



DATE: 5/16/2024

TO: Enclave Mixed-Use Development on France, Owner and Development Team

CC: Cary Teague – Community Development Director

FROM: Ben Jore, PE, Senior Project Engineer

RE: 7235 France Ave South – Development Review

The Engineering Department has reviewed the subject property for pedestrian facilities, utility connections, grading, flood risk, and storm water. Plans reviewed included civil and landscape plans dated 4/26/2024.

| Review Comment | | Required For |
|-----------------------|--|--------------------------|
| General | | |
| 1. | Deliver as-build records of public and private utility infrastructure post construction. | Certificate of Occupancy |
| 2. | Maintenance of sidewalks within the property is the responsibility of the property owner. A. Sidewalks accessing a potential underpass of France Ave or adjacent to France Ave will require more discussion if the project is approved. | General Comment |
| Survey | | |
| 3. | An existing and proposed site condition survey is required. | Grading/Building Permit |
| 3.1 | Show all existing and proposed public and private easements. | Grading/Building Permit |
| 3.2 | Vacation of existing sanitary easement is required after Site Improvement Performance Agreement for sanitary trunk realignment and expansion. | Grading/Building Permit |
| Living Streets | | |
| 4. | Design sidewalks to meet ADA requirements. | Grading/Building Permit |
| 5. | Show the sidewalk crossings on the plans. | Grading/Building Permit |
| 6. | Saw cut concrete sidewalk joints on public sidewalks. | Grading/Building Permit |
| 7. | Public sidewalk along France Avenue to be minimum 8-ft wide with 8-ft wide boulevard. A. Sidewalks to access a potential underpass of France Ave will require more discussion if the project is approved. | General Comment |
| 8. | A potential underpass of France Ave is being considered and designed by the City. This would connect the east and west sides | General Comment |

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| | of France Ave at this location. Staff continues to investigate the opportunity for an underpass. The current application does provide space for this idea. More coordination and discussion is required if the project is approved regarding ownership, maintenance, easements, etc. | |
| Traffic and Street | | |
| 9. | Review fire access requirements with Fire Department. Fire truck turning template attached. | Grading/Building Permit |
| 10. | Provide traffic study and implement City-approved recommendations. | Grading/Building Permit |
| 11. | Driveway Entrance permit required for entrance construction/ relocation/ removal. Comply with standard plate 415. Indicate the radii; must be 15'. Note maximum width for 2-way entrance is 30'. Close up existing entrances, standard plate 500. | Building Permit |
| 12. | All proposed trees, vegetation, signage and other items adjacent to the intersections and driveway accesses should maintain a clear view as defined in Section 26-190 of City Code. | Grading/Building Permit |
| Sanitary and Water Utilities | | |
| 13. | Verify fire demand and hydrant locations. | Grading/Building Permit |
| 14. | Review comments posted in 240516_utilityplanredlines.pdf | Grading/Building Permit |
| 15. | <p>Current sewer and building floor elevations invite backflow of sewer from trunk sewer alignment.</p> <p>All buildings floors below grade must be served only by pumps to gravity lines overhead. Discuss elevation requirements with City Engineer for overhead sanitary sewer connections.</p> <p>Building services must have inverts 1' above future sewer trunk top of pipe.</p> <p>Private sewer connection point to SSMH01 must be at or above 0.8 d/D point of future trunk sewer</p> | Grading/Building Permit |
| 16. | Confirm that the construction of the sewer pipe will not adversely affect the building foundation. | Grading/Building Permit |
| 17. | Pipe capacity and minimum velocity of realigned sanitary trunk must be maintained. Edina Engineering will confirm with Sewer model. | Grading/Building Permit |

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| 18. | Pipe type for trunk sewer shall be Reinforced Polymer Mortar Pipe (FRPMP). | Grading/Building Permit |
| 19. | Public improvement for sanitary trunk realignment and upsize requires Site Improvement Performance Agreement. | Grading/Building Permit |
| 20. | Provide a utility easement over the proposed public sanitary sewer between SSMH 09 to SSMH 01. | Grading/Building Permit |
| 21. | Provide a utility easement for the proposed public water loop and hydrant lead. | Grading/Building Permit |
| 22. | Domestic water shall be sized by the developer's engineer. | Grading/Building Permit |
| 23. | Domestic sanitary shall be sized by the developer's engineer. | Grading/Building Permit |
| 24. | Public sanitary sewer is proposed along the north portion of lot 2. The current easement is 20' centered on the existing pipe. Ensure that there is a minimum easement of 10' on each side of the proposed pipe. | Grading/Building Permit |
| 25. | Multiple sanitary services are shown for the proposed building. Engineer to review and determine if all these services are necessary. | Grading/Building Permit |
| 25.1 | Meter required for building service line and combined lines. No meter required for fire only service line. | Grading/Building Permit |
| 25.2 | Public Works to determine acceptable installation methods. | Grading/Building Permit |
| 26. | Disconnected sanitary and water services to be capped at main. | Grading/Building Permit |
| 27. | 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 |
| 28. | Single connection from main for fire and domestic, split after main connection. | Grading/Building Permit |
| Storm Water Utility | | |
| 29. | Provide final, signed geotechnical report with soil borings. | Grading/Building Permit |
| 30. | Provide 5' drainage and utilities easement on the east property line for potential promenade pumping feature improvements. | Grading/Building Permit |
| 31. | Detail the plantings and landscaping above the underground system. | Grading/Building Permit |
| 32. | Hydraulic and hydrologic report meeting watershed and state construction site permit requirements has been submitted. Full review at permit application. | Grading/Building Permit |

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| 33. | Submit watershed district permit and copies of private maintenance agreement in favor of watershed. | Grading/Building Permit |
| Grading Erosion and Sediment Control | | |
| 34. | A SWPPP consistent with the State General Construction Site Stormwater Permit is required. | Grading/Building Permit |
| Constructability and Safety | | |
| 35. | <p>Construction staging, traffic control, and pedestrian access plans will be required.</p> <p>Construction staging or construction fencing shall not impede the City's ability to snowplow the adjacent streets. If construction fencing removes storage space for snow, developer shall be responsible for snow removal in the street adjacent to any impacts to City operations.</p> <p>Any short-term road or lanes closures shall be approved by the City Engineer and/or Hennepin County.</p> | Grading/Building Permit |
| Other Agency Coordination | | |
| 36. | MDH, MPCA and MCES permits required as needed. | Grading/Building Permit |
| 37. | Nine Mile Creek Watershed District permit is required. | Grading/Building Permit |
| 38. | Any impacts to the Nine Mile Creek Regional Trail must be approved by Three Rivers Park District. | Grading/Building Permit |
| 39. | Any connections to the Promenade trail or grading on City property must be approved by the Parks department. | Grading/Building Permit |
| Sustainability | | |
| 40. | <p>This project is required to comply with the City of Edina's <u>Sustainable Building Policy</u>. Please contact Marisa Bayer, Sustainability Manager, to schedule a policy review and discuss a compliance pathway.</p> <p>NGBS Silver certification has been approved for the NE, NW and SE Buildings; and LEED Silver certification has been approved for the SW Building. All four buildings, regardless of certification system, must comply with the Edina Overlay requirements. Staff recommend the development team contact the Center for Sustainable Building Research (CSBR) early in the design process to adhere to the SB2030 Energy Standard.</p> | Financial Assistance and Planned Unit Development Approval |
| 41. | Staff recommend providing a minimum of one bike parking stall for every 10 residential units. These parking stalls should be in | General Comment |

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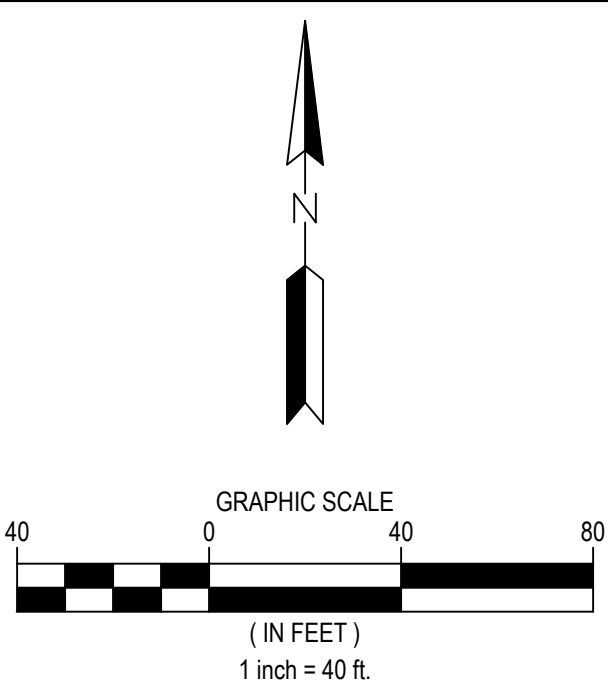
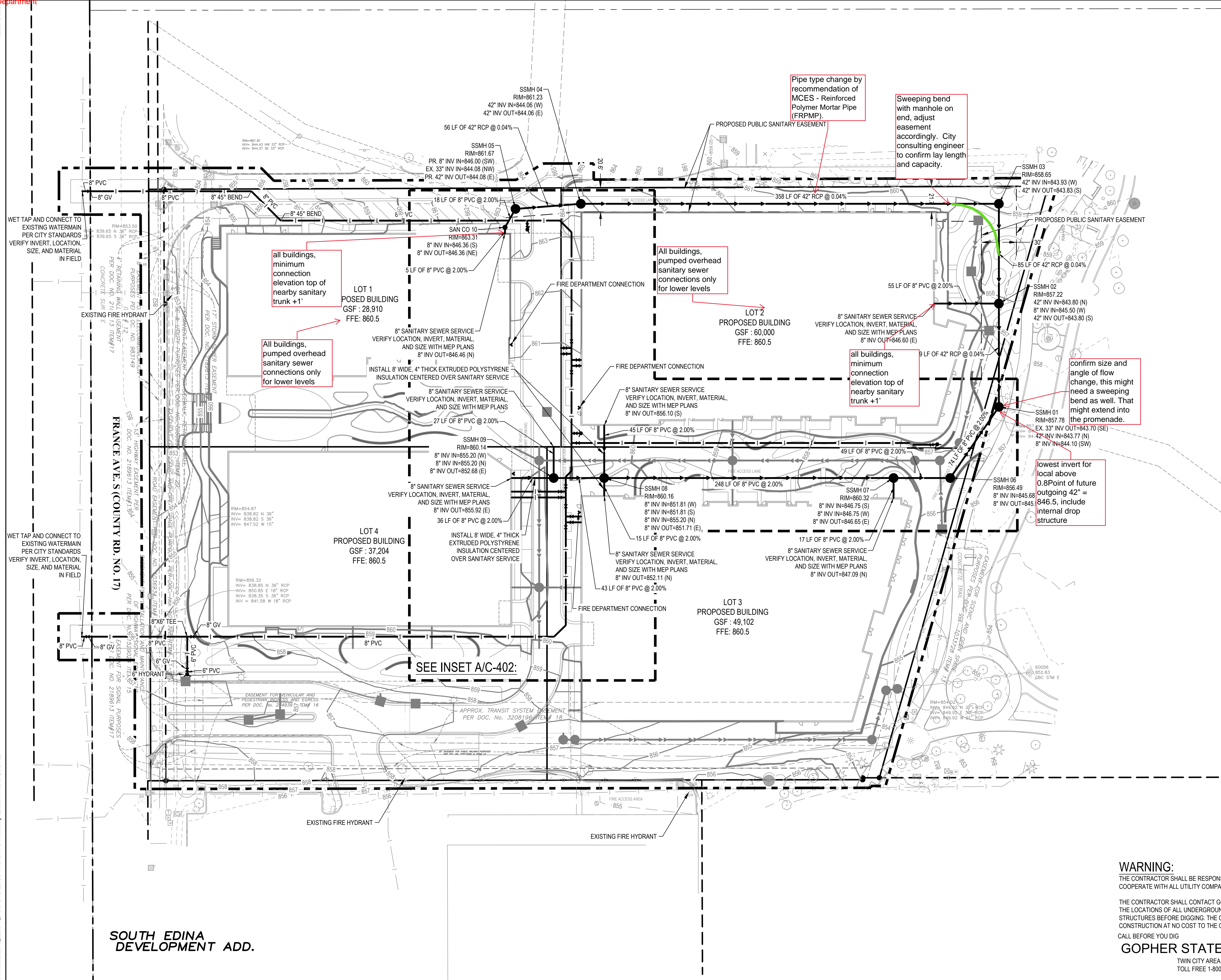
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| | convenient, well-lit locations within 50' of a public entrance to the building. Rack style and spacing should follow the recommendations of the Association for Pedestrian and Bicycle Professionals (APBP). | |
| 42. | <p>Staff encourages implementing additional Travel Demand Management strategies:</p> <ul style="list-style-type: none">• Provide directional signage/information for adjacent pedestrian, bicycle and transit facilities and ride-sharing services.• Provide a bike repair station on-site, located adjacent to bike parking/storage or the bicycle access points.• Subsidize Metro Transit passes for tenants and employees. | General Comment |

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LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- SECTION LINE
- QUARTER LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING SANITARY MANHOLE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- CONSTRUCTION LIMITS
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- STORM MANHOLE
- STORM CATCH BASIN
- SANITARY MANHOLE
- CLEANOUT
- HYDRANT
- GATE VALVE
- FIRE DEPARTMENT CONNECTION - SEE PLUMBING PLANS FOR DESIGN AND EXACT LOCATION

NOTES

- SEE SHEET C-002 FOR ADDITIONAL PROJECT NOTES.
- CONTRACTOR SHALL VERIFY LOCATION, SIZE, INVERT, AND MATERIAL OF ALL UTILITY CONNECTIONS TO UTILITY MAIN, STUBS, AND BUILDING SYSTEMS PRIOR TO CONSTRUCTION.
- MAINTAIN 18" VERTICAL SEPARATION AT ALL UTILITY CROSSINGS.

| SANITARY STRUCTURE SCHEDULE | | | |
|---|-------------------|----------------------|--------------------------|
| STRUCTURE ID | SIZE ^A | CASTING ^A | DETAIL |
| SSMH 01 | 84" Ø | R-1642B | STANDARD PLATE 200/C-805 |
| SSMH 02 | 60" Ø | R-1642B | STANDARD PLATE 200/C-805 |
| SSMH 03 | 60" Ø | R-1642B | STANDARD PLATE 200/C-805 |
| SSMH 04 | 60" Ø | R-1642B | STANDARD PLATE 200/C-805 |
| SSMH 05 | 60" Ø | R-1642B | STANDARD PLATE 200/C-805 |
| SSMH 06 | 48" Ø | R-1642B | STANDARD PLATE 200/C-805 |
| SSMH 07 | 48" Ø | R-1642B | STANDARD PLATE 200/C-805 |
| SSMH 08 | 48" Ø | R-1642B | STANDARD PLATE 200/C-805 |
| SSMH 09 | 48" Ø | R-1642B | STANDARD PLATE 200/C-805 |
| SAN CO 10 | 6" Ø | SOLID | STANDARD PLATE 305/C-805 |
| ^A STRUCTURE SIZES ARE APPROXIMATE. PRECAST MANUFACTURER TO CONFIRM SIZES AND ADJUST AS NECESSARY, PRIOR TO BID OPENING | | | |
| [*] NEENAH OR APPROVED EQUAL | | | |

WARNING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

PROJECT NO.: 19380686

DWN BY: MDH
CHKD BY: JRA
APPD BY: JRA

ISSUE DATE: 04/26/2024

ISSUE NO.: 1

SHEET TITLE: UTILITY PLAN

SHEET NO.: C-401

733 MARQUETTE AVE
SUITE 1000
MINNEAPOLIS, MN 55402
PHONE: 612-712-2000
WWW.STANTEC.COM

ENCLAVE

ENCLAVE MIXED-USE
DEVELOPMENT ON FRANCE

7235 FRANCE AVE S.
EDINA, MINNESOTA 55435

PROJECT TITLE

ISSUE NO.: 1

DATE: 04/26/2024

DESCRIPTION: CITY SUBMITAL

CERTIFICATION:
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.

LICENSE NO.:
DATE: