



**GRISSIM
METZ ASSOCIATES
ANDRIESE**

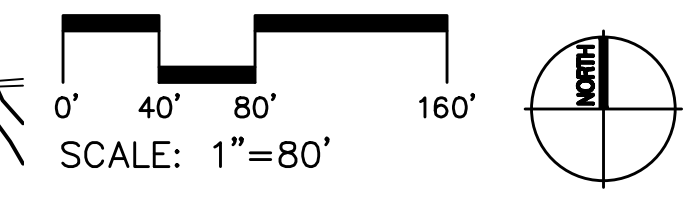
Landscape Architecture
 15000 Edwards N. Hines Dr., Suite A
 Plymouth, MI 48170
 Ph: 248-347-7010

Project:
The Downs
 Northville, MI

Sheet:
Overall Landscape Key Plan

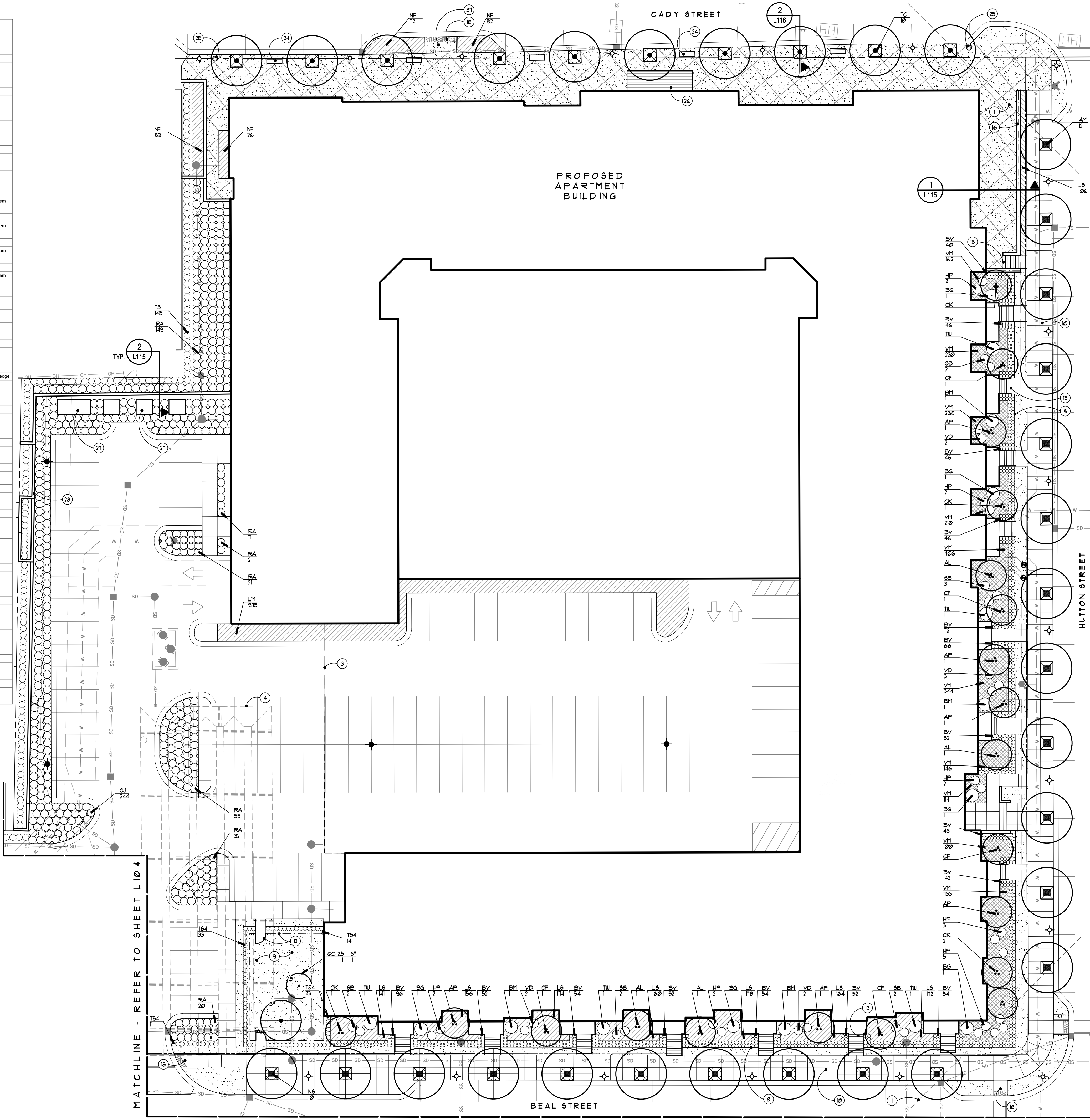
Job Number: H70-201
 Drawn: GMA
 Checked: ATP
 Scale: As Shown

Date: Issued for:
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Plant List

CODE	QTY.	DESCRIPTION	SIZE	COMMENTS
Canopy Trees				
AM	12	Acer freemanii 'Marmo' Marmo Maple	4" cal	Matched, Branched to 6' ht.
NS	10	Nyssa sylvatica Black Gum	4" cal	Matched, Branched to 6' ht.
QC 2.5'	1	Quercus coccinea Scarlet Oak	2.5' cal	
QC 3'	1	Quercus coccinea Scarlet Oak	3' cal	
TC	10	Tilia cordata Littleleaf Linden	4" cal	Matched, Branched to 6' ht.
Ornamental Trees				
AL	4	Amelanchier canadensis Shadblow Serviceberry	12' ht.	Specimen, multi-stem 5 stems min.
AP	6	Acer palmatum Japanese Maple	8' ht.	Specimen, multi-stem 5 stems min.
CF	5	Cornus florida Flowering Dogwood	12' ht.	Specimen, multi-stem 5 stems min.
CK	5	Cornus kousa Kousa Dogwood	12' ht.	Specimen, multi-stem 5 stems min.
Shrubs, Groundcover, Vines and Perennials				
BG	6	Buxus x spp. 'Giant' Globe Boxwood	42" ht/spd.	
BM	4	Buxus x spp. 'Green Mountain' Green Mountain Boxwood	42" ht/spd.	Conical form
BV	967	Buxus x spp. 'Green Velvet' Green Velvet Boxwood	18" ht/spd.	Shear slightly into hedge plant 15" o.c.
HP	18	Hydrangea paniculata 'Bobo' Bobo Hardy Hydrangea	36" spd	
LM	975	Liriope muscari 'Monroe White' Monroe White Liriope	1 gal.	plant 15" o.c.
LS	1251	Liriope spicata Creeping Liriope	1 gal.	plant 15" o.c.
NF	239	Nepeta x faassenii 'Walker's Low' Walker's Low Catmint	1 gal.	plant 18" o.c.
RA	286	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	3 gal.	plant 36" o.c.
SB	11	Spiraea x bumalda 'Anthony Waterer' Anthony Waterer Spiraea	36" spd	
SJ	244	Spiraea japonica 'Gold Mound' Gold Mound Spiraea	36" spd	plant 36" o.c.
TS	145	Thuja occidentalis 'Smaragd' Emerald Green Arborvitae	9' ht.	hedged to 6' ht. plant 30" o.c.
TS4	81	Thuja occidentalis 'Smaragd' Emerald Green Arborvitae	4' ht.	hedged to 3' ht. plant 20" o.c.
TW	5	Thuja occidentalis 'Woodwardii' Woodward Globe Arborvitae	42" ht/spd.	
VD	9	Viburnum dentatum 'Christom' Blue Muffin Viburnum	36" spd	
VM	2655	Vinca minor Periwinkle	1 gal.	plant 12" o.c.



Legend:

- (APPLIES TO L101-L104, NOT ALL GRAPHICS APPLY TO EACH SHEET)
- PROPERTY LINE, TYP.
- EXISTING UTILITY LINES, TYP.
- PROPOSED UTILITY LINES, TYP.
- PROPOSED EASEMENT, TYP.
- ☼ EXISTING LIGHT POLE LOCATION TO REMAIN
- ⊙ EXISTING SIGN - REFER TO CIVIL PLANS
- ▨ LAWN TO BE KENTUCKY BLUEGRASS, TYP.
- ▨ SEDUM SOD BY HORTITECH
- ▨ INTEGRALLY COLORED CONCRETE PAVEMENT WITH DIAMOND PATTERN TO MATCH CITY STANDARDS, TYP.
- ▨ REGULAR CONCRETE PAVEMENT WITH DIAMOND PATTERN TO MATCH CITY STANDARDS, TYP.
- ⊕ NEW STREET LIGHTS TO MATCH THE CITY OF NORTHVILLE SECONDARY STREETS DESIGN STANDARDS - REFER TO PHOTOMETRICS
- ⊕ NEW PARKING LOT LIGHTS TO MATCH ZONING ORDINANCE REQUIREMENTS - REFER TO PHOTOMETRICS
- ⊕ 60" SQ. TREE GRATE, TYP. - GRATE DESIGN TO MATCH CITY STANDARD

Note Key:

- (APPLIES TO L101-L104, NOT ALL NOTES APPLY TO EACH SHEET)
- ① 25' SIGHT TRIANGLES, TYP.
- ② SEATING TERRACES WITH DECOMPOSED GRANITE PAVING
- ③ OUTLINE OF BUILDING BELOW, TYP.
- ④ UNDERGROUND DETENTION - REFER TO CIVIL
- ⑤ AMPHITHEATER SEATING, TYP.
- ⑥ 20' WIDE PEDESTRIAN PROMENADE
- ⑦ STAIRS WITH ILLUMINATED HANDRAILS
- ⑧ BEDLINE, TYP.
- ⑨ DOG PARK
- ⑩ CONCRETE SIDEWALK, TYP. - REFER TO CIVIL PLANS
- ⑪ POCKET PARK
- ⑫ DOG PARK FENCE AND GATES
- ⑬ STAIRS AND PORCHES - REFER TO ARCHITECTURAL
- ⑭ OPEN AIR AREA FOR PARKING DECK VENTILATION
- ⑮ CONCRETE STAIRS, TYP.
- ⑯ RETAINING WALL WITH GUARDRAIL
- ⑰ EASEMENT LINE - REFER TO CIVIL
- ⑱ BARRIER FREE RAMP AT CROSSWALK - REFER TO CIVIL
- ⑲ PAVED PLAZA WITH INTEGRALLY COLORED CONCRETE TO MATCH CITY STANDARD
- ⑳ DECOMPOSED GRANITE PAVING
- ㉑ RAISED PLANTER WALL - 48" HEIGHT MAX.
- ㉒ INTEGRALLY COLORED CONCRETE WALKS TO MATCH CITY STANDARD
- ㉓ TRENCH DRAIN, TYP.
- ㉔ BENCHES TO MATCH CITY STANDARDS
- ㉕ TRASH RECEPTACLE TO MATCH CITY STANDARD
- ㉖ PRECAST CONCRETE PAVERS AT LOBBY ENTRANCE
- ㉗ GENERATOR AND TRANSFORMERS
- ㉘ RETAINING WALL, 1 1/2' HEIGHT
- ㉙ ELECTRICAL PANEL, TYP.
- ㉚ FROST PROOF HYDRANT
- ㉛ MANUAL RETRACTABLE BOLLARDS
- ㉜ BIKE RACK TO MATCH CITY STANDARD
- ㉝ TRANSFORMER AND POWER PANEL WITHIN DECORATIVE METAL FENCE ENCLOSURE
- ㉞ OVERHEAD CABLE AND STRING LIGHT SYSTEM
- ㉟ GAS STUB TO Q1 - FINAL LOCATION TO BE COORDINATED WITH THE CITY
- ㊱ LOW PRECAST BLOCK RETAINING WALL (30" MAX. HT.) - REFER TO DETAIL
- ㊲ CROSSING IMPROVEMENTS - REFER TO CIVIL
- ㊳ LOW PRECAST BLOCK PLANTER WALL
- ㊴ VALVE BOX WITH HOSE BIB AS PART OF IRRIGATION SYSTEM IN EACH QUADRANT
- ㊵ IRRIGATION SYSTEM WATER VALVE AND WATER SOURCE FROM APARTMENT BUILDING
- ㊶ PROPOSED ICE RINK TO OCCUR IN QUADRANT 1 - SIZE AS DETERMINED BY CITY

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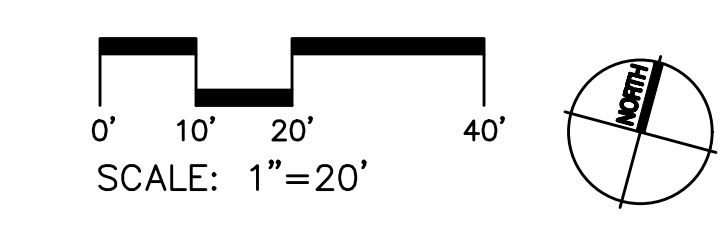
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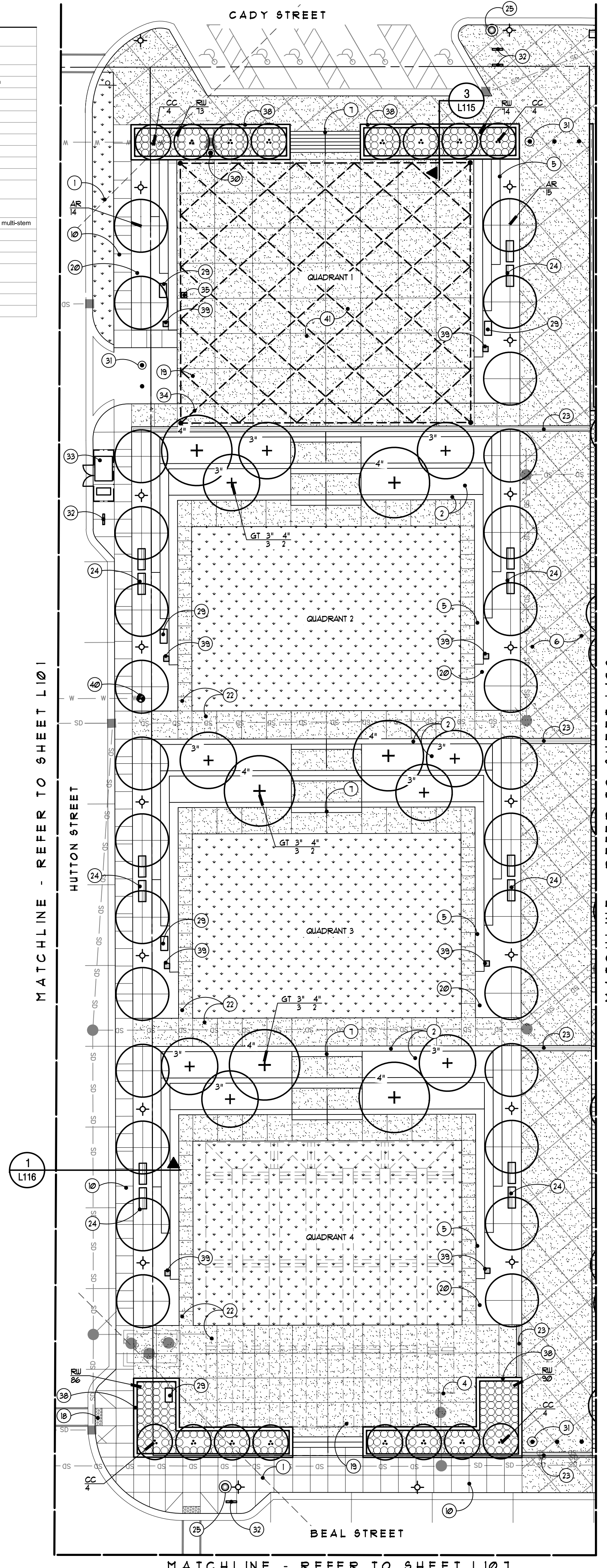
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CODE	QTY	DESCRIPTION	SIZE	COMMENTS
<i>Canopy Trees</i>				
AR	29	Acer rubrum 'Redpointe' Redpointe Maple	6" cal	Matched, Specimen Branched to 6' ht.
GT	3'	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	3" cal	Specimen
GT	4'	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	4" cal	Specimen
<i>Ornamental Trees</i>				
CC	16	Cercis canadensis Eastern Redbud	14" ht.	Matched specimen, multi-stem 5-7 stems min.
<i>Shrubs, Groundcover, Vines and Perennials</i>				
RW	323	Rosa 'Mezotiland' White Drift Rose	24" spd.	plant 24" o.c.



Legend: (APPLIES TO L101-L104, NOT ALL GRAPHICS APPLY TO EACH SHEET)

- PROPERTY LINE, TYP.
- SS --- SS --- SS EXISTING UTILITY LINES, TYP.
- W --- W --- W PROPOSED UTILITY LINES, TYP.
- PROPOSED EASEMENT, TYP.
- ☼ EXISTING LIGHT POLE LOCATION TO REMAIN
- ⊙ EXISTING SIGN - REFER TO CIVIL PLANS
- ⬢ LAWN TO BE KENTUCKY BLUEGRASS, TYP.
- ▨ SEDUM SOD BY HORTTECH
- ▧ INTEGRALLY COLORED CONCRETE PAVEMENT WITH DIAMOND PATTERN TO MATCH CITY STANDARDS, TYP.
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- ⊠ 60" SQ. TREE GRATE, TYP. - GRATE DESIGN TO MATCH CITY STANDARD

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- 1 25' SIGHT TRIANGLES, TYP.
 - 2 SEATING TERRACES WITH DECOMPOSED GRANITE PAVING
 - 3 OUTLINE OF BUILDING BELOW, TYP.
 - 4 UNDERGROUND DETENTION - REFER TO CIVIL
 - 5 AMPHITHEATER SEATING, TYP.
 - 6 20' WIDE PEDESTRIAN PROMENADE
 - 7 STAIRS WITH ILLUMINATED HANDRAILS
 - 8 BEDLINE, TYP.
 - 9 DOG PARK
 - 10 CONCRETE SIDEWALK, TYP. - REFER TO CIVIL PLANS
 - 11 POCKET PARK
 - 12 DOG PARK FENCE AND GATES
 - 13 STAIRS AND PORCHES - REFER TO ARCHITECTURAL
 - 14 OPEN AIR AREA FOR PARKING DECK VENTILATION
 - 15 CONCRETE STAIRS, TYP.
 - 16 RETAINING WALL WITH GUARDRAIL
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 - 20 DECOMPOSED GRANITE PAVING
 - 21 RAISED PLANTER WALL - 48" HEIGHT MAX.
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 - 23 TRENCH DRAIN, TYP.
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 - 25 TRASH RECEPTACLE TO MATCH CITY STANDARD
 - 26 PRECAST CONCRETE PAVERS AT LOBBY ENTRANCE
 - 27 GENERATOR AND TRANSFORMERS
 - 28 RETAINING WALL, 1 1/2" HEIGHT
 - 29 ELECTRICAL PANEL, TYP.
 - 30 FROST PROOF HYDRANT
 - 31 MANUAL RETRACTABLE BOLLARDS
 - 32 BIKE RACK TO MATCH CITY STANDARD
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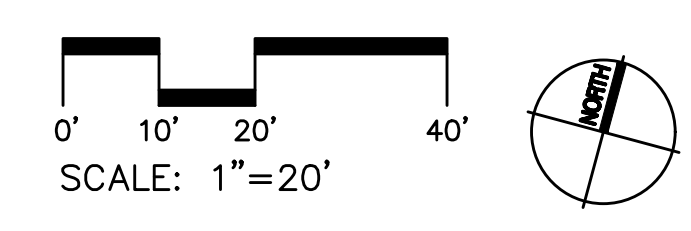
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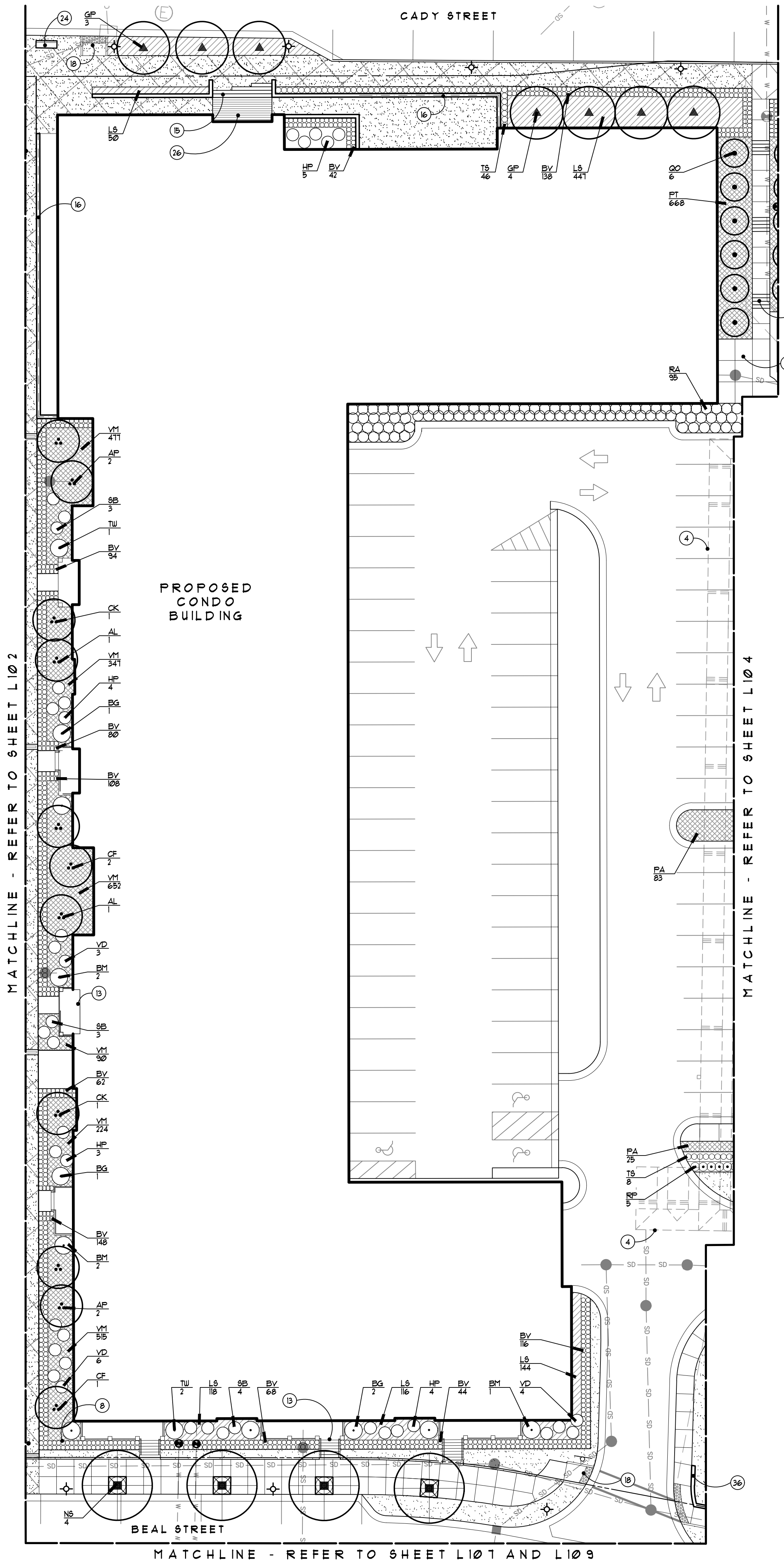
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CODE	QTY	DESCRIPTION	SIZE	COMMENTS
Canopy Trees				
NS	4	Nyssa sylvatica Black Gum	4" cal	Matched, Branched to 6' ht.
GP	7	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	4" cal	Matched, specimen, male only Branched to 6' ht.
OO	6	Quercus robur Upright English Oak	3" cal	Matched, Branched to 6' ht.
Ornamental Trees				
AL	2	Araliancher canadensis Shadblow Serviceberry	12" ht.	Specimen, multi-stem 5 stems min.
AP	4	Acer palmatum Japanese Maple	8" ht.	Specimen, multi-stem 5 stems min.
CF	3	Cornus florida Flowering Dogwood	12" ht.	Specimen, multi-stem 5 stems min.
CK	2	Cornus kousa Kousa Dogwood	12" ht.	Specimen, multi-stem 5 stems min.
Shrubs, Groundcover, Vines and Perennials				
BS	4	Buxus x spp. 'Glenn' Globe Boxwood	42" ht/spd.	
BM	5	Buxus x spp. 'Green Mountain' Green Mountain Boxwood	42" ht/spd.	Conical form
BV	900	Buxus x spp. 'Green Velvet' Green Velvet Boxwood	18" ht/spd.	Shear tightly into hedge plant 16" o.c., formal spacing
HP	16	Hydrangea paniculata 'Bobo' Bobo Hardy Hydrangea	36" spd	
LS	875	Liriope spicata Creeping Liriope	1 gal.	plant 15" o.c.
PA	108	Phalaris arundinacea 'Picta' Ribbon Grass	1 gal.	plant 18" o.c.
PT	668	Pachysandra terminalis Pachysandra	1 gal.	plant 12" o.c.
RA	95	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	3 gal.	plant 36" o.c.
RP	5	Rosa 'Meigal' Peach Drift Rose	3 gal.	plant 30" o.c.
SB	10	Spiraea x bumalda 'Anthony Waterer' Anthony Waterer Spirea	36" spd	
TS	54	Thuja occidentalis 'Smaragd' Emerald Green Arborvitae	4" ht	hedged to 4' ht, plant 20" o.c.
TW	3	Thuja occidentalis 'Woodwardii' Woodward Globe Arborvitae	42" ht/spd	
VD	13	Viburnum dentatum 'Christom' Blue Muffin Viburnum	36" spd	
VM	2395	Viola minor Petiwinkle	1 gal.	plant 12" o.c.



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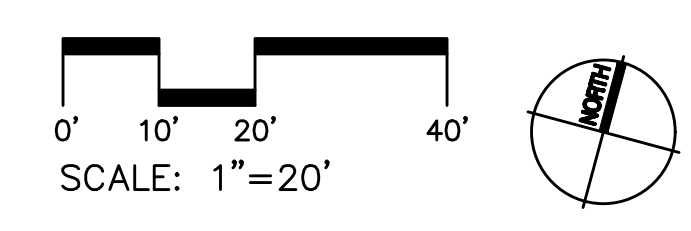
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CODE	QTY	DESCRIPTION	SIZE	COMMENTS
AF 3.5	1	Acer rubrum 'Frankford' Red Sunset Maple	3.5" cal	Specimen Branched to 6' ht
GP	3	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	2.5" cal	Matched, male only Branched to 6' ht
GT 2.5	1	Gleditsia tracardus inermis 'Skyline' Skyline Honeylocust	2.5" cal	Specimen Branched to 6' ht
GT 3.5	2	Gleditsia tracardus inermis 'Skyline' Skyline Honeylocust	3.5" cal	Specimen Branched to 6' ht
NS	9	Nyssa sylvatica Black Gum	4" cal	Matched, Branched to 6' ht.
QC	12	Quercus coccinea Scarlet Oak	4" cal	Matched Branched to 6' ht
OO	5	Quercus robur Upright English Oak	3" cal.	Matched Branched to 6' ht
TC	6	Tilia cordata Littleleaf Linden	4" cal	Matched Branched to 6' ht

Plant List (Cont'd)

CODE	QTY	DESCRIPTION	SIZE	COMMENTS
AL	8	Amelanchier canadensis Shadblow Serviceberry	12" ht.	Specimen, multi-stem 5 stem min.
AP	12	Acer palmatum Japanese Maple	8" ht.	Specimen, multi-stem 5 stem min.
BN 12	3	Betula nigra 'Heritage' Heritage River Birch	12" ht.	Specimen, multi-stem 3-5 stems
BN 14	3	Betula nigra 'Heritage' Heritage River Birch	14" ht.	Specimen, multi-stem 3-5 stems
CF	11	Cornus florida Flowering Dogwood	12" ht.	Specimen, multi-stem 5 stem min.
CK	9	Cornus kousa Kousa Dogwood	12" ht.	Specimen, multi-stem 5 stem min.

Plant List (Cont'd)

CODE	QTY	DESCRIPTION	SIZE	COMMENTS
BV	2700	Buxus x spp. 'Green Velvet' Green Velvet Boxwood	16" Height	Shear lightly into hedge
HA	29	Hydrangea arborescens 'Annabelle' Annabelle Hydrangea	36" spd	
HP	39	Hydrangea paniculata 'Bobo' Bobo Hardy Hydrangea	36" spd	
HR	61	Hosta 'Regal Splendor' Regal Splendor Hosta	1 gal.	Plant 30" o.c.
LS	3596	Liriope spicata Creeping Liriope	1 gal.	plant 15" o.c.
LB	115	Pennisetum alopecuroides 'Little Bunny' Little Bunny Fountain Grass	1 gal.	Plant 18" o.c.
PA	329	Phalaris arundinacea 'Picta' Ribbon Grass	1 gal.	plant 18" o.c.
PT	566	Pachysandra terminalis Pachysandra	1 gal.	plant 12" o.c.
RP	80	Rosa 'Meigull' Peach Drift Rose	3 gal.	plant 30" o.c.
SB	25	Spiraea x bumalda 'Anthony Waterer' Anthony Waterer Spirea	36" spd	
TS	145	Thuja occidentalis 'Emerald' Emerald Green Arborvitae	6' ht.	hedged to 4' ht, plant 20" o.c.
TS 8	24	Thuja occidentalis 'Emerald' Emerald Green Arborvitae	8' ht.	hedged to 6' ht, plant 28" o.c.
VD	33	Viburnum dentatum 'Cristom' Blue Muffin Viburnum	36" spd	
VM	3011	Vinca minor Periwinkle	1 gal.	plant 12" o.c.

Legend:

- — — — — PROPERTY LINE, TYP.
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- 60" SQ TREE GRATE, TYP. - GRATE DESIGN TO MATCH CITY STANDARD

Note Key:

- ① 25' SIGHT VISION TRIANGLES, TYP.
- ② SEATING TERRACES WITH DECOMPOSED GRANITE PAVING
- ③ OUTLINE OF BUILDING BELOW, TYP.
- ④ UNDERGROUND DETENTION - REFER TO CIVIL
- ⑤ AMPHITHEATER SEATING, TYP.
- ⑥ 20' WIDE PEDESTRIAN PROMENADE
- ⑦ STAIRS WITH ILLUMINATED HANDRAILS
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- ⑪ POCKET PARK
- ⑫ DOG PARK FENCE AND GATES
- ⑬ STAIRS AND PORCHES - REFER TO ARCHITECTURAL
- ⑭ OPEN AIR AREA FOR PARKING DECK VENTILATION
- ⑮ CONCRETE STAIRS, TYP.
- ⑯ RETAINING WALL WITH GUARDRAIL
- ⑰ EASEMENT LINE - REFER TO CIVIL
- ⑱ BARRIER FREE RAMP AT CROSSWALK - REFER TO CIVIL
- ⑲ PAVED PLAZA WITH INTEGRALLY COLORED CONCRETE TO MATCH CITY STANDARD
- ⑳ DECOMPOSED GRANITE PAVING
- ㉑ RAISED PLANTER WALL - 48" HEIGHT MAX.
- ㉒ INTEGRALLY COLORED CONCRETE WALKS TO MATCH CITY STANDARD
- ㉓ TRENCH DRAIN, TYP.
- ㉔ BENCHES TO MATCH CITY STANDARDS
- ㉕ TRASH RECEPTACLE TO MATCH CITY STANDARD
- ㉖ PRECAST CONCRETE PAVERS AT LOBBY ENTRANCE
- ㉗ GENERATOR AND TRANSFORMERS
- ㉘ RETAINING WALL, 1 1/2' HEIGHT
- ㉙ ELECTRICAL PANEL, TYP.
- ㉚ FROST PROOF HYDRANT
- ㉛ MANUAL RETRACTABLE BOLLARDS
- ㉜ BIKE RACK TO MATCH CITY STANDARD
- ㉝ TRANSFORMER AND POWER PANEL WITHIN DECORATIVE METAL FENCE ENCLOSURE
- ㉞ OVERHEAD CABLE AND STRING LIGHT SYSTEM
- ㉟ GAS STUB TO Q1 - FINAL LOCATION TO BE COORDINATED WITH THE CITY
- ㊱ LOW PRECAST BLOCK RETAINING WALL (30" MAX. HT.) - REFER TO DETAIL
- ㊲ CROSSING IMPROVEMENTS - REFER TO CIVIL
- ㊳ LOW PRECAST BLOCK PLANTER WALL
- ㊴ VALVE BOX WITH HOSE BIB AS PART OF IRRIGATION SYSTEM IN EACH QUADRANT
- ㊵ IRRIGATION SYSTEM WATER VALVE AND WATER SOURCE FROM APARTMENT BUILDING
- ㊶ PROPOSED ICE RINK TO OCCUR IN QUADRANT 1 - SIZE AS DETERMINED BY CITY

GRISSIM METZ ASSOCIATES ANDRIESE

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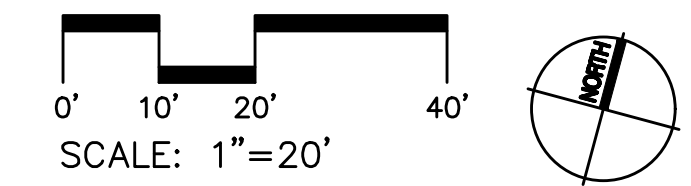
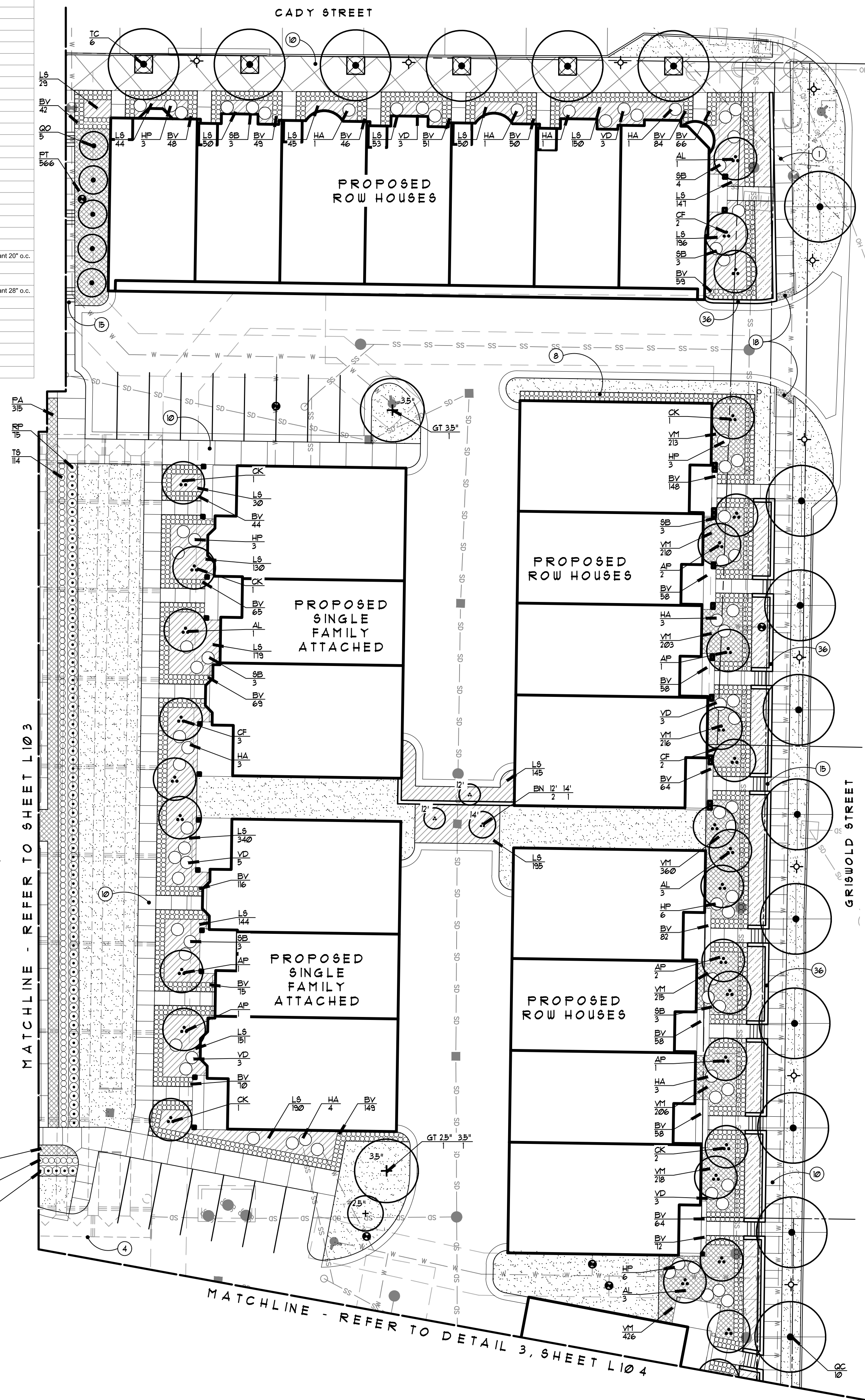
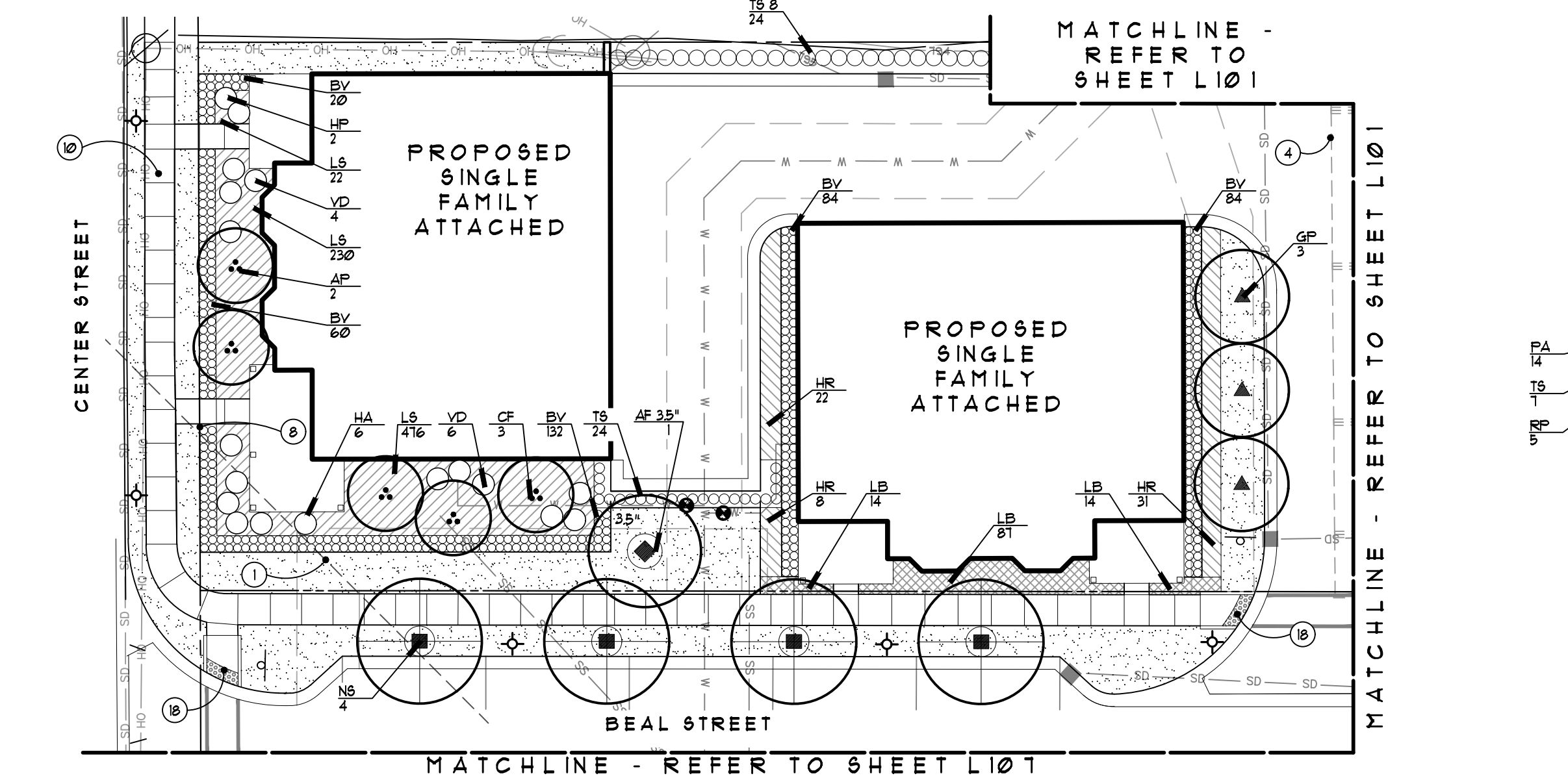
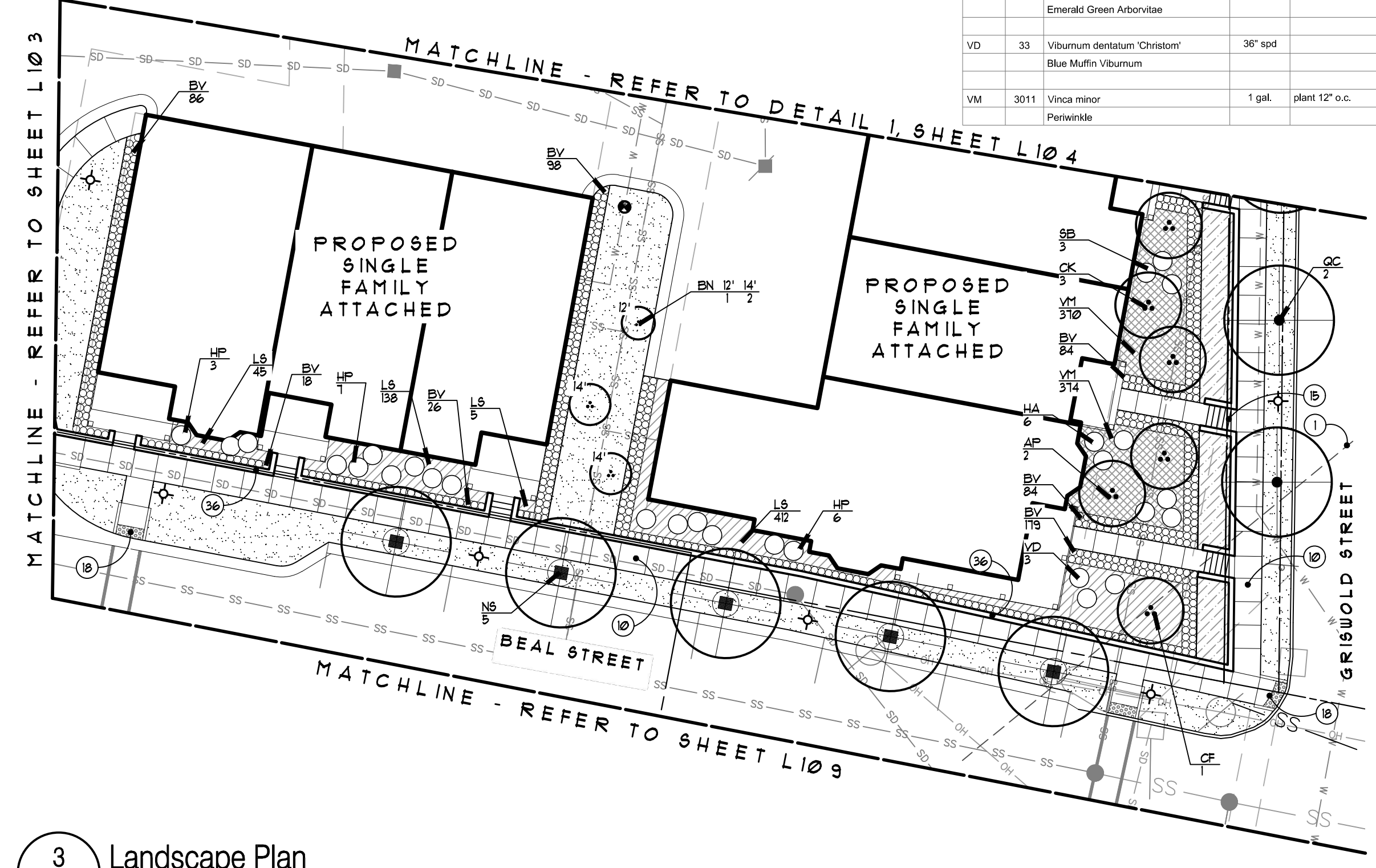
Project:
The Downs
Northville, MI

Sheet:
Landscape Plan

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

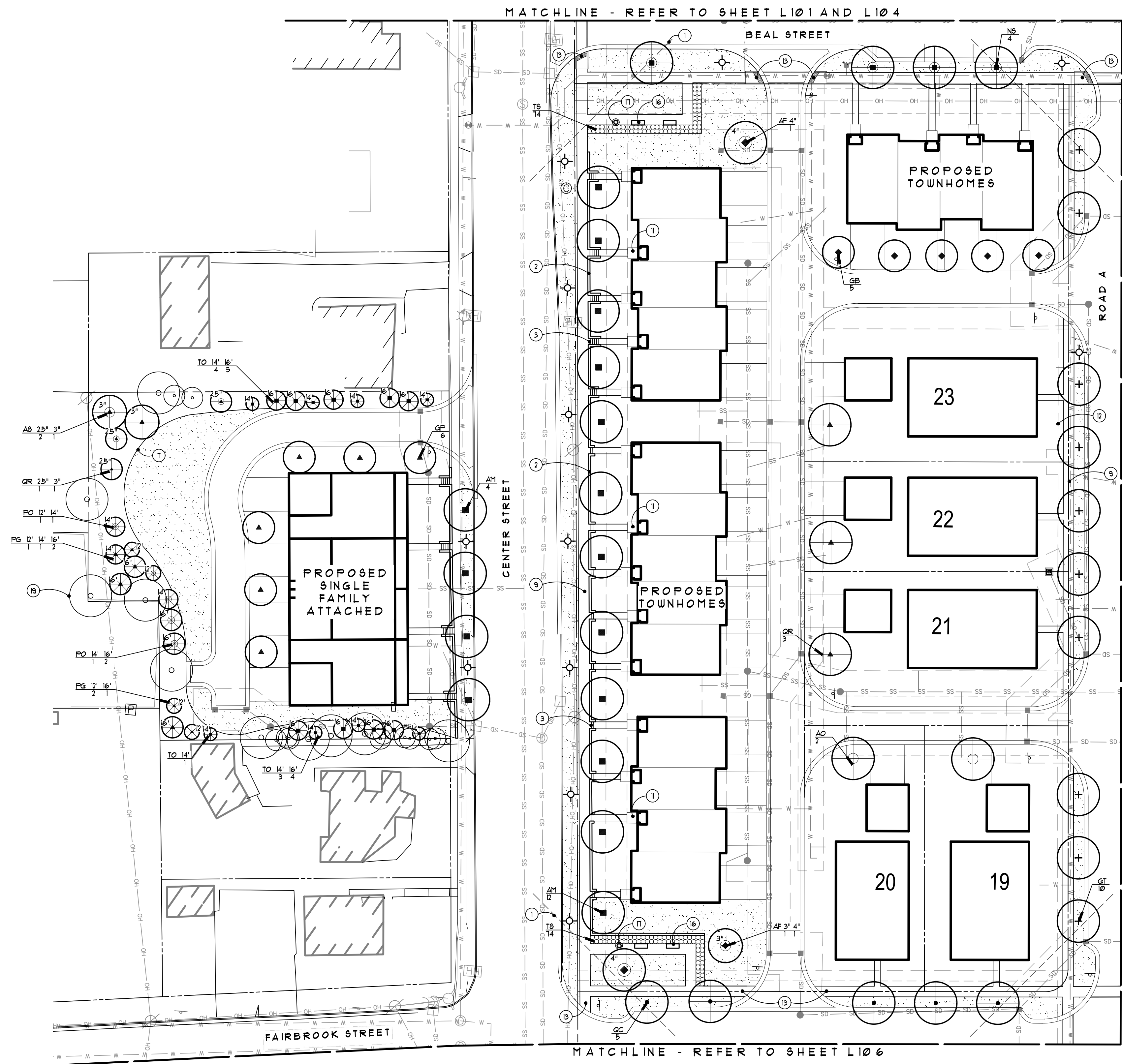
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Sheet Number:
L104
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Plant List

CODE	QTY.	DESCRIPTION	SIZE	COMMENTS
<i>Canopy Trees</i>				
AM	16	Acer freemantii 'Marmo' Marmo Maple	4" cal	Matched Branched to 6' ht
AF 3	1	Acer rubrum 'Frankford' Red Sunset Maple	3" cal	
AF 4	2	Acer rubrum 'Frankford' Red Sunset Maple	4" cal	
AO	2	Acer rubrum 'October Glory' October Glory Maple	2.5" cal	Matched Branched to 6' ht
AS 2.5	2	Acer saccharum 'Green Mountain' Green Mountain Sugar Maple	2.5" cal	
AS 3	1	Acer saccharum 'Green Mountain' Green Mountain Sugar Maple	3" cal	
GB	5	Ginkgo biloba Ginkgo	2.5" cal	Matched, male only Branched to 6' ht
GP	6	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	2.5" cal	Matched, male only Branched to 6' ht
GT	10	Gleditsia tricanthos inermis 'Skyline' Skyline Honeylocust	4" cal	Matched Branched to 6' ht
NS	4	Nyssa sylvatica Black Gum	4" cal	Matched Branched to 6' ht
QC	5	Quercus coccinea Scarlet Oak	4" cal	Matched Branched to 6' ht
QR 2.5	1	Quercus rubra Red Oak	2.5" cal	
QR	3	Quercus rubra Red Oak	2.5" cal	Matched Branched to 6' ht
QR 3	1	Quercus rubra Red Oak	3" cal	
<i>Evergreen Trees</i>				
PG 12	3	Picea glauca 'Densata' Black Hills Spruce	12' ht.	Unsheared, full to ground
PG 14	1	Picea glauca 'Densata' Black Hills Spruce	14' ht.	Unsheared, full to ground
PG 16	3	Picea glauca 'Densata' Black Hills Spruce	16' ht.	Unsheared, full to ground
PO 12	1	Picea omorika Serbian Spruce	12' ht.	Unsheared, full to ground
PO 14	2	Picea omorika Serbian Spruce	14' ht.	Unsheared, full to ground
PO 16	2	Picea omorika Serbian Spruce	16' ht.	Unsheared, full to ground
TO 14	8	Thuja occidentalis 'Green Giant' Green Giant Arborvitae	14' ht.	Unsheared, full to ground
TO 16	9	Thuja occidentalis 'Green Giant' Green Giant Arborvitae	16' ht.	Unsheared, full to ground
<i>Shrubs, Groundcover, and Perennials</i>				
TS	148	Thuja occidentalis 'Smaragd' Emerald Green Arborvitae	4" ht	hedged to 3.5ft, plant 24" o.c.



- Legend:** (APPLIES TO L105-L108, NOT ALL GRAPHICS APPLY TO EACH SHEET)
- PROPERTY LINE, TYP.
 - SS --- EXISTING UTILITY LINES, TYP.
 - W --- PROPOSED UTILITY LINES, TYP.
 - PROPOSED EASEMENT, TYP.
 - ☼ EXISTING LIGHT POLE LOCATION TO REMAIN
 - ⊙ EXISTING SIGN - REFER TO CIVIL PLANS
 - LAWN TO BE KENTUCKY BLUEGRASS, TYP.
 - ☼ NEW STREET LIGHTS TO MATCH THE CITY OF NORTHVILLE SECONDARY STREETS DESIGN STANDARDS - REFER TO PHOTOMETRICS
 - (RT) REPLACEMENT TREE PER ORDINANCE REQUIREMENTS, TYP. - REFER TO L114 FOR CALCULATIONS

- Note Key:** (APPLIES TO L105-L108, NOT ALL NOTES APPLY TO EACH SHEET)
- 1 25' SIGHT VISION TRIANGLES, TYP.
 - 2 LOW PRECAST BLOCK RETAINING WALL (30' MAX. HT.) - REFER TO DETAIL
 - 3 CONCRETE STAIRS, TYP.
 - 4 UNDERGROUND DETENTION - REFER TO CIVIL
 - 5 JOHNSON DRAIN AND EXISTING WOODED AREA TO REMAIN UNDISTURBED, TYP.
 - 6 RIVER PARK
 - 7 BEDLINE, TYP.
 - 8 LIMIT OF SEED MIX, TYP.
 - 9 CONCRETE SIDEWALK, TYP. - REFER TO CIVIL PLANS
 - 10 AERATOR FOUNTAIN
 - 11 STAIRS AND PORCHES - REFER TO ARCHITECTURAL
 - 12 EASEMENT LINE - REFER TO CIVIL
 - 13 BARRIER FREE RAMP AT CROSSWALK - REFER TO CIVIL
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 - 25 REFER TO L111 FOR SCREENING BETWEEN SINGLE FAMILY ATTACHED BUILDINGS

**GRISSIM
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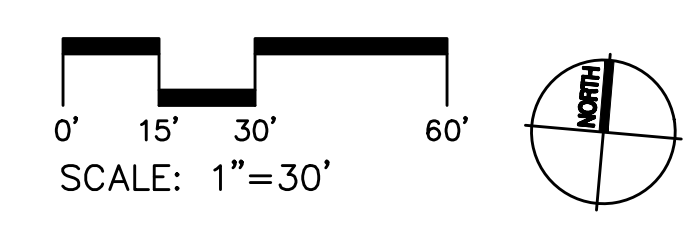
Landscape Architecture
15000 Edwards N. Hines Dr., Suite A
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Ph: 248-347-7010

Project: The Downs
Northville, MI

Sheet: Landscape Plan

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

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05/31/2022	Revision for City Review
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09/08/2023	Revised per City Review





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 - - - PROPOSED EASEMENT, TYP.
 - ☼ EXISTING LIGHT POLE LOCATION TO REMAIN
 - ⊙ EXISTING SIGN - REFER TO CIVIL PLANS
 - ▨ LAWN TO BE KENTUCKY BLUEGRASS, TYP.
 - ⊕ NEW STREET LIGHTS TO MATCH THE CITY OF NORTHVILLE SECONDARY STREETS DESIGN STANDARDS - REFER TO PHOTOMETRICS
 - (RT) REPLACEMENT TREE PER ORDINANCE REQUIREMENTS, TYP. - REFER TO L114 FOR CALCULATIONS

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 - 4 UNDERGROUND DETENTION - REFER TO CIVIL
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 - 25 REFER TO L111 FOR SCREENING BETWEEN SINGLE FAMILY ATTACHED BUILDINGS

Plant List (Cont'd)

CODE	QTY.	DESCRIPTION	SIZE	COMMENTS
AA	15	Acer rubrum 'Bowhall' Bowhall Maple	2.5' cal.	Matched, branched to 6' ht.
AF 3	8	Acer rubrum 'Frankford' Red Sunset Maple	3' cal.	
AF 4	6	Acer rubrum 'Frankford' Red Sunset Maple	4' cal.	
AM	28	Acer fraxinifolius 'Marmo' Marmo Maple	4' cal.	Matched, branched to 6' ht.
AO	2	Acer rubrum 'October Glory' October Glory Maple	2.5' cal.	Matched, branched to 6' ht.
AS	1	Acer saccharum 'Green Mountain' Green Mountain Sugar Maple	4' cal.	Specimen
GT	8	Gleditsia triacanthos nemis 'Skyline' Skyline Honeylocust	4' cal.	Matched, branched to 6' ht.
GP	4	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	4' cal.	Matched, male only branched to 6' ht.
QC 3	2	Quercus coccinea Scarlet Oak	3' cal.	
QC 4	5	Quercus coccinea Scarlet Oak	4' cal.	Matched, branched to 6' ht.
QP 3	1	Quercus palustris Pin Oak	3' cal.	Specimen, branched to 6' ht.
QP 4	1	Quercus palustris Pin Oak	4' cal.	Specimen, branched to 6' ht.
QR 3	6	Quercus rubra Red Oak	3' cal.	Matched, branched to 6' ht.
QR 4	10	Quercus rubra Red Oak	4' cal.	Matched, branched to 6' ht.
SR	18	Syringa reticulata 'Ivory Silk' Ivory Silk Japanese Tree Lilac	2.5' cal.	
TC	2	Tilia cordata Littleleaf Linden	4' cal.	Matched, branched to 6' ht.
UM 3	7	Ulmus x 'Morton Glassy' Triumph Elm	3' cal.	
UM 4	13	Ulmus x 'Morton Glassy' Triumph Elm	4' cal.	

Plant List

CODE	QTY.	DESCRIPTION	SIZE	COMMENTS
AB 12	30	Abies concolor Concolor Fir	12' ht.	Unsheared, full to ground
AB 14	16	Abies concolor Concolor Fir	14' ht.	Unsheared, full to ground
AB 16	12	Abies concolor Concolor Fir	16' ht.	Unsheared, full to ground
PA 14	6	Picea abies Norway Spruce	14' ht.	Unsheared, full to ground
PA 16	3	Picea abies Norway Spruce	16' ht.	Unsheared, full to ground
PG 12	8	Picea glauca 'Densata' Black Hills Spruce	12' ht.	Unsheared, full to ground
PG 14	19	Picea glauca 'Densata' Black Hills Spruce	14' ht.	Unsheared, full to ground
PG 16	39	Picea glauca 'Densata' Black Hills Spruce	16' ht.	Unsheared, full to ground
PO 12	12	Picea omorika Serbian Spruce	12' ht.	Unsheared, full to ground
PO 14	7	Picea omorika Serbian Spruce	14' ht.	Unsheared, full to ground
PO 16	9	Picea omorika Serbian Spruce	16' ht.	Unsheared, full to ground
TO 10	5	Thuja occidentalis 'Green Giant' Green Giant Arborvitae	10' ht.	Unsheared, full to ground
TO 14	7	Thuja occidentalis 'Green Giant' Green Giant Arborvitae	14' ht.	Unsheared, full to ground
TO 16	9	Thuja occidentalis 'Green Giant' Green Giant Arborvitae	16' ht.	Unsheared, full to ground

Plant List (Cont'd)

CODE	QTY.	DESCRIPTION	SIZE	COMMENTS
BN 14	6	Betula nigra 'Heritage' Heritage River Birch	14' ht.	Specimen
BN 16	7	Betula nigra 'Heritage' Heritage River Birch	16' ht.	Specimen
BN 18	7	Betula nigra 'Heritage' Heritage River Birch	18' ht.	Specimen
MD	12	Malus 'Donald Wyman' Donald Wyman Crabapple	4' cal.	Specimen
ML 10	19	Magnolia x 'Isobrien' Leonard Messel Leonard Messel Magnolia	10' ht.	Tree form, specimen 3-5 trunk min.
ML 14	9	Magnolia x 'Isobrien' Leonard Messel Leonard Messel Magnolia	14' ht.	Tree form, specimen 3-5 trunk min.

Plant List (Cont'd)

CODE	QTY.	DESCRIPTION	SIZE	COMMENTS
HA	6	Hydrangea arborescens 'Annabelle' Annabelle Hydrangea	7 gal.	plant 54" o.c.
HE	588	Hemerocallis 'Pardon Me' Pardon Me Daylily	1 gal.	plant 18" o.c.
LM	8,807	Liriope muscari 'Monroe White' Monroe White Liriope	1 gal.	plant 15" o.c.
LS	383	Liriope spicata Creeping Liriope	1 gal.	plant 15" o.c.
NF	1,487	Nepeta x 'faassenii' 'Walker's Low' Walker's Low Catmint	1 gal.	plant 18" o.c.
RA	98	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	3 gal.	plant 36" o.c.
RM	76	Rosa 'Meimur' Apricot Drift Rose	3 gal.	plant 24" o.c.
TS	362	Thuja occidentalis 'Smaragd' Emerald Green Arborvitae	4' ht.	hedged to 3.5ft, plant 24" o.c.
TS4	6	Thuja occidentalis 'Smaragd' Emerald Green Arborvitae	4' ht.	hedged to 3 ft, plant 20" o.c.

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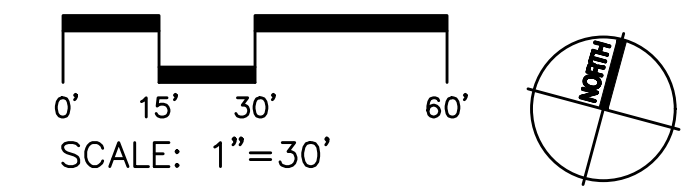
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The Downs
Northville, MI

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Job Number: **H70-201**
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 - ☼ NEW STREET LIGHTS TO MATCH THE CITY OF NORTHVILLE SECONDARY STREETS DESIGN STANDARDS - REFER TO PHOTOMETRICS
 - REPLACEMENT TREE FOR ORDINANCE REQUIREMENTS, TYP. - REFER TO LANDSCAPE DETAILS SHEET FOR CALCULATIONS

- Note Key:** (APPLIES TO L105-L108, NOT ALL NOTES APPLY TO EACH SHEET)
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 - 8 LIMIT OF SEED MIX, TYP.
 - 9 CONCRETE SIDEWALK, TYP. - REFER TO CIVIL PLANS
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 - 25 REFER TO L111 FOR SCREENING BETWEEN SINGLE FAMILY ATTACHED BUILDINGS

Plant List

CODE	QTY.	DESCRIPTION	SIZE	COMMENTS
AM	20	Acer freemantii 'Marmo' Marmo Maple	4" cal	Matched, Branched to 6' ht.
AO	10	Acer rubrum 'October Glory' October Glory Maple	2.5" cal	Matched, Branched to 6' ht.
GB	18	Ginkgo biloba Ginkgo	2.5" cal	Matched, male only Branched to 6' ht.
GT	10	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	4" cal	Matched, Branched to 6' ht.
NS	15	Nyssa Sylvatica Black Gum	4" cal	Matched, Branched to 6' ht.
QC	14	Quercus coccinea Scarlet Oak	4" cal	Matched, Branched to 6' ht.
QR	12	Quercus rubra Red Oak	2.5" cal	Matched, Branched to 6' ht.
TC	10	Tilia cordata Littleleaf Linden	4" cal	Matched, Branched to 6' ht.

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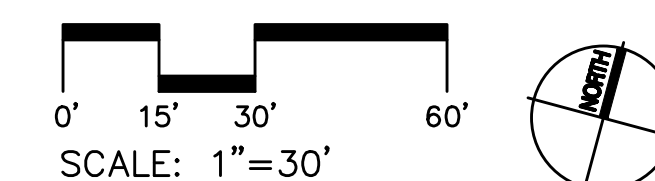
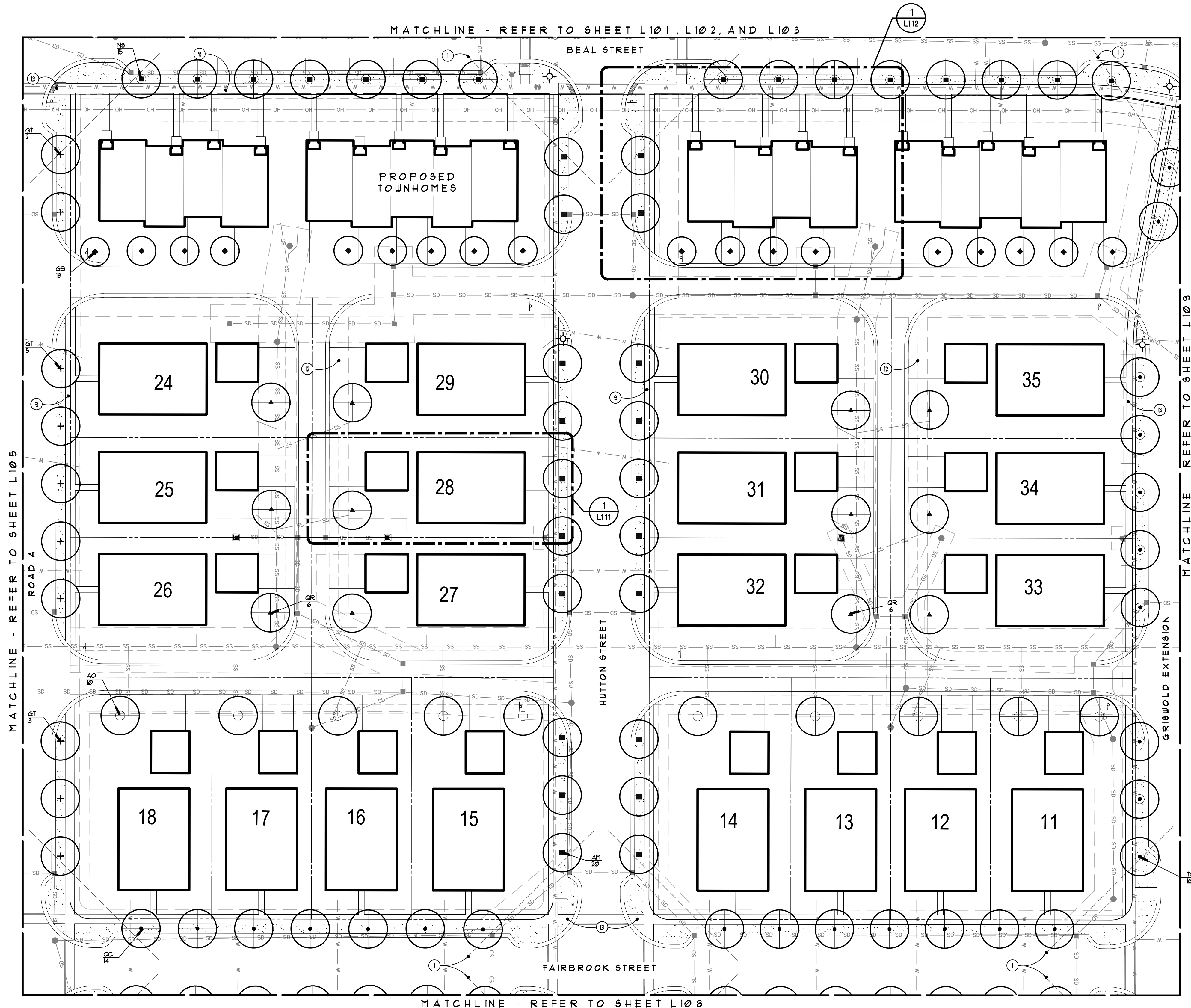
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Northville, MI

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Landscape Plan

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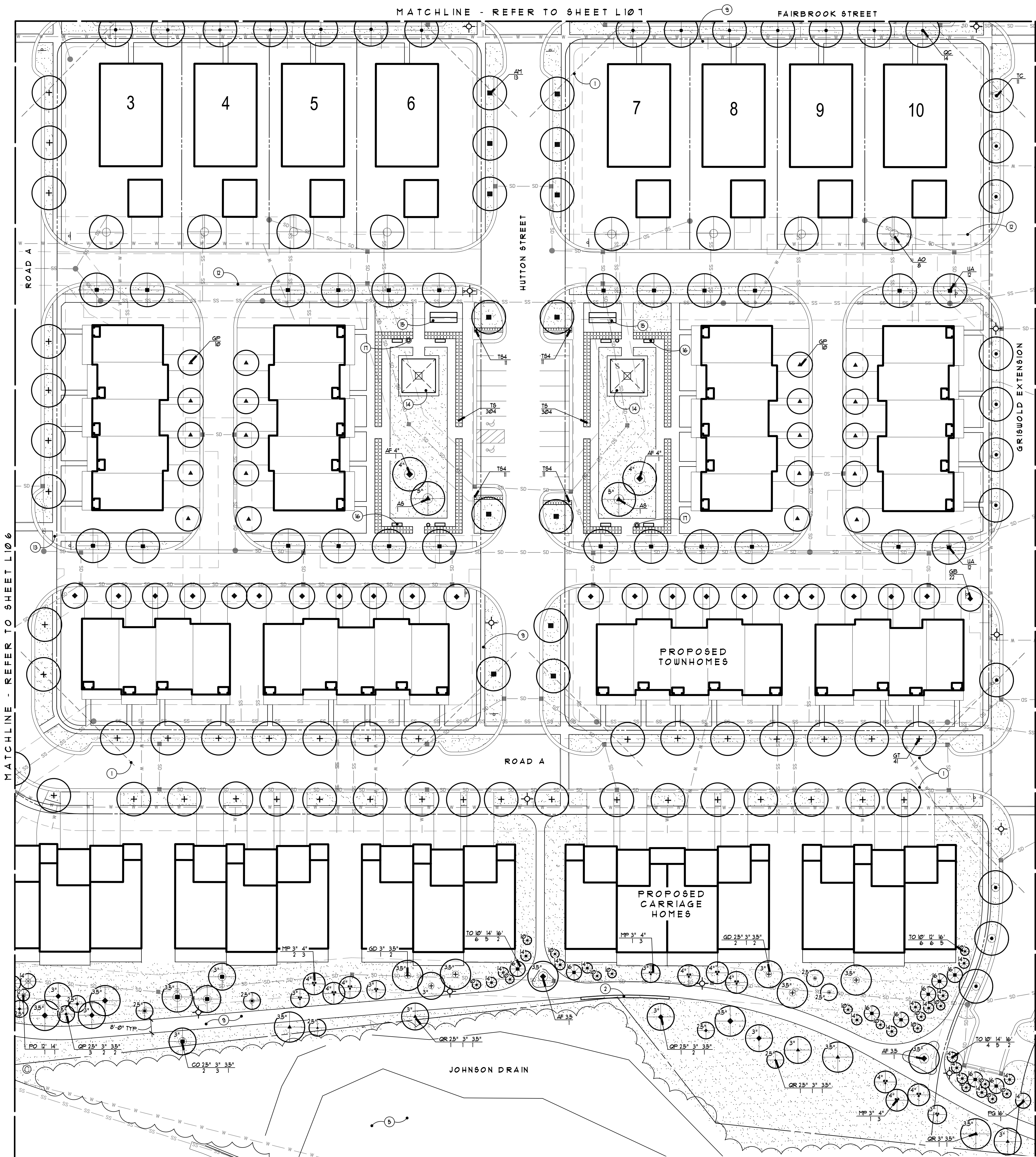
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Sheet Number:
L107
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Plant List

CODE	QTY.	DESCRIPTION	SIZE	COMMENTS
Canopy Trees				
AM	13	Acer freemanii 'Marmo' Marmo Maple	4" cal	Matched, Branched to 6' ht.
AF 3.5	2	Acer rubrum 'Frankford' Red Sunset Maple	3.5" cal	Specimen
AF 4	2	Acer rubrum 'Frankford' Red Sunset Maple	4" cal.	Specimen
AO	8	Acer rubrum 'October Glory' October Glory Maple	2.5" cal	Matched, Branched to 6' ht.
AS	2	Acer saccharum 'Green Mountain' Green Mountain Sugar Maple	6" cal.	Specimen
CO 2.5	2	Celtis occidentalis Northern Hackberry	2.5" cal	
CO 3	3	Celtis occidentalis Northern Hackberry	3" cal	
CO 3.5	1	Celtis occidentalis Northern Hackberry	3.5" cal	
GB	22	Ginkgo biloba Maidenhair Tree	2.5" cal	Matched, male only
GP	20	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	2.5" cal	Matched, male only Branched to 6' ht.
GD 2.5	2	Gymnocladus dioica Kentucky Coffeetree	2.5" cal	
GD 3	2	Gymnocladus dioica Kentucky Coffeetree	3" cal.	
GD 3.5	4	Gymnocladus dioica Kentucky Coffeetree	3.5" cal	
GT	41	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	4" cal	Matched, Branched to 6' ht.
QC	14	Quercus coccinea Scarlet Oak	4" cal	Matched, Branched to 6' ht.
QP 2.5	4	Quercus palustris Pin Oak	2.5" cal	
QP 3	4	Quercus palustris Pin Oak	3" cal	
QP 3.5	3	Quercus palustris Pin Oak	3.5" cal	
QR 2.5	2	Quercus rubra Red Oak	2.5" cal	
QR 3	3	Quercus rubra Red Oak	3" cal	
QR 3.5	3	Quercus rubra Red Oak	3.5" cal	
TC	11	Tilia cordata Littleleaf Linden	4" cal	Matched, Branched to 6' ht.
UA	24	Ulmus americana 'Princeton' Princeton Elm	2.5" cal	Matched, Branched to 6' ht.
Evergreen Trees				
PG 14	1	Picea glauca 'sensata' Black Hills Spruce	14" ht	Unsheared, full to ground
PO 12	1	Picea omorika Serbian Spruce	12" ht	Unsheared, full to ground
PO 14	1	Picea omorika Serbian Spruce	14" ht	Unsheared, full to ground
TO 10	16	Thuja occidentalis 'Green Giant' Green Giant Arborvitae	10" ht	Unsheared, full to ground
TO 14	18	Thuja occidentalis 'Green Giant' Green Giant Arborvitae	14" ht	Unsheared, full to ground
TO 16	9	Thuja occidentalis 'Green Giant' Green Giant Arborvitae	16" ht	Unsheared, full to ground
Ornamental Trees				
MP 3	4	Malus x 'Prairifire' Prairifire Crabapple	3" cal.	Specimen
MP 4	9	Malus x 'Prairifire' Prairifire Crabapple	4" cal.	Specimen
Shrubs				
TS	608	Thuja occidentalis 'Smaragd' Emerald Green Arborvitae	4" ht	hedged to 3.5' ht. plant 24" o.c.
TS4	44	Thuja occidentalis 'Smaragd' Emerald Green Arborvitae	4" HT	hedged to 3' ht. plant 20" o.c.



Legend: (APPLIES TO L105-L108, NOT ALL GRAPHICS APPLY TO EACH SHEET)

- PROPERTY LINE, TYP.
- EXISTING UTILITY LINES, TYP.
- PROPOSED UTILITY LINES, TYP.
- PROPOSED EASEMENT, TYP.
- EXISTING LIGHT POLE LOCATION TO REMAIN
- EXISTING SIGN - REFER TO CIVIL PLANS
- LAWN TO BE KENTUCKY BLUEGRASS, TYP.
- NEW STREET LIGHTS TO MATCH THE CITY OF NORTHVILLE SECONDARY STREETS DESIGN STANDARDS - REFER TO PHOTOMETRICS
- REPLACEMENT TREE PER ORDINANCE REQUIREMENTS, TYP. - REFER TO L114 FOR CALCULATIONS (RT)

- Note Key:** (APPLIES TO L105-L108, NOT ALL NOTES APPLY TO EACH SHEET)
- 25' SIGHT TRIANGLES, TYP.
 - LOW PRECAST BLOCK RETAINING WALL (30' MAX. HT.) - REFER TO DETAIL
 - CONCRETE STAIRS, TYP.
 - UNDERGROUND DETENTION - REFER TO CIVIL
 - JOHNSON DRAIN AND EXISTING WOODED AREA TO REMAIN UNDISTURBED, TYP.
 - RIVER PARK
 - BEDLINE, TYP.
 - LIMIT OF SEED MIX, TYP.
 - CONCRETE SIDEWALK, TYP. - REFER TO CIVIL PLANS
 - AERATOR FOUNTAIN
 - STAIRS AND PORCHES - REFER TO ARCHITECTURAL
 - EASEMENT LINE - REFER TO CIVIL
 - BARRIER FREE RAMP AT CROSSWALK - REFER TO CIVIL
 - 20' SQ. PAVILION
 - MAILBOX CLUSTER - FINAL LOCATIONS TO BE DETERMINED BY POST MASTER GENERAL
 - BENCHES TO MATCH CITY STANDARDS
 - TRASH RECEPTACLE TO MATCH CITY STANDARDS
 - REFUGE ISLAND
 - EXISTING TREES TO REMAIN, TYP.
 - MIDDLE ROUGE RIVER
 - PUMP STATION AND EQUIPMENT
 - CROSSING IMPROVEMENTS - REFER TO CIVIL
 - NEW PRECAST BLOCK RETAINING WALL TO REPLACE EXISTING
 - HISTORICAL REFERENCE TO THE NORTHVILLE DOWNS RACE TRACK FACILITY IS PROPOSED TO BE LOCATED WITHIN THE CENTRAL ISLAND AS PART OF THE ICONIC LANDSCAPE DESIGN DEVELOPED FOR THIS SPACE. ROUND-A-BOUT ISLAND AND LANDSCAPE DESIGN BY THE CITY OF NORTHVILLE.
 - REFER TO L111 FOR SCREENING BETWEEN SINGLE FAMILY ATTACHED BUILDINGS

GRISSIM METZ ASSOCIATES ANDRIESE

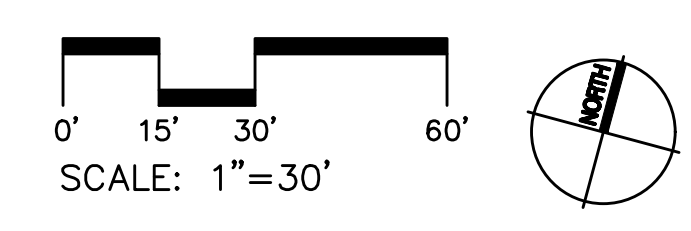
Landscape Architecture
 15000 Edwards N. Hines Dr., Suite A
 Plymouth, MI 48170
 Ph: 248-347-7010

Project: The Downs
 Location: Northville, MI

Sheet: Landscape Plan

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

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Plant List - River Park and River Corridor

CODE	QTY.	DESCRIPTION	SIZE	COMMENTS
AF 3	4	Acer rubrum 'Frankford' Red Sunset Maple	3" cal	
AF 4	4	Acer rubrum 'Frankford' Red Sunset Maple	4" cal	
AF 5	1	Acer rubrum 'Frankford' Red Sunset Maple	5" cal	
AS 4	1	Acer saccharum 'Green Mountain' Green Mountain Sugar Maple	4" cal	Specimen
AS 5	4	Acer saccharum 'Green Mountain' Green Mountain Sugar Maple	5" cal	Specimen
CO 3	5	Celtis occidentalis Common Hackberry	3" cal	
CO 4	1	Celtis occidentalis Common Hackberry	4" cal	
PL 3	1	Platanus occidentalis American Sycamore	3" cal	Specimen
PL 4	3	Platanus occidentalis American Sycamore	4" cal	Specimen
PL 5	1	Platanus occidentalis American Sycamore	5" cal	Specimen
QB 4	1	Quercus bicolor Swamp White Oak	4" cal	
QB 5	1	Quercus bicolor Swamp White Oak	5" cal	
QP 3	8	Quercus palustris Pin Oak	3" cal	
QP 4	3	Quercus palustris Pin Oak	4" cal	
QP 5	1	Quercus palustris Pin Oak	5" cal	
QR 3	4	Quercus rubra Red Oak	3" cal	
QR 4	5	Quercus rubra Red Oak	4" cal	
QR 5	2	Quercus rubra Red Oak	5" cal	
Evergreen Trees				
AB 12	7	Abies concolor Concolor Fir	12' ht.	Unsheared, full to ground
AB 14	3	Abies concolor Concolor Fir	14' ht.	Unsheared, full to ground
AB 16	2	Abies concolor Concolor Fir	16' ht.	Unsheared, full to ground
PA 12	5	Picea abies Norway Spruce	12' ht.	Unsheared, full to ground
PA 14	7	Picea abies Norway Spruce	14' ht.	Unsheared, full to ground
PA 16	9	Picea abies Norway Spruce	16' ht.	Unsheared, full to ground
PG 12	8	Picea glauca 'Densata' Black Hills Spruce	12' ht.	Unsheared, full to ground
PG 14	14	Picea glauca 'Densata' Black Hills Spruce	14' ht.	Unsheared, full to ground
PG 16	18	Picea glauca 'Densata' Black Hills Spruce	16' ht.	Unsheared, full to ground
PO 12	15	Picea omorika Serbian Spruce	12' ht.	Unsheared, full to ground
PO 14	14	Picea omorika Serbian Spruce	14' ht.	Unsheared, full to ground
PO 16	9	Picea omorika Serbian Spruce	16' ht.	Unsheared, full to ground
Ornamental Trees				
BN 8	17	Betula nigra 'Heritage' Heritage River Birch	8' ht.	Specimen
BN 10	8	Betula nigra 'Heritage' Heritage River Birch	10' ht.	Specimen
BN 12	3	Betula nigra 'Heritage' Heritage River Birch	12' ht.	Specimen
CC 2	8	Cercis canadensis Redbud	2" cal.	Single stem, Specimen
CC 3	15	Cercis canadensis Redbud	3" cal.	Single stem, Specimen
CF 2	2	Cornus florida Flowering Dogwood	2" cal.	Single stem, Specimen
CF 3	8	Cornus florida Flowering Dogwood	3" cal.	Single stem, Specimen
ML 10	3	Magnolia x kobneri 'Leonard Messel' Leonard Messel Magnolia	10' ht.	Tree form, specimen 3-5 trunk min.
ML 14	3	Magnolia x kobneri 'Leonard Messel' Leonard Messel Magnolia	14' ht.	Tree form, specimen 3-5 trunk min.
Shrubs, Groundcovers, Vines and Perennials				
PE	481	Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage	1 gal.	plant 18" o.c.
RA	175	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	3 gal.	plant 36" o.c.



Plant List - Street Trees and Common Areas

CODE	QTY.	DESCRIPTION	SIZE	COMMENTS
CO 3	1	Celtis occidentalis Common Hackberry	3" cal.	
CO 5	1	Celtis occidentalis Common Hackberry	5" cal.	
GB	9	Ginkgo biloba Ginkgo	2.5" cal	Matched, male only Branched to 6' ft.
NS	5	Nyssa sylvatica Black Gum	4" cal	Matched, Branched to 6' ft.
QB 5	1	Quercus bicolor Swamp White Oak	5" cal	
QP 3	2	Quercus palustris Pin Oak	3" cal	
QR 2.5	3	Quercus rubra Red Oak	2.5" cal	Matched, Branched to 6' ft.
QR 3	2	Quercus rubra Red Oak	3" cal	
QR 4	2	Quercus rubra Red Oak	4" cal	
QR 5	1	Quercus rubra Red Oak	5" cal	
TC	16	Tilia cordata Littleleaf Linden	4" cal	Matched, Branched to 6' ft.

Legend: (APPLIES TO L109-L110, NOT ALL GRAPHICS APPLY TO EACH SHEET)

- PROPERTY LINE, TYP.
- EXISTING UTILITY LINES, TYP.
- PROPOSED UTILITY LINES, TYP.
- PROPOSED EASEMENT, TYP.
- EXISTING LIGHT POLE LOCATION TO REMAIN
- EXISTING SIGN - REFER TO CIVIL PLANS
- NEW WAYFINDING SIGN MOUNTED TO LIGHT POLE OR DECORATIVE POLE WITHOUT UPLIFTS - REFER TO WAYFINDING AND PHOTO-METRIC PLANS
- NEW PEDESTRIAN LIGHT POLE TO MATCH THE CITY OF NORTHVILLE SECONDARY STREETS DESIGN STANDARDS - REFER TO PHOTO-METRICS
- REPLACEMENT TREE PER ORDINANCE REQUIREMENTS, TYP. - REFER TO L14 FOR CALCULATIONS
- LAWN TO BE KENTUCKY BLUEGRASS MIX, TYP.
- SEEDED LAWN RESTORATION IN ROW AS REQUIRED - LAWN TO BE KENTUCKY BLUEGRASS MIX, TYP.
- MEADOW LAWN (1/2-1'-0" HEIGHT), TYP. - MEADOW LAWN TO BE BLEND OF FESCUES
- SEED MIX TYPE 'A' WITH BIODEGRADABLE EROSION CONTROL BLANKET IN POND EDGE ZONE, TYP. - REFER TO L14 FOR SEED MIXES
- SEED MIX TYPE 'B' WITH BIODEGRADABLE EROSION CONTROL BLANKET IN POND UPLAND ZONE, TYP. - REFER TO L14 FOR SEED MIXES
- LITTLE BLUESTEM 'THE BLUES' MONOCULTURE PLANTING - SEED OR PLUGS
- LITTLE BLUESTEM MONOCULTURE PLANTING - SEED OR PLUGS
- DECIDUOUS TREE ZONES, TYP. - DENSELY PLANTED AREAS WITH DIFFERENT SPECIES AND CALIBER SIZE TREES - REFER TO L14 FOR QUANTITY LISTS AND MATERIAL PALETTE

- Note Key:** (APPLIES TO L109-L110, NOT ALL NOTES APPLY TO EACH SHEET)
- 25' SIGHT VISION TRIANGLES, TYP.
 - JOHNSON DRAIN AND EXISTING WOODED AREA, TYP.
 - 25' POND BUFFER LINE, TYP. - REFER TO CIVIL PLANS
 - BEDLINE, TYP.
 - LIMIT OF SEED MIX, TYP.
 - 10' WIDE ASPHALT PATHWAY, TYP.
 - AERATOR FOUNTAIN
 - EASEMENT LINE - REFER TO CIVIL PLANS
 - BARRIER FREE RAMP AT CROSSWALK - REFER TO CIVIL PLANS
 - EXISTING TREES TO REMAIN AND BE PRUNED, TYP.
 - MIDDLE RIVER - REFER TO BARR ENGINEERING PLANS FOR ALL ADDITIONAL RIVER BANK STABILIZATION AND LANDSCAPE (GMA DRAWINGS SHOW BALLED AND BURLAP TREES ONLY)
 - PUMP STATION AND EQUIPMENT
 - BENCHES TO MATCH CITY STANDARDS
 - TRASH RECEPTACLE TO MATCH CITY STANDARDS
 - 'AMENITY STATION' TO CONTAIN THE FOLLOWING:
 - (3) BIKE RACKS TO MATCH CITY STANDARDS
 - (1) BIKE REPAIR STATION WITH WORK STAND AND AIR PUMP
 - (1) DRINKING FOUNTAIN WITH DOG BOWL
 - (1) TRASH RECEPTACLE TO MATCH CITY STANDARDS
 - (1) DOG WASTE STATION
 - 12' WIDE PEDESTRIAN BRIDGE - REFER TO ELEVATION
 - BRIDGE WING WALLS - TO BE BOULDER OUTCROPPING STYLE WALL
 - PROPOSED LOCATION OF RELOCATED CABIN
 - CONCRETE PAVEMENT TO BE PROVIDED AT PARK ENTRANCE PLAZAS - SCORE PATTERN AND EXTENT TO BE DETERMINED DURING CONSTRUCTION DRAWINGS
 - GRASSPAVE AREA FOR POND ACCESS, TYP.
 - PROPERTY LINES SHOW DEFINE RIVER PARK
 - SPILLWAY - REFER TO CIVIL PLANS
 - MULCH BED UNDER MASS EVERGREEN PLANTINGS
 - DOG WASTE STATION
 - BOULDER OUTCROPPINGS AT RIVER ACCESS - EXACT DESIGN TO BE DETERMINED DURING CONSTRUCTION DRAWINGS
 - OUTCROPPING STAIRS AND BOULDER RETAINING TO BE PROVIDED AT THIS RIVER ACCESS POINT
 - TREE UPLIGHTING AT PARK ENTRANCES

Scale: 1" = 30'

North Arrow

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

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GRISSIM METZ ASSOCIATES ANDRIESE

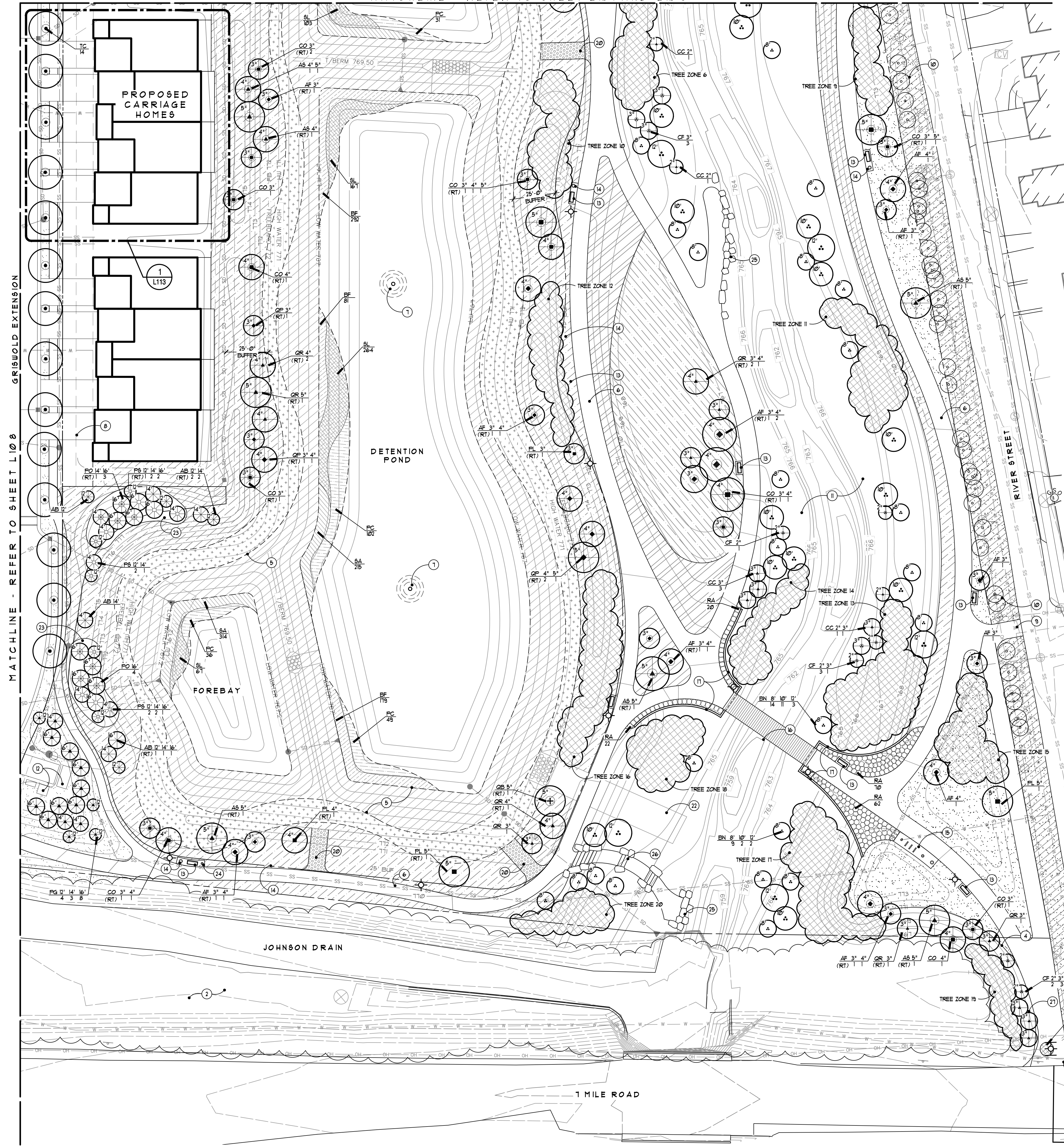
Landscape Architecture
 15000 Edwards N. Hines Dr., Suite A
 Plymouth, MI 48170
 Ph: 248-347-7010

Project:
The Downs
 Northville, MI

Sheet:
Landscape Plan

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Plant List - River Park and River Corridor

CODE	QTY.	DESCRIPTION	SIZE	COMMENTS
AF 3	6	Acer rubrum 'Frankford' Red Sunset Maple	3" cal.	
AF 4	6	Acer rubrum 'Frankford' Red Sunset Maple	4" cal.	
AS 5	3	Acer saccharum 'Green Mountain' Green Mountain Sugar Maple	5" cal.	Specimen
CO 3	3	Celtis occidentalis Common Hackberry	3" cal.	
CO 4	2	Celtis occidentalis Common Hackberry	4" cal.	
CO 5	1	Celtis occidentalis Common Hackberry	5" cal.	
PL 5	1	Platanus occidentalis American Sycamore	5" cal.	
QR 3	4	Quercus rubra Red Oak	3" cal.	
QR 4	1	Quercus rubra Red Oak	4" cal.	
BN 8	23	Betula nigra 'Heritage' Heritage River Birch	8" ht.	Specimen
BN 10	13	Betula nigra 'Heritage' Heritage River Birch	10" ht.	Specimen
BN 12	5	Betula nigra 'Heritage' Heritage River Birch	12" ht.	Specimen
CC 2	3	Cercis canadensis Redbud	2" cal.	Single stem. Specimen
CC 3	4	Cercis canadensis Redbud	3" cal.	Single stem. Specimen
CF 2	6	Cornus florida Flowering Dogwood	2" cal.	Single stem. Specimen
CF 3	7	Cornus florida Flowering Dogwood	3" cal.	Single stem. Specimen
PE 26	26	Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage	1 gal.	plant 18" o.c.
RA 174	174	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	3 gal.	plant 36" o.c.

Legend:

(APPLIES TO L109-L110, NOT ALL GRAPHICS APPLY TO EACH SHEET)

- PROPERTY LINE, TYP.
- EXISTING UTILITY LINES, TYP.
- PROPOSED UTILITY LINES, TYP.
- PROPOSED EASEMENT, TYP.
- EXISTING LIGHT POLE LOCATION TO REMAIN
- EXISTING SIGN - REFER TO CIVIL PLANS
- NEW WAYFINDING SIGN MOUNTED TO LIGHT POLE OR DECORATIVE POLE WITHOUT UPLANDS - REFER TO WAYFINDING AND PHOTO-METRIC PLANS
- NEW PEDESTRIAN LIGHT POLE TO MATCH THE CITY OF NORTHVILLE SECONDARY STREETS DESIGN STANDARDS - REFER TO PHOTO-METRICS
- REPLACEMENT TREE PER ORDINANCE REQUIREMENTS, TYP. - REFER TO L14 FOR CALCULATIONS
- LAWN TO BE KENTUCKY BLUEGRASS MIX, TYP.
- SEEDED LAWN RESTORATION IN ROW AS REQUIRED - LAWN TO BE KENTUCKY BLUEGRASS MIX, TYP.
- MEADOW LAWN (1/2" 1'-0" HEIGHT), TYP. - MEADOW LAWN TO BE BLEND OF FESCUES
- SEED MIX TYPE 'A' WITH BIODEGRADABLE EROSION CONTROL BLANKET IN POND EDGE ZONE, TYP. - REFER TO L14 FOR SEED MIXES
- SEED MIX TYPE 'B' WITH BIODEGRADABLE EROSION CONTROL BLANKET IN POND UPLAND ZONE, TYP. - REFER TO L14 FOR SEED MIXES
- LITTLE BLUESTEM 'THE BLUES' MONOCULTURE PLANTING - SEED OR PLUGS
- LITTLE BLUESTEM MONOCULTURE PLANTING - SEED OR PLUGS
- DECIDUOUS TREE ZONES, TYP. - DENSELY PLANTED AREAS WITH DIFFERENT SPECIES AND CALIBER SIZE TREES - REFER TO L14 FOR QUANTITY LISTS AND MATERIAL PALETTE

Note Key:

- (APPLIES TO L109-L110, NOT ALL NOTES APPLY TO EACH SHEET)
- 25' SIGHT VISION TRIANGLE, TYP.
 - JOHNSON DRAIN AND EXISTING WOODED AREA, TYP.
 - 25' POND BUFFER LINE, TYP. - REFER TO CIVIL PLANS
 - BEDLINE, TYP.
 - LIMIT OF SEED MIX, TYP.
 - 10' WIDE ASPHALT PATHWAY, TYP.
 - AERATOR FOUNTAIN
 - EASEMENT LINE - REFER TO CIVIL PLANS
 - BARRIER FREE RAMP AT CROSSWALK - REFER TO CIVIL PLANS
 - EXISTING TREES TO REMAIN AND BE PRUNED, TYP.
 - MIDDLE ROUGE RIVER - REFER TO BARR ENGINEERING PLANS FOR ALL ADDITIONAL RIVER BANK STABILIZATION AND LANDSCAPE (GMA DRAWINGS SHOW BALLED AND BURLAP TREES ONLY)
 - PUMP STATION AND EQUIPMENT
 - BENCHES TO MATCH CITY STANDARDS
 - TRASH RECEPTACLE TO MATCH CITY STANDARDS
 - 'AMENITY STATION' TO CONTAIN THE FOLLOWING:
 - (3) BIKE RACKS TO MATCH CITY STANDARDS
 - (1) BIKE REPAIR STATION WITH WORK STAND AND AIR PUMP
 - (1) DRINKING FOUNTAIN WITH DOG BOWL
 - (1) TRASH RECEPTACLE TO MATCH CITY STANDARDS
 - (1) DOG WASTE STATION
 - 12' WIDE PEDESTRIAN BRIDGE - REFER TO ELEVATION
 - BRIDGE WING WALLS - TO BE BOULDER OUTCROPPING STYLE WALL
 - PROPOSED LOCATION OF RELOCATED CABIN
 - CONCRETE PAVEMENT TO BE PROVIDED AT PARK ENTRANCE PLAZAS - SCORE PATTERN AND EXTENT TO BE DETERMINED DURING CONSTRUCTION DRAWINGS
 - GRASSPAVE AREA FOR POND ACCESS, TYP.
 - PROPERTY LINES SHOWN DEFINE RIVER PARK
 - SPILLWAY - REFER TO CIVIL PLANS
 - MULCH BED UNDER MASS EVERGREEN PLANTINGS
 - DOG WASTE STATION
 - BOULDER OUTCROPPINGS AT RIVER ACCESS - EXACT DESIGN TO BE DETERMINED DURING CONSTRUCTION DRAWINGS
 - OUTCROPPING STAIRS AND BOULDER RETAINING TO BE PROVIDED AT THIS RIVER ACCESS POINT
 - TREE UPLIGHTING AT PARK ENTRANCES

General Note:

REFER TO SHEET L114 FOR STREET TREE AND COMMON AREAS PLANT LIST.



GRISSIM METZ ANDRIESE

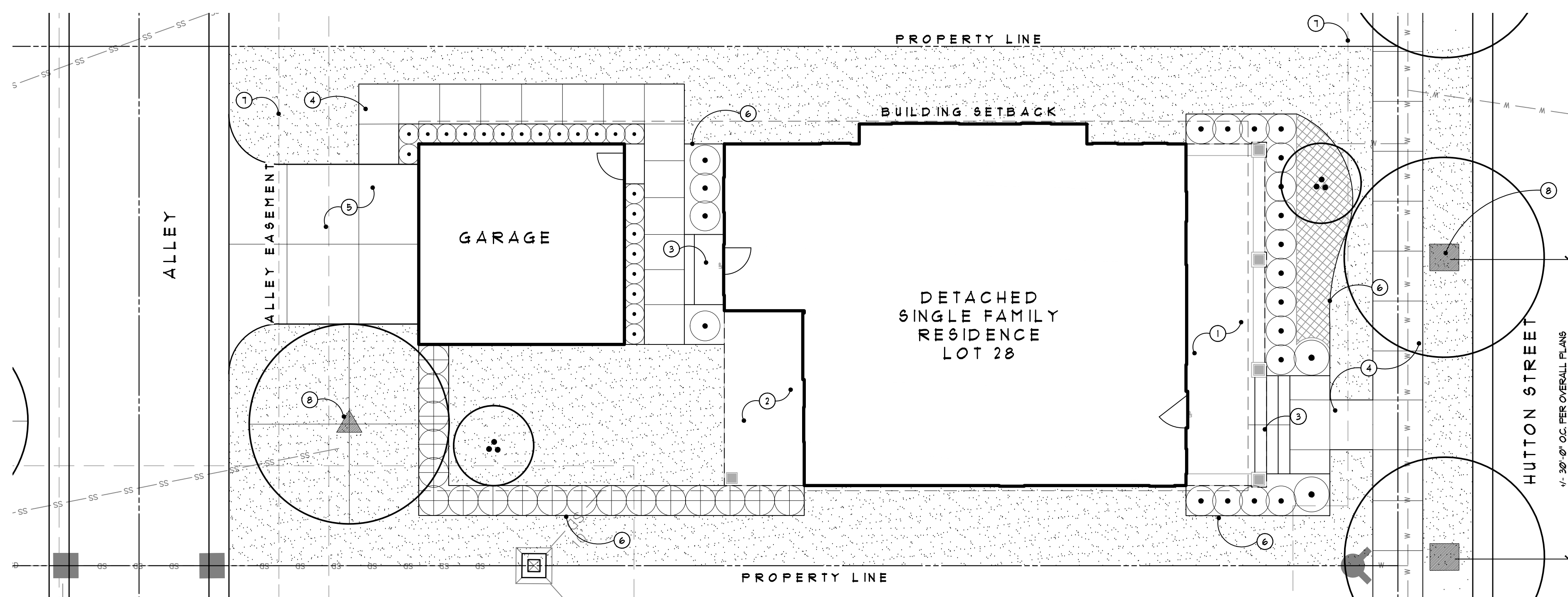
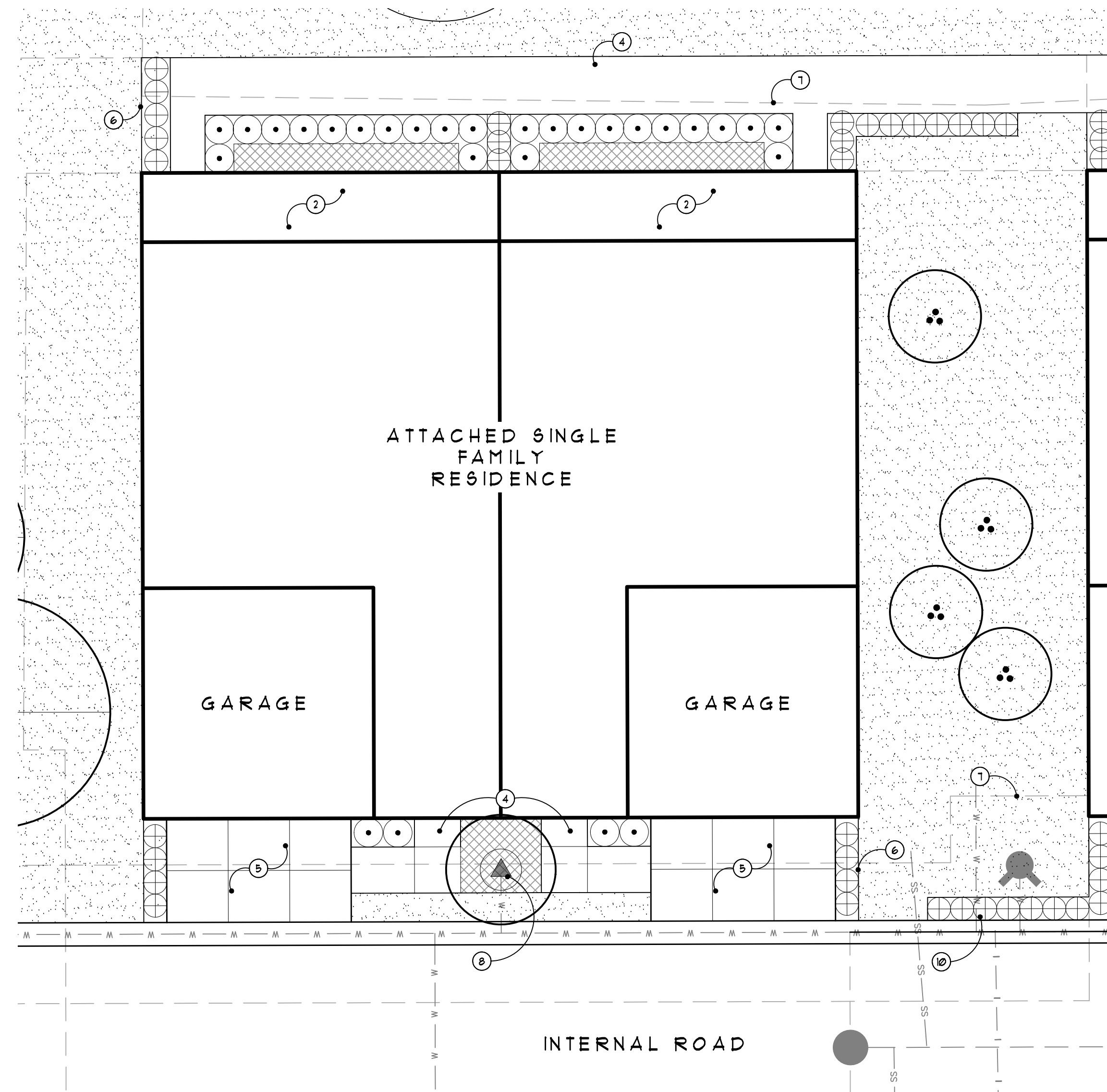
Landscape Architecture
 15000 Edwards N. Hines Dr., Suite A
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Project:
The Downs
 Northville, MI


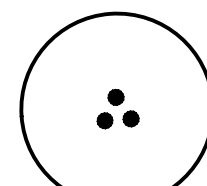




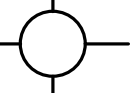
Sheet:
Landscape Plan

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

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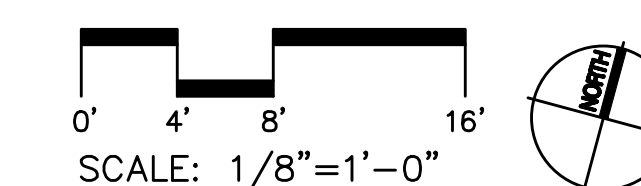


Legend:

- (APPLIES TO L111-L113, NOT ALL GRAPHICS APPLY TO EACH SHEET)
-  PROPERTY LINE, TYP.
 -  PROPOSED ORNAMENTAL TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - CRABAPPLE, MAGNOLIA, SERVICEBERRY, JAPANESE TREE LILAC, DOGWOOD
 -  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, YELU, ARBORVITAE
 -  PROPOSED PERENNIALS AND OR GROUNDCOVER, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - CATMINT, ROSES, GERANIUMS, DAYLILIES, ASTILBE, RUSSIAN SAGE, BEDDI, MYRTLE, PACHYRANDRA, LIRIOPE
 -  LAWN, TYP.
 -  PROPOSED ROADWAY LIGHT - REFER TO PHOTOMETRICS

Note Key:

- (APPLIES TO L111-L113, NOT ALL NOTES APPLY TO EACH SHEET)
- ① FRONT PORCH - REFER TO ARCHITECTURE PLANS
 - ② REAR PORCH - REFER TO ARCHITECTURE PLANS
 - ③ STEPS AND PORCH
 - ④ CONCRETE SIDEWALK
 - ⑤ CAR DRIVEWAY
 - ⑥ BED EDGE BETWEEN PLANT BED AND LAWN, TYP.
 - ⑦ EASEMENT LINE
 - ⑧ STREET TREES - REFER TO OVERALL PLANS
 - ⑨ BARRIER FREE RAMP
 - ⑩ HEDGE LAYOUT TO BE ADJUSTED AT ALL HYDRANT LOCATIONS TO ALLOW ACCESS



**GRISSIM
METZ ASSOCIATES
ANDRIESE**

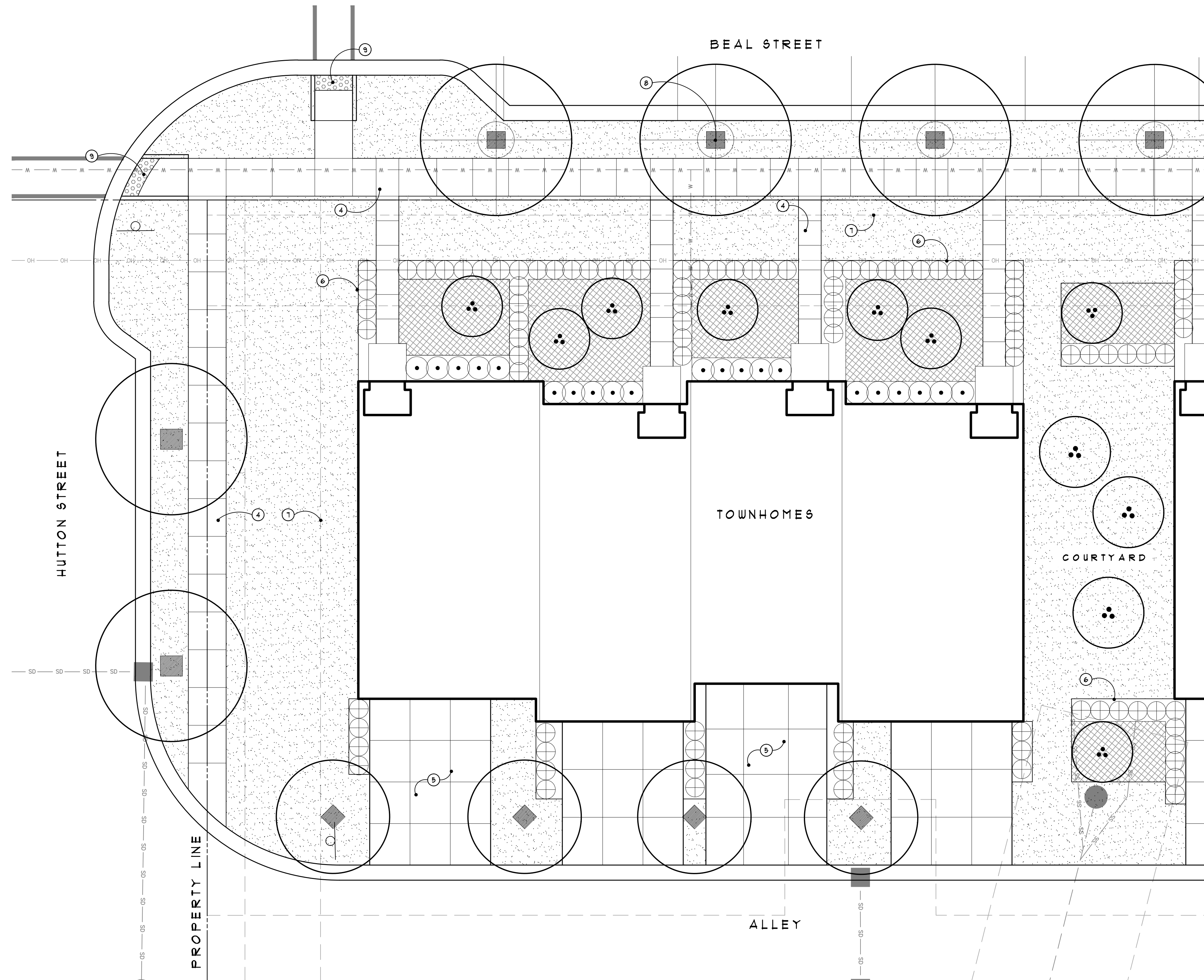
Landscape Architecture
 15000 Edwards N. Hines Dr., Suite A
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Project:
The Downs
 Northville, MI

Sheet:
Prototypical Single Family Landscape Plans

Job Number: H70-201
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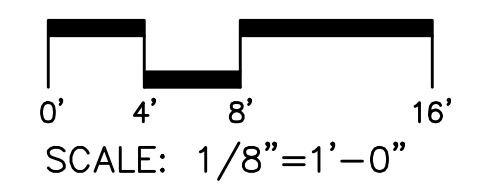


Legend:

- (APPLIES TO L11-L13; NOT ALL GRAPHICS APPLY TO EACH SHEET)
- PROPERTY LINE, TYP.
 - PROPOSED ORNAMENTAL TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - CRABAPPLE, MAGNOLIA, SERVICEBERRY, JAPANESE TREE LILAC, DOGWOOD
 - 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 - CATNIP, ROSES, GERANIUMS, DAYLILIES, ASTILBE, RUSSIAN SAGE, SEDUM, MYRTLE, PACHYSANDRA, LIRIOPE
 - LAWN, TYP.
 - PROPOSED ROADWAY LIGHT - REFER TO PHOTOMETRICS

Note Key:

- (APPLIES TO L11-L13; NOT ALL NOTES APPLY TO EACH SHEET)
- 1 FRONT PORCH - REFER TO ARCHITECTURE PLANS
 - 2 REAR PORCH - 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
 - 8 STREET TREES - REFER TO OVERALL PLANS
 - 9 BARRIER FREE RAMP
 - 10 HEDGE LAYOUT TO BE ADJUSTED AT ALL HYDRANT LOCATIONS TO ALLOW ACCESS



**GRISSIM
METZ ASSOCIATES
ANDRIESE**

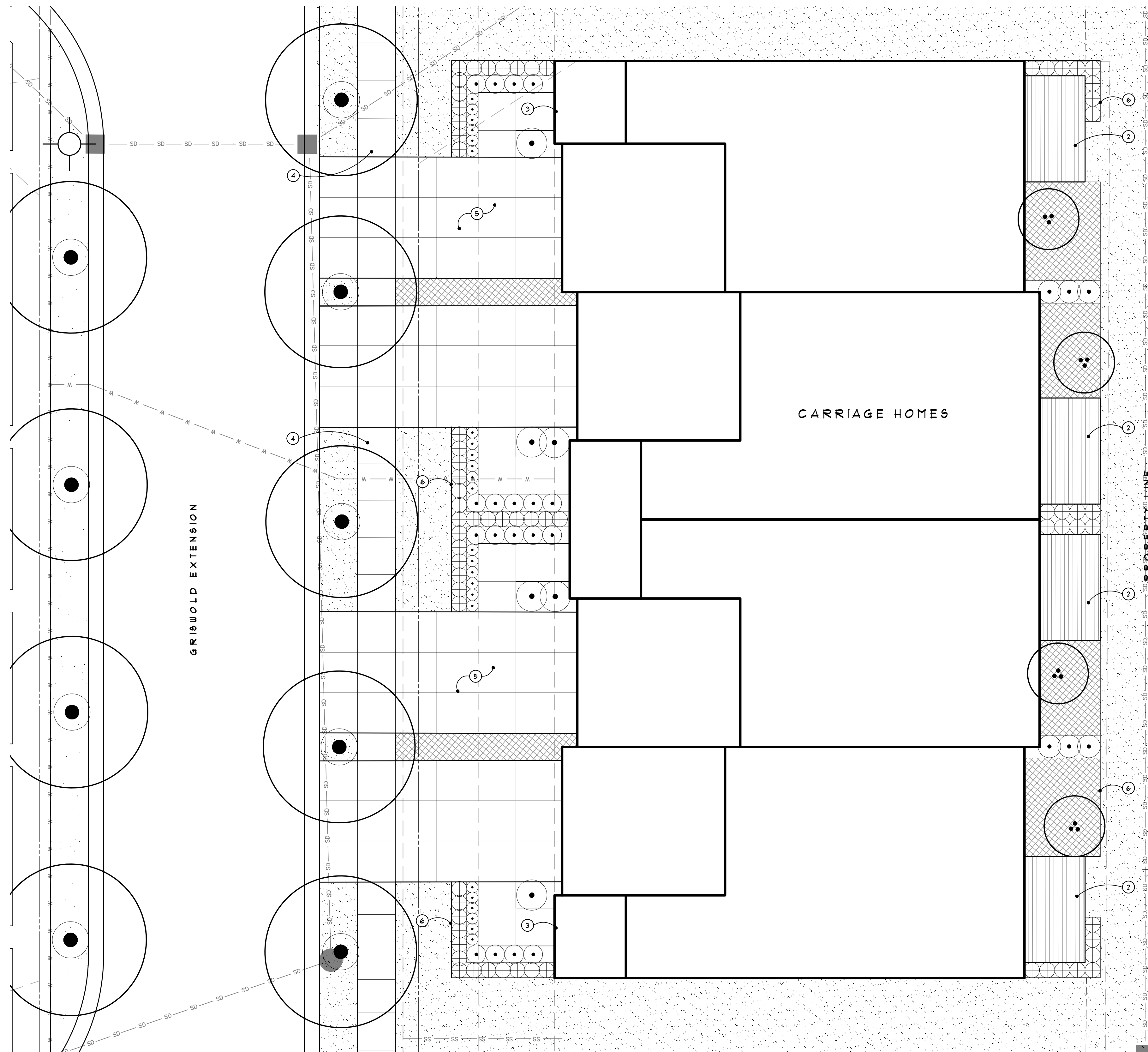
Landscape Architecture
 15000 Edwards N. Hines Dr., Suite A
 Plymouth, MI 48170
 Ph: 248-347-7010

Project:
The Downs
 Northville, MI

Sheet:
Prototypical Townhome Landscape Plan

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

Date: Issued for:
 12/14/2021 Preliminary Site Plan Approval
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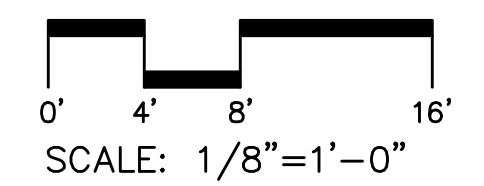


Legend:

- (APPLIES TO L11-L13, NOT ALL GRAPHICS APPLY TO EACH SHEET)
- PROPERTY LINE, TYP.
 - PROPOSED ORNAMENTAL TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - CRABAPPLE, MAGNOLIA, SERVICEBERRY, JAPANESE TREE LILAC, DOGWOOD
 - 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 - CATNIP, ROSES, GERANIUM, DAYLILIES, ASTILBE, RUSSIAN SAGE, SEDUM, MYRTLE, PACHYSANDRA, LIRIOPE
 - LAWN, TYP.
 - PROPOSED ROADWAY LIGHT - REFER TO PHOTOMETRICS

Note Key:

- (APPLIES TO L11-L13, NOT ALL NOTES APPLY TO EACH SHEET)
- ① FRONT PORCH - REFER TO ARCHITECTURE PLANS
 - ② REAR PORCH - 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
 - ⑧ STREET TREES - REFER TO OVERALL PLANS
 - ⑨ BARRIER FREE RAMP
 - ⑩ HEDGE LAYOUT TO BE ADJUSTED AT ALL HYDRANT LOCATIONS TO ALLOW ACCESS



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 Northville, MI

Sheet:
Prototypical Carriage Home Landscape Plan

Job Number: H70-201
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Deciduous Tree Zones Plant Palette and Quantities:

DECIDUOUS TREE ZONE SPECIES DIFFER TREE QUANTITIES EQUALLY AMONGST THE FOLLOWING TREE SPECIES. NOTE ALL SPECIES MAY NOT BE USED DEPENDING ON AVAILABILITY. REFER TO LIST BELOW FOR DECIDUOUS TREE ZONES TREE QUANTITIES AND CALIPER SIZES.

ALL TREE SPECIES AND FINAL SELECTIONS ARE SUBJECT TO AVAILABILITY AT THE TIME OF INSTALLATION. NO INVASIVE SPECIES OR CULTIVARS OF INVASIVE SPECIES SHALL BE USED.

- DECIDUOUS TREE ZONE PLANT PALETTE - SUGAR MAPLE (Acer saccharum) - RED MAPLE (Acer rubrum) - HACKBERRY (Celtis occidentalis) - KENTUCKY COFFEE TREE (Gymnocladia dioica) - STAPHORE (Platanus occidentalis) - SWAMP WHITE OAK (Quercus bicolor) - BUR OAK (Quercus macrocarpa) - PIN OAK (Quercus palustris) - RED OAK (Quercus rubra) - BASSWOOD (Tilia americana) - MUSCLEWOOD (Carpinus caroliniana) - HERITAGE RIVER BIRCH (Betula nigra) - TULIP TREE (Liriodendron tulipifera) - SHINGLE OAK (Quercus imbricaria)

Table with columns: TREE ZONE, TOTAL TREES, CALIPER SIZES. Includes zones 18 through 21.

Table with columns: TREE ZONE, TOTAL TREES, CALIPER SIZES. Includes zones 22 through 24.

Table with columns: TREE ZONE, TOTAL TREES, CALIPER SIZES. Includes zones 25 through 27.

Table with columns: TREE ZONE, TOTAL TREES, CALIPER SIZES. Includes zones 28 through 30.

Table with columns: TREE ZONE, TOTAL TREES, CALIPER SIZES. Includes zones 31 through 33.

Table with columns: TREE ZONE, TOTAL TREES, CALIPER SIZES. Includes zones 34 through 36.

Table with columns: TREE ZONE, TOTAL TREES, CALIPER SIZES. Includes zones 37 through 39.

Table with columns: TREE ZONE, TOTAL TREES, CALIPER SIZES. Includes zones 40 through 42.

Table with columns: TREE ZONE, TOTAL TREES, CALIPER SIZES. Includes zones 43 through 45.

Table with columns: TREE ZONE, TOTAL TREES, CALIPER SIZES. Includes zones 46 through 48.

Table with columns: TREE ZONE, TOTAL TREES, CALIPER SIZES. Includes zones 49 through 51.

Table with columns: TREE ZONE, TOTAL TREES, CALIPER SIZES. Includes zones 52 through 54.

Table with columns: TREE ZONE, TOTAL TREES, CALIPER SIZES. Includes zones 55 through 57.

Table with columns: TREE ZONE, TOTAL TREES, CALIPER SIZES. Includes zones 58 through 60.

Table with columns: TREE ZONE, TOTAL TREES, CALIPER SIZES. Includes zones 61 through 63.

Table with columns: TREE ZONE, TOTAL TREES, CALIPER SIZES. Includes zones 64 through 66.

Table with columns: TREE ZONE, TOTAL TREES, CALIPER SIZES. Includes zones 67 through 69.

Table with columns: TREE ZONE, TOTAL TREES, CALIPER SIZES. Includes zones 70 through 72.

Table with columns: TREE ZONE, TOTAL TREES, CALIPER SIZES. Includes zones 73 through 75.

Table with columns: TREE ZONE, TOTAL TREES, CALIPER SIZES. Includes zones 76 through 78.

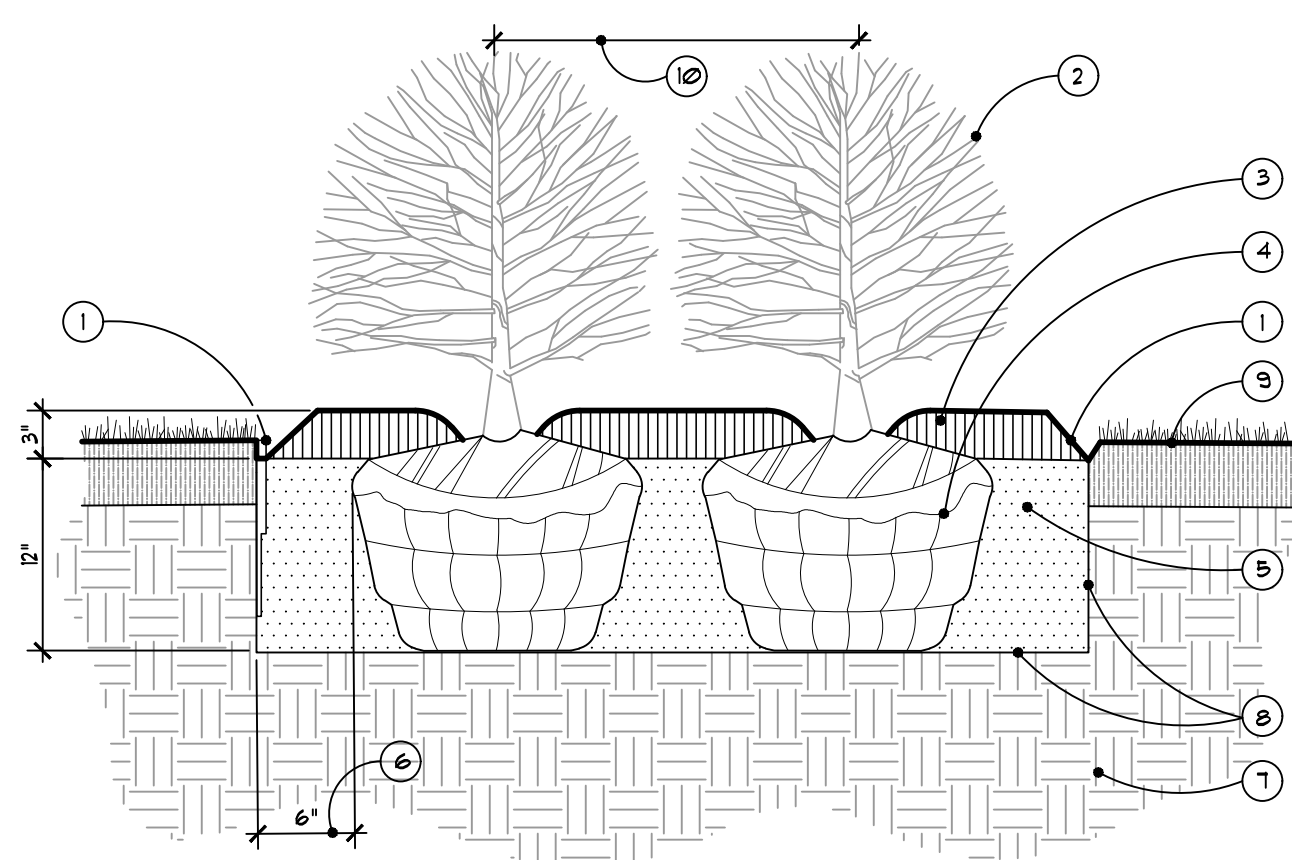
Seed Mix Type 'A' - Stormwater Seed Mix in Pond Edge Zone

Table with columns: Botanical Name, Common Name, PLS Oz/Acre. Lists various grasses, sedges, and plants for the seed mix.

Seed Mix Type 'B' - Wet-Mesic Prairie Seed Mix in Upland Zone

Table with columns: Botanical Name, Common Name, PLS Oz/Acre. Lists various prairie species including grasses, sedges, and plants.

NOTE - GMA IS CURRENTLY WORKING WITH STANTEC (FORMERLY CARDNO) TO DEVELOP CUSTOM SEED MIXES IN ALIGNMENT WITH WAINE COUNTY STORMWATER STANDARDS AND THE ANTICIPATED MIXES FOR THE RIVER BANKS. MIXES SHOWN ARE THE BASE MIXES THAT WILL BE CUSTOMIZED.



3 Typical Shrub Planting Detail SCALE: 1" = 1'-0"

Sheet L110 Plant List - Street Trees and Common Areas

Table with columns: CODE, QTY, DESCRIPTION, SIZE, COMMENTS. Lists various tree species including Canopy Trees, Evergreen Trees, and Deciduous Trees.

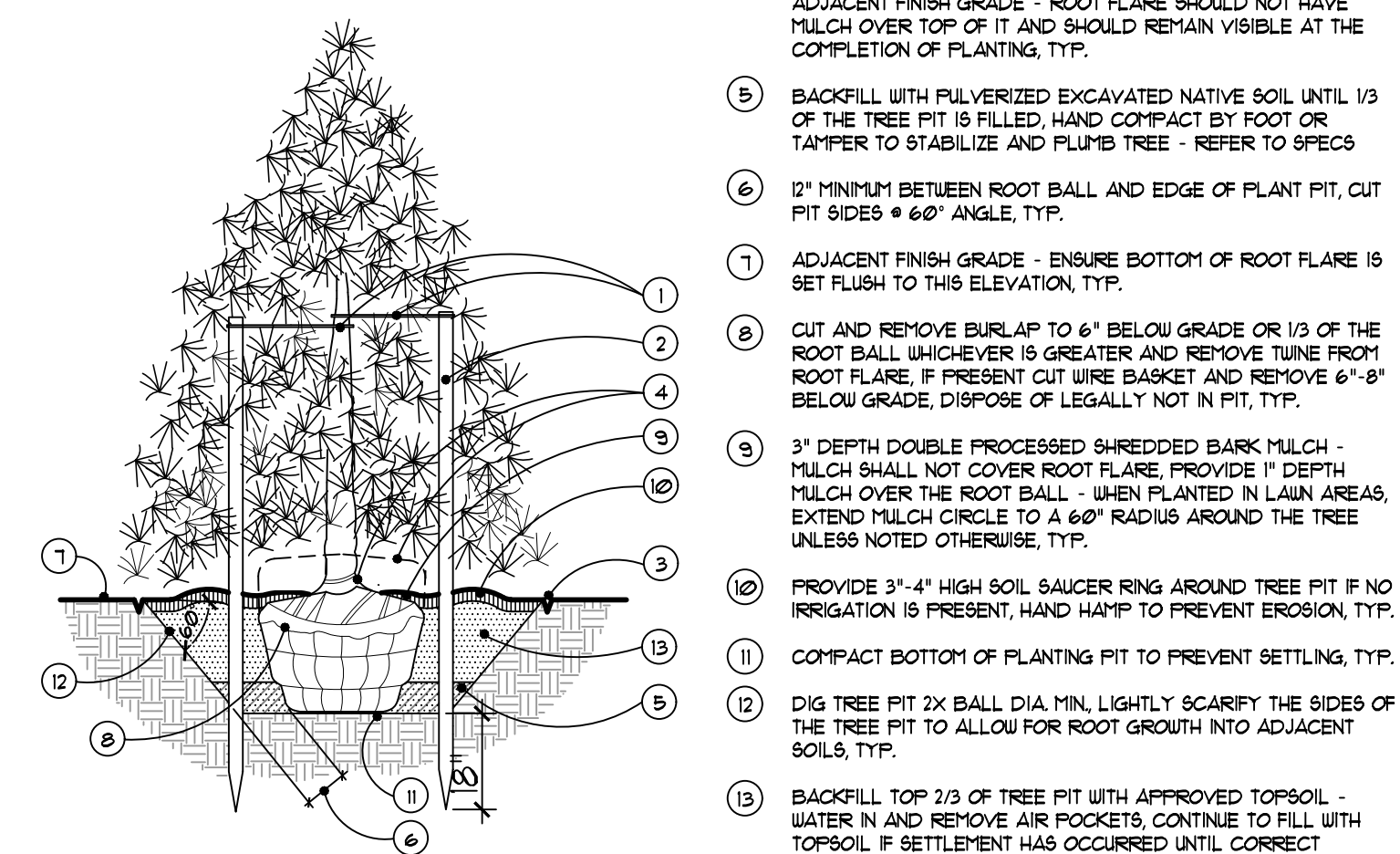
- NOTE: CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION AND PROVIDE RESULTS TO LANDSCAPE ARCHITECT FOR APPROVAL. 1 SHOVEL CUT EDGE OR METAL EDGING, SEE PLANS AND SPECS. 2 SHRUB PLANTS. 3 DOUBLE PROCESSED SHREDDED BARK MULCH 3" DEPTH TYPICAL, DO NOT PLACE MULCH UP AGAINST TRUNK. 4 REMOVE BURLAP & CUT TWINE FROM TOP 1/3 OF BALL. 5 MASS EXCAVATE PLANT BED TO 12" DEPTH AND BACKFILL WITH APPROVED PLANT MIX AND FERTILIZER. 6 6" MIN BETWEEN ROOTBALL AND EDGE OF PLANT PIT. 7 UNDISTURBED SUBGRADE. 8 SCARIFY BOTTOM AND SIDES OF PLANT BED. 9 4" TOPSOIL AND LAIN, REFER TO PLANS AND SPECS. 10 SEE PLAN FOR SPACING.

Detention Basin Pond Zone Plant List

Table with columns: CODE, QTY, DESCRIPTION, SIZE, COMMENTS. Lists tree species for the detention basin pond zone.

NOTES

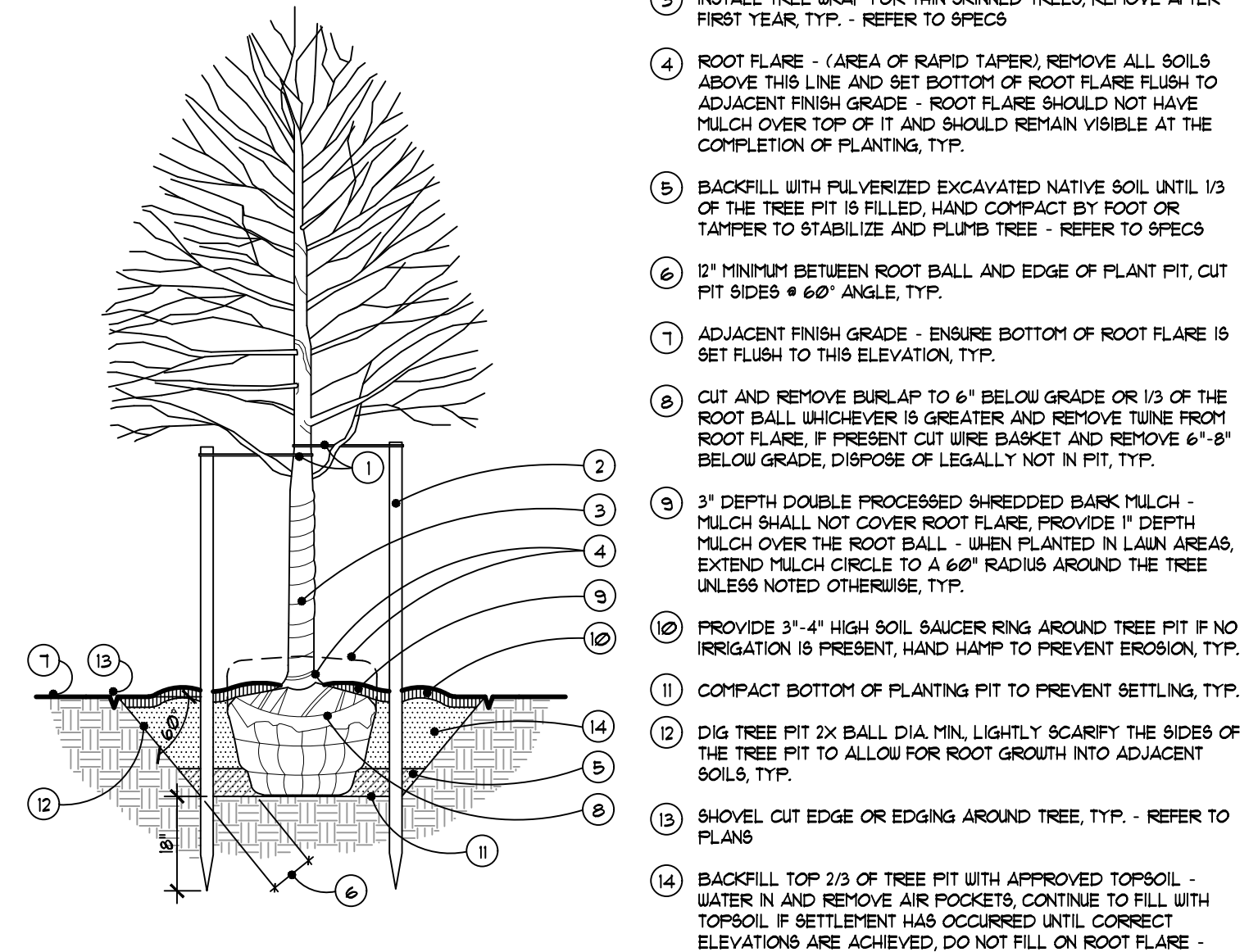
STAKE TREES 8' HEIGHT AND UNDER 2 PER TREE. GUY TREES OVER 8' HEIGHT, 3 PER TREE. CONTRACTOR TO VERIFY PERCOLATION AND COMPACTION OF PLANTING PIT PRIOR TO INSTALLATION. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING PLANTING STANDARDS AND PROCEDURES.



2 Evergreen Tree Planting Detail NOT TO SCALE

GENERAL NOTES

STAKE TREES 4" CALIPER AND UNDER 2 PER TREE. GUY TREES OVER 4" CALIPER, 3 PER TREE. CONTRACTOR TO VERIFY PERCOLATION AND COMPACTION OF PLANTING PIT PRIOR TO INSTALLATION. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING PLANTING STANDARDS AND PROCEDURES.



1 Deciduous Tree Planting Detail NOT TO SCALE

General Landscape Notes:

- ALL PLANTS SHALL COME FROM ZONES 3-6A OF THE USDA HARDINESS ZONE MAP UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. ALL TREES SHALL HAVE ROOT BALLS AND BRANCHING STRUCTURE COMPLYING WITH THE LATEST EDITION OF THE 'AMERICAN STANDARD FOR NURSERY STOCK'. TOPSOIL SHALL HAVE A PH RANGE OF 5.0-7.5, ORGANIC MATTER SHALL RANGE BETWEEN 5 AND 10 PERCENT. TOPSOIL TO BE FREE OF NOXIOUS SEEDS, WEEDS OR OTHER FOREIGN MATERIAL. USE OF FERTILIZERS SHALL BE CONTINUED TO THE TURFGRASS, TREES AND SHRUBS. FERTILIZER SHALL NOT BE USED ON THE LANDSCAPE ELEMENTS WITHIN PROXIMITY TO A NATURAL WATERCOURSE OR BODY OF WATER. TURFGRASS SHALL BE A BLEND OF IMPROVED KENTUCKY BLUEGRASS VARIETIES AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. ALL NATIVE SEED MIXES SHALL BE PROVIDED FROM A SUPPLIER USING LOCAL GENOTYPES. NATIVE SEED INSTALLATION, BED PREPARATION AND INVASIVE SPECIES CONTROL SHALL BE PERFORMED BY A CONTRACTOR WITH A DOCUMENTED HISTORY OF SUCCESSFULLY ESTABLISHED NATIVE SEEDING AND INVASIVE SPECIES CONTROL. NATIVE SEED MIXES SHALL CARRY A WARRANTY OF THREE (3) YEARS FROM THE TIME OF SUBSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. NATIVE SEED MIXES SHALL CARRY A WARRANTY OF ONE (1) YEAR FROM THE TIME OF SUBSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. CONTRACTOR SHALL AT THEIR OWN COST PROVIDE ONE (1) REPLACEMENT PLANT (DURING THE WARRANTY PERIOD) FOR ALL CONTAINER GROWN AND/OR BALLED AND BURLAPPED PLANTS IF SAID PLANT FAILS TO BECOME FULLY ESTABLISHED AS DETERMINED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. NO INVASIVE PLANT SPECIES WILL BE ALLOWED. ONLY LOCAL GENOTYPE/MICHIGAN SOURCED SEED MIXES WILL BE ALLOWED.

Irrigation Scope Notes:

- ALL LANDSCAPED AREAS WILL BE IRRIGATED WITH A PERMANENT UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. ALL IRRIGATION EQUIPMENT TO BE MANUFACTURED BY HUNTER, TORO, OR RAIBIRD. LAWN HEAD/LOW LAIN AND NATIVE SEEDED AREAS WILL BE IRRIGATED USING ROTARY AND POP UP SPRAY HEADS. PLANTING BEDS TO BE IRRIGATED USING DRIP LINE AND POP UP SPRAY HEADS. ZONING TO BE LOCATED WITHIN LAIN AREAS WHERE PRACTICAL. PIPING SHALL BE POLYETHYLENE FOR LATERALS AND CLASS 200 PVC FOR MAINLINE. ALL PIPING BENEATH PAVING SHALL BE INSTALLED IN SCHEDULE 40 PVC CONDUIT. WATER SOURCE: THE PRIMARY WATER SOURCE SHALL BE POTABLE, MUNICIPAL WATER. ALL PERMANENT IRRIGATION EQUIPMENT SHALL BE LOCATED WITHIN A BUILDING WHERE FEASIBLE. IF NOT FEASIBLE, IRRIGATION EQUIPMENT SHALL BE IN AN ABOVE GRADE, NEMA-RATED ENCLOSURE ON A MIN. 5' X 5' CONCRETE PAD. CONTROL SYSTEM: THE CONTROL SYSTEM WILL BE A CONVENTIONALLY WIRED SYSTEM CAPABLE OF WEB-BASED SMART TECHNOLOGY SYSTEM MONITORING AND CONTROL. IRRIGATION RAIN SENSORS WILL BE PROVIDED. METERS, TITERS AND CONTROLLERS WILL BE MOUNTED TO A UNISTRUT STAND ABOVE GRADE. WHERE FEASIBLE, THEY WILL BE LOCATED WITHIN A BUILDING. THE ADDITION OF A FLOW METER AND MASTER VALVE WILL ALLOW REAL-TIME FLOW MONITORING.

- TREE REPLACEMENTS REQUIRED - 6333 CALIPER INCHES. TREE REPLACEMENTS PROVIDED - 6425 CALIPER INCHES (REFER TO SHEETS L106, L109, AND L110 FOR LOCATIONS). NOTE - TREE REPLACEMENT CALCULATION PROVIDED BY CARLISLE WORTHMAN AND ASSOCIATES. REFER TO CIVIL PLANS FOR TREE REMOVALS.

Tree Replacement Calculations

TREE REPLACEMENTS REQUIRED - 6333 CALIPER INCHES. TREE REPLACEMENTS PROVIDED - 6425 CALIPER INCHES (REFER TO SHEETS L106, L109, AND L110 FOR LOCATIONS).

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Landscape Architecture

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Project: The Downs Northville, MI

Sheet: Landscape Details

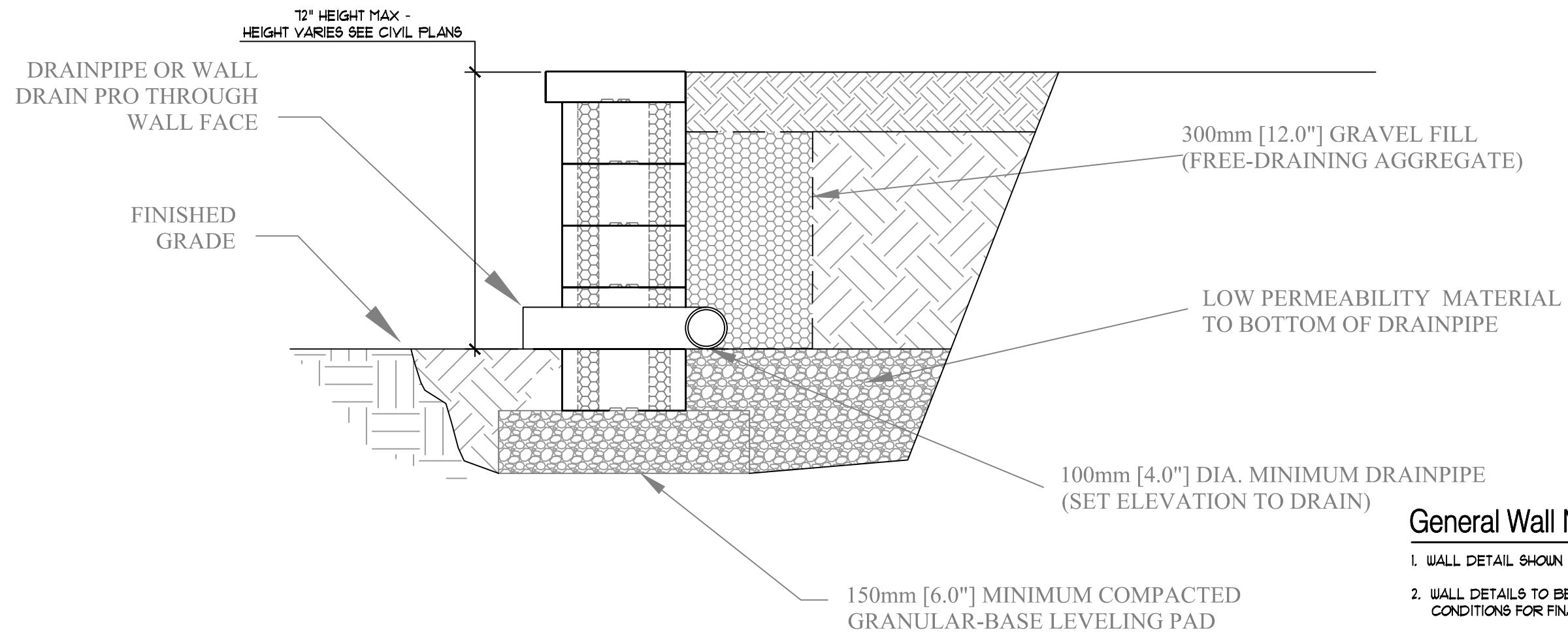
Job Number: H70-201

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Checked: ATP

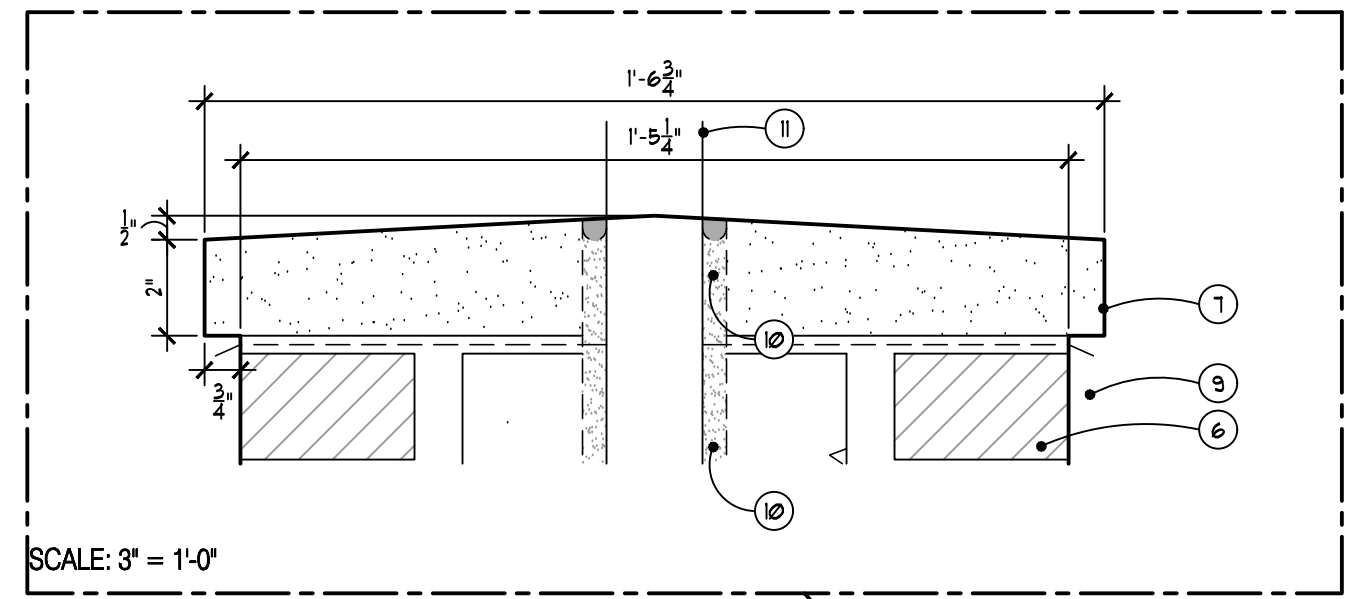
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Date: 04/14/2023 Final Site Plan Approval. 04/25/2023 Final Site Plan Approval Part 2. 04/25/2023 Wayne County Submittal. 09/08/2023 Revised per City Review.



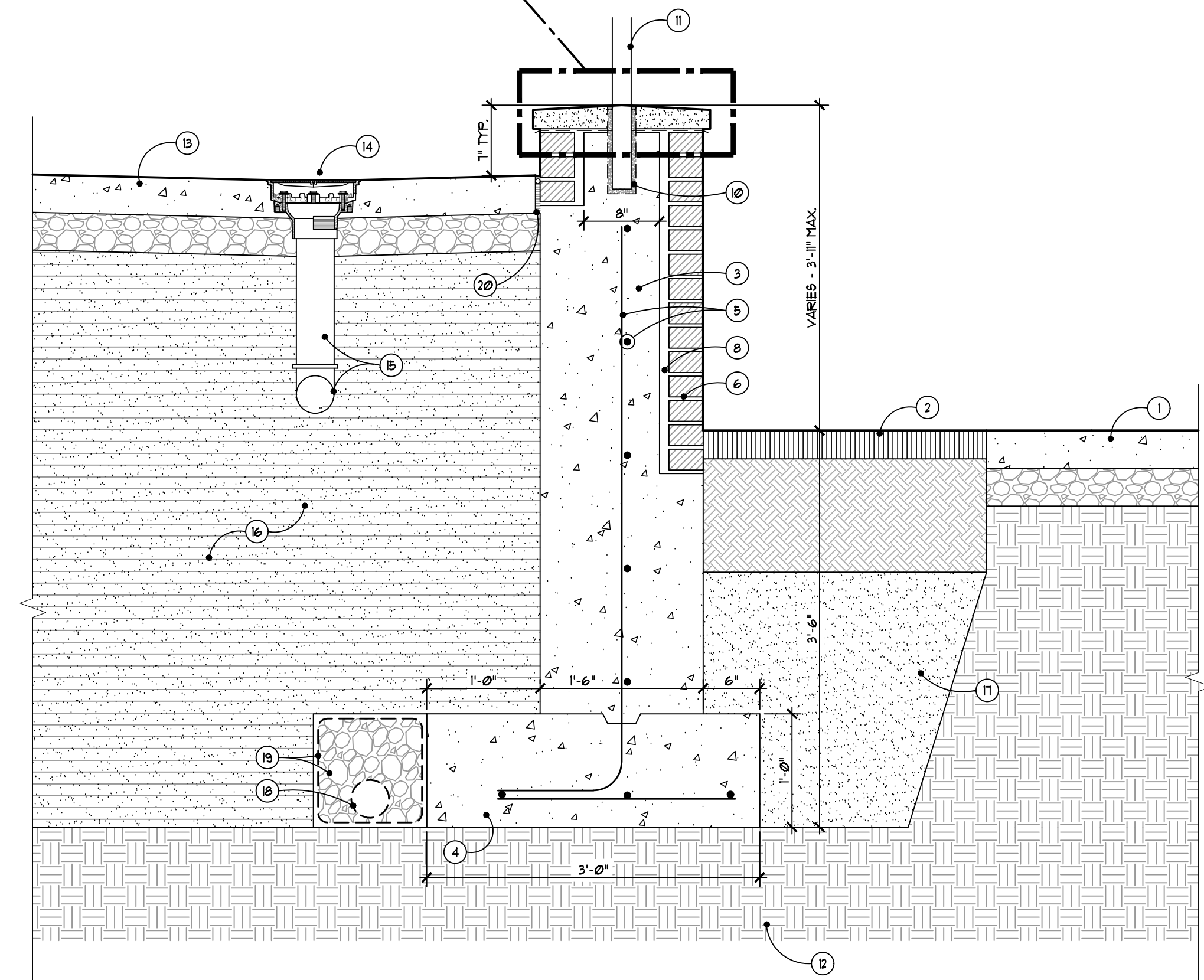
- General Wall Notes:**
1. WALL DETAIL SHOWN IS MANUFACTURER'S TYPICAL WALL DETAIL.
 2. WALL DETAILS TO BE FULLY DEVELOPED FOR SPECIFIC SITE CONDITIONS FOR FINAL ENGINEERING.
 3. PRECAST BLOCK WALL TO BE NUEVA 150 BY OAKS CONCRETE PRODUCTS.
 4. RETAINING WALL AT NW CORNER OF THE APARTMENT BUILDING SITE TO BE 4'-12" TALL MAX. RETAINING WALLS ON CENTER STREET AND GRISWOLD STREET TO BE 30" TALL MAX.

2 Typical Section Through Low Precast Block Retaining Walls
SCALE: 1" = 1'-0"



SCALE: 3" = 1'-0"

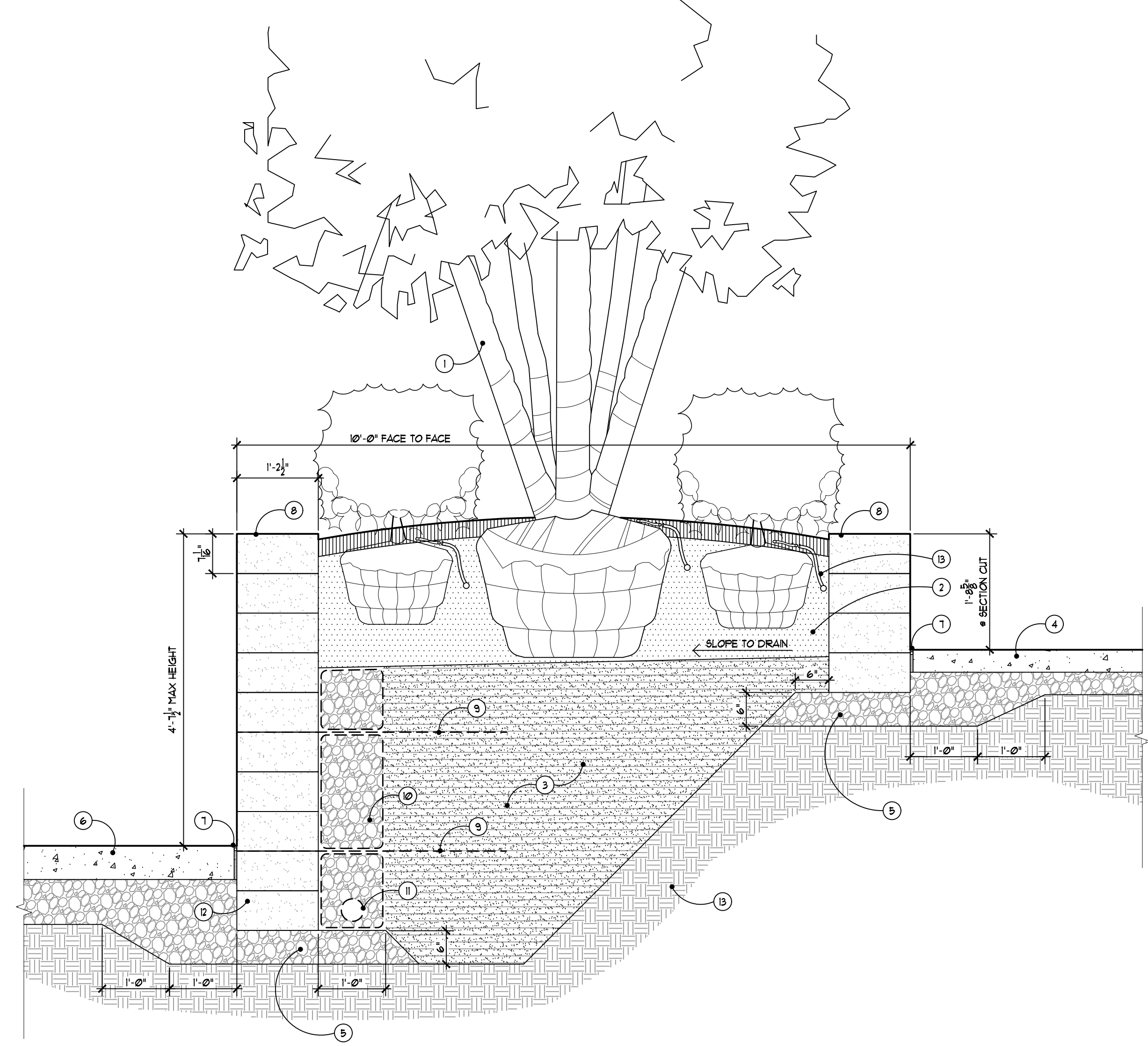
Cap Enlargement



- 1 TYPICAL CONCRETE SIDEWALK - REFER TO CIVIL PLANS
- 2 LANDSCAPE AREA WITH MULCH AND PLANTING BACKFILL - REFER TO PLANTING PLANS
- 3 CONCRETE STEM WALL WITH KEY WAY, TYP.
- 4 SPREAD FOUNDATION, TYP.
- 5 REINFORCING PER STRUCTURAL ENGINEER, TYP.
- 6 BRICK MASONRY TO MATCH BUILDING WITH MASONRY TIES AS REQUIRED AND 3/8" RAKED MORTAR JOINTS, TYP.
- 7 PRECAST CONCRETE OR LIMESTONE CAP TO MATCH BUILDING, 36" LONG SECTIONS WITH VERTICAL AND HORIZONTAL BACKER ROD AND SEALANT JOINTS, TYP.
- 8 1" VOID SPACE, TYP.
- 9 5 OZ COPPER FLASHING DRIP EDGE, TYP.
- 10 CORE CAP AND STEM WALL 1/2" DIA. LARGER THAN POST DIA. - SET WITH NON-SHRINK EPOXY GROUT, RAKE GROUT DOWN 1/2" AND PROVIDE CLEAR SEALANT BEAD AT FINISH SURFACE
- 11 ORNAMENTAL METAL GUARDRAIL ON TOP OF WALL, 42" HEIGHT FROM WALL CAP. DESIGN TO MATCH BUILDING BALCONY GUARDRAIL DESIGN
- 12 EXISTING SUBGRADE, COMPACT TOP 12" (MIN) TO 98% MODIFIED PROCTOR, TYP. OR ENGINEERED FILL COMPACTED AND INSTALLED PER GEOTECH DOCUMENTS
- 13 ADJACENT INTEGRALLY COLORED CONCRETE - SLOPE PER PLANS
- 14 8" ROUND DECK DRAIN TO BE ZURN Z48N FROM ZURN INDUSTRIES, Z48N-4-NL-TC
- 15 4" DIA. OUTLET AND LATERAL PIPING WITH COUPLINGS AS REQUIRED TO STORM SYSTEM
- 16 MDOT CLASS II SAND FILL AS REQUIRED PER BUILDING EXCAVATION - INSTALL PER GEOTECHNICAL DOCUMENTS, TYP.
- 17 MDOT 2#6 SAND FILL OR CLEAN FILL, TYP.
- 18 4" DIA. PERF. DRAIN TILE CONNECTED TO STORM
- 19 6A WASHED DRAIN STONE WRAPPED IN NON-WOVEN FILTER FABRIC, TYP.
- 20 FULL DEPTH EXPANSION JOINT

1 Section Through Wall at Retail Patio
SCALE: 1" = 1'-0"

- 1 TREE IN PLANTER - SET TREE PLUMB
- 2 PLANT BED WITH MULCH AND PLANTING BACKFILL MIX
- 3 MDOT CLASS II SAND FILL, TYP. - COMPACTED TO 98% MODIFIED PROCTOR
- 4 TYPICAL CONCRETE SIDEWALK PER CITY STANDARDS
- 5 AGGREGATE BASE, TYP. - THICKEN AS SHOWN BELOW WALL
- 6 CONCRETE PLAZA PER PLANS
- 7 FULL DEPTH EXPANSION JOINT BETWEEN PAVING AND WALL
- 8 WALL TO BE RAFFINATO STEP UNIT BY TECO BLOC, COLOR TO BE GREYED NICKEL - INSTALL WITH 3 BEADS OF CONSTRUCTION ADHESIVE PER COURSE, BURY 1 FULL COURSE MINIMUM BELOW GRADE
- 9 4' LENGTH BIAXIAL GEO-GRID REINFORCEMENT FROM FACE OF WALL
- 10 6AA DRAINAGE STONE INSTALLED AND WRAPPED IN NON-WOVEN FILTER FABRIC SEPARATELY BETWEEN EACH LAYER OF GEO-GRID
- 11 4" DIA. PERF. DRAIN TILE - CONNECT TO SYSTEM PER PLANS
- 12 BURY 2 COURSES BELOW GRADE ANYWHERE PLANTER WALL IS TALLER THAN 3'-0", TYP.
- 13 IRRIGATION DRIP TUBING ON PLANT MATERIAL



3 Section Through Planter Wall
SCALE: 1" = 1'-0"

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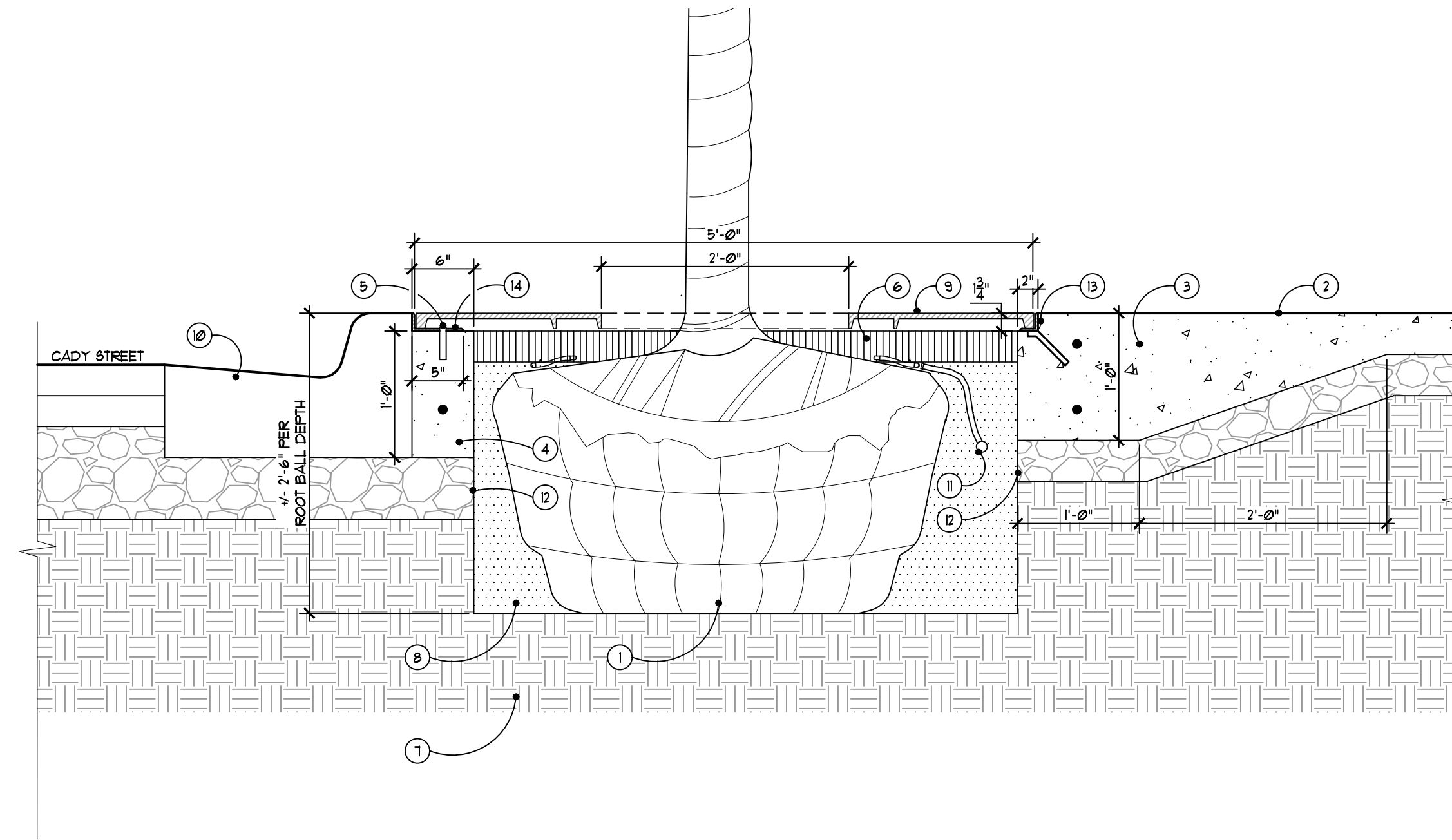
Project:
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Northville, MI

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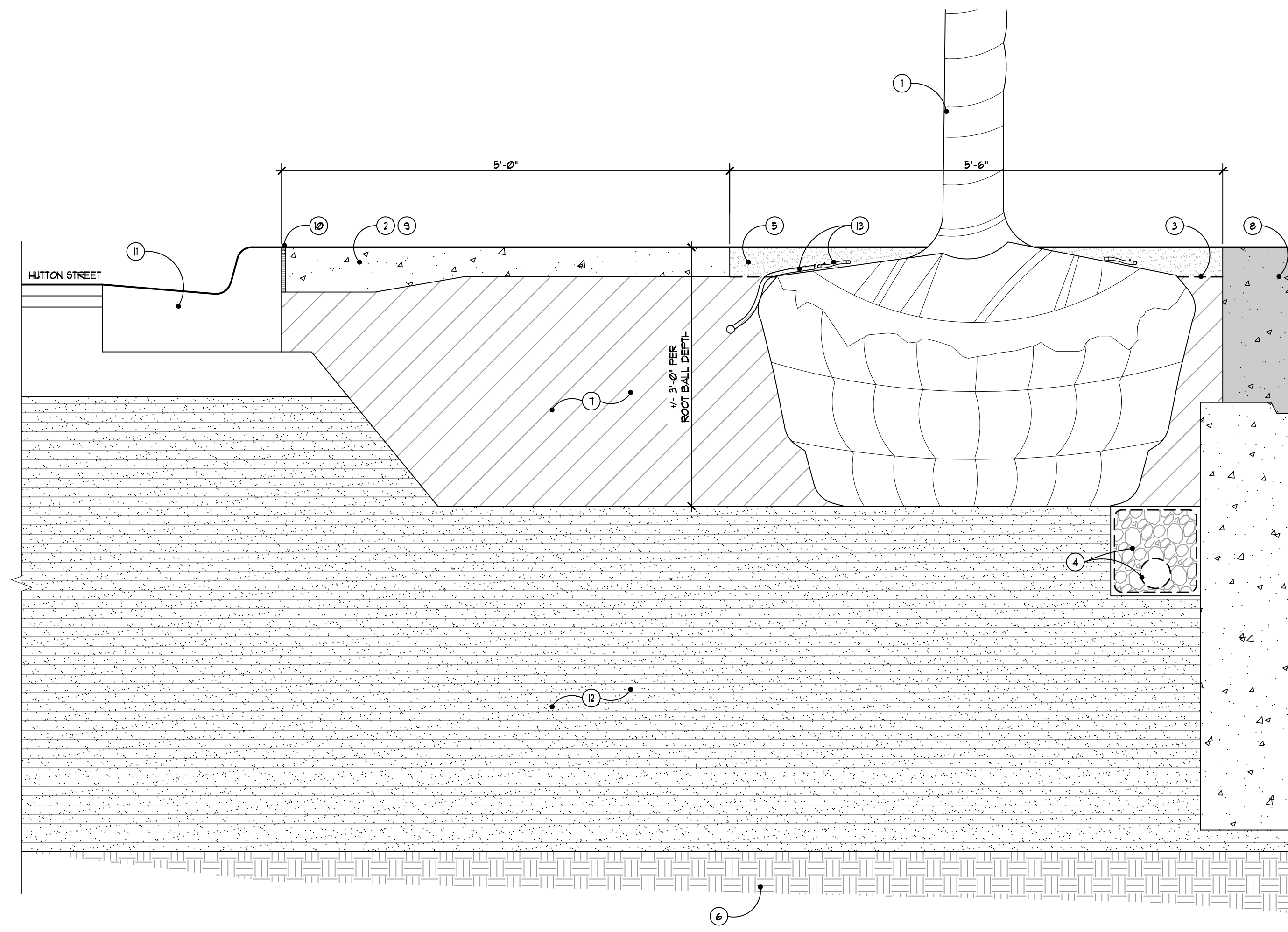
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L115
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- 1 DECIDUOUS TREE - SET TREE PLUMB IN PIT
- 2 TYPICAL CONCRETE SIDEWALK PER CITY STANDARDS
- 3 THICKEN SIDEWALK AROUND (3) SIDES OF TREE PIT AS SHOWN AND PROVIDE (2) NO. 4 BARS CONTINUOUS, 3" COVERAGE MIN. AND TIE AT CORNERS - TIE LOWER BAR TO NO. 4 BAR IN MOUNTING CURB
- 4 FORM AND POUR CONCRETE MOUNTING CURB WITH (1) NO. 4 BAR CONTINUOUS, 3" COVERAGE MIN. BEHIND ROAD CURB AS SHOWN FOR LENGTH OF TREE PIT TO ANCHOR TREE GRATE FRAME - PROVIDE BOND BREAKER BETWEEN ROAD AND MOUNTING CURB - ALIGN NO. 4 BAR TO TIE TO OTHER BARS SURROUNDING TREE PIT
- 5 ANCHOR FRAME TO TOP OF MOUNTING CURB WITH 1/2" X 2 3/4" 3/16 B.S. EXPANSION ANCHOR
- 6 3" DEPTH SHREDDED BARK MULCH
- 7 EXISTING SUBGRADE, COMPACT TOP 12" (MIN) TO 95% MODIFIED PROCTOR, TYP. PER SPECS
- 8 PLANTING BACKFILL MIX
- 9 5" SQ. TREE GRADE AND LOCKING BOLTS PER CITY STANDARD - EMBED FRAME INTO THICKENED CONCRETE FOUR ON (3) SIDES AS SHOWN
- 10 CURB AND ROAD PER CIVIL
- 11 IRRIGATION DRIP LINE ON ROOT BALL - COVER WITH MULCH AS SHOWN
- 12 SHAVE AGGREGATE BASE AT TREE PIT ONLY TO PROVIDE MAXIMUM ROOM FOR PLANTING BACKFILL MIX
- 13 NOTCH CONCRETE TO RECEIVE FRAME AS SHOWN AND EMBED FRAME AND BOLT IN ADJACENT CONCRETE POUR - VERIFY WITH FRAME IN THE FIELD PRIOR TO POURING CONCRETE
- 14 CUSTOM FRAME ON STREET SIDE ONLY - PROVIDE 5" BOTTOM FRAME FOR ATTACHMENT TO MOUNTING CURB WITH (5) 5/8" DIA. HOLES 12" OC, 6" FROM EDGE OF FRAME

2 Tree Planting in Tree Grate Detail
L101 SCALE: 1" = 1'-0"



- 1 DECIDUOUS TREE - SET TREE PLUMB IN PIT
- 2 TYPICAL CONCRETE SIDEWALK PER CITY STANDARDS
- 3 NON-WOVEN FILTER FABRIC BELOW DECOMPOSED GRANITE
- 4 4" PERFORATED DRAINAGE IN PEASTONE FILL, COMPLETELY WRAP TOP WITH GEOTEXTILE BLANKET AND OVERLAP WRAP 6" MINIMUM - CONNECT TO STORM
- 5 4" DEPTH DECOMPOSED GRANITE - TAPER OVER ROOT FLARE AS SHOWN
- 6 EXISTING SUBGRADE, COMPACT TOP 12" (MIN) TO 95% MODIFIED PROCTOR, TYP. PER SPECS
- 7 STRUCTURAL SOIL
- 8 AMPHITHEATER SEATING WITH FOUNDATION AS APPLICABLE - CONSTRUCTION MEANS FOR AMPHITHEATER SEATING TO BE DETERMINED DURING CONSTRUCTION DOCUMENTS PHASE
- 9 THICKEN PAVING AS SHOWN
- 10 EXPANSION JOINT BETWEEN CURB AND WALK
- 11 CURB AND ROAD PER CIVIL
- 12 FILL TO RAISE GRADE PER DESIGN ELEVATIONS
- 13 IRRIGATION DRIP RING ON ROOT BALL - COVER WITH DECOMPOSED GRANITE AS SHOWN

1 Tree Planting in Decomposed Granite Detail
L102 SCALE: 1" = 1'-0"

GRISSIM METZ ASSOCIATES ANDRIESE

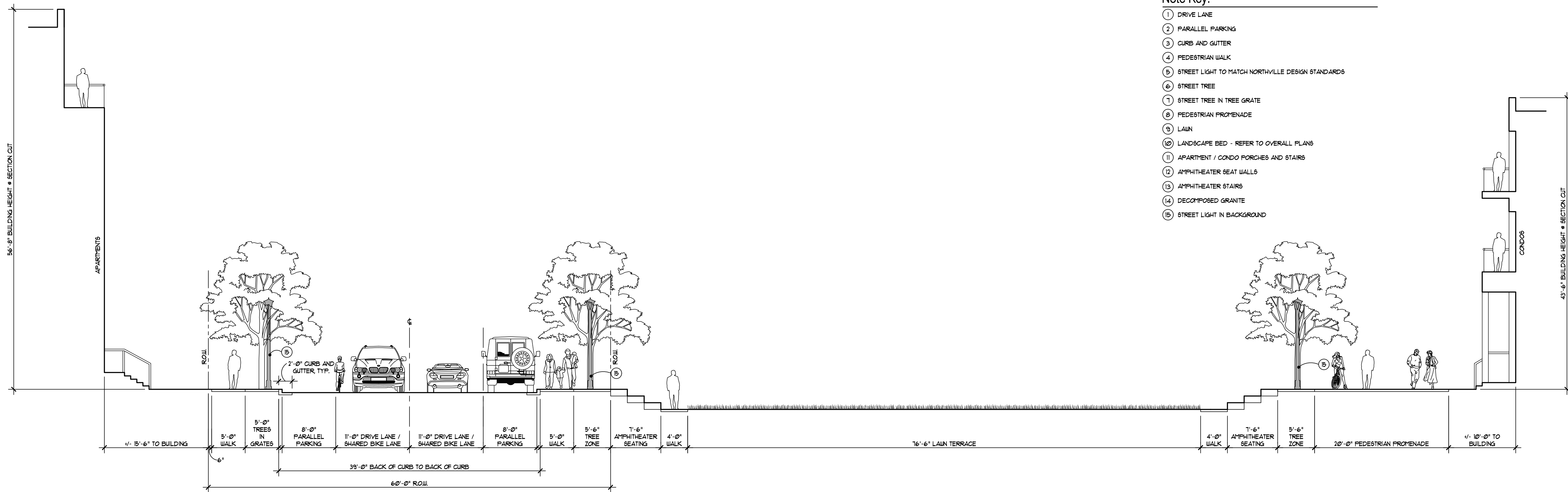
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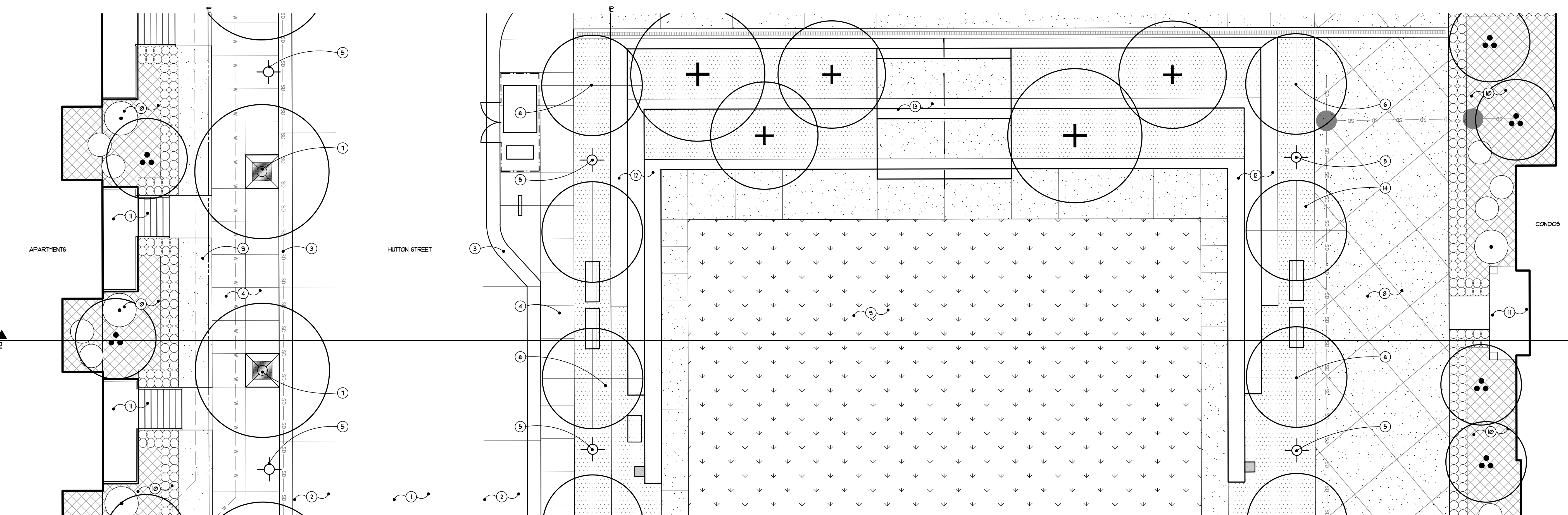
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2 Hutton Street and Central Park Cross Section
 L100 SCALE: 1/8" = 1'-0"



1 Hutton Street and Central Park Plan
 L200 SCALE: 1/8" = 1'-0"

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 Northville, MI

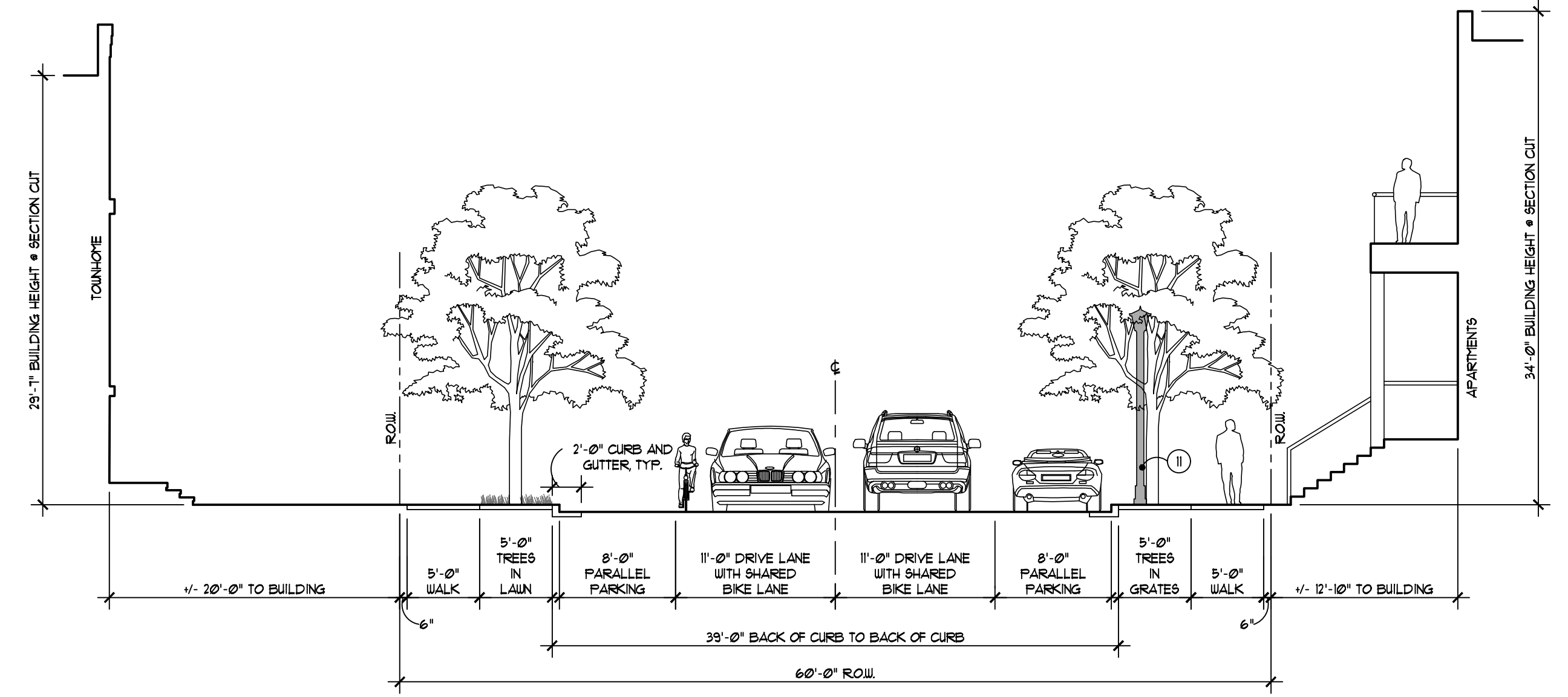
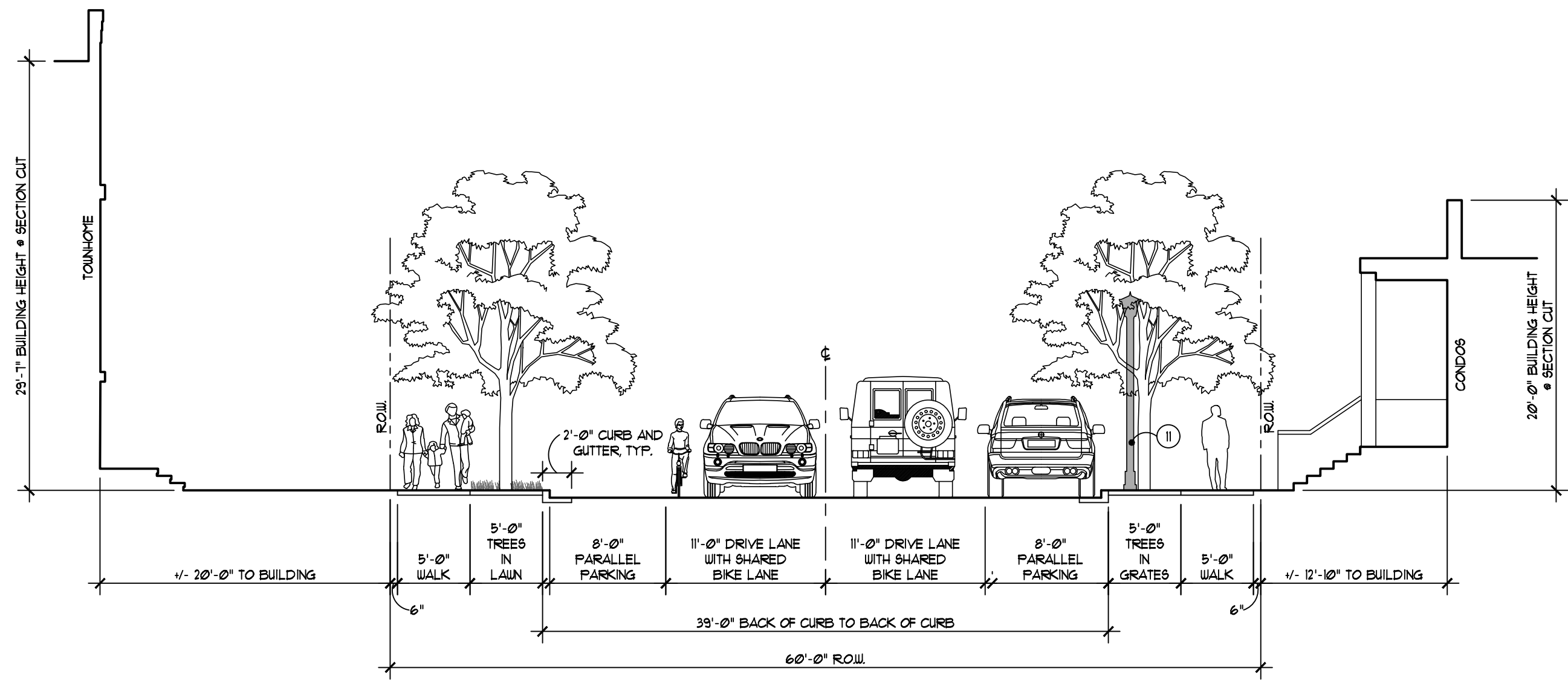
Sheet:
Streetscape Cross Sections

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

Date: Issued for:
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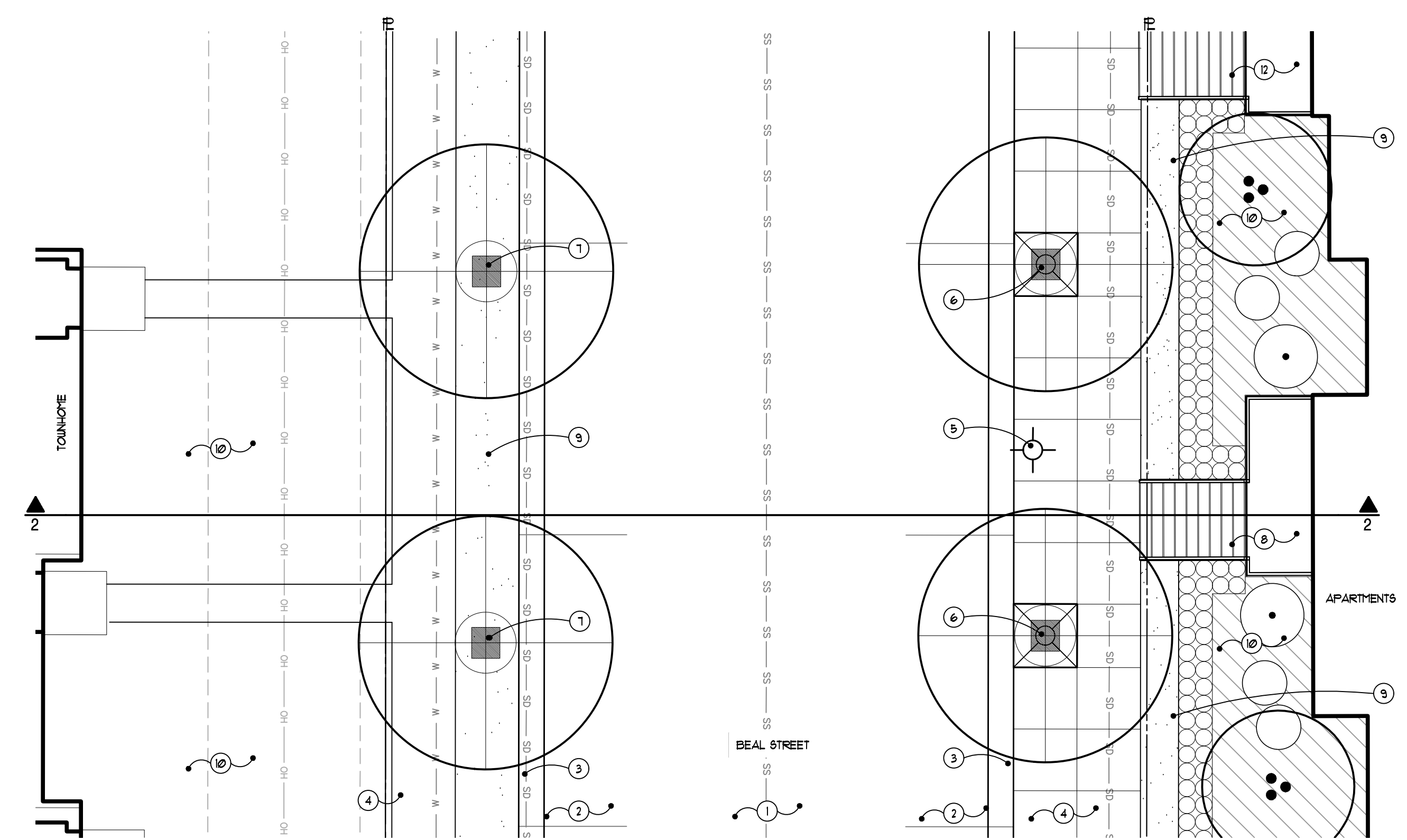
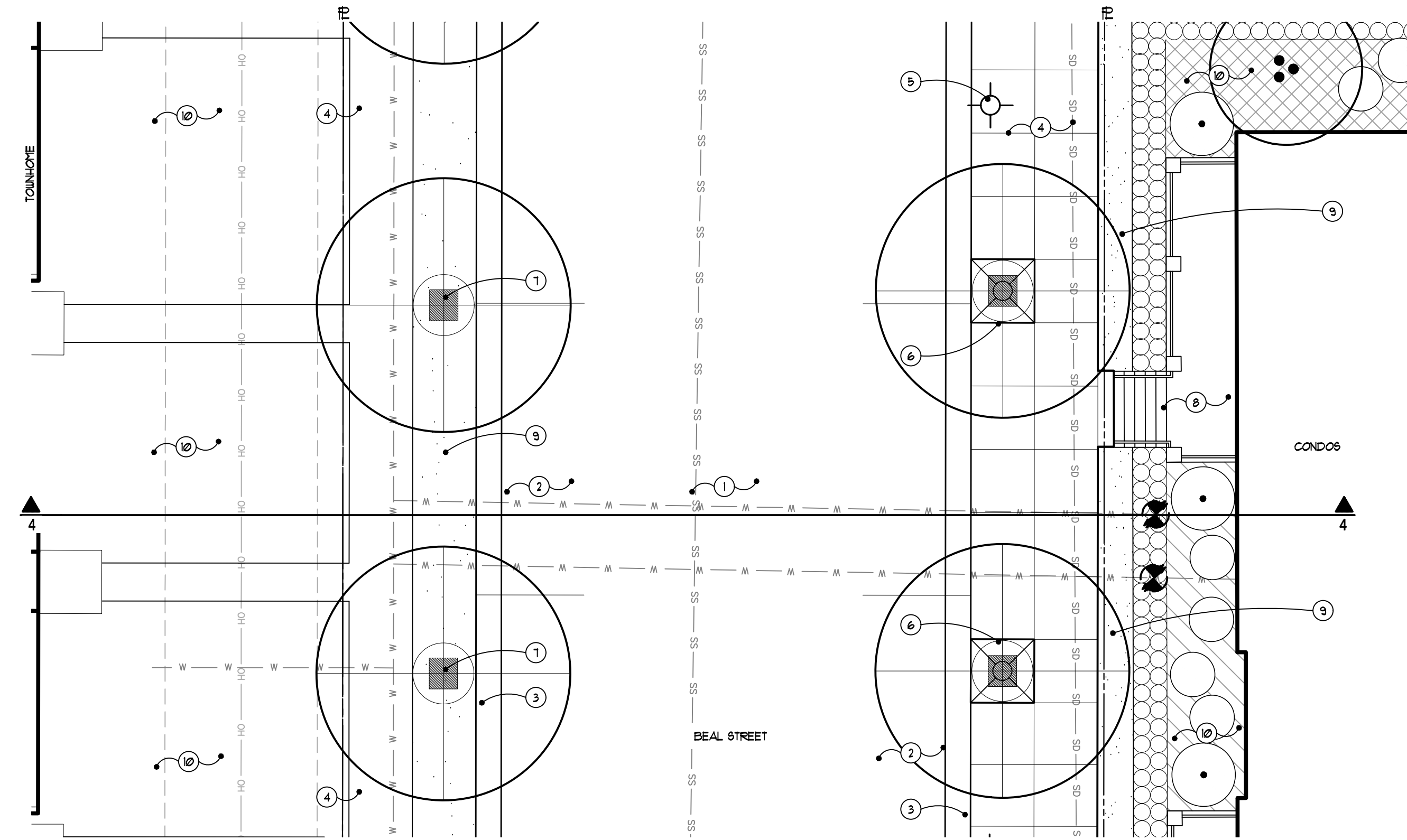
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- Note Key:** (APPLIES TO BOTH PLANS, SOME NOTES MAY NOT APPLY)
- ① DRIVE LANE
 - ② PARALLEL PARKING
 - ③ CURB AND GUTTER
 - ④ PEDESTRIAN WALK
 - ⑤ STREET LIGHT TO MATCH NORTHVILLE DESIGN STANDARDS
 - ⑥ STREET TREE IN TREE GRATE
 - ⑦ STREET TREE IN LAWN
 - ⑧ APARTMENT / CONDO PORCHES AND STAIRS
 - ⑨ LAWN
 - ⑩ LANDSCAPE BED - REFER TO OVERALL AND PROTOTYPICAL PLANS
 - ⑪ STREET LIGHT IN BACKGROUND



4 Beal Street Cross Section (townhomes and condos)
L100 SCALE: 1/8" = 1'-0"

2 Beal Street Cross Section (townhomes and apartments)
L100 SCALE: 1/8" = 1'-0"



3 Beal Street Plan (townhomes and condos)
L201 SCALE: 1/8" = 1'-0"

1 Beal Street Plan (townhomes and apartments)
L201 SCALE: 1/8" = 1'-0"

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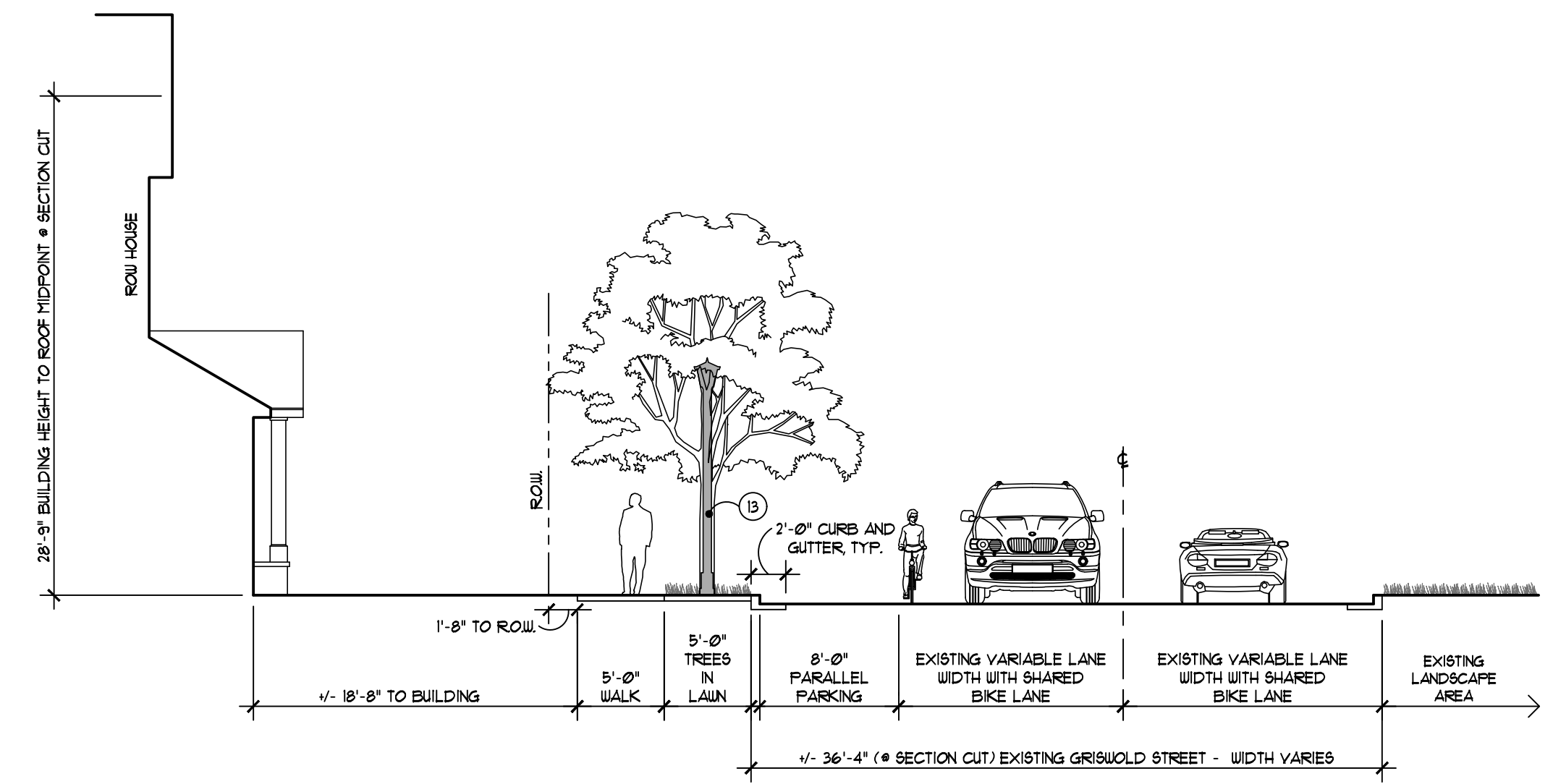
Project: The Downs
Northville, MI

Sheet: Streetscape Cross Sections

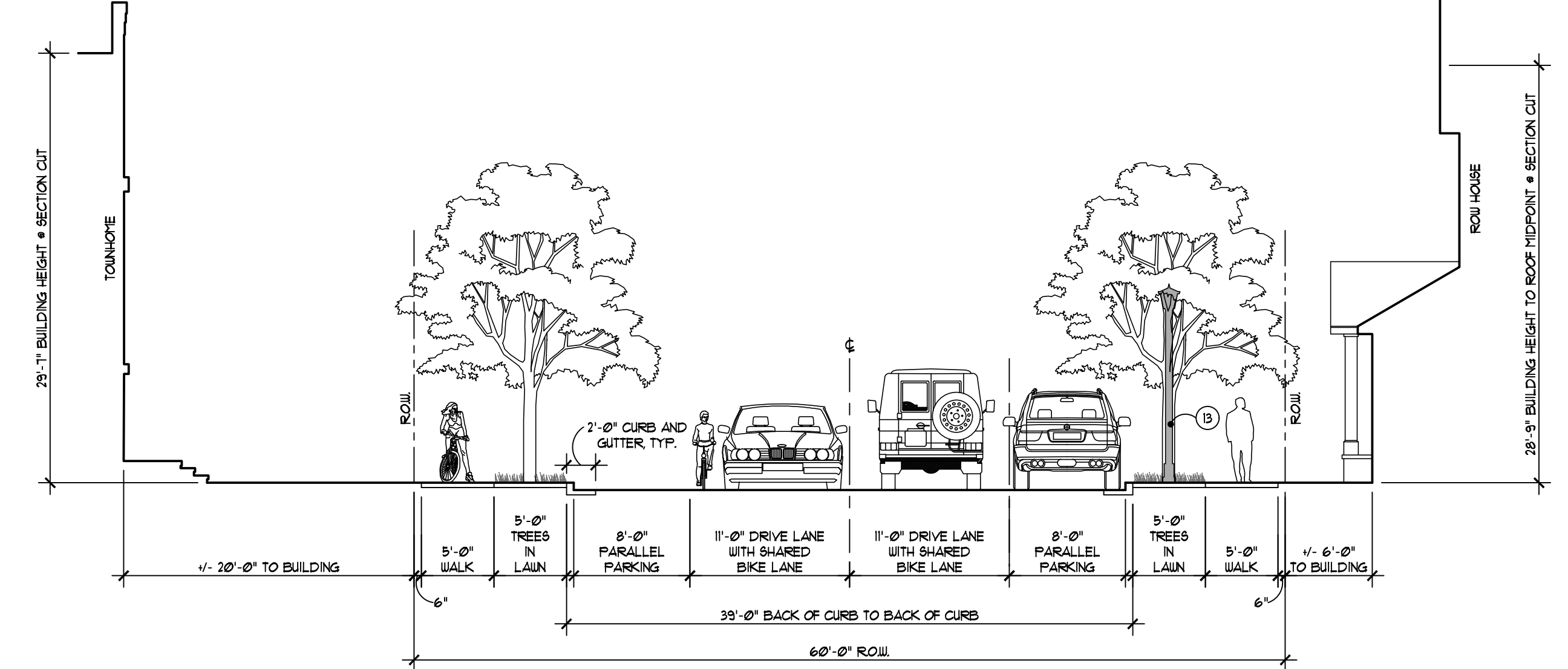
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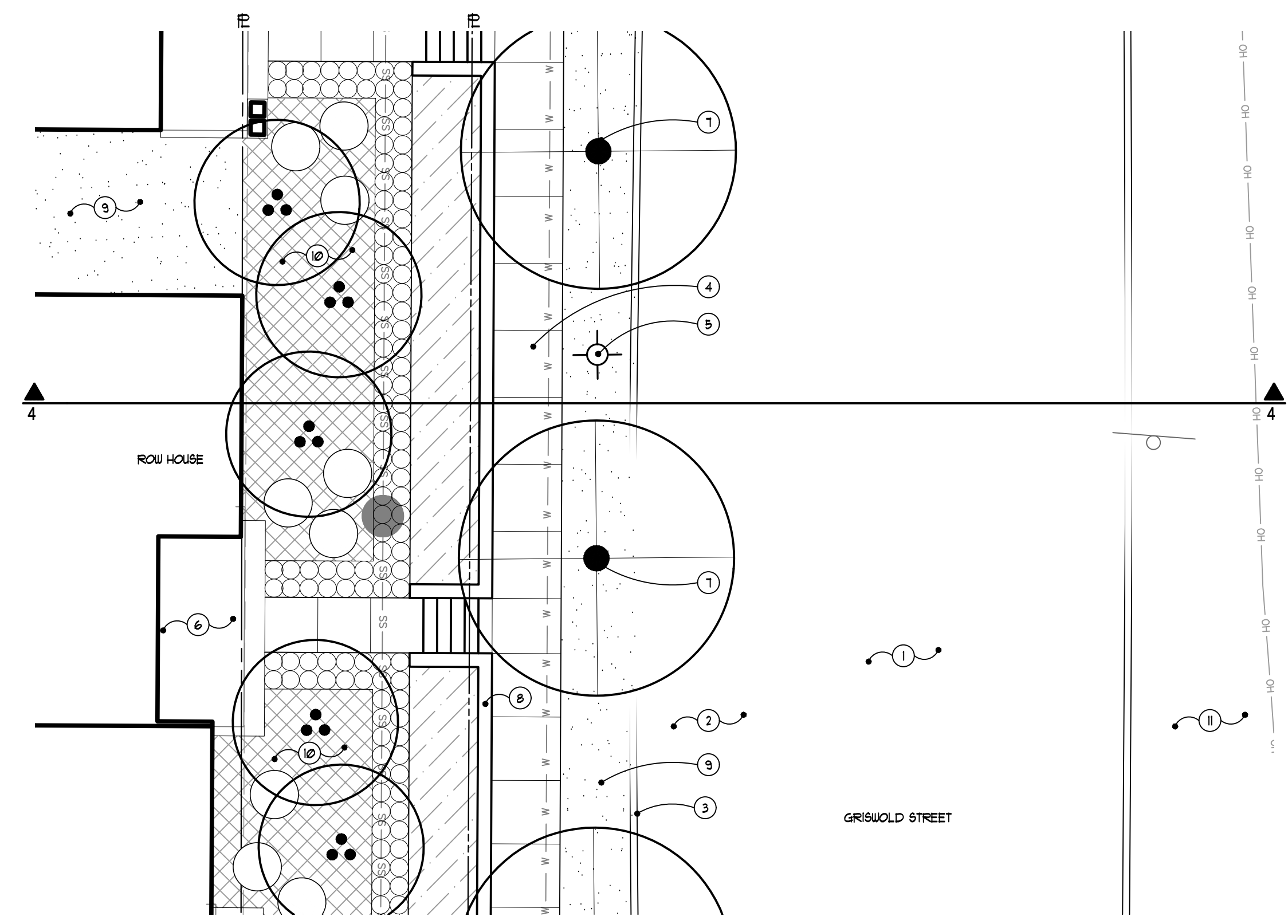
- Note Key:** (APPLIES TO BOTH PLANS, SOME NOTES MAY NOT APPLY.)
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 - ② PARALLEL PARKING
 - ③ CURB AND GUTTER
 - ④ PEDESTRIAN WALK
 - ⑤ STREET LIGHT TO MATCH NORTHVILLE DESIGN STANDARDS
 - ⑥ ROW HOUSE PORCHES AND STAIRS
 - ⑦ STREET TREE IN LAWN
 - ⑧ LOW WALL
 - ⑨ LAWN
 - ⑩ LANDSCAPE BED - REFER TO OVERALL AND PROTOTYPICAL PLANS
 - ⑪ EXISTING LANDSCAPE
 - ⑫ EASEMENT LINE
 - ⑬ STREET LIGHT IN BACKGROUND



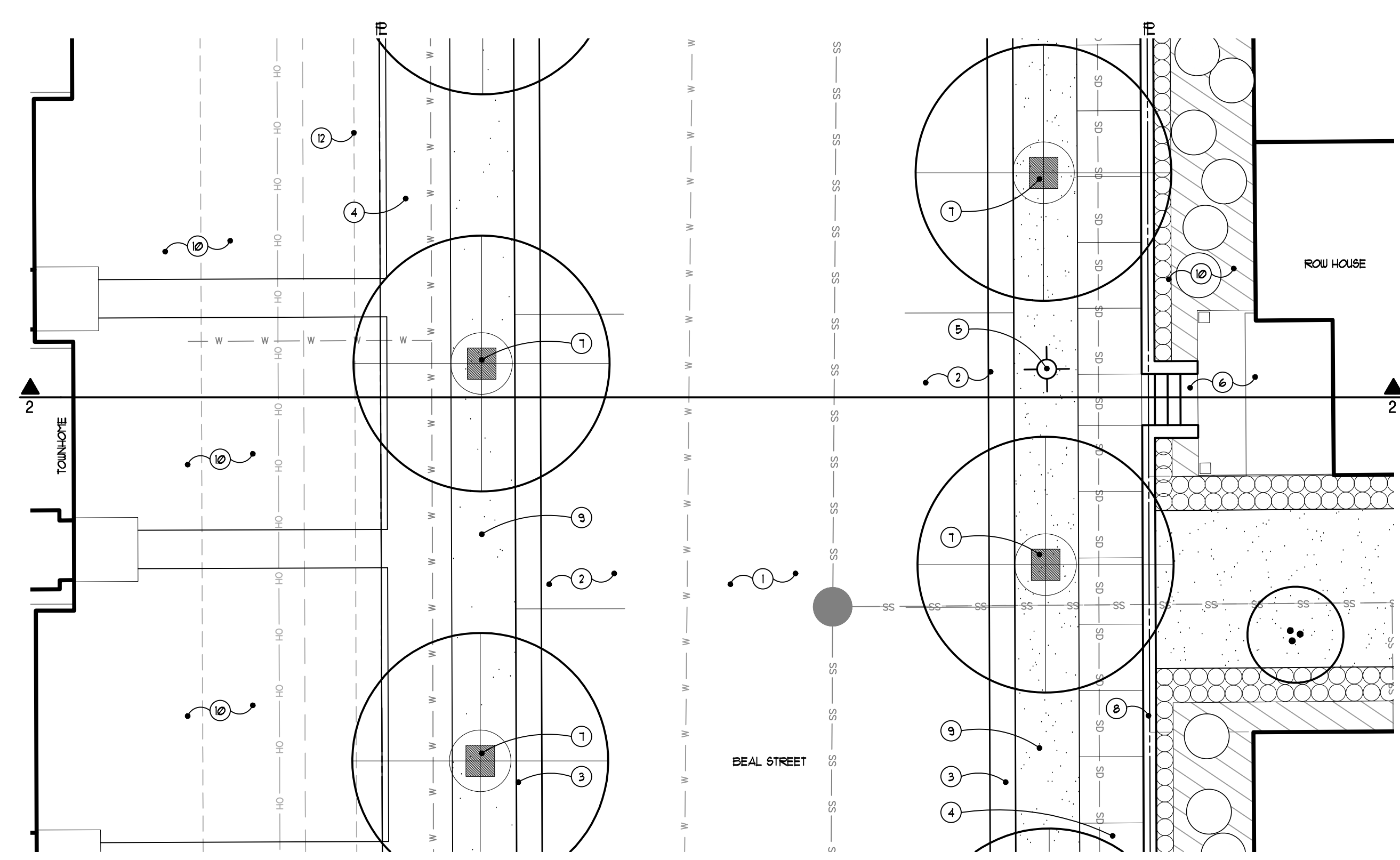
4 Griswold Street Cross Section (row houses)
L100 SCALE: 1/8" = 1'-0"



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



3 Griswold Street Plan (row houses)
L202 SCALE: 1/8" = 1'-0"



1 Beal Street Plan (townhomes and row houses)
L202 SCALE: 1/8" = 1'-0"

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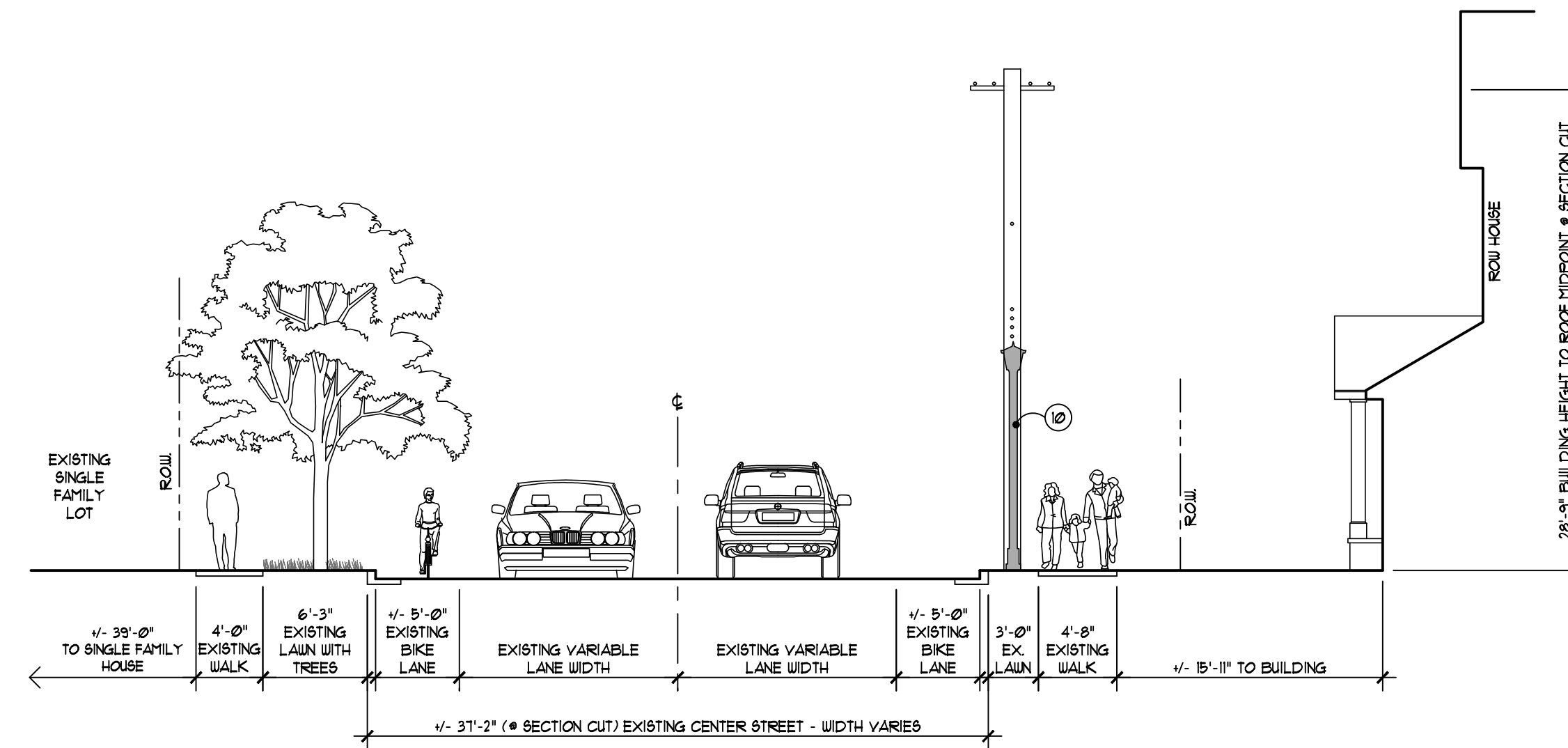
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Northville, MI

Sheet: Streetscape Cross Sections

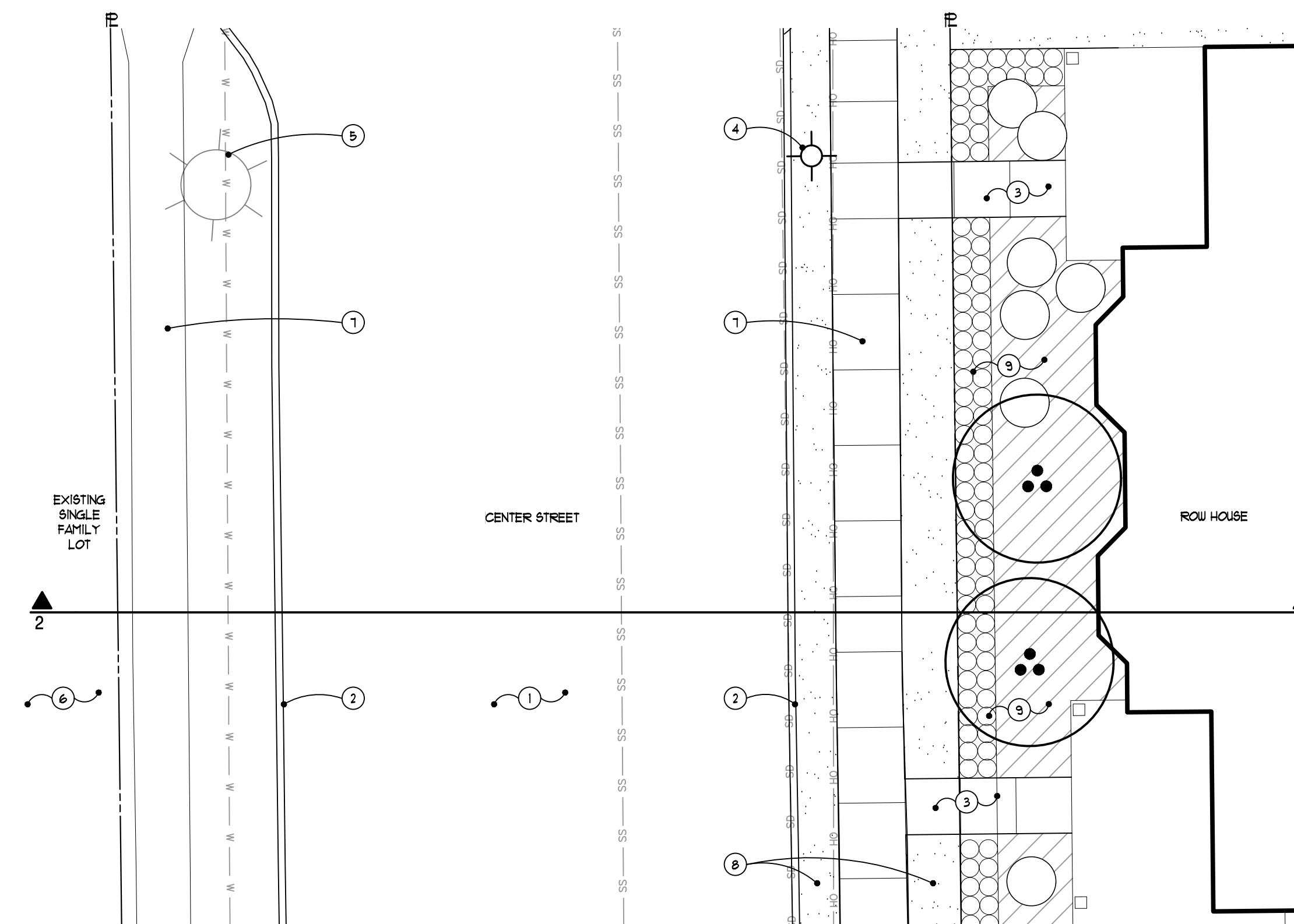
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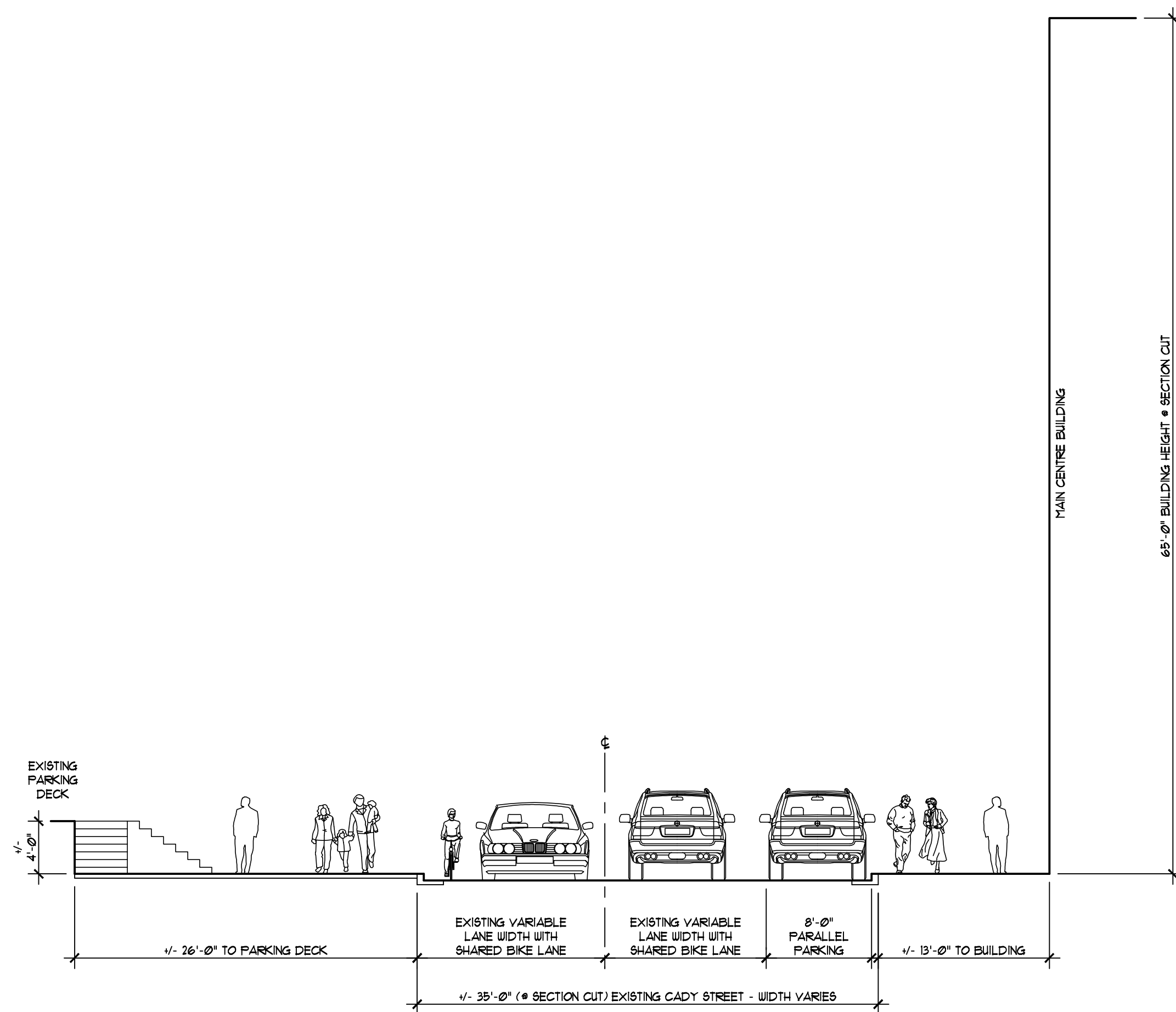
- Note Key:**
- ① DRIVE LANE
 - ② EXISTING CURB
 - ③ PEDESTRIAN WALK
 - ④ STREET LIGHT TO MATCH NORTHVILLE DESIGN STANDARDS
 - ⑤ EXISTING STREET LIGHT
 - ⑥ EXISTING SINGLE FAMILY LOT
 - ⑦ EXISTING PEDESTRIAN WALK
 - ⑧ LAWN
 - ⑨ LANDSCAPE BED - REFER TO OVERALL PLANS
 - ⑩ STREET LIGHT IN BACKGROUND



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



1 Center Street Plan (row houses)
 L203 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)

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Project:
The Downs
 Northville, MI

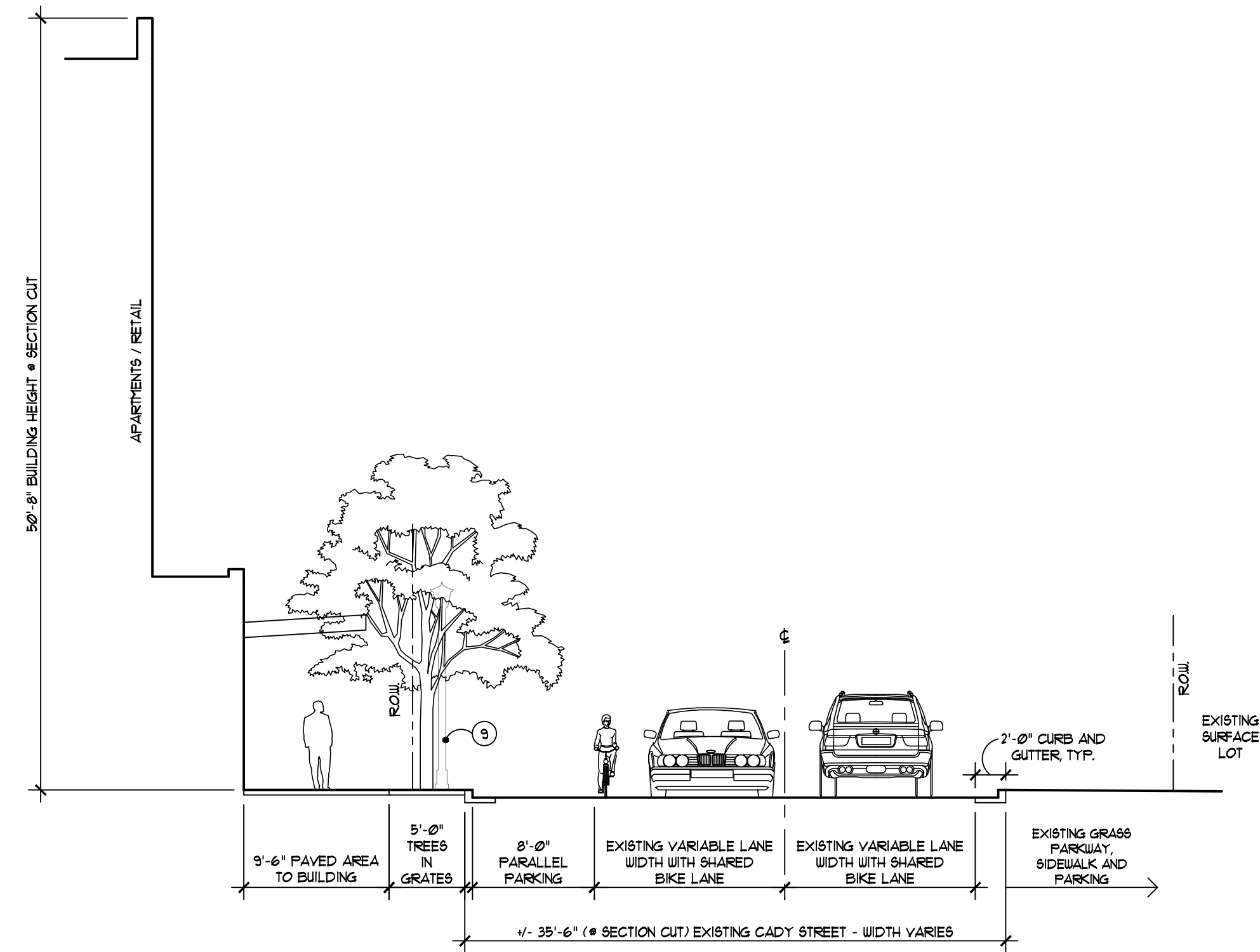
Sheet:
Streetscape Cross Sections

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

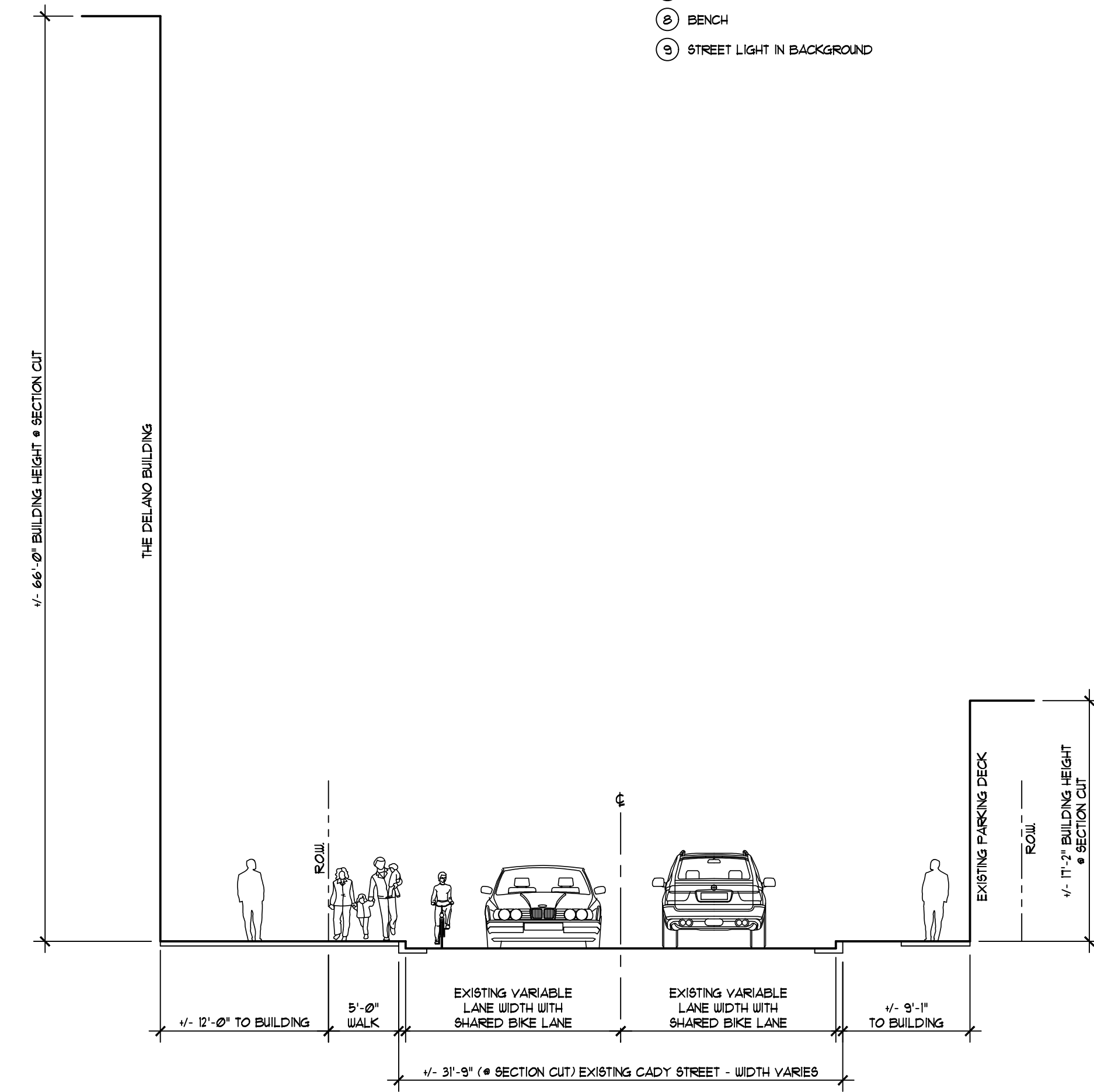
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Sheet Number:
L203
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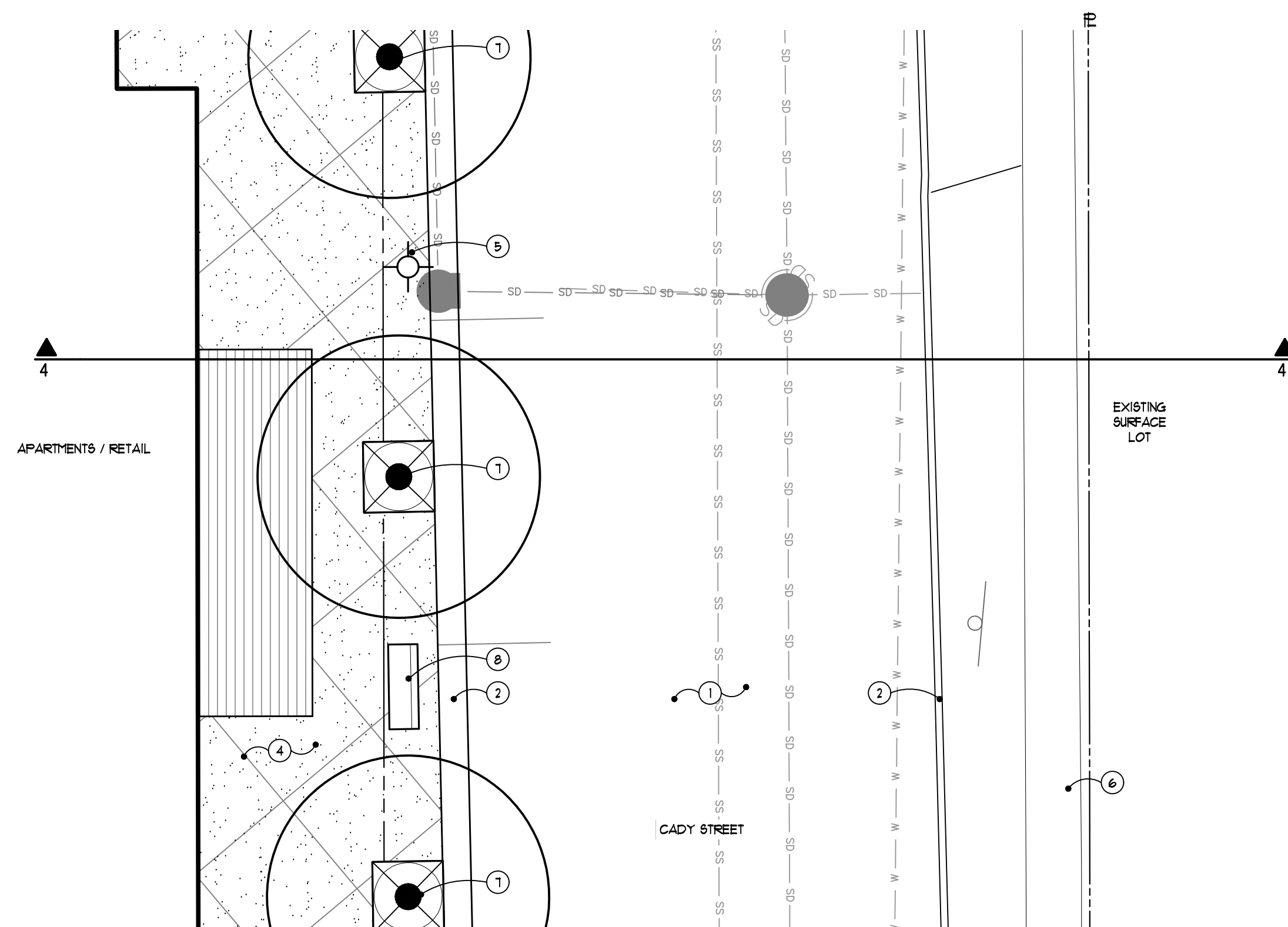
- Note Key:** (APPLIES TO BOTH PLANS, SOME NOTES MAY NOT APPLY.)
- ① DRIVE LANE
 - ② EXISTING CURB
 - ③ CURB AND GUTTER
 - ④ PEDESTRIAN WALK
 - ⑤ STREET LIGHT TO MATCH NORTHVILLE DESIGN STANDARDS
 - ⑥ EXISTING PEDESTRIAN WALK
 - ⑦ STREET TREE IN TREE GRATE
 - ⑧ BENCH
 - ⑨ STREET LIGHT IN BACKGROUND



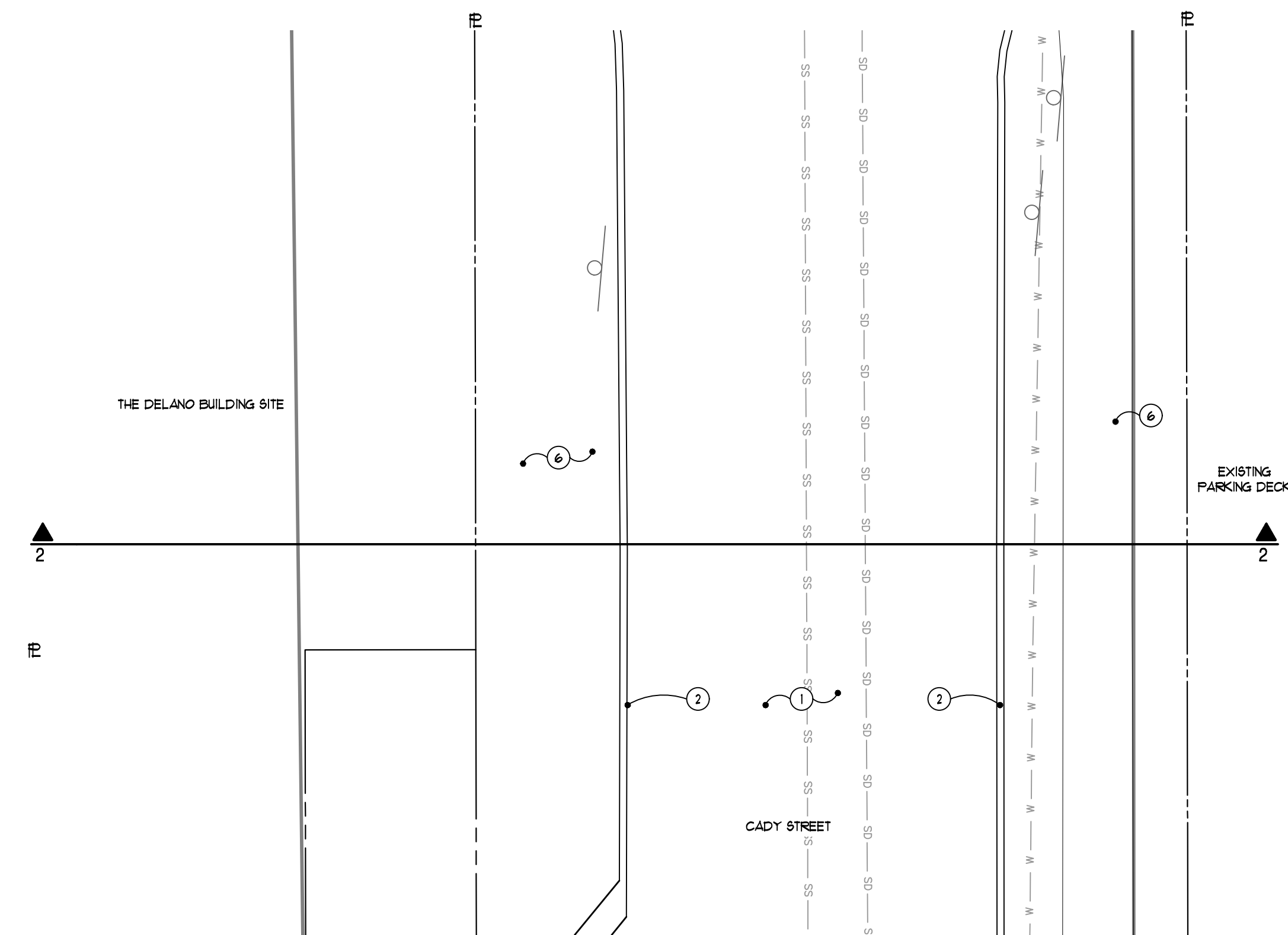
4 Cady Street Cross Section (at apartments and existing surface lot)
SCALE: 1/8" = 1'-0"



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



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



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

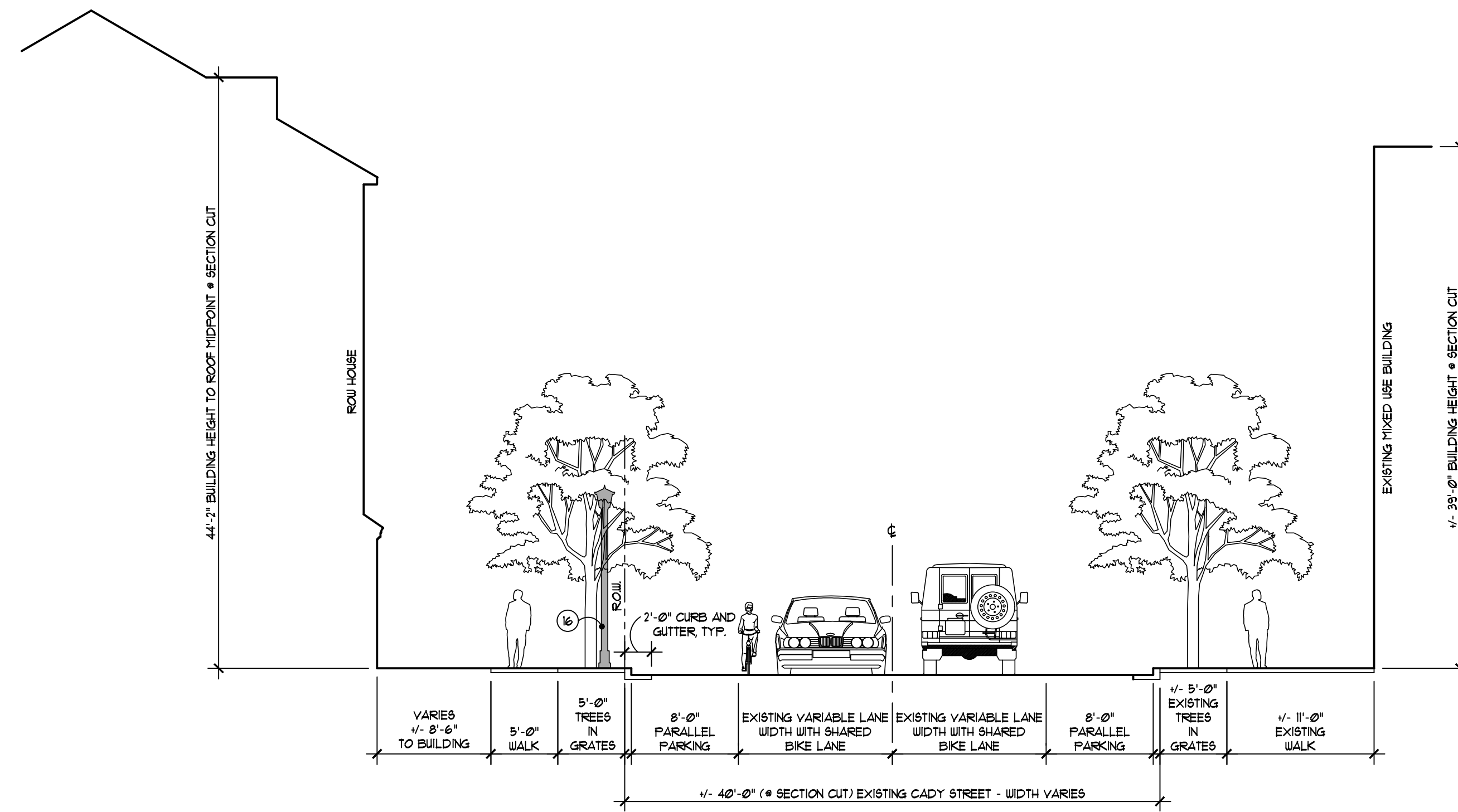
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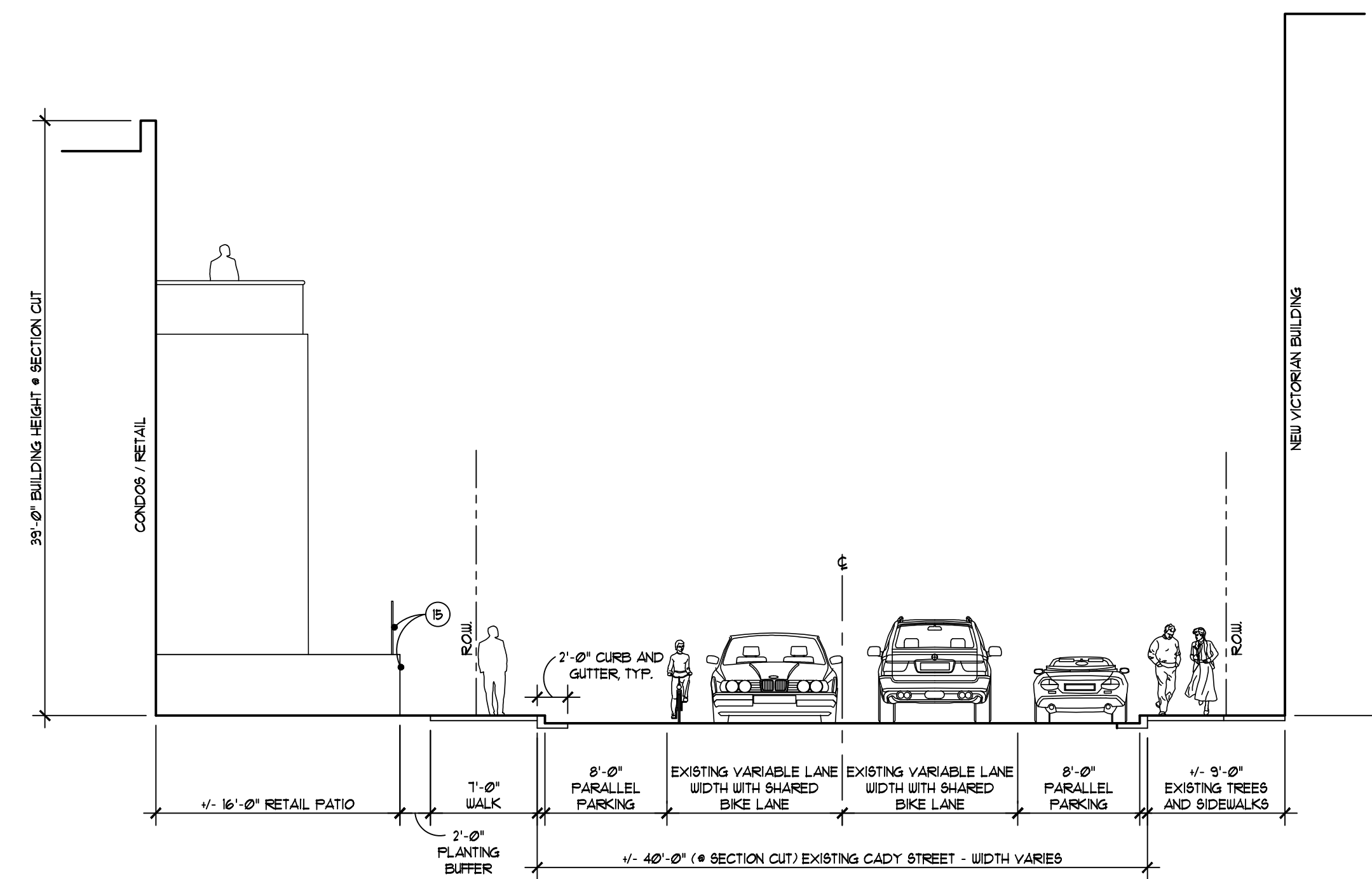
Project:	The Downs
Location:	Northville, MI
Sheet:	Streetscape Cross Sections
Job Number:	H70-201
Drawn:	GMA
Checked:	ATP
Scale:	As Shown

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- 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 LANDSCAPE BED - REFER TO OVERALL PLANS
 - ⑫ STAIRS AND CHEEKWALLS
 - ⑬ WALL WITH GUARDRAIL
 - ⑭ STREET TREE IN TREE GRATE
 - ⑮ 4' HEIGHT MAX RETAINING WALL GUARDRAIL ON TOP
 - ⑯ STREET LIGHT IN BACKGROUND



4 Cady Street Cross Section (at row houses and existing mixed-use)
L100 SCALE: 1/8" = 1'-0"



2 Cady Street Cross Section (at condos and The New Victorian)
L100 SCALE: 1/8" = 1'-0"

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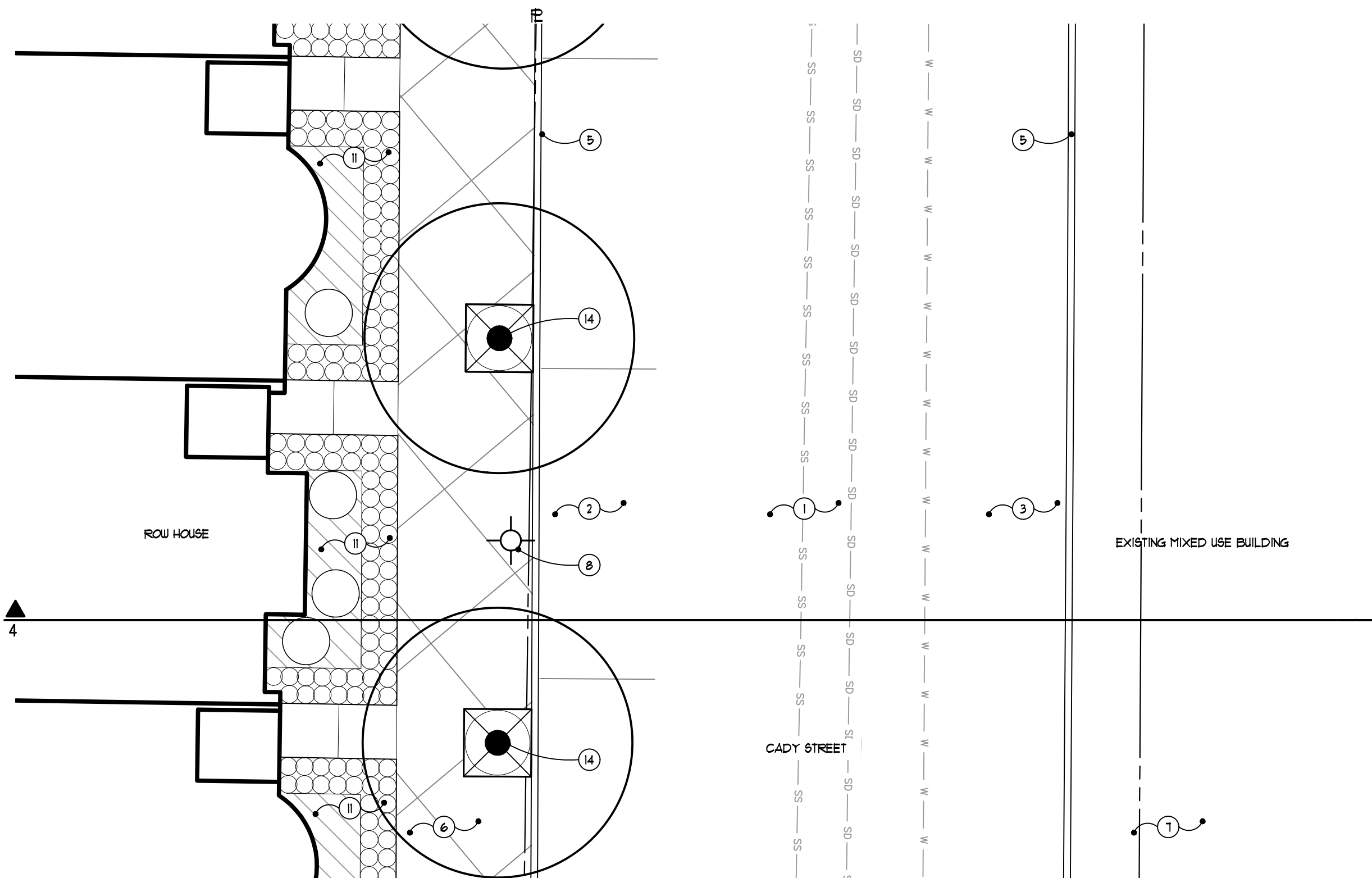
Project: The Downs
Northville, MI

Sheet: Streetscape Cross Sections

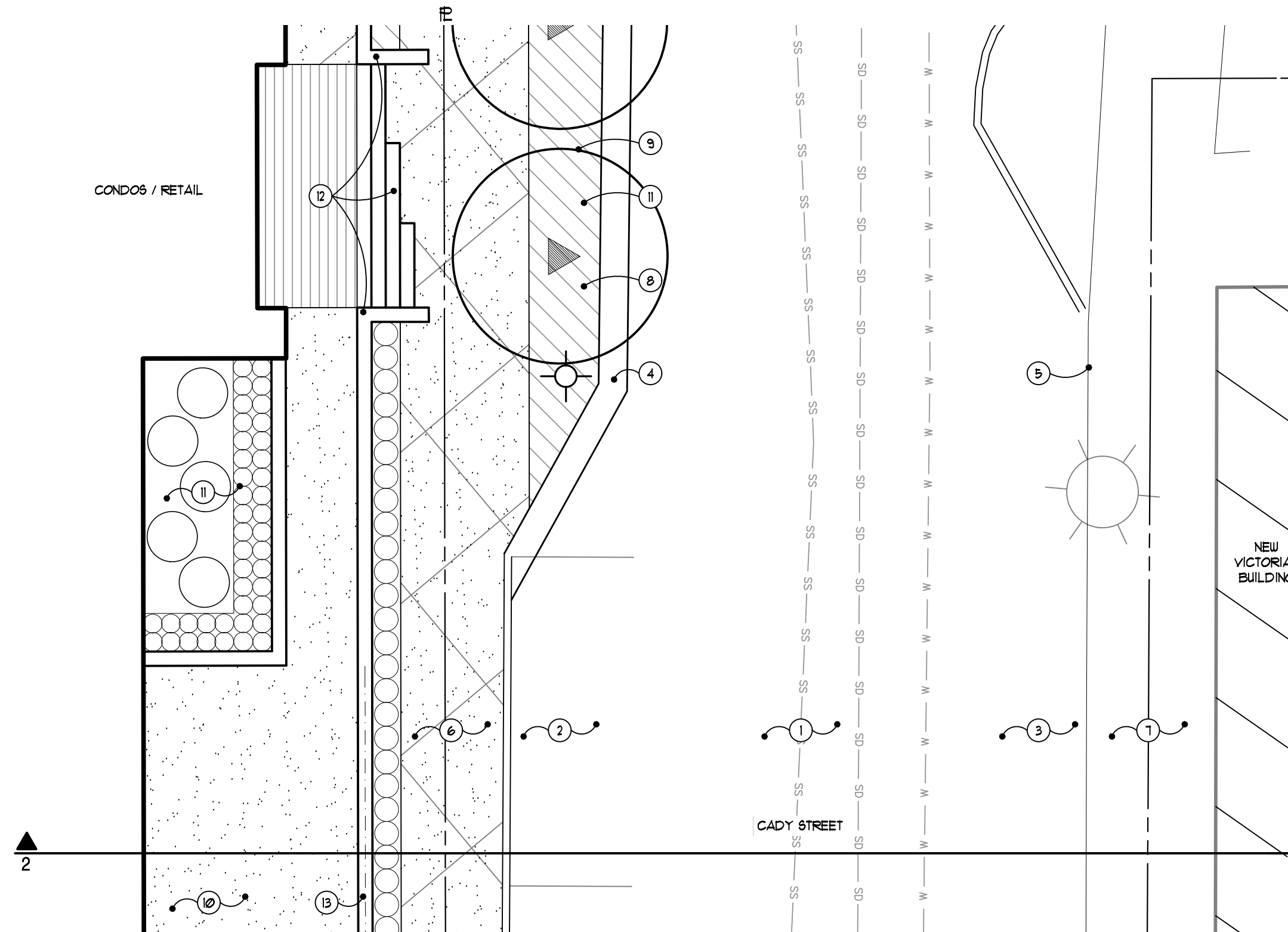
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3 Cady Street Plan (at row houses and existing mixed-use)
L205 SCALE: 1/8" = 1'-0"

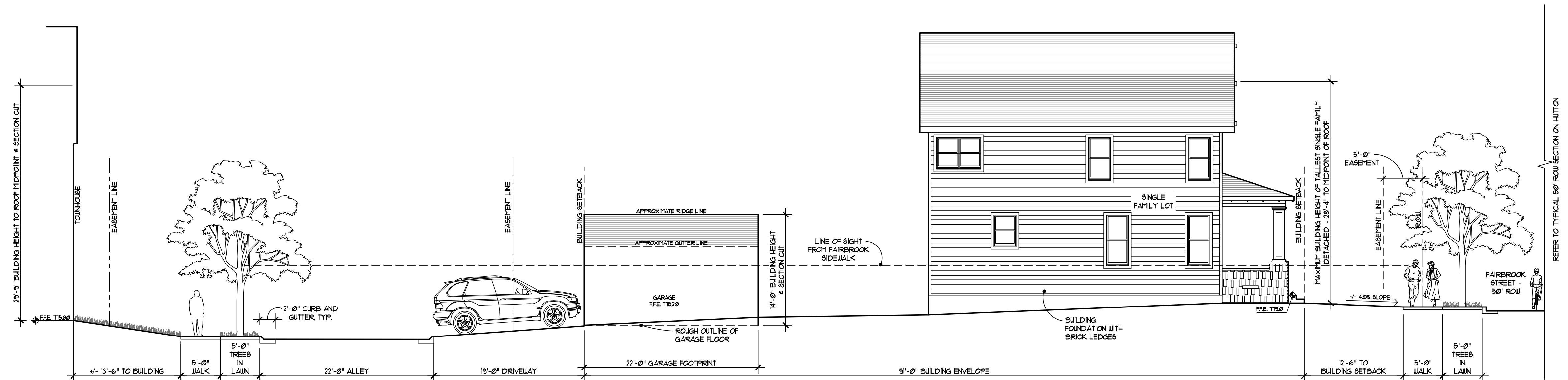


1 Cady Street Plan (at condos and The New Victorian)
L205 SCALE: 1/8" = 1'-0"

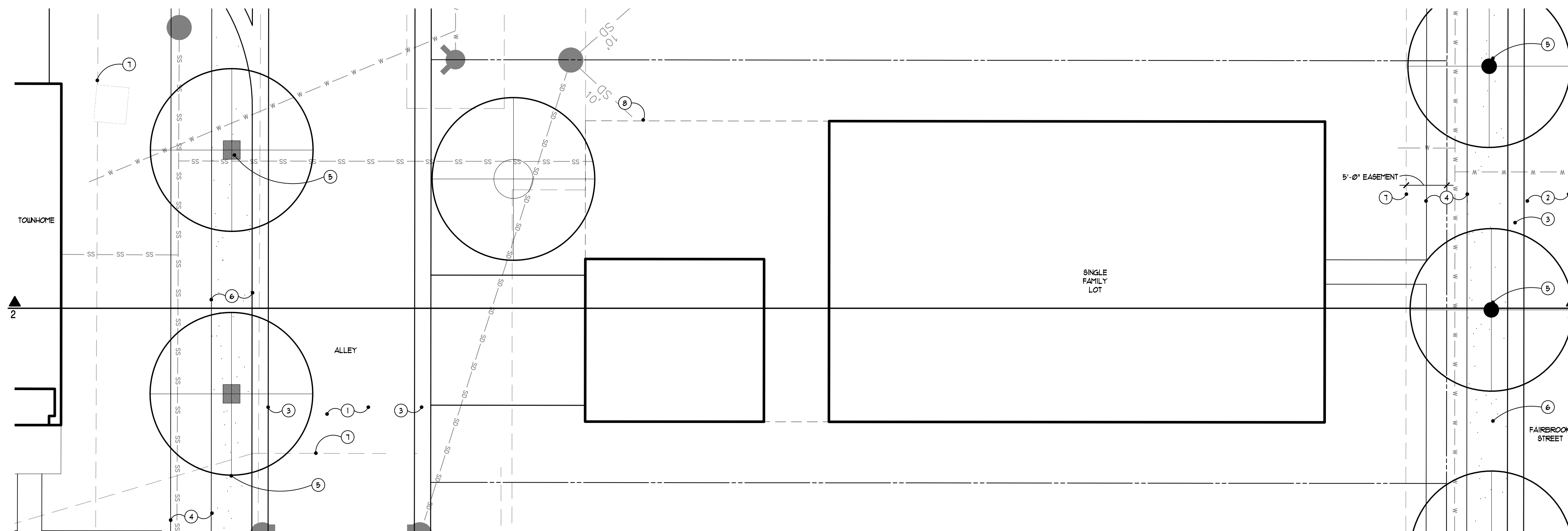
L205

Note Key:

- ① DRIVE LANE
- ② PARALLEL PARKING
- ③ CURB AND GUTTER
- ④ PEDESTRIAN WALK
- ⑤ STREET TREE IN LAWN
- ⑥ LAWN
- ⑦ 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)
L206 SCALE: 1/8" = 1'-0"

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Project:
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Northville, MI

Sheet:
Streetscape Cross Sections

Job Number: H70-201
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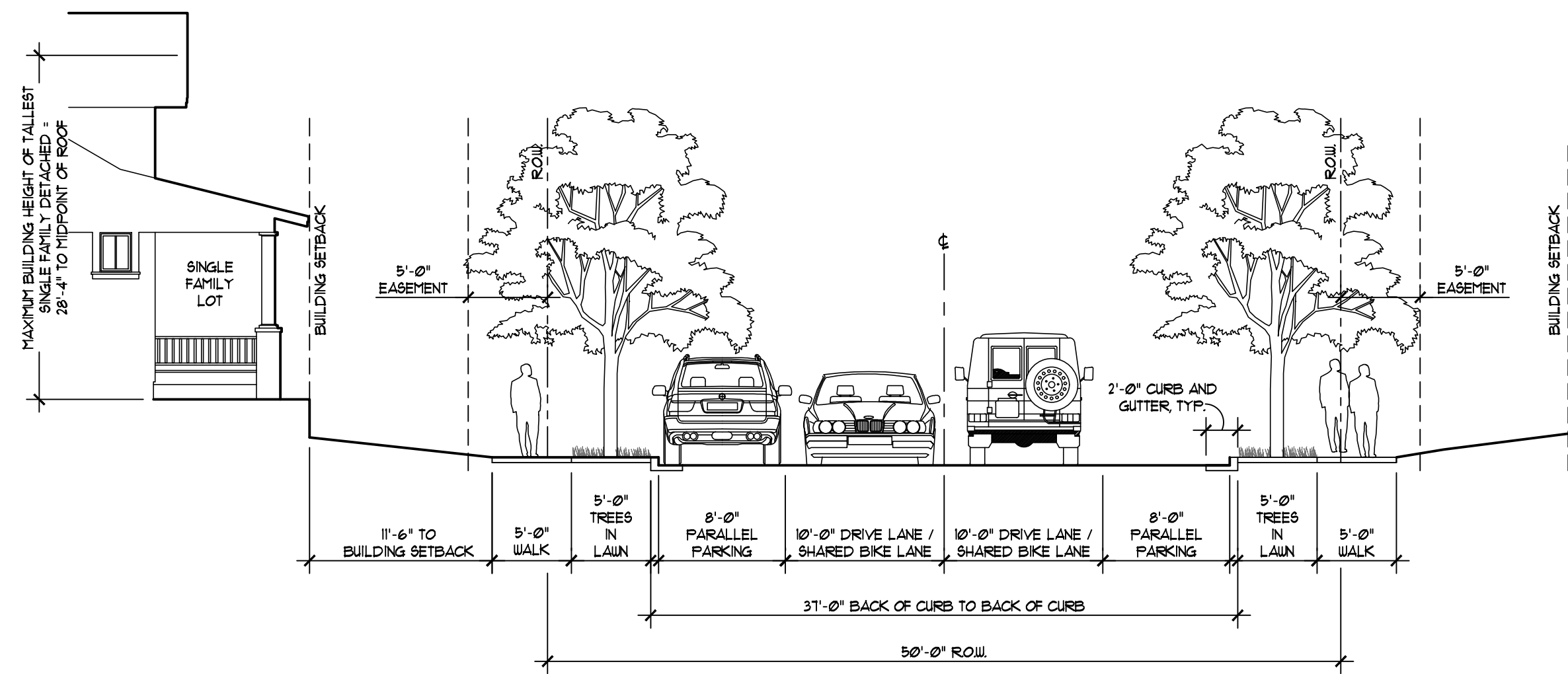
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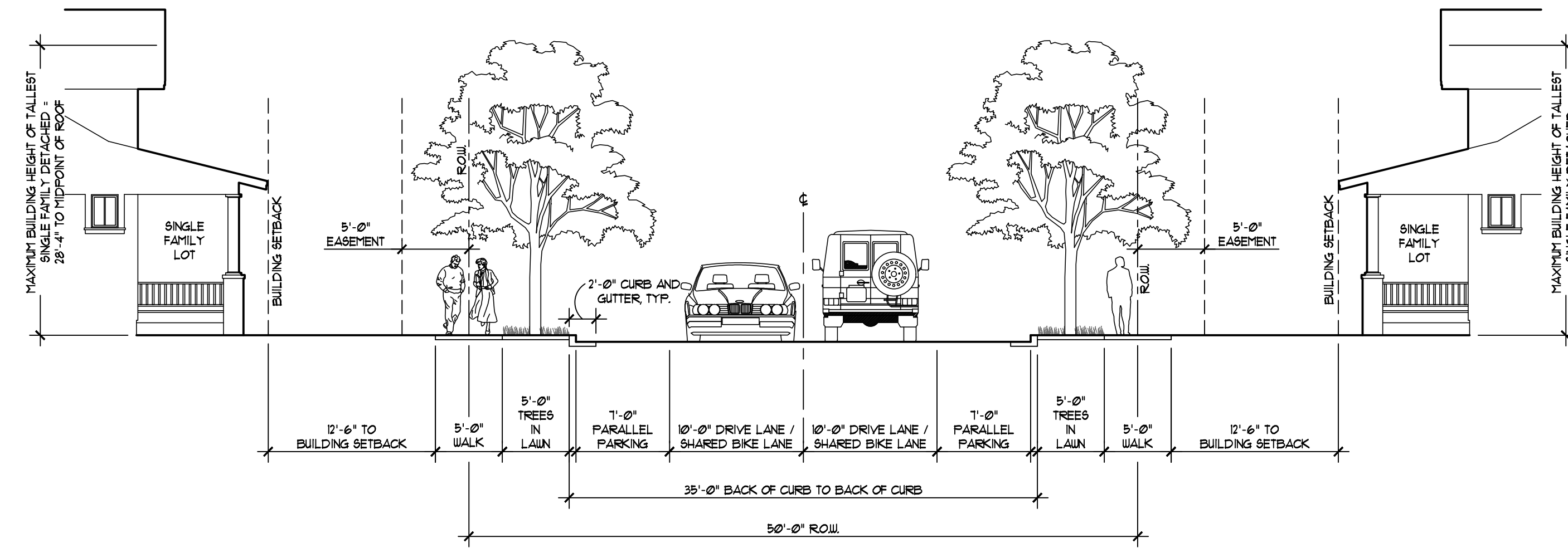
L206

Note Key:

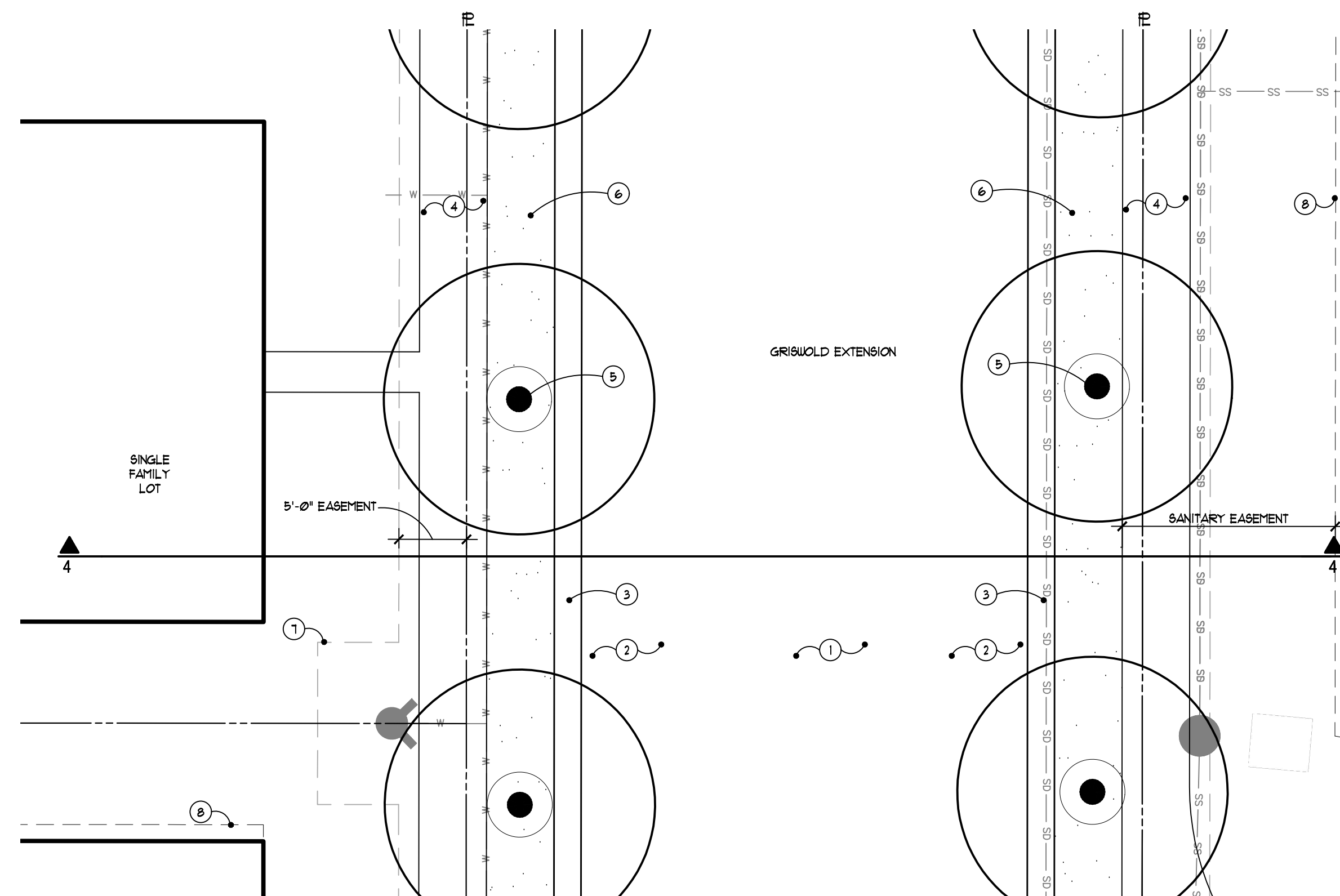
- ① DRIVE LANE
- ② PARALLEL PARKING
- ③ CURB AND GUTTER
- ④ PEDESTRIAN WALK
- ⑤ STREET TREE IN LAWN
- ⑥ LAWN
- ⑦ EASEMENT LINE
- ⑧ BUILDING SETBACK



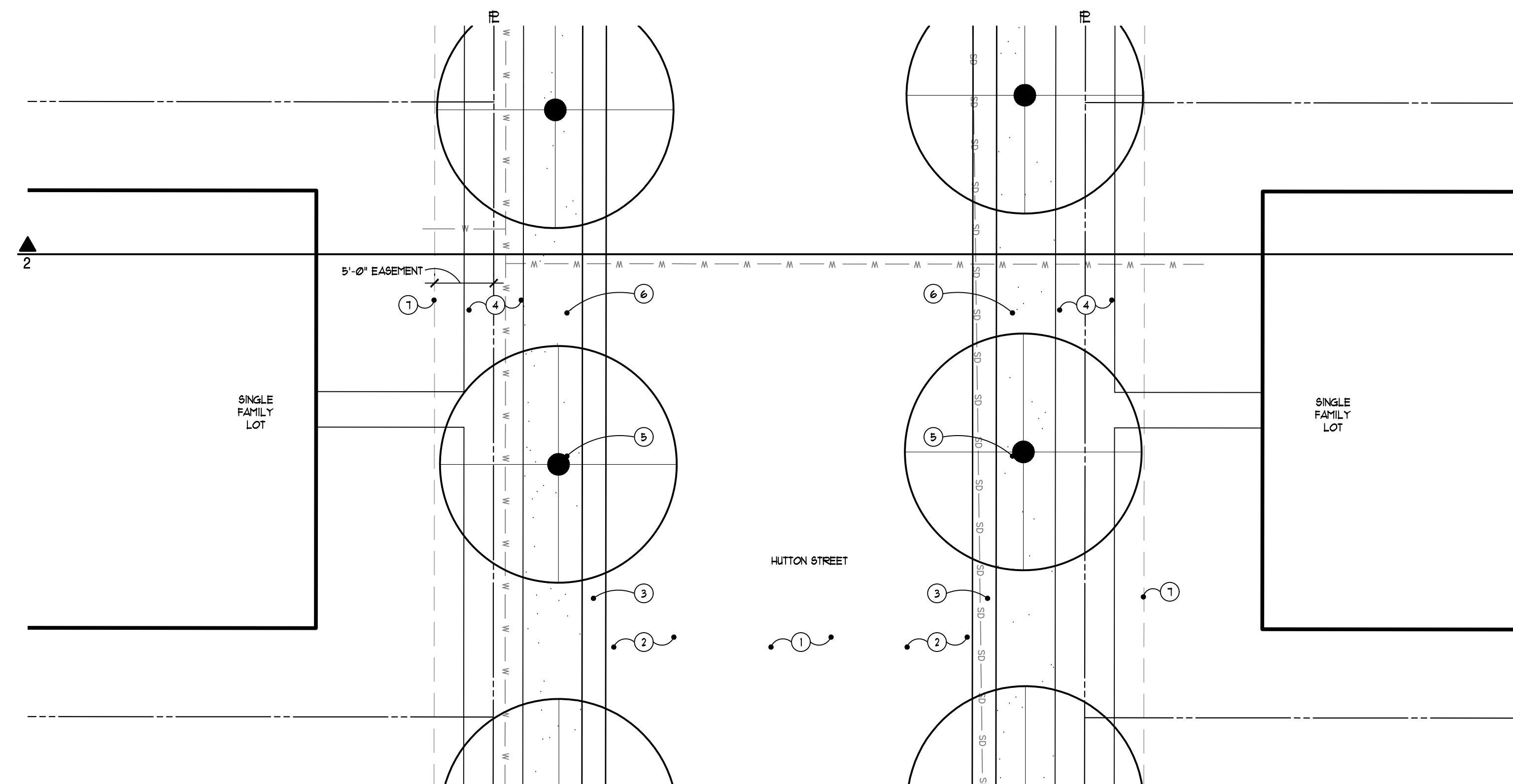
4 Griswold Street Extension Cross Section
L100 SCALE: 1/8" = 1'-0"



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



3 Griswold Street Extension Plan
L207 SCALE: 1/8" = 1'-0"



1 Hutton Street Plan (at single family homes, typical for 50' ROW)
L207 SCALE: 1/8" = 1'-0"

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Wayfinding Legend:

LOCATION	TEXT	ARROW DIRECTION
A	RIVER PARK / CENTRAL PARK FORD FIELD / DOWNTOWN	↑
B	HINES PARK	↑
C	CENTRAL PARK FORD FIELD / DOWNTOWN	←
D	RIVER PARK / HINES PARK	↑
E	CENTRAL PARK / RIVER PARK DOWNTOWN	←
F	DOWNTOWN / CENTRAL PARK HINES PARK / RIVER PARK	↑
G	RIVER PARK	↑

- General Wayfinding Notes:**
- SIGN GRAPHICS SHOWN ARE THE CITY STANDARD AS DEVELOPED BY BUZZELL DESIGN INC.
 - A SIGN MANUFACTURER SHALL PROVIDE COMPLETE SHOP DRAWINGS FOR ALL NEW WAYFINDING SIGNS. SHOP DRAWINGS SHALL MATCH THE CITY STANDARD.
 - SIGN MOUNTING SELECTIONS TO BE MADE DURING FINAL ENGINEERING.

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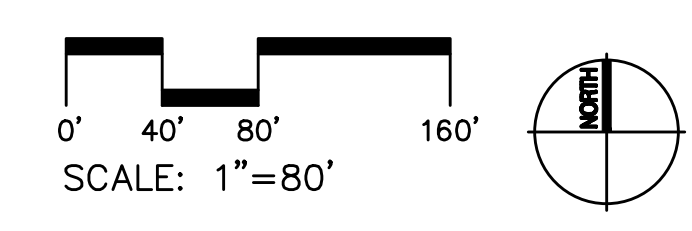
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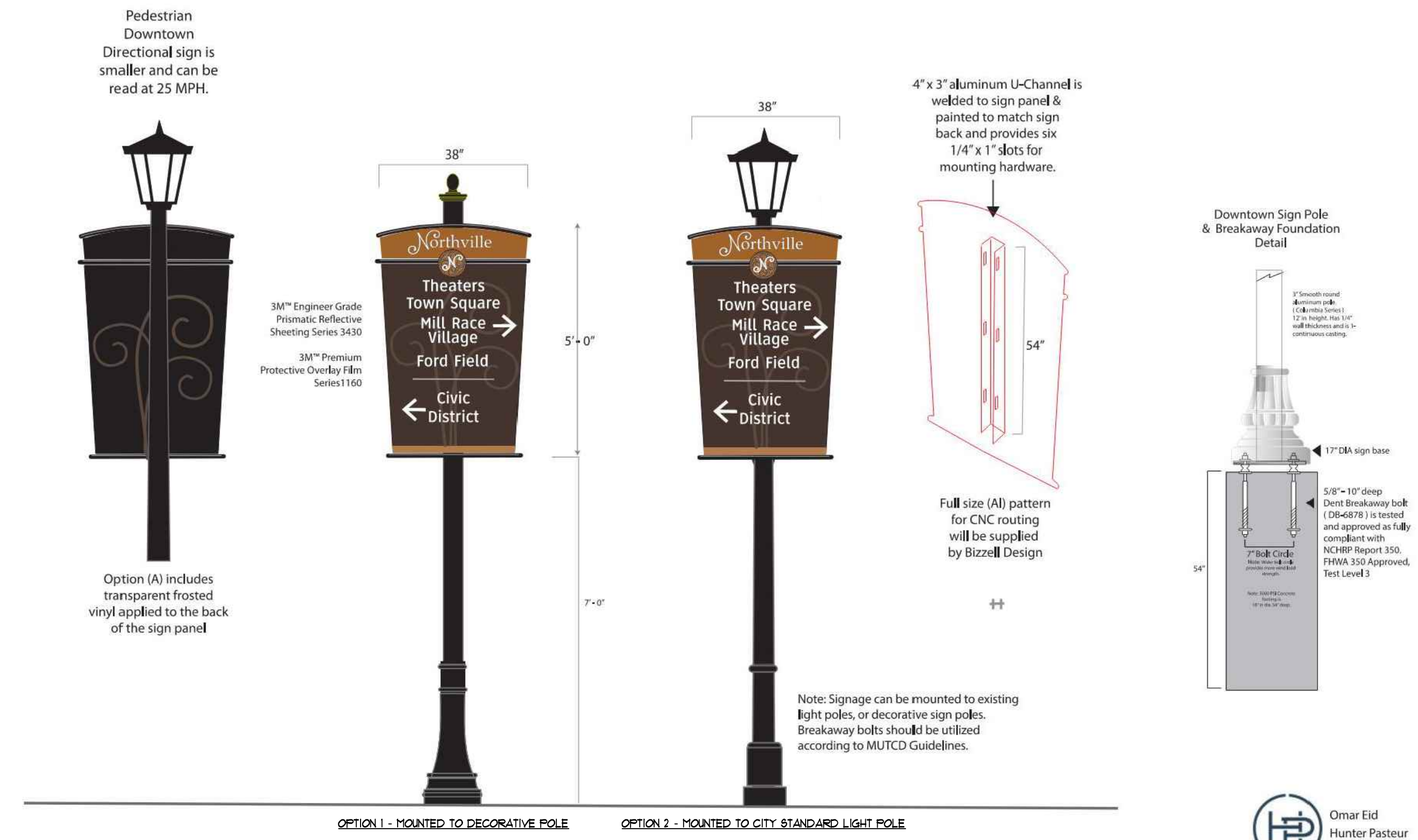
Project:
The Downs
 Northville, MI

Sheet:
Pedestrian Wayfinding Plan

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

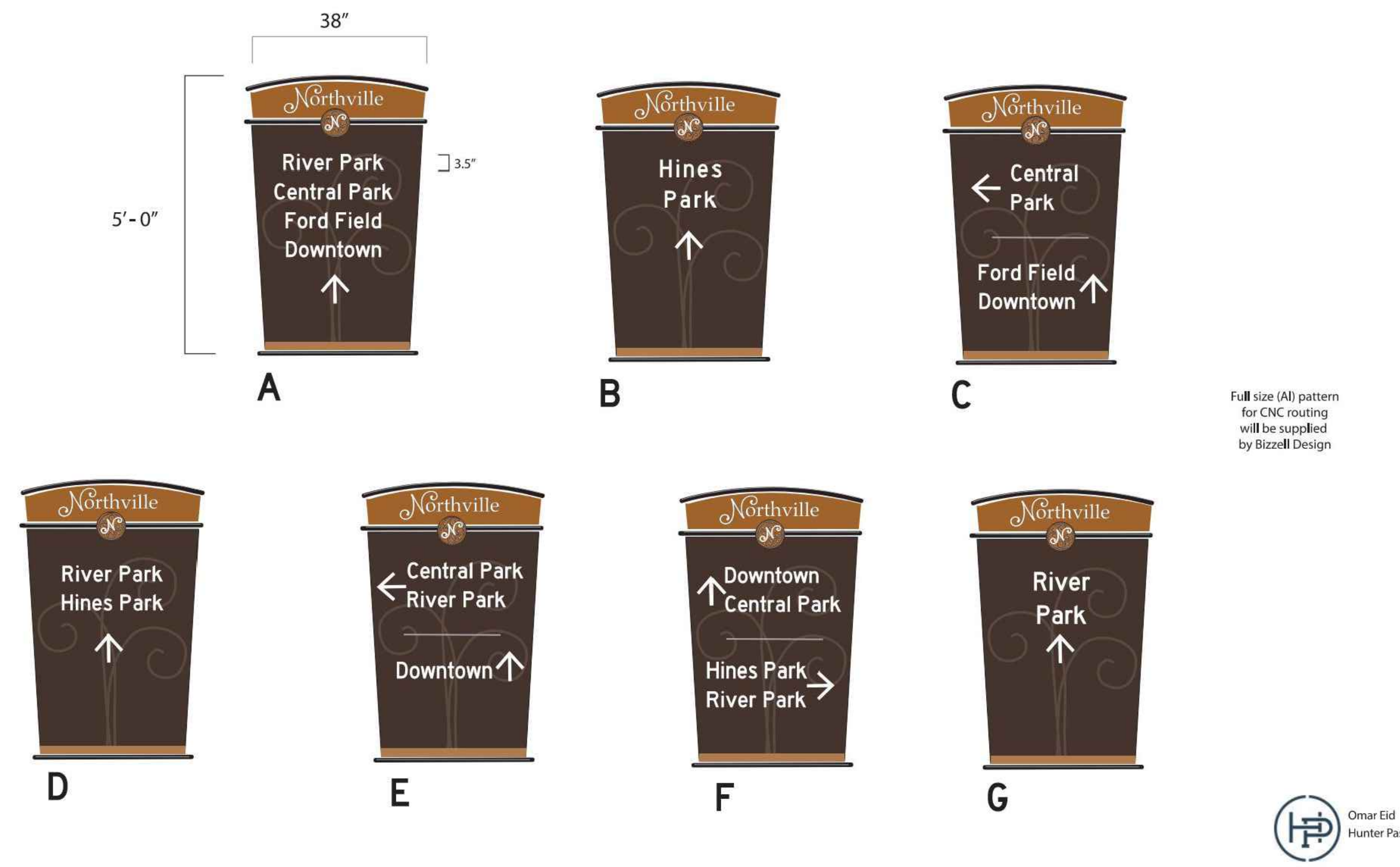
Date: 04/14/2023 Issued for: Final Site Plan Approval
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2 Type B Wayfinding Pole Options
- NOT TO SCALE

Messaging



1 Type B Wayfinding Signs - Project Specific
- NOT TO SCALE

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