



City of Spring Lake Park
 1301 81st Avenue NE
 Spring Lake Park, MN 55432
 763-784-6491 (p) 763-792-7257 (f)
info@slpmn.org

For Office Use Only	
Case Number:	
Fee Paid:	
Received by:	
Date Filed:	
Date Complete:	
Base Fee: <u>200</u>	Escrow: <u>300</u>

DEVELOPMENT APPLICATION

TYPE OF APPLICATION (Check All That Apply)		
<input type="checkbox"/> Appeal <input type="checkbox"/> Comprehensive Plan Amendment <input type="checkbox"/> Ordinance Amendment (Text) <input type="checkbox"/> Rezoning <input type="checkbox"/> Planned Unit Development	<input checked="" type="checkbox"/> Site Plan/Building Plan Review <input type="checkbox"/> Conceptual Plan Review <input type="checkbox"/> Conditional Use Permit <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Street or Easement Vacation	<input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Lot Combination <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Other _____
PROPERTY INFORMATION		
Street Address: 8031 Hayes ST NE		
Property Identification Number (PIN#): 01-30-24-42-0054		Current Zoning: 01-Residential
Legal Description: Residential Homestead (Attach if necessary):		
APPLICANT INFORMATION		
Name: Carrie Klakeg		Business Name: 1st Choice Builders, LLC
Address: 157 Saint Croix Trail N		
City: Lakeland	State: MN	Zip Code: 55043
Telephone: 651-342-0473	Fax:	E-mail: carrie@1stchoicebuildersmn.com
Contact: Carrie Klakeg		Title: Project Manager
OWNER INFORMATION (if different from applicant)		
Name: Julie Caffari		Business Name:
Address: 8031 Hayes St NE		
City: Spring Lake Park	State: MN	Zip Code: 55432
Telephone: 612-245-9472	Fax:	E-mail: jcaffar1@fairview.org
Contact:		Title:
DESCRIPTION OF REQUEST (attach additional information if needed)		
Existing Use of Property: Residential Homestead		
Nature of Proposed Use: Residential Homestead with in-law suite/addition		
Reason(s) to Approve Request: Homeowner is making room for elderly father to move in on first floor. To provide the adequate space, the house needs to be bumped out on the south and east end and deck stairs be placed on the south end for better access to back garage door and out of the way of father's area, and escape route for his room.		
PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE		
Project Name:		Date of Application:
Nature of Request:		
NOTE: Applications only accepted with ALL required support documents. See City Code		

APPLICATION FEES AND EXPENSES:

The City of Spring Lake Park requires all applicants to reimburse the City for any and all costs incurred by the City to review and act upon applications.

The application fee includes administrative costs which are necessary to process the application. The escrow fee will include all charges for staff time by the City Planner, City Engineer, City Attorney, and/or any other consultants as needed to process the application.

Minnesota Statute § 471.462 requires all cities to provide, upon request, a nonbinding estimate of consulting fees in connection with applications for permits, licenses, or other approvals relating to real estate development or construction. If the applicant requests the estimate, the application shall not be deemed complete until the City has (1) provided an estimate to the applicant; (2) received the required application fees, as specified by the City; (3) received a signed acceptance of the fee estimate from the applicant; and (4) received a signed statement that the applicant has not relied on the estimate of fees in its decision to proceed with the final application from the applicant.

The City will track all consultant costs associated with the application. If these costs are projected to exceed the money initially deposited to your escrow account, you will be notified in the manner that you have identified below that additional monies are required in order for your application process to continue. If you choose to terminate the application (notice must be in writing), you will be responsible for all costs incurred to that point. If you choose to continue the process you will be billed for the additional monies and an explanation of expenses will be furnished. Remittance of these additional fees will be due within thirty (30) days from the date the invoice is mailed. If payment is not received as required by this agreement, the City may approve a special assessment for which the property owner specifically agrees to be to be assessed for 100 percent per annum and waives any and all appeals under Minnesota Statutes Section 429.081 as amended. **All fees and expenses are due whether the application is approved or denied.**

With my signature below, I hereby acknowledge that I have read this agreement in its entirety and understand the terms herein. **I agree to pay to the City all costs incurred during the review process as set forth in this Agreement.** This includes any and all expenses that exceed the initial Escrow Deposit to be paid within 30 days of billing notification. I further understand that the application process will be terminated if payment is not made and application may be denied for failure to reimburse City for costs. I further understand that the City may approve a special assessment against my property for any unpaid escrows and that I specifically waive any and all appeals under Minnesota Statutes 429.081, as amended.

I wish to be notified of additional costs in the following manner (select one):

E-mail carrie@1stchoicebuildersmn.com Fax _____ USPS – Certified Mail

I, the undersigned, hereby apply for the considerations described above and declare that the information and materials submitted in support of this application are in compliance with adopted City policy and ordinance requirements are complete to the best of my knowledge.

I acknowledge that I have read the statement entitled "Application Fees and Expenses" as listed above.

I understand that this application will be processed in accordance with established City review procedures and Minnesota Statutes Section 15.99 as amended, at such time as it is determined to be complete. Pursuant to Minnesota Statutes Section 15.99, the City will notify the applicant within fifteen (15) business days from the filing date of any incomplete or other information necessary to complete the application, including all four requirements of Minnesota Statute § 471.462, should I request a written estimate of consultant fees. Failure on my part to supply all necessary information as requested by the City may be cause for denying this application.

Applicant: Carrie Klakeg Date: 08/1/2024

Owner: Julie Caffari Date: 8/28/2024

**NOTE: Applications only accepted with ALL required support documents.
See City Code**

**City of Spring Lake Park
Variance Application**

A variance cannot be approved unless the Planning Commission and City Council find that the "practical difficulties" standard has been met. Please provide a response as to how/why your project will meet the following criteria. Use additional sheets if necessary and consult with the Zoning Administrator if you need clarification on the intent of any of the standards set below.

1. Applicant Information:

Name: Carrie Klakeg Telephone: 651-342-0973
Address: 157 Saint Croix Trail N Cell Phone: 612-695-8062
City/State/Zip: Lakeland, MN 55043 E-mail: Carrie@1stchoicebuildersmn.com

2. Property Owner Information (if different from above):

Name: Julie Caffari Telephone: 612-245-9472
Address: 8031 Hayes St NE Cell Phone: _____
City/State/Zip: Spring Lake Park, MN 55432 E-mail: jcaffar1@fairview.org

3. Project Location (Address and Legal Description): 8031 Hayes St NE, Spring Lake Park, MN 55432

4. Present Use of Property: Residential Homestead

5. Description of Project: Addition for new "in-law" suite. Expanded out 5.5' to the south side and 10-12' to east. Enlarging and upgrading the kitchen and living, bed and bath space for father.

6. Specify Section of the Ordinance from which variance is sought: 10' side set back from the property line on the south side of the house.

7. Explain how you wish to vary from the applicable provisions of this Ordinance: The addition hits right at the 10' set back already and the homeowners would like to place the deck stairs on south side out of the way of the egress windows of the father's back side addition. Along with easier access to the back garage door for homeowner.

8. Please attach a site plan or accurate survey as may be required by Ordinance.

9. **Practical Difficulties Test:** Please answer the following questions as they relate to your specific variance request.

a. In your opinion, is the variance in harmony with the purposes and intent of the Ordinance?
 Yes No Why or why not?

The deck stairs are not a large structure, there is room underneath and it is for safety purposes to keep them out of the way of the lower level egress windows. The stairs are on that side right now.

b. In your opinion, is the variance consistent with the Comprehensive Plan?

Yes No Why or why not?

It's the best for use, efficiency and safety of the family in the house. This is how the house is designed

They are still within the property line.

c. In your opinion, does the proposal put property to use in a reasonable manner?

Yes No Why or why not?

It is in everyone's best interest to keep the stairs out of the way of the egress window.

The stairs are currently on the south side of the house with easy access to garage which will provide

familiarity for the homeowners as well.

d. In your opinion, are there circumstances unique to the property? (physical characteristics of the property – i.e. sloping topography or other natural features like wetlands or trees)?

Yes No Why or why not?

Again, to keep the stairs out of the way of the egress windows on the bottom level.

e. In your opinion, will the variance maintain the essential character of the locality?

Yes No Why or why not?

The variance is keeping the current design of the house with adding the addition.

The Planning Commission must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

The undersigned certifies that they are familiar with application fees and other associated costs and also with the procedural requirements of the City Code and other applicable ordinances.

Applicant Signature:

Carrie Klaseg

Date:

8/28/2024

Fee Owner's (Property Owner) Signature:

Julie Caffari

Date:

8/29/2024

**City of Spring Lake Park
Conditional Use Permit Worksheet**

A conditional use permit cannot be approved unless the Planning and Zoning Commission and the City Council make certain findings and recommendations. Please provide a response on how/why your project meets the below stated criteria. Use additional sheets if necessary. If some items are not applicable for your project, write N/A. Contact the Zoning Administrator with any questions.

1. That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community. N/A - not public property, this is a private Residence.

2. That the use will not be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity of the use or injurious to property values/improvements within the vicinity of the use. This is a private residence where homeowners are requesting the change for safety reasons of taking the deck stairs out of the way of the new egress windows on the lower level.

3. That the proposed use will comply with the regulations specified in Chapter 153 of the Zoning Code. N/A - again, this is a single family residential home all structures will remain inside the property lines.

4. That the proposed use shall not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity. Structure will remain inside the property lines, tucked behind the garage and inside the fence.

5. That the use will not lower property values or impact scenic views in the surrounding area. _____
Will be tucked into the residential structure, should not impact any views to surrounding
areas. Deck stairs being tucked on the side allows for more landscaping at the back of the
the house which we would expect to only up property value.

6. That existing utilities, streets, highways and proposed access roads will be adequate to
accommodate anticipated traffic. The structure will be in the backyard behind the house and
inside the fence, not near any streets etc.

7. That the use includes adequate protection for the natural drainage system and natural
topography. We will have two footings at the bottom end of the deck stairs, otherwise
nothing natural would be interrupted.

8. That the proposed use includes adequate measures to prevent or control offensive odor, fumes,
dust, noise or vibration so that none of these will constitute a nuisance. N/A

9. That the proposed use will not stimulate growth incompatible with prevailing density standards.
N/A



Description of Project: Whole house remodel including addition and deck over living space.

MISCELLANEOUS NOTES:

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH AND HEIGHT OF 20 X 24 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN THE SWING PATH OF ANY DOOR ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE.

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UNO ON PLANS.

- ATTIC R-49
- WALLS R-21
- FLOORS R-30

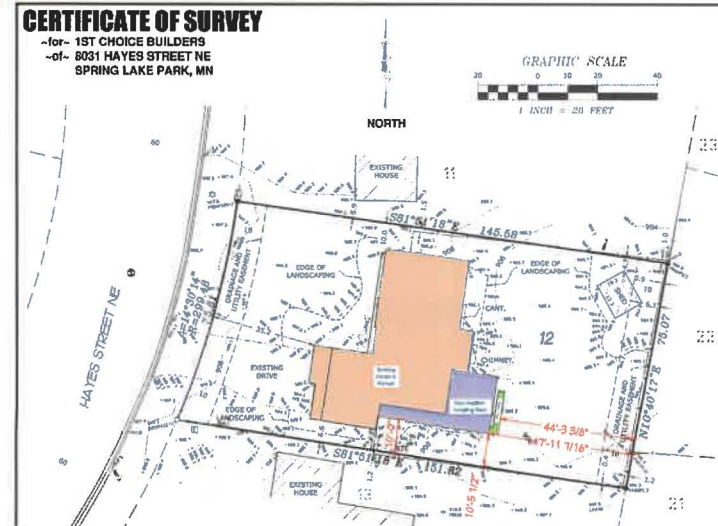
ADDITIONAL NOTES:

- ALL DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE NOTES
- WRITTEN/PRINTED DIMENSIONS SUPERSEDE SCALED DIMENSIONS
- ALL EXTERIOR HEADERS ARE (2) 2X10 UNLESS NOTES
- INTERIOR NON BEARING HEADERS TO BE (2) 2X4 LAID FLAT

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8	KITCHEN LAYOUT DIMENTIONED
9	KITCHEN LAYOUT DETAILED
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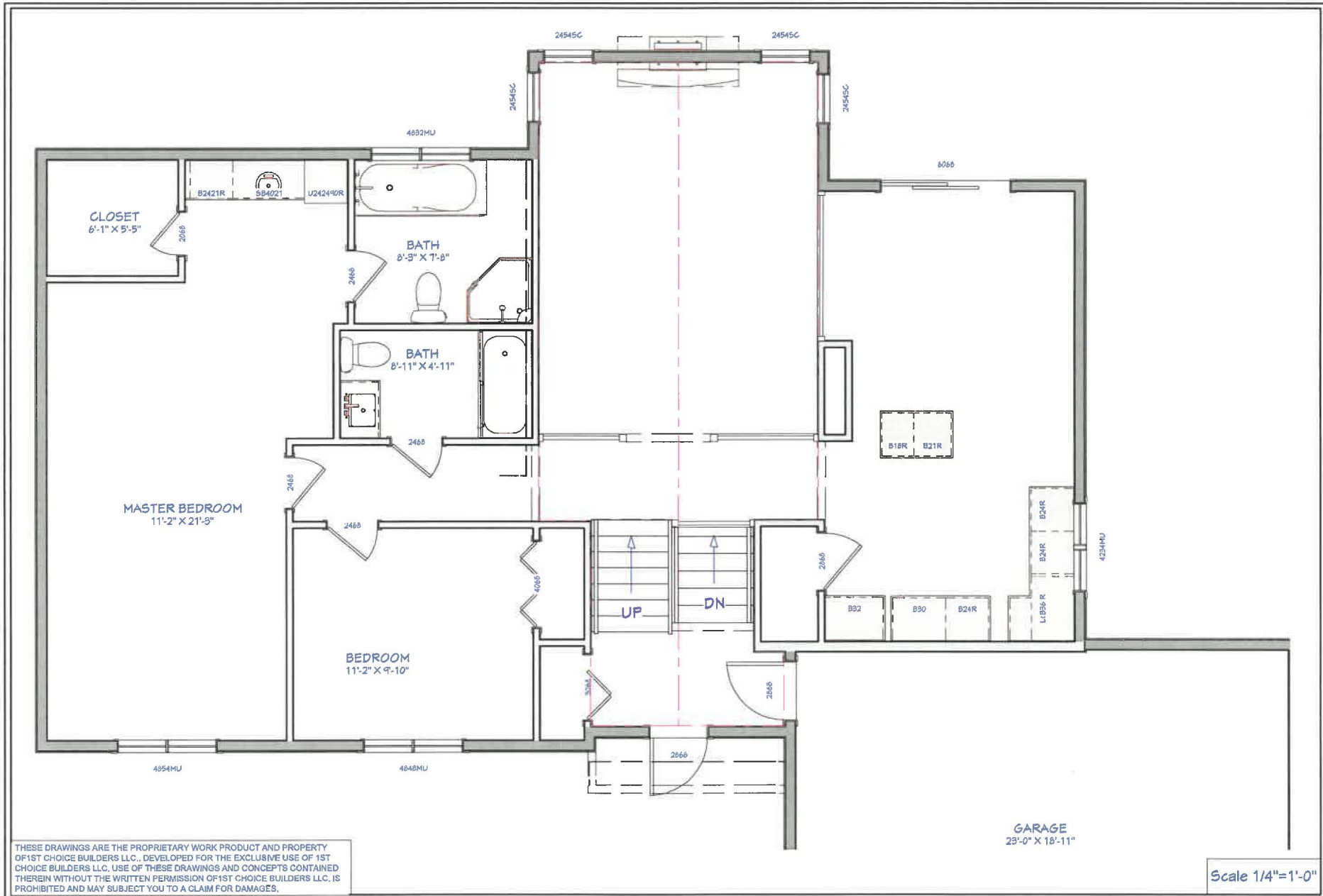
SHEET NUMBER
1
 REVISIONS

Title Page

Julie Caffari
 8031 Hayes St. NE
 Spring Lake Park, MN 55432

1st Choice Builders LLC
 157 St Croix Trail N
 Lakeland, MN 55043

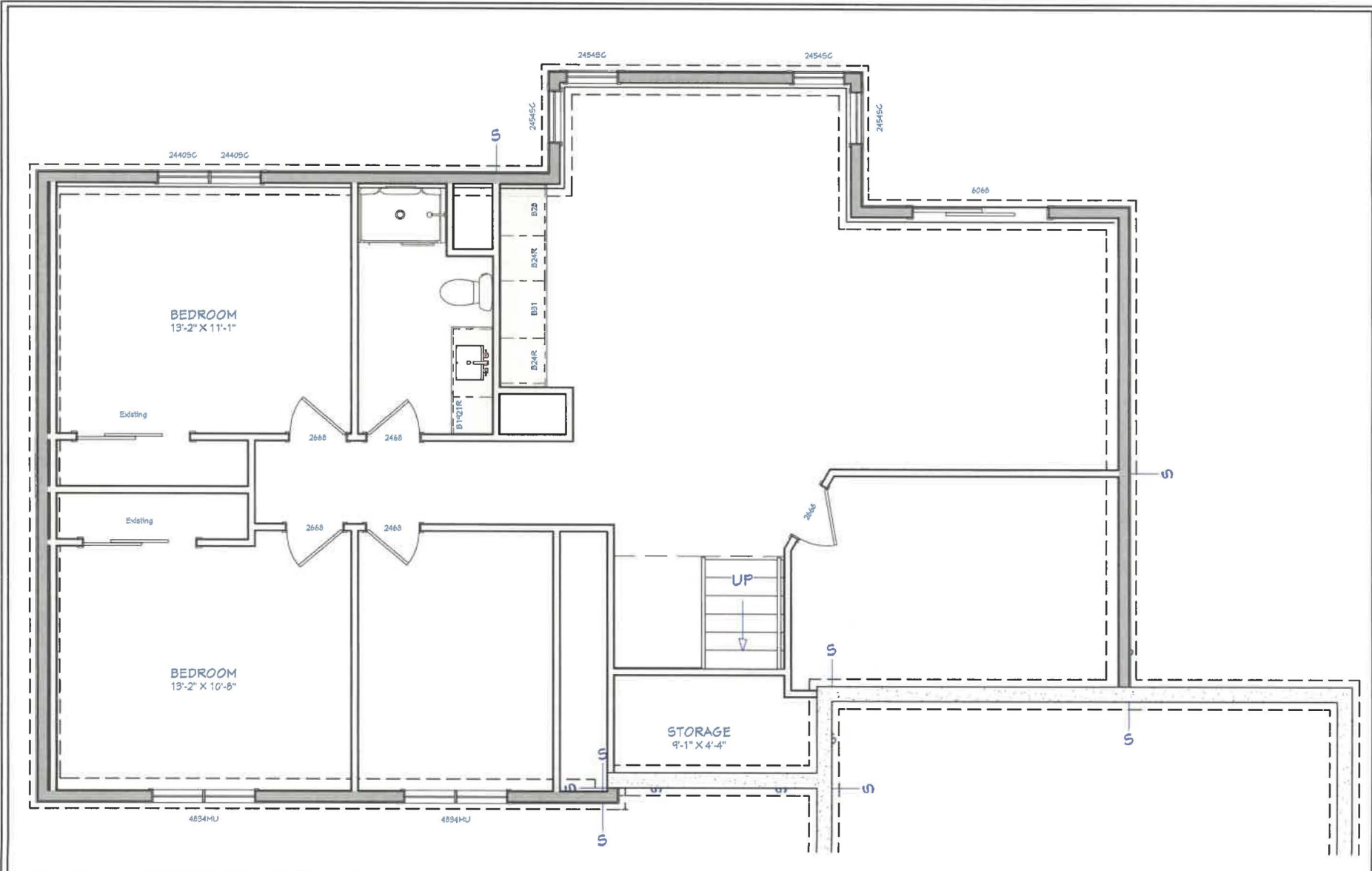
DATE: 9/2/2024
 DRAWN BY:



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Scale 1/4"=1'-0"

1st Choice Builders LLC 157 St Croix Trail N Lakeland, MN 55043	Julie Caffart 8031 Hayes St. NE Spring Lake Park, MN 55432	Existing Main Level	SHEET NUMBER 2
	DATE: 9/2/2024	REVISION #	

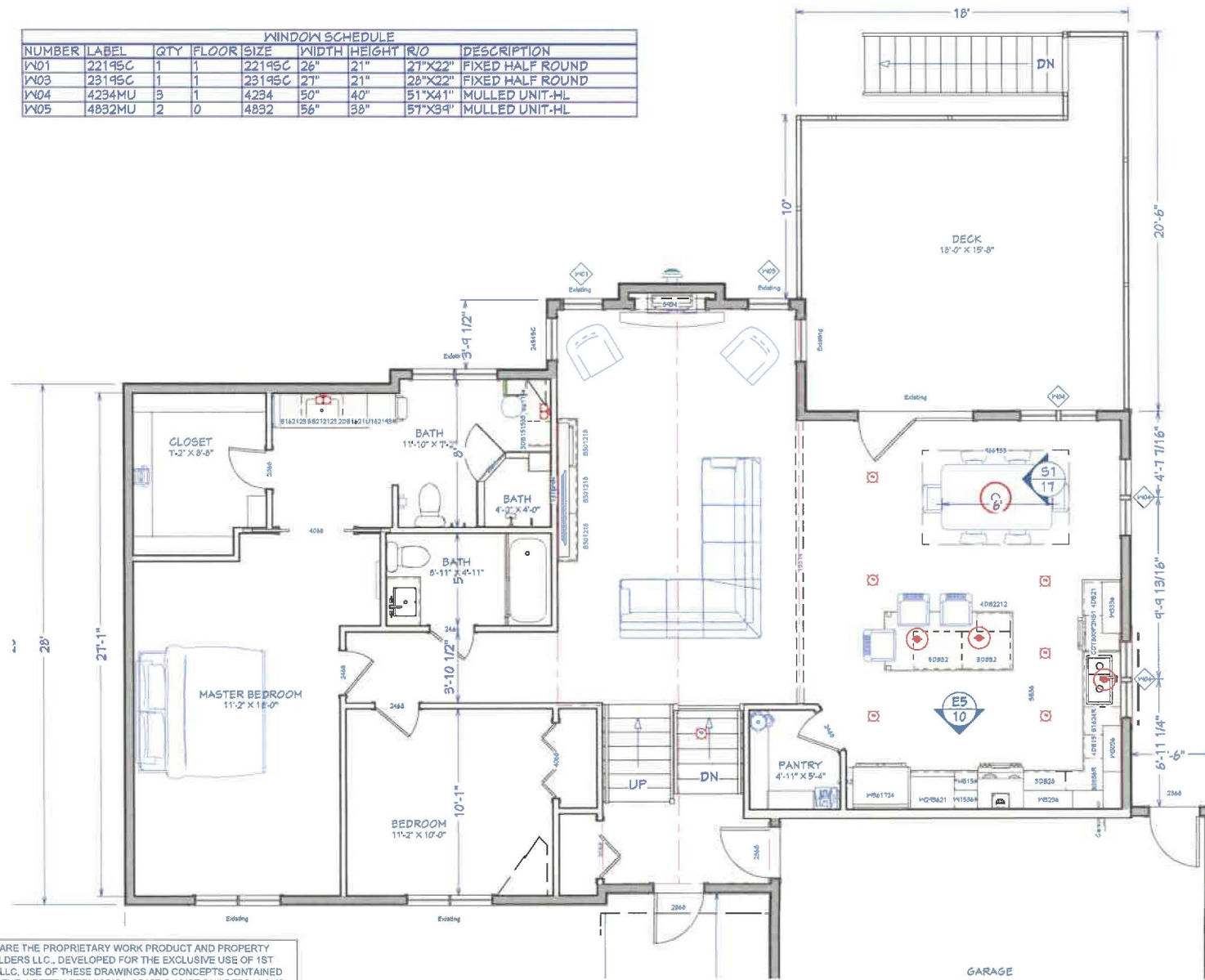


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SHEET NUMBER 3
REVISOR N. _____
DATE: 10/20/24
DRAWN BY:
Existing Lower Level
Julie Caffari 8031 Hayes St. NE Spring Lake Park, MN 55432
1st Choice Builders LLC 157 St Croix Trail N Lakeland, MN 55043

WINDOW SCHEDULE								
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION
W01	22195C	1	1	22195C	26"	21"	27"X22"	FIXED HALF ROUND
W03	23195C	1	1	23195C	27"	21"	28"X22"	FIXED HALF ROUND
W04	4234MU	3	1	4234	50"	40"	51"X41"	MULLED UNIT-HL
W05	4832MU	2	0	4832	56"	38"	57"X39"	MULLED UNIT-HL



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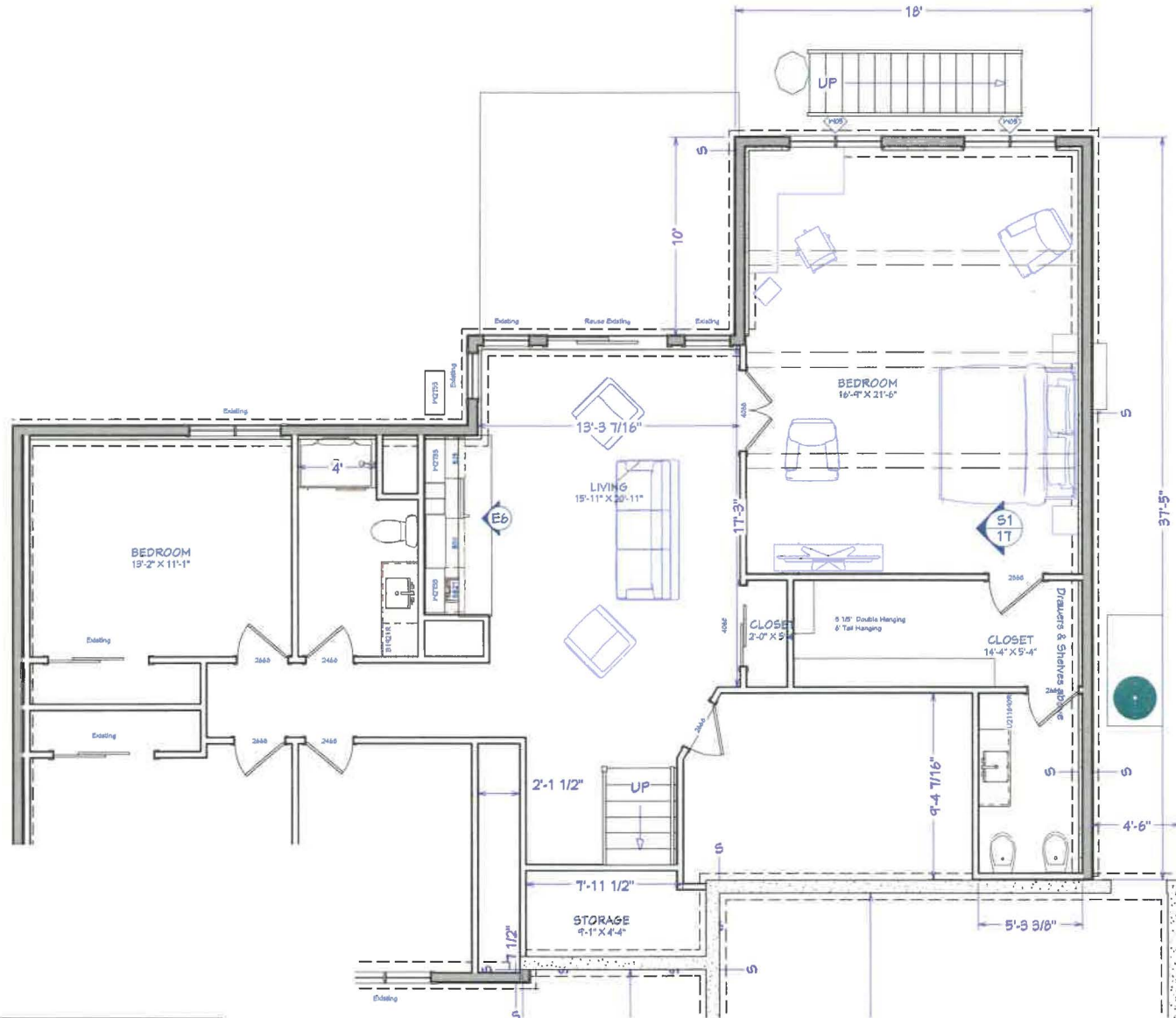
Scale 3/16"=1'-0"

SHEET NUMBER
5
REVISION #

Main Level New Layout
DRAWN BY: DATE: 4/7/2024

Julie Caffari
8031 Hayes St. NE
Spring Lake Park, MN 55432

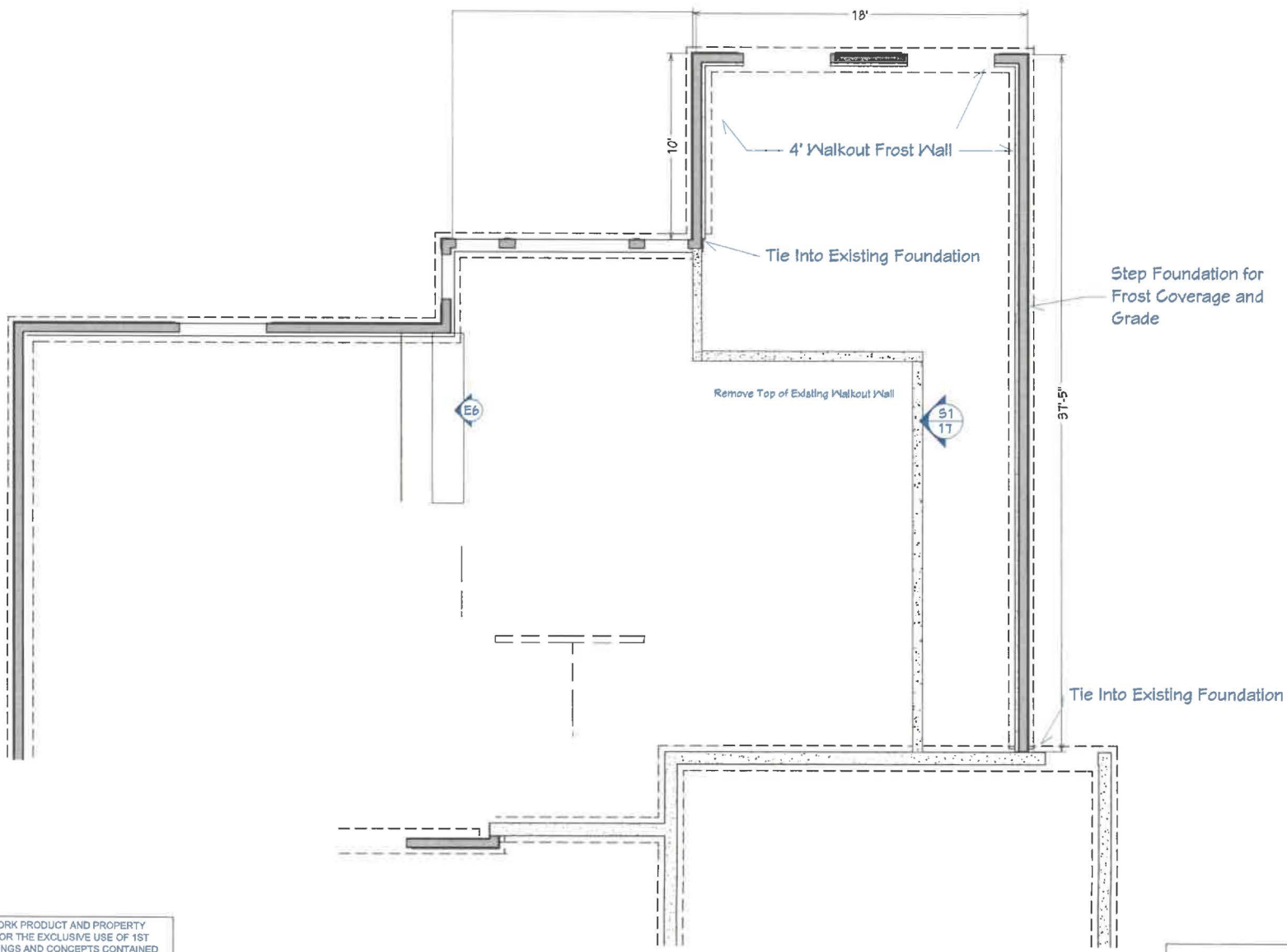
1st Choice Builders LLC
157 St Croix Trail N
Lakeland, MN 55043



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Scale 3/16"=1'-0"

SHEET NUMBER 6 REVISION #	DATE: 9/7/2024
Lower Level New Layout	
Julie Caffari 8031 Hayes St. NE Spring Lake Park, MN 55432	
1st Choice Builders LLC 157 St Croix Trail N Lakeland, MN 55043	



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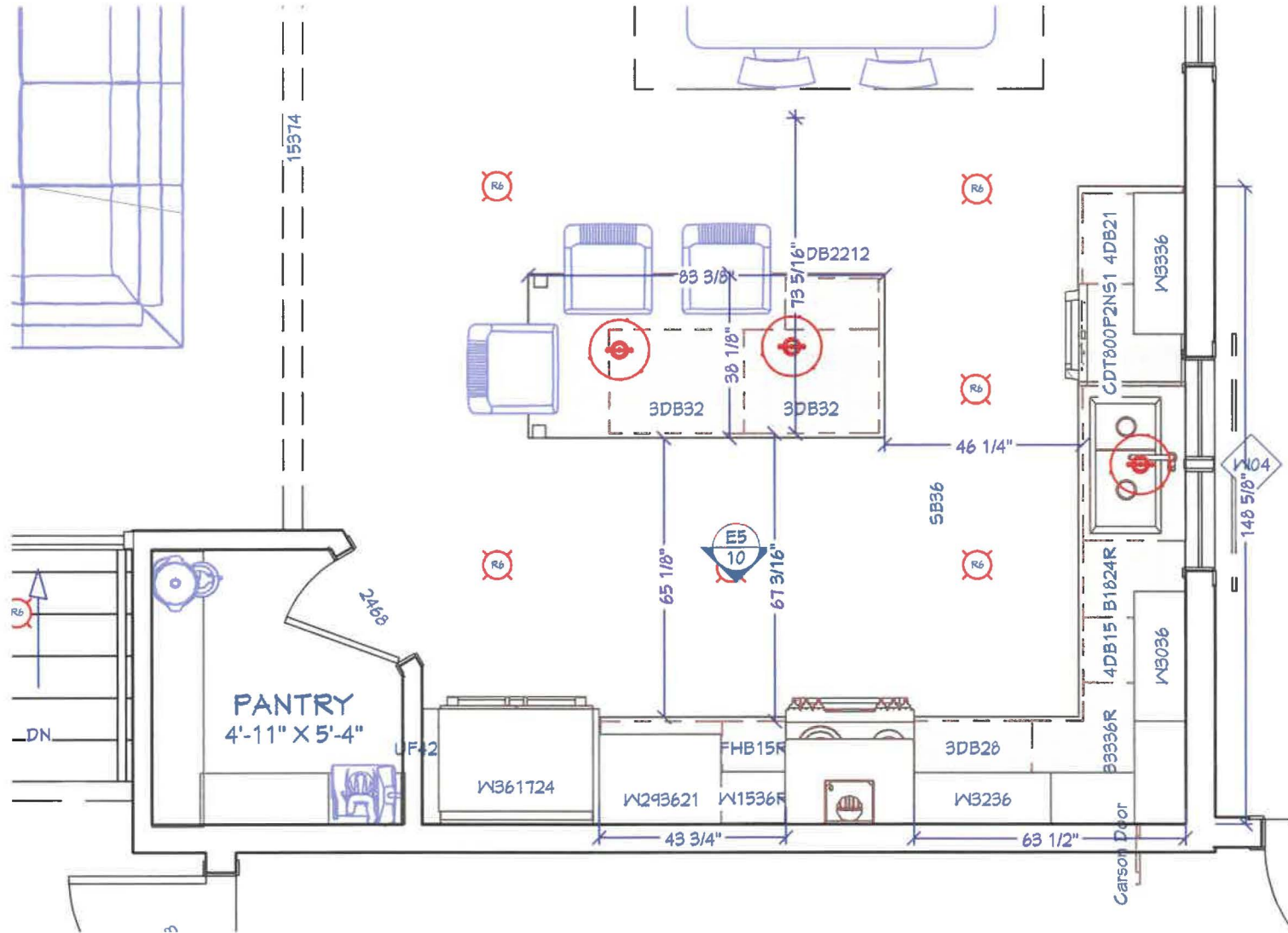
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SHEET NUMBER
7
REVISION #:

Foundation Plan
DRAWN BY:
DATE: 9/2/2024

Julie Caffari
8031 Hayes St. NE
Spring Lake Park, MN 55432

1st Choice Builders LLC
157 St Croix Trail N
Lakeland, MN 55043



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Scale 1/2"=1'-0"

SHEET NUMBER 8
REVISION # _____
DRAWN BY: Julie Caffari
DATE: 9/2/2024
Kitchen Layout Dimensioned 8031 Hayes St. NE Spring Lake Park, MN 55432
1st Choice Builders LLC 157 St. Croix Trail N Lakeland, MN 55043

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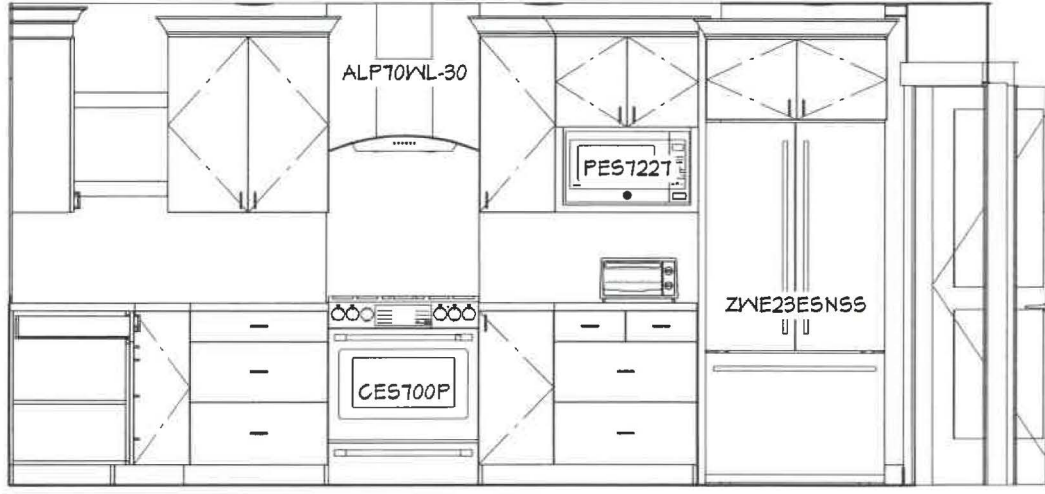
Scale 1/4"=1'-0"

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Julie Caffari
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Spring Lake Park, MN 55432

Drawn By: _____
DATE: 02/22/24
Kitchen Layout Detailed

SHEET NUMBER
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Scale 1/4"=1'-0"

1st Choice Builders LLC 157 St Croix Trail N Lakeland, MN 55043	Julie Cafrani 8031 Hayes St. NE Spring Lake Park, MN 55432	Kitchen Elevations	SHEET NUMBER 10 REVISION #
			DATE: 9/17/2024 DRAWN BY:

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Julie Caffari
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Kitchen Elevations
DATE: 07/2024

SHEET NUMBER
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ELEVATION #

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Julie Gaffari
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Bath Layout Detailed

SHEET NUMBER
12
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1st Choice Builders LLC
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Lakeland, MN 55043

Julie Caffari
8031 Hayes St. NE
Spring Lake Park, MN 55432

Bath Elevations

DRAWN BY: DATE: #12/2024

SHEET NUMBER
13
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Lakeland, MN 55043

Julie Caffari
8031 Hayes St. NE
Spring Lake Park, MN 55432

Exterior Elevations

SHEET NUMBER
15
REVISION #:

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DATE: 9/2/2024



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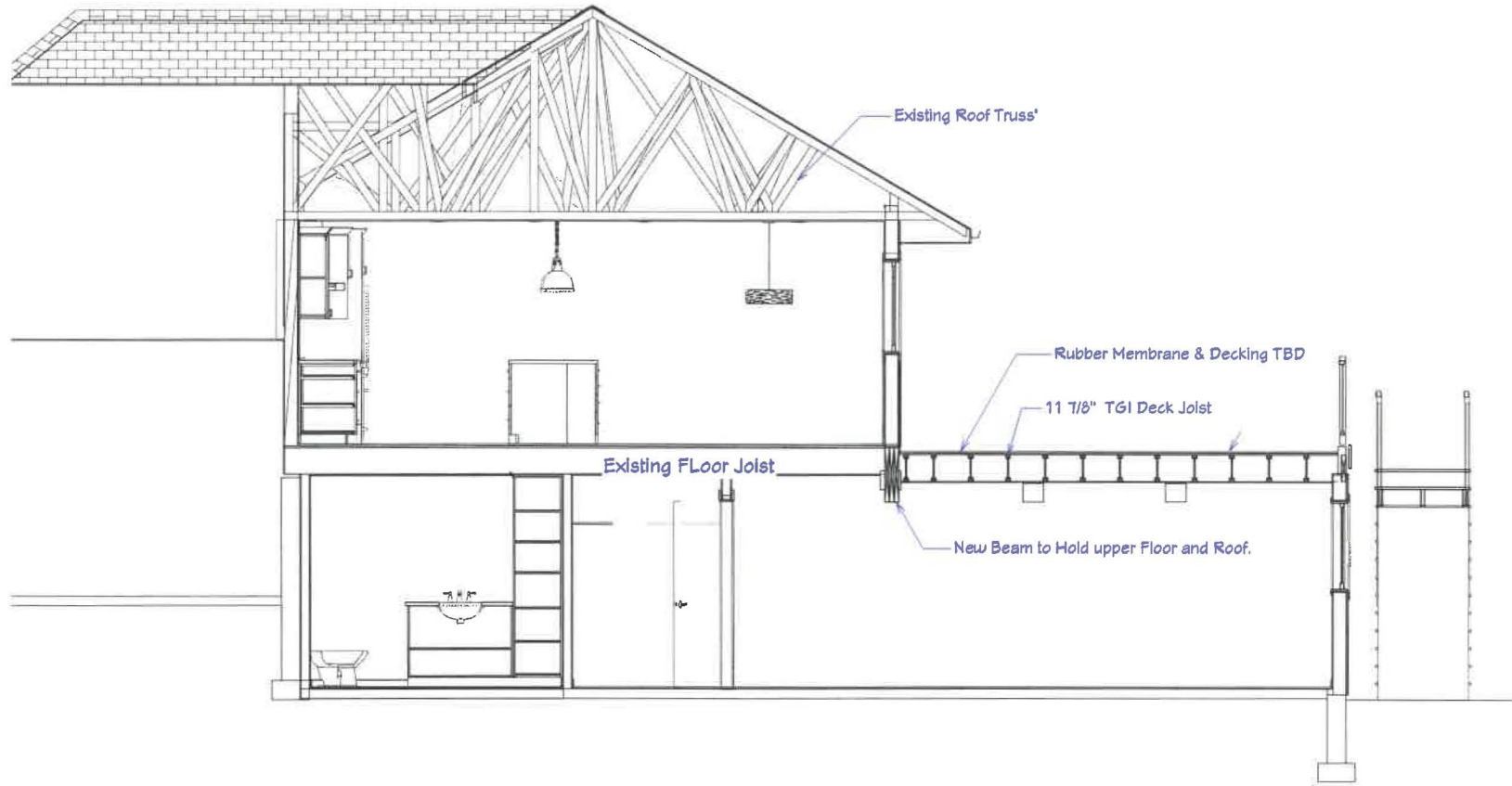
SHEET NUMBER
16
REVISION #

Renderings

DATE: 4/22/24
DRAWN BY:

Julie Caffari
8031 Hayes St. NE
Spring Lake Park, MN 55432

1st Choice Builders LLC
157 St Croix Trail N
Lakeland, MN 55043



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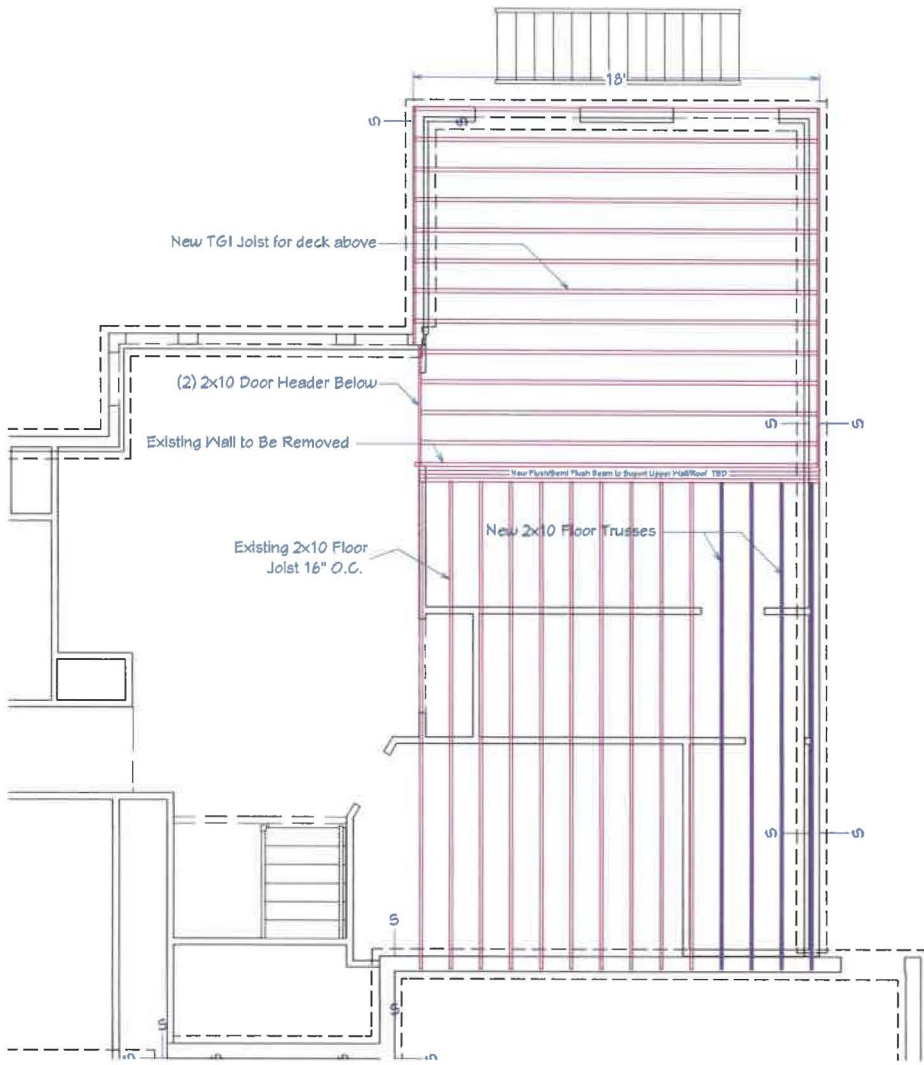
Cross Sections

DATE: 9/2/2024

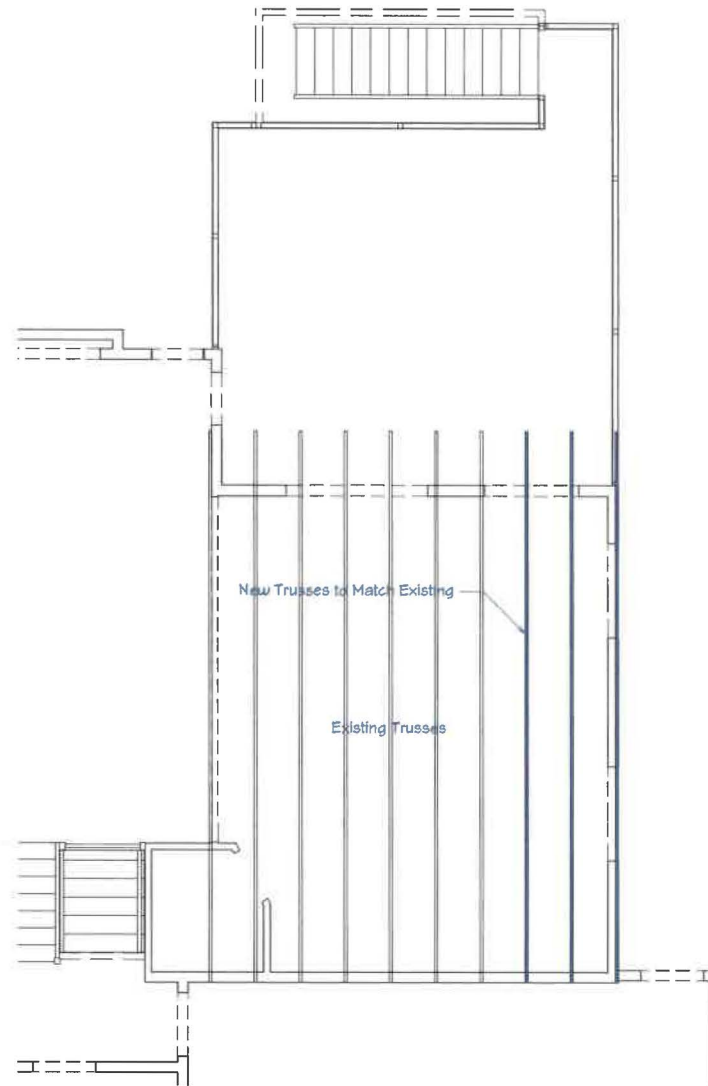
DRAWN BY:

Julie Caffari
8031 Hayes St. NE
Spring Lake Park, MN 55432

1st Choice Builders LLC
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Lakeland, MN 55043



Floor Framing 3/16=1'-0"



Roof Framing 3/16=1'-0"

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REVISION #

Roof & Framing Detail

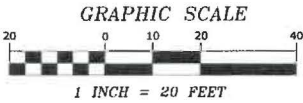
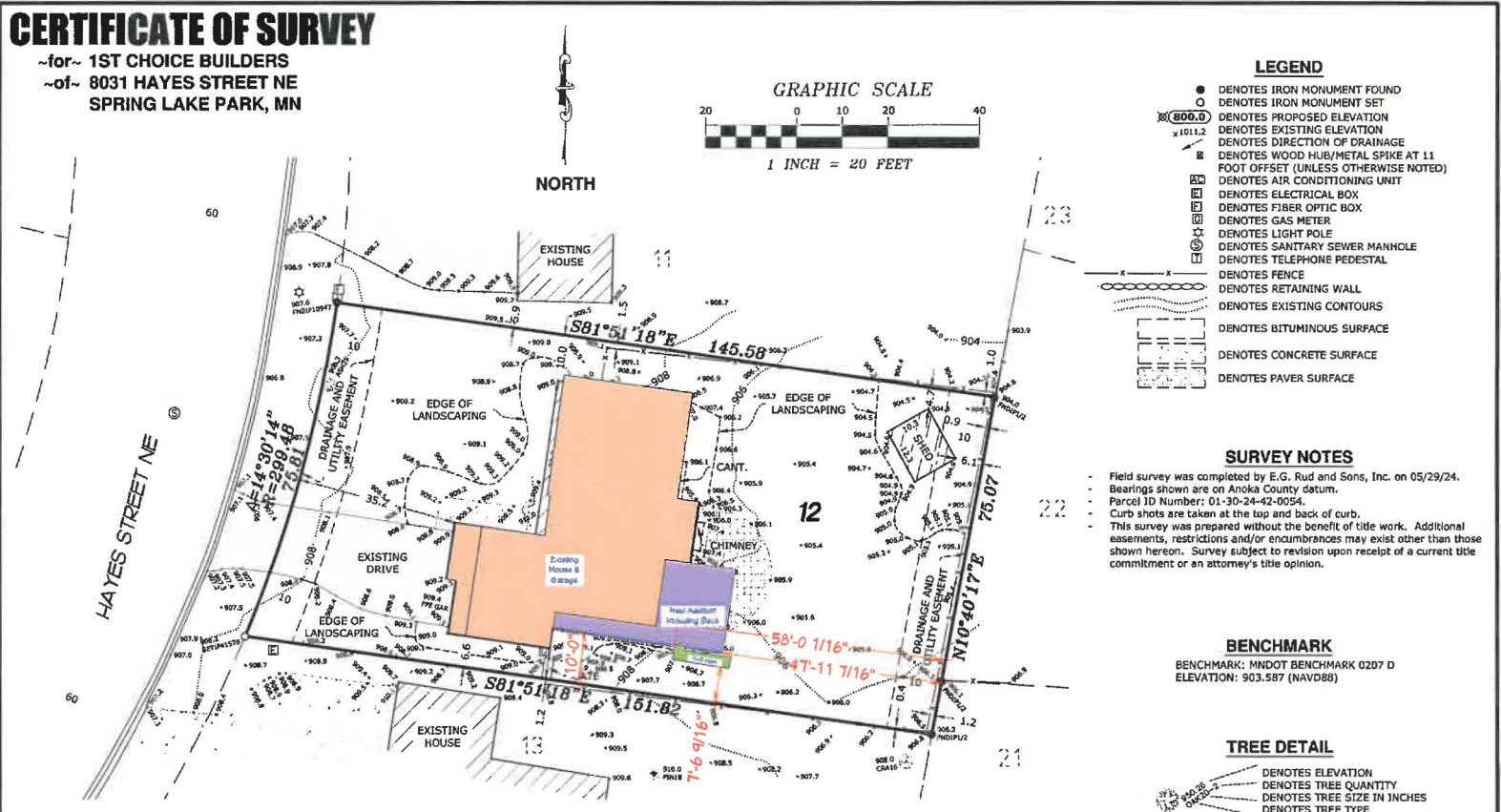
DRAWN BY: DATE: 4/7/2024

Julie Caffari
8031 Hayes St. NE
Spring Lake Park, MN 55432

1st Choice Builders LLC
157 St Croix Trail N
Lakeland, MN 55043

CERTIFICATE OF SURVEY

~for~ 1ST CHOICE BUILDERS
 ~of~ 8031 HAYES STREET NE
 SPRING LAKE PARK, MN



- LEGEND**
- DENOTES IRON MONUMENT FOUND
 - DENOTES IRON MONUMENT SET
 - ⊙(800.0) DENOTES PROPOSED ELEVATION
 - DENOTES EXISTING ELEVATION
 - ↗ DENOTES DIRECTION OF DRAINAGE
 - ⊠ DENOTES WOOD HUB/METAL SPIKE AT 11 FOOT OFFSET (UNLESS OTHERWISE NOTED)
 - ⊠ DENOTES AIR CONDITIONING UNIT
 - ⊠ DENOTES ELECTRICAL BOX
 - ⊠ DENOTES FIBER OPTIC BOX
 - ⊠ DENOTES GAS METER
 - ⊠ DENOTES LIGHT POLE
 - ⊠ DENOTES SANITARY SEWER MANHOLE
 - ⊠ DENOTES TELEPHONE PEDESTAL
 - ⊠ DENOTES FENCE
 - ⊠ DENOTES RETAINING WALL
 - ⊠ DENOTES EXISTING CONTOURS
 - ⊠ DENOTES BITUMINOUS SURFACE
 - ⊠ DENOTES CONCRETE SURFACE
 - ⊠ DENOTES PAVER SURFACE

- SURVEY NOTES**
- Field survey was completed by E.G. Rud and Sons, Inc. on 05/29/24.
 - Bearings shown are on Anoka County datum.
 - Parcel ID Number: 01-30-24-42-0054.
 - 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.

BENCHMARK
 BENCHMARK: MNDOT BENCHMARK 02D7 D
 ELEVATION: 903.587 (NAVD89)

- TREE DETAIL**
- DENOTES ELEVATION
 - DENOTES TREE QUANTITY
 - DENOTES TREE SIZE IN INCHES
 - DENOTES TREE TYPE

Lot 12, Block 2, SPRING LAKE ESTATES, Anoka County, Minnesota.

- * BUILDER TO VERIFY HOUSE DIMENSIONS, SEWER DEPTH AND FOUNDATION DEPTH.
- * DRIVEWAYS ARE SHOWN FOR GRAPHIC PURPOSES ONLY. FINAL DRIVEWAY DESIGN AND LOCATION TO BE DETERMINED BY CONTRACTOR.
- * FINISHED GRADE ADJACENT TO HOME SHALL BE 0.5 FEET BELOW TOP OF BLOCK EXCEPT AT DRIVEWAY AND PATIO.

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

By: **PRELIMINARY**
 Minnesota License No. 41528
 Dated 5th day of June, 2024.

BEARING DATUM: Anoka		SCALE: 1" = 20'	
REVISIONS		JOB NO. 240571HS	
1		DATE: 06-05-24	
2		DRAWN BY: RAF	
3		CREW: RW/JMR	
NO.	DATE	DESCRIPTION	BY

E. G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel: (651) 361-0200 Fax: (651) 361-6701
 www.egrud.com 12-2

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SHEET NUMBER
19
 REVISION #

Side Stair Option

Julie Caffari
 8031 Hayes St. NE
 Spring Lake Park, MN 55432

DATE: 6/5/2024
 DRAWN BY:

1st Choice Builders LLC
 157 St Croix Trail N
 Lakeland, MN 55043