



MEMORANDUM

TO: Paul Tucci

FROM: Peter Vickerman, Planning Manager

DATE: October 10, 2023

SUBJECT: Chipotle Maple Grove

Community and Economic Development staff have the following comments:

1. The schedule and landscape plan do not correspond. Staff see the following on the plan:
 - a. Three swamp white oaks whereas the schedule states five.
2. A 10-foot drainage and utility easement is required around the perimeter of the property.
3. The portion of the access drive from County Road 101 shall be in an easement.
4. For parking lot islands less than 300 s.f., structural soils or some other acceptable soil amendment shall be required to ensure the health of landscaping.
5. Rooftop mechanical equipment must be screened from view.
6. Staff recommends additional architectural features on the County Road 101 side of the building.

PROJECT NAME: Chipotle Maple Grove
LOCATION: Outlot I of Southwest Corssroads
DATE: 9/15/2023

WATER RESOUCES
DEREK ASCHE - WATER RESOURCES ENGINEER

1. GENERAL COMMENTS		Status
a.	Plan Set is dated 9/1/23	Informational
b.	Sheet C4.1 - Grading and Drainage Call out EOF locations and elevations for east corner of parking lot and CB103 & 1 CBMH102 & CBMH105	Unresolved - C of A
c.		
d.		
e.		
f.		

2. NATURAL RESOUCRES		Status
a.	NA	
b.		

3. FLOODPLAIN		Status
a.	NA	
b.		

4. SHORELAND		Status
a.	NA	
b.		

5. STORMWATER MANAGEMENT		Status
a.	Stormwater Management is Regional	Informational
b.		

6. REQUIRED PERMITS		Status
a.	Maple Grove Grading Permit	Unresolved - C of A
b.	NPDES Construction Stormwater Permit	Unresolved - C of A
c.	Elm Creek Watershed Review	Unresolved - C of A
d.	ROW Permits may be required	Informational
e.	Utility Permits required	Informational
f.		

TRANSPORTATION
JOHN HAGEN - TRAFFIC OPERATIONS ENGINEER

7. TRIP GENERATION		Status
a.	A traffic study was completed in March 2016 as part of the HyVee development. This traffic study included development assumptions for the outlots surrounding the HyVee site, including two (2) high-turnover sit-down restaurants.	Informational
b.	The proposed Chipotle is consistent with the assumed land uses in the outlots that surround the HyVee site. It will also likely generate less traffic on a daily and peak hour basis than the 8,000 square foot restaurant assumed on the westerly outlots as part of the previous HyVee development proposal.	Informational

PROJECT NAME: Chipotle Maple Grove

LOCATION: Outlot I of Southwest Corssroads

DATE: 9/15/2023

Since the proposed Chipotle will likely generate less than original development plans

- | | | |
|----|--|---------------|
| c. | for this parcel, an updated traffic study is not required. | Informational |
| d. | | |
| e. | | |
| f. | | |

8. ACCESS

Status

- | | | |
|----|---|---------------------|
| a. | The proposed development will be served by a shared access point located along the existing 3-lane private access road (70th Way). The proposed access is acceptable.
Applicant will need to provide a Shared Access Agreement with the newly created Outlot A to the south. | Informational |
| b. | | |
| c. | The adjacent street is called "70th Way N". Please correct on all drawings. | Unresolved - C of A |
| d. | | Unresolved - C of A |
| e. | | |
| f. | | |

9. PARKING

Status

- | | | |
|----|--|---------------|
| a. | The proposed parking appears to be adequate given the proposed land use. | Informational |
| b. | | |
| c. | | |
| d. | | |
| e. | | |
| f. | | |

10. PEDESTRIAN ACCOMODATIONS

Status

- | | | |
|----|---|---------------|
| a. | The proposed site plan shows pedestrian connections from the site to the existing sidewalks along County Road 101 and 70th Place. | Informational |
| b. | The proposed pedestrian accommodations are acceptable. | Informational |
| c. | | |
| d. | | |
| e. | | |
| f. | | |

11. LANDSCAPE PLAN COMMENTS

Status

- | | | |
|----|--|-------------------|
| a. | The applicant should verify that the proposed landscape plan does not place any trees and/or shrubs that will obstruct the required intersection sight-triangle at the access onto 70th Place. | Future Resolution |
| b. | | |
| c. | | |
| d. | | |
| e. | | |
| f. | | |

12. OTHER MISCELLANEOUS COMMENTS

Status

- | | | |
|----|---|-------------------|
| a. | A stop sign should be installed at the proposed exit on to 70th Place.
If they haven't already done so, the applicant should verify that a single-unit garbage/recycling truck can safely manuever through the parking lot in order to gain access to the trash enclosure. | Future Resolution |
| b. | | Informational |

PROJECT NAME: Chipotle Maple Grove

LOCATION: Outlot I of Southwest Corssroads

DATE: 9/15/2023

- Final plat should reflect a 10' D&U for L1B1 adjacent to Troy Lane and private drive to the north, as well as a 5' D&U adjacent to Outlot A. Future Resolution
- c. Plat for Outlot A should extend the existing 10' D&U along Troy Lane and adjacent to L1B1. Future Resolution
- d. L1B1. Future Resolution
- e.
- f.

UTILITIES

JAY MURZYN - UTILITY OPERATIONS ENGINEER

13. GENERAL COMMENTS

Status

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

14. WATER

Status

-
- a. N/A
- b.
- c.
- d.
- e.
- f.

15. SANITARY SEWER

Status

-
- Location of SMH 1 would be safer for entry/maintenance if shifted NW away from 70th Way either closer to the curb or out of the driving area entirely. Would likely require adjustment of easement.
- a.
- b.
- c.
- d.
- e.
- f.



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

September 12, 2023

RE: Chipotle Site Plan Review

We have reviewed the site plans for Chipotle 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 comment.*
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:

- *There are areas that do not meet the turning radius in the parking lot. Provide minimum required turning radius.*
 - *The island at the southeast end of the 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:

- *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:

- *No comment.*

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:

- *Please identify the size of the domestic water main coming off of the combination 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. A fire hydrant shall be located within 100 feet of the fire department connection (FDC).
- b. 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
- c. 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.
- d. 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.
- e. 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.
- f. Water mains serving multiple hydrants shall be looped systems. Maple Grove City Code, Chapter 18, Article III, Fire Prevention Code, Section 18-81.
- g. 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.
- h. 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.

- i. 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.
- j. Locking fire department connection caps are now required. Contact Fire Inspections for more information.
- k. Hydrants, gate valves, and valve boxes, etc., and their installation shall be in accordance with City of Maple Grove specifications.

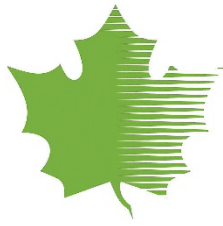
Comments:

- *Please identify the location of the FDC. It must be located within 100 feet of a fire hydrant and be accessible at all times. (see requirements above)*
- *Locking FDC caps will be required.*
- *Provide 5 feet clearance around the hydrant.*

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

Sincerely,

Bill Beumer
Fire Inspector
763-494-6095



City of
Maple Grove
Parks and Recreation

MEMORANDUM

TO: Jesse Corrow, Associate Planner

FROM: Ben Jaszewski, Superintendent of Parks and Planning

DATE: September 20, 2023

SUBJECT: Southwest Crossroads 10th 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 cash dedication based on the 2023 Commercial rate of \$11,000 per acre. Fees will apply to all lots.
- This PUD consists of a 2,325 SF restaurant with pickup window on a 0.84-acre site located Troy Ln N and 70th PI N next to Hy-Vee. Based on the proposed Final Plat the park dedication calculates as follows:

Lot 1 Block 1:
0.84 acres x \$11,000 = \$9,240

- Southwest Crossroads 9th is located within the city's Park Service Area (PSA) 31. Residents of PSA 31 are served by Gleason Athletic Fields and Maple Creek Park in an adjoining PSA.

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.*