

LEGAL DESCRIPTION

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

ALL OF THE FOREMENTIONED BEING MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 168 OF SAID "ASSESSOR'S NORTHVILLE PLAT NO. 2"; THENCE N84°53'43"E 174.61 FEET ALONG THE SOUTH LINE OF CADY STREET (50 FEET WIDE) TO THE NORTHWEST CORNER OF LOT 171 OF SAID "ASSESSOR'S NORTHVILLE PLAT NO. 2" FOR A POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF SAID CADY STREET THE FOLLOWING THREE (3) COURSES: 1) N84°53'43"E 682.35 FEET, 2) N79°20'27"E 42.12 FEET, AND 3) N85°47'04"E 218.30 FEET; THENCE ALONG THE WESTERLY LINE OF GRISWOLD STREET (VARIABLE WIDTH) THE FOLLOWING FIVE (5) COURSES: 1) S02°52'19"E 193.33 FEET, 2) S80°05'20"W 3.01 FEET, 3) S04°23'26"E 133.89 FEET, 4) N85°43'59"E 15.98 FEET, AND 5) S04°24'37"E 129.36 FEET; THENCE THENCE N84°12'51"W 100.00 FEET ALONG THE NORTH LINE OF BEAL AVENUE (50 FEET WIDE); THENCE S05°47'09"W 50.00 FEET ALONG THE EASTERLY LINE OF THAT PORTION OF VACATED BEAL AVENUE PER RESOLUTION RECORDED IN LIBER 20023, PAGE 101, WAYNE COUNTY RECORDS; THENCE S84°12'51"E 289.65 FEET ALONG THE SOUTH LINE OF SAID BEAL AVENUE; THENCE ALONG THE WEST LINE OF RIVER STREET THE FOLLOWING THREE (3) COURSES: 1) S09°44'28"E 227.57 FEET, 2) S15°01'28"E 427.16 FEET, AND 3) S15°34'36"E 462.92 FEET; THENCE S85°45'58"W 238.48 FEET; THENCE N89°00'21"W 563.09 FEET; THENCE N43°05'04"W 95.18 FEET; THENCE ALONG THE SOUTH LINE OF SAID LOT 183 THE FOLLOWING FOUR (4) COURSES: 1) S78°36'11"W 254.94 FEET, 2) S78°39'12"W 117.60 FEET, 3) N77°44'48"W 142.02 FEET, AND 4) N57°47'56"W 135.76 FEET; THENCE N05°05'49"W 578.08 FEET ALONG THE EAST LINE OF CENTER STREET (60 FEET WIDE); THENCE N05°12'42"W 537.43 FEET CONTINUING ALONG THE EAST LINE OF SAID CENTER STREET; THENCE N84°59'05"E 130.92 FEET ALONG THE SOUTH LINE OF LOT 164 OF SAID "ASSESSOR'S NORTHVILLE PLAT NO. 2"; THENCE N04°02'34"W 179.19 FEET ALONG THE WEST LINE OF SAID LOT 174; THENCE N84°20'38"E 39.77 FEET ALONG THE SOUTH LINE OF LOT 170 OF SAID "ASSESSOR'S NORTHVILLE PLAT NO. 2"; THENCE N05°05'12"W 126.38 FEET ALONG THE WEST LINE OF SAID LOT 171 TO THE POINT OF BEGINNING.

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

ALL OF THE FOREMENTIONED BEING MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 168 OF SAID "ASSESSOR'S NORTHVILLE PLAT NO. 2"; THENCE N84°53'43"E 174.61 FEET ALONG THE SOUTH LINE OF CADY STREET (50 FEET WIDE) TO THE NORTHWEST CORNER OF LOT 171 OF SAID "ASSESSOR'S NORTHVILLE PLAT NO. 2" FOR A POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF SAID CADY STREET THE FOLLOWING THREE (3) COURSES: 1) N84°53'43"E 682.35 FEET, 2) N79°20'27"E 42.12 FEET, AND 3) N85°47'04"E 218.30 FEET; THENCE ALONG THE WESTERLY LINE OF GRISWOLD STREET (VARIABLE WIDTH) THE FOLLOWING FIVE (5) COURSES: 1) S02°52'19"E 193.33 FEET, 2) S80°05'20"W 3.01 FEET, 3) S04°23'26"E 133.89 FEET, 4) N85°43'59"E 15.98 FEET, AND 5) S04°24'37"E 129.36 FEET; THENCE THENCE N84°12'51"W 100.00 FEET ALONG THE NORTH LINE OF BEAL AVENUE (50 FEET WIDE); THENCE S05°47'09"W 25.00 FEET ALONG THE EASTERLY LINE OF THAT PORTION OF VACATED BEAL AVENUE PER RESOLUTION RECORDED IN LIBER 20023, PAGE 101, WAYNE COUNTY RECORDS; THENCE N84°12'51"E 166.13 FEET; THENCE 43.04 FEET ALONG A 230.00 FEET RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 104°43'23" AND A CHORD WHICH BEARS N89°34'32"W 42.98 FEET; THENCE S85°03'47"W 809.73 FEET; THENCE N05°12'42"W 117.93 FEET ALONG THE EAST LINE OF CENTER STREET (50 FEET WIDE); THENCE N84°59'05"E 130.92 FEET ALONG THE SOUTH LINE OF LOT 164 OF SAID "ASSESSOR'S NORTHVILLE PLAT NO. 2"; THENCE N04°02'34"W 179.19 FEET ALONG THE WEST LINE OF SAID LOT 174; THENCE N84°20'38"E 39.77 FEET ALONG THE SOUTH LINE OF LOT 170 OF SAID "ASSESSOR'S NORTHVILLE PLAT NO. 2"; THENCE N05°05'12"W 126.38 FEET ALONG THE WEST LINE OF SAID LOT 171 TO THE POINT OF BEGINNING.

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

ALL OF THE FOREMENTIONED BEING MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 168 OF SAID "ASSESSOR'S NORTHVILLE PLAT NO. 2"; THENCE S05°12'42"E 423.66 FEET ALONG THE EAST LINE OF CENTER STREET (50 FEET WIDE) TO THE POINT OF BEGINNING; THENCE N85°03'47"E 809.73 FEET; THENCE 43.04 FEET ALONG A 230.00 FEET RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 104°43'23" AND A CHORD WHICH BEARS S89°34'23"E 42.98 FEET; THENCE S84°12'51"E 166.13 FEET; THENCE S05°47'09"W 25.00 FEET ALONG THE EASTERLY LINE OF THAT PORTION OF VACATED BEAL AVENUE PER RESOLUTION RECORDED IN LIBER 20023, PAGE 101, WAYNE COUNTY RECORDS; THENCE S84°12'51"E 289.65 FEET ALONG THE SOUTH LINE OF BEAL AVENUE (50 FEET WIDE); THENCE ALONG THE WEST LINE OF RIVER STREET THE FOLLOWING THREE (3) COURSES: 1) S09°44'28"E 227.57 FEET, 2) S15°01'28"E 427.16 FEET, AND 3) S15°34'36"E 462.92 FEET; THENCE S85°45'58"W 238.48 FEET; THENCE N89°00'21"W 563.09 FEET; THENCE N43°05'04"W 95.18 FEET; THENCE ALONG THE SOUTH LINE OF SAID LOT 183 THE FOLLOWING FOUR (4) COURSES: 1) S78°36'11"W 254.94 FEET, 2) S78°39'12"W 117.60 FEET, 3) N77°44'48"W 142.02 FEET, AND 4) N57°47'56"W 135.76 FEET; THENCE N05°05'49"W 578.08 FEET ALONG THE EAST LINE OF CENTER STREET (60 FEET WIDE); THENCE N05°12'42"W 419.50 FEET CONTINUING ALONG THE EAST LINE OF SAID CENTER STREET TO THE POINT OF BEGINNING.

PARKING PARCEL:
LOT 223, LOT 224, LOT 226, LOT 227, LOT 228, AND PART OF LOT 225 OF "ASSESSOR'S NORTHVILLE PLAT NO. 3", AS RECORDED IN LIBER 66 OF PLATS, PAGE 43, WAYNE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 223; THENCE S05°05'49"E 485.34 FEET ALONG THE WEST LINE OF CENTER STREET; THENCE N78°06'47"W 87.93 FEET ALONG THE NORTH LINE OF EDWARD HINES DRIVE; THENCE CONTINUING ALONG THE NORTH LINE OF SAID EDWARD HINES DRIVE, 258.72 FEET ALONG A 1842.59 FOOT CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 08°02'42", AND A CHORD WHICH BEARS N74°02'51"W 258.51 FEET; THENCE N04°38'15"W 228.14 FEET ALONG THE EAST LINE OF SOUTH WING STREET; THENCE N84°11'48"E 49.85 FEET; THENCE S04°32'04"E 29.85 FEET; THENCE N84°01'07"E 161.44 FEET ALONG THE NORTH LINE OF SAID LOT 226; THENCE N05°57'44"W 160.02 FEET ALONG THE WEST LINE OF SAID LOT 224; THENCE N82°12'58"E 115.10 FEET ALONG THE SOUTH LINE OF FAIRBROOK STREET TO THE POINT OF BEGINNING.

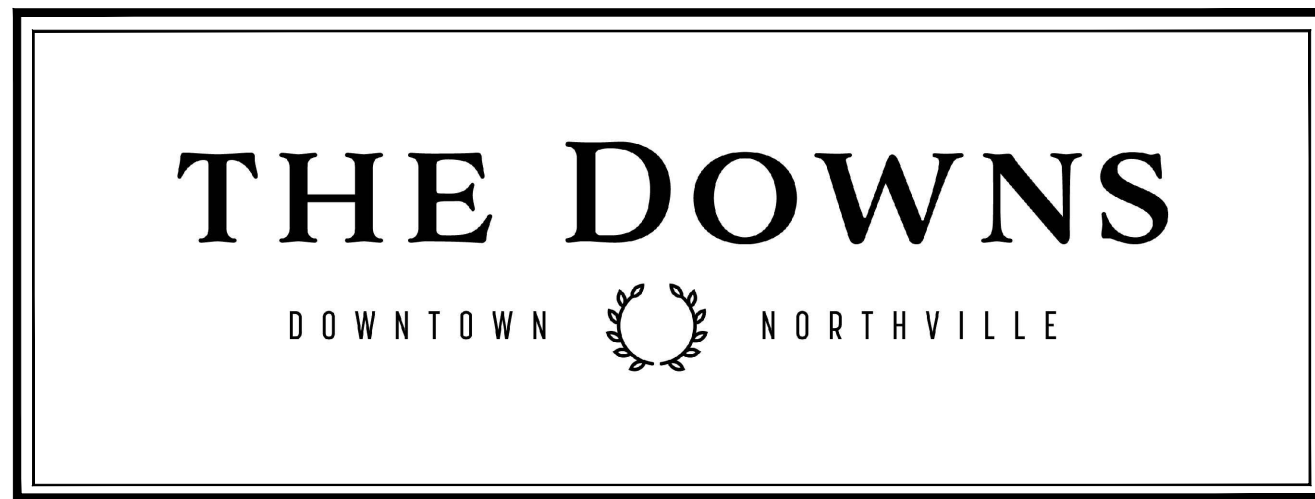
VACANT PARCEL:
LOT 219 AND LOT 220 OF "ASSESSOR'S NORTHVILLE PLAT NO. 3", AS RECORDED IN LIBER 66 OF PLATS, PAGE 43, WAYNE COUNTY RECORDS, CITY OF NORTHVILLE, WAYNE COUNTY, MICHIGAN.

BENCHMARKS

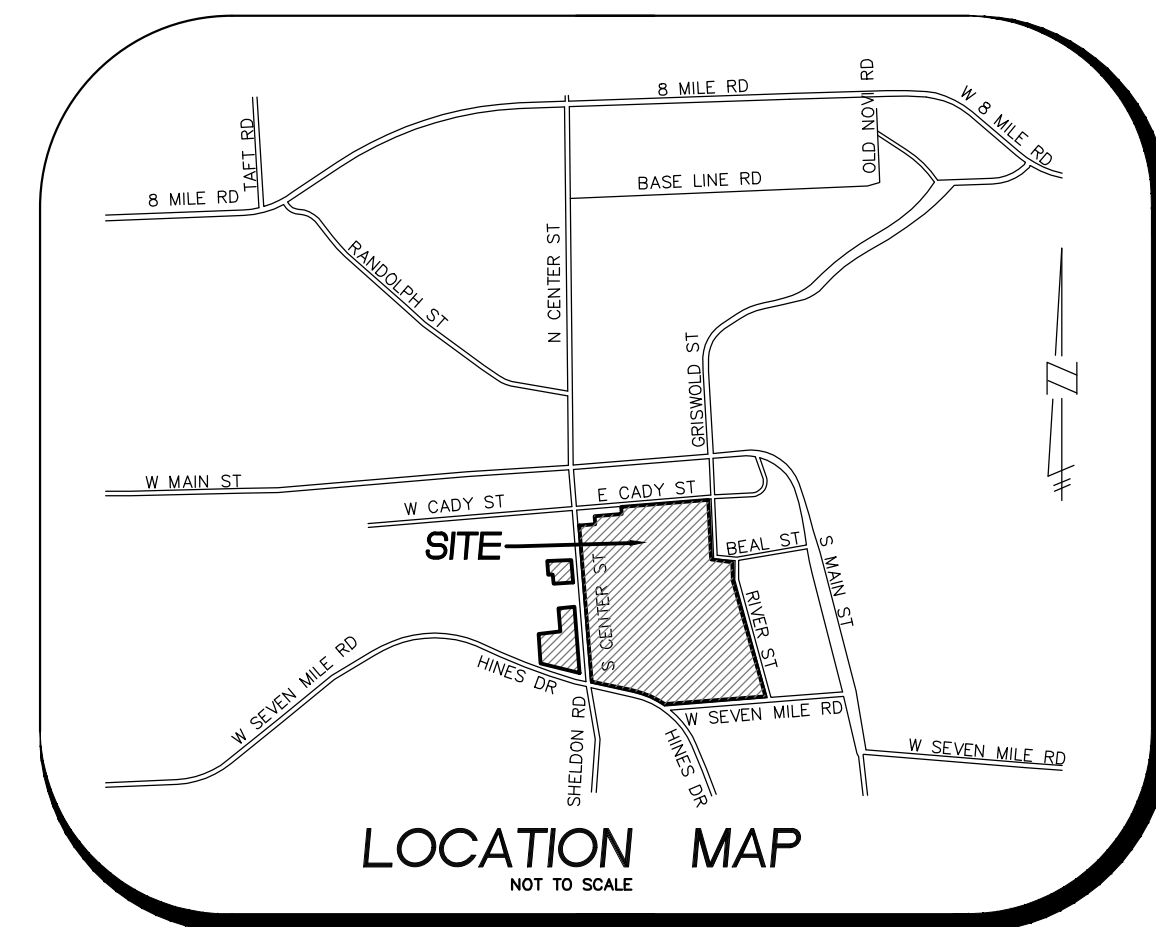
1. RIM OF SANITARY MANHOLE AT THE INTERSECTION OF CENTER STREET AND FAIRBROOK STREET. MANHOLE IS 3.5' EAST OF THE CENTERLINE OF CENTER STREET AND 17.5' SOUTH OF THE CENTERLINE OF FAIRBROOK STREET. ELEVATION 780.07' (NAVD88)
2. RIM OF SANITARY MANHOLE AT THE INTERSECTION OF RIVER STREET AND BEAL STREET.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

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

PRELIMINARY SITE PLAN



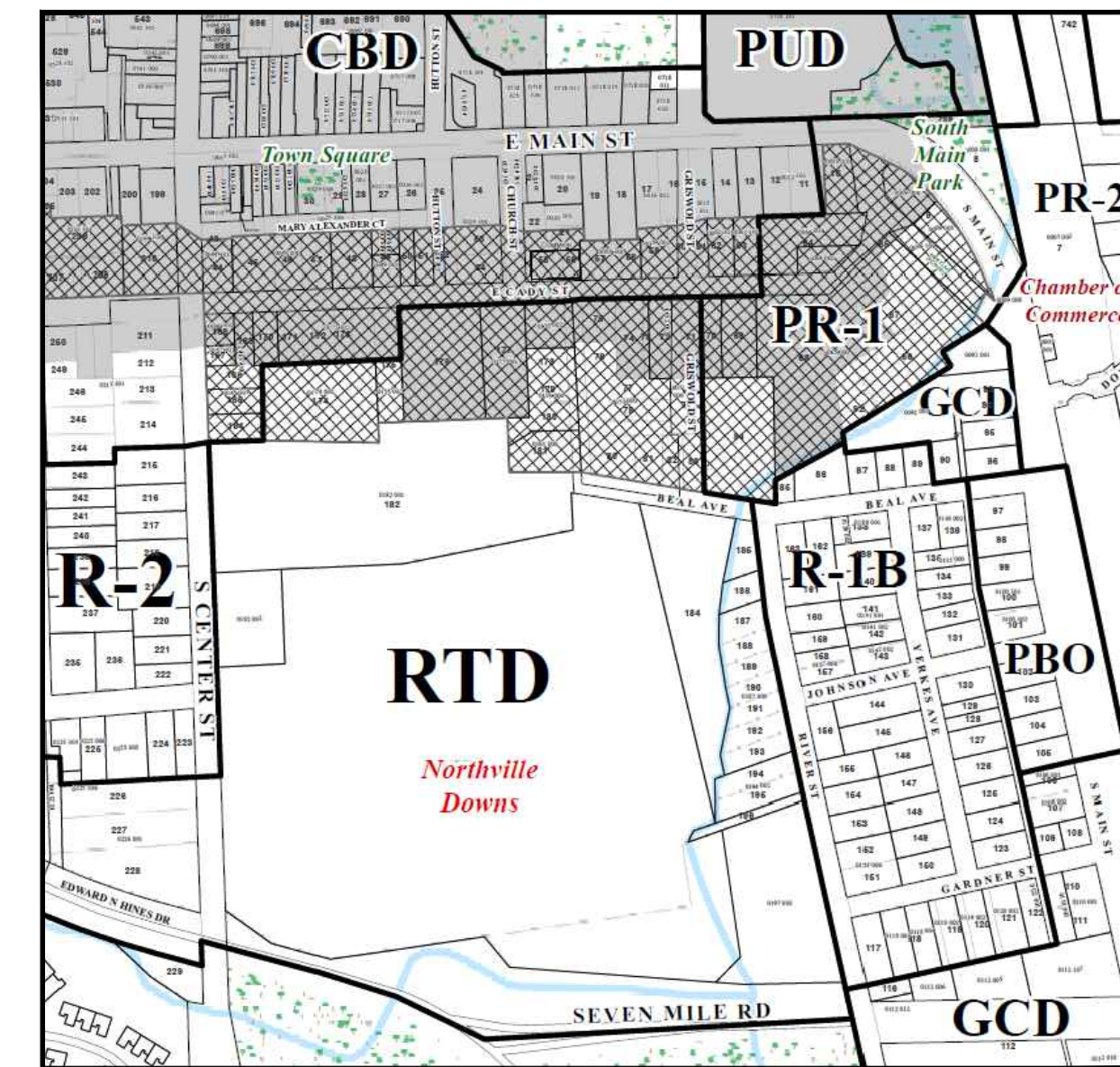
SECTION 3, T1S, R8E, CITY OF NORTHVILLE WAYNE COUNTY, MICHIGAN
PREPARED FOR:
HUNTER PASTEUR, NORTHVILLE, LLC
32300 NORTHWESTERN HWY, SUITE 230
FARMINGTON HILLS, MI 48334



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 - 14. 41'x76" S.F. BUNGALOW FLOOR PLAN

ZONING MAP



THE FORBES COMPANY



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

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

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

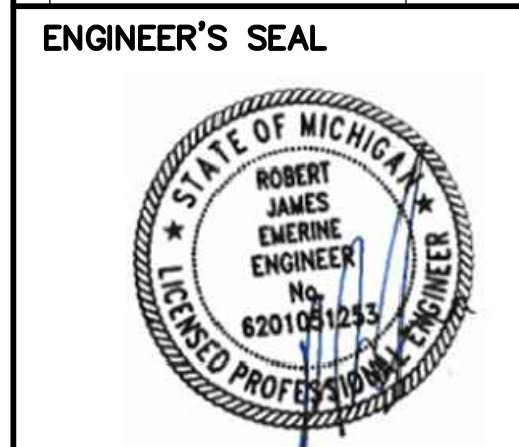
LANDSCAPE PLAN PROVIDED BY:
GRISSIM METZ ANDRIESE ASSOCIATES
15000 EDWARD N. HINES DR., SUITE A
PLYMOUTH, MI 48170
PHONE: 248.347.7010

LEGEND

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

REVISIONS

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



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



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

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

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

ALPINE ENGINEERING INC.
 CIVIL ENGINEERS & LAND SURVEYORS

RESIDENTIAL SURVEYING
 SUBDIVISIONS
 SITE CONDOMINIUM
 MULTI-FAMILY
 LOT PLANS
 CONSTRUCTION LAYOUT

COMMERCIAL SURVEYING
 ALTA SURVEYS
 SITE ENGINEERING
 INDUSTRIAL & MULTI-UNIT
 LAND SURVEYING
 CONSTRUCTION LAYOUT

46892 WEST ROAD
 SUITE 109
 NOVI, MICHIGAN 48377

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

811
 Know what's below
 Call before you dig.

CLIENT: HUNTER PASTEUR, NORTHVILLE, LLC

TOPOGRAPHIC SURVEY (NE)

SECTION: 3

TOWNSHIP: 15S
 CITY OF NORTHVILLE
 WAYNE COUNTY
 MICHIGAN

RANGE: 9E

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

- LEGEND**
- EX. CATCH BASIN
 - EX. MANHOLE
 - EX. END SECTION
 - EX. OVERFLOW STRUCTURE
 - EX. CLEANOUT
 - EX. HYDRANT
 - EX. WATER SHUTOFF
 - EX. FIRE DEPT. CONNECTION
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 - EX. WATER MAIN
 - EX. ELECTRIC CABLE
 - EX. COMMUNICATION
 - EX. GAS LINE
 - EX. OVERHEAD LINE



UTILITY NOTE:
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NOTICE:
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COMMERCIAL
SITE PLANNING
SITE ENGINEERING
INDUSTRIAL & MULTI-UNIT
LAND SURVEYING
CONSTRUCTION LAYOUT

SURVEYING
ALTA SURVEYS
BOUNDARY SURVEYS
TOPOGRAPHIC SURVEYS
PARCEL SPLITS

RESIDENTIAL
SUBDIVISIONS
SITE CONDOMINIUM
MULTI-FAMILY
LOT PLANS
CONSTRUCTION LAYOUT

ALPINE ENGINEERING INC.
CIVIL ENGINEERS & LAND SURVEYORS

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SUITE 109
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WWW.ALPINE-INC.NET

811
Know what's below
Call before you dig.

CLIENT: HUNTER PASTEUR, NORTHVILLE, LLC

TOPOGRAPHIC SURVEY (SW)

SECTION: 3

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

REVISED

4/29/19 ADDED UTILITIES

DATE: 7-3-18

DRAWN BY: JRV

CHECKED BY: JDH

FBK: 340

CHF: MJ

SCALE: HOR 1" = 50 FT.
VER 1" = 10 FT.

5

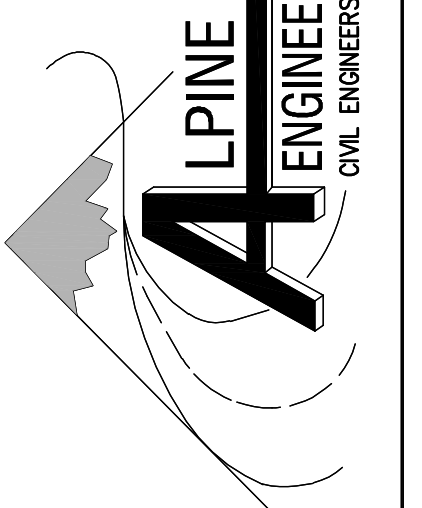
17-549

| Tag # | Dia. (inches) | Common Name | Condition | Tag # | Dia. (inches) | Common Name | Condition | Tag # | Dia. (inches) | Common Name | Condition | Tag # | Dia. (inches) | Common Name | Condition |
|-------|---------------|----------------|-------------|-------|---------------|--------------|------------|-------|---------------|----------------|-----------|-------|------------------|----------------|-----------|
| 701 | 9 | Cottonwood | Poor | 768 | 11, 14 | Walnut | Good | 835 | 8 | Blue Spruce | Good | 903 | 6 | Black Locust | Good |
| 702 | 11 | Cottonwood | Good | 769 | 11 | Blue Spruce | Good | 836 | 12 | Locust | Good | 904 | 7 | Black Locust | Good |
| 703 | 12 | Black Locust | Good | 770 | 16 | Blue Spruce | Good | 837 | 10 | Cedar | Good | 905 | 8 | Tree of Heaven | Good |
| 704 | 7, 8 | Cottonwood | Good | 771 | 9 | Black Locust | Fair | 838 | 11 | Cedar | Good | 906 | 5, 6, 7 | Black Locust | Good |
| 705 | 8 | Cottonwood | Good | 772 | 7 | Black Locust | Good | 839 | 10 | Cedar | Good | 907 | 7 | Tree of Heaven | Good |
| 706 | 10 | Maple | Good | 773 | 4, 5, 6 | Cedar | Good | 840 | 9 | Cedar | Good | 908 | 8 | Box Elder | Good |
| 707 | 60 | Black Locust | Poor, Stump | 774 | 3, 5, 5, 7 | Cedar | Good | 841 | 9 | Cedar | Good | 909 | 18 | Locust | Good |
| 708 | 8, 7 | Black Locust | Good | 775 | 7, 7 | Cedar | Good | 842 | 10 | Cedar | Good | 910 | 11 | Pear | Good |
| 709 | 6, 8, 8 | Black Locust | Good | 776 | 7, 7 | Cedar | Good | 843 | 10 | Cedar | Good | 911 | 11 | Pear | Good |
| 710 | 9, 12 | Black Locust | Good | 777 | 7, 8 | Cedar | Good | 844 | 10 | Cedar | Good | 912 | 9 | Pear | Good |
| 711 | 8 | Black Locust | Good | 778 | 11 | Apple | Fair | 845 | 12 | Cedar | Good | 913 | 9 | Box Elder | Good |
| 712 | 10 | Box Elder | Good | 779 | 4, 7 | Cedar | Good | 846 | 10 | Cedar | Good | 914 | 4, 7 | Black Locust | Good |
| 713 | 10 | Black Locust | Good | 780 | 6, 6 | Cedar | Good | 847 | 11 | Cedar | Good | 915 | 6, 7 | Maple | Good |
| 714 | 7, 8, 11 | Black Locust | Good | 781 | 7, 8 | Cedar | Good | 848 | 7 | Cedar | Good | 916 | 7, 5 | Maple | Good |
| 715 | 10 | Black Locust | Good | 782 | 17, 18 | Box Elder | Fair | 849 | 13 | Cedar | Good | 917 | 5, 6, 5, 4 | Maple | Good |
| 716 | 8 | Black Locust | Good | 783 | 6, 6 | Cedar | Good | 850 | 12 | Cedar | Good | 918 | 7 | Maple | Good |
| 717 | 7, 8 | Black Locust | Good | 784 | 19 | Black Locust | Good | 851 | 12 | Cedar | Good | 919 | 7 | Ash | Good |
| 718 | 6, 14 | Black Locust | Good | 785 | 7 | Cedar | Good | 852 | 13 | Cedar | Good | 920 | 6 | Cedar | Good |
| 719 | 10 | Tree of Heaven | Good | 786 | 14 | Box Elder | Fair | 853 | 11 | Cedar | Good | 921 | 5, 6 | Cedar | Good |
| 720 | 9 | Tree of Heaven | Good | 787 | 11 | Box Elder | Fair | 854 | 12 | Cedar | Good | 922 | 6 | Cedar | Good |
| 721 | 9 | Tree of Heaven | Good | 788 | 10 | Black Locust | Good | 855 | 11 | Cedar | Good | 923 | 8 | Cedar | Good |
| 722 | 10 | Tree of Heaven | Good | 789 | 15 | Black Locust | Good | 856 | 10 | Cedar | Good | 924 | 5, 6 | Cedar | Good |
| 723 | 8 | Black Locust | Good | 790 | 17 | Box Elder | Good | 857 | 11 | Cedar | Good | 925 | 7 | Cedar | Good |
| 724 | 8 | Black Locust | Good | 791 | 16 | Box Elder | Fair | 858 | 10 | Cedar | Good | 2401 | 31 | Maple | Good |
| 725 | 9 | Black Locust | Good | 792 | 13 | Oak | Good | 860 | 13 | Cedar | Good | 2402 | 10 | Walnut | Good |
| 726 | 13 | Pear | Good | 793 | 8, 11 | Apple | Good | 861 | 11 | Cedar | Good | 2403 | 48 | Walnut | Good |
| 727 | 11 | Pear | Good | 794 | 5, 8, 9 | Apple | Fair | 862 | 6 | Tree of Heaven | Good | 2404 | 18 | Box Elder | Good |
| 728 | 10 | Pear | Good | 795 | 7 | Cedar | Good | 863 | 6, 7 | Black Locust | Good | 2405 | 11, 20 | Elm | Good |
| 729 | 11 | Pear | Good | 796 | 12 | Cedar | Good | 864 | | Catalpa | Good | 2406 | | | Not Used |
| 730 | 9 | Pear | Good | 797 | 9 | Cedar | Good | 865 | 6 | Cottonwood | Good | 2407 | 12 | Elm | Good |
| 731 | 11 | Pear | Good | 798 | 15 | Box Elder | Fair | 866 | 7 | Black Locust | Good | 2408 | 16 | Maple | Good |
| 732 | 10 | Pear | Good | 799 | 9 | Maple | Good | 867 | 6 | Cottonwood | Good | 2409 | 28 | Ash | Fair |
| 733 | 14 | Blue Spruce | Good | 800 | 13 | Box Elder | Poor | 868 | 6 | Cottonwood | Good | 2410 | 10, 20 | Locust | Good |
| 734 | 11 | Blue Spruce | Good | 801 | 7 | Box Elder | Poor | 869 | 8 | Cottonwood | Good | 2411 | 9, 14 | Locust | Fair |
| 735 | 9 | Blue Spruce | Good | 802 | 12 | Box Elder | Poor | 870 | 7 | Cottonwood | Good | 2412 | 6, 8, 10, 10, 13 | Locust | Fair |
| 736 | 8, 9 | Black Locust | Good | 803 | 6, 7 | Cedar | Good | 871 | 8 | Cottonwood | Good | 2413 | 8, 8, 10, 10, 14 | Locust | Fair |
| 737 | 8 | Black Locust | Good | 804 | 9 | Cedar | Good | 872 | 8 | Cottonwood | Good | 2414 | 15 | Black Locust | Good |
| 738 | 9 | Black Locust | Good | 805 | 34 | Black Locust | Good | 873 | 5, 8 | Cottonwood | Good | 2415 | 32 | Maple, no tag | Good |
| 739 | 9 | Black Locust | Good | 806 | 17 | Ash | Fair | 874 | 6 | Cottonwood | Good | 2416 | 12 | Blue Spruce | Good |
| 740 | 6, 7, 12 | Black Locust | Good | 807 | 9 | Scotch Pine | Fair | 875 | 4, 4, 5, 5, 6 | Cottonwood | Good | 2417 | 40 | Black Locust | Good |
| 741 | 8 | Black Locust | Good | 808 | 21 | Ash | Good | 876 | 6, 4 | Cottonwood | Good | 2418 | 11 | Tree of Heaven | Good |
| 742 | 17 | Tree of Heaven | Good | 809 | 11 | Scotch Pine | Fair | 877 | 7 | Black Locust | Good | 2419 | 13 | Tree of Heaven | Fair |
| 743 | 8 | Black Locust | Good | 810 | 15 | Ash | Good | 878 | 8 | Black Locust | Good | 2420 | 12 | Black Locust | Good |
| 744 | 10 | Black Locust | Good | 811 | 27 | Ash | Good | 879 | 6 | Box Elder | Good | 2421 | 12 | Black Locust | Good |
| 745 | 8 | Black Locust | Good | 812 | 9 | Scotch Pine | Poor | 880 | 5, 7, 10 | Black Locust | Good | 2424 | 15 | Norway Maple | Good |
| 746 | 11 | Black Locust | Good | 813 | 17 | Ash | Good | 881 | 8 | Black Locust | Good | 2425 | 14 | Cedar | Good |
| 747 | 9 | Black Locust | Good | 814 | 14 | Maple | Good | 882 | 17 | Black Locust | Good | 2426 | 15 | Norway Maple | Fair |
| 748 | 6, 10 | Black Locust | Good | 815 | 13 | Scotch Pine | Poor | 883 | 8 | Tree of Heaven | Good | 2427 | 13 | Cedar | Good |
| 749 | 9 | Black Locust | Good | 816 | 18 | Maple | Good | 884 | 23 | Black Locust | Good | 2428 | 15 | Maple | Good |
| 750 | 8 | Black Locust | Good | 817 | 20 | Maple | Good | 885 | 4, 7, 8 | Box Elder | Good | 2429 | 12 | Cedar | Good |
| 751 | 8 | Black Locust | Good | 818 | 14 | Scotch Pine | Poor | 886 | 6, 6, 6 | Box Elder | Good | 2430 | 18 | Maple | Good |
| 752 | 18 | Tree of Heaven | Good | 819 | 14, 22 | Maple | Good | 887 | 6 | Box Elder | Good | 2431 | 12 | Norway Maple | Good |
| 753 | 6, 11, 14 | Black Locust | Good | 820 | 12 | Maple | Good | 888 | 7 | Tree of Heaven | Good | 2432 | 22 | Catalpa | Good |
| 754 | 6, 11 | Black Locust | Good | 821 | 19 | Maple | Good | 889 | 6 | Tree of Heaven | Good | 2433 | 15 | Locust | Good |
| 755 | 17 | Black Locust | Good | 822 | 11 | Scotch Pine | Fair | 890 | 7 | Tree of Heaven | Good | 2434 | 13 | Box Elder | Good |
| 756 | 24 | Black Locust | Good | 823 | 8, 12 | Maple | Good | 891 | 5, 6, 7 | Tree of Heaven | Good | 2433 | 41 | Maple | Good |
| 757 | 9, 11 | Black Locust | Good | 824 | 17 | Scotch Pine | Good | 892 | 7 | Box Elder | Good | 2434 | 27 | Box Elder | Good |
| 758 | 9 | Black Locust | Good | 825 | 23 | Maple | Good | 893 | 6, 6 | Elm | Good | 2435 | 12 | Box Elder | Good |
| 759 | 14 | Ash | Good | 826 | 21 | Maple | Good | 894 | 6, 7 | Black Locust | Good | 2436 | | | Not Used |
| 760 | 10 | Black Locust | Good | 827 | 18 | Maple | Good | 895 | 6 | Black Locust | Good | 2437 | 10 | Box Elder | Good |
| 761 | 9 | Norway Maple | Good | 828 | 7 | Scotch Pine | Fair | 896 | 7, 7 | Black Locust | Good | 2438 | 37 | Black Locust | Good |
| 762 | 13 | Norway Maple | Good | 829 | 16 | Maple | Good | 897 | 8 | Black Locust | Good | 2439 | 17, 20, 21 | Cottonwood | Good |
| 763 | 14 | Ash | Good | 830 | 14 | Maple | Poor | 898 | 6, 7, 8 | Black Locust | Good | 2440 | 9, 10, 13 | Cottonwood | Good |
| 764 | 20 | Ash | Good | 831 | 21 | Maple | Good | 899 | 7 | Pear | Good | 2441 | 9 | Box Elder | Poor |
| 765 | 24 | Walnut | Good | 832 | 14 | Scotch Pine | Good | 900 | 7 | Black Locust | Good | 2442 | 19 | Blue Spruce | Good |
| 766 | 8 | Norway Maple | Good | 833 | 16 | Scotch Pine | Fair | 901 | 7, 7 | Maple | Good | 2443 | 14 | Maple | Good |
| 767 | 11 | Catalpa | Good | 834 | 11 | Apple | Poor, Dead | 902 | 6 | Black Locust | Good | 2444 | 14 | Maple | Good |
| | | | | | | | | | | | | 2445 | 14 | Maple | Good |
| | | | | | | | | | | | | 2446 | 14 | Maple | Good |
| | | | | | | | | | | | | 2447 | 12 | Norway Maple | Good |

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

SURVEYING
 ALTA SURVEYS
 BOUNDARY SURVEYS
 TOPOGRAPHIC SURVEYS
 PARCEL SPLITS

RESIDENTIAL
 SUBDIVISIONS
 SITE CONDOMINIUM
 MULTI-FAMILY
 LOT PLANS
 CONSTRUCTION LAYOUT



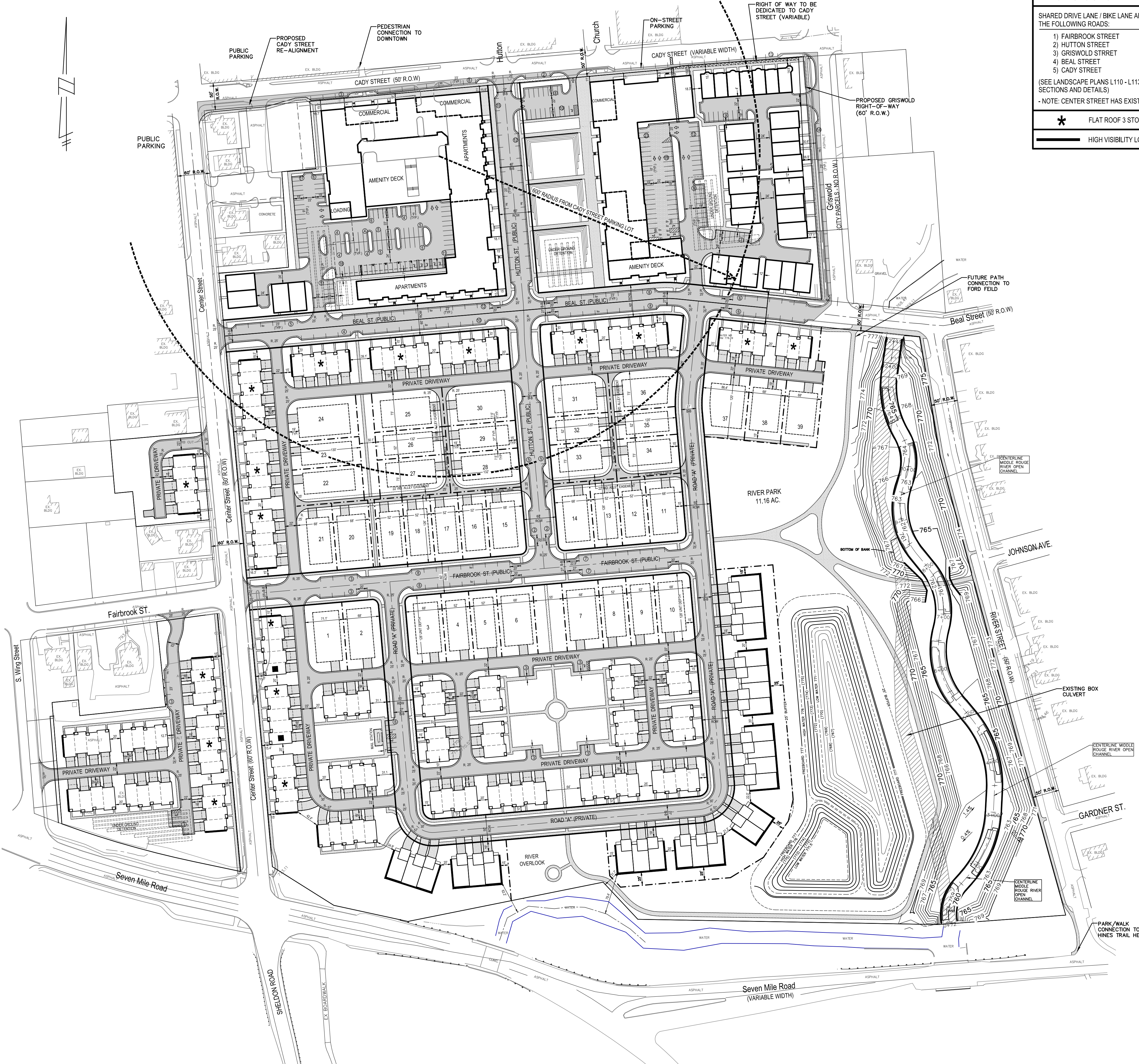
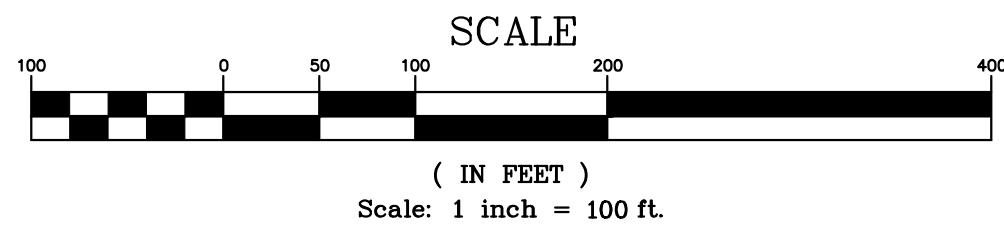
811
 Know what's below
 Call before you dig.

CLIENT: HUNTER PASTEUR, NORTHVILLE, LLC
 RANGE: BE
 TOWNSHIP: 15
 CITY OF NORTHVILLE
 WAYNE COUNTY
 MICHIGAN
 SECTION: 3

REVISED

DATE: 1-19-22
 DRAWN BY: JRV
 CHECKED BY: JDH

FBK: 393
 CHF: RDF
 SCALE: HOR 1" = 40 FT.
 VER 1" = 4 FT.
 6
 17-549



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

NEW PUBLIC SPACES PROVIDED:
 HUTTON SOUTH OF CADY = 37 SPACES
 BEAL BETWEEN CENTER AND GRISWOLD = 47 SPACES
 PROPOSED SURFACE LOT = 18 SPACES
 TOTAL SPACES PROVIDED = 102 SPACES

SHARED DRIVE LANE / BIKE LANE ARE PROVIDED ON THE FOLLOWING ROADS:
 1) FAIRBROOK STREET
 2) HUTTON STREET
 3) GRISWOLD STREET
 4) BEAL STREET
 5) CADY STREET
 (SEE LANDSCAPE PLANS L110 - L113 FOR STREETScape CROSS SECTIONS AND DETAILS.)
 * NOTE: CENTER STREET HAS EXISTING DEDICATED BIKE LANES.

* FLAT ROOF 3 STORY TOWNHOMES

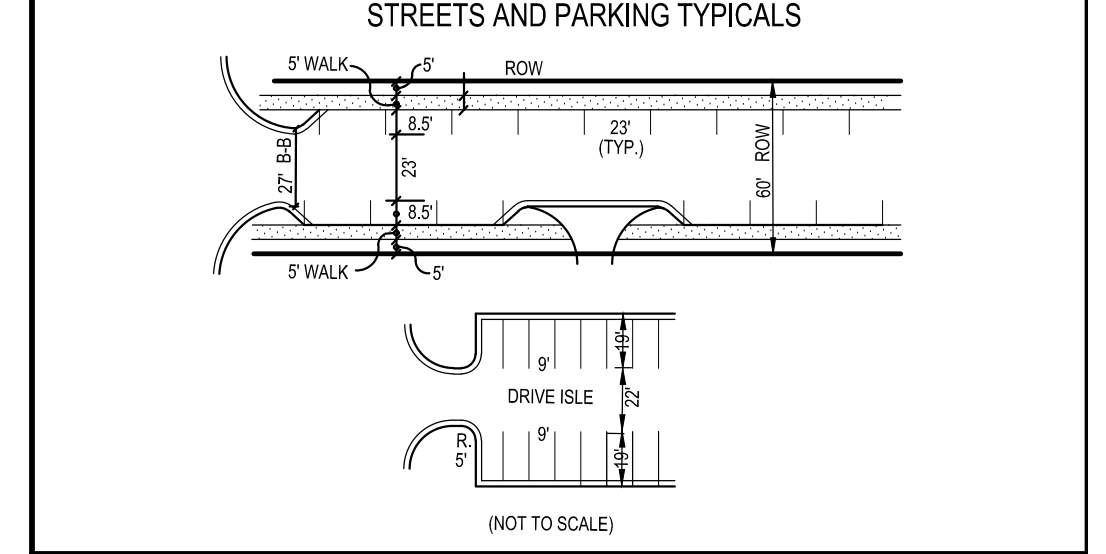
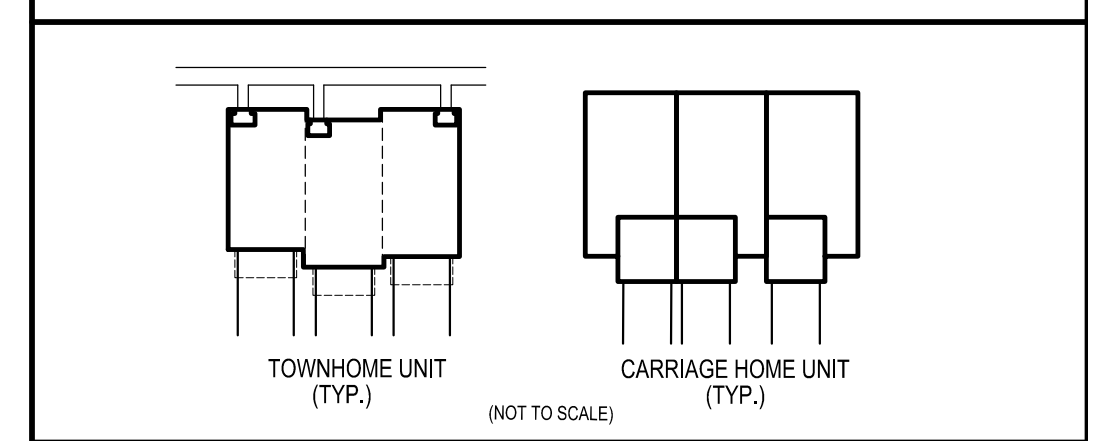
— HIGH VISIBILITY LOT WITH ENHANCED SIDE ELEVATION

SITE SUMMARY

| | |
|--------------------------------|------------------------------------|
| SITE AREA | = 48.12 AC |
| LESS PUBLIC R.O.W. | = 3.67 AC |
| NET SITE AREA | = 44.45 AC |
| EXISTING ZONING | CBD, RTD, R, C, CSO |
| PROPOSED ZONING | PUD |
| DEVELOPMENT BREAKDOWN | |
| NW APARTMENTS | = 3.36 AC |
| UNITS SHOWN | = 174 UNITS |
| DENSITY SHOWN | = 51.79 DU/AC |
| SETBACKS | |
| FRONT YARD | = 10' (COMMERCIAL - CSO DISTRICT) |
| SIDE YARD | = 15' (RESIDENTIAL - CSO DISTRICT) |
| REAR YARD | N/A |
| RESIDENTIAL USE | |
| COMMERCIAL / RETAIL USE | = 210,690 SF |
| GARAGE / SERVICE AREA | = 9,270 SF |
| TOTAL BUILDING AREA | = 219,960 SF |
| NE CONDOMINIUM BUILDING | |
| UNITS SHOWN | = 53 UNITS |
| DENSITY SHOWN | = 28.65 DU/AC |
| SETBACKS | |
| FRONT YARD | = 10' (COMMERCIAL - CSO DISTRICT) |
| SIDE YARD | = 15' (RESIDENTIAL - CSO DISTRICT) |
| REAR YARD | N/A |
| RESIDENTIAL USE | |
| COMMERCIAL / RETAIL USE | = 104,830 SF |
| GARAGE / SERVICE AREA | = 4,850 SF |
| TOTAL BUILDING AREA | = 109,680 SF |
| ROW HOUSES | |
| UNITS SHOWN | = 2.27 AC |
| DENSITY SHOWN | = 31 UNITS |
| DENSITY SHOWN | = 13.66 DU/AC |
| SETBACKS | |
| FRONT YARD | = 15' (CADY STREET) |
| BUILDING SEPARATION | = 10' (GRISWOLD ST. PROP. ROW) |
| REAR YARD | = 12' (N/A) |
| RESIDENTIAL USE | |
| COMMERCIAL / FLEX USE | = 27,313 SF |
| TOWN HOMES | |
| TOWN HOMES | = 12.16 AC |
| UNITS SHOWN | = 151 UNITS |
| DENSITY SHOWN | = 12.42 DU/AC |
| SETBACKS | |
| FRONT YARD | = 10' MIN. |
| BUILDING SEPARATION | = 20' |
| REAR YARD | = N/A |
| CARRIAGE HOMES | |
| CARRIAGE HOMES | = 3.06 AC |
| UNITS SHOWN | = 26 UNITS |
| DENSITY SHOWN | = 8.50 DU/AC |
| SETBACKS | |
| FRONT YARD | = 19' |
| BUILDING SEPARATION | = 20' |
| REAR YARD | = N/A |
| SINGLE FAMILY HOMES | |
| LOTS SHOWN | = 8.64 AC |
| UNITS SHOWN | = 39 UNITS |
| DENSITY SHOWN | = 4.51 LOTS/AC |
| SETBACKS | |
| FRONT YARD | = 15' |
| SIDE YARD | = 7.5' (15' TOTAL) |
| REAR YARD | = 19' (FROM ALLEY) |
| TOTAL RESIDENTIAL | |
| TOTAL OVERALL NET DENSITY | = 474 UNITS |
| TOTAL OVERALL GROSS DENSITY | = 10.66 UNITS/AC |
| TOTAL OVERALL GROSS DENSITY | = 9.85 UNITS/AC |

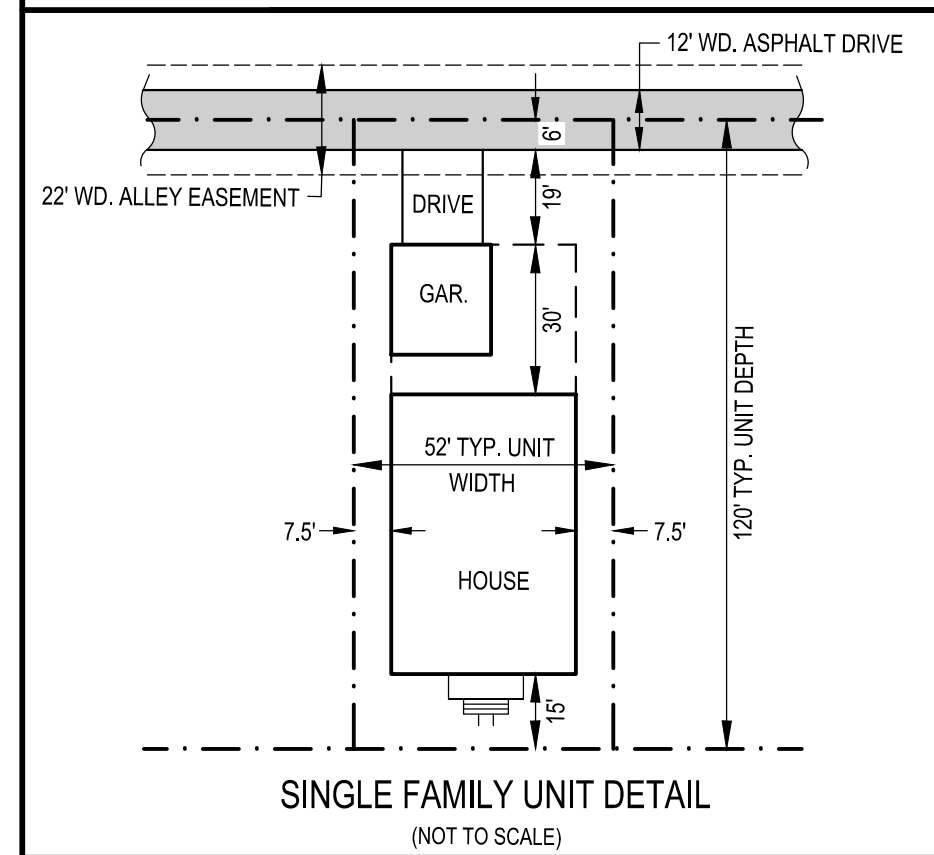
PARKING PROVIDED SUMMARY

| | |
|---|--------------------------------|
| NW APARTMENTS | |
| GARAGE | = 187 SPACES |
| SURFACE LOT | = 108 SPACES |
| = 295 SPACES | |
| = 1.70 SPACES PER UNIT | |
| NE CONDOMINIUM BUILDING | |
| GARAGE | = 42 SPACES |
| SURFACE LOT | = 63 SPACES |
| = 105 SPACES | |
| = 1.98 SPACES PER UNIT | |
| ROW HOUSES | |
| GARAGE | = 62 SPACES (2 GAR) |
| SURFACE LOT | = 16 SPACES |
| = 78 SPACES | |
| PUBLIC STREET PARALLEL | |
| CADY STREET | = 26 SPACES |
| CADY SURFACE LOT | = 18 SPACES |
| GRISWOLD STREET | = 14 SPACES |
| BEAL STREET | = 59 SPACES |
| HUTTON STREET | = 41 SPACES |
| FAIRBROOK STREET | = 36 SPACES |
| = 194 SPACES | |
| TOWNHOMES / CARRIAGE | |
| GARAGES / DRIVES | = 708 SPACES (2 GAR / 2 DRIVE) |
| Parking Spaces | = 24 SPACES |
| PUBLIC ON-STREET | = 44 SPACES |
| = 776 SPACES | |
| SINGLE FAMILY HOMES | |
| GARAGES / DRIVES | = 156 SPACES (2 GAR / 2 DRIVE) |
| PUBLIC ON-STREET | = 8 SPACES |
| MAIL STATION | = 6 SPACES |
| = 170 SPACES | |
| TOTAL RESIDENTIAL PARKING PROVIDED | |
| = 1,342 SPACES | |
| TOTAL PUBLIC PARKING PROVIDED | |
| = 276 SPACES | |



LEGEND

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



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

REVISIONS

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

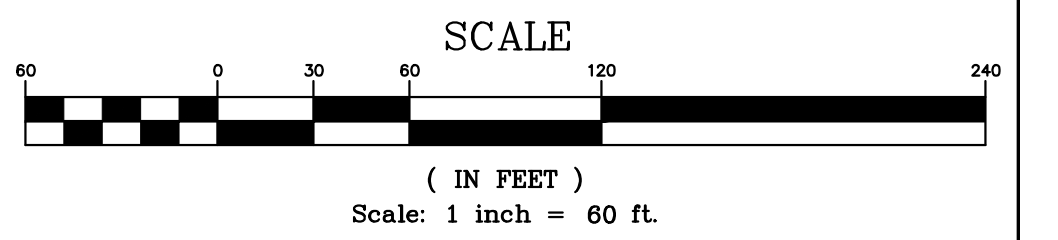
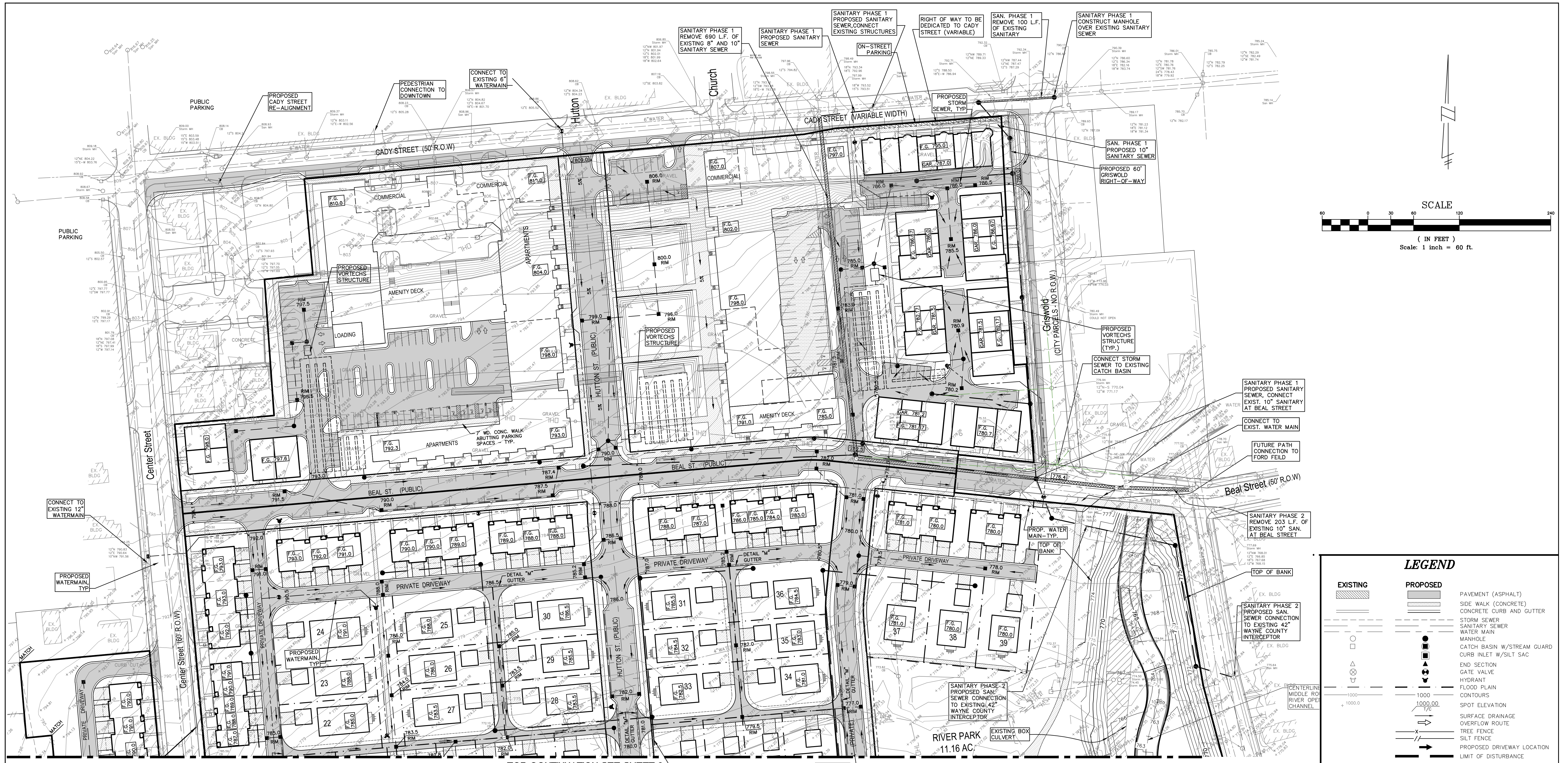
UTILITY WARNING
 UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THIS PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.

811 Know what's Below. Call before you dig.

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

DATE: 12-06-21 DESIGNED BY: A.A. JOB NUMBER: 21-091
 CHECKED BY: R.B. DRAWING FILE: 7-21001-04.DWG

OVERALL SITE PLAN



FOR CONTINUATION SEE SHEET 9

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

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

| REVISIONS | | | UTILITY WARNING |
|-----------|-------------------------|---------|---|
| NO. | ITEM | DATE | UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED. |
| 1. | REVISED PER CITY REVIEW | 1-20-22 | |

811 Know what's Below. Call before you dig.

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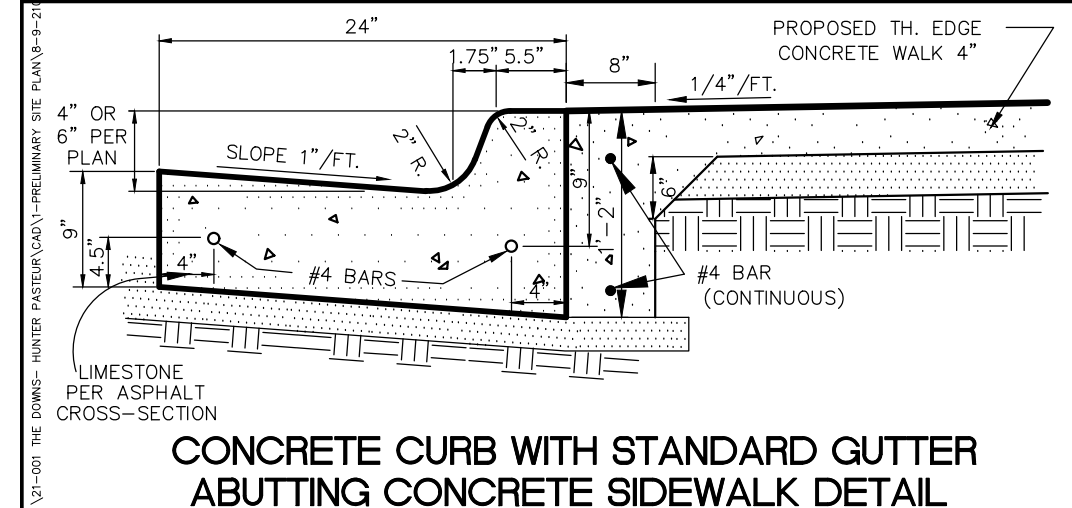
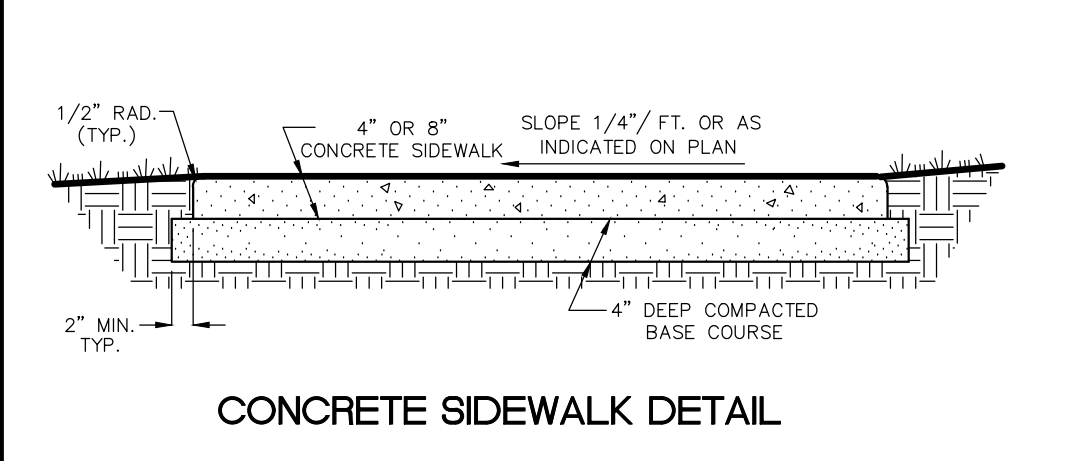
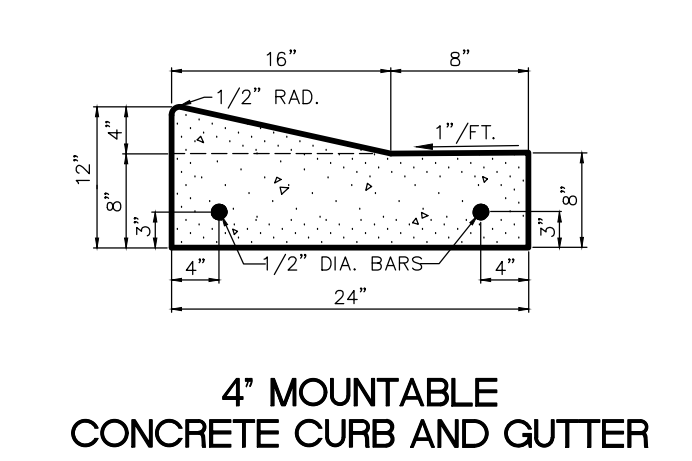
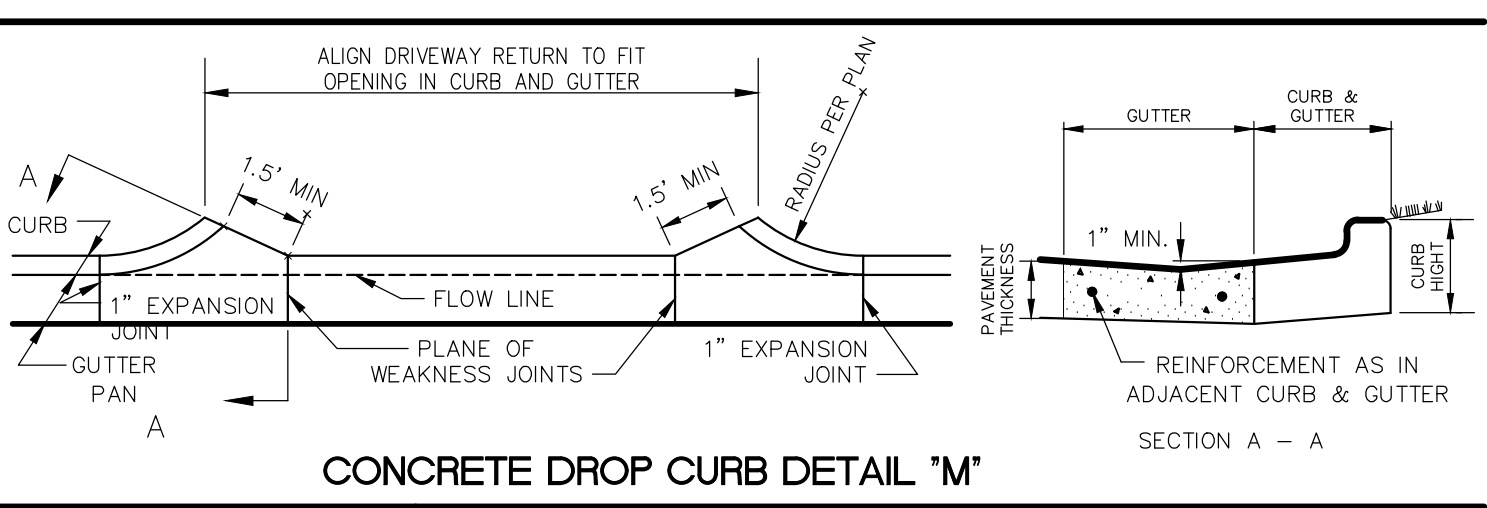
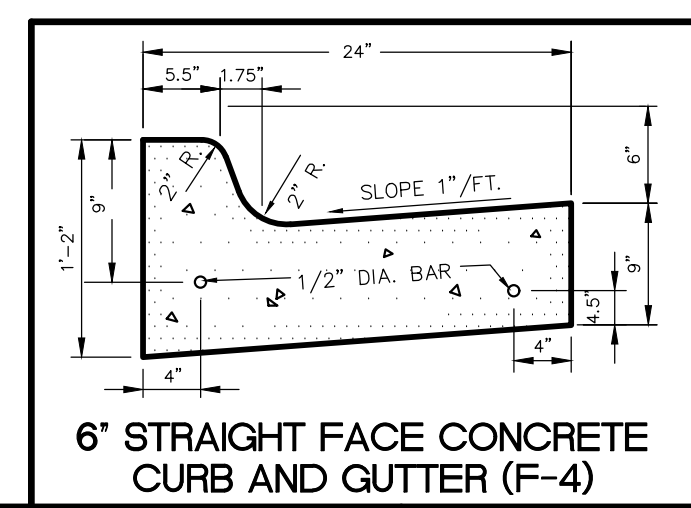
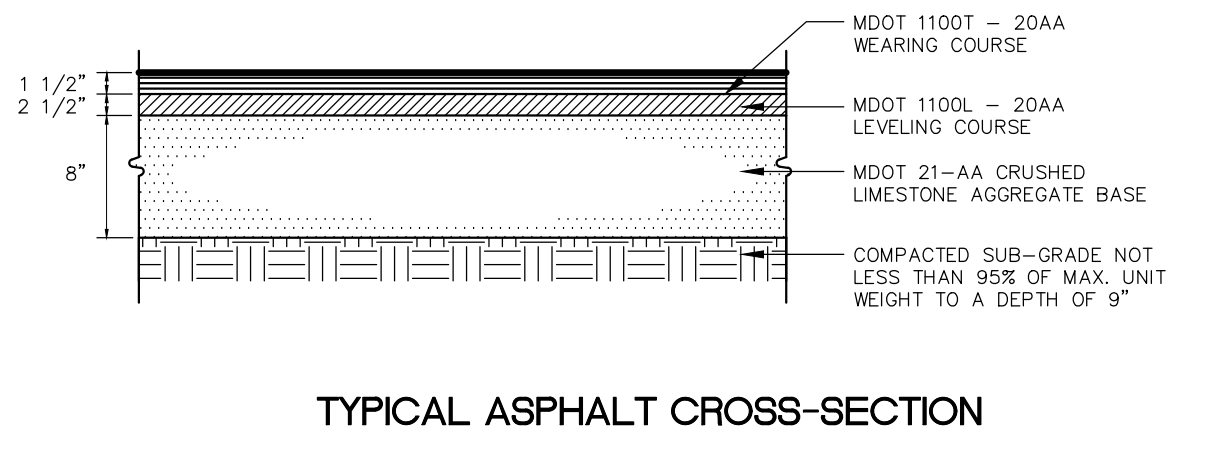
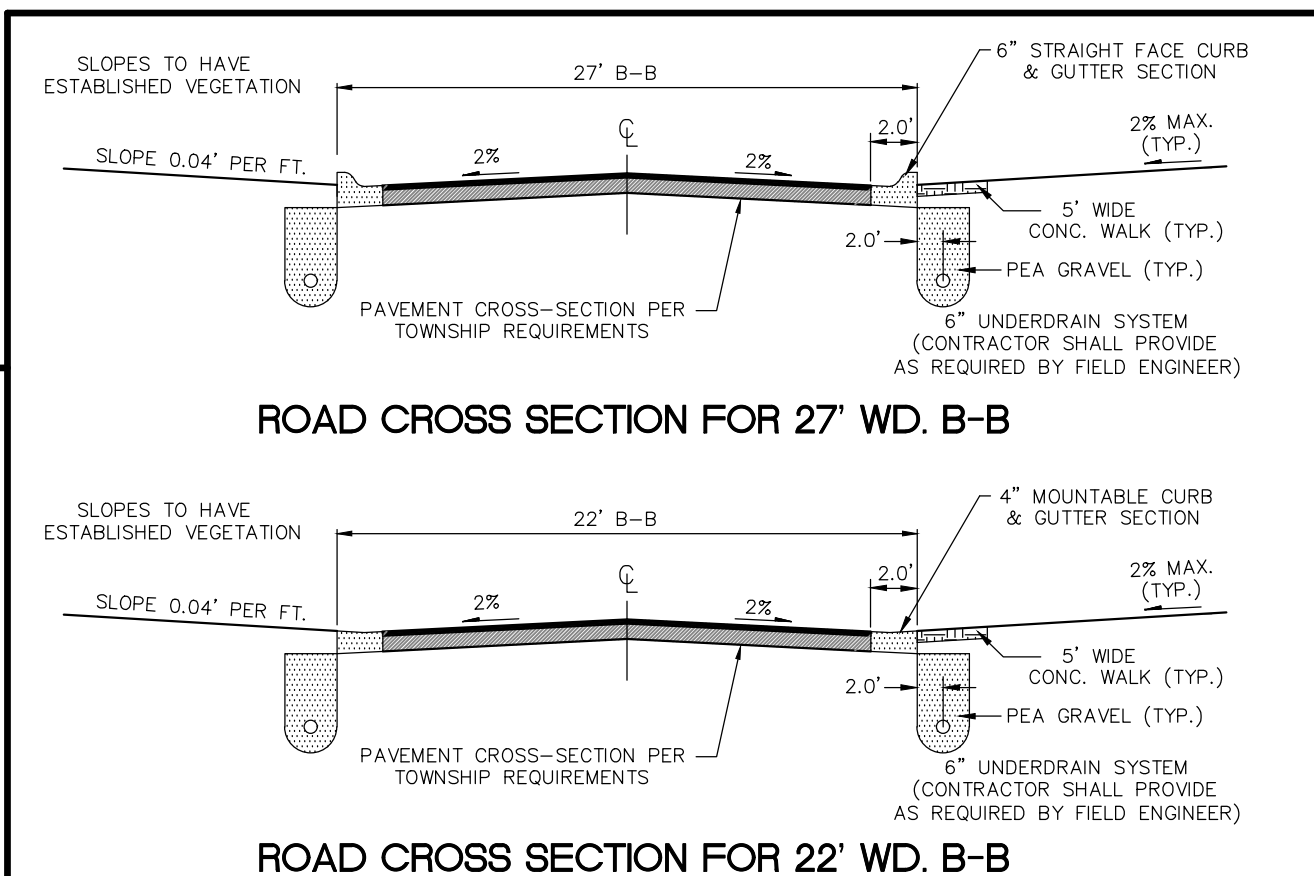
DATE: 12-05-21 DESIGNED BY: A.A. JOB NUMBER: 21-001
CHECKED BY: R.B. DRAWING FILE: 8-9-21001-GR.DWG

GRADING AND UTILITY PLAN

SEIBER KEAST LEHNER ENGINEERING | SURVEYING

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

SHEET 8



FOR CONTINUATION SEE SHEET 8



PROP CONC. CURB AND GUTTER TO ELIMINATE EXISTING CURB CUT.

SANITARY PHASE 2 PROPOSED SAN SEWER CONNECTION TO EXISTING 42" WAYNE COUNTY INTERCEPTOR

BOTTOM OF BANK

JOHNSON AVE.

DETECTION BASIN 2.06 AC.

FOREBAY

CENTERLINE MIDDLE ROUGE RIVER OPEN CHANNEL

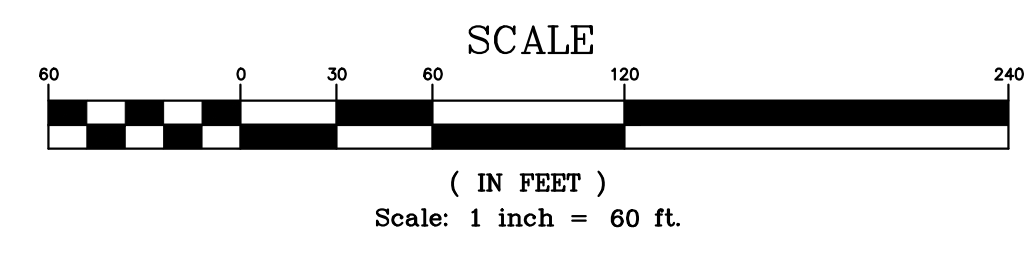
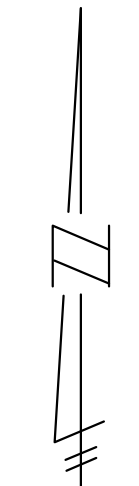
PROP CONC. CURB AND GUTTER TO ELIMINATE EXISTING CURB CUT.

CONNECT STORM SEWER TO EXISTING MANHOLE

PROPOSED SANITARY LIFT STATION UNDER CONSIDERATION BY NORTHVILLE DPW

14 LF. PUBLIC SANITARY SEWER

CONNECT TO EXISTING WAYNE COUNTY INTERCEPTOR MANHOLE



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

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

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

LEGEND

| | | | |
|--|-----------------|--|-----------------|
| | EXISTING | | PROPOSED |
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THE DOWNS

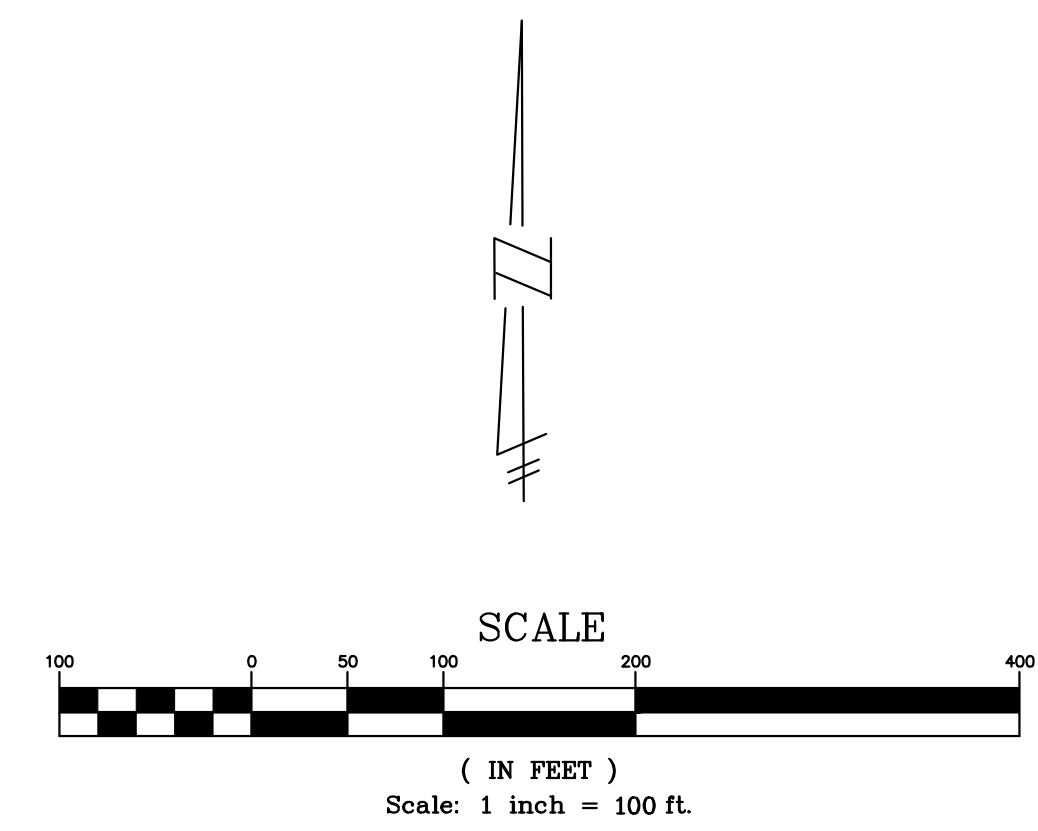
SECTION 3, T1S, R8E, CITY OF NORTHVILLE WAYNE COUNTY, MICHIGAN

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

GRADING AND UTILITY PLAN

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

SHEET
9



| OPEN SPACE SUMMARY | |
|------------------------------------|--------------------|
| SITE AREA | 48.12 ACRES |
| OPEN SPACE SHOWN | 15.90 ACRES |
| OPEN SPACE PERCENTAGE | 33.04% |
| OPEN SPACE EXCLUDING DETENTION | 13.72 ACRES |
| OPEN SPACE PERCENTAGE | 28.51% |
| OPEN SPACE AS SHOWN ON MASTER PLAN | 9.31 ACRES (19.3%) |

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

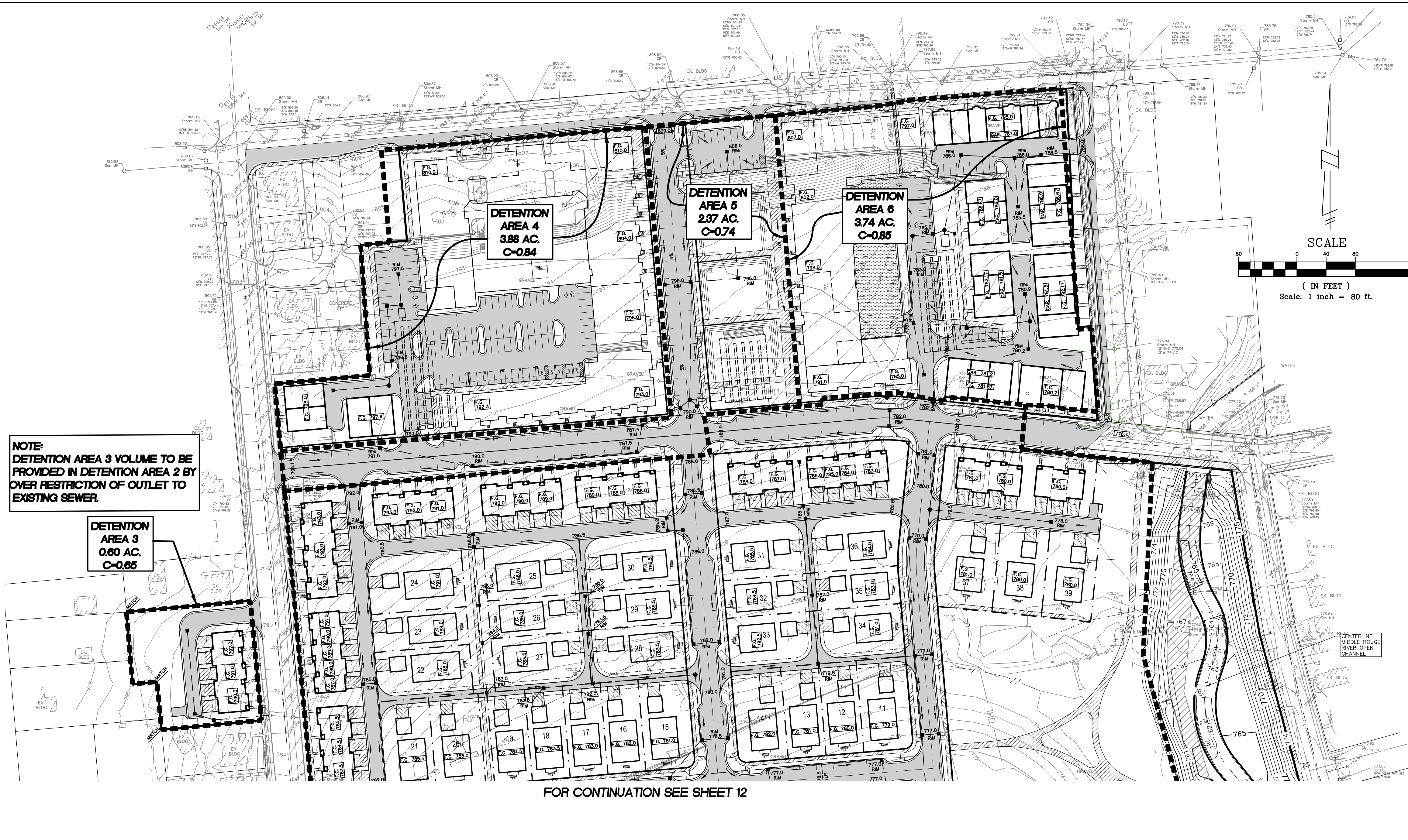
THE DOWNS
SECTION 3, T1S, R8E, CITY OF NORTHVILLE
WAYNE COUNTY, MICHIGAN

| REVISIONS | | UTILITY WARNING |
|----------------|-------------------------|--|
| NO. | ITEM | DATE |
| 1. | REVISED PER CITY REVIEW | 1-20-22 |
| | | UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED. |
| | | Know what's Below. Call before you dig. |
| | | THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION. |
| DATE: 12-05-21 | DESIGNED BY: A.A. | JOB NUMBER: 21-001 |
| | CHECKED BY: R.E. | DRAWING FILE: 10-21001-08.DWG |

OPEN SPACE PLAN

| | |
|--|------------------------|
| SEIBER KEAST LEHNER ENGINEERING SURVEYING 39205 COUNTRY CLUB DRIVE, SUITE C8 FARMINGTON HILLS, MI 48331 PHONE: 248.308.3331 | SHEET 10 |
|--|------------------------|

10/21/2021 THE DOWNS - REVISED MASTER PLAN (CONTRACT NUMBER: 10-21001-08.DWG) 1/20/22 11:38 AM



NOTE:
DETENTION AREA 3 VOLUME TO BE PROVIDED IN DETENTION AREA 2 BY OVER RESTRICTION OF OUTLET TO EXISTING SEWER.

DETENTION AREA 3
0.60 AC.
C=0.65

DETENTION AREA 4
3.88 AC.
C=0.84

DETENTION AREA 5
2.37 AC.
C=0.74

DETENTION AREA 6
3.74 AC.
C=0.85

PROPOSED U.G. DETENTION BASIN
C FACTOR AREA 3

| | Area | C | A * C |
|--|------------------|---------------|---------------|
| TOTAL AREA TRIBUTARY TO DETENTION BASINS | = 0.60 Ac | | |
| PAVING AREA (WALKS, DRIVE, ROAD) | = 0.17 Ac | @ 0.95 | = 0.16 |
| BUILDING AREA | = 0.11 Ac | @ 0.95 | = 0.10 |
| LAWN AREA | = 0.32 Ac | @ 0.40 | = 0.13 |
| DETENTION (LOW WATER AREA) | = 0.00 Ac | @ 1.00 | = 0.00 |
| TOTAL AREA | = 0.60 Ac | @ 0.65 | = 0.39 |
| $C_{avg} = A * C / TOTAL ACRES = 0.65$ | | | |

PROPOSED U.G. DETENTION BASIN
C FACTOR AREA 4

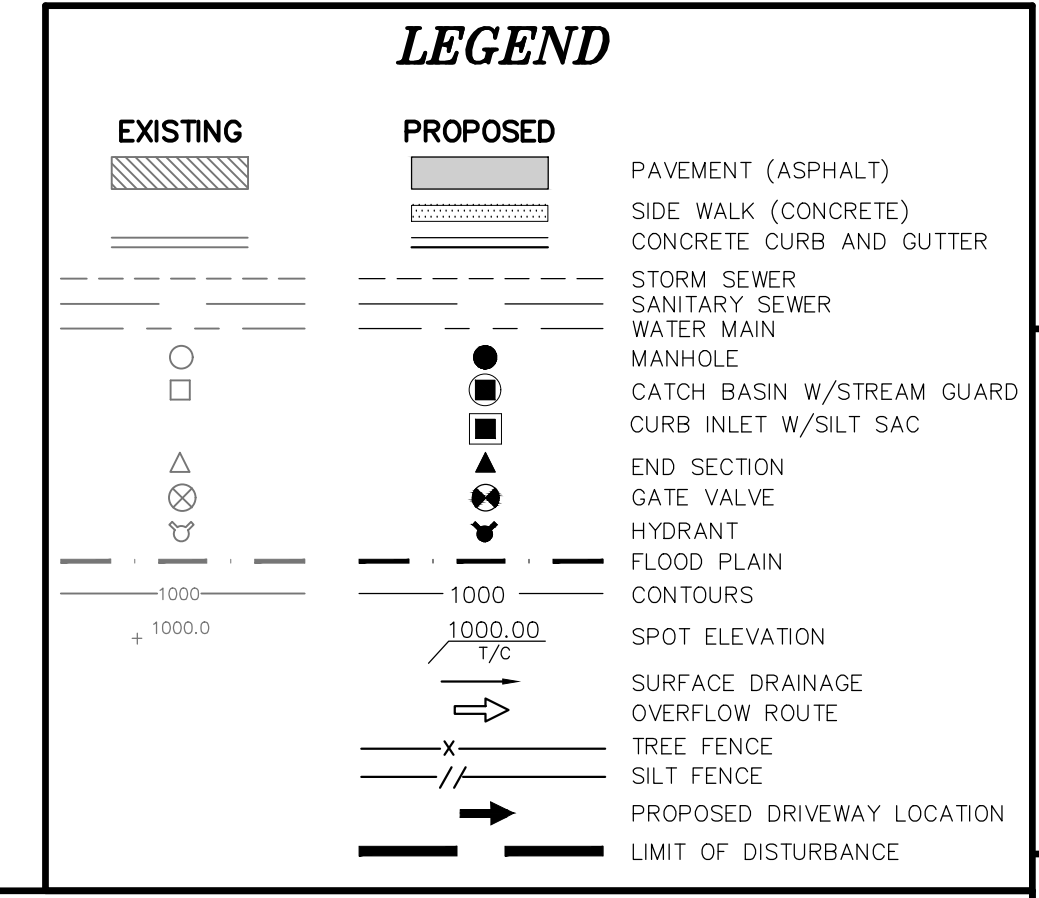
| | Area | C | A * C |
|--|------------------|---------------|---------------|
| TOTAL AREA TRIBUTARY TO DETENTION BASINS | = 3.88 Ac | | |
| PAVING AREA (WALKS, DRIVE, ROAD) | = 1.16 Ac | @ 0.95 | = 1.10 |
| BUILDING AREA | = 1.94 Ac | @ 0.95 | = 1.85 |
| LAWN AREA | = 0.77 Ac | @ 0.40 | = 0.31 |
| TOTAL AREA | = 3.88 Ac | @ 0.84 | = 3.26 |
| $C_{avg} = A * C / TOTAL ACRES = 0.84$ | | | |

PROPOSED U.G. DETENTION BASIN
C FACTOR AREA 5

| | Area | C | A * C |
|--|------------------|---------------|---------------|
| TOTAL AREA TRIBUTARY TO DETENTION BASINS | = 2.37 Ac | | |
| PAVING AREA (WALKS, DRIVE, ROAD) | = 1.47 Ac | @ 0.95 | = 1.39 |
| BUILDING AREA | = 0.00 Ac | @ 0.95 | = 0.00 |
| LAWN AREA | = 0.90 Ac | @ 0.40 | = 0.36 |
| TOTAL AREA | = 2.37 Ac | @ 0.74 | = 1.75 |
| $C_{avg} = A * C / TOTAL ACRES = 0.74$ | | | |

PROPOSED U.G. DETENTION BASIN
C FACTOR AREA 6

| | Area | C | A * C |
|--|------------------|---------------|---------------|
| TOTAL AREA TRIBUTARY TO DETENTION BASINS | = 3.74 Ac | | |
| PAVING AREA (WALKS, DRIVE, ROAD) | = 1.20 Ac | @ 0.95 | = 1.14 |
| BUILDING AREA | = 1.83 Ac | @ 0.95 | = 1.74 |
| LAWN AREA | = 0.71 Ac | @ 0.40 | = 0.28 |
| TOTAL AREA | = 3.74 Ac | @ 0.85 | = 3.17 |
| $C_{avg} = A * C / TOTAL ACRES = 0.85$ | | | |



FOR CONTINUATION SEE SHEET 12

U.G. DETENTION BASIN CALCULATIONS: AREA 4

Ac = 3.88 Ac Area 4
C = 0.84
 $Q_{d11} = 0.58$ cfs (0.15 cfs/Ac)
 $Q_c = Q_{d11} / (Ac * C) = 0.18$ (cfs/Ac Imp.)
 $T_{100} = -45 + \sqrt{19845 / Q_c} = 288.38$ min
 $V_{100} = (17649 * T) / (T + 45) - 40 * Q_c * T_{100} = 13207$ ft³/Ac Imp.
 $V_{100} = V_s * Ac * C = 43002$ ft³

U.G. DETENTION BASIN CALCULATIONS: AREA 5

Ac = 2.37 Ac Area 5
C = 0.74
 $Q_{d11} = 0.36$ cfs (0.15 cfs/Ac)
 $Q_c = Q_{d11} / (Ac * C) = 0.20$ (cfs/Ac Imp.)
 $T_{100} = -45 + \sqrt{19845 / Q_c} = 267.98$ min
 $V_{100} = (17649 * T) / (T + 45) - 40 * Q_c * T_{100} = 12940$ ft³/Ac Imp.
 $V_{100} = V_s * Ac * C = 22699$ ft³

U.G. DETENTION BASIN CALCULATIONS: AREA 6

Ac = 3.74 Ac Area 6
C = 0.85
 $Q_{d11} = 0.56$ cfs (0.15 cfs/Ac)
 $Q_c = Q_{d11} / (Ac * C) = 0.18$ (cfs/Ac Imp.)
 $T_{100} = -45 + \sqrt{19845 / Q_c} = 289.55$ min
 $V_{100} = (17649 * T) / (T + 45) - 40 * Q_c * T_{100} = 13221$ ft³/Ac Imp.
 $V_{100} = V_s * Ac * C = 41867$ ft³

UNDERGROUND BASIN DETAIL - AREA 4

DYODS™
Design Your Own Detention System

CONTECH™
CURB DETENTION SYSTEMS

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

Project Summary
Date: 12/9/2021
Project Name: Northville Downs
City / County: Northville
State: MI
Designed By: RJW
Company: UDS No. 4
Telephone: Enter Information in Blue Cells

Corrugated Metal Pipe Calculator
Storage Volume Required (cf): 43,002
Limiting Width (ft): 80.00
Invert Depth Below Asphalt (ft): 9.00
Solid or Perforated Pipe: Solid
Shape Or Diameter (in): 96
Number Of Headers: 1
Spacing between Barrels (ft): 3.00
Stone Width Around Perimeter of System (ft): 7
Depth A: Porous Stone Above Pipe (in): 0
Depth C: Porous Stone Below Pipe (in): 0
Stone Porosity (0 to 40%): 0

System Sizing
Pipe Storage: 43,128 cf
Porous Stone Storage: 0 cf
Total Storage Provided: 43,128 cf 100.3% Of Required Storage
Number of Barrels: 7
Length per Barrel: 112.0 ft
Length Per Header: 74.0 ft
Rectangular Footprint (W x L): 75 ft x 122 ft

CONTECH Materials
Total CMP Footage: 558 ft
Approximate Total Pieces: 39 pcs
Approximate Coupling Bands: 38 bands
Approximate Truckloads: 20 trucks

Construction Quantities**
Total Excavation: 3091 cy
Porous Stone Backfill For Storage: 0 cy stone
Backfill to Grade Excluding Stone: 1484 cy fill
**Construction quantities are approximate and should be verified upon final design.

System Layout
Diagram showing the layout of the detention basin with dimensions and labels for headers, access, and storage.

UNDERGROUND BASIN DETAIL - AREA 5

DYODS™
Design Your Own Detention System

CONTECH™
CURB DETENTION SYSTEMS

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

Project Summary
Date: 12/9/2021
Project Name: Northville Downs
City / County: Northville
State: MI
Designed By: RJW
Company: UDS No. 5
Telephone: Enter Information in Blue Cells

Corrugated Metal Pipe Calculator
Storage Volume Required (cf): 22,699
Limiting Width (ft): 67.50
Invert Depth Below Asphalt (ft): 9.00
Solid or Perforated Pipe: Solid
Shape Or Diameter (in): 96
Number Of Headers: 1
Spacing between Barrels (ft): 3.00
Stone Width Around Perimeter of System (ft): 7
Depth A: Porous Stone Above Pipe (in): 0
Depth C: Porous Stone Below Pipe (in): 0
Stone Porosity (0 to 40%): 0

System Sizing
Pipe Storage: 22,720 cf
Porous Stone Storage: 0 cf
Total Storage Provided: 22,720 cf 100.1% Of Required Storage
Number of Barrels: 6
Length per Barrel: 80.0 ft
Length Per Header: 52.0 ft
Rectangular Footprint (W x L): 54 ft x 90 ft

CONTECH Materials
Total CMP Footage: 452 ft
Approximate Total Pieces: 23 pcs
Approximate Coupling Bands: 22 bands
Approximate Truckloads: 12 trucks

Construction Quantities**
Total Excavation: 1620 cy
Porous Stone Backfill For Storage: 0 cy stone
Backfill to Grade Excluding Stone: 779 cy fill
**Construction quantities are approximate and should be verified upon final design.

System Layout
Diagram showing the layout of the detention basin with dimensions and labels for headers, access, and storage.

UNDERGROUND BASIN DETAIL - AREA 6

DYODS™
Design Your Own Detention System

CONTECH™
CURB DETENTION SYSTEMS

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

Project Summary
Date: 12/9/2021
Project Name: Northville Downs
City / County: Northville
State: MI
Designed By: RJW
Company: UDS No. 6
Telephone: Enter Information in Blue Cells

Corrugated Metal Pipe Calculator
Storage Volume Required (cf): 41,867
Limiting Width (ft): 87.50
Invert Depth Below Asphalt (ft): 9.00
Solid or Perforated Pipe: Solid
Shape Or Diameter (in): 96
Number Of Headers: 1
Spacing between Barrels (ft): 3.00
Stone Width Around Perimeter of System (ft): 7
Depth A: Porous Stone Above Pipe (in): 0
Depth C: Porous Stone Below Pipe (in): 0
Stone Porosity (0 to 40%): 0

System Sizing
Pipe Storage: 42,072 cf
Porous Stone Storage: 0 cf
Total Storage Provided: 42,072 cf 100.6% Of Required Storage
Number of Barrels: 6
Length per Barrel: 129.0 ft
Length Per Header: 85.0 ft
Rectangular Footprint (W x L): 85 ft x 139 ft

CONTECH Materials
Total CMP Footage: 637 ft
Approximate Total Pieces: 39 pcs
Approximate Coupling Bands: 38 bands
Approximate Truckloads: 20 trucks

Construction Quantities**
Total Excavation: 3012 cy
Porous Stone Backfill For Storage: 0 cy stone
Backfill to Grade Excluding Stone: 1454 cy fill
**Construction quantities are approximate and should be verified upon final design.

System Layout
Diagram showing the layout of the detention basin with dimensions and labels for headers, access, and storage.

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

811
Know what's below. Call before you dig.

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|----------|-------------------------|
| 1 | 12-29-22 | REVISED PER CITY REVIEW |

DESIGNED BY: A.A.
CHECKED BY: R.E.
DATE: 12-05-21
JOB NUMBER: 21-001
DRAWING FILE: J1-12-21001-SWIM.DWG

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

STORM WATER MANAGEMENT PLAN

SHEET 11

SEIBER KEAST LEHNER
ENGINEERING | SURVEYING
39205 COUNTRY CLUB DRIVE, SUITE C8
FARMINGTON HILLS, MI 48331
PHONE: 248.306.3531

SKL

FOR CONTINUATION SEE SHEET 11



DETENTION AREA 2
2.43 AC.
C=0.70

DETENTION AREA 1
30.38 AC.
C=0.72

PROPOSED U.G. DETENTION BASIN

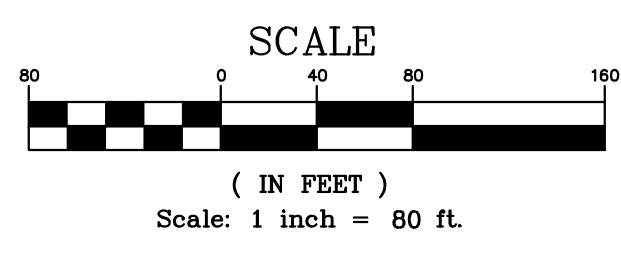
| C FACTOR AREA 2 | Area | C | A * C |
|--|------------------|---------------|---------------|
| TOTAL AREA TRIBUTARY TO DETENTION BASINS | = 3.03 Ac | @ 0.95 | = 0.87 |
| PAVING AREA (WALKS, DRIVE, ROAD) | = 0.92 Ac | @ 0.95 | = 0.68 |
| BUILDING AREA | = 0.72 Ac | @ 0.95 | = 0.68 |
| LAWN AREA | = 1.40 Ac | @ 0.40 | = 0.56 |
| DETENTION (LOW WATER AREA) | = Ac | @ 1.00 | = 0.00 |
| TOTAL AREA | = 3.03 Ac | @ 0.70 | = 2.11 |

$C_{avg} = A * C / \text{TOTAL ACRES} = 0.70$

PROPOSED DETENTION BASIN

| C FACTOR AREA 1 | Area | C | A * C |
|--|-------------------|---------------|----------------|
| TOTAL AREA TRIBUTARY TO DETENTION BASINS | = 27.47 Ac | @ 0.95 | = 8.61 |
| PAVING AREA (WALKS, DRIVE, ROAD) | = 9.06 Ac | @ 0.95 | = 8.61 |
| BUILDING AREA | = 5.74 Ac | @ 0.95 | = 5.45 |
| LAWN AREA | = 11.44 Ac | @ 0.40 | = 4.58 |
| DETENTION (LOW WATER AREA) | = 1.23 Ac | @ 1.00 | = 1.23 |
| TOTAL AREA | = 27.47 Ac | @ 0.72 | = 19.87 |

$C_{avg} = A * C / \text{TOTAL ACRES} = 0.72$



UNDERGROUND BASIN DETAIL - AREA 2

DYODS™
Design Your Own Detention System

CONTECH™
CONCRETE CAP DETENTION SYSTEM

For design assistance, drawings, and pricing visit our website at: www.contech-cd.com

Project Summary

| | |
|--------------|------------------|
| Client | 12/29/2011 |
| Project Name | Northville Downs |
| City/County | Northville, MI |
| State | MI |
| Designed By | SLW |
| Company | SLW |
| Telephone | 248.308.3331 |
| DOB No. 2 | |

Enter Information in Blue Cells

Contingent Metal Pipe Calculator

| | |
|---|--------------------|
| Storage Volume Required (cu ft) | 27037 |
| Limiting Width (ft) | 19.63 |
| Invert Depth Below Asphalt (ft) | 0.25 |
| Soil or Performance Pipe | 19.63 ft Pipe Area |
| Shape Or Diameter (ft) | 19.63 |
| Number Of Headers | 2 |
| Spacing Between Barrels (ft) | 2.50 |
| Stone Width Around Perimeter of System (ft) | 0 |
| Depth A: Porous Stone Above Pipe (in) | 0 |
| Depth C: Porous Stone Below Pipe (in) | 0 |
| Stone Porosity (0 to 40%) | 0 |

System Specs

| | |
|---------------------------------|-----------|
| Pipe Storage | 27066 of |
| Porous Stone Storage | 0 of |
| Total Storage Provided | 27066 of |
| Number of Barrels | 7 barrels |
| Length per Barrel | 190.0 ft |
| Length Per Header | 50.0 ft |
| Rectangular Footprint (ft x ft) | |

CONTECH Materials

| | |
|-----------------------------|-------|
| Total CMP Footings | 27066 |
| Approximate Total Pieces | 27066 |
| Approximate Coating Barrels | 27066 |
| Approximate Checkboards | 27066 |

Construction Quantities**

| | |
|-----------------------------------|------------|
| Total Excavation | 2003 cu yd |
| Porous Stone Backfill For Storage | 0 cu yd |
| Backfill to Grade Excluding Stone | 1188 cu yd |

**Construction quantities are approximate and should be verified upon final design.

© 2007 CONTECH Stormwater Solutions

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

| | | |
|-------------------------|--------|-------------------|
| Area = | 45.276 | acres |
| 10 year rainfall (P) = | 3.34 | in. NOAA ATLAS 14 |
| 100 year rainfall (P) = | 5.23 | in. |

RUNOFF CURVE NUMBER - from Oak Co. Soil Maps

| Hydrologic Soil Group | Land Use | RCN | Area (Ac) |
|-----------------------|--------------------------|---------------|-----------------|
| B | Open Spaces (Good Grass) | 61 | 11.876 |
| B | Gravel | 85 | 12.424 |
| B | Asphalt and Impervious | 98 | 20.976 |
| Total | | 45.276 | 3836.124 |

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

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

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

TIME OF CONCENTRATION

Overland Flow

| | | |
|----------------|--------------------|------|
| L = | 300 | ft |
| Df. in Elev. = | 809 - 793 = | 16 |
| S = | 100 * 16 / (300) = | 5.33 |

Sheet Flow

| | | |
|------|------------------|-----------|
| L = | 300 | ft |
| K = | 0.48 | |
| V = | $K * S^{0.5}$ | 1.109 |
| Tc = | $L / (V * 3600)$ | 0.075 hrs |

Shallow Concentrated Flow

| | | |
|------|------------------|-----------------------------------|
| L = | 1138 | ft |
| V = | 2.25 | ft/s (TR-55, Fig. 3-1 for S = 2%) |
| Tc = | $L / (V * 3600)$ | 0.140 hrs |

Waterway Flow

| | | |
|----------------|-------------------|-----------|
| L = | 128 | ft |
| Df. in Elev. = | 770 - 768 = | 2 |
| S = | 100 * 2 / (360) = | 1.56 |
| K = | 1.2 | |
| V = | $K * S^{0.5}$ | 1.500 |
| Tc = | $L / (V * 3600)$ | 0.024 hrs |

Total Time of Concentration [Tc] = 14.36 min
0.24 hr

Unit Hydrograph Peak
Unit Hydrograph Peak (Q_u) = 238.6 * Tc^{0.485} = 770.60 cfs/in²

Peak rate of runoff
% Swamp = 0.00%
% Lake = 0.00%

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

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

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

DETENTION BASIN CALCULATIONS: AREA 2

Ac = 2.43 Ac (Area 2)
Ac = 0.60 Ac (Area 3)
Ac Total = 3.03 Ac
C = 0.70
Q_u = 0.45 cfs (0.15 cfs/Ac)
Q₀ = Q_u / (Ac * C) = 0.22 (cfs/Ac Imp.)
T₁₀₀ = 45 + sqrt(19845/Q_u) = 258.58 min
V_{S100} = (17649 * T) / (T + 45) - 40 * Q_u * T₁₀₀ = 12806 ft³/Ac Imp.
V_{T100} = V_S * Ac * C = 27037 ft³

UG BASIN
Prelim Basin Storage Calcs
Storage Pipe Dia. = 60 in
Vol / ft = 19.63 c.f. / ft
Pipe Length Required = 1377
8 Pipes

DETENTION BASIN CALCULATIONS: AREA 1

Ac = 30.38 Ac Area 1
C = 0.72

DETERMINE VOLUME REQUIRED IN BASIN FOREBAYS - FIRST FLOOD
V_{T1} = 1815 * Ac * C = 1815 (27.47 Ac) * (0.71) = 39872 ft³
Q_{avg} = V_{T1} / 86400 = (35878 cf) / (86400) = 0.46 cfs

Storage Provided in Forebay

| Elevation (ft) | Area (ft ²) | Inc. Vol. (ft ³) | Cum. Vol. (ft ³) |
|----------------|-------------------------|------------------------------|------------------------------|
| 771.5 | 8148 | | |
| 772 | 9368 | 8758 | 8758 |
| 773 | 11912 | 10640 | 19398 |
| 774 | 14683 | 13297.5 | 32696 |
| 775 | 17680 | 16181.5 | 48877 |
| 776 | 20903 | 19291.5 | 68169 |

Z₁₀₀ = 774.4 ft

DETERMINE DETENTION REQUIREMENTS (100-YEAR STORM)

Q_u = 4.56 cfs (0.15 cfs/Ac)
Q₀ = Q_u / (Ac * C) = 0.21 (cfs/Ac Imp.)
T₁₀₀ = 45 + sqrt(19845/Q_u) = 264.32 min
V_{S100} = (17649 * T) / (T + 45) - 40 * Q_u * T₁₀₀ = 12888.48 ft³/Ac Imp.
V_{T100} = V_S * Ac * C = 283135 ft³
V_{T100-adj} = 254560 ft³ - 39145 ft³ = 243263 ft³

DETERMINE BANK FULL FLOOD STORAGE VOLUME
V_{T1} = 5160 * Ac * C = 113355.2 ft³
V_{T1-adj} = 73483 ft³
Q_{avg} = V_{T1} / 144000 = 0.79 cfs

| Elevation (ft) | Basin Only | Area (ft ²) | Forebay above Z _T | Inc. Volume (ft ³) | Cum. Vol. (ft ³) |
|----------------|------------|-------------------------|------------------------------|--------------------------------|------------------------------|
| 771.0 | 32637 | | | | 0 |
| 772.0 | 37177 | | 35177 | | 35177 |
| 773.0 | 43031 | | 40374 | | 75551 |
| 774.0 | 48578 | | 45805 | | 121356 |
| 774.4 | 51141 | 16012 | 22113 | 0 | 143468 |
| 775.0 | 54358 | 17680 | 29355 | 9375 | 182198 |
| 776.0 | 60372 | 20903 | 57365 | 19292 | 258855 |

Z₁₀₀ = 775.88 ft

LEGEND

| | | | |
|--|----------------------------|--|----------------------------|
| | EXISTING | | PROPOSED |
| | SIDE WALK (CONCRETE) | | STORM SEWER |
| | SANITARY SEWER | | WATER MAIN |
| | MANHOLE | | CATCH BASIN W/STREAM GUARD |
| | END SECTION GATE VALVE | | HYDRANT |
| | FLOOD PLAIN CONTOURS | | SPOT ELEVATION |
| | SURFACE DRAINAGE | | OVERFLOW ROUTE |
| | TREE FENCE | | SILTY FENCE |
| | PROPOSED DRIVEWAY LOCATION | | LIMIT OF DISTURBANCE |

REVISIONS

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

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

811 Know what's below. Call before you dig.

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

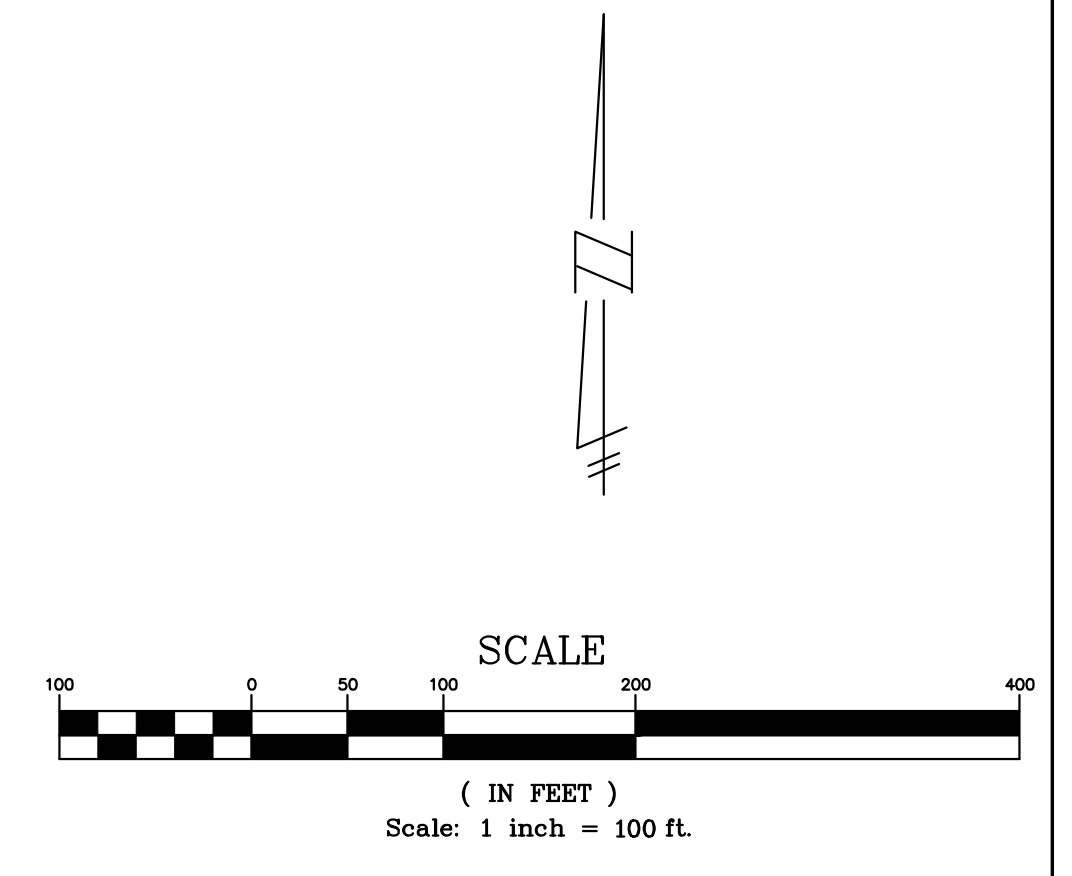
THE DOWNS
SECTION 3, T1S, R8E, CITY OF NORTHVILLE WAYNE COUNTY, MICHIGAN

DATE: 12-05-21 DESIGNED BY: A.A. JOB NUMBER: 21-001
CHECKED BY: R.E. DRAWING FILE: 11-12-21001-SWM.DWG

STORM WATER MANAGEMENT PLAN

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

SHEET 12



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

| REVISIONS | | UTILITY WARNING |
|-----------|-------------------------|-----------------|
| NO. | ITEM | DATE |
| 1. | REVISED PER CITY REVIEW | 1-20-22 |

811 Know what's below.
Call before you dig.

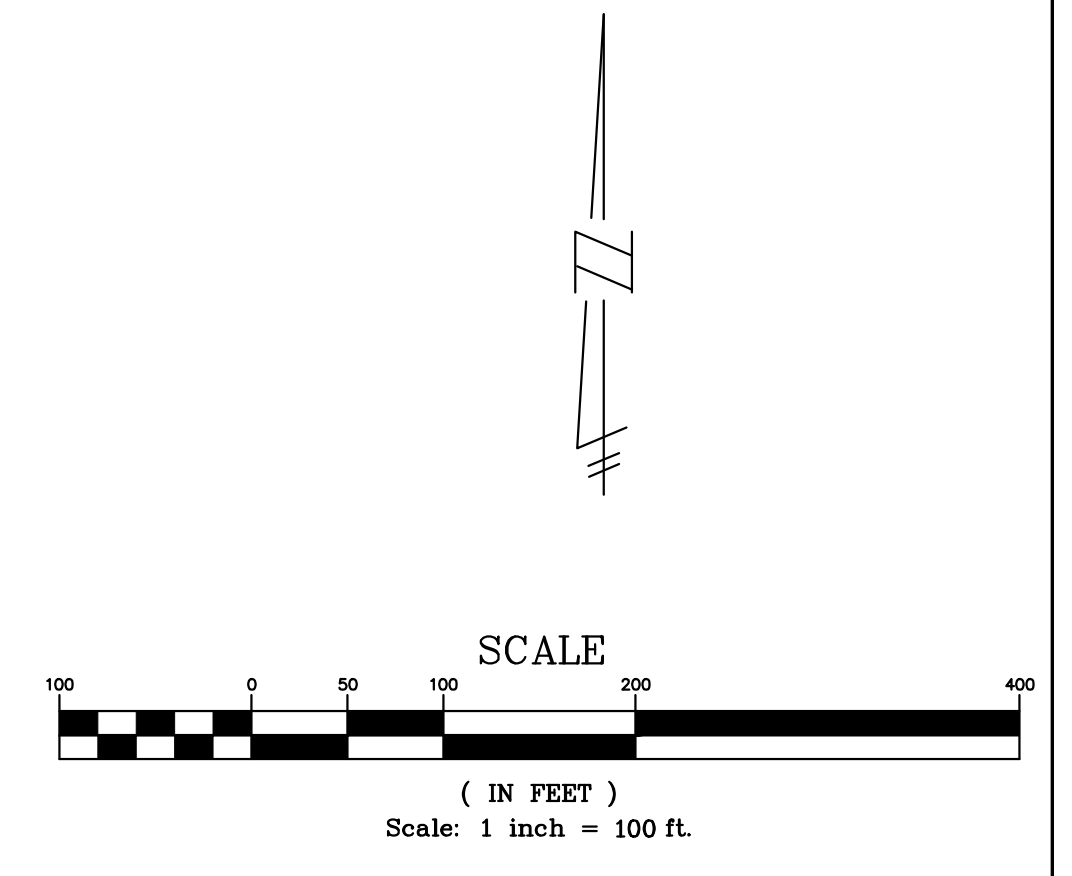
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.

DATE: 12-05-21 DESIGNED BY: A.A. JOB NUMBER: 21-001
CHECKED BY: R.E. DRAWING FILE: 13-21001-FLOOD PLAIN.DWG

FLOODPLAIN PLAN

| | |
|--|-------------|
| SEIBER KEAST LEHNER ENGINEERING SURVEYING 39205 COUNTRY CLUB DRIVE, SUITE C8 FARMINGTON HILLS, MI 48331 PHONE: 248.308.3331 | SHEET 13 |
|--|-------------|

P:\21\21-001 THE DOWNS - REVISED FLOODPLAIN PLAN\DRAWING\13-21001-FLOOD PLAIN.DWG 1/20/22 11:42 AM



PHASE 1 (H.P.)
AREA = 10.67 AC.
174 APARTMENTS
31 ROW HOMES
53 CONDOS
24.18 UNITS/ACRE

PHASE 3 (TOLL)
AREA = 3.97 AC.
16 TOWN HOMES
13 S.F. HOMES
7.3 UNITS/ACRE

PHASE 2 (TOLL)
AREA = 15.45 AC.
59 TOWN HOMES
28 S.F. HOMES
28 CARRIAGE HOMES
7.18 UNITS/ACRE

PHASE 3 (TOLL)
AREA = 3.31 AC.
42 TOWN HOMES
12.69 UNITS/ACRE

PHASE 1 (TOLL)
AREA = 3.03 AC.
34 TOWN HOMES
11.22 UNITS/AC.

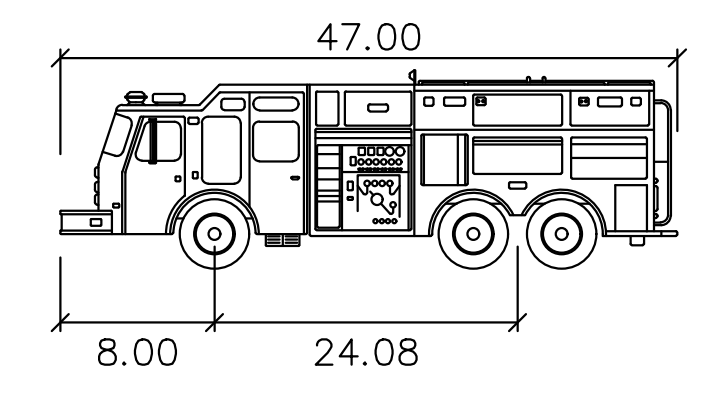
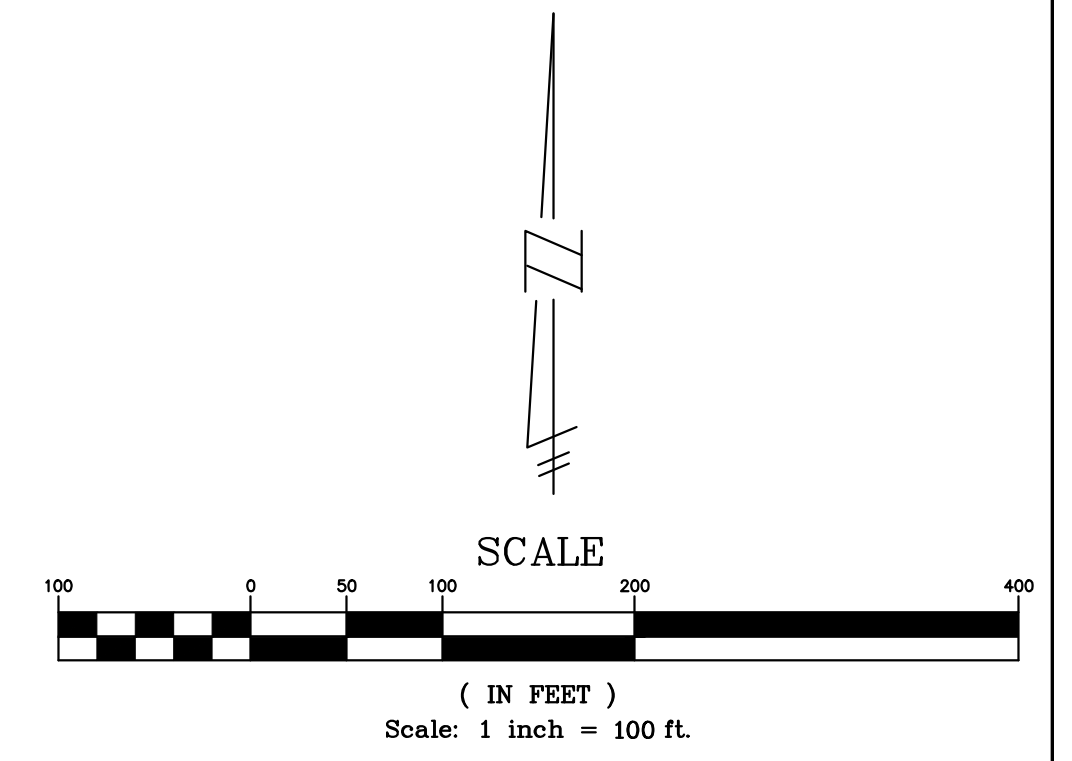
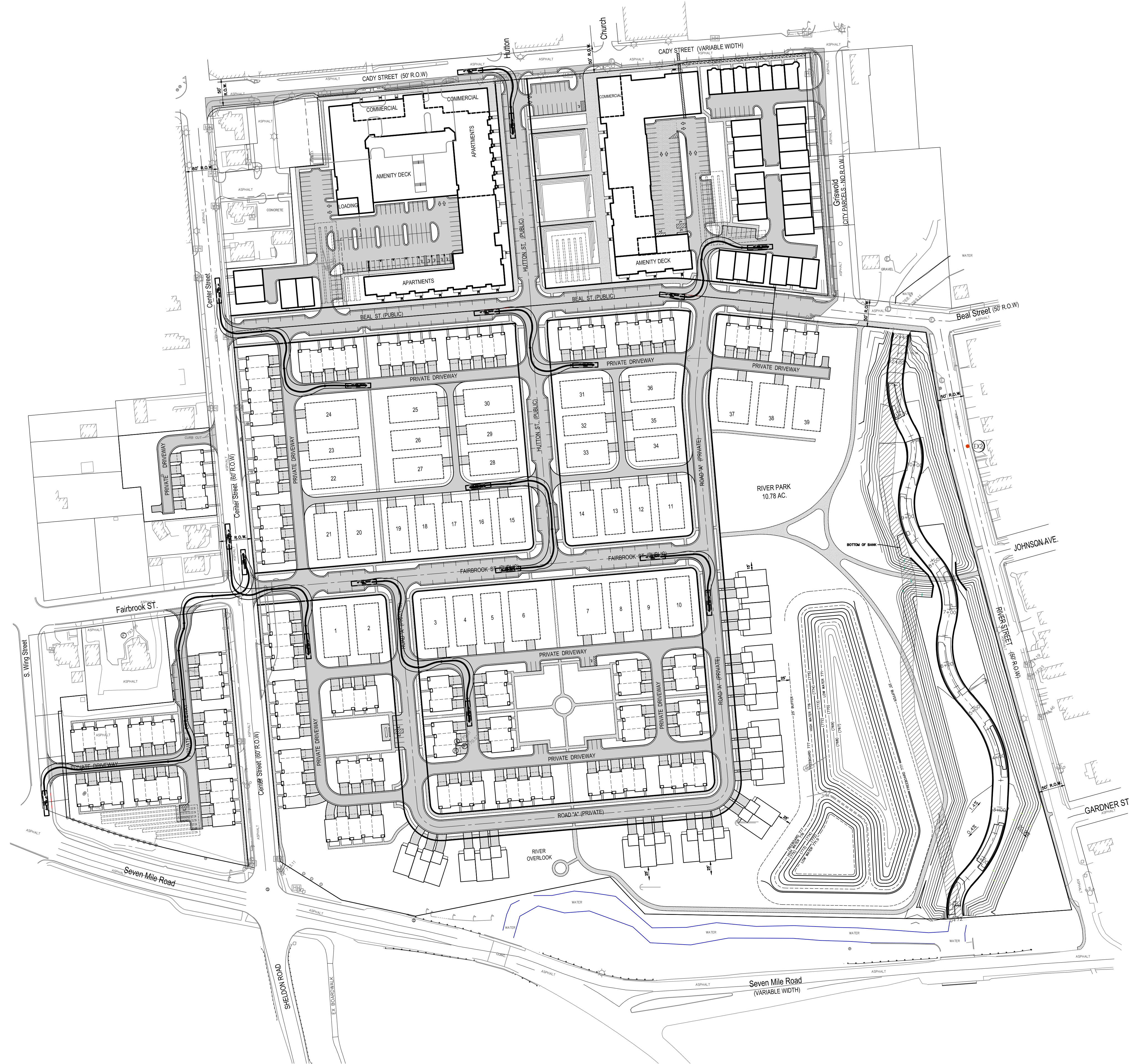
| HUNTER PASTEUR | |
|--|--|
| | PHASE 1: JULY 2022 – JANUARY 2025 (30 MONTHS) ABSORPTION: JANUARY 2025 – JANUARY 2026 (20–24 UNITS/MONTH) |
| TOLL BROTHERS | |
| | PHASE 1: MARCH 2023 – JUNE 2025 (27 MONTHS) ABSORPTION: JUNE 2024 – JUNE 2025 (14 MONTHS) |
| | PHASE 2: SEPTEMBER 2023 – NOVEMBER 2026 (38 MONTHS) ABSORPTION: MAY 2025 – NOVEMBER 2026 (14 MONTHS) |
| | PHASE 3: MARCH 2025 – AUGUST 2027 (29 MONTHS) ABSORPTION: JUNE 2026 – AUGUST 2027 (13 MONTHS) |
| | RIVER PARK: JULY 2024 – NOVEMBER 2024 (5 MONTHS) |

THE DOWNS

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

| REVISIONS | | UTILITY WARNING |
|--|-------------------------|--|
| NO. | ITEM | DATE |
| 1. | REVISED PER CITY REVIEW | 1-20-22 |
| | | <p>UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.</p> <p>THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.</p> |
| DATE: 12-14-21 DESIGNED BY: A.A. CHECKED BY: R.E. | | JOB NUMBER: 21-001 DRAWING FILE: 14-21001-PHASING PLAN.DWG |
| PHASING PLAN | | |
| SEIBER KEAST LEHNER ENGINEERING SURVEYING 39205 COUNTRY CLUB DRIVE, SUITE C8 FARMINGTON HILLS, MI 48331 PHONE: 248.308.3331 | | SHEET 14 |

P:\2021\THE DOWNS - HUNTER PASTEUR\CONSTRUCTION\14-21001-PHASING PLAN.DWG (1/20/22) 11:48 AM



47' FIRE TRUCK

feet

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

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

| REVISIONS | | | UTILITY WARNING |
|-----------|-------------------------|---------|---|
| NO. | ITEM | DATE | |
| 1. | REVISED PER CITY REVIEW | 1-20-22 | UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED. |



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

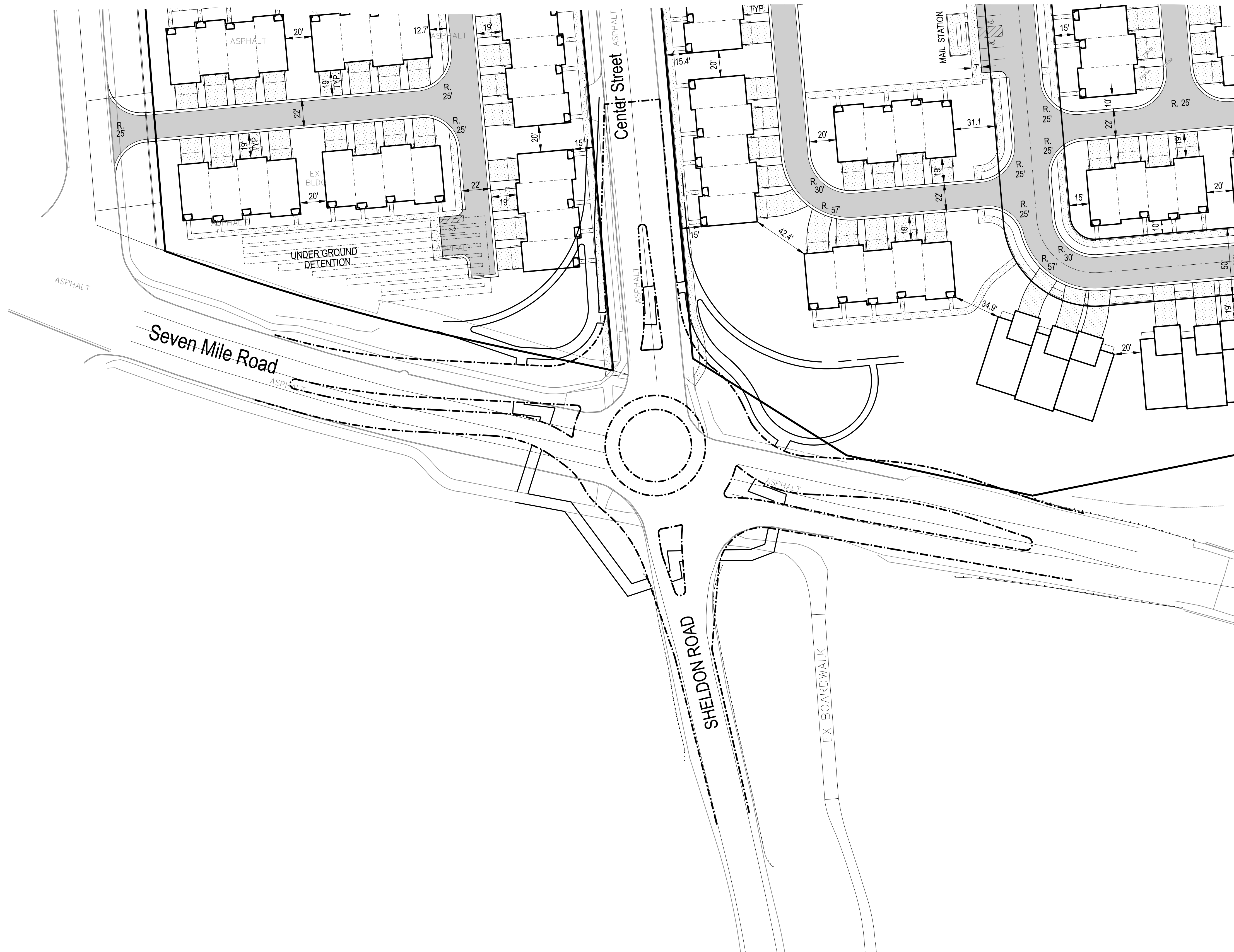
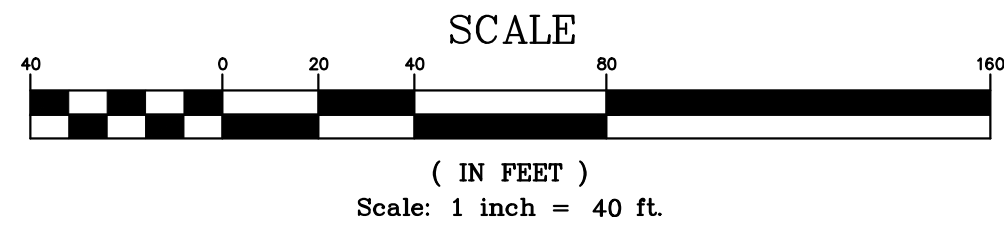
DATE: 12-05-21 DESIGNED BY: A.A. JOB NUMBER: 21-001
 CHECKED BY: R.E. DRAWING FILE: 21001-AT.DWG

EMERGENCY VEHICLE ACCESS PLAN

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

SHEET
 15

P:\21-001 THE DOWNS\REVISED\21001-AT.DWG (12/05/21) 11:42:00 AM



NOTE:
 ROUNDABOUT SHOWN IS NOT PART OF THE PRELIMINARY SITE PLAN SUBMITTAL. IT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY PER THE REQUEST OF THE CITY ENGINEER.

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

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

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

811 Know what's Below.
 Call before you dig.

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

DATE: 1-15-22 DESIGNED BY: A.A. JOB NUMBER: 21-001
 CHECKED BY: R.E. DRAWING FILE: 18-21001-POT ROUNDABOUT.DWG

POTENTIAL ROUNDABOUT PLAN

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

SHEET
 16

P:\21-001 THE DOWNS\18-21001-POT ROUNDABOUT.DWG DATE: 1/15/22 11:08 AM