

MEMORANDUM

DATE: March 20, 2018

TO: Jill Thacher, City Planner
Nichole Woodward, Project Manager

FROM: Troy Baughman, P.E., Project Manager
Public Services Area – Systems Planning

RE: Midtown Ann Arbor Condominiums
File No. SP17-038

TB

Water Distribution Review:

The City's hydraulic model was used to evaluate the available fire flows and pressures within the proposed water mains for this development site. Results from the modeling show sufficient fire flow can be provided, however the normal working pressures are shown to be less than the minimum allowable (35 psi) due to the high ground elevations of this site.

Staff has been in communication with the petitioner's design team regarding these issues and determining potential solutions.

Sanitary Sewer Review:

The City's hydraulic model was used to analyze the impacts to the downstream sanitary sewer system as a result of the proposed development.

Local Sewer System: Results from the hydraulic modeling indicate sufficient capacity exists in the downstream local sanitary sewer system to support the proposed development.

Trunkline Sewer System: Capacity constraints during wet weather events have been identified in the trunkline sewers downstream from this development. As a result, the proposed development will need to comply with the City's Developer Offset-Mitigation Program.

TB: (U:\Midtown Condos\Utility review1.doc)

cc: Cresson S. Sloten, P.E., Manager (via Email)
Alison Heatley, Private Development Coordinator (via Email)