



## MEMORANDUM

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**TO:** Ryan Schwickert, MWF Properties  
**FROM:** Peter Vickerman, Planning Manager  
**DATE:** June 7, 2022  
**SUBJECT:** Tri-Care 55+ Apartments

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Community and Economic Development staff have the following comments:

1. Note that a tree protection fence will be required as necessary near existing trees before a grading permit will be released.
2. The narrative states there will be a dog park but this is not identified on the plan sheets
3. Shared access easements will be required with both adjoining properties.
4. Landscape plans are subject to the review of the Arbor Committee.

**TO: Peter Vickerman**  
**FROM: Brandon Stenglein**  
**DATE: 06/13/2022**  
**PROJECT NAME: Tricare Senior Housing**  
**LOCATION: Garland Lane N & 96th Ave N**  
**PID: 08-119-22-31-0012**  
**SUBMITTAL: Development**

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

**SUMMARY**

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Senior Living facility in the Tricare 4th development

**GENERAL COMMENTS**

Status

- a. Sanitary tie in will encroach on the Bio-Life parking lot/entrance.
- b. Bio Life has requested modifications to the shared entrance since vehicles enter the wrong way south of the existing median
- c. Add tip out curb at the high point of the garage entrance to push water to outside curb line.
- d.

**ASSESSMENTS**

Status

- a.

**PLAT**

Status

- a.

**PROJECT NAME:** Tricare Senior Housing  
**LOCATION:** Garland Lane N & 96th Ave N  
**DATE:** 06/13/2022

**WATER RESOURCES**  
**DEREK ASCHE - WATER RESOURCES ENGINEER**

**1. GENERAL COMMENTS**

	<b>Status</b>
a. Plan set is dated 5/9/22	Informational
b.	

**2. SITE PLAN SHEETS C2.1 & C2.2**

	<b>Status</b>
a. Call out Tree Preservation Area	Unresolved - C of A
b. Call out Shoreland Area	Unresolved - C of A
c.	

**3. GRADING PLAN SHEETS C3.1 & 3.2**

	<b>Status</b>
a. Add FFE and parking garage elevations.	Unresolved - Resubmit
b. Add EOF elevation and locations for CBMH 1 & 2	Unresolved - Resubmit
c. Add pond/filtration system RIM and IE's to plan.	Unresolved - Resubmit
d. Add OCS detail for pond/filtration to details	Unresolved - Resubmit

**4. LANDSCAPE PLAN SHEETS C1.2 & 1.3**

	<b>Status</b>
a. Filtration system plantings shall be clumps/pods of fox sedge and prairie cord grass.	Unresolved - Resubmit
b.	

**5. SWPPP NARRATIVE SHEET SW 1.3**

	<b>Status</b>
a. Sediment Control item 11 shall read "Street sweep of site and Garland Lane is required a minimum of 1x per week or more frequently as directed by the City of Maple Grove". The preference is for sweeping at the end of day Friday.	Unresolved - Resubmit
b.	

**6. REQUIRED PERMITS**

	<b>Status</b>
a. City of Maple Grove grading permit if greater than 50 cubic yards of cut/fill.	Unresolved - C of A
b. NPDES Construction Activity permit	Unresolved - C of A
c. Elm Creek Watershed review	Unresolved - C of A
d. A right-of-way permit may be required for work in the right-of-way. Contact Kelly Matzke at 763.494.6365	Informational
e. A utility permit may be required for watermain, sanitary, or storm sewer. Contact the Building Division at 763.494.6060	Informational
f.	

**TRANSPORTATION**  
**JOHN HAGEN - TRAFFIC OPERATIONS ENGINEER**

**7. TRIP GENERATION**

	<b>Status</b>

**PROJECT NAME: Tricare Senior Housing**

**LOCATION: Garland Lane N & 96th Ave N**

**DATE: 06/13/2022**

The proposed 160 Independent Senior Housing units will likely generate approximately **592 trips on an average weekday**, with **32 trips occurring during the a.m. peak hour** (11 inbound and 21 outbound), and **42 trips occurring during the p.m. peak hour** (23 inbound and 19 outbound).

- a. **Since the proposed land use will generate less than 100 trips during the peak hours, a traffic study is not required.** Informational

**8. ACCESS** Status

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The proposed access is acceptable; however, since both of the proposed access driveways in/out of the site are shared with adjacent parcels, a joint access

- a. agreement between the parties is recommended. Informational

**9. PARKING** Status

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- a. No comments -

**10. PEDESTRIAN ACCOMODATIONS** Status

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The proposed pedestrian sidewalk connections to the proposed public sidewalks

- a. along Garland Lane are acceptable. Informational

**11. LANDSCAPE PLAN COMMENTS** Status

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- a. No Comments -

**12. OTHER MISCELLANEOUS COMMENTS** Status

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Stop signs are required to be installed on all private access driveways onto public

- a. streets. Informational

**UTILITIES**

**JAY MURZYN - UTILITY OPERATIONS ENGINEER**

**13. GENERAL COMMENTS** Status

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- a.

**14. WATER** Status

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- a. Replace 90 degree bends with 45 degree bends

**15. SANITARY SEWER** Status

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- a.



# 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

May 24, 2022

RE: Maple Grove Apartments Building Site Plan Review

We have reviewed the proposed site plans for Maple Grove Apartments Building 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: There are 3 dead-end hydrants served by the 8-inch water main located along 96<sup>th</sup> Ave. An additional fire hydrant will be required at the end of the north fire apparatus access road. Water mains serving multiple hydrants shall be looped to minimize the number of dead-end hydrants.**

2. **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 – 1½-inch domestic maximum
- 8" combination service – 2-inch domestic maximum

**Comments: Plans show an 8-inch combination fire sprinkler / domestic water main to the building. Building will require a fire sprinkler system. Domestic water line will be limited to 2-inch in size, including any lawn sprinkler system demand, with the proposed 8-inch combination service unless an electric solenoid valve is installed. Maple Grove Fire Department does not recommend the installation of an electric solenoid valve. Please indicate what size domestic service line will be needed for the building and consider upsizing the water service main into the building if needed.**

3. **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.
  - 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: Location of fire sprinkler riser room and direct exterior access not shown on plan. Please indicate on plans.**

4. **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: A new water flow test is required for this proposed building. Contact the Maple Grove Utility Department to schedule.**

## 5. 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.

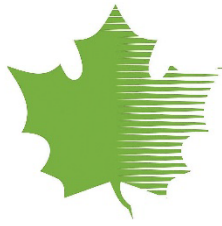
**Comments: Understand these general requirements are applicable to the proposed building and will be reviewed for compliance.**

Please feel free to contact me by email ([wspiering@maplegrovern.gov](mailto: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  
Fire Inspector





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**MEMORANDUM**

**TO:** Peter Vickerman – Planning Manager

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

**DATE:** June 2, 2022

**SUBJECT:** Tricare Senior Housing

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 12.42 acres and consists of a 160-unit apartment complex. Based on the plat the park dedication obligation would calculate as follows:

$$160 \text{ Multi-Dwelling Units} \times \$3,389 = \$542,240$$

- Tricare Senior Housing 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 planned roadside walking path along Garland Ln will connect residents to the future park to the north and County Road 30 to the south.

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.*