

MEMORANDUM

DATE: August 18, 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 # 4 of plans dated August 11, 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. Remove the incorrect bearings from the legal description sketch.
 - b. Bearing distances near the northwest corner of the site differ on the sketch from the distances stated in the legal description. Revise the sketch and/or the legal description to correct the discrepancies.
 - c. It is noted that the distances along the northwesterly line of Ross Maiden Lane Apartments are combined within the legal description, but are separated on the sketch. The sketch or the description shall be revised to remove this discrepancy. In addition, the next bearing is incorrectly states as running south and west in the description, this bearing runs south and east.
 - d. Bearing directions are 180 degrees off for the last two bearings in the legal description. Revise the legal description.

2. Sheet 07 - Site Layout Plan:
 - a. 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. It is noted that three of the four driveways northwest of the proposed traffic circle are not fully dimensioned.
 - b. Proposed changes within Broadway Street are under review by the Traffic Engineer, further comments may be forthcoming.
 - c. 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 on this sheet, including labeling all proposed landscape architectural components and providing renderings of the proposed features for review and consideration.

- d. It appears there is sufficient space available to move the bike hoops within the Broadway right-of-way near Maiden Lane onto private property adjacent to proposed sidewalk located within the site.
3. 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 is not 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.
 - c. 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. In addition, please note that service valves for figure-4 connections shall be located within public easements or public right-of-way.
 - d. There appears to be a proposed easement shown along the easterly property line adjacent to the Ross Maiden Lane Apartments. However, there is no label and no dimension.
 4. Sheet 16: Photometric Plan:
 - a. It is noted that no proposed street lights within public right-of-ways are shown on this sheet. However, Sheet 07 shows proposed lighting within the Broadway Street right-of-way. Revise whichever sheet is incorrect. If Sheet 07 is correct, please note that the City of Ann Arbor approved fixture for public right-of-way lighting in this area is the Lumecon “Ring of Fire.”

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, and for right-of-way dedication 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.
 - i. Proposed sanitary sewer connections at existing manholes. Public Works must approve all connections to existing sanitary manholes, and may require that a manhole be replaced.
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.

AH:nw (S:\Engineering\Private Development\Comments\1140 Broadway\1140 Broadway SP 4.docx)

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