new home
ORONO COPY
2017-00086

RECEIVED
FEB - 6 2017
CITY OF ORONO

DESCRIPTION OF PROPERTY SURVEYED

Lot 7, Block 1, LAKEVIEW OF ORONO, according to the recorded plat thereof, Hennepin County, Minnesota

1) **Site Address**: 4765 Augusta Street, Orono, Minnesota 55364

2) **Flood Zone Information**: This property appears to lie in Zone X (Areas outside the 1-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.) per Flood Insurance Rate Map, Community Panel No. 27053C0284F, effective date of November 4th, 2016.

3) **Parcel Area Information**: Gross Area: 100,887 s.f. ~ 2.316 acres

4) **Benchmark**: Elevations are based on MN/DOT Geodetic Station Name: Y 117 RESET which has an elevation of: 1013.666 feet (NAVD88).

5) **Zoning Information**: The current Zoning for the subject property is RR-1B (One Family Rural Residential) per the City of Orono's zoning map dated March 2011. The setback, height, and floor space area restrictions for said zoning designation were obtained from the City of Orono found on their web site on the date of January 6th, 2017 and are as follows:

Principal Structure Setbacks - Front: 50 feet (Augusta Street)
Side: 30 feet
Rear: 50 feet
Height: 30 feet
Hardcover: 35 percent of lot area (Tier 3 per City of Orono Stormwater Quality Overlay District Map)

Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.

6) **Utilities**: We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercise before any excavation takes place on or near this site. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.

Proposed Elevations

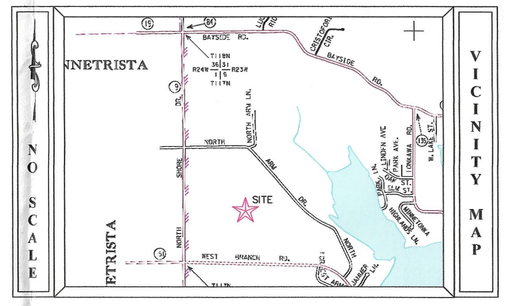
Proposed Garage Floor Elevation	= 1004.5 (1' Drop)
Proposed First Floor Elevation	= 1007.2
Proposed Top of Foundation Elevation	= 1005.5
Proposed Lookout Elevation	= 999.5
Proposed Basement Floor Elevation	= 996.5

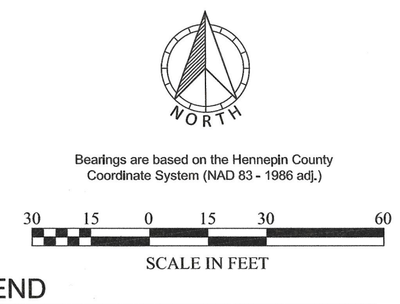
Offset Irons
(elevations are to the top of pipe)

OS #1= 1004.03	OS #7= 1003.01
OS #2= 1002.42	OS #8= 1001.08
OS #3= 1000.77	OS #9= 998.80
OS #4= 1000.29	OS #10= 1000.71
OS #5= 999.27	OS #11= 1002.12
OS #6= 1000.34	OS #12= 1003.60

CITY OF ORONO
SITE PLAN ☐ GRADING PLAN
☒ APPROVED
☐ APPROVED WITH REVISIONS
☐ DISAPPROVED
BY
DATE 10 Feb 17

City of Orono
Planning & Zoning Plan Review
Site Plan Review Date: 02/10/17
☒ APPROVED
☐ APPROVED WITH REVISIONS (see notes)
☐ DENIED
Staff:





Bearings are based on the Hennepin County Coordinate System (NAD 83 - 1986 adj.)

SURVEY LEGEND

- CAST IRON MONUMENT
- CATCH BASIN
- FLARED END SECTION
- GATE VALVE
- GUY WIRE
- HYDRANT
- SURVEY MONUMENT SET
- SURVEY MONUMENT FOUND
- SURVEY CONTROL POINT
- LIGHT POLE
- POWER POLE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- SIGN
- GROUND ELEVATION
- STORM DRAIN
- STORM MANHOLE
- YARD LIGHT
- A/C UNIT
- WELL

- WOE WALKOUT ELEVATION
- FFE FIRST FLOOR ELEVATION
- GFE GARAGE FLOOR ELEVATION
- TOF TOP OF FOUNDATION ELEV.
- LOE LOWEST OPENING ELEV.
- CABLE TV PEDESTAL
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- ELECTRIC METER
- GAS METER
- GAS VALVE
- HAND HOLE
- SOIL BORING
- TREE CONIFEROUS
- TREE DECIDUOUS
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TRAFFIC SIGNAL
- UTILITY MANHOLE
- UTILITY PEDESTAL

- BITUMINOUS
- BUILDING SETBACK LINE
- CTV — CABLE TV
- CONCRETE CURB
- CONCRETE
- CONTOUR EXISTING
- CONTOUR PROPOSED
- GUARD RAIL
- DT — DRAIN TILE
- ELC — ELECTRIC UNDERGROUND
- FENCE
- FO — FIBER OPTIC UNDERGROUND
- GAS — GAS UNDERGROUND
- OHU — OVERHEAD UTILITY
- RAILROAD TRACKS
- SANITARY SEWER
- STORM SEWER
- TEL — TELEPHONE UNDERGROUND
- UTL — UTILITY UNDERGROUND
- WATERMAIN

FIELD CREW	NO.	BY	DATE	REVISION
CT JS	1	ML	2/2/2017	ADDED WELL, CONC, STEPS, FFE
DRAWN				
EMW				
CHECKED				
DBP				
DATE				
1-19-17				

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I hereby certify that this survey, plan 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.

Dated this 26th day of January, 2017.

David B. Pemberton, PLS Minnesota License No. 40344
pemberton@sathre.com

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TWP:117-RGE.23-SEC.6
Hennepin County

ORONO, MINNESOTA

CERTIFICATE OF SURVEY

PREPARED FOR:
SWANSON HOMES

FILE NO. 88035-038
1 / 1

4765 Augusta St. Permit 2017-00086