

MEMORANDUM

DATE: March 10, 2017

TO: Alexis DiLeo
Planning and Development Services

FROM: Nichole Woodward, Project Manager *NW*
Public Services Area – Engineering Review
nxwoodward@a2gov.org, 734 794-6410 ext. 43909

RE: 1140 Broadway
File No. SP17-009 and Z17-003
Review # 1 of plans dated February 27, 2017

Based on our review, this petition **should not** be scheduled for Planning Commission action until the items noted have been addressed:

1. Sheet 03 – Boundary Survey:
 - a. A legal description representing the combined parcels shall be provided and a new legal description shall be provided.
 - b. Include the benchmark descriptions on this sheet.
 - c. The public street rights-of-way shall be labeled with the street names and widths.
2. Sheet 04 – Topographic Survey: Clearly show and label the existing sanitary sewer easements along the northeast property line of the parcel.
3. Sheet 05 – Site Demolition Plan:
 - a. Legal descriptions of public utility easements labeled on this sheet to be vacated shall be submitted for review and approved prior to approval of construction plans.
 - b. Legal descriptions for easements labeled on this sheet to be modified shall be submitted for review and approved prior to approval of construction plans.
4. Sheet 06 - Site Layout Plan:
 - a. A “Project Staging Plan” is shown. Clarify if this project will be phased.
 - b. If a temporary earth retention system, which may include tie-backs, H-piles, lagging, etc., will be placed within the public right-of-way for construction purposes, a temporary license agreement will be needed. If the building’s footings are proposed to be located within the right-of-way, the horizontal and vertical locations shall be clearly identified on the plans and a permanent licensing agreement may be required.

- c. Relocate bike racks/hoops onto private property and out of the public right-of-way. Four hoops are shown proposed at the southwest end of Broadway Street.
- d. Sidewalks constructed in the public right-of-way shall meet all requirements and guidelines as set forth in the ADA Standards for Accessible Design. Detailed construction plans for new sidewalk, including both longitudinal and transverse grades, and specifically information concerning ramps, must be submitted to Project Management for review and approval at the construction plan stage.

Please note that many of the details concerning grades will need to be worked out during the site plan stage in order to gain grading plan approval.

- e. Additional right-of-way along Maiden Lane at Broadway Street is requested to accommodate sidewalks, signage, etc.
- f. Label and dimension proposed easements.
- g. All drive approaches shall be fully dimensioned, including driveway opening width (as measured at the right-of-way and from face-of-curb) and curb cut width. Note that drive approaches shall be constructed with a Type M opening and sidewalks shall continue through the approach.
- h. As the project proposes the reconstruction of an existing street, it is noted that public street shall be designed in accordance with the City's Green Streets Policy.
- i. Proposed changes within Broadway Street are under review by the Traffic Engineer. Once an agreed upon layout is confirmed, along with any necessary traffic mitigation measures along this and/or other streets, further comments will be provided.
- j. Clarify the purposed of the proposed wall at the south end of Broadway Street.
- k. Clarify the purposed of the "cul-de-sac" at the end of Broadway Street.
- l. The proposed streetlights along Broadway Street are under review.

5. Sheet 09 – 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. This does not appear to be met for the hydrant off of Maiden Lane. Sanitary and storm easement widths are twice the depth plus ten feet, with the utility main offset five feet from the center.
- b. Sanitary Leads:
 - i. City Code requires the sanitary sewer lead to be one size smaller than the main to which it connects. The proposed lead in Broadway Street to Building A may have a maximum size of 6". This proposed sanitary connection may only be made at the existing manhole with the approval of Public Works, and if the existing sanitary manhole is in good condition.

- ii. The proposed 10" sanitary lead to the 30" sanitary sewer for Building A proposes a drop connection. Note that this proposed sanitary connection may only be made at the existing manhole with the approval of Public Works, and if the existing sanitary manhole is in good condition. Additionally, all drop connection must be exterior.
 - iii. Note the proposed method of connection for the sanitary lead serving Building B.
 - iv. City Code requires the sanitary sewer lead to be one size smaller than the main to which it connects. The proposed lead in Broadway Street to Building C may have a maximum size of 6". Additionally, this service lead connection shall made via a new manhole or cut in wye fitting. Clarify the proposed method of connection on the plans.
 - v. Building C appears to show an additional sanitary lead connection to the sanitary sewer in Maiden Lane. If this lead is shown in error, remove it. If a lead is intended to connect to the sanitary sewer in Maiden Lane, label it with size and proposed method of connection.
- c. Proposed sanitary sewer flow mitigation calculations shall be revised to include the proposed swimming pool.
- d. Remove the Footing Drain Disconnect Summary from the Sanitary Sewer Mitigation calculations. Mitigation requirements are referenced in terms of gallons per minute.
- e. It appears there is a proposed private storm main east of Building A. This proposed storm main shall be placed a minimum width from the sanitary sewer main such that it will not be undermined in the event excavation of the sanitary sewer is required.
- f. City records do not show a storm pipe south of r-26. Label this pipe with size and type.
- g. Clarify the location of the 3" g dead in Maiden Lane, as it appears to be shown along the same line as the 6" water main.
- h. It appears that the 12" water main along Broadway Street is labeled as "4" g dead".
- i. The water leads for Building A shall connect to the 12" water main in Broadway Street.
- j. Valves will be required on the long hydrant lead off of Maiden Lane and to the east of that tee for hydrant separation.
- k. Dimension and label the proposed water main easement for the water main located near the northwest corner of the site.
- l. Label the use of each water service lead as DOMESTIC or FIRE.

- m. Show and label Fire Department Connection locations on each building.
 - n. A supporting fire hydrant shall be located within 100' of a Fire Department Connection. The fire service tap and the supporting fire hydrant tap shall be separated by a main line valve.
 - o. Indicate with a note on the plans if booster pumps will be used for the buildings water service leads.
- 6. Sheet 15 – Site Details: The asphalt mixes identified within the 3.5" Asphalt Pavement detail is not acceptable for use within the public right-of-ways. Clarify that this will be used on the private property.
 - 7. Sheet 16: Photometric Plan: Include Maiden Lane on this plan.
 - 8. Sheet LA-01 – Landscape Plan: Fire hydrants shall be located a minimum of 15' from permanent structures and other objects such as trees. It is noted that three proposed fire hydrant locations are less than 15' from proposed tree locations.

The following items have been acknowledged by the petitioner and/or require no further action at this time:

- 1. We have no comment on the Zoning petition.
- 2. A City of Ann Arbor Geodetic Reference System (AAGRS) Coordinate Transformation Worksheet has been submitted for review and is approved. Once the site plan is approved, the applicable CAD layer information must be submitted in compliance with notes 1 – 4 on the CAD Layer Legend for Digital Data Submission sheet.
- 3. Title IV, Chapter 47, Section 4:13 of the City Code prohibits excavations "in or under a paved street...within a period of 3 years after the completion of any paving or resurfacing thereof." In addition, Division I, Section 1H. *Work in the Right-of-Way* of the Public Services Department Standard Specifications extends the moratorium for arterial streets, such as Maiden Lane, to 10 years. As this portion of Maiden Lane was recently resurfaced, the street cut moratorium is still in effect until 2020. In addition, Broadway Street was recently resurfaced, and the street cut moratorium is still in effect until 2021. Proposed street cuts into a moratorium street may involve special restoration methods.
- 4. The City undertook a Water and Wastewater Capital Cost Recovery Study, which examined the charges associated with connecting to public water and sanitary sewer mains. The study has been completed, and a new fee schedule has been implemented.
- 5. Water service metering shall occur at the point the service leads enter the building.
- 6. As the project proposes a new domestic or fire service connection, the applicant must submit a backflow prevention and metering arrangement drawing for the City to review and approve prior to the start of construction. Approval of site or construction plans by the City does not relieve the applicant of complying with City standards on backflow

prevention and metering. It is the responsibility of the applicant to submit appropriate plans to the City for review when available, and no later than the start of construction.

7. Petitioner has confirmed as noted on the plans that no firewalls will be constructed.
8. Construction level details shall be reviewed at the construction plan stage, such as:
 - a. Valving
 - b. Stationing.
 - c. Specific horizontal and vertical location of proposed utilities.
 - d. Final utility main sizing.
 - e. Sidewalk elevations and grades.
 - f. Drive approach elevations and grades.
 - g. Public street elevations and grades.
 - h. Streetlighting.

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- C: Cresson S. Sloten, P.E., Systems Planning Manager (via Email)
Private Development Team (via Email)
Traffic Team (via Email)
Ellen Taylor, Assistant Fire Chief (via Email)
Warreka Farrackand, Fire Marshal (via Email)