



Express Tunnel Carwash

10. Proposed Use(s) on Site: \_\_\_\_\_

11. Total Square Footage of Existing and/or Proposed Buildings: 3,318 SF

12. Current Zoning: C-2

13. 1129 109 2043A  
Deed Book Page Group Number

14. Is the site subject to a zone change:  Yes  No  
If yes, date of approval: \_\_\_\_\_

15. Have you submitted a Site Plan with this request:  Yes  No

16. Have you submitted a list of adjoining property owners with this request:  Yes  No

17. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

ORIGINAL Property Owner's Signature: 

ORIGINAL Applicant's Signature: 

Re-advertising fee  
\$250

1/17/23

**SECTION B:** (To be completed by Planning Commission staff)

87626

1. Date Received: 11/22/22 Fee Received: \$1116 Receipt #: 87402

2. Is application complete: \_\_\_\_\_

3. Staff Reviewer: Todd Morgan

4. Scheduled Board Action Date: 3/9/23

5. Board Action: \_\_\_\_\_

- Approved
- Approved with Conditions (see #6)
- Denial (See #7)

6. Conditions of Approval: SEE 3/9/23 Meeting Minutes AND C.L.U.R.

7. Reasons for Denial: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Boone County Planning Commission  
 Boone County Administration Building  
 2950 Washington Street, Room 317  
 P.O. Box 958  
 Burlington, Kentucky 41005  
 Phone: 859-334-2196 Fax: 859-334-2264  
[plancom@boonecountyky.org](mailto:plancom@boonecountyky.org)  
[www.boonecountyky.org](http://www.boonecountyky.org)

## STAFF REPORT

#1

APPLICANT: RVP Engineering, LLC for Whitewater Car Wash

LOCATION: 6823 Dixie Highway (immediately southwest of Parkside Drive), Florence, KY

ZONING: Commercial Two (C-2)

DATE: March 9, 2023

### PROPOSAL

The applicant is requesting a Conditional Use Permit to allow a car wash to be constructed on the vacant 2.4959-acre property. The submitted concept plan shows the following improvements:

- A. A 105.66' x 31.66' car wash building (3,345 square feet) with a single wash bay is shown. The building is setback 124.07' from Dixie Highway, 226.45' from the rear property line, 50' from the east property line, and 153.77' from the west property line. Ingress and egress to the site is proposed from a single access point on Dixie Highway.
- B. Car wash customers would enter the site and circle the parking lot. Payments would be taken at one of three pay stations shown in the rear parking lot. A total of seventy (70) stacking stalls are shown between the access point and the car wash entrance bay. Customers would exit the site by traveling through the office and car vacuum parking lot.
- C. The office/vacuum parking lot contains a van accessible handicapped stall and nineteen (19) vacuums spaces. The vacuums are located on sidewalks in front of the oversized parking spaces (18' x 13'). The vacuums receive power from two direct drive turbines. 6" aluminum overhead tubes connect to each turbine and support the individual vacuum units. The individual vacuums are also supported by a stanchion pipe which are anchored in the sidewalks. The stanchion pipe also supports hoses, vacuum tools, and a waste receptable.
- D. Four designated employee parking spaces are shown to the side of the stacking lane in the western portion of the parking lot.
- E. Masonry enclosures with steel gates screen the turbines.
- F. A trash dumpster is located in the southern portion of the site. A trash truck will be able to use to employee/trash truck bypass lane and exit the site through the office/car vacuum parking lot.
- G. Two large retaining walls are shown on site. Top of wall and bottom of wall elevations have not been provided.
- H. The storm water system includes an underground vault in the rear parking lot. Water will outlet near the rear property line.
- I. The submitted elevation drawings show the building will be constructed predominately with half high concrete masonry units (CMU). The building also contains metal

canopies, glass storefront units, vinyl garage doors, glass doors, windows, aluminum cladding, EIFS parapet, and wallpacks mounted to the building.

#### APPLICABLE REGULATIONS

- A. Section 1002 of the Boone County Zoning Regulations states that “the purpose of the Commercial Two district is to provide comparable shopping goods, personal and professional services, and some convenience goods required for normal living needs as well as major purchase opportunities. Districts will be located on suitable lands primarily central to regional trade areas and to some extent the community as a whole and such districts have access from expressways or arterial roads. District facilities and plans will be organized to provide central and convenient collection of vehicles, pedestrians and multi-modal forms of transportation within the district's facilities and major shopping spaces.”
- B. Table 5-4 of the Boone County Zoning Regulations identifies a car wash as a conditional use within the C-2 district.
- C. Section 202 of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to hear and decide conditional uses permit applications and allow the proper integration of uses which are specifically named in the zoning regulations.
- D. The Board should evaluate the request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Sections 205 and 1002.2 of the Boone County Zoning Regulations.

Findings listed in Section 205 (Findings for all Conditional Uses):

- 1. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's Comprehensive Plan, a specific corridor plan and/or the zoning order;
- 2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area;
- 3. Will be hazardous to existing or future neighboring uses;
- 4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately such services;
- 5. Will create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

6. Will involve uses, activities, process, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare, or odors;
  7. Will have vehicular approaches to the property which shall be so designated as not to create an interference with traffic on surrounding public thoroughfares.
- E. Conditional Use Permit Criteria listed in Section 1002.2 of the Boone County Zoning Regulations (C-2 District):
1. The activity is an integral and subordinate function of a permitted commercial use, professional or personal service; or
  2. The activity will further add to, not detract from, the creation of a compact, multi-purpose and pedestrian oriented commerce center; and
  3. The arrangement of uses, buildings or structures will be mutually compatible with the organization of permitted and accessory uses to be protected in the district.
- F. Section 3199 of the Boone County Zoning Regulations applies because the property is located on Dixie Highway/US 42 between Russell Street and the Kenton County line. As a result, the site is subject to the following architectural guidelines.
1. Building Massing - All new building construction shall be of similar scale and massing to the mode of the buildings on the street. Multi-tenant structures which have individual, separate exterior entrances for different tenant spaces are to be designed to reflect individual buildings. If necessary, the use of projecting or recessed sections to reduce bulk sizes shall be used to avoid a continuous building line over one hundred (100) feet. All buildings shall be designed to have a pedestrian focus through the use of awnings, canopies, storefront windows, oversized doorways, etc. This includes adequate spacing for pedestrian entrances and safety.
  2. Architectural Style and Detail - New construction of buildings or building additions may be either traditional in their architectural character or a contemporary expression of historically traditional styles and forms, thus respecting building scale, proportion, character, and materials. The use of special architectural elements such as, but not limited to towers, turrets, and corner cut-offs are to be used at major street corners to accent structures.
  3. Primary Entrances - The primary entrance of a building shall be easily identifiable and face the primary street. Doors and entry ways shall follow traditional storefront design (a frame with differentiating infill material, usually recessed with an awning or overhang) and shall be compatible with the architectural style of the building.
  4. Windows - The front elevation of commercial and office buildings shall provide a

- minimum of sixty (60) percent and a maximum of eighty-five (85) percent window transparency. The front building elevation and those facing a public road shall include windows.
5. Roofs - Roofs on primary and accessory buildings shall be pitched with overhanging eaves or be flat with articulated parapets and cornices. Roof materials shall be dimensional shingles or metal formed to resemble standing seams. If the roof is pitched, then the use of fascias, dormers, and gables is encouraged to provide visual interest. Dormers should only be utilized when they will provide windows for interior occupied space and not as non-functional adornment. Mansard and gambrel roofs are prohibited.
  6. Awnings - Awnings may be constructed from heavy canvas, matte finish vinyl, or fabric. A minimum eight (8) foot vertical clearance between the sidewalk and the lowest part of the awning shall be maintained. The color of the awning shall be an accent or complementary to the basic color of the building and shall not be illuminated. Sign copy on awnings is addressed in ARTICLE 34.
  7. Building Materials - Exterior wall materials shall include stucco/EIFS, architectural grade CMU, stone, brick or precast concrete. Metal buildings are prohibited. It is recommended that no more than thirty (30) percent of the front and side of a building facing a street shall be made of stucco/EIFS. Concrete block materials may only be used on the rear portion of a building. Fiber cement siding, which resemble traditional wood siding materials, can be used but not to exceed thirty (30) percent of the total amount of building materials used. Metal and vinyl materials may be used for incidental elements such as fascias and soffits.
  8. Building Lighting - Building lighting shall be provided for security and pedestrian safety. Building lighting shall be limited to architectural grade fixtures.
  9. Building Color - Building colors shall be low reflective, subtle, natural, neutral or earth tones, or dark color brick. The earth tones include shades of red, brown, gray, and subtle shades of green, and blue. The use of high intensity, bright (sharp contrast), or metallic color shall be prohibited, unless it is used for trim purposes. Color schemes shall be comprehensive and directly relate to the architectural design. Exterior colors shall be paired with features such as differing building materials, openings, and/or three dimensional changes in the facades.
  10. Loading Areas/Docks - Loading areas/docks shall be incorporated into the overall design of the building so that the visual and acoustical impacts are contained. Screening should be accomplished by wing walls which match the design and materials of the principal building or dense vegetation.
  11. Mechanical Equipment - All mechanical equipment shall be screened, either with landscaping or a parapet wall designed to be compatible with the existing or proposed building material. This includes roof top and ground-mounted mechanical equipment.
  12. Building Signage - Building signage shall be incorporated into the architectural design and the selection of building materials. Internally lit box cabinet sign, board signs, and

signs or graphics painted directly on the exterior building walls are prohibited and individual channel letters are acceptable signs.

Specific, individual requirements in this section may be modified by the Zoning Administrator provided in the form of a written proposal will create an equivalent or superior solution to the requirement in question, and the proposal does not diminish the design character which would otherwise be created by the normal requirement.

- G. Section 3408.6 of the Boone County Zoning Regulations would allow a 20' architectural freestanding sign to be constructed on the property. Code would allow the sign panel to be 130 square feet.
- H. Sections 3610 and Section 3645 of the Boone County Zoning Regulations indicate the following landscaping is required.
  - 1. Dixie Highway – A minimum 10' wide street frontage buffer is required with Buffer Yard A plantings. The plan shows the proper buffer yard width.
  - 2. Rear Property Line – A minimum 20' wide buffer is required with Buffer Yard B plantings. The plan shows the proper buffer yard width.
  - 3. Eastern Property Line – A minimum 10' wide street frontage buffer is required with Buffer Yard A Plantings. The plan shows the proper buffer yard width.
  - 4. Western Property Line – A minimum 10' wide buffer with Buffer Yard A plantings is required since the adjoining properties are zoned C-2. The plan shows the proper buffer yard width.

#### RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site as a mix of "Commercial" and "Urban Density Residential" uses. The uses are defined as follows:

Commercial – "Retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc."

Urban Density Residential – "Attached housing, generally condominiums or apartments, of over 8 dwelling units per acre."
- B. The following Our Boone County Plan 2040 Goals and Objectives apply to this application:
  - 1. Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall Goal A, Objective 4).
  - 2. Provide appropriate services, housing, employment, and shopping opportunities in order to meet the needs of the population in all geographic areas of the County (Demographics Goal A, Objective 4).

3. Land use planning should recognize and protect natural systems (streams, wetlands, forests, etc.) essential to safety, health, economic stability, and overall quality of life (Environment, Goal A).
4. Boone County businesses are developed in appropriate locations and are compatible with surrounding land uses (Economy, Goal B).
5. Compact, efficient development patterns shall be encouraged for industrial, commercial, and office uses with appropriately sized and well maintained buffer spaces between the business use and other land uses (Economy Goal B, Objective 1).
6. Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe access and adequate parking (Economy Goal B, Objective 3).
7. Priority shall be given towards maintaining, protecting, and improving the capacity and safety of the existing road system across jurisdictions (Transportation, Goal A, Objective 1).

- C. The land use element text contains the following text that relates to the general area:

As described in the Demographics Element, the condition of older housing in Florence should be specifically addressed. Florence should continue to enforce codes affecting the condition of properties in residential areas and in older business districts. Minimum standards are needed for building maintenance and design purposes. Higher density residential development should occur where it can serve as a buffer between industrial or commercial intrusion on single-family residential areas or where it is easily accessible. Overall, a mixing of uses can be accommodated within the City of Florence and the existing residential communities can be protected if proper buffers and design are incorporated into the developments. The redevelopment of property into commercial uses must be carefully designed in order to minimize impact of adjacent residential property. Any airport runway expansion in the future may have impacts on the existing residential areas of Florence.

In summary, growth in this section of Boone County must be balanced among three major land uses, commercial, industrial, and residential development. Growth in one land use must consider the location of existing and planned developments of the other two (Florence Central Geographical Area, pp. 127-128).

#### SITE CHARACTERISTICS

- A. The 2.4959-acre property has 130.24 feet of frontage on the south side of Dixie Highway and 521 feet of frontage on the west side of Parkside Drive.
- B. The property is currently vacant but the curb cut that provides access from Dixie Highway still exists.

- C. Boone County GIS shows that the topography of the site falls from 900 feet above sea level along the northeast property line to 880 feet above sea level at the southwest property corner.
- D. The front of the site is clear of vegetation where the former Southern Trails restaurant and parking lot existed. The rear of the site is heavily wooded with mature deciduous trees.
- E. Overhead utilities lines and public sidewalks exist in the Dixie Highway right-of-way.

#### SURROUNDING LAND USES AND ZONING

North: Dixie Highway, Kentucky Federal (FMS), Zion Chin Baptist Church (FMS)

South: Village Parke Condominiums (UR-1)

East: Parkside Drive, CVS (C-2) and Village Parke Condominiums (UR-1)

West: Sherwin Williams (C-2) and Single-Family Residential Homes on Dortha Ave. (C-2)

#### STAFF COMMENTS

- A. The Zoning Administrator will ultimately review the building and signage in terms of the Section 3199 Design Standards. This will be done when Major Site Plan and Sign Permit applications are submitted for review. He can modify the individual requirements if he determines a proposal does not diminish the design character of the building. He has the following preliminary comments:
  - 1. A decorative glass garage door should be placed on the front façade since the primary office entrance is not located on the front façade.
  - 2. The metal canopies and pay stations are acceptable.
  - 3. The parapet walls need to be high enough to screen any roof mounted mechanical units from public view.
  - 4. Building mounted signs need to be constructed with channel letters. A small cabinet style can be permitted in conjunction with channel letters.
- B. Staff has the following questions/comments:
  - 1. What are the proposed hours of business operation?
  - 2. What is the maximum vehicle stack they have experienced at one of their other facilities?
  - 3. What is the maximum number of employees that could work from site at any

given time?

4. Will the vacuums, stanchion pipes, and overhead aluminum pipe be painted? If so, what color?
  5. How tall are the retaining walls? Will they be constructed with CMU that matches the building.
  6. Are any light poles being proposed? If so, how tall will they be? Will they have downcast fixtures?
  7. The building elevations show that that wallpacks are proposed on all four facades. Staff has concerns about these wallpacks because they could cause lighting and glare impacts on US 42 and adjoining residential properties.
  8. The picture and specifications of the pay stations show that LED lighting is under the canopies. Is this lighting activated by a sensor?
  9. The submitted plans show that a do not enter sign or gate is being proposed to stop customers from pulling directly into the office/vacuum parking lot from the access point. Staff would like the applicant to define this structure. Staff would be concerned if this structure is similar to a clearance bar because it will be located in the front yard and be unattractive from US 42.
  10. Staff has concerns about vehicles turning in an out of the facility from Dixie Highway because the subject portion of Dixie Highway does not contain a center turn lane.
- C. Staff sent out an agency email regarding the request and received comments back from the City of Florence, Kentucky Transportation Cabinet, and Florence Fire Department. These comments are attached to the Staff Report.
- D. Staff recommends the following conditions if the request is approved:
1. The approval is based on the submitted Concept Plans and pictures, except as modified by the conditions below.
  2. The vinyl garage door shown on the front façade shall be upgraded to a decorative glass garage door. The final determination on the door and amount of glass shall be made by the Zoning Administrator when the Site Plan is submitted for review.
  3. All rooftop mechanical equipment shall be screened from public view.
  4. The vacuum turbine enclosures and trash dumpster enclosure shall be constructed with masonry materials, which match the building, and solid steel gates.

5. The vacumms and stanchion pipes shall be painted black or a neutral color. The overhead pipe shall be painted black or remain a natural aluminum color.
6. The retaining walls shall be constructed with CMU that matches the building.
7. The permitted architectural freestanding sign along the Dixie Highway frontage shall be limited to a monument sign that is 8' tall and 32 square feet in area.
8. No height clearance bars shall be permitted in the front yard.
9. The development shall be limited to a right-in/right out access point.
10. The following lighting conditions shall apply to the development:
  - A. Wallpack light fixtures shall not be permitted to be oriented towards Dixie Highway or any residentially zoned property.
  - B. Light poles and fixtures shall be limited to 15' in height. Light fixtures shall be downcast and oriented towards the interior of the site.
  - C. The pay station canopy lighting shall be turned off once the business closes.
11. Buffer Yard B plantings shall be required where the property adjoins 17, 19, and 21 Dortha Avenue.

### CONCLUSION

KRS 100.237 and Section 202 of the Boone County Zoning Regulations give the Florence Board of Adjustment and Zoning Appeals the authority to act on the Conditional Use Permit application.

Respectfully Submitted,



Todd K. Morgan, AICP  
Senior Planner, Zoning Services

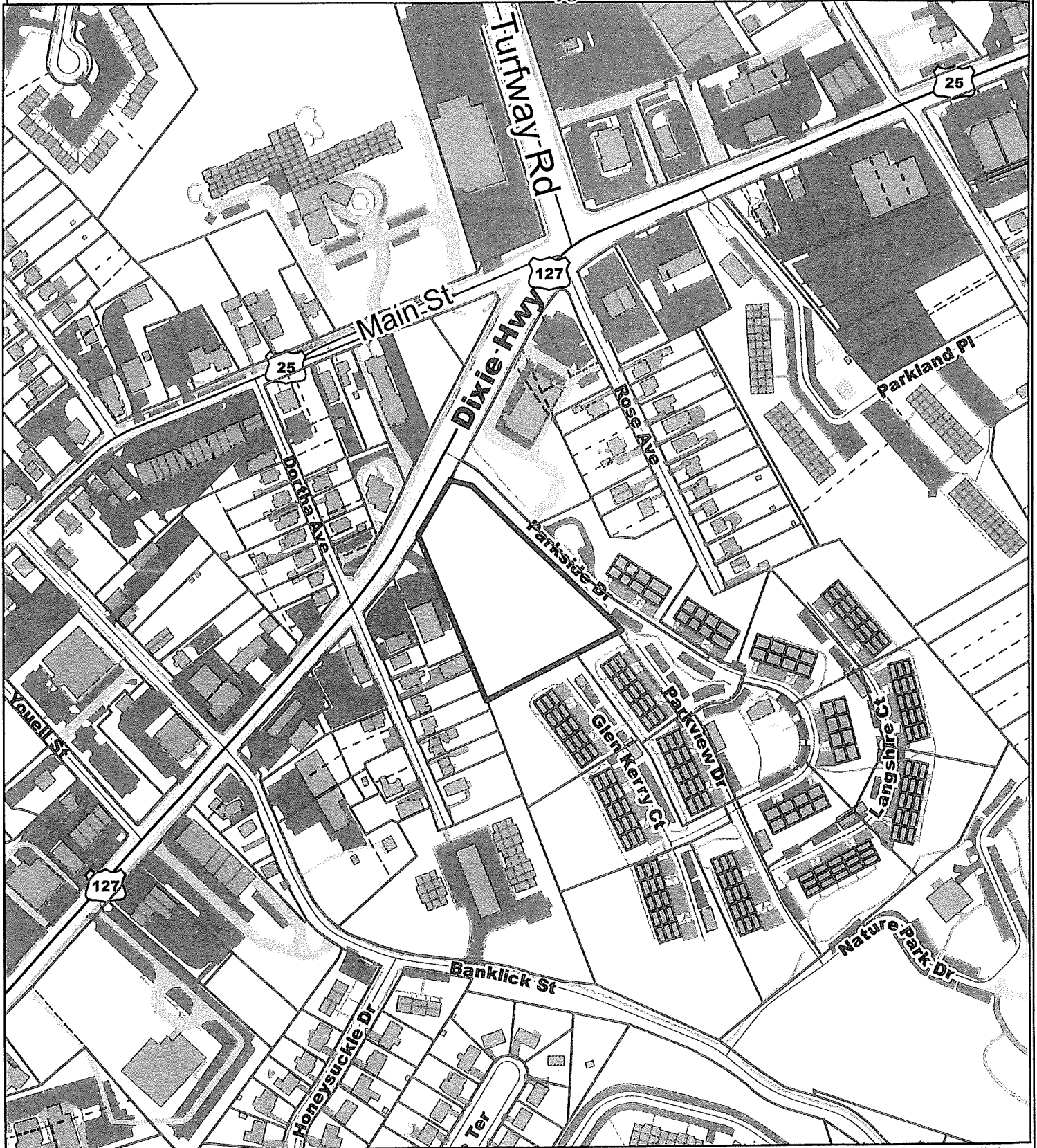
TKM/ss

Attachments

- \*Site Vicinity Map
- \*Concept Plans, Specifications, Pictures
- \*Zoning Map
- \*2040 Future Land Use Map
- \*Topographical Map
- \*2022 Aerial Map
- \*11/23/23 Email from Randy Childress, Florence Fire
- \*1/23/23 Email from Joshua Hunt, City of Florence
- \*1/24/23 Email from Linzy Brefeld, Kentucky Transportation Cabinet
- \*Application

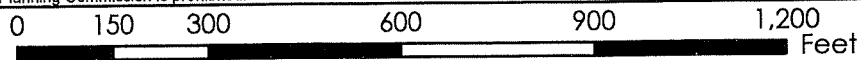
# SITE VICINITY MAP

www.boonecountygis.com



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1 inch = 300 feet



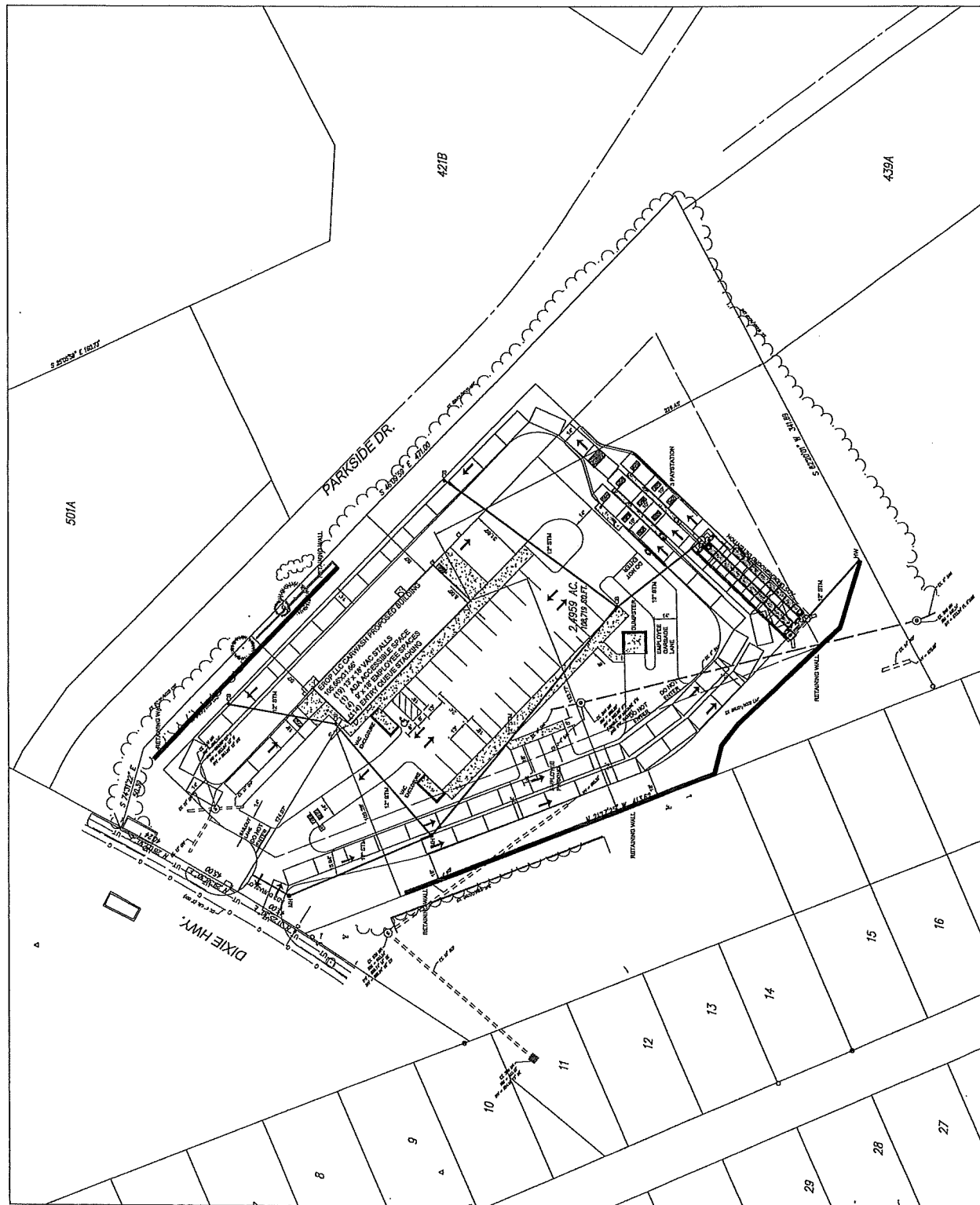
**Boone County GIS - Putting Northern Kentucky on the Map**



Map Created: xx/xx/2020

ArchMap Document: \*.mxd

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 JAN 17 2023  
 BOONE COUNTY  
 PLANNING COMMISSION



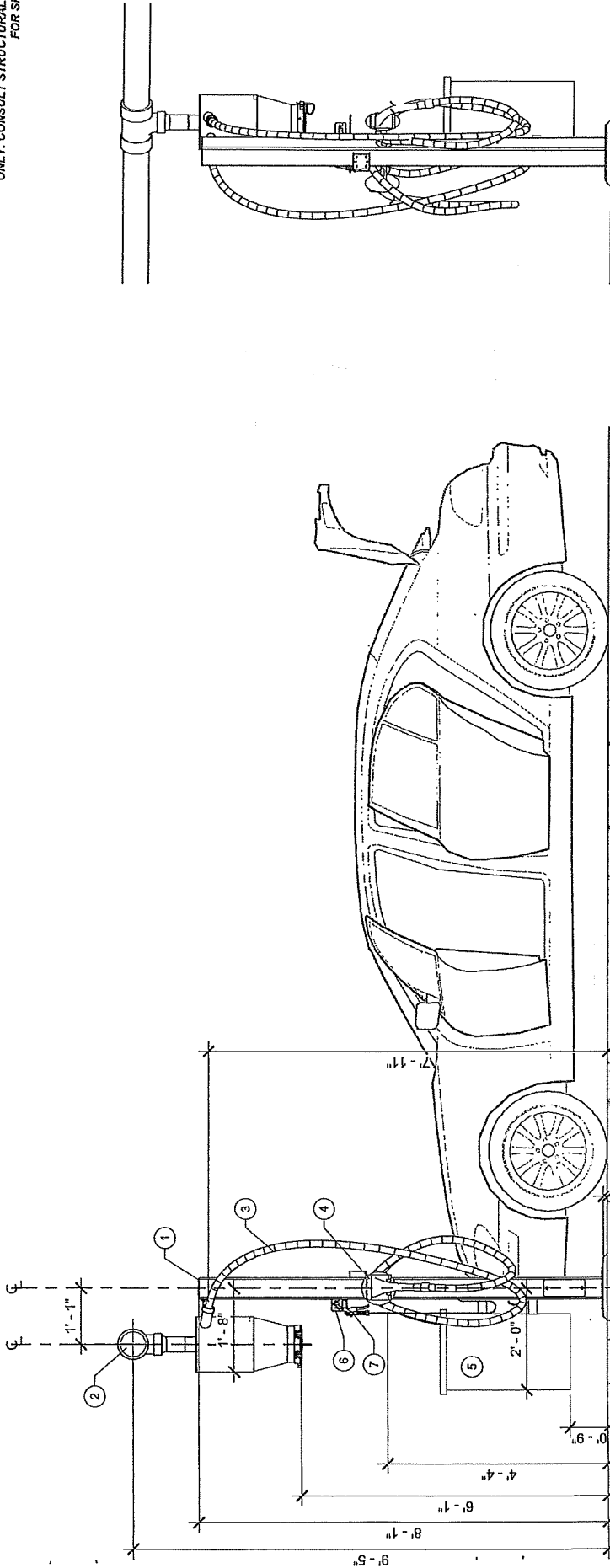








FIELD VERIFY ALL DIMENSIONS  
PIER DESIGN AND REINFORCEMENT FOR CONCEPTUAL USE  
ONLY. CONSULT STRUCTURAL ENGINEER IN YOUR AREA  
FOR SPECIFIC DESIGN CRITERIA.



ITEM	DESCRIPTION	PARKING ELEVATION
1	5"x5"x66" DUAL USER STANCHION	
2	6" OVERHEAD ALUMINUM VACUUM TUBE	
3	1-1/2"x15' VACUUM HOSE	
4	CLAW VACUUM TOOL	
5	30 GALLON WASTE RECEPTACLE	
6	AIR TOOL HANGER	
7	AIR NOZZLE & HOSE	

1 PARKING ELEVATION

THIS PRELIMINARY DRAWING IS THE PROPERTY OF VACUTECH AND IS NOT TO BE USED FOR CONSTRUCTION OR INSTALLATION WITHOUT WRITTEN CONSENT. WRITTEN CONSENT MAY NOT BE PROVIDED BY ANY PERSON, AGENCY, OR DEALER NOT AUTHORIZED BY VACUTECH.

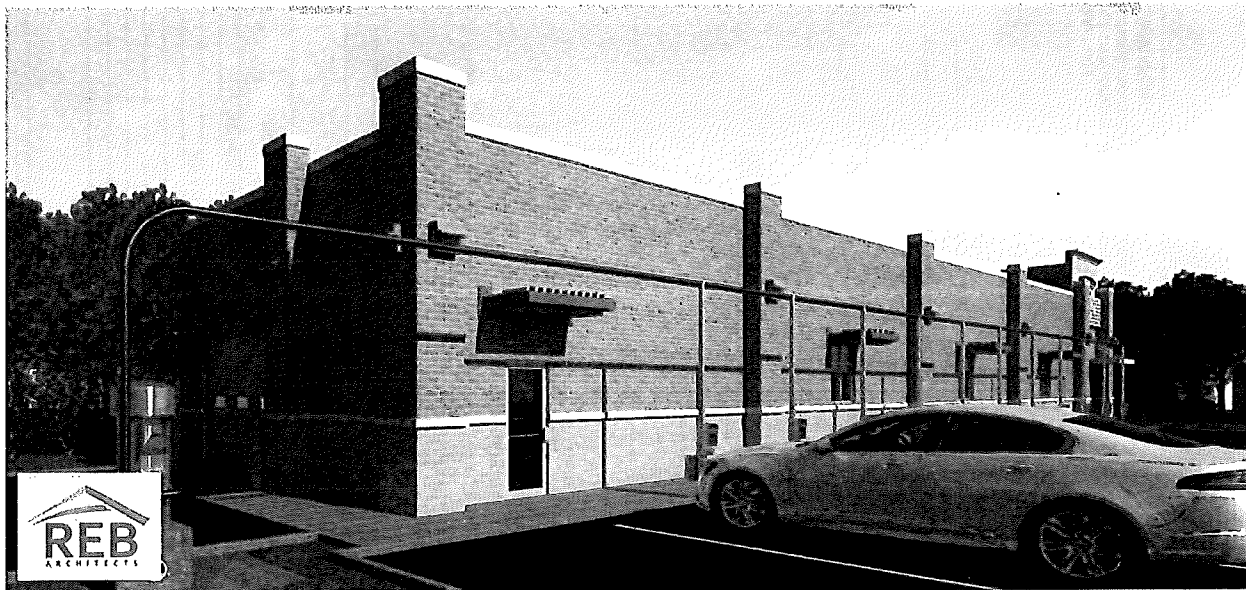


1350 HI-TECH DRIVE  
SHERIDAN, WY 82801  
PHONE: (307) 675-1882  
EMAIL: vacinfo@cnswash.com  
WEB: www.vacutecfific.com

**WHITE WATER CAR WASH**  
9836 EAST GRAND RIVER AVENUE  
BRIGHTON, MICHIGAN 48116

#	Revision	By	Chk	Date

PARKING ELEVATION	
Project Number	100875
Date	9/17/21
Drawn By	ML
Checked By	KG
<b>V301</b>	



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BOONE COUNTY  
PLANNING COMMISSION

# Heritage Collection

DESIGNER  
CONCRETE BRICK

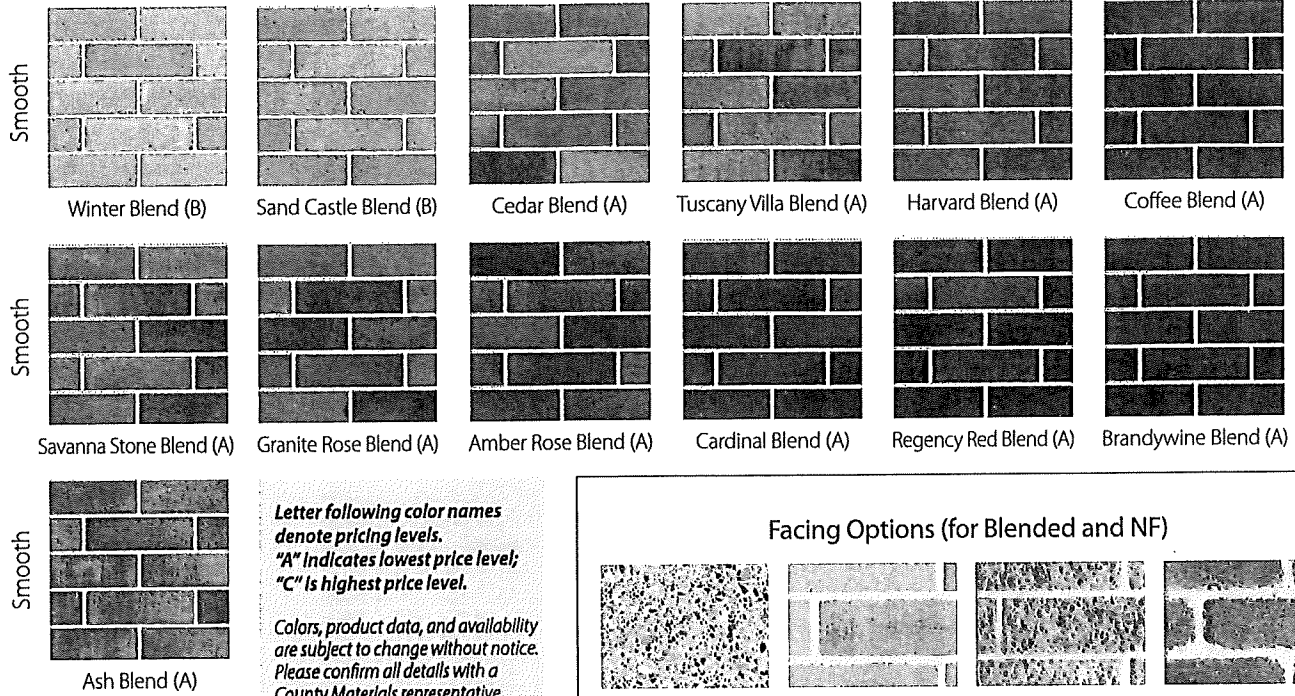
It's easy to see why architects and designers specify our Heritage Collection Designer Concrete Brick as their preferred building material of choice. Heritage Collection provides traditional brick aesthetics while offering unmatched design versatility because it's available in load-bearing, full veneer, and thin veneer units.



WHITE

COUNTY MATERIALS CORPORATION

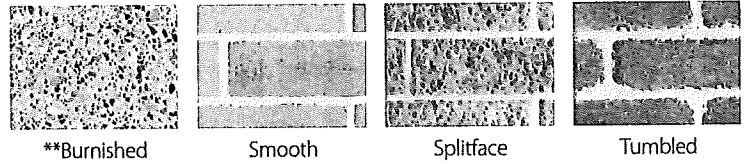
Blended (with Flashing) Color Options



**Letter following color names denote pricing levels. "A" indicates lowest price level; "C" is highest price level.**

*Colors, product data, and availability are subject to change without notice. Please confirm all details with a County Materials representative for availability in your area. Colors shown may vary from actual hues and should only be used as a guide. Refer to actual product samples for final color selection.*

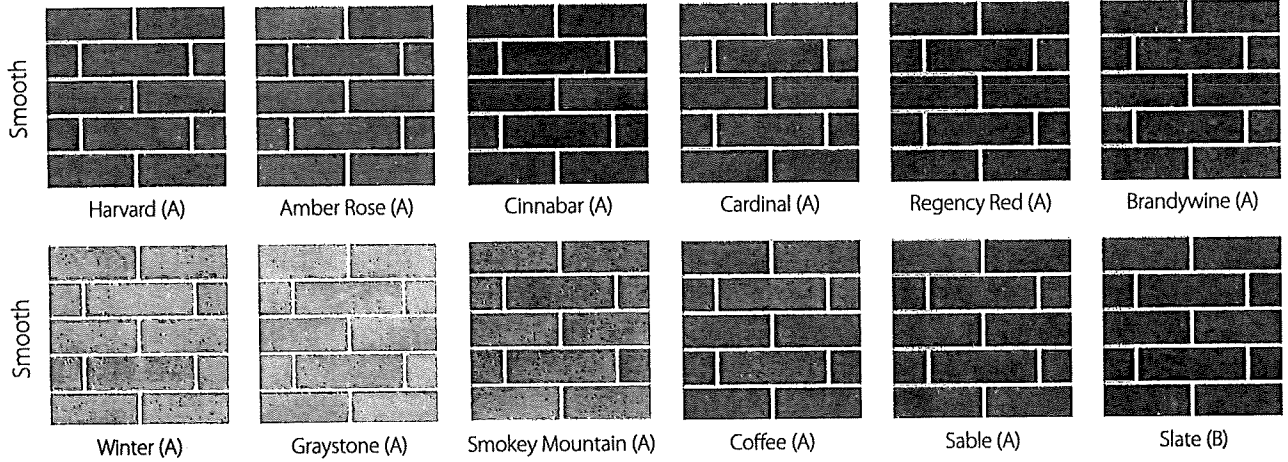
Facing Options (for Blended and NF)



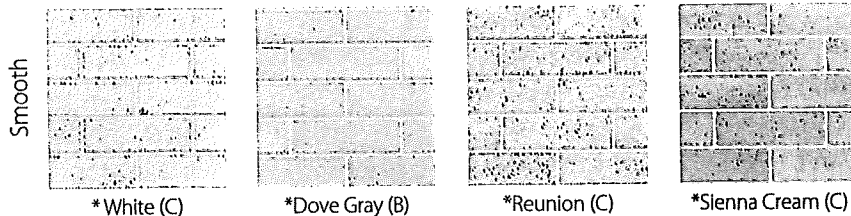
\*\*See page 23 for burnished color options.

Note: Rough Estate is no longer a Facing Option for Heritage Collection Designer Concrete Brick.

NF (No Flashing) Color Options



\*PREMIUM COLORS – NF (No Flashing)



\* Denotes product manufactured in Janesville, WI.  
All other Heritage colors are manufactured in Marathon, WI.

Note: All colors shown above are also available in Tumbled finish.

# Heritage Collection™ Designer Concrete Brick

## SHAPES AND SIZES



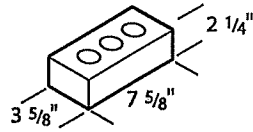
### HERITAGE COLLECTION™ LOAD-BEARING AND VENEER UNITS

Heritage Collection™ Designer Concrete Brick is available as either structural load-bearing or veneer units, and offer unmatched value by combining the aesthetics of brick with all the advantages of concrete masonry units.

Available facing styles:  
smooth, splitface  
and tumbled

**3 5/8" x 2 1/4" x 7 5/8"**

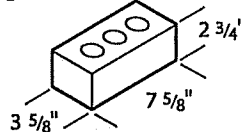
Modular Brick



6.85 Brick per sq. ft.  
Weight: 3.5 lbs.

**3 5/8" x 2 3/4" x 7 5/8"**

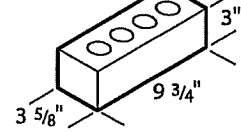
Engineer Brick



5.67 Brick per sq. ft.  
Weight: 4.4 lbs.  
*Not available in Splitface.*

**3 5/8" x 3" x 9 3/4"**

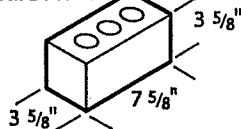
King Size Brick



4.2 Brick per sq. ft.  
Weight: 5.2 lbs.  
*Not available in Splitface.*

**3 5/8" x 3 5/8" x 7 5/8"**

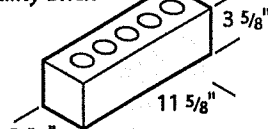
Closure Brick



4.5 Brick per sq. ft.  
Weight: 6.5 lbs.  
*Not available in Splitface.*

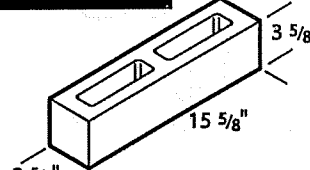
**3 5/8" x 3 5/8" x 11 5/8"**

Utility Brick



3 Brick per sq. ft.  
Weight: 9.4 lbs.

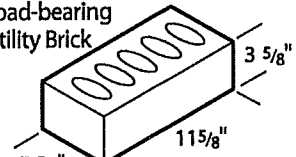
**4" x 4" x 16"**



2.25 Brick per sq. ft.  
Weight: 12 lbs.  
*Not available in Tumbled.*

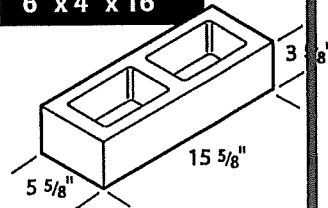
**6" x 4" x 12"**

Load-bearing  
Utility Brick



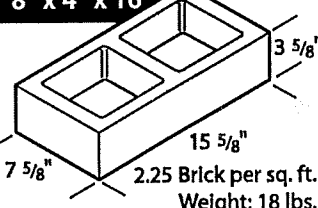
3 Brick per sq. ft.  
Weight: 12.7 lbs.  
*Not available in Splitface  
or Tumbled.*

**6" x 4" x 16"**



2.25 Brick per sq. ft.  
Weight: 13 lbs.  
*Not available in Tumbled.*

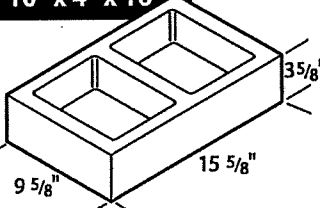
**8" x 4" x 16"**



2.25 Brick per sq. ft.  
Weight: 18 lbs.  
*Not available in Tumbled.*

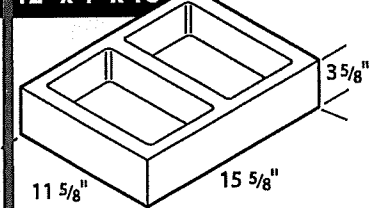
Note: Also available in a 2-hour fire rated unit. Ask a sales representative for more information.

**10" x 4" x 16"**



2.25 Brick per sq. ft.  
Weight: 21 lbs.  
*Not available in Tumbled.*

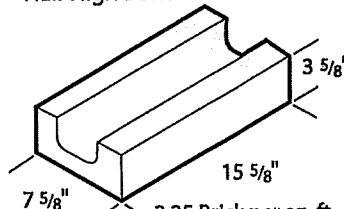
**12" x 4" x 16"**



2.25 Brick per sq. ft.  
Weight: 25 lbs.  
*Not available in Tumbled.*

**8" x 4" x 16"**

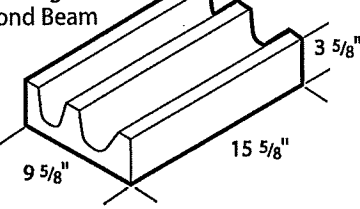
Half High Bond Beam



2.25 Brick per sq. ft.  
Weight: 23.5 lbs.  
*Not available in Tumbled.*

**10" x 4" x 16"**

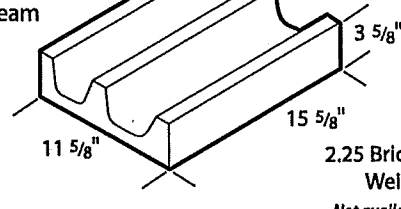
Half High  
Bond Beam



2.25 Brick per sq. ft.  
Weight: 33 lbs.  
*Not available in Tumbled.*

**12" x 4" x 16"**

Half High  
Bond Beam



2.25 Brick per sq. ft.  
Weight: 40 lbs.  
*Not available in Tumbled.*

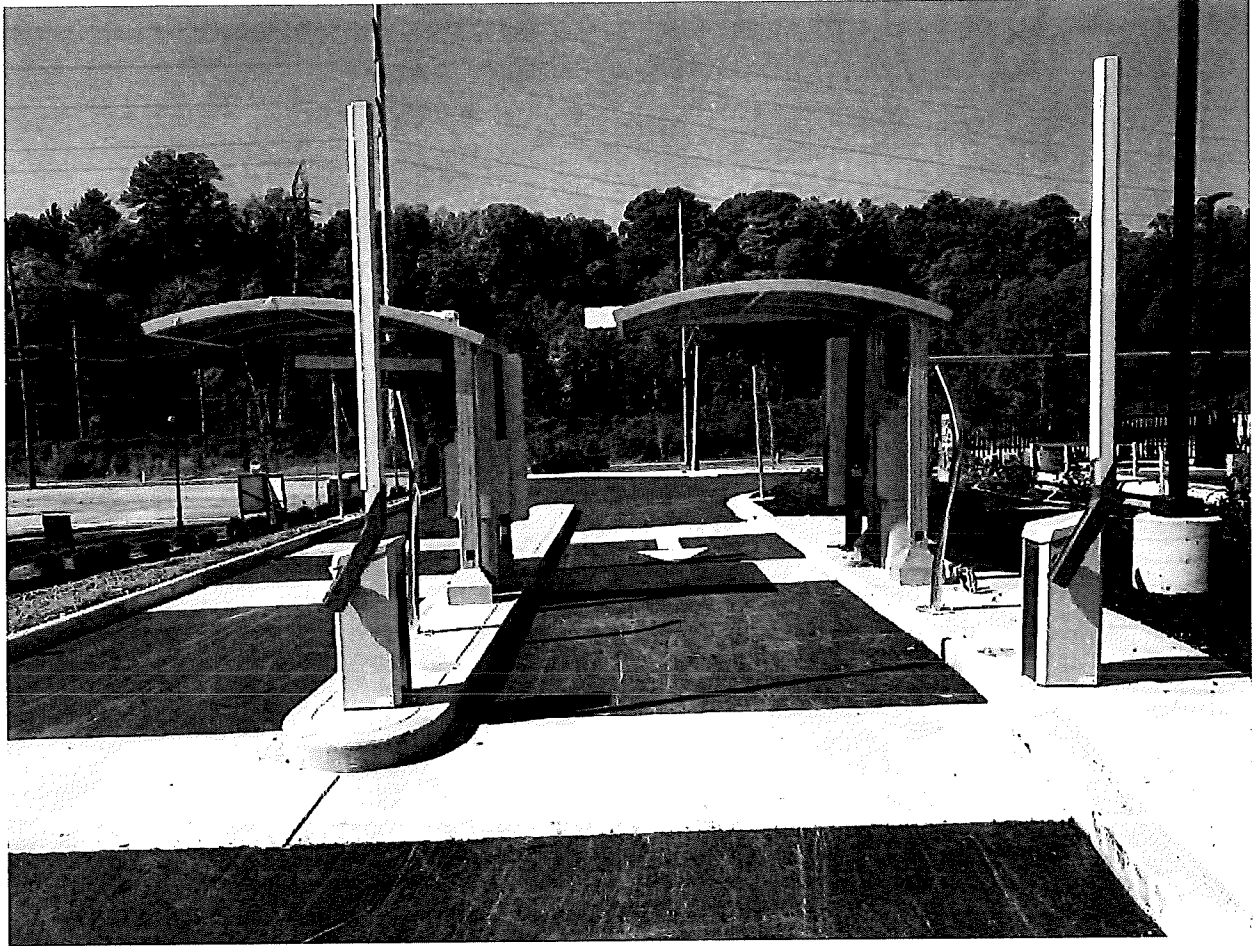
Contact your local County Materials for product literature, samples and availability.  
Note: Not all block immediately available at all County Materials locations.  
All dimensions nominal.



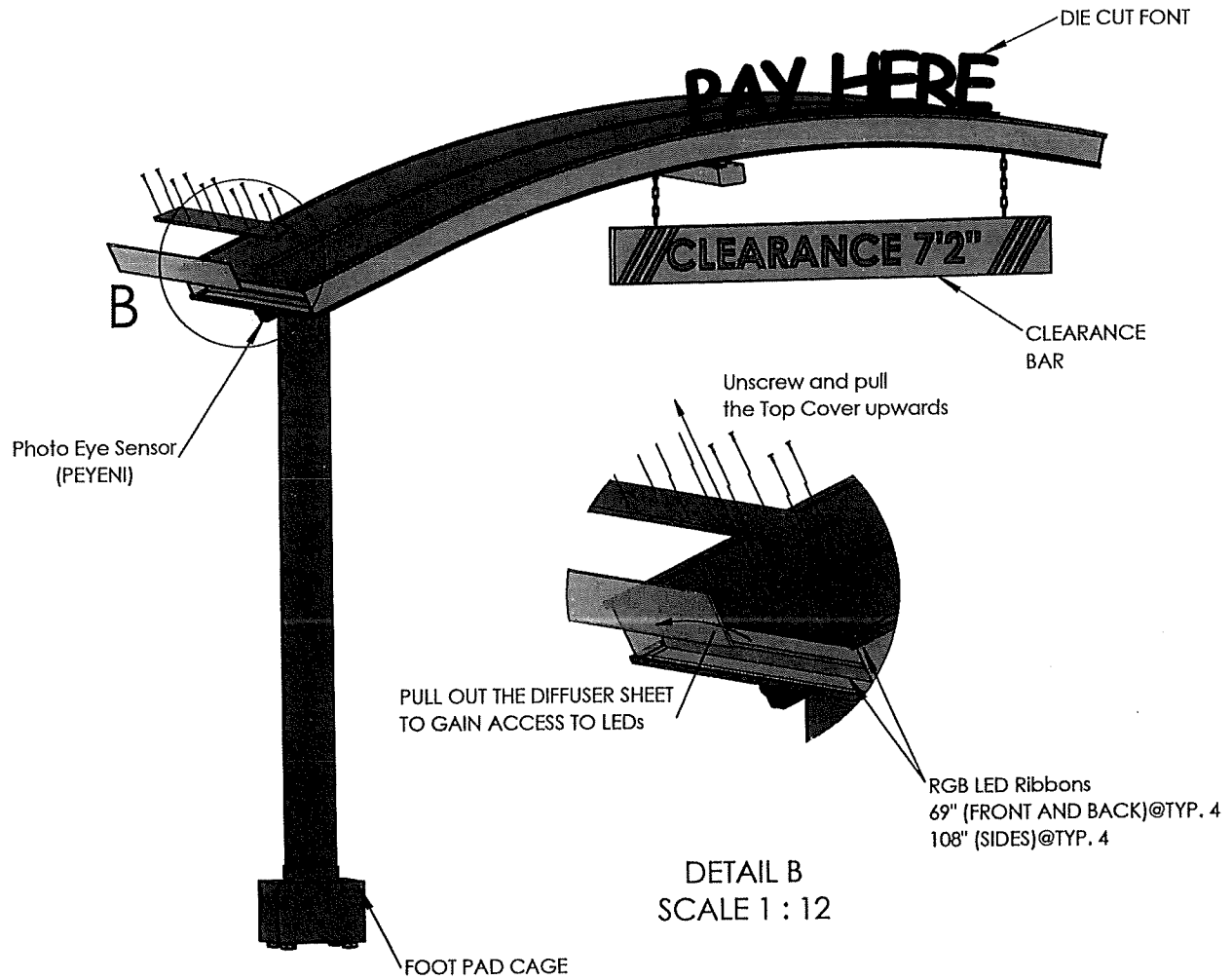
*Similar Building*




*Similar Building*

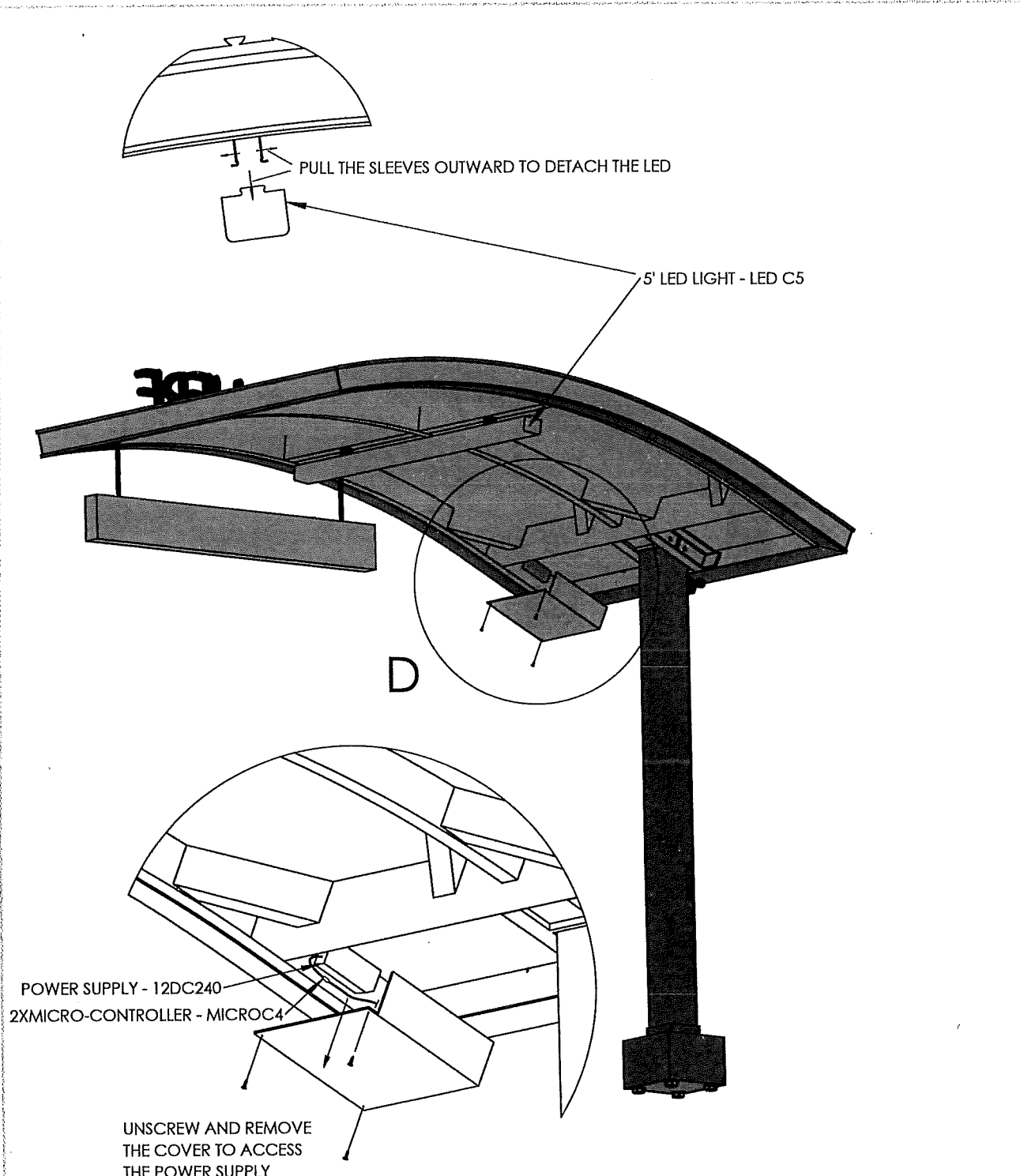



Pay stations



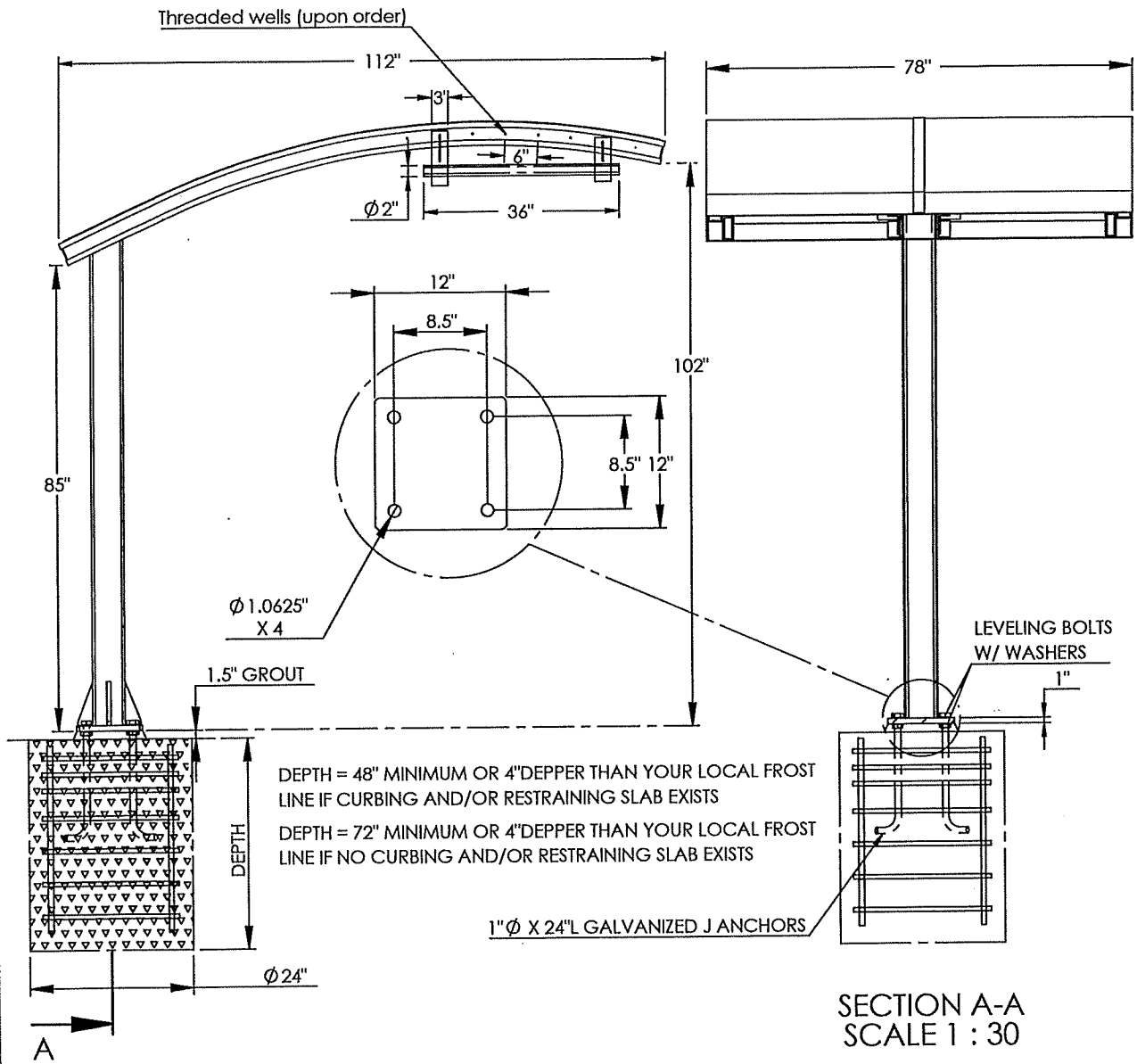
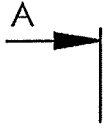
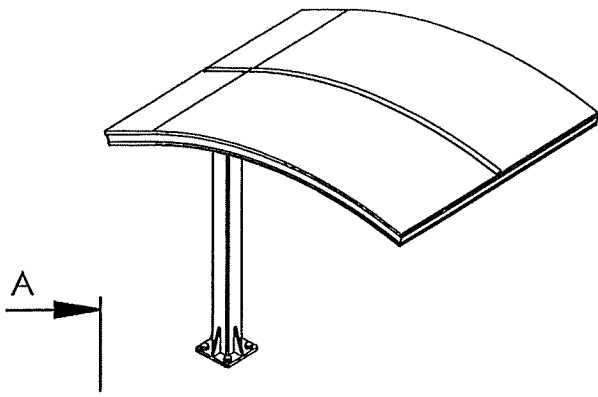
DRAWN	NAME	SIGNATURE	DATE	ACCESSORIES	QTY.	 <b>TSS INC.</b> <small>21800 Hoover Rd, Warren, MI 48090 • (800)532-7966 www.tssinc.com</small>	TITLE:	PART NUMBER:
CHK'D	PSP		09/13/18	PL-LED-CANOPY-RIBBON 1755	4		<b>CURVED ILLUMINATED SINGLE POST CANOPY</b>	<b>CPSCSI CPSHDI</b>
APP'VD	ABE		09/13/18	PL-LED-CANOPY-RIBBON 2750	4			
REV	ABE		09/13/18	LED C5	1			
	1.0			MICROC4	2			
				I2DC240	1			
REQUIRED POWER:				PEYENI	1	SCALE: 1:24	SHEET 2 OF 3	

~100-240V/ 4.0A



	NAME	SIGNATURE	DATE	ACCESSORIES	QTY.	 <b>TSS INC.</b> <small>21800 Hoover Rd, Warren, MI 48090 +1(800)892-7465 www.tssinc.com</small>
DRAWN	PSP		09/13/18	PL-LED-CANOPY-RIBBON 1755	4	
CHK'D	ABE		09/13/18	PL-LED-CANOPY-RIBBON 2750	4	<b>PART NUMBER:</b> CPSCSI CPHSDI
APPV'D	ABE		09/13/18	LED C5	1	
REV	1.0			MICROC4	2	<b>SHEET 3 OF 3</b>
REQUIRED POWER:				12DC240	1	
				PEYENI	1	

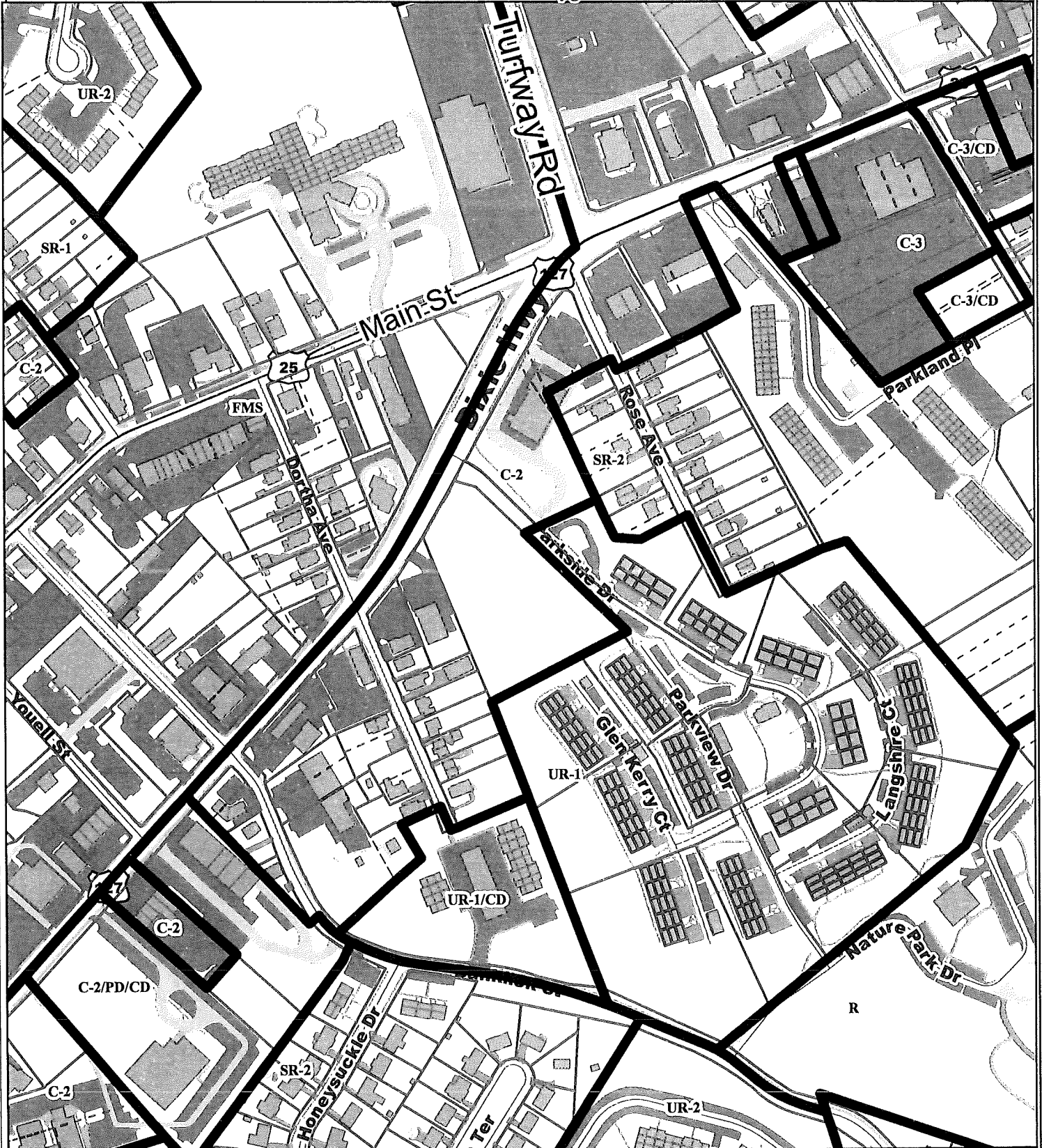
~100-240V/ 4.0A



	NAME	SIGNATURE	DATE	ACCESSORIES	QTY.	TSS INC.	
DRAWN						21000 HOOVER RD. WARREN MI 48090 1-800-682-7446 www.tsscvs.com	
CHK'D						TITLE:	PART NUMBER:
APPV'D						ILLUMINATED CANOPY	
REV						SCALE:	
REQUIRE POWER:							

# ZONING MAP

www.boonecountygis.com



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Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.

0 150 300 600 900 1,200 Feet

1 inch = 300 feet



**Boone County GIS - Putting Northern Kentucky on the Map**

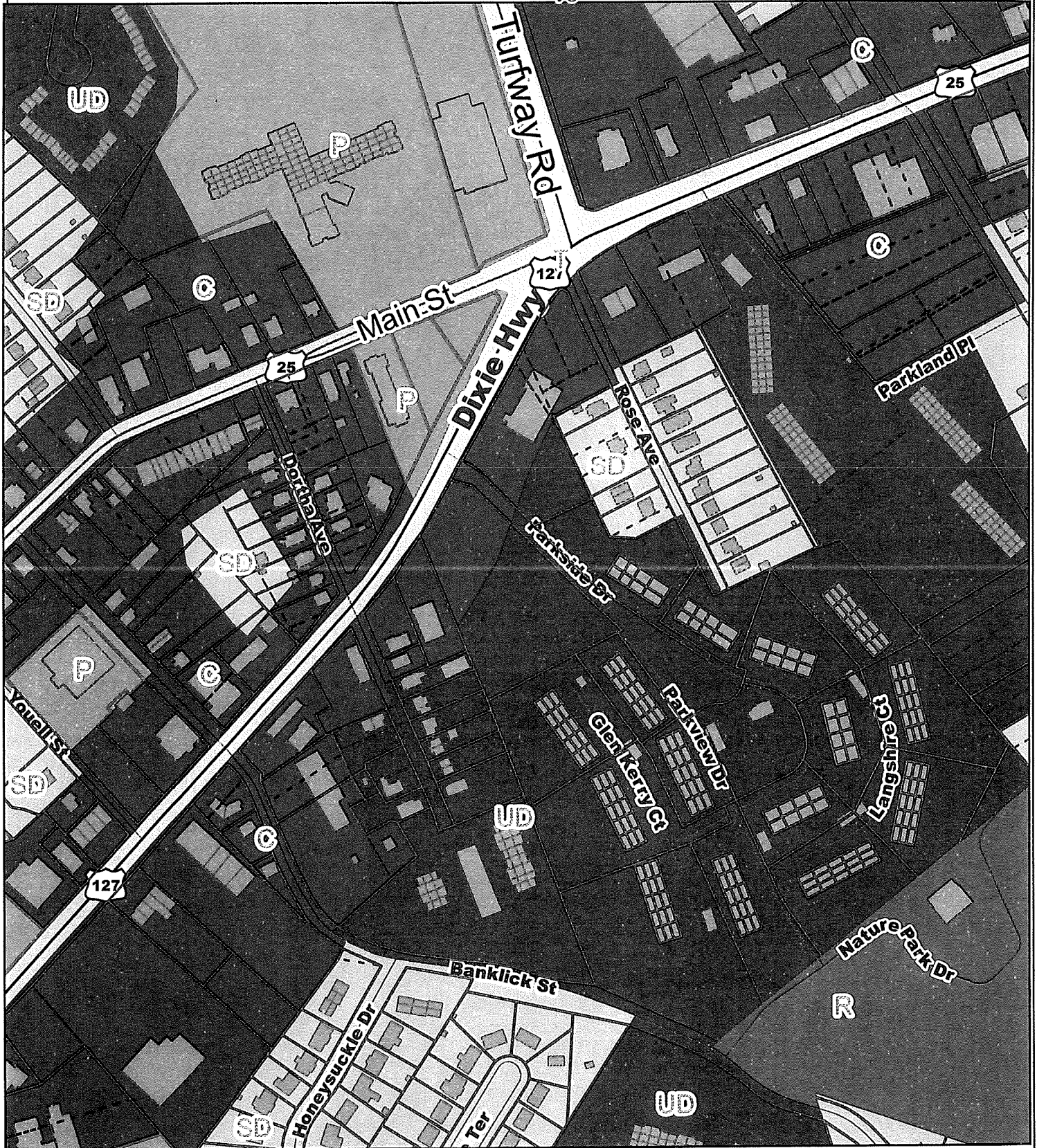


Map Created: xx/xx/2020

Map File: C:\GIS\Map\Boone County GIS\Boone County GIS.mxd

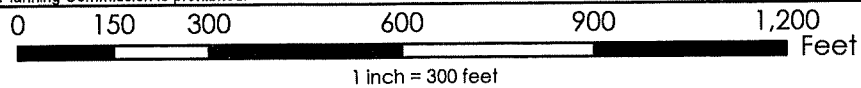
# 2040 FUTURE LAND USE MAP

www.boonecountygis.com



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Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



**Boone County GIS - Putting Northern Kentucky on the Map**



Map Created: xx/xx/2020

Map Document: \*.mxd

# TOPOGRAPHICAL MAP

www.boonecountygis.com

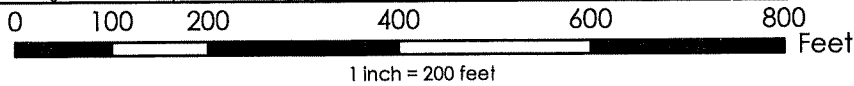


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Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.

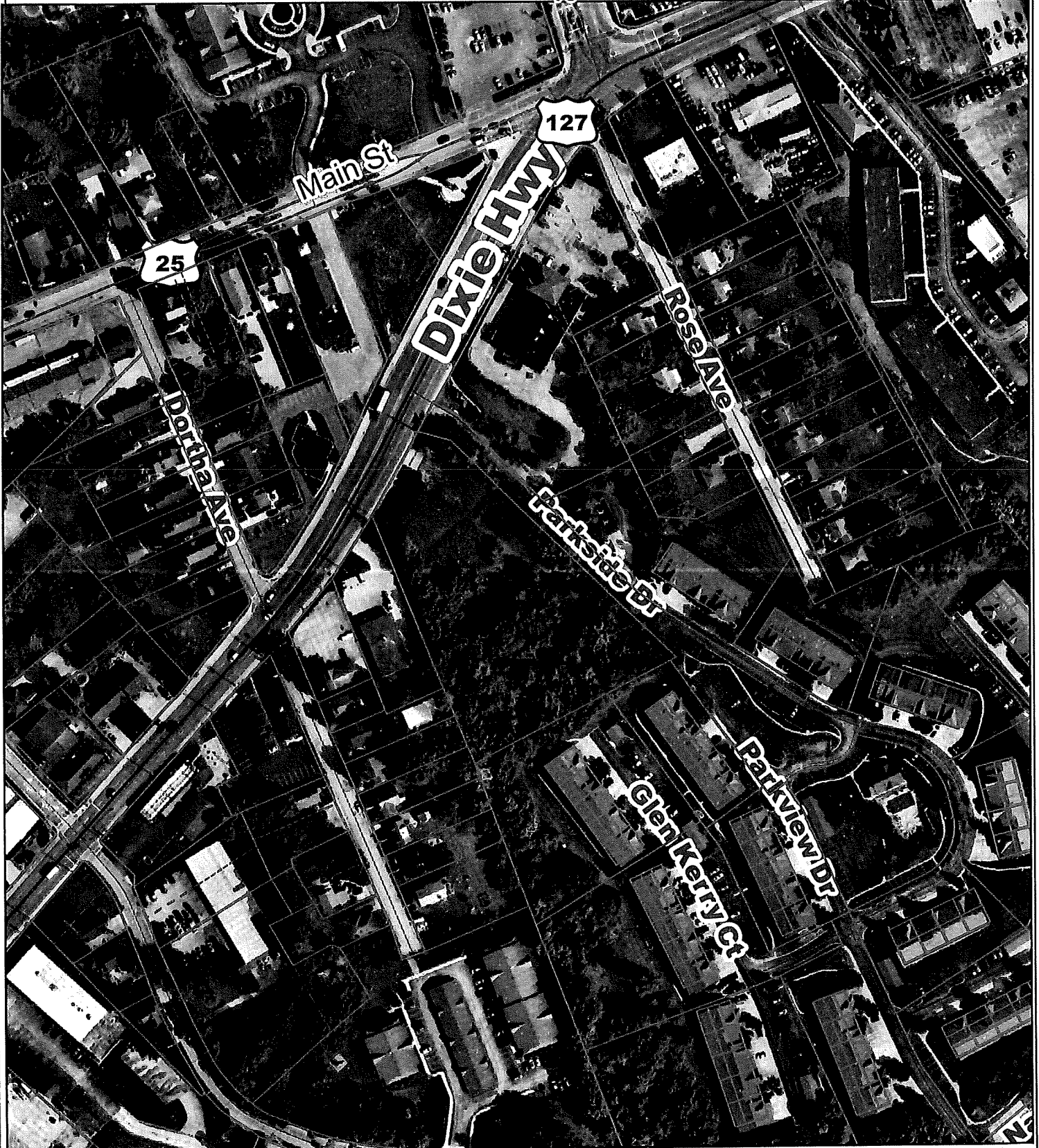


Boo



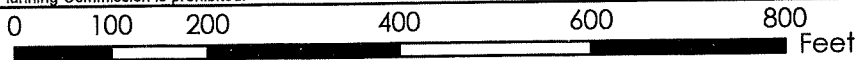
# 2022 AERIAL MAP

www.boonecountygis.com



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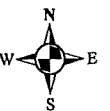
Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



1 inch = 200 feet



**Boone County GIS - Putting Northern Kentucky on the Map**



Map Created: 10/10/2020

Map File: 10\_10\_2020\_Boone County GIS.mxd  
ArcMap Document: \*.mxd

## Todd Morgan

---

**From:** Randy Childress <Randy.Childress@Florence-KY.gov>  
**Sent:** Wednesday, November 23, 2022 11:08 AM  
**To:** Todd Morgan; Joshua Hunt; Tom Gagnon; Brefeld, Linzy M (KYTC-D06)  
**Subject:** RE: Conditional Use Permit Application for Whitewater Carwash - 6823 Dixie Highway, Florence, KY

### EXTERNAL MESSAGE

No comments from my view.

**From:** Todd Morgan <TMorgan@boonecountyky.org>  
**Sent:** Wednesday, November 23, 2022 10:01 AM  
**To:** Joshua Hunt <Joshua.Hunt@Florence-KY.gov>; Tom Gagnon <Tom.Gagnon@Florence-KY.gov>; Randy Childress <Randy.Childress@Florence-KY.gov>; Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>  
**Subject:** Conditional Use Permit Application for Whitewater Carwash - 6823 Dixie Highway, Florence, KY

All,

A Conditional Use Permit application has been submitted to allow a carwash on the subject property and I have attached the proposed plans. The public hearing is scheduled for 12/14/22, at 6:30 P.M. Please let me know if you have any comments by 12/7/22.

Josh – I have a call into the applicant and have asked for the building elevations. I will send them to you as soon as they are received.

Thanks,

Todd K. Morgan, AICP  
Senior Planner, Zoning Services  
Boone County Planning Commission  
(859) 334-2196

## Todd Morgan

---

**From:** Joshua Hunt <Joshua.Hunt@Florence-KY.gov>  
**Sent:** Monday, January 23, 2023 9:11 AM  
**To:** Todd Morgan  
**Subject:** RE: 6823 Dixie Hwy Whitewater Carwash Conditional Use Revised Submittal

### EXTERNAL MESSAGE

Todd, I have the following comments.

- I'd like to see colored renderings of the buildings and building materials being proposed.
- The plan does not account for the existing private storm water infrastructure on the site, nor does it give any indication of how it will be piped into the proposed storm water pipes/detention facility. As mentioned in November, this site has dilapidated private storm pipes that cause Dixie Highway to flood, these issues must be fixed as a part of this site plan.

Regards,

JOSHUA J. HUNT

*Director, Business & Community Development*

CITY OF FLORENCE, KENTUCKY

8100 Ewing Boulevard | Florence, KY 41042

P: 859.647.8168 | E: [joshua.hunt@florence-ky.gov](mailto:joshua.hunt@florence-ky.gov)

[florence-ky.gov](http://florence-ky.gov)

**From:** Todd Morgan <TMorgan@boonecountyky.org>  
**Sent:** Wednesday, January 18, 2023 10:32 AM  
**To:** Joshua Hunt <Joshua.Hunt@Florence-KY.gov>  
**Subject:** RE: 6823 Dixie Hwy Whitewater Carwash Conditional Use Revised Submittal

I don't see any emails from you regarding this project. I remember you mentioning that comment to me verbally but I don't see it in writing.

Todd

**From:** Joshua Hunt <Joshua.Hunt@Florence-KY.gov>  
**Sent:** Wednesday, January 18, 2023 9:49 AM  
**To:** Todd Morgan <TMorgan@boonecountyky.org>  
**Subject:** Re: 6823 Dixie Hwy Whitewater Carwash Conditional Use Revised Submittal

### EXTERNAL MESSAGE

Did I reply back about the storm water concerns the city has with the site?

Get [Outlook for iOS](#)

---

## Todd Morgan

---

**From:** Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>  
**Sent:** Tuesday, January 24, 2023 10:39 AM  
**To:** Todd Morgan  
**Subject:** FW: 6823 Dixie Hwy Whitewater Carwash Conditional Use Revised Submittal

### EXTERNAL MESSAGE

Todd,

No additional comments.

Thanks!

**From:** Todd Morgan <TMorgan@boonecountky.org>  
**Sent:** Wednesday, January 18, 2023 9:42 AM  
**To:** Joshua Hunt <Joshua.Hunt@Florence-KY.gov>; Tom Gagnon <Tom.Gagnon@Florence-KY.gov>; Randy Childress <Randy.Childress@Florence-KY.gov>; Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>  
**Subject:** FW: 6823 Dixie Hwy Whitewater Carwash Conditional Use Revised Submittal

All,

I previously sent out an email regarding this request but the applicant postponed the 12/14/22 public hearing so they could respond to preliminary comments and make plan revisions. Their revised plans can be found in the links below. Please let me know if the revised plans change your review comments or if you would like to provide initial comments.

Randy Childress – Had no comments

Linzy Brefeld – Had no comments, other than an Encroachment Permit was needed.

Please get back with me by 1/30/23. The new public hearing has been scheduled for 2/8/23, at 7:00 P.M.

Thanks for your help!

Todd K. Morgan, AICP  
Senior Planner, Zoning Services  
Boone County Planning Commission  
(859) 334-2196

**From:** Josh Ross <josh.ross@rvpengineering.com>  
**Sent:** Tuesday, January 17, 2023 3:02 AM  
**To:** Todd Morgan <TMorgan@boonecountky.org>  
**Cc:** Rob Painter <rob.painter@rvpengineering.com>  
**Subject:** 6823 Dixie Hwy Whitewater Carwash Conditional Use Revised Submittal

**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**

**RECEIVED**  
87402  
NOV 22 2022  
BOONE COUNTY  
PLANNING COMMISSION

Five (5) scaled copies and one (1) 11 x 17 reduction of submitted drawings are required

Site Plan Review is not granted by the appropriate Board of Adjustment

An application consists of all fees paid in full, submitted drawings, and a completed application form

**SECTION A: (To be completed by applicant)**

1. Check One  Boone  Florence  Walton  Union

2. Check One  Conditional Use Permit  Variance  Appeal  
 Change in Non-Conforming Use

3. Applicant: RVP ENGINEERING LLC

Address: 6236 CENTRE PARK DRIVE, SUITE A

WEST CHESTER OHIO 45069  
City State Zip Code

Phone Number: (513)823-2175 Fax Number: \_\_\_\_\_

Email: rob.painter@rvpengineering.com

4. Description of Request: Express Tunnel Car Wash with vacuums

5. Name of Development: Whitewater Carwash

6. Location of Development: 6823 Dixie Hwy

Florence Kentucky 41042  
City State Zip Code

7. Acreage Under Review: 2.4959

8. Lot Number and Name of Subdivision (if part of a subdivision):  
061.20-28-001.00

9. Current Owner: Cooper Holdings LLC

Address: 1018 Bayswater Dr

Union Kentucky 41091  
City State Zip Code

Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Email: \_\_\_\_\_



RECEIVED  
JAN 17 2023  
BOONE COUNTY  
PLANNING COMMISSION

# Heritage Collection

DESIGNER CONCRETE BRICK



REGENCY RED BLEND

COUNTY MATERIALS CORPORATION

# Heritage Collection

DESIGNER  
CONCRETE BRICK

It's easy to see why architects and designers specify our Heritage Collection Designer Concrete Brick as their preferred building material of choice. Heritage Collection provides traditional brick aesthetics while offering unmatched design versatility because it's available in load-bearing, full veneer, and thin veneer units.



WHITE

COUNTY MATERIALS CORPORATION

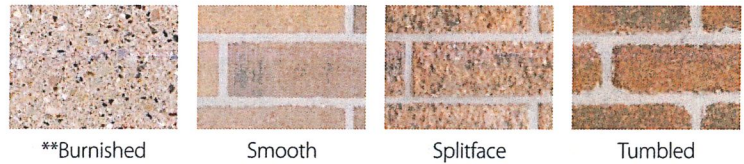
Blended (with Flashing) Color Options



**Letter following color names denote pricing levels. "A" indicates lowest price level; "C" is highest price level.**

*Colors, product data, and availability are subject to change without notice. Please confirm all details with a County Materials representative for availability in your area. Colors shown may vary from actual hues and should only be used as a guide. Refer to actual product samples for final color selection.*

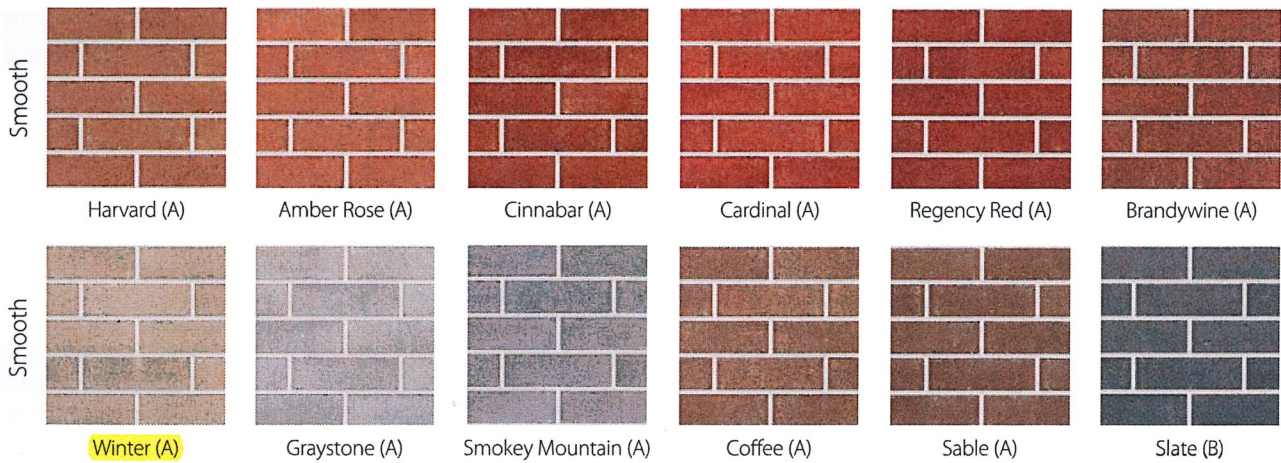
Facing Options (for Blended and NF)



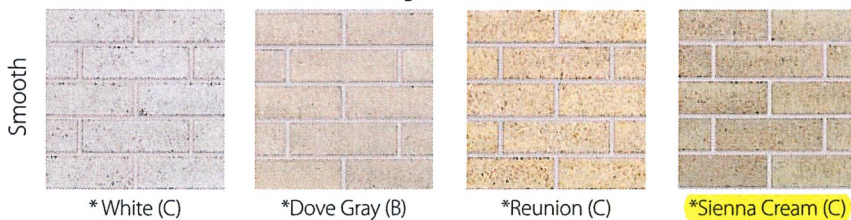
\*\*See page 23 for burnished color options.

Note: Rough Estate is no longer a Facing Option for Heritage Collection Designer Concrete Brick.

NF (No Flashing) Color Options



\*PREMIUM COLORS – NF (No Flashing)



\* Denotes product manufactured in Janesville, WI.  
All other Heritage colors are manufactured in Marathon, WI.

Note: All colors shown above are also available in Tumbled finish.

# Heritage Collection™ Designer Concrete Brick

SHAPES AND SIZES



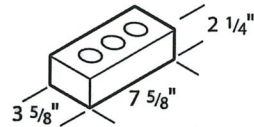
## HERITAGE COLLECTION™ LOAD-BEARING AND VENEER UNITS

Heritage Collection™ Designer Concrete Brick is available as either structural load-bearing or veneer units, and offer unmatched value by combining the aesthetics of brick with all the advantages of concrete masonry units.

Available facing styles:  
smooth, splitface  
and tumbled

**3 5/8" x 2 1/4" x 7 5/8"**

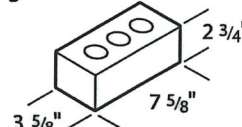
Modular Brick



6.85 Brick per sq. ft.  
Weight: 3.5 lbs.

**3 5/8" x 2 3/4" x 7 5/8"**

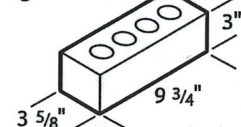
Engineer Brick



5.67 Brick per sq. ft.  
Weight: 4.4 lbs.  
*Not available in Splitface.*

**3 5/8" x 3" x 9 3/4"**

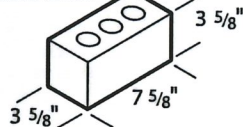
King Size Brick



4.2 Brick per sq. ft.  
Weight: 5.2 lbs.  
*Not available in Splitface.*

**3 5/8" x 3 5/8" x 7 5/8"**

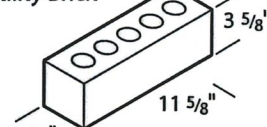
Closure Brick



4.5 Brick per sq. ft.  
Weight: 6.5 lbs.  
*Not available in Splitface.*

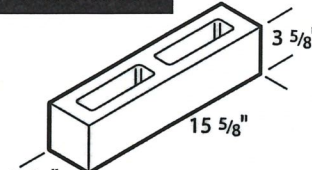
**3 5/8" x 3 5/8" x 11 5/8"**

Utility Brick



3 Brick per sq. ft.  
Weight: 9.4 lbs.

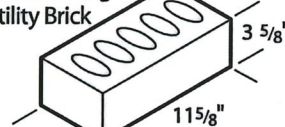
**4" x 4" x 16"**



2.25 Brick per sq. ft.  
Weight: 12 lbs.  
*Not available in Tumbled.*

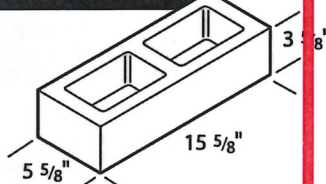
**6" x 4" x 12"**

Load-bearing  
Utility Brick



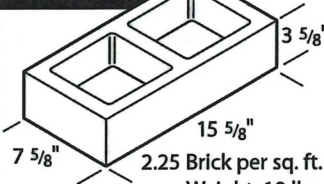
3 Brick per sq. ft.  
Weight: 12.7 lbs.  
*Not available in Splitface  
or Tumbled.*

**6" x 4" x 16"**



2.25 Brick per sq. ft.  
Weight: 13 lbs.  
*Not available in Tumbled.*

**8" x 4" x 16"**

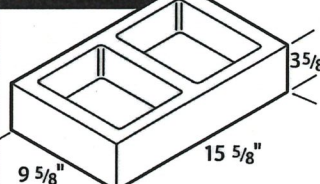


2.25 Brick per sq. ft.  
Weight: 18 lbs.  
*Not available in Tumbled.*



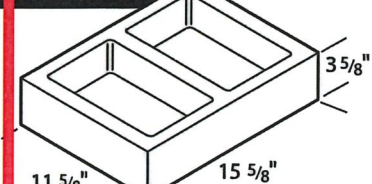
*Note: Also available in a 2-hour fire rated unit. Ask a sales representative for more information.*

**10" x 4" x 16"**



2.25 Brick per sq. ft.  
Weight: 21 lbs.  
*Not available in Tumbled.*

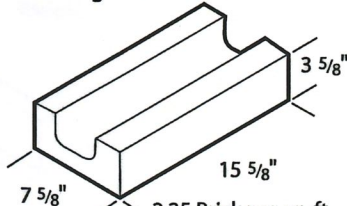
**12" x 4" x 16"**



2.25 Brick per sq. ft.  
Weight: 25 lbs.  
*Not available in Tumbled.*

**8" x 4" x 16"**

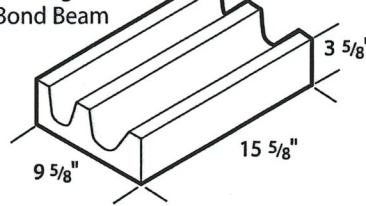
Half High  
Bond Beam



2.25 Brick per sq. ft.  
Weight: 23.5 lbs.  
*Not available in Tumbled.*

**10" x 4" x 16"**

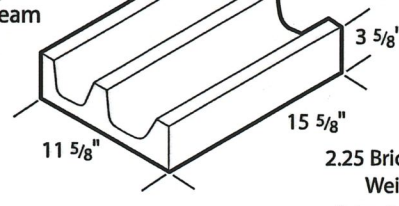
Half High  
Bond Beam



2.25 Brick per sq. ft.  
Weight: 33 lbs.  
*Not available in Tumbled.*

**12" x 4" x 16"**

Half High  
Bond Beam



2.25 Brick per sq. ft.  
Weight: 40 lbs.  
*Not available in Tumbled.*

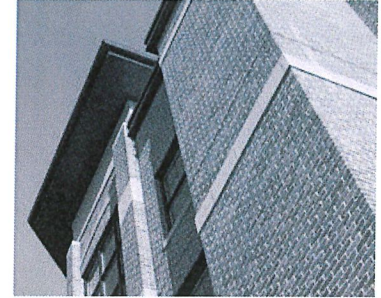
Contact your local County Materials for product literature, samples and availability.  
*Note: Not all block immediately available at all County Materials locations.  
All dimensions nominal.*

# Heritage Collection™ Designer Concrete Brick

## SHAPES AND SIZES



### HERITAGE COLLECTION™ THIN VENEERS – FIELD APPLIED



**Notes:**

1, 3, 5 and 7 scores are available (on 4 x 16 and 8 x 16 faces only).  
 Splitface thickness will range from 3/4" to 1-1/4" thick on applicable sizes.

Modular	Utility
<p><b>3/4" x 2 1/4" x 7 5/8"</b>                      Modular Corner                      4.5 Pieces per Lin. Ft.                      Weight: 1.4 lbs.</p> <p><b>3/4" x 2 1/4" x 7 5/8"</b>                      Modular Face                      6.85 Pieces per Sq. Ft.                      Weight: 1.0 lbs.</p> <p><b>3/4" x 2 1/4" x 7 5/8"</b>                      Modular Edge Cap                      1.5 Pieces per Lin. Ft.                      Weight: 2.4 lbs.</p>	<p><b>3/4" x 3 3/8" x 11 5/8"</b> (Length is 9 3/4" for Splitface texture)                      Utility Corner                      3 Pieces per Lin. Ft.                      Weight: 2.9 lbs.</p> <p><b>3/4" x 3 3/8" x 11 5/8"</b>                      Utility Face                      3 Pieces per Sq. Ft.                      Weight: 2.2 lbs.</p> <p><b>3/4" x 3 3/8" x 11 5/8"</b>                      Utility Edge Cap (smooth texture only)                      1 Piece per Lin. Ft.                      Weight: 4.9 lbs.</p>

Engineer	Half High	Closure	Full High
<p>(Engineer pieces not available in Splitface texture)</p> <p><b>3/4" x 2 3/4" x 7 5/8"</b>                      Engineer Face                      5.67 Pieces per Sq. Ft.                      Weight: 1.2 lbs.</p> <p><b>3/4" x 2 3/4" x 7 5/8"</b>                      Engineer Corner                      4 Pieces per Lin. Ft.                      Weight: 1.6 lbs.</p>	<p>(Half High pieces not available in Tumbled textures)</p> <p><b>3/4" x 3 3/8" x 15 5/8"</b>                      Half High Face                      2.26 Pieces per Sq. Ft.                      Weight: 3.4 lbs.</p> <p><b>3/4" x 3 3/8" x 15 5/8"</b>                      Half High Corner                      3 Pieces per Lin. Ft.                      Weight: 5.5 lbs.</p>	<p>(Closure pieces not available in Splitface texture)</p> <p><b>3/4" x 3 3/8" x 7 5/8"</b>                      Closure Face                      4.5 Pieces per Sq. Ft.                      Weight: 1.6 lbs.</p> <p><b>3/4" x 3 3/8" x 7 5/8"</b>                      Closure Corner                      3 Pieces per Lin. Ft.                      Weight: 2.2 lbs.</p>	<p>(Full high pieces not available in Tumbled texture.)</p> <p><b>3/4" x 7 5/8" x 15 5/8"</b>                      Full High Face                      1.13 Pieces per Sq. Ft.                      Weight: 8.0 lbs.</p> <p><b>3/4" x 7 5/8" x 15 5/8"</b>                      Full High Corner                      1.5 Pieces per Lin. Ft.                      Weight: 11.8 lbs.</p>

All dimensions nominal.

# Heritage Collection

DESIGNER  
CONCRETE BRICK

## A Cost-Effective Solution for Diverse Applications

- Commercial buildings
- Healthcare facilities
- Multifamily housing
- Private residences
- Schools and campuses



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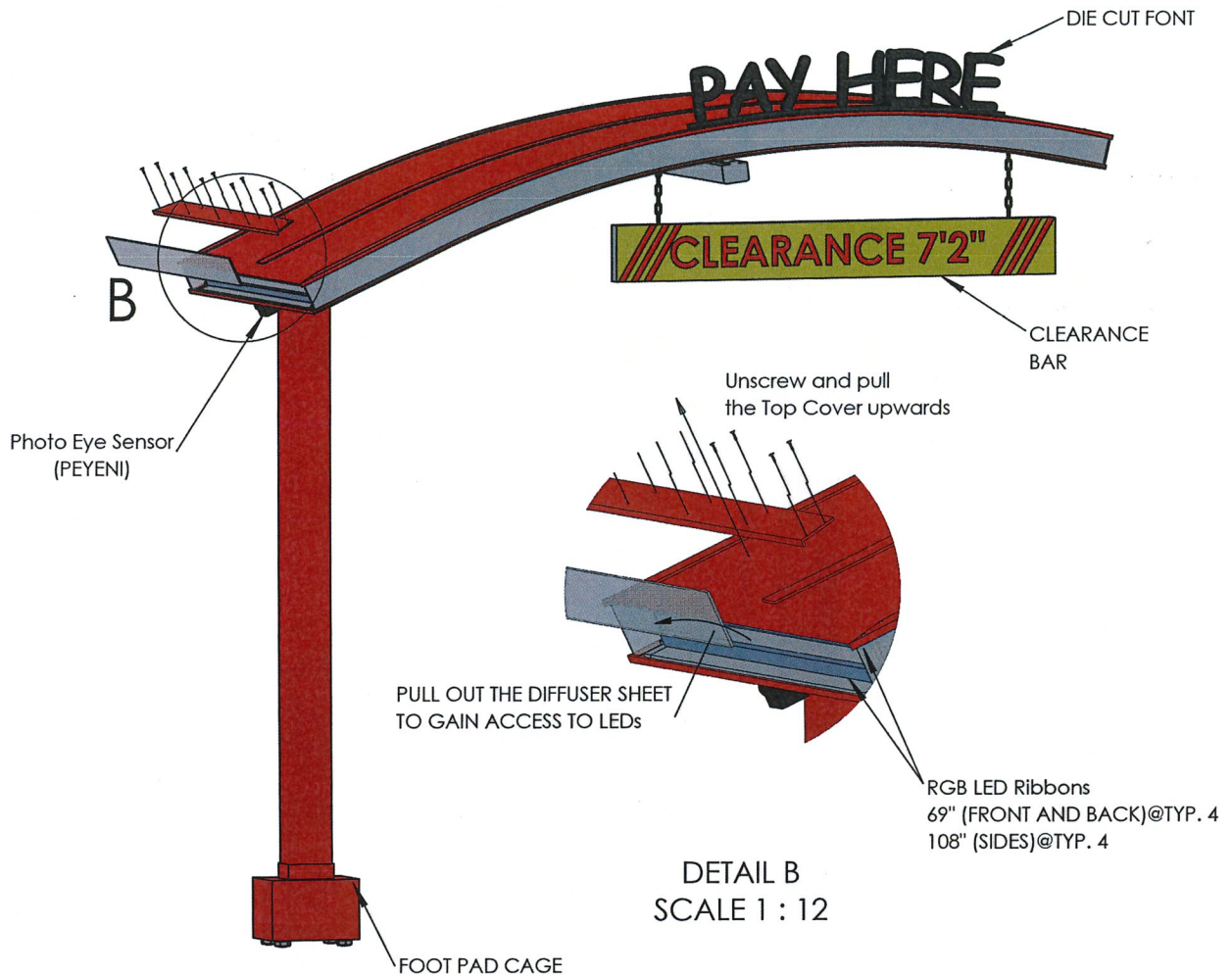
CUSTOM COLOR

COUNTY MATERIALS CORPORATION

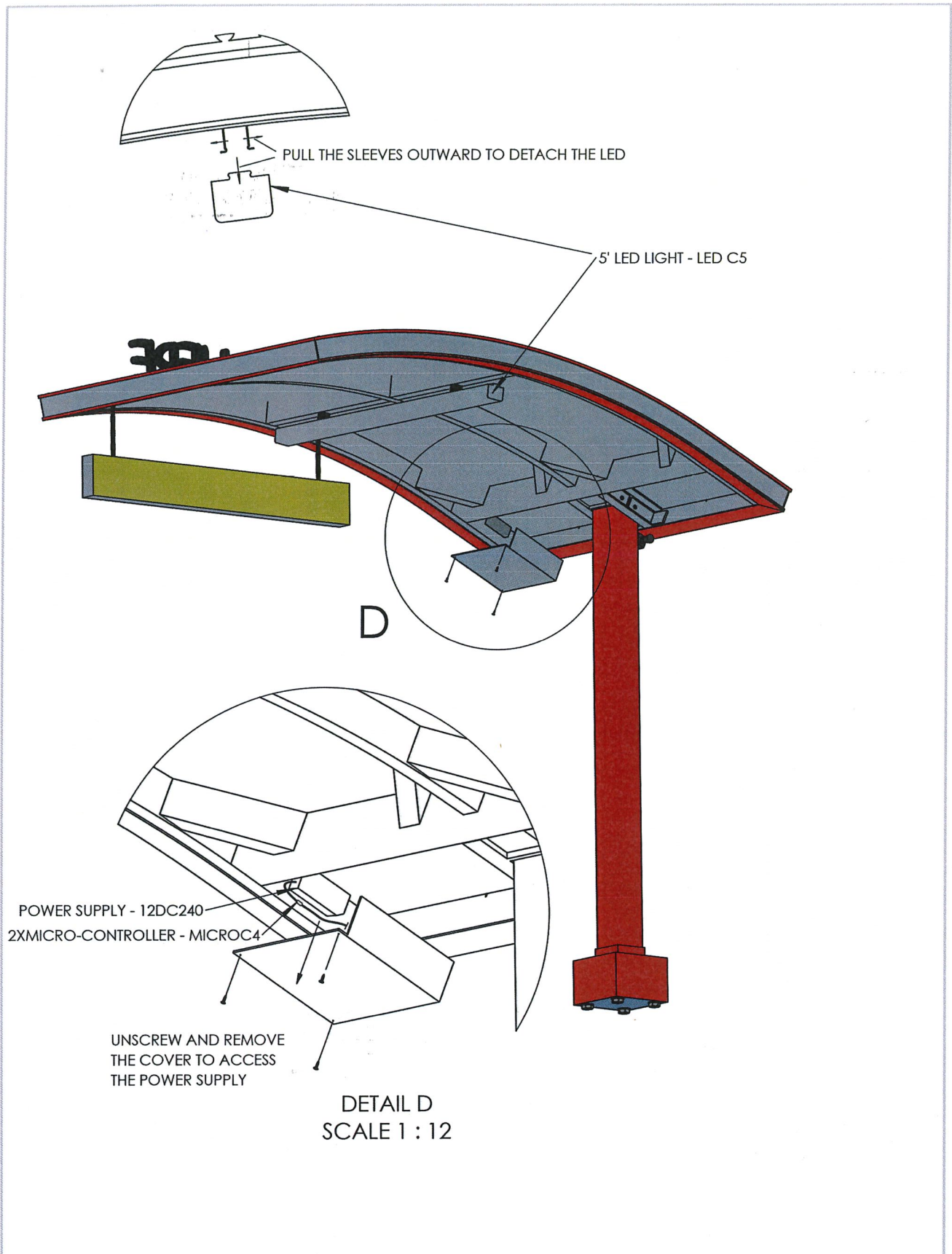





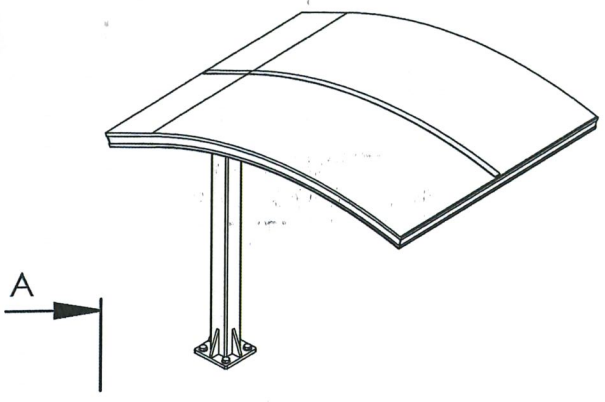




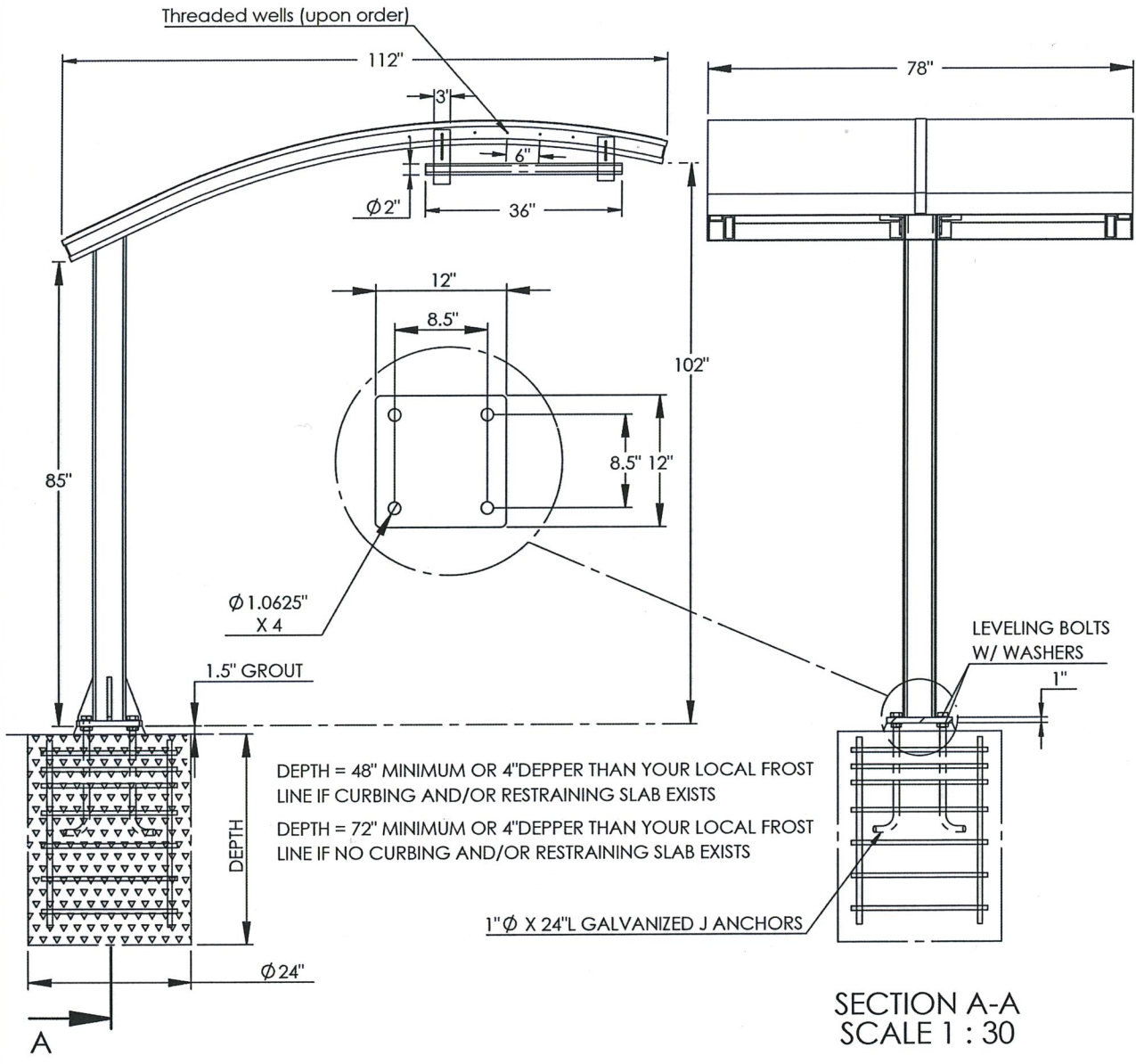
	NAME	SIGNATURE	DATE	ACCESSORIES	QTY.	 <b>TSS INC.</b> <small>21000 Hoover Rd, Warren, MI 48099 +1(800)682-7466 www.tsscvs.com</small>
DRAWN	PSP		09/13/18	PL-LED-CANOPY-RIBBON 1755	4	
CHK'D	ABE		09/13/18	PL-LED-CANOPY-RIBBON 2750	4	
APPV'D	ABE		09/13/18	LED C5	1	<b>TITLE:</b> <b>CURVED ILLUMINATED            SINGLE POST CANOPY</b>
REV	1.0			MICROC4	2	
REQUIRED POWER:				12DC240	1	<b>SCALE:</b> 1:24  <b>SHEET 2 OF 3</b>
~100-240V/ 4.0A				PEYENI	1	




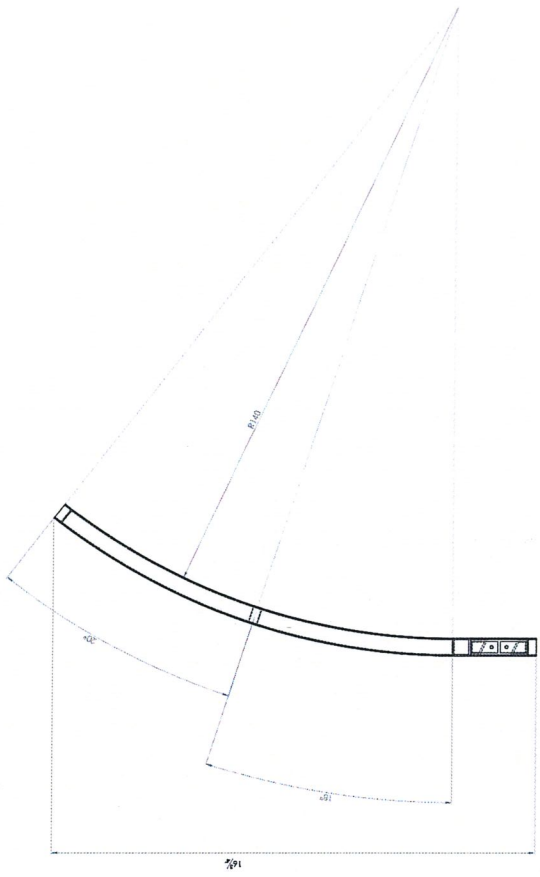
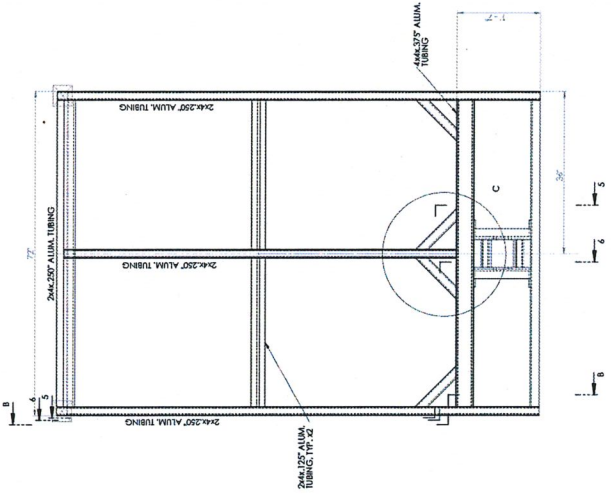
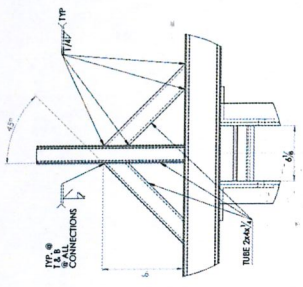
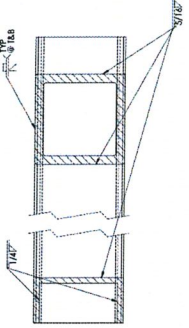
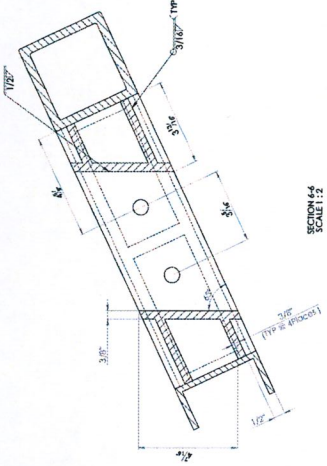
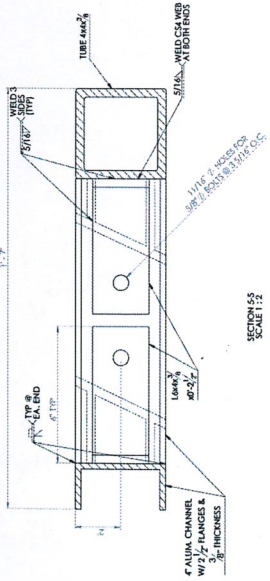
	NAME	SIGNATURE	DATE	ACCESSORIES	QTY.	 <b>TSS INC.</b> <small>21000 Hoover Rd, Warren, MI 48099 +1(800)682-7466 www.tsscvs.com</small>
DRAWN	PSP		09/13/18	PL-LED-CANOPY-RIBBON 1755	4	
CHK'D	ABE		09/13/18	PL-LED-CANOPY-RIBBON 2750	4	
APPV'D	ABE		09/13/18	LED C5	1	<b>TITLE:</b> <b>CURVED ILLUMINATED SINGLE POST CANOPY</b>
REV	1.0			MICRO C4	2	
<b>REQUIRED POWER:</b> ~100-240V/ 4.0A				12DC240	1	<b>SCALE:</b> 1:24 <b>SHEET 3 OF 3</b>
				FEYENI	1	



A



	NAME	SIGNATURE	DATE	ACCESSORIES	QTY.	TSS INC.	
DRAWN						 <small>CALL WALSH EXPERTS 21000 HOOVER RD. WARREN MI 48089 1-800-682-7446 www.tsscv.com</small>	
CHK'D						TITLE:	PART NUMBER:
APPV'D						ILLUMINATED CANOPY	
REV						SCALE:	
REQUIRE POWER:							



NAME	SIGNATURE	DATE	ACCESSORIES	QTY.
DRAWN				
CHK'D				
APP'D				
REV				
REQUIRE POWER:				
SCALE: 1:10				

TSS INC.  
 1188 HICKORY RD. WATKINSVILLE, GA 30677  
 770-525-1144  
 TITLE: SINGLE POST STANDARD CANOPY  
 PART NUMBER:









**GENERAL NOTES**

**Preliminary Drawings:**  
Preliminary drawings may be provided with a quote to indicate the location of vacuum equipment, piping, and hoses. Drawings may be used in direct coordination with Architects' and Engineers' plans for city/AHJ/client approval. Accurate and complete site plans must be provided to ensure the quality of your vacuum area to coordinate issues such as vacuum parking space width/angle, traffic flow, and hose reach.

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

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

**INSTALLATION NOTES**

**Installation By Others:**  
Installation drawings are provided with each project. Most projects require 2 or more installers and a forklift. Buried pipe, footings and concrete equipment pad(s) should be completed before installing Vacutech systems. J-bolt template kits for footings for vacuum arches and stanchions are available for purchase from Vacutech. Refer to drawings for footing requirements. Changes to vacuum piping, vacuum equipment location, and vacuum equipment enclosure will effect the performance of your system. Changes made to a vacuum system without Vacutech's consultation voids all Vacutech responsibility and the system warranty.

**Vacutech System Install:**  
Vacutech offers installation as an option when bidding a project.

Please note that the scope of Vacutech's installation only includes work above ground. Vacutech will install vacuum arches/stanchions to concrete footings, install vacuum piping and set vacuum equipment in place.

Vacutech does not dig trenches, auger footings, dig/backfill/bury pipe or conduit, or provide any work below grade.

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

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

**WARRANTY NOTES**

**CHANGES MADE TO VACUUM SYSTEM WITHOUT VACUTECH CONSULTATION VOIDS ALL VACUTECH RESPONSIBILITY AND SYSTEM WARRANTY**

**Equipment warranty information:** (if applicable)  
When vacuum equipment is installed in an enclosure with 4 walls and a roof it must be ventilated. Enclosure door must be louvered and an exhaust fan with thermostat set at 85°F must be installed to turn over air every 15 min. Vacuum turbine must be exhausted outside with metallic pipe no smaller than 6" with exhaust pipe opening protected from elements. Equipment pad must be flat and level.

**Variable frequency drive (VFD) warranty information:** (if applicable)  
VFDs must be wired from main distribution panel in separate conduit (sized per code; based on turbine H.P. and voltage) to each VFD and from each VFD to turbine motor.

A separate conduit, sized per code, must also be installed from VFD to vacuum pressure transducer installed on filter separator. If two (2) or more VFD's are installed in one (1) enclosure, a separate conduit must be installed for each VFD. Install separate conduit from enclosure to each turbine motor, and each filter separator if there is more than one (1).

**PIPE NOTES**

**Piping systems above ground**  
Piping system shall be schedule 40 (or sch 80) solid core PVC or ABS plastic pipe, with plastic D.W.V. (drain, waste and vent) fittings. Zinc, aluminum, or galvanized tubing, with directional flow zinc fittings of no less than 16 gauge, designed specifically for central vacuum systems are also acceptable.

**Buried piping systems cast iron no-hub**  
In-ground piping systems that are subject to ground freeze/thaw conditions or excessive movement shall be cast iron with no-hub fittings and no-hub couplings (w/ stainless steel band).

**Buried piping systems PVC sch 40 (or sch 80)**  
In-ground piping systems using PVC pipe shall be sch 40 (or sch 80) solid core, with PVC D.W.V. (drain, waste, and vent) fittings. Plastic pipe installed in-ground have a potential of possible cracking and wear. All plastic pipe systems in-ground must be below freeze line.

**System notes:**  
All interior surfaces shall be free of burrs and obstructions for a non-restrictive air flow. ABS and PVC piping shall be cut straight and removed of burrs. Piping shall be attached together using a primer, and a cement (clear PVC cement for PVC/ black abs cement for abs) for a 100% tight seal.

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

Piping systems shall be tested to hold 10 psi for a minimum of 24 hours.

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

PVC and ABS plastic pipe are not U.V. rated and will discolor and soften/cause bowing when exposed to direct sunlight. It is recommended that all exposed plastic pipe and fittings be primed and painted to help prevent this. It is recommended to use zinc, or aluminum tubing and zinc fittings be used when exposed to sun.

**Plastic pipe exposed to elements:**  
PVC pipe will become brittle at 40° f and can crack/split when moving debris collides with it, it is recommended to use cast iron, zinc, or aluminum tubing for colder conditions.

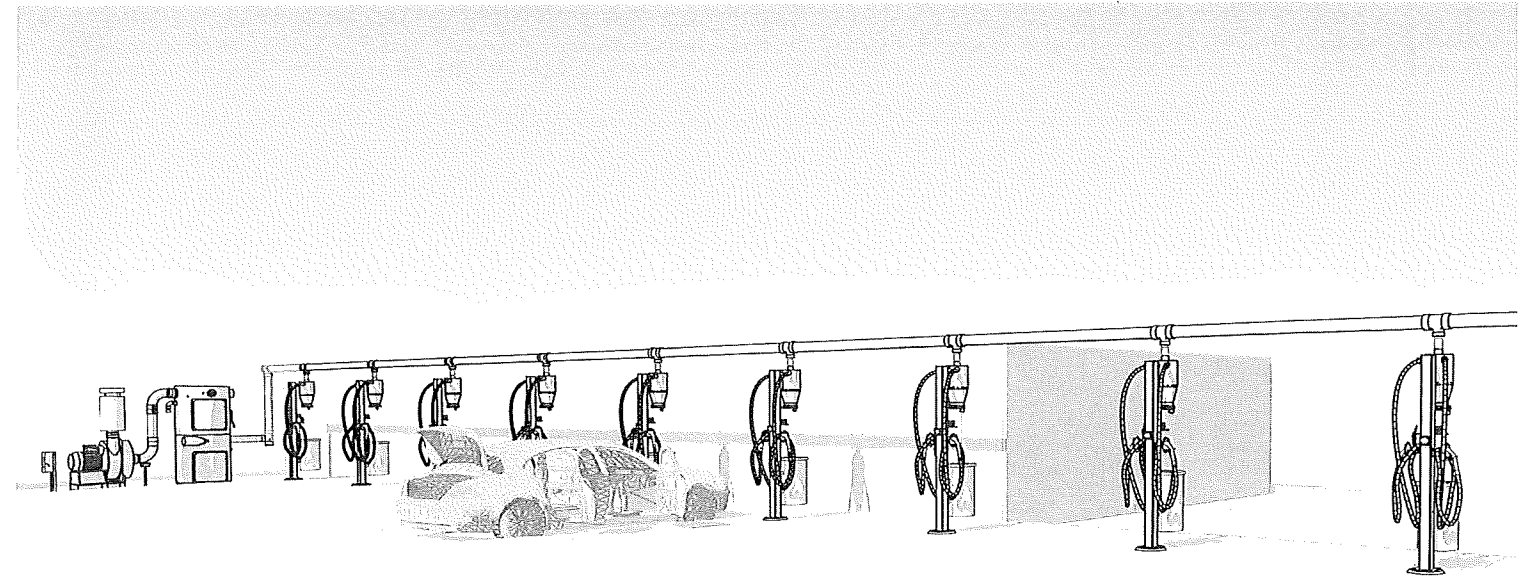
**ADDITIONAL NOTES**

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

**Arch Systems: How Awnings are ordered (Coolaroo/Weblon)**  
**Step 1:** Arches are to be completely installed on site.  
**Step 2:** After installation, Vacutech will send an awning measurement form to be filled out with instructions on how and where to measure. The awning form must be filled out entirely, signed, dated, and faxed or emailed to Vacutech for production.  
**Step 3:** Awnings are shipped to site w/ instructions.

**Maintenance:**  
System longevity under continuous operation is extended by regular maintenance. Issues commonly result from failure to remove obstructions in the piping system, replace damaged or worn parts, or not regularly changing filter bags. Refer to Vacutech maintenance instructions

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



Elevation: 500' ASL

SHEET INDEX		
NO.	NAME	REV.
V001	COVER SHEET	
V101	OVERALL SITE PLAN	
V111	VACUUM SITE PLAN	
V121	VACUUM SITE ISOMETRIC	
V201	PIPE LAYOUT	
V211	PIPE ISOMETRIC	
V301	PARKING ELEVATION	
V302	ADA PARKING ELEVATION	
V311	ARCH NUMBERING PLAN	
V401	FOOTING LOCATION PLAN	
V402	BASEPLATE TEMPLATE	

SHEET INDEX		
NO.	NAME	REV.
V411	FOOTING DETAIL	
V601	EQUIPMENT SITE PLAN	
V611	EQUIP. SITE ISOMETRIC A	
V621	EQUIPMENT ELEVATION A	
V701	EQUIPMENT DETAILS	
V702	ELECTRICAL DIAGRAM	
V703	ELECTRICAL DIAGRAM 2	
V711	ENCLOSURE DETAIL	
V721	PIPE DETAILS	

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**WHITE WATER CAR WASH**  
**9836 EAST GRAND RIVER AVENUE**  
**BRIGHTON, MICHIGAN 48116**

#	Revision	By	Chk	Date

COVER SHEET		
Project Number	100875	<b>V001</b>
Date	9/17/21	
Drawn By	ML	
Checked By	KG	

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**CONSTRUCTION NOTES**

**GENERAL NOTES:**

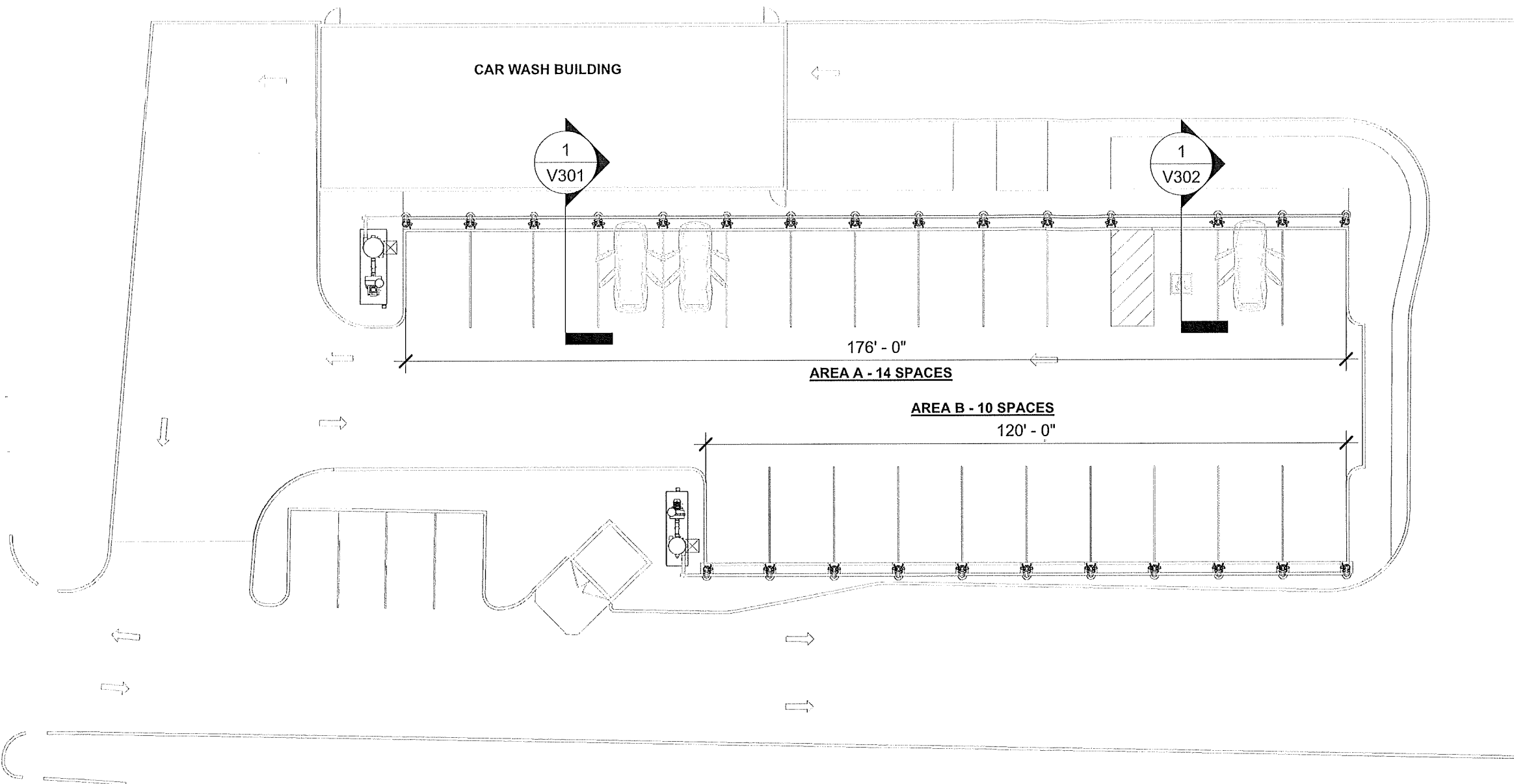
- a. ALL DIMENSIONS TO BE FIELD VERIFIED BY OWNER
- b. IF VACUUM EQUIPMENT IS ENCLOSED WITH ROOF/CEILING, REFER TO VENTILATION REQUIREMENTS UNDER EQUIPMENT WARRANTY INFORMATION
- c. PIER DESIGN AND REINFORCEMENT FOR CONCEPTUAL USE ONLY. CONSULT STRUCTURAL ENGINEER IN YOUR AREA FOR SPECIFIC DESIGN CRITERIA.
- d. COMPLY WITH ALL STATE/ COUNTY BUILDING CODES IN YOUR AREA

**EQUIPMENT & MATERIAL:**

- a. WALL PENETRATION: CORE DRILLING MAY BE REQUIRED FIELD VERIFY HEIGHT
- b. 14'Lx5'Wx4"H MINIMUM FLAT AND LEVEL CONCRETE FLOOR SPACE REQUIRED FOR VACUUM EQUIPMENT - AREA A
- c. 14'Lx4'Wx4"H MINIMUM FLAT AND LEVEL CONCRETE FLOOR SPACE REQUIRED FOR VACUUM EQUIPMENT - AREA B

**VACUUM & PLUMBING:**

- a. ALL FITTINGS TO BE 'DWW'



**1 OVERALL SITE PLAN**

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**WHITE WATER CAR WASH**

9836 EAST GRAND RIVER AVENUE  
BRIGHTON, MICHIGAN 48116

#	Revision	By	Chk	Date

**OVERALL SITE PLAN**

Project Number	100875
Date	9/17/21
Drawn By	ML
Checked By	KG

**V101**



21172421.1-24-20 F1W

**VACUUM AREA A**

QTY	ITEM
2	SINGLE USER 5"x5"x96" STANCHION
13	DUAL USER 5"x5"x96" STANCHION
28	CLAW VACUUM TOOL & HOLDER
2	ADA MOUNTING BRACKET
28	1-1/2"x15' VACUUM HOSE
16	AIR NOZZLE & HOSE
16	AIR TOOL HANGER
15	30 GALLON WASTE RECEPTACLE

**VACUUM EQUIPMENT A**

QTY	ITEM
1	60HP T5 DIRECT DRIVE TURBINE
1	8" T5 OUTDOOR EXHAUST SILENCER
1	45x96 FILTER SEPARATOR
1	3" PRESSURE RELIEF VALVE

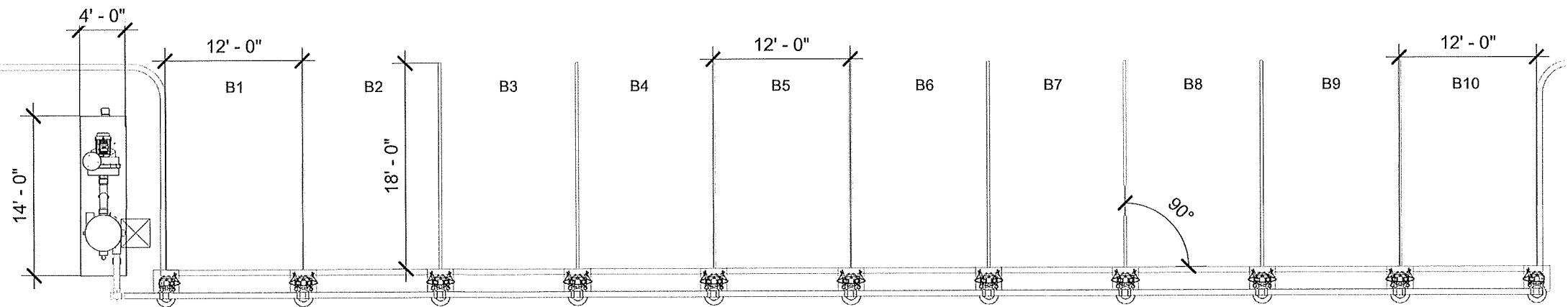
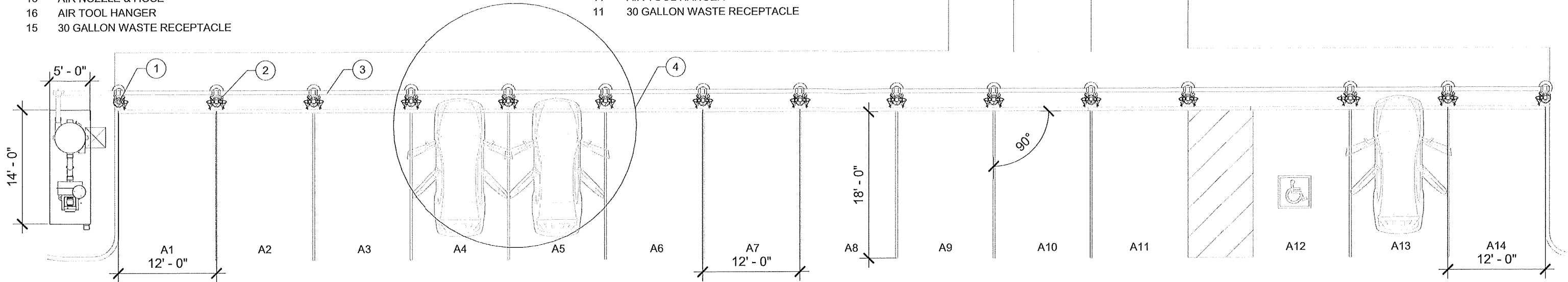
**VACUUM AREA B**

QTY	ITEM
2	SINGLE USER 5"x5"x96" STANCHION
9	DUAL USER 5"x5"x96" STANCHION
20	CLAW VACUUM TOOL & HOLDER
20	1-1/2"x15' VACUUM HOSE
11	AIR NOZZLE & HOSE
11	AIR TOOL HANGER
11	30 GALLON WASTE RECEPTACLE

**VACUUM EQUIPMENT B**

QTY	ITEM
1	50HP T4 DIRECT DRIVE TURBINE
1	8" T4 OUTDOOR EXHAUST SILENCER
1	38x88 FILTER SEPARATOR
1	3" PRESSURE RELIEF VALVE

SITE PLAN	
ITEM	DESCRIPTION
1	5"x5"x96" SINGLE USER STANCHION
2	5"x5"x96" DUAL USER STANCHION
3	6" OVERHEAD ALUMINUM VACUUM TUBE BETWEEN ARCHES
4	15' HOSE REACH



1 SITE PLAN



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**WHITE WATER CAR WASH**  
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BRIGHTON, MICHIGAN 48116

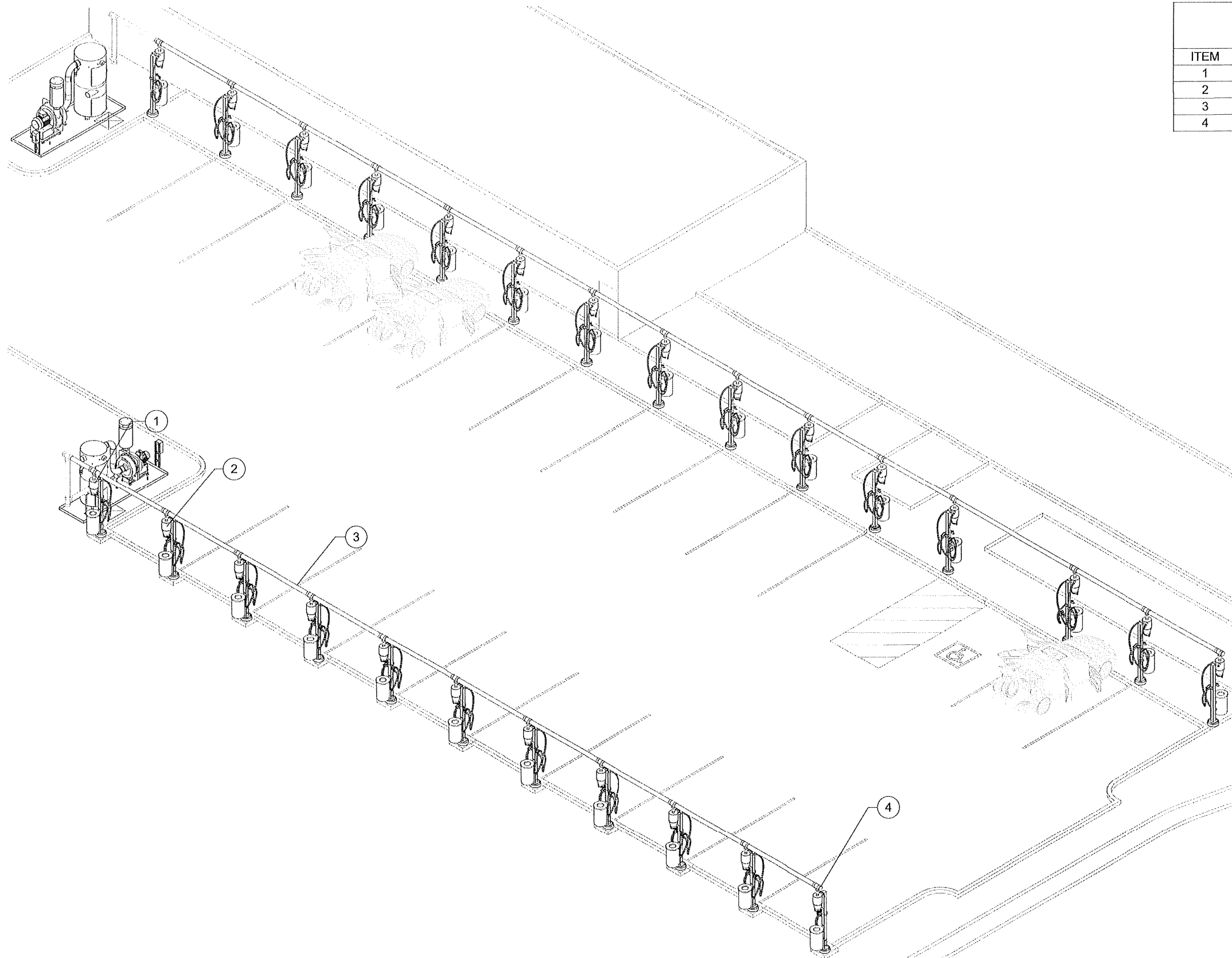
#	Revision	By	Chk	Date

**VACUUM SITE PLAN**

Project Number	100875
Date	9/17/21
Drawn By	ML
Checked By	KG

V111

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SITE ISOMETRIC	
ITEM	DESCRIPTION
1	5"x5"x96" SINGLE USER STANCHION
2	5"x5"x96" DUAL USER STANCHION
3	6" OVERHEAD ALUMINUM VACUUM TUBE BETWEEN ARCHES
4	6" CLEAN-OUT (TYP.)

1 SITE ISOMETRIC

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**WHITE WATER CAR WASH**  
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 BRIGHTON, MICHIGAN 48116

#	Revision	By	Chk	Date

VACUUM SITE ISOMETRIC	
Project Number	100875
Date	9/17/21
Drawn By	ML
Checked By	KG

V121

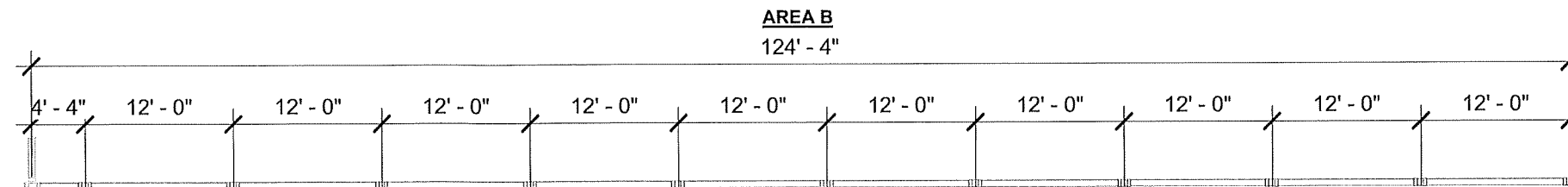
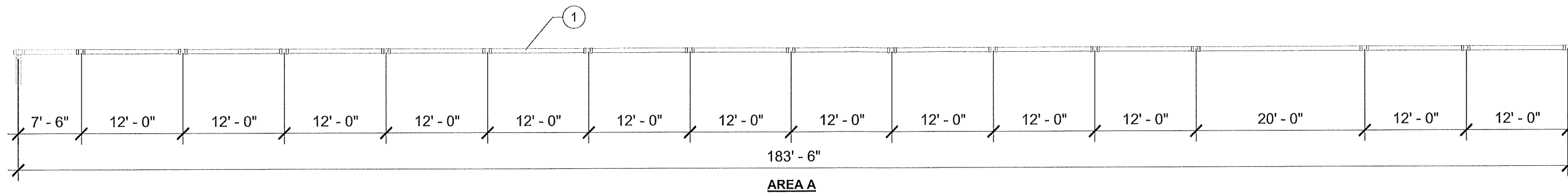
11/17/21 1.1727/11/2

**PIPE NOTES:**

- a. FIELD VERIFY ALL DIMENSIONS
- b. SUPPORT SCHEDULE 40 PVC OVERHEAD DRY/WET VACUUM PIPE EVERY 6' MAXIMUM; USE UNISTRUT & CLAMP OR OTHER SUPPORT (PROVIDED BY OTHERS)
- c. RUN COMPRESSED AIR TO AIR COMPRESSOR LOCATION (BY OTHERS)
- d. WALL PENETRATION: CORE DRILLING MAY BE REQUIRED FIELD VERIFY HEIGHT
- e. REFER TO SHEET V721 FOR PIPE ASSEMBLY CUTSHEETS
- f. ALL FITTINGS TO BE 'DWV'

**PIPE LAYOUT**

ITEM	DESCRIPTION
1	6" OVERHEAD ALUMINUM VACUUM TUBE



**1 PIPE LAYOUT**

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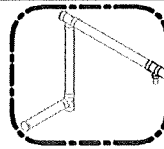
#	Revision	By	Chk	Date

**PIPE LAYOUT**

Project Number	100875
Date	9/17/21
Drawn By	ML
Checked By	KG

**V201**

11/17/21 1.23.10 FT

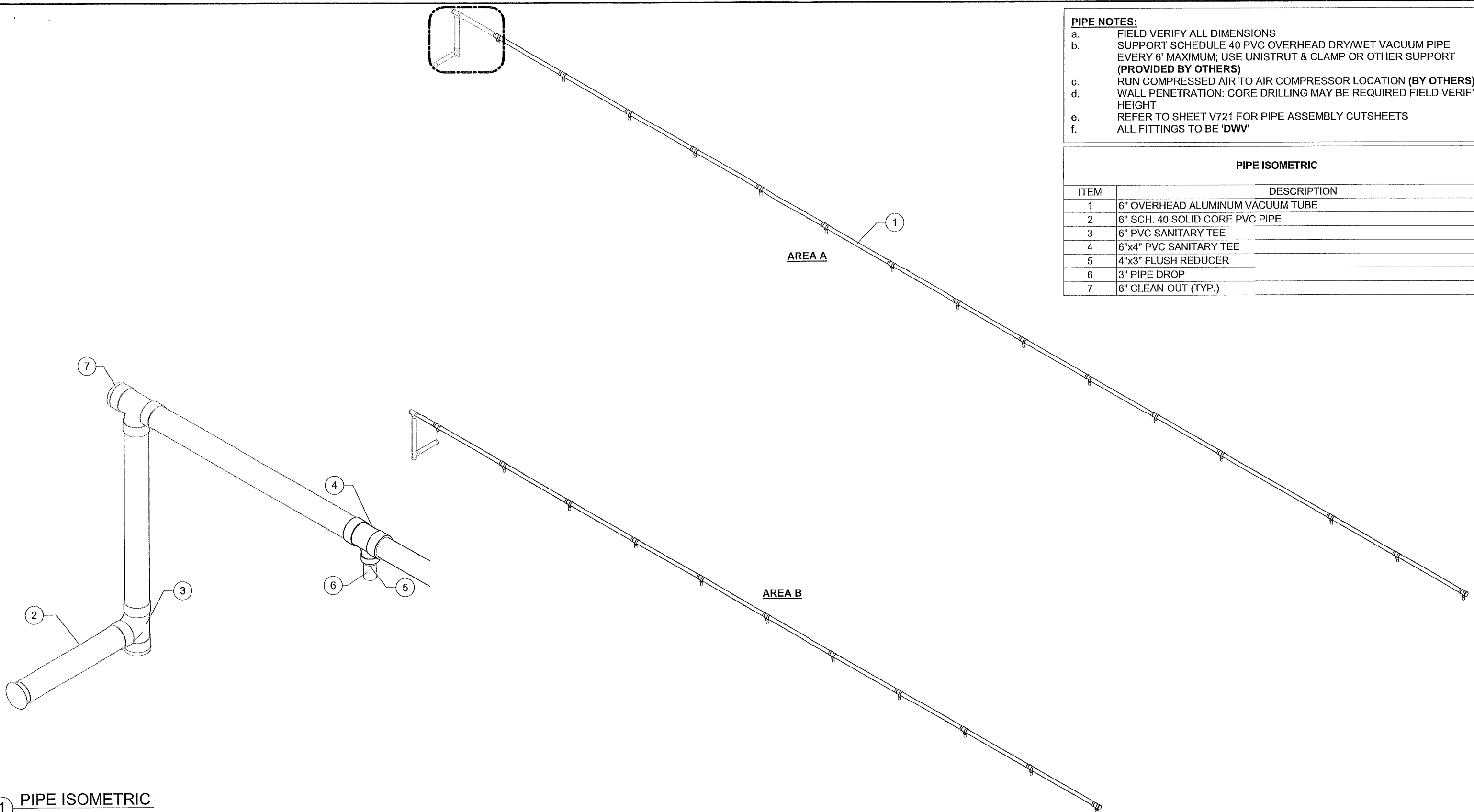


**PIPE NOTES:**

- a. FIELD VERIFY ALL DIMENSIONS
- b. SUPPORT SCHEDULE 40 PVC OVERHEAD DRY/WET VACUUM PIPE EVERY 6' MAXIMUM; USE UNISTRUT & CLAMP OR OTHER SUPPORT (PROVIDED BY OTHERS)
- c. RUN COMPRESSED AIR TO AIR COMPRESSOR LOCATION (BY OTHERS)
- d. WALL PENETRATION: CORE DRILLING MAY BE REQUIRED FIELD VERIFY HEIGHT
- e. REFER TO SHEET V721 FOR PIPE ASSEMBLY CUTSHEETS
- f. ALL FITTINGS TO BE 'DWV'

**PIPE ISOMETRIC**

ITEM	DESCRIPTION
1	6" OVERHEAD ALUMINUM VACUUM TUBE
2	6" SCH. 40 SOLID CORE PVC PIPE
3	6" PVC SANITARY TEE
4	6"x4" PVC SANITARY TEE
5	4"x3" FLUSH REDUCER
6	3" PIPE DROP
7	6" CLEAN-OUT (TYP.)



① PIPE ISOMETRIC

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**WHITE WATER CAR WASH**  
**9836 EAST GRAND RIVER AVENUE**  
**BRIGHTON, MICHIGAN 48116**

#	Revision	By	Chk	Date

**PIPE ISOMETRIC**

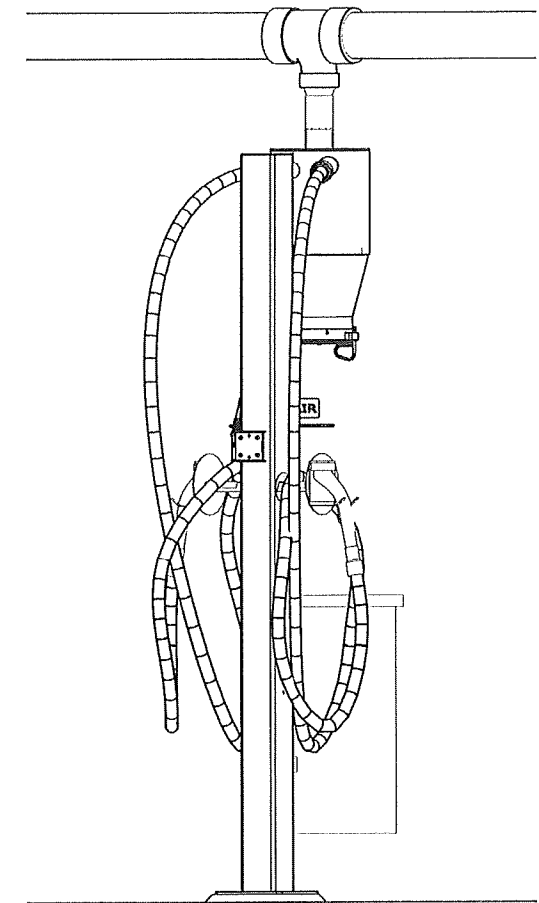
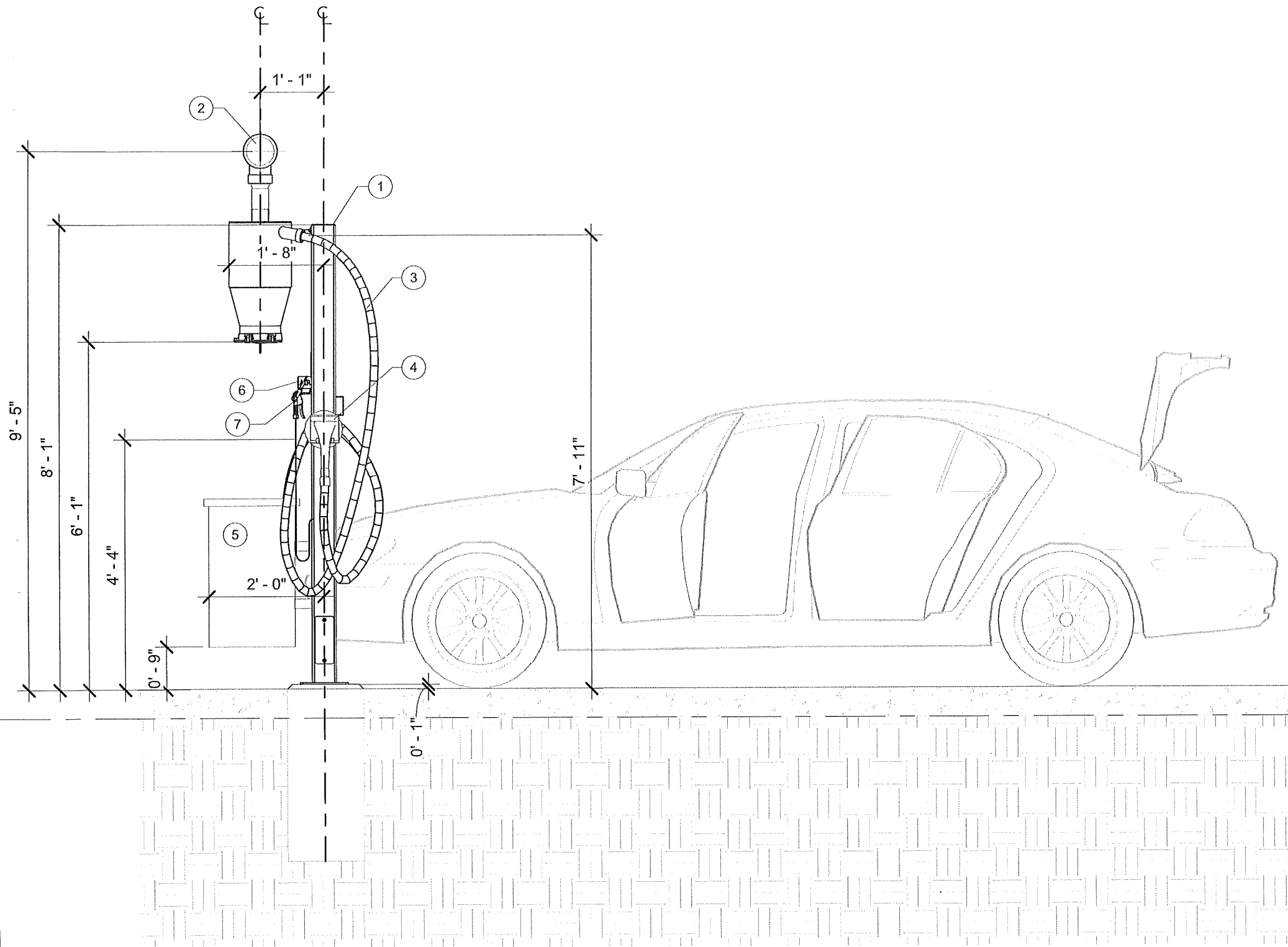
Project Number	100875
Date	9/17/21
Drawn By	ML
Checked By	KG

**V211**

17/11/21 14:23:14

FIELD VERIFY ALL DIMENSIONS

PIER DESIGN AND REINFORCEMENT FOR CONCEPTUAL USE ONLY. CONSULT STRUCTURAL ENGINEER IN YOUR AREA FOR SPECIFIC DESIGN CRITERIA.



F.G.  
0' - 0"

PARKING ELEVATION

ITEM	DESCRIPTION
1	5"x5"x96" DUAL USER STANCHION
2	6" OVERHEAD ALUMINUM VACUUM TUBE
3	1-1/2"x15' VACUUM HOSE
4	CLAW VACUUM TOOL
5	30 GALLON WASTE RECEPTACLE
6	AIR TOOL HANGER
7	AIR NOZZLE & HOSE

1 PARKING ELEVATION

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**WHITE WATER CAR WASH**  
9836 EAST GRAND RIVER AVENUE  
BRIGHTON, MICHIGAN 48116

#	Revision	By	Chk	Date

PARKING ELEVATION

Project Number	100875
Date	9/17/21
Drawn By	ML
Checked By	KG

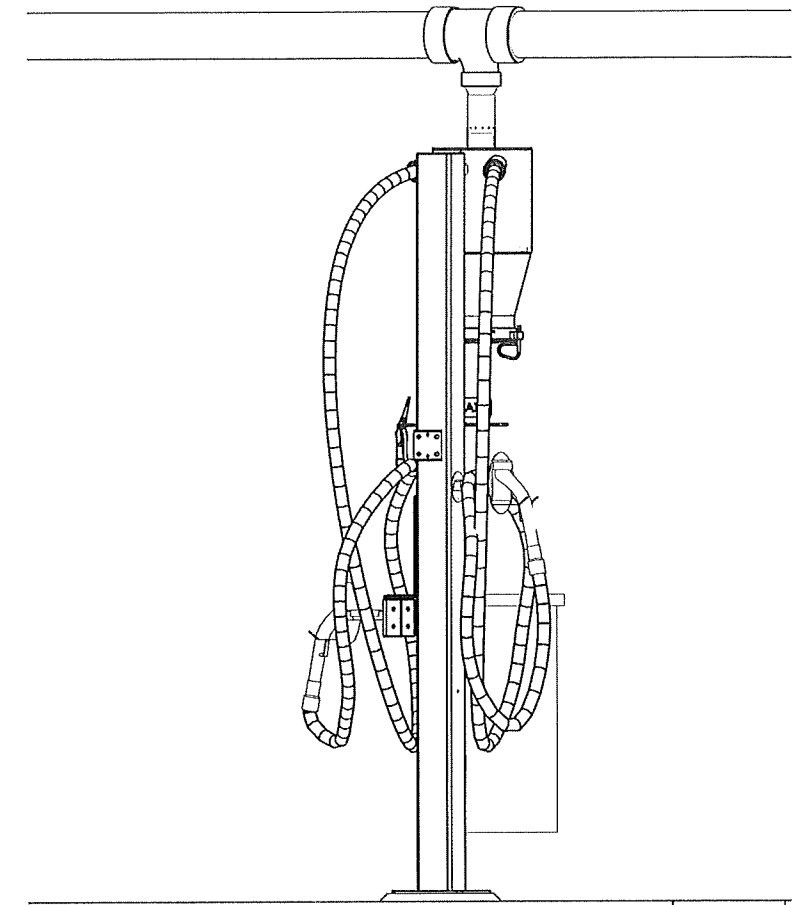
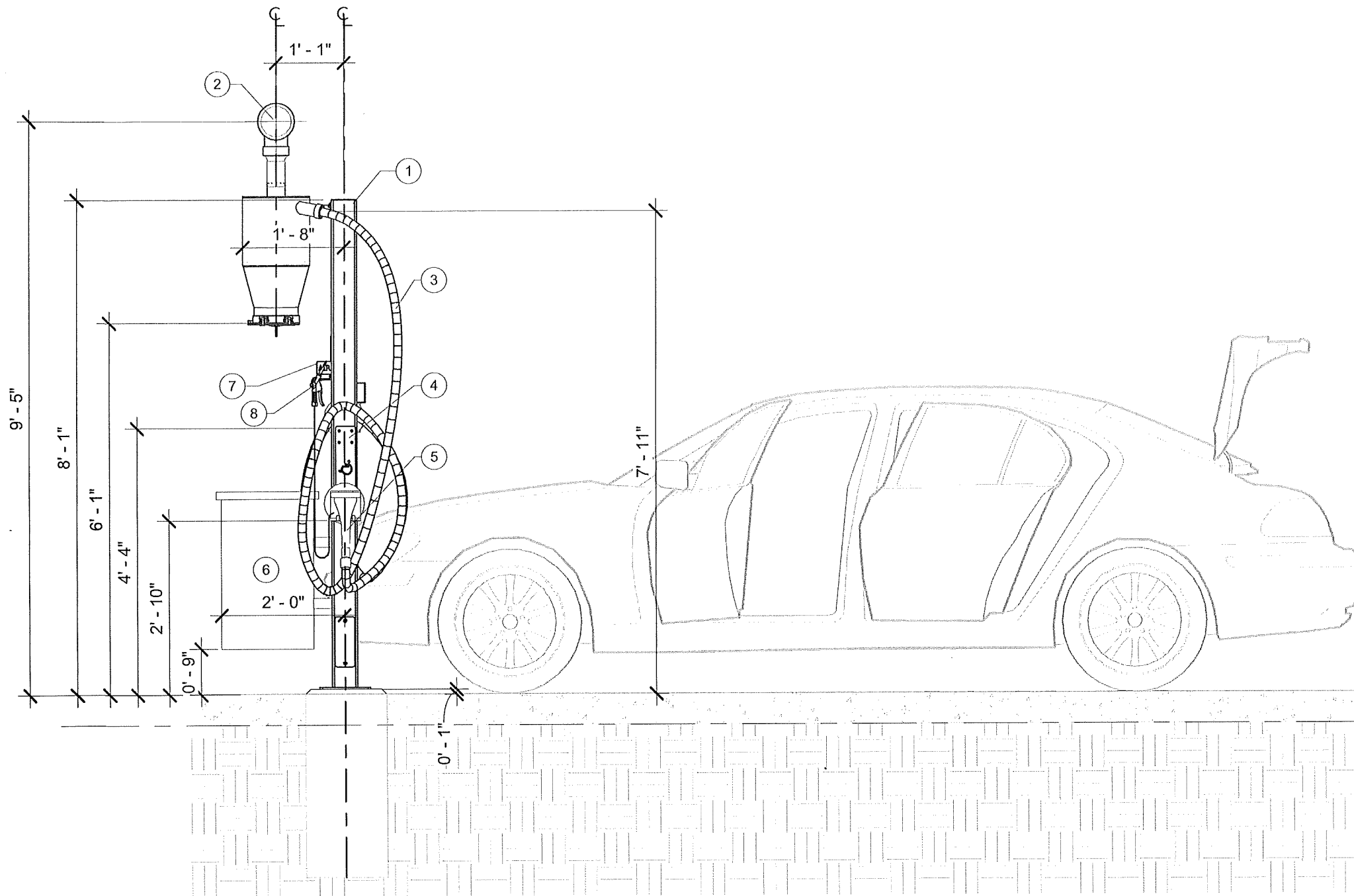
V301

9/17/2021 1:29:10 PM

FIELD VERIFY ALL DIMENSIONS

PIER DESIGN AND REINFORCEMENT FOR CONCEPTUAL USE ONLY. CONSULT STRUCTURAL ENGINEER IN YOUR AREA FOR SPECIFIC DESIGN CRITERIA.

ADA VACUUM TOOL SHALL BE NO HIGHER THAN 48" ABOVE FINISHED GRADE FOR ADA VACUUM SPACES



F.G.  
0' - 0"

ADA PARKING ELEVATION

ITEM	DESCRIPTION
1	5"x5"x96" DUAL USER STANCHION
2	6" OVERHEAD ALUMINUM VACUUM TUBE
3	1-1/2"x15' VACUUM HOSE
4	ADA TOOL MOUNT BRACKET
5	CLAW VACUUM TOOL
6	30 GALLON WASTE RECEPTACLE
7	AIR TOOL HANGER
8	AIR NOZZLE & HOSE

① ADA PARKING ELEVATION

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**WHITE WATER CAR WASH**  
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BRIGHTON, MICHIGAN 48116

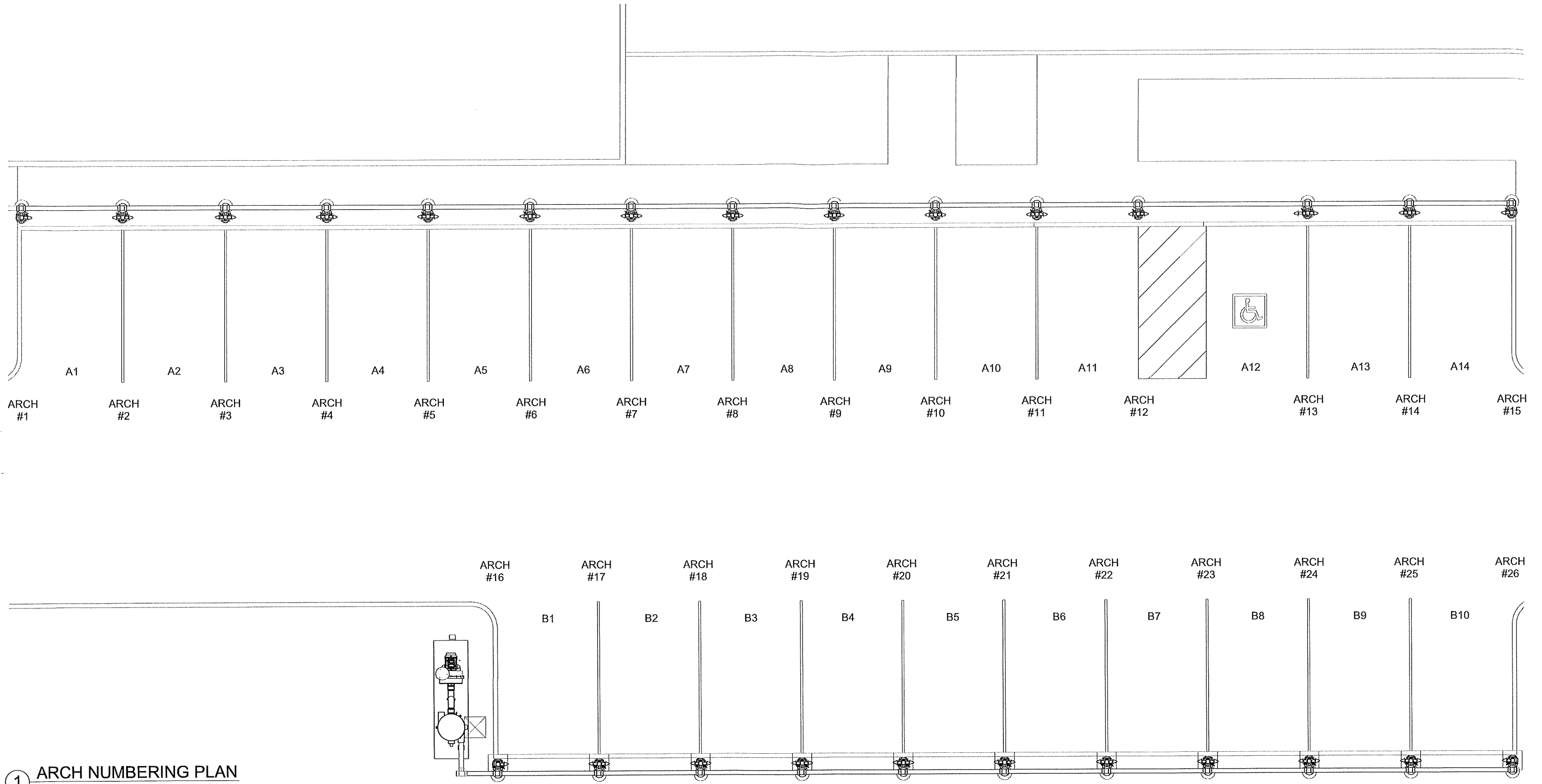
#	Revision	By	Chk	Date

ADA PARKING ELEVATION

Project Number	100875
Date	9/17/21
Drawn By	ML
Checked By	KG

V302

11/17/21 1.03.21 1.1707/11/21



1 ARCH NUMBERING PLAN

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BRIGHTON, MICHIGAN 48116

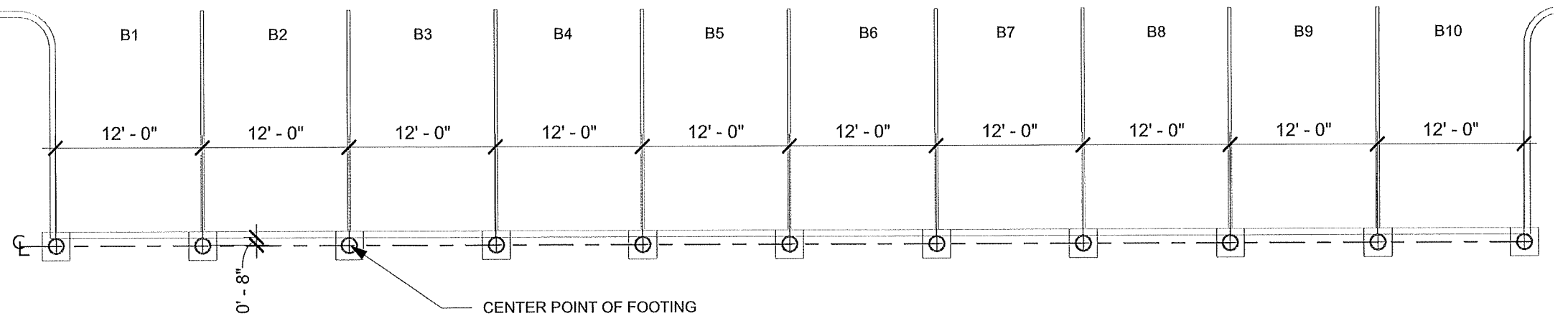
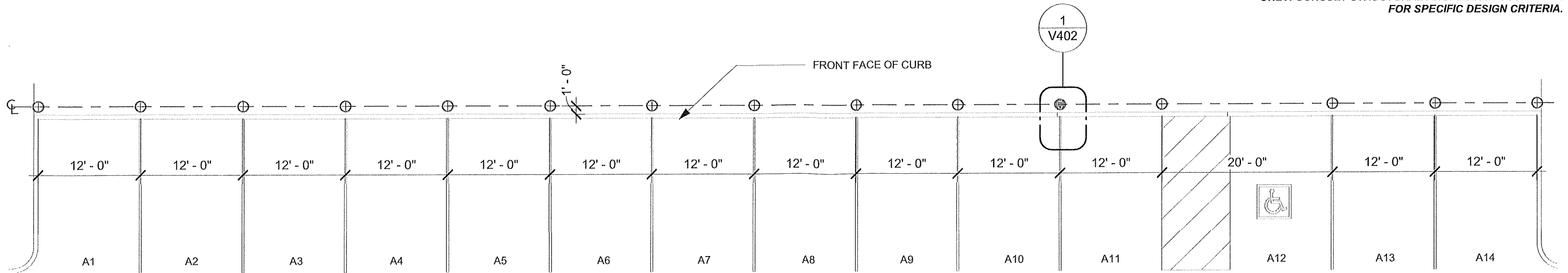
#	Revision	By	Chk	Date

ARCH NUMBERING PLAN	
Project Number	100875
Date	9/17/21
Drawn By	ML
Checked By	KG
<b>V311</b>	

11/17/21 1:23:20 PM

FIELD VERIFY ALL DIMENSIONS

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NOTE: ALL FOOTINGS IN AREA B ARE CENTERED ON A 2'X2' CONCRETE PAD

1 FOOTING LOCATION PLAN

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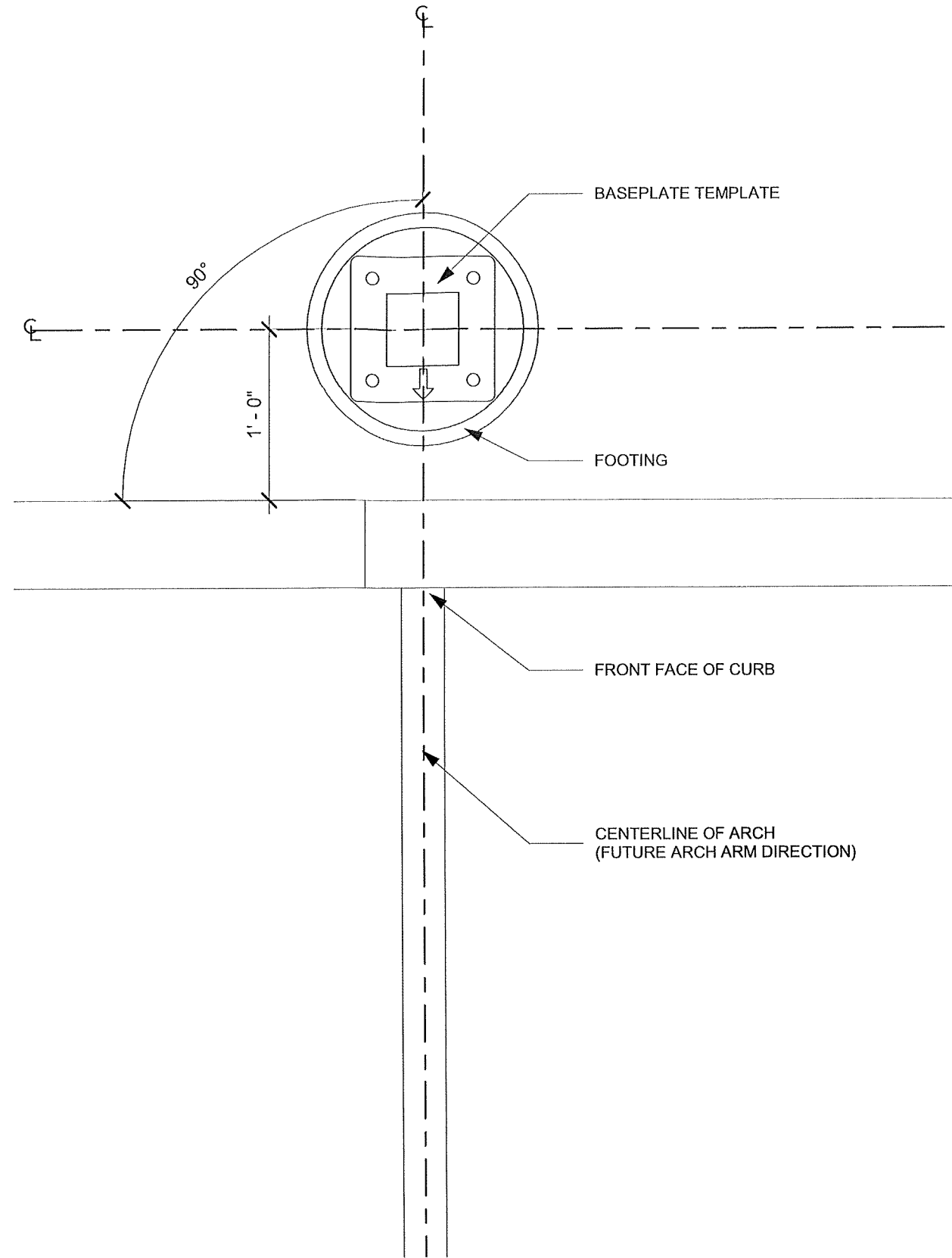
#	Revision	By	Chk	Date

FOOTING LOCATION PLAN

Project Number	100875
Date	9/17/21
Drawn By	ML
Checked By	KG

V401

11/14/21 1.43.34 PM



1 BASEPLATE TEMPLATE ORIENTATION

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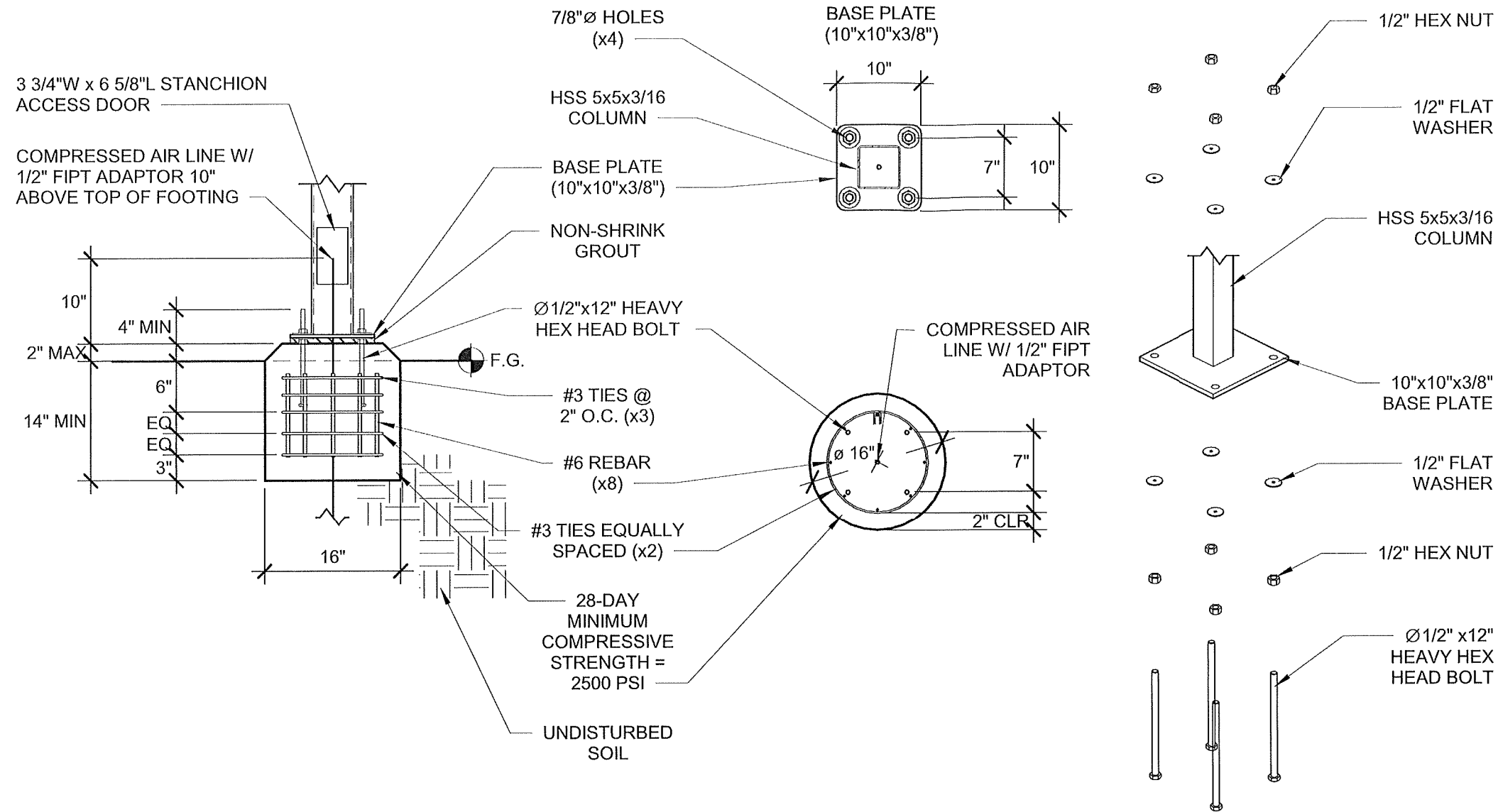
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**WHITE WATER CAR WASH**  
9836 EAST GRAND RIVER AVENUE  
BRIGHTON, MICHIGAN 48116

#	Revision	By	Chk	Date

BASEPLATE TEMPLATE		V402
Project Number	100875	
Date	9/17/21	
Drawn By	ML	
Checked By	KG	

17/09/21 1:29:11 PM



**NOTE:**  
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1 FOOTING - SQUARE TUBE STANCHION W/ AIR

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WHITE WATER CAR WASH

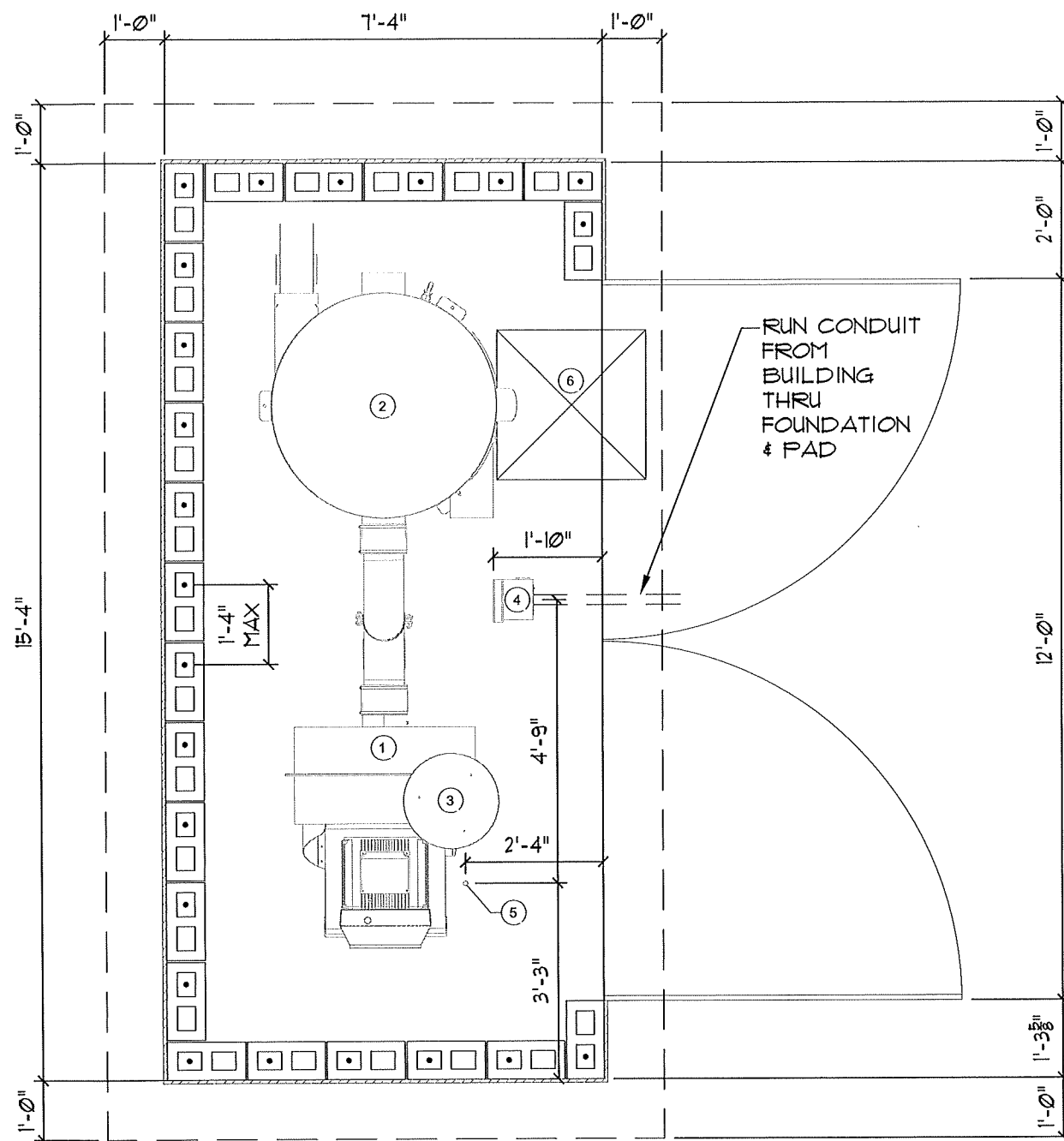
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#	Revision	By	Chk	Date

FOOTING DETAIL

Project Number	100875
Date	9/17/21
Drawn By	ML
Checked By	KG

V411



RUN CONDUIT FROM BUILDING THRU FOUNDATION & PAD

- EQUIPMENT NOTES:**
- 14'Lx5'Wx4"H MINIMUM FLAT AND LEVEL CONCRETE FLOOR SPACE REQUIRED FOR VACUUM EQUIPMENT - AREA A
  - 14'Lx4'Wx4"H MINIMUM FLAT AND LEVEL CONCRETE FLOOR SPACE REQUIRED FOR VACUUM EQUIPMENT - AREA B
  - WALL PENETRATION: CORE DRILLING MAY BE REQUIRED FIELD VERIFY HEIGHT
  - NOTE: IF VACUUM EQUIPMENT IS ENCLOSED WITH ROOF/CEILING, REFER TO VENTILATION REQUIREMENTS UNDER EQUIPMENT WARRANTY INFORMATION
  - EXHAUST TURBINE TO OUTSIDE AIR OR ATMOSPHERE W/ 8" ALUMINUM TUBE OR METAL PIPE
  - FIELD VERIFY ALL DIMENSIONS
  - SEE POWER EQUIPMENT DETAILS ON V701
  - SEE VFD DETAILS ON V731

EQUIPMENT SITE PLAN	
ITEM	DESCRIPTION
1	60HP T5 DIRECT DRIVE TURBINE
2	45x96 FILTER SEPARATOR
3	8" T5 OUTDOOR EXHAUST SILENCER
4	RECOMMENDED DISCONNECT LOCATION (WITHIN SIGHT OF TURBINE), CLEARANCE REQUIRED IN FRONT
5	RECOMMENDED TURBINE MOTOR CONDUIT STUB-UP LOCATION, SIZE PER N.E.C.
6	30"x30" MINIMUM SPACE REQUIRED TO REMOVE DEBRIS BUCKET
7	50HP T4 DIRECT DRIVE TURBINE
8	38x88 FILTER SEPARATOR
9	8" T4 OUTDOOR EXHAUST SILENCER

1 EQUIPMENT PLAN A

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9/28/2021 7:36:24 AM

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**WHITE WATER CAR WASH**

9836 EAST GRAND RIVER AVENUE  
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#	Revision	By	Chk	Date

**EQUIPMENT SITE PLAN**

Project Number 100875  
 Date 9/17/21  
 Drawn By ML  
 Checked By KG

**V601**

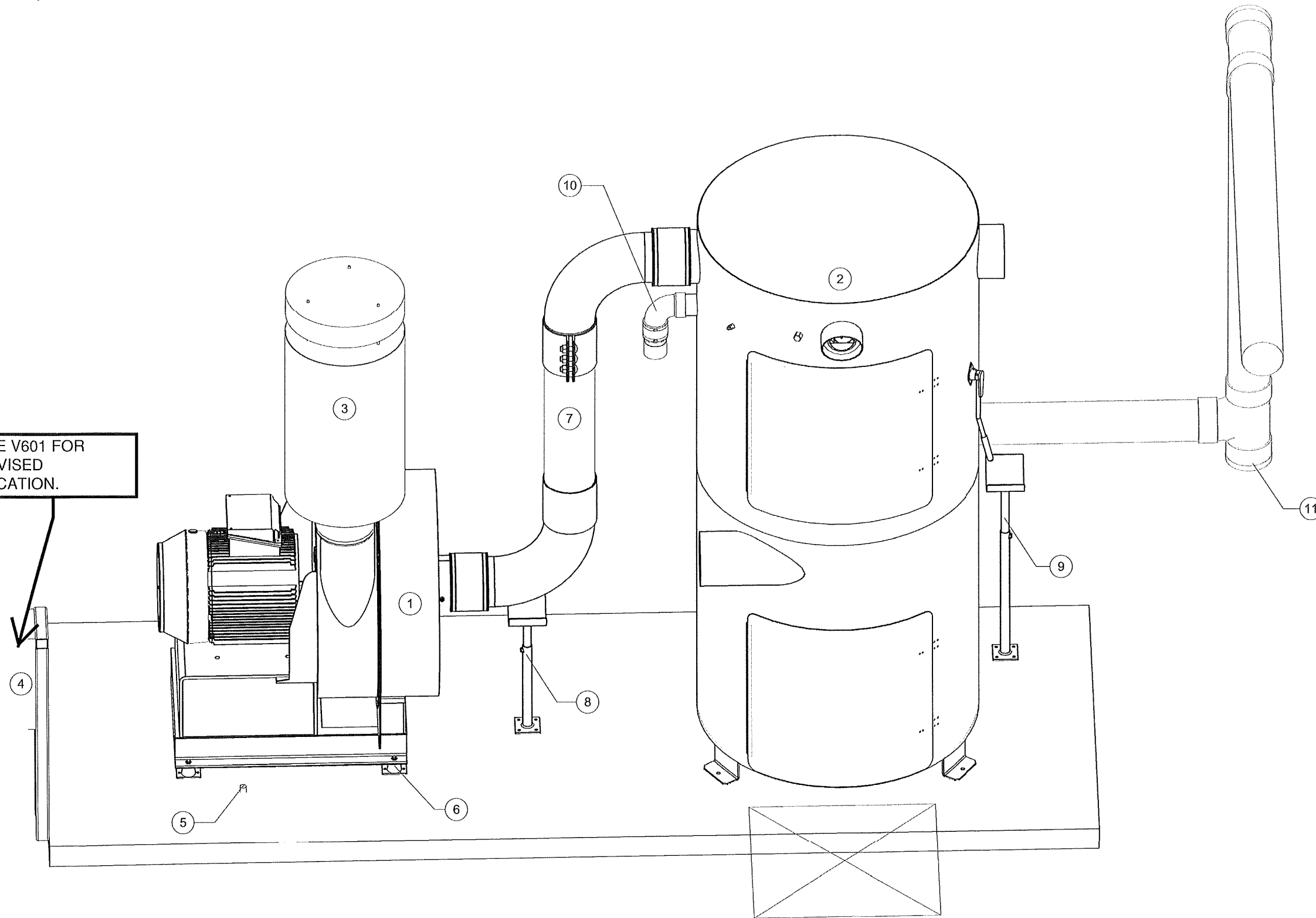
**EQUIPMENT NOTES:**

- 14'Lx5'Wx4"H MINIMUM FLAT AND LEVEL CONCRETE FLOOR SPACE REQUIRED FOR VACUUM EQUIPMENT - AREA A
- 14'Lx4'Wx4"H MINIMUM FLAT AND LEVEL CONCRETE FLOOR SPACE REQUIRED FOR VACUUM EQUIPMENT - AREA B
- WALL PENETRATION: CORE DRILLING MAY BE REQUIRED FIELD VERIFY HEIGHT
- NOTE: IF VACUUM EQUIPMENT IS ENCLOSED WITH ROOF/CEILING, REFER TO VENTILATION REQUIREMENTS UNDER EQUIPMENT WARRANTY INFORMATION
- EXHAUST TURBINE TO OUTSIDE AIR OR ATMOSPHERE W/ 8" ALUMINUM TUBE OR METAL PIPE
- FIELD VERIFY ALL DIMENSIONS
- SEE POWER EQUIPMENT DETAILS ON V701
- SEE VFD DETAILS ON V731

**EQUIPMENT SITE ISOMETRICS**

ITEM	DESCRIPTION
1	60HP T5 DIRECT DRIVE TURBINE
2	45x96 FILTER SEPARATOR
3	8" T5 OUTDOOR EXHAUST SILENCER
4	RECOMMENDED DISCONNECT LOCATION (WITHIN SIGHT OF TURBINE), CLEARANCE REQUIRED IN FRONT
5	RECOMMENDED TURBINE MOTOR CONDUIT STUB-UP LOCATION, SIZE PER N.E.C.
6	TURBINE VIBRATION ISOLATOR
7	8" SEPARATOR/TURBINE HOOK-UP KIT (ALUMINUM)
8	TURBINE PIPE SUPPORT
9	SEPARATOR PIPE SUPPORT
10	3" PRESSURE RELIEF VALVE
11	6" CLEAN-OUT (TYP.)

SEE V601 FOR REVISED LOCATION.



**1 EQUIPMENT ISOMETRIC A**

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**WHITE WATER CAR WASH**  
9836 EAST GRAND RIVER AVENUE  
BRIGHTON, MICHIGAN 48116

#	Revision	By	Chk	Date

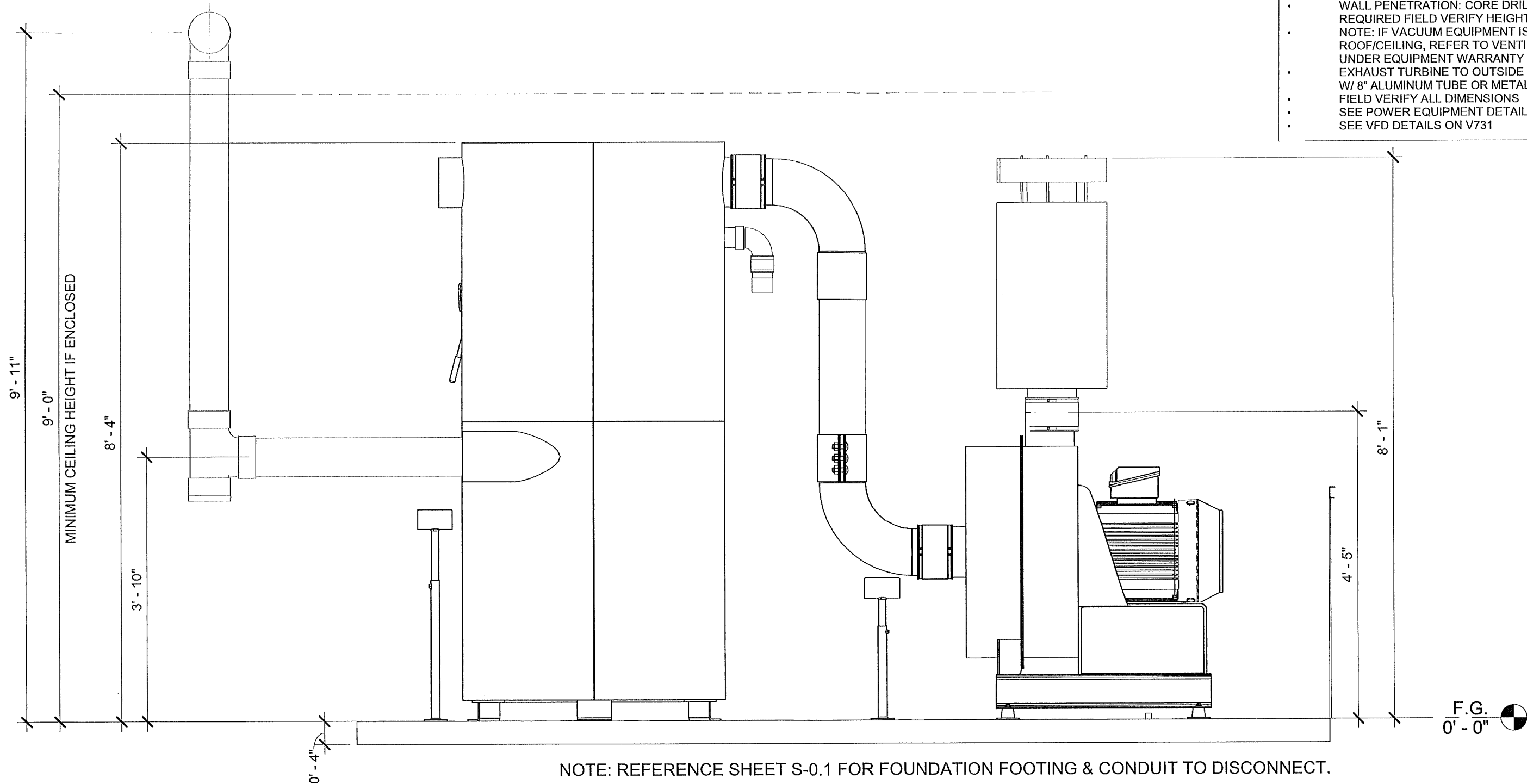
**EQUIP. SITE ISOMETRIC A**

Project Number	100875
Date	9/17/21
Drawn By	ML
Checked By	KG

**V611**

5/11/2021 1:43:32 PM

- EQUIPMENT NOTES:**
- 14'Lx5'Wx4"H MINIMUM FLAT AND LEVEL CONCRETE FLOOR SPACE REQUIRED FOR VACUUM EQUIPMENT - AREA A
  - 14'Lx4'Wx4"H MINIMUM FLAT AND LEVEL CONCRETE FLOOR SPACE REQUIRED FOR VACUUM EQUIPMENT - AREA B
  - WALL PENETRATION: CORE DRILLING MAY BE REQUIRED FIELD VERIFY HEIGHT
  - NOTE: IF VACUUM EQUIPMENT IS ENCLOSED WITH ROOF/CEILING, REFER TO VENTILATION REQUIREMENTS UNDER EQUIPMENT WARRANTY INFORMATION
  - EXHAUST TURBINE TO OUTSIDE AIR OR ATMOSPHERE W/ 8" ALUMINUM TUBE OR METAL PIPE
  - FIELD VERIFY ALL DIMENSIONS
  - SEE POWER EQUIPMENT DETAILS ON V701
  - SEE VFD DETAILS ON V731



NOTE: REFERENCE SHEET S-0.1 FOR FOUNDATION FOOTING & CONDUIT TO DISCONNECT.

1 EQUIPMENT ELEVATION A

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WHITE WATER CAR WASH

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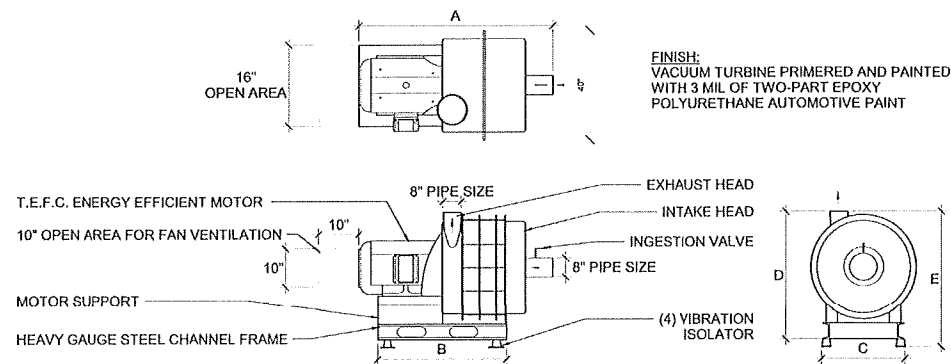
#	Revision	By	Chk	Date

EQUIPMENT ELEVATION A

Project Number	100875
Date	9/17/21
Drawn By	ML
Checked By	KG

V621

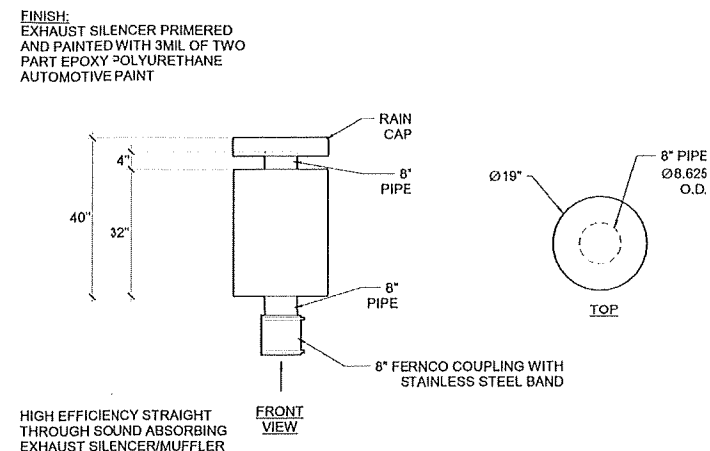
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FINISH:  
VACUUM TURBINE PRIMERED AND PAINTED WITH 3 MIL OF TWO-PART EPOXY POLYURETHANE AUTOMOTIVE PAINT

T5 DIRECT DRIVE VACSTAR TURBINE								
MODEL	HP	STAGES	A	B	C	D	E	APPROX. WT (LBS)
FT-DD-T560HP2	60	2	50"	37"	24 1/16"	50 1/2"	52 1/2"	1495
FT-DD-T575HP2	75	2	51"	37"	24 1/16"	50 1/2"	52 1/2"	1575

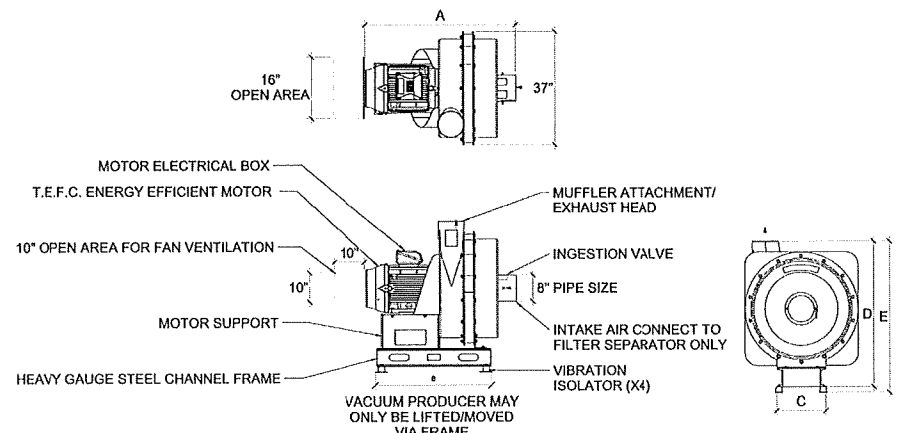
① TURBINE - T5 DD



FINISH:  
EXHAUST SILENCER PRIMERED AND PAINTED WITH 3 MIL OF TWO PART EPOXY POLYURETHANE AUTOMOTIVE PAINT

HIGH EFFICIENCY STRAIGHT THROUGH SOUND ABSORBING EXHAUST SILENCER/MUFFLER

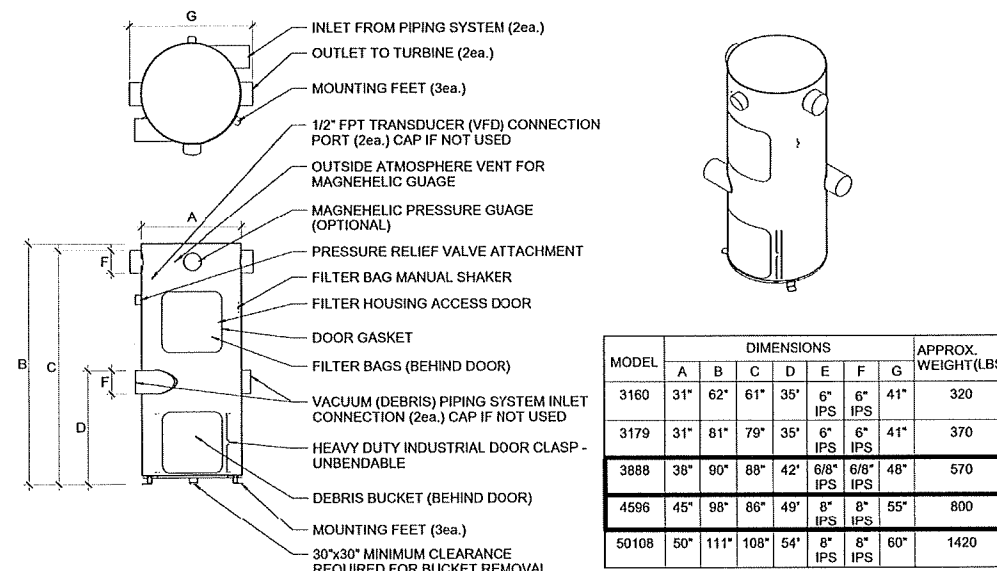
② EXHAUST SILENCER - T4/T5 OUTDOOR



FINISH:  
VACUUM TURBINE PRIMERED AND PAINTED WITH 3 MIL OF TWO-PART EPOXY POLYURETHANE AUTOMOTIVE PAINT

T4 DIRECT DRIVE VACSTAR TURBINE								
MODEL	HP	STAGES	A	B	C	D	E	APPROX. WT (LBS)
FT-DD-T440HP3	40	3	49 3/4"	37"	16"	48 1/2"	50 1/2"	1175
FT-DD-T450HP3	50	3	51 1/4"	37"	16"	48 1/2"	50 1/2"	1225

③ TURBINE - T4 DD



MODEL	DIMENSIONS							APPROX. WEIGHT (LBS)
	A	B	C	D	E	F	G	
3160	31"	62"	61"	35"	6" IPS	6" IPS	41"	320
3179	31"	81"	79"	35"	6" IPS	6" IPS	41"	370
3888	38"	90"	88"	42"	6/8" IPS	6/8" IPS	48"	570
4596	45"	98"	86"	49"	8" IPS	8" IPS	55"	800
50108	50"	111"	108"	54"	8" IPS	8" IPS	60"	1420

④ SEPARATOR - FILTER

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**WHITE WATER CAR WASH**

9836 EAST GRAND RIVER AVENUE  
BRIGHTON, MICHIGAN 48116

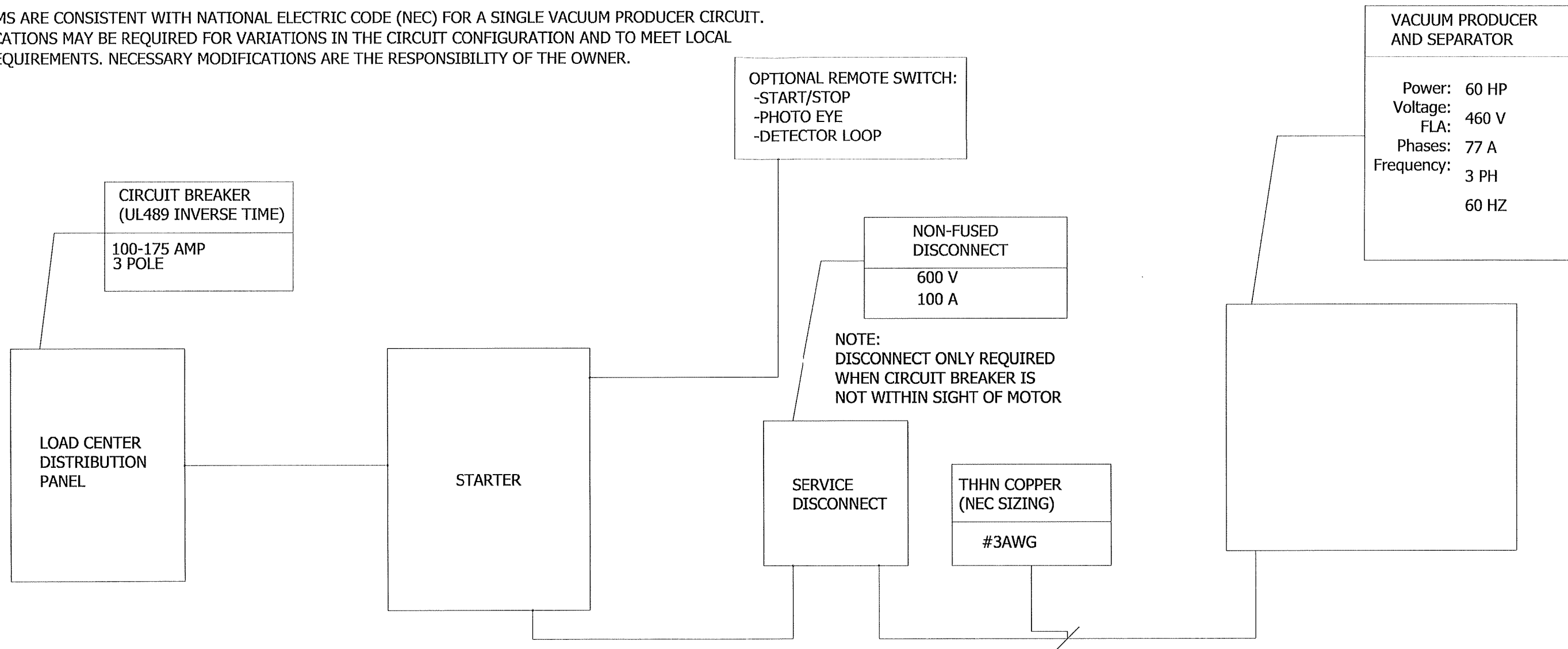
#	Revision	By	Chk	Date

EQUIPMENT DETAILS		V701
Project Number	100875	
Date	9/17/21	
Drawn By	ML	
Checked By	KG	

11/17/21 1:43:13 PM

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



**NOTE:**

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

① **ELECTRICAL DIAGRAM - MAG - 60HP 460V**

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**WHITE WATER CAR WASH**  
 9836 EAST GRAND RIVER AVENUE  
 BRIGHTON, MICHIGAN 48116

#	Revision	By	Chk	Date

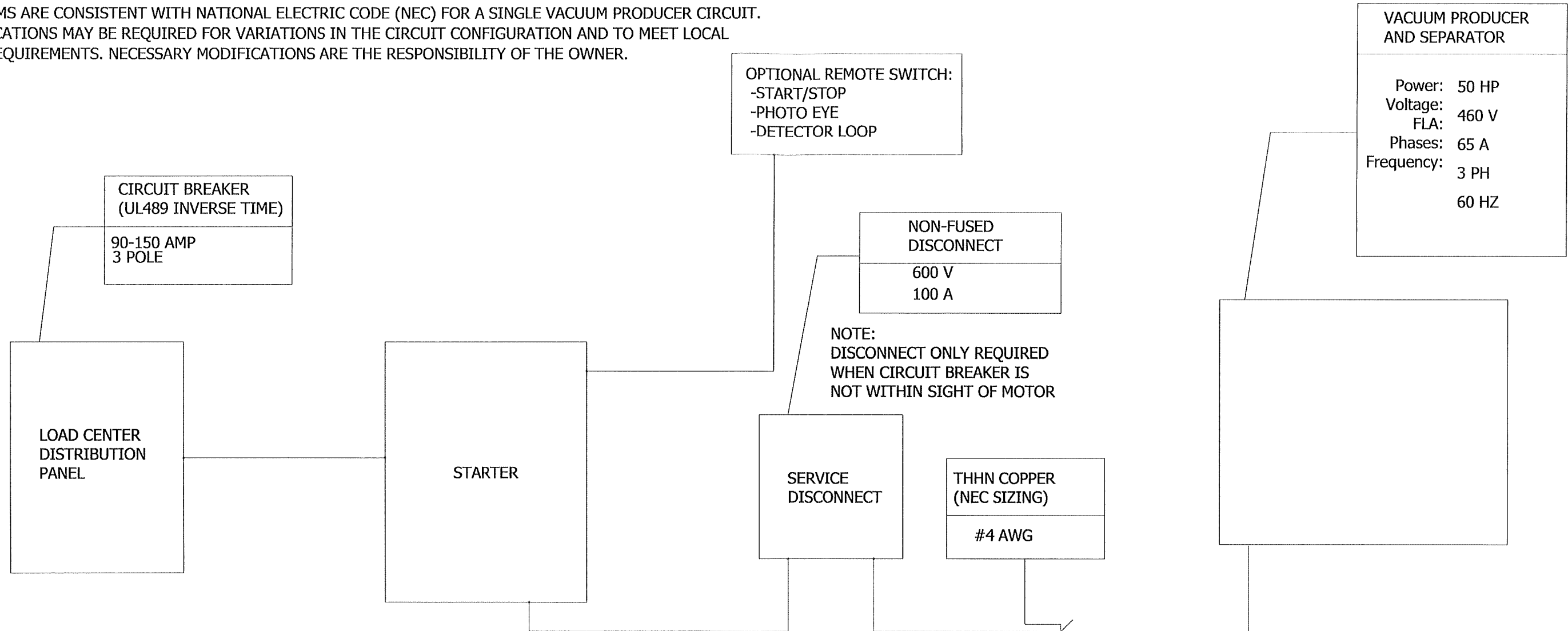
**ELECTRICAL DIAGRAM**

Project Number	100875	<b>V702</b>
Date	9/17/21	
Drawn By	ML	
Checked By	KG	

11/17/2021 1:43:07 PM

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**NOTE:**

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

① **ELECTRICAL DIAGRAM - MAG - 50HP 460V**

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**WHITE WATER CAR WASH**

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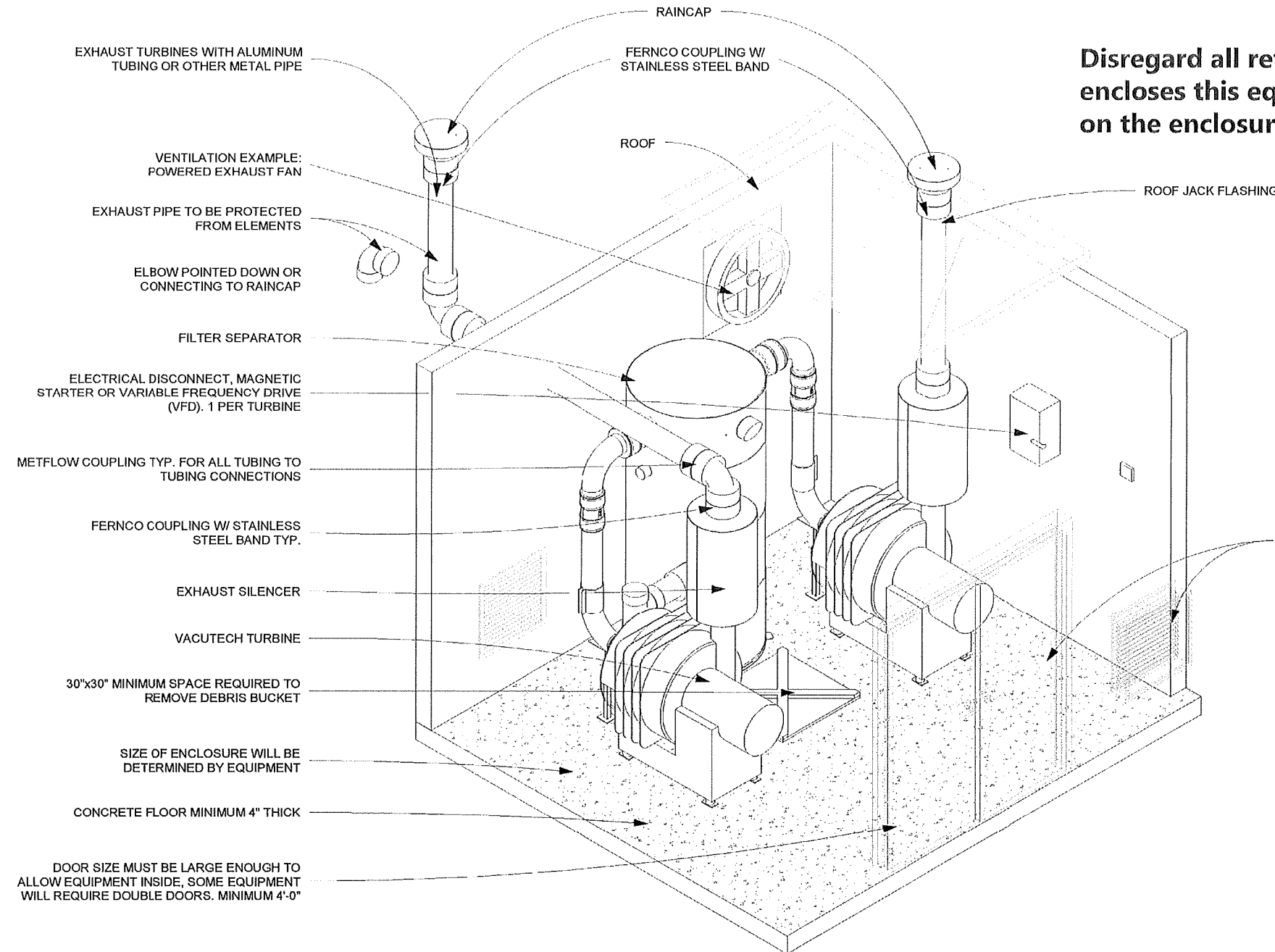
#	Revision	By	Chk	Date

**ELECTRICAL DIAGRAM 2**

Project Number	100875	<b>V703</b>
Date	9/17/21	
Drawn By	ML	
Checked By	KG	

9/17/2021 1:20:23 PM

**Disregard all reference to a roof. White Water encloses this equipment but does not put a roof on the enclosure.**



VENTILATION EXAMPLE: LOUVERED ENCLOSURE DOOR, OR LOUVERS IN WALL

**HEAT GENERATION TABLE**

HP	Across the Line Starter		Variable Frequency Drive (VFD)	
	Heat Load (BTU/HR)	Required Airflow (CFM)	Heat Load (BTU/HR)	Required Airflow (CFM)
10	12722	915	2544	284
15	19084	1373	3817	426
20	25444	1830	5089	568
25	31805	2288	6361	710
30	38166	2745	7633	852
40	50889	3660	10178	1136
50	63611	4575	12722	1420
60	76333	5490	15267	1704
75	95416	6863	19083	2130
100	127222	9150	25444	2840

VACUUM EQUIPMENT INSTALLED IN AN ENCLOSURE WITH 4 WALLS AND A ROOF MUST BE ADEQUATELY VENTILATED OR ROOM CONDITIONED IN ORDER TO PROPERLY DISSIPATE THE HEAT GENERATED BY THE MECHANICAL AND ELECTRICAL EQUIPMENT. IMPROPER VENTILATION AND HEAT DISSIPATION CAN AND WILL RESULT IN DAMAGE TO THE MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING VFD'S, MOTOR STARTERS, ELECTRIC MOTORS AND VACUUM PRODUCERS. PLEASE REFERENCE THE HEAT GENERATION TABLE INCLUDED IN THIS DETAIL TO DETERMINE THE AMOUNT OF HEAT LOAD THAT THE TURBINE(S) AND STARTING EQUIPMENT WILL GENERATE AND THE CORRESPONDING REQUIRED AIR FLOW OF EXHAUST AND AIR INTAKE TO DISSIPATE THE HEAT GENERATED BY THE VACUTECH EQUIPMENT. IF ADDITIONAL EQUIPMENT IS INSTALLED IN THE EQUIPMENT ROOM (AIR COMPRESSORS, ELECTRICAL PANELS, TUNNEL CONTROLS, ETC.) PLEASE CONSULT YOUR HVAC DESIGN ENGINEER FOR PROPER TEMPERATURE CONTROL DESIGN OF YOUR EQUIPMENT ROOM. OPERATING TEMPERATURES ABOVE 104 °F (TYPICAL MAXIMUM ENVIRONMENTAL TEMPERATURE FOR ELECTRICAL EQUIPMENT) WILL SHORTEN THE LIFE OF THE VACUUM EQUIPMENT AND MAY INVALIDATE THE VACUTECH LLC WARRANTY.

THE VACUUM TURBINE MUST BE EXHAUSTED OUTSIDE WITH METALLIC PIPE NO SMALLER THAN THE DIAMETER OF THE EXHAUST OUTLET OF THE TURBINE. THE EXHAUST PIPE OPENING MUST BE PROTECTED FROM ELEMENTS. IF EXHAUST DISTANCE IS GREATER THAN 20 FEET USE ONE PIPE SIZE LARGER AFTER 10 FEET OF RUN (I.E. FOR A 20-FOOT RUN OF 8" EXHAUST, USE 8" FOR FIRST 10 FEET AND 10" FOR REMAINING 10 FEET OF THE OVERALL 20-FOOT RUN).

FOR EQUIPMENT ROOMS WITH MULTIPLE TURBINE SETUPS, ADD THE CFM REQUIREMENT PER TURBINE TO DETERMINE TOTAL CFM REQUIREMENT FOR THE EQUIPMENT ROOM. THIS ASSUMES EQUIPMENT ROOM DIMENSIONS 15' X 15' WITH 10' CEILINGS. THIS ASSUMES AN OUTSIDE AIR TEMPERATURE OF 90°F AND A MAXIMUM ROOM TEMPERATURE OF 104°F (NEMA CLASS F INSULATION RATING, MAXIMUM TEMPERATURE) AND DOES NOT ACCOUNT FOR RADIANT HEATING FROM THE ENVIRONMENT OR ANY OTHER EQUIPMENT INSTALLED IN EQUIPMENT ROOM. THESE VALUES ARE ESTIMATES ONLY AND DEPEND ON EQUIPMENT ROOM DIMENSIONS, GEOGRAPHIC LOCATION AND EQUIPMENT SETUP. TO CALCULATE YOUR SPECIFIC CONFIGURATION AND SITE CONDITIONS PLEASE CONSULT YOUR MECHANICAL HVAC DESIGNER AND ASHRAE STANDARDS.

**1 ENCLOSURE - TYPICAL REQUIREMENTS**

THIS PRELIMINARY DRAWING IS THE PROPERTY OF VACUTECH AND IS NOT TO BE USED FOR CONSTRUCTION OR INSTALLATION WITHOUT WRITTEN CONSENT. WRITTEN CONSENT MAY NOT BE PROVIDED BY ANY PERSON, AGENCY, OR DEALER NOT AUTHORIZED BY VACUTECH.



1350 HI-TECH DRIVE  
SHERIDAN, WY 82801  
PHONE: (307) 675-1982  
EMAIL: vacinfo@ncswash.com  
WEB: www.vacutechllc.com

**WHITE WATER CAR WASH**

**9836 EAST GRAND RIVER AVENUE  
BRIGHTON, MICHIGAN 48116**

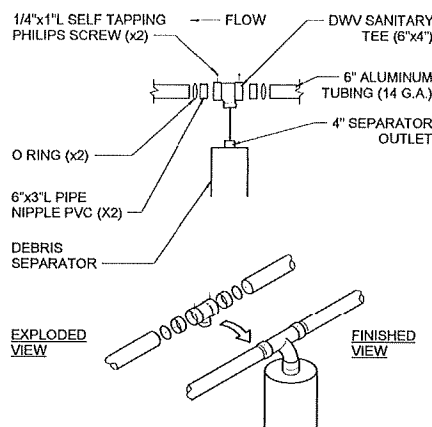
#	Revision	By	Chk	Date

**ENCLOSURE DETAIL**

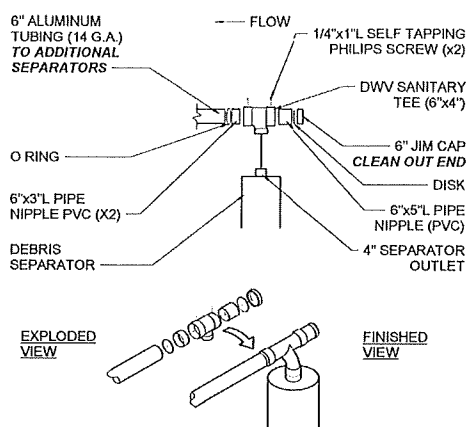
Project Number	100875
Date	9/17/21
Drawn By	ML
Checked By	KG

**V711**

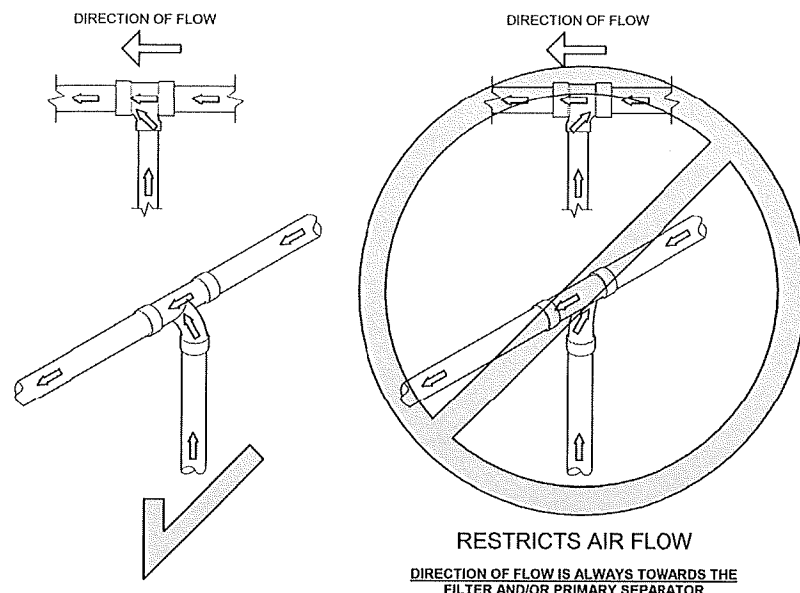
**TYPICAL SANITARY TEE & ALUMINUM TUBING CONNECTION:**



**SANITARY TEE & TUBING CONNECTION AT CLEAN OUT END:**



① PIPE - 6x4 TEE KIT



② PIPE - PIPE FLOW

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**CNCS** VACUTECH  
 VACUUMS BY

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#	Revision	By	Chk	Date

PIPE DETAILS		V721
Project Number	100875	
Date	9/17/21	
Drawn By	ML	
Checked By	KG	

11/10/21 11:17:11 AM

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)  
CHCT Kentucky  
3326 Aspen Grove Dr, Suite 150  
Franklin, TN 37067

2. ADDRESS OF PROPERTY  
47 Cavalier Blvd  
Florence, KY 41042

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)  
Cavalier Medical & Dialysis Center

4. DEED BOOK 1055                      PAGE NO. 730                      GROUP NO. 2034A

5. TYPE OF RESTRICTION(S) (Check all that apply)

- Zoning Map Amendment:  
From \_\_\_\_\_ To \_\_\_\_\_
- Conditional Use Permit
- Development Plan
- Conditional Zoning
- Subdivision Plat  
(Not Recorded)
- Other:
- Variance

6. NAME AND ADDRESS OF PLANNING COMMISSION, BOARD OF ADJUSTMENT, LEGISLATIVE BODY OR FISCAL COURT WHICH MAINTAINS THE ORIGINAL RECORDS CONTAINING THE RESTRICTION

BOONE COUNTY PLANNING COMMISSION  
2950 WASHINGTON STREET, ROOM 317  
P.O. BOX 958  
BURLINGTON, KENTUCKY 41005

Todd K. Morgan  
SIGNATURE OF COMPLETING OFFICIAL

Todd K. Morgan, AICP, Senior Planner  
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE


Subscribed, sworn to, and acknowledged before me by Todd K. Morgan on behalf of the Boone  
County Planning Commission this 16<sup>th</sup> day of March, 2023.

---

Treva L. Beagle  
Notary ID KYNP37603  
NOTARY PUBLIC, State at Large

My commission Expires:  
November 12, 2025

This instrument was prepared for recording purposes only by:

  
\_\_\_\_\_  
Nicole Dierna  
Boone County Planning Commission  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, Kentucky 41005

NO TITLE EXAMINATION

(Legal Description and source of Title and Group Number furnished by the applicant.)

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Conditional Use Permit approved by the Florence Board of Adjustment and in accordance with the current zoning in effect as of March 9, 2023, Certificate of Land Use Restriction (#23-FBOA-004-A), for CHCT Kentucky, Property Owner(s).

The following conditions will apply:

1. If the Zoning Administrator is requested to grant a parking waiver, then the Zoning Administrator shall consider all requirements for a waiver, including shared parking agreements.

The approved Conditional Use Permit as well as the preceding conditions apply to the property described in:

DEED BOOK 1055

PAGE NO. 730

GROUP NO. 2034A