

HAYES FAMILY AUTO

SITE DEVELOPMENT

717 WEST MAIN STREET
WATERTOWN, WI 53094

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PROJECT DESCRIPTION:

DEVELOPE SITE WITH TWO NEW BUILDINGS AND EXPANDED PARKING.

LEGAL DESCRIPTION:

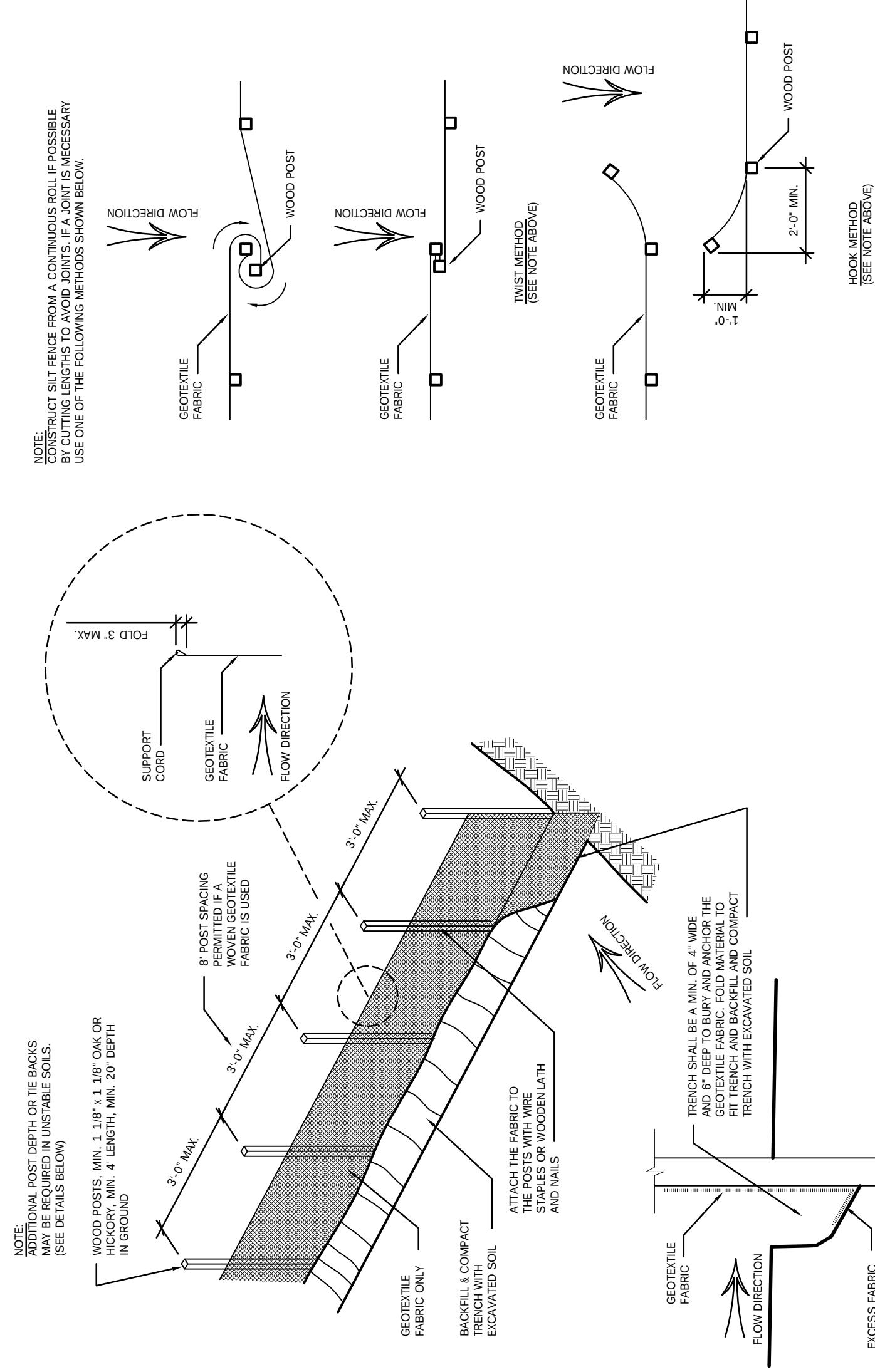
LOT 1, CSM 5807-33-098, DOC 1384903

EXISTING SITE INFORMATION:

SITE AREA:	30,285 S.F.	(0.69 ACRE)
BUILDING FOOTPRINT AREA:	5,774 S.F.	(9.1%)
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	

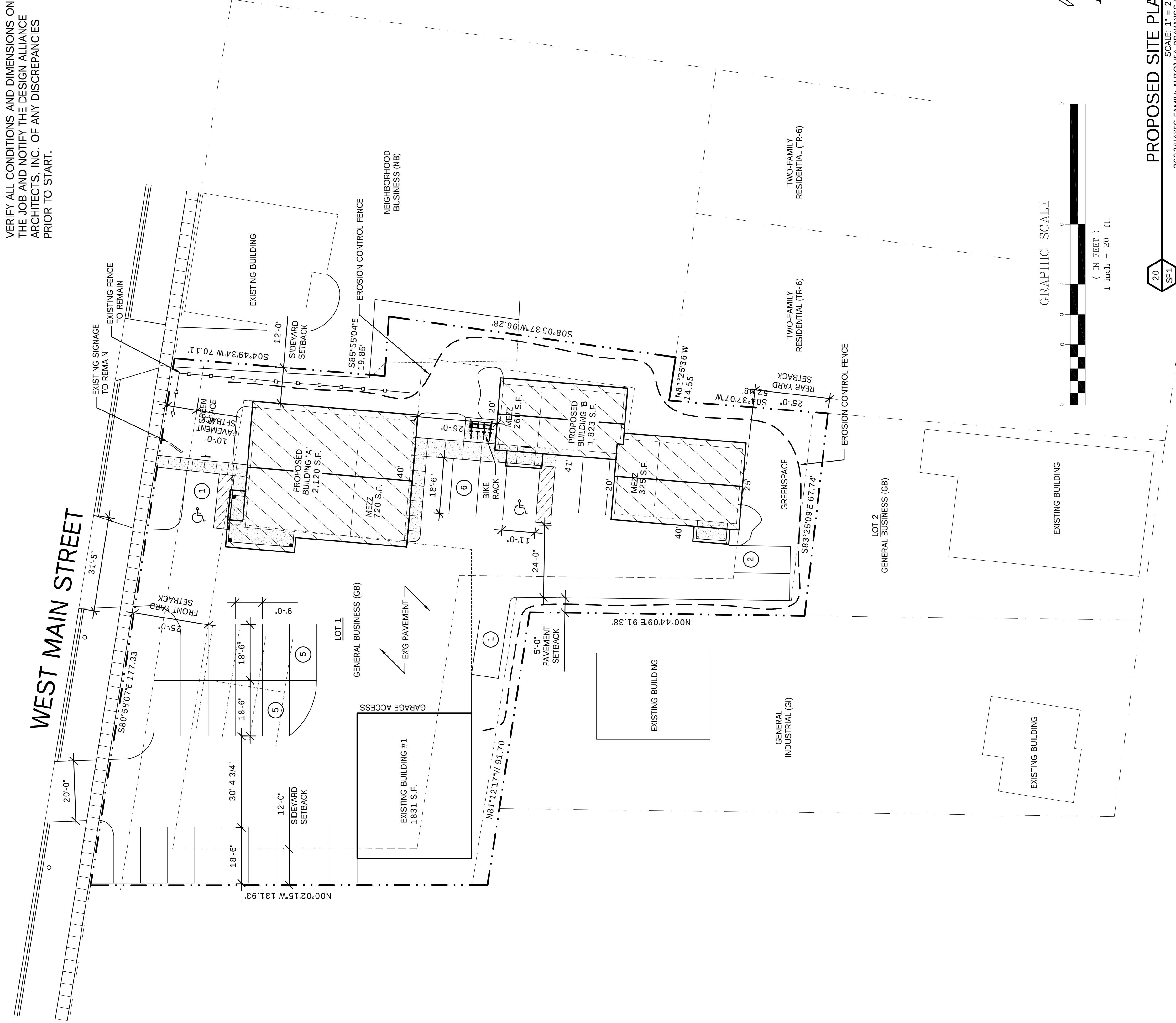
GB - GENERAL BUSINESS

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EROSION CONTROL DETAILS

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



PROPOSED SITE PLAN

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

HAYES FAMILY AUTO
SITE DEVELOPMENT
7717 W MAIN STREET
WATERTOWN, WI 53094

[illegible]

S-P-1

PLANTING SCHEDULE

TYPE	DESCRIPTION	PLANTING SIZE	MATURE SIZE	QUANTITY	POINTS	TOTAL POINTS
A	EXISTING LANDSCAPING					
B	EXISTING TREES TO BE REMOVED					
C	BLACK MAPLE	1 1/2" CAL	40" DIA	1	30	30
D	AMUR CHOKECHERRY	1 1/2" CAL	30" DIA	2	15	30
E	ARBOR VITAE PYRAMIDAL	4" H	6" DIA	15	12	180
F	"NORTH POLE" ARBORVITAE	15-18"H	4" DIA	24	5	120
G	VIBURNUM CARLESII	24"H	4" DIA	3	3	9
H	TAMARIX SAVIN JUNIPER	18"H	4" DIA	6	3	18
J	TAXUS TAUNTONI	12"H	4" DIA	13	3	39
K	KOREAN SPICE VIBURNUM	18"H	3" DIA	21	3	63
					TOTAL	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: 1 MEDIUM DECIDUOUS SHRUB AT 3 PTS = 24 POINTS
15 MEDIUM DECIDUOUS SHRUBS AT 3 PTS = 45 POINTS
10 LOW EVERGREEN SHRUBS AT 3 PTS = 30 POINTS
TOTAL 114 POINTS

FOUNDATION: 20 PTS PER 100' -- 20 PTS = 20 PTS
BLDG "A": 66' x 100' = 11,920 PTS = 98 PTS x 1.5 = 57 POINTS
BLDG "B": 100' x 100' = 10,000 PTS = 80 PTS x 1.5 = 45 POINTS
PROVIDED: 1 MEDIUM DECIDUOUS SHRUB AT 3 PTS = 3 POINTS
1 MEDIUM DECIDUOUS SHRUBS AT 3 PTS = 9 POINTS
3 LOW EVERGREEN SHRUBS AT 3 PTS = 9 POINTS
TOTAL 57 POINTS

BLDG "B": 242' / 100' = 2.4 x 20 PTS = 48 PTS x 1.5 = 72 POINTS
PROVIDED: 1 MEDIUM DECIDUOUS SHRUB AT 3 PTS = 3 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' -- 687/100' = .68 x 53 PTS = 37 POINTS
NB: 1.0W PER 100' = 186/100' = 1.86 x 91 PTS = 170 POINTS
PROVIDED: 1 MEDIUM DECIDUOUS TREE AT 12 PTS = 12 POINTS
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

LANDSCAPE SCHEDULE & CALC'S

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

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

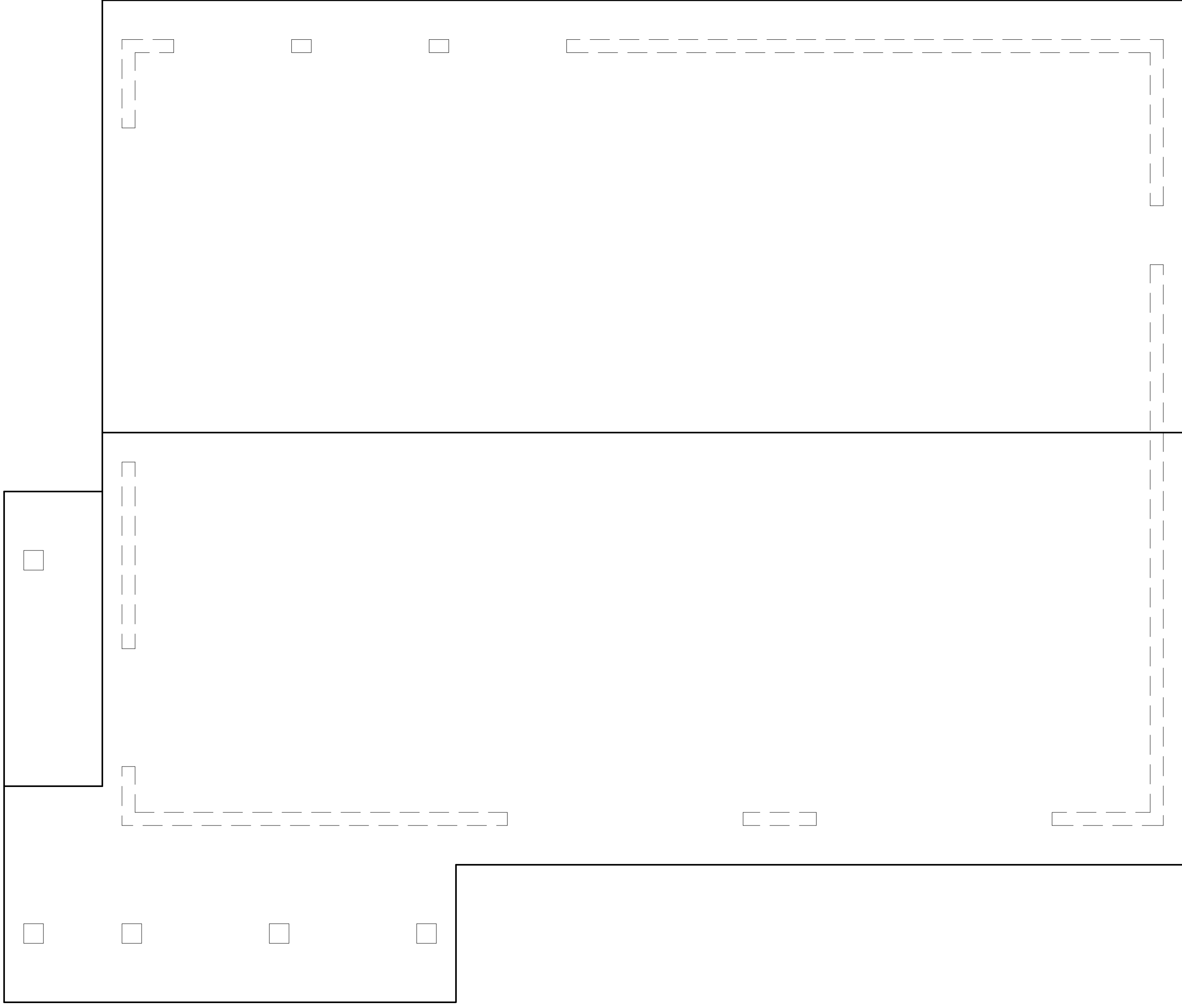
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Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	
Calc Zone #1	+	3.5 fc	22.4 fc	0.2 fc	112.0:1	17.5:1	

Schedule						
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps
	A	3	Lithonia Lighting		Existing Light Fixture on Utility Pole	1
	B	1	Lithonia Lighting		Existing Light on Building	1
	C	7	Lithonia Lighting	OLLWD LED P1 40K MVOLT	OUTDOOR LED WALL CYLINDER DOWN LIGHT & 4000K NICHIA 219C	1
	D	4	Lithonia Lighting	EML25 63LED 525MA 4K GCF R2 480	ASL EML25. LARGE BELL SHAPE CAST ALUMINUM HSG. WITH LED MODULE, TYPE 2, 4000K, 480VOLT DRIVERS.	1
	E	2	C-Lite	C-WM-A-WDG-S4L-5K (27W)	CONFIGURED FROM C-Lite LED Gooseneck without Shade, Selectable Wattage (27W), 5000K	1





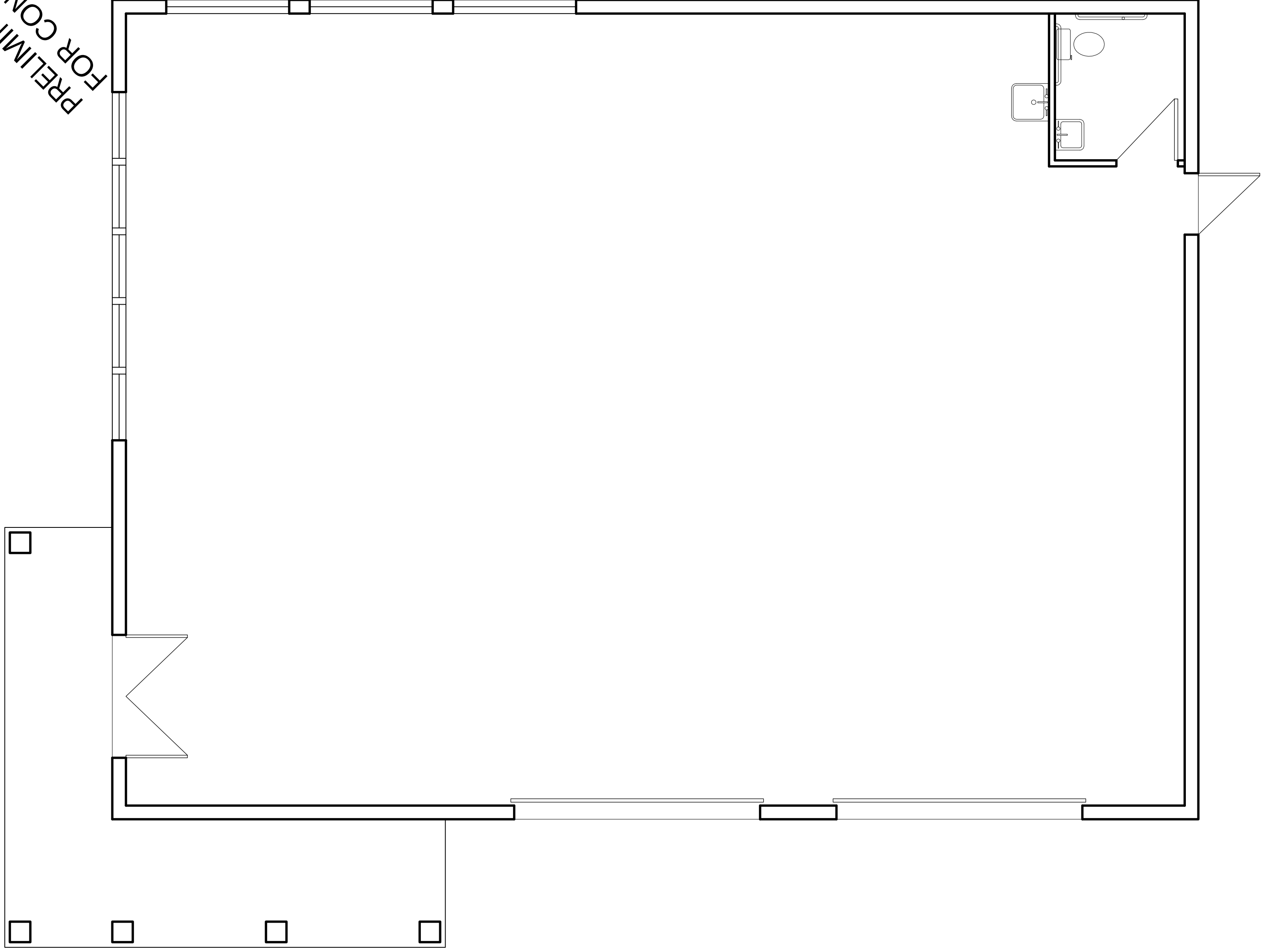
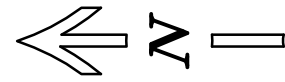
18
A1

BUILDING "A" ROOF PLAN

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

2023HAYES FAMILY AUTOHFA-DRAWINGS DWG

DATE: 10/4/2023

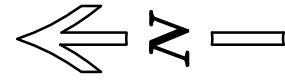


BUILDING "A" MAIN FLOOR PLAN

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

2023 HAYES FAMILY AUTO/HFA-DRAWINGS, DWG

DATE: 10/4/2023

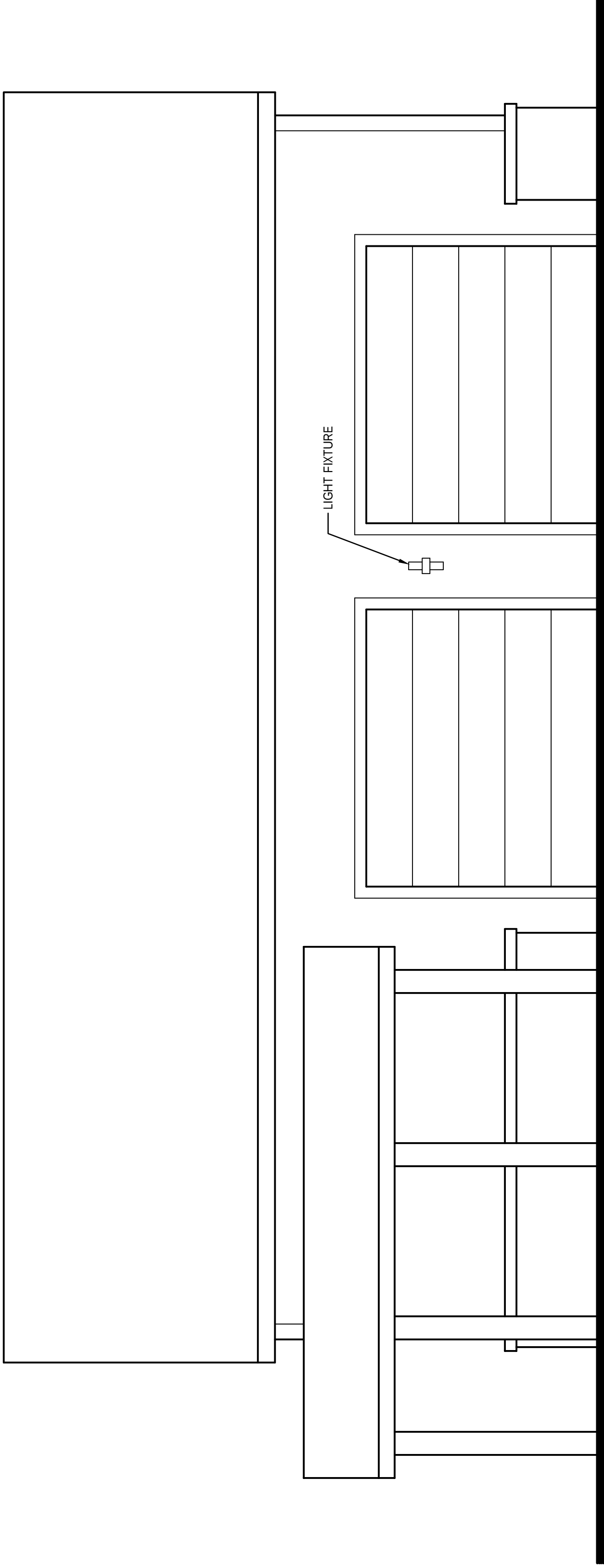


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1003 Madison Avenue Fort Atkinson, WI (920) 563-3404		HAYES FAMILY AUTO SITE DEVELOPMENT 717 W MAIN STREET WATERTOWN, WI 53094	
		DRAWING NAMES BUILDING "A" PLANS	
REVISIONS		PROJECT DATA DATE: 2/5/2024 DRAWN BY: CL CHECKED BY: P.W. SHEET NO.	
		A-1	

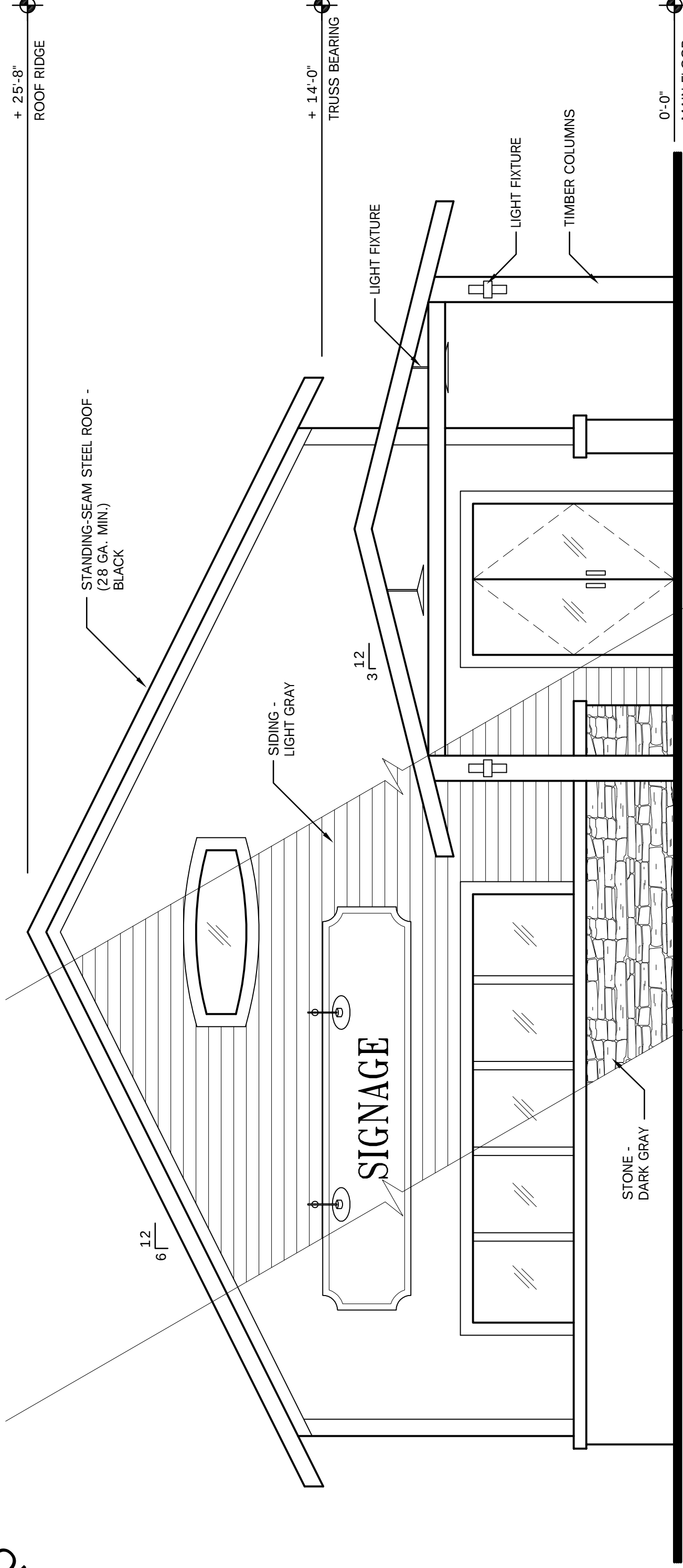
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WEST ELEVATION

20 A2 BUILDING "A" WEST ELEVATION
SCALE: 1/4" = 1'-0"
2023HAYES FAMILY AUTO/HFA-DRAWINGS.DWG
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NORTH ELEVATION

20 A2 BUILDING "A" NORTH ELEVATION
SCALE: 1/4" = 1'-0"
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DRAWING NAMES

BUILDING "A" ELEVATIONS

REVISIONS

PROJECT DATA

DATE: 2/5/2024

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CHECKED BY: P.W.

SHEET NO.

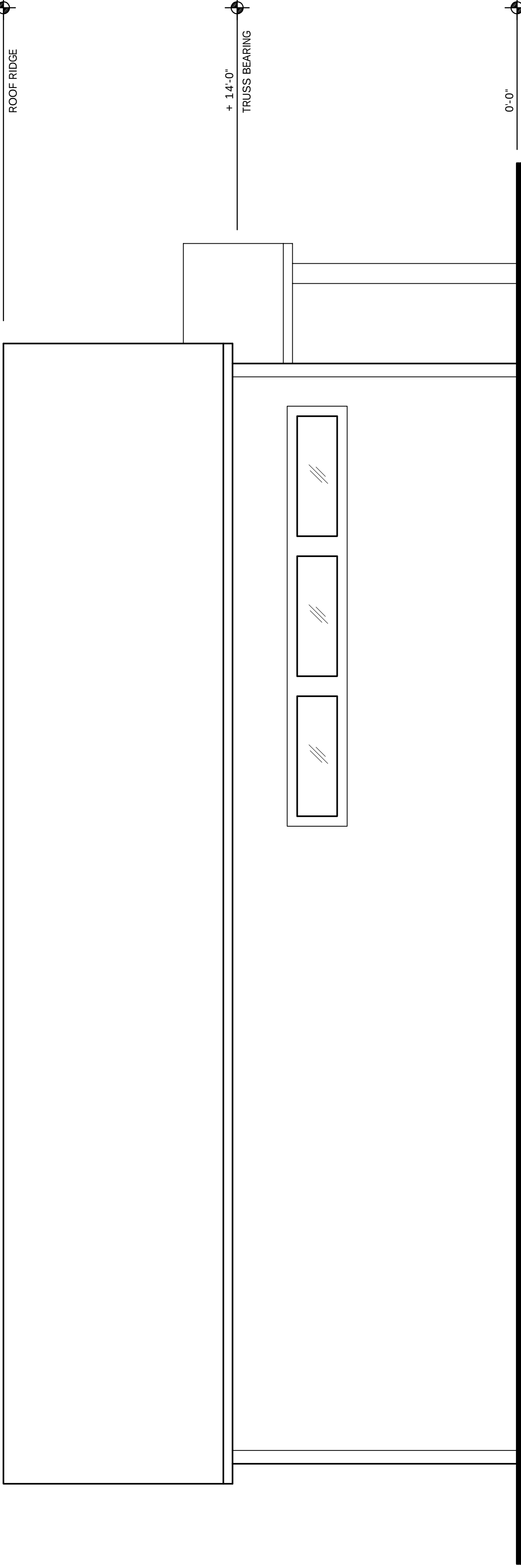
A-2

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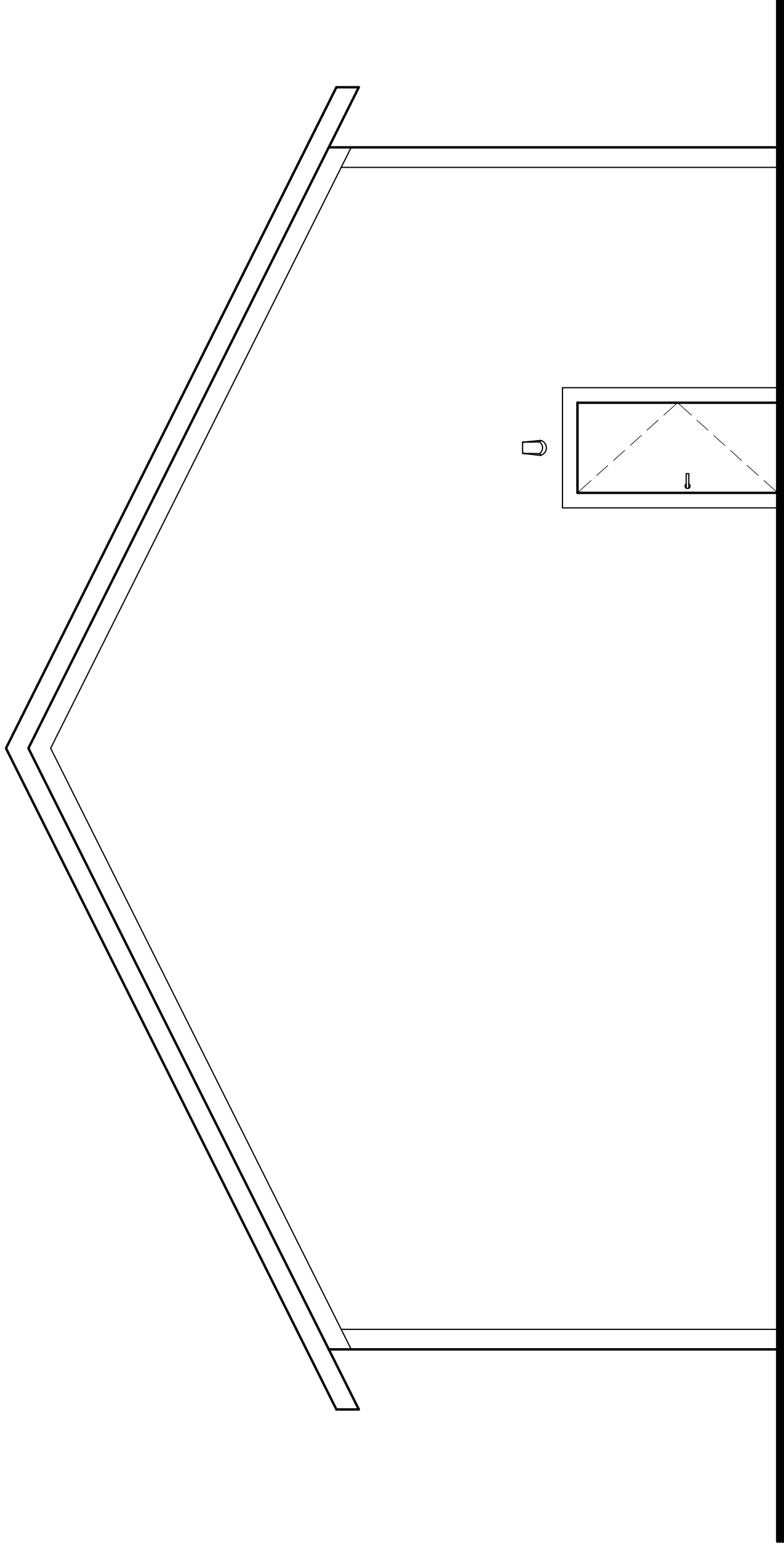
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EAST ELEVATION

20 A3 BUILDING "A" EAST ELEVATION
SCALE: 1/4" = 1'-0"
2023HAYES FAMILY AUTOHFA-DRAWINGS.DWG DATE: 10/4/2023

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SOUTH ELEVATION

20 A3 BUILDING "A" SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
2023HAYES FAMILY AUTOHFA-DRAWINGS.DWG DATE: 10/4/2023

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717 W MAIN STREET
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DRAWING NAMES

BUILDING "A" ELEVATIONS

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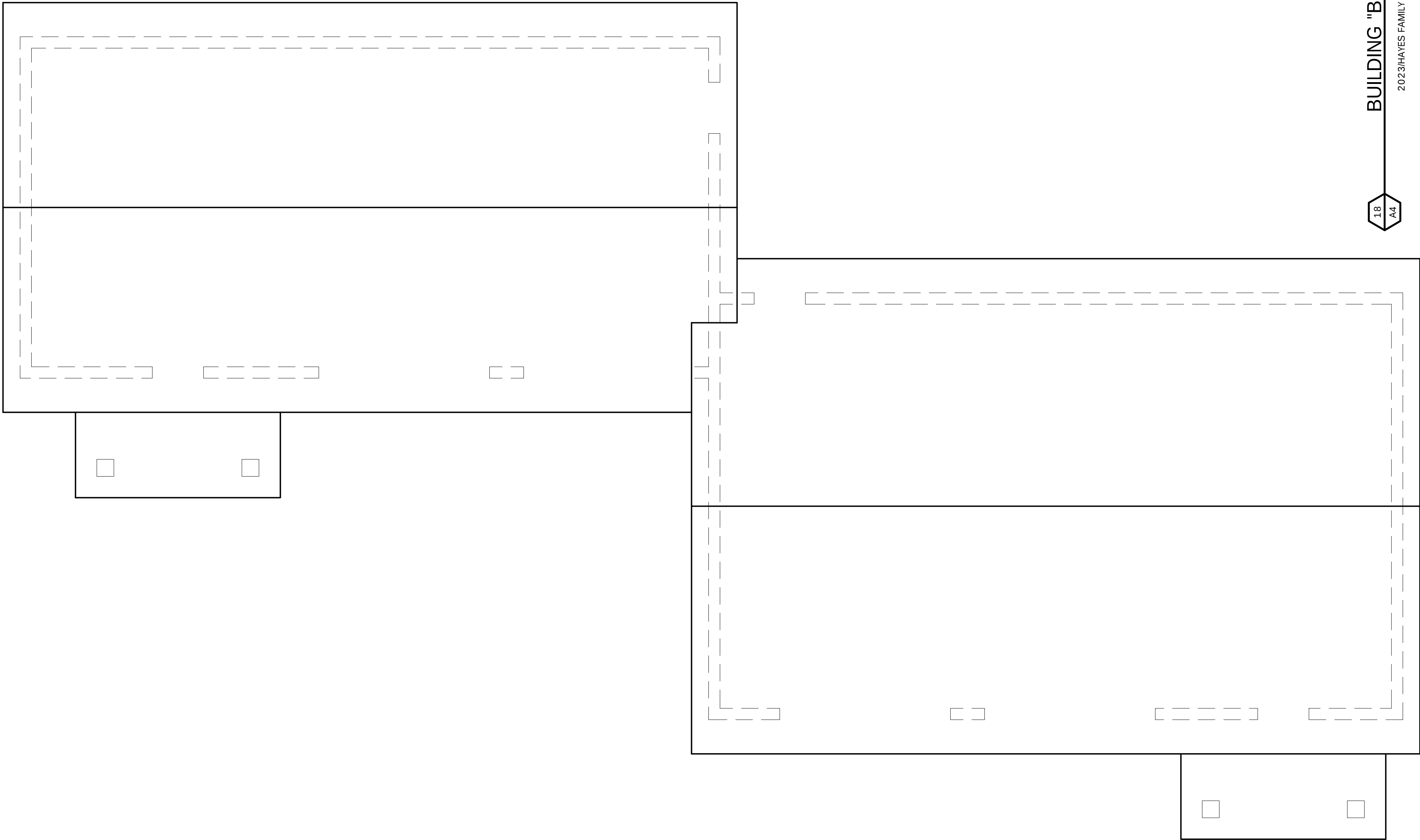
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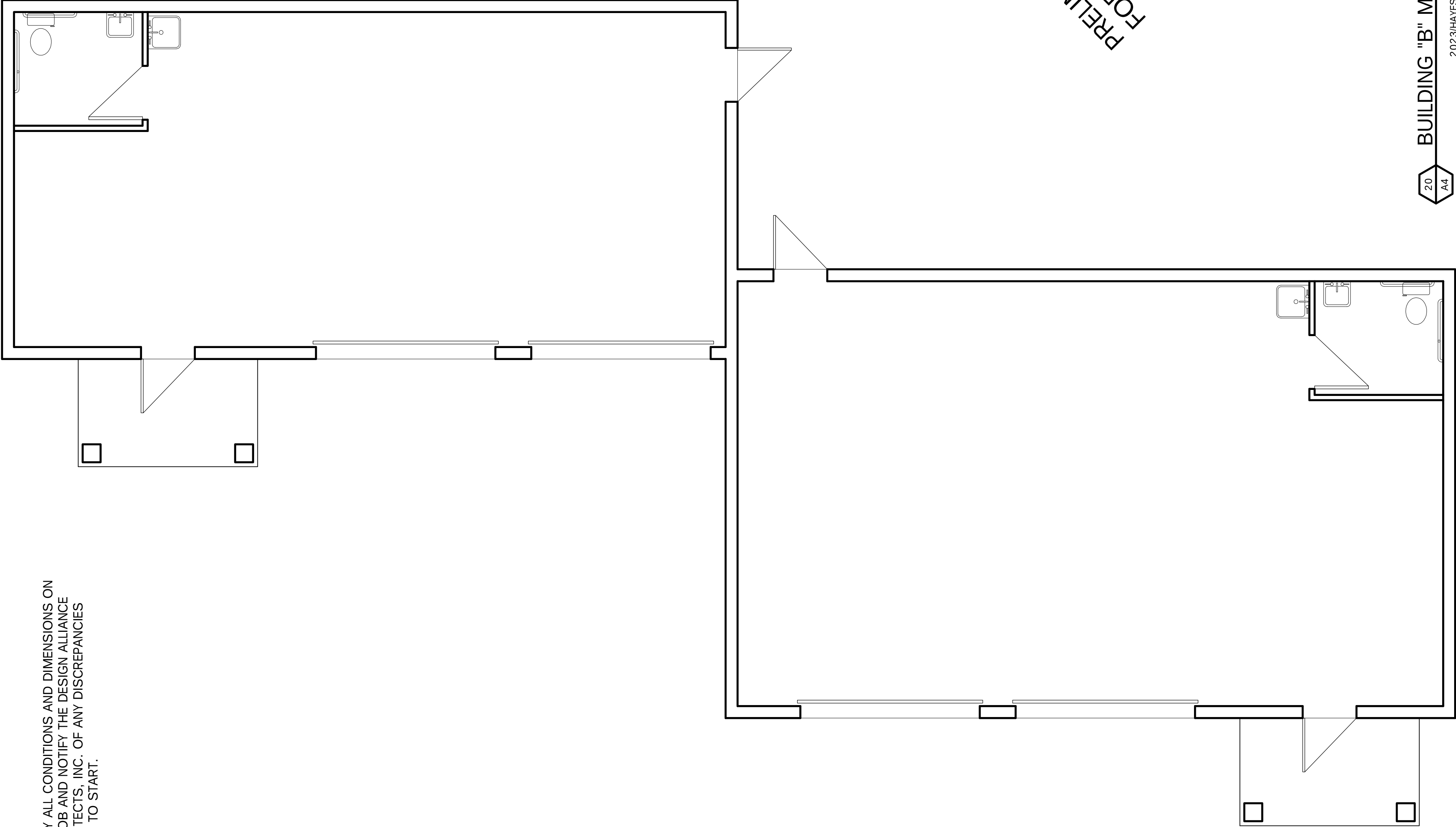
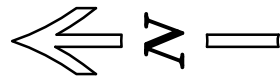
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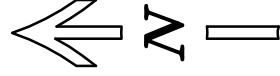
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BUILDING "B" ROOF PLAN
SCALE: 1/4" = 1'-0"
2023HAYES FAMILY AUTOHFA-DRAWINGS.DWG
DATE: 10/4/2023



BUILDING "B" MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
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BUILDING "B" PLANS

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A-4

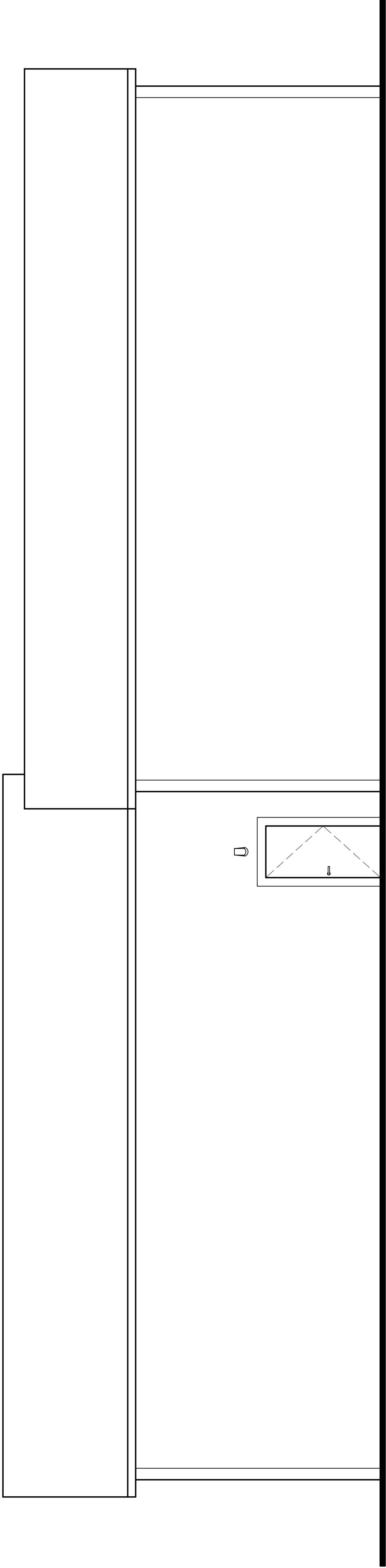
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EAST ELEVATION

20
A5

BUILDING "B" EAST ELEVATION

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

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DRAWING NAMES

BUILDING "B" ELEVATIONS

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A-5

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+ 22'-0"
ROOF RIDGE

+ 14'-0"
TRUSS BEARING

0'-0"
MAIN FLOOR

LIGHT FIXTURE
UNDER ROOF

WEST ELEVATION

20
A5

BUILDING "B" WEST ELEVATION

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

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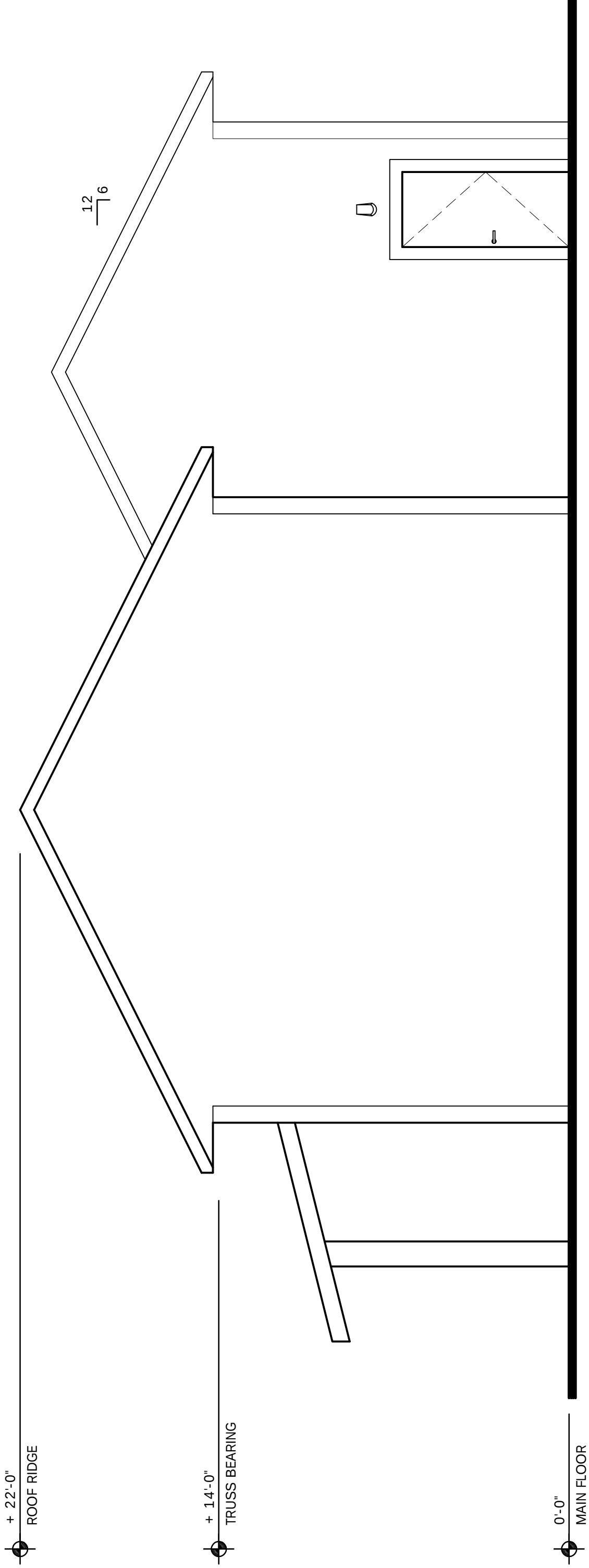
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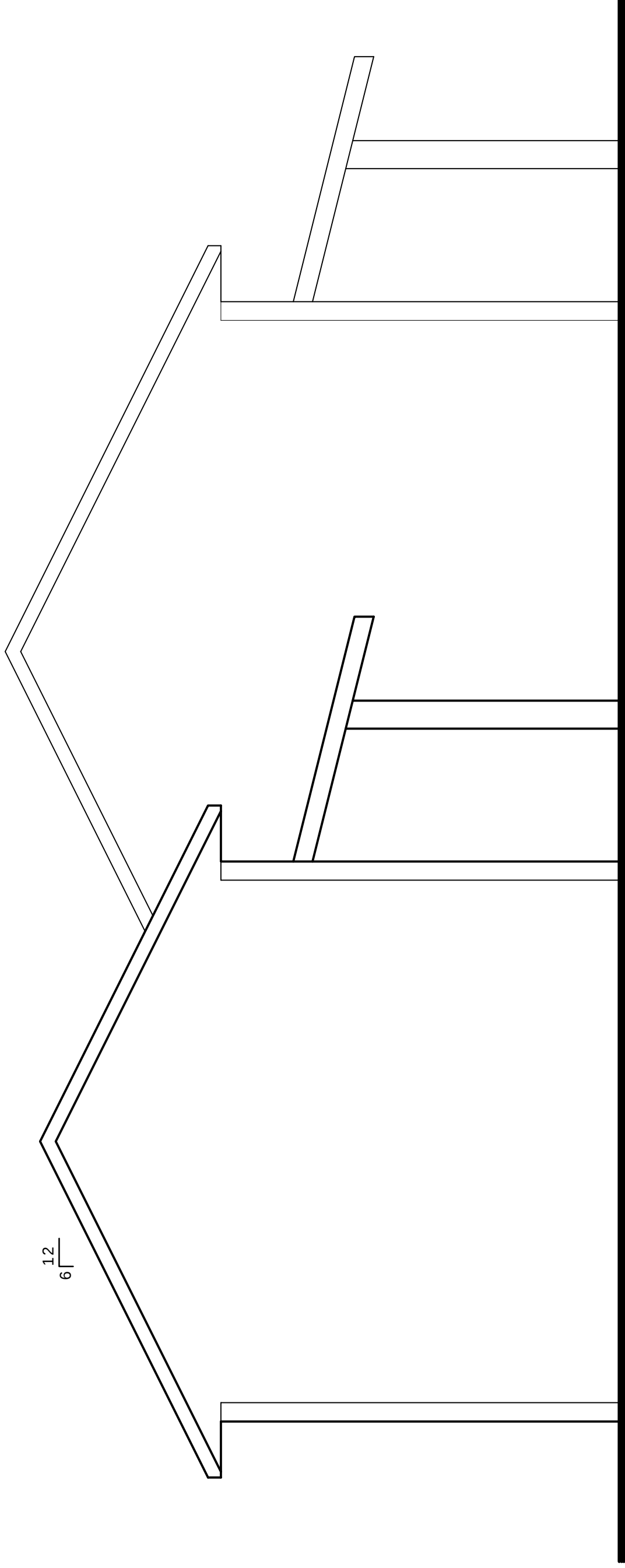
SOUTH ELEVATION

20
A6

BUILDING "B" SOUTH ELEVATION

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NORTH ELEVATION

20
A6

BUILDING "B" NORTH ELEVATION

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