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Sunnyslope Road
3D Conceptual Illustration

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PLANNING DEPARTMENT

JAN 03 2020

CITY OF EDINA



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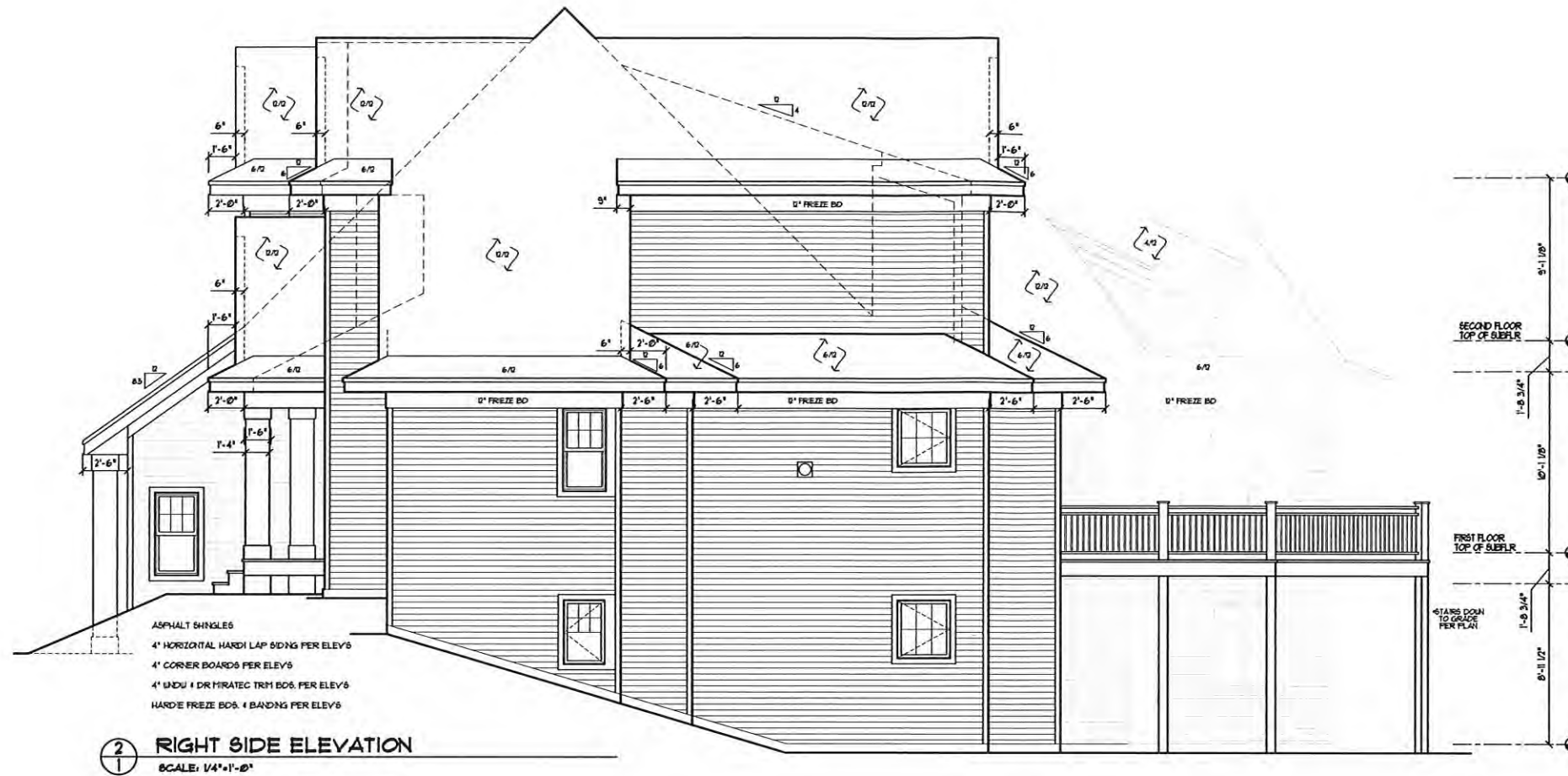
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JAN 03 2020
CITY OF EDINA

ALEXANDER
DESIGN GROUP

401 EAST LAKE STREET
WAYZATA, MN 55391
Phone: 952.473.8777
FAX: 952.473.8222

ISSUE DATE:
25 NOVEMBER 2019

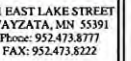
PREVIOUS ISSUE DATES:

DRAWING DESCRIPTION:
ELEVATIONS

VARIANCE SET

BERGLUND RESIDENCE
4805 SUNNYSLOPE RD W
EDINA, MN 55424
CITY HOMES

1
1 OF XX

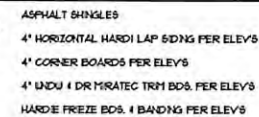


25 NOVEMBER 2019

ELEVATIONS

BERGLUND RESIDENCE
4805 SUNNYSLOPE RD W
EDINA, MN 55424
CITY HOMES

2
2 OF XX



2 LEFT SIDE ELEVATION
2
SCALE: 1/4" = 1'-0"

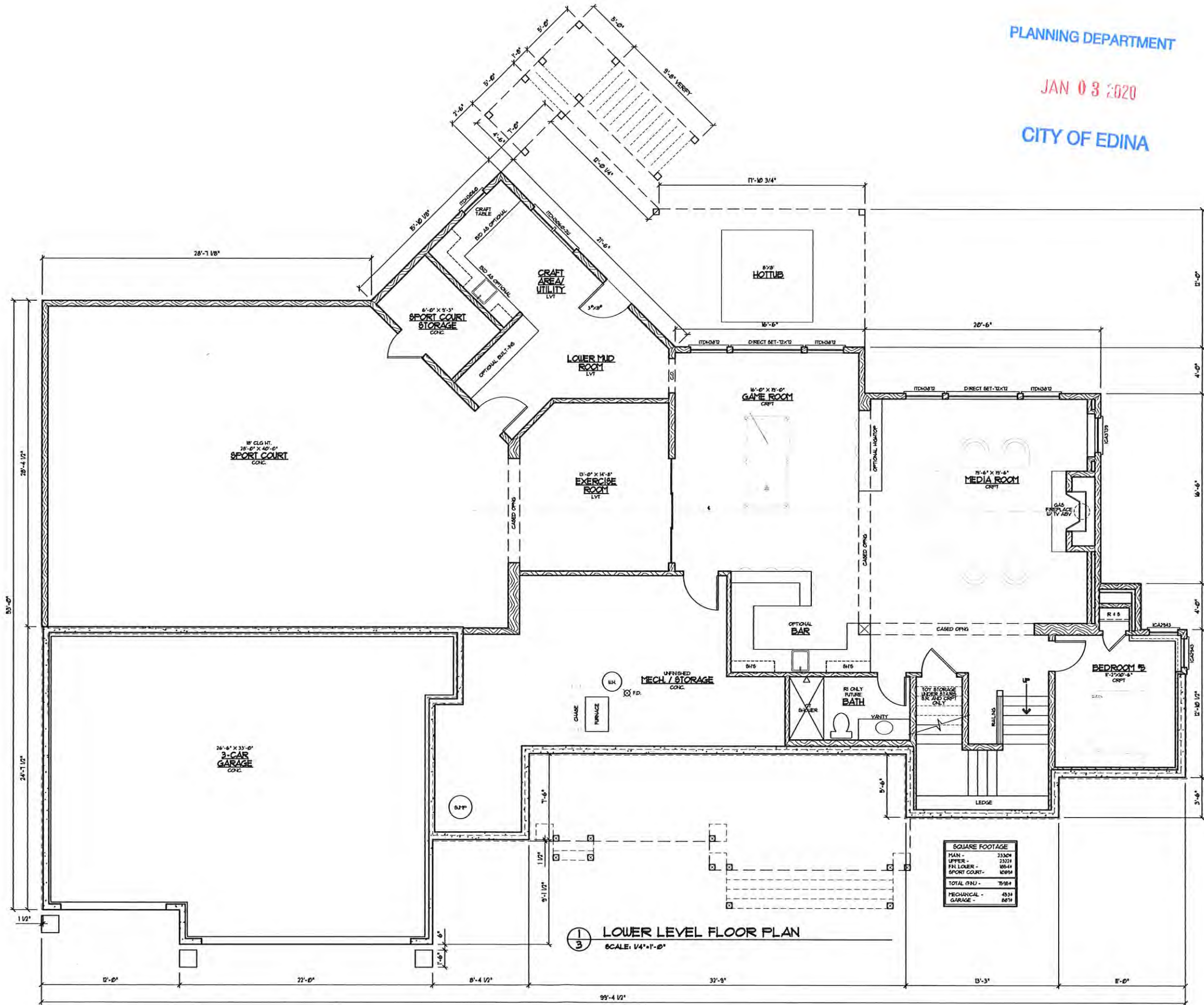
PLANNING DEPARTMENT

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1
2 REAR ELEVATION
SCALE: 1/4" = 1'-0"



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ISSUE DATE:
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DRAWING DESCRIPTION:
LOWER LEVEL FLOOR PLAN

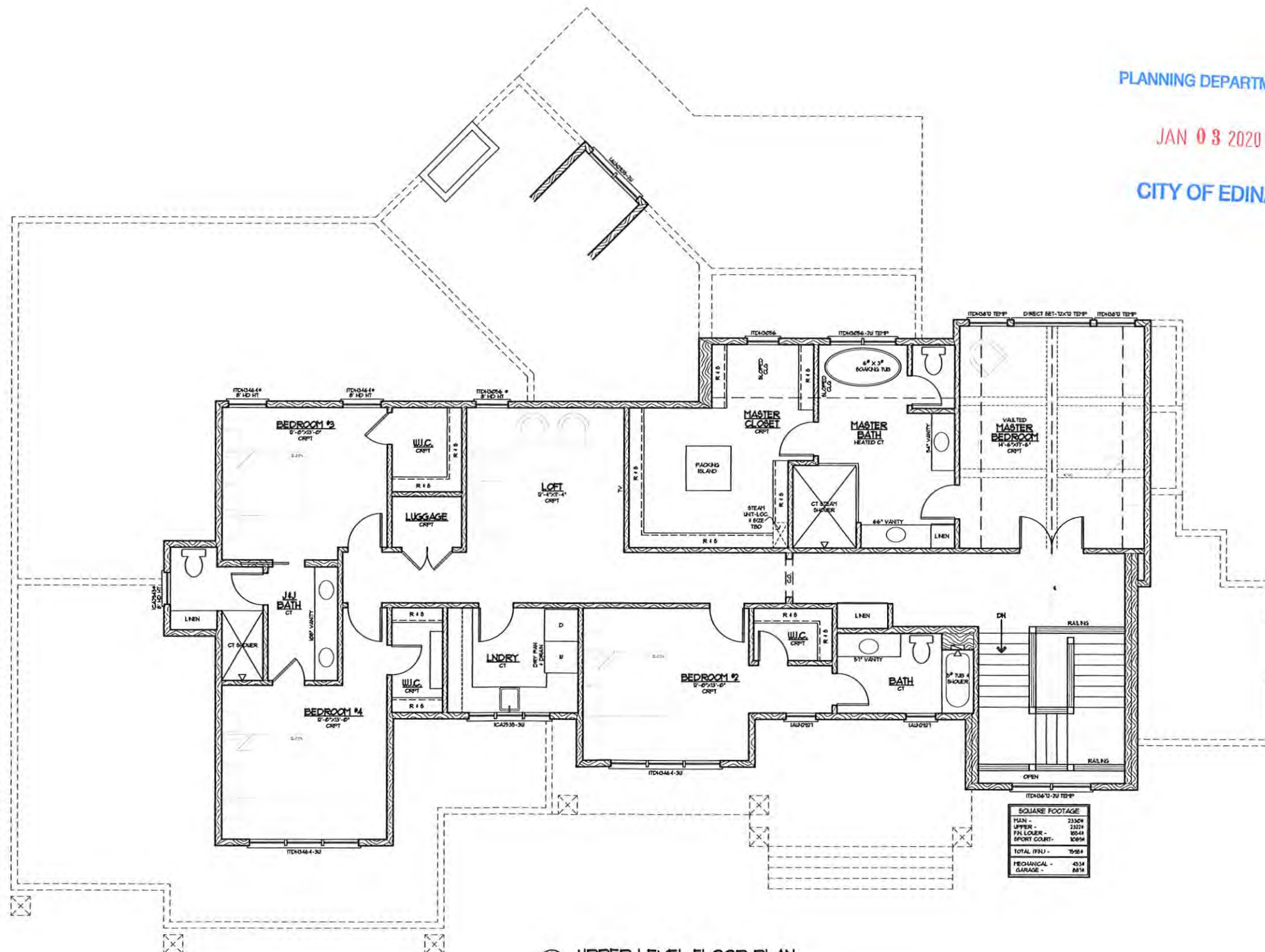
VARIANCE SET

BERGLUND RESIDENCE
4805 SUNNYSLOPE RD W
EDINA, MN 55424
CITY HOMES

PLANNING DEPARTMENT

JAN 03 2020

CITY OF EDINA



SQUARE FOOTAGE	
MAIN -	23304
UPPER -	23274
PAV LOUSE -	10541
SPORT COURT -	10094
TOTAL (PAV) -	79914
MECHANICAL -	4234
GARAGE -	8814

1
5 UPPER LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"



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ISSUE DATE:
25 NOVEMBER 2019
PREVIOUS ISSUE DATES:

DRAWING DESCRIPTION:
UPPER LEVEL FLOOR PLAN

VARIANCE SET

BERGLUND RESIDENCE
4805 SUNNYSLOPE RD W
EDINA, MN 55424
CITY HOMES

5
5 OF XX



PLANNING DEPARTMENT

JAN 24 2020

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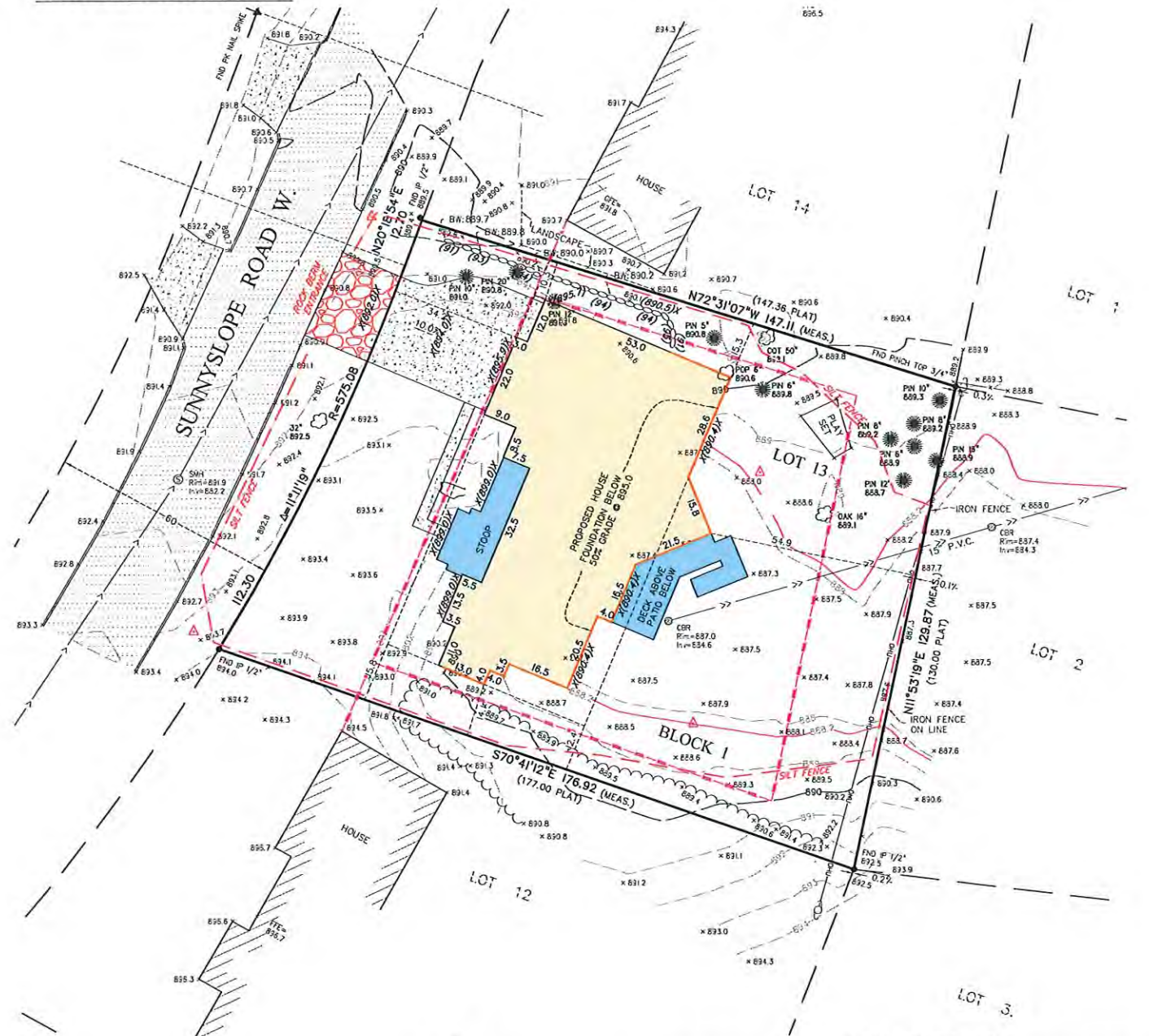
PLANNING DEPARTMENT

JAN 24 2020

CITY OF EDINA

EXISTING CONDITIONS

PROPOSED CONDITIONS



DESCRIPTION OF PROPERTY SURVEYED

Lot 13, Block 1, SUNNY SLOPE SECTION, COUNTRY CLUB DISTRICT, according to the recorded plat thereof, Hennepin County, Minnesota.

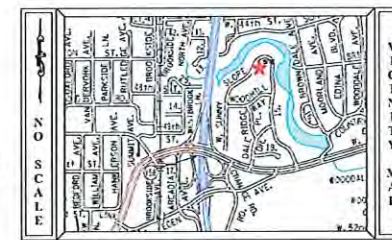
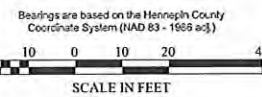
GENERAL SURVEY NOTES

- 1) Site Address: 4805 Sunny Slope Road West, Edina, MN 55424.
- 2) Flood Zone Information: This property appears to be in Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0361F, effective date of September 2, 2004. Please note that we have shown the division line between these zones herein by digitizing said Flood Insurance Rate Maps.
- 3) Parcel Area Information: Gross Area: 20,209 s.f. - 0.46 acres
- 4) Site Elevation: Elevations are based on Hennepin County Control Station Name: MEDIAN which has an elevation of 810.96 feet (NGVD29).
- 5) Zoning Information: The current Zoning for the subject property is R-1 (Low Density Single Family Residential District) per the City of Edina's zoning map dated April 2015. The setback, height, and floor space area restrictions for said zoning designation were obtained from City of Edina based on their web site on the date of 09-25-2019 and are as follows:
Principal Structure Setbacks - Front: Average front setback of the houses on either side
Side: 10-feet on lots 75-foot or greater in width. Lot width is defined as the horizontal distance between side lot lines as measured 50-feet back from the front lot line and increase every 50 feet and setback 1/2 foot for each foot average height exceeds 15-feet.
Rear: 25 feet
Coverage: 25 percent of lot area

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 concerning 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 651/454-0092.
- 7) Title Commitment: This survey was prepared without the benefit of a title commitment. There may be easements of record that encumber the subject property that are not shown herein.

Existing Elevations		Proposed Elevations		Flood Plain Volumes	
Garage Floor Elevation	= 895.5	Garage Floor Elevation	= 895.9	Flood Plain Filled (Removed)	= 58 cu yds
Garage Floor Elevation	= 892.9	First Floor Elevation	= 891.6	Flood Plain Cut (Created)	= 58 cu yds
Walkout Elevation	= 887.2	Basement Elevation	= 890.9		
Existing Coverage		Proposed Coverage		Basement Height Calculation	
Lot Area	= 20,209 S.F.	Lot Area	= 20,209 S.F.	50% Foundation Elevation	= 890.9 - 899.6 = 170.5 - 20.5 = 25 feet
House Area	= 2,789 S.F.	House Area	= 4,303 S.F.	Perimeter of Structure	= 329 feet
Deck Area	= 183 S.F.	Deck Area	= 326 S.F.	Linear Distance below 50%	= 165 feet
Total Hardscape	= 2,972 S.F.	Basement Area	= 121 S.F.	Percentage below 50%	= 165.329 = 20.13%
Coverage	= 12.23%	Total Hardscape	= 4,629 S.F.		
		Coverage	= 24.57%		



SURVEY LEGEND

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

FIELD CREW	NO.	BY	DATE	REVISION
CL, DR	1	EMW	11/19/2019	REVISED GRADE AROUND STOOP
DRAWN	2	EMW	12/17/2019	CITY COMMENTS
JJA	3	EMW	1/3/2020	SEPARATED SURVEY AND GRADING PLAN
CHECKED	4	EMW	1/7/2020	MOVED GARAGE RET WALL EAST
DBP	5	EMW	1/2/2020	BASEMENT HEIGHT CALCULATION
DATE	6	EMW	1/9/2020	BASEMENT HEIGHT CALC. REVISED
09/25/2019				

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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.
Signed this 25th day of September, 2019.
David B. Pemberton, PLS
pemberton@sathre.com
Minnesota License No. 40344

ENGINEERS SURVEYORS DESIGNERS PLANNERS

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

TWP:28-RGE-24-SEC.18
Hennepin County

EDINA, MINNESOTA

CERTIFICATE OF SURVEY

PREPARED FOR:
CITY HOMES, LLC

FILE NO.
14980-003

1

EXISTING CONDITIONS

PROPOSED CONDITIONS



DESCRIPTION OF PROPERTY SURVEYED

Lot 13, Block 1, SUNNY SLOPE SECTION, COUNTRY CLUB DISTRICT, according to the recorded plat thereof, Hennepin County, Minnesota.

GENERAL SURVEY NOTES

- 1) Site Address: 4405 Sunny Slope Road West, Edina, MN 55424.
- 2) Flood Zone Information: This property appears to be in Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0361E, effective date of September 2, 2001. Please note that we have shown the division line between these zones herein by digitizing said Flood Insurance Rate Maps.
- 3) Parcel Area Information: Gross Area: 20,209 s.f. ~ 0.46 acres
- 4) Site Elevation: Elevations are based on Hennepin County Control Station Name: MEDIAN which has an elevation of 880.96 feet (NOVD29).
- 5) Zoning Information: The current zoning for the subject property is R-1 (Low Density Single Family Residential District) per the City of Edina's zoning map dated April 2015. The setback, height, and floor space area restrictions for said zoning designation were obtained from City of Edina based on their website on the date of 09-25-2019 and are as follows:

Principal Structure Setbacks - Front: Average front setback of the houses on either side

Side: 10-foot on lots 75-feet or greater in width. Lot width is defined as the horizontal distance between side lot lines as measured 50-feet back from the front lot line and increase sideyard setback 1/2 foot for each foot average height exceeds 15-feet.

Rear: 25 feet
Coverage: 25 percent of lot area

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 subservient to 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.
- 7) Title Commitments: This survey was prepared without the benefit of a title commitment. There may be easements of record that encumber the subject property that are not shown herein.

Existing Elevations

First Floor Elevation = 895.5
Garage Floor Elevation = 892.9
Wallout Elevation = 887.2

Existing Coverage

Lot Area = 20,209 S.F.
House Area = 2,349 S.F.
Deck Area = 183 S.F.
Total Hardcover = 2,472 S.F.
Coverage = 12.23%

Proposed Elevations

Garage Floor Elevation = 895.9
First Floor Elevation = 891.6
Basement Elevation = 890.9

Proposed Coverage

Lot Area = 20,209 S.F.
House Area = 4,300 S.F.
Patio Area = 336 S.F.
Slope Area = 337 S.F.
Total Hardcover = 4,966 S.F.
Coverage = 24.57%

Flood Plain Volumes

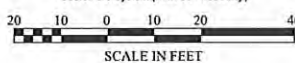
Flood Plain Filled (Removal) = 59 cu yds
Flood Plain Cut (Creation) = 58 cu yds

Basement Height Calculation

50% Foundation Elevation = 890.9 - 899.6 (790.5) = 25 feet
Perimeter of Structure = 329 feet
Linear Distance below 50% = 165 feet
Percentage below 50% = 165.329 = 50.49%



Bearings are based on the Hennepin County
Coordinate System (NAD 83 - 1985 ad)



SURVEY LEGEND

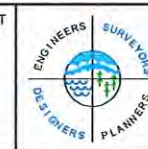
- CAST IRON MONUMENT
- IRON PIPE MONUMENT SET
- IRON PIPE MONUMENT FOUND
- DRILL HOLE FOUND
- CHEELED "X" MONUMENT SET
- CHEELED "X" MONUMENT FOUND
- REBAR MONUMENT FOUND
- PK NAIL MONUMENT SET
- PK NAIL MONUMENT FOUND
- PK NAIL W/ ALUMINUM DISC
- SURVEY CONTROL POINT
- A/C UNIT
- CABLE TV PEDESTAL
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC OUTLET
- UTILITY MANHOLE
- UTILITY PEDESTAL
- UTILITY VAULT
- WATERMAN MANHOLE
- WATER METER
- WATER SPIGOT
- FUEL TANK
- PROPANE TANK
- GAS METER
- GAS VALVE
- GAS MANHOLE
- GENERATOR
- POST INDICATOR VALVE
- HAND HOLE
- MAIL BOX
- PIEZOMETER
- POWER POLE
- GUY WIRE
- ROOF DRAIN
- LIFT STATION
- SANITARY MANHOLE
- CONCRETE
- STORM CLEANOUT
- STORM DRAIN
- CATCH BASIN
- EROSION SECTION
- TREE CONIFEROUS
- TREE DEODIOUS
- TREE CONIFEROUS REMOVED
- TREE DEODIOUS REMOVED
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY MANHOLE
- UTILITY PEDESTAL
- UTILITY VAULT
- WATERMAN MANHOLE
- WATER METER
- WATER SPIGOT
- FUEL TANK
- PROPANE TANK
- GAS METER
- GAS VALVE
- GAS MANHOLE
- GENERATOR
- POST INDICATOR VALVE
- HAND HOLE
- MAIL BOX
- WIDE WALKOUT ELEVATION
- FFE FIRST FLOOR ELEVATION
- GFE GARAGE FLOOR ELEVATION
- TOF TOP OF FOUNDATION ELEV.
- LOE LOWEST OPENING ELEV.
- CONCRETE
- BITUM/NOUS
- BUILDING SETBACK LINE
- CABLE TV
- CONCRETE CURB
- CONTOUR EXISTING
- CONTOUR PROPOSED
- GUARD RAIL
- DRAIN TILE
- ELECTRIC UNDERGROUND
- FENCE
- FIBER OPTIC UNDERGROUND
- GAS UNDERGROUND
- OVERHEAD UTILITY
- TREE LINE
- SANITARY SEWER
- STORM SEWER
- TELEPHONE UNDERGROUND
- RETAINING WALL
- UTILITY UNDERGROUND
- WATERMAN
- TRAFFIC SIGNAL
- RAILROAD TRACKS
- RAILROAD SIGNAL
- RAILROAD SWITCH
- SATELLITE DISH
- WETLAND BUFFER SIGN

FIELD CREW	NO.	BY	DATE	REVISION
CL, DR	1	EMV	11/19/2019	REVISED GRADE AROUND STOOP
DRAWN	2	EMV	12/17/2019	CITY COMMENTS
JJA	3	EMV	1/3/2020	SEPARATED SURVEY AND GRADING PLAN
CHECKED	4	EMV	1/7/2020	MOVED GARAGE RET WALL EAST
DBP	5	EMV	1/9/2020	BASEMENT HEIGHT CALCULATION
DATE	6	EMV	1/9/2020	BASEMENT HEIGHT CALC. REVISED
09/25/2019				

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Daniel L. Schmidt
Daniel L. Schmidt, P.E.
Date: 01-03-20 Lic. No. 26147



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

TWP:28-RGE.24-SEC.18
Hennepin County
EDINA, MINNESOTA

GRADING & EROSION CONTROL PLAN
PREPARED FOR:
CITY HOMES, LLC

FILE NO.
14980-003
1
1