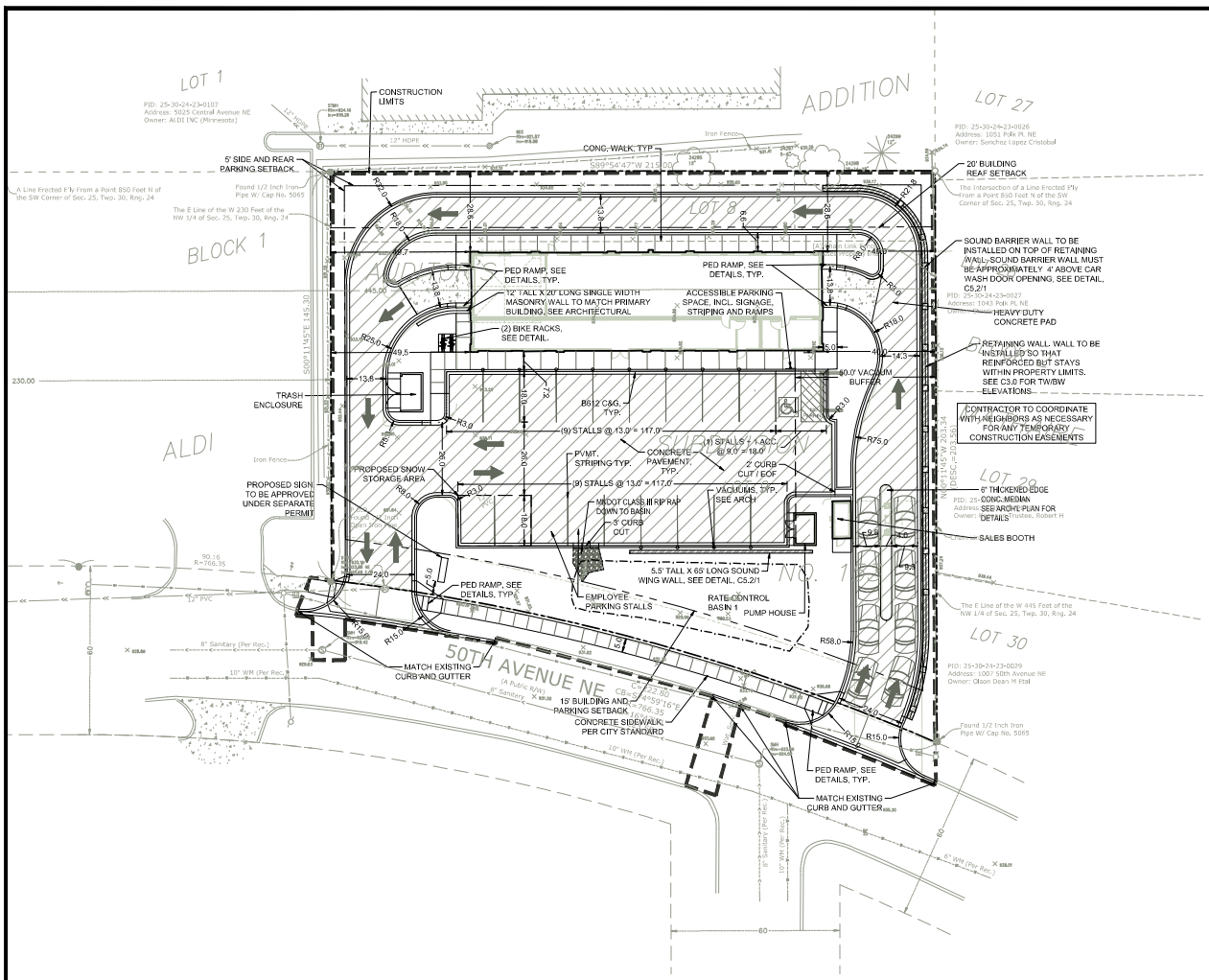

SITE LAYOUT NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
4. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
5. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
6. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
7. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
9. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
10. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
11. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES.
12. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
13. CONTRACTION JOINTS SHALL BE AT TEN-FOOT INTERVALS FOR CURB AND GUTTER AND FIVE-FOOT INTERVALS FOR SIDEWALK. FINAL JOINTING PLAN FOR CONCRETE PAVEMENT TO BE PREPARED BY THE CONTRACTOR.
14. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
15. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
16. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
17. ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
18. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
19. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
20. CONTRACTOR IS RESPONSIBLE TO INSTALL ANY SIDEWALK AND CURBING PER DESIGN PLAN. CONTRACTOR TO VERIFY ALL CURBS AND SIDEWALKS WILL DRAIN PROPERLY IN FIELD CONDITIONS. **CONTRACTOR MUST CONTACT THE CIVIL ENGINEER 24-HOURS PRIOR TO ANY CURB AND/OR SIDEWALK INSTALLATION TO REVIEW AND INSPECT CURB STAKES. CONTRACTOR IS RESPONSIBLE FOR ANY CURB OR SIDEWALK REPLACEMENT IF THIS PROCEDURE IS NOT FOLLOWED.**

SITE PLAN LEGEND:

- HEAVY DUTY CONCRETE PAD, WITH 1% OR LESS CONCRETE SLOPE.
- CONCRETE PAVEMENT, WITH ALTERNATE FOR BITUMINOUS PAVEMENT.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, WITHIN ROW SEE CITY DETAIL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED. HC = ACCESSIBLE SIGN NP = NO PARKING FIRE LANE ST = STOP CP = COMPACT CAR PARKING ONLY
- ACCESSIBILITY ROUTE ARROW (IF APPLICABLE) DO NOT PAINT.

CITY COLUMBIA HEIGHTS SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC SITE NOTES.

OPERATIONAL NOTES

SNOW REMOVAL	ALL SNOW SHALL BE STORED ON-SITE IN TWO DESIGNATED PARKING AREAS. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OFF-SITE.
TRASH REMOVAL	TRASH SHALL BE PLACED IN EXTERIOR TRASH AREA AND REMOVED BY COMMERCIAL CO. WEEKLY.
DELIVERIES	DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).

OWNER INFORMATION

TSUNAMI EXPRESS CAR WASH, LLC.
4800 MEADOWS ROAD, SUITE 300
LAKE OSWEGO, OR 97035
CHRIS SCHULDT
920-744-6862
CHRIS@TSUNAMIEXPRESS.COM

SITE DATA

ZONING SUMMARY		
EXISTING ZONING	CB – GENERAL BUSINESS DISTRICT	
PROPOSED ZONING	SAME	
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT	15'	15'
REAR	25'	25'
SIDE	5'	5'
PARKING SETBACKS		
FRONT	15'	15'
REAR	5'	5'
SIDE	5'	5'
	REQUIRED	PROVIDED
PARKING SUMMARY		
PARKING STALL DIMENSIONS	9 X 18	9 X 18 / 10 X 18
DRIVE AISLE DIMENSIONS	24'	24'
	REQUIRED	PROVIDED
PARKING STALLS - SURFACE	27 + 2 ACCESSIBLE	2 + 4 STACKING

SITE AREA CALCULATIONS

	EXISTING CONDITION			PROPOSED CONDITION		
IMPERVIOUS SURFACES						
BUILDING COVERAGE	6,344 SF	17.5%		4,383 SF	12.1%	
PAVEMENT	18,417 SF	50.8%		21,308 SF	58.8%	
TOTAL	24,761 SF	68.3%	0.6 AC	25,691 SF	70.8%	0.6 AC
PERVIOUS SURFACES						
TOTAL	11,507 SF	31.7%	0.3 AC	10,577 SF	29.2%	0.2 AC
TOTAL SITE AREA	36,268 SF	100.0%	0.8 AC	36,268 SF	100.0%	0.8 AC
DIFFERENCE (EX. VS PROP.)	930 SF	2.6%				
DISTURBED AREA	39,500 SF	0.9 AC				

Know what's **below.** **Call** before you dig.

1" = 20'-0"
10'-0" 0 20'-0"

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
TSUNAMI EXPRESS CAR WASH
999 50TH AVE. NE, COLUMBIA HEIGHTS, MN 55421

OWNER
TSUNAMI EXPRESS CAR WASH, LLC.
4800 MEADOWS ROAD, #300, LAKE OSWEGO, OREGON 97035

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
03/06/24	CITY SUBMITTAL
11/08/24	CITY RESUBMITTAL

PROJECT MANAGER	DAVID WAGNER, E
CONTACT NUMBER	952-947-6950
DESIGNER	DR, MPW
REVIEWED BY	DC
PROJECT NUMBER	23001

REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN

C2.0

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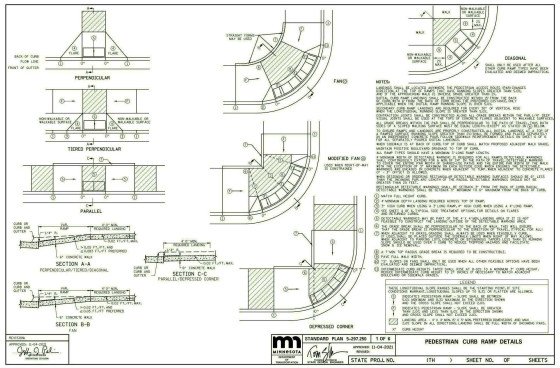

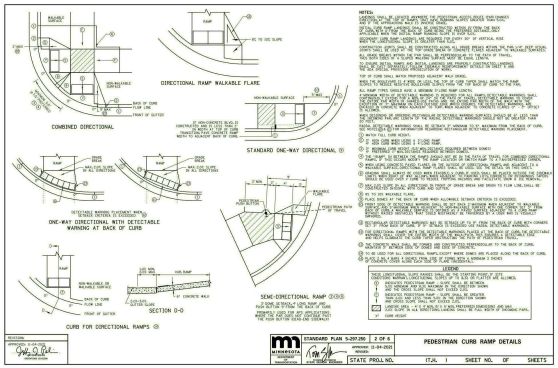

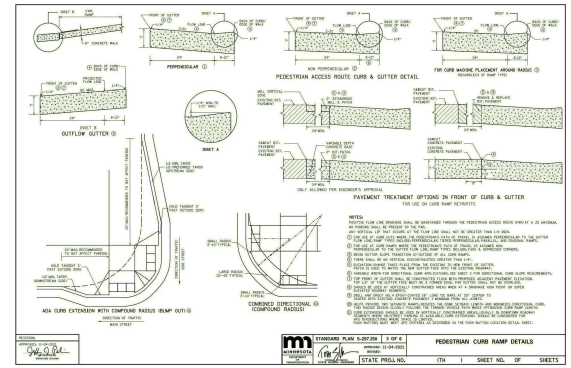

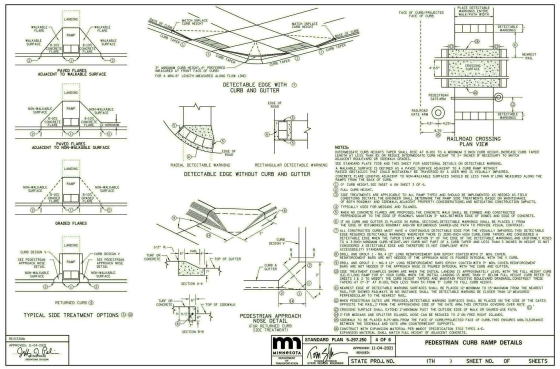

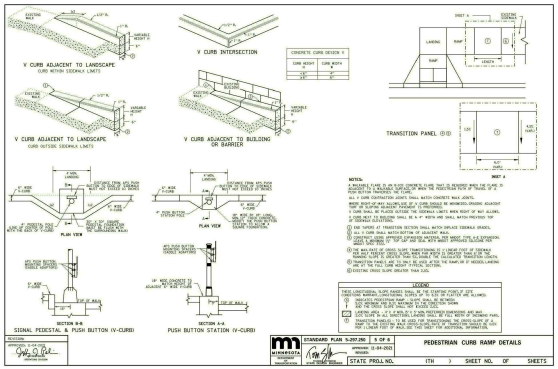

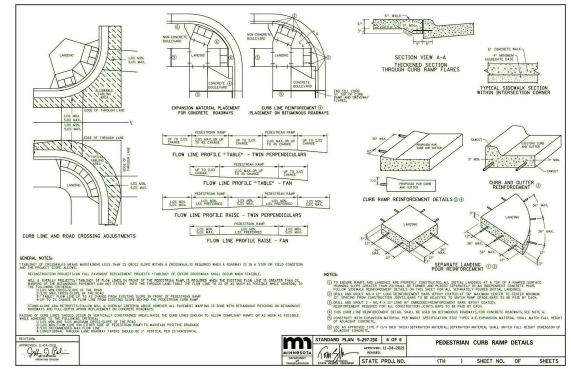

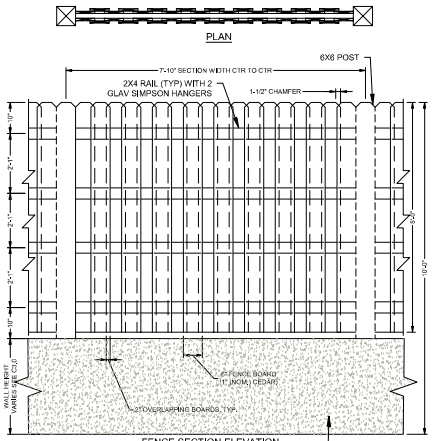

NOTES:
1. FOOTING DIAMETER TO BE 14". MINIMUM DEPTH 60".
2. DIMENSIONS SHOWN ARE NOMINAL FOR WOOD.
3. ALL BOARDS TO BE SCREWED, NOT NAILED.

1 8' WOOD SOUND WALL
NTS

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
TSUNAMI EXPRESS CAR WASH
999 50TH AVE. NE, COLUMBIA HEIGHTS, MN 55421

OWNER
TSUNAMI EXPRESS CAR WASH, LLC.
4800 MEADOWS ROAD, #200, LAKE OSWEGO, OREGON 97035

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

David J. Knaeble
DATE 10/25/24 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
10/25/24	CITY SUBMITTAL
11/22/24	CITY RESUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE P
CONTACT NUMBER	612-647-0900
DRAWN BY	DR, MEYER
REVIEWED BY	DK
PROJECT NUMBER	23001

REVISION SUMMARY

DATE	DESCRIPTION

CIVIL DETAILS

C5.2

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