



MEMORANDUM

TO: Fox Briar Ridge East

FROM: Community & Economic Development Department

DATE: January 28, 2022

SUBJECT: CED Staff Comments

Staff recommends the following adjustments for the proposed Fox Briar Ridge East:

1. Staff recommends adding a sidewalk connection to the trail along Bass Lake Road.
2. Include a lot line between lots 7 & 8 on all plan sheets.
3. Existing Driveway
 - a. Remove vacated driveway along Bass Lake Road.
 - b. Re-align widened curb section in order to provide a continuous grass buffer between the trail and Bass Lake Road.
4. Landscaping:
 - a. Move trees from public right of way so they are behind the sidewalks and in front yard areas.
 - b. Each lot must have at least one front yard tree, staff recommends mixing in ornamental trees to satisfy the front yard tree requirement.
 - c. Note that there can be no more than 20% of any one genus, currently there are more spruce trees than allowed by code.
 - d. Swiss Stone Pine trees require routine maintenance and good soil drainage, the Arbor Committee recommends incorporating amended soils to these plantings.
 - e. The Arbor Committee recommends treating any saved ash trees to reduce the spread of EAB.

TO: Peter Vickerman
FROM: Brandon Stenglein
DATE: 1/21/2022
PROJECT NAME: Fox Briar Ridge East
LOCATION 16001 Bass Lake Road
PID 29-119-22-44-0001
SUBMITTAL **Concept Stage**

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

SUMMARY

17 Unit twinhome complex adjacent to existing Fox Briar Development near Christian Academy. This will complete 70th Place and Westin Lane North. Slab on grade and full basement units

GENERAL COMMENTS

Status

a. Per Parks Dept. comments trail connection to Bass Lake Road shall meet ADA

ASSESSMENTS

Status

a.

PLAT

Status

a.

PROJECT NAME: Fox Briar Ridge East
LOCATION: 16001 Bass Lake Road
DATE: 1/21/2022

WATER RESOURCES

DEREK ASCHE - WATER RESOURCES ENGINEER

1. GENERAL COMMENTS

	Status
a. Concept Plan Set is dated 1/8/22	Informational
b. Signed copy of plans is required for approval	Informational
c. Sheet 8 - Grading and Drainage Plan	Unresolved - Resubmit
i. Add HWL to existing pond. Provide yard drains for sump pumps/downspouts/etc in rear yards. Each property must have a place to take drainage such that they do not drain across a neighbors property. Yard drains can be placed on property lines and shared. They must also be	Unresolved - Resubmit
ii. within easements.	
iii. Add driveway % slopes	
d. Sheet 12 - Storm Sewer Plan	
i. Minimum pipe size is 15"	
ii. Last 3 pipe sections must be tied.	

2. NATURAL RESOURCES

	Status
a. Wetland Delineation Report is provided	Informational

3. FLOODPLAIN

	Status
a. No floodplain present	Informational

4. SHORELAND

	Status
a. No Shoreland present	Informational

5. STORMWATER MANAGEMENT

	Status
a. SWMP has been submitted	Informational

6. REQUIRED PERMITS/REVIEWS

	Status
a. Maple Grove Grading Permit Required	Unresolved - C of A
b. Elm Creek Watershed Review Required	Unresolved - C of A
c. NPDES Construction Activity Permit 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. The proposed 17 townhomes of the Fox Briar Ridge East development will likely generate approximately 144 trips on an average weekday, with 8 trips occurring during the a.m. peak hour (2 inbound and 6 outbound), and 10 trips occurring during the p.m. peak hour (6 inbound and 4 outbound).	Informational

PROJECT NAME: Fox Briar Ridge East
LOCATION: 16001 Bass Lake Road
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- | | | |
|----|--|---------------|
| b. | Since the estimated trip generation is significantly less than 100 trips during the peak periods, a traffic study is not required due to the fact that the existing roadways will be able to accommodate the additional trips generated by this development. | Informational |
|----|--|---------------|

8. ACCESS **Status**

- | | | |
|----|----------------------|---------------|
| a. | Access is acceptable | Informational |
|----|----------------------|---------------|

9. PARKING **Status**

- | | | |
|----|--|-------------------|
| a. | See other comments below (in the Other Misc Comments section) regarding recommended parking restrictions to one side of the roadway due to proposed roadway width. | Future Resolution |
|----|--|-------------------|

10. PEDESTRIAN ACCOMODATIONS **Status**

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

11. LANDSCAPE PLAN COMMENTS **Status**

- | | | |
|----|--|-------------------|
| a. | The landscape plan shows trees planted within the boulevard area (between the sidewalk and curb). These trees should be removed from the boulevard area and placed behind the sidewalks, outside of the public right-of-way. | Future Resolution |
|----|--|-------------------|

12. OTHER MISCELLANEOUS COMMENTS **Status**

- | | | |
|----|--|-------------------|
| a. | The proposed roadway width appear to 28 feet wide. At 28 feet, parking cannot be allowed on both sides of the streets and still provide enough width for emergency vehicles to pass. Therefore, if parking will be allowed on the proposed 28-foot wide streets, it should be restricted to only one side of the roadways. | Future Resolution |
|----|--|-------------------|

UTILITIES

JAY MURZYN - UTILITY OPERATIONS ENGINEER

13. GENERAL COMMENTS **Status**

- | | | |
|----|--|--|
| a. | | |
|----|--|--|

14. WATER **Status**

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

15. SANITARY SEWER **Status**

- | | | |
|----|---|---------------------|
| a. | Existing sanitary sewer at south end will be located outside proposed ROW but should not be a problem with the adjacent Outlot A as it will have a D& U easement over the entirety of the outlot. | Informational |
| b. | Sanitary Sewer main shall be SDR26 and not SDR35 as shown on plans. | Unresolved - C of A |



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 12, 2022

RE: Fox Briar Ridge Estates Maple Grove Site Plan Review

The fire department has reviewed the proposed site plans for Fox Briar Ridge Estates Maple Grove and have the following comments:

1. **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: The number and placement of the fire hydrants is acceptable.

2. **Location of Fire Hydrants and General Requirements:**
 - a. Watermains serving multiple hydrants shall be looped systems, designed to minimize the number of dead-end hydrant(s).
 - b. 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
 - c. A five-foot clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved.

- d. Hydrants shall be at least fifteen (15) feet away from all utilities unless otherwise approved by the fire code official.
- e. Hydrants and valves shall not be located closer than 40 feet from the building. NFPA 14, Section 3-13.2
- f. Double steamers shall be utilized on all hydrants. NFPA 14, 3-13.1
- g. Double steamers on fire hydrants shall be aligned so that steamers are facing the fire department access road. NFPA 14, Section 3-13.1
- h. 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
- i. Hydrants shall be protected if subject to mechanical damage. 2020 MSFC, Section 507.5.6
- j. Pipe shall not be run under buildings. NFPA 24, Section 8-3.1
- k. 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
- l. A minimum of a five (5) foot in width by five (5) foot in depth clear space is required around fire department connections.
- m. A minimum of ten (10) feet separation shall be provided between the fire department connection and all utilities.
- n. 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.
 - 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: Please extend the 8" water main to the South fire hydrant. Continue with a 6" water main from the South hydrant to the North hydrant.

- 3. **Fire Apparatus Access Road:** 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.
 - 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. 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.
- d. A 20-foot inside and a 40-foot outside turning radius shall be provided for fire apparatus access and turnarounds.
- e. 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.
- f. Fire apparatus access roads shall not exceed 10 percent grade.

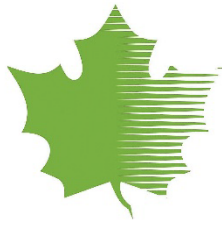
Comment: The fire apparatus access roadway and turnaround appear to meet these requirements.

Please contact me if you have any questions or need any clarifications.

Sincerely,

Eric Lind

Eric Lind
Fire Inspector
Office: 763-494-6094
Cell: 612-598-0969
Email: ELind@MapleGroveMN.gov



City of
Maple Grove
Parks and Recreation

MEMORANDUM

TO: Peter Vickerman – Planning Manager

FROM: Ben Jaszewski, Superintendent of Parks and Planning

DATE: January 24, 2022

SUBJECT: Fox Briar Ridge East 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 4.44 acres and consists of 17 twin home units located on the southside of Bass Lake Road just West of Heritage Christian Academy. Based on the proposed Preliminary Plat the park dedication obligation would calculate as follows:

17 Single-Family Residential units x \$4,236 = \$72,012

- The Fox Briar Ridge East subdivision is located within the city's Park Service Area 32. This neighborhood is served by South Elm Road Park and Basswood Elementary School and Basswood Neighborhood Park in the adjoining PSA 33. Roadside trails and walkways will provide access to connecting pathways to the south and the public path along Bass Lake Road. Park staff is recommending a trail connection within the right-of-way at the end of Weston Ln N to connect with the pathway along Bass Lake Road.

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.*

From: [Transportation.Plats](#)
To: [Cindy Brown](#); [Transportation.Plats](#)
Cc: [Peter Vickerman](#); [Jesse Corrow](#); [Brett Angell](#); [Ashley Morello](#)
Subject: RE: [External] Maple Grove Project Submissions
Date: Tuesday, January 11, 2022 11:58:06 AM
Attachments: [image001.png](#)
[Plat 3614 - Maple Grove - Arbor Lakes Business Park.pdf](#)

Thank you Cindy for providing addtl details from the upcoming planning commission agenda items

County staff feedback

Fox Briar Ridge East: Please ensure removal and regrading of [vacated driveway](#). Unclear from plans, but is hammerhead drive (Weston Dr) proposed as an emergency access? If so, that will need a county permit

Thanks again and be well

Jason

From: Cindy Brown <CBrown@maplegrovmn.gov>
Sent: Tuesday, January 11, 2022 10:32 AM
To: Transportation.Plats <Transportation.Plats@hennepin.us>
Cc: Peter Vickerman <pvickerman@maplegrovmn.gov>; Jesse Corrow <JCorrow@maplegrovmn.gov>; Brett Angell <BAngell@maplegrovmn.gov>
Subject: [External] Maple Grove Project Submissions

Good morning,

Below are two projects along with links to the plans that were submitted on January 10.

Please provide your memos to city staff. Our requested deadline for the memos is Friday, January 21.

Thank you.

Cindy

Cindy Brown | City of Maple Grove
Administrative Secretary
Community & Economic Development
12800 Arbor Lakes Parkway
Maple Grove MN 55369-7064