



CHRISTIANSON

C O M P A N I E S

Written Documentation Narrative: Tommy's Express Car Wash- 200 W. 98th Street

- 1) Owner-Kevin Christianson, Christianson Companies. 4609 33rd Avenue S. Suite 400, Fargo, ND 58104, 701-499-3936, tanner@christiansoncompanies.com. Engineer- Demarc Land surveying & Engineering. Jeffrey Prasch 763-560-3093
- 2) Project Description: We are planning to tear down the existing office building located at 200 W. 98th Street to build a Tommy's Express Car Wash. We will be building a 5,371 Sq. Ft. Steel Frame building. Tommy's Express uses a monthly membership model called TommyClub where customers pay a monthly fee and get unlimited car washes. Single washes are also available for customers that do not choose to join TommyClub. Tommy's Express is a true express wash where customers do not get out of their car during the wash. Once the wash is completed, we offer free vacuums for wash customers. We have also included a packet that includes more information about our product and pictures of other washes that we have built.
- 3) If our CUP is approved, we will submit for building permit as soon as possible. Once we receive a building permit, we will be able to complete construction in about 8 months.
- 4) The hours of operation are 7AM-9PM Monday-Sunday.
- 5) We will have an access and parking easement that will allow the neighbor to the west to have a drive aisle to the back of their property. There will also be 4 parking spots in the easement. We will take 2 and the neighbors will take 2.
- 6) Our car wash will have 2-3 employees working at a time. This includes a cashier, a maintenance person and a manager. We will employ 4-6 fulltime employees, 4-7 part time employees and a manager.
- 7) I have included the ITE trip generation numbers that show an AM Peak of 62 and PM Peak of 73. I also included average wash numbers per day and per hour that are based off of our numbers in 2021 for our 5 washes across the country that were open for all of 2021. Both of these PDFs are included in our submittal package.
- 8) We use 33 Gallons of water per vehicle. We reclaim 10 Gallons per wash with our state-of-the-art reclamation system which equals 23Gal/vehicle. Based on our average wash count numbers, we wash an average of 384 cars per day. With these numbers we would use 12,672 Gallons of water per day, and 8,832 gallons per day would go into the sanitary sewer. Our peak washes in an hour is 36. So based on those numbers we would use 1,188 gallons of water in a peak hour, and 828 gallons of water would go into the sanitary sewer at a peak hour.