



**ENGINEERING REVIEW  
for the 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  
Craig Jochum, City Engineer  
Beth Richmond, City Planner  
David Schaps, City Attorney

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

**Date:** July 8, 2025

**Proposed  
Project:** The Bluffs of Rum River

**Street Location:** 23925 Saint Francis Blvd NW

**Applicant:** MC Land Holdings LLC

**Owners of Record:** SBD Properties, LLP

**Jurisdictional Agencies:** City of St. Francis, Anoka County, MnDNR, BWSR,  
(but not limited to) Army Corps of Engineers, MPCA, MDH, URRWMO,  
MnDOT

**Permits Required:** City Approval, NPDES Construction Permit,  
(but not limited to) Anoka County Access Permit, MnDOT Access Permit,  
MPCA Sanitary Sewer Permit, MDH Watermain Permit

## **INFORMATION AVAILABLE**

Preliminary Plat of The Bluffs of Rum River, dated 6/20/2025, prepared by Landform

Preliminary of The Bluffs of Rum River, dated 6/20/2025, prepared by Landform

Stormwater Management Plan, dated 4/8/2025, prepared by Landform

Wetland Delineation Report, dated 7/8/22, prepared by Kjolhaug Excavating

Soil Boring Logs, dated 7/18/2022, prepared by Haugo Geotechnical

Traffic Analysis Memo, dated 9/16/2022, prepared by S<sup>2</sup> Traffic Solutions

Geotechnical Exploration Report, dated 7/20/2022, prepared by Haugo Geotechnical Services

## **SITE ACCESS / VEHICULAR TRAFFIC**

1. The project is proposed to receive access from Ambassador Blvd (CSAH 28). Ambassador Blvd (CSAH 28) is a County Highway and is under the jurisdiction of the Anoka County Highway Department. The new street access must meet all design and safety criteria as per the Anoka County Highway Department requirements. The Applicant shall be responsible for providing a design that meets Anoka County Highway Department standards and shall be solely responsible for all costs associated with the construction of the new access and associated turn lanes, including right-of-way acquisition if necessary.
2. The project is proposed to receive access from Saint Francis Blvd NW (HWY 47). Saint Francis Blvd NW (HWY 47) is a State Highway and is under the jurisdiction of the Minnesota Department of Transportation (MnDOT). The new street access must meet all design and safety criteria as per MnDOT requirements. The Applicant shall be responsible for providing a design that meets MnDOT standards and shall be solely responsible for all costs associated with the construction of the new access and associated turn lanes, including right-of-way acquisition if necessary.
3. The project is proposed to be served with two new north-south streets, one new east-west street that terminates in a cul-de-sac due to the proximity of the Rum River, and one short connecting east-west street. All streets are proposed to be public streets. The street layout as provided appears to be conducive with the property and provides adequate access to the proposed lots.

4. Six parking stalls are proposed on the north side of 241<sup>st</sup> Avenue, which is proposed as a public street. At this time, it is unclear if these parking spaces are proposed to be publicly owned and maintained or privately owned and maintained. Further clarification is necessary.

## **PRELIMINARY PLAT**

1. The Preliminary Plat shall be revised to depict a drainage and utility easement 60 feet in width on Lot 1, Block 11 from the west plat line to the public street n-s and centered on the proposed trunk sewer line.

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

1. Please adjust the proposed grading in Infiltration Basin 3 such that the 24" RCP will have minimum 1' of cover.
2. This project will disturb more than 1 acre of land, therefore, an NPDES Construction Permit from the MPCA will be necessary.

## **STORMWATER MANAGEMENT**

1. Stormwater is proposed to be managed with curb and gutter, catch basins and storm sewer. The storm sewer will route rainfall from the proposed roadways and lots and be directed into four infiltration basins located within the plat. All stormwater is ultimately discharged into the Rum River located on the eastern boundary of the proposed plat.
2. Final Stormwater Management Calculations shall be in accordance with City ordinances, Upper Rum River Watershed Rules, and the City of St Francis Private Development Standards.

## **WETLANDS**

1. The Wetland Delineation Report has been received. A Notice of Decision approving the wetland boundaries and types was issued on September 9, 2022. The decision is valid for 5 years.
2. A wetland management plan is required for this development consistent with Section 10-83-04 of the City Code. Please submit the wetland management plan with the final plans.
3. The Wetland Delineation Report indicates that there is a wetland (W3) located on proposed Outlot E. Impacts to this wetland are contingent upon an approved WCA Replacement Plan.

## **UTILITIES**

1. This project proposes to connect to the sanitary sewer at Ambassador Blvd (near the existing City owned lift station) which is acceptable. The size of the existing sanitary sewer stub is 24 inch at the connection point at Ambassador Blvd. The trunk 24" sewer line will be extended to the first manhole. Thereafter, a trunk sewer line will be extended through the subject property north approximately 600 feet, then will be extended west to the TH 47 right of way. The proposed extension of the trunk sewer line is in general conformance with the City's Comprehensive Sanitary Sewer Plan.
2. The lateral sanitary sewer that is proposed on the north end of Street A and along 241<sup>st</sup> Avenue is proposed to flow to the west and ultimately make a connection to the future trunk sanitary sewer on the west side of TH 47. At this time, the future trunk sanitary sewer is not included in the City's Capital Improvement Plan and therefore the construction year is unknown. The Developer shall assume all risk in regards to timing.
3. This project proposes to connect to the City Water system at Ambassador Blvd, near Highway 47, to an existing 8 inch watermain. There is another watermain, located approximately 600' east of the proposed entrance, on the south side of Ambassador Blvd which is 16 inch diameter. We would recommend that the 16 inch watermain be extended to the Highway 47 8 inch watermain to provide a looped connection as a City project. The watermain connection for this project could then be provided via the new 16" watermain.
4. We understand that this will be a phased development, with potentially 302 units which will be served by single watermain connection point. Further, we understand that the proposed apartment building, which is potentially 120 units, will be constructed with a future phase. Prior to preparation of final plans, the Applicant shall analyze the proposed watermain sizing and layout to ensure it will adequately serve the units and/or revise to adequately serve the units.

## **OTHER**

1. Zoning review to be completed by City Planner.
2. The final construction plans must be in accordance with City standards and include all applicable City standard details, which can be found here: <https://www.stfrancismn.org/commdev/page/private-development-standards> .

## **SUMMARY AND/OR RECOMMENDATIONS**

We recommend approval of the Preliminary Plat subject to the comments as contained herein.