

Case No. 17UR006

Legal Description:

Lots 2, 3, 4 and 5 of Tract A of Northern Heights Subdivision, located in the SW1/4 of Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota

Rapid Wash LLC
25762 Sidney Park Road
Custer, SD 57730



February 23, 2017

Rapid City Planning Department
300 Sixth Street
Rapid City, SD 57701

RECEIVED

FEB 24 2017

RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES

RE: Application for Conditional Use Permit for Rapid Wash, Statement of Proposed Use.

Dear Rapid City Planning Department,

We would like to thank you in advance for your consideration of this application.

Project Background:

Rapid Wash LLC is headquartered out of Custer, SD and has sister locations in the state of Colorado, it is a privately held business whose members have over 40 years of car wash experience.

Our locations are known for excellent customer service, cleanliness, state of the art equipment and processes that provide the customer with an exceptionally clean car at a reasonable price in minimal time. As a courtesy to our customers we also provide free vacuums and floor mat cleaning machines.

Buildings:

Rapid Wash will be built with a modern, visually appealing design that includes plentiful stacking room for 20 plus cars to prevent any conflict onto Haines Ave. Heated concrete in approach to tunnel, exit lane of tunnel to street and vacuum areas. This provides a safe environment for both vehicles and our customers. The entire wash process is completed in a 140 foot long tunnel where the car is moved by a conveyor system.



Landscaping:

Abundant setbacks and landscaping will be used to provide a buffer between Rapid Wash and the property to the West. Additional landscape area is provided between sidewalk and site parking.

Lighting:

Lighting of site will provide customers with a safe and inviting environment without casting light onto adjacent property. All lighting is planned to be high efficiency lighting.

Environmental:

Rapid Wash will utilize a state of the art water reclaim system with Ozone generation and air injection system to eliminate stagnant water smell. All wash solutions are biodegradable and non-scented. Our water reclaim system reduces stress on the local municipalities water system by reusing 60% - 70% of wash water. Our Vacuums are extremely quiet with producers being installed in a centrally located enclosure.

Hours of operation:

Rapid Wash hours of operation will vary in conjunction with daylight hours. We find our business will drop off significantly after Sunset. For this reason we generally close one hour after Sundown in the Winter months and at 8 PM in the Summer.

Winter Hours:

Monday - Saturday 7:00 AM - 1 hour after dark

Sunday 8:00 AM - 1 hour after dark

Summer Hours:

Monday - Saturday 7:00 AM - 8:00 PM

Sunday 8:00 AM - 8:00 PM



Rapid Wash believes we will make a significant improvement to the North Haines Avenue area with this project and will be able to provide both entry level employment positions as well as high paying Management positions for the community. Rapid Wash would appreciate your approval of our Conditional Use Permit for this project.

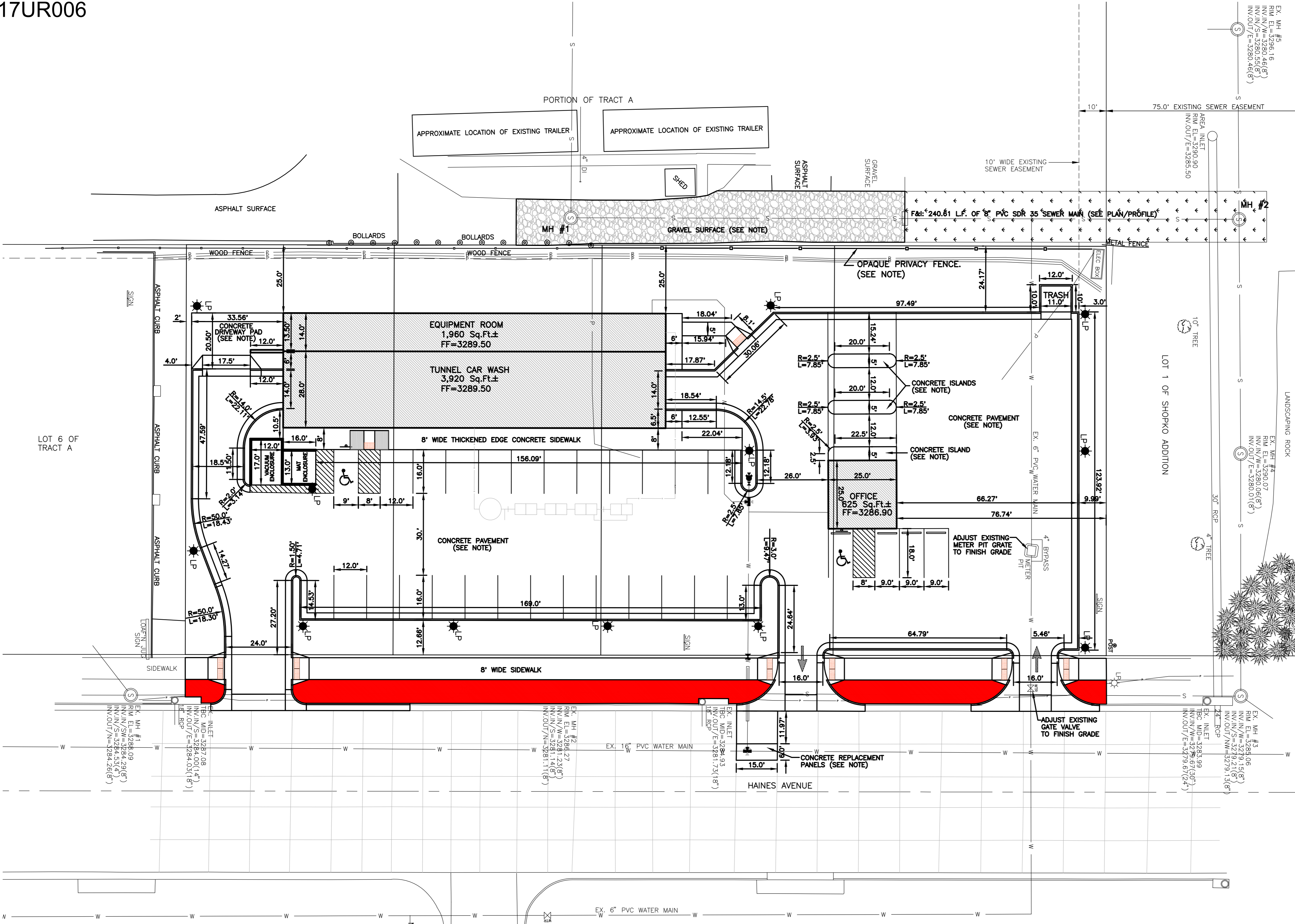
Sincerely

John Parker

Managing Member

Rapid Wash LLC

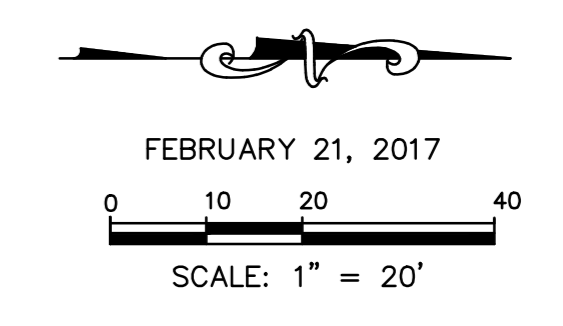




UTILITIES

LOCATE UTILITIES: SOUTH DAKOTA ONE CALL
 115 Evergreen Heights Drive
 Pittsburgh PA 15229
 (800) 781-7474

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNERS OR THEIR REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



- PROPOSED SITE IMPROVEMENTS:**
- F&I: 462.84 Sq.Ft.± OF COMMERCIAL APPROACH APRON (3 TOTAL)
 - F&I: 995.53 Sq.Ft.± OF COMMERCIAL APPROACH (3 TOTAL)
 - F&I: 78.0 L.F. OF P-GUTTER @ APPROACHES (TOTAL)
 - F&I: 268.19 Sq.Ft.± OF CONCRETE REPLACEMENT PANELS MATCH EXISTING.
 - F&I: 603.82 Sq.Ft.± OF CONCRETE DRIVEWAY WITH STANDARD DRIVEWAY APPROACH 17.5' WIDE.
 - F&I: 2,152.0 Sq.Ft.± OF COLORED PCC SIDEWALK (4" THICK COLORED CONCRETE PAVING, COLOR TO BE KAILUA (#677) BY DAVIS COLORS)(4lbs. PER 94lbs. CEMENT)
 - F&I: 120.0 Sq.Ft.± OF CONCRETE PAD AT TRASH ENCLOSURE
 - F&I: 204.0 Sq.Ft.± OF CONCRETE PAD AT VACCUM ENCLOSURE
 - F&I: 208.0 Sq.Ft.± OF CONCRETE PAD AT MAT ENCLOSURE
 - F&I: 362.94 Sq.Ft.± OF CONCRETE ISLANDS
 - F&I: 25,452.01 Sq.Ft.± OF CONCRETE PAVEMENT W/ EXPANSION JOINTS. COLD JOINT LOCATIONS TO BE SPECIFIED BY CONTRACTOR
 - F&I: 809.35 L.F. OF STD. C&G (TOTAL)
 - F&I: 2,698.7 Sq.Ft.± OF 8' WIDE PROPERTY LINE SIDEWALK (TOTAL)
 - F&I: 1,891.7 Sq.Ft.± OF CONCRETE AT BUILDING (TOTAL)
- FURNISH & INSTALL HANDICAP RAMP W/ DETECTIBLE WARNING PANEL (2 TOTAL)**
- F&I: VAN ACCESSIBLE SIGN. (HANDICAPPED - 2 TOTAL)
 - F&I: 2,494.20 Sq.Ft.± OF GRAVEL SURFACING, 4" THICK
 - F&I: 183.0 L.F. OF OPAQUE PRIVACY FENCE ALONG WEST PROPERTY LINE. (TOTAL)
 - F&I: PARKING LOT STRIPING AS DEPICTED.
 - F&I: 4 WHEEL STOPS AS DEPICTED.
 - F&I: LIGHT POLES (12 TOTAL) FINAL DESIGN BY THE ELECTRICAL ENGINEER.

NOTE:
 FOR SANITARY SEWER MAIN, MANHOLES, SANITARY SEWER SERVICE, CLEANOUTS, WATER MAIN AND WATER SERVICE FURNISH AND INSTALL NOTES SEE PLAN/PROFILE SHEETS.

TEMPORARY CONSTRUCTION EASEMENTS:
 THE CONTRACTOR SHALL NOT BE ALLOWED TO PERFORM CONSTRUCTION ACTIVITIES BY THE LIMITS OF LOTS 2, 3, 4, & 5 OF TRACT A UNTIL THE NECESSARY TEMPORARY CONSTRUCTION EASEMENTS HAVE BEEN SIGNED AND RECORDED.

Engineering Reviewer _____ Date _____

COMMENTS _____

SPERLICH Consulting, Inc.
 821 Columbus St. Suite 1 Rapid City SD 57701
 TELE: (605) 721-4040
 E-MAIL: info@sperrlichconsulting.com
 *Engineering *Surveying *Planning

REGISTERED PROFESSIONAL ENGINEER
 STATE OF SOUTH DAKOTA
 NO. 10001
 DATE: 07/19/08

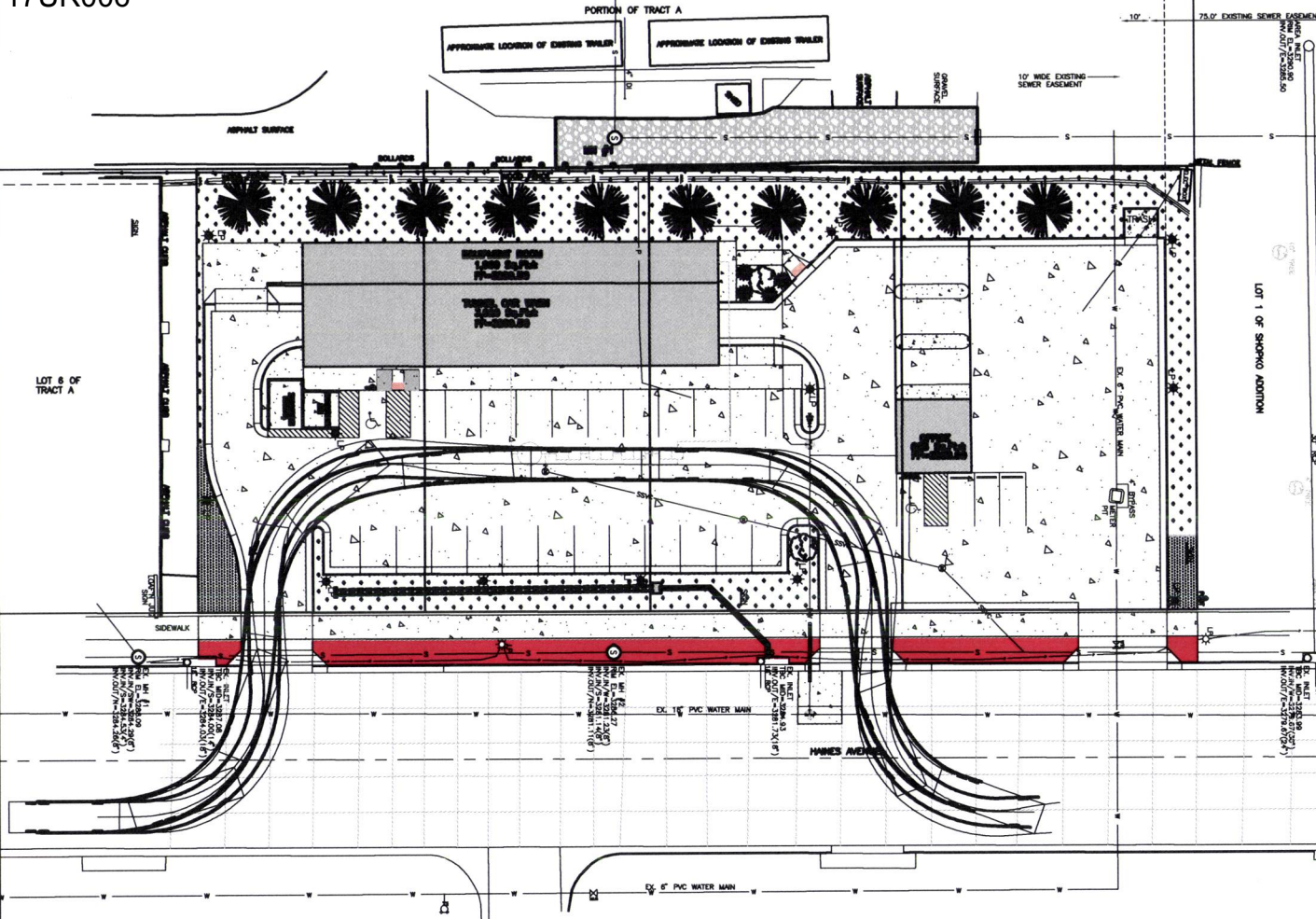
REVISIONS	DATE

LEGAL DESCRIPTION:
 LOTS 2 THROUGH 5 OF TRACT A
 NORTHERN HEIGHTS SUBDIVISION
 LOCATED IN THE SW 1/4 B 1/4M
 R-10 CITY, PENNINGTON COUNTY, SOUTH DAKOTA
 SURVEYED BY: SCL
 DRAWN BY: DMW

SITE PLAN
 LOTS 2 THROUGH 5 OF TRACT A
 NORTHERN HEIGHTS SUBDIVISION

PROJECT NUMBER **3541**

SHEET **3 / 14**



DATE: FEBRUARY 21, 2017
 SCALE: 1" = 20'
 THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN AS AN APPROXIMATION ONLY AND HAVE NOT BEEN INDICATED BY THE CONTRACTOR OR THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE TO ANY UTILITIES OCCURRING AS A RESULT OF THE CONTRACTOR'S FAILURE TO CHECK, LOCATE AND PROTECT ANY AND ALL UNDERGROUND UTILITIES.

Pierce Turning Performance Analysis

Configuration: 1989 100' H&L Clear-Away XT Chassis
 Number: 1989
 Representative: Kimber, Linda
 Organization: Chery Safety Equipment, Inc.
 Department: Rapid City, City of

Parameters:

Trailer Chassis Angle	0°
Axle Track	55.3"
Wheel Offset	1.6"
Loaded Tire HOB	17.7"
Chassis Overhang	19.0"
Front Overhang	17.5"
Wheelbase	245.5"

Calculated Turning Radii:

Trailer Turn	251.9'
Curve to Curve	425.5'
Wall to Wall	478.3'

Comments:
 Aerial Application

Components:

Component	Option #	Description
Front Axle	911853	Ann. Suspension Fork, Outdoor T&K, Non-Dome 22 800 B
Front Wheel	911180	Medium-Max 22 250 x 12.25
Front Tire	911170	Michelin 4254522 22 20 Pk. AT&E
Chassis	190450	Annex XT8 Chassis
Front Suspension	910710	Top Bar, Rear, Passenger Side, Standard 17" W x 14" L x 17" D
Aerial Device	911702	Aerial 100' H&L 750 T-1 Load

Notes:
 Actual Bank Curve Angle may be less due to field application technique.
 Calculate Cur: Lateral calculation for 4:1 to 4:1 Cur.

Reference:
 Vehicle Chassis Angle: Manufacturer's rating of the front axle line.
 Axle Track: Origin to Origin distance of the front axle.
 Wheel Offset: Offset from the center line of the wheel to the bogie.
 Loaded Tire HOB: Offset from the wheel to the bogie.
 Chassis Overhang: Distance from the center line of the axle to the front edge of the axle. This does not include the bottom edge.
 Front Overhang: Distance from the center line of the axle to the front edge of the axle.
 Wheelbase: Distance between the center lines of the axle's front and rear axle.
 Trailer Turn Radius: Radius of the smallest circle which will touch the trailer's front and rear axle.
 Curve to Curve Turning Radius: Radius of the smallest circle which will touch the trailer's front and rear axle.
 Wall to Wall Turning Radius: Radius of the smallest circle which will touch the trailer's front and rear axle.

RE-SEEDING SPECIFICATIONS (NON-IRRIGATED LAWN MIX)

AREAS RECEIVING TOPSOIL SHALL BE RE-SEED AS PER THE 2007 REVISIONS OF THE CITY OF RAPID CITY STANDARD SPECIFICATIONS, SECTIONS 70, 71, AND 72. SEED MIXTURE AND APPLICATION RATES FOR SEED, FERTILIZER, AND MULCH SHALL BE AS FOLLOWS:

SEED MIXTURE:	SPECIES	APPLICATION (PLS)
BLUE FESCUE CREeping RED FESCUE HARD FESCUE PERENNIAL RYEGRASS NATIVE KENTUCKY BLUEGRASS	BLUE FESCUE	40 LB/ACRE
	CREeping RED FESCUE	40 LB/ACRE
	HARD FESCUE	40 LB/ACRE
	PERENNIAL RYEGRASS	20 LB/ACRE
	NATIVE KENTUCKY BLUEGRASS	20 LB/ACRE
	FERTILIZER:	18-46-0 HAY MULCH

AFTER SEED, FERTILIZER, AND MULCH HAVE BEEN PLACED, IT SHALL BE WATERED TO PROVIDE A MOIST CONDITION THROUGH THE MULCH AS WELL AS INTO THE UNDERLYING SOIL BED.
 FOR A PERIOD OF THREE WEEKS AFTER SEEDING AND INITIAL WATERING, THE CONTRACTOR SHALL APPLY ADEQUATE WATER TO INSURE PROPER GERMINATION OF THE SEED AND GROWTH OF THE GRASS.

CITY OF RAPID CITY
 Plans are prepared for general convenience with applicable governmental regulations, design criteria and engineering standards. The City of Rapid City does not certify the suitability, adequacy or completeness of the plans or design, which are the responsibility of the engineer of record. All necessary permits shall be obtained prior to construction of the proposed public improvements.

Engineering Review: _____ Date: _____
 COMMENTS: _____

- COLORADO BLUE SPRUCE
- MALUS SPRING SNOW CRAB TREE FRUITLESS
- CONIFEROUS SHRUB
- GRASS
- BAR HARBOR JUNIPER (GROUND COVER)

TOTAL DEVELOPER AREA
 TOTAL DEVELOPED AREA = 50,084 Sq. Ft.±
 BUILDING AREA = 8505 Sq. Ft.

LANDSCAPING POINT REQUIREMENTS
 50,084.0 Sq. Ft. TOTAL DEVELOPER AREA
 6,505.0 Sq. Ft. BUILDING AREA
 43,579 Sq. Ft. POINTS REQUIRED

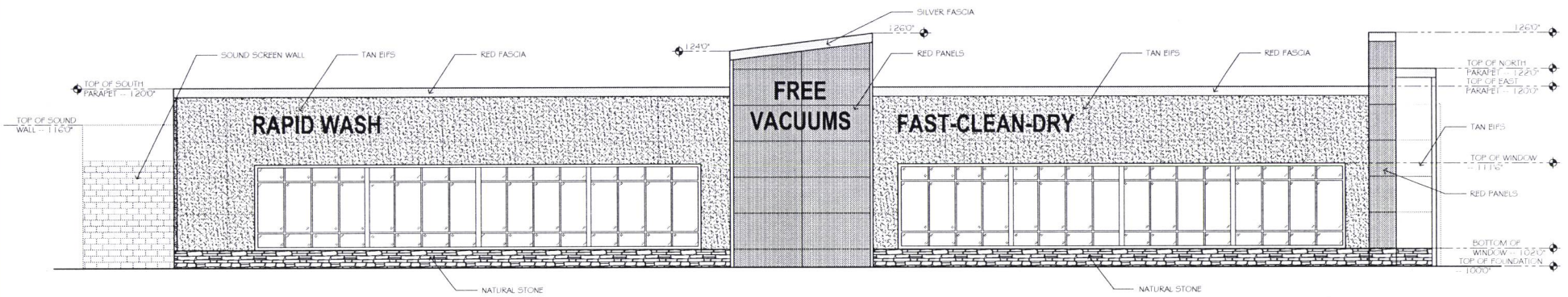
LANDSCAPING POINTS PROVIDED

1,327.2 @ 10 pts/Sq.Yd	= 13,272 pts	(GRASS)
63.2 @ 100 pts/Sq.Yd	= 6,320 pts	(BAR HARBOR JUNIPER)
10 @ 2,000 pts	= 20,000 pts	(COLORADO BLUE SPRUCE)
2 @ 500 pts	= 1,000 pts	(MALUS SPRING SNOW CRAB TREE FRUITLESS)
4 @ 250 pts	= 1,000 pts	CONIFEROUS SHRUB
	43,592 pts	PROVIDED POINTS

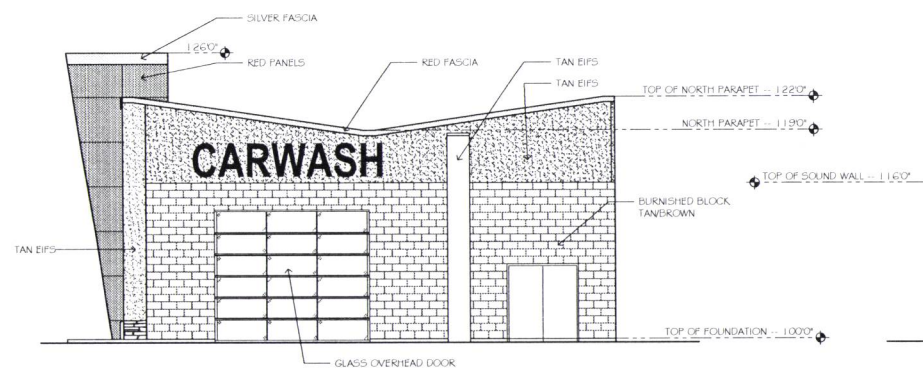
SPERLICH Consulting, Inc.
 82 Columbia St., Suite 1040, Rapid City, SD 57701
 E-MAIL: info@sperrlichinc.com
 P: (605) 721-1400 F: (605) 721-1401
 "Engineering... Surveying... Planning"

LANDSCAPE PLAN / SEEDING TURNING RADIUS LOTS 2 THROUGH 5 OF TRACT A MOUNTAIN HEIGHTS SUBDIVISION

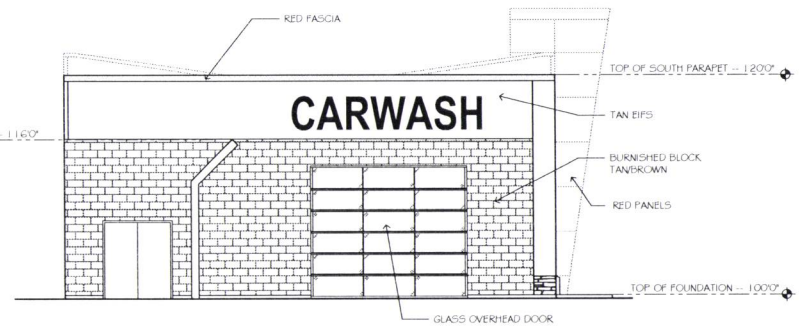
DATE: _____
 REVISIONS: _____
 LEGAL DESCRIPTION: _____
 SHEET 14 OF 14



EAST EXTERIOR ELEVATION
SCALE: 3/16"=1'0"



NORTH EXTERIOR ELEVATION
SCALE: 3/16"=1'0"



SOUTH EXTERIOR ELEVATION
SCALE: 3/32"=1'0"

RECEIVED

FEB 24 2017

RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES

SCHUMGEN DESIGN CONSULTANTS
INC.
324 St Joseph St, Suite 207 Rapid City, SD 57701
605.342.3888
www.schumgeninc.com

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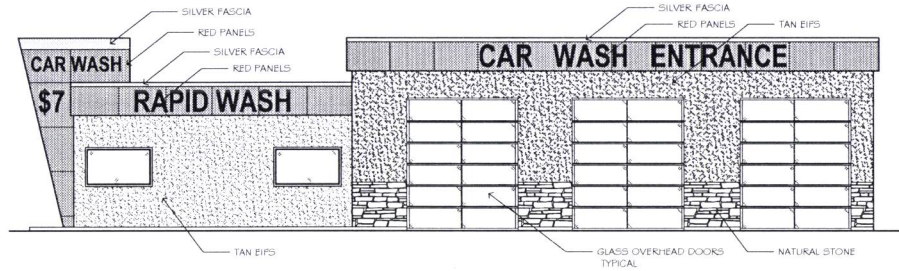
PROJECT TITLE:
**RAPID WASH
HAINES AVE
RAPID CITY, SD 57701**

SHEET TITLE:
**BUILDING #1
EXTERIOR ELEVATIONS**

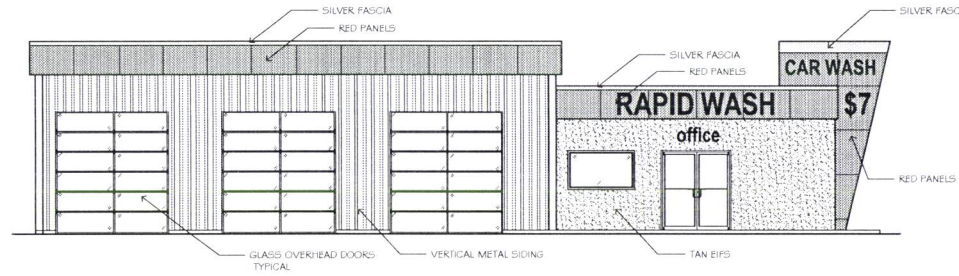
DATE	BY	SHEET	NO.

SHEET
A-2.1

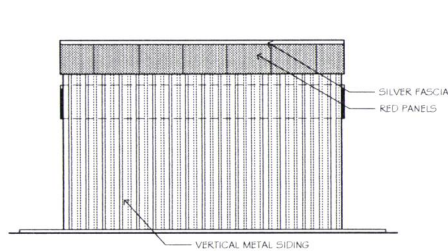
FEB. 24, 2017



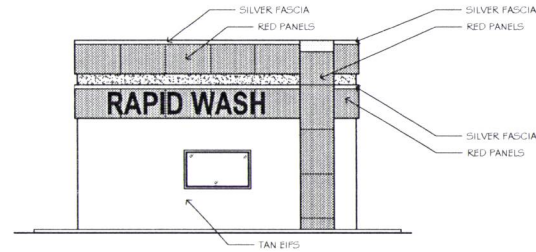
NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

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PROJECT TITLE:
RAPID WASH
HAINES AVE.
RAPID CITY, SD 57701

SHEET TITLE:
BUILDING #2
EXTERIOR ELEVATIONS

DATE:	MM
BY:	100
CHK:	
APP:	
DATE:	11-01

SHEET
A-2.2

FEB. 24, 2017