



DATE: 1/3/2023
TO: Cary Teague – Planning Director
FROM: Zuleyka Marquez, PE – Graduate Engineer
RE: **4920 Sunnyslope Rd E - Variance Review**

The Engineering Department has reviewed the subject property for street and utility concerns, grading, stormwater, erosion and sediment control and for general adherence to the relevant ordinance sections.

This review was performed at the request of the Planning Department; a more detailed review will be performed at the time of building permit application. Plans reviewed included existing and proposed surveys.

Summary of Work

The applicant proposes to demolish the existing home and build a new home. The rebuild would reorient the front of the home from Sunnyslope Rd E to Hilltop La. The request is for a variance to main floor elevation.

Grading and Drainage

The existing site drains from Hilltop Lane towards Sunnyslope Rd E. A retaining wall around the rear of the existing house helped manage the upland flow directed towards the house by flattening the area adjacent to the home. The proposed plan maintains drainage towards Sunnyslope Rd E but does so by channelizing runoff along the side yards with swales.

Stormwater Mitigation

Stormwater was reviewed and is consistent with City of Edina Building Policy SP-003 standards. Drainage area maps are required for permit. A final grade as-built survey and inspection will be required to verify compliance with the approved stormwater plan.

Floodplain Development

The site is well above the local 1% annual chance floodplain. No issues with the lowest opening elevation.

Erosion and Sediment Control

An erosion and sediment control plan was reviewed and is consistent with City of Edina Building Policy SP-002.

Street and Driveway Entrance

The applicant proposes to relocate the existing curb cut from Sunnyslope Rd E to Hilltop La. A driveway entrance permit will be required. Bituminous curb will be required to along Sunnyslope Rd E to match existing. Sunnyslope Rd E and Hilltop La were reconstructed in 2005. Refer to standard plates 540 and 543 for patching requirements.

Public Utilities & Easements

Water and sanitary is served from Sunnyslope Rd E. Sanitary is also available on Hilltop La. A one-inch water service line from the curb stop to the dwelling is required per the City's policy SP-024.

Miscellaneous

A Minnehaha Creek Watershed District permit may be required, applicant will need to verify with the district.

ENGINEERING DEPARTMENT

7450 Metro Boulevard • Edina, Minnesota 55439
www.EdinaMN.gov • 952-826-0371 • Fax 952-826-0392



Water connection permit dated 1956. Structure built 1941. A well is likely located onsite. Thus, coordination with Minnesota Department of Health will be required.

Tiered retaining walls are proposed on the west side. Tiered retaining wall systems greater than 4-feet may require the applicant will be required to submit drawings, cross-section, and calculations prepared and signed by a Minnesota licensed professional engineer. To avoid this requirement, the applicant must demonstrate sufficient separation (2 times the height of the lower wall) between each wall to be considered independent (i.e. no surcharge from upper wall onto lower wall).

ENGINEERING DEPARTMENT

7450 Metro Boulevard • Edina, Minnesota 55439
www.EdinaMN.gov • 952-826-0371 • Fax 952-826-0392