



DATE: May 1, 2018

TO: 4660 & 4600 77th Street, Owner and Development Team

CC: Cary Teague – Community Development Director

FROM: Chad Millner PE – Director of Engineering
Charlie Gerk PE – Graduate Engineer

RE: 4660 & 4600 77th Street – **Development Review**

The Engineering Department has reviewed the subject property for pedestrian facilities, utility connections, grading, and storm water. Plans reviewed were; Civil, Landscape, and Survey drawings dated 04/09/2018.

Review Comment

Required For

General

1.	Per the Master Development Agreement, dated May 20, 2014, reconstruction of 77 th Street is required with 100,000 SF of redevelopment. This project will trigger that requirement.	
2.	Executed site improvement agreement that outlines public vs private responsibilities and ownership for private improvements on public property.	Grading/Building Permit
2.1	Fulfill any requirements for rights to proceed with work.	Grading/Building Permit
2.2	Fulfill all outstanding requirements.	Certificate of Occupancy
3.	Deliver as-built records of public and private utility infrastructure post construction.	Certificate of Occupancy
4.	Maintenance of any stormwater facility or pervious pavement is the responsibility of the developer and property owner.	Grading/Building Permit

Survey

5.	An existing and proposed site condition survey is required.	Grading/Building Permit
5.1	Show all existing and proposed public and private easements. Discuss possible vacation of easements in locations of competing interests. Vacation of easements has a separate application process managed by the Engineering Department.	Grading/Building Permit
6.	Clearly denote private sidewalk. Maintenance for non-public sidewalks to be responsibility of property owner.	Grading/Building Permit
7.	Clearly indicate private vs public utilities.	Grading/Building Permit
8.	All ash trees must be removed.	Grading/Building Permit

ENGINEERING DEPARTMENT

7450 Metro Boulevard • Edina, Minnesota 55439
www.EdinaMN.gov • 952-826-0371 • Fax 952-826-0392



9.	Provide typical ROW section for full review and approval on new dedicated ROW.	Grading/Building Permit
----	--	-------------------------

Living Streets

10.	Design sidewalks to meet ADA requirements.	Grading/Building Permit
11.	Saw cut concrete sidewalk joints on public sidewalks.	Grading/Building Permit
12.	Public sidewalk shall not be colored or stamped.	Grading/Building Permit
13.	Provide 8' boulevard and 8' walk on 77 th .	Grading/Building Permit
14.	Maintain proposed 6' boulevard and 10' walk on proposed new public ROW.	Grading/Building Permit
15.	Provide park access trails as shown on the site plan.	Certificate of Occupancy

Traffic and Street

16.	Per the traffic study, install westbound right turn lane on W. 77 th Street at the new dedicated ROW for the park entrance road.	Certificate of Occupancy
17.	Proposed public roadways shall be asphalt material, not pervious pavement.	Grading/Building Permit
18.	Review fire access requirements with fire department. Fire truck turning template attached.	Grading/Building Permit
19.	Provide traffic study and address any issues identified to the cities satisfaction.	Grading/Building Permit
20.	Curb cut permit required for entrance movement / reconstruction.	Prior to Reconstructing Entrance
21.	Road patching shall conform to Edina Standard Plates 540-545.	Certificate of Occupancy

Sanitary and Water Utilities

22.	Verify fire demand and hydrant locations.	Grading/Building Permit
23.	Domestic water shall be sized by the developer's engineer.	Grading/Building Permit
24.	Domestic sanitary shall be sized by the developer's engineer.	Grading/Building Permit
25.	Sanitary flow calculations required to be provided for city to verify down network capacity.	Grading/Building Permit
26.	Apply for a sewer and water connection permit with public works and City of Bloomington.	Prior to Starting Utility Work
26.1	Meter required for building service line and combined lines. No meter required for fire only service line.	Grading/Building Permit
26.2	Public works to determine acceptable installation methods.	Grading/Building Permit

ENGINEERING DEPARTMENT

7450 Metro Boulevard • Edina, Minnesota 55439
www.EdinaMN.gov • 952-826-0371 • Fax 952-826-0392



27.	Disconnected sanitary and water services to be capped at main.	Certificate of Occupancy
28.	A SAC determination will be required by the Metropolitan Council. The SAC determination will be used by the city to calculate sewer and water connection charges	Grading/Building Permit
29.	Provide drainage and utility easements over new public sanitary sewer and water main within the site.	Certificate of Occupancy
30.	Flood proof underground parking and provide overhead sanitary sewer connection for backflow and inflow prevention.	Grading/Building Permit

Storm Water Utility

31.	Provide geotechnical report with soil borings.	Grading/Building Permit
32.	Provide hydraulic and hydrologic report meeting watershed and state construction site permit requirements.	Grading/Building Permit
33.	Provide more detailed information for retention system.	Grading/Building Permit
33.1	Ensure influence zone of infiltration chamber does not impact underground parking.	Grading/Building Permit
33.2	Retention system engineer required to verify construction of the underground retention systems done per plan.	Certificate of Occupancy
33.3	Confirm retention system and/or underground parking facilities is structural designed for Edina's 80,000lb fire truck load and outriggers in parking lot areas.	Grading/Building Permit
34.	Submit watershed district permit and copies of private maintenance agreement in favor of watershed.	Grading/Building Permit
35.	Combine and align stormwater outfalls on northeast corner such that they do not burden future park connection.	Grading/Building Permit
36.	Developer has requested a site specific standard for low floor elevation due to constrained soils and groundwater. The site specific standard is justified due to the unique nature of the site, the extent of regional flooding adjacent to the site and the soil conditions demonstrated soil borings. The building shall be sited 2' or greater above the groundwater elevation or nearby outlet elevations, whichever is higher. The following requirements are used to mitigate increased risk of flooding due to this site specific standard:	Grading/Building Permit
36.1	Waters proof foundation and design for buoyant forces during flood events.	Grading/Building Permit
36.2	To prevent the risk of backflow to the building or inflow to the sanitary sewer the parking elevation shall only be served using an	Grading/Building Permit

ENGINEERING DEPARTMENT

7450 Metro Boulevard • Edina, Minnesota 55439
www.EdinaMN.gov • 952-826-0371 • Fax 952-826-0392



	overhead sanitary sewer connection, not by gravity.	
--	---	--

Grading Erosion and Sediment Control

37.	A SWPPP consistent with the state general construction site stormwater permit is required to be issued and followed. The city will enforce these permit requirements.	Grading/Building Permit
-----	---	-------------------------

Constructability and Safety

38.	Construction staging, traffic control, and pedestrian access plans will be required.	Grading/Building Permit
-----	--	-------------------------

Other Agency Coordination

39.	Hennepin County, MDH, MPCA and MCES permits required as needed.	Grading/Building Permit
40.	Nine Mile Creek Watershed District permits are required.	Grading/Building Permit

ENGINEERING DEPARTMENT

7450 Metro Boulevard • Edina, Minnesota 55439
www.EdinaMN.gov • 952-826-0371 • Fax 952-826-0392