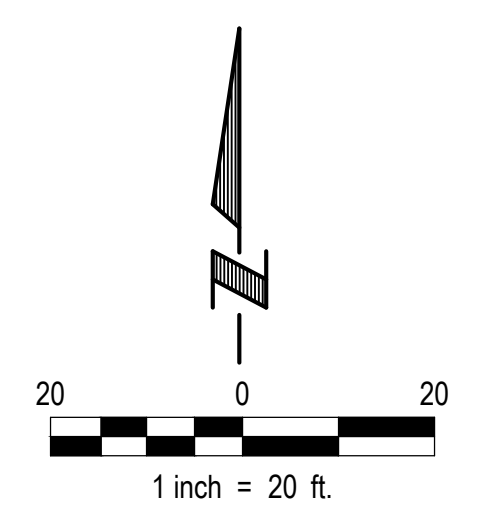
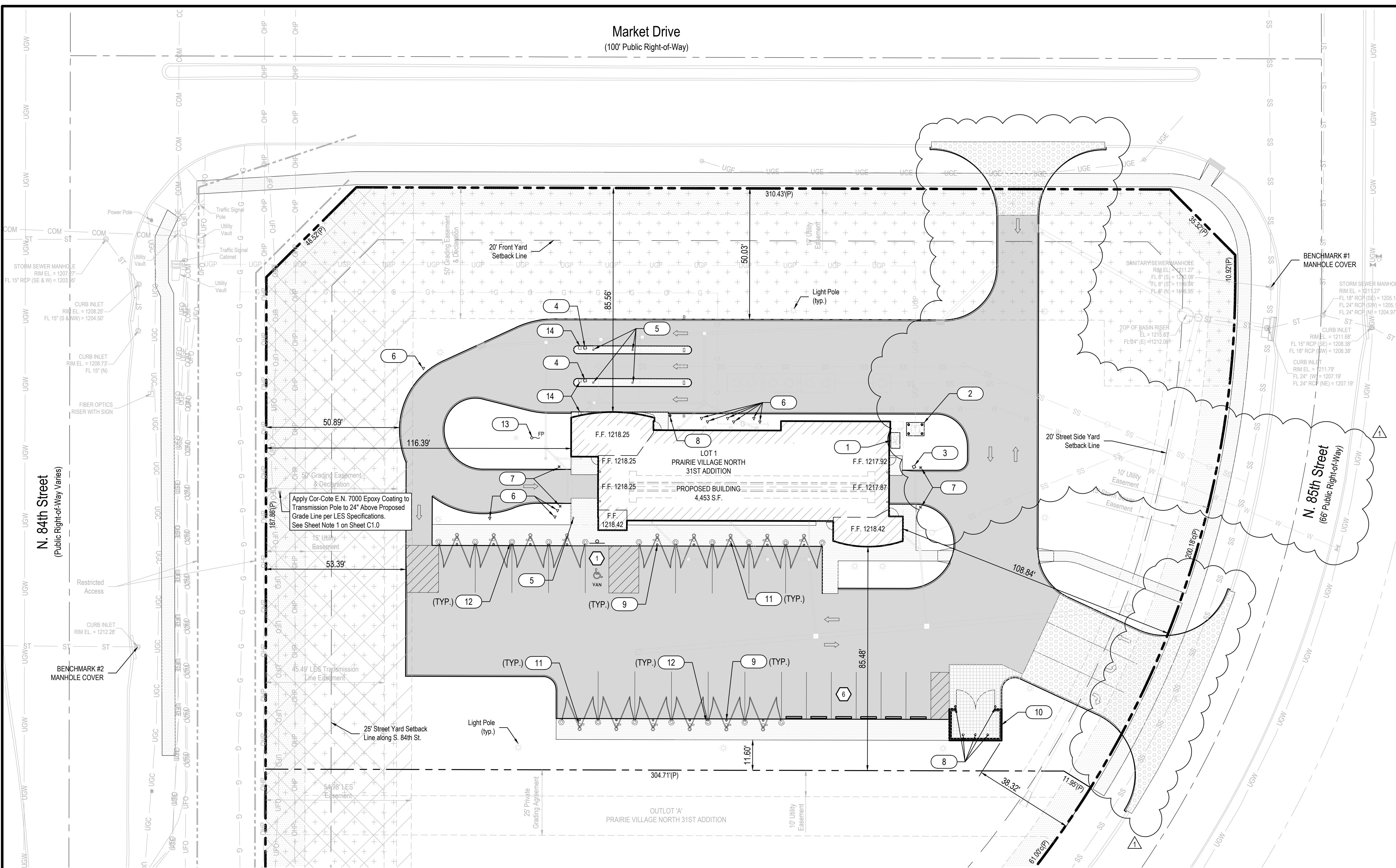


Market Drive
(100' Public Right-of-Way)



LEGEND

- Property Line
- - - - - Adjacent Property Line
- - - - - Easement
- ▨ Proposed Building
- ▨ 8" PCC Pavement
- ▨ 7" PCC Pavement
- ▨ 6" PCC Pavement
- ▨ 4" Concrete Sidewalk
- ▨ 6" Concrete Pad
- ⊕ Parking Stall Count
- ▨ Grading Easement
- ▨ LES Easement
- ▨ LES Transmission Line Easement
- ▨ Utility Easement

LEGAL DESCRIPTION:

Lot 1, Prairie Village North 31st Addition, Lincoln, Lancaster County, Nebraska.

ZONING:

B-2, P.U.D. - CZ #05054F
 Setback Requirements:
 Front: 20'
 Street Side: 20'
 Street Side along N. 84th St.: 25'
 Side: 0'
 Rear: 0'
 Ht: 40'

PARKING CALCULATIONS

Zoning: B-5, P.U.D. - CZ #05054F
 Proposed Building: Area: 4,453 SF
 Mechanical Space: 3,686 SF
 Net Area: 767 SF

Stalls Required:

Maximum Employees on Largest Shift = 5
 at 3:1 = 2 stalls required. 2
 Total Stalls Provided: 7
 Handicapped Stalls Required: 1
 Handicapped Stalls Provided: 1

SHEET NOTE:

1. At least 7 days prior to placing fill around LES high-voltage transmission structures, contractor is to apply Cor-Cote E.N. 7000 epoxy coating, or equivalent, to the structure surface from the existing groundline to a point approximately 24" above the proposed groundline per the manufacturer's directions. Special care shall be taken to avoid scratching the structure surface during construction.

STORMWATER NOTE:

This property qualifies for a waiver to post construction stormwater treatment per LMC 28.03.070.b.

SITE LAYOUT NOTES

- 1 6'-0" x 3'-6" x 6" PCC Pad (for AC Unit)
- 2 6'-9" x 5'-5" x 6" PCC Pad (for Transformer)
- 3 Sonitube with Conduit for Relax / Go Light
- 4 Approve / Go Light
- 5 Column
- 6 U-Shaped Snap Sign
- 7 Camera Pole
- 8 Concrete Bollard - See Detail on Sheet C4.2
- 9 Stainless Steel Bollard by Tommy (at Vacuum Station) - See Detail on Sheet C4.2
- 10 Dumpster Enclosure - See Architectural Plans
- 11 Vacuum Stanchion Canopy and Canister - See Detail on Sheet C4.2
- 12 Tommy Provided Red Ball Vacuum Hose Holder
- 13 Flag Pole - See Detail on Sheet C4.2
- 14 Gate

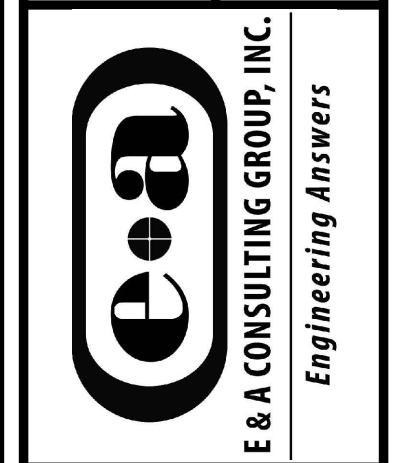
See Sheets C4.0 to C4.3 for additional paving dimensions and details.



BENCHMARK:

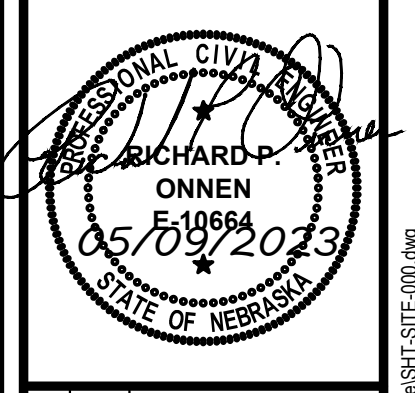
BENCHMARK #1:	CENTER OF CURB INLET MANHOLE COVER LOCATED AT THE SW CORNER OF PROPERTY.
ELEV:	1212.28
BENCHMARK #2:	CENTER OF SAN. SEWER MANHOLE COVER LOCATED AT THE NE CORNER OF PROPERTY.
ELEV:	1211.27

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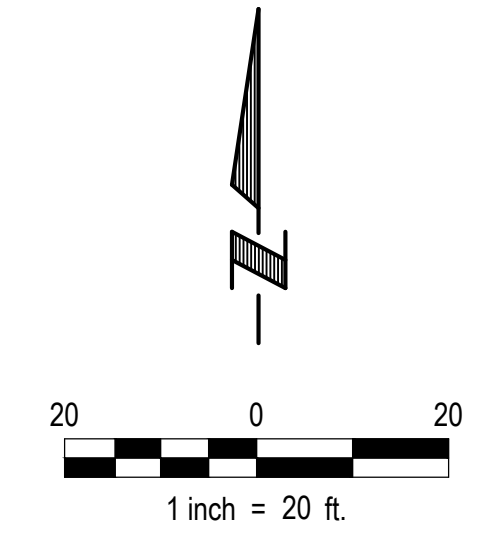
TOMMY'S CAR WASH BUILDING PERMIT
 LINCOLN, NEBRASKA

OVERALL SITE PLAN



Proj No:	2022.184.001
Date:	11/30/2022
Designed By:	RPO
Drawn By:	AS
Scale:	AS SHOWN
Sheet:	C1.0

Market Drive
(100' Public Right-of-Way)



GRADING & EROSION LEGEND

- Property Line
- - - Adjacent Property Line
- - - Easement
- - - Building
- - - 1160 Exist. Major Contours
- - - 1156 Exist. Minor Contours
- - - 1160 Prop. Major Contours
- - - 1153 Prop. Minor Contours
- - - SF Silt Fence
- - - Straw Wattle Inlet Protection
- - - Valley Line
- - - R Ridge Line
- - - Flow Direction
- - - Erosion Control Matting

SHEET NOTE:

1. At least 7 days prior to placing fill around LES high-voltage transmission structures, contractor is to apply Cor-Cote E.N. 7000 epoxy coating, or equivalent, to the structure surface from the existing groundline to a point approximately 24" above the proposed groundline per the manufacturer's directions. Special care shall be taken to avoid scratching the structure surface during construction.

GENERAL NOTES

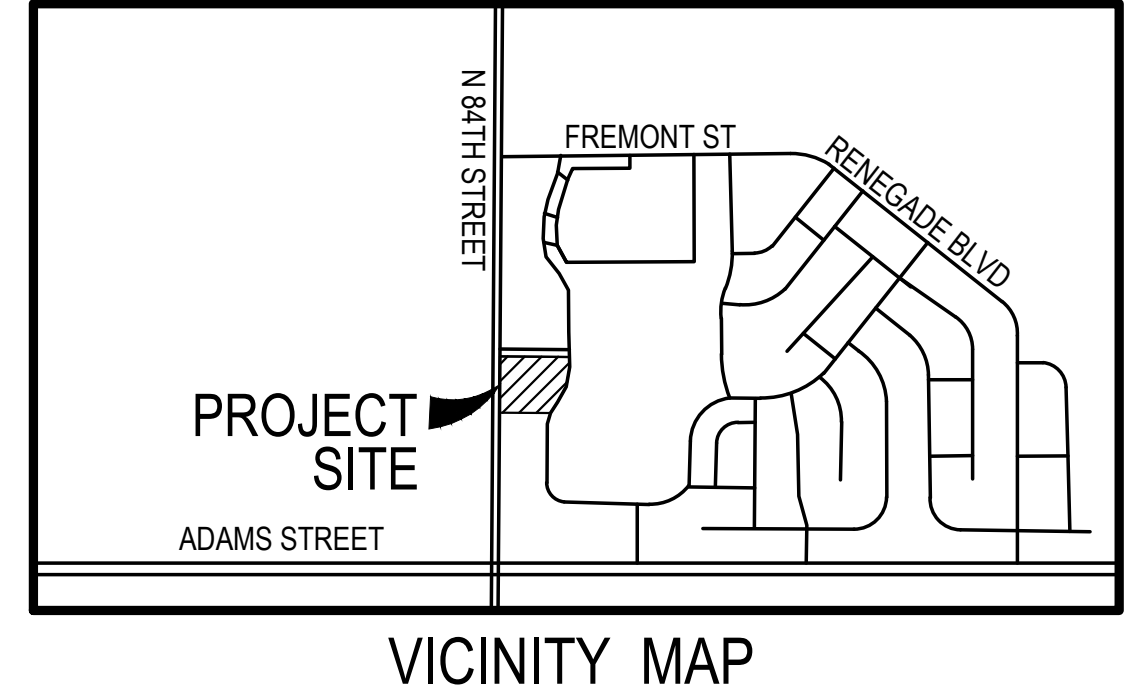
- All OPERATORS/CONTRACTORS must confirm with the APPLICANT that any and all applicable governmental approvals have been received prior to the start of work.
- BMP's may not be removed without INSPECTOR and applicable government approval.
- The SWPPP documents (e.g., NDEQ-NPDES, SWPPP-SM, SWPPP-N, etc.) are essential and a requirement in one part as binding as though occurring in all. The SWPPP documents are complementary. The documents describe and provide the complete SWPPP. The APPLICANT, INSPECTOR, and/or CONTRACTORS/OPERATORS may not take advantage of any apparent SWPPP errors or omissions. The INSPECTOR shall notify the APPLICANT, DESIGNER, and CONTRACTORS/OPERATORS promptly of any omissions or errors. The APPLICANT shall instruct the DESIGNER to make any corrections necessary to fulfill the overall intent of the SWPPP Documents (e.g., Grading Permit Modification Form). In the case of a discrepancy between parts of the SWPPP documents, the most stringent requirement shall rule.

GENERAL GRADING NOTES:

- Proposed contours represent the top of the proposed finished ground surface. The grading contractor shall make appropriate adjustments to determine the proper elevation for pavement subgrade.
- Utilities are shown as a convenience for the contractor. The locations of all aerial and underground utility facilities may not be indicated on these plans. Underground utilities, whether indicated or not, will be located and flagged by the utility companies at the contractor's request. No excavation shall be permitted in the area of underground utilities until all facilities have been located and identified to the satisfaction of all parties, and then, only with extreme care to avoid any possibility of damages to the facilities.
- The contractor shall be responsible for prompt reconstruction of any erosion control improvements disturbed by his operations. All disturbed erosion control improvements shall be fully reconstructed at the end of each working day prior to leaving the site. Positive drainage in all work areas shall be maintained in the condition the construction site was prior to contractors arrival.
- All disturbed areas that will not be impacted by construction activity for 14 consecutive days shall be stabilized with temporary or permanent seeding and mulch.
- Before leaving the site, the contractor shall remove all construction debris and temporary surfacing and restore all staging areas to their original lane and grade and shape all areas for positive drainage.
- Sediment and erosion control measures shall be maintained until seeding or silt has been established on upstream areas.
- Soil compaction shall be completed in accordance with recommendations of the site geotechnical report prepared by Terracon Consultants, Inc. dated December 30, 2022.
- To the extent practicable, construction activity shall be limited to the limits of land disturbance shown. Existing ground cover shall be maintained beyond the limits of construction.
- See Sheets C2.0 and C2.1 for details of sediment and erosion control measures.

NPDES TRACKING NUMBER: CSW-202207379

Apply Cor-Cote E.N. 7000 Epoxy Coating to Transmission Pole to 24" Above Proposed Grade Line per LES Specifications. See Sheet Note 1 on Sheet C2.0



SEDIMENT & EROSION CONTROL BMP IMPLEMENTATION SCHEDULE

ID	BMP	INSTALL	REMOVE
CE-X	Construction Entrance	Prior to Land Disturbance	Immediately prior to drive paving
SG-X	SWPPP Sign/Notice	Prior to Land Disturbance	Following final stabilization
CW-X	Concrete Washout	Prior to Concrete Placement	After completion of concrete work
SF-X	Silt Fence	Prior to Stripping	After final seeding is established
IP-X	Inlet Protection	Following Storm Sewer Installation	Immediately prior to paving
MT-X	Erosion Control Matting	After Final Grading	N/A

SITE INFORMATION

02/15/2023 Estimated Start Date	05/29/2024 Estimated End Date	CSW-202207379 NDEE NOI Number
Tommy's Car Wash @ N 84th St & Market Dr Project Name		Lot 1, Prairie Village North 31st Addition Address
Prairie Village North 31st Addition Subdivision Name		LINCOLN City
40.84568°N Latitude		LANCASTER County
96.60489°W Longitude		NEBRASKA State
68507 Zip Code		15 Estimated Permit Duration (Months)
Total Site Area (Acres)	2.47	
Disturbed Area (Acres)	2.47	
Undisturbed Area (Acres)	0.00	

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BENCHMARK:

BENCHMARK #1: CENTER OF CURB INLET MANHOLE COVER LOCATED AT THE SW CORNER OF PROPERTY.
ELEV: 1212.28

BENCHMARK #2: CENTER OF SAN. SEWER MANHOLE COVER LOCATED AT THE NE CORNER OF PROPERTY.
ELEV: 1211.27

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Engineering Answers

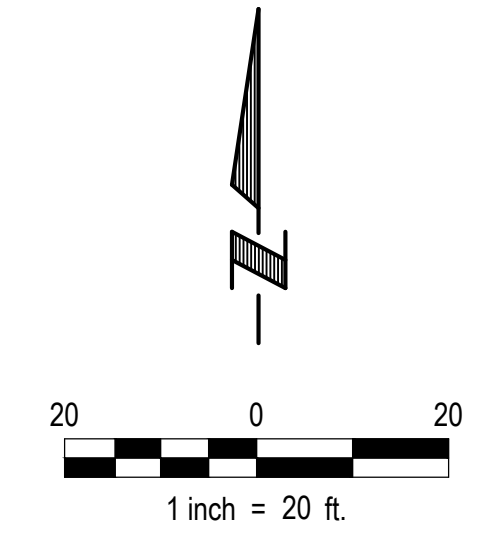
TOMMY'S CAR WASH BUILDING PERMIT
LINCOLN, NEBRASKA

GRADING & EROSION CONTROL PLAN

PROFESSIONAL CIVIL ENGINEER
RICHARD P. ONNEN
E-10664
05/09/2023
STATE OF NEBRASKA

Proj No: 2022.184.001
Date: 11/30/2022
Designed By: RPO
Drawn By: ASB
Scale: AS SHOWN
Sheet: C2.0
Rev Name: 6/5/2023 3:32 PM K:\p\proj\2022\184\001\Engineering\CAD\Final\CSW_S&E_H1_C2.0.dwg

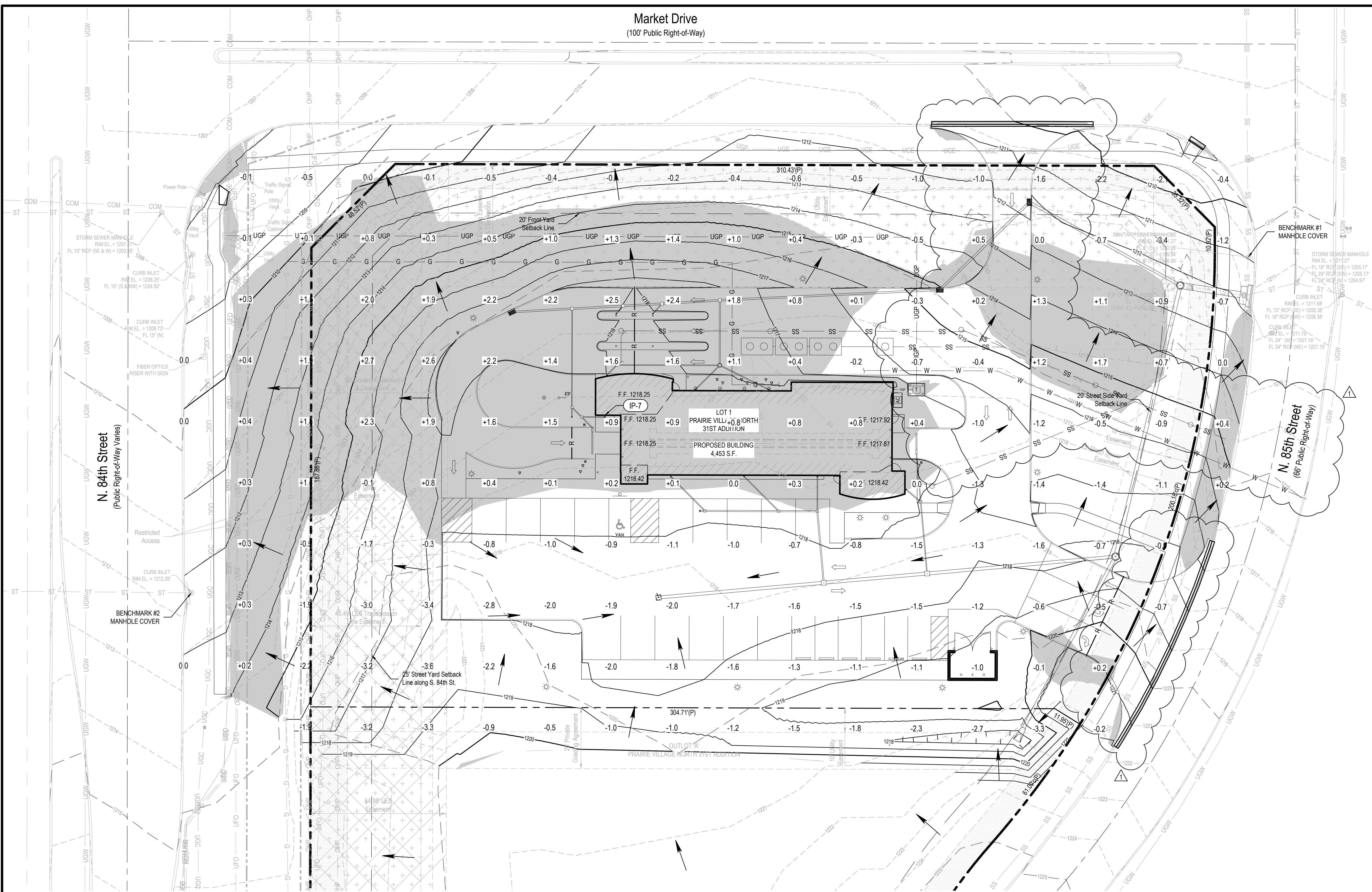
Market Drive
(100' Public Right-of-Way)



GRADING & EROSION LEGEND

- Property Line
- Adjacent Property Line
- Easement
- Building
- - - 1160 Exist. Major Contours
- - - 1156 Exist. Minor Contours
- 1160 Prop. Major Contours
- - - 1153 Prop. Minor Contours
- Valley Line
- Ridge Line
- Flow Direction
- ▨ Erosion Control Matting
- ▨ Fill Areas
- +1.5 Depth of Fill
- 1.5 Depth of Cut

Cut and fill values represent the difference between existing ground and proposed finished grade or top of pavement.

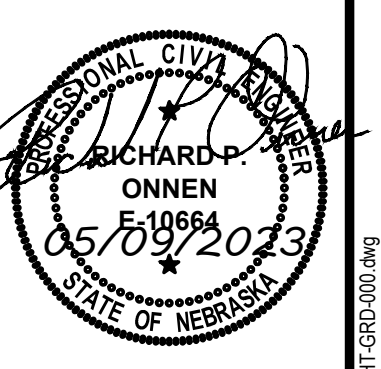


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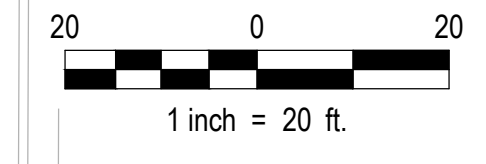
NPDES TRACKING NUMBER: CSW-202207379

Proj No:	2022.184.001
Date:	11/30/2022
Designed By:	RPO
Drawn By:	JOB
Scale:	AS SHOWN
Sheet:	C2.1

Market Drive
(100' Public Right-of-Way)

UTILITY LEGEND

- ST Existing Storm Sewer
- ST Proposed Storm Sewer
- SS Existing Sanitary Sewer
- SS Proposed Sanitary Sewer
- UGW Existing Water Line
- W Proposed Water Line
- UGP Existing Underground Electric
- UGP Proposed Underground Electric
- OHP Existing Overhead Electric
- FM Existing San. Sewer - Force Main
- UGC Existing Underground Telecom
- G Existing Gas Line
- G Proposed Gas Line



GENERAL UTILITY NOTES:

- Location and elevations of improvements to be met (or avoided) by work to be done shall be confirmed by the contractor through field explorations prior to construction. The contractor shall report to the engineer any discrepancies between his measurements and these plans.
- The existence and location of underground utility lines and structures shown on these plans were obtained by search of available records and, to the best of our knowledge, constitutes all known facilities. However, the contractor is required to take due precautionary measures to protect any existing utilities or structures located at the work site and any other existing lines of record not shown on these plans.
- Before excavating for this contract, the contractor shall field verify the location of underground utilities. The contractor shall make exploration excavations and locate existing underground utilities sufficiently ahead of construction to permit revisions to plans if necessary due to the actual location of existing facilities.
- All excess spoil material from utility trenches shall be disposed of by the contractor.
- Utility trench excavations to be occupied by personnel shall be made in accordance with OSHA Construction Standards - 29 CFR part 1926, Subpart P - Excavations.
- Utility trench backfill shall be compacted to a Minimum of 95% of the Maximum Dry Density as determined by ASTM D698, Standard Proctor Density at a moisture content between 0% and +4% of optimum.
- At least 7 days prior to placing fill around LES high-voltage transmission structures, contractor is to apply Cor-Cote E.N. 7000 epoxy coating, or equivalent, to the structure surface from the existing groundline to a point approximately 24" above the proposed groundline per the manufacturer's directions. Special care shall be taken to avoid scratching the structure surface during construction.

SANITARY SERVICE NOTES:

- Sanitary sewer pipe shall be Schedule 40 or 80 Solvent weld, or ASTM D-2241, SDR 26 gasketed.
- Materials for construction of sewer services shall be as specified in Title 24 of the City of Lincoln Municipal Code.
- The contractor shall field verify the depth of the existing sewer prior to construction of the service. If conflicts between proposed and existing utility services are identified, the contractor shall contact the engineer to make necessary design changes prior to construction.

WATER SERVICE NOTES:

- Water service lines shall be installed at a depth to provide minimum of 5' of cover from finished grade.
- Provide a minimum of 3' of horizontal separation between domestic water service and gas service lines, measured to the outside of the pipes.
- Water main must be separated by at least 10' horizontally from any existing or proposed parallel sanitary sewer and/or storm sewer, measured edge to edge.
- Water main must be separated by at least 18 inches vertically from any existing or proposed sanitary sewer and/or storm sewer, measured edge to edge.
- Water service lines shall be constructed of AWWA C900 PVC Pipe.
- All fittings for water line construction shall be ductile iron with mechanical joint connections.
- All ductile iron bends, tees, and tapping sleeves shall be restrained with retainer glands.
- All ductile iron fittings shall be double wrapped (two layers) and taped with linear low density polyethylene. Polywrap shall be a minimum of 8 mils thick and manufactured of virgin polyethylene material.

SS# SANITARY SEWER NOTES

SS1 Water Reclamation System - See Plumbing Plans

W# WATER SERVICE NOTES

- W1 12" x 4" Tapping Sleeve & Valve, M.J. (By L.W.S.)
- W2 4" AWWA C900 PVC Water Service
- W3 4" x 22.5" Bend, M.J.

E# ELECTRIC SERVICE NOTES

- E1 Underground Primary (By L.E.S.)
- E2 Transformer (See Electrical Plans)
- E3 Underground Secondary (See Electrical Plans)
- E4 Light Pole (See Electrical Plans)
- E5 Floodlight (See Electrical Plans)

G# GAS SERVICE NOTES

- G1 Underground Gas Service (By Black Hills Energy)

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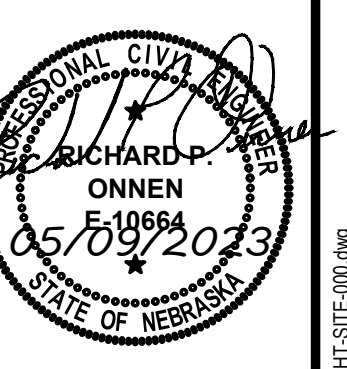
BENCHMARK #2: CENTER OF SAN. SEWER MANHOLE COVER LOCATED AT THE NE CORNER OF PROPERTY.
ELEV: 1211.27

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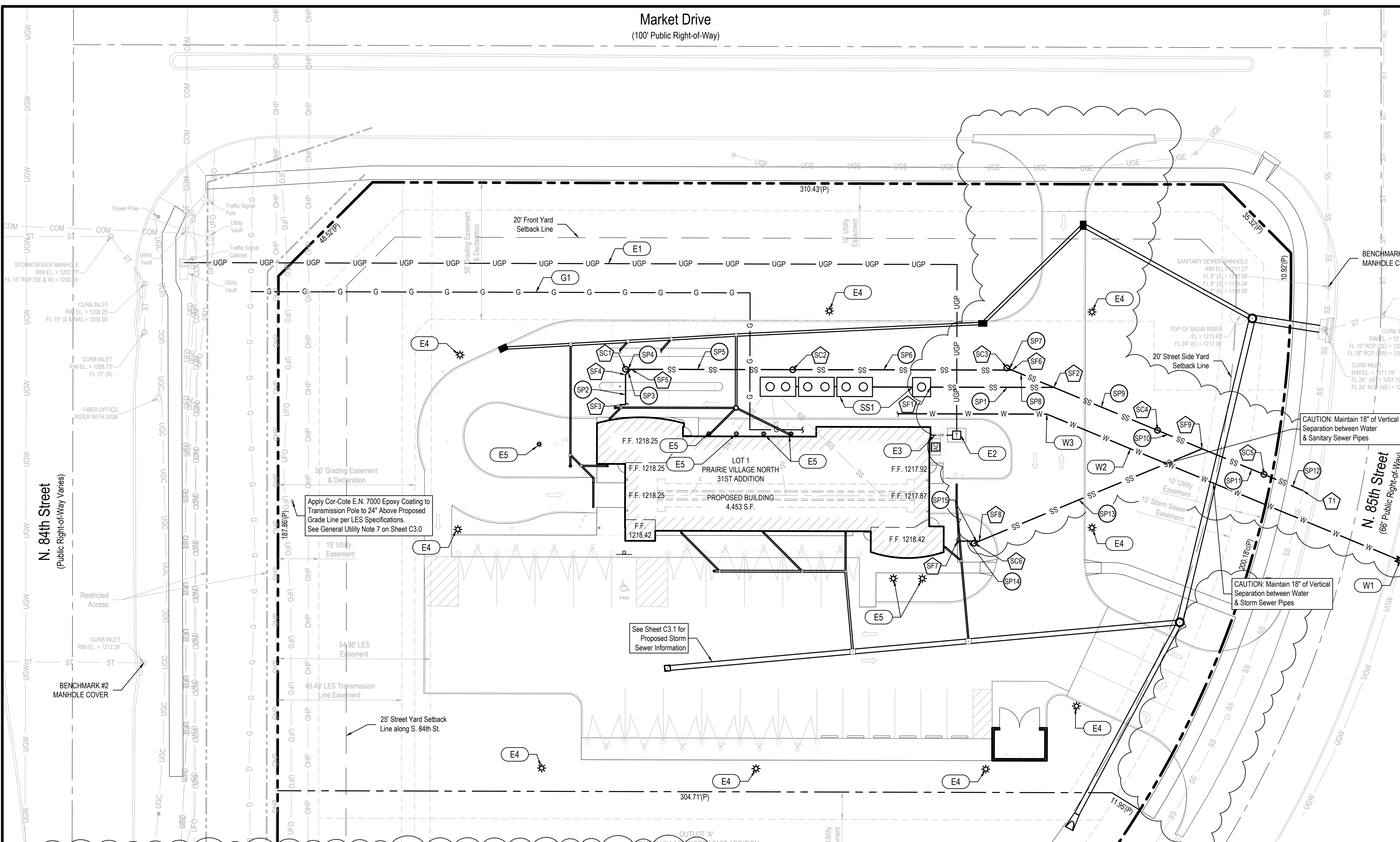


TOMMY'S CAR WASH BUILDING PERMIT
LINCOLN, NEBRASKA

UTILITY PLAN



Proj No:	2022.184.001
Date:	11/30/2022
Designed By:	RFO
Drawn By:	AS
Scale:	AS SHOWN
Sheet:	C3.0



CONSTRUCT SANITARY SEWER SERVICE PIPE

ID	Material	Size	Length	Slope
SP1	PVC	6"	45.02	-4.95%
SP2	PVC	4"	10.77	-2.02%
SP3	PVC	4"	2.83	-2.02%
SP4	PVC	4"	2.00	-2.07%
SP5	PVC	4"	59.05	-2.07%
SP6	PVC	4"	80.05	-2.07%
SP7	PVC	4"	2.00	-1.86%
SP8	PVC Pipe	4"	16.54	2.07%
SP9	PVC	6"	40.96	-2.07%
SP10	PVC Pipe	6"	17.63	-2.06%
SP11	PVC	6"	24.49	-2.06%
SP12	PVC Pipe	6"	15.38	3.72%
SP13	PVC	4"	88.05	-6.47%
SP14	PVC	4"	8.02	-6.47%
SP15	PVC	4"	2.00	-2.62%

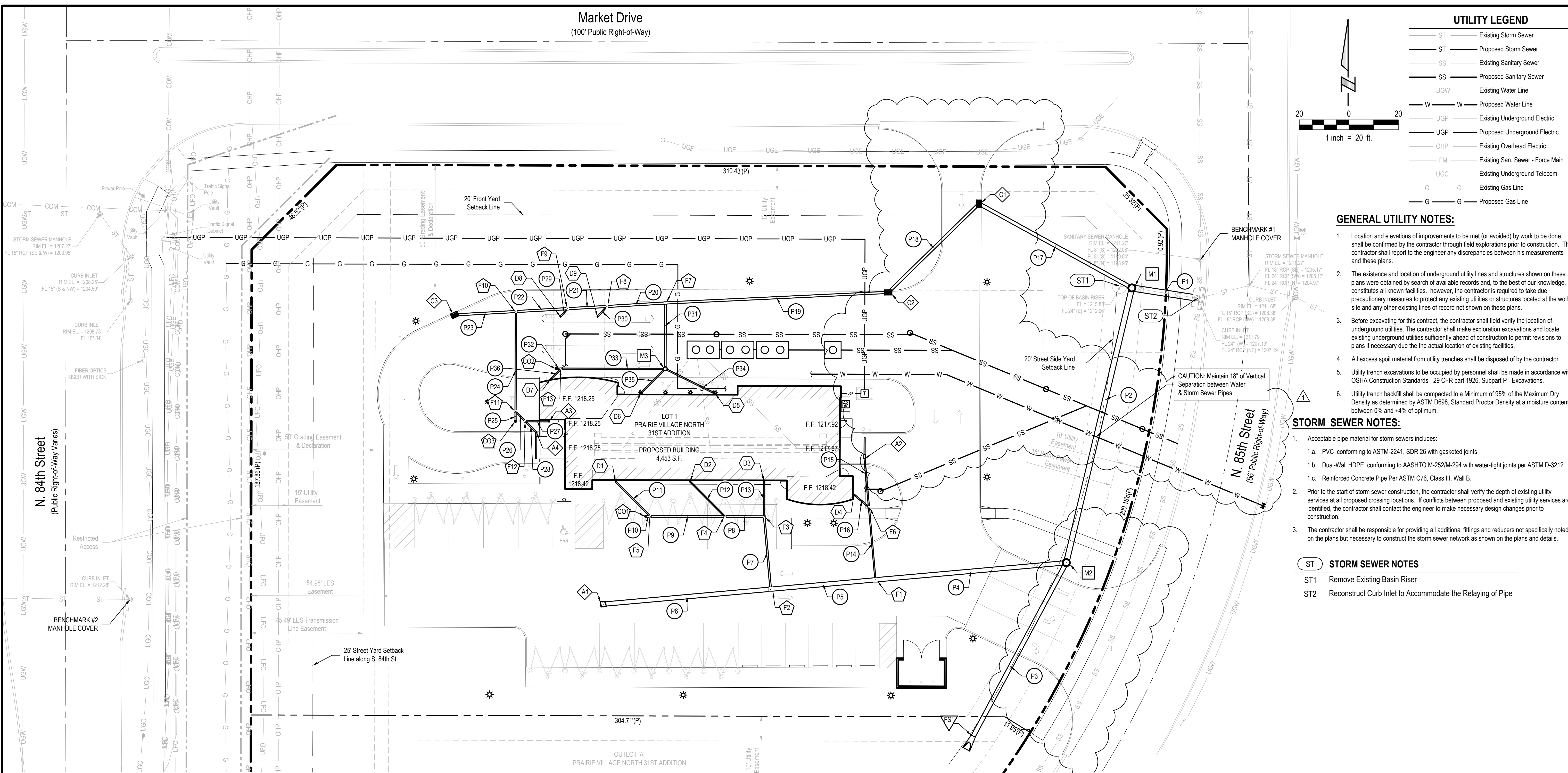
CONSTRUCT SAN. SEWER FITTINGS

ID	Description	Details
SF1	Grit Trap Outlet	INV IN = 1212.15 (6")
SF2	6" x 6" Wye & 6" x 4" Reducer	INV IN = 1210.00 (4") INV IN = 1209.92 (6") INV OUT = 1209.92 (6")
SF3	4" Plug	INV IN = 1213.50 (4")
SF4	4" x 45° Elbow	INV IN = 1213.28 (4") INV OUT = 1213.28 (4")
SF5	4" x 4" Wye	INV IN = 1213.22 (4") INV OUT = 1213.22 (4") INV OUT = 1213.22 (4")
SF6	4" x 4" Wye	INV IN = 1210.34 (4") INV OUT = 1210.34 (4") INV OUT = 1210.34 (4")
SF7	4" Plug	INV IN = 1213.50 (4")
SF8	4" x 4" Wye	INV IN = 1212.98 (4") INV OUT = 1212.98 (4") INV OUT = 1213.06 (4")
SF9	6" x 4" Wye	INV IN = 1207.21 (6") INV OUT = 1207.29 (4") INV OUT = 1207.21 (6")
T1	8" x 6" Saddle	INV IN = 1202.31 (6")

CONSTRUCT SAN. SEWER CLEAN OUT

ID	Description	Details
SC1	4" Clean Out	RIM = 1213.63 INV IN = 1213.27 (4")
SC2	4" Clean Out	RIM = 1212.37 INV IN = 1212.00 (4") INV OUT = 1212.00 (4")
SC3	4" Clean Out	RIM = 1210.75 INV IN = 1210.38 (4")
SC4	6" Drop Clean Out	RIM = 1215.30 INV IN = 1207.57 (6") INV OUT = 1209.07 (6")
SC5	6" Drop Clean Out	RIM = 1215.39 INV OUT = 1210.34 (4") INV OUT = 1202.89 (6") INV OUT = 1206.70 (6")
SC6	4" Clean Out	RIM = 1213.48 INV IN = 1213.11 (4")

Market Drive
(100' Public Right-of-Way)



UTILITY LEGEND

ST	Existing Storm Sewer
ST	Proposed Storm Sewer
SS	Existing Sanitary Sewer
SS	Proposed Sanitary Sewer
UGW	Existing Water Line
W	Proposed Water Line
UGP	Existing Underground Electric
UGP	Proposed Underground Electric
OHP	Existing Overhead Electric
FM	Existing San. Sewer - Force Main
UGC	Existing Underground Telecom
G	Existing Gas Line
G	Proposed Gas Line

- GENERAL UTILITY NOTES:**
- Location and elevations of improvements to be met (or avoided) by work to be done shall be confirmed by the contractor through field explorations prior to construction. The contractor shall report to the engineer any discrepancies between his measurements and these plans.
 - The existence and location of underground utility lines and structures shown on these plans were obtained by search of available records and, to the best of our knowledge, constitutes all known facilities. However, the contractor is required to take due precautionary measures to protect any existing utilities or structures located at the work site and any other existing lines of record not shown on these plans.
 - Before excavating for this contract, the contractor shall field verify the location of underground utilities. The contractor shall make exploration excavations and locate existing underground utilities sufficiently ahead of construction to permit revisions to plans if necessary due to the actual location of existing facilities.
 - All excess spoil material from utility trenches shall be disposed of by the contractor.
 - Utility trench excavations to be occupied by personnel shall be made in accordance with OSHA Construction Standards - 29 CFR part 1926, Subpart P - Excavations.
 - Utility trench backfill shall be compacted to a Minimum of 95% of the Maximum Dry Density as determined by ASTM D698, Standard Proctor Density at a moisture content between 0% and +4% of optimum.

- STORM SEWER NOTES:**
- Acceptable pipe material for storm sewers includes:
 - PVC conforming to ASTM-2241, SDR 26 with gasketed joints
 - Dual-Wall HDPE conforming to AASHTO M-252/M-294 with water-tight joints per ASTM D-3121.
 - Reinforced Concrete Pipe Per ASTM C76, Class III, Wall B.
 - Prior to the start of storm sewer construction, the contractor shall verify the depth of existing utility services at all proposed crossing locations. If conflicts between proposed and existing utility services are identified, the contractor shall contact the engineer to make necessary design changes prior to construction.
 - The contractor shall be responsible for providing all additional fittings and reducers not specifically noted on the plans but necessary to construct the storm sewer network as shown on the plans and details.

- ST STORM SEWER NOTES**
- ST1 Remove Existing Basin Riser
- ST2 Reconstruct Curb Inlet to Accommodate the Relaying of Pipe

CONSTRUCT HDPE STORM SEWER PIPE

ID	START STRUCTURE	END STRUCTURE	Dia.	Length	Slope	Remarks
P1	M1	EX1	24"	26.96	1.15%	Remove 32 LF of Exist. 24" & Relay 26 LF of 24"
P2	M1	M2	18"	114.10	3.29%	
P3	M2	FS1	15"	79.46	6.92%	
P4	M2	F1	15"	77.43	0.80%	
P5	F1	F2	15"	42.48	0.80%	
P6	F2	A1	15"	67.89	0.80%	
P7	F2	F3	6"	29.41	2.15%	
P8	F3	F4	6"	15.85	2.15%	
P9	F4	F5	6"	30.17	2.15%	
P10	F5	CO1	6"	2.00	2.15%	
P11	F5	D1	4"	19.77	2.28%	
P12	F4	D2	4"	20.05	5.53%	
P13	F3	D3	4"	14.18	10.23%	
P14	F1	F6	4"	29.48	4.94%	
P15	F6	A2	4"	19.63	4.94%	
P16	F6	D4	4"	7.78	12.45%	
P17	M1	C1	12"	70.53	0.71%	
P18	C1	C2	10"	51.28	3.69%	
P19	C2	F7	8"	90.10	1.72%	
P20	F7	F8	8"	23.78	1.72%	

CONSTRUCT HDPE STORM SEWER PIPE

ID	START STRUCTURE	END STRUCTURE	Dia.	Length	Slope	Remarks
P21	F8	F9	8"	15.84	1.72%	
P22	F9	F10	8"	20.96	1.72%	
P23	F10	C3	8"	24.70	1.72%	
P24	F10	F11	4"	40.32	3.97%	
P25	F11	CO3	4"	3.99	3.97%	
P26	F11	F12	4"	5.64	2.70%	
P27	F12	A3	4"	9.51	2.70%	
P28	F12	A4	4"	6.23	4.11%	
P29	F9	D8	4"	4.30	14.42%	
P30	F8	D9	4"	5.52	16.18%	
P31	F7	M3	6"	26.61	6.82%	
P32	F13	CO2	4"	2.00	1.50%	
P33	M3	F13	4"	42.06	1.50%	
P34	M3	D5	4"	22.40	4.06%	
P35	M3	D6	4"	14.01	6.49%	
P36	F13	D7	4"	5.79	4.84%	

CONSTRUCT STORM SEWER FITTINGS

ID	Description	Details
F1	15" x 4" Tee	INV IN = 1213.57 (8") INV IN = 1213.08 (4") INV OUT = 1212.62 (15")
F2	15" x 6" Tee	INV IN = 1212.96 (15") INV IN = 1213.33 (6") INV OUT = 1212.96 (15")
F3	6" x 6" Tee w/ 6" x 4" Reducer	INV IN = 1213.97 (6") INV IN = 1214.05 (4") INV OUT = 1213.97 (6")
F4	6" x 4" Wye	INV IN = 1214.31 (6") INV IN = 1214.39 (4") INV OUT = 1214.31 (6")
F5	6" x 4" Wye	INV IN = 1214.96 (6") INV IN = 1215.05 (4") INV OUT = 1214.96 (6")
F6	4" x 4" Wye	INV IN = 1214.53 (4") INV IN = 1214.53 (4") INV OUT = 1214.53 (4")
F7	8" x 6" Tee	INV IN = 1212.53 (8") INV IN = 1212.61 (6") INV OUT = 1212.53 (8")
F8	8" x 4" Wye	INV IN = 1212.94 (8") INV IN = 1213.11 (4") INV OUT = 1212.94 (8")
F9	8" x 4" Wye	INV IN = 1213.21 (8") INV IN = 1213.38 (4") INV OUT = 1213.21 (8")

CONSTRUCT STORM SEWER FITTINGS

ID	Description	Details
F10	8" x 4" Tee	INV IN = 1213.57 (8") INV IN = 1213.74 (4") INV OUT = 1213.57 (8")
F11	4" x 4" Wye	RIM = 1218.04 INV IN = 1215.25 (4")
F12	4" x 4" Wye	INV IN = 1215.49 (4") INV IN = 1215.49 (4") INV OUT = 1215.49 (4")
F13	4" x 4" Wye	INV IN = 1215.22 (4") INV IN = 1215.22 (4") INV OUT = 1215.22 (4")

CONSTRUCT NYLOPLAST SEWER CLEAN OUT

ID	Description	Details
CO1	6" Clean Out	RIM = 1218.16 INV OUT = 1215.00 (6")
CO2	4" Clean Out	RIM = 1218.04 INV OUT = 1215.25 (4")
CO3	4" Clean Out	RIM = 1218.73 INV OUT = 1215.50 (4")

CONSTRUCT NYLOPLAST FLARED END SECTION

ID	Description (Size)	Details
FS1	15" HDPE F.E.S.	INV = 1217.50 (15")

CONSTRUCT STORM SEWER CLEAN OUT

ID	Description	Details
D1	4" Downspout	INV = 1215.50 (4")
D2	4" Downspout	INV = 1215.50 (4")
D3	4" Downspout	INV = 1215.50 (4")
D4	4" Downspout	INV = 1215.50 (4")
D5	4" Downspout	INV = 1215.50 (4")
D6	4" Downspout	INV = 1215.50 (4")
D7	4" Downspout	INV = 1215.50 (4")

CONSTRUCT NYLOPLAST AREA INLET

ID	Description (Type)	Details
A1	18"Ø Nyloplast Drain Basin w/ 24" x 24" Sq. Grate	RIM = 1217.00 INV IN = 1213.50 (15")
A2	6" x 8.5" Trench Drain	RIM = 1215.92 INV OUT = 1215.50 (4")
A3	6" Drop in Grate	RIM = 1218.19 INV OUT = 1215.75 (4")
A4	6" x 8.5" Trench Drain	RIM = 1216.17 INV OUT = 1215.75 (4")

CONSTRUCT NYLOPLAST STORM SEWER MANHOLE

ID	Description	Details
M1	30"Ø Drain Basin w/ Round Top	RIM = 1212.32 INV IN = 1209.00 (18") INV IN = 1208.25 (12") INV OUT = 1207.50 (24")
M2	36"Ø Drain Basin w/ Round Top	RIM = 1218.47 INV IN = 1212.00 (15") INV IN = 1211.75 (18")
M3	15"Ø Drain Basin w/ Round Top	RIM = 1217.77 INV IN = 1214.59 (4") INV IN = 1214.59 (4") INV IN = 1214.59 (4") INV OUT = 1214.42 (6")

CONSTRUCT NYLOPLAST CURB INLET

ID	Description (Type)	Details
C1	15"Ø Nyloplast Drain Basin w/ ADS 2x3 Combo Inlet	RIM = 1211.66 INV IN = 1208.92 (10") INV OUT = 1208.75 (12")
C2	12"Ø Nyloplast Drain Basin w/ ADS 2x3 Combo Inlet	RIM = 1214.53 INV IN = 1210.98 (8") INV OUT = 1210.81 (10")
C3	8"Ø Nyloplast Drain Basin w/ ADS 2x3 Combo Inlet	RIM = 1217.21 INV OUT = 1214.00 (8")

DOWNSPOUT CONNECTION

ID	Description	Details
D1	4" Downspout	INV = 1215.50 (4")
D2	4" Downspout	INV = 1215.50 (4")
D3	4" Downspout	INV = 1215.50 (4")
D4	4" Downspout	INV = 1215.50 (4")
D5	4" Downspout	INV = 1215.50 (4")
D6	4" Downspout	INV = 1215.50 (4")
D7	4" Downspout	INV = 1215.50 (4")

CONSTRUCT NYLOPLAST CURB INLET

ID	Description (Type)	Details
C1	15"Ø Nyloplast Drain Basin w/ ADS 2x3 Combo Inlet	RIM = 1211.66 INV IN = 1208.92 (10") INV OUT = 1208.75 (12")
C2	12"Ø Nyloplast Drain Basin w/ ADS 2x3 Combo Inlet	RIM = 1214.53 INV IN = 1210.98 (8") INV OUT = 1210.81 (10")
C3	8"Ø Nyloplast Drain Basin w/ ADS 2x3 Combo Inlet	RIM = 1217.21 INV OUT = 1214.00 (8")

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- BENCHMARK:**
- BENCHMARK #1:** CENTER OF CURB INLET MANHOLE COVER LOCATED AT THE SW CORNER OF PROPERTY.
- ELEV:** 1212.28
- BENCHMARK #2:** CENTER OF SAN. SEWER MANHOLE COVER LOCATED AT THE NE CORNER OF PROPERTY.
- ELEV:** 1211.27

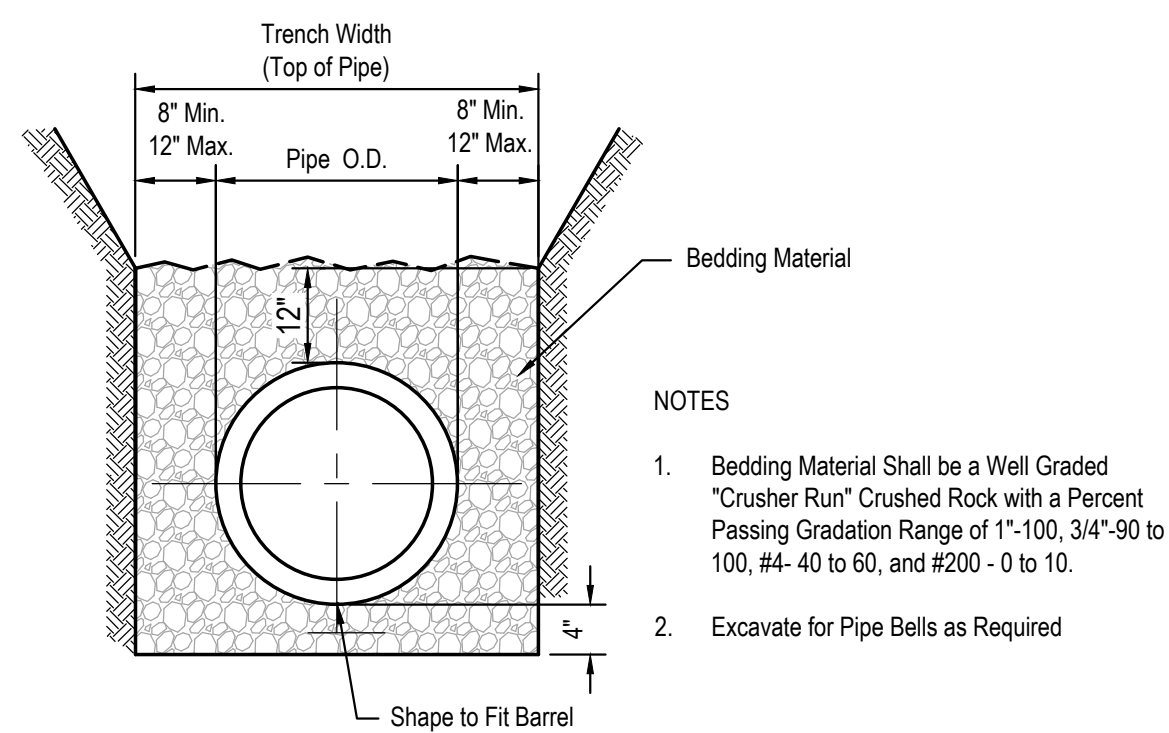
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TOMMY'S CAR WASH BUILDING PERMIT
LINCOLN, NEBRASKA

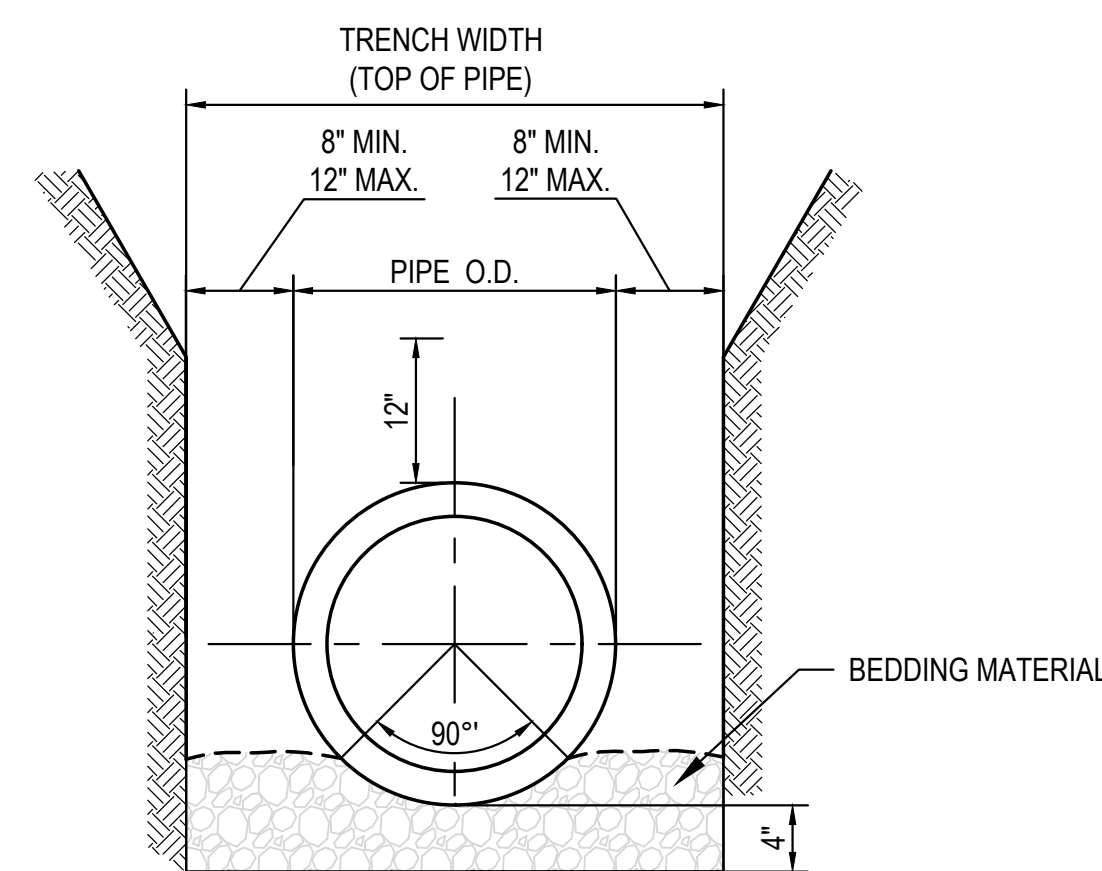
STORM SEWER PLAN

Professional Engineer Seal: RICHARD P. ONNEN, License # 10664, State of Nebraska, dated 05/09/2023.

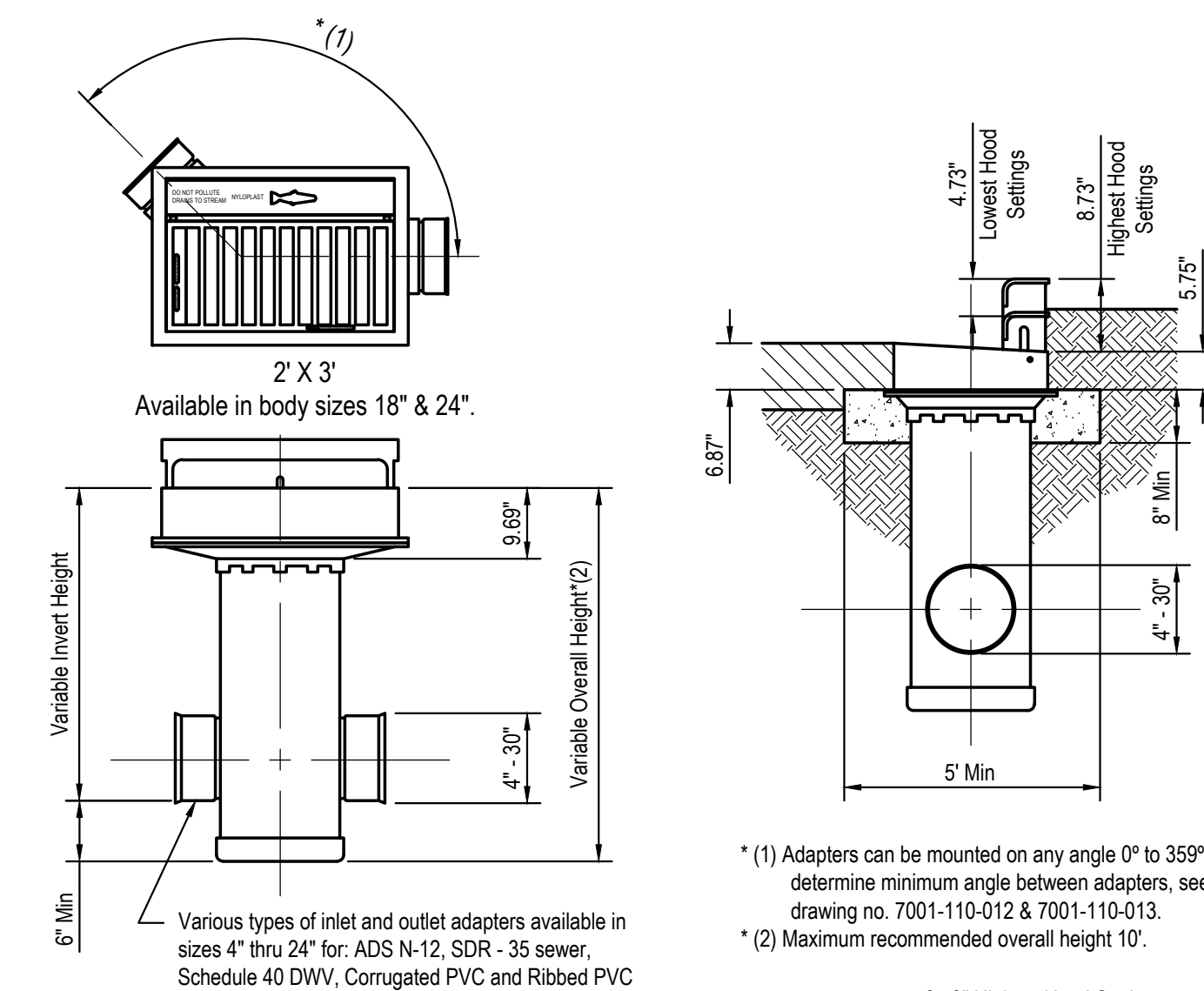
Project No.: 2022.184.001
Date: 11/30/2022
Designed By: RPO
Drawn By: AS
Scale: AS SHOWN
Sheet: C3.1



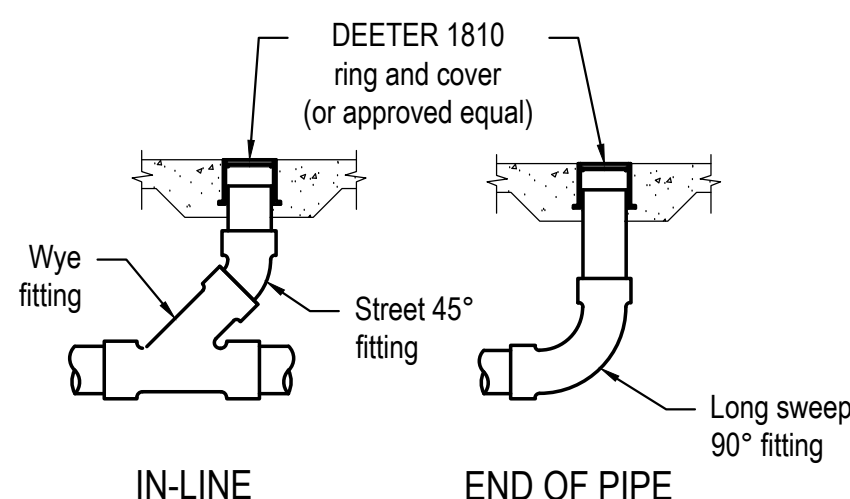
BEDDING DETAIL FOR PVC & HDPE PIPE
NOT TO SCALE



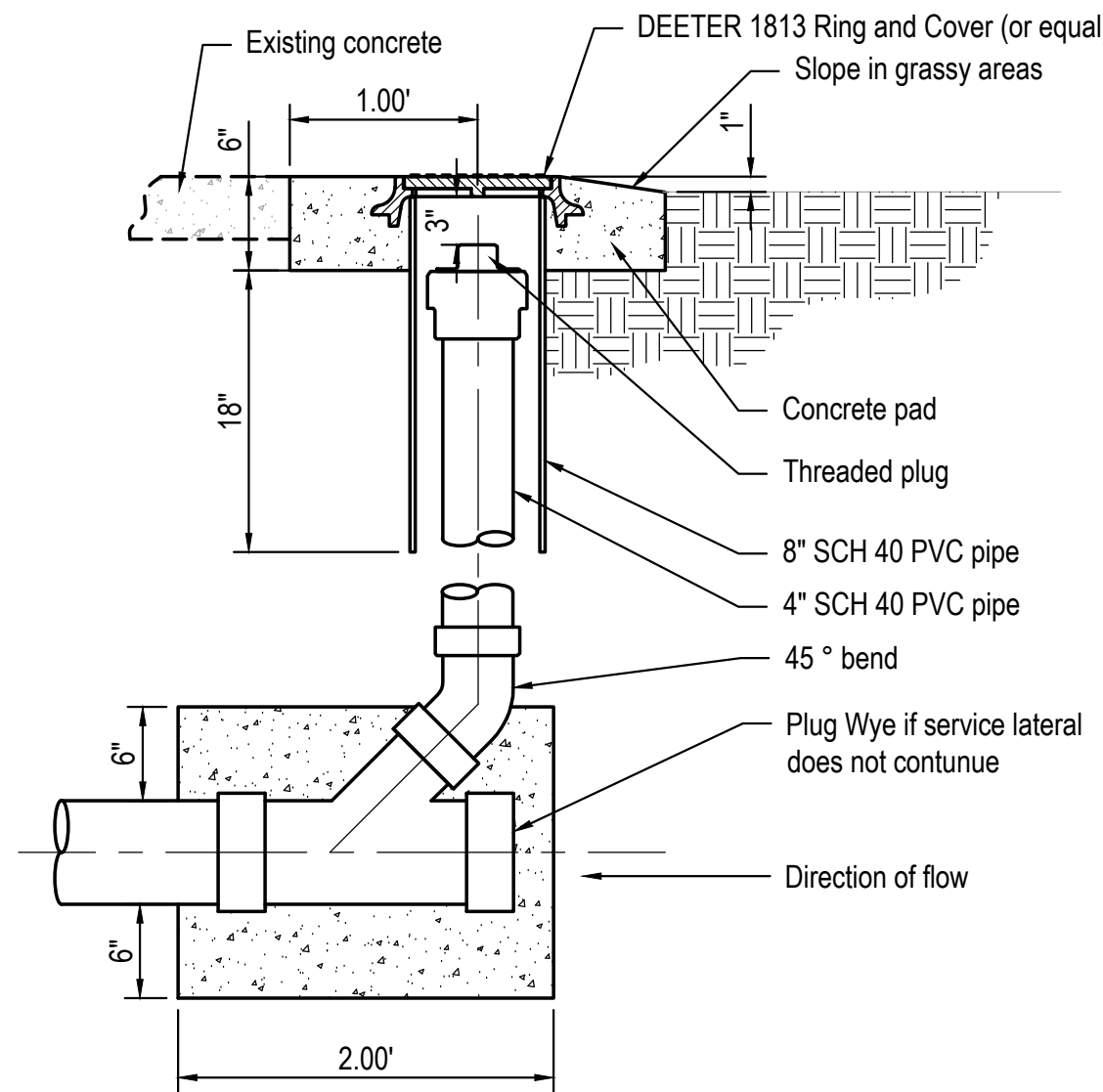
BEDDING DETAIL FOR DUCTILE IRON AND CONCRETE PIPE
NOT TO SCALE



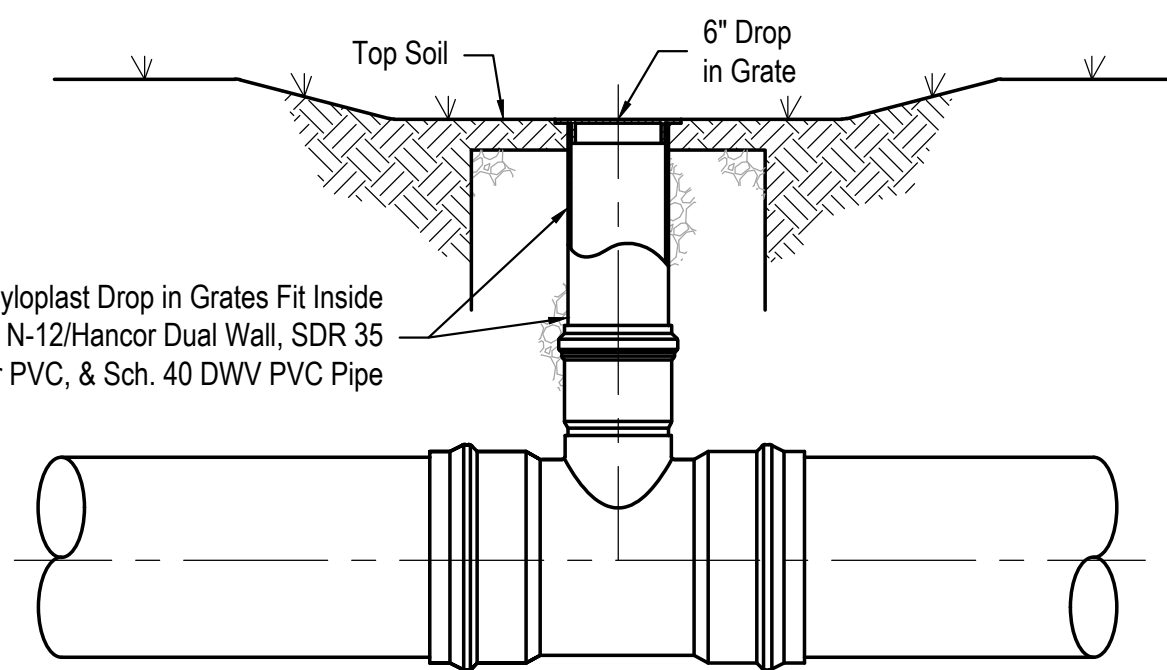
NYLOPLAST CURB INLET DETAIL
NOT TO SCALE



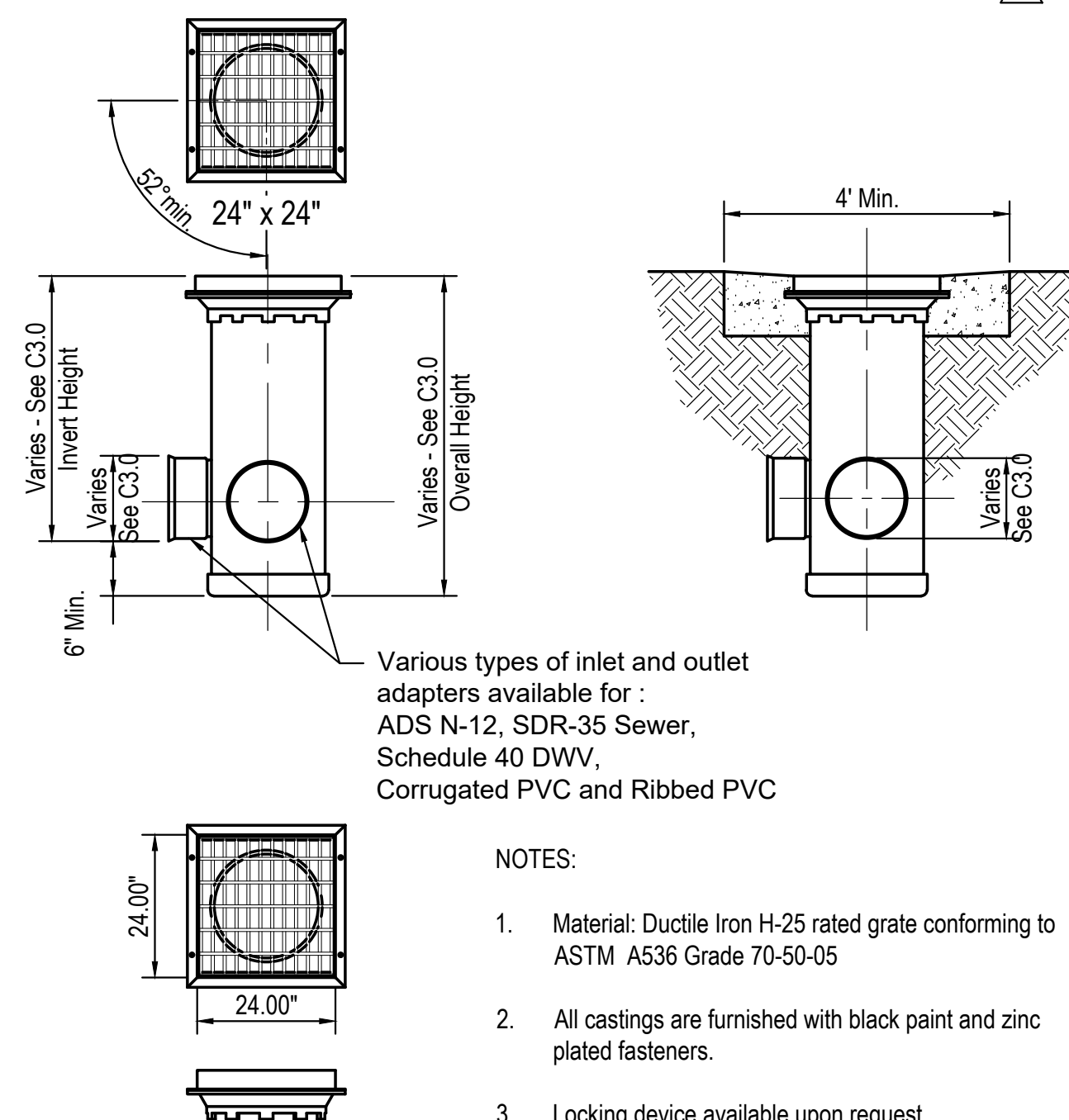
STORM SEWER CLEAN-OUT
NOT TO SCALE



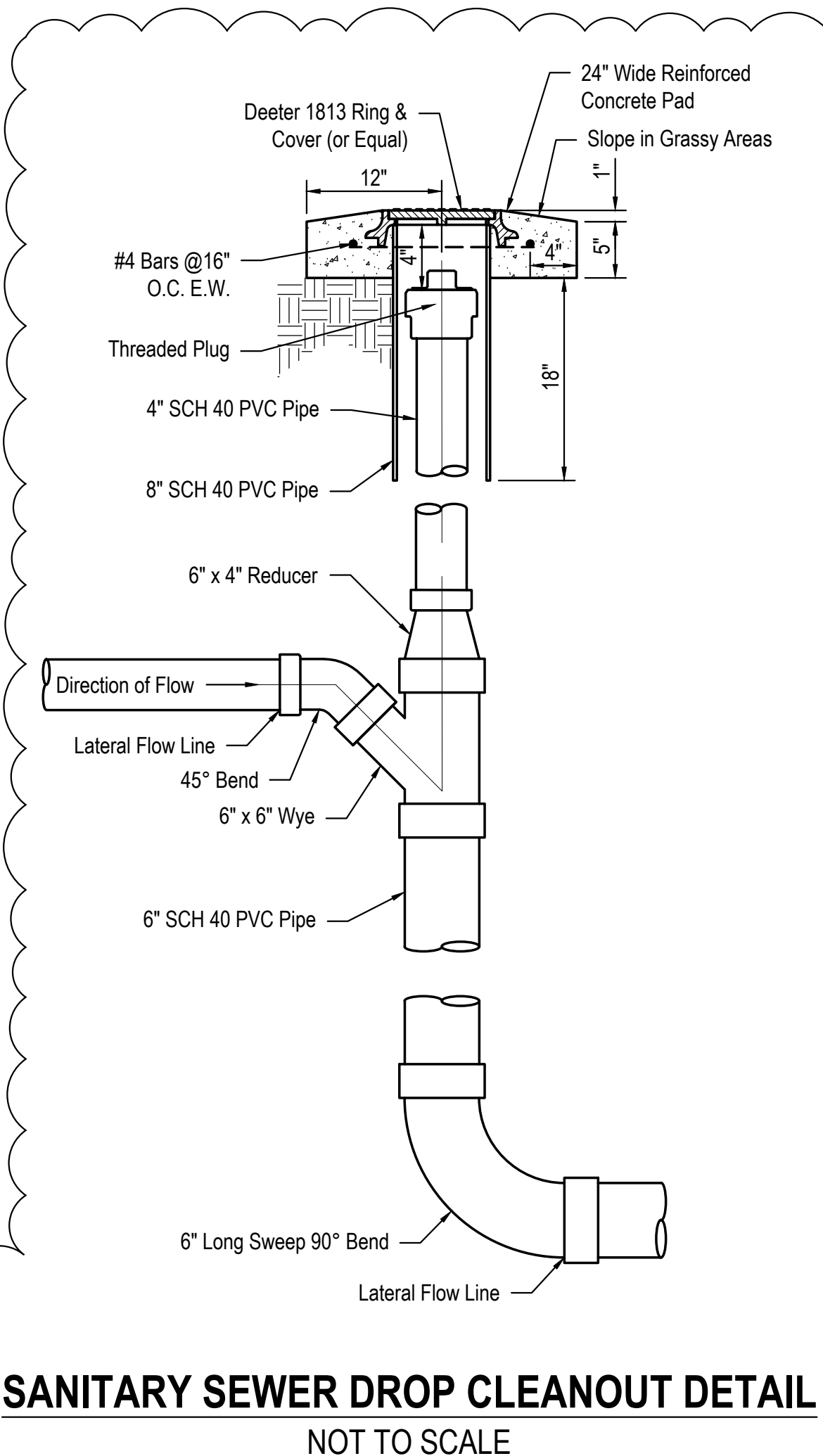
SANITARY SEWER CLEANOUT DETAIL
NOT TO SCALE



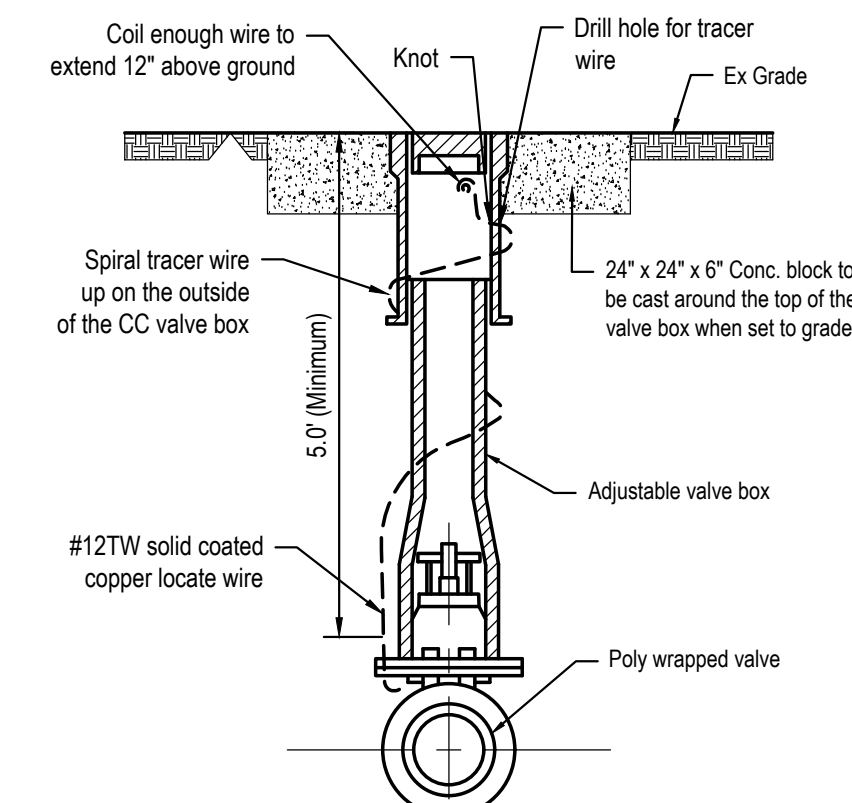
NYLOPLAST DROP IN GRATE DETAIL
NOT TO SCALE



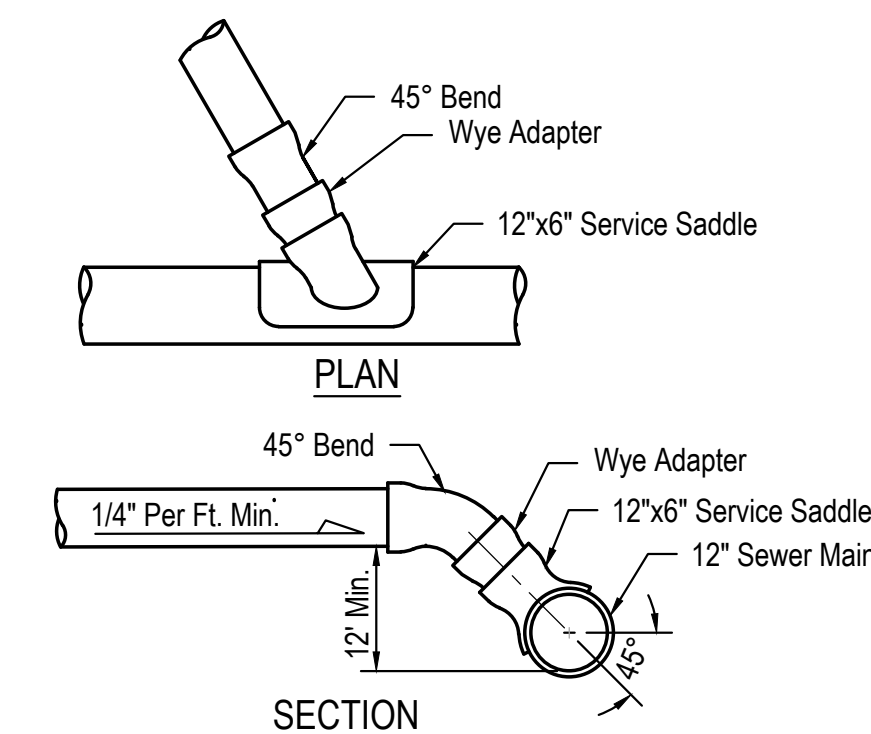
24" X 24" NYLOPLAST GRATE INLET WITH 18" BASIN DETAIL
NOT TO SCALE



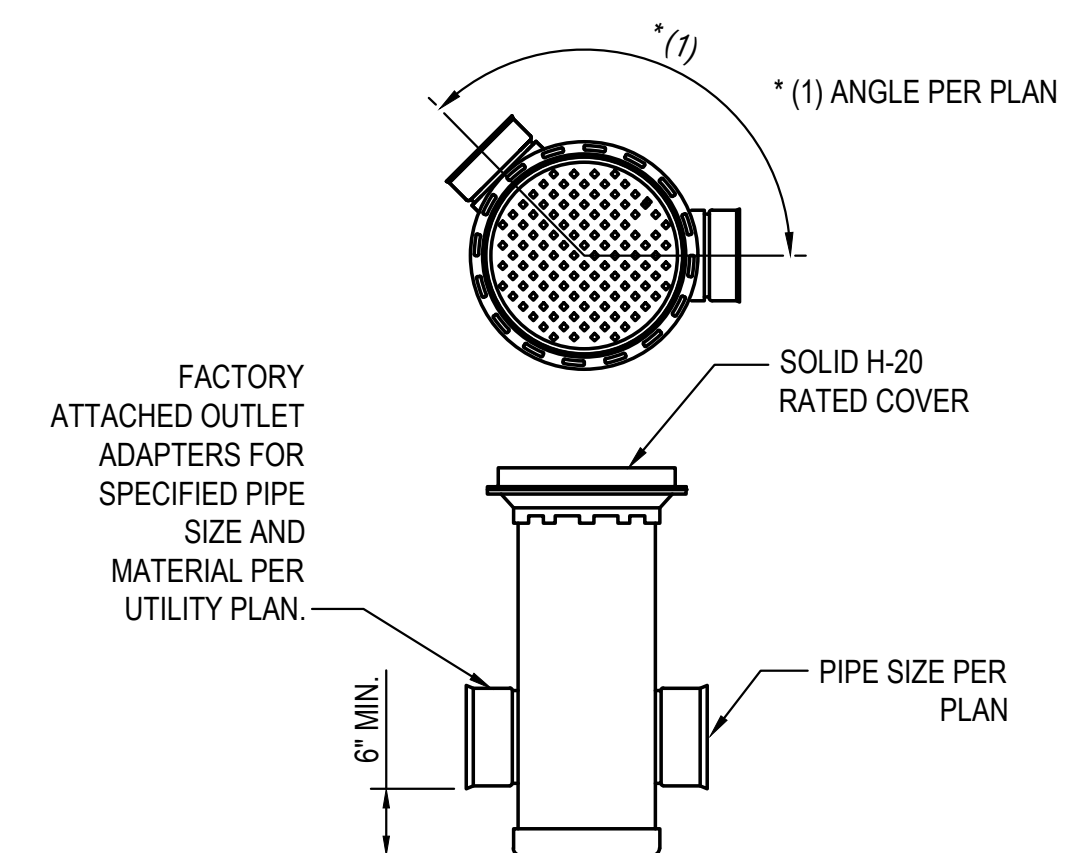
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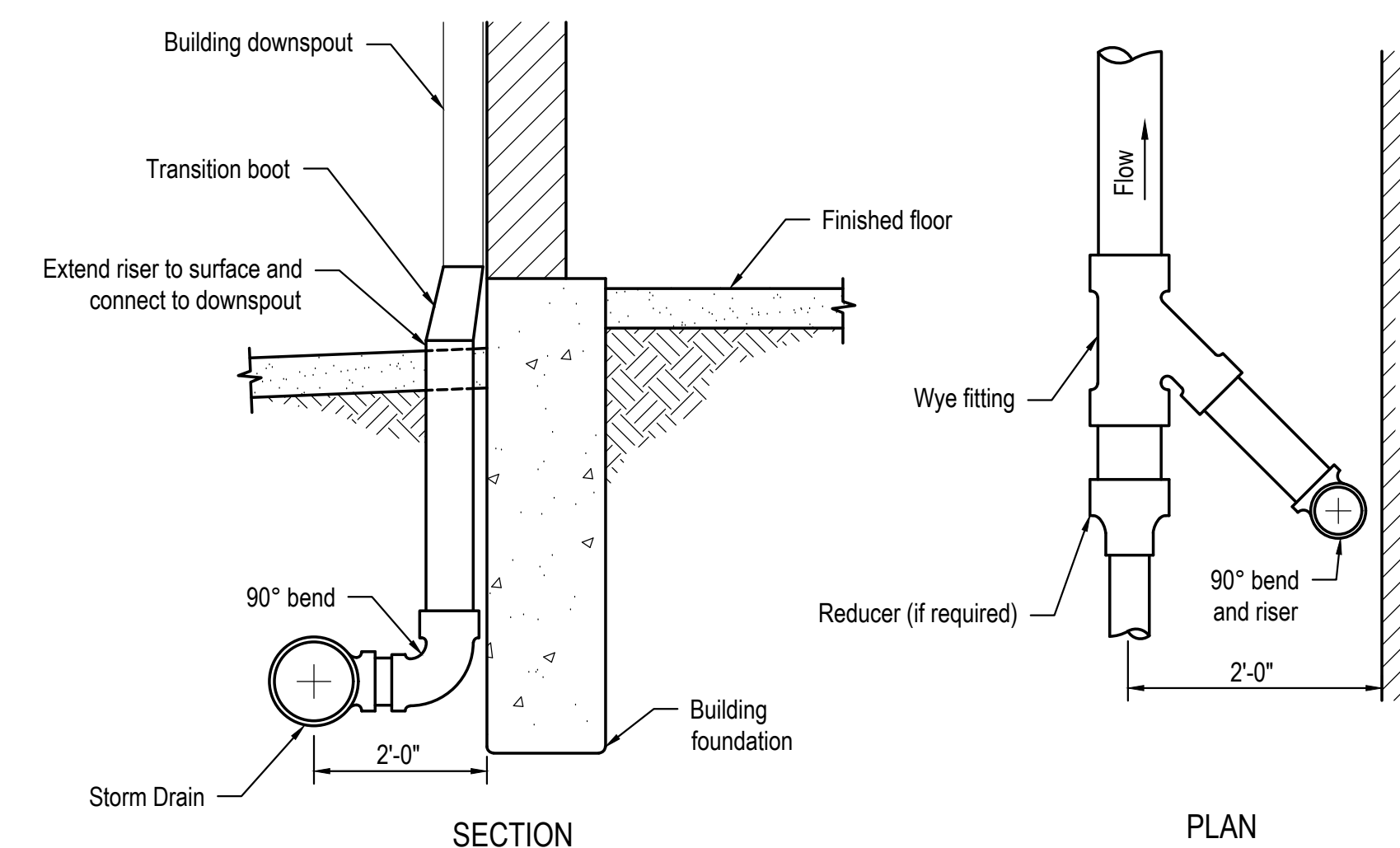
VALVE BOX DETAIL
NOT TO SCALE



SANITARY SEWER SERVICE DETAIL
NOT TO SCALE



NYLOPLAST DRAINAGE MANHOLE DETAIL
NOT TO SCALE



STORM SEWER DOWNSPOUT CONNECTION
NOT TO SCALE

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TOMMY'S CAR WASH BUILDING PERMIT
LINCOLN, NEBRASKA

UTILITY DETAILS

PROFESSIONAL CIVIL ENGINEER
RICHARD P. ONNEN
E-10664
05/09/2023
STATE OF NEBRASKA

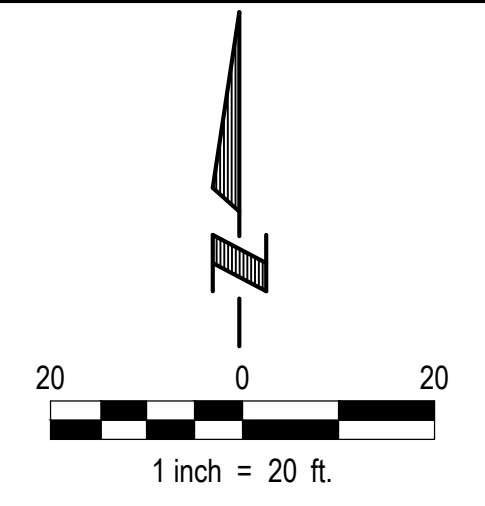
Revision	Description	City Comments
1	05/09/23	

Proj No: 2022.184.001
Date: 11/30/2022
Designed By: RPO
Drawn By: JJB
Scale: AS SHOWN
Sheet: C3.2

N. 84th Street
(Public Right-of-Way Varies)

Market Drive
(100' Public Right-of-Way)

N. 85th Street
(66' Public Right-of-Way)



LEGEND

- Property Line
- Adjacent Property Line
- Easement
- Proposed Building
- 8" PCC Pavement
- 7" PCC Pavement
- 6" PCC Pavement
- 4" Concrete Sidewalk
- 6" Concrete Pad
- Parking Stall Count
- Curb Removal (By City Forces)
- Sidewalk Removal

PAVING NOTES:

1. Portland Cement Concrete (PCC) Mixes shall be for pavement, curb, and sidewalks shall be NDOT 47B with a minimum 28 day compressive strength of 4,000 psi.
2. Construction joints shall be constructed in concrete pavements between all non-continuous placements.
3. Sawed contraction joints shall be made in concrete pavements at intervals not to exceed twelve (12) feet in any direction. Joints shall be sawed within twenty four (24) hours of placement of the concrete.
4. All concrete pavements shall be cured by application of a liquid membrane curing compound or by covering with saturated burlap for at least 72 hours after placement.
5. All joints in new pavement and between new and existing pavements shall be sealed with hot-applied elastomeric sealant conforming to the requirements of ASTM D-6690 Type II.
6. Pavement marking material shall be acrylic waterborne yellow traffic paint suitable for use as reflective pavement marking on Portland Cement Concrete.
7. Pavement subgrade preparation shall consist of scarification and recompaction of the upper 10 inches to not less than 98% of the maximum dry density as determined by ASTM D698, Standard Proctor at a Moisture Content between 0% and +4% of optimum. Subgrade preparation shall extend a minimum of 2' laterally beyond the edge of pavement.
8. Install 3/4" compressive joint material and joint sealant between all building foundations and adjacent pavements.
9. See Sheet C4.1 for paving spot elevations and Sheet C4.2 for additional paving details.
10. All dimensions are back of curb unless noted.

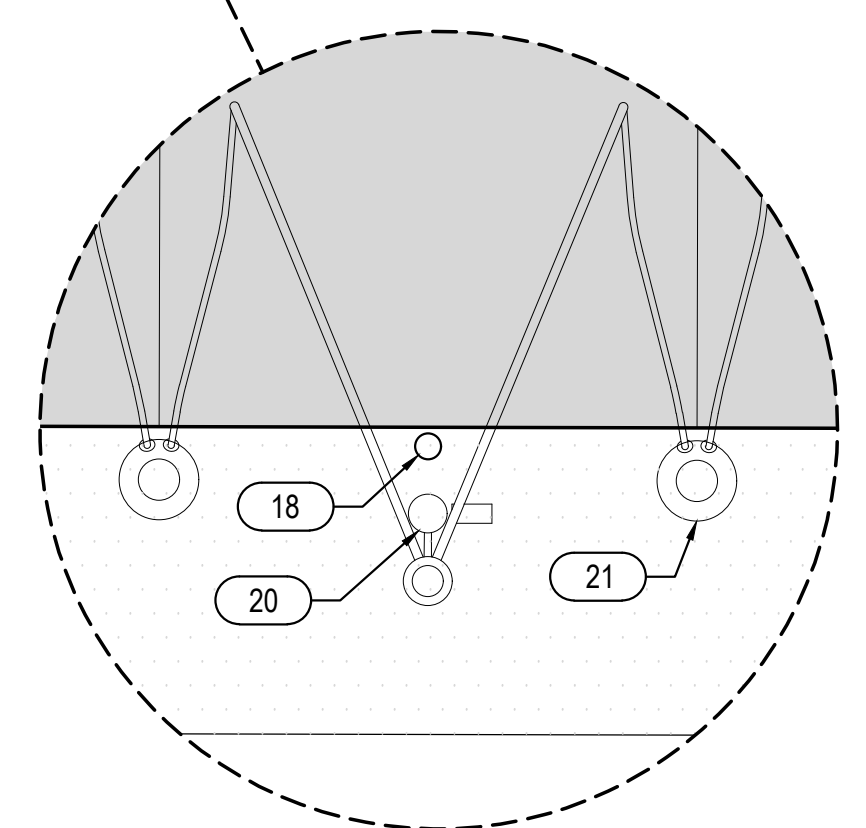
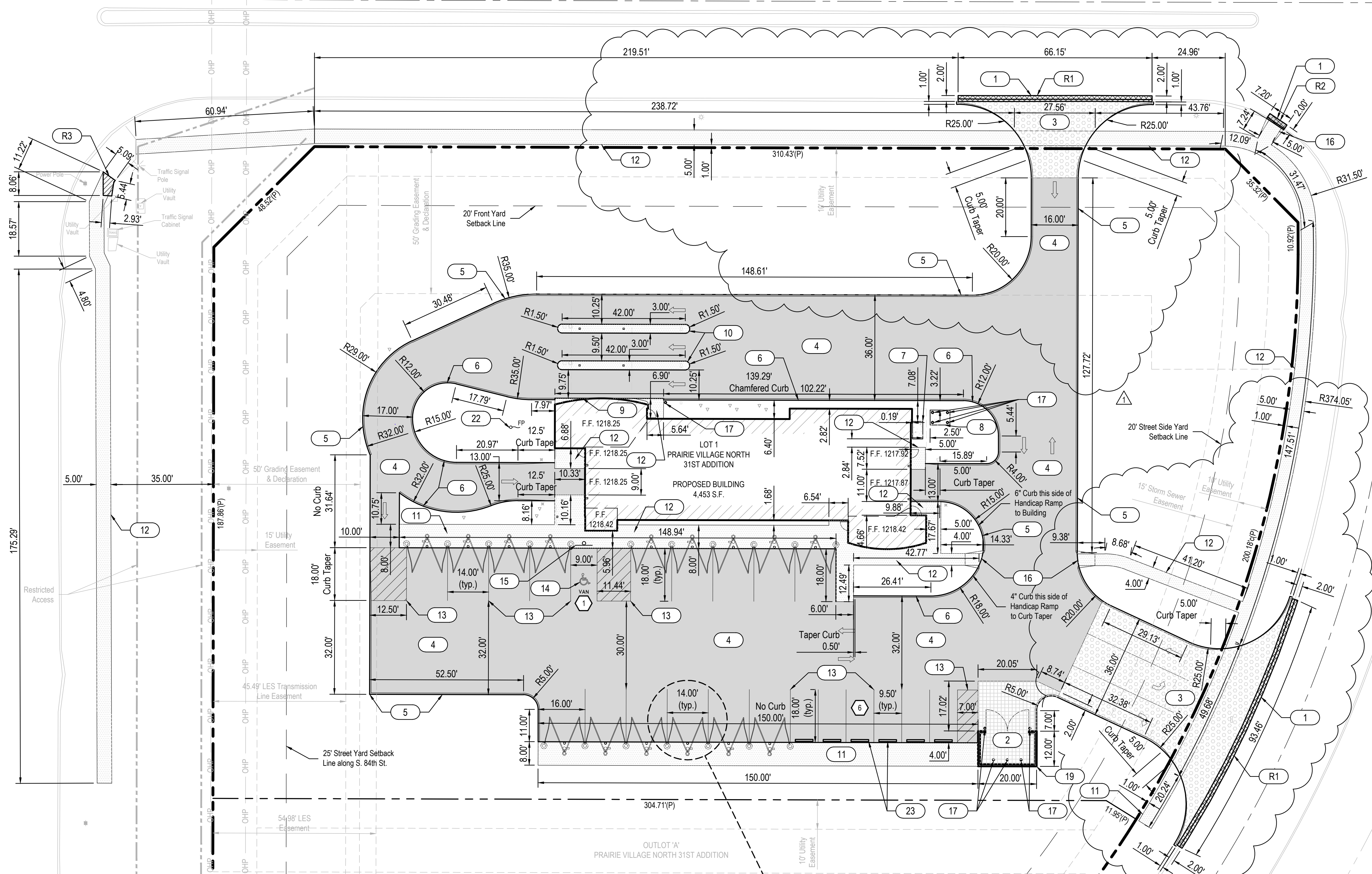
SITE REMOVALS

- R1 Curb Removal (By City Forces)
- R2 Curb & Gutter Removal for Curb Ramp (By Contractor)
- R3 Sidewalk Removal

SITE LAYOUT NOTES

- 1 Match Existing Pavement - See Site Removals on Sheet C4.0
- 2 8" PCC Pavement with 6" Integral Curb
- 3 7" PCC Pavement with 6" Integral Curb
- 4 6" PCC Pavement with Integral Curb (Curb Height Varies - See Below)
- 5 6" Integral Curb (Outside Curb) - See Detail on Sheet C4.3
- 6 4" Integral Curb (Inside Curb) - See Detail on Sheet C4.3
- 7 6'-0" x 3'-6" x 6" PCC Pad (for AC Unit)
- 8 6'-9" x 5'-5" x 6" PCC Pad (for Transformer) - See LES Standard Detail
- 9 6" Chamfered Curb - See Detail on Sheet C4.3
- 10 4" High Raised Concrete Island - See Detail on Sheet C4.3
- 11 6" PCC Sidewalk (@ Vacuum Base) - See Detail on Sheet C4.2
- 12 4" PCC Sidewalk
- 13 Parking Stall Striping (typ.) - 4" Yellow
- 14 Painted Handicap Symbol
- 15 Van Handicap Parking Sign Mounted in Concrete Bollard - See Detail on Sheet C4.2
- 16 Handicapped Curb Ramp with Detectable Warning - See Detail on Sheet C4.2
- 17 Concrete Bollard - See Detail on Sheet C4.2
- 18 Stainless Steel Bollard by Tommy (typ.) (at Vacuum Station) - See Detail on Sheet C4.2
- 19 Dumpster Enclosure - See Architectural Plans
- 20 Vacuum Stanchion Canopy and Canister (typ.) - See Detail on Sheet C4.2
- 21 Tommy Provided Red Ball Vacuum Hose Holder (typ.)
- 22 Flag Pole - See Detail on Sheet C4.2
- 23 Concrete Wheel Stop

See Sheets C4.1 to C4.3 for additional paving dimensions and details.



TYPICAL VACUUM STATION DETAILS

SCALE: 1"=10'

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BENCHMARK:

BENCHMARK #1:	CENTER OF CURB INLET MANHOLE COVER LOCATED AT THE SW CORNER OF PROPERTY.
ELEV:	1212.28
BENCHMARK #2:	CENTER OF SAN. SEWER MANHOLE COVER LOCATED AT THE NE CORNER OF PROPERTY.
ELEV:	1211.27

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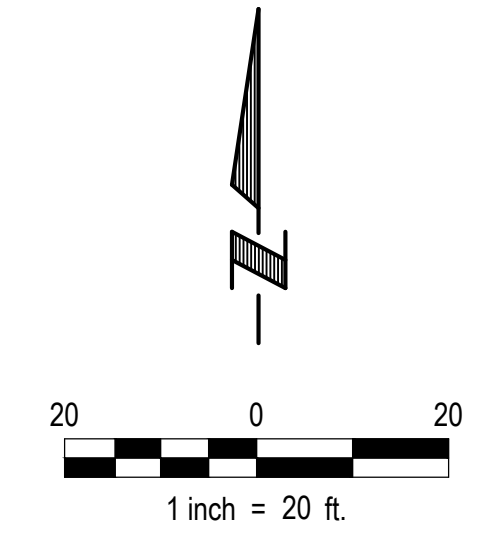
TOMMY'S CAR WASH BUILDING PERMIT
LINCOLN, NEBRASKA

PAVING PLAN

PROFESSIONAL CIVIL ENGINEER
RICHARD P. ONNEN
E-10664
05/09/2023
STATE OF NEBRASKA

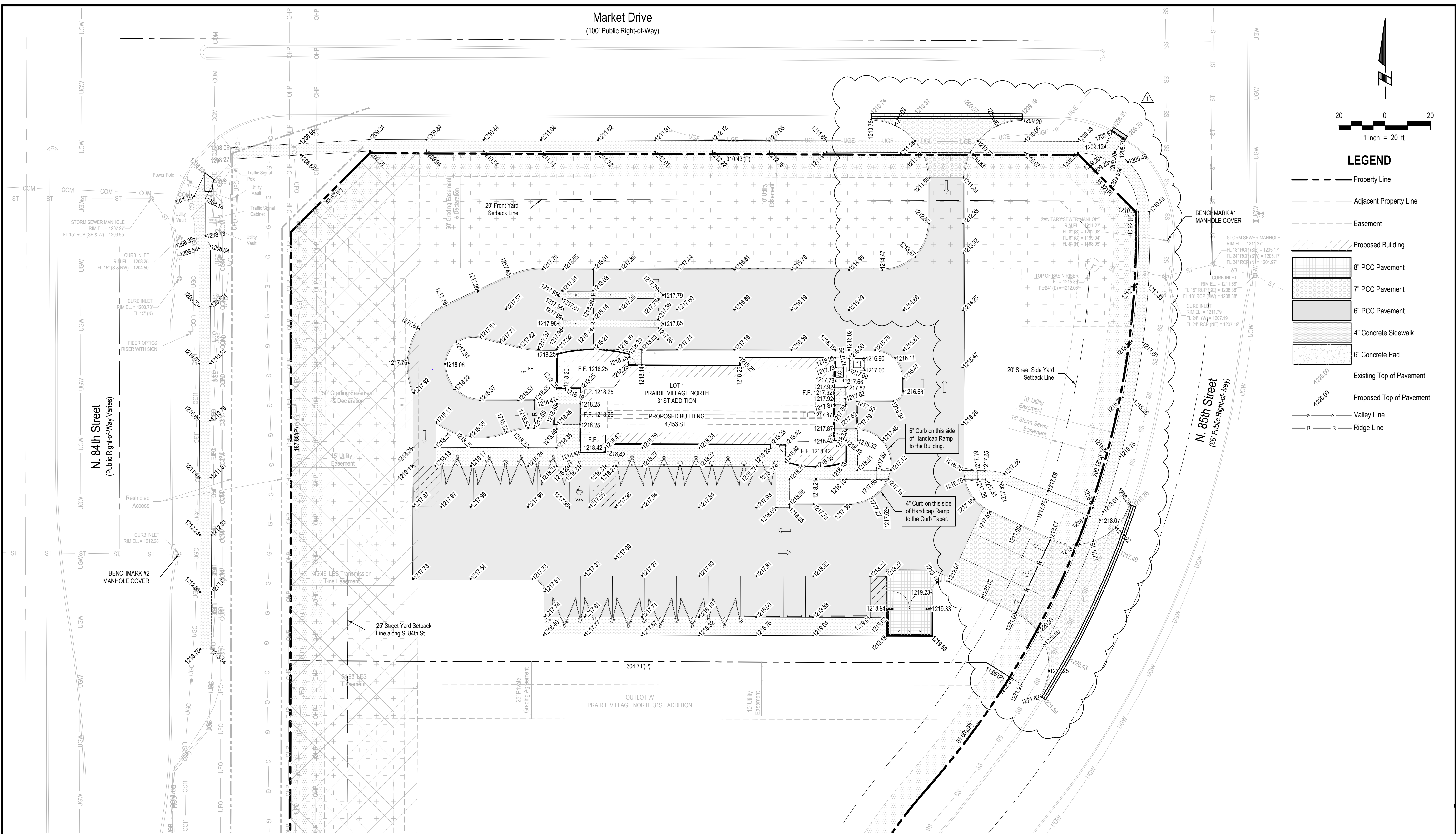
Proj No:	2022.184.001	Revision:	
Date:	11/30/2022	Description:	
Designed By:	RPO	Date:	05/09/23
Drawn By:	AS	City Comments:	
Scale:	AS SHOWN		
Sheet:	C4.0		

Market Drive
(100' Public Right-of-Way)



LEGEND

- Property Line
- Adjacent Property Line
- Easement
- [Hatched Box] Proposed Building
- [Grid Pattern Box] 8" PCC Pavement
- [Dotted Box] 7" PCC Pavement
- [Solid Grey Box] 6" PCC Pavement
- [Diagonal Lines Box] 4" Concrete Sidewalk
- [Stippled Box] 6" Concrete Pad
- Existing Top of Pavement
- Proposed Top of Pavement
- Valley Line
- R --- Ridge Line



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BENCHMARK:

BENCHMARK #1: CENTER OF CURB INLET MANHOLE COVER LOCATED AT THE SW CORNER OF PROPERTY. ELEV: 1212.28
BENCHMARK #2: CENTER OF SAN. SEWER MANHOLE COVER LOCATED AT THE NE CORNER OF PROPERTY. ELEV: 1211.27

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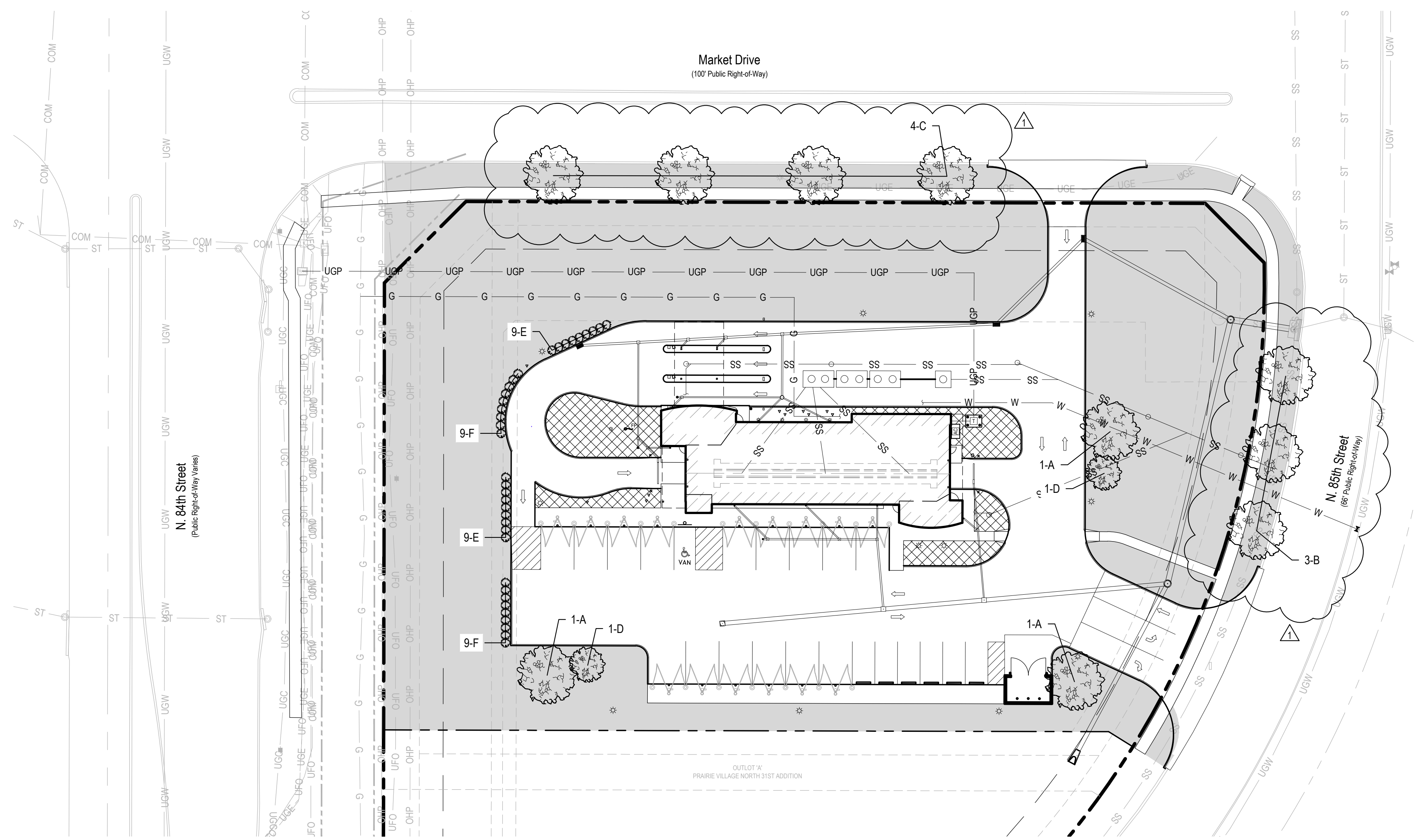
TOMMY'S CAR WASH BUILDING PERMIT
 LINCOLN, NEBRASKA

SPOT ELEVATION PLAN

PROFESSIONAL CIVIL ENGINEER
 RICHARD P. ONEN
 E-10664
 05/09/2023
 STATE OF NEBRASKA

Proj No: 2022.184.001	Revision: 1	Description: City Comments
Date: 11/30/2022	Date: 05/09/23	
Designed By: RPO	Drawn By: AS	Scale: AS SHOWN
Drawn By: AS	Scale: AS SHOWN	Sheet: C4.1

8/5/2023 3:33 PM C:\Projects\2022\184\001\Engineering\CAD\Final\Cons_Subs\SET_C4.000.dwg
 Tomy Hume



PLANT SCHEDULE

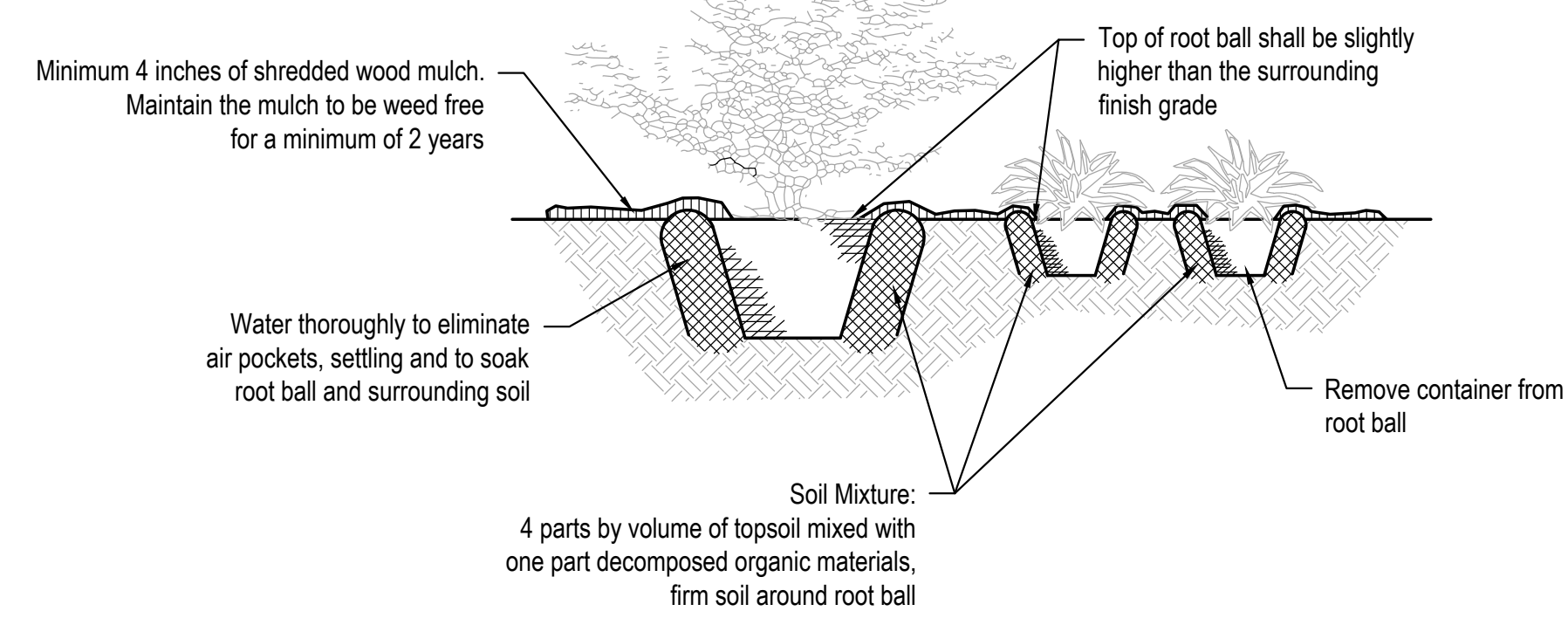
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
A	4	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2"	B&B
B	3	Ginkgo triacanthos inermis 'Windover Gold'	Windover Gold Ginkgo	2"	B&B
C	3	Ulmus americana 'New Harmony'	New Harmony Elm	2"	B&B
D	2	Malus 'Spring Snow'	Spring Snow Crabapple	2"	B&B
E	18	Buxus x 'Green Velvet'	Green Velvet Boxwood	5 Gal.	Cont.
F	18	Hydrangea paniculata 'ILVOBO'	Bobo Hardy Hydrangea	5 Gal.	Cont.

TREE NOTE:
 Landscape contractor must coordinate with all utilities and general contractor to field verify all utility locations that may conflict with all proposed tree planting locations on the project site.

- NOTES:**
- 44,005 SF - Areas to be installed with sod & irrigation.
 - 2,695 SF - Areas to be installed with 3" of river rock with weed barrier fabric.

SITE NOTES:

- Pavement Area = 28,402 SF
- Shade Trees Required = 5 trees (1 / 6,000 SF)



SHRUB & PERENNIAL PLANTING DETAIL
 NOT TO SCALE

LANDSCAPE NOTES:

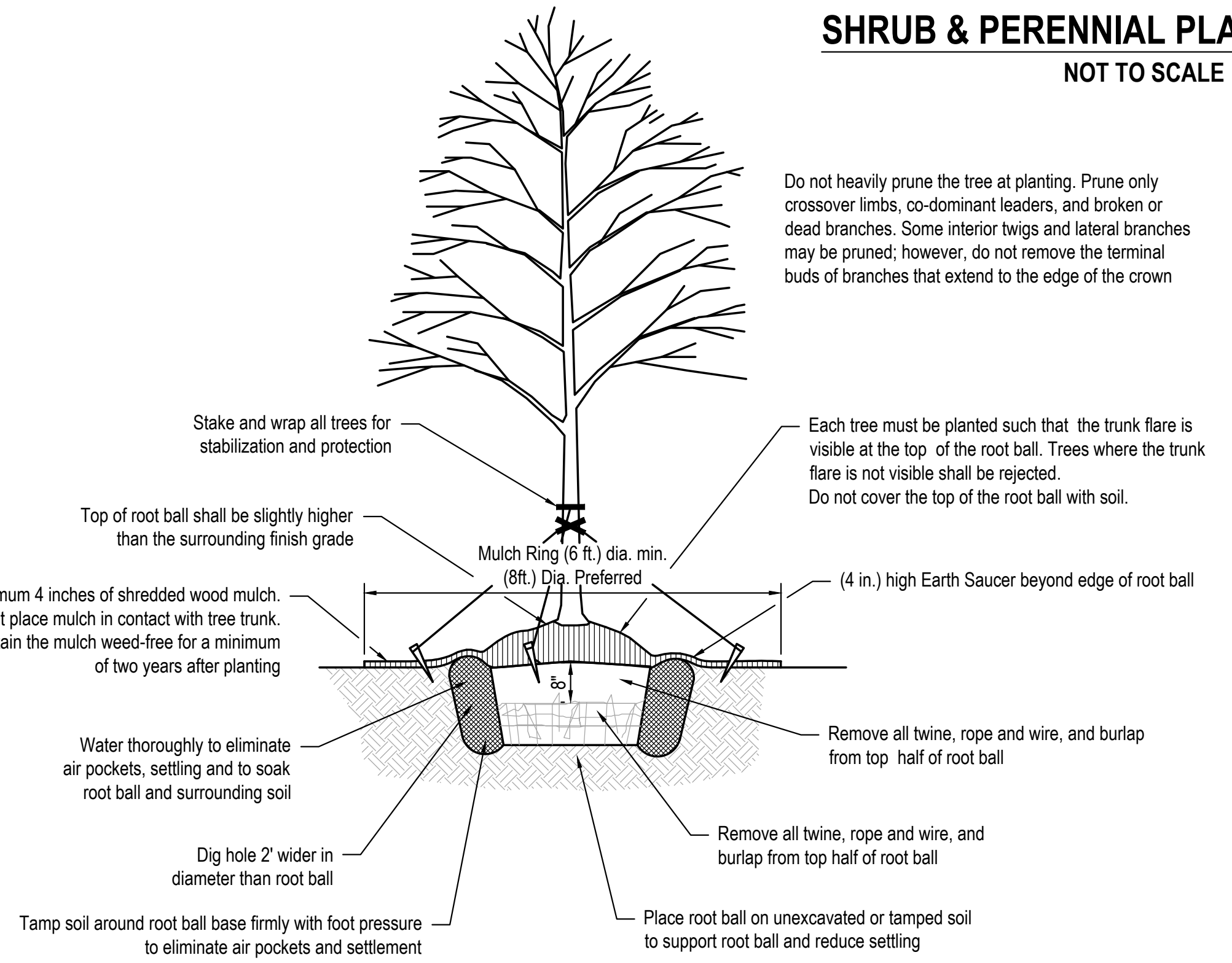
- Locate and verify the location of all underground utilities prior to the start of any construction. Care should be taken not to disturb any existing utilities during construction. Any damage to utilities or other improvements caused by the Contractor will be repaired at no cost to the Owner.
- All plant material shall be of good quality and sizes shall meet required size specifications.
- All plants are to be watered in immediately after planting and then watered once a week for a period of two months from time of planting.
- All plant material shall be guaranteed to be in a live and healthy growing condition for two full growing seasons (trees) and one full growing season (perennials & shrubs) after final project acceptance or shall be replaced free of charge with the same grade and species including labor.
- Verify all dimensions and conditions prior to starting construction. The location of plant material is critical and shall be installed as indicated on plans. Field adjustments may be necessary based on field conditions (i.e., root ball and drop inlet conflict). All adjustments must be approved by the landscape architect.
- The Landscape Contractor shall remove all construction debris and materials injurious to plant growth from planting pits and beds prior to backfilling with planting mix. All planting areas shall be free of weeds and debris prior to any work.
- Provide locally available shredded hardwood mulch on all trees and in all planting beds to a 3-4 inch minimum depth unless otherwise noted. Mulch ring to extend 1'-0" minimum beyond planting pit. Minor site grading to be included if needed.
- All trees are to be staked for a period of not less than one year from time of planting.
- Contractor to coordinate work with other amenities contractors.

IRRIGATION NOTES:

- Irrigation bid to include meter pit and city utility fees.
- Irrigate all sodded areas.
- Irrigation controller to be mounted in a steel utility box with hasp for pad lock.
- Irrigation system to be guaranteed for 1 year. Written guarantee to be supplied prior to final payment.
- Irrigation contractor responsible to winterize system one time.
- Irrigation contractor to furnish as built drawing of the system and catalogue cuts of the installed equipment prior to final payment.
- Irrigation contractor to provide owner and engineer an irrigation plan shop drawing and equipment catalog cuts for approval prior to installation.
- Contractor to coordinate work with other amenities contractors.

SODDING NOTES:

- The contractor shall notify the architect at least forty-eight hours in advance of the time he intends to begin sodding and shall not proceed with such work until permission to do so have been granted. No frozen sod shall be placed. No sodding shall be done on frozen earth.
- Care shall be exercised at all times to retain the native soil on the roots of the sod during the process of transplanting. Dumping from vehicles will not be permitted. The sod shall be planted within eighteen (18) hours from the time it is harvested unless it is tightly rolled or stored roots-to-roots in a satisfactory manner. All sod in stacks shall be kept moist and shall be protected from exposure to the sun and from freezing. No storage longer than three (3) days will be permitted. Sod which becomes dried out or does not meet the specifications will be rejected.
- There shall be a minimum of six inches, after tamping, of topsoil under all sod. Excavations or trenching shall be made to a sufficient depth below the finished grade of the sod to accommodate the depth of topsoil as specified and the thickness of sod as specified. Fertilizer shall be applied at a rate to provide 100 pounds of nitrogen per acre unless fertilizer has been applied under another item in this contract to the topsoil in the sod bed. Fertilizer applied under this item shall be incorporated with the topsoil to a depth of at least two inches before the sod is laid, unless otherwise specified or approved. Incorporation shall be accomplished by disking, harrowing, drilling, raking or other approved means.
- The soil on which the sod is laid shall be reasonably moist and shall be watered, if so directed. The sod shall be laid smoothly, edge to edge, and all openings shall be plugged with sod. Immediately after the sod is laid, it shall be pressed firmly into contact with the sod bed by tamping, rolling, or by other approved methods so as to eliminate all air pockets, provide true and even surfaces, insure knitting and protect all exposed sod edges but without displacement of the sod or deformation of the surface of the sodded areas and watered at the rate of five gallons per square yard of sodded area unless otherwise directed.
- The contractor shall take care of the sodded areas until all work on the entire contract has been completed, and sod has been mowed twice and then accepted. Such care shall consist of providing protection against traffic by approved warning signs or barricades and the mowing of grass to the height of two inches when the growth attains a maximum height of four inches.
- Sod shall also be watered. When the sod is watered, sufficient water shall be applied to wet the sod at least two inches deep in the sod bed. Watering shall be done in a manner which will not cause erosion or other damage to the finished surfaces. Any surfaces which become gullied or otherwise damaged shall be repaired to reestablish the grade and conditions of the soil prior to sodding and shall then be re-fertilized and re-sodded as specified under this item.
- In drainage-ways or slopes, the sod shall be laid with their longest dimensions parallel to the contours. Such sodding shall begin at the base of slopes or grades and the sodding progress in continuous parallel rows working upward. Vertical joints between such sodding shall be staggered. All sod shall be laid to the grades specified and the grades formed with special care at the junction of drainage-ways.
- Sod shall be held in place by stakes in all drainage-ways, on all slopes steeper than 4:1 and elsewhere where specified or as directed. Pegging shall be done immediately after tamping. At least one stake shall be driven through each sod to be staked, and the stakes shall not be more than two feet apart. Stakes shall have their flat sides against the slope and be driven flush. Stakes for pegging sod shall be of wood, approximately one inch by two inches and of sufficient length to penetrate the sod, the topsoil and to a minimum depth of two inches of subsoil.
- The contractor shall keep all sodded areas thoroughly watered for a period of thirty (30) calendar days after the initial laying and as often as required thereafter until sod has been fully established (two mowings) and accepted by the engineer and owner. Contractor to use temporary irrigation for the watering of the sod. Contractor to supply all necessary hoses, fittings and sprinklers for all watering needs.
- All sod must be fully established (two mowings) and growing at the time of inspection and acceptance.



TREE PLANTING DETAIL - B & B TREE
 NOT TO SCALE