

MEMORANDUM

TO: Cloutier Properties
FROM: Brett Angell, Economic Development Manager
DATE: April 26, 2022
SUBJECT: Maple Grove Retail Center – 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 Maple Grove Retail Center PUD Development Stage Plan application:

1. Landscaping Plan – original development plans for this lot included 25 overstory trees. Two additional trees should be added to the proposed plans.
2. Landscaping Plan – identification of the existing tree genus must be included and labeled on the plan set.
3. Use of the drive-up window shall be for online ordering pick-up only. Any conversions (excluding the ceasing of its operation) related to this window including, but not limited to, converting it to a drive-thru in the future shall be subject to review and approval by the City.
4. Copies of any new agreements related to cross-parking, access, maintenance, shared trash enclosure, etc. with the adjacent property must be provided to the City.
5. 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.

TO: Brett Angell, Economic Development Manager

FROM: Ann Jacklitch, Director of Building Inspection Services/Building Official

DATE: April 13, 2022

SUBJECT: Maple Grove Retail Center – Building Department Comments

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

1. Accessible curbs in line with each of the 4 entrances will be required due to the identified outdoor seating areas between tenants.

TO: Brett Angell
FROM: Brandon Stenglein
DATE: 5/9/2022
PROJECT NAME: Maple Grove Retail Center
LOCATION: 7855 Elm Creek Blvd.
PID: 22-119-22-43-0022
SUBMITTAL: Development

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

SUMMARY

Former "Hops Restaurant" site has a proposal for a new 10,250 SF single story retail building with space for 4 retail tenants

GENERAL COMMENTS

Status

- | | |
|---|---------------------|
| a. Verify the existence of a Reciprocal Operating Agreement. Please provide on, if there is not one in place. | Unresolved - C of A |
| b. All new curb around building and curb islands shall be tip out style promoting drainage to the catch basins. | Future Resolution |
| c. Add drainage arrows to the south corner by the main entrance and include the location of the high point. | |

ASSESSMENTS

Status

- a.

PLAT

Status

- a.

PROJECT NAME: Maple Grove Retail Center

LOCATION: 7855 Elm Creek Blvd.

DATE: 5/9/2022

WATER RESOURCES

DEREK ASCHE - WATER RESOURCES ENGINEER

1. GENERAL COMMENTS

	Status
a. Sheet C-3 Grading, Drainage and Utility Plan	
1 Provide disturbed area in acres or square feet	Unresolved - Resubmit
2 Provide total of cut + fill in cubic yards	Unresolved - Resubmit
3 Call of EOF location and elevations for CB's in NW, NE, and SW corners	Unresolved - Resubmit

2. NATURAL RESOURCES

	Status
a. NA	Informational

3. FLOODPLAIN

	Status
a. NA	Informational

4. SHORELAND

	Status
a. NA	Informational

5. STORMWATER MANAGEMENT

	Status
a. Water Quality and rate control are provided regionally	Informational
b. Volume control required if over 1 acre of new or fully reconstructed imp. Surface	Informational

6. REQUIRED PERMITS

	Status
a. Maple Grove Grading Permit if over 50 cy.	Unresolved - C of A
b. NPDES Construction Activity Permit if over 1 ac disturbance	Unresolved - C of A
c. Elm Creek Watershed Review if over 1 ac disturbance	Unresolved - C of A

TRANSPORTATION

JOHN HAGEN - TRAFFIC OPERATIONS ENGINEER

7. TRIP GENERATION

	Status
The proposed 10,250 SF retail development will likely generate similar traffic volumes as the original 6,800 SF high-turnover sit-down restaurant. Therefore, a traffic study is	
a. not required as part of this development	Informational

8. ACCESS

	Status
a. No proposed changes in access is proposed for this site	Informational

9. PARKING

	Status
a. No comments	-

10. PEDESTRIAN ACCOMODATIONS

	Status
a. The proposed pedestrian accommodations are acceptable	Informational

11. LANDSCAPE PLAN COMMENTS

	Status
a. No Comments	-

PROJECT NAME: Maple Grove Retail Center

LOCATION: 7855 Elm Creek Blvd.

DATE: 5/9/2022

12. OTHER MISCELLANEOUS COMMENTS

Status

- | | | |
|----|---|---------------------|
| a. | Stop signs are required on each private driveway access approach to a public street
The drive aisle on the northwest side of the building (where the pick-up window is proposed) needs to be signed for one-way traffic. | Future Resolution |
| b. | | Unresolved - C of A |

The proposed site layout will not be able to accommodate a traditional drive-thru window operation that includes a menu board and drive-thru window. This is due to the fact that there is not enough space on-site to accommodate drive-thru queues of more than 4 vehicles. As long as the proposed pick-up window does not allow for a menu board and ordering in the drive-thru area, and the restaurant limits the number of online orders to be picked-up via the pick-up window in order to limit the drive-thru queued vehicles to four (4) at any given time, then the concept should work. However, the applicant should submit a traffic management plan that they will commit to manage the number of queued vehicles, and provide a plan for what they will do when the queues exceed the stacking provided.

- | | | |
|----|--|---------------------|
| c. | Provide a pavement marking plan. Lot should be marked to direct vehicles to direction of pick up window. | Unresolved - C of A |
| d. | | Unresolved - C of A |

UTILITIES

JAY MURZYN - UTILITY OPERATIONS ENGINEER

13. GENERAL COMMENTS

Status

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

14. WATER

Status

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

15. SANITARY SEWER

Status

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



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 21, 2022

RE: Maple Grove Retail Center Site Plan Review

We have reviewed the site plans for Maple Grove Retail Center 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. Maple Grove City Code, Chapter 18, Article III.

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. Both grades shall not be used together. A 20-foot inside and a 40-foot outside turning radius shall be provided for fire apparatus access roads and approved turnarounds. Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turn-around. Maple Grove City Code, Chapter 18, Article III.

Comments:

- *There are several areas that do not meet the turning radius in the parking lot. Provide minimum required turning radius.*

3. **Fire sprinkler water mains:** Fire sprinkler water mains shall be brought into a one-hour fire resistive room with exterior access, a floor drain, and a sidewalk to the public way. Maple Grove City Code, Chapter 18, Article III.

Comments:

- *The plan only shows a 2-inch water line. Please identify the location and size of the fire sprinkler water main.*
- *Underground piping shall be permitted to extend into the building through the slab or wall not more than 24 inches. 2016 NFPA 24, Sec. 10.1*
- *A low temperature sensor will be required in the sprinkler riser room.*

4. **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 300 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.

Comments:

- *A second hydrant may be required on this site depending on where the FDC is located. It could be located in the island that is in front of the northwest or northeast corner of the building, depending on the location of the FDC.*

5. **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:

- *The plan only shows a 2-inch water line. Please verify if there will be a combination water service.*

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. Maple Grove City Code, Chapter 18, Article III.

- a. A fire hydrant shall be located within 100 feet of the fire department connection (FDC).
- b. Hydrants and valves shall not be located closer than 40 feet from the building unless approved by the authority having jurisdiction. NFPA 24, Section 7.2
- c. 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, Appendix 103.6.
- d. Fire hydrants and other fire protection equipment must not be obstructed or the view of the equipment blocked by landscaping. ***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.
- e. Hydrants shall be at least fifteen (15) feet away from all utilities. Unless otherwise approved by the fire code official. Maple Grove City Code, Chapter 18, Article III, Fire Prevention Code, Section 18-82.
- f. Water mains serving multiple hydrants shall be looped systems. Maple Grove City Code, Chapter 18, Article III, Fire Prevention Code, Section 18-81.
- g. A minimum of ten (10) feet separation shall be provided between the fire department connection and all utilities. Maple Grove City Code, Chapter 18 Article III, Fire Prevention Code sec. 18-92.

- h. A minimum of a five (5) foot in width by five (5) foot in depth clear space is required around fire department connections. Maple Grove City Code, Chapter 18 Article III, Fire Prevention Code sec. 18-92.
- i. Immediate access to fire department connections shall be maintained at all times and without obstruction. Access to fire department connections shall be approved by the fire code official. 2020 MN State Fire Code, Sec. 912.
- a. Hydrants, gate valves, and valve boxes, etc., and their installation shall be in accordance with City of Maple Grove specifications.

Comments:

- *Please identify the location of the FDC. It must be located within 100 feet of a fire hydrant and be accessible at all times.*
- *Locking FDC caps will be required.*

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

Sincerely,

Bill Beumer

Fire Inspector

763-494-6095