



MEMORANDUM

TO: Cottages at SilverCrest
FROM: Community & Economic Development
DATE: May 22, 2023
SUBJECT: Cottages at SilverCrest

Community and Economic Development staff have the following comments:

1. The proposal is subject to the applicant vacating the existing drainage and utility easements and reestablishing them with the new plat.
2. Code limits trees to 20% of any one genus which equates to three trees for this proposal. The landscape plan shall be updated accordingly.
3. All plan sets shall be updated to conform with the proposed platting of the property.

TO: Peter Vickerman
FROM: Brandon Stenglein
DATE: 3/13/2023
PROJECT NAME: Cottages at SilverCrest
LOCATION: 82nd Ave N. & Kirkwood Lane
PID: 2311922240097
SUBMITTAL: Development

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

SUMMARY

18 unit townhome complex with private roads accessing off of 82nd Ave North bewtween Main Street and Kirkwood Lane.

GENERAL COMMENTS

Status

a.

ASSESSMENTS

Status

a.

PLAT

Status

a.

PROJECT NAME: Cottages at SilverCrest
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WATER RESOURCES

DEREK ASCHE - WATER RESOURCES ENGINEER

1. GENERAL COMMENTS

	Status
a. Plan Set is dated 2/6/23	Informational
b. Signed plans are required for approval.	Informational

2. STORMWATER MANAGEMENT

	Status
a.	
b.	

3. Sheet C2.0 - Grading and Drainage Plan

Buildings 2, 4, 6, & 8 discharge onto the neighboring property to the east. This will not	
a. be allowed.	Unresolved - Resubmit
b. Show all existing and proposed contours	Unresolved - Resubmit
c. Provide FFE for the Applewood site to the east	Unresolved - Resubmit
d. Provide FFE for the Silvercreek buildings north and west.	

Development EOF for internal drainage appears to be to the north at 909.5 where elevations will then be lower and drainage would cut across Silvercreek and eventually

e. Applewood. Is this correct? This type of flow cannot be allowed.	Unresolved - Resubmit
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4. Sheet C3.0 - Utility Plan Storm Sewer

a. Internal storm sewer is private	Informational
b. Pipe from MH1 to existing must be 24" RCP.	Unresolved - Resubmit
c. Watermain depths are not provided. Avoid conflict with storm.	Informational

6. REQUIRED PERMITS

	Status
a. Maple Grove Grading Permit	Unresolved - C of A
b. NPDES Construction Activity Permit	Unresolved - C of A
c. Shingle Creek Watershed Review required	Unresolved - C of A
d. Maple Grove Utility Permits Required	Informational
e. Maple Grove ROW Permit Required	Informational
f.	

PROJECT NAME: Cottages at SilverCrest

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TRANSPORTATION

JOHN HAGEN - TRAFFIC OPERATIONS ENGINEER

7. TRIP GENERATION

Status

The proposed 18 Independent-living senior townhome units will likely generate approximately **78 trips on an average weekday**, with **4 trips occurring during the a.m. peak hour** (1 inbound and 3 outbound), and **5 trips occurring during the p.m. peak hour** (2 inbound and 3 outbound).

a. Informational

The approved 60 bed long-term care facility that was originally proposed for this site would have generated approximately **184 trips on an average weekday**, with **8 trips occurring during the a.m. peak hour** (6 inbound and 2 outbound), and **8 trips occurring during the p.m. peak hour** (3 inbound and 5 outbound).

b. Informational

A traffic study will not be required because the proposed development will generate less traffic than the previously approved land use for this site. Furthermore, since the proposed development will generate significantly less than 100 trips during the peak hours, the adjacent roadways will be able to accommodate the traffic generated by the proposed development.

c. Informational

8. ACCESS

Status

The proposed Cottages at SilverCrest will be served by a single access located approximately 45 feet to the east of the existing driveway. The old driveway will be

a. Informational

b. Informational

9. PARKING

Status

The proposed development will eliminate 33 of the existing 38 surface parking stalls for the Silver Creek on Main senior living community. A review of several aerial photos of this parking lot over the past several years revealed anywhere from 22 to 25 vehicles parked in this lot on a typical day. While there is another surface parking lot on the campus with 84 parking stalls located in the northeast quadrant of the Main Street/82nd Avenue intersection, this westerly lot typically has between 40 to 49 parked vehicles on a typical day. Assuming the campus will still have similar parking demand in the future, the elimination of the 33 parking stalls for the proposed Cottages at SilverCrest will leave the westerly surface parking lot with only about 15 of the 84 parking stalls available on a typical day.

a. Informational

10. PEDESTRIAN ACCOMODATIONS

Status

The site plan shows sidewalk connections between the proposed cottage townhomes and the existing Silver Creek on Main facilities. There is also a proposed sidewalk on the west side of the private access drive that connects to the existing sidewalk located

a. Informational

b. Informational

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11. LANDSCAPE PLAN COMMENTS

Status

- a. No comments

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12. OTHER MISCELLANEOUS COMMENTS

Status

- a. A stop sign should be installed on the private driveway approach to 82nd Avenue.

Future Resolution

UTILITIES

JAY MURZYN - UTILITY OPERATIONS ENGINEER

13. GENERAL COMMENTS

Status

- Existing pipe in 82nd Ave is privately owned. As is the existing 8" WM along the east side of the development. Please verify that all WM installed as part of this project will
- a. also be privately owned and maintained.
 - b. Also verify that all new sewer will be privately owned and maintained.

14. WATER

Status

- Proposed hydrant between Buildings 3 and 5 appears to be at the same location as an existing hydrant. Please show all existing buried WM between this hydrant and the
- a. WM in 82nd Ave.
 Loop connection from WM between Buildings 1 and 2 to existing WM east of Building
 - b. 2.

15. SANITARY SEWER

Status

- a. N/A



City of
Maple Grove
Fire Department

12800 Arbor Lakes Parkway 763-494-6300
Maple Grove, MN 55369-7064 maplegrovern.gov

February 9, 2023

RE: Maple Grove Senior Living Community Third Addition

Fire department has reviewed the proposed site plans for Maple Grove Senior Living Community Third Addition and have the following comments:

1. **Fire Hydrant Systems Sec. 18-81:** Section 507 of the 2020 Minnesota State Fire Code is hereby amended by adding the following language:
 - a. Water mains serving multiple hydrants shall be looped systems, designed to minimize the number of dead-end hydrant(s).

Comments: The project has three fire hydrants located on a dead-end water main. Please loop the water main running down the street to the 8" water main running behind building #2 on the Northeast corner of the project.

2. **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. 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.
- n. 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.

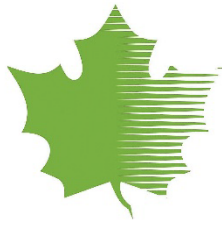
Comments: Understand these general requirements are applicable to the proposed building and will be reviewed for compliance.

Please feel free to contact me if you have any questions or need any clarifications.

Sincerely,

Eric Lind

Eric Lind
Fire Inspector
612-598-0969
ELind@MapleGroveMN.gov



MEMORANDUM

TO: Peter Vickerman – Planning Manager

FROM: Ben Jaszewski, Parks and Planning Superintendent

DATE: March 9, 2023

SUBJECT: Maple Grove Senior Living Community 3rd Addition

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 land and cash dedication based on the 2023 Single-Family Residential rate of \$4,156 per unit. Fees will apply to all units.
- The proposed subdivision is a 3.13-acre site located on the corner of Main St. and Weaver Lake Rd and includes 18 townhome units.

18 Single Family Units x \$4,156= \$74,808

- The Maple Grove Senior Living Community 3rd Addition subdivision is located within the city's Park Service Area 23. Residents of this PSA are served by Central Park, Town Green, the Bridges playlot, Balsam playlot, and various local trail connections.

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.*