


## MEMORANDUM

**DATE:** February 22, 2019

**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:** 950 Greene Street Administrative Amendment  
File No. SP19-006  
Review #1 of plans dated February 19, 2019

Based on our review, this petition **should** be approved. The following items are noted and/or require no further action at this time:

1. 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. Details shall be noted in the Site Development Agreement.
2. The submitted *City of Ann Arbor Geodetic Reference System (AAGRS) Coordinate Transformation Worksheet* is approved. Once the administrative amendment to the site plan is approved, CAD files shall be submitted with all applicable CAD layer information.
3. 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>
4. 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.
5. The petitioner has noted that the pool backwash will be pretreated on-site and discharged to the storm sewer.
6. Water service metering shall occur at the point the service leads enter the building.

7. As the project proposes a new domestic and fire service 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.
8. Construction level details shall be reviewed at the construction plan stage, such as:
  - a. Valving
  - b. Stationing
  - c. Pavement removal limits within public streets
  - d. Specific horizontal and vertical location of proposed utilities.
  - e. Final utility main sizing.
  - f. Sidewalk design, including both longitudinal and transverse grades, and specifically information concerning corner ramps and the corresponding receiving ramps.
9. The mitigation calculations for the increase in sanitary sewer flow are approved. Flow equivalent to 128.7 GPM, will need to be removed from the sanitary sewer system in order to mitigate new flow from this proposed development. Alternatively, a payment may be made in lieu of performing actual flow removal.
10. The petitioner acknowledges that a sidewalk easement for the proposed sidewalk at the intersection of Greene and Hoover is necessary to construct and ADA compliant sidewalk and ramps. This sidewalk easement shall be granted to the City in a manner to be determined by the City's Attorney's Office.

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C: Private Development Team (via Email)  
Traffic Team (via Email)