

M E M O R A N D U M

DATE: September 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 # 5 of plans dated September 8, 2017

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

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.
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).
 - 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.
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.
 - 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.
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.

- 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.

- 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.
- 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.

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 may enter into a License Agreement with the petitioner to place amenities such as landscape walls, signage, benches, etc., within the public right-of-way of Broadway Street.
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 noted on the plans that no firewalls will be constructed.
9. Petitioner intends that booster pumps will be used for the buildings water service leads, as noted on the plans.
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.
 - j. Water service valve locations, which shall be placed in the public right-of-way or easement area.
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.

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. Sloten, P.E., Systems Planning Manager (via Email)
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