

Site Address: 10701 Hampshire Ave S

Jennifer Development Company

Plat name: HAMPSHIRE 2ND ADDITION

Proposal: Final Site and Building Plan for a remodel and building addition

PUBLIC WORKS DEPARTMENT DEVELOPMENT PLAN REVIEW

City of Bloomington 1700 West 98th Street, Bloomington, MN 55431 952-563-4870

Applicant Information Scott A. Wiestling Finn Daniels Architects 2145 Ford Parkway, Suite 301 St. Paul, MN 55116 swiestling@finn-daniels.com 651-888-6882

Case No:

Permit No:

Scheduled for: Informal DRC: 9/30/14 Item #1 Formal DRC:

Planning Commission: City Council:

Table with 5 columns: Date Received (9/19/14), Return to (Mike Centinario), Due Date (9/29/14), and two empty columns.

Main review table with 5 columns: Plan Reviewer, Date, Date, Date, Date. Rows include sections like Development/Services, Traffic, Street Design & Construction, Water Resources, Utilities, Maintenance, and Administration.

Email Fax Other

1. Development/Services Section (Plats, Easements, Agreements, Misc.)					
CC = Council Condition of Approval					
PR = Plan Requirement - need to revise plans or satisfy comment prior to the issuance of permits					
S/R = Suggestion/Recommendation					
CC	PR	S/R	Comment	Date & Initial	Date Complete
Miscellaneous Comments					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Furnish a revised Grading, Drainage, Utility, and Erosion Control plan. Plans shall be reviewed and approved by the City Engineer prior to issuance of permits.	9/29/14 JCD	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MN licensed Civil Engineer must design and sign all civil plans, including Grading, Drainage, Utility and Erosion Control plans.	9/29/14 JCD	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Connection charges shall be due prior to issuance of utility permits – dollar amount to be determined.	9/29/14 JCD	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prior to the issuance of the Certificate of Occupancy, developer/contractor must submit electronic utility as-builts to the Public Works Department.	9/29/14 JCD	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Transportation Demand Management (TDM) Plan shall be submitted prior to the issuance of permits. Tier 2	9/29/14 JCD	
Standard Notes to Add to Plan					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Temporary street signs, lighting, and addresses shall be provided during construction.	9/29/14 JCD	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Contractor shall obtain a Public Works Permit Application for obstructions and concrete work within Right-of-Way. Permit is required prior to removals or installation. Contact Brian Hansen at 952-563-4543 or bhansen@BloomingtonMN.gov for permit application and for fee information.	9/29/14 JCD	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public Works permit application for underground work within the Right-of-Way is required prior to removal or installation of sanitary, water or storm work within the public right-of-way. Contact Utilities at 952-563-4568 for permit application and for fee information.	9/29/14 JCD	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Restore City street by complying with the City Street Improvement Policy; contact Utilities (952-563-4568) for the requirements and show this on the plan.	9/29/14 JCD	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Contractor shall obtain Hennepin County Permit for work within right-of-way. Contact Hennepin County Permit Engineer at 612-596-0336 for permit application and fee information. Old Shakopee Road.	9/29/14 JCD	

2. Traffic Section & Street Design / Construction Section					
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CC	PR	S/R	Comment	Date & Initial	Date Complete
Standard Traffic Notes to Add to Plan					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All parking stalls to be painted with white striping.	9/22/14	

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All construction and post-construction parking shall be on-site – no on-street parking/loading/unloading allowed. (Add to removal, utility or site plan sheets)	9/22/14 ALM	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All public sidewalks shall not be obstructed.	9/22/14 ALM	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storage of materials or equipment shall not be allowed on public streets or within public right-of-way. (Add to removal, utility or site plan sheets)	9/22/14 ALM	
Street Design					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show and label all property lines and easements on all plan sheets.	9/22/14 BPS	
Sidewalks					
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sidewalk meeting current code requirements shall be constructed in new sidewalk/bikeway easement at developer /owner's expense.	9/22/14 ALM	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Illustrate that sidewalks do not exceed 2% maximum cross slope and 5% maximum longitudinal grade per ADA requirements by showing appropriate spot elevations and contours on the plan.	9/22/14 BPS	
Parking					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bicycle parking spaces shall be provided (i.e., bike rack), number to be approved by the City Engineer.	9/22/14 ALM	

3. Water Resources Section

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S/R = Suggestion/Recommendation

CC	PR	S/R	Comment	Date & Initial	Date Complete
Storm Water Comments					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Stormwater Management Plan/Report shall be provided which includes: <ul style="list-style-type: none"> o Stormwater Rate Control – No net increase in runoff. o Storm Water Volume Control – no increase in volume. o Water Quality Treatment meeting requirements of Bloomington Comprehensive Surface Water Management Plan (CSWMP) www.ci.bloomington.mn.us/cityhall/dept/pubworks/engineer/waterres/waterres.htm#mgmtplan o Maintenance Schedule/Plan for Stormwater BMP signed by property owner to be filed on record with Hennepin County. Proof of filing must be submitted to Engineering. 	9/22/14 SWS	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	An NPDES construction site permit and SWPPP shall be provided. The name and phone number of party responsible for erosion control shall be included; if greater than, one acre is disturbed.	9/22/14 SWS	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will existing pond be modified or enlarged for additional stormwater impacts? Or Build another pond?	9/22/14 SWS	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide grading, drainage & erosion control plans/details.	9/22/14 SWS	

Erosion/Sediment Control Comments				
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Erosion Control Bond required prior to issuance of permits – dollar amount to be determined by Jen Desrude. Contractor to provide bid prices to install, maintain and remove EC devices.	9/22/14 SWS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	An Erosion Control Plan shall be provided which includes: <ul style="list-style-type: none"> o Erosion Control BMP locations shown on the plan. o Notes for maintenance (1/3 capacity, damage, tracking onto streets) and inspection (who is responsible, frequency), etc., consistent with the <i>MPCA Protecting water Quality in Urban Areas BMP Manual</i> (Nov. 2000). o Use of updated City of Bloomington Standard Details from the City of Bloomington website: www.ci.bloomington.mn.us/cityhall/dept/pubworks/engineer/streets/specific.htm o No bales allowed for inlet protection and/or ditch checks. o All materials shall meet MnDOT approved materials list: www.mrr.dot.state.mn.us/materials/apprprod.asp o Use approved inlet protection at all active storm sewer inlets; only basket or sack style in traffic areas. o Include turf establishment plan. 	9/22/14 SWS

General Comments				
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	HDPE Pipe connections into all concrete structures shall be made with watertight materials, utilizing an A-Lok or WaterStop gasket or boot, cast-in-place rubber boot, or approved equal. Where the alignment precludes the use of the above-approved watertight methods, Conseal 231 waterstop sealant, or approved equal will only be allowed as approved by the Engineer.	9/22/14 SWS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Add note to plan - contact Utilities Division (952-563-8777) regarding permit for storm sewer construction.	9/22/14 SWS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	After City staff approves the Stormwater Management plans, an extra set of plans and Stormwater Management plan will be needed for submittal to Lower Minnesota Watershed District for review and comment.	9/22/14 SWS

4. Utilities Division

Code Requirements

Unused water services shall be properly abandoned (Sec. 11.15).

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General					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sewer Availability Charge (SAC) be satisfied. Contact the Met Council at 651-602-1378 for a SAC determination, which is required by the Metropolitan Council Environmental Services.	9/22/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There shall be at least a 10-foot horizontal separation between water and sewer lines.	9/22/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water mains crossing storm or sanitary sewers shall have a minimum of 18-inch vertical separation.	9/22/14 ECW	

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use updated City of Bloomington Standard Details from the City of Bloomington website: www.ci.bloomington.mn.us/cityhall/dept/pubworks/handouts/enghandouts.htm#details .	9/22/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide peak hour and average day water demand and wastewater flow estimates	9/22/14 ECW	
Water					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Additional valves required for system isolation. (Longest interval shall not exceed 400 feet.)	9/22/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Install enough hydrants to provide fire protection for the entire building (each hydrant covers a 150' radius).	9/22/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide valving such that the building service can be isolated without shut down of the supply to hydrants.	9/22/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a minimum of 8 feet and a maximum of 10 feet of cover on all water lines, valves, services etc.	9/22/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use Class 52 DIP water main for pipe 12" in diameter and smaller. (8 mil min. polywrap on all DIP is required.)	9/22/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Approval of plans and specifications for this development are to be approved by the Minnesota Department of Health (MDH). It is the responsibility of the developer to: <ul style="list-style-type: none"> o Submit the required signed documents and fees to the MDH including the MDH Plan Review Fee Sheet. o Provide a copy of the MDH approval letter for the project to the City of Bloomington. Information regarding the MDH Plan Review may be obtained by visiting the MDH Environmental Health Division website: www.health.state.mn.us/divs/eh/water/planreview/index.html . No permits will be issued before the City has received the MDH Plan Approval Letter. <u>Please note that MDH review may take up to 6 weeks.</u>	9/22/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water and sewer services will be affected by the building expansion.	9/22/14 ECW	
Sanitary Sewer					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	An inspection manhole is required on all commercial sewer services.	9/22/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use standard short cone manholes (no steps allowed).	9/22/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use schedule 40, SDR 26, or better for PVC sewer services	9/22/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Design sewer (mainline pipes, clean-outs, manholes, and services) with adequate depth of cover, or (high-density polystyrene) insulation to prevent freezing.	9/22/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Install interior chimney seals on all sanitary sewer manholes.	9/22/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Redevelopment projects in the City of Bloomington generally increase the density of property use throughout the City. As a result, the demand upon the remaining capacity of	9/22/14 ECW	

			the existing wastewater infrastructure is being pushed beyond system limits. To allow these redevelopment projects to move forward, additional wastewater capacity must be built into the system to accommodate the desired growth. Bloomington is in the process of developing a fair cost-sharing program that will address future funding for the needed wastewater system capacity improvements. This project will likely be required to participate in the cost-sharing of system upgrades in accordance with the City's cost sharing program once it has been finalized by the City.		
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Standard Notes to Add to Plan

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A note shall be added to the plans stating: Taps of live water mains to be done by City forces; however, they shall be paid for and coordinated by the Contractor.	9/22/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All components of the water system, up to the water meter or fire service equipment, (i.e. mainline pipes, services larger than 2", valves, fittings, caps, etc.) shall utilize protective internal coatings meeting current ANSI/AWWA Standards for cement mortar lining or special coatings. The use of unlined or uncoated (cast-iron, gray-iron, steel, galvanized, etc.) pipe shall not be allowed.	9/22/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Combination Fire and Domestic services must terminate with a thread on flange or an MJ to flange adapter.	9/22/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Utility and mechanical contractors shall coordinate installation of water service pipes, fittings, and valves all the way into the building (i.e. up to meters and/or fire service equipment) to accommodate City inspection and testing.	9/22/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Utility and mechanical contractors shall coordinate installation of sewer services all the way into the building to accommodate City inspection and testing.	9/22/14 ECW	

5. Maintenance Section

No comment.

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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			