

**From:** gnelson@oronomn.gov  
**Sent:** 08/11/2023 - 02:43 PM  
**To:** amyw@nortonhomes.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**

**685 Pinehurst CT**

---

Permit Number: RPS22-000087  
Site Address: 685 Pinehurst CT, Orono, MN 55364  
Property Owner: SKIP COOK  
Description: Two Story

---

Inspection Date: 08/11/2023  
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 13, Block 1, LAKEVIEW OF ORONO, according to the recorded plat thereof, Hennepin County, Minnesota

- 1) **Site Address:** 685 Pinehurst Court, 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: 87,114 s.f. ~ 2.00 acres
- 4) **Benchmark:** Elevations are based on MN/DOT Geodetic Station Name: Y 117 RESET which has an elevation of: 1013.67 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:

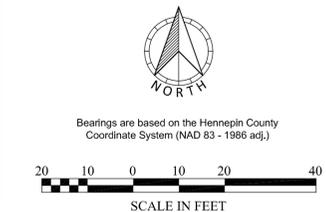
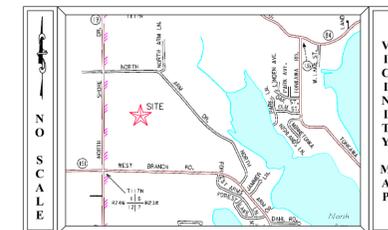
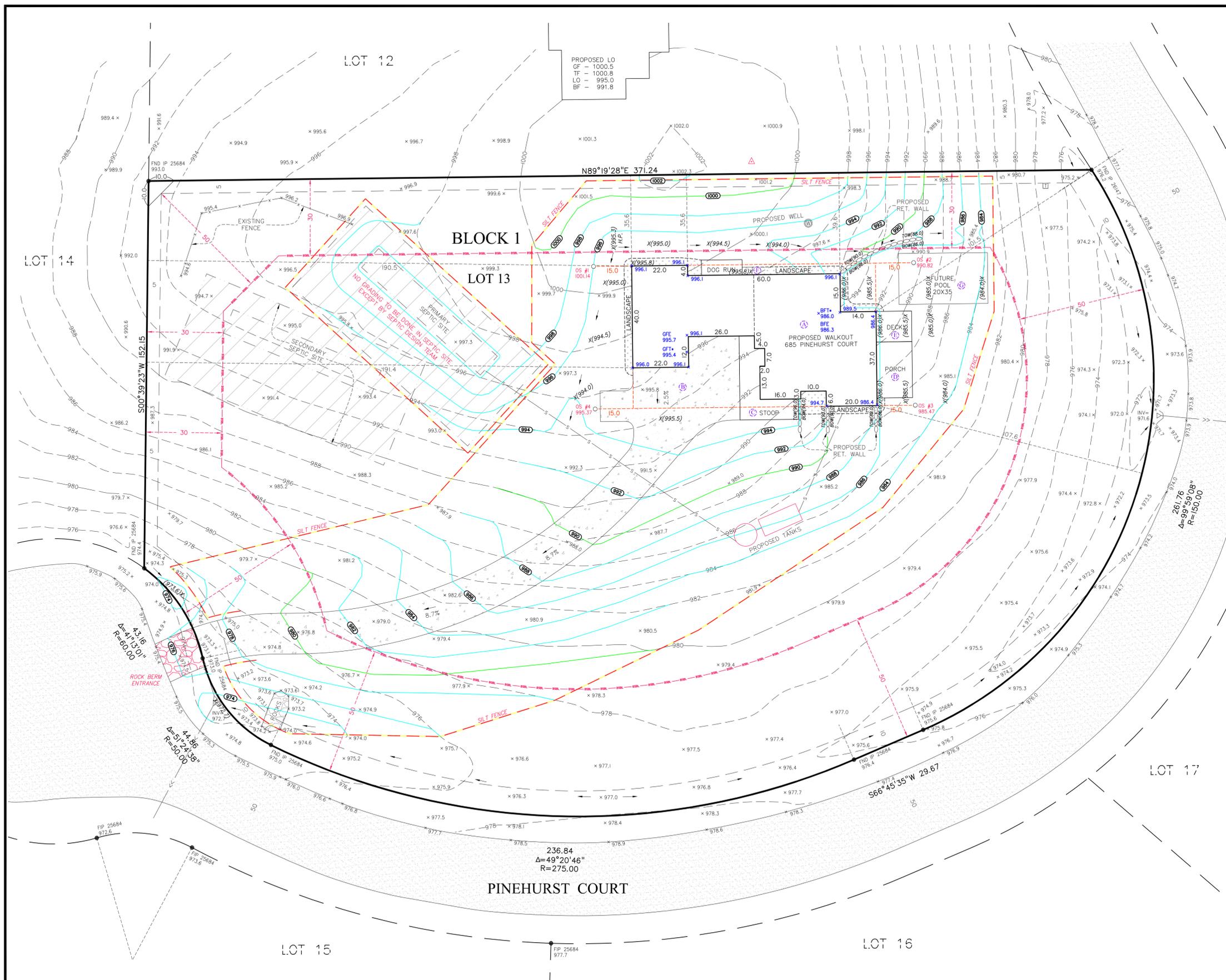
**Principal Structure Setbacks - Front:** 50 feet (Augusta Street)  
**Side:** 30 feet  
**Rear:** 50 feet  
**Height:** 30 feet  
**Hardcover:** 35 percent of lot area (Tier 3 per City of Orono Stormwater Quality Overlay District Map)

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 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.

**Proposed Elevations - WO**  
 Proposed Garage Floor Elevation = 996.0  
 Proposed Top of Foundation Elevation = 996.3  
 Proposed Lookout Opening Elevation = 989.6  
 Proposed Basement Floor Elevation = 986.6

**Asbuilt Elevations**  
 Asbuilt Garage Floor Elevation = 995.4 + 0.33 = 995.7 (Not Paired)  
 Asbuilt Basement Floor Elevation = 986.0 + 0.33 = 986.3 (Not Paired)



**SURVEY LEGEND**

- |                         |                             |                           |
|-------------------------|-----------------------------|---------------------------|
| ● CAST IRON MONUMENT    | WFE WALKOUT ELEVATION       | BITUMINOUS                |
| ⊠ CATCH BASIN           | FFE FIRST FLOOR ELEVATION   | BUILDING SETBACK LINE     |
| ◁ FLARED END SECTION    | GFE GARAGE FLOOR ELEVATION  | CABLE TV                  |
| ⊠ GATE VALVE            | TOF TOP OF FOUNDATION ELEV. | CONCRETE CURB             |
| < GUY WIRE              | LOE LOWEST OPENING ELEV.    | CONCRETE                  |
| ○ SURVEY MONUMENT SET   | HYDRANT                     | CONTOUR EXISTING          |
| ● SURVEY MONUMENT FOUND | ○ CABLE TV PEDESTAL         | CONTOUR PROPOSED          |
| △ SURVEY CONTROL POINT  | ⊠ ELECTRIC TRANSFORMER      | CONTour RAIL              |
| ⊠ LIGHT POLE            | ⊠ ELECTRIC MANHOLE          | DT DRAIN TILE             |
| ⊠ POWER POLE            | ⊠ ELECTRIC METER            | ELC ELECTRIC UNDERGROUND  |
| ⊠ SANITARY MANHOLE      | ⊠ GAS METER                 | FO FENCE                  |
| ⊠ SANITARY CLEANOUT     | ⊠ GAS VALVE                 | FIBER OPTIC UNDERGROUND   |
| ⊠ SIGN                  | ⊠ HAND HOLE                 | GAS GAS UNDERGROUND       |
| ⊠ GROUND ELEVATION      | ⊠ SOIL BORING               | OHU OVERHEAD UTILITY      |
| ⊠ STORM DRAIN           | ⊠ TREE CONIFEROUS           | RR RAILROAD TRACKS        |
| ⊠ STORM MANHOLE         | ⊠ TREE DECIDUOUS            | SM SANITARY TOWER         |
| ⊠ YARD LIGHT            | ⊠ TELEPHONE MANHOLE         | SS STORM SEWER            |
| ⊠ A/C UNIT              | ⊠ TELEPHONE PEDESTAL        | TEL TELEPHONE UNDERGROUND |
| ⊠ WELL                  | ⊠ TRAFFIC SIGNAL            | UTL UTILITY UNDERGROUND   |
|                         | ⊠ UTILITY MANHOLE           | WATERMAIN                 |
|                         | ⊠ UTILITY PEDESTAL          |                           |

FIELD CREW	NO.	BY	DATE	REVISION
DM AK	1	JPR	5/23/2022	SEPTIC DESIGN
DRAWN	2	JPR	6/1/2022	CITY NOTES
JPR	3	JPR	6/13/2022	REAR SETBACK
CHECKED	4	JPR	8/15/2022	FOUNDATION ASBUILT
DLS				
DATE				
4/21/22				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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 9th day of May, 2022.  
*Daniel L. Schmidt*  
 Daniel L. Schmidt, PLS Minnesota License No. 26147  
 schmidt@sathre.com

**SATHRE-BERGQUIST, INC.**  
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000  
 WWW.SATHRE.COM

TWP:117-RGE-23-SEC.06  
 Hennepin County  
**ORONO, MINNESOTA**

**CERTIFICATE OF SURVEY**  
**FOUNDATION ASBUILT**  
 PREPARED FOR:  
**NORTON HOMES**

FILE NO.  
 64685-068  
**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:

**Building Address:** 685 Pinehurst CT Orono, MN 55364  
**PIN:** 0611723330012  
**Lot/Block:** 013/001  
**Zoning District:**  
**Permit Number:** RPS22-000087  
**Construction Type:** VB Residential or Commercial Un-Protected  
**Occupancy Group:** IRC 1  
**Fire Sprinkler:** No  
**Owner Name:** SKIP COOK  
**Owner Address:** 15506 VILLAGE WOODS DR  
EDEN PRAIRIE MN 55347

### 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



December 20, 2023

LAURA OAKDEN  
ZONING ADMINISTRATOR



December 20, 2023

NICOLE EGAN  
BUILDING OFFICIAL

