



Planning Commission Meeting Meeting

3750 Bridge St NW, St. Francis, MN 55070

Wednesday, July 15, 2026 at 7:00 PM

AGENDA

- 1. Call to Order / Pledge of Allegiance**
- 2. Roll Call**
- 3. Adopt Agenda**
- 4. Approve Minutes**
- 5. Public Comment**
- 6. Public Hearing**
- 7. Regular Business Items**
 - A. South 47 Retail Site Plan
- 8. Discussion by Planning Commissioners**
- 9. Adjournment**



Planning Commission Meeting Agenda Report

TO: Jodie Steffes, Community Development Director
FROM: Beth Richmond, City Planner
SUBJECT: South 47 Retail Site Plan
DATE: July 15, 2026
APPLICANT: Classic Construction (Brian Larson)
LOCATION: 4201 Saint Francis Blvd NW (PIN 06-33-24-11-0083)
COMP PLAN: Commercial
ZONING: B-2 General Business

OVERVIEW:

The City has received a development application for the construction of a three-tenant retail commercial building on the vacant, 0.77-acre parcel located at 4201 St Francis Blvd NW (PIN #06-33-24-11-0083).

The proposed development would include a single-story 7,544 square-foot building on the west portion of the site, with a parking area to the east of the building and access drive from Cree Street NW. There is also an infiltration basin proposed directly south of the building to handle stormwater for the site. The project site is within the City's urban service area. Site plan review is required for any new construction of commercial principal buildings.

REVIEW PROCEDURE

60-Day Land Use Application Review Process

Pursuant to Minnesota State Statutes Section 15.99, local government agencies are required to approve or deny land use requests within 60 days. Within the 60-day period, an automatic extension of no more than 60 days can be obtained by providing the applicant written notice containing the reason for the extension and specifying how much additional time is needed. The deadline for the land use request is August 17, 2026.

SITE PLAN REVIEW

Site plan review for development applications is regulated under St. Francis Zoning Code Section 10-32-00.

Land Use

The site is currently undeveloped and zoned B-2 General Business District. It is guided for future commercial use by the 2040 Comprehensive Plan. The applicant is proposing a 7,544 square-foot, single-story retail commercial building which is consistent with the comprehensive plan and B-2 zoning district.

The site abuts a townhome residential development to the north, Meadows of St. Francis. To the west is vacant land outside the City limits. East across Cree Street NW is the currently vacant 8.5-acre parcel recently approved for development of a portion of the site for the Willow Ridge Business Center. To the south across Saint Francis Blvd NW is an

industrial property.

Dimensional Requirements

The proposed site plan meets most setbacks, height, and impervious surface requirements for the B-2 district in accordance with Section 10-44-03 and 10-44-04. However, there are some adjustments to be made to the site plan to meet the rear setback requirement as shown in the table and further described below.

Dimensional Standard	Code Requirement	Proposed
Min. front setback (east)	25' from local road	98'
Min. side setback (north and south)	North: 25' (adjacent to residential) South: 10'	North: 25' South: 50'
Min. rear setback (west)	25'	18'
Max. building height	35'	19'
Max. impervious surface	80%	<80%

Staff has identified a discrepancy in the way that the setbacks have been labeled on the site plan. Based on the definitions below, the property lines should be labeled as follows:

Property Line	As Defined by Code	As Labeled on the Plan
Front	East (Cree St)	South (Hwy 47); East (Cree St)
Interior side	North	West
Corner side	South (Hwy 47)	
Rear	West	North

- **Property line, front:** The property line which is along an existing or dedicated street. In the case of a corner lot, the front lot line shall be the shortest dimension along a

public street or as designated by the Zoning Administrator based on the practical front yard of the property as determined by such factors as the existing or proposed building configuration of the property and taking into consideration the characteristics of surrounding properties.

- **Property line, rear:** The property line opposite and most distant from the front property line. If the rear property line is less than ten feet in length or if the lot forms a point at the rear, the rear property line shall be deemed to be a line ten feet in length within the lot, parallel to and at the maximum distance from the front property line.

Because of this discrepancy, the building has been proposed 18' from the west property line, which does not meet the rear setback requirement of 25'. The applicant will need to adjust the plans to meet the required setback.

Building Type and Construction

The applicant is proposing to utilize a combination of brick veneer, prefinished nichiha siding, and rock face concrete block veneer as their primary building façade finishes. In addition, the building is accented with prefinished metal canopy, prefinished metal cap flashing, and anodized aluminum storefront frames with glass windows. The Code requires that 100% of the front wall (east side of the building) must consist of materials comparable in grade and quality to brick, stone, glass, stucco, or concrete block, while the remaining sides of the building may consist of wood, horizontal siding, or other architectural metal siding. The building generally meets the front wall exterior material requirements. However, the prefinished nichiha siding may need to be replaced with a quality material listed in the Code, or the applicant must demonstrate that it is comparable in grade and quality to those finishes.

All street-facing sides of non-residential buildings in the B-2 district (east and south sides), are required to incorporate façade articulation elements every 60 feet and install windows at regular intervals. In regard to façade articulation and detailing requirements, the elevations provided demonstrate meeting the variety of building material color and massing for every 60 feet of street facing sides. Revisions are needed to the south side of the building to meet these standards.

Site Access and Parking

Access to the site will be provided from Cree St NW. The parking lot will consist of bituminous material. The minimum stall size, drive aisle width, and setbacks are met.

City Code requires standalone retail parking to be provided at a rate of 1 space per 200 SF of floor area of retail space and 1 space per 500 SF of storage area. The applicant proposes a parking area with 29 stalls (28 provided and 1 proof of parking) located east of the building. The proposed parking area does not meet the minimum requirements for number of stalls, which calculates to 37 stalls. The applicant should update the plans to meet the minimum number of parking stalls.

Because the property is located adjacent to a state highway, the site plan has been sent to MnDOT for review. Comments have not been received at this time.

Exterior Lighting

The applicant is proposing to install two exterior LED light fixtures with downcast shield that

will be centrally mounted at the front of the building (east). The plans show that the installation of these two lighting fixtures will illuminate the parking area but not entirely. The plans submitted demonstrate that this exterior lighting is below the lighting threshold intensity. It will not cast light onto adjoining property or the public right-of-way.

Screening & Landscaping

The site plan includes a variety of tree, shrub, and sod plantings to adhere to the City's landscape and screening requirements. The applicant has submitted a landscaping plan which shows 11 trees to be planted around the perimeter of the site, parking lot, and directly adjacent to the retail commercial building on the northern side abutting the residential townhome development. Landscaping plans must be prepared by a licensed landscape architect or other similar professional in accordance with the standards in Code Section 10-73-04. Minor revisions to the landscape plan are needed to comply with these standards.

The trash enclosure is located within the northwest corner of the parking area. In accordance with Code Section 10-71-03 Waste, Refuse, Junk, and Recyclable Materials, it must be screened. Additional details are needed to ensure that the screening height, opacity, and material are consistent with the Code. Because of the enclosure's visibility from the adjacent townhome development to the north, Staff recommends that the applicant consider vegetation to the west of the enclosure for additional screen buffering and enhance the visual appeal from the closest townhome structure.

Stormwater, Wetlands, and Utilities

The site plan proposes an infiltration basin and overflow weir on the southern portion of the site that wraps around the parking area east and west. Runoff from the proposed parking area and building will be directed to the proposed infiltration basin.

The applicant is proposing ground disturbing activity and has submitted the required grading, drainage, and erosion control plan and stormwater pollution prevention detailing. These plans are under review by the City Engineer.

ACTION TO BE CONSIDERED:

The Planning Commission should review the site plan and provide a recommendation to the City Council. Staff supports a recommendation of approval of the site plan with the following suggested findings of fact and conditions of approval:

Findings of Fact

1. The site plan is consistent with the Comprehensive Plan with proposed conditions.
2. The site plan meets the standards listed in the City Zoning Code with proposed conditions.

Conditions of Approval

1. The applicant shall revise the site plan to properly identify all setbacks and meet the minimum 25-foot rear setback requirement.
2. The front building wall (east side) shall be revised to ensure that 100% of the façade is made up of high-quality materials as listed in Code Section 10-71-08 Building Type and Construction, or the applicant must demonstrate that prefinished nichida

siding is comparable in grade and quality to the finishes listed in the Code.

3. The applicant shall revise the south building façade to meet the architectural standards for façade articulation and window design in Section 10-71-08.
4. The applicant shall revise the site plan to meet the minimum number of parking spaces required by Code. Standalone retail parking must be provided at a rate of 1 space per 200 SF of floor area of retail space and 1 space per 500 SF of storage area, or 37 stalls.
5. Prior to the installation of any signage, the applicant shall apply for and receive a sign permit for all proposed signs in accordance with zoning Code Section 10-91-00.
6. Applicant shall provide additional detail demonstrating compliance with waste, refuse, junk, and recyclable material location and screening standards in accordance with Code Sections 10-71-03(E)(3) and 10-73-05.
7. The Applicant shall provide a revised landscaping plan prepared by a landscape architect in accordance with Code Section 10-73-04.
8. Applicant shall address any and all comments from the City Engineer and MnDOT.
9. Other conditions identified during the review process by Staff, the Planning Commission, or the City Council.

After discussion, the Planning Commission could take one of the following actions:

1. Recommend approval with the conditions and findings of fact as presented by Staff.
2. Recommend denial with findings of fact as presented by Staff.
3. Table the request to the next Planning Commission meeting and provide direction to Staff and the applicant as to the additional information needed.

Suggested Motion:

Move to recommend approval of the South 47 retail site plan with conditions and findings as presented by Staff.

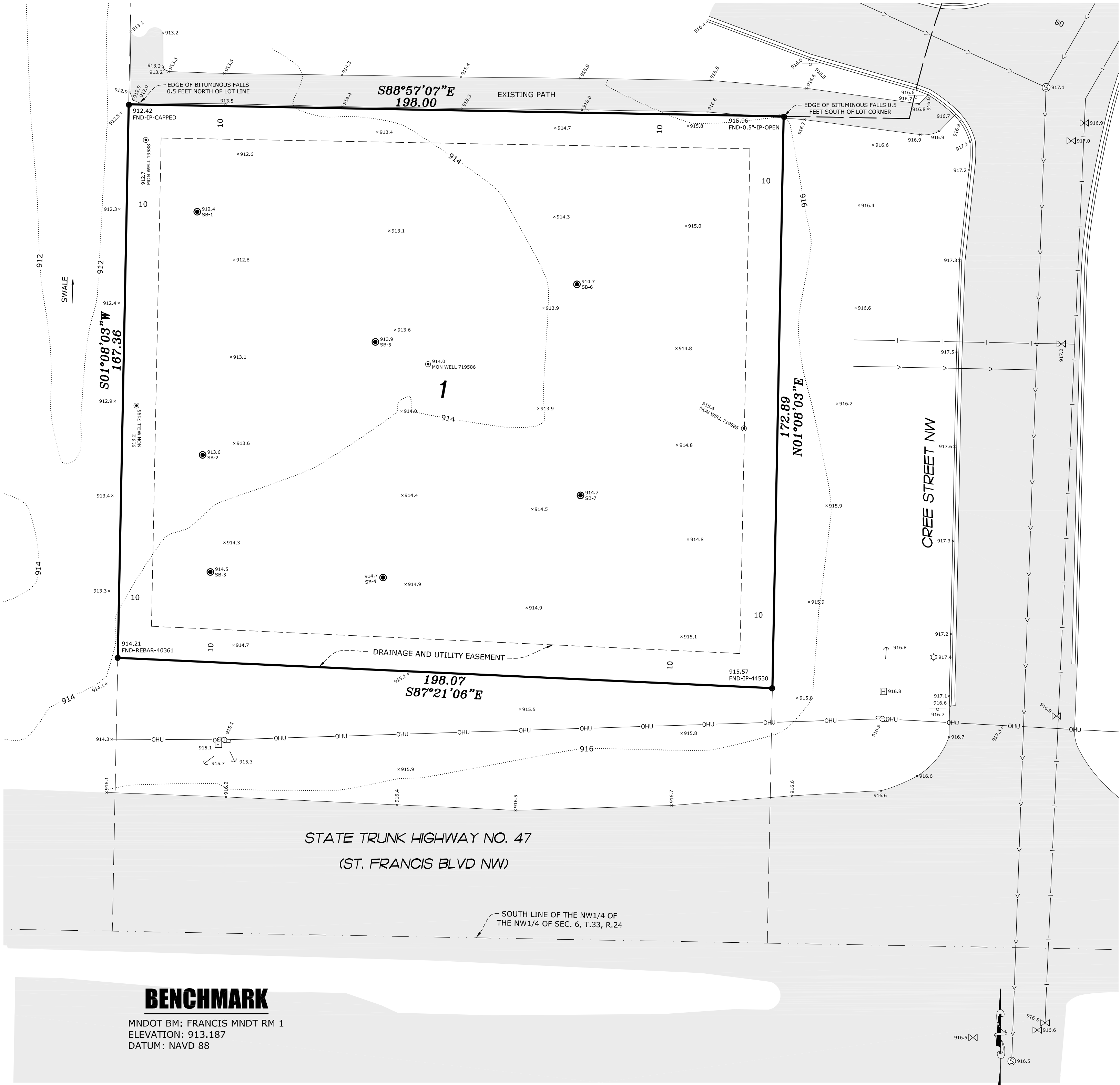
BUDGET IMPLICATION:

Attachments:

1. Site Survey
2. Site Plan
3. Plan Elevations and Exterior Materials
4. Landscaping Plan
5. Civil Plans

CERTIFICATE OF SURVEY

~for~ CLASSIC CONSTRUCTION
~of~ 4201 ST. FRANCIS BOULEVARD NW
ST. FRANCIS, MN



BENCHMARK

MNDOT BM: FRANCIS MNDT RM 1
ELEVATION: 913.187
DATUM: NAVD 88

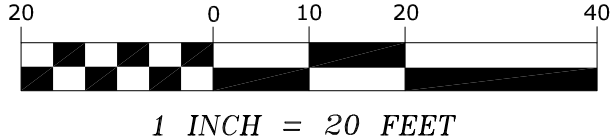
NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 06/01/26.
- Bearings shown are on Anoka County datum.
- Parcel ID Number: 06-33-24-11-0083.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Contours shown are derived from field data and supplemented with Minnesota DNR provided LIDAR when necessary.

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- ⊗ DENOTES WATER VALVE
- x 952.36 DENOTES EXISTING SPOT ELEVATION
- DENOTES GUY WIRE
- ⊙ DENOTES SOIL BORING. (BY OTHERS)
- DENOTES FIBER OPTIC BOX
- ⊕ DENOTES POWER POLE
- DENOTES SIGN
- ⊕ DENOTES HAND HOLE
- ⊕ DENOTES LIGHT POLE
- DENOTES EXISTING WATER MAIN
- DENOTES EXISTING SANITARY SEWER
- OHU DENOTES OVERHEAD UTILITY
- DENOTES EXISTING CONTOURS
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- ⊙ DENOTES MONITORING WELL

GRAPHIC SCALE



I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

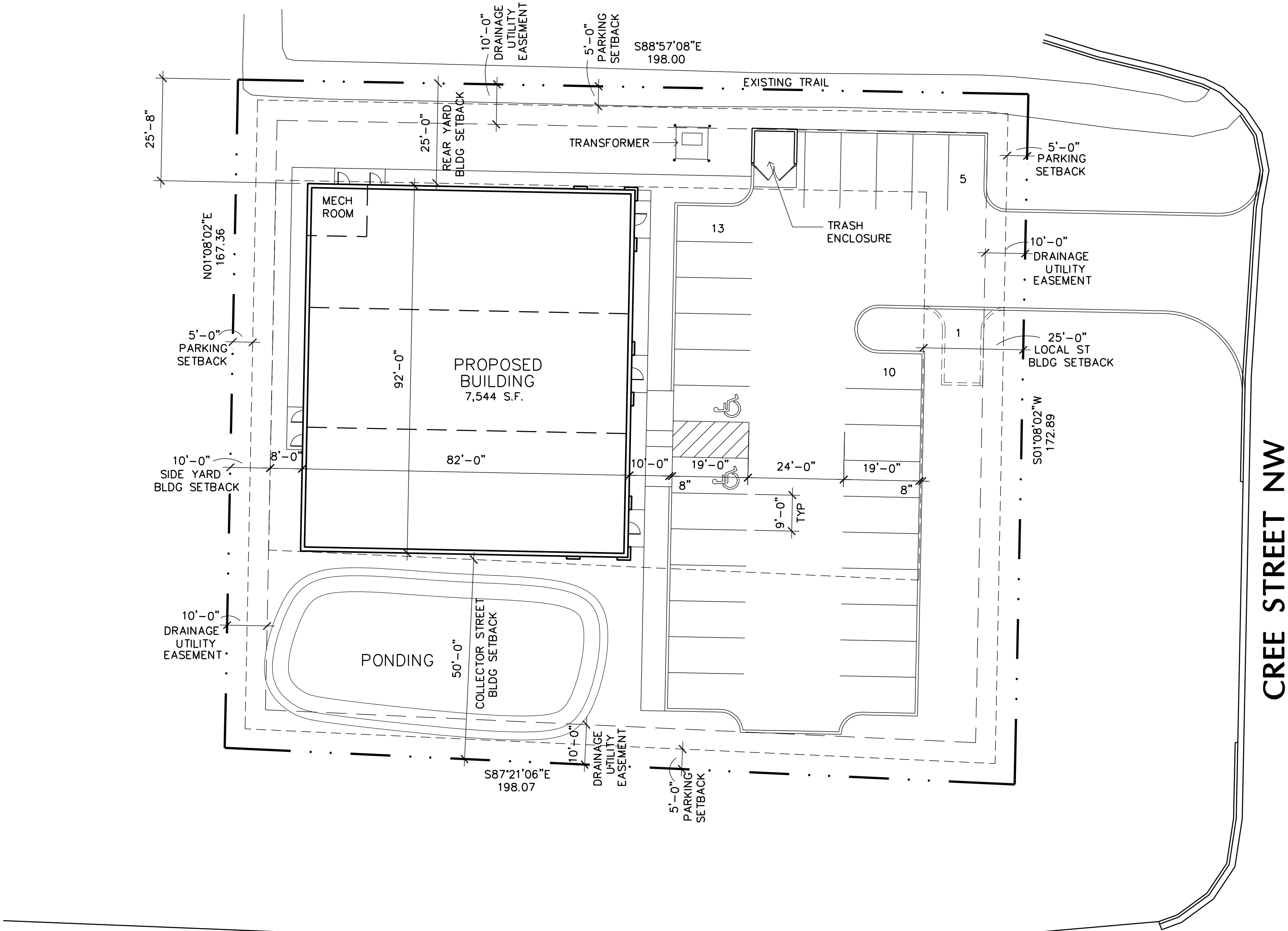
Jason E. Rud
JASON E. RUD

Date: 06/17/2026 License No. 41578

DRAWN BY:	BCD	JOB NO:	260463BT	DATE:	06/05/26
CHECK BY:	JER	FIELD CREW:	BH/BJ		
1	06-17-26	UPDATED SANITARY		BCD	
2					
3					
NO.	DATE	DESCRIPTION		BY	

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

Lot 1, Block 1, SOUTH HIGHWAY 47
INDUSTRIAL PARK, Anoka County, Minnesota.



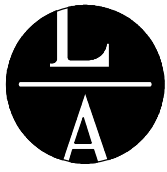
ST. FRANCIS BLVD NW

CREE STREET NW

1 SITE PLAN
A1 SCALE: 1" = 20'-0"



SITE DATA
LOT AREA - 33,684 S.F. = 0.77 ACRES
ZONING - B-2, GENERAL BUSINESS
BUILDING - 7,544 S.F. RETAIL
IMPERVIOUS - 80% MAXIMUM
PARKING DATA
7,349 NET S.F. AT 1/250 = 29 STALLS REQUIRED
28 STALLS PROVIDED
1 STALLS PROOF OF PARKING



LAMPERT
ARCHITECTS

420 Summit Avenue
St. Paul, MN 55102
Phone: 763.755.1211 Fax: 763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION OR REPORT WAS
PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A DULY
LICENSED ARCHITECT UNDER THE
LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
LEONARD LAMPERT
PRINT
13669
LICENSE
MINN.

PRELIMINARY
NOT FOR
CONSTRUCTION



CONCRETE & MASONRY WORK - RESIDENTIAL & COMMERCIAL
18542 ULYSSES ST. NE PHONE: (763) 434-8870
EAST BETHEL, MN 55011 FAX: (763) 434-7120

SOUTH HIGHWAY 47 RETAIL
4201 St. Francis Blvd, St. Francis, MN

Copyright 2025
Leonard Lampert Architects Inc.
Project Designer: JAMES B
Drawn By: JRB
Checked By: LL

Revisions	
6/11/26	PRELIMINARY
6/16/26	CITY SUBMITTAL

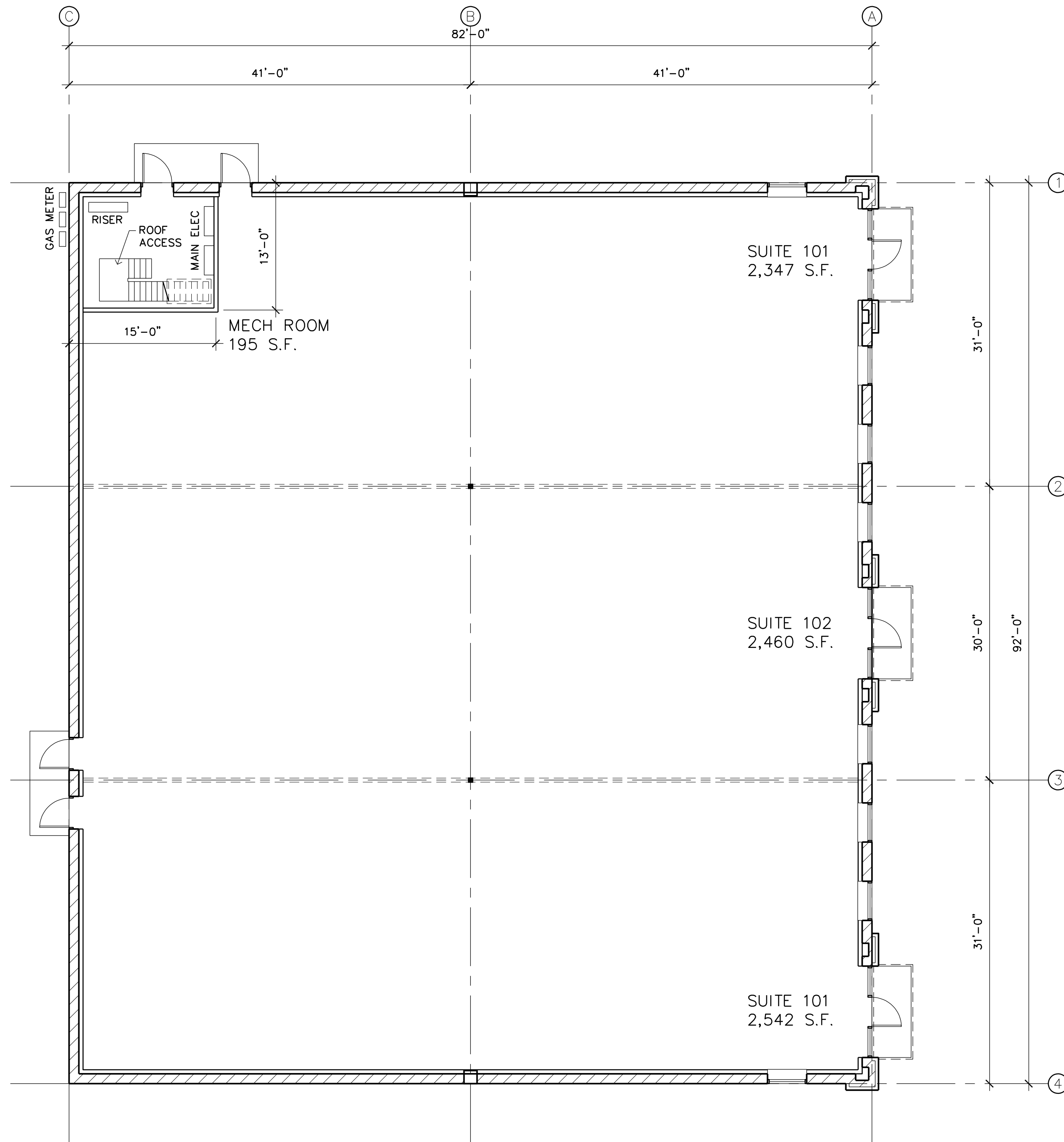
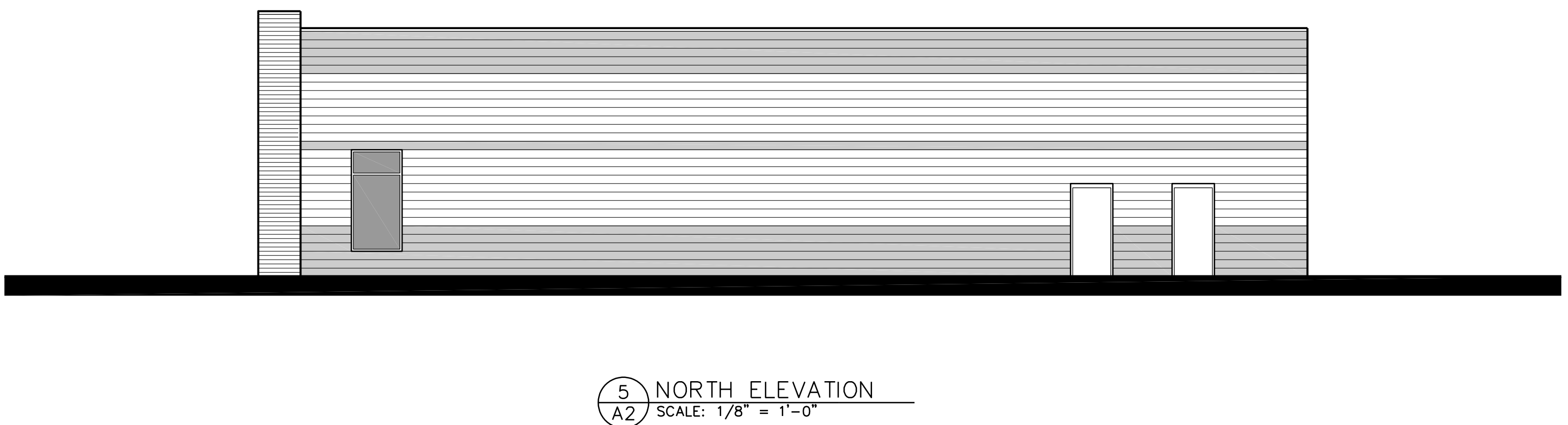
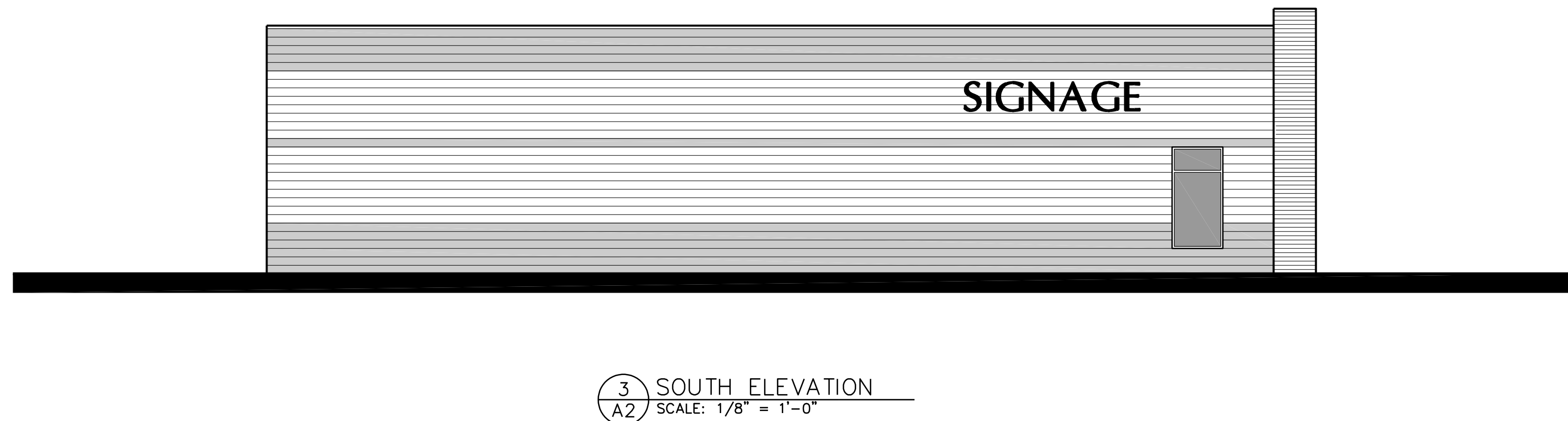
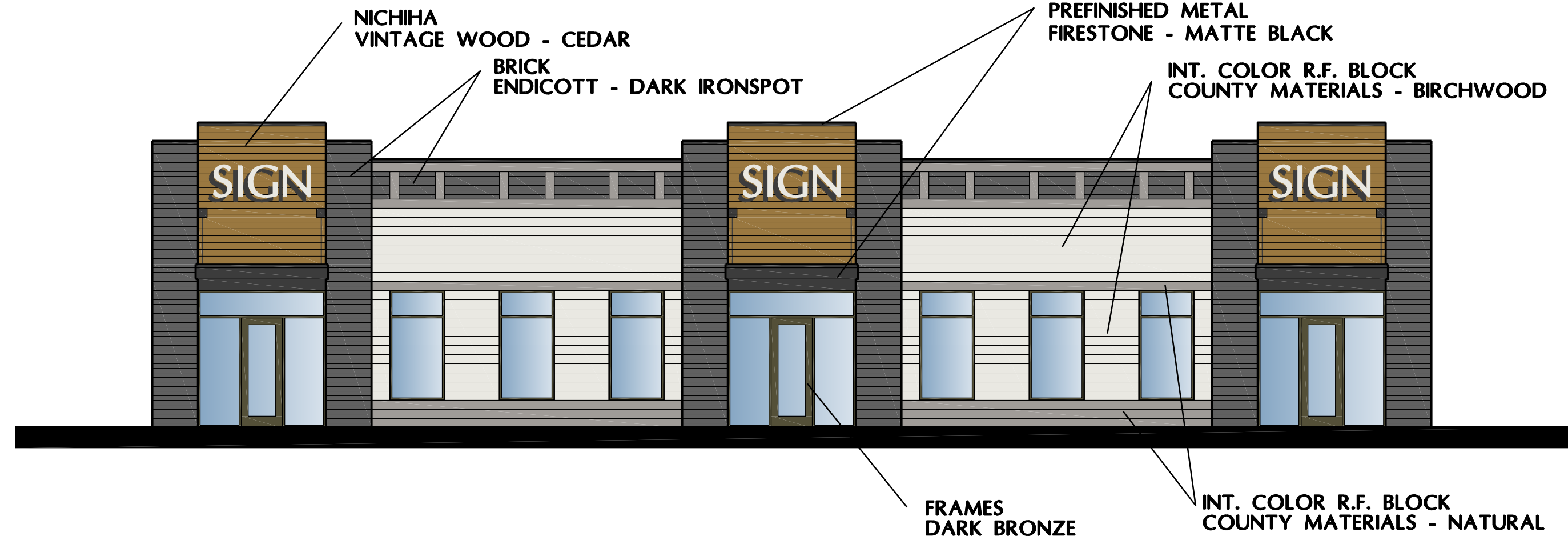
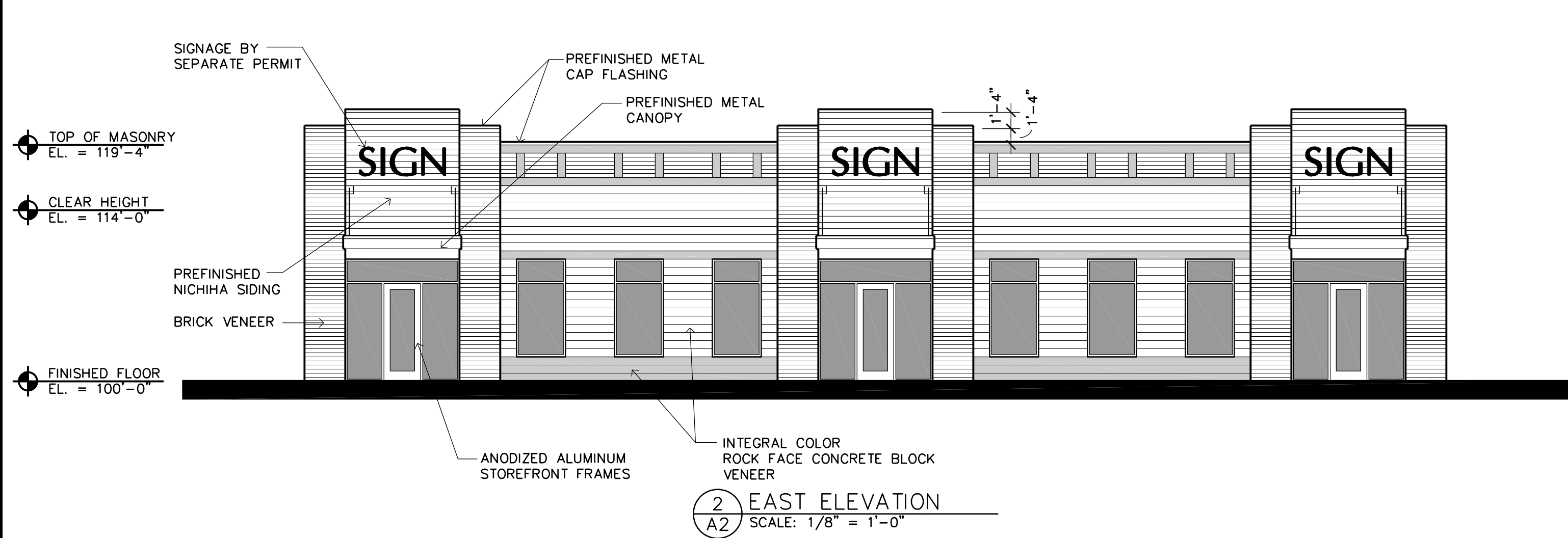
SITE PLAN

Sheet Number

A1

Project No. 250821-6

Filename: SOUTH HIGHWAY 47 RETAIL\South Highway 47 Retail-A2



LAMPERT ARCHITECTS

420 Summit Avenue
St. Paul, MN 55102
Phone: 763.755.1211 Fax: 763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY NOT FOR CONSTRUCTION

SIGNATURE
LEONARD LAMPERT
PROJ. NO.
13669
LICENSE
STATE OF MINNESOTA
DATE

CLASSIC CONSTRUCTION

CONCRETE & MASONRY WORK: RESIDENTIAL & COMMERCIAL
18542 ULYSSES ST. NE. PHONE: (763) 434-8870
EAST BETHEL, MN 55011 FAX: (763) 434-7120

SOUTH HIGHWAY 47 RETAIL
4201 St. Francis Blvd, St. Francis, MN

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Leonard Lampert Architects Inc.

Project Designer: JAMES B
Drawn By: JRB
Checked By: LL

Revisions

6/8/26	PRELIMINARY
6/16/26	CITY SUBMITTAL

FLOOR PLAN

Sheet Number

A2

Project No. 250821-6

SOUTH HWY 47 RETAIL

TITLE SHEET, LEGEND, EXISTING CONDITIONS & REMOVAL PLAN

ST. FRANCIS, MINNESOTA

LEGEND *

— OHW —	EXISTING OVERHEAD ELECTRIC	— [] —	PROPOSED WATER PIPE
— TEL —	EXISTING UNDERGROUND TELEPHONE	— [] —	PROPOSED SANITARY SEWER PIPE
— CBL —	EXISTING UNDERGROUND CABLE	— [] —	PROPOSED STORM SEWER PIPE
[]	EXISTING TELEPHONE PEDESTAL	— [] —	PROPOSED DRAIN TILE AND CLEAN-OUT
[]	EXISTING ELECTRICAL PEDESTAL	— ELEC —	PROPOSED ELECTRIC SERVICE *
[]	EXISTING CABLE PEDESTAL	— GAS —	PROPOSED GAS SERVICE *
[]	EXISTING UTILITY POLE	— TEL —	PROPOSED TELEPHONE SERVICE *
[]	EXISTING LIGHT POLE	[]	PROPOSED STORM MANHOLE
[]	EXISTING STORM SEWER	[]	PROPOSED CATCH BASIN
[]	EXISTING WATER MAIN	[]	PROPOSED FLARED-END SECTION
[]	EXISTING SANITARY SEWER	[]	PROPOSED GATE VALVE
— FM —	EXISTING FORCEMAIN	[]	PROPOSED HYDRANT
[]	EXISTING STORM MANHOLE	[]	PROPOSED SANITARY SEWER MANHOLE
[]	EXISTING CATCH BASIN	[]	PROPOSED CONTOUR
[]	EXISTING FLARED-END SECTION	[]	PROPOSED SPOT ELEVATION (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
[]	EXISTING GATE VALVE	[]	PROPOSED SILT FENCE
[]	EXISTING HYDRANT	[]	PROPOSED DIRECTION OF DRAINAGE
[]	EXISTING WELL	[]	PROPOSED BITUMINOUS
[]	EXISTING SANITARY SEWER MANHOLE	[]	PROPOSED FILTRATION MEDIA
[]	EXISTING CONTOUR	[]	PROPOSED INLET PROTECTION
[]	EXISTING SPOT ELEVATION	[]	PROPOSED HEAVY-DUTY PAVEMENT
[]	EXISTING SPOT ELEVATION (MATCH INTO ELEVATION)	[]	PROPOSED ENKAMAT
[]	EXISTING BITUMINOUS	[]	PROPOSED RETAINING WALL
[]	EXISTING TREES	[]	BITUMINOUS PAVEMENT REMOVAL
[]	EXISTING TREE TO BE REMOVED	[]	CONCRETE SIDEWALK REMOVAL
[]	SURFACE DRAINAGE DIRECTION	[]	PROPOSED CONCRETE SIDEWALK
[]	EXISTING FENCE	[]	CONCRETE CURB REMOVAL
[]	EXISTING RETAINING WALL	[]	AREA TO MILL AND MATCH TO DEPTH
[]	EXISTING WETLAND	[]	POLYSTYRENE INSULATION FOR UTILITIES

* NOT ALL SYMBOLS ARE APPLICABLE.

GENERAL NOTES

- THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.
- CALL "811" FOR EXISTING UTILITIES LOCATIONS PRIOR TO ANY EXCAVATIONS.
- THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING SANITARY SEWER, STORM SEWER, AND WATER MAIN AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.
- INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.
- ALL UTILITIES THAT WILL BE OWNED AND MAINTAINED BY THE CITY AFTER CONSTRUCTION SHALL BE BUILT TO CITY STANDARDS.
- THE CONTRACTOR SHALL NOTIFY CITY PUBLIC WORKS DEPARTMENT A MINIMUM OF 24 HOURS PRIOR TO THE INTERRUPTION OF ANY SEWER OR WATER SERVICES TO EXISTING HOMES OR BUSINESSES.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FROM THE CITY PRIOR TO ANY WORK.
- STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
- NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.

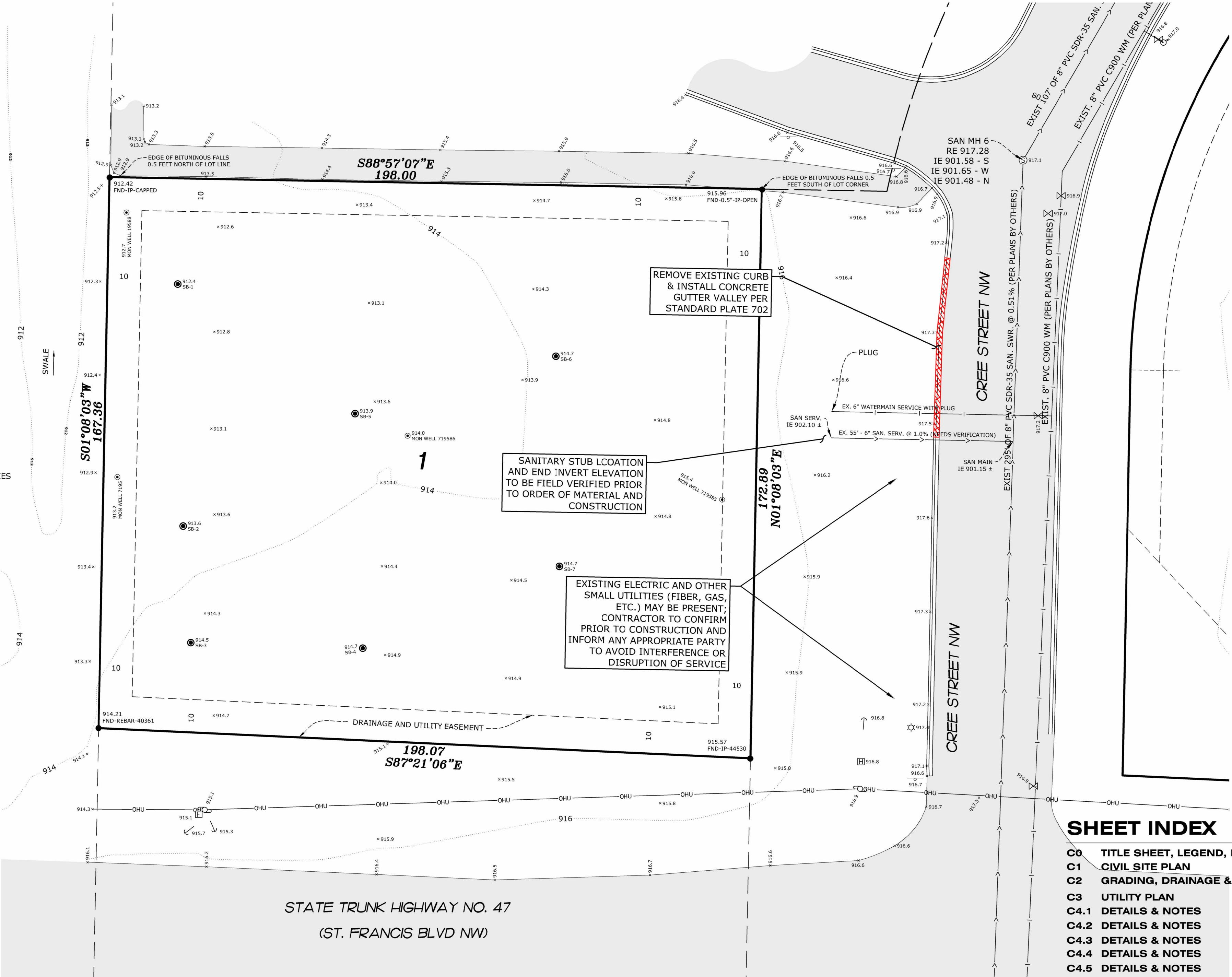


below.
Call before you dig.

VICINITY MAP



NOT TO SCALE



SHEET INDEX

- C0 TITLE SHEET, LEGEND, EXISTING CONDITIONS, & REMOVAL PLAN
- C1 CIVIL SITE PLAN
- C2 GRADING, DRAINAGE & EROSION CONTROL PLAN
- C3 UTILITY PLAN
- C4.1 DETAILS & NOTES
- C4.2 DETAILS & NOTES
- C4.3 DETAILS & NOTES
- C4.4 DETAILS & NOTES
- C4.5 DETAILS & NOTES

DRAWN BY:	DESIGN BY:
M.Q.A.	Q.M.A.
CHCKD BY:	PROJ. NO.
M.Q.A.	26-2260
ORIGINAL DATE:	
JUNE 2, 2026	

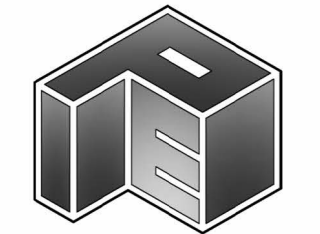
DATE	REVISION DESCRIPTION

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

QASEM M. ABUGHAZLEH
LIC. NO. 56289
DATE: 06.17.2026

SOUTH HWY 47 RETAIL
ST. FRANCIS, MINNESOTA
TITLE SHEET, LEGEND, EXISTING CONDITIONS, & REMOVAL PLAN

PREPARED FOR:
CLASSIC
CONSTRUCTION



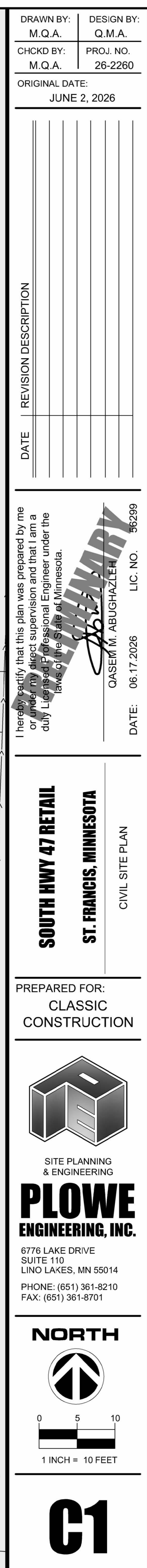
SITE PLANNING
& ENGINEERING
**PLOWE
ENGINEERING, INC.**
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

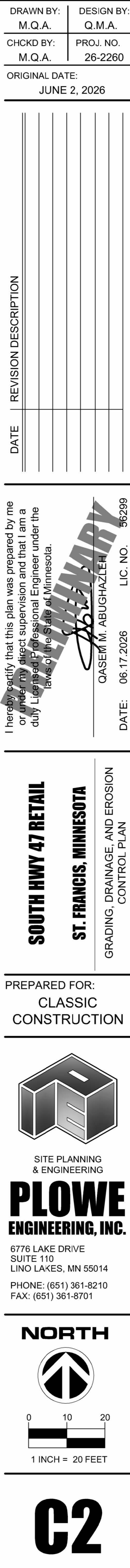
NORTH



0 10 20
1 INCH = 20 FEET

CO

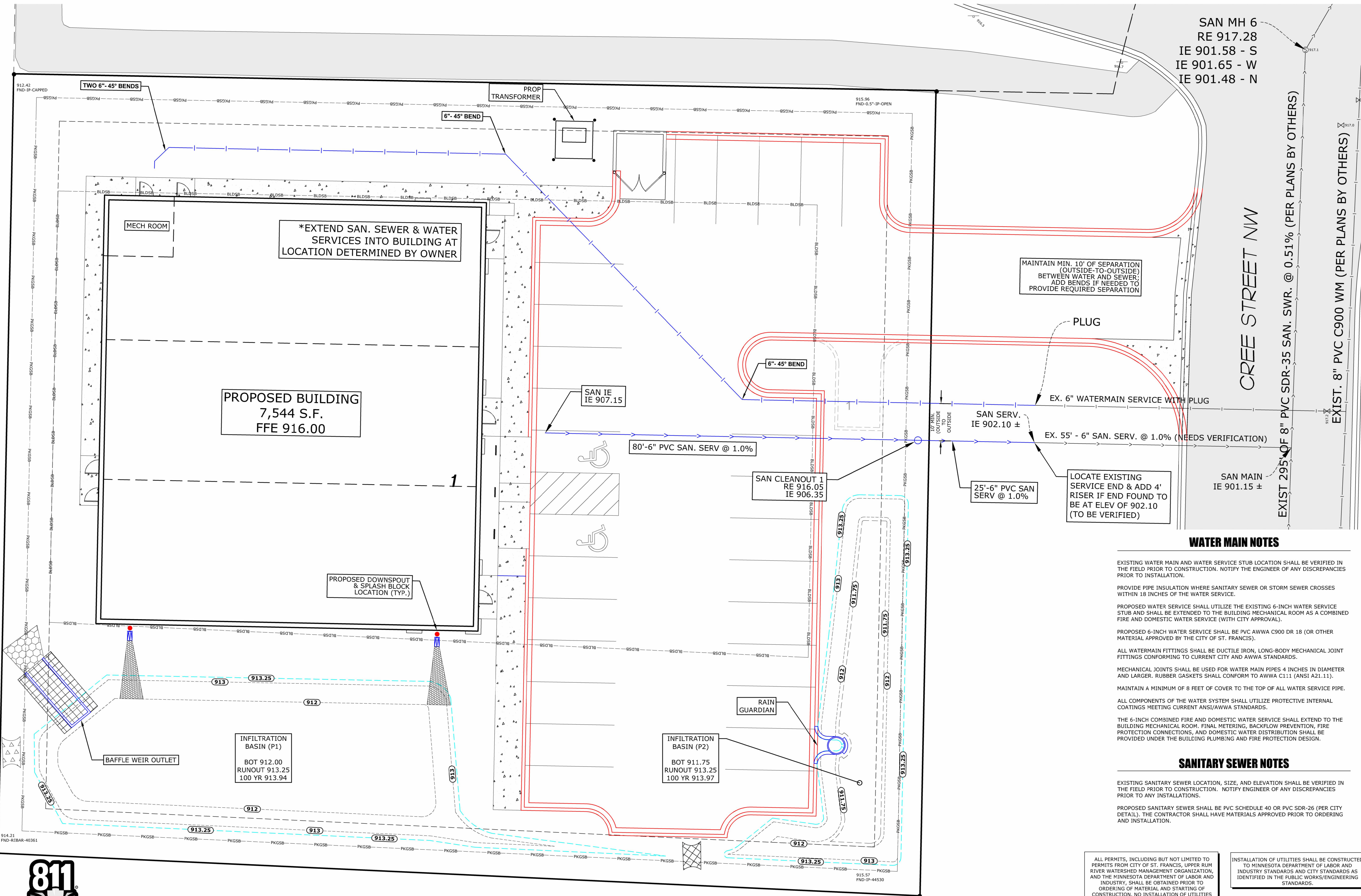




S:\Users\jca\266012460 South Highway 47 Retail (St. Francis)\2660 CAD\2660 BASE 13.dwg 6/17/2026

912

912



Know what's below.
Call before you dig.

4201 SAINT FRANCIS BLVD NW

UTILITY PLAN

DRAWN BY: M.Q.A. DESIGN BY: Q.M.A.
CHKD BY: M.Q.A. PROJ. NO. 26-2260
ORIGINAL DATE: JUNE 2, 2026

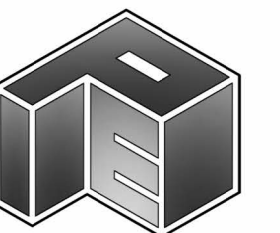
DATE	REVISION DESCRIPTION

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

QASEM M. ABUGHAZLEH
DATE: 06.17.2026 LIC. NO. 56299

SOUTH HWY 47 RETAIL
ST. FRANCIS, MINNESOTA
UTILITY PLAN

PREPARED FOR:
CLASSIC
CONSTRUCTION



SITE PLANNING
& ENGINEERING
**PLOWE
ENGINEERING, INC.**
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

NORTH



0 10 20
1 INCH = 20 FEET

C3

- PRIOR TO ANY GRADING OPERATIONS, THE CONTRACTOR SHALL INSTALL ROCK CONSTRUCTION ENTRANCE (LOCATIONS TO BE DETERMINED - COORDINATE WITH OWNER) AND PERIMETER SILT FENCE AS SHOWN ON PLAN. (CONTACT CITY TO INSPECT EROSION CONTROL MEASURES PRIOR TO GRADING OPERATIONS, IF NECESSARY.) ADDITIONAL SILT FENCE MAY BE NECESSARY IF LOCAL CONDITIONS REQUIRE.
- THE CONTRACTOR SHALL PROVIDE ALL SOD, SEED, MULCH AND FERTILIZER WHICH SHALL CONFORM WITH THE FOLLOWING MNDOT SPECIFICATIONS AS MODIFIED BELOW.

ITEM	MNDOT SPECIFICATION/NOTES
SOD	3878
SEED **	3876
* FOR TURF ESTABLISHMENT	
COMMERCIAL TURF	MNDOT MIX 25-131 (220 LBS/ACRE)
RESIDENTIAL TURF	MNDOT MIX 25-131 (220 LBS/ACRE)
TEMPORARY FALL COVER	MNDOT MIX 21-112 (100 LBS/ACRE)
SPRING/SUMMER	MNDOT MIX 21-111 (100 LBS/ACRE)
SOIL-BUILDING COVER	MNDOT MIX 21-113 (110 LBS/ACRE)
1-2 YEARS COVER	MNDOT MIX 22-111 (30.5 LBS/ACRE)
2-5 YEARS COVER	MNDOT MIX 22-112 (40 LBS/ACRE)
MULCH	3882 (TYPE 1 - DISC ANCHORED)
FERTILIZER	3881
WOOD FIBER BLANKET	3885 (CATEGORY 2)
INFILTRATION BASIN SEED MIX	MNDOT MIX 33-261 (35 LBS/ACRE)



Know what's below.
Call before you dig.

- ALL EXPOSED SOILS & STOCKPILES MUST HAVE TEMPORARY EROSION CONTROL PROTECTION OR PERMANENT COVER WITHIN 24 HOURS OF INACTIVITY.
- THE CONTRACTOR SHALL PAY SPECIAL ATTENTION TO ALL ADJACENT PROPERTY LINES AND MAKE SURE THE EROSION CONTROL PRACTICES INPLACE IN THOSE AREAS PREVENT MIGRATION OF SEDIMENT ONTO ADJACENT PROPERTIES.
- THE CONTRACTOR SHALL MAINTAIN SILT FENCE, INCLUDING THE REMOVAL OF ACCUMULATED SEDIMENT, THROUGH COMPLETION OF BUILDING CONSTRUCTION. SILT FENCE TO BE REMOVED ONLY AFTER COMPLETION OF BUILDING CONSTRUCTION AND UPON ESTABLISHMENT OF VEGETATION.
- THE CONTRACTOR SHALL PROVIDE WOOD FIBER BLANKET FOR ALL AREAS OF CONCENTRATED FLOW AND FOR ALL SLOPES 3:1 OR GREATER.
- PROTECT ALL STORM WATER MANAGEMENT FACILITIES FROM CONSTRUCTION RUN-OFF. CONTRACTOR TO INSTALL AND CONSTRUCT SAID FACILITIES ONCE SITE HAS BEEN STABILIZED.
- IF ANY SLOPES APPEAR TO BE FAILING, THE CONTRACTOR SHALL PROVIDE ADDITIONAL SILT FENCE, BIOROLLS AND EROSION CONTROL BLANKET AS NEEDED.
- THE CONTRACTOR SHALL FINAL GRADE SWALE AREAS UPON STABILIZATION OF UPSTREAM AREAS.
- THE CONTRACTOR SHALL SOD ALL DISTURBED DRAINAGE AREAS, INCLUDING SWALES & OVERFLOWS.
- UPON GRADING COMPLETION THE CONTRACTOR SHALL PROVIDE NATIVE TOPSOIL WITH SOD OR SEED, AND MULCH ANCHORED WITH A STRAIGHT SET DISC WITHIN 48 HOURS OF FINAL GRADING.
- EXCESS SOIL SHOULD BE TREATED LIKE OTHER EXPOSED SOIL AND STABILIZED WITHIN 72 HOURS. ANY SOIL STOCKPILES ARE TO HAVE SILT FENCE PLACED ON DOWNSTREAM SIDES.
- IF A STREET, ALLEY, SIDEWALK OR OTHER PUBLIC PLACE SHOULD BECOME SOILED OR LITTERED, THE CONTRACTOR SHALL CAUSE SUCH SOILING OR LITTERING TO BE CLEANED UP BY SWEEPING NOT LATER THAN THE END OF THE WORKING DAY IN WHICH SUCH SOILING OR LITTERING SHALL HAVE OCCURRED OR BEEN OBSERVED.

CONSTRUCTION WASTE MATERIALS - ALL WASTE MATERIALS GENERATED AS A RESULT OF SITE CONSTRUCTION SHALL BE COLLECTED AND REMOVED ACCORDING TO ALL LOCAL AND/OR STATE WASTE MANAGEMENT REGULATIONS BY A LICENSED SOLID WASTE MANAGEMENT COMPANY. THE CONTRACTOR WILL ENSURE THAT ALL SITE PERSONNEL ARE INSTRUCTED IN THESE PRACTICES.

HAZARDOUS WASTES - ALL HAZARDOUS WASTE MATERIALS SHALL BE STORED PROPERLY TO PREVENT SPILLS AND VANDALISM. WHEN NECESSARY, HAZARDOUS WASTES WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL AND/OR STATE REGULATION OR BY THE MANUFACTURER.

SANITARY WASTE - ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS BY A LOCAL, LICENSED WATER MANAGEMENT COMPANY, AS REQUIRED BY LOCAL REGULATION.

OFFSITE VEHICLE TRACKING - A ROCK CONSTRUCTION ENTRANCE HAS BEEN PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. IF A STREET, ALLEY, SIDEWALK OR OTHER PUBLIC PLACE SHOULD BECOME SOILED OR LITTERED, THE CONTRACTOR SHALL CAUSE SUCH SOILING OR LITTERING TO BE CLEANED UP BY SWEEPING NOT LATER THAN THE END OF THE WORKING DAY IN WHICH SUCH SOILING OR LITTERING SHALL HAVE OCCURRED OR BEEN OBSERVED. DUMP TRUCKS HAULING LOOSE MATERIALS (SAND, TOPSOIL, ETC.) TO AND/OR FROM THE SITE SHALL BE COVERED WITH A TARPAULIN.

VEHICLE CLEANING - NO ENGINE DEGREASING IS ALLOWED ON-SITE. EXTERNAL WASHING OF VEHICLES TO BE CONFINED TO A DEFINED AREA ("BONE YARD") ON-SITE. CONTRACTOR TO PROVIDE DESIGNATED TRUCK WASHOUT AREA WITH APPROPRIATE SIGNAGE. WASHOUT AREA IS TO BE A MINIMUM OF 50' FROM DITCHES, PONDS, OR OTHER STORMWATER FEATURES. ALL LIQUID AND SOLID WASTE GENERATED BY WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER (E.G. COMPACTED CLAY LINER, IMPERMEABLE GEO-MEMBRANE) AND DISPOSED OF PROPERLY.

SPILL PREVENTION AND CONTROL - ALL VEHICLES WILL BE CHECKED FOR LEAKING OIL AND FLUIDS. VEHICLES LEAKING FLUIDS WILL NOT BE ALLOWED ON-SITE. SPILL KITS WILL BE STORED ON-SITE AND ALL SPILLS WILL BE CLEANED UP IMMEDIATELY DISCOVERY. SPENT ABSORBENT MATERIALS AND RAGS WILL BE HAULED OFF-SITE IMMEDIATELY AFTER THE SPILL IS CLEANED UP AND PROPERTY DISPOSED OF. SPILL PREVENTION AND CONTROL MEASURES SHALL BE IMPLEMENTED ONCE CONSTRUCTION BEGINS.

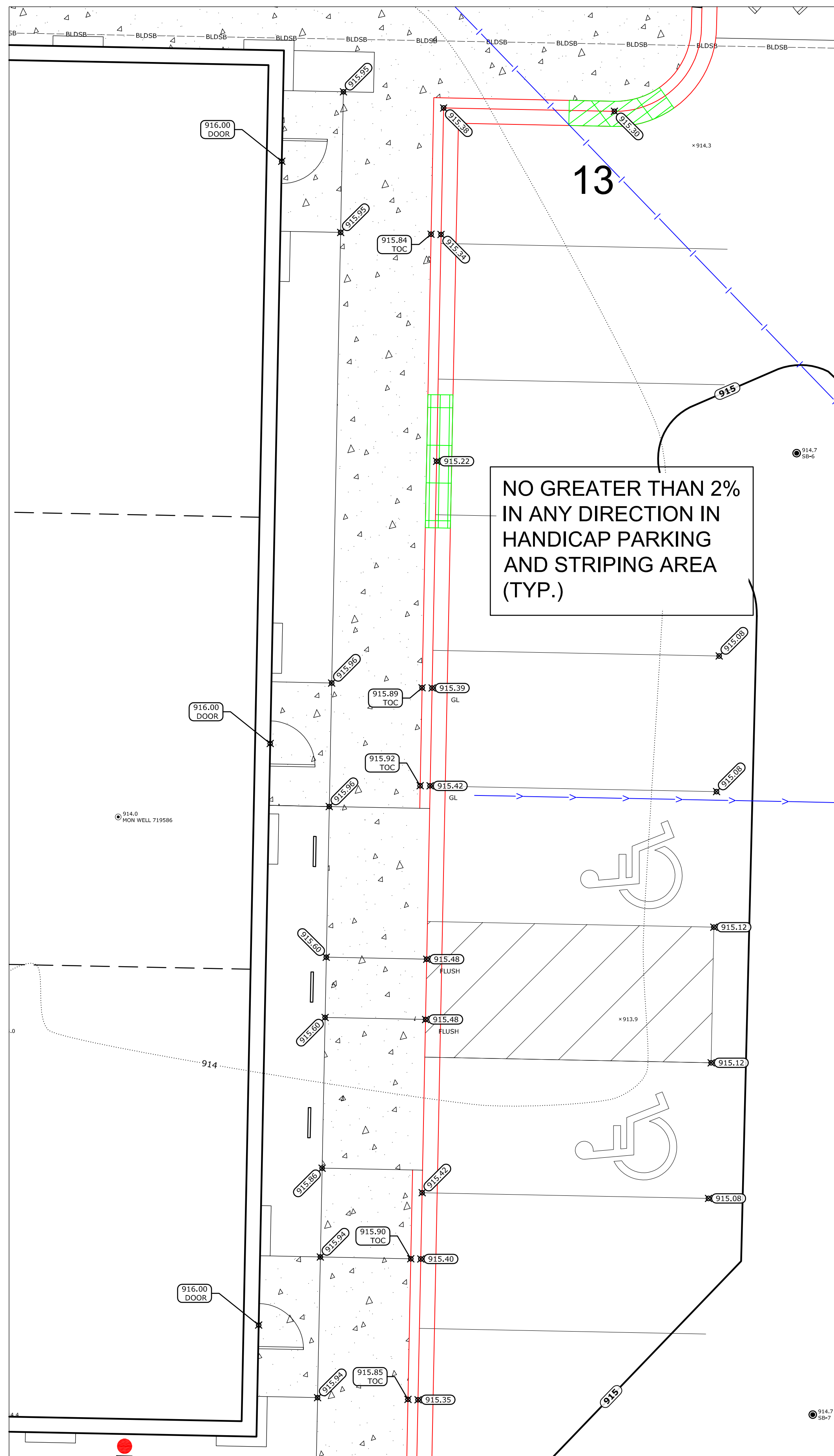
SOIL STOCKPILES - INSTALL SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AROUND ALL TEMPORARY SOIL STOCKPILES. SOILS AND STOCKPILES MUST BE STABILIZED WITHIN 24 HOURS OF INACTIVITY. LOCATE SOIL OR DIRT STOCKPILES SUCH THAT DOWNSLOPE DRAINAGE LENGTH IS NO LESS THAN 8 M (25 FEET) FROM THE TOE OF THE PILE TO A SURFACE WATER, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STOCKPILE. LOCATE STOCKPILES MORE THAN 10 M (30 FEET) FROM ANY DRAINAGE CHANNEL, TARP, OR OTHER EROSION CONTROL MEANS. DURING STREET REPAIR, COVER CONSTRUCTION SOIL OR DIRT STOCKPILES LOCATED CLOSER THAN 8 M (25 FEET) TO A ROADWAY OR DRAINAGE CHANNEL WITH TARPS, AND PROTECT STORM SEWER INLETS WITH SILT SOCKS OR STAKED SILT FENCE.

PROVIDE WIMCO (OR APPROVED EQUAL) FOR INLET PROTECTION AT ALL EXISTING STORM SEWER INLETS THAT WILL RECEIVE RUN-OFF DURING CONSTRUCTION. INLET PROTECTION TO REMAIN IN-PLACE UNTIL AT LEAST 70% OF SITE VEGETATION HAS BEEN ESTABLISHED.

CONTRACTOR TO PROVIDE DESIGNATED CONCRETE TRUCK WASHOUT AREA WITH APPROPRIATE SIGNAGE. KEEP WASHOUT AREAS AS FAR AS PRACTICAL FROM STORM DRAINS, DITCHES AND PONDS. DO NOT ALLOW RUN-OFF FROM THIS AREA BY CONSTRUCTING A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH FOR LIQUID AND SOLID WASTE. AFTER WASTE CONCRETE IS SET, BREAK-UP AND DISPOSE OF PROPERLY.

THE CONTRACTOR MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO Dewatering (e.g., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. THE CONTRACTOR MAY DISCHARGE FROM THE TEMPORARY OR PERMANENT SEDIMENTATION BASINS TO SURFACE WATERS IF THE BASIN WATER HAS BEEN VISUALLY CHECKED TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED IN THE BASIN AND THAT NUISANCE MATERIALS ARE NOT PRESENT. IF THE BASIN WATER IS DISCHARGED TO SURFACE WATERS, THE WATER CANNOT BE DISCHARGED TO A PERMANENT SEDIMENTATION BASIN PRIOR TO ENTERING THE SURFACE WATER. IT MUST BE TREATED WITH THE APPROPRIATE BMPs, SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE RECEIVING WATER OR DOWNSTREAM PROPERTIES.

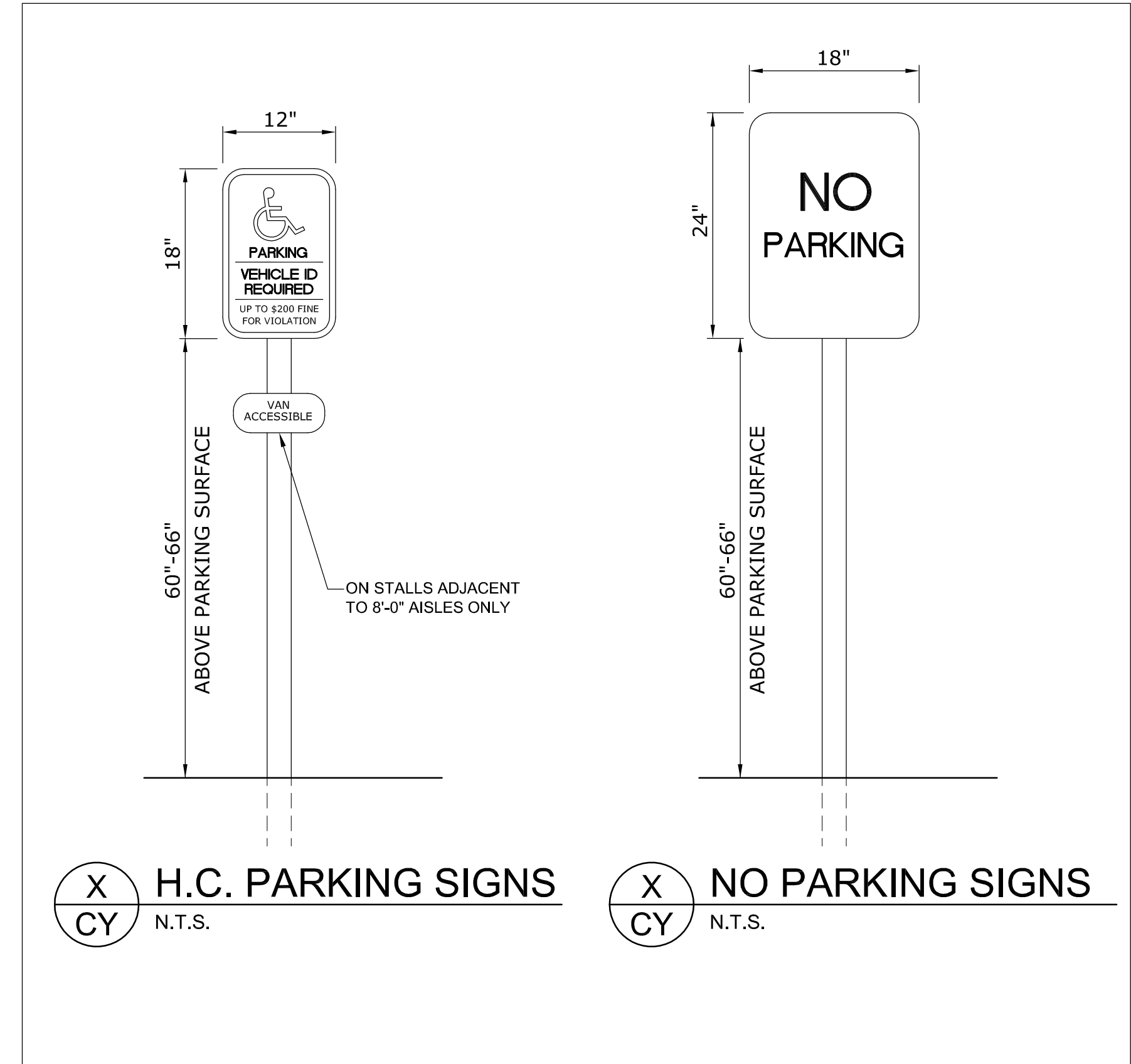
NOTE: PROPOSED SPOT ELEVATIONS IN THE CURB ARE GUTTER (FLOW LINE) ELEVATIONS.



NORTH

0 2.5 5

1 INCH = 5 FEET



hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

QASEM M. ABUGHAZLEH
06.17.2026 LIC. NO. 56299

56299

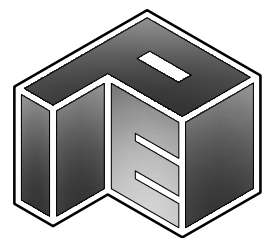
DATE: 06.17.2026

SOUTH HWY 47 RETAIL

ST. FRANCIS, MINNESOTA

DETAILS & NOTES

PREPARED FOR:
CLASSIC
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**SITE PLANNING
& ENGINEERING**

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ENGINEERING, INC.

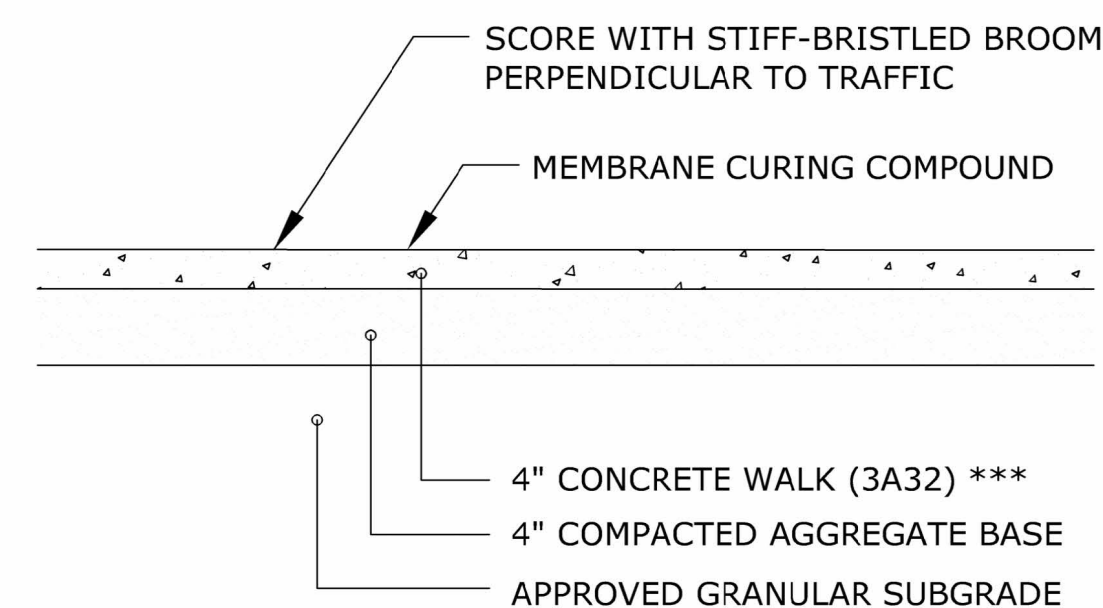
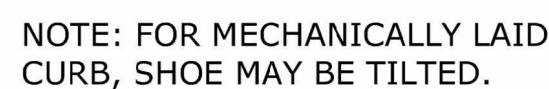
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014

PHONE: (651) 361-8210
FAX: (651) 361-8701

DETAILS & NOTES

4201 SAINT FRANCIS BLVD NW

c4.1



*** ALL PEDESTRIAN RAMPS AND LANDINGS SHALL BE CONSTRUCTED WITH 6 INCHES OF CONCRETE. ALL PED RAMPS, LANDINGS, AND ADA PARKING STALLS SHALL BE CONSTRUCTED PER CURRENT ADA STANDARDS.

NOTES:

- 1) USE EXPANSION JOINT WHERE NEW CONCRETE MEETS EXISTING CONCRETE OR STRUCTURE.
- 2) CONTROL JOINTS SHALL BE CUT WITH A JOINTER HAVING A RADIUS OF 1/4" AND SPACED @ 5'-0" O.C. MAX. U.N.O.
- 3) EXPANSION JOINTS SHALL BE SPACED AT 20'-0" O.C. MAX. AND SHALL CONSIST OF A 1/2" PRE-FORMED JOINT FILLER.
- 4) ANTI-SPALLING COMPOUND SHALL BE APPLIED TO CONCRETE SURFACES.

TYPICAL CONCRETE SIDEWALK

NOT TO SCALE

DRAWN BY: M.Q.A.	DESIGN BY: Q.M.A.
CHCKD BY: M.Q.A.	PROJ. NO. 26-2260
ORIGINAL DATE: JUNE 2, 2026	

[illegible]

hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

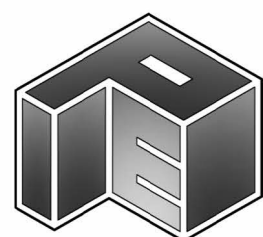
DATE: 06.17.2026 LIC. NO. 56299

SOUTH HWY 47 RETAIL

ST. FRANCIS, MINNESOTA

DETAILS & NOTES

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SUITE 110
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DETAILS & NOTES

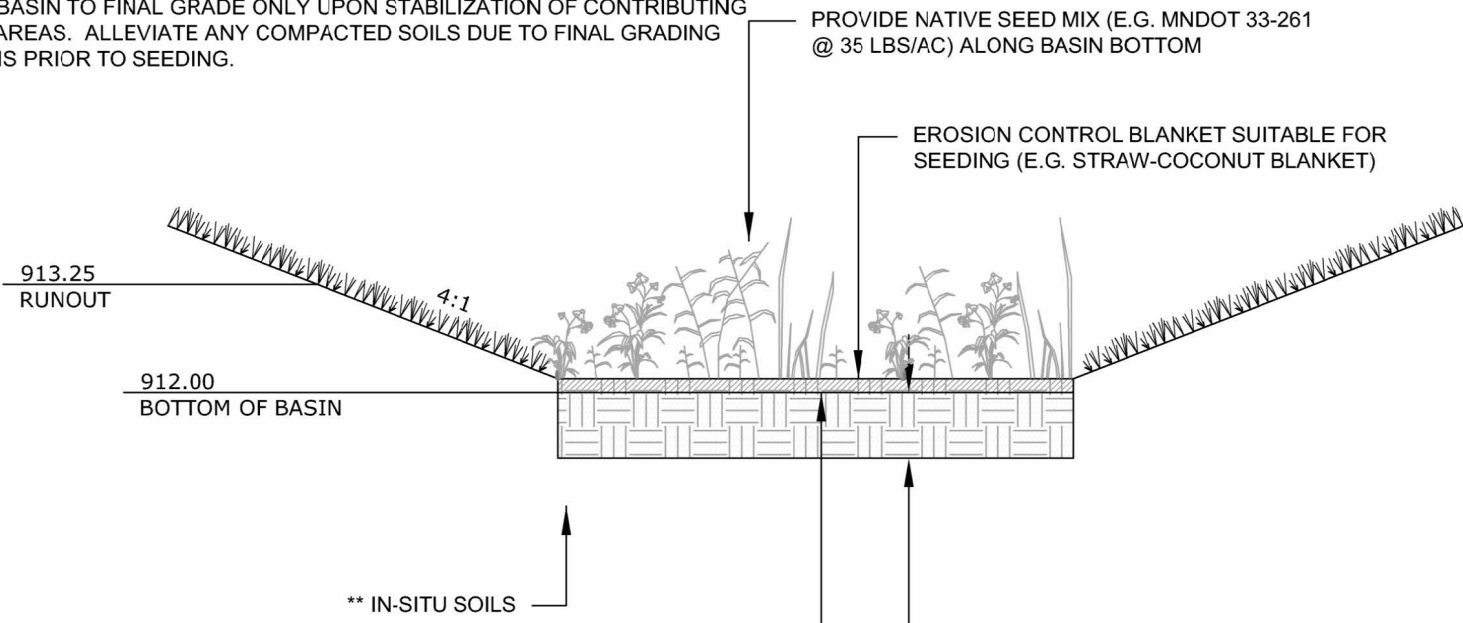
4201 SAINT FRANCIS BLVD NW

C4.2

NOTES

1. MARK-OFF BASIN AREA (E.G. FENCING, SILT FENCE, ETC.) TO PREVENT CONSTRUCTION TRAFFIC FROM ENTERING BASIN AREA.
2. USE LOW-IMPACT, EARTH MOVING EQUIPMENT (WIDE TRACK OR MARSH TRACK EQUIPMENT, OR LIGHT-EQUIPMENT WITH TURF-TYPE TIRES) WITHIN BASIN.
3. PROTECT BASIN FROM RUN-OFF DURING CONSTRUCTION ACTIVITIES
4. DO NOT EXCAVATE BASIN TO FINAL GRADE UNTIL UPSTREAM DRAINAGE AREAS HAVE BEEN STABILIZED.
5. REMOVE ANY TOPSOIL AND/OR UNSUITABLE SOILS WITHIN INFILTRATION BASIN FOOTPRINT. ANY SEDIMENT THAT IS WASHED INTO THE BASIN SHALL BE REMOVED.
6. NO MINING OF SANDY SOILS ALLOWED IN BASIN AREA.
7. EXCAVATE BASIN TO FINAL GRADE ONLY UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREAS. ALLEVIATE ANY COMPACTED SOILS DUE TO FINAL GRADING OPERATIONS PRIOR TO SEEDING.

AFTER INFILTRATION BASIN AREA HAS BEEN EXCAVATED TO FINAL GRADE, PERFORM A DOUBLE-RING INFILTRMETER TEST TO VERIFY INFILTRATION CAPACITY OF IN-SITU SOILS.



** ALLEVIATE ANY COMPACTED SOILS (BY USING A PRIMARY TILLING OPERATION SUCH AS A CHISEL PLOW, RIPPER OR SUBSOILER) TO A DEPTH NECESSARY TO ALLEVIATE COMPACTION

- (1) REMOVE ANY EXISTING TOPSOIL OR FILL DEEMED UNSUITABLE FOR INFILTRATION (GEOTECHNICAL ENGINEER TO REVIEW ON-SITE SOILS)
- (2) IN AREAS OF FILL, PLACE SALVAGED ON-SITE SANDY SOILS SUITABLE FOR INFILTRATION WITH <5% FINES (AS DETERMINED BY GEOTECHNICAL ENGINEER)

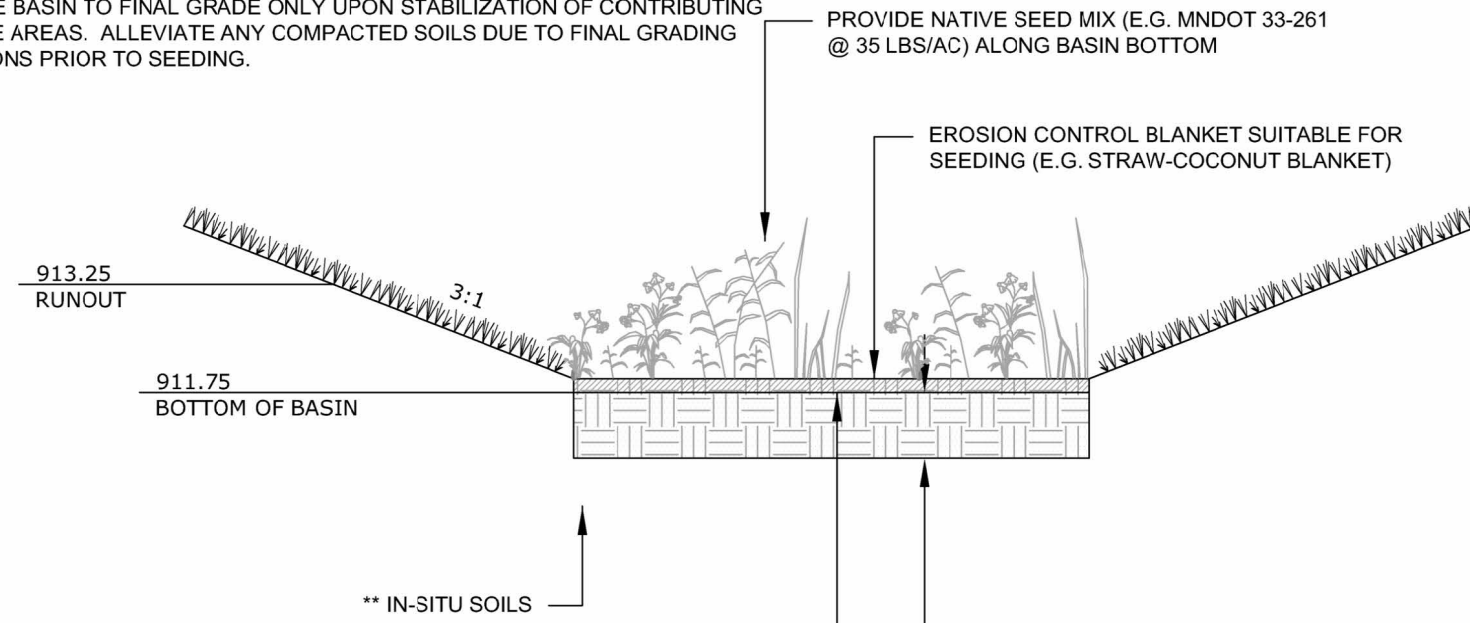
NOTE: MIX IN SALVAGED ON-SITE TOPSOIL INTO TOP 6" (MAX.) OF INFILTRATION AREA

INFILTRATION BASIN (P1)
N.T.S.

NOTES

1. MARK-OFF BASIN AREA (E.G. FENCING, SILT FENCE, ETC.) TO PREVENT CONSTRUCTION TRAFFIC FROM ENTERING BASIN AREA.
2. USE LOW-IMPACT, EARTH MOVING EQUIPMENT (WIDE TRACK OR MARSH TRACK EQUIPMENT, OR LIGHT-EQUIPMENT WITH TURF-TYPE TIRES) WITHIN BASIN.
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6. NO MINING OF SANDY SOILS ALLOWED IN BASIN AREA.
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AFTER INFILTRATION BASIN AREA HAS BEEN EXCAVATED TO FINAL GRADE, PERFORM A DOUBLE-RING INFILTRMETER TEST TO VERIFY INFILTRATION CAPACITY OF IN-SITU SOILS.

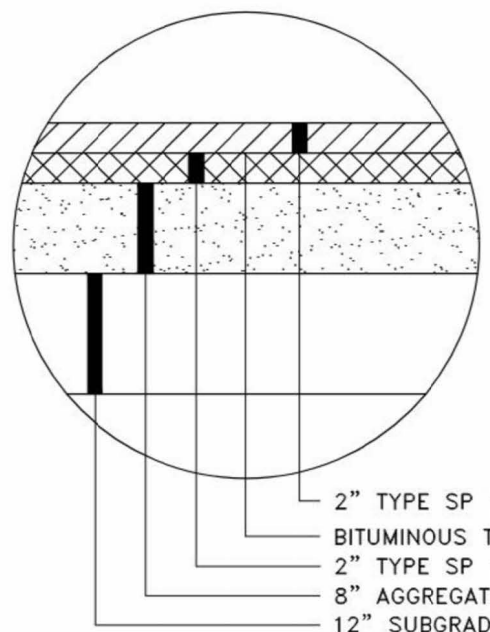


** ALLEVIATE ANY COMPACTED SOILS (BY USING A PRIMARY TILLING OPERATION SUCH AS A CHISEL PLOW, RIPPER OR SUBSOILER) TO A DEPTH NECESSARY TO ALLEVIATE COMPACTION

- (1) REMOVE ANY EXISTING TOPSOIL OR FILL DEEMED UNSUITABLE FOR INFILTRATION (GEOTECHNICAL ENGINEER TO REVIEW ON-SITE SOILS)
- (2) IN AREAS OF FILL, PLACE SALVAGED ON-SITE SANDY SOILS SUITABLE FOR INFILTRATION WITH <5% FINES (AS DETERMINED BY GEOTECHNICAL ENGINEER)

NOTE: MIX IN SALVAGED ON-SITE TOPSOIL INTO TOP 6" (MAX.) OF INFILTRATION AREA

INFILTRATION BASIN (P2)
N.T.S.

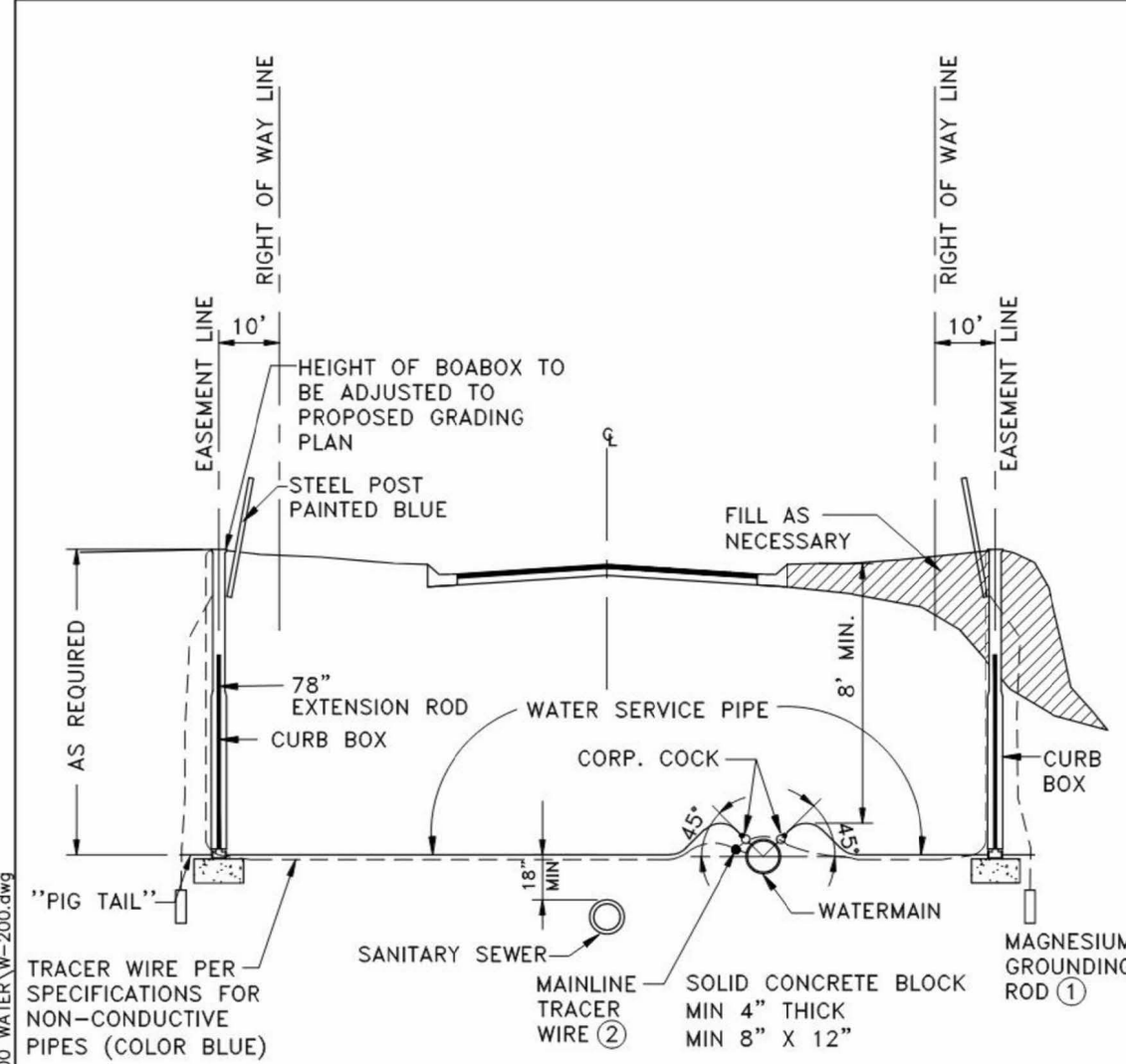


BITUMINOUS PATCH SECTION
NO SCALE

APPROVED
5/1/2023
REVISED



STANDARD PLATE NO.
107



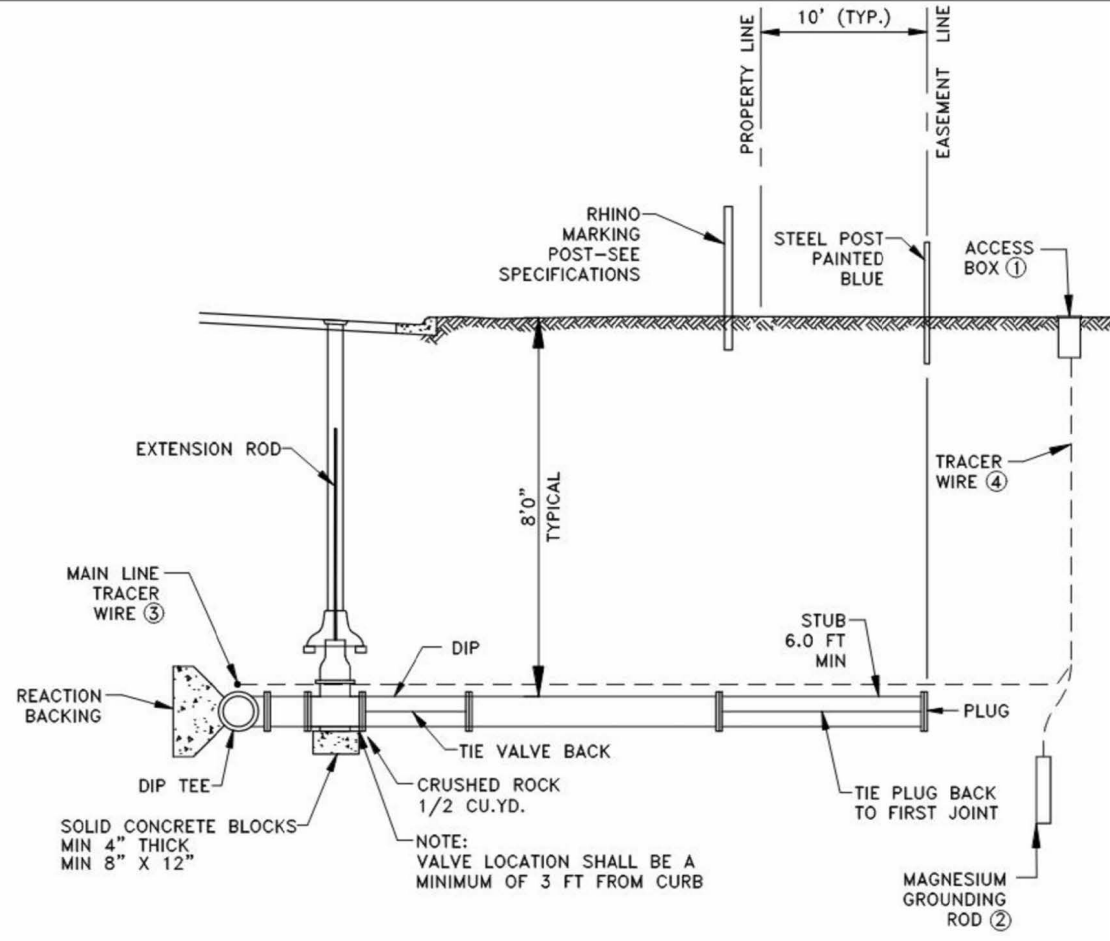
- REFERENCE NOTES:
- ① GROUNDING ROD SHALL HAVE RED WIRE CONNECTED THAT TERMINATES IN BOABOX.
 - ② CONNECT TO MAIN LONE TRACER WIRE WITH A THREE-WAY LUG CONNECTIONS.

WATER SERVICE DETAIL
NO SCALE

APPROVED
5/1/2023
REVISED



STANDARD PLATE NO.
200



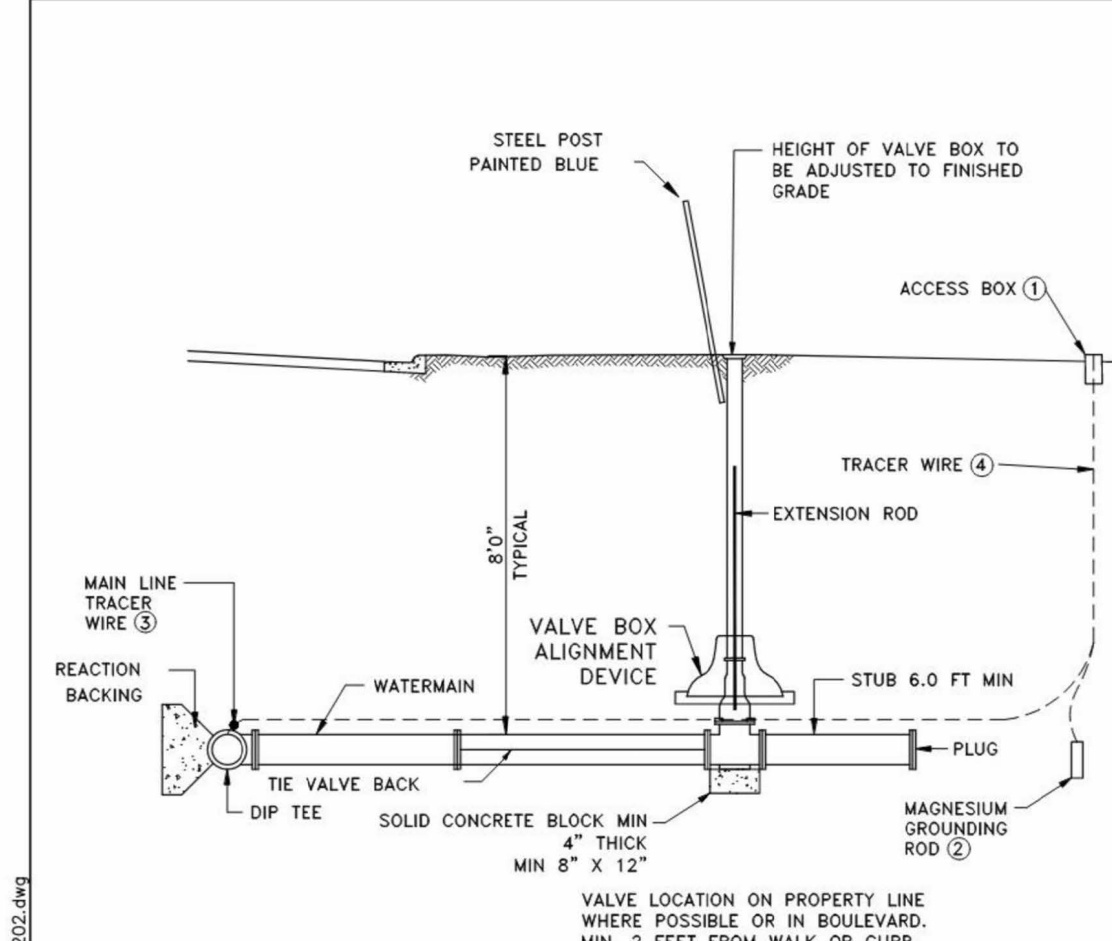
- REFERENCE NOTES:
- ① ACCESS BOX SHALL BE A COPPERHEAD INDUSTRIES 36 INCHES LONG WITH 2-3/4 INCHES ID ABS SHAFT, CAST IRON PENTAGONAL LOCKING LID, ENCAPSULATED MAGNETIC BEACON, INTERNAL SWIVEL TRACER WIRE CONNECTION LUG, AND ARCHED BASE TO RESIST PULL-OUT OR OTHER WHICH MEETS THE REQUIREMENTS OF THIS SPECIFICATION. ACCESS BOX LIDS SHALL BE COLOR CODED BLUE FOR WATERMAIN AND LOCATION SHALL BE DEPICTED ON THE UTILITY PLAN.
 - ② GROUNDING ROD SHALL HAVE RED WIRE THAT TERMINATES IN ACCESS BOX. PROVIDE 18" OF SLACK IN ACCESS BOX.
 - ③ CONNECT TO THE MAIN LINE TRACER WIRE WITH A THREE-WAY LUG CONNECTOR.
 - ④ PROVIDE 12 INCHES OF SLACK IN ACCESS BOX. STRIP 1 INCH OF WIRE AND ATTACH TO TERMINAL CONNECTORS.

GREATER THAN 2" SERVICES
WATER SERVICE DETAIL STREET
NO SCALE

APPROVED
5/1/2023
REVISED



STANDARD PLATE NO.
201



- REFERENCE NOTES:
- ① ACCESS BOX SHALL BE A COPPERHEAD INDUSTRIES 36 INCHES LONG WITH 2-3/4 INCHES ID ABS SHAFT, CAST IRON PENTAGONAL LOCKING LID, ENCAPSULATED MAGNETIC BEACON, INTERNAL SWIVEL TRACER WIRE CONNECTION LUG, AND ARCHED BASE TO RESIST PULL-OUT OR OTHER WHICH MEETS THE REQUIREMENTS OF THIS SPECIFICATION. ACCESS BOX LIDS SHALL BE COLOR CODED BLUE FOR WATERMAIN AND LOCATION SHALL BE DEPICTED ON THE UTILITY PLAN.
 - ② GROUNDING ROD SHALL HAVE RED WIRE THAT TERMINATES IN ACCESS BOX. PROVIDE 18" OF SLACK IN ACCESS BOX.
 - ③ CONNECT TO THE MAIN LINE TRACER WIRE WITH A THREE-WAY LUG CONNECTOR.
 - ④ PROVIDE 12 INCHES OF SLACK IN ACCESS BOX. STRIP 1 INCH OF WIRE AND ATTACH TO TERMINAL CONNECTORS.

GREATER THAN 2" SERVICES
WATER SERVICE DETAIL BOULEVARD
NO SCALE

APPROVED
5/1/2023
REVISED



STANDARD PLATE NO.
202

DRAWN BY: M.Q.A. DESIGN BY: Q.M.A.
CHKD BY: M.Q.A. PROJ. NO. 26-2260
ORIGINAL DATE: JUNE 2, 2026

REVISION DESCRIPTION

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

QASEM M. ABUGHAZLEH
DATE: 06.17.2026
LIC. NO. 56299

SOUTH HWY 47 RETAIL
ST. FRANCIS, MINNESOTA
DETAILS & NOTES

PREPARED FOR:
CLASSIC
CONSTRUCTION



SITE PLANNING
& ENGINEERING
PLOWE
ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

DETAILS & NOTES
4201 SAINT FRANCIS BLVD NW

C4.3



May 02, 2023 - 12:10pm
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APPROVED
5/1/2023
REVISED

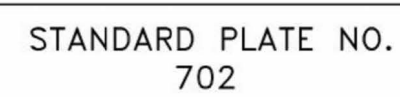


SECTION AA



May 02, 2023 - 12:15pm
\\cod_eng\Details\ST FRANCIS\Standard plates\700 CURB GUTTER\Curb-702.dwg

APPROVED
5/1/2023
REVISED



NOT TO SCALE

[illegible]

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QASEM M. ABUGHAZLEH

SOUTH HWY 47 RETAIL
ST. FRANCIS, MINNESOTA

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ENGINEERING, INC.

6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

DETAILS & NOTES
4201 SAINT FRANCIS BLVD NW

C4.5