



Plan Commission

April 9, 2026, at 6:00pm

City Hall, 1115 South Main Street, West Bend, WI 53095

Site Plan Review Case Summary

1014 South Main Street

Tax Key 1119-231-0017

Proposal:	SP-26-002, Request approval of a site plan for a 4,464 sq. ft. Tsunami Car Wash located at 1014 S. Main Street, by Jerry Mortier, The Redmond Co (Tax Key# 1119-231-0017).
Alderson District:	3
Applicant:	Jerry Mortier, The Redmond Co
Existing Use:	Commercial Use - Restaurant
Proposed Use:	Commercial Use - Car Wash
Land Use Plan	
Classification:	Commercial
Zoning Classification:	B-1 Community Business District
Lot Size:	0.71 Acres
Staff Recommendation:	Approval with recommendations

Background:

The Redmond Company has submitted a site plan for a 4,464 sq. ft. Tsunami Express Car Wash located at 1014 S. Main Street.

Zoning:

The property is zoned B-1 Community Business District. Car Washes are a permitted use in this zoning district. The site plan proposal meets the zoning requirements of the B-1 zoning district.

Site Plan Proposal:

Access\Parking

- Access to the site will be from the two existing one way in and one way out driveways located on S. Main Street.
- A traffic impact memo has been submitted to the Engineering Department for review.
- 16 vacuum stations, three standard and one barrier free parking stalls are proposed on the site and meet the parking requirements for car wash use.

- The site plan will need to be revised to add the private sidewalk connection from the building to the public sidewalk.

Grading\Storm Water Management

- A Storm Water Management Plan is required for the redevelopment. Submittal to and approval by the City Engineer shall be obtained prior to the issuance of a building permit.
- The site grades have been generally designed to drain the north half of the site to the east to various catch basins and trench drains. The same concept is being done for the south half of the site. Both sides of the site connect to an underground storm water system which ultimately connects and discharges into the City storm sewer system.
- A retaining wall ranging in height from approximately 2.5' and stepping down to 0.13' will be constructed along the north side of the lot.

Landscaping

- A landscape plan has been submitted and identifies site landscaping, foundation plantings and parking lot island landscaping.
- Minor revision to the landscape plan are needed to add a few trees and shrubs to some of the landscape islands and to modify the locations of some of the proposed trees to reduce interference with vision or other site improvements. Comments and notes have been provided to the development team.

Lighting

- Site lighting is proposed throughout the development. The site lighting will consist of led fixtures affixed to 18'tall light pole attached to a 2' concrete base. The site lighting conforms to the City's lighting standards.

Signage

- The site plan and the architectural building elevations do not identify any sign locations.
- Prior to the installation of any wall or ground sign, submittal to and approval by City staff for all building and site signage must be obtained.

Architectural Review:

Screened Refuse Area

- A screened refuse area and a pump house enclosures area proposed at the southwest corner of the site. The locations are acceptable but a detail showing the sizes and the colors and materials that they will be constructed out of need to be provided. The materials and colors need to be compatible with the main building.

Building Materials

- The building materials and colors will consist of "Graystone" colored block and "Silverado" Dryvit (EFIS stucco material). "Charcoal" colored smooth face block will be used above the window openings and "Dark Shale" colored cast stone will be used under the windows. "Award Blue" colored metal standing seam roof will be used on the main gabled roofs.
- During staff review, Staff commented that the building material colors should be on the brown\beige colored earth toned colors to better match the surrounding buildings in the area

based upon adopted design guidelines. Staff also suggested more brick-size products rather than split face block. Similar projects have been designed with a brown/beige color scheme – throughout the region – see images below. The Developer responded that they would prefer to keep the “gray tone” colors since this is the new corporate color palette. It is Staff’s opinion that the brown\beige earth tone colors are better suited for the surrounding area. If the Plan Commission agrees, then a condition of approval should be added requiring the building colors be revised to a brown\beige earth tone palette.

Examples:



Greenfield, WI
(Concrete block tan and red – red is brick size)



Waukesha, WI
(Concrete block tan and red – red is brick size)

Attachment: SP-26-002 Tsunami Car Wash PC memo (SP-26-002 Tsunami Car Wash)



West Allis, WI
(Concrete block tan and red – red is brick size)



New Berlin, WI
(Tan Brick, Dark Grey Brick, Blue Painted Block)

Staff Comments:

- Revisions to the site plan set are needed to incorporate the comments mentioned in this memo and the other minor technical corrections as noted in the most recent plan review.

Recommendation:

Staff recommends approval of the site plan with the following conditions:

1. Submission and approval of an erosion control plan prior to any land disturbing activities and prior to the issuance of a building permit.
2. Wall and ground signs permit shall be submitted to and approved by City Staff prior to sign installation.
3. Provision of a landscape bid and adequate surety prior to the issuance of a building permit.
4. Final Approval of landscaping plan by staff

5. Revision of the site plan to incorporate technical corrections and to be consistent with the approved storm water management plan.
6. Final approval of architecture materials and colors by staff. (To be more earthtones (beige/brown/red) and materials to have a brick scale.)
7. Approval by the City Engineer of a Storm Water Management Plan prior to the issuance of a building permit.
8. Submittal to and approval of a Traffic Impact Analysis\ memo by the City Engineer prior to the issuance of a building permit.

pc: Jerry Mortier, The Redmond Co.
JDB Custard LLC



*THE RENDERING IS ONLY A VISUAL REPRESENTATION OF THE BUILDING. REFER TO PHYSICAL SAMPLES FOR ACTUAL MATERIALS.

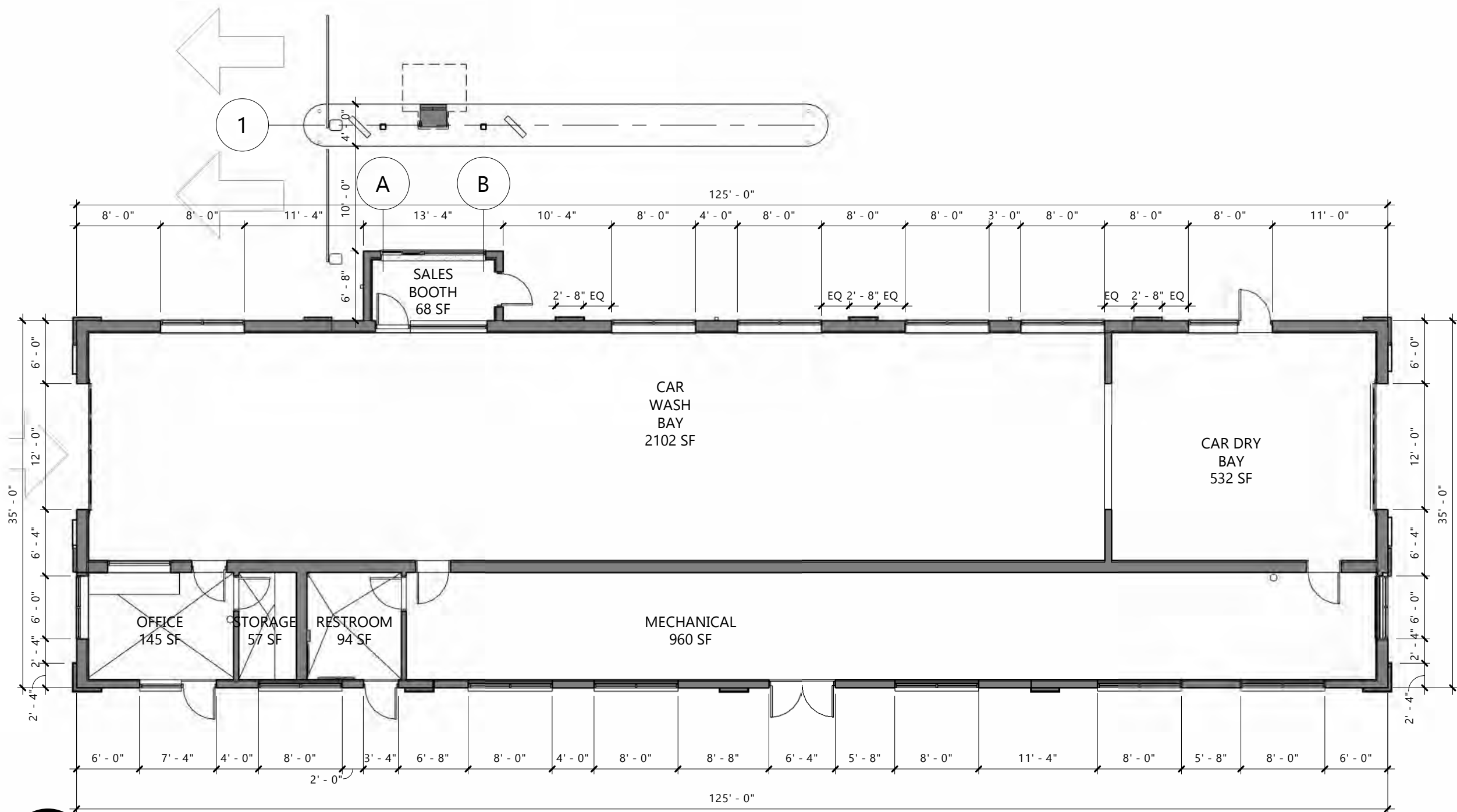
Tsunami Express Car Wash

Cover Sheet 1014 S MAIN ST, WEST BEND, WI



25036

03/10/2026



1 FLOOR PLAN
 3/32" = 1'-0"

Tsunami Express Car Wash

Floor Plan



25036

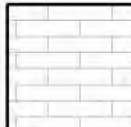


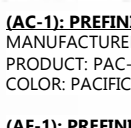
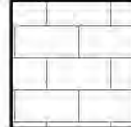
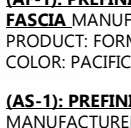

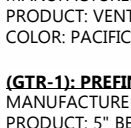

03/10/2026

Attachment: PC Packet (SP-26-002 Tsunami Car Wash)

KEYNOTES PER SHEET

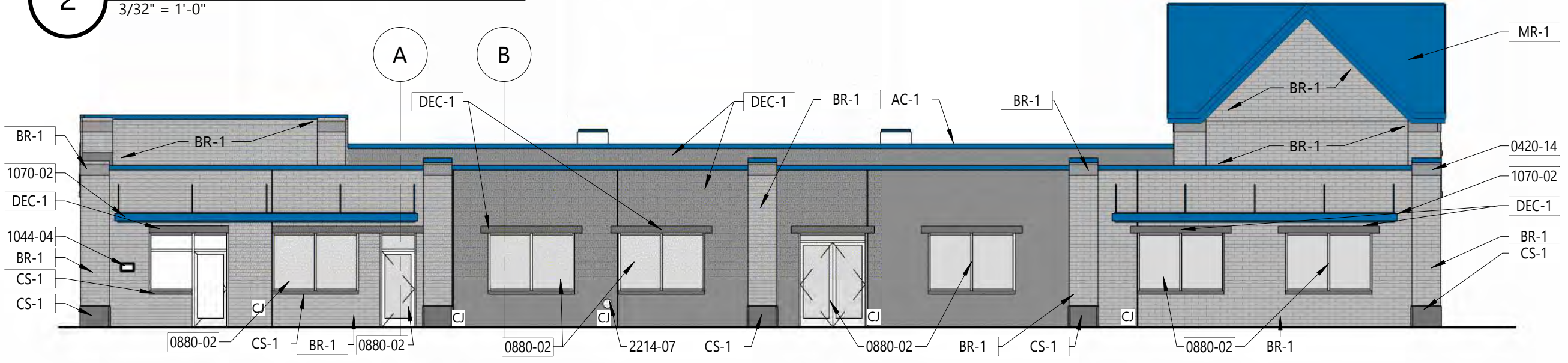
0420-14	BRICK SOLDIER COURSE
0833-02	OVERHEAD DOOR, SEE DOOR SCHED.
0841-01	THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM - CENTER GLAZED
0880-02	SPANDREL GLASS
1044-04	KNOX BOX. VERIFY LOCATION WITH AUTHORITY HAVING JURISDICTION (AHJ) PRIOR TO INSTALLATION.
1070-02	PREFABRICATED ALUMINUM CANOPY. COLOR MATCH PAC CLAD AWARD BLUE
2214-07	OVERFLOW DRAIN WITH LAMB'S TONGUE APPROXIMATELY 18" A.F.F. (SEE PLUMBING DRAWINGS)
AC-1	PREFINISHED ALUMINUM COPING. SEE EXTERIOR MATERIAL LEGEND.
BR-1	4" X 4" X 16" STRUCTURAL BRICK. SEE EXTERIOR MATERIAL LEGEND.
CS-1	CAST STONE SILL. SEE CAST STONE PROFILES.
DEC-1	DECORATIVE MASONRY UNIT. SEE EXTERIOR MATERIAL LEGEND.
EIFS-1	EXTERIOR FINISH SYSTEM. SEE EXTERIOR MATERIAL LEGEND.
MR-1	STANDING SEAM METAL ROOF. SEE EXTERIOR MATERIAL LEGEND.

EXTERIOR MATERIAL LEGEND

 <p>(BR-1): STRUCTURAL BRICK MANUFACTURER: COUNTY MATERIALS PRODUCT: HERITAGE (STRUCTURAL BRICK) COLOR: GRAYSTONE MORTAR COLOR: SPECMIX SM100 GREY</p>	 <p>(EIFS-1): EXTERIOR FINISH SYSTEM MANUFACTURER: DRYVIT PRODUCT: OUTSULATION PLUS MD COLOR: #600 SILVERADO FINISH: SANDBLAST</p>
 <p>(CS-1): CAST STONE MANUFACTURER: MARCSTONE COLOR: DARK SHALE (SEE CAST STONE PROFILES)</p>	 <p>(AC-1): PREFINISHED ALUMINUM COPING MANUFACTURER: PAC-CLAD PRODUCT: PAC-TITE COPING-TAPERED COLOR: PACIFIC BLUE</p>
 <p>(DEC-1): - DECORATIVE BLOCK MANUFACTURER: COUNTY MATERIALS PRODUCT: SMOOTH FACE COLOR: CHARCOAL</p>	 <p>(AF-1): PREFINISHED ALUMINUM FASCIA MANUFACTURER: PAC-CLAD PRODUCT: FORMED ALUMINUM COLOR: PACIFIC BLUE</p>
 <p>(MR-1): STANDING SEAM METAL ROOF: MANUFACTURER: PAC-CLAD PRODUCT: COLOR: AWARD BLUE</p>	 <p>(AS-1): PREFINISHED ALUMINUM SOFFIT PANEL MANUFACTURER: PAC-CLAD PRODUCT: VENTED ALUMINUM PANEL COLOR: PACIFIC BLUE</p>
	 <p>(GTR-1): PREFINISHED ALUMINUM GUTTER/DOWNSPOUT MANUFACTURER: PAC-CLAD PRODUCT: 5" BEVELED PROFILE GUTTERS COLOR: PACIFIC BLUE</p>



2 ENTRANCE ELEVATION
 3/32" = 1'-0"



1 FRONT ELEVATION
 3/32" = 1'-0"

Tsunami Express Car Wash

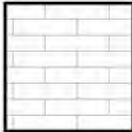

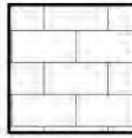
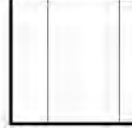

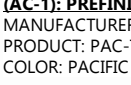
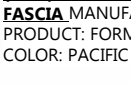
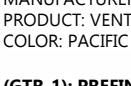
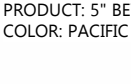
Exterior Elevations



25036 03/10/2026

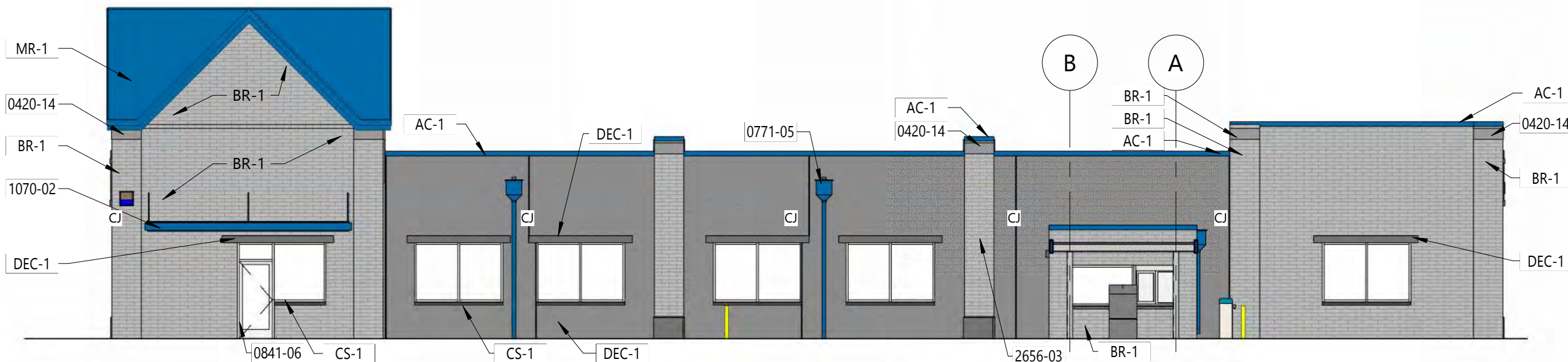
Attachment: PC Packet (SP-26-002 Tsunami Car Wash)

KEYNOTES PER SHEET	
0420-14	BRICK SOLDIER COURSE
0771-05	PREFINISHED ALUMINUM SCUPPER W/ DOWNSPOUT (TYP.) SEE EXTERIOR MATERIAL LEGEND FOR COLOR. CONNECT TO STORM SEWER; SEE CIVIL DRAWINGS.
0841-01	THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM - CENTER GLAZED
0841-06	ALUMINUM FRAMED ENTRANCE DOOR (SEE DOOR SCHEDULE).
1070-02	PREFABRICATED ALUMINUM CANOPY. COLOR MATCH PAC CLAD AWARD BLUE
2656-03	EXTERIOR WALL-MOUNTED LIGHT FIXTURE (SEE ELECTRICAL DRAWINGS)
AC-1	PREFINISHED ALUMINUM COPING. SEE EXTERIOR MATERIAL LEGEND.
BR-1	4" X 4" X 16" STRUCTURAL BRICK. SEE EXTERIOR MATERIAL LEGEND.
CS-1	CAST STONE SILL. SEE CAST STONE PROFILES.
DEC-1	DECORATIVE MASONRY UNIT. SEE EXTERIOR MATERIAL LEGEND.
EIFS-1	EXTERIOR FINISH SYSTEM. SEE EXTERIOR MATERIAL LEGEND.
MR-1	STANDING SEAM METAL ROOF. SEE EXTERIOR MATERIAL LEGEND.

EXTERIOR MATERIAL LEGEND	
	(BR-1): STRUCTURAL BRICK MANUFACTURER: COUNTY MATERIALS PRODUCT: HERITAGE (STRUCTURAL BRICK) COLOR: GRAYSTONE MORTAR COLOR: SPECMIX SM100 GREY
	(CS-1): CAST STONE MANUFACTURER: MARCSTONE COLOR: DARK SHALE (SEE CAST STONE PROFILES)
	(DEC-1): - DECORATIVE BLOCK MANUFACTURER: COUNTY MATERIALS PRODUCT: SMOOTH FACE COLOR: CHARCOAL
	(MR-1): STANDING SEAM METAL ROOF: MANUFACTURER: PAC-CLAD PRODUCT: COLOR: AWARD BLUE
	(EIFS-1): EXTERIOR FINISH SYSTEM MANUFACTURER: DRYVIT PRODUCT: OUTSULATION PLUS MD COLOR: #600 SILVERADO FINISH: SANDBLAST
	(AC-1): PREFINISHED ALUMINUM COPING MANUFACTURER: PAC-CLAD PRODUCT: PAC-TITE COPING-TAPERED COLOR: PACIFIC BLUE
	(AF-1): PREFINISHED ALUMINUM FASCIA MANUFACTURER: PAC-CLAD PRODUCT: FORMED ALUMINUM COLOR: PACIFIC BLUE
	(AS-1): PREFINISHED ALUMINUM SOFFIT PANEL MANUFACTURER: PAC-CLAD PRODUCT: VENTED ALUMINUM PANEL COLOR: PACIFIC BLUE
	(GTR-1): PREFINISHED ALUMINUM GUTTER/DOWNSPOUT MANUFACTURER: PAC-CLAD PRODUCT: 5" BEVELED PROFILE GUTTERS COLOR: PACIFIC BLUE



2 EXIT ELEVATION
3/32" = 1'-0"



1 REAR ELEVATION
3/32" = 1'-0"

Tsunami Express Car Wash

Exterior Elevations



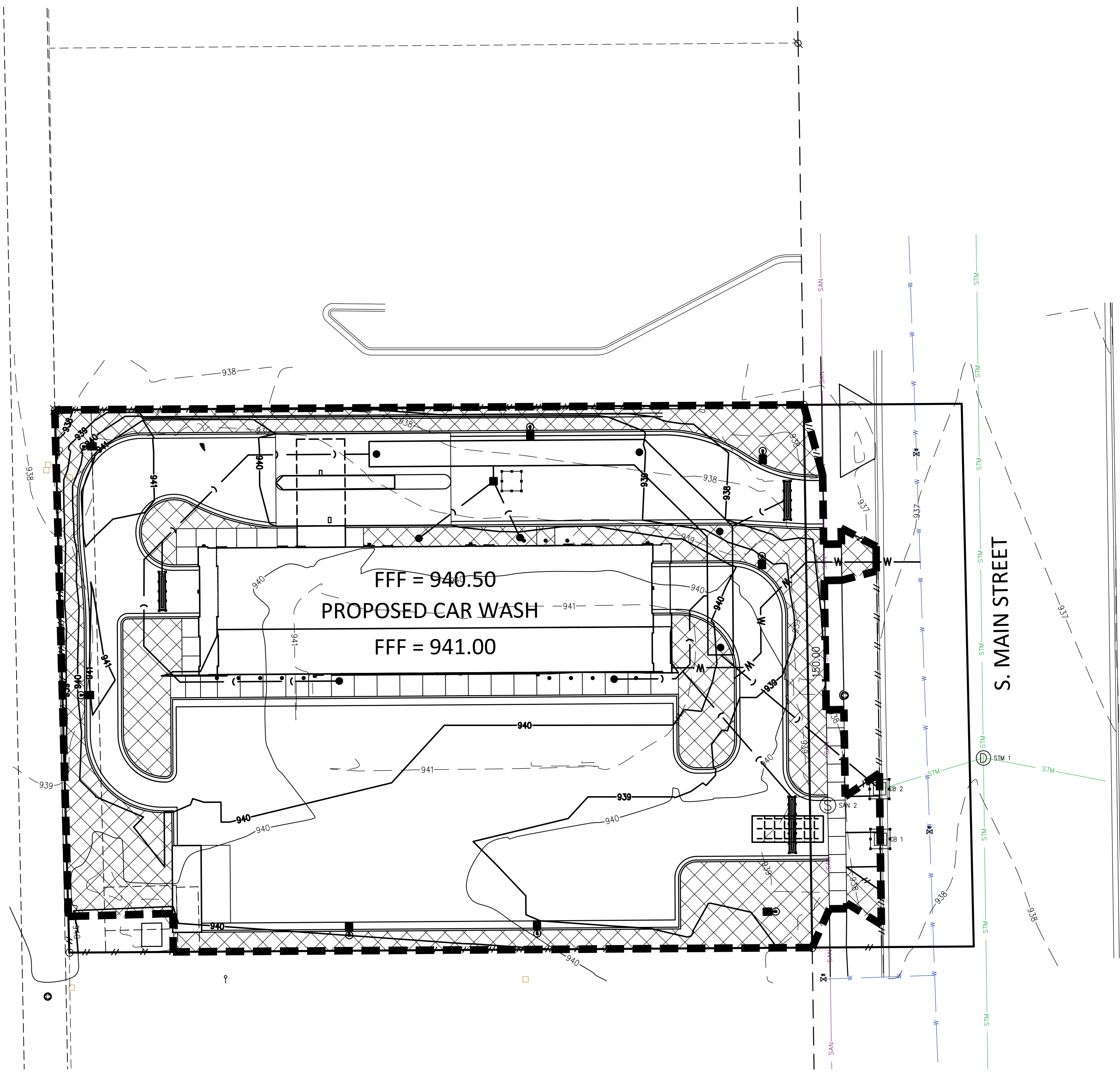
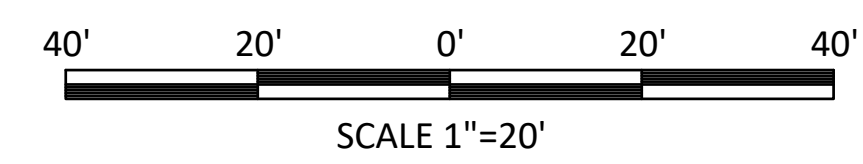
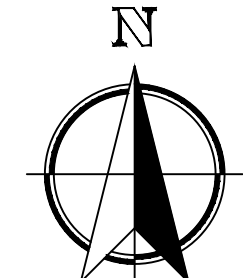
25036

03/10/2026

NO.	REVISION	BY	DATE

PROJ. MGR: JJC
 DRAFTED: ALJ
 DATE: 2-11-2026
 CHECKED: JJC
 DATE: 3-9-2026

2025.0227.01
 SHEET
C-6



EROSION & SEDIMENT CONTROL NOTES

THE EROSION AND SEDIMENT CONTROL PROVISIONS DETAILED ON THE DRAWINGS AND SPECIFIED HEREIN ARE THE MINIMUM REQUIREMENTS FOR EROSION CONTROL.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PREPARE ANY REVISIONS, ADJUSTMENTS OR PROPOSED ALTERATIONS TO THE CONSTRUCTION SEQUENCING AND/OR EROSION CONTROL PLANS. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND REGULATORY OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BEST MANAGEMENT PRACTICES (BMP'S). ALL SIGNIFICANT DEVIATIONS FROM THE PLANS MUST BE SUBMITTED AND APPROVED BY THE CITY OF WEST BEND.

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF ALL EROSION CONTROL DEVICES REQUIRED FOR THE PROJECT WHICH SHALL BE DONE IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND THE CITY OF WEST BEND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS. SEE CITY OF WEST BEND AND WDNR EROSION CONTROL PERMITS FOR ADDITIONAL DETAILS OR REQUIREMENTS.

ALL EROSION AND SEDIMENT CONTROL MEASURES AND DEVICES SHALL BE INSPECTED BY THE CONTRACTOR AS REQUIRED IN THE WISCONSIN ADMINISTRATIVE CODE (SPS 360.21) AND MAINTAINED PER SPS 360.22.

INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY. THE CONTRACTOR SHALL CHECK THE EROSION AND SEDIMENT CONTROL PRACTICES FOR MAINTENANCE NEEDS AT ALL THE FOLLOWING INTERVALS UNTIL THE SITE IS STABILIZED:

- A. AT LEAST WEEKLY.
- B. WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. A RAINFALL EVENT SHALL BE CONSIDERED TO BE THE TOTAL AMOUNT OF RAINFALL RECORDED IN ANY CONTINUOUS 24-HOUR PERIOD. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. IMMEDIATELY REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.

EROSION AND SEDIMENT CONTROL INSPECTIONS AND ENFORCEMENT ACTIONS MAY BE CONDUCTED BY WDNR, THE CITY OF WEST BEND OR THEIR AUTHORIZED AGENTS DURING AND AFTER THE CONSTRUCTION OF THIS PROJECT. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE OR LOCAL INSPECTORS AND/OR THE ENGINEER OF RECORD, SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.

ALL SEDIMENT AND EROSION CONTROL DEVICES, INCLUDING PERIMETER EROSION CONTROL MEASURES SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION SHALL BE INSTALLED PRIOR TO COMMENCING EARTH DISTURBING ACTIVITIES. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES UNTIL THE SITE HAS ESTABLISHED A VEGETATIVE COVER AND IS STABILIZED.

EROSION CONTROL LEGEND

- STORM SEWER INLET PROTECTION (TYPE "C" UNLESS SPECIFIED DIFFERENTLY)
- SILT FENCE
- SLOPE EROSION MAT (CLASS 1, TYPE A, URBAN)
- CHANNEL EROSION MAT (CLASS 1, TYPE B)
- STONE TRACKING PAD
- LIMITS OF DISTURBANCE (0.735 AC)

INSTALL SILT FENCE PER SECTION 628 OF THE "STATE SPECIFICATIONS" AND WDNR TECHNICAL STANDARD 1056 AT THE LOCATIONS SHOWN ON THE PLAN. ERECT SILT FENCE PRIOR TO STARTING A CONSTRUCTION OPERATION THAT MIGHT CAUSE SEDIMENTATION OR SILTATION AT THE SITE OF THE PROPOSED SILT FENCE. CONTRACTOR SHALL INSTALL SILT FENCING AT DOWNSLOPE SIDE OF STOCKPILES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REMOVAL OF ALL REQUIRED SILT FENCE MATERIAL.

ALL PROPOSED STORM SEWER STRUCTURES AND ADJACENT EXISTING STORM INLETS SHALL HAVE A LAYER OF GEOTEXTILE FABRIC (TYPE "FF") INSTALLED BETWEEN THE FRAME & GRATE TO PREVENT SEDIMENT OR SILT FROM ENTERING THE SYSTEM. THE INLET PROTECTION SHALL BE INSPECTED BY THE CONTRACTOR AND REPLACED EVERY 14 DAYS AND AFTER EACH RAINFALL EVENT. FABRIC TO BE REPLACED AS NEEDED TO MEET FIELD CONDITIONS.

THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE (WHEN NECESSARY OR AS REQUIRED BY LOCAL INSPECTORS AND/OR ENGINEER OF RECORD).

EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):

- A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
- B. BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
- C. ANY WATER PUMPED FROM PITS, TRENCHES, WELLS OR PONDS SHALL BE DISCHARGED INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061 AND BMP'S PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM OR DRAINAGE DITCH. PUMPED WATER CAN BE TREATED IN FILTER BAGS, STONE FILTERS OR SIMILAR DEVICES. QUALITY OF PUMPED WATER SHALL BE CONTINUOUSLY MONITORED DURING PUMPING OPERATIONS.

CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES, OTHER THAN SHOWN ON THE PLANS, MUST HAVE PRIOR APPROVAL BY THE CITY OF WEST BEND.

DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.

CONCRETE WASHOUT BASIN SHALL BE LOCATED ON SITE IN AN AREA THAT IS STABILIZED AND DRAINS INTO SUITABLE SEDIMENT TRAPPING OR SETTLING DEVICE. MONITOR THE WASHOUT BASIN FOR SEDIMENT ACCUMULATION, CLOGGED HOSES, APPROPRIATE WATER LEVELS, AND EFFECTIVENESS.

ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059 AND THE CITY OF WEST BEND ORDINANCE.

ALL DISTURBED SLOPES EXCEEDING 5:1, SHALL BE STABILIZED WITH CLASS I, TYPE A EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WisDOT) APPROVED (POLYMER) SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052.

PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEP AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AT THE END OF EACH WORK DAY AND AS REQUESTED BY THE CITY OF WEST BEND.

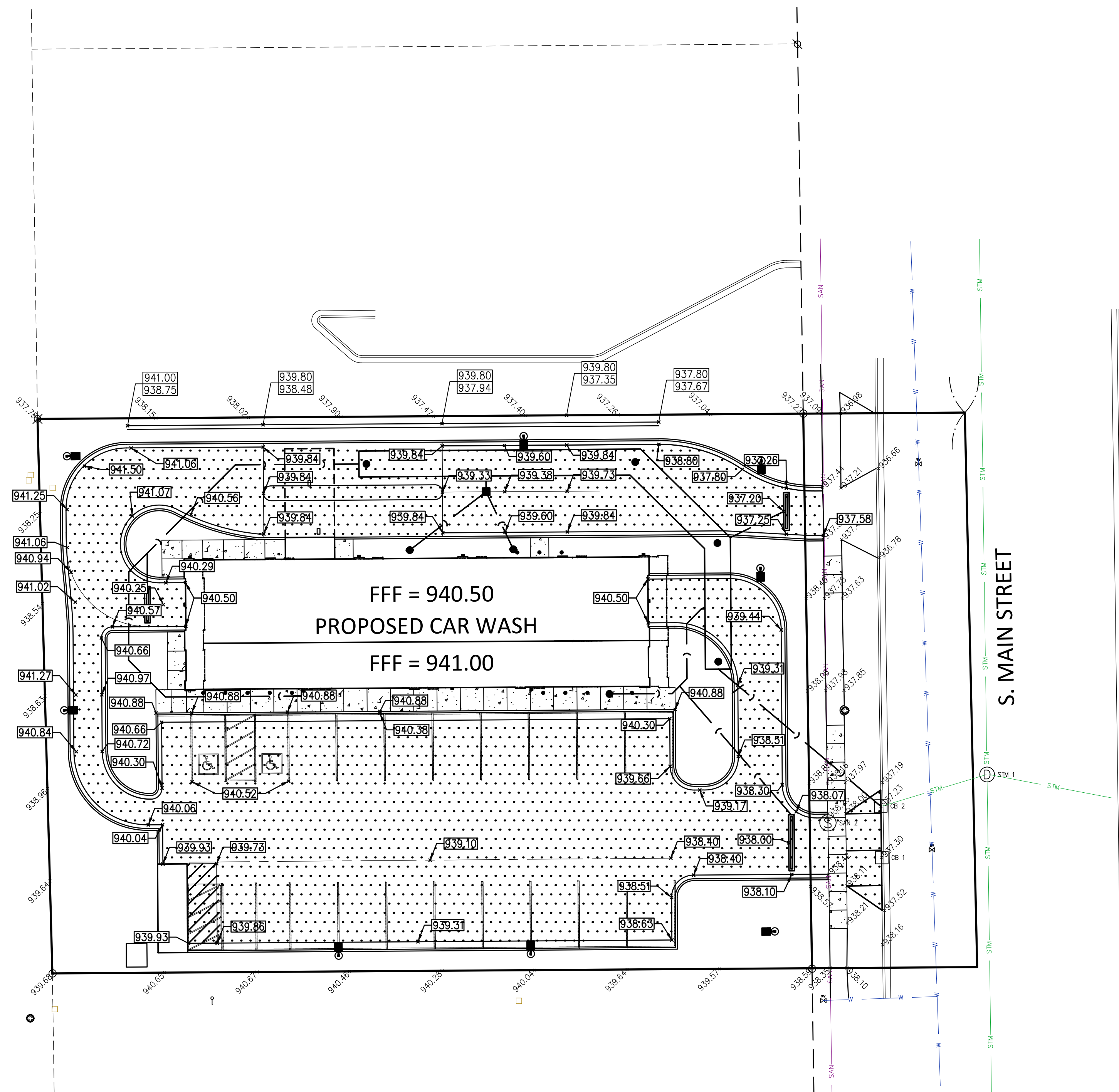
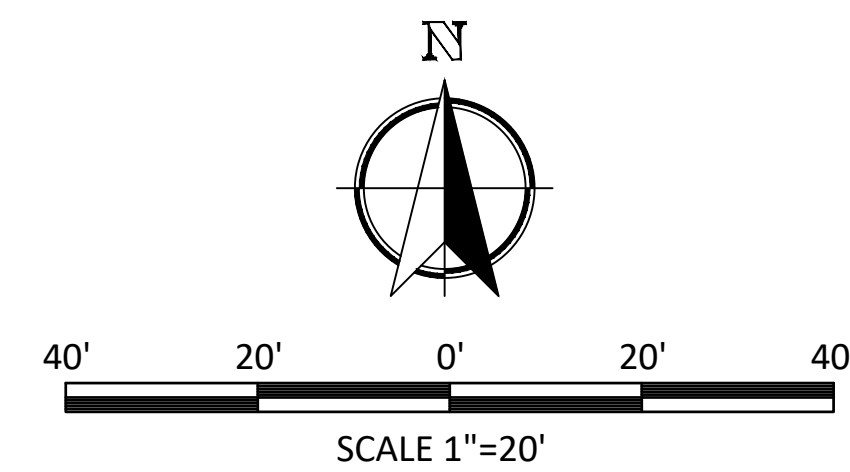
EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ABANDONED, EXCESS, WASTE, STOCKPILED AND SPOIL MATERIAL IN ACCORDANCE WITH SECTION 205.3.12 OF THE "STATE SPECIFICATIONS". THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.





REFERENCES

STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2025 EDITION, HEREIN REFERRED TO AS "STATE SPECIFICATIONS." THE CURRENT VERSION OF THE "STATE SPECIFICATIONS" IS AVAILABLE ON THE WISDOT WEBSITE AT <http://roadwaystandards.dot.wi.gov/standards/stndspec/index.htm>

"MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), 11TH EDITION (DECEMBER 2023).

EROSION CONTROL, EARTHWORK, SITE GRADING AND PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STATE SPECIFICATIONS".

PAVEMENT SPECIFICATIONS

DENSE AGGREGATE BASE COURSE SHALL MEET THE REQUIREMENTS OF SECTION 305 OF THE "STATE SPECIFICATIONS". THE COMPLETED BASE SHALL BE IN ACCORDANCE WITH THE "TYPICAL SECTIONS & CONSTRUCTION DETAILS" SHEET(S) OF THE PLAN SET AND SHALL BE CONSTRUCTED IN FOUR-INCH (4") LIFTS AND COMPACTED ACCORDING TO SUBSECTION 305.3.2.2 OF THE "STATE SPECIFICATIONS".

ASPHALTIC CONCRETE PAVEMENT SHALL BE WISDOT LT 58-28 S MEETING THE REQUIREMENTS OF SECTION 460 OF THE "STATE SPECIFICATIONS". PAVEMENT SHALL BE INSTALLED IN TWO (2) LIFTS IN ACCORDANCE WITH THE "TYPICAL SECTIONS & CONSTRUCTION DETAILS" SHEET(S) OF THE PLAN SET. A TACK COAT SHALL BE INSTALLED BETWEEN THE LOWER AND UPPER COURSES IN ACCORDANCE WITH SECTION 455.3.2 OF THE "STATE SPECIFICATIONS".

CONCRETE FOR PAVEMENT(S), SIDEWALKS, CURB & GUTTER AND DRIVEWAY APRONS SHALL BE GRADE A-FA, AIR-ENTRAINED, AS SPECIFIED IN SUBSECTION 501.3.1 OF THE "STATE SPECIFICATIONS". ALL EXTERIOR CONCRETE SHALL BE "READY-MIXED" AND RECEIVE A BROOM FINISH. ALL CONCRETE WORK SHALL BE CURED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBSECTION 415.2.4 OF THE "STATE SPECIFICATIONS".

LIGHT-DUTY CONCRETE SHALL BE FOUR INCHES (4") IN THICKNESS ON FOUR INCHES (4") OF DENSE AGGREGATE BASE COURSE AND BE CONSTRUCTED IN ACCORDANCE WITH THE "TYPICAL SECTIONS & CONSTRUCTION DETAILS" SHEET(S) OF THE PLAN SET.

MEDIUM-DUTY CONCRETE SHALL BE SIX INCHES (6") IN THICKNESS ON EIGHT INCHES (8") OF DENSE AGGREGATE BASE COURSE AND BE CONSTRUCTED IN ACCORDANCE WITH THE "TYPICAL SECTIONS & CONSTRUCTION DETAILS" SHEET(S) OF THE PLAN SET.

HEAVY-DUTY CONCRETE SHALL BE EIGHT INCHES (8") IN THICKNESS ON SIX INCHES (6") OF DENSE AGGREGATE BASE COURSE AND BE CONSTRUCTED IN ACCORDANCE WITH THE "TYPICAL SECTIONS & CONSTRUCTION DETAILS" SHEET(S) OF THE PLAN SET.

ALL CONCRETE CURB AND GUTTER SHALL BE 18" VERTICAL FACE OR 18" MOUNTABLE CONFORMING TO THE "TYPICAL SECTIONS & CONSTRUCTION DETAILS" SHEET(S) OF THE PLAN SET AND SECTION 601 OF THE "STATE SPECIFICATIONS". CURB & GUTTER SHALL BE "REVERSE PAN CURB" OR "STANDARD CURB" AS INDICATED BY THE LEGEND BELOW AND INSTALLED IN A MANNER TO SHED ALL STORM WATER RUNOFF TOWARDS THE DRAINAGE STRUCTURES.

CONTRACTION JOINTS SHALL BE AT TEN-FOOT (10') INTERVALS FOR CURB AND GUTTER AND FIVE-FOOT (5') INTERVALS FOR FIVE-FOOT (5') WIDE SIDEWALK. FINAL JOINTING PLAN FOR CONCRETE PAVEMENT TO BE PREPARED BY THE CONTRACTOR.

EXPANSION JOINTS SHALL BE PLACED AS OUTLINED IN SUBSECTION 601.3.6 OF THE "STATE SPECIFICATIONS". FILLER MATERIAL FOR EXPANSION JOINTS SHALL BE 1/2" FIBER MATERIAL.

CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLES, VALVE BOXES, ETC.) TO MATCH THE FINISHED GRADES OF THE AREA AFFECTED BY THE CONSTRUCTION.

PARKING LOT STRIPING, STOP BARS AND HANDICAPPED ACCESSIBLE SYMBOLS SHALL BE INSTALLED WITH WISCONSIN DOT APPROVED TRAFFIC PAINT IN ACCORDANCE WITH SECTION 646 OF THE "STATE SPECIFICATIONS". ALL PARKING STALL STRIPING SHALL BE FOUR INCHES (4") IN WIDTH AND SHALL BE INSTALLED AT THE LOCATIONS SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER. SEE THE TYPICAL SECTIONS AND CONSTRUCTION DETAILS SHEET(S) OF THE PLAN SET FOR ADDITIONAL INFORMATION REGARDING PAVEMENT MARKINGS.

PAVEMENT GRADING LEGEND

PAVEMENT MARKING LEGEND

- ISA-W/B - INTERNATIONAL SYMBOL FOR ACCESSIBILITY - WHITE ON BLUE BACKGROUND
- SWSL/4"/45°/4' - SINGLE WHITE SOLID LINE / 4" WIDE EACH, 45°, 4' O.C.
- SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE EACH

SIGN/POST LEGEND

- SIGN (DETAIL 9) MOUNTED ON POST (DETAIL 7) AS SHOWN ON SHEET C-14

- 804.85 EXISTING SPOT GRADES
- 804.85 FINISHED PAVEMENT GRADES
- 804.85 FINISHED TOP OF CURB GRADES
804.35 FINISHED CURB FLANGE GRADES
- 804.85 TOP OF WALL GRADES
804.35 BOTTOM OF WALL GRADES
- PAVEMENT GRADING RIDGE LINE
- PAVEMENT GRADING SWALE
- MEDIUM-DUTY ASPHALT PAVEMENT
- LIGHT-DUTY CONCRETE PAVEMENT
- MEDIUM-DUTY CONCRETE PAVEMENT
- HEAVY-DUTY CONCRETE PAVEMENT
- VERTICAL FACE, CURB & GUTTER
- REVERSE PAN, CURB & GUTTER
- MOUNTABLE, CURB & GUTTER
- PAVEMENT SLOPE GRADE



UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.

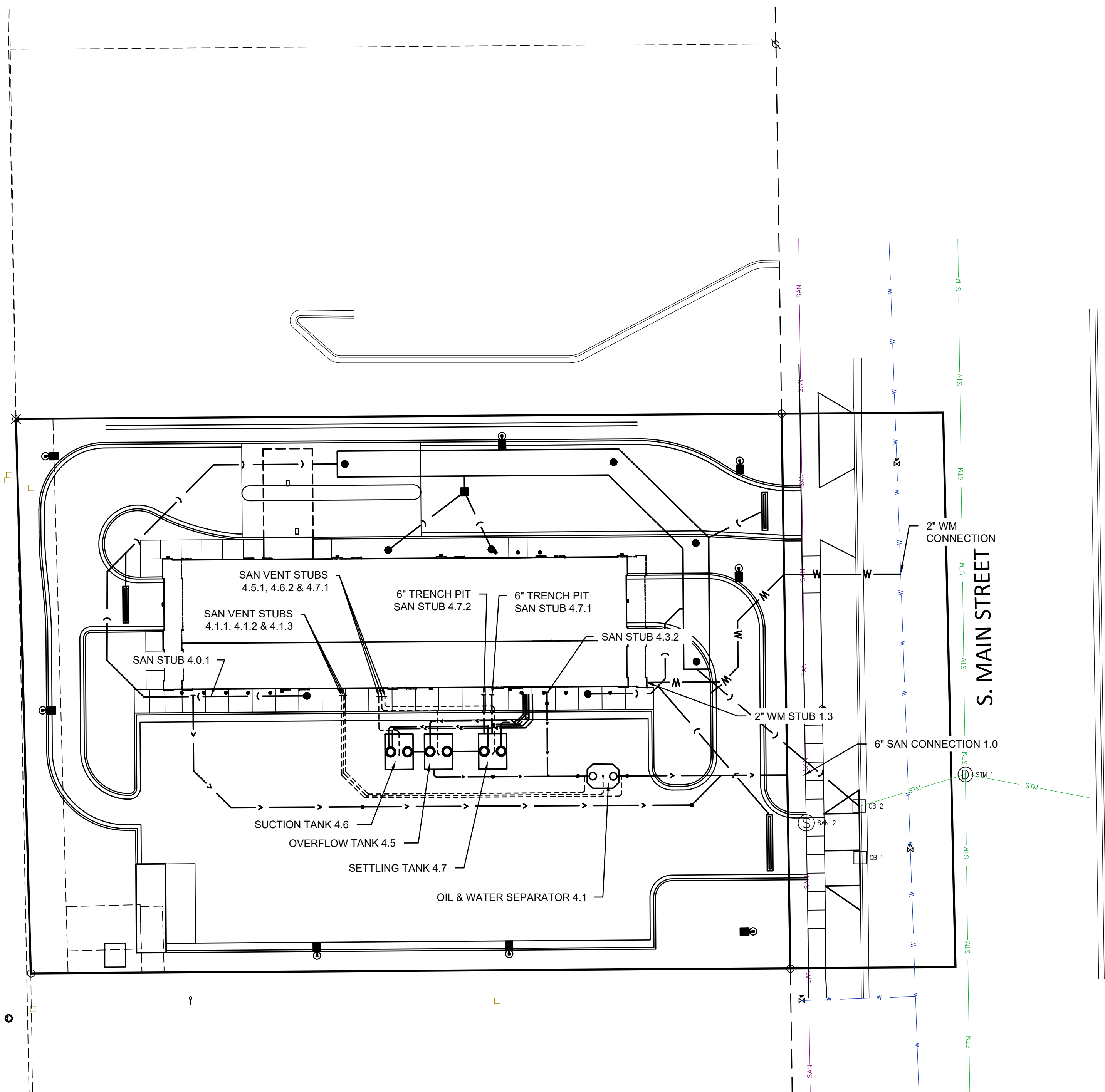
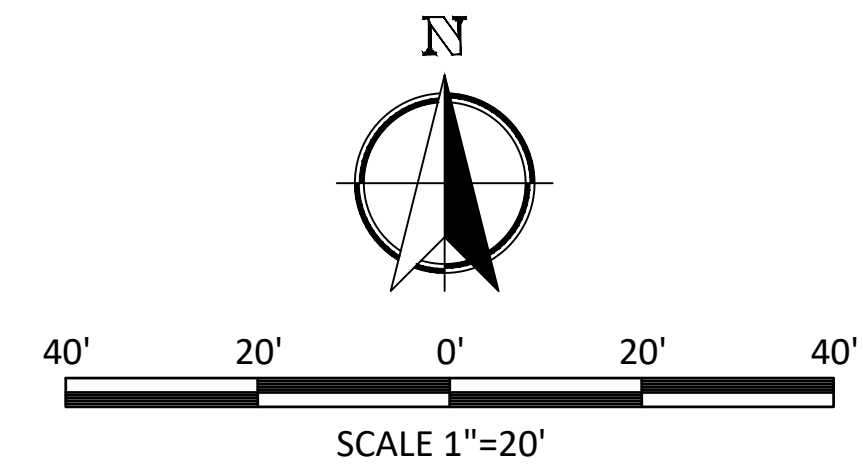
TSUNAMI EXPRESS CAR WASH
 PAVEMENT GRADING PLAN
 FOR
TSUNAMI CAR WASH INTERMEDIATE HOLDCO, LLC
 CITY OF WEST BEND, COUNTY OF WASHINGTON, STATE OF WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: JJC
 DRAFTED: ALJ
 DATE: 2-11-2026
 CHECKED: JJC
 DATE: 3-9-2026

2025.0227.01

SHEET
C-7



AT THE COMPLETION OF THE PROJECT THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ABANDONED, EXCESS, WASTE, STOCKPILED AND SPOIL MATERIAL IN ACCORDANCE WITH SECTION 205.3.12 OF THE "STATE SPECIFICATIONS". THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

SANITARY SEWER & WATERMAIN SPECIFICATIONS

MATERIALS FOR WATERMAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATE OF WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (SPS) AND CITY OF WEST BEND SPECIFICATIONS.

SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE CONSTRUCTED PER CITY OF WEST BEND'S DEVELOPMENT HANDBOOK AND STANDARD CONSTRUCTION SPECIFICATIONS.

A 10-GAUGE TRACER WIRE SHALL BE INSTALLED THE ENTIRE LENGTH OF ALL PRIVATE SANITARY SEWERS AND LATERALS PER SPS 382.30(11)(h). THE TRACER WIRE SHALL BE EXTENDED TO THE SURFACE WITHIN THE PROPOSED STRUCTURES. FOR THE SANITARY SEWER LATERALS, THE TRACER WIRE SHALL BE EXTENDED TO THE SURFACE AT THE BUILDING WALL AND ALL OTHER SYSTEM LIMITS (FOR EACH SYSTEM INSTALLED) AND ENCLOSED IN A RISER BOX WITH "SEWER" ON THE COVER.

A 10-GAUGE TRACER WIRE SHALL BE INSTALLED THE ENTIRE LENGTH OF ALL PRIVATE WATER MAINS, HYDRANT LEADS, FIRE DEPARTMENT CONNECTION LEADS AND LATERALS PER SPS 382.40(8)(k). THE TRACER WIRE SHALL BE EXTENDED TO THE SURFACE AT THE BUILDING WALL AND ALL OTHER SYSTEM LIMITS (FOR EACH SYSTEM INSTALLED) AND ENCLOSED IN A RISER BOX WITH "WATER" OR "FDC" ON THE COVER. THE TRACER WIRE SHALL BE CONNECTED TO THE TRACER WIRE ON THE WATER MAIN.

1. WIRE SPLICES SHALL BE IN ACCORDANCE WITH STANDARD ELECTRICAL PRACTICES. ACCEPTABLE WIRE SPLICES ARE BRASS SPLIT BOLTS, DRYCON WATERPROOF CONNECTORS, SNAP-LOC MODEL LV 9500, OR APPROVED EQUAL. WIRE NUTS ARE NOT ACCEPTABLE
2. BRANCH CONNECTIONS UTILIZING SPLIT BOLTS - SPLICE BRANCH TRACER WIRE TO MAIN TRACER WIRE USING THE FOLLOWING PROCEDURE: BARE TRACER WIRE ON MAIN LINE (DO NOT CUT); CONNECT BRANCH WIRE TO MAIN LINE WITH BRASS SPLIT BOLT; AND SEAL CONNECTION WITH RUBBER ELECTRICAL TAPE AND OVER WRAP WITH TWO LAYER OF POLYETHYLENE ADHESIVE TAPE 1-1/2" WIDE AND 8MM THICK.
3. BRANCH CONNECTIONS UTILIZING OTHER APPROVED CONNECTORS - FOLLOW MANUFACTURER'S RECOMMENDATIONS.

SANITARY SEWER LATERAL PIPE MATERIAL SHALL BE FOUR-INCH (4") PVC CLASS SDR-35 WITH INTEGRAL BELL TYPE ELASTOMERIC JOINTS CONFORMING TO THE REQUIREMENTS OF ASTM D3034, ASTM D3212 AND F-789/P546 WITH RUBBER GASKETS. SANITARY LATERALS SHALL BE PROVIDED WITH A CLEANOUT AT THE BUILDING PER SPS 382.35. LATERAL CLEAN-OUT RISERS SHALL BE SIX-INCH (6") DIAMETER WITH EIGHT-INCH (8") DIAMETER FROST SLEEVE CONSTRUCTED OF THE SAME MATERIAL. THE CLEANOUT RISERS SHALL TERMINATE FOUR INCHES (4") BELOW FINISHED GRADE WITH A SCREW ON CAP. THE FROST SLEEVE SHALL BE BROUGHT UP TO JUST BELOW FINISHED GRADE AND COVERED WITH A NEENAH R-3487 FRAME WITH A SOLID LID.

SANITARY SEWER BACKFLOW PREVENTOR SHALL BE CONSTRUCTED WITH A CLEAN CHECK EXTENDABLE BACKWATER VALVE MODEL MADE BY RECTORSEAL OR AN APPROVED EQUAL.

WATER SERVICE SHALL BE TWO INCH (2") MINIMUM COPPER TYPE "K". WATER SERVICE CONNECTION SHALL BE CONSTRUCTED WITH MUELLER MODEL NUMBER H-15000 CORPORATIONS, MUELLER "ORI SEAL" MODEL NUMBER H-15201 CURB VALVES, AND MUELLER 1-1/4" ARCH PATTERN CURB BOX (MODEL NUMBER H-10385).

SANITARY SEWER LATERAL PIPE MATERIAL SHALL BE 6" PVC CLASS SDR-26, CONFORMING TO THE REQUIREMENTS OF ASTM D3034 AND F-789/P546 WITH RUBBER GASKETS. CLEAN-OUT RISERS SHALL BE 6" DIAMETER WITH 8" DIAMETER FROST SLEEVE CONSTRUCTED OF THE SAME MATERIAL.

ALL SEWER AND WATER LINES INSTALLED IN PROPOSED PRIVATE PAVED AREAS SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH TABLE 37, CHAPTER 8.43.4 OF THE "STANDARD SPECIFICATIONS". BACKFILL MATERIAL SHALL EXTEND A MINIMUM OF FIVE FEET (5') OUTSIDE OF THE PAVEMENT LIMITS. TRENCHES RUNNING PARALLEL TO AND LESS THAN FIVE FEET (5') FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE COMPACTED GRANULAR BACKFILL.

SLURRY BACKFILL SHALL BE USED WHERE INDICATED ON THE PLANS. MATERIALS SHALL BE PLACED IN A CLEAN CEMENT MIXER TRUCK AND THOROUGHLY MIXED, IN THE FOLLOWING QUANTITIES:

1,350 LBS	SAND
775 LBS	#1 STONE
1,150 LBS	#2 STONE
25 GAL	(+0 TO 0.5 GALS) WATER/CU. YD.

THE SLURRY BACKFILL MATERIAL SHALL BE PLACED AND MECHANICALLY COMPACTED IN LAYERS NOT TO EXCEED 8 INCHES IN DEPTH. NO ADDITIONAL WATER SHALL BE ALLOWED. THE ABOVE WEIGHTS ARE DAMP WEIGHTS. JUST PRIOR TO PLACING THE SLURRY, THE MIXER SHALL BE RUN AT MIXING SPEED FOR ONE FULL MINUTE TO ENSURE AN EVEN MIXTURE.

ALL SEWER AND WATER LINES INSTALLED IN THE PUBLIC RIGHT-OF-WAY SHALL BE BACKFILLED WITH SLURRY MATERIAL IN ACCORDANCE WITH CHAPTER 8.43.8 OF THE "STANDARD SPECIFICATIONS". BACKFILL MATERIAL SHALL EXTEND A MINIMUM OF FIVE FEET (5') OUTSIDE OF THE PAVEMENT/SIDEWALK LIMITS.

PROVIDE FIVE FEET (5') OF COVER OVER ALL SANITARY SEWERS AND FIVE AND ONE HALF FEET (5'-1/2") OF COVER OVER ALL WATER MAINS. MINIMUM HORIZONTAL SEPARATION OF UTILITY MAINS IS EIGHT FEET (8'). PROVIDE VERTICAL SEPARATION OF UTILITIES PER CODE.

UTILITY LEGEND

- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY LATERAL
- PROPOSED SANITARY SEWER VENT LINE
- EXISTING SANITARY SEWER
- PROPOSED WATER SERVICE
- EXISTING WATERMAIN

REFERENCES

STORM SEWER CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN", 6TH EDITION, DECEMBER 22, 2003 WITH ADDENDA NO. 1 AND NO. 2, HEREIN REFERRED TO AS THE "STANDARD SPECIFICATIONS".

UTILITY CONSTRUCTION GENERAL NOTES

ALL APPLICATIONS AND CONNECTION FEES FOR WATER SERVICES MUST BE SUBMITTED AND PAID PRIOR TO CONNECTION TO THE PUBLIC SYSTEMS.

THE CONTRACTOR SHALL PROVIDE 7 DAYS NOTICE TO THE CITY OF WEST BEND WATER UTILITY BEFORE COMMENCING CONSTRUCTION ON ANY WATERMAIN IMPROVEMENTS.

THE CONTRACTOR SHALL CONTACT CITY OF WEST BEND WATER UTILITY 72 HOURS PRIOR TO PROPOSED WATERMAIN SHUTDOWNS OR ANY WORK THAT MAY INTERFERE WITH EXISTING WATER SERVICE. ALL EXISTING VALVES, HYDRANTS, AND OTHER WATERMAIN INFRASTRUCTURE SHALL ONLY BE OPERATED BY CITY OF WEST BEND WATER UTILITY.

CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS AND SIZES OF EXISTING SANITARY AND STORM SEWERS, WATER MAINS, GAS & ELECTRIC LINES AND OTHER ADJACENT UTILITIES PRIOR TO COMMENCING CONSTRUCTION. AS-BUILT (FIELD) DATA SHALL BE USED TO CHECK ALL PROPOSED UTILITY CROSSINGS FOR CONFLICTS.

CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE A MINIMUM OF 72 HOURS BEFORE THE START OF CONSTRUCTION TO HAVE THE ADJACENT UNDERGROUND PUBLIC UTILITIES LOCATED. THE LOCATION OF EXISTING PRIVATE UTILITIES MAY NOT BE SHOWN ON THE PLANS AND SHOULD BE LOCATED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

ANY WATER PUMPED FROM PITS, TRENCHES, WELLS OR PONDS SHALL BE TREATED FOR SEDIMENT REMOVAL PRIOR TO DISCHARGE OFF-SITE. PUMPING OPERATIONS SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061. PUMPED WATER CAN BE TREATED IN RETENTION BASINS, FILTER BAGS, STONE FILTERS OR BY OTHER WDNR APPROVED METHODS. QUALITY OF PUMPED WATER SHALL BE CONTINUOUSLY MONITORED DURING PUMPING OPERATIONS.

THE EXACT LOCATION OF THE SANITARY SEWER LATERAL, DOMESTIC WATER LINE, FIRE PROTECTION LEAD, NATURAL GAS SERVICE, ELECTRIC, PHONE AND CABLE LINES (AS THEY ENTER THE BUILDING) SHALL BE PER THE ARCHITECTURAL OR MECHANICAL DRAWINGS.

EXISTING SEWERS LATERALS MAY BE USED WITH NEW STRUCTURES OR PLUMBING SYSTEMS ONLY WHEN SUCH SEWER LATERALS ARE FOUND ON EXAMINATION AND TESTS TO CONFORM IN ALL RESPECTS TO THE REGULATIONS RELATING TO SEWER LATERALS. IF THE EXISTING SEWER LATERALS ARE FOUND TO BE DEFECTIVE, THE DEPARTMENT SHALL NOTIFY THE OWNER OF THE PREMISES IN WRITING OF THE NECESSARY CHANGES TO MAKE THE SEWER LATERALS CONFORM WITH REGULATIONS.



UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.

NO.	REVISION	BY	DATE

PROJ. MGR: JJC
 DRAFTED: ALJ
 DATE: 2-11-2026
 CHECKED: JJC
 DATE: 3-10-2026

2025.0227.01

SHEET
C-8



Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd, Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbasc.net

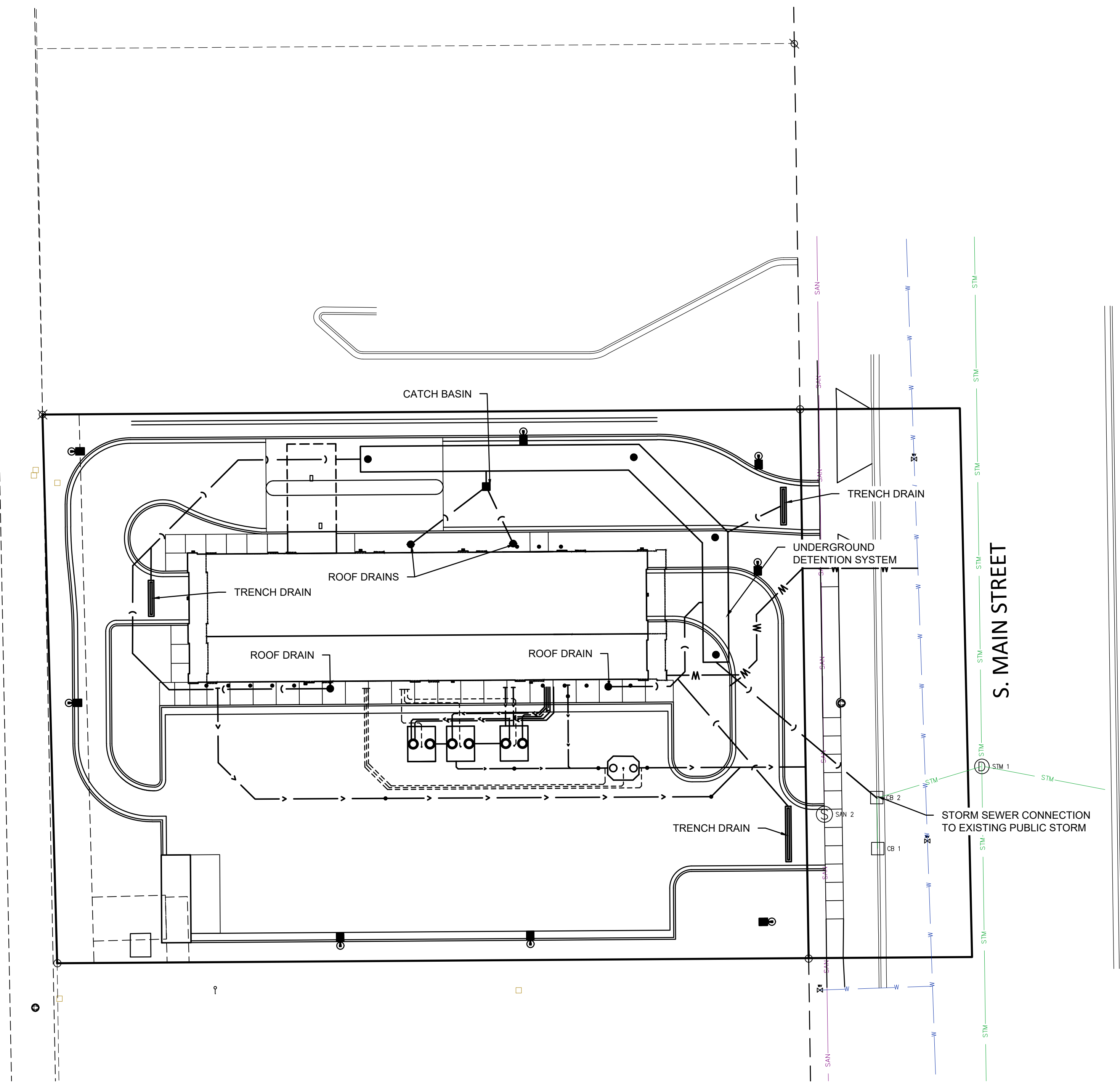
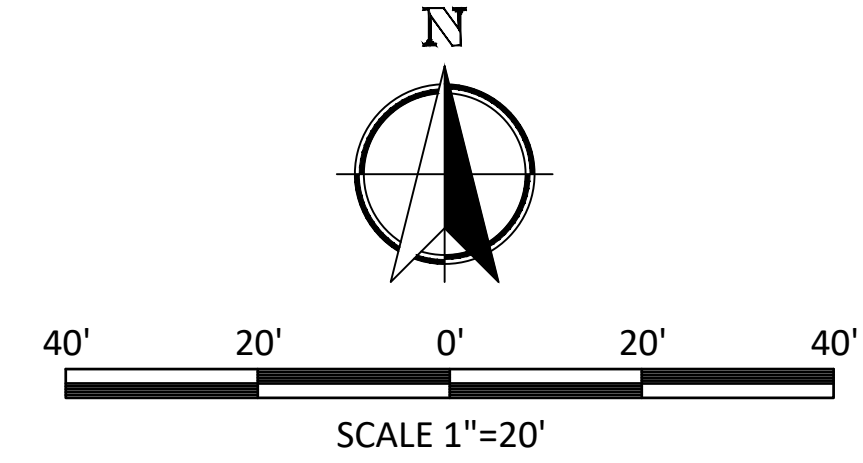
TSUNAMI EXPRESS CAR WASH
FOR
STORM SEWER PLAN
TSUNAMI CAR WASH INTERMEDIATE HOLDCO, LLC
CITY OF WEST BEND, COUNTY OF WASHINGTON, STATE OF WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: JJC
DRAFTED: ALJ
DATE: 2-11-2026
CHECKED: JJC
DATE: 3-9-2026

2025.0227.01

SHEET
C-9



- UTILITY LEGEND**
- >— PROPOSED STORM SEWER
 - STM — EXISTING STORM SEWER
 - >— PROPOSED SANITARY SEWER
 - S— PROPOSED SANITARY LATERAL
 - SAN — EXISTING SANITARY SEWER
 - W — PROPOSED WATER SERVICE
 - W — EXISTING WATERMAIN

REFERENCES

MATERIALS FOR STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATE OF WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (SPS) AND THE CITY OF WEST BEND STANDARD CONSTRUCTION SPECIFICATIONS.

STORM SEWER CONSTRUCTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN", 6TH EDITION, DECEMBER 22, 2003 WITH ADDENDA NO. 1 AND NO. 2, HEREIN REFERRED TO AS THE "STANDARD SPECIFICATIONS" AND THE CITY OF WEST BEND STANDARD CONSTRUCTION SPECIFICATIONS.

PUBLIC UTILITY NOTES

CABLE TV AND TELEPHONE SERVICE INSTALLATION TO BE COORDINATED WITH THE ELECTRICAL SERVICE.
ELECTRICAL SERVICE TO BE COORDINATED WITH WE ENERGIES. EXACT LOCATION OF THE SERVICE ENTRANCE / METER TO BE COORDINATED WITH WE ENERGIES, THE MECHANICAL DESIGNER AND THE ARCHITECT.
IF ANY CITY OF WEST BEND OWNED UNDERGROUND ELECTRIC MAY NEED TO BE RELOCATED, THE OWNER/DEVELOPER TO PAY ALL COSTS FOR RELOCATION. CONSTRUCTION TO BE PERFORMED TO MEET THE CITY OF WEST BEND STANDARD CONSTRUCTION SPECIFICATIONS. CONTACT THE CITY OF WEST BEND ENGINEERING DIVISION TO SCHEDULE INSPECTION.
THE EXACT LOCATION OF THE SANITARY SEWER LATERAL, DOMESTIC WATER LINE, FIRE PROTECTION LEAD, NATURAL GAS SERVICE, ELECTRIC, AND PHONE LINES (AS THEY ENTER THE BUILDING) SHALL BE PER THE ARCHITECTURAL OR MECHANICAL DRAWINGS.

UTILITY CONSTRUCTION GENERAL NOTES

CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS AND SIZES OF EXISTING SANITARY AND STORM SEWERS, WATER MAINS, GAS & ELECTRIC LINES OR OTHER UTILITIES PRIOR TO STARTING CONSTRUCTION. AS-BUILT (FIELD) DATA SHALL BE USED TO CHECK ALL PROPOSED UTILITY CROSSINGS FOR CONFLICTS.
CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE A MINIMUM OF 72 HOURS BEFORE THE START OF CONSTRUCTION TO IDENTIFY ADJACENT UNDERGROUND UTILITIES. THE LOCATION OF EXISTING PRIVATE UTILITIES MAY NOT BE SHOWN ON THE PLANS AND SHOULD BE LOCATED BY THE OWNER PRIOR TO CONSTRUCTION.

ANY WATER PUMPED FROM PITS, TRENCHES, WELLS OR PONDS SHALL BE TREATED FOR SEDIMENT REMOVAL PRIOR TO DISCHARGE OFF-SITE. PUMPING OPERATIONS SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061. PUMPED WATER CAN BE TREATED IN RETENTION BASINS, FILTER BAGS, STONE FILTERS OR BY OTHER WDNR APPROVED METHODS. QUALITY OF PUMPED WATER SHALL BE CONTINUOUSLY MONITORED DURING PUMPING OPERATIONS.

THE EXACT LOCATION OF ALL BUILDING LATERALS, ROOF DRAIN RISERS AND DOWNSPOUTS (IF APPLICABLE) SHALL BE PER THE ARCHITECTURAL OR MECHANICAL DRAWINGS.

STORM SEWER SPECIFICATIONS

STORM SEWERS WERE SIZED IN ACCORDANCE WITH SPS TABLE 382.36-4 "MAXIMUM CAPACITY OF STORM WATER HORIZONTAL CONVEYANCE PIPING FOR CONCRETE, ASTM C76 AND ASTM C14". ANY MATERIAL APPROVED BY THE CITY OF WEST BEND AND THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES MAY BE USED AT THE SLOPES AND SIZES DESIGNED.

STORM SEWER, ROOF DRAIN AND STORM BUILDING SEWER PIPE AND TUBING MATERIALS SHALL CONFORM TO SPS 384.30 OF THE WISCONSIN ADMINISTRATIVE CODE. REINFORCED CONCRETE PIPE (RCP) AND POLYVINYL CHLORIDE (PVC) MATERIALS SHALL BE SELECTED FROM TABLE 384.30-6. CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) PIPE MATERIAL (IF SELECTED) SHALL MEET THE REQUIREMENTS OF AASHTO M-252 FOR 4"-10" DIAMETER SIZES AND AASHTO M294 FOR 12"-48" DIAMETER SIZES.

BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".

ALL STORM SEWERS INSTALLED IN EXISTING OR PROPOSED PAVED AREAS SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH TABLE 37, CHAPTER 8.43.4 OF THE "STANDARD SPECIFICATIONS". BACKFILL MATERIAL SHALL EXTEND A MINIMUM OF FIVE FEET (5') OUTSIDE OF THE PAVEMENT LIMITS. TRENCHES RUNNING PARALLEL TO AND LESS THAN FIVE FEET (5') FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE COMPACTED GRANULAR BACKFILL.

A 10-GAUGE TRACER WIRE SHALL BE INSTALLED THE ENTIRE LENGTH OF ALL PRIVATE STORM SEWERS, ROOF DRAINS AND STORM BUILDING SEWER LATERALS PER SPS 382.36(7)(d)10. THE TRACER WIRE SHALL BE EXTENDED TO THE SURFACE AT THE BUILDING WALL AND ALL OTHER SYSTEM LIMITS (FOR EACH SYSTEM INSTALLED) AND ENCLOSED IN A RISER BOX WITH "STORM" ON THE COVER.

ALL MANHOLES AND/OR CATCH BASINS INSTALLED IN PAVED SURFACES AND ACCEPTING RUNOFF SHALL BE FURNISHED WITH THE NEENAH FOUNDRY R-2080-D FRAME AND GRATE.

ALL MANHOLES AND/OR DRAIN BASINS INSTALLED IN LAWN AREAS AND ACCEPTING RUNOFF SHALL BE FURNISHED WITH THE NEENAH FOUNDRY R-2080-D FRAME AND GRATE.

ALL MANHOLES, CATCH BASINS AND DRAIN BASINS SHALL BE FURNISHED WITH A MINIMUM 12" SUMP.

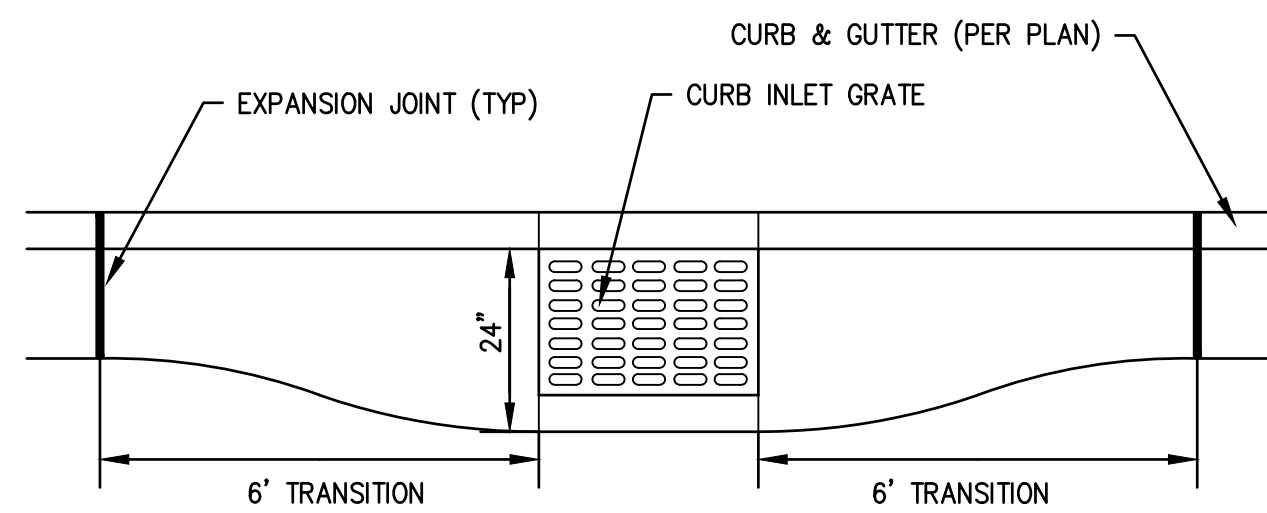
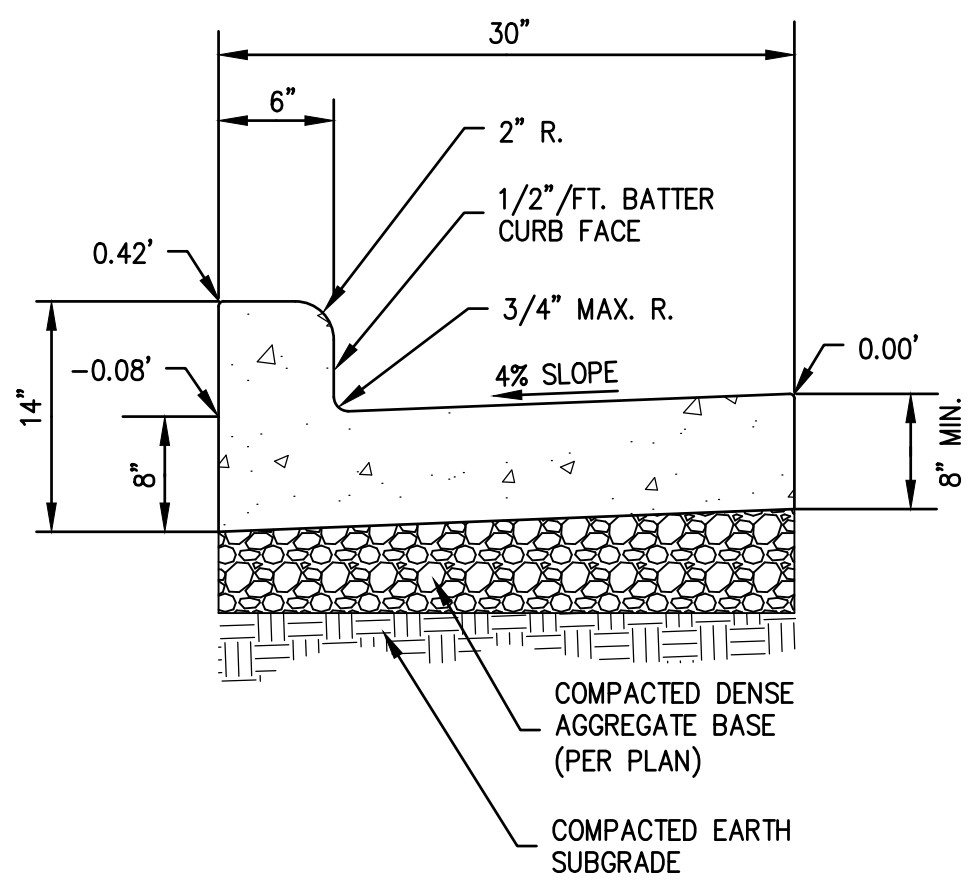
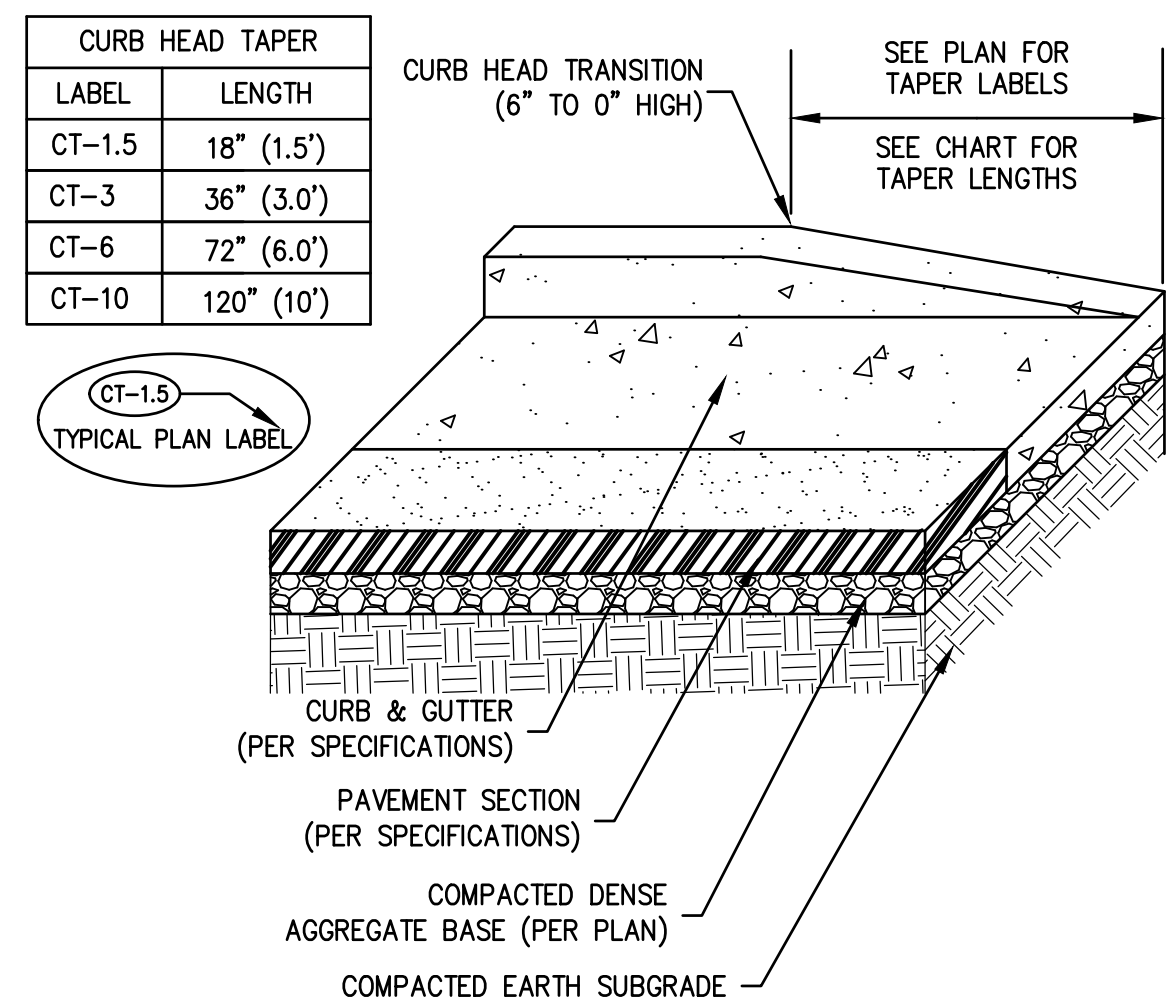
ALL STORM SEWERS, MANHOLES, CATCH BASINS AND/OR DRAIN BASINS SHALL BE CONSTRUCTED WITH WATER AND GAS TIGHT JOINTS IN CONFORMANCE WITH SPS 384.40.



UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.

- INSTALLATION NOTES FOR CURB AND GUTTER DETAILS**
1. CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED DENSE AGGREGATE BASE COURSE EXTENDING A MINIMUM OF 12 INCHES BEHIND THE BACK OF CURB.
 2. CURB PAN SHALL BE A MINIMUM OF SIX INCHES (6") THICK, EXPECT AT DRIVEWAY LOCATIONS WHERE IT SHALL BE A MINIMUM OF EIGHT INCHES (8") THICK.
 3. INSTALL TWO (2) NO. 4, 18-INCH LONG EPOXY COATED TIE BARS ANCHORED WITH AN EPOXY, EVENLY SPACED, DRIVEN NINE INCHES (9") INTO TO EXISTING OR PREVIOUSLY INSTALLED CURB AND GUTTER.
 4. WHEN PLACED ADJACENT TO NEW CONCRETE, INSTALL NO. 4 18-INCH LONG EPOXY COATED TIE BARS, 36" ON CENTER PLACED A MINIMUM OF THREE AND ONE HALF INCHES (3½") BELOW THE TOP OF THE CURB PAN.
 5. LATERAL CONTRACTION JOINTS TO BE PLACED AT AN INTERVAL OF 10 FEET TO A MINIMUM DEPTH OF TWO INCHES (2").
 6. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT POINTS OF CURVATURE, ANGLE POINTS, THREE FEET (3') FROM EACH SIDE OF EVERY INLET AND EVERY 300 FEET ALONG TANGENT SECTIONS OR AS DIRECTED BY THE ENGINEER. EXPANSION JOINT FILLER MATERIAL SHALL MEET WISDOT SPECIFICATIONS HAVING THE SAME DIMENSIONS AS THE CURB & GUTTER WITH A 3/4" THICKNESS.
 7. APPLY CONCRETE CURING COMPOUND PER WISDOT SPECIFICATIONS.

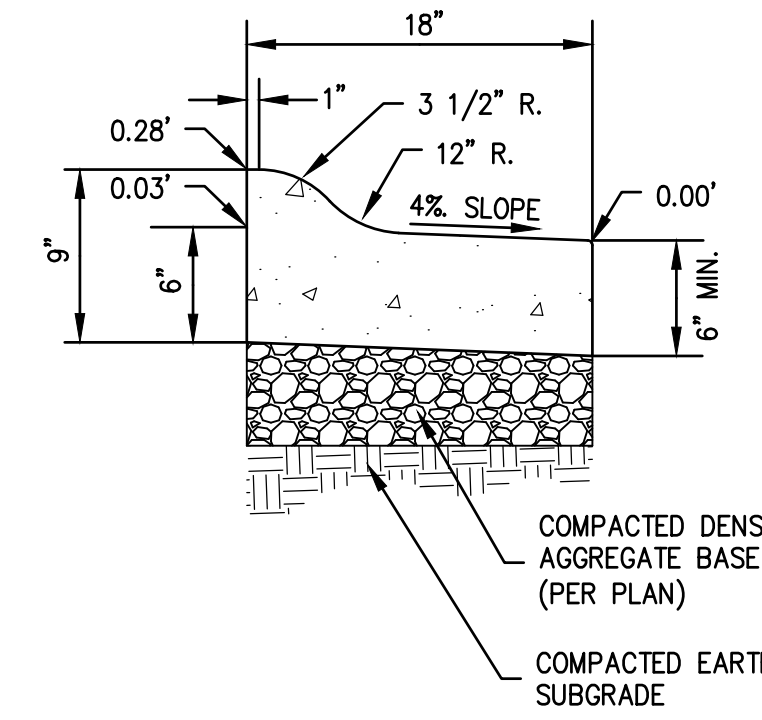
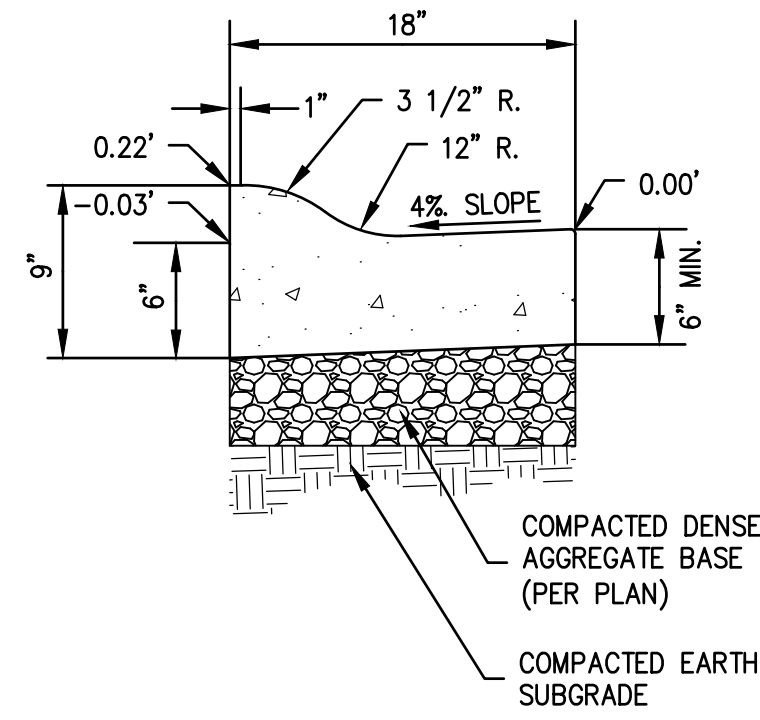
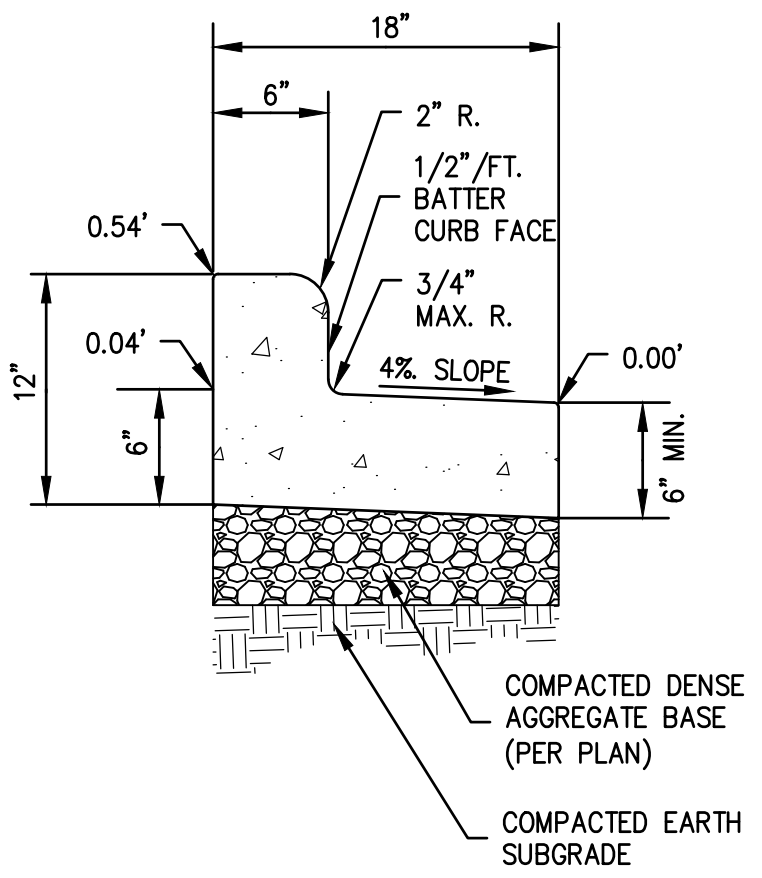
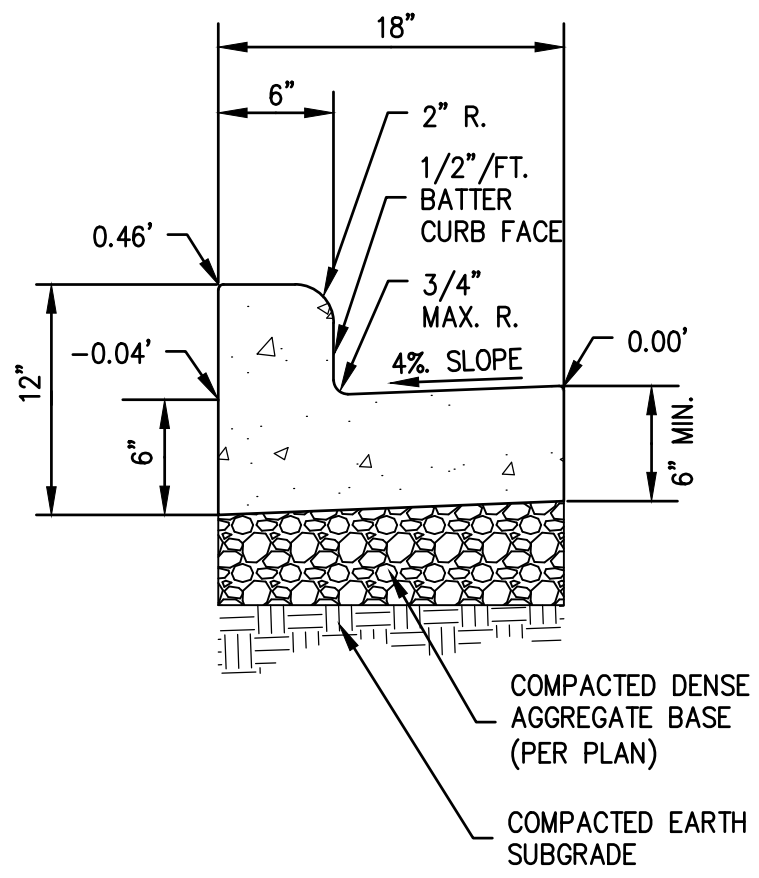


1 CONCRETE CURB AND GUTTER DETAIL NOTES N.T.S.

2 CURB HEAD TAPER DETAIL N.T.S.

3 30" VERTICAL FACE HEAVY DUTY (HD) CONCRETE CURB AND GUTTER DETAIL N.T.S.

4 CONCRETE CURB AND GUTTER / STORM SEWER INLET TRANSITION DETAIL N.T.S.

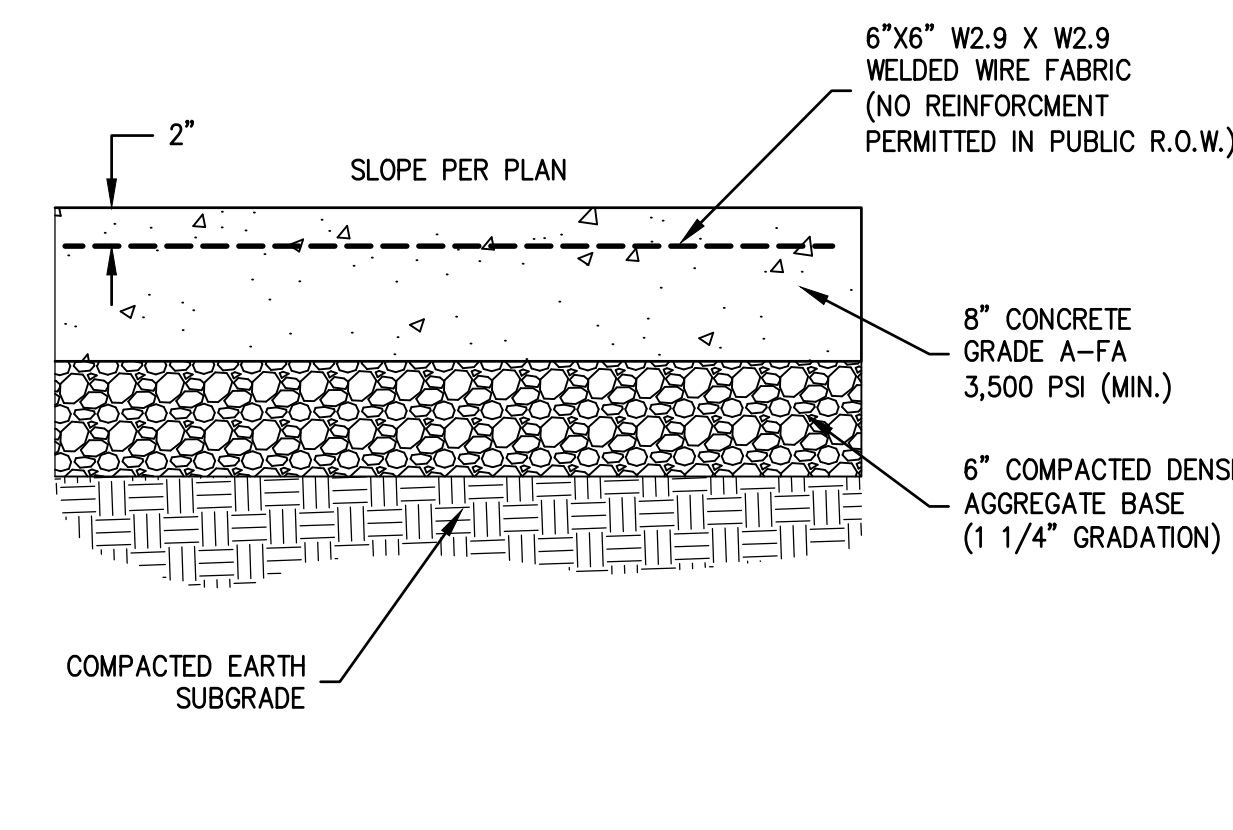
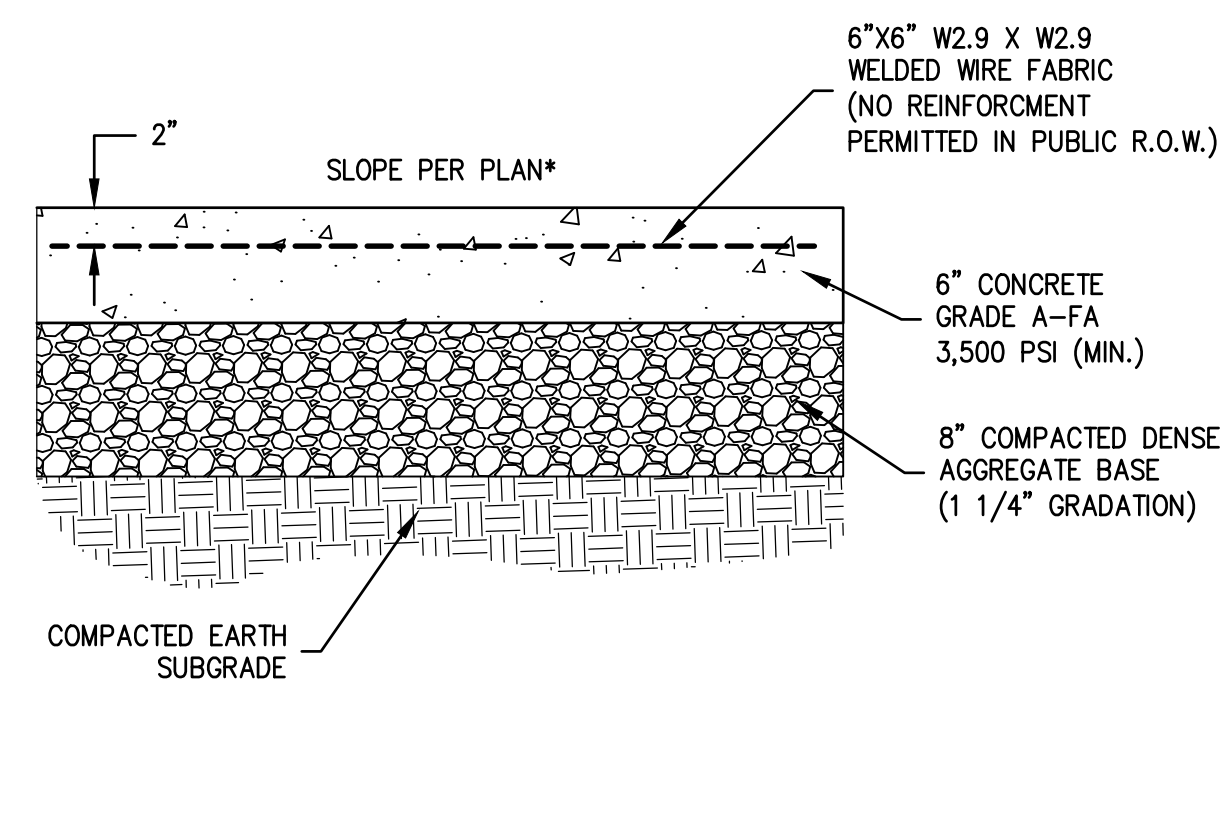
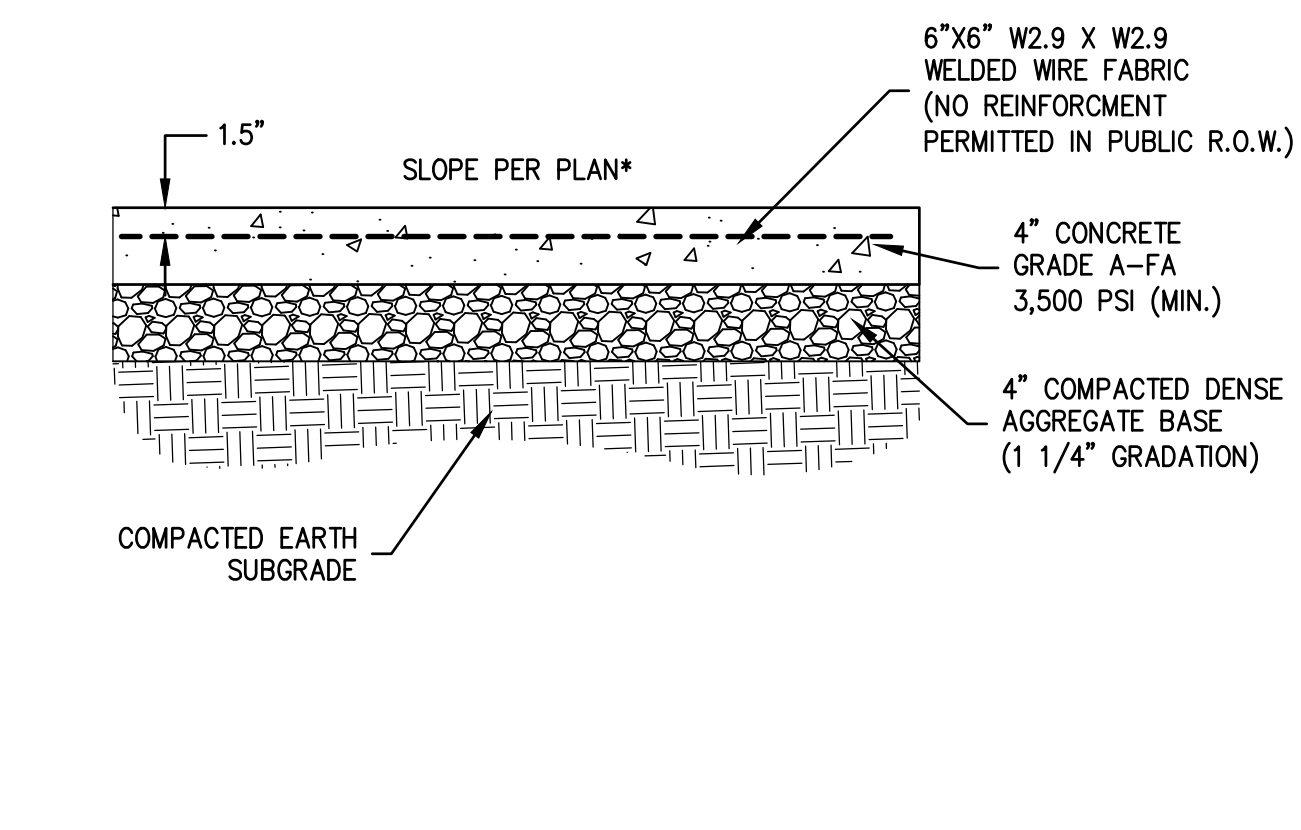
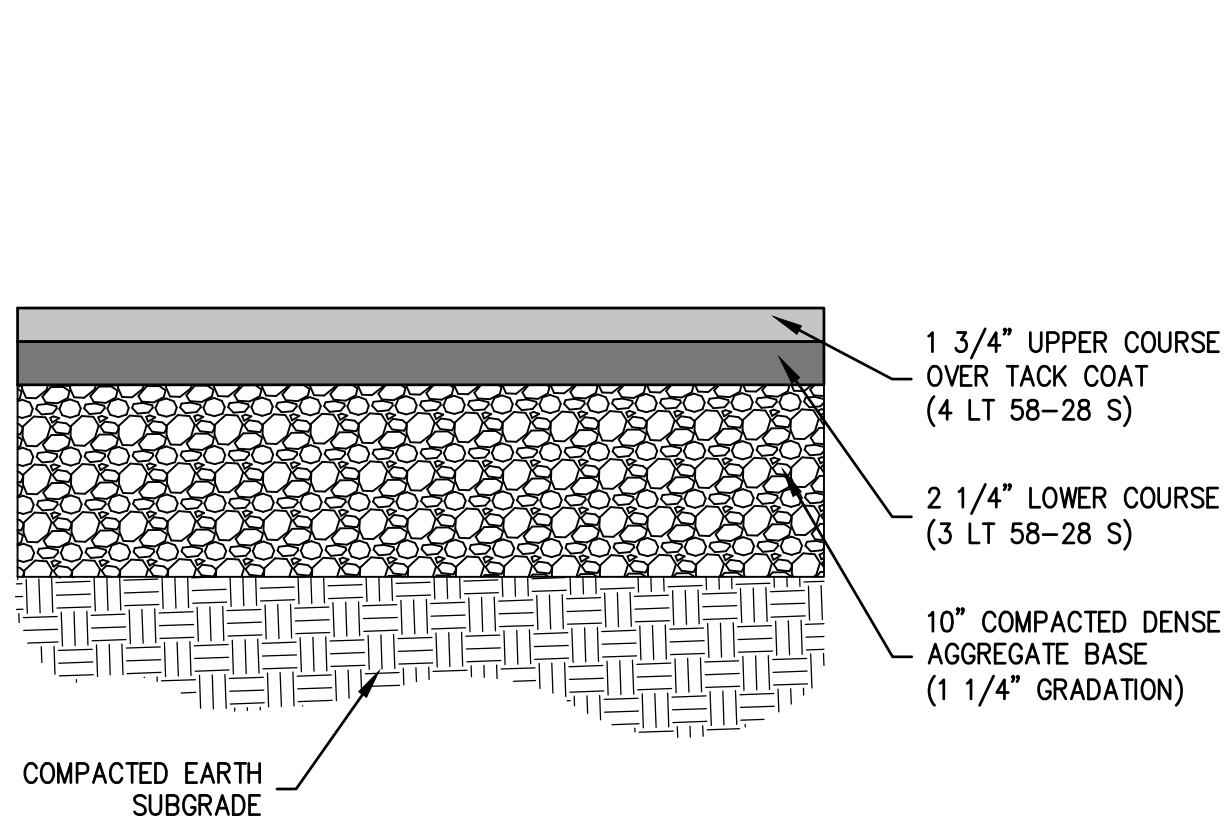


5 18" VERTICAL FACE CONCRETE CURB AND GUTTER DETAIL N.T.S.

6 18" VERTICAL FACE REVERSE PAN CONCRETE CURB AND GUTTER DETAIL N.T.S.

7 3" MOUNTABLE 18" CONCRETE CURB AND GUTTER DETAIL N.T.S.

8 3" MOUNTABLE 18" REVERSE PAN CONCRETE CURB AND GUTTER DETAIL N.T.S.



9 MEDIUM-DUTY ASPHALT PAVEMENT (4") (TYPICAL SECTION) N.T.S.

1 LIGHT-DUTY CONCRETE PAVEMENT (4") (TYPICAL SECTION) N.T.S.

11 MEDIUM-DUTY CONCRETE PAVEMENT (6") (TYPICAL SECTION) N.T.S.

5 HEAVY-DUTY CONCRETE PAVEMENT (8") (TYPICAL SECTION) N.T.S.

* SIDEWALKS: 1.5% CROSS-SLOPE (TYP.) 2.08% CROSS-SLOPE (MAX.)
 PATIOS, PLAZAS, AND LANDINGS: 2.08% SLOPE IN ANY DIRECTION (MAX.)
 ALL OTHER PAVEMENTS: SLOPE PER PLAN

* SIDEWALKS: 1.5% CROSS-SLOPE (TYP.) 2.08% CROSS-SLOPE (MAX.)
 PATIOS, PLAZAS, AND LANDINGS: 2.08% SLOPE IN ANY DIRECTION (MAX.)
 ALL OTHER PAVEMENTS: SLOPE PER PLAN

TSUNAMI EXPRESS CAR WASH
 TYPICAL SECTIONS & CONSTRUCTION DETAILS
 FOR
TSUNAMI CAR WASH INTERMEDIATE HOLDCO, LLC
 CITY OF WEST BEND, COUNTY OF WASHINGTON, STATE OF WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: JJC
 DRAFTED: ALJ
 DATE: 2-11-2026
 CHECKED: JJC
 DATE: 2-13-2026

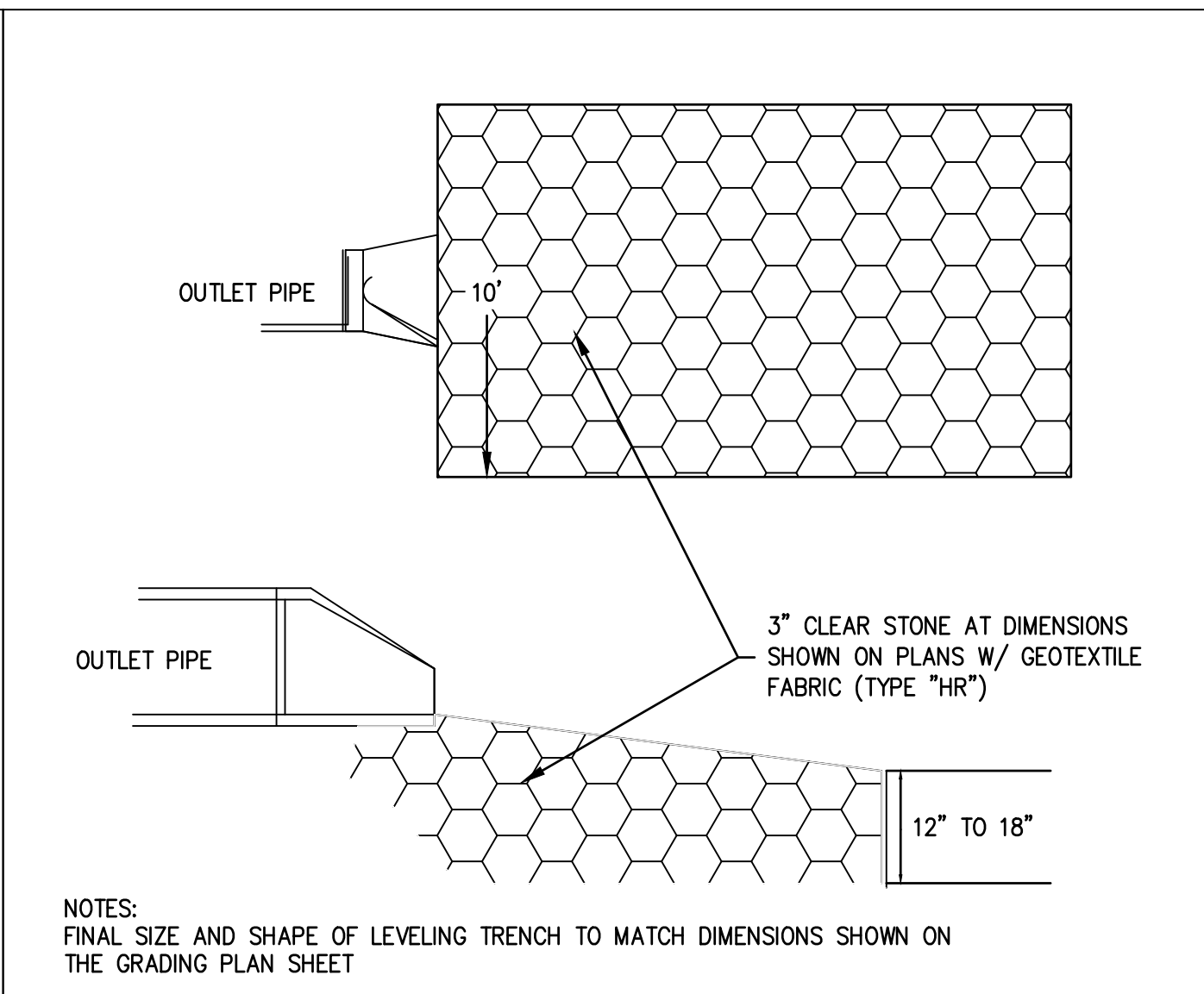
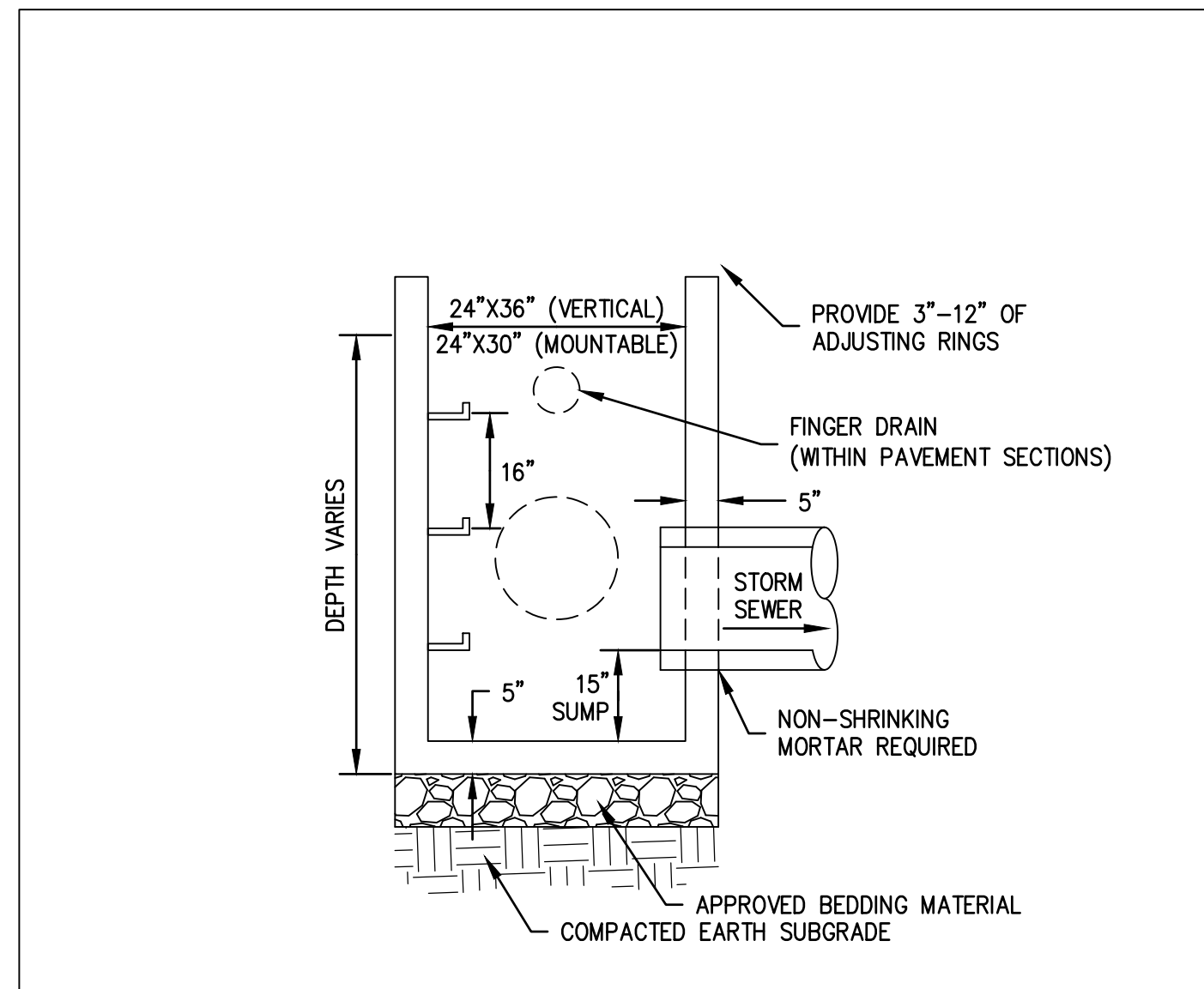
2025.0227.01
 SHEET
C-11



Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tel.: (262)634-5588 Website: www.nmbasc.net

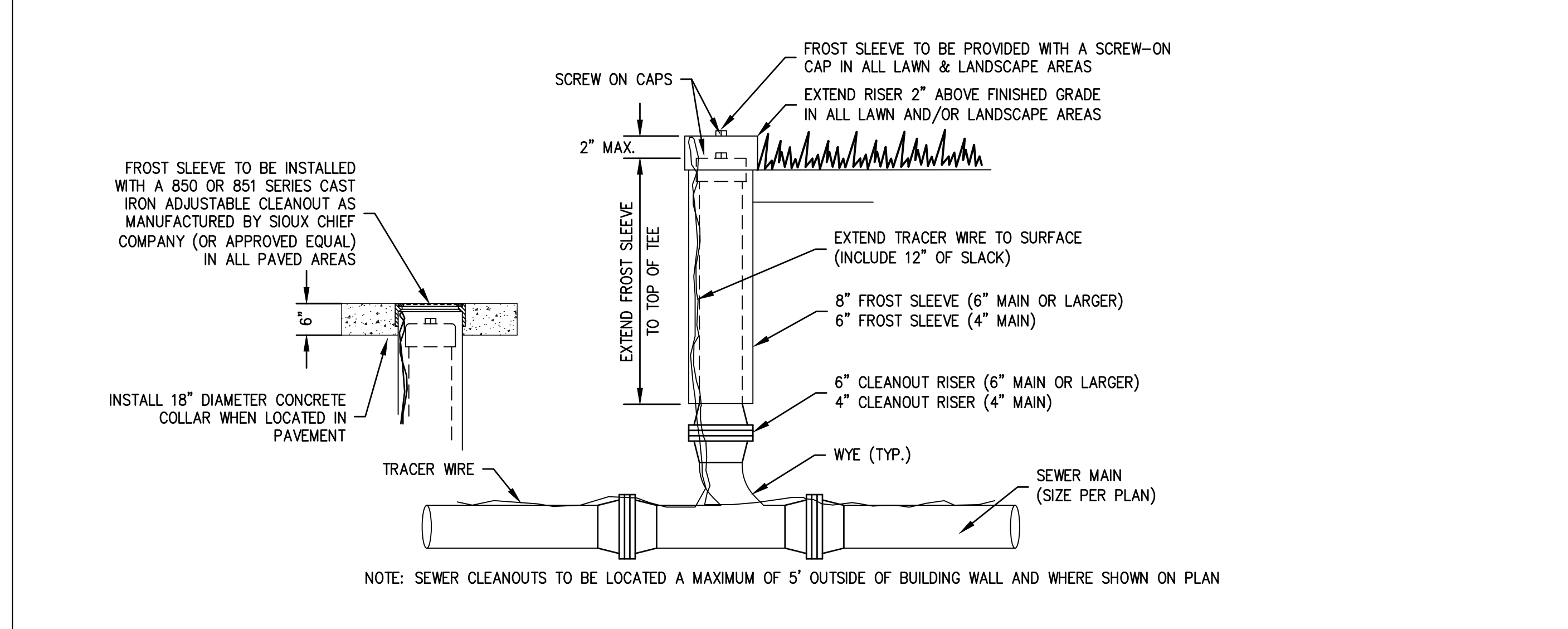
TSUNAMI EXPRESS CAR WASH
FOR
TSUNAMI CAR WASH INTERMEDIATE HOLDCO, LLC
CITY OF WEST BEND, COUNTY OF WASHINGTON, STATE OF WISCONSIN

Attachment: PC Packet (SP-26-002 Tsunami Car Wash)

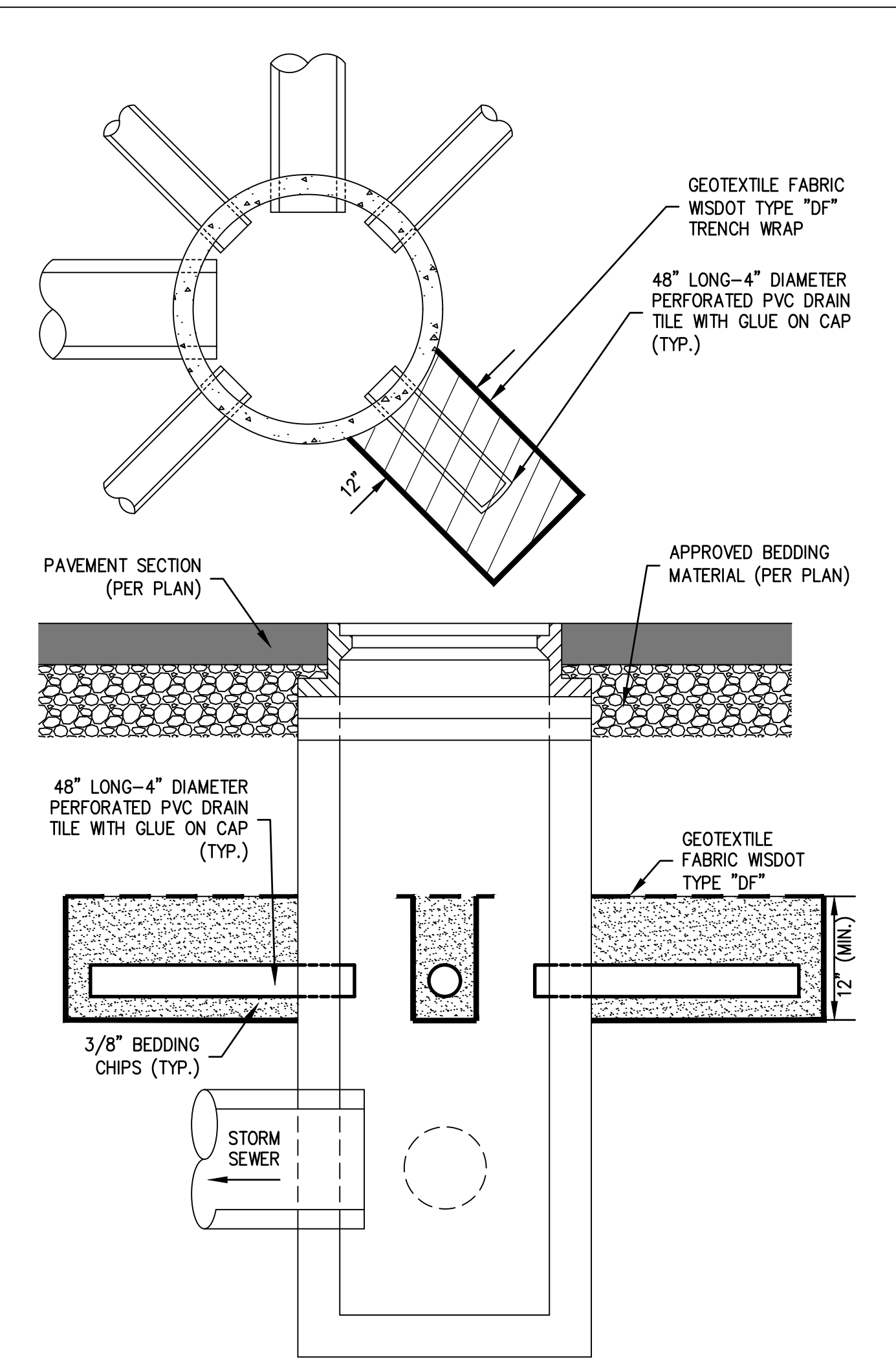


1 STANDARD STORM SEWER INLET/CATCH BASIN DETAIL N.T.S.

2 LEVELING TRENCH DETAIL N.T.S.

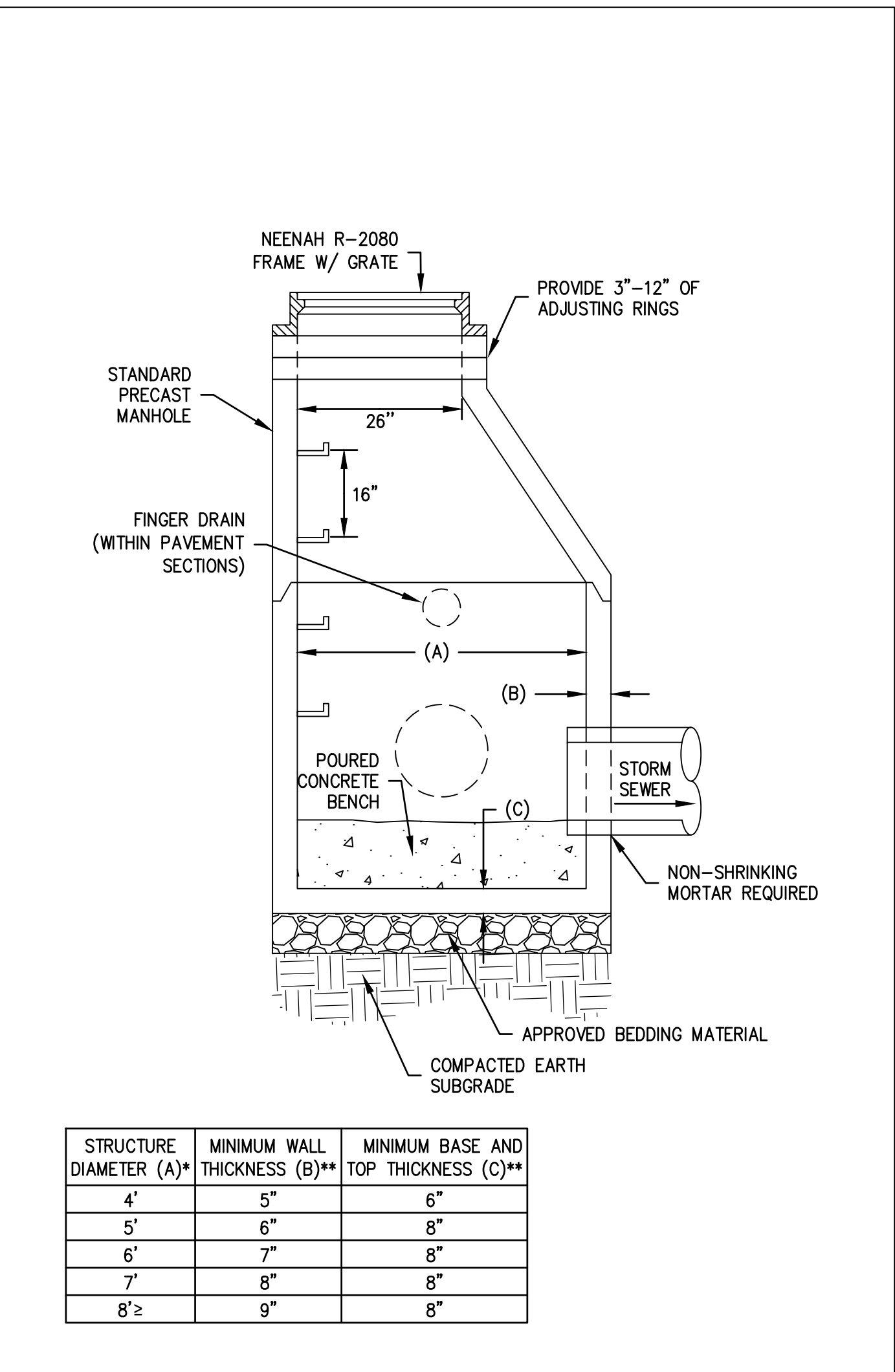


3 SEWER CLEANOUT (CO) RISER DETAIL N.T.S.



NOTE:
1. FINGER DRAINS SHALL BE INSTALLED IN ALL DRAINAGE STRUCTURES (WITHIN OR ADJACENT TO) PAVED SURFACES.
2. FINGER DRAIN OPENINGS IN STRUCTURE SHALL BE PRECAST.
3. VERTICAL LOCATION OF FINGER DRAIN MAY VARY DEPENDING ON PIPE CONFIGURATION.
4. FINGER DRAIN MUST BE ABOVE THE TOP OF ALL STORM SEWER INVERTS.
5. FINGER DRAINS SHALL HAVE ??? PERFORATIONS.

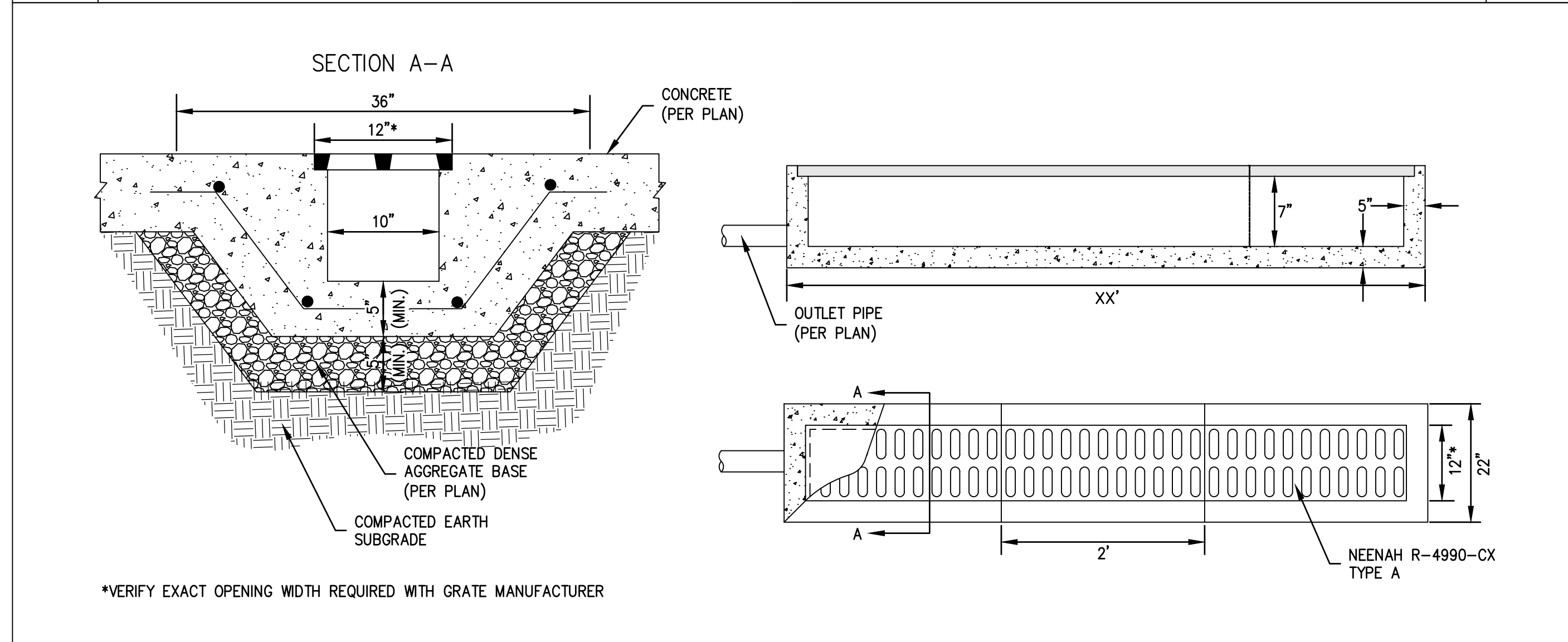
4 STORM SEWER STRUCTURE FINGER DRAIN DETAIL N.T.S.



STRUCTURE DIAMETER (A)*	MINIMUM WALL THICKNESS (B)**	MINIMUM BASE AND TOP THICKNESS (C)**
4'	5"	6"
5'	6"	8"
6'	7"	8"
7'	8"	8"
8'±	9"	8"

*STRUCTURE DIAMETER SHALL BE STANDARD 48" UNLESS OTHERWISE NOTED ON PLAN
**MINIMUM THICKNESS SHALL NOT BE LESS THAN THAT REQUIRED TO MEET AASHTO H-20 LOADINGS

5 STANDARD STORM SEWER MANHOLE DETAIL N.T.S.



6 CAST IN PLACE TRENCH DRAIN DETAIL N.T.S.

NO.	REVISION	BY	DATE

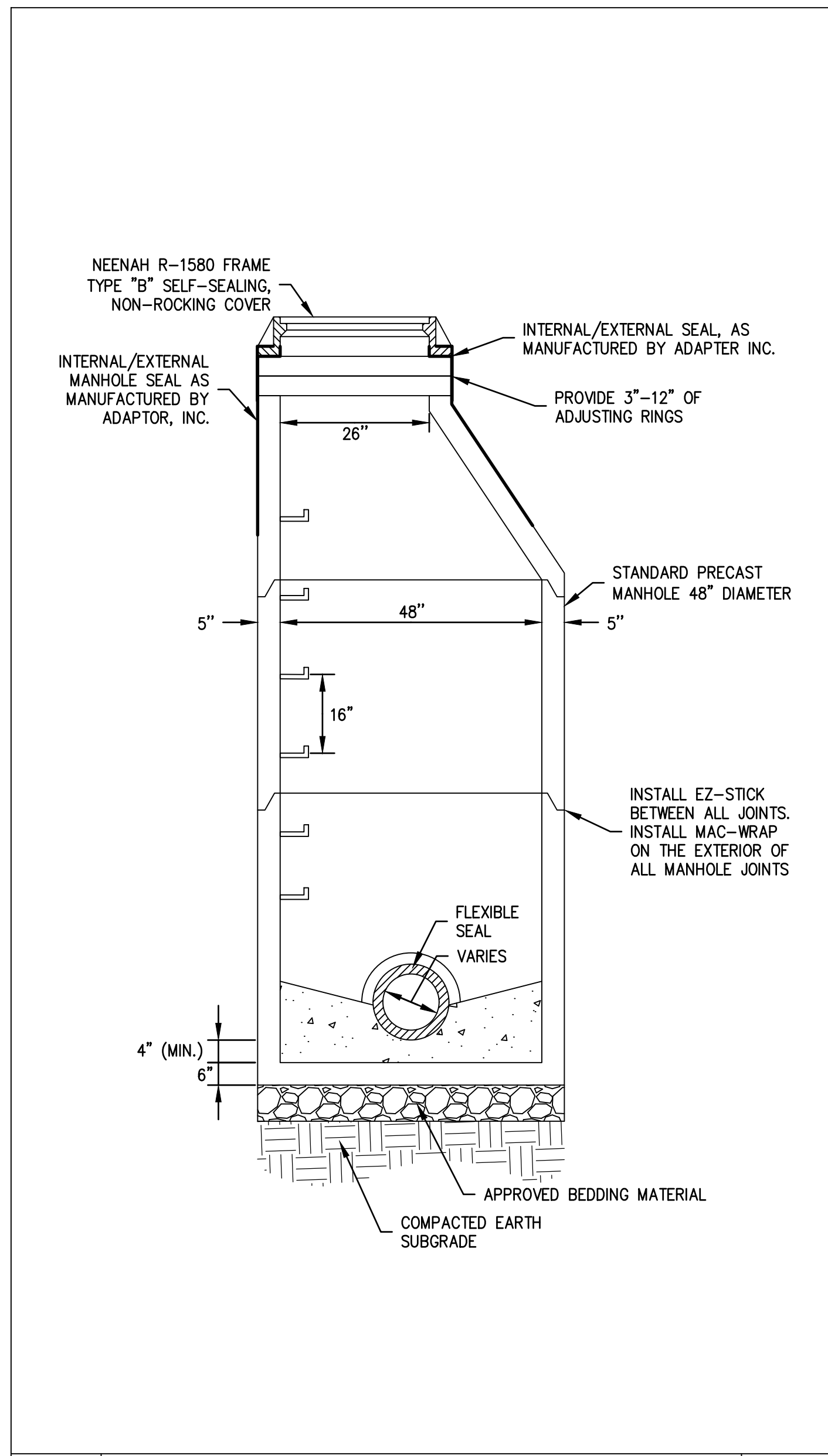
PROJ. MGR: JJC
DRAFTED: ALJ
DATE: 2-11-2026
CHECKED: JJC
DATE: 2-13-2026

2025.0227.01
SHEET
C-12

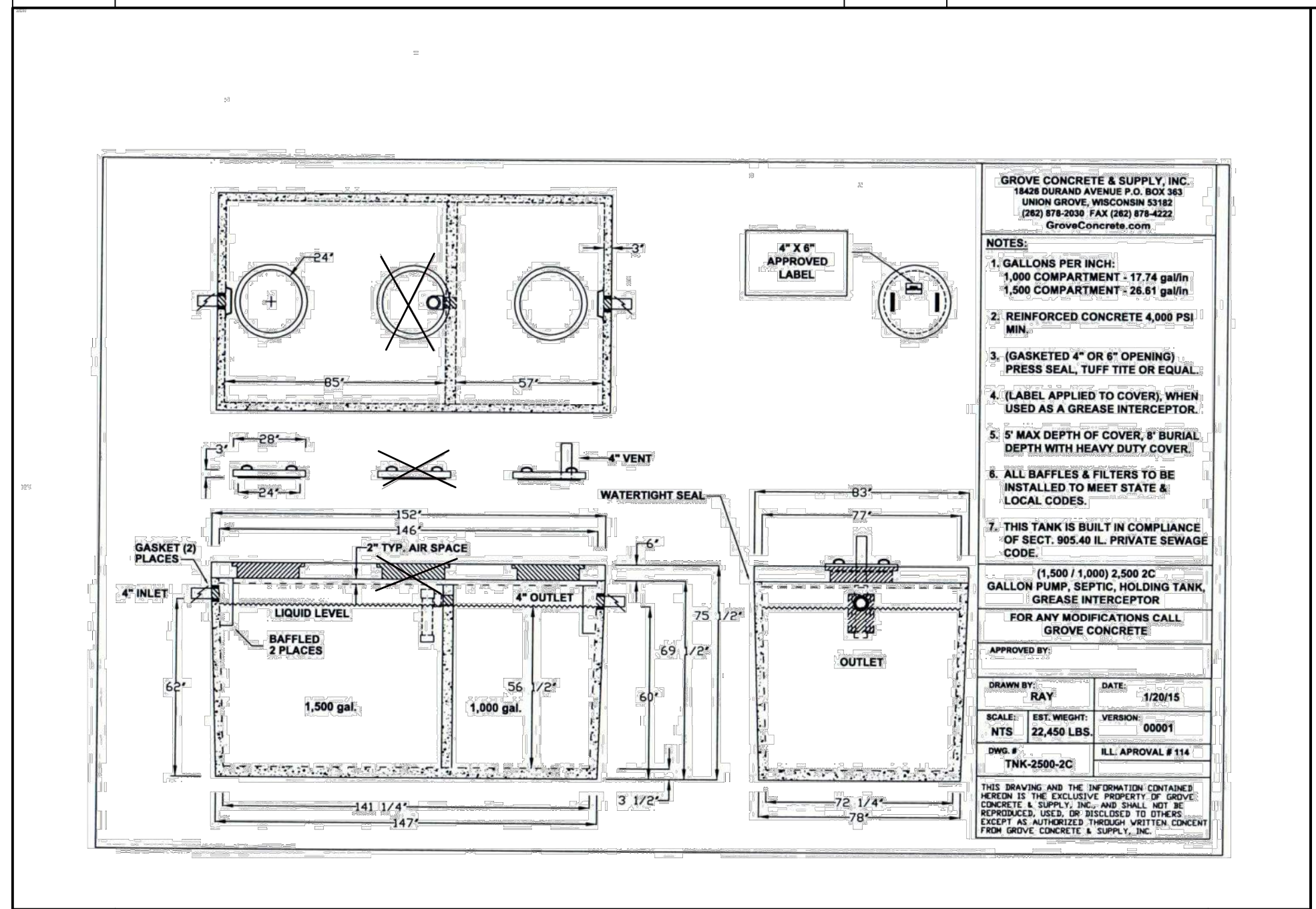
TSUNAMI EXPRESS CAR WASH
 TYPICAL SECTIONS & CONSTRUCTION DETAILS
 FOR
TSUNAMI CAR WASH INTERMEDIATE HOLDCO, LLC
 CITY OF WEST BEND, COUNTY OF WASHINGTON, STATE OF WISCONSIN

NO.	REVISION	BY	DATE

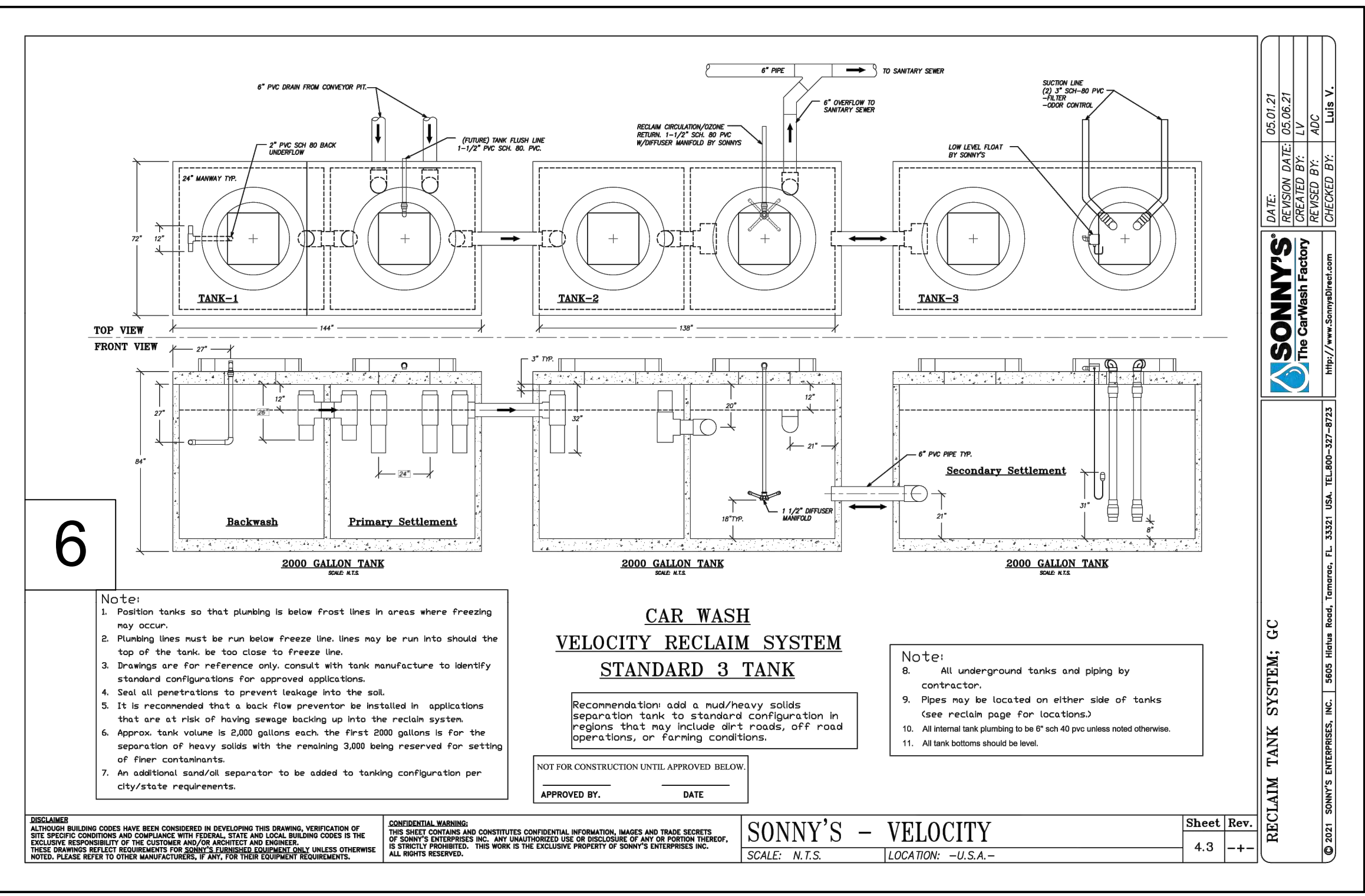
PROJ. MGR: JJC
 DRAFTED: ALJ
 DATE: 2-11-2026
 CHECKED: JJC
 DATE: 2-13-2026
 2025.0227.01
 SHEET
C-13



1 STANDARD SANITARY SEWER MANHOLE DETAIL (PRIVATE) N.T.S.



5 GREASE INTERCEPTOR VAULT DETAIL N.T.S.



6 CAR WASH VELOCITY RECLAIM SYSTEM STANDARD 3 TANK N.T.S.

1 **VERSA-LOK UNIT**
UNIT DIMENSIONS
SCALE: NONE

THESE PRELIMINARY DETAILS ARE INTENDED AS AN AID IN DESIGNING ATTRACTIVE, DURABLE RETAINING WALLS WITH VERSA-LOK UNITS. FINAL DETERMINATION OF THE SUITABILITY OF ANY INFORMATION OR MATERIAL FOR THE USE CONTEMPLATED, AND ITS MANNER OF USE, IS THE SOLE RESPONSIBILITY OF THE USER. A FINAL, PROJECT SPECIFIC DESIGN SHOULD BE PREPARED BY A QUALIFIED, LICENSED, PROFESSIONAL ENGINEER.

VERSALOK STANDARD DETAILS	DATE: 1/20/21
STANDARD UNIT	SCALE: NONE
REV: 16/2021	BY: [Redacted]
REV: 16/2021	BY: [Redacted]

2 **GEOSYNTHETIC INSTALLATION DETAIL**
SCALE: NONE

NOTE:
 • FOLLOW GEOSYNTHETIC GRID MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SPECIFICATIONS
 • GEOSYNETIC LENGTH AND ELEVATION PLACEMENT SHALL BE DETERMINED BY WALL DESIGN ENGINEER

THESE PRELIMINARY DETAILS ARE INTENDED AS AN AID IN DESIGNING ATTRACTIVE, DURABLE RETAINING WALLS WITH VERSA-LOK UNITS. FINAL DETERMINATION OF THE SUITABILITY OF ANY INFORMATION OR MATERIAL FOR THE USE CONTEMPLATED, AND ITS MANNER OF USE, IS THE SOLE RESPONSIBILITY OF THE USER. A FINAL, PROJECT SPECIFIC DESIGN SHOULD BE PREPARED BY A QUALIFIED, LICENSED, PROFESSIONAL ENGINEER.

VERSALOK STANDARD DETAILS	DATE: 1/20/21
GEOSYNTHETIC INSTALLATION	SCALE: NONE
REV: 16/2021	BY: [Redacted]
REV: 16/2021	BY: [Redacted]

3 **VERSA-TUFF PIN**
PIN DIMENSIONS
SCALE: NONE

THESE PRELIMINARY DETAILS ARE INTENDED AS AN AID IN DESIGNING ATTRACTIVE, DURABLE RETAINING WALLS WITH VERSA-LOK UNITS. FINAL DETERMINATION OF THE SUITABILITY OF ANY INFORMATION OR MATERIAL FOR THE USE CONTEMPLATED, AND ITS MANNER OF USE, IS THE SOLE RESPONSIBILITY OF THE USER. A FINAL, PROJECT SPECIFIC DESIGN SHOULD BE PREPARED BY A QUALIFIED, LICENSED, PROFESSIONAL ENGINEER.

VERSALOK STANDARD DETAILS	DATE: 1/20/21
PIN	SCALE: NONE
REV: 16/2021	BY: [Redacted]
REV: 16/2021	BY: [Redacted]

4 **PINNING DETAIL**
CROSS SECTION
SCALE: NONE

THESE PRELIMINARY DETAILS ARE INTENDED AS AN AID IN DESIGNING ATTRACTIVE, DURABLE RETAINING WALLS WITH VERSA-LOK UNITS. FINAL DETERMINATION OF THE SUITABILITY OF ANY INFORMATION OR MATERIAL FOR THE USE CONTEMPLATED, AND ITS MANNER OF USE, IS THE SOLE RESPONSIBILITY OF THE USER. A FINAL, PROJECT SPECIFIC DESIGN SHOULD BE PREPARED BY A QUALIFIED, LICENSED, PROFESSIONAL ENGINEER.

VERSALOK STANDARD DETAILS	DATE: 1/20/21
PINNING	SCALE: NONE
REV: 16/2021	BY: [Redacted]
REV: 16/2021	BY: [Redacted]

5 **DRAIN DETAIL**
SCALE: NONE

THESE PRELIMINARY DETAILS ARE INTENDED AS AN AID IN DESIGNING ATTRACTIVE, DURABLE RETAINING WALLS WITH VERSA-LOK UNITS. FINAL DETERMINATION OF THE SUITABILITY OF ANY INFORMATION OR MATERIAL FOR THE USE CONTEMPLATED, AND ITS MANNER OF USE, IS THE SOLE RESPONSIBILITY OF THE USER. A FINAL, PROJECT SPECIFIC DESIGN SHOULD BE PREPARED BY A QUALIFIED, LICENSED, PROFESSIONAL ENGINEER.

VERSALOK STANDARD DETAILS	DATE: 1/20/21
DRAIN DETAIL	SCALE: NONE
REV: 16/2021	BY: [Redacted]
REV: 16/2021	BY: [Redacted]

6 **PAINTED INTERNATIONAL SYMBOL FOR ACCESSIBILITY DETAIL**
N.T.S.

THESE PRELIMINARY DETAILS ARE INTENDED AS AN AID IN DESIGNING ATTRACTIVE, DURABLE RETAINING WALLS WITH VERSA-LOK UNITS. FINAL DETERMINATION OF THE SUITABILITY OF ANY INFORMATION OR MATERIAL FOR THE USE CONTEMPLATED, AND ITS MANNER OF USE, IS THE SOLE RESPONSIBILITY OF THE USER. A FINAL, PROJECT SPECIFIC DESIGN SHOULD BE PREPARED BY A QUALIFIED, LICENSED, PROFESSIONAL ENGINEER.

VERSALOK STANDARD DETAILS	DATE: 1/20/21
PAINTED INTERNATIONAL SYMBOL FOR ACCESSIBILITY DETAIL	SCALE: NONE
REV: 16/2021	BY: [Redacted]
REV: 16/2021	BY: [Redacted]

7 **ALUMINUM ROUND SIGN POST W/ 6\"/>
 N.T.S.**

THESE PRELIMINARY DETAILS ARE INTENDED AS AN AID IN DESIGNING ATTRACTIVE, DURABLE RETAINING WALLS WITH VERSA-LOK UNITS. FINAL DETERMINATION OF THE SUITABILITY OF ANY INFORMATION OR MATERIAL FOR THE USE CONTEMPLATED, AND ITS MANNER OF USE, IS THE SOLE RESPONSIBILITY OF THE USER. A FINAL, PROJECT SPECIFIC DESIGN SHOULD BE PREPARED BY A QUALIFIED, LICENSED, PROFESSIONAL ENGINEER.

VERSALOK STANDARD DETAILS	DATE: 1/20/21
ALUMINUM ROUND SIGN POST W/ 6\"/>	
REV: 16/2021	BY: [Redacted]
REV: 16/2021	BY: [Redacted]

8 **SIGN MOUNTING HARDWARE DETAIL**
N.T.S.

THESE PRELIMINARY DETAILS ARE INTENDED AS AN AID IN DESIGNING ATTRACTIVE, DURABLE RETAINING WALLS WITH VERSA-LOK UNITS. FINAL DETERMINATION OF THE SUITABILITY OF ANY INFORMATION OR MATERIAL FOR THE USE CONTEMPLATED, AND ITS MANNER OF USE, IS THE SOLE RESPONSIBILITY OF THE USER. A FINAL, PROJECT SPECIFIC DESIGN SHOULD BE PREPARED BY A QUALIFIED, LICENSED, PROFESSIONAL ENGINEER.

VERSALOK STANDARD DETAILS	DATE: 1/20/21
SIGN MOUNTING HARDWARE DETAIL	SCALE: NONE
REV: 16/2021	BY: [Redacted]
REV: 16/2021	BY: [Redacted]

9 **ADA \"RESERVED PARKING VAN ACCESSIBLE\" SIGN DETAIL**
N.T.S.

THESE PRELIMINARY DETAILS ARE INTENDED AS AN AID IN DESIGNING ATTRACTIVE, DURABLE RETAINING WALLS WITH VERSA-LOK UNITS. FINAL DETERMINATION OF THE SUITABILITY OF ANY INFORMATION OR MATERIAL FOR THE USE CONTEMPLATED, AND ITS MANNER OF USE, IS THE SOLE RESPONSIBILITY OF THE USER. A FINAL, PROJECT SPECIFIC DESIGN SHOULD BE PREPARED BY A QUALIFIED, LICENSED, PROFESSIONAL ENGINEER.

VERSALOK STANDARD DETAILS	DATE: 1/20/21
ADA \"RESERVED PARKING VAN ACCESSIBLE\" SIGN DETAIL	SCALE: NONE
REV: 16/2021	BY: [Redacted]
REV: 16/2021	BY: [Redacted]

10 **\"STOP\" SIGN DETAIL**
N.T.S.

THESE PRELIMINARY DETAILS ARE INTENDED AS AN AID IN DESIGNING ATTRACTIVE, DURABLE RETAINING WALLS WITH VERSA-LOK UNITS. FINAL DETERMINATION OF THE SUITABILITY OF ANY INFORMATION OR MATERIAL FOR THE USE CONTEMPLATED, AND ITS MANNER OF USE, IS THE SOLE RESPONSIBILITY OF THE USER. A FINAL, PROJECT SPECIFIC DESIGN SHOULD BE PREPARED BY A QUALIFIED, LICENSED, PROFESSIONAL ENGINEER.

VERSALOK STANDARD DETAILS	DATE: 1/20/21
\"STOP\" SIGN DETAIL	SCALE: NONE
REV: 16/2021	BY: [Redacted]
REV: 16/2021	BY: [Redacted]

NO.	DATE	BY	REVISION



Nielsen Madsen + Barber CIVIL ENGINEERS AND LAND SURVEYORS 1458 Horizon Blvd, Suite 200, Racine, WI, 53406 Tele: (262)634-5588 Website: www.nmbasc.net

TSUNAMI EXPRESS CAR WASH FOR TYPICAL SECTIONS & CONSTRUCTION DETAILS TSUNAMI CAR WASH INTERMEDIATE HOLDCO, LLC CITY OF WEST BEND, COUNTY OF WASHINGTON, STATE OF WISCONSIN

Table with columns for NO., REVISION, DATE, and BY.

PROJ. MGR: JJC DRAFTED: ALJ DATE: 2-11-2026 CHECKED: JJC DATE: 2-13-2026

2025.0227.01

SHEET C-15

Construction loading diagram showing temporary cover for construction loads, finished grade, and axle loads. Includes tables for axle loads and material specifications for corrugated steel pipe.

Plain end CMP riser pipe connection detail and 12" riser band detail. Includes elevation views, connection details, and general notes for assembly.

Stub and riser information tables, assembly drawing, and notes. Includes tables for stub and riser elevations and system inverts.

Manufacturer recommended backfill specifications table, installation notes, and connection details. Includes a table for backfill specifications and detailed installation instructions.

Monday, March 09, 2026 3:29:42 PM



Nielsen Madsen + Barber
 CIVIL ENGINEERS AND LAND SURVEYORS
 1458 Horizon Blvd. Suite 200, Racine, WI. 53406
 Tele.: (262)634-5588 Website: www.nmbasc.net

TSUNAMI EXPRESS CAR WASH
 TYPICAL SECTIONS & CONSTRUCTION DETAILS
 FOR
TSUNAMI CAR WASH INTERMEDIATE HOLDCO, LLC
 CITY OF WEST BEND, COUNTY OF WASHINGTON, STATE OF WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: _____ JJC
 DRAFTED: _____ ALJ
 DATE: 2-11-2026
 CHECKED: _____ JJC
 DATE: 2-13-2026

2025.0227.01
 SHEET
C-15

