


## MEMORANDUM

**DATE:** March 12, 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:** 151 E. Hoover Site Plan  
File No. 18-005 and Z17-015  
Review # 2 of plans dated February 2, 2018

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

1. Sheet SP03 - Site Plan: The limits of the curb and gutter replacement shall be clearly noted on the site plan.
2. Sheet C03 – Demolition Plan:
  - a. The removal of curb and gutters in the right-of-way shall correspond with what is proposed to be replaced on the site plan layout sheet.
  - b. The pole proposed to be removed should be designated as privately owned and noted on the plans as a permanent removal.
3. Sheet C08 - Utility Sheet:
  - a. Work within Hoover Avenue and Greene Street 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 Avenue and resurface the street. Greene Street is also scheduled to be resurfaced.

If the City's Hoover Street water main project were delayed, then this project would need to extend a 12-inch water main in Hoover Avenue from S. State Street to the property's west property line, **or** in Greene Street from Hill Street to Hoover Avenue and along the property's Hoover Avenue frontage in order to support this development. .
  - b. Detailed review of the proposed new 12-inch water main in Greene Street will occur during the construction plan review. Note that water service to existing buildings shall be maintained during construction of the new water main.
  - c. Sanitary sewer flow calculations shall be provided for all proposed building uses, such as the lobby, 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. A note shall be added identifying, which Table A designations are applied to the proposed retail or amenity space.

- d. The underground parking structures floor drains cannot be connected to the storm sewer and must be connected to the sanitary sewer. Therefore, the underground parking structure shall be added to the sanitary sewer flow calculations at a rate of 27 GPD per space, up to 125 spaces.
- e. Provide sanitary mitigation calculations in terms of gallons per minute (GPM) and remove references to REU and footing drain disconnections.
- f. Impacts to the sanitary sewer system are being modeled. Further information will be forthcoming.

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. The petitioner has acknowledged that the pool backwash will be pretreated on-site and discharged to the storm sewer.
- 5. Water service metering shall occur at the point the service leads enter the building.
- 6. 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.
- 7. 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 corner ramps and the corresponding receiving ramps.

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