



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

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Review No. 1

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

**cc: Kate Thunstrom, City Administrator  
Paul Carpenter, Public Works Director  
Beth Richmond, City Planner  
Craig Jochum, City Engineer  
Eric Johnson, Developer's Engineer  
Mike Pomerleau, Developer**

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

**Date: September 9, 2025**

**Proposed  
Project: Dalton River Villas**

**Street Location: Vintage Street NW and 237<sup>th</sup> Ave NW**

**Applicant: Meadow Creek Construction**

**Owners of Record: Hukee Trustee Byron E**

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

**Permits Required: City Approval, NPDES Construction Permit, Sanitary  
(but not limited to) Sewer Extension Permit, MDH Water Extension**

## **INFORMATION AVAILABLE**

Preliminary Plat of Dalton River Villas, dated 8/21/202, prepared by Sathre-Bergquist, Inc.

Dalton River Villas Construction Plans, dated 8/21/2025, prepared by Sathre-Bergquist, Inc.

Stormwater Management Plan for Dalton River Villas, dated 8/19/2025, prepared by AE2S.

## **STREETS**

1. The Applicant is proposing to extend Woodbine Street NW to the north, terminating in a permanent cul-de-sac. Staff has reviewed the proposed layout and is supportive of the permanent cul-de-sac due to the proximity of the Rum River and Ambassador Blvd NW. Sixteen of the proposed lots will receive access from the proposed Woodbine Street NW extension.
2. Three lots are proposed to receive access from Ambassador Blvd NW (Co Rd 28). The proposed access is subject to the review and approval of the Anoka County Highway Department.
3. The vertical profile of Woodbine Street NW as submitted is not consistent with City standards. The vertical curves shall be revised such that they meet a 30-mph design speed.

## **EXISTING CONDITIONS**

1. The Applicant shall provide an Existing Conditions plan which depicts all existing features and topographic information within 200 feet of the plat boundary (11-35-02).
  - The existing 12" Raw Watermain, which is adjacent to the 16" Domestic Watermain in the Ambassador Blvd right-of-way, is not depicted on the plans. Please revise.
  - It is difficult to distinguish between existing features and proposed features on the plans. (Example - the proposed sewer and existing sewer are the same line type). Please revise.
  - All existing features, pipes, etc. shall be labeled with sizes and material type.
  - Please depict all guy wires for the existing utility poles such that conflicts can be avoided with proposed utilities.

## **SEWER AND WATER UTILITIES**

1. The City's standard detail for a Drop Sanitary Sewer Manhole requires a monolithic structure. Please revise to agree with City standards.
2. Please provide proposed invert elevations and slopes for the sanitary sewer service to Lot 11, Block 1.
3. The fire hydrant located on Lot 5, Block 1 is depicted within the sidewalk. Please revise.
4. The proposed water service to Lot 1, Block 1 appears to be in conflict with the existing utility pole. Please revise.
5. Please label the proposed watermain with the size and material type (i.e. 8" PVC C900).
6. There are two existing watermains within the west right-of-way of Ambassador Blvd. There is a 16" Domestic Watermain and a 12" Raw Watermain. Both watermains shall be depicted on the plans for clarity.

## **GRADING, STORMWATER AND EROSION CONTROL**

1. In the existing condition, it appears that the stormwater within the ditch along Ambassador Blvd (County Road 28) is conveyed via a roadside ditch to the north. The proposed plan depicts re-routing the ditch to the proposed stormwater pond within the site, which is undesirable. Please revise such that the stormwater within the Ambassador Blvd ditch (County stormwater) is not routed to the proposed pond (City pond) to mimic existing drainage patterns.
2. We offer the following technical comments on the Stormwater Calculations:
  - The subcatchments shall be labeled on the Existing Conditions map.
  - The proposed ponds shall be labeled on the Proposed Conditions map.
  - Please slightly adjust rainfall depths per NOAA Atlas 14 (Ex. 100-yr 6.91 inches vs. 6.26 inches).
  - In the Existing Condition, Subcatchment EX 2 is not conveyed directly to the Rum River. It is conveyed to the north along the Ambassador Blvd ditch. Please revise the Reach and runoff tables accordingly.
3. The rain garden located on Lot 11 does not receive runoff from public infrastructure and therefore shall be privately maintained. The rain garden, once constructed, will be a private pond and the property owner 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)

4. Please provide cross section details for the proposed ponds.
5. Please depict proposed erosion control devices and restoration for the storm sewer that discharges to the Rum River.
6. A Stormwater Pollution Prevention Plan (SWPPP) which conforms to the NPDES Construction Permit and City ordinances shall be submitted for review. The SWPPP shall include measures for final restoration.

## **OTHER**

1. This project will disturb more than 1 acre of land and the Applicant is advised that a NPDES CSW Permit shall be obtained from the MPCA.
2. A Geotechnical Report prepared by a licensed Geotechnical Engineer is necessary. At least three soil borings shall be provided within the street alignment, to a depth which extends below the sanitary sewer. Additionally, double ring infiltrometer tests and/or soil borings shall be provided at the proposed infiltration areas. (11-35-04)
3. Project Specifications shall be submitted for review and approval with the final plat application. The specifications shall include Sewer / Water Utility – Trace Wire Specifications as published by the Minnesota Rural Water Association.
4. A detailed plan (spot grades and slopes) for the proposed pedestrian ramp in the permanent cul-de-sac shall be submitted with the final plat application.

## **SUMMARY AND/OR RECOMMENDATION**

We recommend approval of the Preliminary Plat subject to the Applicant addressing the comments herein.