



City of Ann Arbor Public Services Area - Engineering Site Plan Checklist

| REQUIRED SITE PLAN INFORMATION | Complete | Not Applicable |
|--|----------|-------------------|
| General | | |
| All viewports have been deleted from the CAD drawings before they are saved as PDFs and submitted for review in A2Stream. | | |
| A legend is provided on each applicable plan sheet showing only the symbols that appear in the plan set. | | |
| Callouts are not used anywhere in the plans. Labels and descriptions point directly to the item they describe. | | |
| Parcel lines, addresses, and parcel numbers are shown and labeled on all parcels shown on the plan sheets. | | |
| Right-of-way lines are labeled and shown on both sides of the street beyond the subject parcel, and street names and right-of-way width are labeled on all plan sheets. | | |
| Existing features, e.g. utilities, elevations, layouts, etc. are shown in a lighter line weight throughout the plan set. Proposed features are shown in a thicker and darker line weight. | | |
| All existing and proposed easements are shown, dimensioned, and labeled with their liber, page, and purpose. | | |
| Dimensional Layout Plan | | |
| Sidewalk, lawn extension, and amenity zone widths are in compliance with DIV II.8 and the Downtown District Authority (DDA) Design Manual , as applicable. | | |
| Drive approaches are dimensioned with the width of the opening as measured at the right-of-way line, width of the curb cut, and radii of the curb returns. All dimensions are compliant with DIV II.8A . | | |
| Utility Plan | | |
| Final grade contour lines and final spot elevations only are shown. | | |
| An overall utility plan is provided when two or more utility plan sheets are required (DIV II.1A). | | |
| All top-of-casting elevations are shown for both proposed and existing utilities, including valve boxes and manhole covers, and all finished grade-ring elevations of proposed fire hydrants are shown (DIV II.1A). | | |
| Sanitary mitigation calculations are provided on the utility sheet. Example calculations and Design Dry Weather Flow Rates (Table A) for typical uses can be found on the City of Ann Arbor Design, Building and Construction Resources page (Code of Ordinances Chapter 55 Article V Section 5.29.8.I). https://www.a2gov.org/departments/engineering/pages/engineering-and-contractor-resources.aspx | | |
| A note is provided stating whether firewalls are/are not proposed within any building (Code of Ordinances Chapter 55 Article V Section 5.29.8.I). Separate sanitary leads are shown for each area of a building separated by firewalls (Code of Ordinances Chapter 28 Section 2:42.3). | | |

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| Manholes located outside of a road are a maximum 10' from the edge of pavement/face of curb (DIV II.2E, 3E) . | | |
| Public stormwater collection systems comply with DIV II.3 . | | |
| Invert elevations are noted for storm and sanitary sewers (Code of Ordinances Chapter 55 Article V Section 5.29.8.I) . | | |
| Proposed connection to the City's water system comply with size and length requirements by zone (DIV II.5B) . | | |
| Water mains are a minimum 10' horizontally from sewers and a 5' from all other utilities. Sewers are far enough from all other utilities to allow for a 1:1 trench to be dug without undermining the neighboring utility (DIV II.2D, 3D, 5A) . | | |
| Water main proposed outside of right-of-way is centered in 40' wide easement, including 20' on all sides of a fire hydrant lead and assembly and maintaining a linear arrangement (DIV II.1C) . | | |
| Sewers proposed outside of the right-of-way are located within an easement with a width of 2*(maximum depth)+10' (minimum 30' wide), with the sewer offset 5' from the easement centerline (DIV II.1C) . | | |
| Public utility easements are free of any existing or proposed structures, including underground stormwater detention systems, building footings and foundations, decks, carports, lighting, rain gardens, bioswales, etc. | | |
| Grading Plan | | |
| All sidewalks within the public right-of-way or public access easements are compliant with ADA requirements (Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way; Federal Register, Volume 88, No. 151, Pages 53604-53662) . | | |
| Provisions are made to ensure that excessive quantities of storm water drainage do not drain across the drive approach from the site into the public right-of-way (DIV II.8A) . | | |
| Landscape Plan | | |
| Stopping Sight Distance and Intersection Sight Distance are in compliance with DIV II.7F . Site triangles are shown. | | |
| A minimum 10' or a 1'-to-1' trench, whichever is greater, horizontal distance is provided between trees and utilities. A minimum 15' horizontal distance is provided between trees and fire hydrants. | | |
| Fire Coverage | | |
| All structures in 1- and 2-family zones (low density zoning) are within a 350' radius from a fire hydrant. All structures in other zones are within a 250' radius from a fire hydrant (DIV II.5D) . Appropriate hydrant radii are shown on the plans (Code of Ordinances Chapter 55 Article V Section 5.29.8.I) . | | |
| Hose lay length from a fire hydrant to the exterior of all structures is less than 400' (this requirement is waived for 1- and 2-family low density zones) (DIV II.5D) . | | |
| Fire hydrants are a maximum of 100' hose lay distance from a structure's FDC (this requirement is increased to a maximum of 150' for residential buildings three stories or less) (DIV II.5D) . | | |
| All fire hydrants are located a minimum of 15' from all structures (DIV II.5D) . | | |