



## MEMORANDUM

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**TO:** Endeavor Development  
**FROM:** Brett Angell, Economic Development Manager  
**DATE:** February 4, 2022  
**SUBJECT:** Arbor Lakes Business Park, Phase 2 Building B – 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 Arbor Lakes Business Park Phase 2 Bldg B PUD Development Stage Plan and Final Plat application:

1. Sheet C000 – page is mislabeled. Title should read ‘Phase II’ rather than ‘Phase III’. Area as shown on the site map is incorrect.
2. Sheet L100 – the table labeled Landscape Requirements lists a total of 73 overstory trees proposed. Total number of deciduous and evergreen trees identified in the Plant Schedule totals 72.
3. Sheet L100 – per City requirements, there shall be no more than 20% of any one genus of overstory tree planted. Based upon 72 overstory trees, the maximum would be 14 per genus. Number of hackberry and pines should be reduced and reallocated to different or additional species.
4. 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.
5. Electrical vehicle charging stations should be considered for inclusion within the parking area as tenants are identified and main tenant entrance points are chosen.

**TO:** Peter Vickerman  
**FROM:** Brandon Stenglein  
**DATE:** 1/21/2022  
**PROJECT NAME:** Arbor Lakes Business Park - Building B  
**LOCATION** 10900 Fountains Drive  
**PID** 29-119-22-44-0001  
**SUBMITTAL** Development Stage

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

**SUMMARY**

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Phase 3 of the Arbor Lakes Business Park - Building B. 221,549 SF building on a 11.20 acre lot.

**GENERAL COMMENTS**

	<b>Status</b>
a. Public Improvements install several years prior. Utility hook ups will be made on	Informational
b. Roundabout proposed at Fountains and Zachary to be installed at a future date.	Informational
c. ROA's will be required for shared driveway, storm, and water	Unresolved - C of A

**ASSESSMENTS**

	<b>Status</b>
a.	

**PLAT**

	<b>Status</b>
a.	

**PROJECT NAME:** Arbor Lakes Business Park Building B  
**LOCATION:** 10900 Fountains Drive  
**DATE:** 1/21/2022

**WATER RESOURCES**

**DEREK ASCHE - WATER RESOURCES ENGINEER**

**1. GENERAL COMMENTS**

	<b>Status</b>
a. Plan Set is dated 12/3/2021	Informational
b. Sheet C501	
i. EOF callouts at structures appear to be RE's? Identify EOFs for parking areas	Unresolved - Resubmit

**2. NATURAL RESOURCES**

	<b>Status</b>
a. No wetlands on-site	Informational

**3. FLOODPLAIN**

	<b>Status</b>
a. No floodplain on-site	Informational

**4. SHORELAND**

	<b>Status</b>
a. No shoreland on-site	Informational

**5. STORMWATER MANAGEMENT**

	<b>Status</b>
a. Rate, water quality, and volume is regional.	Informational

**6. REQUIRED PERMITS/REVIEWS**

	<b>Status</b>
a. Maple Grove Grading Permit Required	Unresolved - C of A
b. Shingle Creek Watershed Review Required	Unresolved - C of A
c. NPDES Construction Activity Permit Required	Unresolved - C of A
d. A right-of-way permit may be required	Informational
e. A utility permit may be required	Informational

**TRANSPORTATION**

**JOHN HAGEN - TRAFFIC OPERATIONS ENGINEER**

**7. TRIP GENERATION**

	<b>Status</b>
a. A traffic study was completed back in 2017 for the Arbor Lakes Business Park development area. The proposed Building B is consistent with the assumed land use and size in the 2017 traffic study. Therefore, an updated traffic study is not required.	Informational

**8. ACCESS**

	<b>Status</b>
a. No comments	-

**9. PARKING**

	<b>Status</b>
a. No comments	-

**10. PEDESTRIAN ACCOMODATIONS**

	<b>Status</b>
a. There does not appear to be any pedestrian connections from the existing sidewalks (on the east side of Zachary Lane and the north side of Fountains Drive) to the proposed Building B. The site plan should be revised to provide these pedestrian connections.	Unresolved - C of A

**PROJECT NAME:** Arbor Lakes Business Park Building B  
**LOCATION:** 10900 Fountains Drive  
**DATE:** 1/21/2022

**11. LANDSCAPE PLAN COMMENTS**

Status

a. No comments

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**12. OTHER MISCELLANEOUS COMMENTS**

Status

a. Stop signs should be installed on all driveway approaches to public streets.

Informational

**UTILITIES**

**JAY MURZYN - UTILITY OPERATIONS ENGINEER**

**13. GENERAL COMMENTS**

Status

a. No Comments

**14. WATER**

Status

a. No Comments

**15. SANITARY SEWER**

Status

a. No Comments



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 19, 2022

RE: Arbor Lakes Business Park Phase 2 Bldg B - Site Plan Review

We have reviewed the proposed concept plans for Arbor Lakes Business Park Phase 2 Bldg B 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:**

- *Appears to meet.*

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

**Comments:**

- *Appears to meet.*

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:**

- *This building appears to have a combination water main.*

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:**

- *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.*
  - *Additional hydrants should be located at the east entrance and southeast entrance.*
- *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.*
- *The Elevation plan shows fire department access doors at grid lines 10 and 12, but the site plan does not. Please verify that access doors are installed so that the lineal distance between adjacent fire department access doors does not exceed 125 feet measured center to center.*

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

Sincerely,

*Bill Beumer*

Fire Inspector

763-494-6095

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