



**GRISSIM
METZ ASSOCIATES
ANDRIESE**

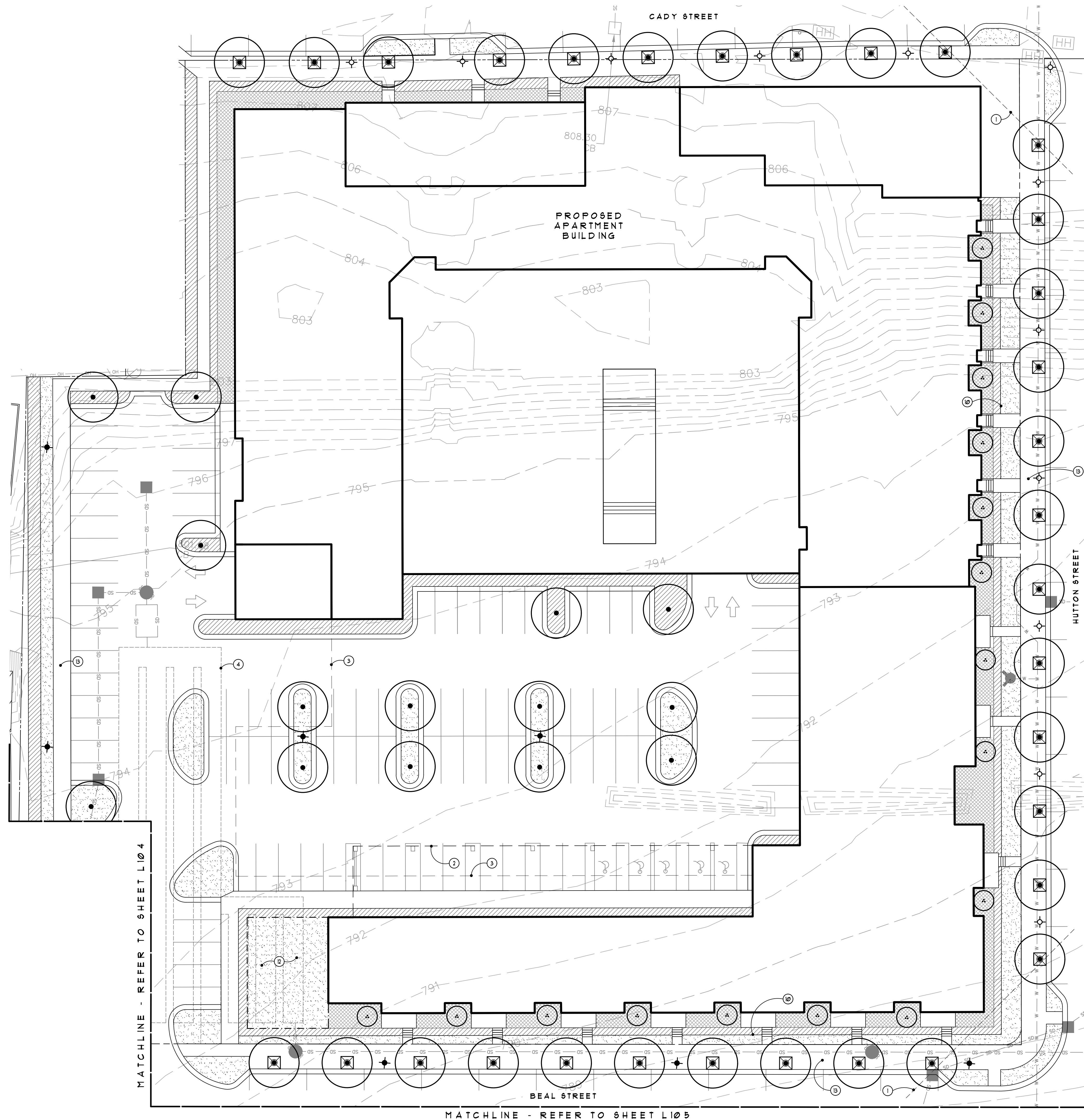
Landscape Architecture
 15000 Edwards N. Hines Dr., Suite A
 Plymouth, MI 48170
 Ph: 248-347-7010

Project:
The Downs
 Northville, MI

Sheet:
Overall Landscape Key Plan

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

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



Legend: (APPLIES TO L101-106, NOT ALL GRAPHICS APPLY TO EACH SHEET)

- PROPERTY LINE, TYP.
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- - - PROPOSED CONTOUR LINES, TYP.
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- ⊙ EXISTING SIGN - REFER TO CIVIL PLANS
- PROPOSED DECIDUOUS STREET TREES AND OR PARKING LOT TREES IN LAWN. POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - LOCUST, TULIP, LINDEN, ZELKOVA, MAPLE, ELM
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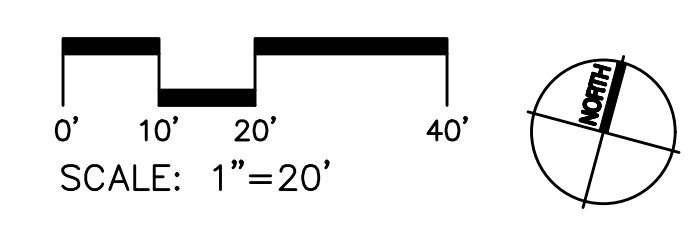
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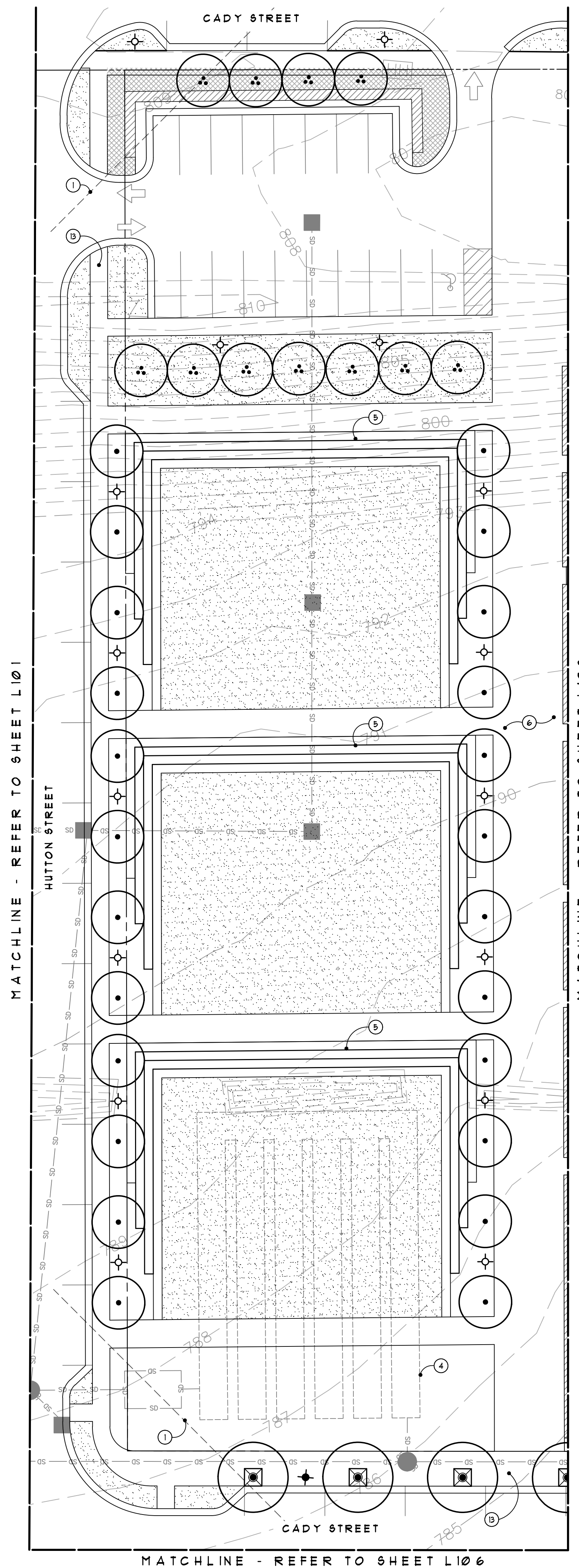
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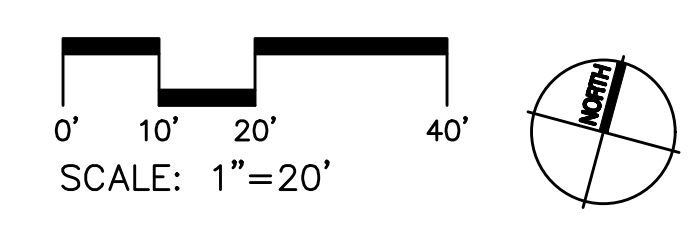
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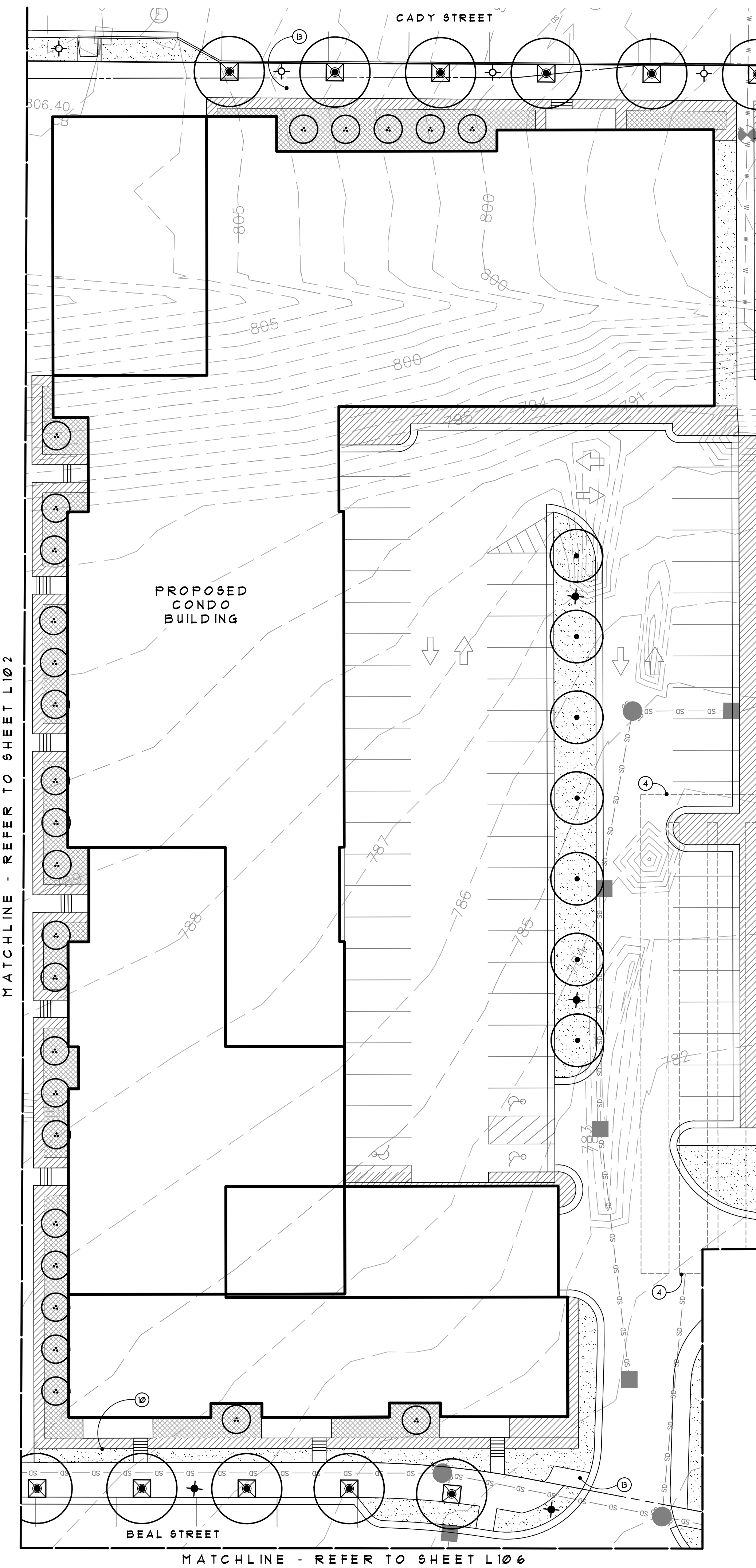
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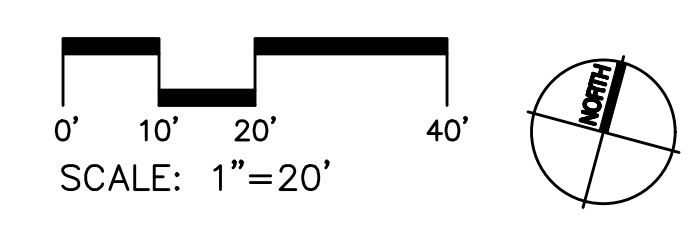
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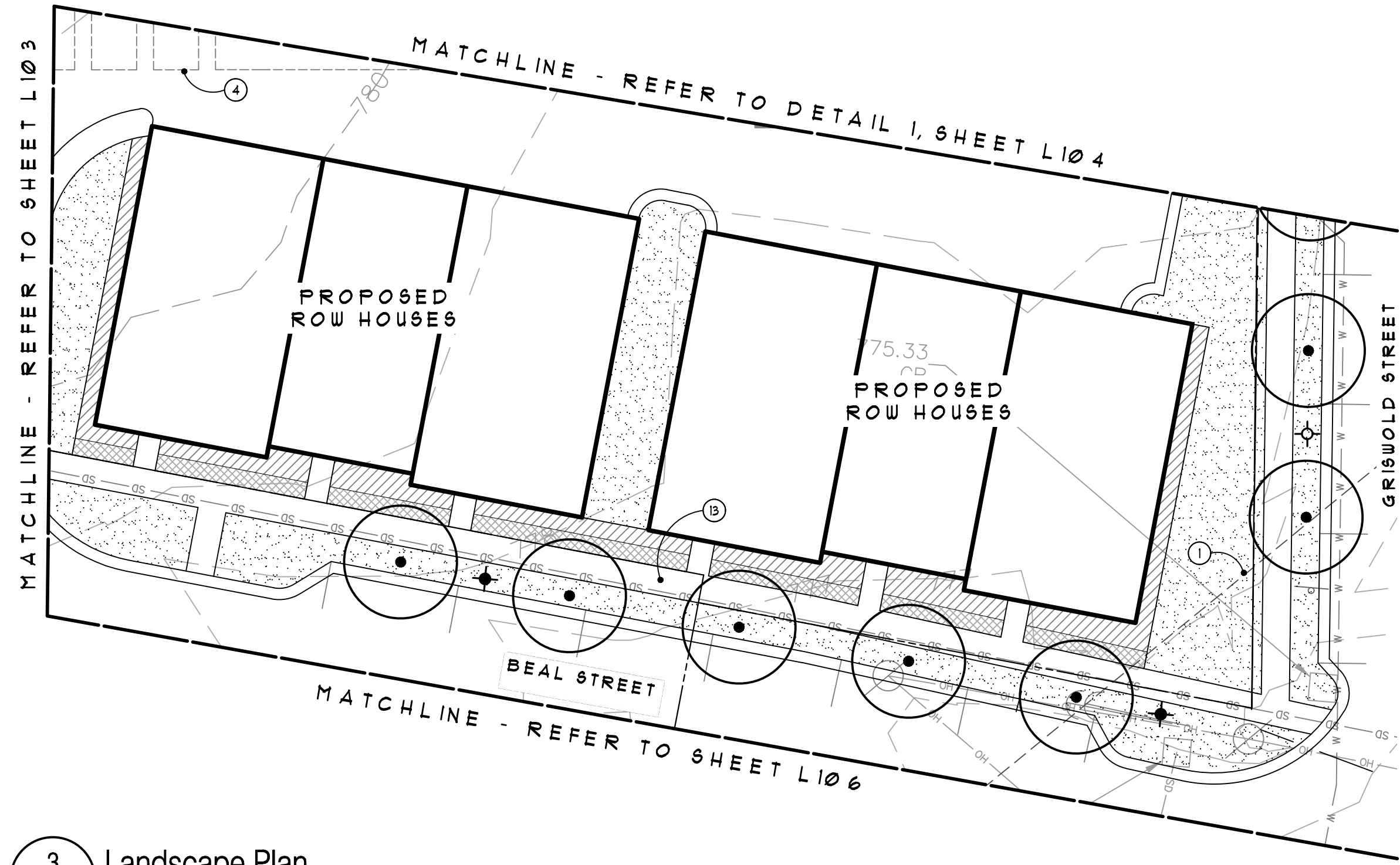
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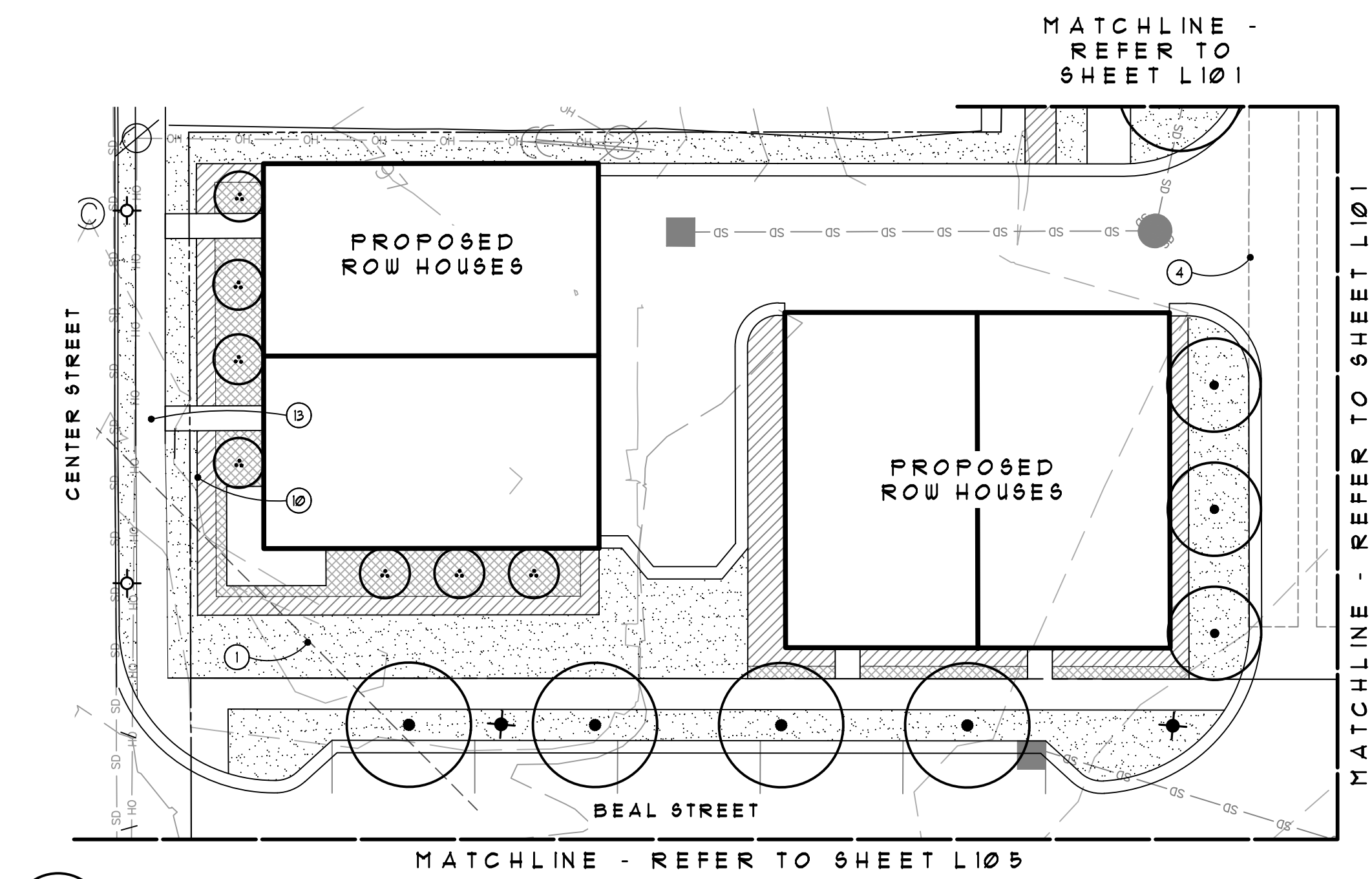
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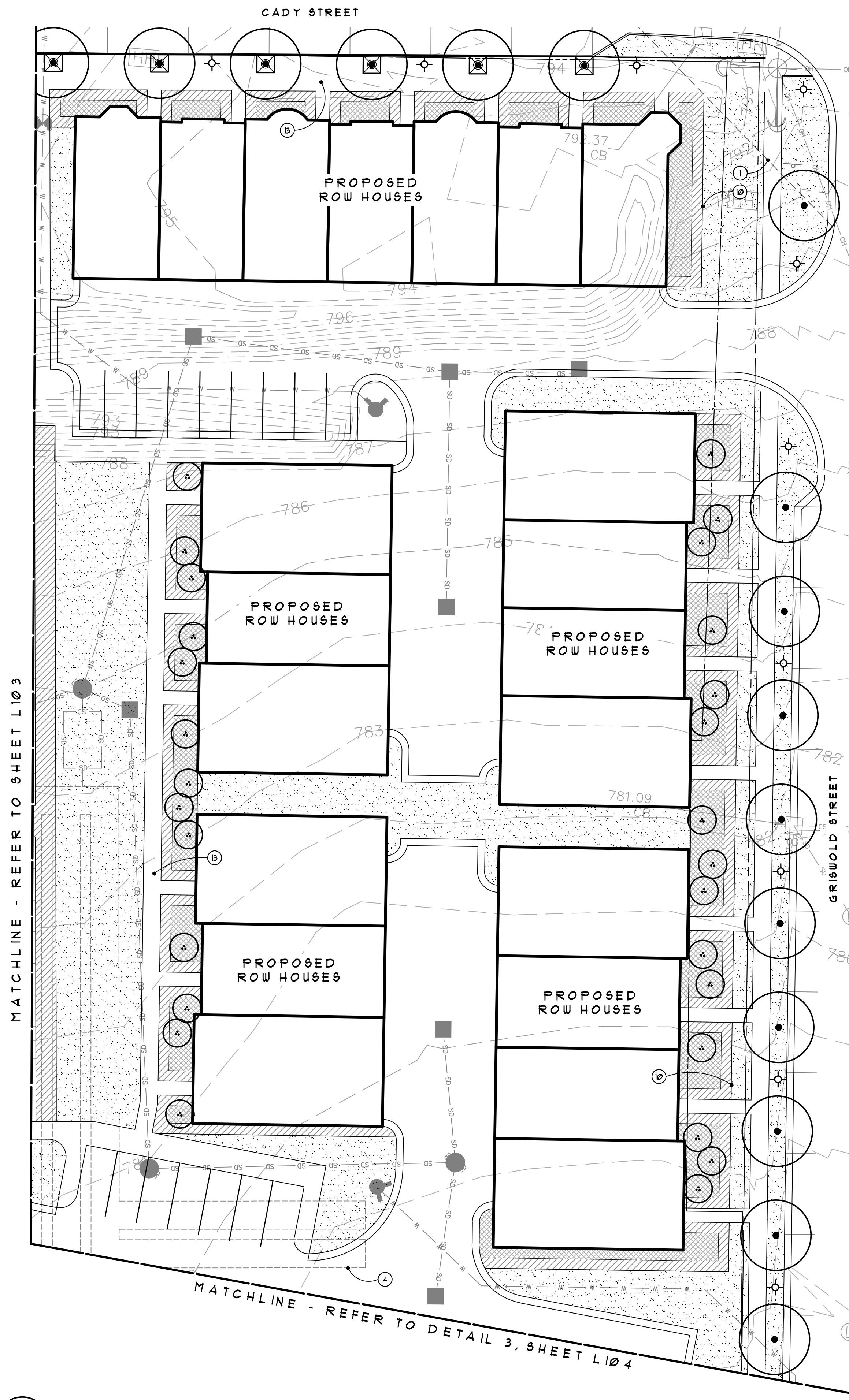




3 Landscape Plan
L104 SCALE: 1" = 20'-0"



2 Landscape Plan
L100 SCALE: 1" = 20'-0"



1 Landscape Plan
L100 SCALE: 1" = 20'-0"

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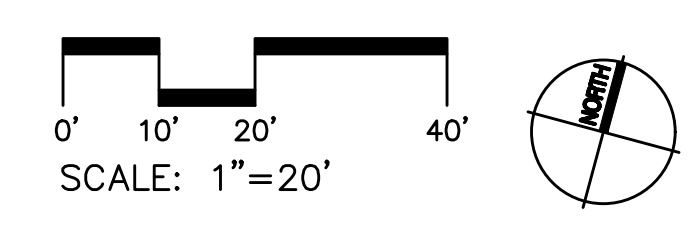
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MATCHLINE - REFER TO SHEET L101 AND L104

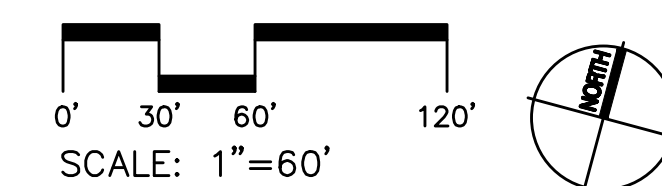


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 - ▨ PROPOSED DECIDUOUS AND OR EVERGREEN SHRUBS, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - HYDRANGEA, BOXWOOD, YEW, VIBURNUM LILAC, SPIREA, SHRUB ROSES, JUNIPER
 - ▨ PROPOSED PERENNIALS AND OR GRASSCOVER, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - CATMINT, ROSES, GERANIUMS, DAYLILIES, ASTILBE, RUSSIAN SAGE, SEDUM, HYRTE, PACHYSANDRA, RIBBON GRASS, LIRIOPE
 - ▨ LAWN, TYP.
 - ▨ EMERGENT WETLAND / MESIC SEED MIX, TYP. - TO BE FURTHER DESIGNED FOR FINAL SPA
 - ▨ UPLAND / LOW PROFILE PRAIRIE SEED MIX, TYP. - TO BE FURTHER DESIGNED FOR FINAL SPA
 - ⊕ NEW STREET LIGHTS TO MATCH THE CITY OF NORTHVILLE SECONDARY STREETS DESIGN STANDARDS
 - ⊕ NEW STREET / PARKING LOT LIGHTS TO MATCH ZONING ORDINANCE REQUIREMENTS

- Note Key:** (APPLIES TO L101-L106, NOT ALL NOTES APPLY TO EACH SHEET)
- ① 25' SIGHT VISION TRIANGLES, TYP.
 - ② OUTLINE OF BUILDING ABOVE, TYP.
 - ③ OUTLINE OF BUILDING BELOW, TYP.
 - ④ UNDERGROUND DETENTION - REFER TO CIVIL
 - ⑤ AMPHITHEATER SEATING / STEPS, TYP.
 - ⑥ 20' WIDE PEDESTRIAN PROMENADE
 - ⑦ JOHNSON DRAIN AND EXISTING WOODED AREA TO REMAIN UNDISTURBED, TYP.
 - ⑧ 1 MILE ROAD GATEWAY TO BE DESIGNED AT A LATER DATE
 - ⑨ RIVER PARK / RIVER OPENING TO BE DESIGNED AT A LATER DATE
 - ⑩ BEDLINE, TYP.
 - ⑪ LIMIT OF SEED MIX, TYP.
 - ⑫ DOG PARK
 - ⑬ SIDEWALK, TYP.
 - ⑭ AERATOR FOUNTAIN
 - ⑮ LIMIT OF CARRIAGE HOME LANDSCAPE
 - ⑯ POCKET PARK TO BE DESIGNED AT A LATER DATE

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METZ ASSOCIATES
ANDRIESE**

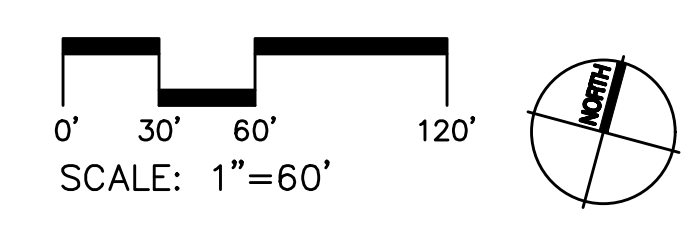
Landscape Architecture
15000 Edwards N. Hines Dr., Suite A
Plymouth, MI 48170
Ph: 248-347-7010

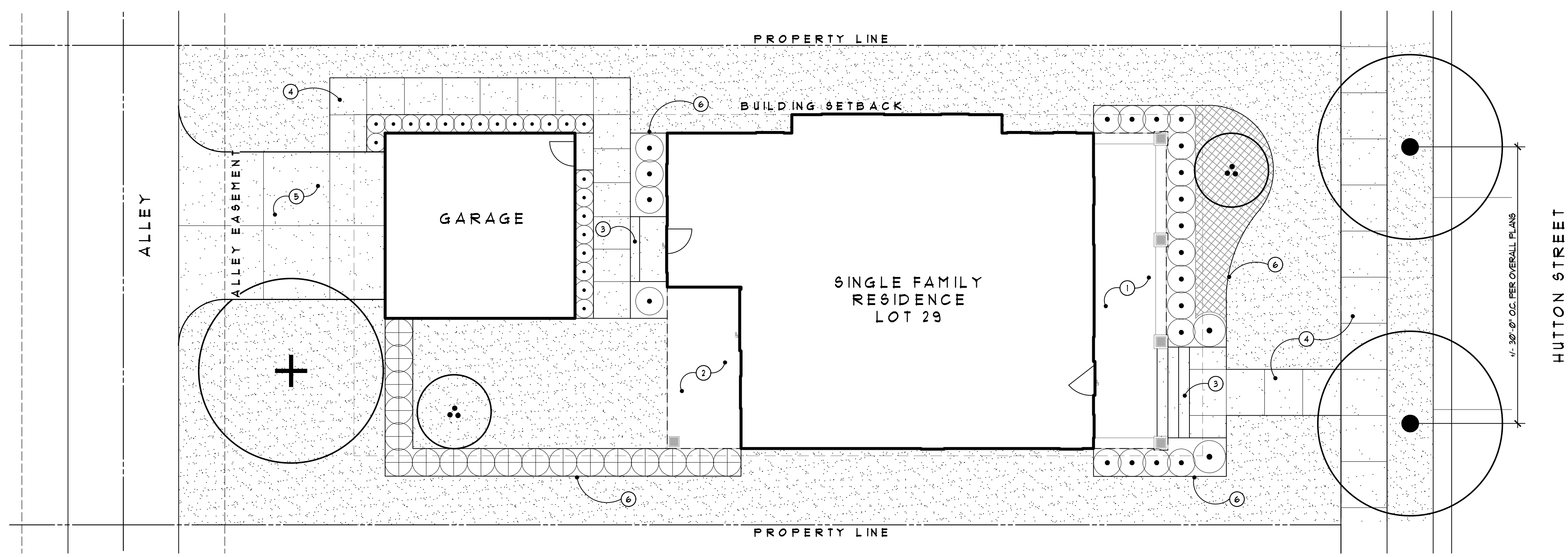
Project: The Downs
Northville, MI

Sheet: Landscape Plan

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

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



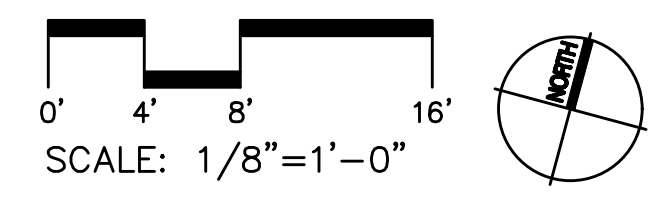


Legend: (APPLIES TO L107-L109, NOT ALL GRAPHICS APPLY TO EACH SHEET)

- PROPERTY LINE, TYP.
- ● PROPOSED DECIDUOUS STREET TREES AND OR PARKING LOT TREES IN LAWN, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - LOCUST, TULIP, LINDEN, ZELKOVA, MAPLE, ELM
- ● PROPOSED COLUMNAR DECIDUOUS STREET TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - ENGLISH OAK, BOWHALL MAPLE, EUROPEAN 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
- (8) PROPOSED EVERGREEN TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - SPRUCE, FIR, PINE, HEMLOCK
- ● PROPOSED DECIDUOUS SHRUBS PALETTE TO INCLUDE BUT NOT BE LIMITED TO - HYDRANGEA, VIBURNUM, LILAC, SPIREA, SHRUB ROSES
- ⊕ PROPOSED EVERGREEN SHRUBS PALETTE TO INCLUDE BUT NOT BE LIMITED TO - BOXWOOD, YEW, ARBORVITAE
- ▨ PROPOSED PERENNIALS AND OR GROUNDCOVER POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - CATMINT, ROSES, GERANIUMS, DAYLILIES, ASTILBE, RUSSIAN SAGE, SEDUM, MYRTLE, PACHYSANDRA, RIBBON GRASS, LIRIOPE
- ▨ LAWN, TYP.

Note Key: (APPLIES TO L107-L109, NOT ALL NOTES APPLY TO EACH SHEET)

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



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Plymouth, MI 48170
Ph: 248-347-7010

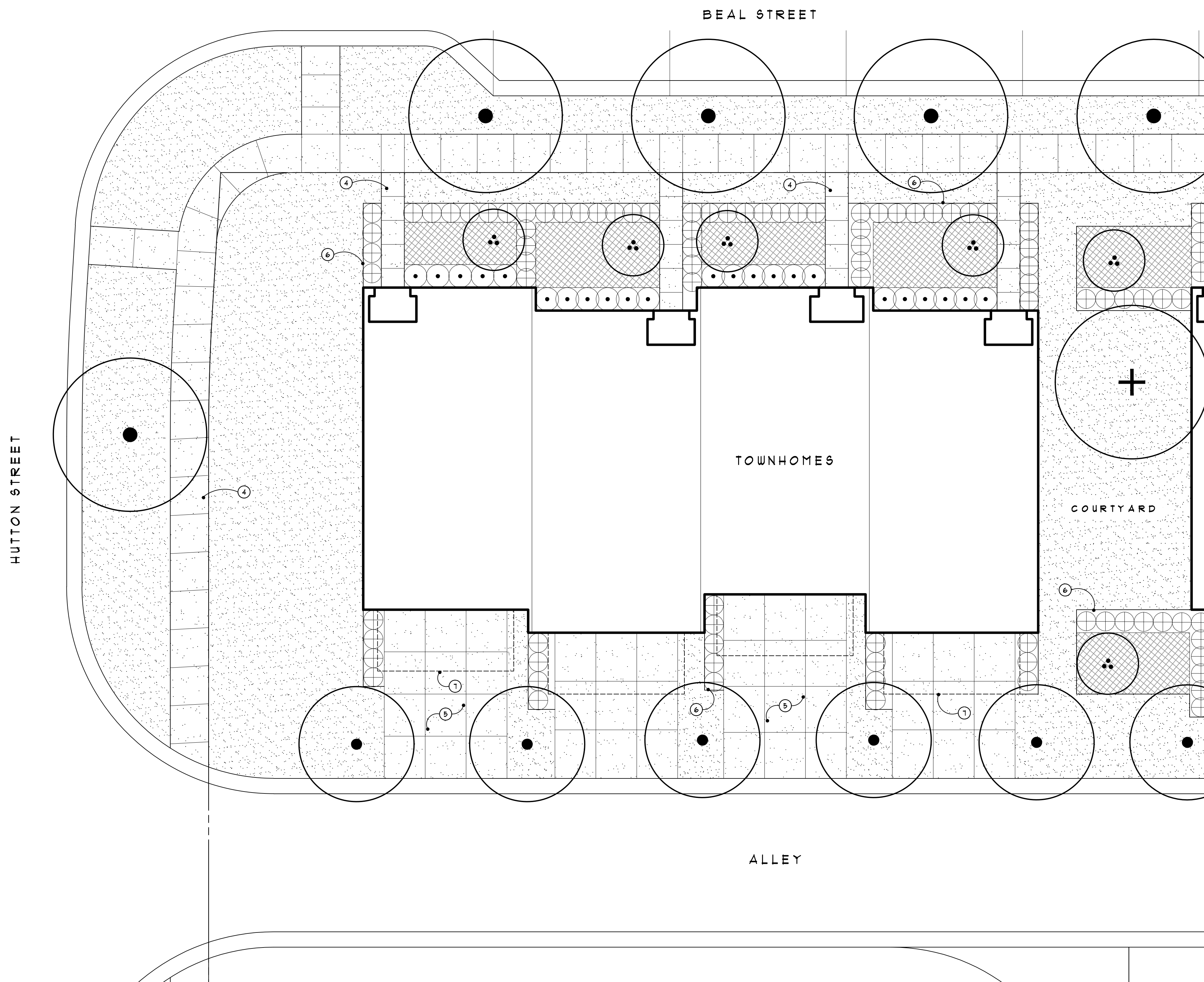
Project:
The Downs
Northville, MI

Sheet:
Prototypical Single Family Landscape Plan

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

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Sheet Number: **L107**
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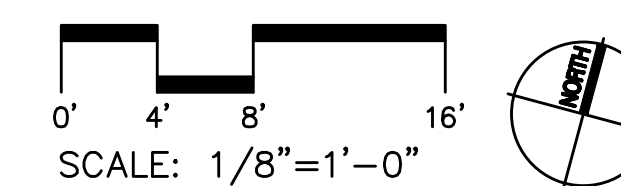


Legend: (APPLIES TO L107-L109, NOT ALL GRAPHICS APPLY TO EACH SHEET)

- PROPERTY LINE, TYP.
- PROPOSED DECIDUOUS STREET TREES AND OR PARKING LOT TREES IN LAWN, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - LOCUST, TULIP, LINDEN, ZELKOVA, MAPLE, ELM
- PROPOSED COLUMNAR DECIDUOUS STREET TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - ENGLISH OAK, BOWHALL MAPLE, EUROPEAN 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 EVERGREEN TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - SPRUCE, FIR, PINE, HEMLOCK
- PROPOSED DECIDUOUS SHRUBS, PALETTE TO INCLUDE BUT NOT BE LIMITED TO - HYDRANGEA, VIBURNUM, LILAC, SPIREA, SHRUB ROSES
- PROPOSED EVERGREEN SHRUBS, PALETTE TO INCLUDE BUT NOT BE LIMITED TO - BOXYWOOD, YEW, ARBORVITAE
- PROPOSED PERENNIALS AND OR GROUNDCOVER, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - CATMINT, ROSES, GERANIUMS, DAYLILIES, ASTILBE, RUSSIAN SAGE, SEDUM, MYRTLE, PACHYSANDRA, RIBBON GRASS, LIRIOPE
- LAWN, TYP.

Note Key: (APPLIES TO L107-L109, NOT ALL NOTES APPLY TO EACH SHEET)

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



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Plymouth, MI 48170
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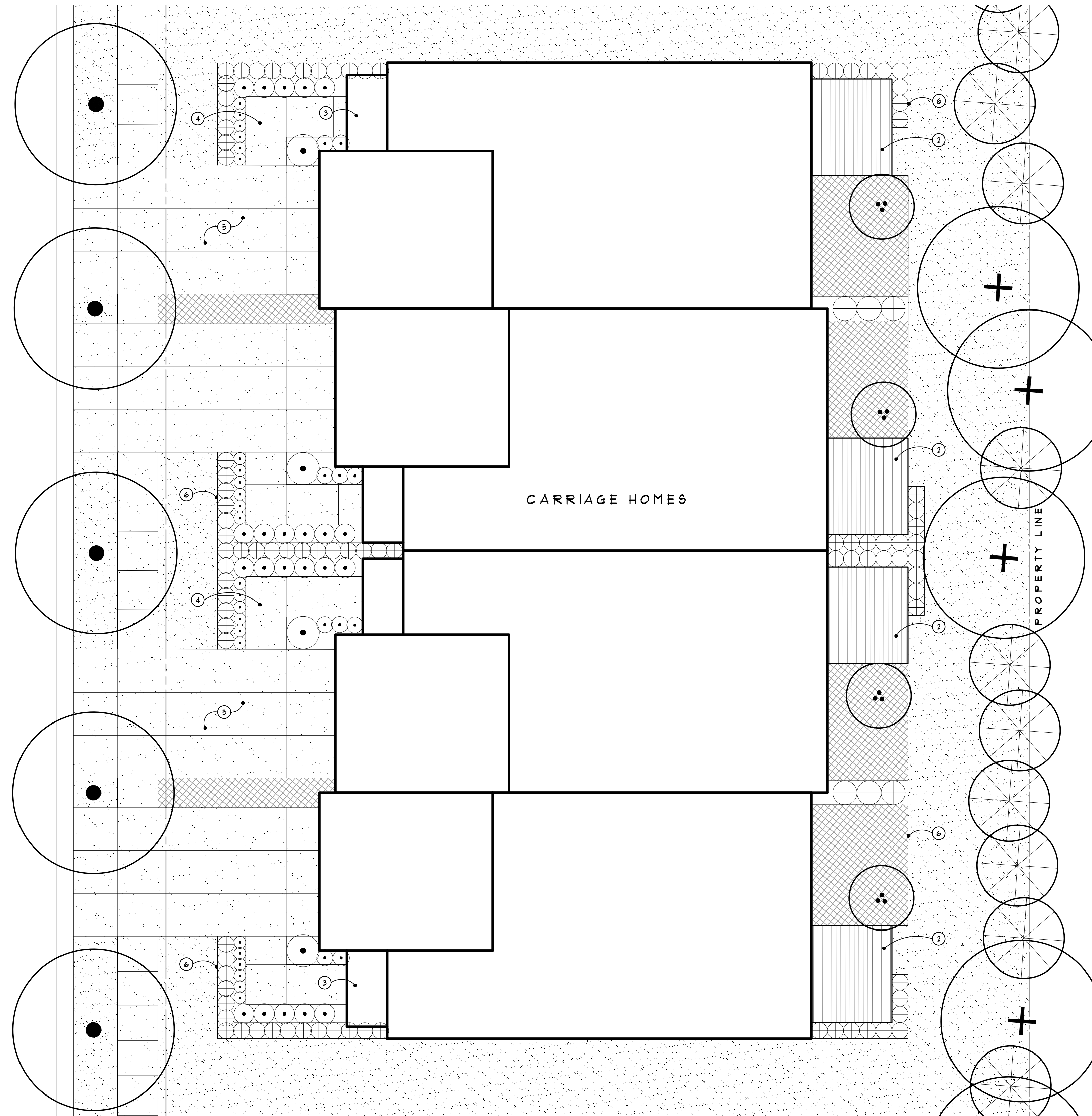
Project:
The Downs
Northville, MI

Sheet:
Prototypical Townhome Landscape Plan

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

Date: 12/14/2021 Issued for: Preliminary Site Plan Approval
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Sheet Number: **L108**
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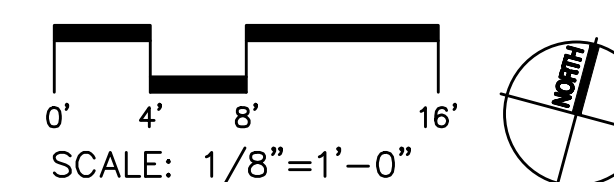


Legend: (APPLIES TO L107-L109, NOT ALL GRAPHICS APPLY TO EACH SHEET)

- PROPERTY LINE, TYP.
- PROPOSED DECIDUOUS STREET TREES AND OR PARKING LOT TREES IN LAWN. POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - LOCUST, TULIP, LINDEN, ZELKOVA, MAPLE, ELM
- PROPOSED COLUMNAR DECIDUOUS STREET TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - ENGLISH OAK, BOHALL, 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 EVERGREEN TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - SPRUCE, FIR, PINE, HEMLOCK
- PROPOSED DECIDUOUS SHRUBS, PALETTE TO INCLUDE BUT NOT BE LIMITED TO - HYDRANGEA, VIBURNUM, LILAC, SPIREA, SHRUB ROSES
- PROPOSED EVERGREEN SHRUBS, PALETTE TO INCLUDE BUT NOT BE LIMITED TO - BOXWOOD, YEW, ARBORVITAE
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- LAWN, TYP.

Note Key: (APPLIES TO L107-L109, NOT ALL NOTES APPLY TO EACH SHEET)

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- ④ CONCRETE SIDEWALK
- ⑤ 2 CAR DRIVEWAY
- ⑥ BED EDGE BETWEEN PLANT BED AND LAWN, TYP.
- ⑦ BALCONY ABOVE



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15000 Edwards N. Hines Dr., Suite A
Plymouth, MI 48170
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Project:
The Downs
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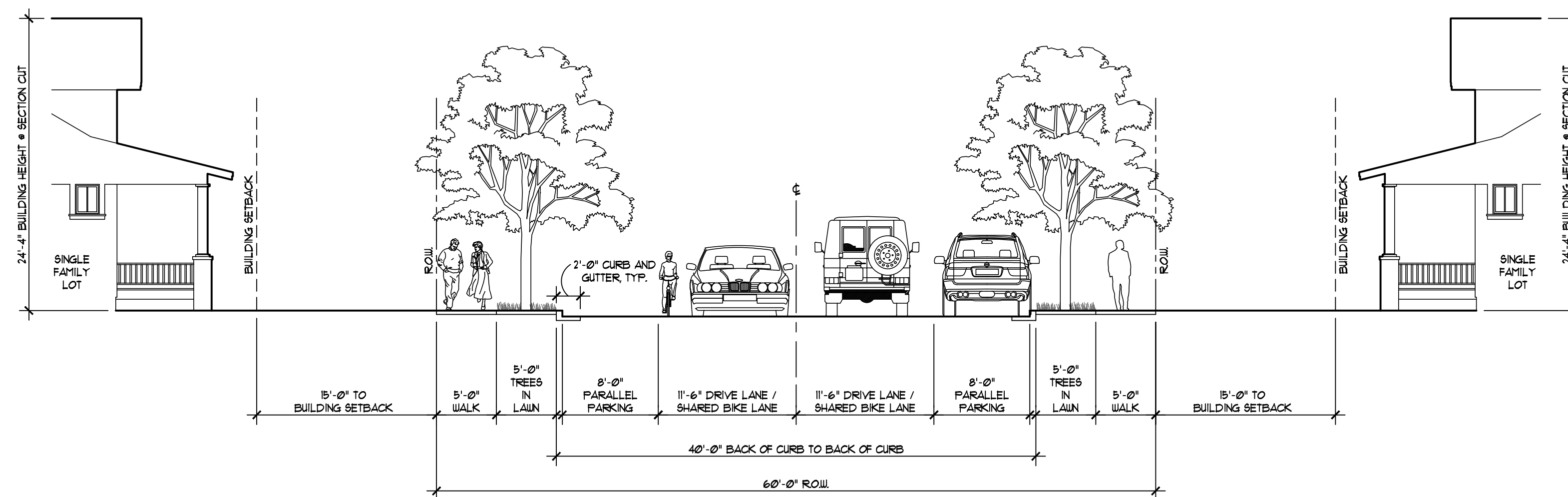
Sheet:
Prototypical Carriage Home Landscape Plan

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

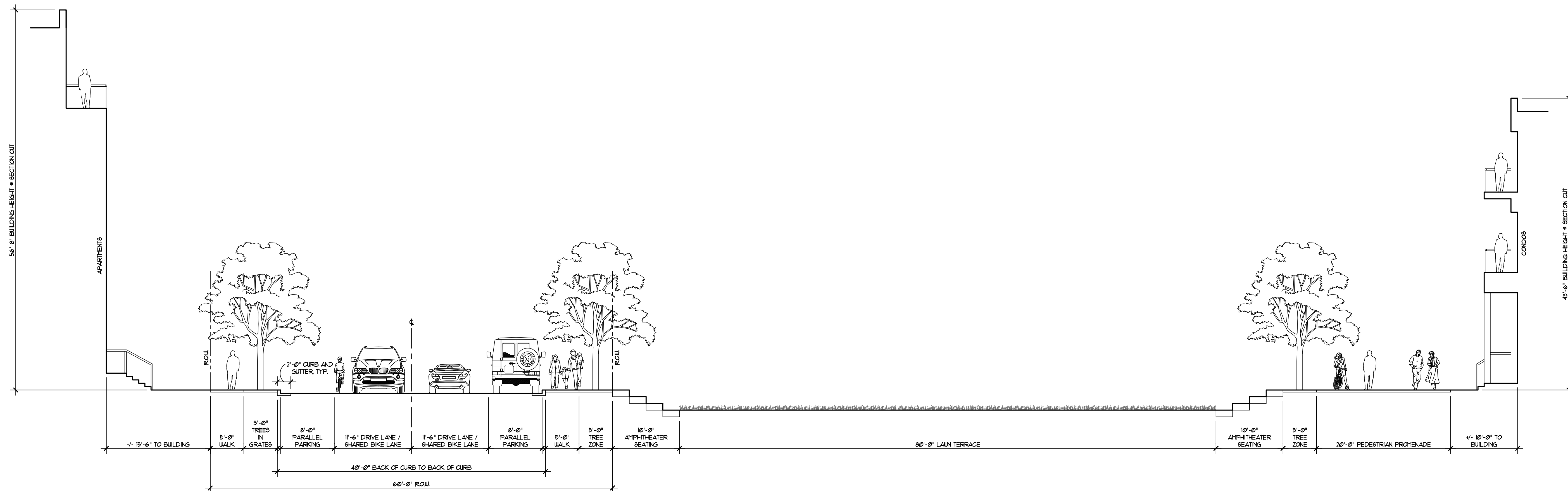
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L109



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



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

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Plymouth, MI 48170

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Project:
The Downs
Northville, MI

Sheet:
Streetscape Cross Sections

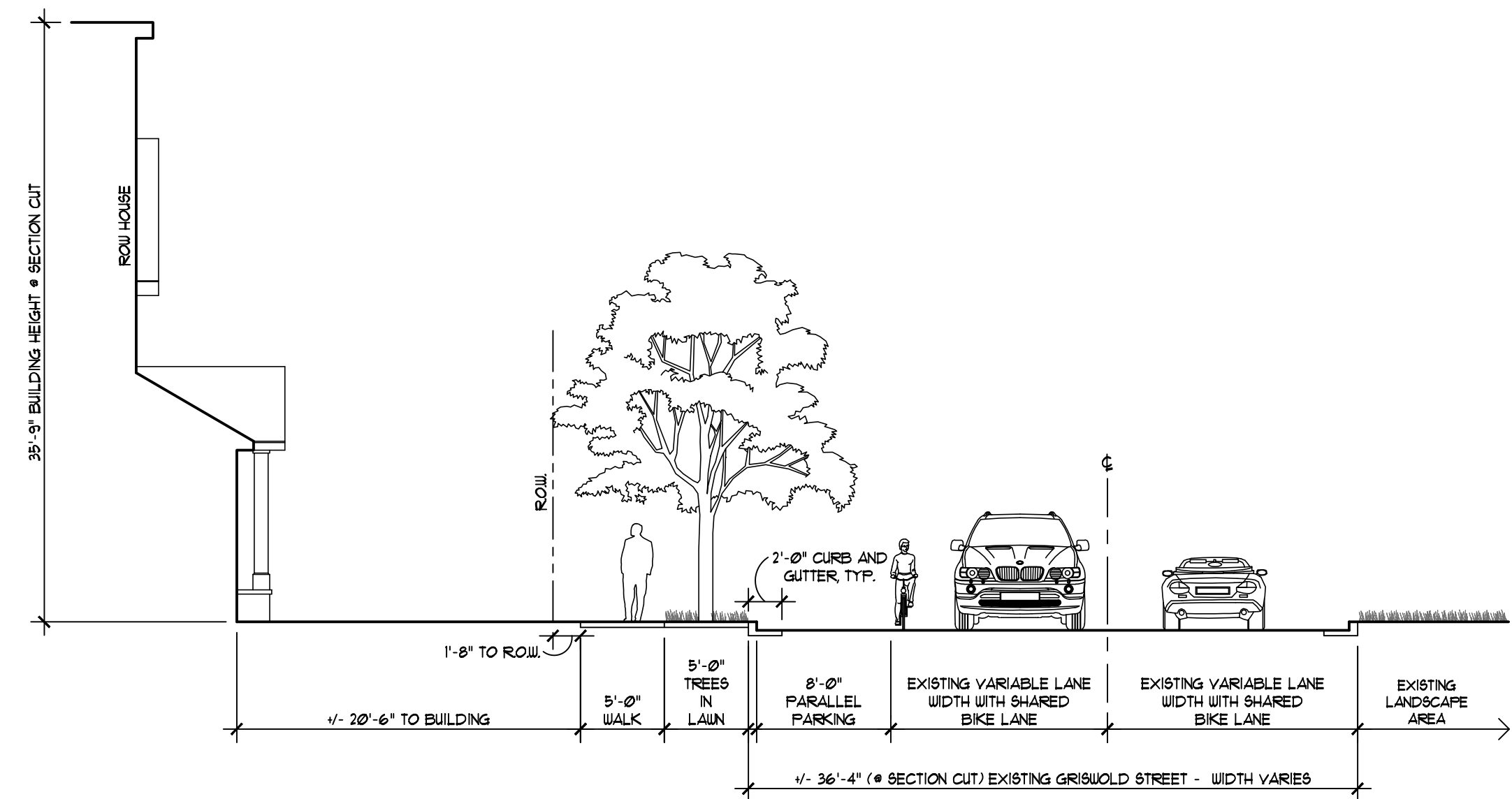
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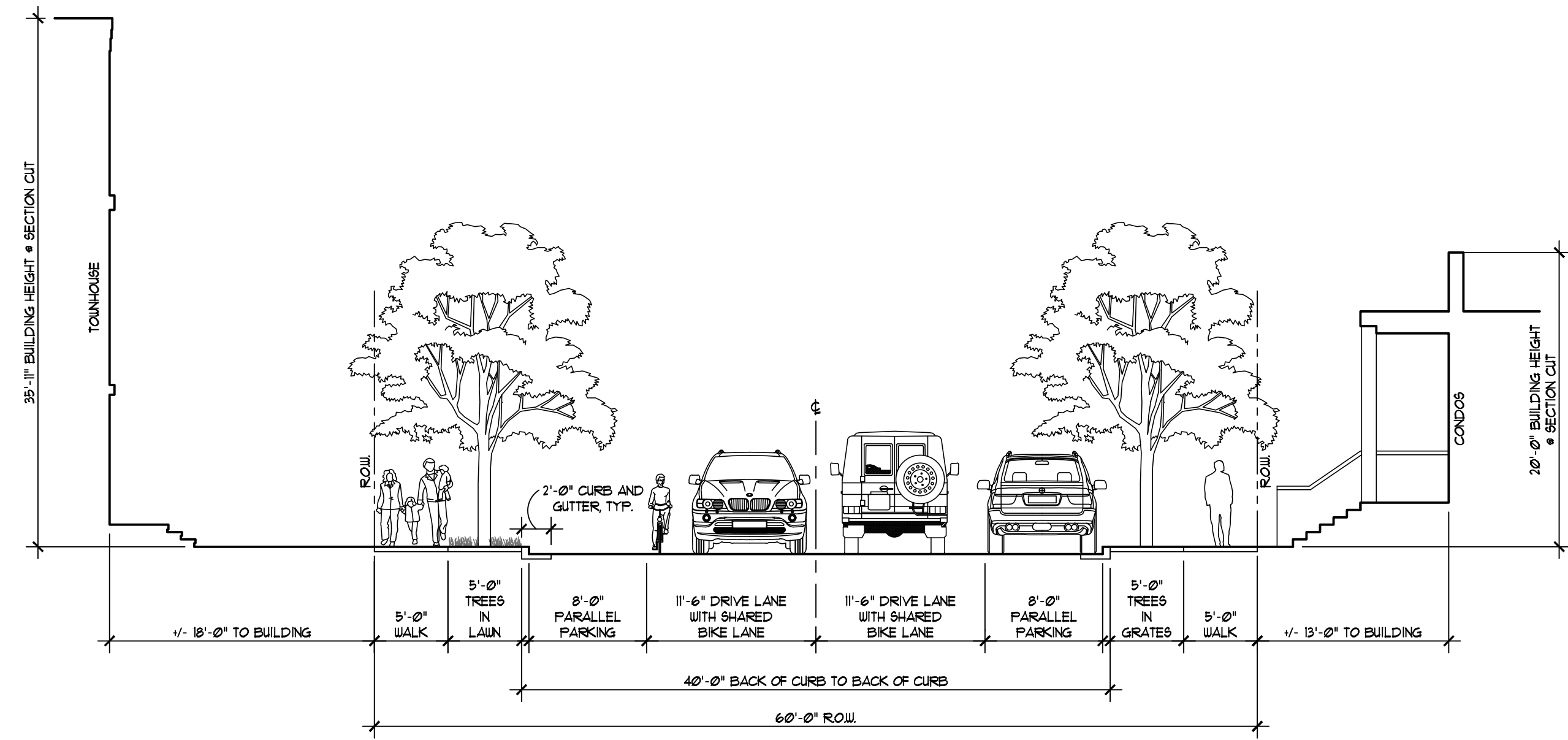
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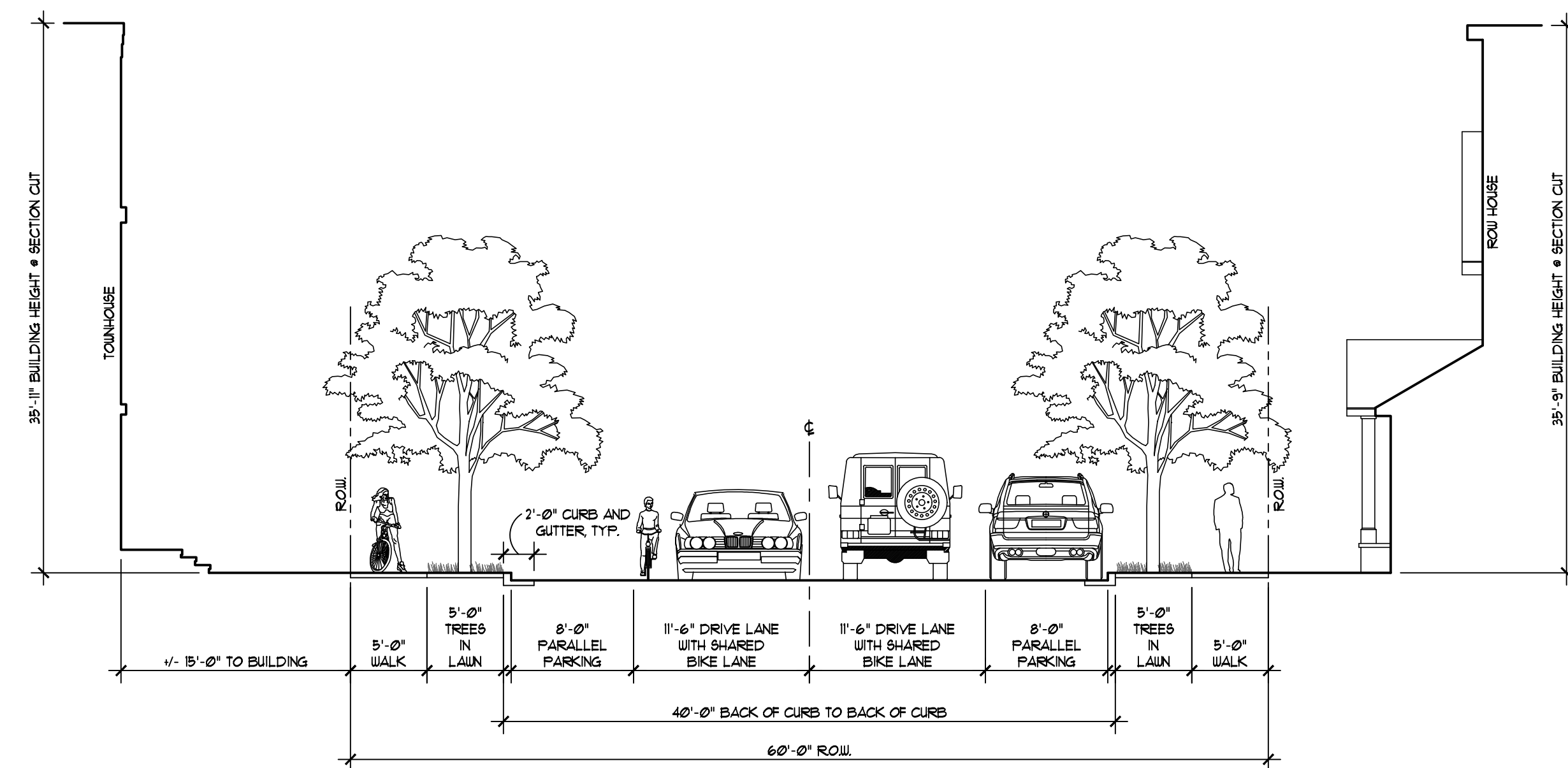
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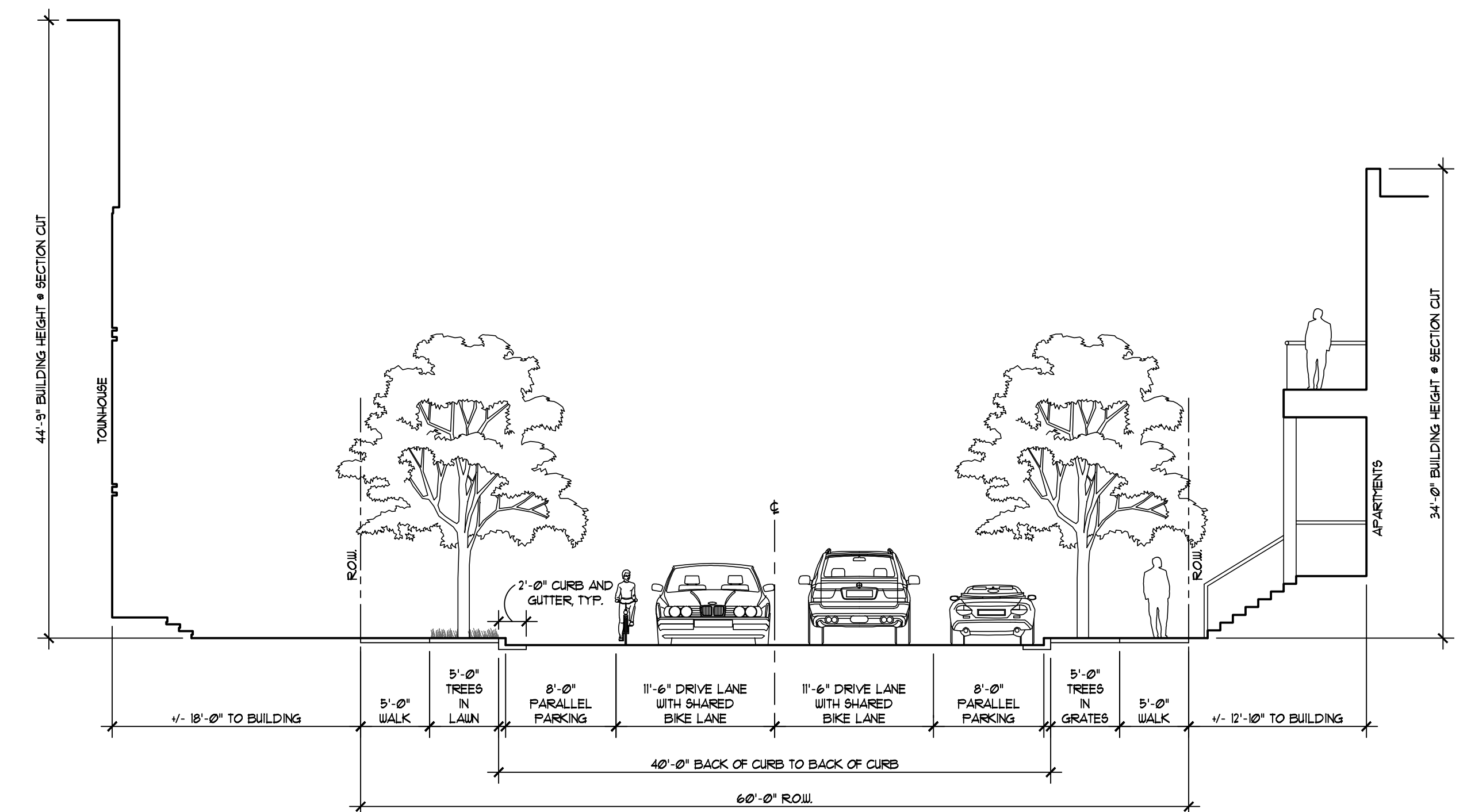
4 Griswold Street Cross Section
L100 SCALE: 1/8" = 1'-0"



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



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



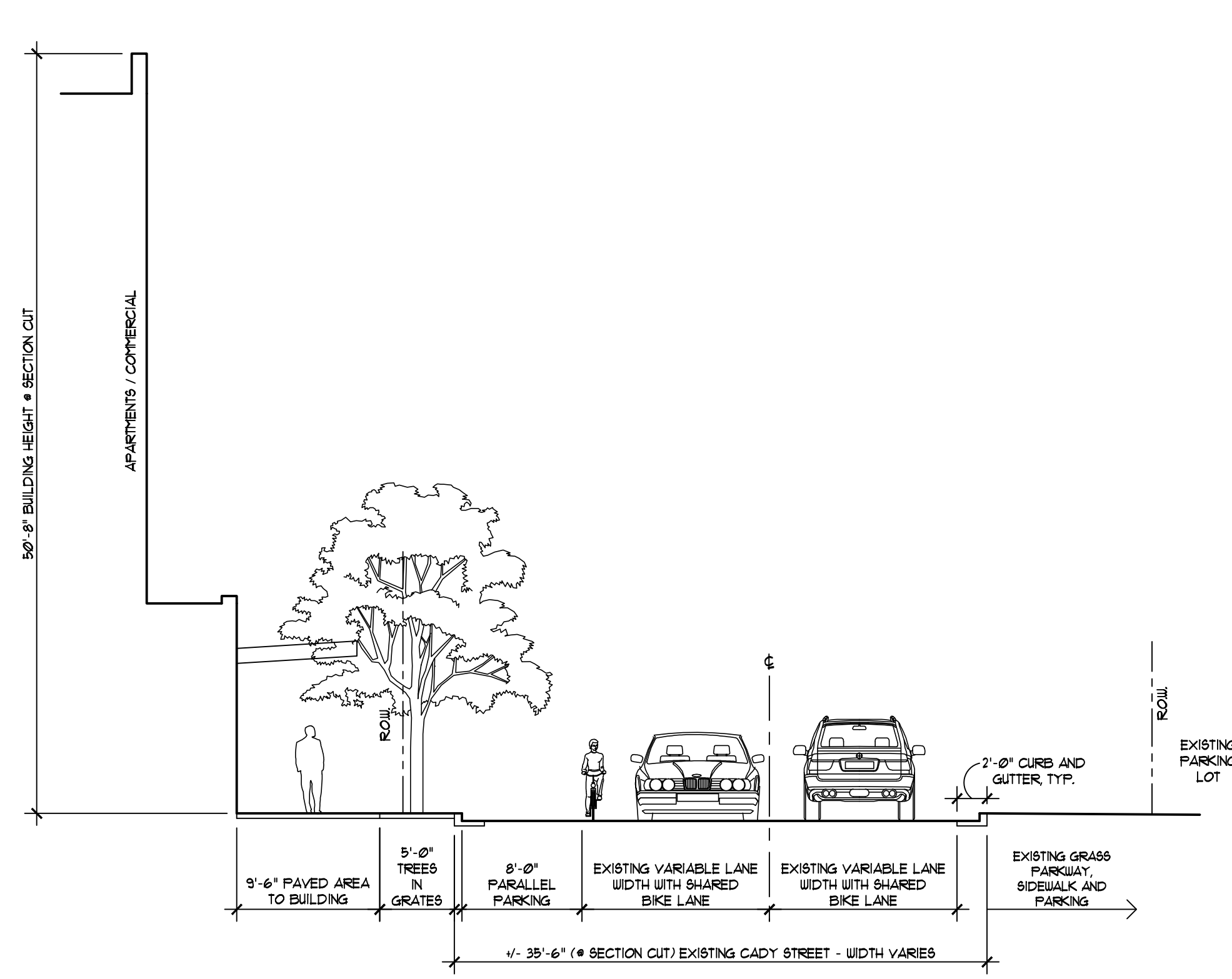
1 Beal Street Cross Section
L100 SCALE: 1/8" = 1'-0"

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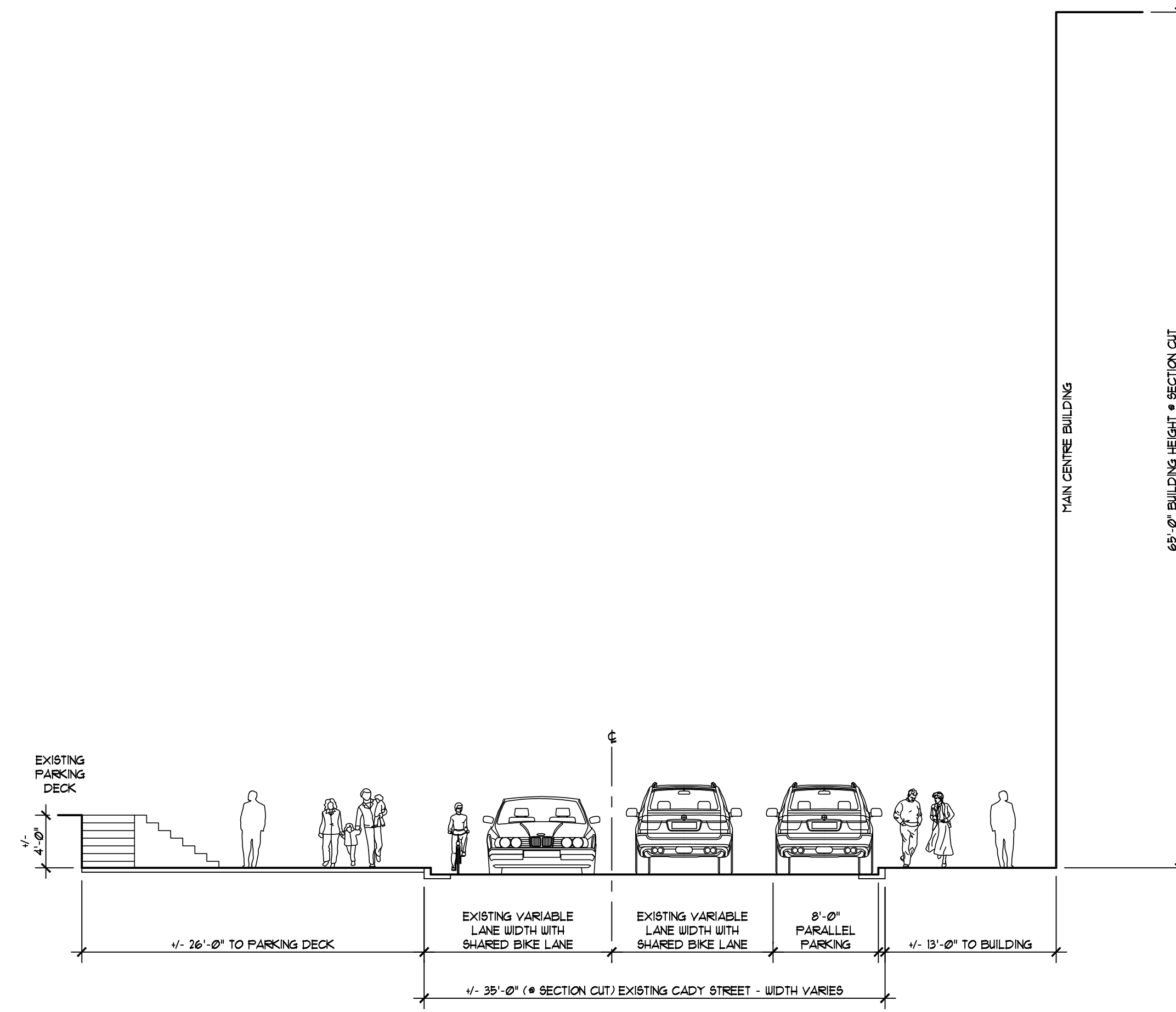
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Project:	The Downs
Location:	Northville, MI
Sheet:	Streetscape Cross Sections
Job Number:	H70-201
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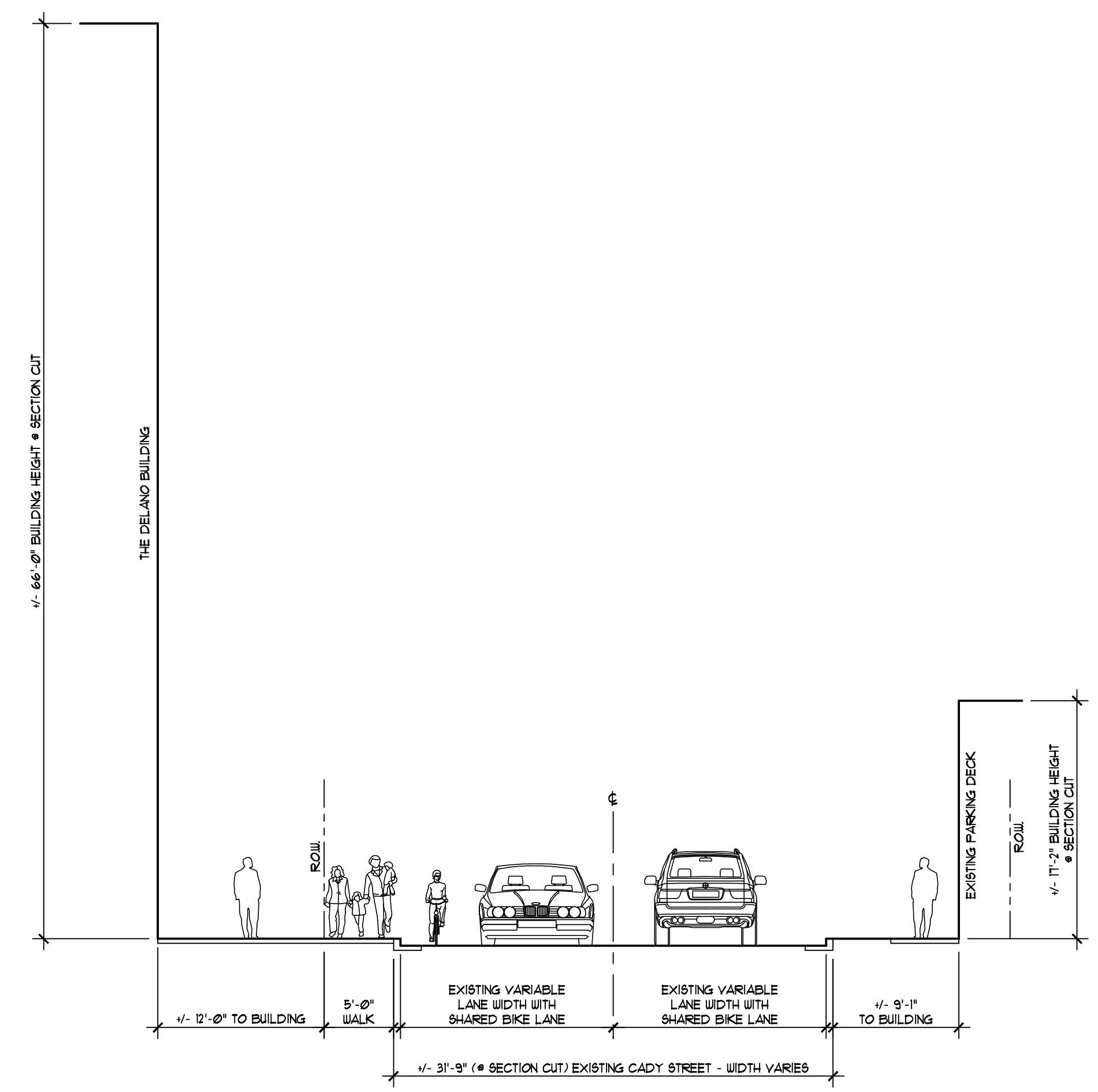
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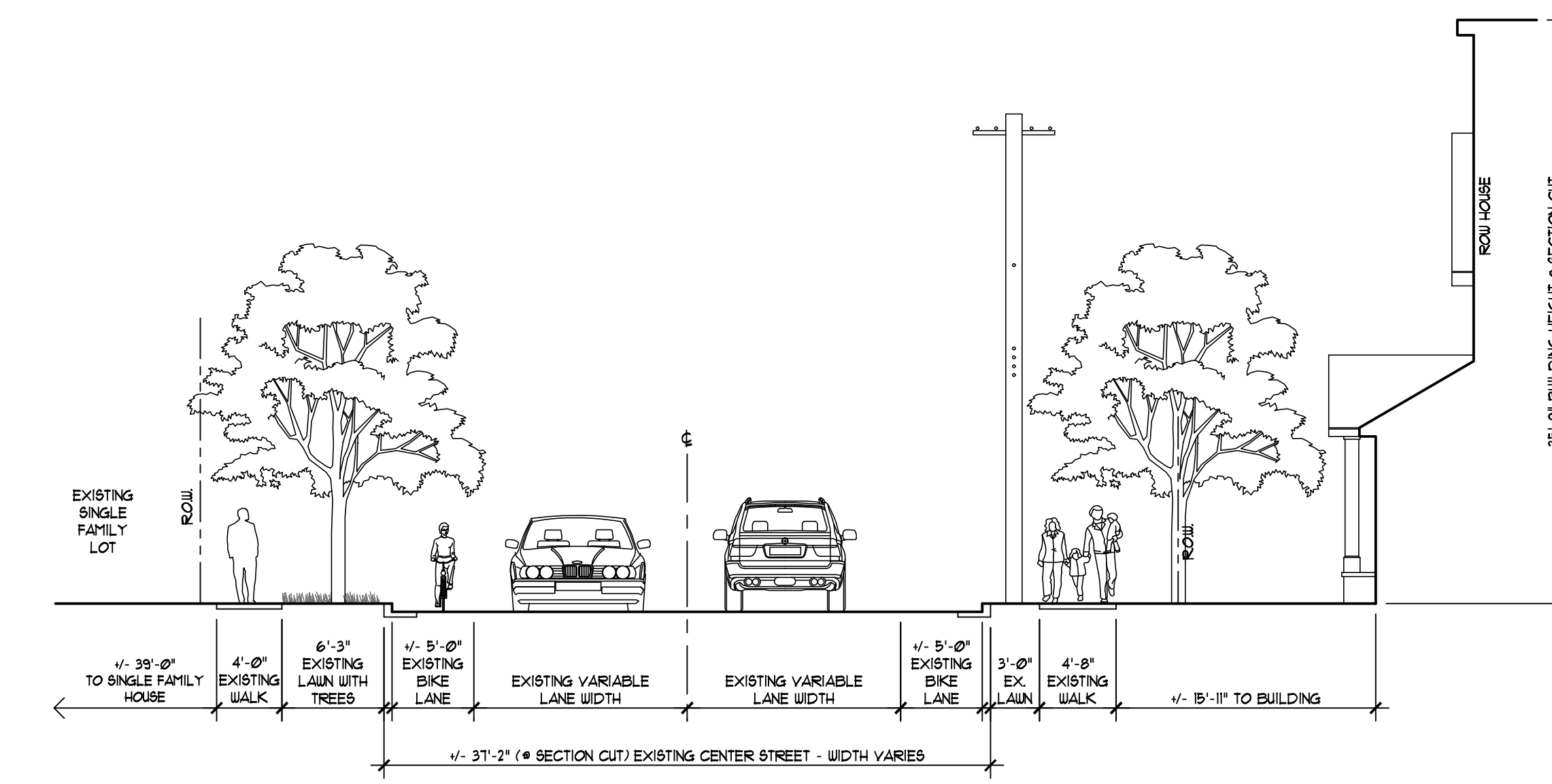
4 Cady Street Cross Section
SCALE: 1/8" = 1'-0"



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



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



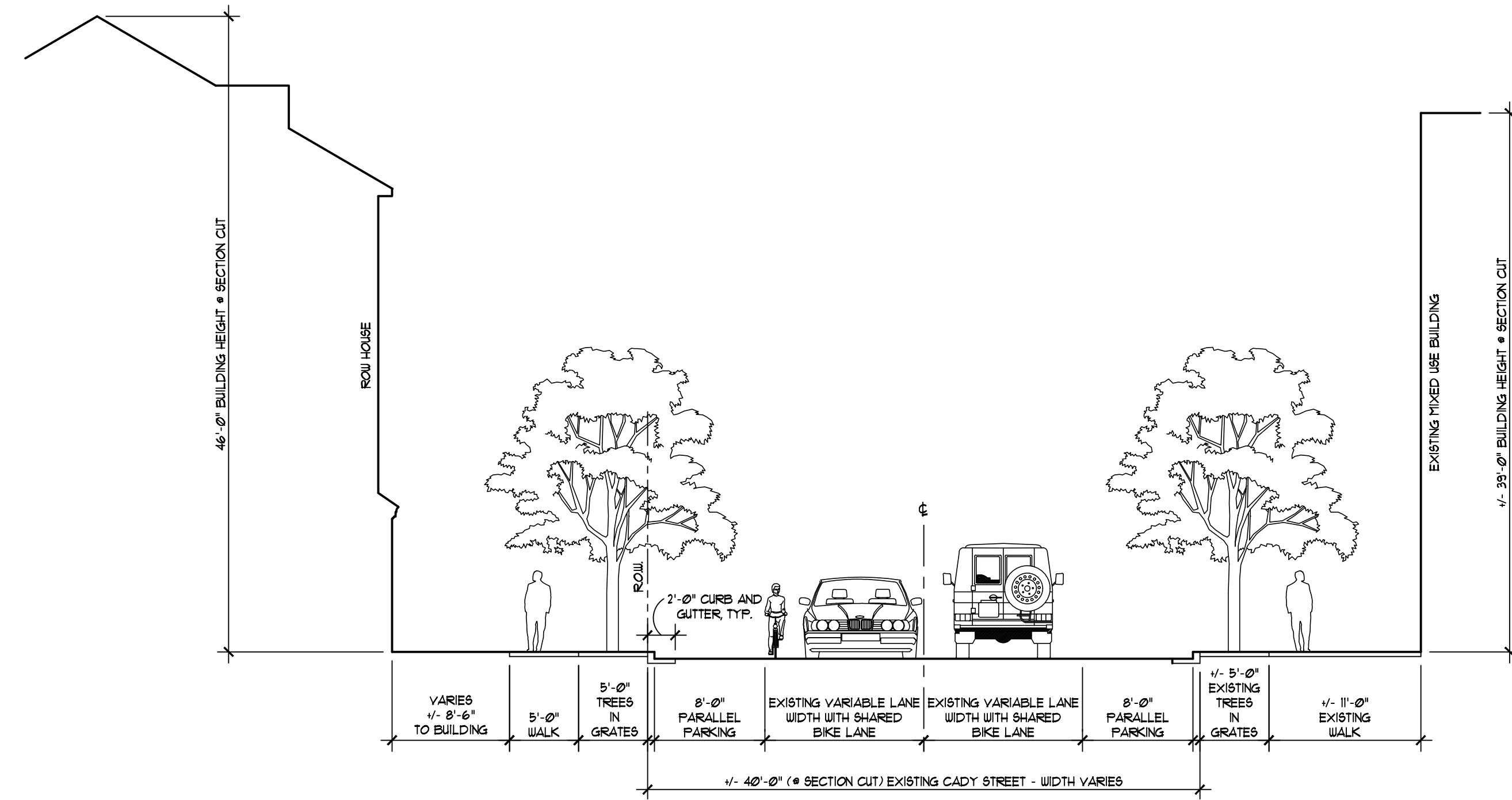
1 Center Street Cross Section
SCALE: 1/8" = 1'-0"

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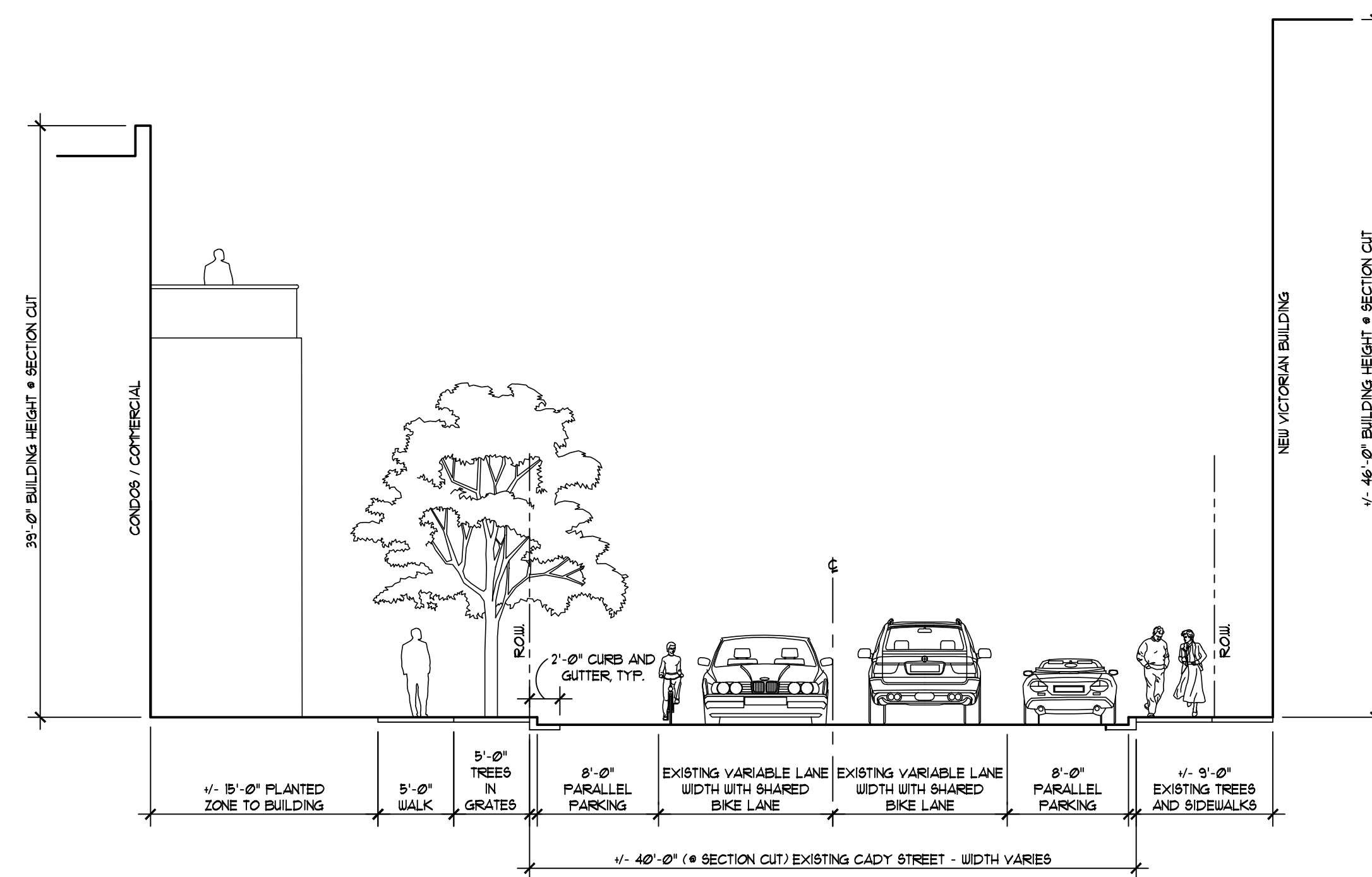
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Project:	The Downs
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Sheet:	Streetscape Cross Sections
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2 Cady Street Cross Section
L100 SCALE: 1/8" = 1'-0"



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

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