



**ENGINEERING REVIEW  
for the City of St. Francis  
by  
Hakanson Anderson**

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**Submitted to:** City of St. Francis

**cc:** Kate Thunstrom, Community Development Director  
Craig Jochum, City Engineer  
Beth Richmond, City Planner  
Dave Schaps, City Attorney

**Reviewed by:** Shane Nelson, Assistant City Engineer

**Date:** April 11, 2022

**Proposed  
Project:** Vista Prairie

**Street Location:** 23465 Saint Francis BLVD

**Applicant:** Vista Prairie

**Owners of Record:** Elizabeth M Hukee Trust

**Jurisdictional Agencies:** City of St. Francis, URRWMO, Anoka County, MnDOT  
(but not limited to)

**Permits Required:** City Approval, NPDES Construction Permit, Anoka  
(but not limited to) County Access Permit

## **INFORMATION AVAILABLE**

Vista Prairie Site Development Plans, dated 4/4/2022, prepared by Sambatek

Preliminary Stormwater Management Plan, dated 4/4/2022, prepared by Sambatek

Preliminary Plat, dated 4/4/2022, prepared by Sambatek

Final Plat, for Vista Prairie at Saint Francis, prepared by Sambatek

## **VEHICULAR TRAFFIC / PARKING LOT DESIGN**

1. The project proposes to receive access from Ambassador Blvd, which will require Anoka County Highway Department (ACHD) approval. The Developer/Applicant shall comply with all ACHD requirements.
2. Two additional accesses are proposed from Zea Street, which is a City Street. The access widths configurations are acceptable.
3. An additional access is provided via Aztec Street NW, which is a City Street. A turnaround is provided on the north end of the Aztec Street stub to provide a location for City maintenance vehicles to turn around (particularly plow trucks for winter maintenance).

## **GRADING, DRAINAGE AND EROSION CONTROL**

1. Grading of the site is proposed to prepare the pad for the building and parking facilities. Four stormwater infiltration basins are proposed to manage the stormwater runoff from the site. The Site Improvement Plans depict erosion control measures and sediment control measures as required by City ordinances.
2. The site will disturb over 1 acre, therefore, a NPDES Construction permit from the MPCA will also be required.

## **UTILITIES**

1. The site as designed will connect to the City's sanitary sewer system in the northeast corner of the site, which is acceptable.
2. The site as designed will connect to the City's water system at two locations, which will provide a watermain loop for fire protection. The proposed watermain routing and connection points are acceptable.
3. There are several locations in which the storm sewer crosses the watermain alignment. The Applicant is advised to review the crossing locations and to provide notes to lower the watermain where applicable.

## **STORMWATER MANAGEMENT**

1. The stormwater for the site is proposed to be managed with four new stormwater infiltration ponds. The stormwater runoff rates in the proposed condition will be lower than the stormwater runoff rates in the existing condition for the 2-year, 10-year, and 100-year events as required by City ordinances.
2. The stormwater ponds, once constructed, will be a private pond and the landowner will be responsible for the long-term operation and maintenance. In accordance with City ordinances, the Applicant must enter into a Stormwater Maintenance Agreement with the City to ensure the long-term operation and maintenance. (Section 10-93.5.H)

## **PRELIMINARY / FINAL PLAT**

1. On the dedication page of the Final Plat, the text "City Council, City of Coon Rapids" shall be corrected.
2. Please provide a turnaround easement for the Aztec Street stub to allow for City maintenance vehicles (plow trucks) to turn around on the north end of Aztec Street NW.
3. Anoka County Highway Department is requiring an additional 10 feet of right-of-way west of centerline on CSAH 28 (60' total). The Final Plat shall be revised accordingly.

## **OTHER**

1. Please provide a Geotechnical Report.
2. The proposed fire lane and hydrant locations are subject to the review and approval of the Fire Chief.
3. Please provide product data of the proposed grass pavers in the fire lane. The proposed product shall be suitable to support a fire truck.

## **SUMMARY AND/OR RECOMMENDATIONS**

We recommend approval contingent upon the above items being addressed and the Developer entering into a Development Agreement with all required counterparts.