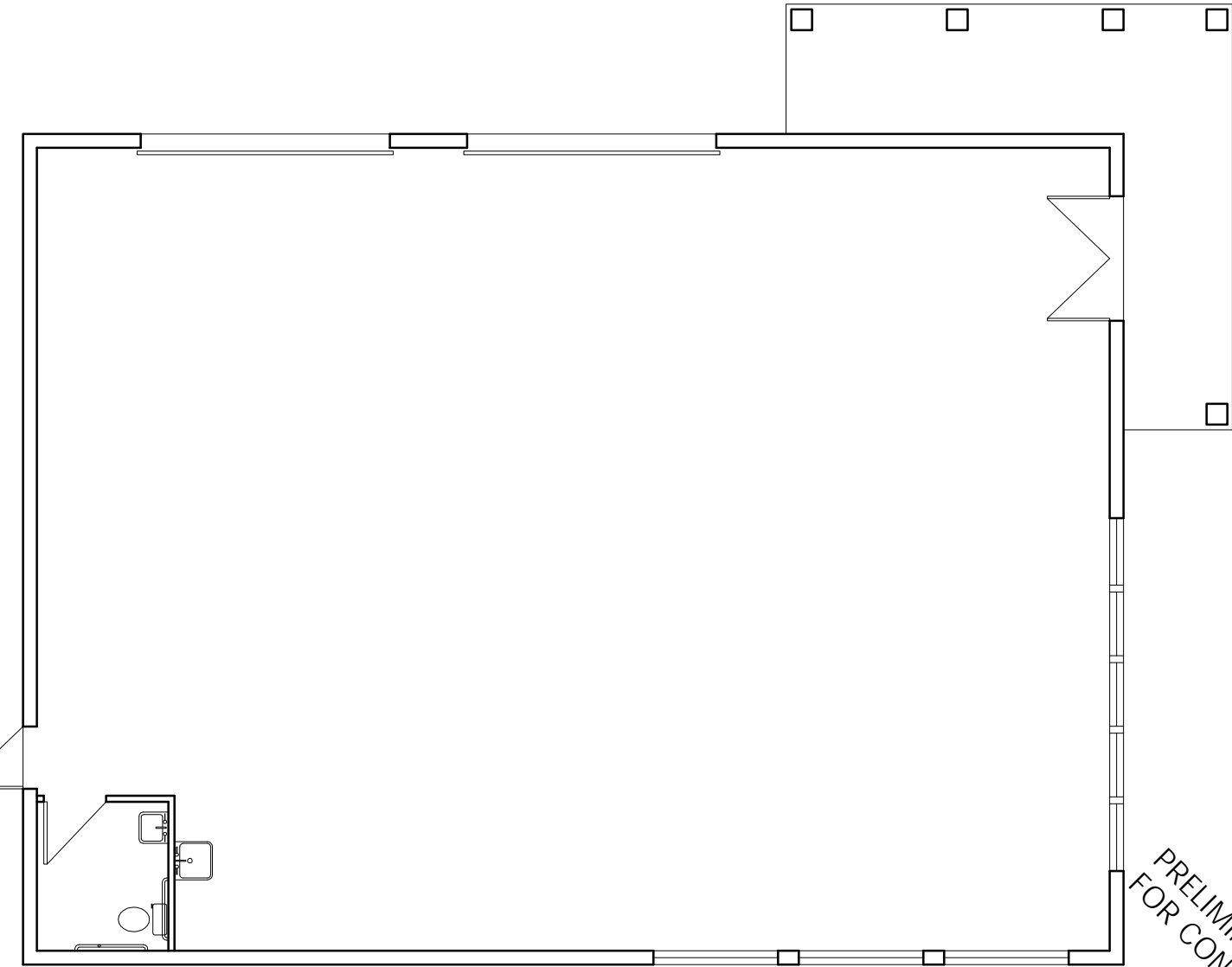
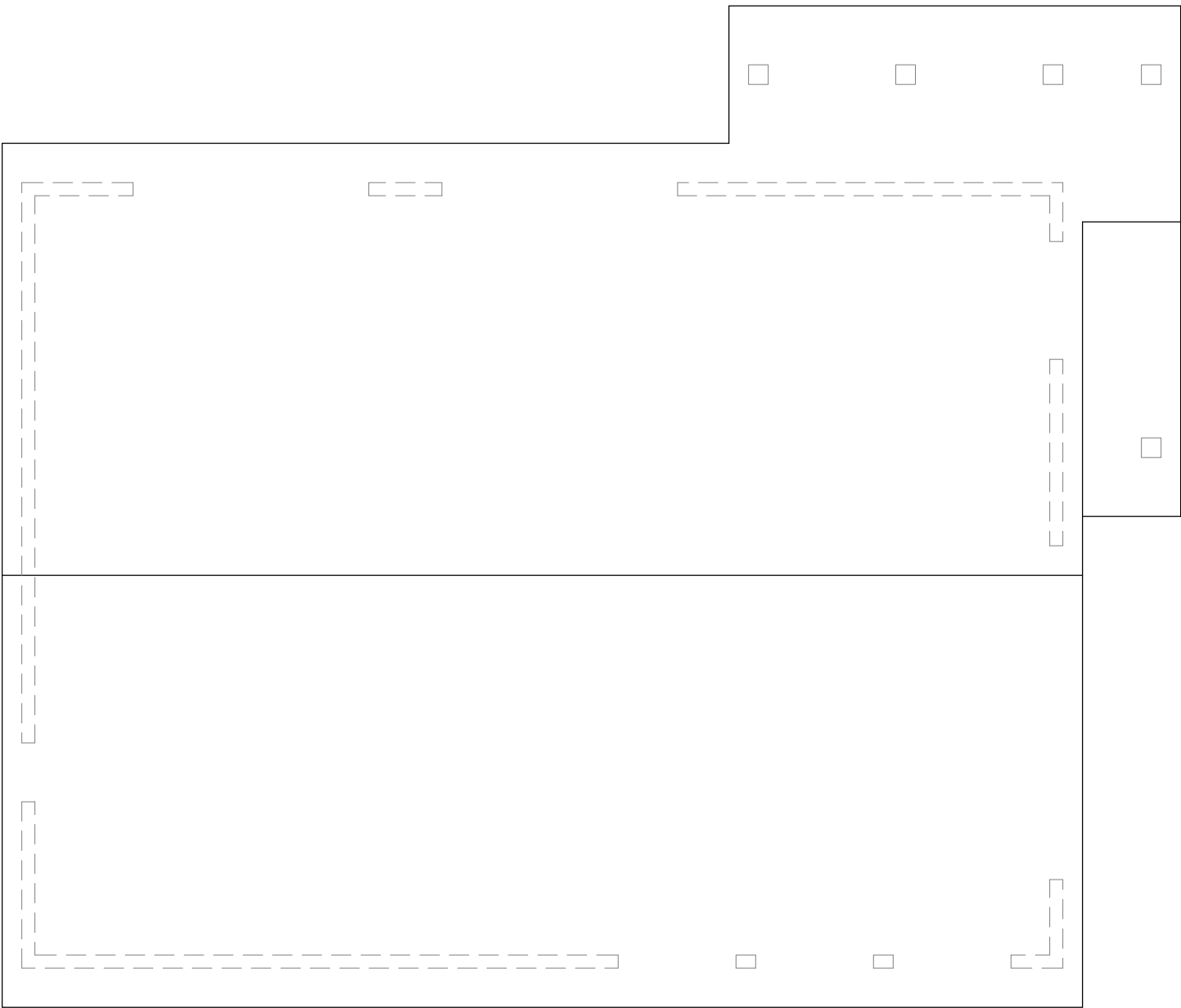
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18  
A1

BUILDING "A" ROOF PLAN

SCALE: 1/4" = 1'-0"  
2023HAYES FAMILY AUTOHFA-DRAWINGS.DWG  
DATE: 10/4/2023

20  
A1

BUILDING "A" MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"  
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BUILDING "A" PLANS

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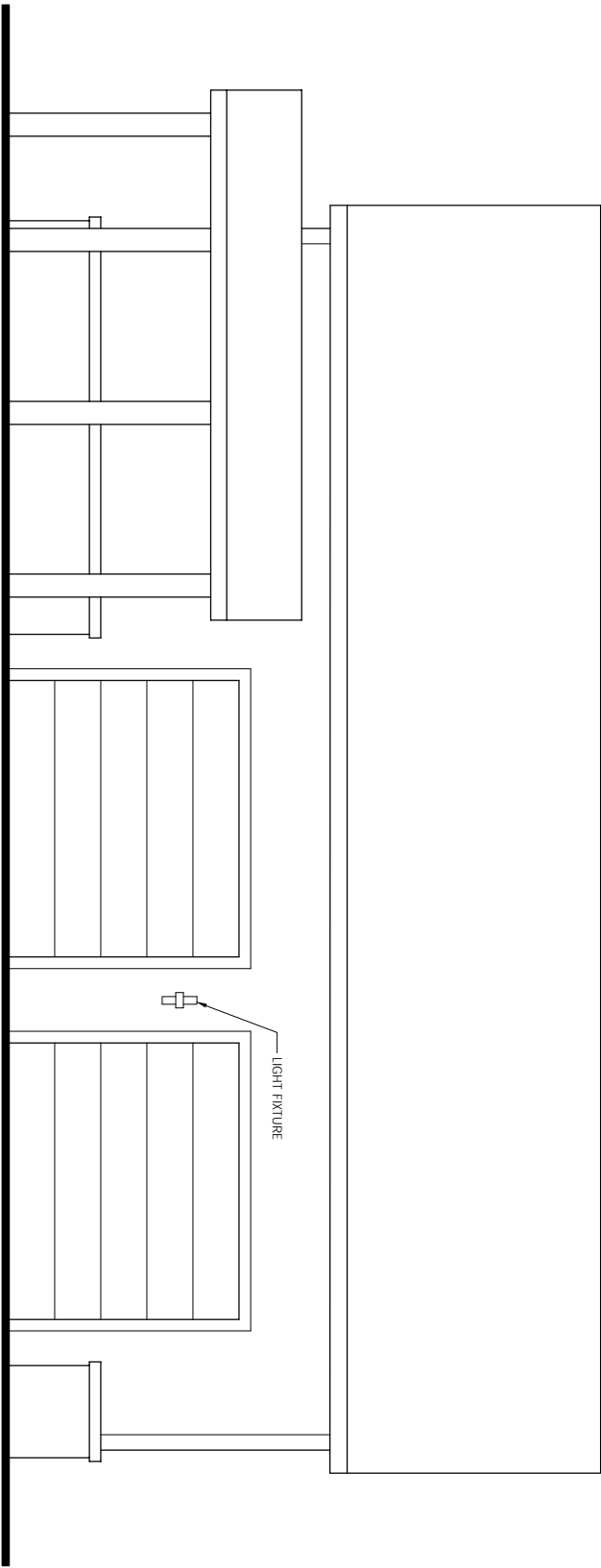
A-1

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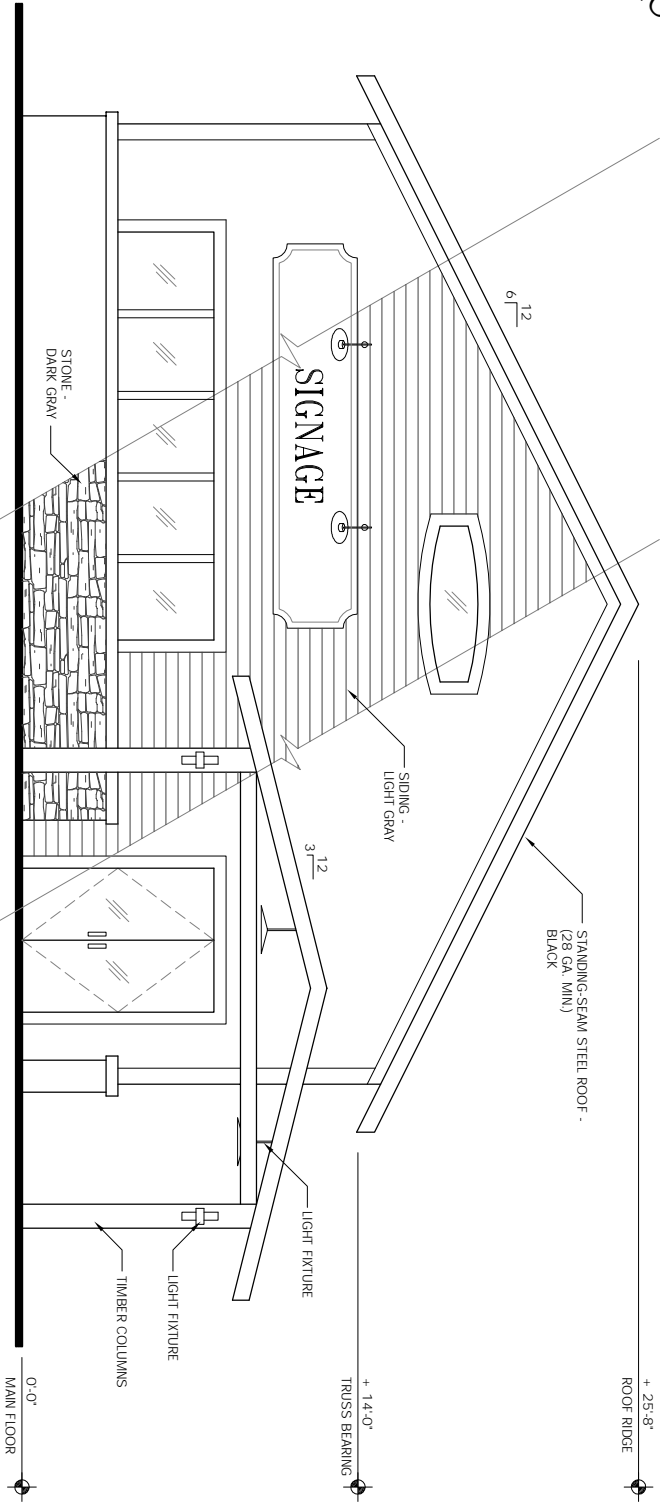
WEST ELEVATION



BUILDING "A" WEST ELEVATION

SCALE: 1/4" = 1'-0"  
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NORTH ELEVATION



BUILDING "A" NORTH ELEVATION

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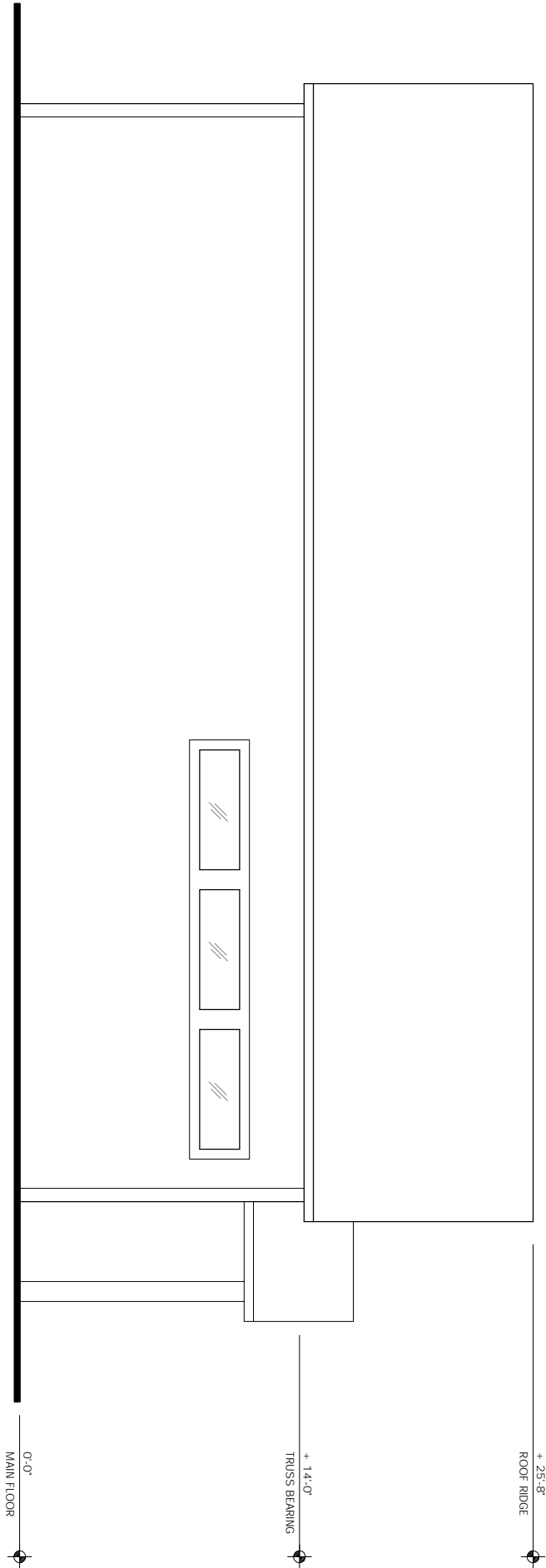
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A-2

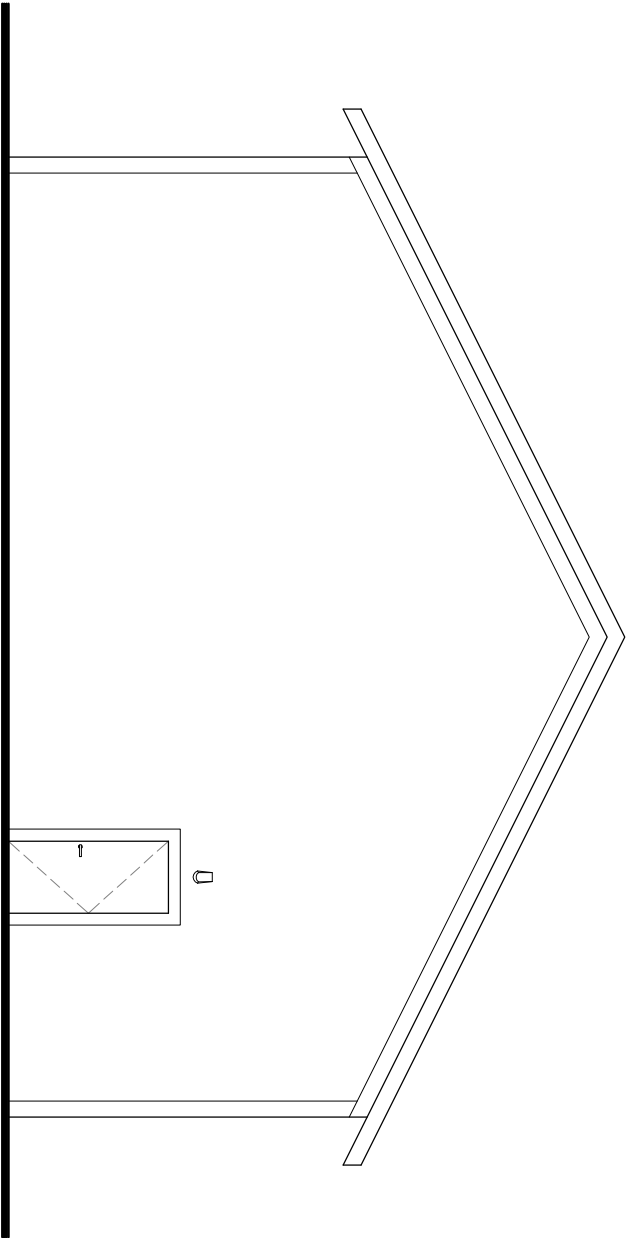
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EAST ELEVATION

20  
A3 BUILDING "A" EAST ELEVATION  
SCALE: 1/4" = 1'-0"  
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SOUTH ELEVATION

20  
A3 BUILDING "A" SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"  
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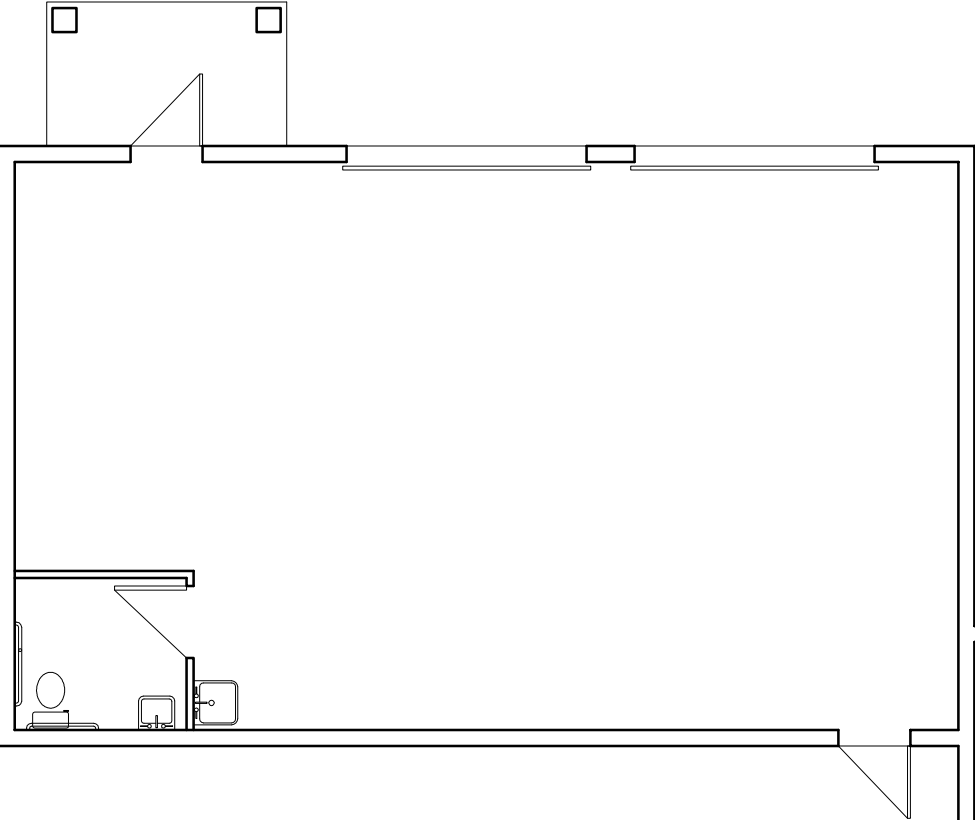
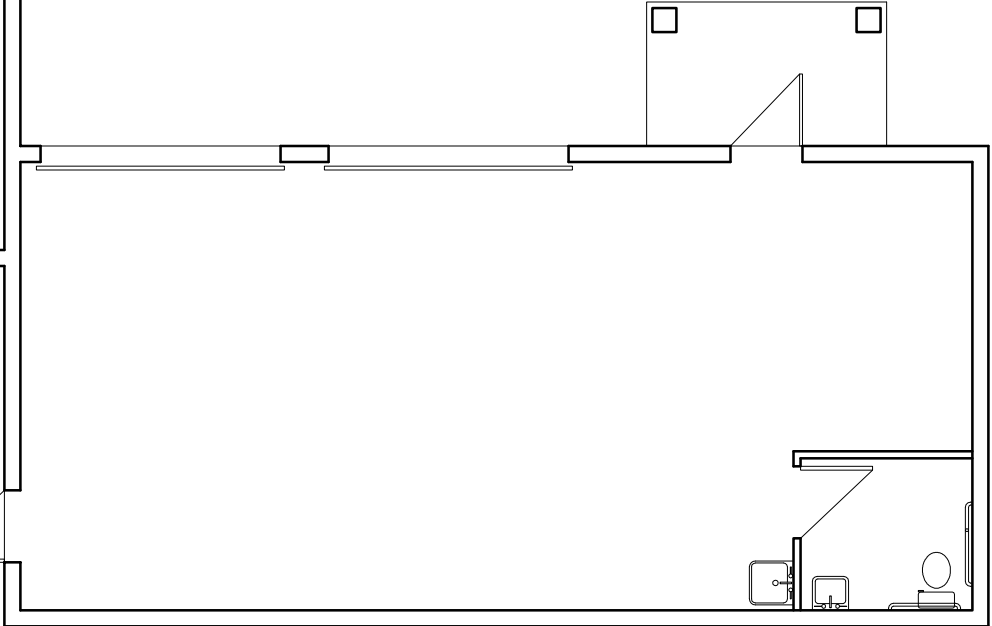
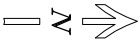
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18  
A4

BUILDING "B" ROOF PLAN

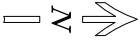
SCALE: 1/4" = 1'-0"  
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20  
A4

BUILDING "B" MAIN FLOOR PLAN

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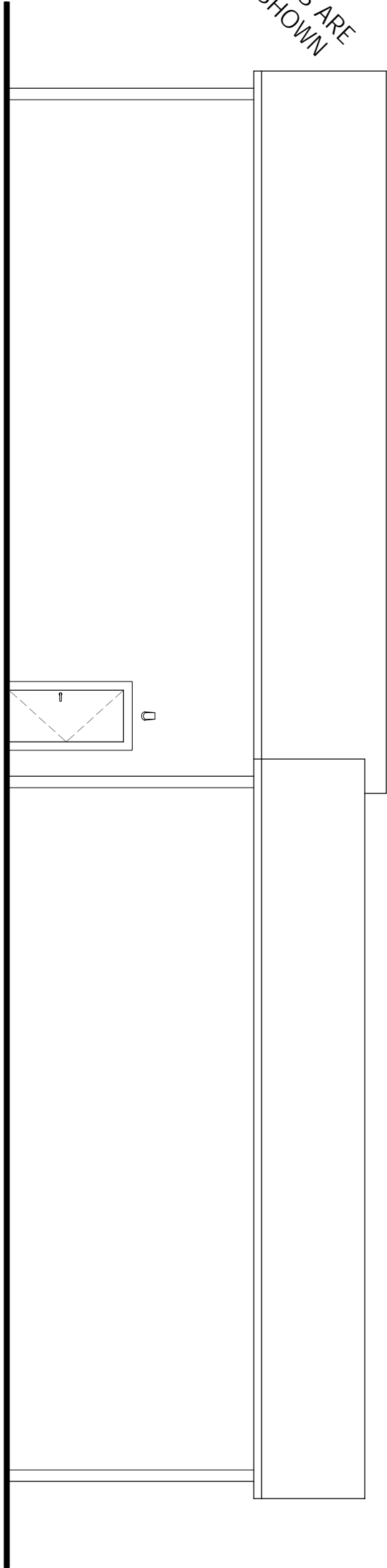
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A-4

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EAST ELEVATION

20

A5

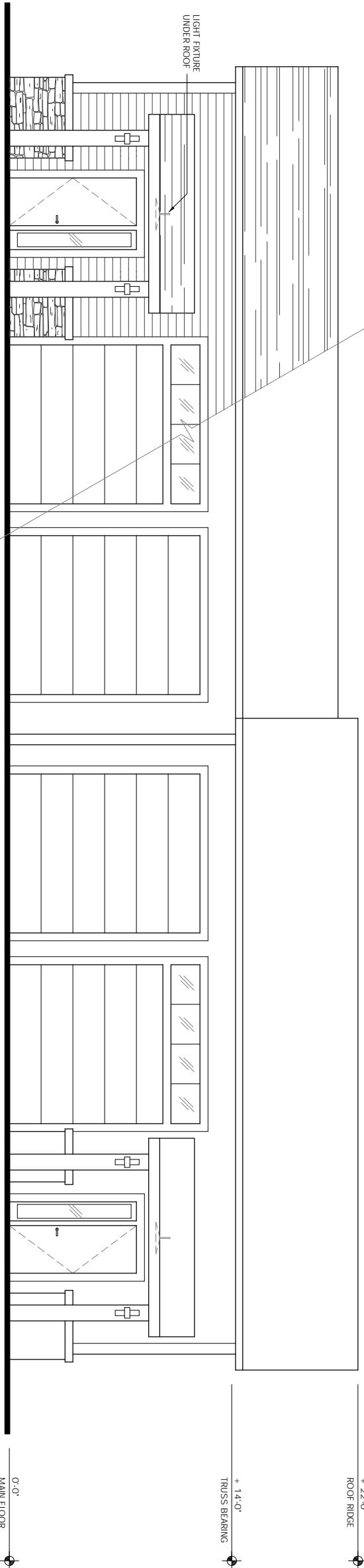
BUILDING "B" EAST ELEVATION

SCALE: 1/4" = 1'-0"

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WEST ELEVATION

20

A5

BUILDING "B" WEST ELEVATION

SCALE: 1/4" = 1'-0"

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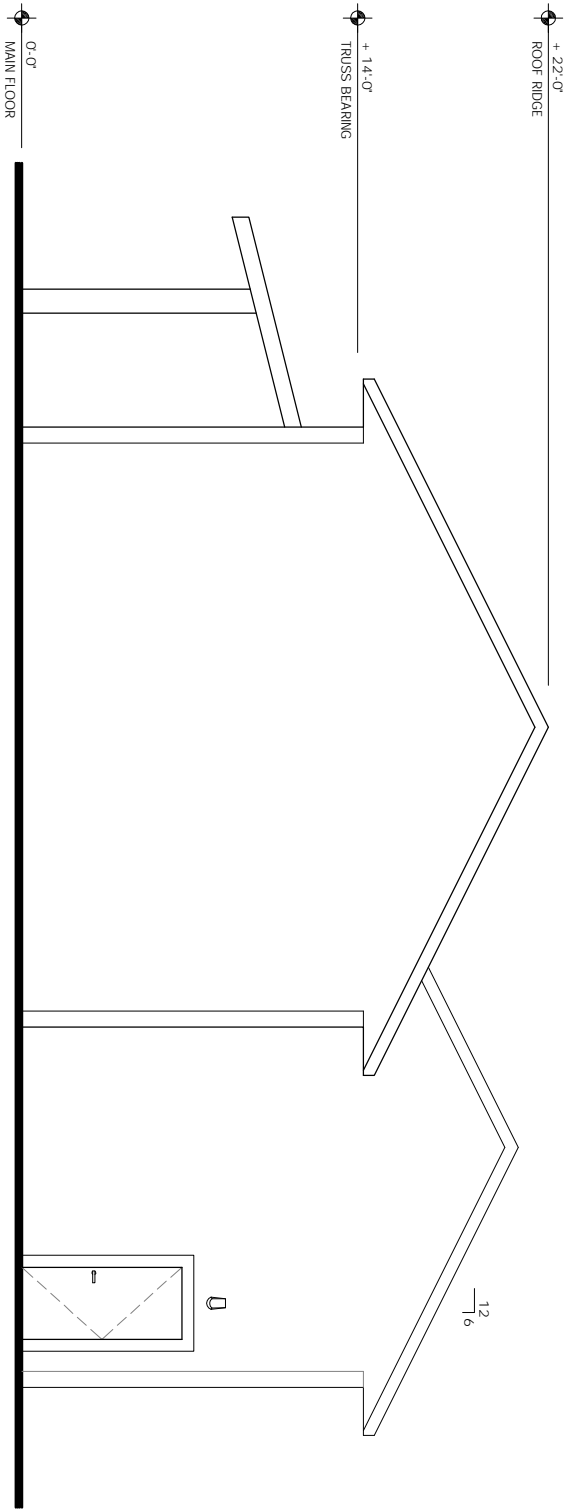
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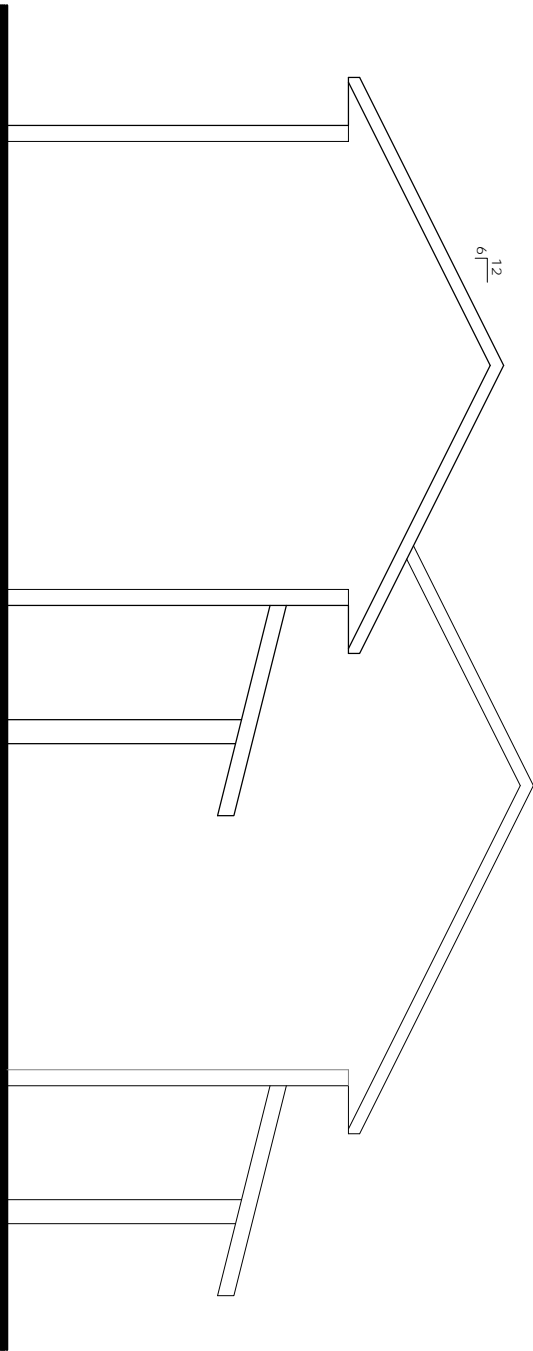
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SOUTH ELEVATION

20 BUILDING "B" SOUTH ELEVATION  
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NORTH ELEVATION

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