



April 5, 2023

Sally Elmiger
City of Northville – Planning Department
215 W. Main Street
Northville, MI 48167

Re: The Downs Planned Unit Development

Dear Ms. Elmiger,

As you know, one of the conditions as part of the Preliminary Site Plan approval for The Downs was the incorporation of a pathway along the west side of the River Park, between the storm water basin and the carriage homes along the Griswold Street extension. Throughout the preliminary site plan process, we were vocal about the challenges associated with a potential pathway in this location.

Wayne County Stormwater Standards require a 25-foot vegetative buffer around the top of the storm water basin. No above, or below grade improvements are allowed within the buffer area. As illustrated on the attached plan, the space between the back decks of the carriage homes and the outside edge of the buffer is about 7-feet. This area is not wide enough to facilitate a pathway. In addition to a lack of available width for a pathway, we would have concerns about safety and privacy for future carriage residents in this area should a pathway be installed immediately adjacent to private decks.

Due to the constraints and concerns identified above, we request that the incorporation of a pathway along with west side of the storm water basin be eliminated as a condition of approval for the Final Site Plan and the Planned Development Agreement for The Downs.

Should you have any questions, or need any additional information, please feel free to contact me any time via phone at 248-305-4020, or email at shansen@tollbrothers.com.

Sincerely,

Scott Hansen, PE
Land Development Director
Toll Brothers, Inc.