



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

Submitted to: City of St. Francis

**cc: Kate Thunstrom, City Administrator
Jodie Steffes, Community Development Director
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: October 29, 2025

**Proposed
Project: Dalton River Villas**

Street Location: Vintage Street NW and 237th 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 10/13/2025, prepared by Sathre-Bergquist, Inc.

Stormwater Management Plan for Dalton River Villas, dated 10/1/2025, 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. Please revise the casting for all catchbasins located within the curb to Neenah R-3250-1 or approved equal. Please replace Standard Plates 405, 406, 410, 703 and 705 with current Standard Plates sent by email on 10/23/2025.

SEWER AND WATER UTILITIES

1. The City's standard detail for a Drop Sanitary Sewer Manhole requires a monolithic structure. Please revise the plans to depict removal and replacement of the existing manhole with a monolithic drop manhole, or alternatively, re-design the location of the drop to MH 1.
2. Please depict the vertical locations of the sanitary sewer and watermain in all storm sewer crossings to identify any potential conflicts.
3. The water services for Lots 1, 2, and 11, Block 1 depict directionally drilling under Ambassador Blvd, which is an Anoka County highway. Please obtain a permit for the installation from ACHD and provide a copy of the approved permit to the City for our records.
4. The sanitary sewer services installation for Lots 1, 2, and 11, Block 1 will require work within the Ambassador Blvd right-of-way, which is an Anoka County

highway. Please obtain a permit for the installation from ACHD and provide a copy of the approved permit to the City for our records.

5. The plans do not depict the guy wires near the sewer service connection for Lot 1, Block 1. Please depict the guy wires on the plans and evaluate for conflicts.

GRADING, STORMWATER AND EROSION CONTROL

1. The Typical Pond/Filtration Basin Detail depicts a 6" Perforated Draintile, however, the draintile is not shown in the plan view. Please clarify.
2. 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)
3. Please revise the Landscape Plan to depict an appropriate native seed mixture and/or planting plan in infiltration bench. (bare sand is not desired)
4. Please label the allowable lowest opening elevations for Lots 1-7, Block 1 based on the proposed grading, emergency overflows, and 1.5 feet of freeboard.
5. Please depict all final drainage and utility easements on the final plans.
6. Please label the invert elevation of the apron west of OCS C3.
7. We recommend removal of the existing driveway approach from Ambassador Blvd located adjacent to the rear yard of Lot 9, Block 1 and grading to extend the 918 south approximately 200 feet. Grading within Anoka County right-of-way is subject to Anoka County Highway Department review and approval.
8. Please submit storm sewer calculations (rational method) which confirm that the storm sewer is sized for a 10-year event.
9. Final Grading Plan shall conform to section 10-53-08 of the City Code.

EROSION CONTROL / SWPPP

1. Please clearly label the Rum River as a special water on the map of waters within one mile of the site.
2. This project is adjacent to and discharges to the Rum River, which is a special water, therefore the additional best management practices found in items 23.9,

23.10, and 23.11 of the NPDES Construction Permit must be incorporated into the SWPPP.

3. Item 23.10 of the NPDES Construction Permit as referenced above states “permittees must include an undisturbed buffer zone of not less than 100 linear feet from a special water (not including tributaries) and must maintain this buffer zone at all times, both during construction and as a permanent feature post construction, except where a water crossing or other encroachment is necessary to complete the project...” Please clearly document in the SWPPP if the 100’ buffer cannot be maintained.
4. Section 10-84-04 of the City Code requires a River Buffer Plan for the Rum River.
 - a. Please specifically address / add narratives in the SWPPP for all items listed in section 10-84-04.C “Minimum Requirements of the River, Stream or Public Water Plan” of the City Code.
5. Section 10-83-04 of the City Code requires a Wetland Management Plan.
 - a. Please specifically address / add narratives in the SWPPP for all items listed in section 10-83-03.C “Minimum Requirements of Wetland Management Plan” of the City Code.
6. The number of acres, pre-construction impervious surface, and post-construction impervious surface are listed as “XX”. Please revise.

FINAL PLAT

1. The storm sewer located within Lot 7, Block 1 and Lot 8, Block 1 shall be located within a drainage and utility easement. Please revise.
2. The cross lot rear drainage across Lot 10, Block 1 shall be within a drainage and utility easement. Please revise.
3. There are a total of 19 lots depicted on the Final Plat. Please review the numbering for Lot 24, Block 1 and revise.

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. Please add truncated domes as required by ADA, including references to appropriate Standard Plans or include project specific details.
5. The preliminary plat and final Construction Plans do not depict any wetlands located on the site. Please submit a certified statement from an certified Wetland Delineator stating that no wetlands are present on the site.

SUMMARY AND/OR RECOMMENDATION

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