

May 10, 2022

Mrs. Sally Elmiger  
Principal  
Carlisle/Wortman Associates, Inc.

**MEMORANDUM: Preliminary Site Plan Layout Revisions**

Mrs. Elmiger,

In response to comments during the recent Planning Commission Site Plan Review meetings and in coordination with the City of Northville Mobility Task Force, we have made several revisions to the Site Plan for the Northville Downs Development. Please see the attached revised Overall Site Plan (Sheet 7 of the PUD Site Plan Set) for review and discussion. The following memorandum discusses the revisions made to the Site Plan:

1. At the recommendation of the City of Northville Mobility Task Force, all of the Public Rights-of-way south of Beal Street have been revised to a width of 50'. This ROW cross section will provide 9 ft wide road travel lanes with 7.5' wide parallel parking spaces creating a narrower road and promoting slower traffic speeds. Please note the 21 ft road dimension is to back of curb utilizing 18" straight face curbs.
2. The Site Plan has been revised to extend the Griswold Road Extension to the 7 Mile Road ROW line, providing a stub road for a future crossing of the Johnson Drain by the City of Northville.
3. Hutton Road has been extended all the way to the south end of the development.
4. All the main roads throughout the development have been revised to Public Right-of-Way as requested. Please note there are still several Private Driveways and Alleyways providing garage access to the units south of Beal Street.
5. The front setbacks for all the units along Center Street and Beal Street have been increased to a minimum of 20 ft.
6. 38' wide pocket parks have been added at the corners of Center Street / Fairbrook and Center Street / Beal Street.
7. The Commercial Space provided (in SF) along Cady Street has been increased as discussed in previous Planning Commission Meetings.
8. The pedestrian path along the western side of the Apartment Building (From Cady Street to the Apartment Parking Area) has been removed from the Site Plan.

Seiber Keast Lehner, Inc.



Robert J Emerine, PE