

MEMORANDUM

DATE: June 8, 2017

TO: Alexis DiLeo
Planning and Development Services

FROM: Nichole Woodward, Project Manager ^{NW}
Public Services Area – Engineering Review
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RE: 1140 Broadway
File No. SP17-009 and Z17-003
Review # 3 of plans dated May 24, 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: The following comments pertain to the overall parcel legal description and sketch:
 - a. Several bearing directions are off 180 degrees in the overall parcel description and parcel boundary drawing.
 - b. All bearings and distances in the overall description shall appear on the parcel boundary drawing.
2. Sheet 04 – Easement Plan:
 - a. Indicate within the descriptions for the existing easements which easements will be modified, and how.
 - b. Indicate within the descriptions for the existing easements which easements will be abandoned.
3. Sheet 07 - Site Layout Plan:
 - a. Proposed additional right-of-way along Maiden Lane at Broadway Street shall be dimensioned in addition to being clearly shown and labeled on this sheet and on Sheets 04 and 05.
 - b. The proposed easement line work for the proposed water main/fire hydrant located at the northwest corner of the site shall match the line work for the water main easement into the site off Maiden Lane.
 - c. Note the addresses of the adjacent parcels on the plan.
 - d. The driveway opening width at the Nielsen Court drive approach shall be dimensioned as measured at the right-of-way line.

- e. Drive approaches along the Broadway Street that will be impacted by the construction shall be fully dimensioned, including driveway opening width, turning radii and curb cut opening width. Drive approaches shall be designed to meet the requirements of Chapter 47, Section 4:20 where possible.
 - f. Regarding Broadway Construction Note 1: It is noted that the proposed changes to the geometry of the roadway along Broadway Street cannot be affected through milling alone as the petitioner proposes to move the centerline of Broadway Street.
 - g. 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 may be provided.
 - h. The petitioner indicated in their response letter that one purpose of the proposed “cul-de-sac” at the southwest end of Broadway Street is to serve as a “landscape architectural component. The City does not consider pavement to be a landscape architectural feature. Provide more detailed information, including labeling all proposed landscape architectural components for review and consideration.
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. This does not appear to be met for the on-site hydrant lead 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. Modified sewer easements shall be shown as proposed easements.
 - b. Fire hydrants shall be located between four and ten feet from the face of curb. Hydrant locations will be reviewed in detail at the construction plan stage.
 - c. Place the FDC labels in boxes as has been done for all other utility notes on this sheet.
 - d. Proposed sanitary sewer connections may only be made at existing manholes with the approval of Public Works, and if the existing sanitary manholes are in good condition.
 - e. The westerly sanitary sewer lead for Building C is noted to connect to an existing manhole, however, City records do not show an existing manhole at this location.
 - f. Note that the Capital Cost Recovery Charges are the same if the connections to water main are made via a figure-4 or as separate connections. If a figure 4 configuration is used, the maximum distance between the two leads is 4-feet.
 - g. The proposed water main easement for the water main located near the northwest corner of the site no longer appears to be on this sheet, but the dimension for the width is visible. Utilize the same line type for this easement as is used for the hydrant lead easement off Maiden Lane.

- h. A 40' dimension is shown near the northeast corner of the site. Identify what is being dimensioned with a label.
5. Sheet 13 – Green Streets:
 - a. It is noted that the proposed outlet structure is located in the middle of the roundabout travel lane. Clarify the reason this structure cannot be located outside the pavement.
 - b. Existing storm pipes shall be shown on this sheet. Indicate how the proposed swirl concentrator and outlet structure will connect to the existing storm sewer.
 - c. It is noted that the provided description of the outlet structure included within the Detention Outlet Calculations describes a perforated manhole surrounded by a stone filter rather than a precast manhole with a perforated weir wall, as shown in the Precast Outlet Control Structure Overflow detail on this sheet. Revise the description to remove reference to detention ponds and to accurately reflect the type of outlet structure proposed for this project.
 - d. The swirl chamber and outlet control structure must be routinely cleaned with a vactor truck. Currently both structures are located under the overhead power and communication lines. The arrangement of these structures/utility lines shall be changed to provide unobstructed access.
6. Sheet 16: Photometric Plan:
 - a. Proposed streetlight spacing along Broadway Street shall be placed a minimum of 90' apart. It is noted that streetlights are currently shown too close together.
 - b. The City of Ann Arbor approved fixture for public right-of-way lighting in this area is the Lumecon "Ring of Fire."
7. Sheet LA-01 – Landscape Plan: A north arrow is required to be shown on each plan view sheet at a large enough scale.

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

1. We have no comments 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 agrees to enter into a License Agreement with the petitioner to place amenities such as landscape walls, signage, bike hoops and benches within the public right-of-way of Broadway Street. An application for the License Agreement shall be submitted prior to the issuance of the Grading Permit.
5. 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.
6. Water service metering shall occur at the point the service leads enter the building.
7. As the project proposes new domestic and fire service connections, 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.
8. Petitioner has confirmed as noted on the plans that no firewalls will be constructed.
9. Petitioner has confirmed as noted on the plans that booster pumps will be used for the buildings water service leads.
10. Legal descriptions of public utility easements to be vacated and/or modified shall be submitted for review and approved prior to approval of construction plans.
11. 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.
12. The mitigation calculations for the increase in sanitary sewer flow have been reviewed and are approved. Flow equivalent to 429 GPM, will need to be removed from the sanitary sewer system in order to mitigate new flow from this proposed development. Alternately, a payment may be made in lieu of performing actual flow removal.
13. It is noted that the mitigation required for the proposed retail space will be re-evaluated as each space requests a Certificate of Occupancy.

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C: Cresson S. Slotten, P.E., Systems Planning Manager (via Email)
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