



MEMORANDUM

TO: Weston Commons 2nd Addition

FROM: Community & Economic Development

DATE: February 8, 2022

SUBJECT: Weston Commons 2nd Addition

Community and Economic Development staff have the following comments below:

1. The ROW for Street C shall be increased to 50 feet.
2. The site plan shall show the wetland buffer and 20-foot setback from the wetland buffer.
3. The site plan shall show all proposed setbacks.
4. Fencing should be provided along the railroad tracks outside of any wetland area to prevent access to the tracks.

TO: Peter Vickerman
FROM: Brandon Stenglein
DATE: 12/17/2021
PROJECT NAME: Weston Commons 2nd Addition
LOCATION 16232 105th Ave North
PID 05-119-22-14-0002
SUBMITTAL Development Stage

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

SUMMARY

82 Single Family Townhome development adjacent to the Weston Commons 1st Addition. Slab on grade foundations due to close vicinity of a DNR waterbody to the west.

GENERAL COMMENTS

Status

- | | | |
|----|---|---------------------|
| a. | If not rental units each water and sanitary service should be put towards center of driveway if green space is too narrow, and/or to alleviate any additional bends. | |
| b. | Private Street C will either need to made a public street being built to City Standards or a public easment will be required over that street for future development. | Unresolved - C of A |
| c. | Weston Way will need to be changed to either Xene Lane or Yuma Lane | Unresolved - C of A |

ASSESSMENTS

Status

- a.

PLAT

Status

- a.

PROJECT NAME: Weston Commons 2nd Addition
LOCATION: 16232 105th Ave North
DATE: 12/17/2021

WATER RESOURCES

DEREK ASCHE - WATER RESOURCES ENGINEER

1. GENERAL COMMENTS

	Status
a. Plan Set is dated 12/13/21	Informational
b. Signed plans required for approval.	Informational
c. Revised plans must be sent to City consultant for Weston Commons - Stantec	Informational
d. Provide utility sheets (storm, water, sewer)	Unresolved - Resubmit
e. Sump MH's required where there is no other treatment prior to discharge to wetlands.	Unresolved - C of A

2. NATURAL RESOURCES

	Status
a. Wetlands	
b. i Wetland delineation approved in 2018 and remains valid.	Informational
c. ii Wetland buffers required. 30' average buffer. Minimum 20'.	Unresolved - Resubmit
d. iii. Wetland buffer posts must be provided every 200' on property lines, or bends in the buffer.	Unresolved - Resubmit

3. FLOODPLAIN

	Status
a. None	

4. SHORELAND

	Status
a. None	

5. STORMWATER MANAGEMENT

	Status
a. Pond 1P must be sized rate, water quality, and volume to accommodate increased impervious surface associated with improvements to 105th Avenue.	Unresolved - C of A
b. Routing diagram indicates 6S is 105th Ave but drainage map shows 6S is Weston Way. Revise.	Unresolved - C of A
c. Rate Control	Unresolved - C of A
d. Water Quality	Unresolved - C of A
e. Volume Control	Unresolved - C of A
f. Stormwater calcs must be revised and resubmitted	Unresolved - Resubmit

6. REQUIRED PERMITS/REVIEWS

	Status
a. Maple Grove Grading Permit	
b. NPDES Construction Stormwater Permit	
c. ROW Permit	
d. Utility Permit	

TRANSPORTATION

JOHN HAGEN - TRAFFIC OPERATIONS ENGINEER

7. TRIP GENERATION

	Status
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PROJECT NAME: Weston Commons 2nd Addition
LOCATION: 16232 105th Ave North
DATE: 12/17/2021

- | | | |
|----|---|---------------|
| a. | The proposed 82 Townhomes will likely generate approximately 600 trips on an average weekday , with 38 trips occurring during the a.m. peak hour (9 inbound and 29 outbound), and 46 trips occurring during the p.m. peak hour (29 inbound and 17 outbound). | Informational |
| b. | Since the proposed development generates less than 100 trips during the peak hours, a traffic study is not required. | Informational |

8. ACCESS Status

- | | | |
|----|--|---------------|
| a. | Access is provided via 2 locations: one public street access on 105th Avenue, the other via a public road extension through the previously approved Weston Commons 1st Addition. | Informational |
| b. | The proposed access is acceptable. | Informational |

9. PARKING Status

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

10. PEDESTRIAN ACCOMODATIONS Status

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

11. LANDSCAPE PLAN COMMENTS Status

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

12. OTHER MISCELLANEOUS COMMENTS Status

- | | | |
|----|---|-----------------------|
| a. | The proposed private roadways throughout the site are shown as 24-feet wide. This width is not wide enough for parking on either sides. Therefore, these private roadways need to be signed for "No Parking" on both sides of the private roadways. | Future Resolution |
| b. | The proposed "Street C" is shown on the site plan as a private roadway. However, since it provides access to the adjacent parcel, it should be shown as a public street with right-of-way and street widths meeting city standards. | Unresolved - Resubmit |

UTILITIES

JAY MURZYN - UTILITY OPERATIONS ENGINEER

13. GENERAL COMMENTS Status

- | | | |
|----|------|--|
| a. | None | |
|----|------|--|

14. WATER Status

- | | | |
|----|------|--|
| a. | None | |
|----|------|--|

15. SANITARY SEWER Status

- | | | |
|----|------|--|
| a. | None | |
|----|------|--|

PLAN REVIEW COMMENTS - C1.4 SITE PLAN Status

PROJECT NAME: Weston Commons 2nd Addition
LOCATION: 16232 105th Ave North
DATE: 12/17/2021

- | | | |
|----|--|-----------------------|
| a. | Show Wetland buffers and buffer post locations | Unresolved - Resubmit |
| b. | Call out 15' wide pond access location | Unresolved - Resubmit |

PLAN REVIEW COMMENTS - C2.0 PRELIMINARY PLAT

Status

- | | | |
|----|---|-----------------------|
| a. | Must show drainage and utility easements over ponds (up to 100-YR HWL) and wetlands and buffers | Unresolved - Resubmit |
| b. | Outlot I needs drainage and utility easement for pond access | Unresolved - C of A |

PLAN REVIEW COMMENTS - C3.0 PRELIMINARY EROSION AND SEDIMENT CONTROL

Status

- | | | |
|----|---|--|
| a. | Add designated concrete washout area if necessary | |
|----|---|--|

PLAN REVIEW COMMENTS - C4.1 PRELIMINARY GRADING AND DRAINAGE

Status

- | | | |
|----|--|-----------------------|
| a. | Show invert and elevation of FES on the south side of the RR tracks just off NW portion of property | Unresolved - C of A |
| b. | Show pond access at 15' wide | Unresolved - C of A |
| c. | Provide NWL, HWL, & EOF for wetland on Outlot H | Unresolved - C of A |
| d. | Provide NWL, HWL, & EOF for wetland on Outlot J | Unresolved - C of A |
| e. | Driveway on Lot 1/2 Block 5 & Lot 1/2 Block 6 must be 8% or less | Unresolved - Resubmit |
| f. | Grading on the east side of Outlot G matches a 916 contour to a 914 contour on the neighboring property. Revise. | Unresolved - C of A |
| g. | Show wetland buffers and post locations. | Unresolved - Resubmit |
| h. | Provide OCS detail | Unresolved - Resubmit |

PLAN REVIEW COMMENTS - C1.4 SITE PLAN

Status

- | | | |
|----|--|-----------------------|
| a. | Driveways on Lot 1/2 Block 4, 1/2 Block 3, 1-4 Block 2, & 3/4 Block 14 must be 8% or less. Revise. | Unresolved - Resubmit |
| b. | Call out NWL for Pond 2p. | Unresolved - C of A |
| c. | Provide elevations for future 10th Avenue. Coordinate with city consultant. | Unresolved - C of A |
| d. | Show wetland buffers and post locations. | Unresolved - Resubmit |
| e. | Call out NWL, OHW, 100-yr HWL of DNR Public Water | Unresolved - C of A |



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 25, 2022

RE: Weston Commons 2nd Addition - Site Plan Review

We have reviewed the site plans for Weston Commons 2nd Addition 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:

- *Please submit a site plan that includes both additions of Weston Commons.*
- *The site plan shows the street name as Weston Way. The entire street and addresses assigned through both additions will need to be named appropriately and verified with the City of Maple Grove.*

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. Fire apparatus access roads shall be positioned parallel to the side of the building. 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:

- *The original site plan dated 12/13/21 showed Streets A, B, and C are dead-end streets that exceed 150 feet without an approved turnaround. This is only allowed if the buildings are sprinklered. Please verify if the buildings will be sprinklered. 2020 MN State Fire Code Section 503.2.5*

- *The turnarounds on streets A & C shown on the updated site plan (1/24/22) do not meet the requirements of MSFC Section D103.*
 - *Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders. MSFC Section D103.1.*
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.
- a. If an undue hardship exists in meeting these requirements, the fire code official may authorize the use of a yard or wall post indicator valve. Maple Grove City Code, Chapter 18, Article III, Fire Prevention Code.

Comments:

- *Please identify the location of the sprinkler riser rooms if the buildings are sprinklered in accordance with NFPA 13R, disregard if NFPA 13D.*
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 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:

- *Please submit a utility plan that includes both additions of Weston Commons.*
 - *Please relocate the hydrant on Street C to near the entrance of Street C from Weston Way so that it is usable from both streets.*
 - *Hydrants shall be on a looped system. Provide plans showing the entire loop. 2020 MSFC Section 507.5.1 & Maple Grove City Code, Chapter 18 Article III, Fire Prevention Code sec. 18-81.*
 - *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.*
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:

- *No comment.*

6. Location of Fire Hydrants and General Requirements: Hydrants shall be located within a reasonable distance from driving surface; five feet minimum from curb. 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.
 - a. Hydrants and valves shall not be located closer than 40 feet from the building (unless approved). NFPA 24, Section 7.2
 - b. 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
 - c. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders. MSFC Section D103.1.
 - d. 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.*** A five (5) foot clearance must be provided when the landscaping reaches maturity. Maple Grove City Code, Chapter 18, Article III, Fire Prevention Code, Section 18-82.
 - e. A minimum of ten (10) feet separation shall be provided between the fire department connection and all utilities.
 - f. Locking fire department connection caps are now required. Contact Fire Inspections for more information.
 - g. 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.*

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

Sincerely,

Bill Beumer

Fire Inspector

763-494-6095

bbeumer@MapleGroveMN.gov

MEMORANDUM

TO: Peter Vickerman – Planning Manager

FROM: Ben Jaszewski - Superintendent of Parks and Planning

DATE: January 24, 2022

SUBJECT: Weston Commons 2nd 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 15.47 acres and consists of 82 single family rental town home units located between 105th Avenue N and County Road 81 just West of the Summerwell and Northwoods Townhome developments. A previous concept plan showed a connection to the internal walkways of this subdivision which would require a trail corridor in the form of a land dedication on the west side of this subdivision to connect internal residents to a boardwalk and the neighborhood park. After reviewing the plans and population densities of the 105th Ave Master Plan a boardwalk would serve a limited number of residents and would not directly connect to significant trail sections, adjacent neighborhoods, or regional trail networks. At their January 2022 meeting the Board directed staff to forego plans for a boardwalk and trail connection and to accept a cash dedication.
- Based on the proposed Preliminary Plat the park dedication obligation would calculate as follows:

$$82 \text{ Single-Family Residential units} \times \$4,236 = \$347,352$$

- The Weston Commons 2nd subdivision is located within the city's Park Service Area 5. The 2018 Parks System plan identifies a Neighborhood Park to be developed in this neighborhood on the corner of 105th Ave N and Dunkirk Ln N as residential developments progress.

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.*