

MEMORANDUM

DATE: December 5, 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 # 7 of plans dated November 30, 2017

Based on our review, this petition **should not** be approved until the items noted have been addressed:

1. 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. It is noted that the wording of the exhibit in the lower right-hand corner of this sheet has been revised to “phasing plan,” however few of the above listed elements of a phasing plan appear on the larger plan view drawing shown on this sheet.
2. 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.
 - 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. If these proposed bike hoops are intended to be installed under a License Agreement, remove the bike hoops from this plan set.
3. Sheet 10 – Site Utility Plan:
 - a. 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. A minimum horizontal clearance of 10’ for sanitary & storm sewers shall be maintained.

- b. The sanitary sewer flow mitigation calculations shall be revised to reflect changes to the number of units proposed within this development.

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.
 - k. Locations of proposed fire hydrants, including their connections to water mains.

AH:nw (S:\Engineering\Private Development\Comments\1140 Broadway\1140 Broadway SP 7.docx)

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