



MEMORANDUM

TO: Arbor Lakes Business Park – Phase III

FROM: Brett Angell, Economic Development Manager

DATE: January 4, 2022

SUBJECT: Arbor Lakes Business Park – Phase III Concept Plan – CED Review

1. Please provide a version of the site plan overlaid onto the City's Gravel Mining Area master plan.
2. Additional details related to infrastructure improvements and roadway widths for the north-south and east-west shall be required at development stage plan.
3. Upon applying for development stage plan approval, the landscaping plan must be further detailed to include a further breakdown of the number of each tree and shrub by genus.
4. The Maple Grove Arbor Committee will further review proposed landscaping features during the development stage plan review.
5. All proposed signage shall require permits separate from this approval.



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

December 17, 2021

RE: Arbor Lakes Business Park Phase 3 - Site Plan Review

We have reviewed the proposed concept plans for Arbor Lakes Business Park Phase 3 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.

Comments:

- *Appears to meet.*

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. A 20-foot inside and a 40-foot outside turning radius shall be provided for fire apparatus access and approved turnarounds. Maple Grove City Code, Chapter 18, Article III.

Comments:

- *The plans do not show enough detail at this time to review grading.*
- *The plans do not show enough detail at this time to verify that turning radius requirements are met throughout the site. Future submittals will need to identify dimensions throughout the site.*
- *Aerial apparatus access roads may be required in accordance with MSFC Section D105.*

3. Fire sprinkler water mains shall be brought into a one-hour fire resistive room and shall have exterior access, a drain, an emergency light pack, and a sidewalk to the public way.
 - a. If the water main enters the basement, the main may be extended to the first floor into a room with the above requirements.
 - b. If undue hardship exists, the fire code official may authorize the use of a yard or wall post indicator valve.

Maple Grove City Code, Chapter 18, Article III, Fire Prevention Code, sec. 18-90.

Comments:

- *Sprinkler riser rooms are not shown. Future submittals will need to identify the locations of the riser rooms.*

4. Combination Water Service Lines: When the size of the domestic water main installed on combination fire sprinkler/domestic water line in the building exceeds 25% of the size of the combination water service line, the building water usage shall be designed into the hydraulic calculations of the sprinkler system and shall include the lawn irrigation system.
 - a. In lieu of hydraulically calculating the building domestic water usage and lawn irrigation system, an electric solenoid valve shall be installed on the main domestic side of the service.
 - b. The electric solenoid valve shall be installed immediately after the main valve (before the meter). This valve shall be normally powered open and close on loss of electric power or signal from the automatic fire sprinkler system water flow switch.

Maple Grove City Code, Chapter 18, Article III, Fire Prevention Code, sec. 18-89.

Comments:

- *Please identify if these buildings will have combination water mains.*

5. 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, Fire Prevention Code.

Comments:

- *Please identify the size of all water mains.*
- *Verify the number and spacing of hydrants meet the requirements of MSFC Appendix C as adopted by Maple Grove City Code, Chapter 18 Article III, Fire Prevention Code.*
 - *Hydrants do not meet spacing requirements.*

- *Hydrants shall be at least 15 feet away from all utilities (i.e. transformers). Maple Grove City Code, Chapter 18 Article III, Fire Prevention Code sec. 18-82.*
 - *Water mains serving multiple hydrants shall be looped systems. Maple Grove City Code, Chapter 18 Article III, Fire Prevention Code sec. 18-81.*
 - *Small hose connections in accordance with NFPA 13 (2016), Section 12.2.1 may be required in areas containing high-piled storage.*
6. 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.
- a. A fire hydrant shall be located within 100 feet of the fire department connections. Maple Grove City Code, Chapter 18 Article III, Fire Prevention Code sec. 18-81.
 - b. Fire department connections (FDC's) are now required to have locking caps. Please contact Fire Inspections for more information. Maple Grove City Code, Chapter 18 Article III, Fire Prevention Code sec. 18-92.
 - c. Hydrants and valves shall not be located closer than 40 feet from the building, unless approved by the fire department. NFPA 24, Section 7.2
 - d. 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 Section 503.3; Maple Grove City Code, Chapter 18, Article III.
 - e. Fire hydrants and other fire protection equipment must not be obstructed or the view of the equipment blocked. ***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.
 - f. Hydrants, gate valves, and valve boxes, etc., and their installation shall be in accordance with City of Maple Grove specifications.

Comments:

- *Locations of all valves shall be approved.*

7. Building Access Doors: Where building access is required by Table 3206.2, fire department access doors shall be provided in accordance with MSFC 3206.7.

Comments:

- *Due to the planned use of the buildings, fire department access doors will be required. Approved access walkways shall be provided for each access door.*
- *Future submittals will need to identify the locations of all fire department access doors.*

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

Sincerely,

Bill Beumer

Fire Inspector

763-494-6095

bbeumer@MapleGroveMN.gov

MEMORANDUM

TO: Brett Angell – Economic Development Manager

FROM: Ben Jaszewski, Superintendent of Parks and Planning

DATE: December 29, 2021

SUBJECT: Arbor Lakes Business Park Phase 3 - Concept Stage Plan

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 applicant is purchasing land from the Tiller Corporation, they have requested the use of Park Dedication credits from the Tiller Corporation credit bank to satisfy the Park Dedication for this development. The balance is currently at 60.13 acres.
- Tiller credit reduction calculates as follows:

Total PD = 58.00-acre credit reduction
Current Tiller Balance 60.13 – 58.00 = 2.13 remaining credit acres

- Arbor Lakes Business Park is located within PSA 24 which is the Gravel Mining Area, it currently has no developed park amenities. A Neighborhood Park is planned for this PSA in a location nearer to the proposed residential land use areas.

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.*

December 29, 2021

Brett Angell
Economic Development Manager
City of Maple Grove
12800 Arbor Lakes Parkway North
Maple Grove, MN 55369

SUBJECT: MnDOT Review #**P21-062**
Arbor Lakes Business Park
NE Quad I-94/I-694 & Hemlock Lane North
Maple Grove, Hennepin County

Dear Mr. Angell,

Thank you for the opportunity to review the revised **Arbor Lakes Business Park** development. MnDOT has reviewed the documents and has the following comments:

Surveys:

The survey is missing bearings on the West Line of Section 35 and the East-West Quarter Line. The survey needs to be signed. The survey also states that the bearing system is based on Anoka County Coordinate System. This property is in Hennepin County, this may be in error.

Please direct questions regarding these comments to Michael Nelson of MnDOT's Metro Survey Section at 651-366-4327 or michael.d.nelson@state.mn.us.

Traffic:

Due to the high numbers of anticipated trips, MnDOT recommends that a Traffic Impact Study be prepared to accurately assess the impacts to the trunk highway system.

Questions regarding these comments should be directed to Eric Lauer-Hunt, MnDOT Metro District Traffic at 651-234-7875 or eric.lauer-hunt@state.mn.us.

Multimodal:

MnDOT recommends the developer consider including accessible crossings of Fountains Drive at the Zachary Lane North intersection and at the Revere Lane North roundabout.

For questions regards the attached comments, contact **Jesse Thorsen**, Metro Multimodal, at 651-234-7788 or jesse.thorsen@state.mn.us.

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Water Resources:

There is not enough information provided to make a determination on whether a drainage permit will be required or not. Future submittals should include grading and removal plans, as well as a stormwater management report to further define whether a drainage permit is required.

If a MnDOT drainage permit will be required it will be necessary to ensure that current drainage rates to MnDOT right-of-way will not be increased. The drainage permit application, including the information below, should be submitted online to: <https://dotapp7.dot.state.mn.us/OLPA/>
The following information must be submitted with the drainage permit application:

- 1) A grading plan showing existing and proposed contours.
- 2) Drainage area maps for the proposed project showing existing and proposed drainage areas. Any off-site areas that drain to the project area should also be included in the drainage area maps. The direction of flow for each drainage area must be indicated by arrows.
- 3) Drainage computations for pre and post construction conditions during the 2, 10, 50 and 100 year rain events.
- 4) Time of concentration calculations.
- 4) An electronic copy of any computer modeling used for the drainage computations.
- 5) See also the attached Drainage Permits Checklist for more information.

Once a drainage permit application is submitted, a thorough review will be completed and additional information may be requested.

Please direct questions concerning drainage issues to Jason Swenson (651-234-7539) or Jason.Swenson@state.mn.us of MnDOT's Water Resources section.

Permits:

In addition to the possible need for a Drainage permit (mentioned above), any use of, or work within or affecting, MnDOT right of way will require additional permits.

Permits can be applied for at this site: <https://olpa.dot.state.mn.us/OLPA/>. Please upload a copy of this letter when applying for any permits.

Please direct questions regarding permit requirements to Buck Craig of MnDOT's Metro Permits Section at 651-775-0405 or Buck.Craig@state.mn.us.

Review Submittal Options

MnDOT's goal is to complete reviews within 30 calendar days. Review materials received electronically can be processed more rapidly. Do not submit files via a cloud service or SharePoint link. In order of preference, review materials may be submitted as:

1. Email documents and plans in PDF format to metrodevreviews.dot@state.mn.us. Attachments may not exceed 20 megabytes per email. Documents can be zipped as well. If multiple emails are necessary, number each message.

2. PDF file(s) uploaded to MnDOT's external shared internet workspace site at: <https://mft.dot.state.mn.us/metrodevreviews.dot@state.mn.us>. Contact MnDOT Planning development review staff at for uploading instructions, and send an email listing the file name(s) after the document(s) has/have been uploaded.

If you have any questions concerning this review, please contact me at (651) 234-7797.

Sincerely,



Cameron Muhic
Senior Planner

Copy sent via E-Mail:

Buck Craig, Permits
Jason Swenson, Water Resources
Chris Hoberg, Area Engineer
Doug Nelson, Right-of-Way
Michael Samuelson, Multimodal
Russell Owen, Metropolitan Council

Lance Schowalter, Design
Eric Lauer-Hunt, Traffic
Michael Nelson, Surveys
Jason Junge, Transit
Jesse Thorsen, Multimodal