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Architecture Interiors Land Planning

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PROJECT DESCRIPTION

SuperStar Car Wash
490 N. Dysart Road

The owner is looking at developing a flex serve operation that continues to service the full service car wash customers and also the express car wash customer. This option is required for them to be competitive in the new car wash market that has developed in the past few years and able to provide all the needs of service to their loyal full service customers to have the option of an express wash. The express car wash is that which the customer stays in their vehicle using an automated pay station, then thru the carwash tunnel and at the exit of the car wash tunnel has the option of self vacuuming their vehicle or just exiting the site, this process is a 5 minute car wash. An automated pay station with a control gate is being located within the existing vacuum canopy area in the far right hand service lane with the other lanes still be utilized for the full service customer. Continuing forward thru the car wash tunnel and upon exiting they continue thru to the far right hand lane of the finishing canopy to the location of the self vacuum area located on the east side of the lot along the access drive. The self vacuum canopy is comprised of a series of tubular steel arches that have been designed to have the vacuum tubing incorporated into the structure with an flexible hose on the operational end. A shade canopy will be stretched between the tubular steel arches to provide shading over the vehicle during the vacuuming and finishing of their vehicle. The vacuum system is a central vacuum system with the vacuum producers located within a wall enclosure that is in the center of the vacuum row, the walls are stucco and painted to match the existing building and trash enclosure. The vehicle flow follows the existing full service vehicle flow and provides for a smooth integration of the express with the full service traffic pattern providing the express customer a very simple process thru the carwash experience.

The location of the vacuum area is the furthest point away from the existing residential area. It is located in the existing parking along Dysart Road which not be materially detrimental to persons residing or working in the vicinity adjacent to the property, to the neighborhood or to public welfare. The vacuum is located within a masonry wall structure and is equipped w/ the latest suppressor on exhaust of the vacuum which reduces any impact of noise from the equipment. The location and the new equipment on the market such as the suppressor plus the containment of equipment in the masonry enclosure insures that there will not be impacts on the surrounding properties such as, but not limited to noise, lighting or odor.

This service is not increasing traffic congestion, it is a service being offered to the existing customers as an option in which to wash their vehicle and vacuum in a different price structure. The parking being used as the vacuum area for customers is already existing as customer parking, we are adding the vacuum option. The existing parking is already screened by a screen wall and existing landscape.

Hours of operation remain the same and the self service vacuums only operate during these set business hours of operation of the carwash.

Conceptual floor plan is only that of the vacuums and vacuum wall enclosure shown on the site plan with an enlarged vacuum wall enclosure.

Conceptual elevations are on the site plan sheet except the vacuum elevation are hard to depict so photos of a similar application are attached.

Conceptual landscape plan, the original approved plan is included for review of approved versus existing and what replacement plants are required.

Outdoor lighting plan – no change on the overall site from previously approved except at the location of the vacuum canopy there is a light strip on each canopy structure that is designed integral with the arch top that focus down.

Traffic Impact Study- The addition of the canopies are an enhancement to the services provided as a means of retaining the customer base that has been built over the years and will not increase traffic significantly.

Parking Study – The existing site provides parking for 27 spaces and this includes the vacuum and detail spaces which are for customers and the others are for employees.