

January 20, 2022

City of Northville
Department of Public Works
215 W. Main St.
Northville, MI 48167

Dear Mr. Domine,

In accordance with the OHM Preliminary Site Plan Review for Engineering letter, dated January 14, 2021, we offer the following comments in response. The comment numbers shown below correspond with the review letter comments, where applicable.

Preliminary Engineering Level Comments

1. It is understood that easements for public utilities will be required when the utilities are located outside a future City owned Right-of-Way. The locations of the easements will be provided in the Final Site Plan as noted by OHM.
2. The small area of Right-of-Way (ROW) will be dedicated to the City of Northville along Cady Street as requested. The Preliminary Site Plan has been revised to show this small Right-of-Way dedication. As noted by OHM, the City owned the parcels along Griswold Street are wide enough to establish a 60' wide ROW (or 30' wide ½ ROW). Hunter Pasteur Homes will work with the City to establish this ROW along Griswold Street.
3. Additional preliminary rim grade elevations as requested.
4. Preliminary grading for the site has been provided on the Preliminary Site Plan only. Once the layout of the Site Plan has been established and approved, a more detailed grading plan will be provided to the City for review as a part of the Final Site Plan.
5. The line type for the sanitary sewer has been revised for clarity as requested.
6. Noted. Due to the smaller front yard setbacks throughout the site, the utilities will be closer roads and occasionally in the road pavement. A more detailed design of the utilities will be provided in the Final Site Plan submittal.
7. Noted. It is understood the City of Northville will provide the design and analysis of the upgraded water main system as described in the Utility Improvement Technical Memorandum – Northville Downs Racetrack Area report, dated September 2018. As discussed in the memorandum, the upgrades to the existing water main system are required for the overall water system in the City of Northville.

8. It is understood that sanitary pump stations are discouraged. However, we believe that a sanitary pump station offers the best solution to provide sanitary service to the site given the shallow existing sewer depth in the City.
9. Noted. Sanitary sewers have been extended as requested.
10. Hunter Pasteur will work with the City of Northville and provide a Sanitary Basis of Design to determine proposed flows to the existing City of Northville sewer network. The City will need to provide existing sewer flows and available capacities in the sewer networks. This information was requested during the Site Plan review process in 2018 for the Northville Downs project and resulted in the Utility Improvement Technical Memorandum – Northville Downs Racetrack Area report, dated September 2018. Hunter Pasteur and SKL will continue to work with the City and OHM during the Final Site Plan submittal process as noted.
11. The roads and private driveways throughout the site are proposed to be curbed with a crowned road in the Preliminary Site Plan. Alleyways are intended to be uncurbed and will be graded to direct storm water to catch basins in the center of the alleys. Additional details for the road designs will be provided in the Final Site Plan submittal.
12. Storm sewer has been revised so all single family sump leads will connect directly to a catch basin. A single sump lead will be provided for each multi-family unit and will connect to the nearest available catch basin.
13. Sheet 15 was added to the Preliminary Site Plan showing turning movements throughout the development for review by the City of Northville Fire Marshal. It should be noted that all internal curb radii have been revised to minimum 25' radius.
14. Dumpster locations for the Apartment and Condominium buildings are internal to the buildings. Please refer to the Architectural Plans for details. Trash pickup for Single Family and Multi-family units will be curbside.
15. Parking locations have been revised as requested.
16. A Detail "M" curb is provided at all alleyway connections to other roads. This will allow the gutter lines to continue through the alley approach as requested.
17. The sweeping bend has been revised as requested.
18. The sidewalk through lots 22-27 has been extended to Fairbrook as requested.
19. Pedestrian crossings have been revised as requested throughout the development.
20. Sidewalks have been adjusted to 7 feet wide when minimum when adjacent to parking spaces as requested.

21. Sheet 16 has been added to the Preliminary Site Plan showing the previous conceptual design of the roundabout at 7 Mile Road and Center Street as requested. A note is also provided stating "Roundabout shown is not part of the Preliminary Site Plan submittal. It is shown for illustrative purposes only per the request of the City Engineer".

22. Noted.

Please feel free to contact me at 248.639.9442 or be@seiberkeast.com if you have any questions on the preliminary Site Plan submittal.

Very Truly Yours,

SEIBER KEAST ENGINEERING, LLC

A handwritten signature in blue ink, appearing to read 'R. Emerine', is positioned above the name. The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Robert J. Emerine, P.E