



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

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

**cc: Kate Thunstrom, City Administrator  
Paul Carpenter, Public Works Director  
Jessica Rieland, Community Development Director  
Beth Richmond, City Planner  
Craig Jochum, City Engineer  
Marty Campion, Campion Engineering Services  
Dale Willenbring, Developer**

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

**Date: April 29, 2025**

**Proposed  
Project: Rivers Edge 8<sup>th</sup> Addition**

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

**Applicant: Rivers Edge Land Development LLC**

**Owners of Record: St. Francis Land Development LLC**

**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**

Stormwater Management Plan for Rivers Edge 8th Addition, dated 8/17/2022, prepared by Civil Methods, Inc.

Final Plat for Rivers Edge 8<sup>th</sup> Addition, 3 Sheets total, prepared by Westwood Professional Services inc.

Rivers Edge 8<sup>th</sup> Addition Grading Plans, dated 4/08/2025, prepared by Campion Engineering Services, Inc.

Rivers Edge 8<sup>th</sup> Addition Plans, dated 4/08/2025, prepared by Campion Engineering Services, Inc.

Wetland Delineation Report for River's Edge, dated November 27, 2017, prepared by Minnesota Natural Resources

## **STREETS**

1. The proposed development will receive its access via existing local City streets. The proposed street layout is consistent with the approved preliminary plat and is acceptable to City staff.
2. The crest vertical curve located at station 3+25 of 237<sup>th</sup> Avenue NW does not meet the design speed of the road. The vertical curve shall be revised such that it meets a 30-mph design speed.

## **SEWER AND WATER UTILITIES**

1. The Sanitary Sewer is proposed to be extended from Vintage Street NW to the north and along 237<sup>th</sup> Ave NW. The design of the sanitary sewer is acceptable to City staff.
2. The watermain is proposed to be extended from Vintage Street NW to the north and along 237<sup>th</sup> Avenue NW. The design of the watermain is acceptable to City staff.

## **STORMWATER**

1. The stormwater from the development is proposed to be managed with two stormwater treatment basins located in Outlot A, north of 237<sup>th</sup> Avenue NW and east of Vintage Street NW. The design of the stormwater management system is acceptable to City staff.

## **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. Please submit Project Specifications for review and approval. The specifications shall include Sewer / Water Utility – Trace Wire Specifications as published by the Minnesota Rural Water Association.

## **SUMMARY AND/OR RECOMMENDATION**

We recommend approval of the Final Plat subject to the comments herein and subject to the Developer entering into a Development Agreement with the City.