

**MEMORANDUM**

TO: Suite Living
FROM: Jesse Corrow, Associate Planner
DATE: July 25, 2022
SUBJECT: Suite Living Review Comments

Community and Economic Development staff have the following comments:

1. The trash enclosure is positioned too close to the roadway and is the first thing you will see upon entering the site from the primary driveway. Staff recommends moving the trash enclosure to the northeast corner of the site in place of 1 or 2 parking stalls.
2. The trash Enclosure material does not match the building material. Replace concrete block with stone or stone/siding combination.
3. Include sidewalk extension (on east side of the building) on plan set as described in Fire Department comments.
4. Additional comments from the Arbor Committee will be provided upon their review of the landscape plan.

TO: Jesse Corrow
FROM: Brandon Stenglein
DATE: 8/8/2022
PROJECT NAME: Suite Living of Maple Grove
LOCATION: Alvarado Lane & 70th Place N.
PID: 3011922330006
SUBMITTAL:

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

SUMMARY

32 unit memory care are assisted living facility near HyVee South. 20 Assisted living units and 12 memory care units.

GENERAL COMMENTS

Status

a.

ASSESSMENTS

Status

a.

PLAT

Status

a.

PROJECT NAME: Suite Living of Maple Grove

LOCATION: Alvarado Lane & 70th Place N.

DATE: 8/8/2022

WATER RESOURCES

DEREK ASCHE - WATER RESOURCES ENGINEER

1. GENERAL COMMENTS

	Status
a. Plan Set is dated 7/11/22	Informational
b. Building permit required for retaining wall	Informational
c. Sheet C 3.0 Grading Plan	
1. Show Ditch buffer on grading plan	Unresolved - Resubmit
2. Add note to grading plan "Street sweeping required a minimum of 1x per week, including parking areas and adjacent streets, or more frequently if directed by City Engineer"	Unresolved - Resubmit
3. Add disturbed area, new impervious area, and cumulative total of cut + fill to plan	Unresolved - Resubmit
d. Sheet C 4.0 Utility Plan	
1. Call out RIM and inverts for all Nyoplast CB's	Unresolved - Resubmit
2. Storm sewer pipe in City ROW or connecting to City structures must be min 15" RCP	Unresolved - Resubmit
e. Sheet SW 1.1 (SWPPP)	
1. Inlet protection required in Alvarado Lane adjacent to site	Unresolved - Resubmit
f. Sheet L 1.0 Landscape Plan	
1. No trees in ditch buffer	Unresolved - Resubmit
g.	

2. NATURAL RESOURCES

	Status
a. No Comments	Informational
b.	

3. FLOODPLAIN

	Status
a. None	Informational

4. SHORELAND

	Status
a. None	Informational
b.	

5. STORMWATER MANAGEMENT

	Status
a. Rate control and water quality appear accounted for in existing ponding	Informational
b. Volume control required - abstraction or filtration	Unresolved - Resubmit
c.	

6. REQUIRED PERMITS

	Status
a. Maple Grove Grading Permit	Future Resolution
b. MPCA NPDES Construction Activity Permit	Future Resolution
c. Elm Creek Watershed Review	Future Resolution

PROJECT NAME: Suite Living of Maple Grove

LOCATION: Alvarado Lane & 70th Place N.

DATE: 8/8/2022

- ROW permit may be required for work in the right-of-way. Contact Kelly Matzke
- d. at 763.494.6365 Informational
- Utility permit may be required for watermain, sanitary, or storm sewer. Building
- e. Division at 763.494.6060 Informational
- f.

TRANSPORTATION

JOHN HAGEN - TRAFFIC OPERATIONS ENGINEER

7. TRIP GENERATION Status

- a. NA

8. ACCESS Status

- a. NA

9. PARKING Status

- a. NA

10. PEDESTRIAN ACCOMODATIONS Status

- a. NA

11. LANDSCAPE PLAN COMMENTS Status

- a. NA

12. OTHER MISCELLANEOUS COMMENTS Status

- a. NA

UTILITIES

JAY MURZYN - UTILITY OPERATIONS ENGINEER

13. GENERAL COMMENTS Status

- a. N/A

14. WATER Status

- a. Install 45 degree bends at the existing stub. Informational
Valves will be required inside of mechanical room allowing for separate
- b. operation of fire suppression and water service. Informational
Hydrant test should be performed prior to water service connection to verify
- c. water pressure. Informational

15. SANITARY SEWER Status

- a. Add manhole structure at the tie in to the existing sanitary stub Unresolved - C of 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

July 21, 2022

RE: Suite Living of Maple Grove Site Plan Review

We have reviewed the site plans for Suite Living of Maple Grove 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:

- *In lieu of providing a fire apparatus access road, please extend the sidewalk on the east side of the building all the way to the parking lot so that the sidewalk goes around the entire building and install a 2.5" hose valve near the rear middle door.*
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. 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:

- *No Comment.*

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.

Comments:

- *Please identify the location of the sprinkler riser room.*
- *A low temperature sensor will be required in the 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:

- *A fire hydrant shall be located within 100 feet of the fire department connection (FDC).*

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:

- *The combination water main size shown is 6-inch. The domestic water main size will be limited to 1.5" unless the alternative requirements are met. Please identify the size of the domestic water main.*

6. **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. 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
- 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, Appendix D103.6.
- c. 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.
- d. 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.
- e. Water mains serving multiple hydrants shall be looped systems. Maple Grove City Code, Chapter 18, Article III, Fire Prevention Code, Section 18-81.
- f. 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.
- g. 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.

- h. 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.
- i. Hydrants, gate valves, and valve boxes, etc., and their installation shall be in accordance with City of Maple Grove specifications.

Comments:

- *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

TO: Jesse Corrow – Associate Planner

FROM: Ben Jaszewski – Parks and Planning Superintendent

DATE: August 3, 2022

SUBJECT: Suite Living of Maple Grove Addition

After reviewing the above-mentioned submittal, the Park & 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.
- This PUD is a memory care and assisted living community serving the needs of the elderly citizens and those with elderly family members in need of memory care and assisted living services. The community will feature a total of 32 private suites with 20 of them providing assisted living services and the other 12 providing memory care service. Assisted Living and memory care facilities. Park dedication fees for assisted living and memory care units use the commercial rate per acre multiplied by the percentage of memory care or assisted living units. The park dedication obligation calculates as follows:

$$1.90 \text{ acres} \times \$11,000 = \$20,900$$

- Suite Living of Maple Grove is located within the city's Park Service Area 31. Residents of this subdivision are served by Gleason Fields and Maple Creek Park in Park Service Area 30. Pedestrian access to these existing facilities is a concern, trail connections along County Road 101 are insufficient and need to be considered in this area.

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.*