Permit Application Review

Permit No. 2019-08
Received complete: March 19, 2019

Applicant:	Steve Stadler; City of Hopkins
Consultant:	Laura Detzler; Anderson-Johnson Associates
Project:	Building Addition and Site Improvements at Hopkins City Hall
Location:	1010 1st Street South: Hopkins
Rule(s):	4, 5 and 10
Reviewer:	BCO

General Background & Comments

The project proposes the construction of, 1) a building addition on the north side of City Hall that will be the new main entrance and, 2) sidewalk, retaining walls and other exterior decorative features at Hopkins City Hall, 1010 1st Street South.

The project site information is:

- Total Site Area: 1.87 acres (81,535 square feet)
- Existing Total Site Impervious Area: 1.56 acres (67,930 square feet)
- New Impervious Area: 0.011 acres (479 square feet)
- New Total Site Impervious Area : 68,409 square feet
- 0.7% increase in the percentage of site impervious area
- Disturbed and reconstructed impervious area: 0.070 acres (3,049 square feet)
- 4.5% of the existing impervious area will be disturbed and reconstructed
- Total disturbed area: 8,973 square feet

The Nine Mile Creek Watershed District's Rule for Redevelopment, Rule 4.2.3, states, if a proposed activity will disturb more than 50% of the existing impervious surface on a parcel or will increase the imperviousness of the parcel by more than 50%, storm water management will apply to the entire project parcel. Otherwise, the storm water requirements will apply only to the disturbed areas and additional impervious area on the parcel. Since the increase in site impervious area is 0.7% and 4.5% of the existing site impervious area will be disturbed and reconstructed, storm water management is required for the 8,973 square feet of disturbed area that includes 3,528 square feet of new and disturbed and reconstructed impervious area.

The District's requirements for both storm water management and erosion and sediment control apply to the project because more than 50 cubic yards of material will be disturbed and 5000 square feet or more surface area disturbed, Rules 4.2.1a and b and 5.2.1a and b.

Volume retention, rate control and water quality management will be provided within six (6) landscape areas (Basins) to be constructed on-site.

Silt fence, sediment control logs and inlet protection are to be installed to provide erosion control.

Exhibits

1. Permit Application dated February 13, 2019.
2. Plans dated November 13, 2018, prepared by Anderson-Johnson.
3. Storm Water Management calculations dated February 20, 2019 prepared by Anderson-Johnson.
4. Geotechnical Report dated November 21, 2018 prepared by Braun Intertec.
5. E-mail correspondence dated March 4, 2019 from Barr Engineering stating that the application was considered incomplete until 2 items stated were revised/provided.
6. Correspondence dated March 19, 2019 from Anderson-Johnson on behalf of the applicant requesting consideration of a variance from Rule 4.3.1a (i) – requiring pretreatment of surface runoff prior to discharging to an infiltration facility.

The submittal is now complete.

4.0 Stormwater Management

Stormwater management, volume retention, rate control and water quality management will be provided within six landscape areas (Basins) to be constructed on the site.

The existing and proposed 2, 10 and 100 year frequency discharges from the site are:

Frequency	Existing Discharge to the northeast c.f.s.	Proposed Discharge to the northeast c.f.s.
2 year	<1.0	<1.0
10 year	<1.0	<1.0
100 year	1.4	1.6

The existing and proposed discharge points drain to the north to the 1st Street South storm sewer system. The discharge points from the 6 basins are within 150 feet of each other. Therefore because of the proximity and that the discharge is to the same existing storm sewer along 1st Street, they have been combined and considered one discharge point leaving the site. The existing discharge from the other locations on the site will not be affected by the project and will not change from existing conditions. The increase in the proposed discharge

for the 100-year storm event is considered within the degree of engineering accuracy for determining rates of runoff. Rule 4.3.1b is met.

An infiltration volume of 323 cubic feet is required from the 3,528 square feet of new and disturbed and reconstructed impervious area. The soils information provided indicates the underlying soils as silty sand (SM) over poorly graded sand (SP) having an infiltration rate of 0.45 inches/hour using the Minnesota Storm Water Manual. A volume of 466 cubic feet will be provided by the Basins (323 cubic feet required). An area of 179 feet is required, with an area of 714 square feet provided, for volume retention using this infiltration rate. This is based on a maximum allowable inundation depth of 1.8 feet within the Basins with a required drawdown in 48 hours (4.3.1a (ii)).

The District's water quality criterion requires a 60% annual removal efficiency for phosphorus and 90% annual removal efficiency for total suspended solids. The results of a MIDS calculator submitted indicate the Basins provide an annual removal efficiency of 98.9% for total suspended solids (34 lbs.) and an annual removal efficiency of 98.7% for total phosphorus (0.18 lbs.). Rule 4.3.1c is met.

The borings submitted indicate that groundwater was not encountered to a depth of 19 feet, elevation 905.3 +/- M.S.L. The bottom elevation of the lowest of the six Basins is 915.6 M.S.L., a separation of 10.3 feet. A three (3) foot separation is required between the bottom of an infiltration facility and groundwater.

The proposed finished floor elevation of the building addition is 924.3 M.S.L. The following table shows the calculated flood elevation of each basin and the separation, in feet, between the basins flood elevation and the low floor elevation of the structure.

Basin	Flood Elevation (M.S.L.)	Separation (feet)
A	916.8	7.5
B1	922.1	2.2
B2	920.6	5.7
C	916.5	7.8
D	916.9	7.4
E	917.2	7.1

The required minimum 2 feet of separation between the calculated flood elevation of a constructed facility and the low floor elevation of a new or reconstructed structure is met, Rule 4.3.3c. In addition, compliance with the portion of Rule 4.3.3 requiring 2 feet of separation between the calculated flood elevation of a facility and the low opening of a new or reconstructed structure is also provided.

In accordance with Rule 4.3.1a (i), the pre-treatment of runoff prior to the infiltration area will be provided for Basins B1 and B2 by runoff sheet-flowing across pervious turf area prior to the basins. The turf grass acts as a filter providing the required pretreatment of storm water

upstream of an infiltration area. However because of the limited area available, pretreatment as required cannot be provided for Basins A, C, D and E. A variance is requested for compliance with this section of the Rule.

In accordance with Rule 4.3.4, a post-project chloride management plan must be provided that will, 1) designate an individual authorized to implement the chloride-use plan and 2) designate a MPCA certified salt applicator engaged in the implementation of the chloride-use plan for the site.

5.0 Erosion and Sediment Control

The submitted erosion and sediment control plan includes silt fence, sediment control logs and inlet control. The project contact is Steve Stadler, City of Hopkins

10.0 Variances and Exceptions

A variance request for compliance with Rule 4.3.1a (i) (attached) has been prepared by Anderson-Johnson for the City of Hopkins to address Rules 10.1-10.4. The variance request is for providing pre-treatment of surface runoff prior to discharging to an infiltration facility for Basins A, C, D, and E. Compliance with the Rule will be provided for Basins B1 and B2.

It is the engineer opinion that with the basins located at the entrance to City Hall and visible to anyone entering City Hall, any accumulation of sediment or other materials within the basins whether pre-treatment is provided or not will likely be maintained more frequently than stipulated in the District's maintenance terms.

11.0 Fees

Because the property owner is a public entity, no fees are charged.

Rules 2.0-6.0 ..... $0

12.0 Sureties

Because the property owner is a public entity, the District's financial assurance requirements do not apply.

Sureties for the project are: $0

Findings

The proposed project includes the information necessary, plan sheets and erosion control plan, for review.

1. Rules 4 and 5 are met.

   The applicant is requesting a variance from compliance with Rule 4.3.1a (i), pretreatment of surface water prior to discharging to an infiltration facility. Because the basins are surface facilities (rather than below ground) and that these facilities are located within the sidewalk area between the existing parking lot and 1st Street, the area and elevation (depth) is limited for providing the pretreatment. Maintenance by the City will likely be more frequent for all of the basins, whether pre-treatment is provided or not, because of their location and visibility at the entrance to City Hall.

Recommendation

Approval, contingent upon:

1. General Conditions
2. In accordance with Rule 4.3.5, submission of a document signed by an official with authority with the City of Hopkins being a public entity assuming the maintenance obligation for the on-site storm water management facilities.

By accepting the permit, when issued, the applicant agrees to the following stipulations:

1. Per Rule 4.5.6, an as-built drawing of the storm water facilities, including a stage-volume relationship in tabular form, for the six basins constructed conforming to the design specifications as approved by the District must be submitted.
2. Submission of a plan for post-project management of Chloride use on the site. The plan must include 1) the designation of an individual authorized to implement the chloride use plan and 2) the designation of a Minnesota Pollution Control Agency certified salt applicator engaged in the implementation of the chloride-use plan for the site.

Board Action

It was moved by Manager _____, seconded by Manager _____ to approve permit application No. 2019-08 with the conditions recommended by staff.

Permit #: 2019-08
Project Name: Hopkins City Hall Improvements; 1010 1st Street South: Hopkins
Approval Date: April 17, 2019

General Provisions

1. All temporary erosion control measures shown on the erosion and sedimentation control plans must be installed prior to commencement of surface or vegetation alteration and be maintained until completion of construction and vegetation is established as determined by NMCWD.

   If silt fence is used, the bottom flap must be buried and the maximum allowable spacing between posts is 4-foot on center. All posts must be either 2-inch x 2-inch pine, hardwood, or steel fence posts. If hay bales are used, all bales must be staked in place and reinforced on the downstream side with snow fence.

2. All areas altered because of construction must be restored with seed and disced mulch, sod, wood fiber blanket, or be hard surfaced within two weeks after completion of land alteration and no later than the end of the permit period.

3. Upon final stabilization, the permit applicant is responsible for the removal of all erosion control measures installed throughout the project site.

4. At the entryway onto the site, a rock filter dike being a minimum of two feet in height and having maximum side slopes of 4:1 must be constructed. This rock filter dike will enable construction traffic to enter the site and also provide an erosion control facility.

5. If dewatering is required and sump pumps are used, all pumped water must be discharged through an erosion control facility prior to leaving the construction site. Proper energy dissipation must be provided at the outlet of the pump system.

6. The NMCWD must be notified a minimum of 48 hours prior to commencement of construction.

7. The NMCWD, its officers, employees and agents review, comment upon, and approve plans and specifications prepared by permit applicants and their consultants for the limited administrative purpose of determining whether there is reasonable assurance that the proposed project will comply with the regulations and criteria of the NMCWD. The determination of the NMCWD that issuance of this permit is appropriate was made in reliance on the information provided by the applicant.

8. The grant of this permit shall not in any way relieve the permittee, its engineer, or other professional consultants of responsibility, nor shall it make the NMCWD responsible for the technical adequacy of the engineer's or consultant's work. The grant of this permit shall not relieve the permittee from complying with all conditions and requirements of the permit which shall be retained by the permittee with the permit.

9. The issue of this permit does not convey any property rights in either real or personal property, or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of federal, state, or local laws or regulations.

10. This permit is permissive only. No liability shall be imposed upon the NMCWD or any of its officers, agents or employees, officially or personally, on account of the granting of this permit or on account of any damage to any person or property resulting from any act or omission of the permittee or any of its agents, employees, or contractors.

11. In all cases where the doing by the permittee of anything authorized by this permit shall involve the taking, using, or damaging of any property, rights or interests of any other person or persons, or of any publicly-owned lands or improvements or interests, the permittee, before proceeding therewith, shall obtain the written consent of all persons, agencies, or authorities concerned, and shall acquire all necessary property, rights, and interest.

12. The permit is transferable only with the approval of the NMCWD (see NMCWD Rule 1.0). The permittee shall make no changes, without written permission previously obtained from the NMCWD, in the dimensions, capacity, or location of any items of work authorized by this permit.

13. The permittee shall grant access to the site at all reasonable times during and after construction to authorized representatives of the NMCWD for inspection of the work authorized by this permit.

14. This permit may be terminated by the NMCWD at any time deemed necessary in the interest of public health and welfare, or for violation of any of the provisions of this permit.

15. Construction work authorized under this permit shall be completed on or before date specified above. The permittee may, in writing, request that the NMCWD extend the time to complete the project in accordance with NMCWD Rule 1.0.

Permit No.2019-08

Is hereby issued to Steve Stadler, City of Hopkins, subject to the conditions specified in the attached form:

For improvements at Hopkins City Hall located at 1010 1st Street South in Hopkins.

Jodi Peterson, Chair
Nine Mile Creek Watershed District

This permit expires on: May 1, 2020

ANDERSON - JOHNSON ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE • SITE PLANNING • CIVIL ENGINEERING

Memorandum

Project:	Hopkins City Hall Remodel	Project No.:	18102
Client:	City of Hopkins	Date:	March 19, 2019
Memo To:	Nine Mile Creek Watershed District	Subject:	Request For Variance
Memo By:	Mandy Backstrom	cc:	Laura Detzler, AJA Brooke Smith, Wold Jonathan Loose, Wold John McNamara, Wold Steve Stadler, City of Hopkins

To Whom It May Concern:

On behalf of the City of Hopkins, we are requesting a variance for the proposed Hopkins City Hall Remodel project. The variance being requested is as follows:

1. **Rule 4.3.1a (I) – Pretreatment is being provided via a grass buffer strip / swale prior to draining into Basin B1 and Basin B2. However, due to property and existing site feature constraints, Basins A, C, D, and E are being proposed without pretreatment devices.**

Project Summary: The building addition is being proposed to expand the entrance vestibule at City Hall to provide ease of accessibility for city patrons. As part of the project, upgrades are being proposed to improve the overall aesthetics of the building entrance and plaza area where art work and other local works will be displayed for the community. Due to the limited amount of space in this area, the size of the addition was limited to what is displayed on the plans, and concrete walks have been maximized to provide comfortable pedestrian ways while still allowing for display areas. A retaining wall is being proposed north of the walk parallel to the proposed addition which allows space for the proposed infiltration features B1 and B2. Smaller green spaces have been utilized and are proposed to be converted into infiltration features A, C, D, and E.

Per Nine Mile Creek Watershed Rules Chapter 10:

10.1.1 That because of unique conditions inherent to the subject property, which do not apply generally to other land or structures in the District, undue hardship on the applicant, not mere inconvenience, will result from strict application of the rule;

Response: Due to the limited amount of green space on the property, we have converted the available green space into infiltration features. Grades have been manipulated as much as possible to sheet drain the runoff from the proposed hard surface areas in order to provide the required treatment per watershed rules to the maximum extent practicable. Hard surface areas draining to these features includes sidewalks and roof area from the addition. No parking areas are proposed to drain into these basins.

Installing pretreatment devices at basins A, C, D, and E would either reduce the amount of treatment area we can provide or reduce the amount of sidewalk for ease of pedestrian access. In addition to these challenges, grading would need to be adjusted to drain the runoff to a single point in the sidewalk areas which would result in potential runoff pooling, icing, and tripping hazards for pedestrians using these pathways.

10.1.2 That the hardship was not created by the landowner, the landowner's agent or representative, or a contractor, and is unique to the property. Economic hardship alone may not serve as grounds for issuing a variance if any reasonable use of the property exists under the terms of the District rules;

Response: The hardship has not been created by the landowner or the landowner's representative. The amount of available space is simply limited for this property. There is no economic hardship related to this request.

10.1.3 That the activity for which the variance is sought will not materially adversely affect water resources, flood levels, drainage or the general welfare in the District; and

Response: The lack of pretreatment devices at the above stated locations will not materially adversely affect water resources, flood levels, drainage or the general welfare in the District.

10.1.4 That there is no feasible and prudent alternative to the proposed activity requiring a variance.

Response: There is no feasible or prudent alternative for pretreatment devices that would improve the proposed activity.

We appreciate your consideration of this request and would be glad to discuss with you further should you desire additional information. Feel free to contact me with any questions at 763-544-7129 or mandy@ajainc.net.

Thank you!

Bob Obermeyer

From: Mandy Backstrom <Mandy@ajainc.net>
Sent: Tuesday, March 19, 2019 1:30 PM
To: Bob Obermeyer
Cc: Jonathan Loose; Laura Detzler; Steve Stadler
Subject: Hopkins City Hall
Attachments: HOPKINS CITY HALL.xls

Importance: High

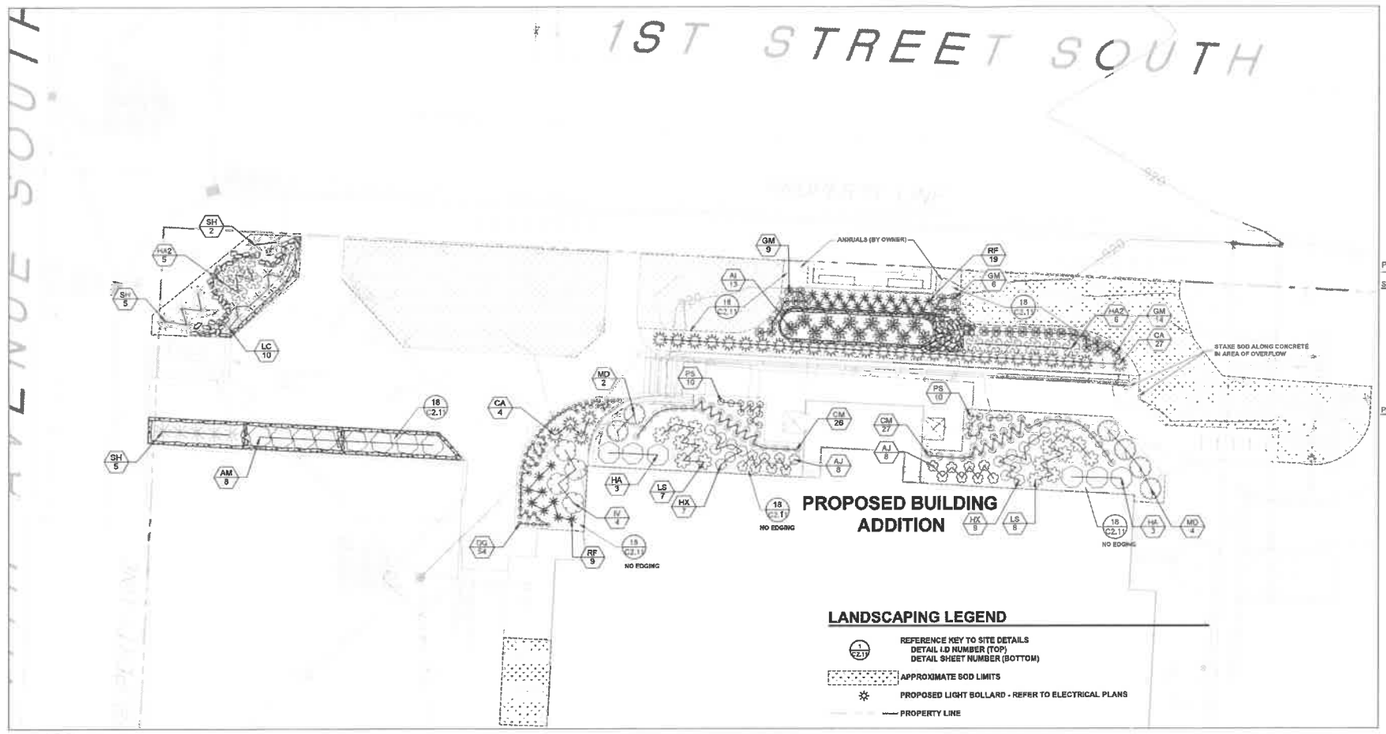
Bob,

I've attached my MIDS spreadsheet with the changes we discussed. The basins are sized appropriately and would provide 99% TSS and TP removal.

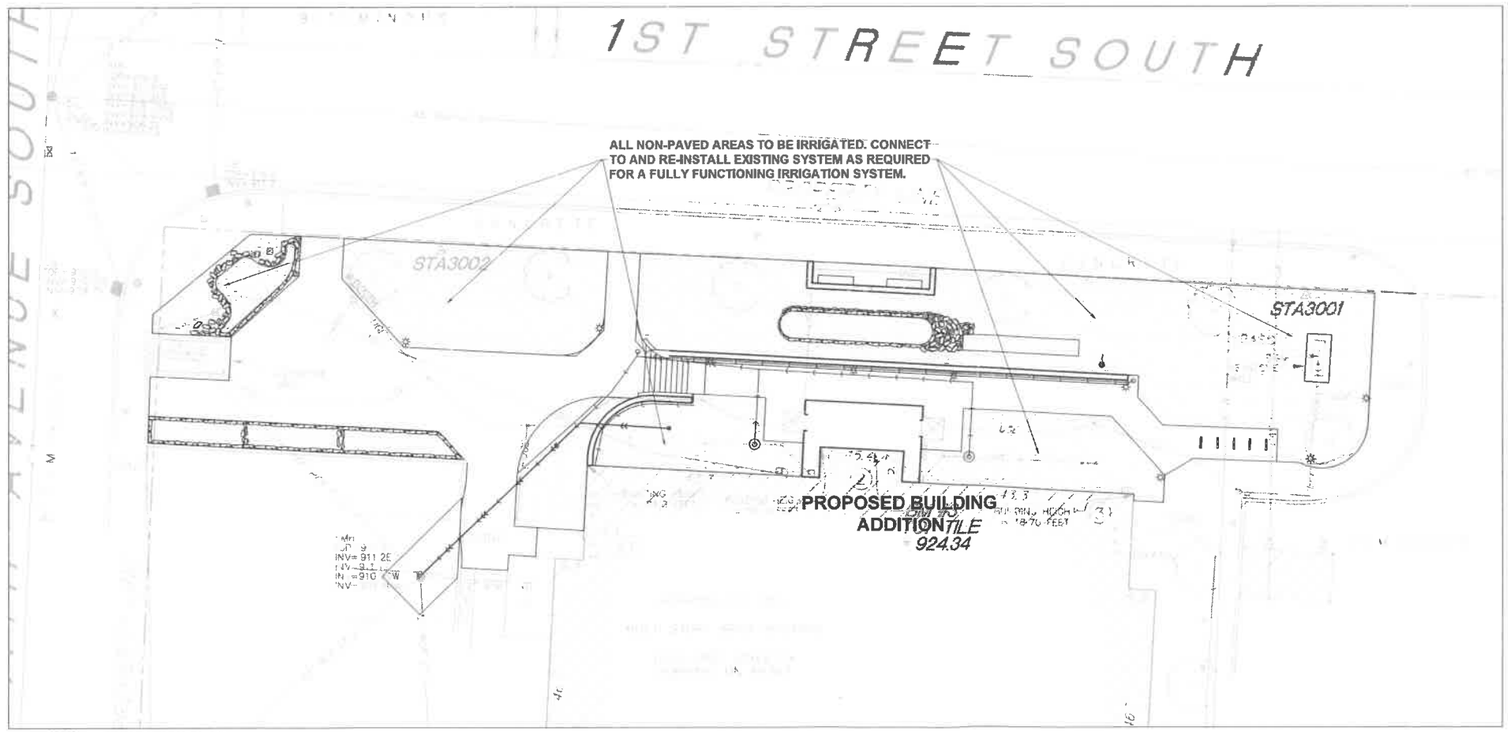
We'll still need to request variance for the pretreatment. Do you have the variance example you mentioned that you can send me please so we can wrap this up and get it to the board?

Thanks,

Mandy Backstrom, EIT
Anderson-Johnson Associates, Inc.
7575 Golden Valley Road | Suite 200 | Minneapolis, Minnesota 55427
763.544.7129
ajainc.net



1 C1.41 **LANDSCAPE PLAN**



2 C1.41 **IRRIGATION PLAN**

LANDSCAPING NOTES:

1. REFER TO SHEET C121, GRADING AND DRAINAGE PLAN, FOR GENERAL NOTES.
2. LANDSCAPE ARCHITECT MUST INSPECT AND APPROVE FINISH GRADING BEFORE CONTRACTOR PROCEEDS WITH SODDING AND SEEDING.
3. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD WHICH ARE NOT DESIGNATED TO BE PAVED SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SODDED OR PLANTED.
4. WHERE NEW SOD MEETS EXISTING TURF, EXISTING TURF EDGE SHALL BE CUT TO ALLOW FOR A CONSISTENT, UNIFORM STRAIGHT EDGE. JAGGED OR UNEVEN EDGES WILL NOT BE ACCEPTABLE. REMOVE TOPSOIL AT JOINT BETWEEN EXISTING AND NEW AS REQUIRED TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING.
6. FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, THE CONTRACTOR SHALL RE-SOD OR RE-SEED ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER.
7. BEGIN TURF ESTABLISHMENT IMMEDIATELY AFTER SODDING OR SEEDING. REFER TO SPECIFICATION FOR PROCEDURE.
8. ALL SHRUBS SHALL RECEIVE 4" DEPTH OF CLEAN SHREDDED HARDWOOD MULCH, UNLESS OTHERWISE SPECIFIED.
9. ALL PLANT MATERIALS SHALL BE NO. 1 QUALITY, NURSERY GROWN AND SPECIMENS MUST BE MATCHED.

PLANT SCHEDULE

SHRUBS		CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY
	H C2.1	AM	Aronia melanocarpa / Chokeberry	#5	8
		HA	Hydrangea arborescens 'Annabelle' / Annabelle Smooth Hydrangea	#5	6
		IV	Ilex verticillata 'Red Sprite' / Red Sprite Winterberry	#5	4
		MD	Microbiota decussata / Siberian Carpet Cypress	#5	6
PERENNIALS / ORNAMENTAL GRASSES	**CODE**	**BOTANICAL NAME / COMMON NAME**	**CONT**	**QTY**
	17 C2.17	AI	Asclepias incarnata / Rose Milkweed	#1	13
		AJ	Astilbe japonica 'Ellie' / Ellie Astilbe	#1	16
		CA	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	#1	31
		CM	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge	#1	53
		DG	Dianthus gratianopolitanus 'Firewitch' / Firewitch Cheddar Pinks Dianthus	4"	54
		GM	Geranium maculatum / Wild Geranium	4"	29
		HA2	Helenium autumnale / Sneezeweed	#1	11
		HX	Hosta x 'Abiqua Drinking Gourd' / Abiqua Drinking Gourd Hosta	#1	16
		LS	Ligularia stenocephala 'The Rocket' / Rocket Ligularia	#1	15
		LC	Lobelia cardinalis / Cardinal Flower	#1	10
		PS	Phlox subulata 'Emerald Pink' / Emerald Pink Creeping Phlox	#1	20
		RF	Rudbeckia fulgida 'Goldstrum' / Goldsturm Rudbeckia	#1	28
		SH	Sporobolus heterolepis / Prairie Dropseed	#1	12

IRRIGATION NOTES:

1. REFER TO SHEET C121, GRADING AND DRAINAGE PLAN, FOR RELATED NOTES.
2. WATER SOURCE: WATER WILL BE AVAILABLE FROM THE EXISTING CAPPED PIPE MAINLINE TO BE LOCATED ONSITE.
3. COORDINATE INSTALLATION WITH THE WORK OF OTHERS.
4. SUBMIT SHOP DRAWINGS WHICH INDICATE SPRINKLER HEADS, CONTROL EQUIPMENT, VALVES, PIPING, AND OTHER RELATED EQUIPMENT TO BE USED.
6. PRIOR TO THE WORK, THE CONTRACTOR SHALL PREPARE AND PROVIDE A DESIGN FOR THE IRRIGATION SYSTEM, TO BE APPROVED BY THE LANDSCAPE ARCHITECT, SHOWING ALL SPRINKLER HEADS, VALVES, DRAINS, CONTROL LINES, AND PIPE MAIN AND LATERAL LINES TO SCALE WITH DIMENSIONS.
   5.1. DESIGN SHALL PROVIDE HEAD-TO-HEAD COVERAGE TO PROVIDE 1" WATER PER WEEK TO ALL IRRIGATED AREAS.
6. ALL MATERIALS SHALL BE INSTALLED GENERALLY AS DETAILED ON DRAWINGS AND IN ACCORDANCE WITH THE APPROVED IRRIGATION DESIGN PLAN (BY THE CONTRACTOR). IF THE DRAWINGS AND/OR SPECIFICATIONS DO NOT THOROUGHLY DESCRIBE THE METHOD OR TECHNIQUES TO BE USED, THE CONTRACTOR SHALL FOLLOW THE INSTALLATION METHODS ISSUED BY THE MANUFACTURER.
7. CHECK AND VERIFY ALL EXISTING AND PROPOSED SITE CONDITIONS, UTILITIES AND SERVICES PRIOR TO TRENCHING.
8. LATERAL PIPING SHALL BE A MINIMUM OF 12 INCHES DEEP AND MAINLINE PIPING A MINIMUM OF 18 INCHES DEEP. ENGINEER SHALL BE NOTIFIED TO VERIFY TRENCH DEPTHS BEFORE BACKFILLING.
9. ALL MAIN LINE PIPING SHALL BE PVC (SDR 26 / CLASS 200).
10. ADJUST HEADS FOR GRADE, AS NECESSARY, AFTER GRASS HAS BEEN ESTABLISHED AND ALL SETTLEMENT AT HEADS HAS OCCURRED.
11. ALL RISERS, BACKFLOW PREVENTORS AND HOSE BIBBS SHALL BE SET PLUMB. SPRINKLER HEAD RISERS, QUICK COUPLER VALVES AND ALL VALVES WITH STEMS SHALL BE SET PERPENDICULAR TO FINISHED GRADE.
12. PLACE ALL VALVES IN APPROVED VALVE BOXES.
13. USE TEFLON TAPE ON ALL THREADED JOINTS.
14. CONDUCT PERFORMANCE TEST IN THE PRESENCE OF OWNER AND LANDSCAPE ARCHITECT FOLLOWING COMPLETION OF SYSTEM INSTALLATION.
15. CONDUCT AND DEMONSTRATE TO OWNER THE WINTERIZATION AND SPRING START-UP PROCESS IN THE FALL OF COMPLETION.
16. ZONES PROVIDING OVER 30 SHALL BE 1-1/2" PLASTIC GLOBE VALVES. ZONES PROVIDING LESS THAN 30 GPM SHALL BE 1" PLASTIC GLOBE VALVES.
17. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL EQUIPMENT NECESSARY TO MAKE THE SYSTEM FULLY FUNCTIONAL.
18. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATION AND DEPTH OF ELECTRIC LINES PRIOR TO INSTALLATION OF IRRIGATION.

IRRIGATION LEGEND

1 C2.17 — REFERENCE KEY TO SITE DETAILS
DETAIL I.D NUMBER (TOP)
DETAIL SHEET NUMBER (BOTTOM)

AREA TO BE IRRIGATED - REFER TO NOTE 5 ABOVE

HOPKINS CITY HALL REMODEL
1010 First St. South
Hopkins, MN 55345

CITY OF HOPKINS
1010 First St. South
Hopkins, MN 55345

Wold

WOLD ARCHITECTS AND ENGINEERS
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101
wold.com | 651.227.7775

ANDERSON - JOHNSON ASSOCIATES, INC. AJA

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 LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA
LAURA J. BETZLER
Registration Number 53753 Date 11/13/18

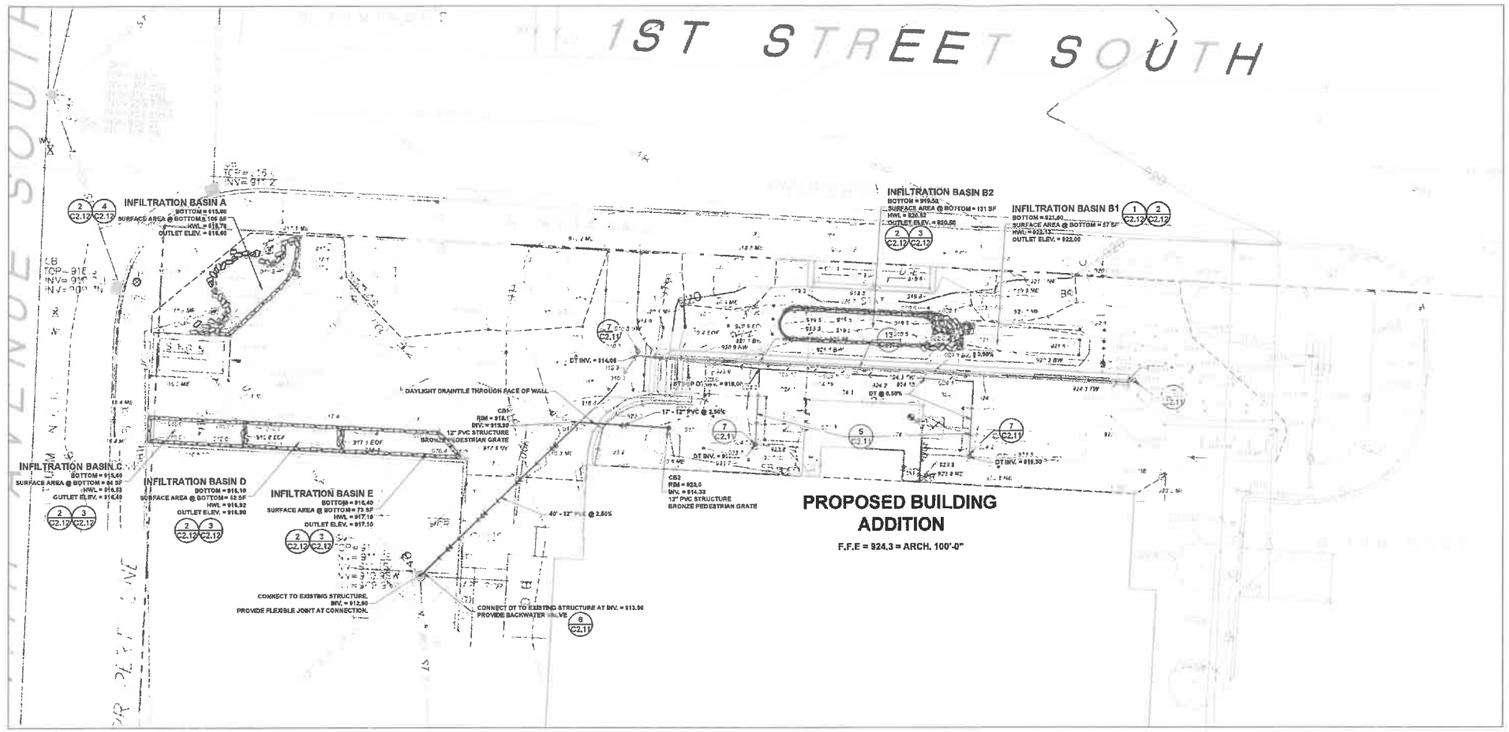
Revisions		
Description	Date	Num
ADDENDUM 2	12/5/2018	1

Comm: 182172
Date: 11/13/2018
Drawn: LJD
Check: LJD
North

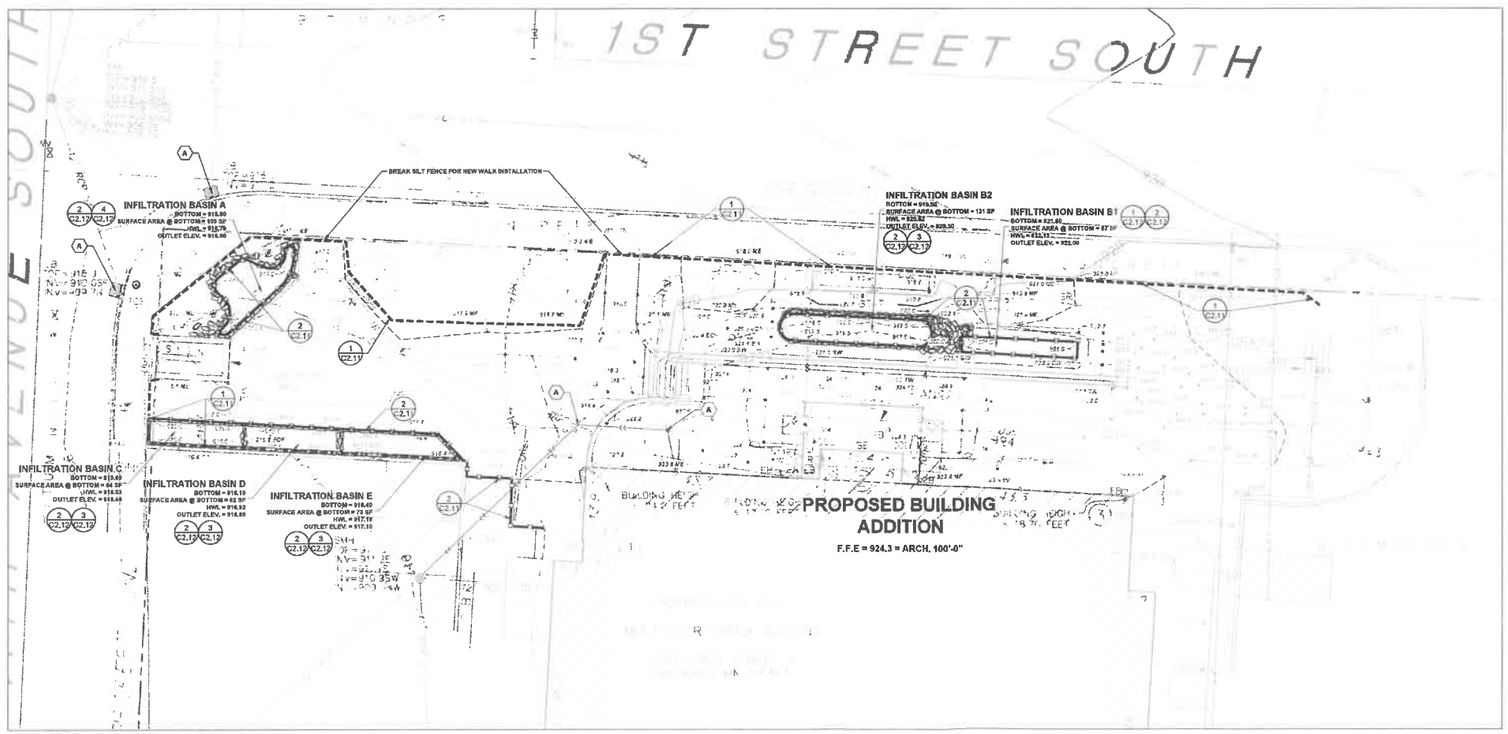
LANDSCAPE AND IRRIGATION PLAN

Scale: 1"=10'

C1.41



1 C1.31 **UTILITY PLAN**



2 C1.31 **EROSION CONTROL PLAN**

NOTES

1. REFER TO SHEET C1.21, GRADING AND DRAINAGE PLAN, FOR GENERAL NOTES.
2. ANY DRAINTILE OR OTHER POTENTIAL SOURCE FOR CONTAMINATION SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY WATERMAIN PER MINNESOTA PLUMBING CODE. THIS ISOLATION DISTANCE SHALL BE MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR PIPING OR SIMILAR).
3. LOCATE ALL EXISTING UTILITIES, VERIFY LOCATION, SIZE AND INVERT ELEVATION OF ALL EXISTING UTILITIES. VERIFY LOCATIONS, SIZES AND ELEVATIONS OF SAME BEFORE BEGINNING CONSTRUCTION.
4. MAINTAIN ADJACENT PROPERTY AND PUBLIC STREETS CLEAN FROM CONSTRUCTION CAUSED DIRT AND DEBRIS ON A DAILY BASIS. PROTECT DRAINAGE SYSTEMS FROM SEDIMENTATION AS A RESULT OF CONSTRUCTION RELATED DIRT AND DEBRIS.
5. MAINTAIN DUST CONTROL DURING GRADING OPERATIONS.
6. ALL EROSION CONTROL METHODS SHALL COMPLY WITH LOCAL REGULATIONS.
7. IF EROSION AND SEDIMENT CONTROL MEASURES TAKEN ARE NOT ADEQUATE AND RESULT IN DOWNSTREAM SEDIMENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING OUT DOWNSTREAM STORM SEWERS AS NECESSARY, INCLUDING ASSOCIATED RESTORATION.
8. SEDIMENT CONTROL DEVICE AT STORM SEWER INLETS. AT THE INLETS TO ALL STORM SEWER STRUCTURES, PROVIDE A PRODUCT FROM THE FOLLOWING LIST. ACCEPTABLE PRODUCTS:
   - A. WIMCO TOP SLAB™ MODEL RD 27.
   - B. INFRASAFE® SEDIMENT CONTROL BARRIER, DISTRIBUTED BY ROYAL ENVIRONMENTAL SYSTEMS, INC. SCB'S SHALL BE SIZED SPECIFICALLY FOR THE STRUCTURE AND CASTING SPECIFIED. SCB'S SHALL BE EQUIPPED WITH FRAME AND PERFORATED SHROUD AND SHALL BE WRAPPED ON THE OUTSIDE, COVERING THE PERFORATED WALL ONLY, WITH A GEOTEXTILE SOCK.
   - C. DANDY BAG® OR DANDY BAG JR® DISTRIBUTED BY BROCK WHITE COMPANY, ST. PAUL, MN (612) 647-0990. DANDY BAG SHALL BE USED ONLY FOR CURB INLETS AFTER PAVEMENT (BINDER COURSE OR WEAR COURSE) IS INSTALLED OR AT EXISTING PAVED AREAS.
   - D. INFRASAFE® DEBRIS COLLECTION DEVICE BY ROYAL ENVIRONMENTAL SYSTEMS, INC., DISTRIBUTED BY ESS BROTHERS, 9353 COUNTY ROAD 19, CORCORAN, MN 55357 DDD'S SHALL BE SIZED SPECIFICALLY FOR THE STRUCTURE AND CASTING SPECIFIED. PROVIDE FILTER BAGS AND TIES FOR COMPLETE INSTALLATION.
   - E. OR APPROVED EQUAL.

LEGEND

- REFERENCE KEY TO SITE DETAILS (DETAIL I.D. NUMBER (TOP), DETAIL SHEET NUMBER (BOTTOM))
- EXISTING CONTOUR
- 925 — PROPOSED CONTOUR
- 924.5 — PROPOSED SPOT ELEVATION (ME = MATCH EXISTING; TW = FINISH GRADE AT HIGH SIDE OF WALL; BW = FINISH GRADE AT LOW SIDE OF WALL)
- PROPOSED GRADING LIMITS
- PROPOSED DRAINTILE (5 C2.12 / 12 C2.12)
- (A) SEDIMENT CONTROL DEVICE AT STORM SEWER INLET
- PROPOSED SILT FENCE (1 C1.31)
- PROPOSED SEDIMENT CONTROL LOG (2 C2.11)
- SB2-1 APPROXIMATE SOIL BORING LOCATION
- PROPOSED BUILDING STOOP - REFER TO ARCHITECTURAL PLANS
- PROPERTY LINE

HOPKINS CITY HALL REMODEL
1010 First St. South
Hopkins, MN 55345

CITY OF HOPKINS
1010 First St. South
Hopkins, MN 55345

WOLD ARCHITECTS AND ENGINEERS
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101
wold.com | 651.227.7773

ANDERSON - JOHNSON ASSOCIATES, INC.
AJA
LANDSCAPE ARCHITECTURE • SITE PLANNING • CIVIL ENGINEERING

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 MINNESOTA

DAVID A. REY
Registration Number 40180 Date 12/13/18

Revisions		
Description	Date	Num
ADDENDUM 4	12/12/2018	1

Comm: 192172
Date: 11/13/2018
Drawn: LJD
Check: DAR

North

UTILITY AND EROSION CONTROL PLAN

Scale: 1"=10'

C1.31