



MEMORANDUM

TO: Minerva Hark, Planner

COPY: Kevin Hansen, Public Works Director
Ryan Smith, Building Official

FROM: Lauren Letsche, Engineering Technician / Stormwater Specialist
Kathy Young, Assistant City Engineer

SUBJECT: 3927 Hayes Street NE, Columbia Heights MN 55421 Conditional Use Permit Application Review.

DATE: May 10, 2021

Below are comments from the Engineering Department regarding the plans submitted for the conversion of a single family home to a duplex at 3927 Hayes St. NE

- There are inconsistencies between the architectural plan and the grading plan. Revise plans to reflect proposed construction.
- The driveway surface may not be crushed gravel. Acceptable surfacing materials include:
 - Asphalt
 - Concrete
 - Brick, concrete pavers, or similar materials, rated for use on driveways and parking lots, installed and maintained per industry standards.
- Stormwater runoff cannot pass onto adjacent property
- Install gutter along south side of addition and house and direct runoff to the street or construct retaining wall along south property line next to house and addition to direct run off to the street.
- Retain runoff in backyard of 3927 Hayes St. from rear and side of addition, driveway and garage.
- Condition of existing retaining wall needs to be evaluated.

Attachments: Reviewed Site & Grading Plan