



## MEMORANDUM

---

**TO:** Cloutier Properties  
**FROM:** Brett Angell, Economic Development Manager  
**DATE:** April 12, 2022  
**SUBJECT:** Homestead Corner – CED Review Comments

---

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 Homestead Corner PUD Development Stage Plan application:

1. Drive lane around the east, north, and west sides of the building should be marked as one-way. Directional signage related to the one-way traffic and do not enter should be included on both sides of the building to avoid congestion.
2. Sheet L1.1 – Existing tree species should be identified. There is a maximum overstory tree genus of 20%. Should the proposed new overstory trees to be planted exceed the 20% maximum per genus based upon existing conditions, that genus should be changed to one which does not exceed the maximum.
3. Documentation confirming the area on the east side of the property marked with a headstone is not a burial site is required prior to excavation of the area or the area being disturbed.
4. NOTE: Any signage changes for the building, 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.



# 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

April 14, 2022

RE: Homestead Corners Maple Grove Site Plan Review

We have reviewed the proposed site plans for Homestead Corners 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. A 20-foot inside and a 40-foot outside turning radius shall be provided for fire apparatus access and turnarounds.

**Comments: Site Plan Sheet C2.1 dated 03/28/2022 was reviewed and turning radius appears to meet requirements.**

2. **Fire Lane signage located on North side of building.** Currently there is signage attached to the North side of the building that reads "No Parking Fire Lane".

**Comments: Remove the No Parking Fire Lane signage and replace signs to read "No Parking".**

Please feel free to contact me if you have any questions or need further clarifications.

Sincerely,

*Eric Lind*

Eric Lind  
Fire Inspector  
Phone: 612-598-0969  
Email: [ELind@MapleGroveMN.gov](mailto:ELind@MapleGroveMN.gov)

**TO:** Cloutier Properties

**FROM:** John Hagen, Transportation Operations Engineer

**DATE:** April 18, 2022

**SUBJECT:** Homestead Corner – Engineering Review Comments

---

The following comments are based upon review of plans submitted to the City of Maple Grove regarding the Homestead Corner PUD Development Stage Plan application:

1. The applicant should demonstrate that delivery/garbage/recycling trucks, and emergency vehicles can maneuver through the site with the proposed locations of new raised islands.
2. The proposed drive-thru would require that the drive aisle around the building be signed for one-way traffic in the counter-clockwise direction around the building. Do Not Enter signs should be placed at the exit of the drive aisle located in the northwest corner of the parking lot.