

PRELIMINARY SITE PLAN FOR

456 CADY STREET

PART OF THE SOUTH 1/2 OF SECTION 3,  
TOWN 1 SOUTH, RANGE 8 EAST,  
CITY OF NORTHVILLE, WAYNE COUNTY, MICHIGAN

LEGAL DESCRIPTION

LEGAL DESCRIPTION — SCHEDULE "C":  
Commitment No.: 919122

Land in the City of Northville, Wayne County, MI, described as follows:

PARCEL 1:

Lot(s) 65, 66, 67 and 68 of ASSESSOR'S NORTHVILLE PLAT NO. 1 according to the plat thereof recorded in Liber 66 of Plats, Page 45 of Wayne County Records, and also that part of Lot(s) 92 of ASSESSOR'S NORTHVILLE PLAT NO. 1 according to the plat thereof recorded in Liber 66 of Plats, Page 45 of Wayne County Records, described as: Commencing at the Northeast corner of Lot 93 of said Plat No. 1; thence North 8 degrees 37 minutes 41 seconds West, 40 feet; thence South 81 degrees 22 minutes 19 seconds West, 190.37 feet; thence South 55 degrees 54 minutes 40 seconds West, 149.06 feet for a Point of Beginning; thence North 34 degrees 13 minutes 10 seconds West, 129.85 feet; thence South 55 degrees 45 minutes 20 seconds West, 45.83 feet; thence South 11 degrees 11 minutes 0 seconds East approximately 141 feet to the Northerly bank of the River Rouge; thence Northeasterly along the Northerly bank of said river to the Point of Beginning.

PARCEL 2:

Part of Lot(s) 9 of ASSESSOR'S NORTHVILLE PLAT NO. 1 according to the plat thereof recorded in Liber 66 of Plats, Page 45 of Wayne County Records, described as: Beginning at the Northeast corner of Lot 10 of ASSESSOR'S NORTHVILLE PLAT NO. 1, and running thence South 70 degrees 29 minutes 40 seconds East 76.13 feet and South 10 degrees 23 minutes 15 seconds East 101.15 feet and South 49 degrees 29 minutes 40 seconds East, 92.60 feet to a point on the Southwesterly line of Lot 9, which point is also on the Northeasterly line of Park Place, the Point of Beginning of this description; and running thence North 42 degrees 04 minutes 12 seconds East 78.41 feet to a point on the Westerly line of Plymouth Avenue, 100 feet wide; thence Southeasterly an arc distance of 241.25 feet along the said Westerly Avenue line on a curve concave to the Southwest, radius 647.32 feet, whose chord bears South 32 degrees 44 minutes 25 seconds East and is 239.85 feet long to a point on the centerline of the Rouge River, thence Southwesterly along said centerline South 26 degrees 27 minutes 49 seconds West, 8.96 feet to a point on the Southwesterly line of said Lot 9, which point is also on the Northeasterly line of Park Place; thence North 49 degrees 29 minutes 40 seconds West 234.45 feet along said Southwesterly lot line to the Point of Beginning.

ALSO:

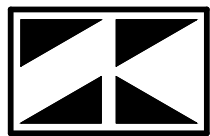
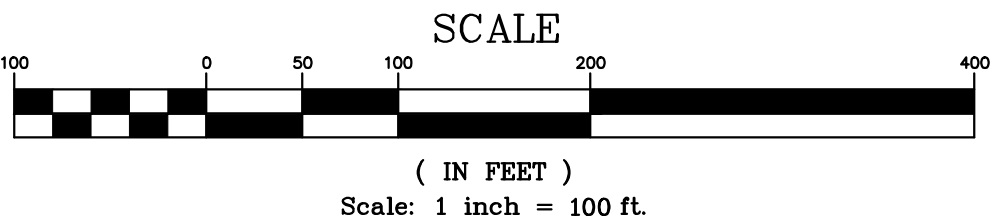
Part of Lot(s) 9 of ASSESSOR'S NORTHVILLE PLAT NO. 1 according to the plat thereof recorded in Liber 66 of Plats, Page 45 of Wayne County Records, being more particularly described as beginning at a point on the centerline of the Rouge River where it intersects with a point on the Southwesterly line of said Lot 9, which point is also on the Northeasterly line of Park Place; thence Northeasterly along said centerline North 26 degrees 27 minutes 49 seconds East to a point where it intersects with the Westerly line of Plymouth Avenue (now South Main Street), 8.96 feet; thence Southeasterly along said Westerly Avenue line on a tangent curve concave to the Southwest radius 647.32 feet, whose chord bears South 34 degrees 20 minutes East and is 280.63 feet long an arc distance of approximately 30 feet to a concrete monument on the said Westerly Avenue line where it intersects with the Southwesterly line of said Lot 9, which point is also on the Northeasterly line of Park Place; thence North 49 degrees 29 minutes 40 seconds West, 28.69 feet along said Southwesterly lot line to the Point of Beginning on the centerline of the Rouge River.

PARCEL 3:

Lot(s) 69 of ASSESSOR'S NORTHVILLE PLAT NO. 1 according to the plat thereof recorded in Liber 66 of Plats, Page 45 of Wayne County Records.

BENCHMARKS

TOP NUT ON THE NE CORNER OF LIGHT POLE  
BASE AT THE NORTHEAST CORNER OF GRISWOLD  
STREET AND E. CADY STREET  
ELEV.=792.64' (NAVD88)

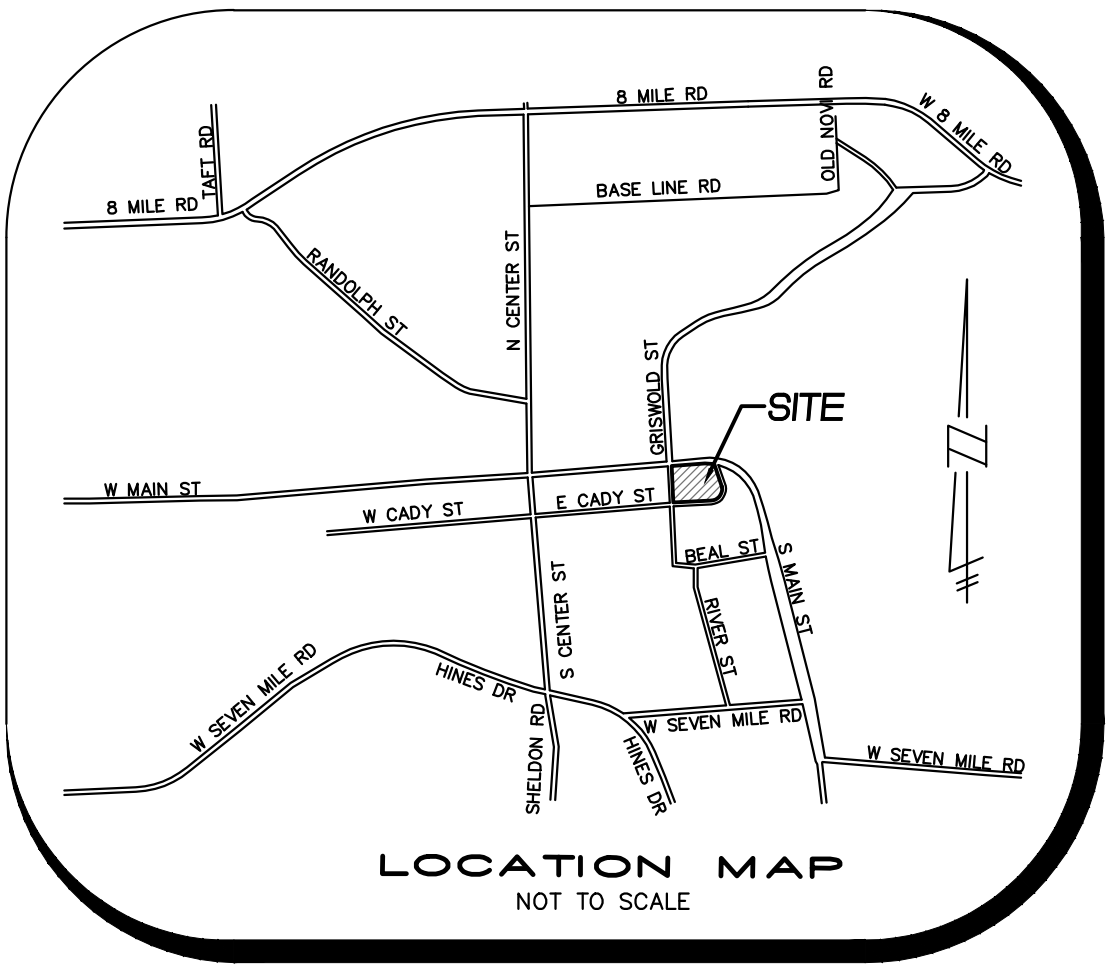


**SEIBER, KEAST ENGINEERING, L.L.C.**  
CONSULTING ENGINEERS  
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167  
PHONE: 248.308.3331 FAX: 248.308.3335

LANDSCAPE PLANS PROVIDED BY:  
RUSSELL DESIGN, INC.  
114 RAYSON STREET, SUITE 2A  
NORTHVILLE, MICHIGAN, 48167  
PHONE: 248.374.3222

SURVEY PROVIDED BY:  
LEHNER ASSOCIATES, INC.  
17001 NINETEEN MILE ROAD, SUITE 3  
CLINTON TOWNSHIP, MICHIGAN, 48038  
PHONE: 586.412.7050

ARCHITECTURAL PLANS PROVIDED BY:  
OX STUDIO, INC  
2373 OAK VALLEY DRIVE  
ANN ARBOR, MICHIGAN, 48103  
PHONE: 734.929.9000



SHEET INDEX

- ENGINEERING PLANS**
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  2. ALTA SURVEY/ACSM PLAN
  3. OVERALL SITE PLAN
  4. GRADING AND UTILITY PLAN
  5. STORM WATER MANAGEMENT PLAN
- ARCHITECTURAL PLANS**
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- LS-1 LANDSCAPE PLAN

PREPARED FOR:  
**456 CADY , LLC**  
**MR. JIM LONG - REPRESENTATIVE**  
190 E. MAIN STREET, NORTHVILLE, MI 48167  
jrlong@longmechanical.com P: 248.330.5201

REVISIONS			ENGINEER'S SEAL
NO.	ITEM	DATE	
DATE: 08-31-21			DESIGNED BY: A.A. JOB NUMBER: 21-008 CHECKED BY: B.E. DRAWING FILE: 1-21008-CV.dwg



LEGAL DESCRIPTION - SCHEDULE "C".  
Commitment No.: 919122

Land in the City of Northville, Wayne County, MI, described as follows:

PARCEL 1:

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ALSO:

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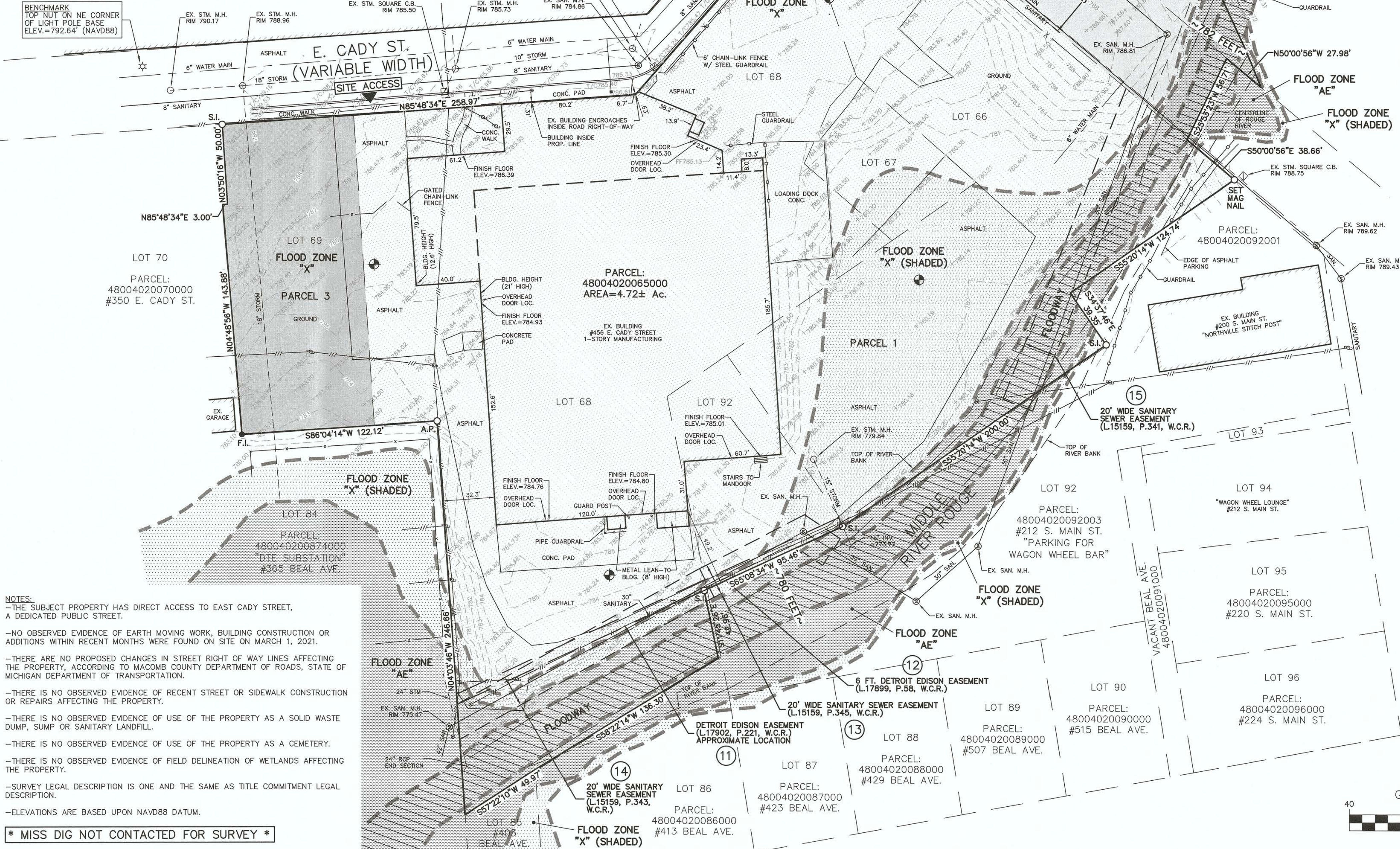
PARCEL 3:

Lot(s) 69 of ASSESSOR'S NORTHVILLE PLAT NO. 1 according to the plat thereof recorded in Liber 66 of Plats, Page 45 of Wayne County Records.

UTILITY NOTE:  
SOME PLAN INFORMATION PROVIDED BY MIDWESTERN CONSULTING.  
LOCATION OF EXISTING UNDERGROUND WATER MAIN, GAS MAIN, ELECTRICAL AND TELEPHONE LINES WERE OBTAINED FROM MUNICIPAL RECORDS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

SNOW NOTE:  
AT THE TIME OF THE FIELD SURVEY THERE WAS SNOW AND ICE ON SITE, THEREFORE NOT ALL UTILITIES AND SURFACE FEATURES MAY BE SHOWN.

BENCHMARK  
TOP NUT ON NE CORNER  
OF LIGHT POLE BASE  
ELEV.=792.64' (NAVD88)



NOTES:  
-THE SUBJECT PROPERTY HAS DIRECT ACCESS TO EAST CADY STREET, A DEDICATED PUBLIC STREET.  
-NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WITHIN RECENT MONTHS WERE FOUND ON SITE ON MARCH 1, 2021.  
-THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO MACOMB COUNTY DEPARTMENT OF ROADS, STATE OF MICHIGAN DEPARTMENT OF TRANSPORTATION.  
-THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.  
-THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.  
-THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A CEMETERY.  
-THERE IS NO OBSERVED EVIDENCE OF FIELD DELINEATION OF WETLANDS AFFECTING THE PROPERTY.  
-SURVEY LEGAL DESCRIPTION IS ONE AND THE SAME AS TITLE COMMITMENT LEGAL DESCRIPTION.  
-ELEVATIONS ARE BASED UPON NAVD88 DATUM.

\* MISS DIG NOT CONTACTED FOR SURVEY \*

# ALTA/NSPS LAND TITLE SURVEY

## PARCEL LEGEND

- PARCEL 1:  
3.73± ACRES
- PARCEL 2:  
0.61± ACRES
- PARCEL 3:  
0.37± ACRES

NOTE:  
SITE INFORMATION HAS BEEN ADJUSTED TO MICHIGAN STATE PLANE COORDINATE SYSTEM.

## LEGEND

- SOIL BORING LOCATION
- OVERHEAD UTILITY LINES
- EXISTING FENCE
- EXISTING SANITARY MANHOLE
- EXISTING STORM SQ. CATCH BASIN
- EXISTING STORM ROUND CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING GAS MARKER
- EXISTING FIRE HYDRANT
- UTILITY POLE
- PUBLIC INFORMATION SIGN
- FOUND IRON
- FOUND MONUMENT
- SET IRON
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

## BENCHMARKS:

TOP NUT ON THE NE CORNER OF LIGHT POLE  
BASE AT THE NORTHEAST CORNER OF GRISWOLD STREET AND E. CADY STREET  
ELEV.=792.64' (NAVD88)

## FLOOD ZONE:

THE PROPERTY FALLS WITHIN FLOOD ZONE X AND ZONE AE, SPECIAL FLOOD HAZARD AND REGULATORY FLOODWAY (BASE FLOOD ELEVATIONS AS NOTED ON PLAN)  
MAP No. 26163C0036E  
DATED: 2/2/2012

FIRST AMERICAN TITLE INSURANCE COMPANY  
Commitment No.: 919122  
Property Address: 456 and Vacant E Cady Street, Vacant E Main Street, Northville, MI 48167  
Commitment Date: November 13, 2020 8:00 AM

## SCHEDULE B, PART II EXCEPTIONS

- Covenants, conditions, restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 16110, page 675, as to Parcel 2. (NOT A SURVEY MATTER, NOTHING TO PLOT)
- Resolution Establishing the Legal Boundary and Description of the City of Northville Historic District in favor of the City of Northville and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 46019, page 1479. (NOTHING TO PLOT)
- Easement for public utilities over that portion of land included in the vacated street as evidenced by instrument recorded in Liber 21483, page 122, as to Parcels 1 and 2. (AS SHOWN)
- Right of Way in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 17902, page 221, as to Parcel 1. (SHOWN AS APPROXIMATE LOCATION, DOCUMENT ILLEGIBLE)
- Right of Way in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 17899, page 58, as to Parcel 1. (AS SHOWN)
- Easement in favor of the Oakland County Department of Public Works and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 15159, page 345, as to Parcel 1. (AS SHOWN)
- Easement in favor of the Oakland County Department of Public Works and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 15159, page 343, as to Parcel 1. (AS SHOWN)
- Easement in favor of the Oakland County Department of Public Works and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 15159, page 341, as to Parcel 1. (AS SHOWN)
- Easement in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 12594, page 207, as to Parcel 1. (AS SHOWN)
- The rights of the lot owners of Assessor's Northville Plat No. 1 in and to the use of the vacated portion of Park Place, as to Parcels 1 and 2. (NOTHING TO PLOT)
- Easement(s), Restrictions and/or Setback Lines, if any, as disclosed by the recorded plat. (NOTHING TO PLOT)
- Any rights, title interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways. (NOTHING TO PLOT)

## CERTIFICATE:

TO: UTAH DEVELOPMENT, LLC, A MICHIGAN LIMITED LIABILITY COMPANY,  
FOUNDRY FLASK AND EQUIPMENT COMPANY, A MICHIGAN CORPORATION, AS TO  
PARCEL 1 THE FOUNDRY FLASK AND EQUIPMENT COMPANY, ALSO KNOWN AS  
FOUNDRY FLASK & EQUIPMENT COMPANY, A CORPORATION, AS TO PARCEL 2  
FOUNDRY FLASK & EQUIPMENT, A MICHIGAN CORPORATION, AS TO PARCEL 3,  
AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH  
IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL  
REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND  
ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11, 13, 16,  
and 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MARCH 11, 2021

DATE OF MAP: MARCH 11, 2021

Robert R. Drouillard, P.S. No. 4007052517  
rick@lehnerrassociates.com  
www.lehnerrassociates.com

## Revisions:

Lehner Associates, Inc.  
Civil Engineers | Surveying | Planning | Consulting  
Serving Michigan Since 1912  
17001 Nineteen Mile Road, Suite 3  
Clinton Township, Michigan 48038  
o: 586.412.7050 | f: 586.412.7114  
www.lehnerassociates.com

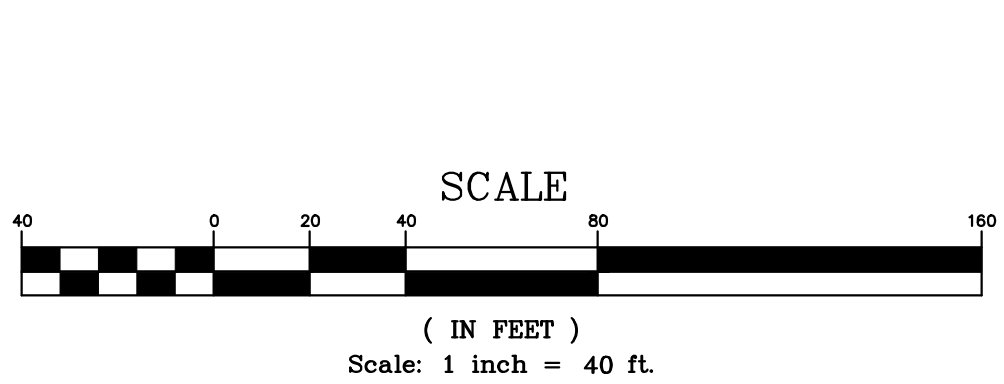
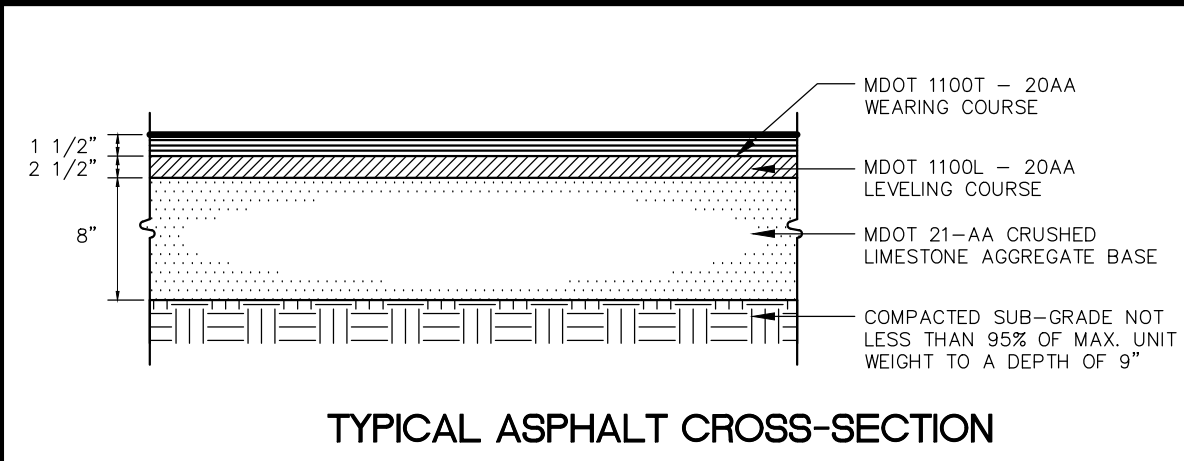
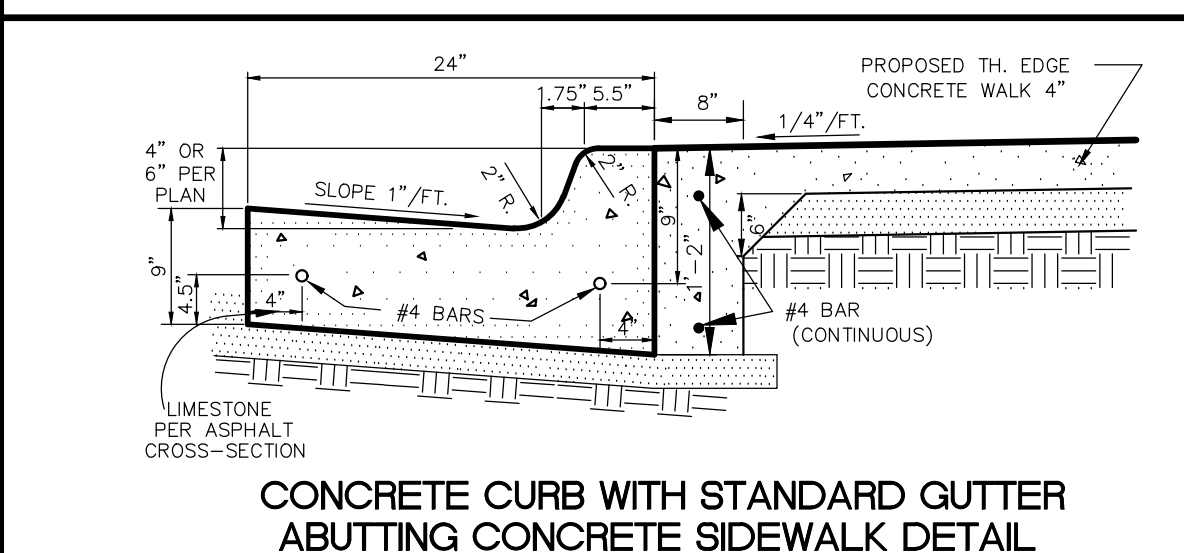
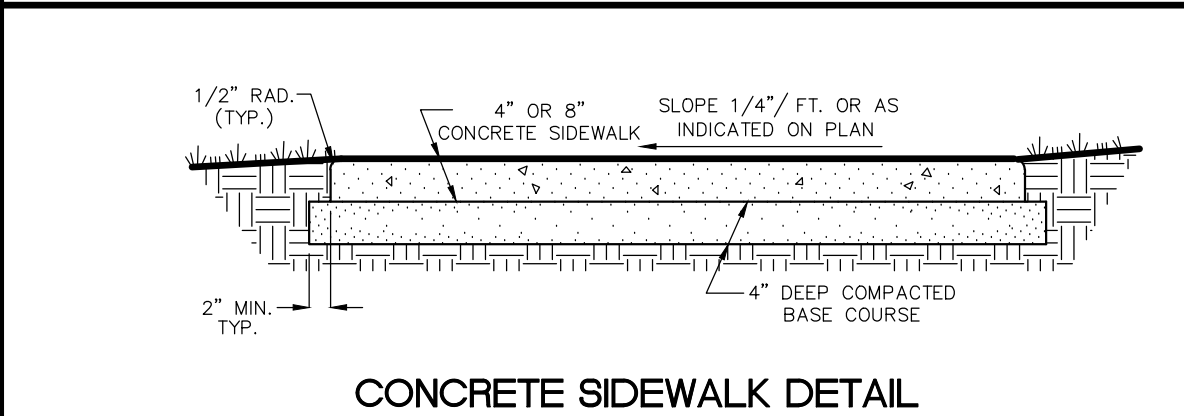
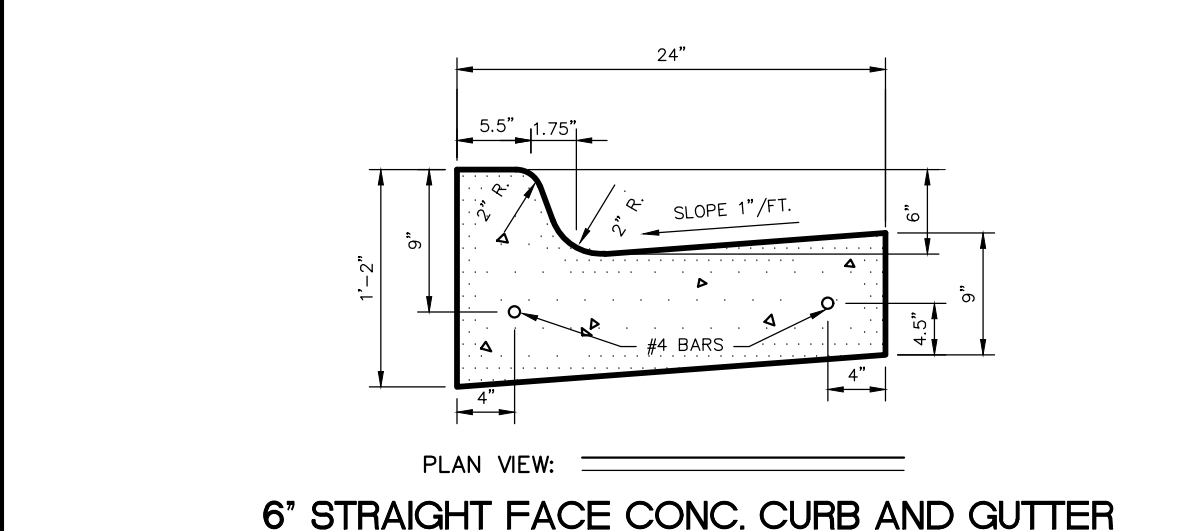
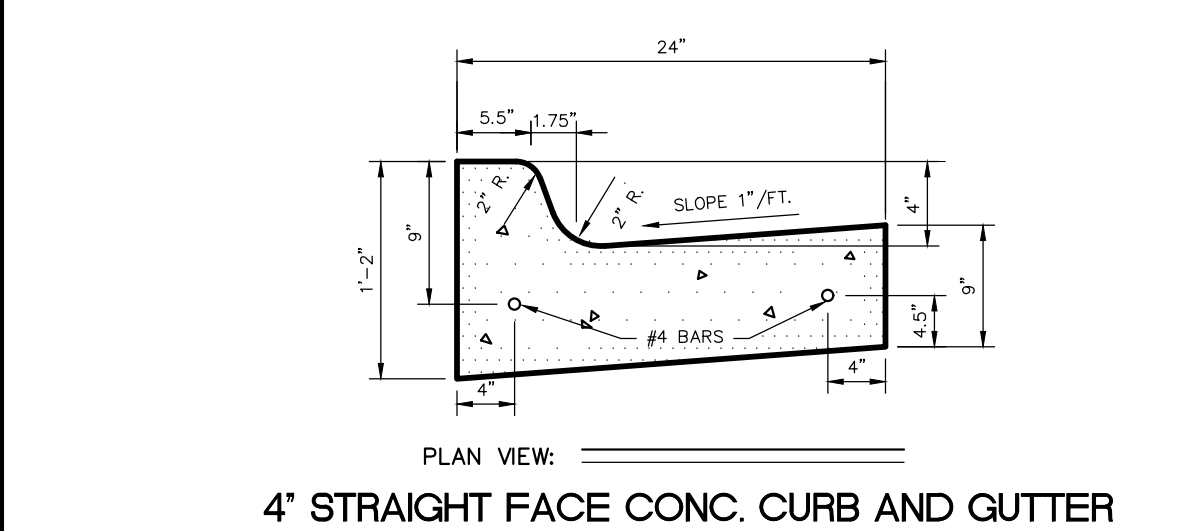
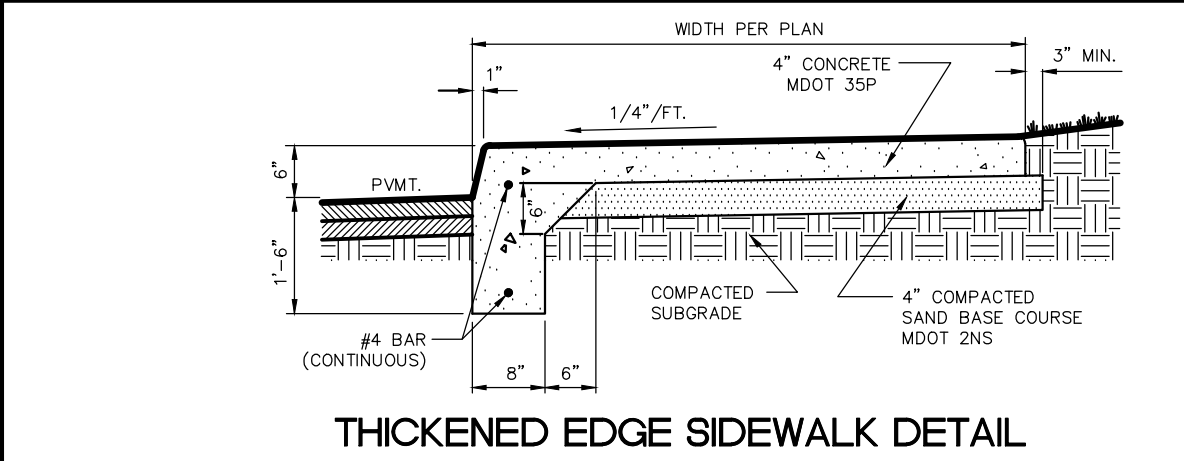
## Client:

SEIBER KEAST ENGINEERING  
c/o JASON EMERINE  
100 MAINCENTRE, SUITE 10  
NORTHVILLE, MI 48167  
(248) 308-3331  
j@seiberkeast.com

Scale: 1"=40'  
Paper Size: 24"x36"  
Date: 03-11-21  
Drawn By: S.K.  
Checked By: R.R.D.  
Job No.: 21-067  
Sheet No.

PART OF THE SOUTH 1/2 OF SECTION 3,  
TOWN 1 SOUTH, RANGE 8 EAST,  
CITY OF NORTHVILLE, WAYNE COUNTY, MICHIGAN





SITE SUMMARY	
SITE AREA	= 4.71 ACRES
EXISTING UNDERLYING ZONING	= PR-1
EXISTING OVERLAY ZONING	= CSO
EXISTING LAND USE	= INDUSTRIAL
PROPOSED LAND USE	= RESIDENTIAL & COMMERCIAL
LEVEL 1 BUILDING GROSS AREA	= 41,412 S.F.
LEVEL 1 COMMERCIAL GROSS AREA	= 12,330 S.F.
LEVEL 1 COMMERCIAL USABLE AREA	= 11,826 S.F.
COMMERCIAL LOADING AREA REQUIRED:	N.A.
PARCEL COVERAGE PERCENTAGE	= 20.16%
RESIDENTIAL DENSITY PERCENTAGE	= 79 UNITS/4.71 AC.
	= 16.77 UNITS/AC.

DEVELOPMENT BREAKDOWN	
APARTMENTS UNITS	= 79 UNITS
1 BEDROOM APT.	= 54 UNITS
2 BEDROOM APT.	= 16 UNITS
3 BEDROOM APT.	= 9 UNITS
COMMERCIAL AREA GROSS	= 12,330 S.F.

RESIDENTIAL PARKING CALCULATIONS	
PARKING REQUIRED:	
2 SPACES FOR 1 BEDROOM APT.	= 108 SPACES
2.5 SPACES FOR 2 BEDROOM APT.	= 40 SPACES
3 SPACES FOR 3 BEDROOM APT.	= 27 SPACES
TOTAL PARKING REQUIRED FOR APARTMENTS	= 175 SPACES
PARKING PROVIDED:	
RESIDENTIAL PARKING	= 141 SPACES
LEVEL 1 GARAGE	= 41 SPACES
TOTAL PARKING PROVIDED (INCLUDING 6 H.P. SPACES)	= 182 SPACES

COMMERCIAL PARKING CALCULATIONS	
PARKING REQUIRED:	
ONE SPACE FOR EACH 250 S.F. OF GROSS FLOOR AREA	= 49 SPACES
PARKING PROVIDED:	
CADY STREET PARKING	= 12 SPACES
COMMERCIAL PARKING	= 37 SPACES
TOTAL PARKING PROVIDED (INCLUDING 2 H.P. SPACES)	= 49 SPACES
GRAND TOTAL PARKING PROVIDED	= 182 + 49 = 231 SPACES

LEGEND	
EXISTING	PROPOSED

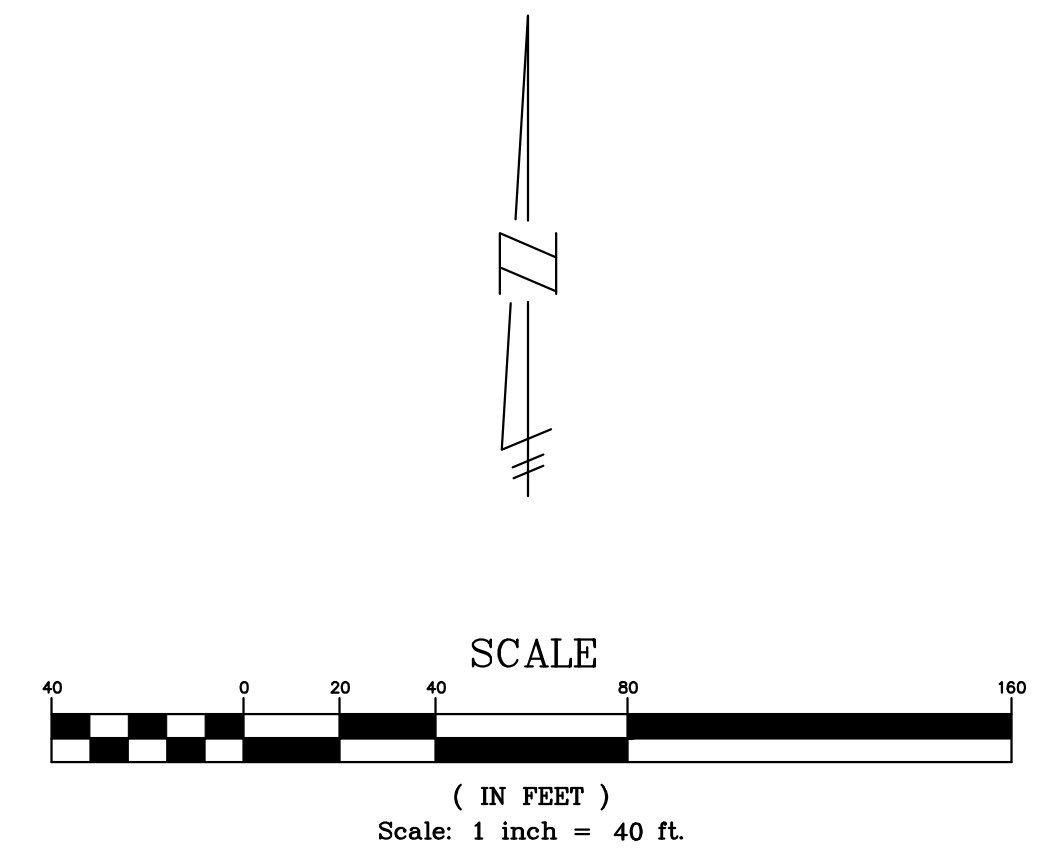
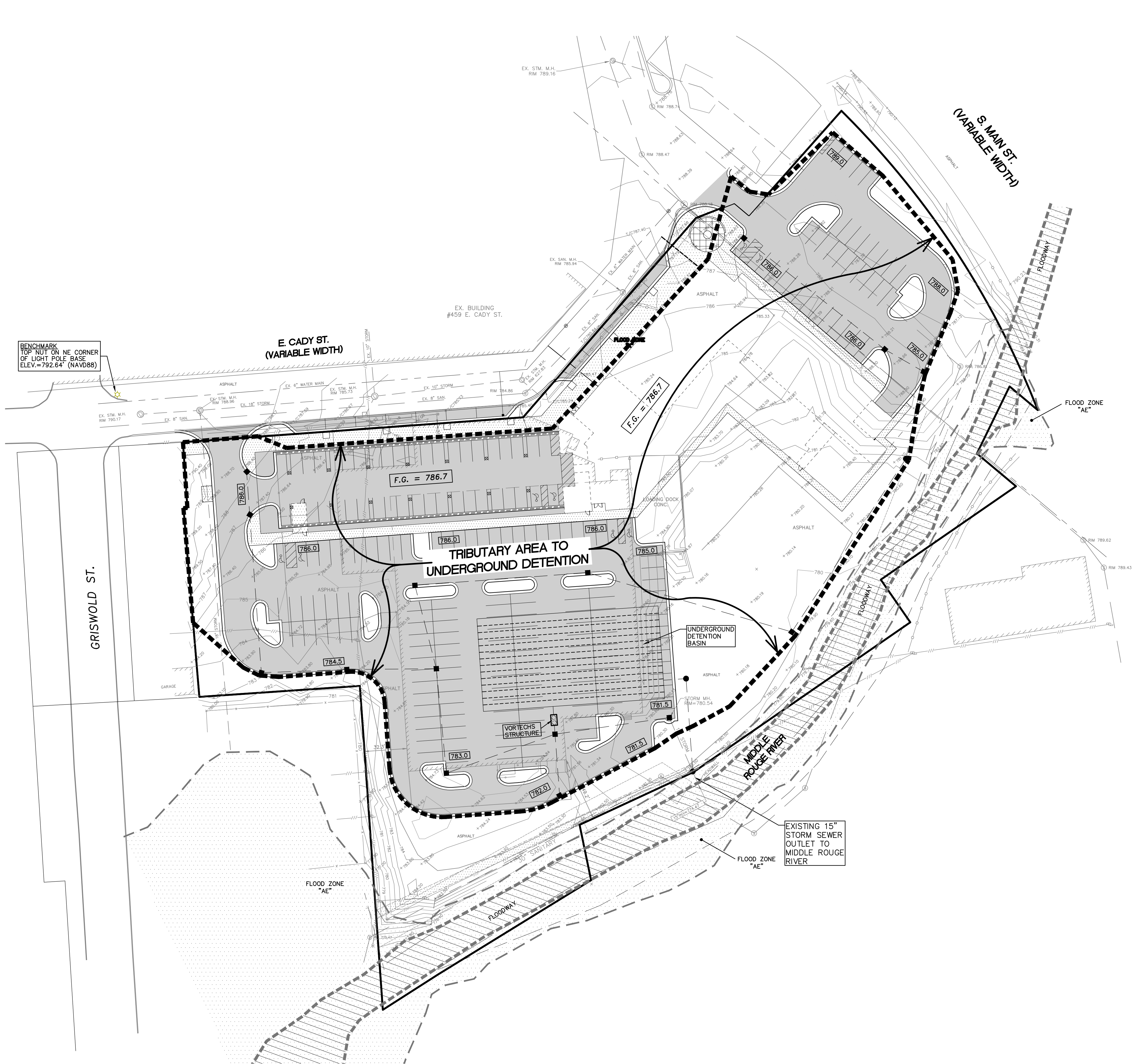
456 CADY STREET	
SECTION 3, TOWN 1 SOUTH, RANGE 8 EAST	
CITY OF NORTHVILLE, WAYNE COUNTY, MICHIGAN	
REVISIONS	
NO.	ITEM
UTILITY WARNING	
UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.	
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.	
DATE: 08-31-21	DESIGNED BY: A.A. CHECKED BY: B.E.
JOB NUMBER: 81-008	DRAWING FILE: 8-21008-0A.dwg

OVERALL SITE PLAN	
	SEIBER, KEAST ENGINEERING, L.L.C. CONSULTING ENGINEERS
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MI • 48167	
PHONE: 248.308.3331 EMAIL: info@seiberkeast.com	
SHEET 3	









UNDERGROUND DETENTION BASIN CALCULATIONS			
Ac =	3.50	Ac	Area 3
C =	0.85		
Q <sub>all</sub> =	0.53	cfs	(0.15 cfs/Ac)
Q <sub>0</sub> = Q <sub>all</sub> / (Ac * C) =		0.18	(cfs/Ac Imp.)
T <sub>100</sub> = -45 + sqrt(19845/Q <sub>0</sub> ) =		290.34	min
V <sub>S100</sub> = (17649 * T) / (T + 45) - 40 * Q <sub>0</sub> * T <sub>100</sub> =		13231.18	ft <sup>3</sup> /Ac Imp.
V <sub>t100</sub> = V <sub>s</sub> * Ac * C =		<b>39363</b>	ft <sup>3</sup> Required
<u>Preliminary Basin Storage Calcs</u>			
Storage Pipe Dia. =		66	in
Vol / ft =		23.76	c.f. / ft
Pipe Length Required =		1657	
11 Pipes			
W =	70.5	L =	138
Volume Provided =		<b>39370</b>	ft <sup>3</sup> Provided

C FACTOR	Area	C	A * C
TOTAL AREA TRIBUTARY TO DETENTION BASINS	= 3.50	Ac	
PAVING AREA (WALKS, DRIVE, ROAD)	= 1.73	Ac @ 0.95 =	1.64
BUILDING AREA	= 1.04	Ac @ 0.95 =	0.99
LAWN AREA	= 0.73	Ac @ 0.45 =	0.33
DETENTION (LOW WATER AREA)	=	Ac @ 1.00 =	0.00
TOTAL AREA	= 3.50	Ac @	2.96
C <sub>avg</sub> = A * C / TOTAL ACRES =			= 0.85

**456 CADY STREET**  
**SECTION 3, TOWN 1 SOUTH, RANGE 8 EAST**  
**CITY OF NORTHVILLE, WAYNE COUNTY, MICHIGAN**

REVISIONS		UTILITY WARNING
NO.	ITEM	DATE
		UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.
		<b>811</b> Know what's below. Call before you dig.
		THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.

DESIGNED BY: A.A.    JOB NUMBER: 81-008  
DATE: 08-31-21    CHECKED BY: B.E.    DRAWING FILE: 8-21008-SWM.dwg

**STORM WATER MANAGEMENT**

**SEIBER, KEAST  
ENGINEERING, L.L.C.**  
CONSULTING ENGINEERS  
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MI • 48167  
PHONE: 248.308.3331    EMAIL: info@seiberkeast.com

**SHEET**  
**5**





LEVEL 1

Scale: 1" = 16'-0"

North

8' 16' 32'

ROOM TYPE KEY

1 Bed 2 Bed 3 Bed

Circulation Commercial Support Space

Scales listed are for 22x34 drawing size



CSR21 - 456 East Cady Street - Mixed Use Development

Conceptual Level 1 Floor Plan

456 East Cady Street, Northville, MI 48167  
Created on: August 31, 2021

OXSTUDIO INC.

A - 1





LEVEL 2

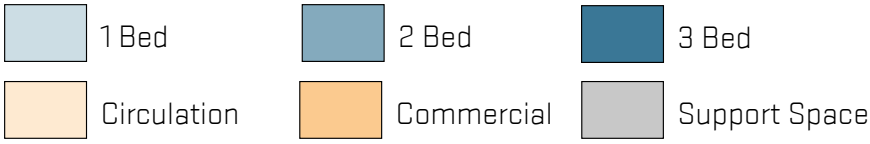


Scale: 1" = 16'-0"



Scales listed are for 22x34 drawing size

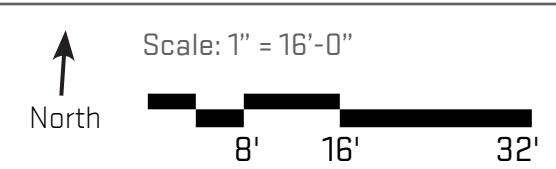
ROOM TYPE KEY



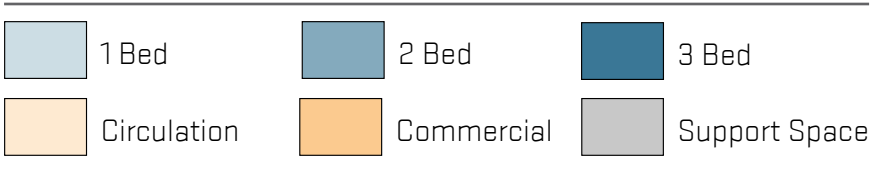




LEVEL 3

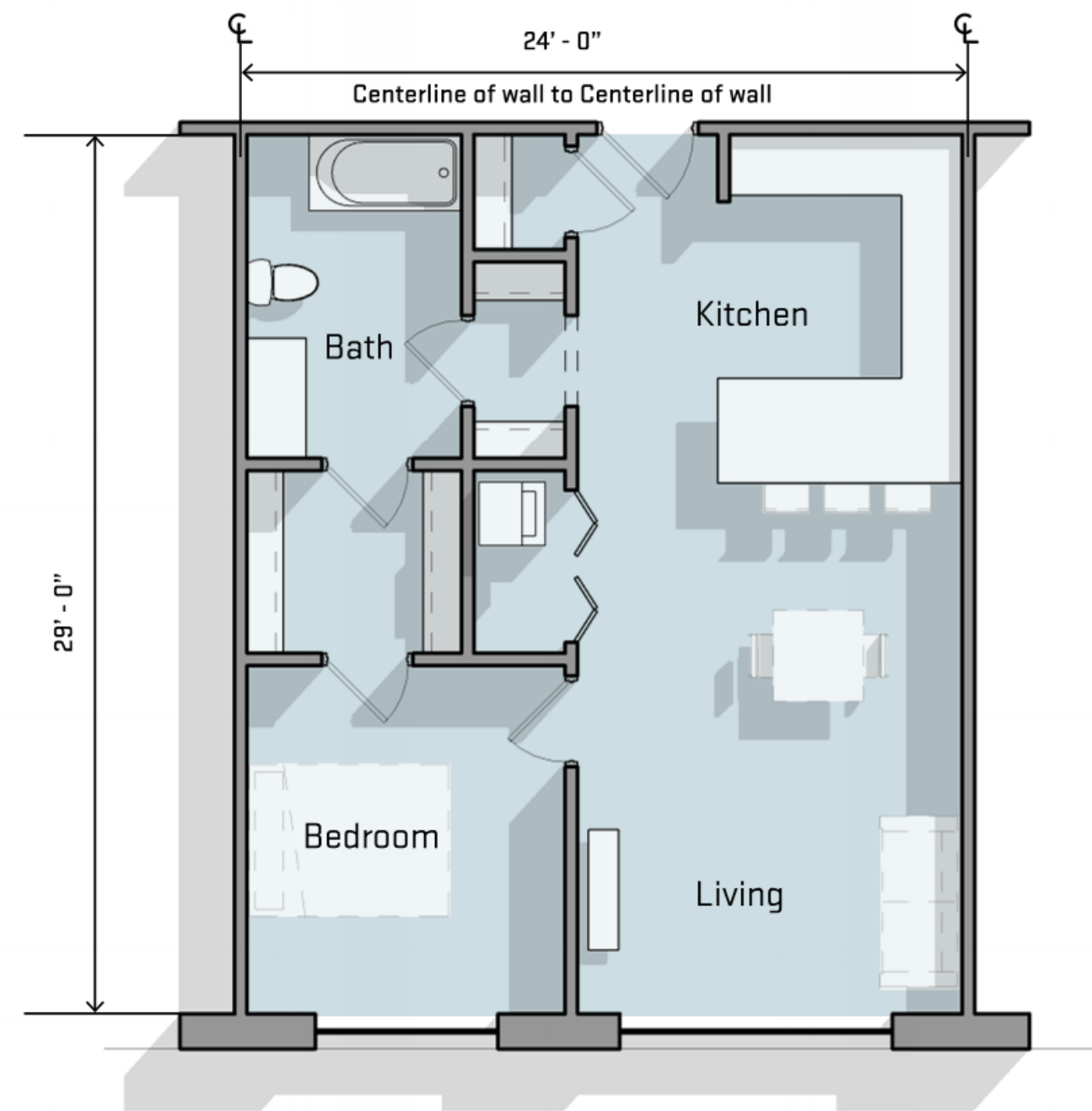


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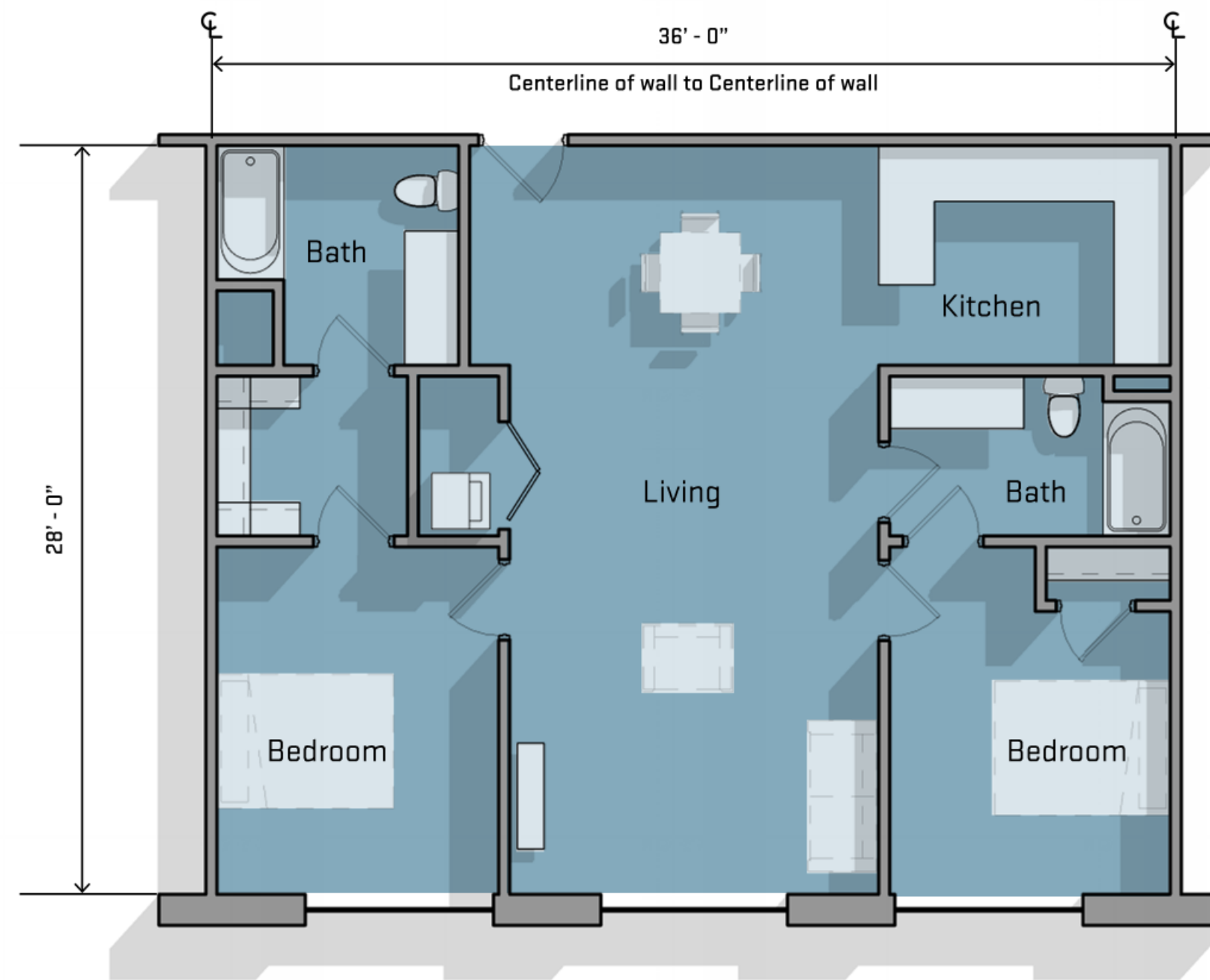


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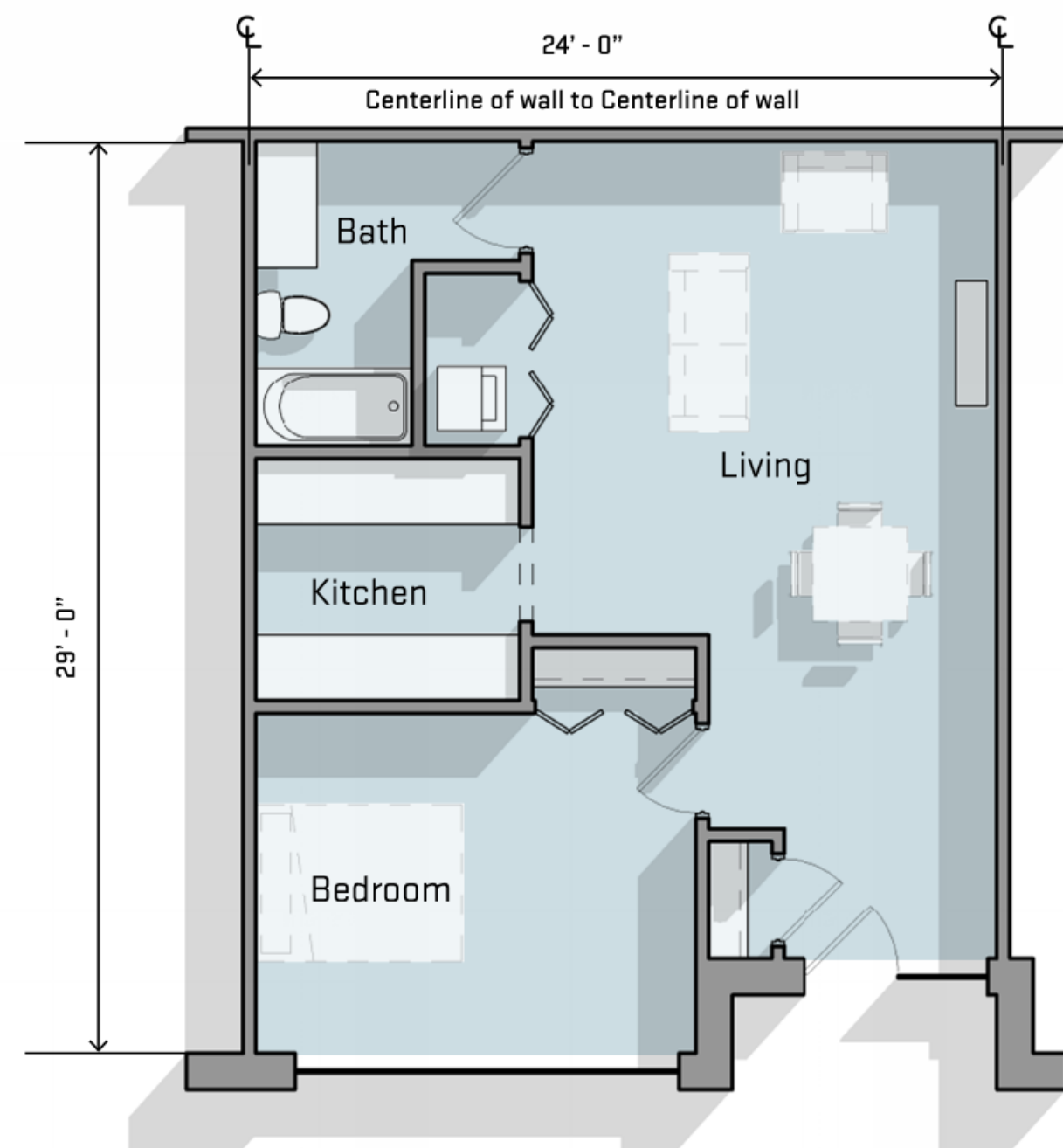




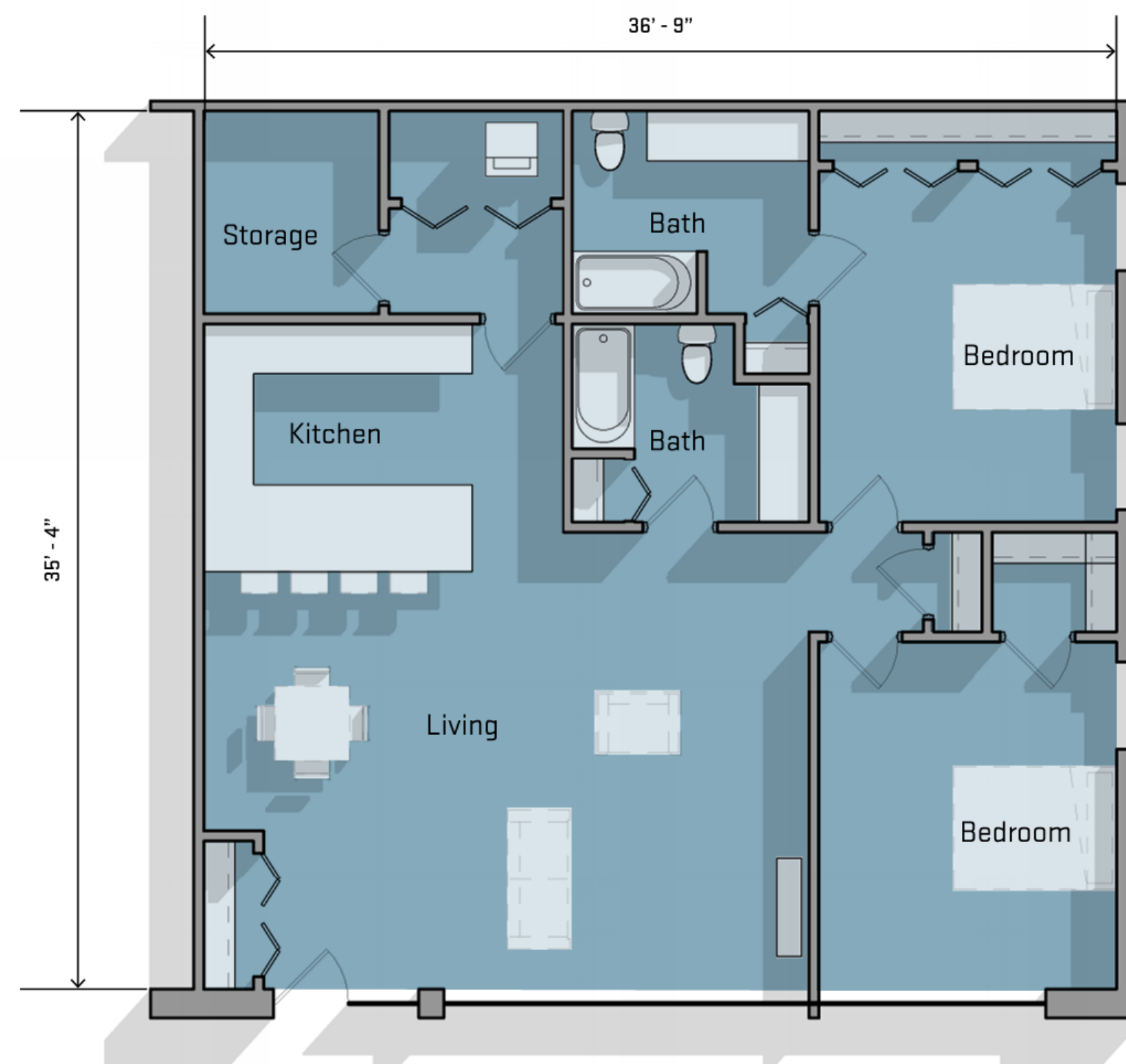
Typical 1A Bed (Levels 2-3)



Typical 2 Bed (Lvl 2-3)



Typical 1 Bed (Level 1)



2 Bed (Level 1)

Proposed Unit Matrix		
Floor	# Units	
<b>1st</b>		
1 Bed	4	
2 Bed	2	
3 Bed	1	
<i>Total</i>	7	
<b>2nd (3rd)</b>		
1 Bed	25	
2 Bed	7	
3 Bed	4	
<i>Total</i>	36	
<b><u>Overall</u></b>		
1 Bed	54	(68%)
2 Bed	16	(20%)
3 Bed	9	(12%)
<i>Total</i>	79	
<i>175 Parking Spaces Required</i>		

#### TYPICAL UNIT LAYOUTS

Scale: 3/16" = 1'-0"



Scales listed are for 22x34 drawing size

#### ROOM TYPE KEY

1 Bed 2 Bed







View looking Southwest at main commercial entrance

*Exterior design is conceptual and subject to change  
as the project progresses in development*







View looking Southwest along East Cady Street

*Exterior design is conceptual and subject to change as the project progresses in development*







View looking East along East Cady Street

*Exterior design is conceptual and subject to change  
as the project progresses in development*







View looking East at main residential entrance

*Exterior design is conceptual and subject to change as the project progresses in development*





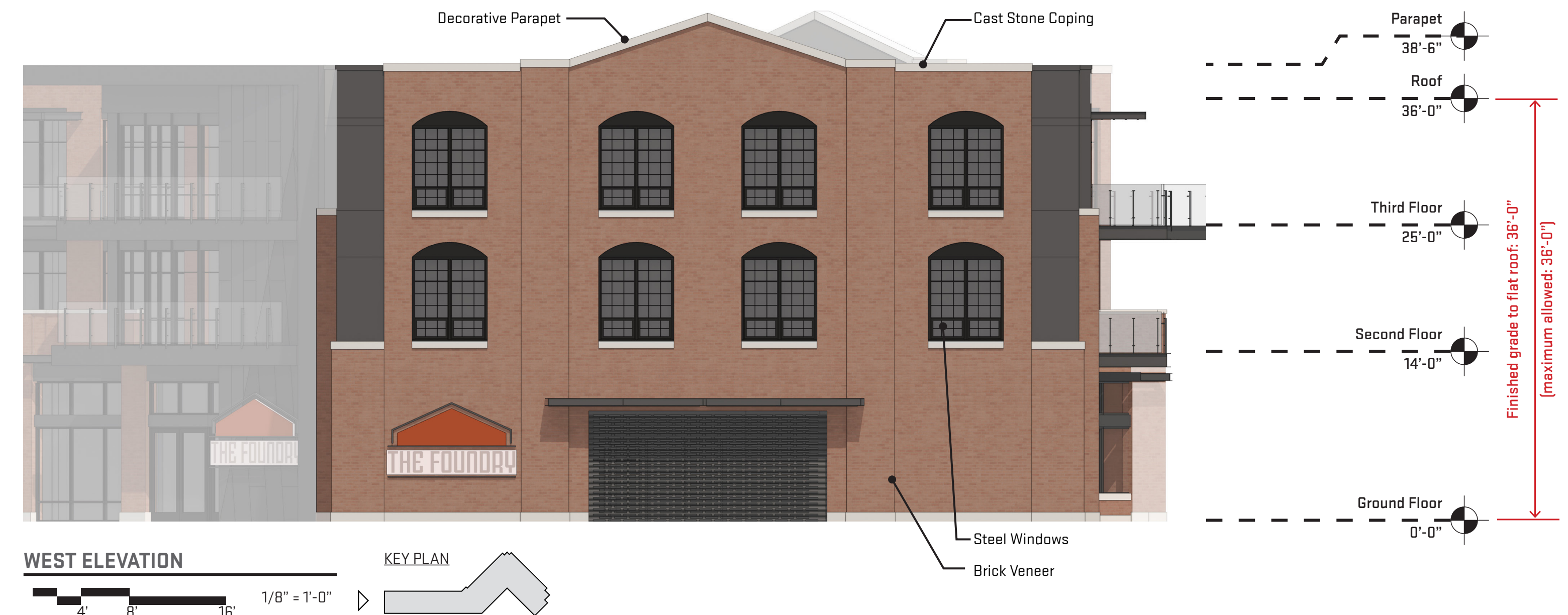


View looking Northeast at residential open space

*Exterior design is conceptual and subject to change  
as the project progresses in development*



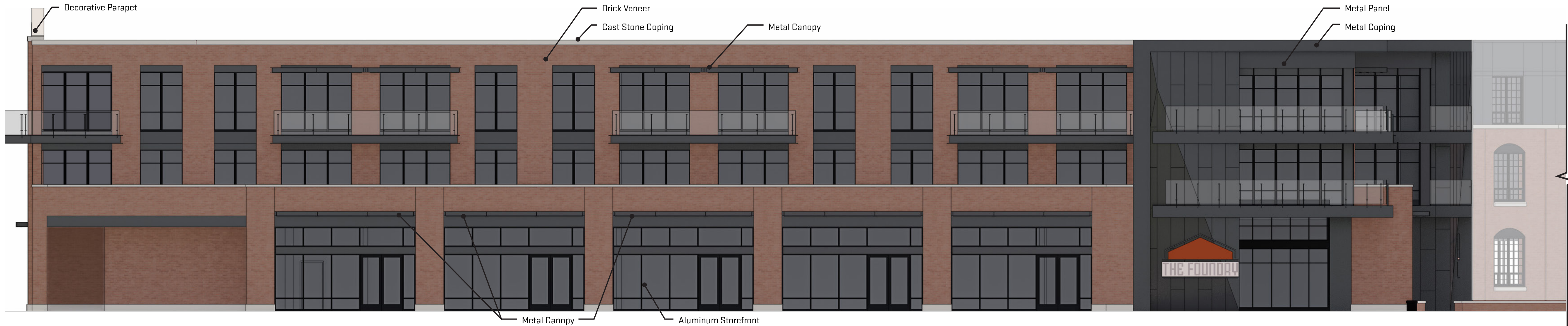




Scales listed are for  
22x34 drawing size



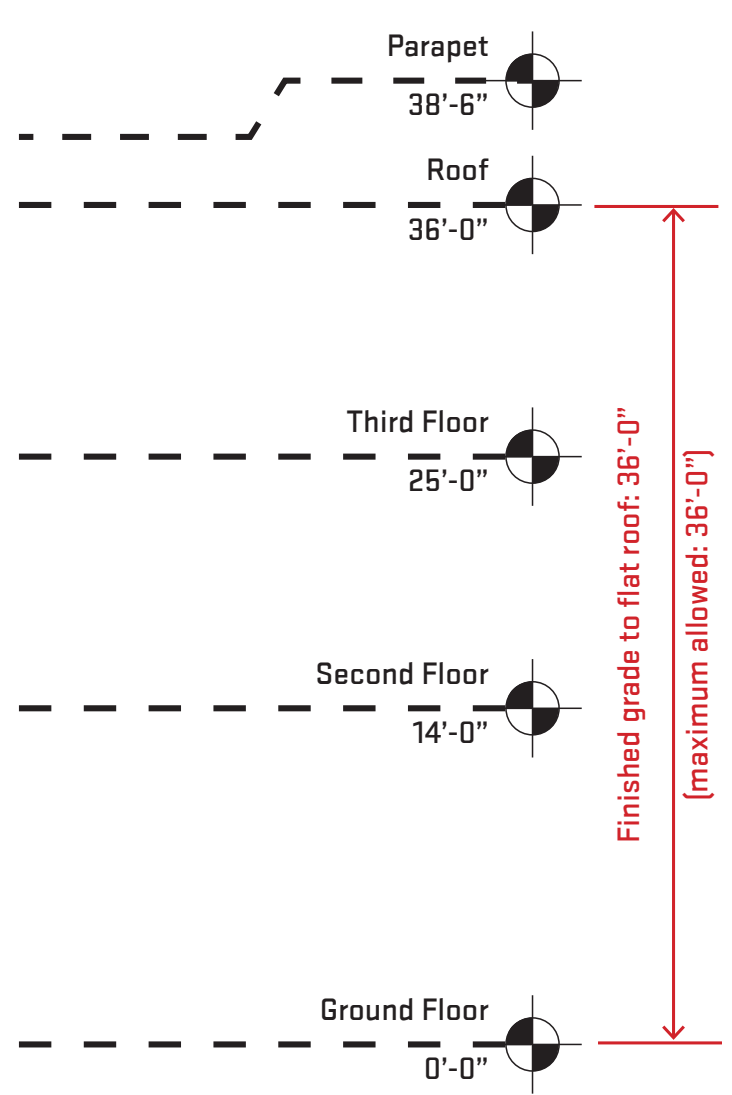
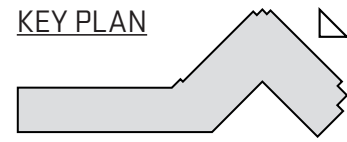




NORTHEAST ELEVATION



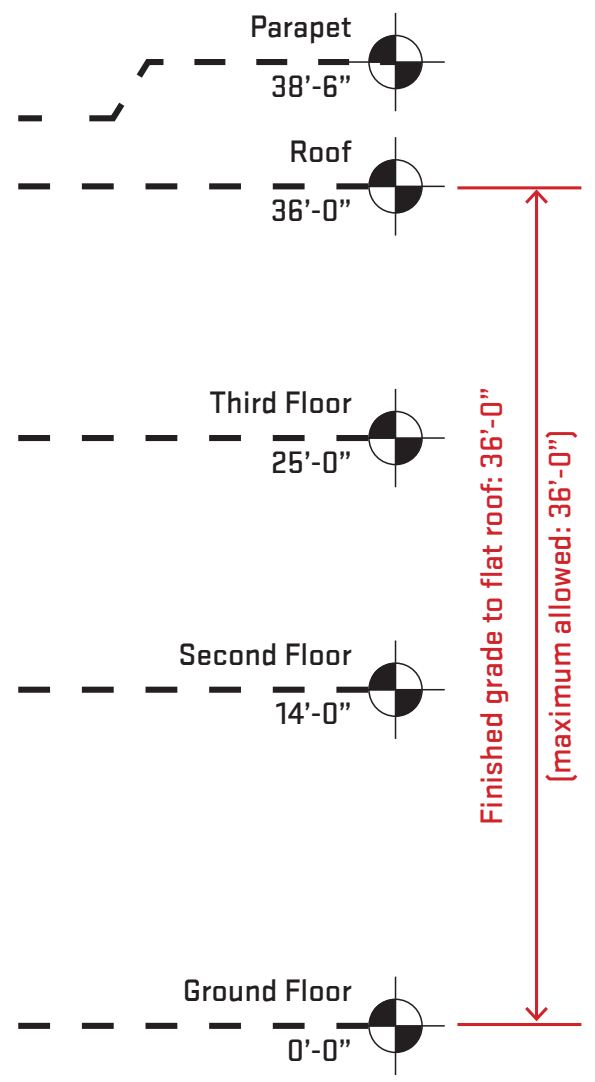
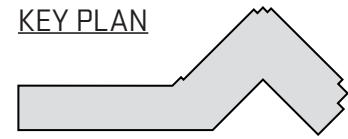
KEY PLAN



SOUTHEAST ELEVATION (2)



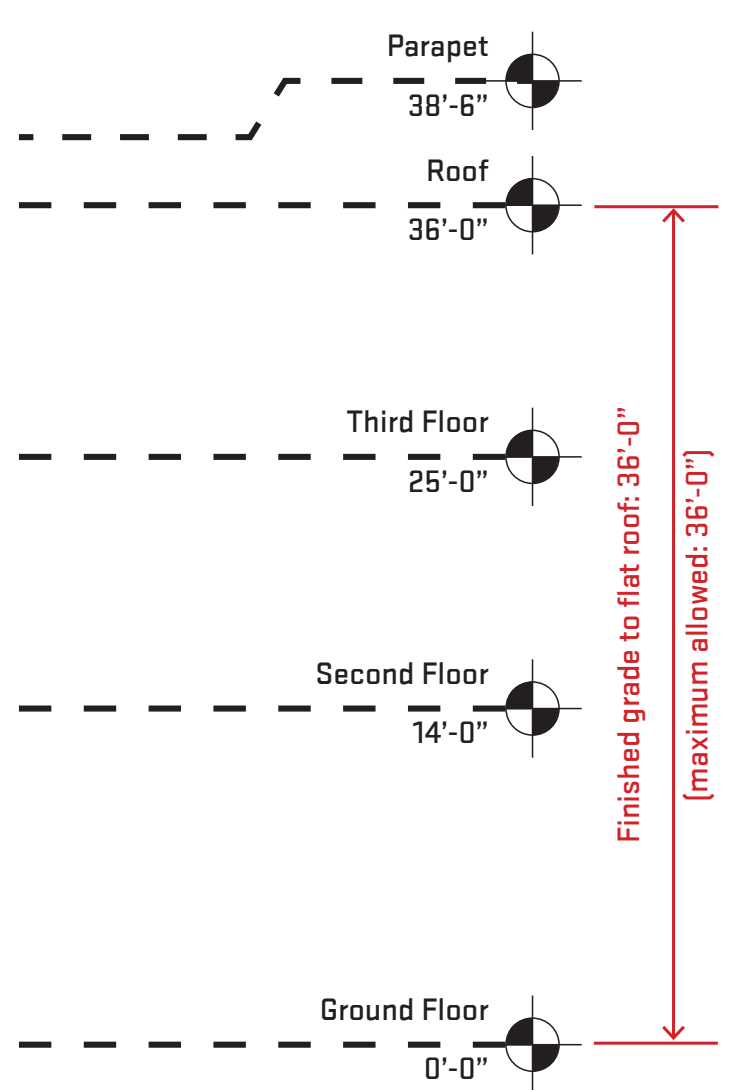
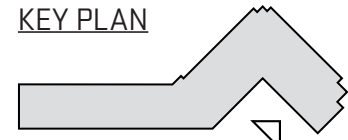
KEY PLAN



SOUTHWEST ELEVATION



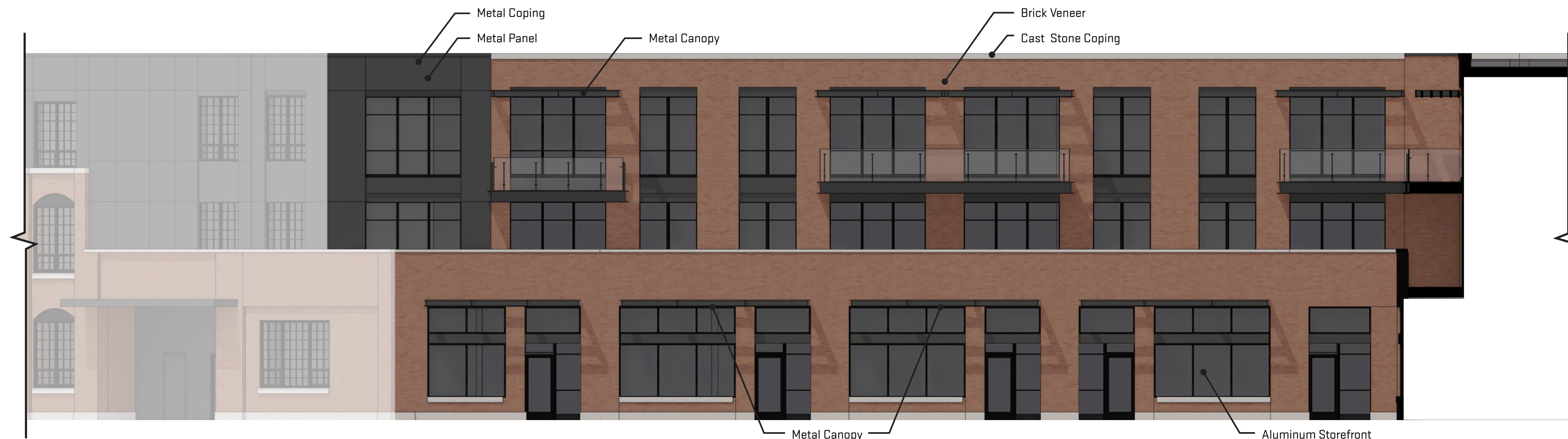
KEY PLAN



Scales listed are for  
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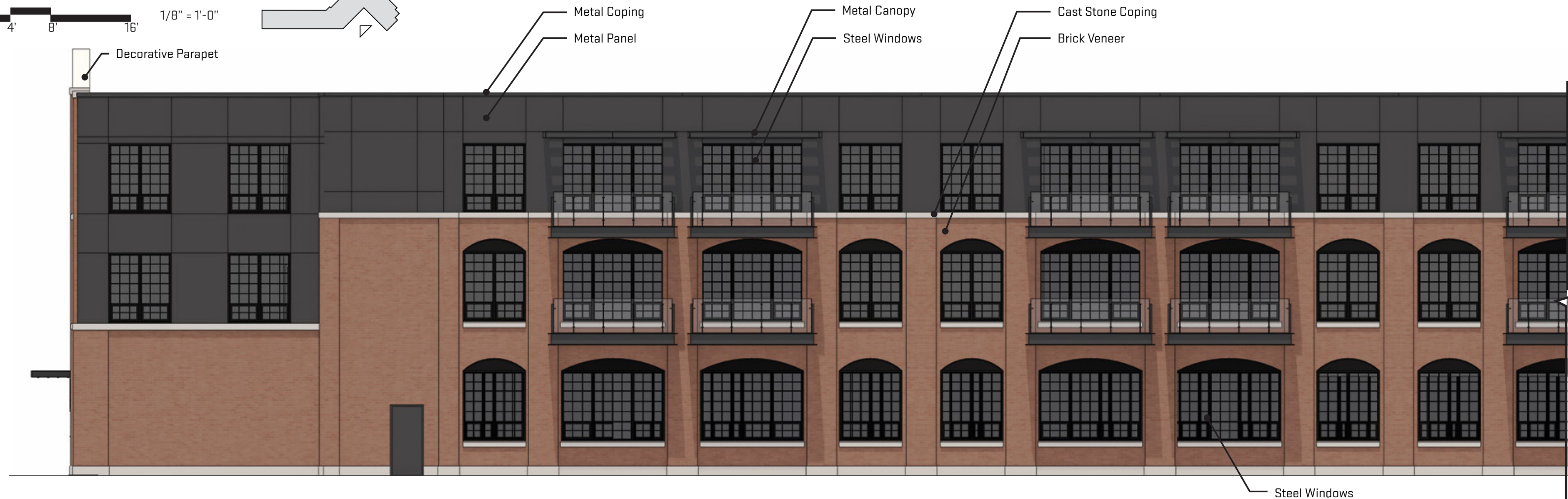
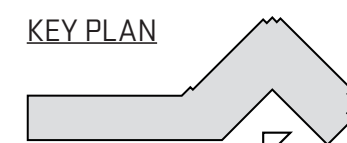




**SOUTHEAST ELEVATION (1)**

4' 8' 16' 1/8" = 1'-0"

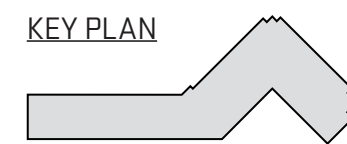
KEY PLAN



**PARTIAL SOUTH ELEVATION**

4' 8' 16' 1/8" = 1'-0"

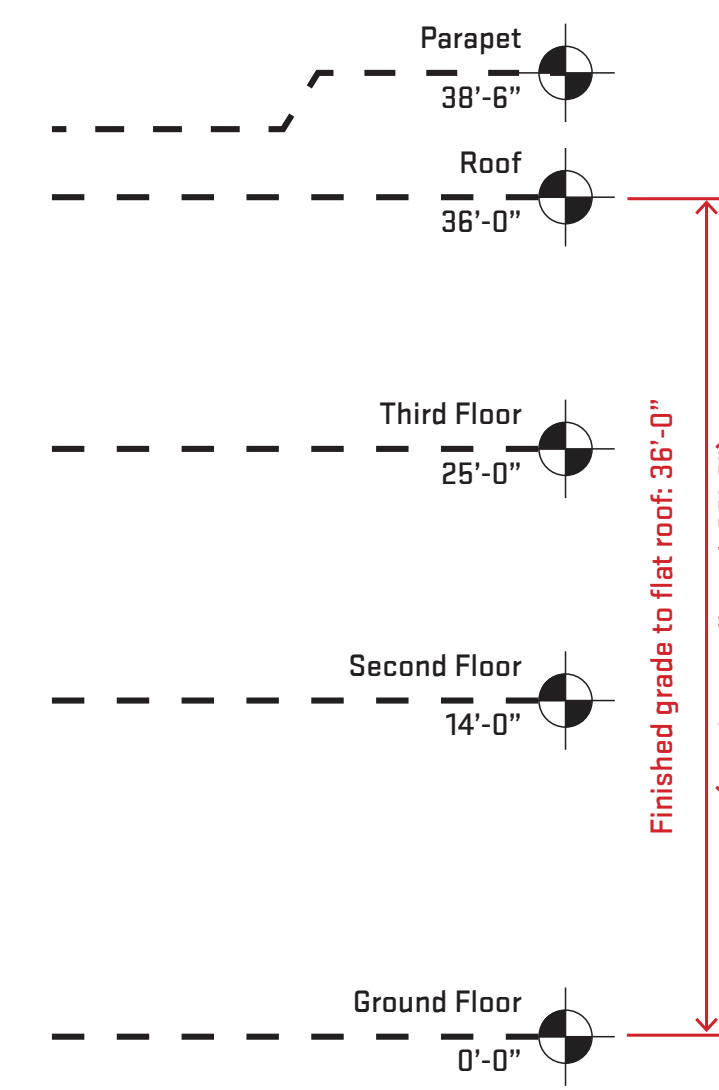
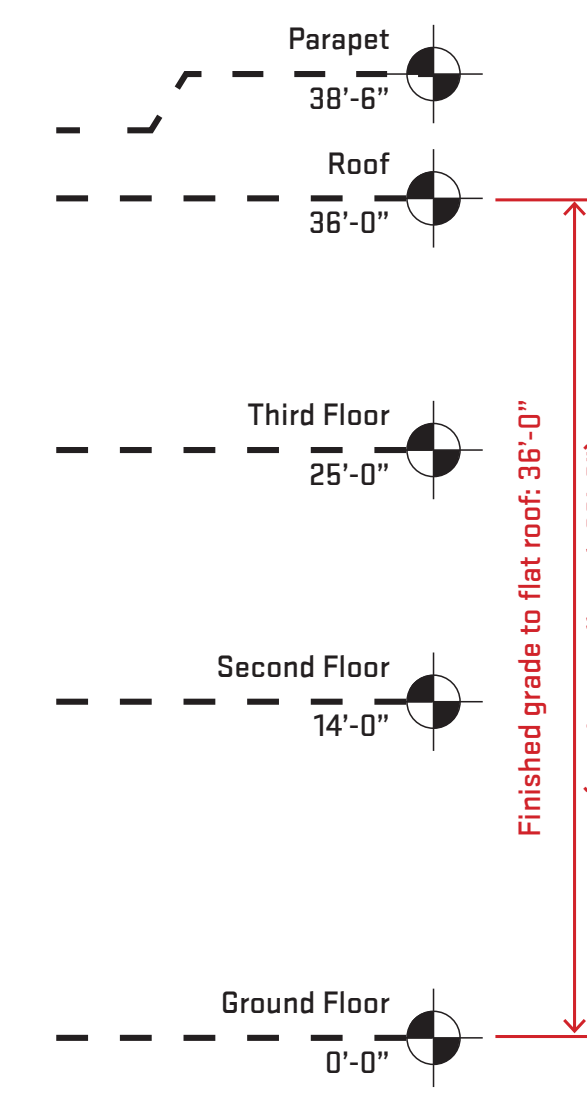
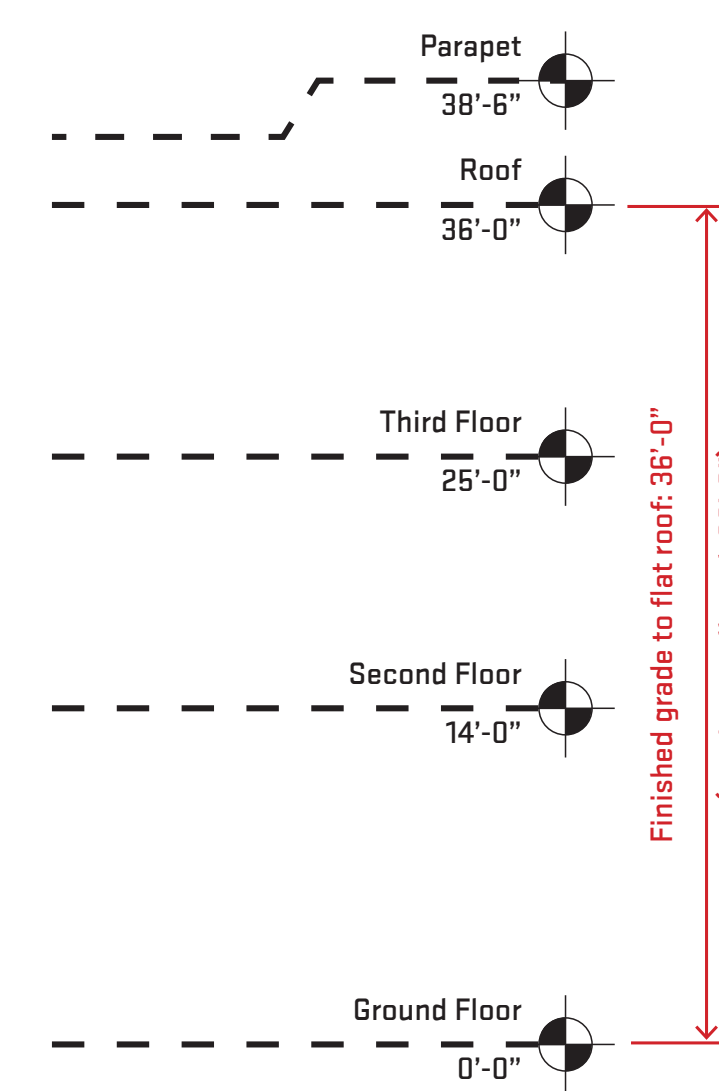
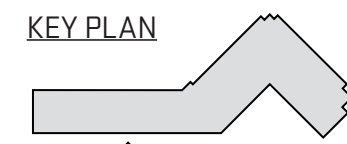
KEY PLAN



**PARTIAL SOUTH ELEVATION**

4' 8' 16' 1/8" = 1'-0"

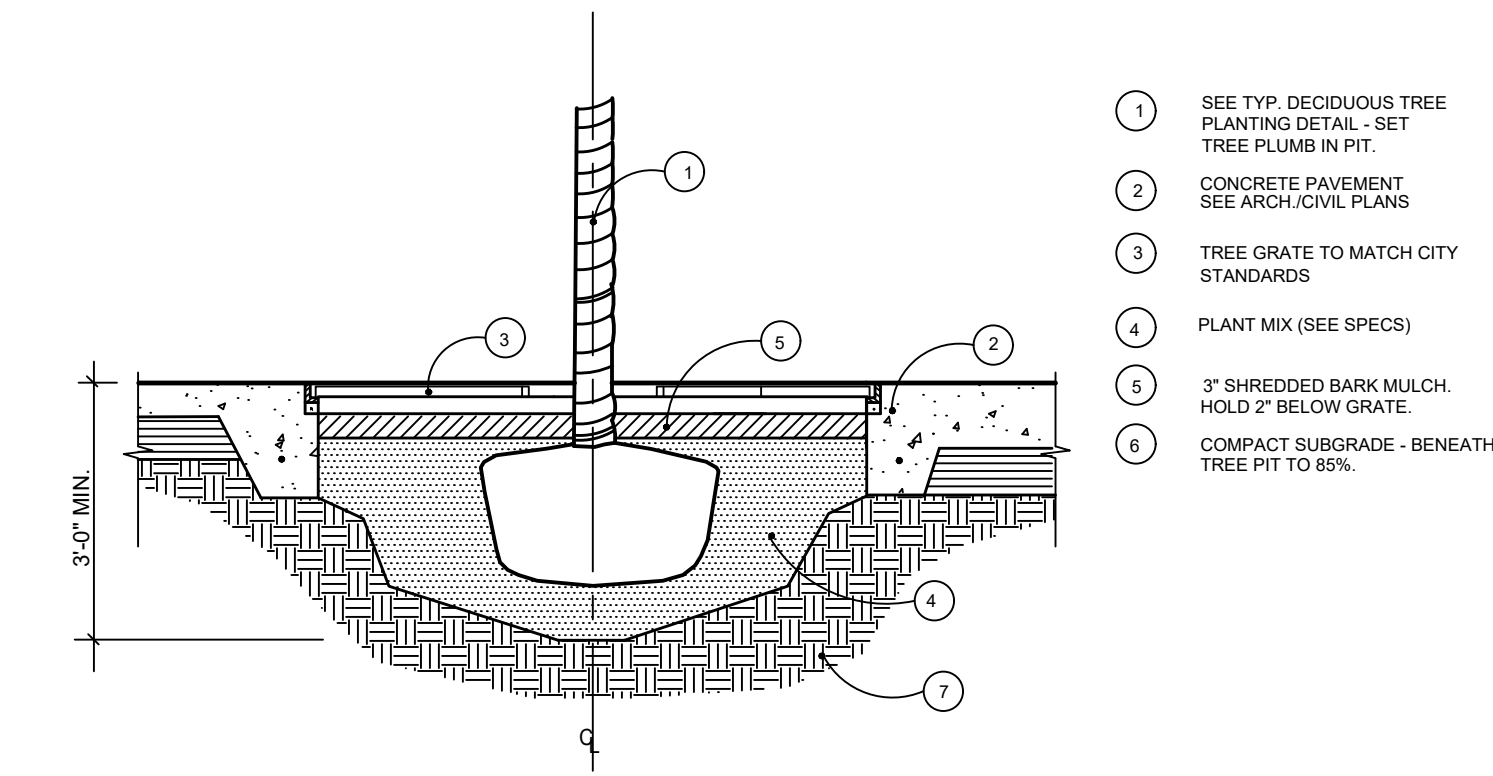
KEY PLAN



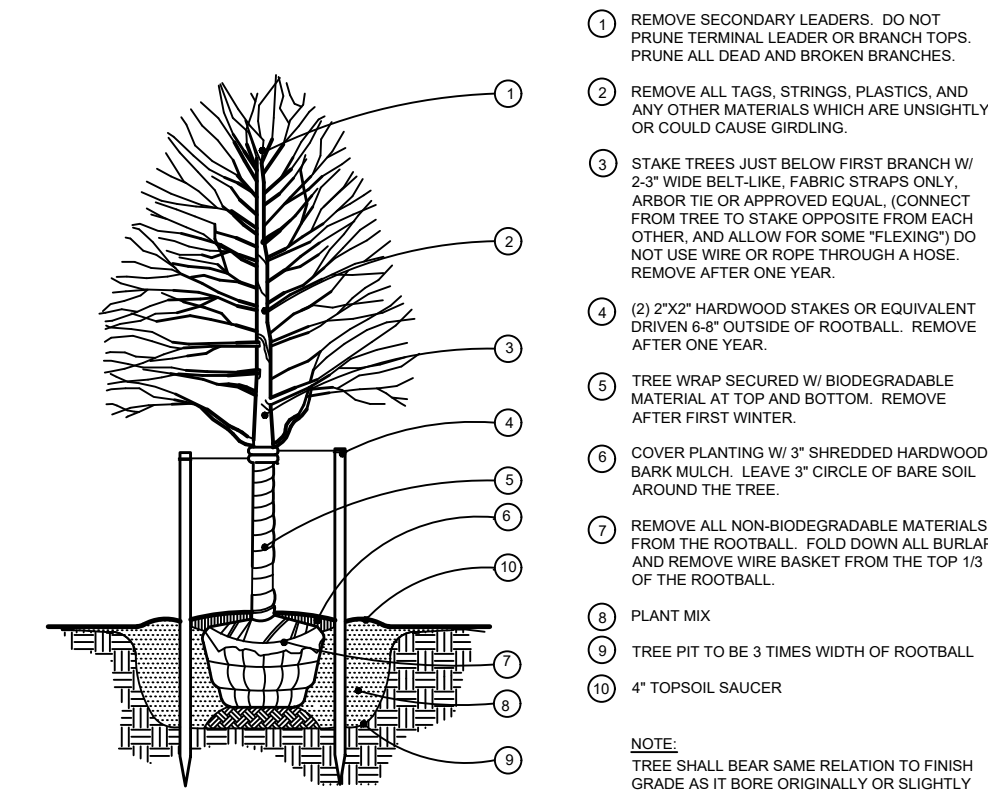
Scales listed are for  
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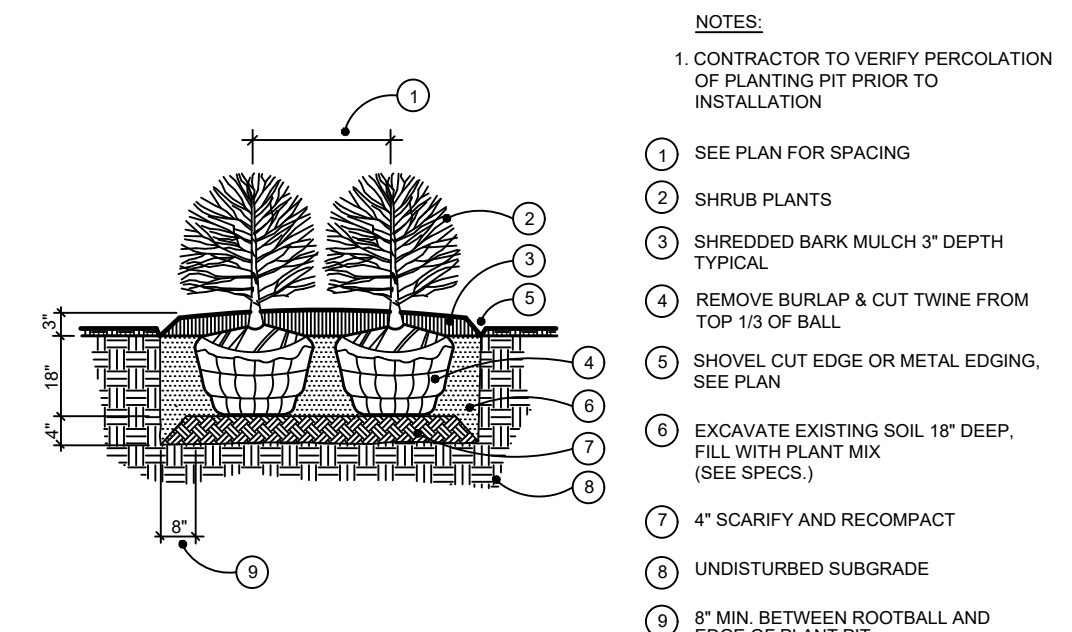




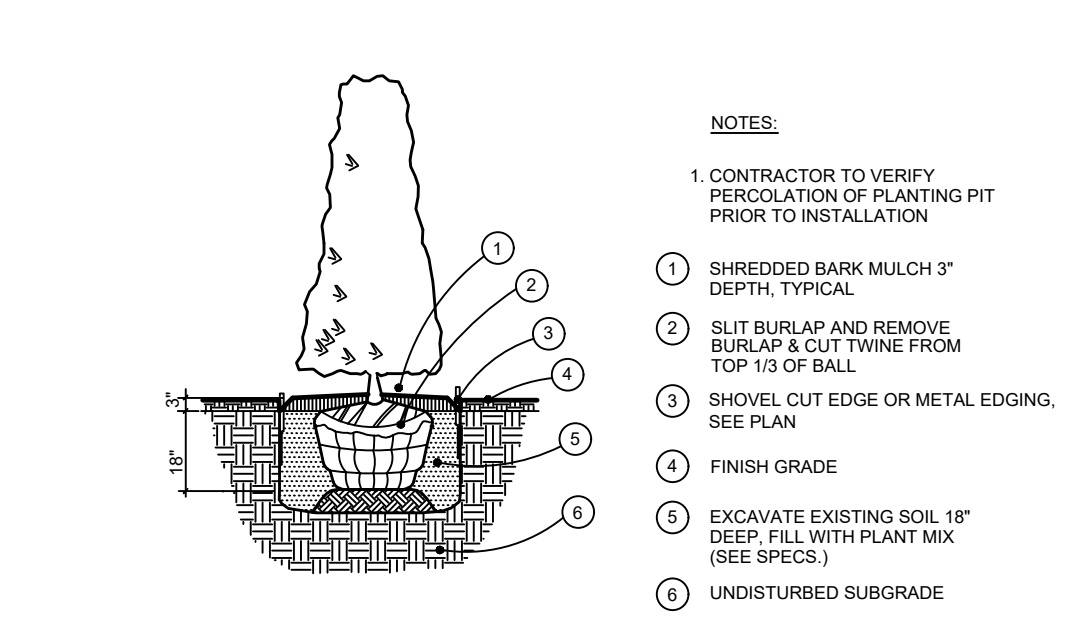
1 SECTION - TREE GRATE/PLANTING PIT  
SCALE: 1/2" = 1'-0"



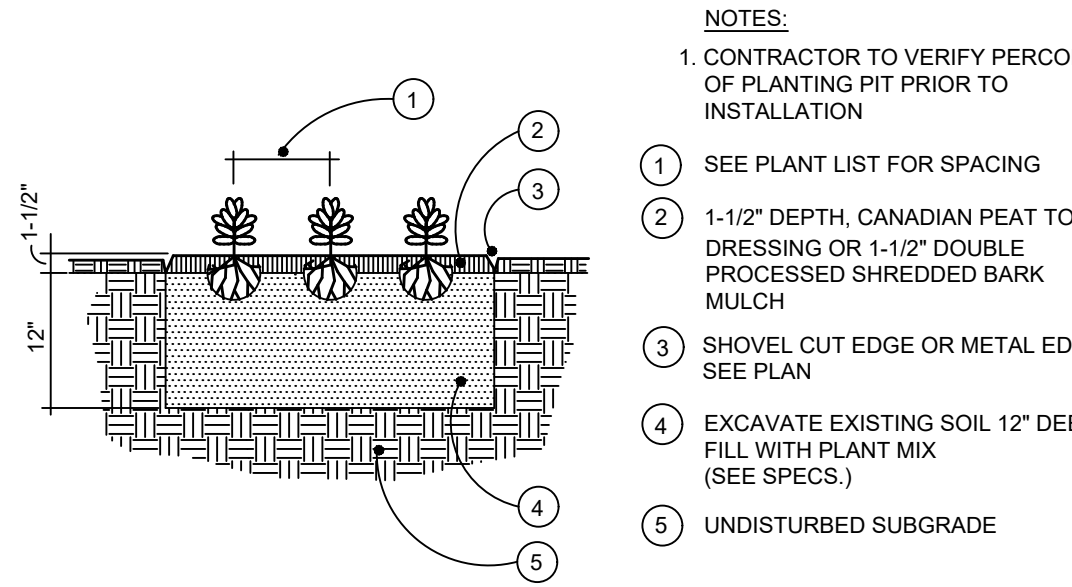
2 DECIDUOUS TREE PLANTING DETAIL  
NOT TO SCALE



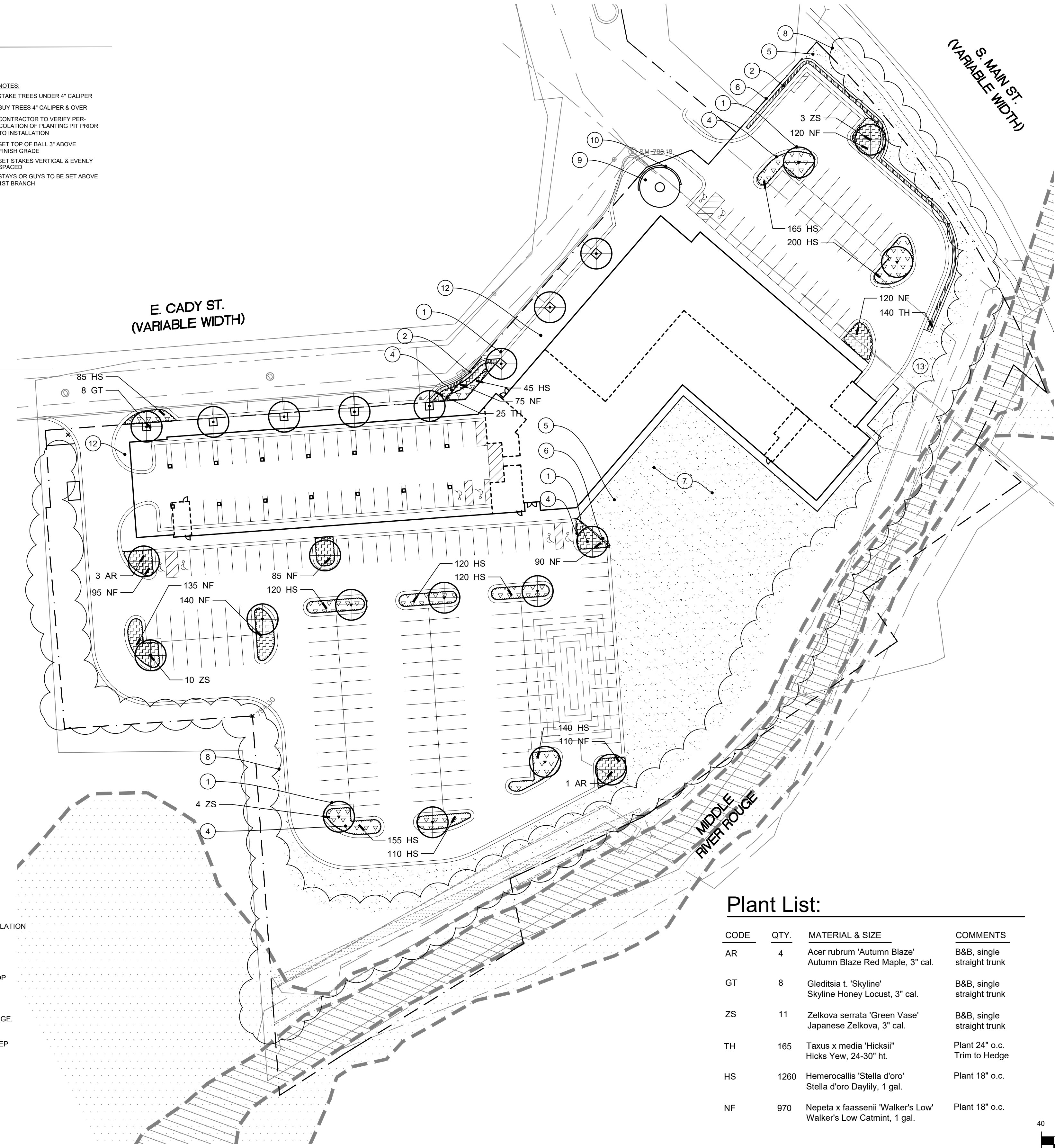
3 SHRUB PLANTING DETAIL  
NOT TO SCALE



4 HEDGE PLANTING DETAIL  
NOT TO SCALE



5 PERENNIAL/GROUNDCOVER PLANTING DETAIL  
NOT TO SCALE



CODE	QTY.	MATERIAL & SIZE	COMMENTS
AR	4	Acer rubrum 'Autumn Blaze' Autumn Blaze Red Maple, 3" cal.	B&B, single straight trunk
GT	8	Gleditsia t. 'Skyline' Skyline Honey Locust, 3" cal.	B&B, single straight trunk
ZS	11	Zelkova serrata 'Green Vase' Japanese Zelkova, 3" cal.	B&B, single straight trunk
TH	165	Taxus x media 'Hicksii' Hicks Yew, 24-30" ht.	Plant 24" o.c. Trim to Hedge
HS	1260	Hemerocallis 'Stella d'oro' Stella d'oro Daylily, 1 gal.	Plant 18" o.c.
NF	970	Nepeta x faassenii 'Walker's Low' Walker's Low Catmint, 1 gal.	Plant 18" o.c.

- Note Key
- 1 DECIDUOUS TREE PLANTING, SEE TYP. DETAIL.
  - 2 HEDGE PLANTINGS, SEE TYP. DETAIL.
  - 3 SHRUB PLANTINGS, SEE TYP. DETAIL.
  - 4 PERENNIAL PLANTINGS, SEE TYP. DETAIL.
  - 5 NON-IRRIGATED SEED LAWN ON 4" DEPTH TOPSOIL, TYP.
  - 6 METAL EDGING BETWEEN LAWN AND LANDSCAPE BED.
  - 7 RESIDENTIAL OPEN SPACE.
  - 8 APPROXIMATE LIMITS OF EXISTING TREE CANOPY. REGULATED TREES TO BE PROTECTED AND PRESERVED TO GREATEST EXTENT. SEE NOTE #2 BELOW.
  - 9 DECORATIVE PAVING.
  - 10 PROPOSED SEAT WALL, SEE CIVIL.
  - 11 PROPOSED BUILDING, SEE ARCH.
  - 12 CONCRETE WALK, SEE CIVIL.
  - 13 SNOW STORAGE.

NOTES:

- DOUBLE SHREDDED BARK MULCH IN PLANTING BEDS. SEE TYPICAL PLANTING DETAILS FOR REQUIRED DEPTH.
- ALL EXISTING TREES 6" D.B.H. AND GREATER TO BE IDENTIFIED AND DESIGNATED TO REMAIN OR BE REMOVED. TREE SURVEY AND DATA WILL BE PROVIDED WITH FINAL SITE PLAN.

Site Landscape Tabulations

**STREETSCAPE LANDSCAPING:**  
**S. MAIN ST.**  
215 LF / 40 LF = 5 TREES

TREES REQUIRED = 5 STREET TREES  
TREES PROVIDED = 10 PROVIDED TREES

**E. CADY ST.**  
458 LF / 40 LF = 11 TREES

TREES REQUIRED = 11 STREET TREES  
TREES PROVIDED = 11 PROPOSED TREES

\* APPLICANT REQUESTS A WAIVER FOR STREETSCAPE TREE REQUIREMENTS ALONG S. MAIN ST. AS THE EXISTING TREES SATISFY THE INTENT OF THE ORDINANCE.

\*\* APPLICANT REQUESTS A WAIVER FOR STREETSCAPE TREE REQUIREMENTS ALONG E. CADY STREET TO ACCOMMODATE PARALLEL PARKING. PROPOSED TREE SPACING MEETS THE INTENT OF THE ORDINANCE.

**PARKING LOT INTERIOR LANDSCAPING:**  
**NORTH LOT (17,809 SF)**  
(17,809 SF / 100) 1.5 = 267 SF  
267 SF MIN. INTERNAL PARKING LANDSCAPE REQ.  
1,248 SF PROVIDED  
267 SF / 100 = 3 TREES

TREES REQUIRED = 3 TREES  
TREES PROVIDED = 3 TREES

**SOUTH LOT (57,789 SF)**  
(50,000 SF / 100) 1.5 = 750 SF + (7,789 SF / 100) = 828 SF  
828 SF MIN. INTERNAL PARKING LANDSCAPE REQ.  
3,042 SF PROVIDED  
828 SF / 100 = 8 TREES

TREES REQUIRED = 8 TREES  
TREES PROVIDED = 18 TREES

**PARKING LOT SCREENING:**  
**NORTH LOT**  
215 LF / 40 = 5 TREES  
215 / 40 x 10 = 54 SHRUBS

TREES REQUIRED = 5 TREES, SHRUBS REQUIRED = 54 SHRUBS  
TREES PROVIDED = 10 TREES, SHRUBS PROVIDED = 140 SHRUBS

\*\*\* APPLICANT REQUESTS A WAIVER FOR PARKING LOT SCREENING TREE REQUIREMENTS ALONG S. MAIN ST. AS THE EXISTING TREES SATISFY THE INTENT OF THE ORDINANCE.

**SOUTH LOT**  
N/A - PARKING IN REAR YARD

Planting Notes:

The Contractor shall verify all rights of way, easements, property lines and limits of work, etc. prior to commencing work.

The Contractor shall be responsible for contacting and coordinating with all pertinent utility companies 72 hours in advance of any digging to make themselves familiar with all underground utilities, pipes and structures. The Contractor shall take sole responsibility for any cost incurred of said utilities.

The Contractor shall not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist. Such conditions shall be immediately brought to the attention of the owner's representative and/or Landscape Architect. The Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.

Any discrepancies between dimensioned layout and actual field conditions shall be reported to the Owner's representative and Landscape Architect. Failure to make such discrepancies known will result in the Contractor's responsibility and liability for any changes and associated cost.

The Contractor shall be responsible for any coordination with subcontractors as required to accomplish construction installation operations.

Do not scale drawings. Refer to written dimensions only.

The Contractor shall provide and maintain positive surface drainage.

The Contractor shall be responsible for any existing materials that are damaged during construction.

See specifications, plant list and planting details for planting requirements, materials and execution.

All trees to have clay loam or clay balls - trees with sand balls shall not be accepted.

All trees to be approved by Owner's Representative and/or Landscape Architect prior to delivery to the site. Any trees delivered to the site not previously approved may be rejected and are the sole responsibility of the Contractor.

Final location of all plant material shall be subject to the approval of the Landscape Architect.

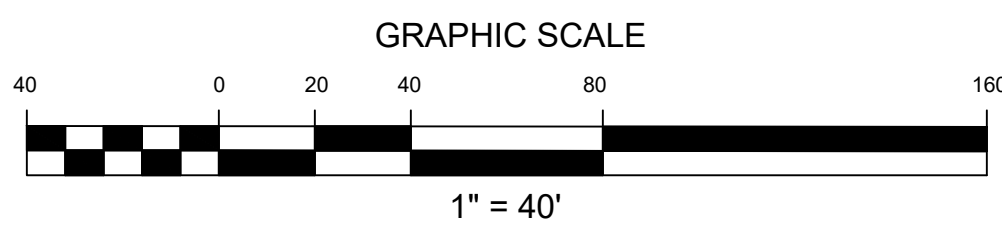
The Contractor to verify percolation of all planting pits prior to installation of plant material.

The Contractor shall place 3" depth shredded bark mulch in all planting beds, unless otherwise indicated.

Landscape Maintenance

Landscape required by this ordinance shall be maintained in a healthy, neat and orderly appearance, free from refuse and debris. All unhealthy and dead plant material shall be replaced immediately, unless the season is not appropriate for planting, in which case such plant material shall be replaced at the beginning of the next planting season. The owner shall insure perpetual and mandatory maintenance and/or replacement of vegetative plantings pursuant to the approved landscape plan.

All landscaped areas will be irrigated with an automatic irrigation system.



3 FULL WORKING DAYS  
BEFORE YOU DIG CALL



Know what's below.  
Call before you dig.



Project:  
**Foundry Flask**  
456 Cady Street  
Northville, MI 48167

Client:  
**Schonshek, Inc.**  
50555 Pontiac Trail  
Wixom, MI 48393

Job Number: S12-211  
Drawn: JBG  
Checked: MRR  
Date: 8.13.21  
Scale: 1" = 40' - 0"

Issued:  
08.31.21 PRELIM SITE PLAN REVIEW

PRELIMINARY  
NOT FOR CONSTRUCTION

Sheet:  
Landscape Plan

Sheet Number:  
L-1  
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