

**MEMORANDUM**

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**TO:** The Dental Specialists  
**FROM:** Jesse Corrow, Associate Planner  
**DATE:** June 7, 2022  
**SUBJECT:** The Dental Specialists

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

1. Landscape Plan:
  - a. Based on the lot perimeter, 21 overstory trees are required. At least six additional overstory trees are needed.
  - b. Empty parking islands may be considered for additional tree locations by the Arbor Committee.
  - c. Include a few coniferous trees on the landscape plan.
  - d. Indicate the species of all saved trees.
  - e. No more than 20% of overstory trees can be made up of the same genus.
  - f. Every effort should be made to save existing trees.
  - g. Additional comments from the Arbor Committee will be provided upon their review of the landscape plan.
  
2. The Demolition Plan indicates removing three new trees on the neighboring lot to the south. If removed, these trees must be replanted or replaced.
  
3. A flat curb & gutter approach to the sidewalk is required between the two accessible parking stalls.

**From:** [Derek Asche](#)  
**To:** [Jesse Corrow](#)  
**Cc:** [Derek Asche](#)  
**Subject:** WR Review - Dental Specialists  
**Date:** Tuesday, May 17, 2022 2:39:06 PM

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Please see comments below on the

1. Plan set is dated 5/9/22 for City review
2. A signed copy of the plans is required for approval.
3. Permits and/or reviews required:
  - a. City of Maple Grove grading permit if greater than 50 cubic yards of cut/fill. Grading permit application can be found [here](#).
  - b. A right-of-way permit may be required for work in the right-of-way. Contact Kelly Matzke at 763.494.6365
  - c. A utility permit may be required for watermain, sanitary, or storm sewer. Contact the Building Division at 763.494.6060
4. Provide stormwater calcs for volume management. **Rate Control** and water quality are provided regionally.
5. Biofiltration basin shall be 90% sand and 10% organic compost. Vegetation shall be Fox Sedge and Prairie Cord Grass Planted in clumps/groups. Show on landscape plan.
6. Call out EOF location and elevation for biofiltration basin.
7. Biofiltration basin will require a maintenance agreement with the City.
8. Call out access to biofiltration basin on plan.
9. RCP connection to existing MH in City ROW shall be a minimum of 15" which is the City standard.

**Derek Asche**

Water Resources Engineer

763-494-6354

[dasche@maplegrovern.gov](mailto:dasche@maplegrovern.gov)



**TO: Jesse Corrow**  
**FROM: Brandon Stenglein**  
**DATE: 5/23/2022**  
**PROJECT NAME: Dental Specialists**  
**LOCATION: 15071 Grove Drive**  
**PID: 09-119-22-22-0015**  
**SUBMITTAL: Development Stage**

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

**SUMMARY**

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New 6600sf Dental Building on the vacant lot at the SE corner of Grove Drive, and Hospital Drive.

**GENERAL COMMENTS**

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Status

- a. Water and Sanitary already stubbed to the site
- b. Curb and gutter should be tip out style to promote drainage to the drainage structures in the existing lot

**ASSESSMENTS**

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Status

- a.

**PLAT**

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Status

- a.

**PROJECT NAME: Dental Specialists**

**LOCATION: 15071 Grove Drive**

**DATE: 5/23/2022**

**WATER RESOURCES**

**DEREK ASCHE - WATER RESOURCES ENGINEER**

**1. GENERAL COMMENTS**

	<b>Status</b>
a. Plan set is dated 5/9/22	Informational
b. A signed copy of plans is required for approval.	Unresolved - C of A

**2. TECHNICAL COMMENTS**

	<b>Status</b>
1. Biofiltration basin shall be 90% sand and 10% organic compost. Vegetation shall be Fox Sedge and Prairie Cord Grass Planted in clumps/groups. Show on landscape plan.	Unresolved - Resubmit
a. 2. Call out EOF location and elevation for biofiltration basin.	Unresolved - Resubmit
b. 3. Biofiltration basin will require a maintenance agreement with the City.	Unresolved - Resubmit
c. 4. Call out access to biofiltration basin on plan.	Unresolved - Resubmit

**3. STORMWATER MANAGEMENT**

	<b>Status</b>
a. Provide stormwater calcs for volume management. <b>Rate Control</b> and water quality are provided regionally.	Unresolved - Resubmit

**4. REQUIRED PERMITS**

	<b>Status</b>
a. City of Maple Grove grading permit if greater than 50 cubic yards of cut/fill. Grading permit application can be found here.	Unresolved - C of A
b. A right-of-way permit may be required for work in the right-of-way. Contact Kelly Matzke at 763.494.6365	Informational
c. A utility permit may be required for watermain, sanitary, or storm sewer. Contact the Building Division at 763.494.6060	Informational

**TRANSPORTATION**

**JOHN HAGEN - TRAFFIC OPERATIONS ENGINEER**

**7. TRIP GENERATION**

	<b>Status</b>
a. A traffic study was completed as part of the original Grove development back in 2006. As part of the originally approved development plan for the site, a 5,400 SF Retail building was proposed for the same parcel as the currently proposed 6,600 SF dental clinic. A trip generation comparison revealed that the proposed clinic will generate comparable trips on a daily and peak hour basis. Therefore, a new or revised traffic study is NOT required since the proposed clinic will generate similiar traffic volumes of the originally approved retail building.	Informational

**PROJECT NAME: Dental Specialists**

**LOCATION: 15071 Grove Drive**

**DATE: 5/23/2022**

**8. ACCESS**

**Status**

The proposed access to the site utilizes the existing two driveways: one located along Grove Circle and the other located along Hospital Drive.

- a. The proposed access is acceptable.

Informational

**9. PARKING**

**Status**

- a. No comments

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**10. PEDESTRIAN ACCOMODATIONS**

**Status**

The proposed site plan does not show any pedestrian sidewalk connections from the proposed clinic to the existing sidewalks along Hospital Drive and Grove Circle.

- a. The site plan should be revised to provide pedestrian sidewalk connections to the existing sidewalks along Grove Circle and Hospital Drive.

Unresolved - Resubmit

- b. Sidewalk along Hospital Drive needs to be extended to the south tying into the driveway.

Unresolved - Resubmit

**11. LANDSCAPE PLAN COMMENTS**

**Status**

- a. No comments.

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**12. OTHER MISCELLANEOUS COMMENTS**

**Status**

- a. No comments

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**UTILITIES**

**JAY MURZYN - UTILITY OPERATIONS ENGINEER**

**13. GENERAL COMMENTS**

**Status**

- a.

**14. WATER**

**Status**

- a. Replace all 90 degree bends with 45 degree bends or less  
Consider modifying water piping installation to alleviate excess bends. Consider  
b. relocating water tie in at the building.

Unresolved - C of A

Unresolved - C of A

**15. SANITARY SEWER**

**Status**

- 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 20, 2022

RE: Dental Specialists Site Plan Review

Fire department has reviewed the proposed site plans for Dental Specialists 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 site has one fire hydrant. Verify the location of the 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 location of the fire sprinkler riser. If the fire sprinkler riser is located in the mechanical room on the Northeast corner of the building the access shown is acceptable to the fire department.**

3. **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: Plans indicate an 8" combination service. 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.**

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

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 key box vendor. Key box 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 if you have any questions or need clarifications.

Sincerely,

*Eric Lind*

Eric Lind  
Fire Inspector

Office: 763-494-6094

Cell: 612-598-0969

Email: [ELind@MapleGroveMN.gov](mailto:ELind@MapleGroveMN.gov)