THE CITY OF WATERTOWN

SITE PLAN REVIEW COMMITTEE MEETING AGENDA

MONDAY, MARCH 09, 2026 AT 1:30 PM

COUNCIL CHAMBERS, SECOND FLOOR, MUNICIPAL BUILDING, 106 JONES STREET, WATERTOWN, WI 53094

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**
   A. Review and take action: Site Plan Review minutes dated January 12, 2026
3. **BUSINESS**
   A. Review and take action: 1727 S. Church Street for a proposed car wash
4. **ADJOURNMENT**

Persons requiring other reasonable accommodations for any of the above meetings, may contact the office of the City Clerk at cityclerk@watertownwi.gov phone 920-262-4000

A quorum of any City of Watertown Council, Committee, Board, Commission, or other body, may be present at this meeting for observing and gathering of information only

SITE PLAN REVIEW COMMITTEE
January 12, 2026

The Site Plan Review Committee met on the above date at 1:30 P.M. in the Council Chambers on the second floor of City Hall. The following members were present: Mayor Robert Stocks, Brian Zirbes – Planning & Zoning, Mike Jacek – Building Inspection, Mike Zitelman – Water/Wastewater, Laura Bohlman – Police, Ali Pangopoulos – Attorney, Tanya Reynen – Fire, Kristine Butteris – Park & Rec, Stacy Winkelman – Streets & Solid Waste, Maureen McBroom – Stormwater, Nathan Williams – Engineering, and Manager of Economic Development and Strategic Initiatives Deb Sybell.

Also in attendance were Nikki Zimmerman – Building Safety & Zoning, Ben Wehmeier and Tracy Schroeder of Greater Watertown Community Health Foundation, and James Kuckkan of Watertown Daily Times. Nate Peters of Greater Watertown Community Health Foundation joined remotely.

1. **Call to Order**
   The meeting was called to order by Chairperson Brian Zirbes.

2. **Approval of Minutes**
   A. **Review and take action: Site Plan Review Minutes Dated December 22, 2025**
   Motion was made by Mike Jacek and seconded by Tanya Reynen to approve the minutes as submitted. Unanimously approved.

3. **Business**
   A. **Review and take action: Gateway Drive Preliminary Plat (PIN: 291-0815-1631-003)**
   The applicant is looking for an area to implement affordable housing with smaller lot sizes. Including rezoning the proposed properties from Multi-Family Residential (MR-8) to Single-Family Residential (SR-4), proposals would be slightly smaller width properties and going from an 8,000 square foot lot size to about 7,000 square feet.

   The following was presented by staff:

Fire:	No comment.
Building:	Building plans will be reviewed once they are submitted. So far, the setbacks look appropriate. Note that City of Watertown Codes state that 50% of the lot must remain green space so with smaller lots, that may bring issues in the future if anyone wishes to build a shed or other items.
Police:	No comment.
Mayor:	No comment.
Stormwater:	Previous conversations have discussed regarding not currently needing the erosion control and stormwater runoff permit for the site. Drainage easements should be noted on the plat. Information on soil borings and the ground water depth should be submitted as part of the planning process. If 21,780 square feet of new impervious surface is constructed, the City of Watertown's Chapter 288 would kick in and an erosion control and stormwater runoff permit would be required. If there is one acre of land disturbance, the DNR rules are triggered and their NOI permit would be needed.
Engineering:	Asked about the disturbance marked in the back that is currently farm field. Mr. Wehmeier stated that would become part of a grassed yard for the single-family homes in the area.
Zoning:	No comment.
Parks & Rec:	No comment.
Water/Wastewater:	No comment.
Streets/Solid Waste:	The residents would be eligible for city services for solid waste & recycling. Be sure to obtain a Street Opening Permit when cutting into the street.
Econ. Development:	No comment.
Legal:	No comment.

Motion was made by Stacy Winkelman and seconded by Kristine Butteris to recommend approval of this item to the Plan Commission contingent upon building plans being reviewed by the state and awareness of the amount of land being disturbed and if that triggers the need for additional stormwater permitting.

Unanimously approved.

B. Review and take action: The Oxbow amended General Development Plan (GDP) and Planned Development Overlay – Precise Implementation Plan (PD-PIP)
The applicant was not present to discuss this item.

The following was presented by staff:

Fire:	The hydrant is too close to the building. It has to be 40' away from the building and 100' of the FDC.
Building:	The plans will have to be reviewed by the state before submitting to the city.
Police:	No comment.
Mayor:	No comment.
Stormwater:	An erosion control and stormwater runoff permit application package was received on January 7, 2026 and is currently being reviewed. Any comments will be sent to the engineer on record.
Engineering:	Comments will be coming regarding the right-of-way and pavement.
Zoning:	In the Bulk Standards Table of the GDP and PIP submittal the table shows a 63-foot height of the building but the footnote states 60 feet. The footnote should be changed to 63 feet. The Riverwalk should be labeled and the proposed easement should be shown on the PIP document. The submittal includes a floor plan with apartment layouts for the first floor only. The floor plan with the layouts of the apartments should be shown for the other three floors as well.
Parks & Rec:	The landscaping looks appropriate. However, the planting height needs to be mentioned. The root flare needs to be taken into account. All items should fall under the City of Watertown's Contractor Tree Planting Permit.
Water/Wastewater:	The connection to existing water is currently shown on the plan as 8". The pipe is actually 6" that they would be connecting to. In addition, a shutoff valve should be outside the building where the water line goes into the building. These items need to be shown on the plans.
Streets/Solid Waste:	No comment.
Econ. Development:	No comment.
Legal:	For the Development Agreement the estimated cost information will be needed for installing improvements specific to roadway pavement, grading, erosion control, sanitary sewer, water main, and storm sewer.

Motion was made by Tanya Reynen and seconded by Maureen McBroom to recommend approval of this item to the Plan Commission contingent upon the comments above.

Unanimously approved.

4. **Adjournment**
Motion was made by Mike Zitelman and seconded by Tanya Reynen to adjourn. Unanimously approved.

Respectfully submitted,
Nikki Zimmerman, Recording Secretary

Note: These minutes are uncorrected, and any corrections made thereto will be noted in the proceedings at which these minutes are approved.

General Engineering Company
P.O. Box 340
916 Silver Lake Drive
Portage, WI 53901

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608-742-2592 (Fax)
gec@generalengineering.net
www.generalengineering.net

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TOMMY'S CAR WASH – SUPPLEMENTAL INFORMATION for SITE PLAN and CONDITIONAL USE PERMIT APPLICATIONS and COMMUNITY ENTRY CORRIDOR OVERLAY ZONING DISTRICT

Site Plan Application Supplemental Information

- Existing Zoning – GB, General Business
- Land Use Map Designation – Planned Mixed Use
- Current Land Use – Restaurant
- Proposed Land Use – Carwash (In-vehicle sales or service)
- Projected Number of Employees – 2 shifts with 4 employees each.
- Project Number of Daily Customers - A typical Tommy's Car Wash can process up to 180 cars per hour.
- Lot Area – 1.01 Acres or 43,960 SF
- Floor Area/Ratio – 4,612 SF / 10.5%
- Impervious Surface Area/Ratio – 28,922 SF / 65.8%
- Landscape Surface Area/Ratio – 14,835 SF / 33.7%
- Hours of Operation – 7 days a week between the hours of 7am and 8pm.
- Normal and Peak Water Usage – See attached report.
- Sanitary Sewer Flows – See attached report.
- Traffic Generation – No Traffic Study was performed but a typical Tommy's Car Wash can process up to 180 cars per hour.
- Article XI: Performance Standards – Noise: See attached report.
- Article XI: Performance Standards – Light: Refer to the lighting plan provided with the submittal.
- Article XI: Performance Standards – Vibration: The ordinance refers to industrial sites. This site is commercial but we don't anticipate any vibration issues from the car wash operations.
- Article XI: Performance Standards – The proposed development shall comply with all other requirements of Article XI.
- Exterior building and fencing materials – See building elevations for building materials. Fencing materials for garbage enclosure are provided in the civil plan sheets.
- Possible future expansion – none planned
- Access, Parking, Loading - Same access locations and width to site will be utilized off of access road to south and from driveway to motel to the east. No other access is provided. Parking - 17 vacuum stalls, 5 standard parking stalls, and 1 handicap stall are provided.

Conditional Use Permit Application Supplemental Information

Project Themes and Images

Tommy's Express Car Wash Systems is a national chain of tunnel car washes that utilizes a belt conveyor system to process up to 180 cars per hour. Their innovative approach and design recycles wash water and reuses it in the process, therefore reducing overall water use. The car wash system includes a reverse osmosis purification system and a water reclamation system which minimizes the amount of freshwater use for every wash and the amount that is discharged from the wash. The system also captures suspended solids, oil, and grease and prevents them from entering the sewer system.

The project site includes the car wash building, double payment lanes, self-serve vacuums, and parking for employees. The signature red Tommy ball serves as vacuum holsters and garbage cans for the self-serve vacuum stalls. The building is unique in itself with the signature black, gray, and red colors for

Tommy's with two large red towers at two opposite corners of the building. Building materials include brick, stone veneer, metal composite panels, acrylic roof system, aluminum louvers, clear glass windows, and glass infill panels. This project will enhance the surrounding development by providing a high quality, professionally designed facility that offers a convenient service to residents and visitors to the area.

Community Entry Corridor Overlay Zoning District - Supplemental Information

Design Standards for Nonresidential Development

1. *Building exterior materials shall be of high quality on all sides of the structure, including glass, brick, decorative concrete block or stucco. Decorative architectural metal with concealed fasteners may be approved with special permission from the City.*

   Refer to the building elevations and the example photo above for proposed finishes.

2. *Building exterior design shall be unified in design and materials throughout the structure and shall be complementary to other structures in the vicinity. However, the development shall employ varying building setbacks, height, roof, treatments, door and window openings, and other structural and decorative elements to reduce the apparent size and scale of the structure. A minimum of 20% of the combined facades of the structure shall employ actual facade protrusions or recesses. A minimum of 20% of the combined linear roof eave or parapet lines of the structure shall employ differences in height of eight feet or more. Roofs with particular slopes may be required by the City to complement existing buildings or otherwise establish a particular aesthetic objective.*

   Refer to the building elevations and the example photo above for proposed finishes.

3. *Mechanical equipment, refuse containers and any permitted outdoor storage shall be fully concealed from on-site and off-site ground-level views with materials identical to those used on the building exterior.*

   Refuse containers are enclosed in a fenced in/gated decorative enclosure. Refer to the attached civil plans. Mechanical equipment is either concealed on the rooftop or concealed with decorative landscaping.

4. *Public entryways shall be prominently indicated from the building's exterior design and shall be emphasized by on-site traffic flow patterns. All sides of the building that directly face or abut a public street shall have public entrances.*

   Requesting a waiver to this requirement as the proposed business is all in-vehicle sales. The layout of the building on the site does not allow a public entrance to face a public street.

5. *Parking lot design shall employ interior landscaped islands with a minimum of 400 square feet at all parking islands, and in addition shall provide a minimum of one landscaped island of a minimum of 400 square feet in each parking aisle for every 20 cars in that aisle. Aisle-end islands shall count toward meeting this requirement. Landscaped medians shall be used to break large parking areas into distinct pods, with a maximum of 100 spaces in any one pod.*

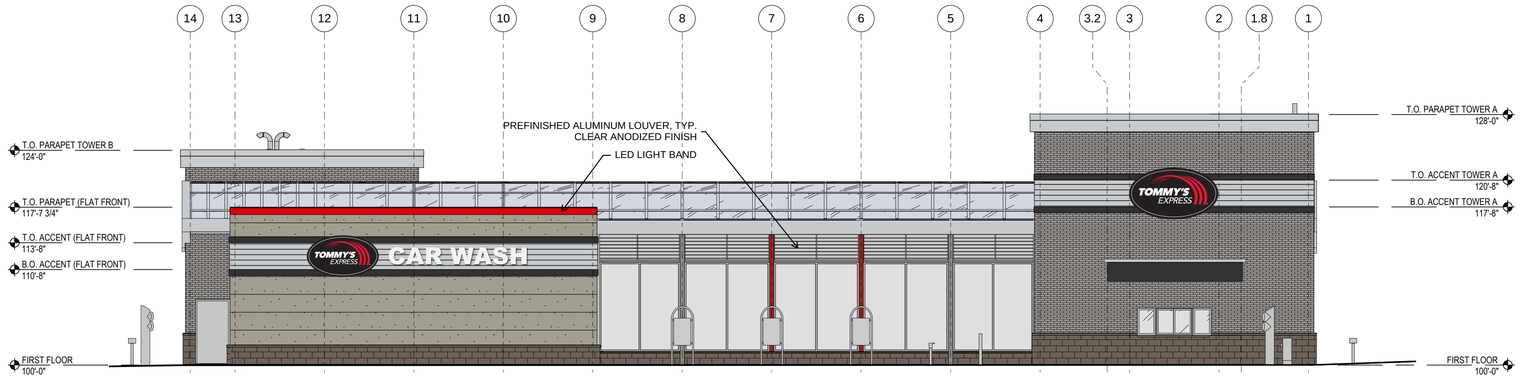
   Requesting a waiver to this requirement as we only have 23 proposed parking spaces with a maximum of 14 spaces in one row. Also, 17 of these spaces are the vacuum spaces that are extra wide and have vacuum holsters at each stall.

6. *On-site landscaping shall be provided per the landscaping requirements of this chapter, except that building foundation landscaping and paved area landscaping shall be provided at 1.5 times the required landscape points for development in the zoning district.*

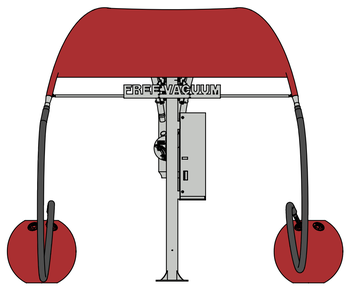
   Refer to the attached landscape plan showing these additional requirements are included.

7. *The entire development shall provide for full and safe pedestrian and bicycle access within the development and shall provide appropriate connections to the existing and planned pedestrian and bicycle facilities in the community and in surrounding neighborhoods, including sidewalk connections to all building entrances from all public streets. The development shall provide secure bicycle parking and pedestrian furniture in appropriate quantities and location. A central pedestrian gathering area shall be provided.*

   Requesting a waiver to this requirement as the proposed car wash is not pedestrian or bicycle oriented, only vehicle oriented.



1 FRONT ELEVATION
SOUTH
1/8" = 1'-0"

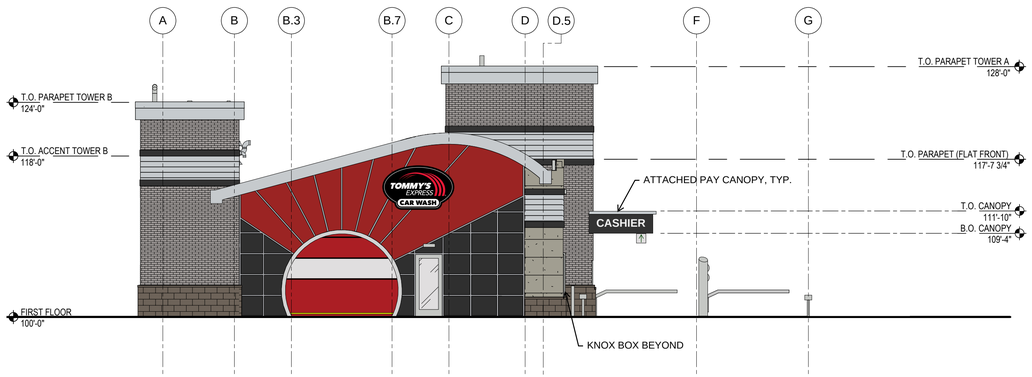


5 TYPICAL VACUUM ELEVATION
NOT TO SCALE

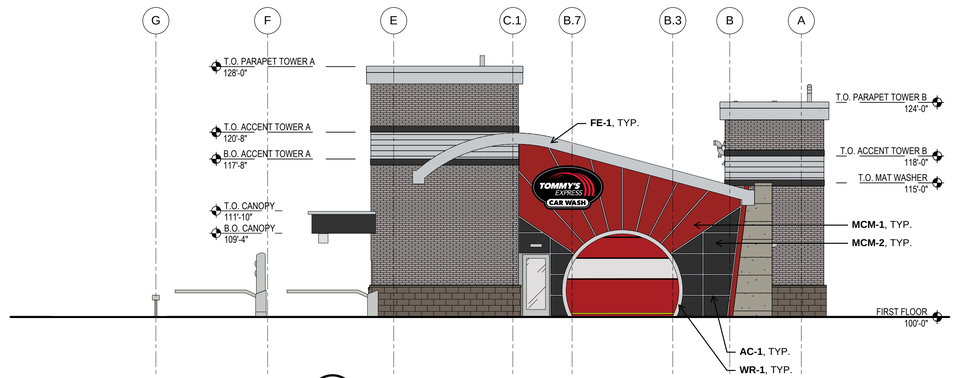
PERCENTAGES BY EXTERIOR MATERIAL

BACK ELEVATION			ENTRY END ELEVATION		
MATERIAL	% COVERAGE	AREA (SF)	MATERIAL	% COVERAGE	AREA (SF)
METAL	25%	565	METAL	50%	647
MASONRY	42%	966	MASONRY	41%	529
GLAZING	33%	759	GLAZING	2%	21
			VINYL (GARAGE DOORS)	8%	97
TOTAL	100%	2,290	TOTAL	100%	1,294
FRONT ELEVATION			**EXIT END ELEVATION**		
MATERIAL	% COVERAGE	AREA (SF)	MATERIAL	% COVERAGE	AREA (SF)
METAL	31%	796	METAL	61%	794
MASONRY	49%	1,249	MASONRY	30%	383
GLAZING	19%	487	GLAZING	2%	21
			VINYL (GARAGE DOORS)	8%	97
TOTAL	100%	2,533	TOTAL	100%	1,295

(ROOF NOT INCLUDED IN AREA CALCULATIONS)

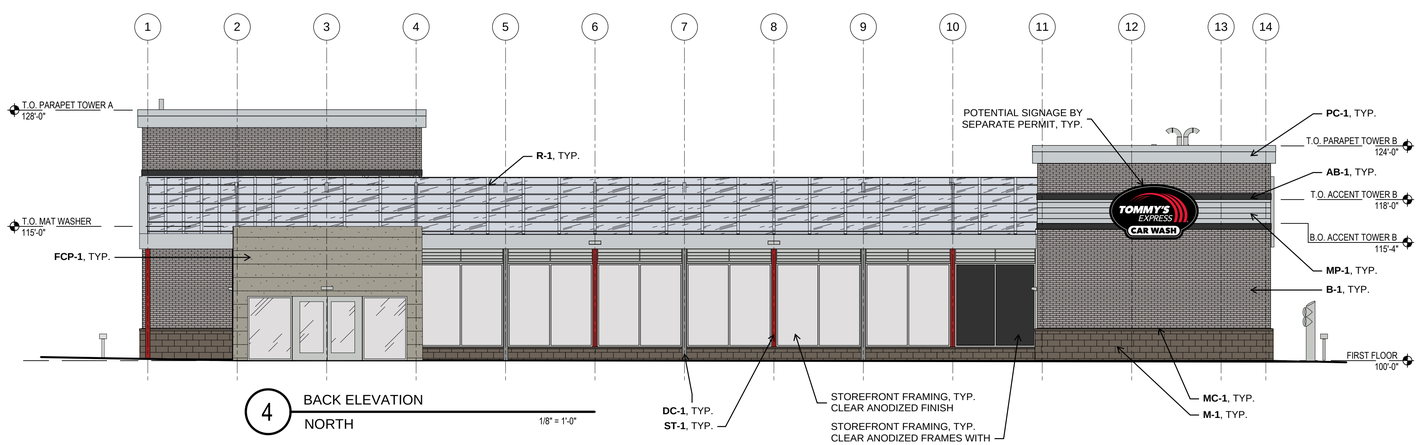


2 EXIT END ELEVATION
WEST
1/8" = 1'-0"



3 ENTRY END ELEVATION
EAST
1/8" = 1'-0"

TAG	MATERIAL	MFR.	DESCRIPTION	MFR. COLOR
ST-1	STRUCTURAL STEEL	PROSPIANT	5-STAGE POWDER COATED	RAL 3001
MP-1	PREFINISHED PROFILED MCM, TOWER BANDING	ATAS	BELVEDERE 7.2" RIB PANEL	SILVERSMITH
B-1	BRICK, MAIN BUILDING FINISH	GLEN-GARY	GLAZED BRICK, KLAYCOAT	STONE GREY
M-1	CMU BLOCK	CONSUMERS	4" SPLIT FACE VENEER	ASH (MORTAR COLOR TO MATCH)
MC-1	PRECAST STONE		MASONRY CAP	TO MATCH M-1
FCP-1	FIBER CEMENT PANEL	NICHIHA	AWP1818 - ARCH. BLOCK, MODERN SERIES	GRAY
AB-1	PREFINISHED MCM, TOWER BANDING	ATAS	FLAT SHEET AND COIL	BLACK
PC-1	PREFINISHED MCM, TOWER FASCIA	ARCONIC	REYNOBOND COMPOSITE PANEL	BRIGHT SILVER METALLIC
MCM-1	PREFINISHED MCM, END WALLS	CITADEL	SINOCORE	MATCH RAL 3001
MCM-2	PREFINISHED MCM, END WALLS	CITADEL	SINOCORE	EBONY
AC-1	PREFINISHED MCM, END WALL REVEALS	TUBELITE	200 SERIES CURTAINWALL	CLEAR ANODIZED
DC-1	PREFINISHED MCM, DOWNSPOUT COVERS	ALPOLIC	4MM PE CORE	TBX METALLIC SILVER
WR-1	PREFINISHED MCM, GARAGE DOOR WRAPS	CITADEL	ENVELOPE 2000 SYSTEM	CLEAR SATIN ANODIZED
FE-1	PREFINISHED MCM, ROOF FASCIA	ALPOLIC	4MM PE CORE	TBX METALLIC SILVER
R-1	ACRYLIC ROOF SYSTEM	ACRYLITE	HEATSTOP HIGH IMPACT MULTI-SKIN	WZO11 - COOL BLUE WHITE



4 BACK ELEVATION
NORTH
1/8" = 1'-0"

REVISION SCHEDULE

VERSION	DATE	DESCRIPTION
1.0 B2	03/02/26	

TOMMY CAR WASH SYSTEMS

TOMMY'S EXPRESS CAR WASH
EXTERIOR ELEVATIONS

P4845 1727 S Church St.
Watertown, WI

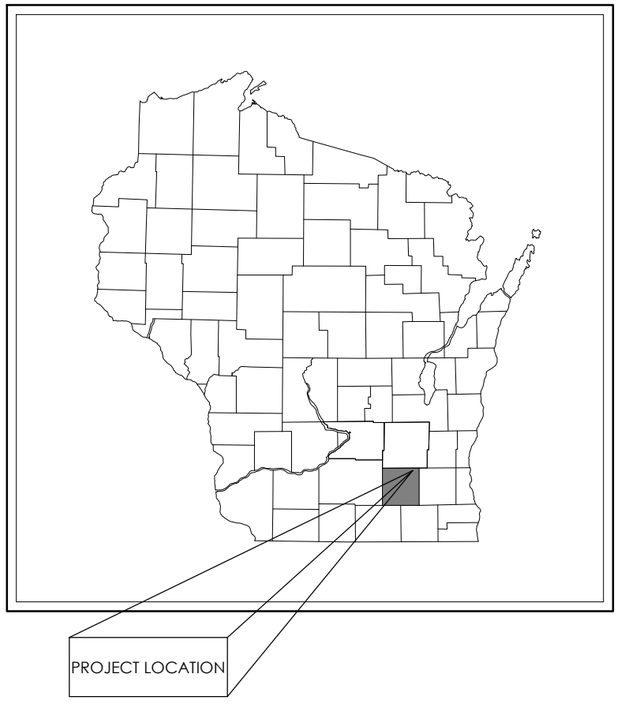
A200

01/01/2026

1/8" = 1'-0"

TOMMY'S CAR WASH
LSRE WATERTOWN LLC
CITY SUBMITTAL

CITY OF WATERTOWN
JEFFERSON COUNTY, WI



NO SCALE

CITY OF WATERTOWN
LOCATION PLAN

TABLE OF CONTENTS:

ENGINEER SEAL:

General Engineering Company
P.O. Box 340 • 916 Silver Lake Dr. • Portage, WI 53901
608-742-2169 (Office) • 608-742-2592 (Fax)
www.generalengineering.net

TITLE PAGE
TOMMY'S CAR WASH
LSRE WATERTOWN LLC
CITY OF WATERTOWN
JEFFERSON COUNTY, WI

NO.	BY	DATE	REVISIONS

SCALE

DRAWN BY	MME
REVIEWED BY	KDA
ISSUE DATE	02/20/2026
GEC FILE NO.	01-25000-677
SHEET NO.	G1.0

CONSTRUCTION NOTES

GENERAL
1. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED, BY CONTRACTOR, PRIOR TO CONSTRUCTION.
2. ALL ASPHALT REPAIRS/REPLACEMENT SHALL BE SAWCUT TO MATCH EXISTING PAVEMENT AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
3. ALL EXISTING ASPHALT AND GRAVEL DRIVEWAY APRONS THAT ARE REQUIRED TO BE RECONSTRUCTED SHALL BE REPLACED WITH 8" OF CRUSHED AGGREGATE BASE COURSE AND 3" OF ASPHALT. ALL EXISTING CONCRETE DRIVEWAY APRONS THAT ARE REQUIRED TO BE RECONSTRUCTED SHALL BE REPLACED WITH 6" CONCRETE.

WATER MAIN
1. EXISTING WATER MAIN LOCATIONS, SIZES, AND TYPES SHOULD BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO MAKING ANY CONNECTIONS.
2. UNLESS OTHERWISE INDICATED BY DESIGN GRADE, MAINTAIN A 7.0' MINIMUM DEPTH OF COVER OVER PROPOSED WATER MAIN AND WATER MAIN LATERALS.
3. UNLESS OTHERWISE INDICATED FOR WATER MAIN CROSSINGS BELOW STORM SEWER & SANITARY SEWER PIPES CONTRACTOR SHALL MAINTAIN A MINIMUM 18" OF SEPARATION FROM EDGE OF PIPE TO EDGE OF PIPE.
4. LATERALS SHALL BE 4" DUCTILE IRON UNLESS OTHERWISE INDICATED.

SANITARY SEWER
1. EXISTING SANITARY SEWER LOCATIONS, SIZES, AND TYPES SHOULD BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO MAKING ANY CONNECTIONS.
2. LATERALS SHALL BE 6" PVC UNLESS OTHERWISE INDICATED.

STORM SEWER
1. STORM SEWER PIPE LENGTHS ARE SHOWN MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

GRADING & EROSION CONTROL NOTES

1. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.
2. SILT FENCE & ROCK CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES, INCLUDING CLEARING & GRUBBING.
3. ALL STORM SEWER INLETS SHALL HAVE INLET PROTECTION TYPE-D INSTALLED UPON INLET INSTALLATION.
4. ADDITIONAL EROSION CONTROL MEASURES MAY BE ADDED ON AN AS-NEEDED BASIS.
5. ANY AREAS WHERE GRADING IS COMPLETE SHALL BE STABILIZED WITH FERTILIZER, SEED, & MULCH AS SOON AS POSSIBLE.
6. A COPY OF THIS EROSION CONTROL PLAN SHALL BE KEPT ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
7. STOCKPILES LEFT INACTIVE FOR 7 DAYS SHALL BE SEEDED AND SURROUNDED BY SILT FENCE.
8. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED BY RUNOFF INTO RECEIVING CHANNEL.
9. STREETS SHALL BE SWEPT AT THE END OF EACH WORK DAY OR AS DIRECTED BY THE MUNICIPALITY.
10. TRACKING PADS SHALL BE USED AT THE CONSTRUCTION ENTRANCE AND EXITS.
11. ALTHOUGH ROCK CONSTRUCTION TRACKING PADS MAY NOT BE SHOWN ON THE PLANS, THE CONTRACTOR SHALL INSTALL THEM AS NECESSARY OR AS DIRECTED BY THE ENGINEER TO MINIMIZE TRACKING ONTO ADJACENT STREETS. THESE PADS ARE CONSIDERED INCIDENTAL TO THE WORK AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
12. CONTRACTOR WILL BE RESPONSIBLE FOR ALL DUST CONTROL.
13. POSITIVE DRAINAGE AWAY FROM THE BUILDING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE CONFIRMED BY THE ENGINEER.
14. DOWN SPOUTS SHALL BE DIRECTED IN A SAFE MANNER AND COMPLY WITH ALL LOCAL AND STATE REGULATIONS.
15. SEDIMENT WILL BE REMOVED FROM BEHIND SEDIMENT FENCES AND BARRIERS BEFORE IT REACHES A DEPTH THAT IS EQUAL TO HALF THE BARRIER'S HEIGHT.
16. BREAKS AND GAPS IN SEDIMENT FENCES AND BARRIERS WILL BE REPAIRED IMMEDIATELY.
17. ALL SEDIMENT THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS WILL BE CLEANED UP BEFORE THE END OF THE SAME WORKDAY.
18. ALL INSTALLED EROSION CONTROL PRACTICES WILL BE MAINTAINED UNTIL THE DISTURBED AREAS THEY PROTECT ARE STABILIZED.

EXISTING LINETYPES LEGEND

Line	Description
San	SANITARY SEWER
ST	STORM SEWER
WM	WATER MAIN
FM	FORCE MAIN
E	ELECTRIC
OE	OVERHEAD ELECTRIC
GAS	GAS
FO	FIBER OPTIC
T	TELEPHONE
TV	TV
x x x	FENCE
	GUARD RAIL
GL GL GL	GRADING LIMITS
SF SF SF	SILT FENCE
DB DB DB	DOUBLE SEDIMENT BARRIER
	TRAIN TRACKS
	TREELINE

SYMBOLS LEGEND

- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING HYDRANT
- PROPOSED HYDRANT
- VALVE
- CURB STOP
- TRACER WIRE TERMINAL BOX
- WELL
- PROPERTY CORNER
- LIGHT POLE
- POWER / TELEPHONE POLE
- GUY WIRE
- UTILITY PEDESTAL
- SIGN
- SOIL BORING
- MONITORING WELL
- MAILBOX
- CAUTION — POTENTIAL HAZARD
- BENCHMARK
- GEC-CP # — CONTROL POINT
- DECIDUOUS TREE
- CONIFEROUS TREE
- HANDICAP SYMBOL

DIGGERS HOTLINE NOTE

DIGGERS HOTLINE
DIAL 811 or 1-800-242-8511
Member One Call System International
To Obtain Location of Participants Underground Facilities Before You Dig in Wisconsin
Wis Statute 182.0175 (1974)
Requires Min. 3 Work Days Notice Before You Excavate

ABBREVIATION LIST

B-B = BACK TO BACK
BOC = BACK OF CURB
BOP = BOTTOM OF PIPE
BOW = BOTTOM OF WALL
C-C = CENTER TO CENTER
CL = CENTERLINE
CP = CONTROL POINT
DIA = DIAMETER
ELEV = ELEVATION
EOG = EDGE OF GRAVEL
EOP = EDGE OF PAVEMENT
EX = EXISTING
FL = FLOW LINE
FM = FORCE MAIN
HC = HORIZONTAL CURVE
HP = HIGH POINT
IE = INVERT ELEVATION
INL = INLET
INV = INVERT
IOS = INSIDE OF STRUCTURE
L = LENGTH
LN = LINE
LP = LOW POINT
MH = MANHOLE
MIN = MINIMUM
MP = MIDPOINT
PC = POINT OF CURVE
PI = POINT OF INTERSECTION
PRO = PROPOSED
PT = POINT OF TANGENT
PVC = POINT OF VERTICAL CURVE
PVI = POINT OF VERTICAL INTERSECTION
PVMT = PAVEMENT
PVT = POINT OF VERTICAL TANGENT
R = RADIUS
ROW = RIGHT OF WAY
S = SANITARY SEWER SERVICE LATERAL
SAN = SANITARY SEWER
SE = SPOT ELEVATION
ST = STORM SEWER
STA = STATION
STD = STANDARD
TC = TOP OF CURB
TOP = TOP OF PIPE
TOW = TOP OF WALL
TYP = TYPICAL
UOS = UNLESS OTHERWISE SPECIFIED
VC = VERTICAL CURVE
W = WATER MAIN SERVICE LATERAL
WM = WATER MAIN

OWNER

LSRE WATERTOWN LLC
1727 S CHURCH STREET,
WATERTOWN, WI 53094

UTILITIES

1. **ELECTRIC**
   WE ENERGIES
   315 WILLIAMS STREET
   WATERTOWN, WI 53094
   PHONE: (920) 262-6832
2. **TELEPHONE**
   SBC BUSINESS COMM. SERVICES
   2005 PEWAUKEE RD
   WAUKESHA, WI 53188
   PHONE: (800) 480-8088
3. **GAS**
   WE ENERGIES
   315 WILLIAMS STREET
   WATERTOWN, WI 53094
   PHONE: (920) 262-6832
4. **CABLE TV**
   CHARTER COMMUNICATIONS
   2701 DANIELS STREET
   MADISON, WI 53718
   PHONE: (608) 274-3822
5. **WATER**
   WATERTOWN WATER DEPARTMENT
   800 HOFFMAN DRIVE
   WATERTOWN, WI 53094
   PHONE: (608) 837-5500
6. **MUNICIPALITY**
   CITY OF WATERTOWN
   106 JONES STREET P.O. BOX 477
   WATERTOWN, WI 53094
   PHONE: (920) 262-4000

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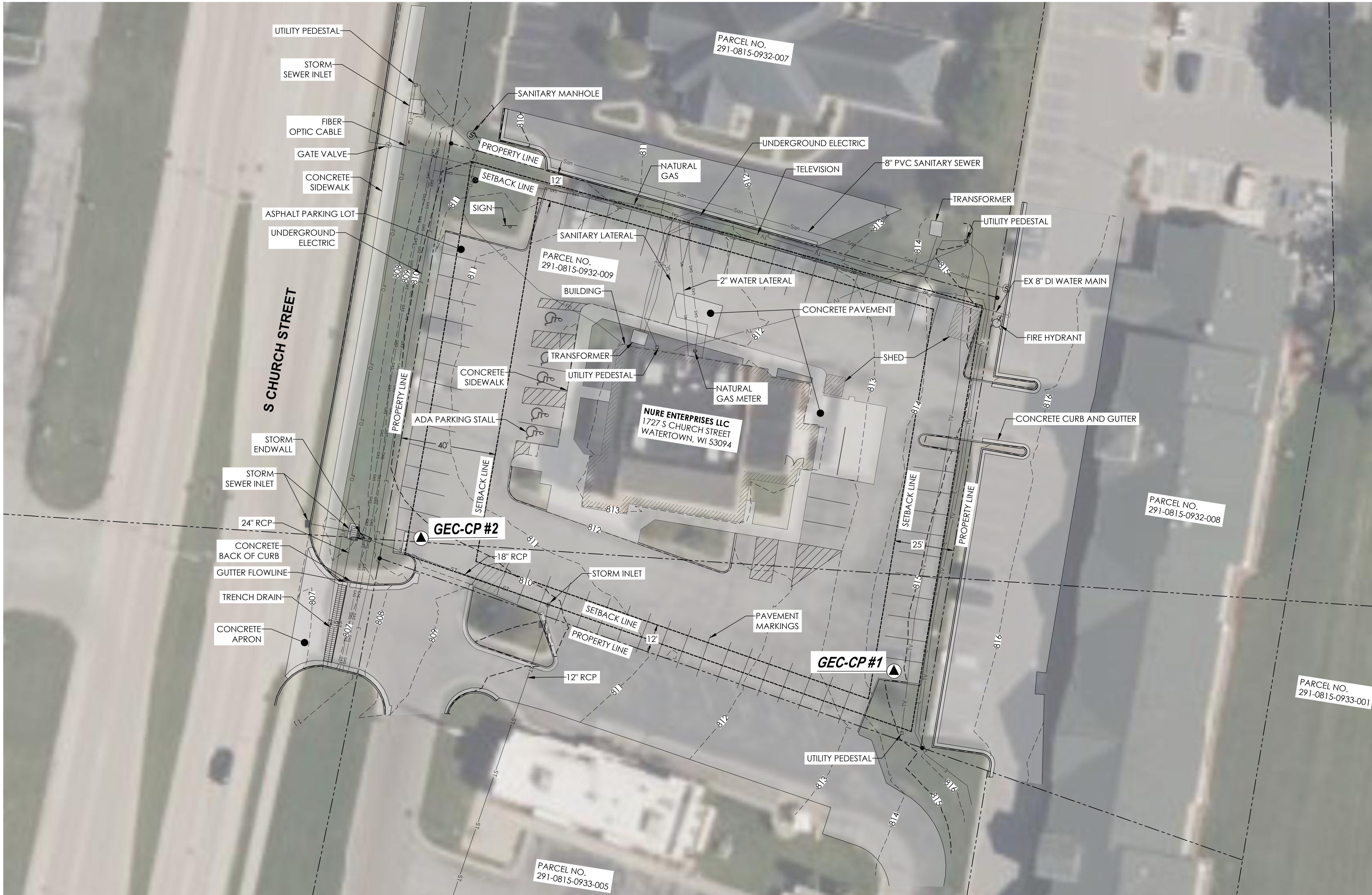
LEGEND & NOTES
TOMMY'S CAR WASH
LSRE WATERTOWN LLC

CITY OF WATERTOWN
JEFFERSON COUNTY, WI

NO.	BY	DATE	REVISIONS

SCALE

DRAWN BY	MME
REVIEWED BY	KDA
ISSUE DATE	02/20/2026
GEC FILE NO.	01 77
SHEET NO.	G1.1



CONTROL POINTS

POINT ID	NORTHING "Y"	EASTING "X"	ELEVATION "Z"	DESCRIPTION
1	619083.7980	875639.5300	814.80	PK NAIL
2	619139.2380	875441.1720	809.64	PK NAIL

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EXISTING SITE PLAN
TOMMY'S CAR WASH
LSRE WATERTOWN LLC

CITY OF WATERTOWN
JEFFERSON COUNTY, WI

NO.	BY	DATE	REVISIONS

N W E S

0 40'
SCALE

DRAWN BY	MME
REVIEWED BY	KDA
ISSUE DATE	02/20/2026
GEC FILE NO.	[illegible]77
SHEET NO.	C1.0

DIGGERS HOTLINE
DIAL 811 or 1-800-242-8511
To Obtain Location of Participants Underground Facilities Before You Dig in Wisconsin
Wis Statute 182.0175 (1974) Requires Min. 3 Work Days Notice Before You Excavate

NOTES:

1. ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
2. ALL GENERAL NOTES FOUND ON SHEET G1.1.

REMOVALS NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY CONSTRUCTION.
2. REMOVE ALL SIGNS, BUILDINGS, AND LANDSCAPING.

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REMOVAL PLAN
TOMMY'S CAR WASH
LSRE WATERTOWN LLC

CITY OF WATERTOWN
JEFFERSON COUNTY, WI

REVISIONS	NO.	BY	DATE

N E S W
0 20'
SCALE

DRAWN BY	MME
REVIEWED BY	KDA
ISSUE DATE	02/20/2026
GEC FILE NO.	77
SHEET NO.	C2.0

CITY SUBMITTAL

SURFACE LEGEND:

- PRO TYPE B CONCRETE
- PRO TYPE C CONCRETE
- PRO TYPE 2 ASPHALT PAVEMENT

PARKING STALL COUNT:
17 VACUUM STALLS
6 STANDARD PARKING STALLS
1 ADA ACCESSIBLE PARKING STALL
24 TOTAL PARKING STALLS

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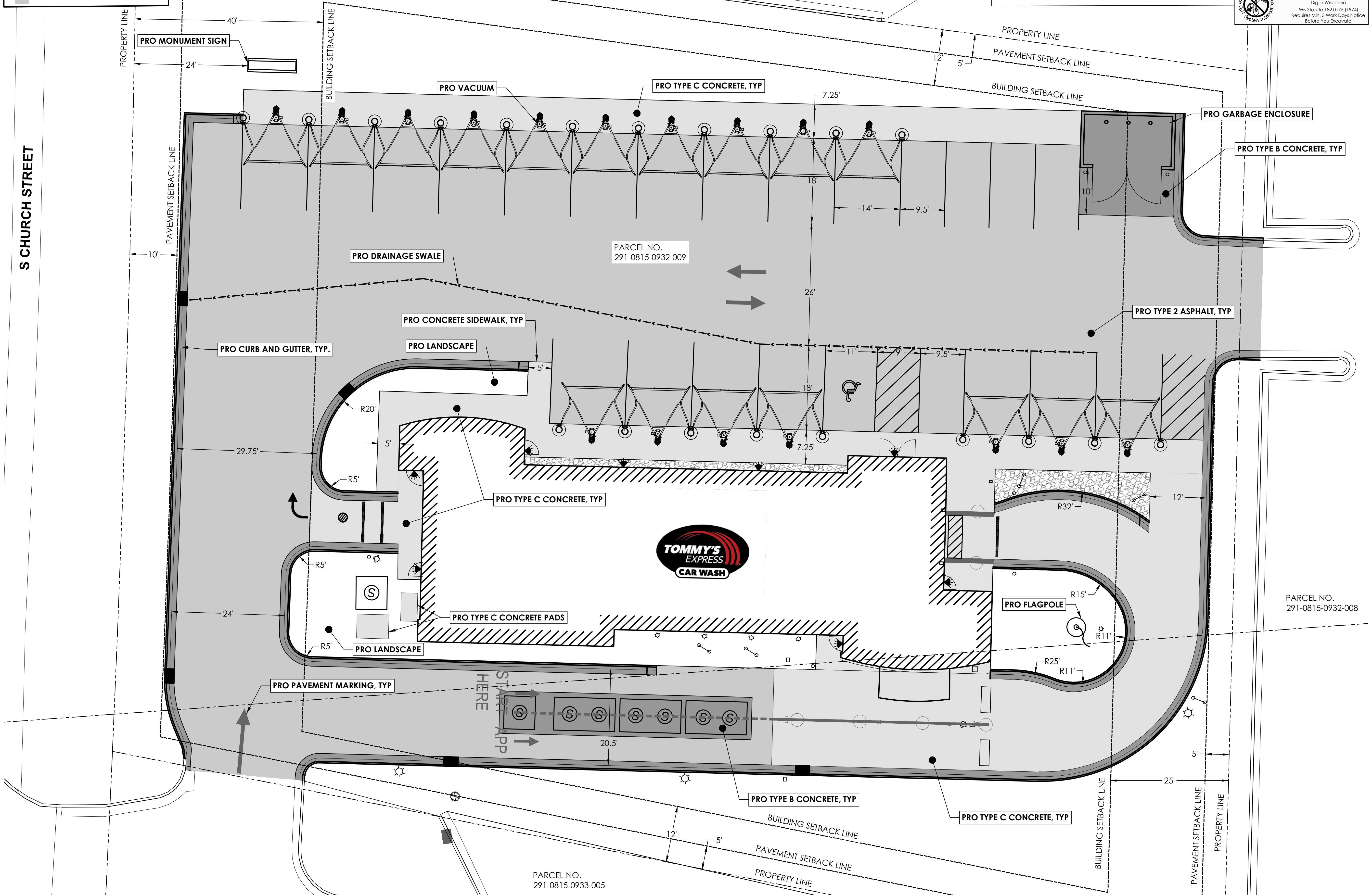

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PROPOSED SITE PLAN

TOMMY'S CAR WASH
LSRE WATERTOWN LLC

CITY OF WATERTOWN
JEFFERSON COUNTY, WI

NO.	BY	DATE	REVISIONS

SCALE 0 – 20'

DRAWN BY	MME
REVIEWED BY	KDA
ISSUE DATE	02/20/2026
GEC FILE NO.	...77
SHEET NO.	C3.0

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PARCEL NO.
291-0815-0932-007

S CHURCH STREET

FIRE TRUCK REVERSE WHEEL PATH

FIRE TRUCK REVERSE OVERHANG

EX FIRE HYDRANT

PARCEL NO.
291-0815-0932-009

PARCEL NO.
291-0815-0932-008

FIRE TRUCK OVERHANG

FIRE TRUCK WHEEL PATH

PARCEL NO.
291-0815-0933-005

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PROPOSED SITE PLAN
TOMMY'S CAR WASH
LSRE WATERTOWN LLC

CITY OF WATERTOWN
JEFFERSON COUNTY, WI

NO.	BY	DATE	REVISIONS

N
W E
S

0 40'
SCALE

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GEC FILE NO.	677
SHEET NO.	13

EMS

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CITY SUBMITTAL

NOTES:

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2. ALL GENERAL NOTES FOUND ON SHEET G1.1.

DIGGERS HOTLINE

DIAL 811 or 1-800-242-8511

To Obtain Location of Participants Underground Facilities Before You Dig in Wisconsin

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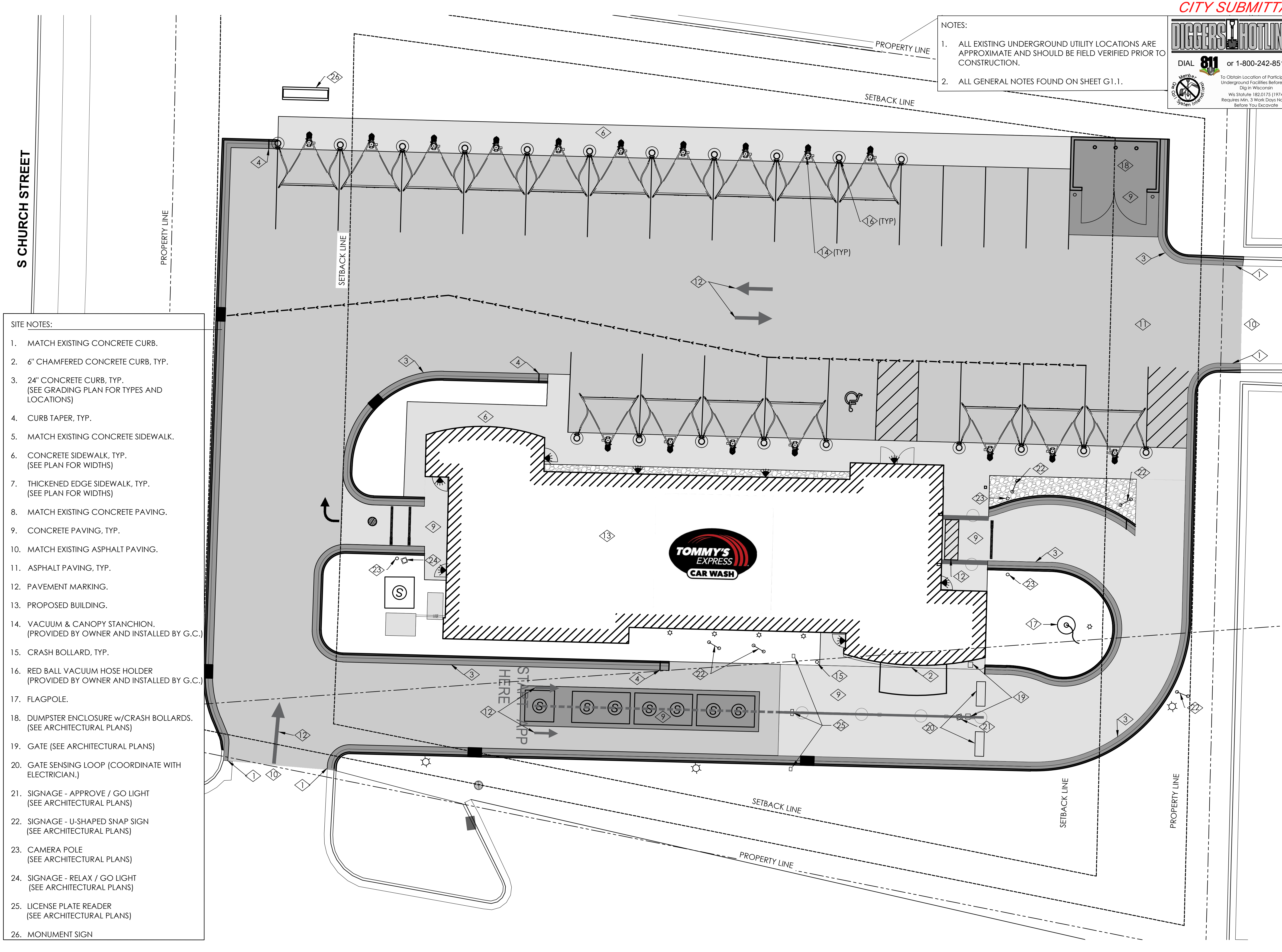

SITE NOTES:

1. MATCH EXISTING CONCRETE CURB.
2. 6" CHAMFERED CONCRETE CURB, TYP.
3. 24" CONCRETE CURB, TYP. (SEE GRADING PLAN FOR TYPES AND LOCATIONS)
4. CURB TAPER, TYP.
5. MATCH EXISTING CONCRETE SIDEWALK.
6. CONCRETE SIDEWALK, TYP. (SEE PLAN FOR WIDTHS)
7. THICKENED EDGE SIDEWALK, TYP. (SEE PLAN FOR WIDTHS)
8. MATCH EXISTING CONCRETE PAVING.
9. CONCRETE PAVING, TYP.
10. MATCH EXISTING ASPHALT PAVING.
11. ASPHALT PAVING, TYP.
12. PAVEMENT MARKING.
13. PROPOSED BUILDING.
14. VACUUM & CANOPY STANCHION. (PROVIDED BY OWNER AND INSTALLED BY G.C.)
15. CRASH BOLLARD, TYP.
16. RED BALL VACUUM HOSE HOLDER (PROVIDED BY OWNER AND INSTALLED BY G.C.)
17. FLAGPOLE.
18. DUMPSTER ENCLOSURE w/CRASH BOLLARDS. (SEE ARCHITECTURAL PLANS)
19. GATE (SEE ARCHITECTURAL PLANS)
20. GATE SENSING LOOP (COORDINATE WITH ELECTRICIAN.)
21. SIGNAGE - APPROVE / GO LIGHT (SEE ARCHITECTURAL PLANS)
22. SIGNAGE - U-SHAPED SNAP SIGN (SEE ARCHITECTURAL PLANS)
23. CAMERA POLE (SEE ARCHITECTURAL PLANS)
24. SIGNAGE - RELAX / GO LIGHT (SEE ARCHITECTURAL PLANS)
25. LICENSE PLATE READER (SEE ARCHITECTURAL PLANS)
26. MONUMENT SIGN

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PROPOSED SITE PLAN

TOMMY'S CAR WASH
LSRE WATERTOWN LLC

CITY OF WATERTOWN
JEFFERSON COUNTY, WI

NO.	BY	DATE
REVISIONS		

N E S W

0 20'
SCALE

DRAWN BY	MME
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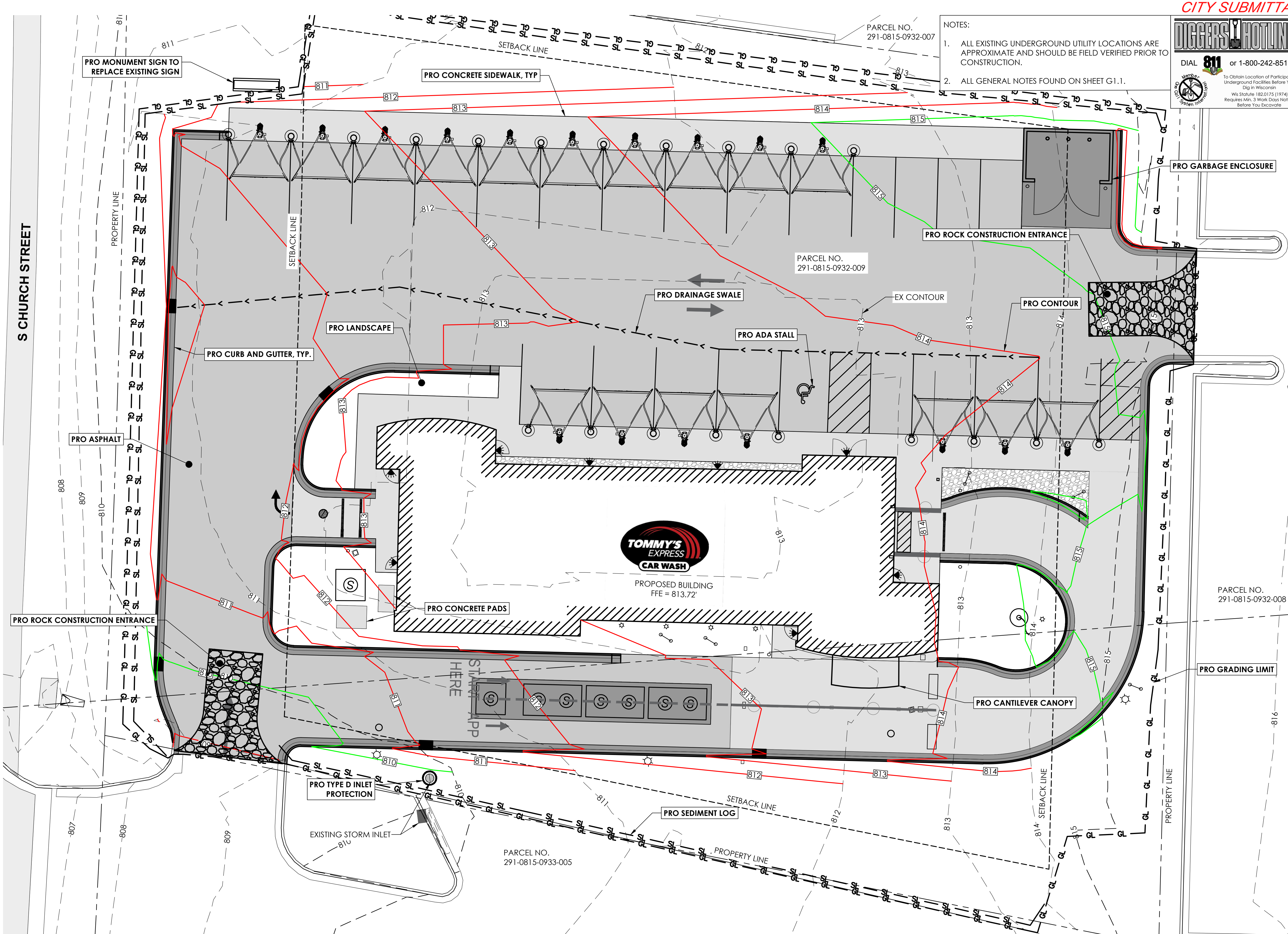
SHEET NO.	C3.1



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PROPOSED GRADING PLAN
TOMMY'S CAR WASH
LSRE WATERTOWN LLC
CITY OF WATERTOWN
JEFFERSON COUNTY, WI

NO.	BY	DATE	REVISIONS

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GEC FILE NO.	01-25000-677
SHEET NO.	C4.0

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NOTES:

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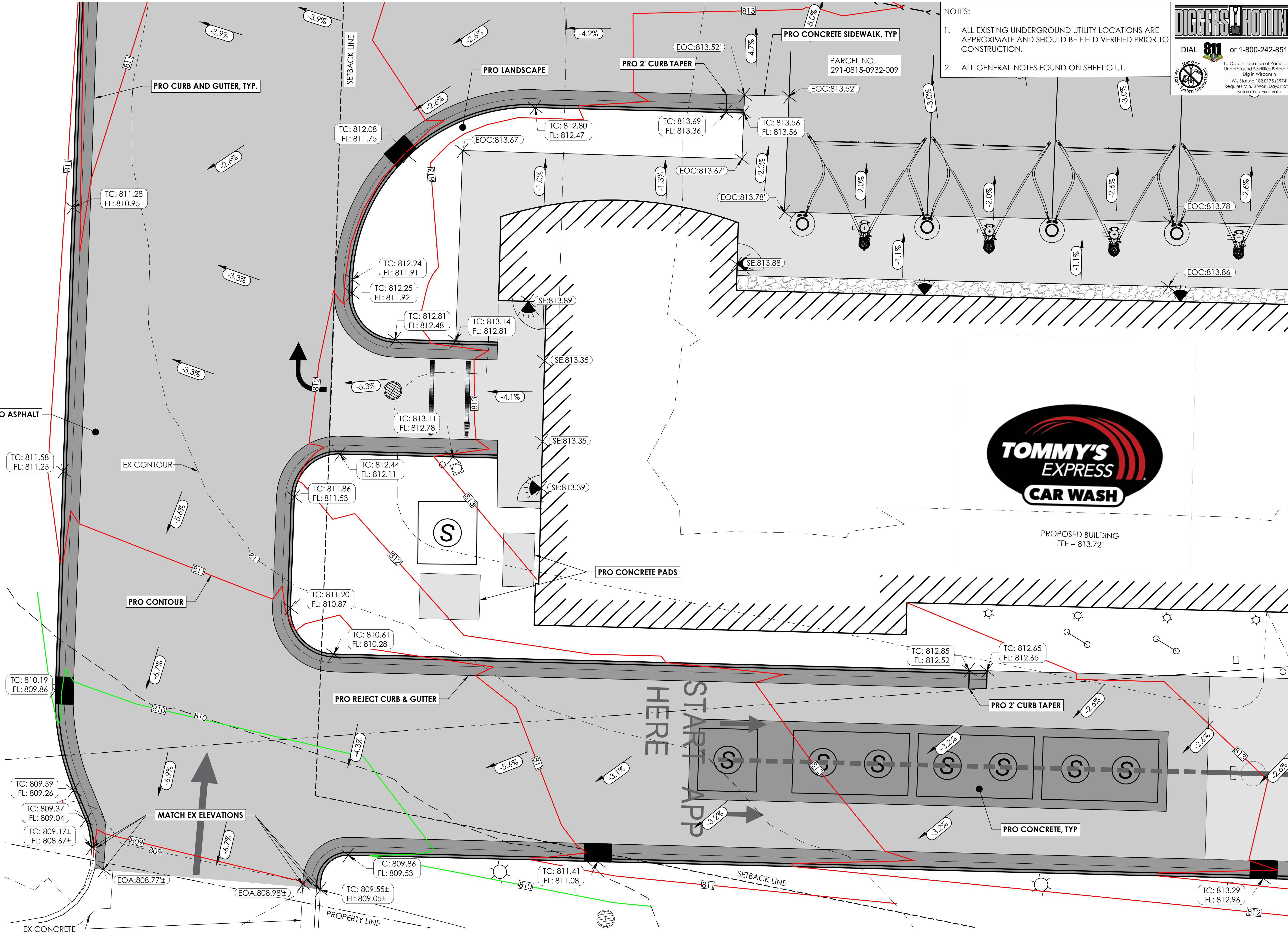

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PROPOSED SPOT ELEVATION PLAN

TOMMY'S CAR WASH
LSRE WATERTOWN LLC
CITY OF WATERTOWN
JEFFERSON COUNTY, WI

NO.	BY	DATE	REVISIONS

SCALE 0 – 10'

DRAWN BY	MME
REVIEWED BY	KDA
ISSUE DATE	02/20/2025
GEC FILE NO.	...77
SHEET NO.	C5.0

CITY SUBMITTAL

NOTES:

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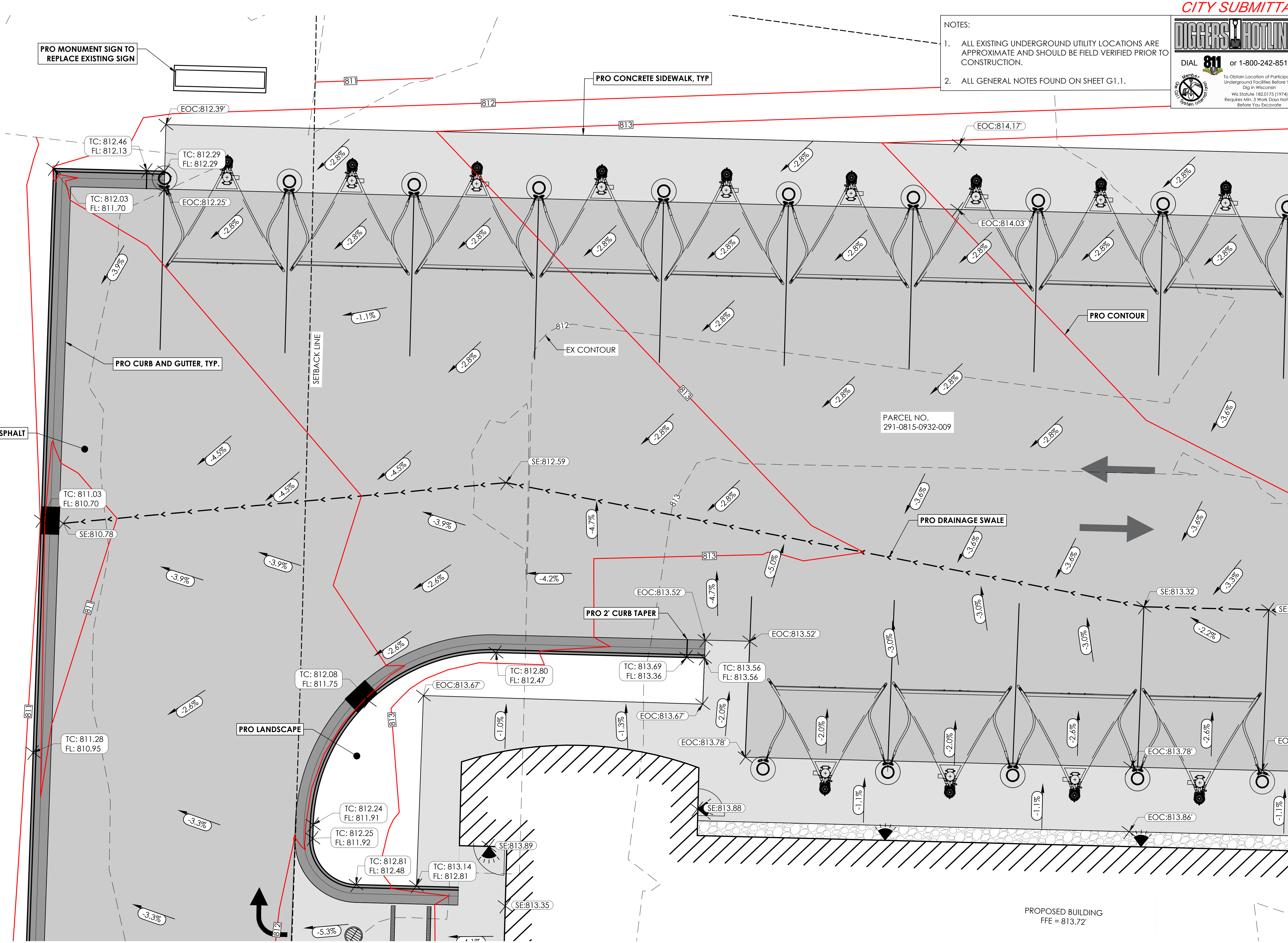

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PROPOSED SPOT ELEVATION PLAN

TOMMY'S CAR WASH
LSRE WATERTOWN LLC

CITY OF WATERTOWN
JEFFERSON COUNTY, WI

NO.	BY	DATE	REVISIONS

N E S W

0 10'
SCALE

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GEC FILE NO.	...77
SHEET NO.	C5.1

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CITY SUBMITTAL

NOTES:

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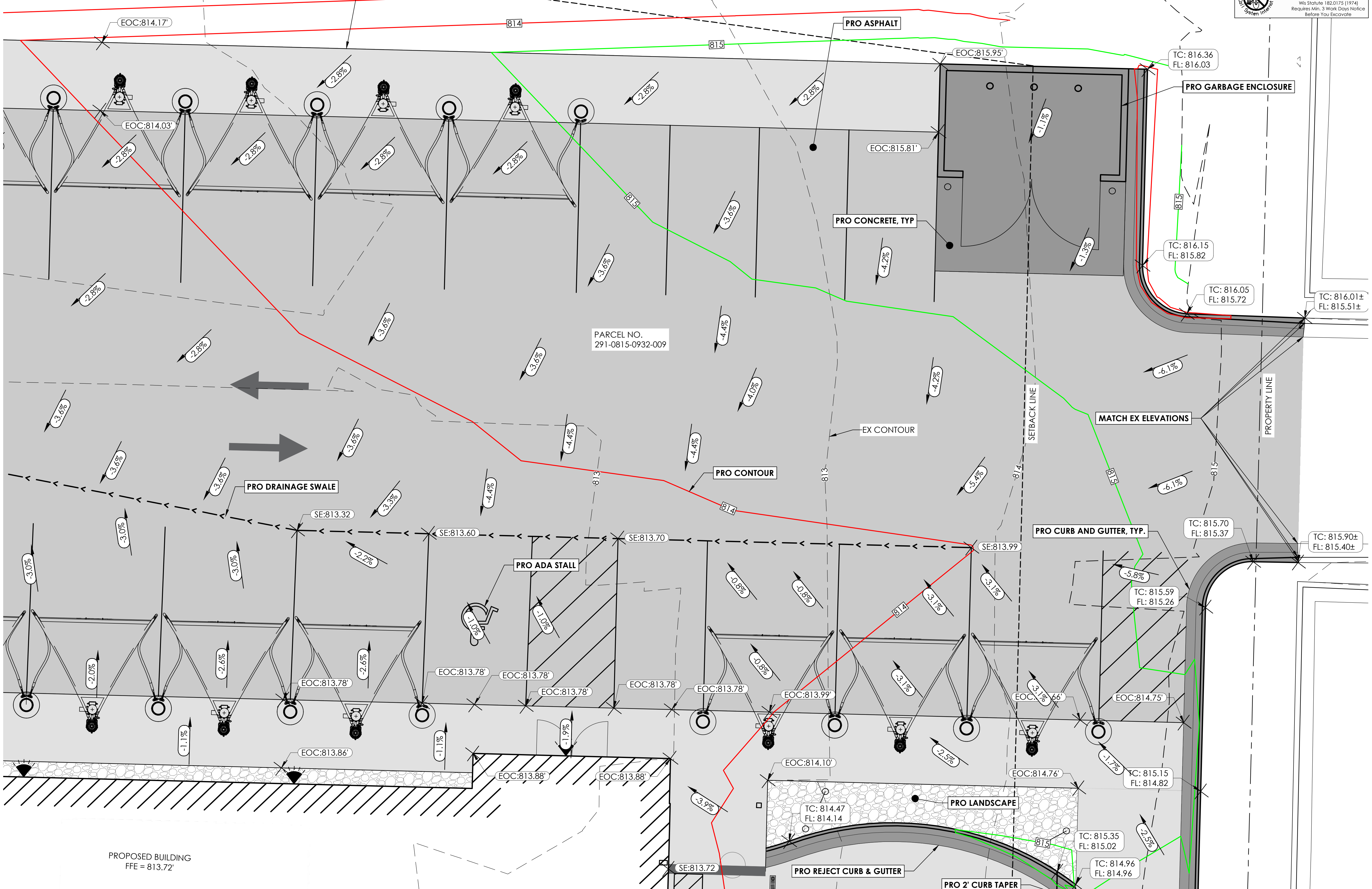

PROPOSED SPOT ELEVATION PLAN
TOMMY'S CAR WASH
LSRE WATERTOWN LLC
CITY OF WATERTOWN
JEFFERSON COUNTY, WI

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ISSUE DATE	02/20/2025
GEC FILE NO.	[illegible]77
SHEET NO.	C5.2

CITY SUBMITTAL

NOTES:

1. ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
2. ALL GENERAL NOTES FOUND ON SHEET G1.1.

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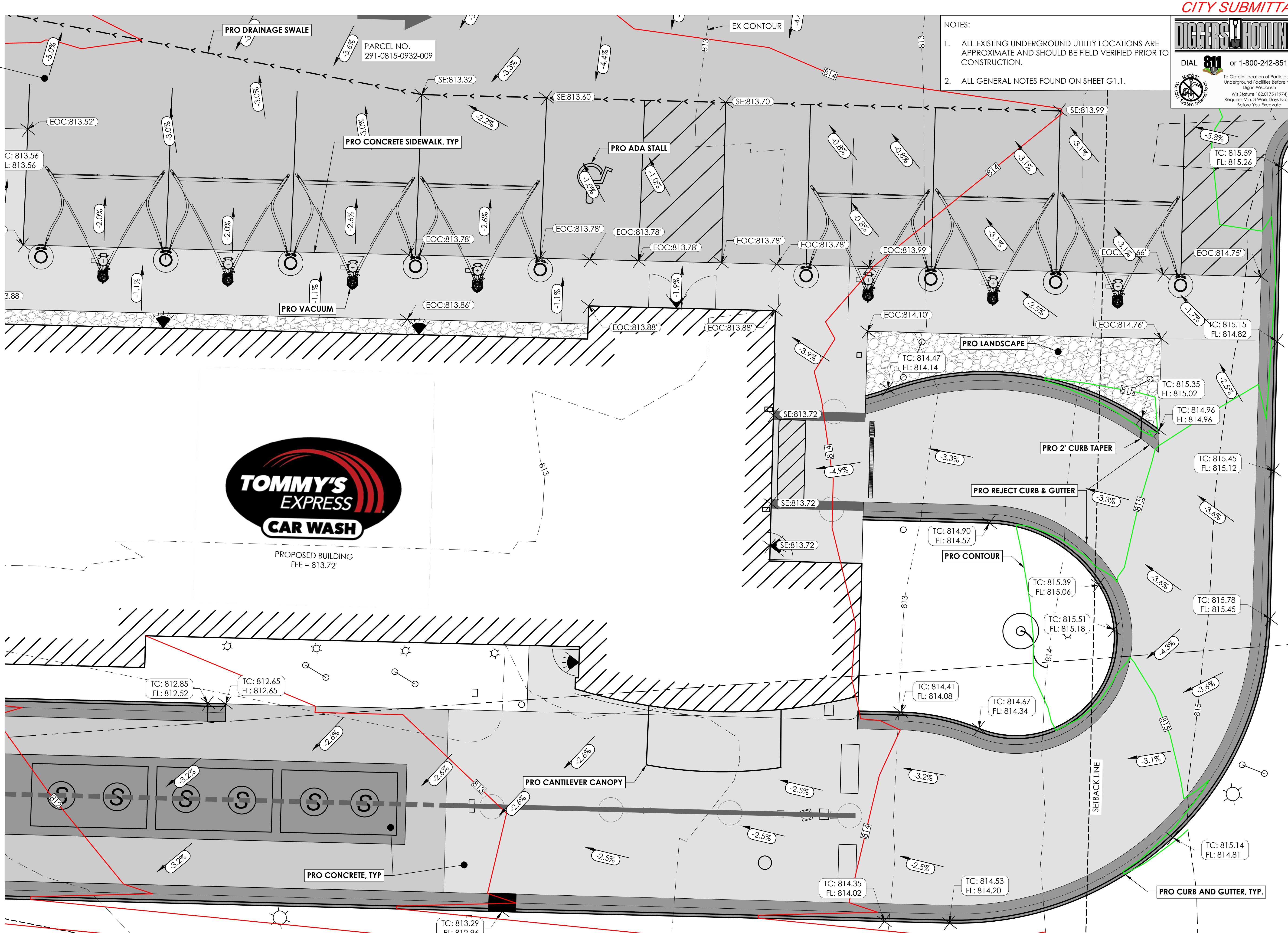

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PROPOSED SPOT ELEVATION PLAN

TOMMY'S CAR WASH
LSRE WATERTOWN LLC
CITY OF WATERTOWN
JEFFERSON COUNTY, WI

NO.	BY	DATE	REVISIONS

SCALE 0 – 10'

DRAWN BY	MME
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ISSUE DATE	02/20/2025
GEC FILE NO.	...77
SHEET NO.	C5.3

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CITY SUBMITTAL

Section 3, Item A.

WM CONNECTION: CONNECT 4" LATERAL TO EXISTING 8" MAIN

SANITARY CONNECTION: CONNECT 6" LATERAL TO EXISTING 8" MAIN

EX SANITARY MANHOLE

EX GATE VALVE

PRO GATE VALVE, TYP.

PRO 4" DI WATER LATERAL, TYP.

EX 8" PVC SANITARY SEWER

EX NATURAL GAS

EX 8" DI WATER MAIN

PARCEL NO. 291-0815-0932-007

EX TELEVISION

SETBACK LINE

EX SANITARY LATERAL **SEE NOTE 3**

EX 2" WATER LATERAL **TO BE ABANDONED AT MAIN**

PROPERTY LINE

EX UNDERGROUND ELECTRIC

EX GATE VALVE

EX FIRE HYDRANT

EX FIBER OPTIC CABLE

S CHURCH STREET

PRO 6" PVC SANITARY LATERAL, TYP.

EX UTILITY PEDESTAL **TO BE RELOCATED**

EX NATURAL GAS METER **TO BE RELOCATED**

PARCEL NO. 291-0815-0932-009

PRO 2' X 3' BOX INLET, TYP.

PRO 6" ADS ROOF DRAIN, TYP.

PRO STORM CLEAN OUT

PRO 12" RCP STORM SEWER, TYP.

PRO NYLOPLAST DRAIN BASIN

PRO TRENCH DRAIN ZURN Z866-HD 8606-DGE OR SIMILAR

PRO 4" ADS ROOF DRAIN, TYP.

PRO SAND/OIL SEPARATOR, BY PLUMBER

PRO STORM CLEAN OUT

PRO 4" X 12" WYE

PRO 4" ADS ROOF DRAIN, TYP.

EX STORM ENDWALL

EX STORM SEWER INLET

PRO GAS SERVICE, BY OTHERS

PRO 6" ADS ROOF DRAIN, TYP.

START HERE

EX 24" RCP

PRO CLEAN OUT, SEE PLUMBING PLAN

EX 18" RCP

EX 12" RCP

PRO WATER RECLAIM SYSTEM, BY PLUMBER

PRO STORM CLEAN OUT

EX TRENCH DRAIN

EXISTING STORM INLET

PRO CLEAN OUT, SEE PLUMBING PLAN

PARCEL NO. 291-0815-0932-008

SETBACK LINE

PROPERTY LINE

NOTES:

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2. ALL GENERAL NOTES FOUND ON SHEET G1.1.
3. CONTRACTOR SHALL TELEVISE THE EXISTING SANITARY LATERAL TO VERIFY PIPE DIAMETER. IF THE EXISTING LATERAL IS LESS THAN 6 INCHES IN DIAMETER, INSTALL THE SANITARY CONNECTION AS SHOWN ON THE PLANS AND CAP THE EXISTING SANITARY LATERAL. IF THE EXISTING LATERAL IS 6 INCHES IN DIAMETER OR GREATER, CONNECT THE PROPOSED SANITARY PIPING TO THE EXISTING LATERAL.

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PROPOSED UTILITY PLAN
TOMMY'S CAR WASH
LSRE WATERTOWN LLC
CITY OF WATERTOWN
JEFFERSON COUNTY, WI

NO.	BY	DATE
REVISIONS		

N E S W

0 20'
SCALE

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GEC FILE NO.	677
SHEET NO.	20

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CITY SUBMITTAL

STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
EX STRM MH	4' ID PRECAST RIM: 809.4'± DEPTH: 2.7 IE: 806.68' (12" RCP) N IE: 806.68' (12" RCP) S IE: 806.68' (18" RCP) W
MH - 25	Null Structure RIM: 812.9'± DEPTH: ??? IE: 810.45' (6" PVC Pipe) N IE: 810.45' (6" PVC Pipe) N IE: 810.45' (12" RCP) N
PR STRM INLET #1	2' X 3' BOX INLET RIM: 810.2'± DEPTH: 3.1 IE: 807.11' (12" RCP) N IE: 807.11' (12" RCP) SE
PR STRM INLET #2	2' X 3' BOX INLET RIM: 811.4'± DEPTH: 4.7 IE: 806.79' (12" RCP) NW IE: 806.79' (12" RCP) E IE: 806.79' (12" RCP) S
PR STRM INLET #3	2' X 3' BOX INLET RIM: 813.3'± DEPTH: 5.8 IE: 807.54' (12" RCP) W IE: 808.04' (6" PVC) N
PR STRM INLET #4	2' X 3' BOX INLET RIM: 812.1'± DEPTH: 3.7 IE: 808.34' (12" RCP) NW IE: 808.84' (6" PVC) E
PR STRM INLET #5	2' X 3' BOX INLET RIM: 811.0'± DEPTH: 3.1 IE: 807.92' (12" RCP) SE IE: 807.92' (12" RCP) S
PR STRM MH #1	24" ADS NYLOPLAST RIM: 812.6'± DEPTH: 2.1 IE: 810.52' (12" RCP) S

PIPE TABLE						
PIPE NAME	TYPE	SIZE	LENGTH	SLOPE	INVERT 1	INVERT 2
PR STRM PIPE #1	RCP	12"	63.8'	0.50%	807.11	806.79
PR STRM PIPE #2	RCP	12"	6.5'	1.70%	806.79	806.68
PR STRM PIPE #3	RCP	12"	74.7'	1.00%	806.79	807.54
PR STRM PIPE #4	RCP	12"	41.9'	1.00%	808.34	807.92
PR STRM PIPE #5	RCP	12"	80.2'	1.00%	807.92	807.11

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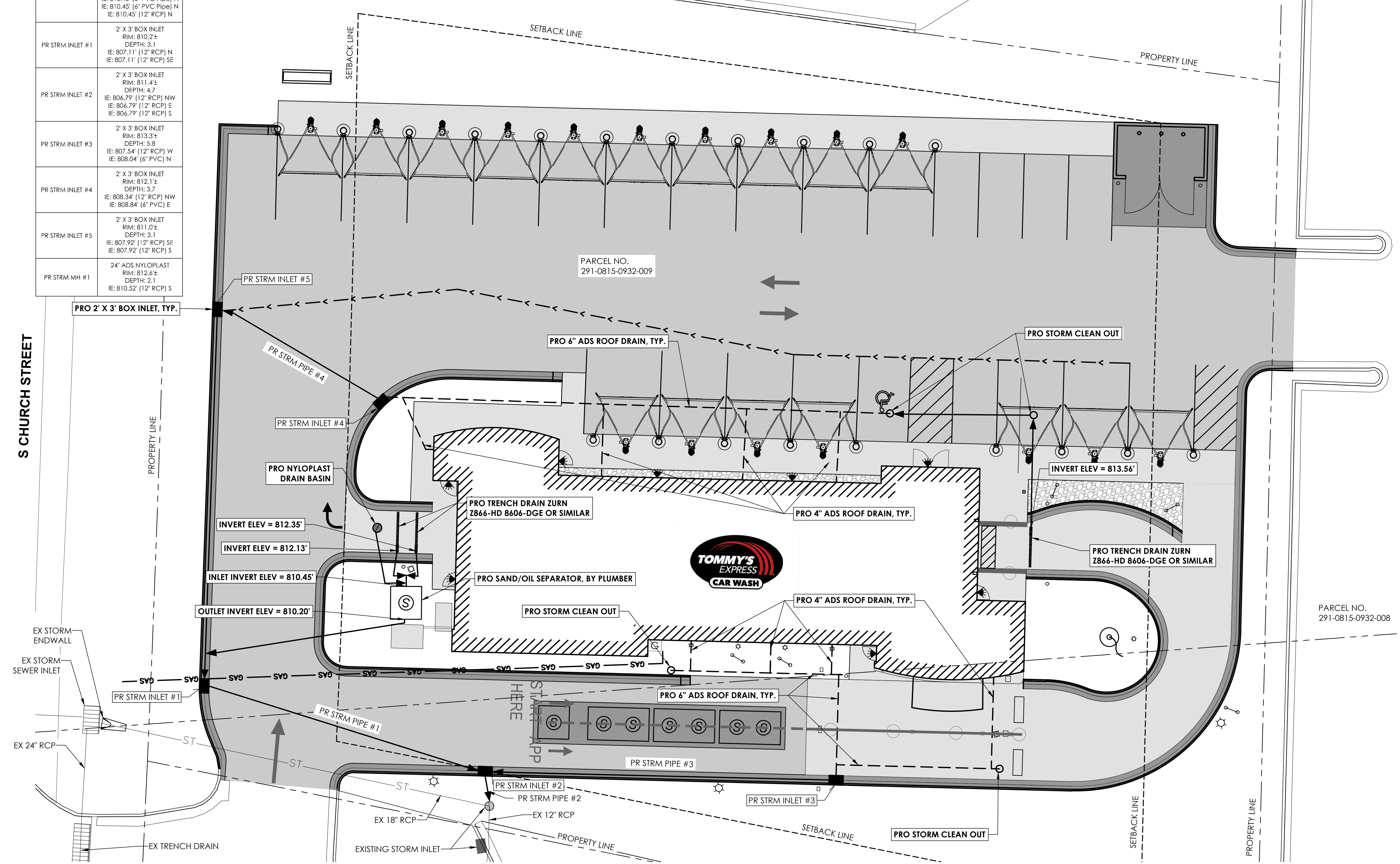

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PROPOSED STORM SEWER PLAN

TOMMY'S CAR WASH
LSRE WATERTOWN LLC

CITY OF WATERTOWN
JEFFERSON COUNTY, WI

REVISIONS	NO.	BY	DATE

DRAWN BY	MME
REVIEWED BY	KDA
ISSUE DATE	02/20/2025
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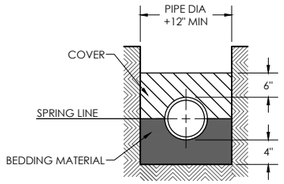
SHEET NO.	C6.1



INSTALLATION:
PLACE 4" OF BEDDING MATERIAL BENEATH PIPE. PLACE BEDDING MATERIAL AROUND THE PIPE TO THE SPRING LINE. WORK THE MATERIAL IN AND AROUND THE PIPE BY HAND TO PROVIDE UNIFORM SUPPORT. PLACE COVER MATERIAL CAREFULLY TO A LEVEL 6" ABOVE THE PIPE.

BEDDING AND COVER:
CLASS IA - CLEAN, ANGULAR CRUSHED STONE, CRUSHED ROCK, OR CRUSHED GRAVEL CONFORMING TO THE FOLLOWING GRADATION:

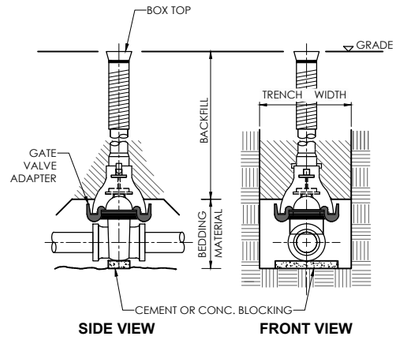
SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90-100
3/8"	20-55
NO. 4	0-10
NO. 8	0-5

CLASS IB- CLEAN, ANGULAR CRUSHED STONE, CRUSHED ROCK, OR CRUSHED GRAVEL CONFORMING TO THE FOLLOWING GRADATION:

SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	85-100
NO. 4	10-30
NO. 200	0-5

CLASS II- CLEAN COARSE-GRAINED SOILS CLASSIFIED IN ASTM D2487 AS GW, GP, SW, SP.
CLASS III- COARSE-GRAINED SOILS WITH FINES CLASSIFIED IN ASTM D2487 AS GM, GC, SM, SC.

PIPE BEDDING AND TRENCH



STANDARD GATE VALVE BOX SETTING

WATER MAIN DETAILS

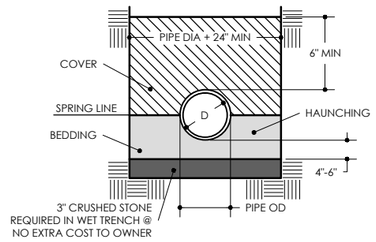
BEDDING AND COVER MATERIAL:
CLASS IA: CRUSHED STONE OR GRAVEL CONFORMING TO FOLLOWING GRADATION:

SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90-100
3/8"	20-55
NO. 4	0-10
NO. 8	0-5

CLASS IB: CRUSHED STONE OR GRAVEL CONFORMING TO FOLLOWING GRADATION:

SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	85-100
NO. 4	10-30
NO. 8	0-5

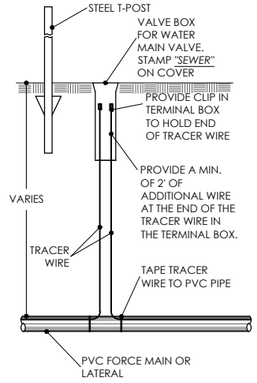
CLASS II: SAND, GRAVELS, AND SAND-GRAVEL MIXTURES WITH LITTLE OR NO FINES. SOIL TYPES GW, GP, SW, AND SP.
CLASS III: SILTY OR CLAYEY SANDS, GRAVELS, AND SAND-GRAVEL MIXTURES WITH FINES. SOIL TYPES GM, GC, SM, AND SC.



INSTALLATION:
PLACE AND COMPACT BEDDING AND COVER IN MAXIMUM 6" LAYERS. WORK MATERIAL IN AND AROUND PIPE BY HAND TO PROVIDE UNIFORM SUPPORT. COMPACT CLASS IB WITH HAND TAMPER OR VIBRATORY COMPACTOR TO 85% STANDARD PROCTOR, COMPACT CLASS II WITH VIBRATORY COMPACTOR TO 85% STANDARD PROCTOR, COMPACT CLASS III WITH VIBRATORY COMPACTOR TO 90% STANDARD PROCTOR.

FLEXIBLE (PVC) PIPE

PIPE BEDDING AND TRENCH



TRACER WIRE TERMINAL BOX

SANITARY SEWER DETAILS

General Engineering Company
P.O. Box 340 • 916 Silver Lake Dr. • Portage, WI 53901
608-742-2169 (Office) • 608-742-2592 (Fax)
www.generalengineering.net

CONSTRUCTION DETAILS
TOMMY'S CAR WASH
LSRE WATERTOWN LLC
CITY OF WATERTOWN
JEFFERSON COUNTY, WI

	DATE	BY	NO.	REVISIONS

AS NOTED
SCALE

DRAWN BY	MME
REVIEWED BY	KDA
ISSUE DATE	02/20/2026
GEC FILE NO.	[illegible]77
SHEET NO.	22

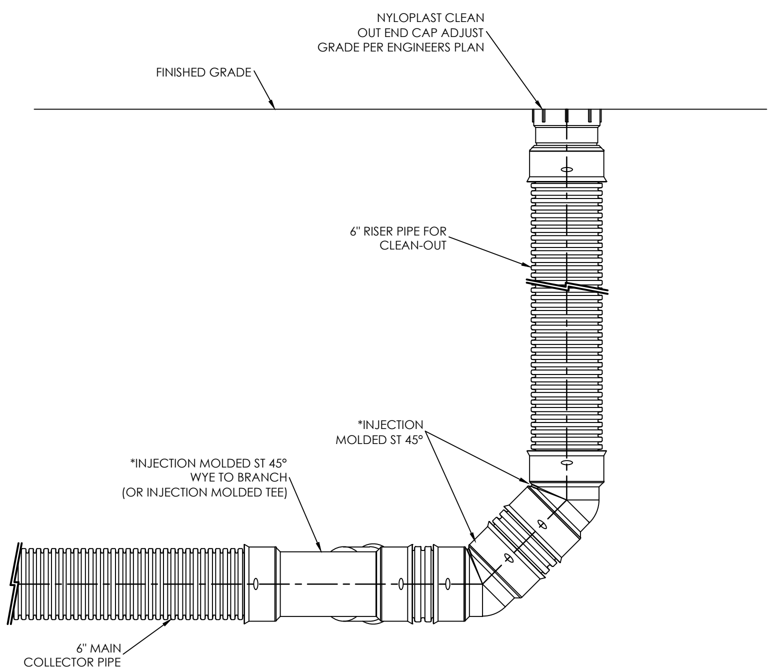
C7.0

CITY SUBMITTAL

Section 3, Item A.

ADVANCED DRAINAGE SYSTEMS, INC.

ADS STANDARD DETAILS DISCLAIMER:
"ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS STANDARD DETAIL TO DEMONSTRATE ADS' RECOMMENDED INSTALLATION OF ITS PRODUCTS FOR THE DEPICTED APPLICATION. IN ADDITION TO ADS' RECOMMENDATIONS, THERE MAY BE OTHER NATIONAL, STATE OR LOCAL SPECIFICATIONS THAT ARE PERTINENT TO THIS APPLICATION. ADS' STANDARD DETAIL IS NOT INTENDED TO SUPERSEDE ANY NATIONAL, STATE OR LOCAL SPECIFICATIONS, AND ADS RECOMMENDS THAT THOSE REQUIREMENTS BE REVIEWED AND CONSULTED PRIOR TO THE INSTALLATION OF ADS' PRODUCTS. ADS HAS NOT AUTHORIZED, AND IT BEARS NO RESPONSIBILITY FOR, ANY REVISIONS, ALTERATIONS OR DEVIATIONS FROM THIS STANDARD DETAIL."



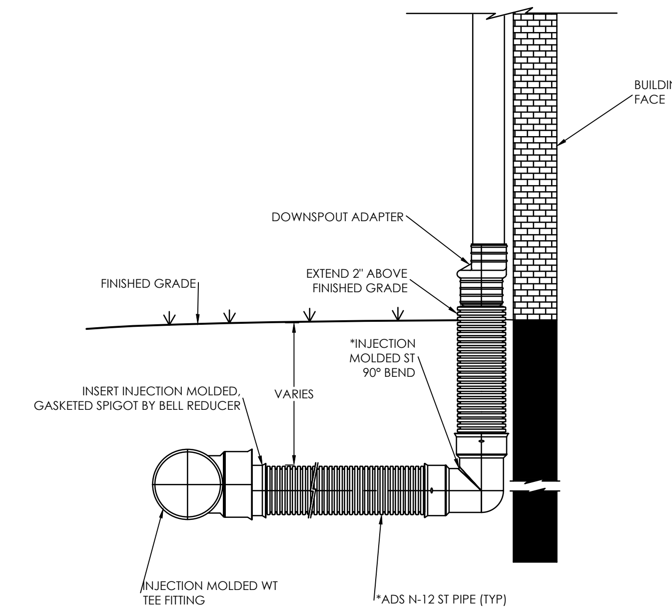
ADS CLEAN-OUT DETAIL

NOTES:
* INJECTION MOLDED FITTINGS ARE AVAILABLE IN TEES, WYES, REDUCERS, 45° BENDS AND BELL/BELL COUPLERS.
* WT INJECTION MOLDED FITTINGS AND WT PIPE CAN BE SUBSTITUTED FOR WATER TIGHT APPLICATIONS

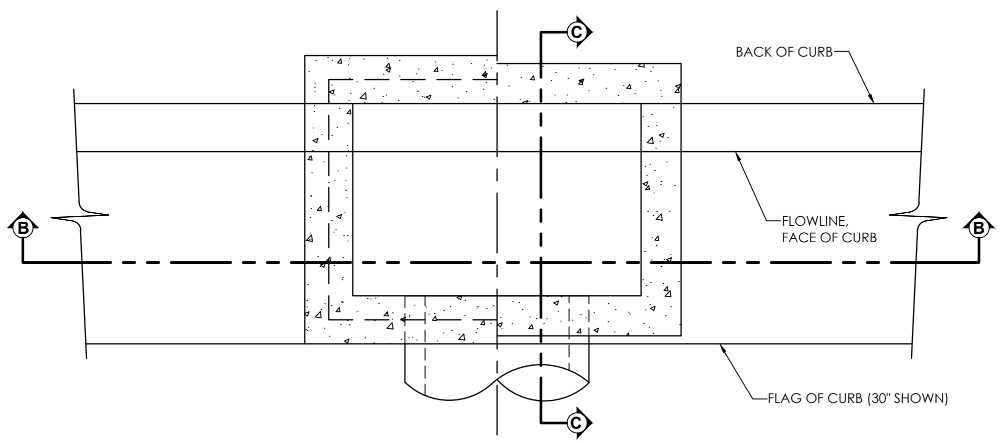
CONSTRUCTION NOTES:
* BUILDING DOWNSPOUTS SHALL BE CONNECTED TO THE COLLECTION SYSTEM ABOVE GRADE.
* DOWNSPOUT COLLECTORS SHALL DOUBLE AS CLEAN OUTS & SHALL BE SPACED NO MORE THAN 100' APART.

ADVANCED DRAINAGE SYSTEMS, INC.

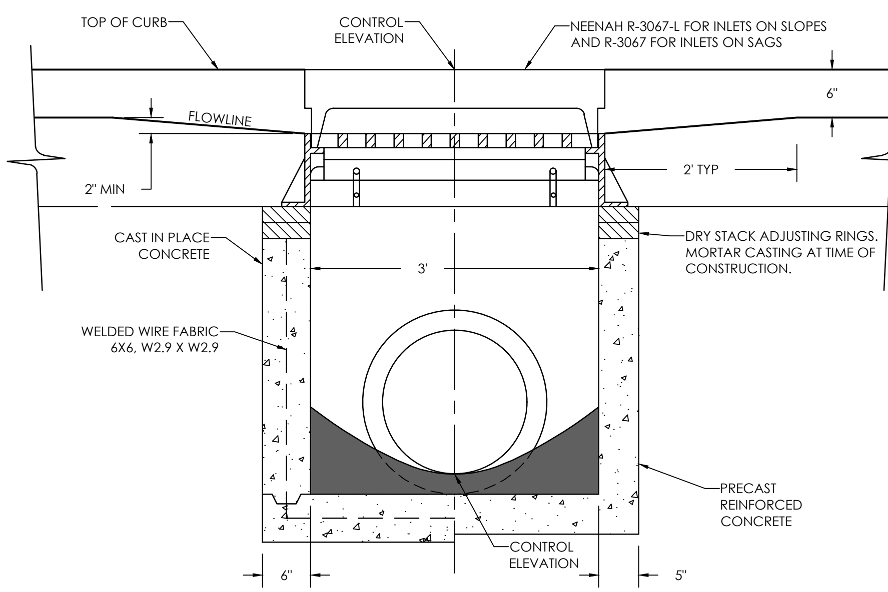
ADS STANDARD DETAILS DISCLAIMER:
"ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS STANDARD DETAIL TO DEMONSTRATE ADS' RECOMMENDED INSTALLATION OF ITS PRODUCTS FOR THE DEPICTED APPLICATION. IN ADDITION TO ADS' RECOMMENDATIONS, THERE MAY BE OTHER NATIONAL, STATE OR LOCAL SPECIFICATIONS THAT ARE PERTINENT TO THIS APPLICATION. ADS' STANDARD DETAIL IS NOT INTENDED TO SUPERSEDE ANY NATIONAL, STATE OR LOCAL SPECIFICATIONS, AND ADS RECOMMENDS THAT THOSE REQUIREMENTS BE REVIEWED AND CONSULTED PRIOR TO THE INSTALLATION OF ADS' PRODUCTS. ADS HAS NOT AUTHORIZED, AND IT BEARS NO RESPONSIBILITY FOR, ANY REVISIONS, ALTERATIONS OR DEVIATIONS FROM THIS STANDARD DETAIL."



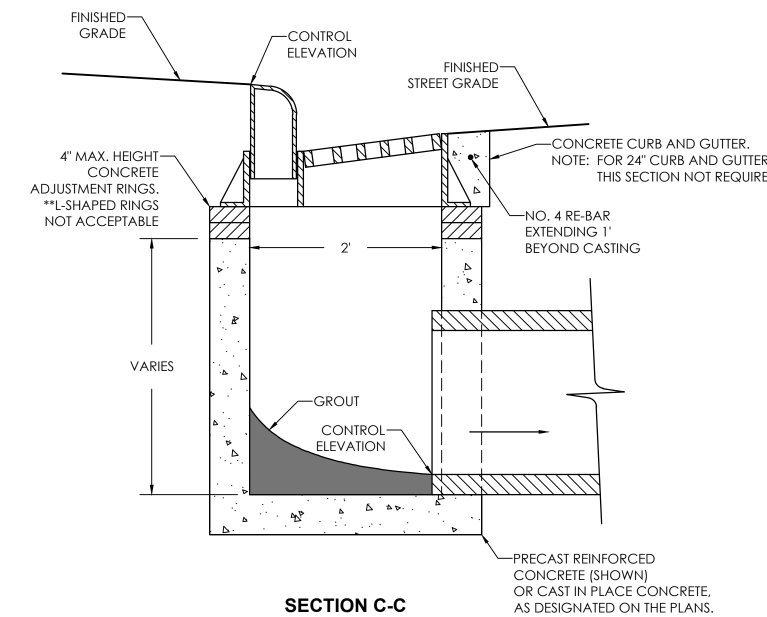
ADS DOWNSPOUT COLLECTION DETAIL



PLAN



SECTION B-B



SECTION C-C

2'x3' CURB INLET

BEDDING AND COVER MATERIAL:

CLASS IA: CLEAN, ANGULAR CRUSHED STONE, CRUSHED ROCK, OR CRUSHED GRAVEL CONFORMING TO THE FOLLOWING GRADATION:

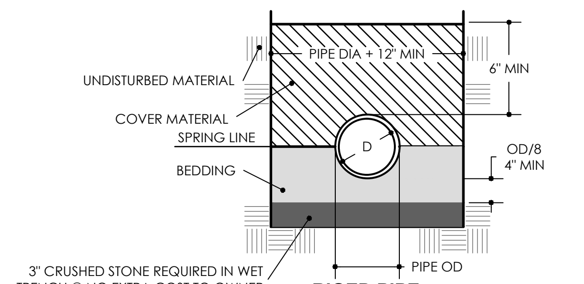
SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90-100
3/8"	20-55
NO. 4	0-10
NO. 8	0-5

CLASS IB: CLEAN, ANGULAR CRUSHED STONE, CRUSHED ROCK, OR CRUSHED GRAVEL CONFORMING TO THE FOLLOWING GRADATION:

SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	85-100
NO. 4	10-30
NO. 200	0-5

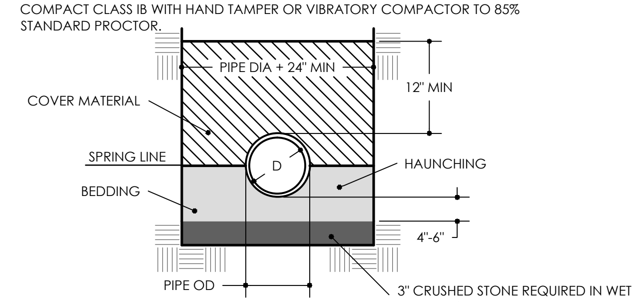
CLASS II: CLEAN COARSE-GRAINED SOILS CLASSIFIED IN ASTM D2487 AS GW, GP, SW, SP.
CLASS III: COARSE-GRAINED SOILS WITH FINES CLASSIFIED IN ASTM D2487 AS GM, GC, SM, SC.

INSTALLATION:
PLACE 4" OF BEDDING MATERIAL BENEATH PIPE. PLACE BEDDING MATERIAL AROUND THE PIPE TO THE SPRING LINE. WORK THE MATERIAL IN AND AROUND THE PIPE BY HAND TO PROVIDE UNIFORM SUPPORT. PLACE COVER MATERIAL CAREFULLY TO A LEVEL 6" ABOVE THE PIPE.



RIGED PIPE
(RCP)

INSTALLATION:
PLACE AND COMPACT BEDDING MATERIAL AND COVER IN MAXIMUM 6" LAYERS. WORK MATERIAL IN AND AROUND PIPE BY HAND TO PROVIDE UNIFORM SUPPORT. COMPACT CLASS IB WITH HAND TAMPER OR VIBRATORY COMPACTOR TO 85% STANDARD PROCTOR.



FLEXIBLE PIPE
(CORRUGATED STEEL & POLYETHYLENE)

BEDDING AND COVER MATERIAL:

CLASS IA: CRUSHED STONE OR GRAVEL CONFORMING TO FOLLOWING GRADATION:

SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90-100
3/8"	20-55
NO. 4	0-10
NO. 8	0-5

CLASS IB: CRUSHED STONE OR GRAVEL CONFORMING TO FOLLOWING GRADATION:

SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	85-100
NO. 4	10-30
NO. 8	0-5

PIPE BEDDING AND TRENCH

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23

G:\Current Files L-Q\LSRE Watertown LLC\01-25000-677\2_CIVIL\Production Drawings\1_Bid Plan Sets\1_C7.0_DT_01-25000-677.dwg, C7.1, 2/18/2026 1:10:50 PM | G:\Current Files L-Q\LSRE Watertown LLC\01-25000-677 LSRE Watertown - Tommys Car Wash\CAD 01-25000-677

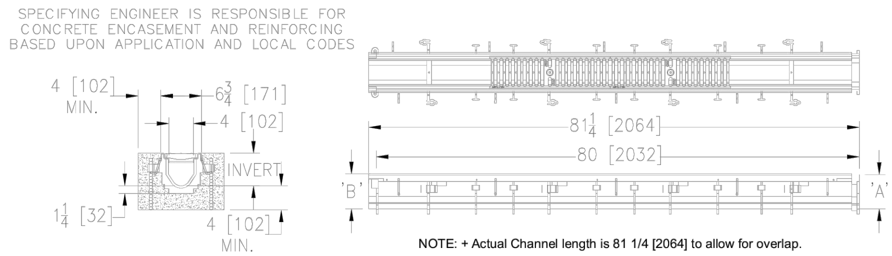
ZURN Z886-HD

6-3/4 [171] WIDE REVEAL TRENCH DRAIN SYSTEM WITH HEAVY-DUTY FRAME ASSEMBLY

SPECIFICATION SHEET

TAG ________

Design and Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice



NOTE: + Actual Channel length is 81 1/4 [2064] to allow for overlap.

ENGINEERING SPECIFICATION: Zurn Z886-HD
Channels are 80" [2032 mm] long, 6-3/4" [171 mm] wide reveal and have a 4" [102 mm] throat. Modular channel sections are made of 0% water absorbent High Density Polyethylene (HDPE). Channels have a positive mechanical connection between channel sections that will not separate during the installation and mechanically lock into the concrete surround every 10" [254 mm]. Channels weigh less than 2.31 lbs.[1.05kg] per linear foot, have a smooth, 1-1/2" [38 mm] radiused self cleaning bottom with a Manning's coefficient of .009 and .75% or neutral 0% built in slope. Channels have rebar clips standard to secure trench in its final location. Channels provided with standard DGC grates that lock down to frame. Zurn 5.375" [137 mm] wide reveal Ductile Iron Slotted Grate conforming to ASTM specification A536-84, Grade 80-55-06. Ductile Iron grate is rated class C per the DIN EN1433 top load classifications. Supplied in 20" [508 mm] nominal lengths with 1/2" [13 mm] wide slots, and 3/4" [19 mm] bearing depth. Grate has an open area of 28.1 sq. in per ft. [59,463 sq. mm per meter]. The .105" [2.67 mm] thick Heavy-Duty Carbon Steel Frame Assembly conforms to ASTM specification A36 with 10 - 4" [102 mm] long concrete anchors per 80" [2032 mm]. Grate lockdown bars are to be integral to the frame. Frame supplied with powder coated finish. All welds must be performed by a certified welder per ASTM standard AWS D1.1. Frames produced in the U.S.A.

PREFIX OPTIONS (Check/specify appropriate options)
____ Z Six-foot, Eight-inch High Density Polyethylene (HDPE)*

SUFFIX OPTIONS (Check/specify appropriate options)
Outlet Adapters Add/Each
____ -E1 Closed End Cap
____ -E2 2 [51] No-Hub End Outlet
____ -E3 3 [76] No-Hub End Outlet
____ -E4 4 [102] No Hub End Outlet
____ -E6 6 [152] No-Hub End Outlet
____ -U2 2 [51] No-Hub Bottom Outlet
____ -U3 3 [76] No-Hub Bottom Outlet
____ -U4 4 [102] No-Hub Bottom Outlet
____ -U6 6 [152] No-Hub Bottom Outlet

Frame Options
____ -CBF Black Acid Resistant Coated Top Frame
____ -LD Light Duty Grates on Heavy Duty Frame
____ -SW Sidewall Extension - 9 [229] High
____ -SW2 Sidewall Extension - 18 [457] High

Grate Options (Load Classifications are per DIN EN1433)
____ -BDC Black Acid Resistant Epoxy Coated Ductile Grate - Class C
____ -BDE Black Acid Resistant Epoxy Coated Ductile Grate - Class E
____ -BG Galvanized Ductile Iron Bar Grate - Class C
____ -DBG Ductile Iron Cast Bar Grate - Class C
____ -DC Ductile Iron Solid Cover - Class C
____ -DGC Ductile Iron Slotted Grate - Class C*
____ -DGE Ductile Iron Slotted Grate - Class E
____ -GDC Galvanized Ductile Iron Slotted Grate - Class C
____ -GDE Galvanized Ductile Iron Slotted Grate - Class E
____ -GHPDE Galvanized Heel-Proof Ductile Grate - Class E
____ -HPDE Heel-Proof Ductile Slotted Grate - Class E
____ -RFGC Reinforced Slotted Galvanized Grate - Class C
____ -RFSC Reinforced Slotted Stainless Steel Grate - Class C
____ -RPGC Reinforced Perforated Galvanized Grate - Class C
____ -RPGRC Reinforced Galvanized Perforated Reverse Punch Anti-Slip Grate - Class C
____ -RPSC Reinforced Perforated Stainless Steel Grate - Class C
____ -RPSRC Reinforced Perforated Stainless Steel Reverse Punch Grate - Class C

Miscellaneous Options
____ -DB Bottom Dome Strainer
____ -JC Joint Connector
____ -VP Vandal-Proof Lockdown

Trench No.	'A' Shallow Inv.	'B' Deep Inv.	Flow		
			(cfs)	(gpm)	(lps)
8601	3.50 [89]	4.10 [104]	0.21	93	6
8602	4.10 [104]	4.70 [119]	0.27	122	8
8603	4.70 [119]	5.30 [135]	0.34	152	10
8603N	5.30 [135]	5.30 [135]	-	-	-
8604	5.30 [135]	5.90 [150]	0.41	183	12
8605	5.90 [150]	6.50 [165]	0.48	214	13
8606	6.50 [165]	7.10 [180]	0.55	245	15
8606N	7.10 [180]	7.10 [180]	-	-	-
8607	7.10 [180]	7.70 [196]	0.62	276	17
8608	7.70 [196]	8.30 [211]	0.69	308	19
8609	8.30 [211]	8.90 [226]	0.76	339	21
8610	8.90 [226]	9.50 [241]	0.83	371	23
8611	9.50 [241]	10.10 [257]	0.90	403	25
8612	10.10 [257]	10.70 [272]	0.97	435	27
8612N	10.70 [272]	10.70 [272]	-	-	-
8613	10.70 [272]	11.30 [287]	1.04	467	29
8614	11.30 [287]	11.90 [302]	1.11	498	31
8615	11.90 [302]	12.50 [318]	1.18	530	33

Decorative Grate Options (Load Classifications are per DIN EN1433)
____ -DTW Decorative Tidal Wave Grate - Class C
____ -SBG Stainless Steel Bar Grate - Class E

MADE in the U.S.A. (Load Classifications are per DIN EN 1433)
____ -BDE-USA Black Acid Resistant Epoxy Coated Ductile Grate - Class E
____ -DGC-USA Ductile Iron Slotted Grate-Class C
____ -DGE-USA Ductile Iron Slotted Grate-Class E
____ -GDC-USA Galvanized Ductile Slotted Grate - Class C
____ -GDE-USA Galvanized Ductile Slotted Grate - Class E
____ -GHPDE-USA Galvanized Heel-Proof Ductile Grate - Class E
____ -HPDE-USA Heel-Proof Ductile Slotted Grate - Class E
____ -PPC Plastic Perforated Grate - Class B

* Regularly furnished unless otherwise specified

⚠ **WARNING:** Cancer and Reproductive Harm - www.P65Warnings.ca.gov
⚠ **ADVERTENCIA:** Cáncer y daño reproductivo - www.P65Warnings.ca.gov
⚠ **AVERTISSEMENT:** Cancer et effets néfastes sur la reproduction - www.P65Warnings.ca.gov

Zurn Industries, LLC | Specification Drainage Operation
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In Canada | Zurn Industries Limited
7900 Goreway Drive, Unit 10, Brampton, Ontario L6T 5W6, Ph. 877.892.5216

www.zurn.com

Rev. J
Date: 05/16/24
C.N. No. 146065
Prod. | Dwg. No. Z886-HD

ZURN Z886-HD TYPICAL TRENCH DRAIN DETAIL

INSTALLATION NOTES:

TYPE D

- DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
- THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

GENERAL NOTES:

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON WIS DOT PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

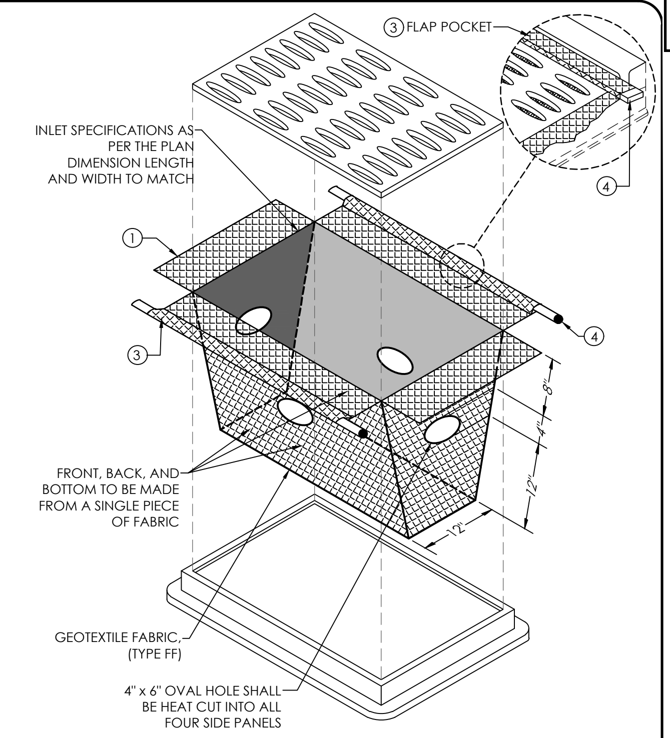
(1) FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

(2) FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

(3) FLAP POCKET SHALL BE LARGE ENOUGH TO ACCEPT A WOOD 2" x 4".

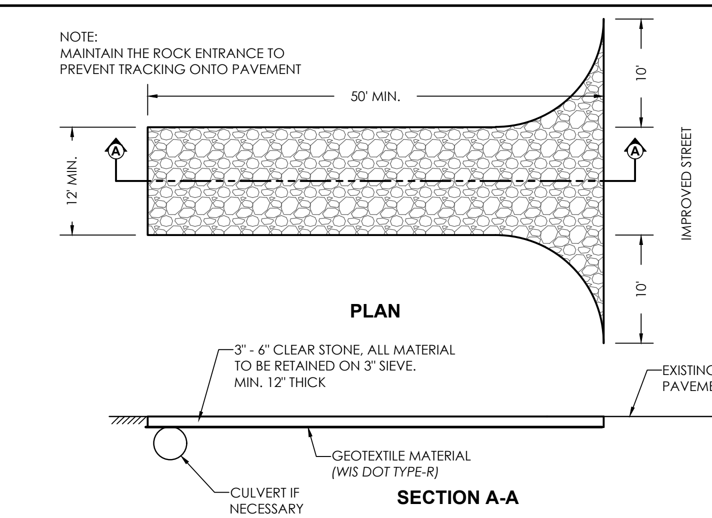
(4) USE REBAR OR STEEL ROD FOR REMOVAL ***OR*** FOR INLETS WITH CURB CASTING; USE A WOOD 2"x4" EXTENDED 10" BEYOND SIDES OF GRATE. CONNECT 2"x4" TO GRATE WITH WIRE OR PLASTIC TIES.

NOTES



TYPE D

INLET PROTECTION



ROCK CONSTRUCTION ENTRANCE

General Engineering Company
P.O. Box 340 • 916 Silver Lake Dr. • Portage, WI 53901
608-742-2169 (Office) • 608-742-2592 (Fax)
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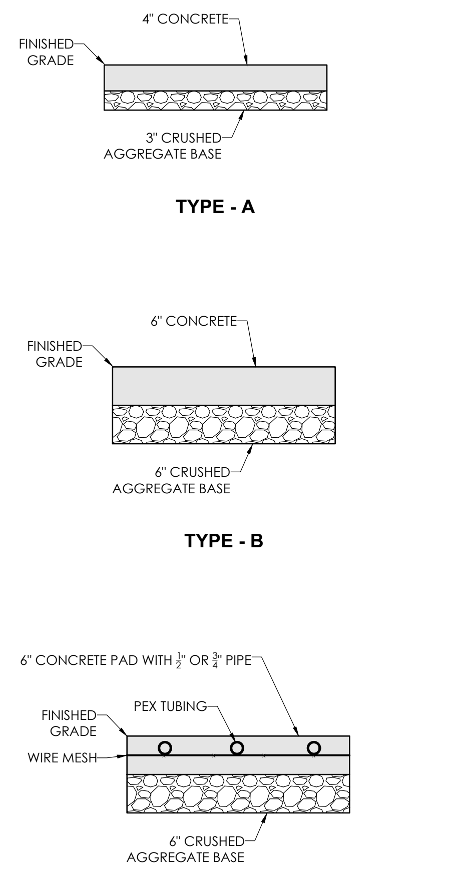
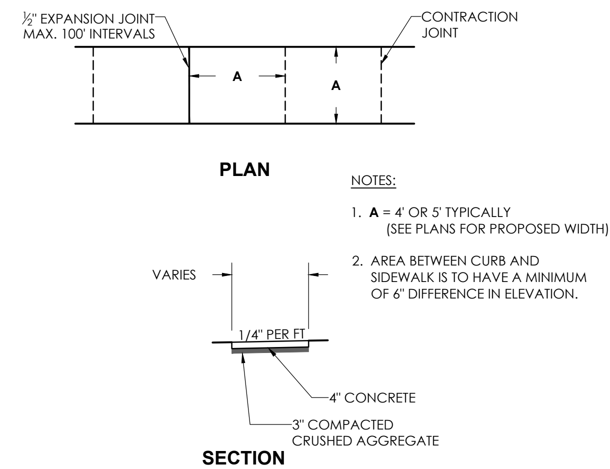


TYPE C NOTES:

1. CONTRACTOR SHALL VERIFY ALL REQUIREMENTS FOR SNOW MELT CONCRETE INSTALLATION. PROVIDE WIRE MESH OR REINFORCEMENT AS REQUIRED AND SUPPORT AND SECURE PEX TUBING TO THE MESH TO MAINTAIN PROPER LOCATION WITHIN THE CONCRETE SLAB DURING PLACEMENT. FINAL LOCATION OF PEX TUBING AND REINFORCEMENT SHALL BE COORDINATED BY CONTRACTOR AND INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND PROJECT REQUIREMENTS.

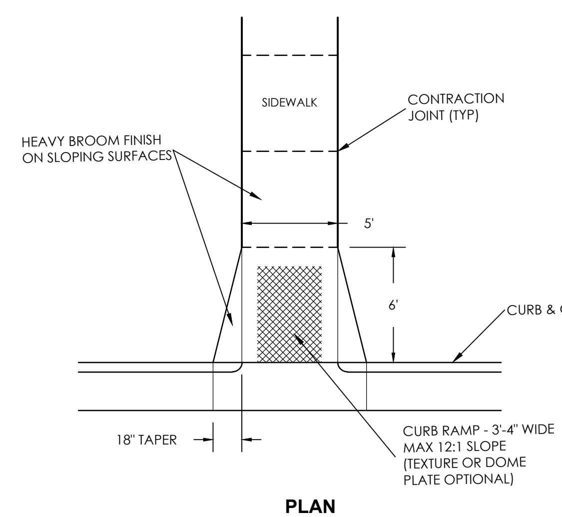
TYPICAL CONCRETE PAVING DETAIL

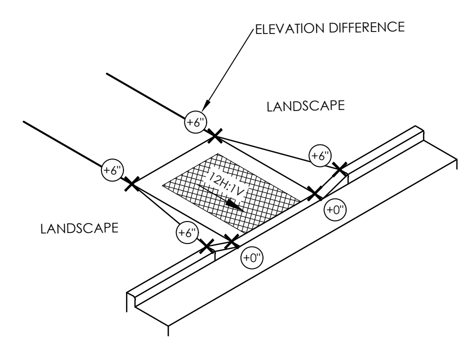


NOTES:

1. A = 4' OR 5' TYPICALLY (SEE PLANS FOR PROPOSED WIDTH)
2. AREA BETWEEN CURB AND SIDEWALK IS TO HAVE A MINIMUM OF 6" DIFFERENCE IN ELEVATION.

TYPICAL SIDEWALK DETAIL

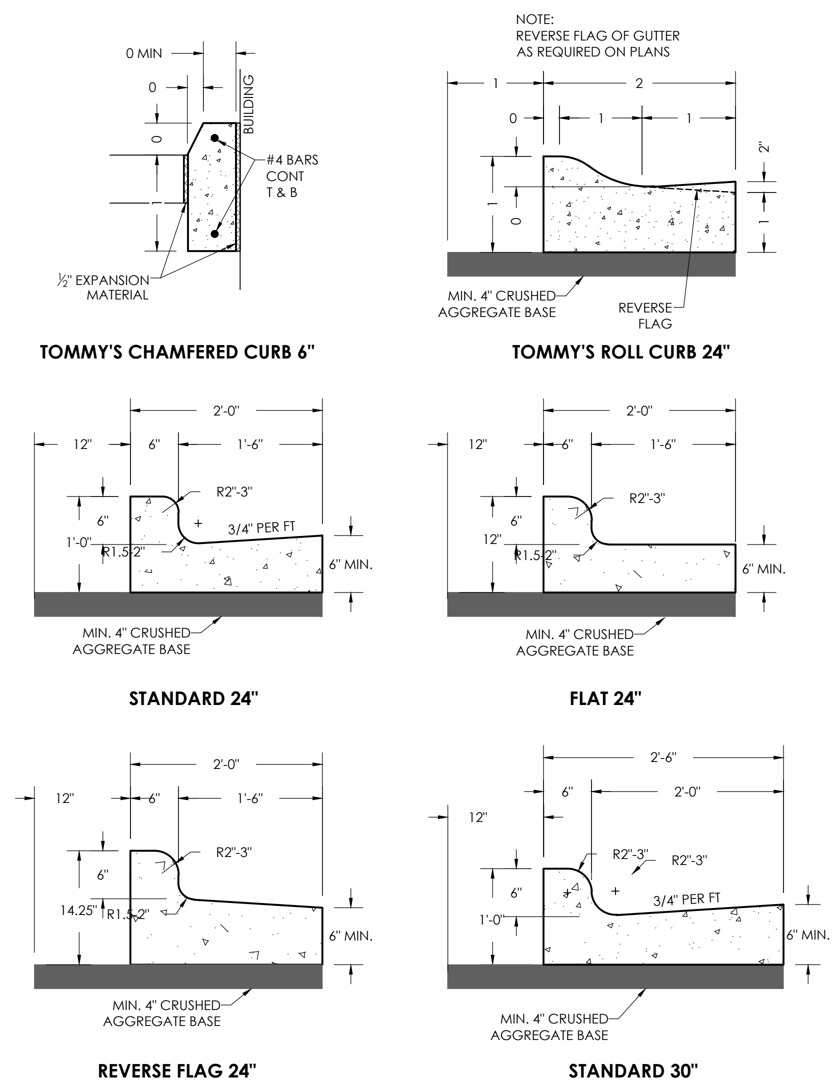




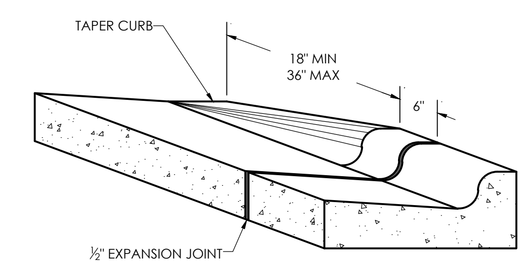
NOTES:

1. RAMP SLOPES SHALL NOT BE STEEPER THAN 12H:1V.
2. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2%.

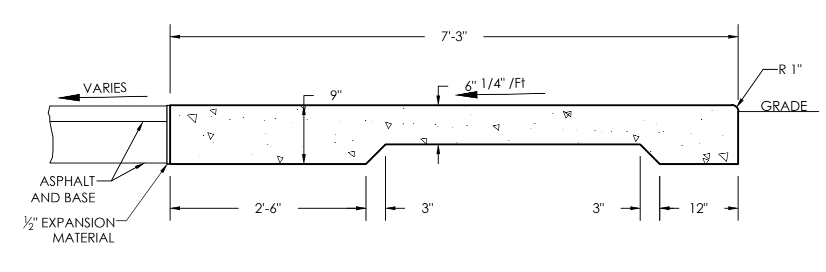
TYPICAL SIDEWALK ADA RAMP DETAIL



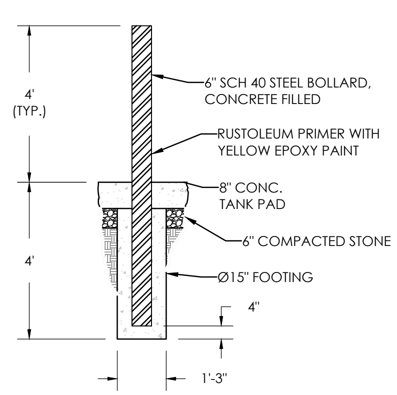
TYPICAL CURB DETAILS



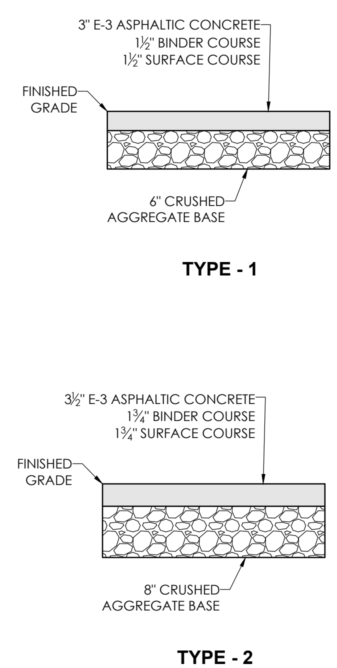
TYPICAL CURB TERMINI DETAIL



TYPICAL THICKENED EDGE SIDEWALK DETAIL



TYPICAL BOLLARD DETAIL



TYPICAL ASPHALT PAVING

General Engineering Company
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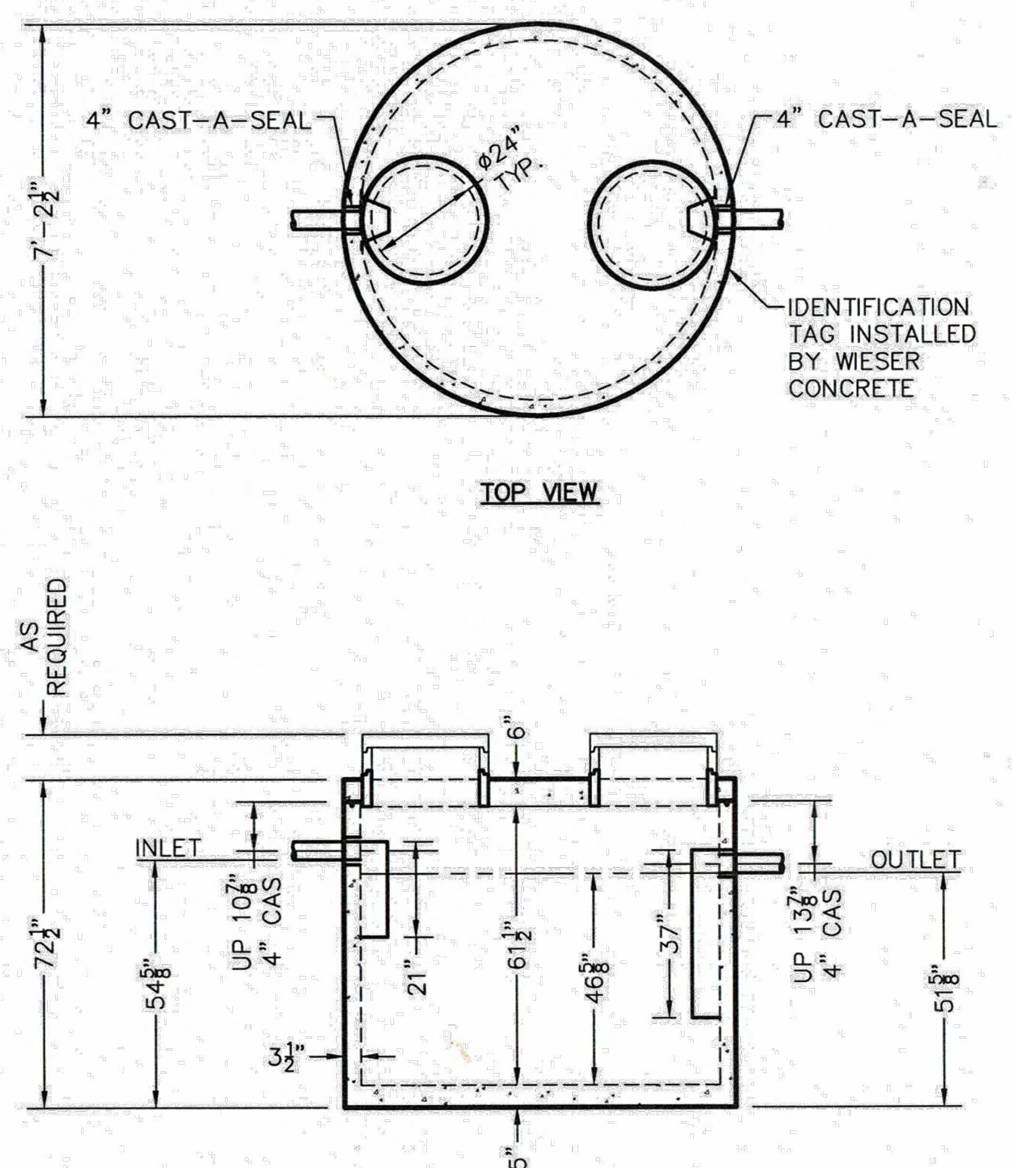
GEC FILE NO.	…77
SHEET NO.	C7.3

G:\Current Files L-Q\LSRE Watertown LLC\01-25000-677 LSRE Watertown - Tommys Car Wash\CAD 01-25000-677\2_CIVIL\Production Drawings\1_Bid Plan Sets\1_C7.0_DT_01-25000-677.dwg, C7.3, 2/18/2026 1:13:09 PM



WEHD1000 GREASE INTERCEPTOR TANK SPECIFICATIONS

DIMENSIONS:
- WALL: 3 1/2"
- BOTTOM: 5"
- COVER: 6"
- MANHOLE: 24" I.D. PRECAST CONCRETE RISER
- HEIGHT: 72 1/2" O.D.
- OUTSIDE DIMAETER: 7'-2 1/2"
- BELOW INLET: 54 5/8" O.D.
- LIQUID LEVEL: 46 5/8"
- WEIGHT: TANK 7,000 LBS.
- WEIGHT: COVER 3,000 LBS.

INLET AND OUTLET:
- 4" CAST-A-SEAL BOOT OR EQUAL GASKET

INLET AND OUTLET BAFFLES:
- AS SHOWN

LIQUID CAPACITY: 21.50 GAL/IN

LOADING DESIGN: 12'-0" UNSATURATED SOIL / HS-20

TANK CAN BE USED AS:
- EXTRA HEAVY DUTY GREASE INTERCEPTOR

COVER: MIX DESIGN #8 (NO FIBER)
TANK: MIX DESIGN #8 (NO FIBER)

CUSTOMIZED TANKS:
- FOR CUSTOM TANKS CONTACT WIESER CONCRETE

TYPICAL SAND/OIL SEPARATOR DETAIL

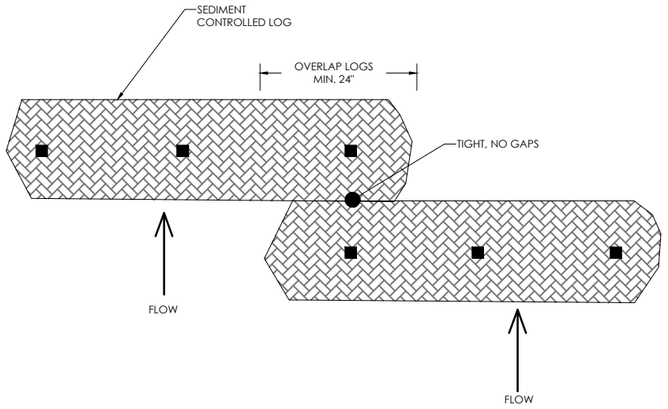
General Engineering Company
P.O. Box 340 • 916 Silver Lake Dr. • Portage, WI 53901
608-742-2169 (Office) • 608-742-2592 (Fax)
www.generalengineering.net

CONSTRUCTION DETAILS
TOMMY'S CAR WASH
LSRE WATERTOWN LLC
CITY OF WATERTOWN
JEFFERSON COUNTY, WI

NO.	BY	DATE	REVISIONS

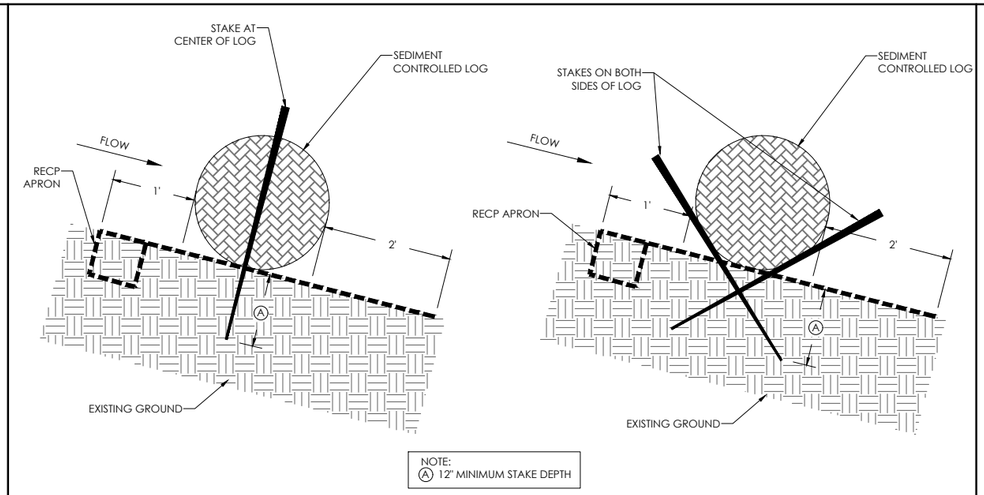
AS NOTED
SCALE

DRAWN BY MME
REVIEWED BY KDA
ISSUE DATE 02/20/2026
GEC FILE NO. ...77
SHEET NO. C7.4



PLAN VIEW

LOG OVERLAP DETAIL



NOTE:
(A) 12" MINIMUM STAKE DEPTH

ONE-STAKE SECTION

TWO-STAKE SECTION

SLOPE/CHANNEL INSTALLATION (FIG. A)

TEMPORARY DITCH CHECKS

PURPOSE & OPERATION

PRODUCTS IN THIS CATEGORY ARE INTENDED FOR USE AT THE BOTTOM OF FILL SLOPES AND IN CHANNELS TO INTERCEPT AND POND SEDIMENT-LADEN RUNOFF. PONDING THE WATER REDUCES THE VELOCITY OF THE INCOMING FLOW AND ALLOWS MOST OF THE SEDIMENTS TO SETTLE OUT. WATER EXITS THE CHECK BY EITHER FILTERING THROUGH OR FLOWING OVER THE TOP.

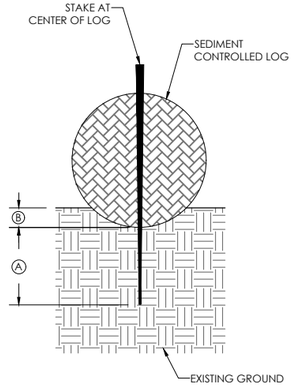
CONSTRUCTION METHODS

THIS WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR HIGHWAY AND STRUCTURE CONSTRUCTION, AND THE STANDARD DETAIL DRAWING IN THE WISDOT FACILITY DEVELOPMENT MANUAL. IN ADDITION TO THE ABOVE, TEMPORARY DITCH CHECKS SHALL BE PLACED PERPENDICULAR TO THE FLOW LINE OF THE DITCH AND SHALL EXTEND FAR ENOUGH SO THAT THE GROUND LEVEL AT THE ENDS OF THE CHECKS ARE HIGHER THAN THE LOW POINT ON THE CREST OF THE CHECK. THE INSTALLED MATERIAL SHALL HAVE A MINIMUM HEIGHT OF 10 INCHES ABOVE THE FLOW LINE IN THE INSTALLED CONDITION. ALL PRODUCTS SHALL BE ENTRENCHED A MINIMUM OF 2.0 INCHES ON BARE SOIL. DITCH CHECKS INSTALLED IN A CHANNEL THAT IS CONTINUOUSLY LINED WITH EROSION MAT NEED NOT BE ENTRENCHED IF INSTALLED OVER THE TOP OF THE EROSION MAT. INSTALLATIONS SHALL HAVE STAKES ON THE DOWNSTREAM SIDE OF THE TEMPORARY DITCH CHECK AND SHALL NOT REDUCE THE HEIGHT OF THE TEMPORARY DITCH CHECK. FABRIC TYPE PRODUCTS MAY BE ENTRENCHED WITH A NARROW CHECK SLOT ON THE UPSTREAM SIDE.

APPROVED MANUFACTURED ALTERNATIVES TO THE DEPARTMENT'S DETAILS ARE LISTED BELOW.

APPROVED TEMPORARY DITCH CHECKS

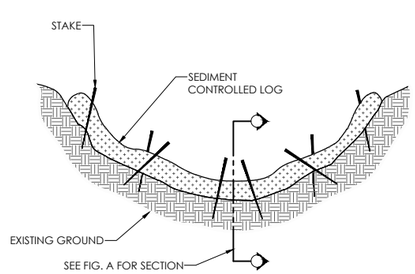
PRODUCT	MANUFACTURER
CURLEX 12 INCH SEDIMENT LOG	AMERICAN EXCELSIOR
CURLEX 20 INCH SEDIMENT LOG	AMERICAN EXCELSIOR
AEC PREMIER 12 INCH WATTLE	AMERICAN EXCELSIOR
AEC PREMIER 20 INCH WATTLE	AMERICAN EXCELSIOR
STENLOG 12	Erosion Control Blanket.com
TRIANGULAR SILT DIKE	TRIANGULAR SILT DIKE
ASPEN XCEL EXCELSIOR LOG	WESTERN EXCELSIOR
DITCH CHEXX	FILTREXX
BIO-D SILT CHECK	RO LANKA
WS-12	NORTH AMERICAN GREEN



NOTES:
(A) 12" MINIMUM STAKE DEPTH
(B) SET LOG IN TRENCH 3" DEEP AND BACKFILL

SECTION

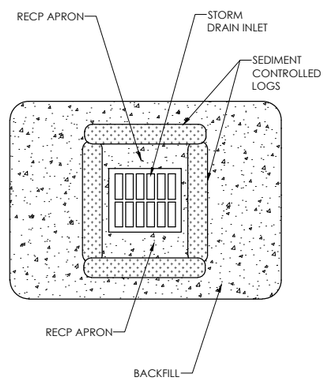
FLAT GROUND INSTALLATION (FIG. B)



DO NOT ALLOW FLOW TO OVERTOP INSTALLATION.

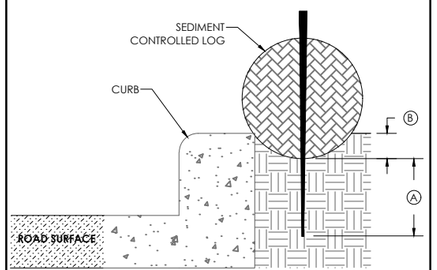
CROSS-SECTION VIEW

CHANNEL INSTALLATION (FIG. C)



PLAN VIEW

DRAIN FILTER (FIG. D)



NOTES:
(A) 12" MINIMUM STAKE DEPTH
(B) SET LOG IN TRENCH 3" DEEP AND BACKFILL

SECTION

CURBSIDE INSTALLATION (FIG. E)

INSTALLATION INSTRUCTIONS - LOGS AND WATTLES:

STEP 1 - SITE PREPARATION

PREPARE SITE TO DESIGN PROFILE AND GRADE. REMOVE DEBRIS, ROCKS, CLODS, ETC. GROUND SURFACE SHOULD BE SMOOTH PRIOR TO INSTALLATION TO ENSURE LOG REMAINS IN CONTACT WITH SLOPE.

STEP 2 - STAPLE SELECTION

AT A MINIMUM, 1" LONG BY 1" BY 24", STAKES ARE TO BE USED TO SECURE THE LOG TO THE GROUND SURFACE. INSTALLATION IN ROCKY, SANDY OR OTHER LOOSE SOIL MAY REQUIRE LONGER STAKES.

SLOPE INSTALLATION

PLACE RECP ALONG SLOPE TO PROVIDE UPSTREAM APRON FOR LOG. SECURE RECP ACCORDING TO STANDARD SLOPE INSTALLATION INSTRUCTIONS INCLUDING UPSTREAM ANCHOR TRENCH. SECURE LOG TO BLANKET, ENSURING LOG REMAINS IN INTIMATE CONTACT WITH THE RECP OVER THE LENGTH OF THE INSTALLATION. A MINIMUM ONE FOOT UPSTREAM APRON AND TWO FOOT DOWNSTREAM APRON ARE REQUIRED FOR INSTALLATION. SUBSEQUENT, DOWNSLOPE ROWS OF LOGS SHOULD BE SPACED APPROPRIATELY FOR SITE CONDITIONS TO MINIMIZE ACCELERATION OF FLOW. FURTHER, LOG SEAMS ARE TO BE OFFSET TO ENSURE CONTINUOUS FILTRATION. FIGURE A PRESENTS A SCHEMATIC OF A SLOPE INSTALLATION IN PROFILE VIEW.

CHANNEL INSTALLATION

PLACE RECP ALONG CHANNEL TO PROVIDE UPSTREAM AND DOWNSTREAM APRON FOR LOG IDENTICALLY TO SLOPE INSTALLATION. SECURE LOG TO BLANKET, ENSURING LOG REMAINS IN INTIMATE CONTACT WITH THE RECP OVER THE LENGTH OF THE INSTALLATION. A MINIMUM OF ONE FOOT UPSTREAM APRON AND TWO FOOT DOWNSTREAM APRON ARE REQUIRED FOR INSTALLATION. SUBSEQUENT, DOWNSLOPE ROWS OF LOGS SHOULD BE SPACED APPROPRIATELY FOR SITE CONDITIONS TO MINIMIZE ACCELERATION OF FLOW. FURTHER, LOG SEAMS ARE TO BE OFFSET TO ENSURE CONTINUOUS FILTRATION. FIGURE A AND FIGURE C PRESENT A SCHEMATIC OF A CHANNEL INSTALLATION.

DRAIN FILTER INSTALLATION

SURROUND DRAIN INLET TO BE PROTECTED WITH LOG, ENSURING SEAMS ARE OVERLAPPING TO MINIMIZE FLOW CIRCUMVENTING LOG. SECURE LOGS TO GROUND SURFACE ENSURING THE LOG REMAINS IN INITIMATE CONTACT WITH THE GROUND SURFACE OVER THE ENTIRE INSTALLATION. PROVIDE RECP APRON SECURED TO THE GROUND SURFACE BETWEEN DRAIN AND LOG.

NOTES

General Engineering Company
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CONSTRUCTION DETAILS
TOMMY'S CAR WASH
LSRE WATERTOWN LLC
CITY OF WATERTOWN
JEFFERSON COUNTY, WI

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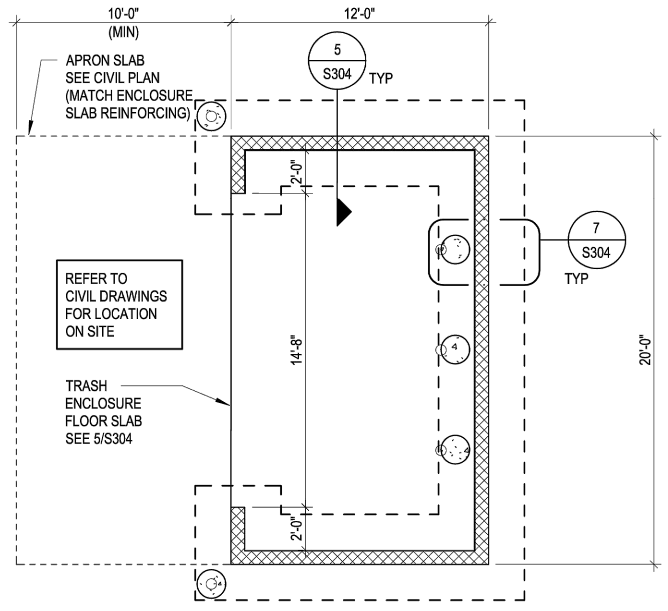
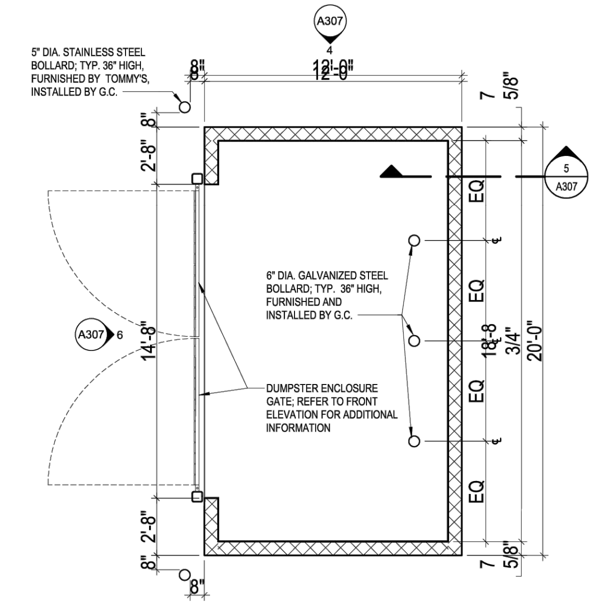
SCALE

DRAWN BY	MME
REVIEWED BY	KDA
ISSUE DATE	02/20/2026
GEC FILE NO.	77
SHEET NO.	C7.5

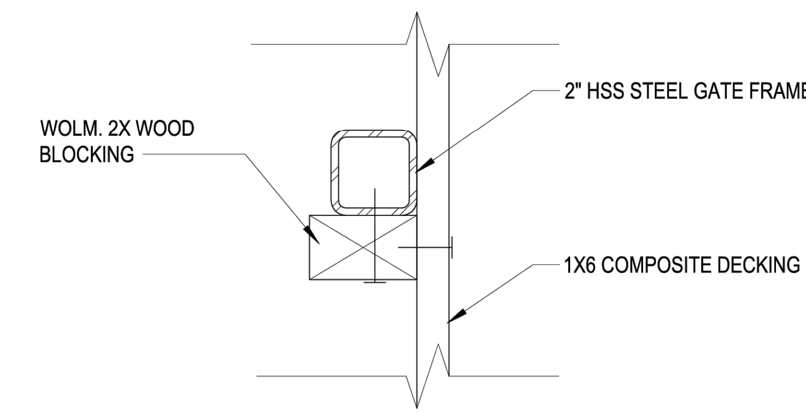
CITY SUBMITTAL



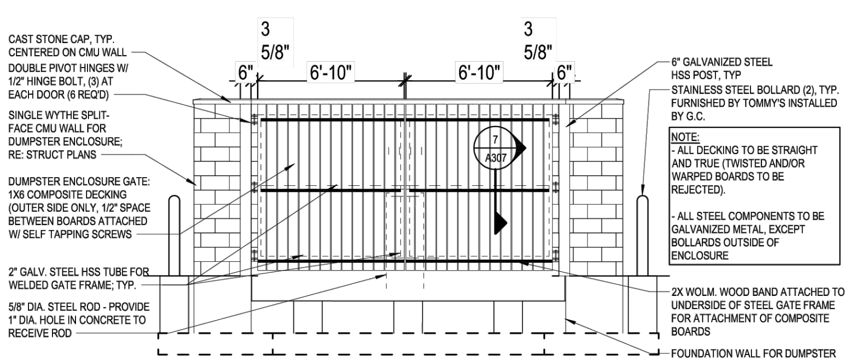
1 DUMPSTER ENCLOSURE PLAN
A301 1/4" = 1'-0"



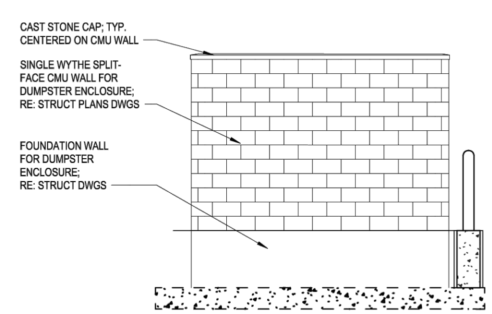
2 DUMPSTER ENCLOSURE PLAN
A307 1/4" = 1'-0"



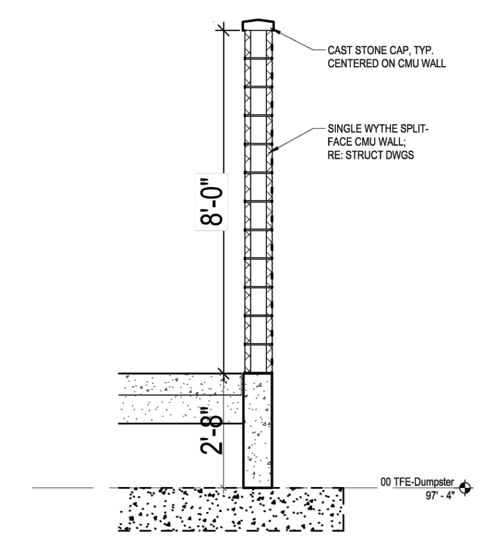
3 SECTION AT DUMPSTER FRAME
A307 6" = 1'-0"



4 DUMPSTER ENCLOSURE - FRONT ELEVATION
A307 1/4" = 1'-0"



5 DUMPSTER ENCLOSURE - SIDE ELEVATION
A307 1/4" = 1'-0"



6 DUMPSTER ENCLOSURE - WALL SECTION
A307 1/2" = 1'-0"

GARBAGE ENCLOSURE DETAIL

General Engineering Company
P.O. Box 340 • 916 Silver Lake Dr. • Portage, WI 53901
608-742-2169 (Office) • 608-742-2592 (Fax)
www.generalengineering.net

CONSTRUCTION DETAILS
TOMMY'S CAR WASH
LSRE WATERTOWN LLC

CITY OF WATERTOWN
JEFFERSON COUNTY, WI

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REVIEWED BY KDA
ISSUE DATE 02/20/2026
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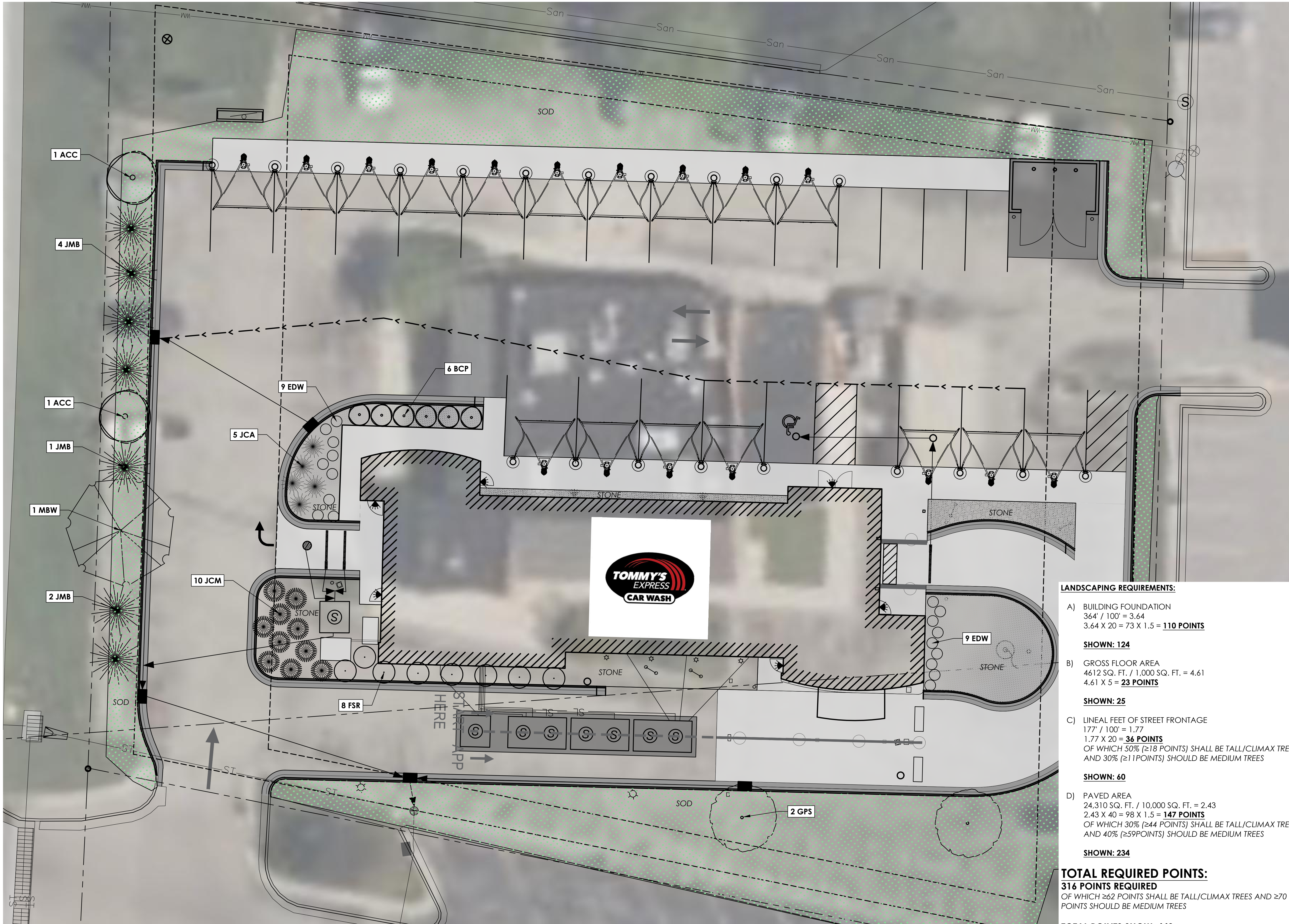

LANDSCAPING REQUIREMENTS:

A) BUILDING FOUNDATION
364' / 100' = 3.64
3.64 X 20 = 73 X 1.5 = **110 POINTS**

SHOWN: 124

B) GROSS FLOOR AREA
4612 SQ. FT. / 1,000 SQ. FT. = 4.61
4.61 X 5 = **23 POINTS**

SHOWN: 25

C) LINEAL FEET OF STREET FRONTAGE
177' / 100' = 1.77
1.77 X 20 = **36 POINTS**
OF WHICH 50% (≥18 POINTS) SHALL BE TALL/CLIMAX TREES AND 30% (≥11POINTS) SHOULD BE MEDIUM TREES

SHOWN: 60

D) PAVED AREA
24,310 SQ. FT. / 10,000 SQ. FT. = 2.43
2.43 X 40 = 98 X 1.5 = **147 POINTS**
OF WHICH 30% (≥44 POINTS) SHALL BE TALL/CLIMAX TREES AND 40% (≥59POINTS) SHOULD BE MEDIUM TREES

SHOWN: 234

TOTAL REQUIRED POINTS:

316 POINTS REQUIRED
OF WHICH ≥62 POINTS SHALL BE TALL/CLIMAX TREES AND ≥70 POINTS SHOULD BE MEDIUM TREES

TOTAL POINTS SHOW: 443

General Engineering Company
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LANDSCAPE PLAN
TOMMY'S CAR WASH
LSRE WATERTOWN LLC

CITY OF WATERTOWN
JEFFERSON COUNTY, WI

REVISIONS	NO.	BY	DATE

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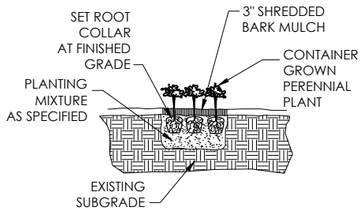
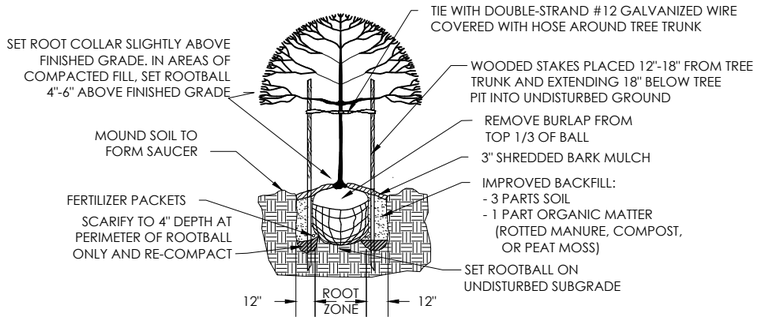
SCALE

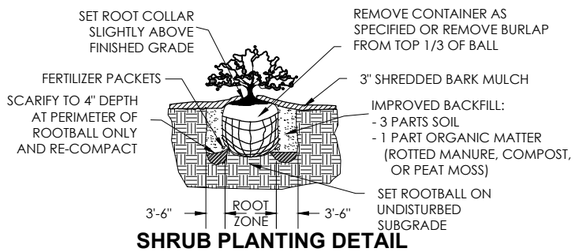
DRAWN BY	MME
REVIEWED BY	KDA
ISSUE DATE	02/20/2026
GEC FILE NO.	[illegible]77
SHEET NO.	L1.0



GROUNDCOVER/PERENNIAL PLANTING DETAIL



SHADE TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

PLANT LIST

KEY	COMMON NAME	(BOTANICAL NAME)	PLANTING SIZE (Inches)	COMMENTS
SHRUBS				
BCP	'CRIMSON JAPANESE BARBERRY	(CRIMSON PYGMY')	18-24	3'-4' O/C (3'-6' HT)
EDW	DWARF WINGED EUONYMUS	(EUONYMUS ALATUS 'COMPACTUS')	24-30	FALL COLOR
JCA	COMPACT ANDORRA JUNIPER - 'YOUNGSTOWN'	(JUNIPERUS HORIZONTALIS 'YOUNGSTOWN')	18-24	BRIGHT GREEN FOLIAGE TURNS PLUM IN WINTER.
FSR	EARLY FORSYTHIA	(FORSYTHIA OVATA)	18-24	EARLIER YELLOW FLOWERS

All woody shrubs shown in container root condition at time of planting.

TREES				
ACC	AMUR CHOKECHERRY	(PRUNUS MAACKII)	1 ½"-2"-CAL	WHITE SPRING FLOWERS
GPS	GINKGO 'PRINCETON SENTRY' (MALE CULTIVAR)	(GINKGO BILOBA var. 'PRINCETON SENTRY')	2½"-CAL.	GOLD-YELLOW FALL COLOR, NARROW UPRIGHT
JCM	"MANEY"	(MANEY JUNIPER)	2 ½"-CAL	BLUISH GREEN FOLIAGE
JMB	MOUNTBATTER JUNIPER	(JUNIPERUS CHINNENSIS MOUNTBATTER)	2"-CAL	
MBW	"AUTUMN FLAME"	(RED MAPLE)	2"-CAL	EARLY SCARLET FALL COLOR

- ***All trees shown in B&B (Balled & Burlapped) root condition at time of planting.***

General Engineering Company
P.O. Box 340 • 916 Silver Lake Dr. • Portage, WI 53901
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LANDSCAPE PLAN
TOMMY'S CAR WASH
LSRE WATERTOWN LLC

CITY OF WATERTOWN
JEFFERSON COUNTY, WI

DATE	BY	NO.	REVISIONS

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DRAWN BY	MME
REVIEWED BY	KDA
ISSUE DATE	02/20/2026
GEC FILE NO.	77
SHEET NO.	30

L2.0

ALTA/NSPS LAND TITLE SURVEY

ALTA/NSPS LAND TITLE SURVEY FOR LSRE WATERTOWN LLC, DESCRIPTION OF LANDS BEING LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 3288 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR JEFFERSON COUNTY, WISCONSIN ON JUNE 20, 1996, IN VOLUME 14 OF CERTIFIED SURVEY MAPS, PAGE 168 AS DOCUMENT NO. 958059, AS AMENDED BY AFFIDAVIT OF CORRECTION RECORDED ON SEPTEMBER 25, 1996 IN VOLUME 966, PAGE 350 AS DOCUMENT NO. 962782 AND AFFIDAVIT OF CORRECTION RECORDED ON SEPTEMBER 25, 1996 IN VOLUME 966, PAGE 352 AS DOCUMENT NO. 962783, SAID CERTIFIED SURVEY MAP BEING A REDIVISION OF A PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3059, BEING A REDIVISOIN OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2272, IN THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

Bearings are referenced to the South line of the Southwest ¼ of Section 09, Township 08 North, Range 15 East, per the Wisconsin County Coordinate System, Jefferson County Zone, with a bearing of South xx°xx'xx" West , NAD 83(91).

WISCONSIN — DONALD W. LENZ S-2003 GREEN LAKE WIS. — LAND SURVEYOR

Donald W. Lenz WI PLS No. 2003
Dated this 9th Day of December, 2025

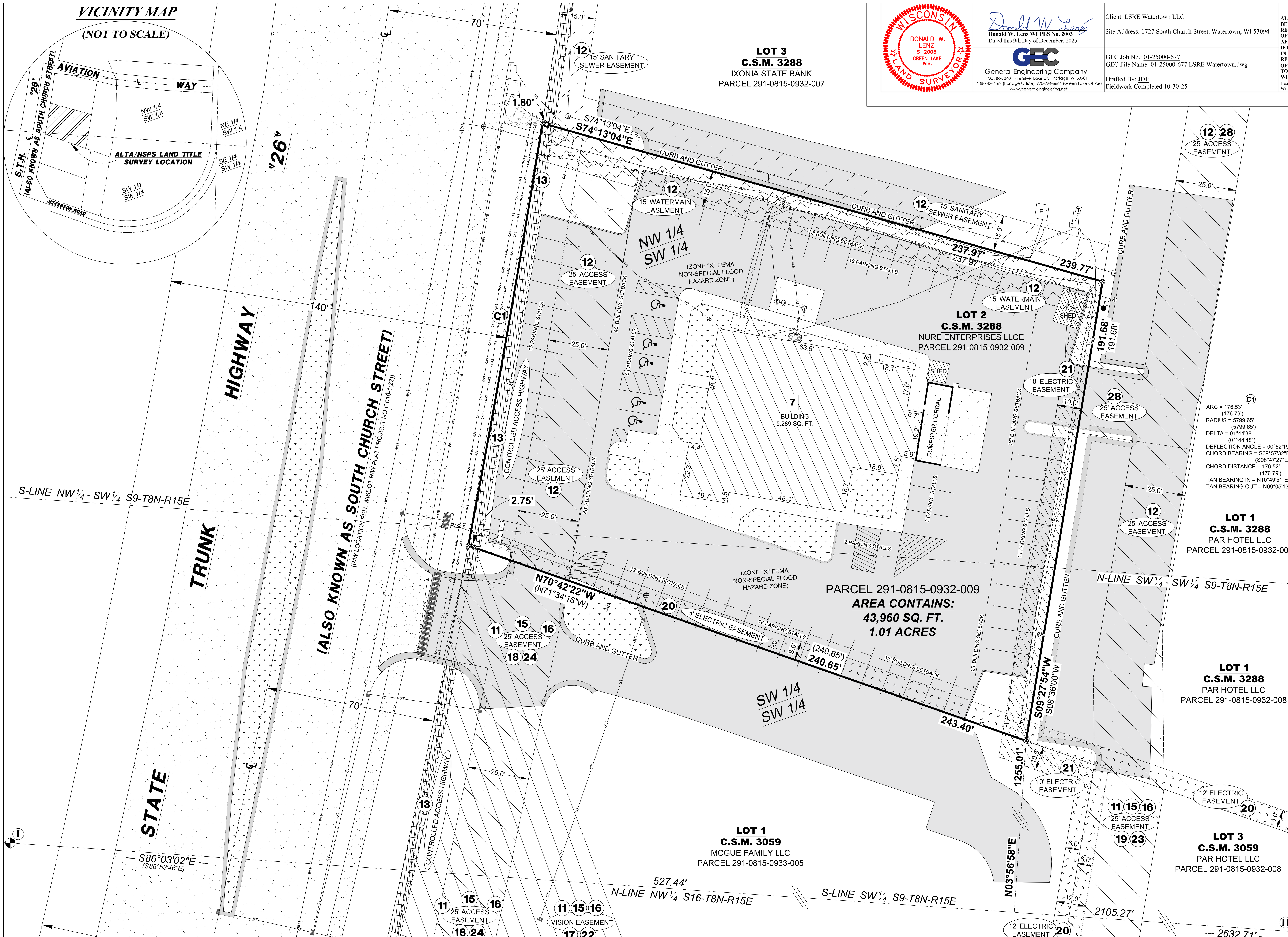
General Engineering Company
P.O. Box 340 916 Silver Lake Dr. Portage, WI 53901
608-742-2169 (Portage Office) 920-294-6666 (Green Lake Office)
www.generalengineering.net

Client: LSRE Watertown LLC

Site Address: 1727 South Church Street, Watertown, WI 53094.

GEC Job No.: 01-25000-677
GEC File Name: 01-25000-677 LSRE Watertown.dwg

Drafted By: JDP
Fieldwork Completed 10-30-25



Surveyor's Section Corner Notes:

I. South West ¼ Corner - Section 9 - Township 8 North - Range 15.
- Per Jefferson County Coordinates.

II. South Corner - Section 9 - Township 8 North - Range 15 East.
- Could not Occupy Section Corner Due to Chain Link Fence,
- Used Jefferson County Coordinates.

FEMA Non-Special Flood Hazard Areas are moderate-to-low risk areas: 3

- The risk of flooding is reduced, but not completely removed.
- Moderate-to-low-risk areas are shown on flood maps as zones beginning with the letters "B", "C" or "X" (or a shaded X).
- These areas submit more than 20 percent of National Flood Insurance Program claims and receive one-third of federal disaster assistance for flooding.

Flood insurance isn't federally required in moderate-to-low-risk areas, but it is recommended for all property owners and renters.

Note:
The Title Policy Provided to General Engineering Company, was Completed by First American Title Insurance Company Nation Commercial Services, as Agent LSRE Watertown LLC, on July 10th, 2025 as File No. NCS-126795-MAD.

Note: 14

Distance from Access Drive From S.T.H. "26" to Nearest Intersecting Street is 340'± Southwesterly to Jefferson Road.

LEGEND

SECTION LINE
RIGHT-OF-WAY LINE
ROADWAY CENTERLINE
EASEMENT LINE
PROPERTY LINE
OWNER'S PROPERTY LINE

VERTICAL DATUM
NORTH AMERICAN VERTICAL DATUM NAVD88

Parking Note: 9

68 - Regular Parking Stalls
5 - Handicap Parking Stalls
73 - Total Parking Stalls

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
MILW. AREA 259-1181

LEGEND:
SECTION CORNER MONUMENT
1" IRON PIPE FOUND
¾" REBAR FOUND
¾" X 18" REBAR SET (1.50 LBS PER LINEAL)
FIRE HYDRANT
SANITARY MANHOLE
SEPTIC/VENT CLEANOUT
GAS VALVE
STORM DRAIN
WATERMAIN VALVE
ENDWALL
SIGN
LIGHTPOLE
RECTANGLE INLET
GAS METER
ELECTRIC PEDESTAL
CABLE PEDESTAL
TELEPHONE PEDESTAL
FIBEROPTIC PEDESTAL
FENCELINE
STORM SEWER
SANITARY SEWER
FIBER OPTIC CABLE
UNDERGROUND ELECTRIC
UNDERGROUND GAS
TELECOMS
WATERMAIN
PAVEMENT
CONCRETE
LANDSCAPING
GRAVEL
25' EXISTING INGRESS & EGRESS ACCESS EASEMENT
CONTROLLED ACCESS HIGHWAY
15' SANITARY SEWER EASEMENT
15' WATERMAIN EASEMENT
VISION CORNER EASEMENT
10' ELECTRIC EASEMENT
8'-12' ELECTRIC EASEMENT

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM FIELD DATA ACQUISITION THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO.

Note:
The Location and Size of the Underground Structures and Utilities Shown Hereon have been Located to a Reasonable Degree of Accuracy, but the Engineer or Surveyor does not Guarantee their Exact Location of Others not Shown. Contact Diggers Hotline In., Etc.

Digger's Hotline Notes: 11

Diggers Hotline Ticket No. 2025432624 was used October 29th, 2025 11:00:00 a.m. Contractor/Owner Should Contact Diggers Hotline Phone No. 1-800-242-8511 to Remark the Property Before any Excavation or Demolition.

Site Location = Lot 2 of Certified Survey Map 3288 Utility Locations were Marked by Diggers Hotline and Maps were Furnished by:

SBC01 =AT&T Distribution SBC01 [Phone]: (262) 446-9821

CHC01 = Charter Communications CHC01 [Coms]: (262) 446-9821

WAT01 = City of Watertown WAT01 [San Sewer]: (262) 446-9821

WAT01 = City of Watertown WAT01 [Facility Owner]: (262) 446-9821

WAT01 = City of Watertown WAT01 [Storm Sewer]: (262) 446-9821

WAT01 = City of Watertown WAT01 [Water]: (262) 446-9821

TDM19 = TDS Metrocom TDM19 [Coms]: (262) 446-9821

UCL01 = U.S. Cellular UCL01 [Coms]: (712) 363-4291

WOWEB = WOWEB We Energies-Ele and We Gas-WOWEB [Gas]: (262) 446-9821

WOWEB = Sun Prairie Utilities SUN01 [Electric]: (262) 466-9821

ALTA/NSPS LAND TITLE SURVEY

ALTA/NSPS LAND TITLE SURVEY FOR LSRE WATERTOWN LLC, DESCRIPTION OF LANDS BEING LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 3288 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR JEFFERSON COUNTY, WISCONSIN ON JUNE 20, 1996, IN VOLUME 14 OF CERTIFIED SURVEY MAPS, PAGE 168 AS DOCUMENT NO. 958059, AS AMENDED BY AFFIDAVIT OF CORRECTION RECORDED ON SEPTEMBER 25, 1996 IN VOLUME 966, PAGE 350 AS DOCUMENT NO. 962782 AND AFFIDAVIT OF CORRECTION RECORDED ON SEPTEMBER 25, 1996 IN VOLUME 966, PAGE 352 AS DOCUMENT NO. 962783, SAID CERTIFIED SURVEY MAP BEING A REDIVISION OF A PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3059, BEING A REDIVISOIN OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2272, IN THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

PROVIDED PARCEL DESCRIPTION (Per Commitment for Title Insurance File No.: NCS-1267945-MAD; Dated: July 10th, 2025):

Lot Two (2) of Certified Survey Map No. 3288 recorded in the Office of the Register of Deeds for Jefferson County, Wisconsin on June 20, 1996, in Volume 14 of Certified Survey Maps, Page 168 as Document No. 958059, as amended by Affidavit of Correction recorded on September 25, 1996 in Volume 966, Page 350 as Document No. 962782 and Affidavit of Correction recorded on September 25, 1996 in Volume 966, Page 352 as Document No. 962783, said Certified Survey Map being a redivision of a part of Lot 2 of Certified Survey Map No. 3059, being a redivision of Lot 1 of Certified Survey Map No. 2272, in the Southwest ¼ of Section 9, Township 8 North, Range 15 East, in the City of Watertown, Jefferson County, Wisconsin.

METES AND BOUNDS DESCRIPTION:

Commencing at the Southwest corner of said Section 9;
thence South 86°03'02" East, along the South line of the Southwest ¼ of said Section 9, 527.44 feet;
thence North 03°56'58" East, 1255.01 feet to the Southerly line of Lot 2 of said Certified Survey Map 3288 and the **Point of Beginning**;
thence North 70°42'22" West, along said Southerly line, 243.40 feet to the Westerly line of said Lot 2 of said Certified Survey Map 3288 and the Easterly line of State Trunk Highway "26";
thence along said Weserly line and said Easterly line, along an arc of a 176.53 foot curve to the left, said curve having a radius of 5799.65 feet a delta angle of 01°44'38", and whose long chord bears North 09°57'32" East for 176.52 feet to the Northerly line of said Lot 2 of said Certified Survey Map 3288;
thence South 74°13'04" East, along said Northerly line, 239.77 feet to the Easterly line of said Lot 2 of said Certified Survey Map 3288;
thence South 09°27'54" West, along said Easterly line, 191.68 feet to the **Point of Beginning**.

Said described area contains 43,960 sq. ft. or 1.01 acres.

SURVEYOR'S CERTIFICATE:
****

To: LSRE Watertown LLC and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 5, 6a, 6b, 7a, 8, 9, 11, 13, 14 and 17 of Table A thereof. The fieldwork was completed on October 30th, 2025.

I further certify that I have surveyed the property described herein, and that the map shown on this ALTA Survey is a true representation thereof, and shows the size and location of visible structures and dimensions of all buildings thereon and apparent easements, if any, to the best of my knowledge and belief. This survey is made for the use of the presents owners of the property, also for those who purchase, mortgage or guarantee the title thereto, as of the date hereon.

I have made such survey under the direction of LSRE Watertown LLC, 1727 South Church Street, Watertown, WI 53094.

Donald W. Lenz WI PLS No. 2003
Dated this 9th Day of December, 2025

WISCONSIN DONALD W. LENZ S-2003 GREEN LAKE WIS. LAND SURVEYOR

TABLE A

EXAMPLE: 1

OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

NOTE: Whether any of the nineteen (19) items of Table A are to be selected, and the exact wording of and fee for any selected item, may be negotiated between the surveyor and client. Any additional items negotiated between the surveyor and client must be identified as 20(a), 20(b), etc. Any additional items negotiated between the surveyor and client, and any negotiated changes to the wording of a Table A item, must be explained pursuant to Section 6.D.ii.(g). Notwithstanding Table A Items 5 and 11, if an engineering design survey is desired as part of an ALTA/NSPS Land Title Survey, such services should be negotiated under Table A, Item 20. If checked, the following optional items are to be included in the ALTA/NSPS LAND TITLE SURVEY, except as otherwise qualified (see note above):

1. _X_ Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
2. _X_ Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork.
3. _X_ Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only.
4. _X_ Gross land area (and other areas if specified by the client).
5. _X_ Vertical relief with the source of information (e.g., ground survey, aerial map), contour interval, datum, with originating benchmark, when appropriate.
6. _X_ (a) If the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, list the above items on the plat or map and identify the date and source of the report or letter
_X_ (b) If the zoning setback requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, and if those requirements do not require an interpretation by the surveyor, graphically depict those requirements on the plat or map and identify the date and source of the report or letter. Setback information obtained by the City of Sun Prairie Zoning Departments.
7. _X_ (a) Exterior dimensions of all buildings at ground level.
(b) Square footage of:
_____ (1) exterior footprint of all buildings at ground level.
_____ (2) other areas as specified by the client.
_____ (c) Measured height of all buildings above grade at a location specified by the client. If no location is specified, the point of measurement shall be identified.
8. _X_ Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse).
9. _X_ Number and type (e.g., disabled, motorcycle, regular and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots and in parking structures. Copyright 2021. All rights reserved. Page of 9 11 American Land Title Association and National Society of Professional Surveyors American Land Title Association® (ALTA®) Minimum Standard Detail Requirements National Society of Professional Surveyors (NSPS) For ALTA/NSPS Land Title Surveys *Striping of clearly identifiable parking spaces on surface parking areas and lots.*
10. _____ As designated by the client, a determination of the relationship and location of certain division or party walls with respect to adjoining properties.
11. Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.iv.) as determined by:
_____ (a) plans and/or reports provided by client (with reference as to the sources of information)
_X_ (b) markings coordinated by the surveyor pursuant to a private utility locate request
Note to the client, insurer, and lender - With regard to Table A, item 11, information from the sources checked above will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
12. _____ As specified by the client, Governmental Agency survey-related requirements (e.g., HUD surveys, surveys for leases on Bureau of Land Management managed lands). The relevant survey requirements are to be provided by the client or client's designated representative.
13. _X_ Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al."
14. _X_ As specified by the client, distance to the nearest intersecting street.
15. _____ Rectified orthophotography, photogrammetric mapping, remote sensing, airborne/mobile laser scanning and other similar products, tools or technologies as the basis for showing the location of certain features (excluding boundaries) where ground measurements are not otherwise necessary to locate those features to an appropriate and acceptable accuracy relative to a nearby boundary. The surveyor must (a) discuss the ramifications of such methodologies (e.g., the potential precision and completeness of the data gathered thereby) with the insurer, lender, and client prior to the performance of the survey, and (b) place a note on the face of the survey explaining the source, date, precision, and other relevant qualifications of any such data.
16. _____ Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
17. _X_ Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
18. _____ If there has been a field delineation of wetlands conducted by a qualified specialist hired by the client, the surveyor shall locate any delineation markers observed in the process of conducting the fieldwork and show them on the face of the plat or map. If no markers were observed, the surveyor shall so state.
19. _____ Pursuant to Sections 5 and 6 (and applicable selected Table A items, excluding Table A item 1), include as part of the survey any plottable offsite (i.e., appurtenant) easements disclosed in documents provided to or obtained by the surveyor.
20. _____ Professional liability insurance policy obtained by the surveyor in the minimum amount of $_____ to be in effect throughout the contract term. Certificate of insurance to be furnished upon request, but this item shall not be addressed on the face of the plat or map
21. _____ _____

3

NFIP — NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0086F

FIRM

FLOOD INSURANCE RATE MAP

JEFFERSON COUNTY, WISCONSIN AND INCORPORATED AREAS

PANEL 86 OF 500

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
JEFFERSON COUNTY	550161	0086	F
WATERTOWN, CITY OF	550167	0086	F

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER 55055C0086F

MAP REVISED FEBRUARY 4, 2015

Federal Emergency Management Agency

Commitment No.: NCS-1270415-MAD

Schedule B, Part I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Record a Deed in fulfillment of Land Contract from Charden Properties LLC to NURE Enterprises LLC.
6. In regard to Charden Properties LLC, we require the following:
A) Furnish a copy of the Articles of Organization and the Operating Agreement.
B) Furnish a Certificate of Good Standing from the originating Secretary of State's office.
C) Furnish a resolution of the members authorizing the proposed transaction.
D) The proposed transaction should be executed by all the members of the LLC unless provided otherwise in the operating agreement. If the members of the above referenced limited liability company are entities other than individuals, additional requirements will be made.

Upon review of these items we reserve the right to make further requirements.

7. Deed from NURE Enterprises LLC to LSRE Watertown LLC, a Wisconsin limited liability company.
8. In regard to NURE Enterprises LLC, we require the following:
A) Furnish a copy of the Articles of Organization and the Operating Agreement.
B) Furnish a Certificate of Good Standing from the originating Secretary of State's office.
C) Furnish a resolution of the members authorizing the proposed transaction.
D) The proposed transaction should be executed by all the members of the LLC unless provided otherwise in the operating agreement. If the members of the above referenced limited liability company are entities other than individuals, additional requirements will be made.

6

THE CITY OF WATERTOWN

BUILDING, SAFETY & ZONING DEPARTMENT

Main Office 920-262-4060	Brian Zirbes 920-262-4041	Mark Hady 920-342-0986
Nikki Zimmerman 920-262-4045	Dell Zwieg 920-262-4042	
Mike Jacek 920-262-4062	Marty Kurzynski 920-262-4061	

November 20, 2025

Jackson Pargman
General Engineering Company
PO Box 340
Portage, WI 53901

Re: Tax Parcel No.: 291-0815-0932-009
1727 S. Church Street, Watertown, WI

1. The current zoning classification for the subject property is:
GB, General Business

2. The height restriction for the subject zoning classification is:
40 feet

3. Building setbacks for the subject property are:
Minimum setbacks:
Building to front or street side lot line: 25 feet, 40 feet for a lot adjacent to a street with an officially mapped right-of-way equal to or exceeding 100 feet.
Building to residential side lot line: 12 feet.
Building to residential rear lot line: 25 feet.
Building to nonresidential side lot line: 12 feet or zero feet on zero lot line side.
Building to nonresidential rear lot line: 25 feet.
Side lot line to accessory structure: three feet from property line; 10 feet from alley right-of-way.
Rear lot line to accessory structure: three feet from property line; 10 feet from alley right-of-way.

4. Additional information on the zoning classification in question can be found at:
https://ecode360.com/29265718?highlight=gb&searchId=4028610555503777#29265718

This information was researched on November 20, 2025, by the undersigned per a public records request. The undersigned certifies that the above information is believed to be accurate and was obtained from public records, which may be inspected during regular business hours.

Please let me know if I can be of further assistance.

Sincerely,

Brian Zirbes
Zoning Administrator
106 Jones Street • P.O. Box 477 • Watertown, WI 53094-0477 • Phone 920.262.4060

Opportunity Runs Through It

Commitment No.: NCS-1270415-MAD

Schedule B, Part II

EXAMPLE: 2

Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
2. Easements, claims of easements or encumbrances that are not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflict in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
4. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
6. Special taxes, assessments or charges, if any.
NOTE: Said exception will be removed only if the Company receives written evidence from the municipality that there are no special assessments against the land, or that all such items have been paid in full within 30 days of closing.
7. Taxes, general and special for the year 2025, not now due and payable. Tax Parcel No. 291-0815-0932-009.
8. General taxes for the year 2024 in the amount of $15,119.65 are being paid on a payment plan. Balance due $5,039.87.
9. Public or private rights in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway, and or alley purposes.
10. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 2042 recorded on August 25, 1987 in Volume 6 of Certified Survey Maps, Page 341 as Document No. 833779 referenced in the legal description contained herein.
Reference is hereby made to said plat for particulars. As amended by Certified Survey Map No. 2272 recorded on July 27, 1989 in Volume 8 of Certified Survey Maps, Page 47 as Document No. 853206. As amended by Correction Affidavit recorded on March 12, 1991 in Volume 768 of Records, Page 463 as Document No. 871030.
(No Easements indicated on Certified Survey Map(s) 2042 and 2272)
11. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 3059 recorded on March 24, 1995 in Volume 12 of Certified Survey Maps, Page 235 as Document No. 936859 referenced in the legal description contained herein.
Reference is hereby made to said plat for particulars. As amended by Affidavit of Correction recorded on November 06, 1995 in Volume 931, Page 325 as Document No. 946854.
12. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 3288 recorded on June 20, 1996 in Volume 14 of Certified Survey Maps, Page 168 as Document No. 958059 referenced in the legal description contained herein.
Reference is hereby made to said plat for particulars. As amended by Affidavit of Correction recorded on September 25, 1996 in Volume 966, Page 350 as Document No. 962782. As amended by Affidavit of Correction recorded on September 25, 1996 in Volume 966, Page 352 as Document No. 962783.
13. Controlled Access Highway - All existing, future or potential common law or statutory easements or rights of access between any traveled way to the highway designated as Highway 26 (S. Church St.) and all of the abutting remaining real property of the insured is relinquished to the City of Watertown, Jefferson County, Wisconsin, in accordance with the Instrument recorded on November 24, 1959 in Volume 317 of Records on Page 390 as Document No. 567183. Controlled Access Highway - All existing, future or potential common law or statutory easements or rights of access between any traveled way to the highway designated as Highway 26 (S. Church St.) and all of the abutting remaining real property of the insured is relinquished to the City of Watertown, Jefferson County, Wisconsin, in accordance with the Quit Claim Deed recorded on July 11, 1996 in Volume 958 of Records on Page 400 as Document No. 959075.
14. Utility Easement to Wisconsin Electric Power Company, dated July 14, 1992, recorded/filed July 29, 1992 in Volume 810 of Records, Page 164 as Document No. 891387. *(This Easement Does not Affect this Property)*
15. Easements as set forth in Warranty Deed recorded on February 07, 1995 in Volume 906 of Records, Page 161 as Document No. 935256.
16. Easements as set forth in Warranty Deed recorded on February 08, 1995 in Volume 906 of Records, Page 255 as Document No. 935312.
17. Vision Easement to Convenience Store Investments, a Wisconsin limited partnership, dated January 31, 1995, recorded on February 08, 1995 in Volume 906 of Records, Page 257 as Document No. 935313.
18. Highway 26 Access Easement recorded on February 08, 1995 in Volume 906 of Records, Page 263 as Document No. 935314.
19. Jefferson Road Access Easement recorded on February 08, 1995 in Volume 906 of Records, Page 270 as Document No. 935315.
Modification and/or amendment by instrument: Amendment to Jefferson Road Access Easement Recording Information: December 17, 1999 in Volume 1132, Page 540 as Document No. 1030364
20. Utility Easement to Wisconsin Electric Power Company and Wisconsin Bell, Inc., d/b/a Ameritech- Wisconsin, dated November 07, 1995, recorded/filed November 21, 1995 in Volume 932, Page 989 as Document No. 947600.
Partial Release of Easement recorded on September 30, 2019 as Document No. 1414907.
Partial Release of Easement Rights recorded on October 07, 2019 as Document No. 1415258.
21. Utility Easement to Wisconsin Electric Power Company, Wisconsin Bell Inc. d/b/a Ameritech-Wisconsin and Marcus Cable Partners, L. P., dated September 03, 1996, recorded/filed October 29, 1996 in Volume 970, Page 175 as Document No. 964514.
22. Vision Easement to J. D. Development I, LLC, a Wisconsin limited liability company, dated September 12, 1997, recorded on September 26, 1997 in Volume 1006, Page 293 as Document No. 979956.
23. Jefferson Road Access Easement recorded on September 26, 1997 in Volume 1006, Page 297 as Document No. 979957.
24. Reservation of Access Easement recorded on September 26, 1997 in Volume 1006, Page 301 as Document No. 979958.
25. Covenants, conditions, restrictions and easements in the document recorded September 26, 1997 in Volume 1006, Page 304 as Document No. 979959 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.
26. Storm Sewer Easement and Maintenance Agreement:
Dated: September 12, 1997
Parties: Watertown Lodging, L.L.C., a Wisconsin limited liability company
and J. D. Development I, LLC, a Wisconsin limited liability company
Recorded: September 26, 1997 in Volume 1006, Page 307
Instrument No.: 979960
27. Conditional Use Permit by the City of Watertown Planning Commission recorded on May 13, 1998 in Volume 1039, Page 106 as Document No. 993107. Successor Conditional Use Extension Form recorded on October 09, 2018 as Document No. 1402299.
28. Access Easement recorded on September 13, 2007 as Document No. 1227050.
29. Land Contract and the terms, covenants and conditions thereof between Charden Properties LLC, as Vendor and NURE Enterprises LLC, as Vendee, recorded September 16, 2021 in/as Document No. 1451949 of Jefferson County Records.
Assignment of Contract Rights and Payments recorded on March 25, 2024 as Document No. 1482495.
30. Mortgage dated March 20, 2024 and recorded March 25, 2024 as Document No. 1482496, made by Charden Properties LLC, a Wisconsin limited liability company, assignor, as vendor, as to their interest under the Land Contract with NURE Enterprises LLC, as Purchaser, dated September 21, 2021, to Oak Bank, organized and existing under the laws of Wisconsin, to secure an indebtedness in the amount of $300,000.00, and the terms and conditions thereof.
31. Assignment of Rents made by Charden Properties LLC, a Wisconsin limited liability company, as vendor, as to their interest under the Land Contract with NURE Enterprises LLC, as Purchaser, dated September 21, 2021 to Oak Bank, organized and existing under the laws of Wisconsin recorded March 25, 2024 as document no. 1482497.
32. Rights of tenants in possession under unrecorded leases.

ABD Engineering & Design

Architectural Acoustics • AV Design • Noise & Vibration

July 24, 2024

Izabella Welling
Tommy Car Wash Systems
240 E 8th St
Holland, MI 49423
izabellaw@tommycarwash.com | (616) 212-7886

Re: Tommy Car Wash – Hudsonville – Noise Study Report

Introduction

ABD Engineering & Design, Inc., (ABD) was asked to complete a noise study at the existing Tommy Car Wash located at 4665 32nd Ave, Hudsonville, MI. As part of this noise study, long-term (24-hour) noise measurements were completed at the site and along the property line of adjacent commercial properties from Thursday morning on May 30, 2024, to Friday morning on May 31, 2024.

The primary goal for this report is to capture the Tommy Car Wash noise levels during operation at the site and nearby commercial property lines. These noise levels have been compared to the Code of Ordinances of Hudsonville, Michigan (COHM) and the existing noise levels measured at the site during times the car wash was not operating. The following report details relevant acoustical concepts and the results of our long-term acoustical measurements.

Acoustical Terminology and Concepts

When dealing with sound, the physical quantity is expressed as sound pressure level (SPL), while the perceived level is expressed as loudness. Sound pressure level is measured in units called decibels (abbreviated dB), which are power ratios quantified using logarithmic units. Using the logarithmic scale, an increase of 10 dB corresponds to a doubling of the perceived loudness; therefore, an increase of 20 dB is considered 4 times as loud, and an increase of 30 dB is considered 8 times as loud. Table 1 describes the subjective evaluation of how humans perceive a change in sound level.

Table 1: Subjective Effects of Changes in Sound Levels

Change in Sound Level	Change in Apparent Loudness
3 dB	Just perceptible
5 dB	Clearly noticeable
10 dB	Twice or half as loud
20 dB	Much louder or quieter

Adapted from Table 12.2 in *Engineering Principles of Acoustics* by Douglas D. Reynolds (1981)

Audible sound occurs over a wide frequency range, from approximately 20 Hertz (Hz) to 20,000 Hz. Human hearing does not respond equally to sounds at different frequencies (or pitches) – low-frequency noise (bass/rumble) is perceived as quieter than high-frequency noise (treble/hiss) of the same decibel level. To accommodate this variation in frequency sensitivity of human hearing, a frequency weighting can be applied to sound level measurements. When the weighting is applied, the resulting sound level measurements are said to be "A-weighted," and the decibel level is abbreviated dBA. Table 2 lists some commonly encountered noises, their A-weighted sound pressure levels, and associated subjective evaluations.

Table 2: Noise Source Comparison

Subjective Evaluation	A-weighted Decibels		Examples
Deafening	140 dBA		Near Jet Engine
	130 dBA		Threshold of Pain
	120 dBA		Threshold of Feeling – Hard Rock Band
Very Loud	100 dBA		Loud Auto Horn (at 10 ft)
	90 dBA		OSHA 8 Hour Noise Exposure Limit
Loud	80 dBA		Shouting at 1m (3 ft)
	70 dBA		Busy Office
Moderate	60 dBA		Conversational Speech at 1m (3 ft)
	50 dBA		Average Office
Faint	40 dBA		Soft Radio Music in Apartment
	30 dBA		Average Residence without Stereo Playing
Very Faint	20 dBA		Average Whisper
	10 dBA		Human Breathing
Threshold of Hearing	0 dBA		Threshold of Audibility

Adapted from *Concepts in Architectural Acoustics* by M. David Egan (1972) and *Architectural Acoustics: Principles and Design* by M. Mehta, J. Johnson, and J. Rocafort (1999)

While the decibel or A-weighted decibel are the basic units used for noise measurement, other indices are also used. One common index, the equivalent sound level (abbreviated as L_{eq}, or LA_{eq} when A-weighted), is commonly used to indicate the average sound level over a period of time. The L_{eq} represents the steady level of sound which would contain the same amount of sound energy as does the actual time varying sound level. Although it is an average, it is strongly influenced by the loudest events occurring during the time period because these loudest events contain most of the sound energy.

Other common metrics indicate the sound level exceeded a certain percentage of time. The L_{90} is the sound level that is exceeded 90% of the time and is representative of average continuous noise without influence from short-term noise events.

Noise Ordinance

The section of Code of Ordinances of Hudsonville, Michigan (COHM) addressing noise is regarding disturbances of the peace. Below is an excerpt from Article V of the COHM. Note that normal conversation levels between people are around 60 dBA on average.

Sec. 16-49. Disturbance of the peace.

It shall be unlawful for any person to:

(4) Willfully create any noise originating from a residence or business between the hours of 9:00 p.m. and 7:00 a.m. which is unreasonably loud under the circumstances. Such noise will be considered unreasonably loud under the circumstances if:

a. Such noise is clearly audible at a distance of fifty (50) feet from the property line of that residence or business;
b. At a distance of fifty (50) feet from the property line such noise is louder than that of a normal conservation between two (2) people; and
c. Such noise would be unreasonably loud and disturbing to the average member of the community under the circumstances.

It is important to note that the time period specified in the COHM falls outside of the Tommy Car Wash normal operating hours (7 a.m. to 9 p.m.). Additionally, these types of qualitative descriptions do not provide any quantitative acoustical criteria for comparison or enforcement. However, based on Table 2, we can quantify the noise levels of normal conversation between two people as typically ~60 dBA.

Noise Study

To determine the existing sound levels at the Hudsonville Tommy Car Wash site, ABD performed long-term sound level measurements over a 24-hour period. The noise study was started on May 30, 2024, at 8:00 a.m. and was concluded on May 31, 2024, at 8:00 a.m. This time frame was chosen to capture ambient data during and outside of the Tommy Car Wash operating hours of 7 a.m. to 9 p.m. We have presented the hourly, 1-minute, and in some cases, 1-second LAeq depending on the variability of the noise source.

Atmospheric Conditions

ABD performs noise measurements within the weather limitations specified in ANSI S12.9 *Quantities and Procedures for Description and Measurement of Environmental Sound* and S12.18 *Outdoor Measurement of Sound Pressure Level* for environmental noise measurements. Data measured during higher wind speeds risk reliability contamination due to wind noise on the microphone, and repeatability limitations due to the directionality of the receiver relative to the noise source. High wind speeds were only present for a one-hour period before business hours on May 31, 2024 during the measurement period.

The environmental conditions were obtained from www.wunderground.com for the Gerald R. Ford International Airport Weather Station (KMIGRAND151), in Grand Rapids, MI. Figure 1 summarizes the weather parameters during the measurement period.

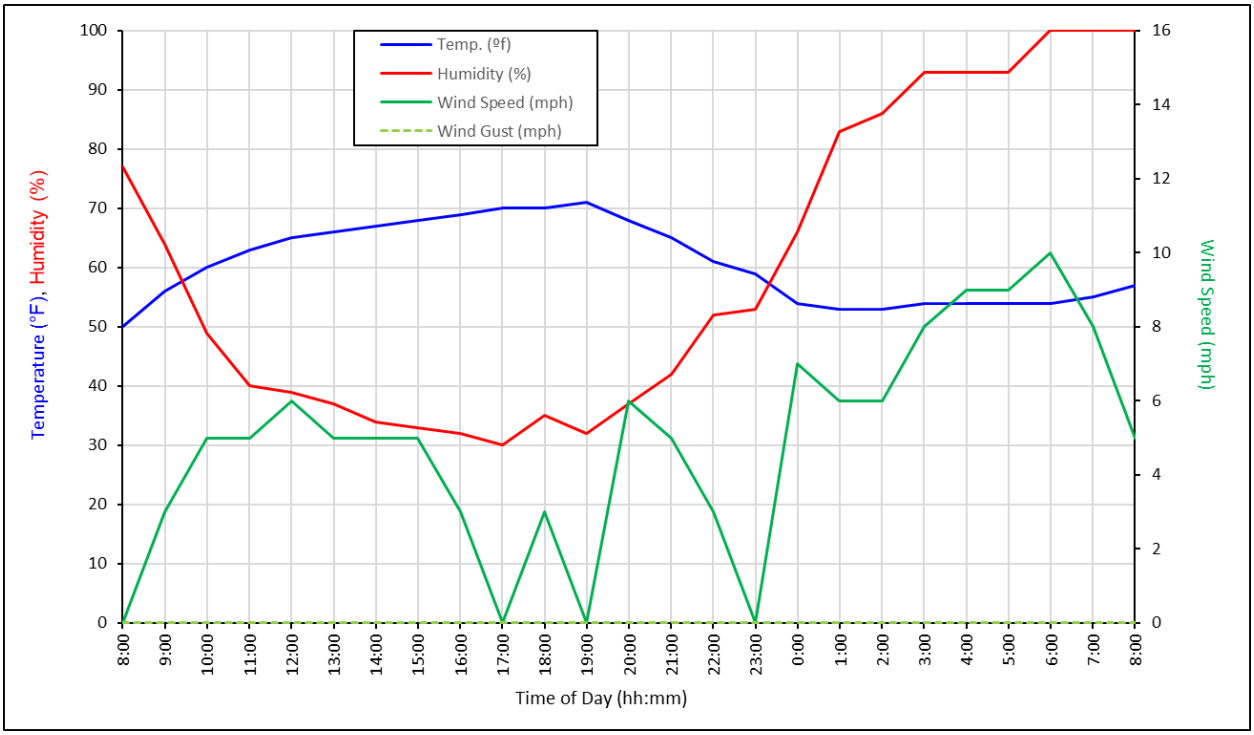


Figure 1: Environmental Conditions During Noise Study on May 30, 2024

Long Term Measurements

To determine the existing outdoor noise levels at the site, ABD conducted long term sound level measurements at three locations as seen in Figure 2 and described below:

Location M1: east property line, near entrance to car wash

Location M2: south, along 32nd Ave

Location M3: west property line, near exit of car wash

Location M4: north, near vacuums

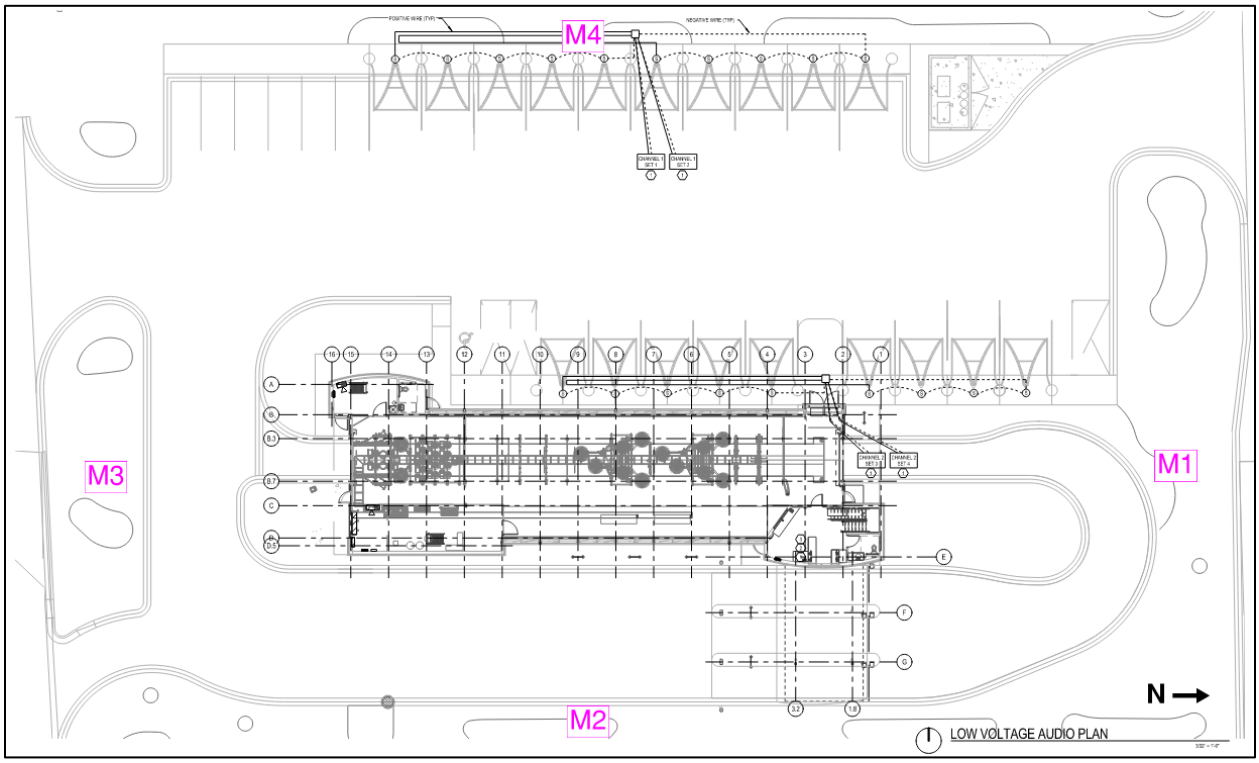


Figure 2: Hudsonville Site Plan with Long-Term Measurement Locations

The long-term measurements (M1 – M4) were taken using the Soft dB Piccolo II sound level meters located at the four sides of the car wash (shown in magenta in Figure 2). All meters were set to run with a 1-second sampling interval and using exponential (slow) detector integration. The time-history results of these long-term measurements are shown in Figures 3 through 6 in terms of 1-second LA_{eq} sound levels over the 24-hour measurement period. The operating hours of the TCW are highlighted by the yellow box.

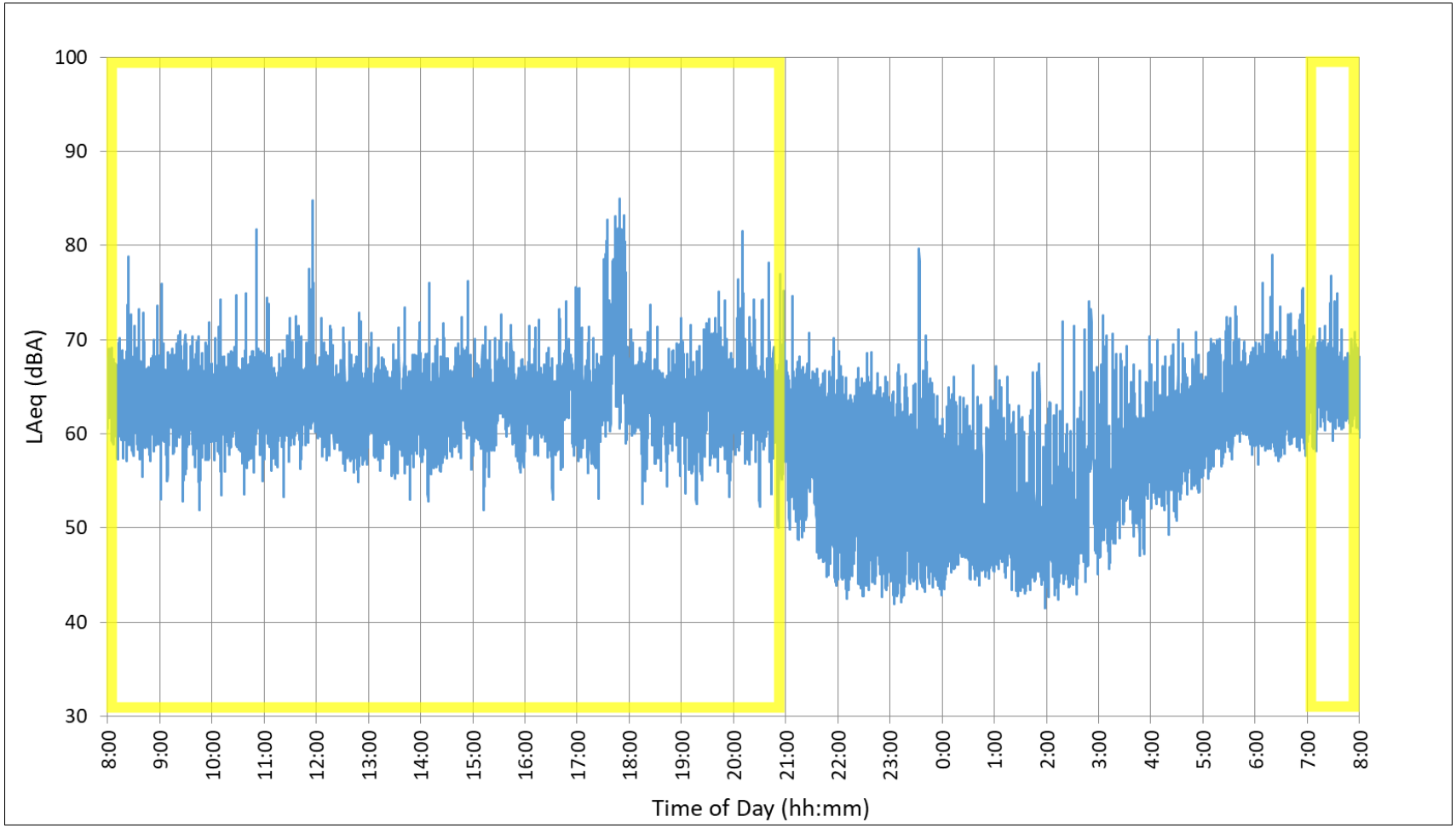


Figure 3: Location M1 (Car Wash Entrance) – 1-Second LAeq Sound Levels

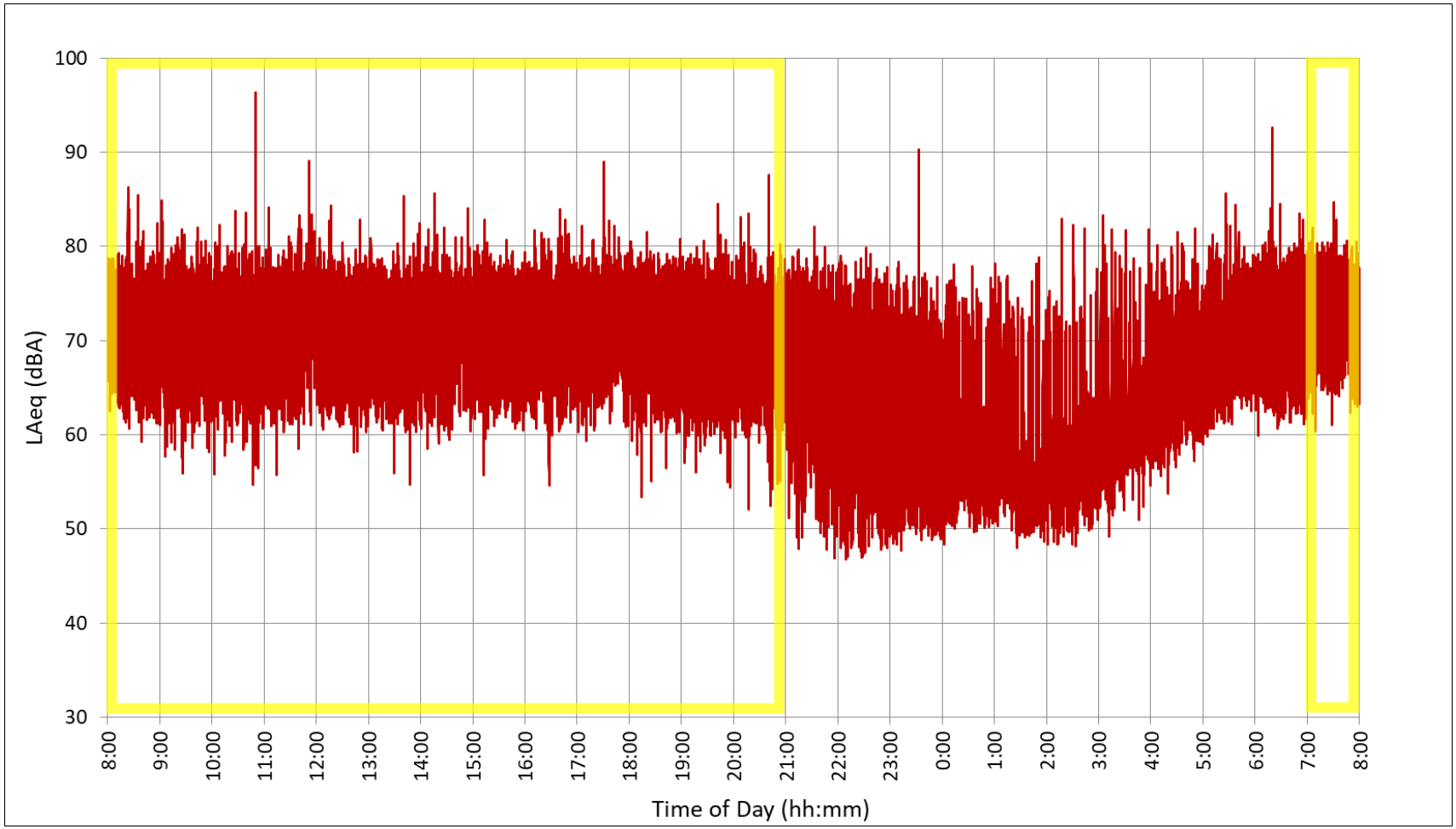


Figure 4: Location M2 (32nd Ave) – 1-Second LAeq Sound Levels

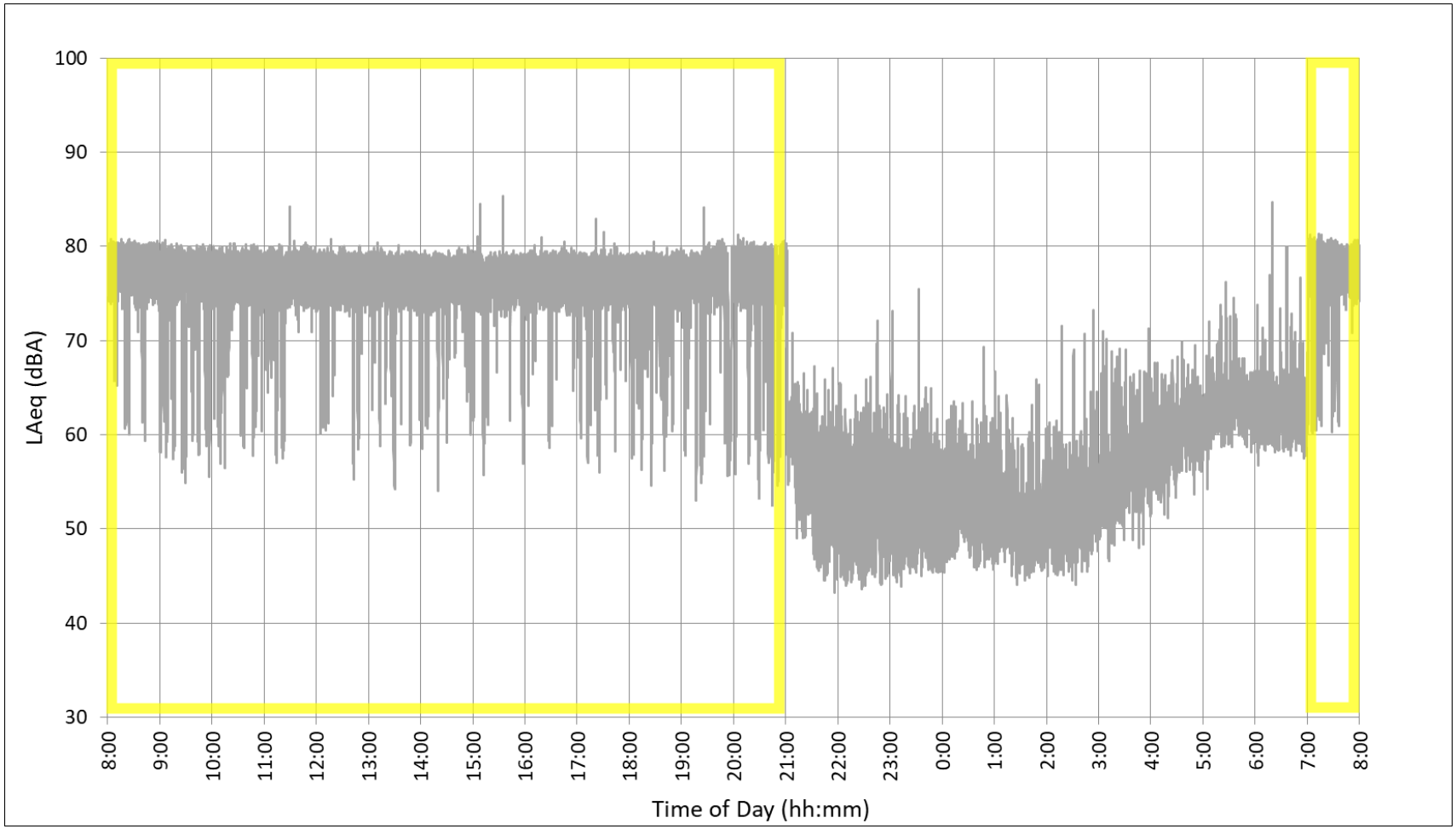


Figure 5: Location M3 (Car Wash Exit) – 1-Second LAeq Sound Levels

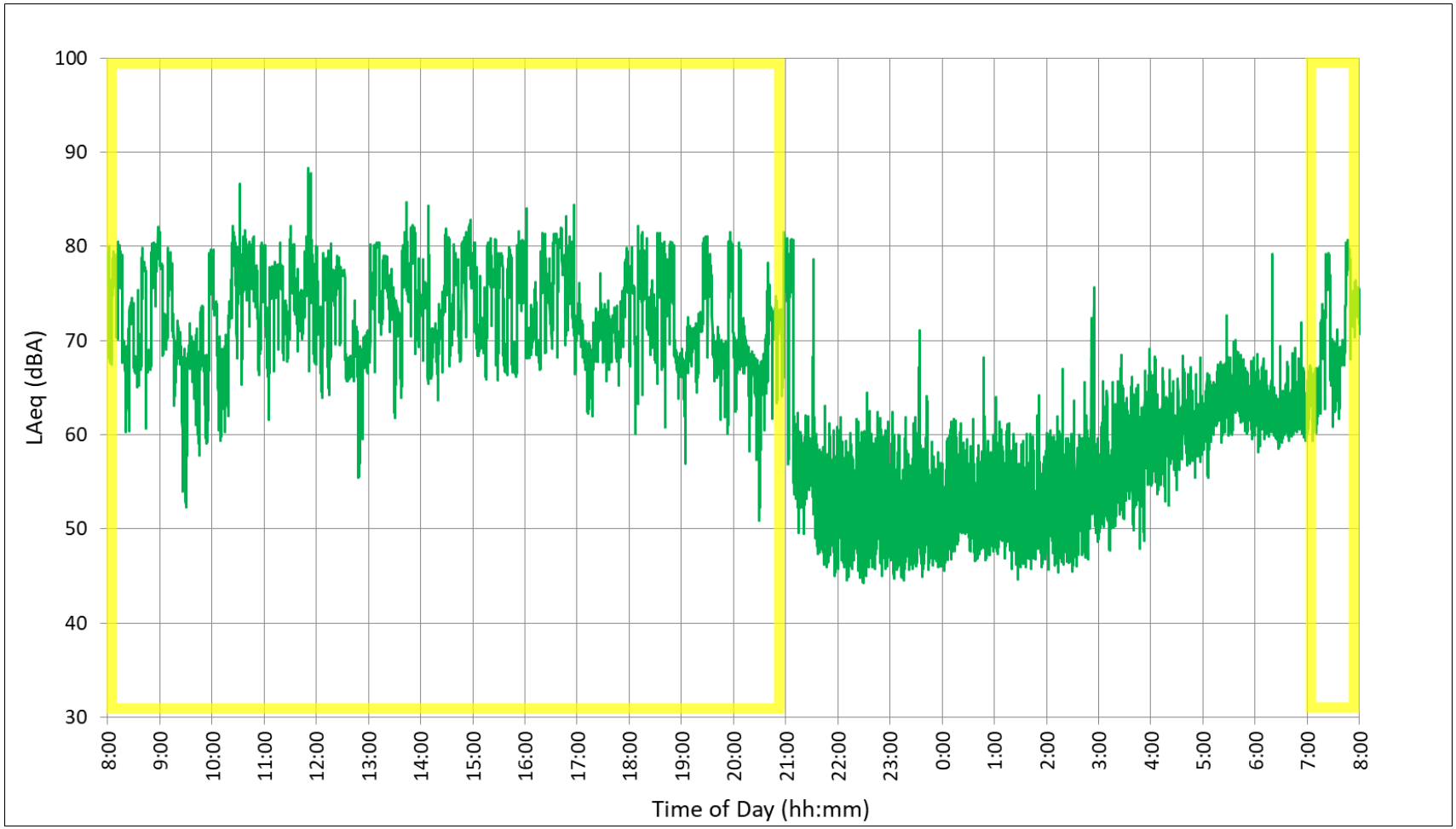


Figure 6: Location M4 (Vacuums) – 1-Second LAeq Sound Levels

As the figures above show, noise levels were significantly higher during the daytime while the car wash is in operation. Locations M1, M2, and M3 are close to 32nd Ave and influenced by traffic noise, with M2 being closest. Despite the noise from 32nd Ave, all measurement locations show noticeable noise impact during the car wash operation. Location M4 is located by the vacuums on the north side of the Tommy Car Wash and is shielded from traffic noise by the building. The maximum peaks in noise levels throughout the day are identifiable as emergency vehicles, and the elevated levels at M1 between 5 pm and 6 pm on May 30th are likely caused by activity near the Piccolo II meter M1 and unrelated to normal TCW operations.

Figure 3 shows the car wash noise levels at the entrance of the TCW. While the noise from inside the car wash generates significant noise levels at the entrance, the noise levels at M1 are not consistent. Noise levels at the car wash exit, shown in Figure 5, are consistently higher, around 77 to 80 dBA during operating hours, due to the blowers. Noise levels at M1 and M3 drop to nighttime ambient levels once TCW is closed, showing direct correlation between the heightened noise levels and operating hours.

Figure 5 shows the impact of traffic noise near 32nd Ave to the south of TCW and shows daytime levels between 55-80 dBA during operating hours, depending on traffic volume throughout the day.

Figure 6 shows the measured noise levels near the vacuums to the north of the TCW building at the M4 position. Traffic noise is largely absent at this position, and the measured noise levels vary significantly due to inconsistent vacuum usage by customers. Noise from the car wash building is also much lower at M4, and noise drops to ambient nighttime levels once TCW is closed.

Short Term Measurements

In 2020, ABD completed measurements at this TCW location to capture short term measurements of the main noise-generating equipment. These measurements captured the frequency content of each of these noise sources and overall A-weighted noise levels (dBA) of the car wash operation.

The blowers and vacuums have been updated at the Hudsonville location and will be the new basis of design for future TCW locations. To determine the noise levels of this updated equipment at the site, ABD conducted sound level measurements using Larson Davis 831 sound level meters at the locations described and seen in Figure 7 below:

Location 1: Tunnel Entry

Location 2: Tunnel Exit

Location 3: Vacuums

Location 4: Blower Room

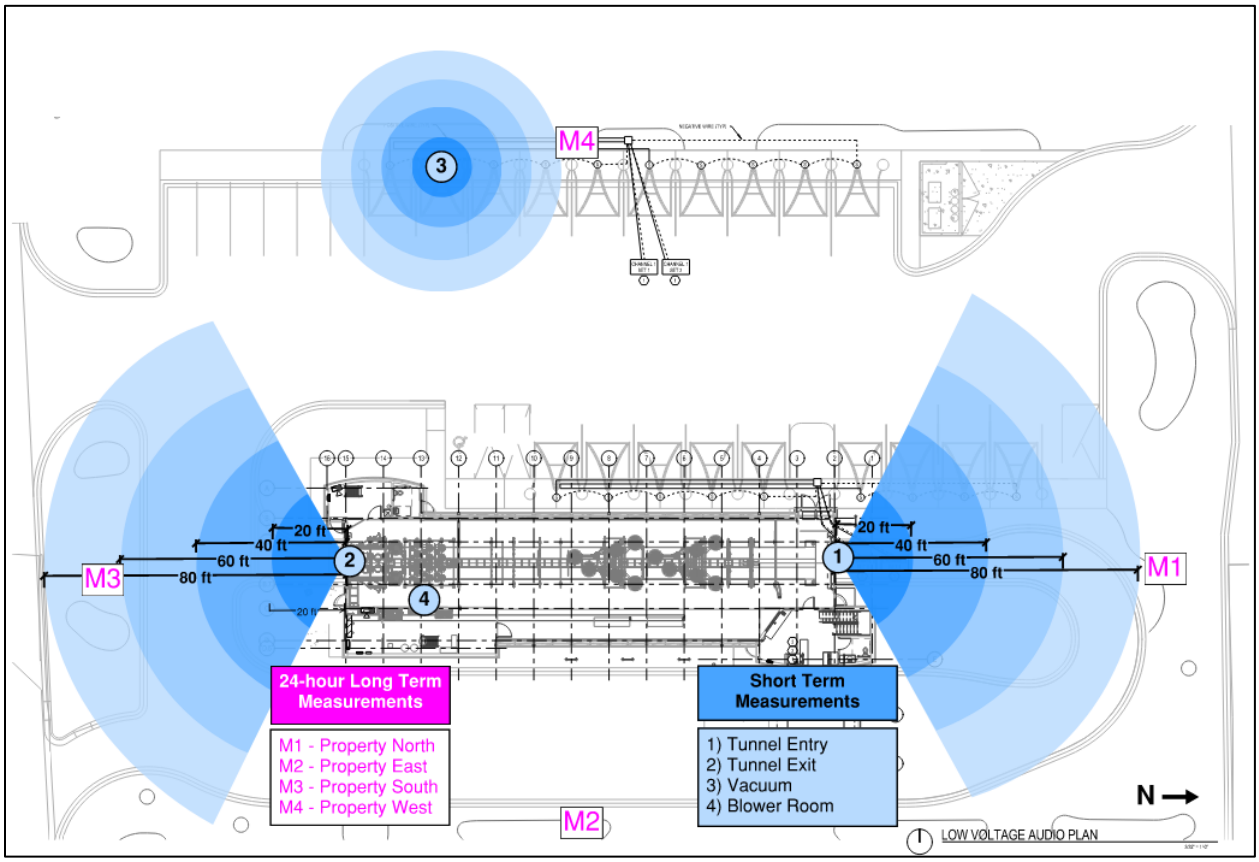


Figure 7: Site Plan with Short Term Measurement Locations

The main contributors of noise are the blowers, which generate significant noise at the exit of the car wash; the vacuums, which operate outside the car wash and can collectively add significant noise in the parking lot; and the entry where cars are being washed and announcements are taking place. The exit noise created by the blowers is the primary noise source and generates noise far above the ambient background noise when the car wash is not in operation.

Table 3 below shows the short-term measurement results at key areas during the 2020 and 2024 measurements.

Table 3: Short-Term Measurement Comparison 2020 vs 2024

#	Location	2020 Measured Sound Pressure Level (dBA)	2024 Measured Sound Pressure Level (dBA)
1a	Tunnel Entry (0 ft)	86	84
1b	Tunnel Entry (40 ft)	70	69
1c	Tunnel Entry (80 ft)	n/a	65
2a	Tunnel Exit (0 ft)	95	101
2b	Tunnel Exit (40 ft)	83	86
2c	Tunnel Exit (80 ft)	79	78
3a	Vacuum	81	78
3b	Vacuum (60 ft)	73	69
4	Blower Room	106	104
5	Ambient at Exit (80 ft)	n/a	53

As the table indicates, the noise levels at the car wash entry are slightly lower, but a 1-2 dBA difference is not noticeable to an average listener. The 2024 blower noise levels at the tunnel exit are 5-6 dBA higher than 2020 measured noise levels. As stated by Table 1 in the Acoustical Terminology section, this increase in noise level is clearly noticeable. However, as indicated by the 40 ft and 80 ft measurements, the blower noise levels decrease with distance to 78 dBA, which is close to the 2020 noise levels. We note that 15 of the total 18 blowers were active during measurements. If all 18 blowers are operating simultaneously, we predict a 1 dB increase in the noise levels at the exit, which is not a noticeable increase but may be impactful for meeting noise level limits set by local noise ordinances.

Although these noise levels at 80 ft are similar, they are still 20-25 dBA louder than the measured background noise levels. For the 2024 Hudsonville ambient noise levels, we measured 53 dBA with no car wash operation and only light traffic. During this early morning condition, the resulting increase in noise level with the operating blowers is significantly louder and exceeds some noise limits of city noise ordinances, such as the Byron Center noise ordinance.

Conclusion

Since the COHM does not specify quantifiable limits on noise levels at property lines during daytime hours, it is not possible to confirm if the measured noise levels would constitute a violation of the ordinance. Note that the COHM specifies that noise levels are not to exceed normal conversation levels between the hours of 9 p.m. and 7 a.m., when TCW is closed.

While the COHM may not technically apply, the noise levels at the TCW exit are significantly high, with the blowers being the main source. During car wash operation, the blowers consistently generate approximately 80 dBA at the property line. Due to the high level of noise generated by the blowers, we recommend providing mitigation to reduce the noise level at the property line, so that there are fewer disturbances to neighboring properties. Possible mitigation strategies include noise barriers, adding absorptive materials at the blower area, modifying how the blowers are utilized, or installing quieter blowers. If it is desired to analyze and develop these mitigation strategies, we will analyze potentially achievable noise reductions in Phase 2: Mitigation Recommendations upon approval.

Finally, note that our comments only apply directly to acoustics; we cannot comment on such things as local codes, ordinances, electrical systems, fire suppression systems, or any other non-acoustic issues. Our recommendations should be reviewed by the appropriate design professionals for code compliance before they are implemented.

If you have any questions, please contact us.

Sincerely,

ABD Engineering & Design, Inc.
Per:

John Kramer
Acoustical Consultant

Quincey Smail, INCE Bd. Cert.
Senior Acoustical Consultant

cc: Melinda Miller, Marci Boks – ABD Engineering & Design

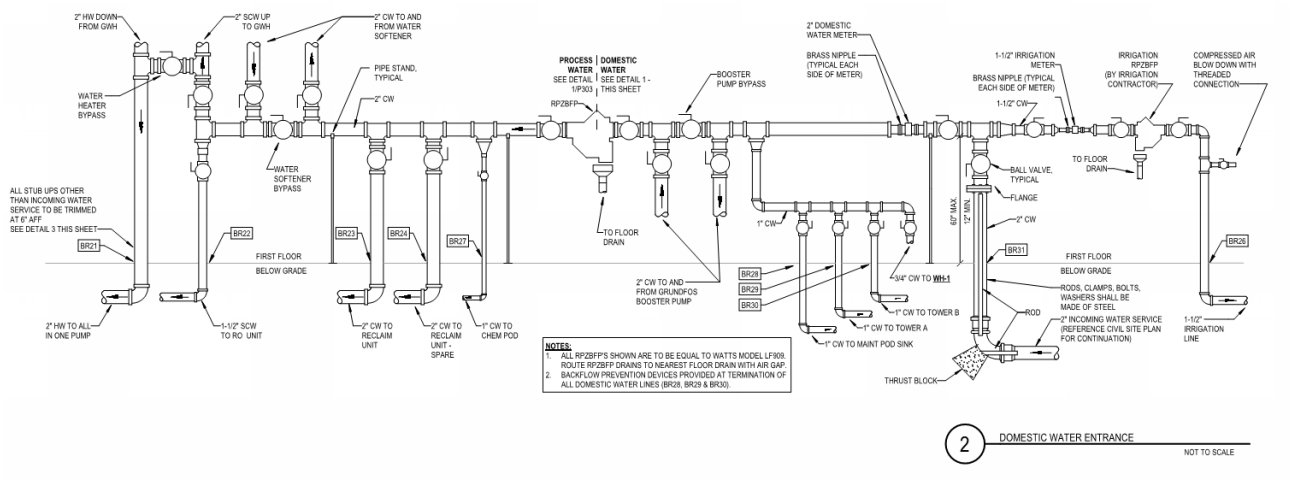
Tommy Car Wash Systems | 581 Ottawa Ave. | Holland, MI 49423 | tommycarwash.com

Tommy Car Wash Systems – Water Usage and Discharge Report

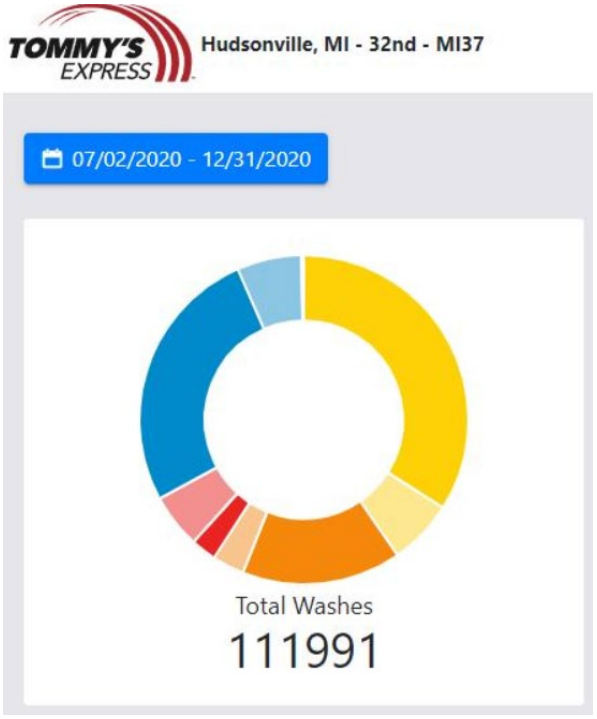
The following information is based on a study conducted at a standard 130' Tommy Express facility over the course of a six-month period from 7/1/20 to 12/31/20 at our Tommy's Express Hudsonville, MI location. This site uses the typical reverse osmosis water purification system and water reclamation system (reclaim) used in all our sites. The belt speed during this study was set to 72Hz which has the capacity to process 223 vehicles per hour. The test site is a "busier" site with high process speed.

Water used

The average gallons used at this site per month is 336,040. This information was recorded directly from the process water flow meter consistently over the six-month period from July 1 through December 31 of 2020. Our design isolates the irrigation system from car wash process water. Domestic water is included in the flow measurements.



The total cars washed



This report is directly from our site point of sale system on site. While showing several different wash packages, it projects the typical averages seen at other sites over the same period.

Reverse Osmosis & RO Reject Water Usage

City water is fed into our reverse osmosis system to remove contaminants and provide spot-free water with very low Total Dissolved Solids (TDS). This water is used for the final Spot-Free Rinse and is stored in a tank. Reject water from the RO system is used in the High-Pressure Rinse earlier in the Tommy Tunnel. This water is also stored in a tank.

Our per vehicle application volume factors these applications into total.

Reclaim Water Usage

The reclaim system in the Tommy Tunnel collects, treats, and reuses water that enters the pit below the tunnel. This water is reused in the Tommy Tunnel for Pre-Blasters, High Pressure Wheel Blasters, and Conveyor Flush. The Conveyor Flush reclaim water goes right back into the pit and reclaim system so is not included. The following table outlines reclaim usages in the tunnel with 13.81-gallons of reclaim water used per vehicle. The total number was verified with a flow meter.

			PLC Timing Information					
Function	Flow Rate (GPM)	START Front	STOP Rear	Application Length (inches)	Application Time (seconds)	Water Amount Used (Gallons)		
Pre-Blasters	24				10.9	4.36		
High Pressure Pump 1	15	29	30	281	19.2	4.81		
High Pressure Pump 2	15	24	23	271	18.6	4.64		
						13.81	**= Total Reclaim Water**	

Attrition – Carryout and Evaporation

Studies* have been done nationally on what the carwash industry calls carryout and evaporation (C&E). The consistent C&E average is 20% nationwide and is not shown to be environmentally biased. This factor is applied to the total water usage per vehicle.

Conclusions

Based on the previous data, the **average city water usage** per vehicle is **18 gallons per vehicle = 2,016,239 gallons / 111,991 vehicles**. This includes RO/Reject water due to these functions feeding from prefilled tanks which are filled in the first day of operation.

Additionally, we use 13.81 gallons per vehicle of **reclaim water**. This brings our **total water per vehicle** to **31.81 gallons per vehicle = 18 city water + 13.81 reclaim.** Reclaim water is used for 43% of our car washing.

Reclaim water is constantly in rotation in our system with tanks filled in first day of operation. The city water usage is higher than the reclaim so it is appropriate to conclude the city water is a proper pass-through volume per car less the effect of attrition. With attrition (C&E) applied to total water volume used per vehicle, the **reclaimed volume per vehicle** is then **25.45 gallons per vehicle = 18 city + 13.81 reclaim x 0.80 percent.** 13.81 gallons of the reclaimed water refills the tanks which leaves **total discharge per vehicle** at **11.59 gallons per vehicle = 24.45 reclaimed – 13.81 reclaim replaced.**

Summary

City water used per vehicle = **18 gallons**

Discharge water per vehicle **= 11.59 gallons**

*Brown, Chris. 2018. Water Use, Evaporation and Carryout – ICA 2018

General Engineering Company
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Portage, WI 53901

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608-742-2592 (Fax)
gec@generalengineering.net
www.generalengineering.net

Engineers • Consultants • Inspectors

February 20, 2026 **VIA EMAIL**

City of Watertown
Maureen McBroom, Stormwater Project Manager
106 Jones Street
Watertown, WI 53094

Re: Site Stormwater Management
Proposed Tommy's Car Wash
Tax Parcel 291-0815-0932-009
City of Watertown
GEC # 01-25000-677

The proposed development involves redevelopment of the existing Scrambled Yolk restaurant site in the City of Watertown, WI. The current site consists of a restaurant building, associated parking, sidewalks, and accessory storage sheds. All existing improvements will be razed to allow construction of a new car wash facility and related site improvements.

The proposed site layout includes approximately 24,310 square feet of paved area and 4,612 square feet of building area. The redevelopment results in an approximate reduction of 8,000 square feet of impervious surface compared to existing conditions. Given the net decrease in impervious area, the proposed development is not expected to increase stormwater runoff from the site.

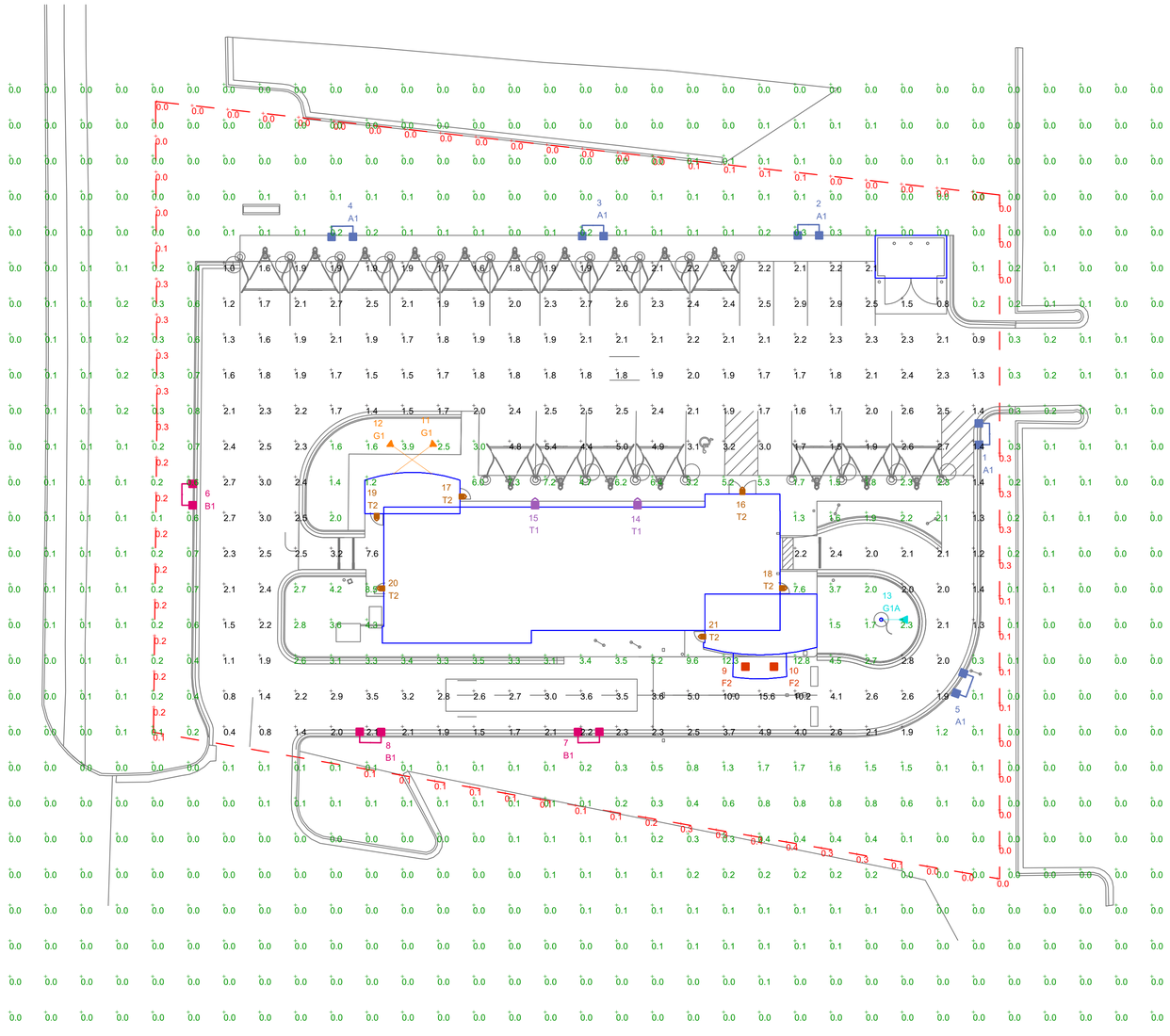
Total land disturbance associated with this redevelopment is less than one acre; therefore, the project is not subject to state or municipal post-construction stormwater management requirements. Stormwater runoff from the majority of the site will be conveyed via overland flow to proposed inlets located throughout the development. A small portion of the site will continue to drain toward the S. Church Street entrance, consistent with existing drainage patterns. An existing trench drain at this location currently captures runoff and, based on its performance under existing conditions and the overall reduction in impervious area, is expected to remain adequate for the proposed redevelopment.

Collected stormwater will discharge via storm sewer to the existing storm manhole located along the south side of the site. Based on available information, no known downstream capacity concerns exist. With the overall reduction in impervious surface, the existing storm infrastructure is expected to adequately convey runoff from the redeveloped site.

Overall, the proposed redevelopment maintains existing drainage patterns, reduces total impervious area, and continues to utilize the existing storm sewer infrastructure without adversely impacting surrounding properties.
Yours truly,

GENERAL ENGINEERING COMPANY

Kory D. Anderson, P.E
Project Engineer



LUMINAIRE LOCATION SUMMARY			
LUM NO.	LABEL	MTG. HT.	Tilt
1	A1	20	0
2	A1	20	0
3	A1	20	0
4	A1	20	0
5	A1	20	0
6	B1	20	0
7	B1	20	0
8	B1	20	0
9	F2	15	0
10	F2	15	0
11	G1	1	130.179
12	G1	1	129.228
13	G1A	1	169.608
14	T1	15	0
15	T1	15	0
16	T2	9	0
17	T2	9	0
18	T2	9	0
19	T2	9	0
20	T2	9	0
21	T2	9	0

THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS REGULATED BY LOCAL ORDINANCES

NOTE:
- AREA LIGHTS ON NEW 17 FT. POLES MOUNTED ON 3 FT. CONCRETE BASES
- FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES UNLESS NOTED OTHERWISE.

CALCULATION SUMMARY					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVED AREA	2.39	15.6	0.4	5.98	39.00
PROPERTY LINE	0.11	0.4	0.0	N.A.	N.A.
UNDEFINED	0.41	12.8	0.0	N.A.	N.A.

LUMINAIRE SCHEDULE											
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	DIMMING FACTOR	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	5	A1	Twin	8523	1.040	0.370	B0-U0-G3	28	280	Lithonia Lighting	DSX0-LED-P4-50K-BLC4-70CRI-MVOLT-MA-FAO-XX (SETTING 2)
	3	B1	Twin	8964	1.040	0.370	B0-U0-G2	28	168	Lithonia Lighting	DSX0-LED-P4-50K-BLC3-70CRI-MVOLT-MA-FAO-XX (SETTING 2)
	2	F2	Single	6337	1.040	1.000	B2-U0-G1	38.54	77.08	Lithonia Lighting	PCNY LED ALO2 SWW2 50K FPCL MVOLT DWHXD M3 (SETTING 2)
	2	G1	SINGLE	5011	1.000	1.000	B2-U0-G0	34.31	68.62	Lithonia Lighting	ESXF1-ALO-5,000L-SWW2-5000K-KY-DDB
	1	G1A	SINGLE	7170	1.040	1.000	B2-U0-G2	51.34	51.34	Lithonia Lighting	RSXF1-LED-P1-50K-WFL-MVOLT-IS-DNAXD
	2	T1	SINGLE	4152	1.040	1.000	B1-U0-G1	29.4252	58.85	Lithonia Lighting	ARC2-LED-P4-50K-MVOLT-DNAXD
	6	T2	SINGLE	1598	1.040	1.000	B0-U0-G1	10.6112	63.667	Lithonia Lighting	ARC2-LED-P1-50K-MVOLT-E4WH-DNAXD

REDLEONARD ASSOCIATES
1340 Kemper Meadow Dr, Forest Park, OH 45240
513-574-9500 | redleonard.com

SCALE: 1" = 20'
LAYOUT BY: JAN
DWG SIZE: D
DATE: 2/23/26

PROJECT NAME:
TOMMY CAR WASH P4885
WATERTOWN, WI

DRAWING NUMBER:
RL-11008-S1

TOMMY CAR WASH SYSTEMS

	QTY	LABEL	DESCRIPTION
AREA	5	A1	DSX0-LED-P4-50K-BLC4-70CRI-MVOLT-MA-FAO-XX (SETTING 2)
	3	B1	DSX0-LED-P4-50K-BLC3-70CRI-MVOLT-MA-FAO-XX (SETTING 2)

ADDITIONAL FIXTURE INFO

D-Series Size 0
LED Area Luminaire

Catalog Number / Notes / Type

Specifications

EPA:	0.44 ft² (0.04 m²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)

Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

design select — Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

Design Select options indicated by this color background.

Ordering Information
EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Series	LEDs	Color temperature	Color Rendering Index	Distribution	Voltage	Mounting
DSX0 LED	Forward optics: P1, P2, P3, P4, P5, P6, P7; Rotated optics: P10, P11, P12, P13	(this section 70CRI only) 30K 3000K, 40K 4000K, 50K 5000K; 27K 2700K, 30K 3000K, 35K 3500K, 40K 4000K, 50K 5000K	70CRI, 70CRI, 70CRI; 80CRI ×5	AFR Automotive front row; T1S Type I short; T2M Type II medium; T3M Type III medium; T3LG Type III low glare; T4M Type IV medium; T4LG Type IV low glare; TFTM Forward throw medium; T5M Type V medium; T5LG Type V low glare; T5W Type V wide; BLC3 Type III backlight control; BLC4 Type IV backlight control; LCCO Left corner cutoff; RCCO Right corner cutoff	MVOLT (120V-277V); HVOLT (347V-480V); XVOLT (277V-480V); 120; 208; 240; 277; 347; 480	Shipped included: SPA Square pole mounting (#8 drilling, 3.5" min. SQ pole); RPA Round pole mounting (#8 drilling, 3" min. RND pole); SPA5 Square pole mounting (#5 drilling, 3" min. SQ pole); RPA5 Round pole mounting (#5 drilling, 3" min. RND pole); SPA8N Square narrow pole mounting (#8 drilling, 3" min. SQ pole); WBA Wall bracket; MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options	Other options	Finish (required)
Shipped installed: NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc; PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc; PER NEMA twist-lock receptacle only (controls ordered separate); PER5 Five-pin receptacle only (controls ordered separate); PER7 Seven-pin receptacle only (controls ordered separate); FAO Field adjustable output; BL30 Bi-level switched dimming, 30%; BL50 Bi-level switched dimming, 50%; DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)	Shipped installed: HS Houseside shield (black finish standard); L90 Left rotated optics; R90 Right rotated optics; CCE Coastal Construction; HA 50°C ambient operation; BAA Buy America(n) Act and/or Build America Buy America Qualified; SF Single fuse (120, 277, 347V); DF Double fuse (208, 240, 480V); Shipped separately: EGSR External Glare Shield (reversible, field install required, matches housing finish); BSDB Bird Spikes (field install required)	DDBXD Dark Bronze; DBLXD Black; DNAXD Natural Aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white

Ordering Information

Accessories
Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V)
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V)
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V)
DSHORT SBK	Shorting cap
DSX0HS P#	House-side shield (enter package number P1-7, P10-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSX0EGSR (FINISH)	External glare shield (specify finish)
DSX0BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

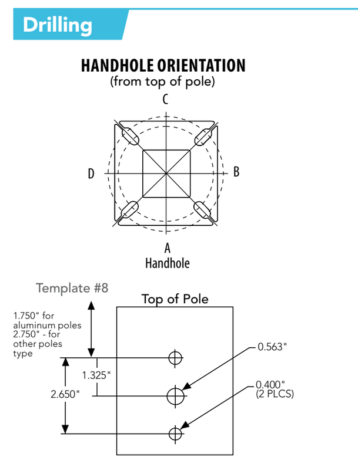
NOTES
1. Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2. 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3. T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6. HVOLT not available with package P1, P2 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7. XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8. XVOLT not available in packages P1, P2, or P10. XVOLT not available with fusing (SF or DF). XVOLT also not available in packages P3, P4, P5, P7, P11, P13 when combined with NLTAIR2 PIRHN or PIR.
9. SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
10. WBA cannot be combined with Type 5 distributions plus photocell (PER).
11. NLTAIR2 and PIRHN must be ordered together. For more information on nLight Air 2.
12. NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50 and DMG. NLTAIR2 PIRHN not available with P1, P2 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 using MVOLT.
13. PIR not available with NLTAIR2, PER, PER5, PER7, FAO BL30, BL50 and DMG. PIR not available with P1, P2 and P10 using HVOLT.PIR not available with P1 using MVOLT.
14. PER/PER5/PER7 not available with NLTAIR2, PIR, BL30, BL50. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
15. FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, or DMG.
16. BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO and DMG. BL30 or BL50 must specify 120 or 277V.
17. DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50 and FAO.
18. Reference Motion Sensor Default Settings table on page 4 to see functionality.
19. Reference Controls Options table on page 4.
20. Option HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
21. CCE option not available with option BS and EGSR. Contact Technical Support for availability.
22. Option HA not available with performance packages P6, P7, P12 and P13.
23. Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
24. Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories

External Glare Shield (EGSR) — House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION (from top of pole)



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX0 Area Luminaire - EPA
*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
DSX0 with SPA	0.44	0.88	0.96	1.18	---	1.16
DSX0 with SPA5, SPA8N	0.51	1.02	1.06	1.26	---	1.29
DSX0 with RPA, RPA5	0.51	1.02	1.06	1.26	1.24	1.29
DSX0 with MA	0.64	1.28	1.24	1.67	1.70	1.93

	QTY	LABEL	DESCRIPTION
CANOPY	2	F2	PCNY LED ALO2 SWW2 50K FPCL MVOLT DWHXD M3 (SETTING 2)

ADDITIONAL FIXTURE INFO — INSTALL INSTRUCTIONS

PCNY LED
LED Canopy/Ceiling Luminaire

Catalog Number / Notes / Type

Specifications

	PCNY LED
Width:	15.2"
Height:	9.4"
Depth:	15.2"
Weight:	10.67lbs

Introduction
The all-new PCNY LED luminaire is designed to provide exceptional energy savings and versatility in one package. Features such as Adjustable Lumen Output (ALO) and replaceable decorative cover make PCNY LED suitable for a wide variety of applications.

With over 174 LPW the PCNY LED delivers up to 80% in energy savings when replacing metal halide luminaires. With over 100,000 hourlife expectancy (12+ years of 24/7 continuous operation), the PCNY LED luminaire provides significant maintenance savings over traditional luminaires.

Ordering Information
EXAMPLE: PCNY LED ALO1 50K FPCL MVOLT DWHXD M3

PCNY LED

Catalog	Lumens	CCT	CRI	Lens	Voltage	Wattage	Color	Packaging	Cicode	UPC	Pallet Qty
PCNY LED ALO1 50K FPCL MVOLT DWHXD M3	7,500-13,000	50K	70CRI	PC, Flat Clear	120 - 277	46-84	White	Master Pack 3	281YFA	19618374149	36
PCNY LED ALO1 40K FPCL MVOLT DWHXD M3	7,500-13,000	40K	70CRI	PC, Flat Clear	120 - 277	46-84	White	Master Pack 3	2836H9	19758918596	36
PCNY LED ALO2 SWW2 FPCL MVOLT DWHXD M3	4,000-20,000	30K/40K/50K	80CRI	PC, Flat Clear	120 - 277	25-131	White	Master Pack 3	2877RH	197590138180	36
PCNY LED ALO2 SWW2 FTL MVOLT DWHXD M3	4,000-20,000	30K/40K/50K	80CRI	Forward Throw	120 - 277	25-131	White	Master Pack 3	2877RJ	197590138227	36
PCNY LED ALO2 57K FPCL MVOLT DWHXD M3	4,000-20,000	57K	80CRI	PC, Flat Clear	120 - 277	25-131	White	Master Pack 3	287HK4	197590198405	36
PCNY LED ALO2 57K FTL MVOLT DWHXD M3	4,000-20,000	57K	80CRI	Forward Throw	120 - 277	25-131	White	Master Pack 3	287HK6	197590198436	36

Accessories

Catalog	Description	Use	Dimensions
FP12SM*	PCNY/XPCNY Backplate for 12" Decks	Covers Existing Hole if Larger than Fixture	11.5" x 24" x 18GA Galv Steel
FP16SM*	PCNY/XPCNY Backplate for 16" Decks	Covers Existing Hole if Larger than Fixture	15.5" x 24" x 18GA Galv Steel
BP18SM*	PCNY/XPCNY 18" Beautyplate	Covers Existing Footprint of Existing Fixture	18" x 18" x 16GA Aluminum
BP26SM*	PCNY/XPCNY 26" Beautyplate	Covers Existing Footprint of Existing Fixture	26" x 26" x 16GA Aluminum
PCNYDT DWHXD J12	PCNY White Decorative Trim (12 Pack) (standard w/fixture)	Covers Mounting Hardware	15.2" x 15.2" Composite
PCNYDT DBLXD J12	PCNYBlack Decorative Trim (12 Pack)	Covers Mounting Hardware	15.2" x 15.2" Composite

*Add "U" to the end of the catalog number for individual unit pack or "J6" for packs of 6 units for catalog numbers which do not include J12

FEATURES & SPECIFICATIONS

INTENDED USE
The PCNY LED is a great choice for both new and retrofit petroleum canopy applications. With its high efficacy, clean looks and versatility makes it suitable for a wide range of applications like retail gas stations, convenience stores, and other canopy applications. Standard symmetric lens distribution provides optimal illumination under petroleum canopies and forward throw lens distribution provides light beyond canopy often eliminating the need for flood lighting on top of canopy.

CONSTRUCTION
Die-cast aluminum housing for the light engine is optimized for thermal management without the need for external fins. The wet location rated LED driver box is separated from the heat-generating light engine and raised above the canopy surface to promote long life and prevent water entry. The light engine housing is completely sealed against moisture and environmental contaminants (IP66) and is suitable for hose-down application.

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L77/100,000 hours at 25°C). The electronic driver has a power factor of >90% and THD <20%. A 10kV surge protection device is included, which meets a minimum Category C low operation (per ANSI/IEEE C62.41.2). The fixture is supplied with a 0-10V driver and is dimmable by 0-10V controls.

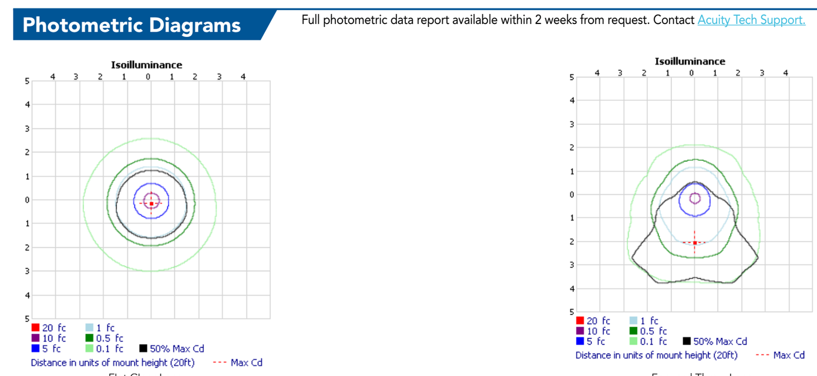
INSTALLATION
The product can be installed by one person to a 12" or 16" deck panel. Requires only 2.5" hole in the deck panel for new installations but can accommodate up to a 4" hole for retrofit applications. The product can also be installed in recessed canopy applications. The snap-in decorative trim covers all mounting hardware. The Adjustable Lumen Output (ALO) module in the driver box allows the contractor to customize the lumens (3 levels) based on application needs.

LISTINGS
UL certified to U.S. and Canadian standards. Rated for -40°C to 40°C ambient conditions. DesignLightsConsortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Photometric Diagrams
Full photometric data report available within 2 weeks from request. Contact Acuity Tech Support.



Flat Clear Lens — Forward Throw Lens

Performance Data

Ambient Temp		Lumen Multiplier
0°C	32°F	1.04
10°C	50°F	1.03
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Predicted Lumen Maintenance

0 Hrs	25,000 Hrs	50,000 Hrs	100,000 Hrs
100%	94%	88%	77%

Lumen Setting	Watts	Current 120V	Current 240V	Current 277V
ALO1-3	84	0.711	0.368	0.332
ALO1-2	62	0.520	0.275	0.259
ALO1-1	46	0.392	0.214	0.211
ALO2-7	128	1.103	0.578	0.497
ALO2-6	100	0.849	0.456	0.399
ALO2-5	80	0.677	0.372	0.332
ALO2-4	59	0.519	0.299	0.272
ALO2-3	50	0.429	0.257	0.239
ALO2-2	39	0.333	0.214	0.202
ALO2-1	25	0.247	0.176	0.170

Lumen Output Flat Polycarbonate Clear Lens (FPCL)

Performance Package	Setting	System Watts	30K Lumens	30K LPW	40K Lumens	40K LPW	50K Lumens	50K LPW
ALO1	3	84	13,130	156	13,634	162	13,532	161
ALO1	2	62	9,267	149	9,727	157	9,375	151
ALO1	1	46	7,031	153	7,389	161	7,121	155
ALO2	7	128	19,909	156	21,236	166	20,964	164
ALO2	6	100	15,695	157	16,638	166	16,470	165
ALO2	5	80	12,603	158	13,291	166	13,439	168
ALO2	4	59	9,699	164	10,128	172	10,023	170
ALO2	3	50	7,925	159	8,257	165	8,388	168
ALO2	2	39	6,016	154	6,226	160	6,391	164
ALO2	1	25	4,228	169	4,358	174	3,889	156

(30K = 3000K, 80 CRI; 40K = 4000K, 80 CRI; 50K = 5000K, 80 CRI)

Lumen Output Forward Throw Lens (FTL)

Performance Package	Setting	System Watts	30K Lumens	30K LPW	40K Lumens	40K LPW	50K Lumens	50K LPW
ALO2	7	131	19,509	149	20,933	160	20,813	159
ALO2	6	100	15,370	154	16,387	164	16,436	164
ALO2	5	80	12,322	154	13,038	163	13,133	164
ALO2	4	61	9,479	155	9,943	163	10,099	166
ALO2	3	50	7,741	155	8,077	162	8,237	165
ALO2	2	38	5,876	154	6,101	160	6,258	164
ALO2	1	28	4,146	148	4,277	153	4,413	158

	QTY	LABEL	DESCRIPTION
FLOOD	2	G1	ESXF1-ALO-5,000L-SWW2-5000K-KY-DDB

ADDITIONAL FIXTURE INFO

CS CONTRACTOR SELECT™ — LITHONIA LIGHTING

Contractor Select™
ESXF LED
Floodlights
Adjustable+Switchable+Photocell

Catalog Number / Notes / Type

ESXF1 P0 knuckle mount; ESXF1 knuckle mount; ESXF2 knuckle mount; ESXF3 slipfitter mount; ESXF4 slipfitter mount; ESXF5 slipfitter mount

The Lithonia Lighting® ESXF LED floodlight is a general-purpose flood that offers a wide selection of options and flexibility. Easy access to adjustable lumen output, color switching, and a selectable photocell turns the ESXF into the fixture you need on the spot. With its wide flood (7x7) distribution and DLC performance, the ESXF is a cost-effective solution, great for illuminating yards, driveways, signage, patios, warehouses, and security applications.

FEATURES:
- Five sizes deliver 1,500 up to 50,000 lumens
- Three power levels of adjustable lumen output. Switchable CCT(30K/40K/50K) offers warm, cool and daylight in a single fixture
- Standard photocell can be turned on or off
- IP66 rated, Die-cast aluminum housing
- Two popular mounting options included
- up to 173 LPW

Adjustable Lumen Output ALO — Switchable CCT SWW2 — Dusk-to-Dawn Operation PE

Catalog Number	Adjustable Lumen Output ALO			Switchable CCT SWW2	Dusk-to-Dawn Operation PE	Input Voltage	Included Mounting Options	CRI
ESXF1 P0 SWW2 THK DDB	2500L			Switchable 3000K, 4000K, 5000K	Included Standard, Selectable On/Off	120-277V	Knuckle Only, mounting plate	80CRI
ESXF1 ALO SWW2 KY DDB	1500L	3000L	5000L			120-277V	Knuckle & Yoke, mounting plate	
ESXF2 ALO SWW2 KY DDB	3500L	5500L	7500L			120-277V	Knuckle & Yoke, mounting plate	
ESXF3 ALO SWW2 YS DDB	8500L	10500L	14000L			120-277V	Yoke & SlipFitter	
ESXF3 ALO SWW2 UVOLT YS DDB	8500L	10500L	14000L			120-347V	Yoke & SlipFitter	
ESXF4 ALO SWW2 YS DDB	16000L	18000L	20000L			120-277V	Yoke & SlipFitter	
ESXF4 ALO SWW2 UVOLT YS DDB	16000L	18000L	20000L			120-347V	Yoke & SlipFitter	
ESXF5 ALO SWW2 UVOLT YS DDB	30000L	40000L	50000L			120-347V	Yoke & SlipFitter	
ESXF5 ALO SWW2 XVOLT YS DDB	30000L	40000L	50000L			277-480V	Yoke & SlipFitter	

More configurations are available. Click here or visit www.acuitybrands.com and search for ESXF LED.

ESXF Stock Configurations

Catalog Number	UPC	Ci Code	Number of fixtures per pallet	Traditional Replacement
ESXF1 P0 SWW2 THK DDB	00196182393051	*276AL6	400	150W Quartz or 75W HID
ESXF1 ALO SWW2 KY DDB	00196182393204	*276ALH	400	500W Quartz or 150W HID
ESXF2 ALO SWW2 KY DDB	00196182393242	*276ALU	360	500W Quartz or 175W HID
ESXF3 ALO SWW2 YS DDB	00196182393266	*276ALW	144	250W HID
ESXF3 ALO SWW2 UVOLT YS DDB	00196182393273	*276AM0	144	250W HID
ESXF4 ALO SWW2 YS DDB	00196182393280	*276AM2	144	400W HID
ESXF4 ALO SWW2 UVOLT YS DDB	00196182393297	*276AM4	144	400W HID
ESXF5 ALO SWW2 UVOLT YS DDB	00197589243710	*283G2F	32	1000W HID
ESXF5 ALO SWW2 XVOLT YS DDB	00197589243734	*283G2G	32	1000W HID

Accessories: Order as separate catalog number.
ESXF P0 and ESXF1 yoke mount accessory *276ARA ESXF1YK DDB
ESXF5 upper/bottom visor accessory *283G2K ESXF5UBV DDB
Click here to visit Additional mounting brackets.

CS CONTRACTOR SELECT™ — LITHONIA LIGHTING

Included mounting options by size
ESXF1 P0 knuckle mount (pre-installed); ESXF1 knuckle mount (pre-installed); ESXF2 knuckle mount (pre-installed); ESXF3 slipfitter mount; ESXF4 slipfitter mount; ESXF5 slipfitter mount; ESXF1 yoke mount; ESXF2 yoke mount; ESXF3 yoke mount; ESXF4 yoke mount; ESXF5 yoke mount

Electrical Performance Tables

	Lumen Output	Input Wattage	CCT/80CRI	Delivered Lumens	Lumens Per Watt @4000K, 80CRI
ESXF1 P0	2,500L	17W	3000K	2,372	151
			4000K	2,522	
			5000K	2,503	
ESXF1	1,500L	9W	3000K	1,467	171
			4000K	1,560	
			5000K	1,549	
	3,000L	19W	3000K	2,915	162
			4000K	3,099	
			5000K	3,076	
	5,000L	34W	3000K	4,748	147
			4000K	5,047	
			5000K	5,010	
ESXF2	3,500L	22W	3000K	3,377	163
			4000K	3,591	
			5000K	3,564	
	5,500L	37W	3000K	5,315	151
			4000K	5,651	
			5000K	5,609	
	7,500L	56W	3000K	7,223	137
			4000K	7,680	
			5000K	7,623	
ESXF5 UVOLT	30,000L	184	3000K	28,596	173
		177	4000K	30,577	
		184	5000K	30,447	
	40,000L	259	3000K	38,079	168
		247	4000K	41,402	
		259	5000K	40,513	
	50,000L	341	3000K	46,678	161
		322	4000K	51,691	
		342	5000K	49,741	

	Lumen Output	Input Wattage	CCT/80CRI	Delivered Lumens	Lumens Per Watt @4000K, 80CRI
ESXF3	8,500L	53W	3000K	8,139	163
			4000K	8,653	
			5000K	8,589	
	10,500L	69W	3000K	10,156	156
			4000K	10,797	
			5000K	10,718	
	14,000L	100W	3000K	13,609	145
			4000K	14,469	
			5000K	14,362	
ESXF4	16,000L	111W	3000K	15,508	148
			4000K	16,487	
			5000K	16,366	
	18,000L	124W	3000K	17,274	148
			4000K	18,365	
			5000K	18,230	
	20,000L	150W	3000K	19,583	139
			4000K	20,819	
			5000K	20,666	
ESXF5 XVOLT	30,000L	193	3000K	29,949	173
		185	4000K	32,085	
		192	5000K	31,852	
	40,000L	264	3000K	38,777	168
		250	4000K	42,160	
		262	5000K	41,321	
	50,000L	336	3000K	46,644	163
		316	4000K	51,513	
		334	5000K	49,654	

	QTY	LABEL	DESCRIPTION
FLOOD	1	G1A	RSXF1-LED-P1-50K-WFL-MVOLT-IS-DNAXD

ADDITIONAL FIXTURE INFO

RSXF1 LED
Floodlight

Catalog Number / Notes / Type

Specifications

EPA (ft²@45°):	2.1 ft² (0.2 m²)
Length:	20.7" (52.6 cm)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.6" (19.3 cm) Arm
Weight	25 lbs (11.3 kg)

Introduction
The new RSXF LED Flood family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSXF1 delivers 7,000 to 23,000 lumens allowing it to replace 70W to 400W HID floodlights.

The RSXF features an adjustable integral slipfitter that allows the luminaire to be mounted on a 2-3/8" OD tenon. Integral cover/wire box serves as an approved splice compartment allowing for fast, easy mounting and wiring without opening the electrical compartment. A yoke and other mounting configurations are available.

design select — Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

Design Select options indicated by this color background.

Ordering Information
EXAMPLE: RSXF1 LED P4 40K WFL MVOLT IS DDBXD

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSXF1 LED	P1, P2, P3, P4, P5	30K 3000K; 40K 4000K; 50K 5000K	AWFD Area Wide Forward; WFL Wide Flood; MFL Medium Flood; NFL Narrow Flood; SP Spot; NSP Narrow Spot	MVOLT (120V-277V); HVOLT (347V-480V); XVOLT (277V-480V); (use specific voltage for options as noted) 120, 208, 240, 277, 347, 480	IS Adjustable slipfitter (fits 2-3/8" OD tenon); YKC62 Yoke with 16-3 SO cord, 2ft; AASP Adjustable tilt arm square pole mounting; AARP Adjustable tilt arm round pole mounting; AAWB Adjustable tilt arm with wall bracket; AAWSC Adjustable tilt arm wall bracket and surface conduit box

Options		Finish
Shipped Installed: PE Photocontrol, button style; PER7 Seven-wire twist-lock receptacle only (no controls); SF Single fuse (120, 277, 347V); DF Double fuse (208, 240, 480V); SPD20KV 20KV Surge pack (10KV standard); FAO Field adjustable output; DMG 0-10V dimming extend out back of housing for external control (control ordered separate)	Shipped Installed: *Standalone and Networked Sensors/Controls (factory default settings, see table page 5) NLTAIR2 PIRHN nLight AIR generation 2, with Networked, Bi-Level motion/ambient sensor; BAA Buy America(n) Act and/or Build America Buy America Qualified; CCE Coastal Construction; Shipped Separately (requires some field assembly): FV Full Visor (360° around light aperture); UBV Upper/bottom visor; BS Bird Spikes	DDBXD Dark Bronze; DBLXD Black; DNAXD Natural Aluminum; DWHXD White; DDBTXD Textured Dark Bronze; DBLBXD Textured Black; DNATXD Textured Natural Aluminum; DWHGXD Textured White

*Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.

Ordering Information

Accessories
Ordered and shipped separately.

RSXF1FV U	Full visor (specify finish)
RSXF1UBV U	Upper/bottom visor (specify finish)
RSXWBA U	RSX WBA wall bracket (specify finish)
RSXSCB U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V)
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V)
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V)
DSHORT SBK U	Shorting cap

NOTES
1. P5 not available with MFL optic.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
4. XVOLT driver not available with P1 or P2. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE.
5. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
6. Maximum tilt is 90° above horizontal.
7. Requires MVOLT or 347V.
8. Two or more of the following options cannot be combined including PE, DMG, PER7, FAO and NLTAIR2 PIRHN. (Exception: PE and FAO can be combined; also PE and DMG can be combined.)
9. Compatible with standard twist-lock photocells for dusk to dawn operation or advanced control nodes that provide 0-10V dimming signals. Wire 4/Wire 5 wired to dimming leads on driver. Wire6/Wire7 capped inside luminaire. Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
10. For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
11. Must be ordered with PIRHN.
12. Requires MVOLT or HVOLT.
13. Must be ordered with NLTAIR2. For additional information on NLTAIR visit here.
14. CCE option not available with AASP, AARP, AAWB, AAWBSC, UVB, FV and BS.
15. It may be ordered as an accessory.
16. Option BS must be ordered with fixture for factory pre-drilling.
17. Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields

UBV Visor - Top Mounted — UBV Visor - Bottom Mounted — Full Visor - 360°

Pole/Mounting Informatiion
Accessories including bullhorns, cross arms and other adpaters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

HANDHOLE ORIENTATION — RSX POLE DRILLING (Template #8, Top of Pole: 1.325", 2.650", 0.563", 0.400" (2 PLCS)) — RSXF ADJUSTABLE ARM (2.65", 5.25")

Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
2 - 3/8"	AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2 - 7/8"	AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	Drill Nomenclature	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

Minimum Size Pole by Mounting and Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
AASP	Square Pole (min. size)	3"	3.5"	3.5"	---	3.5"	3.5"
AARP	Round Pole (min. size DIA.)	3"	3"	3.2"	3"	3.2"	3.2"

RSXF1 - Luminaire EPA
*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

EPA (ft²) — Mounting Type: IS - Integral Slipfitter, YK - Yoke, AASP/AARP - Adjustable Arm Square/Round Pole

Tilt	Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
10°	0.68	1.34	1.33	2	1.74	2.64	1.35	2.03	2.71
20°	0.87	1.71	1.73	2.56	2.26	3.42	1.75	2.62	3.49
30°	1.24	2.19	2.3	3.21	2.87	4.36	2.49	3.73	4.97
40°	1.81	2.68	2.98	3.85	3.68	5.3	3.62	5.43	7.24
45°	2.11	2.92	3.44	4.2	4.08	5.77	4.22	6.33	8.44
50°	2.31	3.17	3.72	4.52	4.44	6.26	4.62	6.94	9.25
60°	2.71	3.66	4.38	5.21	5.15	7.24	5.43	8.14	10.86
70°	2.78	3.98	4.54	5.67	5.47	7.91	5.52	8.27	11.03
80°	2.76	4.18	4.62	5.97	5.76	8.31	5.51	8.27	11.03
90°	2.73	4.25	4.64	6.11	5.91	8.47	5.45	8.18	10.97

	QTY	LABEL	DESCRIPTION
WALL MOUNTED	2	T1	ARC2-LED-P4-50K-MVOLT-DNAXD
	6	T2	ARC2-LED-P1-50K-MVOLT-E4WH-DNAXD

ADDITIONAL FIXTURE INFO

ARC2 LED
Architectural Wall Luminaire

Catalog Number / Notes / Type

Specifications

Depth (D1):	9.25"
Depth (D2):	7.5"
Height:	5"
Width:	14"
Weight: (without options)	11 lbs

Introduction
The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC2 delivers up to 6,500 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. It offers integrated emergency battery backup options, including an 8W cold temperature option, making it suitable for pedestrian scale applications in any environment.

ARC LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	P1	P2	P3	P4	P5
ARC1 LED	4W	--	1,500	2,000	3,000	--	--
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

(P1–P5: Approximate Lumens (4000K))

Ordering Information
EXAMPLE: ARC2 LED P2 40K MVOLT PE DDBXD

Series	Package	Color Temperature	Voltage	Options	Finish
ARC2 LED	P1 1,500 Lumens; P2 2,000 Lumens; P3 3,000 Lumens; P4 4,000 Lumens; P5 6,500 Lumens	30K 3000K; 40K 4000K; 50K 5000K	MVOLT; 347	E4WH Emergency battery backup, CEC compliant (4W, 0°C min); E8WC Emergency battery backup, CEC compliant (8W, -20°C min); PE Button type photocell for dusk-to-dawn operation; DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately); SPD6KV 6kV surge protection; FAO Field adjustable light output device. Allows for easy adjustment to the desired light levels, from 20% to 100%	DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DSSXD Sandstone; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white; DSSTXD Textured sandstone

Accessories
Ordered and shipped separately.

WSBBW DDBXD U	Surface - mounted back box (specify finish)

NOTES
1. 347V not available with E4WH, E8WC and SPD6KV.
2. FAO not available with DMG.

Performance Data

Lumen Output
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	30K Lumens	30K LPW	30K B	30K U	30K G	40K Lumens	40K LPW	40K B	40K U	40K G	50K Lumens	50K LPW	50K B	50K U	50K G
P1	11W	1,502	142	0	0	1	1,587	150	0	0	1	1,598	151	0	0	1
P2	16W	2,250	140	0	0	1	2,377	147	0	0	1	2,393	148	0	0	1
P3	24W	3,206	135	0	0	1	3,387	143	0	0	1	3,410	144	0	0	1
P4	30W	3,903	128	1	0	1	4,124	136	1	0	1	4,152	136	1	0	1
P5	51W	6,260	122	1	0	1	6,615	129	1	0	1	6,659	130	1	0	1

(30K = 3000K, 80 CRI; 40K = 4000K, 80 CRI; 50K = 5000K, 80 CRI)

Electrical Load

Performance Package	System Watts	120V	208V	240V	277V	347V
P1	11W	0.090	0.055	0.049	0.046	0.045
P2	16W	0.141	0.081	0.072	0.064	0.059
P3	24W	0.202	0.117	0.103	0.091	0.079
P4	30W	0.280	0.162	0.144	0.128	0.095
P5	51W	0.471	0.272	0.239	0.212	0.158

(Current (A))

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Lumens
E4WH	693
E8WC	1,413

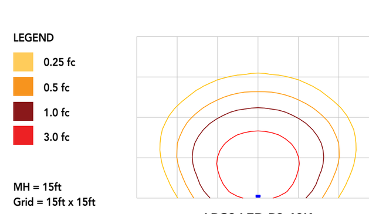
Lumen Ambient Temperature (LAT) Multipliers
Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
10°C	50°F	1.03
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance
Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11). To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.93	>0.88

Photometric Diagrams
To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting ARC LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.



ARC2 LED P3 40K

REDLEONARD ASSOCIATES
1340 Kemper Meadow Dr, Forest Park, OH 45240
513-574-9500 | redleonard.com

PROJECT NAME:
TOMMY CAR WASH P4885
WATERTOWN, WI
DRAWING NUMBER:
RL-11008-S1

TOMMY CAR WASH SYSTEMS

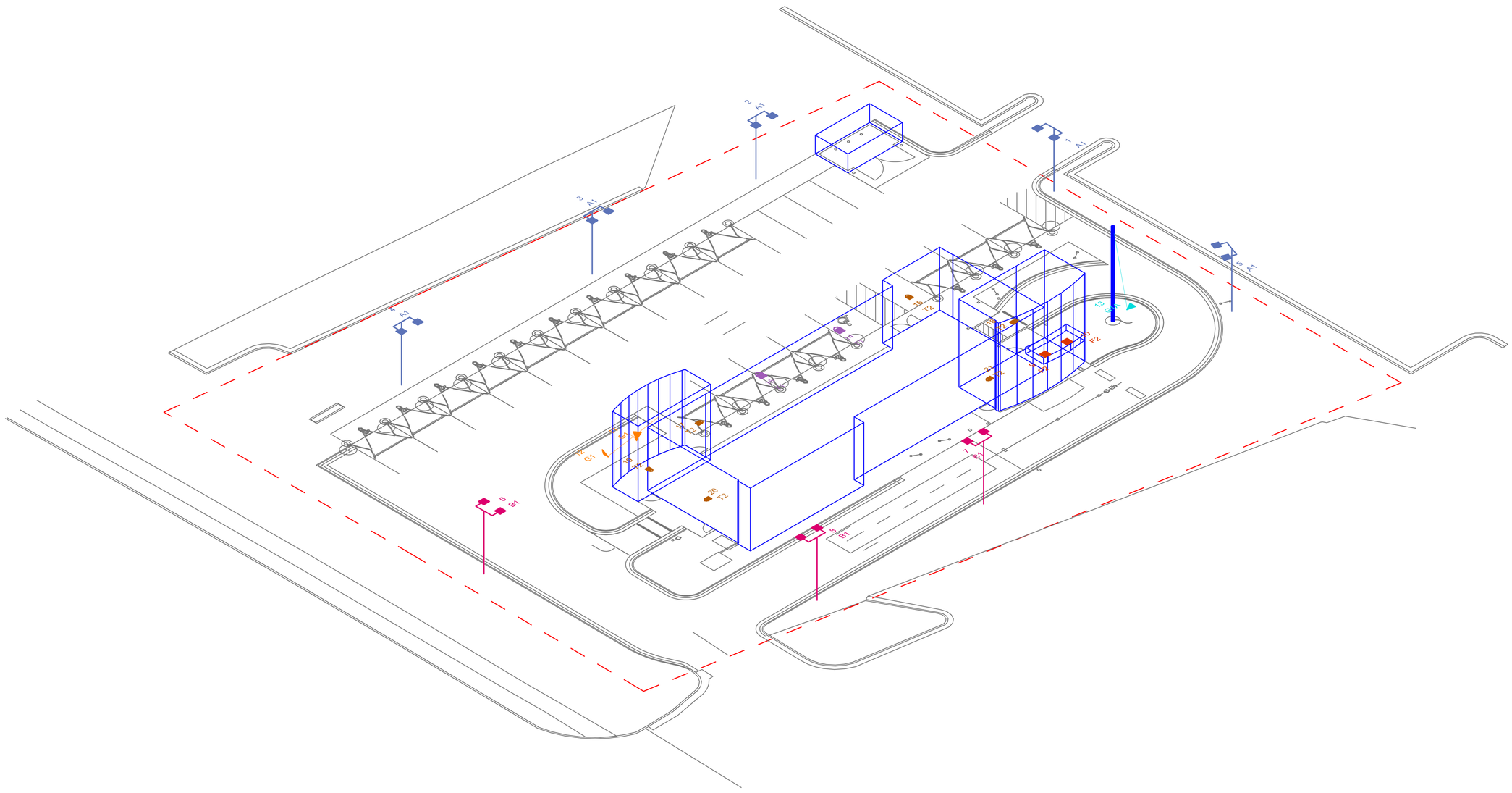
AREA

CANOPY

FLOOD

FLOOD

WALL MOUNTED



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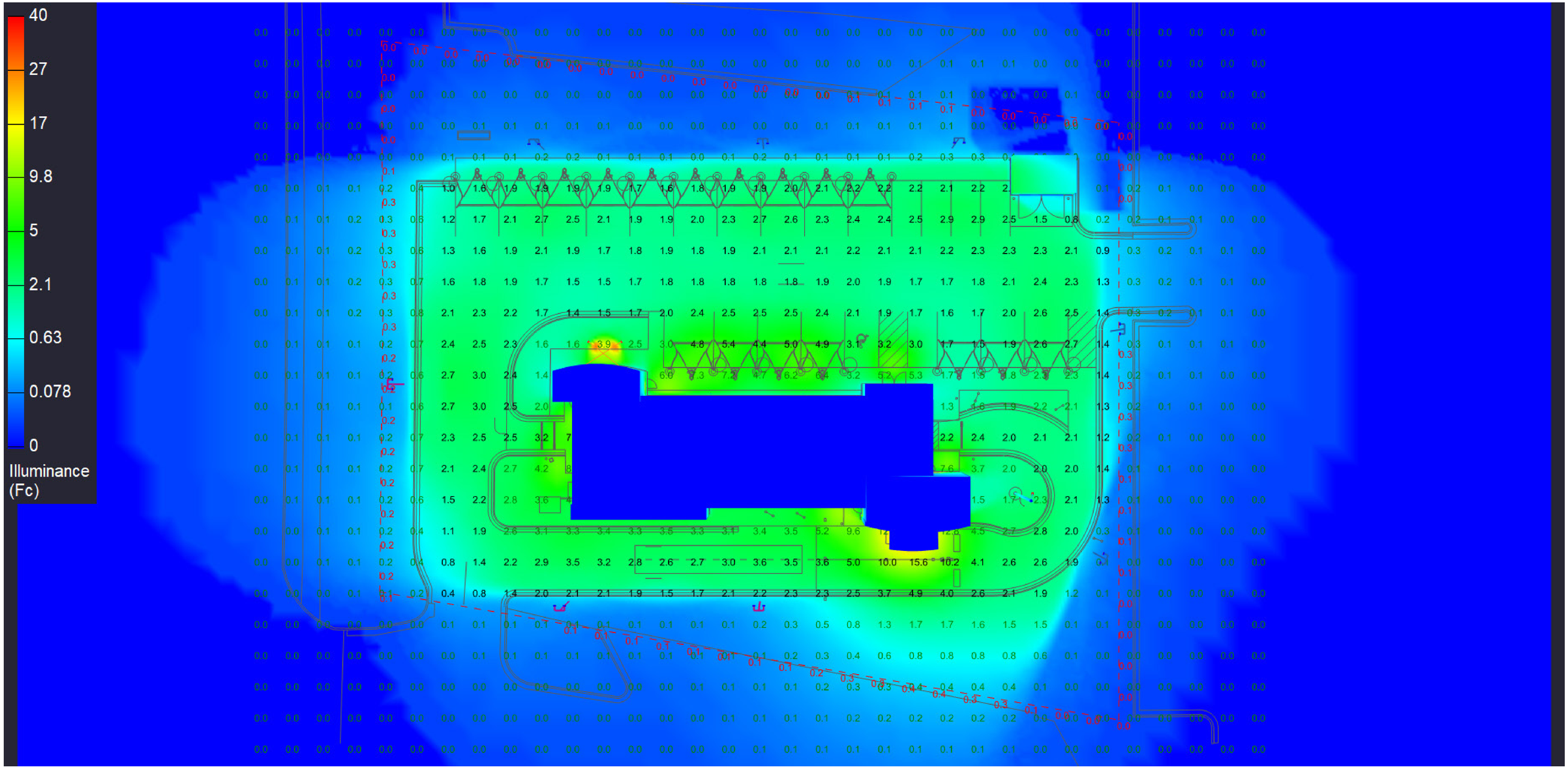
TOMMY CAR WASH SYSTEMS



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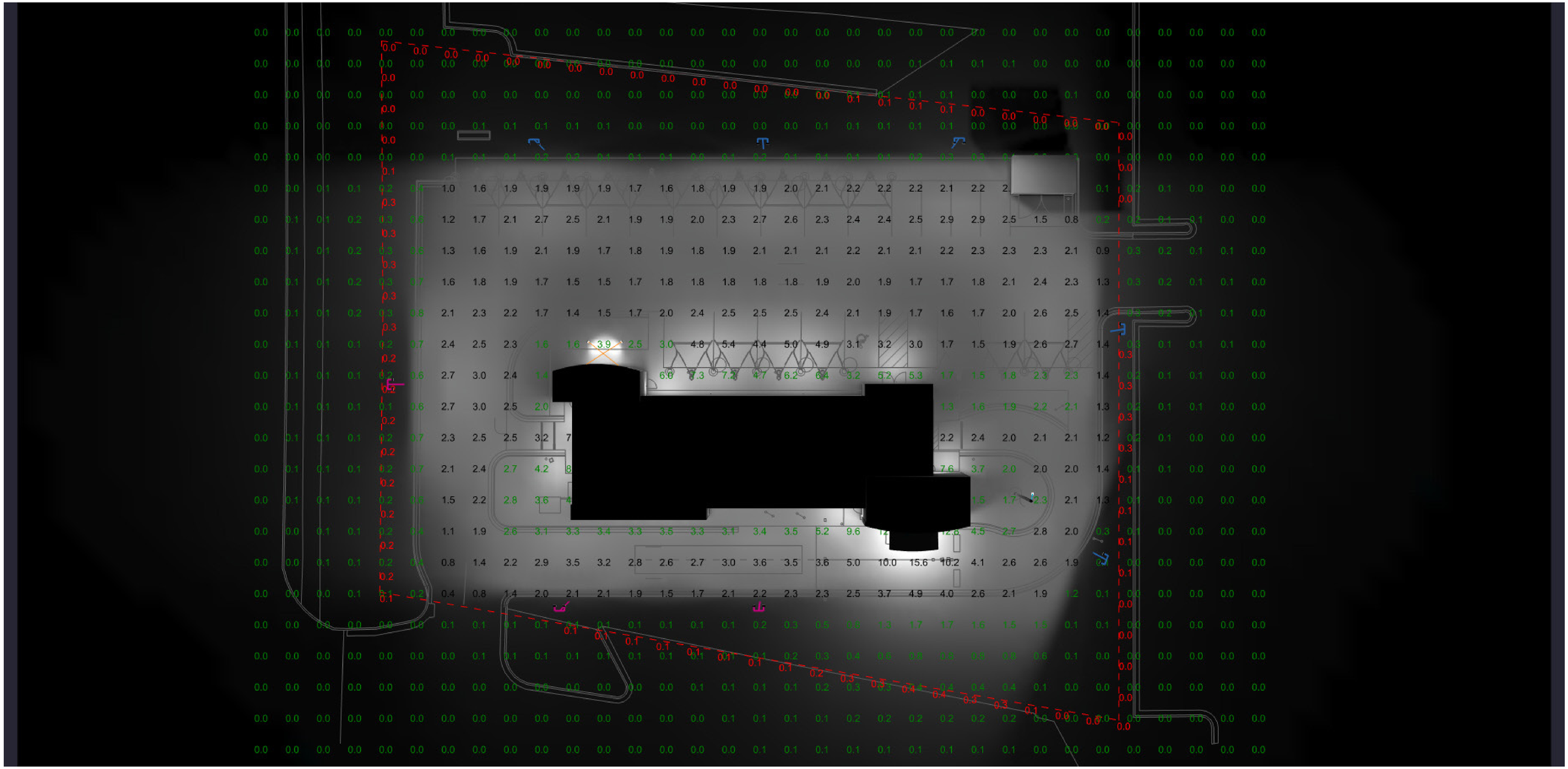
TOMMY CAR WASH SYSTEMS



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PROJECT NAME:
TOMMY CAR WASH P4885
WATERTOWN, WI
DRAWING NUMBER:
RL-11008-S1

TOMMY CAR WASH SYSTEMS

Municipal Boundary

Parcels Boundaries

Common Areas

Addresses

Address Labels

Parcel Acreage

THE CITY OF WATERTOWN
Opportunity runs through it.

N

City of Watertown Geographic Information System

Scale: 1:1,037
SCALE BAR = 1"

Printed on: Februar
Author: