



## MEMORANDUM

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**TO:** River Valley Church  
**FROM:** Jesse Corrow, City Planner  
**DATE:** May 18, 2023  
**SUBJECT:** River Valley Church Review Comments

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Community and Economic Development staff have the following comments:

1. Provide pedestrian access to the property by extending a sidewalk into the site from the pedestrian path along Arbor Ridge Parkway.
2. Screening is required across from all residential areas. Provide effective screening along the entire west property line.
3. The screening shown on the landscape plan needs to be enhanced. Code requires that *“screening shall consist of a compact evergreen or deciduous hedge and overstory and understory trees of sufficient width and density or an earth berm of sufficient height to provide an effective screen throughout the year.”*
4. Landscape Plan
  - a. Code requires that a full complement of understory trees and shrubs are included in the landscape plan.
    - i. Understory and ornamental trees can be used as additional screening.
    - ii. Utilize the parking islands and areas along the building perimeter for additional shrubs, perennials and grasses.
  - b. Include evergreen trees on the landscape plan.
  - c. No more than 20% of the overstory trees can be made up of the same genus. Reduce the number of Honeylocust trees.
  - d. Include tree and plant abbreviations (UH, CK, PP2, etc.) on the plant schedule so they can be more easily identified.

**TO: Jesse Corrow**  
**FROM: Brandon Stenglein**  
**DATE: 6/12/23**  
**PROJECT NAME: River Valley Church**  
**LOCATION: 101st Ave & Arbor Ridge Parkway**  
**PID:**  
**SUBMITTAL: Condition Use Permit**

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

**SUMMARY**

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Proposed 33,940 square foot church building with a worship auditorium on 5.37 acre site.

**GENERAL COMMENTS**

Status

- a.
- b.
- c.
- d.

**ASSESSMENTS**

Status

- a.
- b.
- c.
- d.

**PLAT**

Status

- a.
- b.
- c.
- d.

**PROJECT NAME: River Valley Church**

**LOCATION: 101st Ave & Arbor Ridge Parkway**

**DATE: 6/12/23**

**WATER RESOURCES**

**DEREK ASCHE - WATER RESOURCES ENGINEER**

**1. GENERAL COMMENTS**

	<b>Status</b>
a. Plan Set is dated 5/8/23	Informational
b. Add note "Street Sweeping of Arbor Lakes Parkway and 101st Avenue required a minimum of 1x per week or more frequently as directed by City Engineer" to sheet C2.	Unresolved - Resubmit
c. Add quantity of cut and fill to sheet C2.	Unresolved - Resubmit
d. Retaining walls in excess of 4' require a building permit.	Informational
e. Retaining wall may not be allowed in wetland buffer	Informational
f. Update 101st Ave with with construction docs. Wetland outlet FES is provided at 929.48 invert.	Unresolved - Resubmit

**2. NATURAL RESOURCES**

	<b>Status</b>
a. Wetland Delineation approved on 5/12/23	Informational
b. Wetland impacts require replacement plan application	Informational
c. Wetland buffer of 10-20 feet minimum and average of 30' required.	Unresolved - Resubmit
d.	

**5. STORMWATER MANAGEMENT**

	<b>Status</b>
a. Biofiltration bottom shall be planted in clumps of fox sedge and prairie cord grass. No mixes. Provide plan.	Unresolved - Resubmit
b. Storm connections to City system shall be a minimum of 15" RCP	Unresolved - Resubmit
c. Note which CB is Presever. Provide specific detail. No generals	Unresolved - Resubmit
d.	
e.	
f.	

**6. REQUIRED PERMITS**

	<b>Status</b>
a. Maple grove grading permit required	Unresolved - C of A
b. NPDES Construction Stormwater Permit Required	Unresolved - C of A
c. Elm Creek Watershed Review Required	Unresolved - C of A
d. ROW permit may be required	Informational
e. Utility permit required	Unresolved - C of A
f.	

**TRANSPORTATION**

**JOHN HAGEN - TRAFFIC OPERATIONS ENGINEER**

**7. TRIP GENERATION**

	<b>Status</b>
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**PROJECT NAME: River Valley Church**

**LOCATION: 101st Ave & Arbor Ridge Parkway**

**DATE: 6/12/23**

The proposed development consisting of 33,940 SF church will likely generate approximately **258 trips on an average weekday**, with **11 trips occurring during the a.m. peak hour** (7 inbound and 4 outbound), and **17 trips occurring during the p.m. peak hour** (7 inbound and 10 outbound)

a. **peak hour** (7 inbound and 10 outbound)

Informational

A traffic study is not required due to the proposed land use, since the adjacent public roadways will be able to accommodate the traffic generated by the proposed

b. development.

Informational

- c.
- d.
- e.
- f.

**8. ACCESS**

Status

a. No comments

-

- b.
- c.
- d.
- e.
- f.

**9. PARKING**

Status

a. No Comments

-

- b.
- c.
- d.
- e.
- f.

**10. PEDESTRIAN ACCOMODATIONS**

Status

The site plan does not show any pedestrian sidewalk connections to the existing sidewalk along the east side of Arbor Ridge Parkway, or the future proposed sidewalk on the north side of 101st Avenue. The site plan should be updated to provide a

a. pedestrian sidewalk connection to the public sidewalk / trial system.

Unresolved - C of A

- b.
- c.
- d.
- e.
- f.

**11. LANDSCAPE PLAN COMMENTS**

Status

**PROJECT NAME: River Valley Church**

**LOCATION: 101st Ave & Arbor Ridge Parkway**

**DATE: 6/12/23**

It appears that there might be some trees / landscaping located within the sight triangle at the proposed church access along Arbor Ridge Parkway. The applicant should review the placement of the proposed landscaping near access driveways, and modify as needed to eliminate potential sight obstructions within the sight triangle

a. (refer to the attached Ordinance regarding sight triangles).

Unresolved - C of A

- b.
- c.
- d.
- e.
- f.

**12. OTHER MISCELLANEOUS COMMENTS**

Status

a. Stop signs are required on all driveway approaches to public streets

Future Resolution

- b.
- c.
- d.
- e.
- f.

**UTILITIES**

**JAY MURZYN - UTILITY OPERATIONS ENGINEER**

**13. GENERAL COMMENTS**

Status

- a.
- b.
- c.
- d.
- e.
- f.

**14. WATER**

Status

- a.
- b.
- c.
- d.
- e.
- f.

**15. SANITARY SEWER**

Status

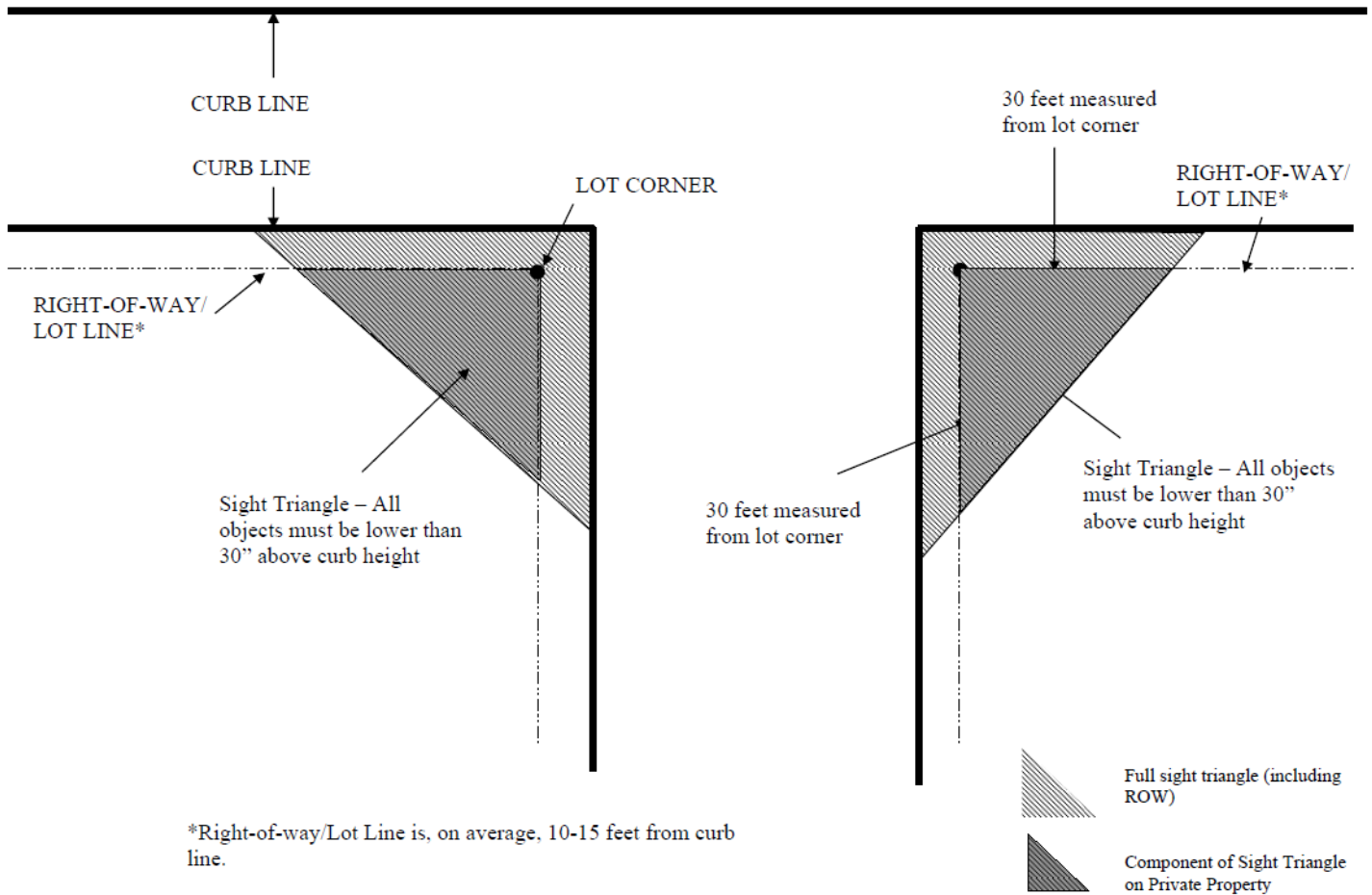
- a.
- b.
- c.
- d.

Sec. 36-818. - Traffic visibility at corner lots.

On corner lots in all districts, no structure or planting in excess of 30 inches above the street centerline grade shall be permitted within a triangular area defined as follows: beginning at the intersection of the projected property lines of two intersecting streets, thence 30 feet along one property line thence diagonally to a point 30 feet from the point of beginning on the other property line, thence to the point of beginning.

(Code 1984, § 375:12(8))

### SIGHT TRIANGLE EXAMPLE





# 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 19, 2023

RE: River Valley Church - Site Plan Review

Fire department has reviewed the site plans for River Valley Church 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:**

- *No further comments.*
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:**

- *Verify turning radius for apparatus movements throughout the parking lot.*

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:**

- *The mechanical/water room has good access and will be acceptable as proposed. The fire department will require a fire department key box at the East entrance by Mechanical Room 128.*

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:**

- *The private fire hydrant shown on the drawings must be within 100 feet of the Fire Department Connection.*

5. **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.*

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. Locking fire department connection caps are now required. Knox or Potter are the preferred brands.
- j. Hydrants, gate valves, and valve boxes, etc., and their installation shall be in accordance with City of Maple Grove specifications.

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

Sincerely,

*Eric Lind*

Eric Lind  
Fire Inspector  
Office: 763-494-6095  
Cell: 612-598-0969  
Email: [ELind@MapleGroveMN.gov](mailto:ELind@MapleGroveMN.gov)



City of  
**Maple Grove**  
Parks and Recreation

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MEMORANDUM

**TO:** Jesse Corrow – Associate Planner

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

**DATE:** June 6, 2023

**SUBJECT:** River Valley Church 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 rates.
- The proposed subdivision is a 5.37-acre site. Park dedication for developments with one principle use which is not for dwelling purposes is based on the average fair market value of an acre of land in Maple Grove, which is currently \$133,000. Fair market value for park dedication purposes is determined annually by the City Assessor. Fees are determined by multiplying the fair market value by 10% (equivalent to maximum land dedication per ordinance), which calculates to \$13,300 per acre.
- The park dedication obligation for the proposed subdivision would be a cash dedication. The park dedication fee calculates as follows:
  - **5.37 acres x \$13,300 per acre = \$71,421**
- The River Valley Church Addition subdivision is located within the city's Park Service Area (PSA) 6N. Local and regional trails along with a neighborhood park are planned for PSA 6N as development continues.

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.*