



## DEVELOPMENT STAFF REVIEW FORM

**PROJECT TITLE:** Tsunami Car Wash

**ADDRESS:** 999 50<sup>th</sup> Avenue NE, Columbia Heights, MN 55421

**PROJECT DESCRIPTION:** Site Plan Review of 999 50<sup>th</sup> Avenue NE, proposing demolition of an existing office building in preparation of a new construction car wash.

**PUBLIC MEETING SCHEDULE:**

**EDA:** NA

**P/Z:** September 4, 2024

**Work Session:** NA

**City Council:**

**PROJECT MANAGER:** Andrew Boucher

**STAFF REVIEW FORM DUE:** August 19, 2024

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**REVIEWER:** Public Works – Engineering \_\_\_\_\_

**RECOMMENDED FOR APPROVAL:**

- Yes
- Yes, with conditions
- No

**COMMENTS/ CONDITIONS:**

See attached plan review comments.

CITY OF COLUMBIA HEIGHTS  
Public Works Department

TO: ANDREW BOUCHER  
CITY PLANNER

FROM: SULMAAN KHAN  
ASSISTANT CITY ENGINEER

DATE: AUGUST 21st, 2024

SUBJECT: 999 50<sup>th</sup> Ave – Tsunami Car Wash - Site Plan Review

I have reviewed the site/civil plan submittal packet dated 8/5/2024 and have the following requirements/comments for final approval by PW/Engineering:

**General / Plat**

- The City shall require a pre-construction conference prior to any land alteration activities beginning.
- All stormwater best management practices (BMP's) shall have designated drainage and utility easements recorded with the Plat or as a separate document at Anoka County.

**Grading**

- The plan sets erosion control plan and SWPPP, meet the City and MWMO requirements.
- Prior to any site disturbance activities, please provide the city with a copy of Site NPDES Construction Permit.
- Perimeter and entrance erosion control measures **must be installed and inspected by the Engineering department prior to site grading activities beginning**. Coordinate erosion control measures with the Engineering department if building construction is initiated prior to general site grading.
- All slopes greater than 4:1 shall be provided erosion control blanket.
- Catch basin inlet protection, such as Wimco's or equivalent shall be provided on catch basins until restoration is completed. The low point CB's / structures at the BMP's shall also be protected.
- **Tree protection must be fully assembled and approved by the City Forester prior to the beginning of demolition activities for all trees that will not be removed during the project**. Tree protection must follow standards set forth in the tree protection detail in the landscaping plan, any changes must be approved in advance by the City Forester.

**ROW / Utilities / Paving**

- The City of Columbia Heights does not allow for sanitary sewer services to be placed directly into a manhole. The sanitary sewer service must be moved to come in off the main at least 3' outside of the manhole.
- Vehicle stacking needs to show dimensions accommodating 4 spaces per bay at entrance and 1 space per bay at exit at a minimum, pavement width of 12 feet, a length of 20 feet per vehicle, and exclusive of any other required parking spaces or drive aisles.

- To better understand traffic issues resulting from the new car wash site, a queue length analysis should be done to project how many vehicles are expected to queue at the entrance during peak times and whether this could cause backups into the street.
- The water service must be rerouted around the stormwater basin to maintain 7' of cover.
- Where utilities are crossing proper separation must be maintained. If proper cover is not maintained insulation must be installed between the utilities to prevent freezing from occurring. The insulation must go at least 2' beyond the crossing.
- The road surface must be restored in kind or improved condition if digging in the street must occur for utility installation.
- All utilities and storm water features serving the Development shall be privately owned and maintained. All utilities shall meet the City of Columbia Heights specifications for materials and installation.
- Site/Civil work shall be inspected by the City Engineering Department (connection to existing utility system). **24-hour advance notice of an inspection is required.**
- **The City of Columbia Heights does not allow PVC as a material type in the ROW – water main must be DIP.**
- All stormwater best management practices (BMP's) shall have designated drainage and utility easements recorded with the Plat or as a separate document at Anoka County.
- Utility disconnects must be made at the main and inspected by the utility department.
- Location of tree installations (landscape plan) and utility locations should be coordinated to maintain 10' separation from all utilities.
- Provide a set of as-built drawings meeting City requirements at the completion of site/civil construction in both hardcopy and electronic format.

Please provide a set of Revised Plans to the Engineering department for final approval. If you have any questions or need further information, please contact me at (763) 706-3705.

C: Lauren Letsche, Storm Water Specialist  
Liam Genter, City Forester