



## MEMORANDUM

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**TO:** Summerwell Development Stage Plan  
**FROM:** Community & Economic Development  
**DATE:** January 25, 2022  
**SUBJECT:** Summerwell Development Stage Plan

Community and Economic Development staff have the following comments below:

Please provide a detail on the planting beds in the driveways including the soils proposed and irrigation systems.

- ▣ Any impacts or encroachments onto the Metropolitan Council sewer easement will need their approval.
- . The tot lot and pool shall be separated by a fence with automatically closable gate.

**TO:** Peter Vickerman  
**FROM:** Brandon Stenglein  
**DATE:** 1/10/2022  
**PROJECT NAME:** Summerwell  
**LOCATION:** 105th Ave and CR 81 West of Maple Grove Pkwy  
**PID:**  
**SUBMITTAL:** Development Stage

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

**SUMMARY**

220-single family rental row style townhomes on 105th Ave N. east of the Ranchview alignment

**GENERAL COMMENTS**

	Status
a. If the boulevards in between each townhouse are narrow consider relocating curb stops in the center of the driveways	Informational
b. On the north side of the development there is a Met Council has an interceptor 40+' deep. There are proposed units with patios within the utility easement. Submit to Met Council for comments	Unresolved - Resubmit
c. Met Council Manhole access is blocked off on NE corner where unit is proposed. Submit to Met Council for comments	Unresolved - Resubmit
d. Manhole 1 will be built publicly per developer's grades	Unresolved - C of A

**ASSESSMENTS**

	Status
a.	

**PLAT**

	Status
a.	

**PROJECT NAME:** Summerwell  
**LOCATION:** 105th Ave and CR 81 West of Maple Grove Pkwy  
**DATE:** 1/10/2022

**WATER RESOURCES**

**DEREK ASCHE - WATER RESOURCES ENGINEER**

**1. GENERAL COMMENTS**

	<b>Status</b>
a. Plan Set is dated 12/23/21	Informational
b. A signed copy of the plans is required.	Future Resolution
c. T-Zone is present and requires planning review	Informational
d. Wetland buffers and water quality BMP's must be shown within platted D&U's	Unresolved - C of A
e. Use of land under powerlines for stormwater management requires permission from easement holder(s)	Unresolved - C of A
f. Give City easement or D&U for access to the ponds, and utilities for maintenance equipment and activities.	Unresolved - C of A

**2. NATURAL RESOURCES**

	<b>Status</b>
a. Notice of Decision approving wetland boundaries and types made on 9/24/21	Informational
b. Wetland Replacement Plan Application required for wetland impacts	Unresolved - C of A
c. Call out buffer posts every 200', on property lines, and/or on bends	Unresolved - Resubmit
d. Remove retaining walls from buffer	Unresolved - Resubmit

**3. FLOODPLAIN**

	<b>Status</b>
a. No floodplain present	Informational

**4. SHORELAND**

	<b>Status</b>
a. No shoreland present	Informational

**5. STORMWATER MANAGEMENT**

	<b>Status</b>
a. Resubmit stormwater report after revisions	Unresolved - C of A

**WR Comments Sheet C2-1 Site Plan**

	<b>Status</b>
a. Show buffer posts and add symbol to legend	Unresolved - Resubmit

**WR Comments Sheet C3-1 Grading Plan**

	<b>Status</b>
a. Grading on RR property requires permission	Unresolved - Resubmit
b. Use 2' contours. Plan is not readable.	Unresolved - Resubmit
c. Provide EOF at CBMH 301	Unresolved - Resubmit
d. Provide EOF at CBMH 202	Unresolved - Resubmit
e. Call out LO of buildings in addition to GFE	Unresolved - Resubmit
f. Call out EOF locations and elevations for all ponds and biofiltration. Low openings must be 2 feet above HWL of ponds and 1.5 feet above EOF's of ponds and biofiltration areas.	Unresolved - Resubmit
i. Buildings adjacent to NURP pond must be 2' above HWL for pond and 1.5" above EOF.	Unresolved - Resubmit
g. Provide yard drain boxes and drain tile in rear yards of lots between A Street & B Street; and C Street & D Street	Unresolved - Resubmit

**PROJECT NAME:** Summerwell  
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- |    |  |                       |
|----|--|-----------------------|
| h. | Use drainage arrows to show how rear yard drainage without biofiltration will drain between buildings. | Unresolved - Resubmit |
| i. | Add NWL & HWL to wetlands.   | Unresolved - Resubmit |

**WR Comments Sheet C5-1 Utility Plan**

	Status
a. All storm sewer shall be private.	Informational
b. FES 100 appears to be under water at 910.76. Must ID outlet elevation and location of public water. Outlet location may be culvert under Fernbrook or culvert under RR.	Unresolved - Resubmit

**6. REQUIRED PERMITS/REVIEWS**

	Status
a. City of Maple Grove Grading permit required	Unresolved - C of A
b. MPCA NPDES Construction Activity permit required	Unresolved - C of A
c. Elm Creek Watershed Review required.	Unresolved - C of A
d. Right of Way Permit may be required	Informational
e. Utility Permit may be required.	Informational

**TRANSPORTATION**

**JOHN HAGEN - TRAFFIC OPERATIONS ENGINEER**

**7. TRIP GENERATION**

	Status
a. No comments	-

**8. ACCESS**

	Status
a. Revised access is acceptable	Resolved

**9. PARKING**

	Status
a. No comments	-

**10. PEDESTRIAN ACCOMODATIONS**

	Status
a. Proposed pedestrian accommodations are acceptable	Informational

**11. LANDSCAPE PLAN COMMENTS**

	Status
a. No Comments	-

**12. OTHER MISCELLANEOUS COMMENTS**

	Status
a. The proposed private roadways throughout the site are shown as 24-foot wide. This width is not wide enough for parking on either sides. Therefore, these private roadways need to be signed for "No Parking" on one or both sides wherever driveways or parallel parking bays are provided.	Future Resolution

**UTILITIES**

**JAY MURZYN - UTILITY OPERATIONS ENGINEER**

**13. GENERAL COMMENTS**

	Status
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**PROJECT NAME:** Summerwell  
**LOCATION:** 105th Ave and CR 81 West of Maple Grove Pkwy  
**DATE:** 1/10/2022

- |    |   |                     |
|----|---|---------------------|
| a. | Please confirm these are slab-on-grade buildings which was assumed for this review.   | Informational       |
| b. | City will require Utility easements over all utilities within the development that are to become public utilities following construction. | Unresolved - C of A |

**14. WATER**

**Status**

- |    |   |                       |
|----|---|-----------------------|
| a. | Would like additional GVs so that A, B, and C Streets can be isolated as well as another GV on A Street between E and F Streets | Unresolved - Resubmit |
|----|---|-----------------------|

**15. SANITARY SEWER**

**Status**

- |    |  |                       |
|----|--|-----------------------|
| a. | Sanitary sewer appears too deep in areas. Dead-end MH depths should be max 8' and then .4% grade development wide. Incorporate outside drop MHs to control upstream  | Unresolved - Resubmit |
| b. | At a minimum, MH#1 should be an outside drop MH  | Unresolved - Resubmit |
| c. | The sanitary sewer segment between MH#1 and MH#2 appears to be too close to the proposed building. Please consider adding another MH to move the sanitary sewer away from the building. Check wetland buffer location. | Informational         |

MEMORANDUM

**TO:** Peter Vickerman – Planning Manager

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

**DATE:** January 24, 2022

**SUBJECT:** Summerwell Addition

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 Single-Family Residential rate of \$4,236 per unit. Fees will apply to all units.
- This PUD is 44 acres and consists of 220 single family rental town home units located between 105<sup>th</sup> Avenue N and County Road 81 just West of Maple Grove Parkway.
- Based on the proposed Preliminary Plat the park dedication obligation would calculate as follows:

$$220 \text{ Single-Family Residential units} \times \$4,236 = \$931,920$$

- The Summerwell subdivision is located within the city's Park Service Area 5. The 2018 Parks System plan identifies a Neighborhood Park to be developed in this neighborhood on the corner of 105<sup>th</sup> Ave N and Dunkirk Ln N. The master plan concept for the 105<sup>th</sup> Avenue area included the acquisition of land to be used for a Neighborhood Park located less than a mile from this subdivision. The City acquired two properties in 2020 and plans to purchase additional land to the north as it becomes available. Access to the neighborhood park will be provided using roadside paths and walkways along 105<sup>th</sup> Ave N.

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.*



# City of Maple Grove

12800 Arbor Lakes Parkway, Maple Grove, MN 55369-7064  
**FIRE-RESCUE DEPARTMENT**

**Fire Operations**  
763-494-6300

**Fire Prevention**  
763-494-6090

January 11, 2022

RE: Summerwell Maple Grove Site Plan Review

We have reviewed the proposed site plans for Summerwell Maple Grove 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. 2020 Minnesota State Fire Code, Section 503 and Appendix D.

**Specifications:**

- a. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates, and an unobstructed vertical clearance of not less than 13 feet 6 inches.
- b. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
- c. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided.
- d. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing up to 77,000 pounds and shall be surfaced so as to provide all-weather driving capabilities.
- e. A 20-foot inside and a 40-foot outside turning radius shall be provided for fire apparatus access and turnarounds.
- f. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
- g. Fire apparatus access roads shall not exceed 10 percent grade.
- h. Buildings or facilities exceeding 30 feet or three stories in height shall have not fewer than two means of fire apparatus access for each structure.



- i. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads.
- j. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

**Comments: The south entrance into the development is not meeting turning radius or minimum road widths due to the center island shown. Also, according to 2020 MN State Fire Code, Appendix D, the minimum fire apparatus access road width is required to be 26-feet if the road contains a fire hydrant. Maple Grove Fire Department will accept a 24-foot wide fire apparatus access road containing fire hydrants provided the fire hydrants are located at street intersections. Relocate fire hydrants and provide turning radius and minimum road widths.**

2. **Water Supplies For Fire Protection:** Section 507 of the 2020 Minnesota State Fire Code is hereby amended by adding the following language:
  - a. All fire department connections shall have one fire hydrant within 100 feet of the fire department connection and shall be spaced in conjunction with Appendix C for additional hydrants.
  - b. In buildings with high piled combustible storage or buildings that are inherently hazardous in nature because of hazardous processes or which store, use, or handle flammable, combustible or hazardous materials, additional fire hydrants may be required by the code official.
  - c. Hydrants shall have appropriate valves to isolate as approved by the fire code official.
  - d. Water mains serving multiple hydrants shall be looped systems, designed to minimize the number of dead-end hydrant(s).
  - e. Hydrants where susceptible to being obstructed during winter months, shall be required to be marked by an approved means by the fire code official.

**Comments: Information only. The clubhouse will be required to be sprinklered in accordance with NFPA 13 and the system provided with a Fire Department Connection (FDC). A fire hydrant will need to be located within 100 feet of the FDC.**

3. **Fire Pump and Sprinkler Riser Rooms:** Section 901.4.6 of the 2020 Minnesota State Fire Code is amended by adding the following language: Fire sprinkler water mains shall be brought into a one-hour fire resistive room with direct exterior access, a floor drain, and a sidewalk to the public way. Maple Grove City Code, Chapter 18.
  - 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.

**Comments: Information only. The clubhouse will require a fire sprinkler riser room to be installed to support the fire sprinkler system.**

4. **Looped Water Service Lines:** The combination domestic/fire line serving the fire protection system should be a looped line for increased reliability and improved hydraulics. Loop systems should be sectionalized by placing valves at branches and at strategic locations to minimize the extent of impairments. A minimum of two independent connection points should be made in case of a problem with one, domestic and fire protection will not be severed. NFPA 24, Section 2-2.1 & A-2-2.3

**Comments: Information only. This will need to be shown on site plan.**

5. **Number of Fire Hydrants:** Section 507 of the 2020 Minnesota State Fire Code is hereby amended by adding the following language: Number of Fire Hydrants. The minimum number of fire hydrants available to a building shall not be less than that listed in Table C102.1 unless the required fire flow can be obtained from fewer hydrants. This fire flow shall be demonstrated using flow-testing procedures as approved by the Fire Marshal. The number of fire hydrants available to a complex or subdivision shall not be less than that determined by spacing requirements listed in Table C102.1 when applied to fire apparatus access roads and perimeter public streets from which fire operations could be conducted. 2020 Minnesota State Fire Code, Section 507, Appendix B and Appendix C.

**Comments: Information only. This will need to be shown on site plan.**

6. **Combination Water Service Lines:** In buildings where a high-water usage is likely or when the maximum size of domestic water on combination fire sprinkler / domestic water line in the building exceeds 1/4 size of the water supply line, an electric solenoid valve shall be installed on the domestic side of the service, including the lawn sprinkler system. This valve shall be normally powered open and shall close on loss of electric power or signal from the automatic fire sprinkler system water flow indicator. Maple Grove City Code, Chapter 18, Article III, Fire Prevention Code, FPB-Policy 3.

e.g. 6" combination service – 1 ½ inch domestic maximum  
8" combination service – 2-inch domestic maximum

**Comments: Information only. Primarily applicable to the clubhouse building.**

7. **Water Flow Tests:** New water flow tests shall be conducted for all new systems. Two hydrants shall be used which are closest to the property. The static pressure should be measured on the hydrant in front of / or nearest the property and the water allowed to flow from the next hydrant nearest the property, preferably the one farthest from the source of the supply if the feed is only one way. The residual pressure will be that indicated at the hydrant where the water is not flowing. A representative from the Utility department shall be contacted prior to the test at 763-494-6177. The Fire Prevention Bureau shall be notified with the date, time and address of the flow test at least 12 hours in advance. 2020 MSFC, Section 507 and Appendix B.

**Comments: Information only. A new water flow test will be required for this development.**

## 8. Location of Fire Hydrants and General Requirements:

- a. 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. NFPA 14, Section 3-13.1
- b. A five-foot clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved.
- c. Hydrants shall be at least fifteen (15) feet away from all utilities unless otherwise approved by the fire code official.
- d. Hydrants and valves shall not be located closer than 40 feet from the building. NFPA 14, Section 3-13.2
- e. Double steamers shall be utilized on all hydrants. NFPA 14, 3-13.1
- f. Double steamers on fire hydrants shall be aligned so that steamers are facing the fire department access road. NFPA 14, Section 3-13.1
- g. Hydrants, gate valves, and valve boxes, etc., and installation of said, shall be in accordance with City of Maple Grove specifications. NFPA 14, Section 3-13.1
- h. Hydrants shall be protected if subject to mechanical damage. 2020 MSFC, Section 507.5.6
- i. Pipe shall not be run under buildings. NFPA 24, Section 8-3.1
- j. Underground piping to be flushed and tested in accordance with NFPA 24. Contractor's Material & Test Certificate for Underground Piping is required. NFPA 24, 9-2.1
- k. A minimum of a five (5) foot in width by five (5) foot in depth clear space is required around fire department connections.
- l. A minimum of ten (10) feet separation shall be provided between the fire department connection and all utilities.
- m. Locking caps are required on all fire department connections serving water-based fire protection systems.
- n. All buildings must have an approved fire lane within thirty (30) feet of at least one entire side of the structure as identified by the fire code official.
- o. Knox or DAMA Corporation are the approved keybox vendor. Keybox shall be located above the fire department connection in sprinklered buildings at five (5) feet above finished grade or as approved by the fire code official.
- p. Additional boxes may be provided at more than one location when required because of the size of the building, number of keys, or other special hazard as required by the Authority Having Jurisdiction.
- q. Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property.
  - Numbers shall contrast with their background.
  - All commercial occupancy addresses shall be a minimum of eight (8) inches in height.
  - Approved numbers or addresses shall be placed on all construction sites in such a way as to be plainly visible and legible from the street or road fronting the property.

**Comments: Information only. Understand these general requirements are applicable to the proposed development and will be reviewed for compliance.**

Please feel free to contact me by email ([wspiering@maplegrovern.gov](mailto:wspiering@maplegrovern.gov)), phone (763.494.6093), or we can meet in person if you have any questions or need any clarifications.

Sincerely,

*Wayne Spiering*

Wayne Spiering  
Fire Inspector