

3.30.2018

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, P.E., Project Manager,  
Public Services Area – Engineering Review

Response to comment dated March 12, 2018.

1. Sheet SP03 - Site Plan: The limits of the curb and gutter replacement shall be clearly noted on the site plan.

- [See updated sheet](#)

2. Sheet C03 – Demolition Plan:

a. The removal of curb and gutters in the right-of-way shall correspond with what is proposed to be replaced on the site plan layout sheet.

- [The curb shown to be removed on the layout plan coincides with replacement curb shown on the layout.](#)

b. The pole proposed to be removed should be designated as privately owned and noted on the plans as a permanent removal.

- [The light pole has been noted to be privately owned and to be permanently removed.](#)

3. Sheet C08 - Utility Sheet:

a. Work within Hoover Avenue and Greene Street 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 Avenue and resurface the street. Greene Street is also scheduled to be resurfaced.

If the City's Hoover Street water main project were delayed, then this project would need to extend a 12-inch water main in Hoover Avenue from S. State Street to the property's west property line, or in Greene Street from Hill Street to Hoover Avenue and along the property's Hoover Avenue frontage in order to support this development.

- [Greene Street and their taps off of the new Greene Street main in advance of the City's Hoover Street watermain replacement project if the City's plans have not progressed to construction by the time the developer begins construction. It is further understood that the developer may obtain building permits once the Greene Street main is in place but that a certificate of occupancy will not be granted until the Hoover Street watermain replacement is completed and the Greene Street watermain is connected to the new main in Hoover.](#)

b. Detailed review of the proposed new 12-inch water main in Greene Street will occur during the construction plan review. Note that water service to existing buildings shall be maintained during construction of the new water main.

- **Noted.** A note has been added that the water service to existing buildings must be maintained during construction of the new water main.

c. Sanitary sewer flow calculations shall be provided for all proposed building uses, such as the lobby, proposed retail or amenity space. The flow rates adopted in

- The lobby area has been added to the sanitary flow calculations. The specific table A uses referenced for the retail/amenity space has been noted in the calculations.

d. The underground parking structures floor drains cannot be connected to the storm sewer and must be connected to the sanitary sewer. Therefore, the underground parking structure shall be added to the sanitary sewer flow calculations at a rate of 27 GPD per space, up to 125 spaces.

- 125 underground parking spaces have been included in the flow calculations at the prescribed rate of 27 GPD per space.

e. Provide sanitary mitigation calculations in terms of gallons per minute (GPM) and remove references to REU and footing drain disconnections.

- The flow calculations include estimated flows in gallons per minute (GPM) the REU and footing drain disconnect references have been removed.

f. Impacts to the sanitary sewer system are being modeled. Further information will be forthcoming.

- **Noted.**

Thank you,

JEREMIAH DIAMOND  
ASSOCIATE  
MYEFSKI ARCHITECTS, INC.