

February 26, 2010

Barbara McBeth, AICP
Deputy Director of Community Development
City of Novi
45175 W. Ten Mile Road
Novi, MI 48375



SUBJECT: Grand River and Beck Study Area – Revisions Proposed to Conceptual Road Layout

Dear Ms. McBeth:

As you know, Novi Mile, LLC has proposed a revised conceptual PRO to facilitate the construction of a USA 2 Go (Gas Mart) – Tim Horton's retail establishment on the east side of Beck north of Grand River. The development plan includes the upgrading and easterly extension of the private road abutting the site (to the existing concrete plant). The alignment of this road would generally comply with the latest concept plan considered by the Master Plan and Zoning Committee (see attached), and its width (east of a flaring near Beck) would be 36 ft (back-to-back), the City standard for a non-residential collector.

We have recommended to the Planning Commission that the Novi Mile plan be approved, subject (in part) to (1) any curves on this collector being sized to provide a 35-mph design speed (to accommodate a potential 30-mph speed limit), and (2) the curbs being vertical (or "straight-faced"), to allow the road's possible future striping into one through lane in each direction and a two-way left-turn lane.

To better accommodate later phases of development contemplated by Novi Mile, LLC, the conceptual PRO now under review proposes that the first north-south connection east of Beck between the east-west collector and Grand River be located somewhat further east than shown in the City's latest concept plan. As can be seen on our attached mark-up of the latter, the connection now proposed would generally connect the frontage of the existing concrete plant (backing up to I-96) to a point directly across Grand River from an existing industrial driveway.

We support the new connector location proposed, and recommend that this change be made to the Master Plan and Zoning Committee's conceptual road plan. Furthermore, to provide a more-than-minimum opposite-side driveway spacing between the northerly connection and a corresponding north-south connection south of Grand River, we recommend that the southerly connection be shifted west one lot line, as shown on the attached mark-up.

Feel free to contact us if there are any questions regarding the above discussion.

Sincerely,
BIRCHLER ARROYO ASSOCIATES, INC.

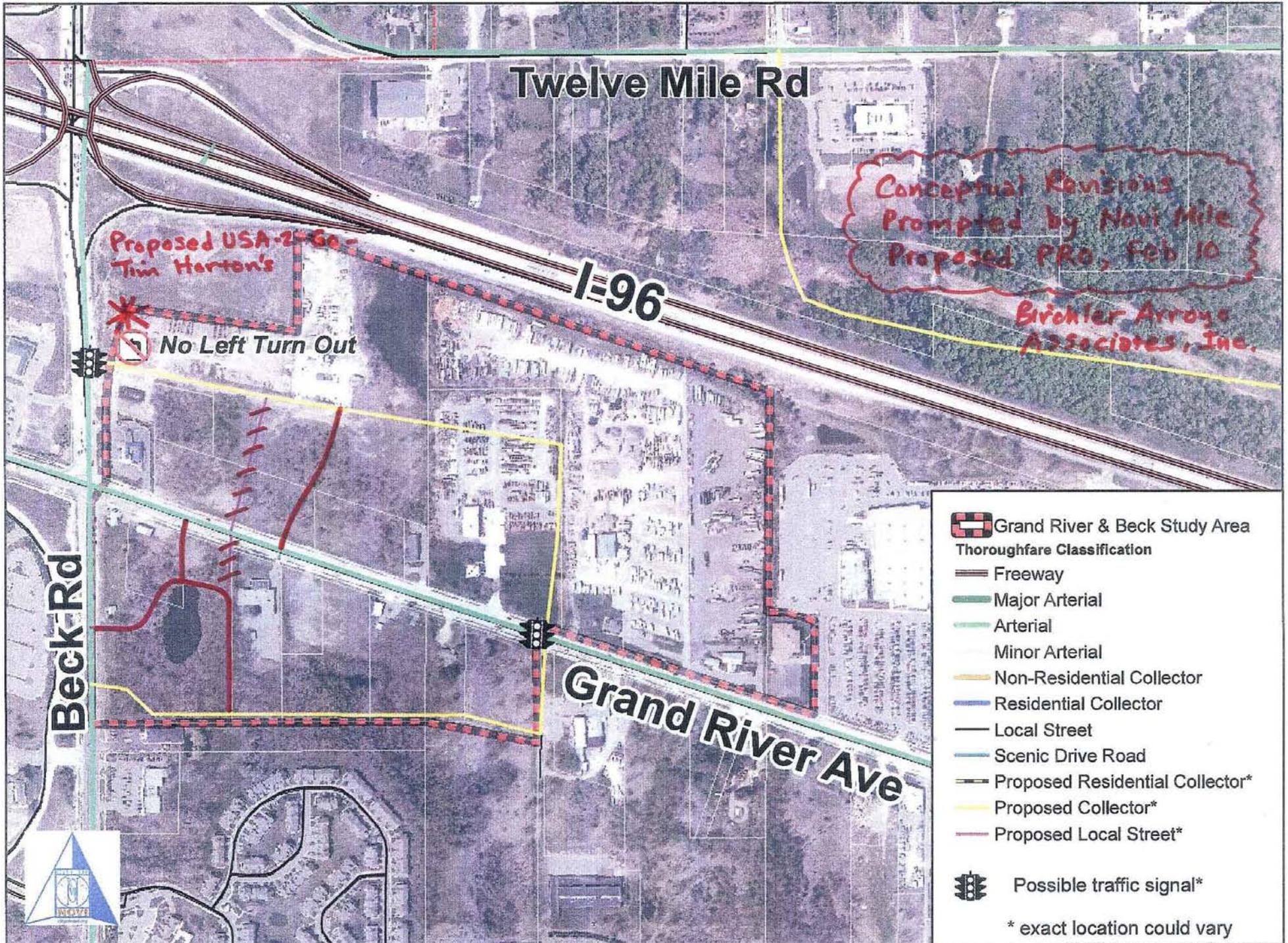


Rodney L. Arroyo, AICP
Vice President



William A. Stimpson, P.E.
Director of Traffic Engineering

GRAND RIVER AVE. and BECK RD. STUDY AREA TRANSPORTATION PLAN



Twelve Mile Rd

Proposed USA-2+60-Tim Horton's

No Left Turn Out

Conceptual Revisions Prompted by Novi Mile Proposed PRO, Feb 10
Birchler Arroyo Associates, Inc.

I-96

Beck Rd

Grand River Ave

Grand River & Beck Study Area

Thoroughfare Classification

- Freeway
- Major Arterial
- Arterial
- Minor Arterial
- Non-Residential Collector
- Residential Collector
- Local Street
- Scenic Drive Road
- Proposed Residential Collector*
- Proposed Collector*
- Proposed Local Street*

Possible traffic signal*

* exact location could vary

