



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

November 29, 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 Ms. Woodward:

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.

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, Sheet 07. If phasing is proposed, each phase must be able to independently stand alone, including landscaping, parking, utilities, etc.

As discussed with staff, the project will be constructed in phases, concurrent and/or successive. Certificates of Occupancy will be sought as each building and its associated site infrastructure are completed.

2. Sheet 03 – Boundary Survey: The following comments pertain to the overall parcel legal description and sketch: 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).

Our survey team is working to connect with the City to conversationally review and has been updated.

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 the 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 should not to be shown on the site plan set. Any such changes shall be submitted separately with a License Agreement application. At a minimum, if these conceptual changes are shown, they must be clouded with a note that these changes will reviewed under a separate submission.

A revision cloud has been placed around items pertaining to a potential License Agreement with the city. A note has been added to the Site Layout Plan stating this.

- 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.

A revision cloud has been placed around items pertaining to a potential License Agreement with the city.

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 adjacent to Building A.

We have revised the easement to be more rectangular shaped.

- 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 acceptability of this hydrant will be determined during the construction plan stage once calculations have been submitted for fire suppression. We note that a new hydrant taken from a larger main may 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. It is noted that the line work associated with the existing fire hydrant now appears as proposed line work, however, there are no labels indicating whether or not a replacement fire hydrant is now proposed.

This has been amended and is reflected in the current resubmittal.

- c. The proposed fire hydrant lead located along Broadway Street adjacent to Traver Creek is currently proposed to be less than 10 feet from an existing sanitary sewer and an existing storm sewer. A minimum horizontal clearance of 10’ for sanitary & storm sewers shall be maintained.

This has been amended and is reflected in the current resubmittal.

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

A handwritten signature in blue ink that reads "Thomas J. Covert". The signature is stylized and includes a long horizontal line extending to the right.

Thomas J. Covert

Senior Associate / Senior Project Manager