



## MEMORANDUM

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**TO:** MSP Commercial, Applicant

**FROM:** Brett Angell, Economic Development Manager

**DATE:** January 13, 2022

**SUBJECT:** North Grove Medical Center – CED Review Comments

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The following comments are based upon review of plans submitted to the City of Maple Grove and on subsequent conversations with the applicant regarding the North Grove Medical Center PUD Development Stage Plan and Final Plat application:

1. Sheet C2-1 – proposed access onto 105<sup>th</sup> Avenue on the north end of the property must be removed or changed. Full access not allowed at this location.
2. Sheet L1-1 – proposed number of honeylocust trees exceeds the city's 20% maximum per genus. Based upon the proposed planting of 41 overstory trees, no genus should exceed a total number of 8. Plans should be adjusted accordingly to reduce the number of honeylocust by increasing other proposed tree species or adding another genus.
3. Any signage for the development, whether freestanding or building mounted, requires a sign permit. Sign Permit Applications are available through the Community and Economic Development Department and the approval of said signage is separate from this review.
4. Additional comments are pending further review.

**TO:** Peter Vickerman  
**FROM:** Brandon Stenglein  
**DATE:** 1/10/2022  
**PROJECT NAME:** North Grove Medical Center  
**LOCATION** Maple Grove Pkwy and 105th Ave  
**PID**  
**SUBMITTAL** Development Stage

The Engineering Department has reviewed the above mentioned project and offer the following comments:

**SUMMARY**

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42,000 square foot multi tenant health care building with surface parking around exterior of the building. On SW corner of 105th and Maple Grove Pkwy.

**GENERAL COMMENTS**

Status

- 
- a. If tie-ins to existing water and sanitary impact the existing streets, patching will be required for full lane width so as not to have a seam in a tire path.

**ASSESSMENTS**

Status

- 
- a.

**PLAT**

Status

- 
- a.

**PROJECT NAME:** North Grove Medical Center  
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## WATER RESOURCES

**DEREK ASCHE - WATER RESOURCES ENGINEER**

### 1. GENERAL COMMENTS

	Status
a. Plan Set is dated 12/22/21	Informational
b. A signed copy of plans is required for approval	Informational
c. Final Plat - Storm basin should be within platted D & U	Unresolved - C of A
d. Provide soil borings with at least one boring is area of biofiltration basin	Unresolved - Resubmit
e. Sheet C3-1 Call out HWL for biofiltration basin	Unresolved - Resubmit
f. Sheet C3-1 Call out EOF for biofiltration basin	Unresolved - Resubmit
g. Sheet C4-2 Provide storm sewer material (RCP, HDPE, etc...)	Unresolved - C of A
h. All storm sewer shall be private	Informational
i. Provide detail for CB-12	Unresolved - Resubmit
j. Provide EOF for CBMH 10 - Should be minimum 1.5' below finished floor elevation.	Unresolved - Resubmit

### 2. NATURAL RESOURCES

	Status
a. T-Zone is present. Planning Dept. approval required	Informational
b. No wetlands present	Informational

### 3. FLOODPLAIN

	Status
a. No floodplain present	Informational

### 4. SHORELAND

	Status
a. No shoreland present	Informational

### 5. STORMWATER MANAGEMENT

	Status
a. Provide Soils Report	Unresolved - Resubmit

### 6. REQUIRED PERMITS/REVIEWS

	Status
a. City of Maple Grove Grading Permit required	Unresolved - C of A
b. NPDES Construction Activity Permit required	Unresolved - C of A
c. Elm Creek Watershed review and approval required	Unresolved - C of A
d. ROW permit may be required	Informational
e. Utility Permit may be required	Informational

## TRANSPORTATION

**JOHN HAGEN - TRAFFIC OPERATIONS ENGINEER**

### 7. TRIP GENERATION

	Status
a. The proposed North Grove Medical Center will likely generate approximately <b>1,462 trips on an average weekday</b> , with <b>117 trips occurring during the a.m. peak hour</b> (91 inbound and 26 outbound), and <b>145 trips occurring during the p.m. peak hour</b> (41 inbound and 104 outbound).	Informational

**PROJECT NAME:** North Grove Medical Center  
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- b. A traffic study is not required for this development since the roadways in this area were designed to accommodate this land use type and intensity. Informational

**8. ACCESS**

**Status**

- a. The site plan shows a full access located along 105th Avenue. This proposed access is unacceptable for the following reasons: Unresolved - Resubmit
- 105th Avenue is identified in the City’s adopted Transportation Plan as a major collector roadway. Per the Transportation Plan, the city follow’s Hennepin County Access Spacing guidelines. Per these access spacing guidelines, minimum driveway spacing along major collector roadways is 1/8-mile (or 660 feet). The proposed 105th Avenue access for the North Grove Medical Center is located approximately midway (or roughly 250 feet) between the 105th Avenue intersections with Niagara Lane and Maple Grove Parkway. This is significantly less than the minimum 1/8-mile (660 foot) spacing.
  - Even if this proposed 105th Avenue driveway was revised from a full access to a partial right-in/right-out driveway, it would still be less that the minimum 330-foot spacing for partial access private driveways along a major collector roadway.
  - Access spacing aside, the proposed 105th Avenue access is located within the taper area of the back-to-back left-turn lanes on 105th Avenue. There is not enough distance along 105th Avenue between the Niagara Lane and Maple Grove Parkway intersection to safely develop a westbound left-turn lane into the proposed North Grove Medical Center. As a result, left-turning vehicles would be turning from the through lane which is undesirable so close to the intersection of Maple Grove Parkway/105th Avenue.
  - Finally, in order to reduce the number of conflict points and improve safety at intersections, driveways should be avoided within the functional area of an intersection. The functional area of an intersection is determined by calculating the distance traveled by a vehicle during perception-reaction time, the distance traveled by the vehicle to decelerate to a stop, and the average vehicular queue at an intersection. The upstream functional area of the 105th Avenue/Maple Grove Parkway intersection extends approximately 400 feet back from Maple Grove Parkway. Since the proposed driveway is well within the functional area of the 105th Avenue/Maple Grove Parkway intersection, it should be eliminated in order to eliminate conflict points and improve safety along this segment of 105th Avenue.
- b. The site plan should be revised to eliminate any access on 105th Avenue, and provide a secondary right-in/right-out access along Niagara Lane between the shared access and the 105th Avenue/Niagara Lane intersection. or on 105th with staff approval. Unresolved - Resubmit

**9. PARKING**

**Status**

- a. No comments

**PROJECT NAME:** North Grove Medical Center  
**LOCATION:** Maple Grove Pkwy and 105th Ave  
**DATE:** 1/10/2022

**10. PEDESTRIAN ACCOMODATIONS**

**Status**

- |    |  |               |
|----|--|---------------|
| a. | The site plan shows pedestrian sidewalk connections from the proposed development to the existign sidewalk along the south side of 105th Avenue, and the proposed sidewalk on the east side of Niagara Lane. | Informational |
| b. | The proposed pedestrian accommodations are acceptable.   | Informational |

**11. LANDSCAPE PLAN COMMENTS**

**Status**

- |    |             |   |
|----|-------------|---|
| a. | No comments | - |
|----|-------------|---|

**12. OTHER MISCELLANEOUS COMMENTS**

**Status**

- |    |   |                   |
|----|---|-------------------|
| a. | Stop signs should be installed on any proposed driveway access onto adjacent public/private roadways. | Future Resolution |
|----|---|-------------------|

**UTILITIES**

**JAY MURZYN - UTILITY OPERATIONS ENGINEER**

**13. GENERAL COMMENTS**

**Status**

- |    |      |  |
|----|------|--|
| a. | None |  |
|----|------|--|

**14. WATER**

**Status**

- |    |  |                       |
|----|--|-----------------------|
| a. | Utilize two 45 degree bends on water in lieu of 90 degree bends. | Unresolved - Resubmit |
|----|--|-----------------------|

**15. SANITARY SEWER**

**Status**

- |    |   |                   |
|----|---|-------------------|
| a. | If Sanitary sewer connection at SAN MH 2 is completed prior to development of neighboring lot then in addition to SAN MH 2 an 20 LF (8" SAN) stub/plug will be required in the SE direction for the neighboring lots future connection. | Future Resolution |
|----|---|-------------------|



12800 Arbor Lakes Parkway, P.O. Box 1180, Maple Grove, MN 55311-6180

**FIRE-RESCUE DEPARTMENT**

**Fire Operations**

763-494-6300

763-494-6421 – Fax

**Fire Prevention**

763-494-6090

763-494-6439-Fax

January 03, 2022

RE: North Grove Medical Center Site Plan Review

We have reviewed the site plans for North Grove Medical Center and have the following comments:

1. **Fire Apparatus Access Roads:** Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building. Maple Grove City Code, Chapter 18, Article III.

**Comments:**

- *Relocate the north access from 105<sup>th</sup> Ave North to Niagara Lane North. This should be an emergency access only located near the northwest corner of the lot.*
2. **Design:** Fire apparatus roads shall be designed with a 20-foot width and maintained to support the imposed loads of fire apparatus (77,000 lb. gross weight) and shall be provided with a surface to provide all-weather driving capabilities. Longitudinal grade shall not exceed 6 percent or lateral grade shall not exceed 2 percent. Both grades shall not be used together. A 20-foot inside and a 40-foot outside turning radius shall be provided for fire apparatus access roads and approved turnarounds. Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turn-around. Maple Grove City Code, Chapter 18, Article III.

**Comments:**

- *There are several areas that do not meet the turning radius in the parking lot. Provide minimum required turning radius.*
  - *Along the entire west side of the parking lot*
  - *At the southeast corner of the lot*

3. **Fire sprinkler water mains:** Fire sprinkler water mains shall be brought into a one-hour fire resistive room with exterior access, a floor drain, and a sidewalk to the public way. Maple Grove City Code, Chapter 18, Article III.

**Comments:**

- *Please identify the location of the sprinkler riser room.*
- *A low temperature sensor will be required in the riser room.*

4. **Water supplies for fire protection:** Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 150 feet from a hydrant on a fire apparatus road, as measured by an approved route around the exterior of the facility or building, on site fire hydrants and mains shall be provided where required by the code official. Maple Grove City Code, Chapter 18, Article III.

**Comments:**

- *A second hydrant will be required on this site. It could be located in the island that is in front of the northwest corner of the building, depending on the location of the FDC.*

5. **Location of Fire Hydrants and General Requirements:** Hydrants shall be located within a reasonable distance from driving surface; five feet minimum from curb (fire department access). If hydrant is located in a safety island and cannot be located back five (5) feet from the curb, the hydrant shall be centered in the safety island. It is the fire department's preference to locate a fire hydrant along the driveway entrance, unless only one fire hydrant is being installed and needs to be located closer to the fire department connection. Maple Grove City Code, Chapter 18, Article III.
  - a. A fire hydrant shall be located within 100 feet of the fire department connection (FDC).
  - b. Hydrants and valves shall not be located closer than 40 feet from the building unless approved by the authority having jurisdiction. NFPA 24, Section 7.2
  - c. If hydrants are located in front of parking spaces or roadways, a fire lane will be designated in front measuring 10 feet in each direction. MSFC, Appendix 103.6.
  - d. Fire hydrants and other fire protection equipment must not be obstructed or the view of the equipment blocked by landscaping. ***A minimum clearance of five (5) feet shall be provided and maintained around fire hydrants and other fire protection equipment.*** The full-anticipated growth of the trees and shrubs must be considered when planting. A five (5) foot clearance must be provided when the landscaping reaches maturity. Any landscaping planted should be placed so it will meet the future clearance requirements at maturity. Maple Grove City Code, Chapter 18, Article III, Fire Prevention Code, Section 18-82.

- e. Hydrants, gate valves, and valve boxes, etc., and their installation shall be in accordance with City of Maple Grove specifications.

**Comments:**

- *Please identify the location of the FDC. It must be located within 100 feet of a fire hydrant and be accessible at all times.*
- *Locking FDC caps will be required.*

Please feel free to contact me if you have any questions.

Sincerely,

Bill Beumer  
Fire Inspector  
763-494-6095



## MEMORANDUM

**TO:** Brett Angell, Economic Development Manager

**FROM:** Ben Jaszewski, Superintendent of Parks and Planning

**DATE:** January 24, 2022

**SUBJECT:** North Grove Medical Center

After reviewing the above-mentioned submittal, the Parks & Recreation Board staff has the following comments:

- The Park Dedication ordinance applies to this subdivision which requires a land dedication or a cash equivalent per unit based on the current rate.
- The Park Dedication obligation for the proposed subdivision would be a cash dedication based on the 2022 Commercial rate of \$11,000 per acre. Fees will apply to all lots.
- This PUD consists of an 42,000 SF multi-tenant facility on a 3.9-acre site located between Niagara Ln N and Maple Grove Parkway just North of Highway 610. Based on the proposed Final Plat the park dedication calculates as follows:

**Lot 1 Block 1:**  
**3.90 acres x \$11,000 = \$42,900**

- North Grove Medical Center is located within the city's Park Service Area (PSA) 5. Future park development including trails and a neighborhood park are planned in PSA 5 as additional development occurs.

### General

- *The recommendations above are that of the Parks and Recreation staff. Park dedication requirements are acted on by the Parks and Recreation Board at their regularly scheduled monthly meetings and forwarded on to the City Council for final approval.*
- *Applicants may pay the park dedication fee at any time after the final plat has been approved by the City Council and Park Board but it must be paid before the plat is released by the City for filing.*

- *Park dedication rates are reviewed annually in February by the City Council. The rate is applied at the time the plat is released to the County for filing.*