



SUBMITTAL TO:
CITY OF MADISON
PLAN COMMISSION

TYPE OF PROJECT:
Building Demolition/ new parking lot
5712 Odana Road

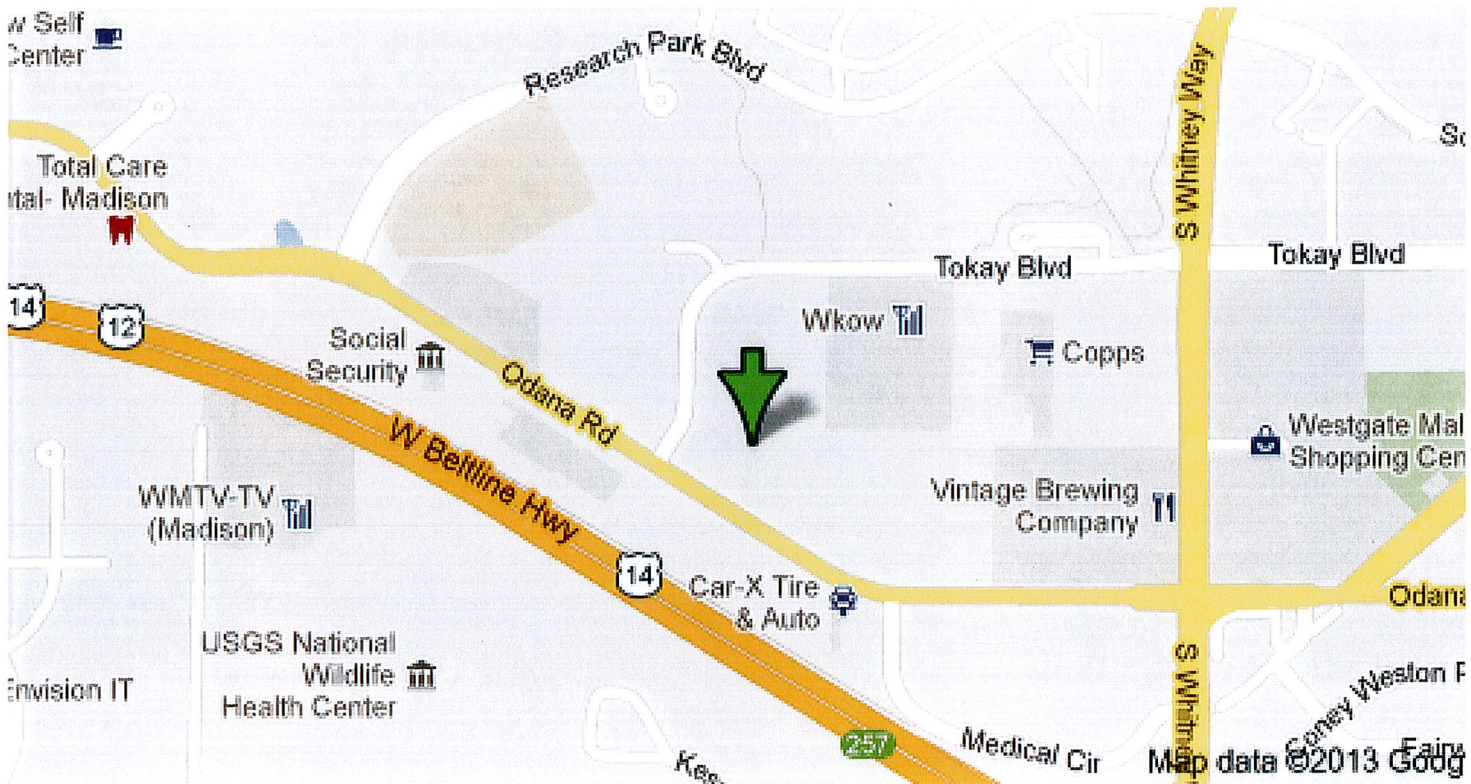
SUBMITTED:
09/10/2014

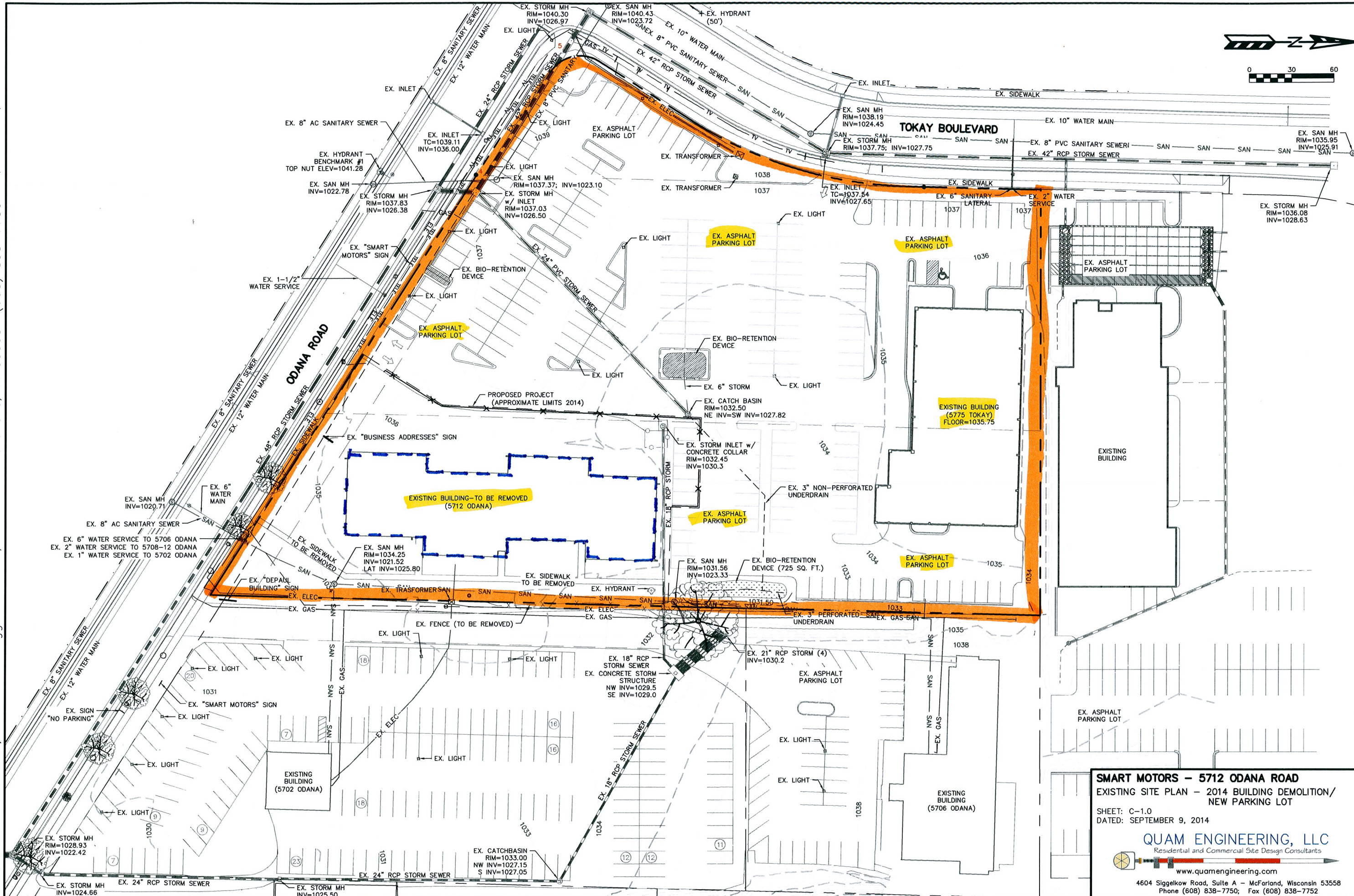
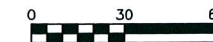


Sullivan
designBUILD

TEL: 608.257.2289

Locator Map for Smart Motors – 5712 Odana Road – building demolition





SMART MOTORS - 5712 ODANA ROAD
EXISTING SITE PLAN - 2014 BUILDING DEMOLITION/
NEW PARKING LOT

SHEET: C-1.0
DATED: SEPTEMBER 9, 2014

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants



www.quamengineering.com

4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

LEGAL DESCRIPTION

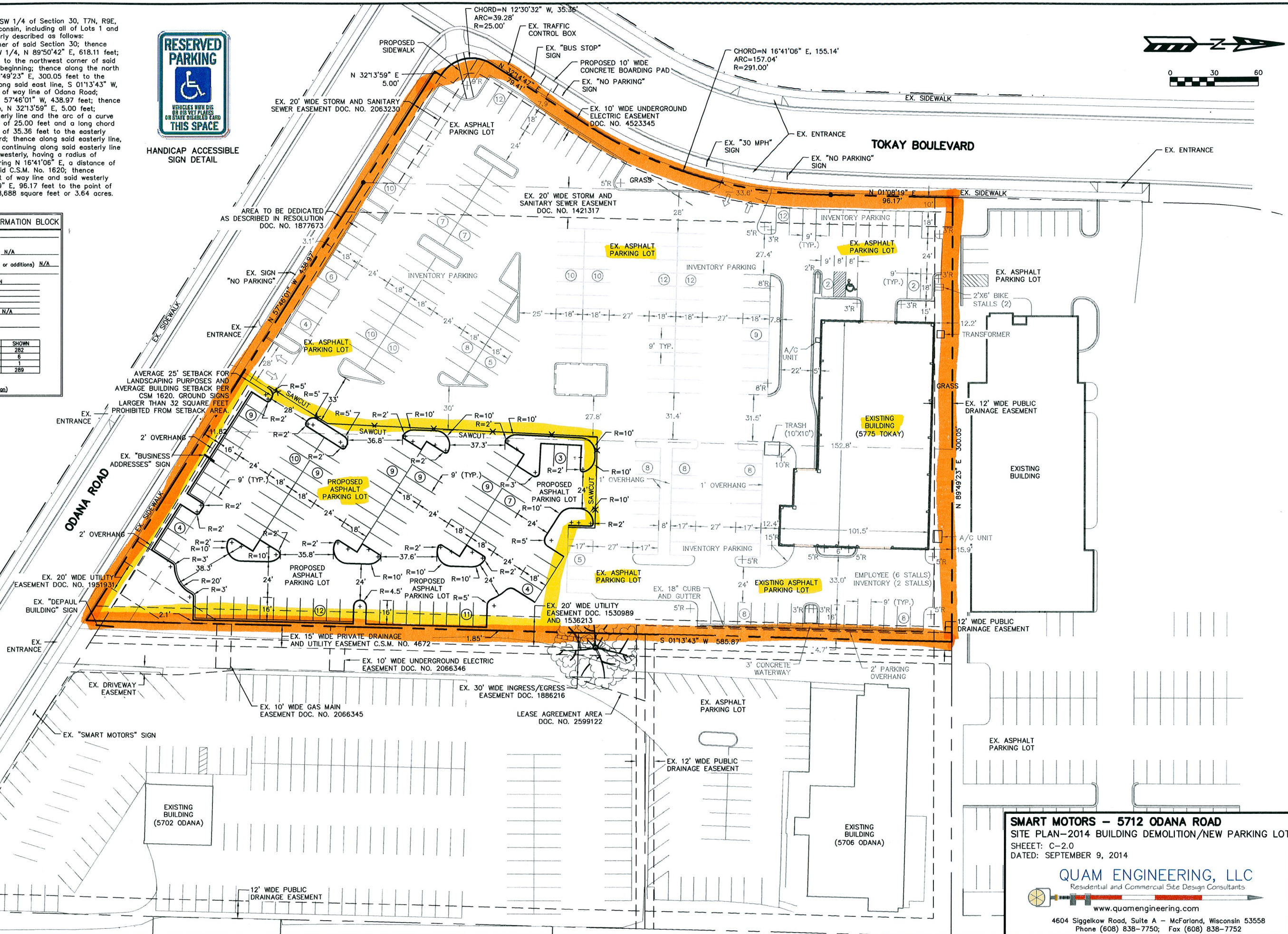
Being part of the NW 1/4 of the SW 1/4 of Section 30, T7N, R9E, City of Madison, Dane County, Wisconsin, including all of Lots 1 and 2, C.S.M. No. 1620, more particularly described as follows: Commencing at the West 1/4 corner of said Section 30; thence along the northerly line of said SW 1/4, N 89°50'42" E, 618.11 feet; thence S 01°08'19" W, 450.38 feet to the northwest corner of said C.S.M. No. 1620 and the point of beginning; thence along the north line of said C.S.M. No. 1620, N 89°49'23" E, 300.05 feet to the east line of said Lot 2; thence along said east line, S 01°13'43" W, 585.87 feet to the northerly right of way line of Odana Road; thence along said northerly line, N 57°46'01" W, 438.97 feet; thence continuing along said northerly line, N 32°13'59" E, 5.00 feet; thence continuing along said northerly line and the arc of a curve concave easterly, having a radius of 25.00 feet and a long chord bearing N 12°30'32" W, a distance of 35.36 feet to the easterly right of way line of Tokay Boulevard; thence along said easterly line, N 32°14'47" E, 79.41 feet; thence continuing along said easterly line and the arc of a curve concave westerly, having a radius of 291.00 feet and a long chord bearing N 16°41'06" E, a distance of 155.14 feet to the west line of said C.S.M. No. 1620; thence continuing along said easterly right of way line and said westerly line of C.S.M. No. 1620, N 01°08'19" E, 96.17 feet to the point of beginning. This parcel contains 158,688 square feet or 3.64 acres.



HANDICAP ACCESSIBLE SIGN DETAIL

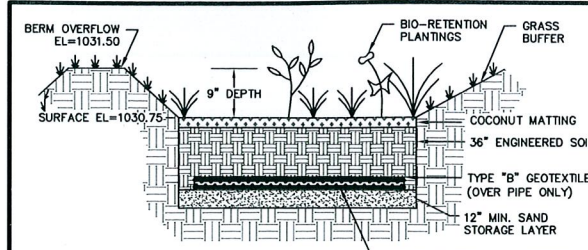
PARKING LOT PLAN SITE INFORMATION BLOCK

Site Address	5712 ODANA ROAD
Site acreage (total)	3.64 ACRES
Number of building stories (above grade)	N/A
Building height	N/A
DLIR type of construction (new structures or additions)	N/A
Total square footage of building	N/A
Use of property	AUTOMOBILE PREPARATION
Gross square feet of office	N/A
Gross square feet of retail area	N/A
Number of employees in warehouse	N/A
Number of employees in production	N/A
Capacity of restaurant/piece of assembly	N/A
Number of bicycle stalls shown	2
Number of Parking stalls:	
Inventory	282
Employee	6
Accessible	1
Total	289
Number of trees shown	(See Landscape Plan)



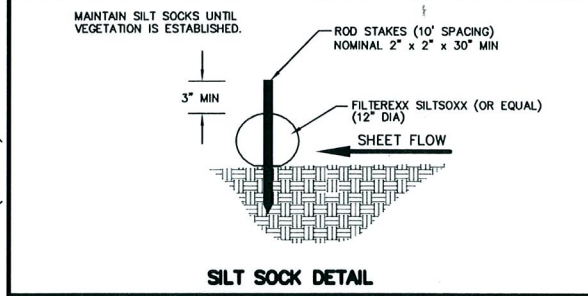
SMART MOTORS - 5712 ODANA ROAD
 SITE PLAN-2014 BUILDING DEMOLITION/NEW PARKING LOT
 SHEET: C-2.0
 DATED: SEPTEMBER 9, 2014

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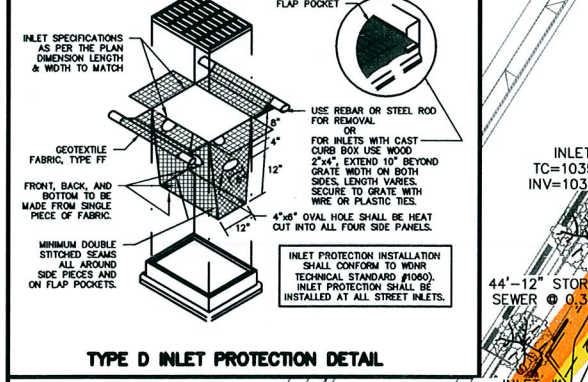


ENGINEERED SOIL SHALL CONSIST OF THE FOLLOWING:
 70% SILICA SAND; 30% COMPOST W/ PH 5.5-6.5
 COMPOST SHALL MEET MWMR SPECIFICATION S100.
 STORAGE/INTERFACE LAYER SHALL CONSIST OF SAND AS FOLLOWS:
 SAND: WASHED QUARTZ OR SILICA 0.02 - 0.04 INCHES IN DIA.
 BIORETENTION PLANTINGS TO BE PLANTED AT ONE PLUG PER SQUARE FOOT. PLUGS TO BE PLANT STOCK NAMED IN THE NET PRAIRIE SHORT STATURE MIX FROM AGRECO, CORPORATION OR APPROVED EQUIVALENT. A MINIMUM OF 10 DIFFERENT PLANT STOCK NAMES TO BE PLANTED.
 TO PREVENT COMPACTION OF ENGINEERED SOIL AND SUBSOILS, CONTRACTOR SHALL PROTECT AGAINST MACHINERY ENTERING OR COMPACTING THE BIO-RETENTION AREA.

BIORETENTION DETAIL

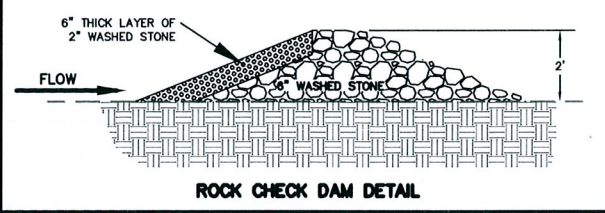


SILT SOCK DETAIL



TYPE D INLET PROTECTION DETAIL

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE
 TOD (FOR THE HEARING IMPAIRED) (800) 542-2289
 WS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



ROCK CHECK DAM DETAIL

EROSION NOTES:
 SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
 EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED.
 CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
 ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED AS NEEDED.

TIME SCHEDULE:
 OCTOBER 20, 2014 INSTALL INITIAL EROSION CONTROL DEVICES.
 OCTOBER 20, 2014 - JUNE 30, 2015 DEMOLISH EXISTING BUILDING, CONSTRUCT PARKING LOT IMPROVEMENTS AND RESTORE DISTURBED AREAS.
 AUGUST 15 - 30, 2015 CONSTRUCT BIO-RETENTION EXPANSION.

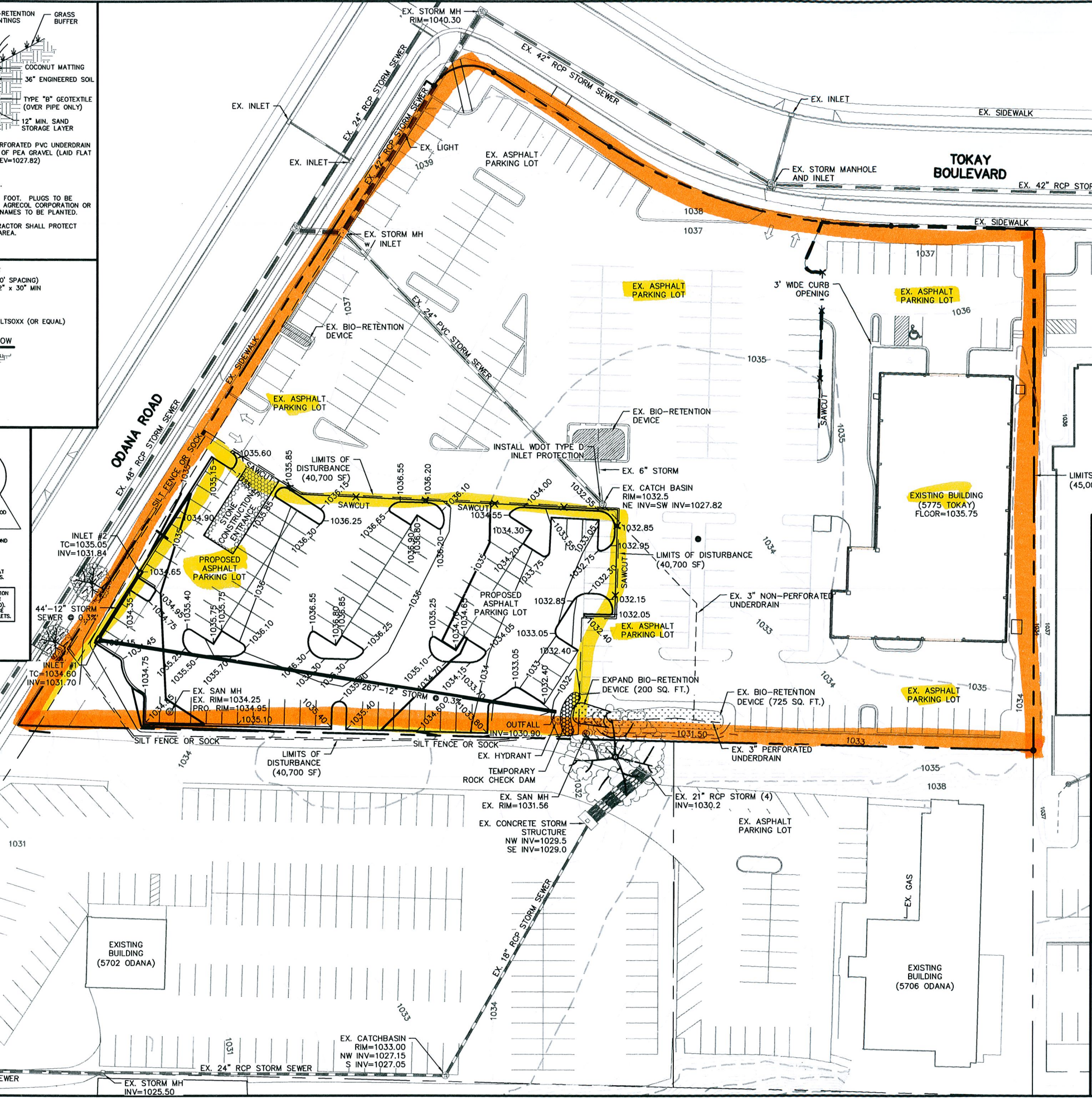
RESTORATION NOTES:
 ALL LAWN AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.
 SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET.
 FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

OWNER:
 SMART MOTORS
 ATTN: ALLEN FOSTER
 5901 ODANA ROAD
 MADISON, WI 53719

ENGINEER:
 QUAM ENGINEERING, LLC
 ATTN: RYAN QUAM
 4604 SIGGELKOW ROAD, SUITE A
 MCFARLAND, WI 53558

SMART MOTORS - 5712 ODANA ROAD
 GRADING AND EROSION CONTROL PLAN
 2014 BUILDING DEMOLITION / NEW PARKING LOT
 SHEET: C-2.1
 DATED: SEPTEMBER 9, 2014

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PLANT MATERIAL LIST

Qty	Code	Common Name	Botanical Name	Planting Size
3	SGM	Sienna Glen Maple	Acer x freemanii 'Sienna'	2-2.5' B&B
5	WSBC	Whitespire Birch clip	Betula platyphylla 'Whitespire' CLP	8-10' B&B
1	CHB	Common Hackberry	Celtis occidentalis	2-2.5' B&B
5	SKH	Skyline Honeylocust	Gleditsia triacanthos 'Skyline'	2-2.5' B&B
1	PRC	Prairie Rose Crabapple	Malus x 'Prairie Rose'	1.75-2' B&B
1	ISTLC	Ivory Silk Tree Lilac clip	Syringa reticulata 'Ivory Silk' clump	6-7' B&B
2	SSL	Sterling Silver Linden	Tilia tomentosa 'Sterling Silver'	2-2.5' B&B
Conifers				
1	MBJ	Mountain Juniper	Juniperus chinensis 'Mountain'	5-6' B&B
6	CAJ	Compact Arcadia Juniper	Juniperus sabina 'Arcadia Compact'	#5 CONT.
1	CBS	Colorado Blue Spruce	Picea pungens 'Glauca'	3-4' B&B
1	EWP	Eastern White Pine	Pinus strobus	5-6' B&B
11	TTY	Taunton Yew	Taxus x media 'Tauntoni'	18-24' B&B
14	HMA	Heiz Midget Arborvitae	Thuja occidentalis 'Heiz Midget'	#2 CONT.
4	HSA	Holmstrup Arborvitae	Thuja occidentalis 'Holmstrup'	4-5' B&B
21	PMA	Pyramidal Arborvitae	Thuja occidentalis 'Pyramidal'	4-5' B&B
Shrubs				
17	CPB	Crimson Pygmy Barberry	Berberis thunb. v. atrop. 'Crimson Pygmy'	#3 CONT.
7	DNB	Diablo Ninebark	Physocarpus opulifolius 'Diablo'	18" Pot
16	GLS	Grow-Low Sumac	Rhus aromatica 'Grow-Low'	#2 CONT.
38	GMS	Goldmound Spirea	Spiraea japonica 'Goldmound'	#2 CONT.
3	DRS	Dart's Red Spirea	Spiraea x bumalda 'Dart's Red'	#2 CONT.
55	MCS	Magic Carpet Spirea	Spiraea japonica 'Magic Carpet'	#2 CONT.
11	MKL	Miss Kim Lilac	Syringa velutina 'Miss Kim'	18-24" Pot
7	BMV	Blue Muffin Viburnum	Viburnum dentatum 'Blue Muffin'	2-3' Pot
Perennials				
38	KFRG	Karl Foersters Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	#1 CONT.
20	PMD	Pardon Me Daylily	Hemerocallis 'Pardon Me'	#1 CONT.
5	HMSG	Heavy Metal Switch Grass	Panicum virgatum 'Heavy Metal'	#1 CONT.

- Notes:**
- Planting beds along building shall be mulched with 3/4" Washed Stone mulch over a fabric weed barrier.
 - All planting beds adjacent to lawn areas shall be edged with Dmex Black Vinyl Edging.
 - Planting beds and bed islands away from building foundation shall be mulched with 3/4" Washed Stone mulch to 3" depth over fabric weed barrier.
 - All trees and shrubs in lawn areas are to be mulched with a 3' dia shredded bark mulch ring.
 - Lawn areas to be seeded with Barnes Best Premium sunny lawn seed, straw mulched and starter fertilizer applied with erosion control straw matting applied where needed.
 - Bioswale Infiltration Area - follow DNR guidelines. Mulch with coconut fiber matting.

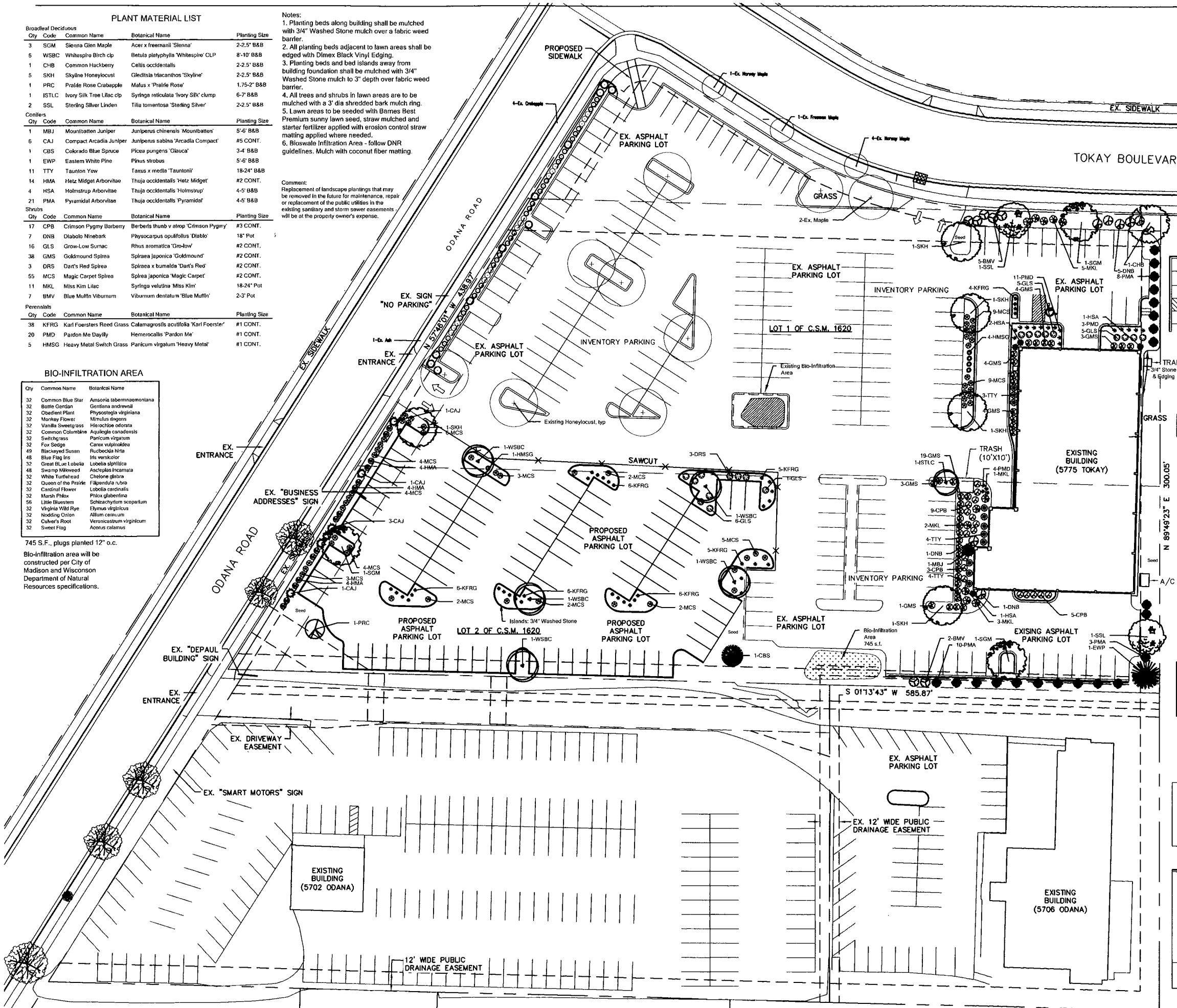
Comment:
Replacement of landscape plantings that may be removed in the future for maintenance, repair or replacement of the public utilities in the existing sanitary and storm sewer easements will be at the property owner's expense.

BIO-INFILTRATION AREA

Qty	Common Name	Botanical Name
32	Common Blue Star	Amsinonía tabernaemontana
32	Bottle Gerdian	Gentiana andrewsii
32	Obedient Plant	Physostegia virginiana
32	Monkey Flower	Mimulus ringens
32	Vanilla Sweetgrass	Hieracium odorata
32	Common Columbine	Aquilegia canadensis
32	Switchgrass	Panicum virgatum
32	Fox Sedge	Carex vulpinoidea
49	Black-eyed Susan	Rudbeckia hirta
48	Blue Flag Iris	Iris versicolor
32	Great Blue Lobelia	Lobelia siphilitica
48	Swamp Milkweed	Asclepias incarnata
32	White Turtlehead	Chelone glabra
32	Queen of the Prairie	Filipendula rubra
32	Cardinal Flower	Lobelia cardinalis
32	Marsh Phlox	Phlox glaberrima
32	Little Bluestem	Schizachyrium scoparium
32	Virginia Wild Rye	Elymus virginicus
32	Nodding Onion	Allium cernuum
32	Culver's Root	Veronicastrum virginicum
32	Sweet Flag	Azoreum calicatum

745 S.F., plugs planted 12" o.c.

Bio-infiltration area will be constructed per City of Madison and Wisconsin Department of Natural Resources specifications.



City of Madison - Landscape Worksheet
 Project Location/Address: 5714 Odana Road-5775 Tokay Blvd, Madison, WI
 Name of Project: Smart Motors Used Car Prep
 Owner/Contact: Contact Email:
 Contact Phone: Contact Email:

Landscape Calculations and Credits:
 Required Landscaped areas shall be calculated based on the total developed area of the property. Developed area is defined as all parts of the site that are not left in a natural state within a single contiguous boundary, including building footprints, parking and loading areas, driveways, material stockpiles, patios and outdoor activity areas. Developed area does not include other land within required setbacks and natural areas on the same property that are left undisturbed.

(a) One (1) landscape unit shall be provided for each three hundred (300) square feet of developed area, with the exception of the IL and IG districts as specified in (b) below.
 Total square footage of developed area: 17,174
 Developed area divided by three hundred (300) square feet = 57.25 Landscape Units

(b) Within the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) landscape unit shall be provided for every six hundred (600) square feet of developed area.
 Total square footage of developed area: 15,870.75 sq. ft.
 Developed area divided by six hundred (600) square feet = 26.45 Landscape Units

(c) One landscape unit consists of five (5) landscape points. Landscape points are calculated as shown in the following table.
 Landscape units multiplied by five (5) landscape points = 1,365 Total Points Required

Table of Points and Credits:
 Use the table to calculate the quantity and points for all existing and proposed landscape elements. Calculations yielding a fraction up to one-half (1/2) or 0.5 shall be rounded down to the nearest whole number. Fractions of more than one-half (1/2) shall be rounded up.

Plant Type/Element	Minimum Size at Installation	Points	Credits/Existing Landscaping		New/Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2-1/2 inch caliper	35	14	490	11	385
Ornamental tree	1-1/2 inch caliper	15	0	0	7	105
Evergreen tree	3 feet tall	15	0	0	28	420
Shrub, deciduous	18" or 3 gallon container size	2	15	30	154	308
Shrub, evergreen	18" or 3 gallon container size	3	41	123	31	93
Ornamental grasses	18" or 3 gallon container size	2	0	0	43	86
Ornamental	discuss fencing or wall	4 per 10' total ft.	0	0	0	0
Sub Totals				643		1,397
			Total Number of Points Provided: 2,040			

WISCONSIN
 LANDSCAPE ARCHITECT
 JAMES E. COLLAR
 LA-613
 MADISON
 WIS.

9-9-14
James E. Collar

LANDSCAPING PLAN - PHASE II

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
 CALL DIGGERS HOTLINE
 1-800-242-8011
 TOLL FREE
 TDD/VOICED (FOR THE HEARING IMPAIRED) (608)542-2288
 WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

Date: 4/29/13
 Revised: 1. 6/27/13
 2. 11/11/13

Scale: 1" = 30'-0"

L-1.0

Barnes inc.
 Landscape Services
 6433 Nesbitt Road
 Madison, WI 53719
 Ph: 608.845.3230 Ex: 608.845.6339
 www.barnesinc.net

Smart Motors - Used Car Prep

Odana Road and Tokay Blvd
 Madison, WI

Notes:

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Approved for Construction by owner: _____ Date: _____
 Accepted by Barnes Inc.: _____ Date: _____