

3.2.2018

File No. SP18-005 (151 E. Hoover Site Plan for Council Approval)
and Z17-015 (151 E. Hoover Rezoning from R4C to C2B)

Anne M. Warrow
Public Service Area – Engineering Review

Responses to comments dated February 16, 2018

1. Work within Hoover and Greene Streets will require coordination with proposed City infrastructure projects. During the 2019 construction season, the City plans to install a new 12-inch water main in Hoover Street and resurface the street. Greene Street is also scheduled to be resurfaced.
 - The site plans have been modified in the assumption that the proposed water for this project will connect to the 12" water main to be built by the City in Hoover Street. The plans will be coordinated with the water main project as the two projects progress.
2. Label the Civil Sheets (C01, etc.) and Landscape Sheets (LS01, etc.) with the corresponding Sheet Title Name from the Cover Sheet.
 - The Civil and landscape plans sheet titles are provided in the lower right corner of the sheet and match the sheet index on the cover sheet.
3. Sheet SP03 - Site Plan:
 - a. The aerial overlay and coloring make the Site Plan layout sheet more difficult to read. Aerials are provided on other sheets; please remove them from this sheet.
 - Sheet has been updated
 - b. Property/right-of-way lines shall be clearly called out and shown on this sheet.
 - Sheet has been reviewed and updated
 - c. Remove the reference to the architectural scale in the lower right-hand corner.
 - Sheet has been updated and scale removed
 - d. Sidewalks and ramps constructed in the public right-of-way shall meet all requirements and guidelines as set forth in the ADA Standards for Accessible Design. Receiving ramps associated with proposed ramp replacements must also meet ADA requirements. Note that many of the details concerning grades will need to be determined during the site plan stage in order to gain grading plan approval.
 - Grading has been review for compliance at corners and accessible design.
 - e. Replacement of drive approaches, sidewalk and curb shall be clearly noted on the site plan.
 - See updated sheet SP03
 - f. Remove references to "Accessible Curb".
 - Removed. See updated sheet SP03

- g. City Code Chapter 47, Section 4:20 states the following provisions for drive approaches: (4)(c): Driveways for uses other than single and two family uses shall have a driveway opening width that is a minimum of twenty-four feet and a maximum of thirty feet as measured at the right-of-way. Driveways openings intended for one-way drives shall be clearly noted on the plans and have openings with a minimum width of fifteen feet and a maximum width of twenty feet.

The proposed drive approaches along Greene Street do not meet these requirements.

- See updated sheet SP03
- h. Planter boxes, brick work and concrete shall be removed from the extension of the public rights-of-way and grass planted in these areas around the trees.
- Turf grass is proposed in the right-of-way between the curb and road and around the street trees. The only exception will be the area outside of the proposed retail use at the corner of Greene Street and Hoover Avenue, which we anticipate will see a large amount of pedestrian traffic. This area is proposed as concrete to aide in accessibility to the building and adjacent crosswalks, as well as to prevent trampling of any grass/plantings.
- i. Elements of the “Corner Seating Area” and “Corner Pocket Park” shall be located entirely on private property and outside of the public right-of-way.
- Elements have been relocated or removed. See updated sheet SP03
- j. Remove references to on street parking, which are not a site plan requirement.
- Street parking references have been removed. See updated sheet SP03

4. Sheet C03 – Demolition Plan:

- a. All utility services leads serving the existing structures to be demolished must be permanently killed at the respective utility main. If a lead is proposed to be re-used within twelve months of demolition, it may be temporarily killed at the property line.
- Existing utility leads have been noted and depicted on the demolition plan to be terminated at the main.
- b. The removal of drive approaches, curbs and other elements in the right-of-way shall correspond with what is proposed to be replaced on the site plan layout sheet.
- Sheet SP03 has been updated
- c. Removal and replacement of regulatory signs shall be coordinated with the City’s Public Works department at the developer’s expense.
- Sign removal and replacement has been noted on sheet C03 to be coordinated with the City’s Public Works Department (note 7).
- d. The proposed streetlight to be removed is owned by DTE. Clarify if this is a proposed temporary removal, permanent removal, and/or permanent relocation.
- The light pole in question is solar and wind powered and was installed by a previous tenant. It does not have a DTE tag on it. To the best of our knowledge, this pole is privately owned. The plans still call for the removal of this pole.

5. Sheet C07: Detailed grading plans for public sidewalk will be reviewed at the construction plan stage.

- **Noted.**

6. Sheet C08 - Utility Sheet:

- a. Per Division II of the Public Services Standard Specifications, high-density developments require 12-inch water mains. In addition, all hydrant leads shall be 8-inch minimum. The existing water mains within Brown and Greene Streets are 6-inch water mains. Twelve-inch water mains are required in Brown and Greene Streets from Hoover Street to E. Davis Street to support this development and its rezoning.

- **The existing 6" water main in Greene Street has been shown to be removed and replaced with a 12" water main from the proposed water main to be installed by others in Hoover Street, to the tee in the intersection of Davis and Greene. The existing hydrant at the corner of Davis and Greene has been shown to be replaced with an 8" hydrant lead and the proposed hydrant lead near the corner of Hoover and Greene has been increased to 8". It is assumed that the existing hydrant on the corner of Brown and Hoover will be increased to 8" as part of the City's Hoover water main extension. Adequate coverage will be provided by these three hydrants so the hydrant that was proposed at the corner of Brown and Davis has been removed from the plans.**

- b. Chapter 28 of the City Code states "a separate and independent building sewer shall be provided for every building." A building is defined as:

"Either (a) the occupiable portion of any structure isolated from other portions by means of a firewall, or (b) when referring to a multiple dwelling unit structure: a single roofed structure supported through exterior walls, to a single integrated, tied, common foundation, except when separated by a firewall, or (c) when referring to a single dwelling unit: a structure located upon a separate lot where all the habitable interior floor space may be accessed without going outside."

Please confirm with a note on the plans whether any firewalls exist or will be constructed. Firewall locations, if any, must also be indicated on the plans.

- **6b-The stand alone townhouse has been removed from the plans and there are no firewalls proposed within the building. A note has been added to sheet C08 that there are no fire walls proposed. It is believed that the proposed building therefore meets the City's definition of a single structure.**

- c. Sanitary sewer flow calculations shall be provided for all proposed building uses, such as the proposed retail or amenity space. The flow rates adopted in Table A of the Guidelines for Completion of Footing Drain Disconnections shall be used in completing these calculations. The underground parking deck shall be added to the sanitary sewer flow calculations at a rate of 27 GPD per space up to 125 spaces. Provide mitigation calculations in terms of gallons per minute (GPM) and remove references to REU and footing drain disconnections.

- Sanitary mitigation calculations are provided on sheet C08. The underground does not have a sanitary demand of its own and the only possible discharge is from runoff from vehicles to the floor drains. In a subsequent conversation with the review engineer it was understood that these drains are not required by code to be connected to the sanitary sewer. The developer would therefore prefer to connect the parking structure drains to the storm sewer system. Water quality units will treat the water for sediment, debris and oils prior to entering the underground retention/detention basin. Since there is then no planned sanitary discharge associated with the underground detention, the underground parking has not been added to the sanitary mitigation calculations.
- d. The proposed pool backwash shall be pre-treated on-site and discharged to storm.
- A note has been added to C08 that the pool backwash will be treated on-site prior to discharging to the storm sewer.
- e. Impacts to the sanitary sewer system are being modeled. Further information will be forthcoming.
- Noted.
- f. The fire service tap and the supporting fire hydrant tap shall be separated by a main line valve.
- A gate valve and well has been provided on the water main between the fire service lead and the hydrant that supports the FDC.
- g. Indicate with a note on the plans if booster pumps will be used for the building's water service leads.
- A note has been provided on sheet C08 that booster pumps are not proposed for this development.

Thank you,

JEREMIAH DIAMOND
ASSOCIATE

MYEFSKI ARCHITECTS, INC.
400 NORTH MICHIGAN AVENUE
SUITE 400
CHICAGO, IL 60611
P: 312.763.2400
C: 312.953.7228