

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



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

Inspection Report

625 Pinehurst CT

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

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

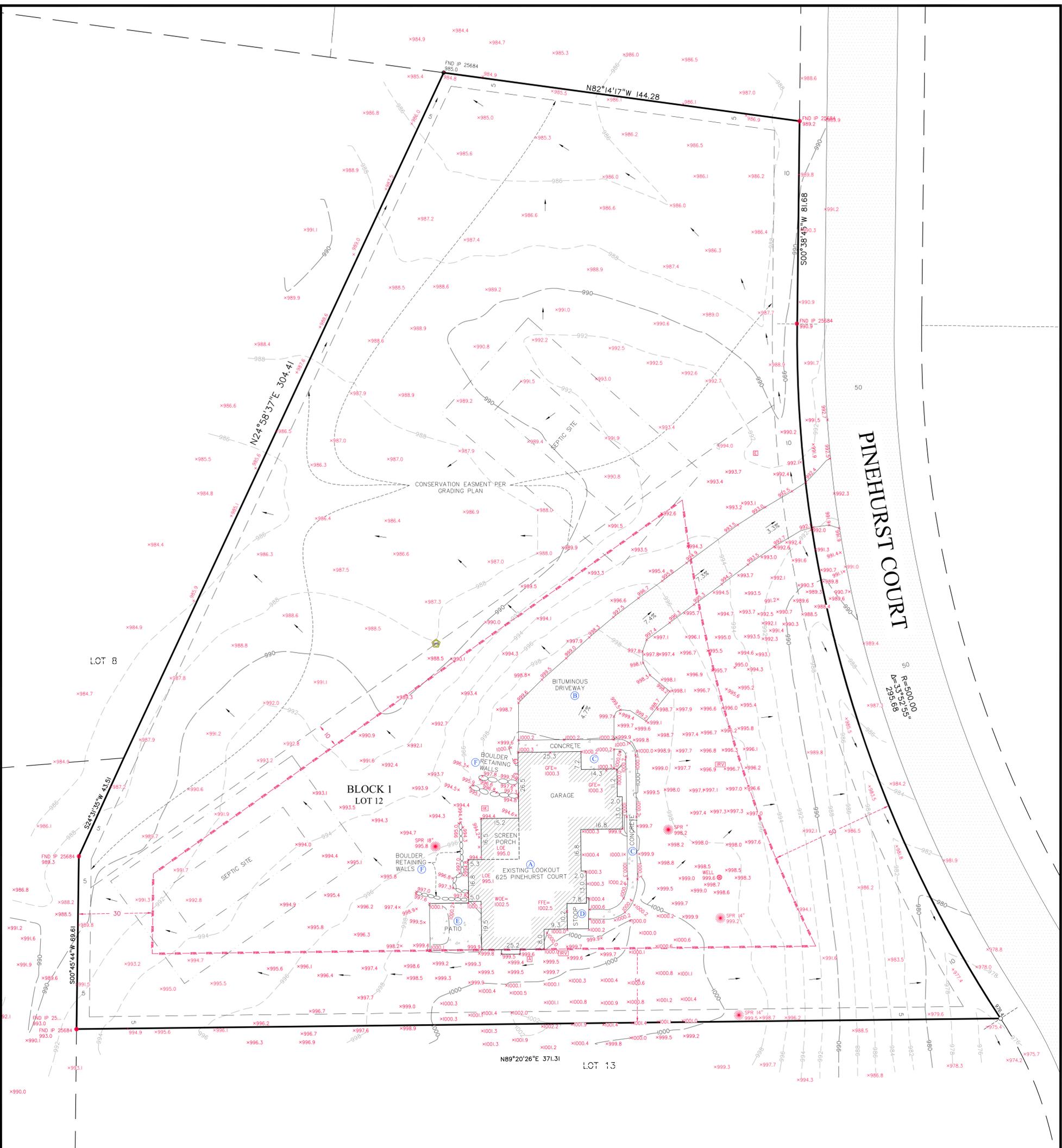
Sincerely,

A handwritten signature in black ink, appearing to read "Gary Nelson".

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.

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.

Donald L. Schmidt

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

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

X992.5 GRADING ASBUILT ELEVATION

SURVEY LEGEND	
⊙	CAST IRON MONUMENT
⊙	IRON PIPE MONUMENT SET
⊙	IRON PIPE MONUMENT FOUND
⊙	DRILL HOLE FOUND
⊙	CHISELED "X" MONUMENT SET
⊙	REBAR MONUMENT FOUND
⊙	PK NAIL MONUMENT SET
⊙	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
⊙	WATERMANN MANHOLE
⊙	WATER METER
⊙	WATER SPIGOT
⊙	WELL
⊙	MONITORING WELL
⊙	CURB STOP
⊙	GATE VALVE
⊙	HYDRANT
⊙	IRRIGATION VALVE
⊙	POST INDICATOR VALVE
⊙	SIGN
⊙	SOIL BORING
⊙	WOE WALKOUT ELEVATION
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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: 625 Pinehurst CT Orono, MN 55364
PIN: 0611723330011
Lot/Block: 012/001
Zoning District:
Permit Number: RPS22-000055
Construction Type: VB Residential or Commercial Un-Protected
Occupancy Group: IRC 1
Fire Sprinkler: No
Owner Name: Daniel Levitt & Suzanne Veenhuis
Owner Address: 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

