



MEMORANDUM

TO: JPL Development LLC
FROM: Peter Vickerman, Planning Manager
DATE: May 3, 2022
SUBJECT: Edison at Maple Grove Apartments

Community and Economic Development staff have the following comments and questions:

1. The final plat will not be released until the easement to the eastern property is established.
2. An additional easement to the northern property along the easternmost drive will be required if that property does not become a second phase of this development. This will need the same dimensions as described in #2 above.
3. Note that any retaining wall over four feet in height will require a separate building permit

TO: Peter Vickerman
FROM: Brandon Stenglein
DATE: 4/25/2022
PROJECT NAME: Edison Apartments
LOCATION Garland Lane North and County Road 30
PID 08-119-22-24-0003
SUBMITTAL Development Stage

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

SUMMARY

New Apartment with residential townhomes at the north end of the Tricare 4th development

GENERAL COMMENTS

	Status
a. Tricare 4th public improvements are ongoing. Roads to be built in spring of 2022	Informational
b. Future 610 pond may be available for additional treatment	Informational
c. More information is needed for typical section of main access road, the easement dimensions, boulevard dimensions, and boulevard grades. See attached sketch for requirements.	Unresolved - Resubmit

ASSESSMENTS

	Status
a. Assessments required for public improvements. Amount previously agreed with broker.	Future Resolution

PLAT

	Status
a. No comment	

PROJECT NAME: Edison Apartments
LOCATION: Garland Lane North and County Road 30
DATE: 4/25/2022

WATER RESOURCES

DEREK ASCHE - WATER RESOURCES ENGINEER

1. GENERAL COMMENTS

	Status
a. Plan set dated 3/28/22	Informational
b. Signature required for approval	Unresolved - Resubmit
c. Retaining Walls greater than 4' require a separate building permit.	Informational
d. Stormwater Facility Maintenance Agreement will be required.	Informational
e. Provide soil borings. Include borings within filtration and ponding areas.	Unresolved - Resubmit
f. All storm pipe within the main access road shall be no smaller than 15" RCP	Unresolved - Resubmit

2. NATURAL RESOURCES

	Status
a. T-Zone is present. Confirmation from Planning demonstrating the project satisfies T-Zone requirements is needed before a grading permit can be issued.	Unresolved - Resubmit
b. Wetlands	
i. A valid wetland delineation approved in 2019 is on file	Informational

3. FLOODPLAIN

	Status
a. No FEMA floodplain, however, any fill in public water wetlands will require mitigation per the Elm Creek Watershed .	Future Resolution

4. SHORELAND

	Status
a. Shoreland Area is present . Planning may have specific requirements for this area.	Informational

5. STORMWATER MANAGEMENT

	Status
a. Stormwater management plan calcs must be submitted	Unresolved - Resubmit
b. There is a downstream farm access with a culvert that regulates water outflow from the wetland east of the project. Pipe sizes, inverts, material must be called out on plan and included in stormwater report.	Unresolved - Resubmit

6. REQUIRED PERMITS/REVIEWS

	Status
a. Maple Grove grading permit is required	Unresolved - C of A
b. NPDES Construction Activity permit is required	Unresolved - C of A
c. Elm Creek Watershed review required	Unresolved - C of A

7. SHEET 6

	Status
a. Call out NWL (922.0) & HWL (924.1) for wetland to the west.	Unresolved - Resubmit
b. Call out approved wetland boundary	Unresolved - Resubmit
c. Call out wetland buffer; Minimum width 25', Average 40'	Unresolved - Resubmit
d. Fill is proposed within the 924.1 HWL (TP 40) of the wetland to the east of the project. The project cannot increase the flood potential adjacent properties or downstream. Mitigation for this loss of storage must be provided or the fill cannot be allowed	Unresolved - Resubmit
e. Filtration and ponding systems will not drain until the wetland to the east has drained	Unresolved - Resubmit

PROJECT NAME: Edison Apartments
LOCATION: Garland Lane North and County Road 30
DATE: 4/25/2022

- | | | |
|----|---------------------------------------------------------------------------------------------------------------------------|-----------------------|
| f. | Call out EOF direction and elevation for low points at CB's. | Unresolved - Resubmit |
| h. | Identify symbol of bold X, shown in light grey. | Unresolved - Resubmit |
| i | Show required drainage and utility easements along property lines as well as over all stormwater facilities and wetlands. | Unresolved - Resubmit |

8. SHEET 13

Status

- | | | |
|----|----------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| a. | Bottom of infiltration basin shall be planted in clumps (no mix) of fox sedge and prairie cord grass. | Unresolved - Resubmit |
| b. | Provide detail for filtration basin. Use MN Stormwater Manual. Planting medium shall be 90% construction sand and 10" organic compost. | Unresolved - Resubmit |

TRANSPORTATION

JOHN HAGEN - TRAFFIC OPERATIONS ENGINEER

7. TRIP GENERATION

Status

- | | | |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| a. | The proposed Edison Apartment development consisting of 199 apartment units and up to 84 additional townhomes will likely generate approximately 1,678 trips on an average weekday , with 106 trips occurring during the a.m. peak hour (26 inbound and 80 outbound), and 133 trips occurring during the p.m. peak hour (82 inbound and 51 outbound) | Informational |
| b. | A traffic study is not required due to the proposed land use, since the adjacent public roadways will be able to accommodate the traffic generated by the proposed development. | Informational |

8. ACCESS

Status

- | | | |
|----|-----------------------|----------|
| a. | Need secondary access | Resolved |
|----|-----------------------|----------|

9. PARKING

Status

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

10. PEDESTRIAN ACCOMODATIONS

Status

- | | | |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| a. | It appears that the proposed Site Concept Plan shows pedestrian sidewalks on both sides of the main access drive that connect with future pedestrian sidewalks/trial along Garland Lane. Sidewalks are also shown around the apartment building and on the front sides of the proposed townhomes. There is also a trail loop shown around the site and ADA ped ramps shown at select locations throughout the site. These pedestrian accommodations are acceptable. | Informational |
| b. | It does not appear to be a direct pedestrian connection from the sidewalks on either side of the main drive aisle to the apartment building, at the roundabout. May want to consider ADA ped ramps/crosswalk connections near the roundabout. | Informational |

11. LANDSCAPE PLAN COMMENTS

Status

PROJECT NAME: Edison Apartments
LOCATION: Garland Lane North and County Road 30
DATE: 4/25/2022

- a. No Landscape Plan submitted as part of this application

12. OTHER MISCELLANEOUS COMMENTS

Status

-
- a. None Resolved
 - b. Resolved

UTILITIES

JAY MURZYN - UTILITY OPERATIONS ENGINEER

13. GENERAL COMMENTS

Status

-
- a. No comment

14. WATER

Status

-
- a. Water needs to be looped. Provide additional stub location along Garland with a valve or provide additional stub to connect to in the future.

15. SANITARY SEWER

Status

-
- a. Sanitary runs along access road shall all be at 0.40% slope



Building a legacy – *your* legacy.

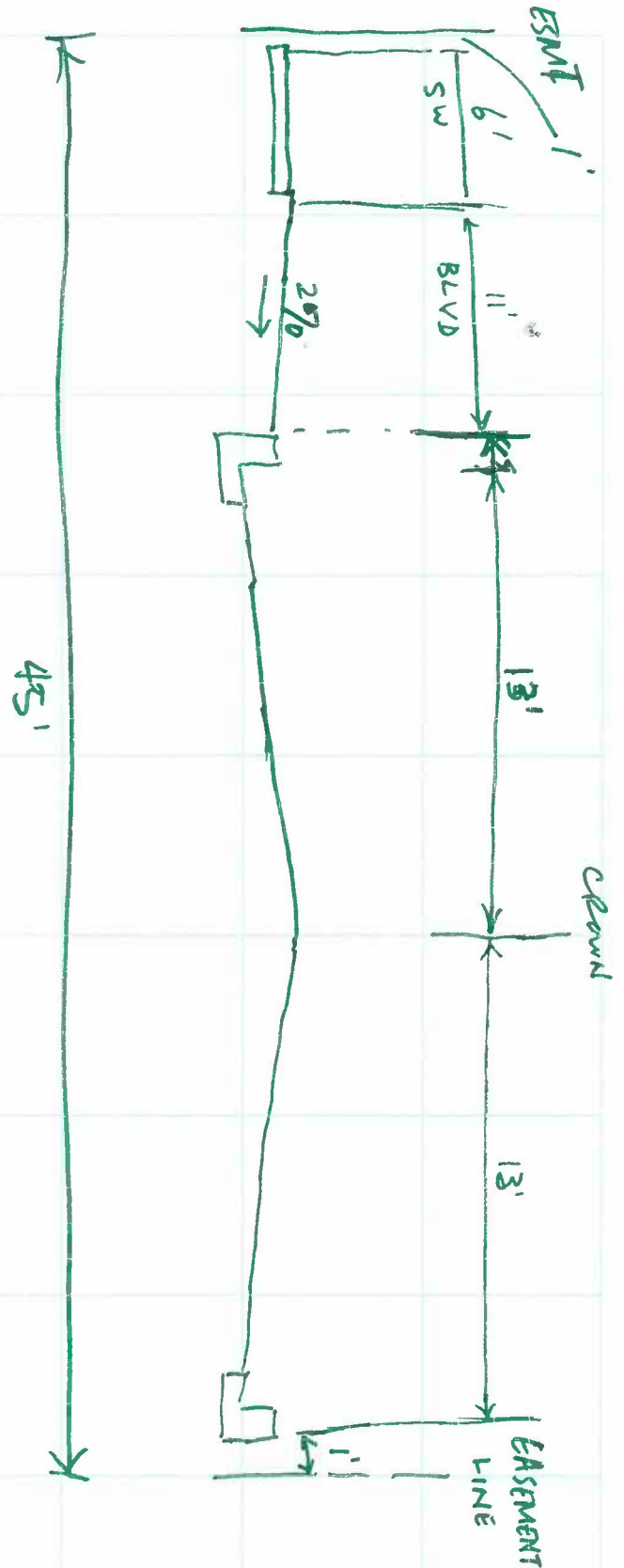
Project description _____

Task description _____

Project number _____

Designed by _____ Checked by _____

Date _____ Page _____ of _____





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 15, 2022

RE: Edison Apartment Site Plan Review

We have reviewed the proposed site plans for Edison Apartment at Maple Grove and have the following comments:

1. **Water Supplies For Fire Protection:** Section 507 of the 2020 Minnesota State Fire Code is hereby amended by adding the following language:
 - a. All fire department connections shall have one fire hydrant within 100 feet of the fire department connection and shall be spaced in conjunction with Appendix C for additional hydrants.
 - b. In buildings with high piled combustible storage or buildings that are inherently hazardous in nature because of hazardous processes or which store, use, or handle flammable, combustible or hazardous materials, additional fire hydrants may be required by the code official.
 - c. Hydrants shall have appropriate valves to isolate as approved by the fire code official.
 - d. Water mains serving multiple hydrants shall be looped systems, designed to minimize the number of dead-end hydrant(s).
 - e. Hydrants where susceptible to being obstructed during winter months, shall be required to be marked by an approved means by the fire code official.

Comments: The Fire Department Connection (FDC) for the buildings are not shown on the plans. Please show location of each FDC and ensure each FDC is located within 100 feet of a hydrant.

2. **Fire Pump and Sprinkler Riser Rooms:** Section 901.4.6 of the 2020 Minnesota State Fire Code is amended by adding the following language: Fire sprinkler water mains shall be brought into a one-hour fire resistive room with

direct exterior access, a floor drain, and a sidewalk to the public way. Maple Grove City Code, Chapter 18.

- a. If the water main enters the basement, the main may be extended to the first floor into a room with the above requirements.
- b. If undue hardship exists, the fire code official may authorize the use of a yard or wall post indicator valve.

Comments: The fire sprinkler riser room is not shown on the plans. Please show fire sprinkler room location for each building.

3. **Looped Water Service Lines:** The combination domestic/fire line serving the fire protection system should be a looped line for increased reliability and improved hydraulics. Loop systems should be sectionalized by placing valves at branches and at strategic locations to minimize the extent of impairments. A minimum of two independent connection points should be made in case of a problem with one, domestic and fire protection will not be severed. NFPA 24, Section 2-2.1 & A-2-2.3

Comments: The water main shown on the plan is not looped. Please indicate how the water service main will be looped.

4. **Combination Water Service Lines:** In buildings where a high-water usage is likely or when the maximum size of domestic water on combination fire sprinkler / domestic water line in the building exceeds 1/4 size of the water supply line, an electric solenoid valve shall be installed on the domestic side of the service, including the lawn sprinkler system. This valve shall be normally powered open and shall close on loss of electric power or signal from the automatic fire sprinkler system water flow indicator. Maple Grove City Code, Chapter 18, Article III, Fire Prevention Code, FPB-Policy 3.

- e.g. 6" combination service – 1 ½ inch domestic maximum
8" combination service – 2-inch domestic maximum

Comments: Please indicate if the water service for the two buildings will be a combination fire sprinkler and domestic water service. The size of the water service for building 2 is not indicated on the plans. Note: if a combination fire sprinkler and domestic water service is used, the domestic service including irrigation will be limited to ¼ size of the combination service.

5. **Water Flow Tests:** New water flow tests shall be conducted for all new systems. Two hydrants shall be used which are closest to the property. The static pressure should be measured on the hydrant in front of / or nearest the

property and the water allowed to flow from the next hydrant nearest the property, preferably the one farthest from the source of the supply if the feed is only one way. The residual pressure will be that indicated at the hydrant where the water is not flowing. A representative from the Utility department shall be contacted prior to the test at 763-494-6177. The Fire Prevention Bureau shall be notified with the date, time and address of the flow test at least 12 hours in advance. 2020 MSFC, Section 507 and Appendix B.

Comments: Information only. A new water flow test is required for these proposed buildings.

6. Location of Fire Hydrants and General Requirements:

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

- n. All buildings must have an approved fire lane within thirty (30) feet of at least one entire side of the structure as identified by the fire code official.
- o. Knox or DAMA Corporation are the approved keybox vendor. Keybox shall be located above the fire department connection in sprinklered buildings at five (5) feet above finished grade or as approved by the fire code official.
- p. Additional boxes may be provided at more than one location when required because of the size of the building, number of keys, or other special hazard as required by the Authority Having Jurisdiction.
- q. 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.
 - All commercial occupancy addresses shall be a minimum of eight (8) inches in height.
 - 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: Information only. Understand these general requirements are applicable to the proposed building and will be reviewed for compliance.

Please feel free to contact me by email (wspiering@maplegrovern.gov), phone (763.494.6093), or we can meet in person if you have any questions or need any clarifications.

Sincerely,

Wayne Spiering

Wayne Spiering
Fire Inspector

MEMORANDUM

TO: Peter Vickerman – Planning Manager

FROM: Ben Jaszewski, Parks and Planning Superintendent

DATE: May 9, 2022

SUBJECT: Edison Apartments – Final Plat

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 and the Multi-dwelling rate of \$3,389 per unit. Fees will apply to all units.
- This PUD is 11.62 acres and consists of a 248-unit apartment complex. Based on the plat the park dedication obligation would calculate as follows:

$$248 \text{ Multi-Dwelling Units} \times \$3,389 = \$840,472$$

- Edison Apartments is located within the city's Park Service Area 18. Residents of this subdivision are served by Hidden Meadows Park and various trail connections. The 2018 Parks System Plan identifies a future Playlot in PSA 18. Connections to local and regional trail networks are planned just to the west and a possible playlot to the east of this subdivision as residential development continues. A roadside walking path through this subdivision is necessary to link residents with existing and future park amenities.

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.*