



M I D W E S T E R N
C O N S U L T I N G



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Land Development • Land Surveying • Municipal • Wireless Communications • Institutional • Transportation • Landfill Services

October 19, 2017

City of Ann Arbor Planning and Development Services Unit
100 N. Fifth Avenue
Ann Arbor, MI 48107

Attn: Ms. Alexis DiLeo
Mr. Brett Lenart

Re: 1140 Broadway
Site Plan – SP17-009
Midwestern File No.: 16196A

Dear Ms. DiLeo, and Mr. Lenart:

Midwestern Consulting has previously submitted site plans for review for the 1140 Broadway Project, and has received comments from various City and County departments. Our client has also had the opportunity to meet with you and other City staff members to review various project elements. We have revised the plans to incorporate the requested changes and/or provided summary offering the following responses to the comments providing a description of changes made to the site plan set as submitted with this letter.

Public Services Area – Engineering Review – Ms. Nichole Woodward – September 18, 2017

1. A “Staging Plan” is referenced within the plans. A “Staging Plan” is not to be confused with a “Phasing Plan.” If the intent is to construct this development in phases, a Phasing Plan must be shown on the site plan. If phasing is proposed, each phase must be able to independently stand alone, including landscaping, parking, utilities, etc.

This development will be completed starting first with the Buildings A (refer to with your multiple building nomenclature), then Building B, and concluding with Building C.

2. Sheet 03 – Boundary Survey: The following comments pertain to the overall parcel legal description and sketch:
 - a. Remove the incorrect bearings from the legal description sketch. It is noted that incorrect bearings still appear along the northwest corner, easterly property lines and the southerly property line. If any of the incorrect bearings were recorded, they may appear, but should be labeled as recorded or (R).

We continue to modify and revise the boundary survey and information to best represent the boundaries per the title policy and the overall description of the project.

- b. The bearings and distances not included within the legal description along the northwesterly line of Ross Maiden Lane Apartments shall be removed from the sketch or labeled as recorded if they were previously recorded.

This has been modified/ revised on the current plan set.

3. Sheet 07 - Site Layout Plan:

- a. Remove all proposed changes within the Broadway Street right-of-way that are not a part of the access to the site, such as drive approaches and sidewalk. Changes to the Broadway Street right-of-way, such as the “cul-de-sac” at the southwest end, and other landscape and architectural features, may be considered under a license agreement with the city, but are not to be shown on the site plan.

Off-site improvements are to be defined as a part of the license agreement with the City. This will be for the paved, hard surface, and landscape elements within the public right-of-way.

- b. Relocate the bike hoops currently within the Broadway right-of-way near Maiden Lane onto private property adjacent to proposed sidewalk located within the site.

The bike parking being proposed within the right-of-way will be part of the license agreement for the landscape elements within the public right-of-way.

4. Sheet 10 – Site Utility Plan:

- a. Clearly show, label and dimension existing and proposed easements. Note that water main easements are forty feet in width, including twenty feet around all sides of a fire hydrant, and shall be rectangular in shape. This is not met for the on-site hydrant lead off of Maiden Lane.

We have added dimensions to this hydrant and lead, noting that there is 20 feet around the hydrant.

- b. We note that the Fire Department Connection (FDC) support fire hydrant for Building C is an existing fire hydrant connected to 6” water main. The Fire Department will need to perform a flow test to determine the acceptability of this hydrant. If the hydrant does not produce acceptable flows, a new hydrant taken from a larger main will be required. In addition, this existing fire hydrant is located too far behind the curb for the fire department to properly access. The hydrant will need to be located between four and ten feet from the face of curb to be accessible to this development.

A fire flow test of the hydrant was conducted and results provided by the City of Ann Arbor fire department. The hydrant has been relocated to be within 4 and 10 feet from the face of curb.

- c. There appears to be a proposed easement shown along the easterly property line adjacent to the

Ross Maiden Lane Apartments, dimensioned as 35' wide, which turns approximately 90 degrees westerly, extending into the site from Ross Maiden Lane Apartments, labeled as 60' wide. Add a label indicating the purpose of the easement.

This is an existing storm sewer easement, Liber 628, page 226.

- d. It appears that a fire hydrant and main line valve have been added near the Maiden Lane entrance to the site. These items shall be labeled on this sheet.

We have added labels to this hydrant and valve.

Urban Forest, and Natural Resources Review – Ms. Kerry Gray – September 18, 2017

Landscape

Sheet LA-01. Street Tree Species. Please note on the plans that the Quercus robur (English oak) proposed to be planted as a street tree must not be a columnar (fastigiata) variety.

This has been noted on the plans.

Additional Site Plan Revisions - Submitted to Planning Commission

- 1. Building Height Label – We have revised the building height labels to be correct.*
- 2. Building Grading – We have revised the grading at Building A to provide for horizontal separation from the base flood elevation.*
- 3. Building C – Floor Plan has been modified per input received during the City Council review of the project. This edit also required edits to the site data adjusting floor areas.*

Should you or any of the City Staff have further concerns or have further questions, please feel free to contact me by phone at 734.389.5303 or email at tjc@midwesternconsulting.com. We look forward to your feedback.

Sincerely,
MIDWESTERN CONSULTING



Thomas J. Covert
Senior Associate / Senior Project Manager