

From: gnelson@oronomn.gov
Sent: 10/25/2023 - 11:19 AM
To: nate@customonehomesmn.com
CC: gnelson@oronomn.gov
Subject: Inspection Report Individual



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

Inspection Report

1025 Wildhurst TRL

Permit Number: RPS22-000125
Site Address: 1025 Wildhurst TRL, Orono, MN 55364
Property Owner: Jacob Goergen & April Will
Description: New Home

Inspection Date: 10/25/2023
Inspection Type: Building Final
Inspection Results: **Permit Finaled**

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Nelson", with a long horizontal flourish extending to the right.

Gary Nelson
952-242-4442

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

CODE REQUIREMENTS ARE FOR YOUR PERSONAL HEALTH AND SAFETY!

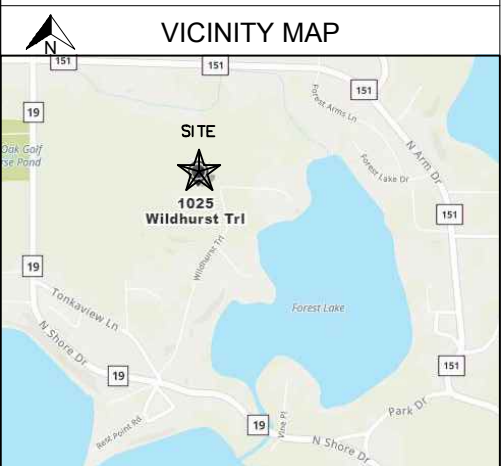
1025 Wildhurst Trail
Orono, Hennepin County, Minnesota 55364
Custom One Homes
652 Bielenberg Dr, Suite #103, Woodbury, MN 55125

PROJECT
CLIENT

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.

RORY L. SWANSTELIEN
DATE: 10-25-2023 LICENSE NO. 44565

QA/QC	
FIELD CREW	MS
DRAWN BY	DS
REVIEWED BY	SW
UPDATED BY	SW

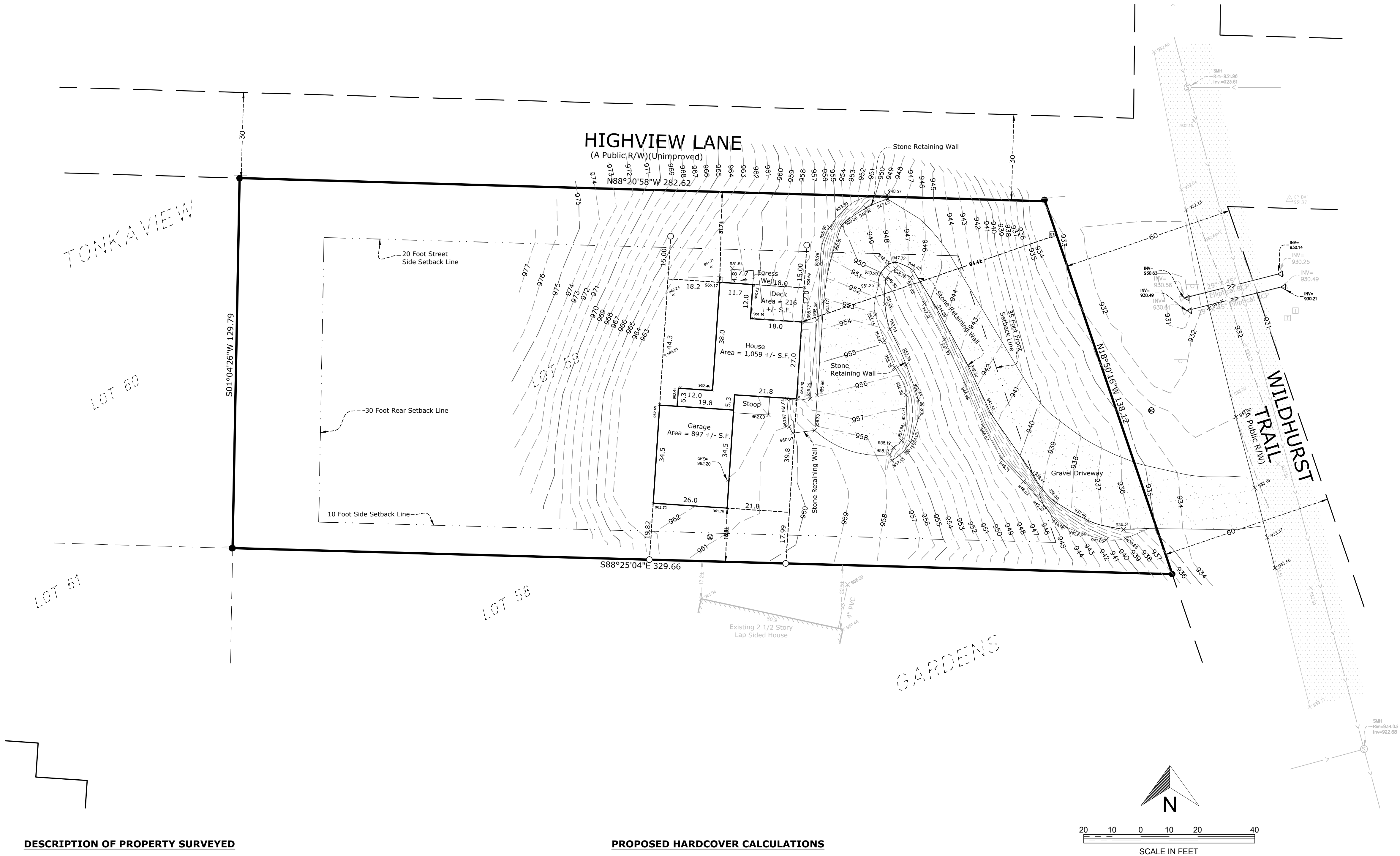


REVISION SUMMARY	
DATE	DESCRIPTION
10-27-23	City Comments

PROJECT NO.: 20361.01

GRADING AS-BUILT

V1.0



DESCRIPTION OF PROPERTY SURVEYED

Lot 58, TONKAVIEW GARDENS, Hennepin County, Minnesota.

General Survey Notes

- Bearings are based on the Hennepin County Coordinate System (1986 Adjustment).
- Site Address: 1025 Wildhurst Trail, Orono, Minnesota 55364
- This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0284F, effective date of November 4, 2016.
- The Gross land area is 39,675 +/- square feet or 0.911 +/- acres.
- Elevations are based on the NGVD 29 Datum. Site Benchmark is the control point marked, "Control BM," approximately 85 feet easterly of the northwest property corner of subject property. Elevation = 931.97 Feet.
- The purpose of this survey is to show the as-built conditions of the site grading per a site visit conducted on 10-24-2023.
- Please note that the site was under construction at the time of this survey and not all of the flatwork and hard surfaces are completed. The hardcover calculation table shown is based on the observed conditions.

PROPOSED HARDCOVER CALCULATIONS

House Area	=	1,059 +/- S.F.
Garage Area	=	897 +/- S.F.
Driveway Area	=	5,125 +/- S.F.
Stoop Area	=	78 +/- S.F.
Egress Well Area	=	38 +/- S.F.
Retaining Wall Area	=	1,120 +/- S.F.
Deck Area (Per Plan)	=	216 +/- S.F.

Lot Area	=	39,675 +/- S.F.
Total Impervious Area	=	8,533 +/- S.F.
Coverage	=	21.51%

PROPOSED ELEVATIONS

Proposed Garage Floor Elevation	=	962.3
Proposed Top of Foundation Elevation	=	962.8
Proposed First Floor Elevation	=	964.5

AS-BUILT ELEVATIONS

As-Built Garage Floor Elevation	=	962.2
As-Built Top of Foundation Elevation	=	962.9

Linetype & Symbol Legend

	ELECTRIC LINE		AIR CONDITIONER		UTILITY VAULT
	ELECTRIC LINE (RECORD)		CABLE TV BOX		UTILITY MANHOLE
	FIBER/COMM. LINE		ELECTRIC MANHOLE		ELECTRICAL OUTLET
	FIBER/COMM. LINE (RECORD)		ELECTRIC TRANSFORMER		HAND HOLE
	GASMAIN		ELECTRICAL METER		BOLLARD
	GASMAIN (RECORD)		FIBER/COMM. MANHOLE		FLAG POLE
	OVERHEAD UTILITIES		POWER POLE		FUEL TANK
	SANITARY SEWER		GUY WIRE		HANDICAP SYMBOL
	SANITARY SEWER (RECORD)		GAS METER		LIGHT POLE
	STORM SEWER		GAS MANHOLE		MAIL BOX
	STORM SEWER (RECORD)		GAS VALVE		SIGN
	TELEPHONE LINE		ROOF DRAIN		SANITARY MANHOLE
	TELEPHONE LINE (RECORD)		SEWER CLEAN OUT		STORM MANHOLE
	WATERMAIN		SANITARY MANHOLE		CATCH BASIN
	WATERMAIN (RECORD)		STORM MANHOLE		FLARED END SECTION
	CHAINLINK FENCELINE		TELEPHONE BOX		TELEPHONE BOX
	WOODEN FENCELINE		TELEPHONE MANHOLE		TRAFFIC SIGNAL
	GUARDRAIL		HYDRANT		FIRE CONNECTION
	CONCRETE SURFACE		POST INDICATOR VALVE		WATER MANHOLE
	PAVER SURFACE		WATER VALVE		WELL
	BITUMINOUS SURFACE		WELL		
	GRAVEL/LANDSCAPE SURFACE				

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:

Building Address: 1025 Wildhurst TRL Orono, MN 55364
PIN: 0711723240032
Lot/Block: 059/
Zoning District:
Permit Number: RPS22-000125
Construction Type: VB Residential or Commercial Un-Protected
Occupancy Group: IRC 1
Fire Sprinkler: No
Owner Name: Jacob Goergen & April Will
15675 Darling Path
Owner Address: Rosemount, MN 55068
MN

FOR YOUR INFORMATION

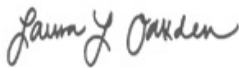
For any police, fire or medical emergency - Call: 911

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 08, 2023

LAURA OAKDEN
ZONING ADMINISTRATOR



November 08, 2023

NICOLE EGAN
BUILDING OFFICIAL

