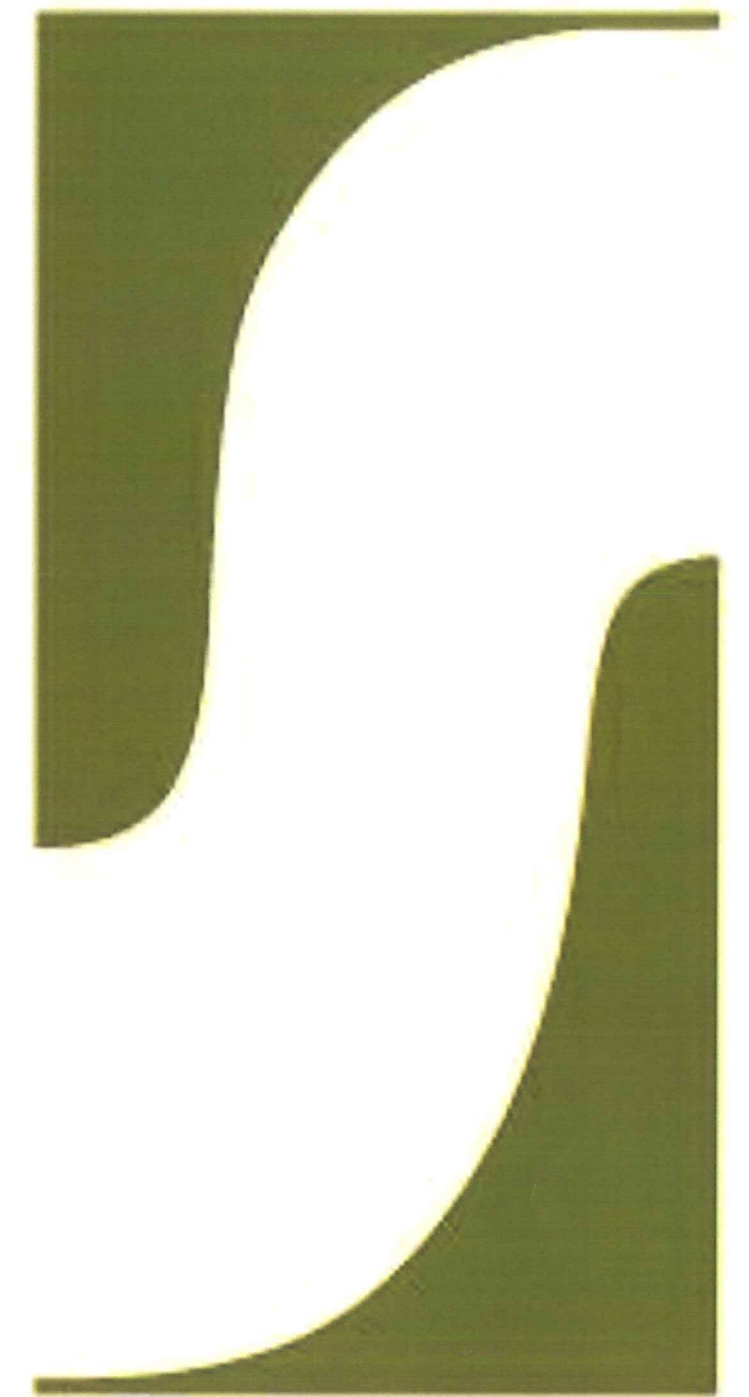


September 28, 2011
Urban Design Review Submittal



5739 Tokay Blvd.
Madison, WI 53719



SINCE 1937

SULLIVAN
COMPANY



September 28, 2011

**Letter of Intent for a new Don Miller Body Shop
5739 Tokay Blvd.**

Dear Urban Design Commission Members,

The Don Miller automotive group is proposing to construct a 14,900 square foot body shop on their lot on Tokay Boulevard. This vacant lot is across the street from their existing Odana Road facilities, which comprises of three separate buildings for Subaru, Mazda, and Chrysler. The lot is zoned C3L, abutting other C3L lots. It is in Urban Design District 03.

Our Project team includes:

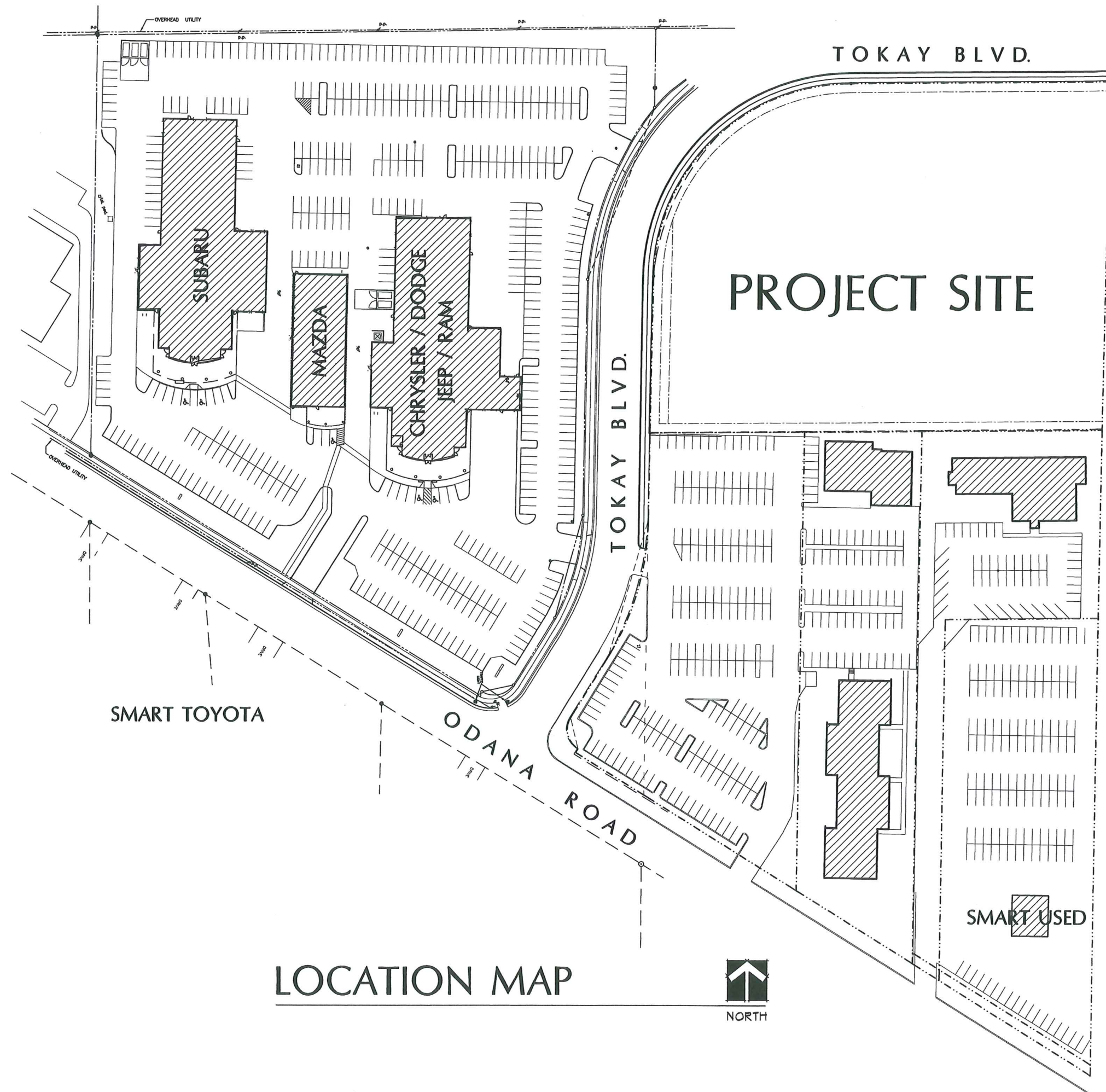
Architect: Tom Knoop / Jim Triatik of Sullivan Design Build
General Contractor: Sullivan Design Build
Landscape Architect: Glacier Landscape, Inc.
Storm Water Management: Quam Engineering, L.L.C.
Site Lighting: Rob Rudolf of Electric Construction, Inc.

The timeline for the entire project will be approximately one year, with construction to start late fall of this year.

If you should require additional information, please contact me at 257-2289.

Sincerely,
K. F. SULLIVAN CONSTRUCTION

James M. Triatik, A.I.A.
Vice President / Project Architect



TOKAY BLVD.

PROJECT SITE

TOKAY BLVD.

ODANA ROAD

SMART TOYOTA

SMART USED

LOCATION MAP



\\SU-37-11\SU37BASE.DWG

QUAM ENGINEERING, LLC

4604 Sigelkow Road, Suite A - McFarland, WI 53558

(608) 838-7750

QUAM ENGINEERING, LLC

4604 Sigelkow Road, Suite A - McFarland, WI 53558

(608) 838-7750

QUAM ENGINEERING, LLC

CURVE DATA				
CURVE NO.	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CENTRAL ANGLE
1-2	217	303	335.41	S09°38'20"W 19°50'00"

PARKING LOT PLAN SITE INFORMATION BLOCK

Site Address 5739 TOKAY BOULEVARD
 Site acreage (total) 2.88 ACRES

Number of building stories (above grade) ONE
 Building height 17 FEET
 DILR type of construction (new structures or additions) 2
 Total square footage of building 28,338

Use of property ?
 Gross square feet of office ?
 Gross square feet of retail area ?
 Number of employees in warehouse N/A
 Number of employees in production ?
 Capacity of restaurant/peace of assembly N/A

Number of bicycle stalls shown 4

Number of Parking stalls:

	SHOWN
Inventory	96
Customer/employee	12
Accessible	2
Total	110

Number of trees shown (See Landscape Plan)

PAVING LEGEND

- 3" ASPHALT PAVEMENT OVER 8" AGGREGATE BASE COURSE
- 4" ASPHALT PAVEMENT OVER 10" AGGREGATE BASE COURSE (IN FIRE ACCESS AISLE)

THE FIRE LANE AND ACCESS AISLE SHALL BE CONSTRUCTED TO SUPPORT A MINIMUM LOAD OF 85,000 POUNDS AND CERTIFIED IN THE FIELD BY AN APPROVED SOILS ANALYST.



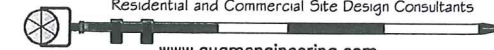
SIGN BOTTOM 48" ABOVE SIDEWALK
 HANDICAP ACCESSIBLE SIGN DETAIL

5739 TOKAY BLVD - CITY OF MADISON

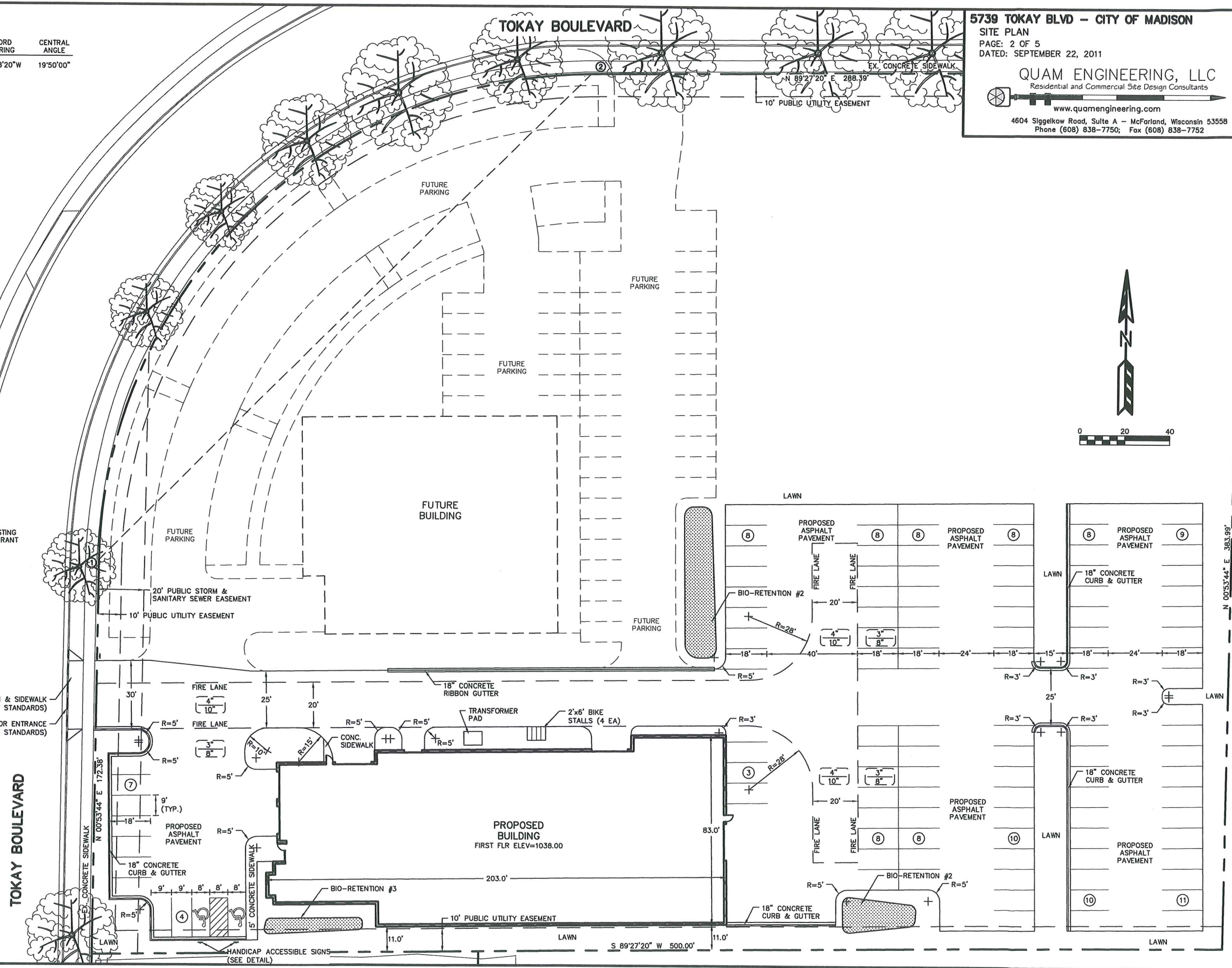
SITE PLAN
 PAGE: 2 OF 5
 DATED: SEPTEMBER 22, 2011

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants

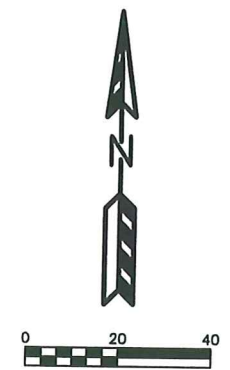
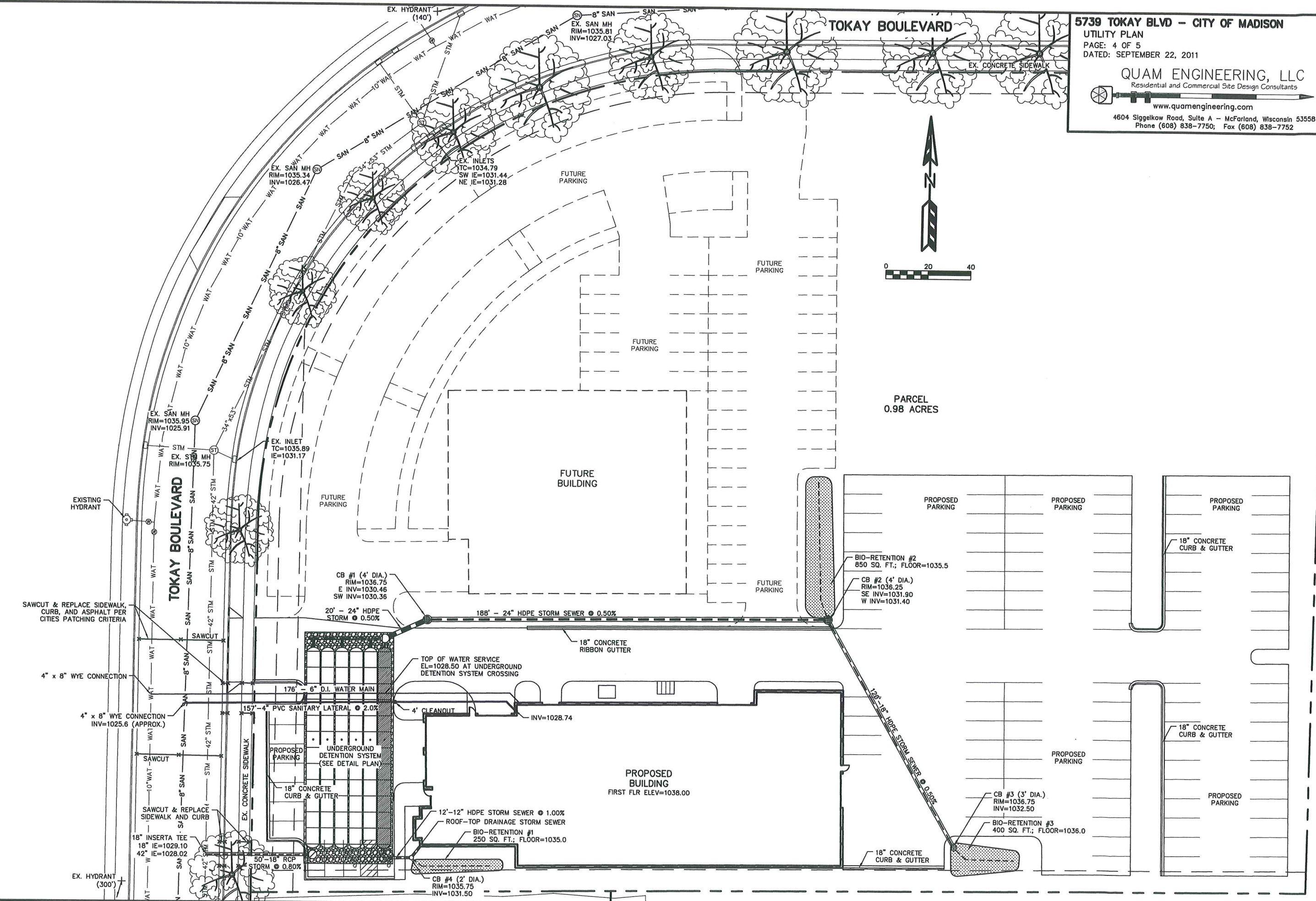


www.quamengineering.com
 4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752



N 00°53'44" E 383.99'

S 89°27'20" W 500.00'



PARCEL
0.98 ACRES

FUTURE
BUILDING

FUTURE
PARKING

FUTURE
PARKING

FUTURE
PARKING

FUTURE
PARKING

PROPOSED
PARKING

PROPOSED
PARKING

PROPOSED
PARKING

PROPOSED
PARKING

PROPOSED
PARKING

PROPOSED
BUILDING
FIRST FLR ELEV=1038.00

EXISTING
HYDRANT

EX. HYDRANT
(300')

TOKAY BOULEVARD

TOKAY BOULEVARD

SAWCUT & REPLACE SIDEWALK,
CURB, AND ASPHALT PER
CITIES PATCHING CRITERIA

18" INSERTA TEE
18" IE=1029.10
42" IE=1028.02

4" x 8" WYE CONNECTION
INV=1025.6 (APPROX.)

4" x 8" WYE CONNECTION

EXISTING HYDRANT

EX. SAN MH
RIM=1035.95
INV=1025.91

EX. SAN MH
RIM=1035.34
INV=1026.47

EX. SAN MH
RIM=1035.81
INV=1027.03

EX. INLETS
TC=1034.79
SW IE=1031.44
NE IE=1031.28

EX. HYDRANT
(140')

CB #1 (4' DIA.)
RIM=1036.75
E INV=1030.46
SW INV=1030.36

20' - 24" HDPE
STORM @ 0.50%

176' - 6" D.I. WATER MAIN

157' - 4" PVC SANITARY LATERAL @ 2.0%

50' - 18" RCP
STORM @ 0.80%

CB #4 (2' DIA.)
RIM=1035.75
INV=1031.50

TOP OF WATER SERVICE
EL=1028.50 AT UNDERGROUND
DETENTION SYSTEM CROSSING

4' CLEANOUT

BIO-RETENTION #1
250 SQ. FT.; FLOOR=1035.0

12'-12" HDPE STORM SEWER @ 1.00%

ROOF-TOP DRAINAGE STORM SEWER

188' - 24" HDPE STORM SEWER @ 0.50%

18" CONCRETE
RIBBON GUTTER

INV=1028.74

120' - 18" HDPE STORM SEWER @ 0.50%

18" CONCRETE
CURB & GUTTER

18" CONCRETE
CURB & GUTTER

18" CONCRETE
CURB & GUTTER

BIO-RETENTION #2
850 SQ. FT.; FLOOR=1035.5

CB #2 (4' DIA.)
RIM=1036.25
SE INV=1031.90
W INV=1031.40

18" CONCRETE
CURB & GUTTER

18" CONCRETE
CURB & GUTTER

18" CONCRETE
CURB & GUTTER

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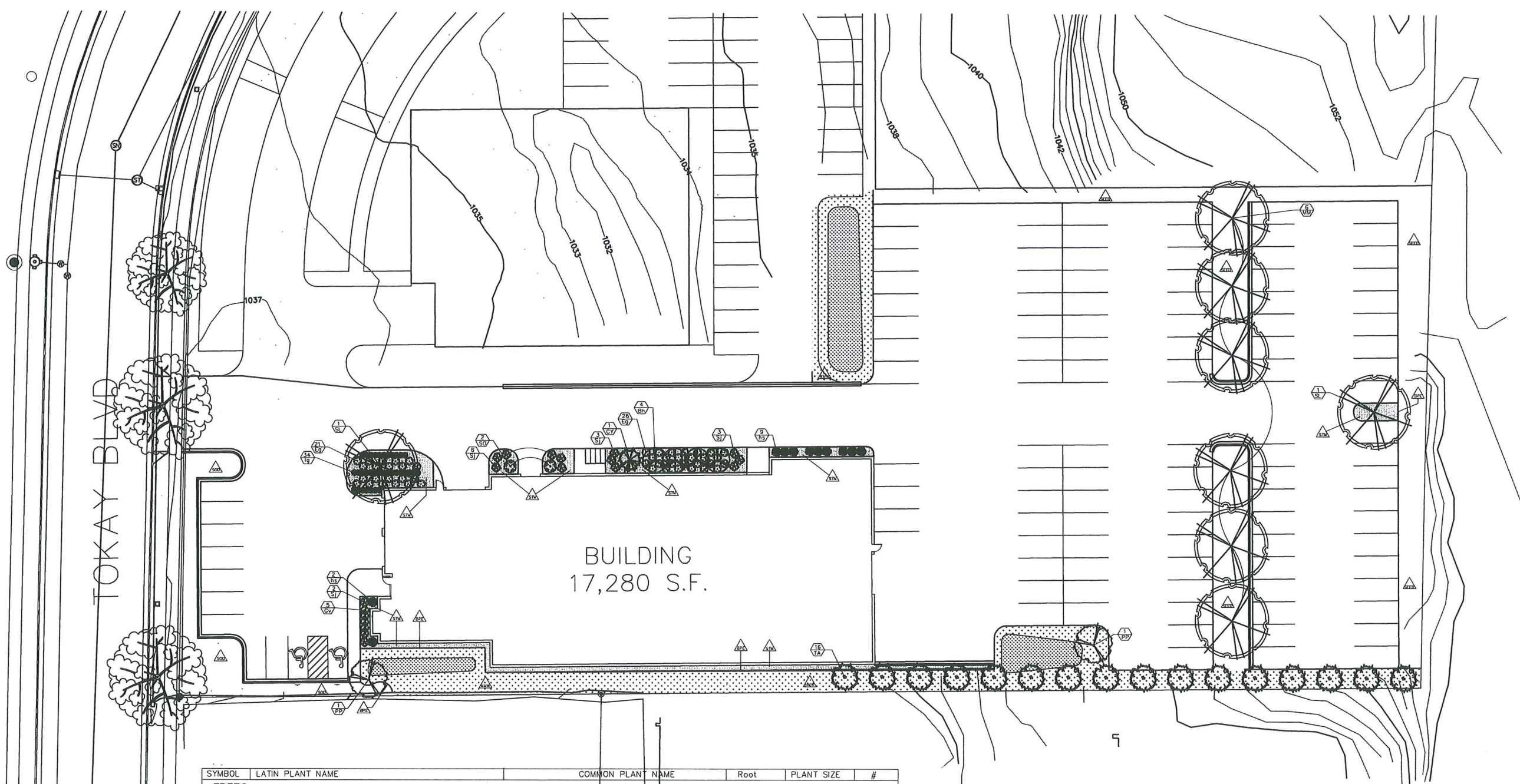
18" CONCRETE
CURB & GUTTER

18" CONCRETE
CURB & GUTTER

18" CONCRETE
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CURB & GUTTER

18" CONCRETE
CURB & GUTTER

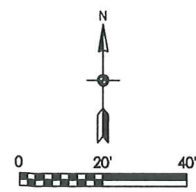


A LANDSCAPE PLAN FOR:
DOM MILLER
5739 Tokay Blvd.
Madison, WI

SYMBOL	LATIN PLANT NAME	COMMON PLANT NAME	Root	PLANT SIZE	#
TREES					
MM	<i>Acer x freemanii</i> 'Marmo'	Marmo Maple	B&B	2"	6
SH	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skycole'	Skyline Honeylocust	B&B	2"	2
Ornamental Trees					
SO	<i>Amelanchier alnifolia</i> 'Obelisk'	Standing Ovation Serviceberry	Cont.	#5	2
PP	<i>Malus</i> 'Purple Prince'	Purple Prince Crabapple	B&B	2"	2
Evergreen Trees					
CY	<i>Taxus cuspidata</i> 'Capitata'	Capitata Japanese Yew	B&B	5'	1
TA	<i>Thuja occidentalis</i> 'Techny'	Techny Arborvitae	B&B	5'	16
Evergreen Shrubs					
Gv	<i>Buxus x 'Green Velvet'</i>	Green Velvet Boxwood	Cont.	#5	5
Eg	<i>Euonymus fortunei</i> 'Emerald and Gold'	Emerald and Gold Euonymus	Cont.	#3	47
Deciduous Shrubs					
Sj	<i>Hypericum kalmianum</i> 'Ames'	Ames Select St. Johnswort	Cont.	#5	14
Bh	<i>Viburnum prunifolium</i>	Blackhaw Viburnum	B&B	3'	4
Perennials/Ornamental Grasses					
Ig	<i>Hemerocallis</i> 'Little Grapette'	Little Grapette Daylily	Cont.	#1	34
hs	<i>Miscanthus sinensis</i> 'Huron Sunrise'	Huron Sunrise Silver Grass	Cont.	#1	11

LANDSCAPE WORKSHEET		# of Stalls	110
Element	Point Value	Quantity	Points Achieved
Canopy Tree 2"-2.5"	35	0	0
Deciduous Shrub	2	18	36
Evergreen Shrub	3	52	156
Evergreen Trees 3' Min. Ht.	15	17	255
Small Tree 1.5"-2" Caliper	15	4	60
Total Points			507

- Mineral Sod
- Turf Seed Mix
- No-Mow Fescue Seed Mix
- #2 Washed Stone - Over Weed Barrier Fabric
- STM
- Black Plastic Edging - Commercial Grade
- PLANT LABEL # AND ABBREVIATION

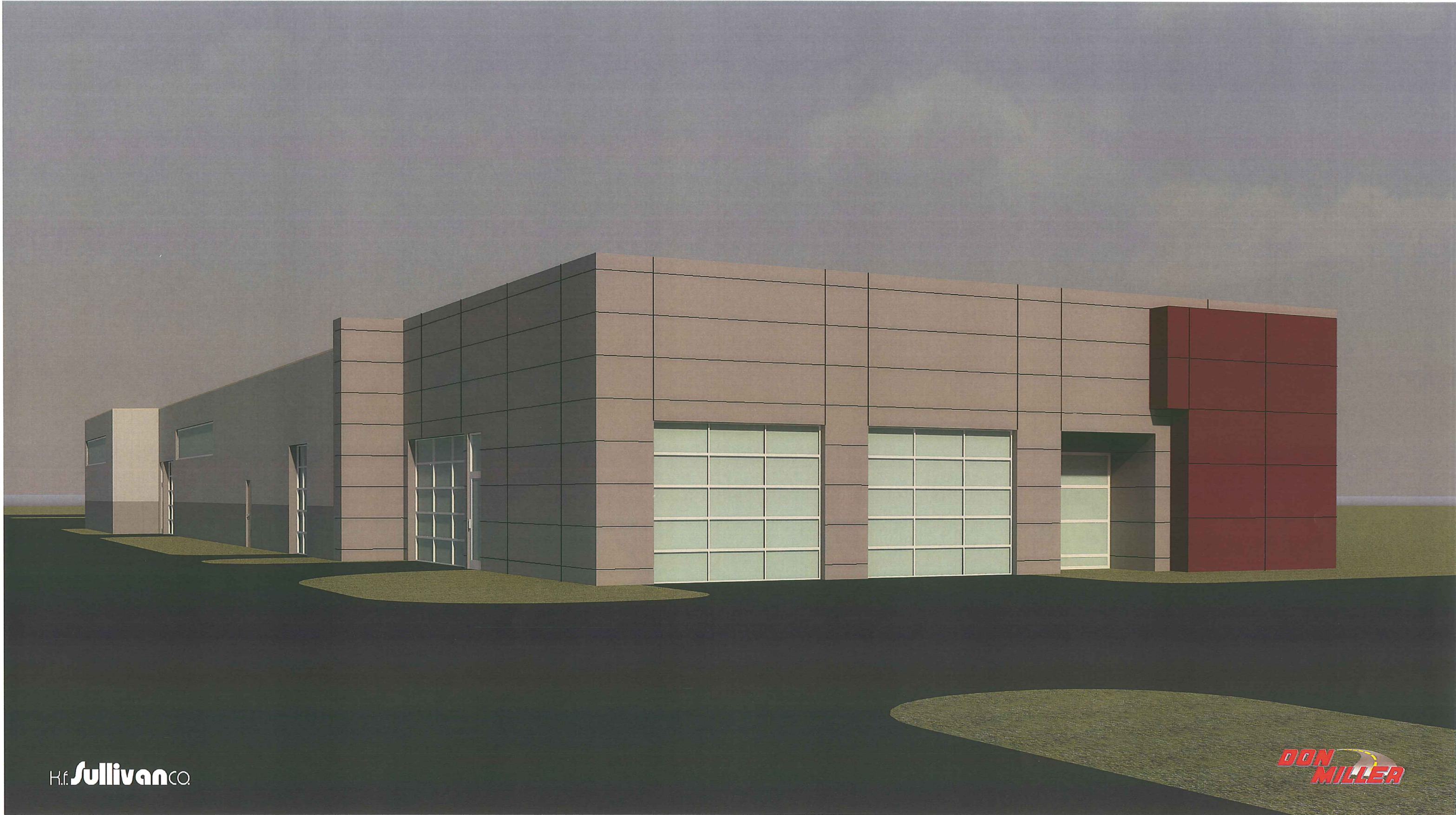


Drawn By: edb
9-26-11

Revisions

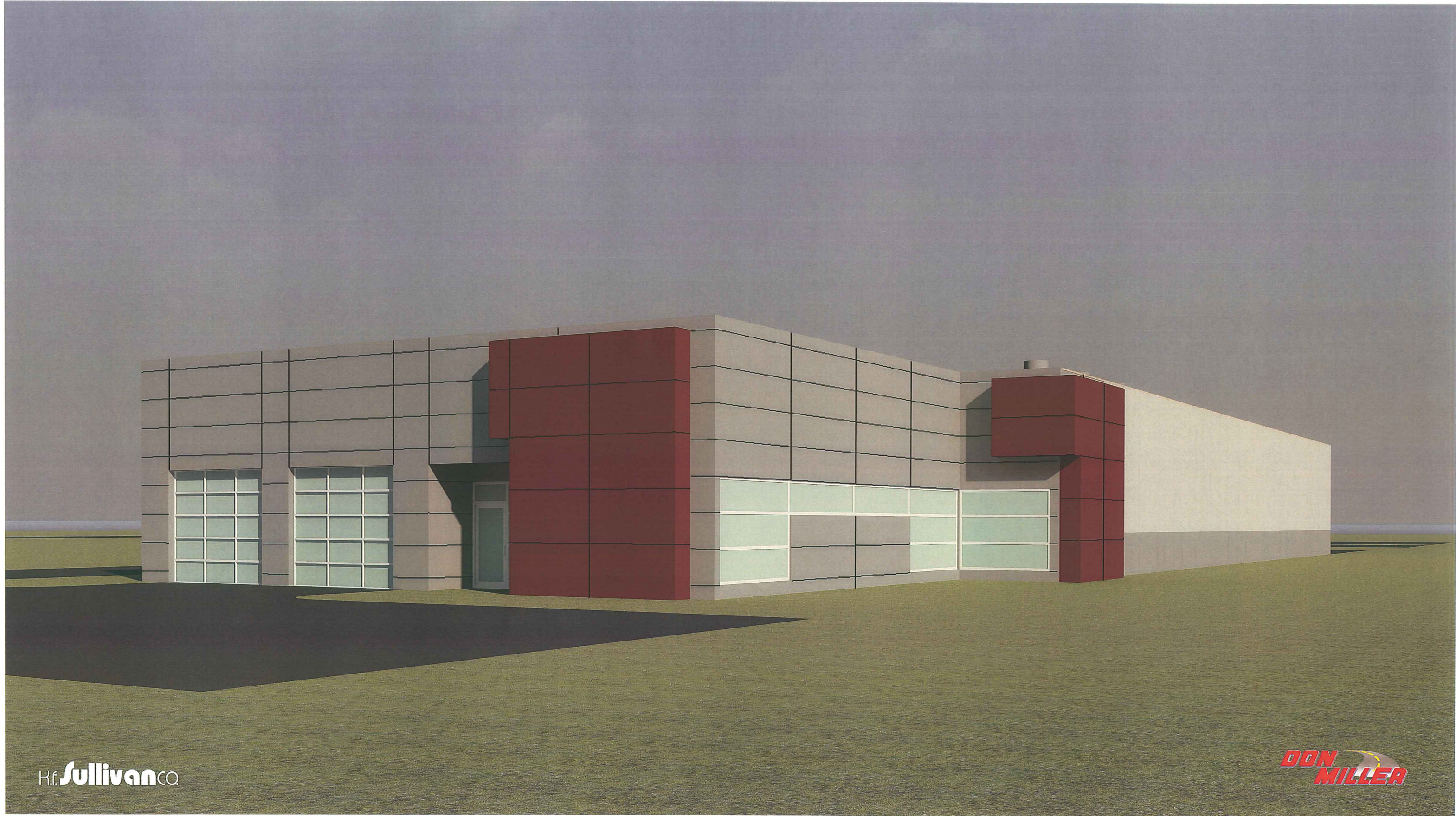
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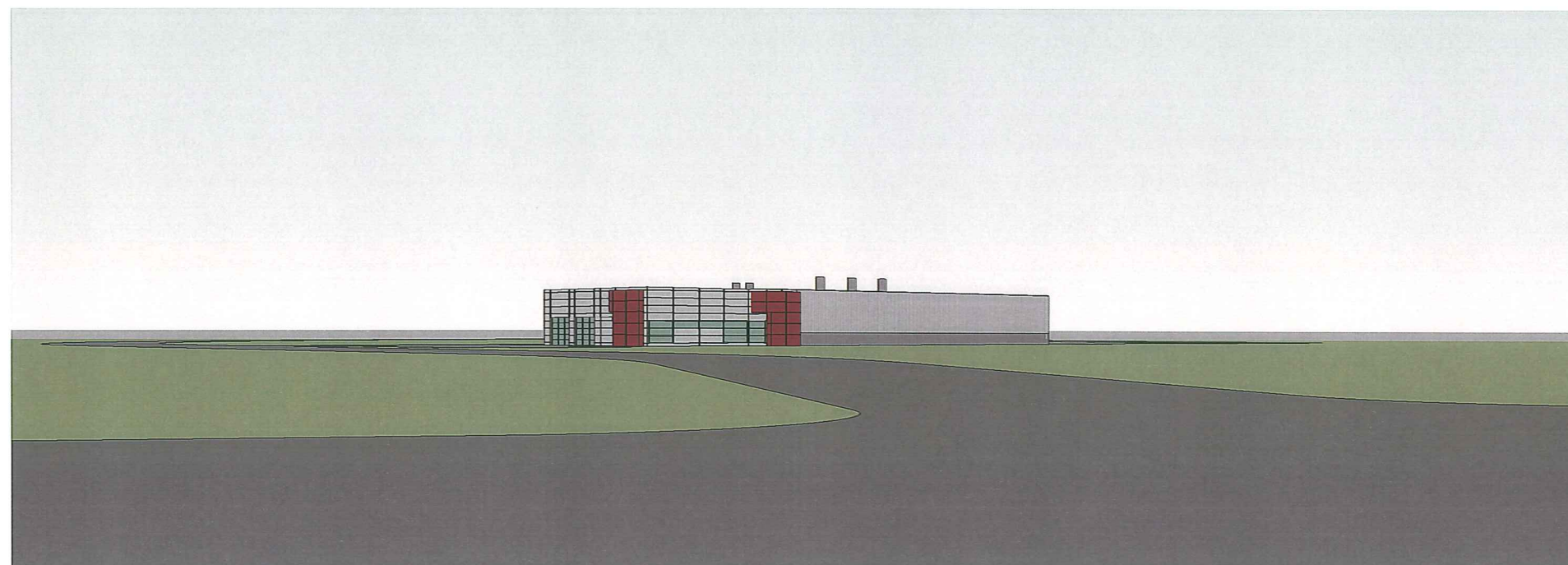
H.f. Sullivan CO.

DON MILLER

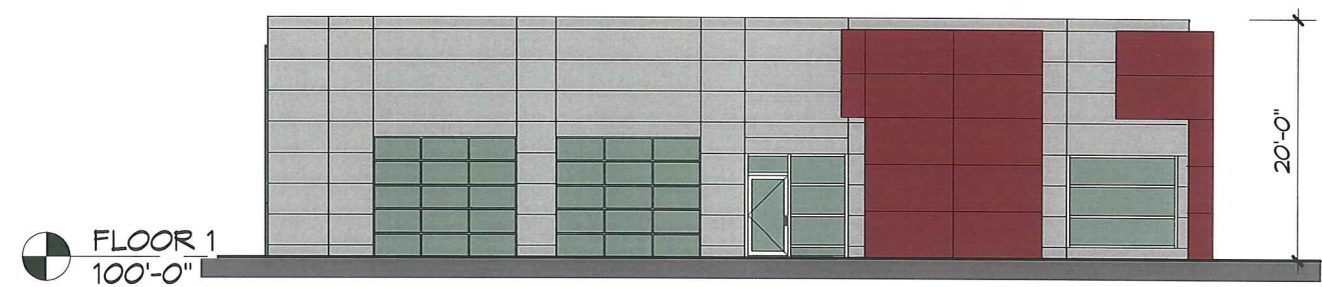


H.f. Sullivan CO.

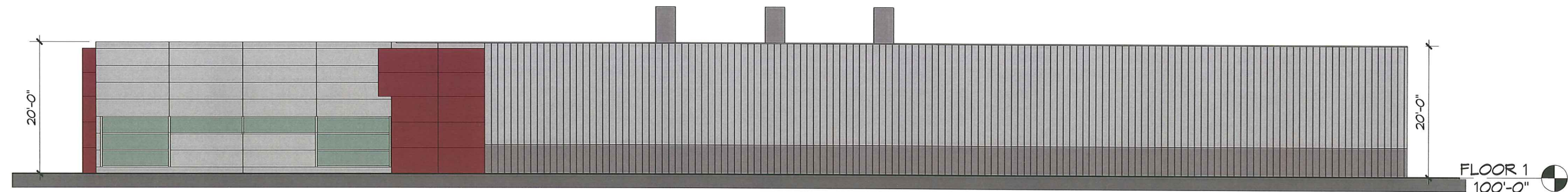
DON MILLER



① CAMERA - ODANA RD



① ELEVATION - WEST
1/16" = 1'-0"



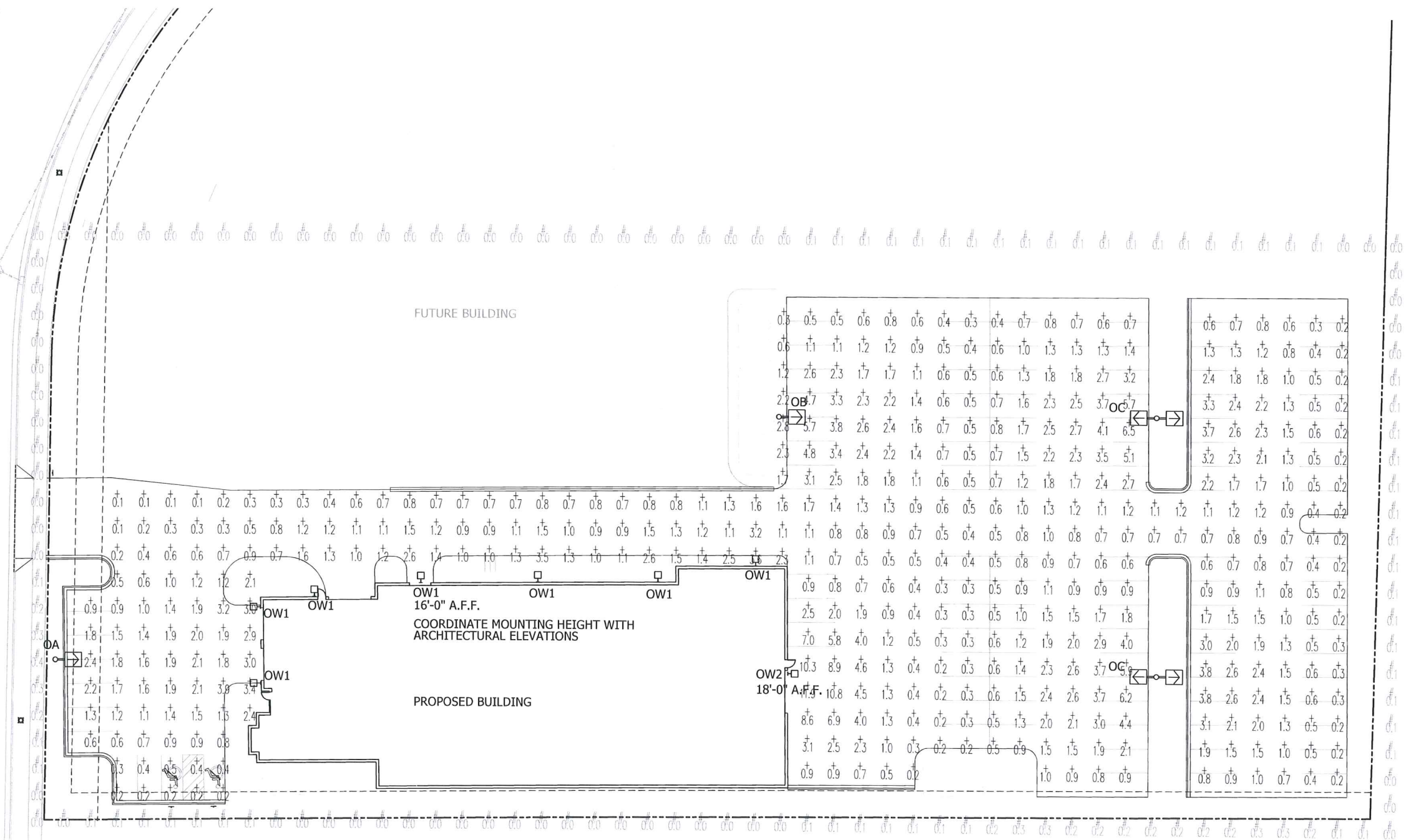
② ELEVATION - SOUTH
1/16" = 1'-0"



③ ELEVATION - EAST
1/16" = 1'-0"



④ ELEVATION - NORTH
1/16" = 1'-0"



1 Site Lighting Photometric Plan



DESIGN CRITERIA

ALL LIGHTING FIXTURES INSTALLED SHALL UTILIZE CLEAR FLAT LENSES WITH FULL CUT-OFF OR SHIELDED OUTPUT.

AT LEAST 50% OF THE LIGHTING FIXTURES SHALL BE EXTINGUISHED 1/2 HR PAST THE CLOSING OF THE FACILITY.

ALL POLE MOUNTED LUMINAIRES SHALL BE INSTALLED ON 25 FEET SQUARE STEEL POLES, 4" DIAMETER WITH SUITABLE EPA FOR THE QUANTITY OF LUMINAIRES INSTALLED. POLE BASES SHALL BE 24" DIAMETER AND SHALL EXTEND A MINIMUM OF 2 FEET ABOVE GRADE.

COORDINATE THE EXACT LOCATION AND HEIGHT OF ALL WALL MOUNTED LUMINAIRES WITH THE ARCHITECTURAL ELEVATIONS. ADJUST LOCATION TO BE CENTERED IN WALL PANELS WHERE POSSIBLE.

LIGHTING FIXTURE SCHEDULE					
TYPE	MANUFACTURER	CATALOG NO.	DESCRIPTION	QUANTITY	LAMPS
OA	RUUD LUMARK LITHONIA	MAC1615-M-SBL-12	FULL CUTOFF AREA LIGHT WITH INTERNAL BACKLIGHT SHIELD. PROVIDE FUSE-HOLDERS IN POLE BASE. MOUNTED ON 25 FEET SQ. STEEL POLE	1	MH150/U/PS
OB	RUUD LUMARK LITHONIA	AC1632-M-SBL-16	FULL CUTOFF AREA LIGHT WITH INTERNAL BACKLIGHT SHIELD. PROVIDE FUSE-HOLDERS IN POLE BASE. MOUNTED ON 25 FEET SQ. STEEL POLE.	1	MH320/HOR/PS
OC	RUUD LUMARK LITHONIA	AC1632-M	SAME AS TYPE OB - TWIN HEADS @ 180 DEG. BACKLIGHT SHIELD NOT REQUIRED.	2	MH320/HOR/PS
OW1	RUUD LUMARK LITHONIA	MGWC0407-D	12" FULL CUTOFF SECURITY LIGHT WALL MOUNTED 16 FEET A.F.F. FURNISH UNEVEN SURFACE MOUNTING PLATE IF NECESSARY	7	MH70/U/PS
OW2	RUUD LUMARK LITHONIA	MGWC0632-M	16" FULL CUTOFF SECURITY LIGHT WALL MOUNTED 18 FEET A.F.F. FURNISH UNEVEN SURFACE MOUNTING PLATE IF NECESSARY	7	MH70/U/PS

- NOTES
- ARROWS INDICATE DIRECTION OF OPTICS WITHIN THE FIXTURE HOUSING.
 - ALL POLE MOUNTED FIXTURES SHALL HAVE FULL CUT-OFF OPTICS WITH FLAT GLASS LENSES.
 - CATALOG NUMBERS DERIVED FROM RUUD LIGHTING, EQUALS BY LUMARK OR LITHONIA ARE ACCEPTABLE.

POINT BY POINT CALCULATION SUMMARY				
AREA NAME	AREA DESCRIPTION	AVERAGE	MAXIMUM	MINIMUM
PARKING +	PARKING LOT FOR CUSTOMER VEHICLES HORIZONTAL CALCULATION ON PAVEMENT VALUES LISTED ARE MAINTAINED FOOTCANDLES	1.5	11.9	0.1

POINTS INDICATED WITH # AND GRAY ARE SHOWN FOR REFERENCE ONLY AND ARE NOT INCLUDED IN THE CALCULATION ABOVE.

REVISIONS:

09-28-11	UDC	Submital
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Don Miller Body Shop
5739 Tokay Blvd.
Madison, WI 53719

2861 Index Road
Madison WI 53713
608/271-2046
Fax 271-0160

Electric Construction inc.
Electrical Design, Contracting & Consulting

JOB NUMBER: 1068
DRAWN BY: RAR
SCALE: 1" = 20'-0"
DATE: 09/28/11

SHEET E0.1a