



## MEMORANDUM

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**TO:** Endeavor Investments VII, LLC  
**FROM:** Peter Vickerman, Planning Manager  
**DATE:** May 2, 2022  
**SUBJECT:** Arbor Lakes Business Park Phase 3

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

1. The Gravel Mining Area Master Plan shows a potential mobility hub near the Fountains Drive and Revere Lane intersection. A portion of Outlot A could potentially be well positioned for this use. Staff would like to discuss this possibility further.
2. The plans will need some clean up with regard to the new roundabout. Old linework is creating some issues and should be removed or greyed out as necessary. The proposed trail along Fountains and Zachary particularly stand out.
3. On the landscape plans:
  - a. We saw discrepancies in the number the following species between the plan and the schedule:
    - i. Common hackberry
    - ii. Greenspire linden
    - iii. Norway royal red maple
  - b. There were trees labeled CB that did not appear on the schedule
  - c. An HL is shown in Fountains Drive
  - d. It would be very helpful to have consistent symbology for the different tree types.
4. For the architectural plans provide the material callouts.



# 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: Arbor Lakes Business Park - Phase 3 Site Plan Review

We have reviewed the site plans for Arbor Lakes Business Park Phase 3 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. 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:**

- *Turning radius is not met in the following areas:*

- *Building 1- northeast corner, northwest corner.*
- *Building 2- southeast corner, south middle access.*
- *Building 3- southeast corner.*
- *Aerial apparatus access roads will be required for each building in accordance with MSFC Section D105. Please revise.*

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, Sec. 18-90 & 18-91.

**Comments:**

- *A low temperature sensor will be required in each 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:**

- *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.*
  - *Building 1:*
    - *The north middle hydrant is located in front of a parking space. Please remove the parking space and sign it as "NO PARKING" or relocate the hydrant to the next island to the west.*
    - *Add a hydrant at the north middle, eastern entrance or at the island located just east of the entrance.*
    - *Shift the hydrant located near Building 2's riser room 15-20 feet to the north so that it is closer to Building 1's FDC.*
  - *Building 2:*
    - *Shift the hydrant located at the south middle entrance (eastern island) across the entrance to the western island.*
  - *Building 3:*
    - *Relocate the hydrant from the eastern side of the loading yard to within 100 feet of the FDC.*
    - *Add a hydrant at the southeast entrance to Building 3 lot.*

- *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.*
  - *Please identify the location of the transformers.*
- *Small hose connections in accordance with NFPA 13 (2016), Section 12.2.1 may be required in areas containing high-piled storage.*

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 at this time.*

6. **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.*

7. **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 D103.6.
- 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.
- j. 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.
- k. 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's. 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

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MEMORANDUM

**TO:** Peter Vickerman – Planning Manager

**FROM:** Ben Jaszewski, Superintendent of Parks and Planning

**DATE:** May 9, 2022

**SUBJECT:** Arbor Lakes Business Park Phase 3 – Development Stage and 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 applicant is purchasing land from the Tiller Corporation, they have requested the use of Park Dedication credits from the Tiller Corporation credit bank to satisfy the Park Dedication for this development. The balance is currently at 60.13 acres.
- Tiller credit reduction calculates as follows:

Lot 1.....	10.78 acres
Lot 2.....	9.80 acres
Lot 3.....	8.28 acres
Zachary Ln.....	0.60 acres
<u>Crimson Way.....</u>	<u>2.96 acres</u>
<b>Total.....</b>	<b>32.42 acres</b>

**Total PD = 28.86-acre credit reduction**  
**Current Tiller Balance 60.13 – 32.42 = 27.71 remaining credits**

- Arbor Lakes Business Park is located within PSA 24 which is the Gravel Mining Area, it currently has no developed park amenities. A Neighborhood Park is planned for this PSA in a location nearer to the proposed residential land use areas. The remaining outlots (A and B) will require park dedication when they are platted.

## 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.*