

~ *City of Northville* ~

Council Communications

To: Mayor and City Council

From: Pat Sullivan, City Manager

Date: September 19, 2022

Subject: First Reading of Downs PUD Ordinance Amendment

Background

The attached memo (**Attachment A**) from Planning Consultant Sally Elmiger details the process followed by the Planning Commission and HDC over the past several months regarding the Downs Planned Unit Development proposal. During that time, the Planning Commission received extensive public input at many public meetings as well input from traffic experts, walkability experts, civil engineers, City task forces, civil engineers and City departments. At their September 6, 2022 meeting, the Planning Commission invited audience members (both in-person and on-line) to comment on the Preliminary PUD Site Plan and draft motion. Then the Commissioners deliberated several outstanding items, and amended the motion recommending approval, with conditions, to City Council (attached).

The attached memo (**Attachment B**) from attorney Carol Rosati and Planning Consultant Elmiger addresses some of the questions that have been raised throughout the application process. The memo details the approval process laid out in the ordinance provides a summary of the Commission's deliberations on the key issues of concern regarding the project. The criteria that City Council must follow, in accordance with state law, and the zoning ordinance are examined in detail in the memo.

Recommendation

It is recommended that the Northville City Council introduce for first reading the proposed zoning ordinance map amendment. Since approval of the Preliminary PUD Site Plan would result in the approval of the PUD ordinance amendment, a second reading of the PUD ordinance should not be scheduled until:

- a. The Downs Project Advisory Council (DPAC) has made a recommendation regarding financial and other issues that are a critical part of this project.
- b. The recommendation of DPAC has been reviewed by other appropriate bodies, including the City Council, Brownfield Authority, and the DDA.
- c. The City Council has sufficient information to make a decision on the Preliminary PUD Site Plan.

In addition, it is recommended that the PUD Agreement be negotiated and approved at the time of Preliminary PUD Site Plan approval and approval of the rezoning of the property to PUD.

Recommended Motion

Move to introduce for first reading the proposed zoning ordinance map amendment to rezone the Downs and associated properties at 301 S. Center St., 118 E. Cady St., 341 Beal Ave., 318 River St., 105 Fairbrook St., and 109 Fairbrook St. from Central Business District (CBD), Cady Street Overlay District (CSO), Racetrack District (RTD), and Second Density Residential District (R-2) to Planned Unit Development District (PUD). A second reading will be considered after City Council has received, reviewed, and accepted:

- a. DPAC's recommendation regarding financial and other issues that are critical parts of this project.
- b. Response from the Brownfield Authority, and the DDA, regarding DPAC's recommendation.
- c. Information, considered sufficient by City Council, to make a decision on the Preliminary PUD Site Plan.
- d. A PUD Agreement acceptable to City Council.

DEPARTMENT

Patrick Sullivan
CITY MANAGER



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

September 15, 2022

Pat Sullivan, City Manager
City of Northville
215 West Main Street
Northville, Michigan 48167

Re: The Downs Preliminary PUD Site Plan – Planning Commission Recommendation to City Council

Dear Mr. Sullivan:

Attached is the approved motion, passed by the Planning Commission at the September 6, 2022 meeting, to recommend approval of The Downs Preliminary Planned Unit Development (PUD) Site Plan to City Council, with conditions. This motion also lists the features of the plans that the Planning Commission considers “benefits,” and the features of the plans that the members consider “deviations” from the Zoning Ordinance requirements.

Also attached is a draft ordinance amendment to the Zoning Map, rezoning The Downs to the PUD zoning district.

Background

The Planning Commission has been considering the Preliminary PUD Site Plan for The Downs project over a 5-month period. During that time, the development team revised the Site Plan based on input received at Planning Commission meetings, and provided additional information and materials to respond to Commissioner and residents’ questions and concerns. Northville residents, business owners, and others from the public were invited to share their opinions in a formal Public Hearing, and on five topic categories after Commission discussion concluded on each over five separate meetings. People have also been encouraged to correspond with the Planning Commission in writing.

The Planning Commission has considered the materials provided, public comments, the Master Plan, the relevant Zoning Ordinances, as well as input from the:

- DDA, and who also commissioned a commercial market study for the Cady St. area,
- City Staff including the City Manager, Building Official, DPW Director, Police Chief, Fire Chief
- City Civil Engineers and City Traffic Engineers
- Walkability Expert Dan Burden, and
- Resident task forces, including:
 - River Restoration Task Force (with Log Cabin Sub-Group and Central Park Sub-Group)
 - Sustainability Team
 - Farmers Market Task Force, and
 - Mobility Task Force

The Historic District Commission, to date, has also reviewed one part of the development located within the Historic District Boundary. (Note that all meeting packets for this project, and the formal record of the Planning Commission's and Historic District Commission's deliberations via the meeting minutes, are available on the City's [website](#). More information regarding this project may be found on the City's website under "[Proposed Redevelopment Projects](#)".)

At a Special Planning Commission meeting on August 29, 2022, the Planning Commission considered draft benefits of the project, deviations from the Zoning Ordinance needed to accomplish the project design, and draft conditions that could be part of a motion to City Council. The City's Special Counsel, City Planner, and City Engineer used the results of the Planning Commission's deliberations at this meeting to create a complete draft motion recommending approval of the Preliminary PUD Site Plan to City Council, with conditions.

At their September 6, 2022 meeting, the Planning Commission invited audience members (both in-person and on-line) to comment on the Preliminary PUD Site Plan and draft motion. Then the Commissioners deliberated several outstanding items, and amended the motion recommending approval, with conditions, to City Council (attached).

The result of the Planning Commission's recommendation to Council is described in Sec. 20.06(2), as follows:

- **Approval.** *Upon finding that the Preliminary plan meets the criteria set forth in the Purpose and Intent and Sections 20.01 – 20.04, the Planning Commission may recommend preliminary approval. Approval shall constitute approval of the uses and design concept as shown on the Preliminary Plan and shall confer upon the applicant the right to submit the Preliminary Plan to the City Council. Approval of the Preliminary Plan by the Planning Commission shall not bind the City Council to approval of the Preliminary Plan.*
- **Approval with Changes or Conditions.** *The Planning Commission may recommend conditional approval subject to modifications as performed by the applicant.*

Next Steps

A companion memo from C. Rosati/S. Elmiger describes Council's next steps.

Considerations by City Council

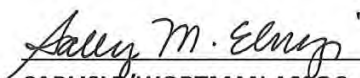
In addition to the criteria outlined in the Zoning Ordinance, the Planning Commission's recommendation also allocates the following specific items to the City Council's discretion:

1. Determine whether to accept the City Park land donation.
2. Determine whether to accept the Gateway land donation.
3. Determine road/sidewalk improvements and monetary contributions towards these items.
4. Determine location and monetary contributions for off-site watermain improvements¹.
5. Determine acceptability of developer's up-front funding of public benefits.
6. Historic log cabin location. City Council will need to determine whether to relocate the log cabin.
7. Evaluation of recommendations by the Downs Project Advisory Committee (DPAC) on the cost-sharing proposal to implement the development. (Note: Some of the items listed above will be included in DPAC's evaluation/recommendation.)
8. Council's evaluation of the Planned Unit Development Agreement.

Other outstanding items – one of which will require a decision by Council – include the Brownfield Plan (that may/may not include DDA participation), and the Historic District Commission’s review/approval of the apartment building and the condominium building. In the opinion of the City’s Special Counsel and City Planner, resolution of the Brownfield Plan, DDA decision, and HDC need not be made before Council’s decision on the Preliminary PUD Site Plan. However, Council receiving and deliberating on DPAC’s recommendation should be part of the Site Plan discussion.

Please don’t hesitate to contact me if you have any questions or need additional information.

Very truly yours,



CARLISLE/WORTMAN ASSOC., INC.
Sally M. Elmiger, AICP, LEED AP
Principal

Cc: Dianne Massa

¹The Planning Commission did not expressly identify sanitary sewer improvements as a condition of their recommendation. However, needed improvements to the sanitary sewer system are identified in the materials being evaluated by the Downs Project Advisory Committee (DPAC), and DPAC’s recommendation to Council will include the proposed improvements/monetary contributions for this utility.

**MOTION TO RECOMMEND APPROVAL OF PUD REZONING AND
PRELIMINARY PUD SITE PLAN FOR THE DOWNS PROJECT**

I move to recommend approval of The Downs Project application for Planned Unit Development Rezoning and the Preliminary PUD Site Plan (“Preliminary Plan”) based upon the following findings and conditions:

Background

A. Developer is the owner or in control of certain real property consisting of approximately 48.12 acres of land, formerly the location of the Northville Downs Racetrack, at Seven Mile Road and Center Street, extending to Cady Street to the north and River Street to the east, in the City of Northville, Wayne County, Michigan.

B. Developer desires to develop the Property as a mixed-use development that is intended to be a residentially oriented community of mixed density and housing options, including approximately 18,500 square feet of commercial space and approximately 12.3 acres of natural and green spaces (excluding stormwater facilities) (the “Project”). The development has been referred to as The Downs .

C. On November 2, 2021, the City’s Planning Commission determined that the Project met the criteria for PUD Eligibility pursuant to Section 20.05(2) of the Zoning Ordinance subject to conditions.

D. The Planning Commission determined that the Project met the eligibility requirements under Section 20.05 of the Zoning ordinance because the proposed Project would: (i) encourage innovative land development and planning; (ii) preserve significant natural and historical features and open space; (iii) encourage development of convenient recreational facilities; (iv) provide improvements to existing utilities and road systems; (v) encourage the use of the Property in accordance with the Property’s character and adaptability; (vi) comply with the visions set forth in the City’s Master Plan; (vii) preserve and enhance open space and other natural features; (viii) result in a recognizable and material public benefit by the daylighting of the Rouge River and creation of a River Park and installation of a walkway through the daylighted area and park; (ix) result in the restoration of the Rouge River channel and abutting banks; (x) create stormwater detention within the Project which will improve the water quality of the stream within the Johnson Drain; (xi) result in the remediation of contamination in certain areas on the Property; (xii) allow innovation and greater flexibility in the design of residential, commercial and recreational uses within the Project; (xiii) facilitate the construction and maintenance of streets, utilities and public services in a more economical and efficient manner; (xv) result in the creation and/or dedication of park areas to the City for use by the general public; (xvi) provide other public benefits as set forth later in this motion; (xvii) and ensure compatibility of design and use between neighboring properties and encourage a less sprawling form of development.

E. On December 14, 2021, Developer submitted the Preliminary Plan to the City. Developer submitted a revised Preliminary Plan on January 20, 2022. The plans have been revised and re-submitted throughout the Planning Commission’s deliberations, with the most recent plans

submitted at the August 16, 2022, August 29, and September 6, 2022 Planning Commission meetings (collectively the “Project Preliminary Plans”), being the plans upon which this motion is based.

F. The Planning Commission held a public hearing on the proposed PUD rezoning on March 15, 2022. The Planning Commission conducted deliberations on the PUD rezoning and the various components of the Preliminary PUD Site Plan in meetings conducted from February 1, 2022, until September 6, 2022. Public participation was allowed during meetings after Planning Commission deliberations concluded on each of the five topic categories, which were created to organize Planning Commission deliberations and comments on the Project. The Planning Commission regularly encouraged the public to submit correspondence with comments on the Project.

Public Benefits

Public benefits are generally features that would not typically be achieved through application of the requirements of the Zoning Ordinance for a conventional site plan. Public benefits do not include items that are required by the Zoning Ordinance or are necessary to enable the development to function. The following are the public benefits offered by the Project that, in the determination of the Planning Commission, would not be achieved under conventional development, and upon which the recommendation of approval is based:

<u>Public Benefits</u>	
Public Spaces	The removal of dilapidated buildings and environmental cleanup.
	Improved stormwater management of site, particularly as a result of the daylighting of the Rouge River. Daylighting of the river to take place and estimated to be completed by December of 2024.
	River Park land donation, river daylighting (and resultant reduction in floodplain), park build-out including amenities, and contribution of up to \$125,000 toward relocation of log cabin. Plant/animal habitat.
	Central Park land donation and build-out. City Council to determine whether to accept dedication. Public restrooms to be provided in or near Central Park.
	Gateway land donation and landscaping. City Council to determine whether to accept land donation.
	7-Mile Road mid-block pedestrian crossing with HAWK signal and crosswalk at River Street.
	Pocket parks available to public (with HOA owning and maintaining the pocket parks at no cost to the City)
	Temporary Farmers Market location through the end of the 2025 market season.
	Contribution to public art in the amount of \$50,000

Vehicular and non-motorized	Sidewalks within the site condominium portion of the Project shall be available for public use.
	Improved vehicular, bicycle and pedestrian connectivity, including monetary contributions toward road and sidewalk improvements as determined by the City Council. This will include Developer paying for a traffic signal at 7 Mile/Northville Road per the Traffic Impact Study (TIS).
	Providing a public stub road for future connection at the south end of the Project to 7 Mile. Developer also to dedicate stub road right-of-way to the Project's southern boundary line.
Residential Uses	Diverse housing types that will serve all consumer segments, including age-in-place options with a first-floor primary suite or access via an elevator.
Utilities	Offsite water main funding in locations and in an amount as determined by City Council.
	Removal of sanitary sewer from Rouge River (at Beal St. bridge)
Financial	Developer will provide up-front funding of public benefits in an amount as determined by City Council. Developer will provide up-front funding of certain public benefits.
	Job creation.

Design Standards

The Preliminary Plan meets the General Design Standards contained in Section 20.04 (2 through 14) of the Zoning Ordinance subject to the following deviations which are recommended for approval in accordance with Section 20.04 (1):

Deviations	
Land Use	Residential uses on parcels with Racetrack District underlying zoning outside of the Cady St. Overlay (CSO) District.
	Townhouse use on parcels with R-2, Second Density Residential District underlying zoning.
Apt. Bldg.	Height 10-feet taller at south end of CSO District boundary, and 5-feet taller toward Beal St. than permitted for 4-stories. (See Illustration A)
Condo Bldg.	Height 5-feet taller than maximum permitted height for 4-stories (See Illustration B)

Illustration “B” – Condominium Building



The deviations recommended for approval achieve the Purposes and Intent and Sections 20.01 through 20.04 of the Planned Unit Development Regulations and improve the overall Project.

Conditions on Recommendation of Approval

The Project Preliminary Plan, submitted to the City for the 8/16/22 Planning Commission meeting, with revisions for the 8/29/22, and 9/6/22 Planning Commission meetings, is recommended for approval subject to the following conditions, which are deemed necessary to address the impacts resulting from the development, and the public health, safety, and welfare, and also subject to approval of the Planned Unit Development Agreement by City Council:

Daylighting of the Rouge River

Daylighting of the Rouge River is a critical factor in approval of the Project. Developer shall comply with the time periods contained in the Wayne County Daylighting of the Rouge River Subrecipient Agreement entered into between the City and Wayne County for the receipt of ARPA funds for this portion of the Project. In the event that Developer does not receive approval from the City Brownfield Authority for brownfield funds for the daylighting project, this recommendation of approval for the Project shall be null and void.

Roads, Pathways, Connections and Parking

<p style="text-align: center;">Roads</p>	<p>Road configuration as shown in the Project Preliminary Plans as revised indicating that the following roadways, constructed as part of the project, will be public roads dedicated to the City of Northville: Beal St., Hutton St., Fairbrook St., Road A, and Griswold St. (including road stub at southern end of project). All other connecting driveways and alleys within the Project will be privately-owned and maintained through a Homeowner’s Association (HOA).</p> <p>The following pavement widths/parking space widths of new streets will apply:</p> <p>Hutton St. north of Beal St., and Beal St.: 38 ft. pavement width with 11 ft. of pavement for each travel lane and 8 ft. wide parking spaces.</p>
--	---

	Griswold St.: 36 ft. pavement width with 10 ft. of pavement for each travel lane and 8 ft. wide parking spaces.
	Fairbrook St., Hutton St. south of Beal St., and Road A: 34 ft. pavement width with 10 ft. of pavement for each travel lane and 7 ft. wide parking spaces.
	Project will meet the DDA's Secondary Street Design Standards within the DDA boundaries and along the north side of the new Beal St. extension.
	Project will provide pedestrian-scaled streetlights and street trees along all public roads within the project, and along Cady St. and S. Center St.
	River Street improvements will, at a minimum, include a roadside barrier consistent with AASHTO Roadside Design Guidelines to protect vehicular traffic and pedestrians from the slope to the daylighted river. The type and extent of the roadside barrier will be determined during final site plan approval as recommended by the City's Engineer.
	No parking shall be permitted across public sidewalks. All sidewalks in the Project will allow public pedestrian travel.
Traffic	Developer is responsible for implementing the following traffic improvements to serve the project, as identified in the Traffic Impact Study (TIS) dated February 20, 2022: 1) 7 Mile/S. Main/Northville Rd. improvements described in the TIS; 2) signal optimizations at other intersections identified by the TIS; 3) pedestrian mid-block crossing of Center St. at Fairbrook St. with center refuge island, Rectangular Rapid Flashing Beacons (RRFB), pavement markings/signage and walk/ramp upgrades; 4) pedestrian mid-block crossing of Cady St. at parking structure location with pavement markings/signage and walk/ramp upgrades; 5) pedestrian mid-block crossing on 7 Mile Road at River St. with pavement markings, HAWK, and path/ramp upgrades (TAP grant contribution anticipated); and 6) pavement rehabilitation of Griswold St. from Cady to Beal after road widening to add on-street parking is completed. In addition, Developer is responsible for making a contribution as determined by City Council for the roundabout at 7 Mile/S. Center St.

Architecture, Landscaping and Aesthetics

	Elevations were presented to the Planning Commission at the 8/16/22 and 9/6/22 meetings. The elevations shall be revised at the time of final site plan submittal to show a combination/mixture of Hardi-plank, brick and stone on the Townhomes and single-family homes, as shown on the material sample boards presented to the Planning Commission at their 9/6/22 meeting. In addition, the developer will implement a monotony code, and the single-family homes will include five (5) floor plans, with four (4) different and distinct elevations and color pallets for each floor plan. No vinyl components or EIFS (Exterior Insulation and Finish System) shall be allowed in the Project.
--	--

	Detached garages for single-family homes shall be consistent in style and materiality to the style and materiality of the home. Architectural details/features/interest shall be provided on garage facades visible from a public road.
	Apartment and condominium buildings shall be built to Leadership in Energy and Environmental Design (LEED) standard for certification (in effect at the time of submittal), including sustainable sites, water efficiency, indoor environmental quality, material and resources, energy and atmosphere, location and transportation, innovation, regional priority, and education and awareness. Toll Brothers residential units shall be built to Home Energy Rating System program standards, including heating, cooling, hot water, lighting (interior/exterior) electric/gas appliances, and other electric/natural gas uses. Documentation shall be provided to the City to verify compliance with this requirement at the time of Final Site Plan approval for the particular phase.
	Detached single-family residential building design shall include the architectural detailing on all dwelling units as depicted in the elevations presented at the Planning Commission meetings on 8/16/22 with revisions presented to the Planning Commission at their 8/29/22, and 9/6/22 meetings, further revised as stated above.
	Housing products located at street intersections should act as transitions between products, and both street frontages of buildings, including garages, shall include the elevations of a “front.”
	At the Final Site Plan stage, the developer of each phase shall provide the following for the buildings included in that phase, as applicable: <ul style="list-style-type: none"> a. Revised elevations for the townhomes and single-family homes as noted above. b. Detailed architectural design consistent with this Preliminary Plan approval of all buildings on all facades, as modified by this Motion. Rear of buildings shall be designed to be as attractive as the front. c. All facades shall be revised with additional details, such as modified fenestration and details consistent with the Historic District Commission guidelines, on corner buildings (but not exclusively), d. Rendering of alleys/rear driveways behind townhomes. e. List of LEED, WELL, or HERS sustainability standards (or other rating systems) being met with new buildings as a checklist.

Parks, Public Spaces and Farmers Market

	The amount of land allocated to the Central Park and River Park on the Project Preliminary Plans shall not be diminished or reduced in overall size by other project facilities, such as the daylighting of the river, stormwater basins, or other non-park
--	---

	<p>facilities unless deemed acceptable by the Planning Commission during Final Site Plan review.</p> <p>The design of the Central Park and River Park shall be consistent with the Project Preliminary Plans, and in addition to these designs, shall contain, at a minimum, paved pedestrian walkways, access point(s) to the daylighted river, pathway lighting, site furnishings (seating & trash receptacles), landscaping, bike racks, and signage.</p> <p>Developer to contribute \$50,000.00 for public art in Central Park or River Park, with payment made to the City at the time of the issuance of the first building permit.</p>
	<p>River Park:</p> <ol style="list-style-type: none"> Shall contain two (2) bridges, as illustrated on the Project Preliminary Plans that are a minimum of 10 to 14-feet wide. Developer shall relocate the log cabin either in the River Park or somewhere in the community, if determined viable and economically feasible by City Council, and shall contribute up to \$125,000 toward this relocation. The Planning Commission encourages its use to be a passive, visual use that reminds visitors of Northville's history. Retrofitting the log cabin as a restroom is not recommended. Incorporate pathways along the west side of the stormwater basins behind the carriage homes, which paths will connect to the River Park pathway system. Revise the plans to show that the stormwater basin is part of the Project development and not part of the River Park. Show distinct property lines.
	<p>Central Park:</p> <ol style="list-style-type: none"> Shall have adequate water and electricity in all four quadrants of park, and an irrigation system. Developer to provide public restroom facilities in a building within the Project adjacent to the Central Park.
	<p>Farmers Market: Planning Commission supports the Farmers Market Task Force recommendation that the Market be located off of the project site. The temporary Farmer's Market location within the Project shall, at a minimum, include a paved market surface and parking spaces, as shown on the site plan dated 8/9/22, as well as water and electrical hookups.</p>
	<p>Pocket Parks: These parks will be open to the public as proscribed in the Master Deed and Bylaws of the Site Condominium and the PUD Agreement, and include benches, trash receptacles, and landscaping. Pocket parks will be maintained by developer until such time as the homeowner's association is created, and then by the HOA in accordance with the terms of the PUD Agreement.</p>

	<p>At the Final Site plan stage for each phase, the developer shall provide the following for the parks included in that phase, as applicable:</p> <ul style="list-style-type: none"> a. Developer will work with the DDA, City's experts, Northville Parks and Recreation, an Environmental Engineering firm with experience in appropriately scaled ecological restoration (at developer's cost), and related City task force groups to: <ul style="list-style-type: none"> i. Refine the design for the River Park, incorporating at a minimum the features listed above. Planning Commission recommends a "natural" landscape aesthetic to the River Park. ii. Refine the design and character of the individual quadrants of the Central Park incorporating at a minimum the features listed above. b. Signage for parks as approved by the City.
--	---

Infrastructure, Financials, and Phasing

	Developer shall obtain all required permits from the City and outside regulatory agencies for design and implementation of the plans during construction.
	Developer shall use stormwater management techniques that infiltrate stormwater into the ground, where possible, using Low Impact Development (LID) Techniques such as deep-rooted plants, bioswales, permeable pavements, and other techniques, based on site conditions. The developer shall work with City Engineers and Wayne County to identify more opportunities to increase infiltration and LID applications on the site.
	<p>Defer a recommendation to City Council on the following from DPAC (Downs Project Advisory Committee):</p> <ul style="list-style-type: none"> a. Cost sharing proposal to implement the development, as proposed by the developer, including payment for or contributions toward the daylighting of the river, the relocated Farmers Market, traffic improvements including the proposed roundabout, and improvements to the public utility infrastructure. However, the Planning Commission has made specific recommendations on some of these components, and the specific recommendations of the Planning Commission prevail over this general referral of cost sharing. b. Ownership, maintenance, and programing of the River Park and/or Central Park. c. Ownership and maintenance of gateway design, and landscaping within the roundabout. d. Per Section 24.08 of the Zoning Ordinance, the City will require a performance guarantee(s) in the form of cash or automatically renewable, irrevocable letter of credit to ensure faithful completion of the site improvements in conformance with the approved Final Site Plan and approved PUD Agreement.

Phasing

Developer shall comply with the Phasing Plan included in the 8-16-2022 submittal to the Planning Commission. Upon completion of each phase, each phase shall be capable of standing on its own in terms of the presence of services, facilities, and infrastructure to serve such phase and shall contain the necessary components to ensure the protection of natural resources and the health, safety, and welfare of users of the phase and the users of the surrounding area.

Additional Requirements for Final Site Plan Approval of the First Phase of The Project

	<p>Incorporate the roundabout preliminary design provided from the City Engineer based on the preliminary engineering stage which is anticipated to begin at the conclusion of the approval of the Preliminary Site Plan. This preliminary engineering effort by the City Engineer would include survey, ROW verification, Wayne County Review and input, 40% level design, customized design considerations to meet City needs, center island Gateway Design options, and shall meet AASHTO Design Standards (as well as applicable roundabout and transportation/design guidelines). The roundabout will be designed as efficiently as possible utilizing available traffic data, City objectives, safety considerations, and Developer input, as well as Wayne County DPS review. ROW needs shall anticipate future considerations for growth and possible expansion, but current design will provide for efficient, safe, and effective layout for roundabout vehicular traffic and pedestrian flow. Roundabout design will include accommodations for pedestrian and bicycle facilities for safe non-motorized use of this intersection to accommodate circulation/connectivity in all directions. The duration of the preliminary engineering phase by the City Engineer is anticipated to be completed in approximately four (4) months from the authorization by City (including Wayne County DPS reviews). Developer shall contribute the ROW needed based on the roundabout design, at no cost to the City.</p>
	<p>Developer shall prepare and present an entryway design at the north intersection of 7-Mile/S. Center St. that indicates and creates a significant identity to celebrate that the driver/pedestrian/cyclist is entering into the City of Northville, not a subdivision. The architecture of the buildings should lead the gateway design, and landscaping should support the gateway. The gateway will contain some type of historical reference and may possibly be located in the center island of roundabout, subject to road design guidelines and safety aspects.</p>
	<p>Investigate and present traffic mitigation techniques for Beal St. east of development, River St., and Fairbrook St. west of the Project.</p>

	Further refine site and park designs to improve pedestrian accessibility, creating a comfortable experience for people in wheelchairs or those with mobility issues. Developer to meet with mobility-challenged residents and/or the Living and Learning Center in Northville for input and recommendations for refinements presented at the Final Site Plan stage.
	Provide signage and wayfinding locations and details.
	Developer shall submit a logistical plan to show how the development will proceed with minimal impact on the City and surrounding properties as development progresses through the various phases.

**CITY OF NORTHVILLE
AMENDMENT TO ZONING ORDINANCE
ZONING MAP AMENDMENT NO. _____**

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF NORTHVILLE FOR THE PURPOSE OF AMENDING AND UPDATING THE ZONING ORDINANCE AND MAP IN ACCORDANCE WITH PUBLIC ACT 110 OF 2006.

THE CITY COUNCIL OF THE CITY OF NORTHVILLE ORDAINS:

Part I. Title. This Ordinance shall be known as the “The Downs PUD Ordinance.”

Part II. Purpose. The purpose of this Ordinance is to amend the City of Northville Zoning Ordinance and Ordinance Map for the rezoning of approximately 48.12 acres of land, formerly the location of the Northville Downs Racetrack, at Seven Mile Road and Center Street, extending to Cady Street to the north and River Street to the east, in the City of Northville, Wayne County, Michigan (the “Property”), to change the zoning from CBD (Central Business District), CSO (Cady Street Overlay District), RTD (Racetrack District), and R-2 (Second Density Residential District) to PUD (Planned Unit Development District).

Part III. Amendment. Article 20, Zoning, of the Code of Ordinances, is amended to rezone from CBD (Central Business District), CSO (Cady Street Overlay District), RTD (Racetrack District), and R-2 (Second Density Residential District) to PUD (Planned Unit Development District), with the Property being rezoned having Tax Parcel Nos. as follows:

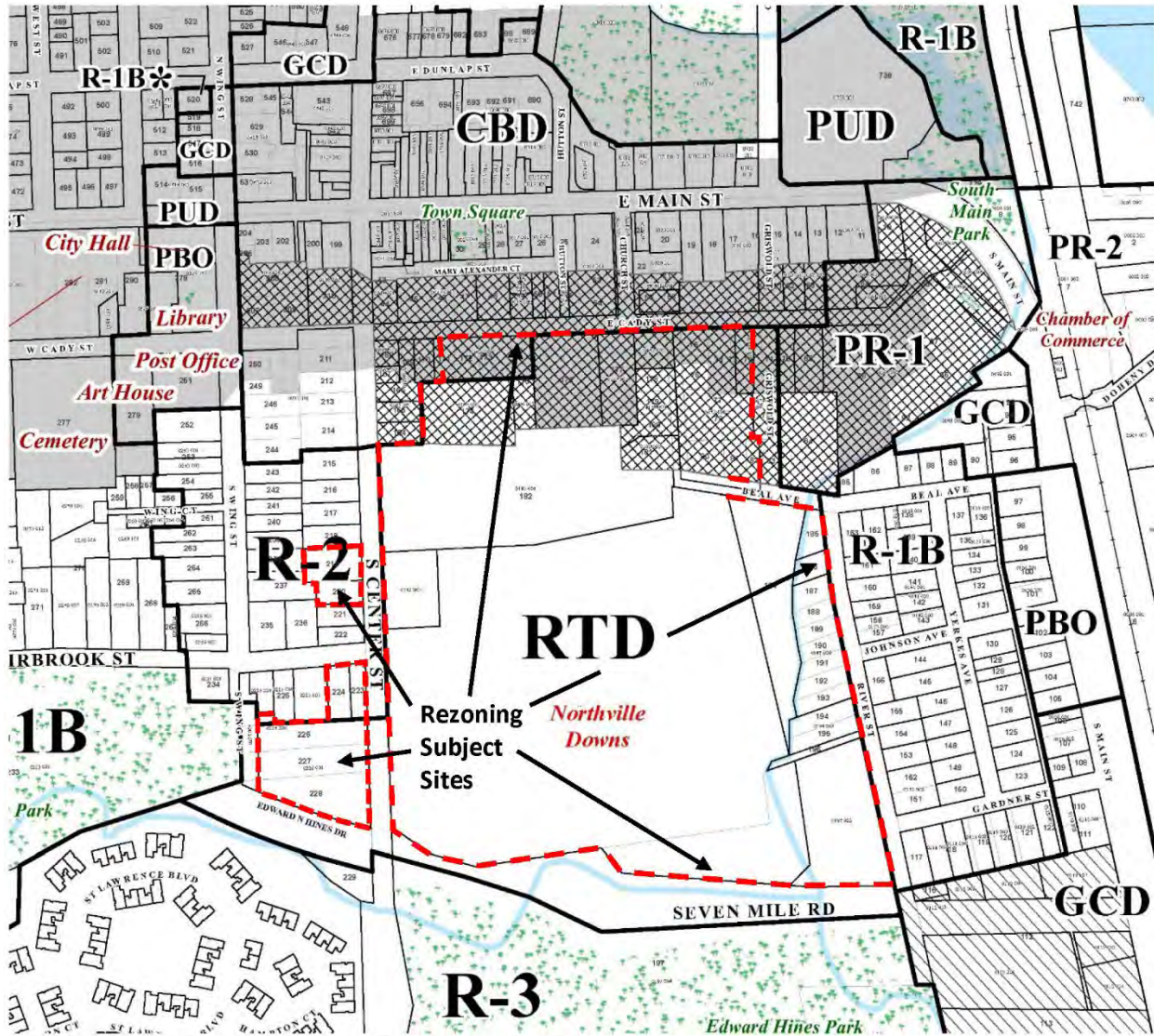
Parcel ID	Historical Parcel ID	Address
48004010183000		301 S Center St
48004010197003		301 S Center St
48004010187000		318 River St
48004010194002		301 S Center St
48004010184000		301 S Center St
48004010186000		301 S Center St
48004010185000		301 S Center St
	48004010182002	301 S Center St
	48004010182001	301 S Center St
	48004020072002	301 S Center
	48004010181000	301 S Center
	48004010178000	301 S Center
	48004010177001	301 S Center
	48004010176000	E Cady St Vacant
	48004010175002	E Cady St Vacant
	48004010174002	301 S Center
	48004020073000	341 Beal

Parcel ID	Historical Parcel ID	Address
48004010177002		301 S Center
48004010172302		118 E Cady St
Parcel B (Parcel ID TBD)	48003030219000	S Center St Vacant
	48003030220000	301 S Center
Parcel C (Parcel ID TBD)	48003030226001	301 S Center
	48003030223000	105 Fairbrook St
	48003030224000	109 Fairbrook St

And the property being rezoned having the following legal description:

[See attached Exhibit A]

And the property being rezoned is illustrated on the City of Northville Zoning Ordinance Map outlined in red dashed line, and the Zoning Ordinance Map is hereby amended to PUD as follows:



Source Base Map: City of Northville Zoning Map 7-15-21.

Part IV. Severability. The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section, or clause is adjudged unconstitutional or invalid by a Court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

Part V. Savings. This Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired, or liability, penalty, forfeiture, or punishment pending or incurred prior to the time of this Ordinance.

Part VI. Repealer. Any Ordinance or parts of any other Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

Part VII. Effective Date. This ordinance shall be effective on the 10th day after publication, or a later date as provided in the Michigan Zoning Enabling Act for when a petition for voter

referendum on this ordinance and/or a notice of intent to submit such a petition is timely filed with the City Clerk.

The foregoing ordinance and map amendment were adopted by the City Council of the City of Northville, Michigan this _____ day of _____, 2022. A copy of the Zoning Ordinance and Map, including the amendments, may be reviewed or obtained at the City Hall, 215 W. Main, Northville, MI 48167, 248-349-1300, Monday through Friday during normal business hours.

Public hearing held: March 15, 2022

Date of Adoption: _____

Notice of Publication
of Adoption: _____

Dianne Massa
City Clerk
215 W. Main
Northville, MI 48167
248-349-1300

EXHIBIT A

OVERALL PARCEL

PART OF LOT 72, ALL OF LOTS 73-78, PART OF LOT 79, ALL OF LOTS 80-81, AND PART OF LOT 82 OF "ASSESSOR'S NORTHVILLE PLAT NO. 1", AS RECORDED IN LIBER 66 OF PLATS, PAGE 45, WAYNE COUNTY RECORDS; ALSO ALL OF LOTS 171-196 AND PART OF LOT 197 OF "ASSESSOR'S NORTHVILLE PLAT NO. 2", AS RECORDED IN LIBER 66 OF PLATS, PAGE 44, WAYNE COUNTY RECORDS; ALSO ALL OF THAT PART VACATED CHURCH STREET AND VACATED BEAL AVENUE AS VACATED PER RESOLUTION RECORDED IN LIBER 20023, PAGE 101, WAYNE COUNTY RECORDS;

ALL OF THE AFOREMENTIONED BEING MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 168 OF SAID "ASSESSOR'S NORTHVILLE PLAT NO. 2"; THENCE N 84°53'43"E 174.61 FEET ALONG THE SOUTH LINE OF CADY STREET (50 FEET WIDE) TO THE NORTHWEST CORNER OF LOT 171 OF SAID "ASSESSOR'S NORTHVILLE PLAT NO. 2" FOR A POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF SAID CADY STREET THE FOLLOWING THREE (3) COURSES; 1) N84°53'43"E 682.35 FEET, 2) N79°20'27"E 42.12 FEET, AND 3) N85°47'04"E 218.30 FEET; THENCE ALONG THE WESTERLY LINE OF GRISWOLD STREET (VARIABLE WIDTH) THE FOLLOWING FIVE (5) COURSES: 1) S02°52'19"E 193.33 FEET, 2) S86°05'20"W 3.01 FEET, 3) S04°23'26"E 133.89 FEET, 4) N85°43'59"E 15.98 FEET, AND 5) S 04°24'37"E 129.36 FEET; THENCE N84°12'51"W 100.00 FEET ALONG THE NORTH LINE OF BEAL AVENUE (50 FEET WIDE); THENCE S05°47'09"W 50.00 FEET ALONG THE EASTERLY LINE OF THAT PORTION OF VACATED BEAL AVENUE PER RESOLUTION RECORDED IN LIBER 20023, PAGE 101, WAYNE COUNTY RECORDS; THENCE S84°12'51"E 289.65 FEET ALONG THE SOUTH LINE OF SAID BEAL AVENUE; THENCE ALONG THE WEST LINE OF RIVER STREET THE FOLLOWING THREE (3) COURSES: 1) S09°44'28"E 227.57 FEET, 2) S15°01'28"E 427.16 FEET, AND 3) S15°34'36"E 462.92 FEET; THENCE S85°45'58"W 238.48 FEET; THENCE N89°00'21"W 563.09 FEET; THENCE N43°05'04"W 95.18 FEET; THENCE ALONG THE SOUTH LINE OF SAID LOT 183 THE FOLLOWING FOUR (4) COURSES: 1) S78°36'11"W 254.94 FEET, 2) S78°39'12"W 117.60 FEET, 3) N77°44'48"W 142.02 FEET, AND 4) N57°47'56"W 135.76 FEET; THENCE N05°05'49"W 578.08 FEET ALONG THE EAST LINE OF CENTER STREET (60 FEET WIDE); THENCE N05°12'42"W 537.43 FEET CONTINUING ALONG THE EAST LINE OF SAID CENTER STREET; THENCE N84°59'05"E 130.92 FEET ALONG THE SOUTH LINE OF LOT 164 OF SAID "ASSESSOR'S NORTHVILLE PLAT NO. 2"; THENCE N04°02'34"W 179.19 FEET ALONG THE WEST LINE OF SAID LOT 174; THENCE N84°20'38"E 39.77 FEET ALONG THE SOUTH LINE OF LOT 170 OF SAID "ASSESSOR'S NORTHVILLE PLAT NO. 2"; THENCE N05°05'12"W 126.38 FEET ALONG THE WEST LINE OF SAID LOT 171 TO THE POINT OF BEGINNING.

NORTH PARCEL:

PART OF LOT 72, ALL OF LOTS 73-78, PART OF LOT 79, ALL OF LOTS 80-81, AND PART OF LOT 82 OF "ASSESSOR'S NORTHVILLE PLAT NO. 1", AS RECORDED IN LIBER 66 OF PLATS, PAGE 45, WAYNE COUNTY RECORDS; ALSO ALL OF LOTS 171-181 AND

PART OF LOT 182 OF "ASSESSOR'S NORTHVILLE PLAT NO. 2", AS RECORDED IN LIBER 66 OF PLATS, PAGE 44, WAYNE COUNTY RECORDS, ALSO PART OF THAT PART OF VACATED CHURCH STREET AND VACATED BEAL AVENUE AS VACATED PER RESOLUTION RECORDED IN LIBER 20023, PAGE 101, WAYNE COUNTY RECORDS;

ALL OF THE AFOREMENTIONED BEING MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 168 OF SAID "ASSESSOR'S NORTHVILLE PLAT NO. 2"; THENCE N84°53'43"E 174.61 FEET ALONG THE SOUTH LINE OF CADY STREET (50 FEET WIDE) TO THE NORTHWEST CORNER OF LOT 171 OF SAID "ASSESSOR'S NORTHVILLE PLAT NO. 2" FOR A POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF SAID CADY STREET THE FOLLOWING THREE (3) COURSES; 1) N84°53'43"E 682.35 FEET, 2) N79°20'27"E 42.12 FEET, AND 3) N85°47'04"E 218.30 FEET; THENCE ALONG THE WESTERLY LINE OF GRISWOLD STREET (VARIABLE WIDTH) THE FOLLOWING FIVE (5) COURSES; 1) S02°52'19"E 193.33 FEET, 2) S86°05'20"W 3.01 FEET, 3) S04°23'26"E 133.89 FEET, 4) N85°43'59"E 15.98 FEET, AND 5) S04°24'37"E 129.36 FEET; THENCE N 84°12'51"W 100.00 FEET ALONG THE NORTH LINE OF BEAL AVENUE (50 FEET WIDE); THENCE S05°47'09"W 25.00 FEET ALONG THE EASTERLY LINE OF THAT PORTION OF VACATED BEAL AVENUE PER RESOLUTION RECORDED IN LIBER 20023, PAGE 101, WAYNE COUNTY RECORDS; THENCE N 84°12'51"W 166.13 FEET; THENCE 43.04 FEET ALONG A 230.00 FEET RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 10°43'23" AND A CHORD WHICH BEARS N89°34'32"W 42.98 FEET; THENCE S85°03'47"W 809.73 FEET; THENCE N05°12'42"W 117.93 FEET ALONG THE EAST LINE OF CENTER STREET (50 FEET WIDE); THENCE N84°59'05"E 130.92 FEET ALONG THE SOUTH LINE OF LOT 164 OF SAID "ASSESSOR'S NORTHVILLE PLAT NO. 2"; THENCE N04°02'34"W 179.19 FEET ALONG THE WEST LINE OF SAID LOT 174; THENCE N84°20'38"E 39.77 FEET ALONG THE SOUTH LINE OF LOT 170 OF SAID "ASSESSOR'S NORTHVILLE PLAT NO. 2"; THENCE N05°05'12"W 126.38 FEET ALONG THE WEST LINE OF SAID LOT 171 TO THE POINT OF BEGINNING.

SOUTH PARCEL:

PART OF LOT 182, ALL OF LOTS 183-196, AND PART OF LOT 197 OF "ASSESSOR'S NORTHVILLE PLAT NO. 2," AS RECORDED IN LIBER 66 OF PLATS, PAGE 44, WAYNE COUNTY RECORDS; ALSO PART OF THAT PART OF VACATED CHURCH STREET AND VACATED BEAL AVENUE AS VACATED PER RESOLUTION RECORDED IN LIBER 20023, PAGE 101, WAYNE COUNTY RECORDS;

ALL OF THE AFOREMENTIONED BEING MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 168 OF SAID "ASSESSOR'S NORTHVILLE PLAT NO. 2"; THENCE S05°12'42"E 423.66 FEET ALONG THE EAST LINE OF CENTER STREET (50 FEET WIDE) TO THE POINT OF BEGINNING; THENCE N85°03'47"E 809.73 FEET; THENCE 43.04 FEET ALONG A 230.00 FEET RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 10°43'23" AND A CHORD WHICH BEARS S89°34'23"E 42.98 FEET; THENCE S84°12'51"E 166.13 FEET;

THENCE S05°47'09"W 25.00 FEET ALONG THE EASTERLY LINE OF THAT PORTION OF VACATED BEAL AVENUE PER RESOLUTION RECORDED IN LIBER 20023, PAGE 101, WAYNE COUNTY RECORDS; THENCE S84°12'51"E 289.65 FEET ALONG THE SOUTH LINE OF BEAL AVENUE (50 FEET); THENCE ALONG THE WEST LINE OF RIVER STREET THE FOLLOWING THREE (3) COURSES; 1) S09°44'28"E 227.57 FEET, 2) S15°01'28"E 427.16 FEET, AND 3) S15°34'36"E 462.92 FEET; THENCE S85°45'58"W 238.48 FEET; THENCE N89°00'21"W 563.09 FEET; THENCE N43°05'04"W 95.18 FEET; THENCE ALONG THE SOUTH LINE OF SAID LOT 183 THE FOLLOWING FOUR (4) COURSES; 1) S78°36'11"W 254.94 FEET, 2) S78°39'12"W 117.60 FEET, 3) N77°44'48"W 142.02 FEET, AND 4) N57°47'56"W 135.76 FEET; THENCE N05°05'49"W 578.08 FEET ALONG THE EAST LINE OF CENTER STREET (60 FEET WIDE); THENCE N05°12'42"W 419.50 FEET CONTINUING ALONG THE EAST LINE OF SAID CENTER STREET TO THE POINT OF BEGINNING.

PARKING PARCEL:

LOT 223, LOT 224, LOT 226, LOT 227, LOT 228, AND PART OF LOT 225 OF "ASSESSOR'S NORTHVILLE PLAT NO. 3", AS RECORDED IN LIBER 66 OF PLATS PAGE 43, WAYNE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 223; THENCE S05°05'49"E 485.34 FEET ALONG THE WEST LINE OF CENTER STREET; THENCE N78°06'14"W 87.93 FEET ALONG THE NORTH LINE OF EDWARD HINES DRIVE; THENCE CONTINUING ALONG THE NORTH LINE OF SAID EDWARD HINES DRIVE, 258.72 FEET ALONG A 1842.59 FOOT CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 08°02'42", AND A CHORD WHICH BEARS N74°02'51"W 258.51 FEET; THENCE N04°38'15"W 228.14 FEET ALONG THE EAST LINE OF SOUTH WING STREET; THENCE N84°11'48"E 49.85 FEET; THENCE S04°32'04"E 29.85 FEET; THENCE N84°01'07"E 161.44 FEET ALONG THE NORTH LINE OF SAID LOT 226; THENCE N05°57'44"W 160.02 FEET ALONG THE WEST LINE OF SAID LOT 224; THENCE N 82°12'58"E 115.10 FEET ALONG THE SOUTH LINE OF FAIRBROOK STREET TO THE POINT OF BEGINNING.

VACANT PARCEL:

LOT 129 AND LOT 220 OF "ASSESSOR'S NORTHVILLE PLAT NO. 3", AS RECORDED IN LIBER 66 OF PLATS, PAGE 43, WAYNE COUNTY RECORDS, CITY OF NORTHVILLE, WAYNE COUNTY, MICHIGAN.

TO: Pat Sullivan, City Manager

FROM: Carol A. Rosati, Rosati, Schultz, Joppich, Amtsbuechler, PC
Sally M. Elmiger, AICP, Carlisle/Wortman Associates, Inc.

DATE: September 15, 2022

RE: The Downs Preliminary PUD Site Plan – Response to Questions

Dear Mr. Sullivan:

Throughout the application process and the hearings before the Planning Commission, a number of citizens have raised questions about the process, potential other uses of the property, and whether the city could take some action to “stop” the process. This memorandum is written to address some of the issues that have been raised.

To begin with, there has been a question as to whether the developer has a sufficient ownership interest in the property to proceed with the application. The developer has purchased a portion of the property, and the remainder is under an option to purchase. It is not uncommon for developers to simply have an option through an application process. This is part of the due diligence typically performed by a developer before purchasing any property; the closing does not take place until the developer receives the approval sought. And the property owner for the portion of land under option signed the application allowing the developer to move forward.

Many questions have been raised as to whether the city could do something with the land to prevent The Downs project. These include suggestions that the racetrack just keep operating, the city purchase the property for a park, or that the city “buyout” developer’s interests in the land. First, the city cannot force the racetrack to continue operations. A property owner has the right to sell their property at any time. Second, the suggestion that the city buy the property or buyout the developer’s interests is simply not realistic. Since the application has been filed and is pending, the city is under a legal obligation to make a decision on that application under the standards contained in the zoning ordinance. The city could not legally deny the application on the basis that it wanted to buy the land. Although there has been a great deal of discussion about turning the property into a park, no realistic proposal to do so has been advanced, even if the project is denied.

The Planned Unit Development (PUD) process that the Downs project followed is outlined in Article 20 of the Zoning Ordinance. The following describes each step. Completed steps are indicated with the date they were completed:

- Step 1: Pre-Application Conference (*completed on July 21, 2021*)
- Step 2: PUD Eligibility determination by the Planning Commission (*August 30 & completed on November 2, 2021*)
- Step 3A: Preliminary Site Plan/PUD Plan review by Planning Commission – Plan generally complete (*February 1 & completed on February 15, 2022*)
- Step 3B: Preliminary Site Plan/PUD Plan Review by Planning Commission - **Public Hearing** at Planning Commission (*completed on March 15, 2022*)

Step 3C: Preliminary Site Plan/PUD Plan Review by Planning Commission & recommendation to City Council of Preliminary Site Plan/PUD Plan (*April 5 – completed on September 6, 2022*)

Step 4: Preliminary Site Plan/PUD Plan review & action by City Council (Current step)

Step 5: Final Site Plan review by Planning Commission

The Zoning Ordinance describes the possible actions the City Council may take. After Council receives the recommendation from the Planning Commission, it shall use the criteria established within Article 20 to evaluate the proposal and make a decision. The “criteria” of note include conformance with the master plan, a determination that there will not be an unreasonable increase in the need for public services and infrastructure, and that the uses are harmonious with the surrounding area and will not negatively impact adjacent properties. The Planning Commission has determined that the project meets these, and the other criteria in the Ordinance. Note that a recommendation for approval by the Planning Commission does not bind Council from modifying the plan, modifying proposed conditions, or coming to a different conclusion.

The main point of going through the PUD process is to realize a development that would otherwise not be possible if the project were required to conform to all the zoning requirements. A PUD permits relief from the zoning requirements (agreed to by the Planning Commission/Council) in exchange for public benefits offered by the project. As listed in the Planning Commission’s motion, the current Downs project offers a number of public benefits including daylighting the river, donation and build-out of the River Park and Central Park (both public), gateway land donation, and pedestrian improvements among others.

The Planning Commission has been considering the Preliminary PUD Site Plan for the Downs project over a 6-month period. The project was broken down into five subject categories, and each category was studied in depth at the following meetings:

Subject Category	Meeting Date	PC Deliberations	Public Comments at Meeting	Public Written Correspondence	Add. Materials from Developer	Revised Site Plan
1. Residential & Commercial Land Use	4/5	X		X	X	X
	4/19	X		X	X	X
	5/3		X	X		
2. Roads, Pathways, Connections & Parking	5/3	X		X		
	5/17	X		X		X
	6/7	X	X	X		

Subject Category	Meeting Date	PC Deliberations	Public Comments at Meeting	Public Written Correspondence	Add. Materials from Developer	Revised Site Plan
3. Architecture, Landscaping & Aesthetics	6/7			X	X	X
	6/21	X				
	7/5		X	X		
4. Parks, Public Spaces, and Farmers Mkt.	7/5	X		X		
	7/19	X		X		
	8/2	X	X	X		
5. Infrastructure, Financials & Phasing	8/2	X		X		
	8/16	X	X	X	X	X

Within these categories, specific topics that were discussed include (among others):

- Amount of commercial space.
- Residential unit type and mix, including density.
- Traffic Impact Study, both with and without N. Center/Main St. road closures.
- Options for traffic mitigation at 7-Mile & S. Center St., including roundabout.
- Future study of additional traffic issues within the City.
- Roadway widths and design.
- Traffic calming measures within the development and on adjacent streets.
- Pedestrian amenities (sidewalks, crosswalks, signals at strategic intersections, etc.) and streetscape designs.
- Architecture of all building types, with specific emphasis on corner buildings and facades visible from public streets, buildings along S. Center and at 7-Mile City Gateway, and sustainable design.
- Pedestrian connections with other City destinations from project, including bridges over daylighted river.
- Status of log cabin.
- Status of Farmers Market.
- Stormwater management and low impact development.
- All parks, including pocket parks, and all sidewalks to be open to the public.

During Planning Commission discussion, the development team revised the Site Plan based on input received at ten Planning Commission meetings, and provided additional information and materials to respond to Commissioner and residents' questions and concerns. Northville residents, business owners, and others from the public were invited to share their opinions in a formal Public Hearing, and on the five topic categories after Commission discussion concluded on each over five separate meetings. People were also encouraged to correspond with the Planning Commission in writing. Input was also received from:

- DDA, and who also commissioned a commercial market study for the Cady St. area,
- City Staff including the City Manager, Building Official, DPW Director, Police Chief, Fire Chief
- City Civil Engineers and City Traffic Engineers
- Walkability Expert Dan Burden, and

- Resident task forces, including:
 - River Restoration Task Force (with Log Cabin Sub-Group and Central Park Sub-Group)
 - Sustainability Team
 - Farmers Market Task Force, and
 - Mobility Task Force

The Historic District Commission, to date, has also reviewed one part of the development located within the Historic District Boundary.

Under the law, although a discretionary decision, the city must make a decision on the PUD application applying the standards contained in Section 20.04 of the zoning ordinance (attached). Michigan Zoning Enabling Act (MZEA), MCL 125.3503. MCL 125.3504 provides in pertinent part:

- (1) If the zoning ordinance authorizes the consideration and approval of special land uses or planned unit developments under section 502 or 503¹ or otherwise provides for discretionary decisions, *the regulations and standards upon which those decisions are made shall be specified in the zoning ordinance.*

* * *

- (3) *A request for approval of a land use or activity shall be approved if the request is in compliance with the standards stated in the zoning ordinance, the conditions imposed under the zoning ordinance, other applicable ordinances, and state and federal statutes.* (Emphasis added).

* * *

Case law is consistent with the MZEA. Although the decision on a PUD is discretionary by law, and the city has the right to exercise its discretion in considering the project, the specific criteria in the zoning ordinance must be applied to that exercise. If the project meets the standards of the ordinance, it “shall be approved.”

The Planning Commission, after numerous lengthy meetings, has made a recommendation to the City Council that the PUD standards have been met, subject to certain conditions. The City Council will now review the application, apply the ordinance standards, consider the recommendation of the Planning Commission and DPAC, and relevant residents’ comments to determine whether the criteria have been met and the project should be approved or denied.

As with any development of this scale, there are always fears of the unknown. Included in this is the “what ifs.” What if the developer does not have the financial resources? What if the developer does not follow through on its promises? What if the project fails before completion? We are not suggesting that these are not real concerns. However, the developer has been in business for decades, and the zoning ordinance does not permit the city to delve into the developer’s finances. All indication is that the developer has more than sufficient monetary backing for the project. And there is always a possibility that there can be a significant change in the economy that would stall or halt any project. Those possibilities cannot be controlled and cannot factor into the city’s decision.

The best the city can do is specifically outline its approvals and expectations in the Development Agreement. The agreement will outline the improvements required, including any financial contributions required by the Developer to public infrastructure. There will be provisions requiring the escrow of funds for all the improvements that are a part of the Project and would specifically state that the city could draw on those financial assurances to complete improvements if necessary. Developer will be required to maintain certain insurance policies and endorse the city as an additional insured. Inspections will be conducted throughout the construction of the project to ensure compliance with the approved plan and all applicable codes. The agreement will address phasing and require that each phase be capable of standing on its own in terms of all utilities and other improvements to protect against an incomplete project. The phasing would also address the timing for construction of the public improvements and the daylighting of the river. These are just a few examples of what will be placed into writing to protect the city and its residents.

This has been scheduled for the introduction and first reading of the PUD rezoning ordinance and Council's first consideration of the preliminary site plan. No formal action will be taken by the City Council at the September 19, 2022 meeting other than the introduction. DPAC is continuing with its meetings and will make a recommendation to the council regarding some of the financial issues. The relocation of the Farmer's Market will also be considered. After DPAC, the City Council will review the finances to determine whether the project is feasible and will not negatively impact the city's residents. Only then will the city council conduct a second reading of the PUD rezoning ordinance and consider a decision on the preliminary site plan. In making its decision, City Council may accept the recommendation of the Planning Commission, modify the recommendation, or deny The Downs project for reasons justified by the zoning ordinance standards.

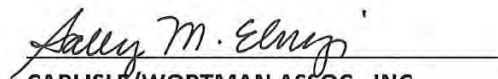
Please don't hesitate to contact us if you have any questions or need additional information.

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC



Carol A. Rosati


CARLISLE/WORTMAN ASSOC., INC.
Sally M. Elmiger, AICP, LEED AP
Principal

Cc: Dianne Massa

2. Additional density greater than specified above may be allowed at the discretion of the Planning Commission and City Council based upon a demonstration by the applicant of design excellence and conformance to the standards for PUD Eligibility listed in Section 20.05 as well as conformance to the City of Northville Master Plan.
3. The Planning Commission and City Council may allow a residential PUD in areas having a non-residential base zoning subject to compliance with the City Master Plan or a determination by the Planning Commission and City Council that the proposed development meets the general intent for PUD Eligibility, as described in Section 20.05.
4. A Planned Unit Development incorporating non-residential uses such as commercial, industrial, institutional or a mix of non-residential and residential uses shall also be allowed subject to the design standards of this Article.

SECTION 20.04 GENERAL DESIGN STANDARDS

1. All regulations within the City Zoning Ordinance applicable to setback, parking and loading, general provisions, and other requirements shall be met in relation to each respective land use in the development based upon the zoning districts in which the use is listed as a Principal Uses Permitted. In all cases, the strictest provisions shall apply.

Notwithstanding the immediately preceding paragraph, deviations with respect to such regulation may be granted as part of the overall approval of the planned unit development, provided there are features or elements demonstrated by the applicant and deemed adequate by the City Council upon the recommendation of the Planning Commission designed into the project plan for the purpose of achieving the objectives of this Section.

2. The uses proposed will have a beneficial effect, in terms of public health, safety, welfare, or convenience, on the present and future potential surrounding land uses.
3. The uses proposed will not adversely affect the existing public utilities and circulation system, surrounding properties, or the environment.
4. The public benefit shall be one which could not be achieved under the regulations of the underlying district alone, or that of any other zoning district.
5. The number and dimensions of off-street parking shall be sufficient to meet the minimum required by the ordinances of the City of Northville. However, where warranted by overlapping or shared parking arrangements, the Planning Commission and City Council may reduce the required number of parking spaces.
6. All streets and parking areas within the planned unit development shall meet the minimum construction and other requirements of City ordinances, unless modified by the Planning Commission and City Council.

7. Landscaping shall be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.
8. Efforts shall be made to preserve significant natural, historical, and architectural features and the integrity of the land, including MDEQ regulated and non-MDEQ regulated wetlands or floodplains.
9. Thoroughfare, drainage, and utility design shall meet or exceed the standards otherwise applicable in connection with each of the respective types of uses served.
10. There shall be underground installation of utilities, including electricity and telephone.
11. The pedestrian circulation system, and its related walkways and safety paths, shall be separated from vehicular thoroughfares and ways.
12. Signage, lighting, landscaping, building materials for the exterior of all structures, and other features of the project, shall be designed and completed with the objective of achieving an integrated and controlled development, consistent with the character of the community, surrounding development or developments, and natural features of the area.
13. Where non-residential uses adjoin off-site residentially zoned or used property, noise reduction and visual screening mechanisms such as earthen and/or landscape berms and/or decorative walls, shall be employed in accordance with Section 18.08.
14. The proposed density of the planned unit development shall be no greater than that which would be required for each of the component uses (measured by stated acreage allocated to each use) of the development by the district regulations of the underlying zoning district unless otherwise permitted by the Planning Commission and City Council.

SECTION 20.05 PROCEDURE FOR REVIEW

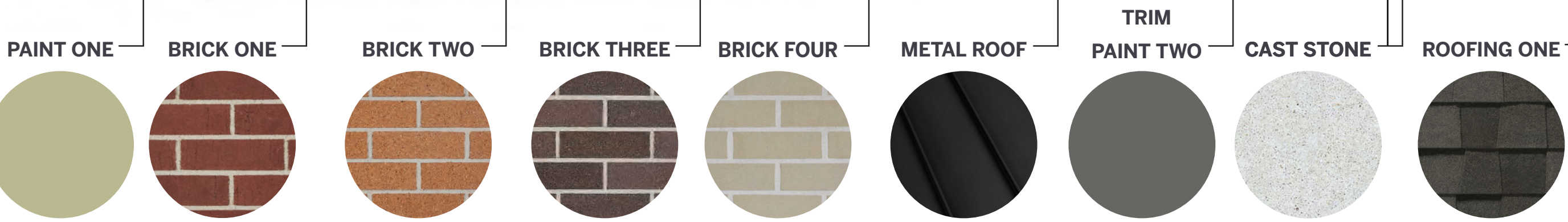
1. Pre-application Conference - Prior to the submission of an application for planned unit development approval, the applicant shall meet with the City Manager, together with any staff and consultants whom the City Manager deems appropriate. The applicant shall present at such conference, or conferences, at least a sketch plan of the proposed planned unit development, as well as the following information: total size of the project; a statement of the number of residential units, if any; the number and type of non-residential uses, the size of the area to be occupied by each type of use; the known deviations from ordinance regulations; the number of acres to be preserved as open or recreational space; and, all known natural features or historic features to be preserved.
2. PUD Eligibility - Following the pre-application conference, the applicant shall apply for PUD Eligibility. The applicant shall submit preliminary sketch plans and/or other written documentation explaining the proposed project and request review of PUD eligibility from the Planning Commission. The Planning Commission shall review the development

DO NOT SCALE DRAWINGS; USE NOTED DIMENSIONS ONLY.

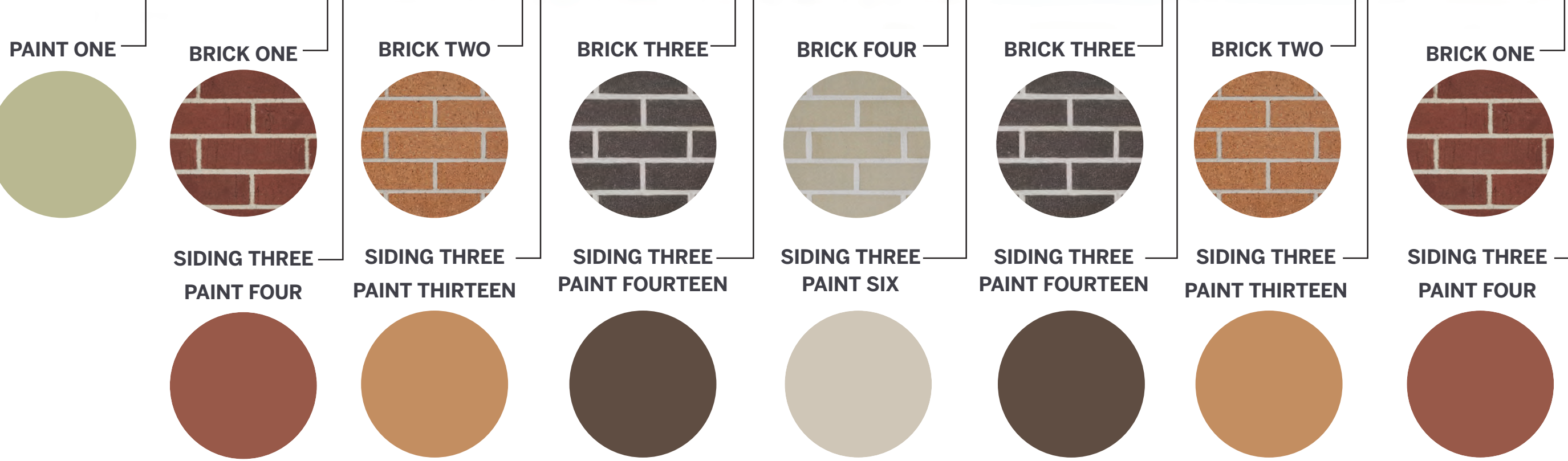
THIS DRAWING IS THE PROPERTY OF M ARCHITECTS. UNAUTHORIZED USE OF ANY KIND, INCLUDING USE ON OTHER PROJECTS, IS PROHIBITED.

CADY STREET TOWNHOMES

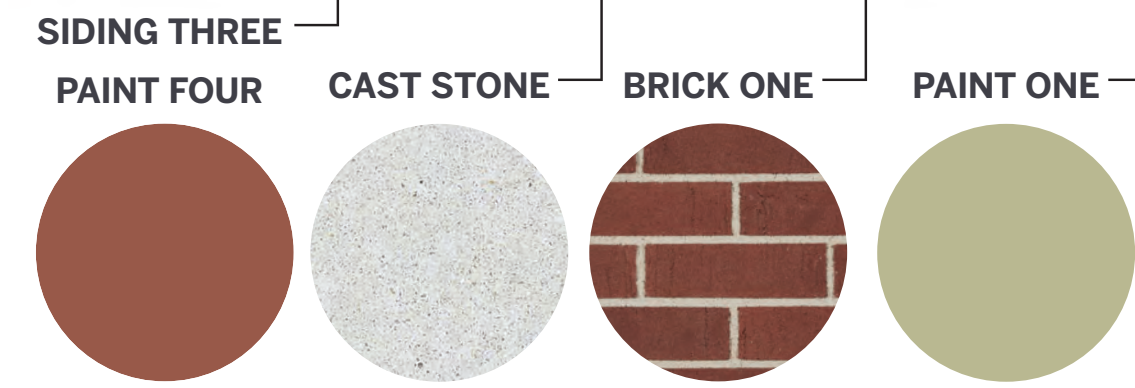
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



GARAGE DOOR TWO

MFR : AMARR
NAME : DESIGNERS CHOICE - RECESSED,
STOCKTON LP
COLOR : PAINT TWO
LOCATION : CADY TOWNHOMES

WINDOWS

MFR : ANDERSEN WINDOWS
NAME : E SERIES
COLOR : DARK ASH

ENTRY DOORS

- UNITS : 1 & 7
PAINT ONE
- UNITS : 2 & 6
PAINT SIXTEEN
- UNITS : 3 & 5
PAINT SEVENTEEN
- UNIT : 4
PAINT EIGHTEEN

ISSUE DATE

06-24-2021 PC PRE-APP
12-14-2021 PRELIM. SITE PLAN
01-18-2022 P.C. PRELIM. REVIEW
05-02-2022 HDC CONCEPT REV.

NOT FOR CONSTRUCTION



PROJECT
CADY / GRISWOLD
ROWHOUSE DEVELOPMENT

PROJECT ADDRESS
CORNER OF:
East Cady Street and
South Griswold Street
Northville, MI
48167

PROJECT NUMBER
21.15

SHEET NAME
CADY BUILDING:
COLORED ELEVATIONS

SHEET NUMBER

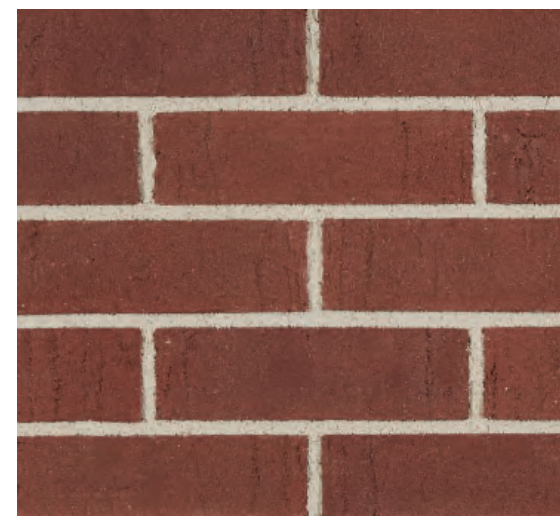
A303

DO NOT SCALE DRAWINGS; USE NOTED DIMENSIONS ONLY.

THIS DRAWING IS THE PROPERTY OF M ARCHITECTS. UNAUTHORIZED USE OF ANY KIND, INCLUDING USE ON OTHER PROJECTS IS PROHIBITED.

CADY TOWNHOMES MATERIAL SELECTIONS

PALATTE ONE UNIT 1 & UNIT 7



BRICK ONE

MFR : BELDEN BRICK
NAME : BUCKINGHAM CLEAR
SIZE : MODULAR 3 5/8" X 7 7/8"



PAINT ONE

MFR : SHERWIN WILLIAMS
COLOR: RUSKIN ROOM GREEN



PAINT TWO

MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT PEWTER

PALATTE THREE UNIT 2 & UNIT 6



BRICK TWO

MFR : BELDEN BRICK
NAME : PAGO VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"



PAINT TWO

MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT PEWTER



PAINT SIXTEEN

MFR : SHERWIN WILLIAMS
COLOR : TEAL STENCIL



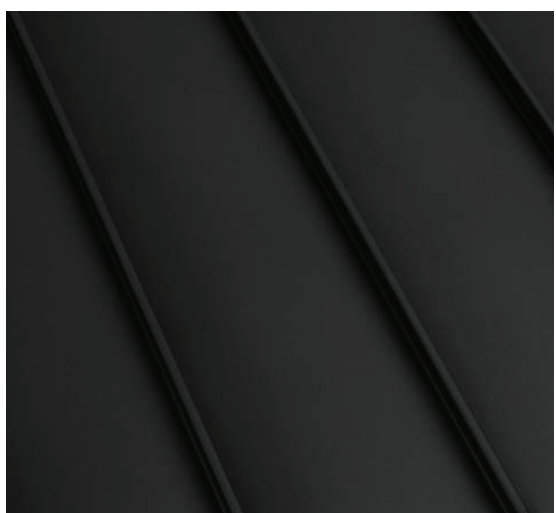
CAST STONE ONE

MFR : ARRISCRAFT
COLOR : LIMESTONE



SHINGLE ROOFING ONE

MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF MOIRE BLACK



METAL ROOFING ONE

MFR : PAC CLAD
NAME : STANDING SEAM METAL
ROOF

PALATTE TWO UNIT 3 & UNIT 5



BRICK THREE

MFR : BELDEN BRICK
NAME : SIENNA BLEND VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"



CAST STONE ONE

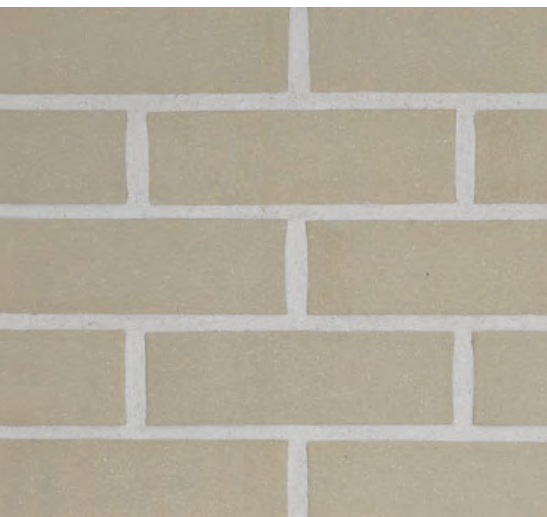
MFR : ARRISCRAFT
COLOR : LIMESTONE



PAINT SEVENTEEN

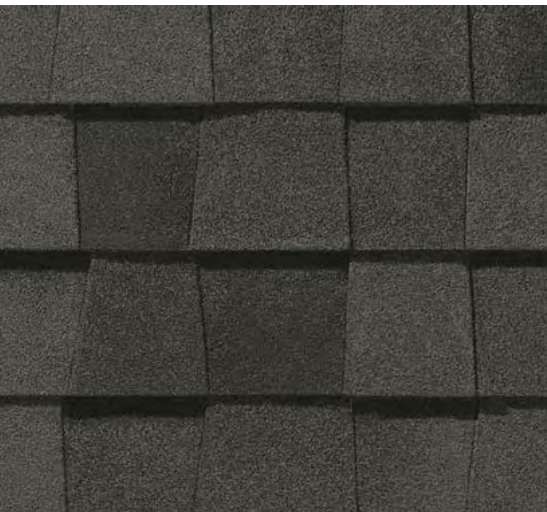
MFR : SHERWIN WILLIAMS
COLOR : POWDER BLUE

PALATTE FOUR UNIT 3



BRICK FOUR

MFR : BELDEN BRICK
NAME : 280-284 SMOOTH
SIZE : MODULAR 3 5/8" X 7 7/8"



SHINGLE ROOFING ONE

MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF MOIRE BLACK



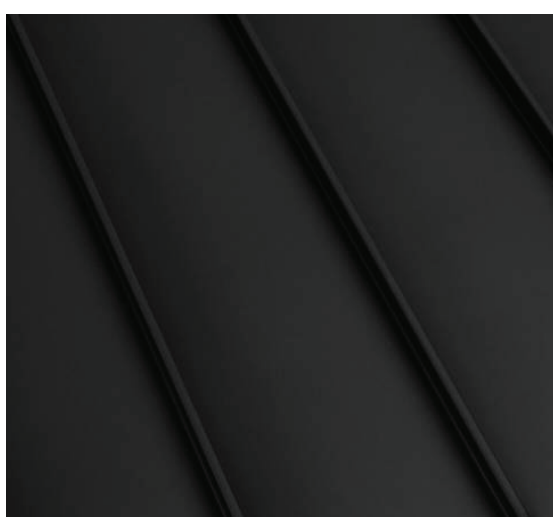
PAINT EIGHTEEN

MFR : SHERWIN WILLIAMS
COLOR : DEEPEST MAUVE



SHINGLE ROOFING ONE

MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF MOIRE BLACK



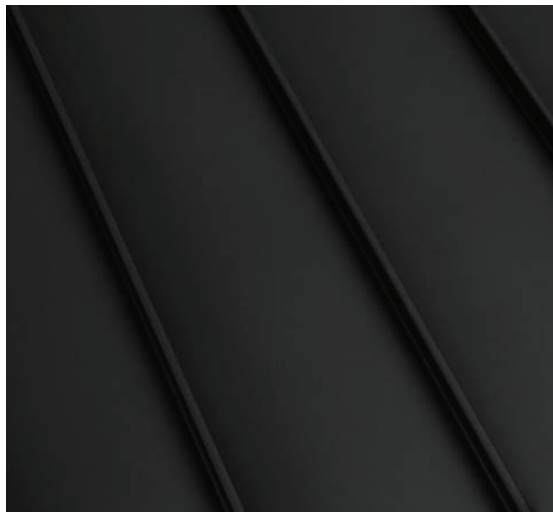
METAL ROOFING ONE

MFR : PAC CLAD
NAME : STANDING SEAM METAL
ROOF



CAST STONE ONE

MFR : ARRISCRAFT
COLOR : LIMESTONE



METAL ROOFING ONE

MFR : PAC CLAD
NAME : STANDING SEAM METAL
ROOF

ISSUE DATE

06-24-2021 PC PRE-APP
12-14-2021 PRELIM. SITE PLAN
01-18-2022 P.C. PRELIM. REVIEW
05-02-2022 HDC CONCEPT REV.

NOT FOR CONSTRUCTION



M
ARCHITECTS
114 RAYSON STREET SUITE 2C
NORTHVILLE, MICHIGAN 48167
PHONE 248.349.2708
marchitects.com

PROJECT
CADY / GRISWOLD
ROWHOUSE DEVELOPMENT

PROJECT ADDRESS
CORNER OF:
East Cady Street and
South Griswold Street
Northville, MI
48167

PROJECT NUMBER
21.15

SHEET NAME

SHEET NUMBER

DO NOT SCALE DRAWINGS; USE NOTED DIMENSIONS ONLY.

THIS DRAWING IS THE PROPERTY OF M ARCHITECTS. UNAUTHORIZED USE OF ANY KIND, INCLUDING USE ON OTHER PROJECTS IS PROHIBITED.

GRISWOLD STREET TOWNHOMES

EAST ELEVATION



BRICK FOUR

TRIM
PAINT TWO

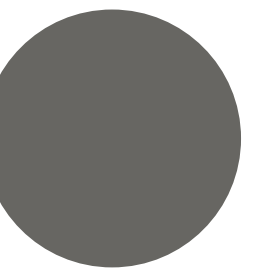
BRICK FIVE

ROOFING TWO

BRICK TWO

BRICK FOUR

BRICK SIX



WEST ELEVATION

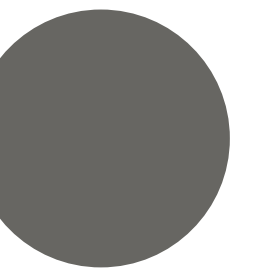
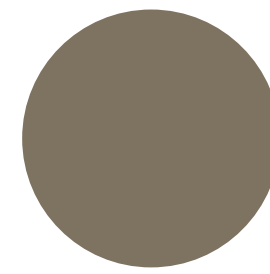
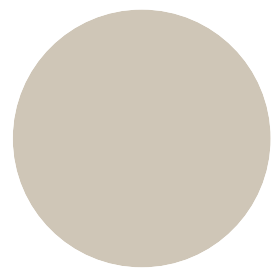


SIDING THREE
PAINT SIX

GARAGE DOOR
THREE
PAINT FIFTEEN

TRIM
PAINT TWO

ROOFING TWO



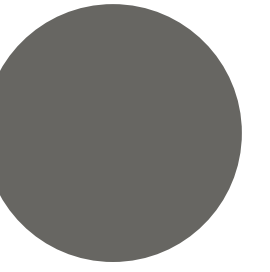
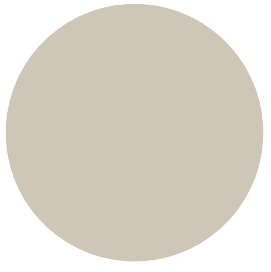
NORTH ELEVATION



BRICK SIX

SIDING FIVE
PAINT SIX

TRIM
PAINT TWO



SOUTH ELEVATION

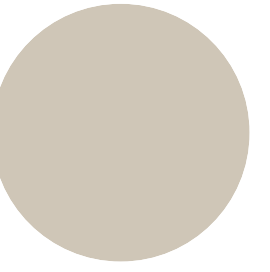
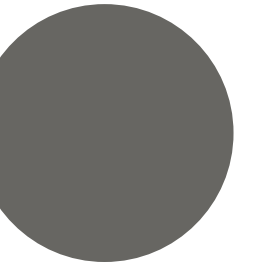


TRIM
PAINT TWO

SIDING FIVE
PAINT SIX

BRICK FOUR

BRICK SIX



GARAGE DOOR THREE

MFR : AMARR
NAME : DESIGNERS CHOICE - RECESSED,
CLEAR LP
COLOR : PAINT FIFTEEN
LOCATION : GRISWOLD TOWNHOMES

WINDOWS

MFR : ANDERSEN
NAME : E SERIES
COLOR : DARK ASH

ENTRY DOORS

UNIT : 8 & 11
PAINT FOUR

UNIT : 9
PAINT SIXTEEN

UNITS : 10
PAINT NINETEEN

ISSUE DATE

06-24-2021 PC PRE-APP
12-14-2021 PRELIM. SITE PLAN
01-18-2022 P.C. PRELIM. REVIEW
05-02-2022 HDC CONCEPT REV.

NOT FOR CONSTRUCTION



M
ARCHITECTS

114 RAYSON STREET
SUITE 2C
NORTHVILLE, MICHIGAN 48167
PHONE 248.349.2708
marchitects.com

PROJECT
CADY / GRISWOLD
ROWHOUSE DEVELOPMENT

PROJECT ADDRESS
CORNER OF:
East Cady Street and
South Griswold Street
Northville, MI 48167

PROJECT NUMBER
21.15

SHEET NAME
GRISWOLD BUILDING:
COLORED ELEVATIONS

SHEET NUMBER

A306

DO NOT SCALE DRAWINGS; USE NOTED DIMENSIONS ONLY.

THIS DRAWING IS THE PROPERTY OF M ARCHITECTS. UNAUTHORIZED USE OF ANY KIND, INCLUDING USE ON OTHER PROJECTS, IS PROHIBITED.

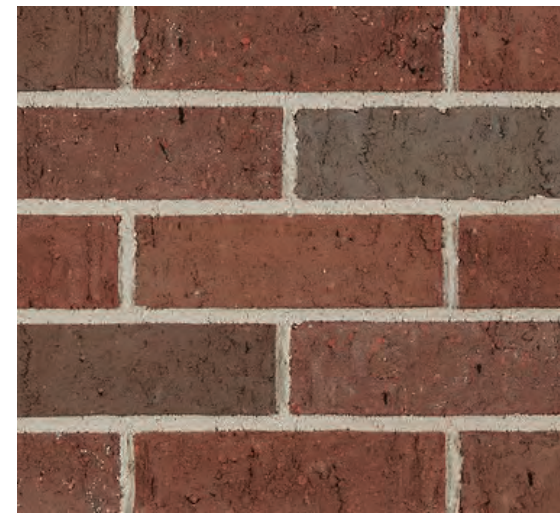
GRISWOLD TOWNHOMES MATERIAL SELECTIONS

PALATTE FIVE UNIT 8 & UNIT 11



BRICK FOUR

MFR : BELDEN BRICK
NAME : 280-284 SMOOTH
SIZE : MODULAR 3 5/8" X 7 7/8"



BRICK SIX

MFR : BELDEN BRICK
NAME : AMHERST BLEND DART-TEX
SIZE : MODULAR 3 5/8" X 7 7/8"



PAINT FOUR

MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT ADOBE

PALATTE SEVEN UNIT 9



BRICK TWO

MFR : BELDEN BRICK
NAME : PAGO VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"



BRICK FIVE

MFR : BELDEN BRICK
NAME : CARBON BLACK VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"



PAINT SIXTEEN

MFR : SHERWIN WILLIAMS
COLOR : TEAL STENCIL



PAINT TWO

MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT PEWTER



SHINGLE ROOFING TWO

MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF WEATHERED WOOD



SHINGLE ROOFING TWO

MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF WEATHERED WOOD



PAINT TWO

MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT PEWTER

PALATTE SIX UNIT 10



BRICK TWO

MFR : BELDEN BRICK
NAME : PAGO VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"



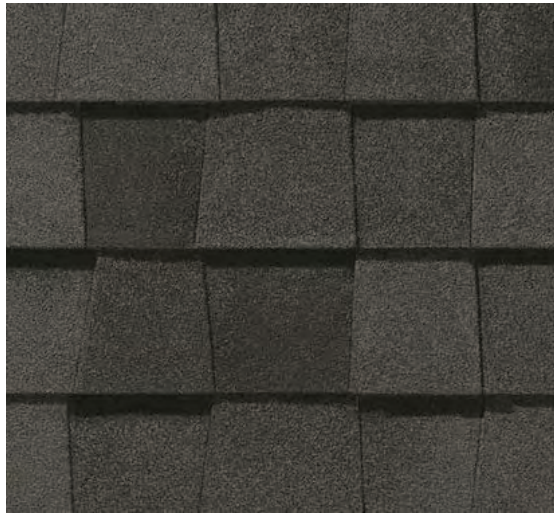
BRICK FIVE

MFR : BELDEN BRICK
NAME : CARBON BLACK VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"



PAINT NINETEEN

MFR : SHERWIN WILLIAMS
COLOR : ROCKWOOD DARK GREEN



SHINGLE ROOFING TWO

MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF WEATHERED WOOD



PAINT TWO

MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT PEWTER

NOT FOR CONSTRUCTION



PROJECT

CADY / GRISWOLD
ROWHOUSE DEVELOPMENT

PROJECT ADDRESS

CORNER OF:
East Cady Street and
South Griswold Street
Northville, MI
48167

PROJECT NUMBER

21.15

SHEET NAME

SHEET NUMBER

DO NOT SCALE DRAWINGS; USE NOTED DIMENSIONS ONLY.

THIS DRAWING IS THE PROPERTY OF M ARCHITECTS. UNAUTHORIZED USE OF ANY KIND, INCLUDING USE ON OTHER PROJECTS, IS PROHIBITED.

SINGLE FAMILY ATTACHED

WEST ELEVATION

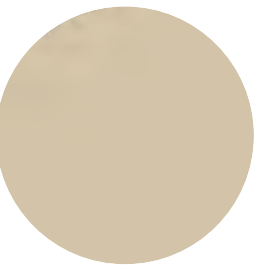


SIDING THREE
PAINT SEVEN

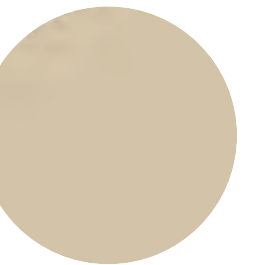


ROOFING THREE

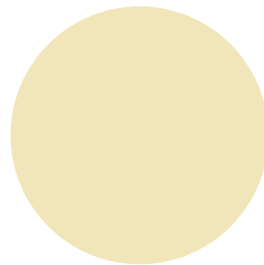
SIDING FOUR
PAINT EIGHT



SIDING FIVE
PAINT EIGHT



SIDING THREE
PAINT EIGHT



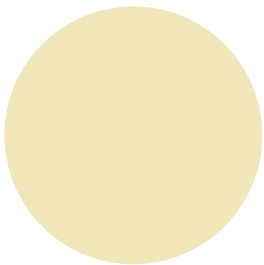
PAINT TEN



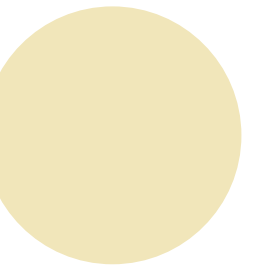
EAST ELEVATION



SIDING THREE
PAINT NINE



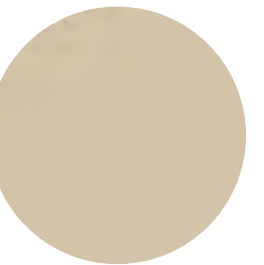
SIDING FIVE
PAINT NINE



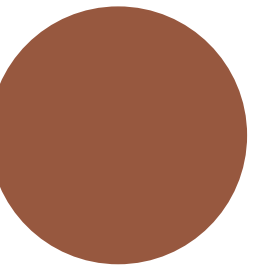
PAINT TEN



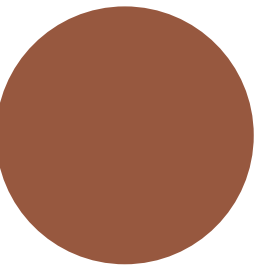
SIDING FIVE
PAINT EIGHT



SIDING FIVE
PAINT SEVEN



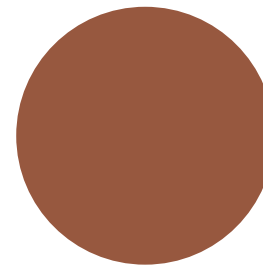
SIDING THREE
PAINT SEVEN



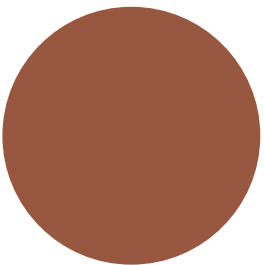
NORTH ELEVATION



SIDING THREE
PAINT SEVEN



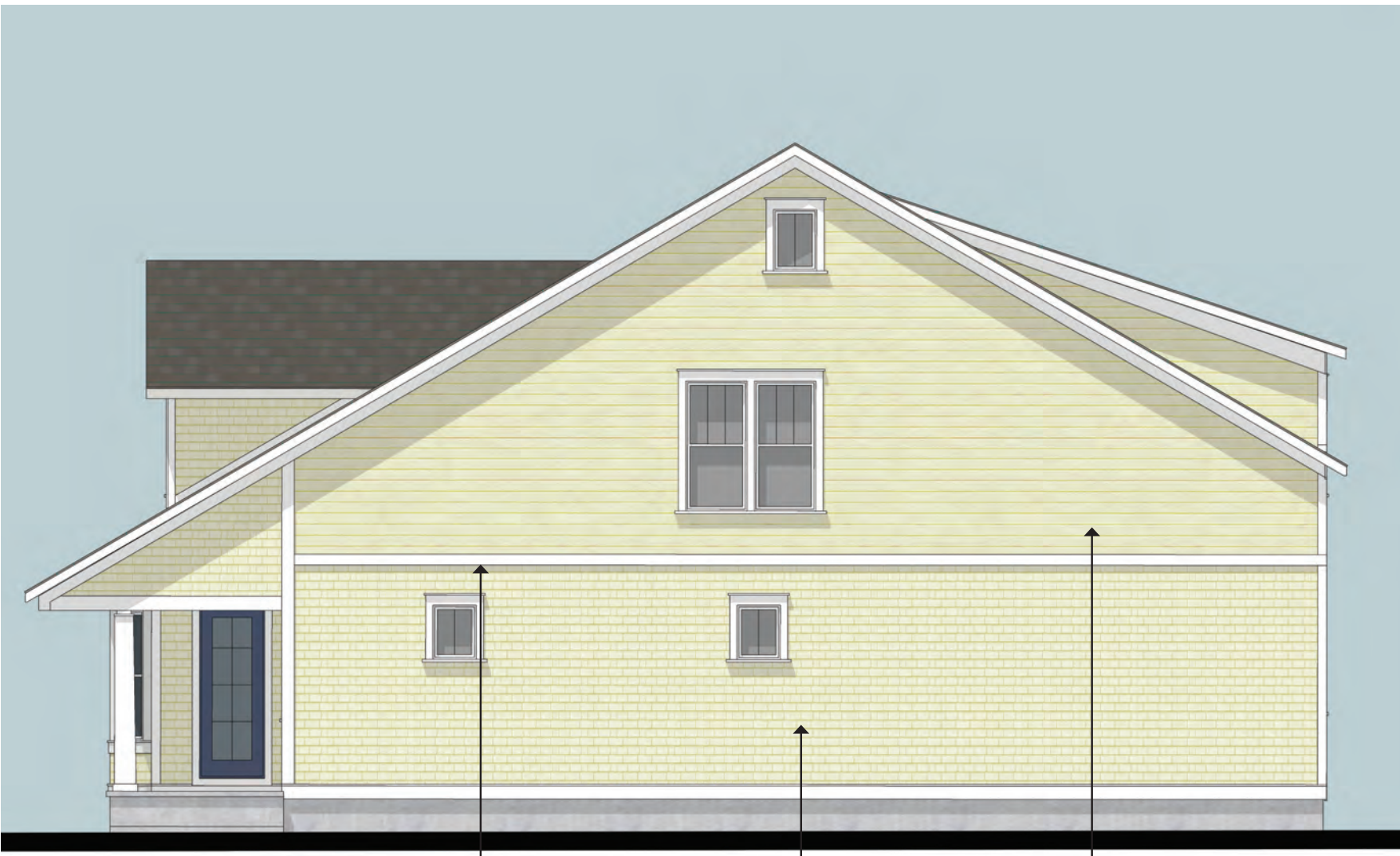
SIDING FIVE
PAINT SEVEN



PAINT TEN



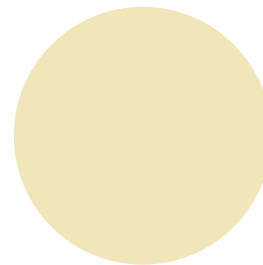
SOUTH ELEVATION



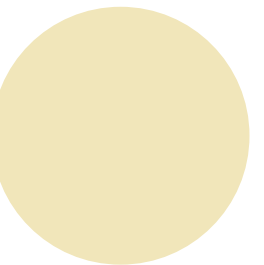
PAINT TEN



SIDING THREE
PAINT EIGHT

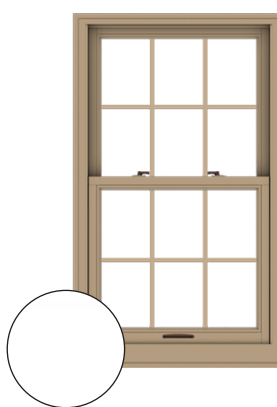


SIDING FIVE
PAINT EIGHT



GARAGE DOOR THREE

MFR : AMARR
NAME : DESIGNERS CHOICE - RECESSED,
CLEAR LP
COLOR : PAINT TEN
LOCATION : SINGLE FAMILY ATTACHED



WINDOWS

MFR : ANDERSEN
NAME : E SERIES
COLOR : COLONY WHITE

ENTRY DOORS

- UNIT : 16
PAINT TEN
- UNIT : 17
PAINT EIGHTEEN
- UNITS : 18
PAINT SIXTEEN

ISSUE DATE

06-24-2021 PC PRE-APP
12-14-2021 PRELIM. SITE PLAN
01-18-2022 P.C. PRELIM. REVIEW
05-02-2022 HDC CONCEPT REV.

NOT FOR CONSTRUCTION



PROJECT
CADY / GRISWOLD
ROWHOUSE DEVELOPMENT

PROJECT ADDRESS
CORNER OF:
East Cady Street and
South Griswold Street
Northville, MI
48167

PROJECT NUMBER
21.15

SHEET NAME
SINGLE FAMILY ATTACHED
BUILDING:
COLORED ELEVATIONS

SHEET NUMBER

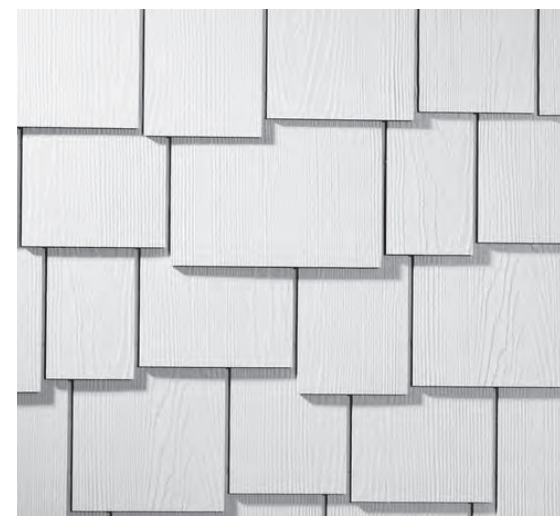
A309

DO NOT SCALE DRAWINGS; USE NOTED DIMENSIONS ONLY.

THIS DRAWING IS THE PROPERTY OF M ARCHITECTS. UNAUTHORIZED USE OF ANY KIND, INCLUDING USE ON OTHER PROJECTS IS PROHIBITED.

PARK SINGLE FAMILY ATTACHED MATERIAL SELECTIONS

PALATTE EIGHT
UNIT 16



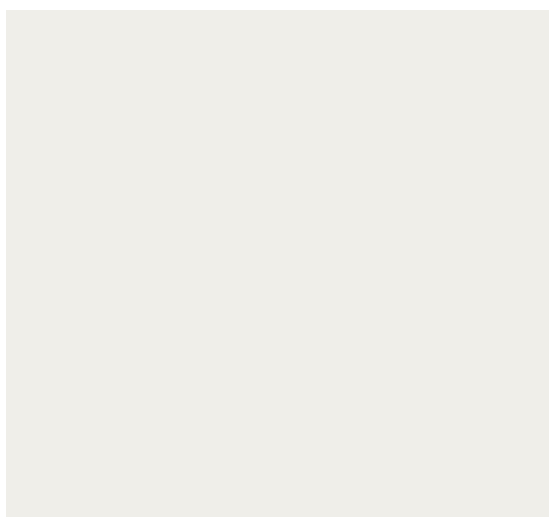
SIDING THREE

MFR : EQUAL TO JAMES HARDIE
NAME : SHINGLE, STRAIGHT
EDGE CEMENT BOARD
SHINGLE PANELS



PAINT SEVEN

MFR : SHERWIN WILLIAMS
COLOR : ROCKWOOD TERRA COTTA



PAINT TEN

MFR : SHERWIN WILLIAMS
COLOR : PURE WHITE



SHINGLE ROOFING THREE

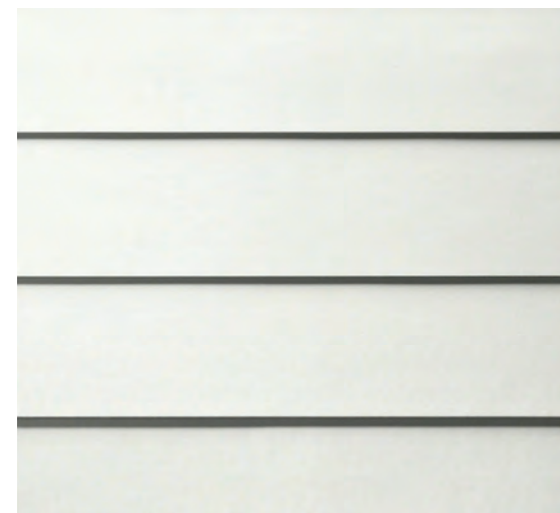
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF DRIFTWOOD

PALATTE TEN
UNIT 17



SIDING FOUR

MFR : EQUAL TO JAMES HARDIE
NAME : BOARD AND BATTEN,
SMOOTH CEMENT BOARD
PANELS W/ 3/4" VERTICAL
CEMENT BOARD BATTENS
SPACED 12" O.C



SIDING FIVE

MFR : EQUAL TO JAMES HARDIE
NAME : HORIZONTAL, SMOOTH
6" HIGH CEMENT BOARD
LAP SIDING



PAINT EIGHT

MFR : SHERWIN WILLIAMS
COLOR : RENWICK BEIGE



SHINGLE ROOFING THREE

MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF DRIFTWOOD



PAINT EIGHTEEN

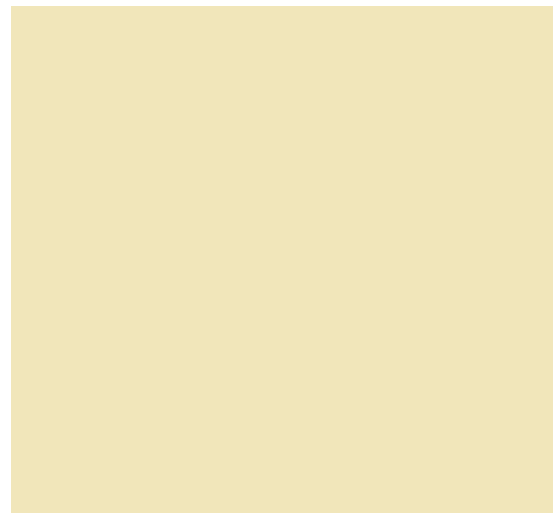
MFR : SHERWIN WILLIAMS
COLOR : DEEPEST MAUVE

PALATTE NINE
UNIT 18



SIDING THREE

MFR : EQUAL TO JAMES HARDIE
NAME : SHINGLE, STRAIGHT
EDGE CEMENT BOARD
SHINGLE PANELS



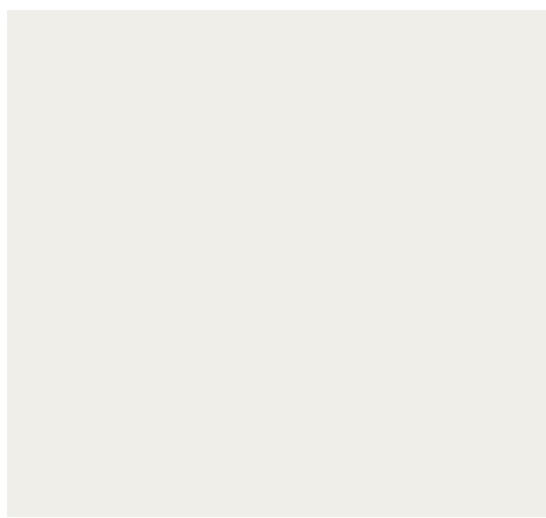
PAINT EIGHT

MFR : SHERWIN WILLIAMS
COLOR : SUNBEAM YELLOW



PAINT SIXTEEN

MFR : SHERWIN WILLIAMS
COLOR : TEAL STENCIL



PAINT TEN

MFR : SHERWIN WILLIAMS
COLOR : PURE WHITE



SHINGLE ROOFING THREE

MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF DRIFTWOOD

I S S U E D A T E	
06-24-2021	PC PRE-APP
12-14-2021	PRELIM. SITE PLAN
01-18-2022	P.C. PRELIM. REVIEW
05-02-2022	HDC CONCEPT REV.



P R O J E C T
C A D Y / G R I S W O L D
R O W H O U S E D E V E L O P M E N T

P R O J E C T A D D R E S S
C O R N E R O F:
East Cady Street and
South Griswold Street
Northville, MI
48167

P R O J E C T N U M B E R
21.15

S H E E T N A M E

S H E E T N U M B E R

DO NOT SCALE DRAWINGS; USE NOTED DIMENSIONS ONLY.

THIS DRAWING IS THE PROPERTY OF M ARCHITECTS. UNAUTHORIZED USE OF ANY KIND, INCLUDING USE ON OTHER PROJECTS, IS PROHIBITED.

FINISH SCHEDULE



BRICK ONE

MFR : BELDEN BRICK
NAME : BUCKINGHAM CLEAR
SIZE : MODULAR 3 5/8" X 7 7/8"
LOCATION : CADY TOWNHOMES



BRICK TWO

MFR : BELDEN BRICK
NAME : PAGO VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"
LOCATION : CADY TOWNHOMES
GRISWOLD TOWNHOMES



BRICK THREE

MFR : BELDEN BRICK
NAME : SIENNA BLEND VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"
LOCATION : CADY TOWNHOMES



BRICK FOUR

MFR : BELDEN BRICK
NAME : 280-284 SMOOTH
SIZE : MODULAR 3 5/8" X 7 7/8"
LOCATION : CADY TOWNHOMES
GRISWOLD TOWNHOMES



BRICK FIVE

MFR : BELDEN BRICK
NAME : CARBON BLACK VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"
LOCATION : GRISWOLD TOWNHOMES



BRICK SIX

MFR : BELDEN BRICK
NAME : AMHERST BLEND DART-TEX
SIZE : MODULAR 3 5/8" X 7 7/8"
LOCATION : GRISWOLD TOWNHOMES



CAST STONE ONE

MFR : ARRISCRAFT
COLOR : LIMESTONE
LOCATION : GRISWOLD TOWNHOMES
CAPS AND DETAILS TYP.



WINDOWS ONE

MFR : ANDERSEN
NAME : E SERIES
COLOR : COLONY WHITE
LOCATION : SINGLE FAMILY ATTACHED



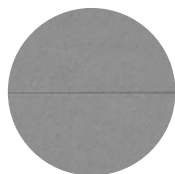
WINDOWS TWO

MFR : ANDERSEN
NAME : E SERIES
COLOR : DARK ASH
LOCATION : CADY TOWNHOMES
GRISWOLD TOWNHOMES



SIDING ONE

MFR : EQUAL TO JAMES HARDIE
NAME : BOARD AND BATTEN, SMOOTH CEMENT
BOARD PANELS W/ 3/4" VERTICAL CEMENT
BOARD BATTENS SPACED 16" O.C
LOCATION : GRISWOLD TOWNHOMES



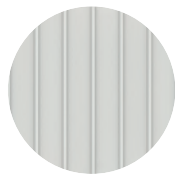
SIDING TWO

MFR : EQUAL TO JAMES HARDIE
NAME : V GROOVED PANELS, FINE SAND CEMENT
BOARD PANELS. 48" HIGH W/ SHIPLAP
JOINTS
LOCATION : GRISWOLD TOWNHOMES



SIDING THREE

MFR : EQUAL TO JAMES HARDIE
NAME : SHINGLE, STRAIGHT EDGE CEMENT BOARD
SIDING PANELS
LOCATION : SINGLE FAMILY ATTACHED



SIDING FOUR

MFR : EQUAL TO JAMES HARDIE
NAME : BOARD AND BATTEN, SMOOTH CEMENT
BOARD PANELS W/ 3/4" VERTICAL CEMENT
BOARD BATTENS SPACED 12" O.C
LOCATION : SINGLE FAMILY ATTACHED



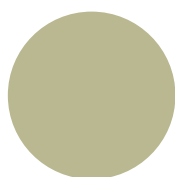
SIDING FIVE

MFR : EQUAL TO JAMES HARDIE
NAME : HORIZONTAL, SMOOTH 6" HIGH CEMENT
BOARD LAP SIDING
LOCATION : SINGLE FAMILY ATTACHED
CADY TOWNHOMES



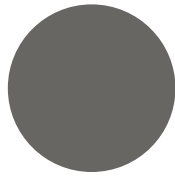
TRIM

MFR : EQUAL TO JAMES HARDIE
NAME : 2", 4", 6", 8" or 12" SMOOTH CEMENT
BOARD TRIM
LOCATION : ALL BUILDINGS



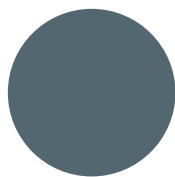
PAINT ONE

MFR : SHERWIN WILLIAMS
COLOR : RUSKIN ROOM GREEN
LOCATION : CADY TOWNHOMES



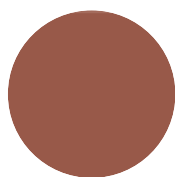
PAINT TWO

MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT PEWTER
LOCATION : CADY TOWNHOMES
GRISWOLD TOWNHOMES



PAINT THREE

MFR : SHERWIN WILLIAMS
COLOR : NEEDLEPOINT NAVY
LOCATION : SINGLE FAMILY ATTACHED



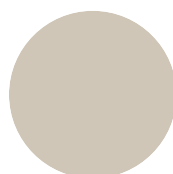
PAINT FOUR

MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT ADOBE
LOCATION : CADY TOWNHOMES
GRISWOLD TOWNHOMES



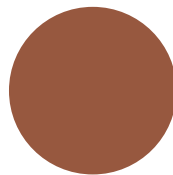
PAINT FIVE

MFR : SHERWIN WILLIAMS
COLOR : CLASSIC LIGHT BUFF
LOCATION : CADY TOWNHOMES
SINGLE FAMILY ATTACHED



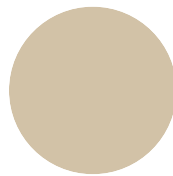
PAINT SIX

MFR : SHERWIN WILLIAMS
COLOR : DOWNING SAND
LOCATION : GRISWOLD TOWNHOMES



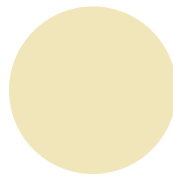
PAINT SEVEN

MFR : SHERWIN WILLIAMS
COLOR : ROCKWOOD TERRA COTTA
LOCATION : SINGLE FAMILY ATTACHED



PAINT EIGHT

MFR : SHERWIN WILLIAMS
COLOR : RENWICK BEIGE
LOCATION : SINGLE FAMILY ATTACHED



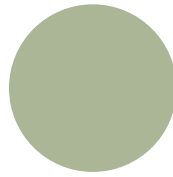
PAINT NINE

MFR : SHERWIN WILLIAMS
COLOR : SUNBEAM YELLOW
LOCATION : SINGLE FAMILY ATTACHED



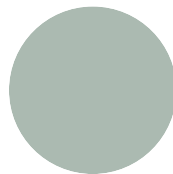
PAINT TEN

MFR : SHERWIN WILLIAMS
COLOR : PURE WHITE
LOCATION : SINGLE FAMILY ATTACHED



PAINT ELEVEN

MFR : SHERWIN WILLIAMS
COLOR : MAJOLICA GREEN
LOCATION : SINGLE FAMILY ATTACHED



PAINT TWELVE

MFR : SHERWIN WILLIAMS
COLOR : DUTCH TILE BLUE
LOCATION : SINGLE FAMILY ATTACHED



GARAGE DOOR ONE

MFR : AMARR
NAME : DESIGNERS CHOICE - RECESSED,
THAMES LP
COLOR : PAINT TEN
LOCATION : SINGLE FAMILY ATTACHED



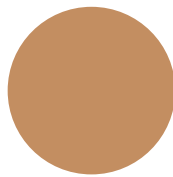
GARAGE DOOR TWO

MFR : AMARR
NAME : DESIGNERS CHOICE - RECESSED,
STOCKTON LP
COLOR : PAINT TWO
LOCATION : CADY TOWNHOMES



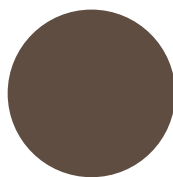
GARAGE DOOR THREE

MFR : AMARR
NAME : DESIGNERS CHOICE - RECESSED,
CLEAR LP
COLOR : PAINT FIFTEEN
LOCATION : GRISWOLD TOWNHOMES



PAINT THIRTEEN

MFR : SHERWIN WILLIAMS
COLOR: EASTLAKE GOLD
LOCATION : CADY TOWNHOMES



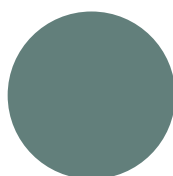
PAINT FOURTEEN

MFR : SHERWIN WILLIAMS
COLOR : ROCKWOOD DARK BROWN
LOCATION : CADY TOWNHOMES



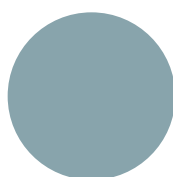
PAINT FIFTEEN

MFR : SHERWIN WILLIAMS
COLOR : LIBRARY PEWTER
LOCATION : GRISWOLD TOWNHOMES



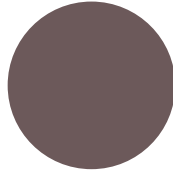
PAINT SIXTEEN

MFR : SHERWIN WILLIAMS
COLOR : TEAL STENCIL
LOCATION : GRISWOLD TOWNHOMES
SINGLE FAMILY ATTACHED
CADY TOWNHOMES



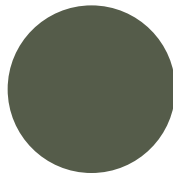
PAINT SEVENTEEN

MFR : SHERWIN WILLIAMS
COLOR : POWDER BLUE
LOCATION : GRISWOLD TOWNHOMES
SINGLE FAMILY ATTACHED
CADY TOWNHOMES



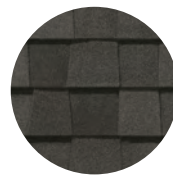
PAINT EIGHTEEN

MFR : SHERWIN WILLIAMS
COLOR : DEEPEST MAUVE
LOCATION : SINGLE FAMILY ATTACHED
CADY TOWNHOMES



PAINT NINETEEN

MFR : SHERWIN WILLIAMS
COLOR : ROCKWOOD DARK GREEN
LOCATION : GRISWOLD TOWNHOMES



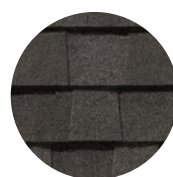
SHINGLE ROOFING ONE

MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF MOIRE BLACK
LOCATION : CADY TOWNHOMES



SHINGLE ROOFING TWO

MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF WEATHERED WOOD
LOCATION : GRISWOLD TOWNHOMES



SHINGLE ROOFING THREE

MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF DRIFTWOOD
LOCATION : SINGLE FAMILY ATTACHED



METAL ROOFING ONE

MFR : PAC CLAD
NAME : STANDING SEAM METAL ROOF
LOCATION : CADY TOWNHOMES



ENTRY DOORS



CREATE AN ENTRY DOOR WITH CHARACTER

Andersen® Entry Doors are handcrafted, built with solid fine grain wood and available with a variety of style options so you can create a one of a kind entryway, suited to fit you, and your home, perfectly.



- Select from a variety of richly-grained woods or make a bold first impression with color
- Choose from 50 commercial-grade, aluminum clad exterior colors
- Offered in 11 of the finest grades of wood species for both the interior and exterior
- Customize your door with a variety of decorative glass options and grille patterns
- Available as single-door or double-door configurations and either inswing or outswing operation
- Low-profile sill option available
- Many door styles are available, see andersenwindows.com/entrydoors for options

POPULAR DOOR STYLES



ISSUE DATE

06-24-2021 PC PRE-APP
12-14-2021 PRELIM. SITE PLAN
01-18-2022 P.C. PRELIM. REVIEW
05-02-2022 HDC CONCEPT REV.

NOT FOR CONSTRUCTION



M
ARCHITECTS
114 RAYSON STREET SUITE 2C
NORTHVILLE, MICHIGAN 48167
PHONE 248.349.2708
marchitects.com

PROJECT
CADY / GRISWOLD
ROWHOUSE DEVELOPMENT

PROJECT ADDRESS
CORNER OF:
East Cady Street and
South Griswold Street
Northville, MI 48167

PROJECT NUMBER
21.15

SHEET NAME
MATERIAL / COLOR SCHEDULE

SHEET NUMBER

A311

2.5 STORY TOWNHOMES



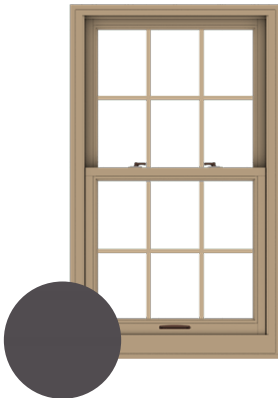
ENTRY DOORS

- UNITS : 1
PAINT ONE
- UNITS : 2
PAINT FOUR
- UNITS : 3 & 4
PAINT FIVE
- UNIT : 5
PAINT SEVEN



GARAGE DOOR ONE

MFR : AMARR
NAME : DESIGNERS CHOICE - RECESSED, CLEAR LP
COLOR : PAINT TWO



WINDOWS

MFR : ANDERSEN WINDOWS
NAME : E SERIES
COLOR : DARK ASH

2.5 STORY TOWNHOMES MATERIAL SELECTIONS

PALETTE ONE
UNIT 1 & UNIT 2



BRICK ONE
MFR : BELDEN BRICK
NAME : CARBON BLACK VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"



SIDING ONE
MFR : EQUAL TO JAMES HARDIE
NAME : HORIZONTAL, SMOOTH 6" HIGH CEMENT BOARD LAP SIDING



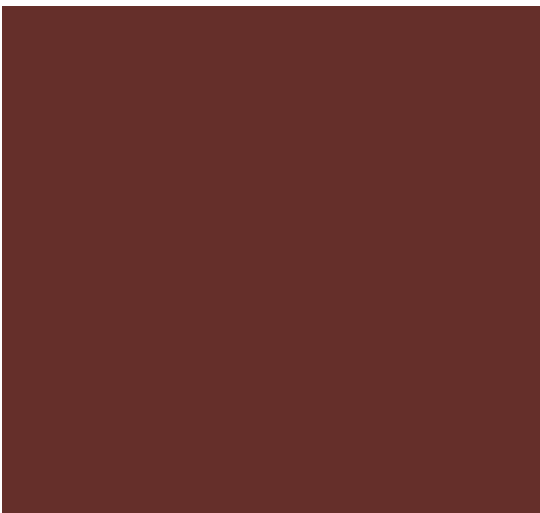
PAINT ONE
MFR : SHERWIN WILLIAMS
COLOR : MAREA BAJA



PAINT TWO
MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT PEWTER



PAINT THREE
MFR : SHERWIN WILLIAMS
COLOR : NEEDLEPOINT NAVY



PAINT FOUR
MFR : SHERWIN WILLIAMS
COLOR : ROCKWOOD RED

PALETTE TWO
UNIT 3



BRICK TWO
MFR : BELDEN BRICK
NAME : PAGO VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"

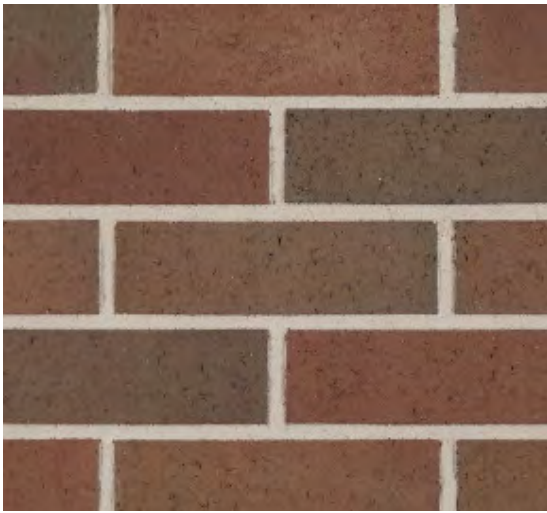


PAINT TWO
MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT PEWTER



PAINT FIVE
MFR : SHERWIN WILLIAMS
COLOR : TEAL STENCIL

PALETTE THREE
UNIT 4



BRICK THREE
MFR : BELDEN BRICK
NAME : CLARET FULL RANGE VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"



PAINT TWO
MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT PEWTER



PAINT FIVE
MFR : SHERWIN WILLIAMS
COLOR : TEAL STENCIL

PALETTE THREE
UNIT 5



BRICK FOUR
MFR : BELDEN BRICK
NAME : ALASKA WHITE VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"



PAINT TWO
MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT PEWTER



PAINT SIX
MFR : SHERWIN WILLIAMS
COLOR : SAGE



PAINT SEVEN
MFR : SHERWIN WILLIAMS
COLOR : DARD HUNTER GREEN

2.5 STORY TOWNHOMES



ENTRY DOORS

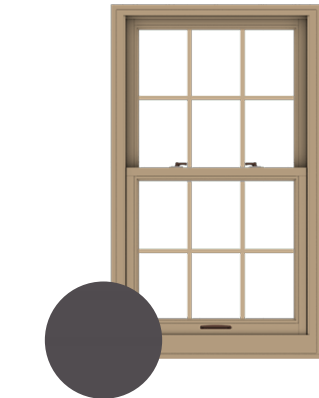
- UNITS : 1 & 4
PAINT SIX
- UNITS : 2
PAINT FOUR
- UNITS : 3
PAINT NINE

GARAGE DOOR ONE



MFR : AMARR
NAME : DESIGNERS CHOICE - RECESSED, CLEAR LP
COLOR : PAINT TWO

WINDOWS



MFR : ANDERSEN WINDOWS
NAME : E SERIES
COLOR : DARK ASH

2.5 STORY TOWNHOMES MATERIAL SELECTIONS

PALETTE ONE
UNIT 1



BRICK FIVE
MFR : BELDEN BRICK
NAME : ENGLISH GRAY
SIZE : MODULAR 3 5/8" X 7 7/8"



PAINT TWO
MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT PEWTER



PAINT SIX
MFR : SHERWIN WILLIAMS
COLOR : DARD HUNTER GREEN

PALETTE TWO
UNIT 2



BRICK SIX
MFR : SHOULDICE
NAME : STRATA BRICK SMOOTH TUTELLA
SIZE : MODULAR 3 5/8" X 7 7/8"



SIDING ONE
MFR : EQUAL TO JAMES HARDIE
NAME : HORIZONTAL, SMOOTH 6" HIGH CEMENT BOARD LAP SIDING



PAINT TWO
MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT PEWTER



PAINT EIGHT
MFR : SHERWIN WILLIAMS
COLOR : COLONIAL REVIVAL GREEN STONE



PAINT FOUR
MFR : SHERWIN WILLIAMS
COLOR : ROCKWOOD RED

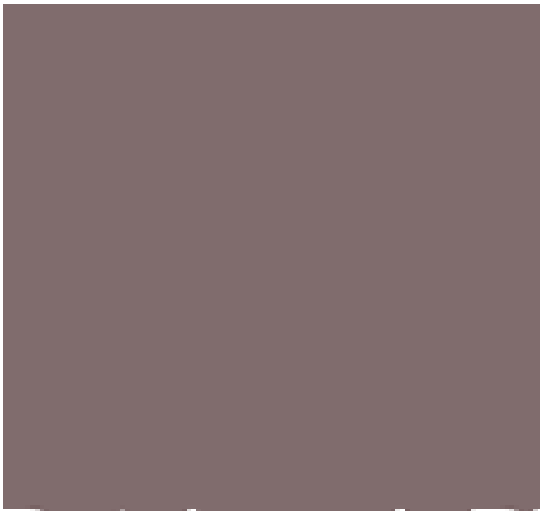
PALETTE THREE
UNIT 3



BRICK FOUR
MFR : BELDEN BRICK
NAME : ALASKA WHITE VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"

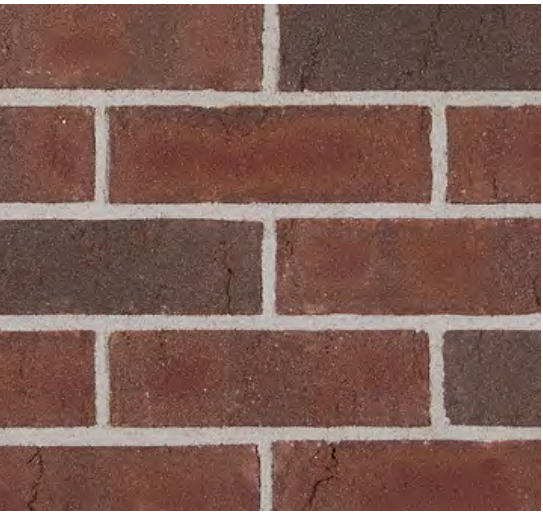


PAINT TWO
MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT PEWTER



PAINT NINE
MFR : SHERWIN WILLIAMS
COLOR : PATCHWORK PLUM

PALETTE FOUR
UNIT 4

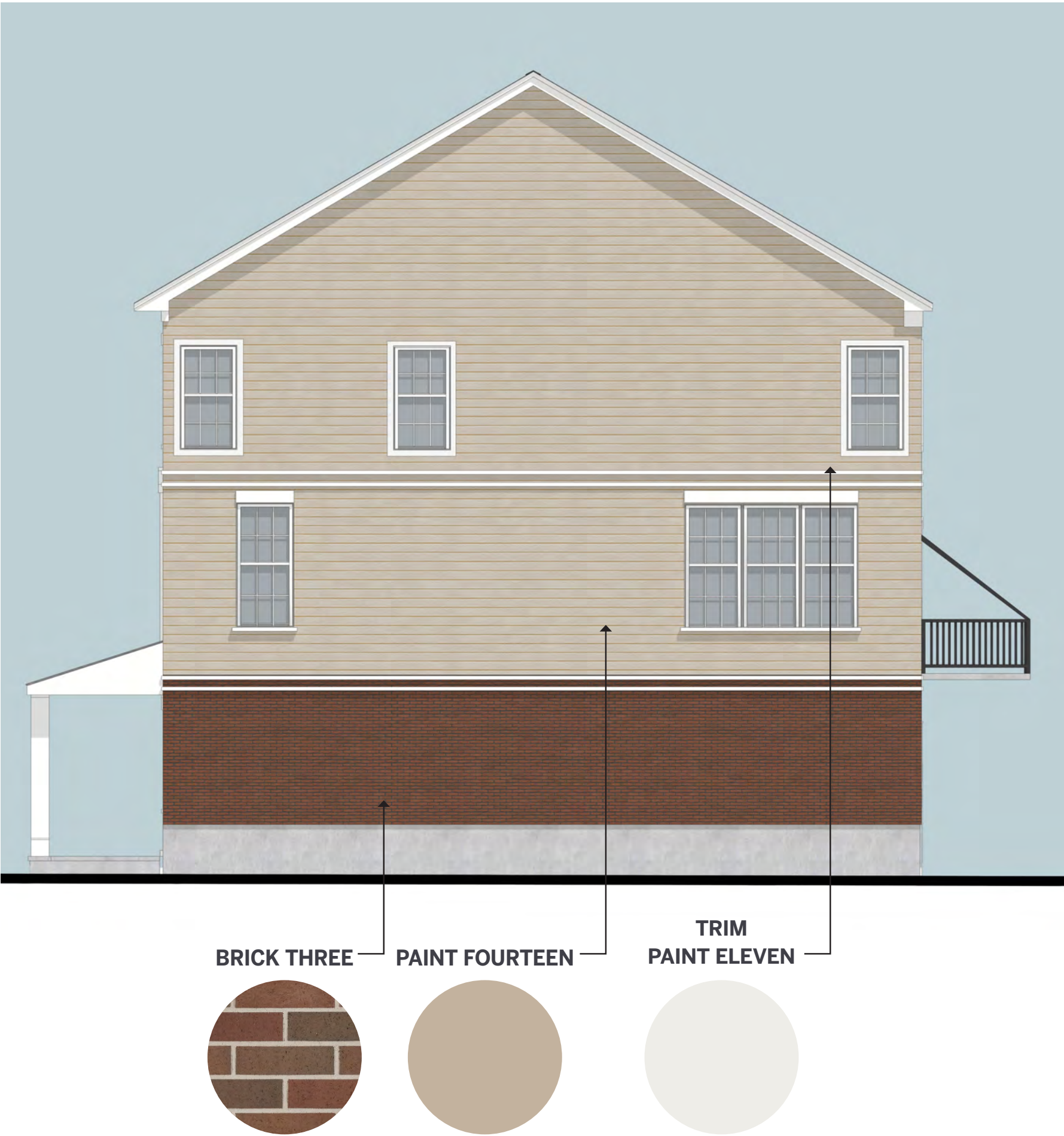
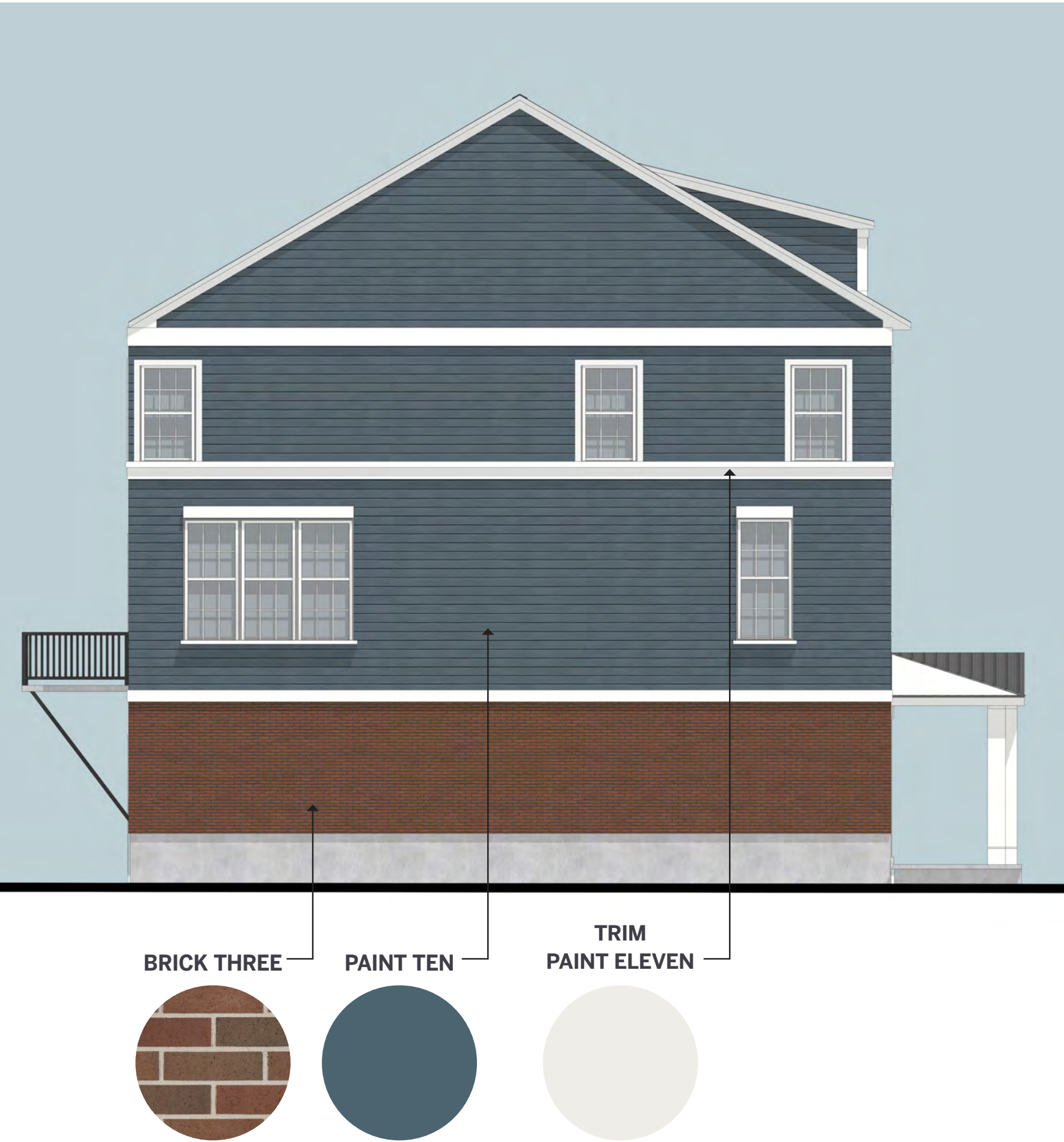


BRICK SEVEN
MFR : BELDEN BRICK
NAME : BUCKINGHAM FULL RANGE
SIZE : MODULAR 3 5/8" X 7 7/8"



PAINT SIX
MFR : SHERWIN WILLIAMS
COLOR : DARD HUNTER GREEN

3 STORY TOWNHOMES



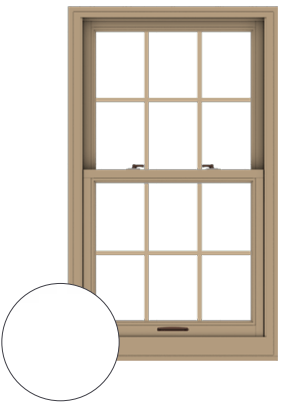
ENTRY DOORS

- UNITS : 1
PAINT EIGHT
- UNITS : 2
PAINT NINE
- UNITS : 3
PAINT TWO
- UNITS : 4
PAINT FIFTEEN
- UNITS : 5
PAINT THREE



GARAGE DOOR TWO

MFR : AMARR
NAME : DESIGNERS CHOICE; BEADBOARD, ARCHED THAMES LP
COLOR : TO MATCH SIDING

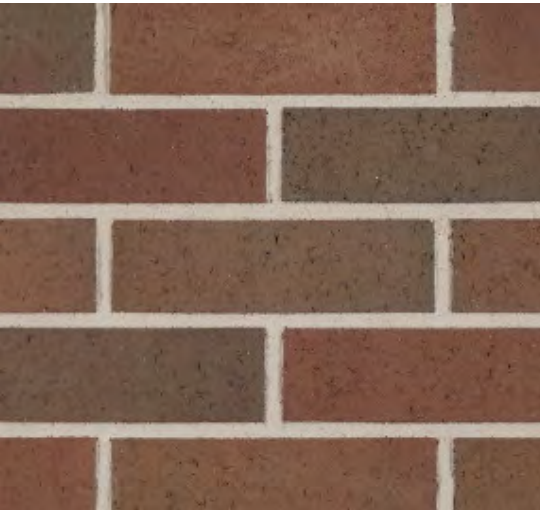


WINDOWS

MFR : ANDERSEN WINDOWS
NAME : E SERIES
COLOR : COLONY WHITE

3 STORY TOWNHOMES MATERIAL SELECTIONS

PALETTE ONE
UNIT 1



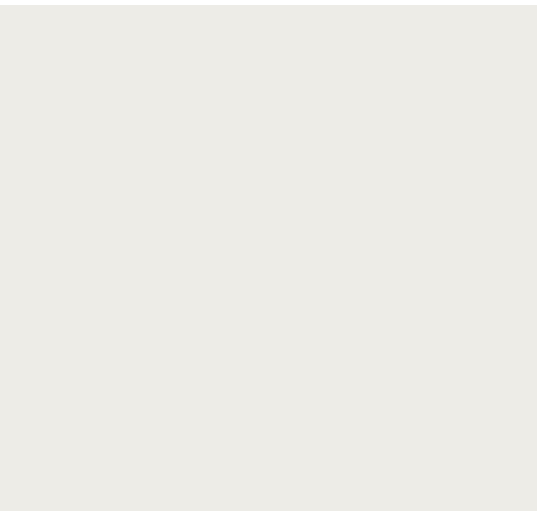
BRICK THREE
MFR : BELDEN BRICK
NAME : CLARET FULL RANGE
VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"



SIDING ONE
MFR : EQUAL TO JAMES HARDIE
NAME : HORIZONTAL, SMOOTH
6" HIGH CEMENT BOARD
LAP SIDING



PAINT TEN
MFR : SHERWIN WILLIAMS
COLOR : BUNGLEHOUSE BLUE



PAINT ELEVEN
MFR : SHERWIN WILLIAMS
COLOR : PURE WHITE



PAINT EIGHT
MFR : SHERWIN WILLIAMS
COLOR : COLONIAL REVIVAL
GREEN STONE

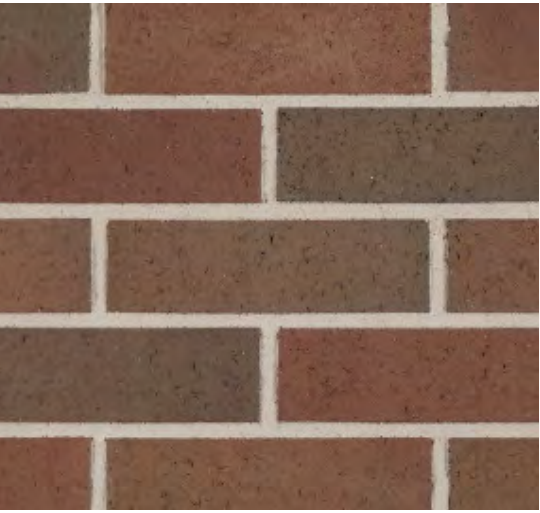


METAL ROOFING ONE
MFR : PAC CLAD
NAME : STANDING SEAM
METAL ROOF



SHINGLE ROOFING ONE
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF MOIRE BLACK

PALETTE TWO
UNIT 2



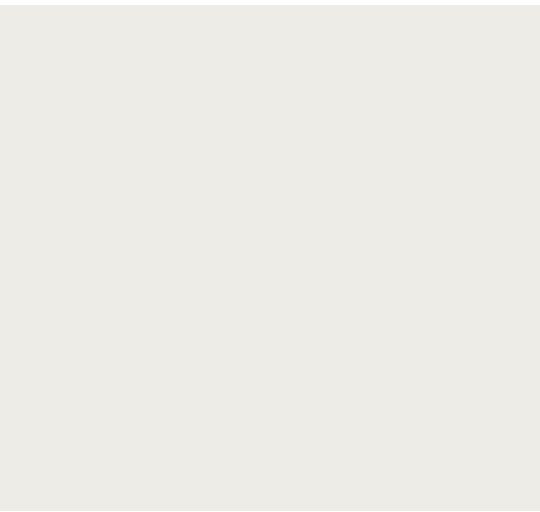
BRICK THREE
MFR : BELDEN BRICK
NAME : CLARET FULL RANGE
VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"



SIDING ONE
MFR : EQUAL TO JAMES HARDIE
NAME : HORIZONTAL, SMOOTH
6" HIGH CEMENT BOARD
LAP SIDING



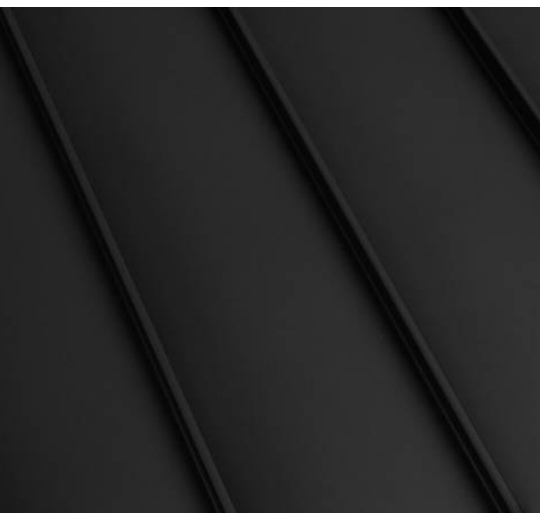
PAINT TWELVE
MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT MIST GRAY



PAINT ELEVEN
MFR : SHERWIN WILLIAMS
COLOR : PURE WHITE



PAINT NINE
MFR : SHERWIN WILLIAMS
COLOR : PATCHWORK PLUM

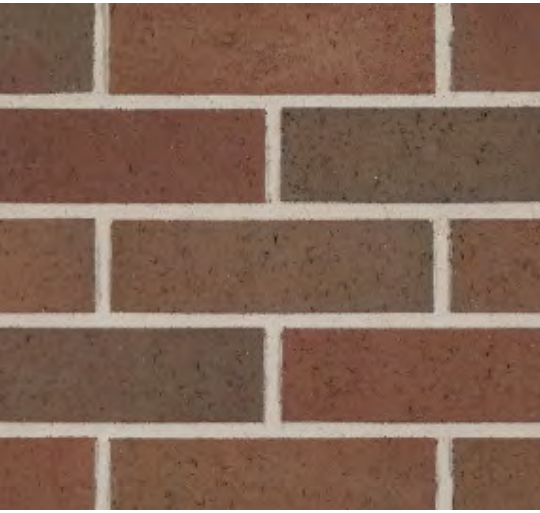


METAL ROOFING ONE
MFR : PAC CLAD
NAME : STANDING SEAM METAL
ROOF



SHINGLE ROOFING ONE
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF MOIRE BLACK

PALETTE THREE
UNIT 3



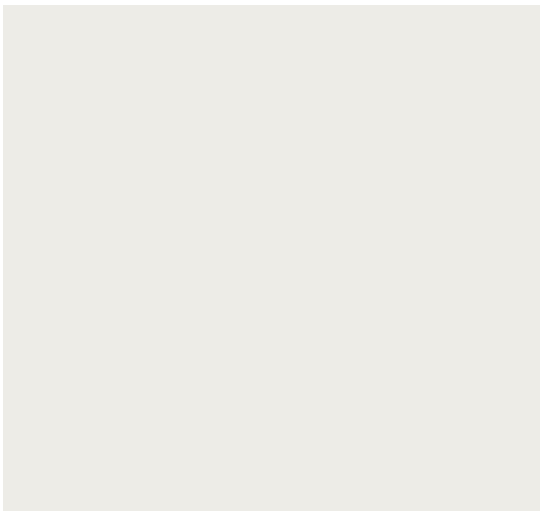
BRICK THREE
MFR : BELDEN BRICK
NAME : CLARET FULL RANGE
VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"



SIDING ONE
MFR : EQUAL TO JAMES HARDIE
NAME : HORIZONTAL, SMOOTH
6" HIGH CEMENT BOARD
LAP SIDING



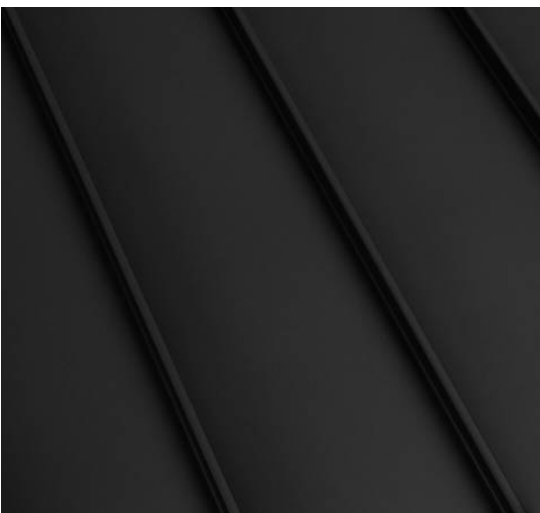
PAINT THIRTEEN
MFR : SHERWIN WILLIAMS
COLOR : DOWNING STONE



PAINT ELEVEN
MFR : SHERWIN WILLIAMS
COLOR : PURE WHITE



PAINT TWO
MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT PEWTER

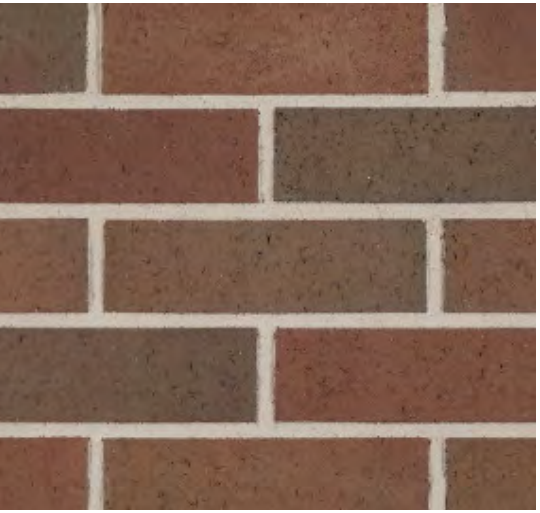


METAL ROOFING ONE
MFR : PAC CLAD
NAME : STANDING SEAM METAL
ROOF

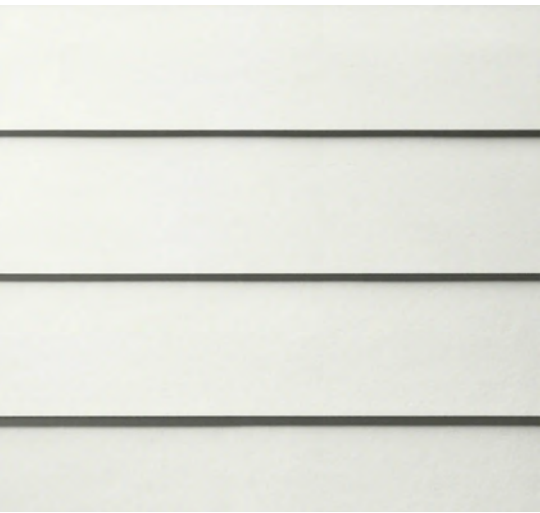


SHINGLE ROOFING ONE
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF MOIRE BLACK

PALETTE FOUR
UNIT 4



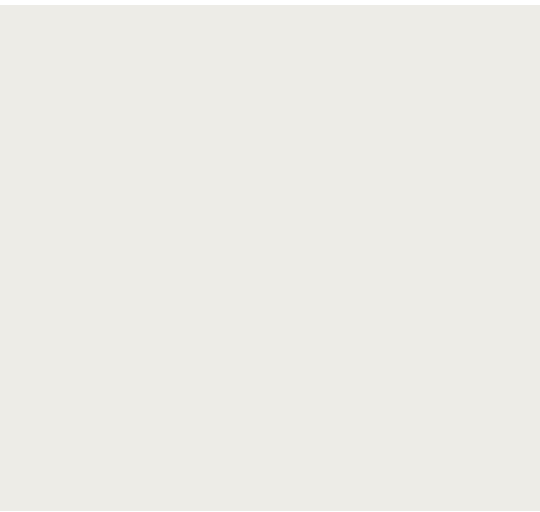
BRICK THREE
MFR : BELDEN BRICK
NAME : CLARET FULL RANGE
VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"



SIDING ONE
MFR : EQUAL TO JAMES HARDIE
NAME : HORIZONTAL, SMOOTH
6" HIGH CEMENT BOARD
LAP SIDING



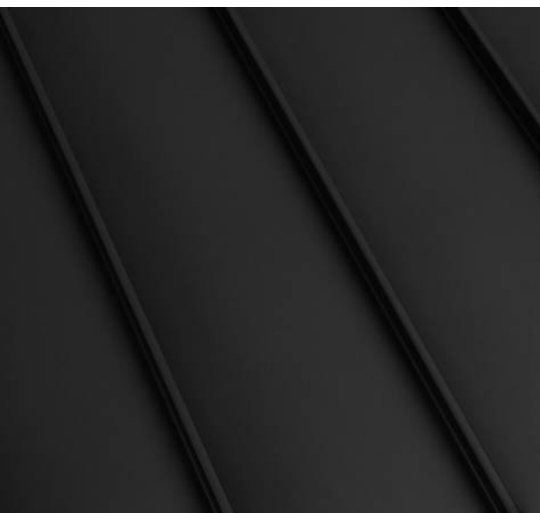
PAINT EIGHT
MFR : SHERWIN WILLIAMS
COLOR : COLONIAL REVIVAL
GREEN STONE



PAINT ELEVEN
MFR : SHERWIN WILLIAMS
COLOR : PURE WHITE



PAINT FIFTEEN
MFR : SHERWIN WILLIAMS
COLOR : SUNBEAM YELLOW

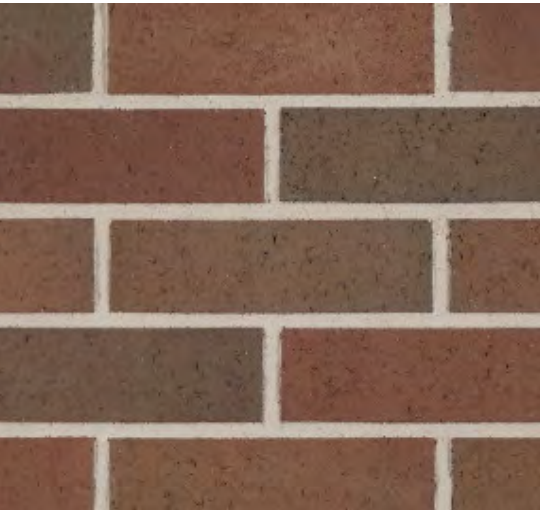


METAL ROOFING ONE
MFR : PAC CLAD
NAME : STANDING SEAM METAL
ROOF



SHINGLE ROOFING ONE
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF MOIRE BLACK

PALETTE FOUR
UNIT 4



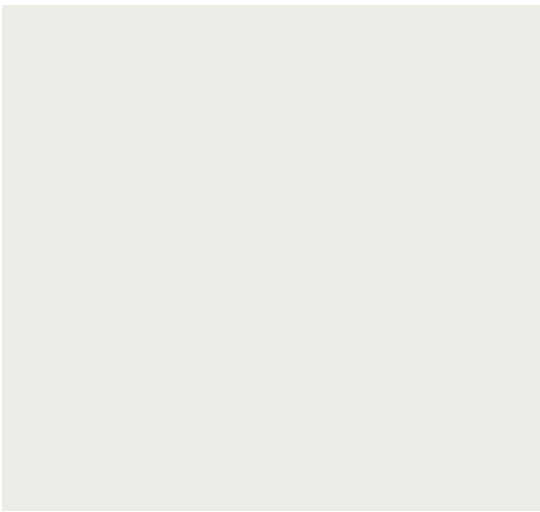
BRICK THREE
MFR : BELDEN BRICK
NAME : CLARET FULL RANGE
VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"



SIDING ONE
MFR : EQUAL TO JAMES HARDIE
NAME : HORIZONTAL, SMOOTH
6" HIGH CEMENT BOARD
LAP SIDING



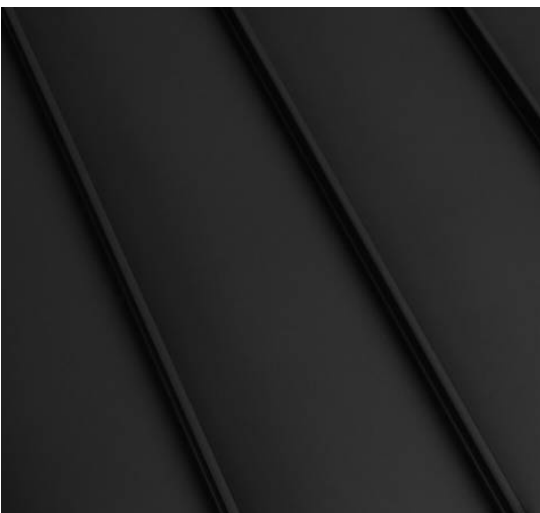
PAINT FOURTEEN
MFR : SHERWIN WILLIAMS
COLOR : RENWICK BEIGE



PAINT ELEVEN
MFR : SHERWIN WILLIAMS
COLOR : PURE WHITE



PAINT THREE
MFR : SHERWIN WILLIAMS
COLOR : NEEDLEPOINT NAVY

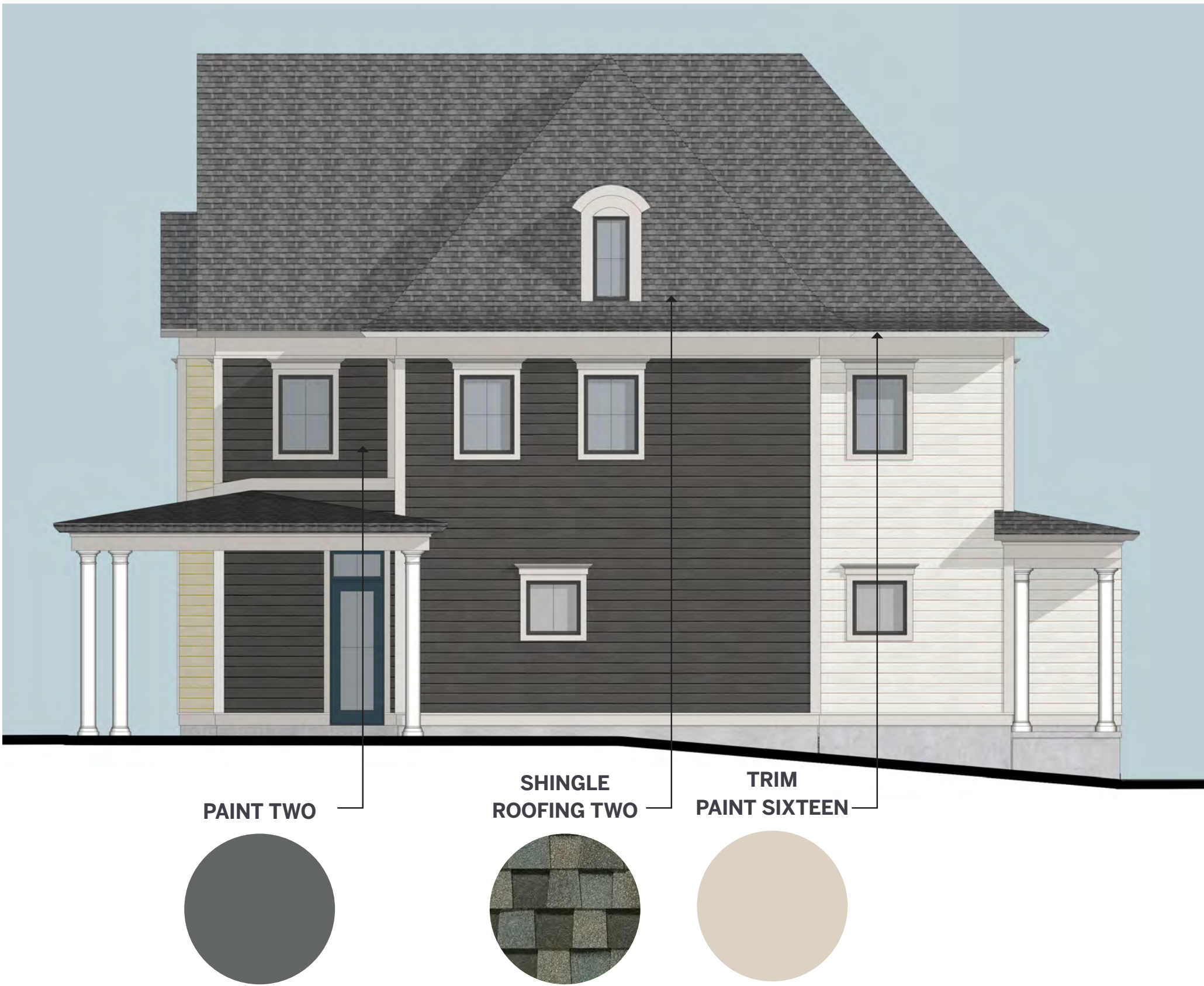
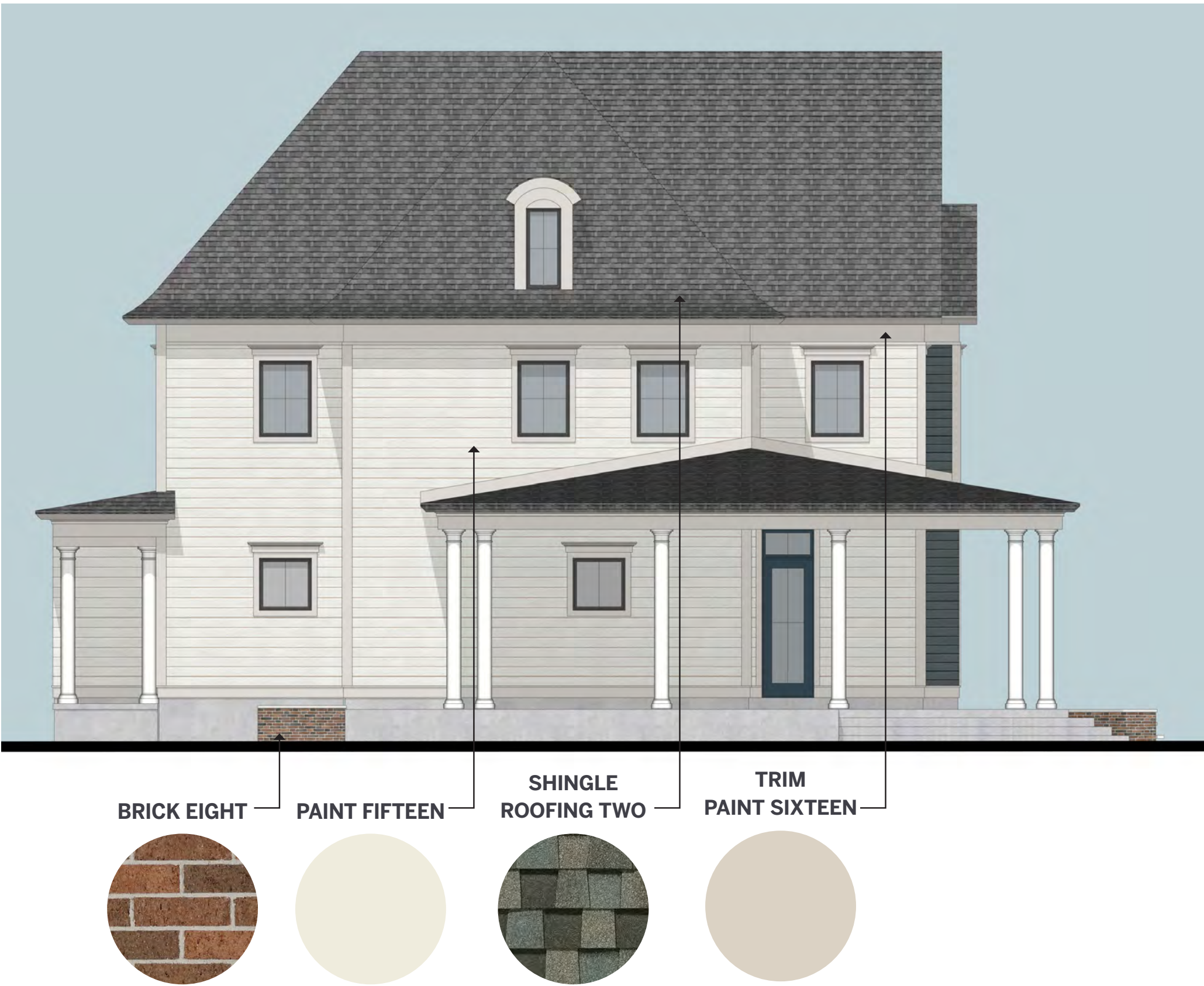
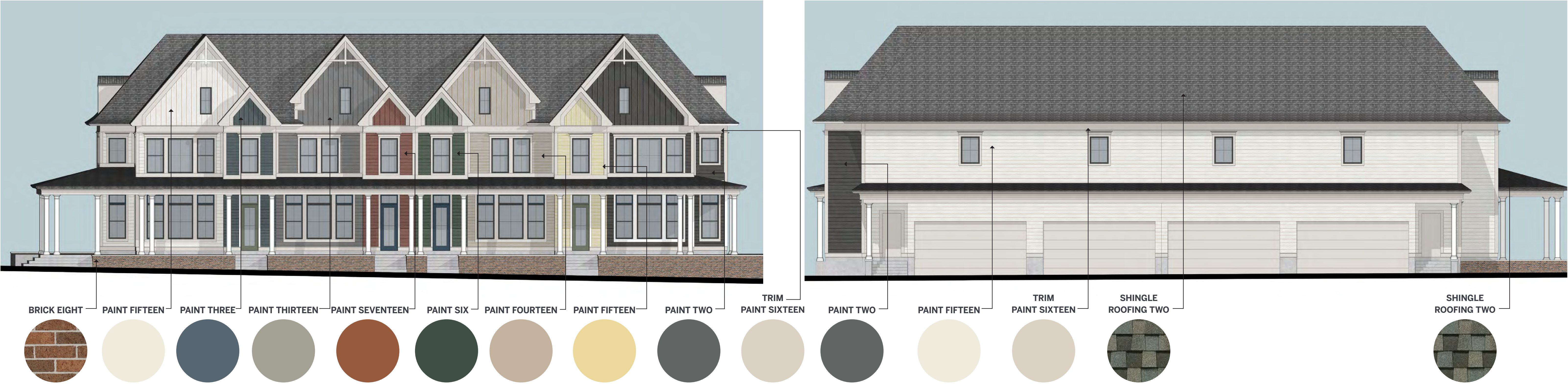


METAL ROOFING ONE
MFR : PAC CLAD
NAME : STANDING SEAM METAL
ROOF



SHINGLE ROOFING ONE
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF MOIRE BLACK

CENTER STREET TOWNHOMES



ENTRY DOORS

- UNITS : 1 & 4
PAINT EIGHT
- UNITS : 2 & 3
PAINT THREE

GARAGE DOOR TWO

MFR : AMARR
NAME : DESIGNERS CHOICE; BEADBOARD, ARCHED THAMES LP
COLOR : TO MATCH SIDING

WINDOWS

MFR : ANDERSEN WINDOWS
NAME : E SERIES
COLOR : COLONY WHITE

CENTER STREET TOWNHOMES MATERIAL SELECTIONS

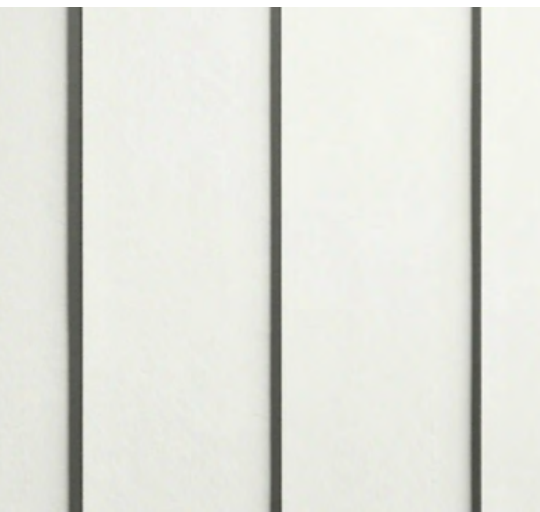
PALETTE ONE
UNIT 1



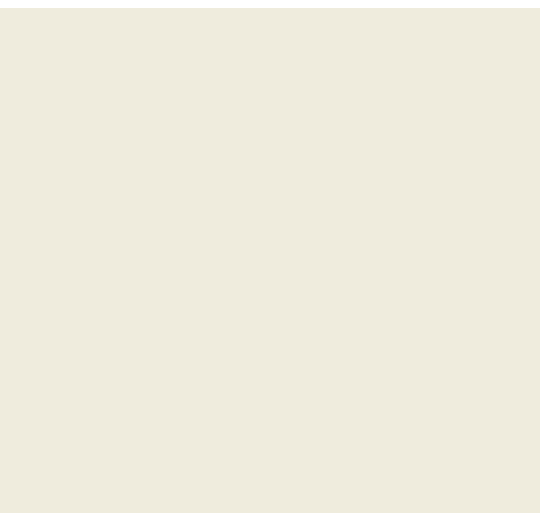
BRICK EIGHT
MFR : BELDEN BRICK
NAME : AMHERST BLEND DART
TEX
SIZE : MODULAR 3 5/8" X 7 7/8"



SIDING ONE
MFR : EQUAL TO JAMES HARDIE
NAME : HORIZONTAL, SMOOTH
6" HIGH CEMENT BOARD
LAP SIDING



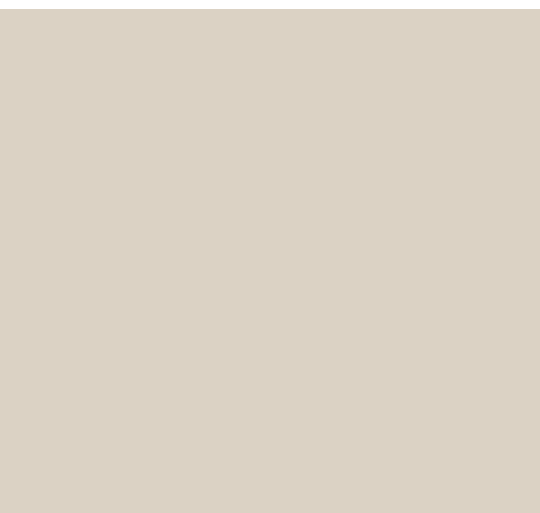
SIDING TWO
MFR : EQUAL TO JAMES HARDIE
NAME : VERTICAL SMOOTH
8" HIGH CEMENT BOARD
LAP SIDING



PAINT FIFTEEN
MFR : SHERWIN WILLIAMS
COLOR : CLASSIC LIGHT BUFF



PAINT THREE
MFR : SHERWIN WILLIAMS
COLOR : NEEDLEPOINT NAVY



PAINT SIXTEEN
MFR : SHERWIN WILLIAMS
COLOR : NATURAL TAN



SHINGLE ROOFING TWO
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF WEATHERED
WOOD

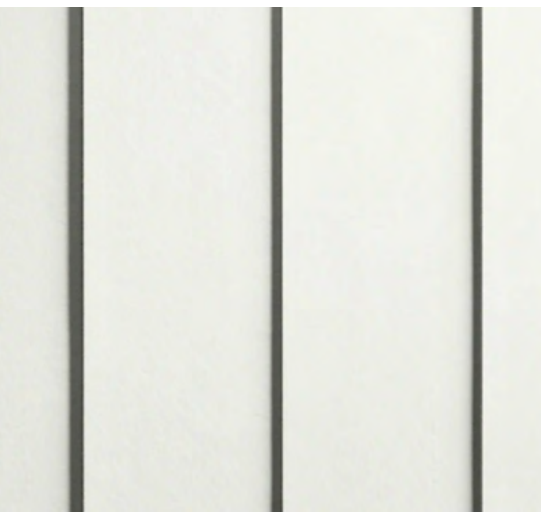
PALETTE TWO
UNIT 2



BRICK EIGHT
MFR : BELDEN BRICK
NAME : AMHERST BLEND DART
TEX
SIZE : MODULAR 3 5/8" X 7 7/8"



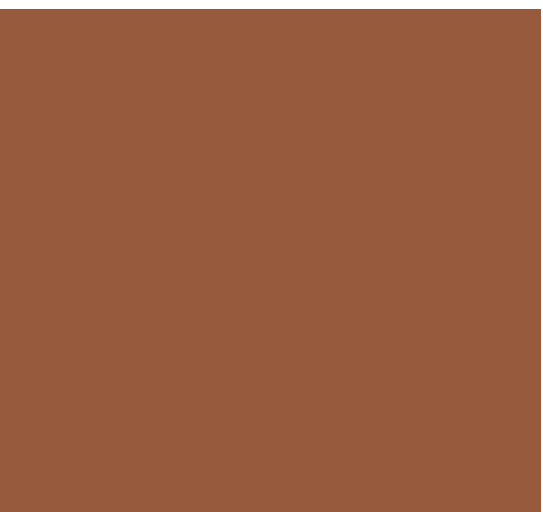
SIDING ONE
MFR : EQUAL TO JAMES HARDIE
NAME : HORIZONTAL, SMOOTH
6" HIGH CEMENT BOARD
LAP SIDING



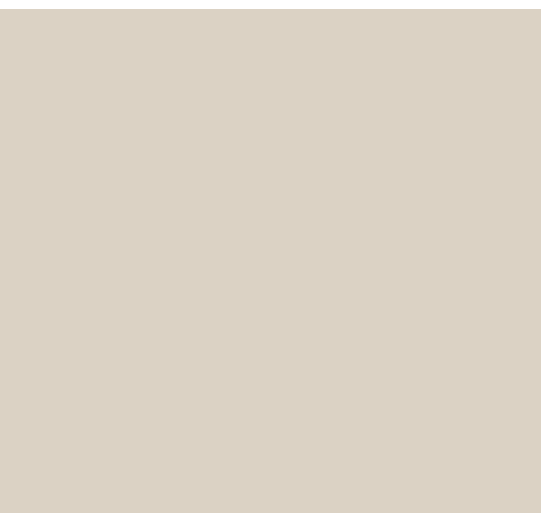
SIDING TWO
MFR : EQUAL TO JAMES HARDIE
NAME : VERTICAL SMOOTH
8" HIGH CEMENT BOARD
LAP SIDING



PAINT THIRTEEN
MFR : SHERWIN WILLIAMS
COLOR : DOWNING STONE



PAINT SEVENTEEN
MFR : SHERWIN WILLIAMS
COLOR : ROCKWOOD
TERRACOTTA



PAINT SIXTEEN
MFR : SHERWIN WILLIAMS
COLOR : NATURAL TAN



SHINGLE ROOFING TWO
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF WEATHERED
WOOD

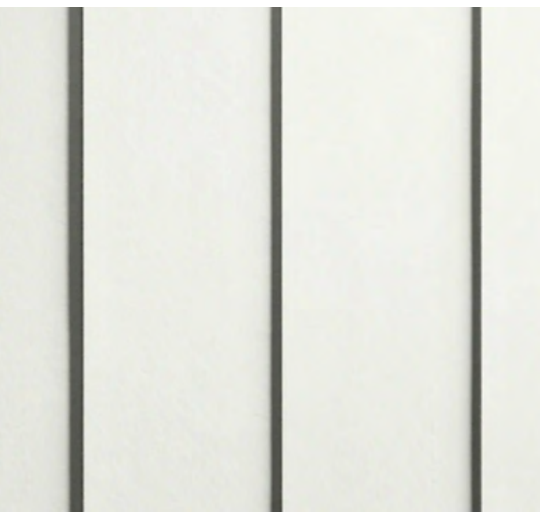
PALETTE THREE
UNIT 3



BRICK EIGHT
MFR : BELDEN BRICK
NAME : AMHERST BLEND DART
TEX
SIZE : MODULAR 3 5/8" X 7 7/8"



SIDING ONE
MFR : EQUAL TO JAMES HARDIE
NAME : HORIZONTAL, SMOOTH
6" HIGH CEMENT BOARD
LAP SIDING



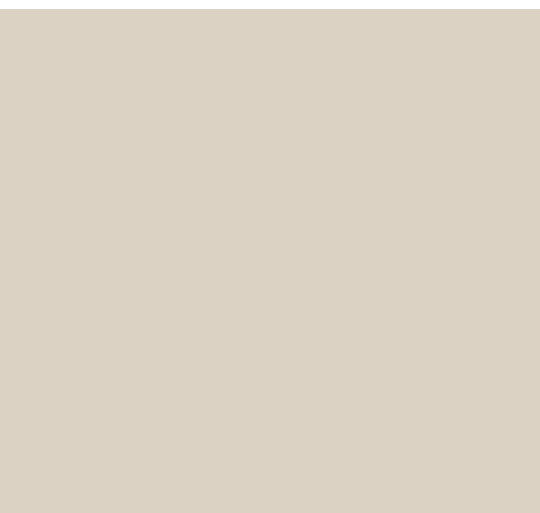
SIDING TWO
MFR : EQUAL TO JAMES HARDIE
NAME : VERTICAL SMOOTH
8" HIGH CEMENT BOARD
LAP SIDING



PAINT FOURTEEN
MFR : SHERWIN WILLIAMS
COLOR : RENWICK BEIGE



PAINT SIX
MFR : SHERWIN WILLIAMS
COLOR : DARD HUNTER GREEN



PAINT SIXTEEN
MFR : SHERWIN WILLIAMS
COLOR : NATURAL TAN



SHINGLE ROOFING TWO
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF WEATHERED
WOOD

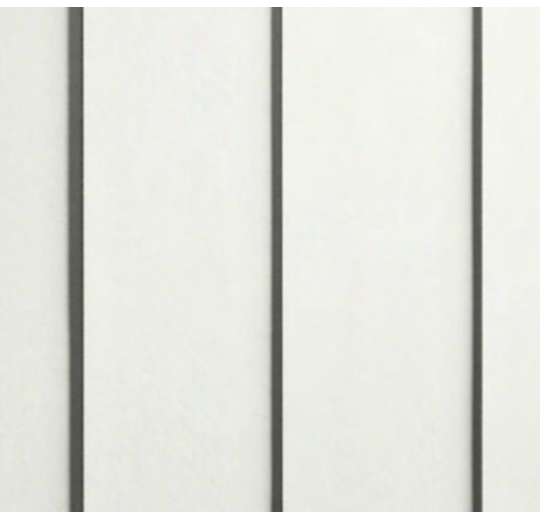
PALETTE FOUR
UNIT 4



BRICK EIGHT
MFR : BELDEN BRICK
NAME : AMHERST BLEND DART
TEX
SIZE : MODULAR 3 5/8" X 7 7/8"



SIDING ONE
MFR : EQUAL TO JAMES HARDIE
NAME : HORIZONTAL, SMOOTH
6" HIGH CEMENT BOARD
LAP SIDING



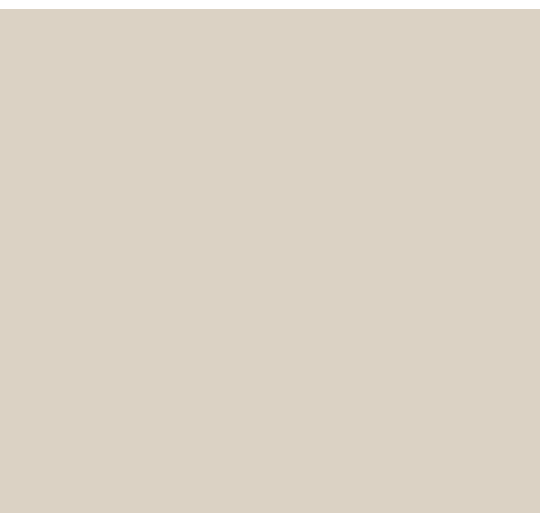
SIDING TWO
MFR : EQUAL TO JAMES HARDIE
NAME : VERTICAL SMOOTH
8" HIGH CEMENT BOARD
LAP SIDING



PAINT TWO
MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT PEWTER



PAINT FIFTEEN
MFR : SHERWIN WILLIAMS
COLOR : SUNBEAM YELLOW

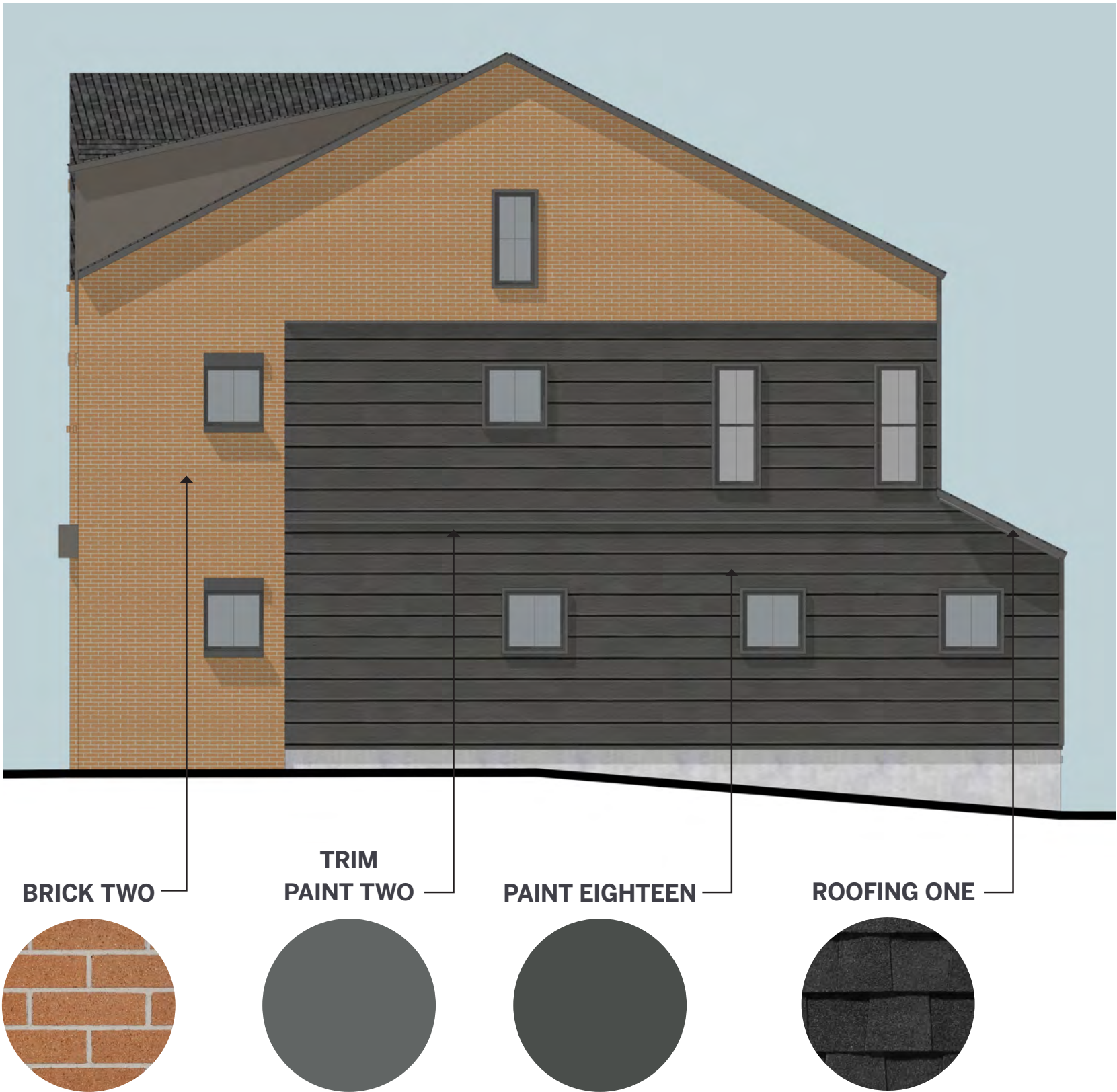
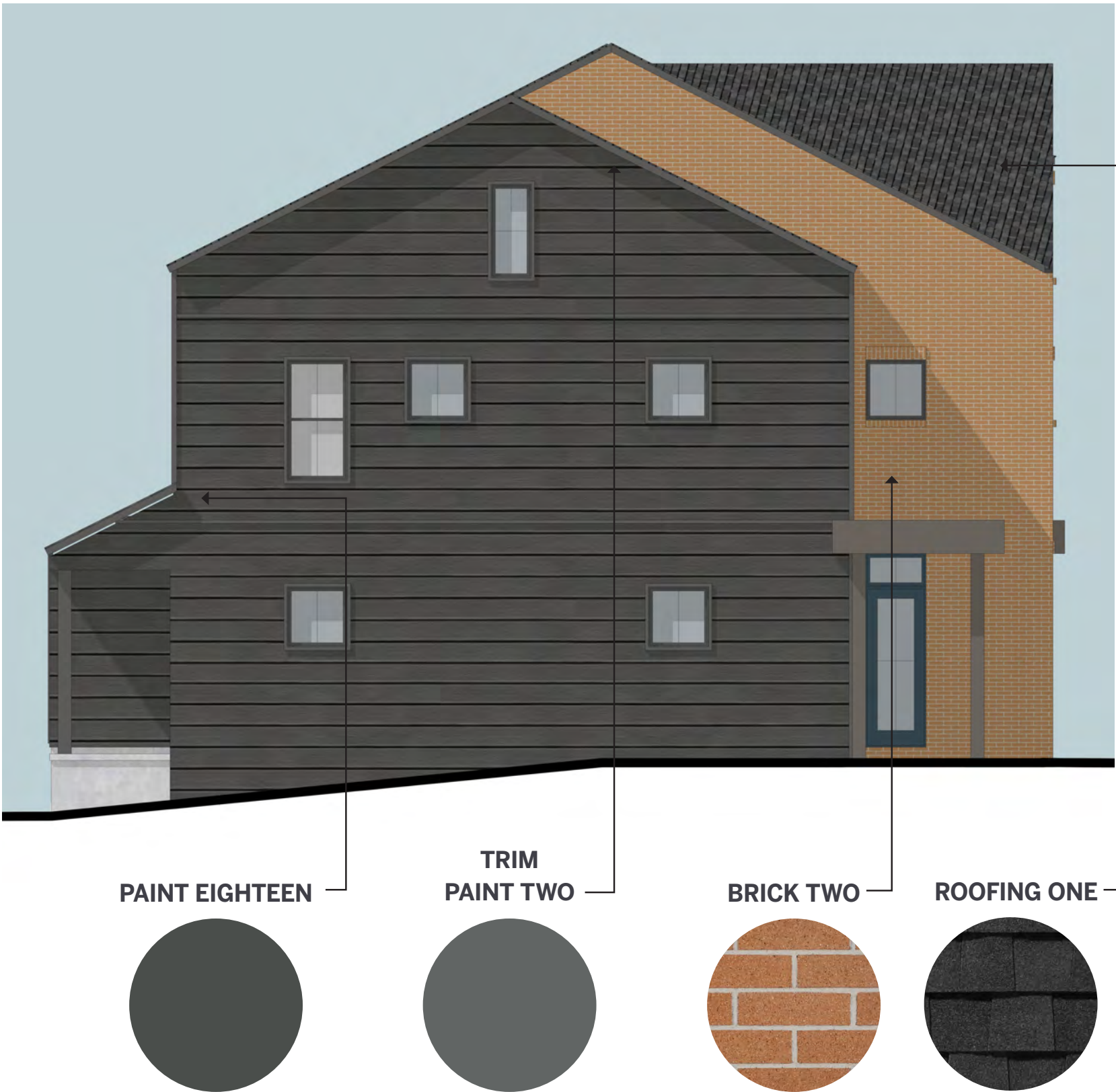
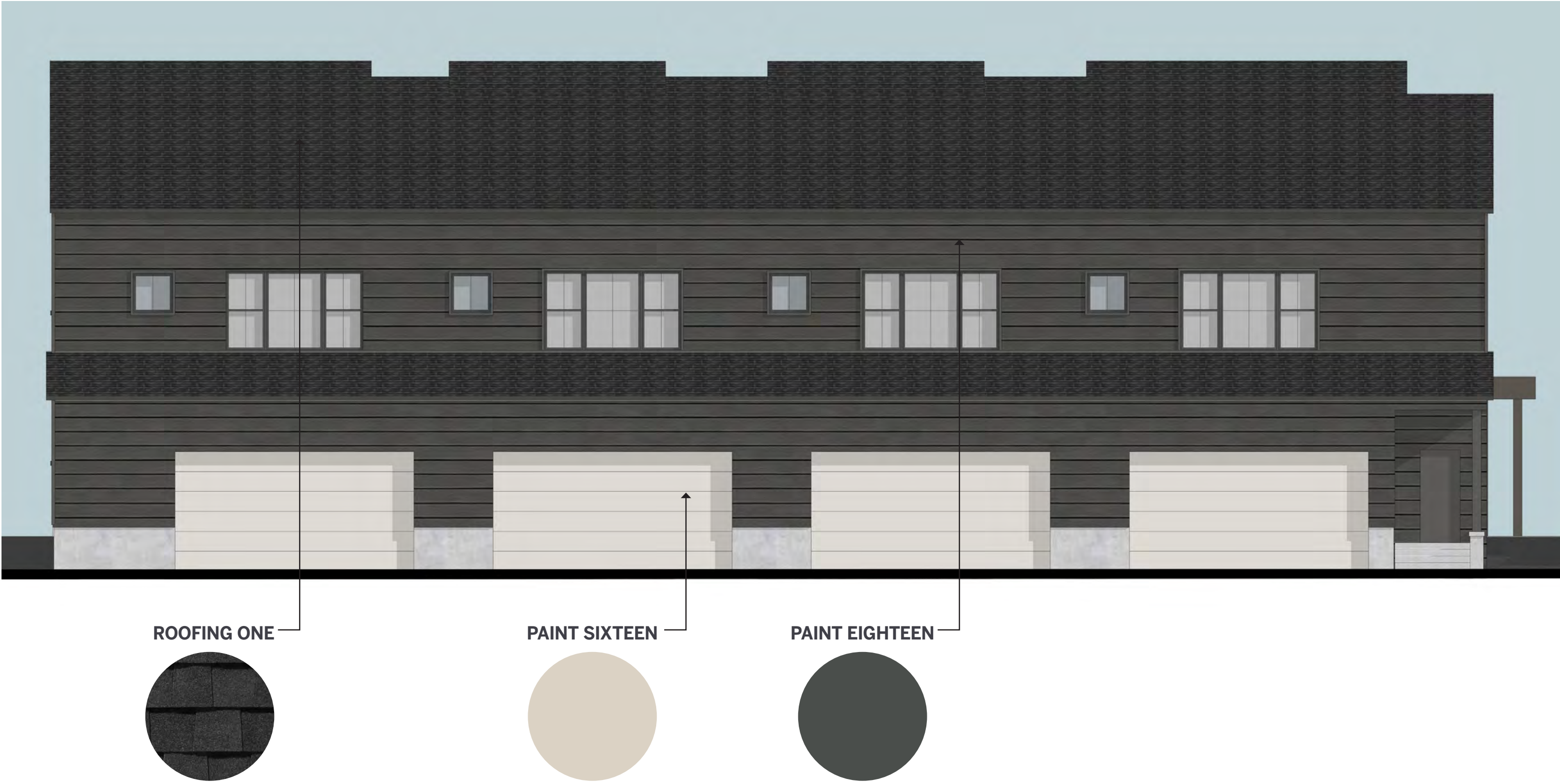


PAINT SIXTEEN
MFR : SHERWIN WILLIAMS
COLOR : NATURAL TAN



SHINGLE ROOFING TWO
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF WEATHERED
WOOD

CENTER STREET TOWNHOMES



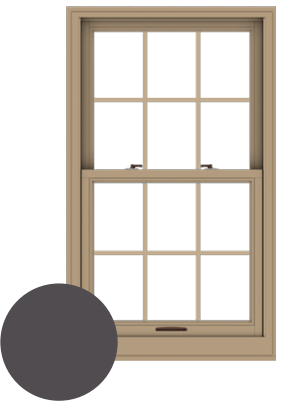
ENTRY DOORS

- UNITS : 1
PAINT THREE
- UNITS : 2
PAINT FIVE
- UNITS : 3
PAINT SIXTEEN
- UNITS : 4
PAINT SEVENTEEN



GARAGE DOOR ONE

MFR : AMARR
NAME : DESIGNERS CHOICE - RECESSED, CLEAR LP
COLOR : PAINT SIXTEEN



WINDOWS

MFR : ANDERSEN WINDOWS
NAME : E SERIES
COLOR : DARK ASH

CENTER STREET TOWNHOMES MATERIAL SELECTIONS

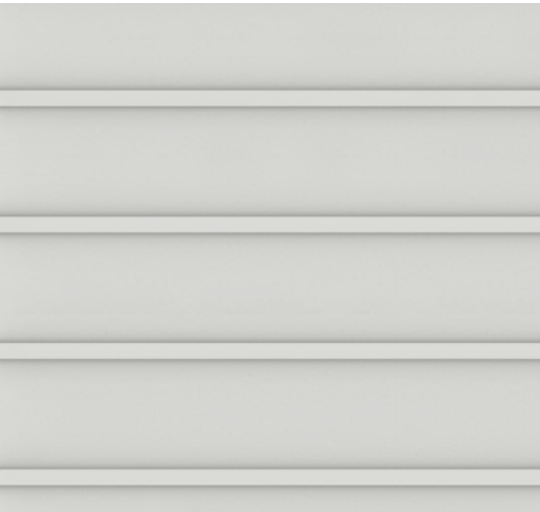
PALETTE ONE
UNIT 1



BRICK EIGHT
MFR : BELDEN BRICK
NAME : AMHERST BLEND DART
TEX
SIZE : MODULAR 3 5/8" X 7 7/8"



BRICK TWO
MFR : BELDEN BRICK
NAME : PAGO VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"



SIDING THREE
MFR : EQUAL TO JAMES HARDIE
NAME : BOARD AND BATTEN,
SMOOTH CEMENT BOARD PANELS W/
3/4" HORIZONTAL CEMENT, BOARD
BATTENS SPACED 12" O.C



PAINT EIGHTEEN
MFR : SHERWIN WILLIAMS
COLOR : ROCK BOTTOM



PAINT TWO
MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT PEWTER



PAINT THREE
MFR : SHERWIN WILLIAMS
COLOR : NEEDLEPOINT NAVY



SHINGLE ROOFING ONE
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF MOIRE BLACK

PALETTE TWO
UNIT 2



BRICK EIGHT
MFR : BELDEN BRICK
NAME : AMHERST BLEND DART
TEX
SIZE : MODULAR 3 5/8" X 7 7/8"



BRICK FOUR
MFR : BELDEN BRICK
NAME : ALASKA WHITE VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"



SIDING ONE
MFR : EQUAL TO JAMES HARDIE
NAME : HORIZONTAL, SMOOTH
6" HIGH CEMENT BOARD
LAP SIDING



PAINT EIGHTEEN
MFR : SHERWIN WILLIAMS
COLOR : ROCK BOTTOM



PAINT TWO
MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT PEWTER



PAINT FIVE
MFR : SHERWIN WILLIAMS
COLOR : TEAL STENCIL



SHINGLE ROOFING ONE
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF MOIRE BLACK

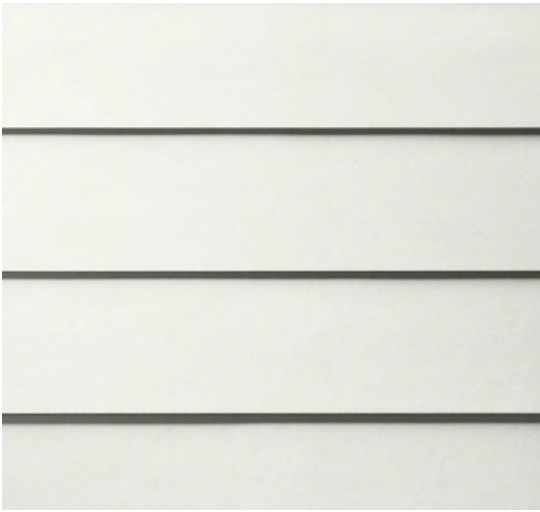
PALETTE THREE
UNIT 3



BRICK EIGHT
MFR : BELDEN BRICK
NAME : AMHERST BLEND DART
TEX
SIZE : MODULAR 3 5/8" X 7 7/8"



BRICK FOUR
MFR : BELDEN BRICK
NAME : ALASKA WHITE VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"



SIDING ONE
MFR : EQUAL TO JAMES HARDIE
NAME : HORIZONTAL, SMOOTH
6" HIGH CEMENT BOARD
LAP SIDING



PAINT EIGHTEEN
MFR : SHERWIN WILLIAMS
COLOR : ROCK BOTTOM



PAINT TWO
MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT PEWTER



PAINT SIX
MFR : SHERWIN WILLIAMS
COLOR : DARD HUNTER GREEN



SHINGLE ROOFING ONE
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF MOIRE BLACK

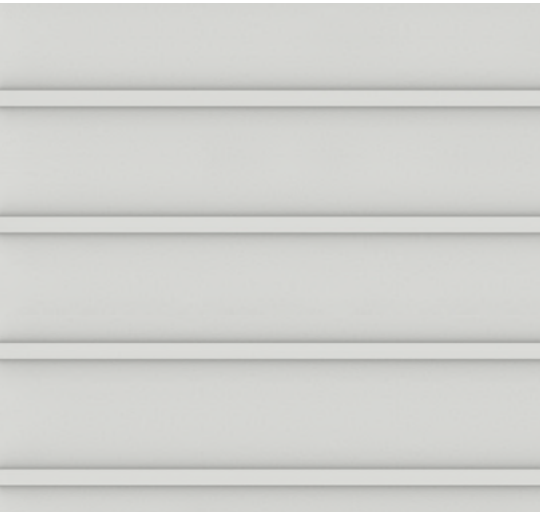
PALETTE FOUR
UNIT 4



BRICK EIGHT
MFR : BELDEN BRICK
NAME : AMHERST BLEND DART
TEX
SIZE : MODULAR 3 5/8" X 7 7/8"



BRICK TWO
MFR : BELDEN BRICK
NAME : PAGO VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"



SIDING THREE
MFR : EQUAL TO JAMES HARDIE
NAME : BOARD AND BATTEN,
SMOOTH CEMENT BOARD PANELS W/
3/4" HORIZONTAL CEMENT, BOARD
BATTENS SPACED 12" O.C



PAINT EIGHTEEN
MFR : SHERWIN WILLIAMS
COLOR : ROCK BOTTOM



PAINT TWO
MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT PEWTER

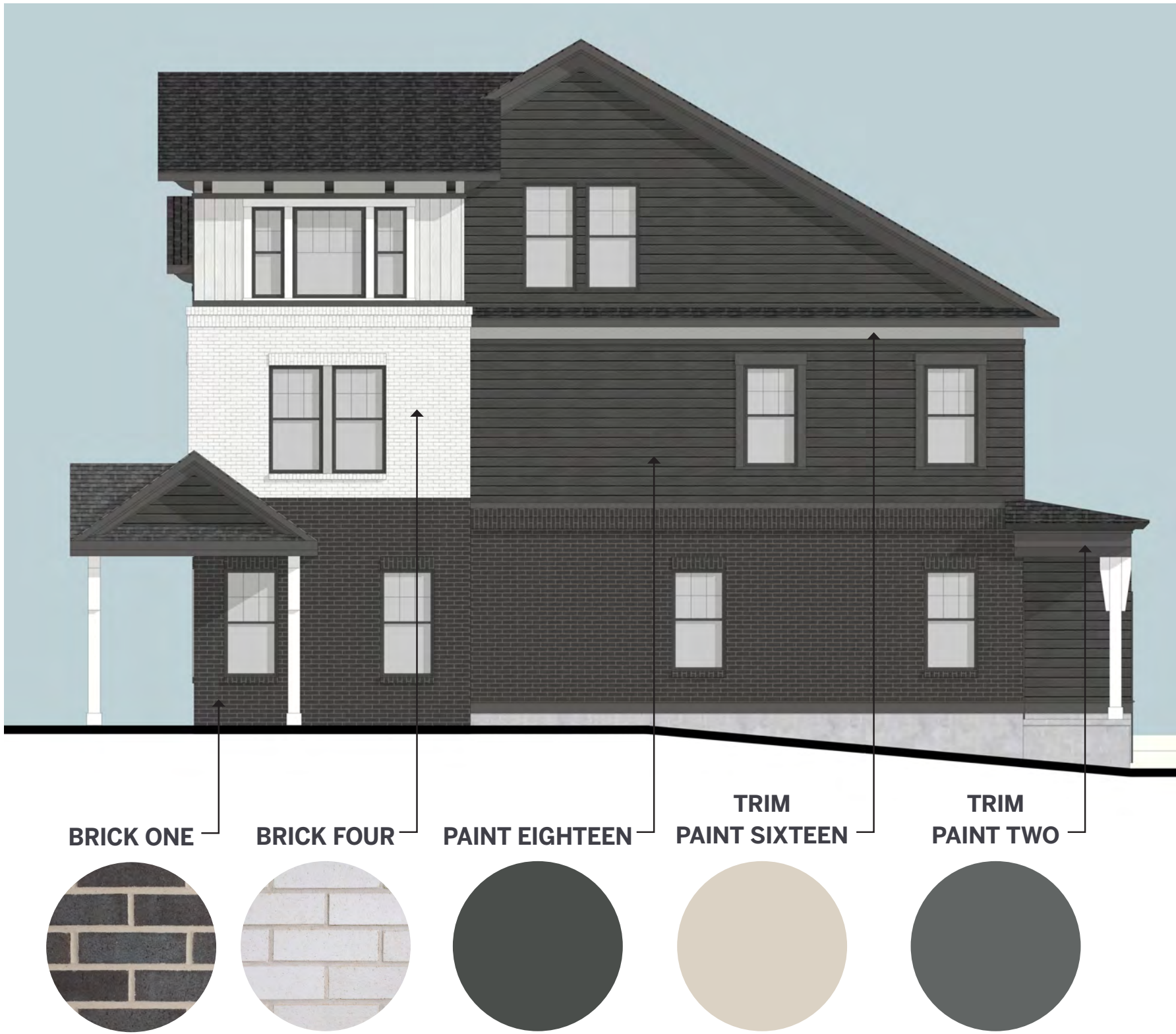
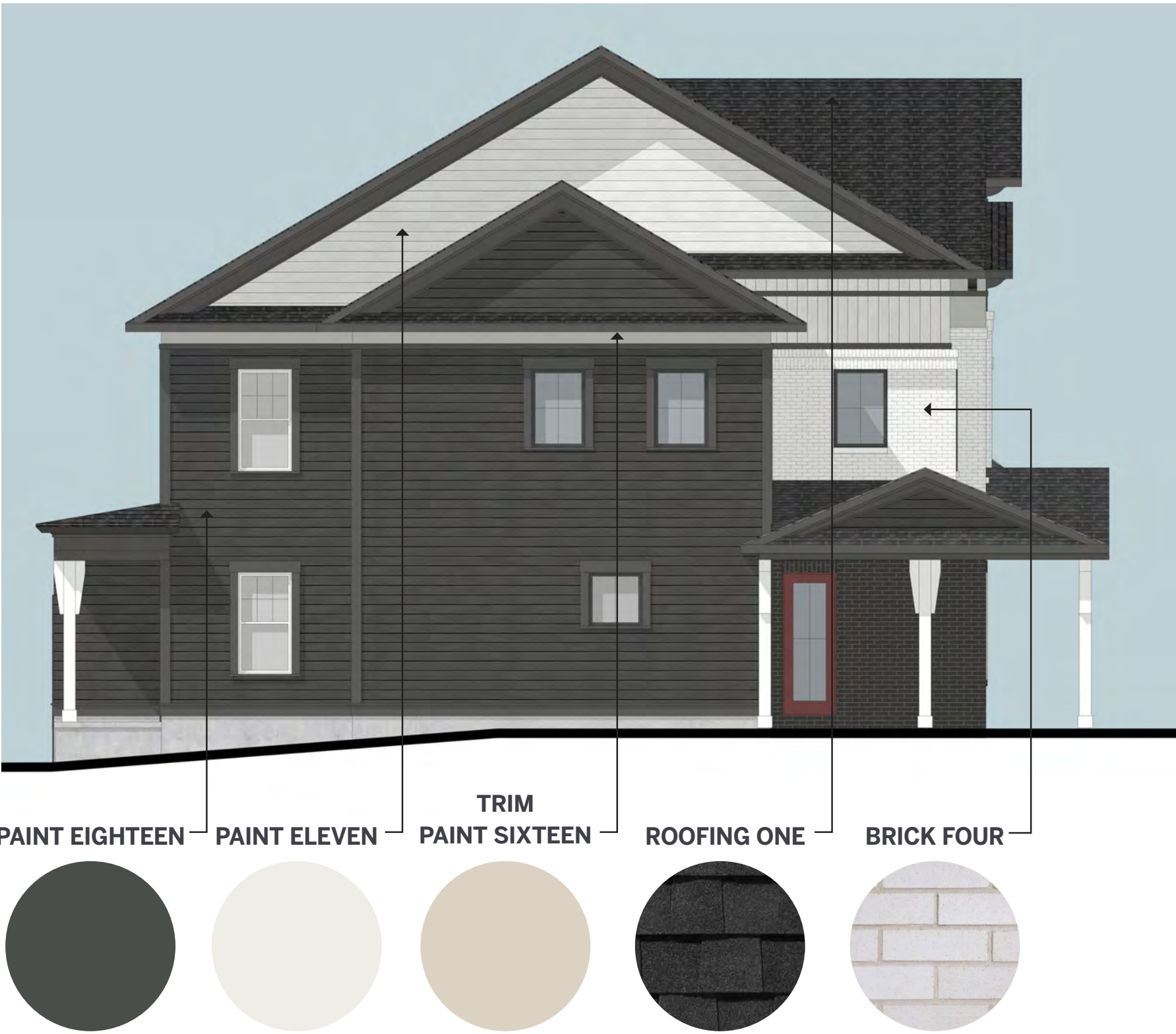
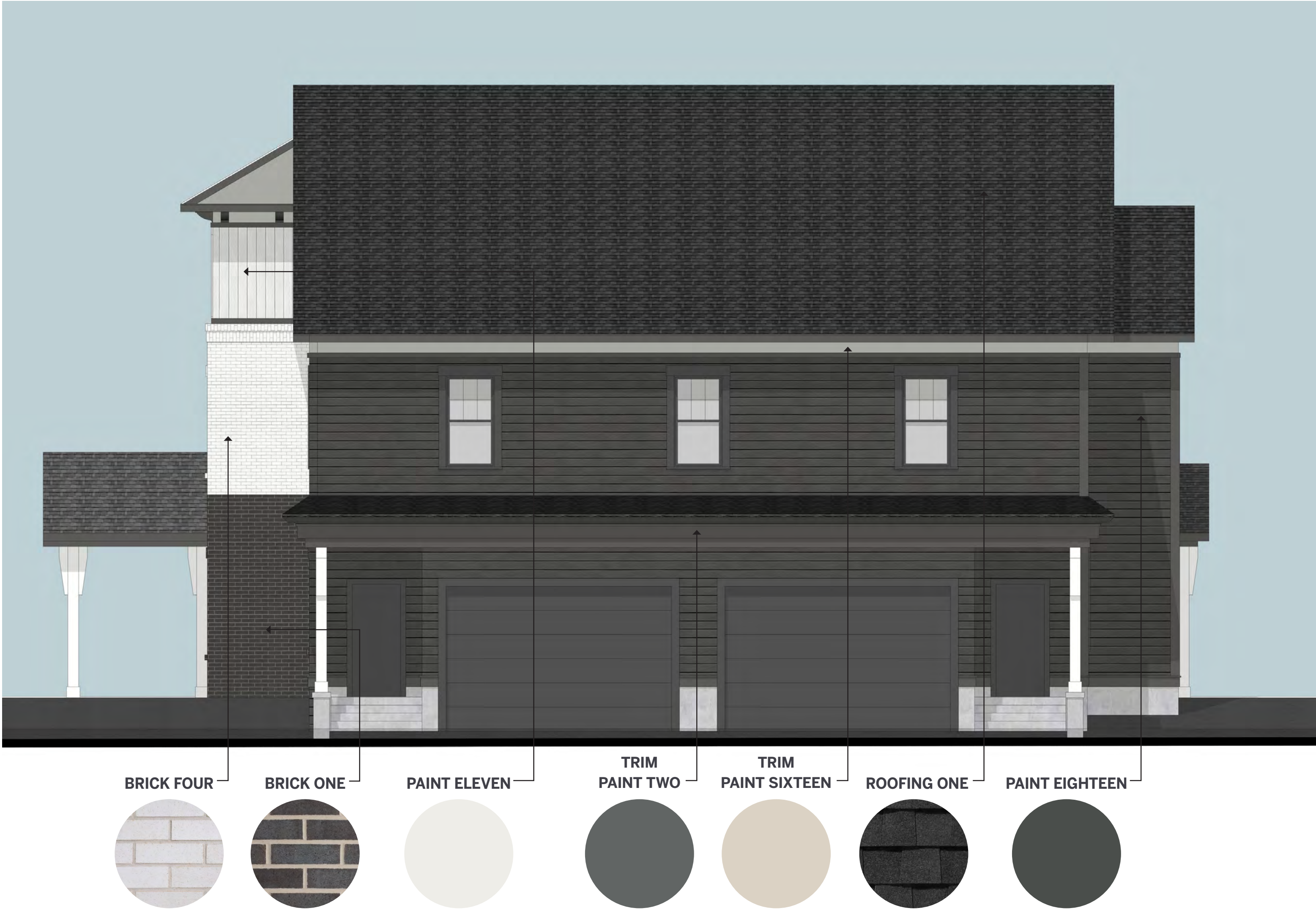


PAINT SEVENTEEN
MFR : SHERWIN WILLIAMS
COLOR : ROCKWOOD
TERRACOTTA



SHINGLE ROOFING ONE
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF MOIRE BLACK

CENTER STREET TOWNHOMES



ENTRY DOORS

UNITS : 1 & 2
PAINT FOUR

GARAGE DOOR ONE

MFR : AMARR
NAME : DESIGNERS CHOICE - RECESSED,
CLEAR LP
COLOR : PAINT TWO

WINDOWS

MFR : ANDERSEN WINDOWS
NAME : E SERIES
COLOR : DARK ASH

CENTER STREET TOWNHOMES MATERIAL SELECTIONS

PALETTE ONE
UNIT 1 & 2



BRICK EIGHT
MFR : BELDEN BRICK
NAME : AMHERST BLEND DART
TEX
SIZE : MODULAR 3 5/8" X 7 7/8"



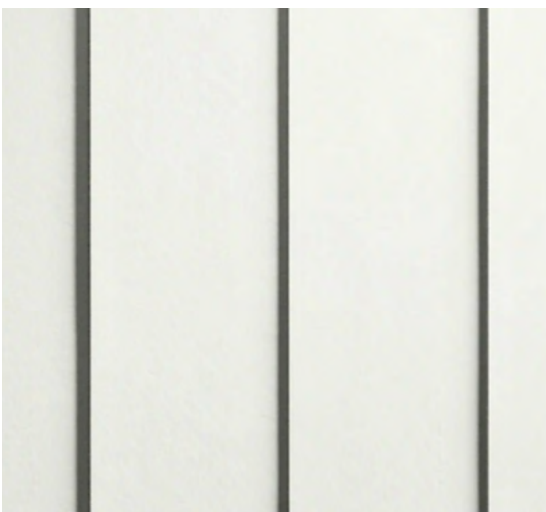
BRICK ONE
MFR : BELDEN BRICK
NAME : CARBON BLACK VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"



BRICK FOUR
MFR : BELDEN BRICK
NAME : ALASKA WHITE VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"



SIDING ONE
MFR : EQUAL TO JAMES HARDIE
NAME : HORIZONTAL, SMOOTH
6" HIGH CEMENT BOARD
LAP SIDING



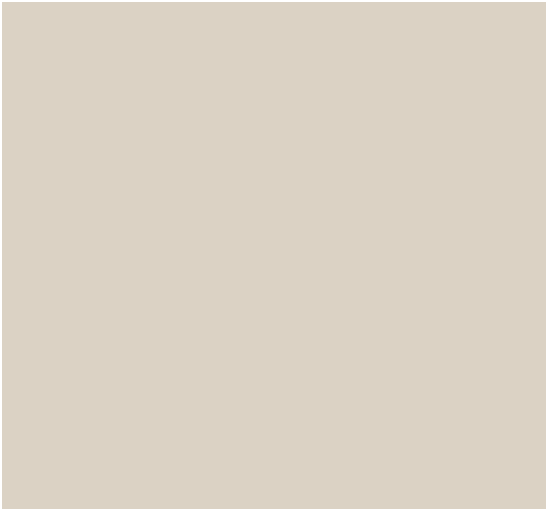
SIDING TWO
MFR : EQUAL TO JAMES HARDIE
NAME : VERTICAL SMOOTH
8" HIGH CEMENT BOARD
LAP SIDING



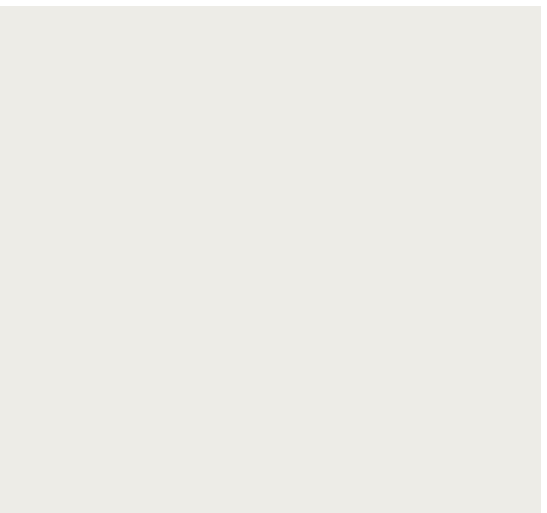
PAINT EIGHTEEN
MFR : SHERWIN WILLIAMS
COLOR : ROCK BOTTOM



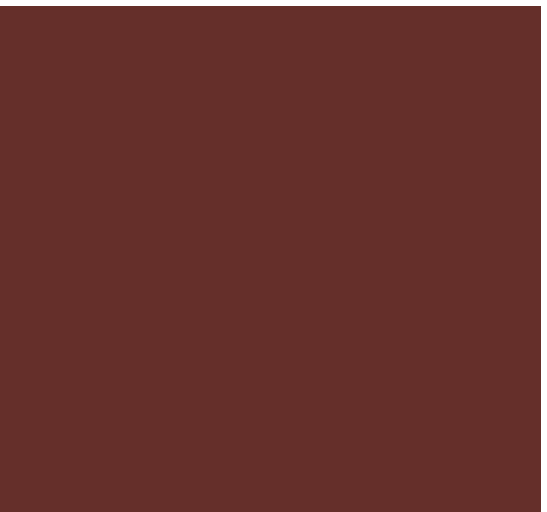
PAINT TWO
MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT PEWTER



PAINT SIXTEEN
MFR : SHERWIN WILLIAMS
COLOR : NATURAL TAN



PAINT ELEVEN
MFR : SHERWIN WILLIAMS
COLOR : PURE WHITE

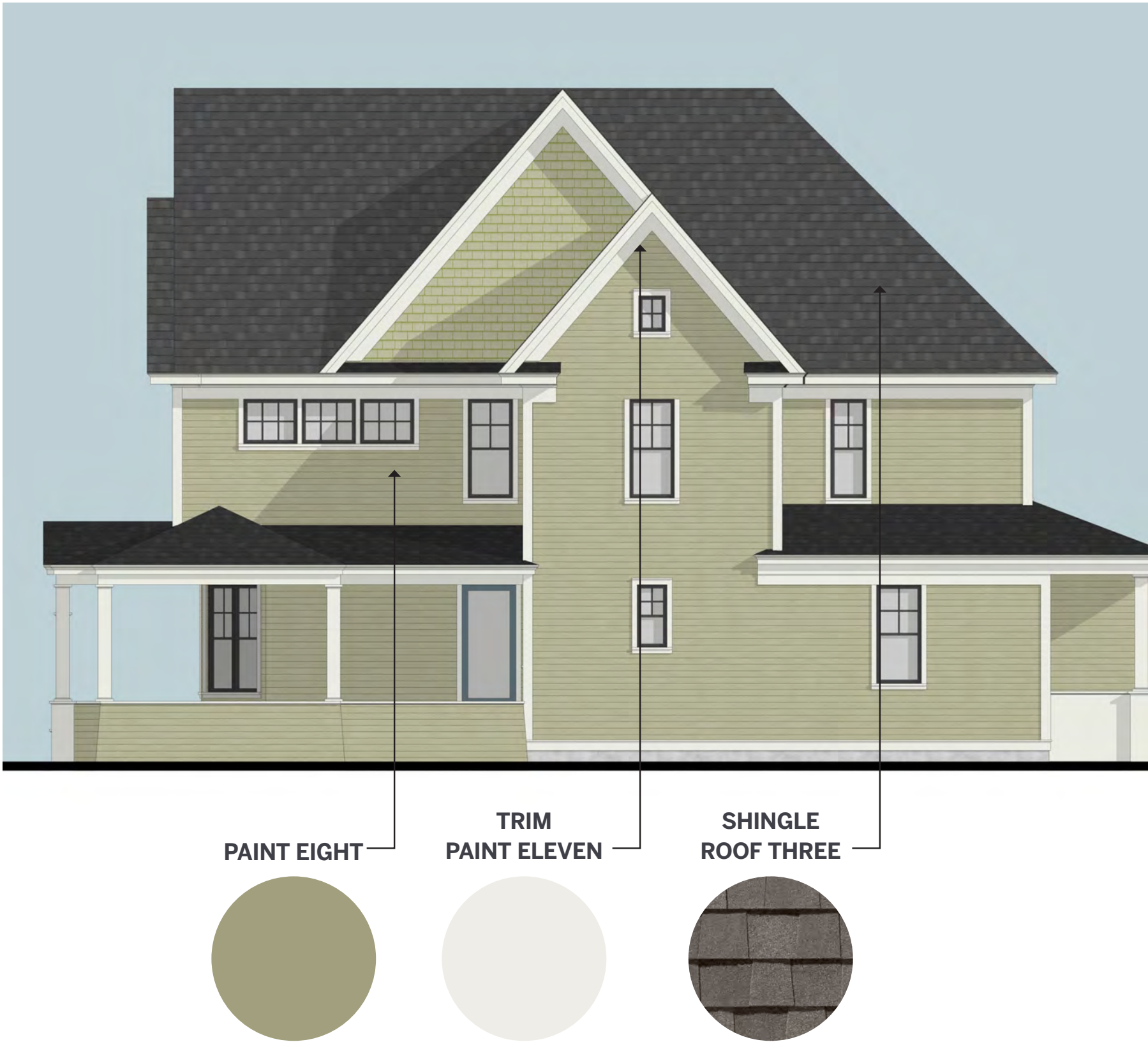
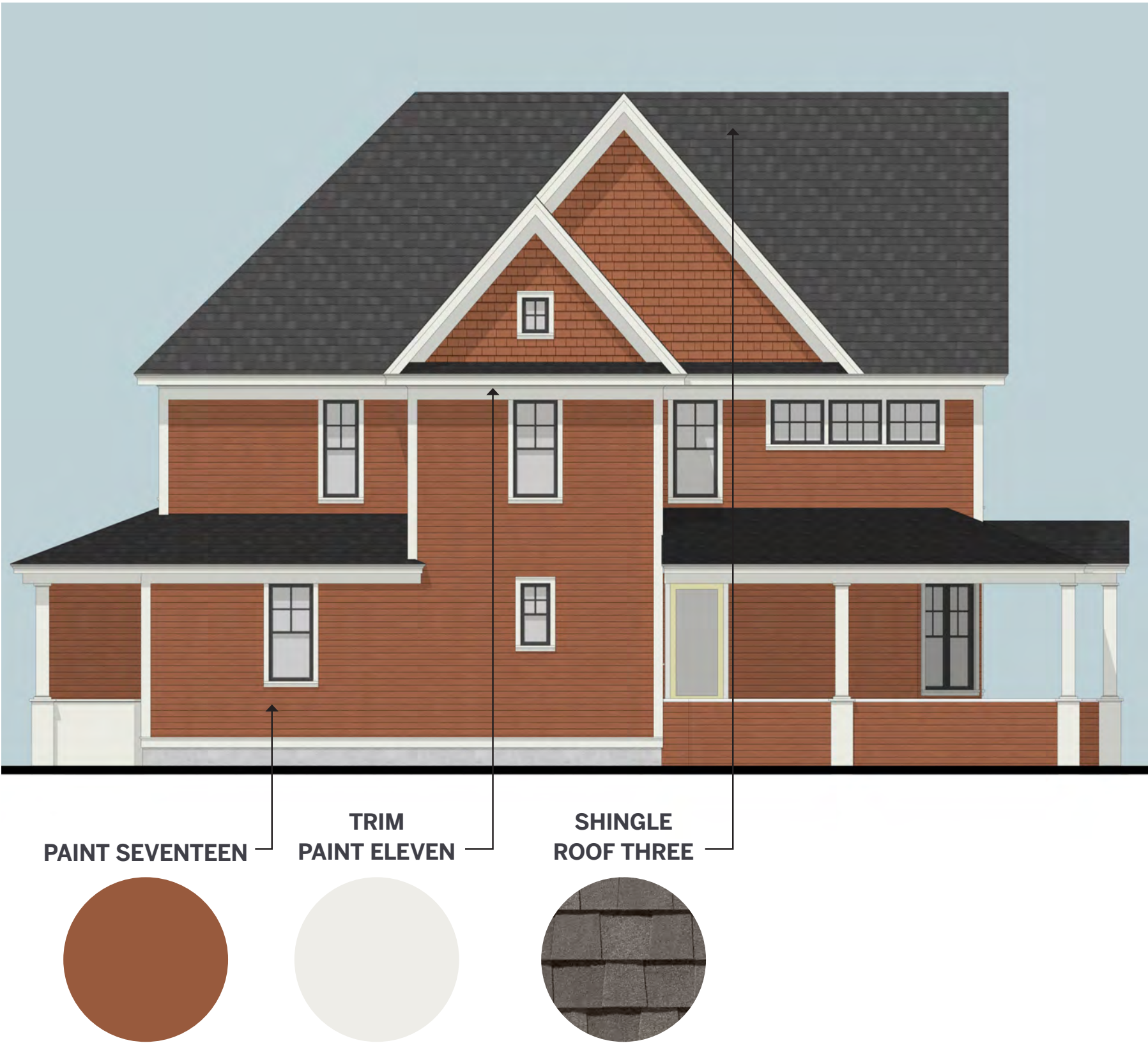
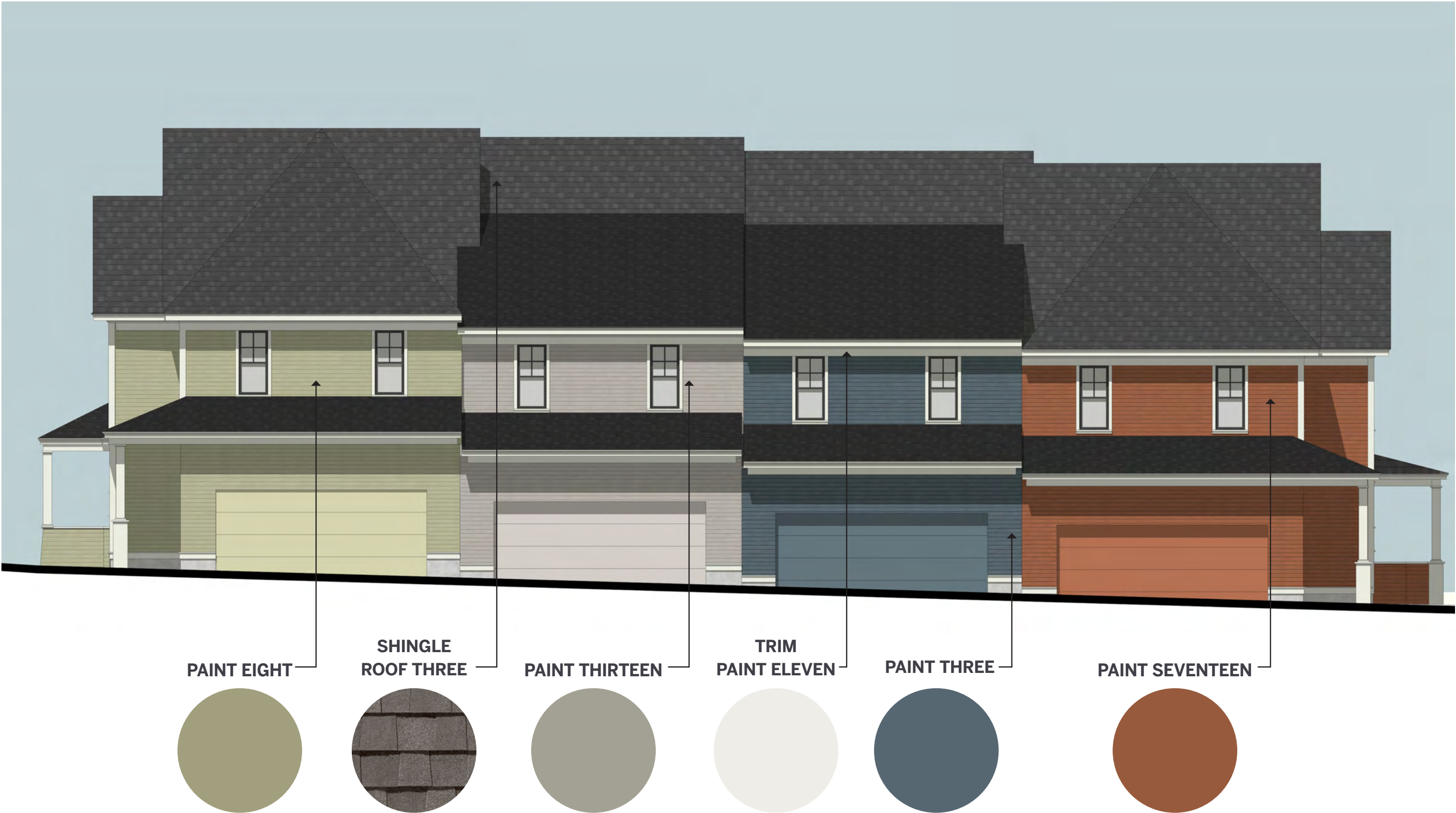
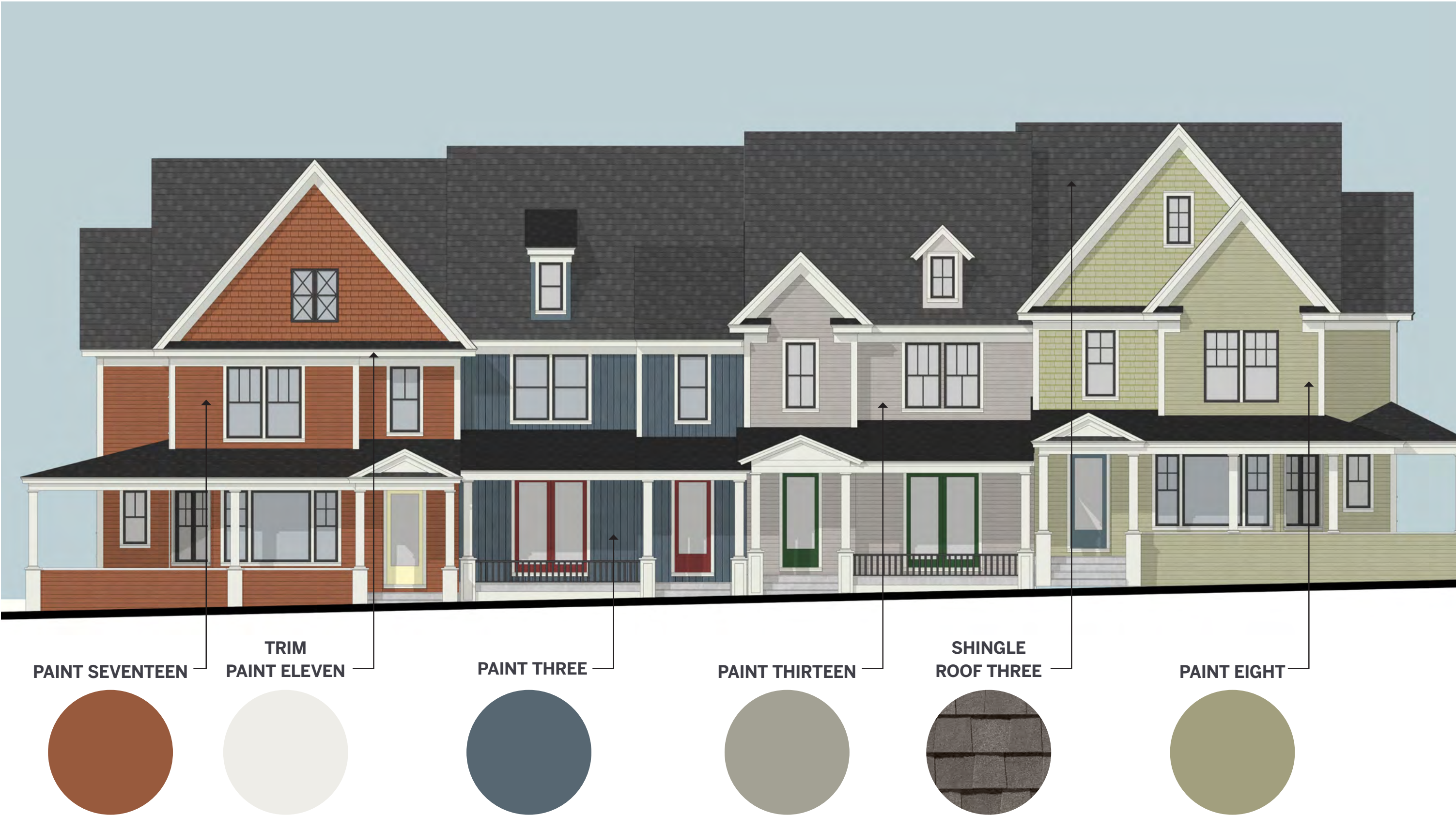


PAINT FOUR
MFR : SHERWIN WILLIAMS
COLOR : ROCKWOOD RED



SHINGLE ROOFING ONE
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF MOIRE BLACK

CENTER STREET TOWNHOMES



ENTRY DOORS

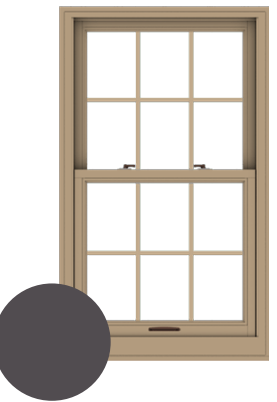
- UNITS : 1
PAINT FIFTEEN
- UNITS : 2
PAINT FOUR
- UNITS : 3
PAINT SIX
- UNITS : 3
PAINT THREE

GARAGE DOOR TWO



MFR : AMARR
NAME : DESIGNERS CHOICE; BEADBOARD, ARCHED THAMES LP
COLOR : TO MATCH SIDING

WINDOWS



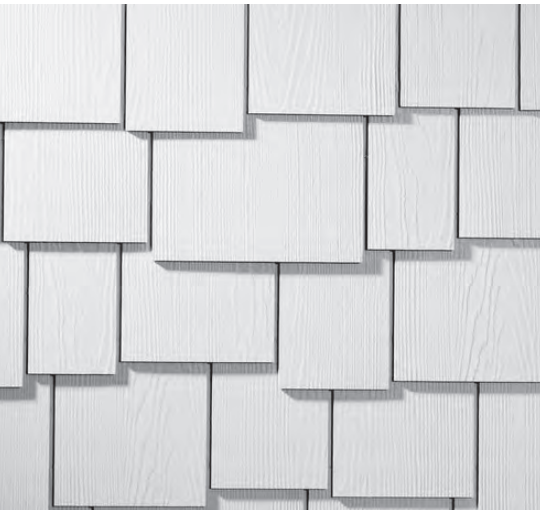
MFR : ANDERSEN WINDOWS
NAME : E SERIES
COLOR : DARK ASH

CENTER STREET TOWNHOMES MATERIAL SELECTIONS

PALETTE ONE
UNIT 1



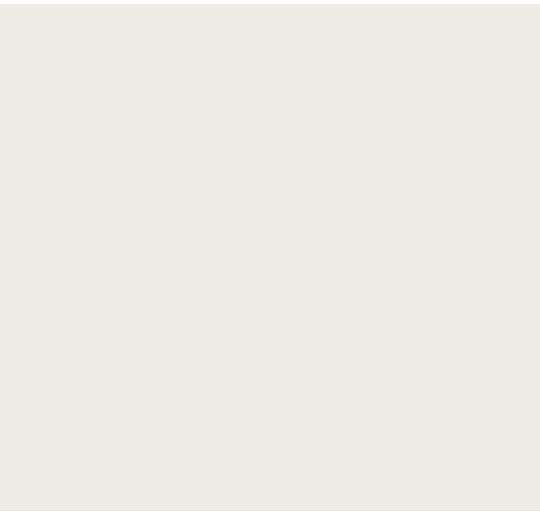
SIDING ONE
MFR : EQUAL TO JAMES HARDIE
NAME : HORIZONTAL, SMOOTH
6" HIGH CEMENT BOARD
LAP SIDING



SIDING FOUR
MFR : EQUAL TO JAMES HARDIE
NAME : SHINGLE, STRAIGHT
EDGE CEMENT BOARD
SHINGLE PANELS



PAINT SEVENTEEN
MFR : SHERWIN WILLIAMS
COLOR : ROCKWOOD
TERRACOTTA



PAINT ELEVEN
MFR : SHERWIN WILLIAMS
COLOR : PURE WHITE

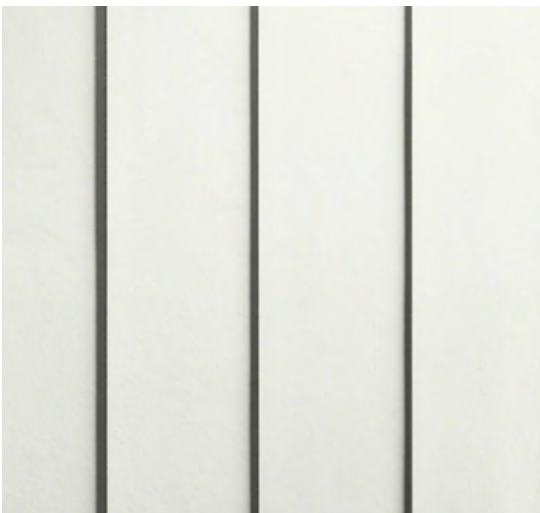


PAINT FIFTEEN
MFR : SHERWIN WILLIAMS
COLOR : SUNBEAM YELLOW



SHINGLE ROOFING THREE
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF DRIFTWOOD

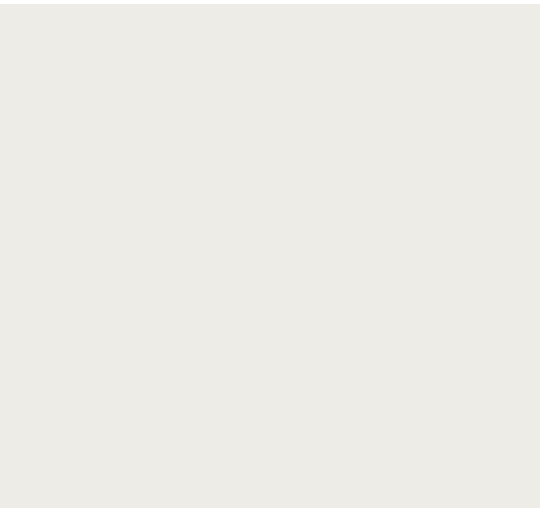
PALETTE TWO
UNIT 2



SIDING FIVE
MFR : EQUAL TO JAMES HARDIE
NAME : VERTICAL, SMOOTH
6" HIGH CEMENT BOARD
LAP SIDING



PAINT THREE
MFR : SHERWIN WILLIAMS
COLOR : NEEDLEPOINT NAVY



PAINT ELEVEN
MFR : SHERWIN WILLIAMS
COLOR : PURE WHITE



PAINT FOUR
MFR : SHERWIN WILLIAMS
COLOR : ROCKWOOD RED



SHINGLE ROOFING THREE
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF DRIFTWOOD

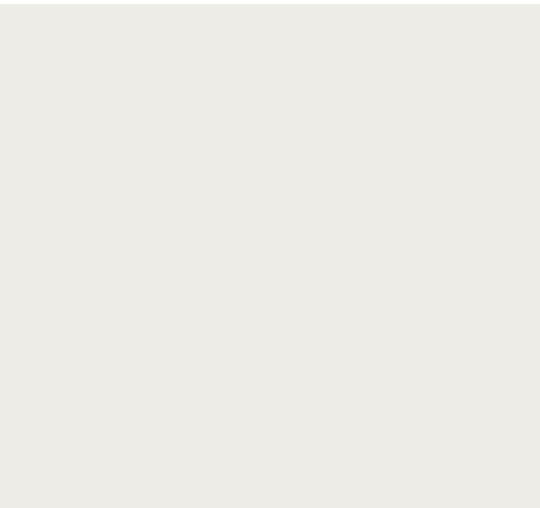
PALETTE THREE
UNIT 13



SIDING ONE
MFR : EQUAL TO JAMES HARDIE
NAME : HORIZONTAL, SMOOTH
6" HIGH CEMENT BOARD
LAP SIDING



PAINT THIRTEEN
MFR : SHERWIN WILLIAMS
COLOR : DOWNING STONE



PAINT ELEVEN
MFR : SHERWIN WILLIAMS
COLOR : PURE WHITE



PAINT SIX
MFR : SHERWIN WILLIAMS
COLOR : DARD HUNTER GREEN

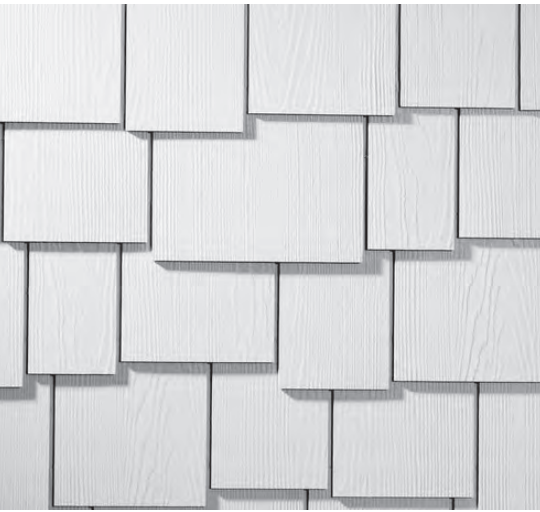


SHINGLE ROOFING THREE
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF DRIFTWOOD

PALETTE FOUR
UNIT 4



SIDING ONE
MFR : EQUAL TO JAMES HARDIE
NAME : HORIZONTAL, SMOOTH
6" HIGH CEMENT BOARD
LAP SIDING



SIDING FOUR
MFR : EQUAL TO JAMES HARDIE
NAME : SHINGLE, STRAIGHT
EDGE CEMENT BOARD
SHINGLE PANELS



PAINT EIGHT
MFR : SHERWIN WILLIAMS
COLOR : COLONIAL REVIVAL
GREEN STONE

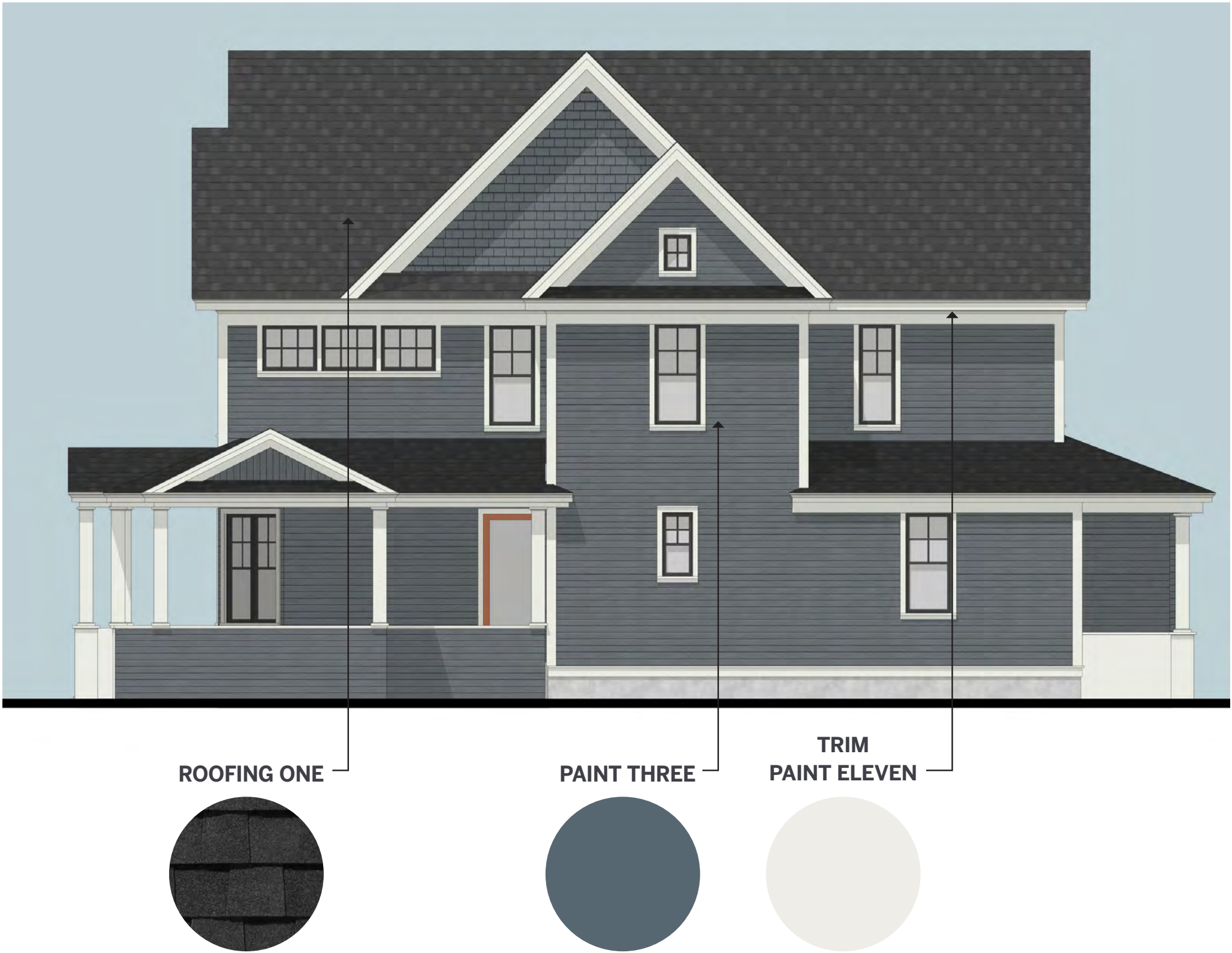
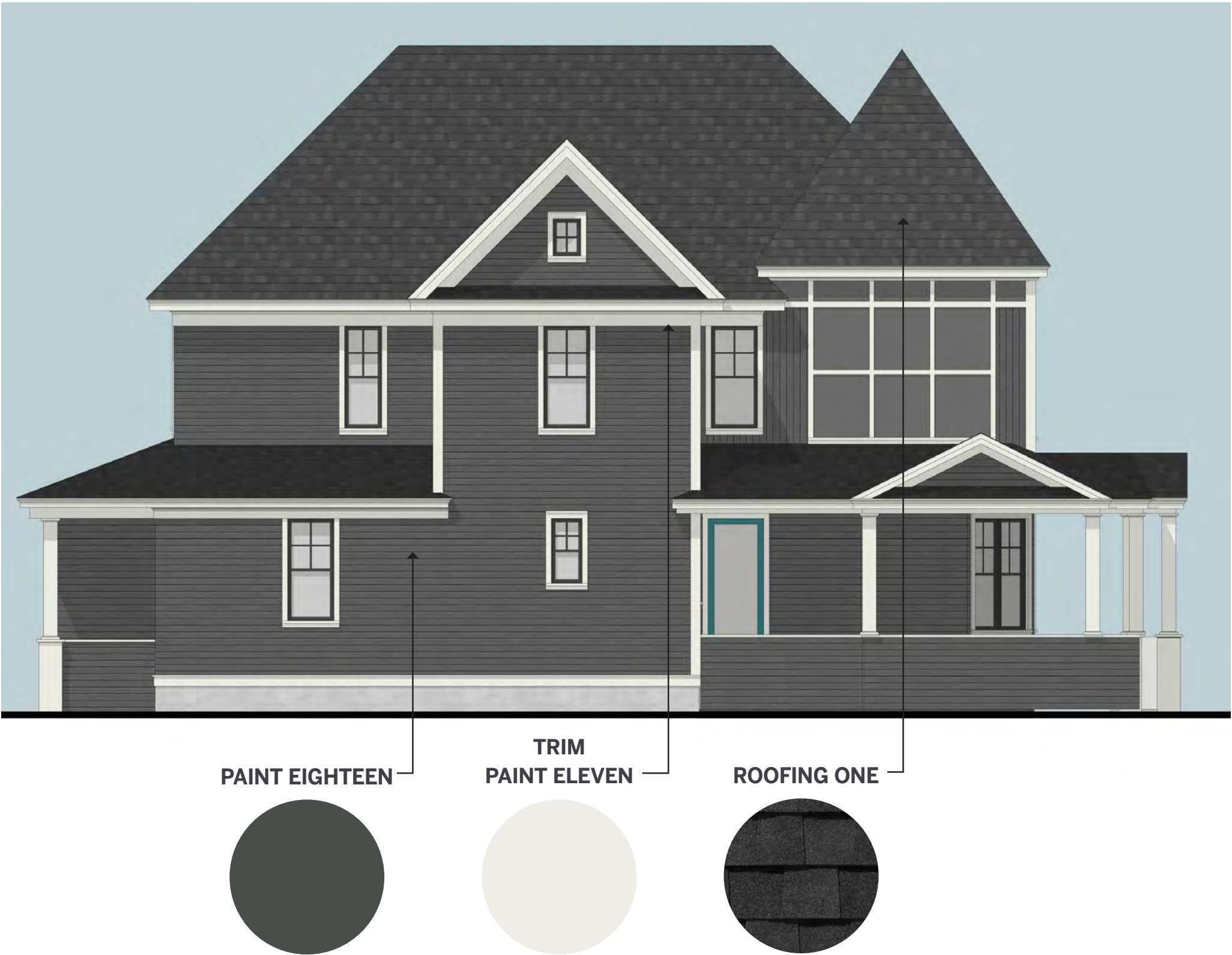
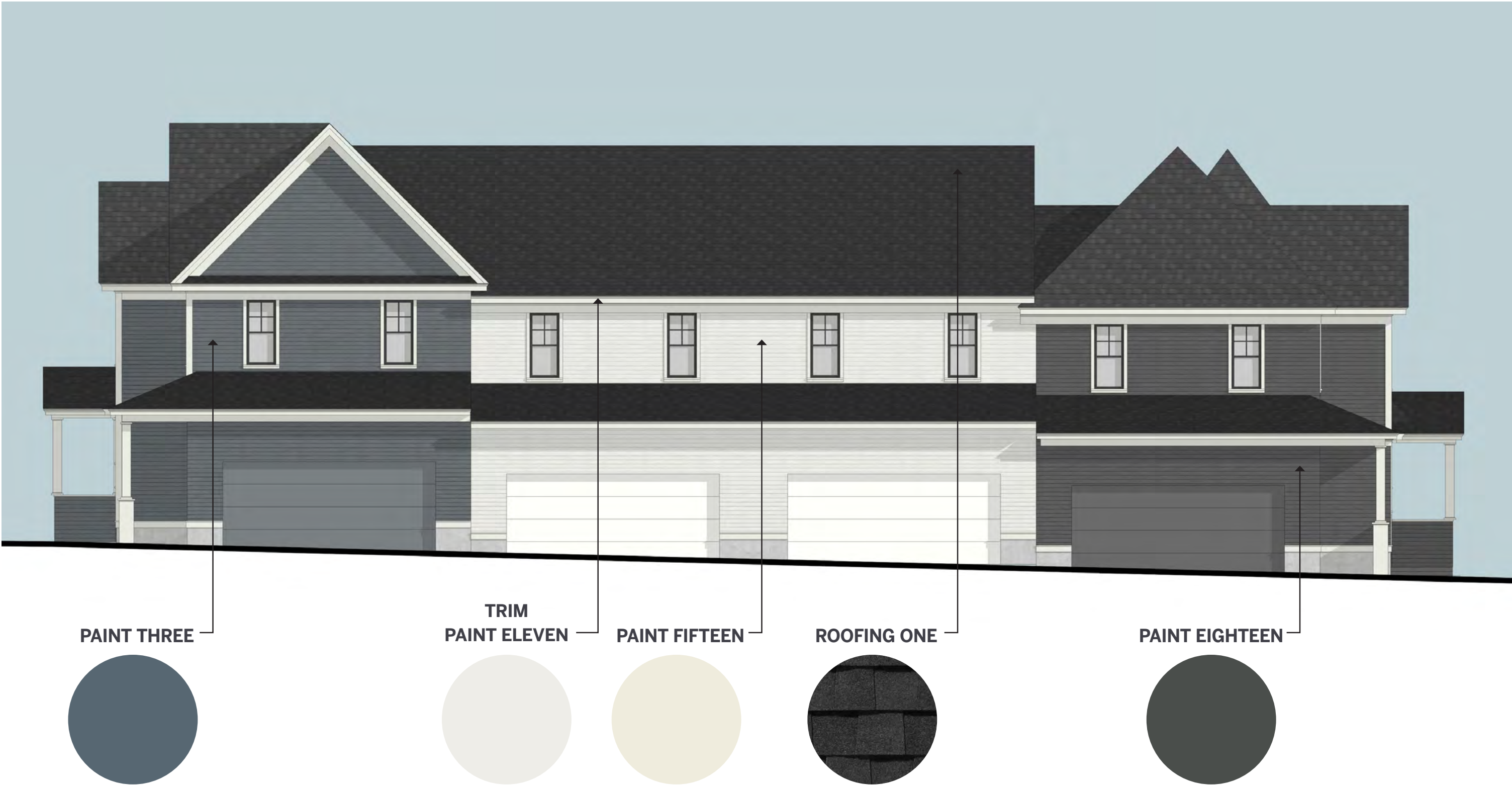


PAINT THREE
MFR : SHERWIN WILLIAMS
COLOR : NEEDLEPOINT NAVY



SHINGLE ROOFING THREE
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF DRIFTWOOD

CENTER STREET TOWNHOMES



CENTER STREET TOWNHOMES MATERIAL SELECTIONS

PALETTE ONE
UNIT 1



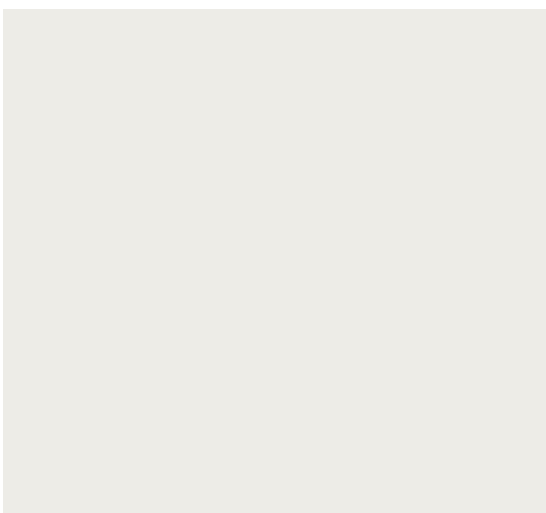
SIDING ONE
MFR : EQUAL TO JAMES HARDIE
NAME : HORIZONTAL, SMOOTH
6" HIGH CEMENT BOARD
LAP SIDING



SIDING FIVE
MFR : EQUAL TO JAMES HARDIE
NAME : VERTICAL SMOOTH
6" HIGH CEMENT BOARD
LAP SIDING



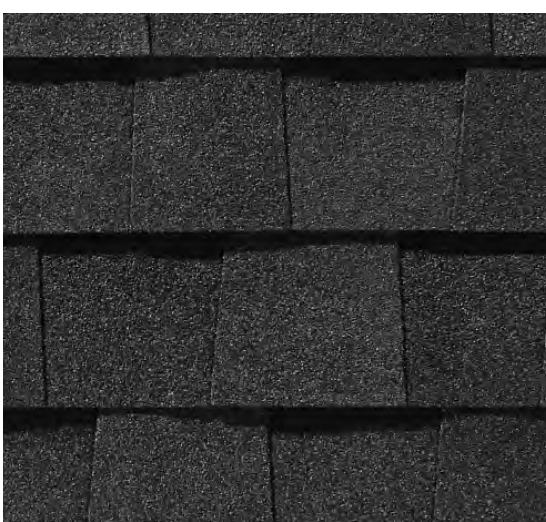
PAINT EIGHTEEN
MFR : SHERWIN WILLIAMS
COLOR : ROCK BOTTOM



PAINT ELEVEN
MFR : SHERWIN WILLIAMS
COLOR : PURE WHITE



PAINT FIVE
MFR : SHERWIN WILLIAMS
COLOR : TEAL STENCIL



SHINGLE ROOFING ONE
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF MOIRE BLACK

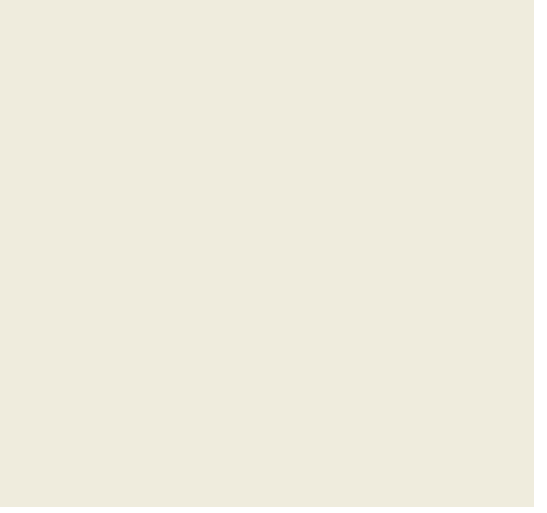
PALETTE TWO
UNIT 2 & 3



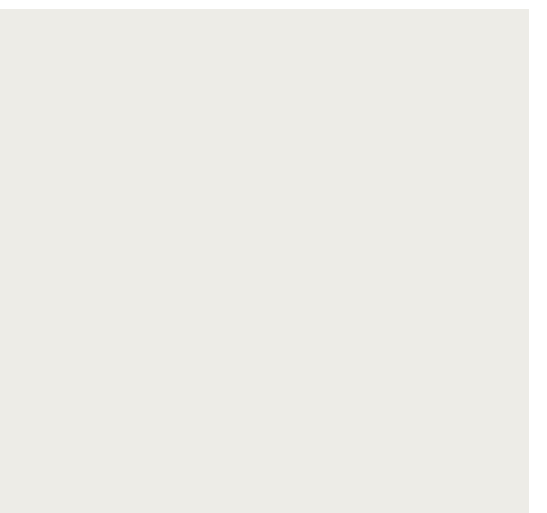
SIDING ONE
MFR : EQUAL TO JAMES HARDIE
NAME : HORIZONTAL, SMOOTH
6" HIGH CEMENT BOARD
LAP SIDING



SIDING FIVE
MFR : EQUAL TO JAMES HARDIE
NAME : VERTICAL SMOOTH
6" HIGH CEMENT BOARD
LAP SIDING



PAINT FIFTEEN
MFR : SHERWIN WILLIAMS
COLOR : CLASSIC LIGHT BUFF



PAINT ELEVEN
MFR : SHERWIN WILLIAMS
COLOR : PURE WHITE



PAINT FOUR
MFR : SHERWIN WILLIAMS
COLOR : ROCKWOOD RED



PAINT FIFTEEN
MFR : SHERWIN WILLIAMS
COLOR : SUNBEAM YELLOW



SHINGLE ROOFING ONE
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF MOIRE BLACK



SIDING ONE
MFR : EQUAL TO JAMES HARDIE
NAME : HORIZONTAL, SMOOTH
6" HIGH CEMENT BOARD
LAP SIDING



SIDING TWO
MFR : EQUAL TO JAMES HARDIE
NAME : VERTICAL SMOOTH
8" HIGH CEMENT BOARD
LAP SIDING



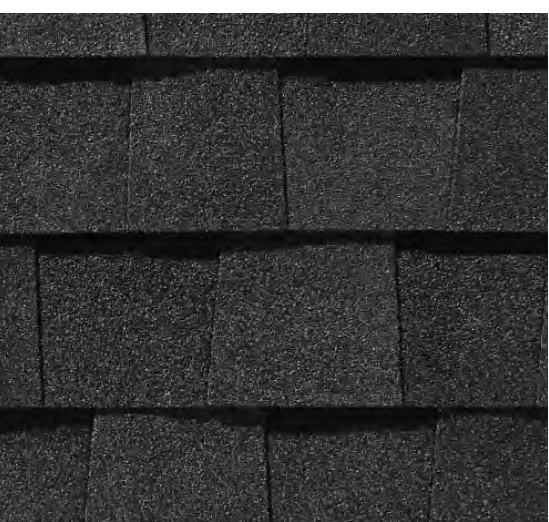
SIDING FOUR
MFR : EQUAL TO JAMES HARDIE
NAME : SHINGLE, STRAIGHT
EDGE CEMENT BOARD
SHINGLE PANELS



PAINT THREE
MFR : SHERWIN WILLIAMS
COLOR : NEEDLEPOINT NAVY

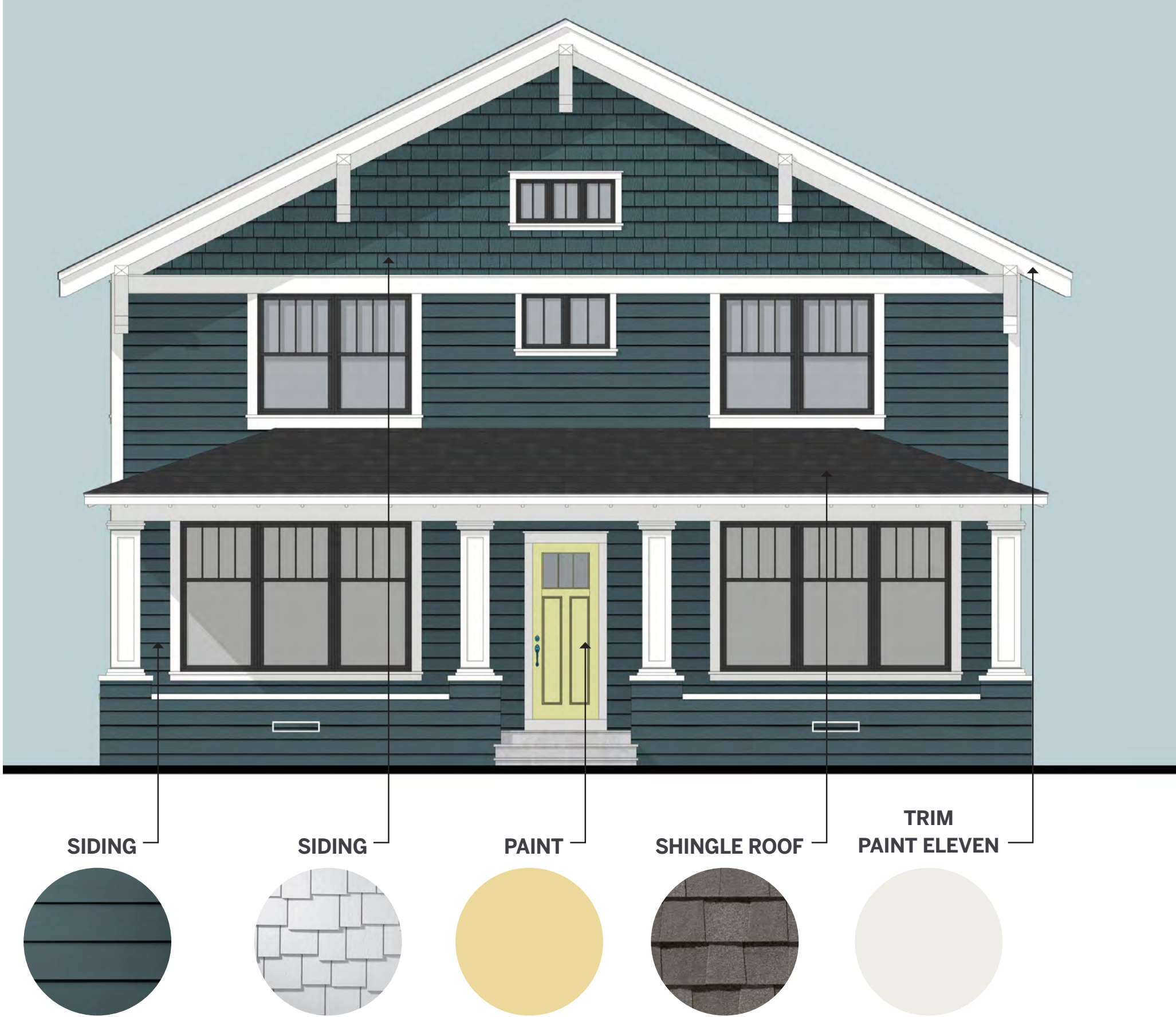
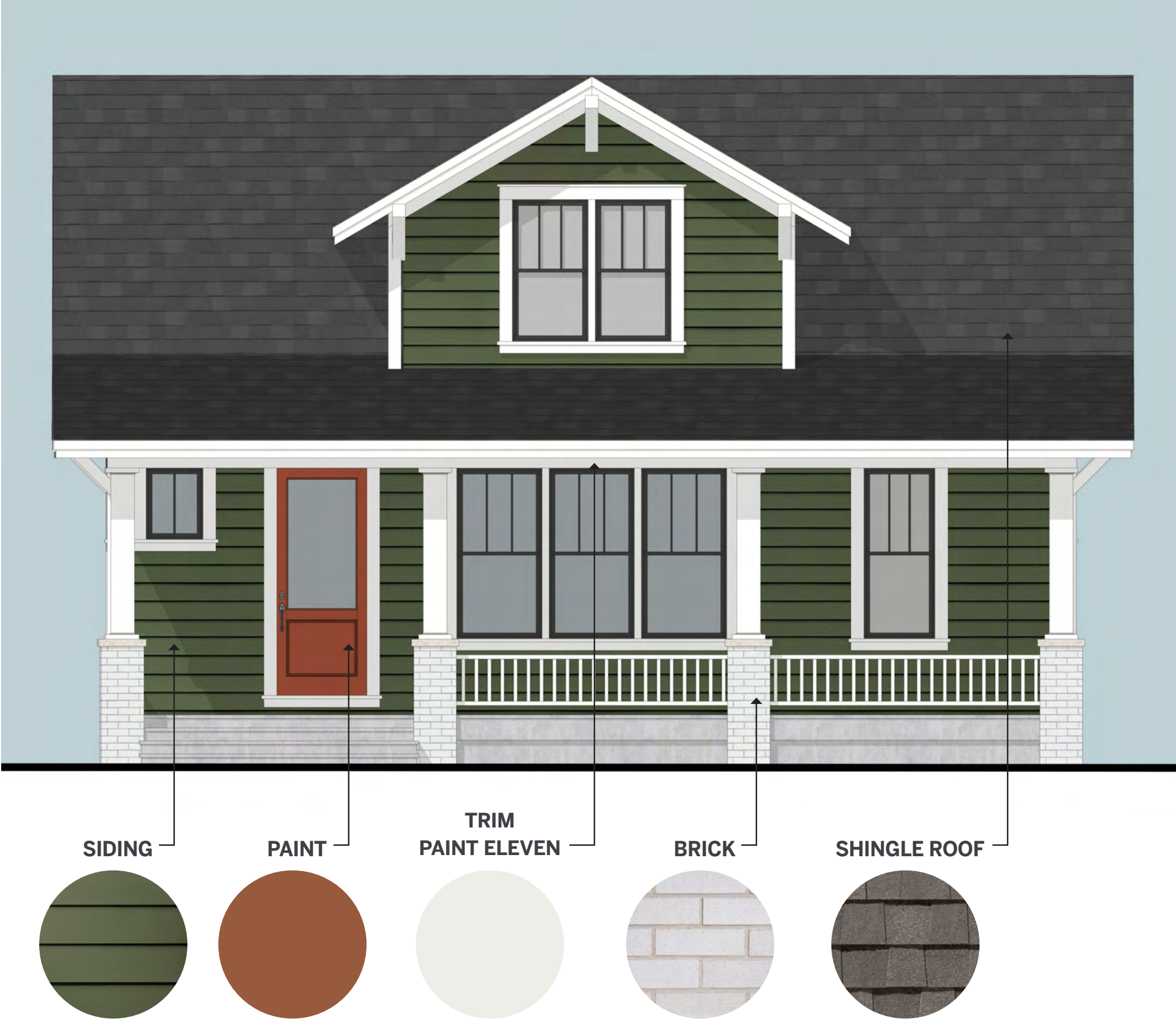


PAINT SEVENTEEN
MFR : SHERWIN WILLIAMS
COLOR : ROCKWOOD
TERRACOTTA



SHINGLE ROOFING ONE
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF MOIRE BLACK

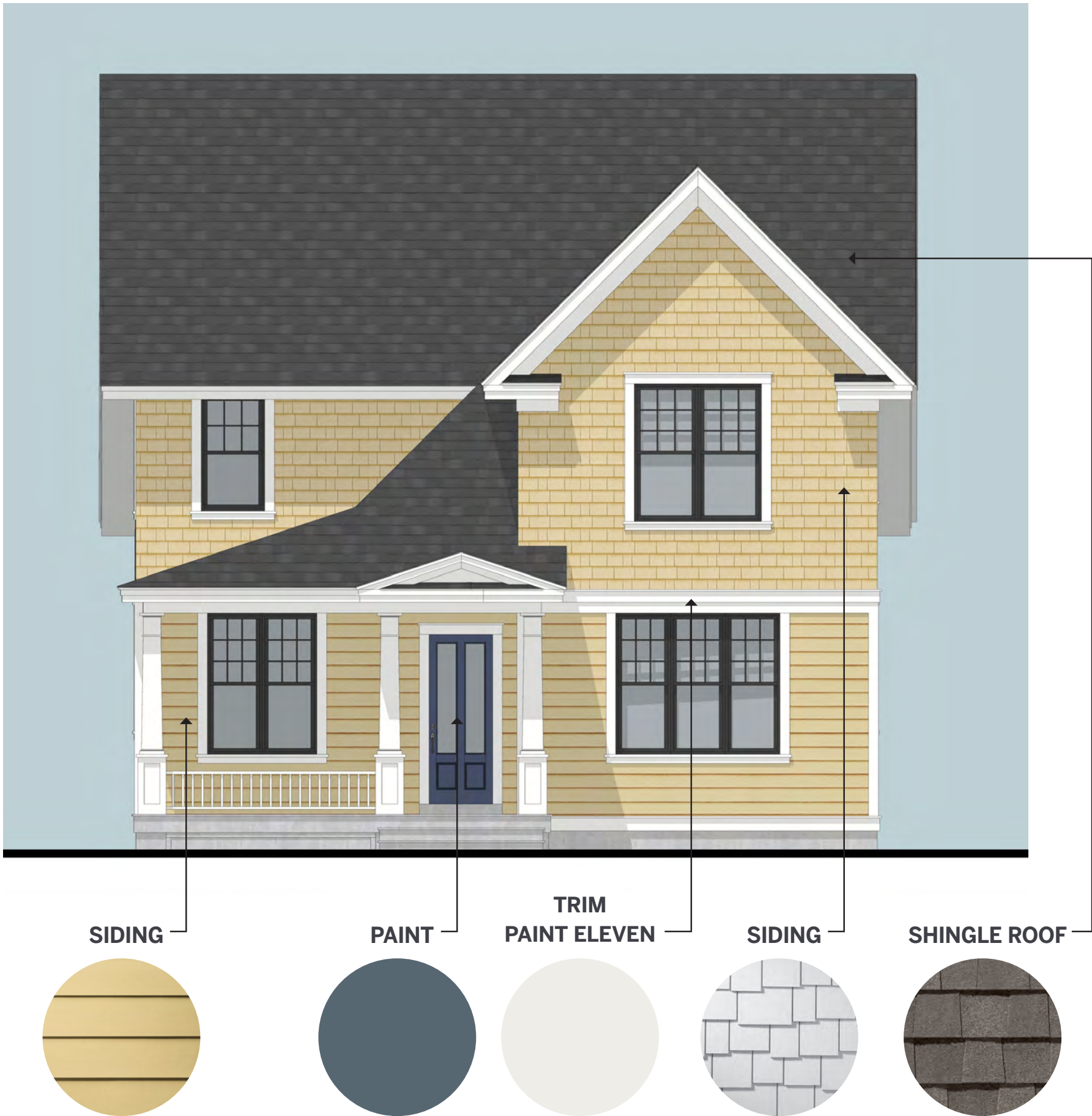
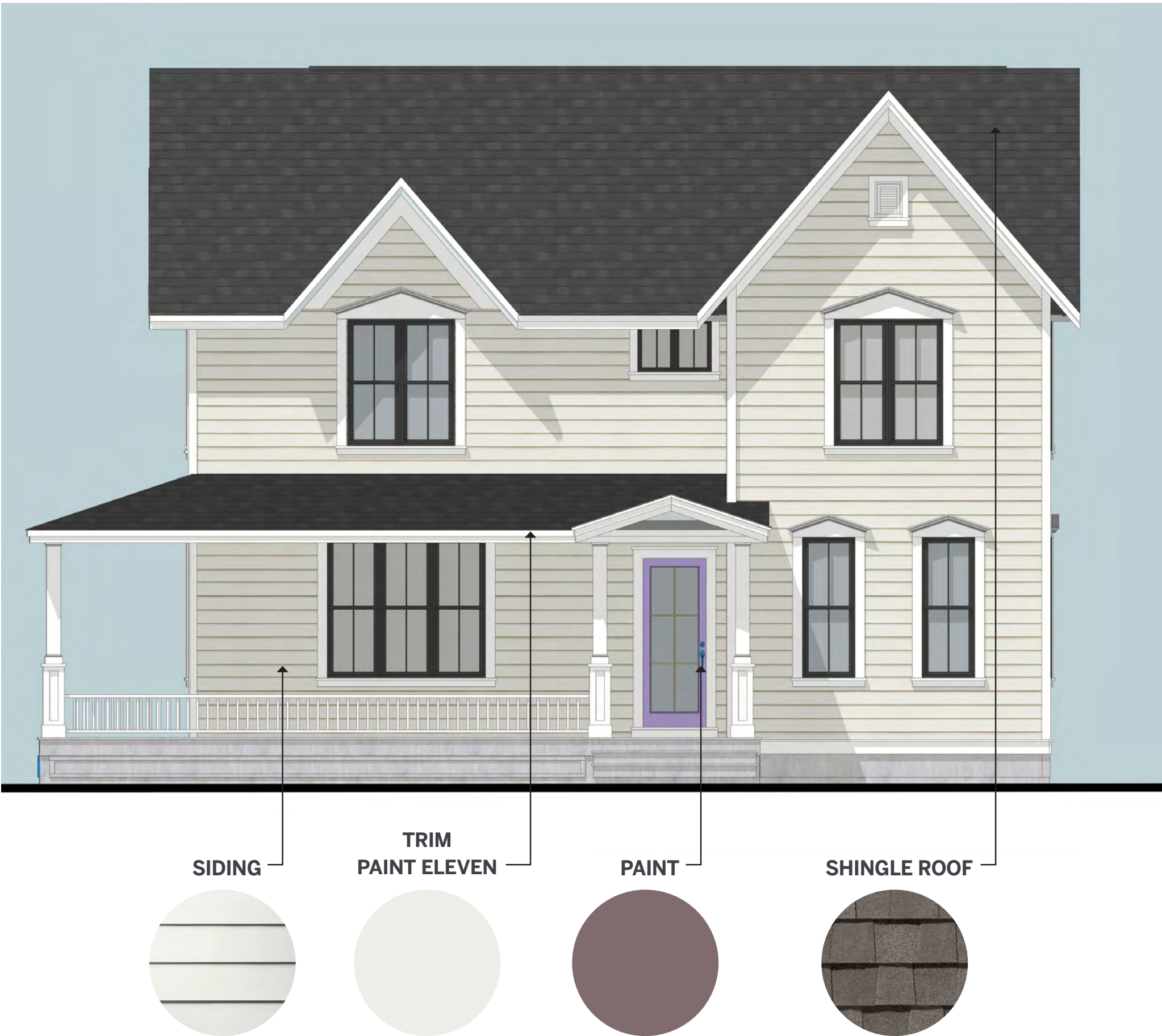
SINGLE FAMILY DETACHED HOMES



NOTE : COLOR SELECTIONS / COMBINATIONS
SHOWN ARE FOR VISUAL PURPOSES ONLY. FINAL
COMBINATIONS TO BE MADE FROM SINGLE FAMILY
COLOR SELECTIONS

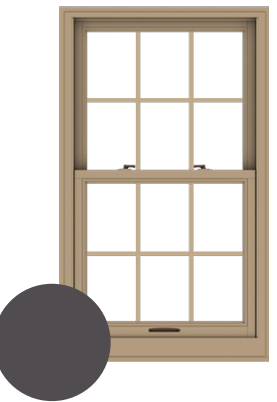
ENTRY DOORS

- PAINT SEVENTEEN
- PAINT FIFTEEN
- PAINT NINE
- PAINT THREE



GARAGE DOOR TWO

MFR : AMARR
NAME : DESIGNERS CHOICE; BEADBOARD,
ARCHED THAMES LP
COLOR : TO MATCH SIDING



WINDOWS

MFR : ANDERSEN WINDOWS
NAME : E SERIES
COLOR : DARK ASH

CENTER STREET TOWNHOMES MATERIAL SELECTIONS

COLOR SELECTIONS



SIDING

MFR : EQUAL TO JAMES HARDIE

NAME : HORIZONTAL, SMOOTH
6" HIGH CEMENT BOARD
LAP SIDING

COLOR: ARCTIC WHITE

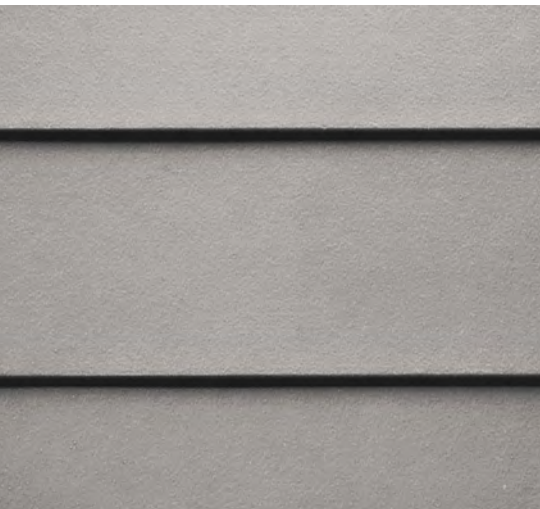


SIDING

MFR : EQUAL TO JAMES HARDIE

NAME : HORIZONTAL, SMOOTH
6" HIGH CEMENT BOARD
LAP SIDING

COLOR: MOUNTAIN SAGE



SIDING

MFR : EQUAL TO JAMES HARDIE

NAME : HORIZONTAL, SMOOTH
6" HIGH CEMENT BOARD
LAP SIDING

COLOR: PEARL GRAY



SIDING

MFR : EQUAL TO JAMES HARDIE

NAME : HORIZONTAL, SMOOTH
6" HIGH CEMENT BOARD
LAP SIDING

COLOR: CAMEL

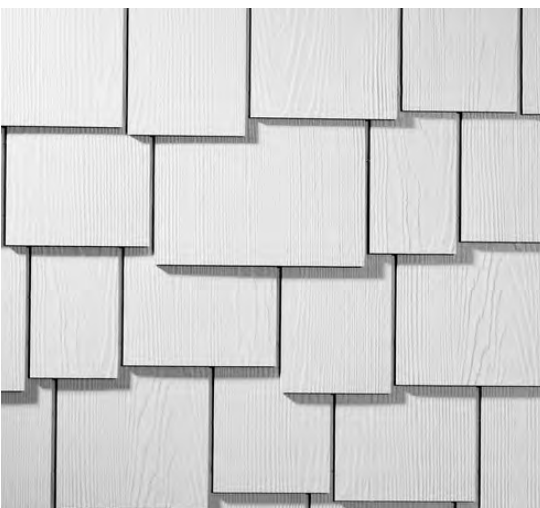


SIDING

MFR : EQUAL TO JAMES HARDIE

NAME : HORIZONTAL, SMOOTH
6" HIGH CEMENT BOARD
LAP SIDING

COLOR: KHAKI BROWN



SIDING FOUR

MFR : EQUAL TO JAMES HARDIE

NAME : SHINGLE, STRAIGHT
EDGE CEMENT BOARD
SHINGLE PANELS

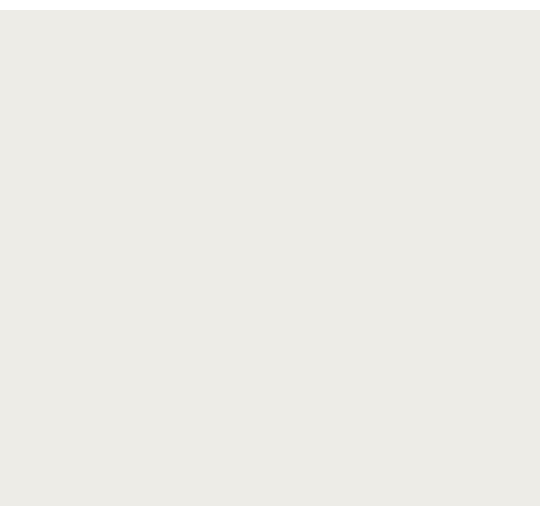


SIDING

MFR : EQUAL TO JAMES HARDIE

NAME : HORIZONTAL, SMOOTH
6" HIGH CEMENT BOARD
LAP SIDING

COLOR: HEATHERED MOSS



PAINT ELEVEN

MFR : SHERWIN WILLIAMS

COLOR : PURE WHITE



SIDING

MFR : EQUAL TO JAMES HARDIE

NAME : HORIZONTAL, SMOOTH
6" HIGH CEMENT BOARD
LAP SIDING

COLOR: AGED PEWTER

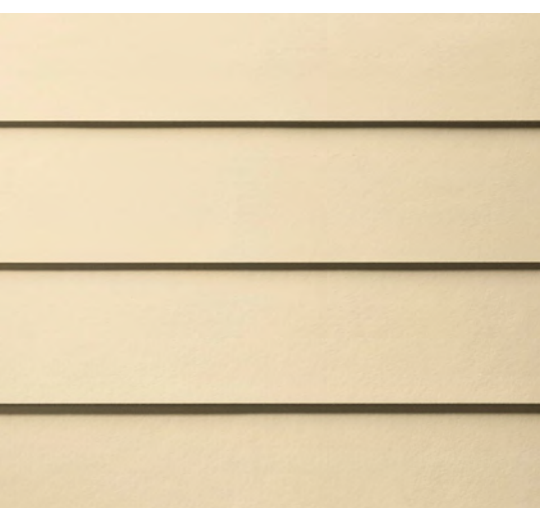


SHINGLE ROOFING THREE

MFR : CERTAINTEED

NAME : LANDMARK PRO

COLOR : MAX DEF DRIFTWOOD



SIDING

MFR : EQUAL TO JAMES HARDIE

NAME : HORIZONTAL, SMOOTH
6" HIGH CEMENT BOARD
LAP SIDING

COLOR: SAIL CLOTH

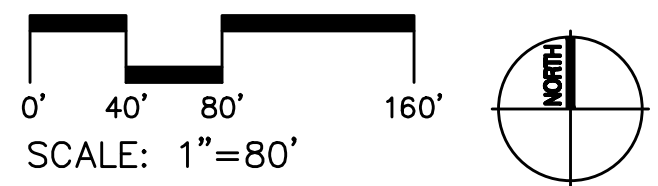


SIDING

MFR : EQUAL TO JAMES HARDIE

NAME : HORIZONTAL, SMOOTH
6" HIGH CEMENT BOARD
LAP SIDING

COLOR: EVENING BLUE



GRISSIM METZ ASSOCIATES ANDRIESE

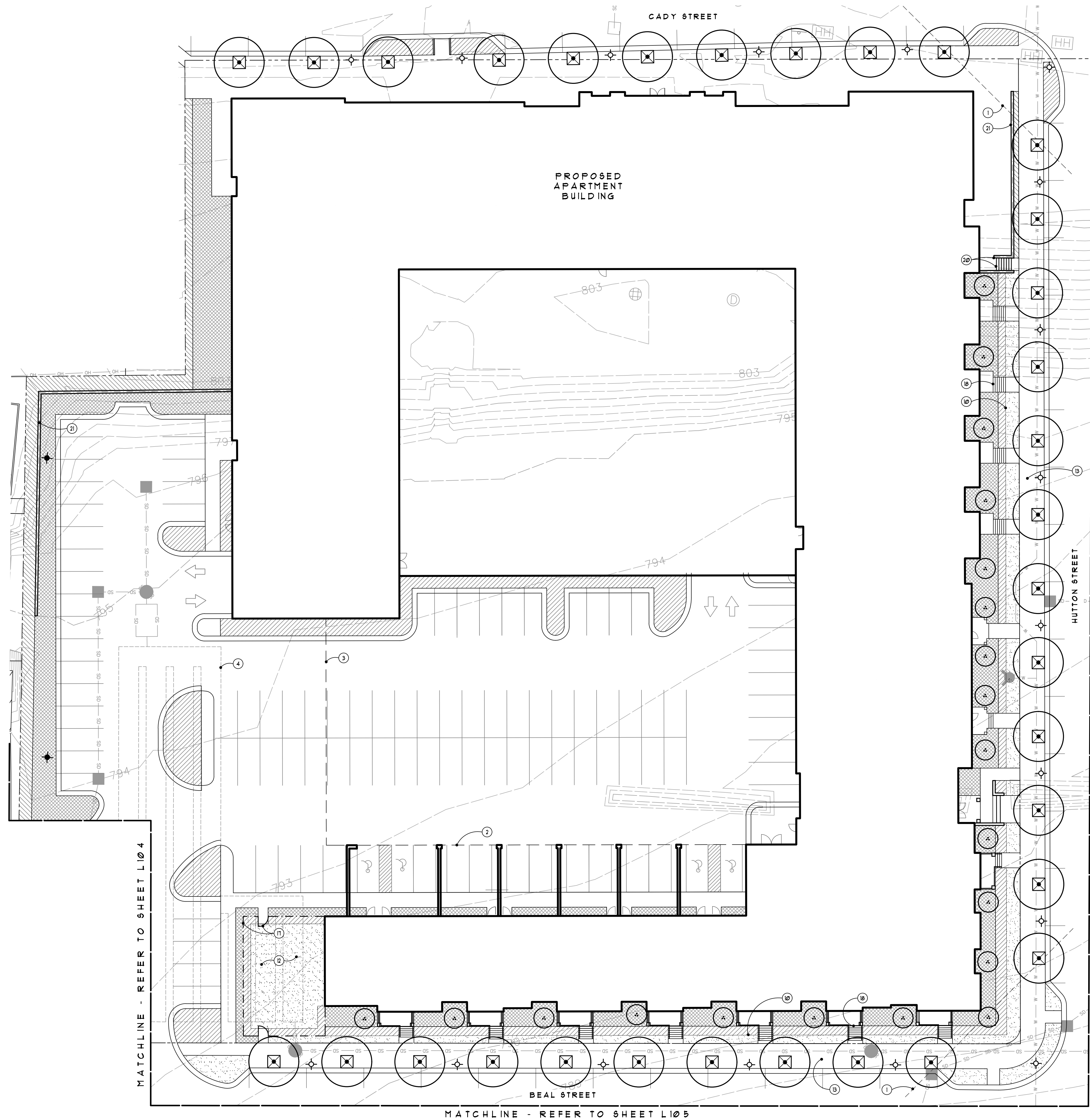
Landscape Architecture
15000 Edwards N. Hines Dr., Suite A
Plymouth, MI 48170
Ph: 248-347-7010

Project:
The Downs
Northville, MI

Sheet:
Overall Landscape Key Plan

Job Number: H70-201
Drawn: GMA
Checked: ATP
Scale: As Shown

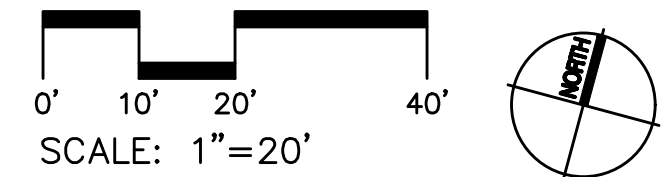
Date: 12/14/2021 Issued for: Preliminary Site Plan Approval
01/20/2022 Revision for City Review
05/31/2022 Revision for City Review
08/09/2022 Revision for City Review



Legend: (APPLIES TO L101-L106, NOT ALL GRAPHICS APPLY TO EACH SHEET)

- PROPERTY LINE, TYP.
- EXISTING CONTOUR LINES, TYP.
- PROPOSED CONTOUR LINES, TYP.
- EXISTING UTILITY LINES, TYP.
- PROPOSED UTILITY LINES, TYP.
- EXISTING LIGHT POLE LOCATION TO REMAIN
- EXISTING SIGN - REFER TO CIVIL PLANS
- PROPOSED DECIDUOUS STREET TREES AND OR PARKING LOT TREES IN LAWN, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - LOCUST, TULIP, LINDEN, ZELKOVA, MAPLE, ELM
- PROPOSED COLUMNAR DECIDUOUS STREET TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - ENGLISH OAK, BOWHALL, MAPLE, EUROPEAN HORNBERRY, CHANTICLEER PEAR, ELM
- PROPOSED DECIDUOUS STREET TREES IN TREE GRATES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - LOCUST, TULIP, LINDEN, ZELKOVA, MAPLE, ELM
- PROPOSED DECIDUOUS TREE ALONG ALLEY - REFER TO PROTOTYPICAL SINGLE FAMILY LANDSCAPE PLAN
- PROPOSED DECIDUOUS SHADE TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - OAK, MAPLE, LOCUST, BIRCH, TULIP, ELM
- PROPOSED ORNAMENTAL TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - CRABAPPLE, MAGNOLIA, SERVICEBERRY, JAPANESE TREE LILAC, DOGWOOD
- PROPOSED POND TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - BIRCH, DAWN REDWOOD, OAK, MAPLE, ALDER, POPLAR
- PROPOSED EVERGREEN TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - FIR, SPRUCE, PINE, HEMLOCK
- PROPOSED DECIDUOUS AND OR EVERGREEN SHRUBS, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - ARBORVITAE, HYDRANGEA, BOXWOOD, YUCCA, VIBURNUM LILAC, SPIREA, SHRUB ROSES, JUNIPER
- PROPOSED PERENNIALS AND OR GROUNDCOVER, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - CATMINT, ROSES, GERANIUMS, DAYLILIES, ASTILES, RUSSIAN SAGE, SEDUM, HYDRILLA, PACHYSANDRA, REBORN GRASS, LIRIOPE
- LAWN, TYP.
- EMERGENT WETLAND / MESIC SEED MIX, TYP. - TO BE FURTHER DESIGNED FOR FINAL SPA
- UPLAND / LOW PROFILE PRAIRIE SEED MIX, TYP. - TO BE FURTHER DESIGNED FOR FINAL SPA
- NEW STREET LIGHTS TO MATCH THE CITY OF NORTHVILLE SECONDARY STREETS DESIGN STANDARDS
- NEW ROADWAY / PARKING LOT LIGHTS TO MATCH ZONING ORDINANCE REQUIREMENTS

- Note Key:** (APPLIES TO L101-L106, NOT ALL NOTES APPLY TO EACH SHEET)
- 1 25' SIGHT VISION TRIANGLES, TYP.
 - 2 OUTLINE OF BUILDING ABOVE, TYP.
 - 3 OUTLINE OF BUILDING BELOW, TYP.
 - 4 UNDERGROUND DETENTION - REFER TO CIVIL
 - 5 AMPHITHEATER SEATING / STEPS, TYP.
 - 6 20' WIDE PEDESTRIAN PROMENADE
 - 7 JOHNSON DRAIN AND EXISTING WOODED AREA TO REMAIN UNDISTURBED, TYP.
 - 8 1 MILE ROAD GATEWAY TO BE DESIGNED AT A LATER DATE
 - 9 RIVER PARK / RIVER OPENING TO BE DESIGNED AT A LATER DATE
 - 10 BEDLINE, TYP.
 - 11 LIMIT OF SEED MIX, TYP.
 - 12 DOG PARK
 - 13 SIDEWALK, TYP.
 - 14 AERATOR FOUNTAIN
 - 15 LIMIT OF UNIT LANDSCAPE
 - 16 POCKET PARK TO BE DESIGNED AT A LATER DATE
 - 17 DOG PARK FENCE AND GATES
 - 18 STAIRS AND PORCHES - REFER TO ARCHITECTURAL
 - 19 OPEN AIR AREA FOR PARKING DECK VENTILATION
 - 20 STAIRS AND CHEEK WALLS
 - 21 RETAINING WALL WITH GUARDRAIL
 - 22 50' RIGHT-OF-WAY EASEMENT LINES



**GRISSIM
METZ
ANDRIESE** ASSOCIATES

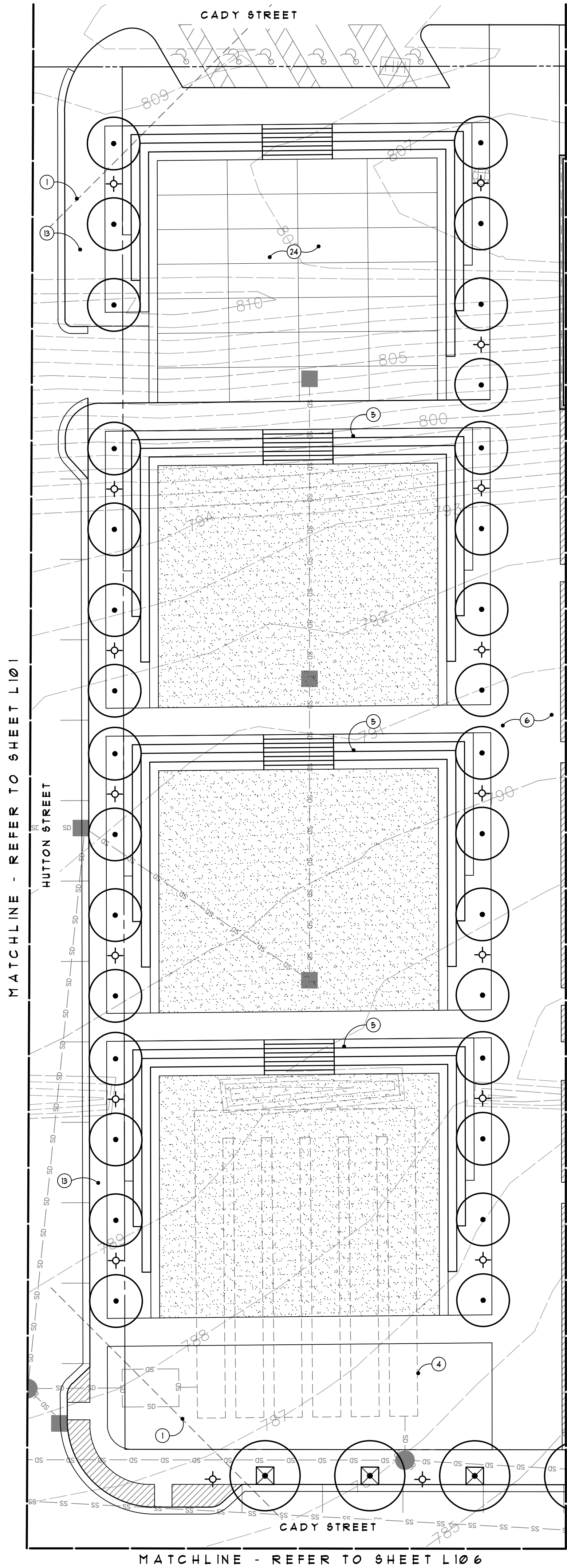
Landscape Architecture
15000 Edwards N. Hines Dr., Suite A
Plymouth, MI 48170
Ph: 248-347-7010

Project: _____
The Downs
Northville, MI

Sheet: _____
Landscape Plan

Job Number: **H70-201**
Drawn: **GMA**
Checked: **ATP**
Scale: **As Shown**

Date: **12/14/2021** Issued for: **Preliminary Site Plan Approval**
01/20/2022 Revision for City Review
05/31/2022 Revision for City Review



Legend: (APPLIES TO L101-L106, NOT ALL GRAPHICS APPLY TO EACH SHEET)

- PROPERTY LINE, TYP.
- EXISTING CONTOUR LINES, TYP.
- PROPOSED CONTOUR LINES, TYP.
- EXISTING UTILITY LINES, TYP.
- PROPOSED UTILITY LINES, TYP.
- EXISTING LIGHT POLE LOCATION TO REMAIN
- EXISTING SIGN - REFER TO CIVIL PLANS
- PROPOSED DECIDUOUS STREET TREES AND OR PARKING LOT TREES IN LAWN, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - LOCUST, TULIP, LINDEN, ZELKOVA, MAPLE, ELM
- PROPOSED COLUMNAR DECIDUOUS STREET TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - ENGLISH OAK, BOWHALL MAPLE, EUROPEAN HORNEBEAM, CHANTICLEER PEAR, ELM
- PROPOSED DECIDUOUS STREET TREES IN TREE GRATES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - LOCUST, TULIP, LINDEN, ZELKOVA, MAPLE, ELM
- PROPOSED DECIDUOUS TREE ALONG ALLEY - REFER TO PROTOTYPICAL SINGLE FAMILY LANDSCAPE PLAN
- PROPOSED DECIDUOUS SHADE TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - OAK, MAPLE, LOCUST, BIRCH, TULIP, ELM
- PROPOSED ORNAMENTAL TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - CRABAPPLE, MAGNOLIA, SERVICEBERRY, JAPANESE TREE LILAC, DOGWOOD
- PROPOSED POND TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - BIRCH, DAWN REDWOOD, OAK, MAPLE, ALDER, POPLAR
- PROPOSED EVERGREEN TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - FIR, SPRUCE, PINE, HEMLOCK
- PROPOSED DECIDUOUS AND OR EVERGREEN SHRUBS, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - ARBORYTAIE, HYDRANGEA, BOXWOOD, YUCCA, VIBURNUM LILAC, SPIREA, SHRUB ROSES, JUNIPER
- PROPOSED PERENNIALS AND OR GROUNDCOVER, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - CATMINT, ROSES, GERANIUMS, DAYLILIES, ASTILBE, RUSSIAN SAGE, SEDUM HYDRILL, PACHYSANDRA, RIBBON GRASS, LIRIOPE
- LAWN, TYP.
- EMERGENT WETLAND / MESIC SEED MIX, TYP. - TO BE FURTHER DESIGNED FOR FINAL SFA
- UPLAND / LOW PROFILE PRAIRIE SEED MIX, TYP. - TO BE FURTHER DESIGNED FOR FINAL SFA
- NEW STREET LIGHTS TO MATCH THE CITY OF NORTHVILLE SECONDARY STREET'S DESIGN STANDARDS
- NEW ROADWAY LIGHTS TO MATCH ZONING ORDINANCE REQUIREMENTS

Note Key: (APPLIES TO L101-L106, NOT ALL NOTES APPLY TO EACH SHEET)

- 1 25' SIGHT VISION TRIANGLES, TYP.
- 2 OUTLINE OF BUILDING ABOVE, TYP.
- 3 OUTLINE OF BUILDING BELOW, TYP.
- 4 UNDERGROUND DETENTION - REFER TO CIVIL
- 5 AMPHITHEATER SEATING / STEPS, TYP.
- 6 20' WIDE PEDESTRIAN PROMENADE
- 7 JOHNSON DRAIN AND EXISTING WOODED AREA TO REMAIN UNDISTURBED, TYP.
- 8 1 MILE ROAD GATEWAY TO BE DESIGNED AT A LATER DATE
- 9 RIVER PARK / RIVER OPENING TO BE DESIGNED AT A LATER DATE
- 10 BEDLINE, TYP.
- 11 LIMIT OF SEED MIX, TYP.
- 12 DOG PARK
- 13 SIDEWALK, TYP.
- 14 AERATOR FOUNTAIN
- 15 LIMIT OF UNIT LANDSCAPE
- 16 POCKET PARK TO BE DESIGNED AT A LATER DATE
- 17 DOG PARK FENCE AND GATES
- 18 STAIRS AND PORCHES - REFER TO ARCHITECTURAL
- 19 OPEN AIR AREA FOR PARKING DECK VENTILATION
- 20 STAIRS AND CHEEK WALLS
- 21 RETAINING WALL WITH GUARDRAIL
- 22 EASEMENT LINE - REFER TO CIVIL
- 23 CROSSWALK - REFER TO CIVIL
- 24 PAVED PLAZA

Note:
NO INVASIVE PLANT SPECIES WILL BE ALLOWED.

0' 10' 20' 40'
SCALE: 1"=20'

GRISSIM METZ ASSOCIATES ANDRIESE

Landscape Architecture

15000 Edwards N. Hines Dr., Suite A
Plymouth, MI 48170

Ph: 248-347-7010

Project:
The Downs
Northville, MI

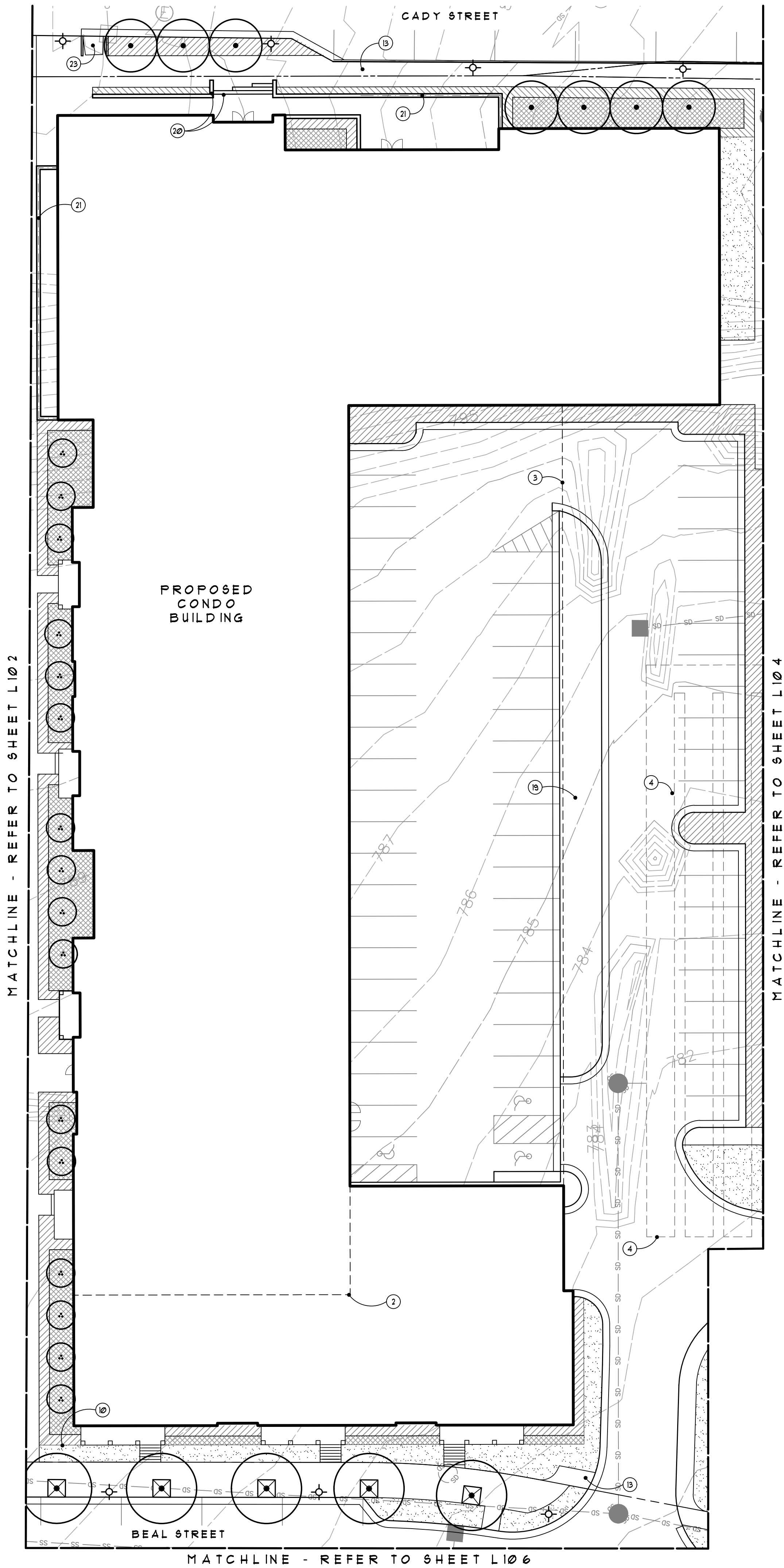
Sheet:
Landscape Plan

Job Number: H70-201
Drawn: GMA
Checked: ATP
Scale: As Shown

Date: 12/14/2021 Issued for: Preliminary Site Plan Approval
01/20/2022 Revision for City Review
05/31/2022 Revision for City Review
08/09/2022 Revision for City Review

Sheet Number:
© Grissim Metz Andriese Associates, 2022

L102



Legend: (APPLIES TO L101-L106, NOT ALL GRAPHICS APPLY TO EACH SHEET)

- PROPERTY LINE, TYP.
- EXISTING CONTOUR LINES, TYP.
- PROPOSED CONTOUR LINES, TYP.
- EXISTING UTILITY LINES, TYP.
- PROPOSED UTILITY LINES, TYP.
- EXISTING LIGHT POLE LOCATION TO REMAIN
- EXISTING SIGN - REFER TO CIVIL PLANS
- PROPOSED DECIDUOUS STREET TREES AND OR PARKING LOT TREES IN LAWN, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - LOCUST, TULIP, LINDEN, ZELKOVA, MAPLE, ELM
- PROPOSED COLUMNAR DECIDUOUS STREET TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - ENGLISH OAK, BOWHALL MAPLE, EUROPEAN HORNBEEAM, CHANTICLEER PEAR, ELM
- PROPOSED DECIDUOUS STREET TREES IN TREE GRATES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - LOCUST, TULIP, LINDEN, ZELKOVA, MAPLE, ELM
- PROPOSED DECIDUOUS TREE ALONG ALLEY - REFER TO PROTOTYPICAL SINGLE FAMILY LANDSCAPE PLAN
- PROPOSED DECIDUOUS SHADE TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - OAK, MAPLE, LOCUST, BIRCH, TULIP, ELM
- PROPOSED ORNAMENTAL TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - CRABAPPLE, MAGNOLIA, SERVICEBERRY, JAPANESE TREE LILAC, DOGWOOD
- PROPOSED POND TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - BIRCH, DAWN REDWOOD, OAK, MAPLE, ALDER, POPLAR
- PROPOSED EVERGREEN TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - FIR, SPRUCE, PINE, HEMLOCK
- PROPOSED DECIDUOUS AND OR EVERGREEN SHRUBS, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - ARBORVITAE, HYDRANGEA, BOXWOOD, YUCCA, VIBURNUM LILAC, SPIREA, SHRUB ROSES, JUNIPER
- PROPOSED PERENNIALS AND OR GROUNDCOVER, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - CATMINT, ROSES, GERANIUMS, DAYLILIES, ASTILBE, RUSSIAN SAGE, SEDUM HYDRILL, PACHYSANDRA, RIBBON GRASS, LIRIOPE
- LAWN, TYP.
- EMERGENT WETLAND / MESIC SEED MIX, TYP. - TO BE FURTHER DESIGNED FOR FINAL SFA
- UPLAND / LOW PROFILE PRAIRIE SEED MIX, TYP. - TO BE FURTHER DESIGNED FOR FINAL SFA
- NEW STREET LIGHTS TO MATCH THE CITY OF NORTHVILLE SECONDARY STREETS DESIGN STANDARDS
- NEW ROADWAY LIGHTS TO MATCH ZONING ORDINANCE REQUIREMENTS

Note Key: (APPLIES TO L101-L106, NOT ALL NOTES APPLY TO EACH SHEET)

- 25' SIGHT VISION TRIANGLES, TYP.
- OUTLINE OF BUILDING ABOVE, TYP.
- OUTLINE OF BUILDING BELOW, TYP.
- UNDERGROUND DETENTION - REFER TO CIVIL
- AMPHITHEATER SEATING / STEPS, TYP.
- 20' WIDE PEDESTRIAN PROMENADE
- JOHNSON DRAIN AND EXISTING WOODED AREA TO REMAIN UNDISTURBED, TYP.
- 1 MILE ROAD GATEWAY TO BE DESIGNED AT A LATER DATE
- RIVER PARK / RIVER OPENING TO BE DESIGNED AT A LATER DATE
- BEDLINE, TYP.
- LIMIT OF SEED MIX, TYP.
- DOG PARK
- SIDEWALK, TYP.
- AERATOR FOUNTAIN
- LIMIT OF UNIT LANDSCAPE
- POCKET PARK TO BE DESIGNED AT A LATER DATE
- DOG PARK FENCE AND GATES
- STAIRS AND PORCHES - REFER TO ARCHITECTURAL
- OPEN AIR AREA FOR PARKING DECK VENTILATION
- STAIRS AND CHEEK WALLS
- RETAINING WALL WITH GUARDRAIL
- EASEMENT LINE - REFER TO CIVIL
- CROSSWALK - REFER TO CIVIL
- PAVED PLAZA

Note:
NO INVASIVE PLANT SPECIES WILL BE ALLOWED.

0' 10' 20' 40'
SCALE: 1"=20'

**GRISSIM
METZ
ANDRIESE** ASSOCIATES

Landscape Architecture

15000 Edwards N. Hines Dr., Suite A
Plymouth, MI 48170

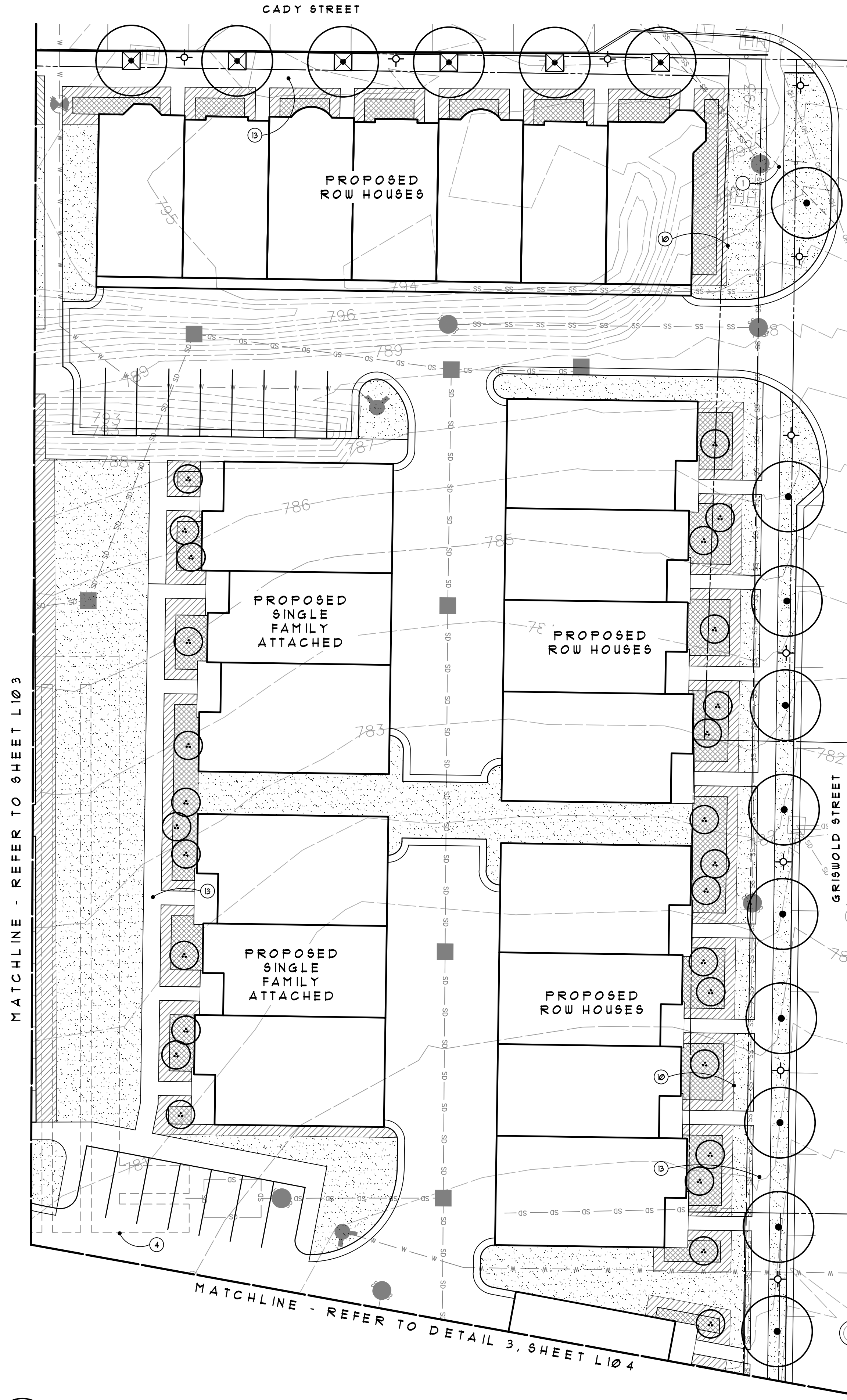
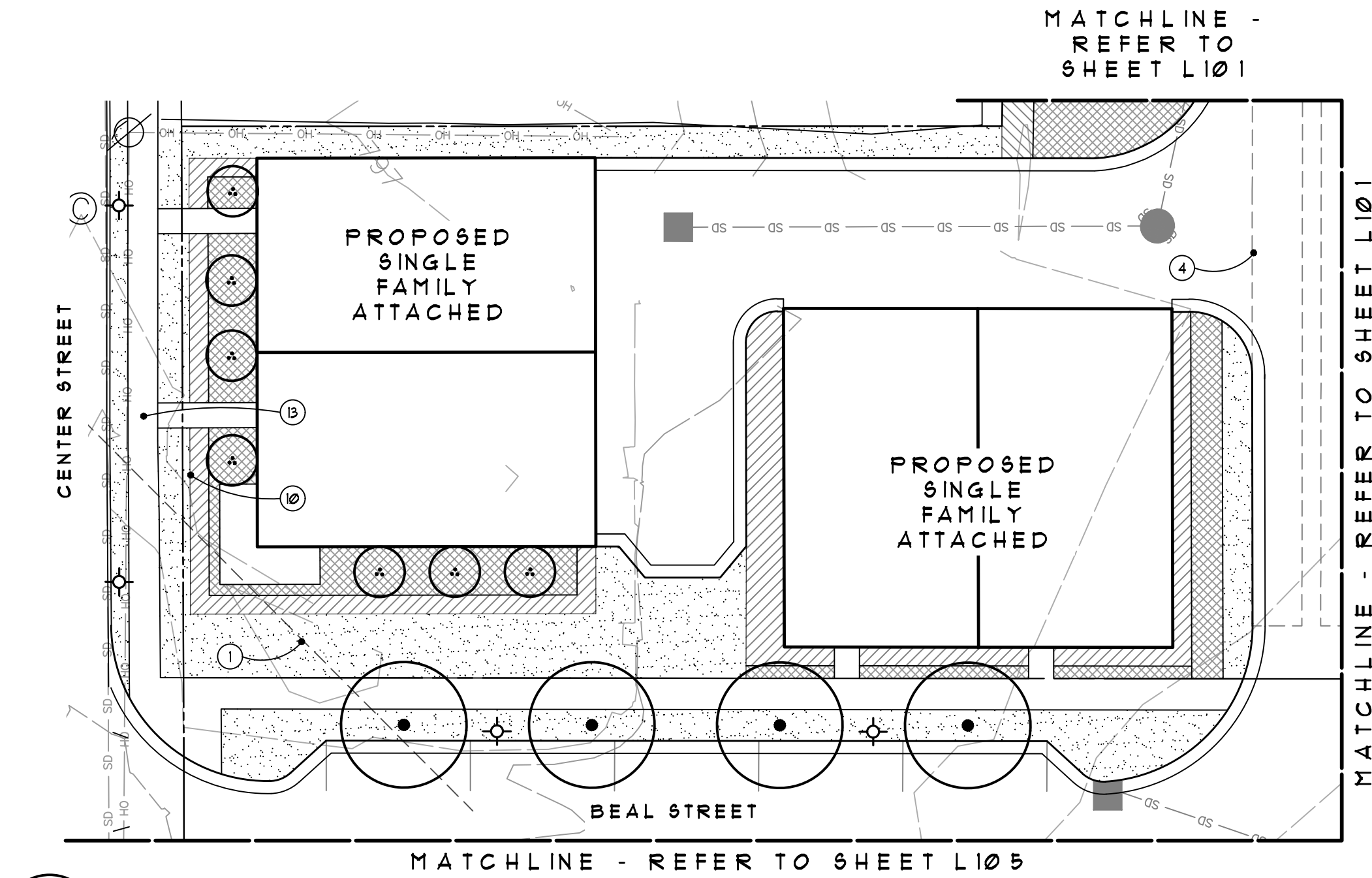
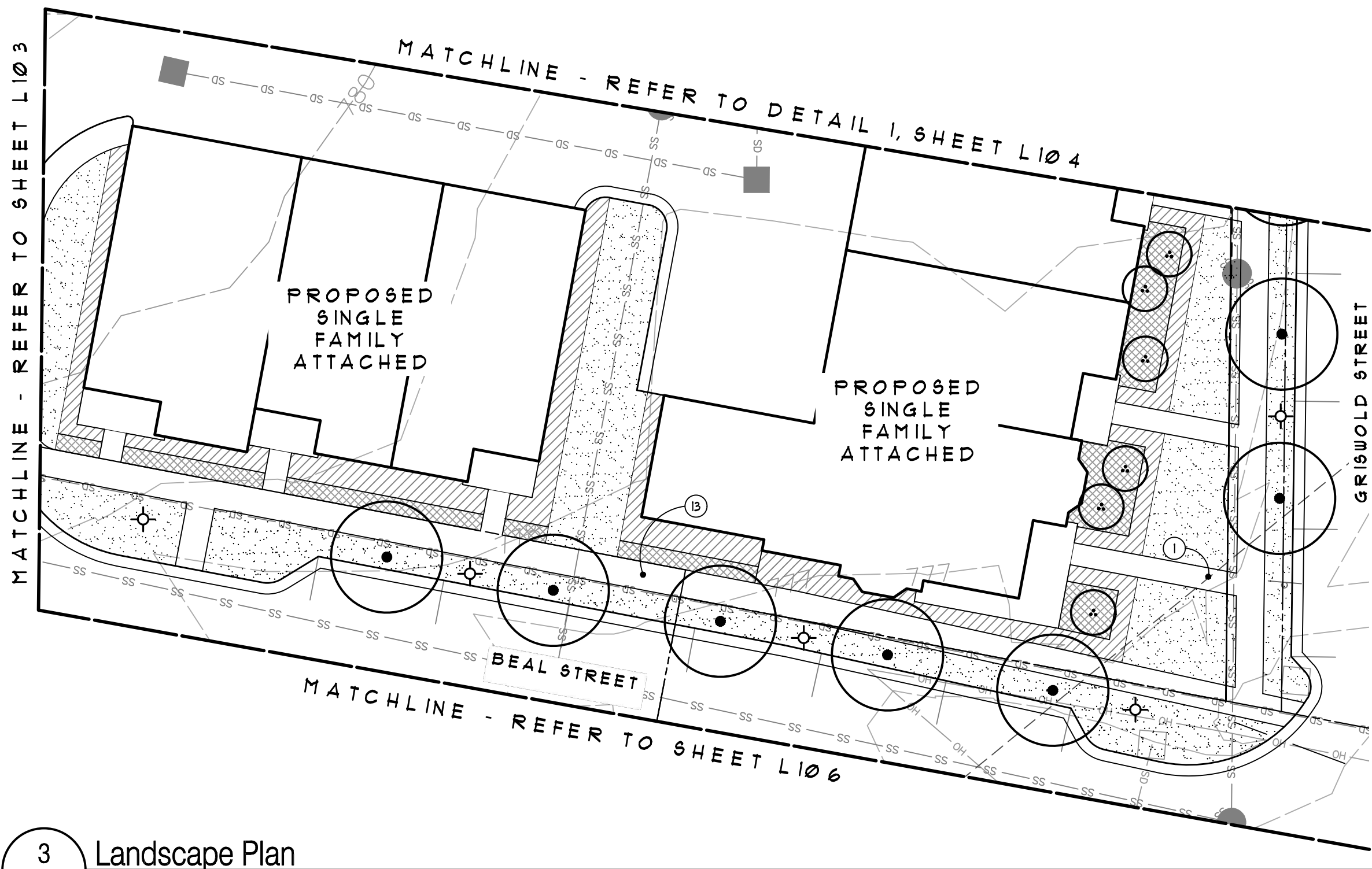
Ph: 248-347-7010

Project: _____
The Downs
Northville, MI

Sheet: _____
Landscape Plan

Job Number: **H70-201**
Drawn: **GMA**
Checked: **ATP**
Scale: **As Shown**

Date: **12/14/2021** Issued for: **Preliminary Site Plan Approval**
01/20/2022 Revision for City Review
05/31/2022 Revision for City Review
08/09/2022 Revision for City Review



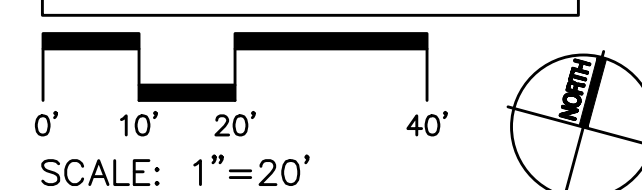
Legend: (APPLIES TO L101-L106, NOT ALL GRAPHICS APPLY TO EACH SHEET)

---	PROPERTY LINE, TYP.
---	EXISTING CONTOUR LINES, TYP.
---	PROPOSED CONTOUR LINES, TYP.
SS	EXISTING UTILITY LINES, TYP.
W	PROPOSED UTILITY LINES, TYP.
☀	EXISTING LIGHT POLE LOCATION TO REMAIN
⬢	EXISTING SIGN - REFER TO CIVIL PLANS
●	PROPOSED DECIDUOUS STREET TREES AND OR PARKING LOT TREES IN LAWN, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO: LOCUST, TULIP, LINDEN, ZELKOVA, MAPLE, ELM
●	PROPOSED COLUMNAR DECIDUOUS STREET TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO: ENGLISH OAK, BOXHALL MAPLE, EUROPEAN HORNEBARK, CHANTICLEER PEAR, ELM
⊠	PROPOSED DECIDUOUS STREET TREES IN TREE GRATES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO: LOCUST, TULIP, LINDEN, ZELKOVA, MAPLE, ELM
■	PROPOSED DECIDUOUS TREE ALONG ALLEY - REFER TO PROTOTYPICAL SINGLE FAMILY LANDSCAPE PLAN
+	PROPOSED DECIDUOUS SHADE TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO: OAK, MAPLE, LOCUST, BIRCH, TULIP, ELM
⊕	PROPOSED ORNAMENTAL TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO: CRABAPPLE, MAGNOLIA, SERVICEBERRY, JAPANESE TREE LILAC, DOGWOOD
⊙	PROPOSED POND TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO: BIRCH, DAUN REDWOOD, OAK, MAPLE, ALDER, POPLAR
⊗	PROPOSED EVERGREEN TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO: FIR, SPRUCE, PINE, HEMLOCK
▨	PROPOSED DECIDUOUS AND OR EVERGREEN SHRUBS, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO: ARBORVITAE, HYDRANGEA, BOXWOOD, YUCCA, VIBURNUM LILAC, SPIREA, SHRUB ROSES, JASMINE
▨	PROPOSED PERENNIALS AND OR GROUNDCOVER, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO: CATMINT, ROSES, GERANIUMS, DAYLILIES, ASTILBE, RUSSIAN SAGE, SEDUM, MYRTLE, PACHYSANDRA, RIBBON GRASS, LIRIOPE
▨	LAWN, TYP.
▨	EMERGENT WETLAND / MESIC SEED MIX, TYP. - TO BE FURTHER DESIGNED FOR FINAL SPA
▨	UPLAND / LOW PROFILE PRAIRIE SEED MIX, TYP. - TO BE FURTHER DESIGNED FOR FINAL SPA
⊙	NEW STREET LIGHTS TO MATCH THE CITY OF NORTHVILLE SECONDARY STREETS DESIGN STANDARDS
⊙	NEW ROADWAY LIGHTS TO MATCH ZONING ORDINANCE REQUIREMENTS

Note Key: (APPLIES TO L101-L106, NOT ALL NOTES APPLY TO EACH SHEET)

①	25' SIGHT VISION TRIANGLES, TYP.
②	OUTLINE OF BUILDING ABOVE, TYP.
③	OUTLINE OF BUILDING BELOW, TYP.
④	UNDERGROUND DETENTION - REFER TO CIVIL
⑤	AMPHITHEATER SEATING / STEPS, TYP.
⑥	20' WIDE PEDESTRIAN PROMENADE
⑦	JOINT DRAIN AND EXISTING WOODED AREA TO REMAIN UNDISTURBED, TYP.
⑧	1 MILE ROAD GATEWAY TO BE DESIGNED AT A LATER DATE
⑨	RIVER PARK / RIVER OPENING TO BE DESIGNED AT A LATER DATE
⑩	BEDLINE, TYP.
⑪	LIMIT OF SEED MIX, TYP.
⑫	DOG PARK
⑬	SIDEWALK, TYP.
⑭	AERATOR FOUNTAIN
⑮	LIMIT OF UNIT LANDSCAPE
⑯	POCKET PARK TO BE DESIGNED AT A LATER DATE
⑰	DOG PARK FENCE AND GATES
⑱	STAIRS AND PORCHES - REFER TO ARCHITECTURAL
⑲	OPEN AIR AREA FOR PARKING DECK VENTILATION
⑳	STAIRS AND CHEEK WALLS
㉑	RETAINING WALL WITH GUARDRAIL
㉒	EASEMENT LINE - REFER TO CIVIL
㉓	CROSSWALK - REFER TO CIVIL
㉔	PAVED PLAZA

Note:
NO INVASIVE PLANT SPECIES WILL BE ALLOWED.



**GRISSIM
METZ
ANDRIESE** ASSOCIATES

Landscape Architecture

15000 Edwards N. Hines Dr., Suite A
Plymouth, MI 48170

Ph: 248-347-7010

Project:
The Downs
Northville, MI

Sheet:
Landscape Plan

Job Number: H70-201
Drawn: GMA
Checked: ATP
Scale: As Shown

Date: 12/14/2021 Issued for:
Preliminary Site Plan Approval
01/20/2022 Revision for City Review
05/31/2022 Revision for City Review
08/09/2022 Revision for City Review

Sheet Number:
© Grissim Metz Andriese Associates, 2022

L104



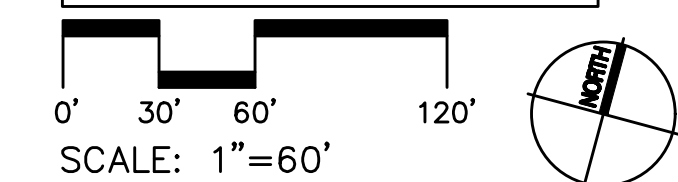
Legend: (APPLIES TO L101-L106, NOT ALL GRAPHICS APPLY TO EACH SHEET)

- PROPERTY LINE, TYP.
- EXISTING CONTOUR LINES, TYP.
- PROPOSED CONTOUR LINES, TYP.
- EXISTING UTILITY LINES, TYP.
- PROPOSED UTILITY LINES, TYP.
- EXISTING LIGHT POLE LOCATION TO REMAIN
- EXISTING SIGN - REFER TO CIVIL PLANS
- PROPOSED DECIDUOUS STREET TREES AND OR PARKING LOT TREES IN LAWN, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - LOCUST, TULIP, LINDEN, ZELKOVA, MAPLE, ELM
- PROPOSED COLUMNAR DECIDUOUS STREET TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - ENGLISH OAK, BOWHALL MAPLE, EUROPEAN HORNBEEAM, CHANTICLEER PEAR, ELM
- PROPOSED DECIDUOUS STREET TREES IN TREE GRATES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - LOCUST, TULIP, LINDEN, ZELKOVA, MAPLE, ELM
- PROPOSED DECIDUOUS TREE ALONG ALLEY - REFER TO PROTOTYPICAL SINGLE FAMILY LANDSCAPE PLAN
- PROPOSED DECIDUOUS SHADE TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - OAK, MAPLE, LOCUST, BIRCH, TULIP, ELM
- PROPOSED ORNAMENTAL TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - CRABAPPLE, MAGNOLIA, SERVICEBERRY, JAPANESE TREE LILAC, DOGWOOD
- PROPOSED POND TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - BIRCH, DAUN REDWOOD, OAK, MAPLE, ALDER, POPLAR
- PROPOSED EVERGREEN TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - FIR, SPRUCE, PINE, HEMLOCK
- PROPOSED DECIDUOUS AND OR EVERGREEN SHRUBS, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - ARBORVITAE, HYDRANGEA, BOXWOOD, YUCCA, VIBURNUM LILAC, SPIREA, SHRUB ROSES, JUNIPER
- PROPOSED PERENNIALS AND OR GROUNDCOVER, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - CATMINT, ROSES, GERANIUMS, DAYLILIES, ASTILES, RUSSIAN SAGE, SEDUM HYBRIDS, PACHYSANDRA, RIBBON GRASS, LIRIOPE
- LAWN, TYP.
- EMERGENT WETLAND / MESIC SEED MIX, TYP. - TO BE FURTHER DESIGNED FOR FINAL SFA
- UPLAND / LOW PROFILE PRAIRIE SEED MIX, TYP. - TO BE FURTHER DESIGNED FOR FINAL SFA
- NEW STREET LIGHTS TO MATCH THE CITY OF NORTHVILLE SECONDARY STREETS DESIGN STANDARDS
- NEW ROADWAY LIGHTS TO MATCH ZONING ORDINANCE REQUIREMENTS

Note Key: (APPLIES TO L101-L106, NOT ALL NOTES APPLY TO EACH SHEET)

- 1 25' SIGHT VISION TRIANGLES, TYP.
- 2 OUTLINE OF BUILDING ABOVE, TYP.
- 3 OUTLINE OF BUILDING BELOW, TYP.
- 4 UNDERGROUND DETENTION - REFER TO CIVIL
- 5 AMPHITHEATER SEATING / STEPS, TYP.
- 6 20' WIDE PEDESTRIAN PROMENADE
- 7 JOHNSON DRAIN AND EXISTING WOODED AREA TO REMAIN UNDISTURBED, TYP.
- 8 1 MILE ROAD GATEWAY TO BE DESIGNED AT A LATER DATE
- 9 RIVER PARK / RIVER OPENING TO BE DESIGNED AT A LATER DATE
- 10 BEDLINE, TYP.
- 11 LIMIT OF SEED MIX, TYP.
- 12 DOG PARK
- 13 SIDEWALK, TYP.
- 14 AERATOR FOUNTAIN
- 15 LIMIT OF UNIT LANDSCAPE
- 16 POCKET PARK TO BE DESIGNED AT A LATER DATE
- 17 DOG PARK FENCE AND GATES
- 18 STAIRS AND PORCHES - REFER TO ARCHITECTURAL
- 19 OPEN AIR AREA FOR PARKING DECK VENTILATION
- 20 STAIRS AND CHEEK WALLS
- 21 RETAINING WALL WITH GUARDRAIL
- 22 EASEMENT LINE - REFER TO CIVIL
- 23 CROSSWALK - REFER TO CIVIL
- 24 PAVED PLAZA

Note:
NO INVASIVE PLANT SPECIES WILL BE ALLOWED.



**GRISSIM
METZ
ANDRIESE** ASSOCIATES

Landscape Architecture

15000 Edwards N. Hines Dr., Suite A
Plymouth, MI 48170

Ph: 248-347-7010

Project:
The Downs
Northville, MI

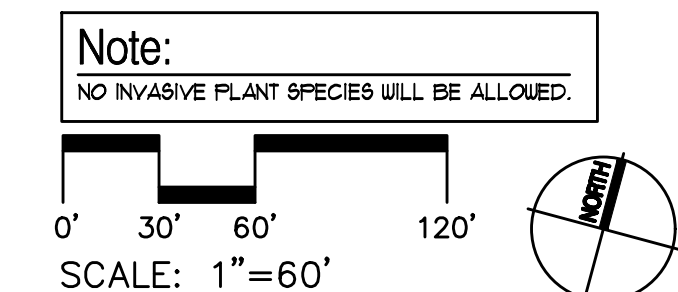
Sheet:
Landscape Plan

Job Number: H70-201
Drawn: GMA
Checked: ATP
Scale: As Shown

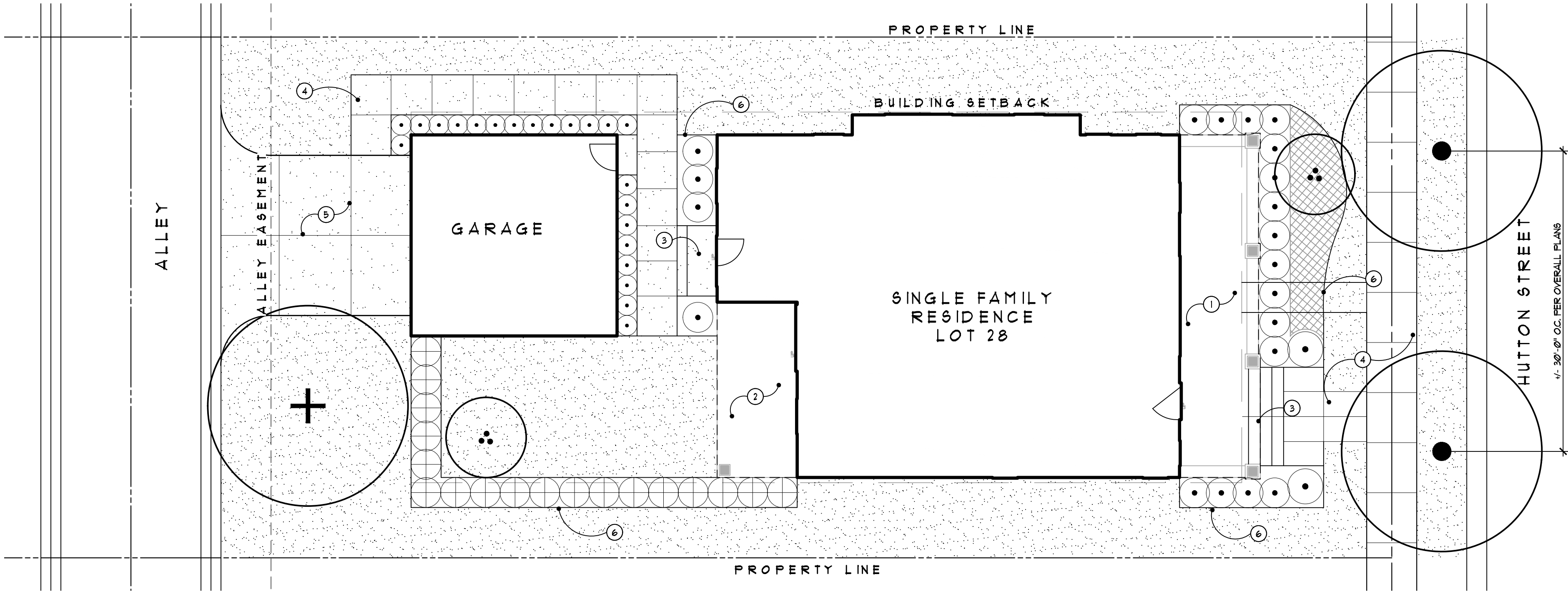
Date: 12/14/2021 Issued for: Preliminary Site Plan Approval
01/20/2022 Revision for City Review
05/31/2022 Revision for City Review
08/09/2022 Revision for City Review

Sheet Number:
© Grissim Metz Andriese Associates, 2022

L105



Date:	Issued for:
12/14/2021	Preliminary Site Plan Approval
01/20/2022	Revision for City Review
05/31/2022	Revision for City Review
08/09/2022	Revision for City Review



Legend: (APPLIES TO L107-L109, NOT ALL GRAPHICS APPLY TO EACH SHEET)

- PROPOSED DECIDUOUS STREET TREES AND OR PARKING LOT TREES IN LAWN, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - LOCUST, TULIP, LINDEN, ZELKOVA, MAPLE, ELM
- PROPOSED COLUMNAR DECIDUOUS STREET TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - ENGLISH OAK, BOWHALL MAPLE, EUROPEAN HORNBEEAM, CHANTICLEER PEAR, ELM
- PROPOSED DECIDUOUS SHADE TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - OAK, MAPLE, LOCUST, BIRCH, TULIP, ELM
- PROPOSED ORNAMENTAL TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - CRABAPPLE, MAGNOLIA, SERVICEBERRY, JAPANESE TREE LILAC, DOGWOOD
- PROPOSED EVERGREEN TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - SPRUCE, FIR, PINE, HEMLOCK
- PROPOSED DECIDUOUS SHRUBS PALETTE TO INCLUDE BUT NOT BE LIMITED TO - HYDRANGEA, VIBURNUM, LILAC, SPIREA, SHRUB ROSES
- PROPOSED EVERGREEN SHRUBS PALETTE TO INCLUDE BUT NOT BE LIMITED TO - BOXWOOD, YEW, ARBORVITAE

- PROPOSED PERENNIALS AND OR GROUNDCOVER POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - CATMINT, ROSES, GERANIUMS, DAYLILIES, ASTILBE, RUSSIAN SAGE, SEDUM, MYRTLE, PACHYSANDRA, RIBBON GRASS, LIRIOPE
- LAWN, TYP.

- Note Key: (APPLIES TO L107-L109, NOT ALL NOTES APPLY TO EACH SHEET)
- 1 COVERED FRONT PORCH - REFER TO ARCHITECTURE PLANS
 - 2 DECK - REFER TO ARCHITECTURE PLANS
 - 3 STEPS AND PORCH
 - 4 CONCRETE SIDEWALK
 - 5 2 CAR DRIVEWAY
 - 6 BED EDGE BETWEEN PLANT BED AND LAWN, TYP.
 - 7 EASEMENT LINE

Note:
NO INVASIVE PLANT SPECIES WILL BE ALLOWED.

0' 4' 8' 16'

SCALE: 1/8"=1'-0"

GRISSIM METZ ANDRIESE ASSOCIATES

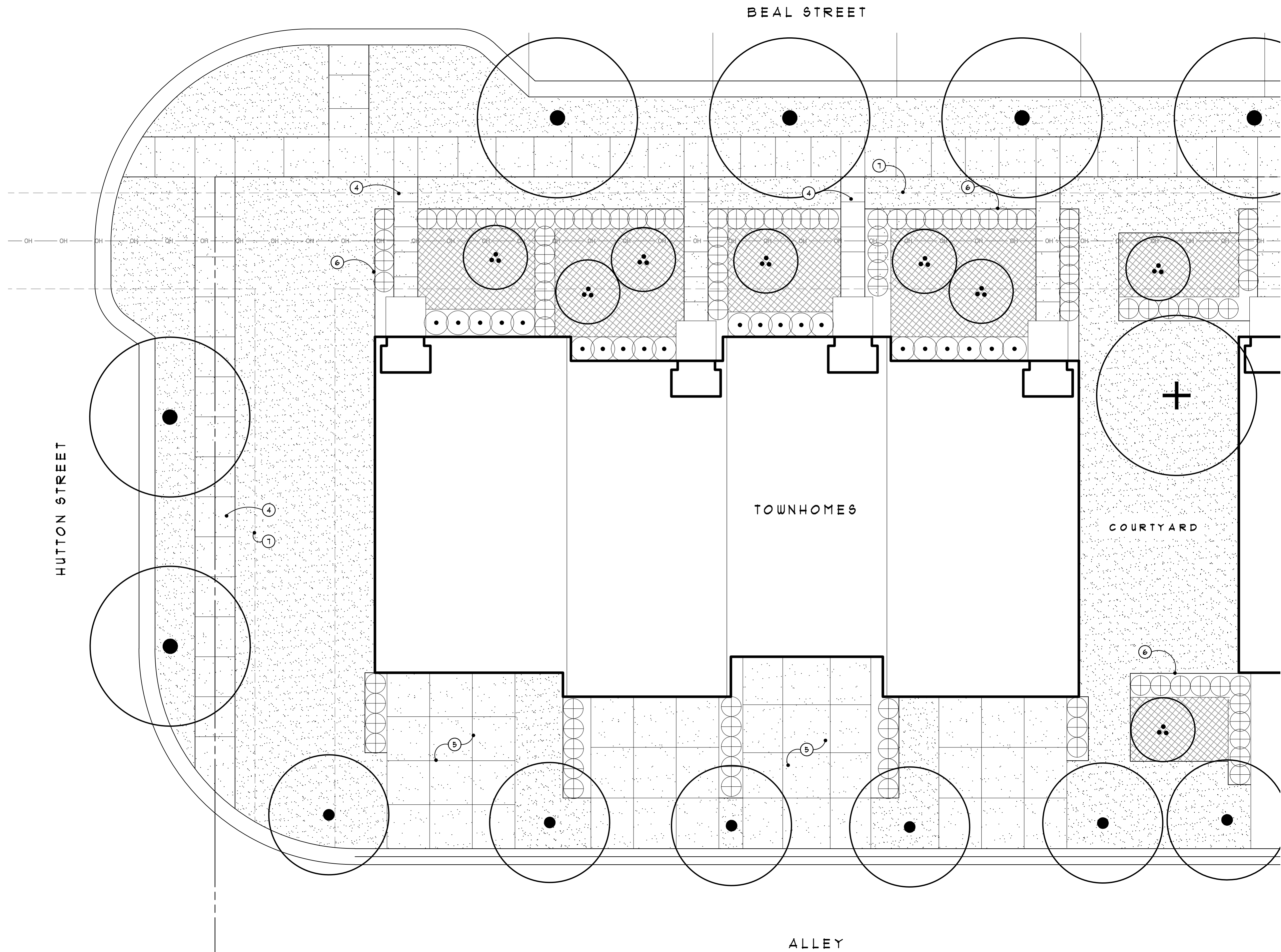
Landscape Architecture
15000 Edwards N. Hines Dr., Suite A
Plymouth, MI 48170
Ph: 248-347-7010

Project:
The Downs
Northville, MI

Sheet:
Prototypical Single Family Landscape Plan

Job Number: H70-201
Drawn: GMA
Checked: ATP
Scale: As Shown

Date: 12/14/2021 Issued for: Preliminary Site Plan Approval
01/20/2022 Revision for City Review
08/09/2022 Revision for City Review



Legend: (APPLIES TO L101-L109, NOT ALL GRAPHICS APPLY TO EACH SHEET)

PROPERTY LINE, TYP.

- PROPOSED DECIDUOUS STREET TREES AND OR PARKING LOT TREES IN LAWN, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - LOCUST, TULIP, LINDEN, ZELKOVA, MAPLE, ELM
- PROPOSED COLUMNAR DECIDUOUS STREET TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - ENGLISH OAK, BOWHALL MAPLE, EUROPEAN HORNBERRY, CHANTICLEER PEAR, ELM
- PROPOSED DECIDUOUS SHADE TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - OAK, MAPLE, LOCUST, BIRCH, TULIP, ELM
- PROPOSED ORNAMENTAL TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - CRABAPPLE, MAGNOLIA, SERVICEBERRY, JAPANESE TREE LILAC, DOGWOOD
- PROPOSED EVERGREEN TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - SPRUCE, FIR, PINE, HEMLOCK
- PROPOSED DECIDUOUS SHRUBS, PALETTE TO INCLUDE BUT NOT BE LIMITED TO - HYDRANGEA, VIBURNUM, LILAC, SPIREA, SHRUB ROSES
- PROPOSED EVERGREEN SHRUBS, PALETTE TO INCLUDE BUT NOT BE LIMITED TO - BOXYWOOD, YEW, ARBORVITAE
- PROPOSED PERENNIALS AND OR GROUND COVER, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - CATMINT, ROSES, GERANIUMS, DAYLILIES, ASTILBE, RUSSIAN SAGE, SEDUM, MYRTLE, PACHYSANDRA, RIBBON GRASS, LIRIOPE
- LAWN, TYP.

Note Key: (APPLIES TO L101-L109, NOT ALL NOTES APPLY TO EACH SHEET)

- 1 COVERED FRONT PORCH - REFER TO ARCHITECTURE PLANS
- 2 DECK - REFER TO ARCHITECTURE PLANS
- 3 STEPS AND PORCH
- 4 CONCRETE SIDEWALK
- 5 2 CAR DRIVEWAY
- 6 BED EDGE BETWEEN PLANT BED AND LAWN, TYP.
- 7 EASEMENT LINE

Note:
NO INVASIVE PLANT SPECIES WILL BE ALLOWED.

0' 4' 8' 16'

SCALE: 1/8"=1'-0"

GRISSIM METZ ASSOCIATES ANDRIESE

Landscape Architecture
15000 Edwards N. Hines Dr., Suite A
Plymouth, MI 48170
Ph: 248-347-7010

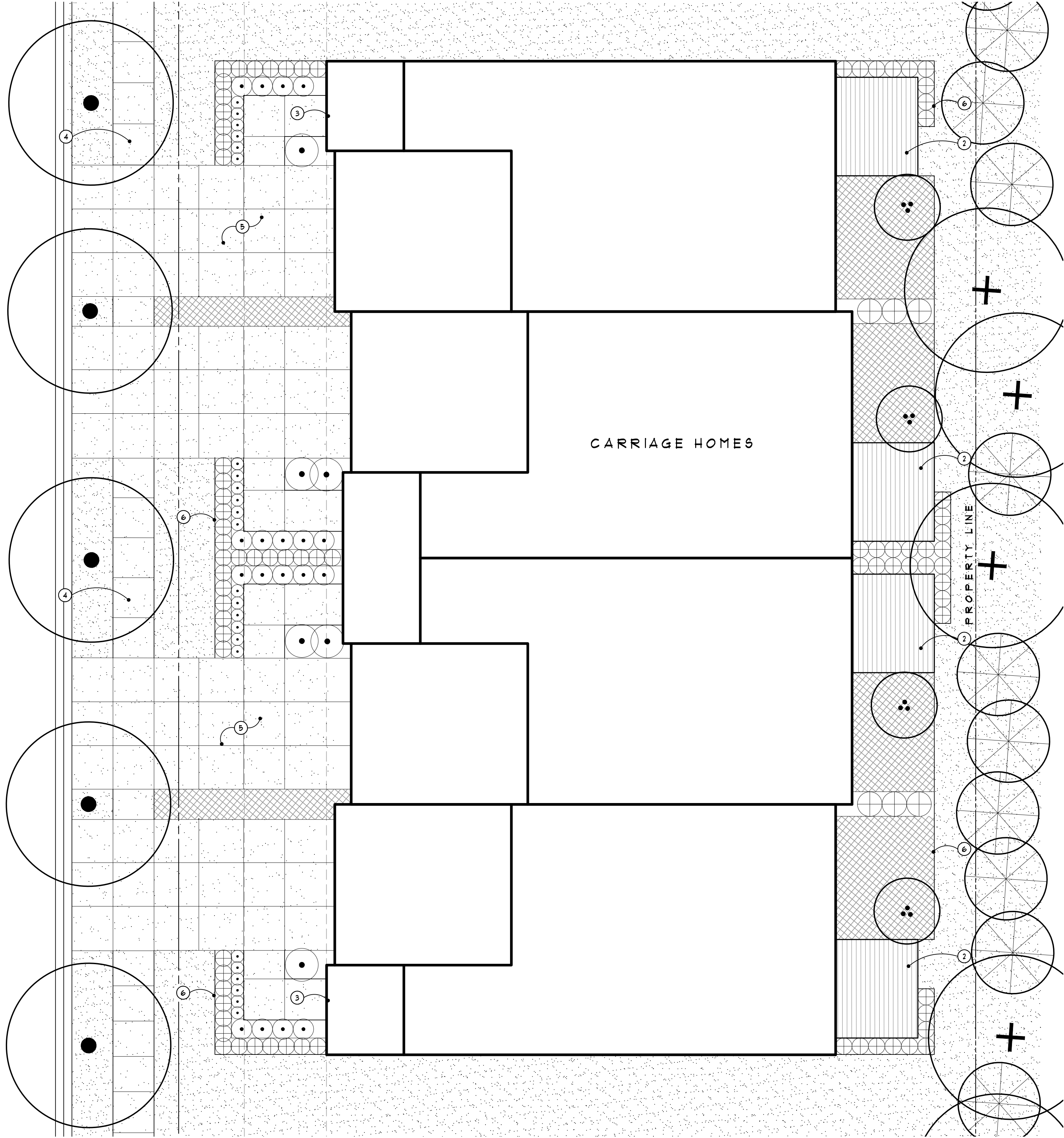
Project:
The Downs
Northville, MI

Sheet:
Prototypical Townhome Landscape Plan

Job Number: H70-201
Drawn: GMA
Checked: ATP
Scale: As Shown

Date: 12/14/2021 Issued for: Preliminary Site Plan Approval
01/20/2022 Revision for City Review
08/09/2022 Revision for City Review

GRISWOLD EXTENSION



Legend: (APPLIES TO L101-L109, NOT ALL GRAPHICS APPLY TO EACH SHEET)

PROPERTY LINE, TYP.

- PROPOSED DECIDUOUS STREET TREES AND OR PARKING LOT TREES IN LAWN, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - LOCUST, TULIP, LINDEN, ZELKOVA, MAPLE, ELM
- PROPOSED COLUNNAR DECIDUOUS STREET TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - ENGLISH OAK, BOWHALL MAPLE, EUROPEAN HORNBERRY, CHANTICLEER PEAR, ELM
- PROPOSED DECIDUOUS SHADE TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - OAK, MAPLE, LOCUST, BIRCH, TULIP, ELM
- PROPOSED ORNAMENTAL TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - CRABAPPLE, MAGNOLIA, SERVICEBERRY, JAPANESE TREE LILAC, DOGWOOD
- PROPOSED EVERGREEN TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - SPRUCE, FIR, PINE, HEMLOCK
- PROPOSED DECIDUOUS SHRUBS PALETTE TO INCLUDE BUT NOT BE LIMITED TO - HYDRANGEA, VIBURNUM, LILAC, SPIREA, SHRUB ROSES
- PROPOSED EVERGREEN SHRUBS PALETTE TO INCLUDE BUT NOT BE LIMITED TO - BOXWOOD, YEW, ARBORVITAE
- PROPOSED PERENNIALS AND OR GROUNDCOVER POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - CATMINT, ROSES, GERANIUMS, DAYLILIES, ASTILBE, RUSSIAN SAGE, SEDUM, MYRTLE, PACHYSANDRA, RIBBON GRASS, LIRIOPE
- LAWN, TYP.

Note Key: (APPLIES TO L101-L109, NOT ALL NOTES APPLY TO EACH SHEET)

- 1 COVERED FRONT PORCH - REFER TO ARCHITECTURE PLANS
- 2 DECK - REFER TO ARCHITECTURE PLANS
- 3 STEPS AND PORCH
- 4 CONCRETE SIDEWALK
- 5 2 CAR DRIVEWAY
- 6 BED EDGE BETWEEN PLANT BED AND LAWN, TYP.
- 7 EASEMENT LINE

Note:
NO INVASIVE PLANT SPECIES WILL BE ALLOWED.

0' 4' 8' 16'

SCALE: 1/8"=1'-0"

GRISSIM METZ ASSOCIATES ANDRIESE

Landscape Architecture
15000 Edwards N. Hines Dr., Suite A
Plymouth, MI 48170
Ph: 248-347-7010

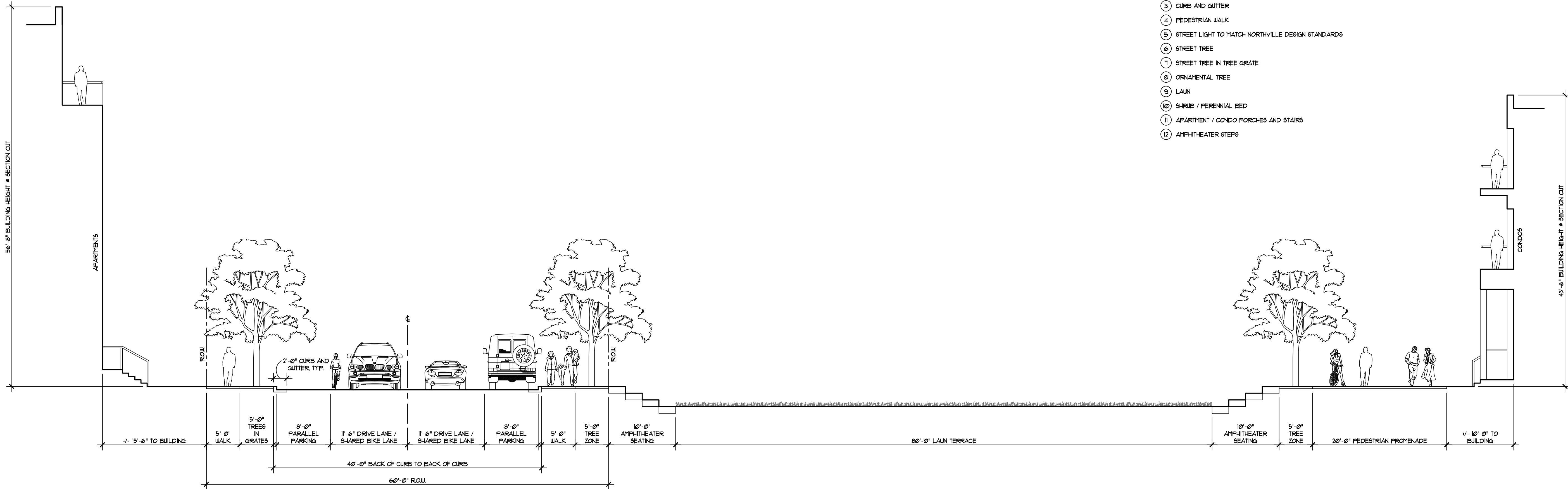
Project: The Downs
Northville, MI

Sheet: Prototypical Carriage Home Landscape Plan

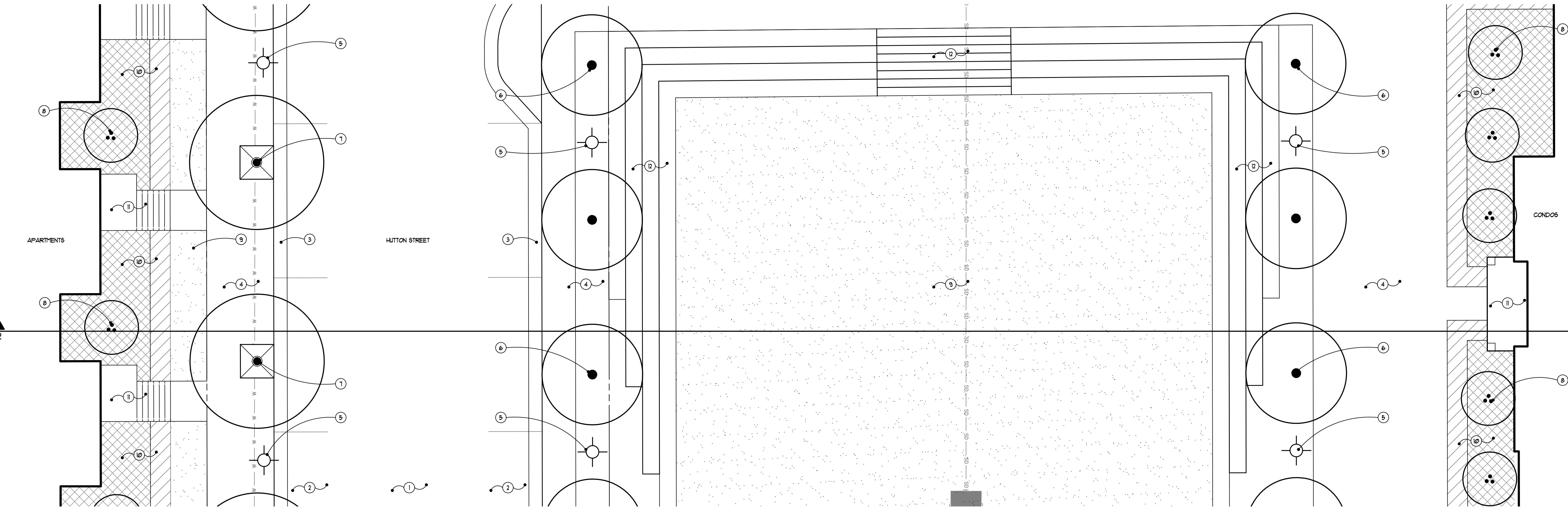
Job Number: H70-201
Drawn: GMA
Checked: ATP
Scale: As Shown

Date: 12/14/2021 Issued for: Preliminary Site Plan Approval
01/20/2022 Revision for City Review
08/09/2022 Revision for City Review

- Note Key:
- ① DRIVE LANE
 - ② PARALLEL PARKING
 - ③ CURB AND GUTTER
 - ④ PEDESTRIAN WALK
 - ⑤ STREET LIGHT TO MATCH NORTHVILLE DESIGN STANDARDS
 - ⑥ STREET TREE
 - ⑦ STREET TREE IN TREE GRATE
 - ⑧ ORNAMENTAL TREE
 - ⑨ LAWN
 - ⑩ SHRUB / PERENNIAL BED
 - ⑪ APARTMENT / CONDO PORCHES AND STAIRS
 - ⑫ AMPHITHEATER STEPS



2 Hutton Street and Central Park Cross Section
SCALE: 1/8" = 1'-0"



1 Hutton Street and Central Park Plan
SCALE: 1/8" = 1'-0"

**GRISSIM
METZ
ANDRIESE**

Landscape Architecture

15000 Edwards N. Hines Dr., Suite A
Plymouth, MI 48170

Ph: 248-347-7010

Project:
The Downs
Northville, MI

Sheet:
Streetscape Cross Sections

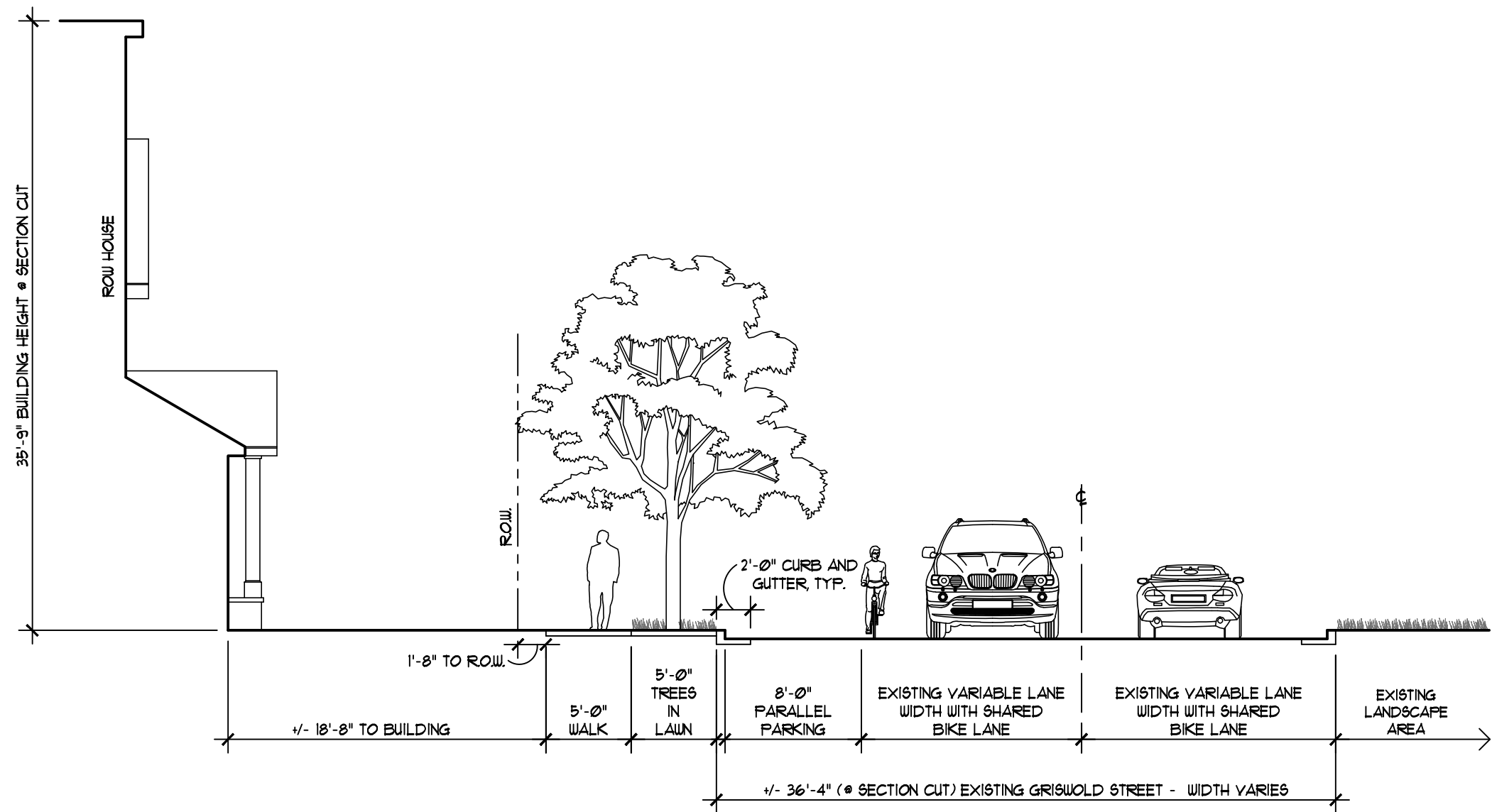
Job Number: H70-201
Drawn: GMA
Checked: ATP
Scale: As Shown

Date: 12/14/2021 Issued for: Preliminary Site Plan Approval
01/20/2022 Revision for City Review
05/31/2022 Revision for City Review
08/09/2022 Revision for City Review

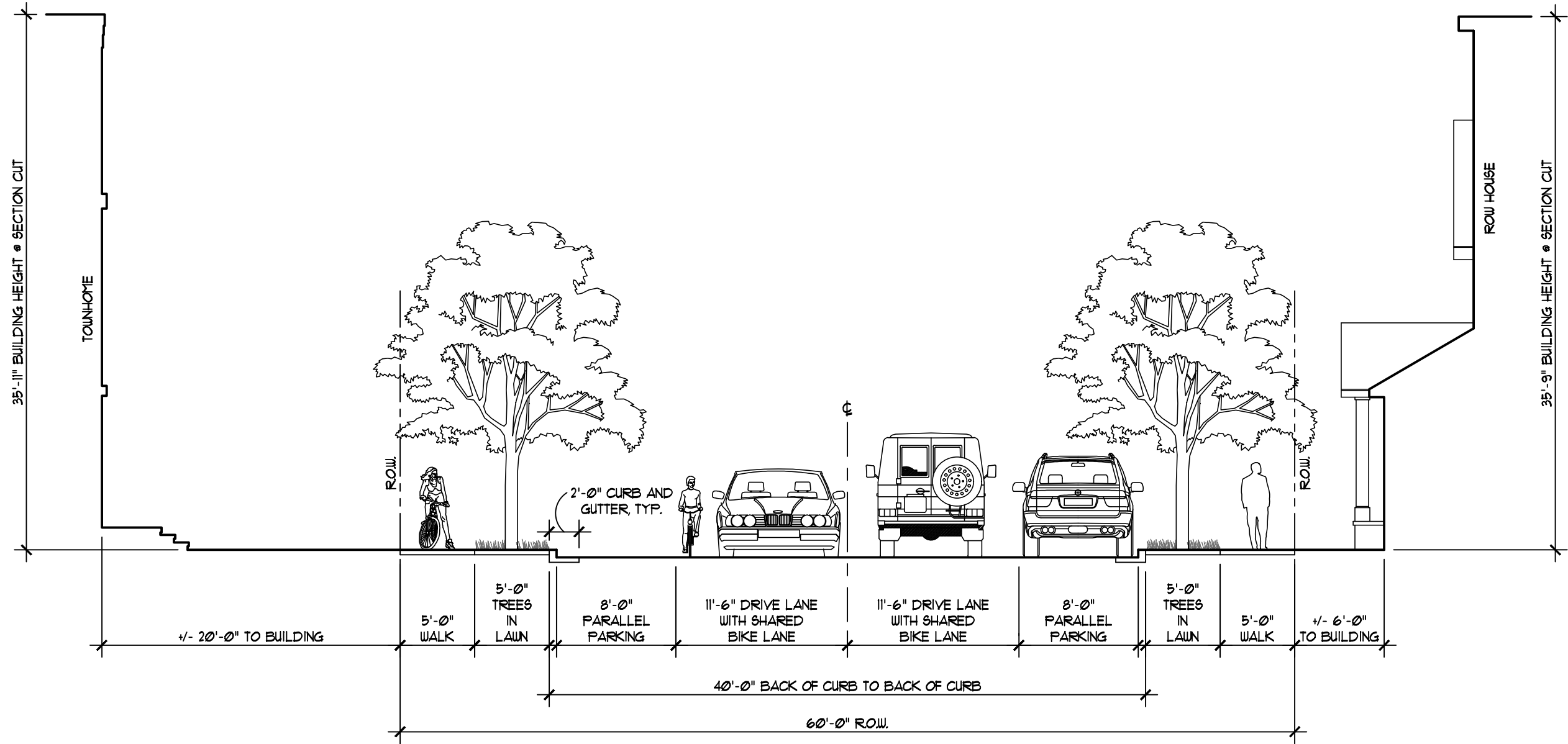
Sheet Number:
© Grissim Metz Andriese Associates, 2022

L110

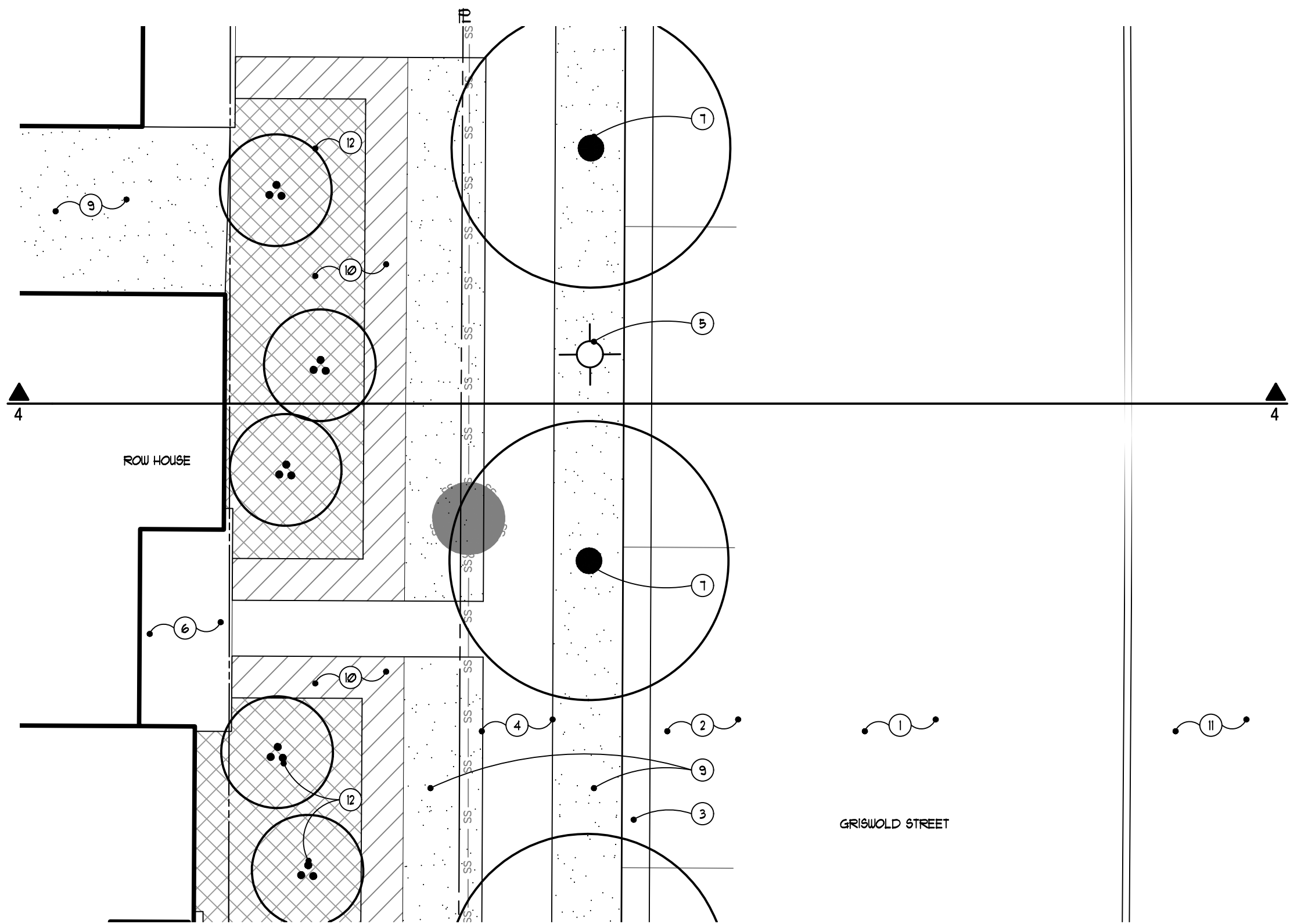
- Note Key: (APPLIES TO BOTH PLANS, SOME NOTES MAY NOT APPLY.)
- 1 DRIVE LANE
 - 2 PARALLEL PARKING
 - 3 CURB AND GUTTER
 - 4 PEDESTRIAN WALK
 - 5 STREET LIGHT TO MATCH NORTHVILLE DESIGN STANDARDS
 - 6 ROW HOUSE PORCHES AND STAIRS
 - 7 STREET TREE IN LAWN
 - 8 TOWNHOME LANDSCAPE - REFER TO PROTOTYPICAL PLAN
 - 9 LAWN
 - 10 SHRUB / PERENNIAL BED
 - 11 EXISTING LANDSCAPE
 - 12 ORNAMENTAL TREE



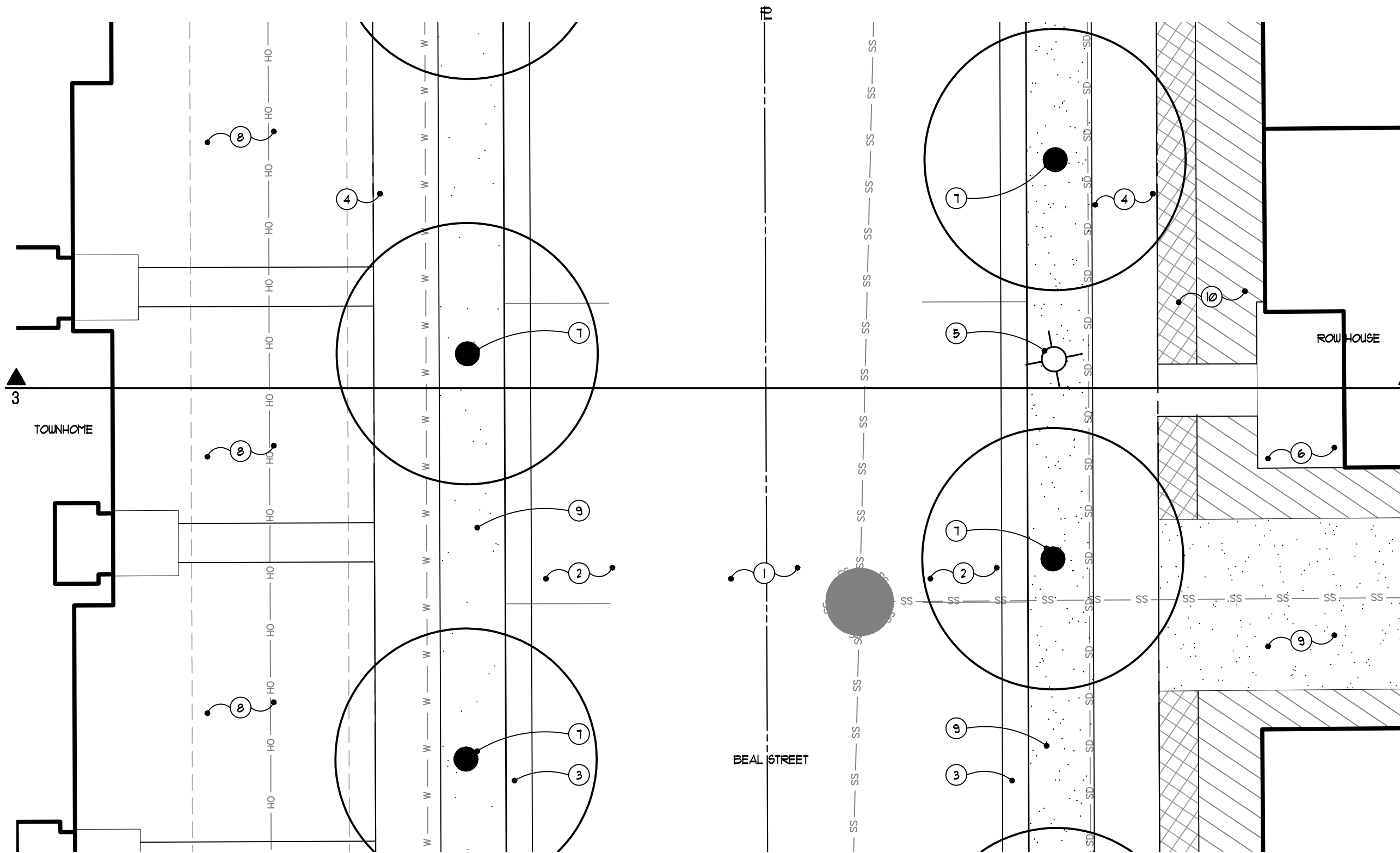
4 Griswold Street Cross Section (row houses)
L100 SCALE: 1/8" = 1'-0"



3 Beal Street Cross Section (townhomes and row houses)
L100 SCALE: 1/8" = 1'-0"



3 Griswold Street Plan (row houses)
L112 SCALE: 1/8" = 1'-0"



1 Beal Street Plan (townhomes and row houses)
L112 SCALE: 1/8" = 1'-0"

GRISSIM
METZ ASSOCIATES
ANDRIESE

Landscape Architecture

15000 Edwards N. Hines Dr., Suite A
Plymouth, MI 48170

Ph: 248-347-7010

Project:
The Downs
Northville, MI

Sheet:
Streetscape Cross Sections

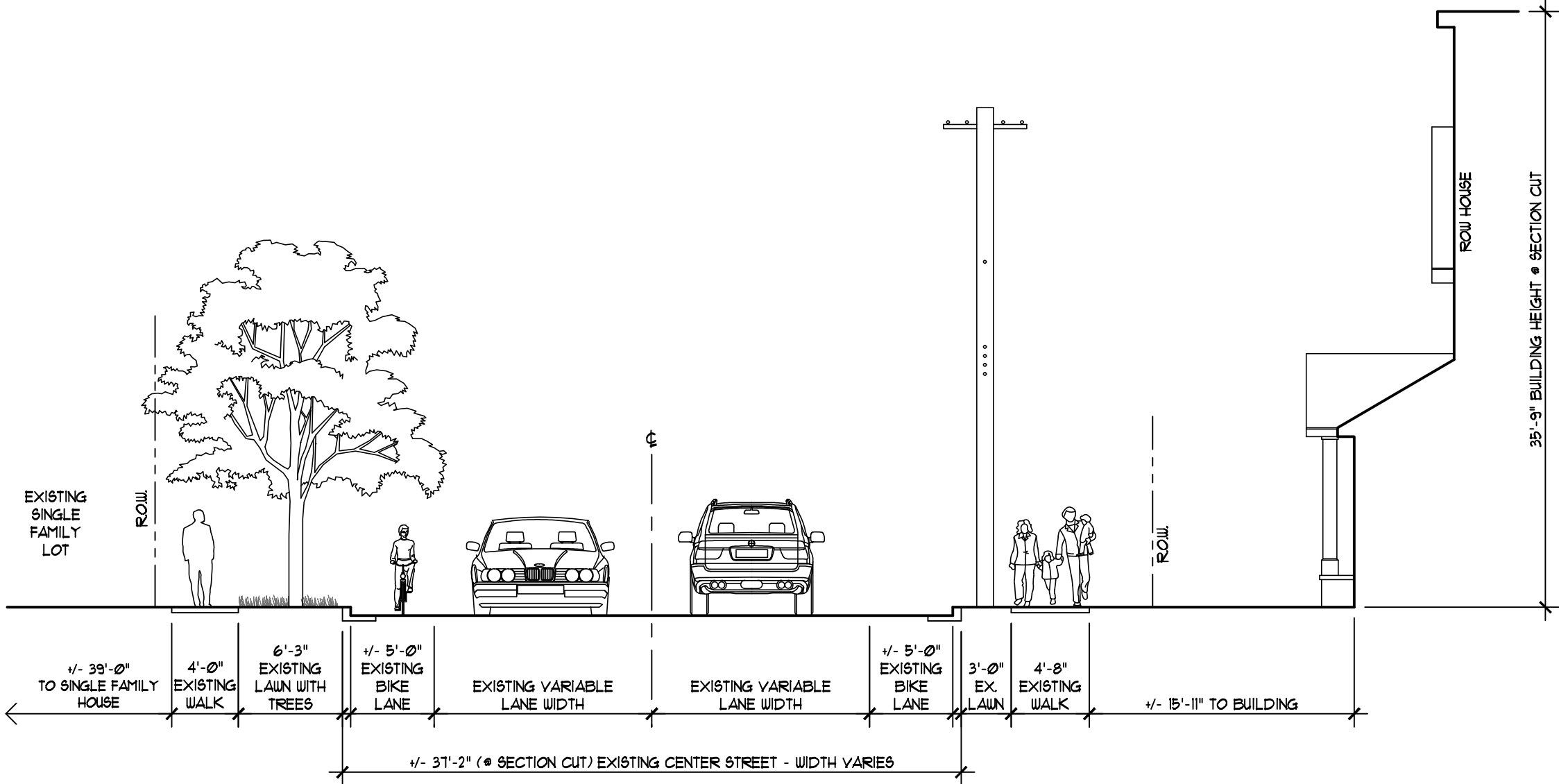
Job Number: H70-201
Drawn: GMA
Checked: ATP
Scale: As Shown

Date: 12/14/2021 Issued for:
12/14/2021 Preliminary Site Plan Approval
01/20/2022 Revision for City Review
05/31/2022 Revision for City Review
08/09/2022 Revision for City Review

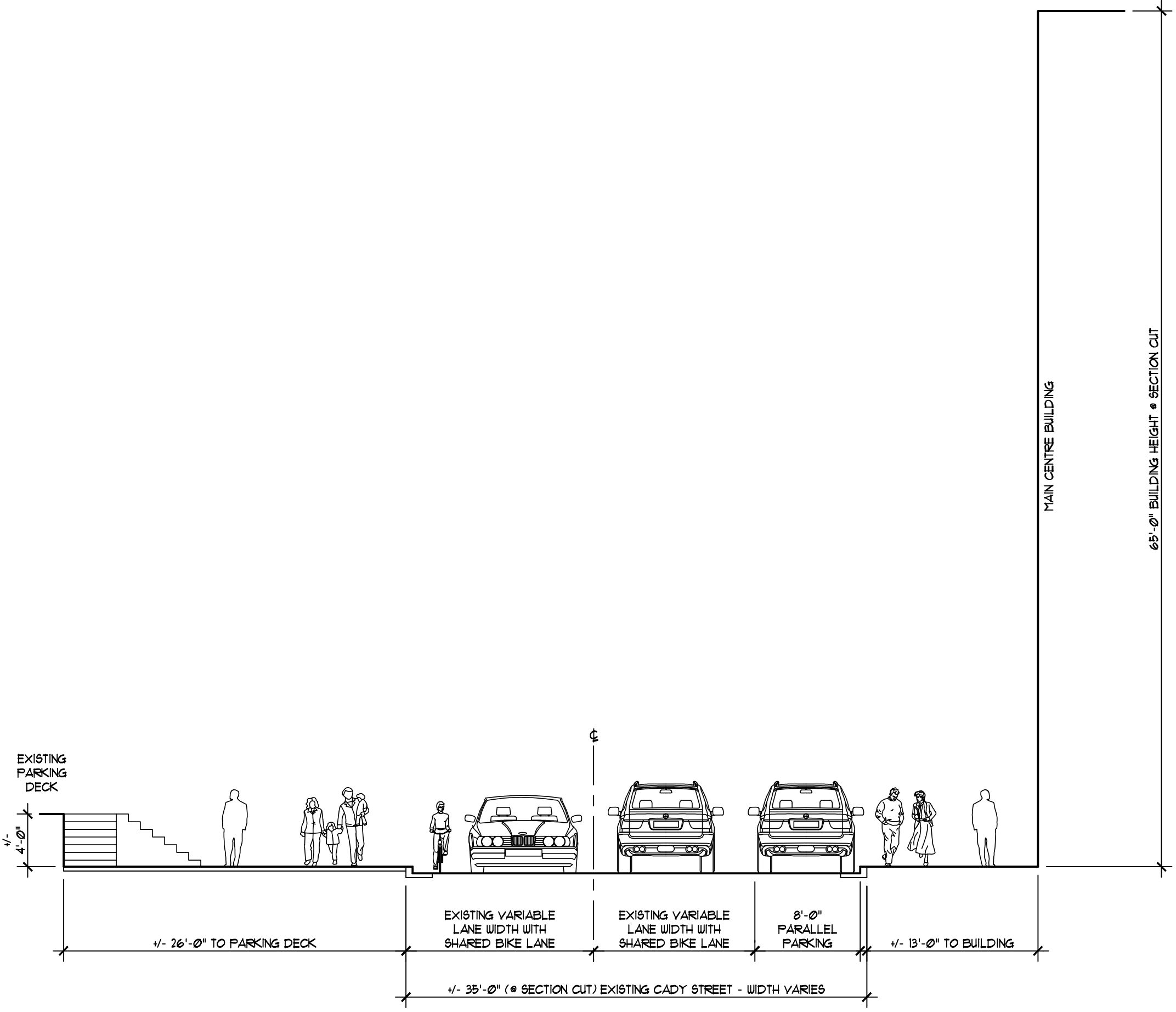
Sheet Number:
© Grissim Metz Andriese Associates, 2022

L112

- Note Key:
- ① DRIVE LANE
 - ② EXISTING CURB
 - ③ PEDESTRIAN WALK
 - ④ STREET LIGHT TO MATCH NORTHVILLE DESIGN STANDARDS
 - ⑤ EXISTING STREET LIGHT
 - ⑥ EXISTING SINGLE FAMILY LOT
 - ⑦ EXISTING PEDESTRIAN WALK
 - ⑧ LAWN
 - ⑨ SHRUB / PERENNIAL BED
 - ⑩ ORNAMENTAL TREE

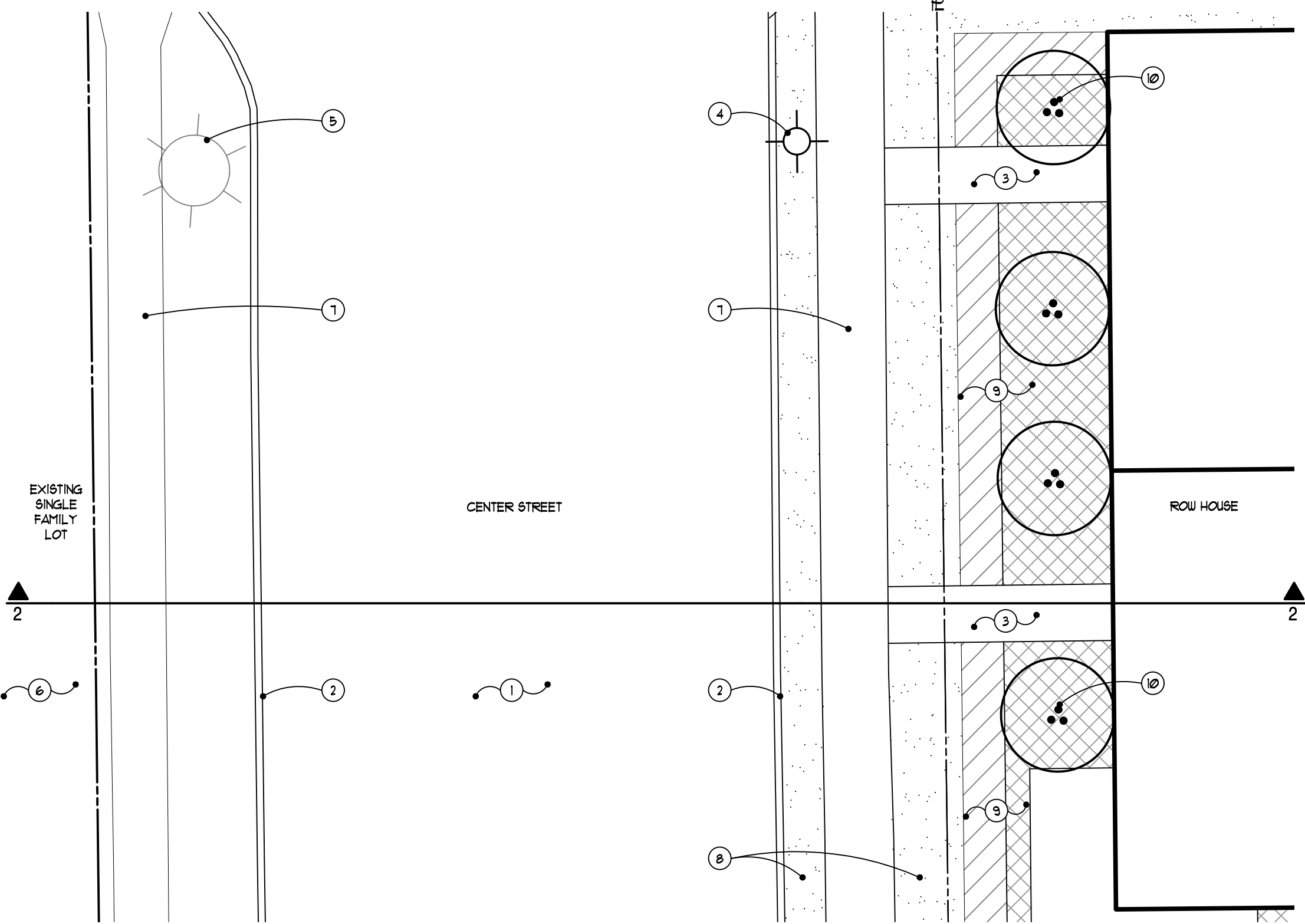


2 Center Street Cross Section (row houses)
L100 SCALE: 1/8" = 1'-0"



3 Cady Street Cross Section (at existing parking and main center)
L100 SCALE: 1/8" = 1'-0"

(NO PLAN AVAILABLE SECTION CUT FROM AERIAL IMAGERY AND LIMITED SURVEY INFORMATION)



1 Center Street Plan (row houses)
L113 SCALE: 1/8" = 1'-0"

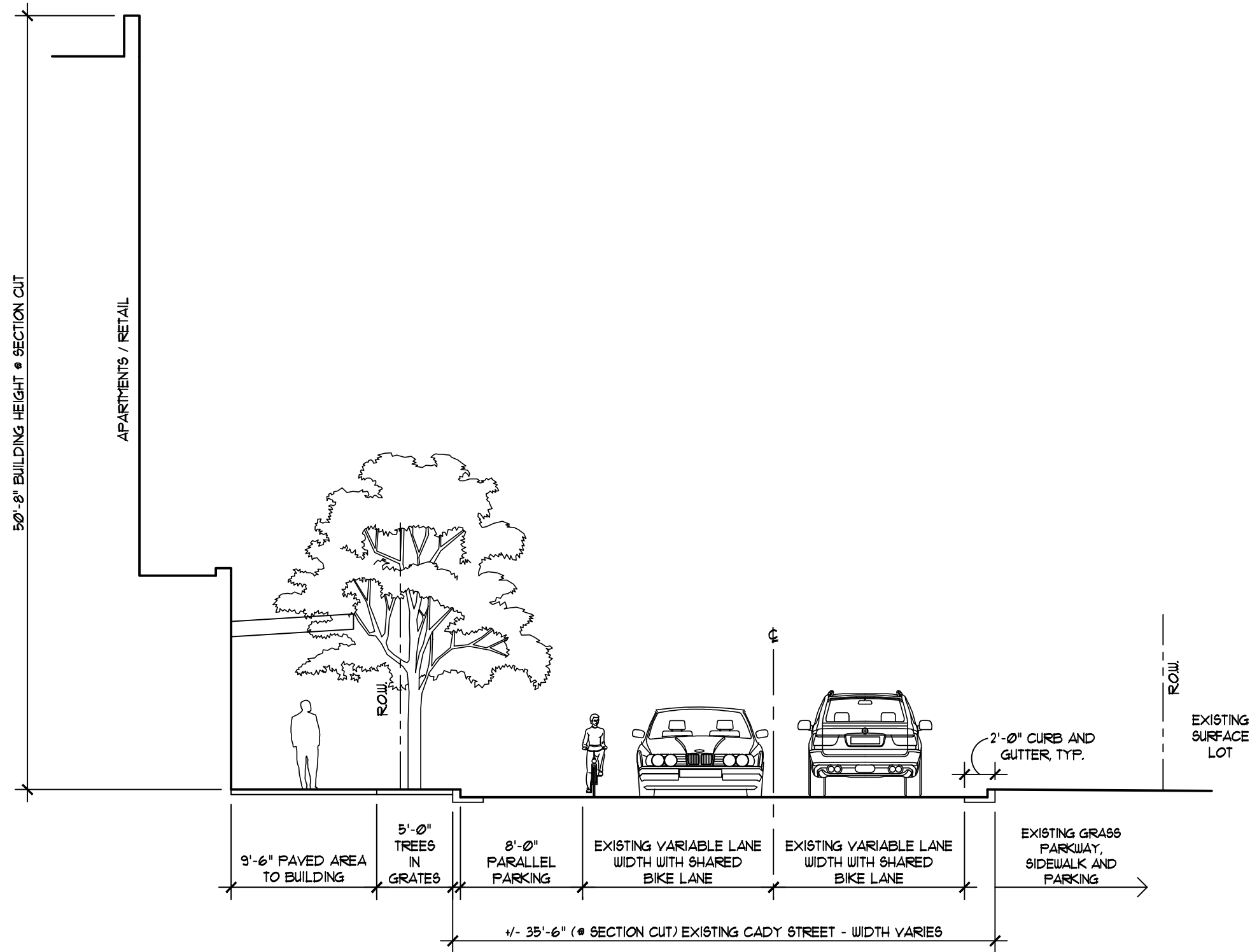
**GRISSIM
METZ
ANDRIESE** ASSOCIATES

Landscape Architecture
15000 Edwards N. Hines Dr., Suite A
Plymouth, MI 48170
Ph: 248-347-7010

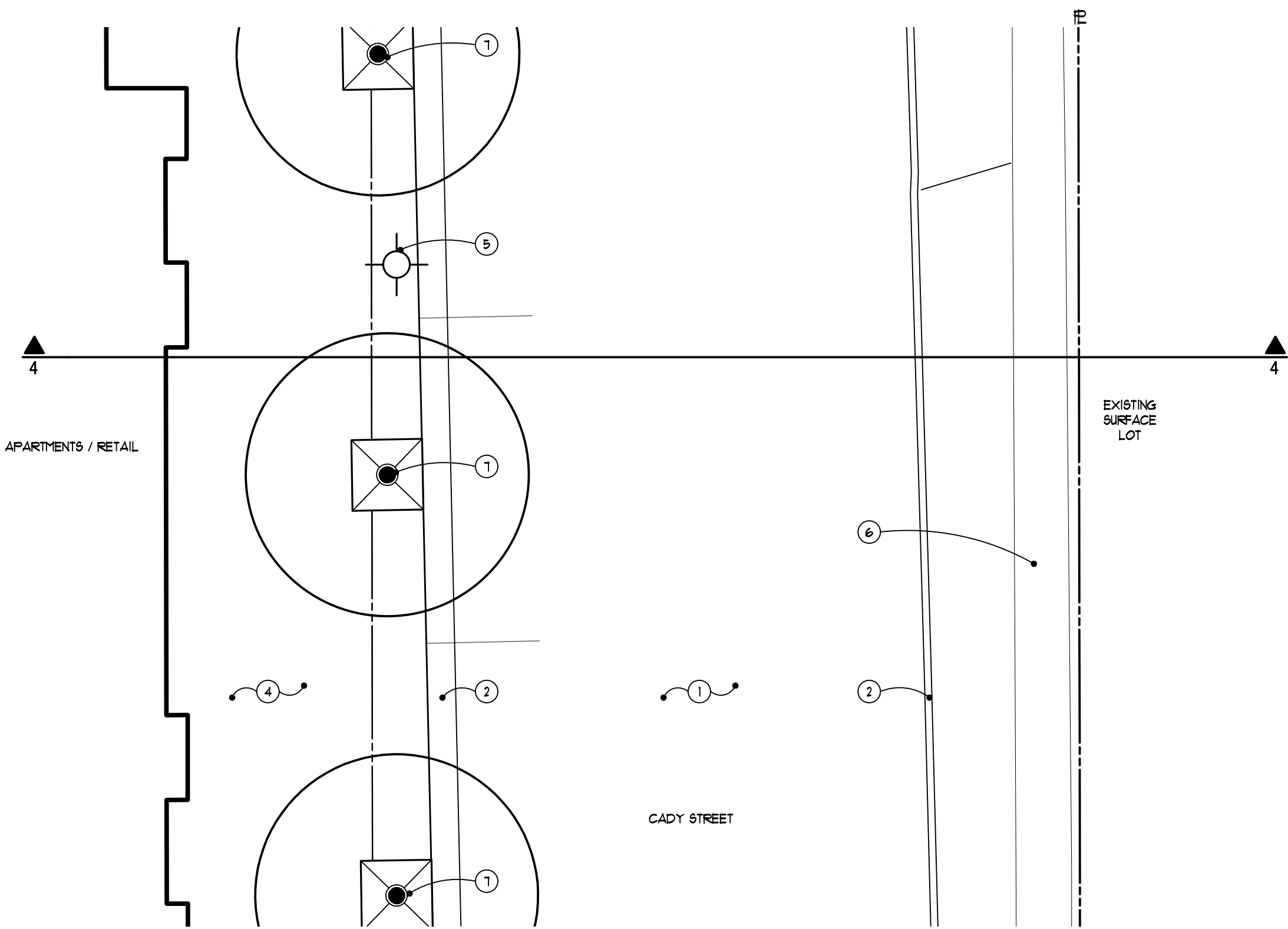
Project:	
The Downs	
Northville, MI	
Sheet:	
Streetscape Cross Sections	
Job Number:	H70-201
Drawn:	GMA
Checked:	ATP
Scale:	As Shown

Date:	Issued for:
12/14/2021	Preliminary Site Plan Approval
01/20/2022	Revision for City Review
05/31/2022	Revision for City Review
08/09/2022	Revision for City Review

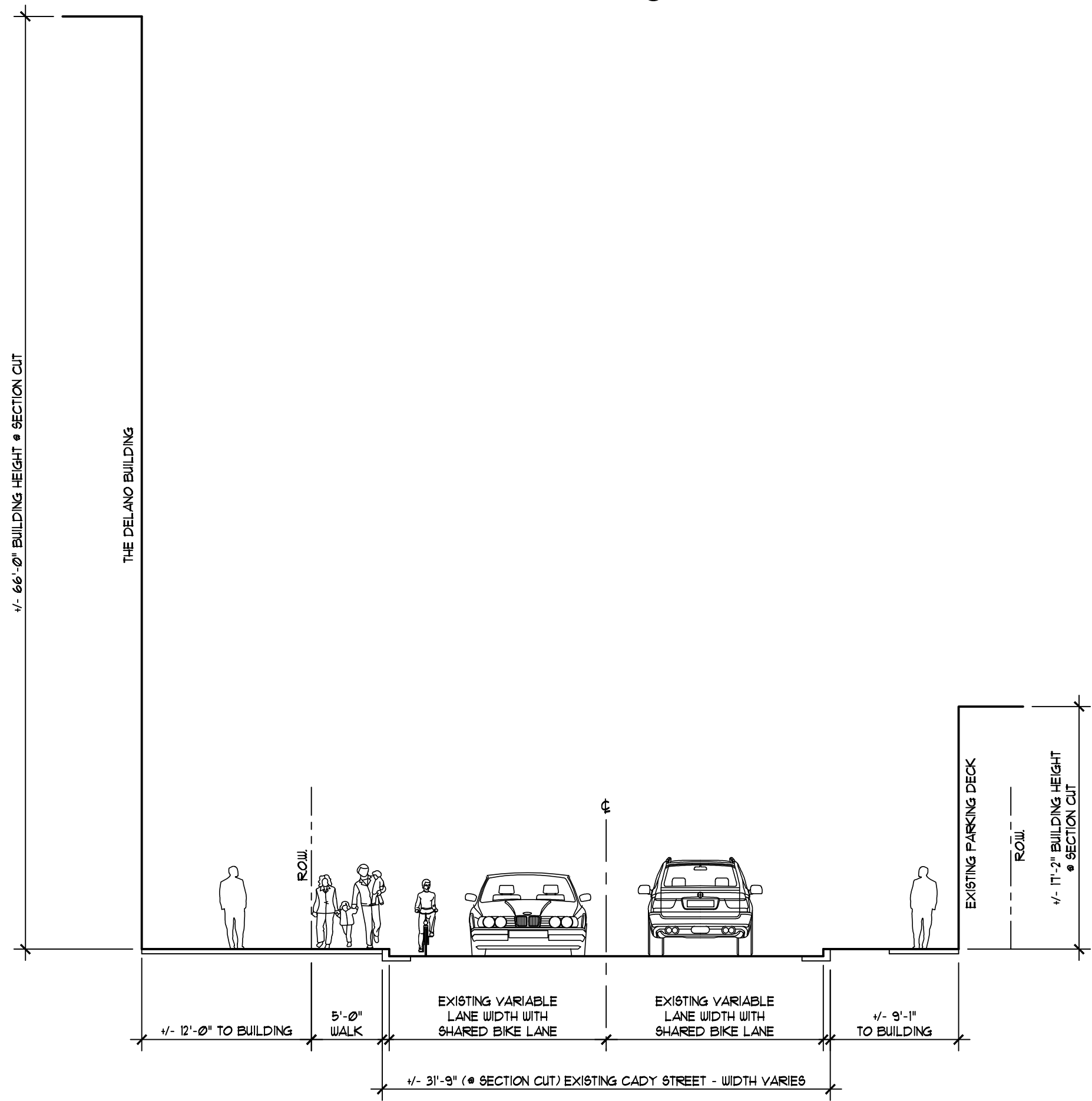
- Note Key: (APPLIES TO BOTH PLANS, SOME NOTES MAY NOT APPLY.)
- 1 DRIVE LANE
 - 2 EXISTING CURB
 - 3 CURB AND GUTTER
 - 4 PEDESTRIAN WALK
 - 5 STREET LIGHT TO MATCH NORTHVILLE DESIGN STANDARDS
 - 6 EXISTING PEDESTRIAN WALK
 - 7 STREET TREE IN TREE GRATE



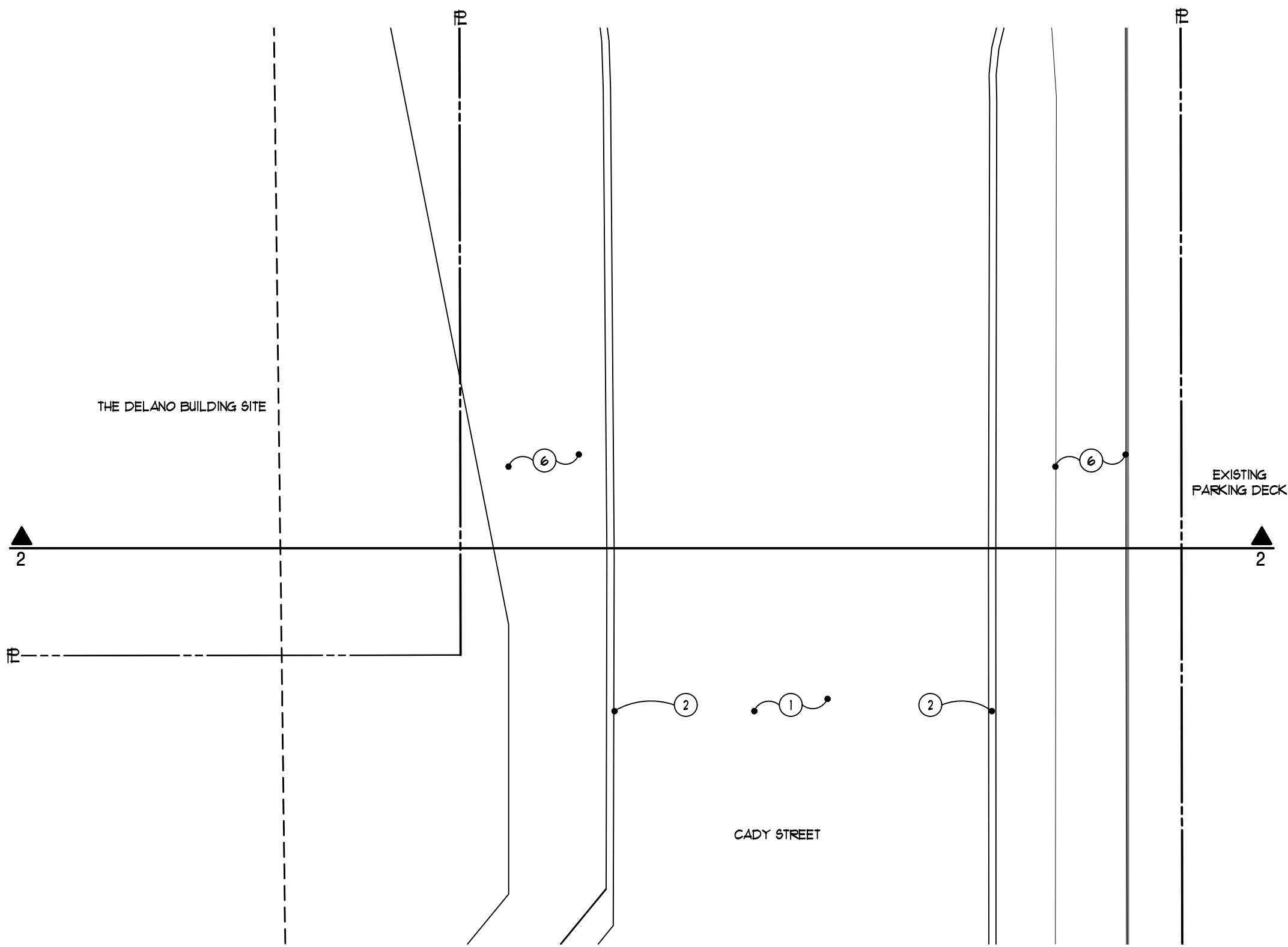
4 Cady Street Cross Section (at apartments and existing surface lot)
SCALE: 1/8" = 1'-0"



3 Cady Street Plan (at apartments and existing surface lot)
SCALE: 1/8" = 1'-0"



2 Cady Street Cross Section (at the delano and existing parking deck)
SCALE: 1/8" = 1'-0"



1 Cady Street Plan (at the delano and existing parking deck)
SCALE: 1/8" = 1'-0"

GRISSIM
METZ ASSOCIATES
ANDRIESE

Landscape Architecture

15000 Edwards N. Hines Dr., Suite A
Plymouth, MI 48170

Ph: 248-347-7010

Project:
The Downs
Northville, MI

Sheet:
Streetscape Cross Sections

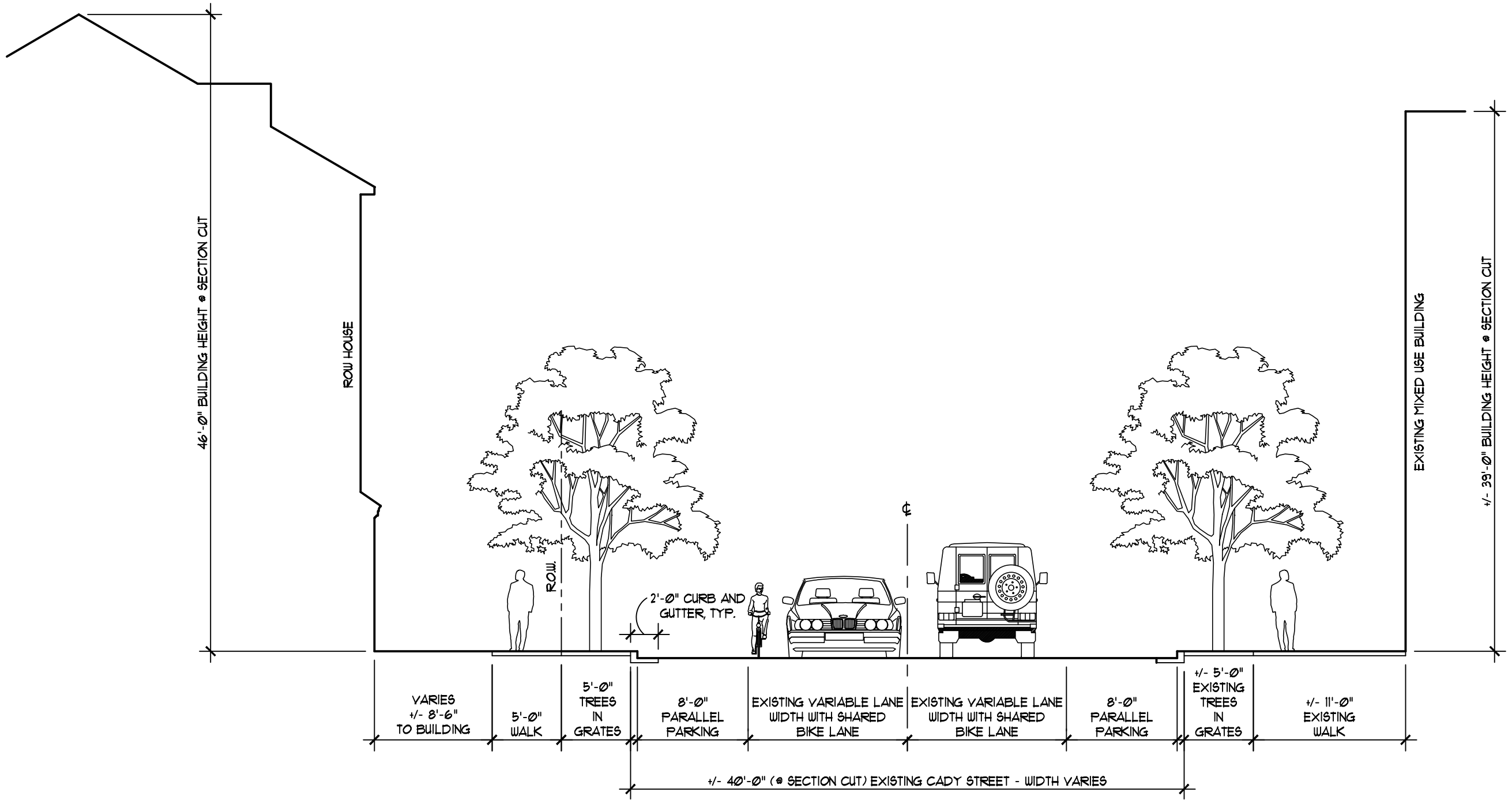
Job Number: H70-201
Drawn: GMA
Checked: ATP
Scale: As Shown

Date: 12/14/2021 Issued for: Preliminary Site Plan Approval
01/20/2022 Revision for City Review
05/31/2022 Revision for City Review
08/09/2022 Revision for City Review

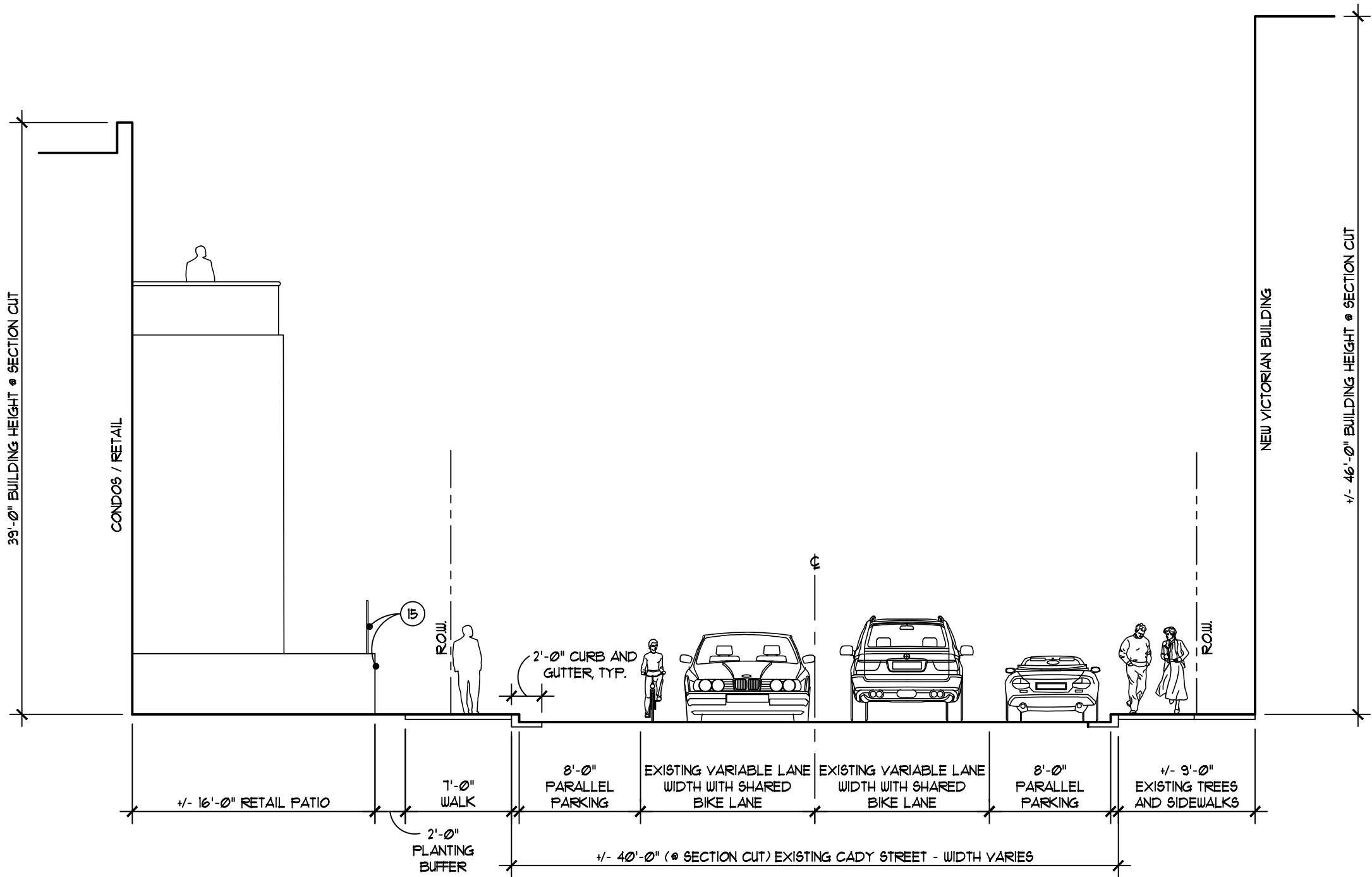
Sheet Number:
© Grissim Metz Andriese Associates, 2022

L114

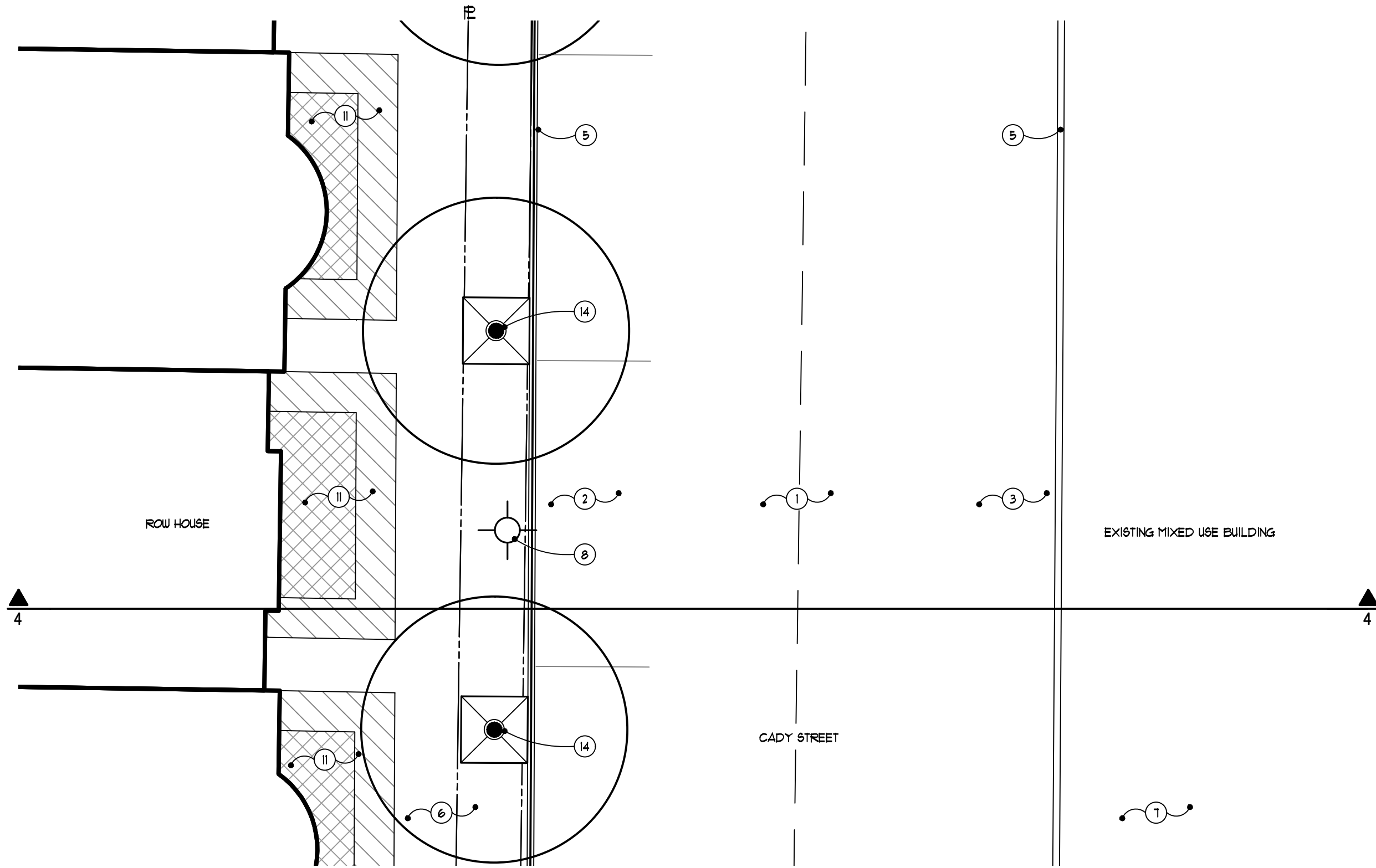
- Note Key: (APPLIES TO BOTH PLANS, SOME NOTES MAY NOT APPLY)
- 1 DRIVE LANE
 - 2 PARALLEL PARKING
 - 3 EXISTING PARALLEL PARKING
 - 4 CURB AND GUTTER
 - 5 EXISTING CURB
 - 6 PEDESTRIAN WALK
 - 7 EXISTING PEDESTRIAN WALK
 - 8 STREET LIGHT TO MATCH NORTHVILLE DESIGN STANDARDS
 - 9 STREET TREE IN PLANT BED
 - 10 RETAIL PATIO
 - 11 SHRUB / PERENNIAL BED
 - 12 STAIRS AND CHEEKWALLS
 - 13 WALL WITH GUARDRAIL
 - 14 STREET TREE IN TREE GRATE
 - 15 4' HEIGHT MAX RETAINING WALL GUARDRAIL ON TOP



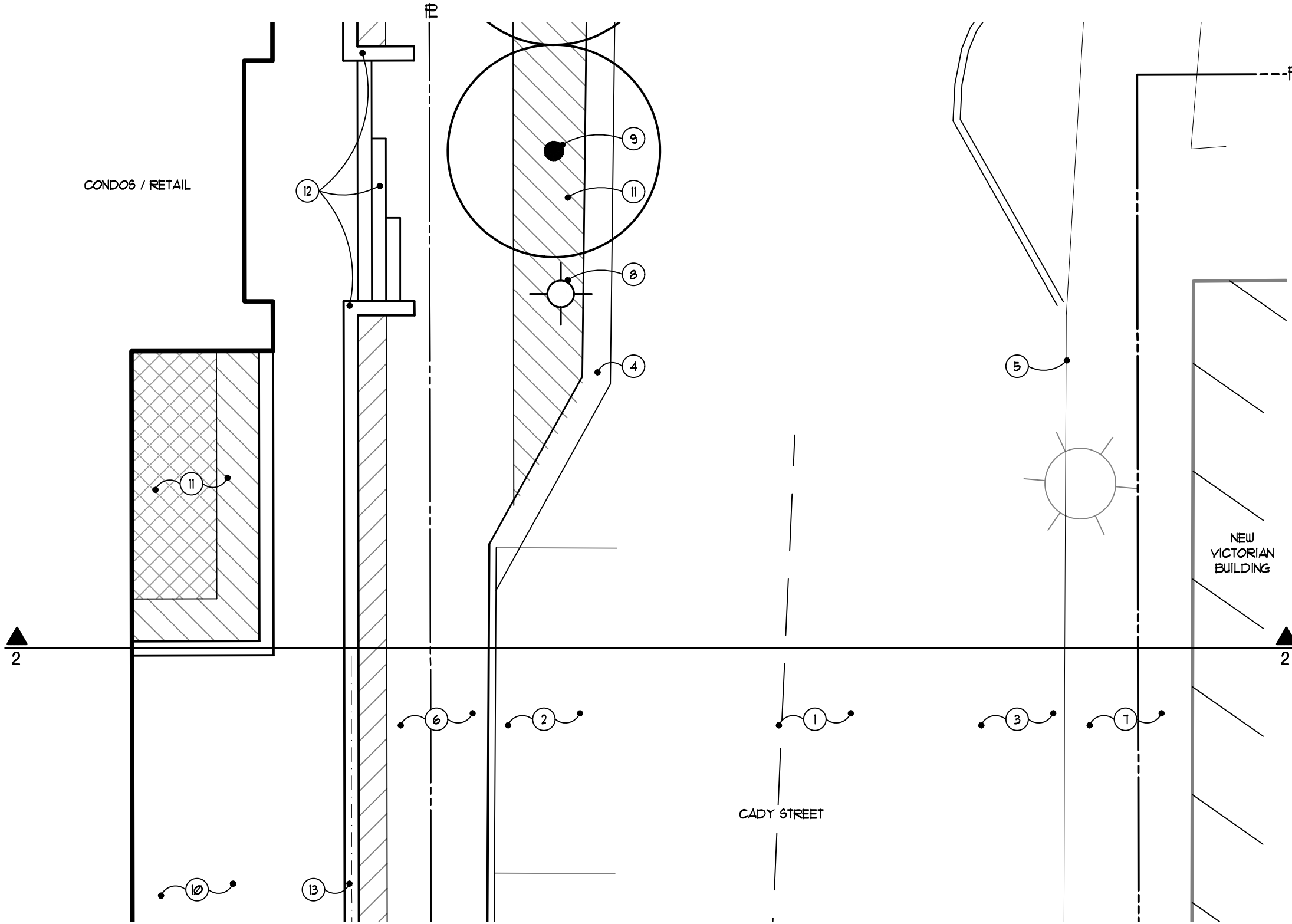
4 Cady Street Cross Section (at row houses and existing mixed-use)
SCALE: 1/8" = 1'-0"



2 Cady Street Cross Section (at condos and The New Victorian)
SCALE: 1/8" = 1'-0"



3 Cady Street Plan (at row houses and existing mixed-use)
SCALE: 1/8" = 1'-0"



1 Cady Street Plan (at condos and The New Victorian)
SCALE: 1/8" = 1'-0"

GRISSIM
METZ
ANDRIESE ASSOCIATES

Landscape Architecture
15000 Edwards N. Hines Dr., Suite A
Plymouth, MI 48170
Ph: 248-347-7010

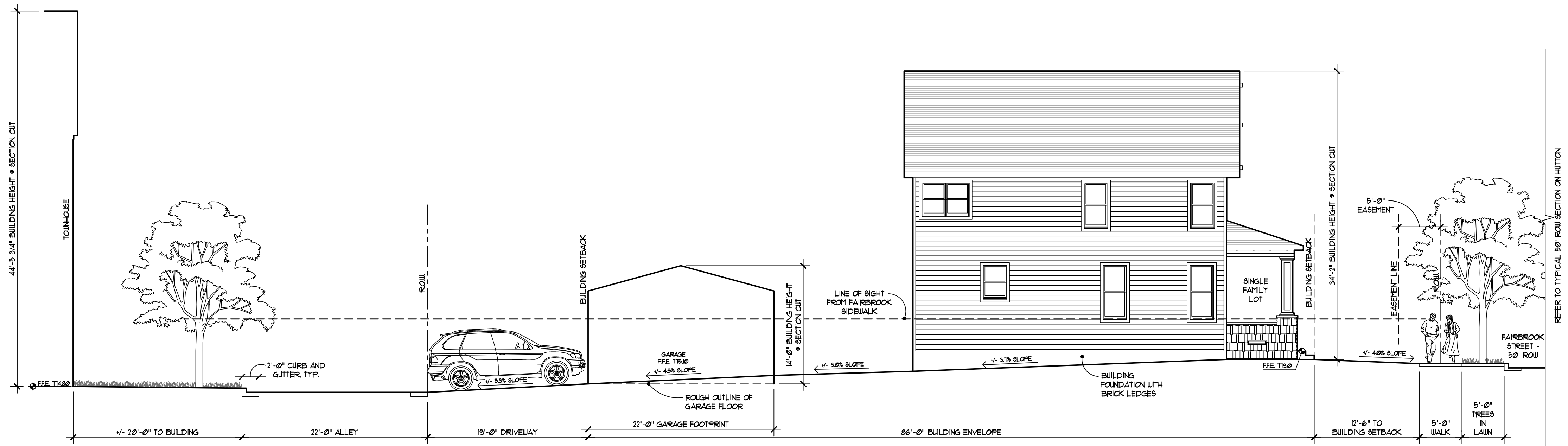
Project:
The Downs
Northville, MI

Sheet:
Streetscape Cross Sections

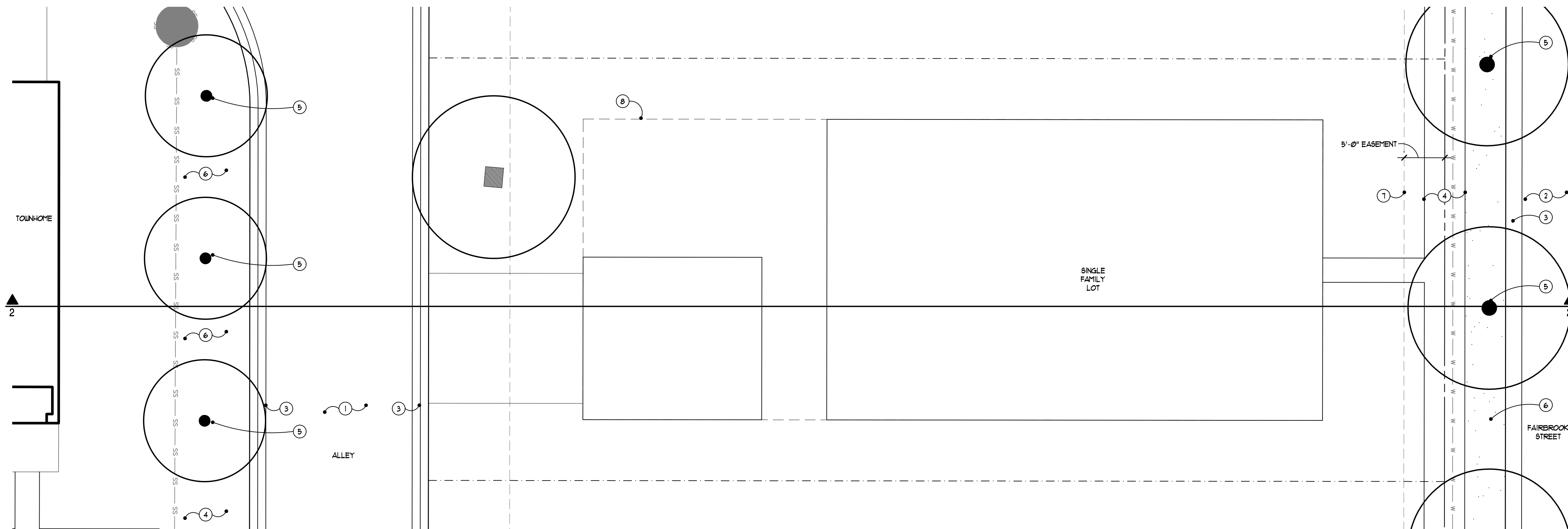
Job Number: H70-201
Drawn: GMA
Checked: ATP
Scale: As Shown

Date: 05/31/2022 Issued for:
08/09/2022 Revision for City Review

- Note Key:
- 1 DRIVE LANE
 - 2 PARALLEL PARKING
 - 3 CURB AND GUTTER
 - 4 PEDESTRIAN WALK
 - 5 STREET TREE IN LAWN
 - 6 LAWN
 - 7 5'-0" EASEMENT LINE
 - 8 BUILDING SETBACK



2 Fairbrook Street Cross Section (through single family and townhomes)
L100 SCALE: 1/8" = 1'-0"



1 Fairbrook Street Plan (through single family and townhomes)
L116 SCALE: 1/8" = 1'-0"

GRISSIM
METZ ASSOCIATES
ANDRIESE

Landscape Architecture

15000 Edwards N. Hines Dr., Suite A
Plymouth, MI 48170

Ph: 248-347-7010

Project:
The Downs
Northville, MI

Sheet:
Streetscape Cross Sections

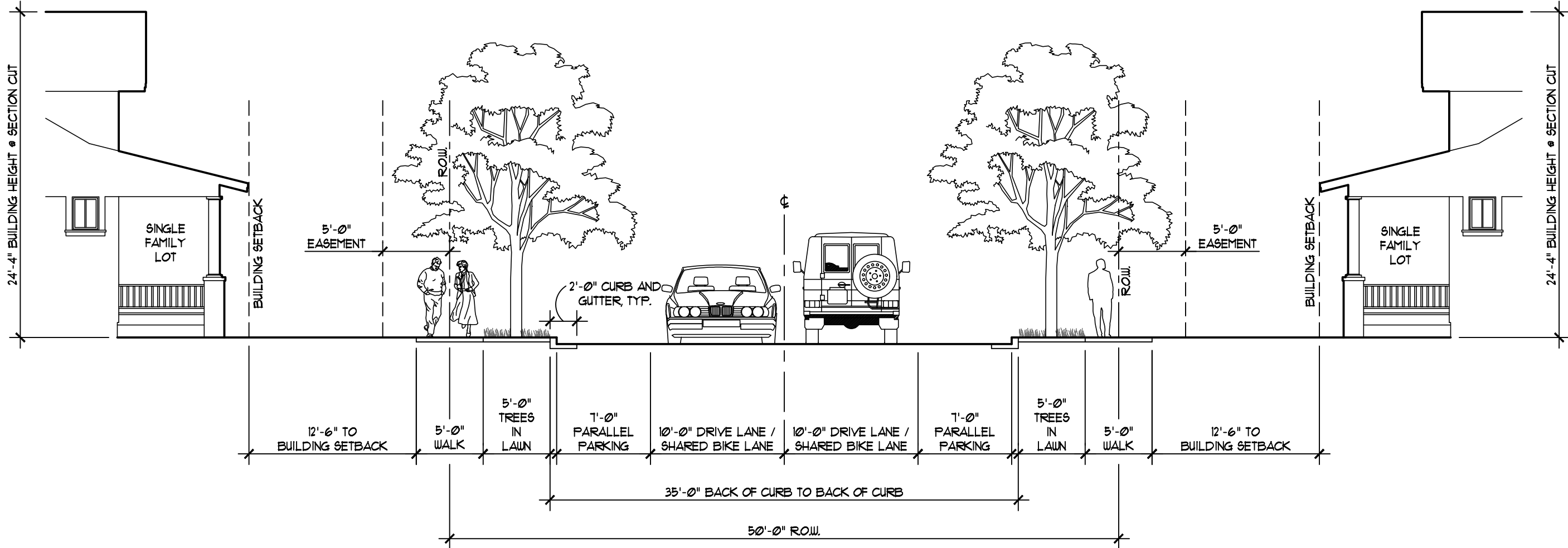
Job Number: H70-201
Drawn: GMA
Checked: ATP
Scale: As Shown

Date: 05/31/2022 Issued for:
08/09/2022 Revision for City Review

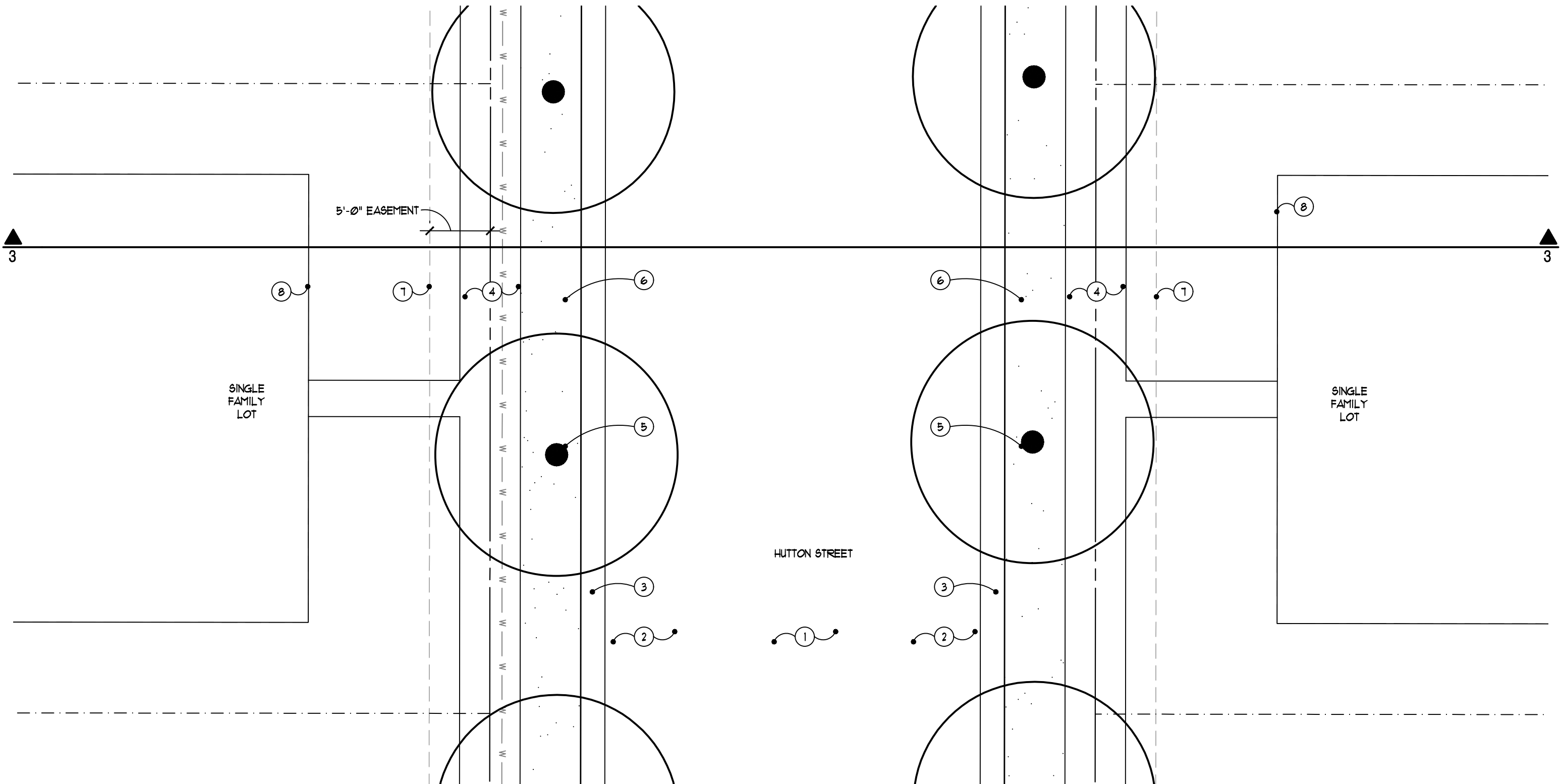
Sheet Number:
© Grissim Metz Andriese Associates, 2022

L116

- Note Key:
- ① DRIVE LANE
 - ② PARALLEL PARKING
 - ③ CURB AND GUTTER
 - ④ PEDESTRIAN WALK
 - ⑤ STREET TREE IN LAWN
 - ⑥ LAWN
 - ⑦ 5'-0" EASEMENT LINE
 - ⑧ BUILDING SETBACK



2 Hutton Street Cross Section (at single family homes, typical for 50' ROW)
L100 SCALE: 1/8" = 1'-0"



1 Hutton Street Plan (at single family homes, typical for 50' ROW)
L117 SCALE: 1/8" = 1'-0"

GRISSIM
METZ ASSOCIATES
ANDRIESE

Landscape Architecture
15000 Edwards N. Hines Dr., Suite A
Plymouth, MI 48170
Ph: 248-347-7010

Project:
The Downs
Northville, MI

Sheet:
Streetscape Cross Sections

Job Number: H70-201
Drawn: GMA
Checked: ATP
Scale: As Shown

Date: 05/31/2022 Issued for:
08/09/2022 Revision for City Review



SHEET DESCRIPTION		TOLLARCHITECTURE	
30' X 56' 2 STORY CARRIAGE HOMES		PHILADELPHIA · ORLANDO DALLAS · LOS ANGELES · SEATTLE	
DRAWN BY - PRESLEY ARCH		SHEET REVISION INFO	
CHECKED BY -		SET REVISION INFO	
SHEET DATE - 12/6/21		1140 Virginia Drive, Fort Washington, PA 19034 P 215-293-5300 F 215-293-5314 A Division of Toll Brothers	
PRODUCT LINE		ELEVATION NAME	
MODEL/PROJECT NAME		SHEET NUMBER	

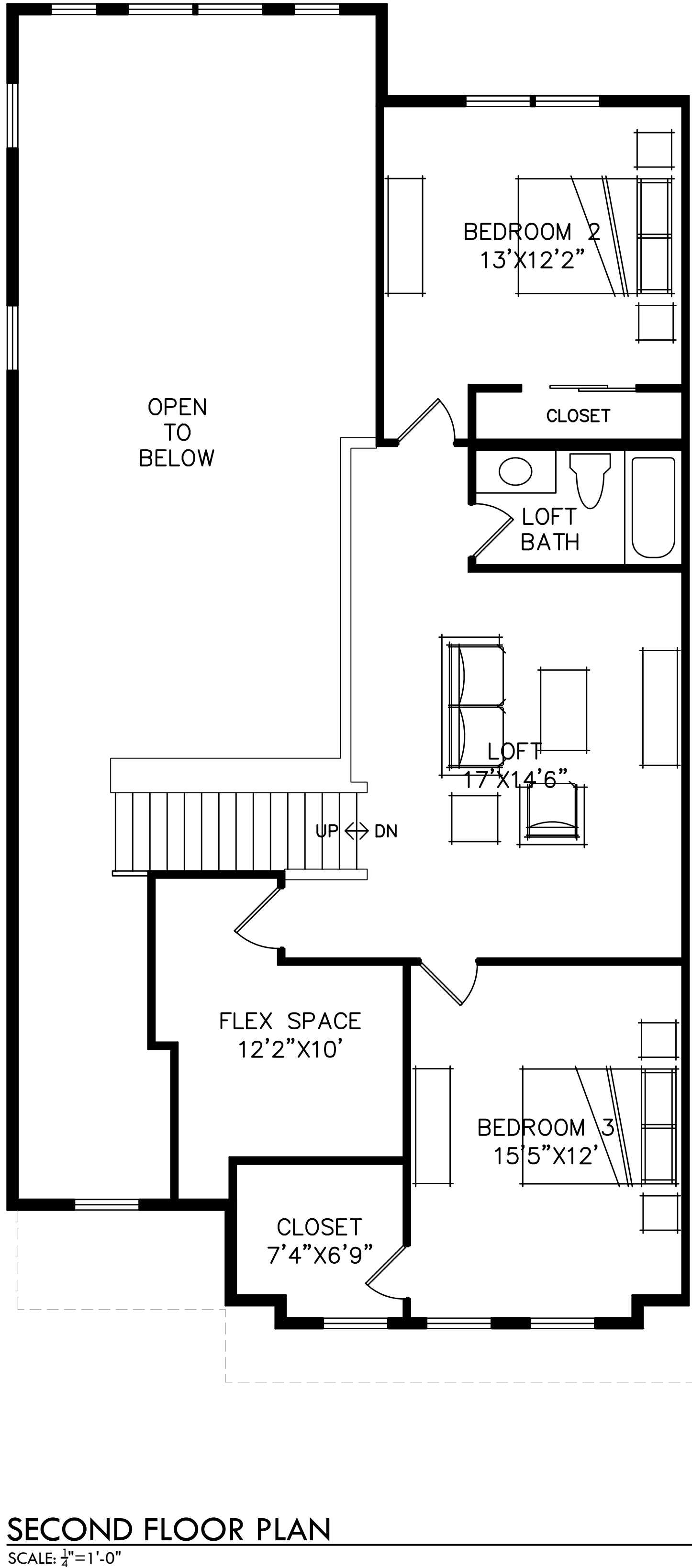
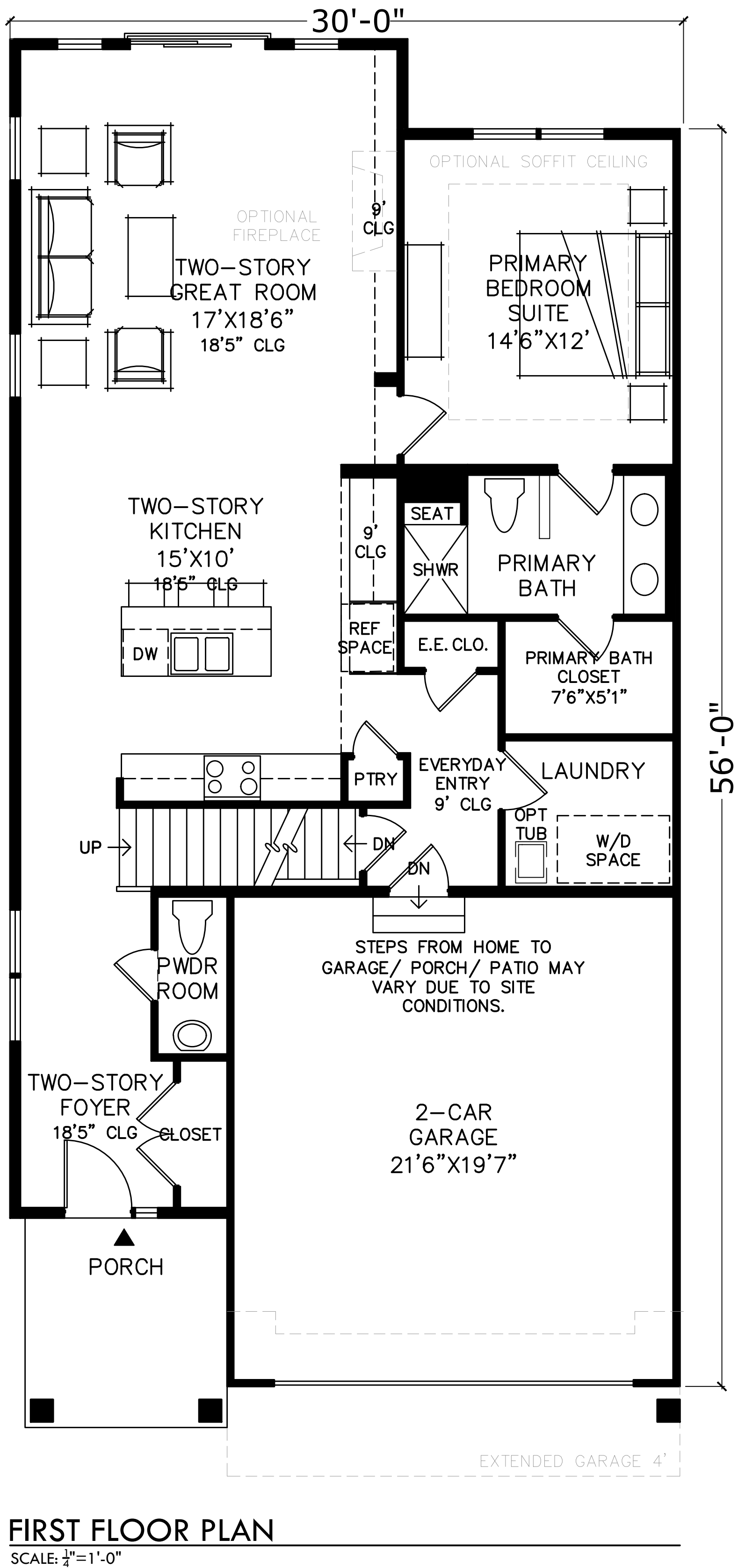


RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

SHEET DESCRIPTION		DRAWN BY - PRESLEY ARCH		PRODUCT LINE		SHEET REVISION INFO		TOLLARCHITECTURE			
30' X 56' 2 STORY CARRIAGE HOMES		CHECKED BY -		MODEL/PROJECT NAME		SET REVISION INFO		PHILADELPHIA · ORLANDO DALLAS · LOS ANGELES · SEATTLE			
SHEET NUMBER		SHEET DATE - 12/6/21		ELEVATION NAME				1140 Virginia Drive, Fort Washington, PA 19034 P 215-293-5300 F 215-293-5314 A Division of Toll Brothers			

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF TOLL BROTHERS, INC. AND ARE COPYRIGHTED. THEY WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORP- ORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF TOLL BROTHERS, INC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND TOLL BROTHERS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

© TB Proprietary Corp.



SHEET DESCRIPTION		DRAWN BY - TOLL ARCH		SHEET REVISION INFO		TOLLARCHITECTURE	PHILADELPHIA - ORLANDO DALLAS - LOS ANGELES - SEATTLE	1140 Virginia Drive, Fort Washington, PA 19034 P 215-293-5300 F 215-293-5314 A Division of Toll Brothers
30' X 56' 2 STORY CARRIAGE HOMES		CHECKED BY -		PRODUCT LINE				
		SHEET DATE - 12/6/21		MODEL/PROJECT NAME				
				ELEVATION NAME				
SHEET NUMBER				SET REVISION INFO				



This is a detailed architectural line drawing of a two-story building facade. The building features horizontal siding and is divided into four vertical sections by three vertical lines. Each section has a set of double doors at the ground level, each with a small transom window above it. The second floor of each section contains two windows: a larger double-hung window on the left and a smaller single-hung window on the right. A small balcony with a railing is located on the second floor of the second and third sections from the left. The drawing is a black and white line art style, showing the structural elements and window placements without shading or color.

SHEET DESCRIPTION		DRAWN BY - TOLL ARCH		PRODUCT LINE		SHEET REVISION INFO		TOLLARCHITECTURE	
22' X 42' 2.5 STORY TOWNHOMES		CHECKED BY -		MODEL/PROJECT NAME					
		SHEET DATE - 12/6/21		ELEVATION NAME		SET REVISION INFO			
SHEET NUMBER		1140 Virginia Drive, Fort Washington, PA 19034 P 215-293-5300 F 215-293-5314 A Division of Toll Brothers							

10-15-2020/17/18, August 15, 2022 - 12:48:43 pm

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF TOLL BROTHERS, INC. AND ARE COPYRIGHTED. THEY WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORP- ORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF TOLL BROTHERS, INC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND TOLL BROTHERS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

© TB Proprietary Corp.



FRONT ELEVATIONS
SCALE: $\frac{1}{4}$ "=1'-0"



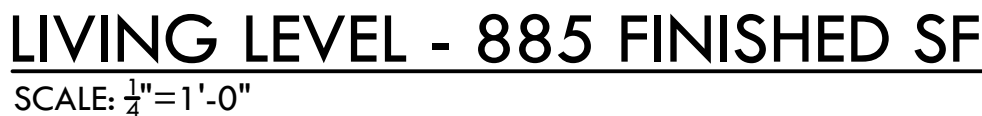
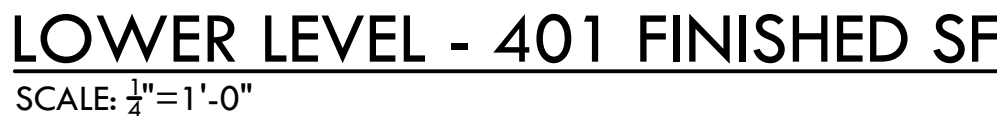
LEFT SIDE ELEVATION OF FLAT ROOF BUILDING - END UNIT
SCALE: $\frac{1}{4}$ "=1'-0"



LEFT SIDE ELEVATION OF FLAT ROOF BUILDING - END UNIT HIGH VISIBILITY
SCALE: $\frac{1}{4}$ "=1'-0"

SHEET DESCRIPTION		DRAWN BY - TOLL ARCH		SHEET REVISION INFO		TOLLARCHITECTURE	
22' X 42' 2.5 STORY TOWNHOMES		CHECKED BY -		MODEL/PROJECT NAME		PHILADELPHIA · ORLANDO DALLAS · LOS ANGELES · SEATTLE	
SHEET NUMBER		SHEET DATE - 12/6/21		SET REVISION INFO		1140 Virginia Drive, Fort Washington, PA 19034 P 215-293-5300 F 215-293-5314 A Division of Toll Brothers	

JAL: Monday, August 15, 2022 - 12:48:42 pm



SHEET DESCRIPTION 22' X 42' 2.5 STORY TOWNHOMES		DRAWN BY - TOLL ARCH	PRODUCT LINE	SHEET REVISION INFO	TOLLARCHITECTURE PHILADELPHIA - ORLANDO DALLAS - LOS ANGELES - SEATTLE	1140 Virginia Drive, Fort Washington, PA 19034 P 215-293-5300 F 215-293-5314 A Division of Toll Brothers
		CHECKED BY -	MODEL/PROJECT NAME			
SHEET NUMBER		SHEET DATE - 12/6/21	ELEVATION NAME	SET REVISION INFO		

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF TOLL BROTHERS, INC. AND ARE COPYRIGHTED. THEY WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF TOLL BROTHERS, INC. WRITTEN PERMISSION ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND TOLL BROTHERS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.



FRONT ELEVATION

SCALE: $\frac{1}{4}" = 1'-0"$

SHEET DESCRIPTION 22'X42' 3 STORY TOWNHOMES		DRAWN BY - TOLL ARCH		SHEET REVISION INFO		TOLLARCHITECTURE		
		CHECKED BY -		PRODUCT LINE		PHILADELPHIA - ORLANDO DALLAS - LOS ANGELES - SEATTLE		
		SHEET DATE - 12/6/21		MODEL/PROJECT NAME		1140 Virginia Drive, Fort Washington, PA 19034 P 215-293-5300 F 215-293-5314 A Division of Toll Brothers		
SHEET NUMBER				ELEVATION NAME				

10/15/2023 10:00 AM, August 15, 2023, 12:00 PM - 12:00 PM

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF TOLL BROTHERS, INC. AND ARE COPYRIGHTED. THEY WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORP- ORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF TOLL BROTHERS, INC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND TOLL BROTHERS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

© TB Proprietary Corp.



REAR ELEVATIONS

SCALE: 1/4"=1'-0"

SHEET DESCRIPTION

22' X 42' 3 STORY TOWNHOMES

DRAWN BY - TOLL ARCH

CHECKED BY -

SHEET DATE - 12/6/21

SHEET
NUMBER

PRODUCT LINE

MODEL/PROJECT NAME

ELEVATION NAME

SHEET REVISION INFO

SET REVISION INFO

TOLLARCHITECTURE

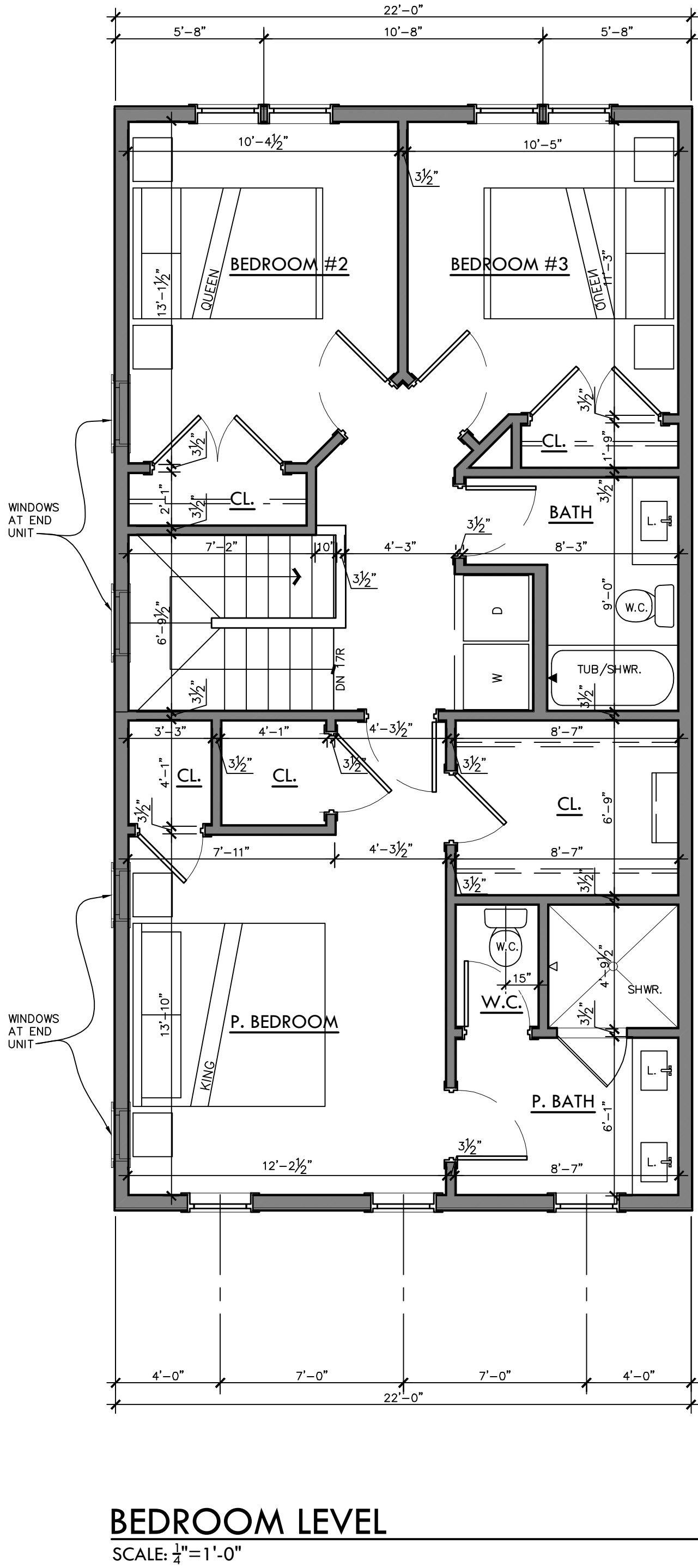
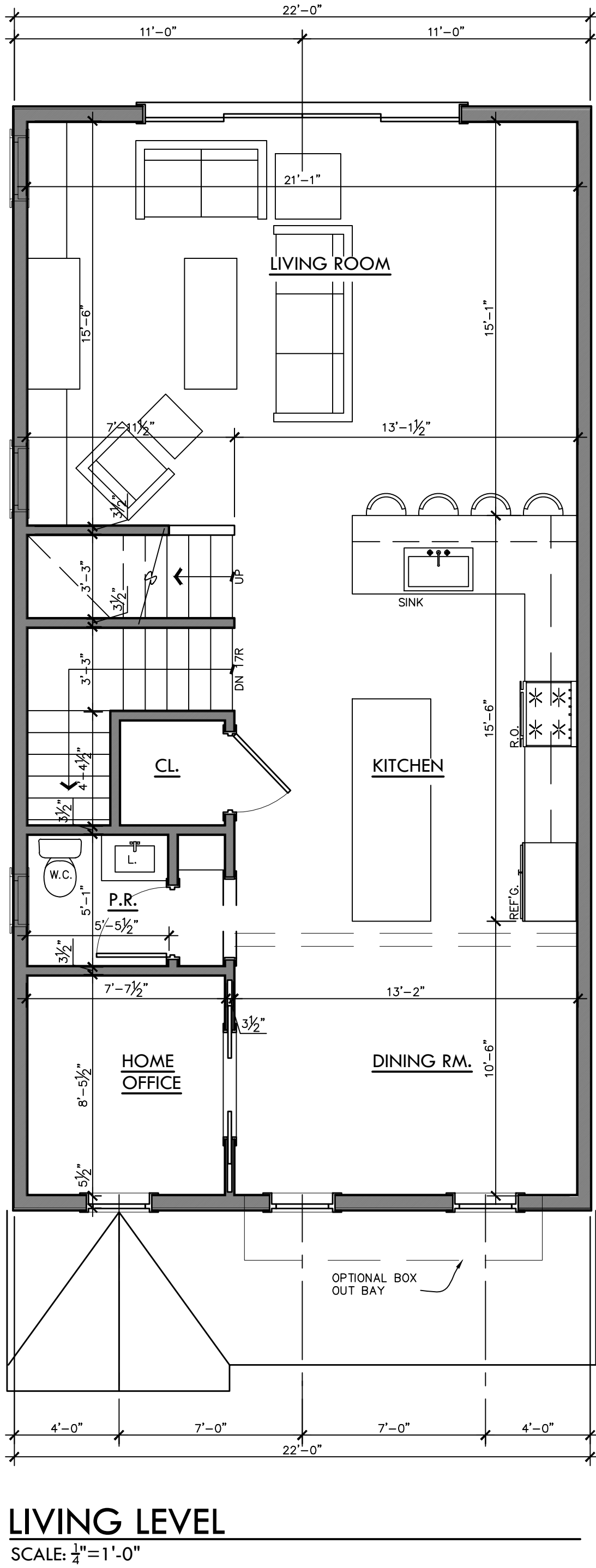
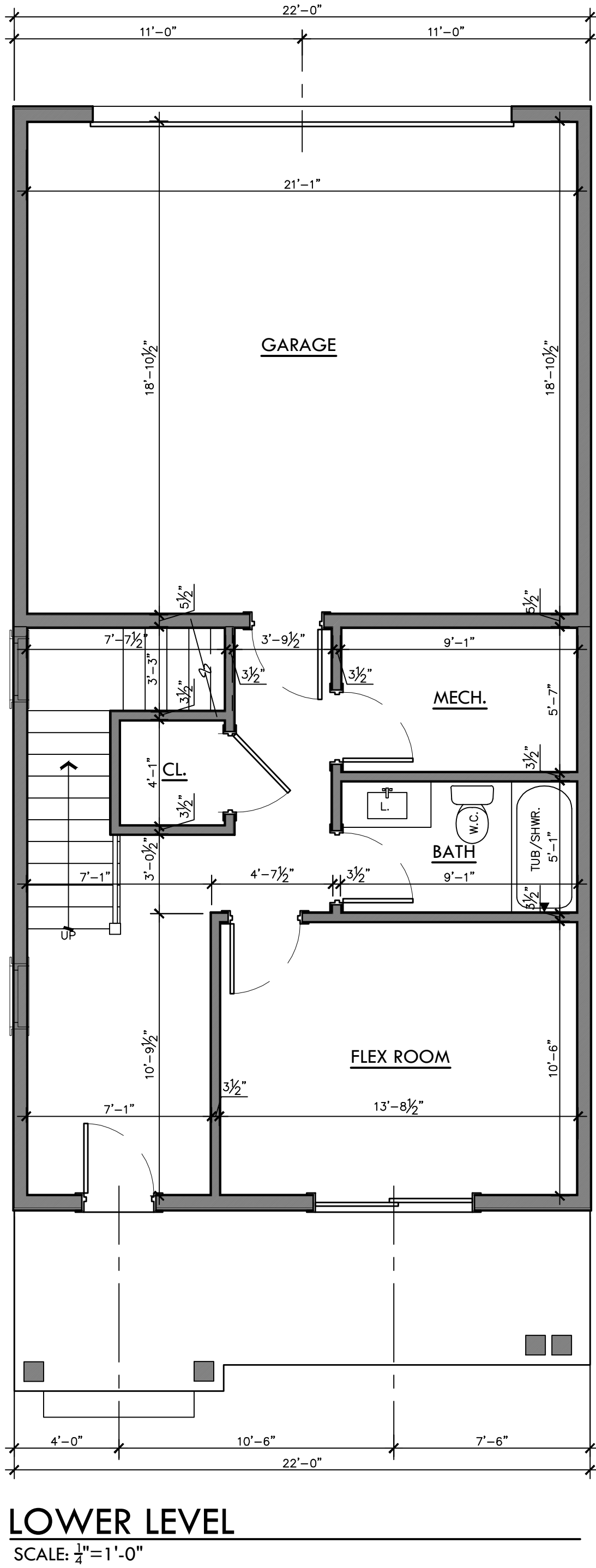
PHILADELPHIA · ORLANDO
DALLAS · LOS ANGELES · SEATTLE

1140 Virginia Drive, Fort Washington, PA 19034
P 215-293-5300 | F 215-293-5314
A Division of Toll Brothers

This architectural elevation drawing shows the front facade of a two-story house. The house features a gabled roof with a central dormer window. The main body of the house has horizontal siding. The first floor includes a large central window, a smaller window to the left, and a small square window to the right. The second floor has four windows of varying sizes. A brick foundation is visible at the base. To the left, a small balcony with a railing is shown. To the right, a portion of a porch with a column is visible. A vertical dimension line on the left indicates a height of 38'-2 7/8".

This is a detailed architectural elevation drawing of a two-story house. The house features a gabled roof with a central dormer window. The main body of the house has horizontal siding, while the gable end is finished with vertical siding. The first floor includes a small square window on the left, a larger rectangular window in the center, and another rectangular window on the right. The second floor has four rectangular windows: two on the left, a taller narrow one in the center, and one on the right. A small balcony with a railing is visible on the right side of the house. The drawing is a black and white line art style.

SHEET DESCRIPTION 22' X 42' 3 STORY TOWNHOMES		DRAWN BY - TOLL ARCH		PRODUCT LINE		SHEET REVISION INFO		TOLLARCHITECTURE PHILADELPHIA - ORLANDO DALLAS - LOS ANGELES - SEATTLE 1140 Virginia Drive, Fort Washington, PA 19034 P 215-293-5300 F 215-293-5314 A Division of Toll Brothers				
		CHECKED BY -		MODEL/PROJECT NAME								
		SHEET DATE - 12/6/21		ELEVATION NAME		SET REVISION INFO						
SHEET NUMBER												



SHEET DESCRIPTION		DRAWN BY - TOLL ARCH		SHEET REVISION INFO		TOLLARCHITECTURE	
22' X 42' 3 STORY TOWNHOMES		CHECKED BY -		PRODUCT LINE		PHILADELPHIA - ORLANDO DALLAS - LOS ANGELES - SEATTLE	
		SHEET DATE - 12/6/21		MODEL/PROJECT NAME		1140 Virginia Drive, Fort Washington, PA 19034 P 215-293-5300 F 215-293-5314 A Division of Toll Brothers	
				ELEVATION NAME			
SHEET NUMBER							



FRONT ELEVATION - EAST SIDE SOUTH CENTER STREET-NORTH BUILDING

SCALE: 1/4"=1'-0"



REAR ELEVATION - EAST SIDE SOUTH CENTER STREET-NORTH BUILDING

SCALE: 1/4"=1'-0"

SHEET DESCRIPTION		TOLLARCHITECTURE	
2 STORY TOWNHOMES		PHILADELPHIA • ORLANDO DALLAS • LOS ANGELES • SEATTLE	
DRAWN BY - TOLL ARCH		1140 Virginia Drive, Fort Washington, PA 19034	
CHECKED BY -		P 215-293-5300 F 215-293-5314	
SHEET DATE - 12/6/21		A Division of Toll Brothers	
SHEET REVISION INFO		SET REVISION INFO	
PRODUCT LINE		MODEL/PROJECT NAME	
		ELEVATION NAME	
SHEET NUMBER			



RIGHT SIDE ELEVATION - EAST SIDE SOUTH CENTER STREET-NORTH BUILDING
SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION - EAST SIDE SOUTH CENTER STREET-NORTH BUILDING
SCALE: 1/4"=1'-0"

SHEET DESCRIPTION		TOLLARCHITECTURE	
2 STORY TOWNHOMES		PHILADELPHIA · ORLANDO DALLAS · LOS ANGELES · SEATTLE	
DRAWN BY - TOLL ARCH		SHEET REVISION INFO	
CHECKED BY -		SET REVISION INFO	
SHEET DATE - 12/6/21		MODEL/PROJECT NAME	
		ELEVATION NAME	
SHEET NUMBER		1140 Virginia Drive, Fort Washington, PA 19034 P 215-293-5300 F 215-293-5314 A Division of Toll Brothers	

11/15/2024 10:00 AM 11/15/2024 10:00 AM

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF TOLL BROTHERS, INC. AND ARE COPYRIGHTED. THEY WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORP- ORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF TOLL BROTHERS, INC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND TOLL BROTHERS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

© TB Proprietary Corp.



FRONT ELEVATION - EAST SIDE SOUTH CENTER STREET-MIDDLE BUILDING

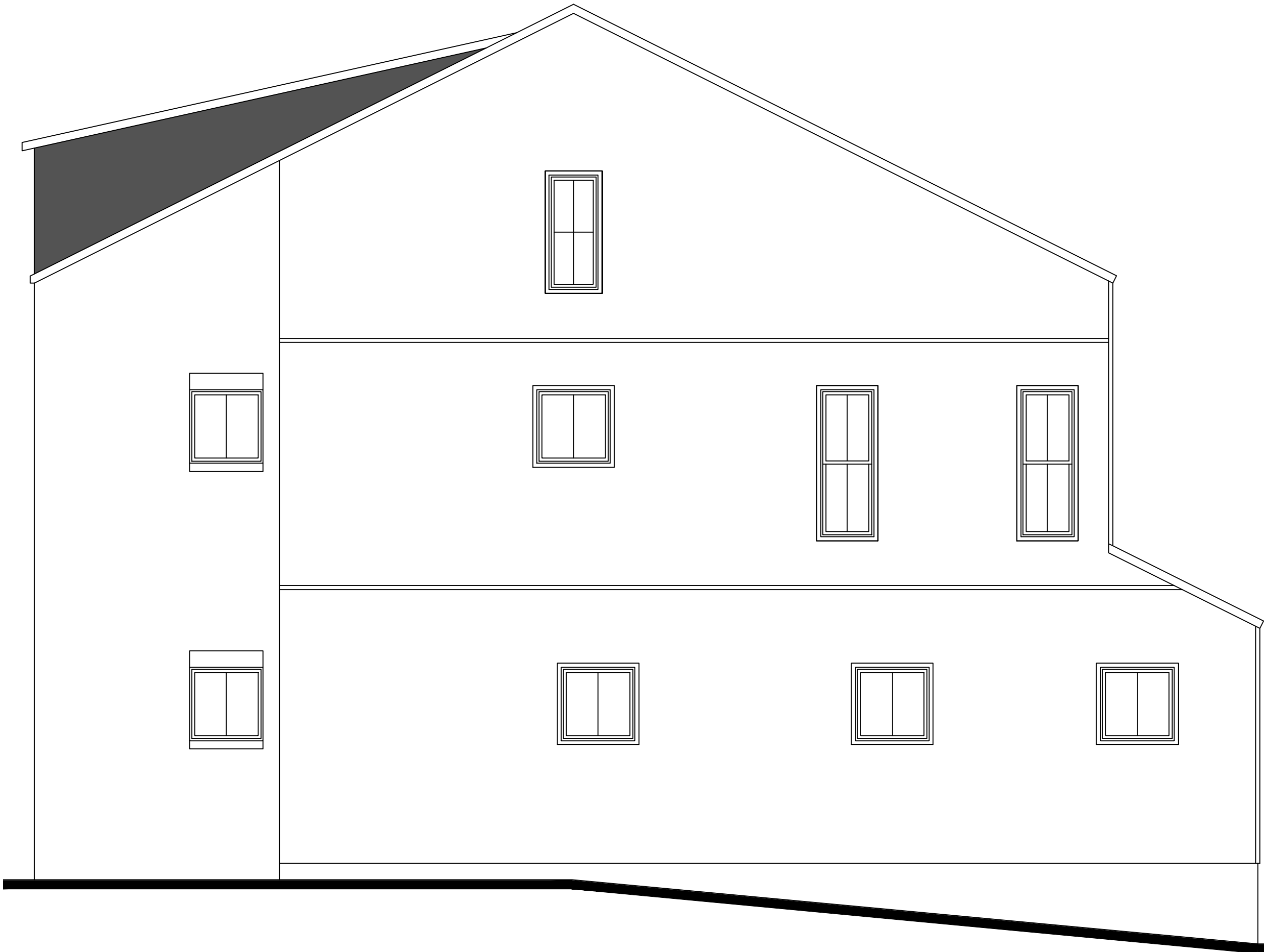
SCALE: 1/4"=1'-0"



REAR ELEVATION - EAST SIDE SOUTH CENTER STREET-MIDDLE BUILDING

SCALE: 1/4"=1'-0"

SHEET DESCRIPTION		TOLLARCHITECTURE	
2 STORY TOWNHOMES		PHILADELPHIA • ORLANDO DALLAS • LOS ANGELES • SEATTLE	
DRAWN BY - TOLL ARCH		1140 Virginia Drive, Fort Washington, PA 19034	
CHECKED BY -		P 215-293-5300 F 215-293-5314	
SHEET DATE - 12/6/21		A Division of Toll Brothers	
SHEET REVISION INFO		SET REVISION INFO	
PRODUCT LINE		MODEL/PROJECT NAME	
		ELEVATION NAME	
SHEET NUMBER			



RIGHT SIDE ELEVATION - EAST SIDE SOUTH CENTER STREET-MIDDLE BUILDING
SCALE: $\frac{1}{4}"=1'-0"$



LEFT SIDE ELEVATION - EAST SIDE SOUTH CENTER STREET-MIDDLE BUILDING
SCALE: $\frac{1}{4}"=1'-0"$

SHEET DESCRIPTION 2 STORY TOWNHOMES		DRAWN BY - TOLL ARCH	SHEET REVISION INFO		TOLLARCHITECTURE			
CHECKED BY -		MODEL/PROJECT NAME		SET REVISION INFO				
SHEET DATE - 12/6/21		ELEVATION NAME						
SHEET NUMBER						PHILADELPHIA - ORLANDO DALLAS - LOS ANGELES - SEATTLE		1140 Virginia Drive, Fort Washington, PA 19034 P 215-293-5300 F 215-293-5314 A Division of Toll Brothers



FRONT ELEVATION - EAST SIDE SOUTH CENTER STREET-SOUTH BUILDING

SCALE: 1/4"=1'-0"

SHEET DESCRIPTION 2 STORY TOWNHOMES		DRAWN BY - TOLL ARCH		SHEET REVISION INFO		TOLLARCHITECTURE		
		CHECKED BY -						
		SHEET DATE - 12/6/21						
SHEET NUMBER			PRODUCT LINE		SET REVISION INFO		PHILADELPHIA - ORLANDO DALLAS - LOS ANGELES - SEATTLE	
			MODEL/PROJECT NAME				1140 Virginia Drive, Fort Washington, PA 19034 P 215-293-5300 F 215-293-5314 A Division of Toll Brothers	
			ELEVATION NAME					



RIGHT SIDE ELEVATION - EAST SIDE SOUTH CENTER STREET-SOUTH BUILDING

SCALE: ¼"=1'-0"



LEFT SIDE ELEVATION - EAST SIDE SOUTH CENTER STREET-SOUTH BUILDING

SCALE: ¼"=1'-0"



REAR ELEVATION - EAST SIDE SOUTH CENTER STREET-SOUTH BUILDING

SCALE: ¼"=1'-0"

SHEET DESCRIPTION		DRAWN BY - TOLL ARCH		SHEET REVISION INFO		TOLLARCHITECTURE	
2 STORY TOWNHOMES		CHECKED BY -		PRODUCT LINE		PHILADELPHIA · ORLANDO DALLAS · LOS ANGELES · SEATTLE	
		SHEET DATE - 12/6/21		MODEL/PROJECT NAME		1140 Virginia Drive, Fort Washington, PA 19034 P 215-293-5300 F 215-293-5314 A Division of Toll Brothers	
SHEET NUMBER				ELEVATION NAME			

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF TOLL BROTHERS, INC. AND ARE COPYRIGHTED. THEY WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORP- ORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF TOLL BROTHERS, INC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND TOLL BROTHERS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

© TB Proprietary Corp.



FRONT ELEVATION - WEST SIDE SOUTH CENTER STREET-NORTH BUILDING
SCALE: 1/4"=1'-0"



REAR ELEVATION - WEST SIDE SOUTH CENTER STREET-NORTH BUILDING
SCALE: 1/4"=1'-0"

TOLLARCHITECTURE

PHILADELPHIA · ORLANDO
DALLAS · LOS ANGELES · SEATTLE
1140 Virginia Drive, Fort Washington, PA 19034
P 215-293-5300 | F 215-293-5314
A Division of Toll Brothers

SHEET REVISION INFO

SET REVISION INFO

PRODUCT LINE

MODEL/PROJECT NAME

ELEVATION NAME

DRAWN BY - TOLL ARCH

CHECKED BY -

SHEET DATE - 12/6/21

SHEET DESCRIPTION

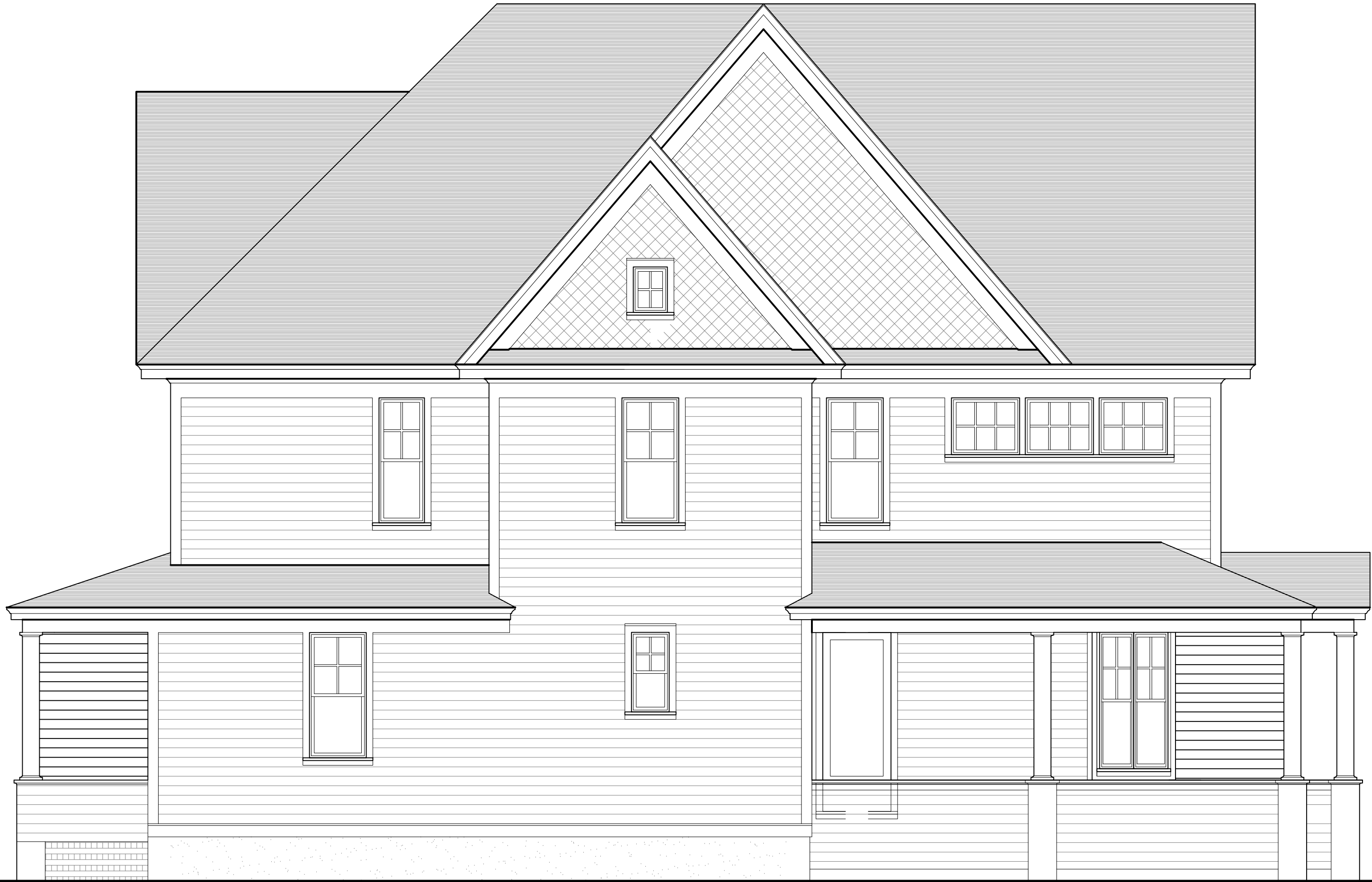
2 STORY TOWNHOMES

SHEET
NUMBER

10-15-2024 10:00 AM

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF TOLL BROTHERS, INC. AND ARE COPYRIGHTED. THEY WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF TOLL BROTHERS, INC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND TOLL BROTHERS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

© TB Proprietary Corp.



LEFT SIDE ELEVATION - WEST SIDE SOUTH CENTER STREET-NORTH BUILDING

SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATION - WEST SIDE SOUTH CENTER STREET-NORTH BUILDING

SCALE: 1/4"=1'-0"

SHEET DESCRIPTION		TOLLARCHITECTURE	
2 STORY TOWNHOMES		PHILADELPHIA · ORLANDO DALLAS · LOS ANGELES · SEATTLE	
DRAWN BY - TOLL ARCH		SHEET REVISION INFO	
CHECKED BY -		SET REVISION INFO	
SHEET DATE - 12/6/21		1140 Virginia Drive, Fort Washington, PA 19034 P 215-293-5300 F 215-293-5314 A Division of Toll Brothers	
SHEET NUMBER		ELEVATION NAME	

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF TOLL BROTHERS, INC. AND ARE COPYRIGHTED. THEY WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORP- ORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF TOLL BROTHERS, INC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND TOLL BROTHERS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

© TB Proprietary Corp.

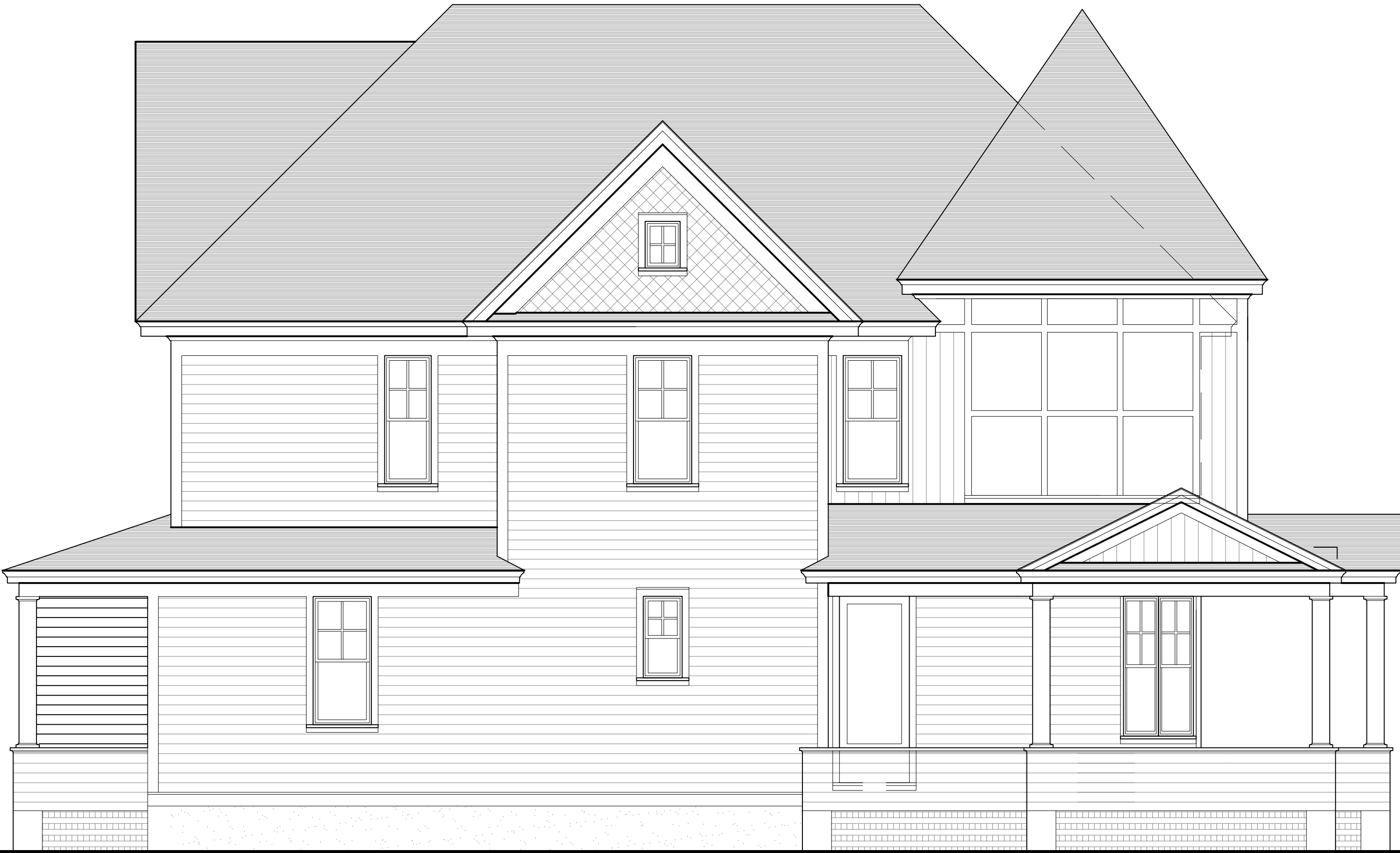


FRONT ELEVATION - WEST SIDE SOUTH CENTER STREET-SOUTH BUILDING
SCALE: 1/4"=1'-0"



REAR ELEVATION - WEST SIDE SOUTH CENTER STREET-SOUTH BUILDING
SCALE: 1/4"=1'-0"

SHEET DESCRIPTION		TOLLARCHITECTURE	
2 STORY TOWNHOMES		PHILADELPHIA · ORLANDO DALLAS · LOS ANGELES · SEATTLE	
DRAWN BY - TOLL ARCH		1140 Virginia Drive, Fort Washington, PA 19034 P 215-293-5300 F 215-293-5314 A Division of Toll Brothers	
CHECKED BY -		SHEET REVISION INFO	
SHEET DATE - 12/6/21		SET REVISION INFO	
SHEET NUMBER		PRODUCT LINE	
		MODEL/PROJECT NAME	
		ELEVATION NAME	



LEFT SIDE ELEVATION - WEST SIDE SOUTH CENTER STREET-SOUTH BUILDING

SCALE: 1/4"=1'-0"



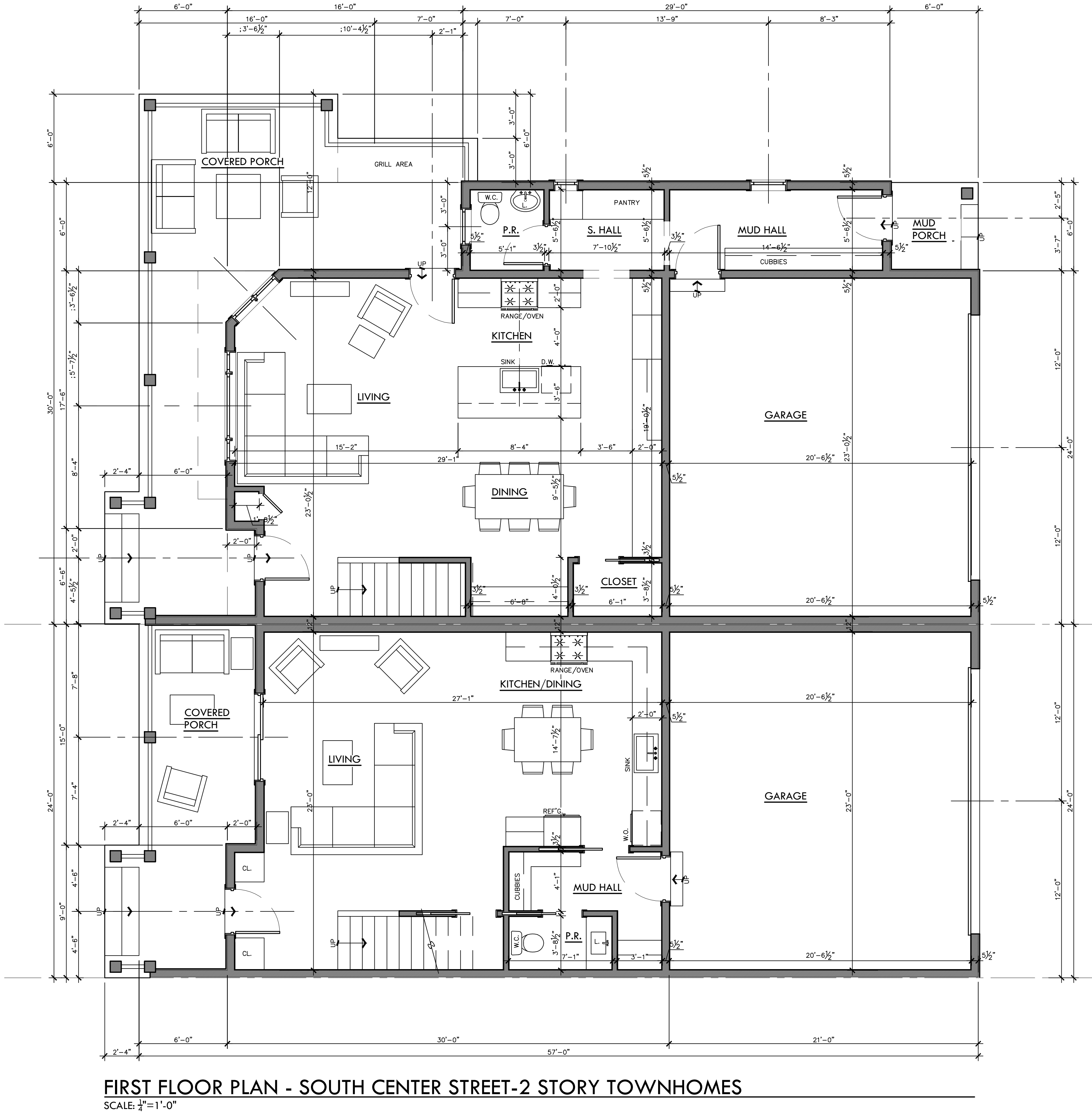
RIGHT SIDE ELEVATION - WEST SIDE SOUTH CENTER STREET-SOUTH BUILDING

SCALE: 1/4"=1'-0"

SHEET DESCRIPTION		TOLLARCHITECTURE	
2 STORY TOWNHOMES		PHILADELPHIA · ORLANDO DALLAS · LOS ANGELES · SEATTLE	
SHEET NUMBER	DRAWN BY - TOLL ARCH		SHEET REVISION INFO
	CHECKED BY -		SET REVISION INFO
		1140 Virginia Drive, Fort Washington, PA 19034 P 215-293-5300 F 215-293-5314 A Division of Toll Brothers	
		MODEL/PROJECT NAME	ELEVATION NAME
		12/6/21	

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF TOLL BROTHERS, INC. AND ARE COPYRIGHTED. THEY WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORP- ORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF TOLL BROTHERS, INC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND TOLL BROTHERS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

© TB Proprietary Corp.

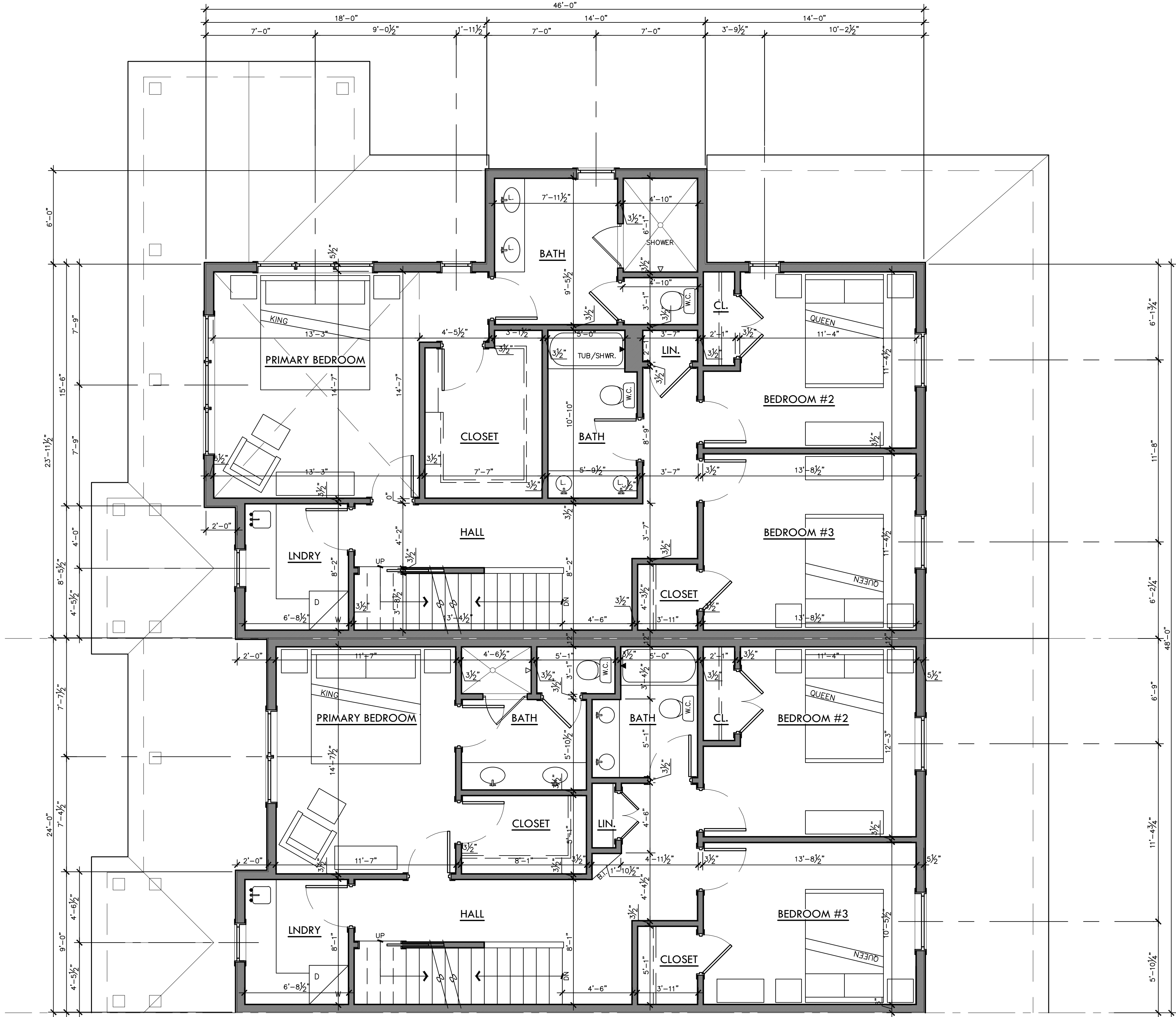


FIRST FLOOR PLAN - SOUTH CENTER STREET-2 STORY TOWNHOMES
SCALE: 1/4"=1'-0"

SHEET DESCRIPTION 2 STORY TOWNHOMES	DRAWN BY - TOLL ARCH		SHEET REVISION INFO		TOLLARCHITECTURE	
	CHECKED BY -	PRODUCT LINE MODEL/PROJECT NAME	SET REVISION INFO	PHILADELPHIA · ORLANDO DALLAS · LOS ANGELES · SEATTLE	1140 Virginia Drive, Fort Washington, PA 19034 P 215-293-5300 F 215-293-5314 A Division of Toll Brothers	
SHEET NUMBER	SHEET DATE - 12/6/21		ELEVATION NAME			

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF TOLL BROTHERS, INC. AND ARE COPYRIGHTED. THEY WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORP- ORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF TOLL BROTHERS, INC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND TOLL BROTHERS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

© TB Proprietary Corp.



SECOND FLOOR PLAN - SOUTH CENTER STREET-2 STORY TOWNHOMES
SCALE: 1/4"=1'-0"

SHEET DESCRIPTION 2 STORY TOWNHOMES		DRAWN BY - TOLL ARCH		PRODUCT LINE		SHEET REVISION INFO		TOLLARCHITECTURE PHILADELPHIA - ORLANDO DALLAS - LOS ANGELES - SEATTLE 1140 Virginia Drive, Fort Washington, PA 19034 P 215-293-5300 F 215-293-5314 A Division of Toll Brothers	
		CHECKED BY -		MODEL/PROJECT NAME					
		SHEET DATE - 12/6/21		ELEVATION NAME		SET REVISION INFO			
SHEET NUMBER									



FRONT ELEVATION
SCALE: 1/4"=1'-0"



SIDE ELEVATION
SCALE: 1/4"=1'-0"



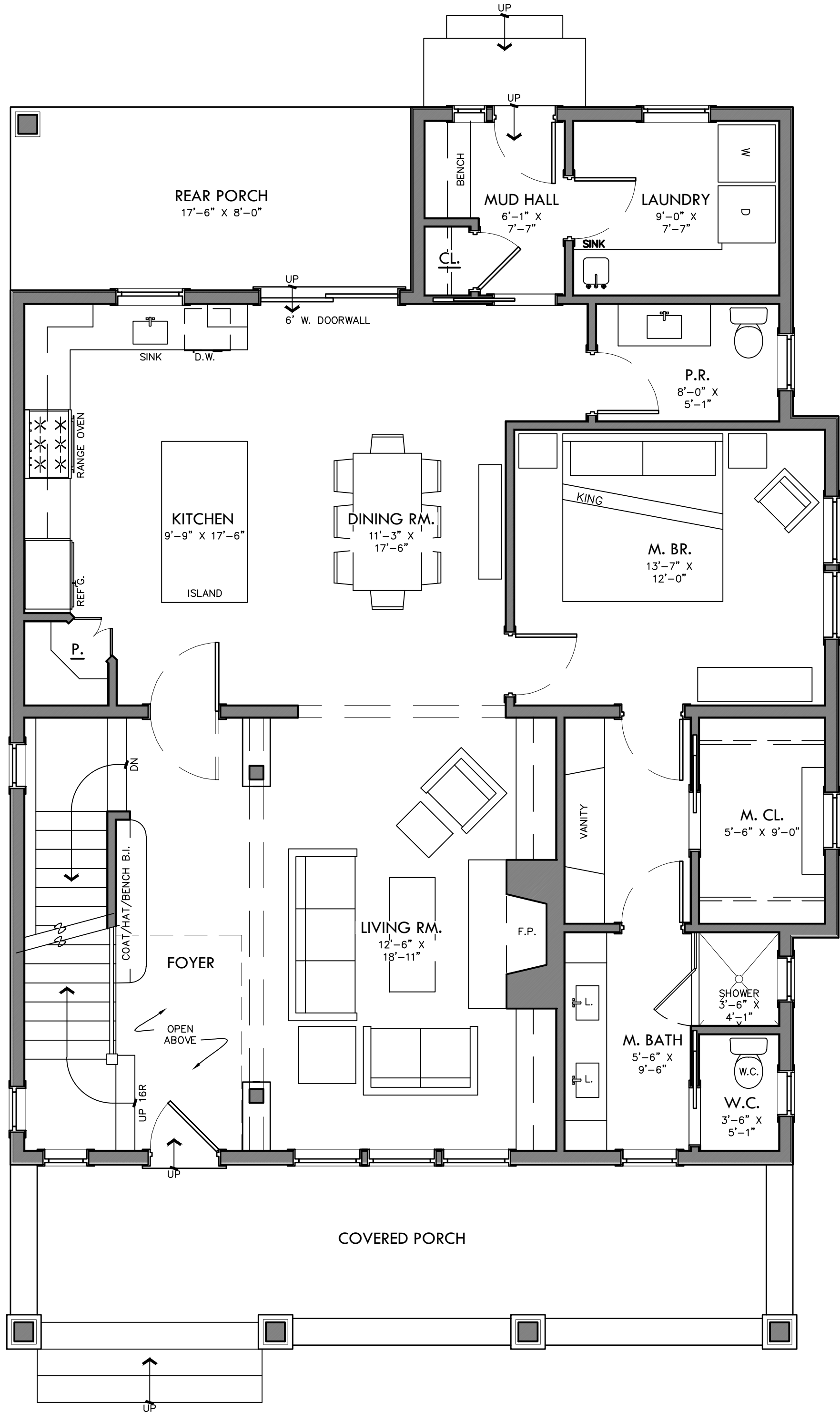
REAR ELEVATION
SCALE: 1/4"=1'-0"

SHEET DESCRIPTION		DRAWN BY - PRESLEY ARCH		TOLLARCHITECTURE	
36' x 84'-8" CRAFTSMAN BUNGALOW		CHECKED BY -		PHILADELPHIA · ORLANDO DALLAS · LOS ANGELES · SEATTLE	
SINGLE FAMILY DETACHED		SHEET DATE - 12/6/21		1140 Virginia Drive, Fort Washington, PA 19034 P 215-293-5300 F 215-293-5314 A Division of Toll Brothers	
SHEET NUMBER		PRODUCT LINE	SHEET REVISION INFO		
		MODEL/PROJECT NAME	SET REVISION INFO		
		ELEVATION NAME			

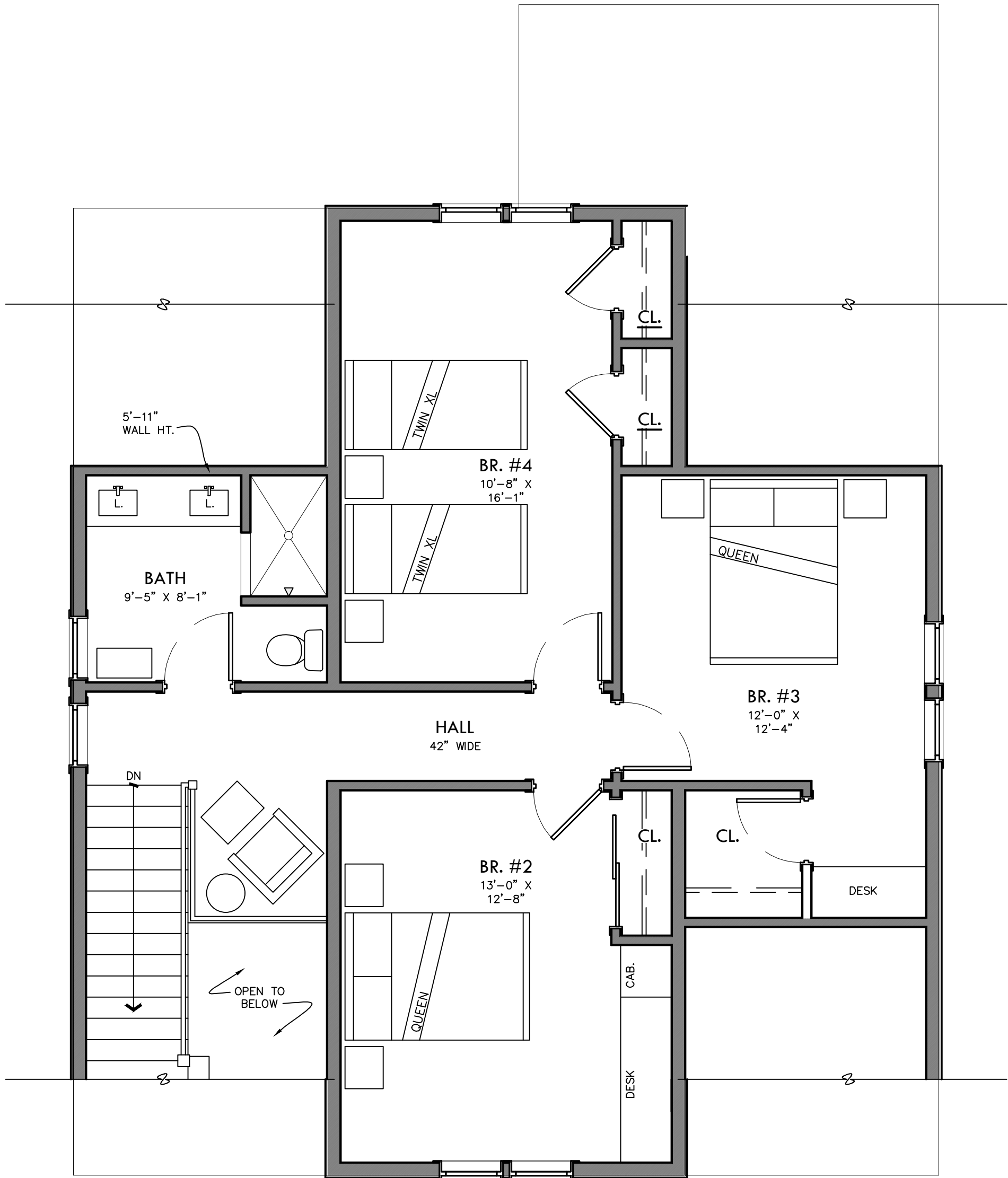
10/15/2023, August 15, 2024 - 11:48:37 am

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF TOLL BROTHERS, INC. AND ARE COPYRIGHTED. THEY WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORP- ORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF TOLL BROTHERS, INC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND TOLL BROTHERS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

© TB Proprietary Corp.



FIRST FLOOR PLAN - 1 469 FINISHED SF
SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN - 867 FINISHED SF
SCALE: 1/4"=1'-0"

SHEET DESCRIPTION 36' x 84'-8" CRAFTSMAN BUNGALOW SINGLE FAMILY DETACHED		DRAWN BY - PRESLEY ARCH	SHEET REVISION INFO		TOLLARCHITECTURE	
			PRODUCT LINE			
SHEET NUMBER		CHECKED BY -	MODEL/PROJECT NAME		PHILADELPHIA - ORLANDO DALLAS - LOS ANGELES - SEATTLE	
			SHEET DATE - 12/6/21			
			ELEVATION NAME		1140 Virginia Drive, Fort Washington, PA 19034 P 215-293-5300 F 215-293-5314 A Division of Toll Brothers	
			SET REVISION INFO			

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF TOLL BROTHERS, INC. AND ARE COPYRIGHTED. THEY WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORP- ORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF TOLL BROTHERS, INC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND TOLL BROTHERS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

© TB Proprietary Corp.



ARTS & CRAFTS - FRONT ELEVATION
SCALE: $\frac{1}{4}$ "=1'-0"



FARMHOUSE - FRONT ELEVATION
SCALE: $\frac{1}{4}$ "=1'-0"



SHINGLE STYLE - FRONT ELEVATION
SCALE: $\frac{1}{4}$ "=1'-0"



FOURSQUARE - FRONT ELEVATION
SCALE: $\frac{1}{4}$ "=1'-0"

TOLLARCHITECTURE

PHILADELPHIA · ORLANDO
DALLAS · LOS ANGELES · SEATTLE

1140 Virginia Drive, Fort Washington, PA 19034
P 215-293-5300 | F 215-293-5314

A Division of Toll Brothers

SHEET REVISION INFO

SET REVISION INFO

PRODUCT LINE

MODEL/PROJECT NAME

ELEVATION NAME

DRAWN BY - PRESLEY ARCH

CHECKED BY -

SHEET DATE - 12/6/21

SHEET DESCRIPTION

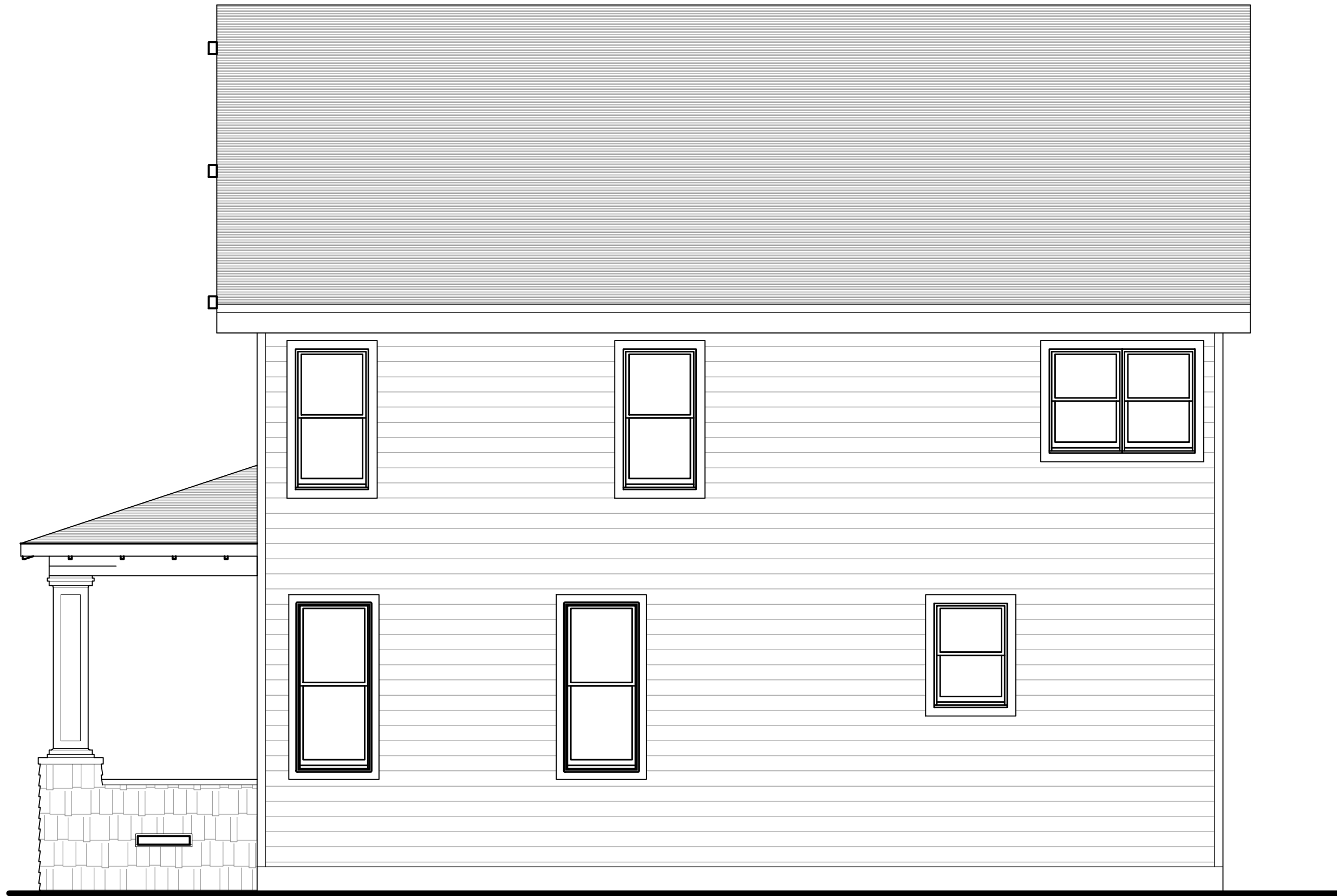
41' X 76' SINGLE FAMILY DETACHED

SHEET
NUMBER

10/15/2023 10:00 AM

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF TOLL BROTHERS, INC. AND ARE COPYRIGHTED. THEY WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORP- ORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF TOLL BROTHERS, INC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND TOLL BROTHERS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

© TB Proprietary Corp.



ARTS & CRAFTS - SIDE ELEVATION

SCALE: 1/4"=1'-0"



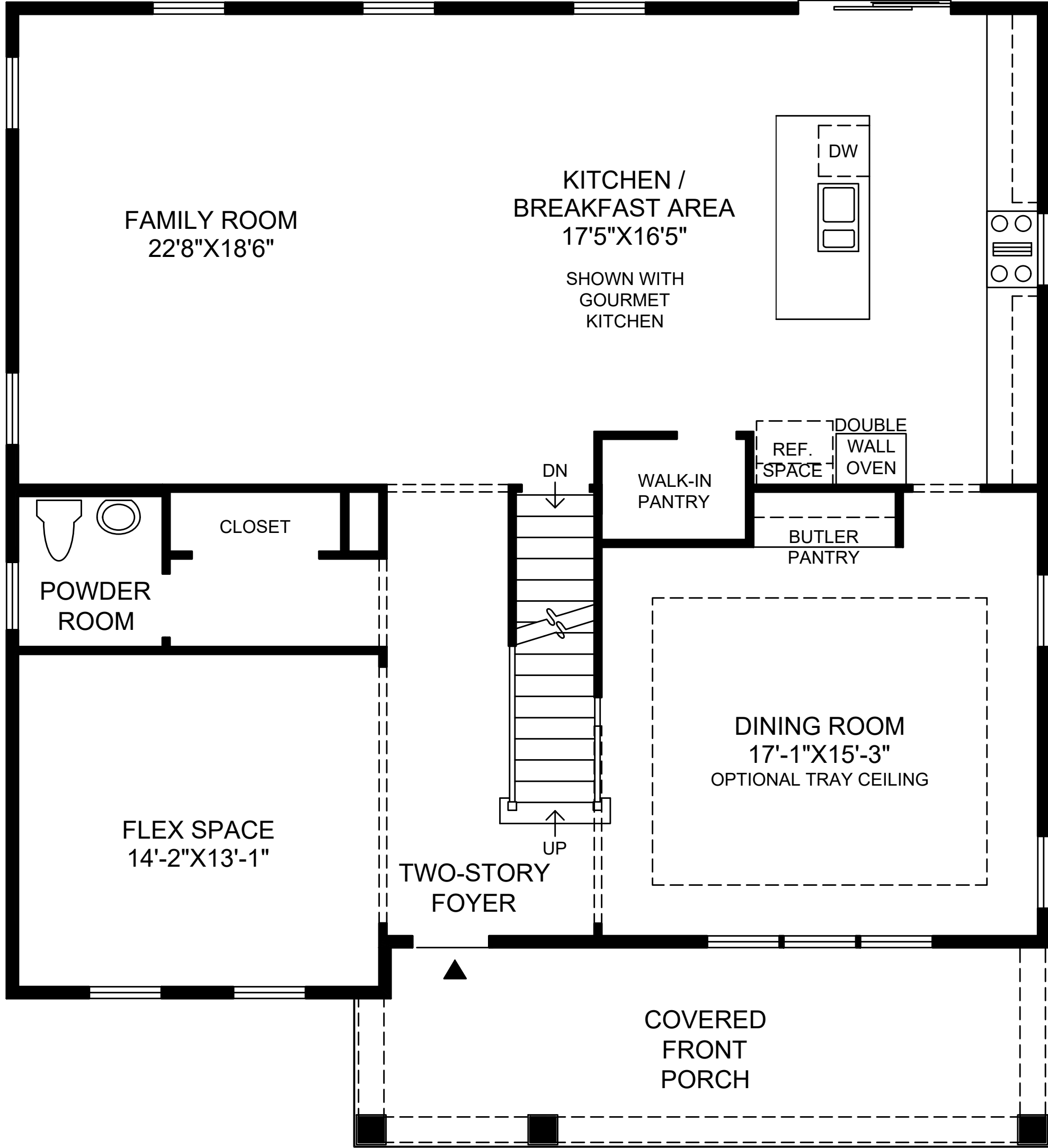
ARTS & CRAFTS - REAR ELEVATION

SCALE: 1/4"=1'-0"

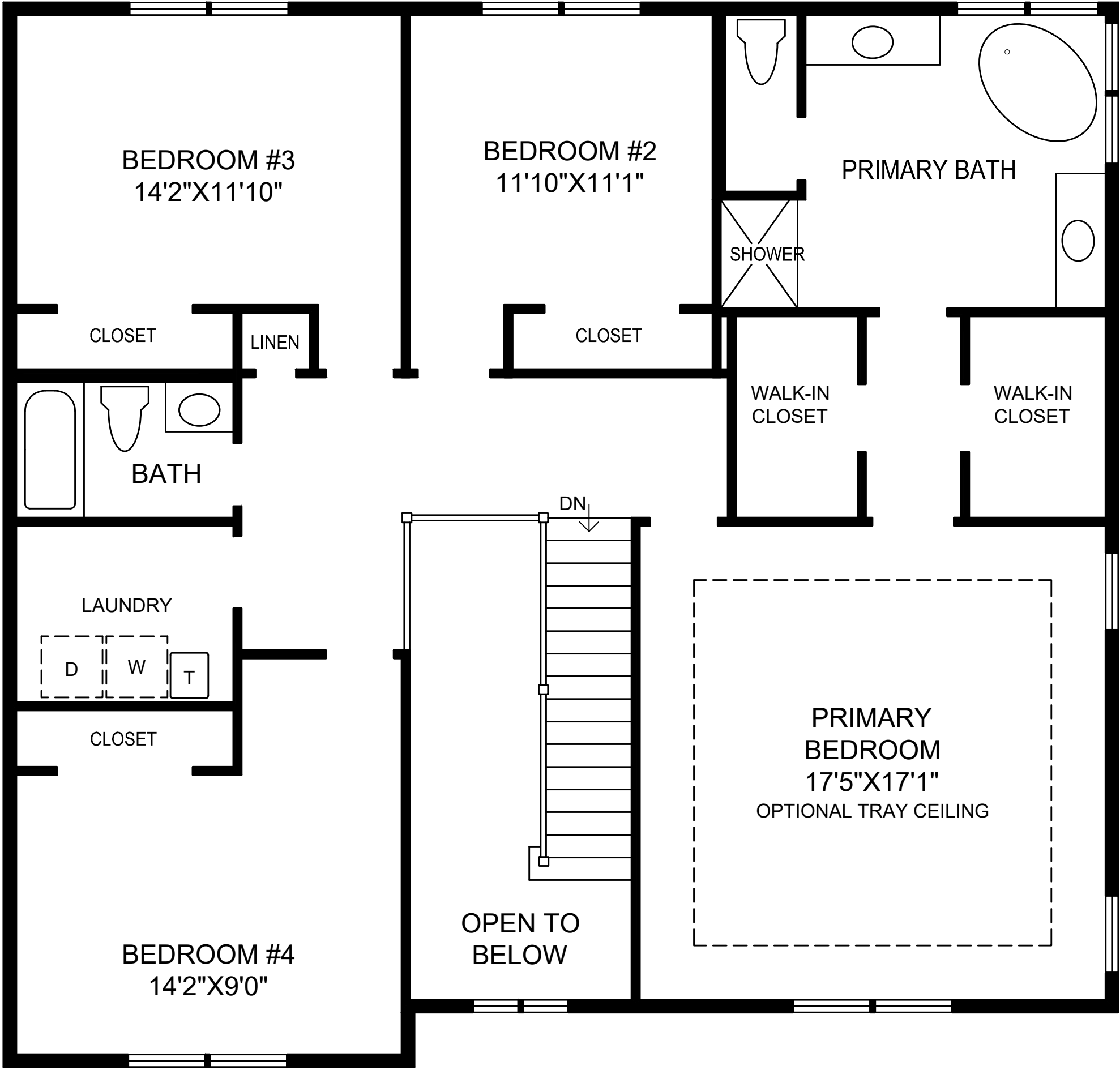
SHEET DESCRIPTION		DRAWN BY - PRESLEY ARCH		PRODUCT LINE		SHEET REVISION INFO		TOLLARCHITECTURE			
41' X 76' SINGLE FAMILY DETACHED		CHECKED BY -		MODEL/PROJECT NAME		SET REVISION INFO		PHILADELPHIA · ORLANDO DALLAS · LOS ANGELES · SEATTLE			
SHEET NUMBER		SHEET DATE - 12/6/21		ELEVATION NAME				1140 Virginia Drive, Fort Washington, PA 19034 P 215-293-5300 F 215-293-5314 A Division of Toll Brothers			

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF TOLL BROTHERS, INC. AND ARE COPYRIGHTED. THEY WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORP- ORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF TOLL BROTHERS, INC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND TOLL BROTHERS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

© TB Proprietary Corp.



FIRST FLOOR PLAN - 1554 FINISHED SF
SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN - 1405 FINISHED SF
SCALE: 1/4"=1'-0"

SHEET DESCRIPTION		DRAWN BY - TOLL ARCH	TOLLARCHITECTURE	
41' X 76' SINGLE FAMILY DETACHED		CHECKED BY -	PHILADELPHIA · ORLANDO DALLAS · LOS ANGELES · SEATTLE	
		SHEET DATE - 12/6/21	1140 Virginia Drive, Fort Washington, PA 19034 P 215-293-5300 F 215-293-5314 A Division of Toll Brothers	
SHEET NUMBER		PRODUCT LINE		SHEET REVISION INFO
		MODEL/PROJECT NAME		
		ELEVATION NAME		SET REVISION INFO

LEGAL DESCRIPTION

OVERALL PARCEL:
PART OF LOT 72, ALL OF LOTS 73-78, PART OF LOT 79, ALL OF LOTS 80-81, AND PART OF LOT 82 OF "ASSESSOR'S NORTHVILLE PLAT NO. 1", AS RECORDED IN LIBER 66 OF PLATS, PAGE 45, WAYNE COUNTY RECORDS; ALSO ALL OF LOTS 171-196 AND PART OF LOT 197 OF "ASSESSOR'S NORTHVILLE PLAT NO. 2", AS RECORDED IN LIBER 66 OF PLATS, PAGE 44, WAYNE COUNTY RECORDS; ALSO ALL OF THAT PART VACATED CHURCH STREET AND VACATED BEAL AVENUE AS VACATED PER RESOLUTION RECORDED IN LIBER 20023, PAGE 101, WAYNE COUNTY RECORDS;

ALL OF THE AFOREMENTIONED BEING MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 168 OF SAID "ASSESSOR'S NORTHVILLE PLAT NO. 2"; THENCE N84°53'43"E 174.61 FEET ALONG THE SOUTH LINE OF CADY STREET (50 FEET WIDE) TO THE NORTHWEST CORNER OF LOT 171 OF SAID "ASSESSOR'S NORTHVILLE PLAT NO. 2" FOR A POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF SAID CADY STREET THE FOLLOWING THREE (3) COURSES; 1) N84°53'43"E 682.35 FEET, 2) N79°20'27"E 42.12 FEET, AND 3) N85°47'04"E 218.30 FEET; THENCE ALONG THE WESTERLY LINE OF GRISWOLD STREET (VARIABLE WIDTH) THE FOLLOWING FIVE (5) COURSES; 1) S02°52'19"E 193.33 FEET, 2) S86°05'20"W 3.01 FEET, 3) S04°23'26"E 133.89 FEET, 4) N85°43'59"E 15.98 FEET, AND 5) S04°24'37"E 129.36 FEET; THENCE THENCE N84°12'51"W 100.00 FEET ALONG THE NORTH LINE OF BEAL AVENUE (50 FEET WIDE); THENCE S05°47'09"W 50.00 FEET ALONG THE EASTERLY LINE OF THAT PORTION OF VACATED BEAL AVENUE PER RESOLUTION RECORDED IN LIBER 20023, PAGE 101, WAYNE COUNTY RECORDS; THENCE S84°12'51"E 289.65 FEET ALONG THE SOUTH LINE OF SAID BEAL AVENUE; THENCE ALONG THE WEST LINE OF RIVER STREET THE FOLLOWING THREE (3) COURSES; 1) S09°44'28"E 227.57 FEET, 2) S15°01'28"E 427.16 FEET, AND 3) S15°34'36"E 462.92 FEET; THENCE S85°45'58"W 238.48 FEET; THENCE N89°00'21"W 563.09 FEET; THENCE N43°05'04"W 95.18 FEET; THENCE ALONG THE SOUTH LINE OF SAID LOT 183 THE FOLLOWING FOUR (4) COURSES; 1) S78°36'11"W 254.94 FEET, 2) S78°39'12"W 117.60 FEET, 3) N77°44'48"W 142.02 FEET, AND 4) N57°47'56"W 135.76 FEET; THENCE N05°05'49"W 578.08 FEET ALONG THE EAST LINE OF CENTER STREET (60 FEET WIDE); THENCE N05°12'42"W 537.43 FEET CONTINUING ALONG THE EAST LINE OF SAID CENTER STREET; THENCE N84°59'05"E 130.92 FEET ALONG THE SOUTH LINE OF LOT 164 OF SAID "ASSESSOR'S NORTHVILLE PLAT NO. 2"; THENCE N04°02'34"W 179.19 FEET ALONG THE WEST LINE OF SAID LOT 174; THENCE N84°20'38"E 39.77 FEET ALONG THE SOUTH LINE OF LOT 170 OF SAID "ASSESSOR'S NORTHVILLE PLAT NO. 2"; THENCE N05°05'12"W 126.38 FEET ALONG THE WEST LINE OF SAID LOT 171 TO THE POINT OF BEGINNING.

NORTH PARCEL:
PART OF LOT 72, ALL OF LOTS 73-78, PART OF LOT 79, ALL OF LOTS 80-81, AND PART OF LOT 82 OF "ASSESSOR'S NORTHVILLE PLAT NO. 1", AS RECORDED IN LIBER 66 OF PLATS, PAGE 45, WAYNE COUNTY RECORDS; ALSO ALL OF LOTS 171-181 AND PART OF LOT 182 OF "ASSESSOR'S NORTHVILLE PLAT NO. 2", AS RECORDED IN LIBER 66 OF PLATS, PAGE 44, WAYNE COUNTY RECORDS; ALSO PART OF THAT PART OF VACATED CHURCH STREET AND VACATED BEAL AVENUE AS VACATED PER RESOLUTION RECORDED IN LIBER 20023, PAGE 101, WAYNE COUNTY RECORDS;

ALL OF THE AFOREMENTIONED BEING MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 168 OF SAID "ASSESSOR'S NORTHVILLE PLAT NO. 2"; THENCE N84°53'43"E 174.61 FEET ALONG THE SOUTH LINE OF CADY STREET (50 FEET WIDE) TO THE NORTHWEST CORNER OF LOT 171 OF SAID "ASSESSOR'S NORTHVILLE PLAT NO. 2" FOR A POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF SAID CADY STREET THE FOLLOWING THREE (3) COURSES; 1) N84°53'43"E 682.35 FEET, 2) N79°20'27"E 42.12 FEET, AND 3) N85°47'04"E 218.30 FEET; THENCE ALONG THE WESTERLY LINE OF GRISWOLD STREET (VARIABLE WIDTH) THE FOLLOWING FIVE (5) COURSES; 1) S02°52'19"E 193.33 FEET, 2) S86°05'20"W 3.01 FEET, 3) S04°23'26"E 133.89 FEET, 4) N85°43'59"E 15.98 FEET, AND 5) S04°24'37"E 129.36 FEET; THENCE THENCE N84°12'51"W 100.00 FEET ALONG THE NORTH LINE OF BEAL AVENUE (50 FEET WIDE); THENCE S05°47'09"W 25.00 FEET ALONG THE EASTERLY LINE OF THAT PORTION OF VACATED BEAL AVENUE PER RESOLUTION RECORDED IN LIBER 20023, PAGE 101, WAYNE COUNTY RECORDS; THENCE N84°12'51"W 166.13 FEET; THENCE 43.04 FEET ALONG A 230.00 FEET RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 10°43'23" AND A CHORD WHICH BEARS N89°34'32"E 42.98 FEET; THENCE S85°03'47"W 809.73 FEET; THENCE N05°12'42"W 117.93 FEET ALONG THE EAST LINE OF CENTER STREET (50 FEET WIDE); THENCE N84°59'05"E 130.92 FEET ALONG THE SOUTH LINE OF LOT 164 OF SAID "ASSESSOR'S NORTHVILLE PLAT NO. 2"; THENCE N04°02'34"W 179.19 FEET ALONG THE WEST LINE OF SAID LOT 174; THENCE N84°20'38"E 39.77 FEET ALONG THE SOUTH LINE OF LOT 170 OF SAID "ASSESSOR'S NORTHVILLE PLAT NO. 2"; THENCE N05°05'12"W 126.38 FEET ALONG THE WEST LINE OF SAID LOT 171 TO THE POINT OF BEGINNING.

SOUTH PARCEL:
PART OF LOT 182, ALL OF LOTS 183-196, AND PART OF LOT 197 OF "ASSESSOR'S NORTHVILLE PLAT NO. 2", AS RECORDED IN LIBER 66 OF PLATS, PAGE 44, WAYNE COUNTY RECORDS; ALSO PART OF THAT PART OF VACATED CHURCH STREET AND VACATED BEAL AVENUE AS VACATED PER RESOLUTION RECORDED IN LIBER 20023, PAGE 101, WAYNE COUNTY RECORDS;

ALL OF THE AFOREMENTIONED BEING MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 168 OF SAID "ASSESSOR'S NORTHVILLE PLAT NO. 2"; THENCE S05°12'42"E 423.66 FEET ALONG THE EAST LINE OF CENTER STREET (50 FEET WIDE) TO THE POINT OF BEGINNING; THENCE N85°03'47"E 809.73 FEET; THENCE 43.04 FEET ALONG A 230.00 FEET RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 10°43'23" AND A CHORD WHICH BEARS S89°34'23"E 42.98 FEET; THENCE S84°12'51"E 166.13 FEET; THENCE S05°47'09"W 25.00 FEET ALONG THE EASTERLY LINE OF THAT PORTION OF VACATED BEAL AVENUE PER RESOLUTION RECORDED IN LIBER 20023, PAGE 101, WAYNE COUNTY RECORDS; THENCE S84°12'51"E 289.65 FEET ALONG THE SOUTH LINE OF BEAL AVENUE (50 FEET WIDE); THENCE ALONG THE WEST LINE OF RIVER STREET THE FOLLOWING THREE (3) COURSES; 1) S09°44'28"E 227.57 FEET, 2) S15°01'28"E 427.16 FEET, AND 3) S15°34'36"E 462.92 FEET; THENCE S85°45'58"W 238.48 FEET; THENCE N89°00'21"W 563.09 FEET; THENCE N43°05'04"W 95.18 FEET; THENCE ALONG THE SOUTH LINE OF SAID LOT 183 THE FOLLOWING FOUR (4) COURSES; 1) S78°36'11"W 254.94 FEET, 2) S78°39'12"W 117.60 FEET, 3) N77°44'48"W 142.02 FEET, AND 4) N57°47'56"W 135.76 FEET; THENCE N05°05'49"W 578.08 FEET ALONG THE EAST LINE OF CENTER STREET (60 FEET WIDE); THENCE N05°12'42"W 419.50 FEET CONTINUING ALONG THE EAST LINE OF SAID CENTER STREET TO THE POINT OF BEGINNING.

PARKING PARCEL:
LOT 223, LOT 224, LOT 226, LOT 227, LOT 228, AND PART OF LOT 225 OF "ASSESSOR'S NORTHVILLE PLAT NO. 3", AS RECORDED IN LIBER 66 OF PLATS, PAGE 43, WAYNE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 223; THENCE S05°05'49"E 485.34 FEET ALONG THE WEST LINE OF CENTER STREET; THENCE N78°06'4"W 87.93 FEET ALONG THE NORTH LINE OF EDWARD HINES DRIVE; THENCE CONTINUING ALONG THE NORTH LINE OF SAID EDWARD HINES DRIVE, 258.72 FEET ALONG A 184.259 FOOT CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 08°02'42", AND A CHORD WHICH BEARS N74°02'51"W 258.51 FEET; THENCE N04°38'15"W 228.14 FEET ALONG THE EAST LINE OF SOUTH WING STREET; THENCE N84°11'48"E 49.85 FEET; THENCE S04°32'04"E 29.85 FEET; THENCE N84°01'07"E 161.44 FEET ALONG THE NORTH LINE OF SAID LOT 226; THENCE N05°57'44"W 160.02 FEET ALONG THE WEST LINE OF SAID LOT 224; THENCE N82°12'58"E 115.10 FEET ALONG THE SOUTH LINE OF FAIRBROOK STREET TO THE POINT OF BEGINNING.

VACANT PARCEL:
LOT 219 AND LOT 220 OF "ASSESSOR'S NORTHVILLE PLAT NO. 3", AS RECORDED IN LIBER 66 OF PLATS, PAGE 43, WAYNE COUNTY RECORDS, CITY OF NORTHVILLE, WAYNE COUNTY, MICHIGAN.

BENCHMARKS

1. RIM OF SANITARY MANHOLE AT THE INTERSECTION OF CENTER STREET AND FAIRBROOK STREET. MANHOLE IS 3.5' EAST OF THE CENTERLINE OF CENTER STREET AND 17.5' SOUTH OF THE CENTERLINE OF FAIRBROOK STREET.
ELEVATION 780.07' (NAVD88)
2. RIM OF SANITARY MANHOLE AT THE INTERSECTION OF RIVER STREET AND BEAL STREET. MANHOLE IS 10' NORTH OF THE CENTERLINE OF BEAL STREET AND 1' WEST OF THE CENTERLINE OF RIVER STREET.
ELEVATION 777.58' (NAVD88)

NOTE: ALL ELEVATIONS SHOWN THROUGHOUT THE PLAN SET ARE ON NAVD88 DATUM.

PRELIMINARY SITE PLAN

THE DOWNS

DOWNTOWN NORTHVILLE

SECTION 3, T1S, R8E, CITY OF NORTHVILLE WAYNE COUNTY, MICHIGAN
PREPARED FOR:
HUNTER PASTEUR, NORTHVILLE, LLC
32300 NORTHWESTERN HWY, SUITE 230
FARMINGTON HILLS, MI 48334



Hunter Pasteur
HOMES

THE FORBES COMPANY

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



SEIBER KEAST LEHNER

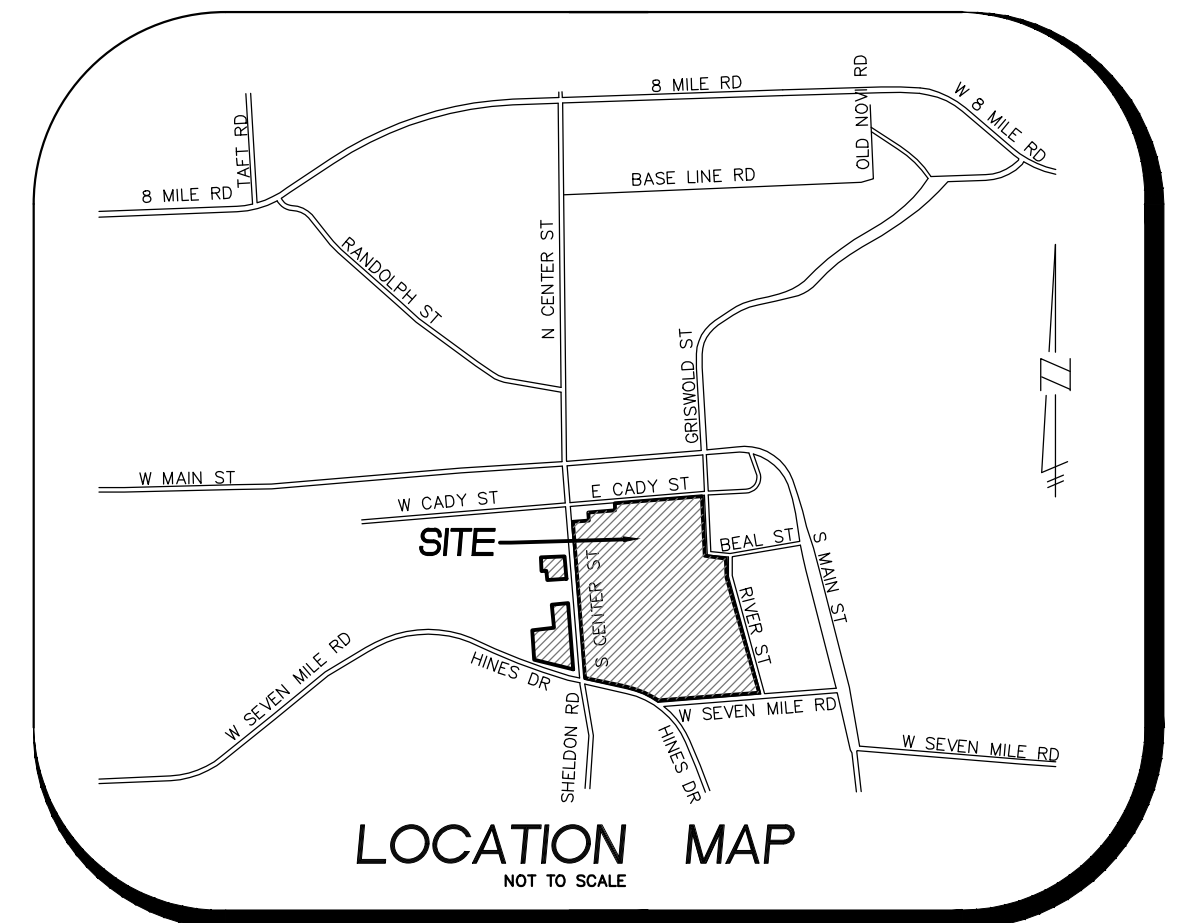
ENGINEERING | SURVEYING

39205 COUNTRY CLUB DRIVE, SUITE C8
FARMINGTON HILLS, MI 48331
PHONE: 248.308.3331

SURVEY PROVIDED BY:
ALPINE ENGINEERING, INC.
46892 WEST ROAD, SUITE 109
NOVI, MI 48375
PHONE: 248.926.3765

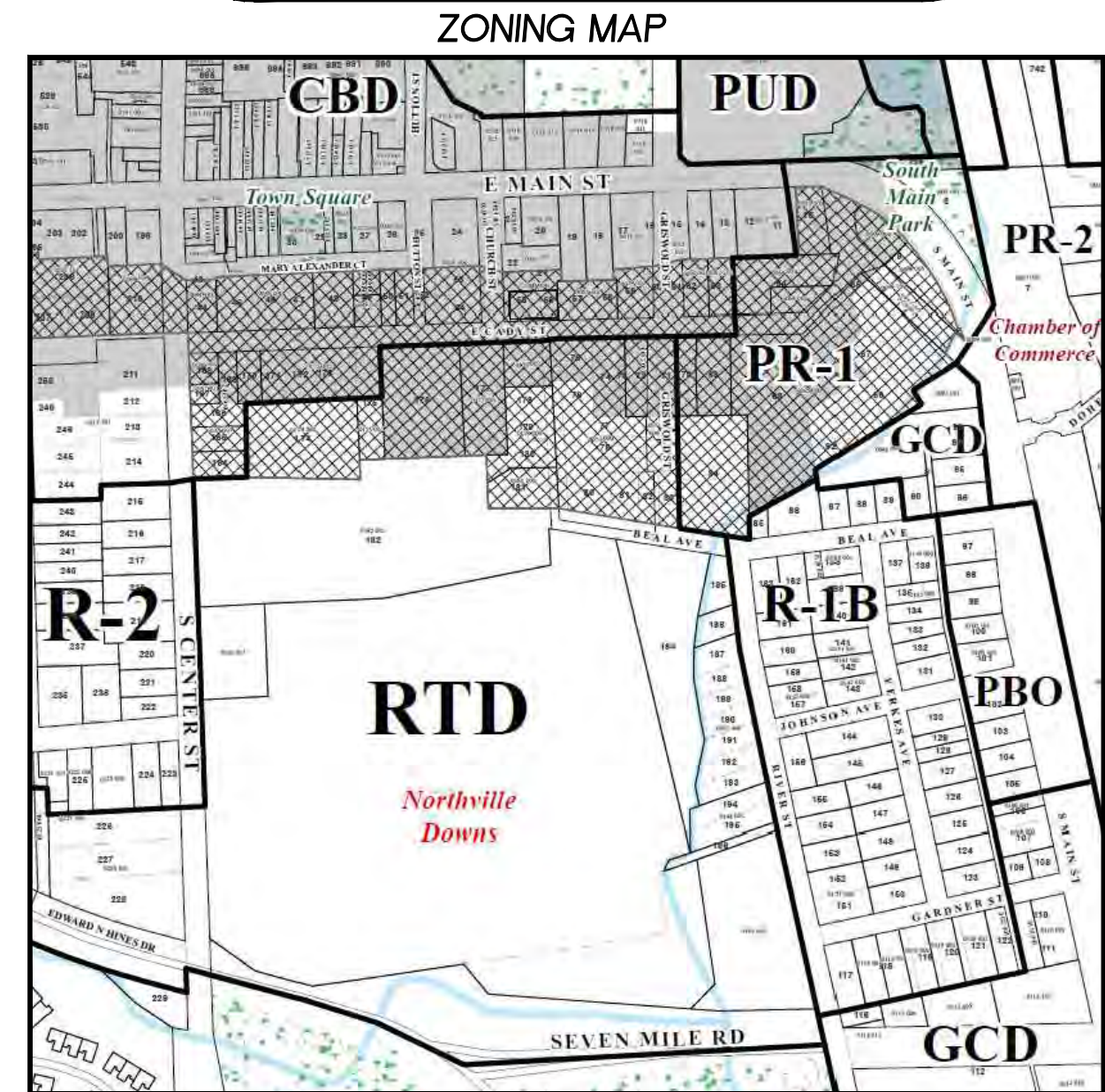
LANDSCAPE PLAN PROVIDED BY:
GRISSIM METZ ANDRIESE ASSOCIATES
15000 EDWARD N. HINES DR., SUITE A
PLYMOUTH, MI 48170
PHONE: 248.347.7010

ENVIRONMENTAL CONSULTANT BY:
KING & MACGREGOR ENVIRONMENTAL, INC.
43050 EAST FORD ROAD, SUITE 130
CANTON, MI 48187
PHONE: 734.354.0594



SHEET INDEX

1. COVER SHEET
 - 2-6. TOPOGRAPHIC SURVEY PLANS
 7. OVERALL SITE PLAN
 - 8-9. GRADING AND UTILITY PLAN
 10. OPEN SPACE PLAN
 - 11-12. STORM WATER MANAGEMENT PLAN
 13. FLOODPLAIN PLAN
 14. PHASING PLAN
 15. EMERGENCY VEHICLE ACCESS PLAN
 16. POTENTIAL ROUNDABOUT PLAN
- LANDSCAPE PLANS**
- L100 OVERALL KEY PLAN
 - L101-L109 LANDSCAPE PLANS
 - L110-L117 STREETSCAPE SECTIONS
- ARCHITECTURE - BUILDINGS**
- A0.1-A0.2 NORTHVILLE BUILDING HEIGHTS DIAGRAM
 - A1.1 NW-A1.7 NW NORTHWEST SITE FLOOR PLANS
 - A2.1 NW NORTHWEST SITE PUBLIC WAY ELEVATIONS
 - A1.1 NE-A1.6 NE NORTHEAST SITE FLOOR PLANS
 - A2.1 NE NORTHEAST SITE PUBLIC WAY ELEVATIONS
- ARCHITECTURE - ROW HOUSES**
- AS101-AS102 ARCHITECTURAL SITE PLAN
 - A101-A106 ARCHITECTURAL FLOOR PLANS
 - A301-A311 EXTERIOR ELEVATIONS
- ARCHITECTURE - CARRIAGE HOMES/TOWNHOMES/SINGLE FAMILY**
- 1-3. CARRIAGE HOMES ELEVATIONS/FLOOR PLANS
 - 4-6. 2.5 STORY TOWNHOMES ELEVATIONS/FLOOR PLANS
 - 7-10. 3 STORY TOWNHOMES ELEVATIONS/FLOOR PLANS
 - 11-22. 2 STORY S.F. ATTACHED ELEVATIONS/ FLOOR PLANS
 - 23-27. S.F. DETACHED ELEVATIONS/FLOOR PLANS



LEGEND		
R-1A to R-1B	First Density Residential District	
R-2	Second Density Residential District	
R-3	Third Density Residential District	
R-4	Fourth Density Residential District	
PBO	Professional & Business Office District	
OR	Office/Research District	
LCD	Local Commercial District	
CBD	Central Business District	
GCD	General Commercial District	
RTD	Race Track District	
PR-1 to PR-2	Performance Regulated Industrial District	
PUD	Planned Unit Development	
Conditional Rezoning		
Boundary of the Historic District		
Cady Street Overlay (CSO-1, CSO-2)		
Central Business District Overlay		

REVISIONS		
NO.	ITEM	DATE
1.	REVISED PER CITY REVIEW	1-20-22
2.	REVISED PER CITY REVIEW	3-22-22
3.	REVISED PER CITY REVIEW	8-9-22

ENGINEER'S SEAL

STATE OF MICHIGAN
ROBERT JAMES
EMERINE
ENGINEER
No. 6201081253
LICENSED PROFESSIONAL ENGINEER

- LEGEND**
- EX. CATCH BASIN
 - EX. MANHOLE
 - EX. END SECTION
 - EX. OVERFLOW STRUCTURE
 - EX. CLEANOUT
 - EX. HYDRANT
 - EX. WATER SHUTOFF
 - EX. FIRE DEPT. CONNECTION
 - EX. WATER WELL
 - EX. LIGHTPOLE
 - EX. UTILITY POLE
 - EX. GUY ANCHOR
 - EX. TRAFFIC SIGNAL
 - EX. GAS SHUTOFF
 - EX. GAS VENT
 - EX. HANDHOLE
 - EX. PEDESTAL
 - EX. TRANSFORMER
 - EX. GENERATOR
 - EX. GAS METER
 - EX. ELECTRIC METER
 - EX. AIR CONDITIONER
 - EX. RAILROAD SIGNAL
 - EX. SIGN
 - EX. POST/BOLLARD
 - EX. FLAGPOLE
 - EX. MAILBOX
 - EX. PARKING METER
 - EX. SATELLITE DISH
 - EX. SOIL BORING
 - EX. MONITOR WELL
 - FOUND IRON
 - SET IRON
 - EX. BOULDER
 - EX. TREE STUMP
 - EX. TREE
 - EX. TREE TAG & NUMBER
 - EX. TREE LINE
 - EX. FENCE
 - EX. SANITARY SEWER
 - EX. STORM SEWER
 - EX. WATER MAIN
 - EX. ELECTRIC CABLE
 - EX. COMMUNICATION
 - EX. GAS LINE
 - EX. OVERHEAD LINE
 - HISTORIC DISTRICT BOUNDARY

UTILITY NOTE:
GAS MAIN AND WATER MAIN ARE SHOWN ON SURVEY AS DIGITIZED FROM UTILITY MAP. LOCATION OF LINES ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED IN THE FIELD.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTE:
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.



COMMERCIAL ALTA PLANNING SITE ENGINEERING INDUSTRIAL & MULTI-UNIT LAND SURVEYING CONSTRUCTION LAYOUT		RESIDENTIAL SUBDIVISIONS SITE CONDOMINIUM MULTI-FAMILY LOT PLANS CONSTRUCTION LAYOUT	
ALPINE ENGINEERING, INC. CIVIL ENGINEERS & LAND SURVEYORS		811 Know what's below Call before you dig.	
CLIENT: HUNTER PASTEUR, NORTHVILLE, LLC		SECTION: 3	
TOPOGRAPHIC SURVEY (NW)		TOWNSHIP: 15 CITY OF NORTHVILLE WAYNE COUNTY MICHIGAN	
RANGE: 8E		NORTHVILLE DOWNS	
REVISED		DATE: 7-3-18	
4/29/19 ADDED UTILITIES		DRAWN BY: JRV	
		CHECKED BY: JDH	
		SCALE: HOR 1"=50 FT. VER 1"= - FT.	
FBK: 340		2	
CHF: MJ		17-549	

- LEGEND**
- EX. CATCH BASIN
 - EX. MANHOLE
 - EX. END SECTION
 - EX. OVERFLOW STRUCTURE
 - EX. CLEANOUT
 - EX. HYDRANT
 - EX. WATER SHUTOFF
 - EX. FIRE DEPT. CONNECTION
 - EX. WATER WELL
 - EX. LIGHTPOLE
 - EX. UTILITY POLE
 - EX. GUY ANCHOR
 - EX. TRAFFIC SIGNAL
 - EX. GAS SHUTOFF
 - EX. GAS VENT
 - EX. HANDHOLE
 - EX. PEDESTAL
 - EX. TRANSFORMER
 - EX. GENERATOR
 - EX. GAS METER
 - EX. ELECTRIC METER
 - EX. AIR CONDITIONER
 - EX. RAILROAD SIGNAL
 - EX. SIGN
 - EX. POST/BOLLARD
 - EX. FLAGPOLE
 - EX. MAILBOX
 - EX. PARKING METER
 - EX. SATELLITE DISH
 - EX. SOIL BORING
 - EX. MONITOR WELL
 - FOUND IRON
 - SET IRON
 - EX. BOULDER
 - EX. TREE STUMP
 - EX. TREE
 - EX. TREE TAG & NUMBER
 - EX. TREE LINE
 - EX. FENCE
 - EX. SANITARY SEWER
 - EX. STORM SEWER
 - EX. WATER MAIN
 - EX. ELECTRIC CABLE
 - EX. COMMUNICATION
 - EX. GAS LINE
 - EX. OVERHEAD LINE



UTILITY NOTE:
GAS MAIN AND WATER MAIN ARE SHOWN ON SURVEY AS DIGITIZED FROM UTILITY MAP. LOCATION OF LINES ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED IN THE FIELD.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTE:
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

COMMERCIAL
SITE PLANNING
SURVEYING
BOUNDARY SURVEYS
TOPOGRAPHIC SURVEYS
PARCEL SPLIT
CONSTRUCTION LAYOUT

RESIDENTIAL
SUBDIVISIONS
SITE CONDOMINIUM
MULTI-FAMILY
LOT PLANS
CONSTRUCTION LAYOUT

ALPINE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

46892 WEST ROAD
SUITE 109
NOVI, MICHIGAN 48377

(248) 926-3701 (BUS)
(248) 926-3765 (FAX)
WWW.ALPINE-INC.NET

811
Know what's below
Call before you dig.

CLIENT: HUNTER PASTEUR, NORTHVILLE, LLC

TOPOGRAPHIC SURVEY (NE)

RANGE: 8E
TOWNSHIP: 15S
CITY OF NORTHVILLE
WAYNE COUNTY
MICHIGAN

SECTION: 3

REVISED

4/29/19 ADDED UTILITIES

DATE: 7-3-18

DRAWN BY: JRV

CHECKED BY: JDH

FBK: 340

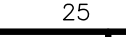
CHF: MJ

SCALE: HOR 1"=50 FT.
VER 1"=5 FT.

17-549



NOTE: THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND MAINTAIN APPROPRIATE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

REVISED	
4/29/19	ADDED UTILITIES
DATE:	7-3-18
DRAWN BY:	JRV
CHECKED BY:	JDH
	
FBK: 340 CHF: MJ	4
SCALE: HOR 1"=50 FT. VER 1"=10 FT.	17-549

- LEGEND**
- EX. CATCH BASIN
 - EX. MANHOLE
 - EX. END SECTION
 - EX. OVERFLOW STRUCTURE
 - EX. CLEANOUT
 - EX. HYDRANT
 - EX. WATER SHUTOFF
 - EX. FIRE DEPT. CONNECTION
 - EX. WATER WELL
 - EX. LIGHTPOLE
 - EX. UTILITY POLE
 - EX. GUY ANCHOR
 - EX. TRAFFIC SIGNAL
 - EX. GAS SHUTOFF
 - EX. GAS VENT
 - EX. HANDHOLE
 - EX. PEDESTAL
 - EX. TRANSFORMER
 - EX. GENERATOR
 - EX. GAS METER
 - EX. ELECTRIC METER
 - EX. AIR CONDITIONER
 - EX. RAILROAD SIGNAL
 - EX. SIGN
 - EX. POST/BOLLARD
 - EX. FLAGPOLE
 - EX. MAILBOX
 - EX. PARKING METER
 - EX. SATELLITE DISH
 - EX. SOIL BORING
 - EX. MONITOR WELL
 - FOUND IRON
 - SET IRON
 - EX. BOULDER
 - EX. TREE STUMP
 - EX. TREE
 - EX. TREE TAG & NUMBER
 - EX. TREE LINE
 - EX. FENCE
 - EX. SANITARY SEWER
 - EX. STORM SEWER
 - EX. WATER MAIN
 - EX. ELECTRIC CABLE
 - EX. COMMUNICATION
 - EX. GAS LINE
 - EX. OVERHEAD LINE

UTILITY NOTE:
GAS MAIN AND WATER MAIN ARE SHOWN ON SURVEY AS DIGITIZED FROM UTILITY MAP. LOCATION OF LINES ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED IN THE FIELD.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTE:
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.



COMMERCIAL
SITE PLANNING
SURVEYING
INDUSTRIAL & MULTI-UNIT
LAND SURVEYING
CONSTRUCTION LAYOUT

RESIDENTIAL
SUBDIVISIONS
SITE CONDOMINIUM
MULTI-FAMILY
LOT PLANS
CONSTRUCTION LAYOUT

ALPINE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

46892 WEST ROAD
SUITE 109
NOVI, MICHIGAN 48377

(248) 926-3701 (BUS)
(248) 926-3765 (FAX)
WWW.ALPINE-INC.NET

811
Know what's below
Call before you dig.

CLIENT: HUNTER PASTEUR, NORTHVILLE, LLC

TOPOGRAPHIC SURVEY (SW)

SECTION: 3

NORTHVILLE DOWNS

TOWNSHIP: 1S
CITY OF NORTHVILLE
WAYNE COUNTY
MICHIGAN

RANGE: 8E

REVISED

4/29/19 ADDED UTILITIES

DATE: 7-3-18

DRAWN BY: JRV

CHECKED BY: JDH

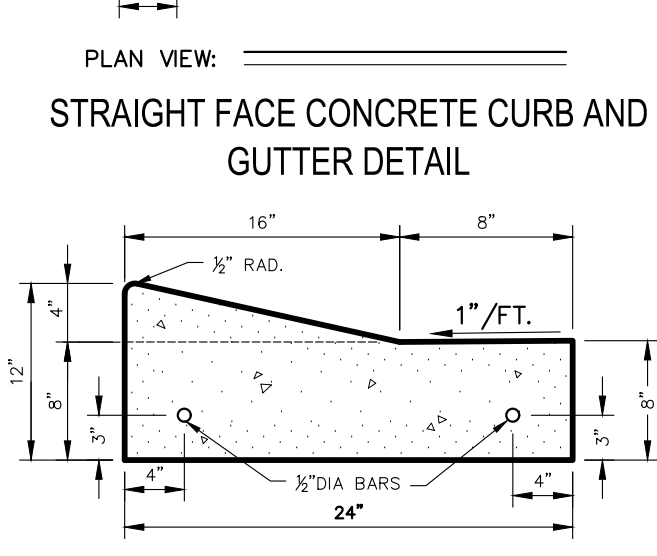
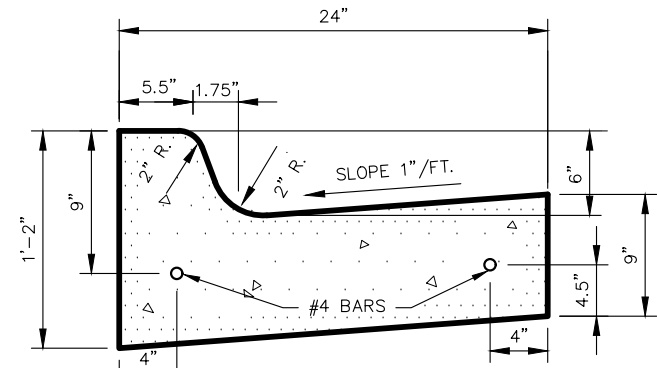
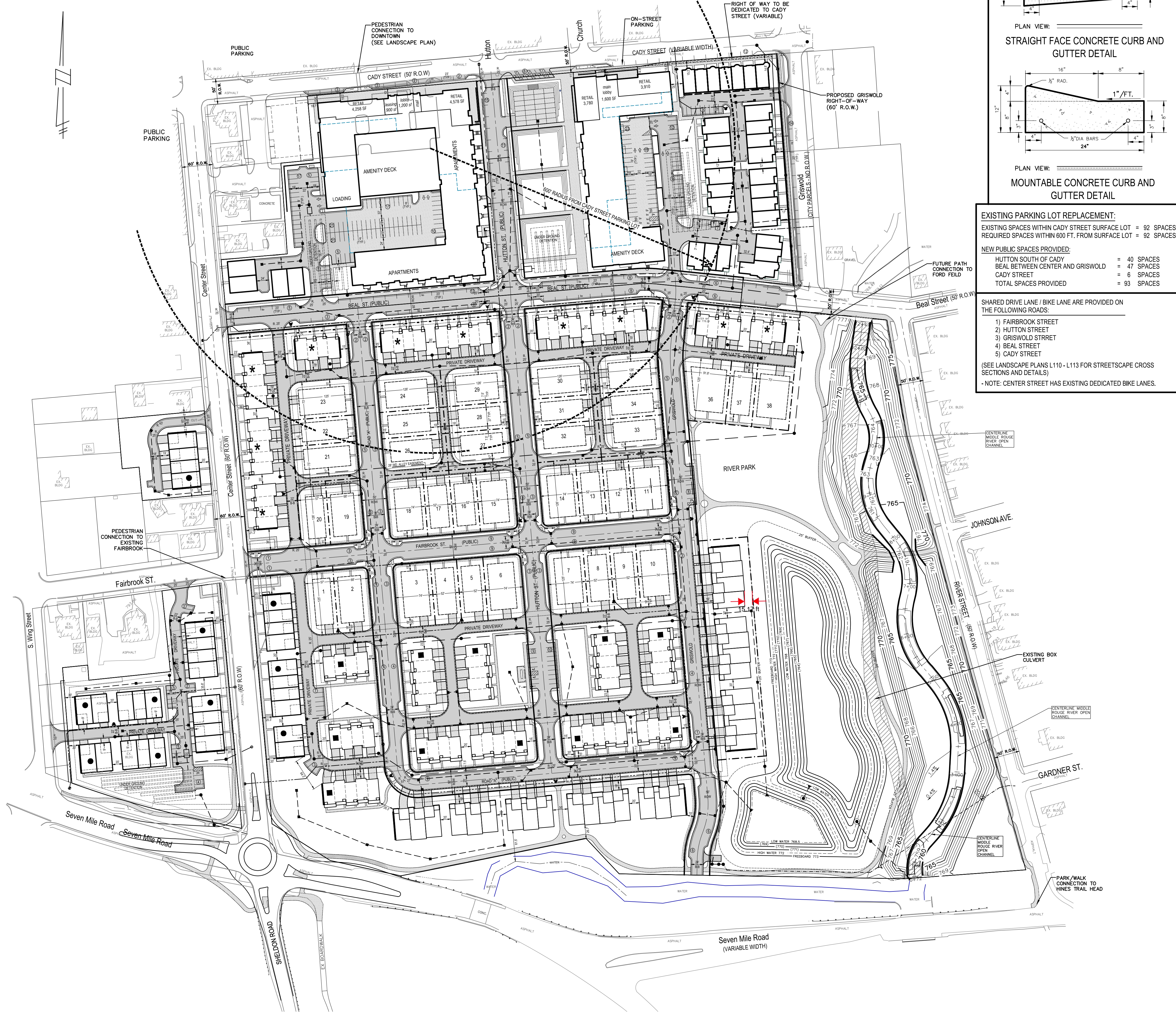
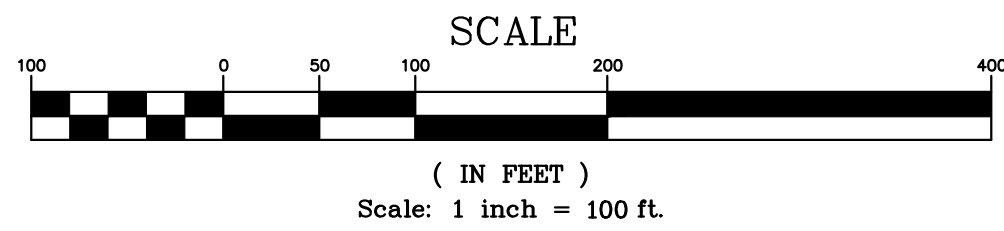
FBK: 340

CHF: MJ

SCALE: HOR 1"=50 FT.
VER 1"=50 FT.

5

17-549



EXISTING PARKING LOT REPLACEMENT:

EXISTING SPACES WITHIN CADY STREET SURFACE LOT = 92 SPACES
REQUIRED SPACES WITHIN 600 FT. FROM SURFACE LOT = 92 SPACES

NEW PUBLIC SPACES PROVIDED:

HUTTON SOUTH OF CADY = 40 SPACES
BEAL BETWEEN CENTER AND GRISWOLD = 47 SPACES
CADY STREET = 6 SPACES
TOTAL SPACES PROVIDED = 93 SPACES

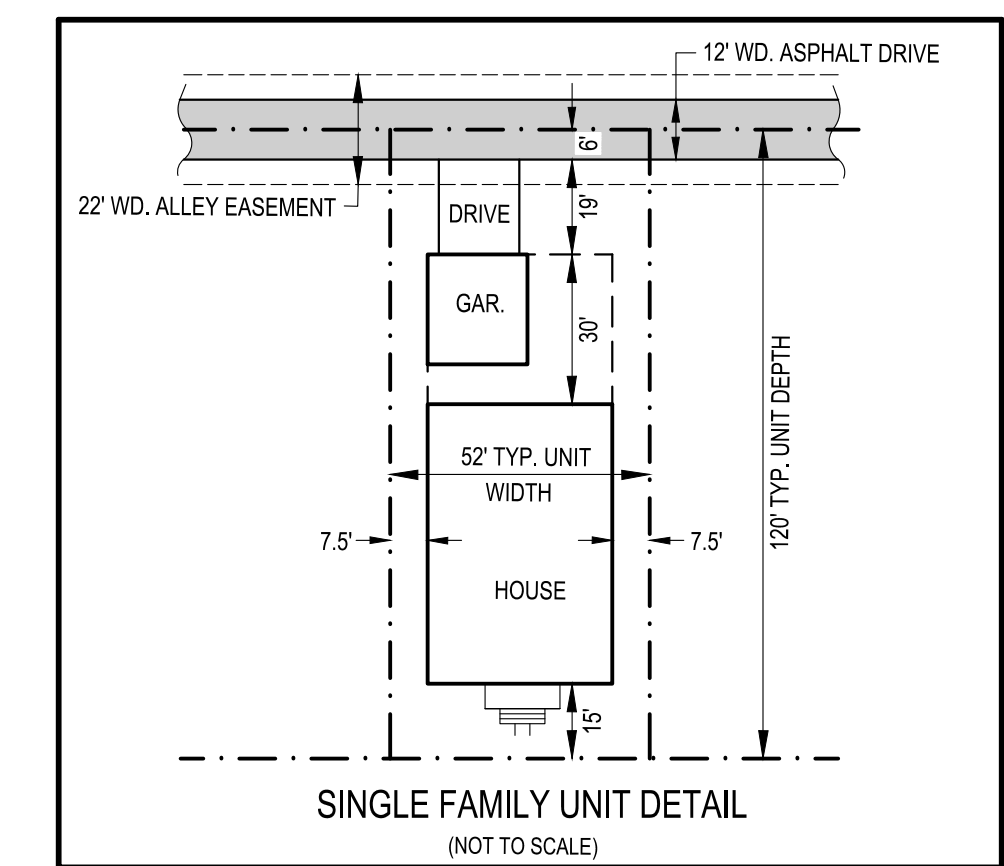
SHARED DRIVE LANE / BIKE LANE ARE PROVIDED ON THE FOLLOWING ROADS:

1) FAIRBROOK STREET
2) HUTTON STREET
3) GRISWOLD STREET
4) BEAL STREET
5) CADY STREET

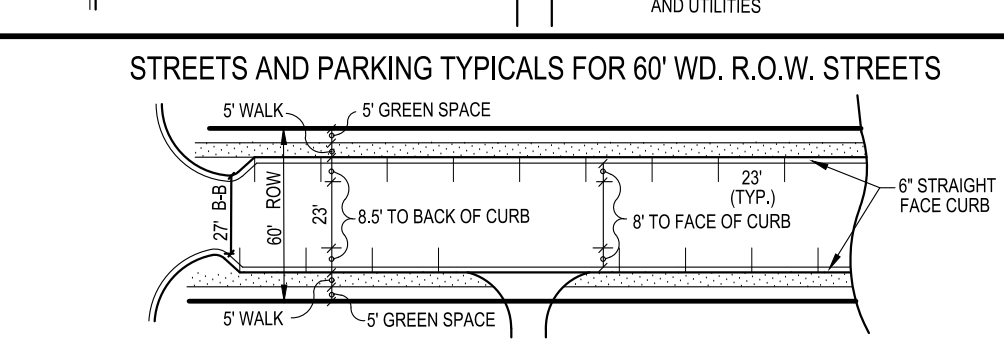
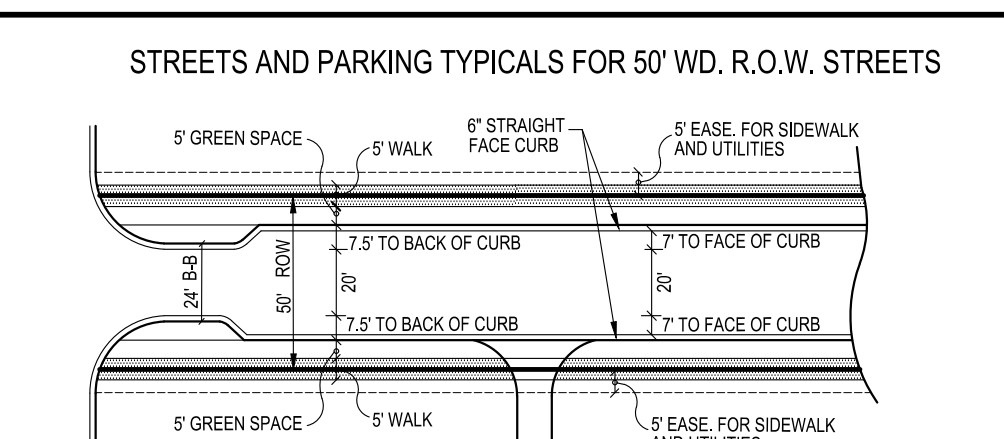
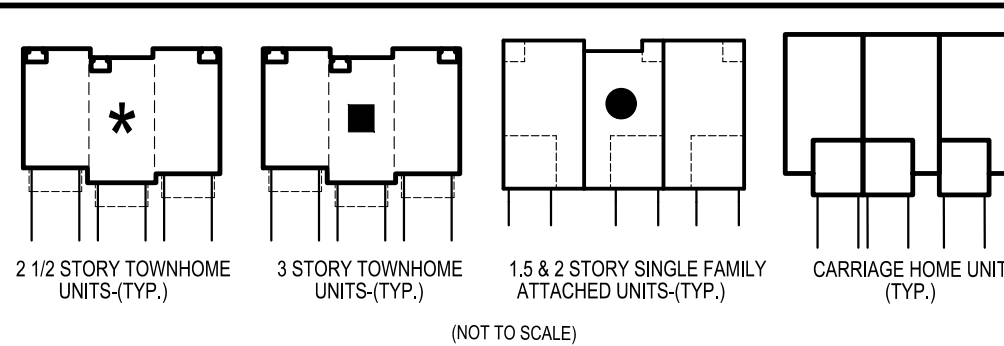
(SEE LANDSCAPE PLANS L110 - L113 FOR STREETSCAPE CROSS SECTIONS AND DETAILS)

- NOTE: CENTER STREET HAS EXISTING DEDICATED BIKE LANES.

SITE SUMMARY	
SITE AREA	= 48.12 AC
LESS PUBLIC R.O.W.	= 6.82 AC
NET SITE AREA	= 41.30 AC
EXISTING ZONING	CB0, RTD, R-2, CSO
PROPOSED ZONING	PUD
DEVELOPMENT BREAKDOWN	
NW APARTMENTS	= 3.36 AC
UNITS SHOWN	= 178 UNITS
DENSITY SHOWN	= 52.98 DU/AC
SETBACKS	
FRONT YARD	= 10' (COMMERCIAL - CSO DISTRICT)
SIDE YARD	= 15' (RESIDENTIAL - CSO DISTRICT)
REAR YARD	N/A
RESIDENTIAL USE	= 205,490 SF
COMMERCIAL / RETAIL USE	= 11,336 SF
GARAGE AREA	= 67,763 SF
TOTAL BUILDING AREA	= 313,717 SF
OUTDOOR AMENITY TERRACE	= 17,990 SF
NE CONDOMINIUM BUILDING	= 1.85 AC
UNITS SHOWN	= 42 UNITS
DENSITY SHOWN	= 22.70 DU/AC
SETBACKS	
FRONT YARD	= 10' (COMMERCIAL - CSO DISTRICT)
SIDE YARD	= 15' (RESIDENTIAL - CSO DISTRICT)
REAR YARD	N/A
RESIDENTIAL USE	= 100,512 SF
COMMERCIAL / RETAIL USE	= 10,280 SF
GARAGE AREA	= 7,711 SF
TOTAL BUILDING AREA	= 131,450 SF
OUTDOOR AMENITY TERRACE	= 6,100 SF
ROW HOUSES	= 2.27 AC
UNITS SHOWN	= 31 UNITS
DENSITY SHOWN	= 13.66 DU/AC
SETBACKS	
FRONT YARD	= 15' (CADY STREET)
BUILDING SEPARATION	= 10' (GRISWOLD ST. PROP. ROW)
REAR YARD	N/A
RESIDENTIAL USE	= 27,313 SF
COMMERCIAL / FLEX USE	= 2,084 GFA
TOWN HOMES / SF ATTACHED	= 12.12 AC
TOWN HOMES	= 94 UNITS
SF ATTACHED	= 32 UNITS
DENSITY SHOWN	= 10.40 DU/AC
SETBACKS	
FRONT YARD	= 10' MIN.
BUILDING SEPARATION	= 20'
REAR YARD	= N/A
CARRIAGE HOMES	= 3.08 AC
CARRIAGE HOMES	= 28 UNITS
DENSITY SHOWN	= 9.09 DU/AC
SETBACKS	
FRONT YARD	= 19'
BUILDING SEPARATION	= 20'
REAR YARD	= N/A
SINGLE FAMILY HOMES	= 6.97 AC
LOTS SHOWN	= 38 UNITS
DENSITY SHOWN	= 5.45 LOTS/AC
SETBACKS	
FRONT YARD	= 15'
SIDE YARD	= 7.5' (15' TOTAL)
REAR YARD	= 19' (FROM ALLEY)
TOTAL RESIDENTIAL	= 443 UNITS
TOTAL OVERALL NET DENSITY	= 10.73 UNITS/AC
TOTAL OVERALL GROSS DENSITY	= 9.21 UNITS/AC
PARKING PROVIDED SUMMARY	
NW APARTMENTS	
GARAGE	= 179 SPACES
SURFACE LOT	= 95 SPACES
	= 274 SPACES
	= 1.54 SPACES PER UNIT
NE CONDOMINIUM BUILDING	
GARAGE	= 42 SPACES
SURFACE LOT	= 63 SPACES
	= 105 SPACES
	= 2.50 SPACES PER UNIT
ROW HOUSES	
GARAGE	= 62 SPACES (2 GAR)
SURFACE LOT	= 16 SPACES
	= 78 SPACES
PUBLIC PARALLEL PARKING	
CADY STREET	= 28 SPACES
EX GRISWOLD STREET	= 14 SPACES
GRISWOLD EXTENSION	= 37 SPACES
BEAL STREET	= 56 SPACES
HUTTON STREET	= 52 SPACES
ROAD A	= 52 SPACES
FAIRBROOK STREET	= 44 SPACES
	= 283 SPACES
TOWNHOMES / SF ATTACHED / CARRIAGE	
GARAGES / DRIVES	= 504 SPACES (2 GAR / 2 DRIVE)
GARAGES ONLY	= 56 SPACES (2 GAR)
PARKING SPACES	= 47 SPACES
	= 607 SPACES
SINGLE FAMILY HOMES	
GARAGES / DRIVES	= 152 SPACES (2 GAR / 2 DRIVE)
PARKING SPACES	= 8 SPACES
	= 160 SPACES
TOTAL PARKING PROVIDED = 1,507 SPACES	
TOTAL PUBLIC PARKING PROVIDED = 338 SPACES	




* FLAT ROOF 2 1/2 STORY TOWNHOMES
■ FLAT ROOF 3 STORY TOWNHOMES
● 2 STORY SINGLE FAMILY ATTACHED
— HIGH VISIBILITY LOT WITH ENHANCED SIDE ELEVATION



LEGEND	
EXISTING	PROPOSED
PAVEMENT (ASPHALT)	SIDE WALK (CONCRETE)
CONCRETE CURB AND GUTTER	STORM SEWER
SANITARY SEWER	WATER MAIN
MANHOLE	CATCH BASIN W/STREAM GUARD
CURB INLET W/SILT SAC	HYDRANT
END SECTION	GATE VALVE
FLOOD PLAIN	CONTOURS
SPOT ELEVATION	SURFACE DRAINAGE
OVERFLOW ROUTE	TREE FENCE
SILT FENCE	PROPOSED DRIVEWAY LOCATION
LIMIT OF DISTURBANCE	

THE DOWNS

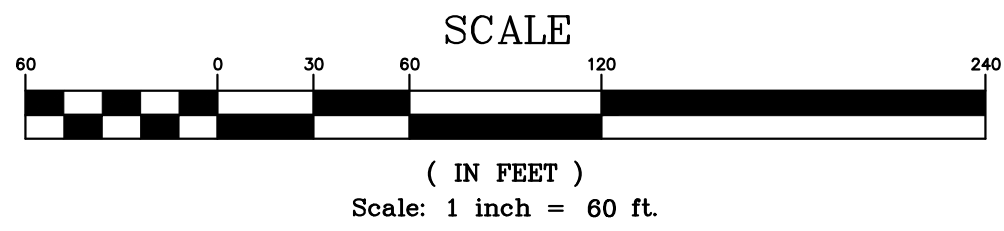
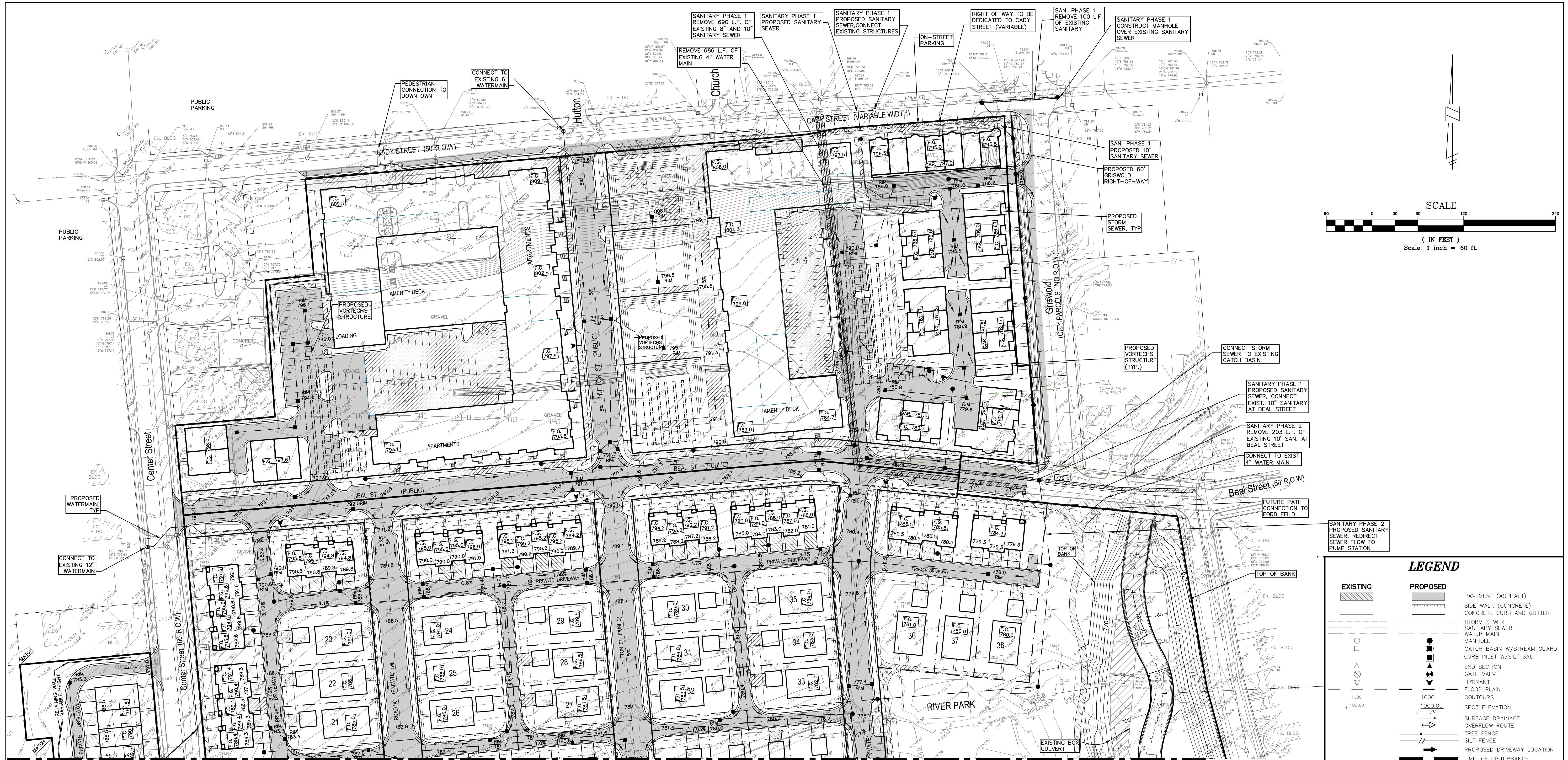
SECTION 3, T1S, R8E, CITY OF NORTHVILLE
WAYNE COUNTY, MICHIGAN



































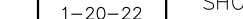
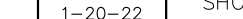
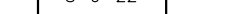
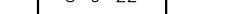




REVISIONS			UTILITY WARNING
NO.	ITEM	DATE	<div>UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.</div> <div> Know what's below. Call before you dig.</div> <div>THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.</div>
1.	REVISED PER CITY REVIEW	1-20-22	
2.	REVISED PER CITY REVIEW	3-22-22	
3.	REVISED PER CITY REVIEW	5-10-22	
4.	REVISED PER CITY REVIEW	5-31-22	
5.	REVISED LAYOUT PER CLIENT	7-31-22	
6.	REVISED PER CITY REVIEW	8-9-22	
DATE: 12-05-21			DESIGNED BY: A.A. JOB NUMBER: 21-001
CHECKED BY: R.E.			DRAWING FILE: 7-21001-0A.DWG

OVERALL SITE PLAN

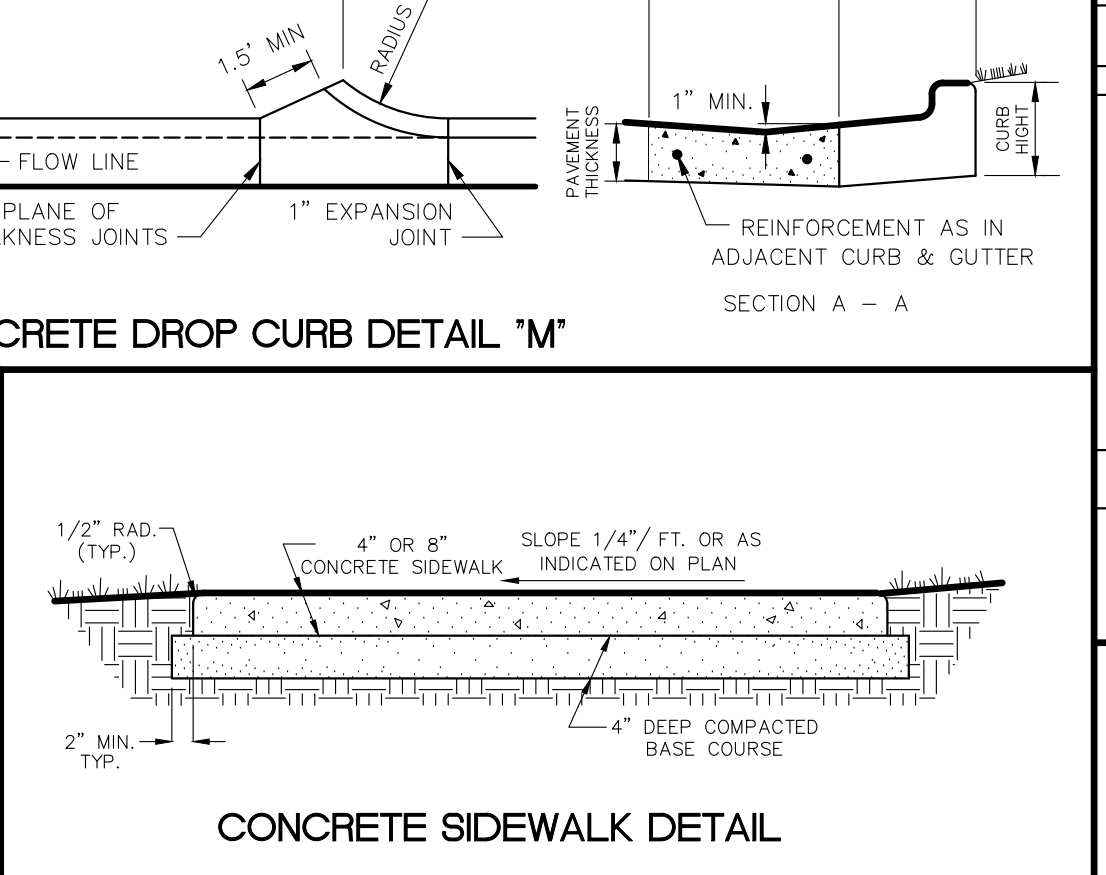
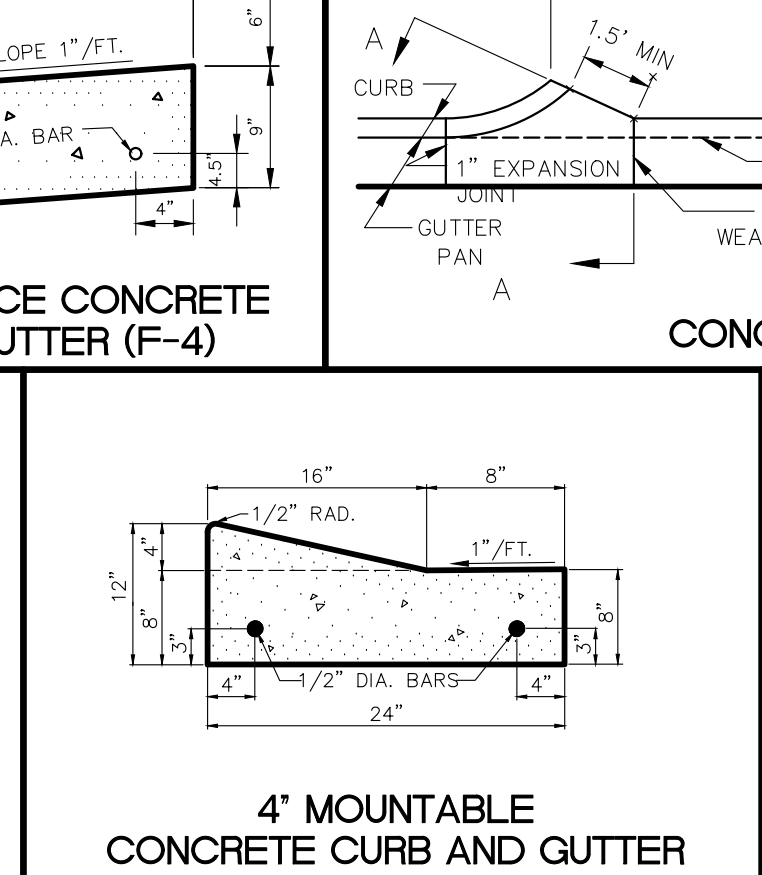
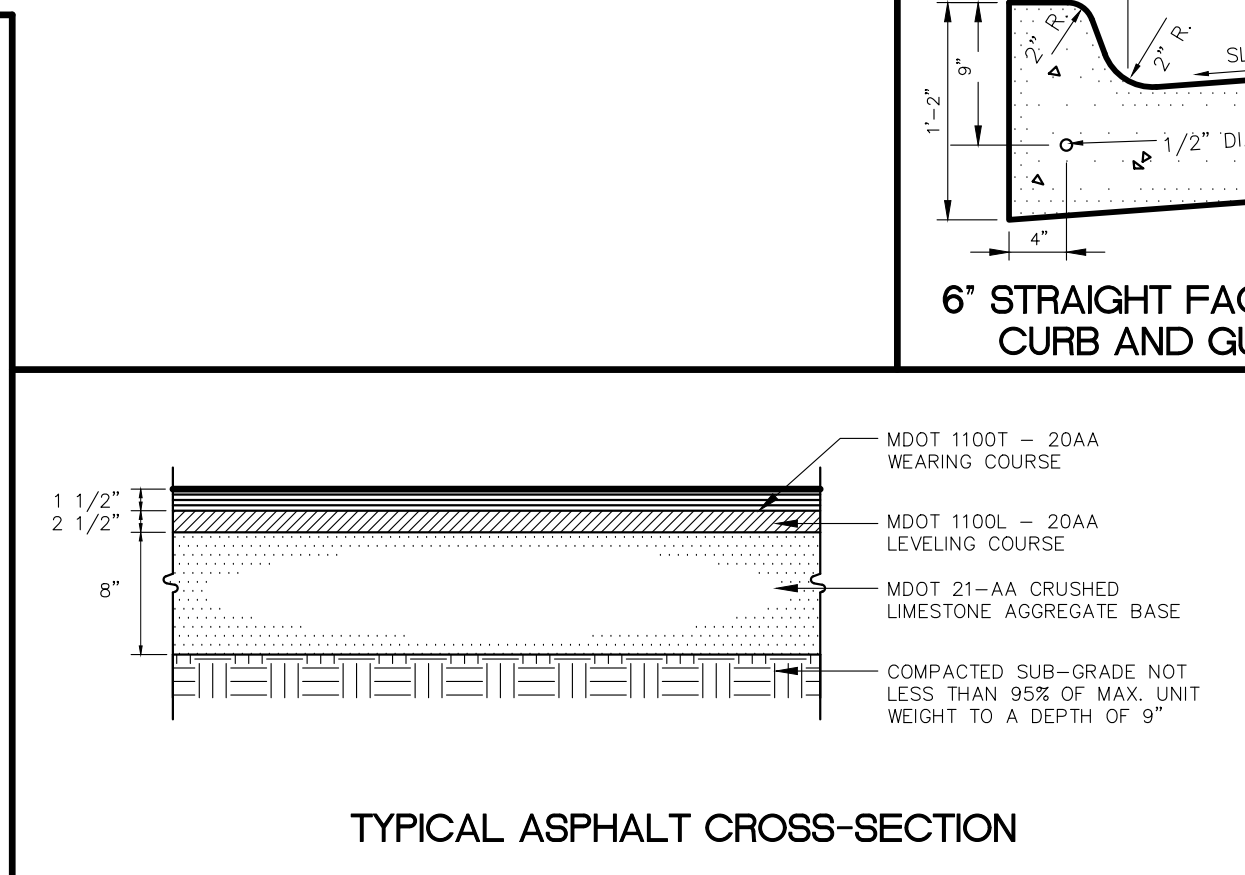
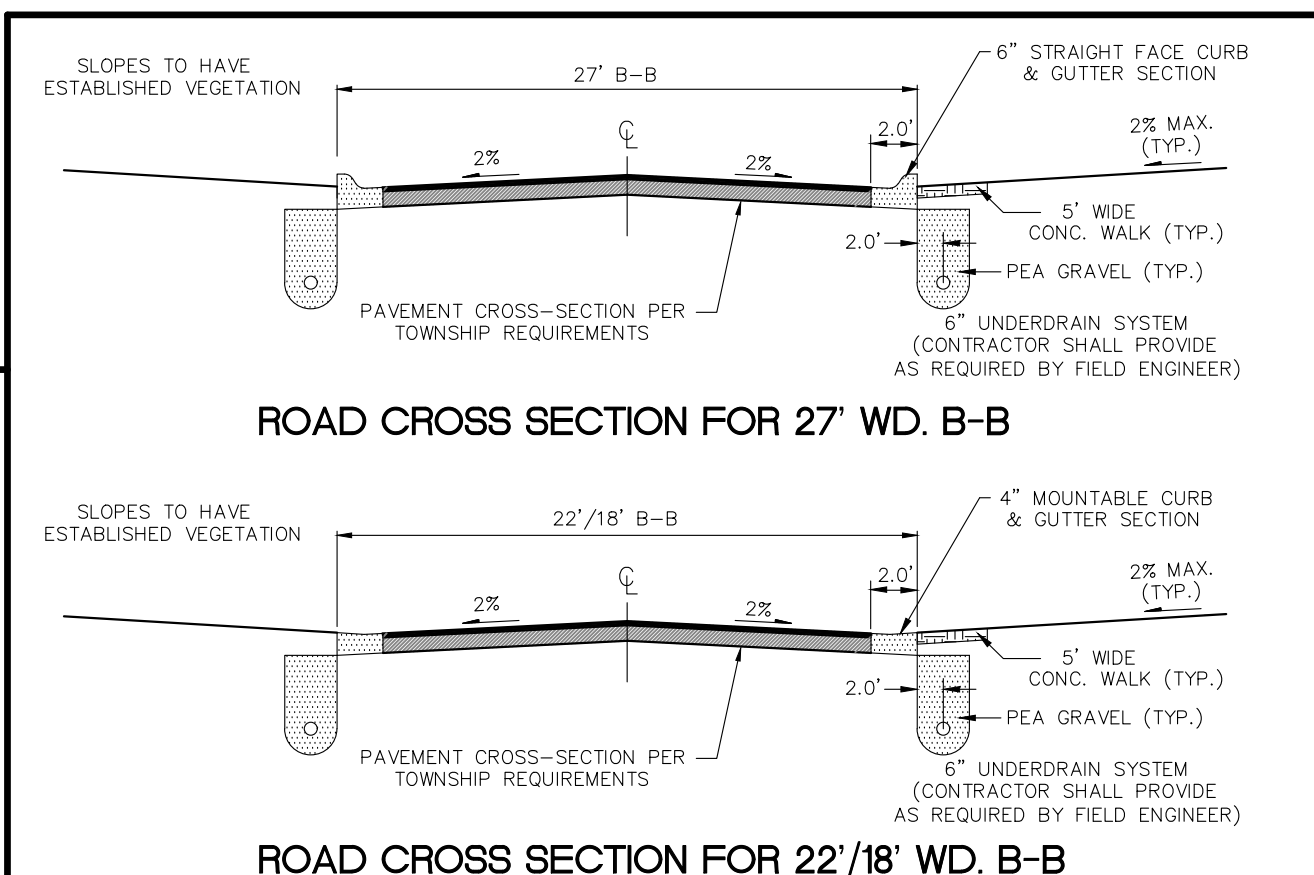
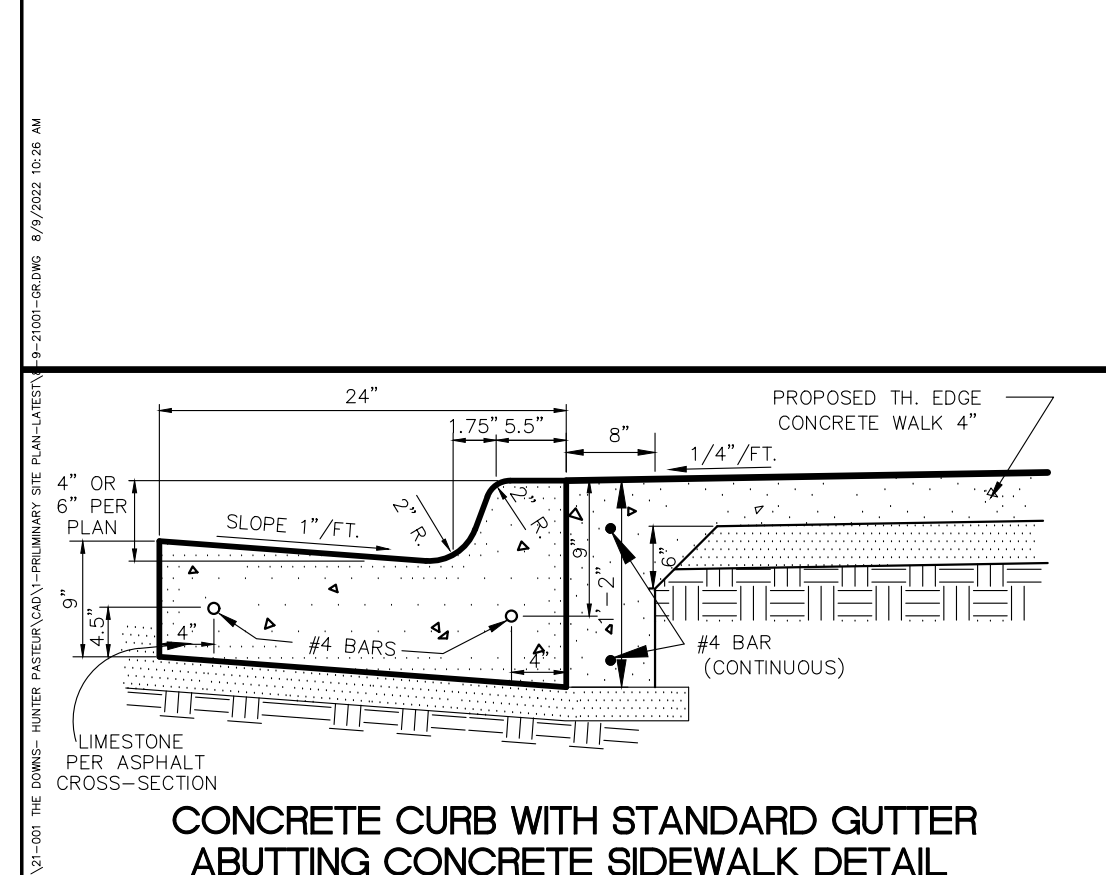
SEIBER KEAST LEHNER
ENGINEERING | SURVEYING
39205 COUNTRY CLUB DRIVE, SUITE C8
FARMINGTON HILLS, MI 48331
PHONE: 248.308.3331

SHEET
7



LEGEND		
EXISTING	PROPOSED	
		PAVEMENT (ASPHALT)
		SIDE WALK (CONCRETE)
		CONCRETE CURB AND GUTTER
		STORM SEWER
		SANITARY SEWER
		WATER MAIN
		MANHOLE
		CATCH BASIN W/STREAM GUARD
		CURB INLET W/SILT SAC
		END SECTION
		GATE VALVE
		HYDRANT
		FLOOD PLAIN
		CONTOURS
		SPOT ELEVATION
		SURFACE DRAINAGE
		OVERFLOW ROUTE
		TREE FENCE
		SILT FENCE
		PROPOSED DRIVEWAY LOCATION
		LIMIT OF DISTURBANCE

FOR CONTINUATION SEE SHEET 9



THE DOWNS

SECTION 3, T1S, R8E, CITY OF NORTHVILLE
WAYNE COUNTY, MICHIGAN

REVISIONS		UTILITY WARNING	
NO.	ITEM	DATE	
1.	REVISED PER CITY REVIEW	1-20-22	<p>Know what's below. Call before you dig.</p> <p>THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.</p>
2.	REVISED PER CITY REVIEW	3-22-22	
3.	REVISED PER CITY REVIEW	8-9-22	

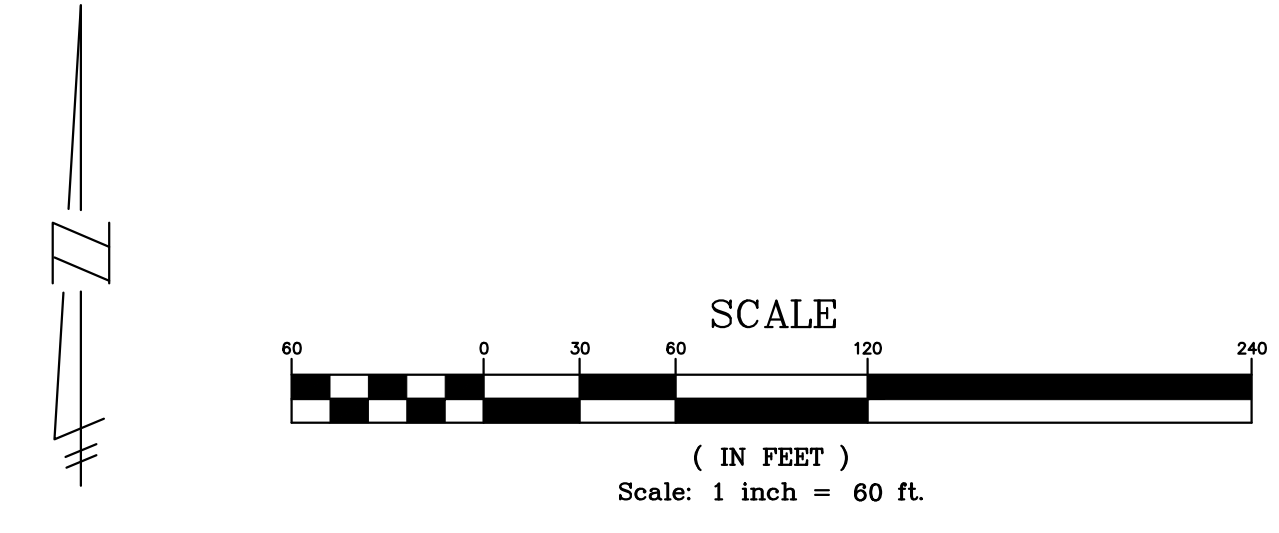
DATE: 12-05-21 DESIGNED BY: A.A. JOB NUMBER: 21-001
CHECKED BY: R.E. DRAWING FILE: 8-9-21001-GR.DWG

GRADING AND UTILITY PLAN

SEIBER KEAST LEHNER
ENGINEERING | SURVEYING
39205 COUNTRY CLUB DRIVE, SUITE C8
FARMINGTON HILLS, MI 48331
PHONE: 248.308.3331

SHEET
8

FOR CONTINUATION SEE SHEET 8



REVISIONS		
NO.	ITEM	DATE
1.	REVISED PER CITY REVIEW	1-20-22
2.	REVISED PER CITY REVIEW	3-22-22
3.	REVISED PER CITY REVIEW	8-9-22

UTILITY WARNING
UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THIS PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.

811 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.

LEGEND	
EXISTING	PROPOSED
	PAVEMENT (ASPHALT)
	SIDE WALK (CONCRETE)
	CONCRETE CURB AND GUTTER
	STORM SEWER
	SANITARY SEWER
	WATER MAIN
	MANHOLE
	CATCH BASIN W/STREAM GUARD
	CURB INLET W/SILT SAC
	END SECTION
	GATE VALVE
	HYDRANT
	FLOOD PLAIN
	CONTOURS
	SPOT ELEVATION
	SURFACE DRAINAGE
	OVERFLOW ROUTE
	TREE FENCE
	SILT FENCE
	PROPOSED DRIVEWAY LOCATION
	LIMIT OF DISTURBANCE

THE DOWNS

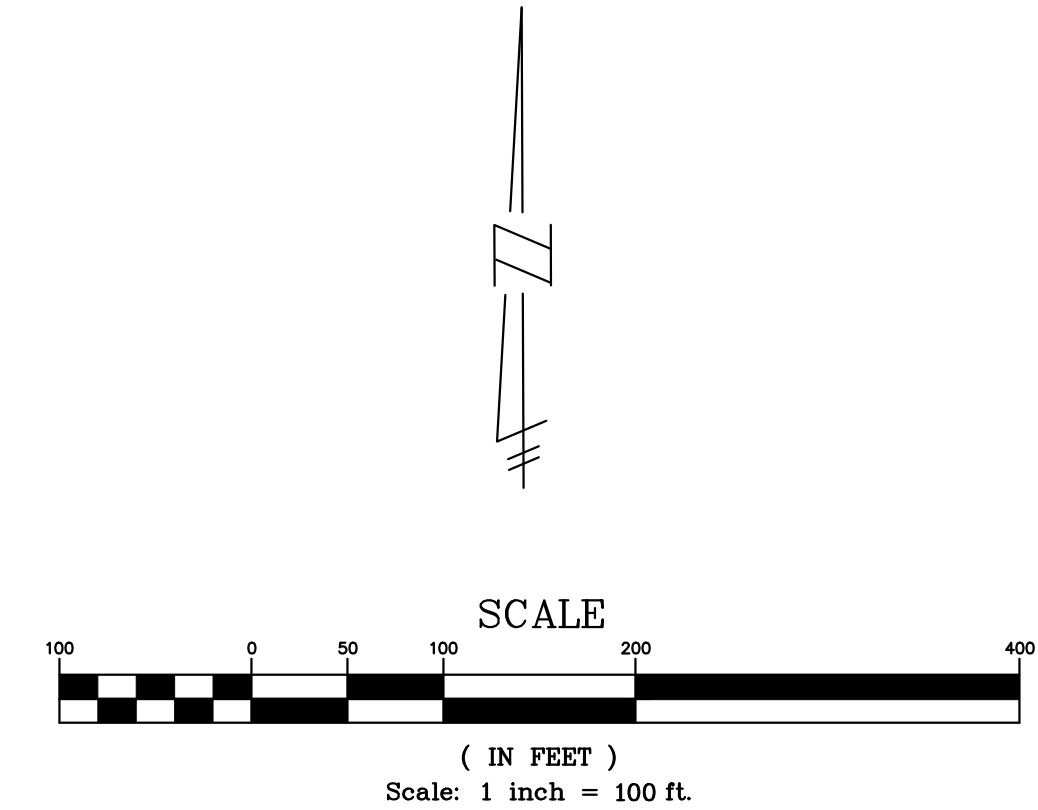
SECTION 3, T1S, R8E, CITY OF NORTHVILLE
WAYNE COUNTY, MICHIGAN

DATE: 12-05-21 DESIGNED BY: A.A. JOB NUMBER: 21-001
CHECKED BY: R.E. DRAWING FILE: 8-9-21001-GR.DWG




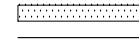






































GRADING AND UTILITY PLAN

SEIBER KEAST LEHNER
ENGINEERING | SURVEYING
39205 COUNTRY CLUB DRIVE, SUITE C8
FARMINGTON HILLS, MI 48331
PHONE: 248.308.3331

SHEET
9



OPEN SPACE SUMMARY	
SITE AREA	48.12 ACRES
OPEN SPACE SHOWN	15.07 ACRES
OPEN SPACE PERCENTAGE	31.32%
OPEN SPACE EXCLUDING DETENTION	12.33 ACRES
OPEN SPACE PERCENTAGE	25.62%

LEGEND		
EXISTING	PROPOSED	
		PAVEMENT (ASPHALT)
		SIDE WALK (CONCRETE)
		CONCRETE CURB AND GUTTER
		STORM SEWER
		SANITARY SEWER
		WATER MAIN
		MANHOLE
		CATCH BASIN W/STREAM GUARD
		CURB INLET W/SILT SAC
		END SECTION
		GATE VALVE
		HYDRANT
		FLOOD PLAIN
		CONTOURS
		SPOT ELEVATION
		SURFACE DRAINAGE
		OVERFLOW ROUTE
		TREE FENCE
		SILT FENCE
		PROPOSED DRIVEWAY LOCATION
		LIMIT OF DISTURBANCE

THE DOWNS

SECTION 3, T1S, R8E, CITY OF NORTHVILLE
WAYNE COUNTY, MICHIGAN

REVISIONS		UTILITY WARNING
NO.	ITEM	DATE
1.	REVISED PER CITY REVIEW	1-20-22
2.	REVISED PER CITY REVIEW	5-9-22
3.	REVISED PER CITY REVIEW	7-1-22
4.	REVISED PER CITY REVIEW	8-9-22

UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.

811 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.

DATE: 12-05-21	DESIGNED BY: A.A.	JOB NUMBER: 21-001
	CHECKED BY: R.E.	DRAWING FILE: 10-21001-08.DWG

OPEN SPACE PLAN

SEIBER KEAST LEHNER
ENGINEERING | SURVEYING
39205 COUNTRY CLUB DRIVE, SUITE C8
FARMINGTON HILLS, MI 48331
PHONE: 248.308.3331

SHEET
10



PROPOSED U.G. DETENTION BASIN

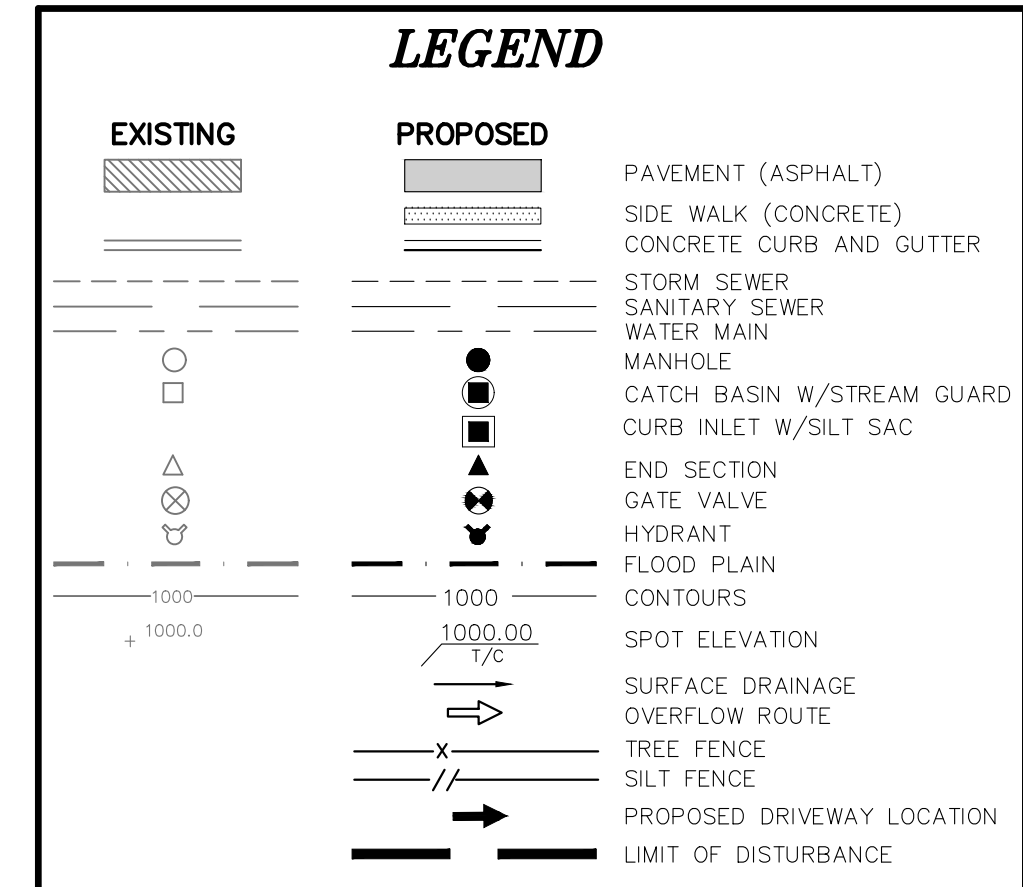
C FACTOR AREA 4	Area	C	A * C
TOTAL AREA TRIBUTARY TO DETENTION BASINS	3.81	Ac	
PAVING AREA (WALKS, DRIVE, ROAD)	0.63	Ac	@ 0.95 = 0.60
BUILDING AREA	2.50	Ac	@ 0.95 = 2.38
LAWN AREA	0.67	Ac	@ 0.20 = 0.13
TOTAL AREA	3.81	Ac	@ = 3.11
C _{avg} = A * C / TOTAL ACRES =			0.82

PROPOSED U.G. DETENTION BASIN

C FACTOR AREA 5	Area	C	A * C
TOTAL AREA TRIBUTARY TO DETENTION BASINS	2.37	Ac	
PAVING AREA (WALKS, DRIVE, ROAD)	1.61	Ac	@ 0.95 = 1.53
BUILDING AREA	0.00	Ac	@ 0.95 = 0.00
LAWN AREA	0.76	Ac	@ 0.20 = 0.15
TOTAL AREA	2.37	Ac	@ = 1.68
C _{avg} = A * C / TOTAL ACRES =			0.71

PROPOSED U.G. DETENTION BASIN

C FACTOR AREA 6	Area	C	A * C
TOTAL AREA TRIBUTARY TO DETENTION BASINS	3.74	Ac	
PAVING AREA (WALKS, DRIVE, ROAD)	1.07	Ac	@ 0.95 = 1.02
BUILDING AREA	2.11	Ac	@ 0.95 = 2.00
LAWN AREA	0.56	Ac	@ 0.20 = 0.11
TOTAL AREA	3.74	Ac	@ = 3.13
C _{avg} = A * C / TOTAL ACRES =			0.84



U.G. DETENTION BASIN CALCULATIONS: AREA 4

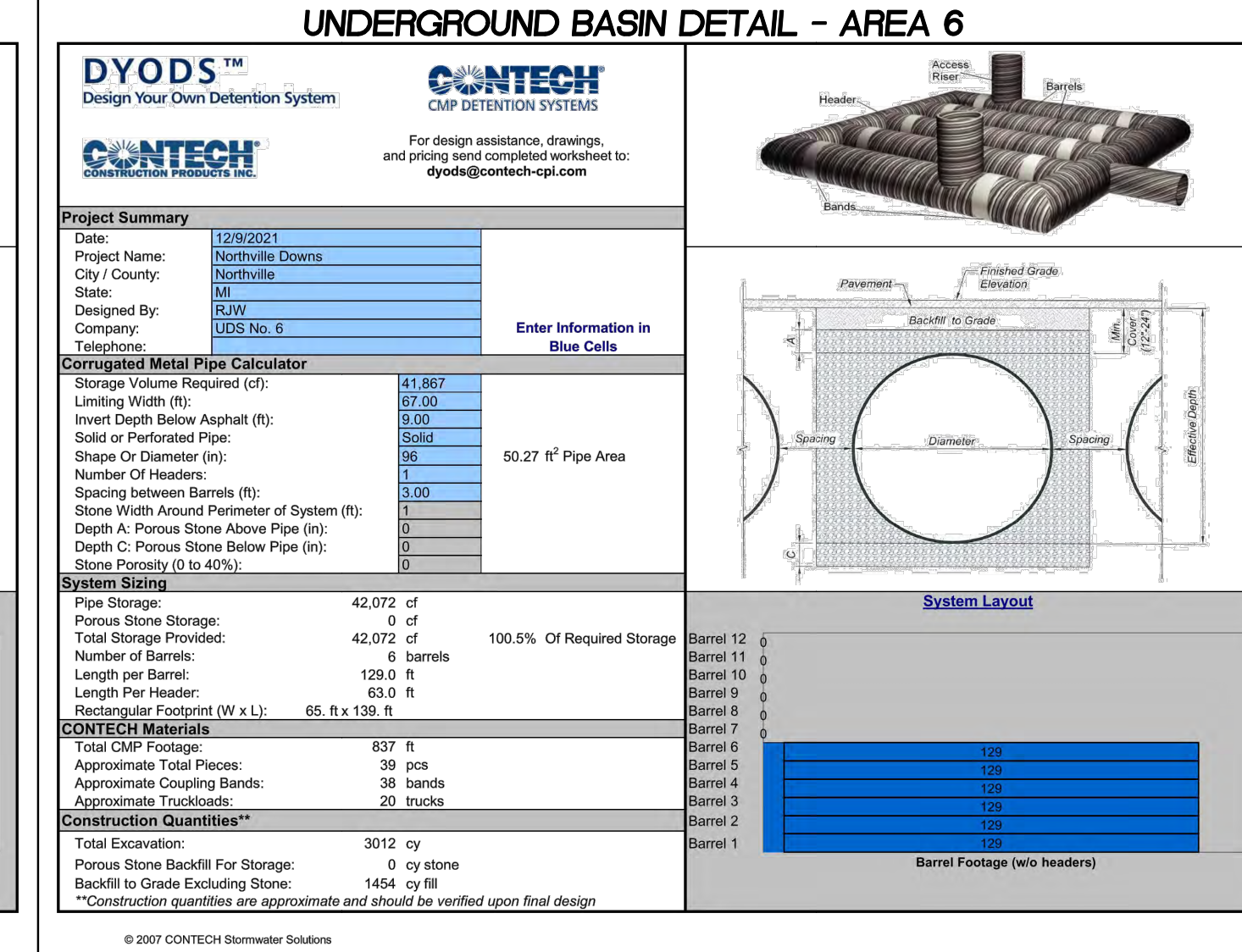
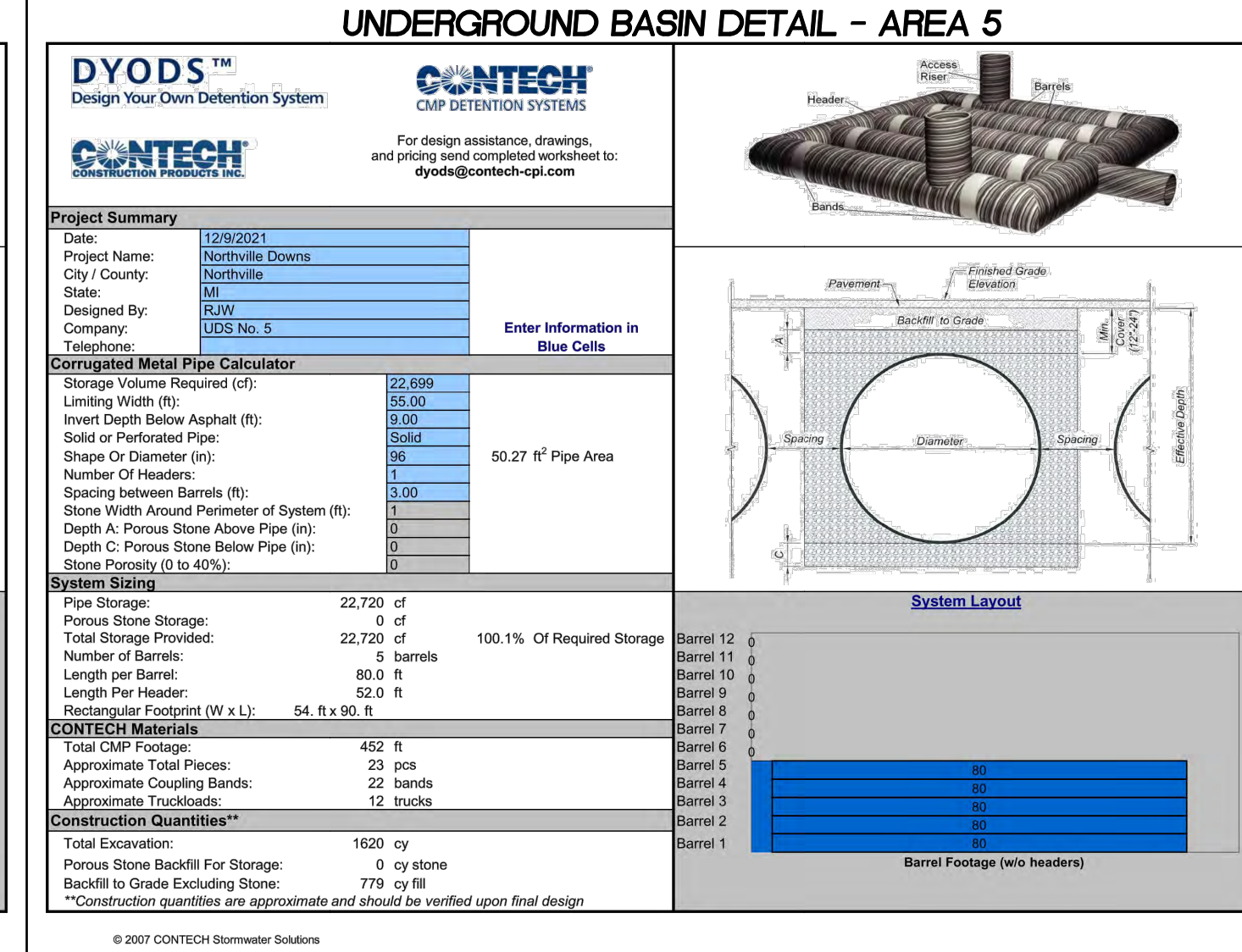
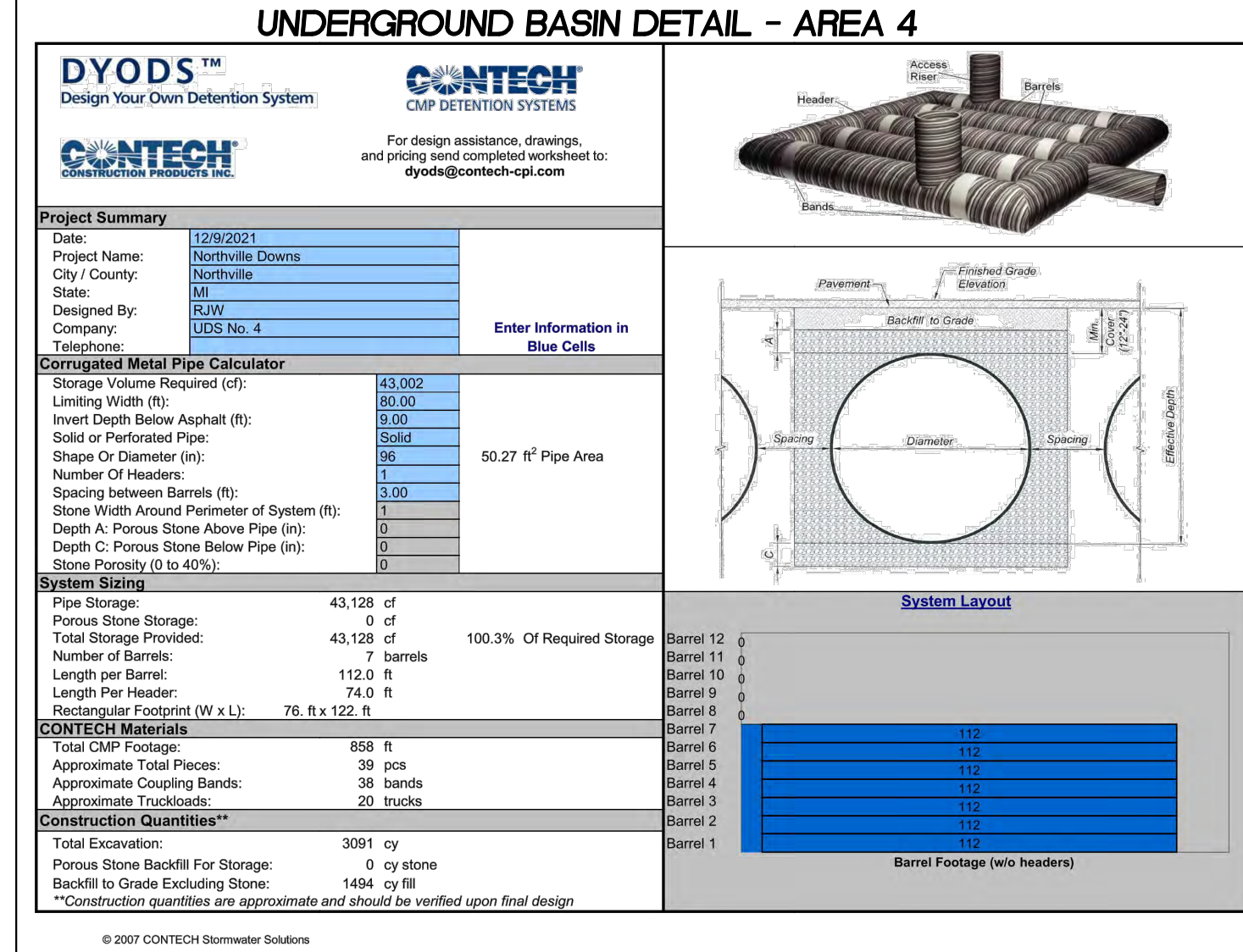
Ac =	3.81	Ac	Area 4
C =	0.82		
Q ₄₈ =	0.57	cfs	(0.15 cfs/Ac)
Q ₀ = Q ₄₈ / (Ac * C) =	0.18	(cfs/Ac Imp.)	
T ₁₀₀ = -45 + sqrt(19845/Q ₀) =	283.81	min	
V _{S100} = (17649 * T ₁) / (T + 45) - 40 * Q ₀ * T ₁₀₀ =	13150	ft ³ /Ac Imp.	
V _{T100} = V _S * Ac * C =	40944	ft ³	

U.G. DETENTION BASIN CALCULATIONS: AREA 5

Ac =	2.37	Ac	Area 5
C =	0.71		
Q ₄₈ =	0.36	cfs	(0.15 cfs/Ac)
Q ₀ = Q ₄₈ / (Ac * C) =	0.21	(cfs/Ac Imp.)	
T ₁₀₀ = -45 + sqrt(19845/Q ₀) =	261.13	min	
V _{S100} = (17649 * T ₁) / (T + 45) - 40 * Q ₀ * T ₁₀₀ =	12843	ft ³ /Ac Imp.	
V _{T100} = V _S * Ac * C =	21561	ft ³	

DETENTION BASIN CALCULATIONS: AREA 6

Ac =	3.74	Ac	Area 6
C =	0.84		
Q ₄₈ =	0.56	cfs	(0.15 cfs/Ac)
Q ₀ = Q ₄₈ / (Ac * C) =	0.18	(cfs/Ac Imp.)	
T ₁₀₀ = -45 + sqrt(19845/Q ₀) =	287.88	min	
V _{S100} = (17649 * T ₁) / (T + 45) - 40 * Q ₀ * T ₁₀₀ =	13201	ft ³ /Ac Imp.	
V _{T100} = V _S * Ac * C =	41352	ft ³	



REVISIONS

NO.	DATE	DESCRIPTION
1	12-05-21	DESIGNED BY: A.A.
2	12-05-21	CHECKED BY: R.E.

UTILITY WARNING: UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.

811 Know what's below. Call before you dig. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.

JOB NUMBER: 21-001
DRAWING FILE: 11-12-21001-SYMLDWG

THE DOWNS
SECTION 3, T1S, R8E, CITY OF NORTHVILLE
WAYNE COUNTY, MICHIGAN

STORM WATER MANAGEMENT PLAN

SHEET 11

SEIBER KEAST LEHNER
ENGINEERING & SURVEYING
39205 COUNTRY CLUB DRIVE, SUITE C8
FARMINGTON HILLS, MI 48331
PHONE: 248.506.3351

FOR CONTINUATION SEE SHEET 11



PROPOSED DETENTION BASIN				
C FACTOR FOR AREA 1				
	Area	C	A * C	
TOTAL AREA TRIBUTARY TO DETENTION BASINS	30.38	Ac		
PAVING AREA (WALKS, DRIVE, ROAD)	9.33	Ac	@ 0.95	= 8.86
BUILDING AREA	5.67	Ac	@ 0.95	= 5.38
LAWN AREA	13.90	Ac	@ 0.20	= 2.78
DETENTION (LOW WATER AREA)	1.48	Ac	@ 1.00	= 1.48
TOTAL AREA	30.38	Ac	@	= 18.51
C _{avg} = A * C / TOTAL ACRES =				= 0.61

PROPOSED U.G. DETENTION BASIN				
C FACTOR AREA 2				
	Area	C	A * C	
TOTAL AREA TRIBUTARY TO DETENTION BASINS	2.43	Ac		
PAVING AREA (WALKS, DRIVE, ROAD)	0.77	Ac	@ 0.95	= 0.73
BUILDING AREA	0.79	Ac	@ 0.95	= 0.75
LAWN AREA	0.87	Ac	@ 0.20	= 0.17
DETENTION (LOW WATER AREA)		Ac	@ 1.00	= 0.00
TOTAL AREA	2.43	Ac	@	= 1.66
C _{avg} = A * C / TOTAL ACRES =				= 0.68

REVISIONS		
NO.	ITEM	DATE
1.	REVISED PER CITY REVIEW	1-20-22
2.	REVISED PER CITY REVIEW	8-9-22

UTILITY WARNING
UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.

811 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.

LEGEND

EXISTING: Pavement (Asphalt), Side Walk (Concrete), Concrete Curb and Gutter, Storm Sewer, Sanitary Sewer, Water Main, Manhole, Catch Basin w/Stream Guard, Curb Inlet w/Silt Sac.

PROPOSED: End Section, Gate Valve, Hydrant, Flood Plain, Contours, Spot Elevation, Surface Drainage, Overflow Route, Tree Fence, Silt Fence, Proposed Driveway Location, Limit of Disturbance.

UNDERGROUND BASIN DETAIL - AREA 2

DYODS™
Design Your Own Detention System

CONTECH™
For design assistance, drawings, and pricing send completed worksheet to: dyods@contech-cd.com

Project Summary

Date: 12/20/2021
Project Name: Northville Downs
City/County: Northville, MI
State: MI
Designed By: J.W.
Company: JWB No. 2

Corrugated Metal Pipe Calculator

Storage Volume Required (cf): 2700
Limiting Width (ft): 18.50
Invert Depth Below Asphalt (ft): 0.50
Solid or Perforated Pipe: 18.63 ft Pipe Area
Shape Or Diameter (in): 48
Number Of Headings: 2
Spacing between Barrels (ft): 2.50
Stone Width Around Perimeter of System (ft): 0
Depth A: Porous Stone Above Pipe (in): 0
Depth C: Porous Stone Below Pipe (in): 0
Stone Porosity (0 to 40%): 0

System Layout

Pipe Storage: 27000 cf
Porous Stone Storage: 0 cf
Total Storage Provided: 27000 cf
Number of Barrels: 1
Length per Barrel: 1800 ft
Rectangular Footprint (W x L): 50.0 ft x 36.0 ft

CONTECH Materials

Total CMP Footings: 27000
Approximate Total Pieces: 27000
Approximate Coupling Barrels: 27000
Approximate Thresholds: 27000
Construction Quantities**

Total Excavation: 2000 cy
Porous Stone Backfill For Storage: 0 cy stone
Backfill to Grade Excluding Stone: 1188 cy fill
**Construction quantities are approximate and should be verified upon final design.

© 2007 CONTECH Stormwater Solutions

Northville Downs
PRECONSTRUCTION SURFACE RUNOFF
USING SCS METHOD - 24 HOUR RAINFALL

Area = 45.276 acres
10 year rainfall (P) = 3.34 in.
100 year rainfall (P) = 5.23 in.

NOAA ATLAS 14

RUNOFF CURVE NUMBER

Hydrologic Soil Group: B
Land Use: Open Spaces (Good Grass)
RCN: 61
Area: 11.876 Ac
Length per Barrel: 1800 ft
Rectangular Footprint (W x L): 50.0 ft x 36.0 ft

Composite RCN = 85
S = 1000/RCN - 10 = 1.80 in

RUNOFF (inches)

SRO = (P-0.25)² / (P+0.85) = 1.86 in
10 year
3.55 in
100 year

VOLUME OF RUNOFF

(area x depth)
305,103 cubic feet
584,096 cubic feet
10 year
100 year

TIME OF CONCENTRATION

Overland Flow
L = 300 ft
Df. in Elev. = 809 - 793 = 16 ft
S = 100/14(300) = 5.33 %
Sheet Flow
L = 300 ft
K = 0.48
V = K * S^{0.57} = 1.109 ft/s
Tc = L / (V * 3600) = 0.075 hrs
4.51 min.
Shallow Concentrated Flow
L = 1138 ft
V = 2.25 ft/s
Tc = L / (V * 3600) = 0.140 hrs
8.43 min.
Waterway Flow
L = 128 ft
Df. in Elev. = 770 - 768 = 2 ft
S = 100/9(360) = 1.56 %
K = 1.2
V = K * S^{0.57} = 1.500 ft/s
Tc = L / (V * 3600) = 0.024 hrs
1.42 min.
Total Time of Concentration [Tc] = 14.36 min
0.24 hr

Unit Hydrograph Peak

Unit Hydrograph Peak (Q_u) = 238.6 * T_c^{-0.81} = 770.60 cfs/in/mi²

Peak rate of runoff

% Swamp: 0.00%
% Lake: 0.00%

10 Year

Peak Rate of Runoff (Q) = Area (mi²) * SRO * Q_u = 101.20 cfs
Adjustment Ponding - Swamp: 1
Lake: 1
1000
10 year Peak Q = 101.2 cfs

100 Year

Peak Rate of Runoff (Q) = Area (mi²) * SRO * Q_u = 193.74 cfs
Adjustment Ponding - Swamp: 1
Lake: 1
1000
100 year Peak Q = 193.7 cfs

Pre-Construction Max Runoff Rate = 193.7 cfs (100 Yr Storm)
Post Construction Max Runoff Rate = 6.79 cfs (0.15 cfs / Ac)

U.G. DETENTION BASIN CALCULATIONS: AREA 2

Ac = 2.43 Ac
C = 0.68
Q_u = 0.36 cfs (0.15 cfs/Ac)
Q_u = Q_u / (Ac * C) = 0.22 (cfs/Ac Imp.)
T₁₀₀ = -45 + sqrt(19845/Q_u) = 255.61 min
V_{S100} = (17649 * T₁₀₀) / (T₁₀₀ + 45) - 40 * Q_u * T₁₀₀ = 12762 ft³/Ac Imp.
V_{T100} = V_S * Ac * C = 21189 ft³

UG BASIN
Prelim Basin Storage Calcs
Storage Pipe Dia. = 60 in
Vol / ft = 19.63 c.f. / ft
Pipe Length Required = 1079
7 Pipes
W = 41
L = 142

DETENTION BASIN CALCULATIONS: AREA 1

Ac = 30.38 Ac
C = 0.61
Area 1

DETERMINE VOLUME REQUIRED IN BASIN FOREBAYS - FIRST FLUSH

V_{ff} = 1815 * Ac * C = 1815 * (30.38 Ac) * (0.70) = 33592 ft³
Q_{avg} ff = V_{ff} / 86400 = (33592 cf) / (86400) = 0.39 cfs

Elevation (ft)	Area (ft ²)	Inc. Vol. (ft ³)	Cum. Vol. (ft ³)
768.5	10473		
769	11852	11162.5	11163
770	14808	13330	24493
771	17997	16402.5	40895
772	21412	19704.5	60600

Z_{ff} = 770.6 ft

DETERMINE DETENTION REQUIREMENTS (100-YEAR STORM)

Q_u = 4.56 cfs (0.15 cfs/Ac)
Q_u = Q_u / (Ac * C) = 0.25 (cfs/Ac Imp.)
T₁₀₀ = -45 + sqrt(19845/Q_u) = 238.90 min
V_{S100} = (17649 * T₁₀₀) / (T₁₀₀ + 45) - 40 * Q_u * T₁₀₀ = 12498.68 ft³/Ac Imp.
V_{T100} = V_S * Ac * C = 231328 ft³
V_{T100-adj} = 231328 ft³ - 33592 ft³ = 197736 ft³

DETERMINE BANK FULL FLOOD STORAGE VOLUME

V_{bf} = 5160 * Ac * C = 95502.25 ft³
V_{bf-adj} = 61910 ft³
Q_{avg} bf = V_{bf} / 144000 = 0.66 cfs

Elevation (ft)	Basin Only	Forebay above Z _{ff}	Basin Only	Forebay above Z _{ff}	Cum. Vol. (ft ³)
768.0	54139				0
769.0	61860	11163	58000	11163	69162
770.0	69995	13330	65928	13330	148420
771.0	78427	16403	74211	16403	239033
772.0	87229	19705	82828	19705	341566

Z₁₀₀ = 770.92 ft

Elevation (ft)	Basin Only	Forebay above Z _{ff}	Basin Only	Forebay above Z _{ff}	Cum. Vol. (ft ³)
768.0	54139				0
769.0	61860	11163	58000	11163	69162
770.0	69995	13330	65928	13330	148420
771.0	78427	16403	74211	16403	239033
772.0	87229	19705	82828	19705	341566

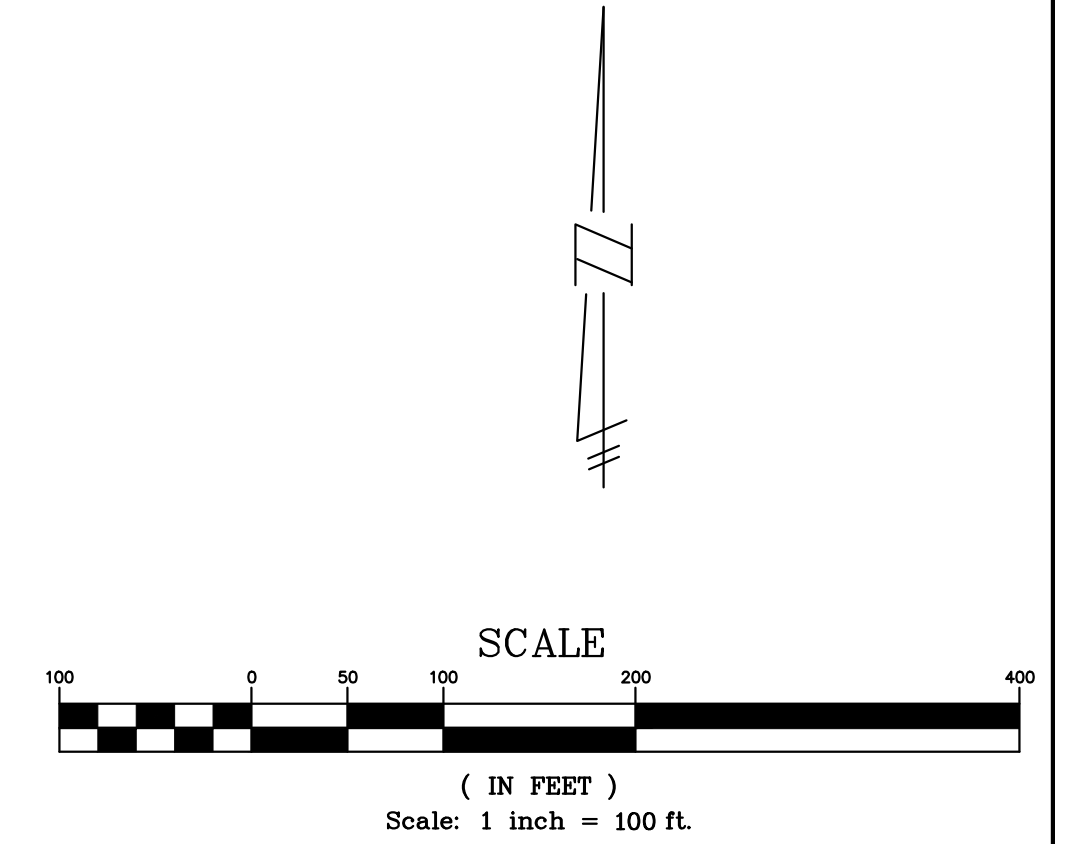
THE DOWNS
SECTION 3, T1S, R8E, CITY OF NORTHVILLE
WAYNE COUNTY, MICHIGAN

DATE: 12-06-21 DESIGNED BY: A.A. JOB NUMBER: 21-001
CHECKED BY: R.E. DRAWING FILE: 11-12-21001-SWM.DWG

STORM WATER MANAGEMENT PLAN

SEIBER KEAST LEHNER
ENGINEERING | SURVEYING
39205 COUNTRY CLUB DRIVE, SUITE C8
FARMINGTON HILLS, MI 48331
PHONE: 248.308.3331

SHEET
12



THE DOWNS
SECTION 3, T1S, R8E, CITY OF NORTHVILLE
WAYNE COUNTY, MICHIGAN

REVISIONS		
NO.	ITEM	DATE
1.	REVISED PER CITY REVIEW	1-20-22
1.	REVISED PER CITY REVIEW	8-9-22

UTILITY WARNING
UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.
811 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.

DATE: 12-05-21
DESIGNED BY: A.A.
CHECKED BY: R.E.

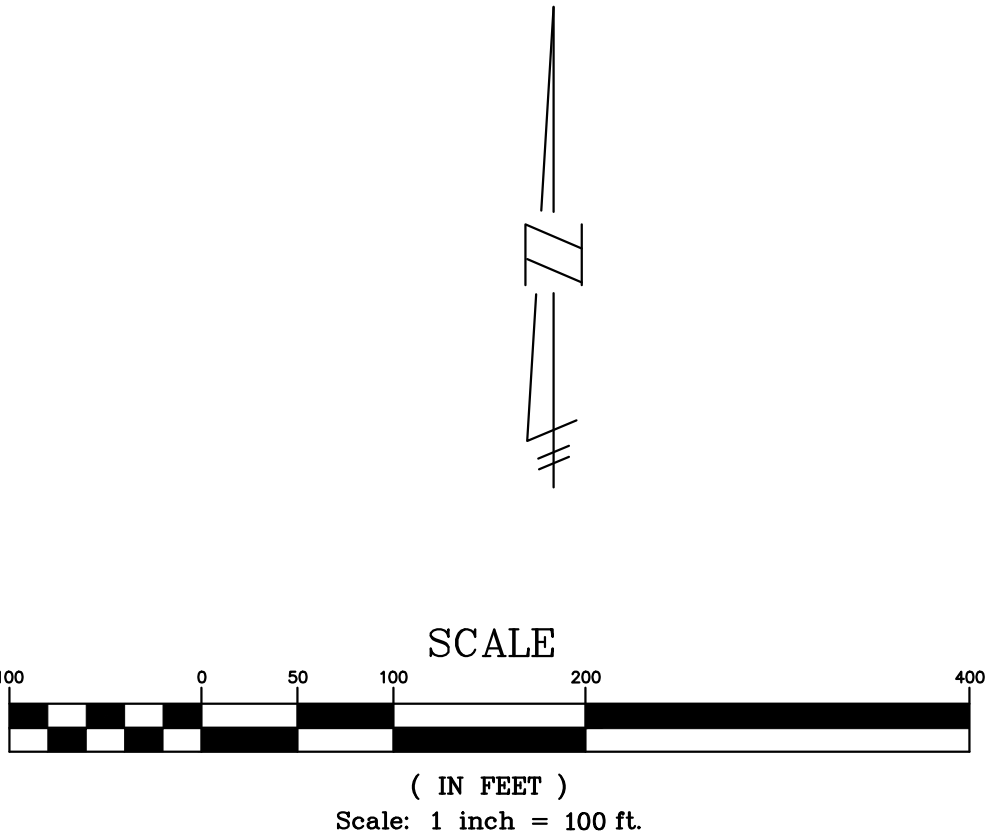
JOB NUMBER: 21-001
DRAWING FILE: 13-21001-FLOOD PLAIN.DWG

FLOODPLAIN PLAN

SEIBER KEAST LEHNER
ENGINEERING | SURVEYING
39205 COUNTRY CLUB DRIVE, SUITE C8
FARMINGTON HILLS, MI 48331
PHONE: 248.308.3331

SHEET
13

12/21/2021 10:00 AM: HUTTON, NATHAN; CADD, NATHAN; CITY, NATHAN; SECTION 3, T1S, R8E, CITY OF NORTHVILLE, WAYNE COUNTY, MICHIGAN. 12/21/2021 10:00 AM



HUNTER PASTEUR	
<div></div>	PHASE 1: APRIL 2023 – OCTOBER 2025 (31 MONTHS) ABSORPTION: FEBRUARY 2025 – APRIL 2026 (20–24 UNITS/MONTH)
TOLL BROTHERS	
<div></div>	PHASE 1: AUGUST 2023 – NOVEMBER 2023 (4 MONTHS) ABSORPTION: JUNE 2024 – JUNE 2025 (14 MONTHS)
<div></div>	PHASE 2: APRIL 2024 – SEPTEMBER 2024 (6 MONTHS) ABSORPTION: APRIL 2025 – JULY 2026 (16 MONTHS)
<div></div>	PHASE 3: MAY 2025 – OCTOBER 2025 (6 MONTHS) ABSORPTION: MAY 2026 – MAY 2027 (12 MONTHS)
<div></div>	RIVER PARK: APRIL 2024 – SEPTEMBER 2024 (6 MONTHS)
<div></div>	BROWNFIELD: AUGUST 2023 – FEBRUARY 2024 (6 MONTHS)

THE DOWNS
SECTION 3, T1S, R8E, CITY OF NORTHVILLE
WAYNE COUNTY, MICHIGAN

REVISIONS

NO.	ITEM	DATE
1.	REVISED PER CITY REVIEW	1-20-22
2.	REVISED PER CITY REVIEW	5-31-22
2.	REVISED PER CITY REVIEW	8-9-22

UTILITY WARNING

UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.



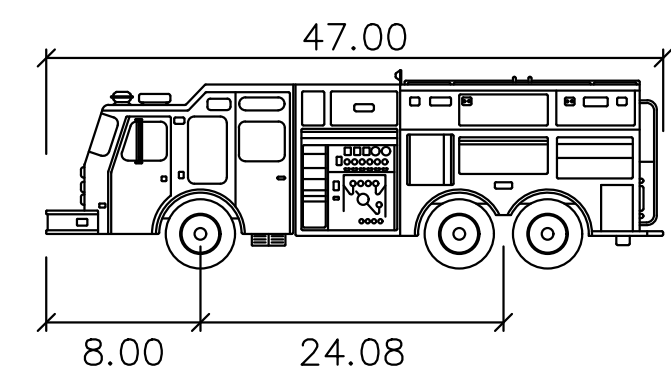
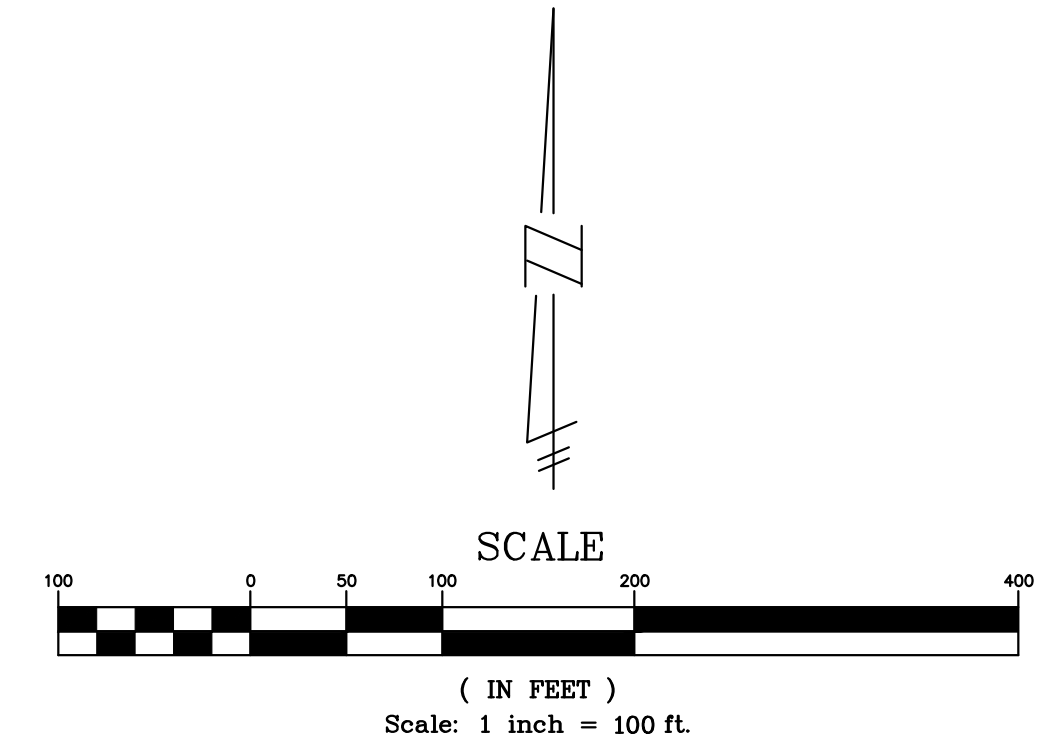
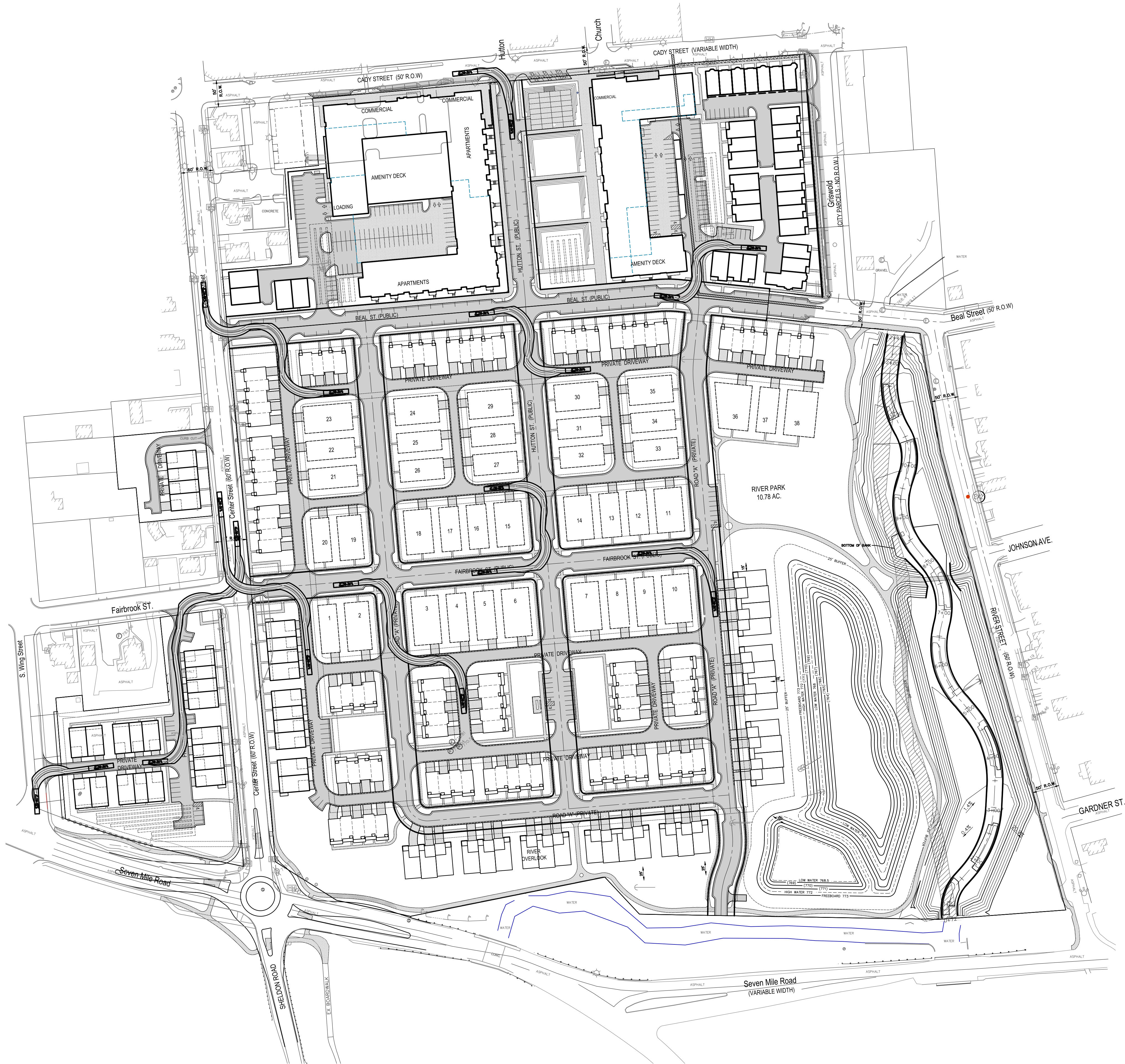
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.

DATE: 12-14-21 DESIGNED BY: A.A. JOB NUMBER: 21-001
CHECKED BY: R.E. DRAWING FILE: 14-21001-PHASING PLAN.DWG

PHASING PLAN

SEIBER KEAST LEHNER
ENGINEERING | SURVEYING
39205 COUNTRY CLUB DRIVE, SUITE C8
FARMINGTON HILLS, MI 48331
PHONE: 248.308.3331

SHEET
14



47' FIRE TRUCK

	feet
Width	: 8.42
Track	: 8.42
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

THE DOWNS

SECTION 3, T1S, R8E, CITY OF NORTHVILLE
WAYNE COUNTY, MICHIGAN

REVISIONS

NO.	ITEM	DATE
1.	REVISED PER CITY REVIEW	1-20-22
1.	REVISED PER CITY REVIEW	8-9-22

UTILITY WARNING



THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.

DATE: 12-05-21 DESIGNED BY: A.A. JOB NUMBER: 21-001
CHECKED BY: R.E. DRAWING FILE: 21001-AT.DWG

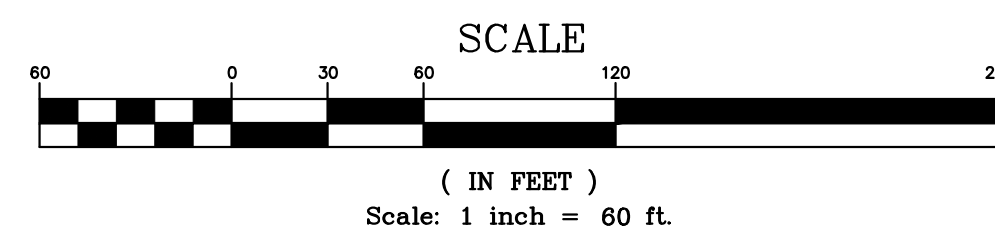
EMERGENCY VEHICLE ACCESS PLAN



SEIBER KEAST LEHNER
ENGINEERING | SURVEYING
39205 COUNTRY CLUB DRIVE, SUITE C8
FARMINGTON HILLS, MI 48331
PHONE: 248.308.3331

SHEET

15



THE DOWNS
SECTION 3, T1S, R8E, CITY OF NORTHVILLE
WAYNE COUNTY, MICHIGAN

REVISIONS

NO.	ITEM	DATE
1.	REVISED PER CITY REVIEW	1-20-22
1.	REVISED PER CITY REVIEW	8-9-22

UTILITY WARNING



THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.

DATE: 1-15-22 DESIGNED BY: A.A. JOB NUMBER: 21-001
CHECKED BY: R.E. DRAWING FILE: 16-21001-POT ROUNDABOUT.D

POTENTIAL ROUNDABOUT PLAN



SEIBER KEAST LEHNER
ENGINEERING | SURVEYING
39205 COUNTRY CLUB DRIVE, SUITE C8
FARMINGTON HILLS, MI 48331
PHONE: 248.308.3331

SHEET
16



THE DOWNS

Project Summary

August 12th, 2022

Hunter Pasteur THE FORBES COMPANY



Toll Brothers
America's Luxury Home Builder®

Table of Contents

I.	Introduction.....	5
II.	Residential & Commercial Land Uses.....	7
	a. Commercial Use	8
	b. Housing types	10
III.	Roads, Pathways, Connections, and Parking	12
	a. Roadways	13
	b. Road network Extensions	14
	c. Traffic Impact Study	15
	d. Parking	17
	e. Pathways & Connections	18
IV.	Architecture, Landscaping and Aesthetics	19
	a. Architecture	20
	i. Northwest Apartment Building & Northeast Condo Building	20
	ii. East Cady Rowhouses	24
	iii. Griswold Rowhouses	25
	iv. Single Families Attached	26
	v. Single Families Detached	27
	vi. Carriage Homes	29
	vii. 2.5 Story Town Homes	30
	viii. 3 Story Town Homes	31
	b. Landscape	33
	i. Street Right Of Way Width	33
	ii. Gateway design at 7 Mile and Center	35
	iii. Daylighted River Park	36
	iv. Existing Log Cabin	38
	v. Central Park	39
	vi. The Farmer’s Market	41
	c. Environmental.....	42
	i. Existing Conditions	42
	ii. Stormwater & Floodplain Management	43
	iii. Environmental Approval Process for Daylighting the River	44
V.	Financials, Infrastructure & Phasing.....	45
	a. Phasing Plan	46
	b. Cost of Financing of Public Benefits	47
VI.	Conclusion.....	48

PROJECT TEAM

Ownership

Hunter Pasteur

THE FORBES COMPANY

OBORAN



Toll Brothers
America's Luxury Home Builder®

Architects

ELKUS | MANFREDI
ARCHITECTS



Landscape

**GRISSIM
METZ ASSOCIATES
ANDRIESE**

Civil Engineering



Brownfield Consultants



Traffic Consultant





NOTE KEY

- | | |
|---|--|
| ① Barrier Free Parking (6 Spaces) | ⑪ Tiered Central Park |
| ② Existing Pedestrian Connection to Downtown | ⑫ Native Planted Side Slopes |
| ③ Existing Substation | ⑬ Dense Tree Buffer |
| ④ Pedestrian Bridge | ⑭ River Park - To be Designed at a Later Date |
| ⑤ Pedestrian Promenade | ⑮ Existing Underground Stream Culvert |
| ⑥ Pedestrian Connection to Hines Park Trailhead | ⑯ Meadow Planting and Pond Edge Planting Around Detention Pond |
| ⑦ Seven Mile Gateway | ⑰ Proposed Roundabout |
| ⑧ Existing Wooded Area and Stream | ⑱ Detention Pond |
| ⑨ Pocket Parks | ⑲ Forebay |
| ⑩ Conceptual Location of New River Course | ⑳ Pedestrian Connection to Neighborhoods |

LEGEND

- | | |
|--|---------------------------|
| | Street Trees |
| | Deciduous Trees |
| | Evergreen Trees |
| | Flowering Trees |
| | Landscape Areas |
| | Limit of River Embankment |

I. Introduction

The Downs development is a mixed-use development proposed for the 48.12-acre parcels which are currently the site of the Northville Downs racetrack situated on Seven Mile Road and Center Street extending to Cady Street to the North and River Street on the East. Hunter Pasteur, along with The Forbes Company, Oboran and Toll Brothers, have assembled an experienced team of development professionals to develop the proposed Planned Unit Development (PUD), including locally based consulting firms Grissim Metz Andriese Associates, M Architects, and Presley Architecture, each of which are experienced with the ordinances, master plan, culture, architectural precedent, and history of the City of Northville.

The Downs has been designed to provide a full range of residential housing options, commercial space, flex space and approximately 15 acres of natural and green spaces which will include multiple first-class parks donated to the City for Public use.



A PUD application for The Downs was originally submitted in 2018. That plan proposed 599 residential units. In 2019, the City of Northville Planning Commission approved PUD eligibility for a plan which proposed 536 residential units. The modified Downs plan for which is currently designed today for PUD approval proposes a further reduction to 443 residential units, as well as substantial additions of underground parking and storm water detention, and a 1.25-acre public “Central Park” in the Cady Street area.

The updated plan offers a diverse selection of housing types planned to accommodate every customer segmentation demographic of home buyers and renters; products for empty nesters, young families, millennials, and others.

CUSTOMER SEGMENTATION



PUBLIC & COMMUNITY ENGAGEMENT

Community Engagement Meetings		Planning Commission Meetings	
Meeting #1	5/6/2021	Pre-Application Meeting	7/21/2021
Meeting #2	5/10/2021	Conceptual Review Meeting	8/30/2021
Meeting #3	5/25/2021	PUD Eligibility Meeting	11/2/2021
Meeting #4	6/2/2021	Preliminary Site Plan Meeting #1	2/1/2022
Meeting #5	6/29/2021	Preliminary Site Plan Meeting #2	2/15/2022
Meeting #6	7/12/2022	Preliminary Site Plan Meeting #3	3/15/2022
DDA		Preliminary Site Plan Meeting #4	4/5/2022
DDA Meeting #1	10/14/2021	Preliminary Site Plan Meeting #5	4/19/2022
DDA Meeting #2	10/19/2021	Preliminary Site Plan Meeting #6	5/3/2022
HDC		Preliminary Site Plan Meeting #7	5/17/2022
HDC Meeting #1	2/16/2022	Preliminary Site Plan Meeting #8	6/7/2022
HDC Meeting #2	5/18/2022	Preliminary Site Plan Meeting #9	6/21/2022
HDC Meeting #3	7/20/2022	Preliminary Site Plan Meeting #10	7/5/2022
DPAC		Preliminary Site Plan Meeting #11	7/19/2022
DPAC Meeting #1	7/15/2022	Preliminary Site Plan Meeting #12	8/2/2022
DPAC Meeting #2	8/3/2022		

II. Residential & Commercial Land Uses

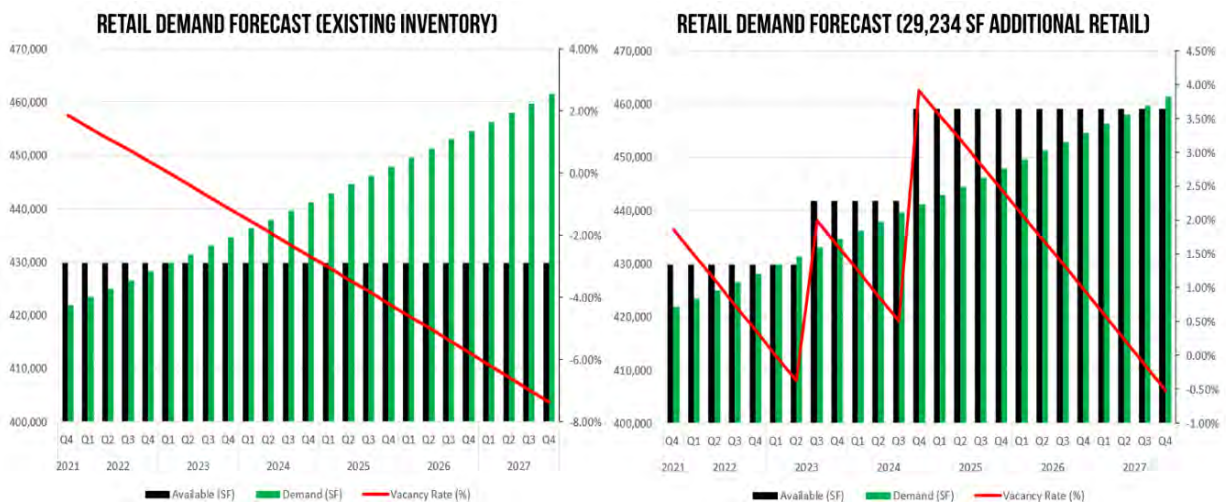
Commercial Use

Over 18,500 SF of retail between the NW Apartments, the NE Condos, & The Cady St Row Houses. 100% of our frontage along Cady Street is dedicated to Retail or lobby space.

Commercial Breakdown	Apartment	Condo	Row Houses	Total
Restaurant/Retail	8,836	7,660	0	16,496
Office/Retail FLEX	0	0	2,084	2,084
Total:	8,836	7,660	2,084	18,580



Friedman Real Estate Group Analysis



According to a study done by Friedman Real Estate, one of the nations largest privately owned real estate service firms, downtown commercial space is approximately 98% occupied with an annual retail demand growth rate of ~1.5%. Based on historical analytic, retail demand growth, absorption and estimated population growth rate, it is

Friedman's opinion that 17,000 square feet of commercial retail space that was included in The Downs development at the time of the study (there is now ~18,5000 square feet) would be absorbed within 3 years of completion.

Gibbs Retail Market Analysis



- Based on the January 12, 2022 Cady Street Area Retail Market Analysis from Gibbs Planning Group, Existing Cady Street area can support 50,000 square feet of new retail and restaurant space as is capturing \$23.3 million in retail and restaurant spending
- If developed following urban planning and commercial best practices, Cady Street area could support up to 90,000 SF of new retail and restaurant space capturing \$42.0 million in retail and restaurant spending

Key Retail Conclusion

1. Compliment, not compete with successful existing main street business
2. Given the macro climate for retail, the retail experts recommended caution in the total footprint of retail.
 - a. There are serious and irreversible effects to poor performing and vacant retail space
3. Hyper focus on creating the right tenant mix, including food & beverage and neighborhood retail which has smaller footprints than larger regional and national chains.

Breakdown of Housing Types



Type	Units
Apartment Building	178
Condo Building	42
Cady Row Houses	7
Griswold Row Houses	8
Single Family Attached (N. of Beal)	16
Single Family Attached (S. of Beal)	32
Single Family Detached	38
Carriage Homes	28
2.5 Story Townhomes	43
3 Story Townhomes*	51

TOTAL: 443

Density Matrix from 3/29/22 Carlisle Wortman Report

Residential Type	Proposed Density – Using PUD Density Standard (Excludes ROW)¹	Permitted Density: Cady St. Overlay	Estimated Permitted Density: R-3²	Estimated Permitted Density: R-4³	Permitted Density: R-1B⁴	Master Plan Density
Apartments (174 units)	31 DU / AC (174 units / (3.36 ac. + 2.19 ac.))	Minimum of 15 dwelling unit (DU) per net acre of property fronting Cady St.; Minimum of 10 DU/AC for other properties and otherwise governed by dimensional and form-based requirements.	N.A.	N.A.	N.A.	Density of new development shall be governed by dimensional and form-based requirements. North side of Beal: 10-15 DU/AC
Condominiums (53 units)	13 DU / AC (53 units / (1.85 ac. + 2.19 ac.))					
Row Houses – N. of Beal St. (31 units)	7 DU / AC (31 units / (2.27 ac. + 2.19 ac.))					
Summary Density on Cady St. (Apts., Condos & Row Houses – N. of Beal St.)	18 DU / AC (258 units / 14.05 ac.)					
2.5 Story Townhomes & Row Houses S. of Beal St. (91 units)	10 DU / AC (8.36 ac. + 1.09 ac.)	N.A.	See Footnote	See Footnote	N.A.	6 - 12 DU / AC
3-Story Townhomes S. of Beal St. (45 units)	6 DU / AC (3.80 ac. + 1.09 ac.)	N.A.				
Carriage Homes (26 units)	5 DU / AC (3.06 ac. + 2.18 ac.)	N.A.				
Single-Family Dwellings (39 units)	4 DU / AC (8.64 ac. + 2.18 ac.)	N.A.			6 DU / AC	6 – 12 DU / AC
Summary Density South of Beal St. (2.5 & 3-story townhomes, carriage homes and single-family homes)	6.6 DU / AC (201 units / 30.40 ac.)					
TOTAL PROJECT	10.3 DU / AC (459 units / (31.34 + 13.11))					7.6 – 14 DU / AC

¹Acreage for the parks and detention basin (13.11 ac.) has been evenly divided between the six residential types.

²Density for R-3 (buildings up to 2.5-stories in height) is calculated by the number of bedrooms. A clear number of bedrooms offered by the 2.5-story townhouse and row house designs is not provided. Therefore, calculating the proposed density as laid out by R-3 District can't be calculated at this time. However, we calculated the density using dwelling units/acre to compare to the Master Plan.

³Density in the R-4 District (buildings between 3- and 5 stories) is determined by the setbacks, distance between buildings, and other locational requirements. A comparison figure cannot be calculated using the information provided. However, we calculated density using dwelling units/acre to compare to the Master Plan.

⁴Density for single-family residential units is calculated by using a minimum lot size of 7,200 s.f.

Note: The unit count has been reduced since issuance of the above matrix from Carlisle Wortman, the current density of the PUD based on 443 units is 9.96 DU/AC. 9.96 dwelling units per acre is on the lower end of the density range set forth in the Northville Master Plan.

III. Roads, Pathways, Connections, & Parking

Roadways

Public Roadways: 



Road Network Extensions



Traffic Dispersion from Fleis & Vandenbrink's Traffic Impact Study

- Low % of change on existing roads from development
 - The low % increase in traffic to the existing traffic volumes is the result of several factors, including: many points of access, trip reductions (pass-by and internal capture), and the proposed land uses. The proposed development includes several access points throughout the site, which results in traffic being distributed through all directions, rather than being condensed onto one road. The trip reductions and the proposed land uses result in less trips generated than would be by a high-density trip generator, such as a gas station or fast-food restaurant.
- The recommended improvements (signal timing, RBA, new signals) will help mitigate the future intersection delays
- The results of the traffic impact analysis concluded that the majority of intersections within the City of Northville will experience a negligible increase in traffic volumes associated with the Northville Downs development.

Site Generated Traffic:



From 5/3/22 TIS Presentation by Fleis & Vandenbrink

This above diagram depicts the site-generated traffic and the expected impact that the proposed development will have on the roadway network. The “vehicles per hour” displays the total number of new trips that will be generated into the existing roadway network by the proposed development. In addition to new trips, a portion of the trips generated are from vehicles that are currently within the existing roadway; these trips will enter and exit the site on the way from an origin to an ultimate destination; these are considered “pass-by” trips. The “pass-by” trips are already present within the existing traffic volumes and are therefore not external trips generated by a study site. Additionally, a portion of the trips generated will travel between the proposed land uses; these are considered “internal capture” and result in no additional vehicular trips to the roadway network.

As a result, the trip generation projections indicate an “X%” increase from the existing traffic volumes, as shown in the figure. In addition, it should be noted that changes in traffic volumes of 5% or less are considered indiscernible from typical daily traffic volume fluctuations.

Mitigation Measures Recommended for Consideration



From 5/3/22 TIS Presentation by Fleis & Vandenbrink

The above diagram depicts the mitigation measures identified within the traffic study that are recommended for consideration by the City. The mitigation measures are summarized below:

- Northville & N. Seven Mile: Install a new traffic signal
- Main & Hutton, Main & Griswold, and Northville & S. Seven Mile: Provide signal timing optimizations (adjusting signal green times)
- Randolph & Center and Cady & Center: Continue monitoring intersection operations with post-COVID traffic volumes and after development of the proposed project to determine if improvements are necessary and warranted (traffic signal, all-way stop, etc.)
- Seven Mile & Center: Two (2) options were identified to improve traffic: construction of a roundabout OR widening the bridge and installing a traffic signal.

Parking

Creation of 338 public parking spaces throughout the entirety of the site

1. 28 parallel spaces on Cady Street
 2. 14 parallel spaces on existing Griswold Street
 3. 37 parallel spaces on Griswold Street extension
 4. 56 parallel spaces on Beal Street
 5. 52 parallel spaces on Hutton Street
 6. 52 parallel spaces on Road "A"
 7. 44 parallel spaces on Fairbrook Street
 8. 55 additional parking spaces throughout Toll Neighborhood south of Fairbrook
- Creation of 1,177 parking spaces for residents of the Downs development
 1. 282 parking spaces for residents of the Northwest for-rent apartments
 2. 105 parking spaces for residents of the Northeast condominium
 3. 78 parking spaces for residents of the row houses on Cady & Griswold
 4. 560 parking spaces for residents of the townhomes by Toll Brothers
 5. 152 Parking spaces for residents of the single-family homes by Toll Brothers

Total Parking Provided in the Downs site is 1,515

Parking spaces in the Cady Street neighborhood will be underground or screened by architecture and landscaping from public view. In total, the Development will provide 1,515 parking spaces. The developer has participated in the technical working group related to mobility and traffic.

From Carlisle Wortman Land Use Review 3/29/22 regarding parking:

"We have evaluated the revised 3/22 plans for the number of parking spaces provided per each building type. (See Appendix III for explanatory table.) The end result of this parking analysis is that the project will accommodate the required number of spaces for the proposed uses. The calculation shows the proposed parking has 40 more spaces than required by ordinance."

Pathways and Connectivity

Pedestrian connectivity has been enhanced by providing numerous east/west connections linking existing neighborhoods to the proposed development. North/South connections link the residential neighborhoods south of Fairbrook Street to the downtown core and business district. The 20' wide proposed promenade which is integrated into the Central Park is a strong physical connection from Beal Street to Cady Street and ultimately into the downtown core, and is incorporated into the fabric of the park area. All proposed streets within the development will have adjacent sidewalks improving pedestrian circulation and safety.



IV. Architecture, Landscaping and Aesthetics

Northwest Apartment Building & Northeast Condo Building

The architectural inspiration for The Downs draws on the existing neighborhoods and town center of Northville itself. Main Street Northville has many of the key urban design and architectural components of great cities including active storefronts, well scaled historical buildings, and a diversity of architectural expressions. These combine to create an active, walkable environment. The Downs seeks to build on these precedents; extending Northville's downtown and establishing new residential neighborhoods with the unique character of Northville. The Downs will create a series of diverse, comfortable, and walkable neighborhoods with a village atmosphere.

Design Goals Include:

- Cady Street facades will extend the feel of the downtown with varied architectural expressions and active commercial ground level storefronts
- Building facades will enclose the new central park at an appropriate scale for this new world class public gathering space.
- Residential Street frontages will be activated by continuous ground level entries with landscaped yards and private terraces.
- Building scale, detailing, and materiality will exhibit a diversity of expression with a strong historical character



Northwest Apartment Building Looking Southwest

The Northwest site includes 178 luxury rental apartments arranged around a central courtyard. Apartments front on Cady, Hutton, and Beal Streets. 187 indoor garage parking spaces are provided in two below grade levels. 95 surface parking spaces are provided within the courtyard enclosure of the building. All 282 parking spaces and the service yard are off the main streets and within the interior of the site. The exterior amenity deck sits on top of the parking garage at the Cady Street elevation. The residential lobby, located off Cady Street, opens out to the south facing amenity deck and pool terrace.

8,836 square feet of commercial space is provided along Cady Street with residential units above. A food and beverage tenant will anchor the corner of Cady and Hutton at the top of the park. The building adapts to the slope along Hutton Street with the 18 foot grade change between Cady and Beal Streets and transitions from four stories at Cady Street to two stories along the Beal Street frontage. All units are accessed from the internal elevators and stairs. Ground level apartments have street entries with landscaped front yards and private terraces. A public pedestrian path along the west side of the site provides a north/south landscaped connection from Beal street to Cady Street.

Historic Architectural Precedent



6 Guiding Principles – The 2018 City of Northville Master Plan:

1. Design blends seamlessly
2. Walkability/Connections/Traffic/Parking – Circulation/Mobility
3. Public Spaces/Open Space/Daylight River & Johnson Creek/Farmer’s Market/Natural Resources
4. Land Uses (Commercial, Residential, Civic)
5. Density/Form/Massing/Concentration/Height/Architecture/Character
6. Historical Reference/Acknowledgment of existing land uses (Racetrack buildings, racetrack track, log cabin, open space)

Key guiding design principles for the Downs include:

Individual Buildings

- Articulation of separate buildings along each street. Breakup of the facades with buildings of different widths, heights, and architectural details.

Facade Articulation

- Variation in the facade plane to create shadow and accent the individualized building expression including: overall building setbacks from the sidewalk, vertical bay windows, and upper level, “attic,” setbacks

Color & Materiality

- A diversity of brick colors including range of darker red and lighter gray, white, and tan bricks.
- Window heads and sills of different colors: white, dark gray, and brownstone.
- Contrasting materials at the storefronts, residential entrances, bay windows, and setback “attic” level.

Details

- A finer level of historical façade detailing including expressed window heads and sills, string coursing, cornices, brick patterning, articulated entries and porch enclosures with columns, railings and parapet walls, balcony railings, and entry gates.

Storefronts & Residential Entrances

- Distinctive and individualized framed openings at storefronts contrasting with the building materials above.
- Special residential entry expression with multiple typologies creating inviting and active residential street frontage.



Northwest Apartment Building Looking Southeast



Northwest Apartment Building Looking Northwest

Northeast Condo Building

The Northeast site includes 42 luxury for-sale residential units. The building fronts on Cady Street, the Park Promenade, and Beal Street. The parking garage, located on the interior of the site, houses 42 parking spaces. 63 surface parking spaces are provided within the site and off street as is the service yard. The lobby is located off Cady. The 7,660 sf of commercial frontage Includes a proposed food and beverage tenant at the corner of Cady and the Park Promenade, and commercial on row house site. The building adapts to the slope along the Park promenade with the 18 foot grade change from Cady to Beal Streets and transitions from three stories on Cady street to one story along Beal Street. The amenity program is located one floor above grade at the south ends with views to the park and the river. The interior club room lounge opens out onto a landscaped amenity deck. All units are accessed from internal elevators and stairs. Ground level units have street or park entries with front yards and terraces. A public pedestrian path connects Beal Street to Cady.



Northeast Condo Building Looking Southeast



Northeast Condo Building Looking Northeast

East Cady Rowhouses

The seven rowhouses on East Cady Street at Griswold Street are transitional both in land use and architecture to primarily smaller residential uses south of Cady St. The primary use of brick cladding is reminiscent of urban brownstones. They fit in with the prevailing downtown street narrative. At three stories they are about the same height of other buildings on Cady Street. The 2,600-2,800 square foot for-sale 2-bedroom residences have amenities such as street patio, living level balcony, roof terrace and personal elevators. Uniquely they offer flexible street-level space that can be used for personal use, home office or commercial business. In the rear is a 2-car tuck-under attached garage.



Cady & Griswold Row Houses Looking Southwest

Historic District Commission Review



HDC Boundary Left of Red Line.

The Cady row house building, the northern Griswold Building and the attached SFA Building fronting the pocket park received a certificate of appropriateness from the HDC during the 7/20/22 HDC Meeting.

Griswold Rowhouses

The eight rowhouses on Griswold Street are two-story residences that step down the height from 3 stories on Cady Street and change to single-use residences. At a range of 2,000-2,750 square feet they are designed with massing and materials found in traditional neighborhoods. Some have a contemporary aesthetic which meets a diversity of architectural design in accordance with the direction provided by the Historic Design Commission more diverse taste and preference. Residences have either first floor or second floor primary bedroom suites, 2 to 3 bedrooms total, depending on buyer preference. They include front yard sitting porches on the street and rear access 2-car attached tuck-under garages.



West Elevation of the Griswold Row Houses



The Griswold Row Houses Looking Northwest



Griswold Row Houses Looking Southwest

Single Family Attached Homes

Single-Family-Attached (SFA) North of Beal Street

The sixteen SFA units north of Beal Street are designed to appeal to those buyers who want a more traditional residential look and feel than taller transitional rowhouses. At 1,900-2,650 square feet they have both first floor or second floor primary suites, 2 to 3 bedrooms total, with front porches on the street and attached 2-car garages. Wrap porches are incorporated where possible. These residences appeal to many of the consumer segments previously provided included young families and empty nesters. Six homes walk out to a linear play park in the middle of the block, a nice amenity for children of all ages as well as all other consumer segments.



Single Family Attached Homes at Beal & Griswold Looking Northwest

Single-Family Attached (SFA) at South Center Street

There are thirty-two such residences ranging from 2,200-2,600 square feet. They are all located on S Center Street and in the area at the northwest corner of S Center and Seven Mile Road. At 2 stories with attached rear access 2-car tuck-under garage and large storage attic they will appeal to home buyers who like the lesser price tag than detached homes and want more traditional space layout. The living spaces is at the first floor with all bedrooms at the upper level. A roof terrace is optional. There are substantial streetside sitting porches, some wrap-style, some walk-out style from adjacent living room. The look varies intentionally from traditional to transitional, with each home individuated by materials, colors, and details. Single Family Attached (SFA) south of Fairbrook on S Center distinguishes itself from 2.5 story townhomes (2.5TH) north of Fairbrook on S Center in a few ways:

1. First the commonality is that they are both 2.5 stories. The difference is where that half story is. 2.5TH has that half-level storage/flex use in the basement. SFA has this half-level space in the attic.
2. The second commonality is that both SFA and 2.5TH are accessed from the street at the living level. The difference is that SFA is at ground level, whereas 2.5TH living area is one-half level up.
3. SFA architecture is residential in character with pitched roofs and front sitting porches, whereas 2.5TH is more downtown urban in scale and detail with flat roofs and front sitting stoops.



SFA Architecture on East Side of S. Center Street



SFA Architecture on West Side of S. Center Street

Single Family Detached Homes

There are thirty-eight such homes that range from about 2,300-3,200 square feet. They vary from one-story to 2.5 stories on varying lot sizes. All have basements. The varied home styles reflect the precedent of the best vintage homes in the Northville Historic District and other areas of town. Some homes have first floor primary bedroom

suites. All homes are traditional in a panoply of building massing, style, materials, colors, and detail.



Single Family Detached Homes Looking South on Fairbrook Street



Bungalow Style Single Family Detached Home Northville Precedent (Left) And The Downs Bungalow Style Home (Right)



Farmhouse Style Single Family Detached Home Northville Precedent (Left) And The Downs Farmhouse Style Home (Right)



Shingle Style Single Family Detached Home Northville Precedent (Left) And The Downs Shingle Style Home (Right)



Arts & Crafts Style Single Family Detached Home Northville Precedent (Left) And The Downs Arts & Crafts Style Home (Right)



Four Square Single Family Detached Home Northville Precedent (Left) And The Downs Four Square Style Home (Right)

Carriage Homes

There are twenty-eight carriage homes. They are located on the south and east edges of the overall site. At about 2,100 to 2,200 square feet, they have front-access 2-car garages and substantial streetside sitting porches. There are both first and second floor primary bedroom suite residences, total of 2 or 3 bedrooms. The look is traditional with varied colors, materials, and details. These units have private walk-out from main level to backyard. The buyer appeal is wide, including all age demographics and family status.



Carriage Homes Looking Southeast on Road "A"

2.5 Story Town Homes

There are forty-three residences ranging from 1,800-1,900 square feet, designed specifically for more urban collector streets like Beal and S Cady Streets. They take advantage of site grade change to drop the attached rear garage down, allowing the first floor over to also drop down and be accessed via front sitting porch from street sidewalk. This porch is more commonly called a stoop. It allows for sitting and street-watching, activating street life. All bedrooms are on an upper level under flat roof, which is different than most other single family residences, both detached and attached, which have pitched roofs. The look of these residences varies, individuated by different details, windows, materials, and paint colors.



2.5 Story Townhomes Looking South on Beal



2.5 Story Townhomes Looking Southeast on Beal

3 Story Town Homes

There are fifty-one such 2,200-2,300 square foot residences that feature a first floor flex space (eg. bedroom, office, storage) front yard sitting porch and 2-car tuck-under garage. The look is traditional/transitional with widely accepted residential materials and colors. The second floor has living functions (living, dining, den, balcony), the third floor all bedrooms (3 possible). The sloped roof can accommodate a roof terrace. The idea here is generational flexibility. A family can live in this home comfortably throughout their family life-cycle. Do not have to move as one ages in place.



Landscaping



Overall Site Plan Showing Revised Conceptual Design of River Park and Updated Central Park

Northville City Streets

Residential Summary

hville City Streets

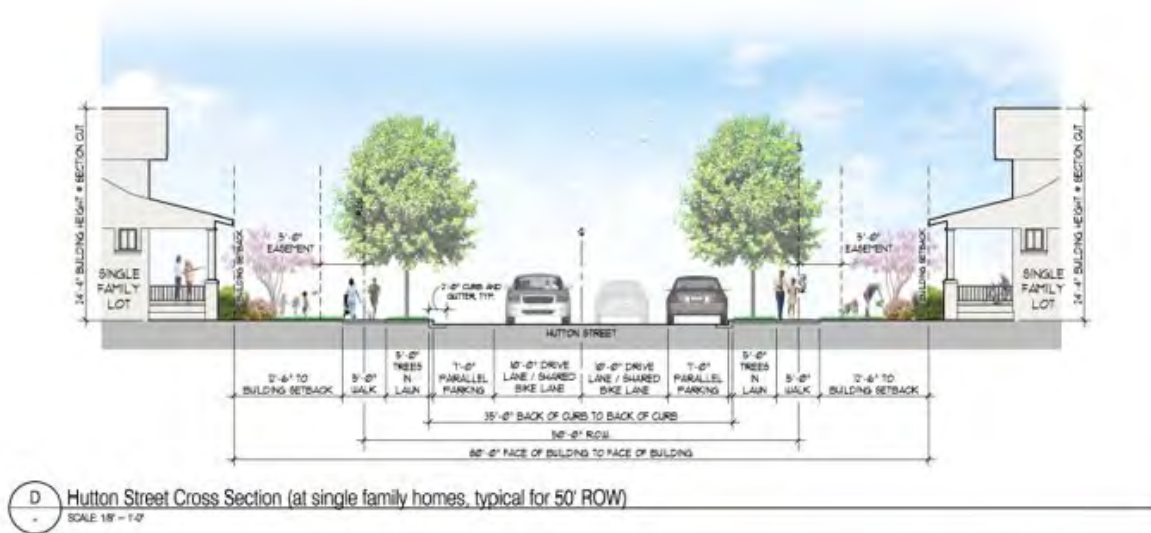
ential Summary

	RoW Width	Right of Way Width										Travel Lanes	Parking	Face To Face	Roadway Width
		walkway feet		Roadway Width						walkway feet					
		Walk	Buffer	Curb	Park	Lane	Lane	Park	Curb	Buffer	Walk				
Historic District (parked both sides unless noted)															
Cady from Art House to Rogers marked/posted for parking one side	~60->50	4.0 S	12x10.5	0.5	7.5	10.1	10.1	0.0	0.5	~4	4.0 w/break	20.3	7.5	27.8	28.8
Cady west at Wing (Post Office) park both sides, north cut from buffer	~60	4.0 S	10.5	0.5	7.5	11.0	11.0	7.5	0.5	2.0	5.0 N	22.0	15.0	~37	38.0
Dunlap west of Wing	~64	4.0	10.5	0.5	7.5	7.8	7.8	7.5	0.5	10.5	4.0	15.6	15.0	30.6	31.6
Wing (Main to Cady) as is: asymmetric margins/walks	~65	4.0	9.4	0.5	7.5	10.1	10.1	7.5	0.5	none	4.5-7.5	20.2	15.0	35.2	36.2
N.Wing(+5.7), Linden(0), West (-2.6) yield if parked; buffer ~7-12 ft. Typ	~60->64	4.0	10.3	0.5	7.5	7.6	7.6	7.5	0.5	7.7	4.0	15.2	15.0	30.2	31.2
Remaining Neighborhood TYPICALS															
Bealton: Johnson; Yerkes; +more yield if parked; buffer ~4-7 ft.	~50	4.0	~6	0.5	7.5	4.5	4.5	7.5	0.5	~6	4.0	9.0	15.0	24.0	25.0
Cabbagetown: Lake; Horton; +more yield if parked; buffer ~4-7 ft.	~50	4.0	~6	0.5	7.5	5.3	5.3	7.5	0.5	~6	4.0	10.5	15.0	25.5	26.5
Thayer(+1.9), Eaton(0), Rogers(-1.7) yield if parked; buffer ~4-8 ft.	~50	4.0	~6	0.5	7.5	6.7	6.7	7.5	0.5	~6	4.0	13.3	15.0	28.3	29.3
Downs Site and Reference															
Downtown Strategic Plan Typical: South Griswold, std in ref's Center Street at Fairbrook	56.0	5.0	5.0	0.5	7.5	10.0	10.0	7.5	0.5	5.0	5.0	20.0	15.0	35.0	36.0
Present 2 lane + 2 Bike New Fairbrook (as was)	~60.5	3.5 to 4	3 to 6	0.5	6.8	11.4	11.4	8.8	0.5	none	5 to 11	22.8	17.6	40.5	41.5
WIP typical city street New Fairbrook 'Diet' reduced lane & parking	60.0	5.0	5.0	0.5	8.0	11.5	11.5	8.0	0.5	5.0	5.0	23.0	16.0	39.0	40.0
	56.0	5.0	5.0	0.5	7.5	10.0	10.0	7.5	0.5	5.0	5.0	20.0	15.0	35.0	36.0
1st Team Recommendation (4/10)	50.0	4.0	3.5	0.5	7.0	10.0	10.0	7.0	0.5	3.5	4.0	20.0	14.0	34.0	35.0
Sample 'Northvillization' 5 foot 'std' walks per NonMotorized Plan (53.0 min)	55.0	5.0	5.0	0.5	7.0	10.0	10.0	7.0	0.5	5.0	5.0	20.0	14.0	34.0	35.0

JAR - V2c
May 15, 2022

Right of Way Widths Compared to Surrounding Streets from John Roby

Hutton Street Cross Section (at single family homes, typical 50' ROW)



Benefits from a Reduced Right of Way

- Encourages enjoyable walkability
- Keeps pedestrians and cyclists and safe
- Creates slow-flow vehicular traffic promoting safer neighborhoods and parks where children play

Gateway Design at 7 Mile and Center

The design approach for the gateway at Seven Mile and Center Street is to allow the architecture along South Center Street lead gateway design.

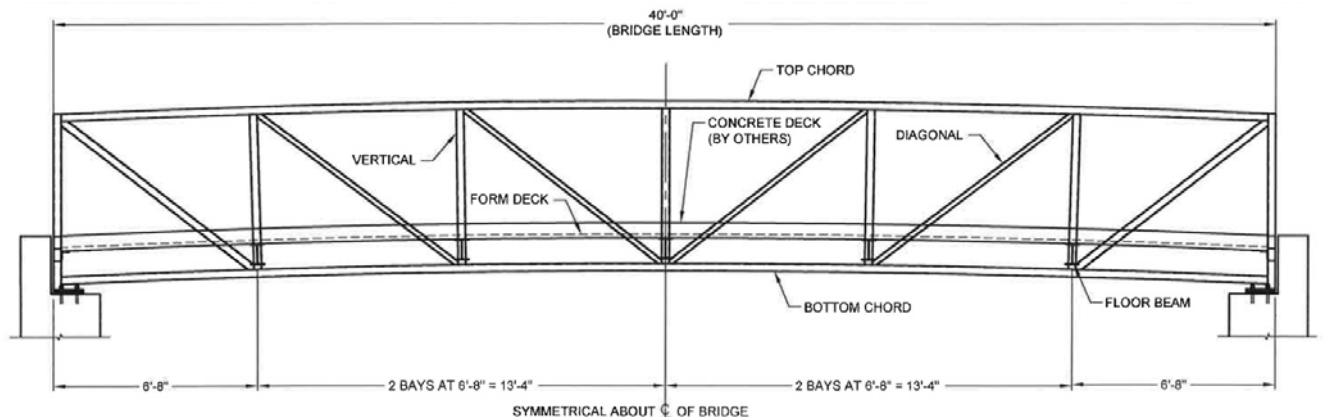


Conceptual Design of the Roundabout at Seven Mile and Center Street



Conceptual Design of the Gateway at the Seven Mile and Center Street Roundabout

Daylighted River Park



Specifications of 2 pedestrian bridges at the River Park

Length – 40'-0" Long

Width – 8'-0" Width

Style – Connector with underhung floor beam (Open Truss)

Finish – Self Weathering Steel

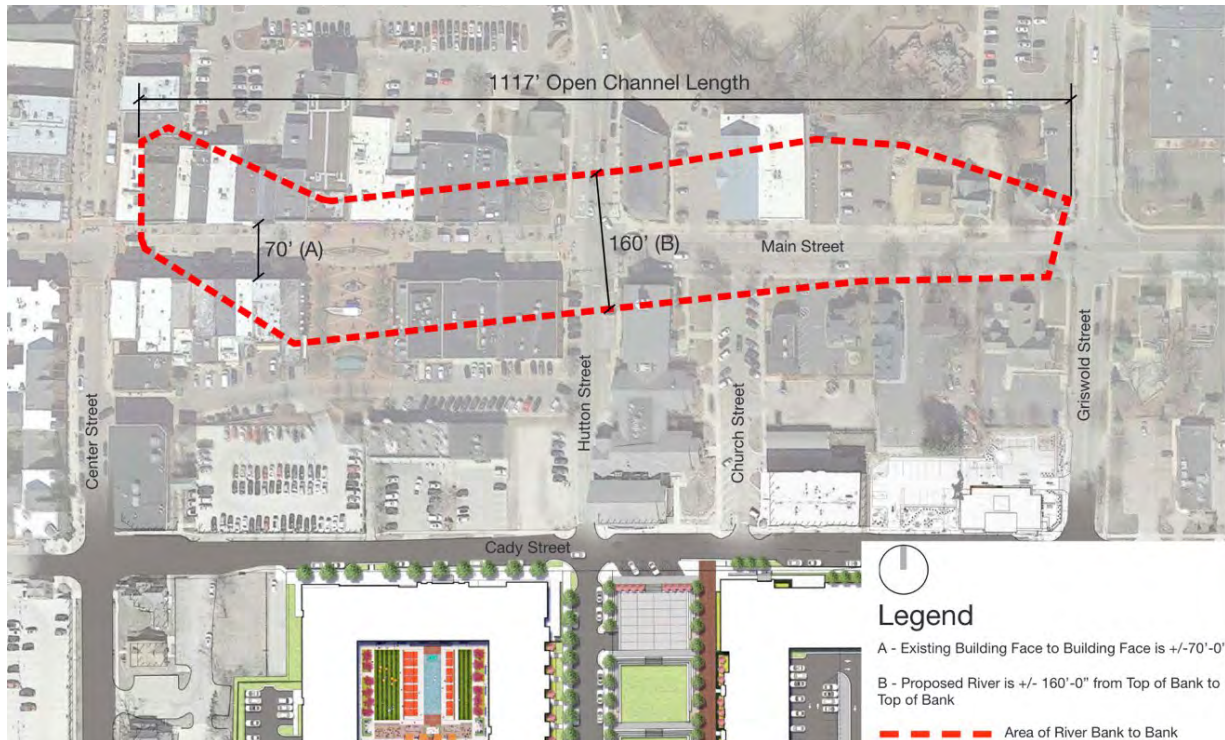


Conceptual Rendering of Daylighted River Park Showing one of two Pedestrian Bridges



Conceptual Rendering of the Daylighted River

Size of Daylighted River Embankment in Relation to Main Street



Existing Log Cabin

The development team has preliminarily studied the existing structure, commonly referred to as the Log Cabin, at 318 River St. The evaluation by the development team is based on working knowledge of the structure, leveraging professionals with rehabilitation experience, such as Grizzly Bob (Cabin expert) and knowledge of the future plans for the daylighted river. Understanding from the Planning Commission is that the log cabin should be relocated on the Downs site if a preferred alternative location in the City is not identified. There are a number of considerations and concerns with relocating the structure and repurposing it, however, relocation can be accomplished with proper coordination with the River Task Force and utilization of a professional contractor.



Existing Log Cabin relocation (2nd bridge not included in this diagram but will be included in design of River Park)



Proposed Relocated Log Cabin Location (2nd bridge not included in this diagram but will be included in design of River Park)

Central Park

Design Objectives

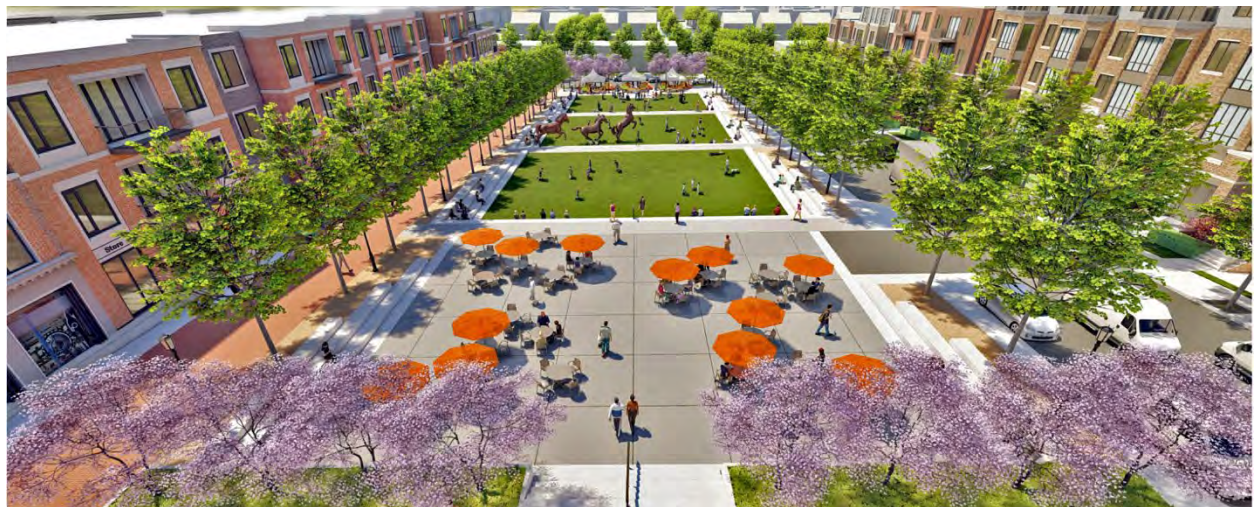
The 1.25-acre Central Park is designed as a simple, flexible/multi-use public space that provides immeasurable long-term value to the community of Northville.

- a place for a diverse mix of community gatherings and events for all occasions and seasons, both day and night

- a place that is walkable, interactive, comfortable, safe, and connected to the downtown and adjacent neighborhoods
- a place that celebrates the importance of public open space, architecture, landscape, and civic art as place makers
- a place that celebrates the arts (i.e., sculpture, music, art display, entertainment)
- a place for a simple stroll, walking a dog, having lunch, socializing, or just sitting and people watching



Planview of The Central Park Design



View of the Central Park Looking South



View of the Central Park from the Promenade

The Farmer's Market

As a condition of PUD eligibility, the Developer was directed to “consider the addition of a Farmer’s Market as a public benefit”. The Developer collaborated with the City’s Farmer’s Market Task Force. That Task Force determined that there was not a suitable long-term site for the Farmer’s Market in the Downs development and has identified another offsite preferred alternative. The Developer has agreed to provide an interim site for the Farmer’s Market and to provide a pavement and utilities comparable to those at the current site, at an estimated cost of \$200,00

Farmer's Market Location for 2023



Temporary Farmer's Market Location 2024-2025



Farmers' Market Location - Comparison

Current State: Thursday Farmers Market - 35,000 sq ft, 85,000 sq ft including parking etc.

Future State: Thursday Farmers Market, solid surface

	Space Requirements (85,000 sq ft vendors and parking 37,500 sq ft market)	Location paved market space for vendors (35,000 sq ft), parking (total 85,000sq ft), visible, vendor semi-truck parking and access, safe access for community shoppers, green space	Amenities lighting, electricity, water, restrooms, wifi, storage, office space, green space	Future Opportunities kitchen facilities/refrigeration, sound system, stage, pavilion	Current Ownership/ Viability	Qualitative Benefits/Challenges close to downtown or park, possible increase in shopping or lingering, green space, safe, bordering a high traffic area, noise, distance to parking	Other (i.e. Pavilion, etc)	Total Points
Current Location	3	3	2	3	Private - owned by Downs	2	Vendors love the location highly visible would like to have it resurfaced	13
Former McDonald Ford site	3	3	1	3	Private ownership	2*	2.5 acres part of west and south in flood plain, could connect to Hines park and gateway to city center	12
Foundry Flask	3	2	1	3	Private ownership	3	Not sure about size but looks possible	12
South side of 7 Mile . W of Wing w Rural Hill Parking Lot	2	2	1	2	Wayne County	2	Needs to be paved, a lot of environmental unknowns	9
Post Office	1	2	1*	2	City/Private owned	3	Privately owned needs to be paved	9
Part of the Downs Development- part of current racetrack building	1*	1*	1	2	Private - owned by Downs	2*	Not sure a developer is going to give 85,000 sq	7
SE Corner of Downs site N of 7 mile W of River	1*	1*	1	2	Private - owned by Downs	2*	Not sure a developer is going to give 85,000 sq	7
Northeast corner of the Down's property near DTE station and West of River St. near where house referred to as "log cabin"	1*	1*	1	2	Private - owned by Downs	2*	Not sure a developer is going to give 85,000 sq	7
Main Street	1	1	2	1	City Owned	2	NCC would not participate in this location	7
Mill Race	1	1	2	1	City Owned/NHS operated	2	NCC would not participate in this location	7
Ford Field with Mill Race- with a wider asphalt path and hard service for trucks with additional changes	1	1	1	1	City Owned	2	Expansion of path doesn't address need for solid surface for vendor semi-trucks access; NCC would not participate in this location without significant changes	6
Ford Field	1	1	1	1	City Owned	2	Unless paved, NCC would not participate in this location	6
Beal/River/Cady Street	1	1	1	1	City Owned	1	This would greatly impact the neighborhoods and see that as feasible	5
City Property North of the former Ford Valve Plant	1	1	1	1	City Owned	1	Additional hard surface is needed NCC would not participate in this location	5
Northville Square Parking Lot	1	1	1	1	City Owned	1	Parking is dedicated to business in the MAGS site NCC would not participate in this location	5

Scale: 3 = has **all** descriptors. 2 = has **some** descriptors. 1 = has **few/none** of the descriptors

* Additional information is needed for a higher score

Environmental

Existing Site Conditions



Existing Site Looking Northeast



Existing Site Looking Southwest



Existing Site Condition



Existing Pathway of the Enclosed Middle Rouge River



Middle Rouge River at Beal Street Bridge – Looking Downstream

LUST

The existing Northville Downs site is largely covered by impervious pavements and gravel parking areas. It is the location of a past leaking underground storage tank (“LUST”) release which, despite having been “closed” under operation of law under Part 213 of the Michigan Natural Resources and Environmental Protection Act, has been the subject of re-opened discussions with EGLE. Based on additional investigations of the LUST-impacted area, significant soil and groundwater contamination is still present and other portions of the property may be environmentally impacted and require response activities. Historically, a gasoline UST was located on the northern side of the site near Cady Street, and previous assessments encountered contaminated soils on the site’s northeastern corner. The eastern side of the site was gradually filled in from the 1940s through early 1970s, including burial of a portion of the Rouge River in the late 1960s.



LUST Area in Green

Exposed Sanitary Sewer

There is a sanitary sewer pipe currently located and exposed on the surface of the Johnson Drain bed at the Beal St. bridge which presents a risk of breach and consequent contamination. This pipe will be secured beneath the Johnson Drain bed to prevent such a potential ecological calamity.



Stormwater & Floodplain Management

1. Storm Water Management

- a. The existing 48 Ac+/- Northville Downs site consists of a horse racing track, stables and associated parking areas. The site is largely covered by impervious pavements and gravel parking areas. Additionally, the existing site does not currently have any Storm Water Detention facilities or sediment removal capabilities. Rather, storm water is collected in storm sewers that outlet directly to the Johnson Drain and the Middle Rouge River untreated and undetained.
- b. Detention basins are provided within the development to capture storm water runoff, provide treatment of the water for removal of sedimentation and to discharge clean storm water to the Middle Rouge River at an Agricultural rate as required by the City of Northville and Wayne County. Storm water will not be discharged to the Johnson Drain, further protecting this important stream.
- c. Daylighting of approximately 1,100 feet of the Rouge River system as part of the Northville Downs development plan is one key component of a stormwater management plan that will completely eliminate the current 100-year storm floodplain and detain over 30 million gallons of annual storm water that would otherwise continue to discharge contamination and sediment into the Rouge River. The project will feature a new 9-acre River Park. The key word is “detain”, not eliminate. It still provides the benefit of greatly reduced discharge of contaminants and sediment into the Rouge.
- d. Natural restoration will create a naturally free-flowing channel with exposed bottomlands that will improve water quality, increase hydraulic capacity for downstream flood control, improve habitat, slow water velocity to reduce erosion, and promote community and ecological revitalization.

2. Floodplain Management

- a. According to current FEMA Floodplain maps, nearly 26 Ac of the Northville Downs site is covered by a 100-year floodplain. This floodplain also covers most of River Street and many of the existing homes along River Street. The Middle Rouge River currently crosses through the Northville Downs site in an 1,100 ft long concrete box culvert that outlets at 7 Mile Road. The Downs development proposes to daylight the Middle Rouge River for the full 1,100 ft within the site, opening the river for use by wildlife and the City of Northville community. Daylighting of the Middle Rouge River also has the benefit of creating a much wider river cross section than is currently available within the existing cross section. This widening of the river will create enough room to convey the full 100-year flood flows within the banks of the open river and removing the 100-yr flood plain from the proposed developed areas within The Downs development and the properties along River Street.

Existing vs. Proposed Floodplain



Purple: Existing Flood Plain Green: New Flood Plain

Site Restrictions: Flood Plain vs. Water Table: What is the difference?

Flood Plain:

The floodplain relates to the geographic area that is at risk of flooding during defined rainfalls. The Federal Emergency Management Agency (FEMA) determines floodplain areas.

Water Table:

A water table is simply the depth at which groundwater is located below the surface of a property. All property has a water table at some depth below the surface.

Environmental Approval Process for Daylighting the River

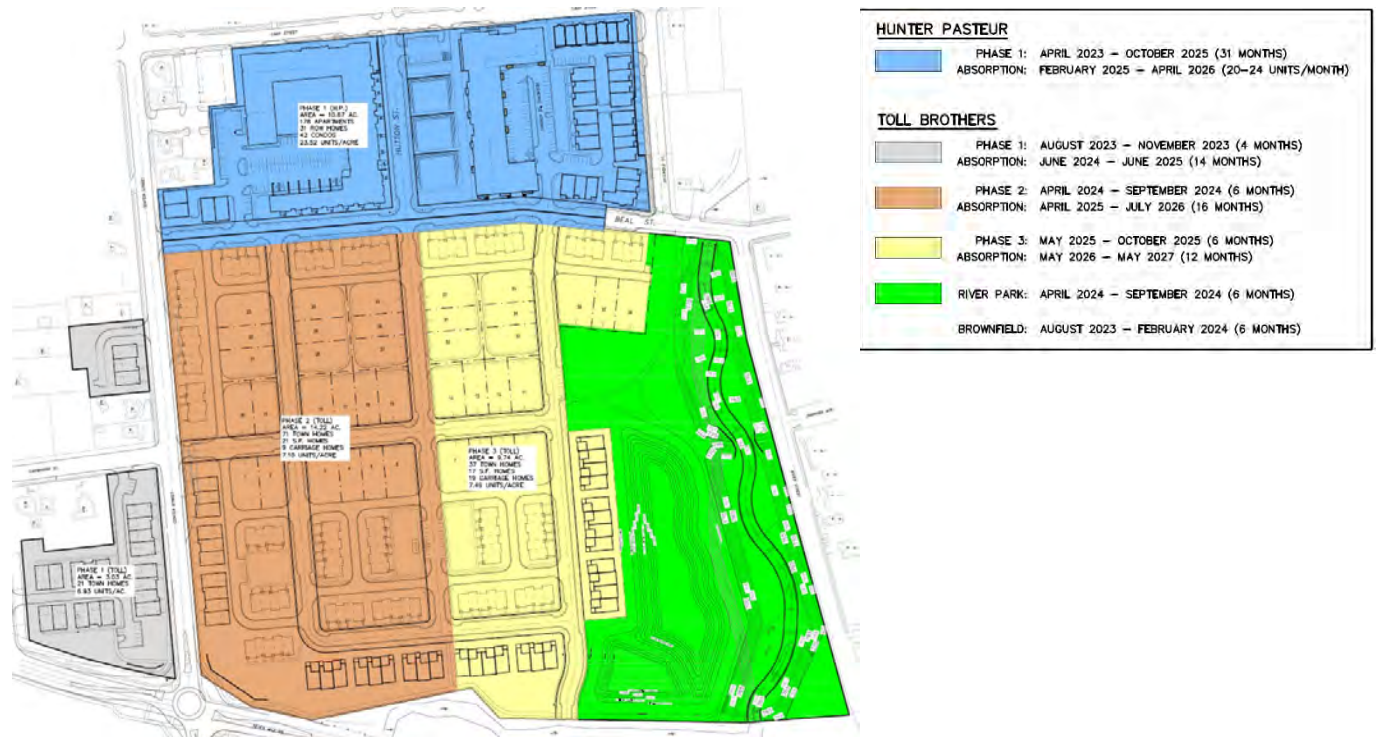
1. Data Collection & Existing Information Review (8 Weeks)
2. Design & Municipal Approvals (23 Weeks)
3. Construction Documents (8 Weeks)
4. EGLE Water Resource Permitting (20 Weeks)
5. FEMA CLOMR Application (26 Weeks)
6. SESC & Wayne County Approval (6-8 Weeks-concurrent with FEMA CLOMR Application)

Estimated timeframe to complete design and obtain all permits: 85 Weeks

Estimated construction time: 6 Months

V. Financials, Infrastructure & Phasing

Phasing Plan



Tax Revenue Generation from The Downs Development

	2022	2031
Tax Revenue to City Millages (City Operating, Streets)	\$ 99,305	\$ 1,301,805
Tax Revenue to DDA	\$ 8,854	\$ 893,731
Subtotal	\$ 108,159	\$2,195,536
Tax Revenue to Library, Street Debt, School Debt	\$ 44,634	\$ 601,781
Tax Revenue to County-wide Millages, Zoo, DIA	\$ 108,494	\$ 1,595,237
Tax Revenue to State School Millages	\$ 50,289	\$ 845,850
Subtotal	\$ 203,417	\$3,042,868
Real Property Taxes	\$ 311,576	\$5,238,404

February 1st, 2022 Review of Brownfield Redevelopment Project Letter from Sandi Wiktorowski, Finance Director/Treasurer & Mitchell Elrod, City Assessor, City of Northville:

“ Overall, the developer’s revenue projections appear reasonable. However, the calculations are based on assumptions and estimates for two to eight years into the future. From an Assessing perspective, projecting values multiple years into the future can be a risky project. Market conditions are always changing. However, the information the developer provided is a very conservative and reasonable estimate.”

Cost of Financing of Public Benefits

Central Park - \$4,793,054

- Land: \$625,000
- Construction: \$4,168,054

River Park + Daylighting of River - \$19,157,719

- Land: \$3,400,000
- **Construction: \$15,757,719**

Pocket Parks* - \$420,000

Road & Utility Improvements** - \$2,167,000 +

- Gateway Land: \$371,450
- Gateway Construction: \$628,550
- Pump Station: \$682,000
- Relocation of San Sewer Pipe: 65,000
- Cady/Griswold Sewer Realignment: \$420,000

Historic Cabin - \$125,000

Total Contributions: \$10,905,054+

Total Contributions Including Brownfield TIF: \$26,662,773+

**The Pocket Parks will be privately owned, however, public access will be memorialized in the future condominium documents.*

***The developer has also committed to a six-figure contribution towards off-site road and utility improvements to be finalized during future DPAC negotiations.*

VI. Conclusion

Deviations vs. Benefits

Deviations to the Northville Ordinance

1. Apartment Building: Location of 5th Story*
 - Developer Response: In response to Planning Commission guidance and public comment, the 5th story on the apartment building has been removed.
2. Condo Building: Height 2-feet taller than maximum permitted height for 4 stories*
 - Developer Response: Per the C&W 3.29.22 Response letter, this deviation is recognized as a beneficial deviation as is.
3. Townhomes: Front setback along south side of Beal 15'*
 - Developer Response: To activate the homes, the plans incorporate a front stoop that is setback 15', but the main body of the home is setback 20'. Doing so will activate the streetscape by providing the residents a place to congregate and to socialize.
4. Townhomes: Front setback along S. Center 16.3-20'*
 - Developer Response: To activate the homes, the plans incorporate a front stoop that is setback 15', but the main body of the home is setback 20'. Doing so will activate the streetscape by providing the residents a place to congregate and to socialize.
5. Townhomes: Side facades 10-15' from Hutton
 - Developer Response: The setbacks are currently 15'.
6. Townhomes: Floor area ratio**
 - Developer Response: The project will be contributing in excess of 10% of the project costs in the form of public benefit. As a result, they qualify per the ordinance for the FAR deviation.
7. Townhomes: Building height ½ story taller than ordinance/master plan calls for Racetrack**
 - Developer Response: Due to the high water table south of Fairbrook Street the ability to design homes with full basements is not possible. Also, based on Planning Commission feedback we have strived to create a diverse housing typology throughout the community while at the same offering prospective consumers floor plans and home sizes compatible with their needs. All of these items combined required the homes to exceed the building height requirements.
8. Row Houses: Rear setback 8-9'*
 - Developer Response: In response to Planning Commission guidance, these homes will provide diversity of architecture in alignment with Northville's history as well as architecturally contribute to the gateway. To do so the architectural elements of the homes are larger in scale and as a result require setback deviations.
9. Carriage Homes: Front-facing garage located 19-25' from street**
 - Developer Response: To create diversity of housing types and to offer primary bedrooms on the main level. Front entry garages are also the ideal housing type to reduce impervious area by eliminating additional drive lanes and/or alleys for garage access, which will maximize the size of the River Park. Finally, front entry garages will maximize the quality of the architecture that will be viewed from the River Park; versus garage doors, air conditioning units, utility pedestals and meters, and the alleys.

10. Carriage Homes: Rear setback of 25 feet*
 - Developer Response: The reduced setback will allow for a larger River Park area; as well as space for buffer plantings between the homes and the river park in HOA controlled areas.
11. Single Family Lots: Area and lot width smaller on 17 lots than R-1B standard*
 - Developer Response: The smaller single family lots have been designed in response to Planning Commission and public suggestions and will increase the consumer segments that can be served. Single homes with primary bedrooms on the main level that will appeal to existing Northville residents seeking to age in place. The smaller single family lots will also allow for smaller size and more affordable homes that will attract new young families to the city.
12. Front setback smaller than R-1B standard*
 - Developer Response: The smaller setback is a result of the desired street profile. By reducing the setback the desired drive lane, bike lanes, parking, street tree boulevards, and sidewalks can be accommodated. The smaller setback will also further enhance the single family home front porch activation.

** Denotes deviations that are recognized as a beneficial deviation as is*

*** Denotes deviations that are recognized as a beneficial deviation with change*

Benefits

- | | |
|---|--|
| 1. Daylighting the river | 19. Gateway land (lost units) |
| 2. River park | 20. Gateway (landscape design & installation) |
| 3. Central park | 21. Traffic circle contribution |
| 4. Public access to pocket parks | 22. Traffic mitigation |
| 5. Pedestrian connectivity | 23. Beal Street extension |
| 6. Vehicle connectivity | 24. Cross walk to Hines Park |
| 7. Bicycle connectivity | 25. Flood plain (LOMAR) |
| 8. Storm water treatment | 26. Plant and animal habitat |
| 9. Brownfield cleanup | 27. Public Art contribution |
| 10. Demolition of the existing structures | 28. Addition of public parking |
| 11. Removal of the gambling establishment | 29. Developer sourced funding of the public benefits |
| 12. Log cabin contribution | 30. South exit to <u>7 Mile Road</u> |
| 13. Temporary farmers market location | 31. <u>Additional Cady Street</u> retail in alignment with consultant recommendation |
| 14. Residential tax base to the city | 32. Job creation (temp and permanent) |
| 15. Sales tax base generation (retail) | 33. Offsite water main funding |
| 16. Affordable housing vs. existing Northville | |
| 17. Age in place options | |
| 18. Diverse housing types that will serve all consumer segments | |

Recap on Benefits vs. Deviations

The City of Northville Zoning Ordinance (Article 20) requires, pursuant to a planned unit development (PUD) application that the applicant demonstrate, “a recognizable and material benefit to the ultimate users of the project and to the community...”. **Downs development financial commitment of over \$26,242,773 (not including the six figure financial contribution to overall traffic mitigation efforts) for public benefits satisfies this requirement.**