



## MEMORANDUM

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**TO:** Edison

**FROM:** Community & Economic Development

**DATE:** February 4, 2022

**SUBJECT:** Edison Concept Plan

Community and Economic Development staff have done a preliminary review of the Edison Concept Plan and have the following comments below. Additional comments from other departments will be forwarded on when they are received.

1. The proposed density of the project, 21.9 units per acre, will require a comprehensive plan amendment to change the land use from high-density residential to mixed-use development.
2. The proposed access to the adjacent property to the east should be shown as an easement extending off of the proposed cul-de-sac. Said easement should be shown extending to the adjacent property.
3. The right-of-way for the public street should encompass the proposed cul-de-sac.
4. This site is part of a larger outlot and a plat to separate this site from the larger outlot will be required.
5. We note that detailed architectural, landscape, utility and grading plans would come with a subsequent development stage plan application.
6. If the excess right-of-way to the north of this property is not as a second phase, an additional public street will need to be provided to the excess right-of-way property as required by the subdivision ordinance.



# 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

December 17, 2021

RE: Edison Apartment Concept Plan Review

We have reviewed the proposed concept plans for Edison Apartment at Maple Grove and have the following comments:

1. **Information on Construction Documents:** Construction documents shall be drawn to scale on suitable material. Electronic media documents are allowed to be submitted where approved by the fire code official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations as determined by the fire code official.

**Comments: Please indicate on the site plan the construction classification type (1A, IIB, V, etc.) and the square footage of the proposed building. Provide an approved scaled drawing (1" = 75' is not a scale fire can work with). Approved scaled drawings are 1-inch equals 10, 20, 30, 40, 50, and 60 feet.**

2. **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: Unable to verify turning radius and fire department access road dimensions with the submitted scaled drawing set at 1-inch equals 75 feet. Provide an approved scaled drawing (see item #1).**

3. **Aerial Fire Apparatus Access Roads:** 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. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. 2020 Minnesota State Fire Code, Section 503 and Appendix D.

**Specifications:**

- a. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
- b. One or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
- c. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

**Comments: An aerial fire apparatus access road will be required. Unable to verify dimensions based upon the submitted scaled drawing (see item #1 and #2). Turning radius is not met in new parking lot of existing building. An approved turnaround is required in the parking lot serving proposed mixed-use building and range building. Please correct.**

4. **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 Fire Department Connection (FDC) will need to be shown on site plan.**

5. **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. This will need to be shown on site plan.**

6. **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.**

7. **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.**

8. **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. This will need to be shown on site plan.**

9. **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 or a documented water flow test within the past 12 months is required for this proposed building. The Maple Grove Utility Department would be able to advise if a recent water flow test has been performed.**

10. **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 building 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

**TO:** Peter Vickerman  
**FROM:** Brandon Stenglein  
**DATE:** 12/17/2021  
**PROJECT NAME:** Edison Apartments  
**LOCATION** Garland Lane North and County Road 30  
**PID** 08-119-22-24-0003  
**SUBMITTAL** **Concept Stage**

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

**SUMMARY**

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New Apartment with residential townhomes at the north end of the Tricare 4th development

**GENERAL COMMENTS**

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- |   | Status        |
|---|---------------|
| a. Tricare 4th public improvements are ongoing. Roads to be built in spring of 2022 | Informational |
| b. Future 610 pond may be available for additional treatment                        | Informational |

**ASSESSMENTS**

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- |  | Status            |
|--|-------------------|
| a. Assessments required for public improvements. Amount previously agreed with broker. | Future Resolution |

**PLAT**

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- |               | Status |
|---------------|--------|
| a. No comment |        |

**PROJECT NAME:** Edison Apartments  
**LOCATION:** Garland Lane North and County Road 30  
**DATE:** 12/17/2021

## WATER RESOURCES

**DEREK ASCHE - WATER RESOURCES ENGINEER**

### 1. GENERAL COMMENTS

	Status
a. Plan set dated 2/2/22	Informational
b. Plan is concept level	Informational
b. This concept does not provide access to upland area to the east	Resolved

### 2. NATURAL RESOURCES

	Status
a. T-Zone is present. I need confirmation from Planning the project satisfies T-Zone requirements before a grading permit can be issued.	Unresolved - Resubmit
b. Wetlands	
i. A valid wetland delineation approved in 2019 is on file	Informational
ii. East side of Phase II has no wetland delineation on file.	Informational
ii. Wetland buffer is shown	Informational

### 3. FLOODPLAIN

	Status
a. No FEMA floodplain, however, any fill in public water wetlands will require mitigation per the Elm Creek Watershed .	Future Resolution

### 4. SHORELAND

	Status
a. Shoreland Area is present . Planning may have specific requirements for this area.	Future Resolution

### 5. STORMWATER MANAGEMENT

	Status
a. Pond locations are called out (Does not show increase in pond size for the additional area to the north in the Site 11 Concept)	Informational
b. Stormwater management plan calcs must be submitted	Informational

### 6. REQUIRED PERMITS/REVIEWS

	Status
a. Maple Grove grading permit is required	Unresolved - C of A
b. NPDES Construction Activity permit is required	Unresolved - C of A
c. Elm Creek Watershed review required	Unresolved - C of A

## TRANSPORTATION

**JOHN HAGEN - TRAFFIC OPERATIONS ENGINEER**

### 7. TRIP GENERATION

	Status
a. The proposed Edison Apartment development consisting of 199 apartment units and up to 84 additional townhomes will likely generate approximately <b>1,678 trips on an average weekday</b> , with <b>106 trips occurring during the a.m. peak hour</b> (26 inbound and 80 outbound), and <b>133 trips occurring during the p.m. peak hour</b> (82 inbound and 51 outbound)	Informational



**PROJECT NAME:** Edison Apartments  
**LOCATION:** Garland Lane North and County Road 30  
**DATE:** 12/17/2021

- b. A traffic study is not required due to the proposed land use, since the adjacent public roadways will be able to accommodate the traffic generated by the proposed development. Informational

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**8. ACCESS** Status

- a. Need secondary access Resolved

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**9. PARKING** Status

- a. No comment

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**10. PEDESTRIAN ACCOMODATIONS** Status

- a. It appears that the proposed Site Concept Plan shows pedestrian sidewalks on both sides of the main access drive that connect with future pedestrian sidewalks/trial along Garland Lane. Sidewalks are also shown around the apartment building and on the front sides of the proposed townhomes. There is also a trail loop shown around the site and ADA ped ramps shown at select locations throughout the site. These pedestrian accommodations are acceptable. Informational
- b. It does not appear to be a direct pedestrian connection from the sidewalks on either side of the main drive aisle to the apartment building, at the roundabout. May want to consider ADA ped ramps/crosswalk connections near the roundabout. Informational

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**11. LANDSCAPE PLAN COMMENTS** Status

- a. No Landscape Plan submitted as part of this application

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**12. OTHER MISCELLANEOUS COMMENTS** Status

- a. The proposed row of townhomes located on the northerly edge of the proposed development (under the 84 townhome scenario shown in Site Concept 11) will be immediately adjacent to the proposed Hwy 610 extension. The close proximity to the Highway 610 extension will likely result in resident complaints of traffic noise. Informational
- b. If there is a desire to build these additional 50 townhome units, the applicant should provide either an earthen berm, a noise wall, or a combination of both between the row of townhomes and the Highway 610 extension in order to reduce noise levels for these units. Informational

**UTILITIES**

**JAY MURZYN - UTILITY OPERATIONS ENGINEER**

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**13. GENERAL COMMENTS** Status

- a. No comment

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**14. WATER** Status

- a. No comment

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**15. SANITARY SEWER** Status

- a. No comment



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MEMORANDUM

**TO:** Peter Vickerman – Planning Manager

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

**DATE:** February 9, 2022

**SUBJECT:** Edison Apartments – PUD 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 Park Dedication obligation for the proposed subdivision would be a cash dedication based on the 2021 Single-Family Residential rate of \$4,236 per unit and the Multi-dwelling rate of \$3,389 per unit. Fees will apply to all units.
- This PUD is 16.6 acres and consists of a 248-unit apartment complex. Based on the proposed concept plan the park dedication obligation would calculate as follows:

$$248 \text{ Multi-Dwelling Units} \times \$3,389 = \$840,472$$

- Edison Apartments is located within the city's Park Service Area 18. Residents of this subdivision are served by Hidden Meadows Park and various trail connections. The 2018 Parks System Plan identifies a future Playlot in PSA 18. Connections to local and regional trail networks are planned just to the west and a possible playlot to the east of this subdivision as residential development continues. A roadside walking path through this subdivision is necessary to link residents with existing and future park amenities.

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.*