

**From:** gnelson@ci.orono.mn.us  
**Sent:** 04/21/2023 - 01:46 PM  
**To:** blake@swansonhomes.com  
**CC:** gnelson@ci.orono.mn.us  
**Subject:** Inspection Report Individual

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**CITY OF ORONO**  
**2750 KELLEY PARKWAY**  
**ORONO, MN 55356**  
**PH: (952) 249-4600**  
**FAX: (952) 249-4616**

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## **Inspection Report**

### **625 Pinehurst CT**

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Permit Number:	RPS22-000055
Site Address:	625 Pinehurst CT, Orono, MN 55364
Property Owner:	Daniel Levitt & Suzanne Veenhuis
Description:	Construct new home

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Inspection Date: 04/21/2023  
Inspection Type: Building Final  
Inspection Results: **Permit Finaled**

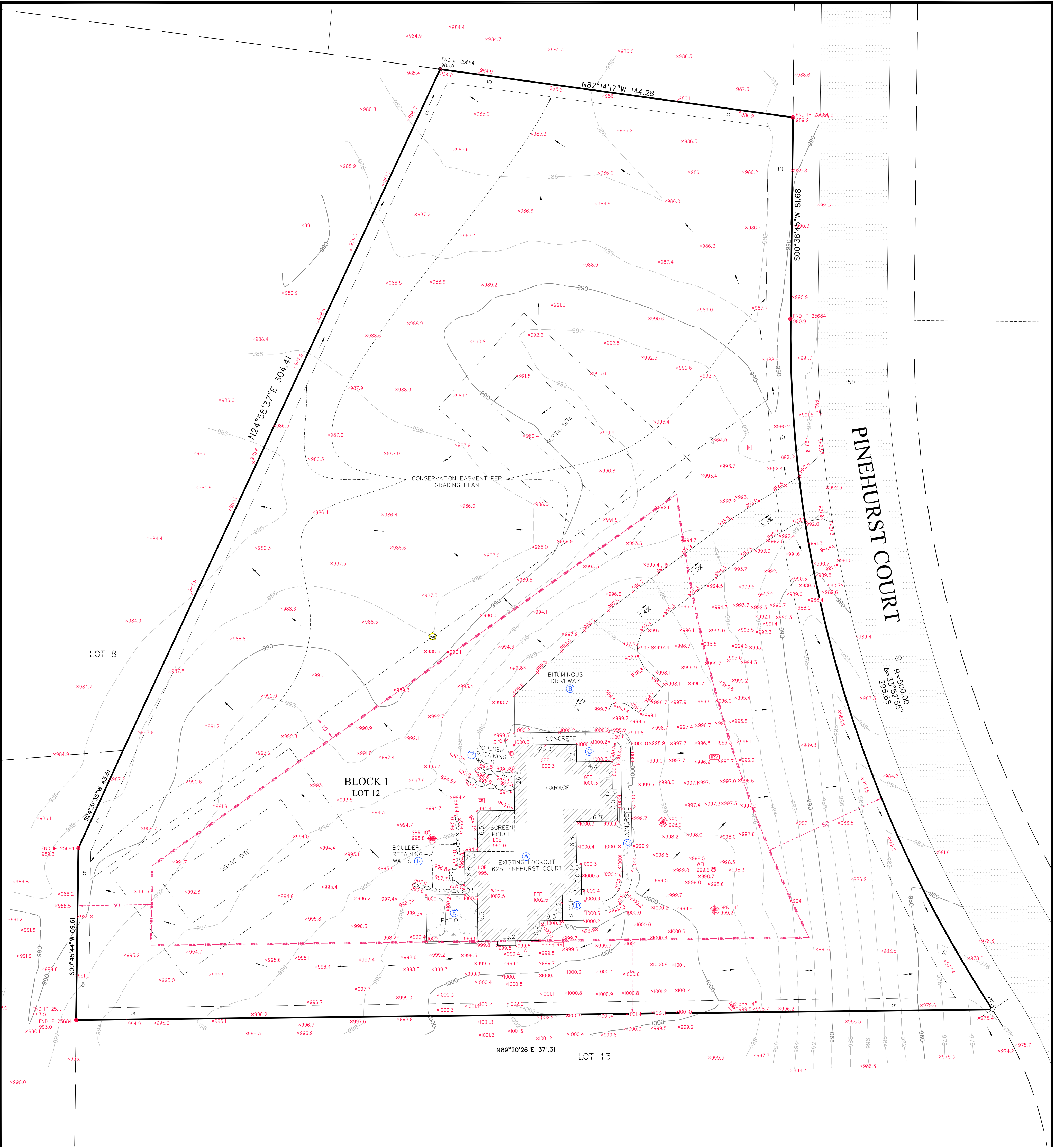
Sincerely,



Gary Nelson  
952-242-4442

***To schedule your inspections please call: (952) 249-4600***

**CODE REQUIREMENTS ARE FOR YOUR PERSONAL HEALTH AND SAFETY!**



DESCRIPTION OF PROPERTY SURVEYED

Lot 12, Block 1, LAKEVIEW OF ORONO, according to the recorded plat thereof, Hennepin County, Minnesota.

- Site Address:** 625 Pinehurst Court, Orono, Minnesota, 55364
- Flood Zone Information:** This property appears to lie in Zone X (Area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0285F, effective date of November 4th, 2016.
- Parcel Area Information:** Gross Area: 116,396 s.f. ~ 2.15 acres
- Benchmark:** Elevations are based on development Benchmark located Lots 1/2, Block 2, LAKEVIEW OF ORONO, which has an elevation of: 961.48 (NGVD29).
- Zoning Information:** The current Zoning for the subject property is LR-1A (One Family Lakeshore Residential - 2 Acres) per the City of Orono's zoning map dated September 2016. 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 October 31st, 2017 and are as follows:

**Principal Structure Setbacks** - Front: 50 feet (Pinehurst Court)  
Side: 10 feet  
Rear: 50 feet  
Height: 30 feet  
Hardcover: 35 percent of lot area per Tier 3 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.

- 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 exercised 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.

Development Plan Elevations

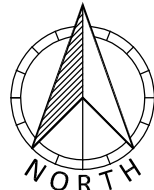
Proposed Garage Floor Elevation = 996.0 (2 Step Down)  
Proposed Top of Foundation Elevation = 997.8  
Proposed Lookout Elevation = 992.2  
Proposed Basement Floor Elevation = 989.0

Proposed Elevations

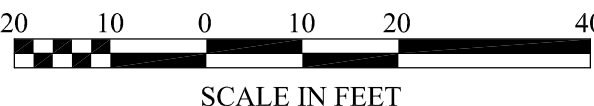
Proposed Garage Floor Elevation = 1000.5  
Proposed Top of Foundation Elevation = 1000.8  
Proposed Lookout Elevation = 995.0  
Proposed Basement Floor Elevation = 991.8

Asbuilt Elevations

Asbuilt Garage Floor Elevation = 1000.3  
Asbuilt Top of Foundation Elevation = 1000.8 (Foundation Asbuilt)  
Asbuilt First Floor Elevation = 1002.5  
Asbuilt Basement Floor Elevation = 991.8 (Foundation Asbuilt)  
Asbuilt Lookout Opening Elevation = 995.0



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



SURVEY LEGEND

- X972.5 GRADING ASBUILT ELEVATION**
- CAST IRON MONUMENT
  - IRON PIPE MONUMENT SET
  - IRON PIPE MONUMENT FOUND
  - DRILL HOLE FOUND
  - CHISELED "X" MONUMENT SET
  - CHISELED "X" MONUMENT FOUND
  - REBAR MONUMENT FOUND
  - PK NAIL MONUMENT SET
  - PK NAIL MONUMENT FOUND
  - PK NAIL W/ ALUMINUM DISC
  - SURVEY CONTROL POINT
  - A/C UNIT
  - CABLE TV PEDESTAL
  - ELECTRIC TRANSFORMER
  - ELECTRIC MANHOLE
  - ELECTRIC METER
  - ELECTRIC OUTLET
  - YARD LIGHT
  - LIGHT POLE
  - FIBER OPTIC MANHOLE
  - FIRE DEPT. HOOK UP
  - FLAG POLE
  - FUEL PUMP
  - FUEL TANK
  - PROPANE TANK
  - GAS METER
  - GAS VALVE
  - GAS MANHOLE
  - GENERATOR
  - GUARD POST
  - HAND HOLE
  - MAIL BOX
  - PIEZOMETER
  - POWER POLE
  - GUY WIRE
  - ROOF DRAIN
  - LIFT STATION
  - SANITARY MANHOLE
  - SANITARY CLEANOUT
  - STORM MANHOLE
  - STORM DRAIN
  - CATCH BASIN
  - FLARED END SECTION
  - TREE CONIFEROUS
  - TREE DECIDUOUS
  - TREE CONIFEROUS REMOVED
  - TREE DECIDUOUS REMOVED
  - TELEPHONE MANHOLE
  - TELEPHONE PEDESTAL
  - UTILITY MANHOLE
  - UTILITY PEDESTAL
  - UTILITY VAULT
  - WATERMAN MANHOLE
  - WATER METER
  - WATER SPIGOT
  - WELL
  - MONITORING WELL
  - CURB STOP
  - GATE VALVE
  - HYDRANT
  - IRRIGATION VALVE
  - POST INDICATOR VALVE
  - SIGN
  - SOIL BORING
  - WOE WALKOUT ELEVATION
  - FFE FIRST FLOOR ELEVATION
  - GFE GARAGE FLOOR ELEVATION
  - TOF TOP OF FOUNDATION ELEV.
  - LOE LOWEST OPENING ELEV.
  - CONCRETE
  - BITUMINOUS
  - BUILDING SETBACK LINE
  - CABLE TV
  - CONCRETE CURB
  - CONTOUR EXISTING
  - CONTOUR PROPOSED
  - GUARD RAIL
  - DRAIN TILE
  - ELECTRIC UNDERGROUND
  - FENCE
  - FO FIBER OPTIC UNDERGROUND
  - GAS UNDERGROUND
  - OHU OVERHEAD UTILITY
  - TREE LINE
  - SANITARY SEWER
  - STORM SEWER
  - TELEPHONE UNDERGROUND
  - RETAINING WALL
  - UTILITY UNDERGROUND
  - WATERMAIN
  - TRAFFIC SIGNAL
  - RAILROAD TRACKS
  - RAILROAD SIGNAL
  - RAILROAD SWITCH
  - SATELLITE DISH
  - WETLAND BUFFER SIGN

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.

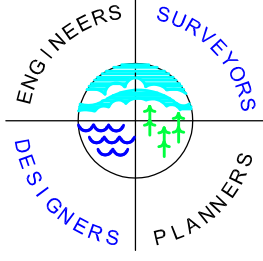
Dated this 26th day of October, 2023.

*Daniel L. Schmidt*

Daniel L. Schmidt, PLS  
schmidt@saltrc.com Minnesota License No. 26147

FIELD CREW	NO.	BY	DATE	REVISION
DM AK	3	TS	9/10/2021	HOUSE CHANGED
DRAWN	4	TS	9/17/2021	ROUGH STAKE HOUSE
TS	5	TS	1/4/2022	HOUSE CHANGED
CHECKED	6	TS	1/5/2022	HOUSE MOVED
DLS	7	TS	3/30/2022	HOUSE RESTAKED
DATE	8	TS	7/13/2022	FOUNDATION ASBUILT
06/09/2022	9	JRS	10/26/2023	GRADING ASBUILT (AK)

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(952) 476-6000

TWP:117-RGE-23-SEC.06  
Hennepin County

**ORONO,  
MINNESOTA**

**CERTIFICATE OF SURVEY**  
**GRADING ASBUILT**  
PREPARED FOR:  
**SWANSON HOMES**

FILE NO.  
88035-081

**1**  
**1**

# City of Orono

## CERTIFICATE OF OCCUPANCY

This certificate is issued pursuant to the requirements of 1300.0220 of the 2020 Minnesota Building Code verifying that at the time of issuance this structure was in compliance with the various ordinances of the local jurisdiction regulating building construction or use. For the following:

<b>Building Address:</b>	625 Pinehurst CT Orono, MN 55364
<b>PIN:</b>	0611723330011
<b>Lot/Block:</b>	012/001
<b>Zoning District:</b>	
<b>Permit Number:</b>	RPS22-000055
<b>Construction Type:</b>	VB Residential or Commercial Un-Protected
<b>Occupancy Group:</b>	IRC 1
<b>Fire Sprinkler:</b>	No
<b>Owner Name:</b>	Daniel Levitt & Suzanne Veenhuis
<b>Owner Address:</b>	3901 Sunnyside Rd #308 Edina, MN 55424

### FOR YOUR INFORMATION

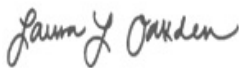
**For any police, fire or medical emergency - Call: 911**

In purchasing a new home, file for your homestead at Hennepin County offices. Register your address for voting, driver's license, and automobile registration. City Water and Sewer is billed monthly.

Septic inspection fees are billed annually. Permits are required for any additions or alterations on your property including garages, decks, patios or other accessory structure.

Special regulations prohibit any excavation, filling, grading, dredging, tree removal, or construction of any kind within 75 feet of any lakeshore or within 25 feet of any wetlands.

Please Note: The property owner is responsible for all Legal/Engineering charges resulting from this project. Due to varying billing cycles, bills may be mailed up to 90 days after the issuance of this Certificate of Occupancy



November 16, 2023

**LAURA OAKDEN  
ZONING ADMINISTRATOR**



November 16, 2023

**NICOLE EGAN  
BUILDING OFFICIAL**

