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December 6, 2016

Mr. Brett Lenart, AICP
City of Ann Arbor Planning
& Development Services

RE: Hillside Memory Care, City of Ann Arbor,
WCWRC project no. 507

Dear Mr. Lenart:

As requested, we have prepared a summary of the overall storm water management plan that has been preliminarily approved by our office. Please note that any future revisions or design changes will be subject to further review.

1. The Hillside Terrace retirement center, which abuts the proposed development on the west side, may be under the same ownership as the Hillside Memory Care site. In either case, our rules and standards apply for all proposed areas of new construction or for the entire site if over 50 percent of the overall site is being redeveloped. If Hillside Terrace is considered part of the site the overall redevelopment would be less than 50 percent (the Terrace parcel is larger than the Memory parcel) and would not be subject to our current rules. So, our current review is valid whether or not the two parcels are considered together or separately.
2. The site was reviewed according to our current standards, which were revised on October 17, 2016.
3. As there are known flooding concerns downstream from the Glendale area, our office imposed additional discharge restrictions on the site. This consisted of requiring on-site retention (storage without a positive outlet) for all storm water run-off volumes in excess of current undeveloped conditions.
4. Our office, as part of our standard review, required storm water detention (storage with a restricted outlet) for all storm events up to and including a 100-year event. The maximum discharge rate was also restricted to a rate less than current conditions.
5. As the soils were not amenable to provide infiltration, our office required the detention to be enlarged by 20 percent over the standard calculation.
6. The above requirements, in my professional opinion, will represent an overall water quality and quantity (flooding prevention) improvement over existing conditions. Please note that currently there is no known storm water detention or retention provided by any property (commercial or residential) in this portion of the watershed.

Sincerely,

Scott Miller, P.E.
Engineering Supervisor
(approval\hillside memory status dec16)