

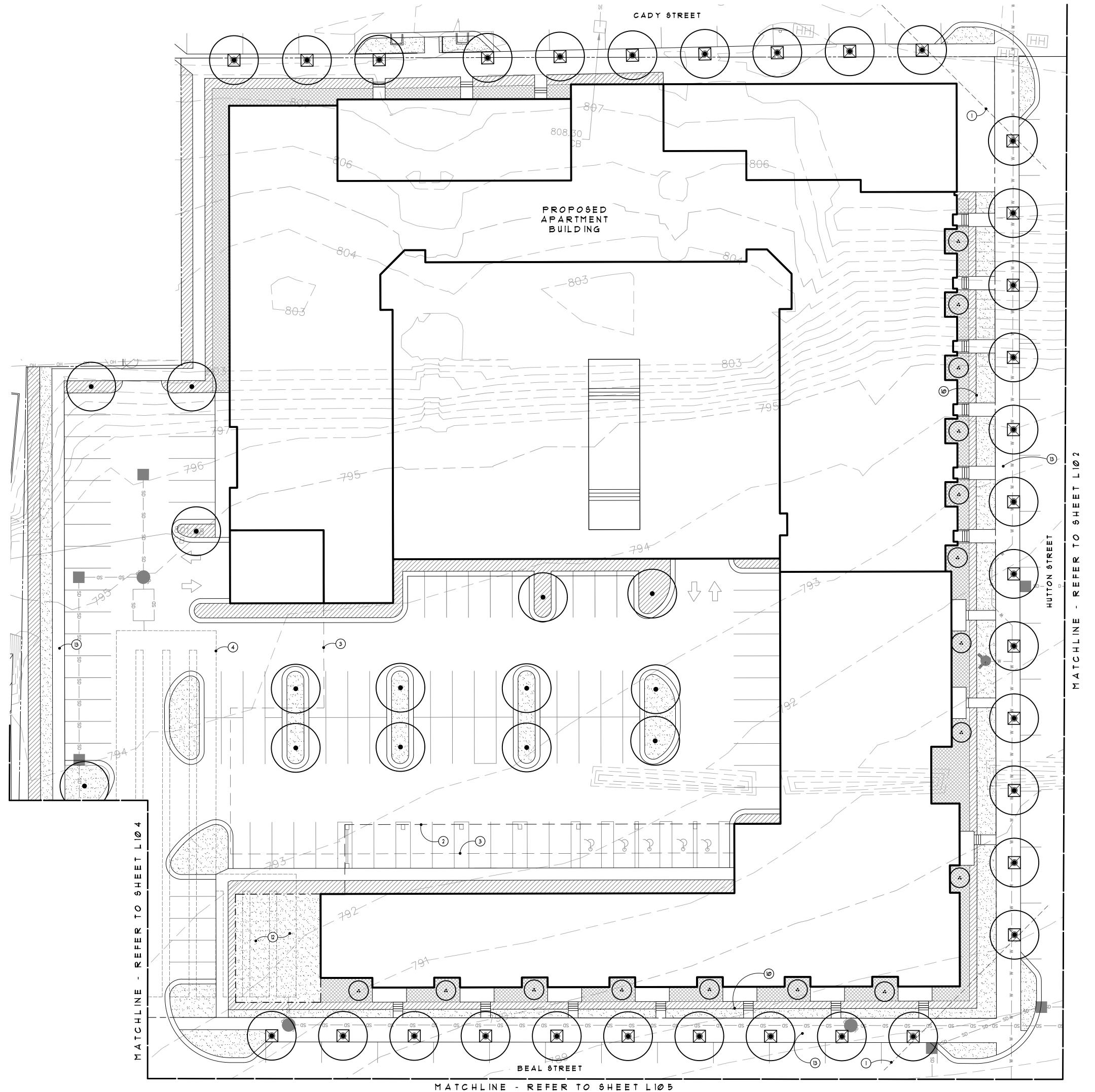
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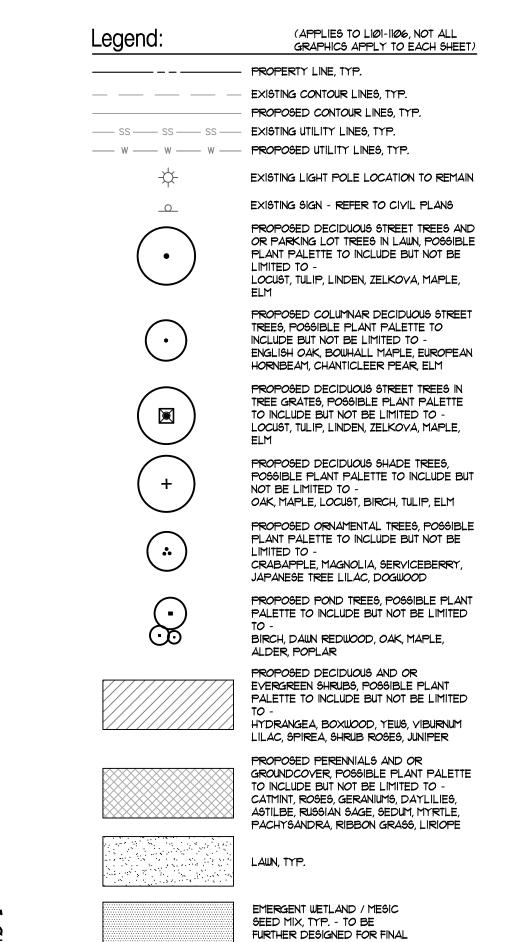
Landscape Architecture 15000 Edwards N. Hines Dr., Suite A Plymouth, MI 48170 Ph: 248-347-7010

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2/14/2021	Preliminary Site Plan Approval	
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Sheet Number:
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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

- (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
- (B) LIMIT OF CARRIAGE HOME LANDSCAPE

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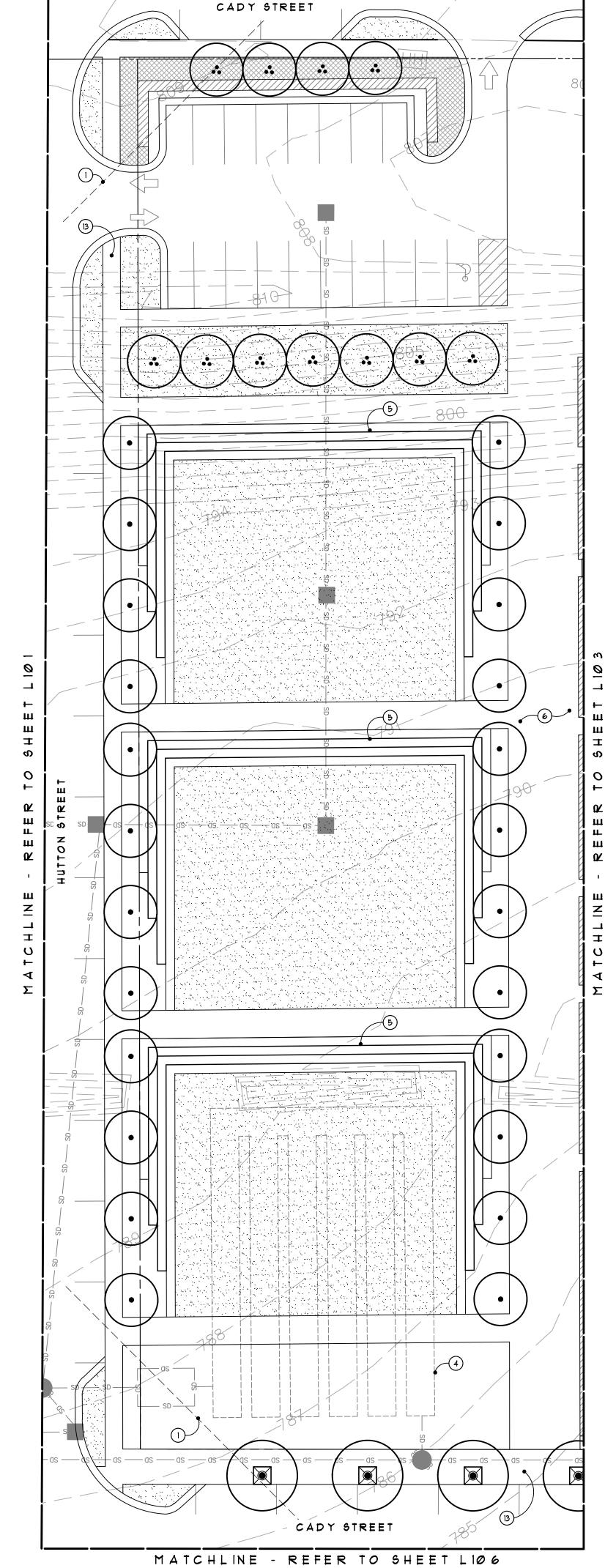
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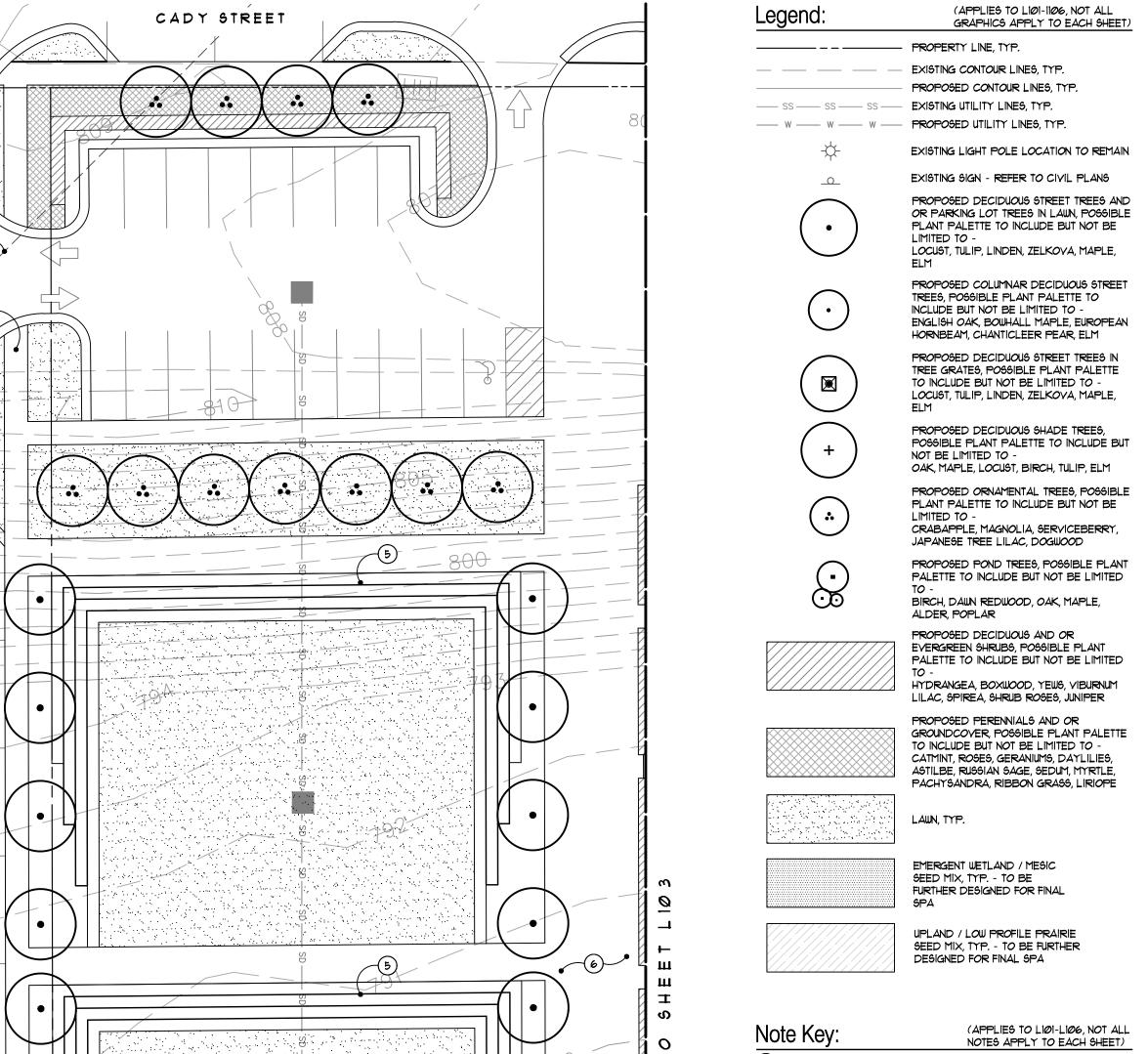
Project:	
The Downs	
Northville, MI	
Sheet:	
Landscape Plan	

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SCALE: 1"=20'





- (1) 25' SIGHT VISION TRIANGLES, TYP.
- 2) OUTLINE OF BUILDING ABOVE, TYP.
- 4) UNDERGROUND DETENTION REFER TO CIVIL
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- 14) AERATOR FOUNTAIN

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

(15) LIMIT OF CARRIAGE HOME LANDSCAPE

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Northville, MI		
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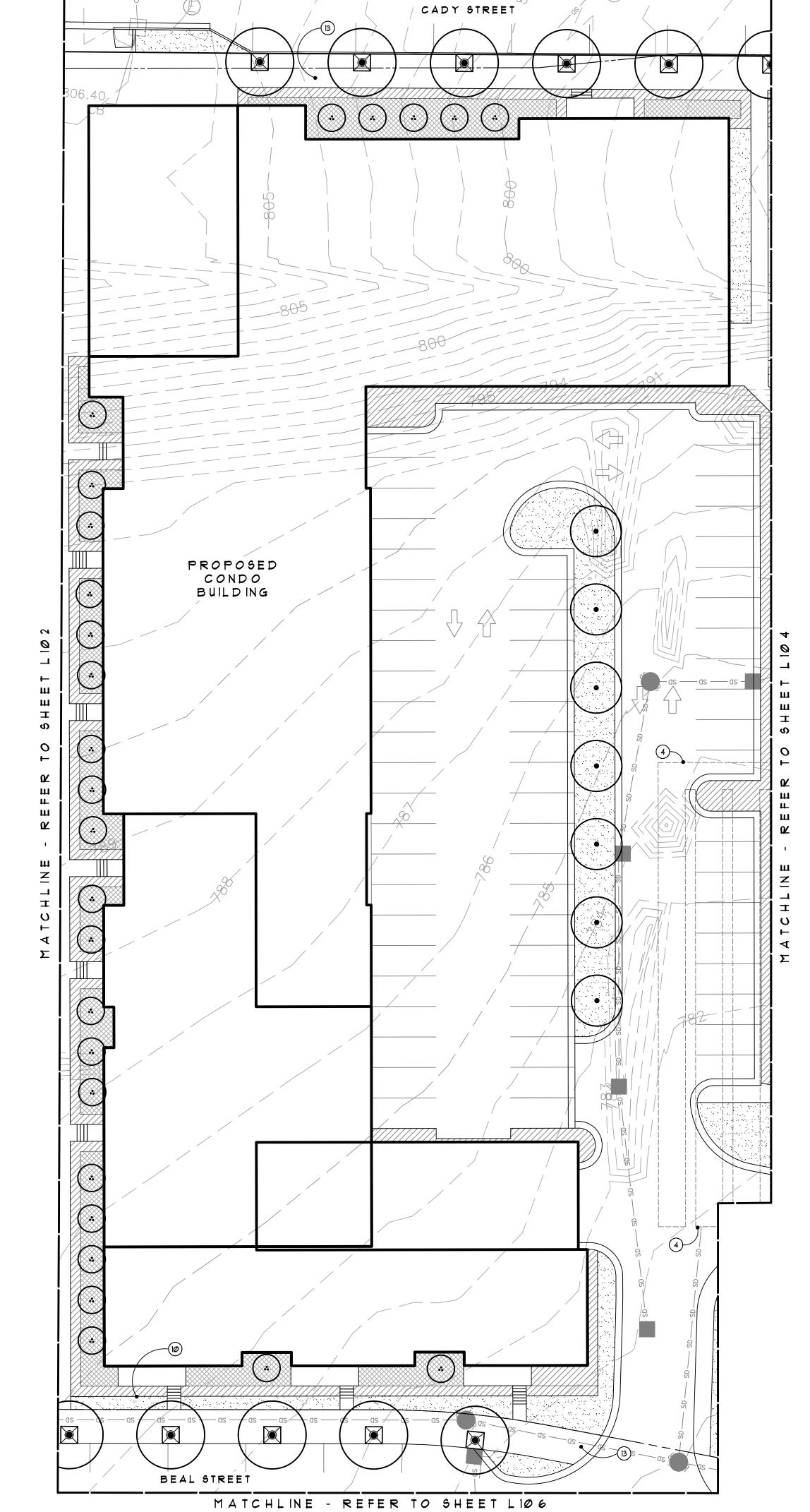
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	Legend:	(APPLIES TO LIØ1-1106, NOT ALL GRAPHICS APPLY TO EACH SHEET)
		- PROPERTY LINE, TYP.
		EXISTING CONTOUR LINES, TYP.
		PROPOSED CONTOUR LINES, TYP.
\ 4	ss ss ss	EXISTING UTILITY LINES, TYP.
	— w — w — w —	PROPOSED UTILITY LINES, TYP.
	- \$-	EXISTING LIGHT POLE LOCATION TO REMAIN
		EXISTING SIGN - REFER TO CIVIL PLANS
		PROPOSED DECIDUOUS STREET TREES AND OR PARKING LOT TREES IN LAUN, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - LOCUST, TULIP, LINDEN, ZELKOVA, MAPLE, ELM
	\odot	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 DECIDUOUS SHADE TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - OAK, MAPLE, LOCUST, BIRCH, TULIP, ELM
	·	PROPOSED ORNAMENTAL TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - CRABAPPLE, MAGNOLIA, SERVICEBERRY, JAPANESE TREE LILAC, DOGWOOD
		PROPOSED POND TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - BIRCH, DAWN REDWOOD, OAK, MAPLE,
	_	ALDER, POPLAR
		PROPOSED 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 PALETTE TO INCLUDE BUT NOT BE LIMITED TO - CATMINT, ROSES, GERANIUMS, DAYLILIES, ASTILBE, RUSSIAN SAGE, SEDUM, MYRTLE, PACHYSANDRA, RIBBON GRASS, LIRIOPE
		LAWN, TYP.
1 0 4		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
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- (13) SIDEWALK, TYP.
- (14) AERATOR FOUNTAIN (15) LIMIT OF CARRIAGE HOME LANDSCAPE

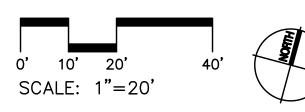
Landscape Architecture

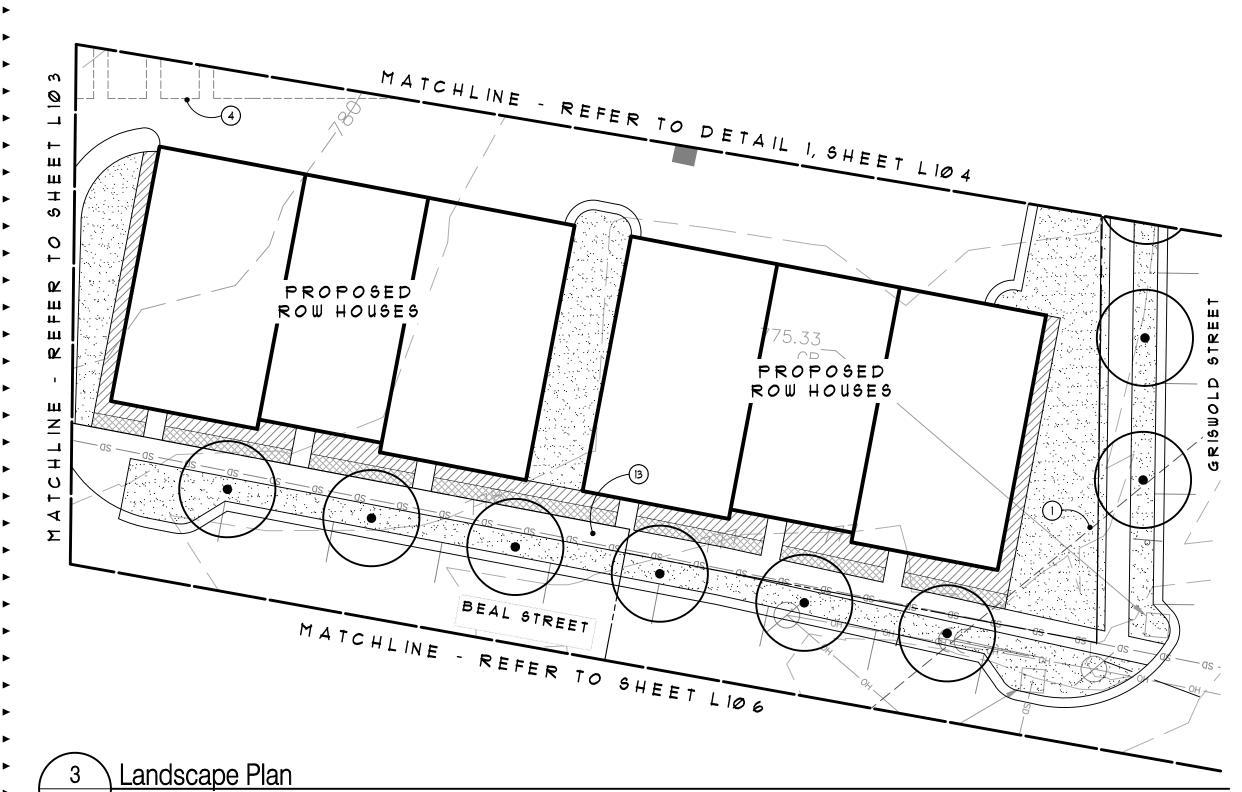
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Project:			
The Downs			
Northville, MI			
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Job Number:	H70-201		

Date: Issued for:	12/14/2021	Preliminary Site Plan Approval
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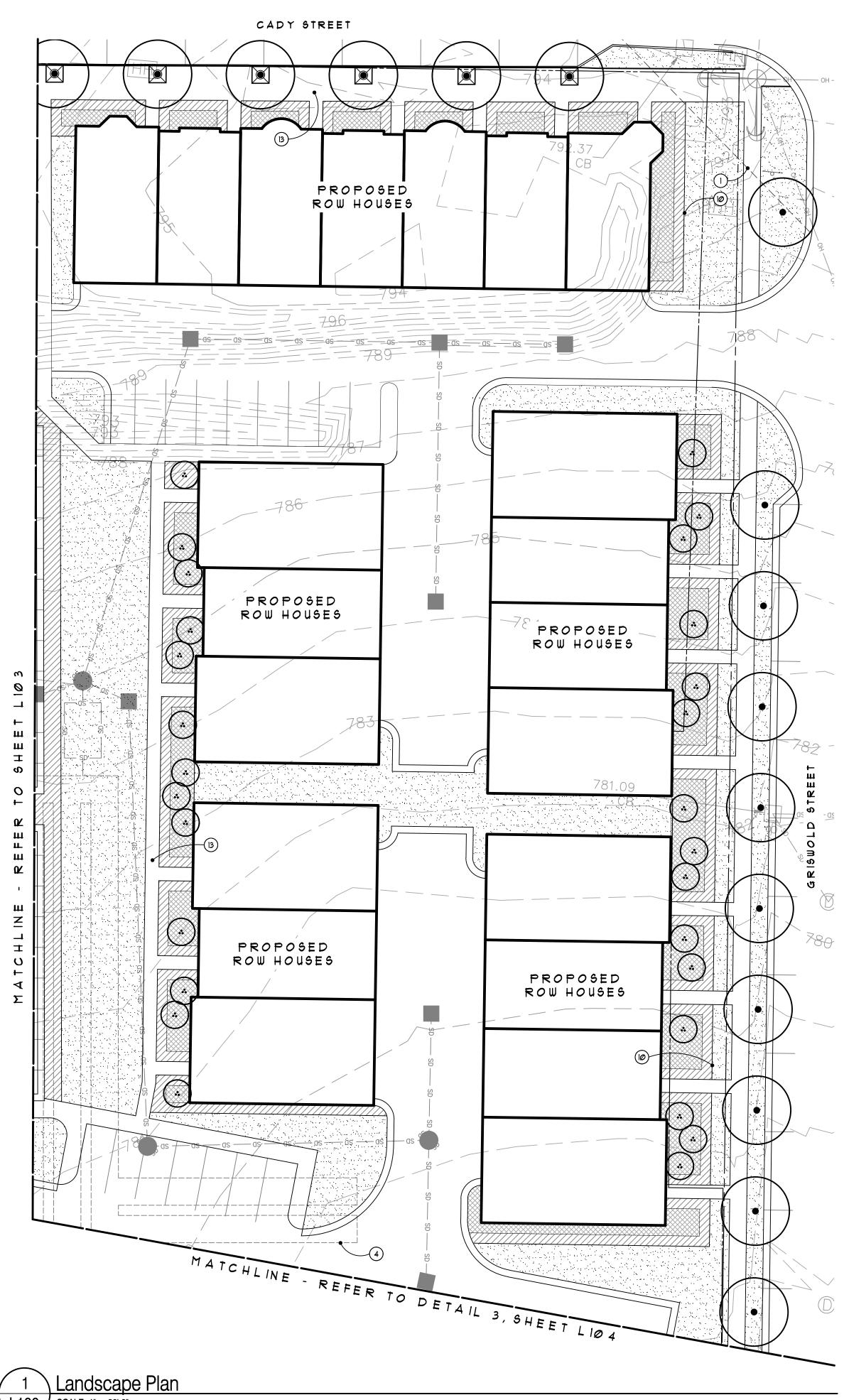
SCALE: 1" = 20'-0"

Landscape Plan

SCALE: 1" = 20-0"

MATCHLINE -REFER TO SHEET LIØI _____as ____as ____as ____as ____as ____as ____as ____as ____as PROPOSED ROW HOUSES PROPOSED ROW HOUSES (1) (1) BEAL STREET

MATCHLINE - REFER TO SHEET LIØ5 L100 | SCALE: 1" = 20'-0"



GRAPHICS APPLY TO EACH SHEET) 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 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 GROUNDCOYER, 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

(APPLIES TO LIØI-IIØ6, NOT ALL

Note Key:	
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Legend:

(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
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- (5) AMPHITHEATER SEATING / STEPS, TYP.
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- (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

Landscape Architecture

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

Ph: 248-347-7010

The Downs Northville, MI Landscape Plan

12/14/2021 Preliminary Site Plan Approval

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Legena:	GRAPHICS APPLY TO EACH SHEET)
	PROPERTY LINE, TYP.
	EXISTING CONTOUR LINES, TYP.
	PROPOSED CONTOUR LINES, TYP.
—— SS —— SS —— SS ——	EXISTING UTILITY LINES, TYP.
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Landscape Architecture

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Project: The Downs		
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Northville, MI		
Sheet:		
Landscape	Plan	
Job Number:	H70-201	
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Scale:	As Shown	

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Legend:	(APPLIES TO LIØI-IIØG, NOT ALL GRAPHICS APPLY TO EACH SHEET)
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	EMERGENT WETLAND / MESIC SEED MIX, TYP TO BE FURTHER DESIGNED FOR FINAL SPA
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DESIGNED FOR FINAL SPA

- 8 1 MILE ROAD GATEWAY TO BE DESIGNED AT A LATER DATE
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- 1) LIMIT OF SEED MIX, TYP.
- (12) DOG PARK
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SCALE: 1"=60'

(14) AERATOR FOUNTAIN
(15) LIMIT OF CARRIAGE HOME LANDSCAPE



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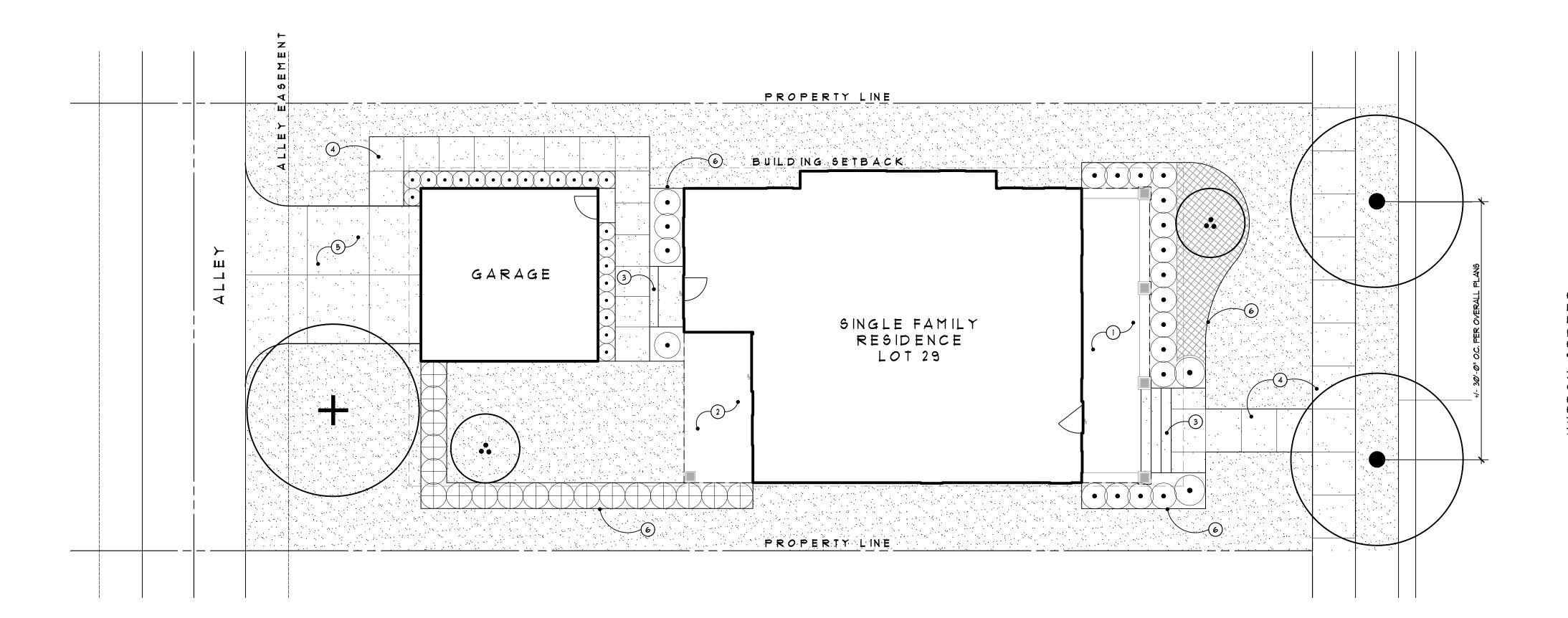
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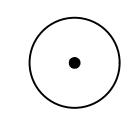
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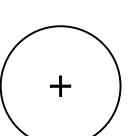


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	PROPERTY LINE, TYP.

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



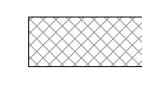
PROPOSED ORNAMENTAL TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO -CRABAPPLE, MAGNOLIA, SERVICEBERRY, JAPANESE TREE LILAC, DOGWOOD



PROPOSED 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

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LAWN, TYP.

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

OVERED FRONT PORCH - REFER TO ARCHITECTURE PLANS 2 DECK - REFER TO ARCHITECTURE PLANS

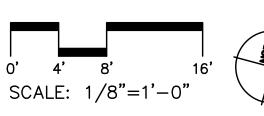
3 STEPS

4 CONCRETE SIDEWALK

5 2 CAR DRIVEWAY

6 BED EDGE BETWEEN PLANT BED AND LAWN, TYP.

T BALCONY ABOVE



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Project:			
The Downs	S		
Northville, MI			

Prototypical Single Family Landscape Plan

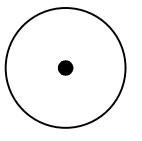
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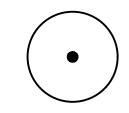
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BEAL STREET

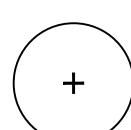
(APPLIES TO LIØT-LIØ9, NOT ALL GRAPHICS APPLY TO EACH SHEET) PROPERTY LINE, TYP.



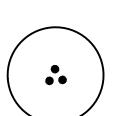
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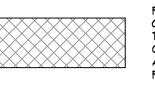
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PROPOSED DECIDUOUS SHRUBS
PALETTE TO INCLUDE BUT NOT BE LIMITED HYDRANGEA, VIBURNUM, LILAC, SPIREA, SHRUB ROSES



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



(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

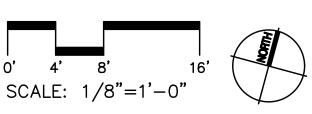
3 STEPS

4 CONCRETE SIDEWALK

(5) 2 CAR DRIVEWAY

6 BED EDGE BETWEEN PLANT BED AND LAWN, TYP.

T BALCONY ABOVE



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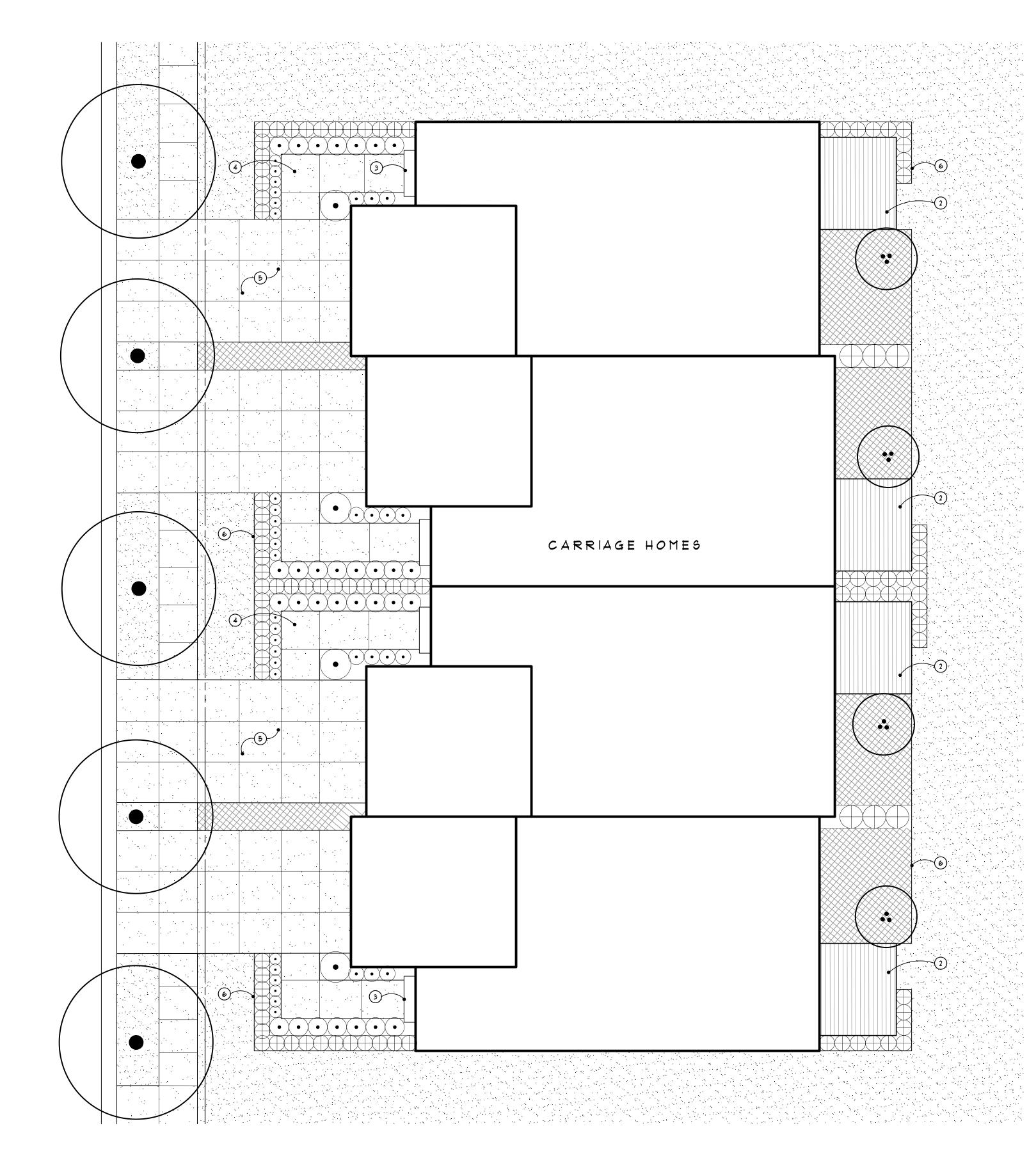
Landscape Architecture 15000 Edwards N. Hines Dr., Suite A Plymouth, MI 48170 Ph: 248-347-7010

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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 PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - LOCUST, TULIP, LINDEN, ZELKOYA, 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	GRISSIM METZ ASSOCIATES ANDRIESE
••	PROPOSED ORNAMENTAL TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - CRABAPPLE, MAGNOLIA, SERVICEBERRY, JAPANESE TREE LILAC, DOGWOOD	Landscape Architecture 15000 Edwards N. Hines Dr., Suite Plymouth, MI 48170
	PROPOSED DECIDUOUS SHRUBS PALETTE TO INCLUDE BUT NOT BE LIMITED TO - HYDRANGEA, VIBURNUM, LILAC, SPIREA, SHRUB ROSES	Ph: 248-347-7010 Project: The Downs Northville, MI
	PROPOSED EVERGREEN SHRUBS PALETTE TO INCLUDE BUT NOT BE LIMITED TO - BOXWOOD, YEWS, ARBORVITAE	Sheet:
	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	Prototypical Carriage Home Land
	LAWN, TYP.	Job Number: H70-201 Drawn: GMA Checked: ATP Scale: As Shown
Note Key:	(APPLIES TO LIØT-LIØ9, NOT ALL NOTES APPLY TO EACH SHEET) DRCH - REFER TO ARCHITECTURE PLANS	TO SHOTH

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2 DECK - REFER TO ARCHITECTURE PLANS

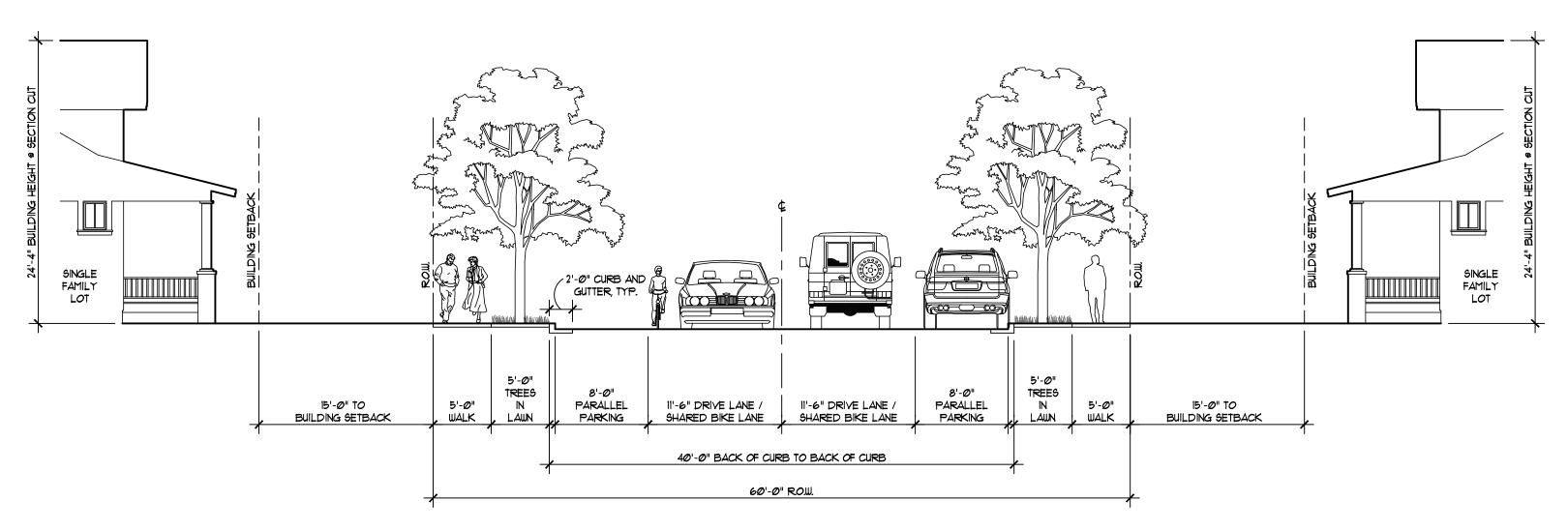
6 BED EDGE BETWEEN PLANT BED AND LAWN, TYP.

3 STEPS

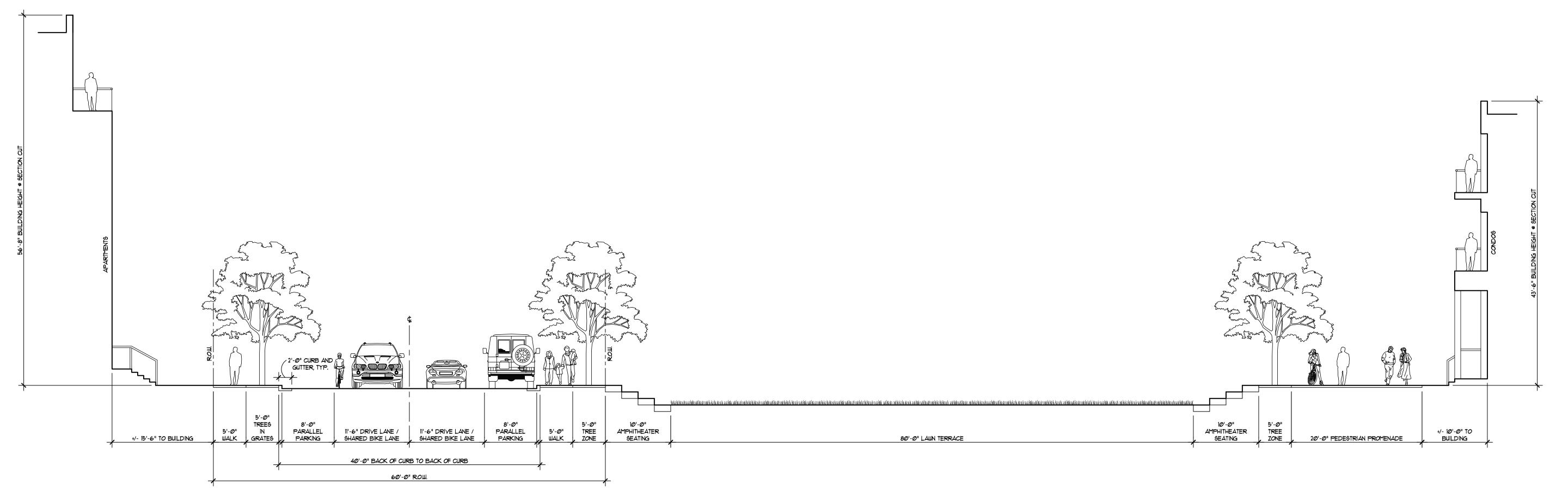
4 CONCRETE SIDEWALK

5 2 CAR DRIVEWAY

1 BALCONY ABOVE



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



Hutton Street and Central Park Cross Section

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

Sheet Number: L110
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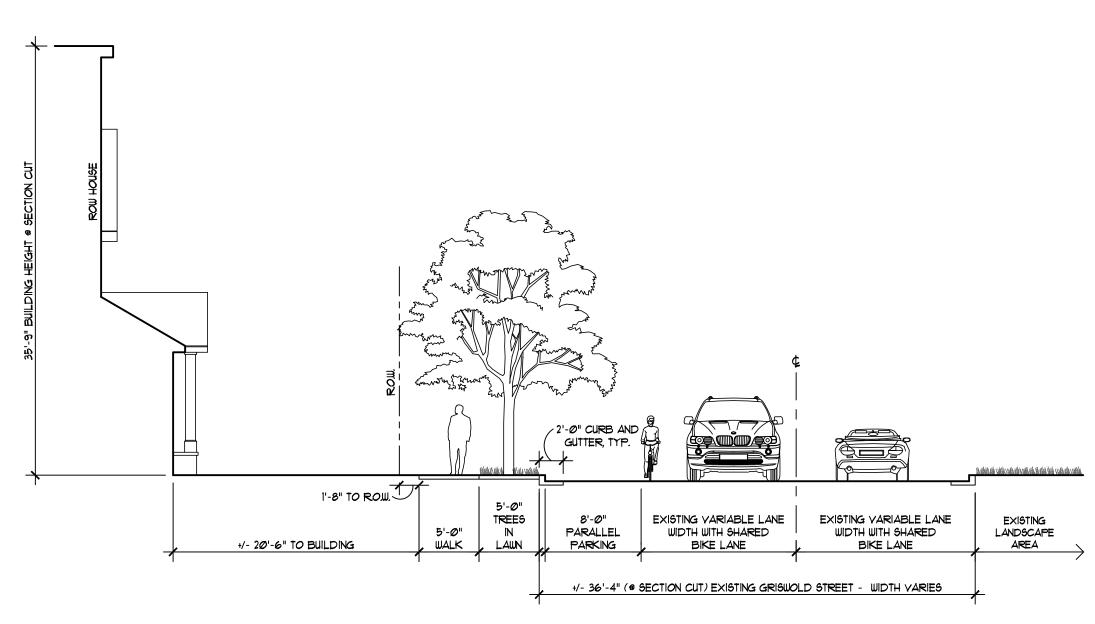
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Ph: 248-347-7010

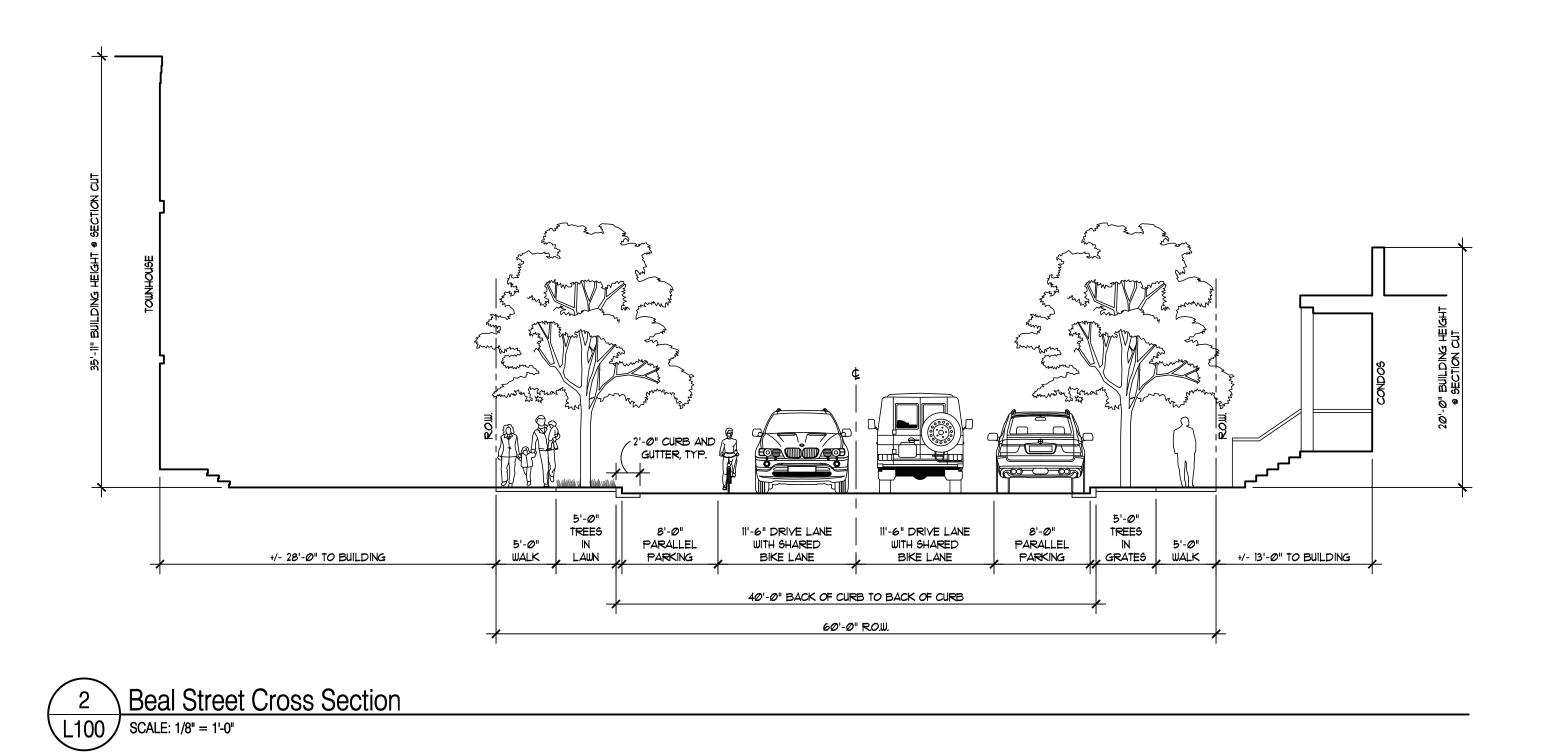
Streetscape Cross Sections

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Griswold Street Cross Section

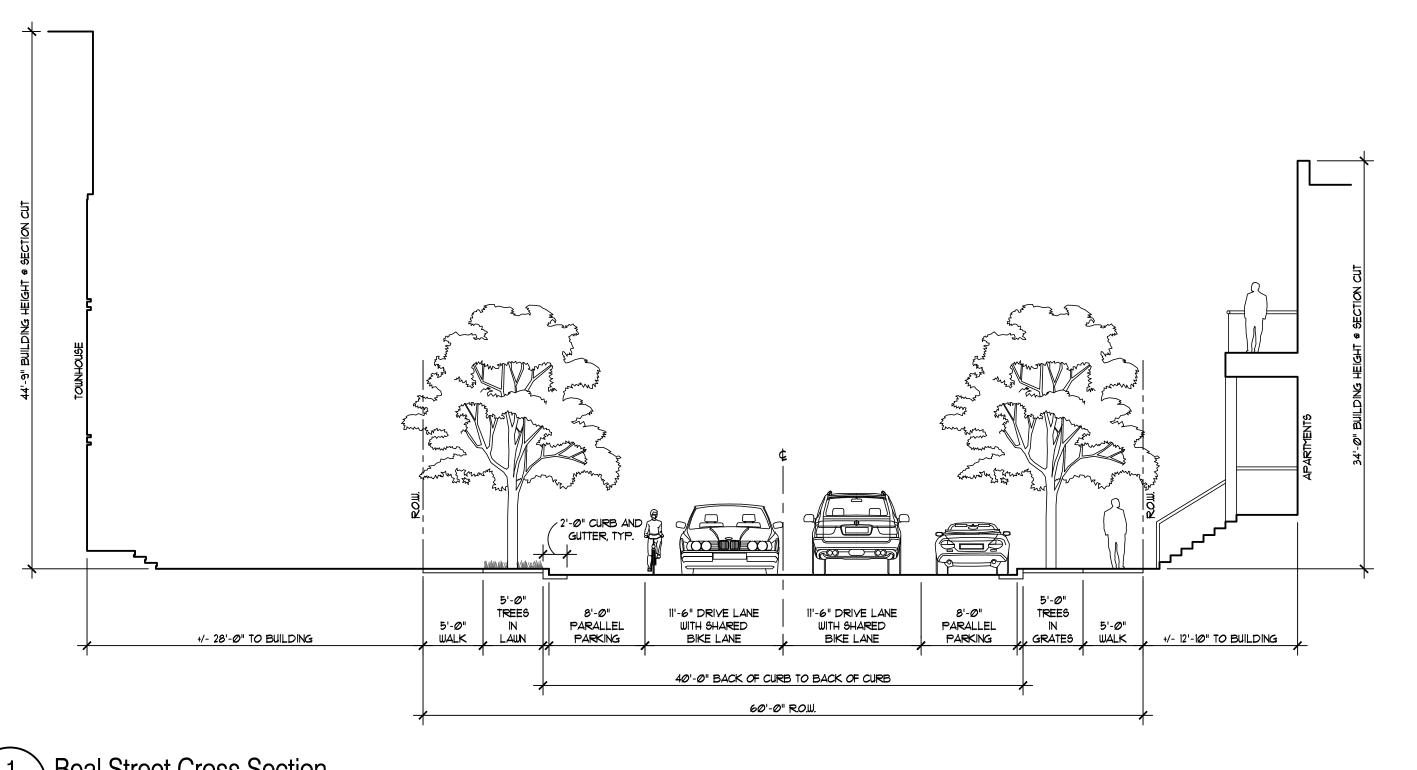
L100 SCALE: 1/8" = 1'-0"



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



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

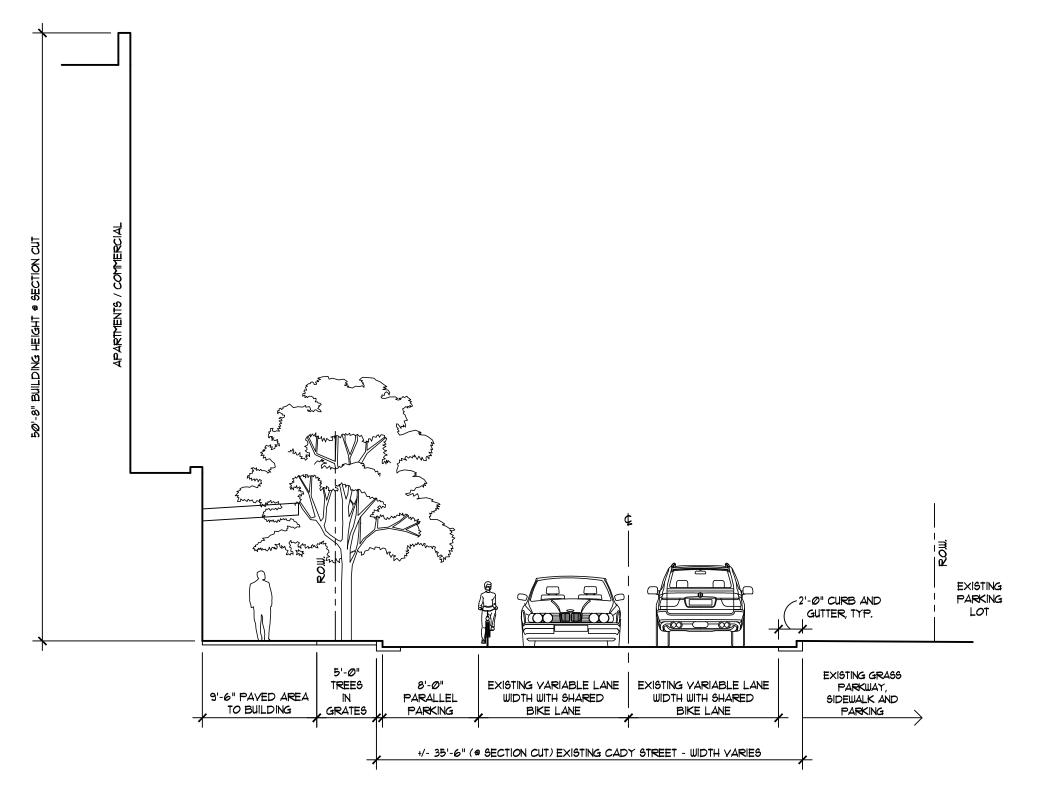
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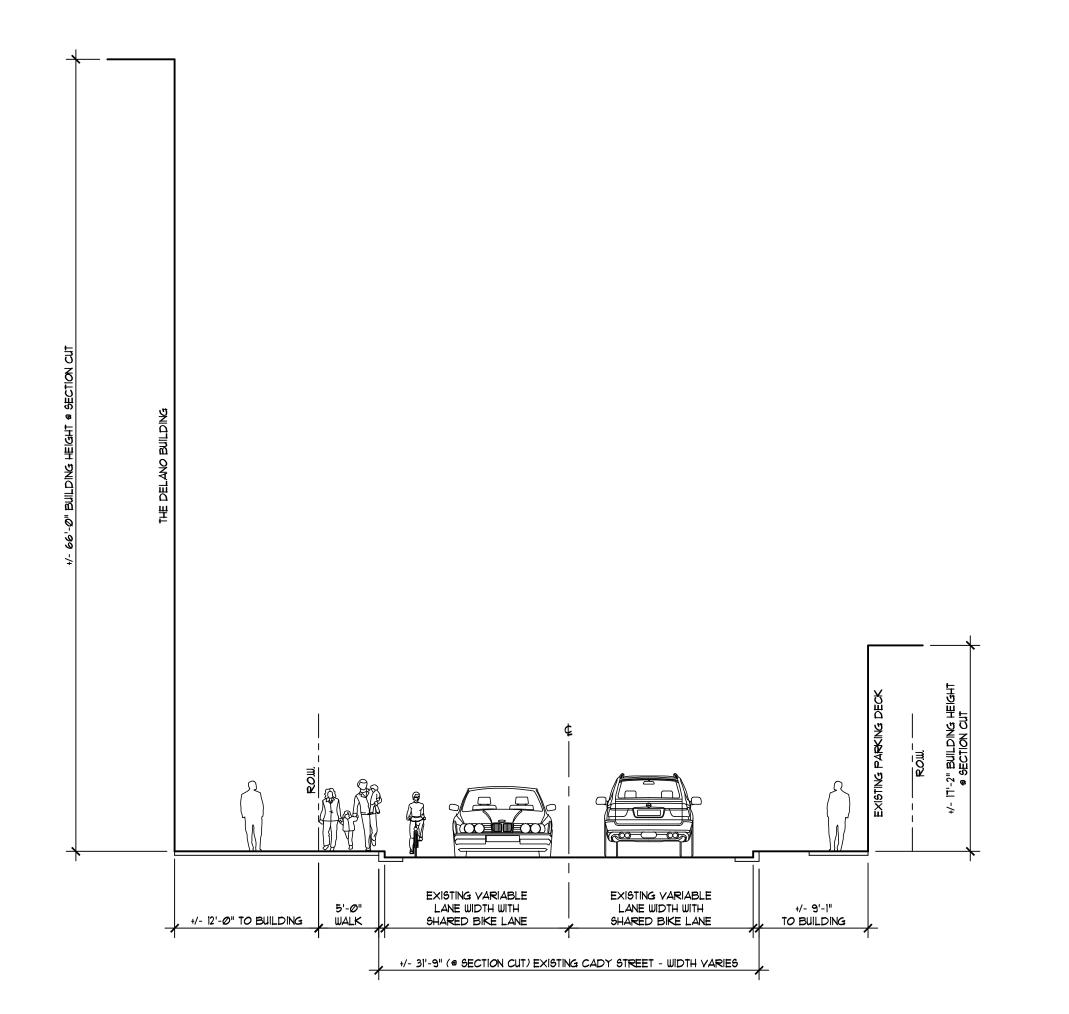
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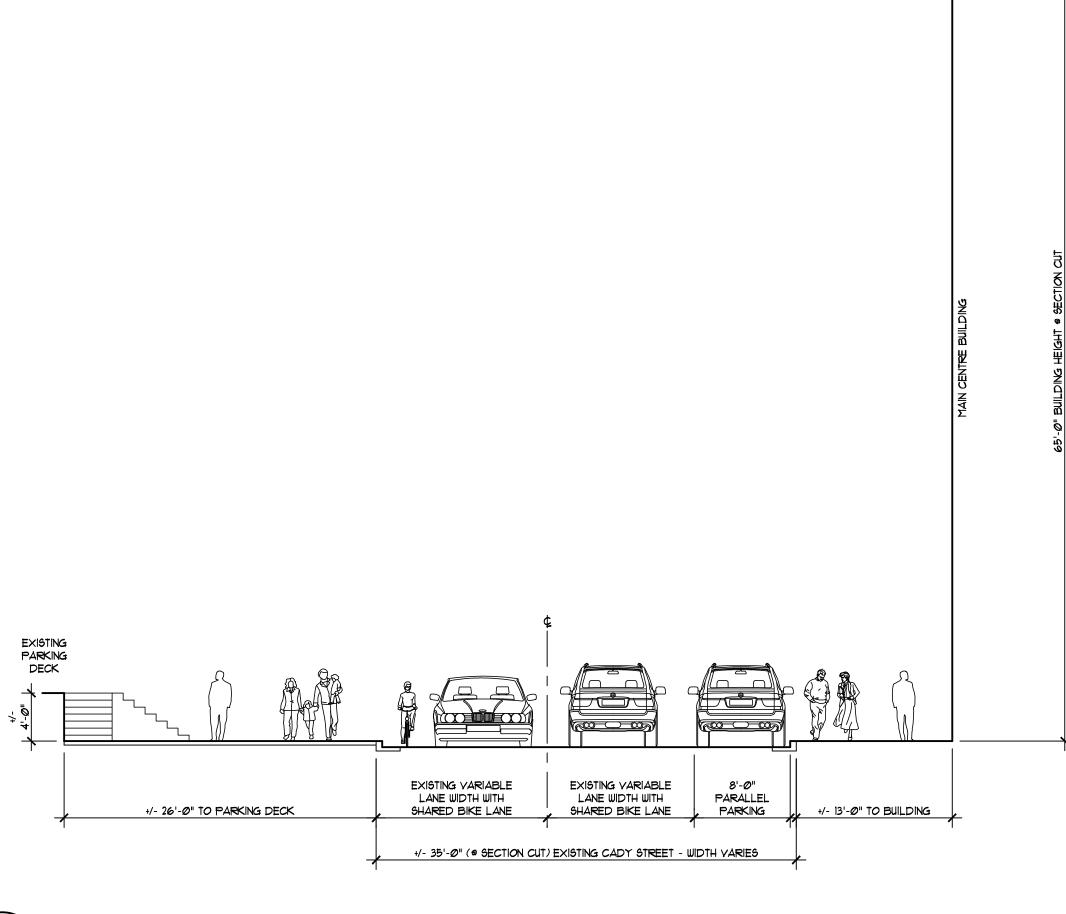
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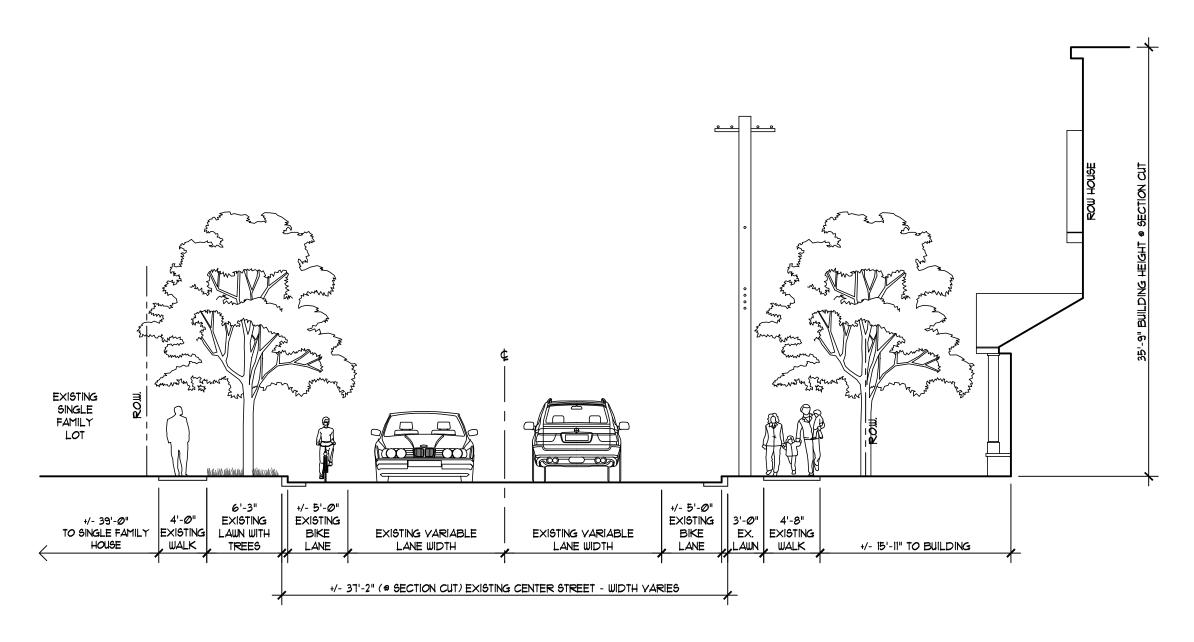
4 Cady Street Cross Section
L100 SCALE: 1/8" = 1'-0"



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



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

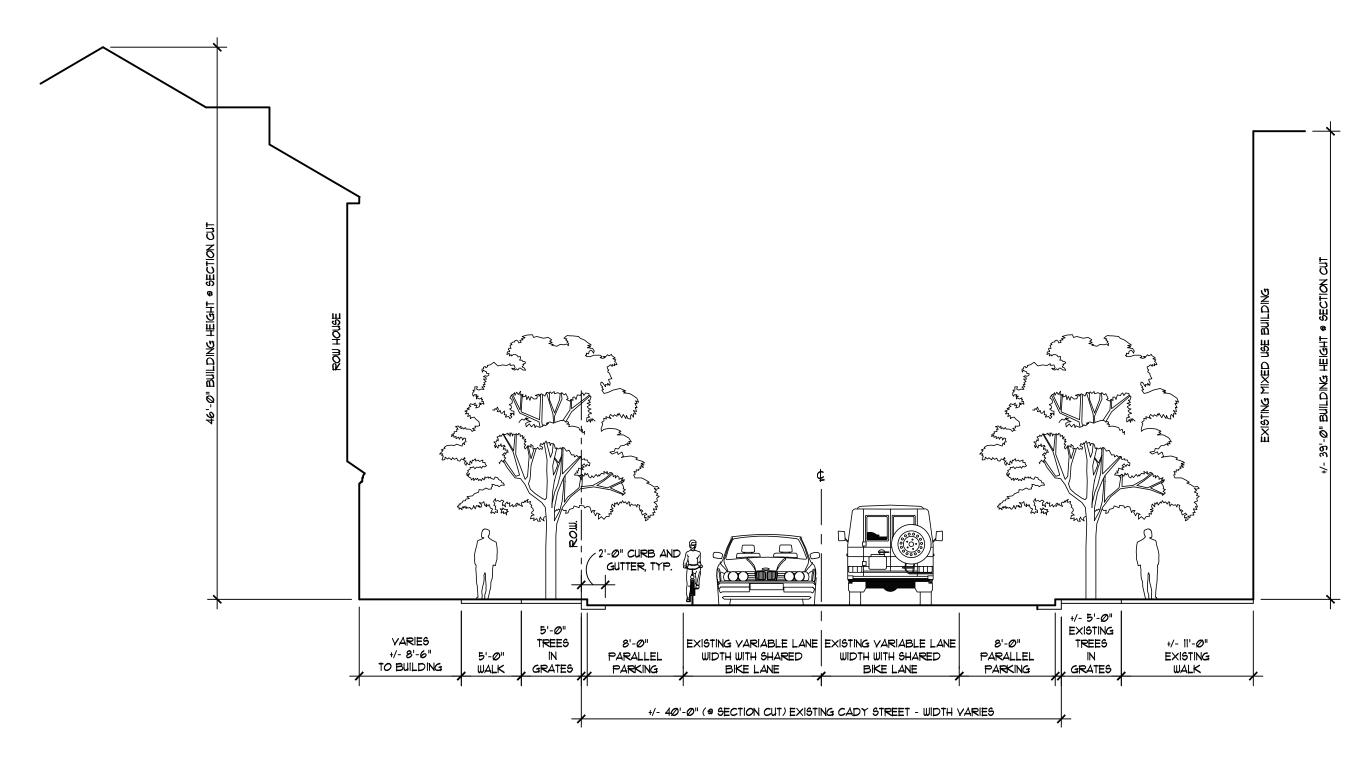


Center Street Cross Section
L100 SCALE: 1/8" = 1'-0"

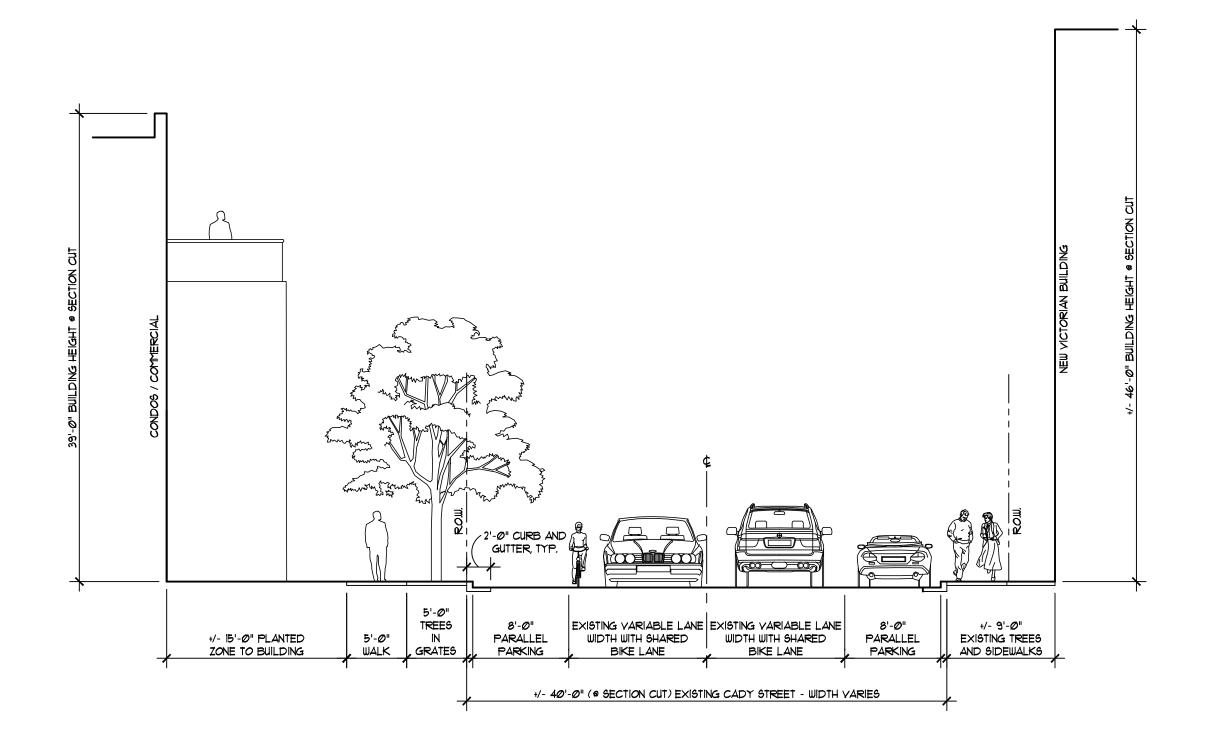
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2 Cady Street Cross Section
L100 SCALE: 1/8" = 1'-0"



Cady Street Cross Section

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

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