


MEMORANDUM

DATE: February 16, 2018

TO: Jeff Kahan
Planning and Development Services

FROM: Anne M. Warrow, P.E., Project Manager 
Public Services Area – Engineering Review
awarrow@a2gov.org, 734 794-6410 ext. 43639

RE: 115 E. Hoover Site Plan
File No. 18-005 and Z17-015
Review # 1 of plans dated January 24, 2018

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

1. Work within Hoover and Greene Streets will require coordination with proposed City infrastructure projects. During the 2019 construction season, the City plans to install a new 12-inch water main in Hoover Street and resurface the street. Greene Street is also scheduled to be resurfaced.
2. Label the Civil Sheets (C01, etc.) and Landscape Sheets (LS01, etc.) with the corresponding Sheet Title Name from the Cover Sheet.
3. Sheet SP03 - Site Plan:
 - a. The aerial overlay and coloring make the Site Plan layout sheet more difficult to read. Aerials are provided on other sheets; please remove them from this sheet.
 - b. Property/right-of-way lines shall be clearly called out and shown on this sheet.
 - c. Remove the reference to the architectural scale in the lower right-hand corner.
 - d. Sidewalks and ramps constructed in the public right-of-way shall meet all requirements and guidelines as set forth in the ADA Standards for Accessible Design. Receiving ramps associated with proposed ramp replacements must also meet ADA requirements. Note that many of the details concerning grades will need to be determined during the site plan stage in order to gain grading plan approval.
 - e. Replacement of drive approaches, sidewalk and curb shall be clearly noted on the site plan.
 - f. Remove references to "Accessible Curb".

- g. City Code Chapter 47, Section 4:20 states the following provisions for drive approaches: (4)(c): Driveways for uses other than single and two family uses shall have a driveway opening width that is a minimum of twenty-four feet and a maximum of thirty feet as measured at the right-of-way. Driveways openings intended for one-way drives shall be clearly noted on the plans and have openings with a minimum width of fifteen feet and a maximum width of twenty feet.

The proposed drive approaches along Greene Street do not meet these requirements.

- h. Planter boxes, brick work and concrete shall be removed from the extension of the public rights-of-way and grass planted in these areas around the trees.
- i. Elements of the "Corner Seating Area" and "Corner Pocket Park" shall be located entirely on private property and outside of the public right-of-way.
- j. Remove references to on street parking, which are not a site plan requirement.

4. Sheet C03 – Demolition Plan:

- a. All utility services leads serving the existing structures to be demolished must be permanently killed at the respective utility main. If a lead is proposed to be re-used within twelve months of demolition, it may be temporarily killed at the property line.
- b. The removal of drive approaches, curbs and other elements in the right-of-way shall correspond with what is proposed to be replaced on the site plan layout sheet.
- c. Removal and replacement of regulatory signs shall be coordinated with the City's Public Works department at the developer's expense.
- d. The proposed streetlight to be removed is owned by DTE. Clarify if this is a proposed temporary removal, permanent removal, and/or permanent relocation.

5. Sheet C07: Detailed grading plans for public sidewalk will be reviewed at the construction plan stage.

6. Sheet C08 - Utility Sheet:

- a. Per Division II of the Public Services Standard Specifications, high-density developments require 12-inch water mains. In addition, all hydrant leads shall be 8-inch minimum. The existing water mains with in Brown and Greene Streets are 6-inch water mains. Twelve-inch water mains are required in Brown and Greene Streets from Hoover Street to E. Davis Street to support this development and its rezoning.
- b. Chapter 28 of the City Code states "a separate and independent building sewer shall be provided for every building." A *building* is defined as:

"Either (a) the occupiable portion of any structure isolated from other portions by means of a firewall, or (b) when referring to a multiple dwelling unit structure: a single roofed structure supported through exterior walls, to a single integrated, tied,

common foundation, except when separated by a firewall, or (c) when referring to a single dwelling unit: a structure located upon a separate lot where all the habitable interior floor space may be accessed without going outside.”

Please confirm with a note on the plans whether any firewalls exist or will be constructed. Firewall locations, if any, must also be indicated on the plans.

- c. Sanitary sewer flow calculations shall be provided for all proposed building uses, such as the proposed retail or amenity space. The flow rates adopted in Table A of the Guidelines for Completion of Footing Drain Disconnections shall be used in completing these calculations. The underground parking deck shall be added to the sanitary sewer flow calculations at a rate of 27 GPD per space up to 125 spaces. Provide mitigation calculations in terms of gallons per minute (GPM) and remove references to REU and footing drain disconnections.
- d. The proposed pool backwash shall be pre-treated on-site and discharged to storm.
- e. Impacts to the sanitary sewer system are being modeled. Further information will be forthcoming.
- f. The fire service tap and the supporting fire hydrant tap shall be separated by a main line valve.
- g. Indicate with a note on the plans if booster pumps will be used for the building’s water service leads.

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

- 1. The submitted *City of Ann Arbor Geodetic Reference System (AAGRS) Coordinate Transformation Worksheet* 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. All of the existing structures are presumed not to have footing drains connected to sanitary sewer as the existing homes were constructed prior to 1930, and the commercial building on E. Hoover Street, constructed in 1957, was constructed on a slab with no basement.
- 4. Water service metering shall occur at the point the service leads enter the building.
- 5. As the project proposes a new domestic and fire service connection, or modifications to an existing water connection, 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.

6. 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 design, including both longitudinal and transverse grades, and specifically information concerning ramps.

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