

MEMORANDUM

DATE: February 13, 2018

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 Administrative Amendment
File No. SP18-004 and LD18-003
Review # 1 of plans dated January 18, 2018

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

1. Sheet 03 – Boundary Survey and Land Division:
 - a. Label the bearings and distances for the proposed right-of-way dedications listed within the descriptions shall be labeled on the survey sketch on this sheet.
 - b. The first bearing under the Proposed Parcel “A” legal description is labeled as N 57°48’01” E in the survey sketch, but as N 57°48’00” E in the legal description. Revise the incorrect bearing.
 - c. The third bearing under the Proposed Parcel “B” legal description is labeled as S 31°16’00” W in the survey sketch, but as S 31°18’00” W in the legal description. Revise the incorrect bearing.
2. Sheet 04 – Easement Plan:
 - a. An access easement shall be granted over the private driveways to provide legal access to residents of Proposed Parcel B. The easement shall appear on this sheet, Sheet 07 (Site Layout Plan) and Sheet 10 (Site Utility Plan).
 - b. A utility easement shall be granted for the on-site storm sewer piping as the site proposes as shared detention system. The easement shall appear on this sheet, Sheet 07 (Site Layout Plan) and Sheet 10 (Site Utility Plan).
 - c. Provide a legal description for Proposed Easement “L”, the Proposed Public Access Easement situated along Traver Creek.
3. Sheet 10 – Site Utility Plan:
 - a. The proposed water main configuration shall be revised. The 12” water main shall be extended and connected to the 6” water main in Nielsen Court. The service

leads for Building A and the supporting fire hydrant for its Fire Department Connection shall be tapped directly to this extended 12" water main.

- b. All main line water valves shall be placed five feet from their respective tees. The symbol for the valve shall be shown in this location.
 - c. Clarify whether or not the fire hydrant at the southwest end of Broadway Street will be replaced. No replacement fire hydrant is shown on this sheet, however, a proposed fire hydrant symbol appears near the existing fire hydrant location on Sheet 13.
 - d. The Fire Department Connection supporting fire hydrant lead for Building B may be taken off the proposed 12" on-site water main rather than off the 12" water main in Maiden Lane.
4. Sheet 13 – Green Streets: A note shall be added indicating that the proposed work shown within the vicinity of the proposed cul-de-sac improvements shall be constructed as part of an executed License Agreement between the City and Developer.

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

- 1. *A City of Ann Arbor Geodetic Reference System (AAGRS) Coordinate Transformation Worksheet* has been submitted for this project and is approved. Once the site plan is approved, CAD files shall be submitted with all applicable CAD layer information.
- 2. Water and Sanitary Capital Cost Recovery Charges and Extension Charges replace the former "Connection Charges" and "Improvement Charges". More information, including a fee schedule, may be found here: <https://www.a2gov.org/departments/systems-planning/planning-areas/water-resources/Pages/Water-and-Wastewater-System-Capital-Cost-Recovery-Study.aspx>
- 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. Water service metering shall occur at the point the service leads enter the building.
- 6. 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.

7. Petitioner has noted on the plans that no firewalls will be constructed.
8. Petitioner intends that booster pumps will be used for the buildings water service leads, as noted on the plans.
9. 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.
10. 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.
11. The mitigation calculations for the increase in sanitary sewer flow have been reviewed and are approved. Flow equivalent to 434 GPM, will need to be removed from the sanitary sewer system in order to mitigate new flow from this proposed development. Alternately, a payment in lieu of performing actual flow removal may be made.

AH:nw (S:\Engineering\Private Development\Comments\1140 Broadway\1140 Broadway AA 1.docx)

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