



Fee must accompany application

- ☐ \$700 Minor Addition
- ☒ \$1,240 Construction <10,000 SF
- ☐ \$2,095 Construction 10,000 SF to 50,000
- ☐ \$3,460 Industrial Construction >50,000 SF
- ☐ \$3,460 Commercial Construction >50,000
- ☐ \$200 Plan Commission Consultation
- ☐ \$125 Fire Department Plan Review

PAID _____ DATE _____

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

Please read and complete this application carefully. All applications must be signed and dated.

1 APPLICANT OR AGENT

Crew Carwash
11700 Exit 5 Pkwy
Fishers, IN 46037

Phone (317) 572-2408
E-Mail katherine.rayner@crewcarwash.com

PROPERTY OWNER

Nomies Investments LLC
N96 W17500 County Line Rd
Germantown, WI 53022

Phone ()
E-Mail

2 PROPERTY ADDRESS

N96 W17500 County Line Road

3 NEIGHBORING USES - Specify name and type of use, e.g. Enviro Tech - Industrial, Smith - Residential, etc.

North Super 8-Business/Hotel	South ROW	East Landmark Credit Union- Business/Bank	West McDonald's- Business/Restaurant
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4 READ AND INITIAL THE FOLLOWING:

- RR I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.
- RR I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.
- RR I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

5 SIGNATURES - ALL APPLICATION MUST BE SIGNED AND DATED

Katherine Rayner 2/9/24
Applicant Date

[Signature] 2/9/2024
1A6G429E20BF410...
Owner Date

SITE PLAN REVIEW CHECKLIST

Pursuant to Section 17.43 of the Municipal Code

This checklist provides a summary of requirements found in the Municipal Code. It is intended purely as a guide for developers and should not substitute for a full review of the Code and applicable regulations. (Revised 1/02)

GENERAL INFORMATION

- ☒ Provide Completed Checklist with submittal
- ☒ Names and addresses of owner/developer/designer
- ☒ Graphic scale, north arrow
- ☒ Location sketch
- ☒ Size of site (gross and net acreage)
- ☒ Existing zoning
- ☒ Adjacent zoning and uses
- N/A ☐ Number of residents (subdivisions)
- ☒ Number of employees

EXISTING SITE INFORMATION

- ☒ Dimensions of site and lot lines (pipes found, pipes set, monuments)
- ☒ Existing grades (2' contours minimum)
- ☒ Adjacent property grades (within 10' minimum of property lines)
- ☒ Adjacent structures (within 20' minimum of property lines)
- ☒ Drainage systems and structures
- ☒ Natural features (woods, streams, lakes, ponds, outcroppings)
- N/A ☐ Wetland boundaries (provide date of staking)
- N/A ☐ Floodplain elevation and boundaries
- ☒ Environmental concerns (underground tanks, etc)
- ☒ Roads, curbs, parking lots, pavement areas
- ☒ Structures (location, size)
- ☒ Rights-of-Way (existing/ultimate)
- ☒ Easements (drainage, utility)
- ☒ Existing utilities (sanitary, water, electric, gas, telephone)
- ☒ Benchmark locations and elevations
- ☒ Location of fences, wells, borings, etc

ARCHITECTURAL PLANS

- ☒ Existing building location
- ☒ Existing building elevations/materials
- ☒ Proposed use (use list from Section 17.45)
- ☒ Statement of design intent (narrative)
- ☒ Proposed floor plans (dimension)
- ☒ Square footage (total and individual rooms/stores)
- ☒ Proposed elevations (dimension)
- ☒ Proposed building height

- ☒ Proposed materials and colors (material sample board required for new construction)
- ☒ Proposed signage (elevations, color, square footage, height, construction material, lighting)
- ☒ Details of any special features

PROPOSED SITE PLAN

- ☒ Grading and spot elevations
- ☒ Erosion control measures (silt fencing, hay bales, rip-rap, tracking mat, stockpile locations)
- ☒ Stormwater management
 - stormwater management design report
 - general drainage pattern
 - swales w/ arrows for direction of flow
 - pond design with outfalls
 - culverts (location/size)
- ☒ Utilities (size, invert elevations, length, slope, etc.)
 - sanitary
 - water
 - stormsewer
- ☒ Building location (dimension)
- ☒ Building elevation (finished grade)
- ☒ Location of proposed signage
- ☒ Details of outside storage (including trash receptacles)
- ☒ Setbacks (clearly marked and dimensioned)
- ☒ Vehicular entrances (dimension to centerline of nearest intersection)
- ☒ Streets (dimension and direction for one-ways)
- ☒ Curve radii
- ☒ Sidewalks (dimension)
- ☒ Parking areas (show striping/spot elevations)
- ☒ Parking setback from property line
- ☒ Loading areas (dimension)
- ☒ Lot coverage
 - Square footage total
 - Impervious surfaces total (%)
 - Green space total (%)
 - Percent permitted (over/under %)
- ☒ Municipal utility connections
 - Sanitary sewer (pipe size/elevations)
 - Water (size, valve location, elevations)
 - Location of hydrants
- ☒ Easement for public water mains

LIGHTING PLAN

- ☒ Major improvements for context
- ☒ Location/nature of existing fixtures
- ☒ Location of proposed fixtures
- ☒ Photometric report (to scale on plan)
- ☒ Manufacturers cut-sheets of all fixtures
- ☒ Lighting schedule
 - key to plan
 - number/type of fixtures
 - output (wattage)
- ☒ Installation details as appropriate

LANDSCAPING PLAN

- ☒ Major improvements for context (building, drives, walks)
- ☒ Proposed outdoor amenities (benches, paths, etc.)
- ☒ Existing vegetation
 - Species
 - Size
 - Approximate canopy in plan
- ☒ Vegetation to be destroyed
 - List and show location
- ☒ Proposed method of saving existing vegetation during construction
- ☒ Proposed landscape features (berms, fountains)
- ☒ Existing/proposed lighting
- ☒ Irrigation/watering systems (locate outlets)
- ☒ Plant lists or schedules
 - Keyed to plan
 - Number of each species
 - Size when planted (caliper)
- ☒ Installation details/staking

MODEL SUBMITTAL INCLUDES THE FOLLOWING PLANS:

1. Cover / Title Page
2. Existing Conditions Survey
3. General Site Plan
4. Grading, Paving & Erosion Control Plan
5. Utility Plan
6. Site Details (curbing, catch basins, detention ponds, pavement, erosion control and sign details)
7. Landscape Plan
8. Landscape details (planting schedule, berming cross-sections, method of installation)
9. Lighting Plan
10. Floor Plan
11. Exterior Building Elevations
12. Building Material Sample Board

In addition to the items on this list, Village Staff and/or the Plan Commission may require additional drawings and data to be submitted for approval.

If any public improvements or work is to be done in the Public Right-of-Way, the Village will require that a Developer's Agreement be submitted and approved by the Village Board.



Village of



Germantown

...Willkommen

Community Development Department
Planning & Zoning
Jeff Retzlaff, Village Planner
N112 W17001 Mequon Road, P.O. Box 337
Germantown, WI 53022-0337
(262) 250-4735

SITE PLAN REVIEW

Pursuant to Section 17.43 of the Municipal Code

The Village of Germantown requires developers of commercial and Industrial property to appear before the Plan Commission prior to obtaining building permits. Some residential developments may also require site plan approval. Site plan approval is not required for construction in Germantown's single- and two-family districts or for interior remodeling in other districts. The site plan review process is summarized below.

Initial Consultation: Recommended but not mandatory

Submission to Plan Commission: See Plan Commission Meeting Dates & Deadlines (approximately 8 weeks prior to meeting).

Internal Review by Planning, Engineering, Fire and Police Departments. Modifications to plans may be required after review.

Plan Commission Meeting: The Village recommends the applicant attend the meeting.

A decision is rendered. Technical corrections may need to be completed before a Building permit is issued

The purpose of site plan review is two-fold: first, the Plan Commission serves as the architectural review body for the Village. By promoting high-quality, visually compatible design, the Plan Commission can assure Village residents that new development will fit in with the character of the rest of the Village. The Site Plan Review process also ensures the long-term provision of adequate public facilities. This includes assessing stormwater management, water and sewer facilities and maintaining acceptable impacts on the environment and public safety. The goal is a win-win situation for both the developer and the Village.

NEW SUBMITTAL REQUIREMENT

As of September 1, 2015, all applications submitted to the department requiring Plan Commission review and approval shall include a complete digital copy (in .PDF format) of all applications and supporting documents (including all plans, reports, surveys, etc.) that is either imprinted on a CD submitted at the time of the application, or sent via e-mail attachment within 3 days after the date of application.

GETTING ON THE SCHEDULE

You must submit the following:

- SITE PLAN at a scale no smaller than 1" = 30'
- ARCHITECTURAL PLANS AND ELEVATIONS
- LANDSCAPE PLAN
- LIGHTING PLAN
- DIGITAL COPY OF ENTIRE SUBMITTAL

All submissions must be complete and received in the Planning Department by 4:00 PM on the deadline date.

HOW LONG WILL IT TAKE?

Typically, the site plan review process takes about three to four weeks, depending on how many applications are submitted for a particular date. While every attempt is made to place a complete application on the next agenda, it may not always be possible. In addition, if the Plan Commission requires modifications beyond simple technical corrections, the process may take longer. The applicant should allow ample time for the approval process, in case resubmissions are necessary.

HOW MUCH WILL IT COST?

The cost of Site Plan Review depends on the scope of the project. Minor approvals cost \$700. New construction is charged by size -- a project up to 10,000 square feet is charged \$1,240, projects 10,000 square feet to 50,000 square feet are charged \$2,095, industrial projects greater than 50,000 square feet cost \$3,460, and commercial construction greater than 50,000 square feet cost \$3,460. Also a Fire Department Plan Review Fee cost \$125.

PRELIMINARY CONSULTATION?

The Village encourages applicants to schedule a brief meeting with Village staff to go over their applications and get feedback, especially if the applicant is new to the Germantown development process. This meeting is not mandatory, however, staff can help save time and frustration by guiding the applicant through the necessary approvals a project will require. An appointment should be scheduled before coming in.

CAN I APPEAL A DECISION?

An applicant may appeal a decision of the Plan Commission or Village staff within 30 days of being notified of the denial. All appeals must be made to the Board of Zoning Appeals. Typically, the submission deadline for the Board of Zoning Appeals is one month prior to the next scheduled meeting. Applications to the Board of Zoning Appeals must be made through the Village Clerk. The application fee is \$560.

HOW MANY COPIES?

The Village requires applicants to submit **two (2) full size sets** of all drawings, as well as **one (1) 11"x17" reduced set**. Site plans should be at a scale no smaller than 1:30 and architectural plans no smaller than 1/8"=1'-0". Cut sheets must be provided for all proposed site lighting.

CAN I REAPPLY?

An applicant may reapply for site plan approval as often as necessary, however, each "attempt" that is a substantial change to the Site Plan requires a resubmittal fee. The applicant should contact the Village Planner to discuss if any fees are required.

WHAT IF I REVISE THE PLANS?

Any major revisions to the site, architectural, landscape or lighting plans after initial approval must be approved by the Plan Commission or building permits will not be issued. A developer should check with the Village Planner to determine whether a particular change to the approved plans constitutes a "major" revision. Generally, any fundamental change to the site layout, building size or placement, materials or primary function should be considered major revisions.

CAN THE APPROVAL EXPIRE?

Upon obtaining final approval from the Plan Commission, a project must be completed within three years, or the approval will lapse. The Plan Commission may renew the approval upon reapplication. A Certificate of Occupancy will not be granted until the approved improvements are 100% complete.

WHERE DO I APPLY?

All applications to the Plan Commission are submitted to the Planning Department at the Germantown Village Hall. Submissions may be made in person or by mail.

PARTIAL APPROVALS?

The Village will not accept partial submissions. All drawings must be submitted and deemed complete or the submission will not be placed on the agenda. A complete submission includes site, architectural, landscape and lighting plans. The Village reserves the right to remove a project from the Plan Commission agenda if staff feels information is lacking or missing.

Questions? Contact the Village Planner at:

Village of Germantown
N112 W17001 Mequon Road
P.O. Box 337
Germantown, WI 53022-0337
Phone: (262) 250-4735



Fee must accompany application

☒ \$1460 Paid _____ Date _____

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

Please read and complete this application carefully. All applications must be signed and dated.

1 APPLICANT OR AGENT

Crew Carwash
11700 Exit 5 Pkwy
Fishers, IN 46037

Phone (317) 572-2408
Fax ()
E-Mail katherine.rayner@crewcarwash.com

PROPERTY OWNER

Nomies Investments LLC
N96 W17500 County Line Rd
Germantown, WI 53022

Phone ()

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Crew Carwash

3 PROPERTY ADDRESS

N96 W17500 County Line Road

TAX KEY NUMBER

334990

4 DESCRIPTION OF EXISTING OPERATION

Briefly describe the use as it exists today, including use, size, number of employees, hours of operation, etc. If this permit involves new construction, describe the current status of the property, e.g. "vacant." Use additional pages as necessary.

Existing BP gas station to be demolished for construction of carwash.

5 DESCRIPTION OF PROPOSED OPERATION

Write the name of the proposed conditional use exactly as it appears in the Municipal Code

Self-Serve Carwash

Describe the proposed use, including size, number of employees, hours of operation and extent of any new construction/alterations

A 4,512 SF self-serve carwash with 346 SF kiosk. Location to staff approximately 20-25 team members with 2-5 team members per shift. Each day operation of the carwash from 7:00am-9:00pm. See narrative for additional information.

6

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

See attached.

7

SUPPORTING DOCUMENTATION:

- ☐ Site Plan and elevations for new construction (can be conceptual)
- ☐ Photos of existing use and/or proposed use operating elsewhere
- ☐ _____
- ☐ _____

8

READ AND INITIAL THE FOLLOWING:

- KR I understand that the Village is under no obligation to issue a Conditional Use Permit and will do so only if the applicant successfully demonstrates that the proposed use is harmonious with the neighborhood and the long range goals of the Village.
- KR I will notify the Village if any aspects of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.
- KR I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.
- KR I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property subject of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission and/or Village Board prior to action being taken on this application; I hereby grant Village Staff permission to enter onto the property for the expressed purpose of installing said sign(s) provided Village Staff is responsible for installing, maintaining and removing said signs in a reasonable manner and timeframe.

9

SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Kraymo 2/9/24
 Applicant Date

DocuSigned by:
[Signature] 2/9/2024
 Owner 1A6C429E20BF410... Date

February 12, 2024

Project Narrative

Project: Crew Carwash
N96 W17500 County Line Road
Germantown, WI 53022

Crew Carwash is requesting Site Plan Review, Architectural Review, and Conditional Use Permit review and approval for a new carwash located at N96 W17500 County Line Road in the Village of Germantown. A BP gas station currently exists on the site and will be demolished as a part of the proposed project. The property is zoned B-5, Highway Business with Highway Interchange Area Overlay and the proposed self-serve carwash use requires Conditional Use Permit approval.

Founded in 1948, Crew Carwash is a family-owned business based in Indiana, currently has 45 locations, and is actively growing. Crew carwashes feature the most advanced technology available, specially formulated detergents, soft cloth, computer-controlled equipment, and special touchless hot air dryers. Crew carwashes utilize 40 percent recycled water and 60 percent fresh water due to water reclamation systems that filter, clean and re-use some of the water in the wash process. At Crew Carwash locations, used water runs directly to a unique collection system that filters the water and removes harmful sediments and oil before it reaches the local sanitary sewer. All cleaning and drying functions are contained inside the facility. The customer remains in the car riding on a conveyor belt the entire way through the tunnel and exits the facility themselves. Self-serve vacuum stations are provided for customers at no charge.

Crew invests approximately six-million dollars per facility and is a community-oriented company. Typically, each location staffs 20 to 25 highly trained and motivated team members with two (2) to five (5) team members per shift and two (2) to three (3) shifts each day operating the carwash from 7 AM to 9 PM. Once all appropriate approvals and permits are granted, the construction timeline is typically six (6) months.

The proposed project will include a proposed carwash building with vehicle queuing located to the far east of the site and vacuum parking stalls located to the east of the carwash facility. The proposed carwash will be 4,512 SF and the proposed kiosk will be 346 SF on a 1.00 acre site with approximately 0.99 acres of site disturbance. Building materials and colors are detailed in the included elevations and will consist of red ground face masonry and buff limestone with an architectural aluminum wall system tower in pewter mica. Clear anodized aluminum storefront and glazing is proposed. Overhead accent canopies above the windows will also be pewter mica in color. The waste enclosure gates will be Trex board in winchester gray, while the gates will consist of brick to match the main building structure.

Proposed drainage patterns will match the existing site drainage patterns. Stormwater will be conveyed via sheet flow to various new inlet structures that will convey stormwater to the same discharge point as the current site condition at the south end of the site. A rain garden green infrastructure BMP will be located at the southeast corner of the site to meet local stormwater management requirements.

The proposed development will fit in to this existing commercially developed area. The building and site will blend in with and enhance the character of the neighborhood. The property will be transformed into a commercial development that is aesthetically pleasing with high-quality exterior materials on the building along with landscaping designed to ensure species resiliency and complimentary style. Site lighting will be provided in a fashion that provides appropriate foot candles for safety with cut-off fixtures for minimal light trespass and directed inward toward the development. The site layout and internal circulation has been designed to provide adequate on-site customer vehicle queuing and efficient, safe circulation. The building and grounds will be well maintained. No hazards or nuisances to nearby neighbors are anticipated as a result of this project.



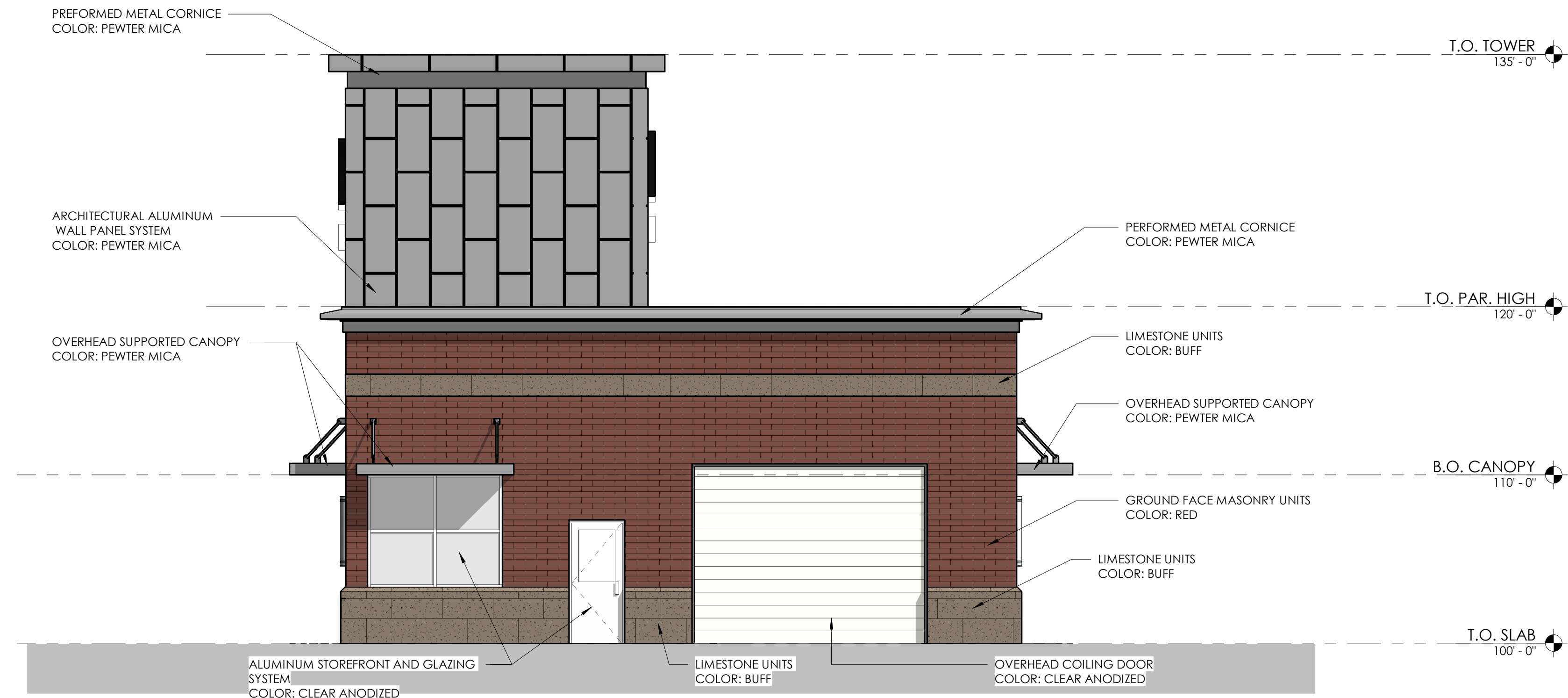
CREW CARWASH, INC
N96 W17500 COUNTY LINE RD.
GERMANTOWN, WI 53022



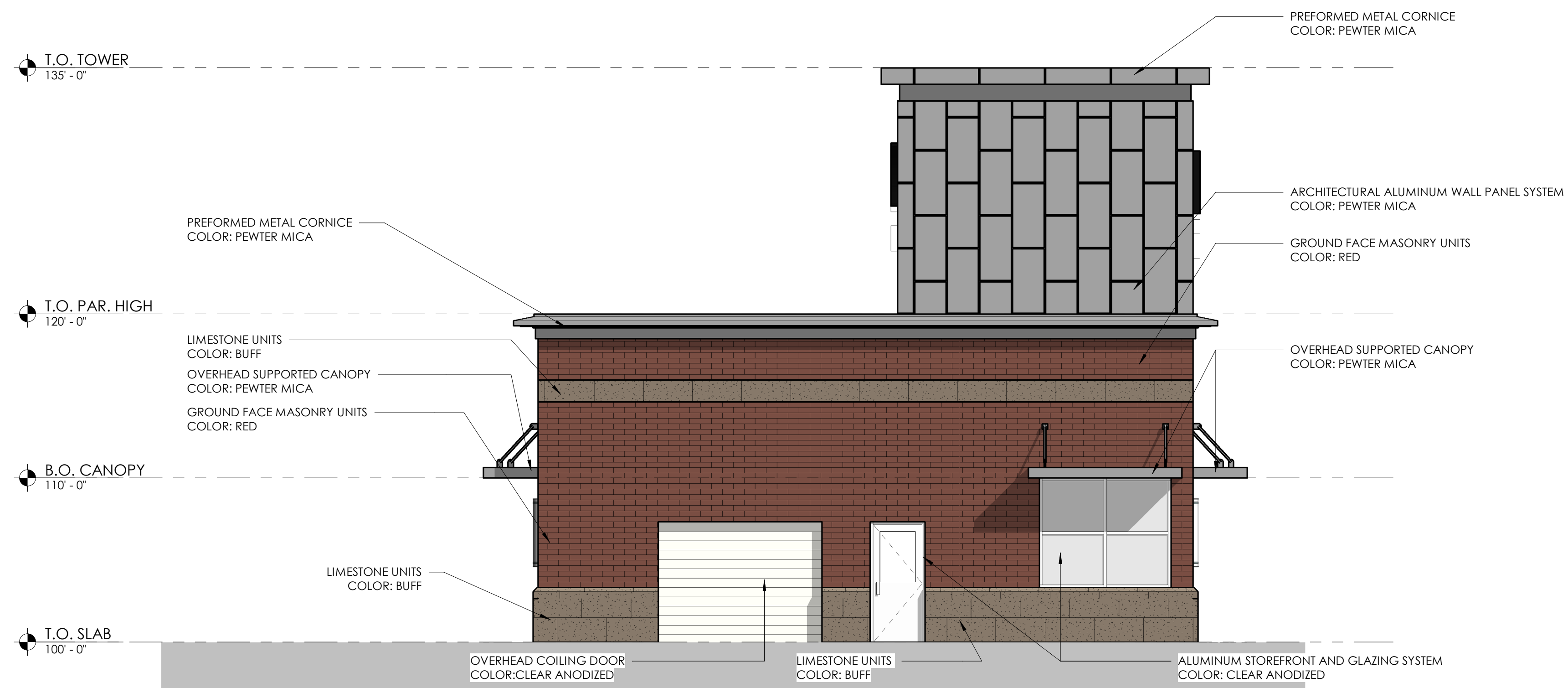
PRO2024

The logo for Cripe, featuring the word "Cripe" in a bold, black, sans-serif font. A green arc is positioned above the letter "i", and a black arc is positioned below the letter "e". A registered trademark symbol (®) is located to the right of the word.

Solutions by Design Since 1937



NORTHEAST ELEVATION



SOUTHWEST ELEVATION



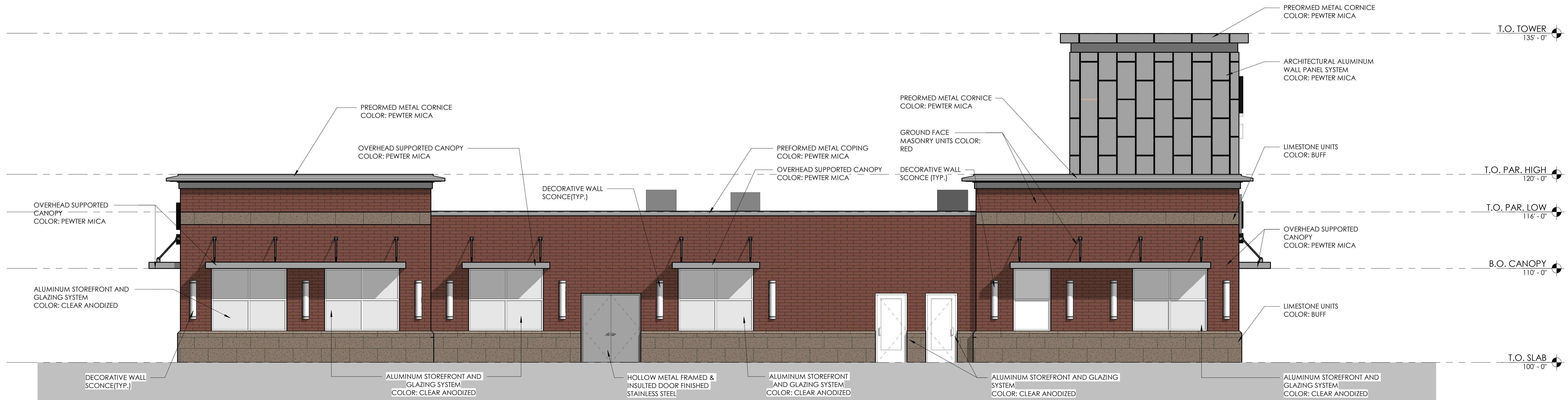
CREW CARWASH - BUILDING ELEVATIONS

CREW CARWASH, INC
N96 W17500 COUNTY LINE RD.
GERMANTOWN, WI 53022

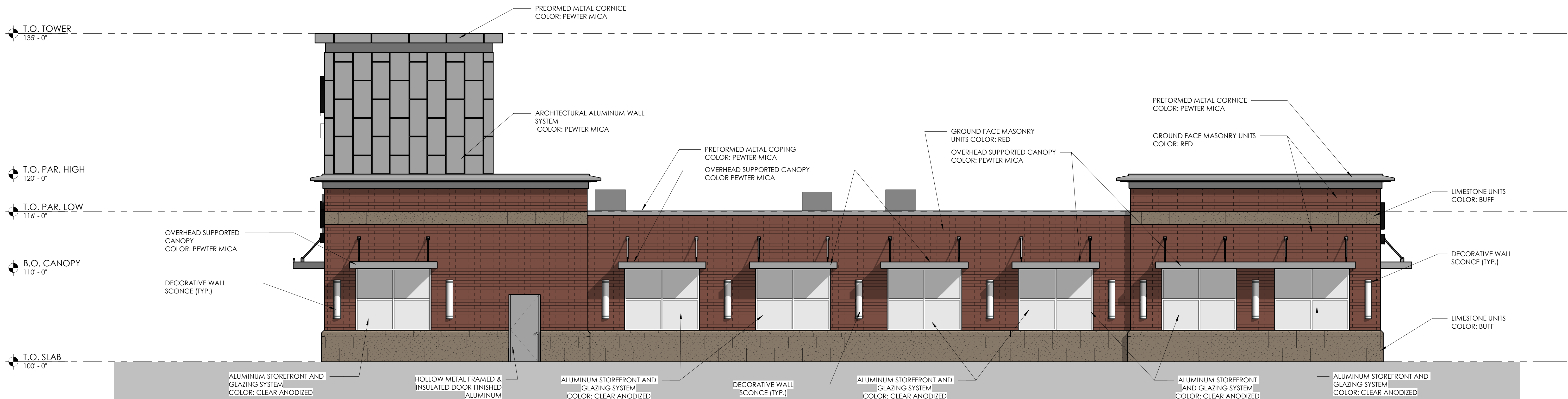
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3/16" = 1'-0"



Solutions by Design Since 1937



SOUTHEAST ELEVATION



NORTHWEST ELEVATION



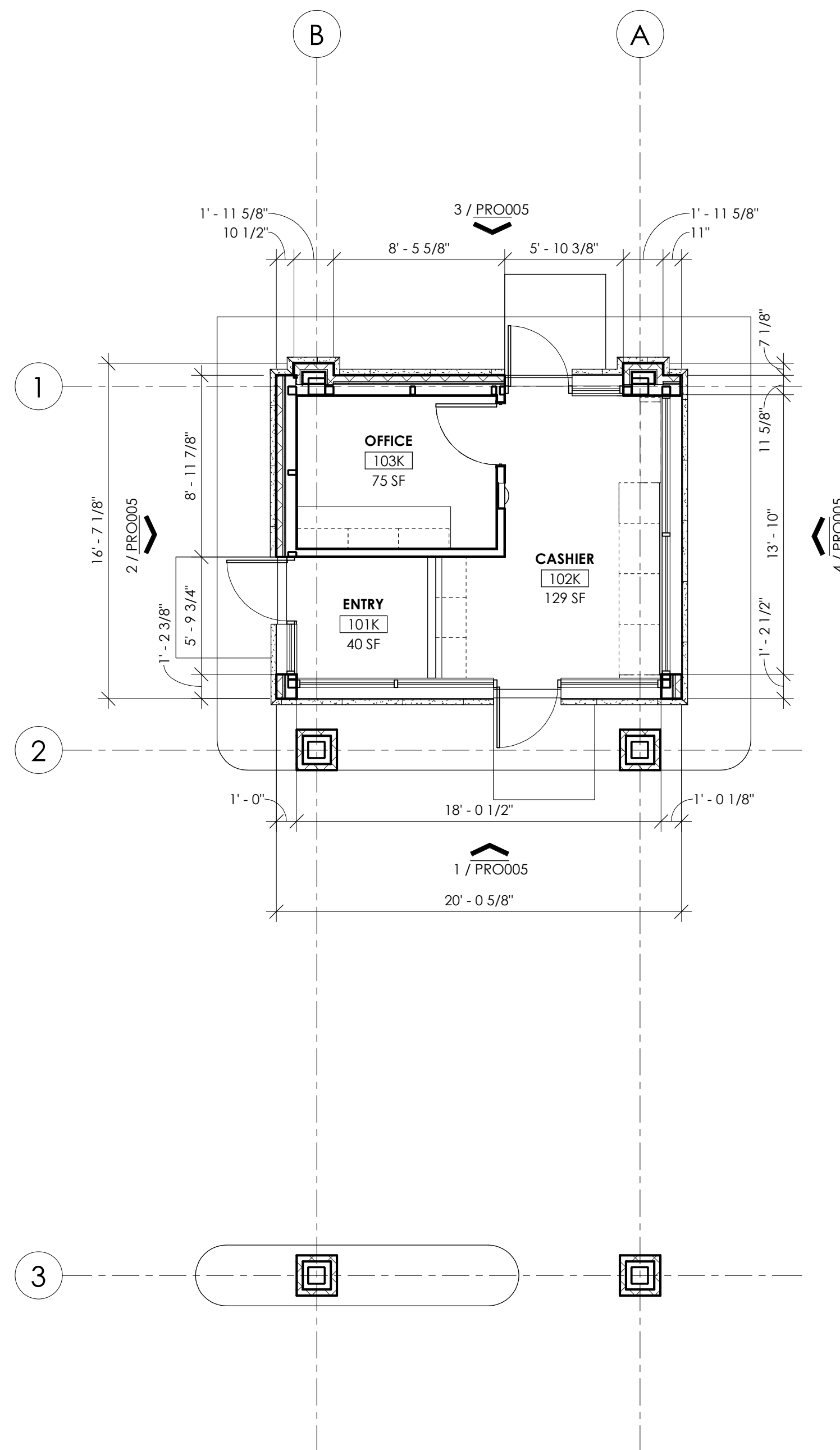
CREW CARWASH - BUILDING ELEVATIONS

CREW CARWASH, INC
N96 W17500 COUNTY LINE RD.
GERMANTOWN, WI 53022

01/12/2024
PRO2024
3/16" = 1'-0"



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CREW CARWASH - KIOSK FLOOR PLAN

CREW CARWASH, INC
N96 W17500 COUNTY LINE RD.
GERMANTOWN, WI 53022

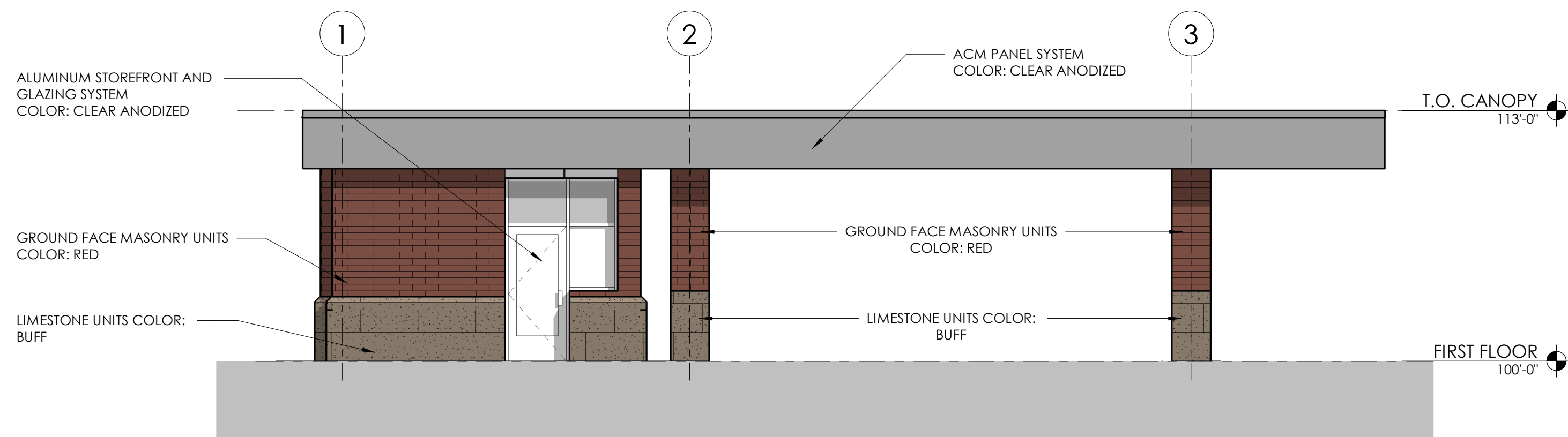


NORTH

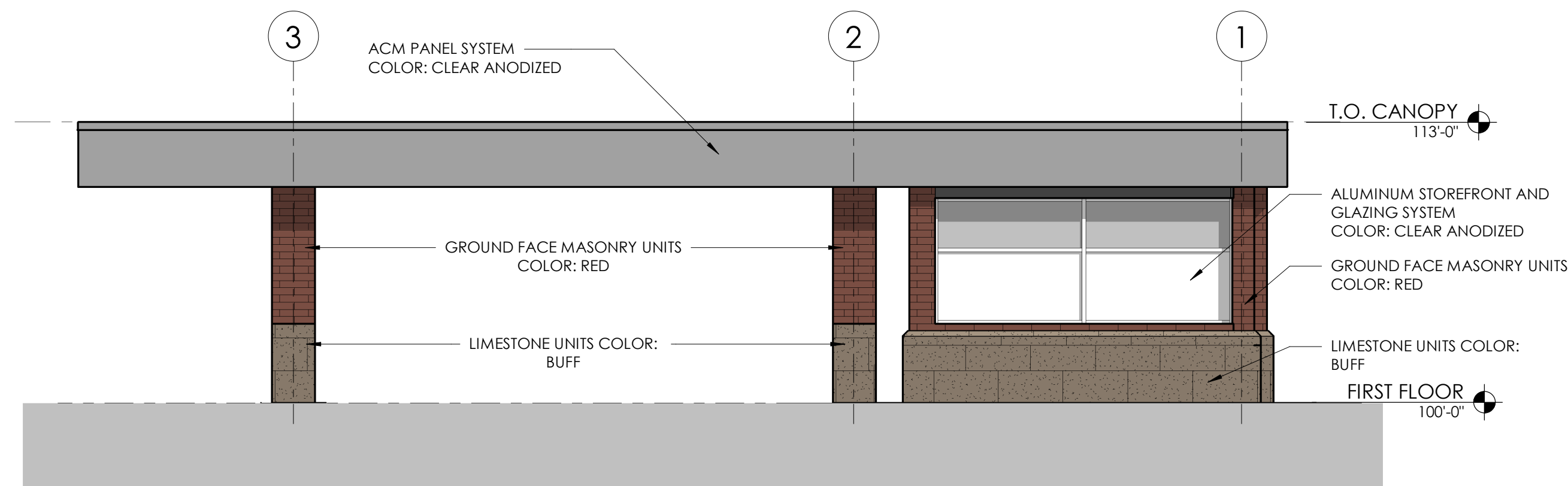
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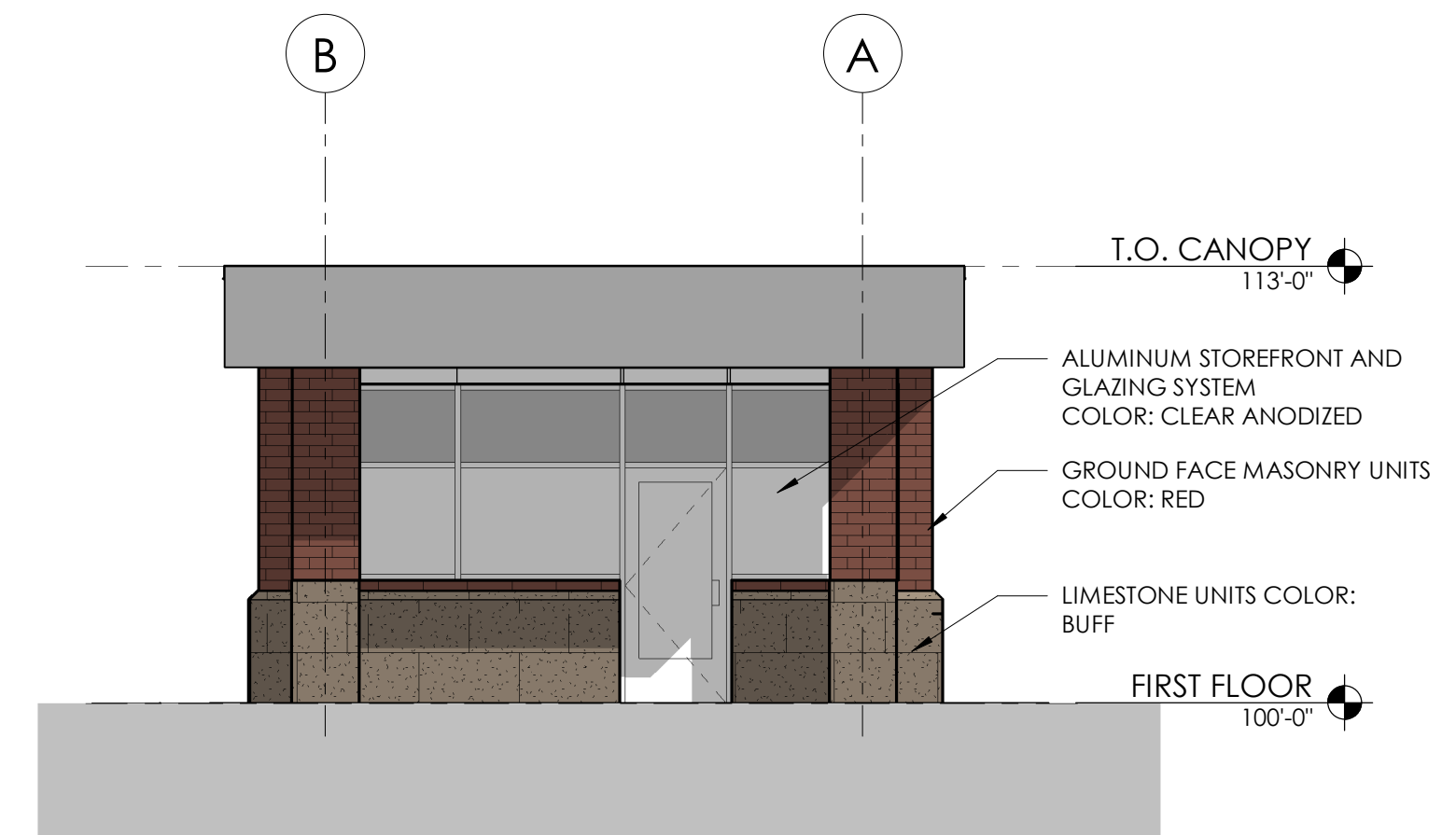
Solutions by Design Since 1937



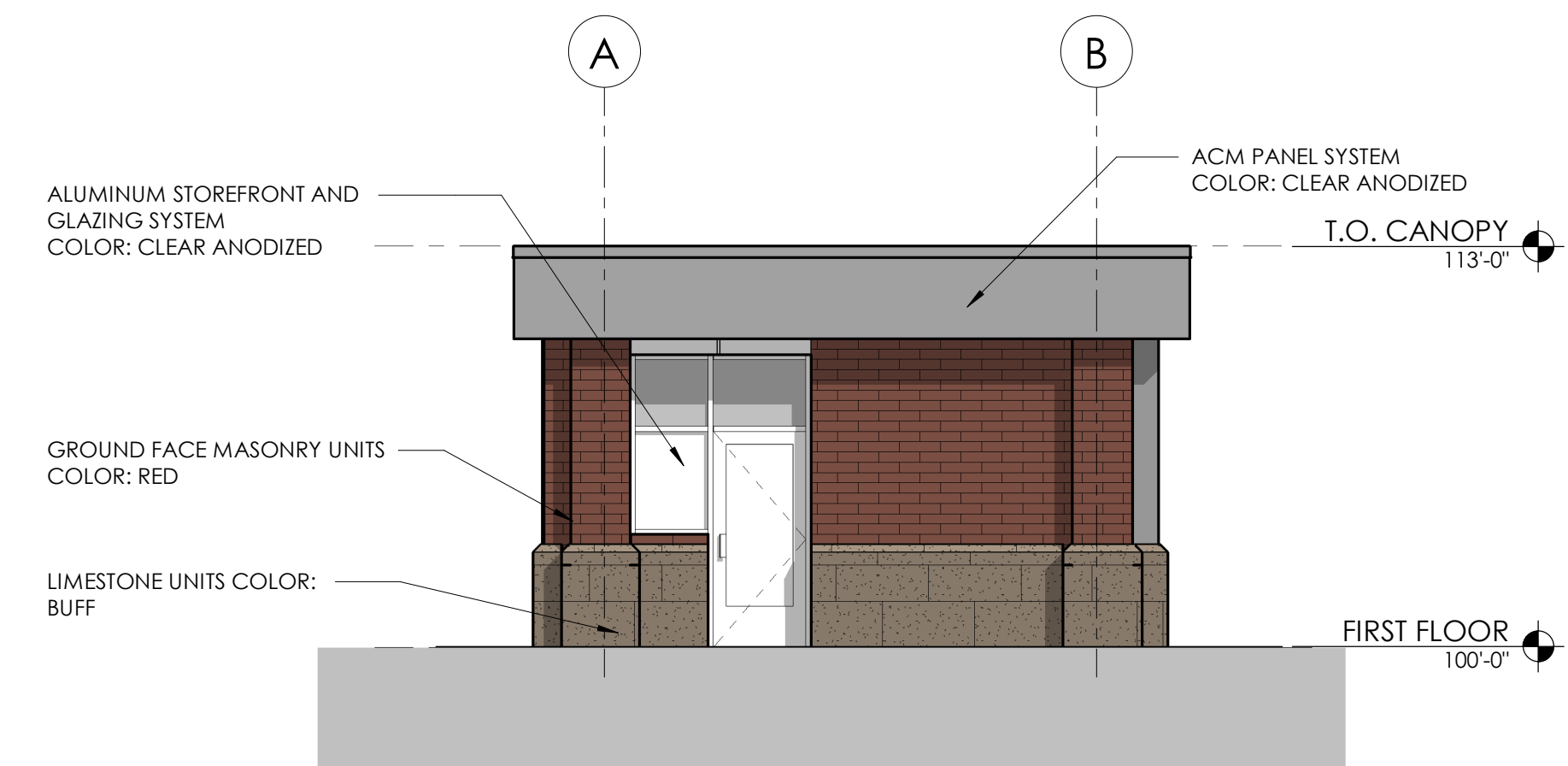
2 KIOSK - ENTRY
3/16" = 1'-0"



4 KIOSK - EXIT
3/16" = 1'-0"



1 KIOSK - SOUTHEAST ELEVATION
3/16" = 1'-0"



3 KIOSK - NORTHWEST ELEVATION
3/16" = 1'-0"



CREW CARWASH - KIOSK ELEVATIONS

CREW CARWASH, INC
N96 W17500 COUNTY LINE RD.
GERMANTOWN, WI 53022

01/12/24
PRO2024
3/16" = 1'-0"



CIVIL SHEET INDEX

SHEET	SHEET TITLE
C0.1	CIVIL COVER AND SPECIFICATION SHEET
C1.0	EXISTING SITE AND DEMOLITION PLAN
C1.1	SITE PLAN
C1.2	GRADING AND EROSION CONTROL PLAN
C1.3	UTILITY PLAN
C1.4	LANDSCAPE AND RESTORATION PLAN
C2.0	DETAILS
C2.1	DETAILS
C2.2	DETAILS
C3.1	SITE PHOTOMETRIC PLAN & DETAILS

CONTACTS

CONSTRUCTION STAKING SERVICES

CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT RYAN WILGREEN AT 920-926-9800 OR RYAN.W@EXCELENGINEER.COM TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

GENERAL PROJECT NOTES

1. ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.
3. CONTRACTOR TO CONTACT EXCEL ENGINEERING TO COMPLETE AS-BUILT SURVEY OF THE STORMWATER MANAGEMENT SYSTEM UPON COMPLETION OF THE WORK.

TO OBTAIN LOCATION OF
PARTICIPANTS' UNDERGROUND
FACILITIES BEFORE YOU
DIG IN WISCONSIN

**CALL DIGGERS HOTLINE
1-800-242-8511**

TOLL FREE
TELEFAX (414) 259-0947
TDD (FOR THE HEARING IMPAIRED) 1-800 542-2289

**WISCONSIN STATUTE 182.0175 (1974)
REQUIRES MINIMUM OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE**

CO 1



SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS



Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED CAR WASH FOR:
CREW CARWASH
N96 W17500 COUNTY LINE RD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

PRELIMINARY DATES

FEB. 12, 2024

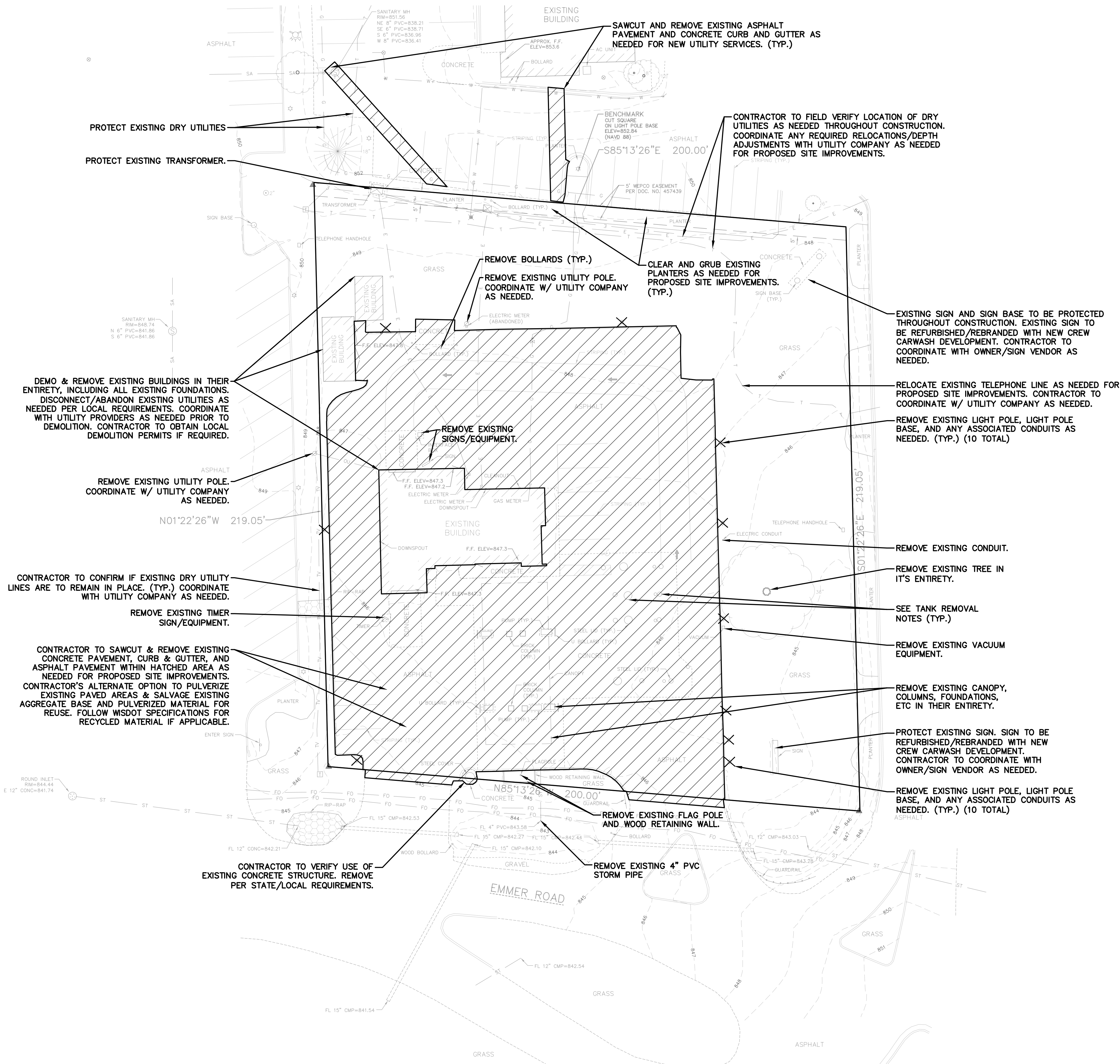
JOB NUMBER

230022600

SHEET NUMBER

C1.0

2021 © EXCEL ENGINEERING, INC.



NOTE:
PROPERTY LINES AND EASEMENTS SHOWN ON THIS SURVEY WERE DRAFTED FROM INFORMATION CONTAINED IN TITLE COMMITMENT NO. 2237081, BY KNIGHT BARRY TITLE, INC., DATED SEPTEMBER 19, 2023.

NOTE:
SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS PER TICKET NO. 20230306381 AND NO. 20234005120 HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

DEMOLITION PLAN NOTES:

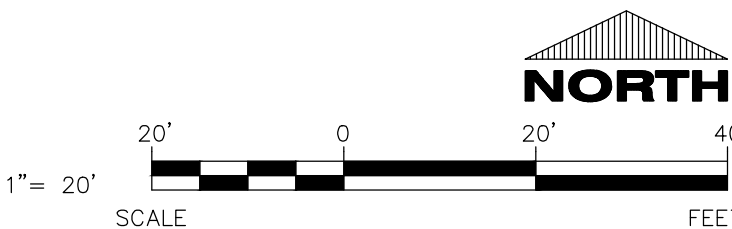
- DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, OR DEMOLISH ITEMS AS NEEDED DURING CONSTRUCTION.
- PRIVATE LOCATE SHALL BE COMPLETED PRIOR TO CONSTRUCTION AND EXISTING UTILITY LOCATIONS AND DEPTHS SHALL BE FIELD VERIFIED AS NEEDED. PROPOSED DOWNSTREAM UTILITY CONNECTIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION. NOTIFY DESIGN ENGINEER OF CONFLICTS AND/OR DISCREPANCIES.

TANK REMOVAL NOTE:

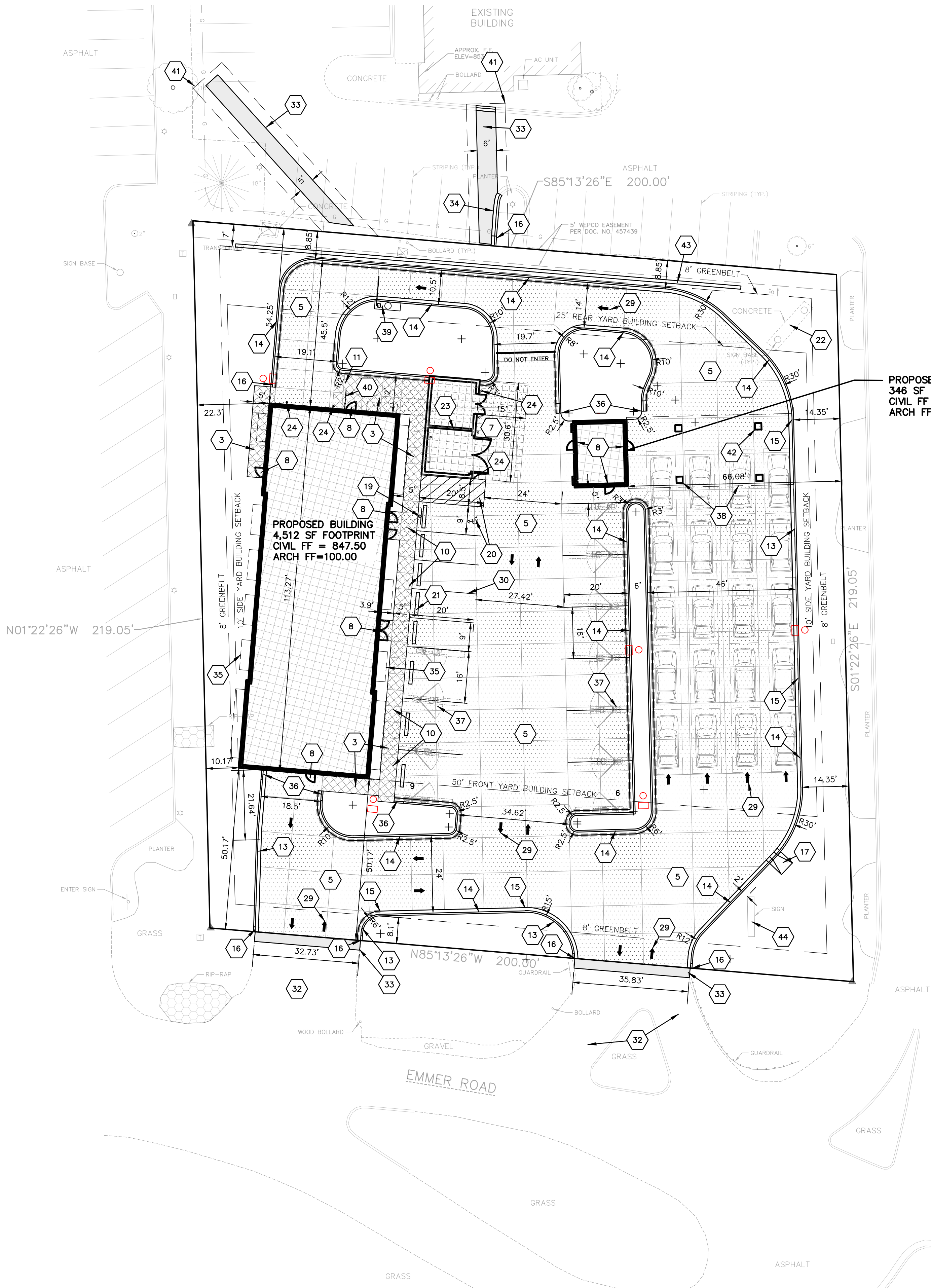
NOTE THAT ALL FUELING EQUIPMENT AND UNDERGROUND FUEL STORAGE TANKS ARE TO BE COMPLETELY REMOVED BY THE SELLER AT THE SELLER'S EXPENSE PRIOR TO CONSTRUCTION OF CREW CARWASH. CONTRACTOR TO COORDINATE WITH OWNER IF ANY UNDERGROUND FUELING TANKS OR EQUIPMENT ARE DISCOVERED DURING CONSTRUCTION.

EXISTING SEWER/WATER LATERAL NOTE:

CONTRACTOR SHALL REMOVE EXISTING SEWER AND WATER SERVICE LATERALS TO THE PROPERTY LINE. CAP/ABANDON PER LOCAL REQUIREMENTS. COORDINATE WITH LOCAL UTILITY DEPARTMENTS AS NEEDED PRIOR TO ABANDONMENT.



CIVIL EXISTING SITE AND DEMOLITION PLAN



PROPOSED BUILDING
346 SF FOOTPRINT
CIVIL FF = 847.30
ARCH FF=100.00

PROPOSED BUILDING
4,512 SF FOOTPRINT
CIVIL FF = 847.50
ARCH FF=100.00

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.00	43,558	
BUILDING FLOOR AREA	0.06	2,627	6.0%
PAVEMENT (ASP. & CONC.)	0.50	21,843	50.1%
TOTAL IMPERVIOUS	0.56	24,470	56.2%
LANDSCAPE/ OPEN SPACE	0.44	19,088	43.8%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.00	43,558	
BUILDING FLOOR AREA	0.11	4,858	11.2%
PAVEMENT (ASP. & CONC.)	0.59	25,648	58.9%
TOTAL IMPERVIOUS	0.70	30,506	70.0%
LANDSCAPE/ OPEN SPACE	0.30	13,052	30.0%

NOTE:

CONTRACTOR TO COORDINATE WITH OWNER AND MEP PLANS FOR ANY EXTERIOR HEATED CONCRETE SLAB LOCATIONS & REQUIREMENTS.

NOTE:

KNOX BOX TO BE PROVIDED AT PRIMARY ENTRANCE PER LOCAL REQUIREMENTS. CONTRACTOR TO COORDINATE W/ BUILDING INSPECTOR/FIRE DEPARTMENT FOR SPECIFIC REQUIREMENTS.

PAVEMENT HATCH KEY:

	ASPHALT
	HEAVY DUTY CONCRETE
	DUMPSTER PAD CONCRETE
	SIDEWALK CONCRETE
*SEE SHEET C0.1 FOR SECTION REQUIREMENTS	

CURB & GUTTER MARKING KEY:

	INVERTED CURB & GUTTER
	SHEDDING CURB & GUTTER

SITE INFORMATION:

PROPERTY ADDRESS: N96W17500 COUNTY LINE RD, GERMANTOWN WI

PARCEL ID NUMBER: 334990

PROPERTY AREA: 43,558 S.F. (1.00 ACRES).

EXISTING ZONING: B-5 W/ HIGHWAY INTERCHANGE AREA OVERLAY

PROPOSED ZONING: B-5 W/ HIGHWAY INTERCHANGE AREA OVERLAY

ADJACENT PROPERTY ZONING: B-5

PROPOSED USE: CONVEYOR-STYLE CARWASH

AREA OF SITE DISTURBANCE: 43,346 SF (0.995 AC)

SETBACKS: BUILDING: FRONT = 50'
SIDE = 10'
REAR = 25'

PAVEMENT: FRONT = 8'
SIDE = 8'
REAR = 8'

PROPOSED BUILDING HEIGHT: 35' TO TOP OF TOWER (MAX. HEIGHT ALLOWED: 35')

PARKING REQUIRED: NO CODIFIED REQUIREMENT FOR CARWASH USE; ADEQUATE SPACE FOR EMPLOYEES AND CUSTOMERS

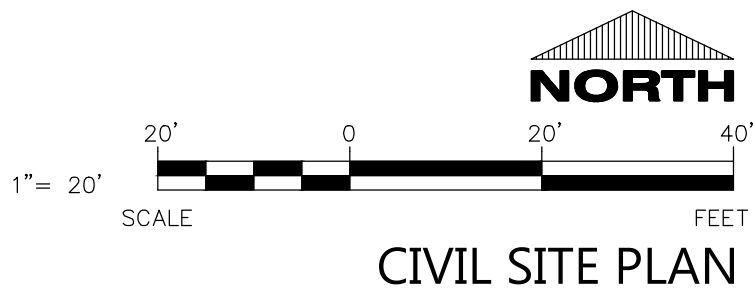
PARKING PROVIDED: 14 TOTAL (5 STANDARD EMPLOYEE SPACES, 9 VACUUM SPACES)

HANDICAP STALLS REQUIRED: 1 REQUIRED, 1 PROVIDED

LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO = 20% OPEN AREA

SITE PLAN KEYNOTES

3	CONCRETE SIDEWALK (TYP.)
5	HEAVY DUTY CONCRETE (TYP.)
7	DUMPSTER PAD/APRON CONCRETE (TYP.)
8	CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
10	FLUSH WALK (TYP.)
11	SIDEWALK RAMP, SEE SHEET C1.2. (TYP.)
13	18" ROLL CURB, 3" CURB HEIGHT (TYP.)
14	18" CURB & GUTTER (TYP.)
15	ROLL CURB/STANDARD CURB TRANSITION. (TYP.)
16	CURB TAPER (TYP.)
17	CURB CUT W/ 5" THICK CONCRETE PAD/FLUME WARPED TO MATCH CURB CUT (TYP.)
19	HANDICAP SIGN (TYP.)
20	HANDICAP STALL & STRIPING PER STATE CODES.
21	PRECAST CONCRETE WHEEL STOP PINNED TO PAVEMENT (9 TYP.)
22	EXISTING PYLON SIGN TO REMAIN AND BE RE-BRANDED. (DETAILS & APPROVAL BY SIGN VENDOR)
23	DUMPSTER/STORAGE ENCLOSURE. ROLL OUT DUMPSTERS REQUIRED FOR SERVICE. (SEE ARCH PLANS FOR DETAILS)
24	6" CONCRETE BOLLARDS (SEE DETAIL)
29	TRAFFIC FLOW ARROWS. COLOR TO MATCH PARKING STALL STRIPING.
30	PAINT STRIPING (TYP.). COLOR TO MATCH PARKING STALL STRIPING.
32	EXISTING DRIVEWAY ENTRANCES TO REMAIN IN PLACE (TYP.)
33	REPLACE EXISTING ASPHALT PAVEMENT PER LOCAL STANDARDS. MATCH EXISTING PAVEMENT SECTION. (TYP.)
34	REPLACE CONCRETE CURB AND GUTTER TO MATCH EXISTING. (TYP.)
35	CANOPY. SEE ARCH PLANS. (TYP.)
36	TAPER CURB TO FLUSH IN 3' (TYP.)
37	OUTDOOR VACUUM EQUIPMENT. CONTRACTOR TO COORDINATE FINAL PRODUCTS, DETAILS, ETC WITH OWNER/DIRECTOR OF PROJECTS. VERIFY CONCRETE SLAB REQUIREMENTS WITH OWNER & EQUIPMENT SUPPLIER PRIOR TO INSTALLATION.
38	ISLAND AND CANOPY TO BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR. CONTRACTOR TO VERIFY FINAL LOCATIONS, DETAILS, EQUIPMENT, ETC WITH OWNER AND EQUIPMENT SUPPLIERS PRIOR TO CONSTRUCTION.
39	BUG GATE (TYP.) CONTRACTOR TO VERIFY FINAL DETAILS AND REQUIREMENTS WITH OWNER AND EQUIPMENT SUPPLIER AS NEEDED.
40	6' OF RAILING/GUARDRAIL. FINAL COLOR/STYLE/DETAIL BY OWNER. (TYP.)
41	PRIVATE UTILITY EASEMENTS TO BE COMPLETED BY OTHERS AS A SEPARATE DOCUMENT. OWNER TO COORDINATE AS NEEDED. SEE SHEET C1.3 FOR UTILITY SERVICE EXTENSIONS.
42	COLUMN (TYP.) COORDINATE FINAL LOCATIONS W/ CANOPY SUPPLIER DRAWINGS.
43	157 LF OF VERSA LOK OR EQUIVALENT LANDSCAPE BLOCK RETAINING WALL. SEE SHEET C1.2 FOR WALL HEIGHTS. FINAL DESIGN DETAILS AND SPECIFICATIONS BY WALL SUPPLIER. CONTRACTOR TO COORDINATE DETAILS W/ WALL SUPPLIER & OWNER AS NEEDED.
44	EXISTING MONUMENT SIGN TO REMAIN AND BE RE-BRANDED. (DETAILS & APPROVAL BY SIGN VENDOR.)



CIVIL SITE PLAN



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PROJECT INFORMATION

PROPOSED CAR WASH FOR:

CREW CARWASH

N96 W17500 COUNTY LINE RD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

PRELIMINARY DATES

FEB. 12, 2024

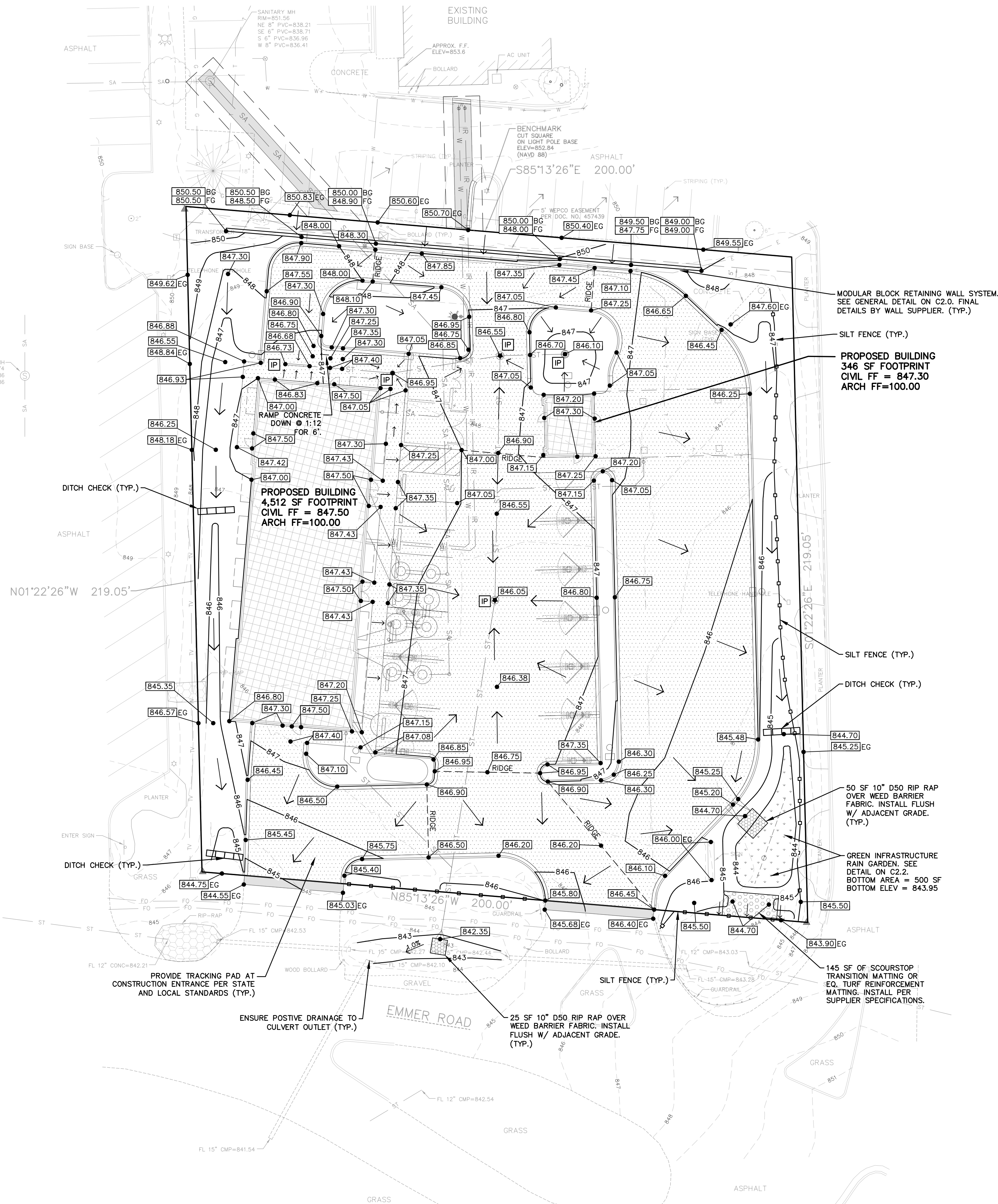
NOT FOR CONSTRUCTION

JOB NUMBER

230022600

SHEET NUMBER

C1.1



SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS

- NOTES:
- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
 - ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.

INLET PROTECTION NOTE:

CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

STABILIZED CONSTRUCTION ENTRANCE NOTE:

CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.

CONCRETE WASHOUT NOTE:

CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.

SPOT ELEVATION NOTE:

ALL SPOT ELEVATIONS NOTED ON THE PLAN REPRESENT FLOW LINE OF CURB UNLESS SPECIFICALLY NOTED OTHERWISE.

GRADING NOTE:

CONTRACTOR SHALL COORDINATE PROPOSED SITE GRADING AT PERIMETER OF BUILDING AND AT TUNNEL ENTRANCE/EXIT WITH ARCH/STRUCT PLANS AS NEEDED.

EROSION CONTROL/SWM COST ESTIMATE

(FOR REFERENCE ONLY)
LAND DISTURBANCE APPROX. 0.99 AC

Itemized cost of Erosion Control:

Tracking Pad = \$1500ea. x 1 = \$1500
Inlet Protection = \$75 x 5 = \$375
Silt Fence = 325' x \$2/lin. ft = \$650
Ditch Check = 3 x \$100ea. = \$300
Total Erosion Control Cost Estimate = \$2,825

Itemized cost of Storm Water Management:

Rain Garden/Spillway = \$10,000ea. x 1 = \$10,000
Total Storm Water Cost = \$10,000



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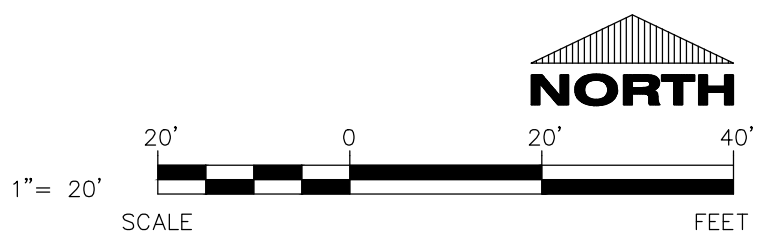
JOB NUMBER

230022600

SHEET NUMBER

C1.2


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CIVIL GRADING AND EROSION CONTROL PLAN

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS

CLEANOUT NOTE:

 = DENOTES LOCATIONS WHERE
CONTRACTOR SHALL INSTALL CLEANOUTS, SEE
C0.1 FOR SPECIFICATION.

UTILITY NOTE:

CONTRACTOR TO VERIFY FINAL SIZE, DESIGN, AND LOCATIONS OF
ALL EXTERIOR SITE UTILITIES WITH INTERNAL MEP DESIGN AND
OWNER AS NEEDED.

UTILITY NOTE:

CONTRACTOR TO ENSURE ADEQUATE SEPARATION IS PROVIDED
BETWEEN DOMESTIC WATER SERVICE AND SANITARY/STORM SERVICE
PER WI DSPS PLUMBING CODE STANDARDS.

DRY UTILITY SERVICE NOTES:

CONTRACTOR SHALL COORDINATE DRY UTILITY SERVICE ROUTING
FOR ELECTRIC, GAS, ETC WITH APPLICABLE SERVICE PROVIDERS AS
NEEDED

WATER RECLAMATION SYSTEM NOTES (R):

R1. ACCESS RISER AND OPERATING 38" DIAMETER STEEL PLAT LID,
MODEL PER OWNER SPECIFICATIONS. STRUCTURE TOP TO HAVE A
36" DIAMETER OPENING CASTING. LID TO BE ALIGNED WITH LADDER
RUNGS IN MANHOLE.

R2. 8" PVC, SCHEDULE 40, TO RECLAIM PIT.

R3. 8" PVC, SCHEDULE 80 CONVEYOR TRENCH DRAIN. CONVEYOR
TRENCH DRAINS MUST BE RUN IN STRAIGHT LINES WITH NO TURNS.

R4. 8" PVC CONNECTOR TO SLEEVES, REFER TO TABLE FOR
INVERT ELEVATIONS.

R5. 4" PVC CONNECTOR SLEEVES.

GENERAL SYSTEM NOTES:

- CONTRACTOR SHALL VERIFY WATER RECLAMATION SYSTEM
LAYOUT, COMPONENTS, INVERT ELEVATIONS, AND PIPE ROUTING
WITH OWNER AND INTERNAL PLUMBING DESIGNER PRIOR TO
ORDERING MATERIALS.
- CONTRACTOR SHALL READ AND REVIEW GEOTECHNICAL REPORT
PREPARED FOR THE SITE. IF HIGH GROUNDWATER IS NOTED OR
ENCOUNTERED DURING CONSTRUCTION, CONTRACTOR SHALL
REVIEW WITH TANK SUPPLIER & OWNER TO DETERMINE IF
ANTI-BUOYANCY ACTIONS SHALL BE TAKEN.
- CONTRACTOR SHALL INSULATE RECLAMATION SYSTEM
CONNECTOR PIPES W/ POLYSTYRENE INSULATION BOARDS OR
OTHER APPROVED METHOD PER WI DSPS STANDARDS.

WATER RECLAIM SYSTEM (GRIT PIT) STRUCTURE TABLE								
FFE = 847.50								
STRUCTURE NUMBER	STRUCTURE DIAMETER (IN)	RIM ELEV.	INVERT IN	INVERT OUT	SUMP	SUBGRADE	PROVIDED STORAGE (CU FT)	PROVIDED STORAGE (US GAL)
1	60	847.25	842.00	841.75	833.67	833.17	137.40	1028
2	60	846.87	841.75	841.50	833.67	833.17	132.54	991
3	84	847.22	842.00	841.75	833.67	833.17	298.25	2230
4	72	846.90	841.75	841.50	833.67	833.17	212.06	1586
5	72	846.87	841.50	841.25	833.67	833.17	205.00	1533
6	72	847.25	841.25	841.00	833.67	833.17	197.92	1480
7	60	847.13	842.00	841.75	833.67	833.17	142.35	1065
8	60	846.83	841.75	841.50	833.67	833.17	137.40	1028



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PROFESSIONAL SEAL

PRELIMINARY DATES

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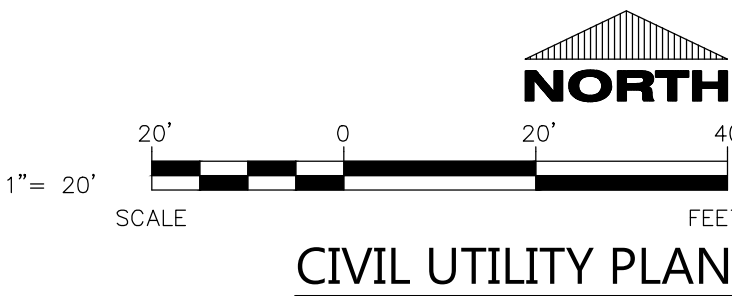
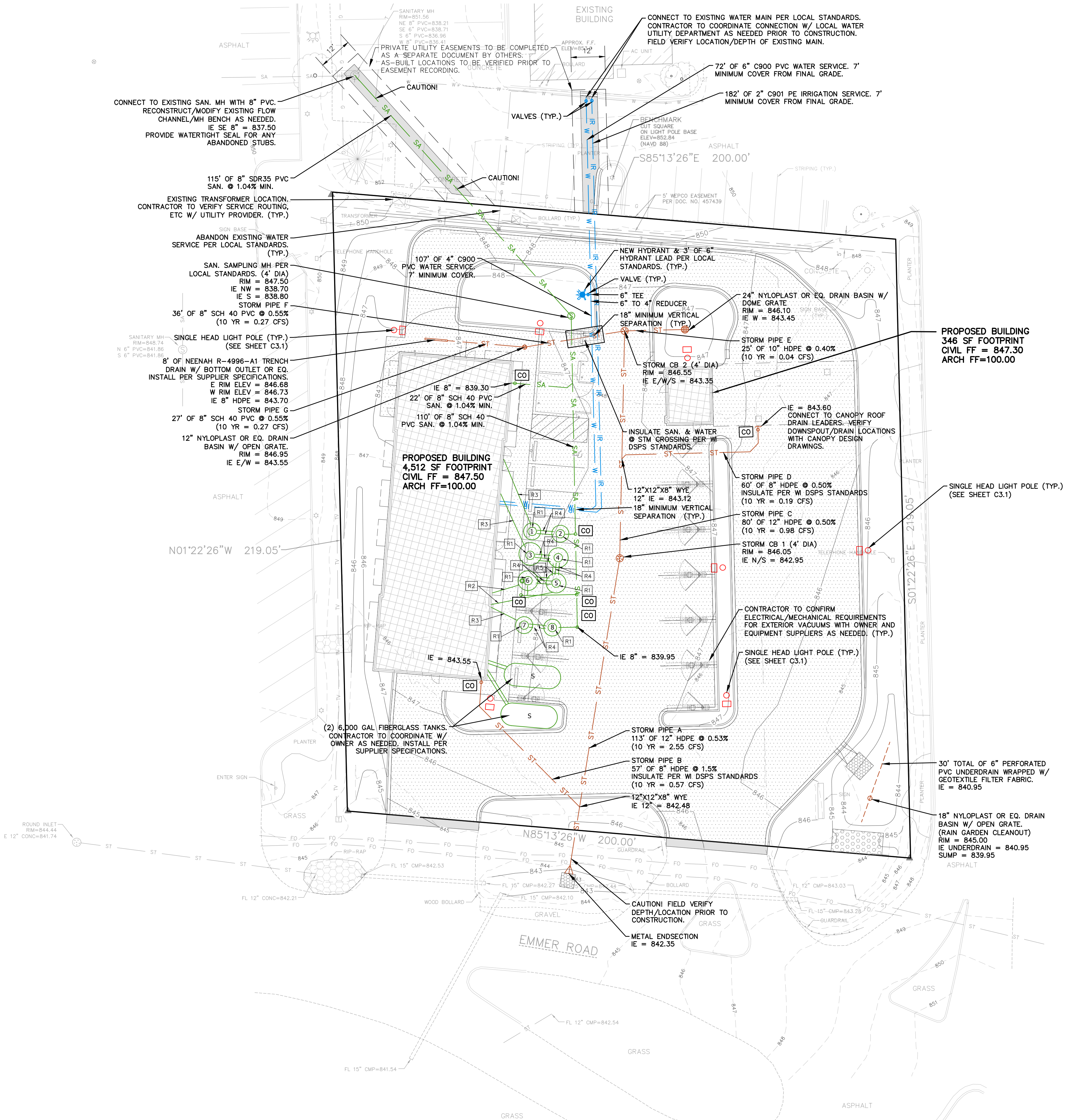
JOB NUMBER

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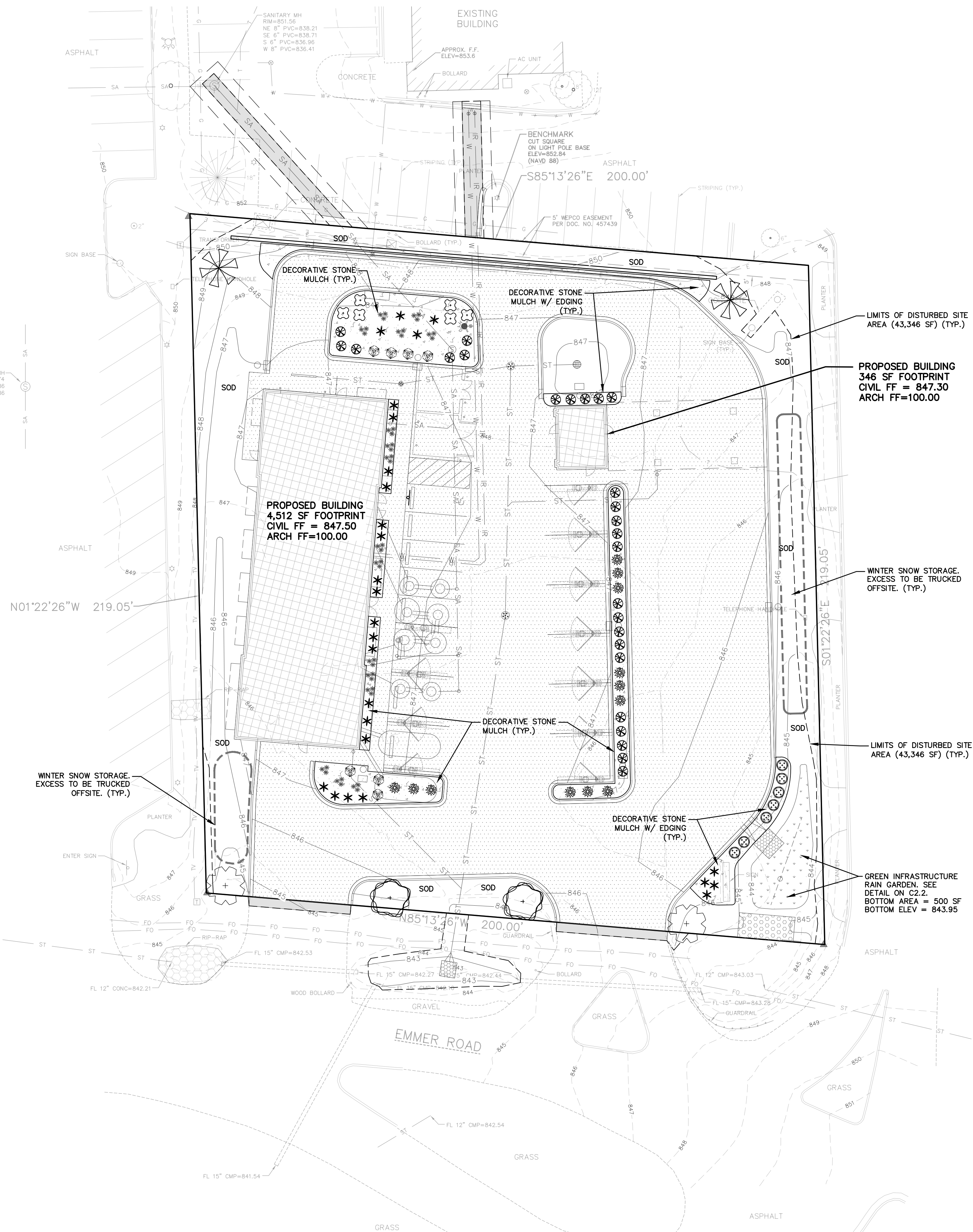
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

C1.3

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CIVIL UTILITY PLAN

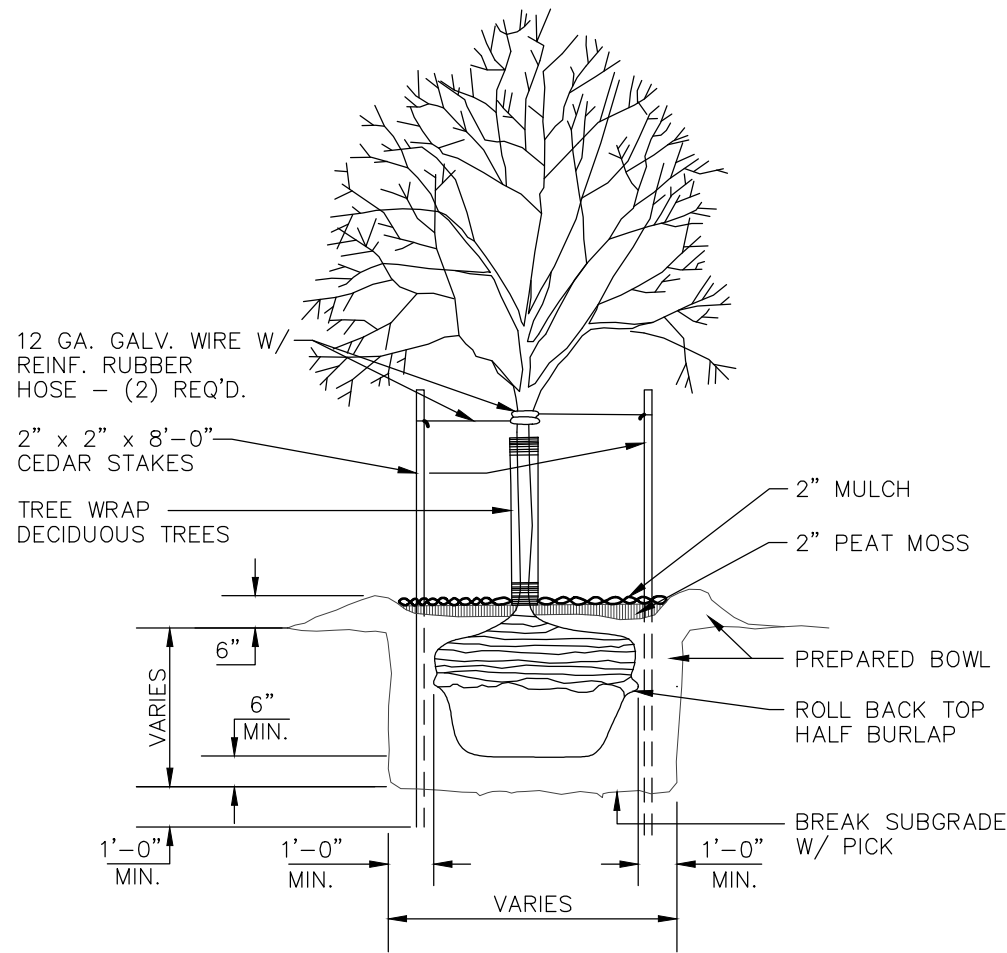


LANDSCAPING PLANTING SCHEDULE				
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
<u>DECIDUOUS TREES</u>				
	Princeton Sentry Ginkgo	Ginkgo biloba	3"	2
	Parkway Maple	Acer platanoides	3"	2
	Jack Flowering Pear (Ornamental)	Pyrus calleryana 'Jazzam'	1.5"	2
<u>DECIDUOUS SHRUBS</u>				
	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro Low'	18"	6
	Goldmound Spirea	Spiraea x bumalda 'Goldmound'	15"–18"	12
	Weigela Carnival	Weigela Florida 'courtaior'	24"	7
<u>EVERGREEN SHRUBS</u>				
	Taunton Yew	Tauntonii	24"	26
	Emerald Green Arborvitae	Thuja occidentalis 'Emerald Green'	36"	7
<u>PERENNIALS</u>				
	Daylilies 'Stella de Oro'	Hemerocallis 'Stella de Oro'	1 gal pot	26
	Karl Foerster Reed Grass	Clamagrostis x acutiflora 'Karl Foerster'	1 gal pot	16

LANDSCAPING CALCULATIONS		
ZONE	REQ. PLANTS	PLANTS PROVIDED
STREET	1 PER 50 LF FRONTAGE 200 LF FRONTAGE = 4 TREES	4 PROVIDED
PARKING	1 TREE PER 10 SPACES 15 SPACES = 2 TREES	2 PROVIDED
TOTAL	6 TOTAL TREES REQ.	6 TOTAL TREES PROVIDED

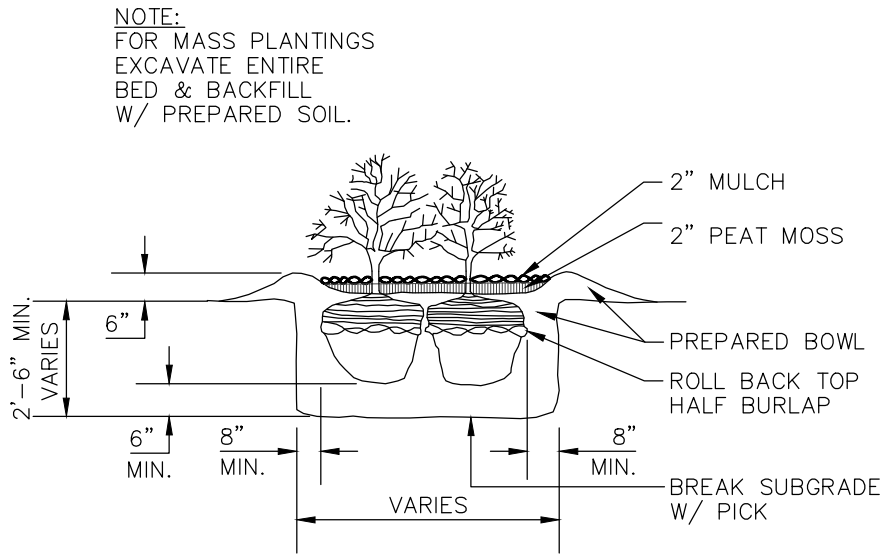
IRRIGATION NOTE: PROVIDE IRRIGATION FOR ALL LAWN/LANDSCAPED AREAS IN ACCORDANCE WITH PLAN SPECIFICATIONS ON SHEET C0.1. DESIGN-BUILD LANDSCAPE/IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL DESIGN, LAYOUT, AND INSTALLATION. COORDINATE FINAL LAYOUT WITH OWNER/GC AS NEEDED.

NOTE: LANDSCAPE CONTRACTOR SHALL REVIEW FINAL PLANTING LOCATIONS AND SPECIES WITH OWNER PRIOR TO INSTALLATION.



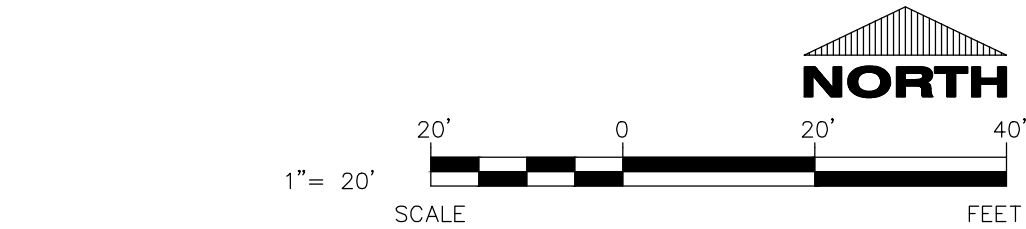
TREE PLANTING DETAIL

NO SCALE



SHRUB PLANTING DETAIL

NO SCALE



CIVIL LANDSCAPE AND RESTORATION PLAN



PROJECT INFORMATION

PROPOSED CAR WASH FOR:
CREW CARWASH
N96 W17500 COUNTY LINE RD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

PRELIMINARY DATES

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JOB NUMBER

230022600

SHEET NUMBER

C1.4



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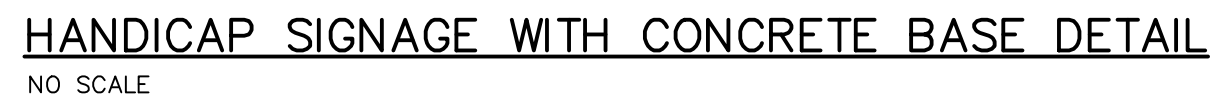
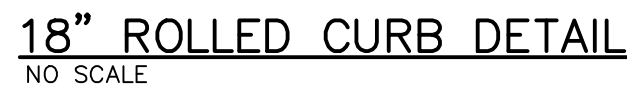
FEB. 12, 2024

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C2.0

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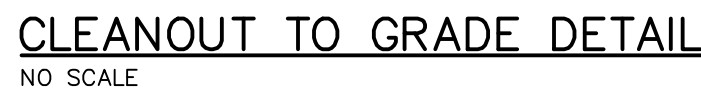
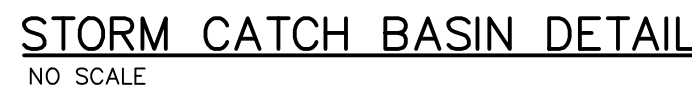


CIVIL DETAILS

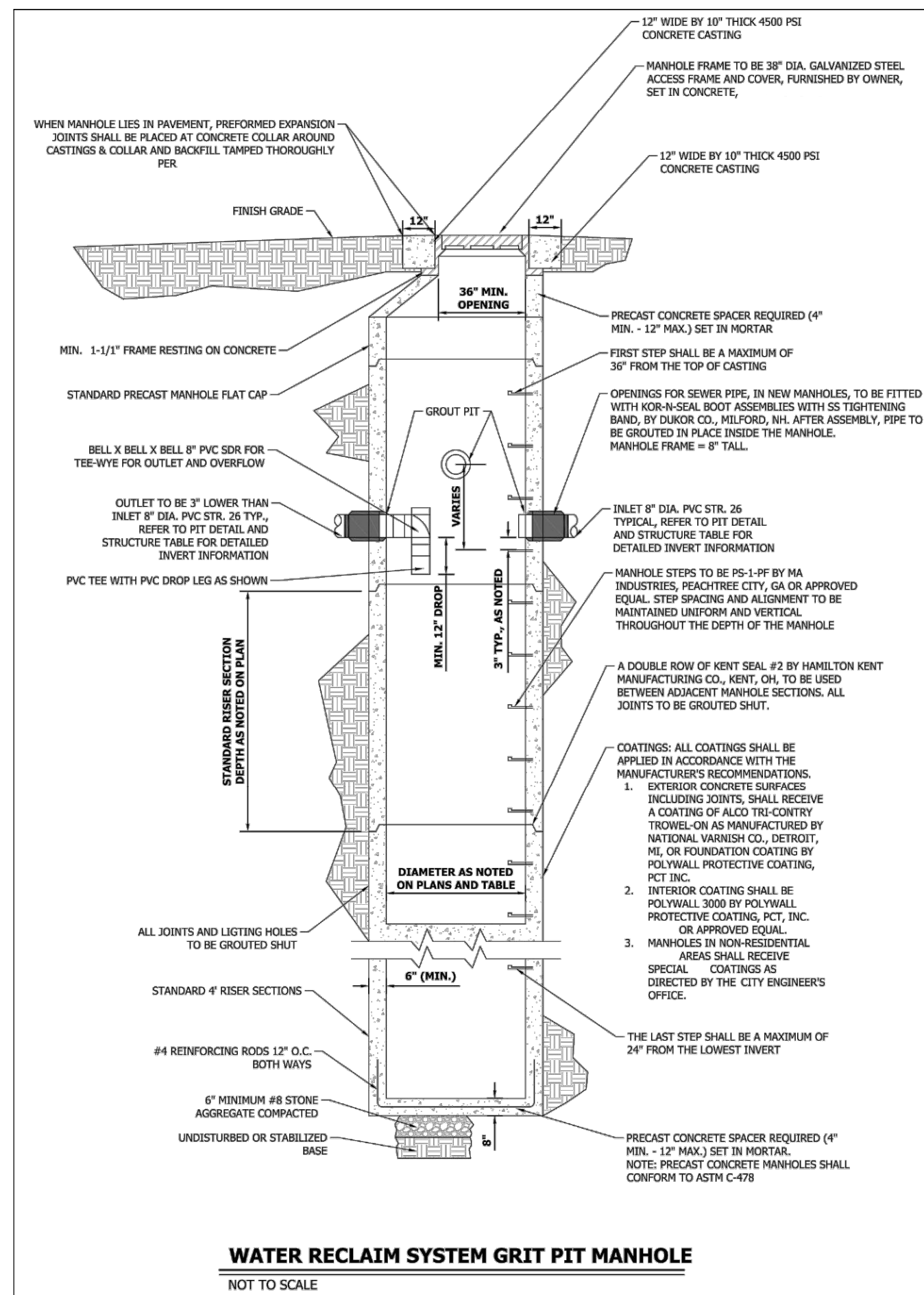
PROPOSED CAR WASH FOR:
CREW CARWASH
N96 W17500 COUNTY LINE RD • GERMANTOWN, WI 53022

NOT FOR CONSTRUCTION

C2.1



NOT TO SCALE



PROJECT INFORMATION

PROPOSED CAR WASH FOR:
CREW CARWASH
N96 W17500 COUNTY LINE RD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

PRELIMINARY DATES

FEB. 12, 2024

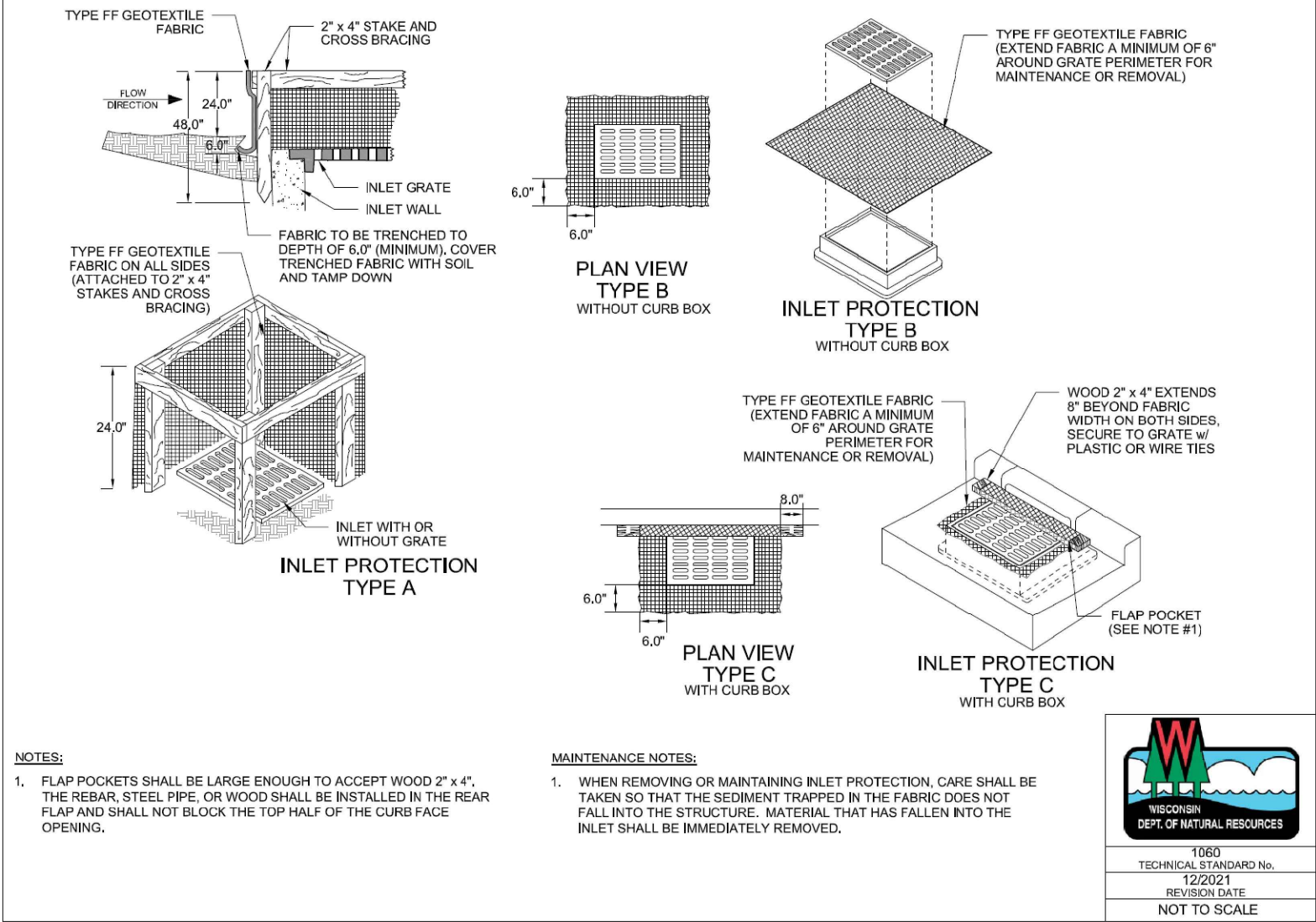
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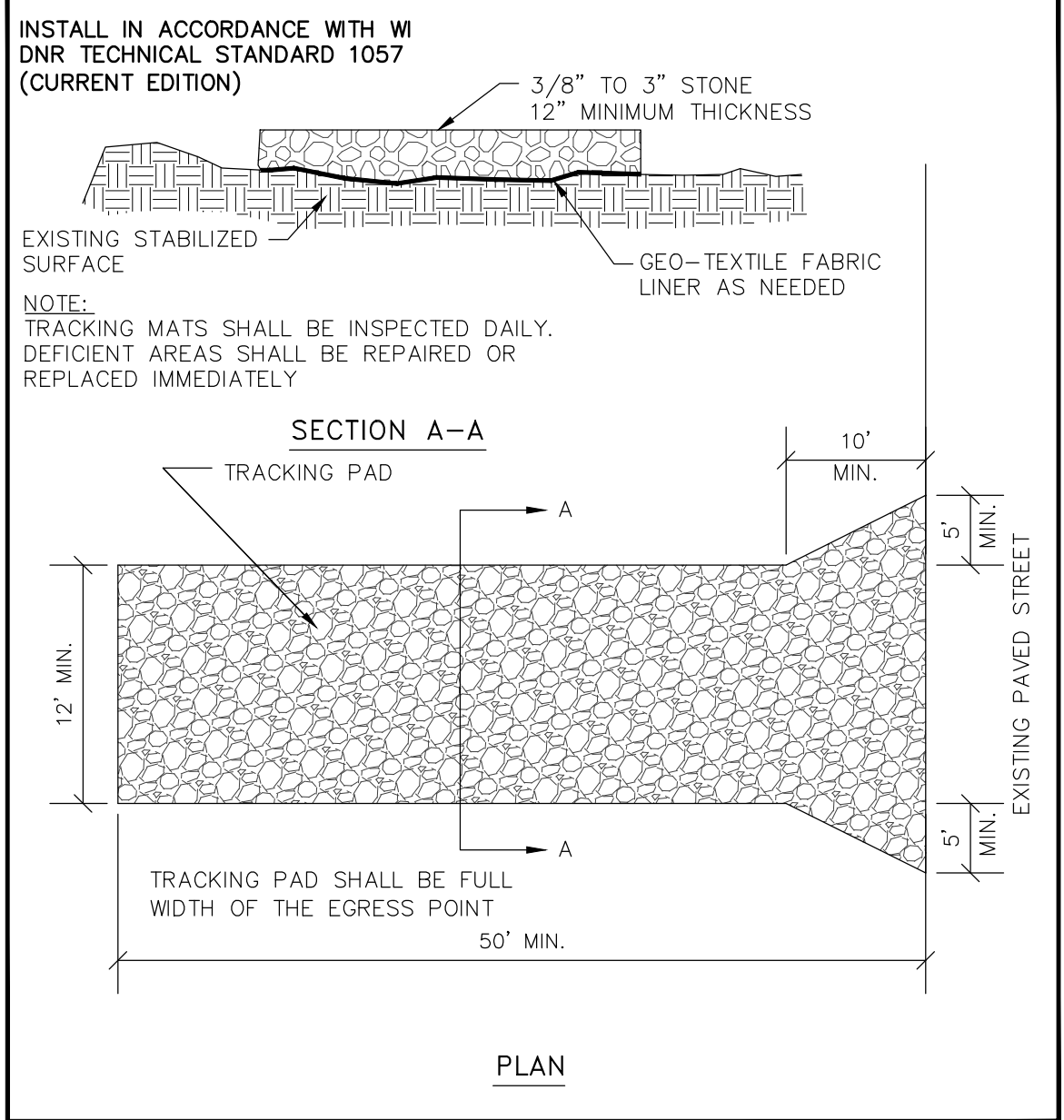
SHEET NUMBER

C2.2

FIGURE 1. INLET PROTECTION TYPES A, B AND C



INLET PROTECTION DETAIL
NO SCALE



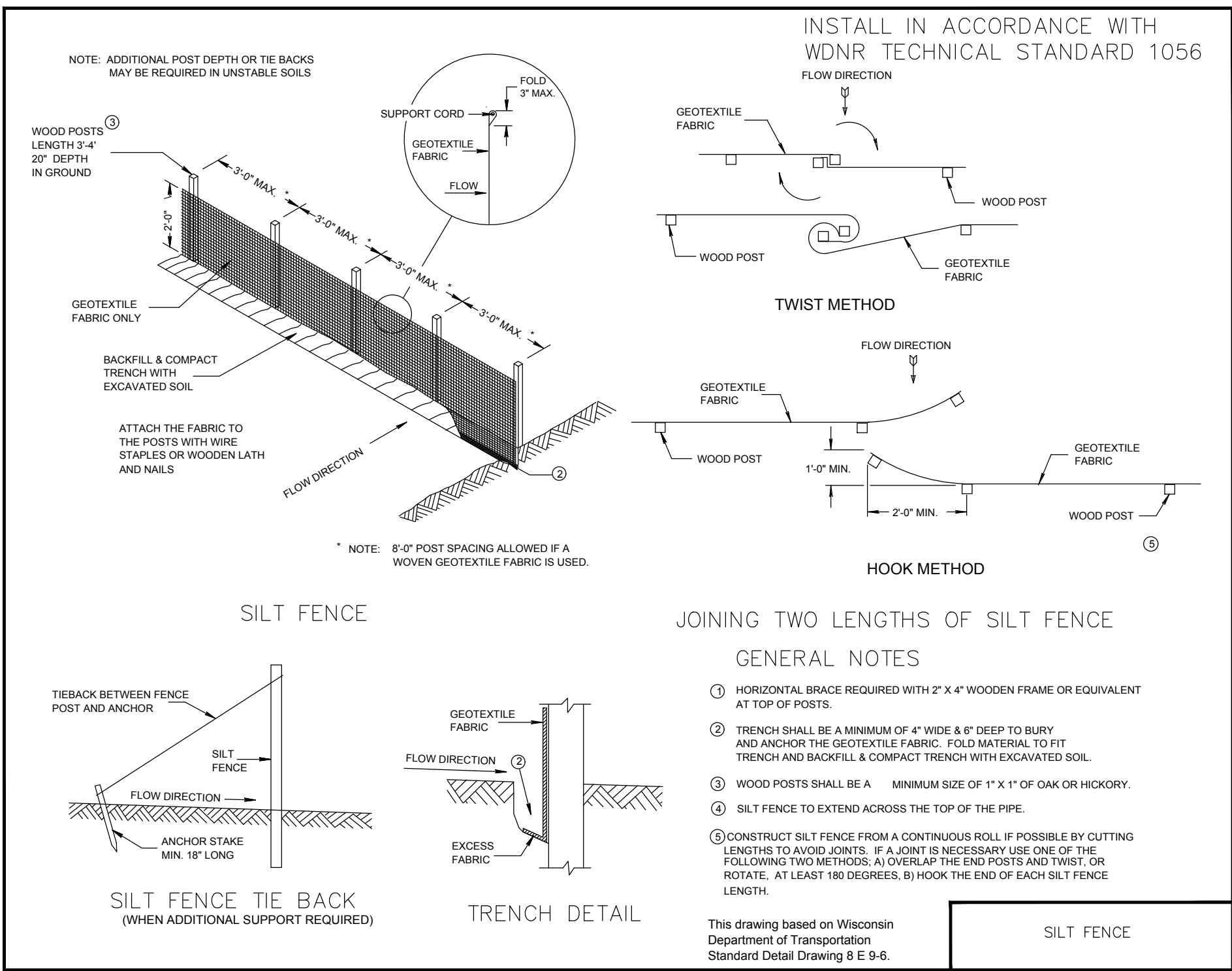
TRACKPAD DETAILS
NO SCALE

CONSTRUCTION SEQUENCE

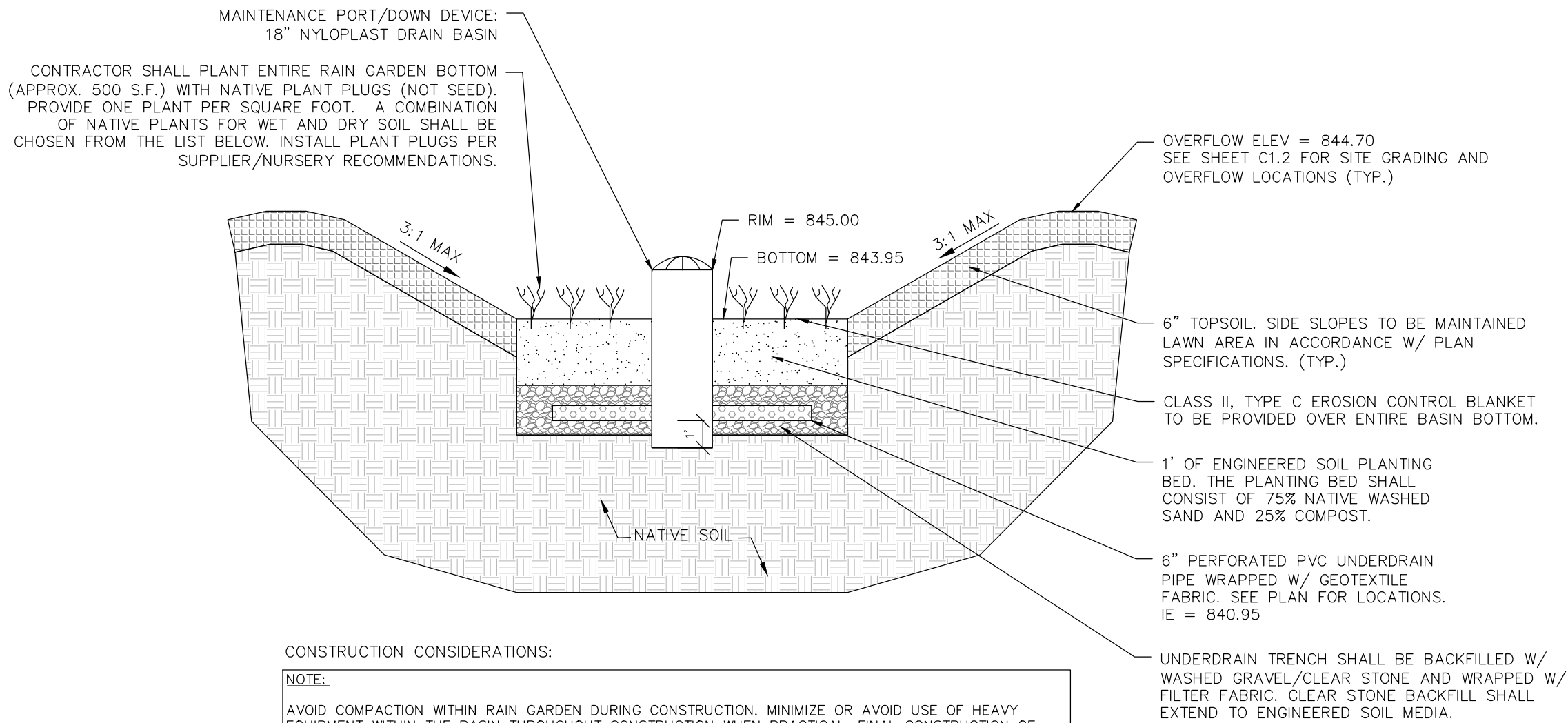
PHASE	TYPE OF ACTION
1. PRE-CONSTRUCTION ACTION	<ol style="list-style-type: none">CONTRACTOR TO CALL DIGGERS HOTLINE AT A MINIMUM OF 3 DAYS PRIOR TO CONSTRUCTION.CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF DISCREPANCIES.PLACE ALL SILT FENCE AND INLET PROTECTION.CONSTRUCT TRACKING STONE ENTRANCES AND ANY TEMPORARY CONSTRUCTION ROADWAYS AS NEEDED.CONSTRUCT PERMANENT STORMWATER CONVEYANCE SYSTEMS.CONSTRUCT ANY TEMPORARY STORMWATER CONVEYANCE SYSTEMS AS NEEDED.STABILIZE ALL TEMPORARY AND PERMANENT EROSION CONTROL AND STORMWATER CONVEYANCE SYSTEMS BEFORE TOPSOIL CAN BE STRIPPED.
2. CONSTRUCTION ACTION	<ol style="list-style-type: none">SITE DEMOLITION AS REQUIRED.STRIP AND RELOCATE TOPSOIL TO THE DESIGNATED TOPSOIL STOCKPILE. FINAL LOCATION BY CONTRACTOR/OWNER. PROVIDE PERIMETER SILT FENCE UNTIL STABILIZED.BEGIN MASS EARTH WORK FOR THE BUILDING PAD AND PAVEMENT AREAS.CONSTRUCT ANY REMAINING STORMWATER CONVEYANCE SYSTEMS, AND INSTALL ALL OTHER UTILITIES ON SITE.DIG AND POUR ALL BUILDING FOOTINGS.PLACE GRAVEL FOR ALL PROPOSED PAVEMENT AREAS.TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OUTSIDE THE BUILDING AND PROPOSED PAVEMENT AREAS.CONSTRUCT BUILDING.PAVE DRIVEWAYS AND PARKING AREAS.TOPSOIL, SEED, AND MULCH ALL OTHER DISTURBED AREAS. PLACE EROSION MATTING AND RIP RAP AS NEEDED.ONCE SITE IS STABILIZED, FINALIZE CONSTRUCTION OF RAIN GARDEN.
3. POST CONSTRUCTION ACTION	<ol style="list-style-type: none">CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION.SEE THE POST CONSTRUCTION MAINTENANCE PLAN FOR PERMANENT STORMWATER MANAGEMENT SYSTEMS.

CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE.

CIVIL DETAILS



SILT FENCE – INSTALLATION DETAIL
NO SCALE



CONSTRUCTION CONSIDERATIONS:

NOTE:

AVOID COMPACTION WITHIN RAIN GARDEN DURING CONSTRUCTION. MINIMIZE OR AVOID USE OF HEAVY EQUIPMENT WITHIN THE BASIN THROUGHOUT CONSTRUCTION WHEN PRACTICAL. FINAL CONSTRUCTION OF THE RAIN GARDEN SHALL TAKE PLACE ONCE CONTRIBUTING DRAINAGE AREA IS STABILIZED TO AVOID SILTATION. REMOVE ANY SEDIMENT DEPOSITS FOLLOWING CONSTRUCTION AS NEEDED. IT IS RECOMMENDED THAT THE BOTTOM OF THE BASIN BE SCARIFIED AND RAKED TO PROMOTE PROPER INFILTRATION.

ENGINEERED SOIL:

THE NATIVE SAND SHALL BE WASHED USDA SAND, 0.02 TO 0.04 INCHES IN DIAMETER. THE COMPOST COMPONENT SHALL MEET THE REQUIREMENTS OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES SPECIFICATION S100. ENGINEERED SOIL MIX SHALL HAVE A PH BETWEEN 5.5 AND 8.0.

VEGETATION ESTABLISHMENT:

NATIVE PLANTINGS SHALL BE ESTABLISHED AT THE BOTTOM OF THE RAIN GARDEN BASIN. VEGETATION SHALL BE ESTABLISHED WITH NATIVE PLANT PLUGS. CLASS II TYPE C EROSION CONTROL BLANKET IS REQUIRED AT THE BOTTOM OF THE BASIN TO PREVENT WASHOUTS AND ENSURE PROPER ESTABLISHMENT. FOR NATIVE PLANT PLUGS, INSTALL EROSION CONTROL BLANKET PRIOR TO PLANTING AND CUT THROUGH TO INSTALL PLANT PLUGS AS NEEDED. FOLLOW WDNR TECH STANDARD 1009 FOR ADDITIONAL CONSTRUCTION RECOMMENDATIONS. LANDSCAPE CONTRACTOR SHALL COORDINATE FINAL PLANTINGS/ESTABLISHMENT METHODS WITH SUPPLIER. REGULAR WATERING SHALL OCCUR TO PROMOTE PROPER ESTABLISHMENT OF THE NATIVE VEGETATION.

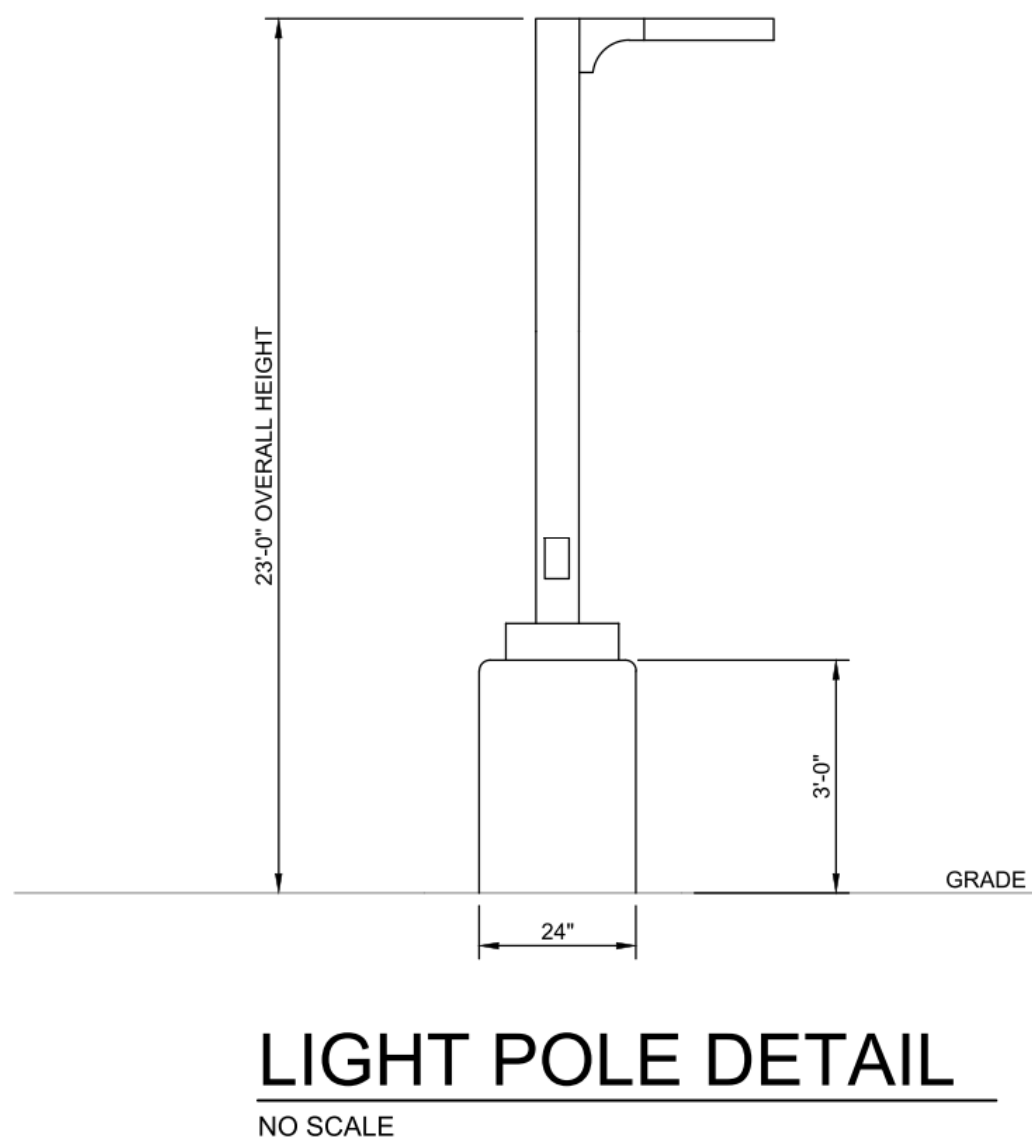
RECOMMENDED PLANT LIST:





A COMBINATION OF PLANTS SUITED FOR WET AND DRY SOIL IS RECOMMENDED TO ENSURE PROPER ESTABLISHMENT. THE LIST BELOW IS PROVIDED AS A REFERENCE FOR POTENTIAL SPECIES TO INCLUDE. FINAL SELECTIONS BY LANDSCAPER/SUPPLIER.

DRY SOIL: BUTTERFLY FLOWER, PURPLE PRAIRIE CLOVER, BEE BALM, LITTLE BLUESTEM SPIDERWORT, WHITE FALSE INDIGO, VIRGINIA WATERLEAF, SWEET BLACK-EYED SUSAN, BIG BLUESTEM, CUP PLANT, COMMON IRONWEED.

WET SOIL: GIANT HISSOP, CANADA ANEMONE, MARSH MILKWEED, NEW ENGLAND ASTER, TURTLEHEAD, JOE-PYE WEED, BONESET, BLUEFLAG IRIS, GREAT BLUE LOBELIA, SWITCHGRASS OBEDIENT PLANT, MOUNTAIN MINT, TALL MEADOW RUE, CULVER'S ROOT, GOLDEN ALEXANDER.

RAIN GARDEN DETAIL
NO SCALE



Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Wattage
	C	4	Cree Lighting	CP5-4L-57K7-DF-UL-xxx-xxxx	CP5 Canopy Luminaire, 8L Lumen Package, 5700K, 70 CRI, Diffuse Lambertian Distribution	1	8091	50.6
	L14	1	Cree Lighting	OSQL-C-22L-57K7-4M-UL-xxx-xx-xxx-xxx CONFIGURED FROM OSQL-C-40L-30K7-4M-UL-xxx-xx-xxx-xxx	CONFIGURED FROM OSQL-C Luminaire, 3000K, 70 CRI, Type IV Mid	1	20900	131
	L13H	3	Cree Lighting	OSQL-C-22L-57K7-3B-UL-xxx-xx-xxx-xxx CONFIGURED FROM OSQL-C-40L-30K7-3B-UL-xxx-xx-xxx-xxx	CONFIGURED FROM OSQL-C Luminaire, 40L Lumen Package, 3000K, 70CRI, Type III Mid Optic w/Internal BLS	1	14375	131
	L14H	3	Cree Lighting	OSQL-C-22L-57K7-4B-UL-xxx-xx-xxx-xxx CONFIGURED FROM OSQL-C-40L-30K7-4B-UL-xxx-xx-xxx-xxx	CONFIGURED FROM OSQL-C Luminaire, 3000K, 70 CRI, Type IV Mid w-Internal BLS	1	13175	131

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
POS CANOPY	+	12.2 fc	14.0 fc	9.9 fc	1.4:1	1.2:1
Calc Zone #1	+	1.8 fc	7.9 fc	0.0 fc	N/A	N/A
PARKING LOT	X	3.0 fc	6.8 fc	0.6 fc	11.3:1	5.0:1



CIVIL SITE PHOTOMETRIC PLAN & DETAILS



PROJECT INFORMATION

PROPOSED CAR WASH FOR:
CREW CARWASH
N96 W17500 COUNTY LINE RD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

PRELIMINARY DATES

FEB. 12, 2024

JOB NUMBER

230022600

SHEET NUMBER

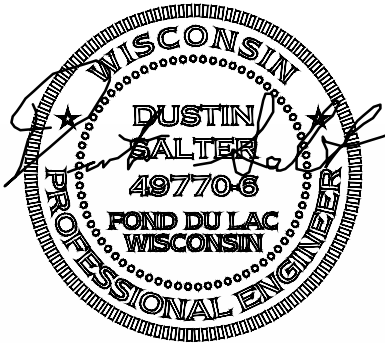
C3.1

Storm Water & Erosion Control Calculations For: **Crew Carwash**

Germantown, Wisconsin

Excel Job # 230022600

FEBRUARY 12, 2024



Prepared by Dustin Salter, PE
100 Camelot Drive • Fond du Lac, WI 54935
920-926-9800 • www.excelengineer.com

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Appendices

Appendix A: Existing Drainage Patterns

Appendix B: Green Infrastructure Drainage Exhibit

Appendix C: Storm Pipe Calculations

Appendix D: Web Soil Survey Map

Appendix E: Post Construction Operation and Maintenance Plan

0.0 Introduction

0.1 Existing Conditions

The proposed redevelopment project site is located at N96W17500 County Line Road in the Village of Germantown, Wisconsin. The project site is approximately 1 acre in size. The site is bound by Emmer Road to the south and adjacent commercial properties to the north, east, and west. The existing site currently consists of a BP gas station along with a self-serve carwash and associated paved parking and drive lanes. The existing site will be completely razed as needed for the proposed new site improvements. The site currently sheet drains from north to south where stormwater is conveyed to a roadside ditch at the south end of the property. Stormwater is eventually conveyed via culverts to the Menomonee River located directly south of County Line Road. A representation of the existing site and current drainage patterns is provided in Appendix A.

0.2 Proposed Project Overview

The proposed redevelopment project consists of constructing a new Crew Carwash facility along with associated site improvements. Site improvements include concrete parking areas, sidewalks, and drive aisles. The proposed site improvements will result in approximately 43,346 square feet (0.995 acres) of disturbed site area. Proposed drainage patterns will match the existing site drainage patterns. Stormwater will be conveyed via sheet flow to various new inlet structures that will convey stormwater to the same discharge point as the current condition at the south end of the site. Refer to the construction plan set for a representation of the proposed site and final drainage patterns.

0.3 Stormwater Management Applicability

As previously mentioned, this project site is considered a redevelopment project site as defined by WDNR standards. Since the disturbed project area is less than one acre in total site disturbance, a construction site NOI is not required and the project is exempt from the WI DNR post construction stormwater management performance standards outlined in NR 151 for redevelopment sites. The project site will therefore be required to meet the local performance standards as required by the Village of Germantown and MMSD. Furthermore, since the redevelopment project site will disturb less than two acres of land and will add between 5,000 square feet and 21,780 square feet of new impervious area, the project site will be subject to meeting the green infrastructure requirements as defined by Chapter 13 of MMSD. The below sections of this report detail how the project site meets or exceeds the applicable requirements.

1.0 Design Criteria

1.1 Soils

Site specific geotechnical investigations have not yet been completed on the project site, therefore, soil characteristics were determined by utilizing available web soil survey information. See Table 1 below for a summary of the soils and hydrologic ratings indicated by the web soil survey map. Refer to Appendix D for the associated web soil survey map. Hydrologic soil group C soils were utilized for the site storm sewer sizing calculation.

Table 1: Web Soil Survey

MAP SYMBOL	SOIL TYPE	HYDROLOGIC RATING
Cw	Colwood silt loam	C/D
MtA	Mequon silt loam	C/D
OuB	Ozaukee silt loam	C

1.2 Rainfall Data

NOAA Atlas 14, Washington County rainfall depths with an MSE3 distribution were used for the site stormwater calculations. See Table 2 below for the rainfall data used.

Table 2: NOAA Atlas 14 24-hour Rainfall Depth

DESIGN STORM	RAINFALL DEPTH (INCHES)
10-YEAR	3.82

2.0 Stormwater Management Requirements

2.1 Wisconsin DNR Summary

As previously stated, the project site will result in 43,346 square feet (0.995 acres) of disturbed site area. Therefore, a construction site NOI will not be required by WI DNR. Therefore, the performance standards relating to peak discharge, TSS removal, infiltration, etc do not apply to the proposed redevelopment project.

2.2 Village of Germantown/MMSD Summary

Since the redevelopment project site will disturb less than two acres of land and will add between 5,000 square feet and 21,780 square feet of new impervious area, the project site will be subject to meeting the green infrastructure requirements as defined by Chapter 13.302(3)(c) of MMSD.

2.3 Green Infrastructure

The redevelopment project site will utilize a rain garden BMP to meet the green infrastructure requirements as defined by Chapter 13.302(3)(c) of MMSD. A total of 432 square feet of rain garden area is required based upon the new impervious area added. The proposed rain garden will total approximately 500 square feet, therefore exceeding this requirement. See Table 3 below for a summary of the green infrastructure requirements. Refer to Appendix B for a green infrastructure drainage area exhibit. Refer to the construction plan set for design details of the proposed rain garden BMP.

Table 3. Rain Garden

Green Infrastructure Summary		
Total New Added Impervious	6093	sf
Volume Required (1/2" x New Impervious Area)	254	cf
	1899	gal
Rain Garden Area Required (Per Section 13.302(4)(b) Table)	432	sf
Rain Garden Area Provided	500	sf

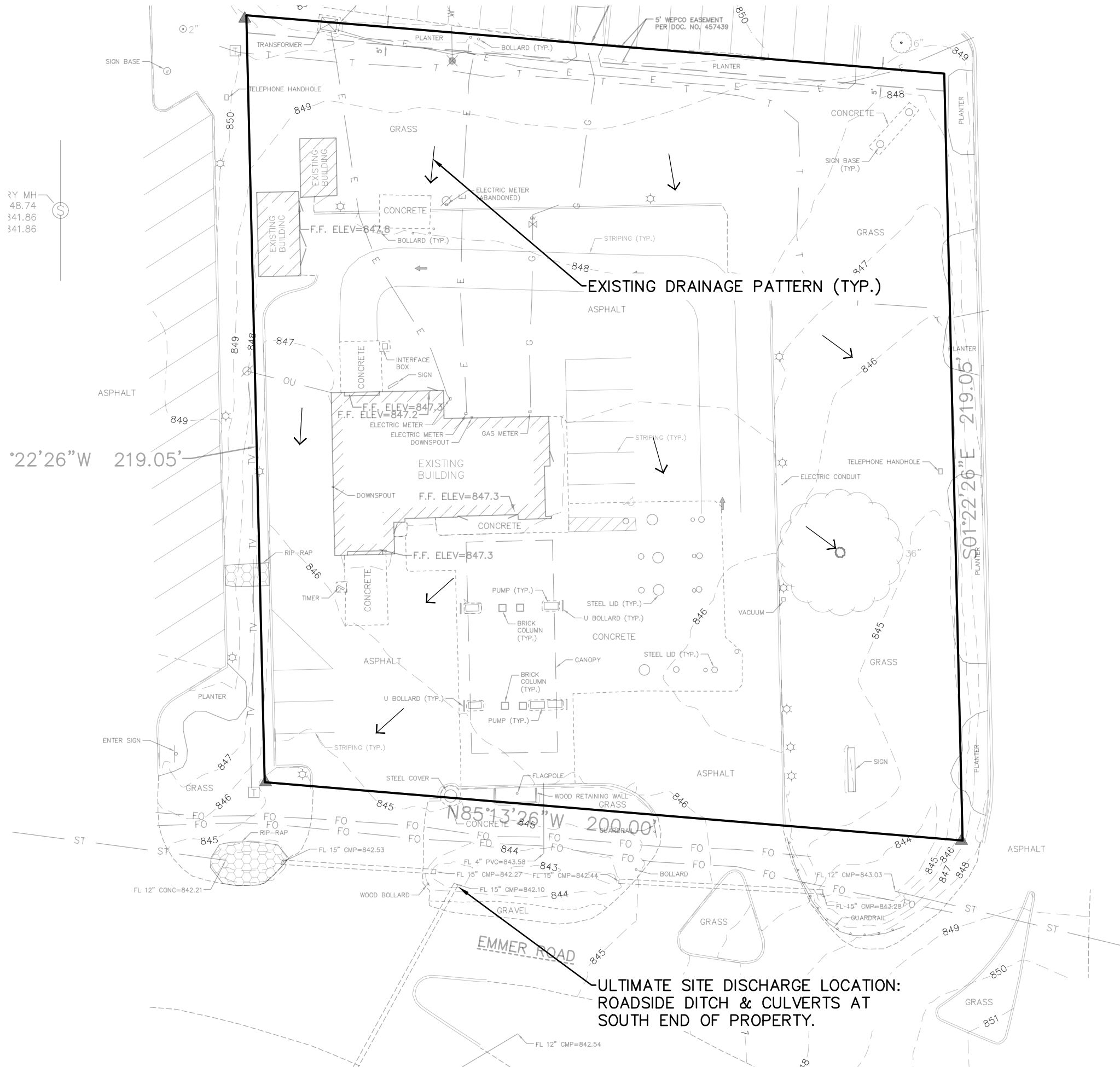
3.0 Storm Sewer Design

All storm sewer has been designed to convey the 10-year 24-hour post development storm. Additional capacity has been provided as a safety factor. See Appendix C, for pipe drainage areas and calculations

4.0 Erosion Control

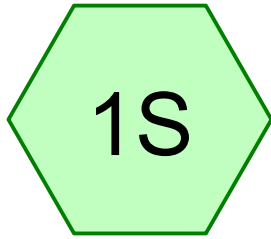
The erosion control specifications, construction sequence, site stabilization notes, seeding notes, dewatering notes, and post construction and maintenance plan will be included on sheet C0.1, C1.2, and C2.2 of the construction plan set.

Appendix A: Existing Drainage Patterns

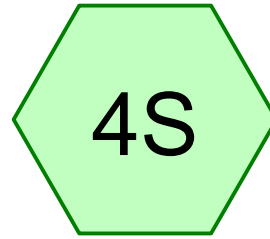


Appendix B: Green Infrastructure Drainage Exhibit

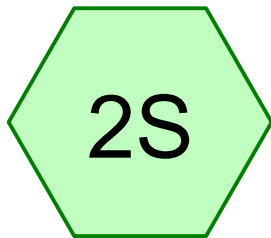
Appendix C: Storm Pipe Calculations



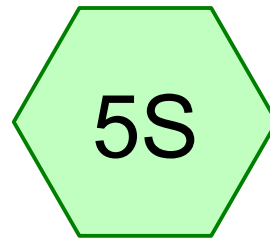
PIPE BASIN 1



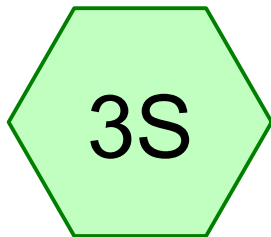
PIPE BASIN 4



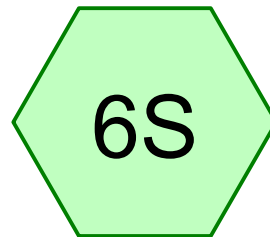
PIPE BASIN 2



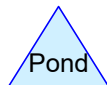
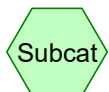
PIPE BASIN 5



PIPE BASIN 3



PIPE BASIN 6



Routing Diagram for Pipe Calculations

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Pipe Calculations

Prepared by {enter your company name here}

Printed 2/12/2024

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Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.433	98	(1S, 2S, 3S, 4S, 6S)
0.055	74	(2S, 3S, 4S, 5S)
0.488	95	TOTAL AREA

Pipe Calculations

MSE 24-hr 3 10 YR Rainfall=3.82"

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Printed 2/12/2024

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: PIPE BASIN 1	Runoff Area=0.104 ac 100.00% Impervious Runoff Depth>3.58" Tc=6.0 min CN=98 Runoff=0.57 cfs 0.031 af
Subcatchment2S: PIPE BASIN 2	Runoff Area=0.185 ac 96.22% Impervious Runoff Depth>3.47" Tc=6.0 min CN=97 Runoff=1.00 cfs 0.054 af
Subcatchment3S: PIPE BASIN 3	Runoff Area=0.057 ac 66.67% Impervious Runoff Depth>2.75" Tc=6.0 min CN=90 Runoff=0.27 cfs 0.013 af
Subcatchment4S: PIPE BASIN 4	Runoff Area=0.092 ac 85.87% Impervious Runoff Depth>3.25" Tc=6.0 min CN=95 Runoff=0.48 cfs 0.025 af
Subcatchment5S: PIPE BASIN 5	Runoff Area=0.016 ac 0.00% Impervious Runoff Depth>1.47" Tc=6.0 min CN=74 Runoff=0.04 cfs 0.002 af
Subcatchment6S: PIPE BASIN 6	Runoff Area=0.034 ac 100.00% Impervious Runoff Depth>3.58" Tc=6.0 min CN=98 Runoff=0.19 cfs 0.010 af

Total Runoff Area = 0.488 ac Runoff Volume = 0.135 af Average Runoff Depth = 3.31"
11.27% Pervious = 0.055 ac 88.73% Impervious = 0.433 ac

Pipe Calculations

Prepared by {enter your company name here}

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MSE 24-hr 3 10 YR Rainfall=3.82"

Printed 2/12/2024

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Summary for Subcatchment 1S: PIPE BASIN 1

Runoff = 0.57 cfs @ 12.13 hrs, Volume= 0.031 af, Depth> 3.58"

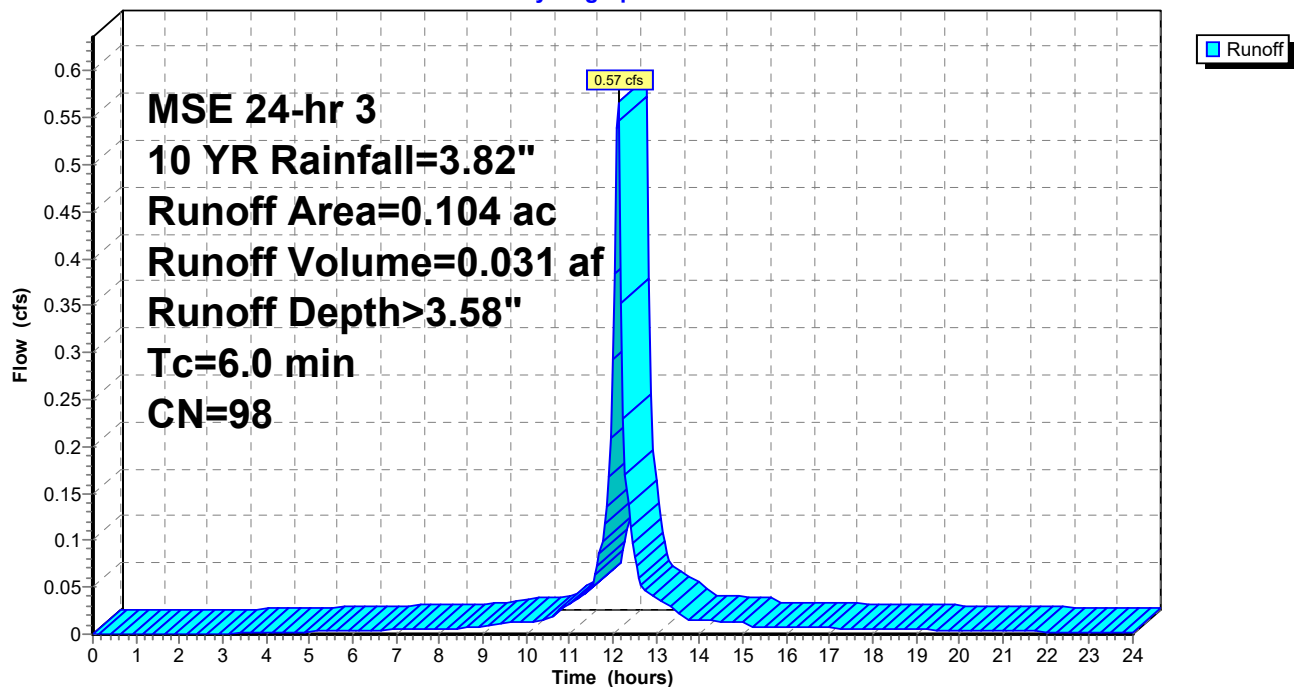
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10 YR Rainfall=3.82"

Area (ac)	CN	Description
* 0.104	98	
0.104		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 1S: PIPE BASIN 1

Hydrograph



Pipe Calculations

Prepared by {enter your company name here}

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MSE 24-hr 3 10 YR Rainfall=3.82"

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Summary for Subcatchment 2S: PIPE BASIN 2

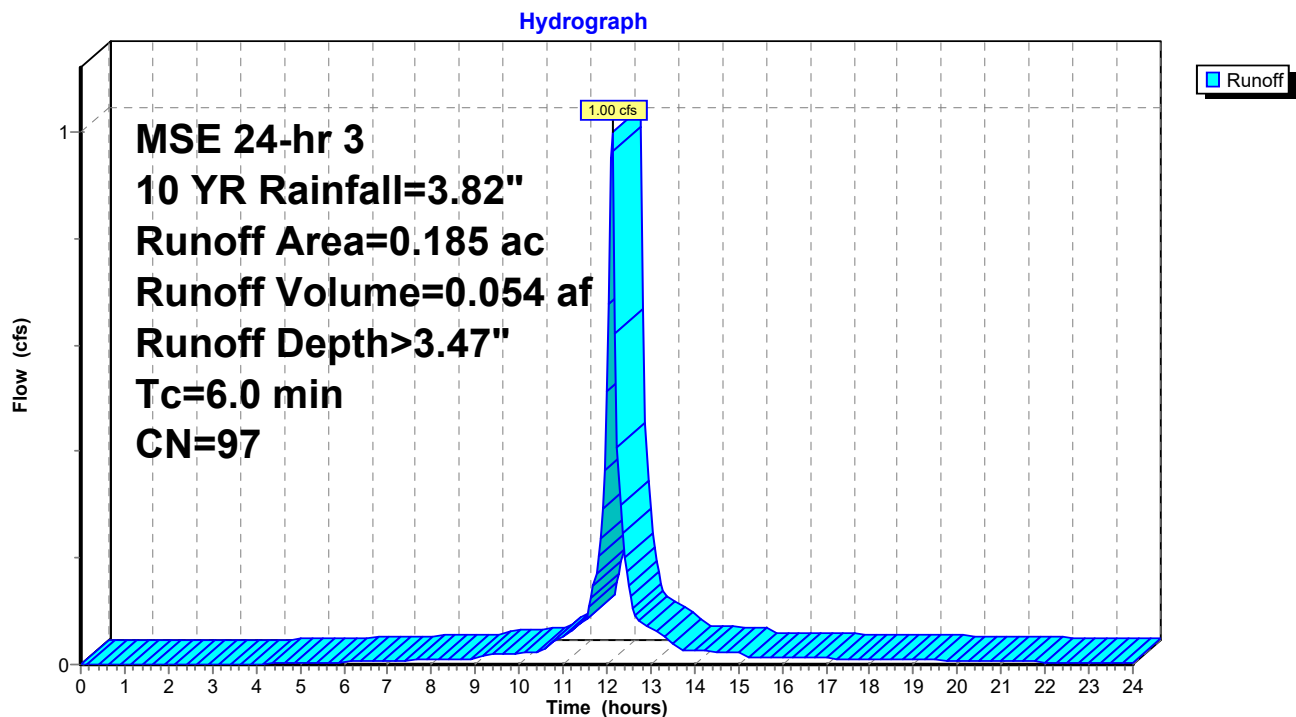
Runoff = 1.00 cfs @ 12.13 hrs, Volume= 0.054 af, Depth> 3.47"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10 YR Rainfall=3.82"

Area (ac)	CN	Description
* 0.178	98	
* 0.007	74	
0.185	97	Weighted Average
0.007		3.78% Pervious Area
0.178		96.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 2S: PIPE BASIN 2



Pipe Calculations

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MSE 24-hr 3 10 YR Rainfall=3.82"

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Summary for Subcatchment 3S: PIPE BASIN 3

Runoff = 0.27 cfs @ 12.13 hrs, Volume= 0.013 af, Depth> 2.75"

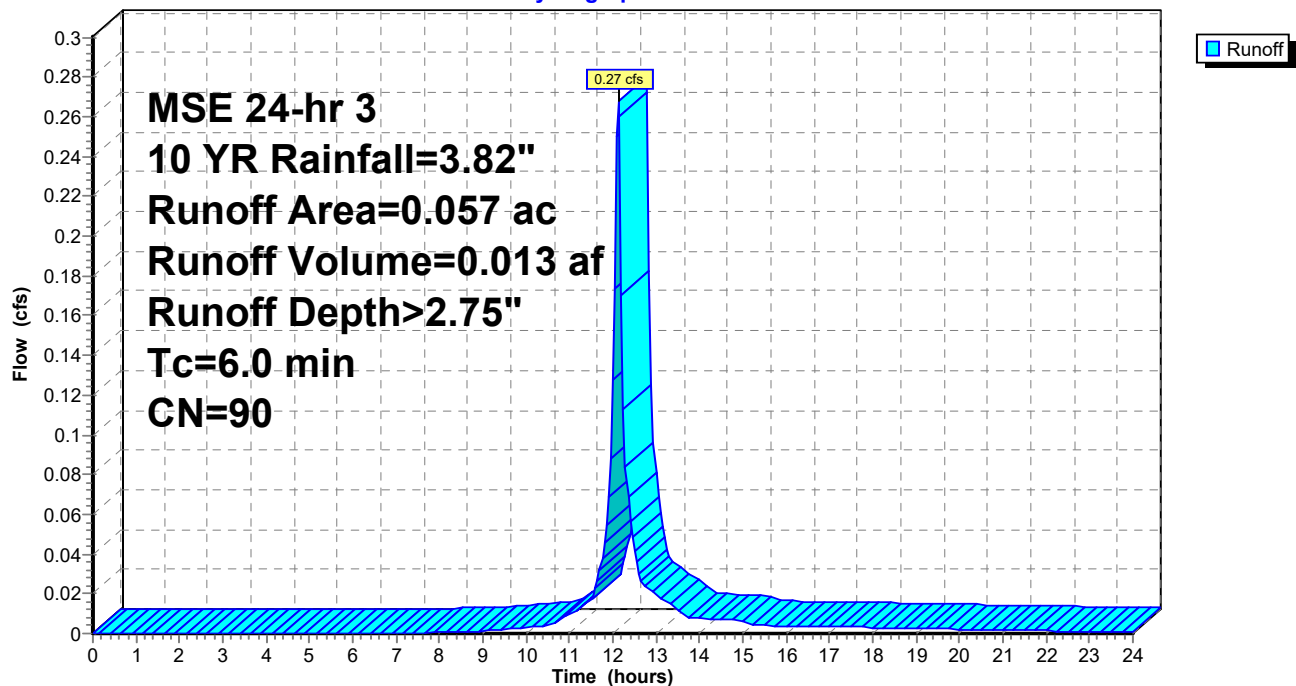
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10 YR Rainfall=3.82"

Area (ac)	CN	Description
* 0.038	98	
* 0.019	74	
0.057	90	Weighted Average
0.019		33.33% Pervious Area
0.038		66.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 3S: PIPE BASIN 3

Hydrograph



Pipe Calculations

Prepared by {enter your company name here}

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MSE 24-hr 3 10 YR Rainfall=3.82"

Printed 2/12/2024

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Summary for Subcatchment 4S: PIPE BASIN 4

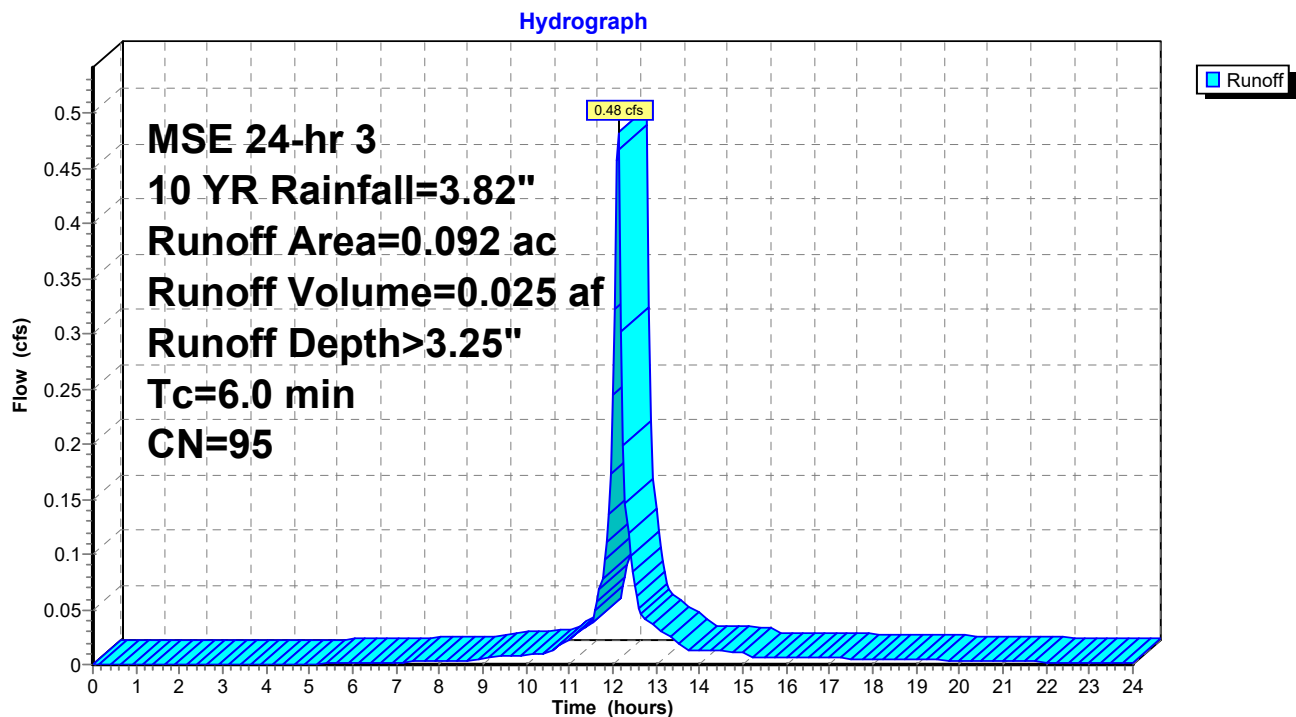
Runoff = 0.48 cfs @ 12.13 hrs, Volume= 0.025 af, Depth> 3.25"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10 YR Rainfall=3.82"

	Area (ac)	CN	Description
*	0.079	98	
*	0.013	74	
	0.092	95	Weighted Average
	0.013		14.13% Pervious Area
	0.079		85.87% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 4S: PIPE BASIN 4



Pipe Calculations

Prepared by {enter your company name here}

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MSE 24-hr 3 10 YR Rainfall=3.82"

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Summary for Subcatchment 5S: PIPE BASIN 5

Runoff = 0.04 cfs @ 12.14 hrs, Volume= 0.002 af, Depth> 1.47"

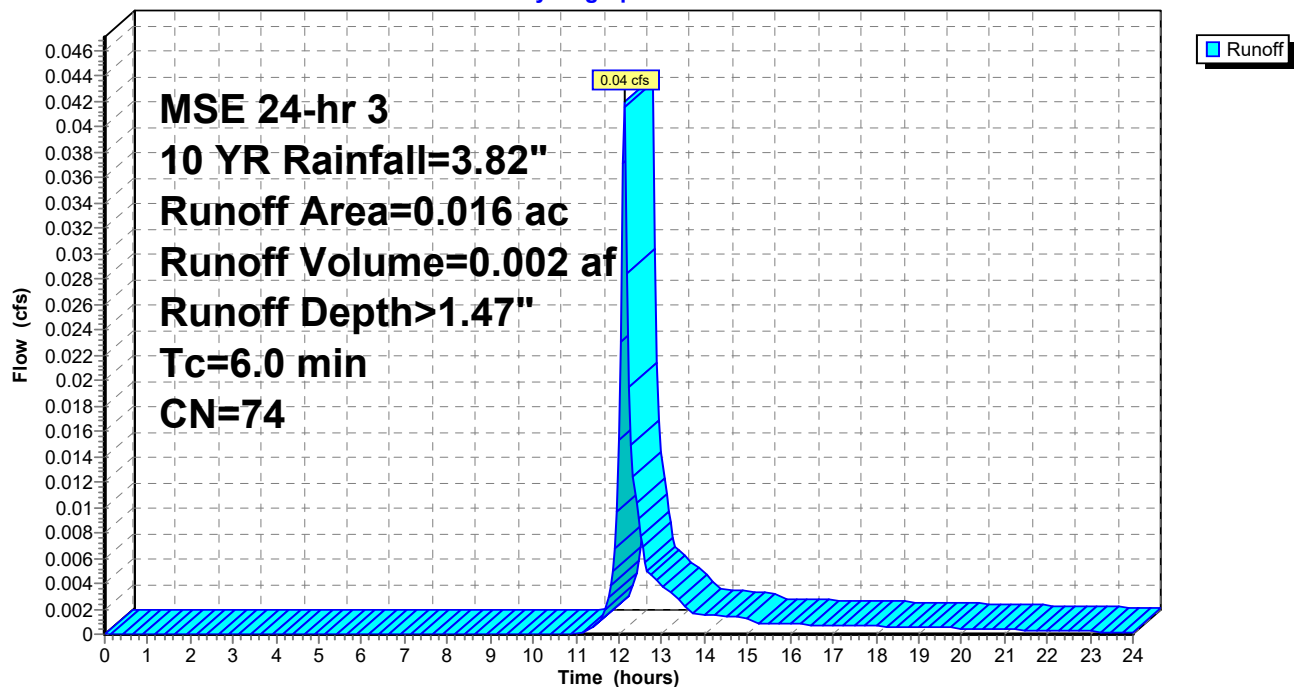
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10 YR Rainfall=3.82"

Area (ac)	CN	Description
* 0.016	74	
0.016		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 5S: PIPE BASIN 5

Hydrograph



Pipe Calculations

Prepared by {enter your company name here}

HydroCAD® 10.00-21 s/n 01178 © 2018 HydroCAD Software Solutions LLC

MSE 24-hr 3 10 YR Rainfall=3.82"

Printed 2/12/2024

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Summary for Subcatchment 6S: PIPE BASIN 6

Runoff = 0.19 cfs @ 12.13 hrs, Volume= 0.010 af, Depth> 3.58"

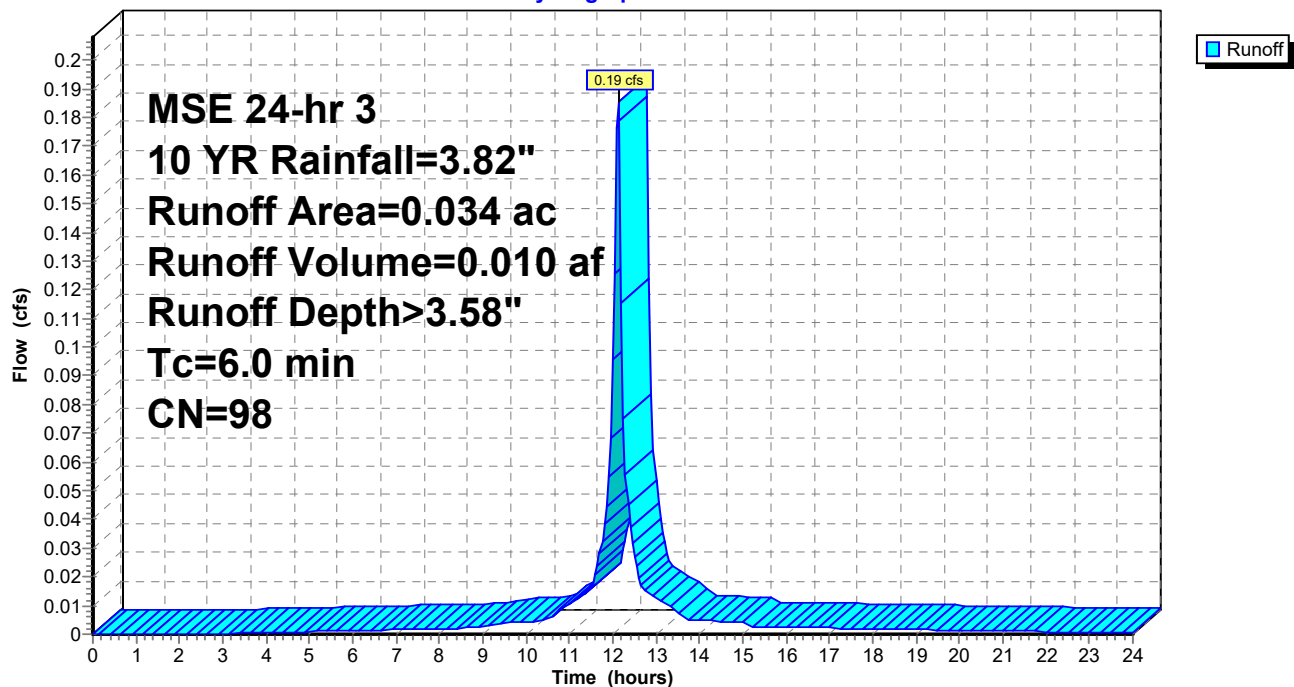
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10 YR Rainfall=3.82"

Area (ac)	CN	Description
* 0.034	98	
0.034		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 6S: PIPE BASIN 6

Hydrograph



Excel Engineering Project No. 230022600

Project Name Crew Carwash - Germantown

Pipe Data				Pipe Capacity (10-yr)				
Pipe ID	Diameter (FT)	Slope (FT/FT)	Manning's n	Contributing Basin Numbers	Total Flow (cfs)	Total Flow (gpm)	Full Flow Capacity (cfs)	Full Flow Capacity (gpm)
A	1	0.0053	0.012	1,2,3,4,5,6	2.55	1144	2.82	1264
B	0.67	0.0150	0.012	1	0.57	256	1.63	731
C	1	0.0050	0.012	3,4,5,6	0.98	440	2.74	1228
D	0.67	0.0050	0.012	6	0.19	85	0.94	422
E	0.83	0.0040	0.012	5	0.04	18	1.49	668
F	0.67	0.0055	0.012	3	0.27	121	0.99	443
G	0.67	0.0055	0.012	3	0.27	121	0.99	443

Full Flow Capacity based off Manning's Equation

$$Q = \frac{1.49}{n} R^{2/3} S^{1/2} a$$

Where: Q = Full Flow Capacity of Pipe (cfs)
n = manning's roughness coefficient
R = hydraulic radius (ft) (D/4)
s = hydraulic gradient, slope (ft/ft)
a = flow area (sq. ft.)

Typical Manning's n

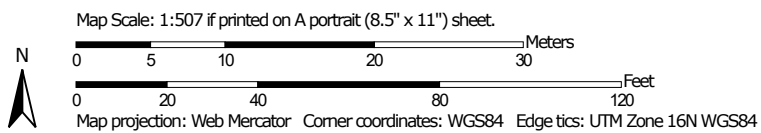
HDPE 0.012
PVC 0.012
Concrete 0.013
CMP 0.024

Pipe Basin Number	10 Yr Flow (cfs)
1	0.57
2	1.00
3	0.27
4	0.48
5	0.04
6	0.19

*Total Flow calculated via TR-55 hydrologic calculations. Reference Storm Pipe Basin Map & TR-55 Calculations

Appendix D: Web Soil Survey Map

Hydrologic Soil Group—Washington County, Wisconsin



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

1/22/2024
Page 1 of 4

MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines


 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points






 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available


Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washington County, Wisconsin
 Survey Area Data: Version 23, Sep 8, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 4, 2022—Sep 13, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Cw	Colwood silt loam, 0 to 2 percent slopes	C/D	0.1	10.6%
MtA	Mequon silt loam, 1 to 3 percent slopes	C/D	1.1	89.0%
OuB	Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes	C	0.0	0.4%
Totals for Area of Interest			1.2	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Appendix E: Post Construction Operation and Maintenance Plan

The owner of the property affected shall inspect and maintain the following stormwater management systems frequently, especially after heavy rainfalls, but at least on an annual basis unless otherwise specified.

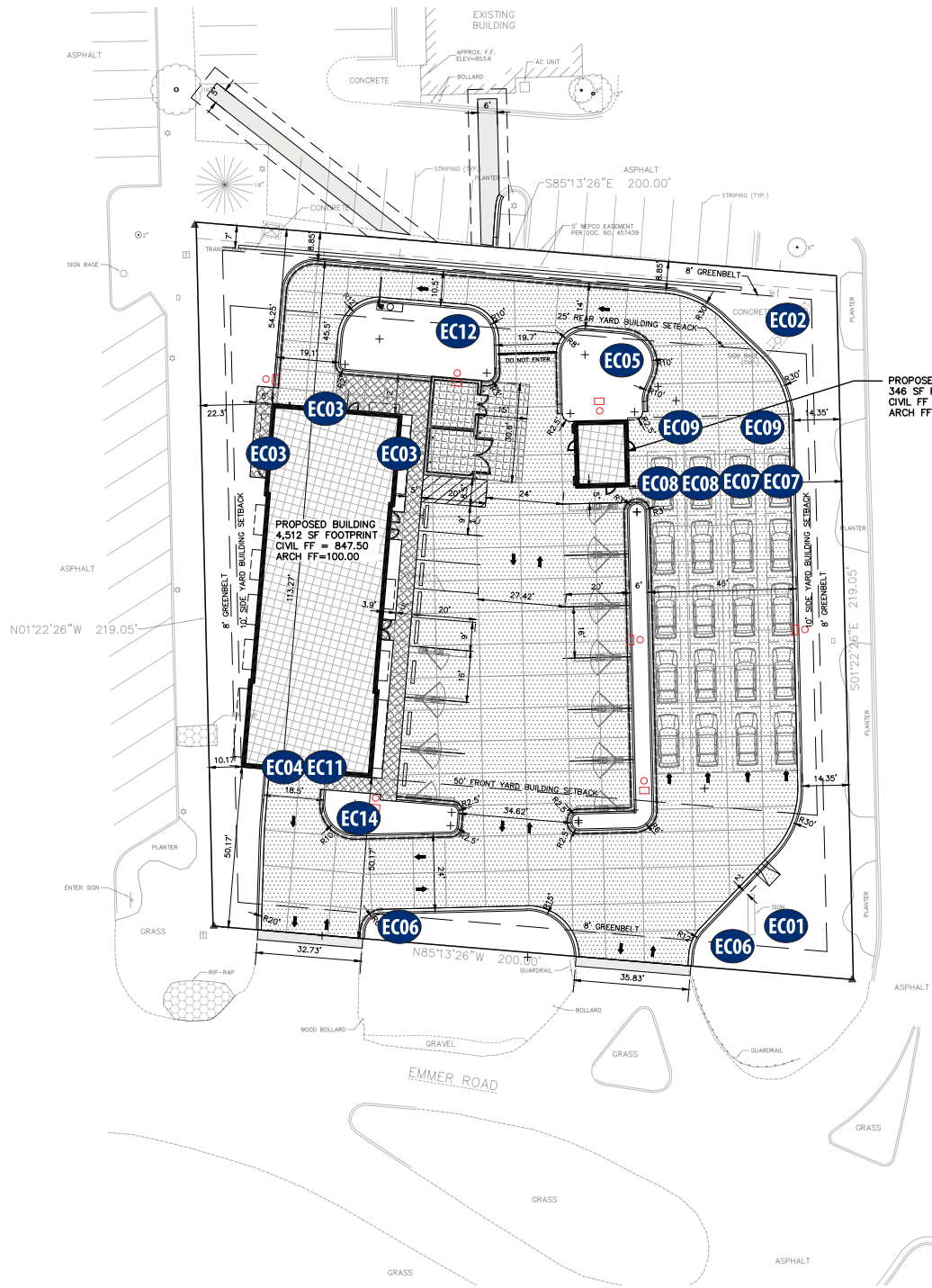
STORMWATER FACILITY	TYPE OF ACTION
1. Lawn and Landscaped Areas	All lawn areas shall be kept clear of any materials that block the flow of stormwater. Rills and small gullies shall immediately be filled and seeded or have sod placed in them. The lawn shall be kept mowed, tree seedlings shall be removed, and litter shall be removed from landscaped areas.
2. Swales	All grassed swales showing signs of erosion, scour, or channelization shall be repaired, reinforced, and revegetated immediately. All swales shall be repaired to the original plan requirements. Mowing shall take place no less than twice per year at a height of no less than three inches. Grasses shall not be allowed to grow to a height that permits branching or bending. Mowing shall only take place when the ground is dry and able to support machinery.
3. Rip Rap	All rip rap showing signs of erosion or scour shall be repaired and reinforced immediately. Rip rap should be kept clean of vegetation and sediment. All rip rap shall be repaired to the construction plan requirements.
4. Catch Basin/Curb Inlet Grates	The grate openings to these structures must be kept cleared of any clogging or the blocking of stormwater flow.
5. Rain Garden	During the first 2-3 months of establishment, the garden will require, at a minimum, watering on a weekly basis depending on weather. Visual inspections of the garden shall be performed annually at a minimum and more frequently during establishment. Maintenance shall be required when standing water occurs 3 days after a rain event. Rain garden can be dewatered by utilizing a submersible pump in the maintenance port/drawdown device. Maintenance shall consist of the removal of sediment, and a 2 foot undercut. Replace the undercut material with 1/3 topsoil, 1/3 compost, and 1/3 sand. Restoration of plant material shall be by plugging 1 native perennial per square foot, not by seeding. In the spring of each growing year, dead vegetation shall be removed to allow for new growth. At least 2 times during the growing season, the garden should be weeded and additional hardwood mulch shall be added as needed to assist in weed suppression.
6. Record of Maintenance	The operation and maintenance plan shall remain onsite and be available for inspection when requested by the local governing agency. When requested, the owner shall make available for inspection all maintenance records to the department or agent for the life of the system.



GERMANTOWN, WI



SITE MAP



NOTE:
CONTRACTOR TO COORDINATE WITH OWNER AND MEP PLANS FOR ANY EXTERIOR HEATED CONCRETE SLAB LOCATIONS & REQUIREMENTS.

NOTE:
KNOX BOX TO BE PROVIDED AT PRIMARY ENTRANCE PER LOCAL REQUIREMENTS. CONTRACTOR TO COORDINATE W/ BUILDING INSPECTOR/FIRE DEPARTMENT FOR SPECIFIC REQUIREMENTS.

PAVEMENT HATCH KEY:

- ASPHALT
- HEAVY DUTY CONCRETE
- DUMPSTER PAD CONCRETE
- SIDEWALK CONCRETE

*SEE SHEET C0.1 FOR SECTION REQUIREMENTS

CURB & GUTTER MARKING KEY:

- INVERTED CURB & GUTTER
- SHEDDING CURB & GUTTER

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

SITE INFORMATION:
PROPERTY ADDRESS: N96W17500 COUNTY LINE RD, GERMANTOWN WI
PARCEL ID NUMBER: 334990
PROPERTY AREA: 43,558 S.F. (1.00 ACRES).
EXISTING ZONING: B-5 W/ HIGHWAY INTERCHANGE AREA OVERLAY
PROPOSED ZONING: B-5 W/ HIGHWAY INTERCHANGE AREA OVERLAY
PROPOSED USE: CONVEYOR-STYLE CARWASH
AREA OF SITE DISTURBANCE: 43,346 SF (0.995 AC)
SETBACKS: BUILDING: FRONT = 50'
SIDE = 10'
REAR = 25'
PAVEMENT: FRONT = 8'
SIDE = 8'
REAR = 8'
PROPOSED BUILDING HEIGHT: 35' TO TOP OF TOWER (MAX. HEIGHT ALLOWED: 35')
PARKING REQUIRED: NO CODIFIED REQUIREMENT FOR CARWASH USE; ADEQUATE SPACE FOR EMPLOYEES AND CUSTOMERS
PARKING PROVIDED: 14 TOTAL (5 STANDARD EMPLOYEE SPACES, 9 VACUUM SPACES)
HANDICAP STALLS REQUIRED: 1 REQUIRED, 1 PROVIDED
LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO = 20% OPEN AREA



PROPOSED CAR WASH FOR:
CREW CARWASH
N96 W17500 COUNTY LINE RD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

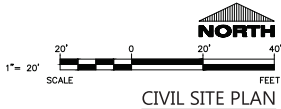
PRELIMINARY DATES	
FEB. 1, 2024	NOT FOR CONSTRUCTION
FEB. 5, 2024	

JOB NUMBER
230022600

SHEET NUMBER

C1.1

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SIGN SPECIFICATIONS

EC01 EXISTING MONUMENT

EC02 EXISTING PYLON

EC03 3 CHANNEL LETTERS

EC04 EXIT CHANNEL LETTERS

EC05 DIGITAL MENU BOARD

EC06 2 DIRECTIONAL SIGNS

EC07 2 UNLIMITED CLUB SETS

EC08 2 CASHIER SETS

EC09 4 SNAP FRAMES

EC10 2 SPECIAL SERVICE SIGNS

EC11 CLEAN CAR EXIT

EC12 WE ARE RESPONSIBLE SIGN

EC13 CLEARANCE BAR

EC14 VACUUMS SIGN

EC15 COMING SOON SITE SIGN



COLOR SPECIFICATIONS:

- | | |
|---|---|
| A | F |
| B | G |
| C | H |
| D | I |
| E | J |

NOTE: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.

IF ILLUMINATED: WILL BE WIRED TO 120 VOLT UNLESS OTHERWISE SPECIFIED. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SCI REP:
CB

DATE:
01/29/2024

DESIGNER:
JR

REVISION DATE:

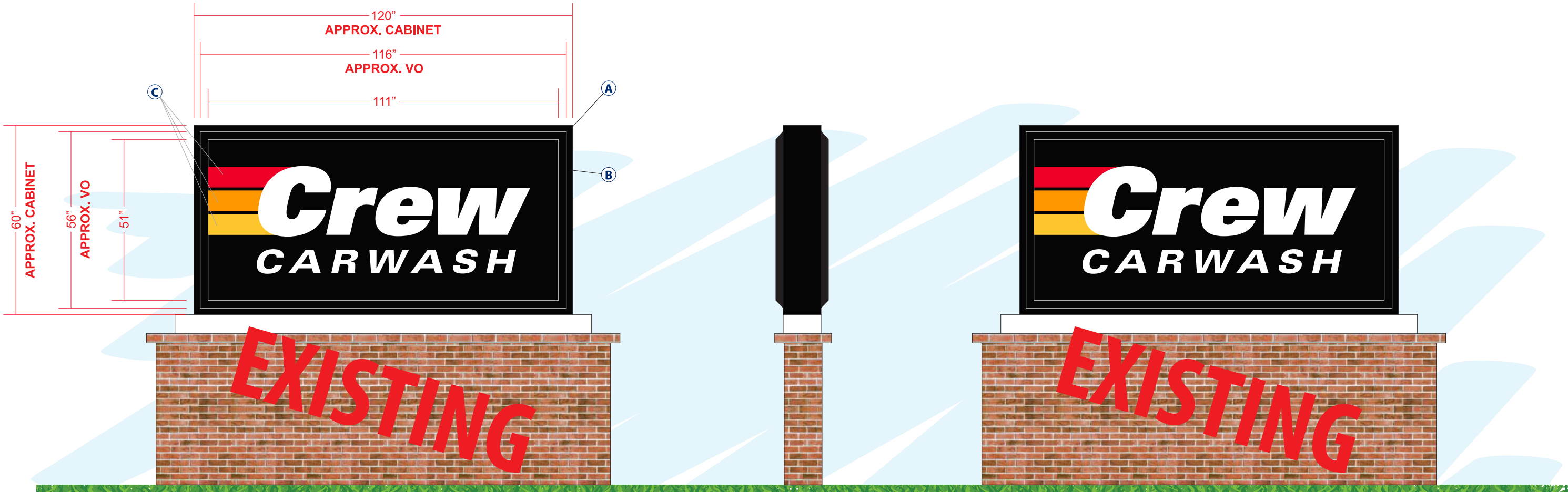
PERMIT INFORMATION:
N/A

FINAL DATE & BY:

SHEET #:

0/0

EC01



*NOTE: A SURVEY IS NEEDED TO DETERMINE SIZE OF NEW FACES

*NOTE: CABINET TO BE REPAINTED BLACK

FABRICATE AND INSTALL QTY 2 NEW FACES FOR EXISTING D/F MONUMENT SIGN

FACES

MATERIAL - PAN FORMED, EMBOSSED PLASTIC TO MATCH SPECS

FLANGE - 2 1/2"

PAN DEPTH - 2"

INSTALLATION - MOUNTED INTO RIGID RETAINERS

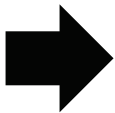



PHOTO SCALE: 3/16" = 1' - 0"



WORLD SIGN ASSOCIATES

UL

SGIA

UL

USSC

ISA MEMBER

COLOR SPECIFICATIONS:

A

BLACK BODY

F

B

BLACK RETAINERS

G

C

MATCH COLOR SAMPLE

H

D

I

E

J

NOTE: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.

IF ILLUMINATED: WILL BE WIRED TO 120 VOLT UNLESS OTHERWISE SPECIFIED. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SCI REP:

CB

DESIGNER:

JR

PERMIT INFORMATION:

N/A

DATE:

01/29/2024

REVISION DATE:

FINAL DATE & BY:

SHEET #:

1/15

EC02



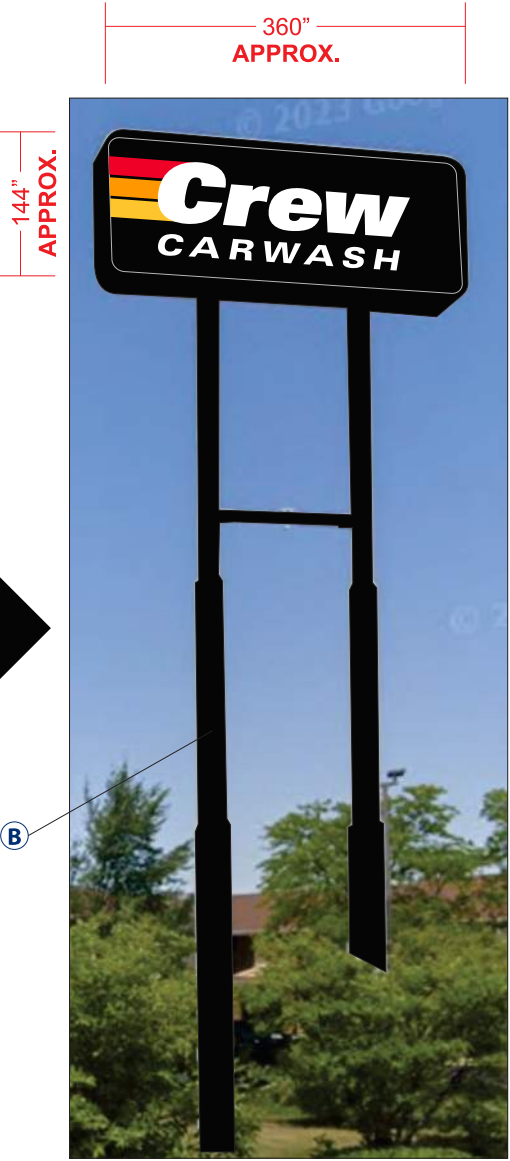
*NOTE: A SURVEY IS NEEDED TO DETERMINE SIZE OF NEW FACES


*NOTE: PYLON TO BE REPAINTED BLACK

FABRICATE AND INSTALL QTY 2 NEW FACES FOR EXISTING D/F PYLON SIGN

FACES
MATERIAL - FLEX FACE MATERIAL PRINTED TO MATCH SPECS

INSTALLATION - MOUNTED INTO EXISTING RIGID RETAINERS





WORLD SIGN ASSOCIATES

SCIA

UL

UL

UL

UL

COLOR SPECIFICATIONS:

A

DIG. PRINT

F

B

MP BLACK

G

C

H

D

I

E

J

NOTE: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.

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SCI REP:

CB

DATE:

01/29/2024

DESIGNER:

JR

REVISION DATE:

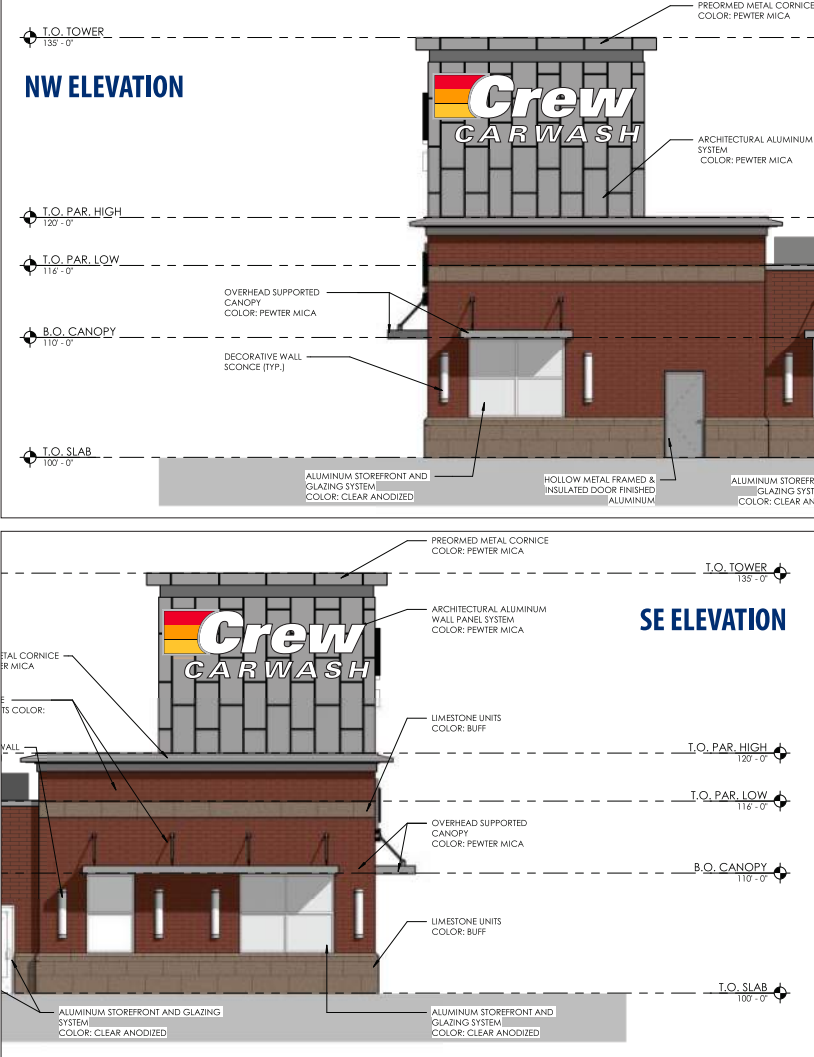
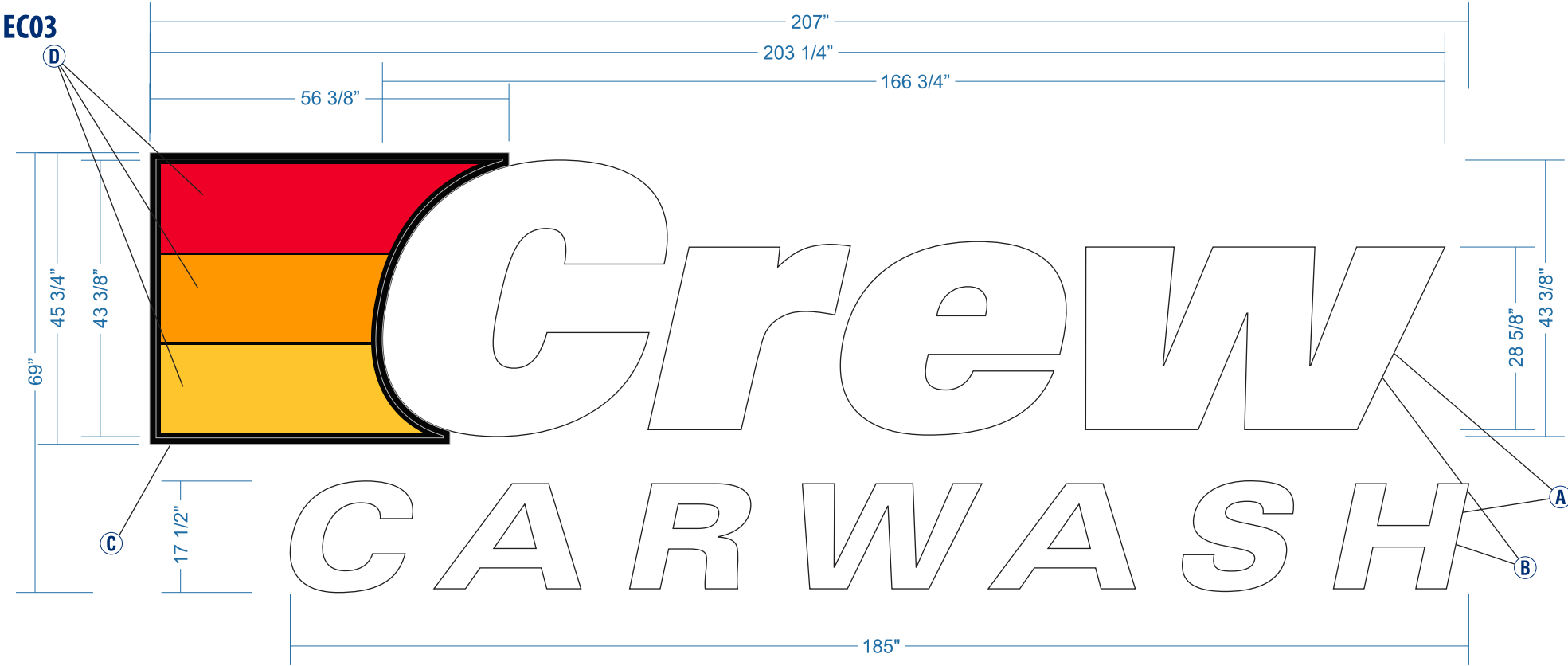
PERMIT INFORMATION:

N/A

FINAL DATE & BY:

SHEET #:

2/15



FABRICATE AND INSTALL QTY 3 INTERNALLY ILLUMINATED FACE-LIT BUILDING SIGNS

RIBBON CABINET
BODY - 1" ALUMINUM ANGLE SKINNED IN .090 ALUMINUM
RETURNS - 3" TO MATCH SPECS
RETAINERS - 1" RIGID RETAINERS TO MATCH SPECS
LEDS - WHITE - **ADD EXTRA LEDS**

INSTALLATION - MOUNTED FLUSH TO FASCIA

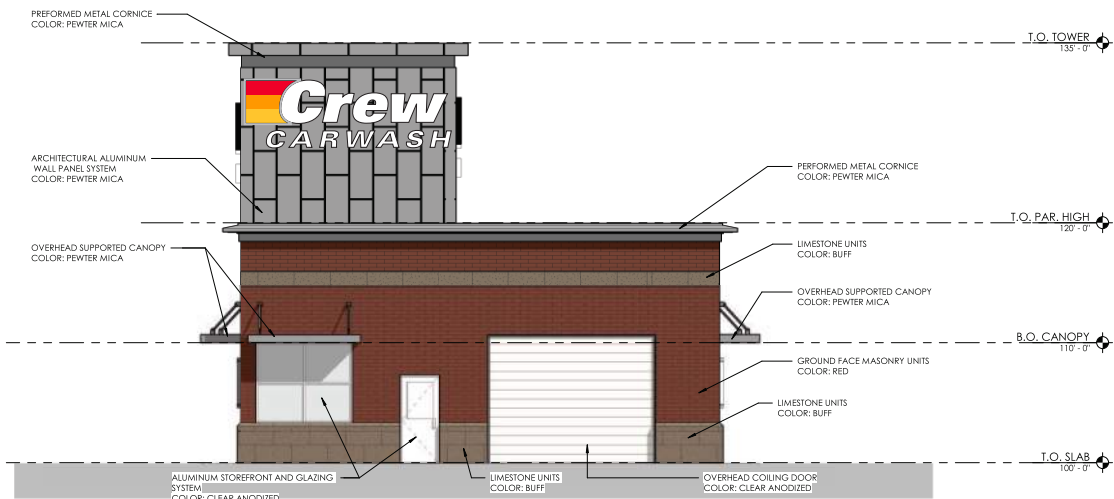
RIBBON FACES
MATERIAL - PAN FORMED, EMBOSSED PLASTIC PAINTED
SECOND SURFACE TO MATCH SPECS
FLANGE - 1 1/4"
PAN DEPTH - 1"

INSTALLATION - MOUNTED INTO RIGID RETAINERS

"CREW" & "CARWASH"
FACES - 1/8" 2447 WHITE ACRYLIC
RETURNS - 4" TO MATCH SPECS
TRIM CAPS - 1" TO MATCH SPECS
BACKS - .063 ALUMINUM
LEDS - WHITE

INSTALLATION - MOUNTED FLUSH TO FASCIA

NE ELEVATION



NORTHEAST ELEVATION

PHOTO SCALE: 1/16" = 1' - 0"



COLOR SPECIFICATIONS:

- A BLACK RETURNS
- B BLACK TRIM CAPS
- C BLACK RETAINERS
- D MATCH COLOR SAMPLE
- E

- F
- G
- H
- I
- J

NOTE: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.

IF ILLUMINATED: WILL BE WIRED TO 120 VOLT UNLESS OTHERWISE SPECIFIED. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SCI REP:
CB

DATE:
01/29/2024

DESIGNER:
JR

REVISION DATE:

PERMIT INFORMATION:
N/A

FINAL DATE & BY:

SHEET #:

3/15



FABRICATE AND INSTALL QTY 1 INTERNALLY ILLUMINATED FACE-LIT BUILDING SIGN

RIBBON CABINET

BODY - 1" ALUMINUM ANGLE SKINNED IN .090 ALUMINUM
RETURNS - 3" TO MATCH SPECS
RETAINERS - 1" RIGID RETAINERS TO MATCH SPECS
LEDS - WHITE - **ADD EXTRA LEDS**

INSTALLATION - MOUNTED FLUSH TO FASCIA

RIBBON FACES

MATERIAL - PAN FORMED, EMBOSSED PLASTIC PAINTED
SECOND SURFACE TO MATCH SPECS
FLANGE - 1 1/4"
PAN DEPTH - 1"

INSTALLATION - MOUNTED INTO RIGID RETAINERS

"CREW" & "CARWASH"

FACES - 1/8" 2447 WHITE ACRYLIC
RETURNS - 4" TO MATCH SPECS
TRIM CAPS - 1" TO MATCH SPECS
BACKS - .063 ALUMINUM
LEDS - WHITE

INSTALLATION - MOUNTED FLUSH TO FASCIA

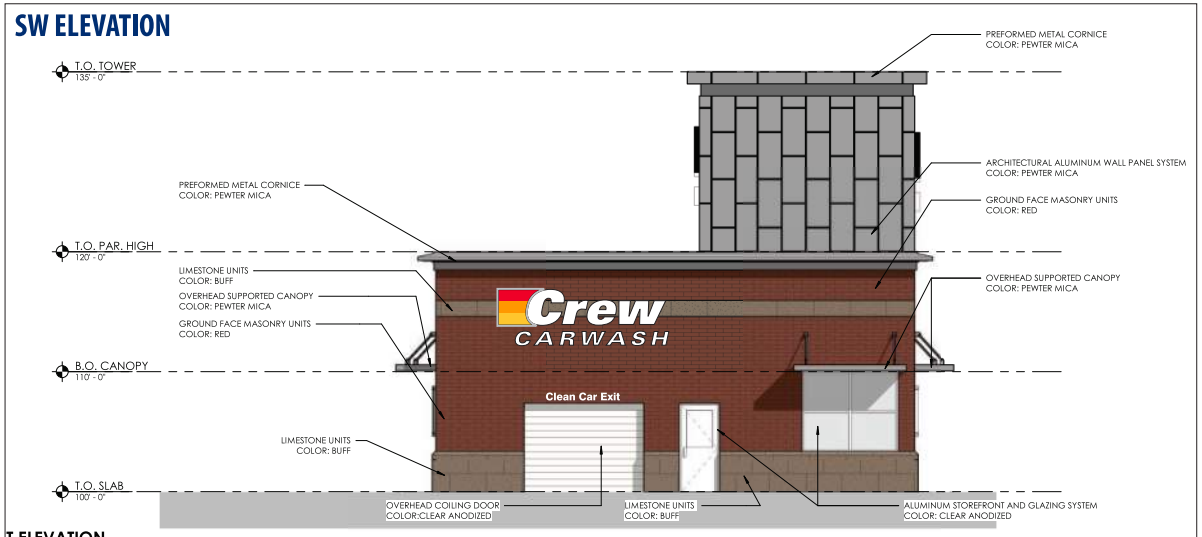


PHOTO SCALE: 1/16" = 1' - 0"



COLOR SPECIFICATIONS:

- A BLACK RETURNS
- B BLACK TRIM CAPS
- C BLACK RETAINERS
- D MATCH COLOR SAMPLE
- E

- F
- G
- H
- I
- J

NOTE: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.

IF ILLUMINATED: WILL BE WIRED TO 120 VOLT UNLESS OTHERWISE SPECIFIED. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SCI REP:
CB

DATE:
01/29/2024

DESIGNER:
JR

REVISION DATE:

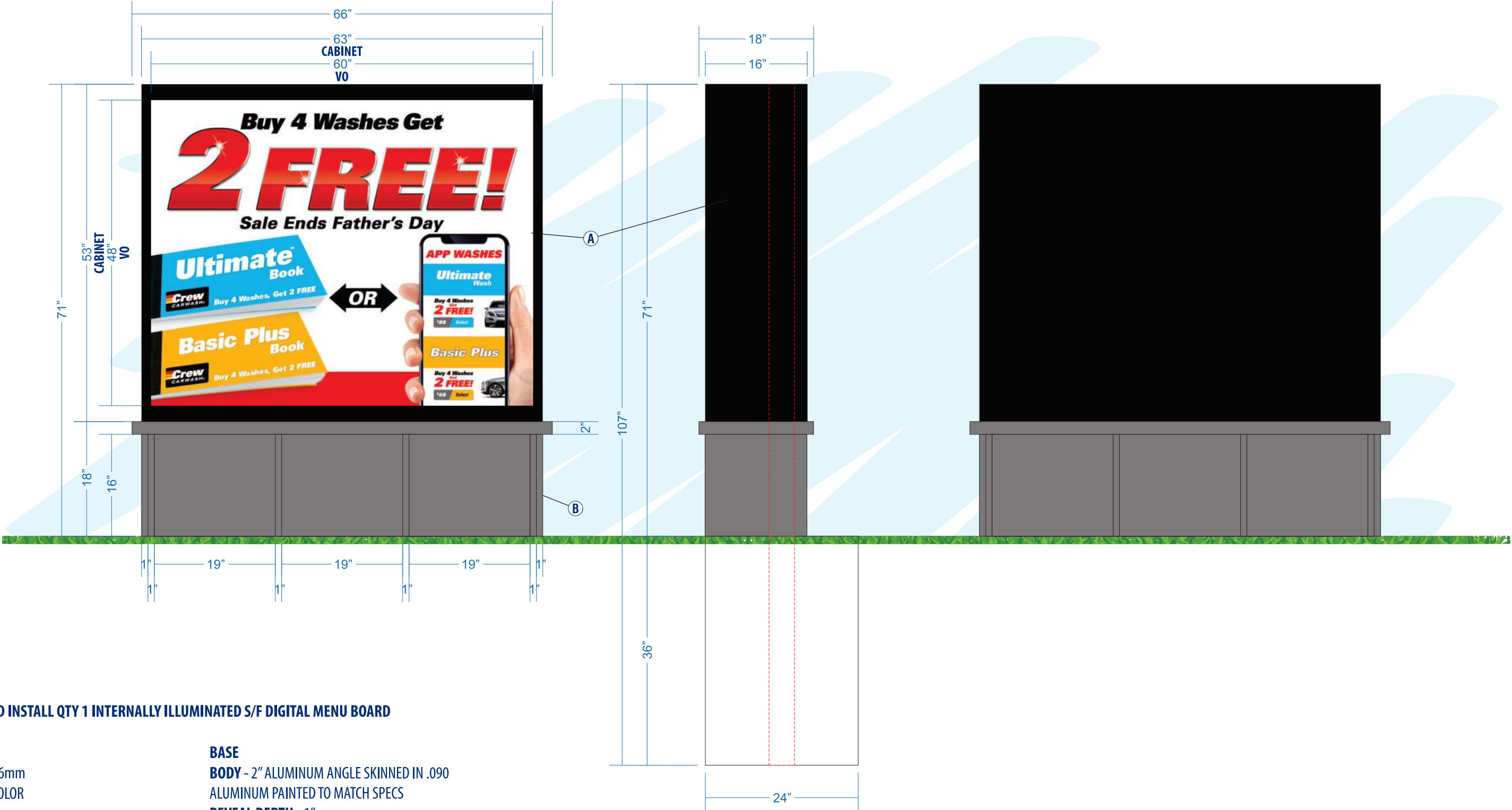
PERMIT INFORMATION:
N/A

FINAL DATE & BY:

SHEET #:

4/15

EC05



FABRICATE AND INSTALL QTY 1 INTERNALLY ILLUMINATED S/F DIGITAL MENU BOARD

EMC

RESOLUTION - 6mm

COLOR - FULL COLOR

DEPTH - 5"

BASE

BODY - 2" ALUMINUM ANGLE SKINNED IN .090

ALUMINUM PAINTED TO MATCH SPECS

REVEAL DEPTH - 1"

INSTALLATION - MOUNTED TO SIGN BASE & POST

INSTALLATION - MOUNTED AROUND 4" SCH 40 PIPE BURIED INTO GRADE

COLOR SPECIFICATIONS:

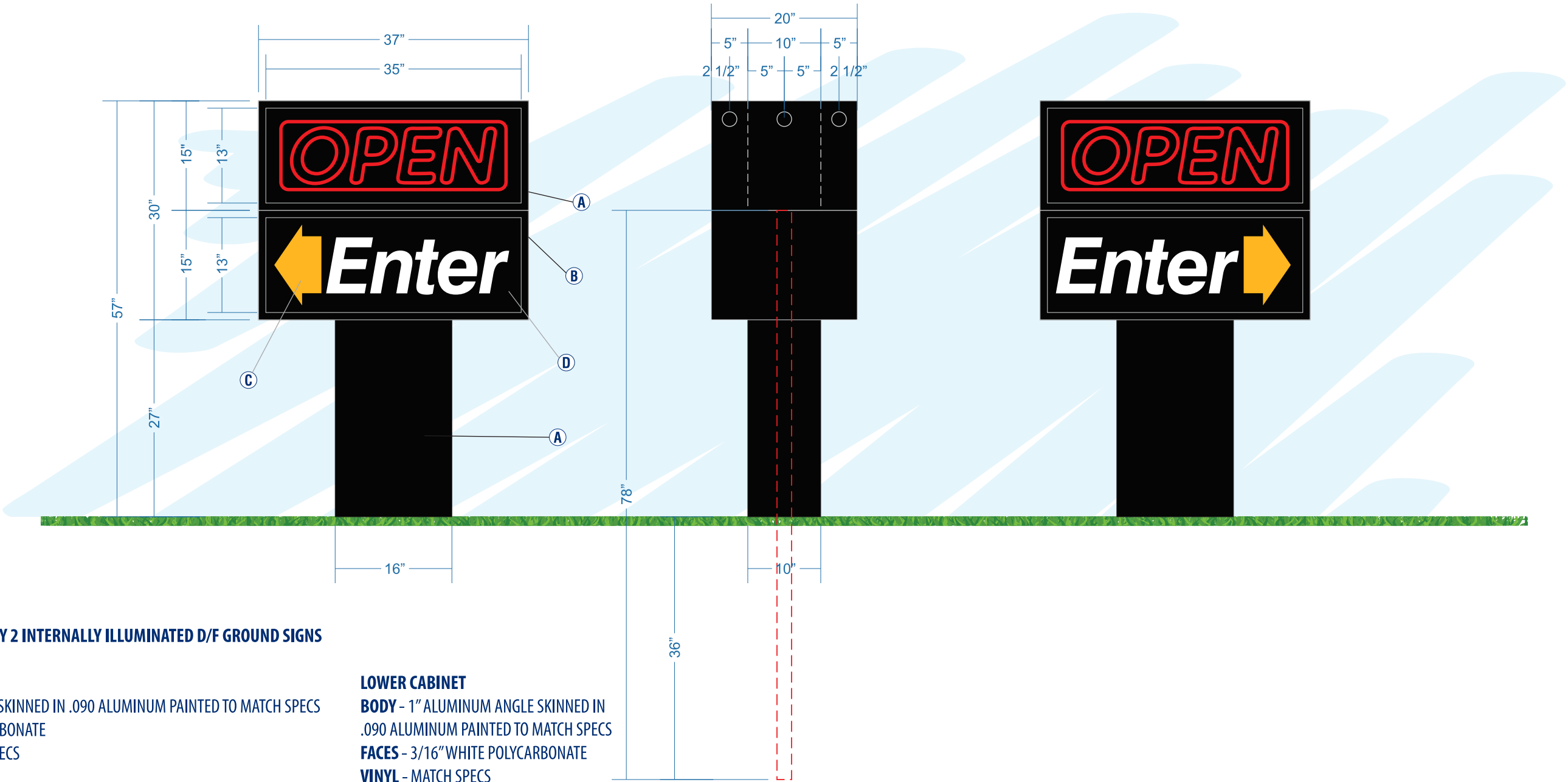
A	MP BLACK	F	
B	MP18170 TL. GREY MET	G	
C		H	
D		I	
E		J	

NOTE: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.

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SCI REP: CB	DESIGNER: JR	PERMIT INFORMATION: N/A	
DATE: 01/29/2024	REVISION DATE:	FINAL DATE & BY:	SHEET #: 5/15

EC06



FABRICATE AND INSTALL QTY 2 INTERNALLY ILLUMINATED D/F GROUND SIGNS

UPPER CABINET
BODY - 1" ALUMINUM ANGLE SKINNED IN .090 ALUMINUM PAINTED TO MATCH SPECS
FACES - 3/16" CLEAR POLYCARBONATE
RETAINERS - 1" TO MATCH SPECS
NEON - 12 MM RED

INSTALLATION - BAFFLE & DIVIDER NEEDED BETWEEN TOP AND BOTTOM CABINETS

BASE
BODY - 1" ALUMINUM ANGLE SKINNED IN .090 ALUMINUM PAINTED TO MATCH SPECS

INSTALLATION - INSTALLED AROUND 2" SQ ALUMINUM POST BURIED INTO GRADE

LOWER CABINET
BODY - 1" ALUMINUM ANGLE SKINNED IN .090 ALUMINUM PAINTED TO MATCH SPECS
FACES - 3/16" WHITE POLYCARBONATE
VINYL - MATCH SPECS
RETAINERS - 1" TO MATCH SPECS

INSTALLATION - MOUNTED TO BASE & POST

COLOR SPECIFICATIONS:

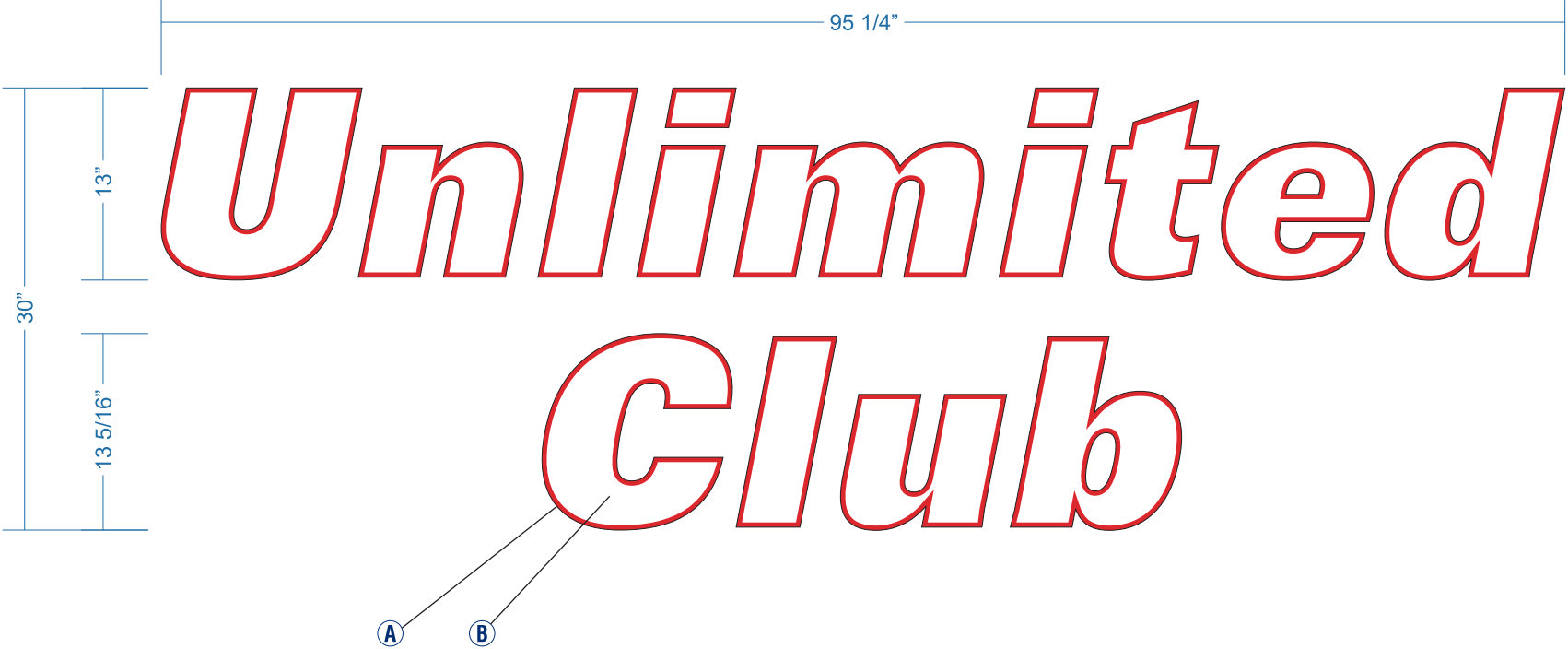
- | | |
|--|----------|
| A MP BLACK | F |
| B MP BLACK RETAINERS | G |
| C ORACAL 8500-020 GOLDEN YELLOW | H |
| D ORACAL 651-070 BLACK | I |
| E | J |

NOTE: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.

IF ILLUMINATED: WILL BE WIRED TO 120 VOLT UNLESS OTHERWISE SPECIFIED. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SCI REP: CB	DESIGNER: JR	PERMIT INFORMATION: N/A	
	REVISION DATE:	FINAL DATE & BY:	SHEET #: 6/15
DATE: 01/29/2024			

EC07



FABRICATE AND INSTALL QTY 2 NON-ILLUMINATED LETTER SETS

FACES - 1" WHITE PVC PAINTED TO MATCH SPECS
VINYL - MATCH SPECS

INSTALLATION - MOUNTED FLUSH TO CANOPY



PHOTO SCALE: 1/8" = 1' - 0"



COLOR SPECIFICATIONS:

A PMS 1795 C RED

B ORACAL 651-010 WHITE

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NOTE: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.

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SCI REP:
CB

DATE:
01/29/2024

DESIGNER:
JR

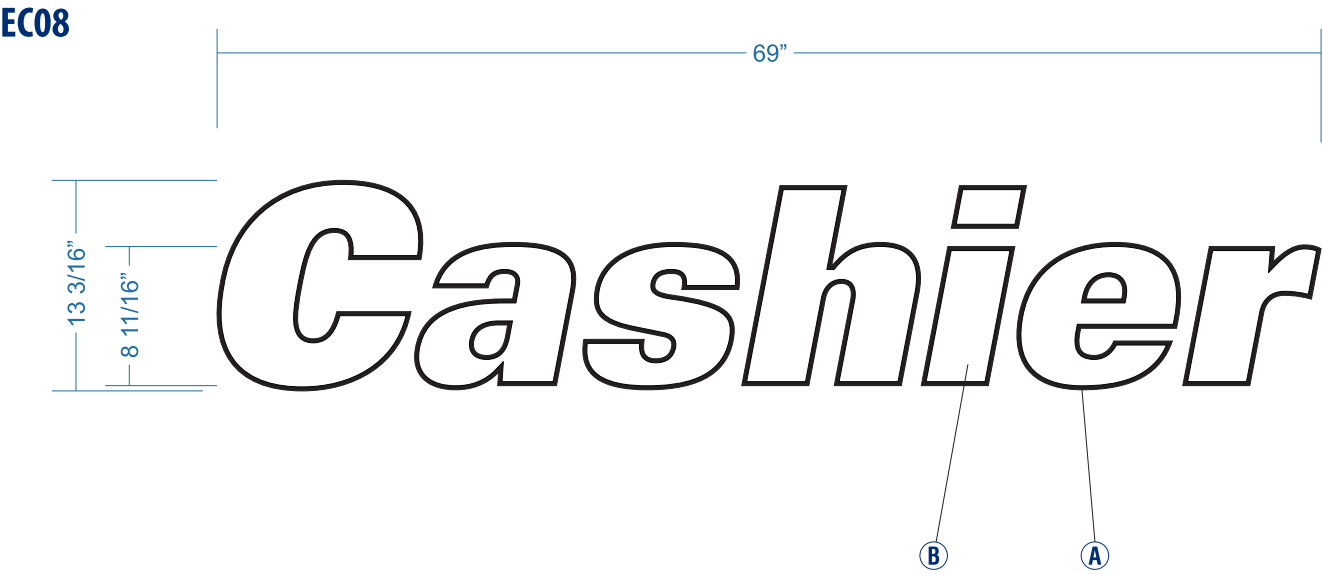
REVISION DATE:

PERMIT INFORMATION:
N/A

FINAL DATE & BY:

SHEET #:

7/15



FABRICATE AND INSTALL QTY 2 NON-ILLUMINATED LETTER SETS

FACES - 1" WHITE PVC PAINTED TO MATCH SPECS
VINYL - MATCH SPECS

INSTALLATION - MOUNTED FLUSH TO CANOPY



PHOTO SCALE: 1/8" = 1' - 0"

WORLD SIGN ASSOCIATES

SGIA

UL

ISSC

ISA MEMBER

COLOR SPECIFICATIONS:

A

MP BLACK

F

B

ORACAL 651-010 WHITE

G

C

H

D

I

E

J

NOTE: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.

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SCI REP:

CB

DATE:

01/29/2024

DESIGNER:

JR

REVISION DATE:

PERMIT INFORMATION:

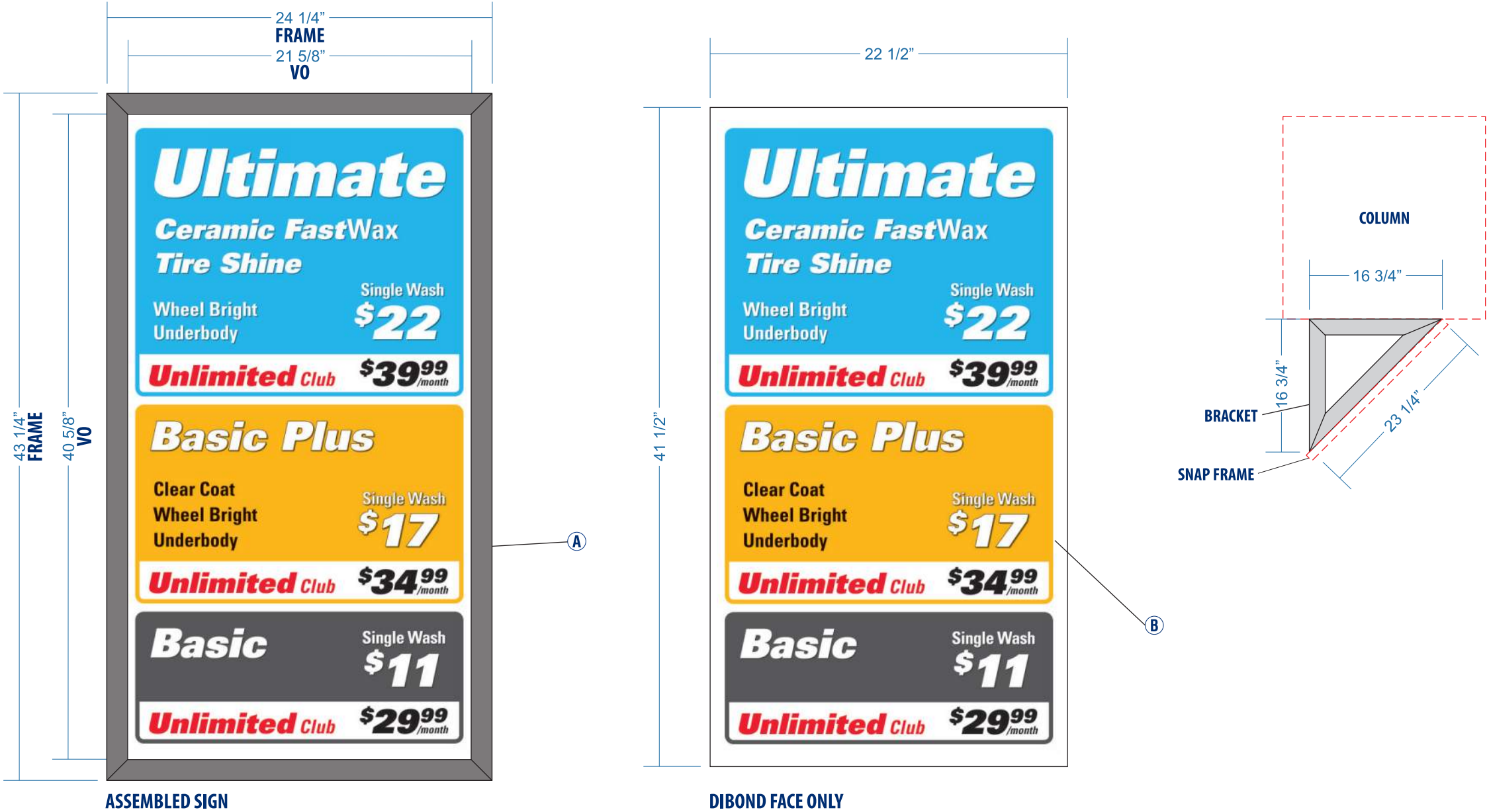
N/A

FINAL DATE & BY:

SHEET #:

8/15

EC09



FABRICATE AND INSTALL QTY 4 SNAP FRAMES

BODY
SIGN COMP KIT - 1899 & 1869A PAINTED TO MATCH SPECS

INSTALLATION - QTY 2 FRAMES FLUSH MOUNTED TO COLUMNS, QTY 2 FRAMES ANGLED OFF COLUMNS

FACES
MATERIAL - 3MM WHITE DIBOND
VINYL - MATCH SPECS

INSTALLATION - MOUNTED INTO SNAP FRAMES

ANGLED BRACKETS
BODY - 2" ALUMINUM ANGLE

INSTALLATION - MOUNTED TO SNAP FRAME AND COLUMN

COLOR SPECIFICATIONS:

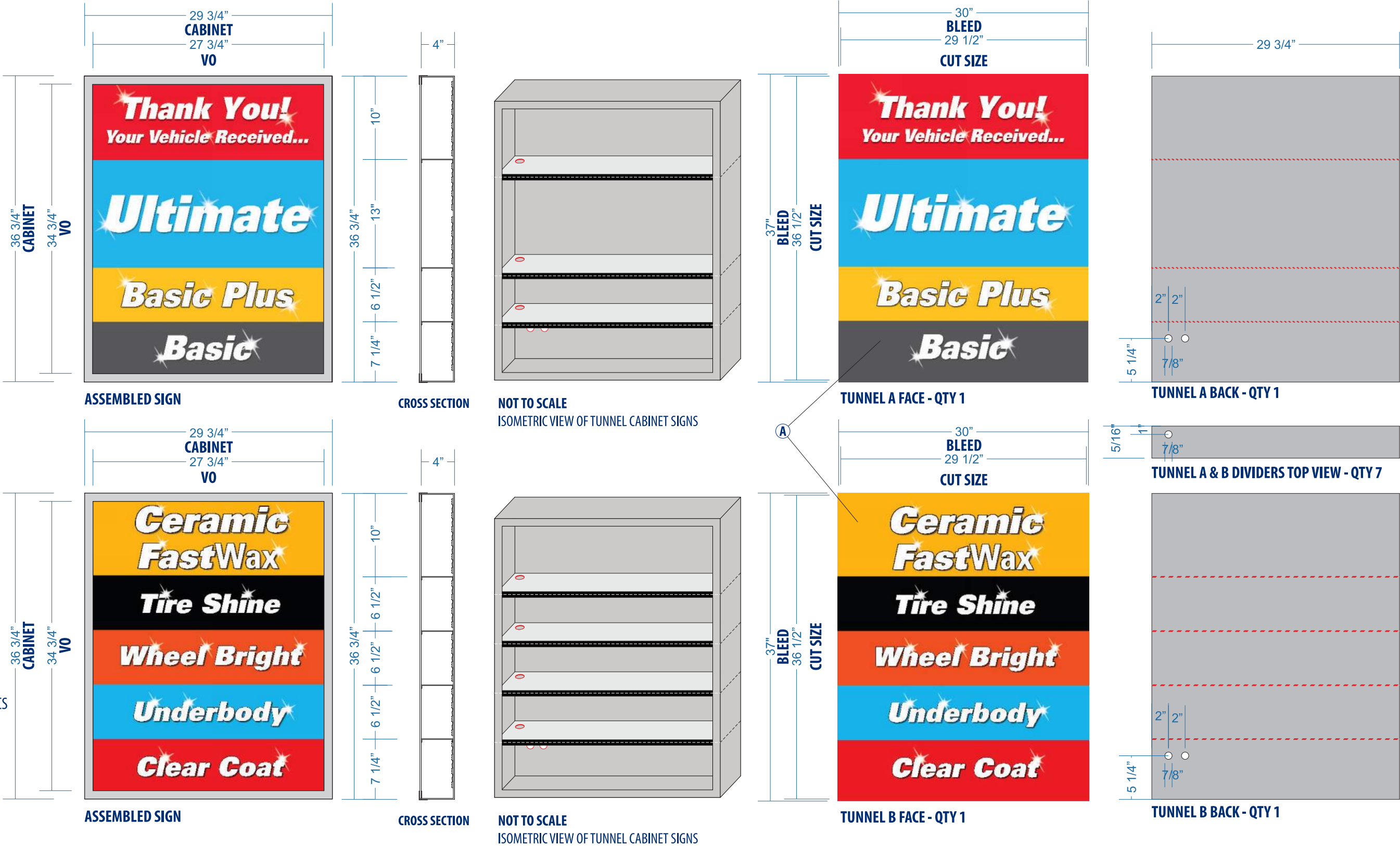
A MP18170 GREY MET	F
B DIG. PRINT	G
C	H
D	I
E	J

NOTE: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.

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SCI REP: CB	DESIGNER: JR	PERMIT INFORMATION: N/A	
DATE: 01/29/2024	REVISION DATE:	FINAL DATE & BY:	SHEET #: 9/15

EC10



FABRICATE AND DELIVER QTY 2 INTERNALLY
ILLUMINATED S/F CABINET SIGNS

STRUCTURE
BODY - STAINLESS STEEL BODY WITH BAFFLES
RETAINERS - 1" STAINLESS STEEL TO MATCH SPECS
DEPTH - 5"
LEDS - PRINCIPLE IP68 WHITE

FACES
MATERIAL - 3/16" CLEAR ACRYLIC
VINYL - MATCH SPECS



COLOR SPECIFICATIONS:

A PREMIUM DIG. PRINT 2ND SURE
B
C
D
E

F
G
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J

NOTE: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.

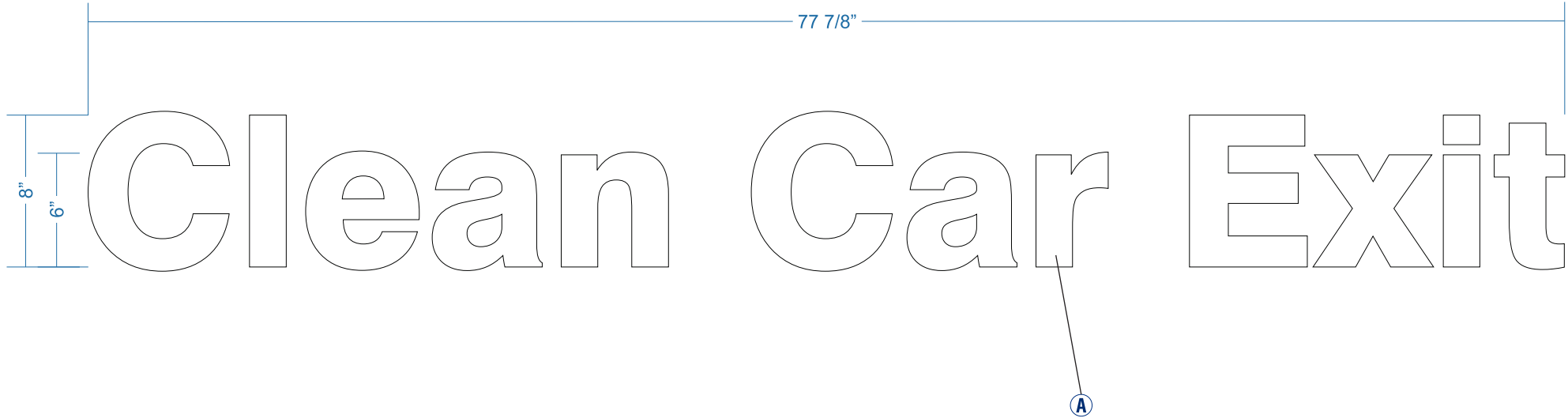
IF ILLUMINATED: WILL BE WIRED TO 120 VOLT UNLESS OTHERWISE SPECIFIED. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SCI REP:
CB
DATE:
01/29/2024

DESIGNER:
JR
REVISION DATE:

PERMIT INFORMATION:
N/A
FINAL DATE & BY:
SHEET #:
10/15

EC11



FABRICATE AND INSTALL QTY 1 NON-ILLUMINATED LETTER SET

FACES - 1" WHITE PVC PAINTED TO MATCH SPECS

INSTALLATION - MOUNTED FLUSH TO FASCIA

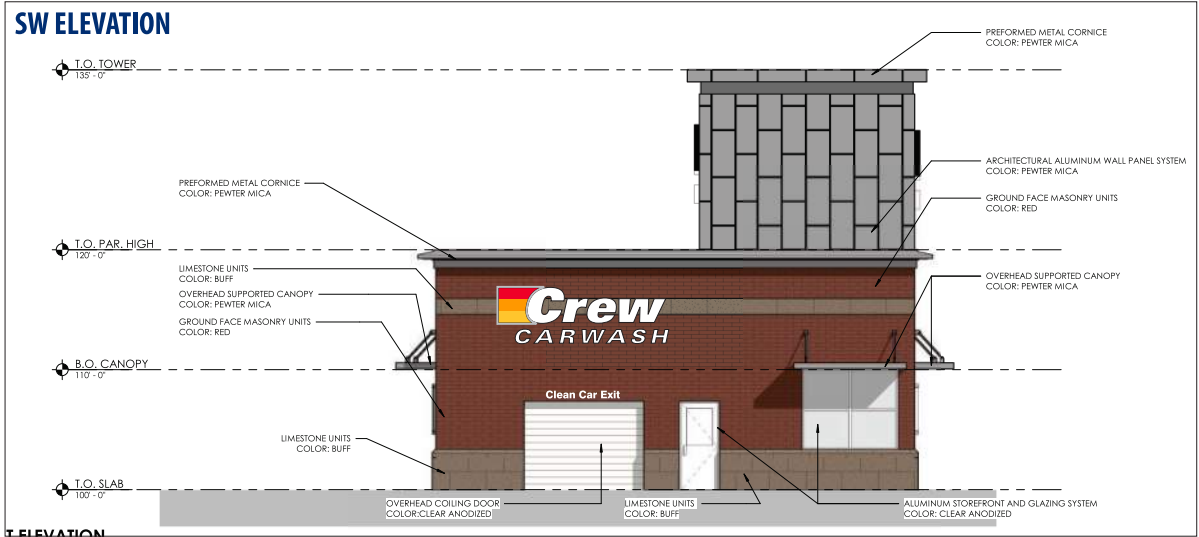


PHOTO SCALE: 1/16" = 1' - 0"



COLOR SPECIFICATIONS:

A	MP WHITE	F	
B		G	
C		H	
D		I	
E		J	

NOTE: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.

IF ILLUMINATED: WILL BE WIRED TO 120 VOLT UNLESS OTHERWISE SPECIFIED. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SCI REP: CB	DESIGNER: JR	PERMIT INFORMATION: N/A	
DATE: 01/29/2024	REVISION DATE:	FINAL DATE & BY:	SHEET #: 11/15

EC12




FABRICATE AND INSTALL QTY 1 S/F SIGN






FACES - 3MM BLACK DIBOND

VINYL - MATCH SPECS

POST - 2" SQ ALUMINUM PAINTED TO MATCH SPECS

INSTALLATION - FACE MOUNTED TO POST, POST BURIED INTO GRADE





COLOR SPECIFICATIONS:

A	MP. BLACK	F	
B	DIG. PRINT	G	
C		H	
D		I	
E		J	

NOTE: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.

IF ILLUMINATED: WILL BE WIRED TO 120 VOLT UNLESS OTHERWISE SPECIFIED. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SCI REP: CB	DESIGNER: JR	PERMIT INFORMATION: N/A	
DATE: 01/29/2024	REVISION DATE:	FINAL DATE & BY:	SHEET #: 12/15


EC13







FABRICATE AND INSTALL QTY 1 S/F CLEARANCE BAR

- MATERIAL – 4” ROUND PVC PIPE WITH CAPS ON ENDS AND PAINTED TO MATCH SPECS
- EYE HOOKS – STAINLESS STEEL
- VINYL – TO MATCH SPECS

INSTALLATION – HUNG WITH AIRCRAFT CABLE 83” ABOVE GRADE





COLOR SPECIFICATIONS:

A MP BLACK

B ORACAL 651-019 SIGNAL YELLOW

C

D

E

F

G

H

I

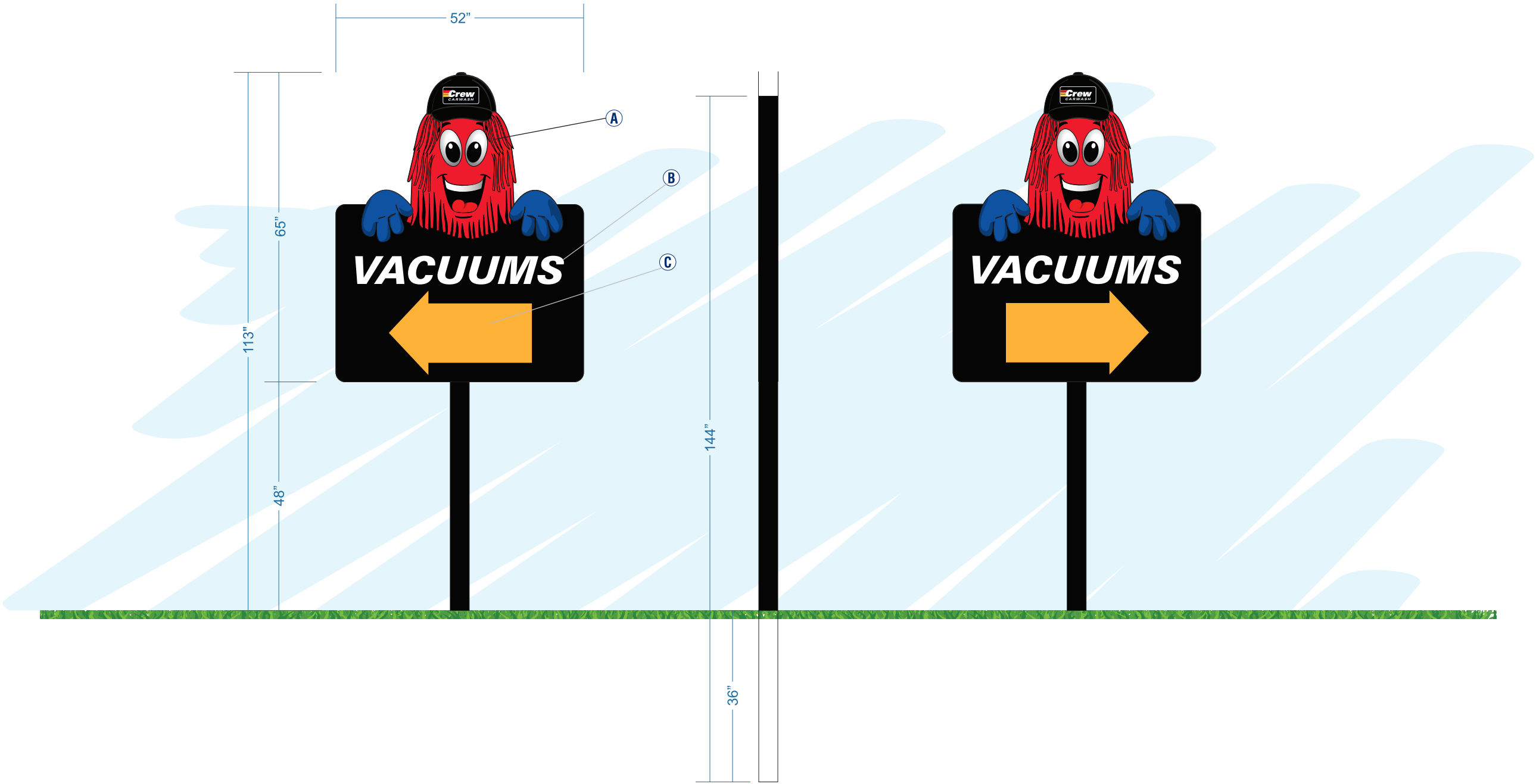
J

NOTE: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.

IF ILLUMINATED: WILL BE WIRED TO 120 VOLT UNLESS OTHERWISE SPECIFIED. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SCI REP: CB	DESIGNER: JR	PERMIT INFORMATION: N/A	
DATE: 01/29/2024	REVISION DATE:	FINAL DATE & BY:	SHEET #: 13/15

EC14



FABRICATE AND INSTALL QTY 1 D/F VACUUM SIGN

FACES - 3MM BLACK DIBOND

VINYL - MATCH SPECS

POST - 4" SQ ALUMINUM PAINTED TO MATCH SPECS

INSTALLATION - FACES MOUNTED TO POST, POST BURIED INTO GRADE



COLOR SPECIFICATIONS:

- A DIG. PRINT
- B ORACAL 651-010 WHITE
- C ORACAL 651-019 SIG. YELLOW
- D
- E

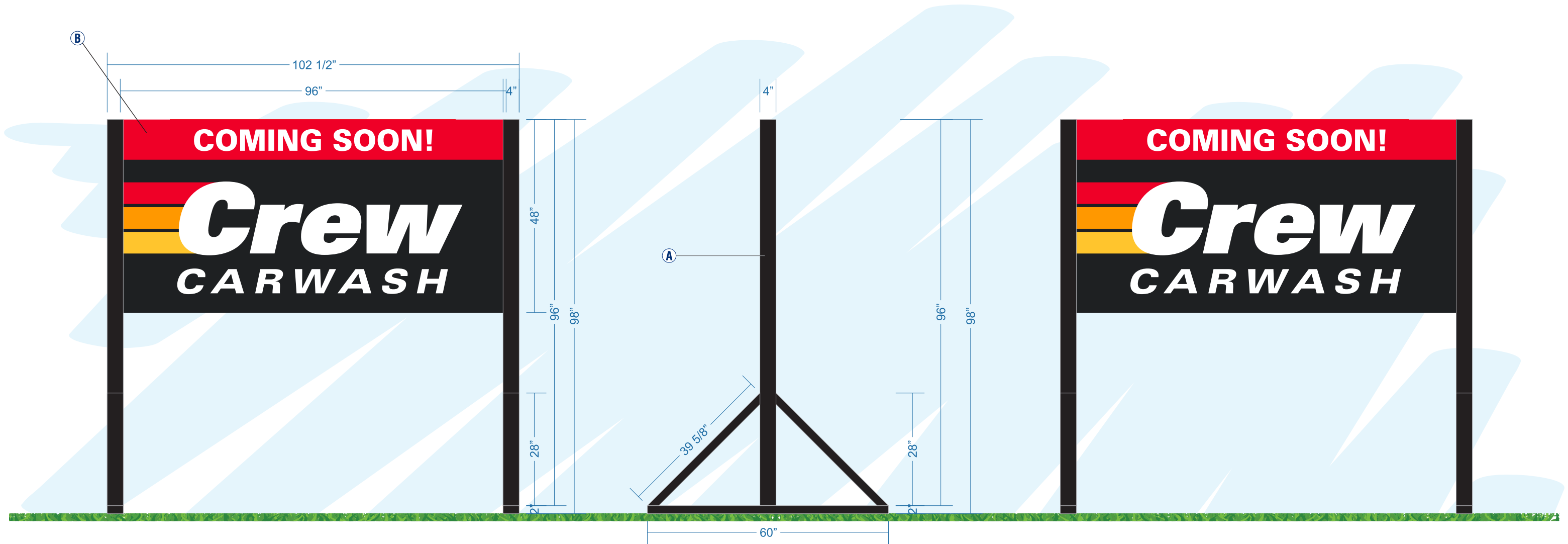
- F
- G
- H
- I
- J

NOTE: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.

IF ILLUMINATED: WILL BE WIRED TO 120 VOLT UNLESS OTHERWISE SPECIFIED. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SCI REP: CB	DESIGNER: JR	PERMIT INFORMATION: N/A	
	REVISION DATE:	FINAL DATE & BY:	SHEET #: 14/15
DATE: 01/29/2024			


EC15







FABRICATE AND INSTALL QTY 1 D/F STANDING SIGN POSTS W/ SANDBAGS

FACES - 1/2" ALUMCORE PRINTED TO MATCH SPECS

POSTS - QTY 3 - 10' 2x4 TREATED WOOD PAINTED TO MATCH SPECS
QTY 2 - 8' 4x4 POSTS PAINTED TO MATCH SPECS





WORLD SIGN ASSOCIATES

COLOR SPECIFICATIONS:

A MP BLACK

B DIG. PRINT

C

D

E

F

G

H

I

J

NOTE: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.

IF ILLUMINATED: WILL BE WIRED TO 120 VOLT UNLESS OTHERWISE SPECIFIED. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SCI REP:
CB

DATE:
01/29/2024

DESIGNER:
JR

REVISION DATE:

PERMIT INFORMATION:
N/A

FINAL DATE & BY:

SHEET #:
15/15





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