CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: September 3, 2019

ITEM: Mister Car Wash, 102 S. Jordan Creek Parkway – Approval of a Major Modification to a Site Plan for construction of an approximately 5,400 square foot Car wash – Mister Car Wash – MaM-004309-2019

RESOLUTION: Approval of Major Modification to a Site Plan

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Mister Car Wash, in conjunction with the property owner, GGP Jordan Creek, LLC, is proposing to construct an approximately 5,400 square foot car wash facility with associated parking and vehicle vacuum areas on the property located at 102 S. Jordan Creek Parkway. This is the site of an existing water pump station for the Jordan Creek Town Center (JCTC) and is where the mall parks maintenance equipment for the JCTC site. The equipment storage area will be moved to another location on the site due to the construction of the proposed car wash.

Plan and Zoning Commission Action:
Vote: 7-0 approval
Date: August 26, 2019
Motion: Adopt a resolution recommending the City Council approve the Major Modification

OUTSTANDING ISSUES: There are no outstanding issues.
The following items of interest are noted in the attached Plan and Zoning Commission report (see Exhibit I):

- Applicant's Request
- History
- City Council Subcommittee - Development & Planning: *February 4, 2019 and May 6, 2019*
- Staff Review and Comments
  - *Architecture*
  - *Cross Connection*
- Comprehensive Plan Consistency
- Findings
- Staff Recommendation and Conditions of Approval
- Owner/Applicant/Applicant Representative Information

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, the Plan and Zoning Commission recommends the City Council approve a Major Modification to allow construction of an approximately 5,400 square foot car wash and associated site improvements, subject to the applicant meeting all City Code requirements and the following conditions of approval:

1. The applicant acknowledging that the signage shown on the building elevations is not approved with the site plan. A separate sign permit is required for each sign shown prior to installation of the signage.

Lead Staff Member: Brian Portz, AICP BP

Staff Reviews:

Department Director	
Appropriations/Finance	
Legal	JDS
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	NA	
Date(s) Published	NA	
Letter sent to surrounding property owners		NA

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	February 4, 2019 & May 6, 2019		
Recommendation	Yes ☒	No ☐	Split ☐

ATTACHMENTS:

- Exhibit I - Plan and Zoning Commission Communication
  - Attachment A - Commission Resolution
    - Exhibit A Conditions of Approval
  - Attachment B - Location Map
  - Attachment C - Building Elevations
  - Attachment D - Site Plans
- Exhibit II - City Council Resolution
  - Exhibit A - Conditions of Approval

EXHIBIT I

CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: August 26, 2019

Item: Mister Car Wash, 102 S. Jordan Creek Parkway – Construction of an approximately 5,400 square foot Car wash – Mister Car Wash – MaM-004309-2019

Requested Action: Approval of a Major Modification to a Site Plan

Case Advisor: Brian Portz, AICP BP

Applicant's Request: The applicant, Mister Car Wash, is proposing to construct an approximately 5,400 square foot car wash on the property at 102 S. Jordan Creek Parkway with associated parking and vehicle vacuum areas. This is the site of an existing water pump station for the Jordan Creek Town Center (JCTC) and where the mall parks maintenance equipment for the JCTC site. The equipment storage area will be moved to another location on the site due to the construction of the proposed car wash.

History: The property in question is currently used for the storage of maintenance vehicles that serve the Jordan Creek Town Center. There is also a fire sprinkler pump house located on the property that serves the Jordan Creek Town Center. When the applicant came to the City about the proposed car wash, it was noted to them at that time that car washes were specifically prohibited within the Jordan Creek Town Center Planned Unit Development (PUD), which governs development of the property due to concerns with heavily auto orientated businesses within a pedestrian orientated district. The applicant requested to speak with the Development and Planning City Council Subcommittee to get the subcommittee's input on allowing an auto oriented use within the Jordan Creek Town Center PUD. The Subcommittee members indicated that they believe the walkable nature of the development has not really transpired and therefore didn't have a problem with allowing the proposed use within the PUD. In June of 2019, the PUD was amended to specifically allow SIC 7542, Car Washes, with the issuance of a Permitted Conditional Use. On August 21, 2019, the Board of Adjustment approved the Permitted Conditional use to allow the use of the property for a car wash.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on February 4, 2019 to get the subcommittee's input on allowing an auto oriented use within the Jordan Creek Town Center PUD. As indicated above, the Subcommittee doesn't believe the walkable nature of the development has not really transpired and therefore didn't have a problem with allowing the proposed use The site plan was presented to the Subcommittee on May 6, 2019, as an informational item only.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues. Staff would summarize the following key points of interest:

- *Architecture:* The building will be designed using the materials and color palettes that are a part of the design of the existing buildings within the Jordan Creek Town Center development.

- *Cross Connection:* There will be a cross connection to this site from the Hobby Lobby site to the south. A cross access easement to the car wash site was executed with the development of Hobby Lobby site that will allow the connection. The connection will be constructed by Mister Car Wash as a part of their site construction.

Comprehensive Plan Consistency: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is

consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

Findings: This proposed project was distributed to various city departments for review and comment. Based upon that review, the following findings have been made on the proposed project:

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan.

2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.

3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.

4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.

5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.

6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

Staff Recommendation and Conditions of Approval: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Major Modification to allow construction of an approximately 5,400 square foot car wash, subject to the applicant meeting all City Code requirements and the following:

1. The applicant acknowledging that the signage shown on the building elevations is not approved with the site plan. A separate sign permit is required for each sign shown prior to installation of the signage.

Property Owner: GGP Jordan Creek, LLC
C/o Brookfield Properties Retail
222 Merchandise Mart Plaza
P.O. Box 3487
Chicago, IL 60654

Applicant: Mister Car Wash
222 E. 5th Street
Tucson, AZ 85705
Dave Hail
(520) 907-8130

Applicant's Representative:
Bishop Engineering
3501 104th Street
Des Moines, IA 50322
Chuck Bishop
cbishop@bishopengr.com

ATTACHMENTS:

Attachment A	-	Plan and Zoning Commission Resolution
Exhibit A		- Conditions of Approval
Attachment B	-	Location Map
Attachment C	-	Building Elevations
Attachment D	-	Site Plans

ATTACHMENT A

RESOLUTION NO. PZC-19-059

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, IOWA, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE THE MISTER CAR WASH MAJOR MODIFICATION (MaM-004309-2019) FOR THAT PROPERTY LOCATED AT 102 S. JORDAN CREEK PARKWAY

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Mister Car Wash, in conjunction with the property owner, GGP Jordan Creek, LLC, have requested approval of a Major Modification to allow the construction of an approximately 5,400 square foot car wash on that property located at 102 S. Jordan Creek Parkway; and

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference; and

WHEREAS, on August 26, 2019, this Commission held a duly-noticed meeting to consider the Major Modification Permit (MaM-004309-2019); and

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report, dated August 26, 2019, or as amended orally at the Plan and Zoning Commission meeting of August 26, 2019, are adopted.

SECTION 2. MAJOR MODIFICATION PERMIT (MaM-004309-2019) to allow construction of an approximately 5,400 square foot car wash is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated August 26, 2019, including conditions added at the meeting, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on August 2, 2019.

Erica Andersen, Chair
Plan and Zoning Commission

ATTEST:

Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on August 26, 2019, by the following vote:

AYES: Andersen, Costa, Crowley, Drake, Erickson, Hatfield, Southworth
NAYS:
ABSTENTIONS:
ABSENT:

ATTEST:

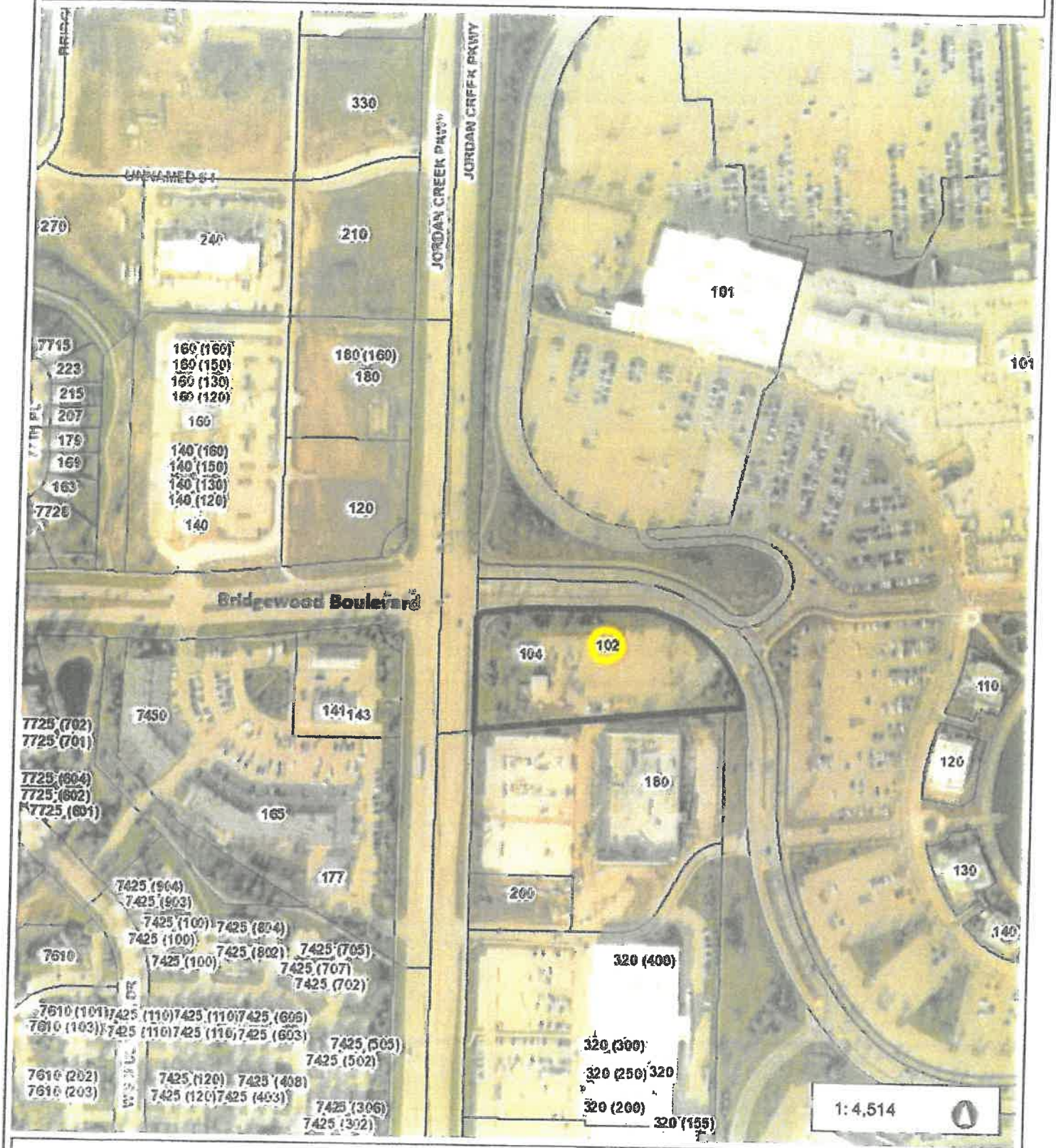
Recording Secretary

Exhibit A
Conditions of Approval

1. The applicant acknowledging that the signage shown on the building elevations is not approved with the site plan. A separate sign permit is required for each sign shown prior to installation of the signage.

ATTACHMENT B

102 S Jordan Creek Parkway - Location Map



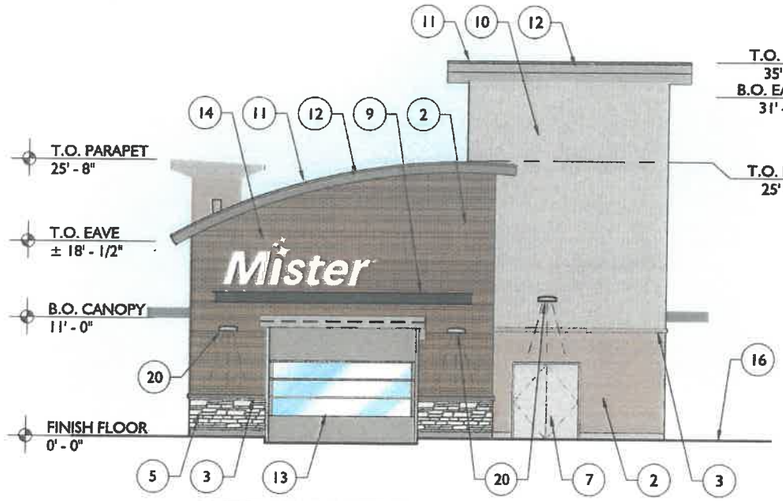
752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

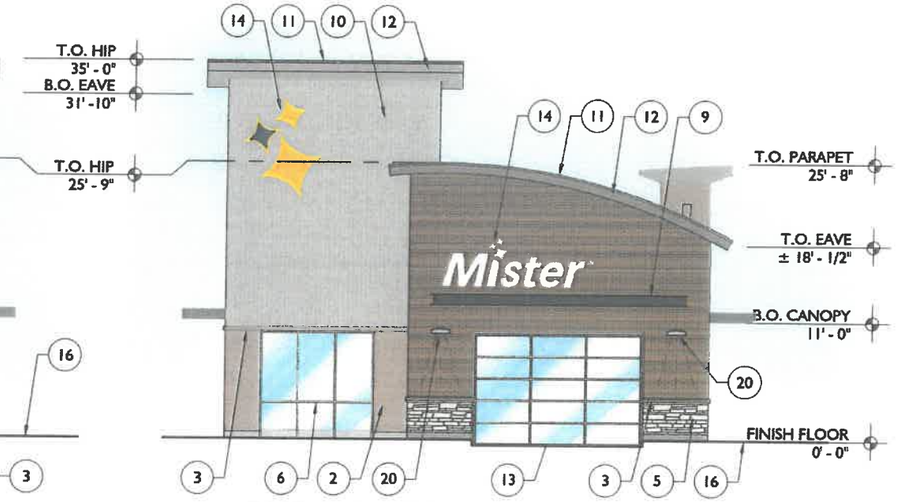
© City of West Des Moines, Iowa

Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

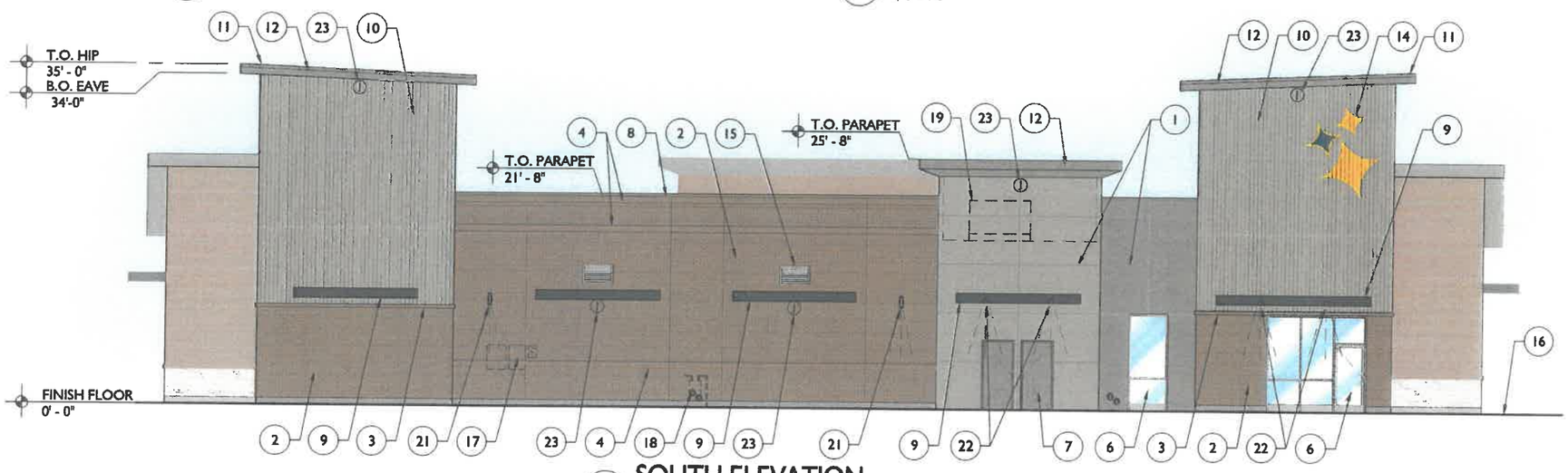
THIS MAP IS NOT TO BE USED FOR NAVIGATION



WEST ELEVATION
3/16" = 1'-0"



EAST ELEVATION
3/16" = 1'-0"



SOUTH ELEVATION
3/16" = 1'-0"

NORTH ELEVATION
3/16" = 1'-0"

ELEVATION KEYNOTES:

ATTACHMENT C

1. EIFS / PAINTED STUCCO FINISH W/ EXPANSION JOINTS AS SHOWN. COLOR: SHERWIN WILLIAMS 'GAUNTLET GREY' / 'DOVETAIL' AS SHOWN.
2. THIN-SET BRICK SYSTEM: BRICKIT 'CEDAR LAKE MOD'.
3. SLOPED BRICK SILL TO MATCH THIN-SET BRICK.
4. BRICK ACCENT / CORNICE BAND TO MATCH THIN-SET BRICK.
5. MANUFACTURED STONE VENEER (EL DORADO 'VANTAGE 30', WHITE ELM).
6. ALUMINUM STOREFRONT WINDOW / DOOR SYSTEM. COLOR: DARK BRONZE.
7. PAINTED INSULATED HOLLOW METAL DOOR AND FRAME. COLOR: SHERWIN WILLIAMS 'GAUNTLET GREY' / 'DOVETAIL' AS SHOWN.
8. BRICK PARAPET CAP TO MATCH THIN-SET BRICK.
9. POWDER COATED METAL AWNING / TRELLIS. COLOR: SHERWIN WILLIAMS 'IN THE NAVY'.
10. CONCEALED FASTENER PRE-FINISHED CORRUGATED METAL PANELING W/ MATCHING TRIMS (MBCI VERTICAL RIBBED 'MASTERLINE 16'. LAYOUT AS SHOWN. COLOR: SHERWIN WILLIAMS 'DOVETAIL'.
11. PRE-FINISHED STANDING SEAM METAL ROOF. COLOR: SHERWIN WILLIAMS 'GAUNTLET GREY'.
12. PRE-FINISHED METAL FASCIA AND SOFFIT TO MATCH METAL ROOF.
13. ALUMINUM / POLYCARBONATE PANELIZED TUNNEL DOOR W/ VINYL ROLL-UP DOOR AT EXIT AS SHOWN.
14. BUILDING SIGNAGE LOCATION.
15. VENTS PER MECHANICAL PLANS. PAINT TO MATCH ADJACENT BRICK.
16. FINISH GRADE AS OCCURS.
17. APPROXIMATE ELECTRICAL METER / PANEL LOCATIONS. SCREENED BY VEGETATION PER LANDSCAPE PLANS.
18. APPROXIMATE GAS METER LOCATION. SCREENED BY VEGETATION PER LANDSCAPE PLANS.
19. DASHED LINE INDICATES APPROXIMATE ROOF TOP MECHANICAL UNIT SIZE AND LOCATION BEYOND PARAPET WALL.
20. EXTERIOR LIGHT LOCATION: LSI 'XWM-FT-LED-UE-BRZ' LED WALL PACK DOWNLIGHT. COLOR: DARK BRONZE.
21. EXTERIOR LIGHT LOCATION: WAC LIGHTING 'CALIBER WS-W36610-BZ' LED DOWN WALL SCONCE. COLOR: DARK BRONZE.
22. EXTERIOR LIGHT LOCATION: ATLANTIC 'LED6-DLM20-3K-U-6LEDDPR-WH-GS' LED RECESSED CAN LIGHT. COLOR: DARK BRONZE.
23. J-BOX FOR FUTURE ACCENT LIGHTING PER OWNER. PAINT TO MATCH WALL.

PRELIMINARY- NOT FOR CONSTRUCTION

MISTER CARWASH
JORDAN CREEK TOWN CENTER

SHEET INDEX:

C0.1 COVER SHEET
C0.2 SITE SURVEY
C1.1 DEMO PLAN
C2.1 LAYOUT PLAN
C3.1 GRADING PLAN
C4.1 UTILITY PLAN
C5.1 LANDSCAPE PLAN
C6.1 DETAILS SHEET
C7.1 EROSION CONTROL PLAN

PROPERTY DESCRIPTION:
JORDAN CREEK TOWN
CENTER PLT 1 REPLAT
1 LOT 7

ADDRESS:
7105 MILLS CIVIC PKWY
WEST DES MOINES, IA

OWNER/PREPARED FOR:
MISTER CAR WASH
ATTN: DAVE HAIL
222 E 5TH STREET
TUCSON, AZ 85705
520-907-8130

ZONING:
JORDAN CREEK TOWN CENTER PUD:*REGIONAL COMMERCIAL*

PARKING REQUIREMENTS:
21 VACUUM SPACES (INCL 1 HC)
34 PARKING SPACES
TOTAL PARKING PROVIDED = 55 SPACES

OPEN SPACE REQUIREMENTS:
SITE AREA=131,953 S.F (3.03 ACRES)
REQUIRED OPEN SPACE(20%) = 19,793 S.F
OPEN SPACE PROVIDED(55.3%) = 73,057 S.F

IMPERVIOUS SURFACE:
EXISTING IMPERVIOUS SURFACE = 65,039 SF
IMPERVIOUS SURFACE REMOVED = 43,750 SF
IMPERVIOUS SURFACE ADDED = 37,607 SF
TOTAL PROPOSED IMPERVIOUS = 58,896 SF

BENCHMARK:
BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS DATUM = NAD 83, IOWA SOUTH
BENCHMARK DATUM = CITY DATUM OR NAVD88, GEOID 12A

WDM NO 118. NORTHEAST CORNER OF 60TH STREET AND MILLS CIVIC PARKWAY, 18.5 FEET SE OF TRAFFIC SIGNAL POLE, 1.5 FEET SE OF FACE OF SIDEWALK. 31 FEET WEST OF FIRE HYDRANT, STANDARD BENCHMARK.
WEST DES MOINES DATUM = 201.57

WDM NO 124. INTERSECTION OF MILLS CIVIC AND JORDAN CREEK PARKWAY, 169 ± FEET EAST OF THE WEST END OF MEDIAN, IN CENTER OF 6 FEET MEDIAN IN MILLS CIVIC PARKWAY, 17 ± FEET WEST OF THE ANGLE POINT IN THE CURB FOR THE WESTBOUND TURN LANE, STANDARD BENCHMARK.
WEST DES MOINES DATUM = 203.65

POINT # 9000
NORTHING = 571254.20
EASTING = 1555864.62
ELEVATION = 210.92
DESCRIPTION: RPC, 55' +/- NW OF NW CORNER OF HOBBY LOBBY PARKING LOT; EAST R.O.W. OF JORDAN CREEK PKWY

POINT # 9001
NORTHING = 571298.40
EASTING = 1555157.60
ELEVATION = 210.13
DESCRIPTION: RPC, 43' +/- NORTH OF NW CORNER OF HOBBY LOBBY BUILDING; 5' +/- SOUTH OF SOUTHERN EDGE OF PARKING LOT

POINT # 9002
NORTHING = 571512.00
EASTING = 1556184.55
ELEVATION = 206.47
DESCRIPTION: NAIL, 107' +/- SE OF DUAL CURB INTAKES; 21' +/- SOUTH OF BRIDGEWOOD BLVD

ON SITE TBM
BURY BOLT ON HYDRANT 38' +/- EAST OF PUMP HOUSE
ELEVATION = 213.46

OFF SITE TBM
BURY BOLT ON HYDRANT 72' +/- NE OF NE CORNER OF HOBBY LOBBY
ELEVATION = 211.79

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH SUDAS STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF WEST DES MOINES MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
2. IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
5. ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
6. BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
7. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
8. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
9. LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
10. SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
11. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
12. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF WEST DES MOINES.
13. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
14. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
16. DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
17. ALL CONSTRUCTION WITHIN THE PUBLIC R.O.W/EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS.
18. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W/EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS THE CONTRACTOR SHALL CONTACT THE WDM ENGINEERING SERVICES 222-3475 TO SCHEDULE ANY REQUIRED INSPECTIONS.

PAVING NOTES:

1. THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SEEDED IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
2. SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBASE PRIOR TO ANY PAVEMENT BEING PLACED.
3. SEE DETAILS FOR ALL PAVEMENT THICKNESS.
4. DETECTABLE WARNING PLANE(S) CALLED OUT ON PLANS SHALL BE PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
5. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

UTILITY NOTES:

1. QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
2. THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
3. THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
4. ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
5. ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
6. ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
7. ALL STRUCTURE SIZES CALLED OUT ON PLANS ARE MINIMUM INSIDE WALL DIMENSIONS.
8. ALL STRUCTURES CALLED OUT AS "MODIFIED" OR "SPECIAL" SHALL BE ENGINEERED BY THE PRECASTER TO ENSURE STRUCTURE STABILITY. MODIFICATIONS INCLUDE ADDITIONAL WALL LENGTH TO ACCOUNT FOR LARGE PIPE DIAMETERS AND ADDITIONAL WALL WIDTH & BASE DEPTH TO ACCOUNT FOR DEEPER STRUCTURES. ANY AND ALL MODIFICATIONS TO STANDARD STRUCTURES SHALL BE CONSIDERED INCIDENTAL TO BID
9. SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
10. MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISING OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
11. WATERMAINS SHALL BE C-900. SIZE OF WATERMAIN AS SHOWN ON PLANS.
12. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
13. PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY WEST DES MOINES WATER WORKS.
14. TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
15. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. WEST DES MOINES WATER WORKS WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
16. THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.
17. ANY AND ALL HYDRANT AND VALVE EXTENSIONS, TOGETHER WITH VERTICAL BENDS, SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR INCIDENTAL ITEMS.

WETLAND NOTES:

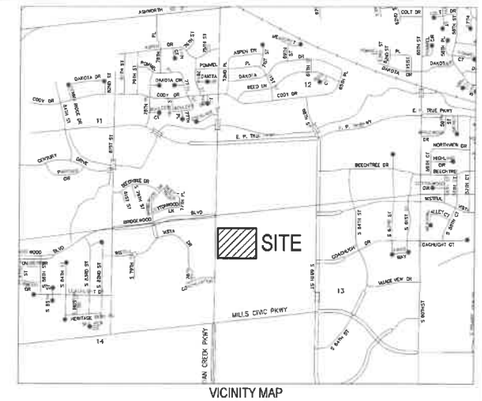
1. BISHOP ENGINEERING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

SURVEY NOTES:

1. SURVEY WORK WAS COMPLETED BY BISHOP ENGINEERING ON 02/11/2019. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

SOILS REPORT:

1. REFERENCE TERRACON SOILS REPORT (08195008-01) FOR ADDITIONAL SOILS INFORMATION INCLUDING BUT NOT LIMITED TO SUBGRADE INFORMATION, FOOTING DESIGN, AND ANY POSSIBLE OVER EXCAVATION DUE TO POOR SOILS. PAVEMENT SECTIONS ON THE PLANS GOVERN OVER PAVEMENT THICKNESS IN THE SOILS REPORT.



VICINITY MAP
SCALE: 1" = 1,000'

UTILITY CONFLICT NOTES:

1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION.
3. CONTRACTOR SHALL COMPLY WITH ALL DNR REQUIREMENTS FOR PIPE MATERIAL, PIPE JOINTS, AND ANY OTHER APPLICABLE REQUIREMENTS ANY TIME A STORM SEWER OR SANITARY SEWER CROSSES OVER OR LESS THAN 18" BELOW A WATER MAIN.
4. FOR ALL CRITICAL CROSSINGS WITH EXISTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY BISHOP ENGINEERING PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS.

STAKING NOTES:

1. CONTRACTOR IS REQUIRED TO HAVE ALL STAKING DONE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR AND IN COORDINATION WITH THE PROJECT ENGINEER.
2. CONTRACTOR IS REQUIRED TO HAVE ALL STAKING DONE DIRECTLY UNDER THE GENERAL CONTRACTOR BY A SINGLE COMPANY.
3. STAKING DOES NOT RELIEVE CONTRACTOR OF ULTIMATE RESPONSIBILITY TO CONSTRUCT THE PROJECT PER PLAN.

PAVEMENT SAWCUT NOTES:

1. CONTRACTOR TO PROVIDE SAWCUT JOINTING PLAN TO CHUCK BISHOP, BISHOP ENGINEERING (515-278-0467 OR CBISHOP@BISHOPENGR.COM) PRIOR TO ANY CONCRETE PAVEMENT INSTALLATION.
2. PAVEMENT MAY BE REQUIRED TO BE REMOVED AND REPLACED IF PLACED WITHOUT AN APPROVED PLAN.
3. LONGITUDINAL JOINTS IN DRIVE LANES & THE OUTER MOST JOINT OF ALL PARKING AREAS SHALL BE SUDAS TYPE 'L-1' OR 'L-2' JOINTS AND HAVE STEEL. INTERIOR PARKING LOT JOINTS, OTHER THAN THE OUTER MOST JOINT, DO NOT NEED STEEL AND SHALL BE SUDAS TYPE 'S' OR TYPE 'K' JOINTS.
4. ALL TRANSVERSE JOINTS SHALL BE SUDAS TYPE 'C' OR TYPE 'DW' JOINTS WITH STEEL IN THE CASE OF A DAY'S WORK JOINT.

SPECIFICATIONS NOTES:

1. IN THE EVENT OF A DISCREPANCY BETWEEN THE BISHOP PROJECT SPECIFICATIONS AND: CITY OF WEST DES MOINES REQUIREMENTS AND SPECIFICATIONS, PLUMBING CODE, AND URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENT (SUDAS 2018), THE CITY OF WEST DES MOINES STANDARD SPECIFICATIONS SHALL GOVERN.
2. FOR ALL SPECIFICATION DISCREPANCIES, PROJECT ENGINEER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF ENGINEER IS NOT CONTACTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROBLEMS THAT RESULT FROM SAID DISCREPANCIES.
3. FOR ALL SPECIFICATION DISCREPANCIES, CONTRACTOR MUST OBTAIN WRITTEN APPROVAL FROM THE CITY OF WEST DES MOINES ENGINEERING DEPARTMENT FOR ANY CHANGES TO PROPOSED SITE INFRASTRUCTURE OR GRADES PRIOR TO PROCEEDING WITH ANY CHANGES.

REQUIRED AS-BUILT NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF AS-BUILT TOPO OF ALL DETENTION PONDS & DETENTION POND STORM SEWER.
2. CONTRACTOR SHALL CONTACT BISHOP ENGINEERING (AT 515-278-0467) TO PERFORM SAID AS-BUILT SURVEYS.
3. IF ANYTHING HAS BEEN CONSTRUCTED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.

EARTHWORK BALANCE NOTES:

1. SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY. CONTRACTOR RESPONSIBLE FOR MAKING THE SITE EARTHWORK BALANCE.
2. THIS INCLUDES BUT IS NOT LIMITED TO TOPSOIL, POOR SOILS AND STRUCTURAL FILL NECESSARY TO MEET PROJECT PLANS AND SPECIFICATIONS.

STORM & SANITARY TELEVISING NOTES:

1. CONTRACTOR IS REQUIRED TO TELEVISE ALL SANITARY AND STORM SEWER SYSTEM PRIOR TO PAVING OPERATIONS.
2. CONTRACTOR SHALL SEND VIDEO INSPECTION TO THE ENGINEER FOR APPROVAL PRIOR TO PAVING.
3. CONTRACTOR SHALL PROVIDE COPIES OF THE REPORTS AND VIDEOS TO THE WAUKEE ENGINEERING DEPARTMENT FOR APPROVAL PRIOR TO PAVING.

WEST DES MOINES WATER WORKS:

1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS(515-222-3465) AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
3. ANY WATER USE FROM A HYDANT, PUBLIC OR PRIVATE, REQUIRES THE USE OF A WEST DES MOINES HYDRANT METER. CALL 515-222-3465 TO RESERVE A METER.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/ CONTAINMENT PROVISIONS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPOER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION . BACKFLOW PREVENTION TO BE INSTALLED PER CIT ORDINANCE 1297.54-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHINICIAN (515-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.

LEGEND:

- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER LINE
- G — GAS LINE
- U/E — UNDERGROUND ELECTRIC
- O/E — OVERHEAD ELECTRIC
- TELE — TELEPHONE LINE
- F/O — FIBER OPTIC
- CATV — CABLE TV
- STORM MANHOLE
- CURB INTAKE
- SURFACE INTAKE
- FLARED END SECTION
- SANITARY MANHOLE
- CLEANOUT
- FIRE HYDRANT
- SPRINKLER
- IRRIGATION CONTROL VALVE
- WATER MANHOLE
- WELL
- WATER VALVE
- WATER SHUT OFF
- YARD HYDRANT
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC RISER
- ELECTRIC VAULT
- POWER POLE
- TRANSFORMER POLE
- LIGHT POLE
- ELECTRIC JUNCTION BOX
- ELECTRIC PANEL
- TRANSFORMER
- GROUND LIGHT
- GUY WIRE
- ELECTRIC HANDHOLE
- GAS METER
- GAS VALVE
- AIR CONDITIONING UNIT
- TELEPHONE RISER
- TELEPHONE VAULT
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL MANHOLE
- FIBER OPTIC RISER
- FIBER OPTIC FAULT
- CABLE TV RISER
- SIGN
- DENOTES NUMBER OF PARKING STALLS
- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- SECTION CORNER - FOUND AS NOTED

ABBREVIATIONS:

AC	ACRES
ASPH	ASPHALT
BK	BOOK
CONC	CONCRETE
D	DEEDED DISTANCE
EX	EXISTING
ENCL	ENCLOSURE
FF	FINISHED FLOOR
FL	FLOW LINE
FRAC	FRACTIONAL
M	MEASURED DISTANCE
MH	MANHOLE
OPC	ORANGE PLASTIC CAP
P	PLATTED DISTANCE
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRA	PREVIOUSLY RECORDED AS
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
RPC	RED PLASTIC CAP
SF	SQUARE FEET
SAN	SANITARY
TYP	TYPICAL
YPC	YELLOW PLASTIC CAP
N	NORTH
S	SOUTH
E	EAST
W	WEST

UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

UTILITY MAPS PROVIDED BY:
1. ELECTRIC (MIDAM / 515-252-6632)
2. STORM AND SANITARY (CITY OF WDM / 515-222-3482)
3. FIBER OPTIC (CENTURYLINK / 720-278-8990)
4. CABLE (MEDIACOM/ 515-246-2252)
5. GAS (MIDAM/ 515-252-6632)
6. WATER (WEST DES MOINES WATER WORKS / 515-222-3482)
7. OTHERS (PROVIDER / CONTACT INFO)

LICENSED PROFESSIONAL ENGINEER CHARLES J. BISHOP 11055 IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: _____ DATE: _____
CHARLES J. BISHOP, P.E. 11055
LICENSE RENEWAL DATE: DEC. 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL: _____

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Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959

MISTER CAR WASH
102 S. JORDAN CREEK PARKWAY

COVER SHEET

REFERENCE NUMBER: 160180

DRAWN BY: DS

CHECKED BY:

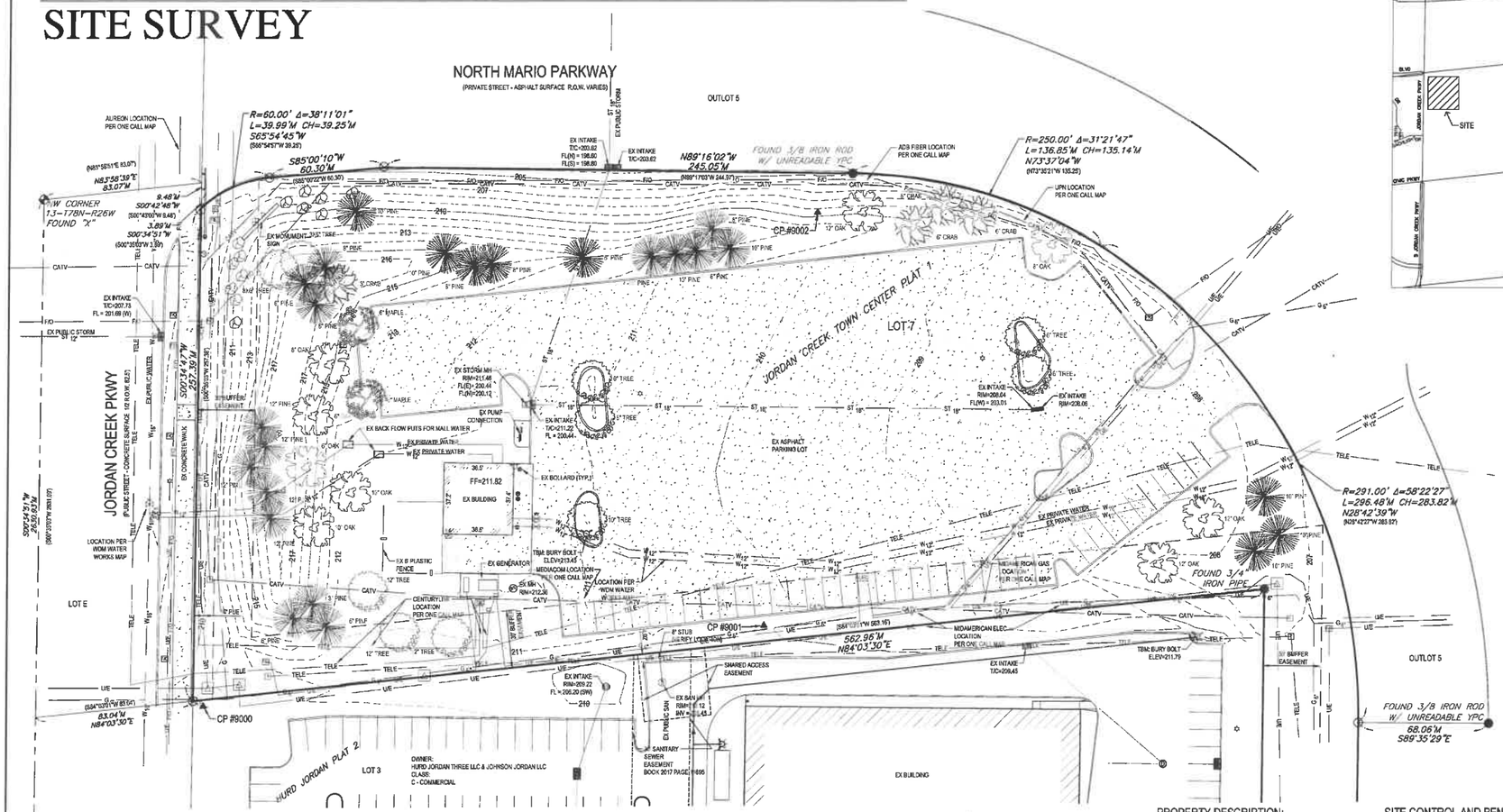
REVISION DATE:
1-24-19 1ST SUBMITTAL
5-31-19 2ND SUBMITTAL
7-09-19 3RD SUBMITTAL

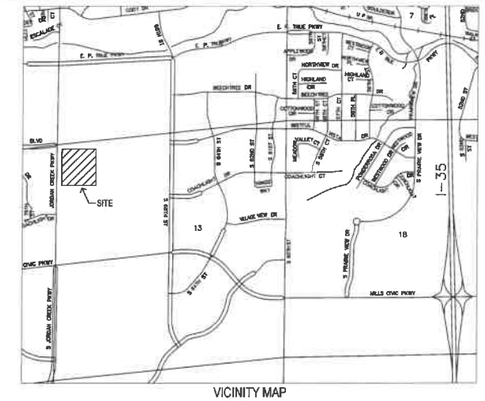
PROJECT NUMBER: 190113

SHEET NUMBER: C0.1

8/22/2019 1:31:48 PM MILAND PROJECTS 2018\190113\DWG\C0.1 COVER.DWG

MISTER CAR WASH, JORDAN CREEK MALL
SITE SURVEY





VICINITY MAP
NOT TO SCALE

LEGEND:

- SAN — SANITARY SEWER
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- FIBER OPTIC RISER
- FIBER OPTIC FAULT
- CABLE TV RISER
- SIGN
- DENOTES NUMBER OF PARKING STALLS
- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED
- SECTION CORNER - FOUND AS NOTED
- SITE CONTROL POINT - MONUMENT AS NOTED

ABBREVIATIONS:

AC	ACRES
ASPH	ASPHALT
BK	BOOK
CONC	CONCRETE
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SF	SQUARE FEET
SAN	SANITARY
TYP	TYPICAL
YPC	YELLOW PLASTIC CAP
N	NORTH
S	SOUTH
E	EAST
W	WEST

PROPERTY DESCRIPTION:

(SPECIAL WARRANTY DEED BOOK 2004, PAGE 17110)
PART OF LOT 7, JORDAN CREEK TOWN CENTER PLAT 1 - REPLAT 1, AN OFFICIAL PLAT WITHIN AND FORMING A PART OF THE CITY OF WEST DES MOINES, IOWA.

ADDRESS:

7105 MILLS CIVIC PKWY
WEST DES MOINES, IA

OWNER:

GGP JORDAN CREEK LLC
C/O BROOKFIELD PROPERTIES RETAIL
222 MERCHANDISE MART PLAZA
PO BOX 3487
CHICAGO, IL 60654-3487

PREPARED FOR:

MR. CARWASH
222 E 5TH ST
TUSCON, AZ 85705

ZONING:

INFORMATION OBTAINED FROM DALLAS CO.
CLASS: C - COMMERCIAL
FOR AN OFFICIAL ZONING REPORT PLEASE CALL COUNTY OF DALLAS AT 515-993-5802

NOTES:

UNSURE OF PIPE DIRECTIONS AND FLOWLINES DUE TO INTAKES BEING FULL OF SNOW AT TIME OF SURVEY. ALSO NO PAINT MARKINGS ARE SHOWN BECAUSE SITE WAS COVERED WITH 10" +/- OF SNOW AT TIME OF SURVEY.

SITE CONTROL AND BENCHMARKS:

BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS
DATUM = NAD 83, IOWA SOUTH
BENCHMARK DATUM = CITY DATUM OR NAVD88, GEOID 12A

POINT # 9000
NORTHING = 571254.20
EASTING = 1555864.62
ELEVATION = 210.92
DESCRIPTION: RPC, 53' +/- NW OF NW CORNER OF HOBBY LOBBY PARKING LOT; EAST R.O.W. OF JORDAN CREEK PKWY

POINT # 9001
NORTHING = 571296.40
EASTING = 1556157.60
ELEVATION = 210.13
DESCRIPTION: RPC, 43' +/- NORTH OF NW CORNER OF HOBBY LOBBY BUILDING; 5' +/- SOUTH OF SOUTHERN EDGE OF PARKING LOT

POINT # 9002
NORTHING = 571512.00
EASTING = 1556184.55
ELEVATION = 209.47
DESCRIPTION: NAIL, 107' +/- SE OF DUAL CURB INTAKES; 21' +/- SOUTH OF BRIDGEWOOD BLVD

ON SITE TBM
BURY BOLT ON HYDRANT 38' +/- EAST OF PUMP HOUSE
ELEVATION = 213.45

OFF SITE TBM
BURY BOLT ON HYDRANT 72' +/- NE OF NE CORNER OF HOBBY LOBBY
ELEVATION = 211.79

UTILITY MAPS PROVIDED BY:

1. ELECTRIC (MIDAMERICAN / 515-252-6632)
2. FIBER OPTIC (AUREON / 515-830-0445)
3. CABLE (MEDIACOM / 515-246-2252)
4. GAS (MIDAMERICAN / 515-252-6632)
5. WATER (CITY WOM / 515-222-3510)
6. OTHERS (PROVIDER / CONTACT INFO)

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

UTILITY NOTE:

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NOTES:

1. ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM DALLAS COUNTY ASSESSORS WEB PAGE
2. PARENTHESIS ( ) DENOTES PREVIOUSLY RECORDED BEARINGS AND DISTANCES
3. LOT 7 IS SUBJECT TO A STORMWATER MAINTENANCE AGREEMENT REFER TO BOOK 2016 PAGE 6298

GRAPHIC SCALE
30 0 15 30 60
SCALE: 1" = 30'
FIELD WORK COMPLETED ON: 2-12-2019

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LICENSED PROFESSIONAL LAND SURVEYOR
LARRY D. HYLER, P.L.S.
No. 14775
IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: _____ DATE: _____
LARRY D. HYLER, P.L.S. 14775
LICENSE RENEWAL DATE: DEC. 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL: C0.1

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MISTER CAR WASH
7105 MILLS CIVIC PRWY, WEST DES MOINES, IOWA
SITE SURVEY

REFERENCE NUMBER:
DRAWN BY: MDM
CHECKED BY: LM
REVISION DATE:
PROJECT NUMBER: 190113
SHEET NUMBER: C0.1

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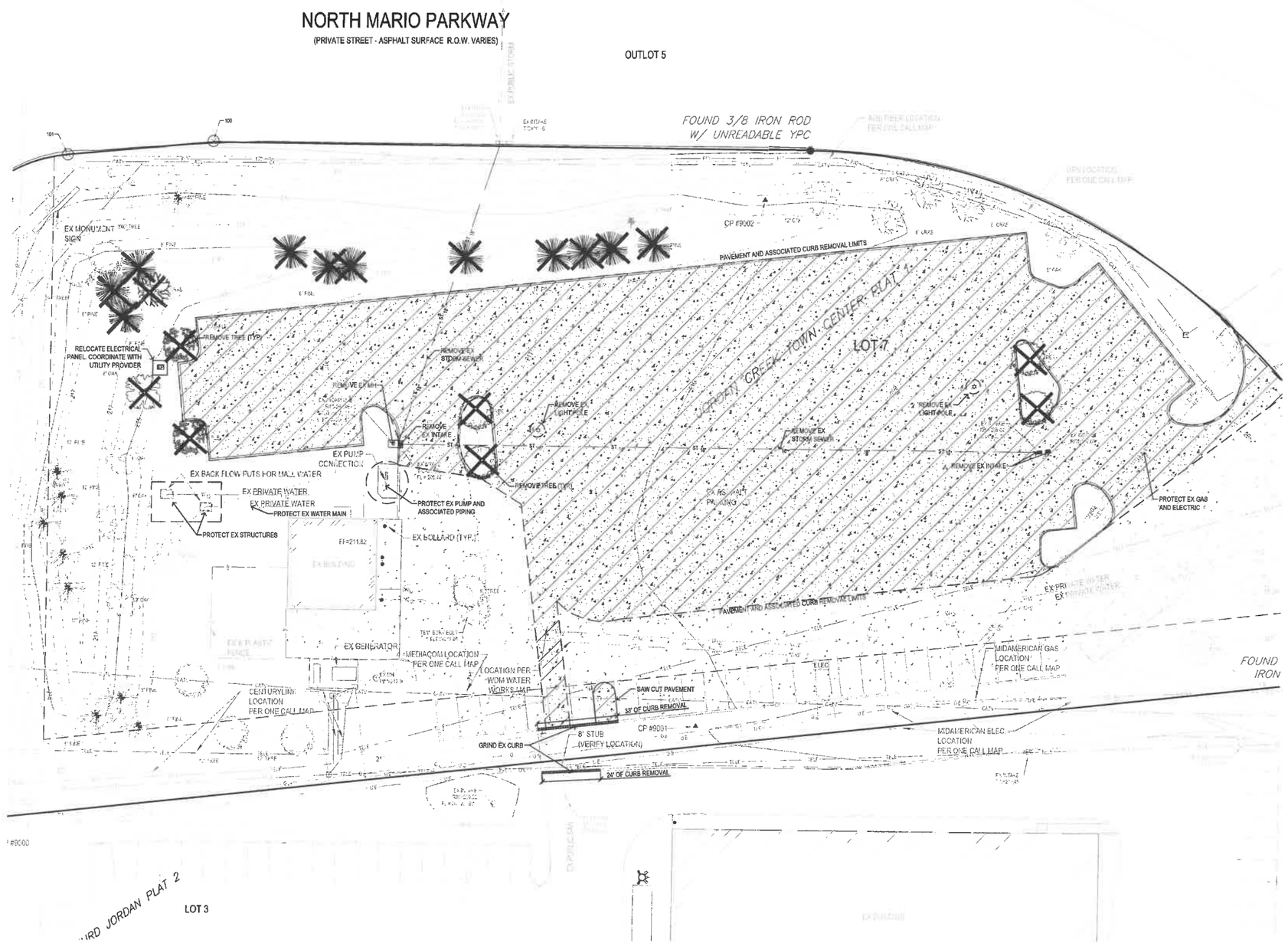
PRELIMINARY - NOT FOR CONSTRUCTION

DEMO NOTES:

1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
3. PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.
4. COORDINATE ALL UTILITY REMOVALS WITH UTILITY PROVIDER.



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MISTER CAR WASH
102 S. JORDAN CREEK PARKWAY

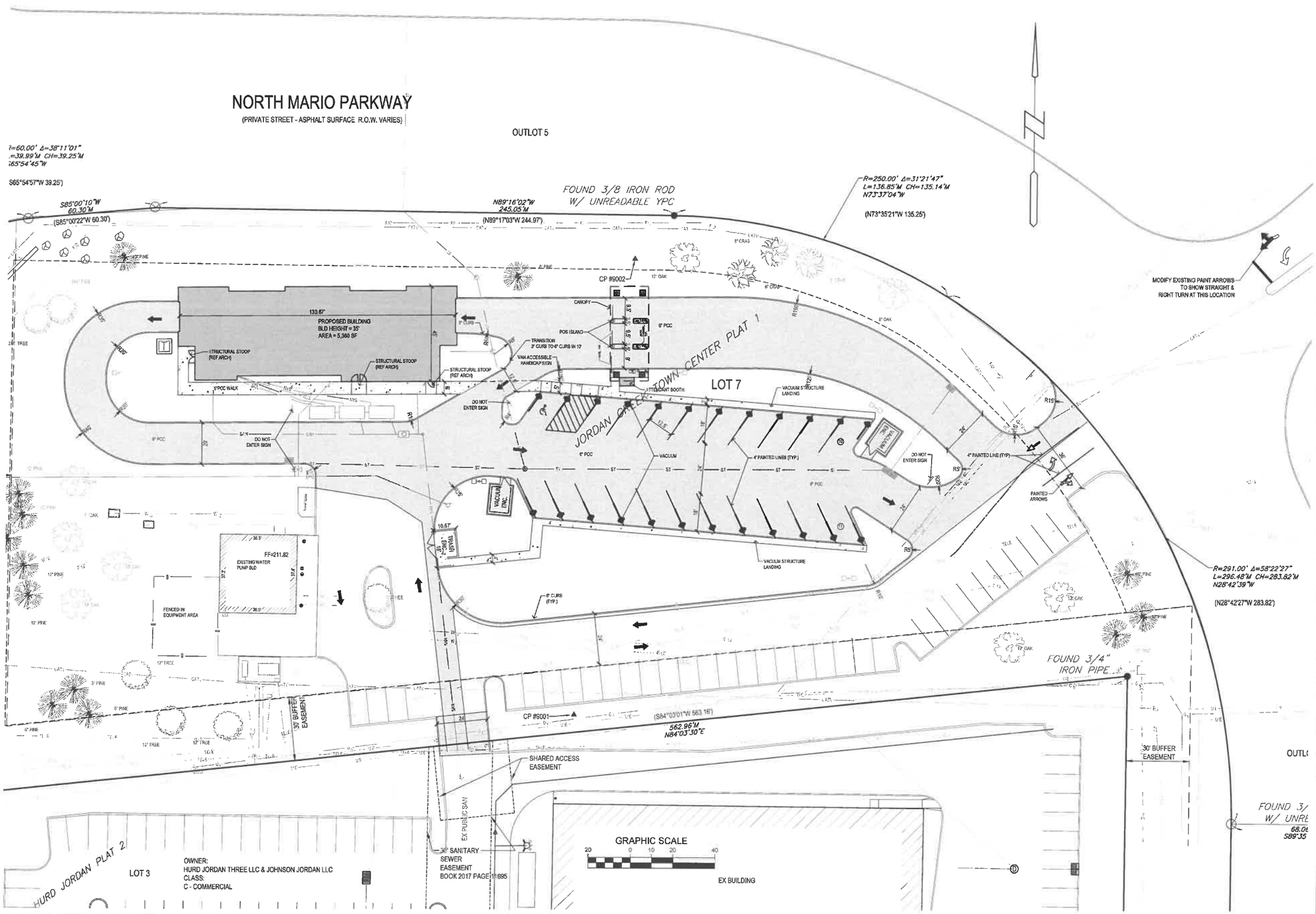
DEMO PLAN

REFERENCE NUMBER:	160180
DRAWN BY:	DS
CHECKED BY:	
REVISION DATE:	6-24-19 1ST SUBMITTAL 8-31-19 2ND SUBMITTAL 7-09-19 3RD SUBMITTAL
PROJECT NUMBER:	190113
SHEET NUMBER:	C1.1

8/23/2019 1:02:09 PM MYLAND PROJECTS 2018\190113\DWG\C1.1 DEMO.DWG

PRELIMINARY- NOT FOR CONSTRUCTION

GENERAL NOTES:
1. COORDINATE PAINTED ENTRANCE/EXIT ARROWS WITH THE ARROWS ON THE OPPOSING DRIVE. REPAINT OPPOSING DRIVE IF NECESSARY



8/23/2019 1:02:05 PM M:\LAND PROJECTS 2018\190113\DWG\C2.1 LAYOUT.DWG

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MISTER CAR WASH
102 S. JORDAN CREEK PARKWAY

LAYOUT PLAN

REFERENCE NUMBER: 160180

DRAWN BY: DS

CHECKED BY:

REVISION DATE:
6-24-19 1ST SUBMITTAL
7-31-19 2ND SUBMITTAL
8-09-19 3RD SUBMITTAL

PROJECT NUMBER: 190113

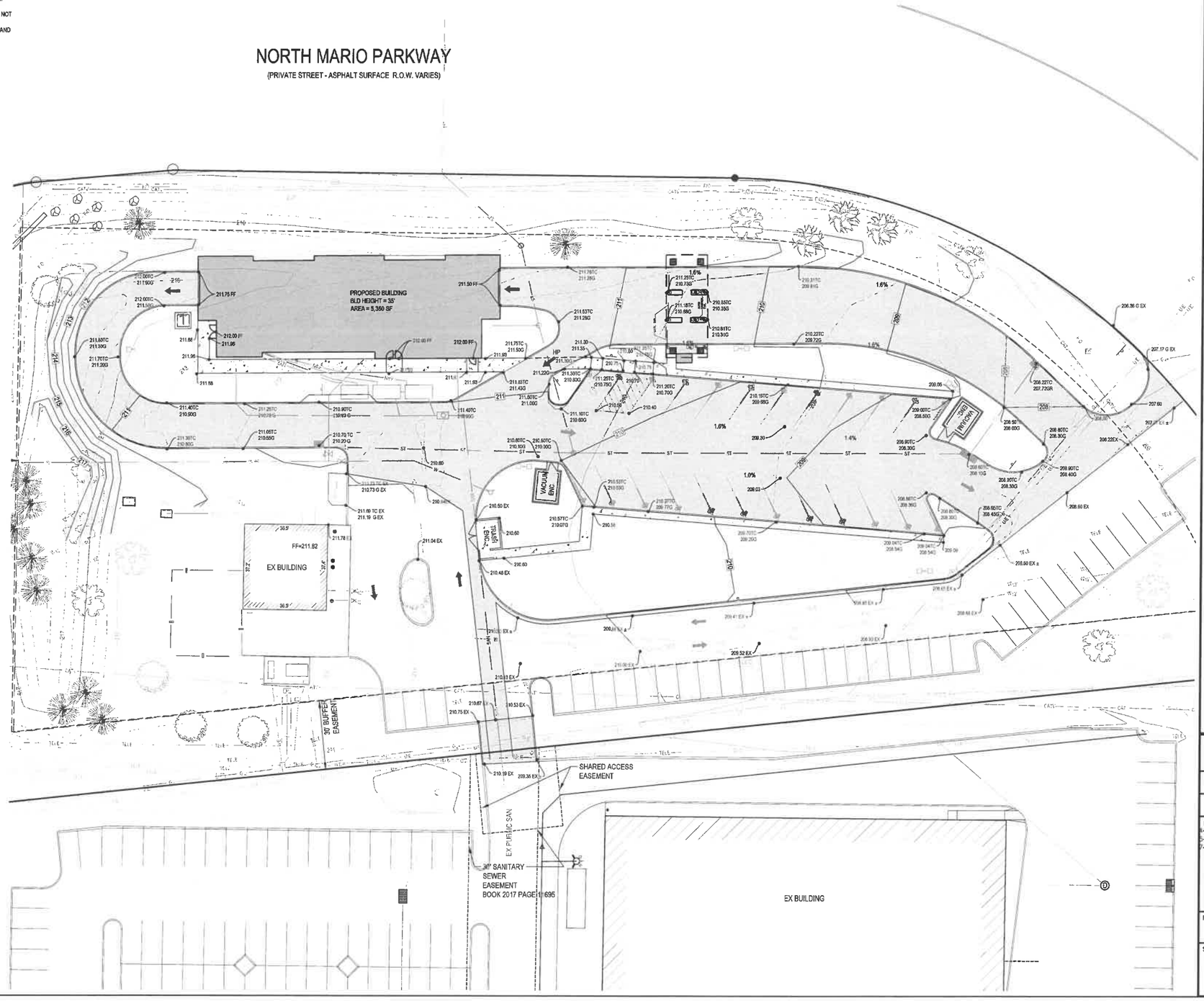
SHEET NUMBER: C2.1

PRELIMINARY- NOT FOR CONSTRUCTION

8/23/2019 1:02:10 PM M:\LAND PROJECTS\2019\190113\DWG\C3.1 GRADING.DWG

TOPSOIL NOTES:

1. STRIP AND STOCKPILE THE TOP 8" OF SOIL ON ALL DISTURBED AREAS.
2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 8" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
3. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
4. TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.



GRADING LEGEND:

EXISTING CONTOUR	150
PROPOSED CONTOUR	150
FINISHED GROUND ELEVATION	150.50
TOP OF CURB ELEVATION	150.50T/C
GUTTER ELEVATION	150.50G
TOP OF WALL ELEVATION	150.50T/W
BOTTOM OF WALL ELEVATION	150.50B/W
EDGE OF WALK ELEVATION	150.50E/W
TOP OF STAIR ELEVATION	150.50T/S
BOTTOM OF STAIR ELEVATION	150.50B/S

NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.

GRAPHIC SCALE

20 0 10 20 40

N

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Civil Engineering & Land Surveying Established 1959

MISTER CAR WASH
102 S. JORDAN CREEK PARKWAY

GRADING PLAN

REFERENCE NUMBER: 160180

DRAWN BY: DS

CHECKED BY:

REVISION DATE:
8-24-19 1ST SUBMITTAL
9-31-19 2ND SUBMITTAL
7-09-19 3RD SUBMITTAL

PROJECT NUMBER: 190113

SHEET NUMBER: C3.1

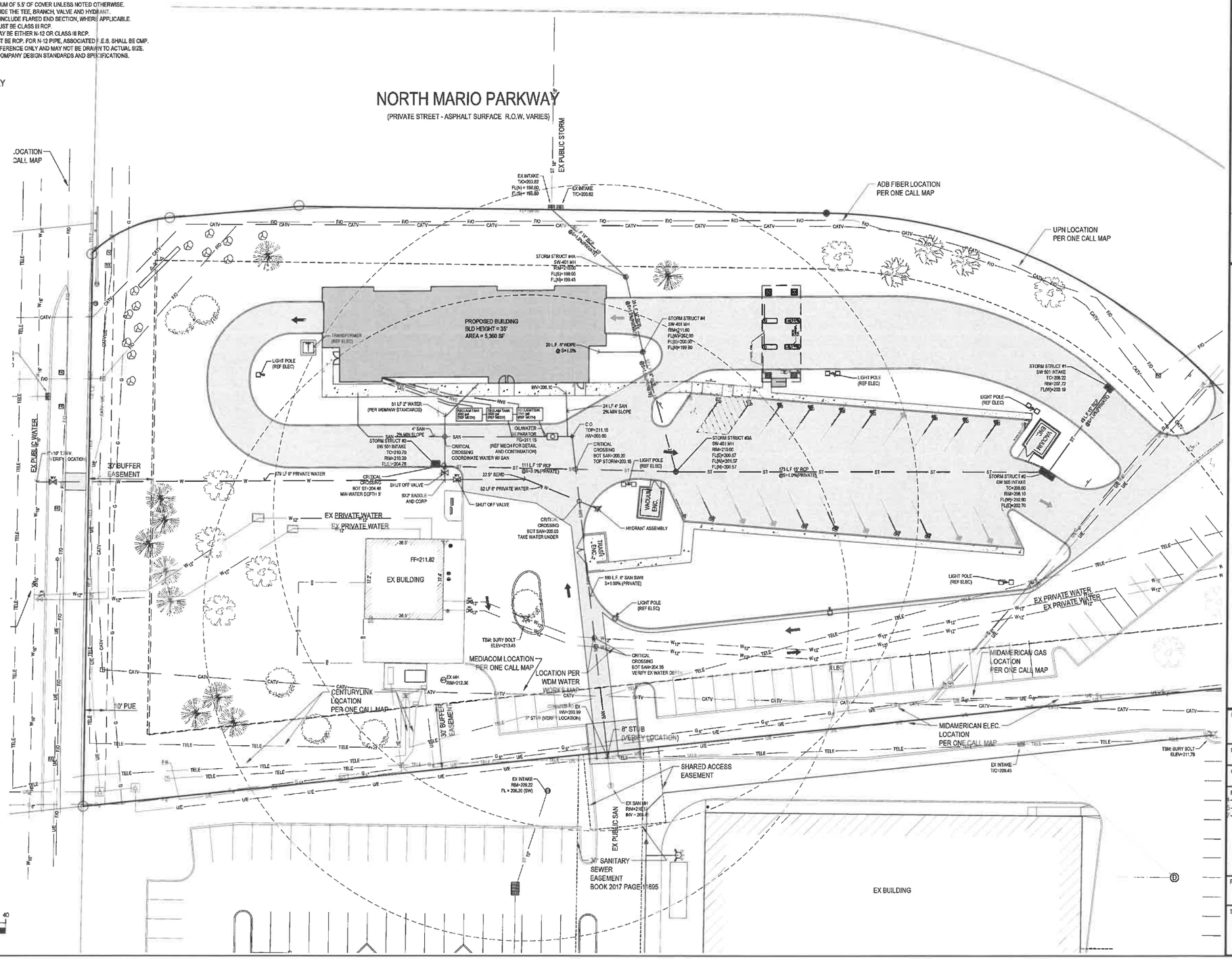
PRELIMINARY- NOT FOR CONSTRUCTION

UTILITY NOTES:

1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
2. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5' OF COVER UNLESS NOTED OTHERWISE.
3. FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE TEE, BRANCH, VALVE AND HYDRANT.
4. PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
5. STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP.
6. STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CLASS III RCP.
7. FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP. FOR N-12 PIPE, ASSOCIATED F.E.S. SHALL BE CMP.
8. TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.

WATER QUANTITY TABLE:

1	HYDRANT ASSEMBLY
2	6" VALVE
1	2" VALVE
1	6"X4" SADDLE
261 LF	6" PIPE
47 LF	4" PIPE



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UTILITY PLAN

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PROJECT NUMBER: 190113

SHEET NUMBER: C4.1

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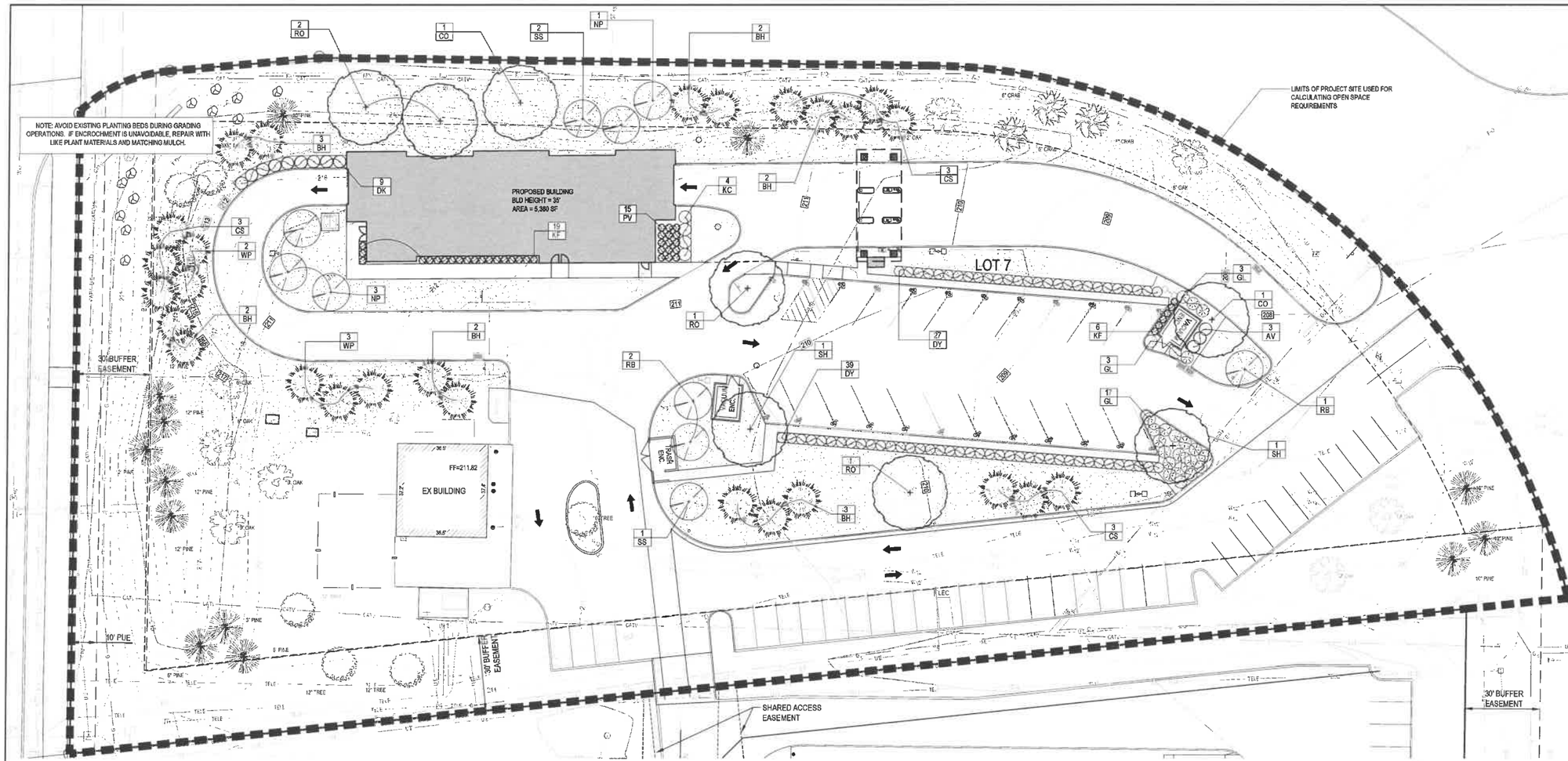
PRELIMINARY- NOT FOR CONSTRUCTION



LANDSCAPE NOTES:

1. ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
3. STAKE SOD ON ALL SLOPES 3 : 1 OR GREATER.
4. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z80.1).
6. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
7. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
8. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
9. STAKE AND WRAP ALL DECIDUOUS TREES IMMEDIATELY AFTER PLANTING. STAKE ALL TREES ACCORDING TO THE STAKING DETAILS. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD.
10. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
11. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
12. ALL EDGING SHALL BE DURAEDGE 1/8" STEEL EDGING - COLOR GREEN, OR APPROVED EQUAL.
13. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
14. ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL BE MULCHED WITH 4" THICK SHREDDED HARDWOOD MULCH.
15. ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH IS INSTALLED.

GRAPHIC SCALE

20 0 10 20 40

PLANTING SCHEDULE

PROPOSED LANDSCAPE PLANTINGS						
CODE	QUAN	COMMON NAME	LATIN NAME	SIZE	ROOT	NOTES
SH	2	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	2.5" CAL	B&B	MATCHED SPECIMENS
RO	4	RED OAK	QUERCUS RUBRA	2.5" CAL	B&B	MATCHED SPECIMENS
CO	2	CHINKAPIN OAK	QUERCUS MUEHLENBERGII	2.5" CAL	B&B	MATCHED SPECIMENS
RB	3	EAST BRN REDBUD	CERCIS CANADENSIS	1.5" CAL	B&B	MATCHED SPECIMENS
NP	4	NEWPORT PLUM	PRUNUS CERASSFERA 'NEWPORT'	1.5" CAL	B&B	MATCHED SPECIMENS
SS	3	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	1.5" CAL	B&B	MATCHED SPECIMENS
WP	5	WHITE PINE	PINUS STROBUS	6'	B&B	FULL FORM TO GROUND
BH	13	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	6'	B&B	FULL FORM TO GROUND
CS	9	COLORADO SPRUCE	PICEA PUNGENS	6'	B&B	FULL FORM TO GROUND
DK	9	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALABIN'	#5	CONT	FULL FORM - MAT CHED
DY	66	DENSIFORMIS YEW	TAXUS MEDIA 'DENSIFORMIS'	36"	B&B	FULL FORM - MAT CHED
GL	23	GRO LOW SUMAC	RHUS AROMATICA 'GRO LOW'	#5	CONT	FULL FORM - MAT CHED
KC	4	KALLAY'S COMPACT JUNIPER	JUNIPERUS PFITZERIANA 'KALLAYS COMPACT'	#5	CONT	FULL FORM - MAT CHED
AV	3	ARROWWOOD VIBURNUM	VIBURNUM DENTATUM	#5	CONT	FULL FORM - MAT CHED
PV	15	SHENANDOAH SWIT CHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	#1	CONT	FULLY ROOTED IN CONTAINER
KF	25	KARL FOERST ER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'	#1	CONT	FULLY ROOTED IN CONTAINER
EXISTING LANDSCAPE PLANTINGS						
CALIPER	QUAN	COMMON NAME	LATIN NAME	NOTES		
12"	3	OAK	QUERCUS SP.	OVERSTORY DECIDUOUS TREE		
10"	2	OAK	QUERCUS SP.	OVERSTORY DECIDUOUS TREE		
8"	1	OAK	QUERCUS SP.	OVERSTORY DECIDUOUS TREE		
6"	2	OAK	QUERCUS SP.	OVERSTORY DECIDUOUS TREE		
12"	1	KENT UCKY COFFEE TREE	GYMNOCLADUS DIOICUS	OVERSTORY DECIDUOUS TREE		
12"	2	MAPLE	ACER SP.	OVERSTORY DECIDUOUS TREE		
10"	1	MAPLE	ACER SP.	OVERSTORY DECIDUOUS TREE		
6"	3	CRABAPPLE	MALUS SP.	UNDERSTORY DECIDUOUS TREE		
6"	2	AMUR MAPLE	ACER GINNALA	UNDERSTORY DECIDUOUS TREE		
12"	5	SPRUCE	PINUS SP.	OVERSTORY EVERGREEN TREE		
10"	4	SPRUCE	PINUS SP.	OVERSTORY EVERGREEN TREE		
8"	1	SPRUCE	PINUS SP.	OVERSTORY EVERGREEN TREE		
6"	1	SPRUCE	PINUS SP.	OVERSTORY EVERGREEN TREE		
3"	2	SPRUCE	PINUS SP.	OVERSTORY EVERGREEN TREE		

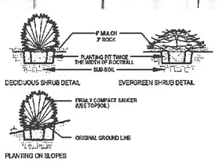
GENERAL LANDSCAPE REQUIREMENTS

TOTAL SQUARE FOOTAGE OF PROJECT AREA	131,953 SF
REQUIRED OPEN SPACE(20%)	19,793 SF

GENERAL OPEN SPACE REQUIREMENT

TOTAL REQUIRED TREES (2 PER 3,000 SF OPEN SPACE)	(13.2) = 14 REQ
45 NEW TREES PROVIDED +30 EXISTING = 75 TREES PROVIDED	
TOTAL REQUIRED SHRUBS (3 PER 3,000 SF OPEN SPACE)	(19.8) = 20 REQ
145 SHRUBS PROVIDED	

SOD: PROVIDE AND INSTALL SOD FROM LOCAL SUPPLIERS. AREAS TO BE SODDED MUST BE FREE OF ALL CONSTRUCTION DEBRIS AND ANY DIRT CLUMPS OVER 1" IN DIAMETER. THOROUGHLY WATER SOD UPON INSTALLATION. CONTRACTOR TO MAINTAIN WATERING UNTIL SOD IS ESTABLISHED (ROOTS KNITTED INTO SUBSURFACE)



SHRUB PLANTING (TYP)
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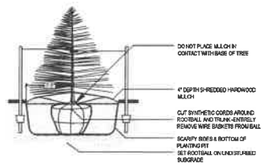

EVERGREEN TREE PLANTING (B&B)
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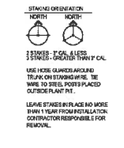

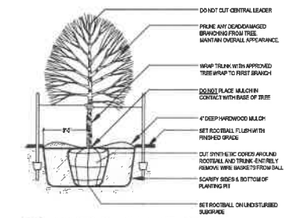

DECIDUOUS TREE PLANTING (TYP.)
SCALE: NOT TO SCALE

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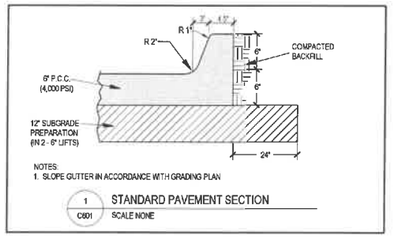
8/20/2019 1:02:21 PM MIDLAND PROJECTS 2019\190113\DWGS\1 LANDSCAPE.DWG

PRELIMINARY- NOT FOR CONSTRUCTION



1 C601 STANDARD PAVEMENT SECTION
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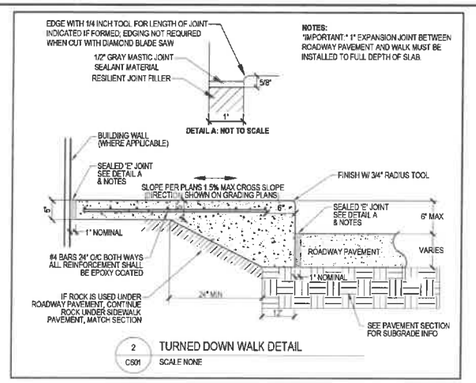

2 C501 TURNED DOWN WALK DETAIL
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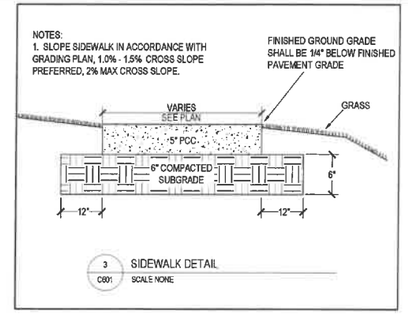

3 C601 SIDEWALK DETAIL
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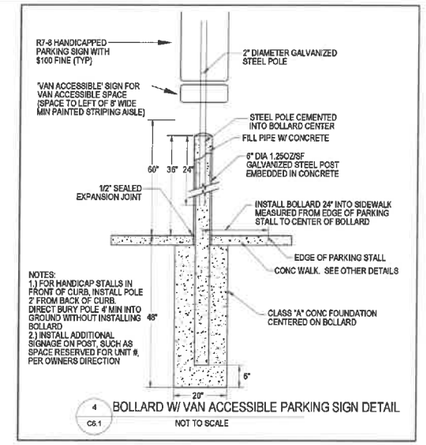

4 C6.1 BOLLARD W/ VAN ACCESSIBLE PARKING SIGN DETAIL
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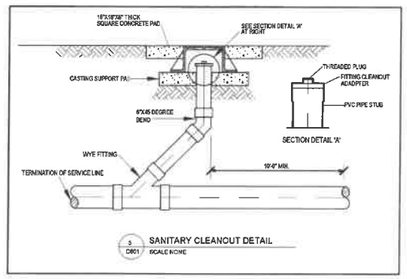

5 C601 SANITARY CLEANOUT DETAIL
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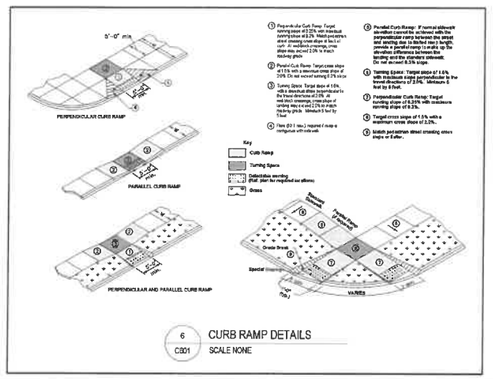

6 C601 CURB RAMP DETAILS
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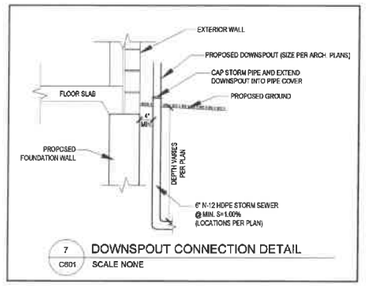

7 C601 DOWNSPOUT CONNECTION DETAIL
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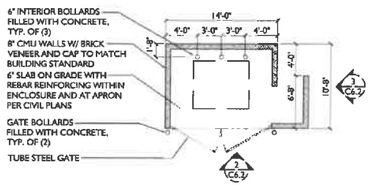
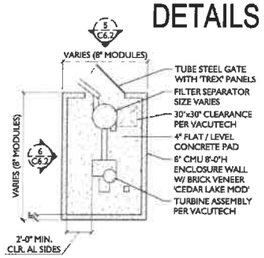
DETAILS PER ARCHITECT: A.23 STUDIOS



1 PLAN AT DUMPSTER
Scale: 1/8" = 1'-0"



4 PLAN AT VACUUM ENCLOSURE
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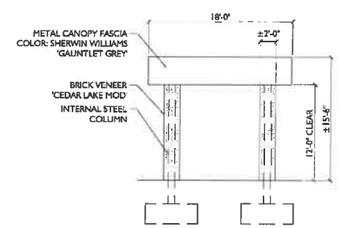

7 POS CANOPY ELEVATION
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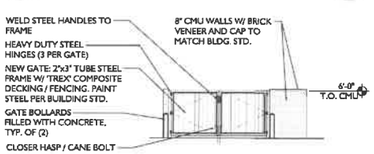

2 DUMPSTER ELEVATION
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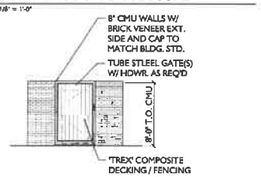

5 VACUUM ENCLOSURE ELEVATION
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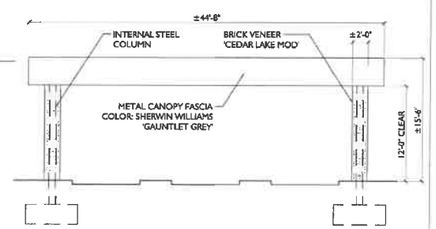

8 POS CANOPY ELEVATIONS
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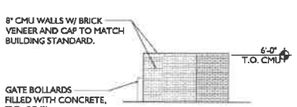

3 DUMPSTER ELEVATION
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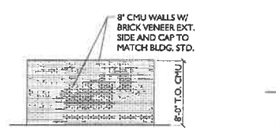

6 VACUUM ENCLOSURE ELEVATION
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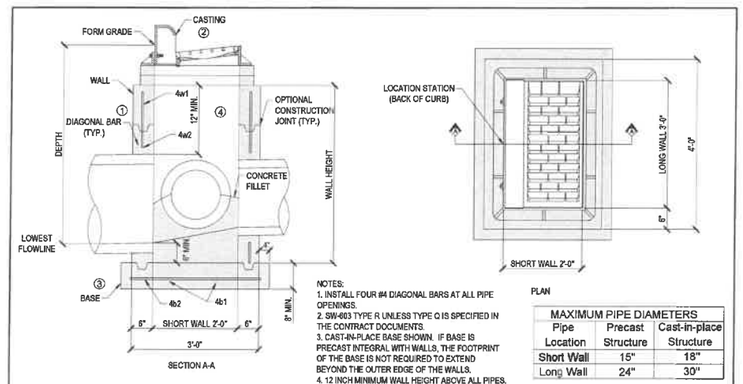

NOTES:
1. INSTALL FOUR #4 DIAGONAL BARS AT ALL PIPE OPENINGS.
2. SW-403 TYPE R UNLESS TYPE Q IS SPECIFIED IN THE CONTRACT DOCUMENTS.
3. CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF THE BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.
4. 12 INCH MINIMUM WALL HEIGHT ABOVE ALL PIPES.

MAXIMUM PIPE DIAMETERS

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

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"

8 C601 SW-501 SINGLE GRATE INTAKE DETAIL
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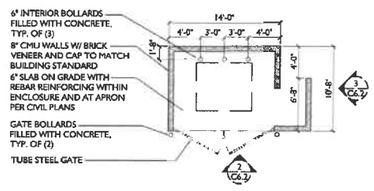
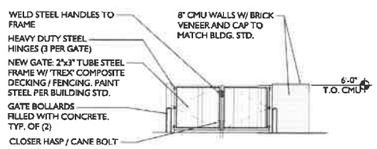
DETAILS PER ARCHITECT: A.23 STUDIOS



1 PLAN AT DUMPSTER
Scale: 1/8" = 1'-0"



2 DUMPSTER ELEVATION
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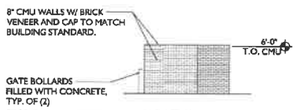

3 DUMPSTER ELEVATION
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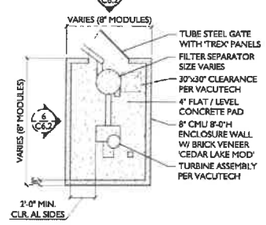

4 PLAN AT VACUUM ENCLOSURE
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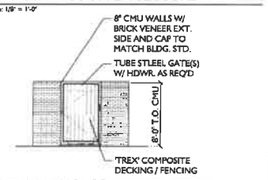

5 VACUUM ENCLOSURE ELEVATION
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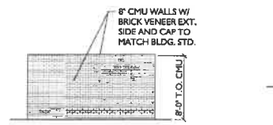
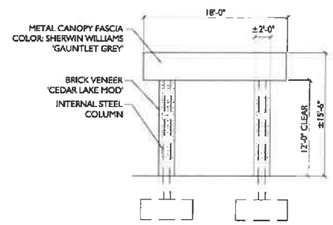
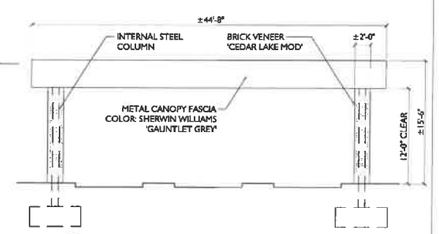


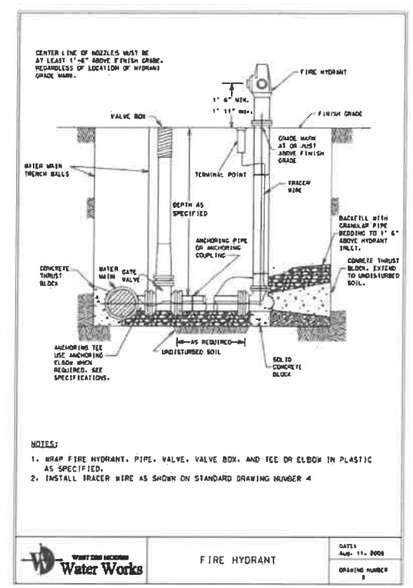
6 VACUUM ENCLOSURE ELEVATION
Scale: 1/8" = 1'-0"



7 POS CANOPY ELEVATION
Scale: 1/8" = 1'-0"



8 POS CANOPY ELEVATIONS
Scale: 1/8" = 1'-0"



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Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959

MISTER CAR WASH
102 S. JORDAN CREEK PARKWAY

DETAILS SHEET

REFERENCE NUMBER: 160180

DRAWN BY: DS

CHECKED BY:

REVISION DATE:
6-24-19 1ST SUBMITTAL
7-31-19 2ND SUBMITTAL
7-09-19 3RD SUBMITTAL

PROJECT NUMBER: 190113

SHEET NUMBER: C6.1

PRELIMINARY- NOT FOR CONSTRUCTION

EROSION CONTROL PLAN

PROPERTY DESCRIPTION:
JORDAN CREEK TOWN
CENTER PLT 1 REPLAT
1 LOT 7

ADDRESS:
7105 MILLS CIVIC PKWY
WEST DES MOINES, IA

OWNER/PREPARED FOR:
MISTER CAR WASH
ATTN: JAMES THROCKMORTON
222 E 5TH STREET
TUCSON, AZ 85705
404-909-6704

SITE AREA:
3.02 ACRES
DISTURBED AREA = 1.89 ACRES

BENCHMARK:
BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS
DATUM = NAD 83, IOWA SOUTH
BENCHMARK DATUM = CITY DATUM OR NAVD88, GEOID 12A

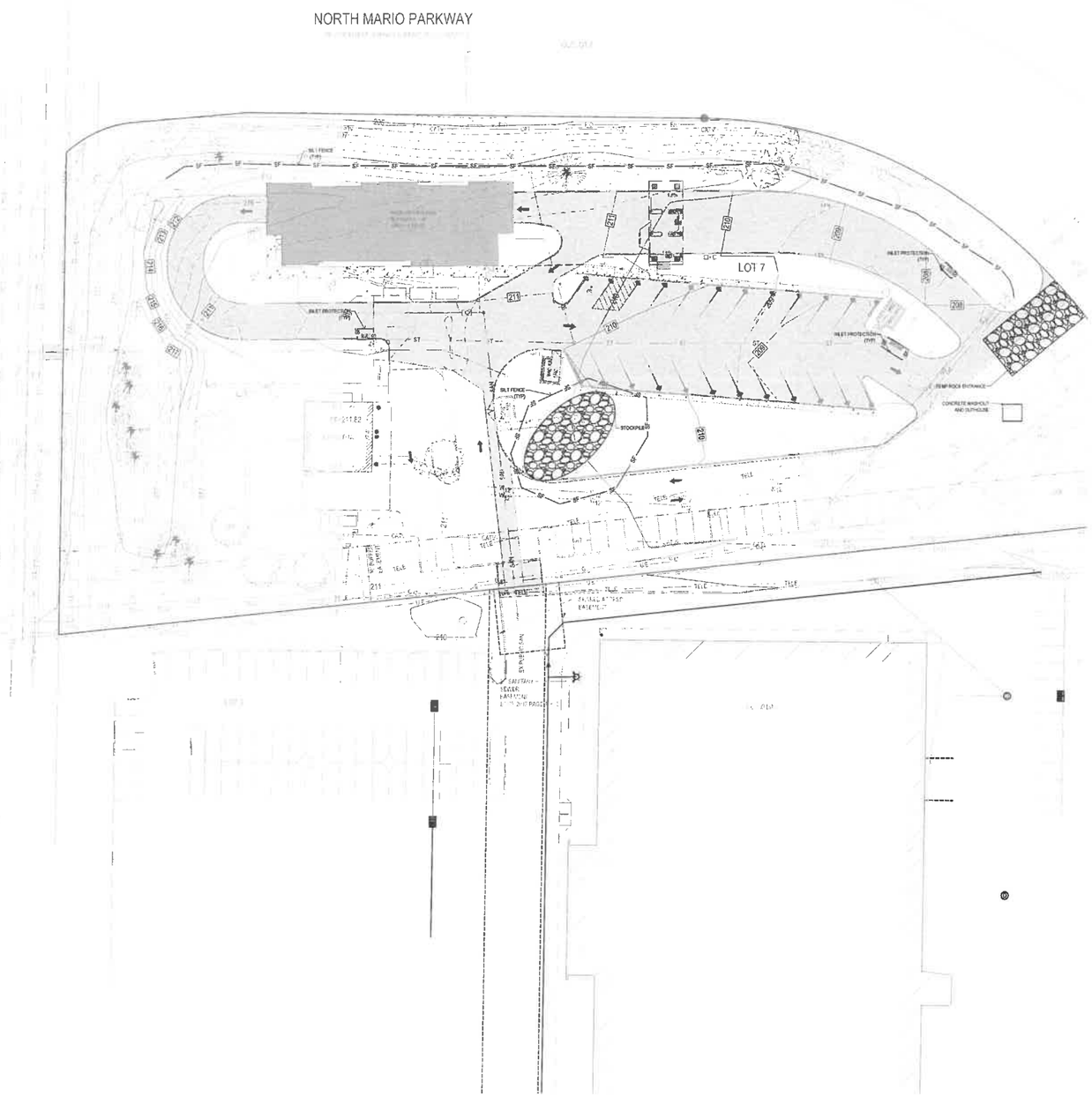
POINT # 9000
NORTHING = 571254.20
EASTING = 1555858.62
ELEVATION = 210.92
DESCRIPTION: RPC, 53' +/- NW OF NW CORNER OF HOBBY LOBBY PARKING LOT; EAST R.O.W. OF JORDAN CREEK PKWY

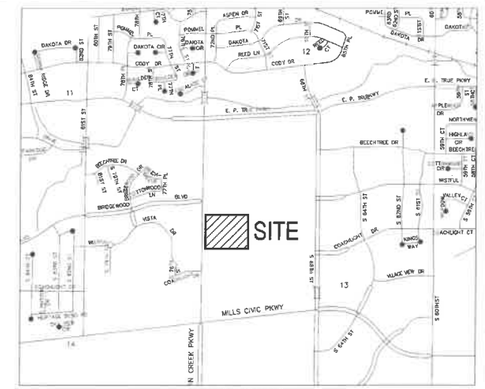
POINT # 9001
NORTHING = 571296.40
EASTING = 1556157.60
ELEVATION = 210.13
DESCRIPTION: RPC, 43' +/- NORTH OF NW CORNER OF HOBBY LOBBY BUILDING; 5' +/- SOUTH OF SOUTHERN EDGE OF PARKING LOT

POINT # 9002
NORTHING = 571512.90
EASTING = 1556184.55
ELEVATION = 208.47
DESCRIPTION: NAIL, 197' +/- SE OF DUAL CURB INTAKES; 21' +/- SOUTH OF BRIDGEWOOD BLVD

ON SITE TBM
BURY BOLT ON HYDRANT 38' +/- EAST OF PUMP HOUSE
ELEVATION = 213.45

OFF SITE TBM
BURY BOLT ON HYDRANT 72' +/- NE OF NE CORNER OF HOBBY LOBBY
ELEVATION = 211.79





VICINITY MAP
SCALE: 1" = 1,000'

EROSION CONTROL NOTES:

1. SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES, ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
2. SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO. 2.
3. INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
4. INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
5. INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
6. OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

EROSION CONTROL REMOVAL NOTES:

1. AFTER FINAL STABILIZATION HAS OCCURED, AS DEFINED IN NPDES GENERAL PERMIT NO. 2, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO: SILT FENCE, INLET PROTECTION, AND TEMPORARY STANDPIPES.

LEGEND:

- 120 — EXISTING CONTOUR
- 120 — PROPOSED CONTOUR
- SF — SILT FENCE
- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER LINE
- G — GAS LINE
- U/E — UNDERGROUND ELECTRIC
- O/E — OVERHEAD ELECTRIC
- TELE — TELEPHONE LINE
- F/O — FIBER OPTIC
- CATV — CABLE TV
- STORM MANHOLE
- CURB INTAKE
- SURFACE INTAKE
- FLARED END SECTION
- SANITARY MANHOLE
- CLEANOUT
- FIRE HYDRANT
- SPRINKLER
- IRRIGATION CONTROL VALVE
- WATER MANHOLE
- WELL
- WATER VALVE
- WATER SHUT OFF
- YARD HYDRANT
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC RISER
- ELECTRIC VAULT
- POWER POLE
- TRANSFORMER POLE
- LIGHT POLE
- ELECTRIC JUNCTION BOX
- ELECTRIC PANEL
- TRANSFORMER
- GROUND LIGHT
- GUY WIRE
- ELECTRIC HANDHOLE
- GAS METER
- GAS VALVE
- AIR CONDITIONING UNIT
- TELEPHONE RISER
- TELEPHONE VAULT
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL MANHOLE
- FIBER OPTIC RISER
- FIBER OPTIC FAULT
- CABLE TV RISER
- SIGN

GRAPHIC SCALE
30 0 15 30 60

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

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8/22/2019 1:02:41 PM MILLAND PROJECTS 2018\190113\DWG\C7.1 SWPPP.DWG

EXHIBIT II

Prepared by: B. Portz, City of West Des Moines Development Services, P.O. Box 65320, West Des Moines, IA 50265-0320, 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, P. O. Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING THE MISTER CAR WASH MAJOR MODIFICATION TO A SITE PLAN (MaM-004309-2019) TO ALLOW CONSTRUCTION OF AN APPROXIMATELY 5,400 SQUARE FOOT CAR WASH FACILITY.

WHEREAS, pursuant to the provisions of Title 9, Zoning, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Mister Car Wash, in conjunction with the property owner, GGP Jordan Creek, LLC, have requested approval for the Mister Car Wash Major Modification to a site plan (MaM-004309-2019) for that property located at 102 S. Jordan Creek Parkway and legally described below for the purpose of constructing an approximately 5,400 square foot car wash facility and associated site improvements;

Legal Description of Property

LOT 7, JORDAN CREEK TOWN CENTER PLAT 1 REPLAT 1, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA.

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, on August 26, 2019, the Plan and Zoning Commission did recommend to the City Council approval of the Mister Car Wash Major Modification to a site plan (MaM-004309-2019);

WHEREAS, on, September 3, 2019, this City Council held a duly-noticed Meeting to consider the application for Mister Car Wash Major Modification to a site plan (MaM-004309-2019);

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, stated in the staff report, dated September 3, 2019, or as amended orally at the City Council meeting of September 3, 2019, are adopted.

SECTION 2. MAJOR MODIFICATION (MaM-004309-2019) to allow construction of an approximately 5,400 square foot car wash facility and associated site improvements is approved, subject to compliance with all the conditions in the staff report, dated September 3, 2019, including conditions added at the meeting, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on September 3, 2019.

_____
Steven K. Gaer
Mayor

ATTEST:

_____
Ryan Jacobson
City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on September 3, 2019, by the following vote:

ATTEST:

_____
Ryan Jacobson
City Clerk

Exhibit A
Conditions of Approval

1. The applicant acknowledging that the signage shown on the building elevations is not approved with the site plan. A separate sign permit is required for each sign shown prior to installation of the signage.