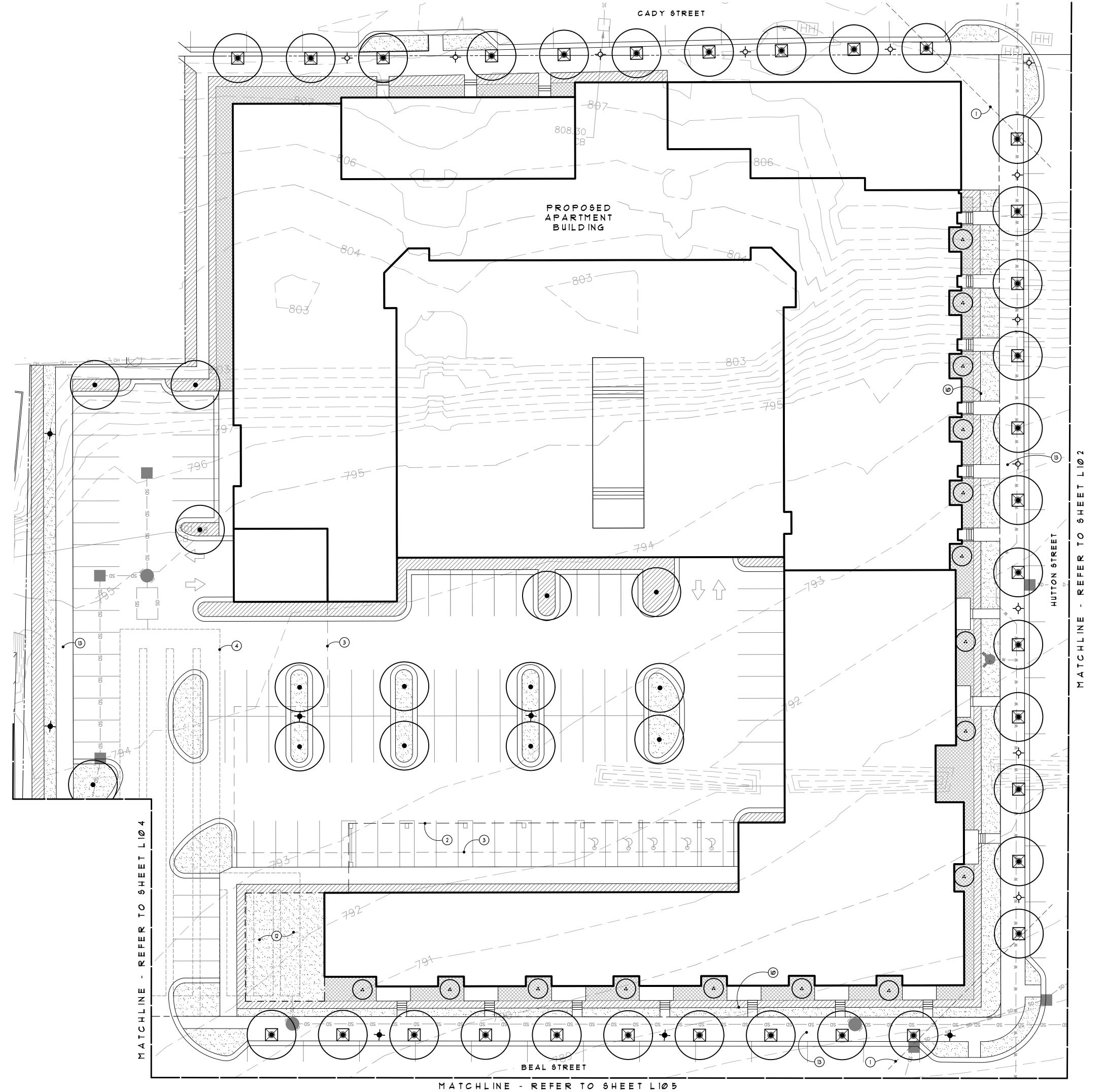


GRISSIM METZ ASSOCIATES ANDRIFSE

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

<u>The Downs</u>	5	
Northville, MI		
Sheet:	<u>.</u>	
Overall La	ndscape Key Plan	
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	H70-201	
Job Number: Drawn:		
Job Number:	H70-201	

)ate:	Issued for:
12/14/2021	Preliminary Site Plan Approval
01/20/2022	Revision for City Review



			EXISTING SIGN - REFER TO CIVIL PLANS
		loop	PROPOSED DECIDUOUS STREET TREES AN OR PARKING LOT TREES IN LAWN, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - LOCUST, TULIP, LINDEN, ZELKOVA, MAPLE, ELM
		\odot	PROPOSED COLUMNAR DECIDUOUS STREE TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - ENGLISH OAK, BOWHALL MAPLE, EUROPEA HORNBEAM, 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 SHADE TREES, POSSIBLE PLANT PALETTE TO INCLUDE BI NOT BE LIMITED TO - OAK, MAPLE, LOCUST, BIRCH, TULIP, ELM
		·	PROPOSED ORNAMENTAL TREES, POSSIBL PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - CRABAPPLE, MAGNOLIA, SERVICEBERRY, JAPANESE TREE LILAC, DOGWOOD
		<u>.</u>	PROPOSED POND TREES, POSSIBLE PLAN PALETTE TO INCLUDE BUT NOT BE LIMITED TO - BIRCH, DAWN REDWOOD, OAK, MAPLE, ALDER, POPLAR
			PROPOSED DECIDUOUS AND OR EVERGREEN SHRUBS, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - HYDRANGEA, BOXWOOD, YEWS, VIBURNUM
			LILAC, SPIREA, SHRUB ROSES, JUNIPER PROPOSED PERENNIALS AND OR GROUNDCOVER, POSSIBLE PLANT PALETT TO INCLUDE BUT NOT BE LIMITED TO - CATMINT, ROSES, GERANIUMS, DAYLILIES, ASTILBE, RUSSIAN SAGE, SEDUM, MYRTLE, PACHYSANDRA, RIBBON GRASS, LIRIOPE
			LAUN, TYP.
(3)	L 10 2		EMERGENT WETLAND / MESIC SEED MIX, TYP TO BE FURTHER DESIGNED FOR FINAL SPA
.	⊢ ш ш		UPLAND / LOW PROFILE PRAIRIE SEED MIX, TYP TO BE FURTHER DESIGNED FOR FINAL SPA
_/	5	-	NEW STREET LIGHTS TO MATCH THE CITY OF NORTHYILLE SECONDARY STREETS DESIGN STANDARDS
9 T R E E 1	щ УК ⊢	+	NEW STREET / PARKING LOT LIGHTS TO MATCH ZONING ORDINANCE REQUIREMENTS
Z Z	ш	Note Key:	(APPLIES TO LIØI-LIØ6, NOT AL
HUTT0	0 ∠	1) 25' SIGHT VISION TRIANGE	NOTES APPLY TO EACH SHEET LES, TYP.
[∓]	1	2 OUTLINE OF BUILDING AE	BOVE, TYP.
	Ш Z	3 OUTLINE OF BUILDING BE	ELOW, TYP.
	→ ±	(4) UNDERGROUND DETENTION	
	U	(5) AMPHITHEATER SEATING (6) 20' WIDE PEDESTRIAN PI	·
	⊢ ∢	7) JOHNSON DRAIN AND EX	(ISTING WOODED AREA TO REMAIN
	Σ	UNDISTURBED, TYP. (8) 1 MILE ROAD GATEWAY	TO BE DESIGNED AT A LATER DATE
		9 RIVER PARK / RIVER OF	PENING TO BE DESIGNED AT A LATER DATE
		BEDLINE, TYP.	
·		(1) LIMIT OF SEED MIX, TYP.	
		(12) DOG PARK (13) SIDEWALK, TYP.	
		UD SIDEWALK, TIF.	

(14) AERATOR FOUNTAIN

(15) LIMIT OF CARRIAGE HOME LANDSCAPE

16) POCKET PARK TO BE DESIGNED AT A LATER DATE

Legend:

--- W --- W --- PROPOSED UTILITY LINES, TYP.

Landscape Architecture

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Ph· 248_347_7010

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12/14/2021	Preliminary Site Plan Approval
12/14/2021 01/20/2022	Revision for City Review
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(APPLIES TO LIØI-IIØ6, NOT ALL

EXISTING LIGHT POLE LOCATION TO REMAIN

PROPOSED DECIDUOUS STREET TREES AND OR PARKING LOT TREES IN LAWN, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE

PROPOSED COLUMNAR DECIDUOUS STREET TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO -ENGLISH OAK, BUHALL PAPER, ERROPEAN

PROPOSED DECIDUOUS SHADE TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT

PROPOSED ORNAMENTAL TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE

PROPOSED POND TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED

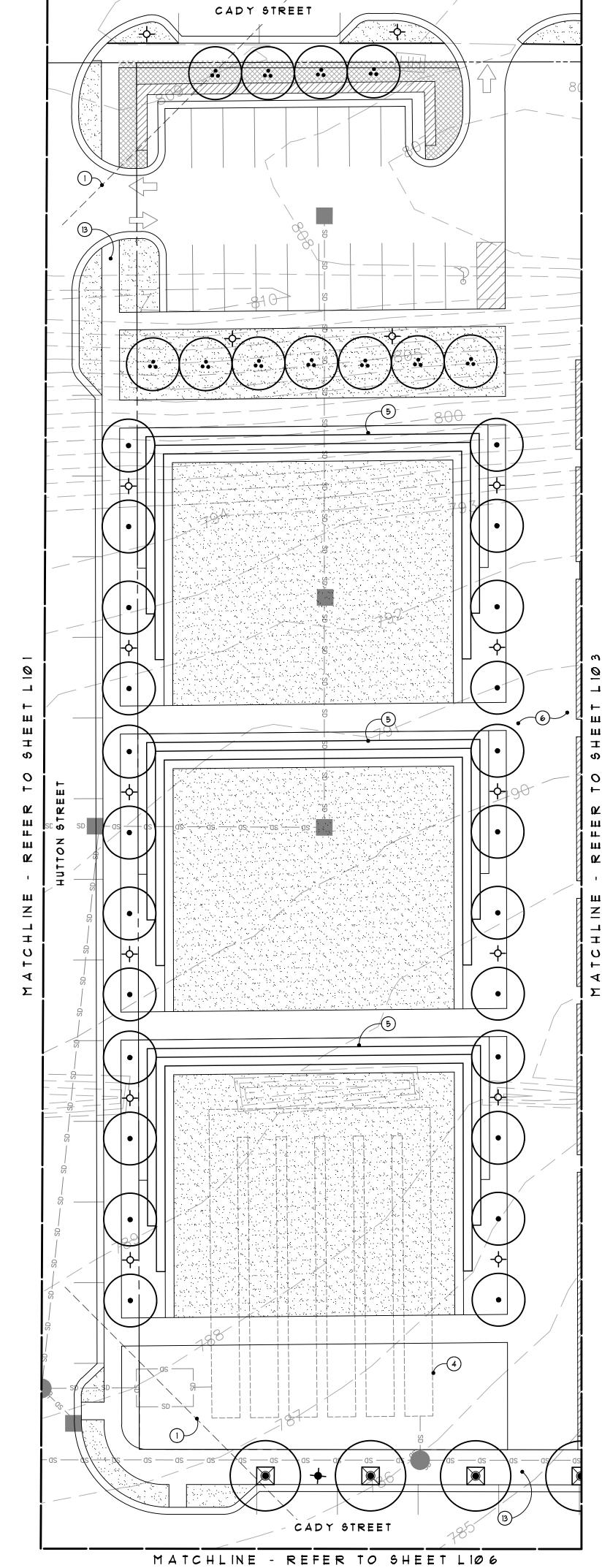
PROPOSED PERENNIALS AND OR GROUNDCOVER, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO -

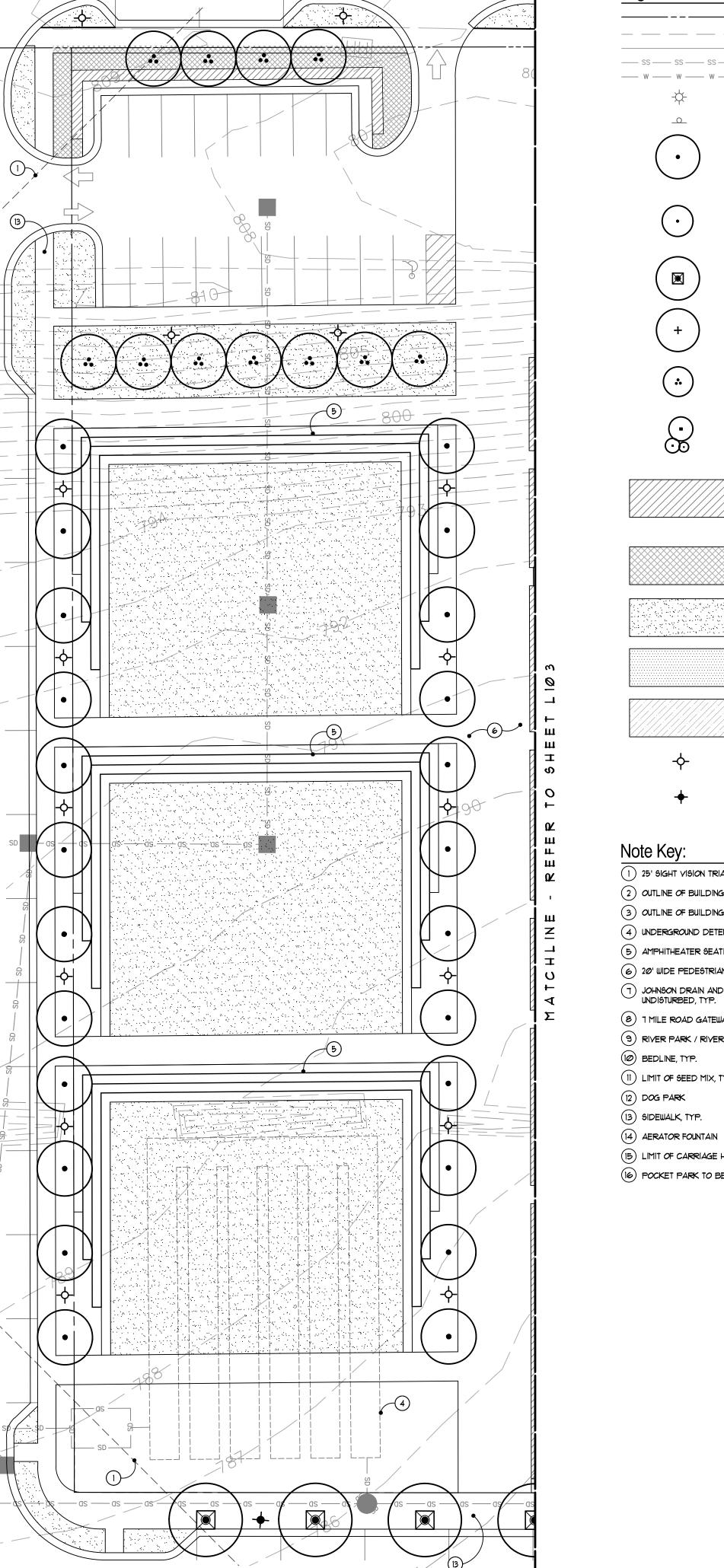
(APPLIES TO LIØI-LIØ6, NOT ALL NOTES APPLY TO EACH SHEET)

EXISTING CONTOUR LINES, TYP. PROPOSED CONTOUR LINES, TYP.

GRAPHICS APPLY TO EACH SHEET)







Legend:	(APPLIES TO LIØI-IIØ6, NOT ALL GRAPHICS APPLY TO EACH SHEE
	PROPERTY LINE, TYP.
	EXISTING CONTOUR LINES, TYP.
	PROPOSED CONTOUR LINES, TYP.
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— w — w — w —	PROPOSED UTILITY LINES, TYP.
- \$-	EXISTING LIGHT POLE LOCATION TO REMA
0	EXISTING SIGN - REFER TO CIVIL PLANS
loop	PROPOSED DECIDUOUS STREET TREES A OR PARKING LOT TREES IN LAWN, POSSIE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - LOCUST, TULIP, LINDEN, ZELKOVA, MAPLE, ELM
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\bigcirc	PROPOSED POND TREES, POSSIBLE PLA PALETTE TO INCLUDE BUT NOT BE LIMITE
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	LAWN, TYP.
	EMERGENT WETLAND / MESIC SEED MIX, TYP TO BE FURTHER DESIGNED FOR FINAL

Note Key:

(APPLIES TO LIØI-LIØ6, NOT ALL NOTES APPLY TO EACH SHEET)

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 STREET / PARKING LOT LIGHTS TO MATCH ZONING ORDINANCE REQUIREMENTS

- 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
- 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
- Ø BEDLINE, TYP.
- 11) LIMIT OF SEED MIX, TYP.
- (12) DOG PARK
- (13) SIDEWALK, TYP.
- (15) LIMIT OF CARRIAGE HOME LANDSCAPE
- 16) POCKET PARK TO BE DESIGNED AT A LATER DATE



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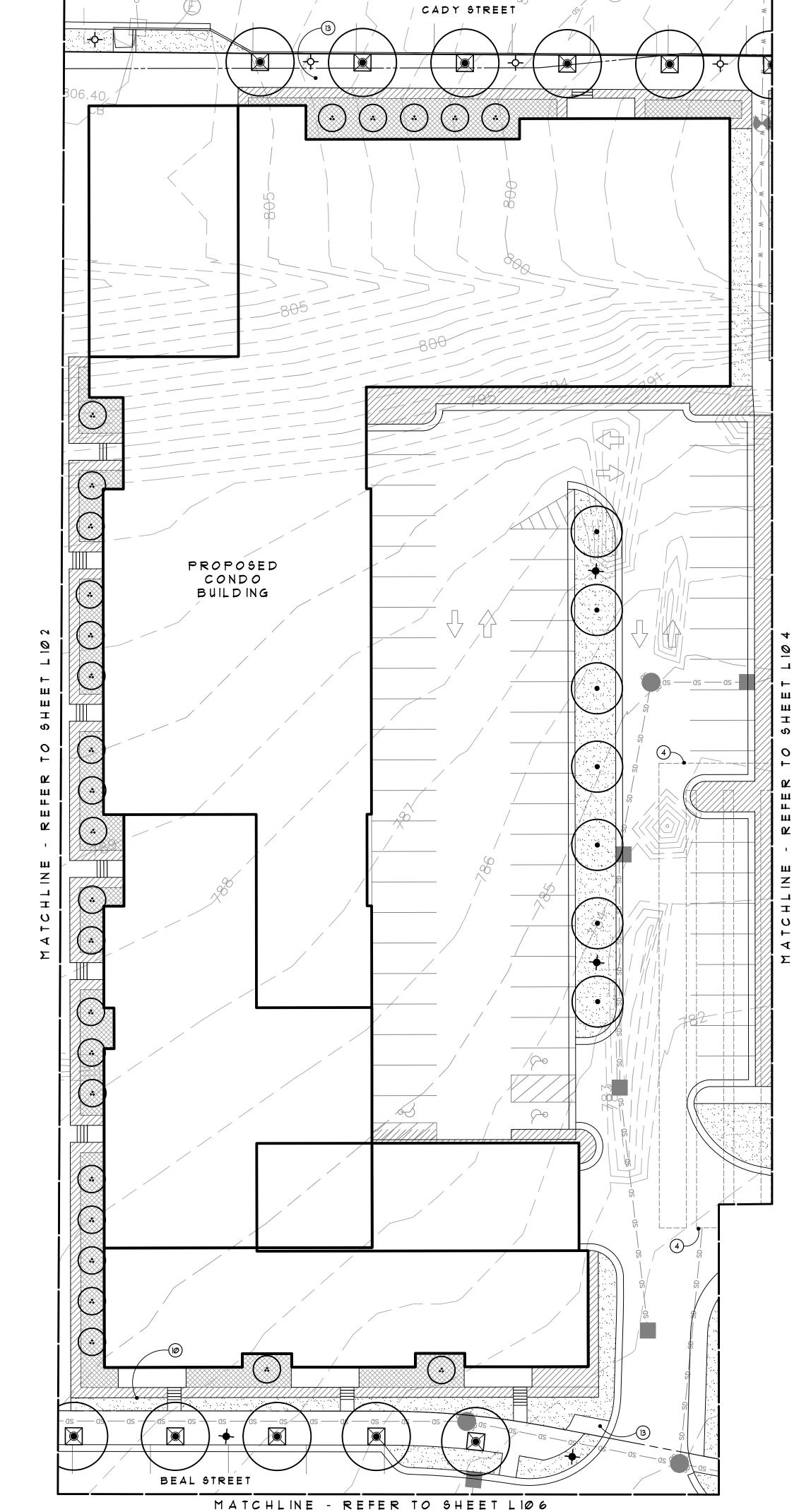
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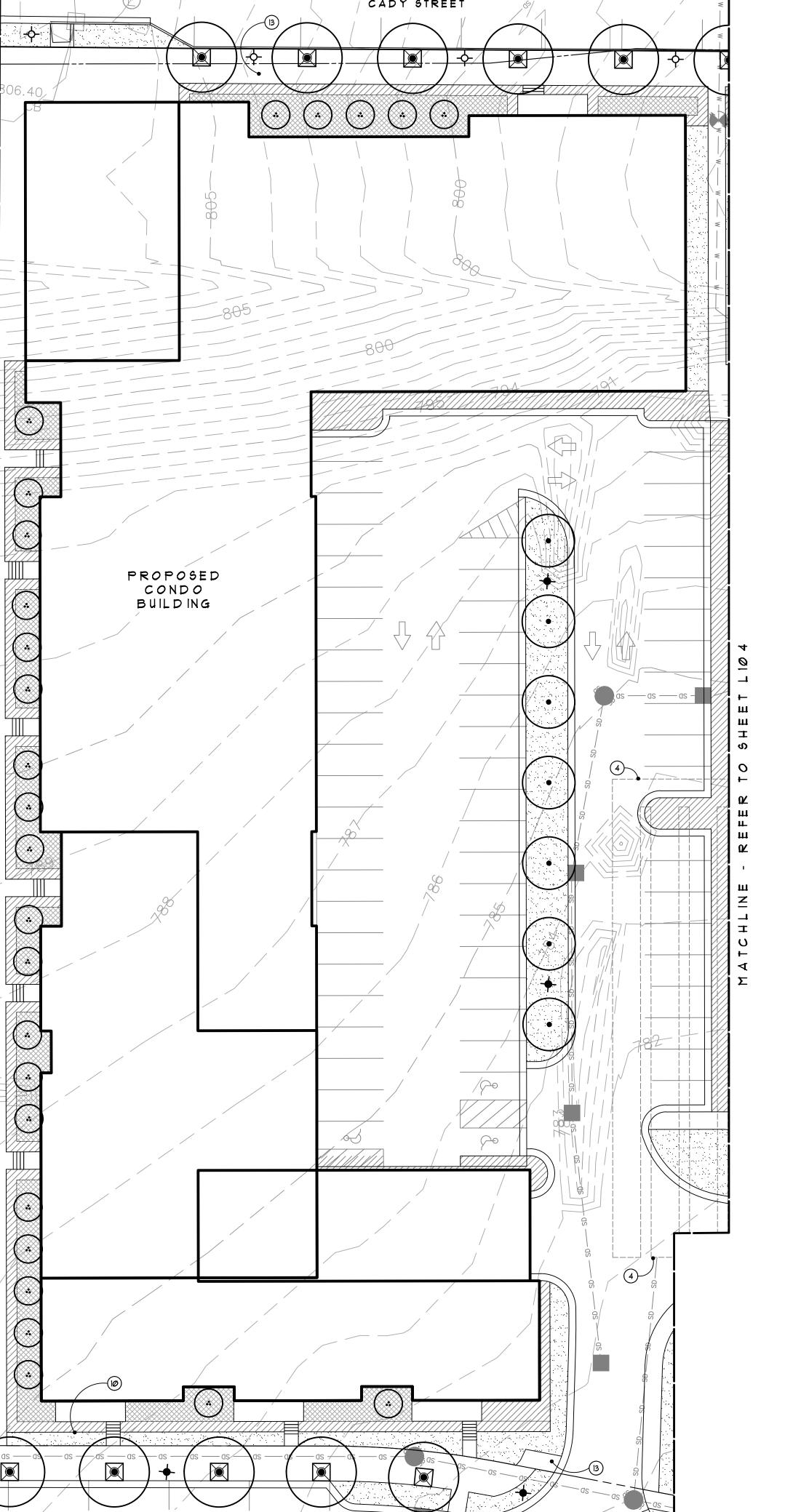
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12/14/2021	Preliminary Site Plan Approval
01/20/2022	Revision for City Review
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SCALE: 1"=20'

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Legend:	(APPLIES TO LIØI-1106, NOT ALL GRAPHICS APPLY TO EACH SHEET)
	PROPERTY LINE, TYP.
	EXISTING CONTOUR LINES, TYP.
	PROPOSED CONTOUR LINES, TYP.
SS SS SS	EXISTING UTILITY LINES, TYP.
w w w	PROPOSED UTILITY LINES, TYP.
- \$-	EXISTING LIGHT POLE LOCATION TO REMAIN
0	EXISTING SIGN - REFER TO CIVIL PLANS
loop	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
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LAWN, TYP.

EMERGENT WETLAND / MESIC SEED MIX, TYP. - TO BE FURTHER DESIGNED FOR FINAL

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 STREET / PARKING LOT LIGHTS TO MATCH ZONING ORDINANCE REQUIREMENTS

Note Key:

(APPLIES TO LIØI-LIØ6, 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
- 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
- Ø BEDLINE, TYP.
- 1) LIMIT OF SEED MIX, TYP. (12) DOG PARK
- (13) SIDEWALK, TYP.
- (14) AERATOR FOUNTAIN

SCALE: 1"=20'

- (15) LIMIT OF CARRIAGE HOME LANDSCAPE
- 16 POCKET PARK TO BE DESIGNED AT A LATER DATE

Landscape Architecture

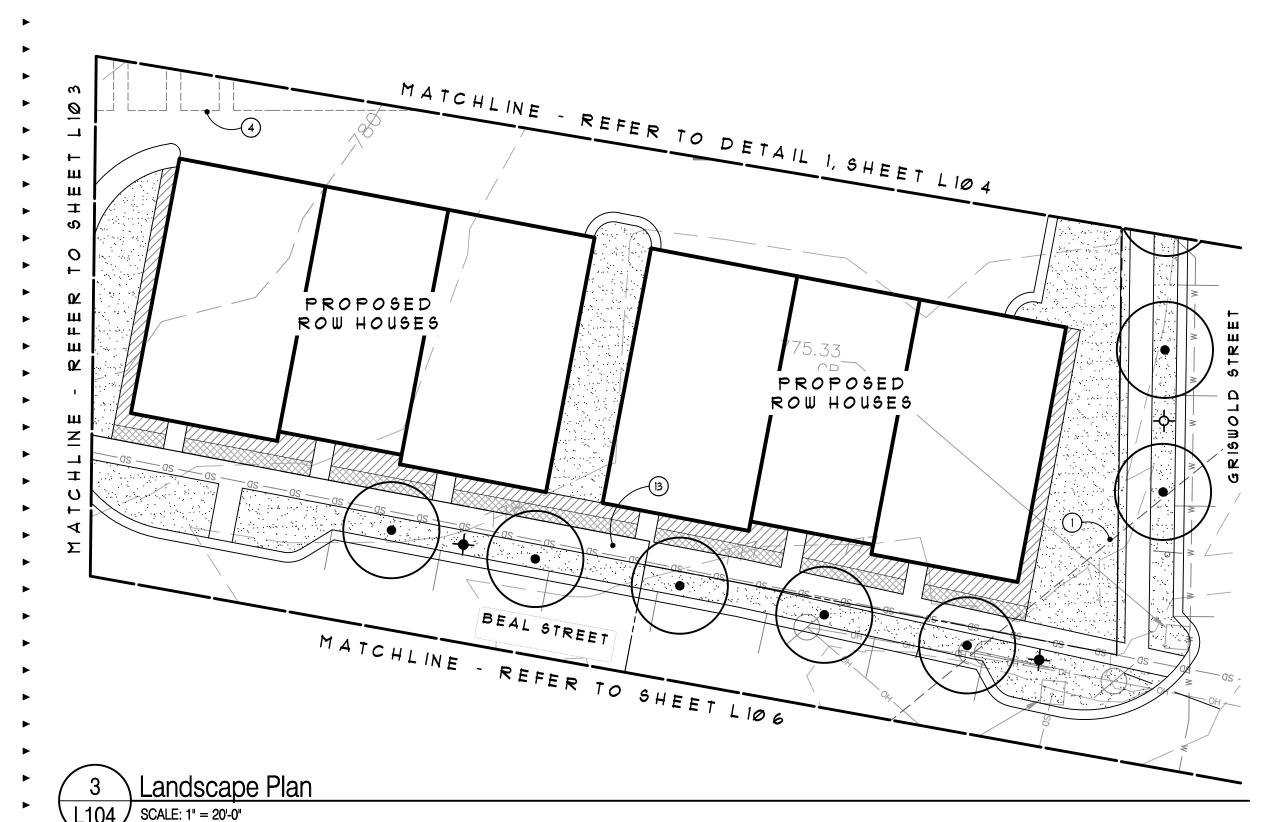
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Ph: 248-347-7010

Project: The Dow	ns	
Northville, MI		
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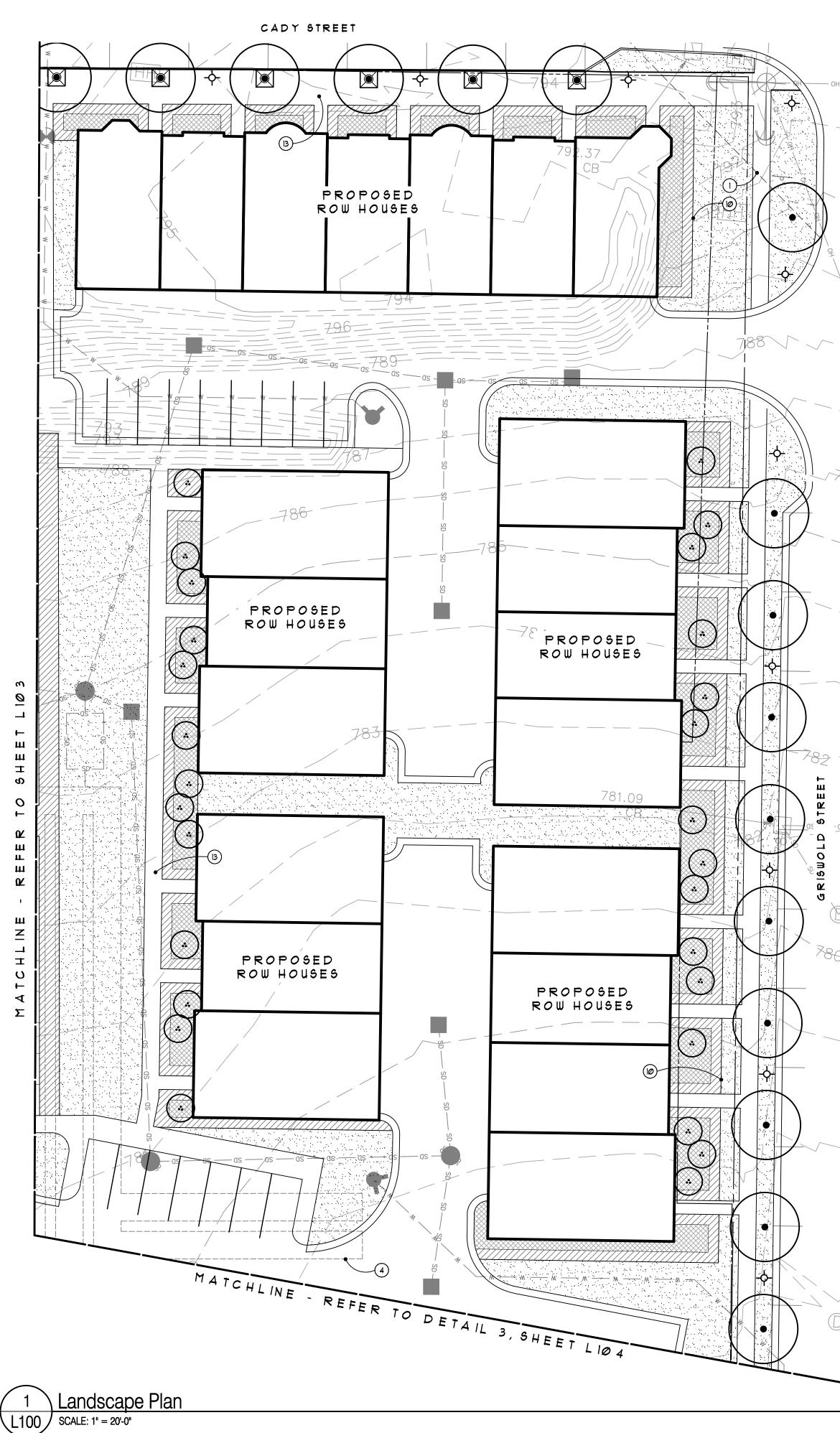
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MATCHLINE -REFER TO SHEET LIØI PROPOSED ROW HOUSES PROPOSED ROW HOUSES • BEAL STREET

MATCHLINE - REFER TO SHEET LIØ5

Landscape Plan
SCALE: 1" = 20'-0"



EXISTING CONTOUR LINES, TYP. PROPOSED CONTOUR LINES, TYP. ---- SS ----- SS ----- SS ----- EXISTING UTILITY LINES, TYP. --- W --- 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, PROPOSED COLUMNAR DECIDUOUS STREET TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO -ENGLISH OAK, BOWHALL MAPLE, EUROPEAN HORNBEAM, 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, 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 BIRCH, DAWN REDWOOD, OAK, MAPLE, ALDER, POPLAR PROPOSED DECIDUOUS AND OR EVERGREEN SHRUBS, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED HYDRANGEA, BOXWOOD, YEWS, 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, MYRTLE, PACHYSANDRA, RIBBON GRASS, LIRIOPE LAWN, TYP. EMERGENT WETLAND / MESIC SEED MIX, TYP. - TO BE FURTHER DESIGNED FOR FINAL UPLAND / LOW PROFILE PRAIRIE SEED MIX, TYP. - TO BE FURTHER DESIGNED FOR FINAL SPA NEW STREET LIGHTS TO MATCH THE

(APPLIES TO LIØI-IIØ6, NOT ALL GRAPHICS APPLY TO EACH SHEET)

Note Key:

Legend:

(APPLIES TO LIØI-LIØ6, NOT ALL NOTES APPLY TO EACH SHEET)

CITY OF NORTHVILLE SECONDARY STREETS DESIGN STANDARDS

NEW STREET / PARKING LOT LIGHTS TO MATCH ZONING ORDINANCE REQUIREMENTS

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 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 CARRIAGE HOME LANDSCAPE

16 POCKET PARK TO BE DESIGNED AT A LATER DATE

Project:
The Downs Northville, MI Landscape Plan

Landscape Architecture

Plymouth, MI 48170

Ph: 248-347-7010

15000 Edwards N. Hines Dr., Suite A

12/14/2021 Preliminary Site Plan Approval 01/20/2022 Revision for City Review





		PROPOSED CONTOUR LINES, TYP.
	SS SS SS	EXISTING UTILITY LINES, TYP.
	— w — w — w —	PROPOSED UTILITY LINES, TYP.
	- -	EXISTING LIGHT POLE LOCATION TO REMAIN
		EXISTING SIGN - REFER TO CIVIL PLANS
	lacksquare	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
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		EMERGENT WETLAND / MESIC SEED MIX, TYP TO BE FURTHER DESIGNED FOR FINAL SPA
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	Note Kov	(APPLIES TO LIØI-LIØ6, NOT ALL
_ 2	Note Key:	NOTES APPLY TO EACH SHEET)
Υ	1) 25' SIGHT VISION TRIANGE	LE6, TYP.
<u>к</u>	2 OUTLINE OF BUILDING AE	BOVE, TYP.
L	3 OUTLINE OF BUILDING BE	ELOW, TYP.
Х П	4 UNDERGROUND DETENTION	ON - REFER TO CIVIL
 I	5 AMPHITHEATER SEATING	/ STEPS, TYP.
	(6) 20' WIDE PEDESTRIAN PI	ROMENADE
Ш Z —		SISTING WOODED AREA TO REMAIN
⊥ I		TO BE DESIGNED AT A LATER DATE

Legend:

(APPLIES TO LIØI-1106, NOT ALL GRAPHICS APPLY TO EACH SHEET)

- EXISTING CONTOUR LINES, TYP.

GRISSIM METZ ASSOCIATES ANDRIESE

Landscape Architecture

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The Downs)	
Northville, MI		
Sheet:		
Landscape	Plan	
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Job Number:	H70-201	
Job Number: Drawn:	H70-201 GMA	

10 /14 /000	
<u>12/14/202</u>	1 Preliminary Site Plan Approva
01/20/202	2 Revision for City Review
	-

60' 120' 1"=60'

(9) RIVER PARK / RIVER OPENING TO BE DESIGNED AT A LATER DATE

(10) BEDLINE, TYP.

(12) DOG PARK

(13) SIDEWALK, TYP.

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(15) LIMIT OF CARRIAGE HOME LANDSCAPE

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(1) LIMIT OF SEED MIX, TYP.



Legend:	(APPLIES TO LIØI-1106, NOT ALL GRAPHICS APPLY TO EACH SHEET)
	PROPERTY LINE, TYP. EXISTING CONTOUR LINES, TYP. PROPOSED CONTOUR LINES, TYP.
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(1) 25' SIGHT VISION TRIANG. (2) OUTLINE OF BUILDING AE	
(2) OUTLINE OF BUILDING AE	
(4) UNDERGROUND DETENTION	
5) AMPHITHEATER SEATING	

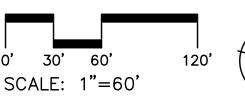
Landscape Architecture

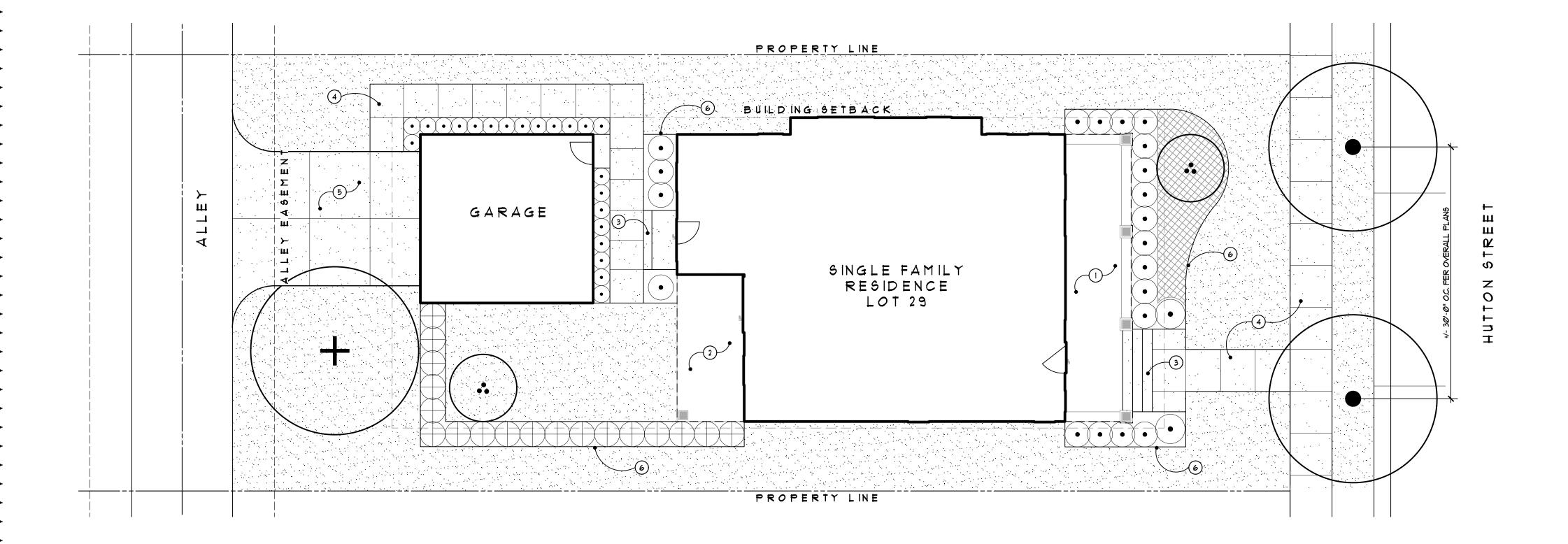
15000 Edwards N. Hines Dr., Suite A Plymouth, MI 48170

Ph: 248-347-7010

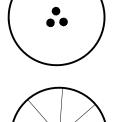
Project: The Dow	ns		
Northville, MI			
Sheet:			
	e Plan		
Sheet: Landscap	e Plan		
	e Plan		
	e Plan		

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2/14/2021	Preliminary Site Plan Approval
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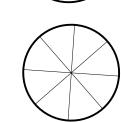




(APPLIES TO LIØT-LIØ9, NOT ALL GRAPHICS APPLY TO EACH SHEET) Legend: PROPERTY LINE, TYP. _____ PROPOSED DECIDUOUS STREET TREES AND OR PARKING LOT TREES IN LAWN, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO -LOCUST, TULIP, LINDEN, ZELKOVA, MAPLE, ELM PROPOSED COLUMNAR DECIDUOUS STREET TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO -ENGLISH OAK, BOWHALL MAPLE, EUROPEAN HORNBEAM, CHANTICLEER PEAR, ELM PROPOSED DECIDUOUS SHADE TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO -OAK, MAPLE, LOCUST, BIRCH, TULIP, ELM



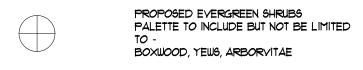
PROPOSED ORNAMENTAL TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO -CRABAPPLE, MAGNOLIA, SERVICEBERRY, JAPANESE TREE LILAC, DOGIJOOD



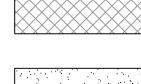
PROPOSED EVERGREEEN TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO -SPRUCE, FIR, PINE, HEMLOCK



PROPOSED DECIDUOUS SHRUBS PALETTE TO INCLUDE BUT NOT BE LIMITED HYDRANGEA, VIBURNUM, LILAC, SPIREA, SHRUB ROSES



BOXWOOD, YEWS, 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

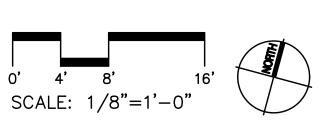


LAWN, TYP.

Note Key:

(APPLIES TO LIØT-LIØ9, 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.
- T BALCONY ABOVE



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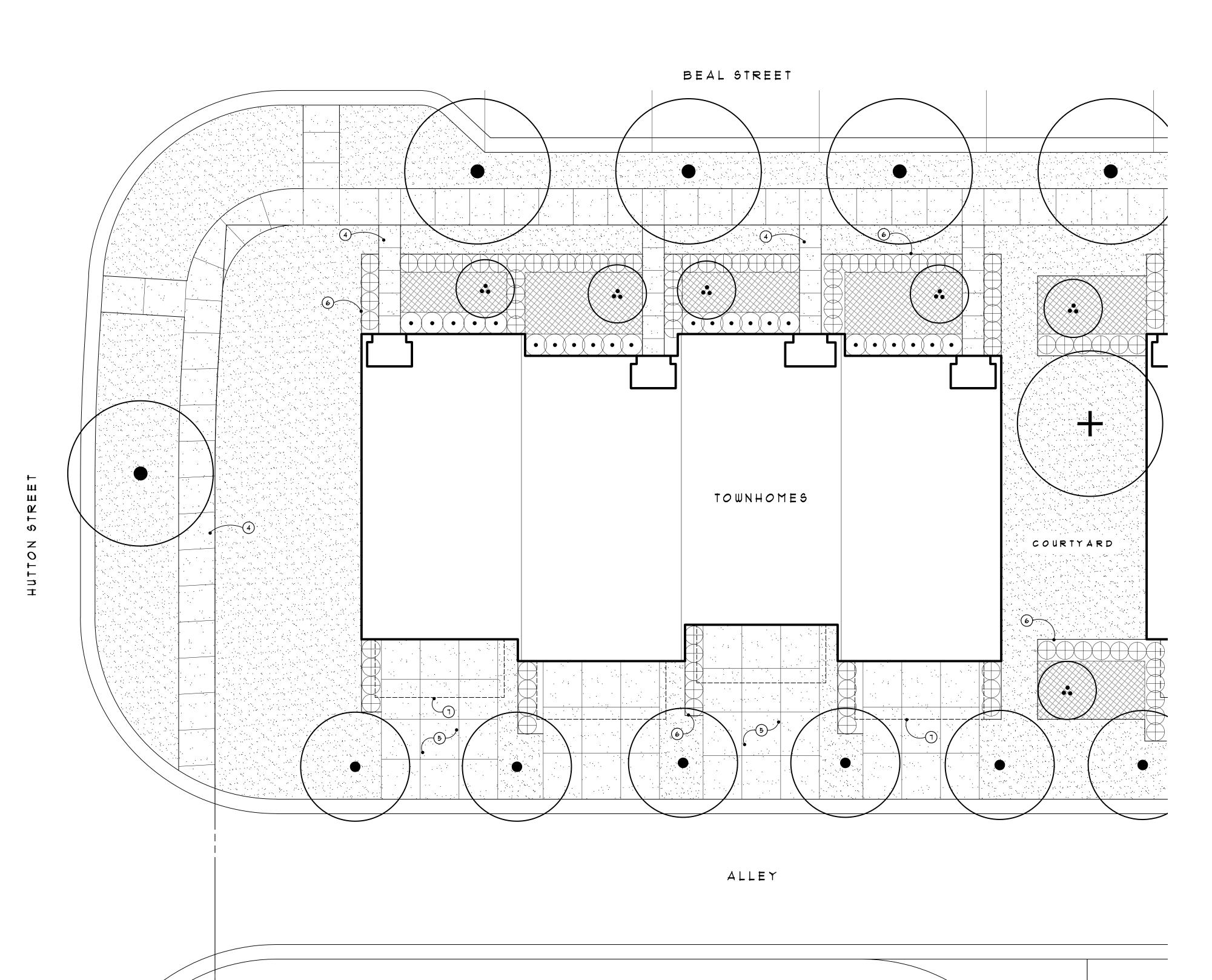
Ph: 248-347-7010

The Downs		
Northville, MI		
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Prototypical Single Family Landscape Plan

	H70-201	
Job Number:	П/ U-20 I	
Drawn:	GMA	
Checked:	ATP	
Scale:	As Shown	

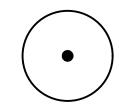
Date:	Issued for:
12/14/2021	Preliminary Site Plan Approval
01/20/2022	Revision for City Review
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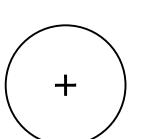
Legend:

(APPLIES TO LIØT-LIØ9, NOT ALL GRAPHICS APPLY TO EACH SHEET) PROPERTY LINE, TYP.

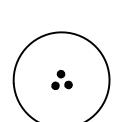
PROPOSED DECIDUOUS STREET TREES AND OR PARKING LOT TREES IN LAWN, POSSIBLE PLANTED TO INCLUDE BUT NOT BE LIMITED TO -LOCUST, TULIP, LINDEN, ZELKOVA, MAPLE, ELM



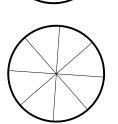
PROPOSED COLUMNAR DECIDUOUS STREET TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO -ENGLISH OAK, BOWHALL MAPLE, EUROPEAN HORNBEAM, CHANTICLEER PEAR, ELM



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



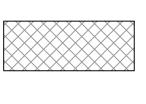
PROPOSED EVERGREEEN TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO -SPRUCE, FIR, PINE, HEMLOCK



PROPOSED DECIDUOUS SHRUBS
PALETTE TO INCLUDE BUT NOT BE LIMITED HYDRANGEA, VIBURNUM, LILAC, SPIREA, SHRUB ROSES



PROPOSED EVERGREEN SHRUBS PALETTE TO INCLUDE BUT NOT BE LIMITED BOXWOOD, YEWS, 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

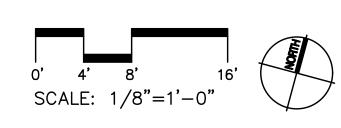


LAWN, TYP.

Key

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- 3 STEPS AND PORCH
- 4 CONCRETE SIDEWALK
- 5) 2 CAR DRIVEWAY
- 6 BED EDGE BETWEEN PLANT BED AND LAWN, TYP.
- T BALCONY ABOVE



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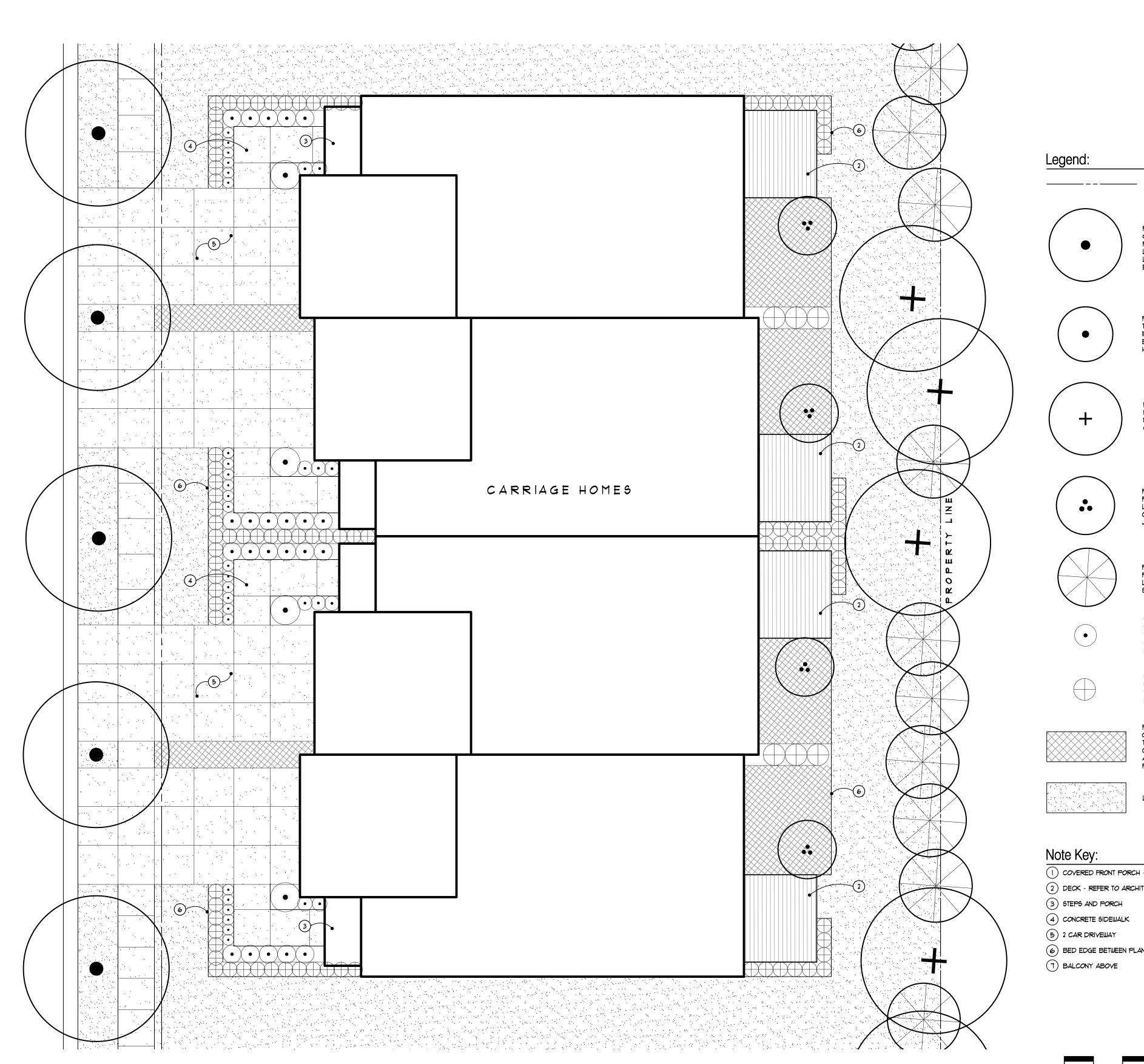
Ph: 248-347-7010

The Downs		
Northville, MI		

Prototypical Townhome Landscape Plan

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

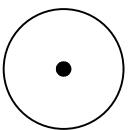
12/14/2021	Preliminary Site Plan Approva
01/20/2022	Revision for City Review



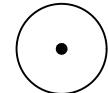
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(APPLIES TO LIØT-LIØ9, NOT ALL GRAPHICS APPLY TO EACH SHEET)

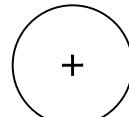
PROPERTY LINE, TYP.



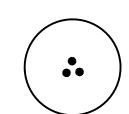
PROPOSED DECIDUOUS STREET TREES AND OR PARKING LOT TREES IN LAWN, POSSIBLE PLANTED TO LIMITED TO -LOCUST, TULIP, LINDEN, ZELKOVA, MAPLE, ELM



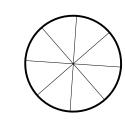
PROPOSED COLUMNAR DECIDUOUS STREET TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO -ENGLISH OAK, BOWHALL MAPLE, EUROPEAN HORNBEAM, CHANTICLEER PEAR, ELM



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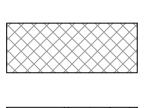
PROPOSED EVERGREEEN TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO -SPRUCE, FIR, PINE, HEMLOCK



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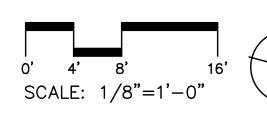


LAWN, TYP.

Note	Key
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(APPLIES TO LIØT-LIØ9, NOT ALL NOTES APPLY TO EACH SHEET)

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- 6 BED EDGE BETWEEN PLANT BED AND LAWN, TYP.
- 7 BALCONY ABOVE





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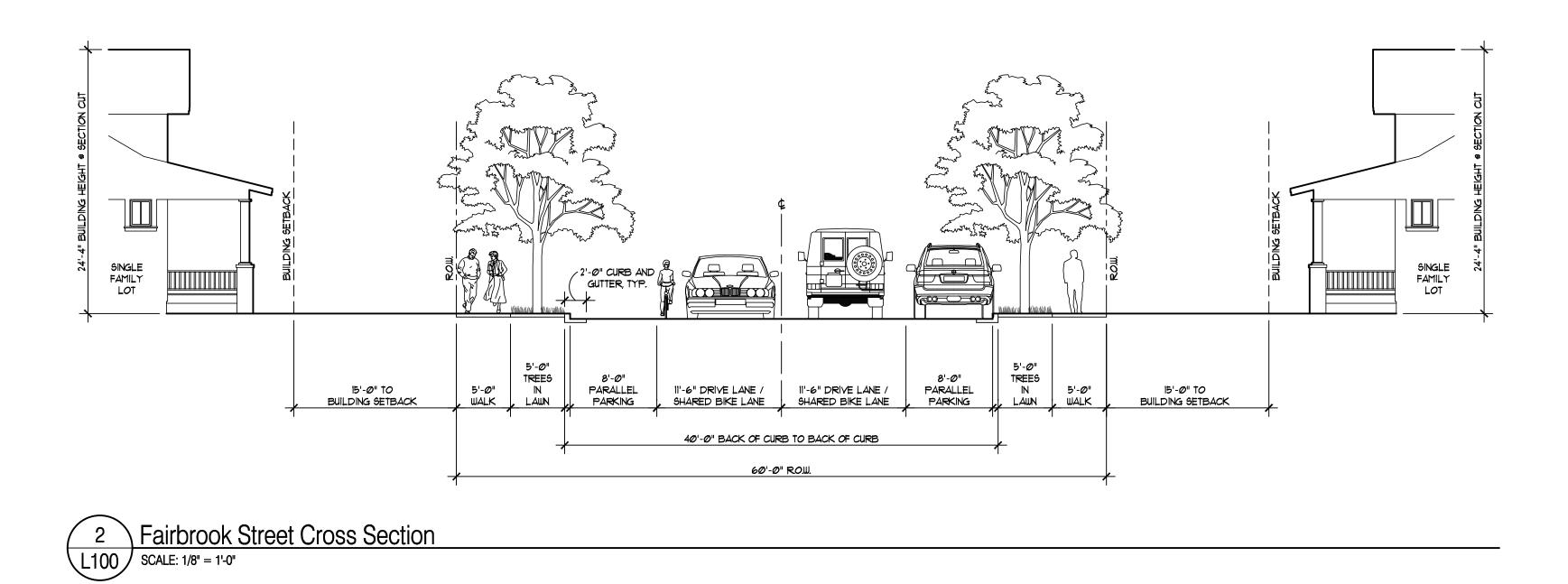
Ph: 248-347-7010

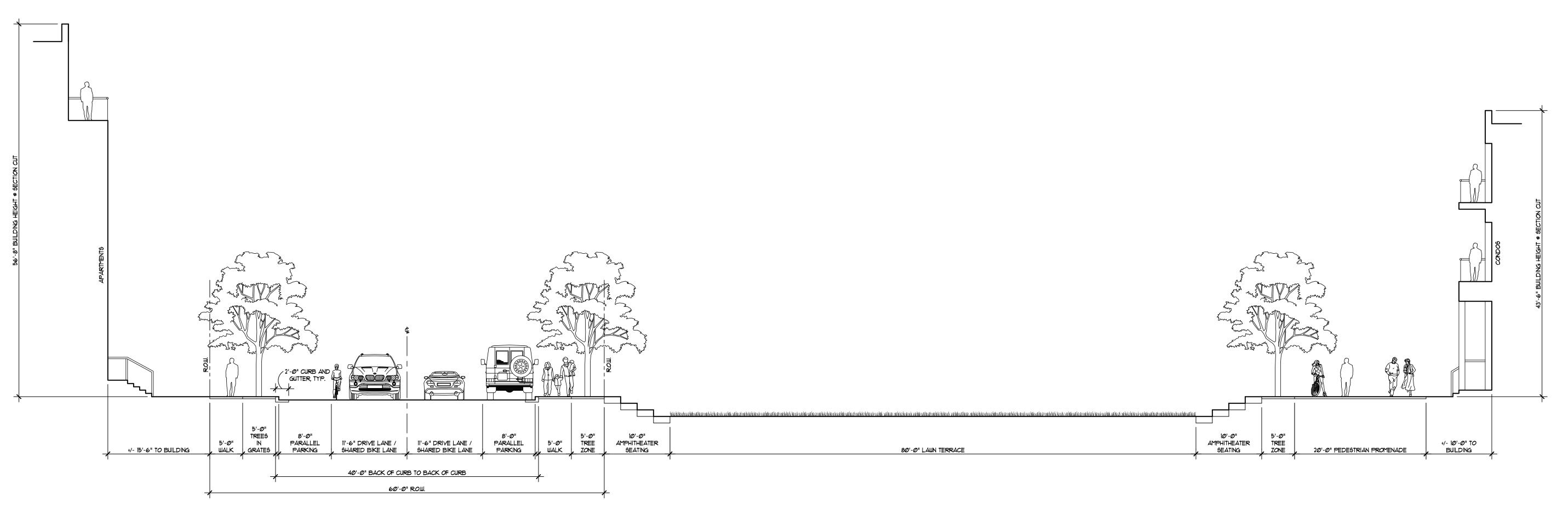
The Downs		
Northville, MI		

Prototypical Carriage Home Landscape Plan

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





Hutton Street and Central Park Cross Section

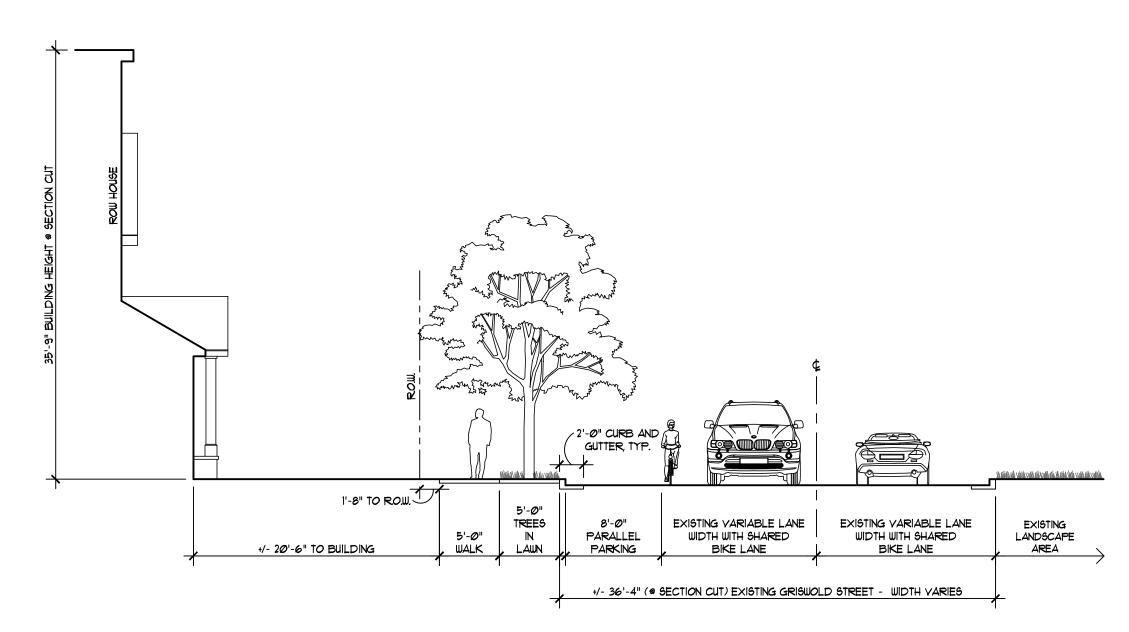
L100 SCALE: 1/8" = 1'-0"

GRISSIM METZ ASSOCIATE ANDRIESE

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

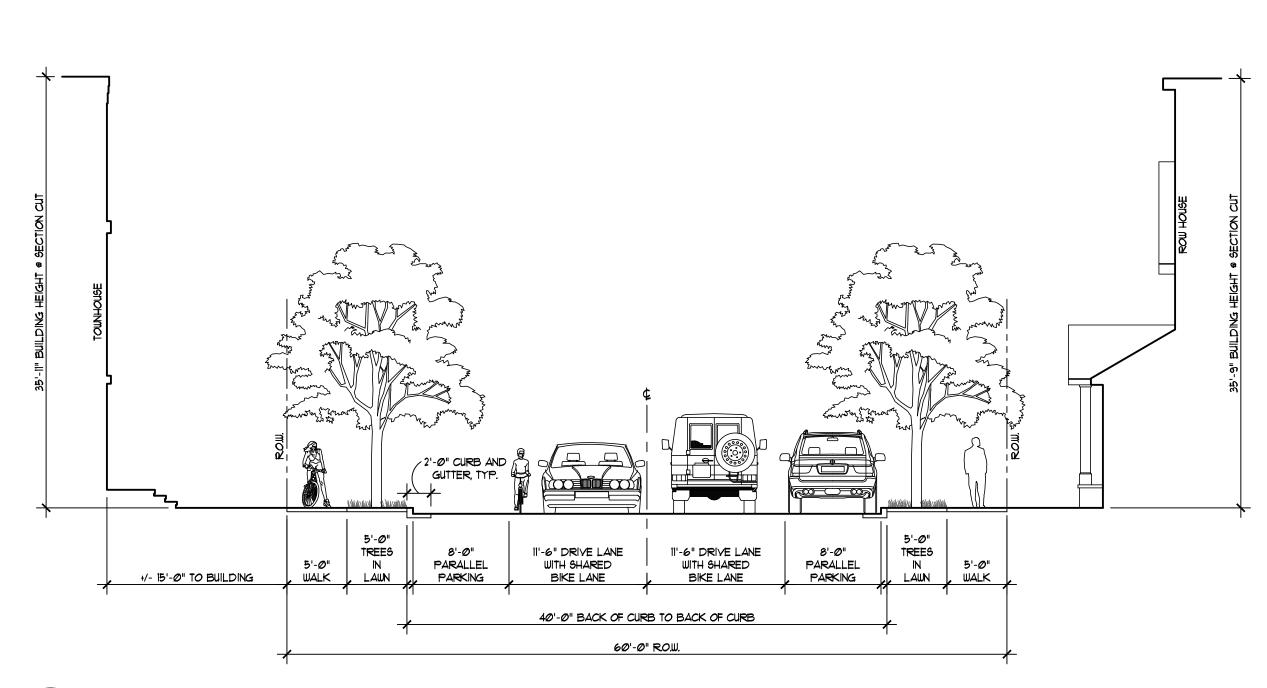
Project:		
<u>The Downs</u>		
Northville, MI		
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	H70-201	
Job Number:		
Job Number: Drawn: Checked:	H70-201	

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



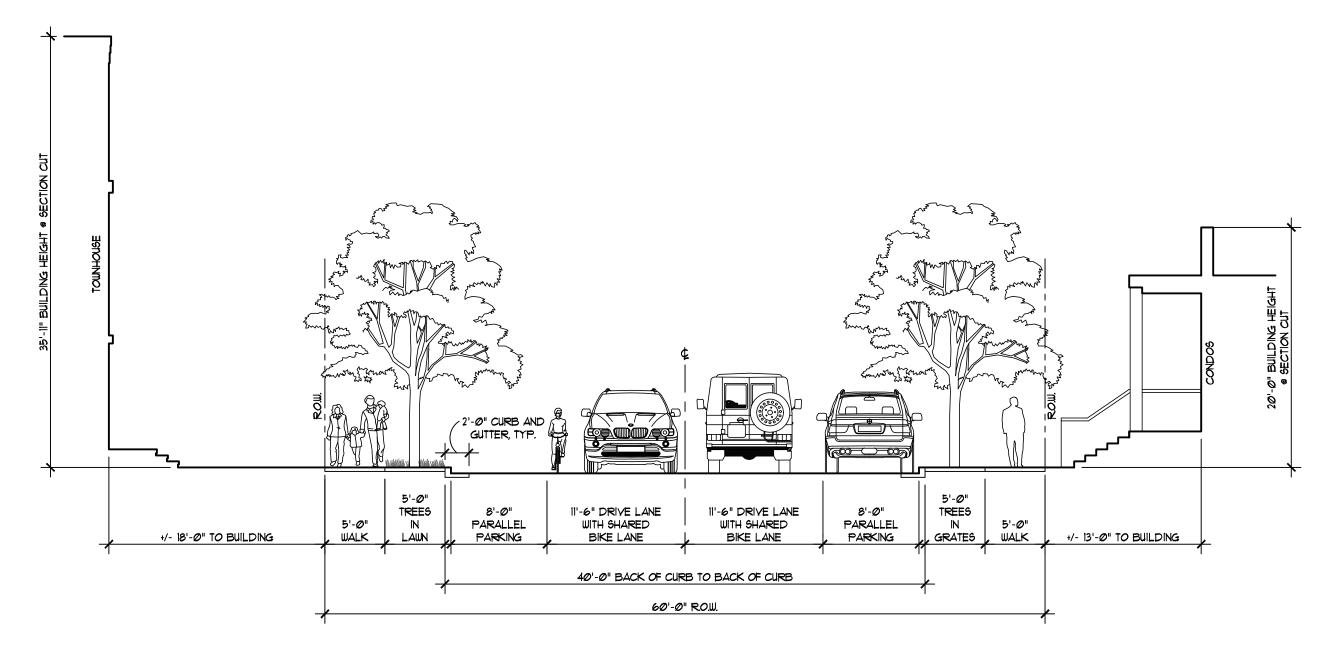
Griswold Street Cross Section

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



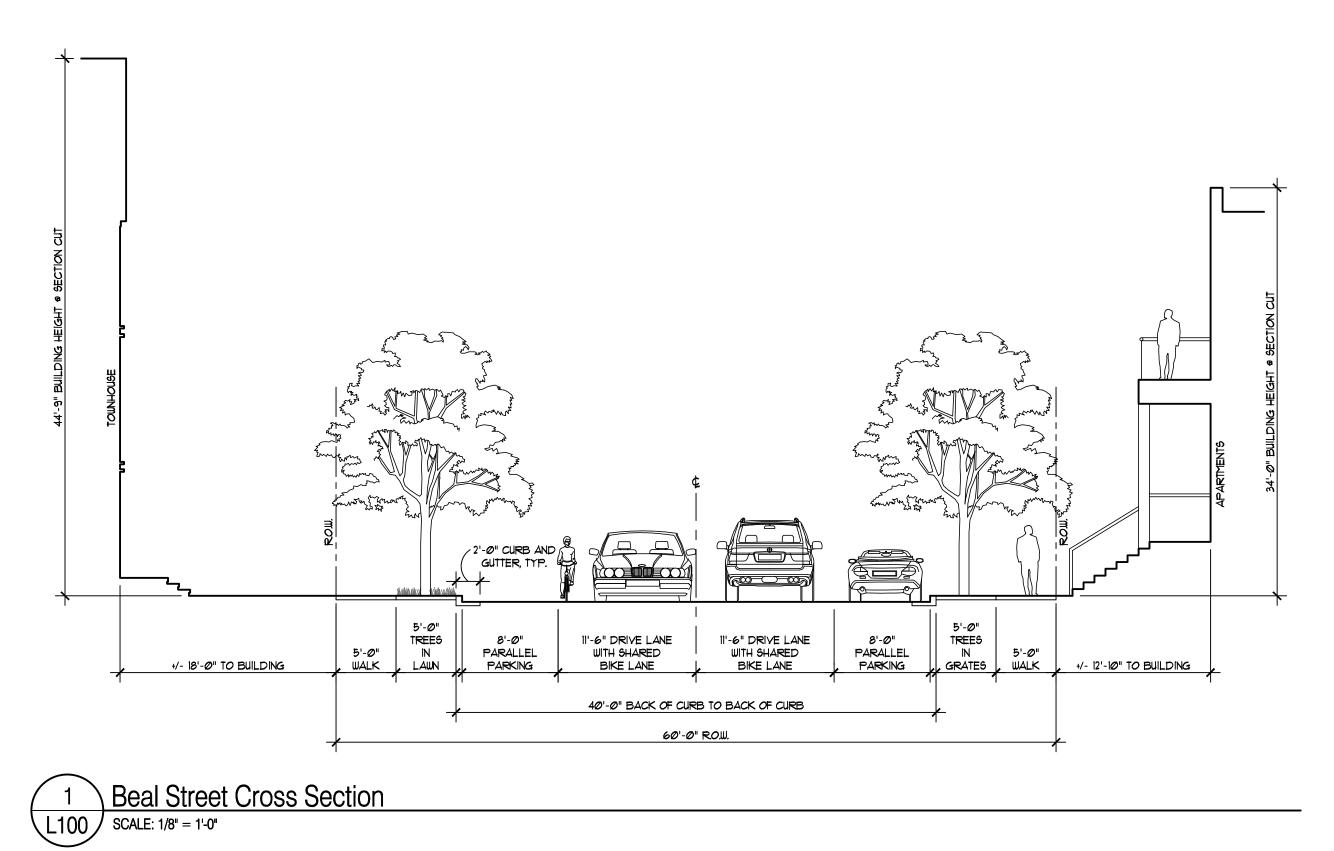
Beal Street Cross Section

L100 SCALE: 1/8" = 1'-0"



Beal Street Cross Section

L100 SCALE: 1/8" = 1'-0"



GRISSIM METZ ASSOCIATES ANDRIFSE

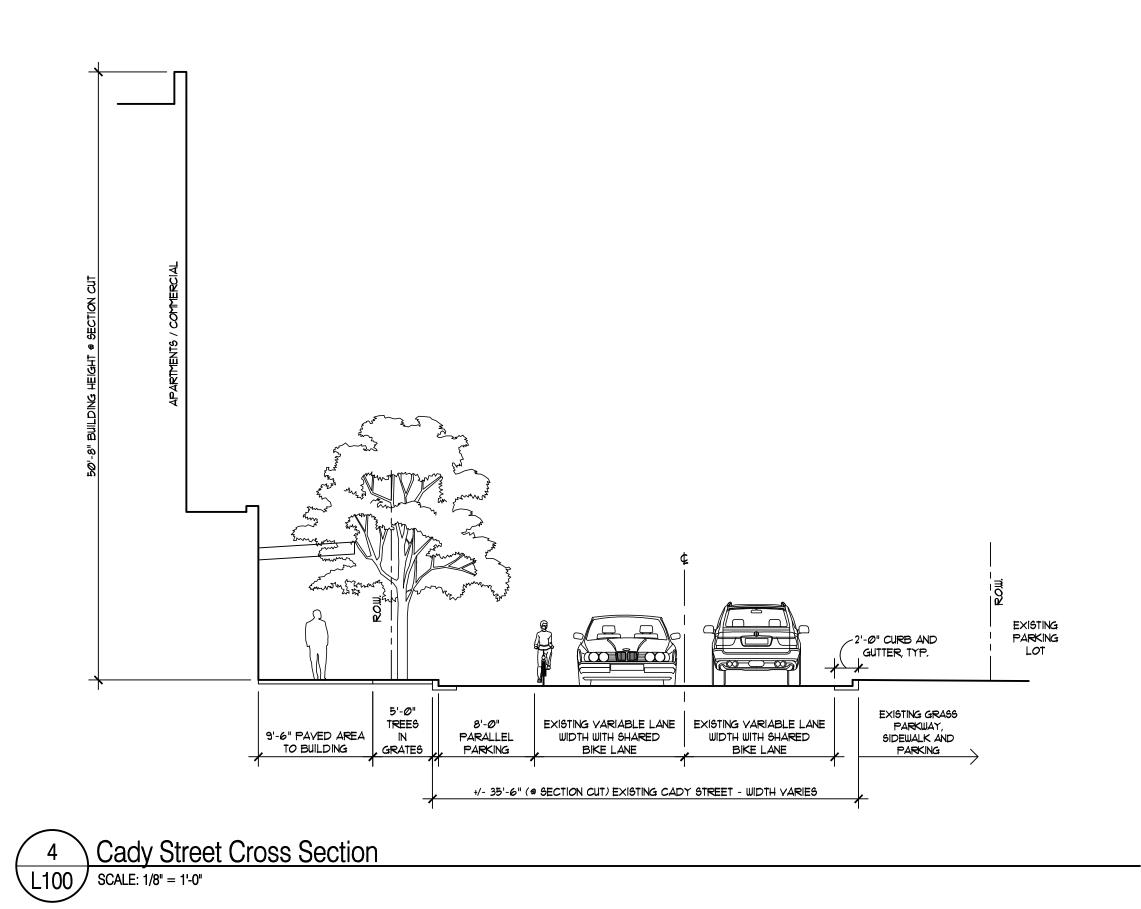
Landscape Architecture
15000 Edwards N. Hines Dr., Suite A
Plymouth, MI 48170

The Downs		
Northville, MI		
Sheet:		
<u>Streetscape</u>	Cross Sections	
Job Number:	H70-201	
JOB NUMBER.	GMA	
Drawn:		
	ATP	
Drawn: Checked: Scale:		
Checked:	ATP	

Date: Issued for:

12/14/2021 Preliminary Site Plan Approval

01/20/2022 Revision for City Review



FORM PARKING DECK

TO BUILDING HEIGHT & SECTION CUT

THE CHELLING BUILDING

TO BE OF BUILDING

THE CHELLING BUILDING

TO BE OF BUILDING

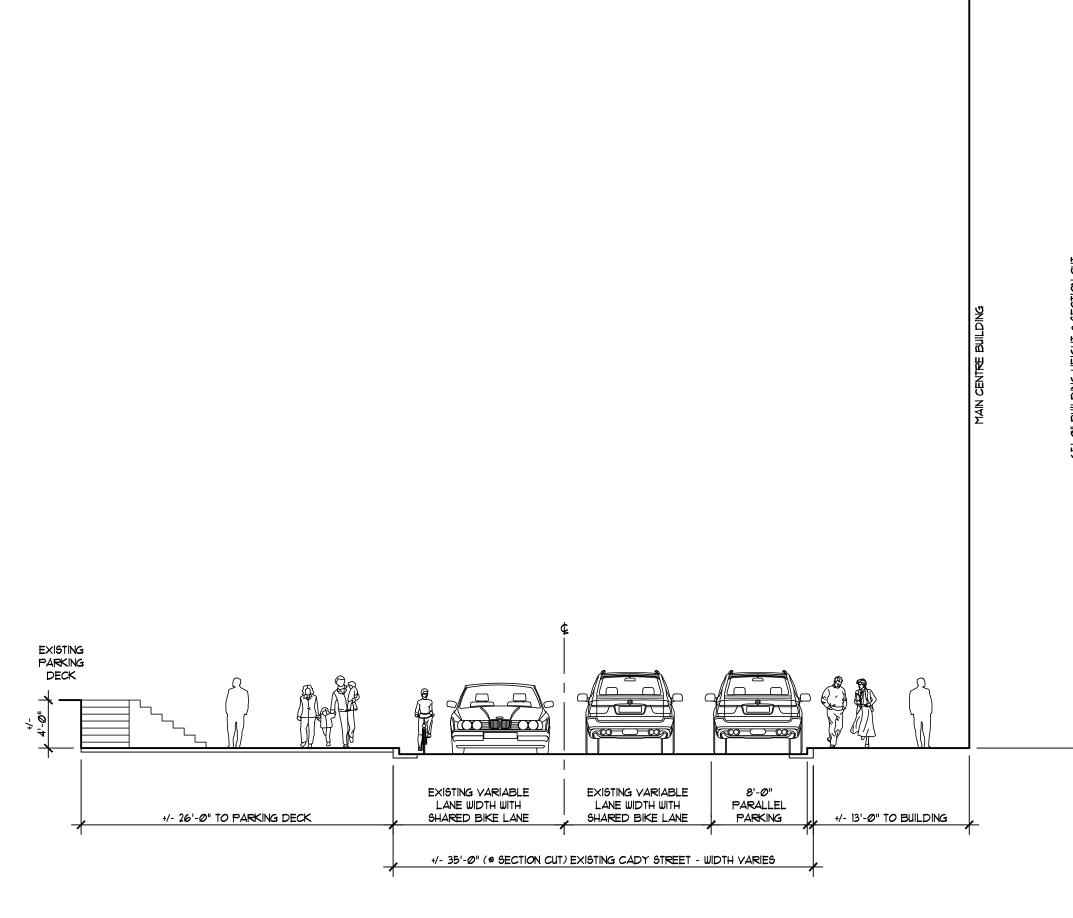
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EXISTING VARIABLE LANE WIDTH WITH SHARED BIKE LANE EXISTING VARIABLE LANE WIDTH WITH SHARED BIKE LANE

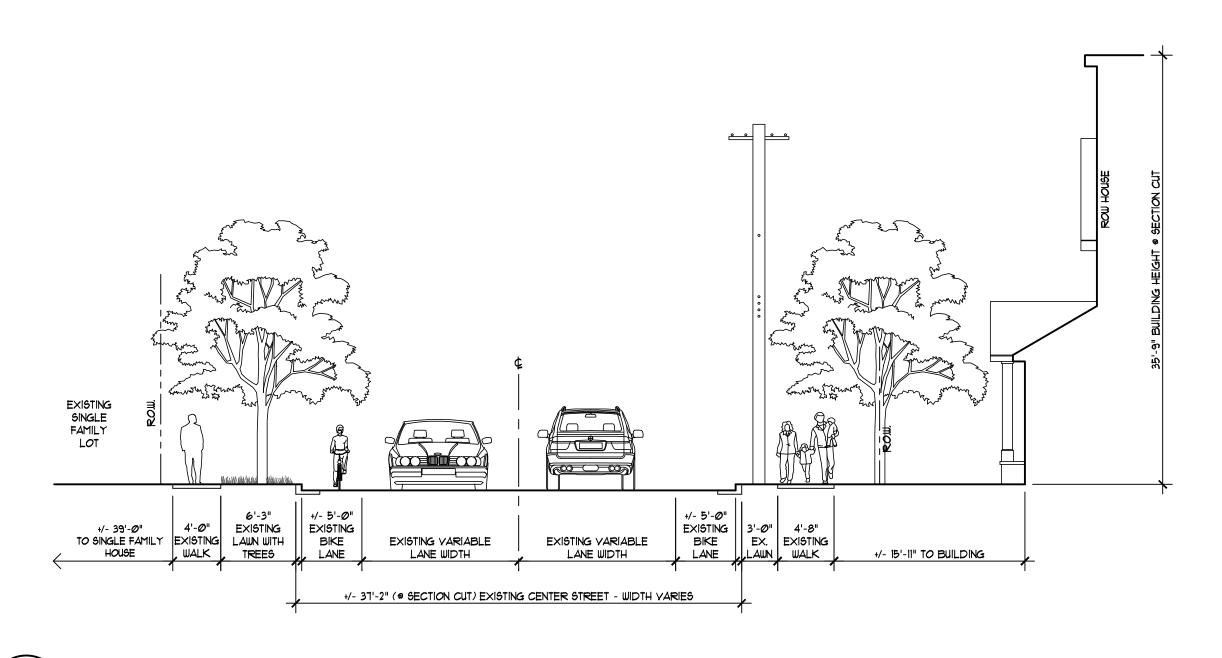
+/- 31'-9" (@ SECTION CUT) EXISTING CADY STREET - WIDTH VARIES

+/- 9'-1" TO BUILDING

3 Cady Street Cross Section
L100 SCALE: 1/8" = 1'-0"



2 Cady Street Cross Section
L100 SCALE: 1/8" = 1'-0"



Center Street Cross Section
L100 SCALE: 1/8" = 1'-0"

METZ ASSOCIATES ANDRIESE

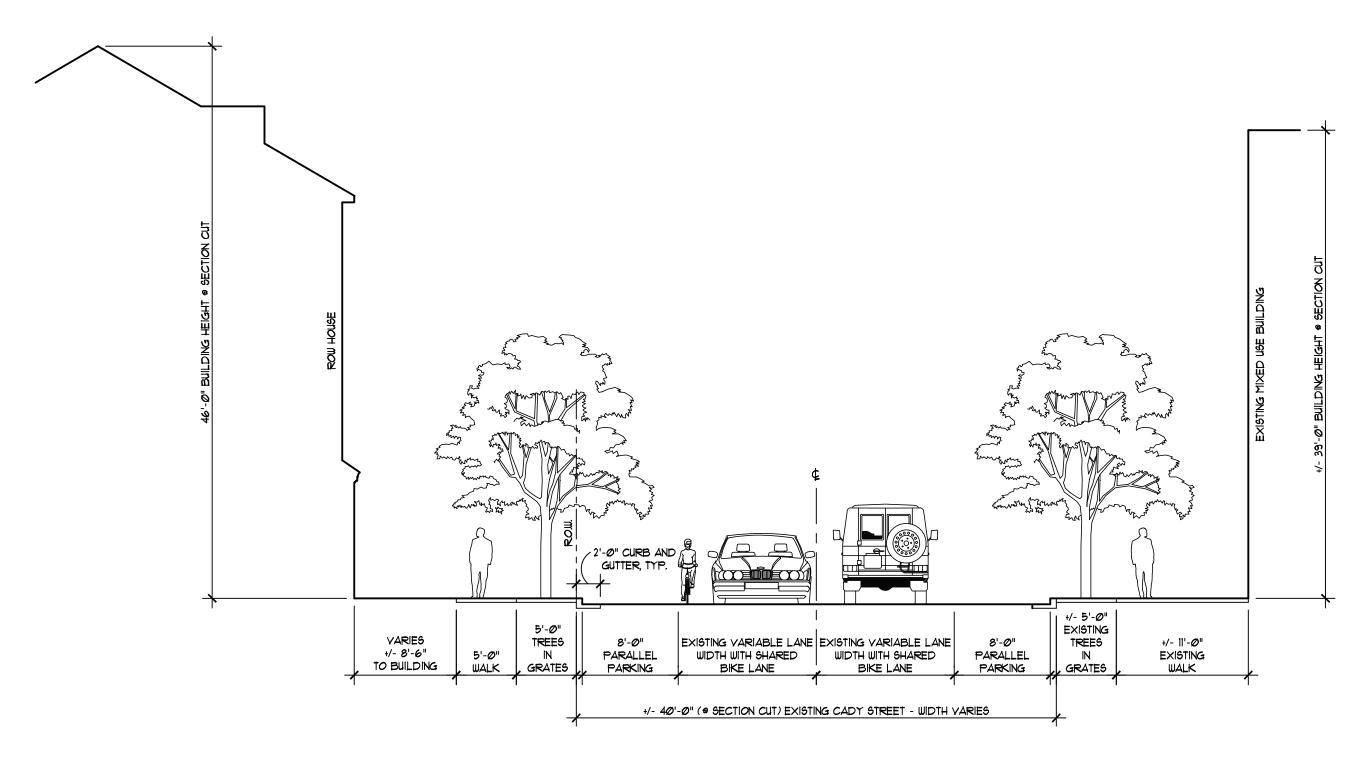
Landscape Architecture

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

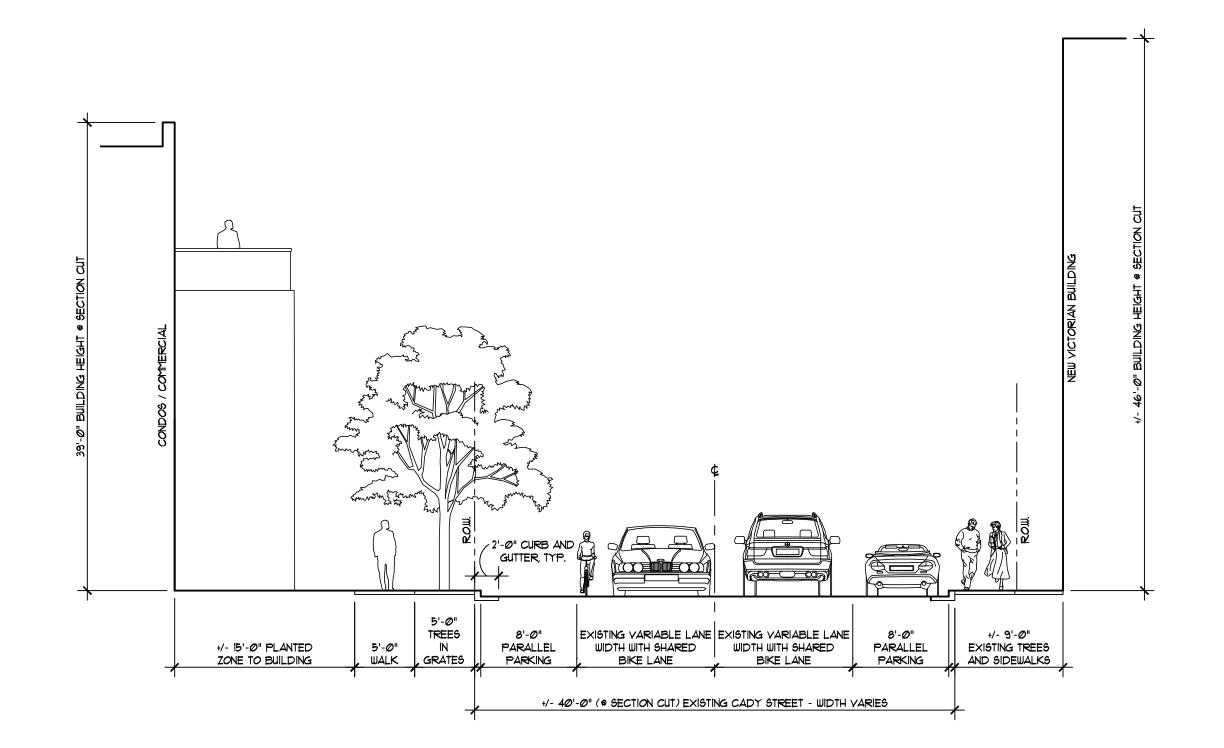
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Northville, MI		
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Job Number:	H70-201	

Date:	Issued for:
12/14/2021	Preliminary Site Plan Approval
01/20/2022	Revision for City Review
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2 Cady Street Cross Section
L100 SCALE: 1/8" = 1'-0"



Cady Street Cross Section

L100 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				
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Job Number:	H70-201			
Job Number:				

ate: <mark>2/14/2021</mark>	Issued for: Preliminary Site Plan Approval
01/20/2022	Revision for City Review
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