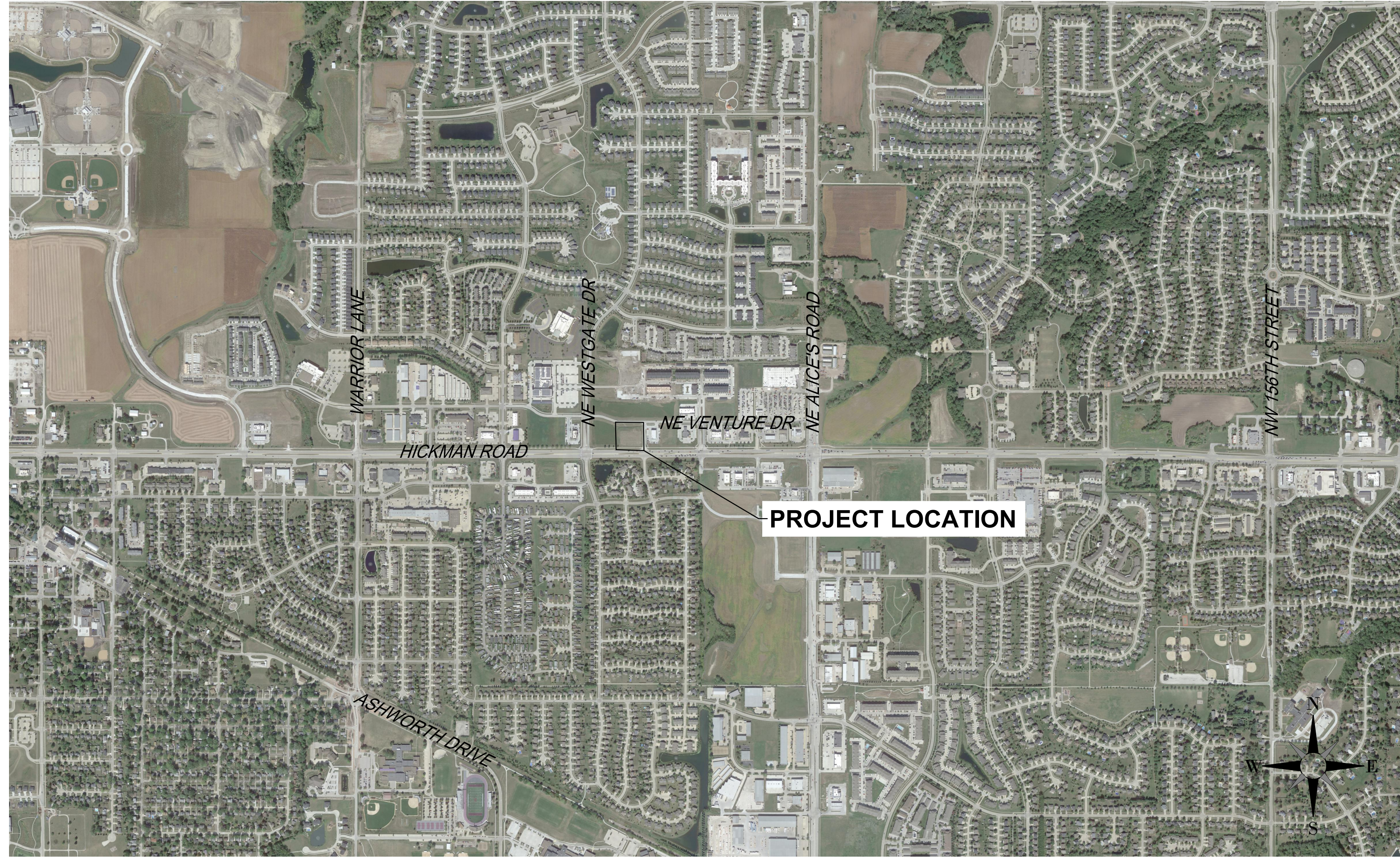
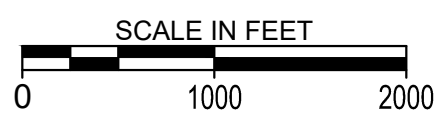


UTILITY PROVIDERS

COMPANY	CONTACT INFO
WATER	CITY OF WAUKEE TIM ROYER 515-978-7920
SANITARY	CITY OF WAUKEE TIM ROYER 515-978-7920
STORM	CITY OF WAUKEE TIM ROYER 515-978-7920
GAS	CITY OF WAUKEE TIM ROYER 515-978-7920
ELECTRIC	MID-AMERICAN ELECTRIC JAMIE NEER 515-252-6972
CABLE	CENTURYLINK SADIE HULL 918-547-0147
INTERNET	CONSOLIDATED COMMUNICATIONS JUSTIN GREV 507-356-3606 MEDIACOM KEVIN COLLINS 515-246-6668 INTERNET CONSULTING SERVICES ADAM WOODWARD 515-268-4045 AUREON NETWORK SERVICES JEFF KLOCKO 515-830-0445 UNITE PRIVATE NETWORKS JOE KILZER 816-425-3556
FIBER	MI-FIBER JACK JONES 515-897-9192
TELEPHONE	VERIZON JOHN BACHELDER 972-729-7000



LOCATION MAP



PROJECT GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS AND CLARIFICATIONS ISSUED BY THE ARCHITECT/ENGINEER.
- CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
- THE LOCATION AND TYPE OF ALL INPLACE UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS AND ELEVATIONS OF ALL INPLACE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- THE CONTRACTOR IS TO CONTACT "IOWA STATE ONE CALL" FOR UTILITY LOCATIONS. MINIMUM 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-292-8989).
- CONSTRUCTION SHALL NOT START UNTIL PRAIRIE CROSSING PLAT 10 IMPROVEMENTS ARE COMPLETE.

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT SPECIFICATIONS, THE CITY OF WAUKEE 2020 STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, THE IDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2022 EDITION, SUDAS 2022 REQUIREMENTS AND CURRENT VERSION OF THE PLUMBING CODE OF IOWA UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), ON THE IOWA REGIONAL COORDINATE SYSTEM ZONE 8, IN U.S. SURVEY FEET. ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN MARCH/2022 BY ISG

MISTER CARWASH WAUKEE



LEGEND

EXISTING	PROPOSED
--- CITY LIMITS	--- LOT LINE
--- SECTION LINE	--- RIGHT OF WAY
--- QUARTER SECTION LINE	--- EASEMENT
--- RIGHT OF WAY LINE	--- CULVERT
--- PROPERTY / LOTLINE	--- STORM SEWER
--- EASEMENT LINE	--- STORM SEWER (PIPE WIDTH)
--- ACCESS CONTROL	--- SANITARY SEWER
--- WATER EDGE	--- SANITARY SEWER (PIPE WIDTH)
--- WET WETLAND BOUNDARY	--- WATER
--- WETLAND / MARSH	--- GAS
--- FENCE LINE	--- OVERHEAD ELECTRIC
--- CULVERT	--- UNDERGROUND ELECTRIC
--- STORM SEWER	--- UNDERGROUND TV
--- SANITARY SEWER	--- CONTOUR
--- SANITARY SEWER FORCEMAIN	--- MANHOLE
--- WATER	--- CATCH BASIN
--- GAS	--- HYDRANT
--- OVERHEAD ELECTRIC	--- VALVE
--- UNDERGROUND ELECTRIC	--- CATCH BASIN
	--- HYDRANT
	--- VALVE
	--- UTILITY PEDESTAL / CABINET

FIRE SAFETY NOTE

APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES. IF PAVING IS NOT INSTALLED PRIOR TO BUILDING CONSTRUCTION COMMENCING AFTER FOOTING INSTALLED, AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING TO EXTEND WITHIN 100 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS SHALL BE PROVIDED AND COMPLY WITH THE REQUIREMENTS OF SECTION 503.2 OF THE IFC.

PROJECT MANAGER:
ISG - AMANDA THOMAS
7900 INTERNATIONAL DR, STE 1040
MINNEAPOLIS, MN 55425
PHONE: 507-351-5777

PROPERTY OWNERS:
ALICES LLC
5000 WESTOWN PARKWAY
STE 400 WEST DES MOINES, IA 50266-5921

CONSTRUCTION SCHEDULE:
SUMMER 2022 - START OF CONSTRUCTION
FALL 2022 - SITE STABILIZATION
SPRING 2023 - CONSTRUCTION COMPLETION

APPLICANT:
MISTER CARWASH
MIKE PURFEERST
222 E 5TH STREET
TUCSON, AZ 85705
PHONE: 520-615-4000

PROJECT ADDRESS / LOCATION:
HICKMAN ROAD
WAUKEE IOWA, 50263
LOT 1, PRAIRIE CROSSING PLAT 9
S 27 T 79N R 26W
DALLAS COUNTY
WAUKEE, IOWA

ZONING SUMMARY

ZONING:	C1-B LARGE SCALE COMMERCIAL DISTRICT
SITE/LOT AREA:	55,532.49 SQ. FT. / X1.27 AC.
IMPERVIOUS AREA:	31,949 SQ. FT. / 0.733 AC.
GREENSPACE PROVIDED:	23,583.49 SQ. FT. / 0.541 AC.

SIGN REQUIREMENTS

MAXIMUM HEIGHT:	15'-0"
MONUMENT SIGN AREA:	60 SQ. FT.
SETBACK:	15'-0"
TOTAL WALL SIGN AREA:	1.5 SQ.FT./LF OF FRONTAGE MAX OF 100 100 SQ.FT. MAX 3 SIGNS, 1 PER WALL

NOTE: SIGNS TO BE APPROVED UNDER SEPARATE COVER

PARKING REQUIREMENTS

TYPE	UNIT / AREA	STALLS REQUIRED	STALLS PROVIDED
18' X 9.5	1 PER EMPLOYEE	3	5
	5 x TUNNEL CAPACITY	20	15
TOTAL:		23	20

SETBACKS

	PARKING	BUILDING	PROVIDED BUILDING
FRONT YARD	7'	50'	50'
SIDE YARD	7'	0'	0'
REAR YARD	7'	50'	50'

PROPOSED BUILDING

BUILDING HEIGHT:	25'-0"
MAX. NO. EMPLOYEES:	3
HOURS OF OPERATION	7:30 AM - 7 PM

SEAL

I hereby certify that this engineering document was prepared by me or under direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

(signature) _____ (date) _____

Printed or typed name: ANDREW T. BRANDEL
License number: P21218
My license renewal date is December 31, 12/31/2023

Papers or sheets covered by this seal:
ALL



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PROJECT

MISTER CARWASH WAUKEE

WAUKEE IOWA

DATE	ISSUE SCHEDULE DESCRIPTION	BY
06/10/22	CITY SUBMITTAL 1	OOA
07/25/22	CITY SUBMITTAL 3	OOA
08/25/22	CITY SUBMITTAL 4	OOA

DATE	REVISION SCHEDULE DESCRIPTION	BY
06/07/22	CITY COMMENTS	OOA

PROJECT NO.	22-26477
FILE NAME	26477 G1-TITLE
DRAWN BY	OOA
DESIGNED BY	ART
REVIEWED BY	ATB

TITLE

TITLE

SHEET

C0-10

CONSTRUCTION NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
2. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS. WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS AND CLARIFICATIONS ISSUED BY THE ARCHITECT / ENGINEER.
3. CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
4. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPANSE.
5. THE 2020 EDITION OF THE WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND 2022 EDITION OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) SHALL APPLY TO CONSTRUCTION WORK ON THE PROJECT. A FULL IOWA SUDAS SPECIFICATIONS MANUAL CAN BE FOUND ONLINE FOR FREE AT WWW.IOWASUDAS.COM.
6. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT / ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
7. THE WORK TO BE ACCOMPLISHED FOR THE CONSTRUCTION OF THIS PROJECT WILL OCCUR ON OWNER'S PROPERTY. THE CONTRACTOR SHOULD CONFINE OPERATIONS, PEOPLE, AND EQUIPMENT TO THE OWNER'S PROPERTY.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT TO BE INCORPORATED IN THE WORK INVOLVED IN THE PROJECT (UNSUITABLE EXCAVATION, WASTE PIPE, ETC.).
9. PUBLIC UTILITY FIXTURES ARE EXISTING WITHIN THE CONSTRUCTION AREA. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THESE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR ANY NECESSARY MODIFICATION OF SERVICES. NO ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING AND PREPARING AREAS DISTURBED BY CONTRACTOR'S OPERATIONS FOR SEEDING. ALL DEBRIS GREATER THAN GOLF BALL SIZE SHALL BE REMOVED AND AREA SHALL BE RAKED SMOOTH. CONTRACTOR SHALL NOT DISTURB AREAS OUTSIDE OF THE OWNER'S PROPERTY DURING OPERATIONS AND SHALL MAKE A REASONABLE EFFORT TO NOT DISTURB AREAS GREATER THEN NECESSARY DURING CONSTRUCTION. AREAS OF NONGERMINATION WILL BE RESEEDED AND REFERTILIZED BY THE CONTRACTOR. COST IS TO BE CONSIDERED INCIDENTAL.
11. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL NECESSARY TRAFFIC CONTROL SIGNS, DEVICES, ETC., AND TO PLACE, MAINTAIN, AND REMOVE SAME AS CONSTRUCTION COMMENCES AND IS COMPLETED IN ACCORDANCE WITH THE CURRENT EDITION OF THE IOWA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS & HIGHWAYS. FAILURE TO COMPLY WITH THIS PORTION OF THE SPECIFICATIONS WILL RESULT IN SUSPENSION OF WORK UNTIL THE SITUATION IS CORRECTED. A REDUCTION IN THE LUMP SUM TO BE PAID WILL BE MADE FOR EXCESSIVE NONCOMPLIANCE WITH REQUIRED TRAFFIC CONTROL. NO WORK SHALL COMMENCE IN ANY GIVEN AREA UNTIL ALL APPROPRIATE TRAFFIC CONTROL IS IN PLACE.
12. THE CONTRACTOR SHALL NOT DISTURB GRASSSED AREAS AND TREES OUTSIDE THE CONSTRUCTION LIMITS. TREES AND BUSHES SHALL BE RETAINED AS POSSIBLE. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREA(S) WILL BE SUBJECT TO APPROVAL OF THE ENGINEER.
13. ALL EXISTING TREES AND BUSHES SHALL BE MAINTAINED AND PROTECTED UNLESS NOTED OTHERWISE. AREAS OF HAND FORMING MAY BE REQUIRED TO PROTECT TRESS.
14. THE CONSTRUCTION OPERATIONS ARE TO TAKE PLACE IN A RESIDENTIAL AREA. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE REQUIREMENTS INCLUDED IN THE SPECIFICATIONS IN REGARD TO POSITIVE DUST CONTROL DURING ALL OPERATIONS TO INCLUDE REMOVAL, CLEAN UP, ETC.
15. CONTRACTOR SHALL PROVIDE BARRICADES AND SIGNS IDENTIFYING VEHICLES AND OBSTACLES IN THE DRIVEN ROADWAYS.
16. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS, NOTIFY ARCHITECT / ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRED INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
17. EXISTING STORM SEWERS, SANITARY SEWERS, AND WATER MAINS ARE LOCATED BASED ON CITY RECORDS AND ACTUAL LOCATIONS MAY VARY GREATLY FROM THAT SHOWN. THE LOCATIONS AND TYPE OF ALL INPLACE UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF ISG. NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS, AND ELEVATIONS OF ALL INPLACE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
18. CONTRACTOR SHALL REPLACE AND REPAIR ALL EXISTING STORM SEWERS THAT ARE ENCOUNTERED DURING CONSTRUCTION IN ACCORDANCE WITH THE SPECIFICATION. CONTRACTOR SHALL USE 2000D RCP WITH FLEXIBLE O-RING GASKET JOINTS, PLACE PIPES SO JOINTS ARE NOT DIRECTLY OVER WATER MAIN, AND RECONNECT TO EXISTING STORM SEWER WITH REINFORCED FERNCO COUPLING.
19. PROPOSED WATER DISTRIBUTION LINE SHALL BE INSTALLED WITH A MINIMUM OF FIVE AND ONE-HALF (5.5') OF COVER. IN LOCATIONS WITH A SEPARATION DISTANCE OF LESS THAN TEN FEET (10') FROM SANITARY SEWER OR STORM SEWER, THE SANITARY SEWER OR STORM SEWER SHALL BE INSTALLED EIGHTEEN INCHES (18") BELOW THE BOTTOM OF THE WATER MAIN AND SHALL BE PLACED IN A SEPARATE TRENCH AT A MINIMUM HORIZONTAL SEPARATION OF THREE FEET PER SUDAS SPECIFICATIONS.
20. AT ALL SANITARY SEWER AND WATER MAIN CROSSOVER, MAINTAIN A MINIMUM OF 18" SEPARATION BETWEEN BOTTOM OF WATER MAIN AND TOP OF SEWER. PLACE ONE FULL LENGTH OF WATER PIPE, LOCATED SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM SEWER. USE LOW PERMEABILITY SOIL FOR BACKFILL WITHIN 10' OF CROSSOVER.
21. THRUST BLOCKS SHALL BE POURED CONCRETE, INSTALLED BEHIND ALL BENDS, TEES AND DEAD ENDS IN ACCORDANCE WITH SPECIFICATIONS.
22. GRANULAR BEDDING IS REQUIRED FOR ANY TYPE OF PIPE USED AND SHALL BE AS SPECIFIED.
23. A NEAT VERTICAL EDGE WILL BE REQUIRED FOR ALL JOINTS BETWEEN THE NEW PAVEMENT SURFACE AND EXISTING PAVING AS SHOWN IN THE PLANS. SAW CUTTING OR OTHER TECHNIQUES MAY BE USED TO PROVIDE THIS EDGE. COST OF THE SAW CUT IS TO BE CONSIDERED INCIDENTAL. ADDITIONAL REMOVAL AND REPLACEMENT DUE TO THE CONTRACTOR'S OPERATION WILL BE MEASURED SEPARATELY BUT WILL BE THE CONTRACTOR'S RESPONSIBILITY.
24. ANY DEWATERING NECESSARY FOR CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO INDIVIDUAL CONSTRUCTION ITEM. PLEASE REFER TO SUBSURFACE EXPLORATION REPORT FOR ANTICIPATED SITE CONDITIONS. REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT GUARANTEE CONDITIONS TO BE EXPERIENCED.
25. THE CONTRACTOR SHALL INSPECT AND VERIFY SOIL CONDITIONS AS NECESSARY IN ORDER TO DETERMINE THE TYPE OF CONSTRUCTION TO EMPLOY. NATURAL AND/OR MANMADE OBSTRUCTIONS MAY BE ENCOUNTERED IN THE SOIL. THESE CONTRACT DOCUMENTS DO NOT WARRANT THE NATURE OR CONDITIONS OF THE SOILS, AND DO NOT WARRANT THAT NATURAL OR MANMADE OBSTRUCTIONS WILL NOT BE ENCOUNTERED, NOR GUARANTEE THE EXTENT TO WHICH ROCKS, BOULDERS, OR OTHER OBSTRUCTIONS, REGARDLESS OF SIZE, MAY BE ENCOUNTERED DURING BORING OPERATIONS. THE CONTRACTOR SHALL NOT BE ENTITLED TO ADDITIONAL COMPENSATION FOR ANY NATURAL OR MANMADE OBSTRUCTIONS ENCOUNTERED DURING TRENCHLESS CONSTRUCTION.
26. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT / ENGINEER BEFORE PROCEEDING WITH THE WORK.
27. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT / ENGINEER BEFORE PROCEEDING WITH THE WORK.
28. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
29. THE LOCATION AND TYPE OF ALL INPLACE UTILITIES SHOWN ON THE PLANS ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF ISG. NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS AND ELEVATIONS OF ALL INPLACE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OF VARIATIONS FROM PLAN.
30. THIS SITE WILL HAVE SAWCUTTING AND/OR CONCRETE GRINDING, SO PROTECTION OF STORM SEWERS AND DRAINAGE WAYS WILL NEED TO BE PROTECTED FROM SLURRY FROM THE CONCRETE OPERATION TO DISCHARGE OFFSITE.
31. THE CONTRACTOR IS TO CONTACT "IOWA ONE CALL" FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO EXCAVATION / CONSTRUCTIONS (1-800-292-8989).
32. ANY PROPOSED CHANGES TO THE PLAN SET SHALL BE APPROVED IN WRITING BY THE CITY OF WAUKEE DEVELOPMENT SERVICES DEPARTMENT.
33. THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN GRANTED APPROVAL IN WRITING BY THE CITY OF WAUKEE DEVELOPMENT SERVICES DEPARTMENT.
34. ALL FIRE HYDRANTS ARE TO HAVE 5" STORZ FITTINGS.
35. ALL UTILITIES ARE TO BE CONSTRUCTED TO THE CITY OF WAUKEE STANDARDS.
36. ALL UTILITIES ARE TO BE TESTED TO CITY OF WAUKEE STANDARDS, AND THE CITY IS TO WITNESS ALL TESTING.
37. COORDINATE ALL TIE-INS TO EXISTING UTILITIES WITH CITY OF WAUKEE PUBLIC WORKS DEPARTMENT.
38. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES. THE FIRE APPARATUS ROAD SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 503.2 AND SHALL EXTEND TO WITHIN 100-FEET OF THE EXTERIOR WALLS OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING.
39. EXISTING CITY-OWNED IRRIGATION LINES OCCUR IN AREAS OF GRADING. DAMAGE DONE TO CITY-OWNED IRRIGATION SYSTEM SHALL BE REPAIRED OR REPLACED BY APPLICANT AT APPLICANTS COST.
40. ALL CHANGES MUST BE APPROVED IN WRITING FROM THE COMMUNITY DEVELOPMENT DEPARTMENTS AND THE CONTRACTOR IS RESPONSIBLE FOR CHANGES MADE WITHOUT PERMISSION.
41. CONSTRUCTION WILL NOT COMMENCE UNTIL ALL IMPROVEMENTS ON PRAIRIE CROSSING PLAT 10 ARE COMPLETE.



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PROJECT

MISTER CARWASH WAUKEE

WAUKEE CITY SUBMITTAL 1	IOWA
08/25/22	08/25/22
CITY SUBMITTAL	CITY SUBMITTAL
DATE	DATE
DESCRIPTION	DESCRIPTION
OOA	OOA
BY	BY
06/07/22	06/07/22
CITY COMMENTS	CITY COMMENTS
OOA	OOA

PROJECT NO.	22-26477
FILE NAME	26477 G1-TITLE
DRAWN BY	OOA
DESIGNED BY	ART
REVIEWED BY	ATB
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE

CONSTRUCTION NOTES

SHEET

C0-20



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PROJECT

**MISTER CARWASH
WAUKEE**

WAUKEE IOWA

ISSUE SCHEDULE		
DATE	DESCRIPTION	BY
06/10/22	CITY SUBMITTAL 1	OOA
07/25/22	CITY SUBMITTAL 3	OOA
08/25/22	CITY SUBMITTAL 4	OOA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
06/07/22	CITY COMMENTS	OOA

PROJECT NO.	22-26477
FILE NAME	26477 CO-DETAILS
DRAWN BY	OOA
DESIGNED BY	ART
REVIEWED BY	ATB

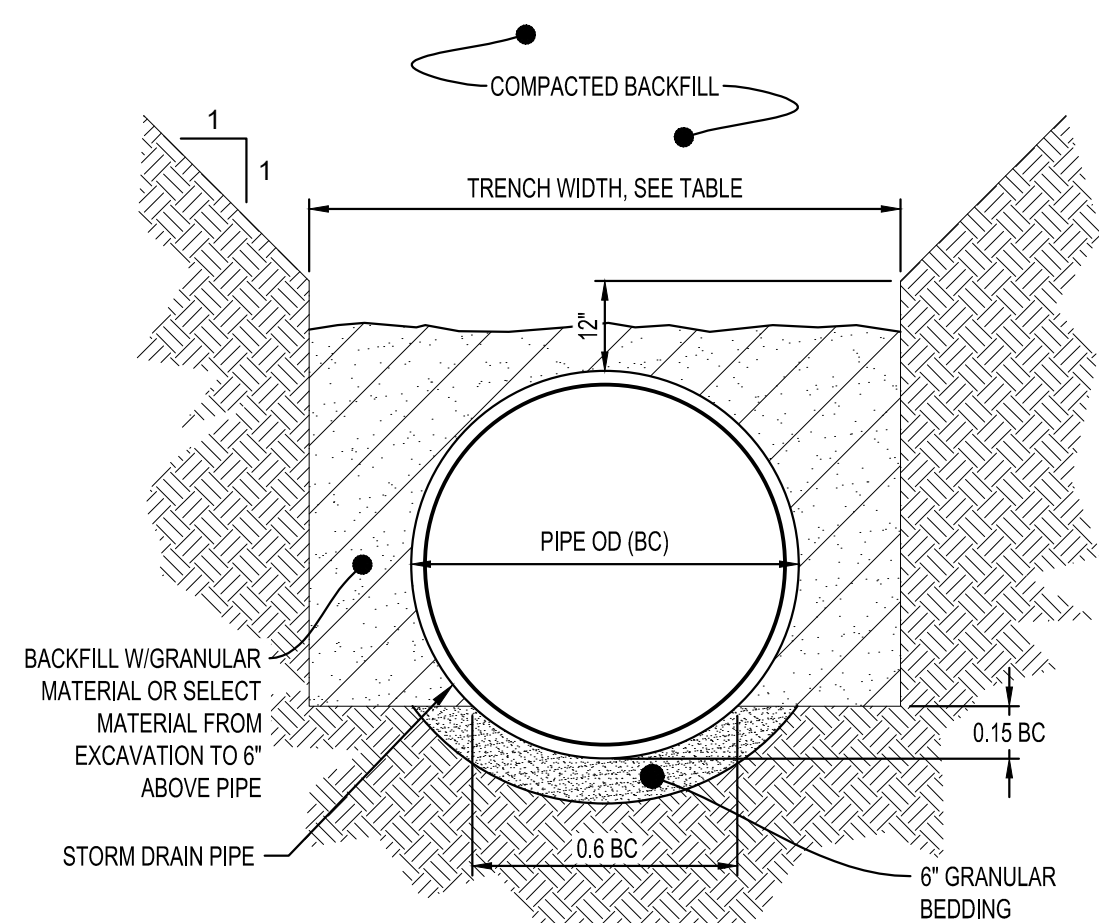
TITLE

DETAILS

SHEET

C0-11

PRELIMINARY NOT FOR CONSTRUCTION

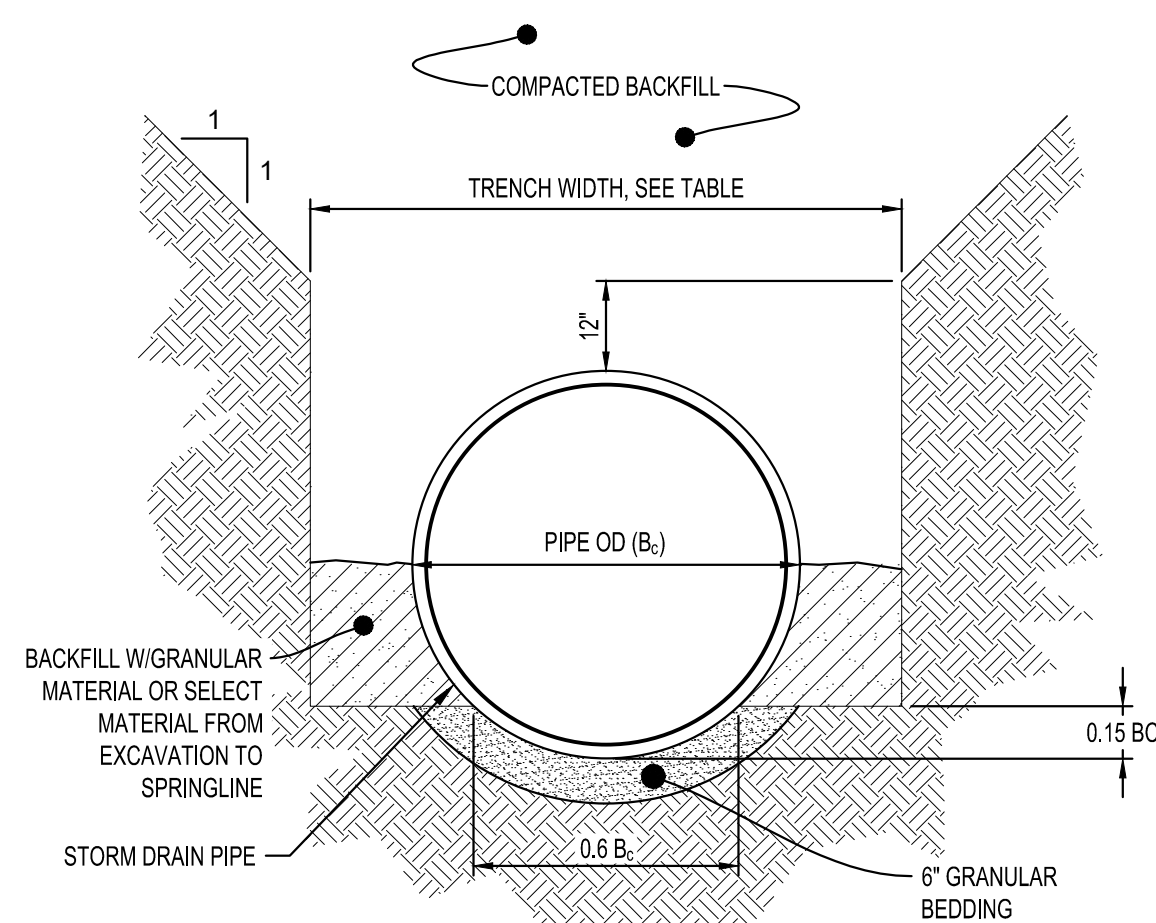


PIPE Ø	TRENCH WIDTH
36" OR LESS	BC + 24"
42" TO 54"	1.5 x BC
60" OR OVER	BC + 36"

NOTES:

- ① GRANULAR BEDDING AND BACKFILL FOR STORM DRAIN PIPES SHALL BE INCIDENTAL TO STORM DRAIN CONSTRUCTION

**NON-CONCRETE
STORM DRAIN PIPE BEDDING**
NTS

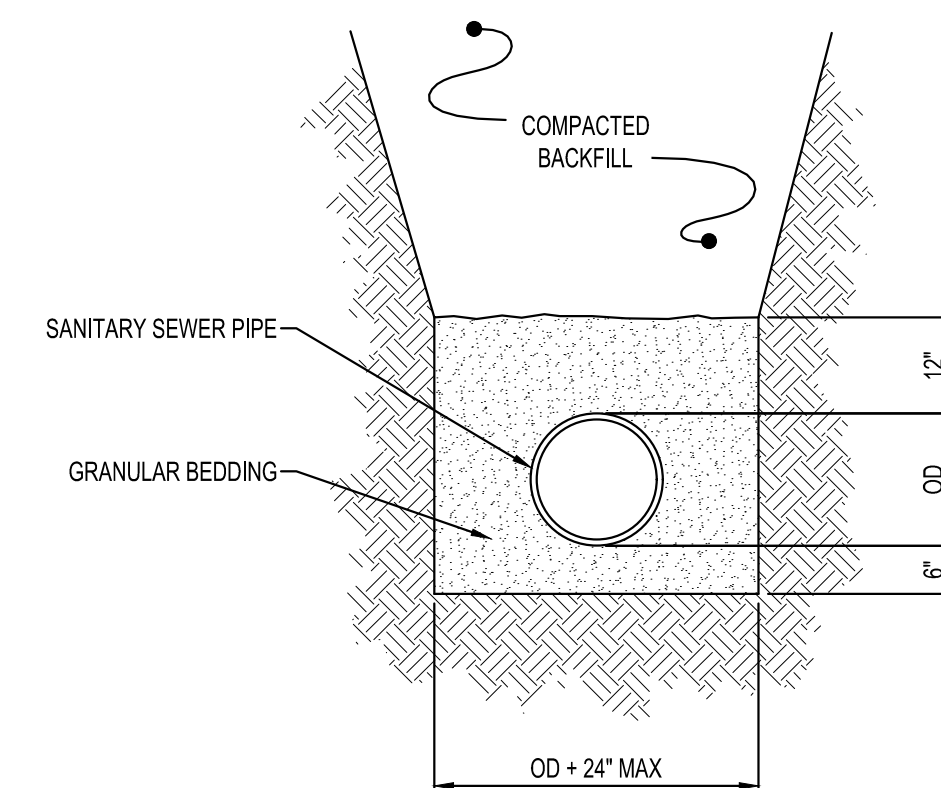


PIPE Ø	TRENCH WIDTH
36" OR LESS	Bc + 24"
42" TO 54"	1.5 x Bc
60" OR OVER	Bc + 36"

NOTES:

- ① GRANULAR BEDDING AND BACKFILL FOR STORM DRAIN PIPES SHALL BE INCIDENTAL TO STORM DRAIN CONSTRUCTION

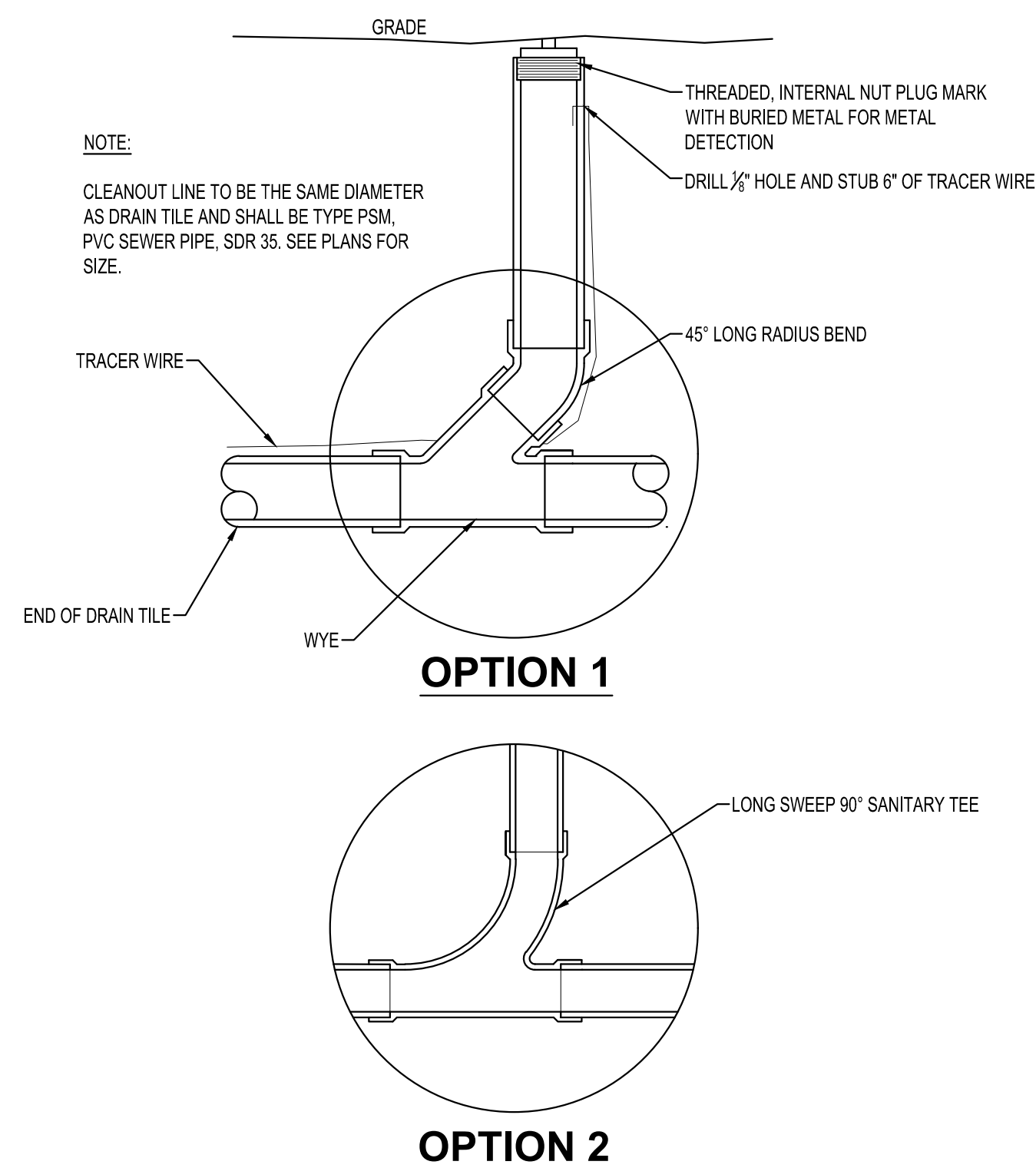
**REINFORCED CONCRETE
STORM DRAIN PIPE BEDDING**
NTS



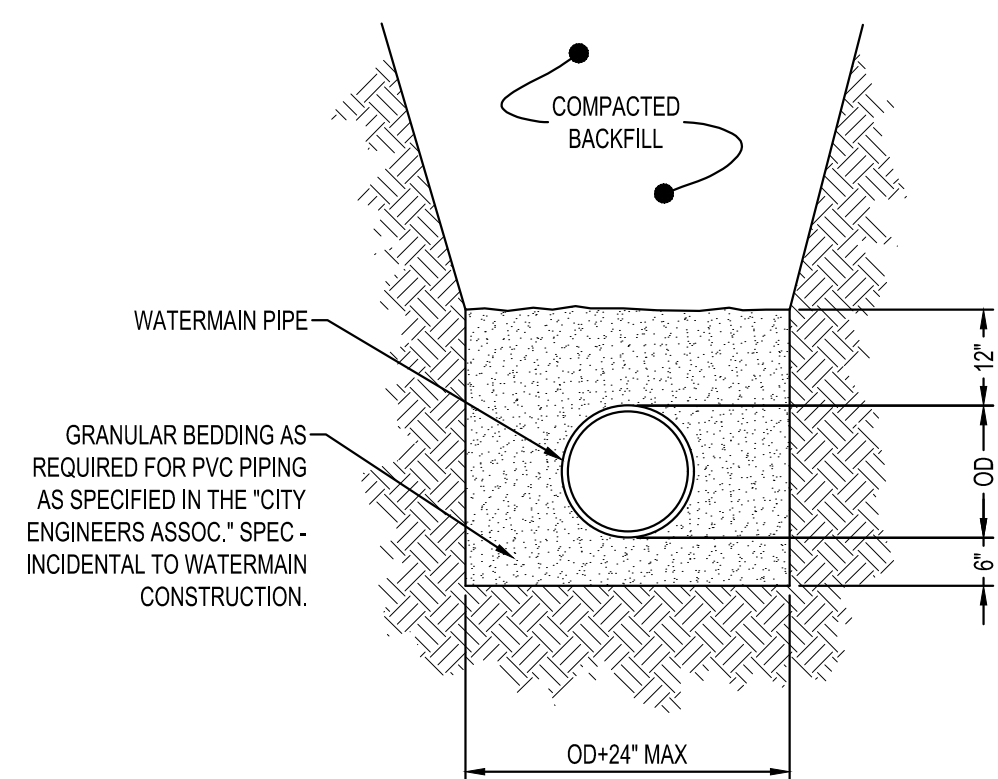
NOTES:

- ① GRANULAR BEDDING AND ENCASEMENT FOR SANITARY SEWER PIPES SHALL BE INCIDENTAL TO CONSTRUCTION

**PIPE BEDDING
SANITARY SEWER**
NTS



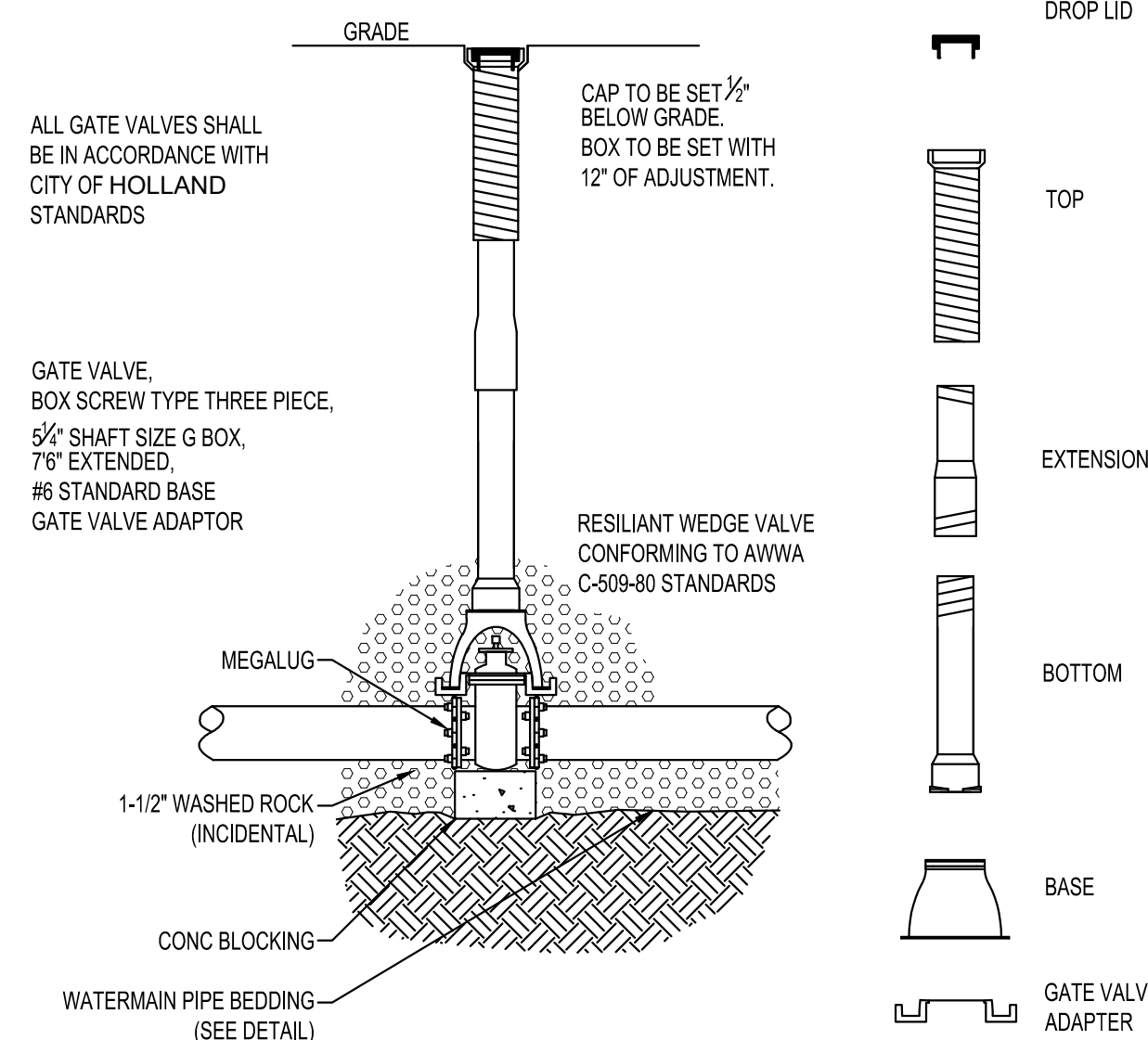
SANITARY CLEANOUT
NTS



NOTE:

- ① GRANULAR BEDDING AND ENCASEMENT FOR WATERMAIN PIPES SHALL BE INCIDENTAL TO CONSTRUCTION

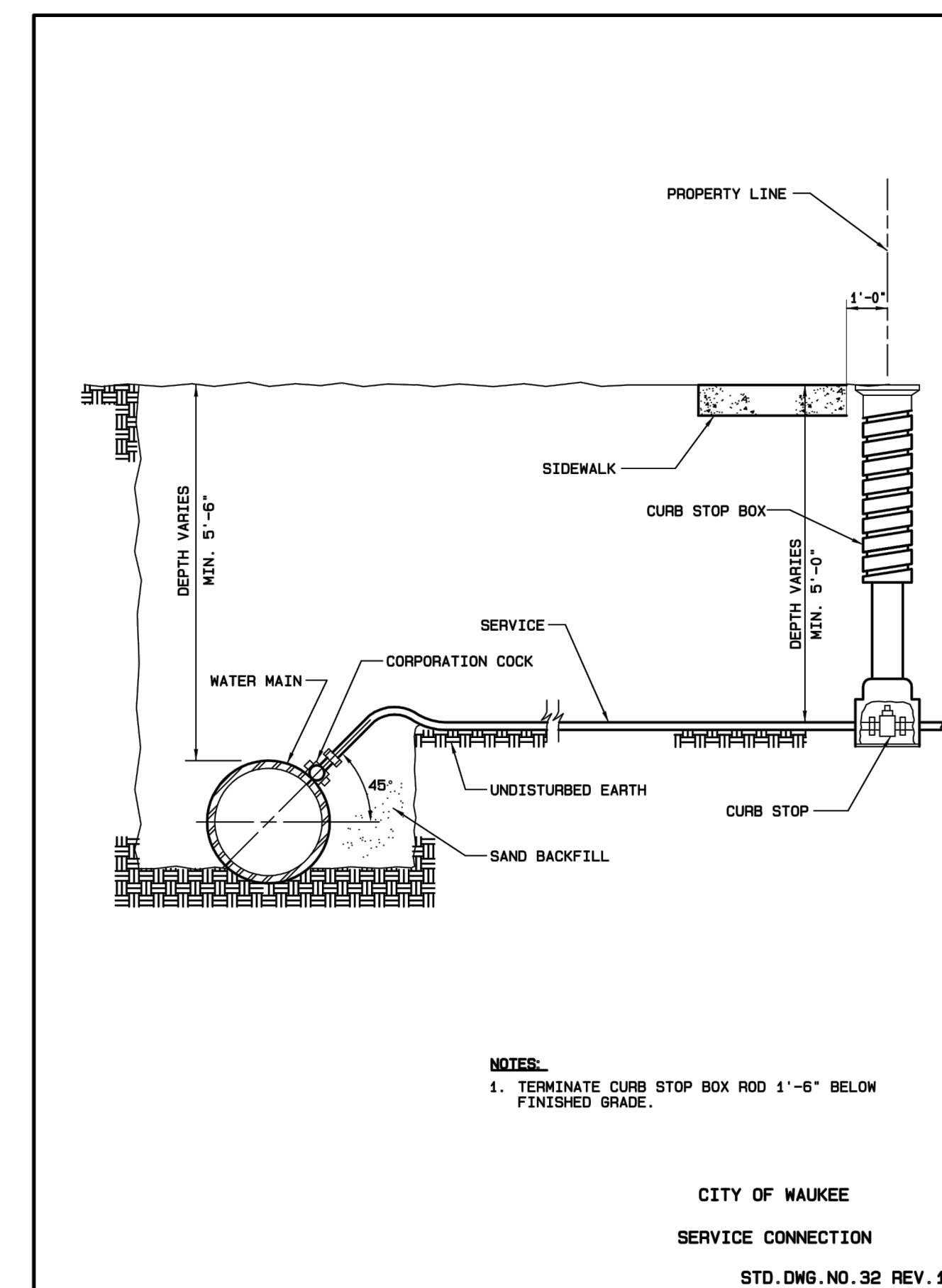
**PIPE BEDDING
WATER MAIN**
NTS



NOTES:

- ① INSTALL TOP NUT EXTENDER TO 7\"/>

**TYPICAL
GATE VALVE & BOX INSTALLATION**
NTS



- ① TERMINATE CURB STOP BOX ROD 1'-6\"/>

CITY OF WAUKEE
SERVICE CONNECTION
STD.DWG. NO. 32 REV. 1



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PROJECT

MISTER CARWASH WAUKEE

WAUKEE IOWA

ISSUE SCHEDULE		
DATE	DESCRIPTION	BY
06/10/22	CITY SUBMITTAL 1	OOA
07/25/22	CITY SUBMITTAL 3	OOA
08/25/22	CITY SUBMITTAL 4	OOA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
06/07/22	CITY COMMENTS	OOA

PROJECT NO.	22-26477
FILE NAME	26477 CO-DETAILS
DRAWN BY	OOA
DESIGNED BY	ART
REVIEWED BY	ATB

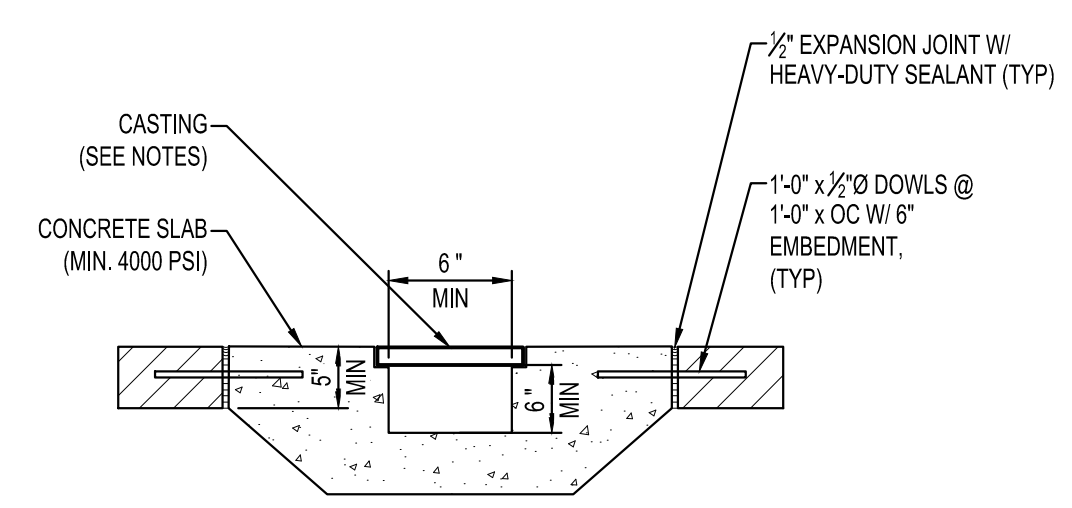
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DETAILS

SHEET

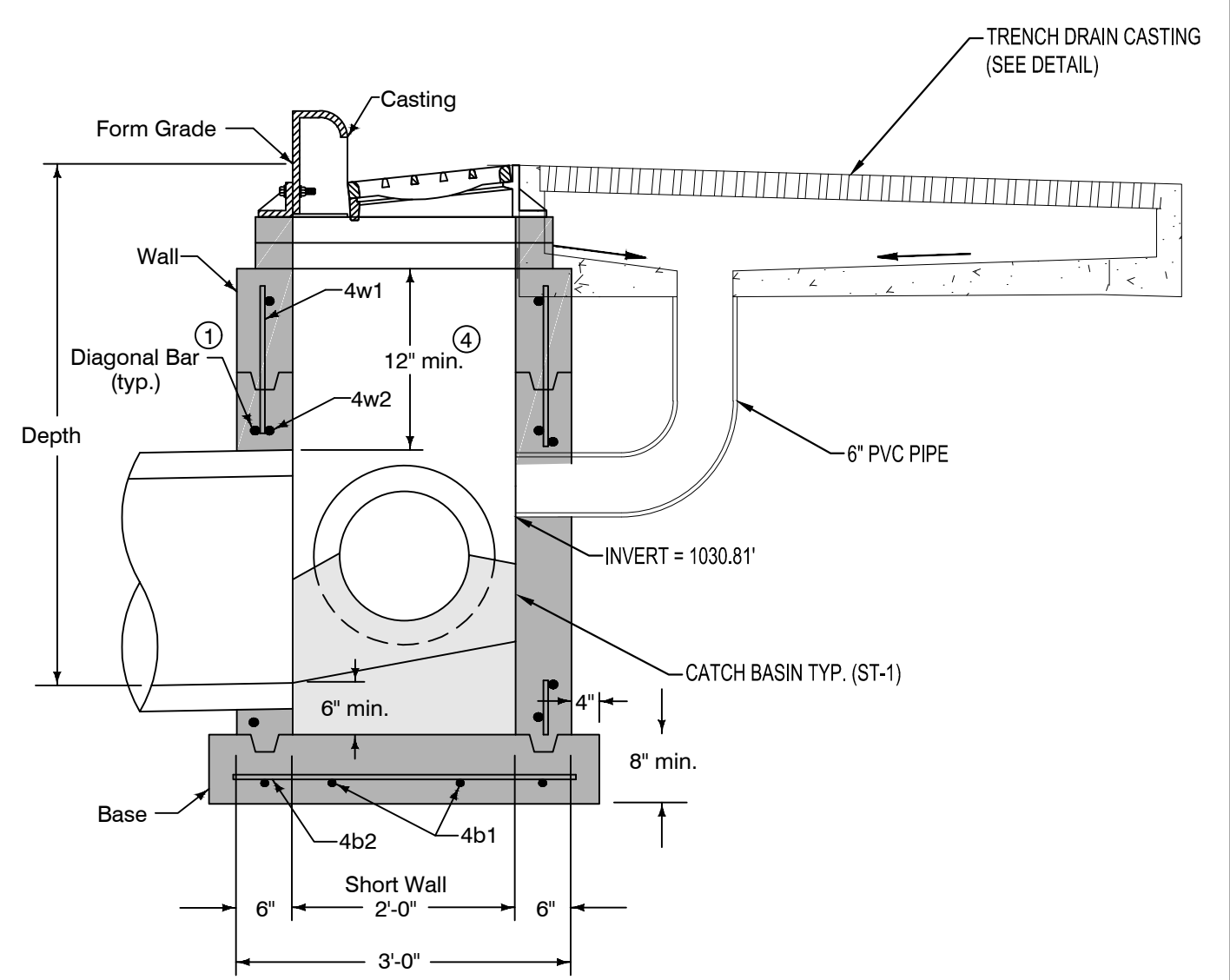
C0-12

PRELIMINARY NOT FOR CONSTRUCTION

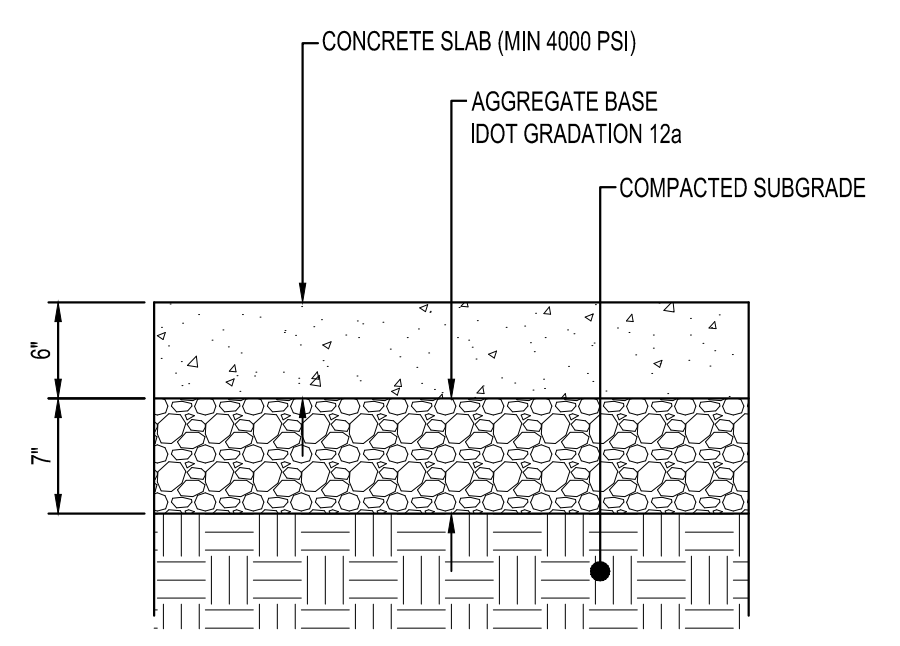


- NOTES:**
CASTING = NEENAH R-4990-CX
GRATE = TYPE C

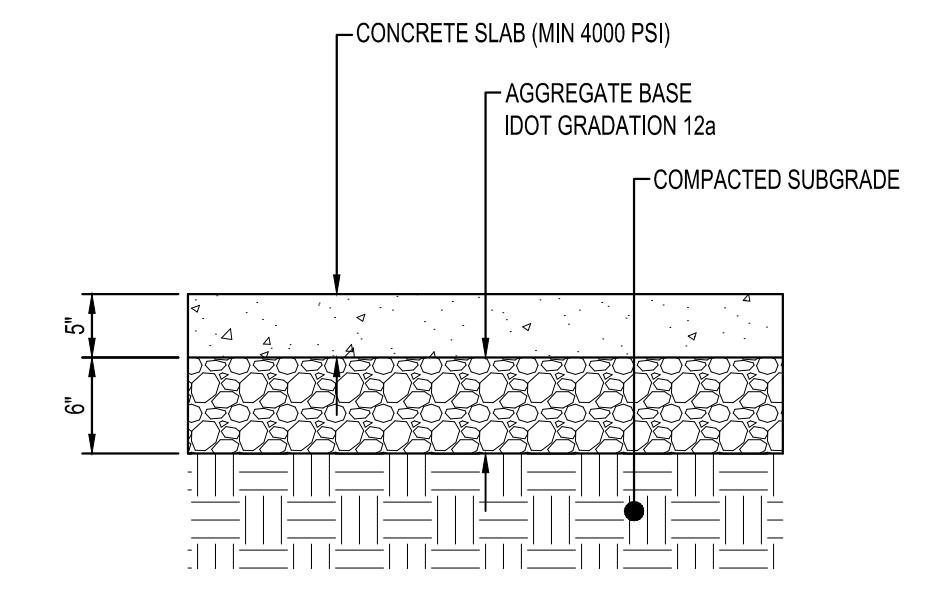
CONCRETE TRENCH DRAIN
NTS



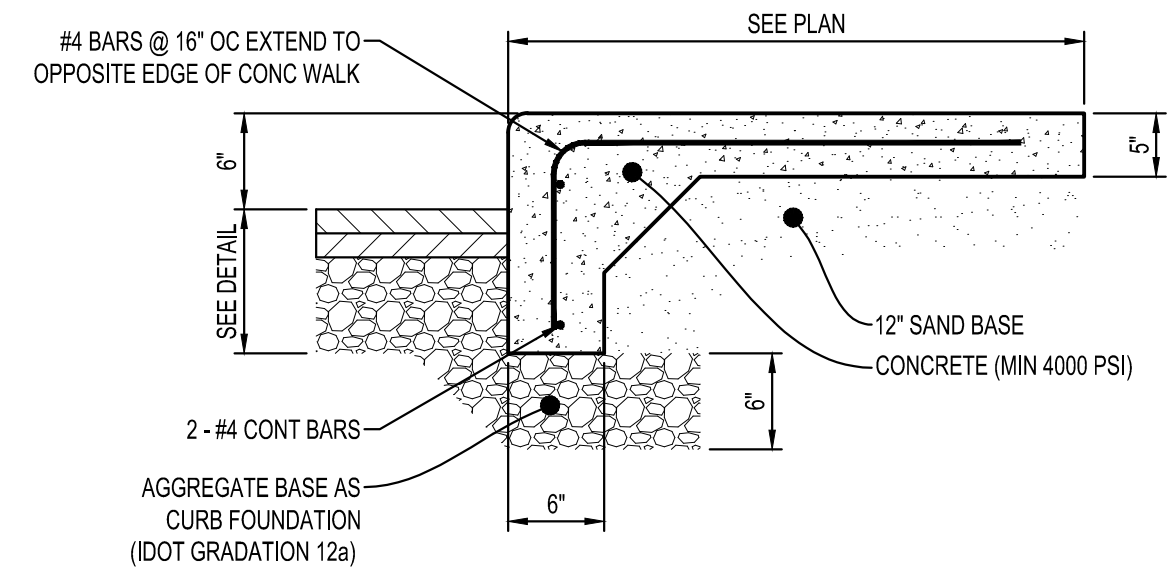
CATCH BASIN - TRENCH DRAIN CONNECTION
NTS



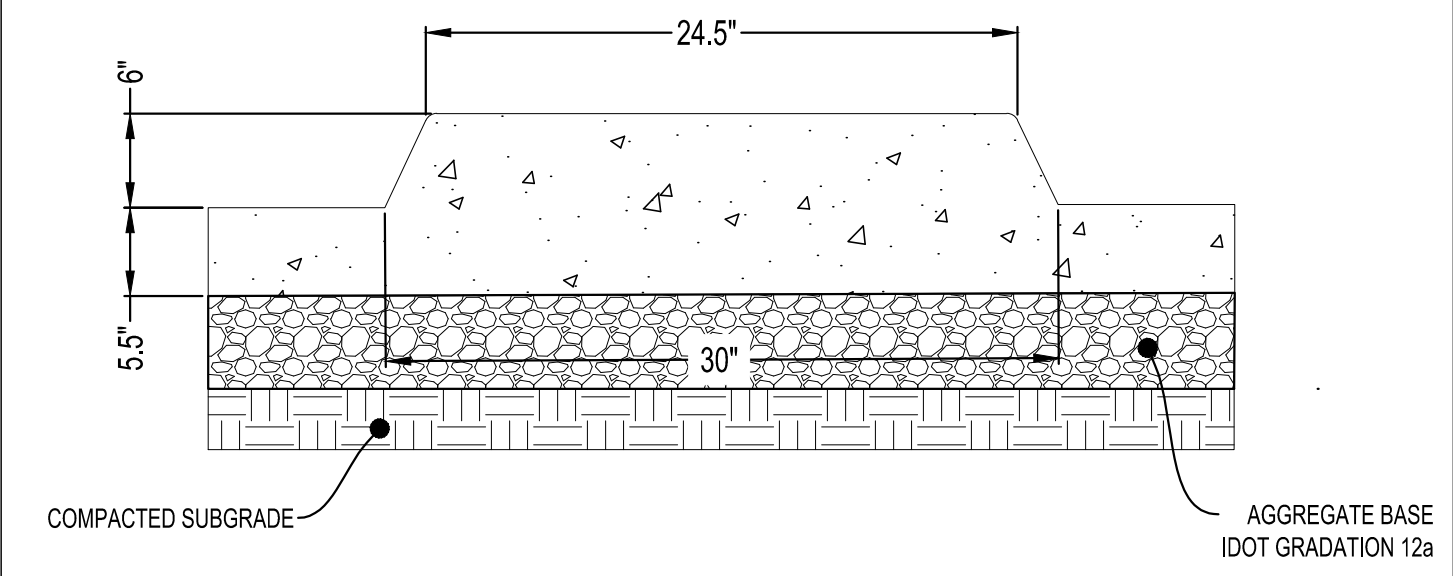
STANDARD CONCRETE PAVEMENT
NTS



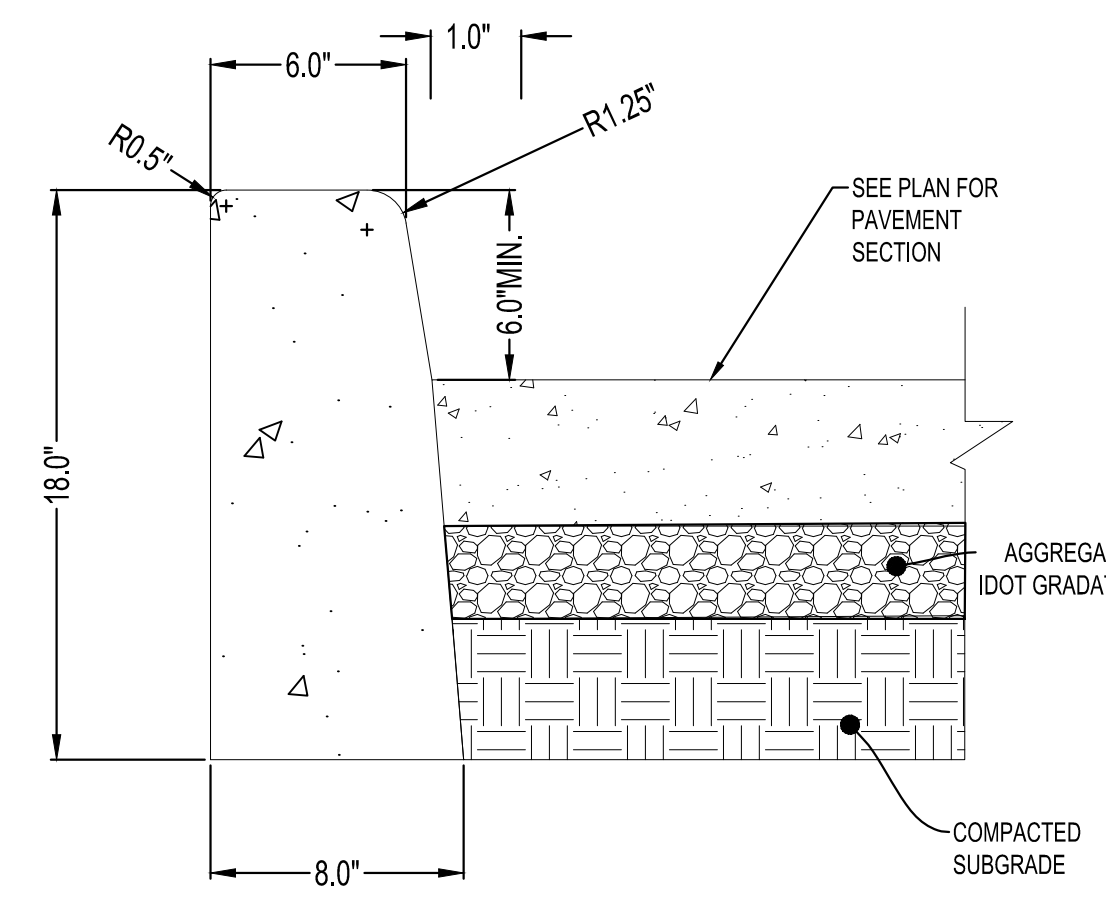
CONCRETE WALK
NTS



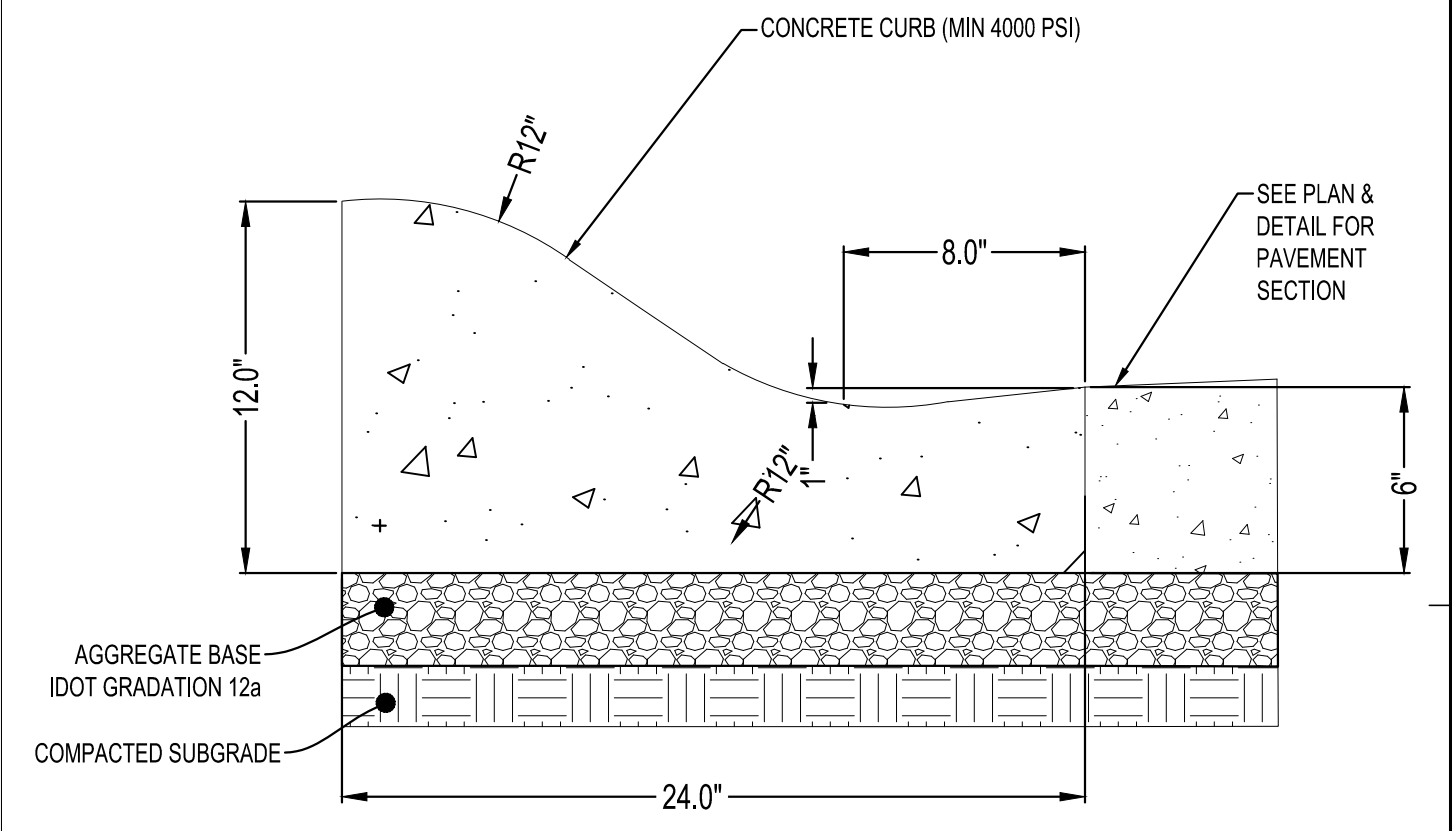
TURN DOWN CONCRETE SIDEWALK
NTS



POS TAPERED CURB DETAIL
NTS



CONCRETE VERTICAL CURB
NTS



CONCRETE ROLLED CURB
NTS

PLOT DATE: 9/12/2022 10:28 AM



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PROJECT

MISTER CARWASH WAUKEE

WAUKEE IOWA

ISSUE SCHEDULE		
DATE	DESCRIPTION	BY
06/10/22	CITY SUBMITTAL 1	OOA
07/25/22	CITY SUBMITTAL 3	OOA
08/25/22	CITY SUBMITTAL 4	OOA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
06/07/22	CITY COMMENTS	OOA

PROJECT NO.	22-26477
FILE NAME	26477 CO-DETAILS
DRAWN BY	OOA
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REVIEWED BY	ATB

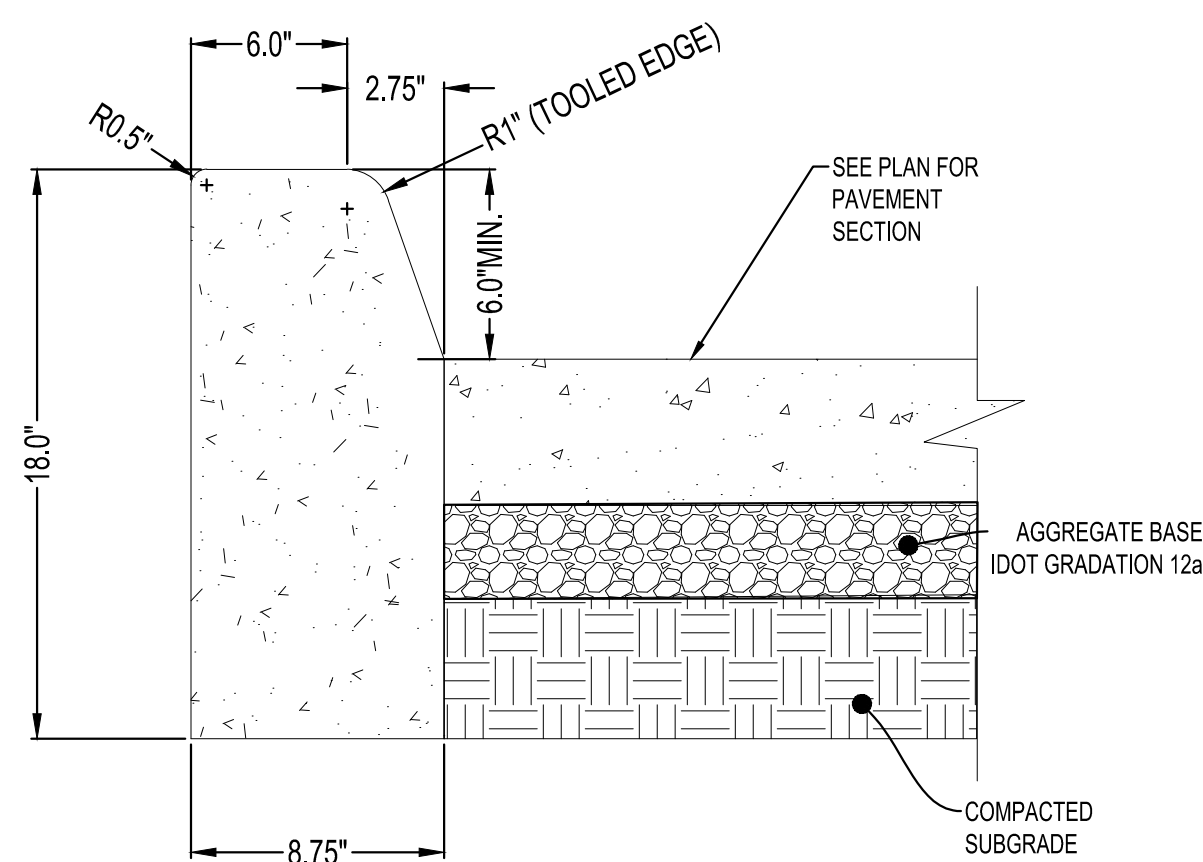
TITLE

DETAILS

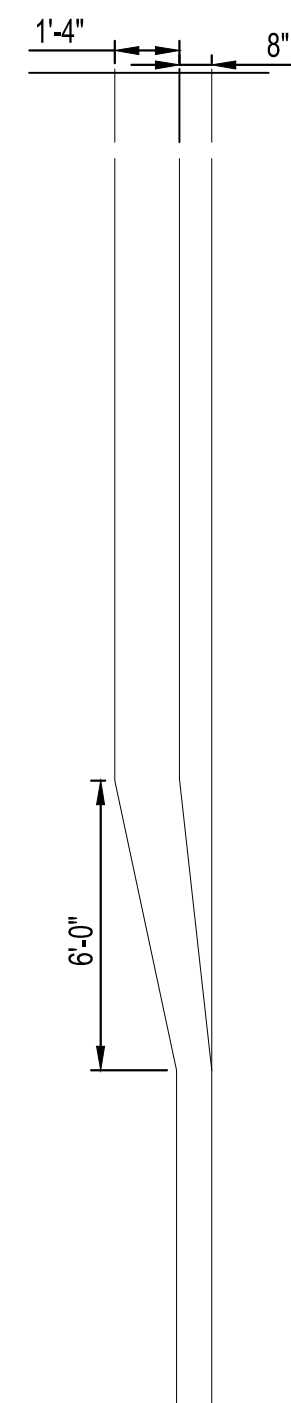
SHEET

C0-13

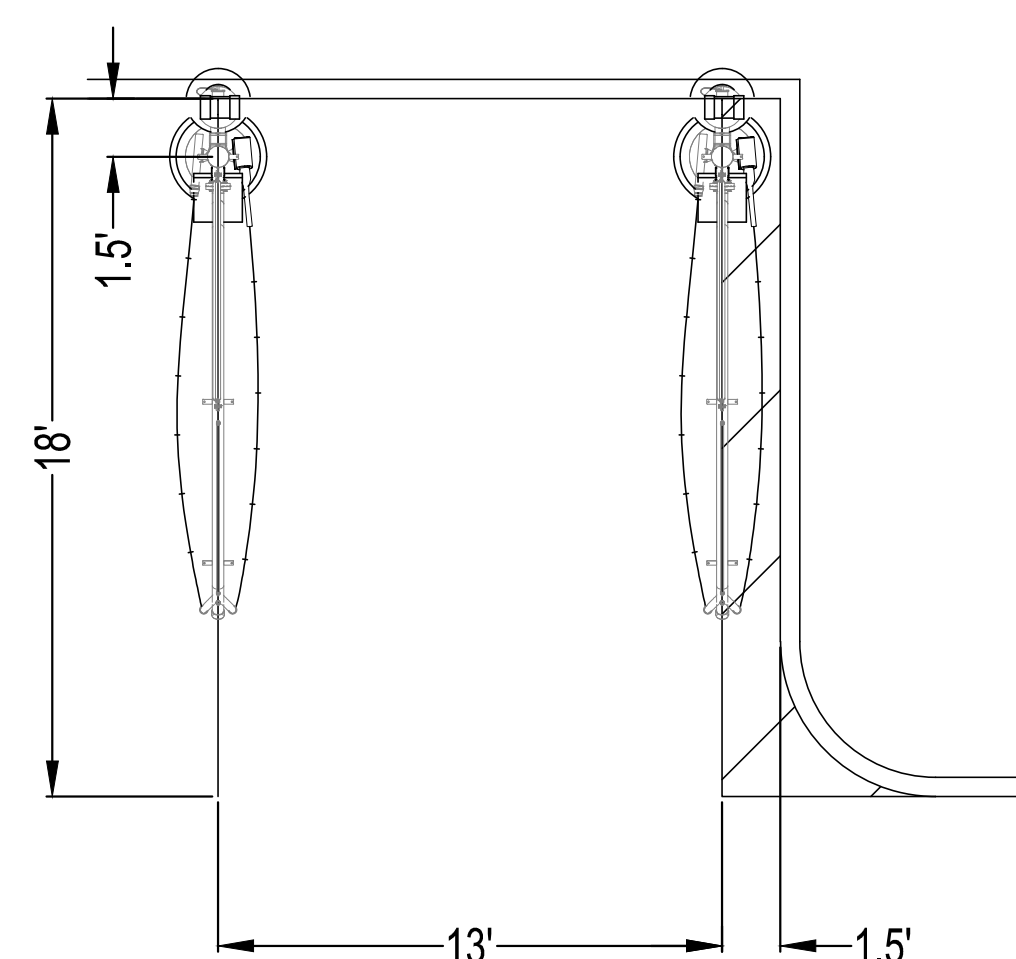
PRELIMINARY NOT FOR CONSTRUCTION



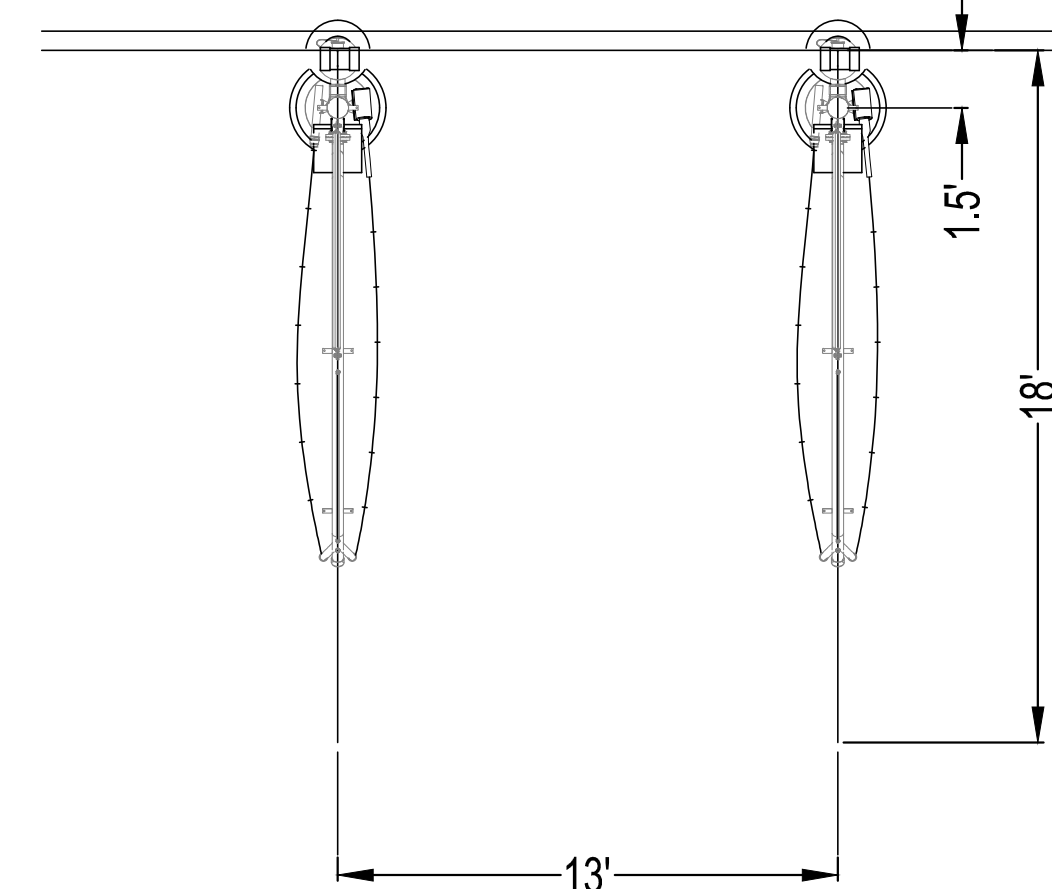
CONCRETE TAPERED CURB
NTS



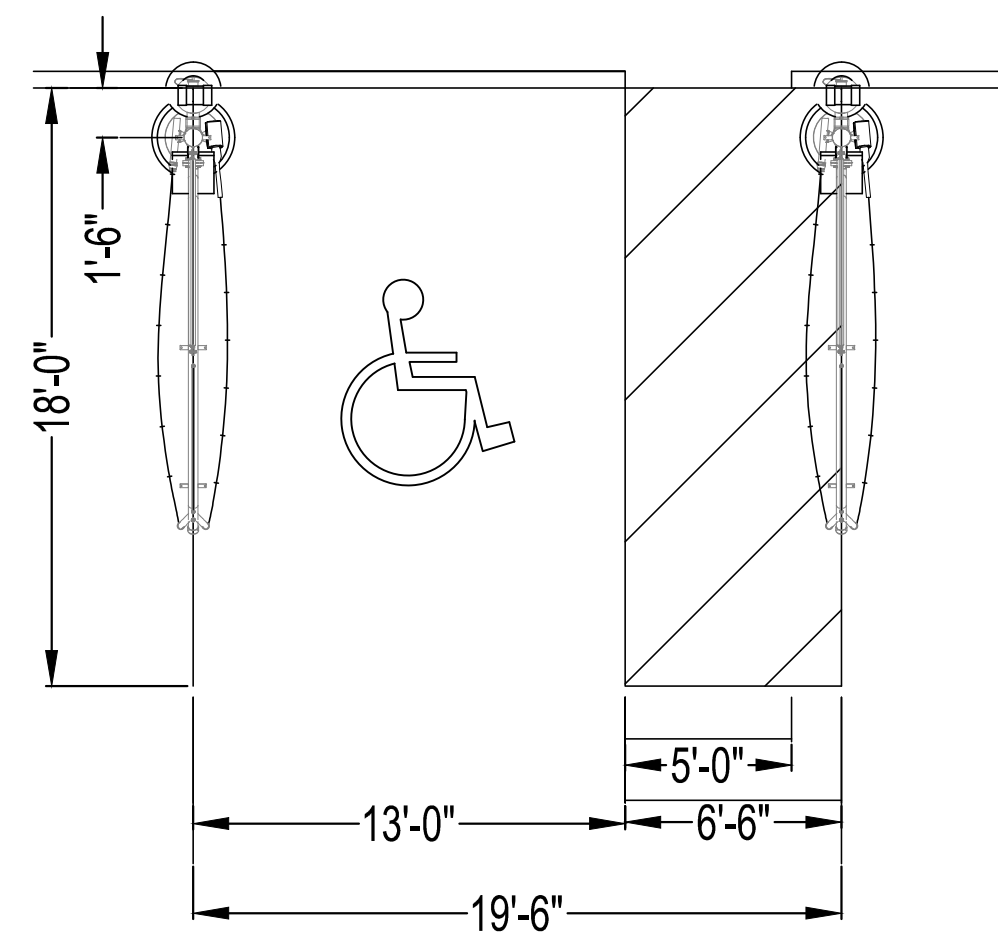
TAPERED/ VERTICAL CURB
TRANSITION TO ROLLED CURB
NTS



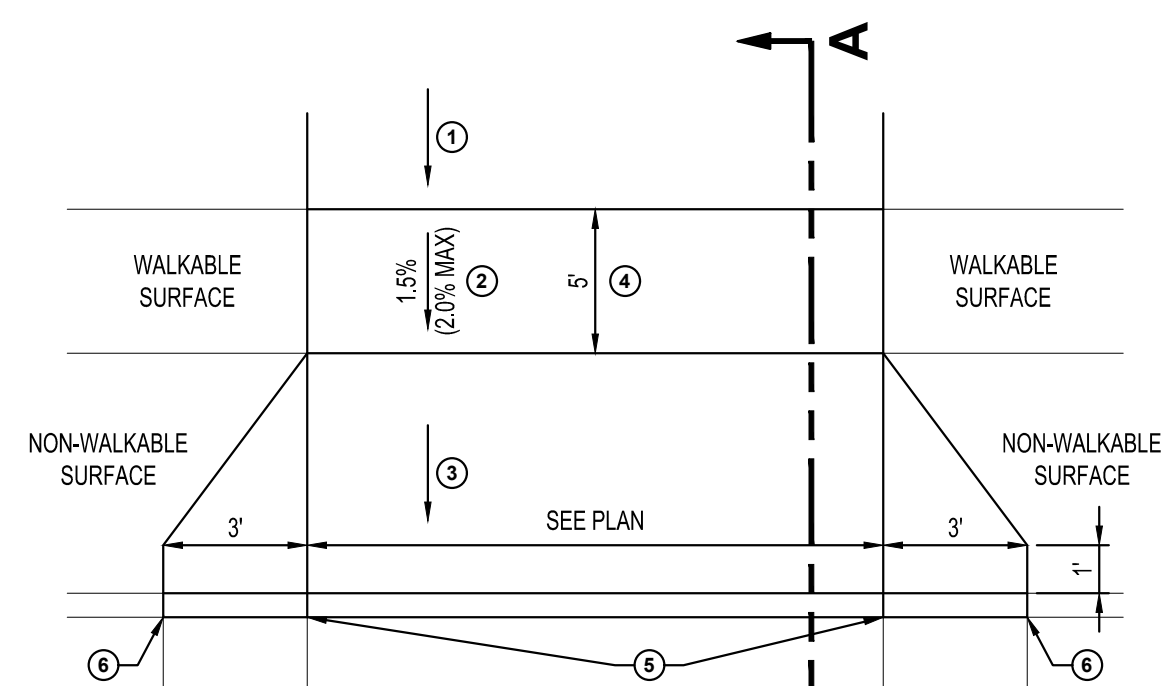
VACUUM STALL WITH CURB
NTS



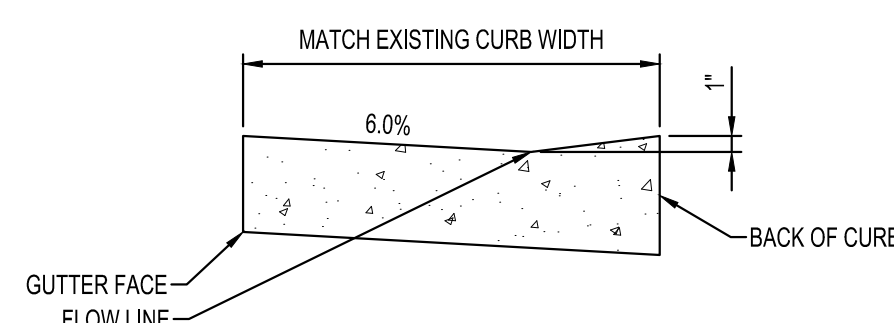
VACUUM STALL TYP.
NTS



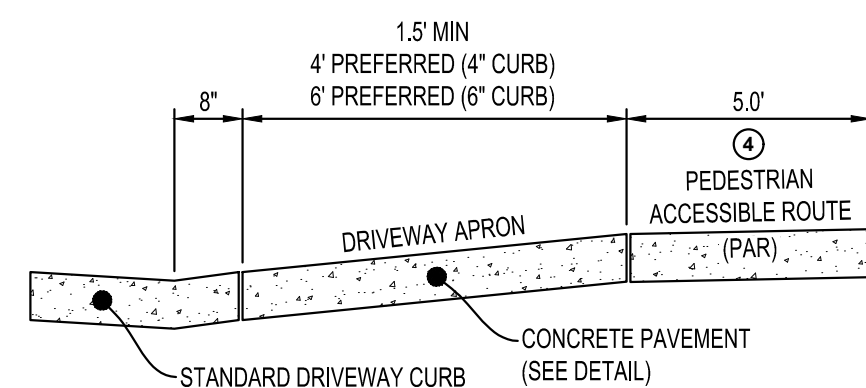
ADA PARKING STALL & ADJ. ACCESS AISLE
NTS



PLAN



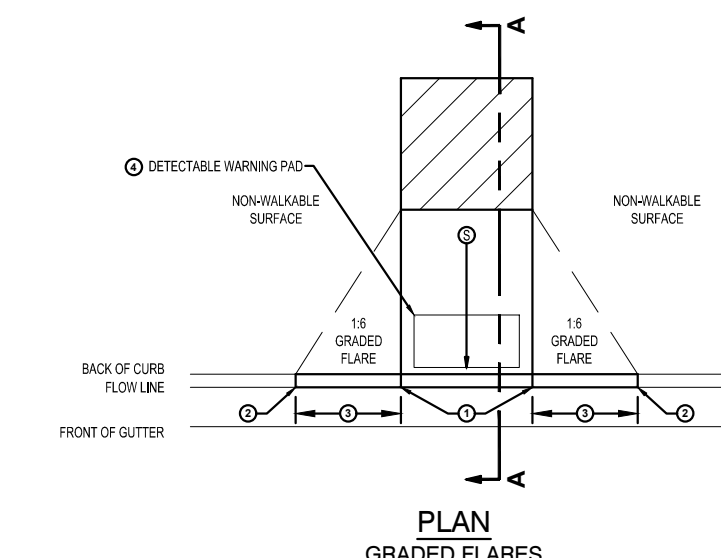
STANDARD CURB AT DRIVEWAY



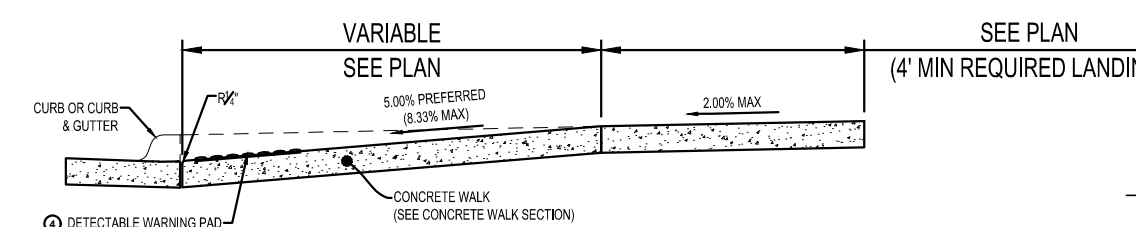
SECTION A-A

NOTES:

- ① TO BE USED WHEN THE DRIVEWAY PAR IS LEVEL WITH OR ABOVE THE TOP OF CURB, RESULTING IN A CONTINUOUS PAR PROFILE.
- ② 8.0% MAX PREFERRED.
- ③ THE PEDESTRIAN ACCESS ROUTE (PAR) MAY NOT EXCEED 0.02 FT/FT AS CONSTRUCTED.
- ④ 8.0% MAX PREFERRED, 10.0% MAX FOR COMMERCIAL AND 12.0% MAX FOR RESIDENTIAL.
- ⑤ 5.0' STANDARD MIN PAR WIDTH (4' ABSOLUTE MINIMUM). IF FEASIBLE WIDEN DRIVEWAY PAR WIDTH TO MATCH APPROACHING SIDEWALK PAR WIDTHS.
- ⑥ 0' CURB HEIGHT.
- ⑦ 6' CURB HEIGHT.



PLAN
GRADED FLARES



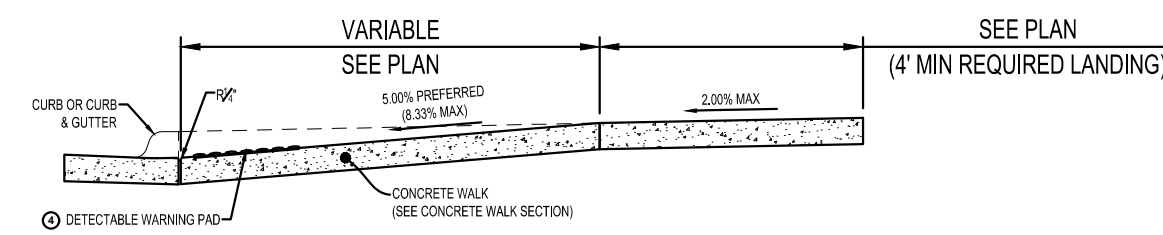
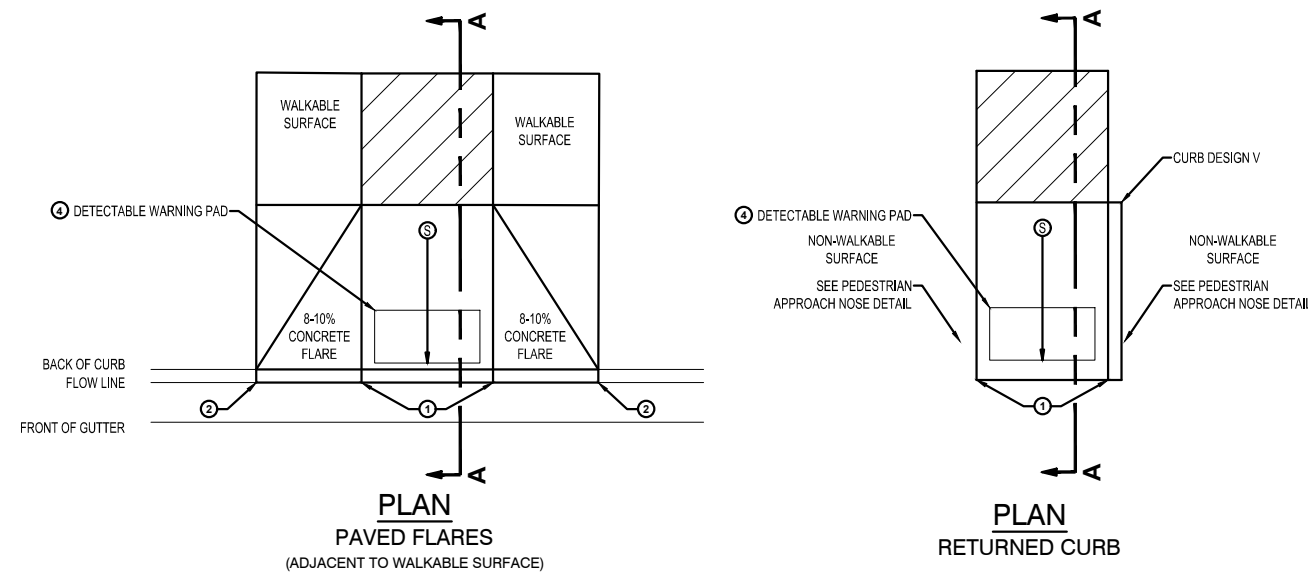
SECTION A-A

LEGEND	
①	INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 8.0% MINIMUM AND 12.0% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
②	LANDING AREA - 6' x 6' MIN. DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF ADJOINING PEDESTRIAN ACCESS ROUTE.

NOTES:

- ① 0' CURB HEIGHT.
- ② FULL CURB HEIGHT.
- ③ 2' HIGH (4" HIGH CURB AND 3' FOR 4" HIGH CURB).
- ④ IF DETICATED ON THE PLANS, DETECTABLE WARNING PAVES SHALL BE INSTALLED IN ACCORDANCE WITH 2020 WAUKEE STANDARD SPECIFICATIONS AND 2022 SDGAS SPECIFICATIONS.

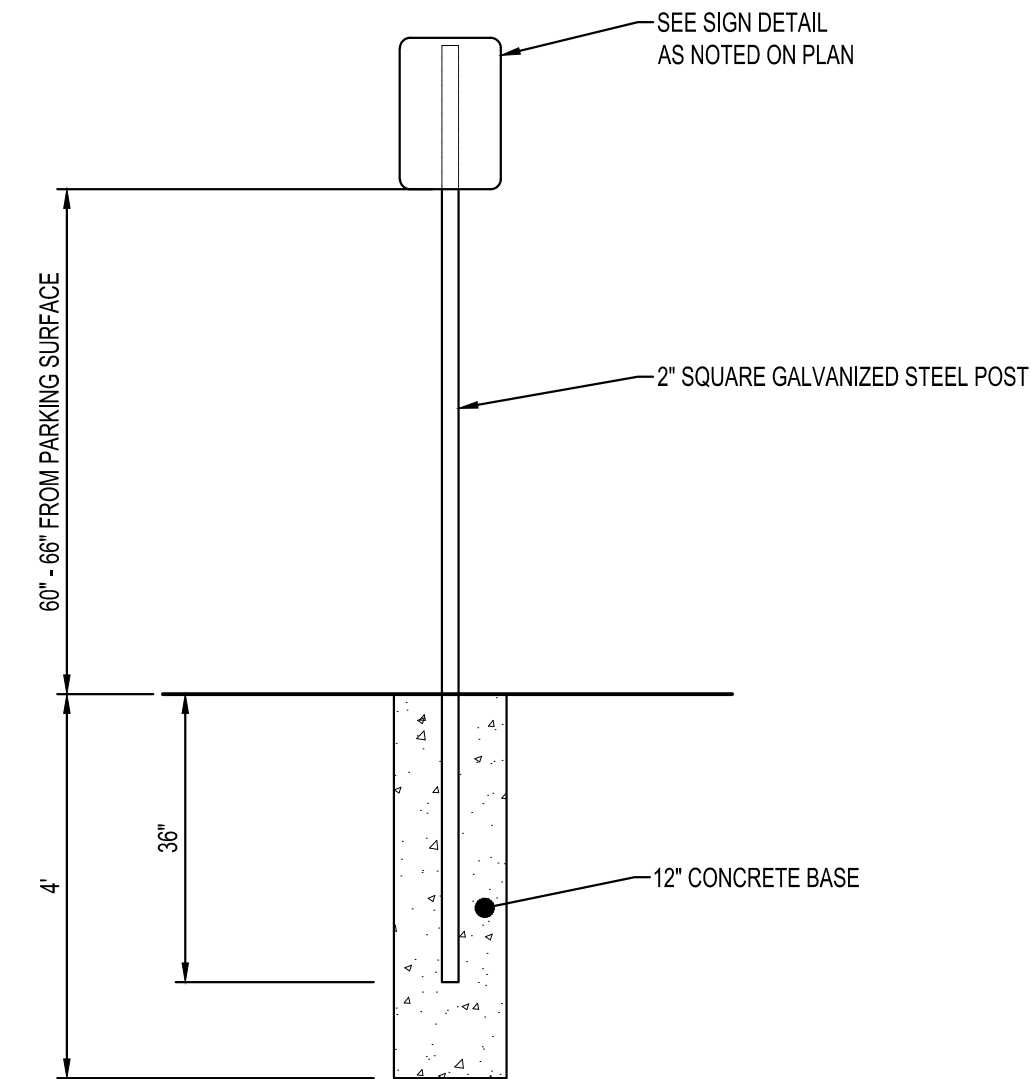
STANDARD PERPENDICULAR CURB RAMP
NTS



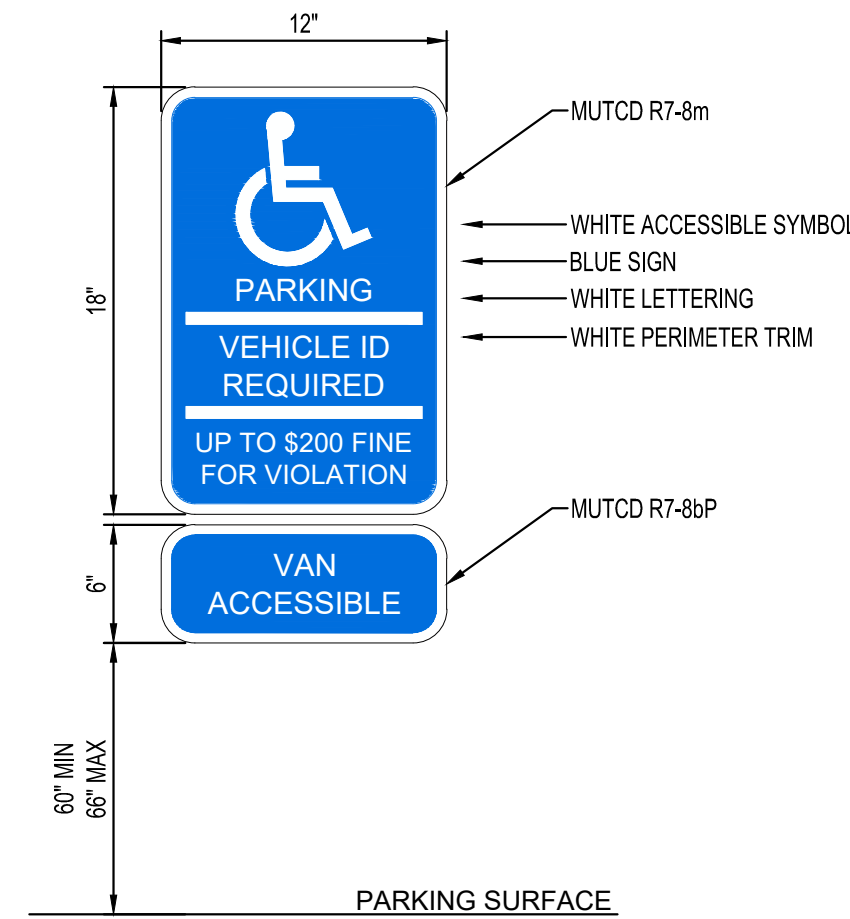
LEGEND	
	INDICATES CURB HEIGHT. 0" CURB HEIGHT, 2" FOR 4" HIGH CURB AND 7" FOR 7" HIGH CURB.
	INDICATES DETECTABLE WARNING PAD. DETECTABLE WARNING PADS WILL BE INSTALLED IN ACCORDANCE WITH MOOT STANDARDS PLAN 5207.20A.

- NOTES:**
- 0" CURB HEIGHT.
 - 2" FOR 4" HIGH CURB AND 7" FOR 7" HIGH CURB.
 - INDICATES DETECTABLE WARNING PAD. DETECTABLE WARNING PADS WILL BE INSTALLED IN ACCORDANCE WITH MOOT STANDARDS PLAN 5207.20A.

STANDARD PERPENDICULAR CURB RAMP
NTS

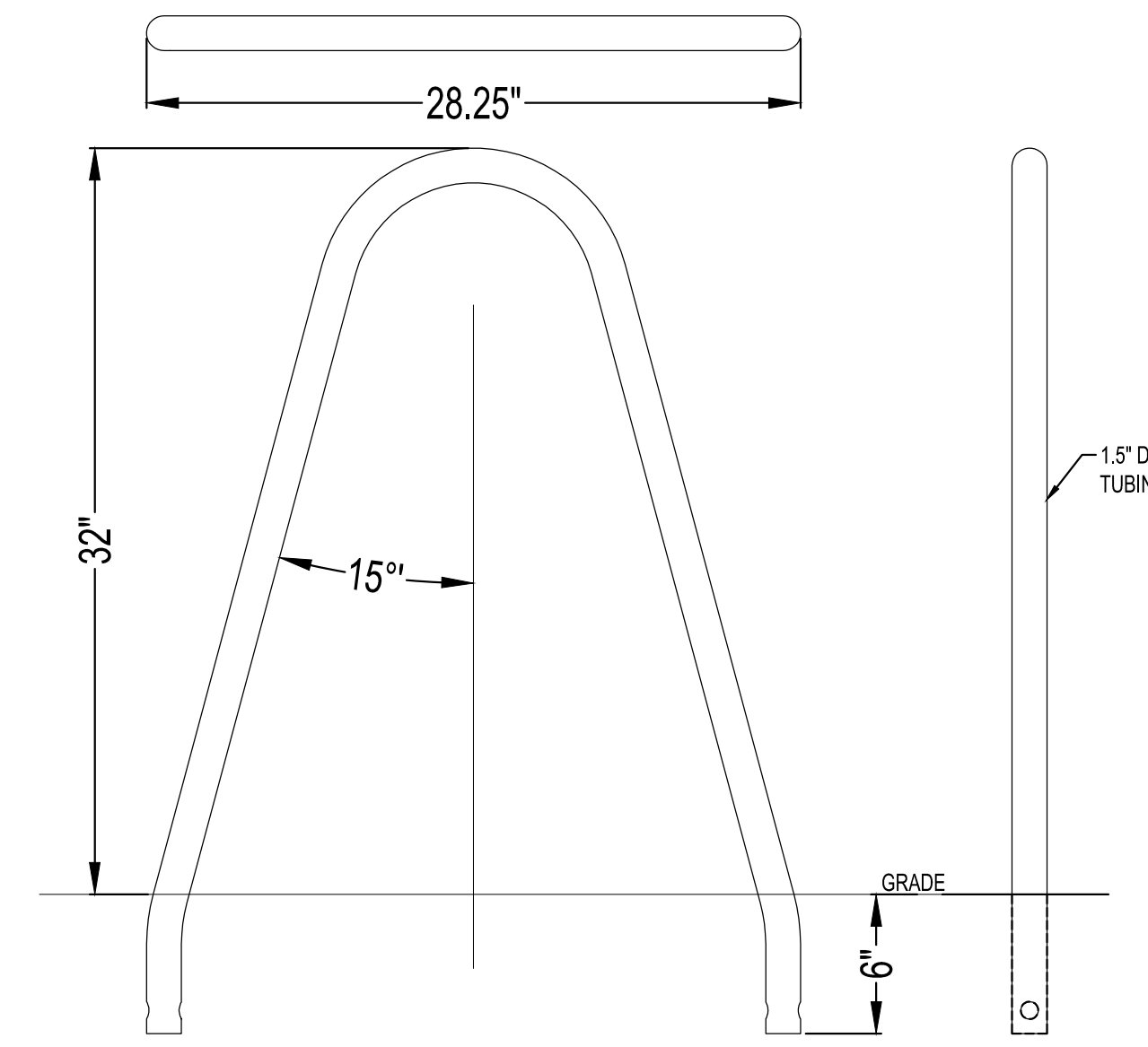


SIGN POST IN CONCRETE
NTS



- NOTES:**
- ACCESSIBLE PARKING STALL SIGN TO BE MOUNTED AT THE HEIGHT SHOWN. SIGN SHALL COMPLY WITH IOWA STATUTES AND CITY OF WAUKEE SPECIFICATIONS. SIGN TO BE CENTERED ON PARKING STALL.

ACCESSIBLE PARKING SIGN
NTS

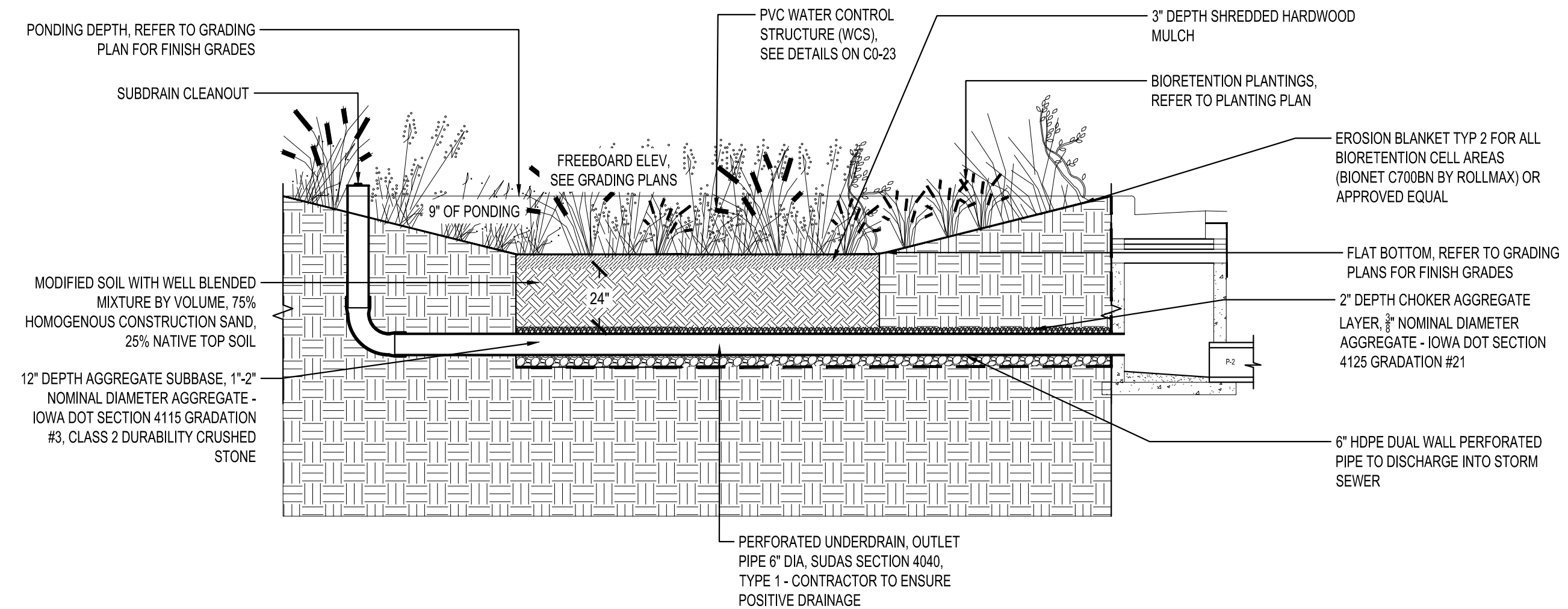


- NOTES:**
- FINAL LOCATION OF BIKE RACKS TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
 - BIKE RACK TO BE IN-GROUND MOUNTED PER MANUFACTURER'S RECOMMENDATIONS.
 - BIKE RACK FINISH TO BE ELECTRO POLISHED STAINLESS STEEL.
 - PRODUCT LINK: WWW.LANDSCAPEFORMS.COM/EN-US/PRODUCTS/PAGES/BOLA-BIKE-RACK.ASPX
 - BIKE RACKS TO BE LOCATED FOLLOWING ALL MANUFACTURER SPACING RECOMMENDATIONS.

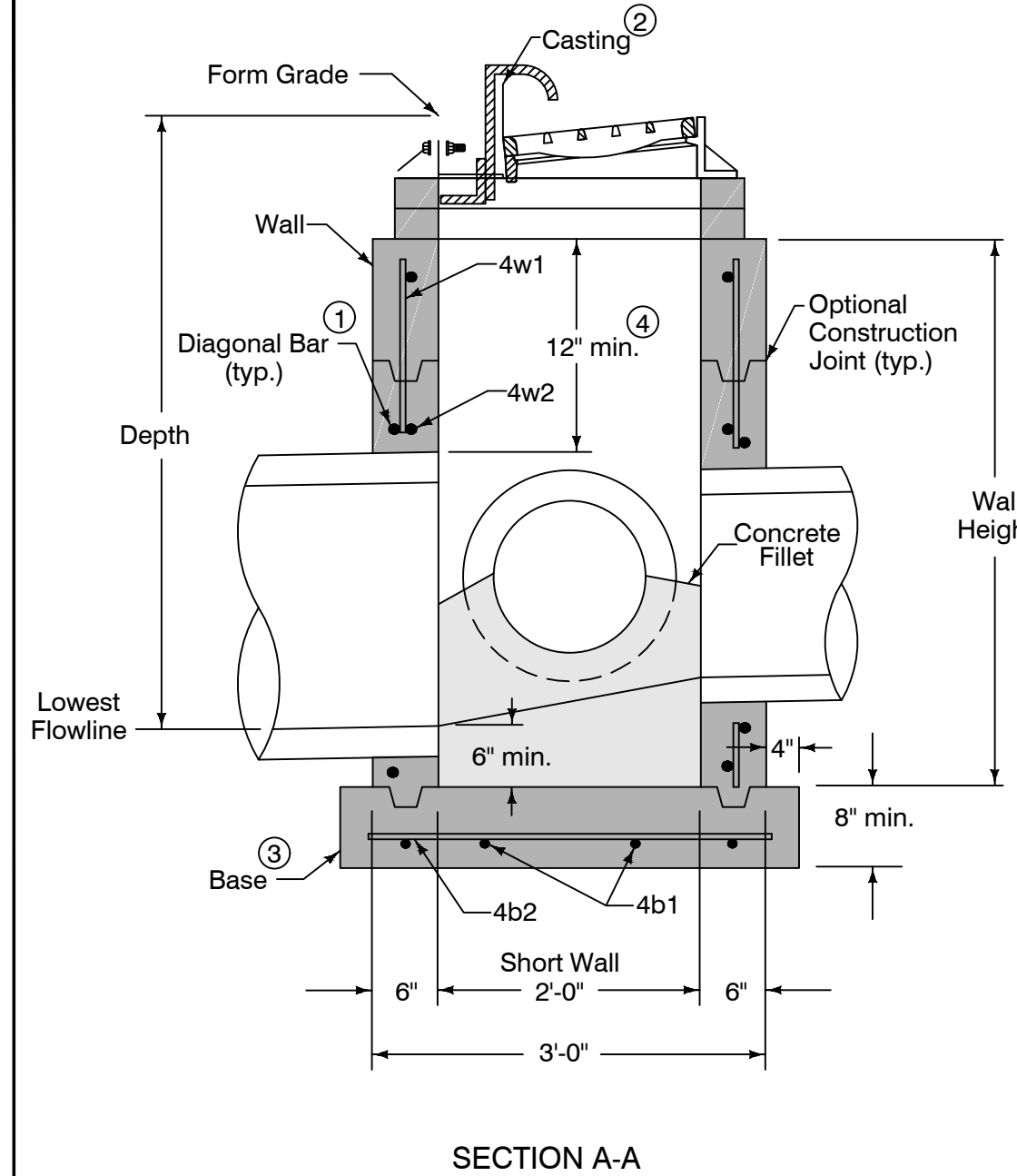
BOLA BIKE RACK
NTS

- NOTES:**
- BIORETENTION CELLS SHALL BE MARKED TO KEEP ALL CONSTRUCTION TRAFFIC, EQUIPMENT, AND MATERIAL STOCK PILES OUT OF THE BIORETENTION CELL AREAS.
 - CONTRACTOR SHALL ENSURE THAT THE BIORETENTION CELLS ARE NOT USED AS A SEDIMENT TRAP DURING CONSTRUCTION AND THAT NO RUNOFF ENTERS BIORETENTION CELLS PRIOR TO THE COMPLETION OF CONSTRUCTION AND COMPLETE STABILIZATION OF SURROUNDING AREAS. ALL UPLAND DRAINAGE MUST BE DIVERTED TO PREVENT RUNOFF FROM ENTERING BIORETENTION CELLS AREA.
 - IMMEDIATELY FOLLOWING BIORETENTION CELLS CONSTRUCTION, THE ENTIRE BIORETENTION CELL AREAS SHALL BE SEEDED AND STABILIZED AS INDICATED IN THE CONTRACT DOCUMENTS. BIORETENTION CELL AREAS MUST BE FULLY STABILIZED PRIOR TO ANY UPSTREAM RUNOFF BEING DIRECTED TO THE BIORETENTION CELLS.
 - BIORETENTION CELL SHOULD NOT BE CONSTRUCTED UNTIL ALL UPSTREAM AREAS ARE STABILIZED.

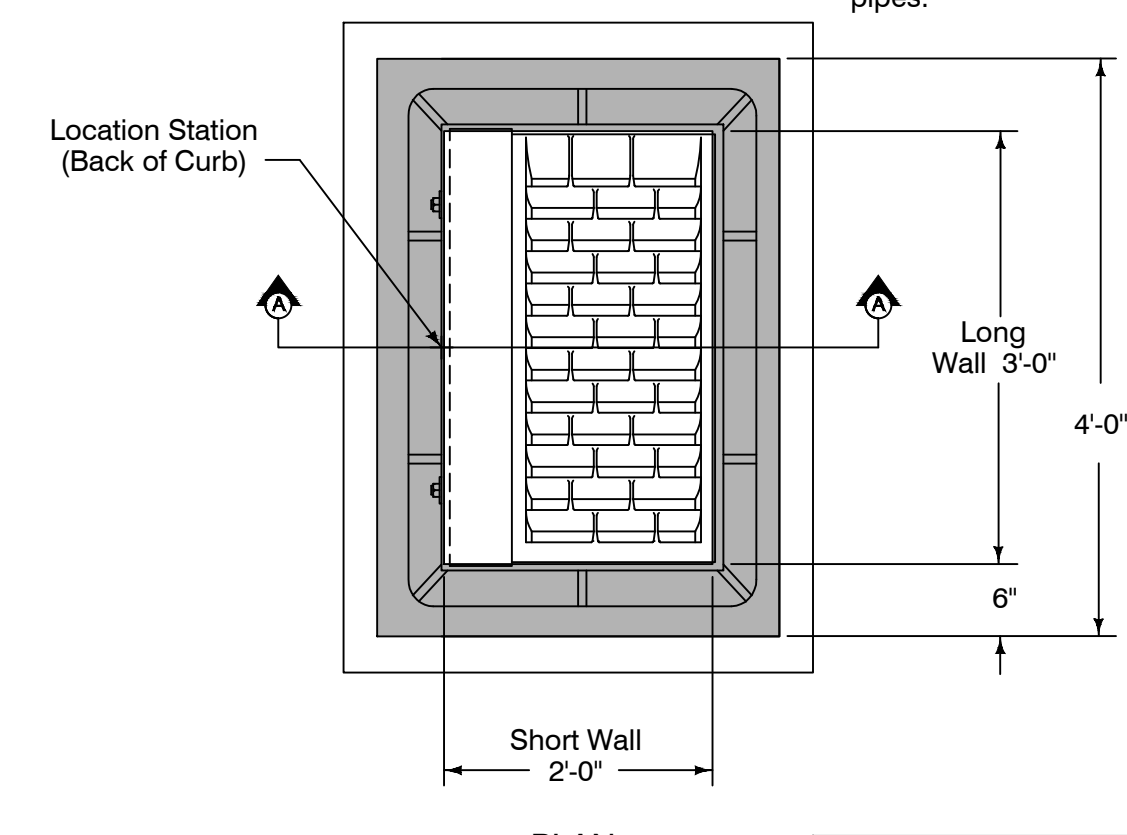
TYP. MAINTENANCE ACTIVITIES FOR BIORETENTION CELL AREAS	
ACTIVITY	FREQUENCY
WATER PLANTS	AS NECESSARY DURING FIRST GROWING SEASON
WATER AS NECESSARY DURING DRY PERIODS	AS NEEDED AFTER FIRST GROWING SEASON
RE-MULCH VOID AREAS	AS NEEDED
TREAT DISEASED TREES AND SHRUBS	AS NEEDED
INSPECT SOIL AND REPAIR ERODED AREAS	MONTHLY
REMOVE LITTER AND DEBRIS	MONTHLY
ADD ADDITIONAL MULCH	ONCE PER YEAR
BIORETENTION CELL SHALL NOT BE CONSTRUCTED UNTIL ALL UPSTREAM AREAS HAVE BEEN STABILIZED	



BIORETENTION CELL DETAIL
NTS



REINFORCING BAR LIST						
Mark	Size	Location	Shape	Length	Count	Spacing
4w1	4	Walls	---	Wall Height minus 4"	14	12"
4w2	4	Long Walls	---	3'-8"	Varies	12"
4w3	4	Short Walls	---	2'-8"	Varies	12"
4b1	4	Base	---	4'-2"	4	10"
4b2	4	Base	---	3'-2"	5	10"



MAXIMUM PIPE DIAMETERS		
Pipe Location	Precast Structure	Cast-in-place Structure
Short Wall	15"	18"
Long Wall	24"	30"

- Refer to SW-514 for boxout details.
- Install four #4 diagonal bars at all pipe openings.
 - SW-603 Type R unless Type Q is specified in the contract documents.
 - Cast-in-place base shown. If base is precast integral with walls, the footprint of the base is not required to extend beyond the outer edge of the walls.
 - 12 inch minimum wall height above all pipes.

FIGURE 6010.501 STANDARD ROAD PLAN SW-501 SHEET 1 of 1

REVISION: Changed 'Insert' callout to 'Concrete Floor'. Updated GCP and Subsoil logs.

FIGURE 6010.501 STANDARD ROAD PLAN SW-501 SHEET 1 of 1

SINGLE GRATE INTAKE



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MISTER CARWASH WAUKEE

WAUKEE		IOWA
DATE	DESCRIPTION	BY
06/10/22	CITY SUBMITTAL 1	OOA
07/25/22	CITY SUBMITTAL 3	OOA
08/25/22	CITY SUBMITTAL 4	OOA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
06/07/22	CITY COMMENTS	OOA

PROJECT NO.	22-26477
FILE NAME	26477 CO-DETAILS
DRAWN BY	OOA
DESIGNED BY	ART
REVIEWED BY	ATB

DETAILS

SHEET **C0-14**



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PROJECT

MISTER CARWASH WAUKEE

WAUKEE IOWA

DATE	DESCRIPTION	BY
06/10/22	CITY SUBMITTAL 1	OOA
07/25/22	CITY SUBMITTAL 3	OOA
08/25/22	CITY SUBMITTAL 4	OOA

DATE	DESCRIPTION	BY
06/07/22	CITY COMMENTS	OOA

PROJECT NO.	22-26477
FILE NAME	26477 CO-DETAILS
DRAWN BY	OOA
DESIGNED BY	ART
REVIEWED BY	ATB

TITLE

DETAILS

SHEET

C0-15

CONSTRUCTION NOTES

GENERAL NOTES:

- ALL DIMENSIONS TO BE FIELD VERIFIED BY OWNER IF VACUUM EQUIPMENT IS ENCLOSED WITH ROOF/CILING. REFER TO VENTILATION REQUIREMENTS UNDER EQUIPMENT WARRANTY INFORMATION.
- PIER DESIGN AND REINFORCEMENT FOR CONCEPTUAL USE ONLY. CONSULT STRUCTURAL ENGINEER IN YOUR AREA FOR SPECIFIC DESIGN CRITERIA.
- COMPLY WITH ALL STATE/COUNTY BUILDING CODES IN YOUR AREA.
- EQUIPMENT & MATERIAL:
 - SUPPORT SCHEDULE 40 PVC OVERHEAD DRYWET VACUUM PIPE EVERY 6' MAXIMUM USE UNISTRUT & CLAMP OR OTHER SUPPORT (PROVIDED BY OTHERS)
 - ALL FITTINGS TO BE "BW"

VACUUM & PLUMBING:

- SUPPORT SCHEDULE 40 PVC OVERHEAD DRYWET VACUUM PIPE EVERY 6' MAXIMUM USE UNISTRUT & CLAMP OR OTHER SUPPORT (PROVIDED BY OTHERS)
- ALL FITTINGS TO BE "BW"

OVERALL SITE PLAN

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**1300 HS TECH DRIVE
BERGEN, NY 02061
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EMAIL: info@vacutech.com
WEB: www.vacutech.com**

**MISTER CAR WASH
CORNER OF NE VENTURE DRIVE & SE
PEACHTREE
WAUKEE, IOWA 50263**

#	Revision	By	Chk	Date

Project Number: 101760
Date: 5/23/22
Drawn By: SL
Checked By: TD

GENERAL NOTES:

Installation By Others: Preliminary drawings may be provided with a quote to indicate the location of vacuum equipment, piping, and hoses. Drawings may be used in direct coordination with Architectural and Engineering plans for electrical, plumbing, and other systems. All plans must be provided to ensure the quality of your vacuum area is coordinated with all other systems in the area.

Drawings are preliminary until the final system order is signed by the client.

Changes made to a vacuum system without VacuTech's consultation voids all VacuTech responsibility as well as the system warranty.

INSTALLATION NOTES

Installation By Others: Installation drawings are provided with each project. Most projects require 2 or more installers and a helper. Buried pipe, fittings and concrete equipment pads should be completed before installing VacuTech systems. All equipment for fittings and vacuum hoses and accessories are available for purchase from VacuTech. Refer to drawings for fitting requirements. Changes to vacuum piping, vacuum equipment location, and vacuum equipment enclosure will affect the performance of your system. Changes made to a vacuum system without VacuTech's consultation voids all VacuTech responsibility and the system warranty.

Vacuum System Details: VacuTech offers installation as an option when bidding a project. Please note that the scope of VacuTech's installation only includes work above ground. VacuTech will install vacuum antechamber to concrete footings, install vacuum piping and set vacuum equipment in place.

VacuTech does not dig trenches, sugar footings, dig/buried/fill pipe or conduit, or provide any work below grade.

VacuTech does not pour footings, install J-bolts, install concrete trenches with covers, pour concrete pads, or do concrete work of any kind. VacuTech does not do core drilling through building walls.

VacuTech does not wire lights, turbines, disconnects, VFD's, starters or any other electrical component. VacuTech does not pull wire through conduits. These items must be done by a Licensed Electrician.

ADDITIONAL NOTES

VFD Systems: Instructions for wiring VFD to Turbine and Filter Separator are available for your election. After wiring is complete, call our customer service to complete programming.

Arch Systems - How Archives are ordered (Construction):

- Step 1: Arch and hose vacuum turbine or silo.
- Step 2: Arch installation. Vacuum will emit an airing measurement form to be filled out with instructions on how and where to install. The ailing form must be filled out during signal, date, and time or ordered to VacuTech for production.
- Step 3: Arching are shipped to site w/ instructions.

Maintenance: System integrity under continuous operation is maintained by regular maintenance. Issues commonly result from failure to remove obstruction in the piping system, replace damaged or worn parts, or not regularly changing filter bags. Refer to VacuTech manuals for detailed instructions on how to maintain your system.

Apply a person to central vacuum maintenance: To ensure continued trouble free central vacuum system operation and to avoid downtime during periods of heavy use, assign an employee to follow a strict maintenance schedule. Refer to VacuTech recommended maintenance schedule.

PIPE NOTES

Pipe systems above ground: Piping systems shall be constructed 40 (or 48) solid core PVC or ABS plastic pipe, with plastic 2" V.I. (1/2" wall) ends and vent fittings. Zinc, aluminum, or galvanized tubing, with directional flow zinc fittings of no less than 16 gauge, designed specifically for central vacuum systems are also acceptable.

Buried piping systems and four inch arch: In-ground piping systems shall be subject to ground frost/soil conditions or excessive moisture and shall be cast on with trench filling and trench coating for drainage cover.

Buried piping systems PVC and 48 (or 40) inch arch: In-ground piping systems using PVC pipe shall be 40 (or 48) solid core, with PVC 2" V.I. (1/2" wall) ends and vent fittings. Plastic pipe installed in-ground have a potential of possible cracking and wear. All plastic pipe systems in-ground must be below freeze line.

System notes: All PVC or ABS pipe shall be free of burrs and obstructions for a non-restrictive air flow. ABS and PVC pipe should be joined with solvent cement. PVC cement for PVC back also cement for arch for a 100% tight seal.

Overhead piping systems shall be supported by means of approved pipe hangers, and shall be installed at a maximum of six feet O.C. when using 40 or PVC pipe and ten feet when using zinc or aluminum tubing. Fittings supporting vacuum equipment assemblies shall be supported with within one foot on each side of fitting connection.

Piping systems shall be tested to hold 15 psi for a minimum of 24 hours.

When vacuum system is installed in potentially explosive environment, the following may be required as a minimum: Explosion proof motor Class I - Group D & Class II - Group E, F & G. Minimum spacing with zinc fittings, fittings and flexed sections and these assemblies require special grounding. Verify all conditions.

VacuTech does not dig trenches, sugar footings, dig/buried/fill pipe or conduit, or provide any work below grade.

VacuTech does not pour footings, install J-bolts, install concrete trenches with covers, pour concrete pads, or do concrete work of any kind. VacuTech does not do core drilling through building walls.

VacuTech does not wire lights, turbines, disconnects, VFD's, starters or any other electrical component. VacuTech does not pull wire through conduits. These items must be done by a Licensed Electrician.

Plastic pipe exposed to elements: PVC pipe will become brittle and stiff and can crack/leak when moving debris collides with it. It is recommended to use cast iron, zinc, or aluminum tubing for colder conditions.

Elevation: 1,030' ASL

SHEET INDEX

NO.	NAME	REV.
V001	COVER SHEET	
V101	OVERALL SITE PLAN	
V111	VACUUM SITE PLAN	
V121	VACUUM SITE ISOMETRIC	
V201	PIPE LAYOUT	
V211	PIPE ISOMETRIC	
V301	PARKING ELEVATION	
V302	ADA PARKING ELEVATION	
V311	ARCH NUMBERING PLAN	
V401	FOOTING LOCATION PLAN	

COVER SHEET

Project Number: 101760
Date: 5/23/22
Drawn By: SL
Checked By: TD

V001

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**MISTER CAR WASH
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PEACHTREE
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**MISTER CAR WASH
CORNER OF NE VENTURE DRIVE & SE
PEACHTREE
WAUKEE, IOWA 50263**

#	Revision	By	Chk	Date

Project Number: 101760
Date: 5/23/22
Drawn By: SL
Checked By: TD

VACUUM SYSTEM DETAILS NTS

VACUUM SYSTEM DETAILS NTS

VACUUM AREA A

QTY	ITEM
2	SINGLE USER MISTER CARWASH ARCH WITH REAR AIR
9	DUAL USER MISTER CARWASH ARCH WITH REAR AIR
10	CREVICE VACUUM TOOL & HOLDER
10	SONNY'S VACUUM TOOL & HOLDER
2	ADA TOOL BRACKET
20	1-1/2" 1/2" RAPID LOCK HOSE
20	AIR NOZZLE & HOSE
11	AIR TOOL HANGER
11	13" MAT RACK W/ DOOR PROTECTION
11	30 GALLON WASTE RECEPTACLE

VACUUM AREA B

QTY	ITEM
2	SINGLE USER MISTER CARWASH ARCH WITH REAR AIR
8	DUAL USER MISTER CARWASH ARCH WITH REAR AIR
9	CREVICE VACUUM TOOL & HOLDER
10	SONNY'S VACUUM TOOL & HOLDER
18	1-1/2" 1/2" RAPID LOCK HOSE
18	AIR NOZZLE & HOSE
10	AIR TOOL HANGER
13	13" MAT RACK W/ DOOR PROTECTION
10	30 GALLON WASTE RECEPTACLE

VACUUM EQUIPMENT A

QTY	ITEM
1	50HP T4 DIRECT DRIVE TURBINE
1	8" T4 OUTDOOR EXHAUST SILENCER
1	30088 FILTER SEPARATOR
1	3" PRESSURE RELIEF VALVE

VACUUM EQUIPMENT B

QTY	ITEM
1	50HP T4 DIRECT DRIVE TURBINE
1	8" T4 OUTDOOR EXHAUST SILENCER
1	30088 FILTER SEPARATOR
1	3" PRESSURE RELIEF VALVE

SITE PLAN

ITEM	DESCRIPTION
1	DUAL USER MISTER CAR WASH ARCH BETWEEN VACUUM SPACES
2	8" OVERHEAD ALUMINUM VACUUM TUBE BETWEEN ARCHES
3	SINGLE USER MISTER CAR WASH ARCH AT ENDS OF VACUUM SPACES
4	15' HOSE REACH
5	BURIED COMPRESSED AIR LINE (BY OTHERS)

1 SITE PLAN

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EMAIL: info@vacutech.com
WEB: www.vacutech.com**

**MISTER CAR WASH
CORNER OF NE VENTURE DRIVE & SE
PEACHTREE
WAUKEE, IOWA 50263**

#	Revision	By	Chk	Date

Project Number: 101760
Date: 5/23/22
Drawn By: SL
Checked By: TD

V111

VACUUM SYSTEM DETAILS NTS

VACUUM SYSTEM DETAILS NTS

SITE ISOMETRIC

ITEM	DESCRIPTION
1	SINGLE USER MISTER CAR WASH ARCH AT ENDS OF VACUUM SPACES
2	DUAL USER MISTER CAR WASH ARCH BETWEEN VACUUM SPACES
3	8" OVERHEAD ALUMINUM VACUUM TUBE BETWEEN ARCHES
4	6" CLEAN-OUT (TYP.)
5	BURIED COMPRESSED AIR LINE (BY OTHERS)
6	COMPRESSED AIR LINE RUN UP THROUGH FOOTING WITH 1/2" FIPT ADAPTER, 10" ABOVE FOOTING GRADE (BY OTHERS)

1 SITE ISOMETRIC

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**1300 HS TECH DRIVE
BERGEN, NY 02061
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WEB: www.vacutech.com**

**MISTER CAR WASH
CORNER OF NE VENTURE DRIVE & SE
PEACHTREE
WAUKEE, IOWA 50263**

#	Revision	By	Chk	Date

Project Number: 101760
Date: 5/23/22
Drawn By: SL
Checked By: TD

V121

VACUUM SYSTEM DETAILS NTS

VACUUM SYSTEM DETAILS NTS



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PROJECT

**MISTER CARWASH
WAUKEE**

WAUKEE IOWA

DATE	ISSUE SCHEDULE	BY
06/10/22	CITY SUBMITTAL 1	OOA
07/25/22	CITY SUBMITTAL 3	OOA
08/25/22	CITY SUBMITTAL 4	OOA

DATE	REVISION SCHEDULE	BY
06/07/22	CITY COMMENTS	OOA

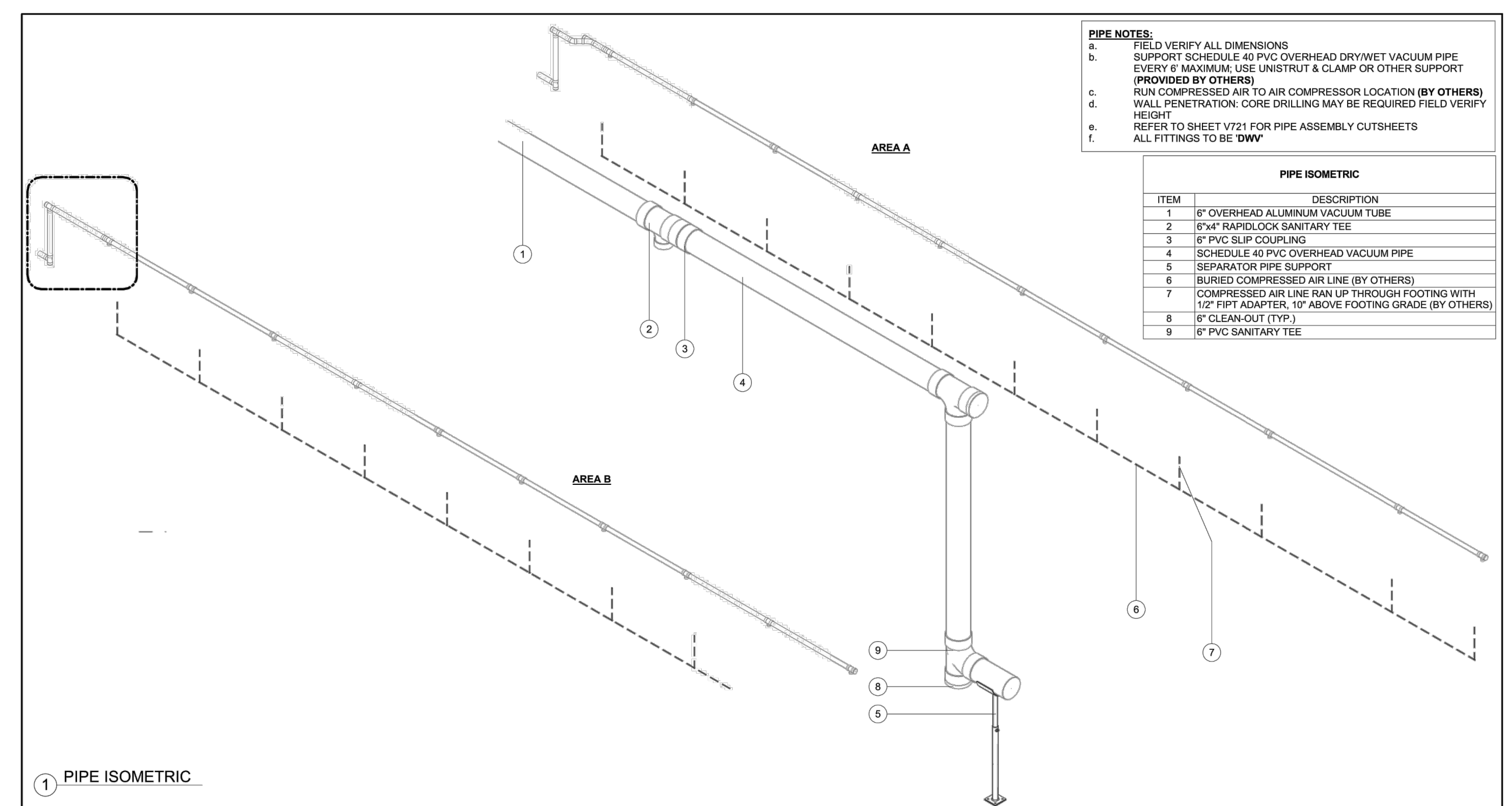
PROJECT NO.	22-26477
FILE NAME	26477 CO-DETAILS
DRAWN BY	OOA
DESIGNED BY	ART
REVIEWED BY	ATB

TITLE

DETAILS

SHEET

C0-16



5/23/2022 1:52:23 PM

CNCS VACUTECH
1300 H6 TECH DRIVE
SHERIDAN, WY 82801
PHONE: (307) 675-1982
EMAIL: vac@vacutec.com
WEB: www.vacutec.com

MISTER CAR WASH
CORNER OF NE VENTURE DRIVE & SE
PEACHTREE
WAUKEE, IOWA 50263

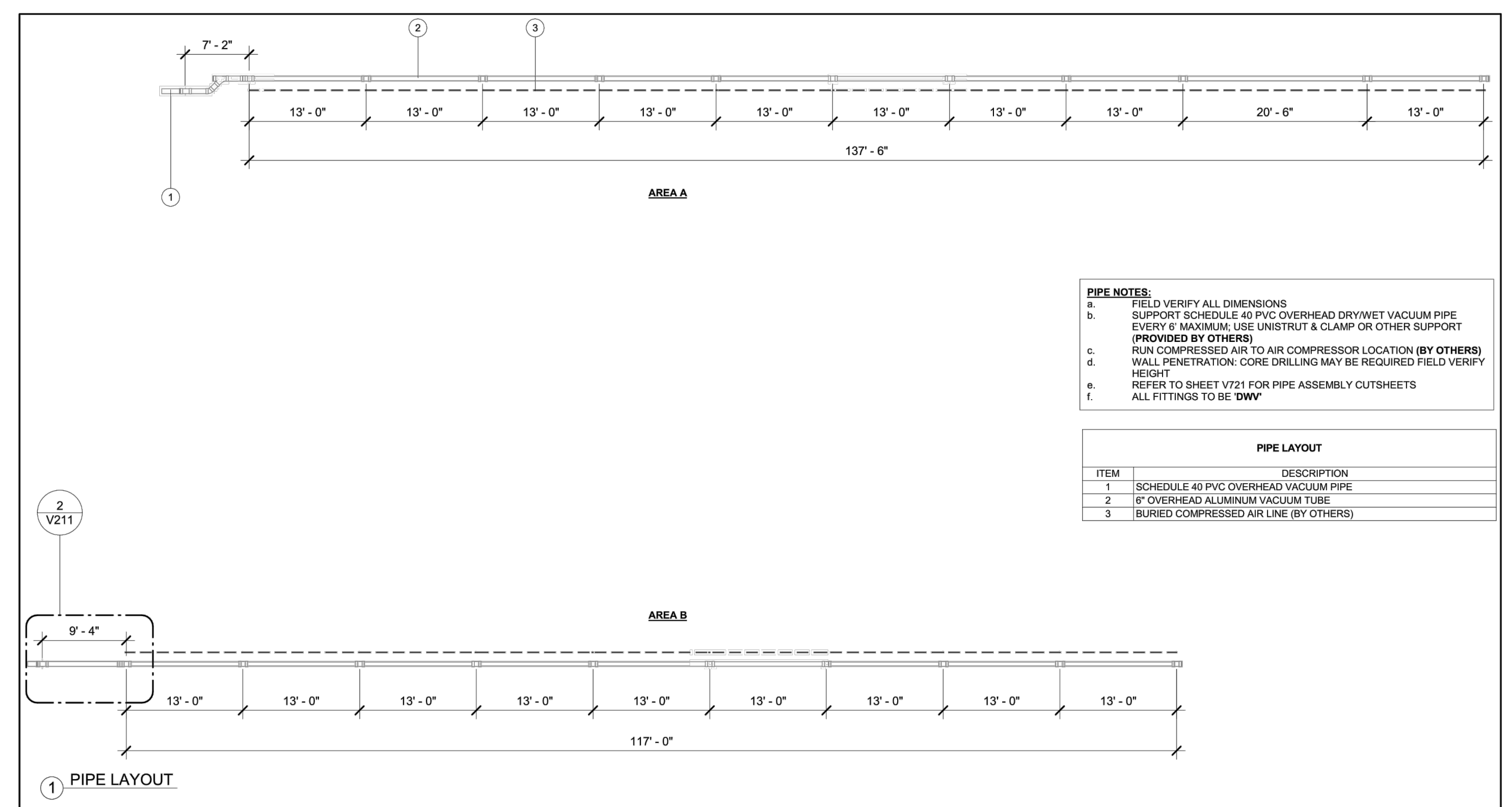
#	Revision	By	Chk	Date

Project Number 101760
Date 5/23/22
Drawn By TD
Checked By ML

PIPE ISOMETRIC

Project Number 101760
Date 5/23/22
Drawn By TD
Checked By ML

VACUUM SYSTEM DETAILS
NTS



5/23/2022 1:52:18 PM

CNCS VACUTECH
1300 H6 TECH DRIVE
SHERIDAN, WY 82801
PHONE: (307) 675-1982
EMAIL: vac@vacutec.com
WEB: www.vacutec.com

MISTER CAR WASH
CORNER OF NE VENTURE DRIVE & SE
PEACHTREE
WAUKEE, IOWA 50263

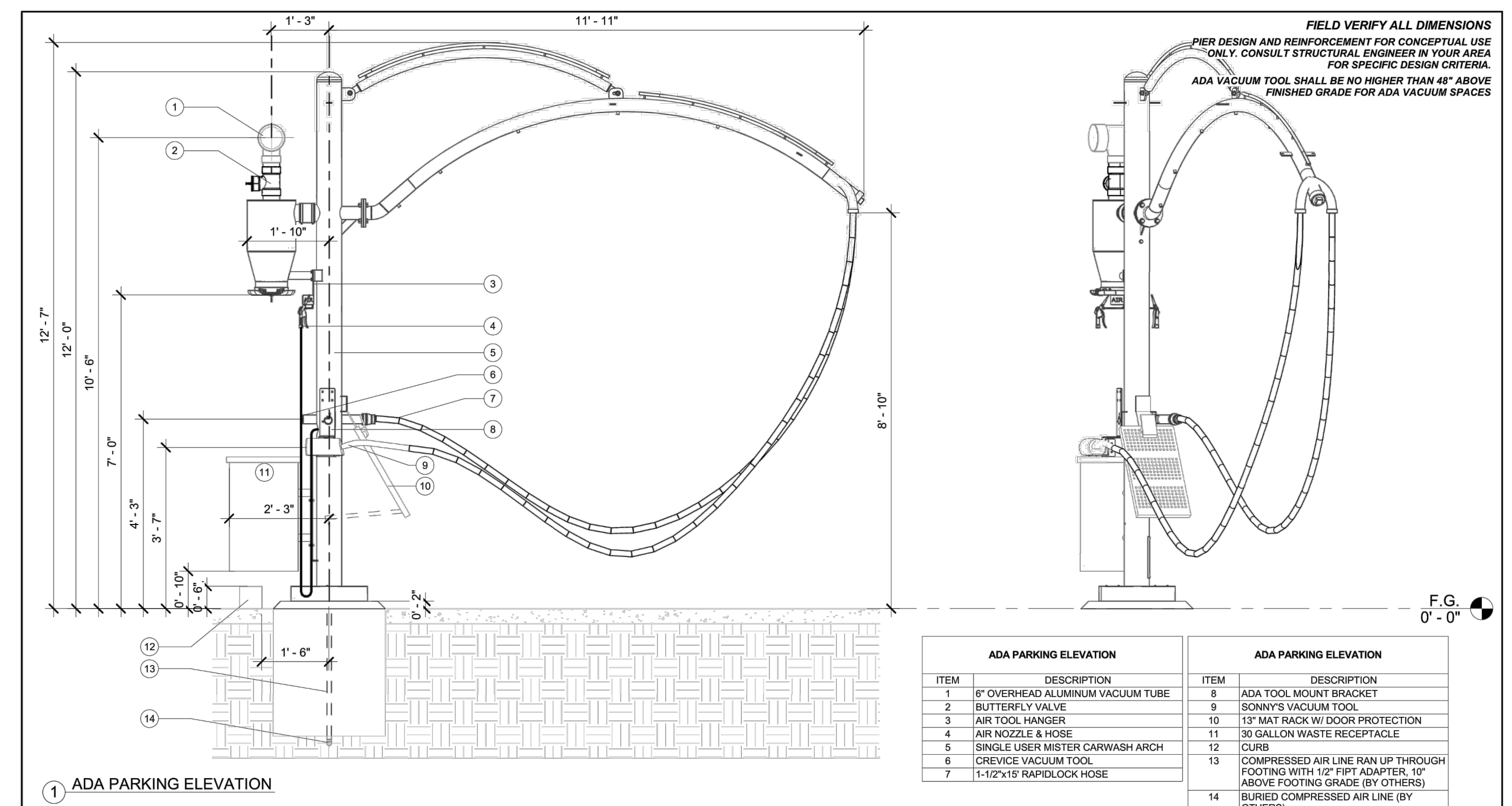
#	Revision	By	Chk	Date

Project Number 101760
Date 5/23/22
Drawn By TD
Checked By ML

PIPE LAYOUT

Project Number 101760
Date 5/23/22
Drawn By TD
Checked By ML

VACUUM SYSTEM DETAILS
NTS



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CNCS VACUTECH
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MISTER CAR WASH
CORNER OF NE VENTURE DRIVE & SE
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WAUKEE, IOWA 50263

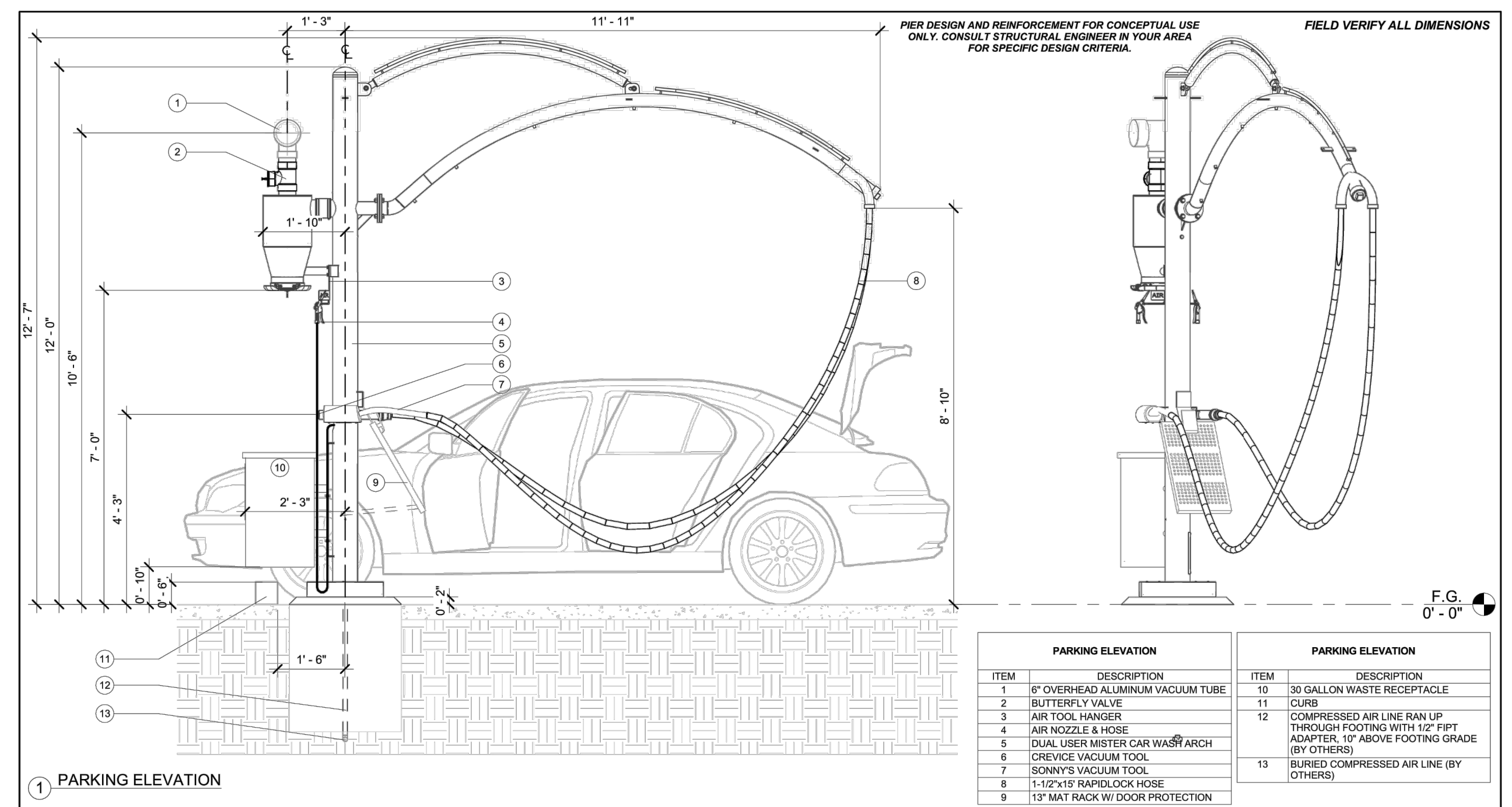
#	Revision	By	Chk	Date

Project Number 101760
Date 5/23/22
Drawn By TD
Checked By ML

ADA PARKING ELEVATION

Project Number 101760
Date 5/23/22
Drawn By TD
Checked By ML

VACUUM SYSTEM DETAILS
NTS



5/23/2022 1:52:20 PM

CNCS VACUTECH
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WEB: www.vacutec.com

MISTER CAR WASH
CORNER OF NE VENTURE DRIVE & SE
PEACHTREE
WAUKEE, IOWA 50263

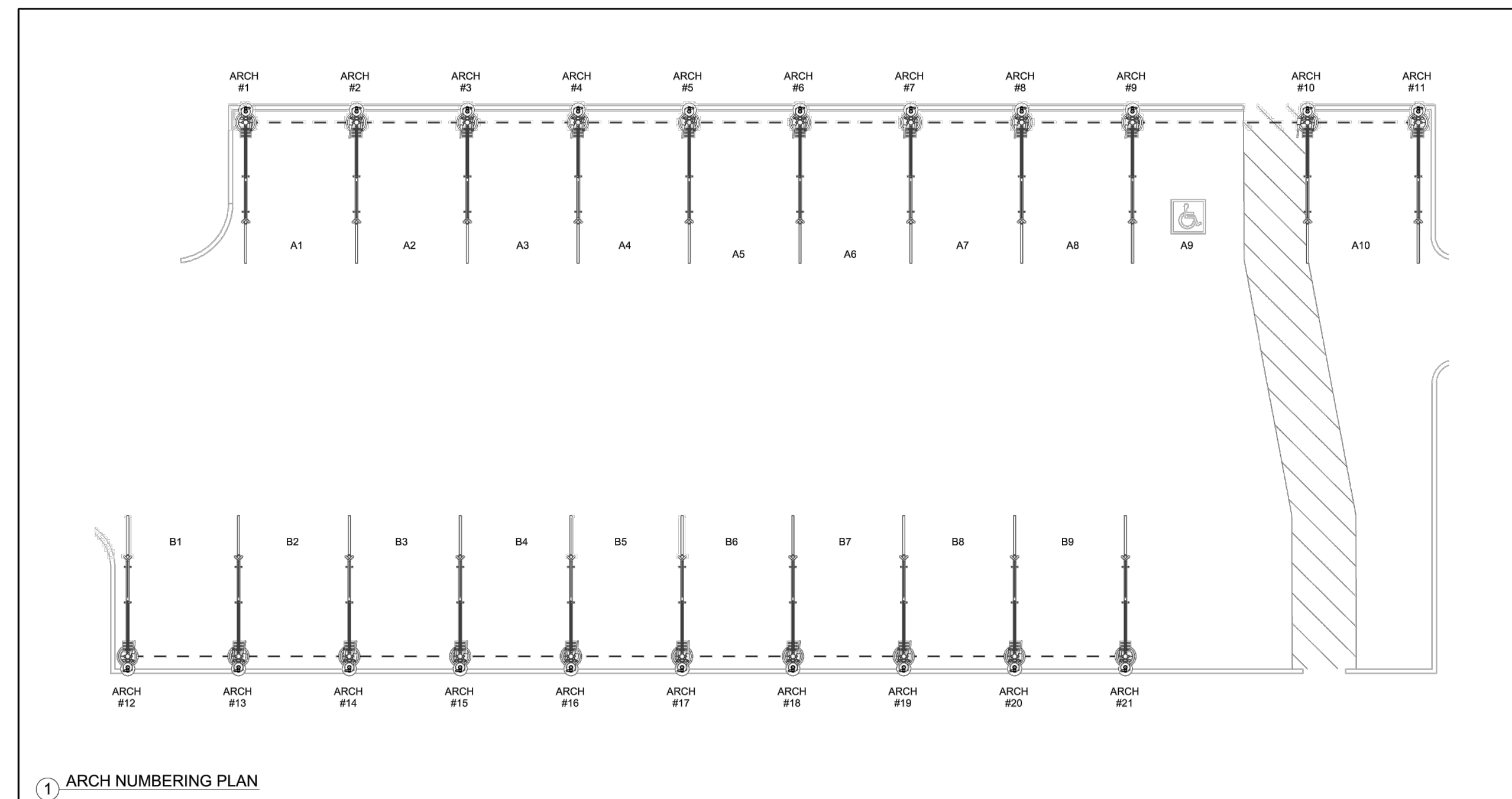
#	Revision	By	Chk	Date

Project Number 101760
Date 5/23/22
Drawn By TD
Checked By ML

PARKING ELEVATION

Project Number 101760
Date 5/23/22
Drawn By TD
Checked By ML

VACUUM SYSTEM DETAILS
NTS

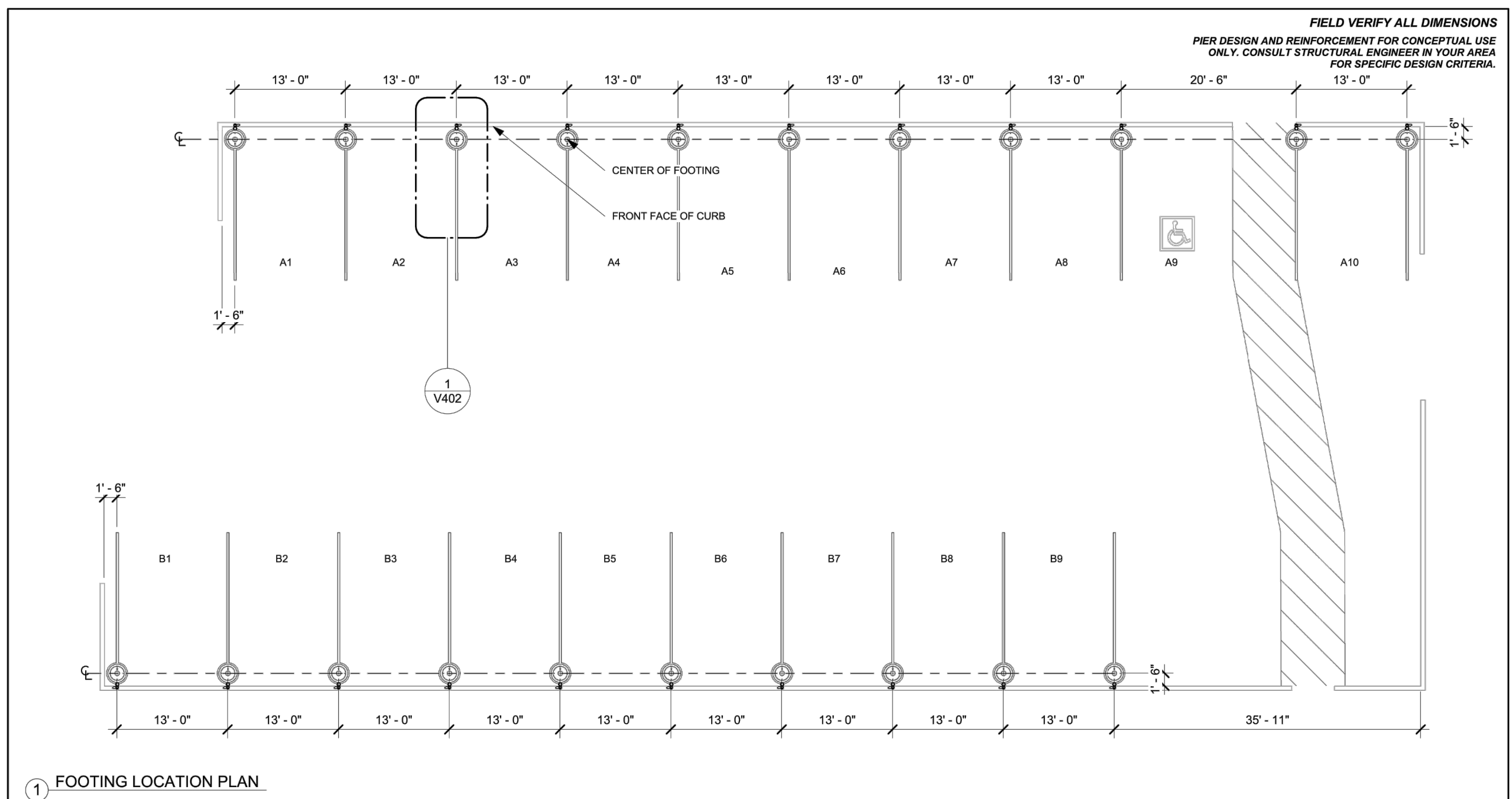


1 ARCH NUMBERING PLAN

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VACUUM SYSTEM DETAILS
NTS

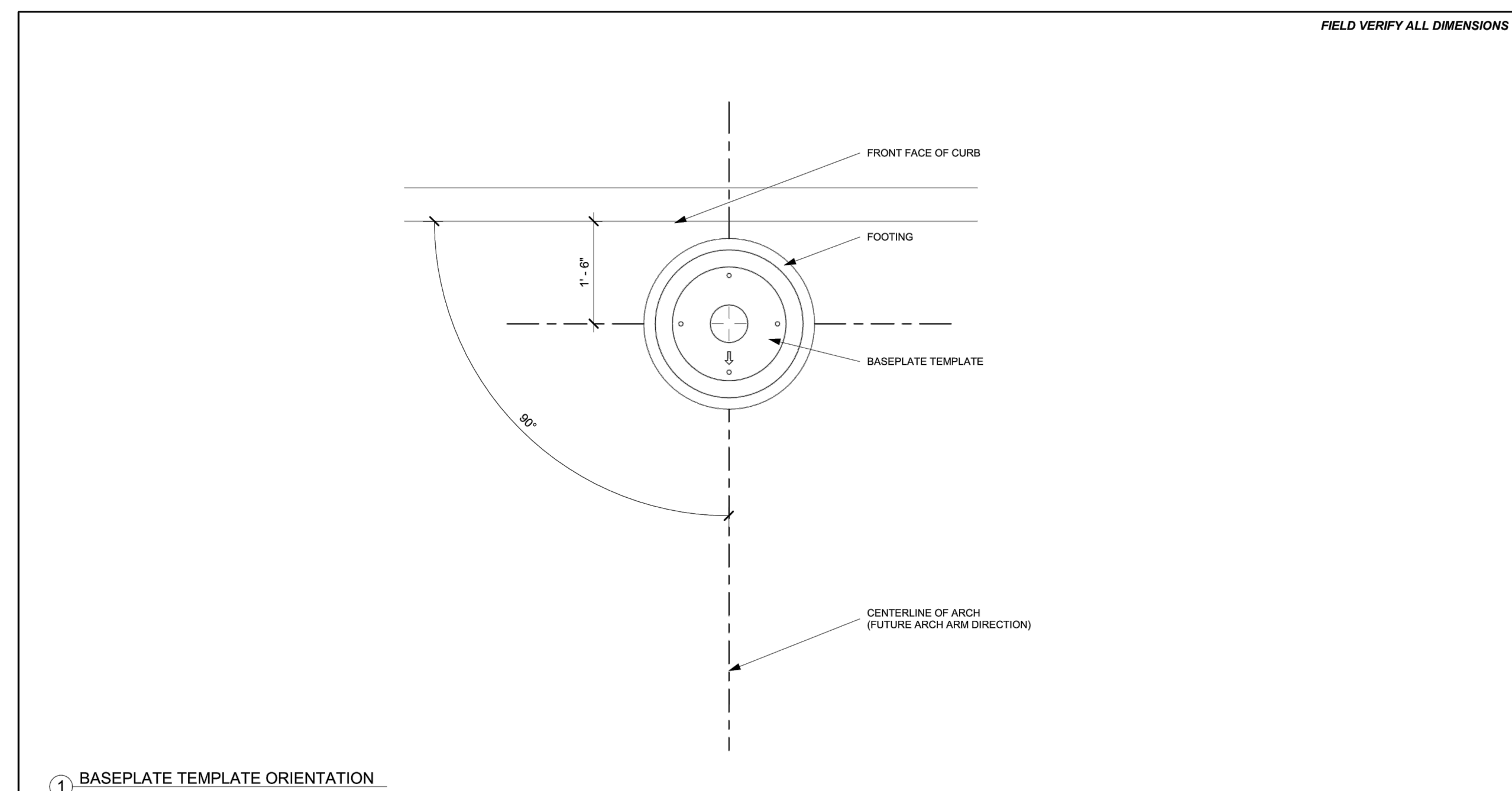


1 FOOTING LOCATION PLAN

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VACUUM SYSTEM DETAILS
NTS

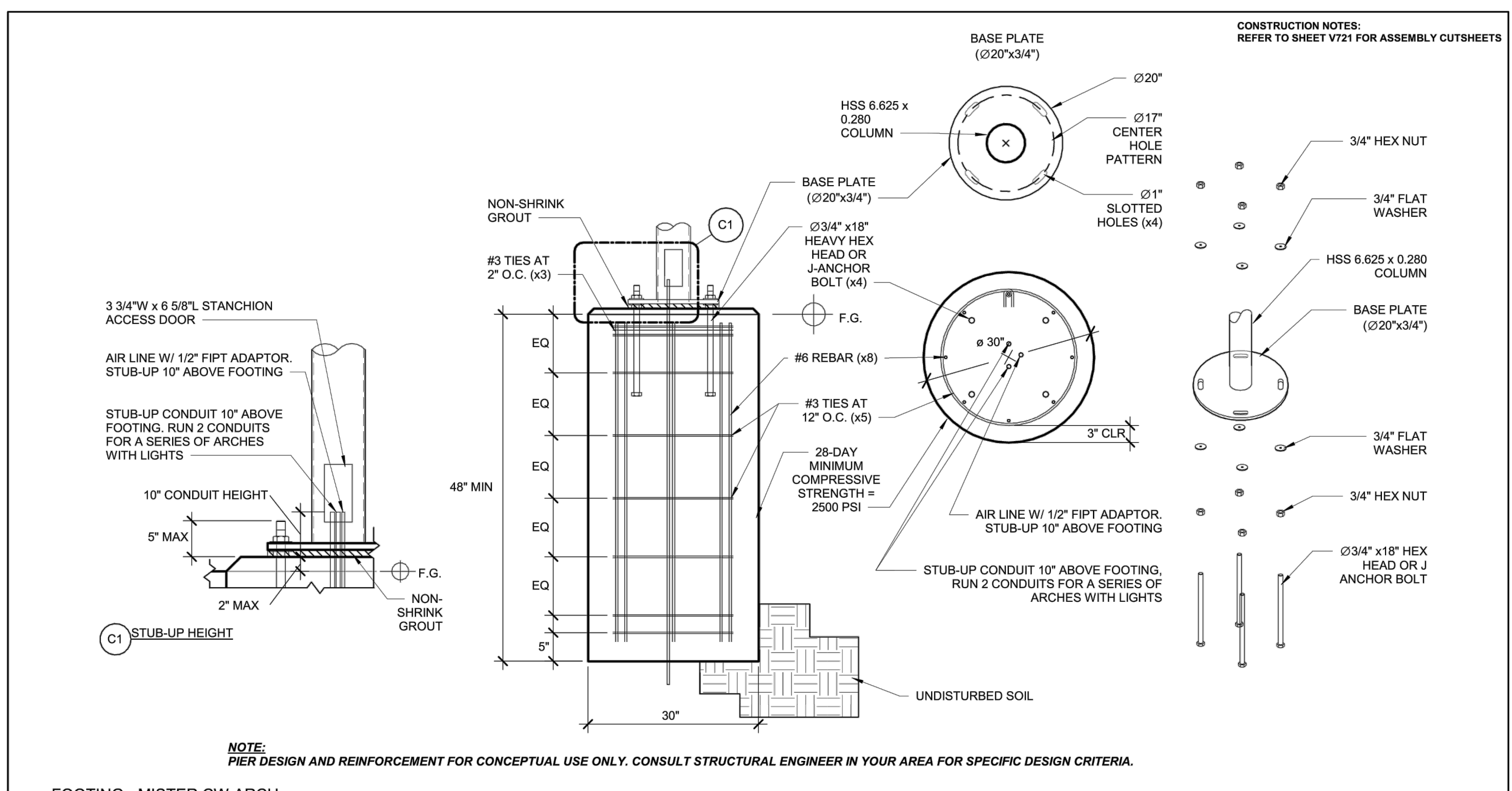


1 BASEPLATE TEMPLATE ORIENTATION

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VACUUM SYSTEM DETAILS
NTS



1 FOOTING - MISTER CW ARCH

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VACUUM SYSTEM DETAILS
NTS



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PROJECT		MISTER CARWASH WAUKEE	
WAUKEE	IOWA		
ISSUE SCHEDULE			
DATE	DESCRIPTION	BY	
06/10/22	CITY SUBMITTAL 1	OOA	
07/25/22	CITY SUBMITTAL 3	OOA	
08/25/22	CITY SUBMITTAL 4	OOA	
REVISION SCHEDULE			
DATE	DESCRIPTION	BY	
06/07/22	CITY COMMENTS	OOA	

PROJECT NO.	22-26477
FILE NAME	26477 CO-DETAILS
DRAWN BY	OOA
DESIGNED BY	ART
REVIEWED BY	ATB

TITLE	DETAILS
SHEET	C0-17

PLOT DATE: 5/12/2022 12:29 AM

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PROJECT

MISTER CARWASH WAUKEE

WAUKEE IOWA

DATE	ISSUE SCHEDULE DESCRIPTION	BY
06/10/22	CITY SUBMITTAL 1	OOA
07/25/22	CITY SUBMITTAL 3	OOA
08/25/22	CITY SUBMITTAL 4	OOA

DATE	REVISION SCHEDULE DESCRIPTION	BY
06/07/22	CITY COMMENTS	OOA

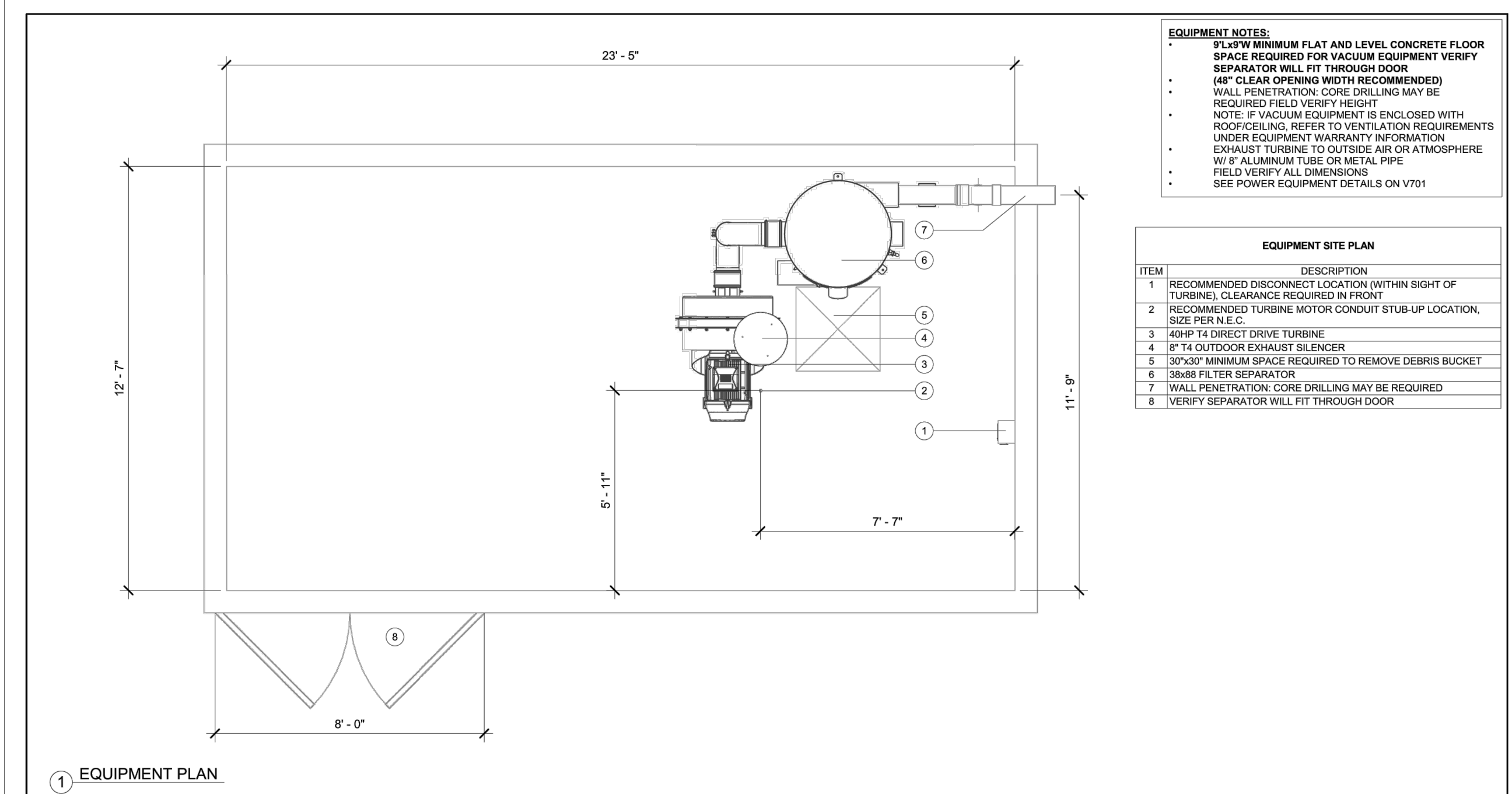
PROJECT NO.	22-26477
FILE NAME	26477 CO-DETAILS
DRAWN BY	OOA
DESIGNED BY	ART
REVIEWED BY	ATB

TITLE

DETAILS

SHEET

C0-18



- EQUIPMENT NOTES:**
- 1/4" MINIMUM FLAT AND LEVEL CONCRETE FLOOR SPACE REQUIRED FOR VACUUM EQUIPMENT VERIFY SEPARATOR WILL FIT THROUGH DOOR
 - (48" CLEAR OPENING WIDTH RECOMMENDED)
 - WALL PENETRATION CORE DRILLING MAY BE REQUIRED FIELD VERIFY HEIGHT
 - NOTE: IF VACUUM EQUIPMENT IS ENCLOSED WITH ROOFCEILING, REFER TO VENTILATION REQUIREMENTS UNDER EQUIPMENT WARRANTY INFORMATION
 - EXHAUST TURBINE TO OUTSIDE AIR OR ATMOSPHERE W/ 8" ALUMINUM TUBE OR METAL PIPE
 - FIELD VERIFY ALL DIMENSIONS
 - SEE POWER EQUIPMENT DETAILS ON V701

EQUIPMENT SITE PLAN

ITEM	DESCRIPTION
1	RECOMMENDED DISCONNECT LOCATION (WITHIN SIGHT OF TURBINE), CLEARANCE REQUIRED IN FRONT
2	RECOMMENDED TURBINE MOTOR CONDUIT STUB-UP LOCATION, SIZE PER N.E.C.
3	40HP T4 DIRECT DRIVE TURBINE
4	8" T4 OUTDOOR EXHAUST SILENCER
5	30"x30" MINIMUM SPACE REQUIRED TO REMOVE DEBRIS BUCKET
6	38x88 FILTER SEPARATOR
7	WALL PENETRATION CORE DRILLING MAY BE REQUIRED
8	VERIFY SEPARATOR WILL FIT THROUGH DOOR

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WEB: WWW.VACUTECH.COM

MISTER CAR WASH
CORNER OF NE VENTURE DRIVE & SE PEACHTREE
WAUKEE, IOWA 50263

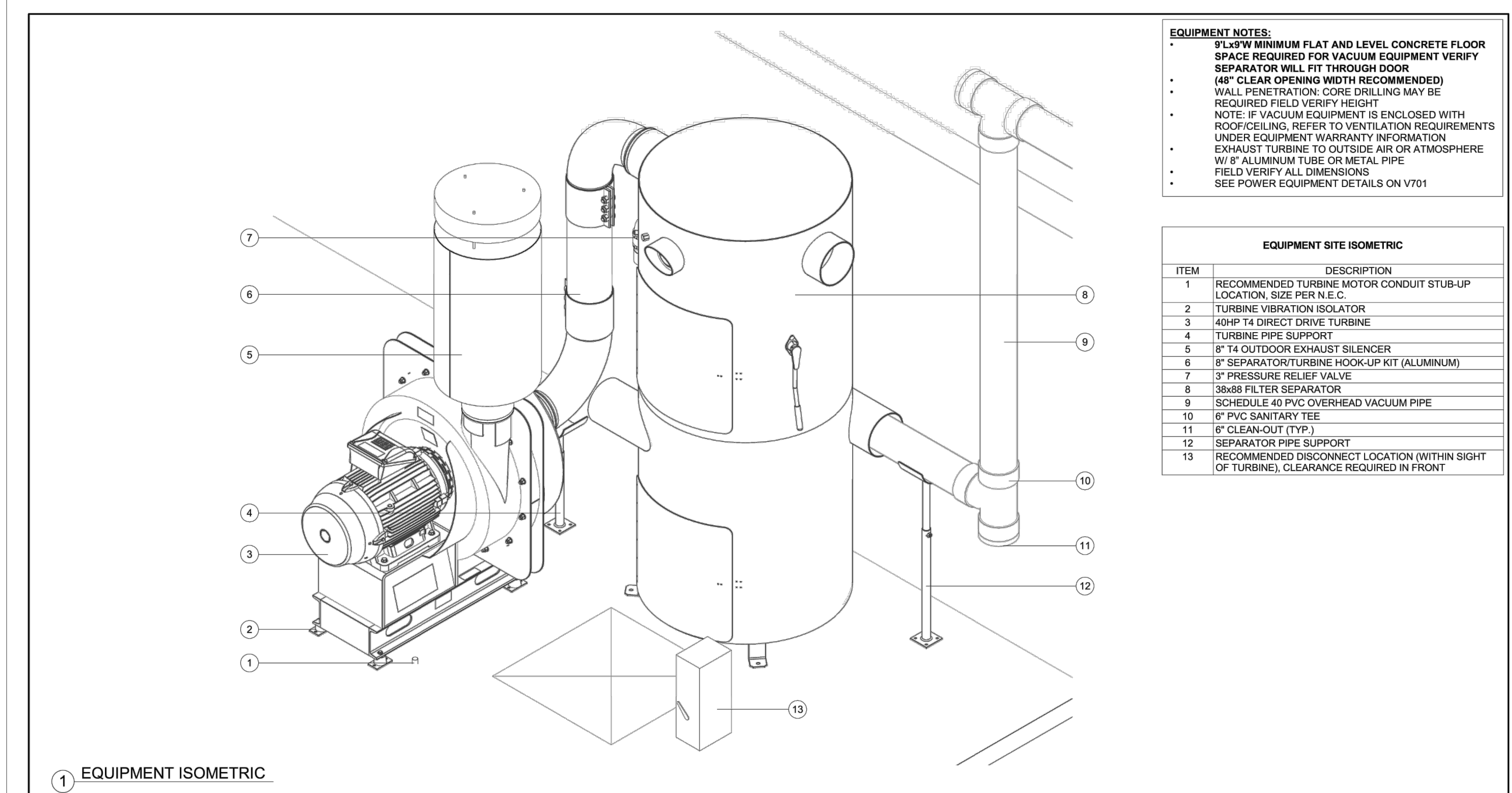
#	Revision	By	Chk	Date

EQUIPMENT SITE PLAN

Project Number: 101760
Date: 5/23/22
Drawn By: TD
Checked By: ML

V601

VACUUM SYSTEM DETAILS
NTS



- EQUIPMENT NOTES:**
- 1/4" MINIMUM FLAT AND LEVEL CONCRETE FLOOR SPACE REQUIRED FOR VACUUM EQUIPMENT VERIFY SEPARATOR WILL FIT THROUGH DOOR
 - (48" CLEAR OPENING WIDTH RECOMMENDED)
 - WALL PENETRATION CORE DRILLING MAY BE REQUIRED FIELD VERIFY HEIGHT
 - NOTE: IF VACUUM EQUIPMENT IS ENCLOSED WITH ROOFCEILING, REFER TO VENTILATION REQUIREMENTS UNDER EQUIPMENT WARRANTY INFORMATION
 - EXHAUST TURBINE TO OUTSIDE AIR OR ATMOSPHERE W/ 8" ALUMINUM TUBE OR METAL PIPE
 - FIELD VERIFY ALL DIMENSIONS
 - SEE POWER EQUIPMENT DETAILS ON V701

EQUIPMENT SITE ISOMETRIC

ITEM	DESCRIPTION
1	RECOMMENDED TURBINE MOTOR CONDUIT STUB-UP LOCATION, SIZE PER N.E.C.
2	TURBINE VIBRATION ISOLATOR
3	40HP T4 DIRECT DRIVE TURBINE
4	TURBINE PIPE SUPPORT
5	8" T4 OUTDOOR EXHAUST SILENCER
6	8" SEPARATOR/TURBINE HOOK-UP KIT (ALUMINUM)
7	1" PRESSURE RELIEF VALVE
8	38x88 FILTER SEPARATOR
9	SCHEDULE 40 PVC OVERHEAD VACUUM PIPE
10	8" PVC SANITARY TEE
11	8" CLEAN-OUT (TYP.)
12	SEPARATOR PIPE SUPPORT
13	RECOMMENDED DISCONNECT LOCATION (WITHIN SIGHT OF TURBINE), CLEARANCE REQUIRED IN FRONT

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CNCS VACUTECH
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MISTER CAR WASH
CORNER OF NE VENTURE DRIVE & SE PEACHTREE
WAUKEE, IOWA 50263

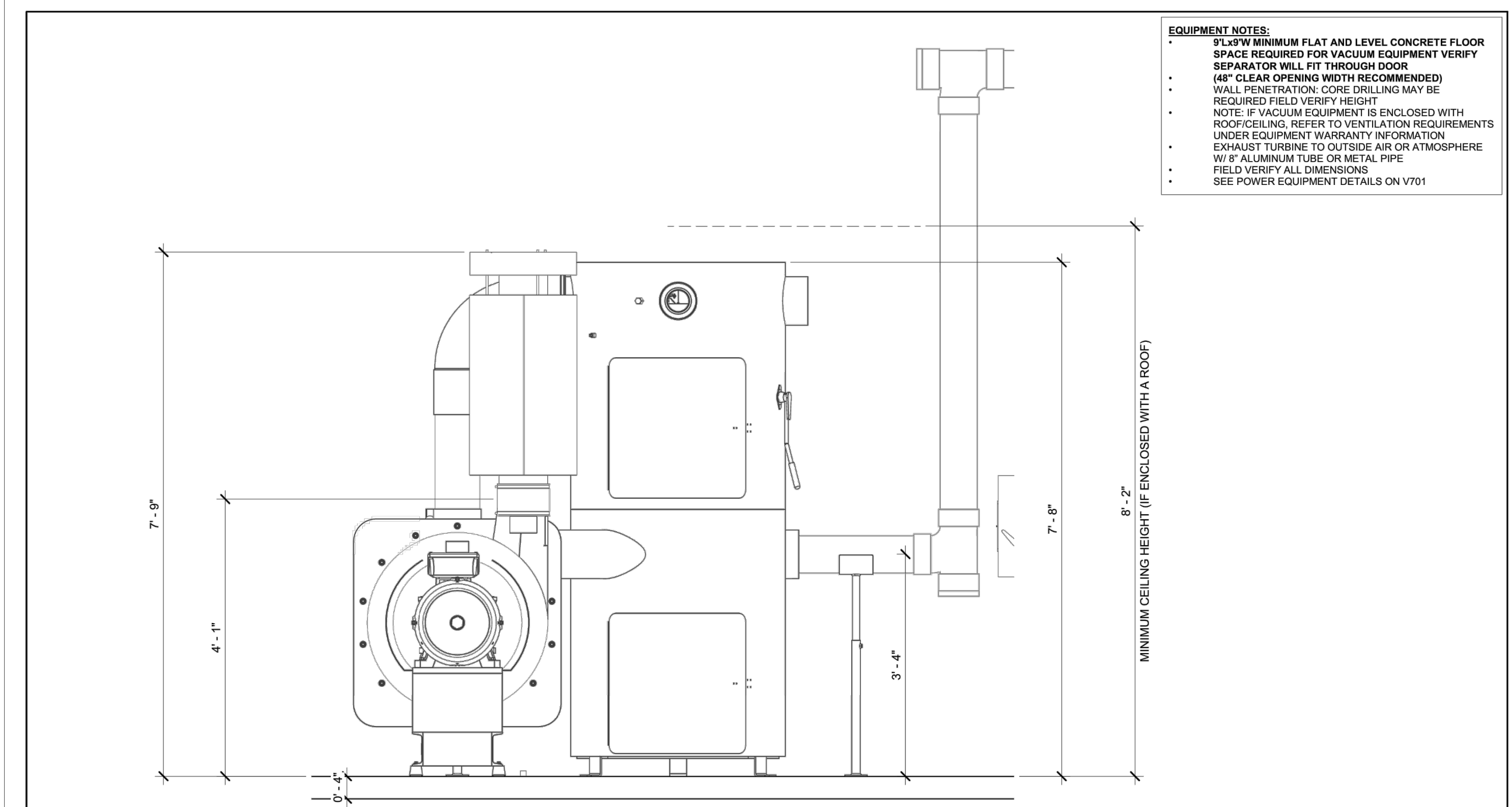
#	Revision	By	Chk	Date

EQUIP. SITE ISOMETRIC

Project Number: 101760
Date: 5/23/22
Drawn By: TD
Checked By: ML

V611

VACUUM SYSTEM DETAILS
NTS



- EQUIPMENT NOTES:**
- 1/4" MINIMUM FLAT AND LEVEL CONCRETE FLOOR SPACE REQUIRED FOR VACUUM EQUIPMENT VERIFY SEPARATOR WILL FIT THROUGH DOOR
 - (48" CLEAR OPENING WIDTH RECOMMENDED)
 - WALL PENETRATION CORE DRILLING MAY BE REQUIRED FIELD VERIFY HEIGHT
 - NOTE: IF VACUUM EQUIPMENT IS ENCLOSED WITH ROOFCEILING, REFER TO VENTILATION REQUIREMENTS UNDER EQUIPMENT WARRANTY INFORMATION
 - EXHAUST TURBINE TO OUTSIDE AIR OR ATMOSPHERE W/ 8" ALUMINUM TUBE OR METAL PIPE
 - FIELD VERIFY ALL DIMENSIONS
 - SEE POWER EQUIPMENT DETAILS ON V701

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MISTER CAR WASH
CORNER OF NE VENTURE DRIVE & SE PEACHTREE
WAUKEE, IOWA 50263

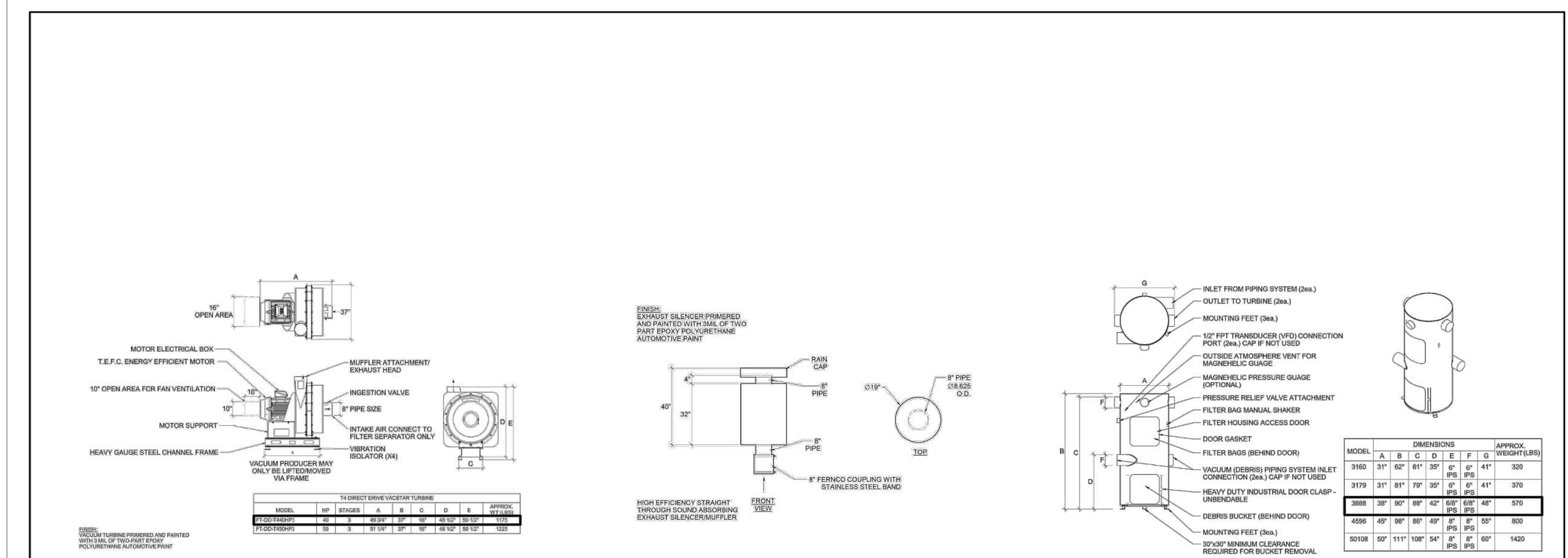
#	Revision	By	Chk	Date

EQUIPMENT ELEVATION

Project Number: 101760
Date: 5/23/22
Drawn By: TD
Checked By: ML

V621

VACUUM SYSTEM DETAILS
NTS



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MISTER CAR WASH
CORNER OF NE VENTURE DRIVE & SE PEACHTREE
WAUKEE, IOWA 50263

#	Revision	By	Chk	Date

EQUIPMENT DETAILS

Project Number: 101760
Date: 5/23/22
Drawn By: TD
Checked By: ML

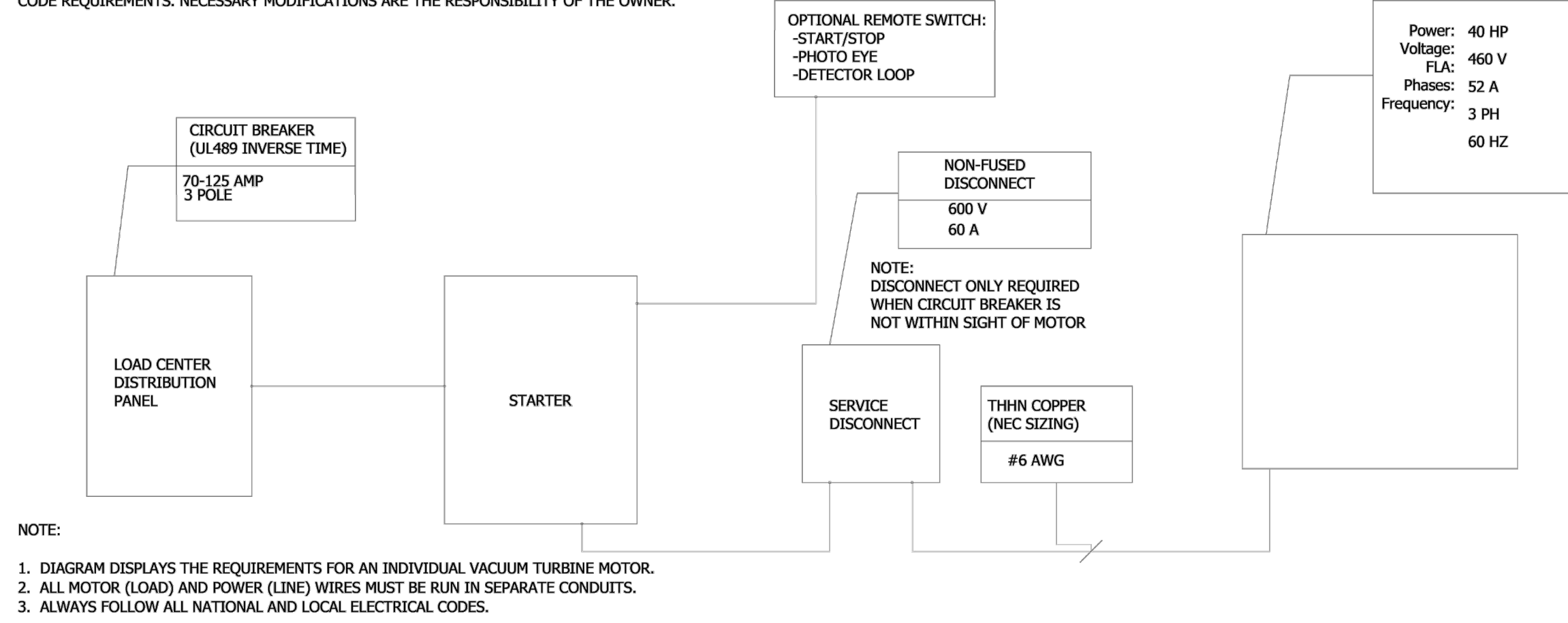
V701

VACUUM SYSTEM DETAILS
NTS

PLOT DATE: 5/22/2022 10:29 AM

DISCLAIMER:

DIAGRAMS ARE CONSISTENT WITH NATIONAL ELECTRIC CODE (NEC) FOR A SINGLE VACUUM PRODUCER CIRCUIT. MODIFICATIONS MAY BE REQUIRED FOR VARIATIONS IN THE CIRCUIT CONFIGURATION AND TO MEET LOCAL CODE REQUIREMENTS. NECESSARY MODIFICATIONS ARE THE RESPONSIBILITY OF THE OWNER.



- NOTE:
1. DIAGRAM DISPLAYS THE REQUIREMENTS FOR AN INDIVIDUAL VACUUM TURBINE MOTOR.
 2. ALL MOTOR (LOAD) AND POWER (LINE) WIRES MUST BE RUN IN SEPARATE CONDUITS.
 3. ALWAYS FOLLOW ALL NATIONAL AND LOCAL ELECTRICAL CODES.

1 ELECTRICAL DIAGRAM - MAG - 40HP 460V

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MISTER CAR WASH
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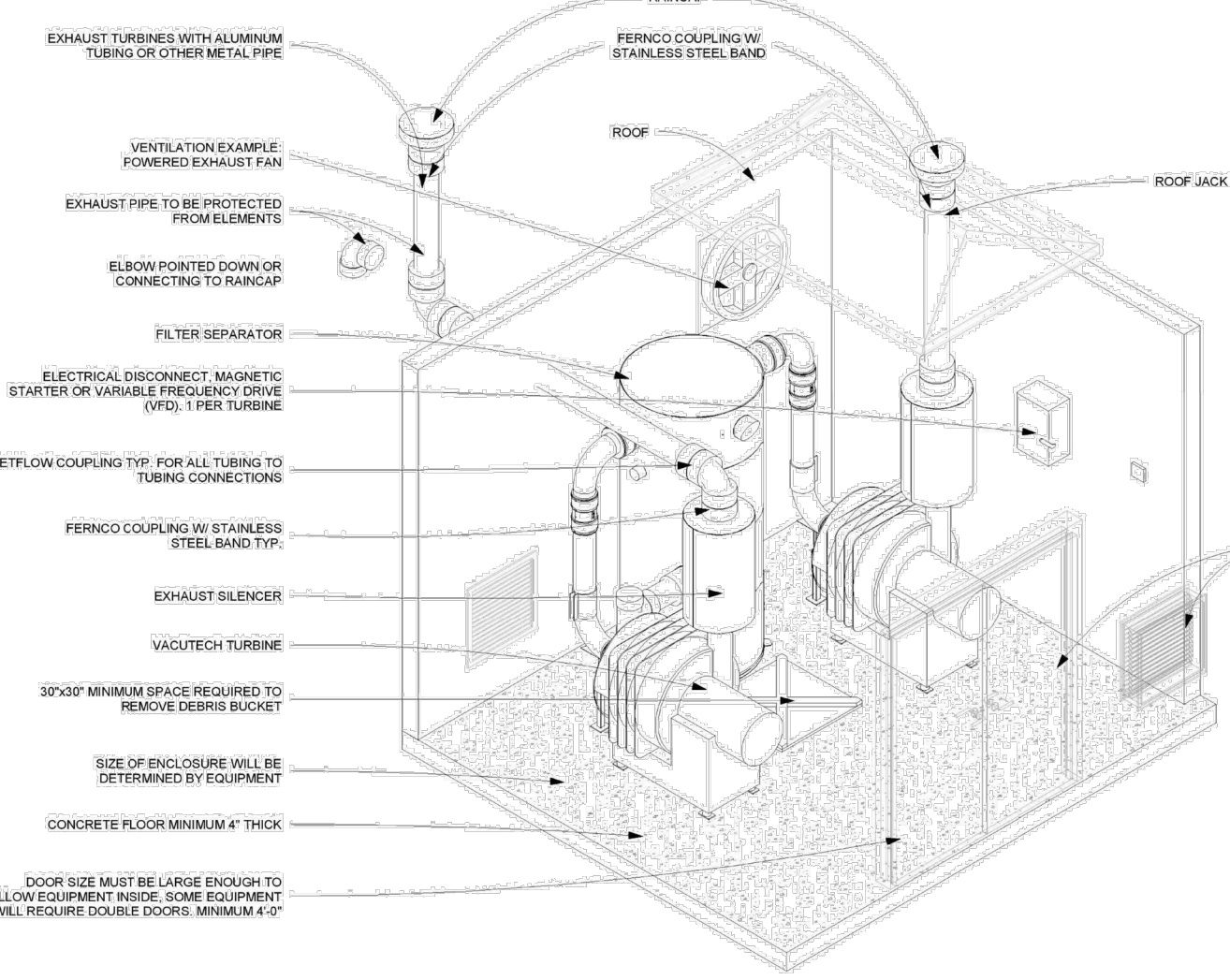
#	Revision	By	Chk	Date

ELECTRICAL DIAGRAM

Project Number 101760
Date 5/23/22
Drawn By TD
Checked By ML

V702

VACUUM SYSTEM DETAILS
NTS



1 ENCLOSURE - TYPICAL REQUIREMENTS

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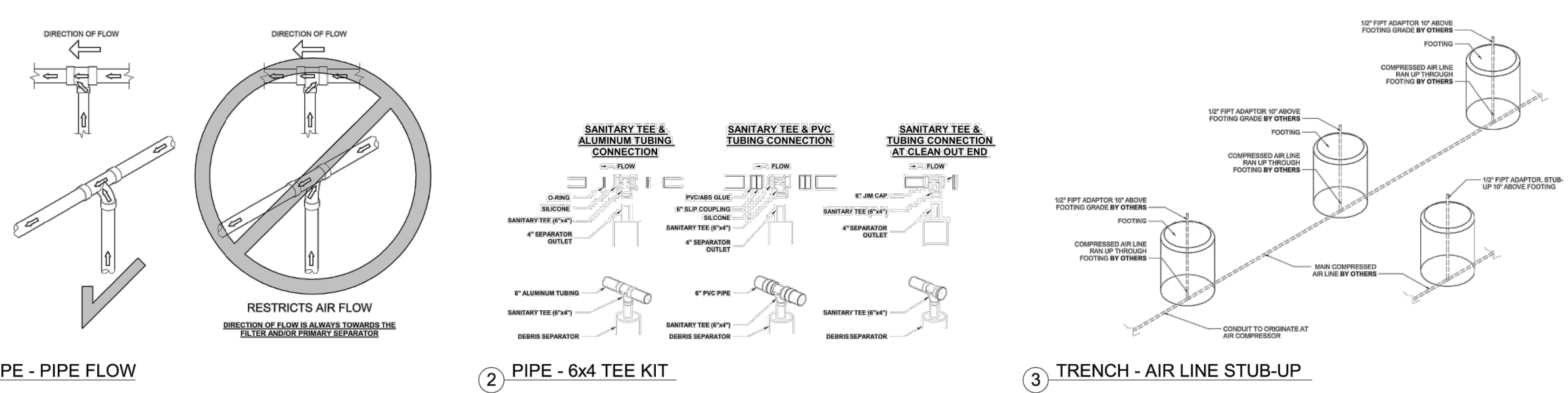
#	Revision	By	Chk	Date

ENCLOSURE DETAIL

Project Number 101760
Date 5/23/22
Drawn By TD
Checked By ML

V711

VACUUM SYSTEM DETAILS
NTS



1 PIPE - PIPE FLOW

2 PIPE - 6x4 TEE KIT

3 TRENCH - AIR LINE STUB-UP

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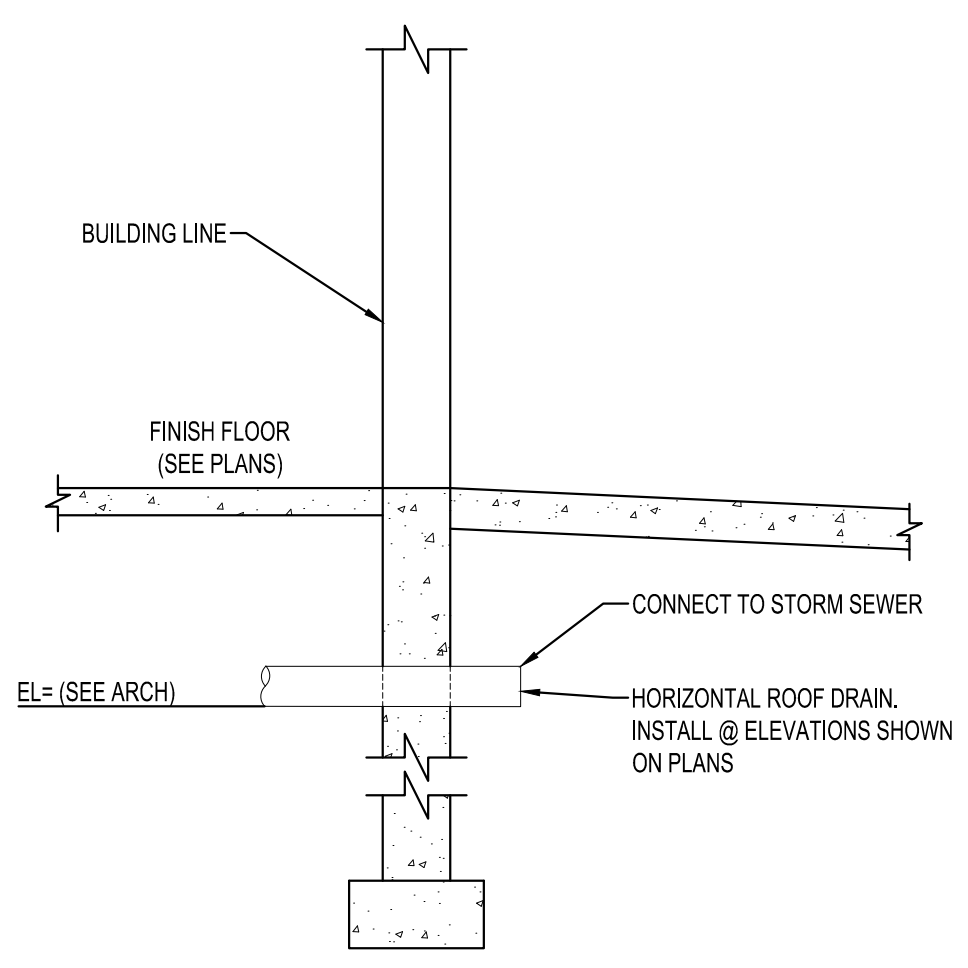
#	Revision	By	Chk	Date

PIPE DETAILS

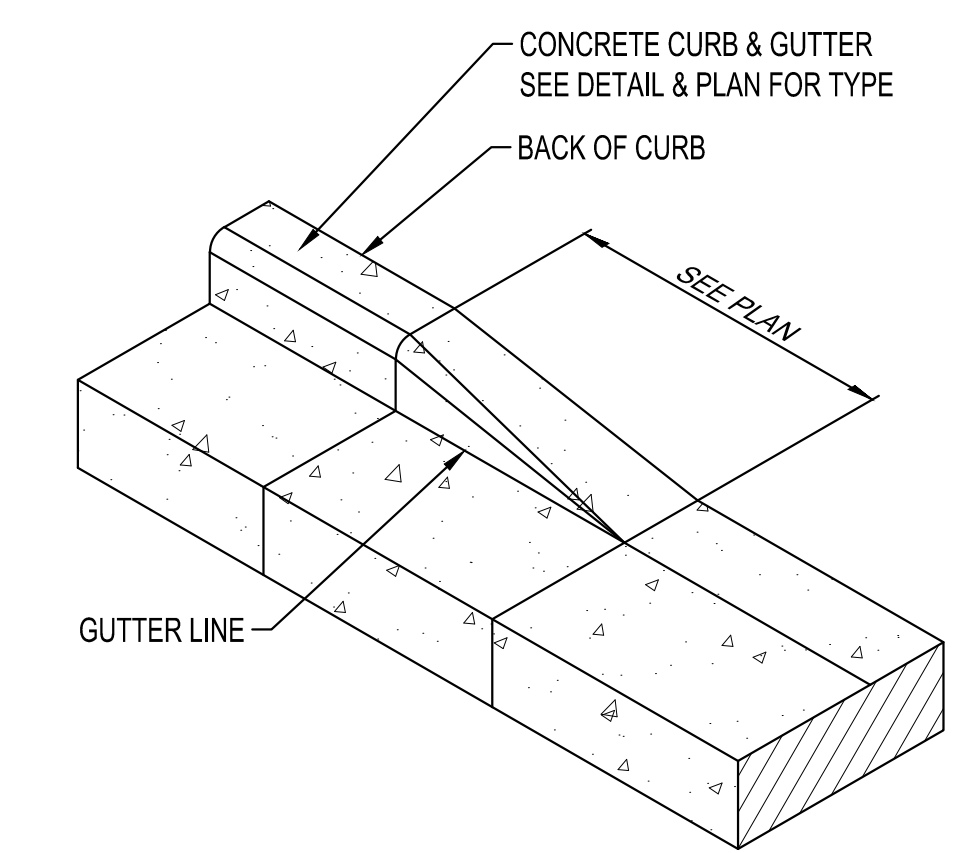
Project Number 101760
Date 5/23/22
Drawn By TD
Checked By ML

V721

VACUUM SYSTEM DETAILS
NTS



INTERNAL VERTICAL RAIN LEADER
NTS



CURB TAPER
NTS



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PROJECT

MISTER CARWASH WAUKEE

WAUKEE IOWA

DATE	ISSUE SCHEDULE	DESCRIPTION	BY
06/10/22	CITY SUBMITTAL 1		OOA
07/25/22	CITY SUBMITTAL 3		OOA
08/25/22	CITY SUBMITTAL 4		OOA

DATE	REVISION SCHEDULE	DESCRIPTION	BY
06/07/22	CITY COMMENTS		OOA

PROJECT NO.	22-26477
FILE NAME	26477 CO-DETAILS
DRAWN BY	OOA
DESIGNED BY	ART
REVIEWED BY	ATB

TITLE

DETAILS

SHEET

C0-19

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PROJECT

**MISTER CARWASH
WAUKEE**

WAUKEE IOWA

ISSUE SCHEDULE		
DATE	DESCRIPTION	BY
06/10/22	CITY SUBMITTAL 1	OOA
07/25/22	CITY SUBMITTAL 3	OOA
08/25/22	CITY SUBMITTAL 4	OOA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
06/07/22	CITY COMMENTS	OOA

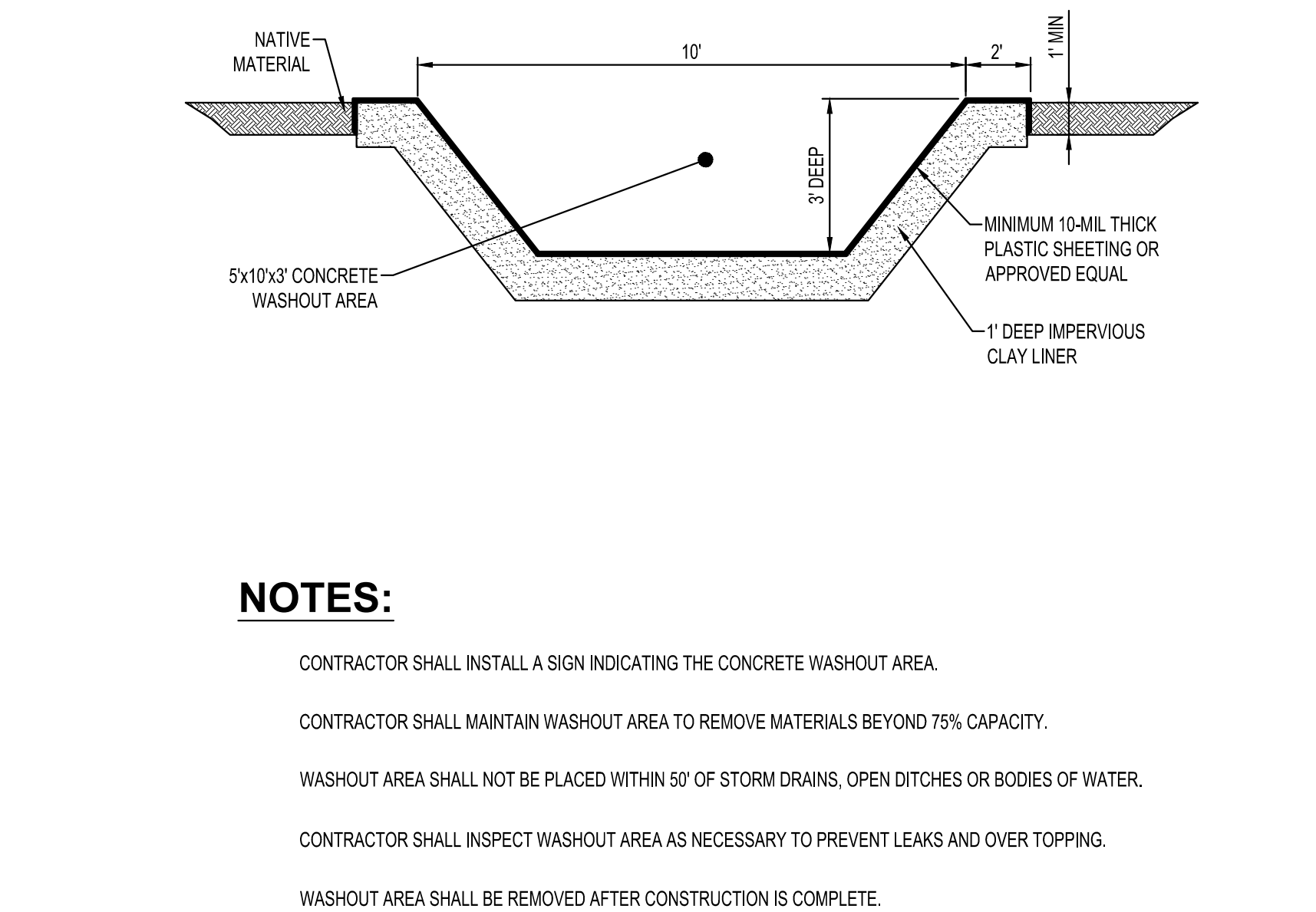
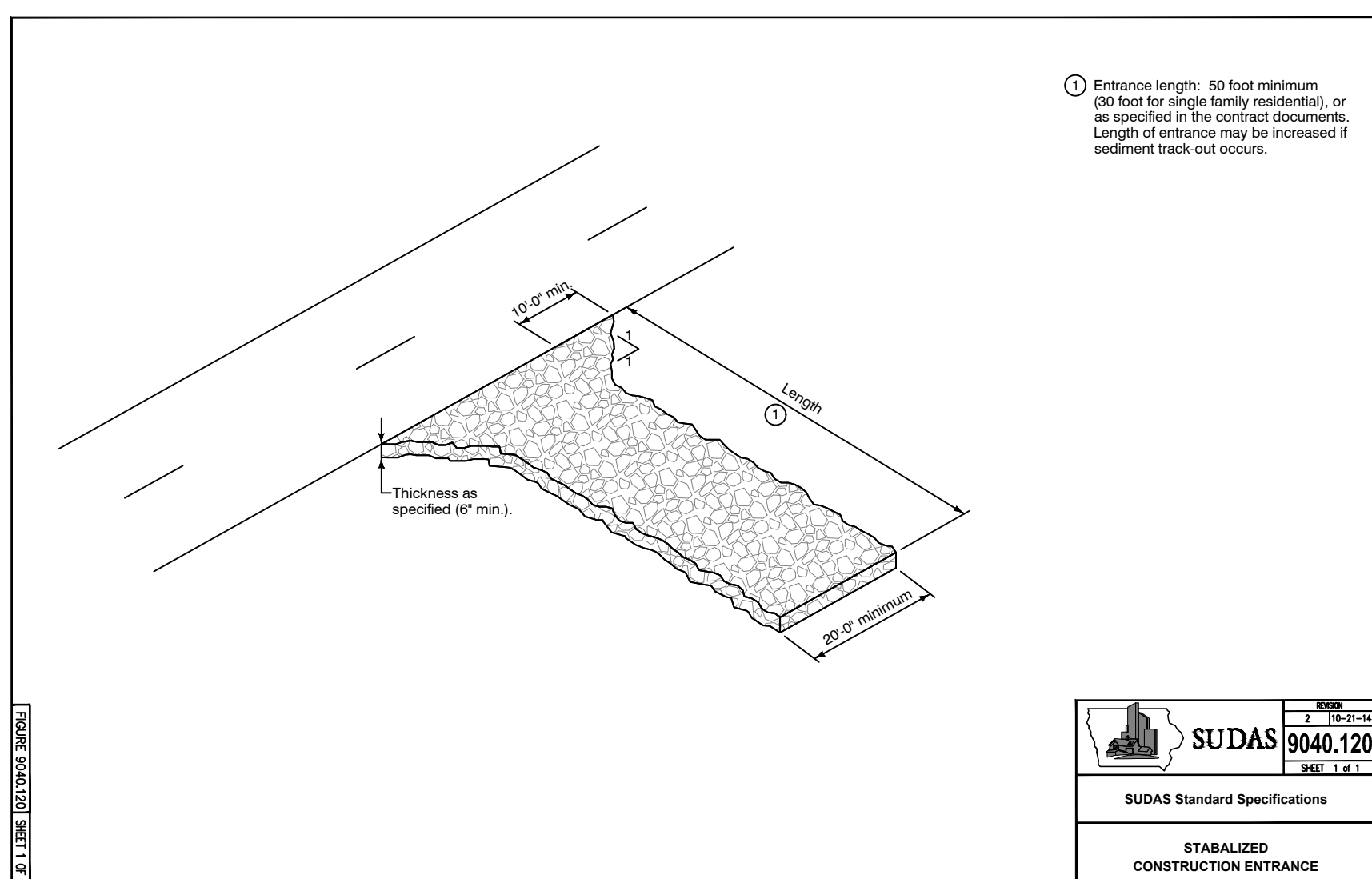
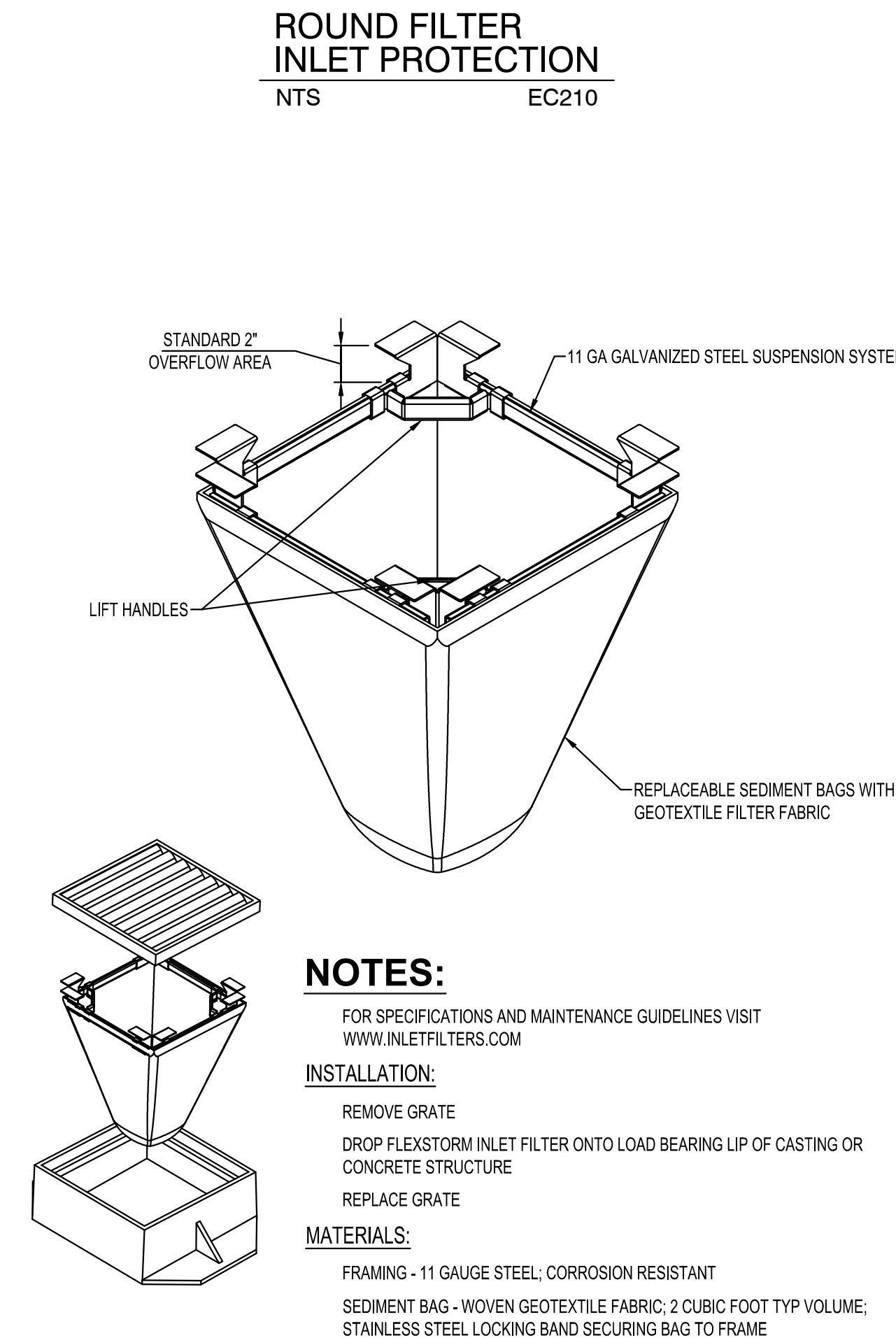
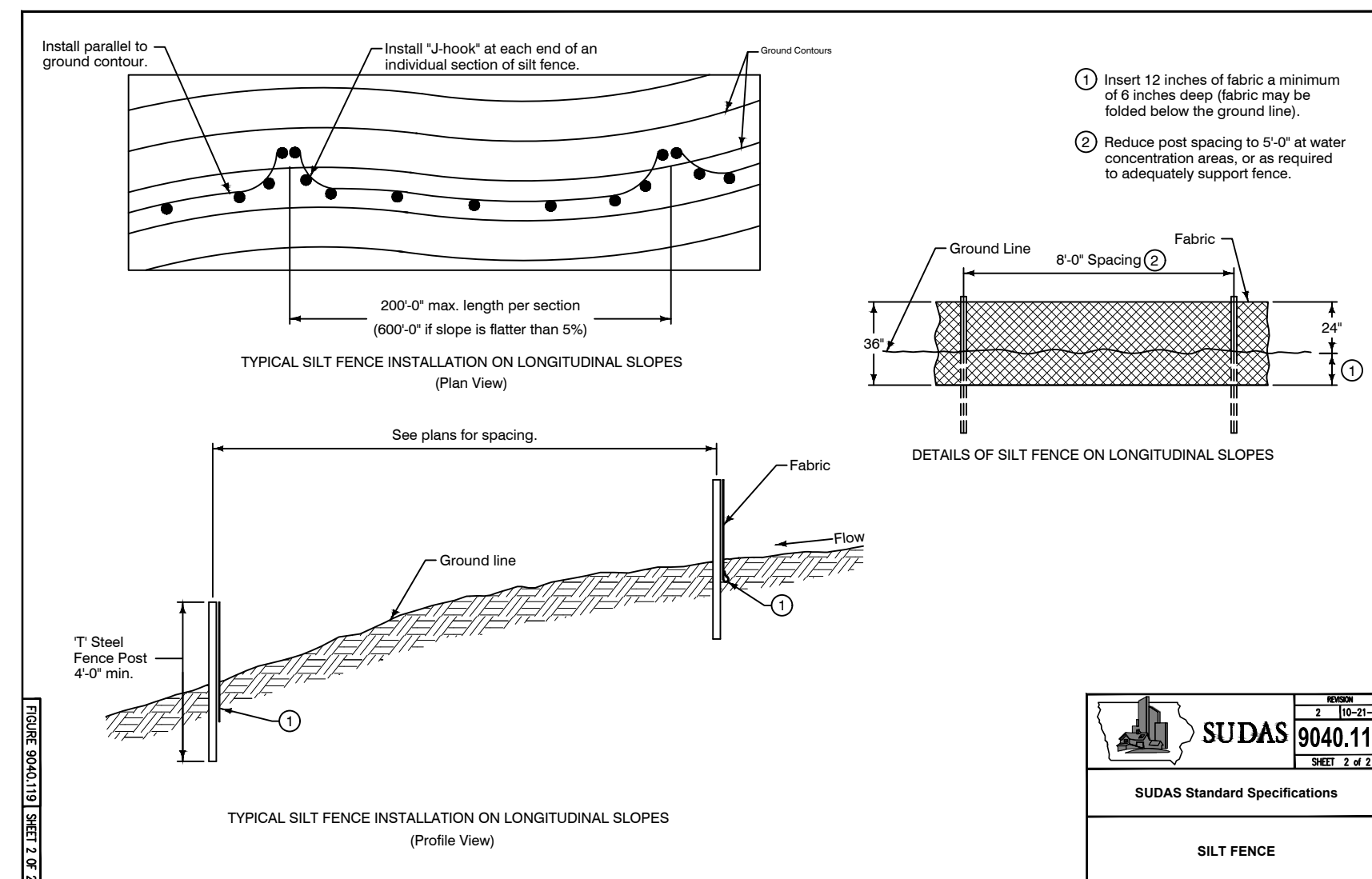
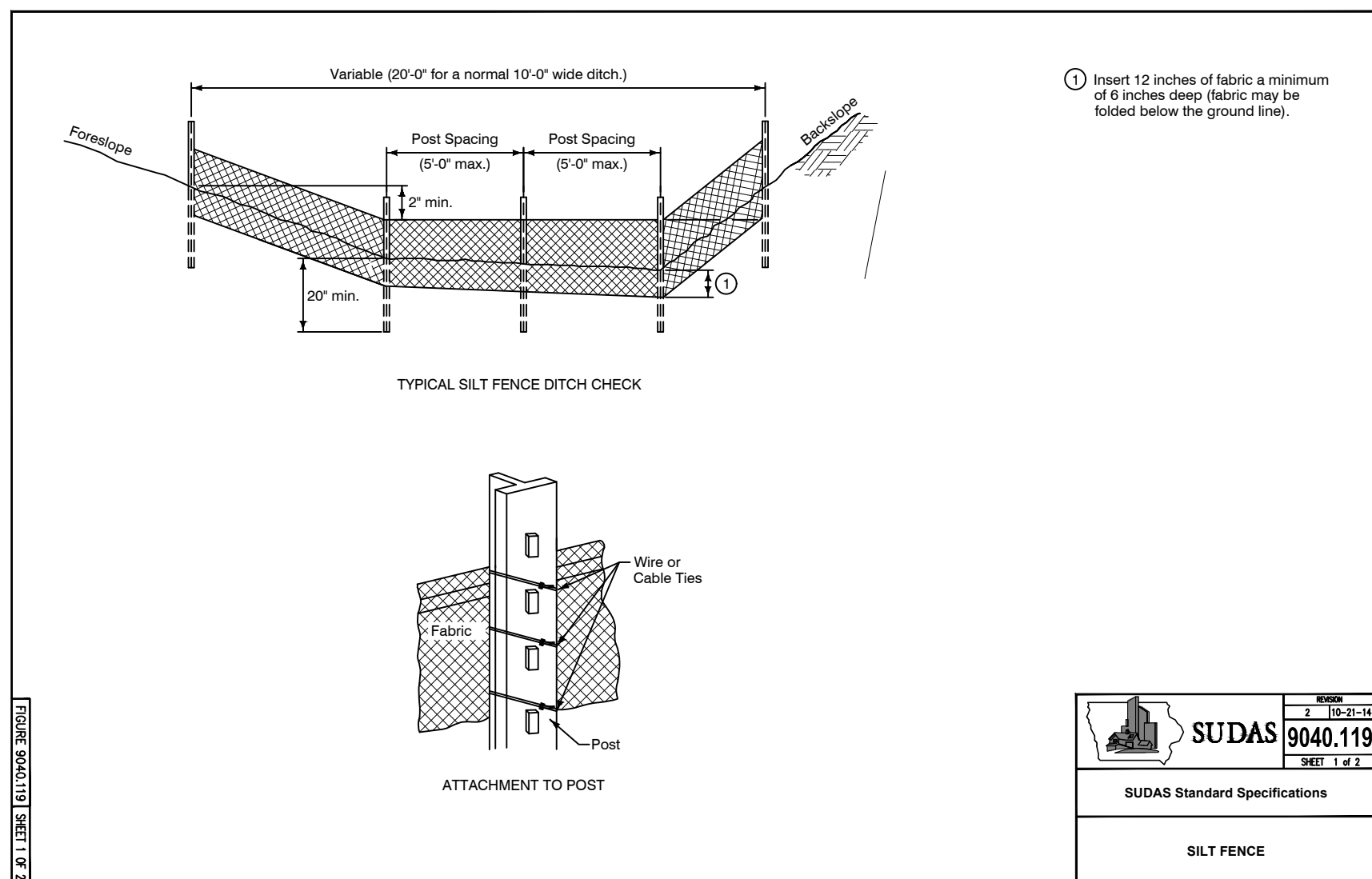
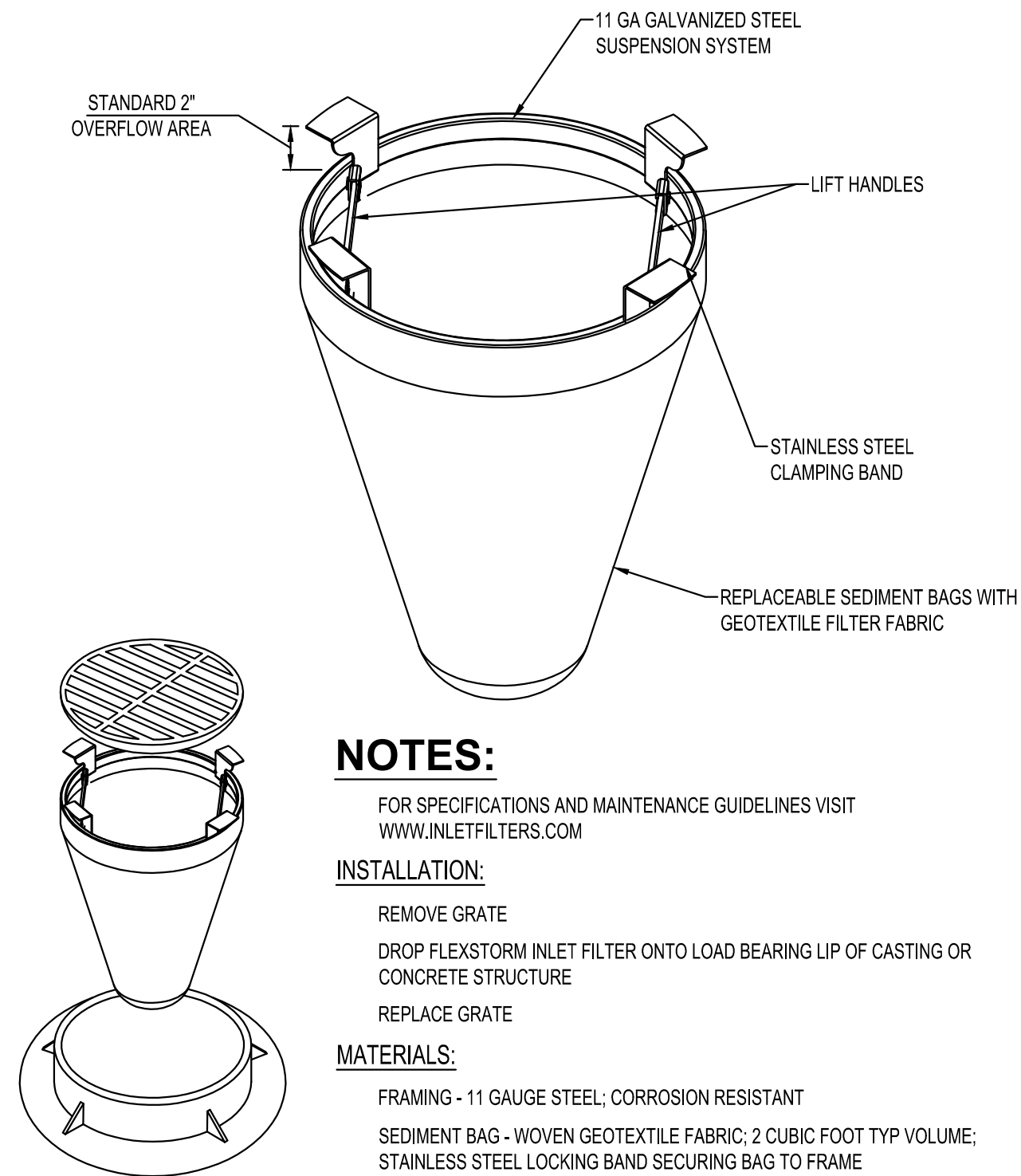
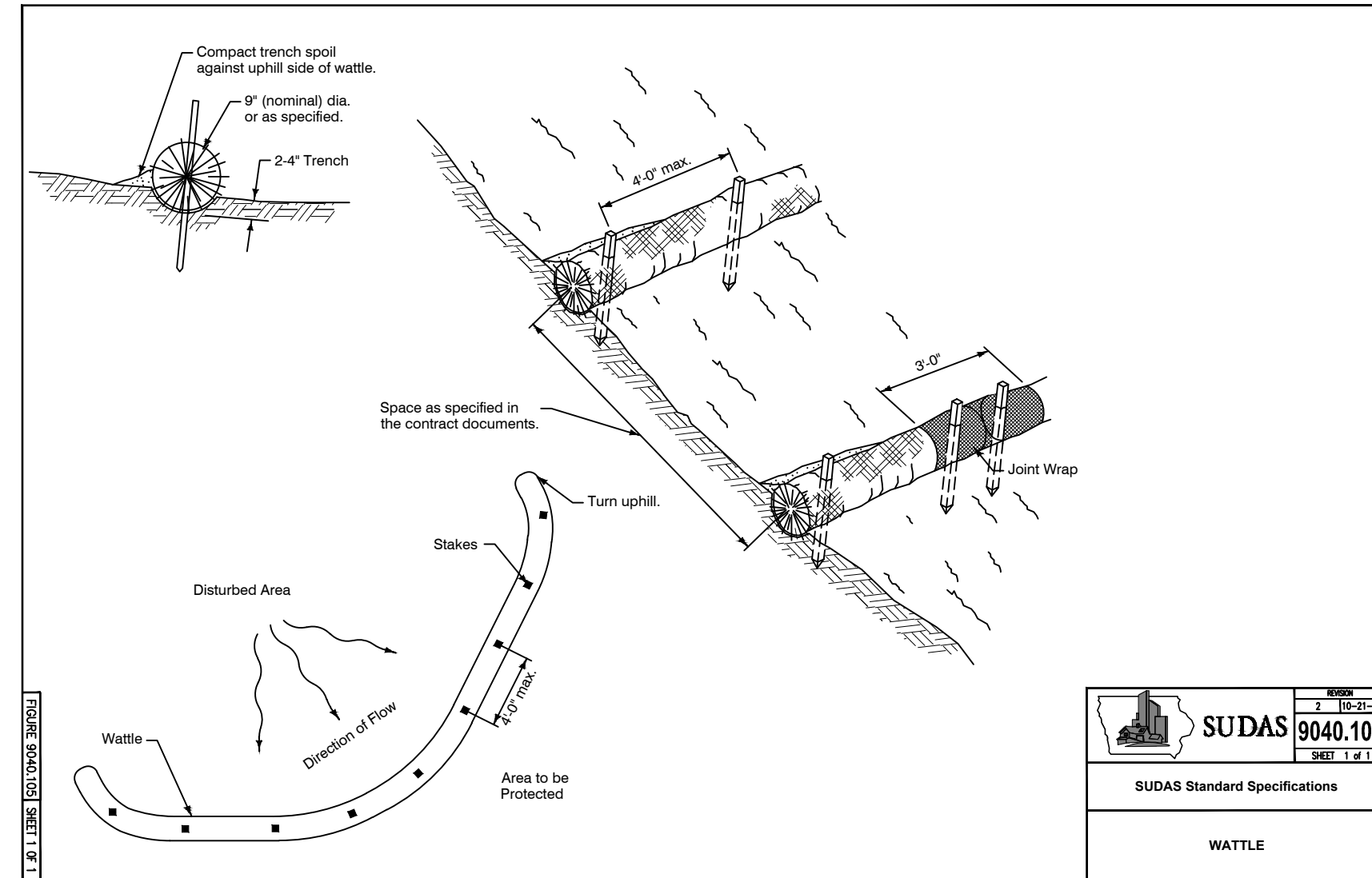
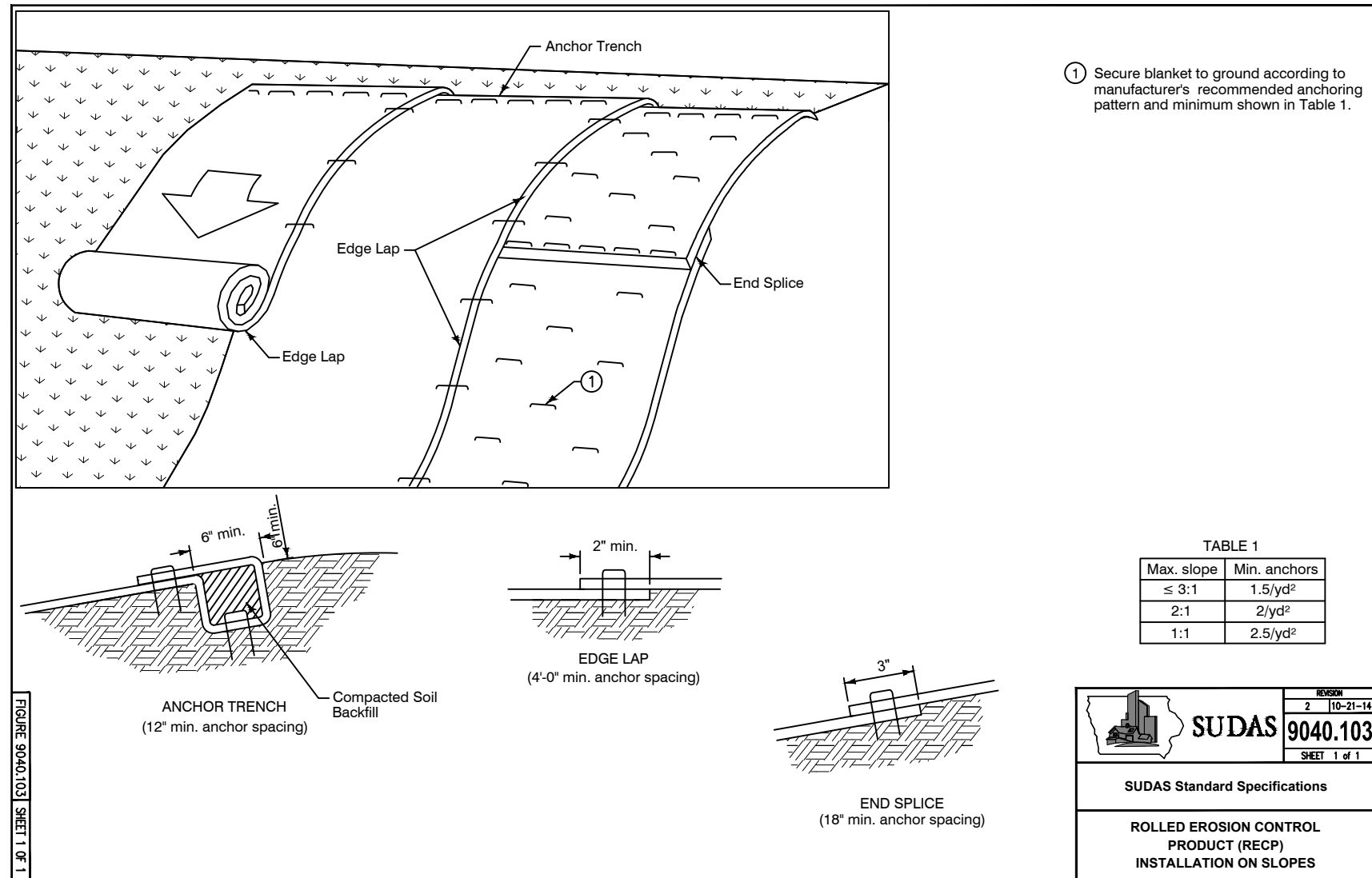
PROJECT NO.	22-26477
FILE NAME	26477 C1-EROSION
DRAWN BY	OOA
DESIGNED BY	ART
REVIEWED BY	ATB

TITLE

SWPPP DETAILS

SHEET

C1-10



CONSTRUCTION ACTIVITY NOTES:

EROSION PREVENTION:

Construction of silt fence and all other erosion control measures shall be complete before other construction activity occurs.

Use phased construction wherever practical and establish turf as soon as possible to minimize sediment transport.

Turf establishment or temporary seeding or mulching of all exposed soil not being actively worked should be immediately initiated once earth disturbing activities have ceased. Temporary cover during construction is incidental.

Pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours after connection to a surface water.

Stabilization of disturbed areas must be initiated immediately whenever any clearing, grading, excavating, or other earth disturbing activities have permanently ceased on any portion of the site or temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days.

SEDIMENT CONTROL PRACTICES:

Construction of silt fence and all other erosion control measures shall be complete prior to land disturbing activities occur.

Inlet erosion protection shall be installed and maintained until turf has been established.

The contractor shall be responsible to control erosion from leaving the construction zone. All eroded material that leaves the construction zone shall be collected by the contractor and returned to the site at the contractor's expense.

All streets must be swept at the end of each working day and prior to a rain event. Silt fence or other effective erosion control measures must be installed around the perimeter of any soil stockpiles, including temporary stockpiles. Stockpiles cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.

Perimeter control shall be installed along the back of curb immediately following curb installation at all locations with positive drainage to parking lot and/or streets, and shall remain until stabilization is achieved. This shall be accomplished through the use of silt fence, biorolls, Rock logs, or other methods approved by the Engineer.

CONSTRUCTION ACTIVITY NOTES:

DEWATERING AND BASIN DRAINING:

Dewater sediment-laden water to sedimentation basins if possible, or use other BMP's to prevent erosion and remove sediment when discharging to surface waters. Use appropriate energy dissipation measures on all discharges.

Dewatering practices cannot cause nuisance conditions, erosion or in receiving channels or inundation of wetlands resulting in adverse impacts.

POLLUTION PREVENTION:

All solid waste collected from the construction site must be disposed in accordance with all applicable regulations.

All hazardous materials (oil, gasoline, fuel, paint, etc) must be properly stored to prevent spills, leaks or other discharge, storage areas shall provide secondary containment and a hazardous materials spill kit. Storage and disposal of hazardous waste must be in compliance with all applicable regulations.

Equipment maintenance areas must be limited to a defined area of the site. All runoff containing any hazardous material must be properly collected and disposed. No engine degreasing shall be allowed on site.

The contractor is responsible for monitoring air pollution and ensuring it does not exceed levels set by local, state, or federal regulations. This includes dust created by work being performed on the site. Air pollution and dust control correction is considered incidental to the unit bid prices for which work is being performed. Additional dust control measures may be required by the Engineer.

Concrete washout onsite: All liquid waste generated by concrete washout operations must be contained in a leak-proof containment facility or impermeable liner. The liquid waste must not contact the ground, and there must not be runoff from the concrete washout operations or areas. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities. Protect storm sewers and drainage ways from allowing concrete slurry from concrete operations to discharge offsite.

INSPECTION AND MAINTENANCE:

The Permittees must routinely inspect the construction site once every seven (7) days during active construction.

All inspections performed during construction must be recorded and records retained with the SWPPP.

Contractor is responsible for keeping a record of all rainfall information & erosion control maintenance until final establishment of turf.

All silt fences must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/2 of the height of the fence.

Erosion control, and other BMP's must be replaced, repaired, or supplemented when they reach 50% design load.

FINAL STABILIZATION:

The Permittees must ensure final stabilization of the site. The Permittees must submit a Notice of Discontinuation within 30 days after final stabilization is complete or control has been passed to another owner.

Sediment shall be removed and basin shall be restored to final grade prior to restoration and acceptance.

All temporary erosion control measures and BMP's must be removed as part of the final site stabilization.

The storm water permit further defines final stabilization and its requirements.

MAINTENANCE SCHEDULE

The following Maintenance Schedule has been provided. The INSPECTOR must perform the inspections. The OPERATOR/CONTRACTOR must perform all needed maintenance. Furthermore, all erosion control feature requiring maintenance may not be listed below. The OPERATOR/CONTRACTOR and INSPECTOR must perform their respective duties on all BMP's that are not listed below as well.

- Construction Entrance** - The entrance shall be maintained in a condition which will prevent tracking or flow of sediment onto public rights-of-way. This may require periodic top dressing with additional stone or the washing and reworking of existing stone as conditions demand and repair and/or cleanout of any structures used to trap sediment. All materials spilled, dropped, washed, or materials dropped, washed or tracked onto roadways will not be permitted under any circumstances.
- Wattles** - The maintenance measures are as follows: (2.1) wattles shall be inspected weekly; (2.2) close attention shall be paid to the repair of damaged bales, end runs and undercutting beneath bales; (2.3) necessary repairs to barriers or replacement of wattles shall be accomplished promptly; (2.4) sediment deposits shall be removed after each rainfall, they must be removed when the level of deposition reaches approximately one-half the height of the wattle; and (2.5) any sediment deposits remaining in place after the wattle is no longer required shall be dressed to conform to the existing grade, prepared and seeded.
- Silt Fence** - The maintenance measures are as follows; (3.1) silt fences shall be inspected weekly, any required repairs shall be made immediately; (3.2) close attention shall be paid to the repair of damaged silt fence resulting from end runs and undercutting; (3.3) should the fabric on a silt fence decompose or become ineffective prior to the end of the expected usable life and the barrier is still necessary, the fabric shall be replaced promptly; (3.4) sediment deposits must be removed when the level of deposition reaches approximately one-half the height of the barrier; and (3.5) any sediment deposits remaining in place after the silt fence is no longer required shall be dressed to conform to the existing grade, prepared and seeded.
- Temporary Sediment Basin** - Temporary Sediment Basin shall be constructed at the beginning of grading operations to provide the required sediment storage. Maintenance and cleanout frequencies for sediment basins depend greatly on the amount of precipitation and sediment load arriving at the basin. During inspections, the embankment should be reviewed for signs of seepage, settlement, or slumping. These problems should be repaired immediately. Sediment should be removed from the basin when it accumulates to one-half of the wet storage volume. During sediment cleanout, trash should be removed from the basin, and the dewatering device and riser pipe should be checked and cleared of any accumulated debris.
- Storm Drain Inlet Protection** - The maintenance measures are as follows: (4.1) structures shall be inspected weekly and repairs made as necessary and (4.2) structures shall be removed and the area stabilized when the remaining drainage area has been properly stabilized.
- Temporary Seeding** - Areas which fail to establish vegetative cover adequate to prevent rill erosion will be re-seeded as soon as such areas are identified.
- Permanent Seeding** - The maintenance measures are as follows: (10.1) in general, a stand of vegetation cannot be determined to be fully established until it has been maintained for one full year after planting; (10.2) new seedlings shall be supplied with adequate moisture, supply water as needed, especially late in the season, in abnormally hot or dry conditions, or on adverse sites, water applications shall be controlled to prevent excessive runoff; (10.3) inspect all seeded areas for failures and make necessary repairs, replacements, and reseedings within the planting season, if possible; [10.3.a] if stand is inadequate for erosion control, over seed and fertilize using half of the rates originally specified; [10.3.b] if stand is 60% damaged, re-establish following seedbed and seeding recommendations; [10.3.c] if stand has less than 40% cover, re-evaluate choice of plant materials and quantities of lime and fertilizer, the soil must be tested to determine if acidity or nutrient imbalances are responsible, re-establish the stand following seedbed and seeding recommendations.
- Street Cleaning / Sweeping** - The maintenance measures are as follows: (13.1) evaluate access points daily for sediment tracking; (13.2) when tracked or spilled sediment is found on paved surfaces, it will be removed daily, during times of heavy track-out, such as during rains, cleaning may be done several times throughout the day; (13.3) all streets shall be swept at the end of each working day and prior to a rain event; (13.4) unknown spills or objects will not be mixed with the sediment; and (13.5) if sediment is mixed with other pollutants, it will be disposed of properly at an authorized landfill.



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PROJECT

**MISTER CARWASH
WAUKEE**

WAUKEE IOWA

ISSUE SCHEDULE		
DATE	DESCRIPTION	BY
06/10/22	CITY SUBMITTAL 1	OOA
07/25/22	CITY SUBMITTAL 3	OOA
08/25/22	CITY SUBMITTAL 4	OOA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
06/07/22	CITY COMMENTS	OOA

PROJECT NO.	22-26477
FILE NAME	26477 C1-EROSION
DRAWN BY	OOA
DESIGNED BY	ART
REVIEWED BY	ATB

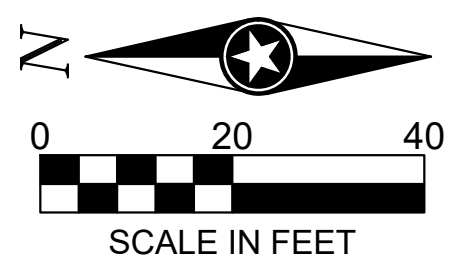
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SWPPP NOTES

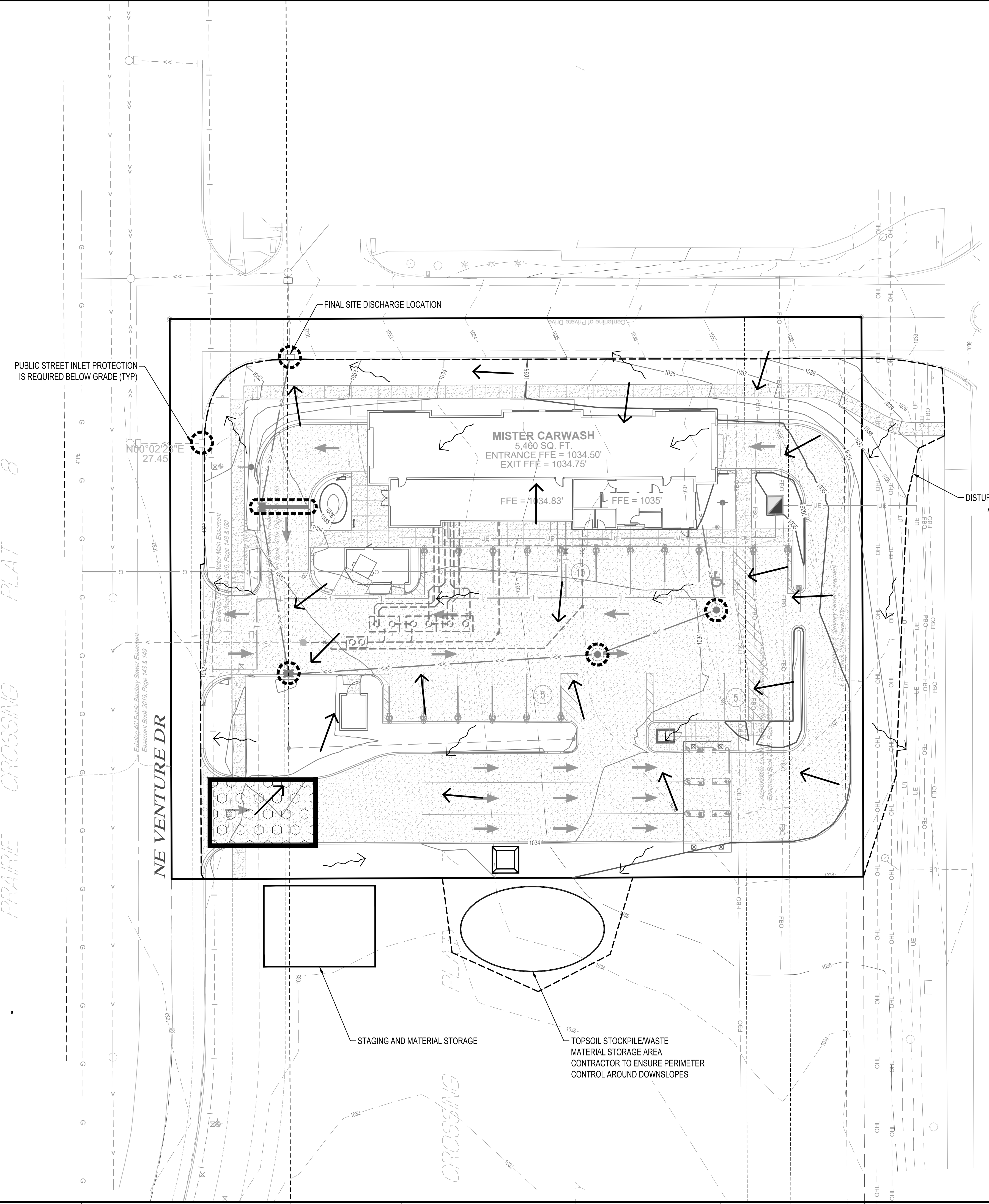
SHEET

C1-20

OOA
ART
ATB



PRELIMINARY NOT FOR CONSTRUCTION



HICKMAN ROAD

NE VENTURE DR

PRAIRIE CROSSING PLAT 8

FINAL SITE DISCHARGE LOCATION

PUBLIC STREET INLET PROTECTION IS REQUIRED BELOW GRADE (TYP)

MISTER CARWASH
5,480 SQ. FT.
ENTRANCE FFE = 1034.50'
EXIT FFE = 1034.75'

FFE = 1034.83' FFE = 1035'

DISTURBANCE LIMITS
AREA = 1.26 AC

STAGING AND MATERIAL STORAGE

TOPSOIL STOCKPILE/WASTE MATERIAL STORAGE AREA
CONTRACTOR TO ENSURE PERIMETER CONTROL AROUND DOWNSLOPES

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION	UNITS	QUANTITY
— PC —	PERIMETER CONTROL	LF	931
⊙	STORM DRAIN INLET PROTECTION	EA	6
⊠	ROCK CONSTRUCTION EXIT	EA	1
◻	CONCRETE WASHOUT AREA	EA	1
↗	EXISTING DRAINAGE ARROW		
➔	PROPOSED DRAINAGE ARROW		
--- 101 ---	EXISTING CONTOUR (MINOR INTERVAL)		
--- 100 ---	EXISTING CONTOUR (MAJOR INTERVAL)		
--- 101 ---	PROPOSED CONTOUR (MINOR INTERVAL)		
--- 100 ---	PROPOSED CONTOUR (MAJOR INTERVAL)		

- NOTES:
- 1.) PERIMETER CONTROL CAN BE SILT FENCE, OR SEDIMENT CONTROL LOG.
 - 2.) QUANTITIES ARE FOR INFORMATIONAL PURPOSES TO MEET THE REQUIREMENTS OF THE CONSTRUCTION STORMWATER PERMIT. NO GUARANTEE IS MADE TO THE ACTUAL QUANTITIES REQUIRED.
 - 3.) THE QUANTITIES SHOWN ARE TOTAL FOR THE ENTIRE PROJECT NOT SPECIFIC TO THIS SHEET.
 - 4.) SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.
 - 5.) SWPPP COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS SWPPP INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.
 - 6.) SUDAS TYPE 4 SEED MIX TO BE USED FOR ALL TEMPORARY STABILIZATION (SUDAS 9010) SOD TO BE USED FOR ALL PERMANENT STABILIZATION (SUDAS 9020). REFER TO SHEET C5-10 FOR TYPE AND QUANTITY.
 - 7.) REMOVE ALL DEBRIS AND MUD SPILLED INTO ROW AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
 - 8.) THE ULTIMATE DISCHARGE LOCATION FOR THE SITE IS A REGIONAL DETENTION POND AND THEN ULTIMATELY INTO WALNUT CREEK.
 - 9.) THE STABILIZED CONSTRUCTION EXIT SHALL EXTEND TO A PAVED SURFACE AT ALL TIMES. IT WILL NEED TO CHANGE LOCATIONS DURING THE COURSE OF THE PROJECT. THE LOCATION SHOWN IS THE GENERAL LOCATION THAT IT WILL BE LOCATED FOR THE MAJORITY OF THIS PROJECT.
 - 10.) MINIMUM TOPSOIL RESPREAD REQUIREMENTS OF GP#2 TO BE MET WITH SUDAS SPEC 2010 FOR ON-SITE TOPSOIL.
 - 11.) FOR SEEDING QUANTITIES REFER TO SHEET C5-10 SITE RESTORATION AND PLANTING PLAN.

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PROJECT

**MISTER CARWASH
WAUKEE**

WAUKEE IOWA

ISSUE SCHEDULE		
DATE	DESCRIPTION	BY
06/10/22	CITY SUBMITTAL 1	OOA
07/25/22	CITY SUBMITTAL 3	OOA
08/25/22	CITY SUBMITTAL 4	OOA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
06/07/22	CITY COMMENTS	OOA

PROJECT NO.	22-26477
FILE NAME	26477 C1-EROSION
DRAWN BY	OOA
DESIGNED BY	ART
REVIEWED BY	ATB

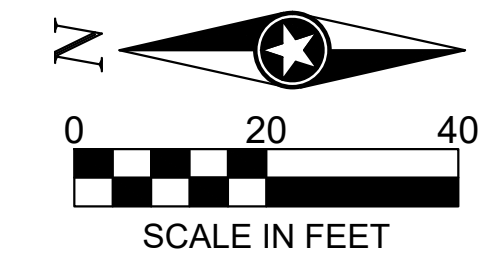
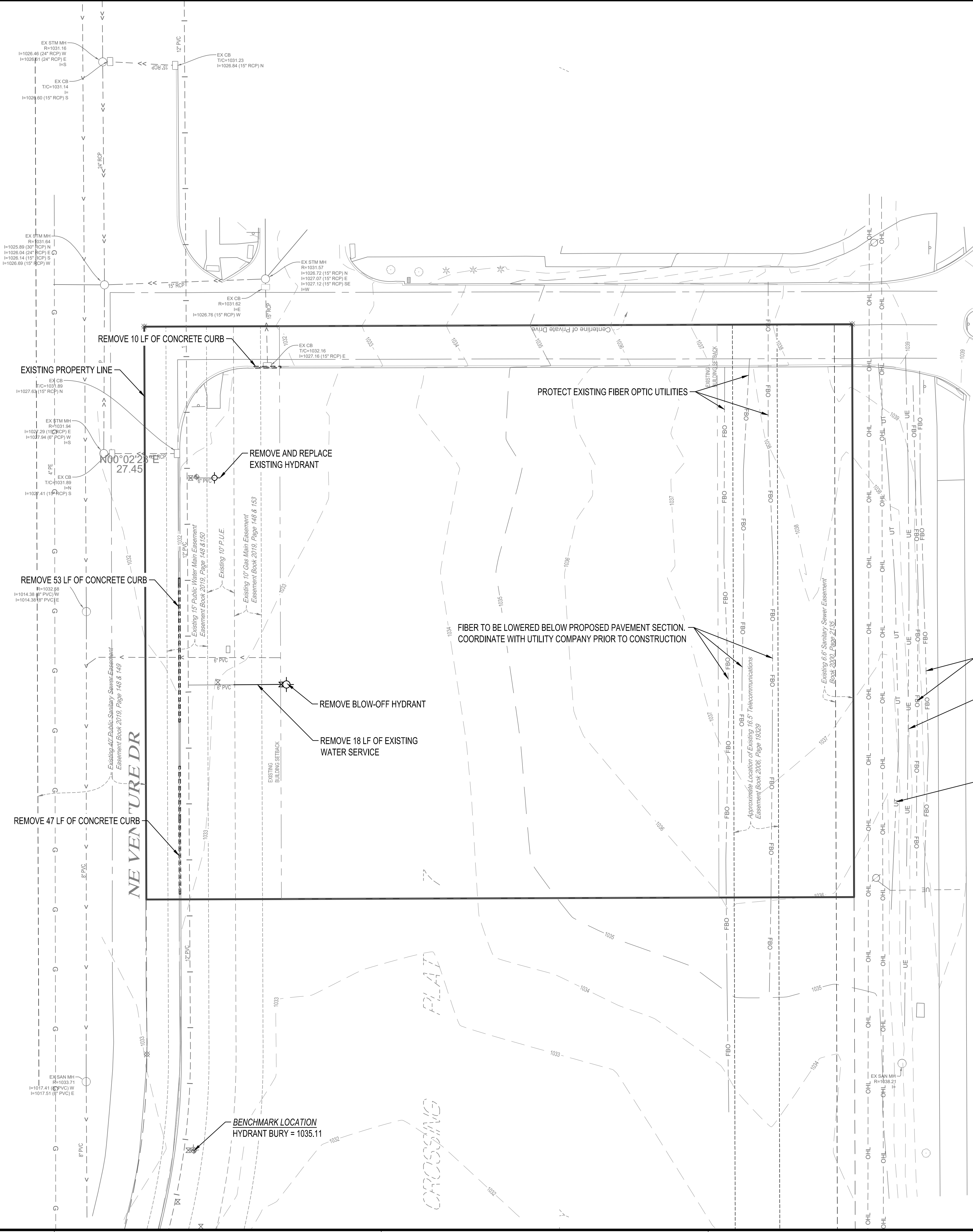
**STORMWATER
POLLUTION
PREVENTION PLAN**

SHEET
C1-30

PLOT DATE: 9/15/2022 10:30 AM

FRANKIE CROSSING FLAT 8

FRANKIE CROSSING FLAT 7



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PROJECT
MISTER CARWASH WAUKEE

WAUKEE IOWA

ISSUE SCHEDULE		
DATE	DESCRIPTION	BY
06/10/22	CITY SUBMITTAL 1	OOA
07/25/22	CITY SUBMITTAL 3	OOA
08/25/22	CITY SUBMITTAL 4	OOA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
06/07/22	CITY COMMENTS	OOA

PROJECT NO.	22-26477
FILE NAME	26477 C2-EXISTING
DRAWN BY	OOA
DESIGNED BY	ART
REVIEWED BY	ATB

TITLE
EXISTING SITE AND REMOVALS

SHEET
C2-10

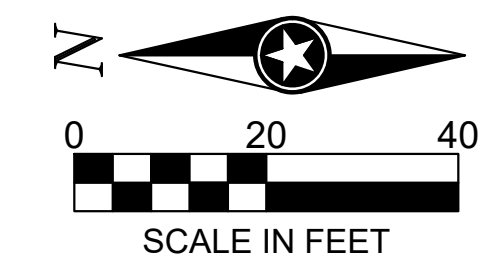
REMOVAL LEGEND	
SYMBOL	DESCRIPTION
	REMOVE CONCRETE CURB

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.

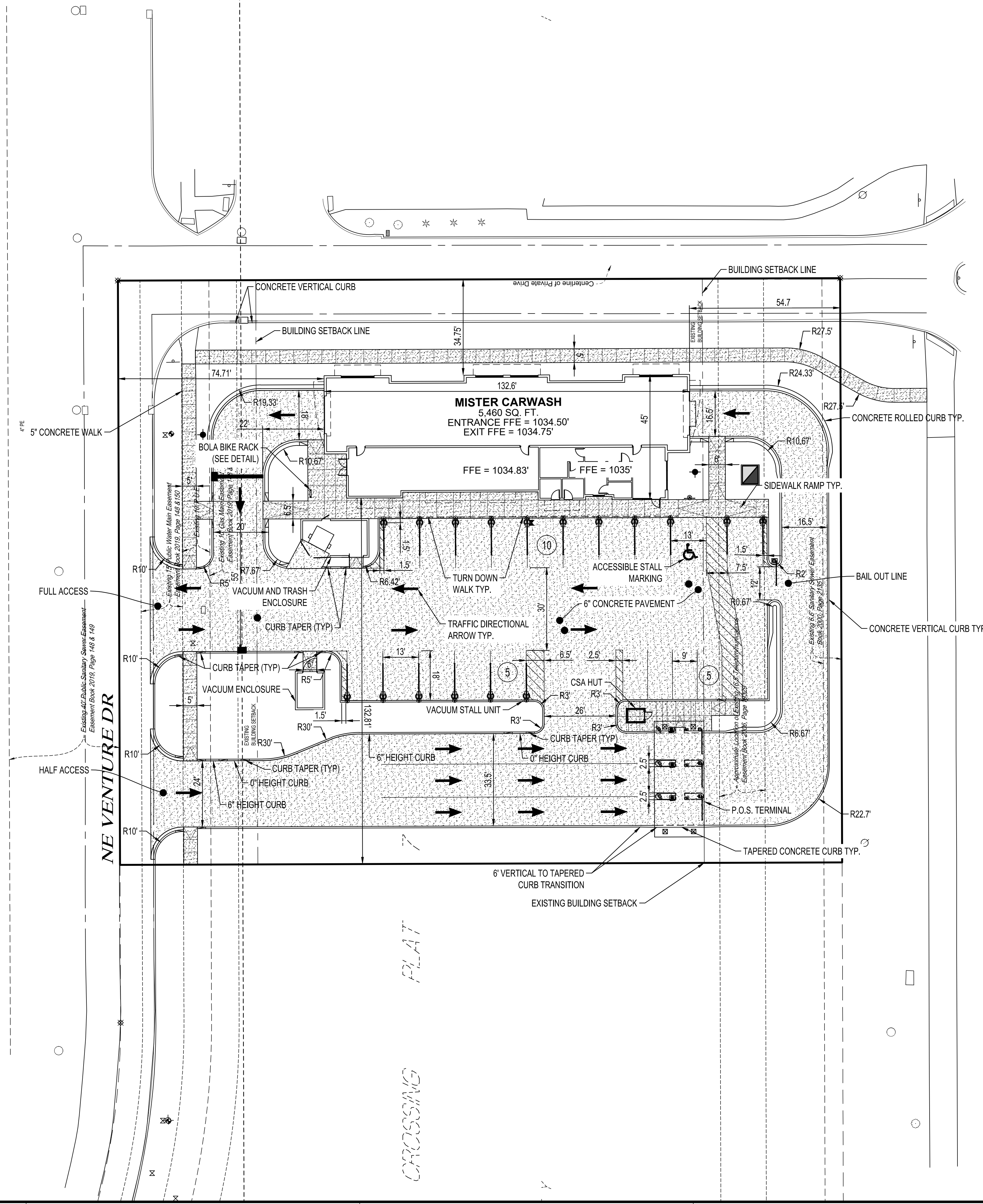
PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 9/12/2022 10:30 AM

FRANZIE CROSSING FLAT 8
NE VENTURE DR
FRANZIE CROSSING FLAT 7
CROSSING



PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	CONCRETE PAVEMENT
	CONCRETE WALK



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PROJECT
MISTER CARWASH WAUKEE

WAUKEE IOWA

ISSUE SCHEDULE		
DATE	DESCRIPTION	BY
06/10/22	CITY SUBMITTAL 1	OOA
07/25/22	CITY SUBMITTAL 3	OOA
08/25/22	CITY SUBMITTAL 4	OOA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
06/07/22	CITY COMMENTS	OOA

PROJECT NO.	22-26477
FILE NAME	26477 C3-SITE
DRAWN BY	OOA
DESIGNED BY	ART
REVIEWED BY	ATB

TITLE
SITE PLAN

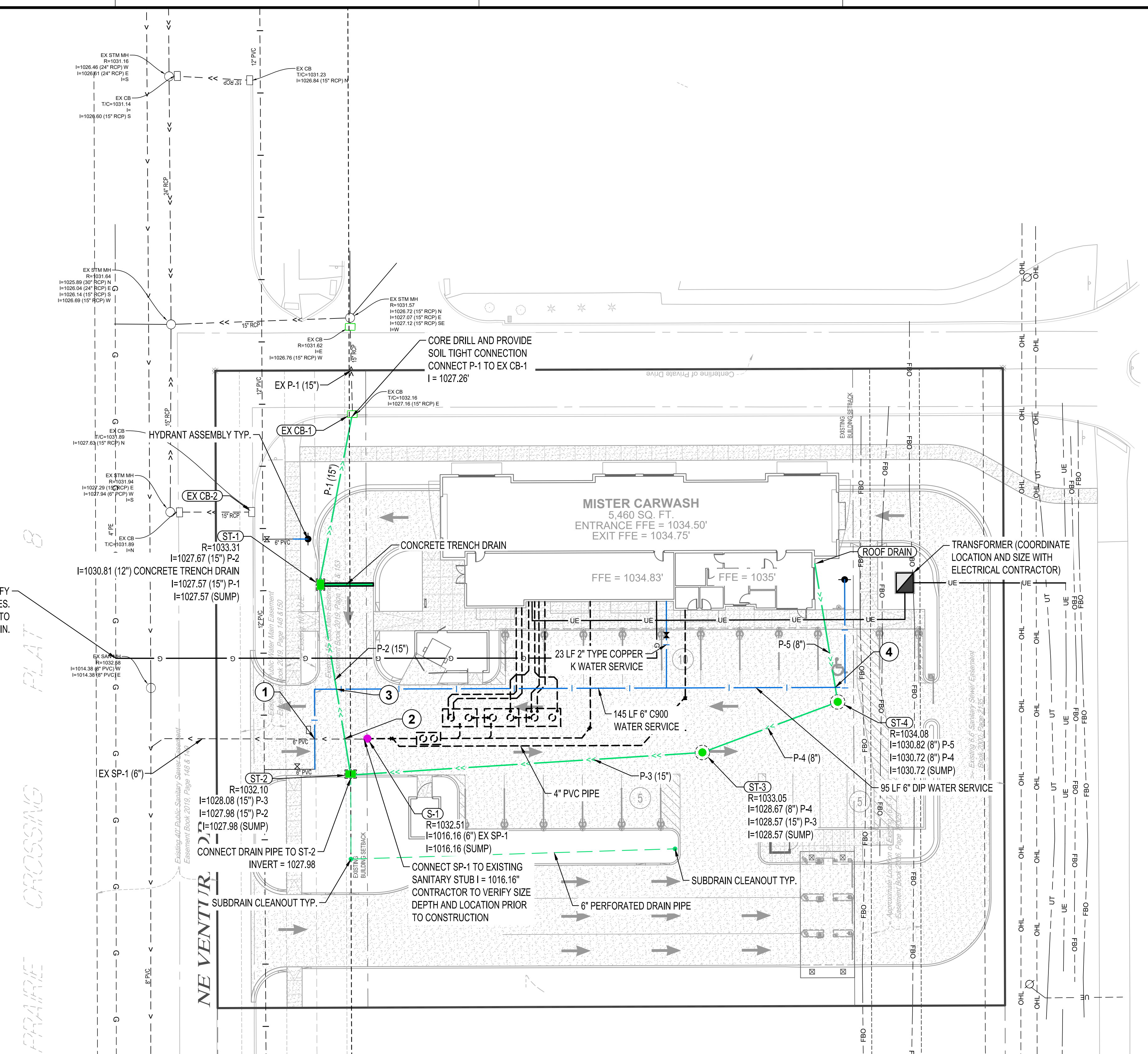
SHEET
C3-10

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



EXISTING		PROPOSED	
--->---	STORM DRAIN	--->---	STORM DRAIN
--->---	SANITARY SEWER	--->---	SANITARY SEWER
--- ---	SANITARY SEWER FORCEMAIN	--- ---	SANITARY SEWER FORCEMAIN
---I---	WATER MAIN	---I---	WATER MAIN
---G---	GAS	---G---	GAS
---OE---	OVERHEAD ELECTRIC	---OE---	OVERHEAD ELECTRIC
---UE---	UNDERGROUND ELECTRIC	---UE---	UNDERGROUND ELECTRIC
---UT---	UNDERGROUND TELEPHONE	---UT---	UNDERGROUND TELEPHONE
---UTV---	UNDERGROUND TV	---UTV---	UNDERGROUND TV
---OHL---	OVERHEAD UTILITY	---OHL---	OVERHEAD UTILITY
---UTL---	UNDERGROUND UTILITY	---UTL---	UNDERGROUND UTILITY
---FBO---	FIBER OPTIC	---FBO---	FIBER OPTIC

NOTE:
 1.) CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.
 2.) ALL UTILITIES THAT ARE TO BE CONSTRUCTED TO 5' OUTSIDE OF BUILDING ARE TO BE CONNECTED TO BUILDING BY MECHANICAL CONTRACTOR.
 3.) ENSURE 18" VERTICAL SEPARATION BETWEEN ALL PROPOSED & EXISTING WATER, STORM & SANITARY UTILITIES.
 4.) WATER SERVICE MUST HAVE 5.5 FT MINIMUM COVER.
 5.) GASKETED JOINTS ARE REQUIRED FOR STORM SEWER OVER WATER MAIN CROSSINGS.
 6.) GAS SERVICE AND METER TO BE INSTALLED AND SET BY THE CITY OF WAUKEE.



CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES. CONNECT GAS SERVICE TO EXISTING GAS MAIN.

PRAIRIE CROSSING PLAT 8

E HICKMAN ROAD

NE VENTUR

PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE (IN)	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
P-1	ST-1	1027.57	EX CB-1	1027.26	15	RCP	0.53%	58
P-2	ST-2	1027.98	ST-1	1027.67	15	RCP	0.49%	64
P-3	ST-3	1028.57	ST-2	1028.08	15	RCP	0.42%	117
P-4	ST-4	1030.72	ST-3	1028.67	8	PVC	4.26%	48
P-5	ROOF DRAIN	1033.00	ST-4	1030.82	8	PVC	4.68%	47

STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	PAY HEIGHT (LN FT)	* TOP OF CASTING ELEVATION	INVERT ELEVATION	OUTLET PIPE
ST-1	SW-501	36 x 24	RC	NEENAH R-3067 TYPE R	5.75	1033.31	1027.57	P-1
ST-2	SW-501	36 x 24	RC	NEENAH R-3067 TYPE R	4.12	1032.10	1027.98	P-2
ST-3	SW-401	48 Ø	RC	NEENAH R-2580-C	4.48	1033.05	1028.57	P-3
ST-4	SW-401	48 Ø	RC	NEENAH R-1733 'STORM SEWER' IN COVER	3.37	1034.08	1030.72	P-4

CROSSING NUMBER	SANITARY PIPE ELEVATIONS	WATER PIPE ELEVATIONS	STORM PIPE ELEVATIONS
①	TOP=1016.32	BOT=1017.82	
②	TOP = 1016.67		BOT = 1027.49
③		TOP = 1019.32	BOT = 1027.29
④		TOP = 1028.13	BOT = 1030.91

STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	PAY HEIGHT (LN FT)	TOP OF CASTING ELEVATION	INVERT ELEVATION	OUTLET PIPE
S-1	SW-301	48 Ø	Reinforced Concrete	SW-601 TYPE B	16.35	1032.51	1016.16	EX SP-1

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PROJECT		
MISTER CARWASH WAUKEE		
WAUKEE	IOWA	
ISSUE SCHEDULE		
DATE	DESCRIPTION	BY
06/10/22	CITY SUBMITTAL 1	OOA
07/25/22	CITY SUBMITTAL 3	OOA
08/25/22	CITY SUBMITTAL 4	OOA
REVISION SCHEDULE		
DATE	DESCRIPTION	BY
06/07/22	CITY COMMENTS	OOA

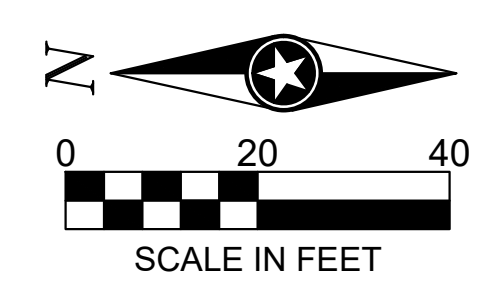
PROJECT NO.	22-26477
FILE NAME	26477 C3-SITE
DRAWN BY	#
DESIGNED BY	#
REVIEWED BY	#

TITLE

SITE UTILITY PLAN

SHEET

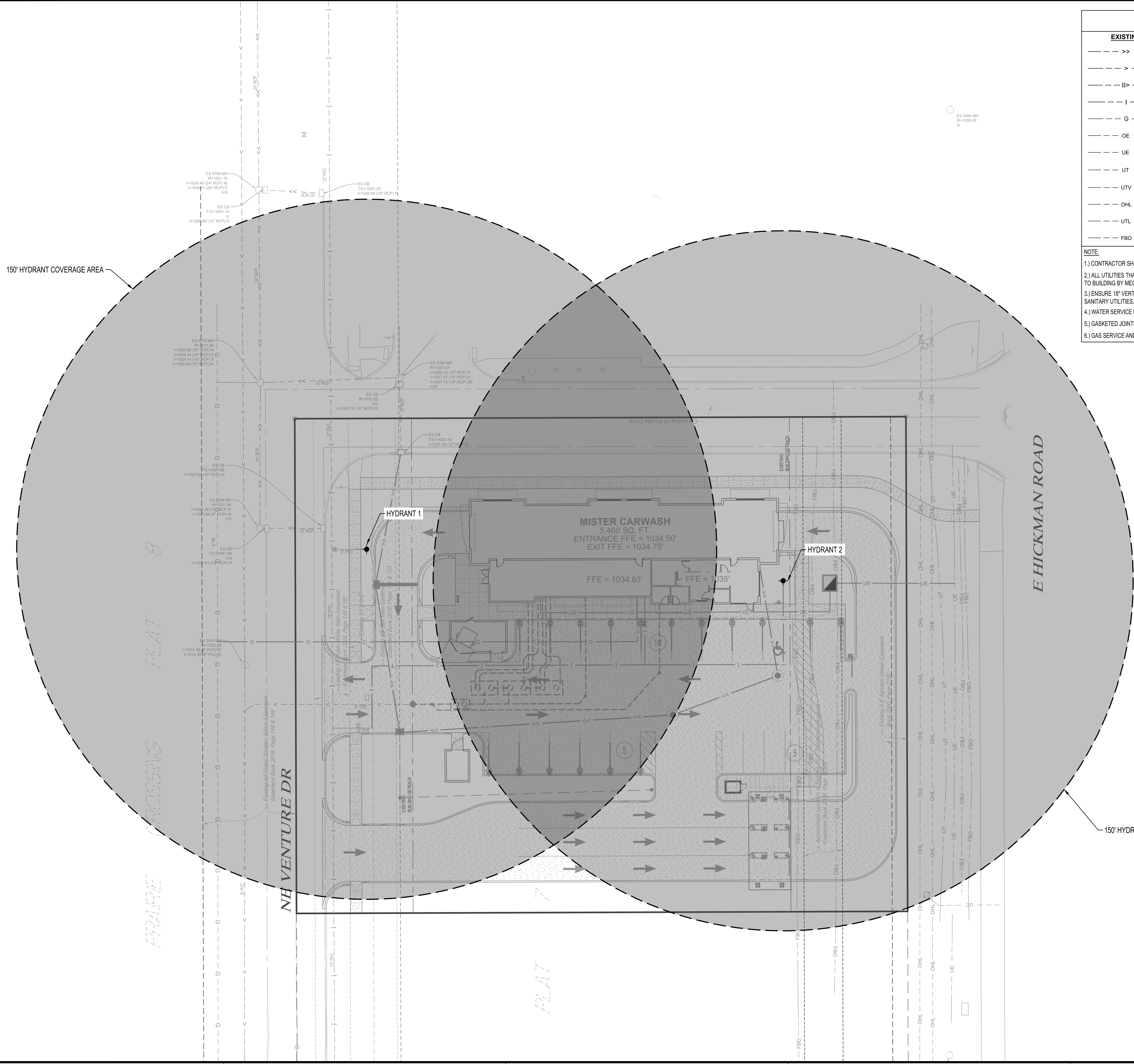
C3-20



PLOT DATE: 9/12/2022 10:30 AM

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 9/12/2022 10:30 AM



EXISTING		PROPOSED	
--- >> ---	STORM DRAIN	--- >> ---	STORM DRAIN
--- > ---	SANITARY SEWER	--- > ---	SANITARY SEWER
--- ---	SANITARY SEWER FORCEMAIN	--- ---	SANITARY SEWER FORCEMAIN
--- ---	WATER MAIN	--- ---	WATER MAIN
--- G ---	GAS	--- G ---	GAS
--- OE ---	OVERHEAD ELECTRIC	--- OE ---	OVERHEAD ELECTRIC
--- UE ---	UNDERGROUND ELECTRIC	--- UE ---	UNDERGROUND ELECTRIC
--- UT ---	UNDERGROUND TELEPHONE	--- UT ---	UNDERGROUND TELEPHONE
--- UTV ---	UNDERGROUND TV	---	---
--- OHL ---	OVERHEAD UTILITY	---	---
--- UTL ---	UNDERGROUND UTILITY	---	---
--- FBO ---	FIBER OPTIC	---	---

NOTE:
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PROJECT
MISTER CARWASH WAUKEE

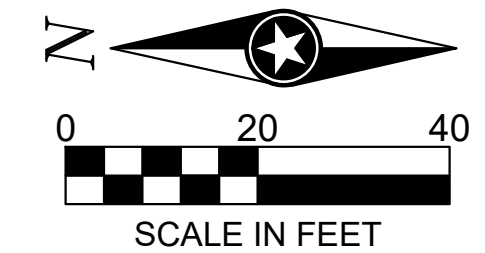
ISSUE SCHEDULE		BY
DATE	DESCRIPTION	
06/10/22	CITY SUBMITTAL 1	OOA
07/25/22	CITY SUBMITTAL 3	OOA
08/25/22	CITY SUBMITTAL 4	OOA

REVISION SCHEDULE		BY
DATE	DESCRIPTION	
06/07/22	CITY COMMENTS	OOA

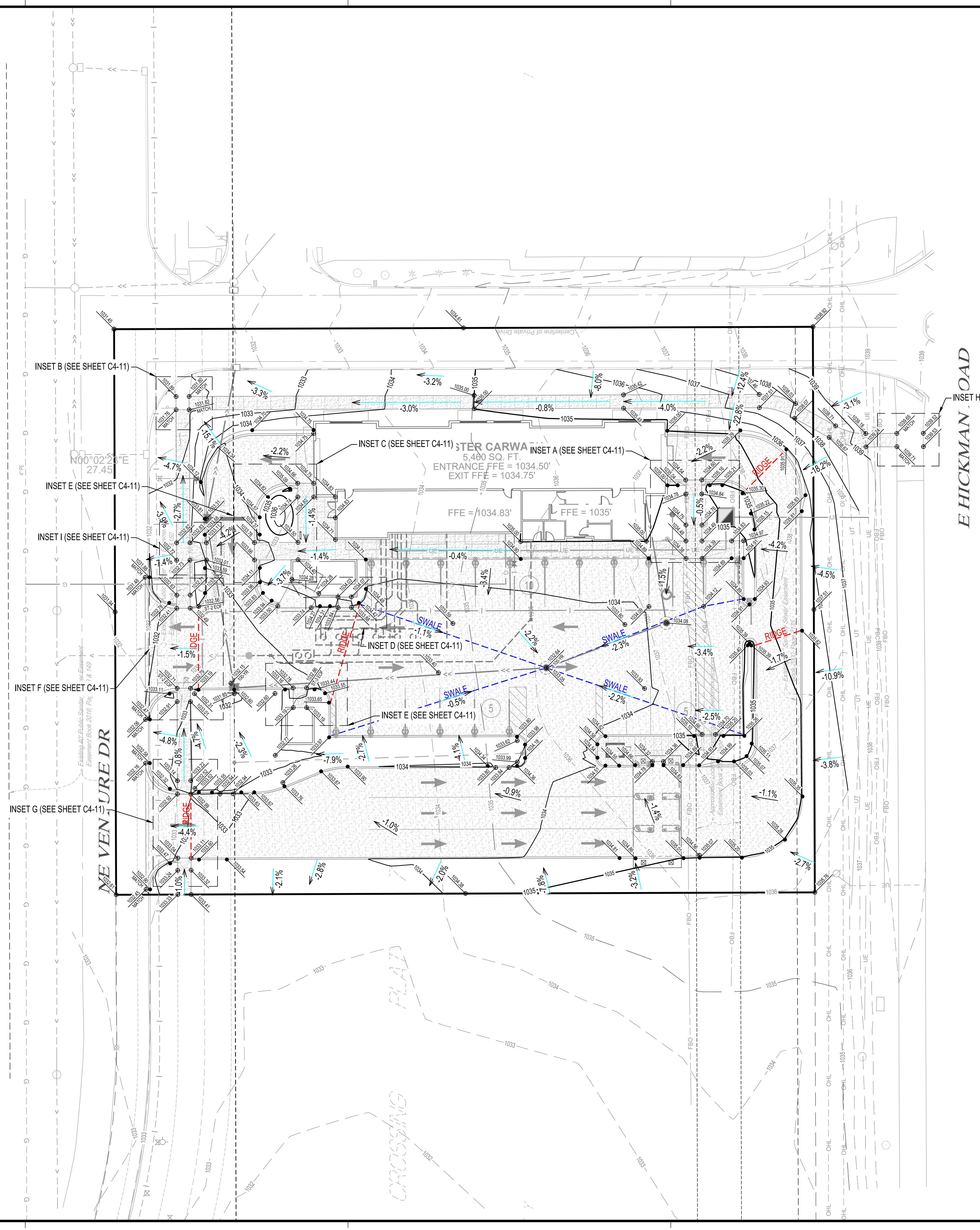
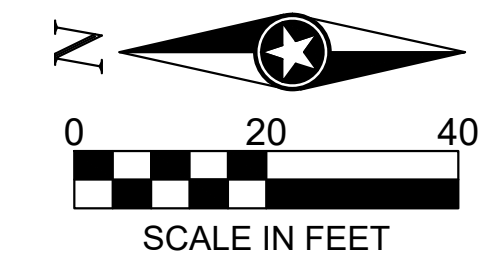
PROJECT NO.	22-26477
FILE NAME	26477 C3-SITE
DRAWN BY	#
DESIGNED BY	#
REVIEWED BY	#

TITLE
HYDRANT COVERAGE MAP

SHEET	C3-21
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PRELIMINARY NOT FOR CONSTRUCTION



PRAIRIE CROSSING PLAT 8

GRADING LEGEND		
	-101 -	EXISTING CONTOUR (MINOR INTERVAL)
	-100 -	EXISTING CONTOUR (MAJOR INTERVAL)
	101	PROPOSED CONTOUR (MINOR INTERVAL)
	100	PROPOSED CONTOUR (MAJOR INTERVAL)
	1034.83	PROPOSED SPOT ELEVATION
	1034.83	PROPOSED TOP BACK OF CURB SPOT ELEVATION
	-X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES
 PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

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PROJECT		
MISTER CARWASH WAUKEE		
WAUKEE		IOWA

ISSUE SCHEDULE		
DATE	DESCRIPTION	BY
06/10/22	CITY SUBMITTAL 1	OOA
07/25/22	CITY SUBMITTAL 3	OOA
08/25/22	CITY SUBMITTAL 4	OOA

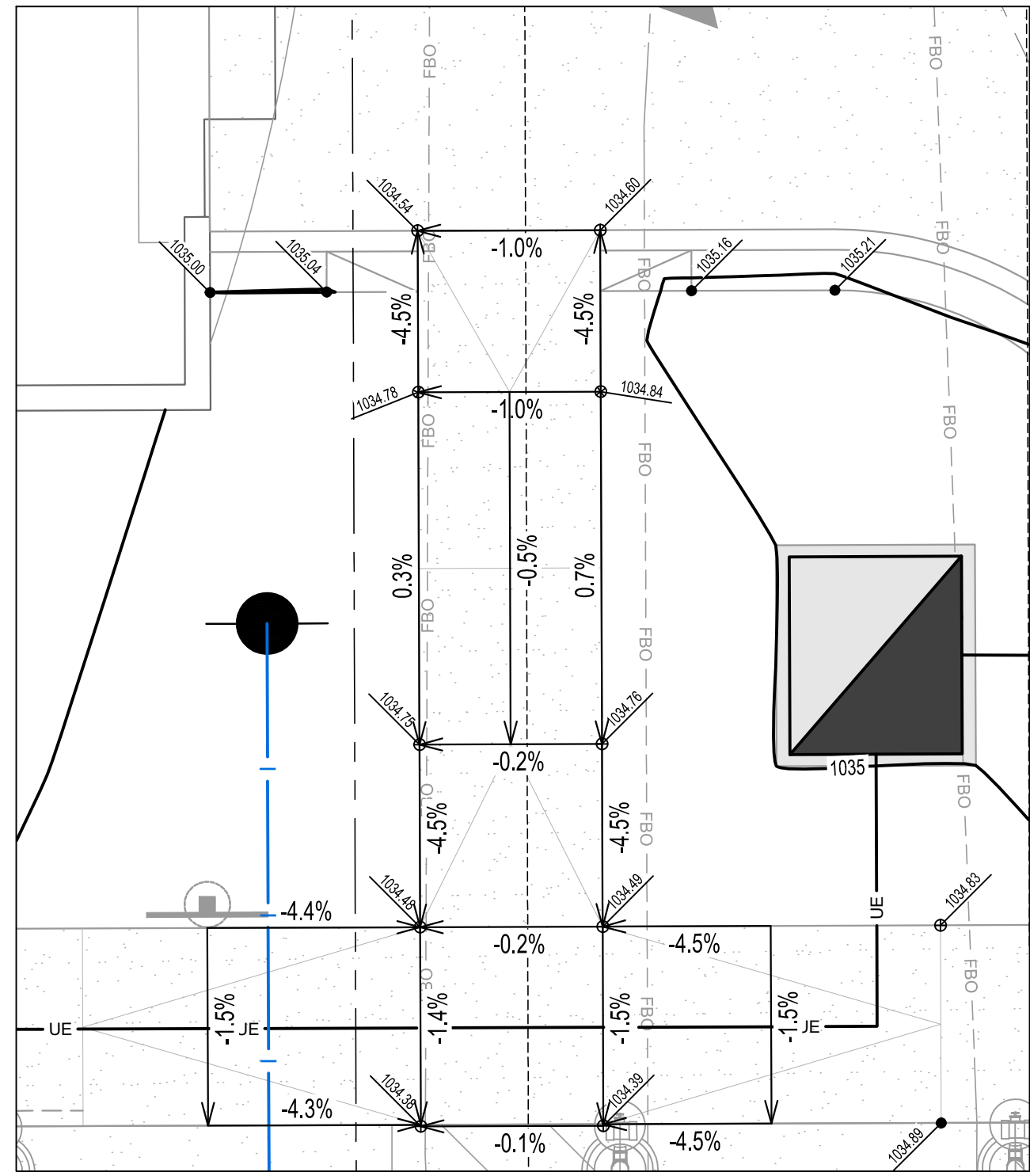
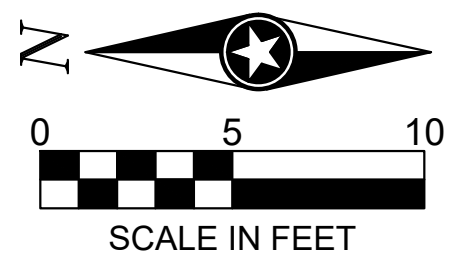
REVISION SCHEDULE		
DATE	DESCRIPTION	BY
06/07/22	CITY COMMENTS	OOA

PROJECT NO.	22-26477
FILE NAME	26477 C4-GRADE
DRAWN BY	OOA
DESIGNED BY	ART
REVIEWED BY	ATB

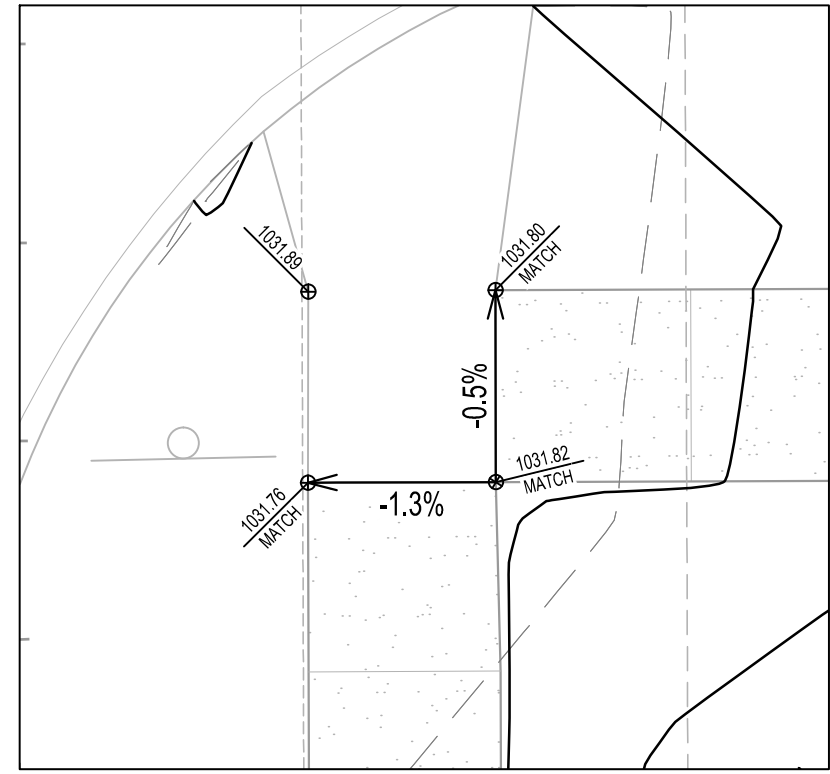
TITLE
GRADING PLAN

SHEET
C4-10

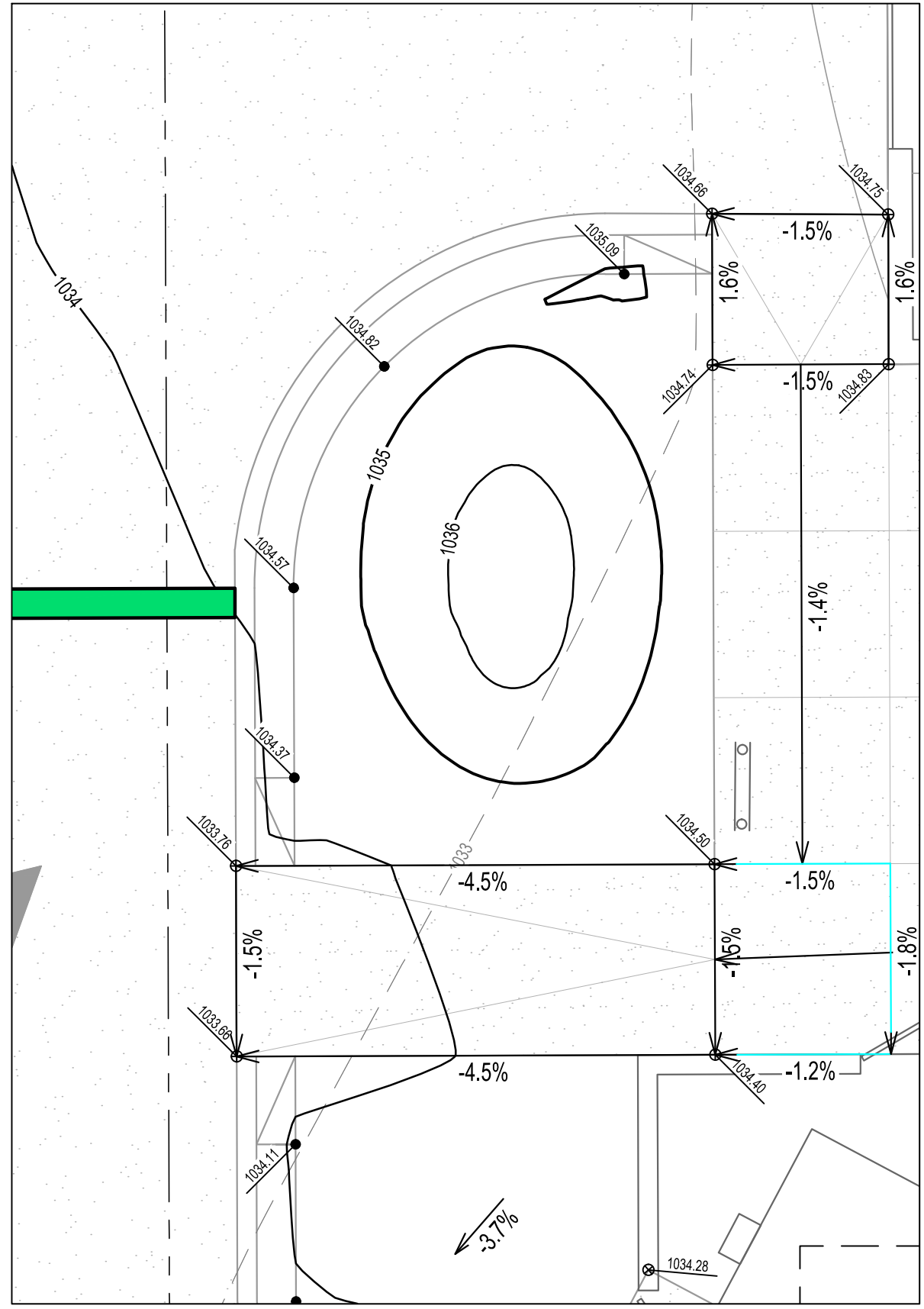
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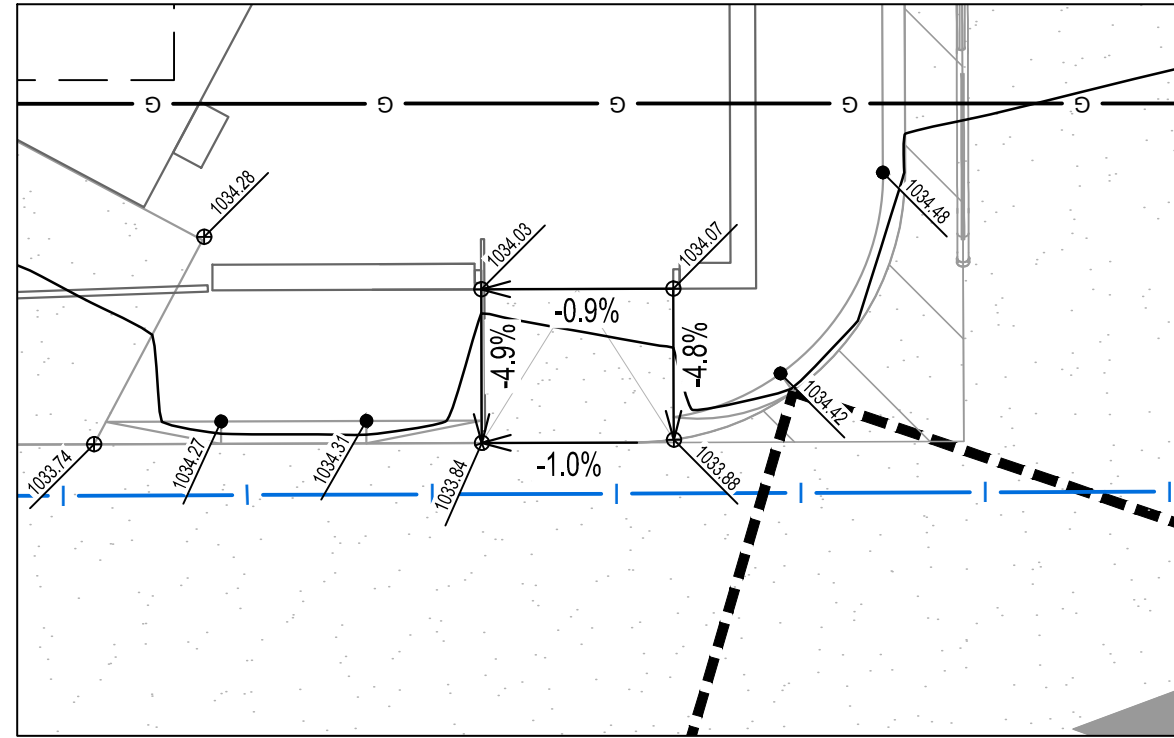
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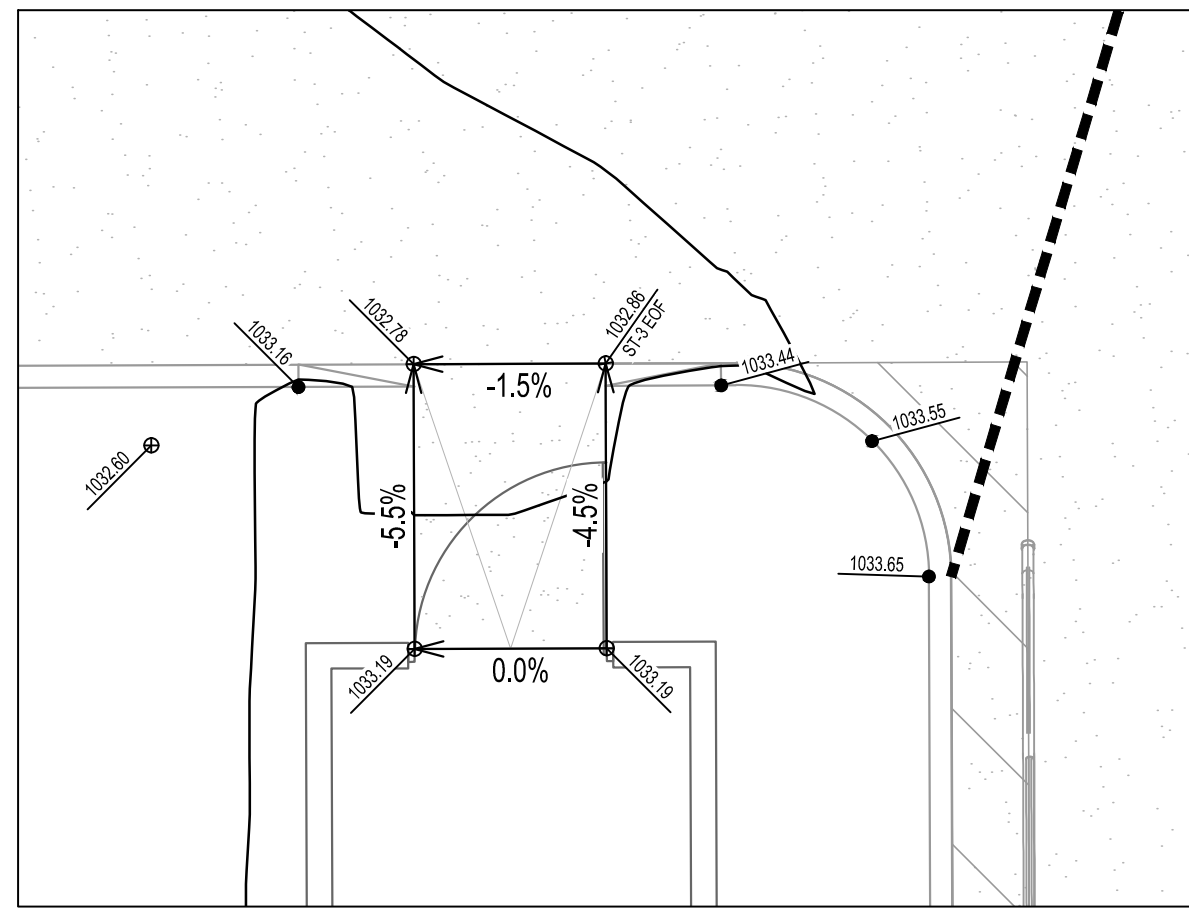
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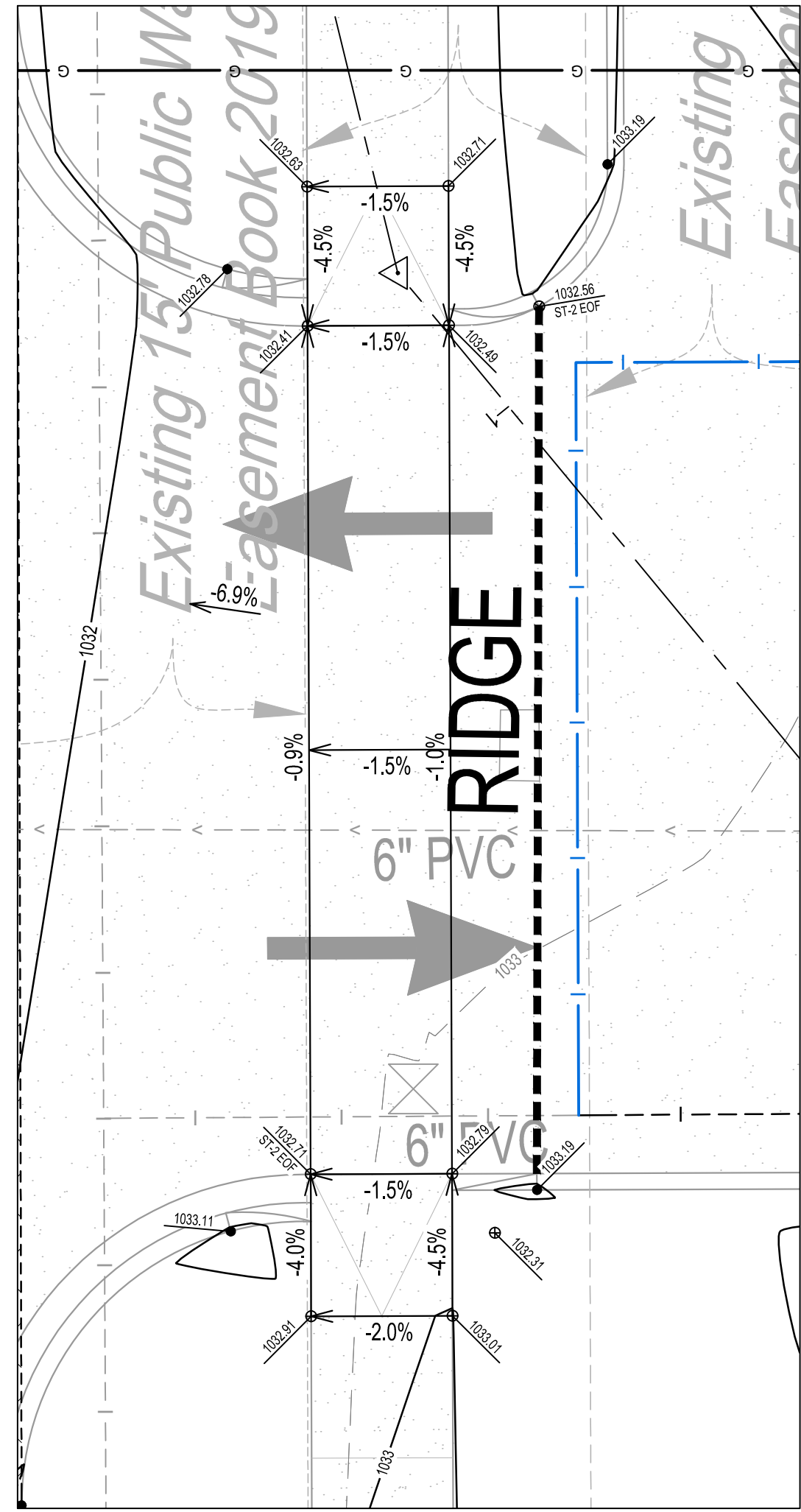
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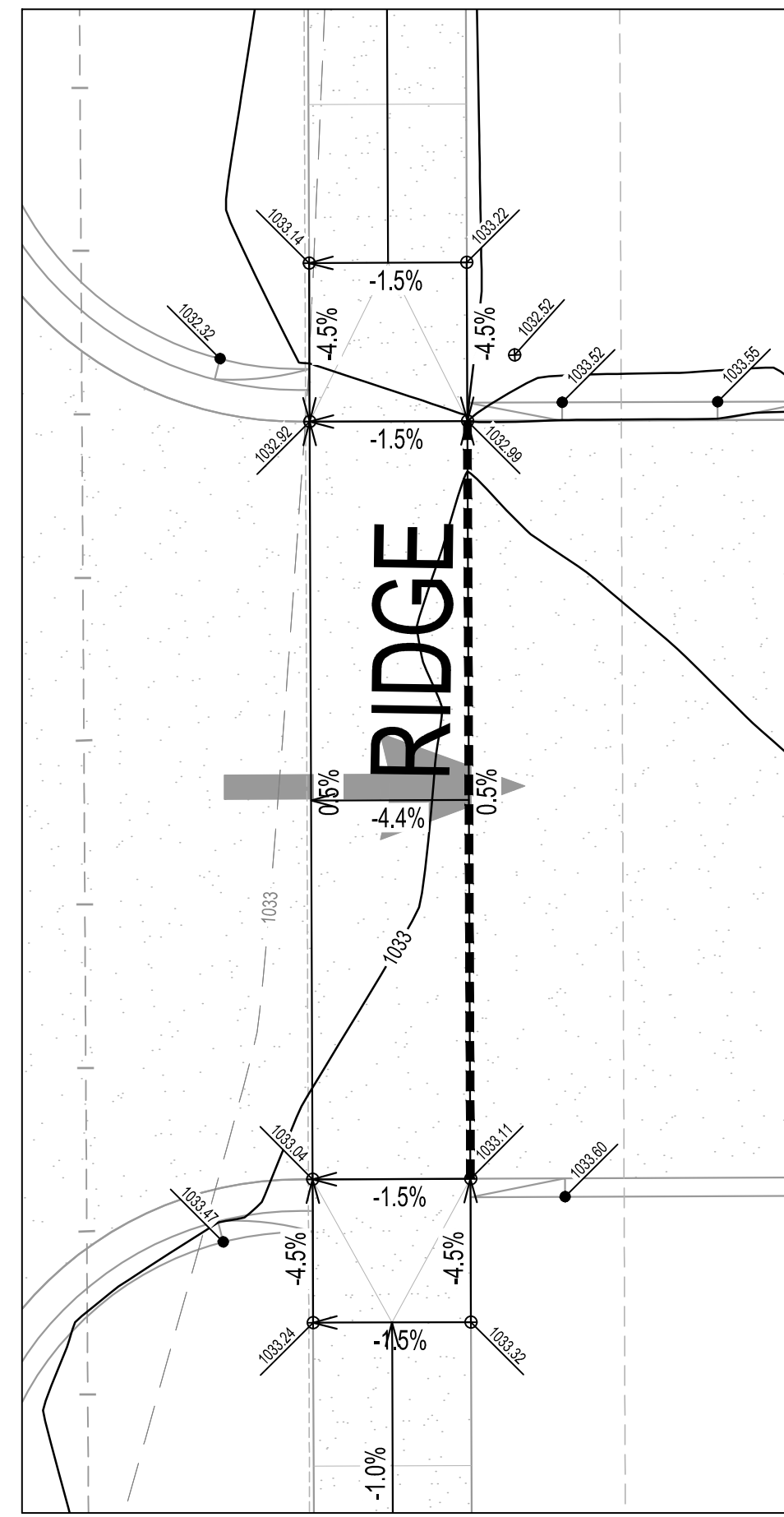
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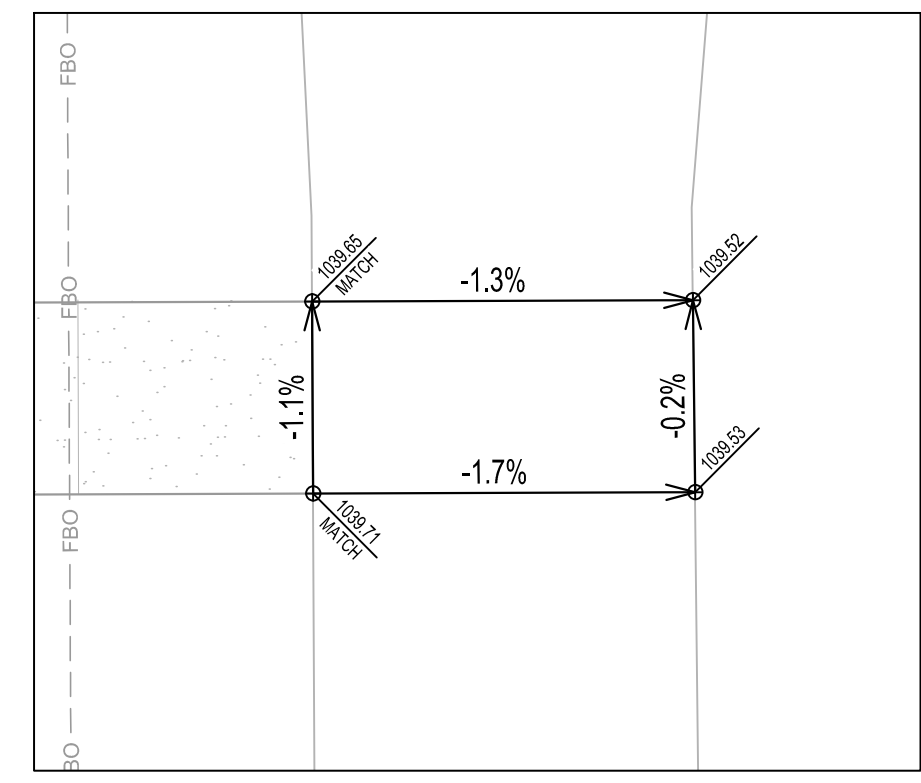
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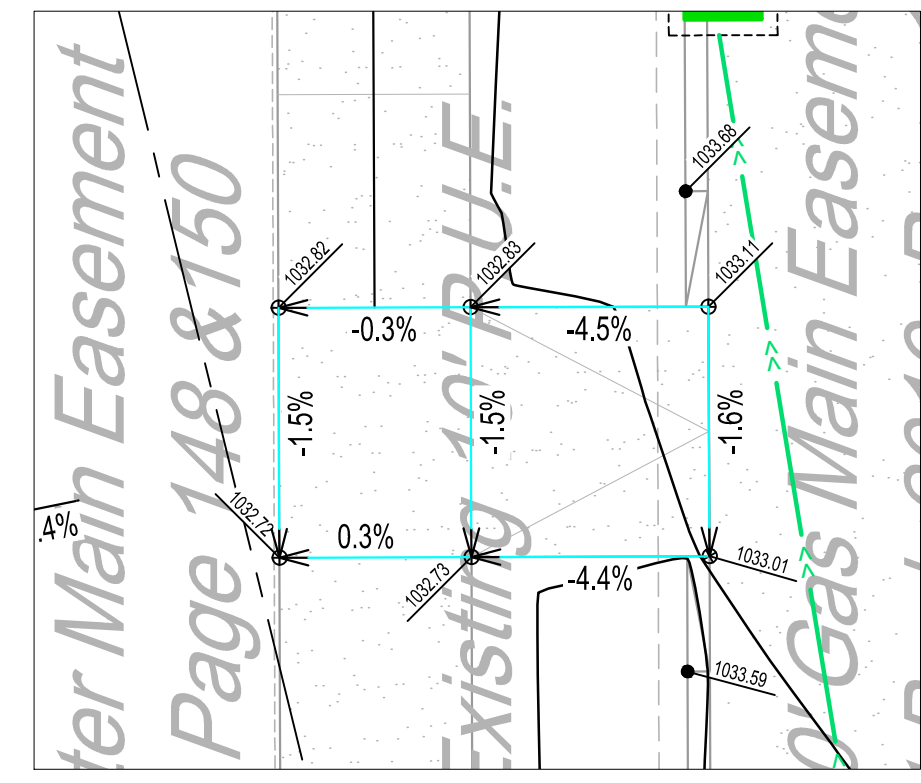
INSET F



INSET G



INSET H



INSET I



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PROJECT

**MISTER CARWASH
WAUKEE**

WAUKEE IOWA

ISSUE SCHEDULE		
DATE	DESCRIPTION	BY
06/10/22	CITY SUBMITTAL 1	OOA
07/25/22	CITY SUBMITTAL 3	OOA
08/25/22	CITY SUBMITTAL 4	OOA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
06/07/22	CITY COMMENTS	OOA

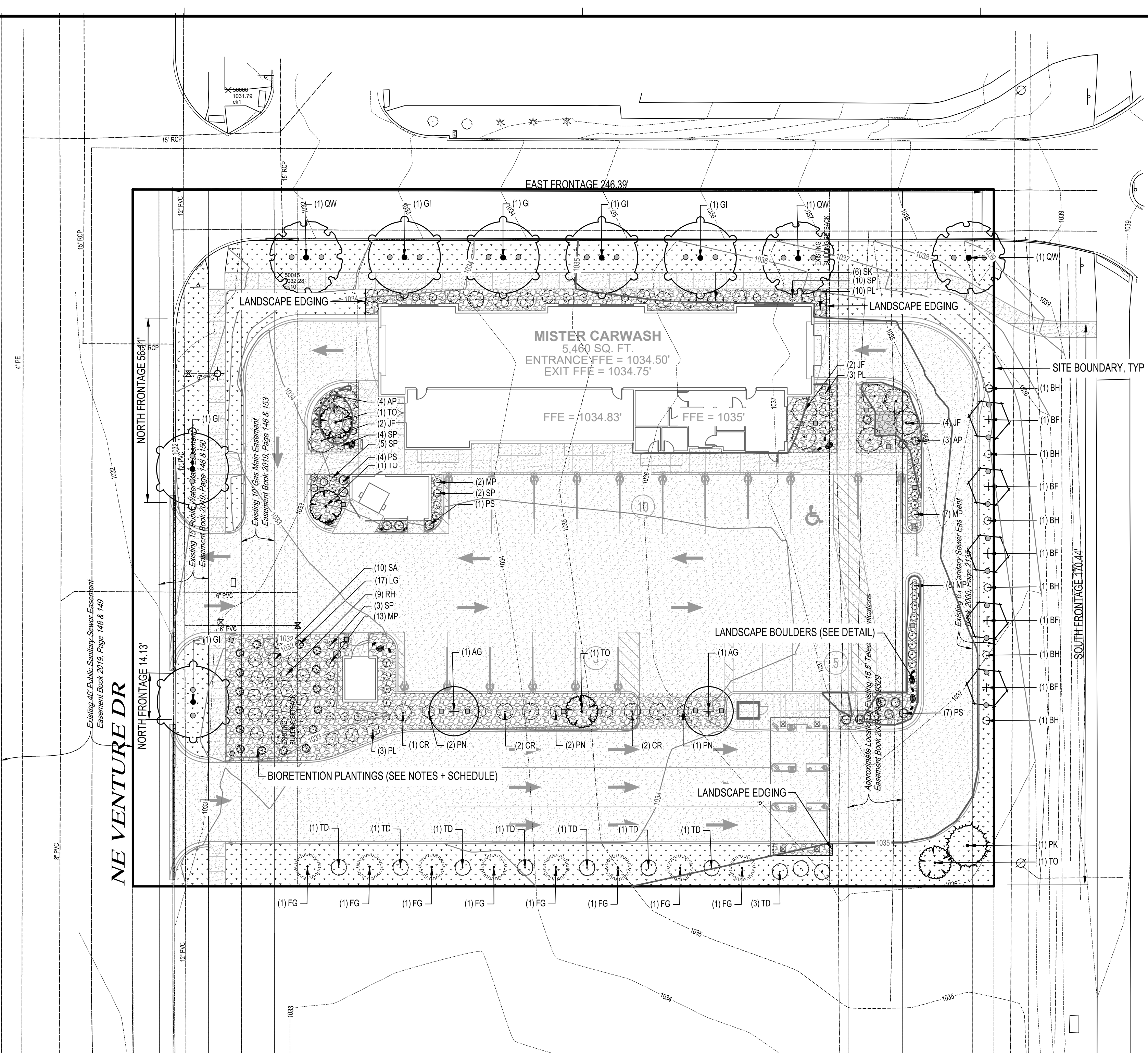
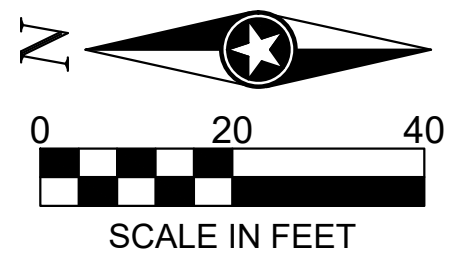
PROJECT NO.	22-26477
FILE NAME	26477 C4-GRADE
DRAWN BY	OOA
DESIGNED BY	ART
REVIEWED BY	ATB

TITLE

**DETAILED
GRADING PLAN**

SHEET

C4-11



SITE RESTORATION SCHEDULE

SYMBOL	DESCRIPTION	QTY
MATERIALS		
[Symbol]	TURFGRASS SOD (LOCALLY SOURCED BLUEGRASS)	8,470 SF
[Symbol]	MULCHING 1 1/2" - 3/4" DECORATIVE TRAP ROCK COLOR GREY/BASALT	5,156 SF
[Symbol]	STEEL LANDSCAPE EDGING (COLOR BLACK)	42 LF
BOULDERS		
[Symbol]	3' X 2' X 1.5' PROPOSED BOULDERS (SEE DETAIL)	6 EA
[Symbol]	2' X 1.5' X 1' PROPOSED BOULDERS (SEE DETAIL)	9 EA
LIGHTING		
[Symbol]	UPLIGHT - DENALI SERIES FLOODLIGHT CATALOG NUMBER DE-LED-X61-FL-BZP-12-A FROM B-K LIGHTING OR SIMILAR	18 EA
[Symbol]	IN-GRADE LIGHT - CO2 LED (INTEGRAL DRIVER) FROM B-K LIGHTING OR SIMILAR	26 EA
NOTE	ALL LIGHTING TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. TURF LIGHTING SHALL BE IN-GRADE, UPLIGHTS SHALL BE IN PLANTING BEDS.	N/A

PLANT SCHEDULE

EVERGREEN TREE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	NOTE
PK	1	PINUS KORAIENSIS KOREAN PINE	6' HT MIN	B & B	
TO	4	TAXUS X MEDIA 'HICKSII' HICKS YEW	6' HT MIN	B & B	
OVERSTORY TREE					
QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	NOTE	
BF	5	BETULA PLATYPHYLLA 'FARGO' TM DAKOTA PINNACLE ASIAN WHITE BIRCH	8' HT MIN	B & B	
GI	6	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM SKYLINE THORNLESS HONEY LOCUST	12' HT MIN	B & B	
AG	2	QUERCUS PALLISTRIS 'PRINGREEN' GREEN PILLAR PIN OAK	8' HT MIN	B & B	
QW	3	QUERCUS X WAREI 'LONG' TM REGAL PRINCE OAK	8' HT MIN	B & B	
SHRUBS					
QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	NOTE	
BH	6	BERBERIS THUNBERGII 'HELMOND PILLAR' HELMOND PILLAR JAPANESE BARBERRY	#3	CONT	12' HT MIN
CR	5	CORNUS STOLONIFERA 'ARCTIC FIRE' ARCTIC FIRE DOGWOOD	#3	CONT	24' HT MIN
FG	8	FORSYTHIA X 'NORTHERN GOLD' NORTHERN GOLD FORSYTHIA	#3	CONT	24' HT MIN
JF	8	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	#3	CONT	24' HT MIN
PL	16	PHYSCARPUS OPULIFOLIUS 'PODARAS 3' TM LEMON CANDY DWARF NINEBARK	#3	CONT	24' HT MIN
PN	5	PHYSCARPUS OPULIFOLIUS 'SUMMER WINE' SUMMER WINE NINEBARK	#3	CONT	24' HT MIN
SK	6	SYRINGA PUBESCENS 'MISS KIM' MISS KIM KOREAN LILAC	#3	CONT	24' HT MIN
TD	10	TAXUS X MEDIA 'DENSIFORMIS' DENSE ANGLo-JAPANESE YEW	3 GAL	CONT	24' HT MIN
GRASSES					
QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	NOTE	
AP	7	ALLIUM X 'PURPLE SENSATION' PURPLE SENSATION ORNAMENTAL ONION	#1	CONT	12' HT MIN
LG	17	LIATRIS Pycnostachya GAYFEATHER	#1	CONT	12' HT MIN
MP	30	MISCANTHUS SINENSIS 'PURPURESCENS' FLAME GRASS	#1	CONT	24' HT MIN
PS	12	PANICUM VIRGATUM 'SHENANDOAH' SWITCH GRASS	#1	CONT	24' HT MIN
RH	9	RUDBECKIA HIRTA BLACK-EYED SUSAN	#1	CONT	12' HT MIN
SA	10	SEDUM X 'AUTUMN JOY' AUTUMN JOY SEDUM	#1	CONT	12' HT MIN
SP	24	SPOROBOLUS HETEROLEPIS PRAIRIE DROPSSEED	#1	CONT	12' HT MIN

TOTAL SITE PLANTINGS:
 DECIDUOUS TREES: 15 EVERGREEN TREES: 6 SHRUBS: 69 GRASSES: 113

PLANTING PLAN NOTES:

ANY CHANGES TO THE APPROVED LANDSCAPE PLAN SHALL RECEIVE APPROVAL IN WRITING FROM THE CITY OF WAUKEE, IA COMMUNITY DEVELOPMENT DEPARTMENT.

BIORETENTION PLANTINGS: LIATRIS Pycnostachya, RUDBECKIA HIRTA, AND SEDUM X 'AUTUMN JOY'

ANY AREAS USED FOR STAGING, MATERIAL STORAGE, TOPSOIL STOCKPILE, AND WASTE MATERIAL STORAGE SHALL BE RESTORED WITH TURFGRASS SOD.

LANDSCAPE REQUIREMENTS

AS REQUIRED IN WAUKEE, IOWA ZONING CODE (ZONE C 1-B)				
LOCATION	TYPE	REQUIRED	REQUIRED	PROVIDED
ENTIRE SITE	OPEN SPACE	20% OF SITE = 1 TREE & 1 SHRUB PER 1,000 SF SITE AREA. THE CALCULATION OF REQUIRED OPEN SPACE SHALL NOT INCLUDE SIDEWALKS. 55,572 SF = 3,868 SF = 51,902 SF = 10,380 SF	TREES AND SHRUBS REQUIRED: 1000/10,380 = 10.38 ROUNDED TO 11 11 TREES REQUIRED / 11 SHRUBS REQUIRED	11 TREES PROVIDED / 14 SHRUBS PROVIDED
ENTIRE SITE	OPEN SPACE LANDSCAPE REQUIREMENT	SITE AREA - SIDEWALK AREA = TOTAL AREA * 2 (20%) = OPEN SPACE REQUIREMENT	MINIMUM 50% MUST BE OVERSTORY SHADE TREES MINIMUM 25% MUST BE EVERGREEN TREES	22 TREES ON SITE: EVERGREENS REQUIRED 25% OF 22 = 5.5 OVERSTORY SHADE TREES REQUIRED 50% OF 22 = 11 MINIMUM
BUILDING PERIMETER	FOUNDATION PLANTING REQUIREMENTS	FOUNDATION PLANTINGS ARE REQUIRED AT THE BASE OF ALL BUILDINGS. ALL FOUNDATION PLANTINGS ARE IN ADDITION TO REQUIRED OPEN SPACE PLANTINGS.	FOUNDATION PLANTINGS REQUIRED AT BUILDING	31 SHRUBS PROVIDED AS FOUNDATION PLANTINGS
OFF-STREET PARKING AREA	ISLAND/PENINSULA LANDSCAPE REQUIREMENTS	EVERY PARKING LOT ISLAND MINIMUM 1 OVERSTORY TREE AND SHALL BE COVERED WITH PLANT MATERIALS, LAWN, OR MULCHES.	1 OVERSTORY TREE PER LANDSCAPE ISLAND WITH PLANT MATERIALS, LAWN, OR MULCH	REFER TO PLAN, LANDSCAPE ISLANDS HAVE BEEN LANDSCAPED PER CODE WHEN APPLICABLE
SERVICE AREA	SERVICE AREA SCREENING	LANDSCAPE SHOULD BE ADDED AROUND TRASH ENCLOSURES AND TRANSFORMERS TO SOFTEN VISUAL IMPACT.	LANDSCAPE SCREENING AROUND TRASH ENCLOSURE AND TRANSFORMERS	LANDSCAPE SCREENING AROUND TRASH ENCLOSURE AND TRANSFORMER PROVIDED
SETBACK BETWEEN PARKING AND PUBLIC ROW	BUFFER REQUIREMENT	THE SETBACK BETWEEN THE PARKING AREA AND THE PUBLIC RIGHT-OF-WAY SHALL BE LANDSCAPED WITH A MINIMUM OF ONE OVERSTORY DECIDUOUS TREE PER 40 LINEAR FEET OF FRONTAGE. SHALL BE EXCLUSIVE OF THE DRIVEWAYS. THE REQUIREMENT SHALL BE INCLUDED IN THE MINIMUM NUMBER OF TREES REQUIRED FOR THE SITE AND IS NOT IN ADDITION TO.	NORTH 71 LF = 2 TREES REQUIRED EAST 247 LF = 7 TREES REQUIRED SOUTH 171 LF = 5 TREES REQUIRED	NORTH 71 LF = 2 PROVIDED EAST 247 LF = 7 PROVIDED SOUTH 171 LF = 5 PROVIDED
EAST SIDE OF SITE	BUFFER AREAS	NO BUFFER REQUIRED PER CHAPTER 161.06 BUFFER AND SCREENING REQUIREMENTS. COMMERCIAL ZONE C 1-B ADJOINING COMMERCIAL ZONE C 1-B.	NOT APPLICABLE	NOT APPLICABLE



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MISTER CARWASH WAUKEE

WAUKEE IOWA

ISSUE SCHEDULE		
DATE	DESCRIPTION	BY
06/10/22	CITY SUBMITTAL 1	OOA
07/25/22	CITY SUBMITTAL 3	OOA
08/25/22	CITY SUBMITTAL 4	OOA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
06/07/22	CITY COMMENTS	OOA

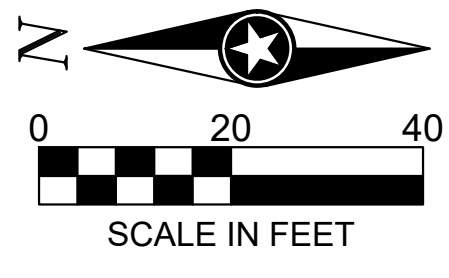
PROJECT NO. 22-26477

FILE NAME 26477_C5 - LAND
 DRAWN BY PRA
 DESIGNED BY PRA
 REVIEWED BY AET

SITE RESTORATION AND PLANTING PLAN

SHEET

C5-10



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PROJECT

**MISTER CARWASH
WAUKEE**

WAUKEE IOWA

ISSUE SCHEDULE		
DATE	DESCRIPTION	BY
06/10/22	CITY SUBMITTAL 1	OOA
07/25/22	CITY SUBMITTAL 3	OOA
08/25/22	CITY SUBMITTAL 4	OOA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
06/07/22	CITY COMMENTS	OOA

PROJECT NO.	22-26477
FILE NAME	26477_C5 - LAND
DRAWN BY	PRA
DESIGNED BY	PRA
REVIEWED BY	AET

TITLE

IRRIGATION PLAN

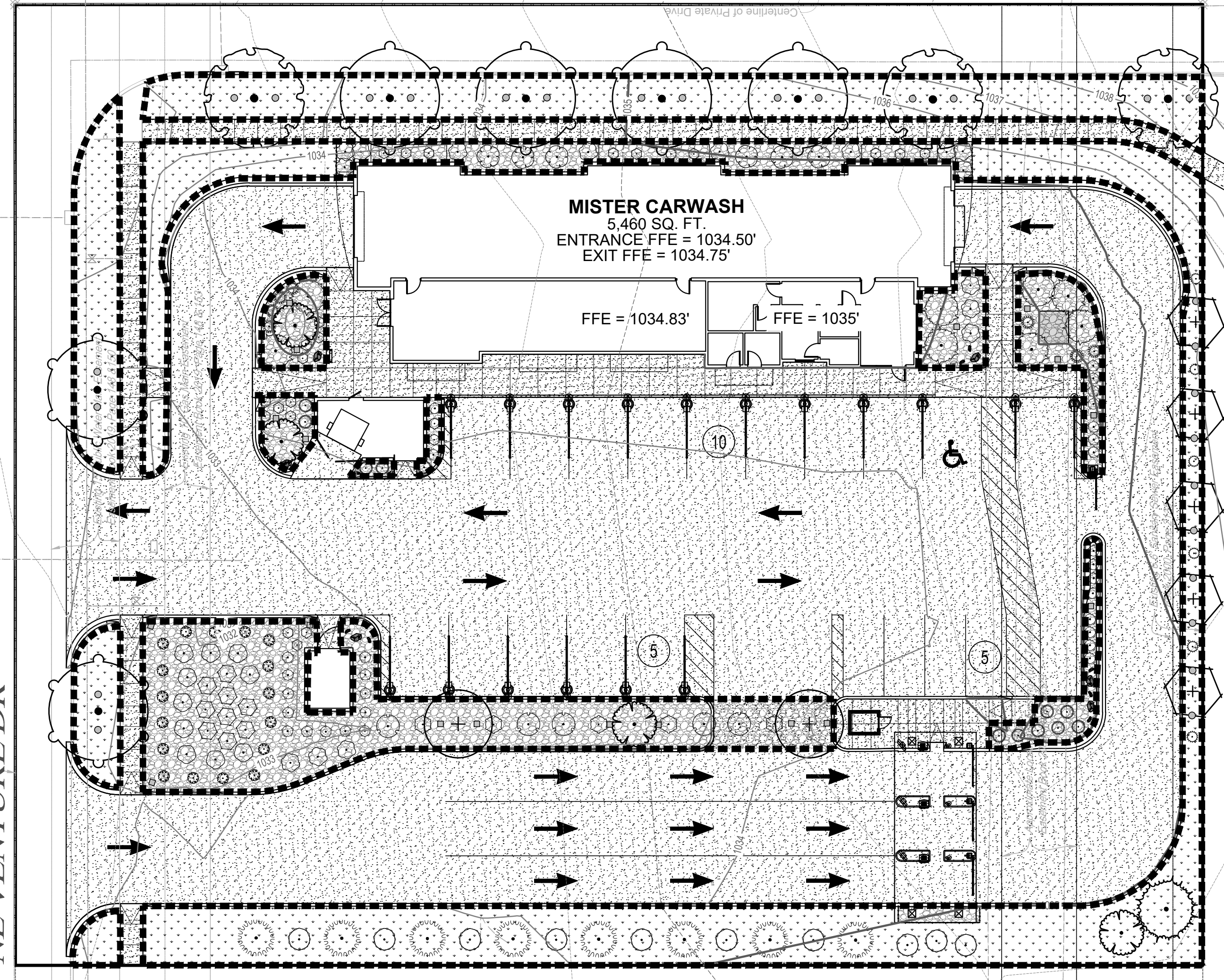
SHEET

C5-20

IRRIGATION NOTES

- IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND VERIFICATION OF ALL EXISTING UTILITIES AND STRUCTURES. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR UTILITIES. DAMAGE DONE TO UTILITIES, STRUCTURES, OR OTHER FINISHED WORK SHALL BE REPAIRED OR REPLACED AT THE IRRIGATION CONTRACTORS EXPENSE.
- IRRIGATION CONTRACTOR TO FIELD ADJUST DRIP LINE LOCATIONS SO AS TO AVOID CONFLICTS WITH TREES, SITE FURNITURE, AND UTILITIES.
- INSTALL PVC SCHEDULE 40 PIPE SLEEVES UNDER HARDSCAPE AT ALL POINTS WHERE IRRIGATION MAIN LINE AND LATERALS ARE LOCATED.
- INSTALL ALL MAINLINES TO SLOPE AT 1% MINIMUM TO MANUAL DRAIN VALVES LOCATED AT LOW POINTS OR AS INDICATED ON PLANS OF MAINLINE SYSTEM.
- THE CONTRACTOR SHALL PLACE A #12 SOLID COPPER TRACE WIRE WITH PURPLE PE COVER FOR WATER ALONG ALL PVC MAINLINE. THIS INCLUDES ALL PVC MAINLINE CONNECTING QUICK COUPLER VALVES.
- THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR TO INSURE THE POINT OF CONNECTION IS PROVIDED PER PLANS.
- INSTALL A BACKFLOW PREVENTER AND ENCLOSURE AT THE POINT OF CONNECTION. INSTALL PER MANUFACTURE'S SPECIFICATIONS. COORDINATE WITH THE CITY OF WAUKEE, IA TO ENSURE THE POINT OF CONNECTION MEETS ALL CODES.
- IRRIGATION CONTRACTOR SHALL INSTALL DRIP IRRIGATION SYSTEM FOR ALL PLANTING AREAS. CONTRACTOR TO SUBMIT IRRIGATION PLAN AND PRODUCT INFORMATION TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR TO INSTALL NEW TORO CUSTOM COMMAND SERIES / HUNTER ACC-D / RAIN BIRD ESP-LXIVM CONTROLLER WITH STAINLESS STEEL PEDESTAL MOUNT. SOURCE IRRIGATION CONTROLLER, RAIN / FREEZE SENSOR, QUICK COUPLERS, AND CONTROL VALVES FROM ONE MANUFACTURER. CONTRACTOR TO VERIFY 110V UNINTERRUPTED ELECTRICAL SERVICE FOR THE CONTROLLER. CONTRACTOR TO INSTALL CONTROLLER PER MANUFACTURER'S SPECIFICATIONS.
- INSTALL VALVE BOX LOCATIONS IN PLANTING AREAS, PARALLEL TO AND SET BACK FROM PAVEMENT EDGES AS INDICATED ON THE PLANS.
- PROTECT AT ALL TIMES THE WORK FROM DAMAGE AND THEFT. REPLACE ALL DAMAGED OR STOLEN PARTS AT CONTRACTOR'S EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING BY THE CLIENT.

IRRIGATION LEGEND			
SYMBOL	DESCRIPTION	UNITS	QUANTITY
	IRRIGATION LIMITS	SF	13,662

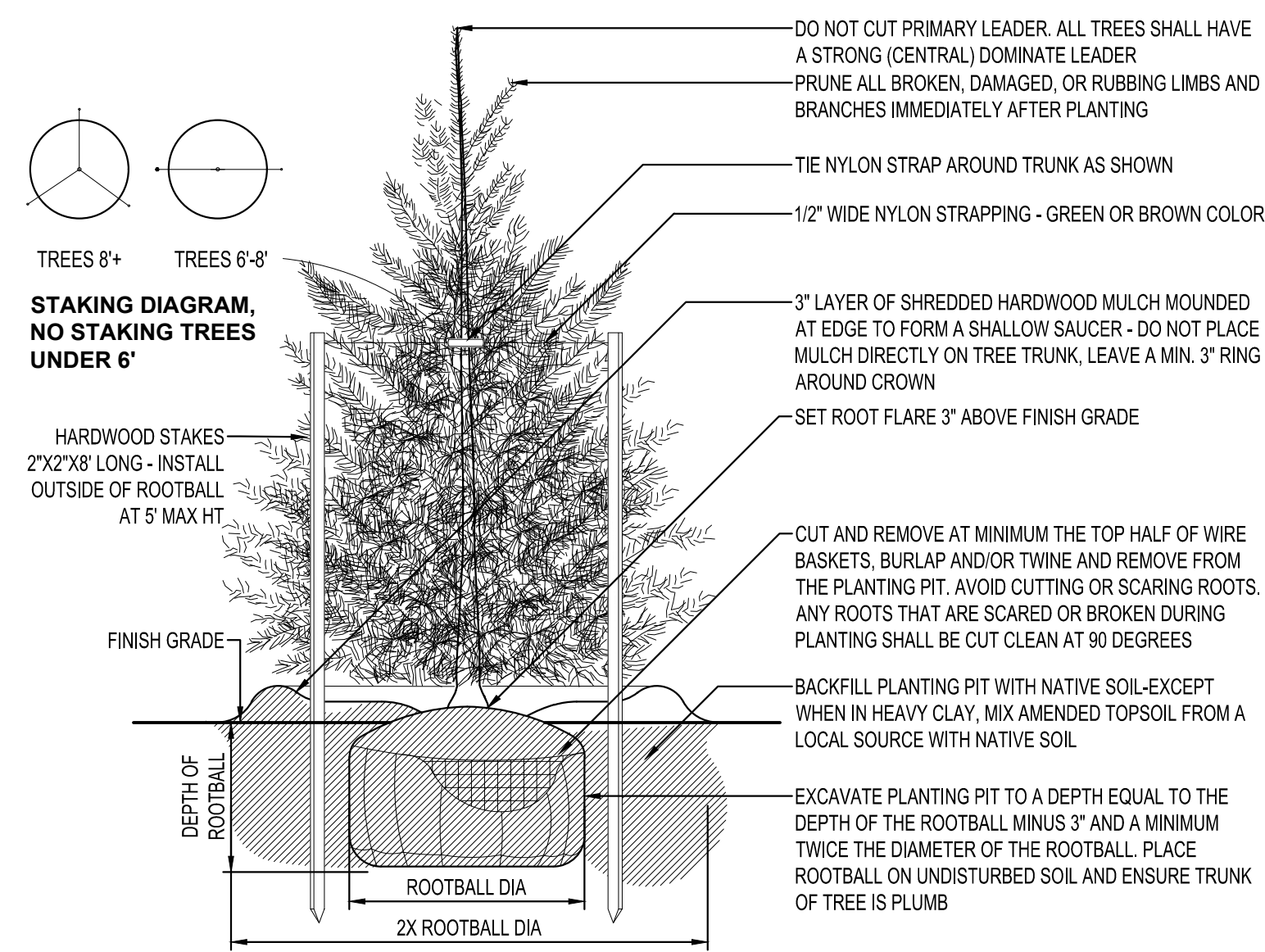


PRAIRIE CROSSING PLAT 8

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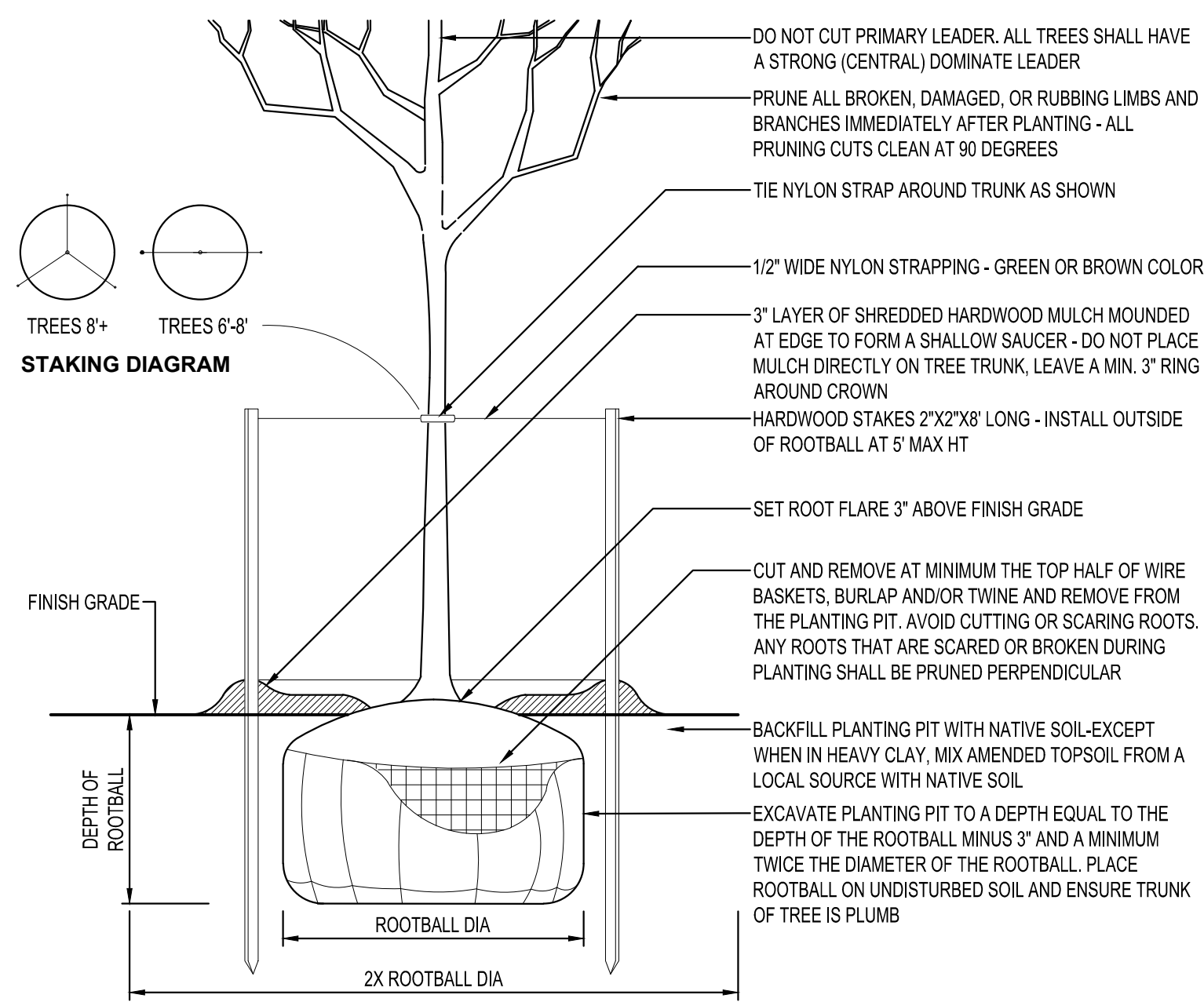
Exhibit A07 Public-Scenery-Space-Enhancement
Easement Book 2019, Page 148 & 149

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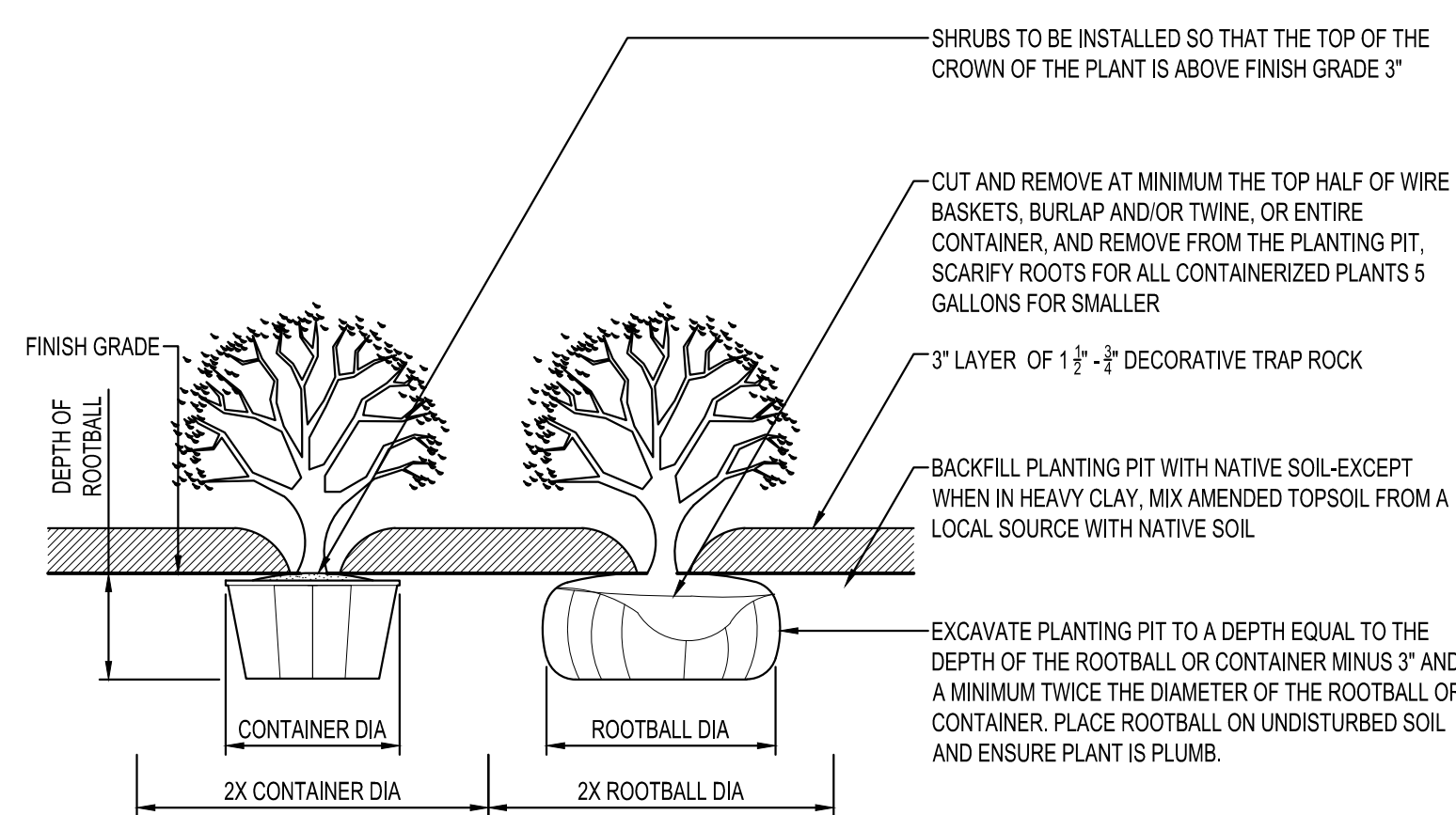
EVERGREEN TREE PLANTING DETAIL

NTS



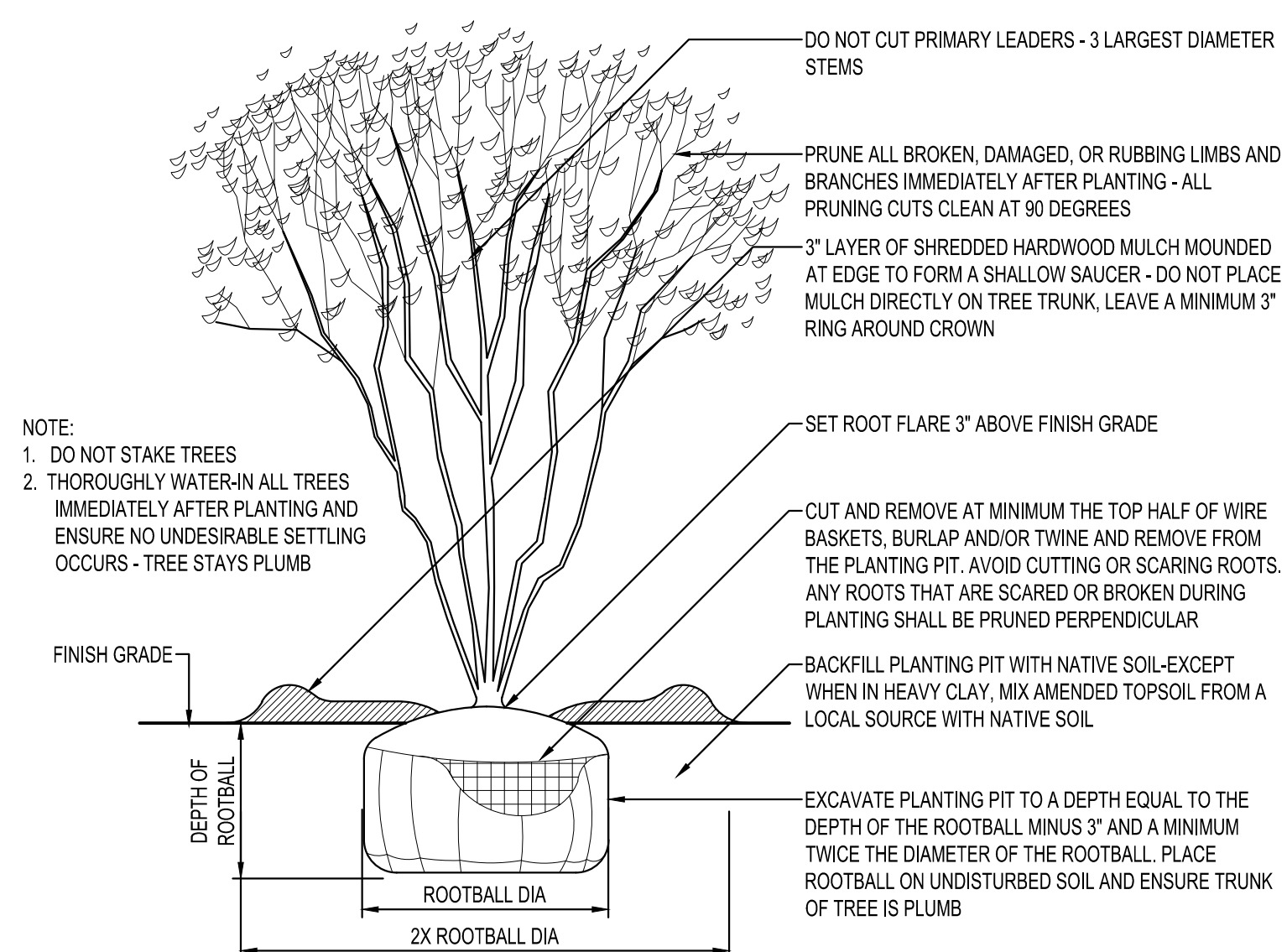
DECIDUOUS TREE PLANTING DETAIL

NTS



SHRUB PLANTING DETAIL

NTS



MULTI-STEM TREE PLANTING DETAIL

NTS

PLANTING NOTES

- COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
- SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
- REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
- REFER TO SPECIFICATIONS FOR TOPSOIL REQUIREMENTS.
- REFER TO PLANTING AND SITE DETAILS FOR AMENDED SOIL DEPTH IN PLANTING BEDS AND SURROUNDING TREES. REFER TO SPECIFICATIONS FOR MIX TYPE.
- FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.
- ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
- IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO ANSI Z60.1.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED BY THE CONTRACTOR FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.
- ALL TREES SHALL HAVE A STRONG CENTRAL LEADER. ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER SHALL BE REJECTED.
- CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO CONSTRUCTION OPERATIONS. ANY AREAS THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- PROVIDE SHREDDED HARDWOOD MULCH SURROUNDING ALL PROPOSED TREES (5' Ø) AND WITHIN PLANTING BEDS TO A 3" MINIMUM DEPTH AS SHOWN IN TREE PLANTING DETAIL. DO NOT USE AN UNDERLAYMENT SUCH AS PLASTIC SHEET OR LANDSCAPE FABRIC. APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING. REFER TO PLANS FOR ADDITIONAL DETAILS. REFER TO STORMWATER DETAILS FOR BASIN CONSTRUCTION AND MULCH APPLICATION.
- MULCHING MATERIAL SHALL BE A 1 1/2" - 3/4" DECORATIVE TRAP ROCK (GREY COLOR OR SIMILAR), FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS, 3" MINIMUM DEPTH. MINIMUM DEPTHS AT LOCATIONS INDICATED ON DRAWINGS.
- CONTRACTOR SHALL PROVIDE SAMPLE OF MULCH TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- INDICATED QUANTITIES ARE ESTIMATES AND SHALL BE CONFIRMED BY THE CONTRACTOR.
- ADJUST SPACING OF PLANT MATERIALS AROUND ADJACENT UTILITY STRUCTURES.

NOTES:

- BOULDERS SHALL BE FREE OF SHARP EDGES AND SURFACES THAT COULD BE HARMFUL TO PEDESTRIANS. FLAT SIDE OF THE BOULDER TO BE PLACED UPWARDS.
- BOULDERS TO BE LOCALLY SOURCED FIELDSTONE BOULDERS. SUBMIT PICTURES AND DIMENSIONS PRIOR TO INSTALLATION TO LANDSCAPE ARCHITECT.
- GENERAL BOULDER SIZES:
- MULCH: THE 1 1/2" - 3/4" DECORATIVE TRAP ROCK SHALL BE UTILIZED IN PLANTING BEDS PER PLANS.
- SUBMIT BOULDER/ROCK PICTURES AND DIMENSIONS PRIOR TO INSTALLATION .



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PROJECT

MISTER CARWASH WAUKEE

WAUKEE IOWA

ISSUE SCHEDULE		
DATE	DESCRIPTION	BY
06/10/22	CITY SUBMITTAL 1	OOA
07/25/22	CITY SUBMITTAL 3	OOA
08/25/22	CITY SUBMITTAL 4	OOA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
06/07/22	CITY COMMENTS	OOA

PROJECT NO.	22-26477
FILE NAME	26477_C5 - LAND
DRAWN BY	PRA
DESIGNED BY	PRA
REVIEWED BY	AET

TITLE

PLANTING NOTES AND DETAILS

SHEET

C5-30

PLOT DATE: 9/12/2022 10:32 AM

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PROJECT

**MISTER CARWASH
WAUKEE**

WAUKEE IOWA

ISSUE SCHEDULE		
DATE	DESCRIPTION	BY
06/10/22	CITY SUBMITTAL 1	OOA
07/25/22	CITY SUBMITTAL 3	OOA
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06/07/22	CITY COMMENTS	OOA

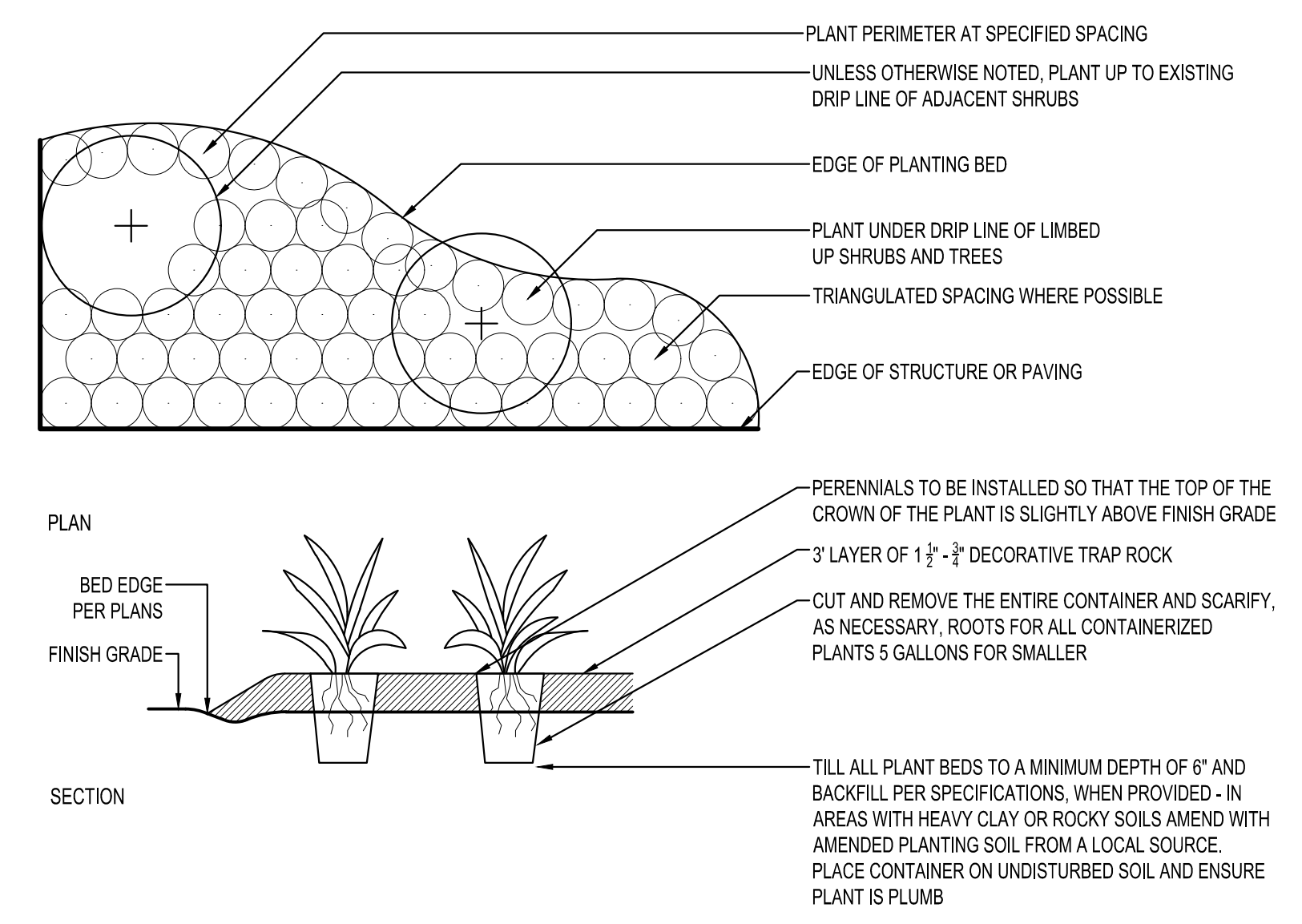
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DESIGNED BY	PRA
REVIEWED BY	AET

TITLE

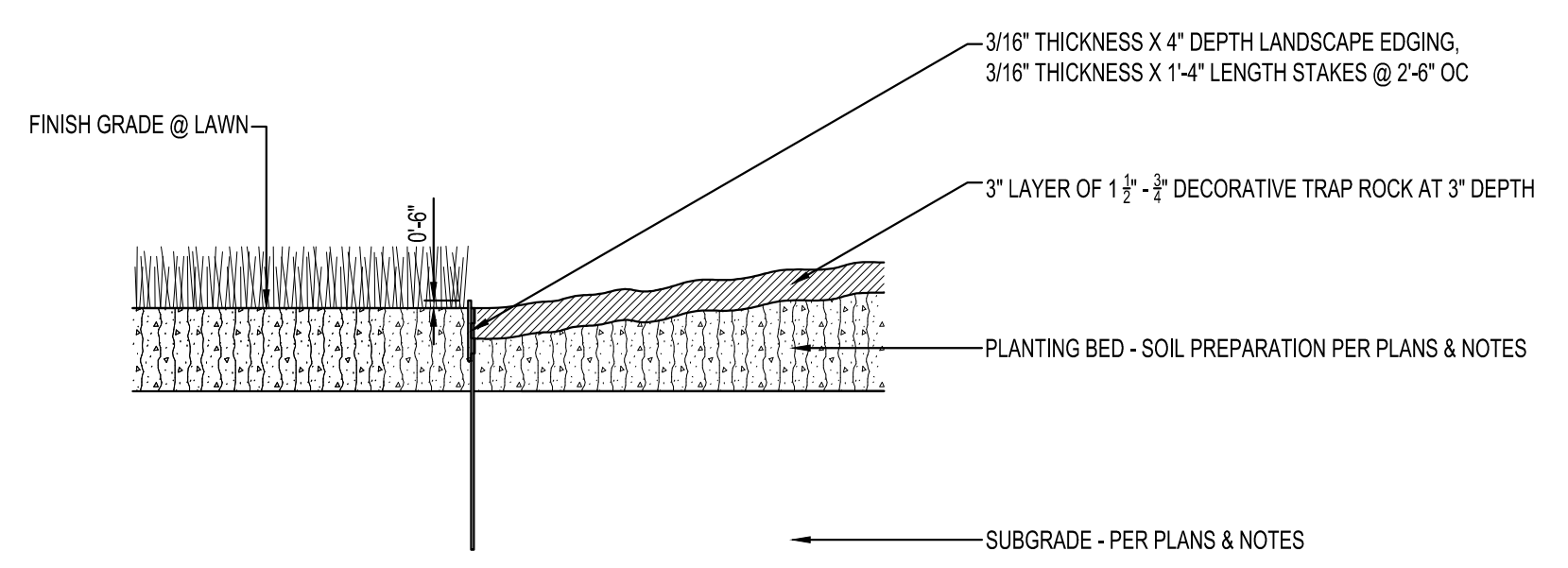
**PLANTING
DETAILS**

SHEET

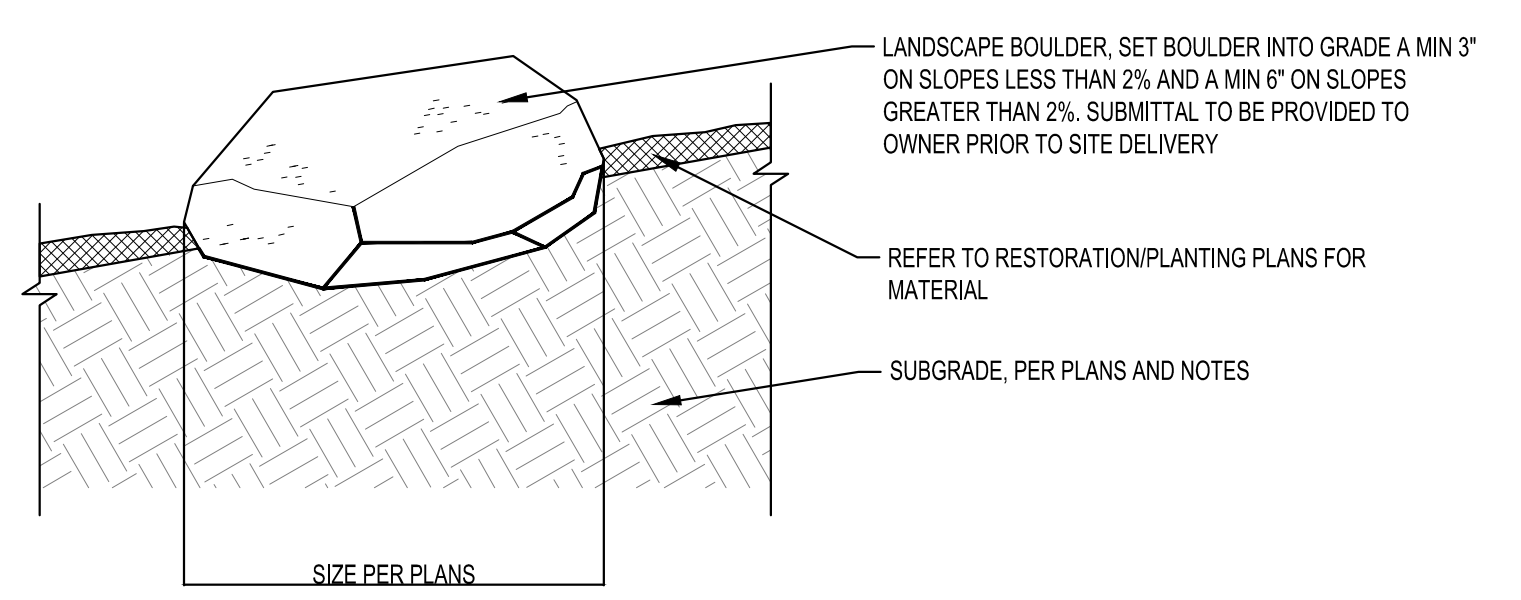
C5-31



PERENNIAL PLANTING DETAIL
NTS



LANDSCAPE EDGING DETAIL
NTS



LANDSCAPE BOULDERS
NTS

PLOT DATE: 9/12/2022 10:32 AM

PRELIMINARY NOT FOR CONSTRUCTION