NORTHVILLE CITY COUNCIL
COMMUNITY CENTER
303 W. Main Street
Northville, MI 48167
248-349-1300

November 21, 2022 – 7:00 P.M.

Residents may attend in-person or via Zoom. Members of the public participating electronically will be considered present at the meeting and may participate as if physically present at the meeting. The following is a link to attend the meeting: https://us02web.zoom.us/j/85125198598
Or Telephone: US: +1 301 715 8592 or +1 309 205 3325 Webinar ID: 851 2519 8598

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER/ROLL CALL

3. PRESENTATIONS:

A. Citizens Comments - *Limited to 5 minutes per citizen/ subject. If more time is needed, the item may be placed on the agenda.*

4. AGENDA:

Approval of Agenda and Consent Agenda (attached).

(All items on the Consent Agenda are considered to be routine by the City Council and will be approved by one motion. There will be no separate discussion of these items unless a Council member or citizen so requests, in which event, the item will be moved to the Main Agenda.)

Action: Motion to Approve - Motion to Approve as Amended

5. PUBLIC HEARINGS: None

6. PETITIONS, REQUESTS, AND COMMUNICATIONS: None

7. RESOLUTIONS AND ORDINANCES: None

8. UNFINISHED BUSINESS: None

9. NEW BUSINESS:

A. Request to Transfer Ownership / Liquor License / Cigar Lounge
B. Proposed Traffic Control Order 22-07 – Crosswalk at Lake St.
C. Proposed Contract Award / 2023-2024 Lawn Maintenance
D. Proposed Administrative Consent Order / EGLE
E. Consideration of The Downs PUD Site Plan and PUD Ordinance Amendment – 2nd reading

10. MAYOR/COUNCIL COMMUNICATIONS:

A. Mayor and Council Communications
B. Staff Communications

11. ADJOURNMENT

Respectfully submitted,

Patrick Sullivan

Patrick Sullivan
City Manager

4. CONSENT AGENDA:

The City Council will approve the Consent Agenda by one motion. If discussion on an item is requested, that item will be moved to the main agenda.

A. Approve City Council Minutes of:
Special Meeting of October 25, 2022
Regular Meeting of November 7, 2022

B. Receive Bills List: Week of November 14, 2022

C. Receive Board and Commission Minutes: None

D. Receive Departmental Reports: None

E. Board and Commission Appointments: None

~ City of Northville ~

Council Communications

To: **Mayor Brian P. Turnbull and City Council Members**

From: **Alan M. Maciag, Chief of Police**

Date: **November 21, 2022**

Subject: **Application for transfer of ownership 2021 Class C & SDM license with Sunday Sales Permit (AM & PM) from Fumi Dolci, LLC to 70/70 Ltd d/b/a as Northville Cigar Lounge located at 331 N. Center Street Northville, MI 48167-1223.**

Background

In July of 2021, the City of Northville received notice from the Michigan Liquor Control Commission that Applicant Giacomo Dabate has applied for the transfer of ownership of the current 2021 Class C and SDM liquor license with Sunday Sales Permit (AM & PM) from Fumi Dolci, LLC d/b/a/ Northville Cigar Lounge. On November 29, 2021, the Michigan Liquor Control Commission approved the applicant's request for the license transfer. The Applicant is coming to this committee after MLCC approval to comply with our local approval process.

In April of 2022, I sent a letter to the applicant advising of the city ordinance as well as the application process for local LLRC approval. In October of 2022, a completed Liquor License Review Committee application and plan of operation was received by the city. The application is a request for the transfer of ownership of the current 2021 Class C and SDM liquor license with Sunday Sales Permit (AM & PM) from Fumi Dolci, LLC d/b/a/ Northville Cigar Lounge to 70/70 Ltd. Giacomo Dabate of 70/70 Ltd is the owner of the Northville Cigar Lounge.

Analysis

The applicant has completed the Liquor License Review Committee application requesting the approval of the new license and permits. The applicant has also submitted a detailed plan of operation. A detailed alcohol management plan is included in the plan of operations.

The business is operating as a cigar bar with a limited-service kitchen facility and full-service bar. There is seating for forty-nine patrons. The hours of operation are Monday – Thursday 12:00 pm to 11:00 pm, Friday – Saturday 12:00 pm to 12:00 am, and Sunday 12:00 pm to 8:00 pm. Last call for alcohol is 30 minutes before closing and the last service is 20 minutes before

closing. The current ratio of food sales to alcohol sales is 10% food to 90% alcohol. There are 40 parking spaces provided on-site. Employees are instructed to park in the rear of the parking lot.

The applicant has not owned any prior MLCC licenses and therefore does not have any violation history. The Northville Cigar Lounge has no prior MLCC violations. A background investigation found nothing that would prevent this application from moving forward.

A public hearing was held earlier with the City of Northville Liquor License Review Committee (LLRC) and the LLRC recommends City Council not object to the request by the applicant for the MLCC license transfer.

Budget Impact

All fees and costs have been paid by the applicant.

Recommendation

The staff can find no reason to object to the approval of this request subject to final inspections and code compliance.

Recommended Motion

Move to approve the resolution approving the request by the applicant for the transfer of ownership of the current 2021 Class C and SDM liquor license with Sunday Sales Permit (AM & PM) from Fumi Dolci, LLC d/b/a/ Northville Cigar Lounge to 70/70 Ltd doing business as the Northville Cigar Lounge located at 331 N. Center Street Northville, MI 48167.

Chief Alan Maciag — DEPARTMENT

Patrick Sullivan — CITY MANAGER

CITY OF NORTHVILLE
Date Entered 10/18/2022 8:13:41 AM
Posting Date: 10/18/2022
Ref Liquor Lic Fees - from PD
Receipt 187249
Amount $100.00
Received From:
GIACOMO D' ABATE

Cashier Validation (Code 15)

Liquor License Review Committee Application

Return Completed Application and Fees to: City Clerk's Office, 215 W. Main St. Northville, MI 48167

APPLICANT INFORMATION

Applicant Name Giacomo D'Abate

Applicant Address

Mailing Address 331 N. Center Street
Northville, MI 48167

Applicant Phone Number (810) 394-5257

Applicant Fax Number

Applicant E-mail Address Giac@Northvillecigarlounge.com

CURRENT LICENSE INFORMATION

1. **List Name, Address and Type of License as it Appears on Current Liquor License**

Name 70/70 LTD, D/B/A Northville cigar lounge

Address 331 N. Center St.
Northville, MI 48167-1223

Type of License State of Michigan - Liquor Control Commission

2. **List All Persons Listed on Current Liquor License (Partners)**

Name Giacomo D'Abate

Name

Name

Revised: 7/1/2017

PROPOSED LICENSE INFORMATION

1. **List the Type of License that you are requesting** (new, permit, transfer of ownership, transfer into the City, etc)

   Transfer of ownership

2. **List the Name, Address and Type of License as it is <u>proposed</u> (if the change is approved)**

   Name _____

   Address _____

   _____

   Proposed Type of License _____

3. **List <u>all</u> persons listed on proposed Liquor License (Partners)**

   Name _____

   Name _____

   Name _____

PLAN OF OPERATION **You are required to submit a *PLAN OF OPERATION*. Please use the attached <u>Sample as a guide</u>. The attached Sample is the <u>minimum</u> information required. Applications that do not include a *PLAN OF OPERATION* will not be submitted to the LLRC. Questions pertaining to the *PLAN OF OPERATION* must be directed to the Police Department.**

PLOT PLAN OF THE SITE **A *Plot Plan of the Site* must accompany this application.**

INTERIOR USE AND EXTERIOR DESIGN PLAN **An *Interior Use and Exterior Design Plan* must accompany this application.**

LAYOUT OF ANY ANCILLARY FACILITIES **A *Layout of Any Ancillary Facilities* must accompany this application.**

WRITTEN STATEMENT **A *Written Statement* explaining <u>in detail</u> how the proposal meets the factors as listed in subsection (4) of Section 5-63 of the Ordinance must accompany this application.**

FEE SCHEDULE – payable to *City of Northville*

Check all that apply

☑	Type of License	Fee
☐	On-Premises License Fee	$285
☐	Off-Premises License Fee	$285
☐	Review Fee for Change in Plan of Operation (i.e. expansion, new permit)	$100
☒	Annual Renewal Fee (license established after 12/27/07)	$100
☐	Addition or Deletion of an Owner or Stockholder	$100
☐	Special License (Bona fide Non-Profit/24 hour licenses)	$50

$ 100.00 **Total Amount Due**

The following is included as part of my application submission to the LLRC:

- ☐ Completed application
- ☐ Plan of Operation
- ☐ Plot Plan of the Site
- ☐ Interior Use and Exterior Design Plan
- ☐ Layout of Any Ancillary Facilities
- ☐ Written Statement (per Section 5-63(4) of the ordinance)
- ☐ Fees – **nonrefundable** - payable to *City of Northville*

Signature of Applicant _____ **Date** 10/10/22

Revised: 7/1/2017

CITY OF NORTHVILLE

CLASS C LIQUOR LICCENSE OR TAVERN LICENSED BUSINESS

PLAN OF OPERATION

70 / 70 LTD

D.B.A. NORTHVILLE CIGAR LOUNGE

331 N. CENTER STREET

NORTHVILLE, MI 48167

Preamble: I have received copies of the City of Northville's Liquor Management ordinance, understand its provisions, and will be governed by them. The Following plan of Operation is developed in keeping with the spirit and intent of this Ordinance.

I. **HOURS OF OPERATION**:
Monday – Thursday, 12:00 p.m. to 11:00 p.m., Friday – Saturday, 12:00 P.M. to 12:00 A.M. Sunday: 12:00 P.M. - 8:00 P.M. Last call will be 30 minutes before closing and last service 20 minutes before closing.

II. **FORMAT:** The premises will be primarily operated as:

As a cigar bar, offering a full-service bar for clientele; limited-service kitchen facility; providing for forty-nine patrons.

III. **CODE OF COMPLIANCE:** The premises is fully compliant with all applicable health, safety, building, sanitation, electrical, plumbing, and fire codes as well as zoning requirements.

IV. **PLAN OF OPERATION:** It is acknowledged that under the Liquor Management Ordinance, the business shall operate in accordance with an approved Plan of Operation. Changing the operation of the business in any manner inconsistent with the approved Plan of Operation is a violation of the ordinance and the rules of the Liquor Control Commission. Any change to the Plan of Operation must be approved by the City Council prior to it being placed into effect on the business premises.

V. **SECURTIY:** Security for all customer, building, and community is the priority for the corporation, and as such, we will undertake whatever measures are necessary to maintain and supervise the expected level.

VI. **PARKING:** 40 Parking spots are provided on site. Employees will park to the rear of our parking lot.

VII. **ALCOHOL MANAGEMENT:** The establishment will strictly obey all rules and regulations promulgated by the City of Northville and the State of Michigan Liquor Control Commission. There will be neither service to nor consumption of alcoholic beverages by minors at any time. No Alcohol will be sold, or permitted to be sold, on a commission basis by any person.

The following polices will be enforced at the establishment:

1. No alcoholic beverages will be allowed on the premises, other than what is dispended by the establishment.
2. All Staff will pay attention and be alert to observable clues displayed by an intoxicated individual such as: impaired reflexes, impaired coordination, reduced judgement and inhibitions and impaired vision.
3. All Staff will be alert to potential problems at their respective areas at the facility.
4. Be polite and courteous to the intoxicated individual(s). Be knowledgeable as to when to request assistance from additional facility staff.
5. Patrons who appear to be 30 years of age or Younger will be asked to show proper Michigan identification. Signage will be posted at serving locations. Patrons must produce proper identification.
    - 5.1 All patrons under 21 years of age, service will be refused.
    - 5.2 Check "State Seal" and other markings. Check for damage or alterations to identification card.
    - 5.3 Do not return falsified identification cards. Call management immediately.
6. If a patron shows signs of intoxication, then refuse service, politely explain policy, suggest non-alcohol purchase, and/or call for management if necessary.
7. If a patron is purchasing on behalf of someone else who appears less then 30 years old or younger, then request to see identification of recipient or contact supervisory personnel who will seek patron(s) out. Refuse service to minors. Inform all parties involved that policy allows for ejection off premises if illegal activity has occurred. Alcohol dispensing may be restricted to one of the following practices or any combination thereof:
    - 7.1 No Sales to intoxicated persons
    - 7.2 No Sales without proper identification
    - 7.3 Limited alcoholic choices if necessary
    - 7.4 When in doubt, do not serve, call the supervisor

8. Observe all patrons leaving the property. No alcoholic beverages are allowed to leave the facility of property.
9. Approach any patron appearing to be impaired and leaving the event. Determine if they are driving. If so, attempt to persuade them not to drive and request a non-impaired companion to drive. If unable, refer patron(s) to bus or taxi service.
10. Supervisory and management personnel will complete documentation of any alcoholic related incidents at end of event. Information will be disseminated accordingly.
11. The establishment fully participates in the Techniques in Management program and will continue such participation in that program, or a similarity recognized program approved by the City of Northville Chief of Police
12. **GENERAL**: Every effort will be made to maintain positive relationships with adjacent and nearby businesses and residences as will as cooperation with all City Departments. Every effort will be made to solve any problems that may arise.

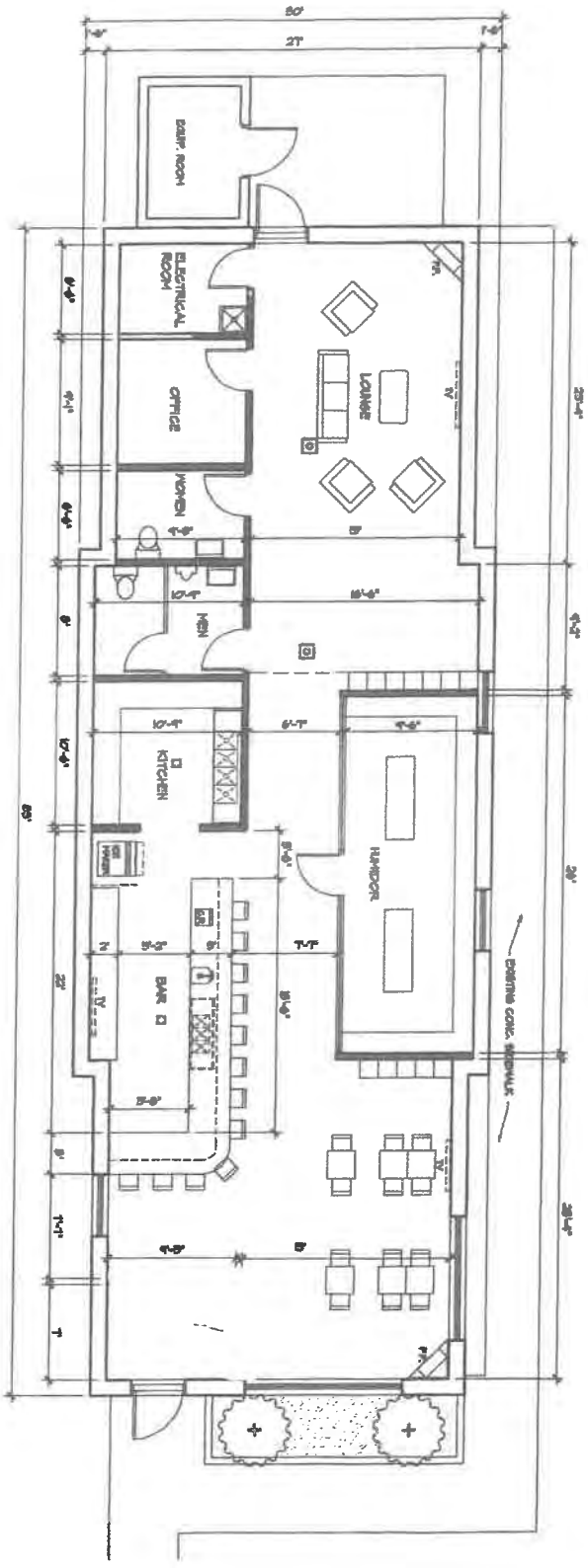
VIII. EMERGENCY CONTACTS: Giacomo D'Abate (810) 394-5257

Date: 10/10/22

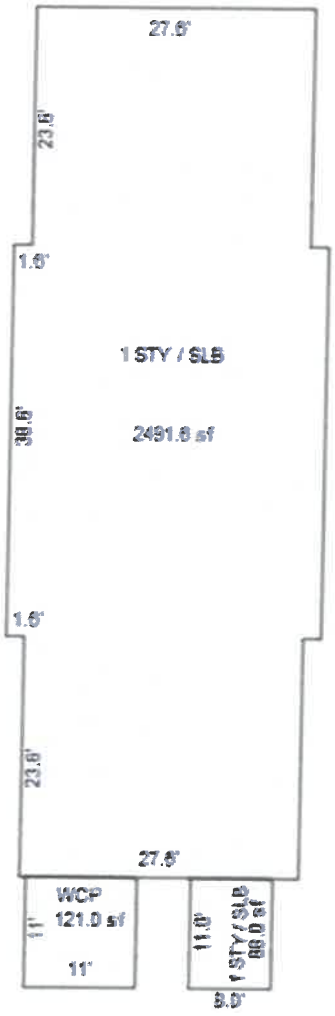
70/70 LTD / D.B.A Northville Cigar Lounge

By: Giacomo D'Abate / Owner

Northville Cigar lounge



Northville Cigar Lounge



Sketch by Apex Medina™

July 22, 2021

70/70 Ltd.
Giacomo Dabate
(giac@northvillecigarlounge.com)

RID # 2107-06597 Reference/Transaction: CONDITIONAL LICENSE, Transfer Ownership 2021 Class C & SDM license with Sunday Sales Permit (AM & PM) from Fumi Dolci, LLC.

Please let this letter serve as notice the Michigan Liquor Control Commission has referred your application to our Enforcement Division for investigation of your request.

Applicant/Licensee: 70/70 Ltd.

Business address and phone number: 331 N Center St, Northville 48167

Home address and phone number of partner(s)/subordinates:
1. **Giacomo Dabate: 2545 Shagbark Ln, Milford 48380 C: (810) 394-5257**

As part of the licensing process, an investigation is required by the Michigan Liquor Control Commission Enforcement Division. The Enforcement investigation will be conducted from the following designated District Office: **Southfield District Office (313) 456-1170**

You may contact your designated District Office regarding any appointments or questions on documentation requested by the Investigator. **Failure to provide requested information or to keep scheduled appointments will cause the application to be returned to the Lansing office for cancellation.**

Since this request is a transfer under MCL 436.1529(1), approval of the local unit of government is not required. However, a copy of this notice is also being provided to **Local Governmental Unit** should they wish to submit an opinion on the application or advise of any local non-compliance issues.

Under administrative rule R 436.1105, the Commission shall consider the opinions of the local residents, local legislative body, or local law enforcement agency with regard to the proposed business when determining whether an applicant may be issued a license or permit.

Under administrative rule R 436.1003, the licensee shall comply with all state and local building, plumbing, zoning, sanitation, and health laws, rules, and ordinances as determined by the state and local law enforcements officials who have jurisdiction over the licensee. The licensee must obtain all other required state and local licenses, permits, and approvals before using this license for the sale of alcoholic liquor. Approval of this license by the Michigan Liquor Control Commission does not waive any of these requirements.

MICHIGAN LIQUOR CONTROL COMMISSION
Retail Licensing Division
(866) 813-0011

cc: City of Northville (dmassa@ci.northville.mi.us)

NORTHVILLE CITY POLICE DEPARTMENT
215 W. MAIN ST.
NORTHVILLE, MI 48167
Administration (248) 349-5100 – Fax (248) 349-2397
Alan Maciag, Chief of Police

April 20, 2022

70/70 Ltd.
(DBA) Northville Cigar Lounge
Attn: Giacomo Dabate
331 N. Center Street
Northville, MI 48167

Dear Mr. Dabate,

In July of 2021, I was notified that Northville Cigar Lounge applied for a transfer of ownership of the existing licenses from the Michigan Liquor Control Commission. The Michigan Liquor Control Commission specifically states that the licensee must comply with local Ordinances.

In order to comply with the City of Northville Code of Ordinances, you are required to submit the enclosed application along with the necessary supporting paperwork for city approval.

Please contact me at your earliest convenience should you need assistance with the application.

Alan M. Maciag

Alan M. Maciag
Chief of Police

Council Communications

To: **Mayor Brian P. Turnbull and City Council Members**

From: **Alan M. Maciag, Chief of Police**

Date: **November 21. 2022**

Subject: **Approve Traffic Control Order 22-07**

Background & Analysis

The Department of Public Works recently completed a resurfacing project at the corner of Lake Street and Novi Street. As part of this project, a Continental Crosswalk was installed on Novi Street just north of Lake Street. The new crosswalk will require the installation of proper signage to ensure the safety of persons crossing the street. At the November 7, 2022 city council meeting, it was recommended that a Crosswalk Sign (W11-2) with an Ahead plaque (W16-9P) and a No Parking Sign (R8-3a) be installed approximately 50 feet both north and south of the crosswalk. Additionally, a Crosswalk Sign (W11-2) with a Left Arrow plaque (W16-7P) was to be installed just to the north and south of the crosswalk. At this time, residents who live in the area expressed their concerns of the no parking restriction as well as the amount of signage that would be placed in the area. City council agreed to table the order and revisit the sign placement with our traffic engineer and residents in the area.

On November 16, 2022, an on-site meeting was held regarding this issue. After discussion, it was recommended that a Crosswalk Sign (W11-2) with a Left Arrow Plaque (W16-7P) be installed just to the north and south of the crosswalk. The crosswalk ahead and no parking signs were eliminated from the initial proposal. The recommended crosswalk signs with left arrow plaques properly alerts oncoming motorists to the location of the crosswalk and the possibility of pedestrians within. No parking is permitted within 20-ft of the crosswalk, per Michigan Motor Vehicle Code, MCL 257.674(1)(f) and does not need to be signed. The memo from our Traffic Engineer Julie Kroll is attached for your review regarding the crossing.

Budget Impact

There is no impact to the budget.

Recommendation

The Department recommends City Council approve Traffic Control Order 22-07 to allow for the installation of two (2) Crosswalk Signs with Left Arrow Plaques to be installed as described in the traffic control order.

Recommended Motion

Move to approve Traffic Control Order 22-07 to allow for the installation of two (2) Crosswalk Signs with Left Arrow Plaques to be installed as described in the traffic control order.

Alan M. Maciag	*Patrick Sullivan*
DEPARTMENT	CITY MANAGER

Crosswalk Sign (W11-2) with
Left Arrow (W16-7P)

FLEIS&VANDENBRINK
DESIGN. BUILD. OPERATE.

MEMO

VIA EMAIL mdomine@ci.northville.mi.us

To:	**Mike Domine** **Department of Public Works**
From:	**Julie M. Kroll, PE, PTOE** **Fleis & VandenBrink Engineering**
Date:	**November 17, 2022**
Re:	**Lake Street & Novi Street Mid-Block Crossing**

Fleis & VandenBrink (F&V) performed an evaluation of the mid-block crossing at intersection of Lake Street and Novi Road. The crossing was recently installed as part of the reconstruction of Lake Street. F&V performed a field review with City staff on Tuesday, November 15, 2022. Based upon our review of the location, traffic volumes, and criteria outlined in the Michigan Manual of Uniform Traffic Control Devices (MMUTCD), the following pavement markings and signage is recommended as summarized below and shown on **Figure 1**.

- Provide crosswalk markings at the mid-block crossing.
- Provide Pedestrian Crossing sign (W11-2) at crossing location.
- No parking is permitted within 20-ft of crosswalk, per Michigan Vehicle Code, MCL.257.674(1)(f) and does not need to be signed.

FIGURE 1: CROSSING RECOMMENDATION

27725 Stansbury Boulevard, Suite 195
Farmington Hills, MI 48334
P: 248.536.0080
F: 248.536.0079
www.fveng.com

Any questions related to this memorandum, study, analysis, and recommendations should be addressed to Fleis & VandenBrink.

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Michigan.

NORTHVILLE CITY POLICE DEPARTMENT
215 W. MAIN ST.
NORTHVILLE, MI 48167
Administration (248) 349-5100 – Fax (248) 349-2397
Alan Maciag, Chief of Police

TRAFFIC CONTROL ORDER 22-07

Cross Reference: Location: **On Novi Street North of Lake Street**

Subject: **Crosswalk Identification**

Pursuant to the Uniform Traffic Code R28.1101, Et. Seq. and the Motor Vehicle Code, MCL 257.1 Et. Seq., as adopted by reference in the City of Northville Code of Ordinances, Chapter 82, Article II, Section 82-36, the following traffic order is hereby established:

The following is hereby designated as a residential "Crosswalk Location with a left arrow" zone:

> Crosswalk Sign (W11-2) with a Left Arrow Plaque (W16-7P): To be installed directly to the north and south of the new continental crosswalk hatch on Novi Street.

All other Traffic Control Orders or parts thereof in conflict with this Order are hereby rescinded.

By authority of the Traffic Engineer:

_____ _____

Date Signature

Filed with the City Clerk:

_____ _____

Date Signature

This Order becomes effective upon filing with the City Clerk and erection of proper signs giving notice of same as required. This Order shall expire 90 days from date of filing except that upon approval of the Northville City Council, it shall not so expire.

Approved by the Northville City Council on _____

Council Communications

To: **Mayor and City Council**
From: **Mike Domine, Public Works Director**
Date: **November 21, 2022**
Subject: **Lawn Maintenance, Mowing and Weed Control Program**

Background: On November 16, 2022 the City of Northville accepted bids for the mowing of City owned properties and selected rights-of-way. The City's advertisement for bids listed twenty-four areas for routine mowing from as small as Ely Court (0.10 Acre) to as large as the Novi Road Flood Plain Area (18 Acres). In addition, the bid package listed 14 areas where weed control is required. Three bids were received by the City. These bids are for both the 2023 and 2024 season. The bidders showing interest in this project are listed as follows:

Contractor	2-Year Bid
Superior Landscape	$239,886.00
Mendoza's Outdoor Services	**$168,997.32**
Lightning Lawn & Landscape	$277,416.00

Analysis: The bids have been reviewed, checked and tabulated (Attachment A & B). City Staff has met with the low bidder and is comfortable that Mendoza's Outdoor Services will be able to perform the services required under this contract. Mendoza's Outdoor Services has held this contract for the past four (4) years and have shown to have great services. The City Attorney has reviewed and approved the attached contract (Attachment C) and Michigan Municipal Risk Management Authority (MMRMA) has set the insurance limits required.

Budget Impact: If approved by City Council, this contract will be approximately $57,498.66 per year. Awarding this contract will provide an increase in cost spread out among several budget line items and is subject to budget amendment.

Recommendation: It is recommended that City Council approve and award a two-year Lawn Maintenance, Mowing, and Weed Control Program contract in the amount of $168,997.32 to Mendoza's Outdoor Services. It is further recommended that the Public Works Director be authorized to sign this agreement on behalf of the City of Northville.

Recommended Motion: I move that City Council approve and award a two-year Lawn Maintenance, Mowing, and Weed Control Program contract in the amount of $168,997.32 to Mendoza's Outdoor Services. It is further recommended that the Public Works Director be authorized to sign this agreement on behalf of the City of Northville.

Mike Domine
DEPARTMENT

Patrick Sullivan
CITY MANAGER

BID AND AWARD

The undersigned, having become thoroughly familiar with all the bid/contract documents incorporated herein, the mowing sites described in this document and local conditions affecting the work, hereby proposes to undertake everything required to be performed in the strict conformity with these documents necessary to complete in a workmanlike manner the subject program for the City of Northville at the unit prices stated below.

Item	Description	Acres	$ Per Cut	# of Cuts in 2 Years	Total Cost
1	Rural Hill Cemetery	15	$ 1,317.00	54	$ 71,118.00
2	Oakwood Cemetery	2.64	$ 214.50	54	$ 11,583.00
3	222/226 S. Wing Street	0.8	$ 61.36	44	$ 2,699.84
4	Northville Sq. Lot & Main Centre Deck	0.12	$ 39.00	44	$ 1,716.00
5	City Hall	0.56	$ 52.00	54	$ 2,808.00
6	Old Church Square Parking Lot	0.11	$ 39.00	30	$ 1,170.00
7	Marquis Parking Lot, Hutton Park, Ford Field Fence	0.16	$ 45.50	44	$ 2,002.00
8	E. Cady Street Parking Lots & Church Street Parking Lot	0.5	$ 45.50	30	$ 1,365.00
9	Tipping Point Parking Lot	0.2	$ 39,00	36	$ 1,404.00
10	Mill Race Village, 315 Griswold & Griswold Street Boulevard islands	5.33	$ 390.00	44	$ 17,160.00
11	Water Wheel Site, Rotary Well Site & Chamber of Commerce Site	0.75	$ 57.53	44	$ 2531.32
12	S. Main Boulevard	1.6	$ 122.72	48	$ 5890.56
13	Hines Drive R.O.W.	0.7	$ 50,00	30	$ 1,500.00
14	Joe Denton Park	0.9	$ 64.35	30	$ 1,930.50
15	Ely Ct.	0.1	$ 32,50	30	$ 975.00
16	Buchner Hill Lot	1.3	$ 92.95	30	$ 2,788.50
17	Water Tower/Reservoir Site	1	$ 71.50	30	$ 2,145.00
18	8-Mile Road/Randolph St. Intersection	0.1	$ 39.00	36	$ 1,404.00
19	8-Mile Rd. /S. Lexington Blvd Intersection	0.3	$ 39.00	36	$ 1,404.00
20	Taft Road Right-of-Way	1.9	$ 135.85	36	$ 4,890.60
21	8-Mile Road W. Right-of-Way	2.5	$ 162.50	36	$ 5,850.00
22	8-Mile road E. Right-of-Way	1.3	$ 58.50	36	$ 2,106.00
23	Novi Road R.O. W. and Flood Plain	18	$ 260.00	36	$ 9,360.00
24*	Allen Terrace Senior Living	1.14	$ 159.00	54	$ 8586.00

***24 - Allen Terrace Senior Living at its option, may remove all or part of the Lawn Maintenance and Weed Control Program and the associated cost.**

2023 & 2024 Total Bid for Mowing and Trimming: $ 164,387.32

INVITATION FOR BIDS
City of Northville Lawn Maintenance, Mowing and Weed Control Program

2023 & 2024 SPRING & FALL WEED CONTROL

Item	Description	$ Per Treatment	# of Treatments in 2 Years	Total Cost
1	City Hall	$ 81.00	4	$ 324.00
2	S. Main Boulevard	$ 217.00	4	$ 868.00
3	Taft Road R.O.W.	$ 279.50	4	$ 1,118.00
4	East Side of N. Wing Street	$ 35.00	4	$ 140.00
5	South Side of W. Dunlap St.	$ 35.00	4	$ 140.00
6	East Side of S. Wing Street	$ 35.00	4	$ 140.00
7	West Side of S. Center St. R.O.W.	$ 35.00	4	$ 140.00
8	South Side of E. Dunlap St.	$ 35.00	4	$ 140.00
9	East Side of N. Hutton Street	$ 35.00	4	$ 140.00
10	South side of E. Cady Street	$ 80.00	4	$ 320.00
11	Hutton Park (NW Cor. Of Hutton and Main)	$ 105.00	4	$ 420.00
12	Marquis Parking Lot	$ 35.00	4	$ 140.00
13	Northville Square Parking Lot	$ 35.00	4	$ 140.00
14*	Allen Terrace Senior Living	$ 110.00	4	$ 440.00

***14 - Allen Terrace Senior Living at its option, may remove all or part of the Lawn Maintenance and Weed Control Program and the associated cost.**

2023 & 2024 Total Bid for Weed Control: $ 4610.00

Please note: The City, at its option, may remove all or part of the weed control program and the associated cost.

2023 & 2024 Total *COMBINED* Bid For Lawn Maintenance, Mowing and Weed Control per year

$ 168,997.32

The undersigned bidder agrees to hold the above unit prices for an additional two years (2025 and 2026). Please answer by checking the appropriate line. _____ Yes __X__ No

If No was checked, the undersigned bidder agrees to extend this contract for an additional two years (2025 and 2026), but the unit prices are to increase __15__ percent.

INVITATION FOR BIDS
City of Northville Lawn Maintenance, Mowing and Weed Control Program

If the above contract extension lines have not been completed by the Contractor, an additional two-year contract extension will not be considered for this bid. If a contract extension is agreed to by both parties of this agreement, it will be done via Change Order at a later date and not as a part of this original agreement.

The undersigned bidder agrees that the following is a complete and accurate list of all sub-contractors to be utilized if awarded this contract and any changes from this list shall be permitted only with the consent of the City of Northville.

LIST NAME OF EACH SUB-CONTRACTOR AND BRIEF DESCRIPTION OF WORK TO BE DONE:

MGR Services (weed control)

I hereby state that all of the information I have provided is true, accurate and complete. I hereby state that I have the authority to submit this bid, which will become a binding contract if accepted by the City of Northville. I hereby state that I have not communicated with nor otherwise colluded with any other bidder, nor have I made any agreement with nor offered or accepted anything of value from an official or employee of the City of Northville that would tend to destroy or hinder free competition. I hereby state that I have read, understand, and agree to be bound by all the terms of this bid document.

Eriberto Mendoza
Signature

11-15-2022
Date

Mendoza's Outdoor Services
Firm Name:

(517) 304-3316
Telephone

Eriberto Mendoza
Name

Owner
Title

4250 Nicholson Road Fowlerville MI 48836
Address

Accepted by the City of Northville: _____
Name Date

CITY OF NORTHVILLE --- UNOFFICIAL BID RESULTS

Lawn Maintenance, Mowing, and Weed Control Program — November 16, 2022

Department of Public Works — 11am

Bidder / Vendor	Total Bid	
Superior Landscape	339,886.00	
Lightning Lawn + Landscape	277,416.00	
Mendoza Outdoor Services	168,997.32	

11/16/2022

11/16/2022

☒ Original Bids to Department

☐ Original Bids in Folder

☐ Bid Bonds In Folder

☒ Bid Bond not required

Council Communication

To: **Mayor and City Council**
From: **Mike Domine, DPW Director**
Subject: **Administrative Consent Order with EGLE Approval**
Date: **November 21, 2022**

Background:
A routine inspection conducted on February 10 and 11, 2022 by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) identified alleged significant deficiencies related to our underground finished water reservoir (Attachment A). As required by the Safe Drinking Water Act, we are required to take action to correct these deficiencies. These deficiencies are considered significant but not an emergency to the City's drinking water.

Analysis:
City staff and City Engineers have worked together to correct many of the identified significant deficiencies (Attachment B). Due to the City contract flows with Great Lakes Water Authority (GLWA) and permitting with EGLE the City is required to enter into an Administrative Consent Order (ACO) to complete the remaining significant deficiencies.

This ACO (Attachment C) will require the City to implement a myriad of management, operations and maintenance activities. City staff and Engineers will conduct a required feasibility study report (FS Report) to evaluate options for rehabilitating, replacing, or removing the underground reservoir from service.

The ACO has been reviewed by the City Attorney, who has found the language to be acceptable.

Budget Impact:
Funding for the activities in the ACO including the feasibility study and/or the near future of rehabilitating, replacing or removing the underground reservoir from service is not currently budgeted. Budget amendments will be required throughout the process. City staff and Engineers are also exploring other funding opportunities.

Recommendation:
It is recommended that the Northville City Council approve the Administrative Consent Order with the Michigan Department of Environment, Great Lakes and Energy. It is further recommended that the City Manager be authorized to sign this agreement on behalf of the City.

Recommended Motion:
I move that Northville City Council approve the Administrative Consent Order with the Michigan Department of Environment, Great Lakes and Energy. I further move that the City Manager be authorized to sign this agreement on behalf of the City.

Mike Domine	*Patrick Sullivan*
DEPARTMENT	CITY MANAGER

EXHIBIT A

GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
WARREN DISTRICT OFFICE

EGLE

LIESL EICHLER CLARK
DIRECTOR

March 10, 2022

CERTIFIED MAIL – RETURN RECEIPT REQUESTED
Certified Mail Receipt Number: 7018 1830 0002 1892 8170

Mr. Michael Domine
Director, Department of Public Works
City of Northville
215 West Main Street
Northville, Michigan 48167

WSSN: 04830
County: Wayne

Dear Mr. Domine:

SUBJECT: Significant Deficiency Violation Notice (SDVN); City of Northville Water System Sanitary Survey (Survey)

This letter confirms the Department of Environment, Great Lakes, and Energy's (EGLE's) staff meeting with Mr. Domine, as well as Ms. Jennifer Chehab and/or Mr. Justin Rose of Fleis & Vandenbrink, on February 10 and 11, 2022, to conduct a survey of the City of Northville Water Supply (Supply) and to present the final findings, discuss areas for improvement, and identify timelines for corrective action where appropriate. The purpose of a survey is to evaluate the water supply system with respect to the requirements of the Michigan Safe Drinking Water Act, 1976 PA 399, as amended (Act 399). It is also an opportunity to update EGLE's records, provide technical assistance, and identify potential risks that may adversely affect drinking water quality. Enclosed is a copy of the Sanitary Survey Review Summary for your reference.

Since the last Survey, EGLE acknowledges that the Supply has completed the following:

1. Updated its Reliability Study and General Plan.

2. Completed an inspection of the elevated water storage tank and underground water reservoir.

3. Completed annual leak detection surveys and leak repairs on the distribution system.

4. Increased water main replacement efforts in last three years

The following table summarizes EGLE's final findings from the survey of the water system:

Survey Element	Findings
Source	Not Applicable
Treatment	Not Applicable
Distribution System	Recommendations Made
Finished Water Storage	**Significant Deficiencies Identified**
Pumps	**Significant Deficiencies Identified**
Monitoring & Reporting	Recommendations Made
Management & Operations	Recommendations Made
Operator Compliance	No Deficiencies/recommendations
Security	No Deficiencies/recommendations
Financial	No deficiencies/recommendations
Other	Not Applicable

All the findings including significant deficiencies, deficiencies, and recommendations from the survey are detailed in the attached supplemental document. Please review these findings and take actions as appropriate. Below is a summary of the significant deficiencies.

Significant Deficiencies:

Significant deficiencies represent an immediate health risk to consumers of water and indicate non-compliance with one or more Act 399 requirements. Significant deficiencies are serious sanitary deficiencies identified in water systems which include, but are not limited to, defects in design, operation, maintenance, or a failure or malfunction of the sources; treatment, storage, or distribution systems that are determined to be causing, or have the potential to cause, contamination into the public water supply (PWS).

Significant deficiencies must be corrected within 120 days of the date of this letter, or a Corrective Action Plan, approved by EGLE, must be completed within 120 days of the date of this letter. Failure to meet the 120-day deadline is a treatment technique violation.

During the survey, eight significant deficiencies were identified at the 520,000 gallon underground concrete finished water reservoir (ST301) and pump/control building (PS301), which is located directly above the reservoir, and are briefly summarized below. Further details regarding each significant deficiency are provided in the enclosed supplemental document.

1. A hornet's nest that was observed inside and behind the screen of the exterior down-turned air vent for the underground reservoir which is located on the back of

the pump/control building.

2. Improperly designed and maintained access hatches on the roof of the underground reservoir have the potential to allow contaminants to enter the reservoir.

3. The 2018 inspection of underground reservoir conducted by Dixon Engineering identified a number of cracks in roof and sidewalls and a couple locations on the roof where rebar was exposed and where roots were observed to penetrate the roof and exterior hatch.

4. Several unprotected cross connections were observed at the underground reservoir and pump/control building including connections between unused chambers and active chambers in the underground reservoir, the overflow pipe from the underground reservoir discharging directly to a storm sewer, and the discharge of the lubricating water for the vertical turbine pumps into the reservoir.

5. Unsealed gaps around the base of the vertical turbine pumps have the potential to allow contaminants to enter the reservoir.

In addition to the above significant deficiencies the following related deficiencies and recommendations were identified. Further details regarding these are provided in the attached supplemental document.

1. Deficiency: Several inches (an estimated 2 to 4 inches) of sediment was observed across the bottom of the underground reservoir (ST301). The presence of the sediment prohibited a thorough inspection of the condition of the bottom of the reservoir.

2. Deficiency: Metal surfaces within the underground reservoir (ST301) including piping and hatches were observed to be severely corroded.

3. Recommendation: Woody vegetation was observed growing alongside the western side of the underground reservoir and near the downturned air vent. The woody vegetation should be removed to create a buffer zone to prevent roots from penetrating the concrete roof and walls of the reservoir.

There is significant work involved to address the above significant deficiencies. Certain activities may reasonably be completed in the short-term while others may require an extend period to complete. If the work will take longer than 120 days, than it will be necessary for the Supply to enter a consent order that includes a corrective action schedule. The Supply should also consider the value of a feasibility study to compare rehabilitation of the underground reservoir to other alternatives such as removal from service and replacement with a new ground storage tank to determine the preferred alternative for the Supply's water storage needs.

EGLE's investigation is considered complete. This Significant Deficiency (SD) begins as of the date of this letter and will continue until City of Northville completes corrective

action. City of Northville must complete corrective action within 120 days of the date of this letter or be in compliance with a Corrective Action Plan and schedule approved by this office. Please contact this office within 30 days of the date of this letter to discuss appropriate corrective action. You must also notify EGLE, in writing, within 30 days of correcting the significant deficiency.

If you have any factual information that you would like EGLE to consider regarding the significant deficiency identified in this SDVN, please provide it in a written response to this office by April 9, 2022.

Please note that any SD that remains unresolved at the time the annual Consumer Confidence Report (CCR) is distributed, the water supplier is required to provide a Special Notice in its CCR. The water supplier must inform your customers on the details regarding the unresolved SD including the date the SD was identified by EGLE; the EGLE approved plan and schedule for correction along with the current progress toward this approved plan. This Special Notice requirement shall be included in all future CCRs until the SD has been resolved.

Thank you for taking the time to meet with me and to review the status of your water supply. If you have any questions, please feel free to contact me by phone at 586-817-9120; by email at yuskokotimkot@michigan.gov; or in writing at EGLE, DWEHD, Warren District Office, 27700 Donald Court, Warren, Michigan 48092.

Sincerely,

Tiffany Yusko-Kotimko

Tiffany Yusko-Kotimko, District Engineer
Field Operations Section
Drinking Water and Environmental
Health Division

Enclosures
cc/enc: Ms. Jennifer Chehab, Fleis & Vandenbrink
Wayne County Department of Health, Human & Veterans Services
Mr. Patrick Brennan, EGLE
Mr. Brian Thurston, EGLE (via email)
Ms. Maureen Nelson, EGLE (via email)

Significant Deficiencies:

Significant deficiencies represent an immediate health risk to consumers of water and indicate non-compliance with one or more Act 399 requirements. Significant deficiencies are serious sanitary deficiencies identified in water systems which include, but are not limited to, defects in design, operation, maintenance, or a failure or malfunction of the sources; treatment, storage, or distribution systems that are determined to be causing, or have the potential to cause, contamination into the public water supply (PWS).

Significant deficiencies must be corrected within 120 days of the date of this letter, or a Corrective Action Plan, approved by EGLE, must be completed within 120 days of the date of this letter. Failure to meet the 120-day deadline is a treatment technique violation.

During the survey, eight significant deficiencies were identified:

1. R 325.11118 Protection of storage tanks.
   Rule 1118. Public water supplies shall take reasonable precautions... to prevent introduction of contaminants into the distribution system.

   The presence of a hornet's nest inside and behind the screen of the exterior down-turned air vent for the underground finished water reservoir (ST301), which is located on the back of the pump/control building, is a violation of Rule 1118. Removal of the hornet's nest is needed for the water supply to return to compliance as insects have the potential to spread contaminants to the potable water in the reservoir.

2. R 325.11113 Gravity storage tanks.
   Rule 1113. All gravity storage tanks shall be provided with all of the following: (a) A watertight and properly drained roof, ...

   R 325.11118 Protection of storage tanks.
   Rule 1118. Public water supplies shall take reasonable precautions... to prevent introduction of contaminants into the distribution system.

   There are three access hatches located inside the control/pump building which is over top of a portion of the underground reservoir (ST301). One access hatch is located outside in the southwest corner of the reservoir and has been reportedly sealed shut with epoxy. Please provide detailed information on how this exterior hatch was sealed shut including materials used, who performed the work, and the expected life of the work.

   None of the hatches are shoe box style lids as the lids are recessed. The top of the access hatches are a few inches to approximately a foot above the floor or ground. The lids do not close tightly; there are no gaskets, and some of the lids are corroded, and there are gaps between the frame and the lid. The condition of the access

hatches creates the potential for non-potable water and other contaminants to enter the underground reservoir. Ten States 7.0.8.2 outlines the requirements for access manholes for ground level or flat roof finished water storage structures. These hatches will need to (1) be raised at least 24 inches above the floor, (2) fitted with a solid watertight cover which overlaps a framed opening and extends down around the frame at least two inches, (3) the frame shall be at least four inches high, and (4) the cover shall be hinged on one side and have a locking device. In addition, there shall be a gasket between the frame and the cover so that they seal tightly when latched shut. Cracks between the concrete floor and the base of the access hatch structure should be sealed.

3. R 325.11112 Storage tanks generally.
   Rule 1112. All storage tanks, including hydropneumatics or gravity storage tanks which are used for the storage of finished water, shall meet all of the following requirements: (a) Be watertight below the maximum water level elevation, ...

   R 325.11113 Gravity storage tanks.
   Rule 1113. All gravity storage tanks shall be provided with all of the following: (a) A watertight and properly drained roof, ...

   A 2018 inspection of underground reservoir (ST301) by Dixon Engineering, Inc. reported: (1) cracks in roof and sidewalls where efflorescence was present, (2) a couple locations on the roof of concrete spalling and a few areas rebar was exposed, and (3) roots were observed to penetrate the roof and exterior access hatchway. Cracks, spalled concrete, and areas of exposed rebar need to be properly repaired and sealed to meet the requirements of Rule 1112 and 1113. These conditions are also potential avenues for contaminants, including ground or surface water, to enter the tank. In addition, cracks and spalled concrete have the potential overtime to compromise the structurally integrity of the concrete if unattended. Ten States 7.0.10 e. and f. stipulates that reservoirs with a concrete roof must have a minimum slope of 1.5% and earthen cover shall be sloped to facilitate drainage. If the roof is not properly sloped, then the roof must be made watertight with the use of waterproof membrane or similar product. The Supply should evaluate the construction of the concrete reservoir roof and ground cover to determine if modifications are needed to meet the requirements of Ten States.

4. R 325.11118 Protection of storage tanks.
   Rule 1118. Public water supplies shall take reasonable precautions... to prevent introduction of contaminants into the distribution system.

   R 325.114003 Cross-connections prohibited.
   Rule 1403. (1) A temporary or permanent unprotected cross connection between a public water supply and any source, piping, or system that may contain nonpotable water or other substances is prohibited.

   a. The underground reservoir (ST301) overflow pipe is thought to discharge directly to a storm sewer without a proper air gap and is therefore an unprotected cross

connection. Per Ten States 7.07, no overflow may be connected directly to any drain, sanitary sewer, or storm sewer. Overflow pipes should (1) be located so that any discharge is visible, (2) be brought to 12 to 24 inches above the ground surface and discharge over a drainage structure or splash plate, (3) open downward and be screened with 24-inch mesh non-corrodible screen, screened counter-weighted flapper, solid flapper with screen on inside, or similarly acceptable design.

b. The three unused chambers in the northwest corner of the underground reservoir (ST301) and the remain portion of the underground reservoir which is actively being used are only separated by valves in connective piping. Standing water of unknown quality was observed in at least one of the unused chambers. The valves are not an appropriate method to manage the cross connection between the non-potable water and potable water chambers in the reservoir. The connection between the unused and actively used chambers needs to be permanently sealed.

c. Lubricating water drain lines at the base of the vertical turbine pumps in the pump/control building (PS301) are piped to discharge directly into the underground reservoir (ST301). The lubricating water is nonpotable water of unknown quality. These drains must be reconfigured to discharge to the exterior of the building with the outlet at least 12 inches above ground or to a floor drain/storm drain with a proper air gap.

d. A hose bib vacuum breaker must be installed on the hose bib located inside the pump/control building (PS301) on the pump discharge line to the elevated water storage tank.

5. R 325.11112 Storage tank generally.
Rule 1112. All gravity storage tanks shall be provided with all of the following: ...(c) Have no unprotected openings. ...

Unsealed gaps were observed around the base of vertical turbine pumps and the concrete base in the pump/control building (PS301). Depending on the presence and condition of a gaskets under the base plate, these gaps have the potential to allow contaminants into the underground reservoir (ST301). The gaps must be properly sealed.

Refer to the requirements and deadlines detailed in the March 10, 2022, sanitary survey letter for addressing the significant deficiencies listed above.

Deficiencies:

Deficiencies indicate non-compliance with one or more Act 399 requirements, which include defects in a water system's infrastructure, design, operation, maintenance, or management that cause, or may cause, interruptions to the "multiple barrier" protection

system and adversely affect the system's ability to produce safe and reliable drinking water in adequate quantities.

During the survey, two deficiencies were identified and are listed below:

1. The 2018 tank inspection report noted several inches (an estimated 2 to 4 inches) of sedimentation on the bottom of the tank in the underground reservoir (ST301) and a minor layer in the elevated water storage tank (ST300). The Supply must schedule a clean out of the reservoir. Both tanks should be monitored for sedimentation build up and the sedimentation should be routinely cleaned out as this can harbor bacteria and degrade water quality. The elevated water storage tank (ST300) has a mud valve which can be used to clean out sediment from the tank. Per Rule 325.11112 (f), the Supply should review what mechanisms are in place to prevent sediments that accumulate in the tanks from entering the distribution system.

2. The 2018 tank inspection reported noted that metal surfaces within the underground reservoir (ST301) including piping and hatches were observed to be corroded. Corrosion if left unattended will compromise the integrity of the metal and cause failure of metal components. The corroded metals also have the potential to introduce contaminants into the water. Per Rule 325.11118, the Supplies shall take reasonable precautions to prevent introduction of contaminants into the distribution system. Structurally compromised metals should be repaired or replaced. Metal surfaces should be cleaned and properly coated to prevent corrosion and coatings should be maintained as part of tank maintenance activities.

For the above deficiencies, provide a schedule for completing the necessary repairs or activities to address each deficiency to this office by April 9, 2022.

Recommendations:

Recommendations are suggestions the public water supply should consider, to enhance its operations and services, and to avoid future deficiencies.

During the survey, the following recommendations were identified:

1. Distribution System:

   a. *Hydrants & Valves.* We understand that the Supply flushes hydrants annually as part of winterization but does not perform systematic flushing of the distribution system. Systematic flushing at scouring velocities aids in the removal of buildup from pipe inner walls helping to improve water quality and carrying capacity. The Supply also does not have a valve turning program. EGLE encourages the Supply to develop these programs. As these programs are being developed, the Supply should consider tracking the valves turned during water main breaks or other construction or maintenance activities. This information will help assess the approximate number of valves currently being turned. It is recommended that the valve exercise program be coordinated and performed with the

systematic hydrant flushing program and to schedule at least one third of the total number of valves to be exercised per year.

b. *Construction & Maintenance.* This system routinely has a high number of breaks per year with an annual average of around 15 breaks, which translates to about a break every two miles of main. Cast iron pipe makes up 42% of the water main, and 54% is ductile iron. Information on the age of this pipe has not been provided but given the age of the community, some of the water main is likely over 60 years old and could be as old as 100 years. The Supply has an annual leak detection program and repairs the leaks that are identified. In addition, the Supply has recently purchased in-house leak detection equipment to supplement the annual program. The water main replacement program has doubled the length of water main being permitted for replacement. Pressure in the south district can be as high as 120 psi which could contribute to the higher number of breaks in this district. The 2021 Reliability Study includes several projects which may address some of these issues. EGLE encourages the Supply to implement these water system improvements and to continue the above efforts in earnest as frequent breaks are inconvenient to the Supply's customers and create the potential for contaminants to enter the distribution system.

c. *General Plan (Part 16).* EGLE received the 2021 update to the Supply's reliability study, which also included General plan requirements under Part 16 of the Rules. EGLE provided comments in an email on February 11, 2022. **Please address these comments and provide this information to this office by April 9, 2022.**

d. *Cross Connections (Part 14).* Please confirm that your cross connection program includes the requirement under R325.11405(3) that testers of backflow prevention devices hold a current American Society of Sanitary Engineers (ASSE) 5110 certification. This certification is needed for the test results to be considered valid. In addition, the Supply needs to confirm that certified testers are also being used in practice.

e. *Capacity.* Please provide a copy of the most current agreement with Great Lakes Water Authority (GLWA) **to this office by April 9, 2022.**

2. Finished Water Storage:

a. The Supply last conducted inspection of the elevated water storage tank (ST300) and the underground reservoir (ST301) in 2018 and should include routine inspections in the department's budget. Typically, inspections are recommended every five years and the next inspection should occur in 2023.

b. Remove all woody vegetation around the perimeter of the underground reservoir and the woody vegetation growing at the exterior down-turned air vent. The area over the buried reservoir and around the perimeter of the reservoir needs to be maintained such that woody vegetation does not establish and grow. Woody

vegetation is a concern due to the deeper root systems which can penetrate the concrete roof and walls of the reservoir and create an avenue for contaminants to enter affect water quality and can also affect the integrity of the concrete. **Please complete this by April 9, 2022 and provide photographic documentation that this work was completed.**

c. Please provide a scaled map showing the underground reservoir (ST301) and the location adjacent storm and sanitary sewers. For sewers within less than 50 feet of the reservoir, please provide details on the type of sewer and construction of these sewers. **Please provide this information to this office by April 9, 2022.**

d. At the elevated water storage tank (ST300), on the backside of the tank base, there is a small area between the concrete foundation and the baseplate of the tower where concrete is missing. This should be repaired and resealed to maintain the integrity of the foundation of the elevated tank.

e. During the next opportunity or inspection for the elevated storage tank (ST300), please confirm that there is a 24-mesh screen present in the air vent and where this screen is located.

f. During the next opportunity or inspection for the elevated storage tank (ST300), please confirm the presence of a gasket on the shoe-box style lids on the roof of the elevated tank. If they are not found to be present, then gaskets need to be installed to provide a watertight seal.

g. During the next opportunity, install a clasp and lock on the wet interior hatch at the elevated storage tank (ST300) to prevent unauthorized access to the wet interior. This is especially important given that third party antenna vendors are given access to the roof.

3. Pumps:

a. The downstream pressure gauge on the pressure reducing valve (PRV) in the pump/control building (PS301) on the fill line for the reservoir was observed to be non-functional. Please replace the pressure gauge as needed.

b. An air/vacuum release device should be installed on the vertical turbine pump discharge line before the check valve. In addition, a meter should be installed on the discharge side of the pumps. The capacity of the pumps should be assessed on a regular basis to confirm the adequate performance of the pump and to aid in identifying when pump repair or replacement is needed.

c. The metal above grade diesel fuel storage tank for the onsite generator for vertical turbine pump number one is located at the pump/control building (PS301) and is directly adjacent to the underground water reservoir (ST301).

Appropriately sized secondary containment should be provided for the diesel tank and the battery for the generator.

4. Monitoring & Reporting:

   a. *Bacteriological Monitoring.* EGLE recommends that the Supply look for opportunities to add sites in the north pressure district. Currently, the sampling plan has only one site near the storage tanks, which should be maintained. The Supply may need to consider installing sampling stations as the north pressure district is primarily residential.

   b. *Chemical Monitoring.* The Supply should regularly review and evaluate monthly residual chlorine data collected by GLWA at the bacteriological sample sites. Act 399, Rule 325.10611a, *Filtration and disinfection; disinfection,* subpart (c), states: "The residual disinfectant concentration in the distribution system...shall not be undetectable in more than 5% of the samples each month for any 2 consecutive months that the supply serves water to the public. Water in the distribution system that has a heterotrophic bacteria concentration less than or equal to 500 per milliliter, measured as heterotrophic plate count (HPC), is considered to have a detectable disinfectant residual for purposes of determining compliance with this subdivision". For your supply, residual chlorine is measured at seven bacteriological sites each month; if one site has a non-detectable residual and HPC concentration over 500 and this occurs for two consecutive months, then the Supply would be in violation. Regularly reviewing residual chlorine data will increase the Supply's understanding of the water quality conditions in their distribution system and whether there are low residual chlorine levels that make the Supply susceptible to violations. This information can be used by the Supply to evaluate and adjust system operations or monitoring. This could include, but is not limited to, conducting supplemental investigations or monitoring, reviewing sample site conditions and sampling procedures, installing sampling stations, developing a hydrant flushing program, checking for closed valves, or other actions that would increase water movement, reduce water age, or improve water quality conditions.

   c. *Lead and Copper Monitoring.* During the next monitoring period for lead and copper sampling, please increase the number of lead service lines (Tier I sites) that are sampled as the sampling plan lists 13. Last year, 3 out of these 13 lead service line sites were sampled.

   d. A Complete Distribution System Material Inventory (CDSMI) must be submitted to EGLE by January 1, 2025 per Rule 325.11604(c)(ii). Please visit our Lead and Copper Rule webpage (www.michigan.gov/LCR) for more details on how to develop your CDSMI and information on physical verification of service line materials. It is important that the Supply include this in their planning and budgeting to ensure that the Supply has a plan to meet this requirement.

e. Per Rule 325.10604f (6), the requirement to replace all lead service lines and galvanized service lines that are currently or were previously connect to lead piping at a rate averaging 5% per year, not to exceed 20 years total for replacement of these service lines began January 1, 2021. The replacement of these service lines should be part of the Supply capital improvement plan and asset management plan to ensure that the Supply has a plan to meet this requirement.

5. Management & Operations:

a. *Recordkeeping (Part 15)*. The Supply should review the recordkeeping requirements under Part 15 of the Rules and update the Supply's record retention practices as appropriate. Enclosed with this letter is a table that provides a general summary of the requirements. The Supply may need to request documentation from GLWA or confirm the ability to obtain this documentation from GLWA to meet the recordkeeping requirements related to the Revised Total Coliform Rule and Revised Lead and Copper Rule.

b. *Reliability Study (Part 12)*. EGLE received the 2021 update to the Supply's reliability study and provided comments in an email on February 11, 2022 addressing required elements under Part 12 of the Rules. **Please address these comments and provide this information to this office by April 9, 2022.**

Exhibit B

GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
WARREN DISTRICT OFFICE

EGLE

LIESL EICHLER CLARK
DIRECTOR

September 21, 2022

Michael Domine
Director, Department of Public Works
City of Northville
215 West Main Street
Northville, Michigan 48167

WSSN: 04830
County: Wayne
System: City of Northville

Dear Michael Domine:

SUBJECT: Site Visit Confirming Corrections of Significant Deficiencies

A Significant Deficiency Violation Notice (SDVN) was issued by Department of Environment, Great Lakes, and Energy (EGLE) to the City of Northville on March 10, 2022, following a sanitary survey site visit conducted on February 10 and 11, 2022. Subsequently, the City of Northville provided notification to EGLE on April 9, 2022, via electronic mail, that several of the significant deficiencies had been addressed. However, a site visit was needed to confirm that these significant deficiencies had been resolved. This letter confirms the EGLE staff meeting with Michael Domine on September 16, 2022, to conduct a site inspection of the activities completed to address these significant deficiencies.

As a result of the site inspection, the following significant deficiencies have been confirmed as addressed and are considered resolved. Each significant deficiency is listed based on the enumeration used in the SDVN, includes the significant deficiency as identified in the SDVN, and is followed by the site inspection observations.

- Significant deficiency #1:

  "R 325.11118 Protection of storage tanks.
  Rule 1118. Public water supplies shall take reasonable precautions... to prevent introduction of contaminants into the distribution system.

  The presence of a hornet's nest inside and behind the screen of the exterior down-turned air vent for the underground finished water reservoir (ST301), which is located on the back of the pump/control building, is a violation of Rule 1118. Removal of the hornet's nest is needed for the water supply to return to compliance as insects have the potential to spread contaminants to the potable water in the reservoir."

  Field observations confirmed the removal of the hornet's nest from the vent.

- Significant deficiency #4 c:

"R 325.11118 Protection of storage tanks.
Rule 1118. Public water supplies shall take reasonable precautions... to prevent introduction of contaminants into the distribution system.

R 325.114003 Cross-connections prohibited.
Rule 1403. (1) A temporary or permanent unprotected cross connection between a public water supply and any source, piping, or system that may contain nonpotable water or other substances is prohibited.

Lubricating water drain lines at the base of the vertical turbine pumps in the pump/control building (PS301) are piped to discharge directly into the underground reservoir (ST301). The lubricating water is nonpotable water of unknown quality. These drains must be reconfigured to discharge to the exterior of the building with the outlet at least 12 inches above ground or to a floor drain/storm drain with a proper air gap."

Field operations confirmed that piping was added from the discharge of the lubricating water drain lines at the base of each vertical turbine pump directing the water to the exterior of the building where the outlet is covered by a screen and is located at least 12-inches above the existing ground surface.

- Significant deficiency #4 d:

"R 325.11118 Protection of storage tanks.
Rule 1118. Public water supplies shall take reasonable precautions... to prevent introduction of contaminants into the distribution system.

R 325.114003 Cross-connections prohibited.
Rule 1403. (1) A temporary or permanent unprotected cross connection between a public water supply and any source, piping, or system that may contain nonpotable water or other substances is prohibited.

A hose bib vacuum breaker must be installed on the hose bib located inside the pump/control building (PS301) on the pump discharge line to the elevated water storage tank."

Field operations confirmed that a hose bib vacuum breaker has been installed on the hose bib.

- Significant deficiency #5:

"R 325.11112 Storage tank generally.
Rule 1112. All gravity storage tanks shall be provided with all of the following:
...(c) Have no unprotected openings. ...

Unsealed gaps were observed around the base of vertical turbine pumps and the concrete base in the pump/control building (PS301). Depending on the presence and condition of a gaskets under the base plate, these gaps have the potential to

allow contaminants into the underground reservoir (ST301). The gaps must be properly sealed."

Field observations confirmed that the gaps around the base of the vertical turbine pumps have been sealed.

Thank you for taking the time to meet with me. We look forward to continuing to work with the City of Northville to address the remaining unresolved significant deficiencies. If you have any questions, please feel free to contact me by phone at 586-817-9120; by email at yuskokotimkot@michigan.gov; or in writing at EGLE, DWEHD, Warren District Office, 27700 Donald Court, Warren, Michigan 48092.

Sincerely,

Tiffany Yusko-Kotimko

Tiffany Yusko-Kotimko, District Engineer
Field Operations Section
Drinking Water and Environmental
Health Division

cc: Jennifer Chehab, Fleis & Vandenbrink
Wayne County Department of Health, Human & Veterans Services
Brandon Onan, EGLE (via email)
Maureen Nelson, EGLE (via email)

THIS DOCUMENT IS FOR SETTLMENT DISCUSSION ONLY AND IS EXEMPT FROM FOIA AND NOT ADMISSIBLE IN COURT UNDER MRE 408

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY
DRINKING WATER AND ENVIRONMENTAL HEALTH DIVISION

ADMINISTRATIVE CONSENT ORDER

In the matter of: DWEHD Order No. ACO-399-07-2022

SECTION I

FACILITY OWNER/OPERATOR

NAME City of Northville		OWNER☒	OPERATOR☒
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS BUSINESS IDENTIFICATION NUMBER			
ADDRESS 215 West Main Street			
CITY Northville	STATE Michigan	ZIP CODE 48167	
CONTACT NAME/TITLE Patrick Sullivan, City Manager	PHONE # 248-449-9905		

FACILITY NAME AND LOCATION

FACILITY NAME City of Northville		WATER SUPPLY SERIAL NUMBER 04830	
FACILITY OWNER IF NOT IDENTIFIED ABOVE			
ADDRESS 215 West Main Street			
CITY Northville	STATE Michigan	ZIP CODE 48167	
COUNTY Wayne			
CONTACT NAME Michael Domine	PHONE # 248-305-2840		

1.1 This document results from allegations by the Department of Environment, Great Lakes, and Energy (EGLE), Drinking Water and Environmental Health Division (DWEHD). EGLE alleges that the City of Northville (Owner/Operator), owner/operator of the above-referenced facility, is in violation of the Safe Drinking Water Act, 1976 PA 399, as amended (Act 399), and the administrative rules promulgated thereunder.

1.2 Specific alleged violations are referenced in the EGLE Significant Deficiency Violation Notice (SDVN) attached to this Administrative Consent Order (Consent Order) as Exhibit A. The Owner/Operator and EGLE agree to resolve the alleged violations set forth therein through entry of this Consent Order. The Owner/Operator agrees to resolve all remaining alleged compliance issues set forth in Exhibit A in accordance with the requirements contained in this Consent Order. Exhibit B summarizes the alleged significant deficiencies listed in the SDVN that the Owner/Operator has completed to date. This Consent Order, in its entirety, shall consist of Section I, the attached Sections II, III, and IV, Exhibits A and B, and any other referenced attachments, exhibits, or appendices. This Consent Order shall be considered null and void if it does not include, at a minimum, Sections I, II, III, and IV and Exhibits A and B. The Owner/Operator further agrees that this Consent Order shall become effective on the date it is signed by the DWEHD Director, designee of the EGLE Director.

1.3 Upon receipt of written notice from EGLE, the Owner/Operator agrees within 30 days of receipt, to pay a civil fine of $500 per day for the first thirty (30) days and $1,000 per day thereafter and provide public notification for failure to complete corrective actions as specified in Section II, Compliance Schedule, unless an extension has been approved under Paragraph 4.14. Failure to make a timely payment constitutes a violation of this Consent Order.

1.4 The Owner/Operator agrees to make payment of all funds due pursuant to this agreement by certified check made payable to the "State of Michigan" and mailed to the Accounting Services Division, Cashier's Office for EGLE, P.O. Box 30657, Lansing, Michigan 48909-8157. To ensure proper credit, all payments made pursuant to this Consent Order must include "Payment Identification Number RMD90096" on the check. The Owner/Operator agrees not to contest the legality of the civil fine.

1.5 The Owner/Operator agrees to provide a Special Notice in its annual Consumer Confidence Report (CCR) beginning with the 2022 CCR due in 2023 until all items in Section II are resolved.

1.6 EGLE acknowledges that the Owner/Operator has an agreement with the Great Lakes Water Authority, which includes specific operation requirements, for the use of the City of Northville's storage tank between May 1 - September 30, annually. This agreement may require alterations in the schedule (approved under Paragraph 2.1, below) associated with this Consent Order when activities would affect the operation of the tank during this period of time. In addition, if applicable, the Owner/Operator will notify EGLE when the availability of funding, as identified in the Feasibility Study Report may require alternations in the schedule.

Signatories

DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY

_____
Eric J. Oswald, Director
Drinking Water and Environmental Health Division

_____
Date

I, the undersigned, CERTIFY that I am fully authorized by the party identified above to enter into this Consent Order to comply by consent and to EXECUTE and LEGALLY BIND that party to it. I further attest that all information provided herein is accurate and true.

CITY OF NORTHVILLE

_____
Patrick Sullivan, City Manager

_____
Date

DRAFT

SECTION II - COMPLIANCE SCHEDULE

IT IS THEREFORE AGREED AND ORDERED THAT the Owner/Operator shall take the following actions to prevent further alleged violations of Act 399 and the administrative rules promulgated thereunder and/or to correct the unresolved alleged significant deficiencies and deficiencies identified in the SDVN attached to this Consent Order as Exhibit A and not identified as resolved in Exhibit B.

2.1 Not later than 210 days from the effective date of this Consent Order, the Owner/Operator shall submit to EGLE, for review and approval, a feasibility study report (FS Report) evaluating options for rehabilitating, replacing, or removing from service the underground concrete reservoir. The FS Report shall include the Owner/Operator's preferred alternative, source(s) of financing, and a detailed schedule for implementing the selected alternative. The FS Report shall explain how the selected alternative resolves the unresolved alleged significant deficiencies and deficiencies identified in the SDVN attached to this Consent Order as Exhibit A. The schedule shall include, but is not limited to, design, Act 399 permitting, construction, and startup. EGLE will notify the Owner/Operator, in writing, of approval or any deficiencies in the FS Report or schedule.

2.2 Within 21 days from EGLE's written approval of the FS Report and schedule in Paragraph 2.1, above, the Owner/Operator shall commence activities identified in the EGLE approved schedule, as incorporated by reference.

2.3 Not later than 60 days after commencement of activities in Paragraph 2.2, above, and on the first of each month thereafter, the Owner/Operator shall provide a written progress report to EGLE for review. The progress report shall include the percent complete for each task, a statement regarding whether tasks are on schedule, a list of upcoming tasks, and a list of any challenges and proposed resolutions. The Owner/Operator may submit a request to EGLE, for review and approval, proposing an alternative frequency for the progress reports. EGLE will notify the Owner/Operator of approval or any deficiencies in the request.

2.4 Not later than 180 days from the Owner/Operator's commencement of activities in Paragraph 2.2, above, the Owner/Operator shall submit to EGLE, for review and approval, an administratively complete Act 399 permit application to construct the preferred alternative. The permit application shall include plans and specifications in accordance with Section 4 of Act 399, MCL 325.1004. EGLE will notify the Owner/Operator, in writing, of the approval of or any deficiencies in the permit application.

2.5 The Owner/Operator shall complete construction in accordance with the EGLE-approved schedule and EGLE-approved construction permit(s). The Owner/Operator shall notify EGLE, in writing, after construction completion, that the newly constructed components have been properly disinfected and contain water of quality that is ready to be distributed, prior to putting the newly constructed components into service.

2.6 Not later than 60 days following construction completion, the Owner/Operator shall submit to EGLE a written completion report (Completion Report) documenting with detailed photographic documentation the work completed to address the unresolved

Exhibit A items. EGLE will notify the Owner/Operator, in writing, of the acceptance of the Completion Report or if additional information is required.

Sections III and IV of this Consent Order shall not be altered in any way, including adding or eliminating any language, striking terms or parts of terms, retyping in whole or in part, or using a different format. Any changes to this document without written approval from EGLE renders the Consent Order null and void.

SECTION III - STIPULATIONS

The Owner/Operator and EGLE stipulate as follows:

3.1 EGLE is authorized to enter this Consent Order requiring the Owner/Operator to comply with state law under Section 15 of Act 399.

3.2 The Owner/Operator consents to the issuance and entry of this Consent Order and stipulates that the entry of this Consent Order constitutes a final order of EGLE and is enforceable as such under the appropriate provisions of state law identified in this Consent Order. The Owner/Operator agrees not to contest the issuance of this Consent Order and that the resolution of this matter by the entry of this Consent Order is appropriate and acceptable.

3.3 The Owner/Operator and EGLE agree that the signing of this Consent Order is for settlement purposes only and does not constitute an admission by the Owner/Operator that the law has been violated.

3.4 The Signatory to this Consent Order on behalf of the Owner/Operator agrees and attests that he/she is fully authorized to ensure that the Owner/Operator will comply with all requirements under this Consent Order.

3.5 The Owner/Operator shall achieve compliance with the aforementioned regulations in accordance with the requirements contained in Section II of this Consent Order.

SECTION IV - GENERAL PROVISIONS

The Owner/Operator and EGLE further stipulate as follows:

4.1 With respect to any violations not specifically addressed and resolved by this Consent Order, EGLE reserves the right to pursue any other remedies to which it is entitled for any failure on the part of the Owner/Operator to comply with the requirements of Act 399 and the administrative rules promulgated thereunder.

4.2 EGLE and the Owner/Operator consent to enforcement of this Consent Order in the same manner and by the same procedures for all final orders entered pursuant to the provisions of Act 399.

4.3 This Consent Order in no way affects the Owner/Operator's responsibility to comply with any other applicable local, state, or federal laws or regulations.

4.4 EGLE reserves its right to pursue appropriate action, including injunctive relief to enforce the provisions of this Consent Order, and applicable statutory fines for any violation of this Consent Order.

4.5 Nothing in this Consent Order is or shall be considered to affect any liability the Owner/Operator may have for natural resource damages caused by the Owner/Operator's acts or omissions at the facility. The State of Michigan does not waive any rights to bring an appropriate action to recover such damages to the natural resources.

4.6 In the event the Owner/Operator sells or transfers the facility, he/she shall advise any purchaser or transferee of the existence of this Consent Order in connection with such sale or transfer. Within 30 calendar days, the Owner/Operator shall also notify the DWEHD District Supervisor, in writing, of such sale or transfer, the identity and address of any purchaser or transferee, and confirm the fact that notice of this Consent Order has been given to the purchaser and/or transferee. The purchaser and/or transferee of this Consent Order must agree, in writing, to assume all of the obligations of this Consent Order. A copy of that agreement shall be submitted to the DWEHD District Supervisor within 30 days of assuming the obligations of this Consent Order.

4.7 The provisions of this Consent Order shall apply to and be binding upon the parties to this action and their successors and assigns.

4.8 This Consent Order constitutes a civil settlement and satisfaction as to the resolution of the violations specifically addressed herein; however, it does not resolve any criminal action that may result from these same violations.

Reporting

4.9 The Owner/Operator shall make all submittals and written notifications required by this Consent Order, to the DWEHD District Supervisor, EGLE, Warren District Office, 27700 Donald Court, Warren, Michigan 48092-2793. The cover letter with each submittal or notification shall identify the specific paragraph and requirement of this Consent Order that the submittal or notification is intended to satisfy.

4.10 The Owner/Operator shall verbally report any violation(s) of the terms and conditions of this Consent Order to the DWEHD District Supervisor at 586-817-9120 by no later than the close of the next business day following detection of such violation(s) and shall follow such notification with submittal of a written report within five business days following detection of such violation(s). The written report shall include a detailed description of the violation(s), as well as a description of any actions proposed or taken to correct the violation(s). The Owner/Operator shall report any anticipated violation(s) of this Consent Order to the above-referenced individual in advance of the relevant deadlines whenever possible.

Retention of Records

4.11 Upon request by an authorized representative of EGLE, the Owner/Operator shall make available to EGLE all records, plans, logs, and other documents required to be maintained under this Consent Order or pursuant to applicable laws or rules. All such documents shall be retained by the Owner/Operator for at least a period of three years

from the date of generation of the record unless a longer period of record retention is required by the applicable law or its rules.

Right of Entry

4.12 The Owner/Operator shall allow any authorized representative or contractor of EGLE, upon presentation of proper credentials, to enter upon the premises of the facility at all reasonable times for the purpose of monitoring compliance with the provisions of this Consent Order. This paragraph in no way limits the authority of EGLE to conduct tests and inspections pursuant to Act 399 and the administrative rules promulgated thereunder or any other applicable statutory provision.

EGLE Approval of Submittals

4.13 For any work plan, proposal, or other document, excluding applications for permits or licenses, that are required by this Consent Order to be submitted to EGLE by the Owner/Operator, the following process and terms of approval shall apply:

a. All work plans, proposals, and other documents required to be submitted by this Consent Order shall include all of the information required by the applicable statute and/or rule and all of the information required by the applicable paragraph(s) of this Consent Order.

b. In the event EGLE disapproves a work plan, proposal, or other document, it will notify the Owner/Operator, in writing, specifying the reasons for such disapproval. The Owner/Operator shall submit, within 30 days of receipt of such disapproval, a revised work plan, proposal, or other document that adequately addresses the reasons for EGLE's disapproval. If the revised work plan, proposal, or other document is still not acceptable to EGLE, EGLE will notify the Owner/Operator, in writing, of this disapproval.

c. In the event EGLE approves with specific modifications, a work plan, proposal, or other document, it will notify the Owner/Operator, in writing, specifying the modifications required to be made to such work plan, proposal, or other document prior to its implementation and the specific reasons for such modifications. EGLE may require the Owner/Operator to submit, prior to implementation and within 30 days of receipt of such approval with specific modifications, a revised work plan, proposal, or other document that adequately addresses such modifications. If the revised work plan, proposal, or other document is still not acceptable to EGLE, EGLE will notify the Owner/Operator, in writing, of this disapproval.

d. Upon EGLE approval, or approval with modifications, of a work plan, proposal, or other document, such work plan, proposal, or other document shall be incorporated by reference into this Consent Order and shall be enforceable in accordance with the provisions of this Consent Order.

e. Failure by the Owner/Operator to submit an approvable work plan, proposal, or other document, within the applicable time periods specified above, constitutes a violation of this Consent Order, and shall subject the Owner/Operator to the enforcement provisions of this Consent Order.

f. Any delays caused by the Owner/Operator's failure to submit an approvable work plan, proposal, or other document when due shall in no way affect or alter the Owner/Operator's responsibility to comply with any other deadline(s) specified in this Consent Order.

g. No informal advice, guidance, suggestions, or comments by EGLE regarding reports, work plans, plans, specifications, schedules, or any other writing submitted by the Owner/Operator will be construed as relieving the Owner/Operator of his/her obligation to obtain written approval, if and when required by this Consent Order.

Extensions

4.14 The Owner/Operator and EGLE agree that EGLE may grant the Owner/Operator a reasonable extension of the specified deadlines set forth in this Consent Order. Any extension shall be preceded by a written request to the DWEHD District Supervisor no later than ten business days prior to the pertinent deadline and shall include:

a. Identification of the specific deadline(s) of this Consent Order that will not be met.

b. A detailed description of the circumstances that will prevent the Owner/Operator from meeting the deadline(s).

c. A description of the measures the Owner/Operator has taken and/or intends to take to meet the required deadline(s).

d. The length of the extension requested and the specific date on which the obligation will be met.

No change or modification to this Consent Order shall be valid unless in writing from EGLE and, if applicable, signed by both parties.

Termination

4.15 This Consent Order shall remain in full force and effect until terminated by a written Termination Notice (TN) issued by EGLE. Prior to issuance of a written TN, the Owner/Operator shall submit a request consisting of a written certification that the Owner/Operator has fully complied with the requirements of this Consent Order and has made payment of any fines required in this Consent Order. Specifically, this certification shall include:

a. The date of compliance with each provision of the compliance program in Section II of this Consent Order, and the date any fines or penalties were paid.

b. A statement that all required information has been reported to the DWEHD District Supervisor.

c. Confirmation that all records required to be maintained pursuant to this Consent Order are being maintained at the facility.

EGLE may also request additional relevant information. EGLE shall not unreasonably withhold issuance of a TN.

Exhibit A
Administrative Consent Order

Enforcement Type	Issue Date
Significant Deficiency Violation Notice	March 10, 2022

DRAFT

Exhibit B
Administrative Consent Order

Type	Date
EGLE Site Visit Letter	September 21, 2022

DRAFT

~ City of Northville ~

Council Communications

To: **Mayor and City Council**

From: **Pat Sullivan, City Manager**

Date: **November 21, 2022**

Subject: **Second Reading of Downs PUD Ordinance Amendment**

Background

The attached memo **(Attachment A)** from Planning Consultant Sally Elmiger details the process followed by the Planning Commission and HDC over the past several months regarding the Downs Planned Unit Development proposal. During that time, the Planning Commission received extensive public input at many public meetings as well input from traffic experts, walkability experts, civil engineers, City task forces, civil engineers and City departments. At their September 6, 2022 meeting, the Planning Commission invited audience members (both in-person and on-line) to comment on the Preliminary PUD Site Plan and draft motion. Then the Commissioners deliberated several outstanding items, and amended the motion recommending approval, with conditions, to City Council (attached).

At their September 19, 2022 meeting, City Council considered the first reading of the PUD Ordinance Amendment. Council adopted a motion to introduce for first reading the proposed Zoning Ordinance map amendment to rezone the Downs and associated properties at 301 South Center Street, 118 East Cady Street, 341 Beal Avenue, 318 River Street, 105 Fairbrook Street, and 109 Fairbrook Street, from Central Business District (CBD), Cady Street Overlay District (CSO), Racetrack District (RTD), and Second Density Residential District (R-2) to Planned Unit Development District (PUD). The motion further stated that a second reading will be considered after City Council has received and reviewed:

a. Recommendations from the Downs Project Advisory Committee (DPAC) on financial considerations and other issues critical to this project,
b. Input from Northville's Brownfield Redevelopment Authority (BRA) and Downtown Development Authority (DDA),
c. Northville Historic District Commission status update for PUD areas within the Historic District's boundaries,
d. Information or modifications considered sufficient or necessary by City Council to decide on the Preliminary PUD Site Plan, and
e. A draft PUD Agreement acceptable to City Council

The attached memo **(Attachment B)** from attorney Carol Rosati and Planning Consultant Elmiger addresses some of the questions that have been raised throughout the application process. The memo details the approval process laid out in the ordinance provides a summary of the Commission's deliberations on the key issues of concern regarding the project. The criteria that City Council must follow, in accordance with state law, and the zoning ordinance are examined in detail in the memo.

Over the past few weeks, City staff and the developer have met collaboratively to address financial issues related the funding of the public improvements and necessary infrastructure. In consultation with the DPAC, DDA and BRA, the following financial package is recommended:

Brownfield

- Brownfield Hard Cap Structure
  - 2030: 90% HP/10% (other taxing units, including City related Millage)
  - 2031: 90% HP/10%
  - 2032: 75% HP/25%
  - 2033: 75% HP/25%
  - 2034: 100% other taxing units including City related millage
- Eligible Activities in the amount of $17,787,860 per TIF projections presented to BRA on 11.15.22 were approved, motion details will be provided prior to Council consideration.

DDA Boundary

- DDA will extend the boundary to include the River Park + enter into an interlocal agreement (per approval at 11.15.22 DDA Board Meeting)

DDA Tax Capture

- During the Brownfield reimbursement period, DDA to retain $50,000 of tax capture from the property, annually, to be used for any additional DDA expenditures resulting from the development. See recent TIF Table projections (reviewed during 11.15 Brownfield Authority Meeting).

Farmers Market

- Developer will fund the local revolving fund in years ‘23-26 based on current TIF projections and expected construction start in 2023. Funding to the local revolving fund is conditioned on sufficient tax revenue available to fund the revolving fund. A delay in construction start and/or actual tax revenue collection less than projections, will result in delayed funding to the revolving fund.
- Developer commits that if the temporary farmers market is not needed, that it will reallocate its expense for the temp site to the City, to be used for costs at the permanent farmers market site with the following conditions:
  - City needs to commit by October 1, 2023 whether permanent market site will be operational for farmers market season 2024
  - Developer is only responsible to pay ‘actual’ estimated costs of the temporary site. Developer will share its contractors bid with the City. Estimates to be verified by City Engineers.

PA 210

- City accepts PA 210 for the apartment building through 2035. Developer to commit $1,613,000 of additional support to priority infrastructure projects (including an allocation of $500,000 to other city identified infrastructure related needs). The DPAC spreadsheet attached has additional detail. The motion was to approve the financial package as presented on November 14, 2022 for the funding of public improvements and infrastructure costs related to The Downs development, conditioned upon:
  a. An interlocal agreement with the DDA, and
     Authorization for the DDA to move forward relative to expanding the DDA boundaries
  b. An adopted Brownfield Plan

c. Finalization of the terms of the Downs Development Agreement

Roundabout Design Fees

- Developer has committed to fund the roundabout design fees in the amount of $700,000. Should the City procure grant funding to cover all design and construction related costs, developer agrees to reallocate the round about design fees into other unmet infrastructure needs of the City.

Roundabout Construction Back Stop

- Developer to commit to 1/3 funding commitment with the following conditions:
  - City commits to best efforts to fund roundabout construction costs through other sources
  - HP 1/3 share to be last money in
  - HP 1/3 share capped at $800,000
  - Any grant or other funding source shall be 'taken off the top' and result in a proportionate reduction for the Developer, City and Wayne County

Central Park

- Central Park will be City owned. Developer agrees to contribute $50,000 per year (upon completion of Central Park) toward Central Park maintenance, made $25,000 by condo HOA in the Cady Street neighborhood and $25,000 by the apartment building entity. Obligation to run with the land.
- Developer agrees to a 3% annual inflation adjustment

2nd Bridge

- Included site plan and included as an eligible reimbursable activity in the Brownfield Plan.

Log Cabin

- Developer to contribute 50% or up to $125,000 to reconstruct the log cabin, presuming river task force is able secure the necessary gap funding in a timely manner.

Recommendation

It is recommended that the Northville City Council review the Preliminary PUD Site Plan and, subject to any outstanding questions being addressed, approve the Preliminary PUD Site Plan subject to conditions listed in the draft motion. If the Site Plan is approved, then a motion to approve the PUD rezoning would be in order. If the City Council does not believe it has sufficient information to make a decision at this time, it is within the authority of the City Council to table this matter to a later date.

Recommended Motions

Motion to approve the Preliminary PUD Site Plan subject to the following conditions:

1. The developer providing all the financial benefits contained in the November 13, 2022, spreadsheet provided to DPAC, attached hereto, in addition to providing a $50,000 contribution for art in Central Park.

2. The developer committing to the terms contained in the email dated November 17, 2020, attached hereto.

3. The Downtown Development Authority (DDA) approving all of the following:

a. Transfer of one hundred percent (100%) of its tax increment revenues for the Property, with the exception of $50,000 per year, to be transferred to the Brownfield Redevelopment Authority (BRA) to reimburse the developer on the Brownfield Plan pursuant to the Brownfield Plan;
b. Expansion of the DDA boundaries to include the River Park; and
c. Completing the mandatory procedures for amending the District Boundary Map, the DDA Development Plan, and the Brownfield TIF Plan accordingly.

4. City Council approving the decisions/recommendations of the DDA stated in paragraphs 2 and 3 above.

5. The BRA approving a Brownfield Plan acceptable to the City in terms of the years and amount of capture for the daylighting of the River.

6. City Council agreeing to the final financial plan related to the Brownfield capture.

7. City Council approving a tax abatement for the apartment building pursuant to the Commercial Rehabilitation Act, PA 210 of 2005, as amended, regarding the term of years and amount of taxes to be abated.

8. The conditions recommended by the Planning Commission on September 6, 2022, not inconsistent with this motion.

9. The preparation and approval of a PUD Agreement incorporating all the terms of this motion and the agreement of the parties acceptable to special counsel and the City Council.

10. In the event that the above conditions are not satisfied, and the developer has not applied for Final PUD Site Plan approval in accordance with the timeframe set forth in the Zoning Ordinance, the City may proceed to rezone the property from PUD in its sole discretion.

If the preceding motion is approved, then the following motion would be in order:

Motion to waive second reading and approve the adoption of Ordinance No. 09-19-22Z to rezone the subject Property to PUD.

	Patrick Sullivan
DEPARTMENT	CITY MANAGER

Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

September 15, 2022

Pat Sullivan, City Manager
City of Northville
215 West Main Street
Northville, Michigan 48167

Re: The Downs Preliminary PUD Site Plan – Planning Commission Recommendation to City Council

Dear Mr. Sullivan:

Attached is the approved motion, passed by the Planning Commission at the September 6, 2022 meeting, to recommend approval of The Downs Preliminary Planned Unit Development (PUD) Site Plan to City Council, with conditions. This motion also lists the features of the plans that the Planning Commission considers "benefits," and the features of the plans that the members consider "deviations" from the Zoning Ordinance requirements.

Also attached is a draft ordinance amendment to the Zoning Map, rezoning The Downs to the PUD zoning district.

Background
The Planning Commission has been considering the Preliminary PUD Site Plan for The Downs project over a 5-month period. During that time, the development team revised the Site Plan based on input received at Planning Commission meetings, and provided additional information and materials to respond to Commissioner and residents' questions and concerns. Northville residents, business owners, and others from the public were invited to share their opinions in a formal Public Hearing, and on five topic categories after Commission discussion concluded on each over five separate meetings. People have also been encouraged to correspond with the Planning Commission in writing.

The Planning Commission has considered the materials provided, public comments, the Master Plan, the relevant Zoning Ordinances, as well as input from the:

- DDA, and who also commissioned a commercial market study for the Cady St. area,
- City Staff including the City Manager, Building Official, DPW Director, Police Chief, Fire Chief
- City Civil Engineers and City Traffic Engineers
- Walkability Expert Dan Burden, and
- Resident task forces, including:
  - River Restoration Task Force (with Log Cabin Sub-Group and Central Park Sub-Group)
  - Sustainability Team
  - Farmers Market Task Force, and
  - Mobility Task Force

The Historic District Commission, to date, has also reviewed one part of the development located within the Historic District Boundary. (Note that all meeting packets for this project, and the formal record of the Planning Commission's and Historic District Commission's deliberations via the meeting minutes, are available on the City's website. More information regarding this project may be found on the City's website under "Proposed Redevelopment Projects".)

At a Special Planning Commission meeting on August 29, 2022, the Planning Commission considered draft benefits of the project, deviations from the Zoning Ordinance needed to accomplish the project design, and draft conditions that could be part of a motion to City Council. The City's Special Counsel, City Planner, and City Engineer used the results of the Planning Commission's deliberations at this meeting to create a complete draft motion recommending approval of the Preliminary PUD Site Plan to City Council, with conditions.

At their September 6, 2022 meeting, the Planning Commission invited audience members (both in-person and on-line) to comment on the Preliminary PUD Site Plan and draft motion. Then the Commissioners deliberated several outstanding items, and amended the motion recommending approval, with conditions, to City Council (attached).

The result of the Planning Commission's recommendation to Council is described in Sec. 20.06(2), as follows:

- ***Approval***. *Upon finding that the Preliminary plan meets the criteria set forth in the* Purpose and Intent *and Sections 20.01 – 20.04, the Planning Commission may recommend preliminary approval. Approval shall constitute approval of the uses and design concept as shown on the Preliminary Plan and shall confer upon the applicant the right to submit the Preliminary Plan to the City Council. Approval of the Preliminary Plan by the Planning Commission shall not bind the City Council to approval of the Preliminary Plan.*
- ***Approval with Changes or Conditions***. *The Planning Commission may recommend conditional approval subject to modifications as performed by the applicant.*

Next Steps
A companion memo from C. Rosati/S. Elmiger describes Council's next steps.

Considerations by City Council
In addition to the criteria outlined in the Zoning Ordinance, the Planning Commission's recommendation also allocates the following specific items to the City Council's discretion:

1. Determine whether to accept the City Park land donation.
2. Determine whether to accept the Gateway land donation.
3. Determine road/sidewalk improvements and monetary contributions towards these items.
4. Determine location and monetary contributions for off-site watermain improvements[1].
5. Determine acceptability of developer's up-front funding of public benefits.
6. Historic log cabin location. City Council will need to determine whether to relocate the log cabin.
7. Evaluation of recommendations by the Downs Project Advisory Committee (DPAC) on the cost-sharing proposal to implement the development. (Note: Some of the items listed above will be included in DPAC's evaluation/recommendation.)
8. Council's evaluation of the Planned Unit Development Agreement.

Other outstanding items – one of which will require a decision by Council – include the Brownfield Plan (that may/may not include DDA participation), and the Historic District Commission's review/approval of the apartment building and the condominium building. In the opinion of the City's Special Counsel and City Planner, resolution of the Brownfield Plan, DDA decision, and HDC need not be made before Council's decision on the Preliminary PUD Site Plan. However, Council receiving and deliberating on DPAC's recommendation should be part of the Site Plan discussion.

Please don't hesitate to contact me if you have any questions or need additional information.

Very truly yours,

Sally M. Elmiger

CARLISLE/WORTMAN ASSOC., INC.
Sally M. Elmiger, AICP, LEED AP
Principal

Cc: Dianne Massa

[1]The Planning Commission did not expressly identify sanitary sewer improvements as a condition of their recommendation. However, needed improvements to the sanitary sewer system are identified in the materials being evaluated by the Downs Project Advisory Committee (DPAC), and DPAC's recommendation to Council will include the proposed improvements/ monetary contributions for this utility.

MOTION TO RECOMMEND APPROVAL OF PUD REZONING AND PRELIMINARY PUD SITE PLAN FOR THE DOWNS PROJECT

I move to recommend approval of The Downs Project application for Planned Unit Development Rezoning and the Preliminary PUD Site Plan ("Preliminary Plan") based upon the following findings and conditions:

Background

A. Developer is the owner or in control of certain real property consisting of approximately 48.12 acres of land, formerly the location of the Northville Downs Racetrack, at Seven Mile Road and Center Street, extending to Cady Street to the north and River Street to the east, in the City of Northville, Wayne County, Michigan.

B. Developer desires to develop the Property as a mixed-use development that is intended to be a residentially oriented community of mixed density and housing options, including approximately 18,500 square feet of commercial space and approximately 12.3 acres of natural and green spaces (excluding stormwater facilities) (the "Project"). The development has been referred to as The Downs .

C. On November 2, 2021, the City's Planning Commission determined that the Project met the criteria for PUD Eligibility pursuant to Section 20.05(2) of the Zoning Ordinance subject to conditions.

D. The Planning Commission determined that the Project met the eligibility requirements under Section 20.05 of the Zoning ordinance because the proposed Project would: (i) encourage innovative land development and planning; (ii) preserve significant natural and historical features and open space; (iii) encourage development of convenient recreational facilities; (iv) provide improvements to existing utilities and road systems; (v) encourage the use of the Property in accordance with the Property's character and adaptability; (vi) comply with the visions set forth in the City's Master Plan; (vii) preserve and enhance open space and other natural features; (viii) result in a recognizable and material public benefit by the daylighting of the Rouge River and creation of a River Park and installation of a walkway through the daylighted area and park; (ix) result in the restoration of the Rouge River channel and abutting banks; (x) create stormwater detention within the Project which will improve the water quality of the stream within the Johnson Drain; (xi) result in the remediation of contamination in certain areas on the Property; (xii) allow innovation and greater flexibility in the design of residential, commercial and recreational uses within the Project; (xiii) facilitate the construction and maintenance of streets, utilities and public services in a more economical and efficient manner; (xv) result in the creation and/or dedication of park areas to the City for use by the general public; (xvi) provide other public benefits as set forth later in this motion; (xvii) and ensure compatibility of design and use between neighboring properties and encourage a less sprawling form of development.

E. On December 14, 2021, Developer submitted the Preliminary Plan to the City. Developer submitted a revised Preliminary Plan on January 20, 2022. The plans have been revised and re-submitted throughout the Planning Commission's deliberations, with the most recent plans

submitted at the August 16, 2022, August 29, and September 6, 2022 Planning Commission meetings (collectively the "Project Preliminary Plans"), being the plans upon which this motion is based.

F. The Planning Commission held a public hearing on the proposed PUD rezoning on March 15, 2022. The Planning Commission conducted deliberations on the PUD rezoning and the various components of the Preliminary PUD Site Plan in meetings conducted from February 1, 2022, until September 6, 2022. Public participation was allowed during meetings after Planning Commission deliberations concluded on each of the five topic categories, which were created to organize Planning Commission deliberations and comments on the Project. The Planning Commission regularly encouraged the public to submit correspondence with comments on the Project.

Public Benefits

Public benefits are generally features that would not typically be achieved through application of the requirements of the Zoning Ordinance for a conventional site plan. Public benefits do not include items that are required by the Zoning Ordinance or are necessary to enable the development to function. The following are the public benefits offered by the Project that, in the determination of the Planning Commission, would not be achieved under conventional development, and upon which the recommendation of approval is based:

Public Benefits	
Public Spaces	The removal of dilapidated buildings and environmental cleanup.
	Improved stormwater management of site, particularly as a result of the daylighting of the Rouge River. Daylighting of the river to take place and estimated to be completed by December of 2024.
	River Park land donation, river daylighting (and resultant reduction in floodplain), park build-out including amenities, and contribution of up to $125,000 toward relocation of log cabin. Plant/animal habitat.
	Central Park land donation and build-out. City Council to determine whether to accept dedication. Public restrooms to be provided in or near Central Park.
	Gateway land donation and landscaping. City Council to determine whether to accept land donation.
	7-Mile Road mid-block pedestrian crossing with HAWK signal and crosswalk at River Street.
	Pocket parks available to public (with HOA owning and maintaining the pocket parks at no cost to the City)
	Temporary Farmers Market location through the end of the 2025 market season.
	Contribution to public art in the amount of $50,000

Vehicular and non-motorized	Sidewalks within the site condominium portion of the Project shall be available for public use.
	Improved vehicular, bicycle and pedestrian connectivity, including monetary contributions toward road and sidewalk improvements as determined by the City Council. This will include Developer paying for a traffic signal at 7 Mile/Northville Road per the Traffic Impact Study (TIS).
	Providing a public stub road for future connection at the south end of the Project to 7 Mile. Developer also to dedicate stub road right-of-way to the Project's southern boundary line.
Residential Uses	Diverse housing types that will serve all consumer segments, including age-in-place options with a first-floor primary suite or access via an elevator.
Utilities	Offsite water main funding in locations and in an amount as determined by City Council.
	Removal of sanitary sewer from Rouge River (at Beal St. bridge)
Financial	Developer will provide up-front funding of public benefits in an amount as determined by City Council. Developer will provide up-front funding of certain public benefits.
	Job creation.

Design Standards

The Preliminary Plan meets the General Design Standards contained in Section 20.04 (2 through 14) of the Zoning Ordinance subject to the following deviations which are recommended for approval in accordance with Section 20.04 (1):

Deviations	
Land Use	Residential uses on parcels with Racetrack District underlying zoning outside of the Cady St. Overlay (CSO) District.
	Townhouse use on parcels with R-2, Second Density Residential District underlying zoning.
Apt. Bldg.	Height 10-feet taller at south end of CSO District boundary, and 5-feet taller toward Beal St. than permitted for 4-stories. (See Illustration A)
Condo Bldg.	Height 5-feet taller than maximum permitted height for 4-stories (See Illustration B)

Townhomes (2.5 & 3.0 stories)	Front setback along south side of Beal 20 feet (Setback is 5 feet less than minimum)
	Front setback along S. Center St. 21-23 feet (Setback is 2-4 feet less than minimum)
	Front setback in Racetrack area 15 feet (Setback is 10 feet less than minimum)
	Side facades facing a street 15-20 feet (Setbacks are 5-10 feet less than minimum)
	3-story townhomes are ½-story/5-8 feet taller than maximum (Max. height 2.5 stories/30 feet)
SF Attached (or 2-story townhomes)	Rear setback 8-9 feet (Setback is 16-17 feet less than minimum)
Carriage Homes	Front setback 19 feet from street (Setback 6 feet less than minimum)
	Front-facing Garage: Garage door is 3% more of front façade than permitted (Max. 50%); garage door is not 4 feet behind front façade of the front exterior wall.
	Rear setback 15 feet (Setback 10 feet smaller than minimum)
Single-Family Lots	Area and lot width smaller on 20 lots (of 38 lots) than R-1B Standard (small lot average area: 6,237 square feet; small lot average width: 63 feet)
Parking	Apartment building: 31 fewer spaces using underlying Racetrack zoning; 16 over requirements using CBD zoning (Overall project: 94-space surplus)
	Condominium building: 10 fewer spaces using underlying Racetrack zoning; 15 over requirements using CBD zoning (Overall project: 94-space surplus)

Illustration "A" – Apartment Building Height

Illustration “B” – Condominium Building

The deviations recommended for approval achieve the Purposes and Intent and Sections 20.01 through 20.04 of the Planned Unit Development Regulations and improve the overall Project.

Conditions on Recommendation of Approval

The Project Preliminary Plan, submitted to the City for the 8/16/22 Planning Commission meeting, with revisions for the 8/29/22, and 9/6/22 Planning Commission meetings, is recommended for approval subject to the following conditions, which are deemed necessary to address the impacts resulting from the development, and the public health, safety, and welfare, and also subject to approval of the Planned Unit Development Agreement by City Council:

Daylighting of the Rouge River

Daylighting of the Rouge River is a critical factor in approval of the Project. Developer shall comply with the time periods contained in the Wayne County Daylighting of the Rouge River Subrecipient Agreement entered into between the City and Wayne County for the receipt of ARPA funds for this portion of the Project. In the event that Developer does not receive approval from the City Brownfield Authority for brownfield funds for the daylighting project, this recommendation of approval for the Project shall be null and void.

Roads, Pathways, Connections and Parking	
Roads	Road configuration as shown in the Project Preliminary Plans as revised indicating that the following roadways, constructed as part of the project, will be public roads dedicated to the City of Northville: Beal St., Hutton St., Fairbrook St., Road A, and Griswold St. (including road stub at southern end of project). All other connecting driveways and alleys within the Project will be privately-owned and maintained through a Homeowner’s Association (HOA). The following pavement widths/parking space widths of new streets will apply: Hutton St. north of Beal St., and Beal St.: 38 ft. pavement width with 11 ft. of pavement for each travel lane and 8 ft. wide parking spaces.

	Griswold St.: 36 ft. pavement width with 10 ft. of pavement for each travel lane and 8 ft. wide parking spaces. Fairbrook St., Hutton St. south of Beal St., and Road A: 34 ft. pavement width with 10 ft. of pavement for each travel lane and 7 ft. wide parking spaces.
	Project will meet the DDA's Secondary Street Design Standards within the DDA boundaries and along the north side of the new Beal St. extension.
	Project will provide pedestrian-scaled streetlights and street trees along all public roads within the project, and along Cady St. and S. Center St.
	River Street improvements will, at a minimum, include a roadside barrier consistent with AASHTO Roadside Design Guidelines to protect vehicular traffic and pedestrians from the slope to the daylighted river. The type and extent of the roadside barrier will be determined during final site plan approval as recommended by the City's Engineer.
	No parking shall be permitted across public sidewalks. All sidewalks in the Project will allow public pedestrian travel.
Traffic	Developer is responsible for implementing the following traffic improvements to serve the project, as identified in the Traffic Impact Study (TIS) dated February 20, 2022: 1) 7 Mile/S. Main/Northville Rd. improvements described in the TIS; 2) signal optimizations at other intersections identified by the TIS; 3) pedestrian mid-block crossing of Center St. at Fairbrook St. with center refuge island, Rectangular Rapid Flashing Beacons (RRFB), pavement markings/signage and walk/ramp upgrades; 4) pedestrian mid-block crossing of Cady St. at parking structure location with pavement markings/signage and walk/ramp upgrades; 5) pedestrian mid-block crossing on 7 Mile Road at River St. with pavement markings, HAWK, and path/ramp upgrades (TAP grant contribution anticipated); and 6) pavement rehabilitation of Griswold St. from Cady to Beal after road widening to add on-street parking is completed. In addition, Developer is responsible for making a contribution as determined by City Council for the roundabout at 7 Mile/S. Center St.

Architecture, Landscaping and Aesthetics	
	Elevations were presented to the Planning Commission at the 8/16/22 and 9/6/22 meetings. The elevations shall be revised at the time of final site plan submittal to show a combination/mixture of Hardi-plank, brick and stone on the Townhomes and single-family homes, as shown on the material sample boards presented to the Planning Commission at their 9/6/22 meeting. In addition, the developer will implement a monotony code, and the single-family homes will include five (5) floor plans, with four (4) different and distinct elevations and color pallets for each floor plan. No vinyl components or EIFS (Exterior Insulation and Finish System) shall be allowed in the Project.

	Detached garages for single-family homes shall be consistent in style and materiality to the style and materiality of the home. Architectural details/features/interest shall be provided on garage facades visible from a public road.
	Apartment and condominium buildings shall be built to Leadership in Energy and Environmental Design (LEED) standard for certification (in effect at the time of submittal), including sustainable sites, water efficiency, indoor environmental quality, material and resources, energy and atmosphere, location and transportation, innovation, regional priority, and education and awareness. Toll Brothers residential units shall be built to Home Energy Rating System program standards, including heating, cooling, hot water, lighting (interior/exterior) electric/gas appliances, and other electric/natural gas uses. Documentation shall be provided to the City to verify compliance with this requirement at the time of Final Site Plan approval for the particular phase.
	Detached single-family residential building design shall include the architectural detailing on all dwelling units as depicted in the elevations presented at the Planning Commission meetings on 8/16/22 with revisions presented to the Planning Commission at their 8/29/22, and 9/6/22meetings, further revised as stated above.
	Housing products located at street intersections should act as transitions between products, and both street frontages of buildings, including garages, shall include the elevations of a "front."
	At the Final Site Plan stage, the developer of each phase shall provide the following for the buildings included in that phase, as applicable: a. Revised elevations for the townhomes and single-family homes as noted above. b. Detailed architectural design consistent with this Preliminary Plan approval of all buildings on all facades, as modified by this Motion. Rear of buildings shall be designed to be as attractive as the front. c. All facades shall be revised with additional details, such as modified fenestration and details consistent with the Historic District Commission guidelines, on corner buildings (but not exclusively), d. Rendering of alleys/rear driveways behind townhomes. e. List of LEED, WELL, or HERS sustainability standards (or other rating systems) being met with new buildings as a checklist.

Parks, Public Spaces and Farmers Market	
	The amount of land allocated to the Central Park and River Park on the Project Preliminary Plans shall not be diminished or reduced in overall size by other project facilities, such as the daylighting of the river, stormwater basins, or other non-park

	facilities unless deemed acceptable by the Planning Commission during Final Site Plan review.
	The design of the Central Park and River Park shall be consistent with the Project Preliminary Plans, and in addition to these designs, shall contain, at a minimum, paved pedestrian walkways, access point(s) to the daylighted river, pathway lighting, site furnishings (seating & trash receptacles), landscaping, bike racks, and signage.
	Developer to contribute $50,000.00 for public art in Central Park or River Park, with payment made to the City at the time of the issuance of the first building permit.
	River Park: a. Shall contain two (2) bridges, as illustrated on the Project Preliminary Plans that are a minimum of 10 to 14-feet wide. b. Developer shall relocate the log cabin either in the River Park or somewhere in the community, if determined viable and economically feasible by City Council, and shall contribute up to $125,000 toward this relocation. The Planning Commission encourages its use to be a passive, visual use that reminds visitors of Northville's history. Retrofitting the log cabin as a restroom is not recommended. c. Incorporate pathways along the west side of the stormwater basins behind the carriage homes, which paths will connect to the River Park pathway system. d. Revise the plans to show that the stormwater basin is part of the Project development and not part of the River Park. Show distinct property lines.
	Central Park: a. Shall have adequate water and electricity in all four quadrants of park, and an irrigation system. b. Developer to provide public restroom facilities in a building within the Project adjacent to the Central Park.
	Farmers Market: Planning Commission supports the Farmers Market Task Force recommendation that the Market be located off of the project site. The temporary Farmer's Market location within the Project shall, at a minimum, include a paved market surface and parking spaces, as shown on the site plan dated 8/9/22, as well as water and electrical hookups.
	Pocket Parks: These parks will be open to the public as proscribed in the Master Deed and Bylaws of the Site Condominium and the PUD Agreement, and include benches, trash receptacles, and landscaping. Pocket parks will be maintained by developer until such time as the homeowner's association is created, and then by the HOA in accordance with the terms of the PUD Agreement.

	At the Final Site plan stage for each phase, the developer shall provide the following for the parks included in that phase, as applicable: a. Developer will work with the DDA, City's experts, Northville Parks and Recreation, an Environmental Engineering firm with experience in appropriately scaled ecological restoration (at developer's cost), and related City task force groups to: i. Refine the design for the River Park, incorporating at a minimum the features listed above. Planning Commission recommends a "natural" landscape aesthetic to the River Park. ii. Refine the design and character of the individual quadrants of the Central Park incorporating at a minimum the features listed above. b. Signage for parks as approved by the City.

Infrastructure, Financials, and Phasing	
	Developer shall obtain all required permits from the City and outside regulatory agencies for design and implementation of the plans during construction.
	Developer shall use stormwater management techniques that infiltrate stormwater into the ground, where possible, using Low Impact Development (LID) Techniques such as deep-rooted plants, bioswales, permeable pavements, and other techniques, based on site conditions. The developer shall work with City Engineers and Wayne County to identify more opportunities to increase infiltration and LID applications on the site.
	Defer a recommendation to City Council on the following from DPAC (Downs Project Advisory Committee): a. Cost sharing proposal to implement the development, as proposed by the developer, including payment for or contributions toward the daylighting of the river, the relocated Farmers Market, traffic improvements including the proposed roundabout, and improvements to the public utility infrastructure. However, the Planning Commission has made specific recommendations on some of these components, and the specific recommendations of the Planning Commission prevail over this general referral of cost sharing. b. Ownership, maintenance, and programing of the River Park and/or Central Park. c. Ownership and maintenance of gateway design, and landscaping within the roundabout. d. Per Section 24.08 of the Zoning Ordinance, the City will require a performance guarantee(s) in the form of cash or automatically renewable, irrevocable letter of credit to ensure faithful completion of the site improvements in conformance with the approved Final Site Plan and approved PUD Agreement.

Phasing

Developer shall comply with the Phasing Plan included in the 8-16-2022 submittal to the Planning Commission. Upon completion of each phase, each phase shall be capable of standing on its own in terms of the presence of services, facilities, and infrastructure to serve such phase and shall contain the necessary components to ensure the protection of natural resources and the health, safety, and welfare of users of the phase and the users of the surrounding area.

Additional Requirements for Final Site Plan Approval of the First Phase of The Project	
	Incorporate the roundabout preliminary design provided from the City Engineer based on the preliminary engineering stage which is anticipated to begin at the conclusion of the approval of the Preliminary Site Plan. This preliminary engineering effort by the City Engineer would include survey, ROW verification, Wayne County Review and input, 40% level design, customized design considerations to meet City needs, center island Gateway Design options, and shall meet AASHTO Design Standards (as well as applicable roundabout and transportation/design guidelines). The roundabout will be designed as efficiently as possible utilizing available traffic data, City objectives, safety considerations, and Developer input, as well as Wayne County DPS review. ROW needs shall anticipate future considerations for growth and possible expansion, but current design will provide for efficient, safe, and effective layout for roundabout vehicular traffic and pedestrian flow. Roundabout design will include accommodations for pedestrian and bicycle facilities for safe non-motorized use of this intersection to accommodate circulation/connectivity in all directions. The duration of the preliminary engineering phase by the City Engineer is anticipated to be completed in approximately four (4) months from the authorization by City (including Wayne County DPS reviews). Developer shall contribute the ROW needed based on the roundabout design, at no cost to the City.
	Developer shall prepare and present an entryway design at the north intersection of 7-Mile/S. Center St. that indicates and creates a significant identity to celebrate that the driver/pedestrian/cyclist is entering into the City of Northville, not a subdivision. The architecture of the buildings should lead the gateway design, and landscaping should support the gateway. The gateway will contain some type of historical reference and may possibly be located in the center island of roundabout, subject to road design guidelines and safety aspects.
	Investigate and present traffic mitigation techniques for Beal St. east of development, River St., and Fairbrook St. west of the Project.

	Further refine site and park designs to improve pedestrian accessibility, creating a comfortable experience for people in wheelchairs or those with mobility issues. Developer to meet with mobility-challenged residents and/or the Living and Learning Center in Northville for input and recommendations for refinements presented at the Final Site Plan stage.
	Provide signage and wayfinding locations and details.
	Developer shall submit a logistical plan to show how the development will proceed with minimal impact on the City and surrounding properties as development progresses through the various phases.

CITY OF NORTHVILLE
AMENDMENT TO ZONING ORDINANCE
ZONING MAP AMENDMENT NO. _____

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF NORTHVILLE FOR THE PURPOSE OF AMENDING AND UPDATING THE ZONING ORDINANCE AND MAP IN ACCORDANCE WITH PUBLIC ACT 110 OF 2006.

THE CITY COUNCIL OF THE CITY OF NORTHVILLE ORDAINS:

Part I. Title. This Ordinance shall be known as the "The Downs PUD Ordinance."

Part II. Purpose. The purpose of this Ordinance is to amend the City of Northville Zoning Ordinance and Ordinance Map for the rezoning of approximately 48.12 acres of land, formerly the location of the Northville Downs Racetrack, at Seven Mile Road and Center Street, extending to Cady Street to the north and River Street to the east, in the City of Northville, Wayne County, Michigan (the "Property"), to change the zoning from CBD (Central Business District), CSO (Cady Street Overlay District), RTD (Racetrack District), and R-2 (Second Density Residential District) to PUD (Planned Unit Development District).

Part III. Amendment. Article 20, Zoning, of the Code of Ordinances, is amended to rezone from CBD (Central Business District), CSO (Cady Street Overlay District), RTD (Racetrack District), and R-2 (Second Density Residential District) to PUD (Planned Unit Development District), with the Property being rezoned having Tax Parcel Nos. as follows:

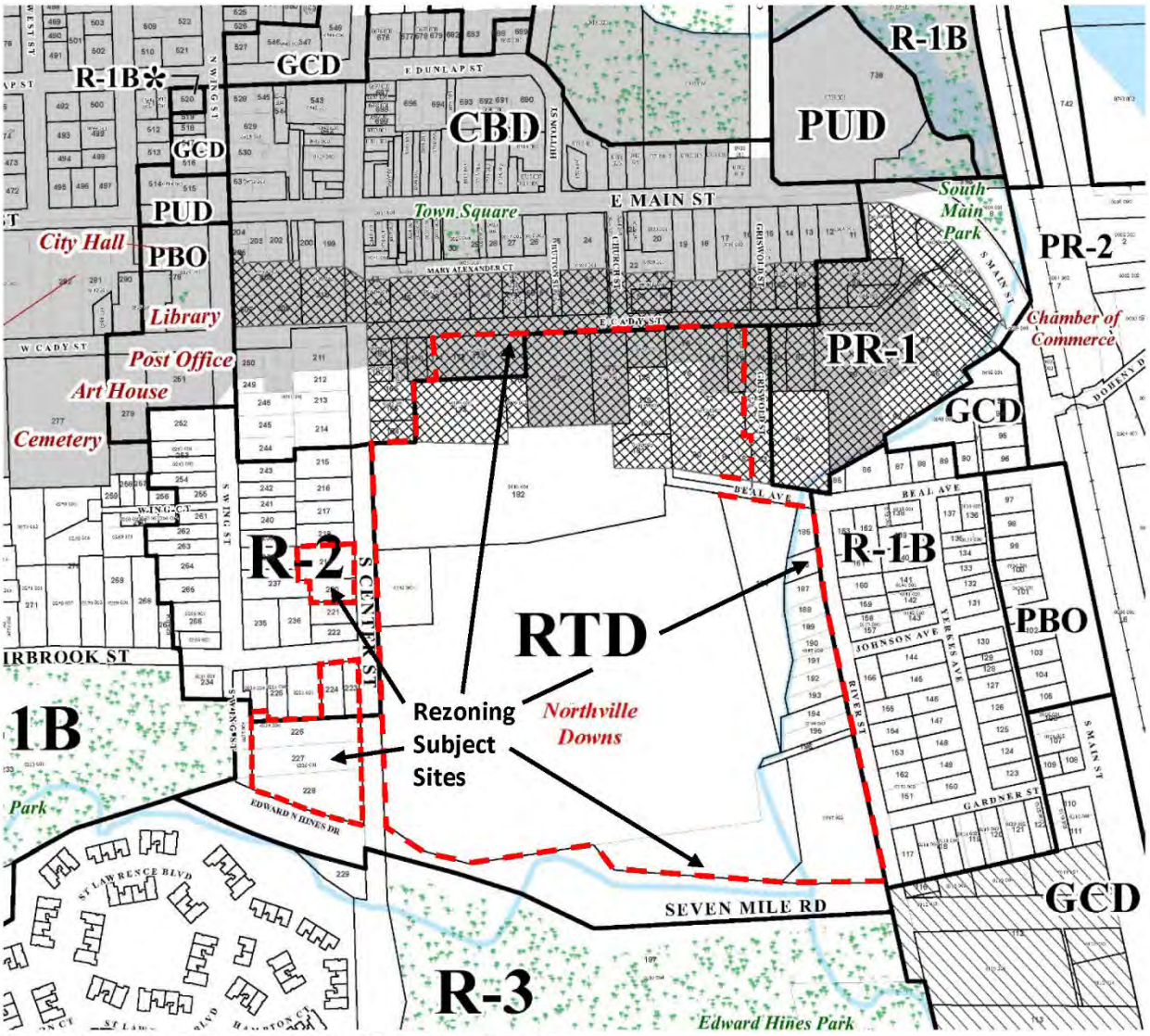
Parcel ID	Historical Parcel ID	Address
48004010183000		301 S Center St
48004010197003		301 S Center St
48004010187000		318 River St
48004010194002		301 S Center St
48004010184000		301 S Center St
48004010186000		301 S Center St
48004010185000		301 S Center St
	48004010182002	301 S Center St
	48004010182001	301 S Center St
	48004020072002	301 S Center
	48004010181000	301 S Center
	48004010178000	301 S Center
	48004010177001	301 S Center
	48004010176000	E Cady St Vacant
	48004010175002	E Cady St Vacant
	48004010174002	301 S Center
	48004020073000	341 Beal

Parcel ID	Historical Parcel ID	Address
48004010177002		301 S Center
48004010172302		118 E Cady St
Parcel B (Parcel ID TBD)	48003030219000	S Center St Vacant
	48003030220000	301 S Center
Parcel C (Parcel ID TBD)	48003030226001	301 S Center
	48003030223000	105 Fairbrook St
	48003030224000	109 Fairbrook St

And the property being rezoned having the following legal description:

[See attached Exhibit A]

And the property being rezoned is illustrated on the City of Northville Zoning Ordinance Map outlined in red dashed line, and the Zoning Ordinance Map is hereby amended to PUD as follows:



Source Base Map: City of Northville Zoning Map 7-15-21.

Part IV. Severability. The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section, or clause is adjudged unconstitutional or invalid by a Court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

Part V. Savings. This Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired, or liability, penalty, forfeiture, or punishment pending or incurred prior to the time of this Ordinance.

Part VI. Repealer. Any Ordinance or parts of any other Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

Part VII. Effective Date. This ordinance shall be effective on the 10th day after publication, or a later date as provided in the Michigan Zoning Enabling Act for when a petition for voter

referendum on this ordinance and/or a notice of intent to submit such a petition is timely filed with the City Clerk.

The foregoing ordinance and map amendment were adopted by the City Council of the City of Northville, Michigan this _____ day of _____, 2022. A copy of the Zoning Ordinance and Map, including the amendments, may be reviewed or obtained at the City Hall, 215 W. Main, Northville, MI 48167, 248-349-1300, Monday through Friday during normal business hours.

Public hearing held: March 15, 2022
Date of Adoption: _____
Notice of Publication of Adoption: _____

_____
Dianne Massa
City Clerk
215 W. Main
Northville, MI 48167
248-349-1300

EXHIBIT A

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 AFOREMENTIONED BEING MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 168 OF SAID "ASSESSOR'S NORTHVILLE PLAT NO. 2"; THENCE N 84°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) S86°05'20"W 3.01 FEET, 3) S04°23'26"E 133.89 FEET, 4) N85°43'59"E 15.98 FEET, AND 5) S 04°24'37"E 129.36 FEET; 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 AFOREMENTIONED 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) S86°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 N 84°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 N 84°12’51”W 166.13 FEET; THENCE 43.04 FEET ALONG A 230.00 FEET RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 10°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 AFOREMENTIONED 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 10°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); 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°06’14”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 N 82°12’58”E 115.10 FEET ALONG THE SOUTH LINE OF FAIRBROOK STREET TO THE POINT OF BEGINNING.

VACANT PARCEL:
LOT 129 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.

TO: Pat Sullivan, City Manager

FROM: Carol A. Rosati, Rosati, Schultz, Joppich, Amtsbuechler, PC
Sally M. Elmiger, AICP, Carlisle/Wortman Associates, Inc.

DATE: September 15, 2022

RE: The Downs Preliminary PUD Site Plan – Response to Questions

Dear Mr. Sullivan:

Throughout the application process and the hearings before the Planning Commission, a number of citizens have raised questions about the process, potential other uses of the property, and whether the city could take some action to "stop" the process. This memorandum is written to address some of the issues that have been raised.

To begin with, there has been a question as to whether the developer has a sufficient ownership interest in the property to proceed with the application. The developer has purchased a portion of the property, and the remainder is under an option to purchase. It is not uncommon for developers to simply have an option through an application process. This is part of the due diligence typically performed by a developer before purchasing any property; the closing does not take place until the developer receives the approval sought. And the property owner for the portion of land under option signed the application allowing the developer to move forward.

Many questions have been raised as to whether the city could do something with the land to prevent The Downs project. These include suggestions that the racetrack just keep operating, the city purchase the property for a park, or that the city "buyout" developer's interests in the land. First, the city cannot force the racetrack to continue operations. A property owner has the right to sell their property at any time. Second, the suggestion that the city buy the property or buyout the developer's interests is simply not realistic. Since the application has been filed and is pending, the city is under a legal obligation to make a decision on that application under the standards contained in the zoning ordinance. The city could not legally deny the application on the basis that it wanted to buy the land. Although there has been a great deal of discussion about turning the property into a park, no realistic proposal to do so has been advanced, even if the project is denied.

The Planned Unit Development (PUD) process that the Downs project followed is outlined in Article 20 of the Zoning Ordinance. The following describes each step. Completed steps are indicated with the date they were completed:

Step 1: Pre-Application Conference (*completed on July 21, 2021)*

Step 2: PUD Eligibility determination by the Planning Commission (*August 30 & completed on November 2, 2021*)

Step 3A: Preliminary Site Plan/PUD Plan review by Planning Commission – Plan generally complete *(February 1 & completed on February 15, 2022)*

Step 3B: Preliminary Site Plan/PUD Plan Review by Planning Commission - **Public Hearing** at Planning Commission *(completed on March 15, 2022)*

Step 3C: Preliminary Site Plan/PUD Plan Review by Planning Commission & recommendation to City Council of Preliminary Site Plan/PUD Plan (*April 5 – completed on September 6, 2022*)

Step 4: Preliminary Site Plan/PUD Plan review & action by City Council (Current step)

Step 5: Final Site Plan review by Planning Commission

The Zoning Ordinance describes the possible actions the City Council may take. After Council receives the recommendation from the Planning Commission, it shall use the criteria established within Article 20 to evaluate the proposal and make a decision. The "criteria" of note include conformance with the master plan, a determination that there will not be an unreasonable increase in the need for public services and infrastructure, and that the uses are harmonious with the surrounding area and will not negatively impact adjacent properties. The Planning Commission has determined that the project meets these, and the other criteria in the Ordinance. Note that a recommendation for approval by the Planning Commission does not bind Council from modifying the plan, modifying proposed conditions, or coming to a different conclusion.

The main point of going through the PUD process is to realize a development that would otherwise not be possible if the project were required to conform to all the zoning requirements. A PUD permits relief from the zoning requirements (agreed to by the Planning Commission/Council) in exchange for public benefits offered by the project. As listed in the Planning Commission's motion, the current Downs project offers a number of public benefits including daylighting the river, donation and build-out of the River Park and Central Park (both public), gateway land donation, and pedestrian improvements among others.

The Planning Commission has been considering the Preliminary PUD Site Plan for the Downs project over a 6-month period. The project was broken down into five subject categories, and each category was studied in depth at the following meetings:

Subject Category	Meeting Date	PC Deliberations	Public Comments at Meeting	Public Written Correspondence	Add. Materials from Developer	Revised Site Plan
1. Residential & Commercial Land Use	4/5	X		X	X	X
	4/19	X		X	X	X
	5/3		X	X		
2. Roads, Pathways, Connections & Parking	5/3	X		X		
	5/17	X		X		X
	6/7	X	X	X		

Subject Category	Meeting Date	PC Deliberations	Public Comments at Meeting	Public Written Correspondence	Add. Materials from Developer	Revised Site Plan
3. Architecture, Landscaping & Aesthetics	6/7			X	X	X
	6/21	X				
	7/5		X	X		
4. Parks, Public Spaces, and Farmers Mkt.	7/5	X		X		
	7/19	X		X		
	8/2	X	X	X		
5. Infrastructure, Financials & Phasing	8/2	X		X		
	8/16	X	X	X	X	X

Within these categories, specific topics that were discussed include (among others):

a. Amount of commercial space.
b. Residential unit type and mix, including density.
c. Traffic Impact Study, both with and without N. Center/Main St. road closures.
d. Options for traffic mitigation at 7-Mile & S. Center St., including roundabout.
e. Future study of additional traffic issues within the City.
f. Roadway widths and design.
g. Traffic calming measures within the development and on adjacent streets.
h. Pedestrian amenities (sidewalks, crosswalks, signals at strategic intersections, etc.) and streetscape designs.
i. Architecture of all building types, with specific emphasis on corner buildings and facades visible from public streets, buildings along S. Center and at 7-Mile City Gateway, and sustainable design.
j. Pedestrian connections with other City destinations from project, including bridges over daylighted river.
k. Status of log cabin.
l. Status of Farmers Market.
m. Stormwater management and low impact development.
n. All parks, including pocket parks, and all sidewalks to be open to the public.

During Planning Commission discussion, the development team revised the Site Plan based on input received at ten Planning Commission meetings, and provided additional information and materials to respond to Commissioner and residents' questions and concerns. Northville residents, business owners, and others from the public were invited to share their opinions in a formal Public Hearing, and on the five topic categories after Commission discussion concluded on each over five separate meetings. People were also encouraged to correspond with the Planning Commission in writing. Input was also received from:

- DDA, and who also commissioned a commercial market study for the Cady St. area,
- City Staff including the City Manager, Building Official, DPW Director, Police Chief, Fire Chief
- City Civil Engineers and City Traffic Engineers
- Walkability Expert Dan Burden, and

- Resident task forces, including:
  - River Restoration Task Force (with Log Cabin Sub-Group and Central Park Sub-Group)
  - Sustainability Team
  - Farmers Market Task Force, and
  - Mobility Task Force

The Historic District Commission, to date, has also reviewed one part of the development located within the Historic District Boundary.

Under the law, although a discretionary decision, the city must make a decision on the PUD application applying the standards contained in Section 20.04 of the zoning ordinance (attached). Michigan Zoning Enabling Act (MZEA), MCL 125.3503. MCL 125.3504 provides in pertinent part:

> (1) If the zoning ordinance authorizes the consideration and approval of special land uses or planned unit developments under section 502 or 5031 or otherwise provides for discretionary decisions, *the regulations and standards upon which those decisions are made shall be specified in the zoning ordinance.*
>
> * * *
>
> (3) *A request for approval of a land use or activity shall be approved if the request is in compliance with the standards stated in the zoning ordinance, the conditions imposed under the zoning ordinance, other applicable ordinances, and state and federal statutes.* (Emphasis added).
>
> * * *

Case law is consistent with the MZEA. Although the decision on a PUD is discretionary by law, and the city has the right to exercise its discretion in considering the project, the specific criteria in the zoning ordinance must be applied to that exercise. If the project meets the standards of the ordinance, it "shall be approved."

The Planning Commission, after numerous lengthy meetings, has made a recommendation to the City Council that the PUD standards have been met, subject to certain conditions. The City Council will now review the application, apply the ordinance standards, consider the recommendation of the Planning Commission and DPAC, and relevant residents' comments to determine whether the criteria have been met and the project should be approved or denied.

As with any development of this scale, there are always fears of the unknown. Included in this is the "what ifs." What if the developer does not have the financial resources? What if the developer does not follow through on its promises? What if the project fails before completion? We are not suggesting that these are not real concerns. However, the developer has been in business for decades, and the zoning ordinance does not permit the city to delve into the developer's finances. All indication is that the developer has more than sufficient monetary backing for the project. And there is always a possibility that there can be a significant change in the economy that would stall or halt any project. Those possibilities cannot be controlled and cannot factor into the city's decision.

The best the city can do is specifically outline its approvals and expectations in the Development Agreement. The agreement will outline the improvements required, including any financial contributions required by the Developer to public infrastructure. There will be provisions requiring the escrow of funds for all the improvements that are a part of the Project and would specifically state that the city could draw on those financial assurances to complete improvements if necessary. Developer will be required to maintain certain insurance policies and endorse the city as an additional insured. Inspections will be conducted throughout the construction of the project to ensure compliance with the approved plan and all applicable codes. The agreement will address phasing and require that each phase be capable of standing on its own in terms of all utilities and other improvements to protect against an incomplete project. The phasing would also address the timing for construction of the public improvements and the daylighting of the river. These are just a few examples of what will be placed into writing to protect the city and its residents.

This has been scheduled for the introduction and first reading of the PUD rezoning ordinance and Council's first consideration of the preliminary site plan. No formal action will be taken by the City Council at the September 19, 2022 meeting other than the introduction. DPAC is continuing with its meetings and will make a recommendation to the council regarding some of the financial issues. The relocation of the Farmer's Market will also be considered. After DPAC, the City Council will review the finances to determine whether the project is feasible and will not negatively impact the city's residents. Only then will the city council conduct a second reading of the PUD rezoning ordinance and consider a decision on the preliminary site plan. In making its decision, City Council may accept the recommendation of the Planning Commission, modify the recommendation, or deny The Downs project for reasons justified by the zoning ordinance standards.

Please don't hesitate to contact us if you have any questions or need additional information.

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC

Carol A. Rosati

Carol A. Rosati

Sally M. Elmiger

CARLISLE/WORTMAN ASSOC., INC.
Sally M. Elmiger, AICP, LEED AP
Principal

Cc: Dianne Massa

2. Additional density greater than specified above may be allowed at the discretion of the Planning Commission and City Council based upon a demonstration by the applicant of design excellence and conformance to the standards for PUD Eligibility listed in Section 20.05 as well as conformance to the City of Northville Master Plan.

3. The Planning Commission and City Council may allow a residential PUD in areas having a non-residential base zoning subject to compliance with the City Master Plan or a determination by the Planning Commission and City Council that the proposed development meets the general intent for PUD Eligibility, as described in Section 20.05.

4. A Planned Unit Development incorporating non-residential uses such as commercial, industrial, institutional or a mix of non-residential and residential uses shall also be allowed subject to the design standards of this Article.

SECTION 20.04 GENERAL DESIGN STANDARDS

1. All regulations within the City Zoning Ordinance applicable to setback, parking and loading, general provisions, and other requirements shall be met in relation to each respective land use in the development based upon the zoning districts in which the use is listed as a Principal Uses Permitted. In all cases, the strictest provisions shall apply.

   Notwithstanding the immediately preceding paragraph, deviations with respect to such regulation may be granted as part of the overall approval of the planned unit development, provided there are features or elements demonstrated by the applicant and deemed adequate by the City Council upon the recommendation of the Planning Commission designed into the project plan for the purpose of achieving the objectives of this Section.

2. The uses proposed will have a beneficial effect, in terms of public health, safety, welfare, or convenience, on the present and future potential surrounding land uses.

3. The uses proposed will not adversely affect the existing public utilities and circulation system, surrounding properties, or the environment.

4. The public benefit shall be one which could not be achieved under the regulations of the underlying district alone, or that of any other zoning district.

5. The number and dimensions of off-street parking shall be sufficient to meet the minimum required by the ordinances of the City of Northville. However, where warranted by overlapping or shared parking arrangements, the Planning Commission and City Council may reduce the required number of parking spaces.

6. All streets and parking areas within the planned unit development shall meet the minimum construction and other requirements of City ordinances, unless modified by the Planning Commission and City Council.

7. Landscaping shall be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.

8. Efforts shall be made to preserve significant natural, historical, and architectural features and the integrity of the land, including MDEQ regulated and non-MDEQ regulated wetlands or floodplains.

9. Thoroughfare, drainage, and utility design shall meet or exceed the standards otherwise applicable in connection with each of the respective types of uses served.

10. There shall be underground installation of utilities, including electricity and telephone.

11. The pedestrian circulation system, and its related walkways and safety paths, shall be separated from vehicular thoroughfares and ways.

12. Signage, lighting, landscaping, building materials for the exterior of all structures, and other features of the project, shall be designed and completed with the objective of achieving an integrated and controlled development, consistent with the character of the community, surrounding development or developments, and natural features of the area.

13. Where non-residential uses adjoin off-site residentially zoned or used property, noise reduction and visual screening mechanisms such as earthen and/or landscape berms and/or decorative walls, shall be employed in accordance with Section 18.08.

14. The proposed density of the planned unit development shall be no greater than that which would be required for each of the component uses (measured by stated acreage allocated to each use) of the development by the district regulations of the underlying zoning district unless otherwise permitted by the Planning Commission and City Council.

SECTION 20.05 PROCEDURE FOR REVIEW

1. Pre-application Conference - Prior to the submission of an application for planned unit development approval, the applicant shall meet with the City Manager, together with any staff and consultants whom the City Manager deems appropriate. The applicant shall present at such conference, or conferences, at least a sketch plan of the proposed planned unit development, as well as the following information: total size of the project; a statement of the number of residential units, if any; the number and type of non-residential uses, the size of the area to be occupied by each type of use; the known deviations from ordinance regulations; the number of acres to be preserved as open or recreational space; and, all known natural features or historic features to be preserved.

2. PUD Eligibility - Following the pre-application conference, the applicant shall apply for PUD Eligibility. The applicant shall submit preliminary sketch plans and/or other written documentation explaining the proposed project and request review of PUD eligibility from the Planning Commission. The Planning Commission shall review the development

11/13/2022

INFRASTRUCTURE Costs- The City of Northville and The Downs Redevelopment

(On)site/ (Off)site	Scope Item	Estimated Cost	HPH Brownfield TIFA Costs	HPH Developer Expense	HPH Paid with Tax Abatement	City Expense	Anticipated Grant Funding	Cost Born by Others	by Mutual Consent	Notes
	River Park & Daylighting of River									
On	Demo and Site Remediation	$7,441,815	$7,441,815							SME Aug 2 2022 Brownfield Plan
On	River Daylighting	$6,969,511	$4,469,511				$2,500,000			SME Aug 2 2022 Brownfield Plan
On	Contingency and Interest	$4,920,735	$4,920,735							SME Aug 2 2022 Brownfield Plan
On	River Park Ped Bridge Johnson St	$477,900	$477,900							SME Aug 2 2022 Brownfield Plan
On	River Park 2nd Ped Bridge	$477,900	$477,900							Aug 2 PC Accential for PUD
	**The DDA would retain the first $50,000 of its capture from the property annually to be used for Central Park maintenance or any other need related to this project*	**$20,287,861**	**$17,787,861**	**$0**	**$0**	**$0**	**$2,500,000**			
	Central Park and Neighborhood Pocket Parks									
On	Central Park Improvements	$4,366,350		$4,366,350						Concept Estimate HPH
On	Pocket Parks Build Out	$350,000		$350,000						HPH Aug 2, 2022
On	Gateway @ Center Street Build Out	$628,550		$628,550						HPH Aug 2, 2022
On	Native Plant Establishment Warranty 2 Yr*	*		*						
	* Developer to pay 2nd year Warranty cost	**$5,344,900**	**$0**	**$5,344,900**	**$0**	**$0**	**$0**			
	Land Value									
On	Central Park Land value	$625,000		$625,000						HPH price/ Ac x park AC
On	River Park Land value	$2,148,250		$2,148,250						
On	Gateway Land Value	$371,450		$371,450						HPH Aug 2, 2022
		$3,144,700	**$0**	**$3,144,700**	**$0**	**$0**	**$0**			
	Central and River Park Maintenance									
On	Park Operations and Maintenance (Annual)*	$150,000		$50,000		$100,000				HPH Feb 2022 PC
		$150,000	**$0**	**$50,000**	**$0**	**$100,000**	**$0**			
	** Developer is committing to Central Park Contribution only at $50,000 (25,000 HOA & 25,000 from the Apartment Entity) See Northville Proposal 10/19/22 attached.*									
	Farmers Market Improvements*									
On	2024-25 Temp Market HMA Surface, Wtr and Elec, Port-o-let	$300,000		$300,000						Plug
	Permanent Site									
Off	Underground STM Detention	$880,000				$880,000				110,000 cubic ft. @ Estimate - $8/cubic ft.
Off	Brownfield Soil Remediation	$1,000,000				$1,000,000				Plug
Off	Land Acquisition/ HMA Re-Surface	$3,000,000				$3,000,000				Plug
		$5,180,000		**$300,000**	**$0**	**$4,880,000**				
	**Developer is willing to defer $300,000 (est. 2023-2026 TIF Revenues) from the Brownfield Plan into the Local Revolving Fund to be used towards environmental remediation costs at the future permenant farmer's market site.*									
	Historic Log Cabin 318 River St									
On	Move Cabin for River Daylighting*	**$250,000**		**$125,000**				**$125,000**		(50%/50%) HPH cost sharing
	** Pending City Participation*									
	Traffic & Roadway Improvements									
On	Cady/Center Realignment**	$350,000		$70,000			$280,000			From OHM 2019 Estimate
On	Center/7-Mile Roundabout	$3,200,000		$150,000	$550,000		$2,500,000			From OHM 2019 Estimate +40%, CMAQ Grant
Off	7 Mile/Northville & 7 Mile/Main Improvement Allowance	$500,000		$200,000	$300,000					Plug From 2019 Summary Table
On	Rehab Cady (Hutton to Griswold)**	$35,000		$35,000						From 2019 Summary Table
On	~~Rehab Griswold (Cady to Beal)~~								$120,000	
On	~~Reconstruct River St~~								$1,250,000	Plug
On	7-Mile Mid-block crossing @ River Ped Cross w/ HAWK	$100,000		$30,000			$70,000			OHM Estimate July 2022, TAP Grant
On	Cady at Parking Deck Ped X ADA ramps (city to do this along with cady/center realignment project)	$20,000		$20,000						Plug
On	Center at Fairbrook Ped Crossing, ADA ramps, RRFB, and center refuge island (for future expansion)	$90,000		$90,000						
		$4,295,000		**$595,000**	**$850,000**	**$0**	**$2,850,000**			
	Utility Infrastructure Improvements									
	Sanitary Sewer									
On	Beal San Middle Rouge Crossing, Pump Station & FM	$682,000		$682,000						OHM Estimate July 2022
On	Removal of Beal St San Sewer, CLOMR	$65,000		$65,000						Plug
	Sanitary Sewer Flow Monitory Ex Conditions	$34,000		$17,000		$17,000				50-50 cost sharing agreement
On	Cady/ Griswold San sewer Re-alignment	$420,000		$420,000						OHM Estimate 2019 +40%
	Water Main Replacements									
Off	~~Main~~								$370,000	OHM Estimate July 2022
Off	~~Cady East of Griswold~~								$440,000	OHM Est 07.2022 Cost Share by Devlp Frontage
On	Cady West of Griswold	$700,000		$375,000	$263,000			$62,000		OHM Est 07.2022 Cost Share by Devlp Frontage
Off	~~Griswold North of Cady~~								$182,000	OHM Estimate July 2022
On	Griswold South of Cady	$300,000		$300,000						OHM Estimate July 2022
On	~~River~~								$644,000	OHM Estimate July 2022
Off	~~Beal~~								$442,000	OHM Estimate July 2022
Off	Miscellaneous Infrastructure Improvement Contribution	$500,000			$500,000					
		$2,701,000		**$1,859,000**	**$763,000**	**$17,000**		**$62,000**		
	Total:	**$41,353,461**	**$17,787,861**	**$11,418,600**	**$1,613,000**	**$4,997,000**	**$5,350,000**	**$187,000**		

*Subject to terms set forth by developer in the Northville Proposal dated 10/19/22 (see attached document)

From:	Patrick Sullivan
To:	Michelle Massel
Subject:	FW: Northville Downs: Summary of Mutually Agreed Upon Terms
Date:	Friday, November 18, 2022 4:41:56 PM
Attachments:	Copy of Northville Downs Improvement Cost Estimate Summary (OE 11.13.22).pdf
Importance:	High

From: Seth Herkowitz <seth@hunterpasteurhomes.com>
Sent: Thursday, November 17, 2022 3:02 PM
To: Patrick Sullivan <psullivan@ci.northville.mi.us>
Cc: Saarela, Beth (Kudla) <esaarela@rsjalaw.com>; Carol Rosati <crosati@rsjalaw.com>; Barr, Richard A. <RBarr@honigman.com>; Lori Ward <lward@ci.northville.mi.us>; Sandi Wiktorowski <swiktorowski@ci.northville.mi.us>; Cindy Kushner <ckushner@ci.northville.mi.us>; tobconsulting.to@gmail.com; Seth Herkowitz <seth@hunterpasteurhomes.com>
Subject: Northville Downs: Summary of Mutually Agreed Upon Terms
Importance: High

Pat: thank you for the call earlier this afternoon. I appreciate the efforts of the City team to reach a mutually agreeable resolution. For purposes of clarity, I thought it would be helpful to recap the agreed upon framework:

Brownfield

- Brownfield Hard Cap Structure
  - 2030: 90% HP/10% (other taxing units, including City related Millage)
  - 2031: 90% HP/10%
  - 2032: 75% HP/25%
  - 2033: 75% HP/25%
  - 2034: 100% other taxing units including City related millage
- Eligible Activities in the amount of $17,787,860 per TIF projections presented to BRA on 11.15.22.

DDA Boundary

- DDA will extend the boundary to include the River Park + enter into an interlocal agreement (see motion from DDA Board Meeting 11.15.22 for additional detail)

DDA Tax Capture

- During the Brownfield reimbursement period, DDA to retain $50,000 of tax capture from the property, annually, to be used for any additional DDA expenditures resulting from the development. See recent TIF Table projections (reviewed during 11.15 Brownfield Authority Meeting).

Farmers Market

- Developer will fund the local revolving fund in years '23-26 based on current TIF projections and expected construction start in 2023. Funding to the local revolving fund is conditioned on

sufficient tax revenue available to fund the revolving fund. A delay in construction start and/or actual tax revenue collection less than projections, will result in delayed funding to the revolving fund.

- Developer commits that if the temporary farmers market is not needed, than it will reallocate its expense for the temp site to the City, to be used for costs at the permanent farmers market site with the following conditions:
    - City needs to commit by October 1, 2023 whether permanent market site will be operational for farmers market season 2024
    - Developer is only responsible to pay 'actual' estimated costs of the temporary site. Developer will share its contractors bid with the City.

PA 210

- City accepts PA 210 for the apartment building through 2035. Developer to commit $1,613,000 of additional support to priority infrastructure projects (including an allocation of $500,000 to other city identified infrastructure related needs). See DPAC spreadsheet and 11.15.22 motion for additional detail.

Roundabout Design Fees

- Developer has committed to fund the roundabout design fees in the amount of $700,000. Should the City procure grant funding to cover all design and construction related costs, developer agrees to reallocate the round about design fees into other unmet infrastructure needs of the City.

Roundabout Construction Back Stop

- Developer to commit to 1/3 funding commitment with the following conditions:
    - City commits to best efforts to fund roundabout construction costs through other sources
    - HP 1/3 share to be last money in
    - HP 1/3 share capped at $800,000
    - Any grant or other funding source shall be 'taken off the top' and result in a proportionate reduction for the Developer, City and Wayne County

Central Park

- Central Park will be City owned. Developer agrees to contribute $50,000 per year (upon completion of Central Park) toward Central Park maintenance, made $25,000 by condo HOA in the Cady Street neighborhood and $25,000 by the apartment building entity. Obligation to run with the land.
- Developer agrees to a 3% annual inflation adjustment

2nd Bridge

- Included site plan and included as an eligible reimbursable activity in the Brownfield Plan.

Log Cabin

- Developer to contribute 50% or up to $125,000 to reconstruct the log cabin, presuming river task force is able secure the necessary gap funding in a timely manner.

I believe this summary memorializes all of the material terms.

Seth

Seth Herkowitz
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248-539-5511
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From: Seth Herkowitz
Sent: Wednesday, November 16, 2022 9:45 AM
To: psullivan@ci.northville.mi.us
Cc: Saarela, Beth (Kudla) <esaarela@rsjalaw.com>; Carol Rosati <crosati@rsjalaw.com>; Barr, Richard A. <RBarr@honigman.com>; Lori Ward <lward@ci.northville.mi.us>; Sandi Wiktorowski <swiktorowski@ci.northville.mi.us>; Cindy Kushner <ckushner@ci.northville.mi.us>; tobconsulting.to@gmail.com; Seth Herkowitz <seth@hunterpasteurhomes.com>
Subject: Brownfield: Hard Stop Proposal

Pat. As a follow up to last evening's Brownfield meeting, I wanted to put in writing the position I shared publicly, as it relates to the brownfield duration hard cap. Given feedback of DPAC, DDA and Brownfield, we would propose the following tax capture share:

- 2030: 90% HP/10% (other taxing units, including City related Millage)
- 2031: 90% HP/10%
- 2032: 75% HP/25%
- 2033: 75% HP/25%
- 2034: 100% other taxing units including City related millage

If Sandi or Cindy want to review the specific tax revenue share implications of this proposal with our team, please let me know. I am sure Bret Stuntz or Richard Barr would make themselves available to address any questions.

Given the pending City Council meeting (11.21), and the feedback/direction received from DDA, DPAC and Brownfield, I would respectfully request that our proposal be reviewed with City Council and/or any members of the DDA executive board (if needed), so that we can reach timely resolution. I would hope that given the importance of the development to the future of Northville, all parties could make urgent and collaborative efforts to reach final agreement within the next 24 hours.

Seth Herkowitz
Hunter Pasteur
248-539-5511
seth@hunterpasteurhomes.com
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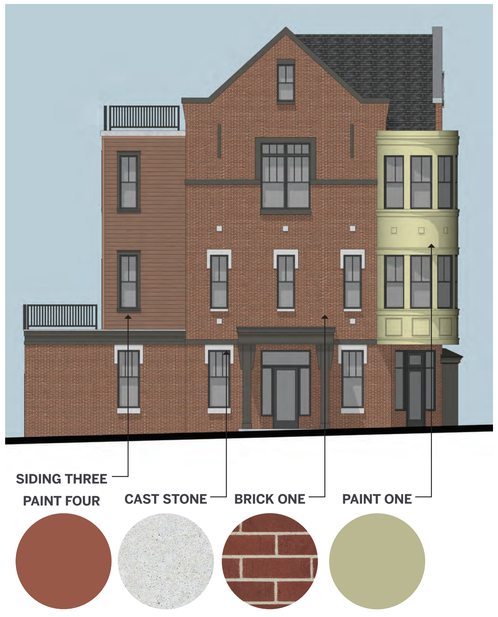
CADY STREET TOWNHOMES — NORTH ELEVATION

SOUTH ELEVATION

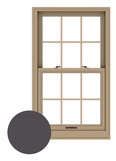
EAST ELEVATION



WEST ELEVATION

GARAGE DOOR TWO

MFR : AMARR
NAME : DESIGNERS CHOICE - RECESSED, STOCKTON LP
COLOR : PAINT TWO
LOCATION : CADY TOWNHOMES



WINDOWS

MFR : ANDERSEN WINDOWS
NAME : E SERIES
COLOR : DARK ASH

ENTRY DOORS

UNITS : 1 & 7
PAINT ONE

UNITS : 2 & 6
PAINT SIXTEEN

UNITS : 3 & 5
PAINT SEVENTEEN

UNIT : 4
PAINT EIGHTEEN

M ARCHITECTS
114 RAYSON STREET
SUITE 2C
NORTHVILLE,MICHIGAN
48167
PHONE 248.349.2708
marchitects.com

PROJECT
CADY / GRISWOLD
ROWHOUSE DEVELOPMENT

PROJECT ADDRESS
CORNER OF:
East Cady Street and
South Griswold Street
Northville, MI
48167

PROJECT NUMBER
21.15

SHEET NAME
CADY BUILDING:
COLORED ELEVATIONS

SHEET NUMBER
A303

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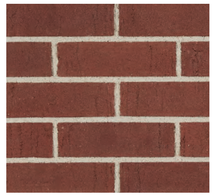
CADY TOWNHOMES MATERIAL SELECTIONS

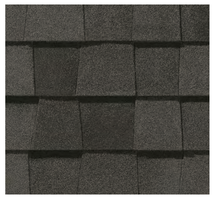
PALATTE ONE
UNIT 1 & UNIT 7



BRICK ONE
MFR : BELDEN BRICK
NAME : BUCKINGHAM CLEAR
SIZE : MODULAR 3 5/8" X 7 7/8"

CAST STONE ONE
MFR : ARRISCRAFT
COLOR : LIMESTONE

PAINT ONE
MFR : SHERWIN WILLIAMS
COLOR: RUSKIN ROOM GREEN



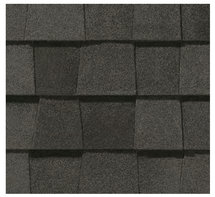
SHINGLE ROOFING ONE
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF MOIRE BLACK

PAINT TWO
MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT PEWTER

METAL ROOFING ONE
MFR : PAC CLAD
NAME : STANDING SEAM METAL ROOF

PALATTE TWO
UNIT 3 & UNIT 5

BRICK THREE
MFR : BELDEN BRICK
NAME : SIENNA BLEND VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"



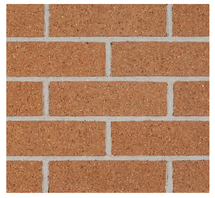
SHINGLE ROOFING ONE
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF MOIRE BLACK

CAST STONE ONE
MFR : ARRISCRAFT
COLOR : LIMESTONE

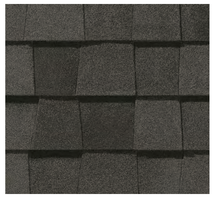
METAL ROOFING ONE
MFR : PAC CLAD
NAME : STANDING SEAM METAL ROOF

PAINT SEVENTEEN
MFR : SHERWIN WILLIAMS
COLOR : POWDER BLUE

PALATTE THREE
UNIT 2 & UNIT 6



BRICK TWO
MFR : BELDEN BRICK
NAME : PAGO VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"



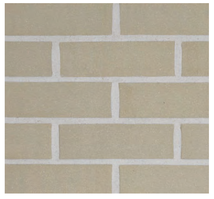
SHINGLE ROOFING ONE
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF MOIRE BLACK

PAINT TWO
MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT PEWTER

METAL ROOFING ONE
MFR : PAC CLAD
NAME : STANDING SEAM METAL ROOF

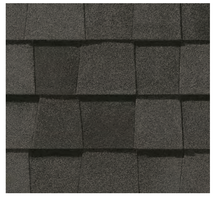
PAINT SIXTEEN
MFR : SHERWIN WILLIAMS
COLOR : TEAL STENCIL

PALATTE FOUR
UNIT 3

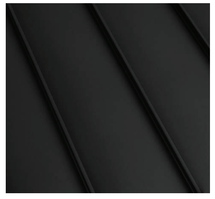


BRICK FOUR
MFR : BELDEN BRICK
NAME : 280-284 SMOOTH
SIZE : MODULAR 3 5/8" X 7 7/8"

CAST STONE ONE
MFR : ARRISCRAFT
COLOR : LIMESTONE



SHINGLE ROOFING ONE
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF MOIRE BLACK



METAL ROOFING ONE
MFR : PAC CLAD
NAME : STANDING SEAM METAL ROOF

PAINT EIGHTEEN
MFR : SHERWIN WILLIAMS
COLOR : DEEPEST MAUVE

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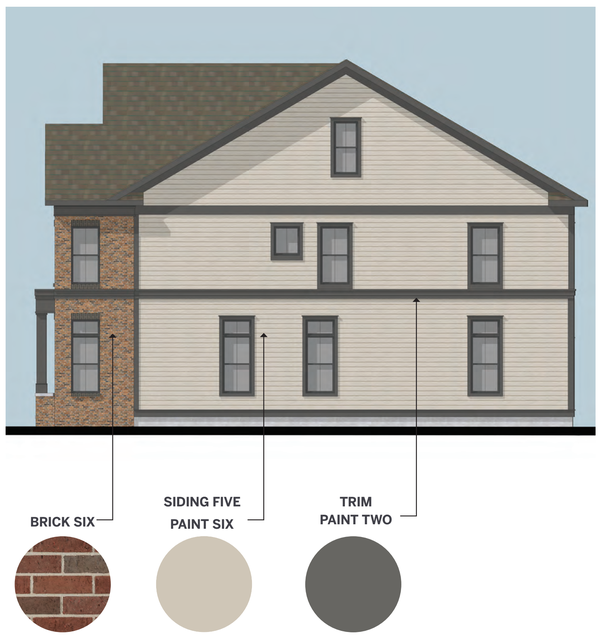
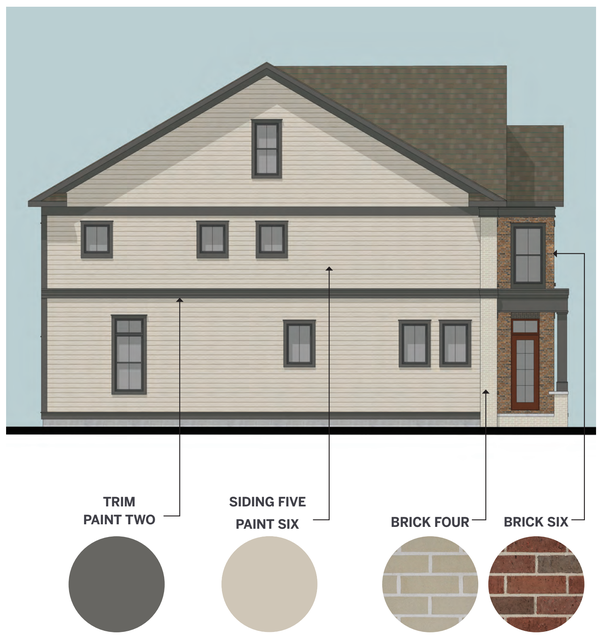
GRISWOLD STREET TOWNHOMES — EAST ELEVATION

WEST ELEVATION

NORTH ELEVATION



SOUTH ELEVATION



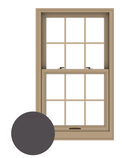
GARAGE DOOR THREE

MFR : AMARR

NAME : DESIGNERS CHOICE - RECESSED, CLEAR LP

COLOR : PAINT FIFTEEN

LOCATION : GRISWOLD TOWNHOMES



WINDOWS

MFR : ANDERSEN

NAME : E SERIES

COLOR : DARK ASH

ENTRY DOORS

UNIT : 8 & 11
PAINT FOUR

UNIT : 9
PAINT SIXTEEN

UNITS : 10
PAINT NINETEEN

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SHEET NAME
GRISWOLD BUILDING:
COLORED ELEVATIONS

SHEET NUMBER
A306

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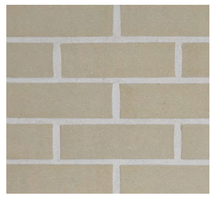
GRISWOLD TOWNHOMES MATERIAL SELECTIONS

PALATTE FIVE

UNIT 8 & UNIT 11



BRICK FOUR

MFR : BELDEN BRICK

NAME : 280-284 SMOOTH

SIZE : MODULAR 3 5/8" X 7 7/8"

PAINT TWO

MFR : SHERWIN WILLIAMS

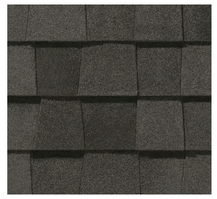
COLOR : ROYCROFT PEWTER

BRICK SIX

MFR : BELDEN BRICK

NAME : AMHERST BLEND DART-TEX

SIZE : MODULAR 3 5/8" X 7 7/8"



SHINGLE ROOFING TWO

MFR : CERTAINTEED

NAME : LANDMARK PRO

COLOR : MAX DEF WEATHERED WOOD

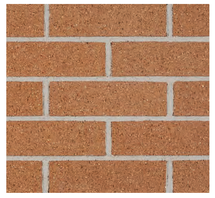
PAINT FOUR

MFR : SHERWIN WILLIAMS

COLOR : ROYCROFT ADOBE

PALATTE SEVEN

UNIT 9

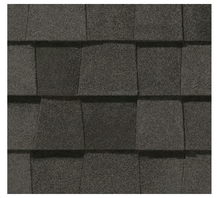


BRICK TWO

MFR : BELDEN BRICK

NAME : PAGO VELOUR

SIZE : MODULAR 3 5/8" X 7 7/8"



SHINGLE ROOFING TWO

MFR : CERTAINTEED

NAME : LANDMARK PRO

COLOR : MAX DEF WEATHERED WOOD

BRICK FIVE

MFR : BELDEN BRICK

NAME : CARBON BLACK VELOUR

SIZE : MODULAR 3 5/8" X 7 7/8"

PAINT TWO

MFR : SHERWIN WILLIAMS

COLOR : ROYCROFT PEWTER

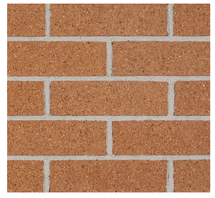
PAINT SIXTEEN

MFR : SHERWIN WILLIAMS

COLOR : TEAL STENCIL

PALATTE SIX

UNIT 10

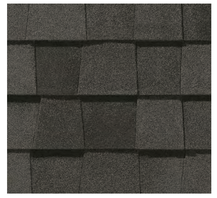


BRICK TWO

MFR : BELDEN BRICK

NAME : PAGO VELOUR

SIZE : MODULAR 3 5/8" X 7 7/8"



SHINGLE ROOFING TWO

MFR : CERTAINTEED

NAME : LANDMARK PRO

COLOR : MAX DEF WEATHERED WOOD

BRICK FIVE

MFR : BELDEN BRICK

NAME : CARBON BLACK VELOUR

SIZE : MODULAR 3 5/8" X 7 7/8"

PAINT TWO

MFR : SHERWIN WILLIAMS

COLOR : ROYCROFT PEWTER

PAINT NINETEEN

MFR : SHERWIN WILLIAMS

COLOR : ROCKWOOD DARK GREEN

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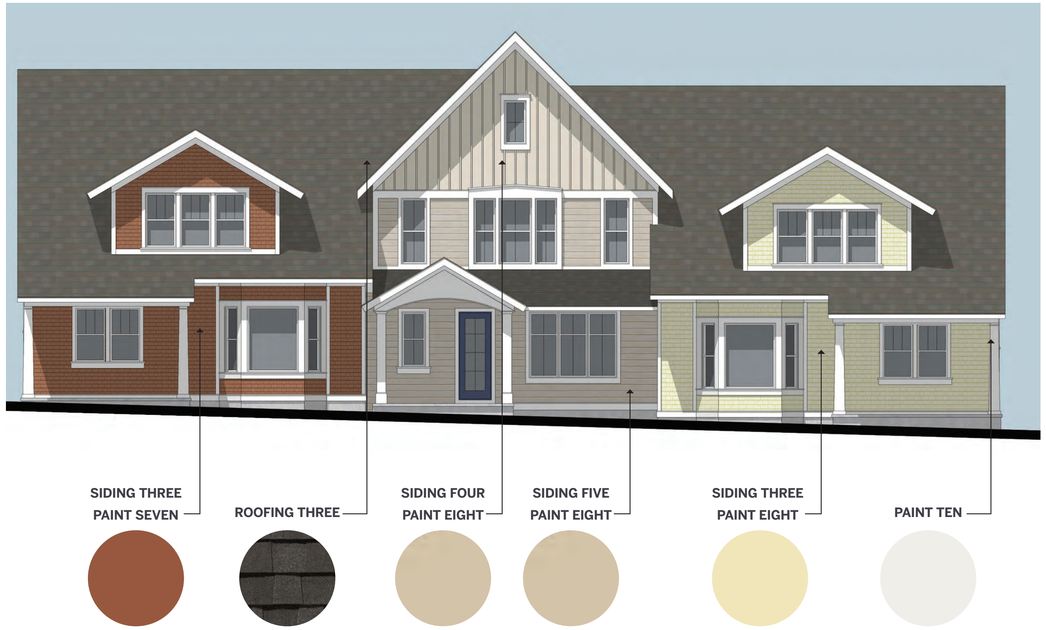
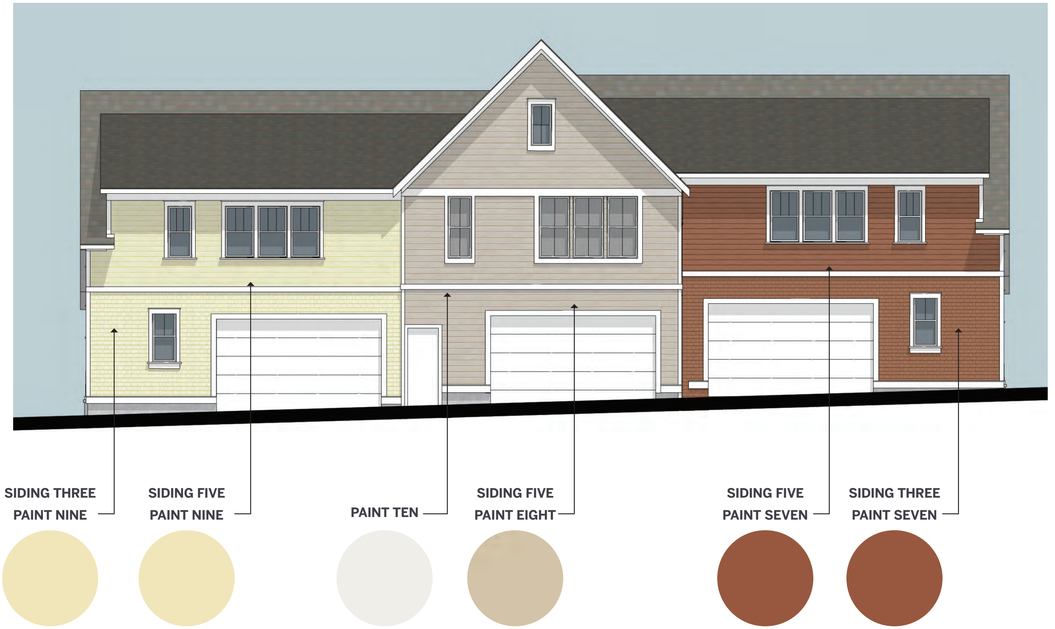
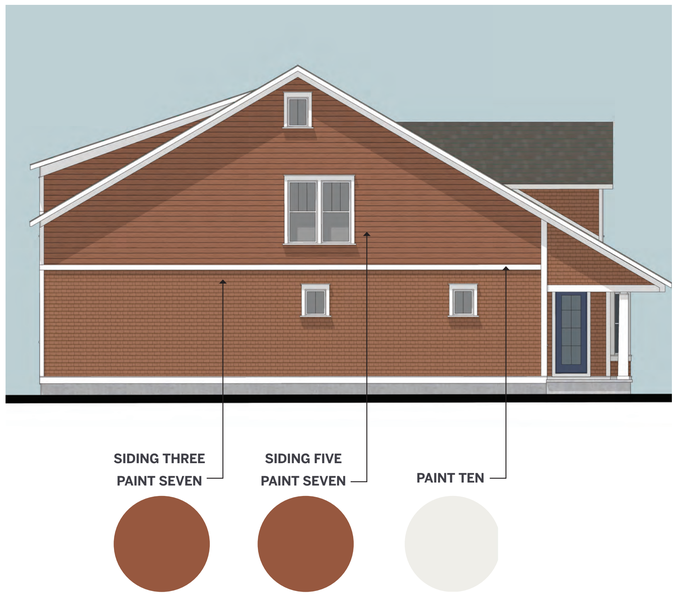
SINGLE FAMILY ATTACHED — WEST ELEVATION



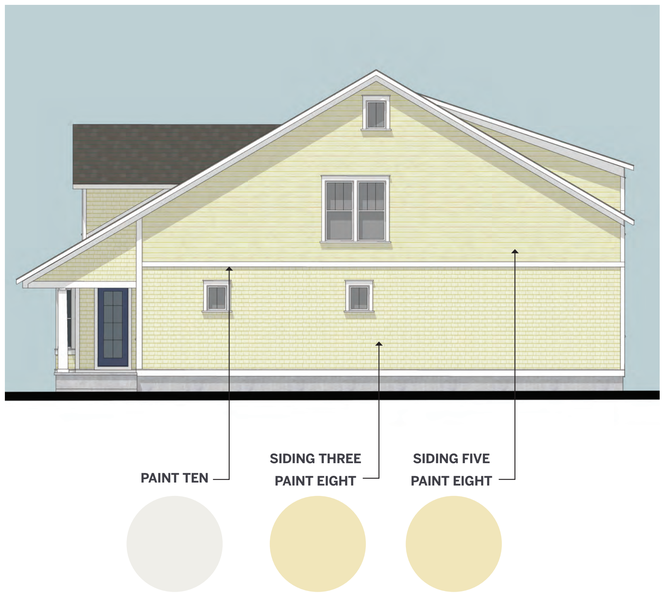
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



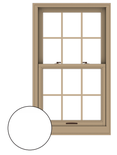
GARAGE DOOR THREE

MFR : AMARR

NAME : DESIGNERS CHOICE - RECESSED, CLEAR LP

COLOR : PAINT TEN

LOCATION : SINGLE FAMILY ATTACHED



WINDOWS

MFR : ANDERSEN

NAME : E SERIES

COLOR : COLONY WHITE

ENTRY DOORS

UNIT : 16
PAINT TEN

UNIT : 17
PAINT EIGHTEEN

UNITS : 18
PAINT SIXTEEN

ISSUE DATE

06-24-2021 PC PRE-APP
12-14-2021 PRELIM. SITE PLAN
01-18-2022 P.C. PRELIM. REVIEW
05-02-2022 HDC CONCEPT REV.

NOT FOR CONSTRUCTION

PRESLEY ARCHITECTURE

M
ARCHITECTS
114 RAYSON STREET
SUITE 2C
NORTHVILLE,MICHIGAN
48167
PHONE 248.349.2708
marchitects.com

PROJECT
CADY / GRISWOLD
ROWHOUSE DEVELOPMENT

PROJECT ADDRESS
CORNER OF:
East Cady Street and
South Griswold Street
Northville, MI
48167

PROJECT NUMBER
21.15

SHEET NAME
SINGLE FAMILY ATTACHED
BUILDING:
COLORED ELEVATIONS

SHEET NUMBER
A309

M
ARCHITECTS
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PARK SINGLE FAMILY ATTACHED MATERIAL SELECTIONS

PALATTE EIGHT
UNIT 16

SIDING THREE
MFR : EQUAL TO JAMES HARDIE

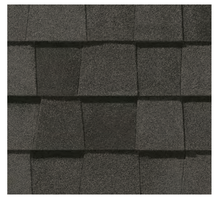
NAME : SHINGLE, STRAIGHT EDGE CEMENT BOARD SHINGLE PANELS

PAINT TEN
MFR : SHERWIN WILLIAMS

COLOR : PURE WHITE

PAINT SEVEN
MFR : SHERWIN WILLIAMS

COLOR : ROCKWOOD TERRA COTTA



SHINGLE ROOFING THREE
MFR : CERTAINTEED

NAME : LANDMARK PRO

COLOR : MAX DEF DRIFTWOOD

PALATTE TEN
UNIT 17

SIDING FOUR
MFR : EQUAL TO JAMES HARDIE

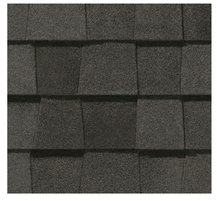
NAME : BOARD AND BATTEN, SMOOTH CEMENT BOARD PANELS W/ 3/4" VERTICAL CEMENT BOARD BATTENS SPACED 12" O.C

PAINT TEN
MFR : SHERWIN WILLIAMS

COLOR : PURE WHITE

SIDING FIVE
MFR : EQUAL TO JAMES HARDIE

NAME : HORIZONTAL, SMOOTH 6" HIGH CEMENT BOARD LAP SIDING



SHINGLE ROOFING THREE
MFR : CERTAINTEED

NAME : LANDMARK PRO

COLOR : MAX DEF DRIFTWOOD

PAINT EIGHT
MFR : SHERWIN WILLIAMS

COLOR : RENWICK BEIGE

PAINT EIGHTEEN
MFR : SHERWIN WILLIAMS

COLOR : DEEPEST MAUVE

PALATTE NINE
UNIT 18

SIDING THREE
MFR : EQUAL TO JAMES HARDIE

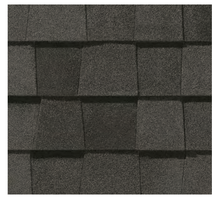
NAME : SHINGLE, STRAIGHT EDGE CEMENT BOARD SHINGLE PANELS

PAINT TEN
MFR : SHERWIN WILLIAMS

COLOR : PURE WHITE

PAINT EIGHT
MFR : SHERWIN WILLIAMS

COLOR : SUNBEAM YELLOW



SHINGLE ROOFING THREE
MFR : CERTAINTEED

NAME : LANDMARK PRO

COLOR : MAX DEF DRIFTWOOD

PAINT SIXTEEN
MFR : SHERWIN WILLIAMS

COLOR : TEAL STENCIL

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SHEET NAME

SHEET NUMBER

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FINISH SCHEDULE

BRICK ONE
MFR : BELDEN BRICK
NAME : BUCKINGHAM CLEAR
SIZE : MODULAR 3 5/8" X 7 7/8"
LOCATION : CADY TOWNHOMES

BRICK TWO
MFR : BELDEN BRICK
NAME : PAGO VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"
LOCATION : CADY TOWNHOMES
GRISWOLD TOWNHOMES

BRICK THREE
MFR : BELDEN BRICK
NAME : SIENNA BLEND VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"
LOCATION : CADY TOWNHOMES

BRICK FOUR
MFR : BELDEN BRICK
NAME : 280-284 SMOOTH
SIZE : MODULAR 3 5/8" X 7 7/8"
LOCATION : CADY TOWNHOMES
GRISWOLD TOWNHOMES

BRICK FIVE
MFR : BELDEN BRICK
NAME : CARBON BLACK VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"
LOCATION : GRISWOLD TOWNHOMES

BRICK SIX
MFR : BELDEN BRICK
NAME : AMHERST BLEND DART-TEX
SIZE : MODULAR 3 5/8" X 7 7/8"
LOCATION : GRISWOLD TOWNHOMES

CAST STONE ONE
MFR : ARRISCRAFT
COLOR : LIMESTONE
LOCATION : GRISWOLD TOWNHOMES
CAPS AND DETAILS TYP.

WINDOWS ONE
MFR : ANDERSEN
NAME : E SERIES
COLOR : COLONY WHITE
LOCATION : SINGLE FAMILY ATTACHED

WINDOWS TWO
MFR : ANDERSEN
NAME : E SERIES
COLOR : DARK ASH
LOCATION : CADY TOWNHOMES
GRISWOLD TOWNHOMES

SIDING ONE
MFR : EQUAL TO JAMES HARDIE
NAME : BOARD AND BATTEN, SMOOTH CEMENT BOARD PANELS W/ 3/4" VERTICAL CEMENT BOARD BATTENS SPACED 16" O.C
LOCATION : GRISWOLD TOWNHOMES

SIDING TWO
MFR : EQUAL TO JAMES HARDIE
NAME : V GROOVED PANELS, FINE SAND CEMENT BOARD PANELS. 48" HIGH W/ SHIPLAP JOINTS
LOCATION : GRISWOLD TOWNHOMES

SIDING THREE
MFR : EQUAL TO JAMES HARDIE
NAME : SHINGLE, STRAIGHT EDGE CEMENT BOARD SIDING PANELS
LOCATION : SINGLE FAMILY ATTACHED

SIDING FOUR
MFR : EQUAL TO JAMES HARDIE
NAME : BOARD AND BATTEN, SMOOTH CEMENT BOARD PANELS W/ 3/4" VERTICAL CEMENT BOARD BATTENS SPACED 12" O.C
LOCATION : SINGLE FAMILY ATTACHED

SIDING FIVE
MFR : EQUAL TO JAMES HARDIE
NAME : HORIZONTAL, SMOOTH 6" HIGH CEMENT BOARD LAP SIDING
LOCATION : SINGLE FAMILY ATTACHED
CADY TOWNHOMES

TRIM
MFR : EQUAL TO JAMES HARDIE
NAME : 2", 4", 6", 8" or 12" SMOOTH CEMENT BOARD TRIM
LOCATION : ALL BUILDINGS

PAINT ONE
MFR : SHERWIN WILLIAMS
COLOR: RUSKIN ROOM GREEN
LOCATION : CADY TOWNHOMES

PAINT TWO
MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT PEWTER
LOCATION : CADY TOWNHOMES
GRISWOLD TOWNHOMES

PAINT THREE
MFR : SHERWIN WILLIAMS
COLOR : NEEDLEPOINT NAVY
LOCATION : SINGLE FAMILY ATTACHED

PAINT FOUR
MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT ADOBE
LOCATION : CADY TOWNHOMES
GRISWOLD TOWNHOMES

PAINT FIVE
MFR : SHERWIN WILLIAMS
COLOR : CLASSIC LIGHT BUFF
LOCATION : CADY TOWNHOMES
SINGLE FAMILY ATTACHED

PAINT SIX
MFR : SHERWIN WILLIAMS
COLOR : DOWNING SAND
LOCATION : GRISWOLD TOWNHOMES

PAINT SEVEN
MFR : SHERWIN WILLIAMS
COLOR : ROCKWOOD TERRA COTTA
LOCATION : SINGLE FAMILY ATTACHED

PAINT EIGHT
MFR : SHERWIN WILLIAMS
COLOR : RENWICK BEIGE
LOCATION : SINGLE FAMILY ATTACHED

PAINT NINE
MFR : SHERWIN WILLIAMS
COLOR : SUNBEAM YELLOW
LOCATION : SINGLE FAMILY ATTACHED

PAINT TEN
MFR : SHERWIN WILLIAMS
COLOR : PURE WHITE
LOCATION : SINGLE FAMILY ATTACHED

PAINT ELEVEN
MFR : SHERWIN WILLIAMS
COLOR : MAJOLICA GREEN
LOCATION : SINGLE FAMILY ATTACHED

PAINT TWELVE
MFR : SHERWIN WILLIAMS
COLOR : DUTCH TILE BLUE
LOCATION : SINGLE FAMILY ATTACHED

GARAGE DOOR ONE
MFR : AMARR
NAME : DESIGNERS CHOICE - RECESSED, THAMES LP
COLOR : PAINT TEN
LOCATION : SINGLE FAMILY ATTACHED

GARAGE DOOR TWO
MFR : AMARR
NAME : DESIGNERS CHOICE - RECESSED, STOCKTON LP
COLOR : PAINT TWO
LOCATION : CADY TOWNHOMES

GARAGE DOOR THREE
MFR : AMARR
NAME : DESIGNERS CHOICE - RECESSED, CLEAR LP
COLOR : PAINT FIFTEEN
LOCATION : GRISWOLD TOWNHOMES

PAINT THIRTEEN
MFR : SHERWIN WILLIAMS
COLOR: EASTLAKE GOLD
LOCATION : CADY TOWNHOMES

PAINT FOURTEEN
MFR : SHERWIN WILLIAMS
COLOR : ROCKWOOD DARK BROWN
LOCATION : CADY TOWNHOMES

PAINT FIFTEEN
MFR : SHERWIN WILLIAMS
COLOR : LIBRARY PEWTER
LOCATION : GRISWOLD TOWNHOMES

PAINT SIXTEEN
MFR : SHERWIN WILLIAMS
COLOR : TEAL STENCIL
LOCATION : GRISWOLD TOWNHOMES
SINGLE FAMILY ATTACHED
CADY TOWNHOMES

PAINT SEVENTEEN
MFR : SHERWIN WILLIAMS
COLOR : POWDER BLUE
LOCATION : GRISWOLD TOWNHOMES
SINGLE FAMILY ATTACHED
CADY TOWNHOMES

PAINT EIGHTEEN
MFR : SHERWIN WILLIAMS
COLOR : DEEPEST MAUVE
LOCATION : SINGLE FAMILY ATTACHED
CADY TOWNHOMES

PAINT NINETEEN
MFR : SHERWIN WILLIAMS
COLOR : ROCKWOOD DARK GREEN
LOCATION : GRISWOLD TOWNHOMES

SHINGLE ROOFING ONE
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF MOIRE BLACK
LOCATION : CADY TOWNHOMES

SHINGLE ROOFING TWO
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF WEATHERED WOOD
LOCATION : GRISWOLD TOWNHOMES

SHINGLE ROOFING THREE
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF DRIFTWOOD
LOCATION : SINGLE FAMILY ATTACHED

METAL ROOFING ONE
MFR : PAC CLAD
NAME : STANDING SEAM METAL ROOF
LOCATION : CADY TOWNHOMES

ANDERSEN WINDOWS & DOORS

ENTRY DOORS

CREATE AN ENTRY DOOR WITH CHARACTER

Andersen® Entry Doors are handcrafted, built with solid fine grain wood and available with a variety of style options so you can create a one of a kind entryway, suited to fit you, and your home, perfectly.

- Select from a variety of richly-grained woods or make a bold first impression with color
- Choose from 50 commercial-grade, aluminum clad exterior colors
- Offered in 11 of the finest grades of wood species for both the interior and exterior
- Customize your door with a variety of decorative glass options and grille patterns
- Available as single-door or double-door configurations and either inswing or outswing operation
- Low-profile sill option available
- Many door styles are available, see andersenwindows.com/entrydoors for options

POPULAR DOOR STYLES

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PROJECT NUMBER
21.15

SHEET NAME
MATERIAL / COLOR SCHEDULE

SHEET NUMBER
A311

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2.5 STORY TOWNHOMES

ENTRY DOORS

UNITS : 1
PAINT ONE

UNITS : 2
PAINT FOUR

UNITS : 3 & 4
PAINT FIVE

UNIT : 5
PAINT SEVEN

GARAGE DOOR ONE

MFR : AMARR
NAME : DESIGNERS CHOICE - RECESSED, CLEAR LP
COLOR : PAINT TWO

WINDOWS

MFR : ANDERSEN WINDOWS
NAME : E SERIES
COLOR : DARK ASH

2.5 STORY TOWNHOMES MATERIAL SELECTIONS

PALETTE ONE
UNIT 1 & UNIT 2

BRICK ONE
MFR : BELDEN BRICK
NAME : CARBON BLACK VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"

SIDING ONE
MFR : EQUAL TO JAMES HARDIE
NAME : HORIZONTAL, SMOOTH 6" HIGH CEMENT BOARD LAP SIDING

PAINT ONE
MFR : SHERWIN WILLIAMS
COLOR : MAREA BAJA

PAINT TWO
MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT PEWTER

PAINT THREE
MFR : SHERWIN WILLIAMS
COLOR : NEEDLEPOINT NAVY

PAINT FOUR
MFR : SHERWIN WILLIAMS
COLOR : ROCKWOOD RED

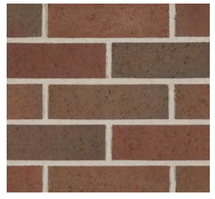
PALETTE TWO
UNIT 3

BRICK TWO
MFR : BELDEN BRICK
NAME : PAGO VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"

PAINT TWO
MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT PEWTER

PAINT FIVE
MFR : SHERWIN WILLIAMS
COLOR : TEAL STENCIL

PALETTE THREE
UNIT 4



BRICK THREE
MFR : BELDEN BRICK
NAME : CLARET FULL RANGE VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"

PAINT TWO
MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT PEWTER

PAINT FIVE
MFR : SHERWIN WILLIAMS
COLOR : TEAL STENCIL

PALETTE THREE
UNIT 5

BRICK FOUR
MFR : BELDEN BRICK
NAME : ALASKA WHITE VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"

PAINT TWO
MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT PEWTER

PAINT SIX
MFR : SHERWIN WILLIAMS
COLOR : SAGE

PAINT SEVEN
MFR : SHERWIN WILLIAMS
COLOR : DARD HUNTER GREEN

2.5 STORY TOWNHOMES

ENTRY DOORS

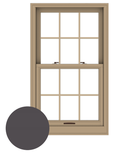
UNITS : 1 & 4
PAINT SIX

UNITS : 2
PAINT FOUR

UNITS : 3
PAINT NINE

GARAGE DOOR ONE

MFR : AMARR
NAME : DESIGNERS CHOICE - RECESSED, CLEAR LP
COLOR : PAINT TWO



WINDOWS

MFR : ANDERSEN WINDOWS
NAME : E SERIES
COLOR : DARK ASH

2.5 STORY TOWNHOMES MATERIAL SELECTIONS

PALETTE ONE
UNIT 1

BRICK FIVE
MFR : BELDEN BRICK
NAME : ENGLISH GRAY
SIZE : MODULAR 3 5/8" X 7 7/8"

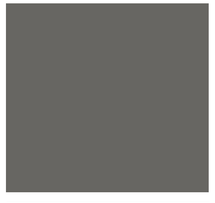
PAINT TWO
MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT PEWTER

PAINT SIX
MFR : SHERWIN WILLIAMS
COLOR : DARD HUNTER GREEN

PALETTE TWO
UNIT 2

BRICK SIX
MFR : SHOULDICE
NAME : STRATA BRICK SMOOTH TUTELLA
SIZE : MODULAR 3 5/8" X 7 7/8"

SIDING ONE
MFR : EQUAL TO JAMES HARDIE
NAME : HORIZONTAL, SMOOTH 6" HIGH CEMENT BOARD LAP SIDING



PAINT TWO
MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT PEWTER

PAINT EIGHT
MFR : SHERWIN WILLIAMS
COLOR : COLONIAL REVIVAL GREEN STONE

PAINT FOUR
MFR : SHERWIN WILLIAMS
COLOR : ROCKWOOD RED

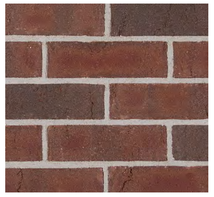
PALETTE THREE
UNIT 3

BRICK FOUR
MFR : BELDEN BRICK
NAME : ALASKA WHITE VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"

PAINT TWO
MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT PEWTER

PAINT NINE
MFR : SHERWIN WILLIAMS
COLOR : PATCHWORK PLUM

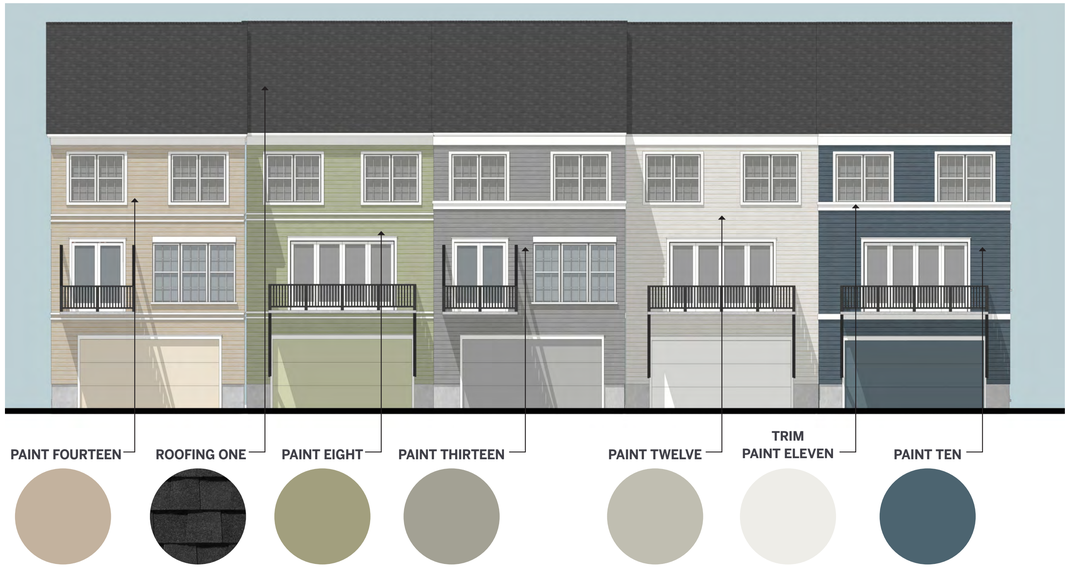
PALETTE FOUR
UNIT 4

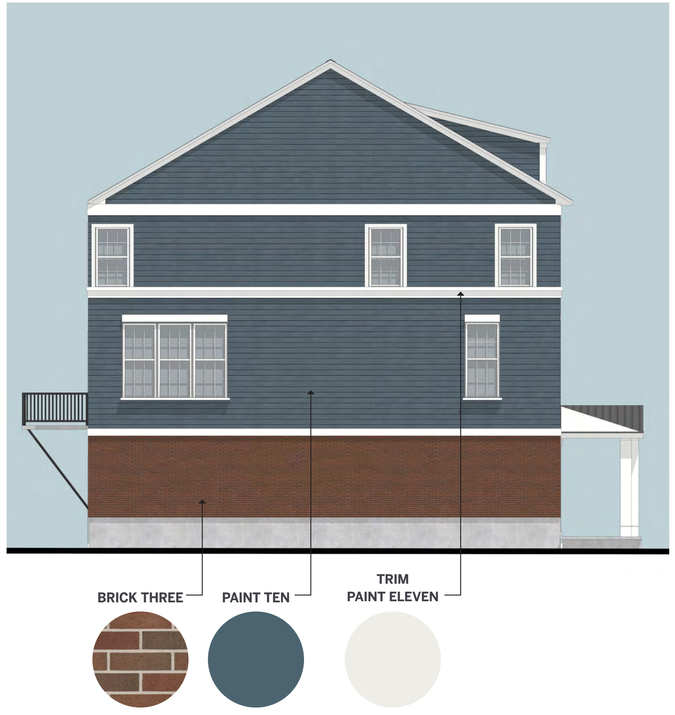


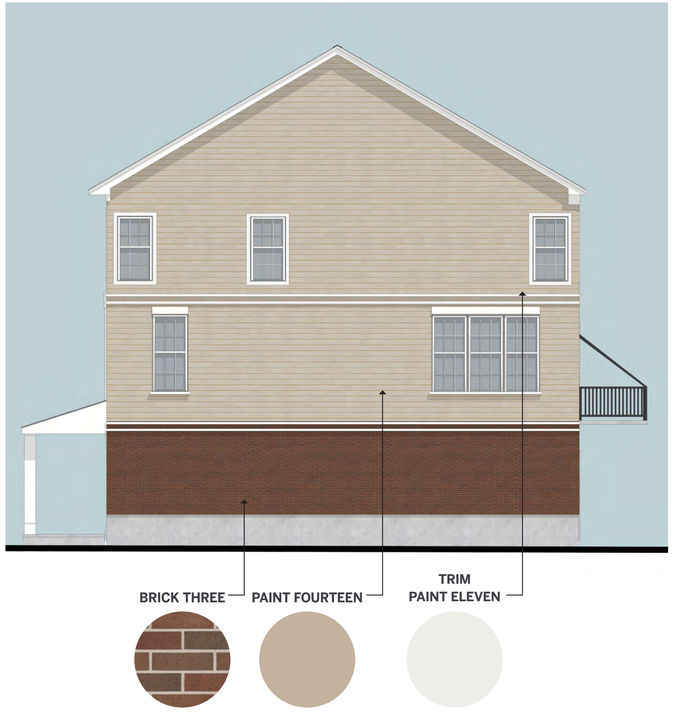
BRICK SEVEN
MFR : BELDEN BRICK
NAME : BUCKINGHAM FULL RANGE
SIZE : MODULAR 3 5/8" X 7 7/8"

PAINT SIX
MFR : SHERWIN WILLIAMS
COLOR : DARD HUNTER GREEN

3 STORY TOWNHOMES







ENTRY DOORS

UNITS : 1
PAINT EIGHT

UNITS : 2
PAINT NINE

UNITS : 3
PAINT TWO

UNITS : 4
PAINT FIFTEEN

UNITS : 5
PAINT THREE

GARAGE DOOR TWO

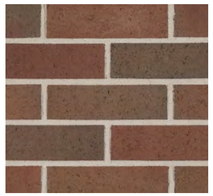
MFR : AMARR
NAME : DESIGNERS CHOICE; BEADBOARD, ARCHED THAMES LP
COLOR : TO MATCH SIDING

WINDOWS

MFR : ANDERSEN WINDOWS
NAME : E SERIES
COLOR : COLONY WHITE

3 STORY TOWNHOMES MATERIAL SELECTIONS

PALETTE ONE
UNIT 1



BRICK THREE
MFR : BELDEN BRICK
NAME : CLARET FULL RANGE VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"

SIDING ONE
MFR : EQUAL TO JAMES HARDIE
NAME : HORIZONTAL, SMOOTH 6" HIGH CEMENT BOARD LAP SIDING

PAINT TEN
MFR : SHERWIN WILLIAMS
COLOR : BUNGLEHOUSE BLUE

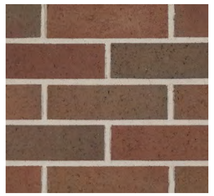
PAINT ELEVEN
MFR : SHERWIN WILLIAMS
COLOR : PURE WHITE

PAINT EIGHT
MFR : SHERWIN WILLIAMS
COLOR : COLONIAL REVIVAL GREEN STONE

METAL ROOFING ONE
MFR : PAC CLAD
NAME : STANDING SEAM METAL ROOF

SHINGLE ROOFING ONE
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF MOIRE BLACK

PALETTE TWO
UNIT 2



BRICK THREE
MFR : BELDEN BRICK
NAME : CLARET FULL RANGE VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"

SIDING ONE
MFR : EQUAL TO JAMES HARDIE
NAME : HORIZONTAL, SMOOTH 6" HIGH CEMENT BOARD LAP SIDING

PAINT TWELVE
MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT MIST GRAY

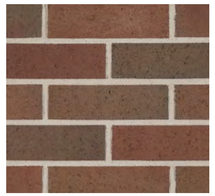
PAINT ELEVEN
MFR : SHERWIN WILLIAMS
COLOR : PURE WHITE

PAINT NINE
MFR : SHERWIN WILLIAMS
COLOR : PATCHWORK PLUM

METAL ROOFING ONE
MFR : PAC CLAD
NAME : STANDING SEAM METAL ROOF

SHINGLE ROOFING ONE
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF MOIRE BLACK

PALETTE THREE
UNIT 3



BRICK THREE
MFR : BELDEN BRICK
NAME : CLARET FULL RANGE VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"

SIDING ONE
MFR : EQUAL TO JAMES HARDIE
NAME : HORIZONTAL, SMOOTH 6" HIGH CEMENT BOARD LAP SIDING

PAINT THIRTEEN
MFR : SHERWIN WILLIAMS
COLOR : DOWNING STONE

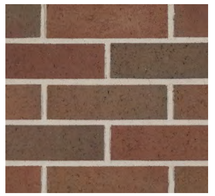
PAINT ELEVEN
MFR : SHERWIN WILLIAMS
COLOR : PURE WHITE

PAINT TWO
MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT PEWTER

METAL ROOFING ONE
MFR : PAC CLAD
NAME : STANDING SEAM METAL ROOF

SHINGLE ROOFING ONE
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF MOIRE BLACK

PALETTE FOUR
UNIT 4



BRICK THREE
MFR : BELDEN BRICK
NAME : CLARET FULL RANGE VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"

SIDING ONE
MFR : EQUAL TO JAMES HARDIE
NAME : HORIZONTAL, SMOOTH 6" HIGH CEMENT BOARD LAP SIDING

PAINT EIGHT
MFR : SHERWIN WILLIAMS
COLOR : COLONIAL REVIVAL GREEN STONE

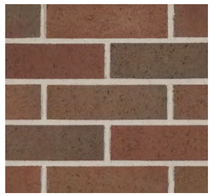
PAINT ELEVEN
MFR : SHERWIN WILLIAMS
COLOR : PURE WHITE

PAINT FIFTEEN
MFR : SHERWIN WILLIAMS
COLOR : SUNBEAM YELLOW

METAL ROOFING ONE
MFR : PAC CLAD
NAME : STANDING SEAM METAL ROOF

SHINGLE ROOFING ONE
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF MOIRE BLACK

PALETTE FOUR
UNIT 4



BRICK THREE
MFR : BELDEN BRICK
NAME : CLARET FULL RANGE VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"

SIDING ONE
MFR : EQUAL TO JAMES HARDIE
NAME : HORIZONTAL, SMOOTH 6" HIGH CEMENT BOARD LAP SIDING

PAINT FOURTEEN
MFR : SHERWIN WILLIAMS
COLOR : RENWICK BEIGE

PAINT ELEVEN
MFR : SHERWIN WILLIAMS
COLOR : PURE WHITE

PAINT THREE
MFR : SHERWIN WILLIAMS
COLOR ; NEEDLEPOINT NAVY

METAL ROOFING ONE
MFR : PAC CLAD
NAME : STANDING SEAM METAL ROOF

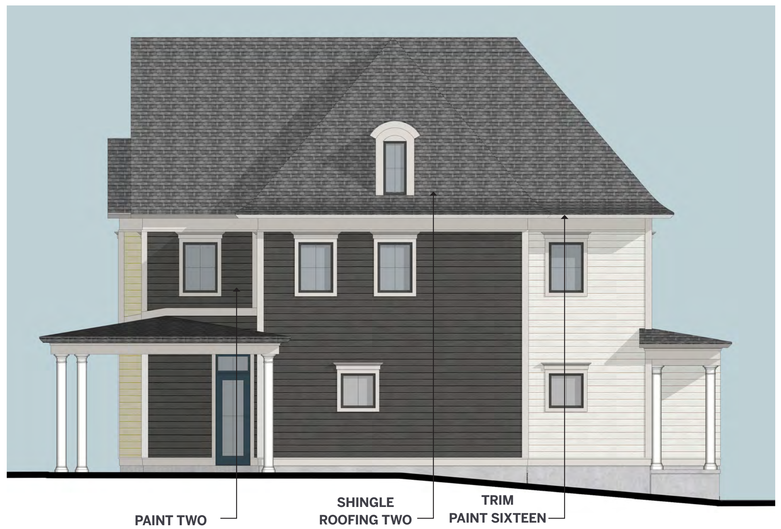
SHINGLE ROOFING ONE
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF MOIRE BLACK

CENTER STREET TOWNHOMES

BRICK EIGHT
PAINT FIFTEEN
PAINT THREE
PAINT THIRTEEN
PAINT SEVENTEEN
PAINT SIX
PAINT FOURTEEN
PAINT FIFTEEN
PAINT TWO
TRIM
PAINT SIXTEEN

PAINT TWO
PAINT FIFTEEN
TRIM
PAINT SIXTEEN
SHINGLE
ROOFING TWO
SHINGLE
ROOFING TWO

BRICK EIGHT
PAINT FIFTEEN
SHINGLE
ROOFING TWO
TRIM
PAINT SIXTEEN



PAINT TWO
SHINGLE
ROOFING TWO
TRIM
PAINT SIXTEEN

ENTRY DOORS

UNITS : 1 & 4
PAINT EIGHT

UNITS : 2 & 3
PAINT THREE

GARAGE DOOR TWO

MFR : AMARR
NAME : DESIGNERS CHOICE; BEADBOARD, ARCHED THAMES LP
COLOR : TO MATCH SIDING

WINDOWS

MFR : ANDERSEN WINDOWS
NAME : E SERIES
COLOR : COLONY WHITE

CENTER STREET TOWNHOMES MATERIAL SELECTIONS

PALETTE ONE
UNIT 1

BRICK EIGHT
MFR : BELDEN BRICK
NAME : AMHERST BLEND DART TEX
SIZE : MODULAR 3 5/8" X 7 7/8"

SIDING ONE
MFR : EQUAL TO JAMES HARDIE
NAME : HORIZONTAL, SMOOTH 6" HIGH CEMENT BOARD LAP SIDING

SIDING TWO
MFR : EQUAL TO JAMES HARDIE
NAME : VERTICAL SMOOTH 8" HIGH CEMENT BOARD LAP SIDING

PAINT FIFTEEN
MFR : SHERWIN WILLIAMS
COLOR : CLASSIC LIGHT BUFF

PAINT THREE
MFR : SHERWIN WILLIAMS
COLOR : NEEDLEPOINT NAVY

PAINT SIXTEEN
MFR : SHERWIN WILLIAMS
COLOR : NATURAL TAN

SHINGLE ROOFING TWO
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF WEATHERED WOOD

PALETTE TWO
UNIT 2

BRICK EIGHT
MFR : BELDEN BRICK
NAME : AMHERST BLEND DART TEX
SIZE : MODULAR 3 5/8" X 7 7/8"

SIDING ONE
MFR : EQUAL TO JAMES HARDIE
NAME : HORIZONTAL, SMOOTH 6" HIGH CEMENT BOARD LAP SIDING

SIDING TWO
MFR : EQUAL TO JAMES HARDIE
NAME : VERTICAL SMOOTH 8" HIGH CEMENT BOARD LAP SIDING

PAINT THIRTEEN
MFR : SHERWIN WILLIAMS
COLOR : DOWNING STONE

PAINT SEVENTEEN
MFR : SHERWIN WILLIAMS
COLOR : ROCKWOOD TERRACOTTA

PAINT SIXTEEN
MFR : SHERWIN WILLIAMS
COLOR : NATURAL TAN

SHINGLE ROOFING TWO
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF WEATHERED WOOD

PALETTE THREE
UNIT 3

BRICK EIGHT
MFR : BELDEN BRICK
NAME : AMHERST BLEND DART TEX
SIZE : MODULAR 3 5/8" X 7 7/8"

SIDING ONE
MFR : EQUAL TO JAMES HARDIE
NAME : HORIZONTAL, SMOOTH 6" HIGH CEMENT BOARD LAP SIDING

SIDING TWO
MFR : EQUAL TO JAMES HARDIE
NAME : VERTICAL SMOOTH 8" HIGH CEMENT BOARD LAP SIDING

PAINT FOURTEEN
MFR : SHERWIN WILLIAMS
COLOR : RENWICK BEIGE

PAINT SIX
MFR : SHERWIN WILLIAMS
COLOR : DARD HUNTER GREEN

PAINT SIXTEEN
MFR : SHERWIN WILLIAMS
COLOR : NATURAL TAN

SHINGLE ROOFING TWO
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF WEATHERED WOOD

PALETTE FOUR
UNIT 4

BRICK EIGHT
MFR : BELDEN BRICK
NAME : AMHERST BLEND DART TEX
SIZE : MODULAR 3 5/8" X 7 7/8"

SIDING ONE
MFR : EQUAL TO JAMES HARDIE
NAME : HORIZONTAL, SMOOTH 6" HIGH CEMENT BOARD LAP SIDING

SIDING TWO
MFR : EQUAL TO JAMES HARDIE
NAME : VERTICAL SMOOTH 8" HIGH CEMENT BOARD LAP SIDING

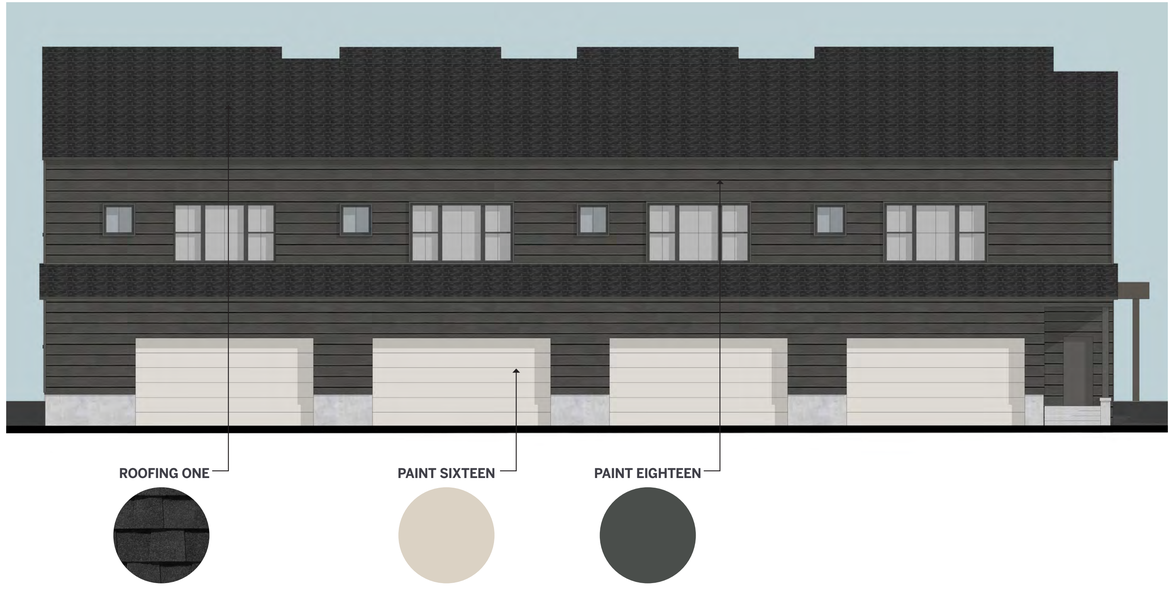
PAINT TWO
MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT PEWTER

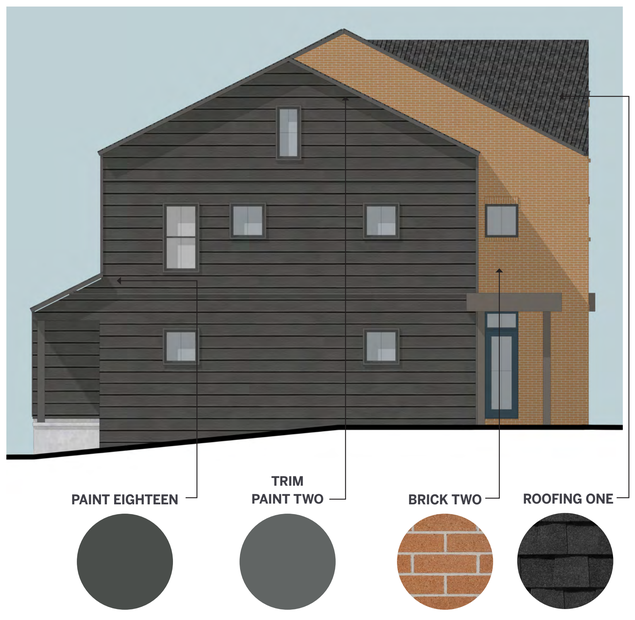
PAINT FIFTEEN
MFR : SHERWIN WILLIAMS
COLOR : SUNBEAM YELLOW

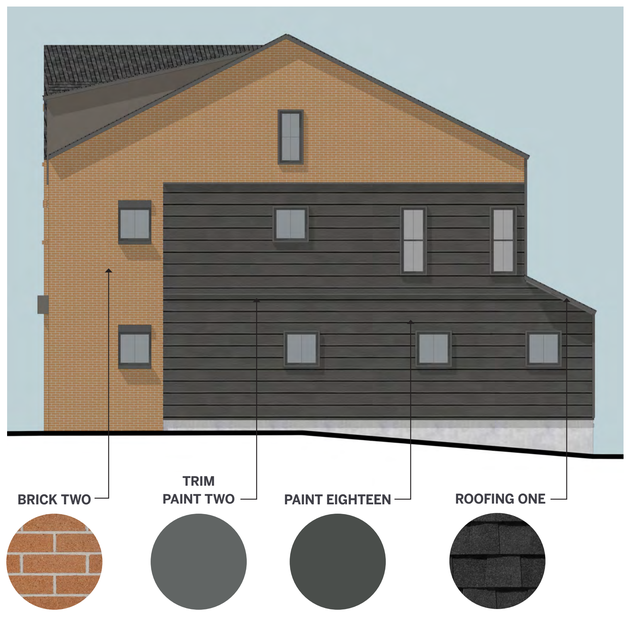
PAINT SIXTEEN
MFR : SHERWIN WILLIAMS
COLOR : NATURAL TAN

SHINGLE ROOFING TWO
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF WEATHERED WOOD

CENTER STREET TOWNHOMES







ENTRY DOORS

UNITS : 1
PAINT THREE

UNITS : 2
PAINT FIVE

UNITS : 3
PAINT SIXTEEN

UNITS : 4
PAINT SEVENTEEN

GARAGE DOOR ONE

MFR : AMARR
NAME : DESIGNERS CHOICE - RECESSED, CLEAR LP
COLOR : PAINT SIXTEEN

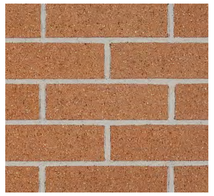
WINDOWS

MFR : ANDERSEN WINDOWS
NAME : E SERIES
COLOR : DARK ASH

CENTER STREET TOWNHOMES MATERIAL SELECTIONS

PALETTE ONE
UNIT 1

BRICK EIGHT
MFR : BELDEN BRICK
NAME : AMHERST BLEND DART TEX
SIZE : MODULAR 3 5/8" X 7 7/8"



BRICK TWO
MFR : BELDEN BRICK
NAME : PAGO VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"

SIDING THREE
MFR : EQUAL TO JAMES HARDIE
NAME : BOARD AND BATTEN, SMOOTH CEMENT BOARD PANELS W/ 3/4" HORIZONTAL CEMENT, BOARD BATTENS SPACED 12" O.C

PAINT EIGHTEEN
MFR : SHERWIN WILLIAMS
COLOR : ROCK BOTTOM

PAINT TWO
MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT PEWTER

PAINT THREE
MFR : SHERWIN WILLIAMS
COLOR : NEEDLEPOINT NAVY

SHINGLE ROOFING ONE
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF MOIRE BLACK

PALETTE TWO
UNIT 2

BRICK EIGHT
MFR : BELDEN BRICK
NAME : AMHERST BLEND DART TEX
SIZE : MODULAR 3 5/8" X 7 7/8"

BRICK FOUR
MFR : BELDEN BRICK
NAME : ALASKA WHITE VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"

SIDING ONE
MFR : EQUAL TO JAMES HARDIE
NAME : HORIZONTAL, SMOOTH 6" HIGH CEMENT BOARD LAP SIDING

PAINT EIGHTEEN
MFR : SHERWIN WILLIAMS
COLOR : ROCK BOTTOM

PAINT TWO
MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT PEWTER

PAINT FIVE
MFR : SHERWIN WILLIAMS
COLOR : TEAL STENCIL

SHINGLE ROOFING ONE
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF MOIRE BLACK

PALETTE THREE
UNIT 3

BRICK EIGHT
MFR : BELDEN BRICK
NAME : AMHERST BLEND DART TEX
SIZE : MODULAR 3 5/8" X 7 7/8"

BRICK FOUR
MFR : BELDEN BRICK
NAME : ALASKA WHITE VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"

SIDING ONE
MFR : EQUAL TO JAMES HARDIE
NAME : HORIZONTAL, SMOOTH 6" HIGH CEMENT BOARD LAP SIDING

PAINT EIGHTEEN
MFR : SHERWIN WILLIAMS
COLOR : ROCK BOTTOM

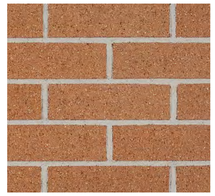
PAINT TWO
MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT PEWTER

PAINT SIX
MFR : SHERWIN WILLIAMS
COLOR : DARD HUNTER GREEN

SHINGLE ROOFING ONE
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF MOIRE BLACK

PALETTE FOUR
UNIT 4

BRICK EIGHT
MFR : BELDEN BRICK
NAME : AMHERST BLEND DART TEX
SIZE : MODULAR 3 5/8" X 7 7/8"



BRICK TWO
MFR : BELDEN BRICK
NAME : PAGO VELOUR
SIZE : MODULAR 3 5/8" X 7 7/8"

SIDING THREE
MFR : EQUAL TO JAMES HARDIE
NAME : BOARD AND BATTEN, SMOOTH CEMENT BOARD PANELS W/ 3/4" HORIZONTAL CEMENT, BOARD BATTENS SPACED 12" O.C

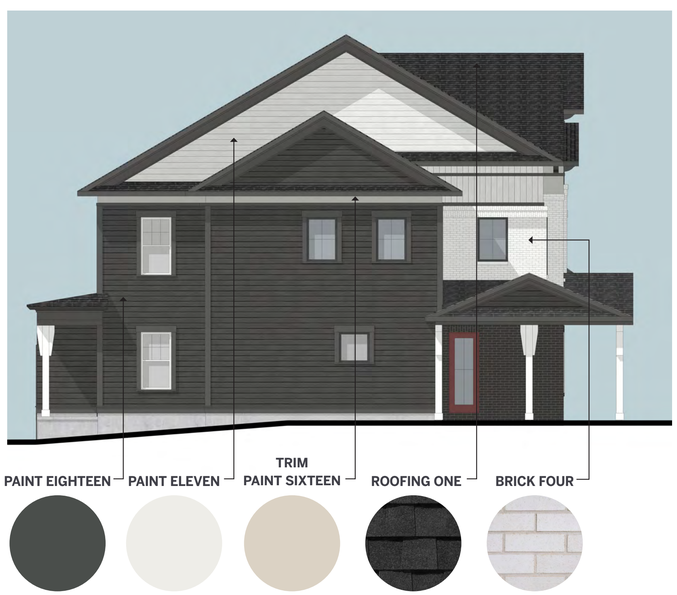
PAINT EIGHTEEN
MFR : SHERWIN WILLIAMS
COLOR : ROCK BOTTOM

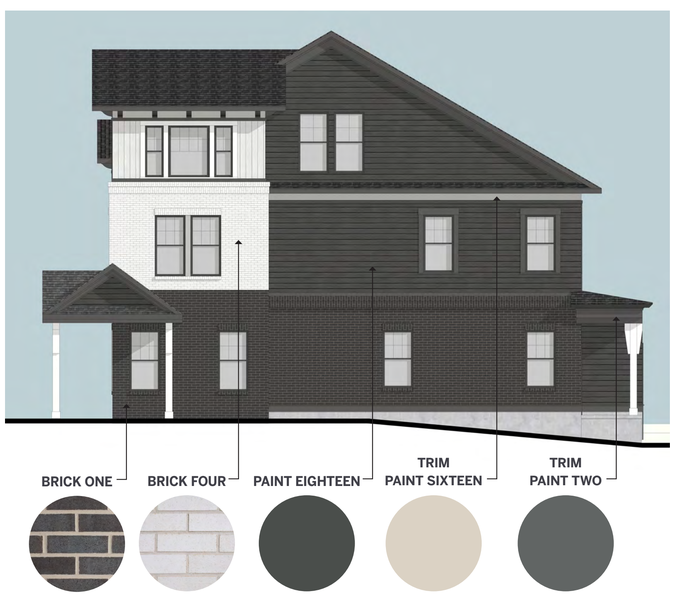
PAINT TWO
MFR : SHERWIN WILLIAMS
COLOR : ROYCROFT PEWTER

PAINT SEVENTEEN
MFR : SHERWIN WILLIAMS
COLOR : ROCKWOOD TERRACOTTA

SHINGLE ROOFING ONE
MFR : CERTAINTEED
NAME : LANDMARK PRO
COLOR : MAX DEF MOIRE BLACK

CENTER STREET TOWNHOMES





ENTRY DOORS

UNITS : 1 & 2
PAINT FOUR

GARAGE DOOR ONE

MFR : AMARR
NAME : DESIGNERS CHOICE - RECESSED, CLEAR LP
COLOR : PAINT TWO

WINDOWS

MFR : ANDERSEN WINDOWS
NAME : E SERIES
COLOR : DARK ASH

CENTER STREET TOWNHOMES MATERIAL SELECTIONS

PALETTE ONE

UNIT 1 & 2

BRICK EIGHT

MFR : BELDEN BRICK

NAME : AMHERST BLEND DART TEX

SIZE : MODULAR 3 5/8" X 7 7/8"

PAINT SIXTEEN

MFR : SHERWIN WILLIAMS

COLOR : NATURAL TAN

BRICK ONE

MFR : BELDEN BRICK

NAME : CARBON BLACK VELOUR

SIZE : MODULAR 3 5/8" X 7 7/8"

PAINT ELEVEN

MFR : SHERWIN WILLIAMS

COLOR : PURE WHITE

BRICK FOUR

MFR : BELDEN BRICK

NAME : ALASKA WHITE VELOUR

SIZE : MODULAR 3 5/8" X 7 7/8"

PAINT FOUR

MFR : SHERWIN WILLIAMS

COLOR : ROCKWOOD RED

SIDING ONE

MFR : EQUAL TO JAMES HARDIE

NAME : HORIZONTAL, SMOOTH 6" HIGH CEMENT BOARD LAP SIDING

SHINGLE ROOFING ONE

MFR : CERTAINTEED

NAME : LANDMARK PRO

COLOR : MAX DEF MOIRE BLACK

SIDING TWO

MFR : EQUAL TO JAMES HARDIE

NAME : VERTICAL SMOOTH 8" HIGH CEMENT BOARD LAP SIDING

PAINT EIGHTEEN

MFR : SHERWIN WILLIAMS

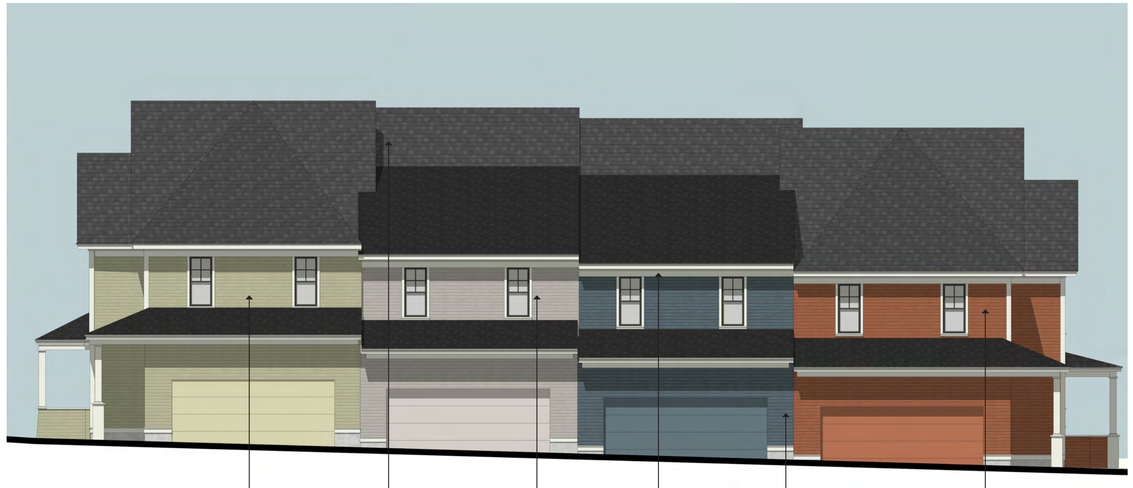
COLOR : ROCK BOTTOM

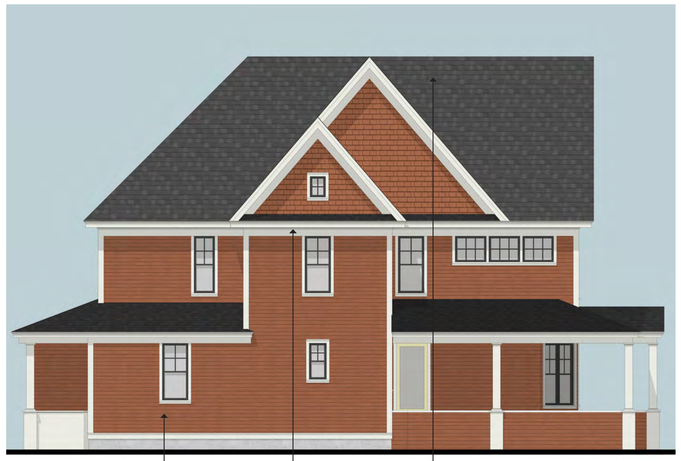
PAINT TWO

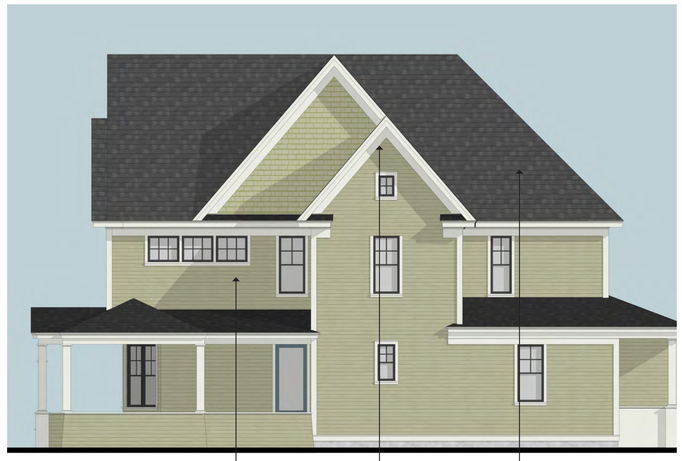
MFR : SHERWIN WILLIAMS

COLOR : ROYCROFT PEWTER

CENTER STREET TOWNHOMES







ENTRY DOORS

UNITS : 1
PAINT FIFTEEN

UNITS : 2
PAINT FOUR

UNITS : 3
PAINT SIX

UNITS : 3
PAINT THREE

GARAGE DOOR TWO

MFR : AMARR
NAME : DESIGNERS CHOICE: BEADBOARD, ARCHED THAMES LP
COLOR : TO MATCH SIDING

WINDOWS

MFR : ANDERSEN WINDOWS
NAME : E SERIES
COLOR : DARK ASH

CENTER STREET TOWNHOMES MATERIAL SELECTIONS

PALETTE ONE
UNIT 1

SIDING ONE
MFR : EQUAL TO JAMES HARDIE

NAME : HORIZONTAL, SMOOTH
6" HIGH CEMENT BOARD
LAP SIDING

SIDING FOUR
MFR : EQUAL TO JAMES HARDIE

NAME : SHINGLE, STRAIGHT
EDGE CEMENT BOARD
SHINGLE PANELS

PAINT SEVENTEEN
MFR : SHERWIN WILLIAMS

COLOR : ROCKWOOD
TERRACOTTA

PAINT ELEVEN
MFR : SHERWIN WILLIAMS

COLOR : PURE WHITE

PAINT FIFTEEN
MFR : SHERWIN WILLIAMS

COLOR : SUNBEAM YELLOW

SHINGLE ROOFING THREE
MFR : CERTAINTEED

NAME : LANDMARK PRO

COLOR : MAX DEF DRIFTWOOD

PALETTE TWO
UNIT 2

SIDING FIVE
MFR : EQUAL TO JAMES HARDIE

NAME : VERTICAL SMOOTH
6" HIGH CEMENT BOARD
LAP SIDING

PAINT THREE
MFR : SHERWIN WILLIAMS

COLOR : NEEDLEPOINT NAVY

PAINT ELEVEN
MFR : SHERWIN WILLIAMS

COLOR : PURE WHITE

PAINT FOUR
MFR : SHERWIN WILLIAMS

COLOR : ROCKWOOD RED

SHINGLE ROOFING THREE
MFR : CERTAINTEED

NAME : LANDMARK PRO

COLOR : MAX DEF DRIFTWOOD

PALETTE THREE
UNIT 13

SIDING ONE
MFR : EQUAL TO JAMES HARDIE

NAME : HORIZONTAL, SMOOTH
6" HIGH CEMENT BOARD
LAP SIDING

PAINT THIRTEEN
MFR : SHERWIN WILLIAMS

COLOR : DOWNING STONE

PAINT ELEVEN
MFR : SHERWIN WILLIAMS

COLOR : PURE WHITE

PAINT SIX
MFR : SHERWIN WILLIAMS

COLOR : DARD HUNTER GREEN

SHINGLE ROOFING THREE
MFR : CERTAINTEED

NAME : LANDMARK PRO

COLOR : MAX DEF DRIFTWOOD

PALETTE FOUR
UNIT 4

SIDING ONE
MFR : EQUAL TO JAMES HARDIE

NAME : HORIZONTAL, SMOOTH
6" HIGH CEMENT BOARD
LAP SIDING

SIDING FOUR
MFR : EQUAL TO JAMES HARDIE

NAME : SHINGLE, STRAIGHT
EDGE CEMENT BOARD
SHINGLE PANELS

PAINT EIGHT
MFR : SHERWIN WILLIAMS

COLOR : COLONIAL REVIVAL
GREEN STONE

PAINT THREE
MFR : SHERWIN WILLIAMS

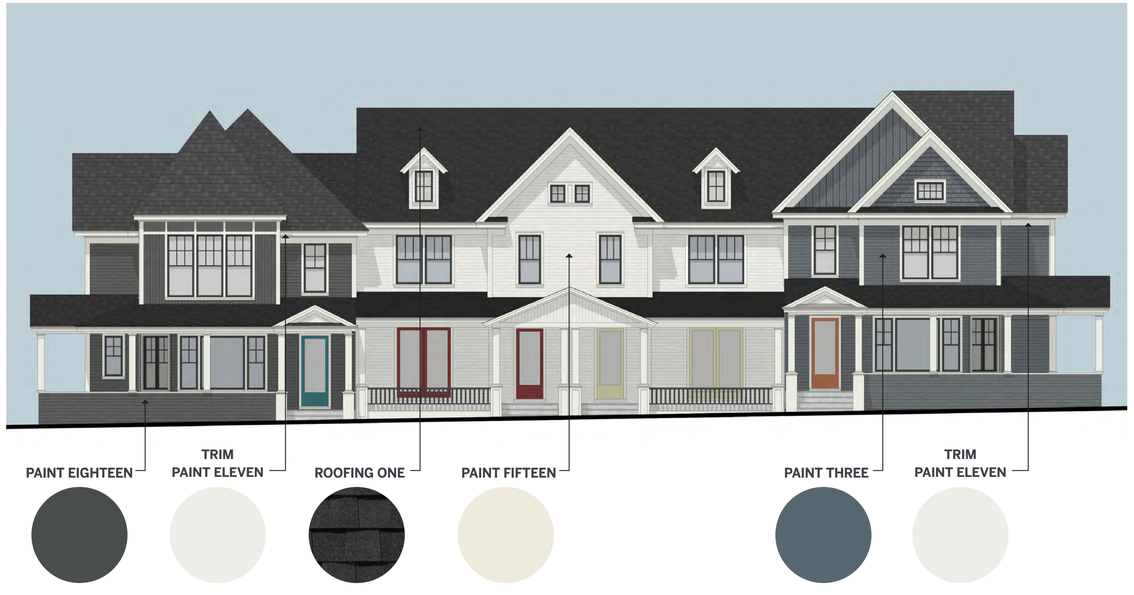
COLOR : NEEDLEPOINT NAVY

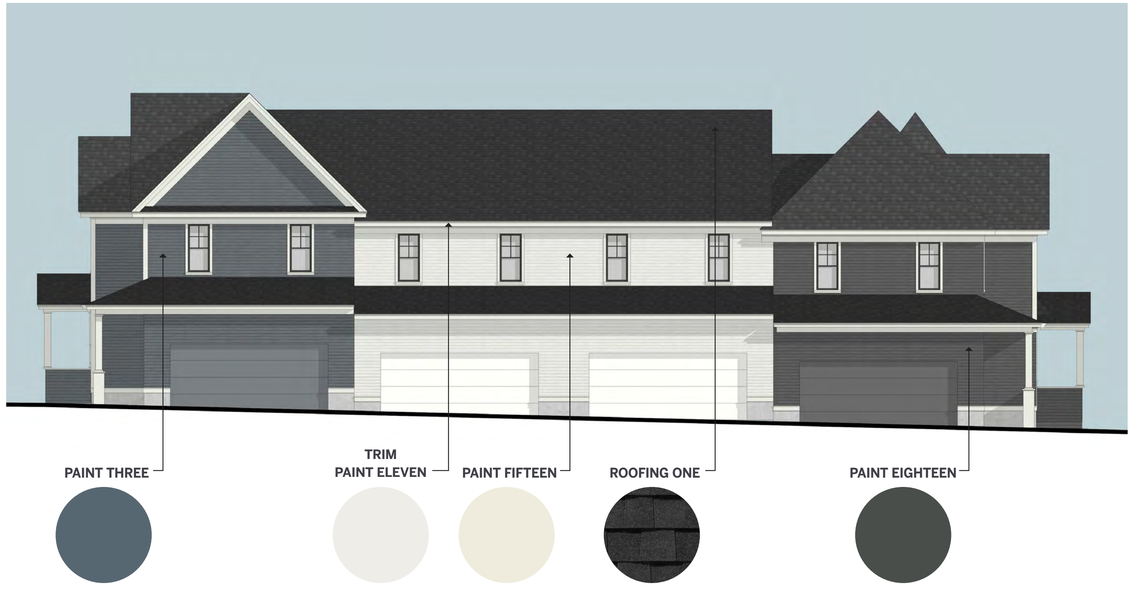
SHINGLE ROOFING THREE
MFR : CERTAINTEED

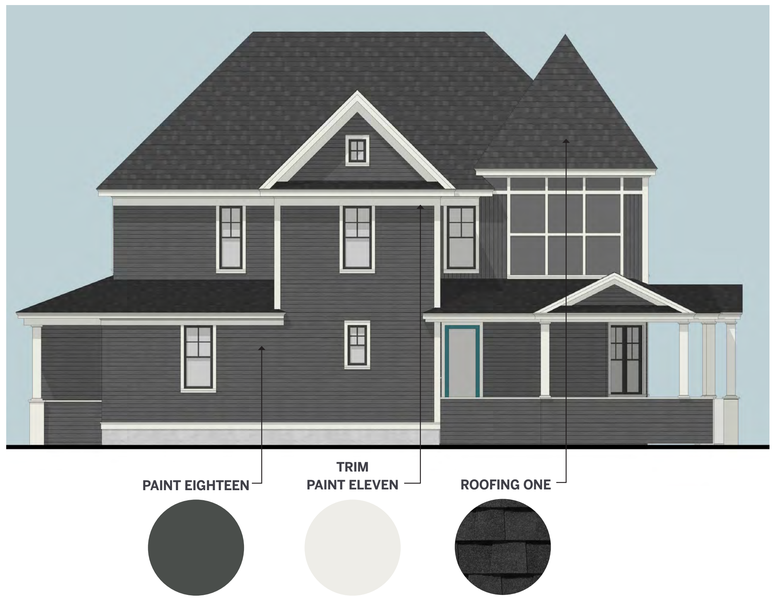
NAME : LANDMARK PRO

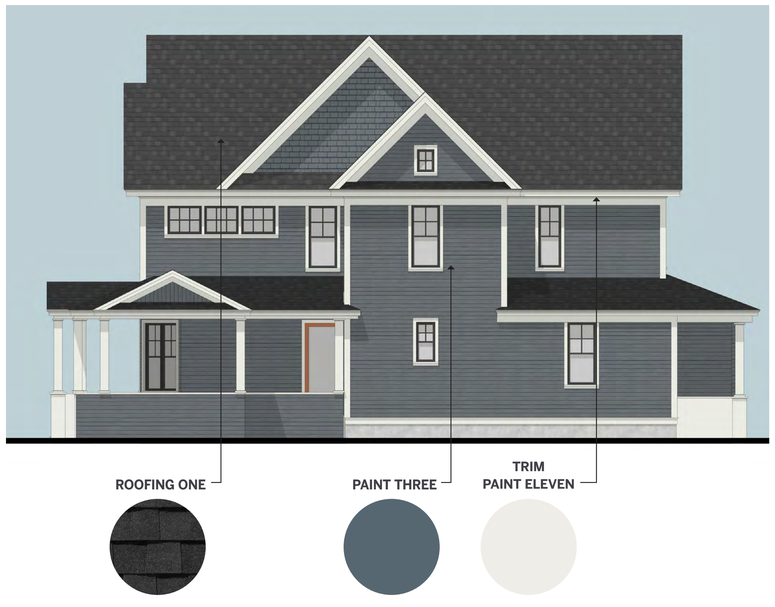
COLOR : MAX DEF DRIFTWOOD

CENTER STREET TOWNHOMES









CENTER STREET TOWNHOMES MATERIAL SELECTIONS

PALETTE ONE
UNIT 1

SIDING ONE
MFR : EQUAL TO JAMES HARDIE

NAME : HORIZONTAL, SMOOTH
6" HIGH CEMENT BOARD
LAP SIDING

SIDING FIVE
MFR : EQUAL TO JAMES HARDIE

NAME : VERTICAL SMOOTH
6" HIGH CEMENT BOARD
LAP SIDING

PAINT EIGHTEEN
MFR : SHERWIN WILLIAMS

COLOR : ROCK BOTTOM

PAINT ELEVEN
MFR : SHERWIN WILLIAMS

COLOR : PURE WHITE

PAINT FIVE
MFR : SHERWIN WILLIAMS

COLOR : TEAL STENCIL

SHINGLE ROOFING ONE
MFR : CERTAINTEED

NAME : LANDMARK PRO

COLOR : MAX DEF MOIRE BLACK

PALETTE TWO
UNIT 2 & 3

SIDING ONE
MFR : EQUAL TO JAMES HARDIE

NAME : HORIZONTAL, SMOOTH
6" HIGH CEMENT BOARD
LAP SIDING

SIDING FIVE
MFR : EQUAL TO JAMES HARDIE

NAME : VERTICAL SMOOTH
6" HIGH CEMENT BOARD
LAP SIDING

PAINT FIFTEEN
MFR : SHERWIN WILLIAMS

COLOR : CLASSIC LIGHT BUFF

PAINT ELEVEN
MFR : SHERWIN WILLIAMS

COLOR : PURE WHITE

PAINT FOUR
MFR : SHERWIN WILLIAMS

COLOR : ROCKWOOD RED

PAINT FIFTEEN
MFR : SHERWIN WILLIAMS

COLOR : SUNBEAM YELLOW

SHINGLE ROOFING ONE
MFR : CERTAINTEED

NAME : LANDMARK PRO

COLOR : MAX DEF MOIRE BLACK

SIDING ONE
MFR : EQUAL TO JAMES HARDIE

NAME : HORIZONTAL, SMOOTH
6" HIGH CEMENT BOARD
LAP SIDING

SIDING TWO
MFR : EQUAL TO JAMES HARDIE

NAME : VERTICAL SMOOTH
8" HIGH CEMENT BOARD
LAP SIDING

SIDING FOUR
MFR : EQUAL TO JAMES HARDIE

NAME : SHINGLE, STRAIGHT
EDGE CEMENT BOARD
SHINGLE PANELS

PAINT THREE
MFR : SHERWIN WILLIAMS

COLOR : NEEDLEPOINT NAVY

PAINT SEVENTEEN
MFR : SHERWIN WILLIAMS

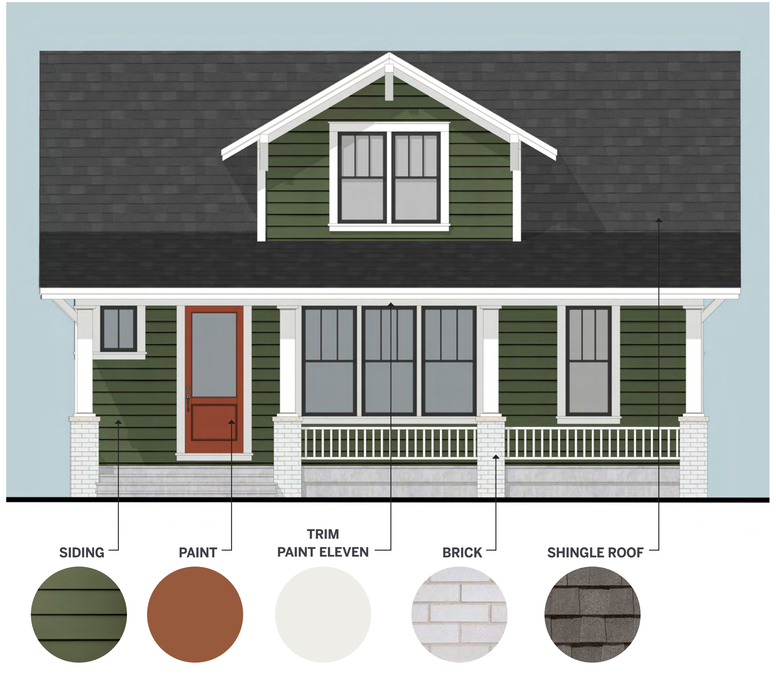
COLOR : ROCKWOOD
TERRACOTTA

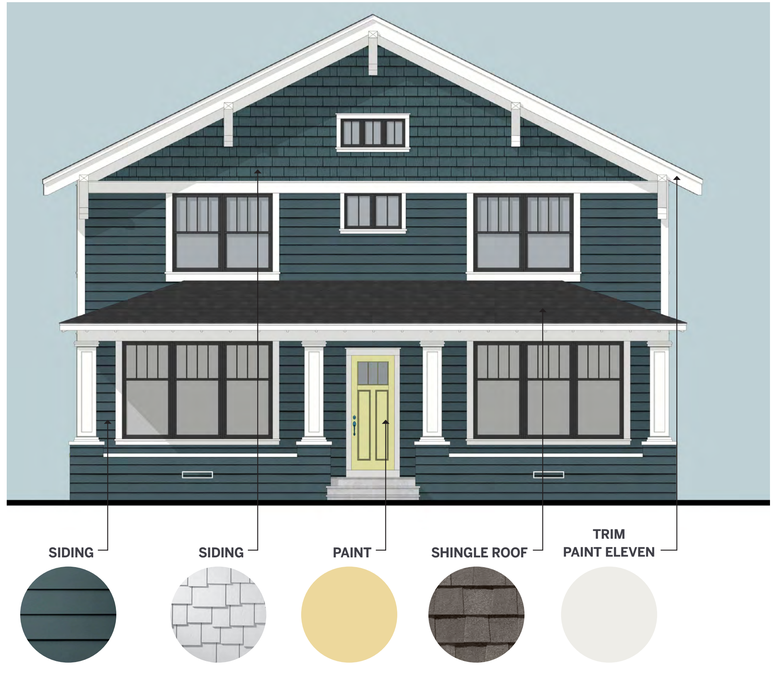
SHINGLE ROOFING ONE
MFR : CERTAINTEED

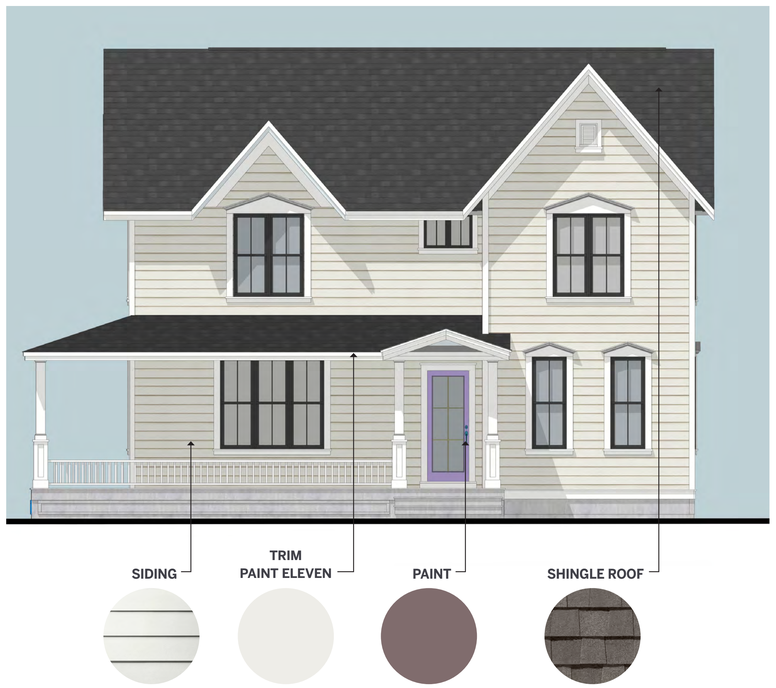
NAME : LANDMARK PRO

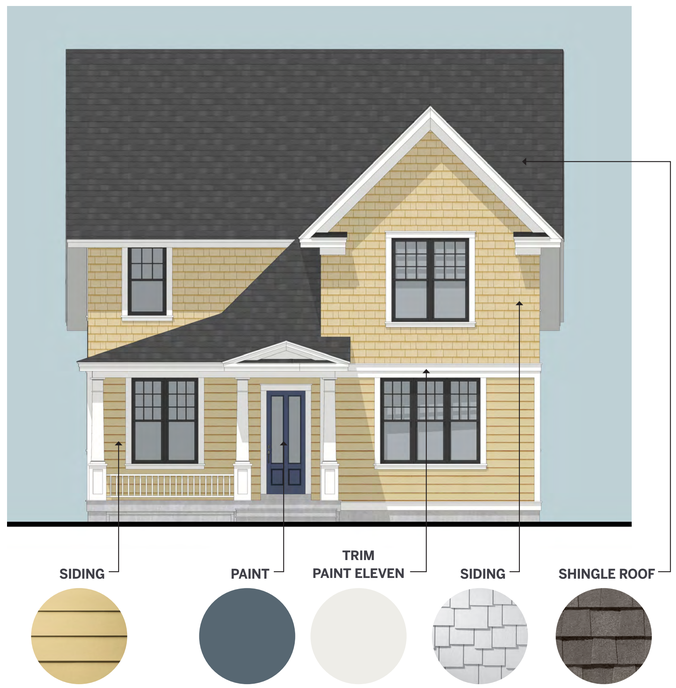
COLOR : MAX DEF MOIRE BLACK

SINGLE FAMILY DETACHED HOMES









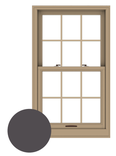
NOTE : COLOR SELECTIONS / COMBINATIONS SHOWN ARE FOR VISUAL PURPOSES ONLY. FINAL COMBINATIONS TO BE MADE FROM SINGLE FAMILY COLOR SELECTIONS

ENTRY DOORS

- PAINT SEVENTEEN
- PAINT FIFTEEN
- PAINT NINE
- PAINT THREE

GARAGE DOOR TWO

MFR : AMARR
NAME : DESIGNERS CHOICE; BEADBOARD, ARCHED THAMES LP
COLOR : TO MATCH SIDING

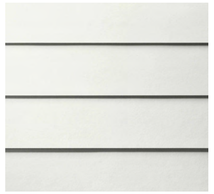


WINDOWS

MFR : ANDERSEN WINDOWS
NAME : E SERIES
COLOR : DARK ASH

CENTER STREET TOWNHOMES MATERIAL SELECTIONS

COLOR SELECTIONS



SIDING

MFR : EQUAL TO JAMES HARDIE

NAME : HORIZONTAL, SMOOTH 6" HIGH CEMENT BOARD LAP SIDING

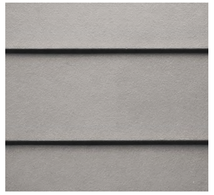
COLOR: ARCTIC WHITE

SIDING

MFR : EQUAL TO JAMES HARDIE

NAME : HORIZONTAL, SMOOTH 6" HIGH CEMENT BOARD LAP SIDING

COLOR: MOUNTAIN SAGE



SIDING

MFR : EQUAL TO JAMES HARDIE

NAME : HORIZONTAL, SMOOTH 6" HIGH CEMENT BOARD LAP SIDING

COLOR: PEARL GRAY

SIDING

MFR : EQUAL TO JAMES HARDIE

NAME : HORIZONTAL, SMOOTH 6" HIGH CEMENT BOARD LAP SIDING

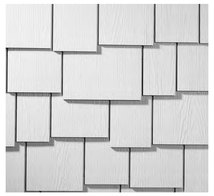
COLOR: CAMEL

SIDING

MFR : EQUAL TO JAMES HARDIE

NAME : HORIZONTAL, SMOOTH 6" HIGH CEMENT BOARD LAP SIDING

COLOR: KHAKI BROWN



SIDING FOUR

MFR : EQUAL TO JAMES HARDIE

NAME : SHINGLE, STRAIGHT EDGE CEMENT BOARD SHINGLE PANELS

SIDING

MFR : EQUAL TO JAMES HARDIE

NAME : HORIZONTAL, SMOOTH 6" HIGH CEMENT BOARD LAP SIDING

COLOR: HEATHERED MOSS

PAINT ELEVEN

MFR : SHERWIN WILLIAMS

COLOR : PURE WHITE

SIDING

MFR : EQUAL TO JAMES HARDIE

NAME : HORIZONTAL, SMOOTH 6" HIGH CEMENT BOARD LAP SIDING

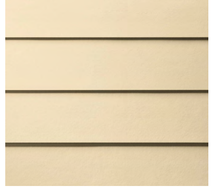
COLOR: AGED PEWTER

SHINGLE ROOFING THREE

MFR : CERTAINTEED

NAME : LANDMARK PRO

COLOR : MAX DEF DRIFTWOOD



SIDING

MFR : EQUAL TO JAMES HARDIE

NAME : HORIZONTAL, SMOOTH 6" HIGH CEMENT BOARD LAP SIDING

COLOR: SAIL CLOTH

SIDING

MFR : EQUAL TO JAMES HARDIE

NAME : HORIZONTAL, SMOOTH 6" HIGH CEMENT BOARD LAP SIDING

COLOR: EVENING BLUE

GRISSIM METZ ASSOCIATES ANDRIESE

Landscape Architecture

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

Ph: 248-347-7010

Project:
The Downs
Northville, MI

Sheet:
Overall Landscape Key Plan

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

Date:	Issued for:
12/14/2021	Preliminary Site Plan Approval
01/20/2022	Revision for City Review
05/31/2022	Revision for City Review
08/09/2022	Revision for City Review

Sheet Number: L100

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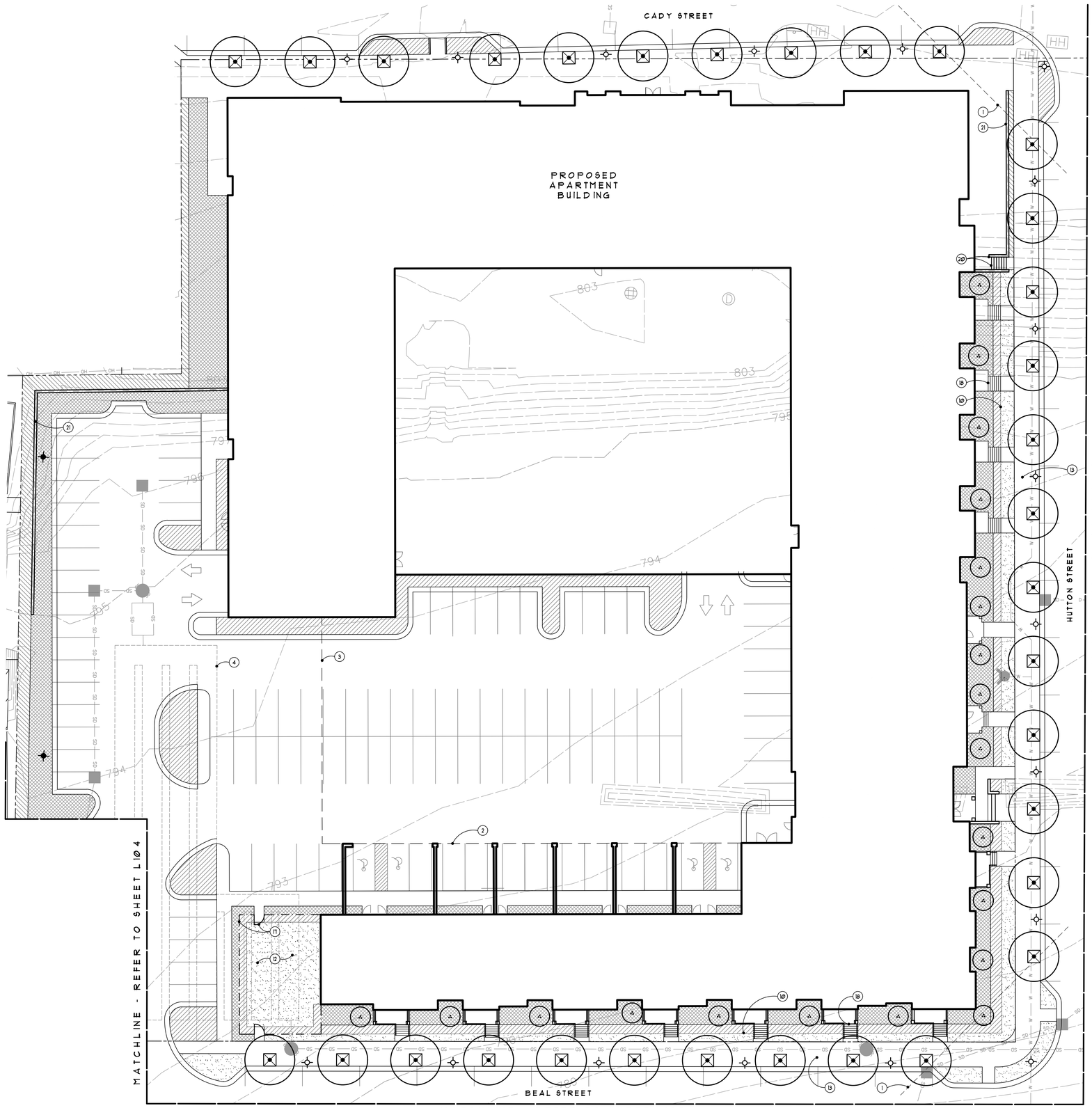

Legend:

(APPLIES TO LIØ1-LIØ6, NOT ALL GRAPHICS APPLY TO EACH SHEET)

- PROPERTY LINE, TYP.
- EXISTING CONTOUR LINES, TYP.
- PROPOSED CONTOUR LINES, TYP.
- EXISTING UTILITY LINES, TYP.
- 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, ELM
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- PROPOSED DECIDUOUS TREE ALONG ALLEY - REFER TO PROTOTYPICAL SINGLE FAMILY LANDSCAPE PLAN
- 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 EVERGREEN TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - FIR, SPRUCE, PINE, HEMLOCK
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- 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 ROADWAY / PARKING LOT LIGHTS TO MATCH ZONING ORDINANCE REQUIREMENTS

Note Key:

(APPLIES TO LIØ1-LIØ6, NOT ALL NOTES APPLY TO EACH SHEET)

1. 25' SIGHT VISION TRIANGLES, TYP.
2. OUTLINE OF BUILDING ABOVE, TYP.
3. OUTLINE OF BUILDING BELOW, TYP.
4. UNDERGROUND DETENTION - REFER TO CIVIL
5. AMPHITHEATER SEATING / STEPS, TYP.
6. 20' WIDE PEDESTRIAN PROMENADE
7. JOHNSON DRAIN AND EXISTING WOODED AREA TO REMAIN UNDISTURBED, TYP.
8. 7 MILE ROAD GATEWAY TO BE DESIGNED AT A LATER DATE
9. RIVER PARK / RIVER OPENING TO BE DESIGNED AT A LATER DATE
10. BIOSWALE, TYP.
11. LIMIT OF SEED MIX, TYP.
12. DOG PARK
13. SIDEWALK, TYP.
14. AERATOR FOUNTAIN
15. LIMIT OF UNIT LANDSCAPE
16. POCKET PARK TO BE DESIGNED AT A LATER DATE
17. DOG PARK FENCE AND GATES
18. STAIRS AND PORCHES - REFER TO ARCHITECTURAL
19. OPEN AIR AREA FOR PARKING DECK VENTILATION
20. STAIRS AND CHEEK WALLS
21. RETAINING WALL WITH GUARDRAIL
22. 50' RIGHT-OF-WAY EASEMENT LINES

0' 10' 20' 40'

SCALE: 1"=20'

NORTH

GRISSIM METZ ASSOCIATES ANDRIESE

Landscape Architecture

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

Ph: 248-347-7010

Project: The Downs
Northville, MI

Sheet: Landscape Plan

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

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05/31/2022	Revision for City Review

Sheet Number: L101

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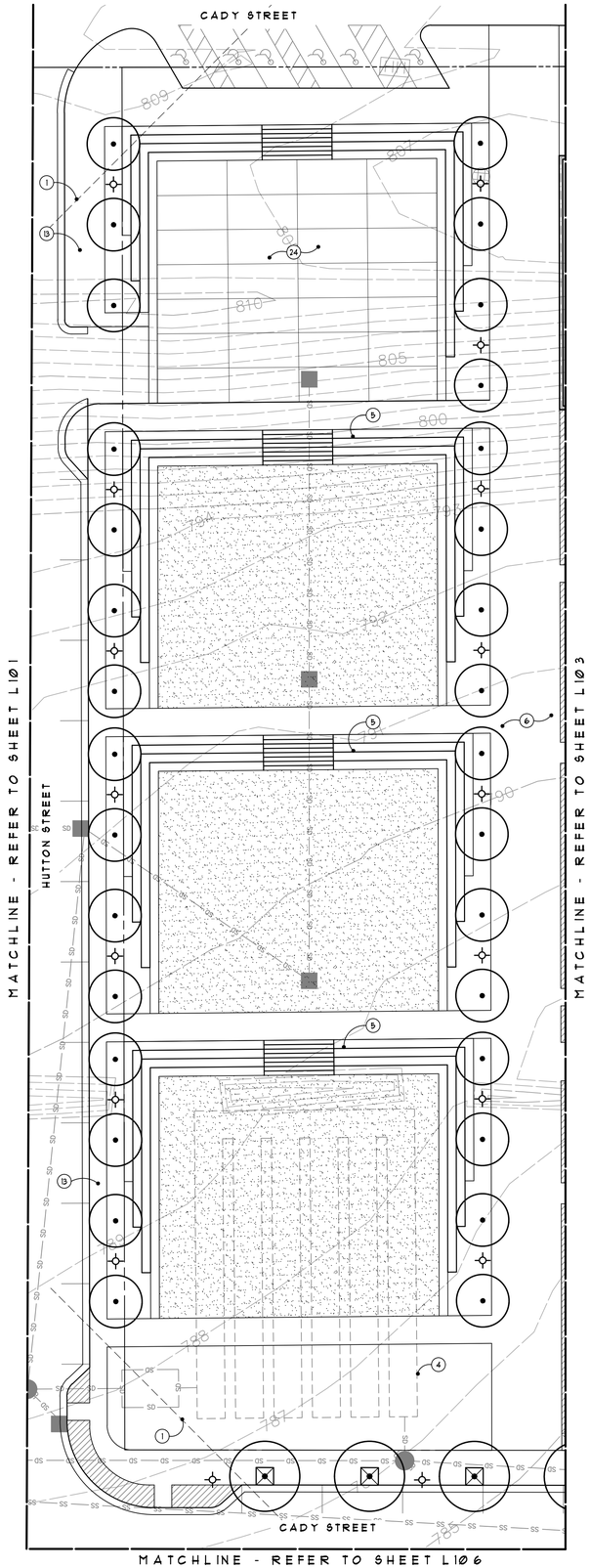

Legend:

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- PROPERTY LINE, TYP.
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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
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8. 7 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
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21. RETAINING WALL WITH GUARDRAIL
22. EASEMENT LINE - REFER TO CIVIL
23. CROSSWALK - REFER TO CIVIL
24. PAVED PLAZA

Note:
NO INVASIVE PLANT SPECIES WILL BE ALLOWED.

0' 10' 20' 40'
SCALE: 1"=20'

NORTH

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

Project:
The Downs
Northville, MI

Sheet:
Landscape Plan

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

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Sheet Number: L102

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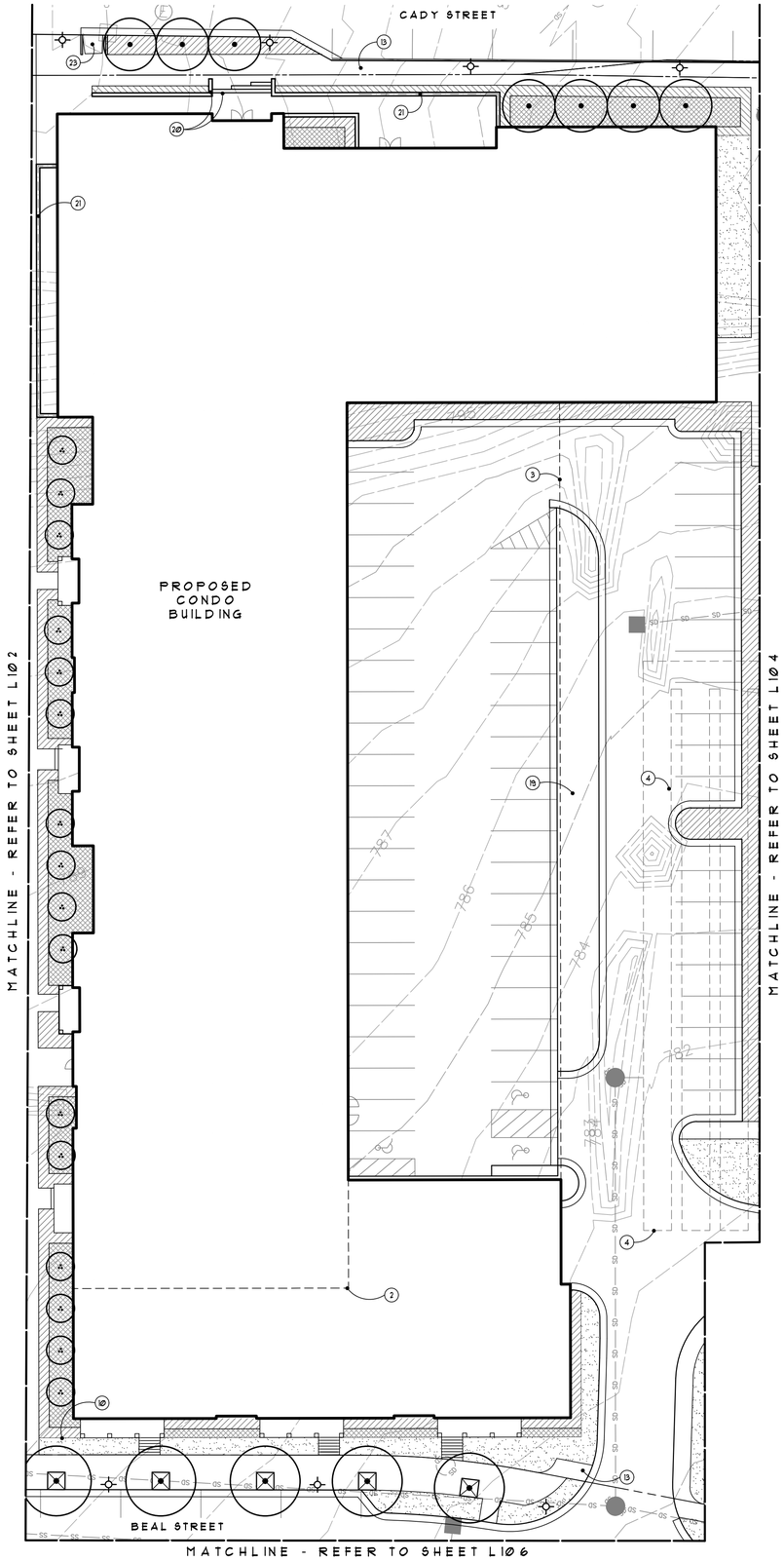

Legend:

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Note Key:

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Note:
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0' 10' 20' 40'
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NORTH

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Landscape Architecture
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Ph: 248-347-7010

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Sheet Number: L103

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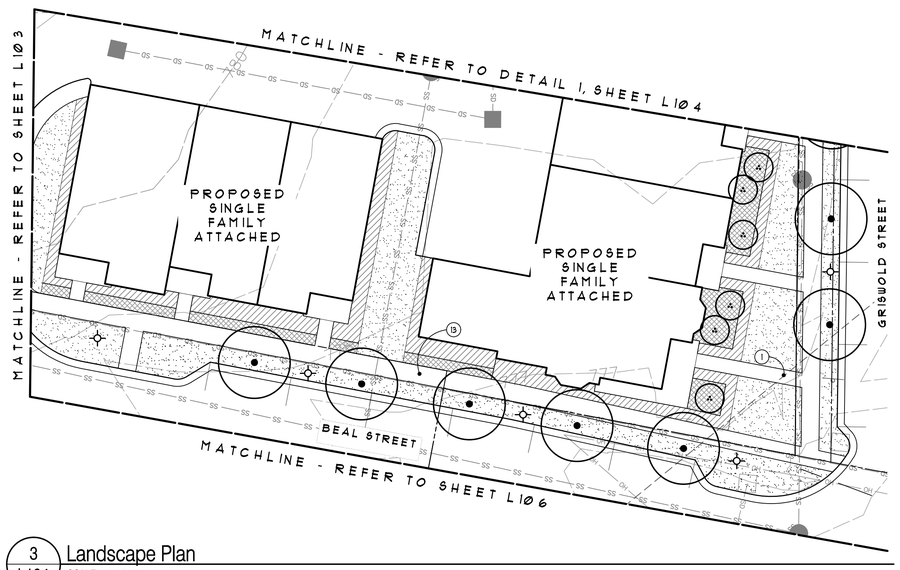
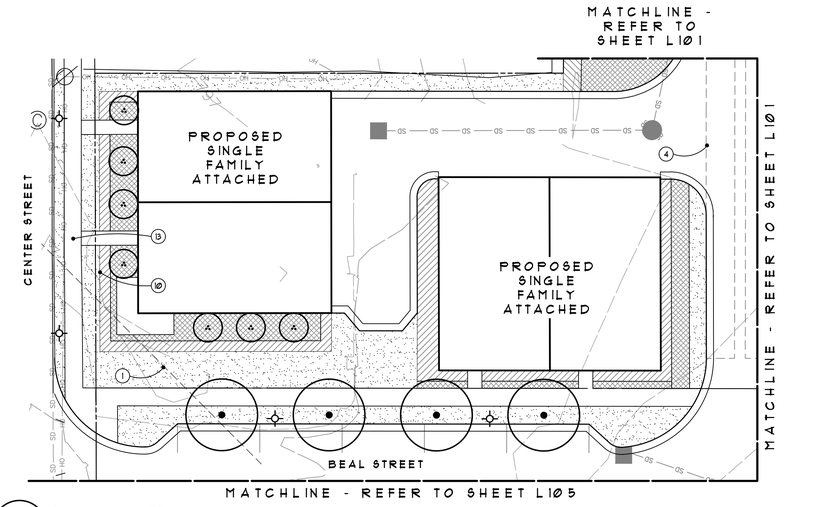
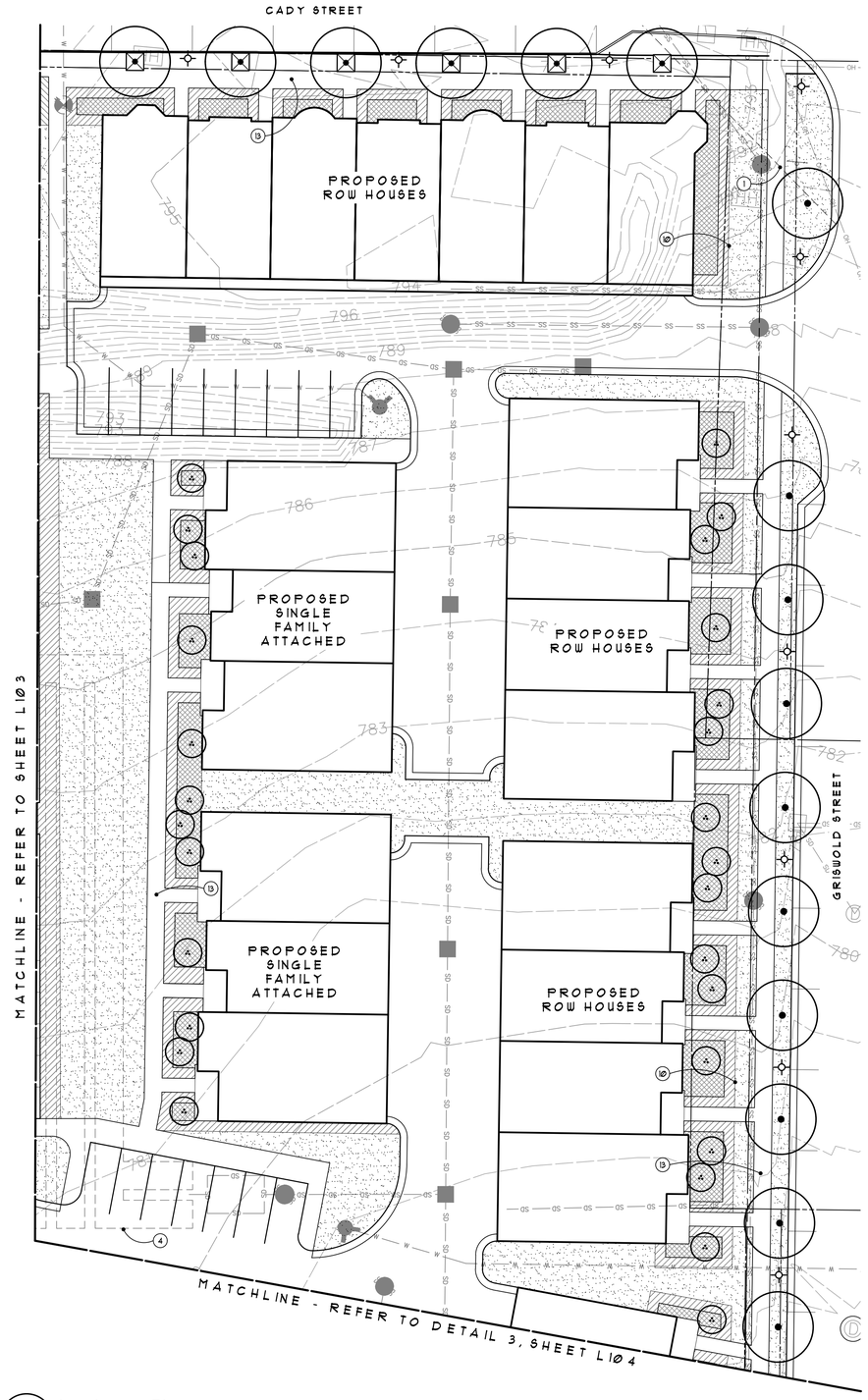


3 L104 Landscape Plan
SCALE: 1" = 20'-0"



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



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

Legend:

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19. OPEN AIR AREA FOR PARKING DECK VENTILATION
20. STAIRS AND CHEEK WALLS
21. RETAINING WALL WITH GUARDRAIL
22. EASEMENT LINE - REFER TO CIVIL
23. CROSSWALK - REFER TO CIVIL
24. PAVED PLAZA

Note:
NO INVASIVE PLANT SPECIES WILL BE ALLOWED.

0' 10' 20' 40'
SCALE: 1"=20'

NORTH

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

Project: The Downs
Northville, MI

Sheet: Landscape Plan

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

Date:	Issued for:
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Sheet Number: L104

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Legend:

(APPLIES TO L101-1106, NOT ALL GRAPHICS APPLY TO EACH SHEET)

- PROPERTY LINE, TYP.
- EXISTING CONTOUR LINES, TYP.
- PROPOSED CONTOUR LINES, TYP.
- EXISTING UTILITY LINES, TYP.
- 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, 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 STREET TREES IN TREE GRATES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - LOCUST, TULIP, LINDEN, ZELKOVA, MAPLE, ELM
- PROPOSED DECIDUOUS TREE ALONG ALLEY - REFER TO PROTOTYPICAL SINGLE FAMILY LANDSCAPE PLAN
- 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 EVERGREEN TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - FIR, SPRUCE, PINE, HEMLOCK
- PROPOSED DECIDUOUS AND OR EVERGREEN SHRUBS, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - ARBORVITAE, HYDRANGEA, BOXWOOD, YEWS, VIBURNUM, LILAC, SPIREA, SHRUB ROSES, JUNIPER
- PROPOSED PERENNIALS AND OR GROUNDCOVER, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - CATMINT, ROSES, GERANIUMS, DAYLILIES, ASTILBE, RUSSIAN SAGE, SEDUM, MYRTLE, PACHYSANDRA, RIBBON GRASS, LIRIOPE
- LAWN, TYP.
- EMERGENT WETLAND / MESIC SEED MIX, TYP. - TO BE FURTHER DESIGNED FOR FINAL 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 ROADWAY 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. 7 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 UNIT LANDSCAPE
16. POCKET PARK TO BE DESIGNED AT A LATER DATE
17. DOG PARK FENCE AND GATES
18. STAIRS AND PORCHES - REFER TO ARCHITECTURAL
19. OPEN AIR AREA FOR PARKING DECK VENTILATION
20. STAIRS AND CHEEK WALLS
21. RETAINING WALL WITH GUARDRAIL
22. EASEMENT LINE - REFER TO CIVIL
23. CROSSWALK - REFER TO CIVIL
24. PAVED PLAZA

Note:
NO INVASIVE PLANT SPECIES WILL BE ALLOWED.

0' 30' 60' 120'
SCALE: 1"=60'

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Ph: 248-347-7010

Project: The Downs
Northville, MI

Sheet: Landscape Plan

Job Number:	H70-201
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Legend: (APPLIES TO LIØ1-LIØ6, NOT ALL GRAPHICS APPLY TO EACH SHEET)

- PROPERTY LINE, TYP.
- EXISTING CONTOUR LINES, TYP.
- PROPOSED CONTOUR LINES, TYP.
- EXISTING UTILITY LINES, TYP.
- 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, ELM
- PROPOSED COLUMNAR DECIDUOUS STREET TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - ENGLISH OAK, BOSKHALL 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, ELM
- PROPOSED DECIDUOUS TREE ALONG ALLEY - REFER TO PROTOTYPICAL SINGLE FAMILY LANDSCAPE PLAN
- 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 EVERGREEN TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - FIR, SPRUCE, PINE, HEMLOCK
- PROPOSED DECIDUOUS AND OR EVERGREEN SHRUBS, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - ARBORVITAE, 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, DAYLILLIES, ASTILBE, RUSSIAN SAGE, SEDUM, MYRTLE, 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 ROADWAY LIGHTS TO MATCH ZONING ORDINANCE REQUIREMENTS

Note Key: (APPLIES TO LIØ1-LIØ6, NOT ALL NOTES APPLY TO EACH SHEET)

1. 25' SIGHT VISION TRIANGLES, TYP.
2. OUTLINE OF BUILDING ABOVE, TYP.
3. OUTLINE OF BUILDING BELOW, TYP.
4. UNDERGROUND DETENTION - REFER TO CIVIL
5. AMPHITHEATER SEATING / STEPS, TYP.
6. 20' WIDE PEDESTRIAN PROMENADE
7. JOHNSON DRAIN AND EXISTING WOODED AREA TO REMAIN UNDISTURBED, TYP.
8. 7 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 UNIT LANDSCAPE
16. POCKET PARK TO BE DESIGNED AT A LATER DATE
17. DOG PARK FENCE AND GATES
18. STAIRS AND PORCHES - REFER TO ARCHITECTURAL
19. OPEN AIR AREA FOR PARKING DECK VENTILATION
20. STAIRS AND CHEEK WALLS
21. RETAINING WALL WITH GUARDRAIL
22. EASEMENT LINE - REFER TO CIVIL
23. CROSSWALK - REFER TO CIVIL
24. PAVED PLAZA

Note:
NO INVASIVE PLANT SPECIES WILL BE ALLOWED.

0' 30' 60' 120'
SCALE: 1"=60'

NORTH

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

Project: The Downs
Northville, MI

Sheet: Landscape Plan

Job Number:	H70-201
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Scale:	As Shown

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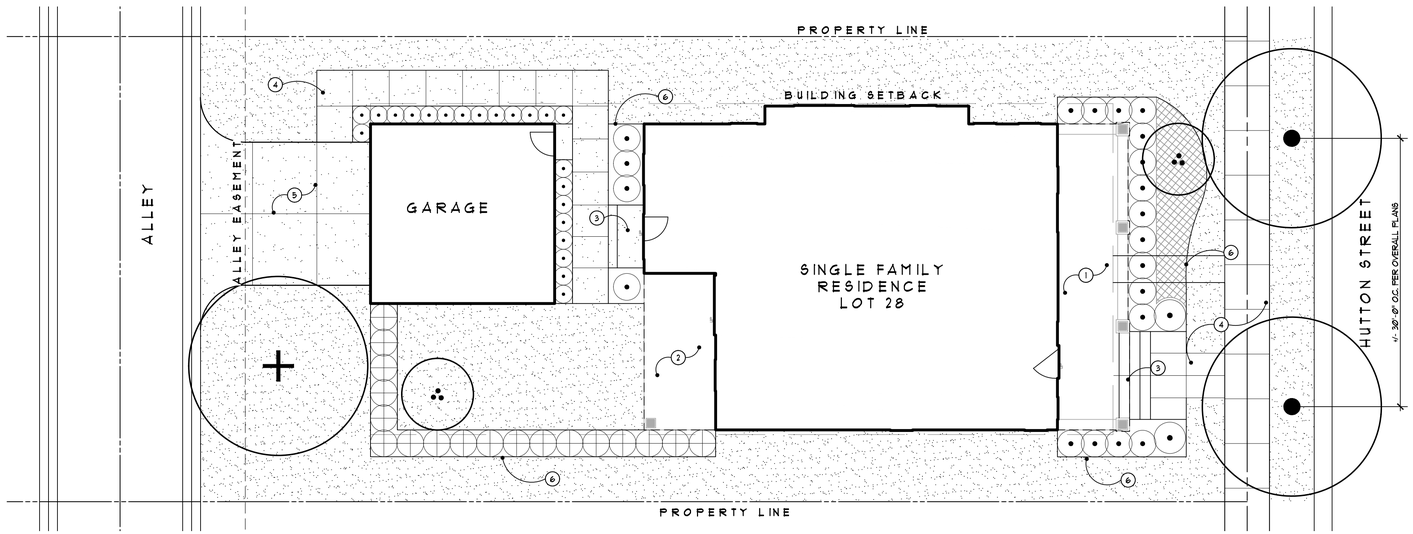

Legend: (APPLIES TO L107-L109, NOT ALL GRAPHICS APPLY TO EACH SHEET)

- 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 EVERGREEEN TREES, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - SPRUCE, FIR, PINE, HEMLOCK
- PROPOSED DECIDUOUS SHRUBS PALETTE TO INCLUDE BUT NOT BE LIMITED TO - HYDRANGEA, VIBURNUM, LILAC, SPIREA, SHRUB ROSES
- PROPOSED EVERGREEN SHRUBS PALETTE TO INCLUDE BUT NOT BE LIMITED TO - BOXWOOD, YEWS, ARBORVITAE
- PROPOSED PERENNIALS AND OR GROUNDCOVER, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - CATMINT, ROSES, GERANIUMS, DAYLILIES, ASTILBE, RUSSIAN SAGE, SEDUM, MYRTLE, PACHYSANDRA, RIBBON GRASS, LIRIOPE
- LAWN, TYP.

Note Key: (APPLIES TO 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. EASEMENT LINE

Note:
NO INVASIVE PLANT SPECIES WILL BE ALLOWED.

0' 4' 8' 16'
SCALE: 1/8"=1'-0"

NORTH

GRISSIM
METZ ASSOCIATES
ANDRIESE
Landscape Architecture
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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
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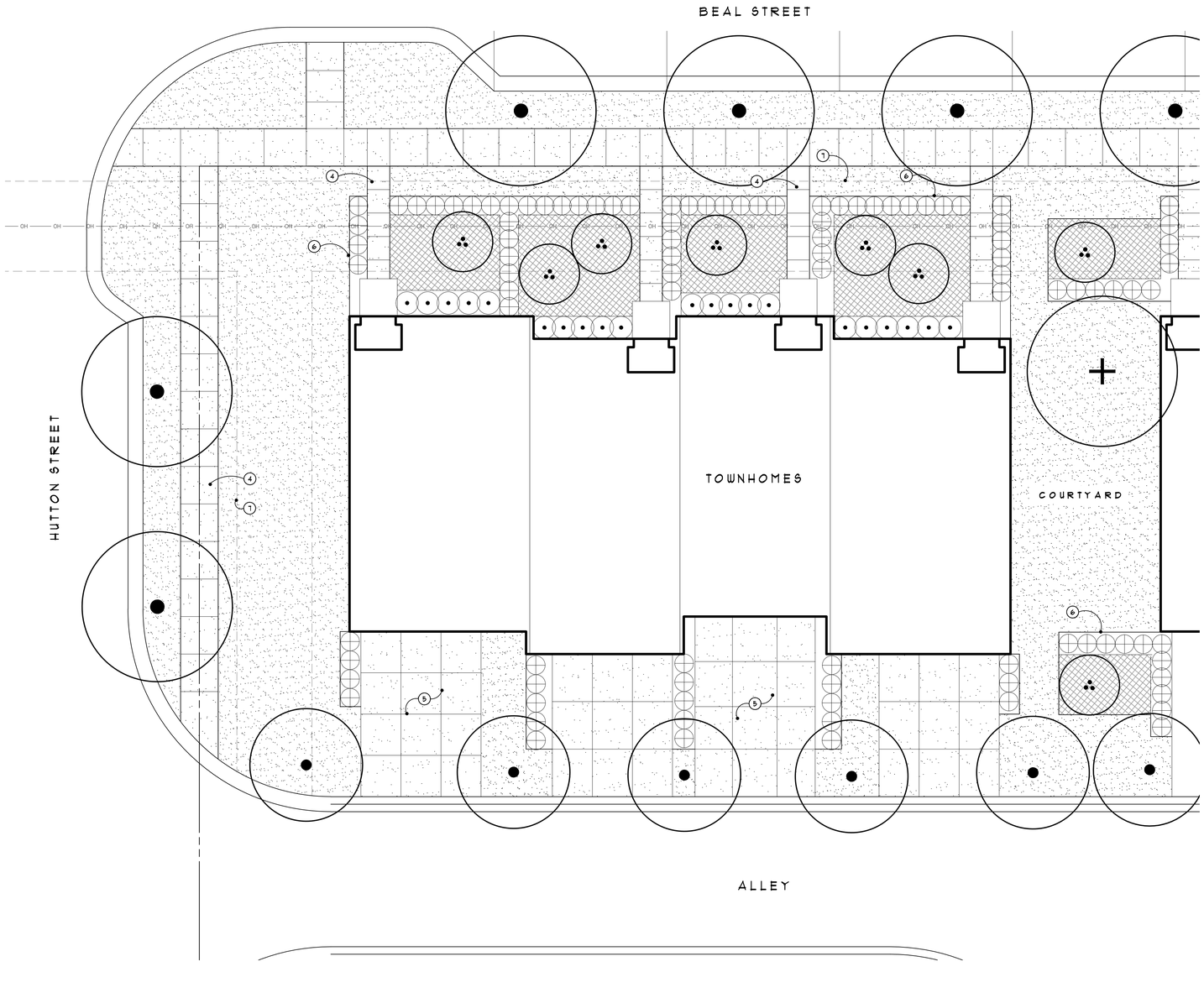

Legend: (APPLIES TO L101-L109, NOT ALL GRAPHICS APPLY TO EACH SHEET)

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

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

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

PROPOSED PERENNIALS AND OR GROUNDCOVER. POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - CATMINT, ROSES, GERANIUMS, DAYLILIES, ASTILBE, RUSSIAN SAGE, SEDUM, MYRTLE, PACHYSANDRA, RIBBON GRASS, LIRIOPE

LAWN, TYP.

Note Key: (APPLIES TO L101-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. EASEMENT LINE

Note:
NO INVASIVE PLANT SPECIES WILL BE ALLOWED.

0' 4' 8' 16'
SCALE: 1/8"=1'-0"

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

Project: The Downs
Northville, MI

Sheet: Prototypical Townhome Landscape Plan

Job Number:	H70-201
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Scale:	As Shown

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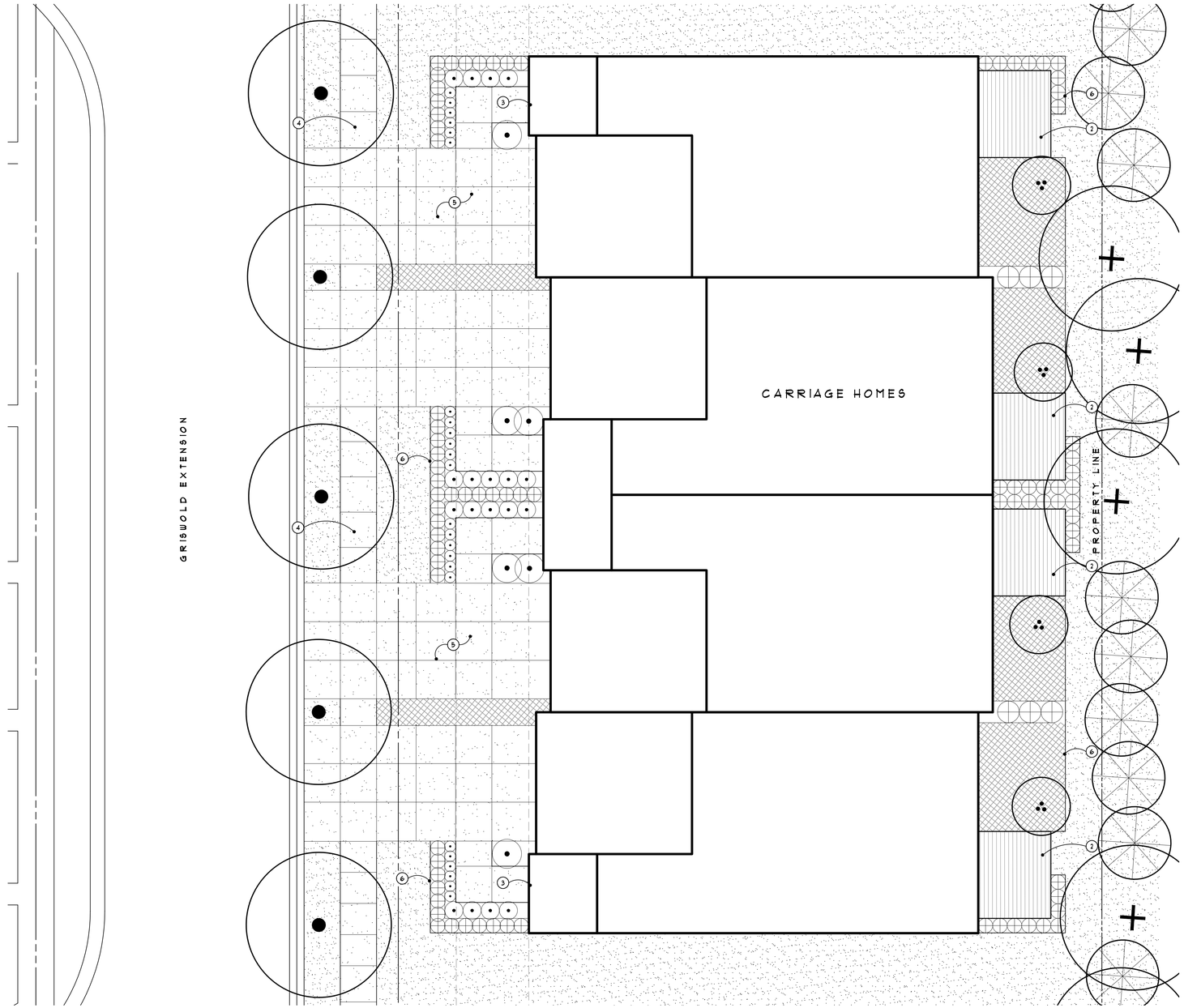

Legend: (APPLIES TO L107-L109, NOT ALL GRAPHICS APPLY TO EACH SHEET)

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

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

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

PROPOSED PERENNIALS AND OR GROUNDCOVER, POSSIBLE PLANT PALETTE TO INCLUDE BUT NOT BE LIMITED TO - CATMINT, ROSES, GERANIUMS, DAYLILIES, ASTILBE, RUSSIAN SAGE, SEDUM, MYRTLE, PACHYSANDRA, RIBBON GRASS, LIRIOPE

LAWN, TYP.

Note Key: (APPLIES TO 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. EASEMENT LINE

Note:
NO INVASIVE PLANT SPECIES WILL BE ALLOWED.

0' 4' 8' 16'
SCALE: 1/8"=1'-0"

NORTH

GRISSIM METZ ASSOCIATES ANDRIESE
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15000 Edwards N. Hines Dr., Suite A
Plymouth, MI 48170
Ph: 248-347-7010

Project: The Downs
Northville, MI

Sheet: Prototypical Carriage Home Landscape Plan

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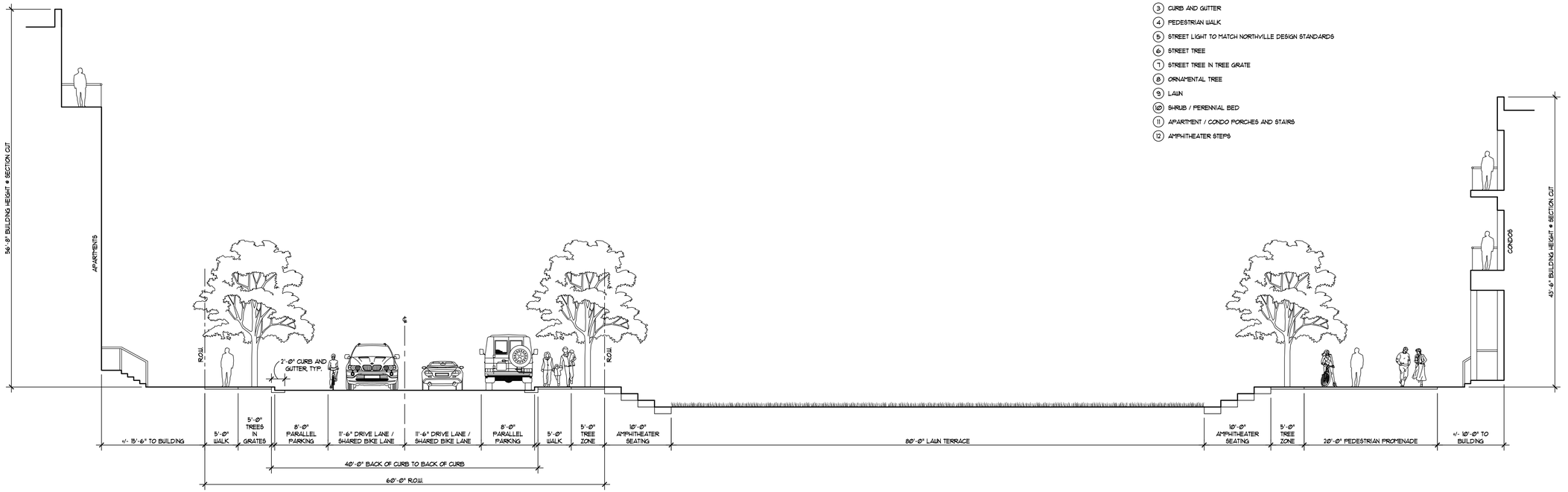
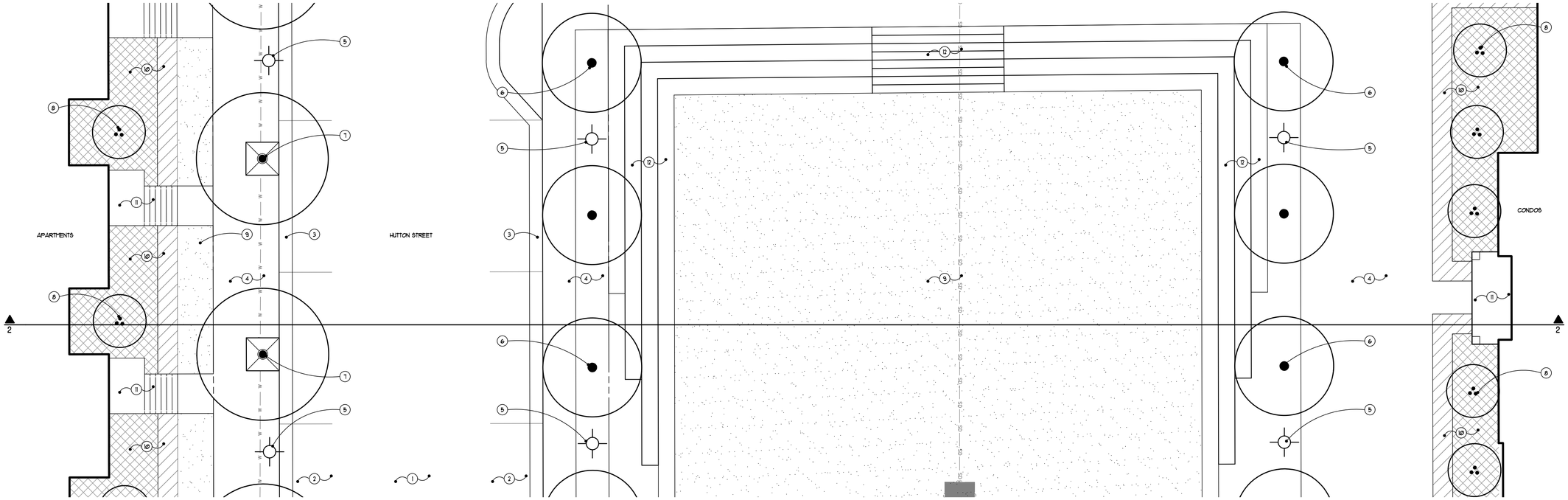
Note Key:

1. DRIVE LANE
2. PARALLEL PARKING
3. CURB AND GUTTER
4. PEDESTRIAN WALK
5. STREET LIGHT TO MATCH NORTHVILLE DESIGN STANDARDS
6. STREET TREE
7. STREET TREE IN TREE GRATE
8. ORNAMENTAL TREE
9. LAWN
10. SHRUB / PERENNIAL BED
11. APARTMENT / CONDO PORCHES AND STAIRS
12. AMPHITHEATER STEPS



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



NORTH
1 / L110 Hutton Street and Central Park Plan
SCALE: 1/8" = 1'-0"

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

Project: The Downs
Northville, MI

Sheet: Streetscape Cross Sections

Job Number:	H70-201
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Sheet Number: L110

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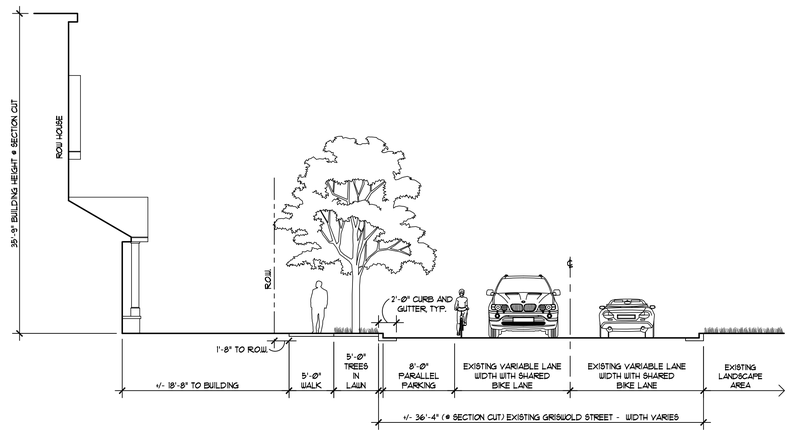
Note Key:

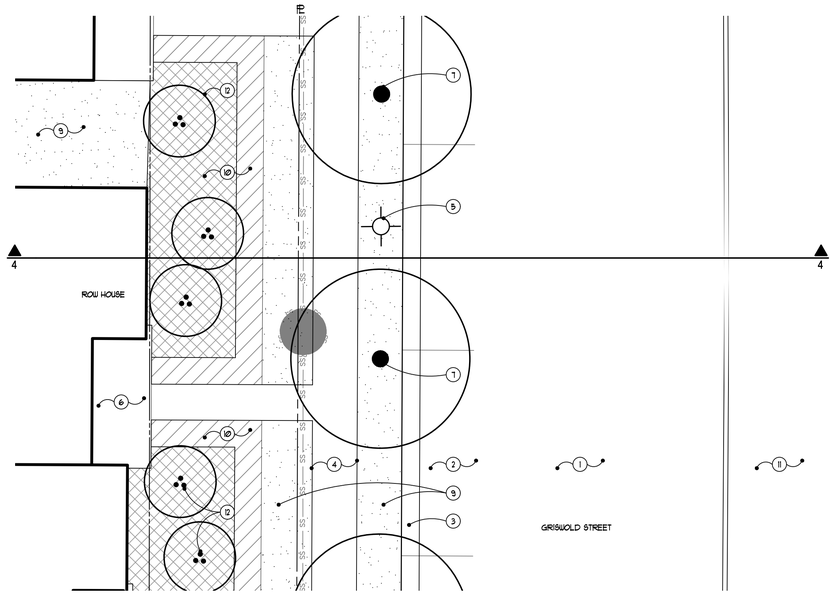
(APPLIES TO BOTH PLANS, SOME NOTES MAY NOT APPLY)

1. DRIVE LANE
2. PARALLEL PARKING
3. CURB AND GUTTER
4. PEDESTRIAN WALK
5. STREET LIGHT TO MATCH NORTHVILLE DESIGN STANDARDS
6. ROW HOUSE PORCHES AND STAIRS
7. STREET TREE IN LAWN
8. TOWNHOME LANDSCAPE - REFER TO PROTOTYPICAL PLAN
9. LAWN
10. SHRUB / PERENNIAL BED
11. EXISTING LANDSCAPE
12. ORNAMENTAL TREE



4 L100 Griswold Street Cross Section (row houses)

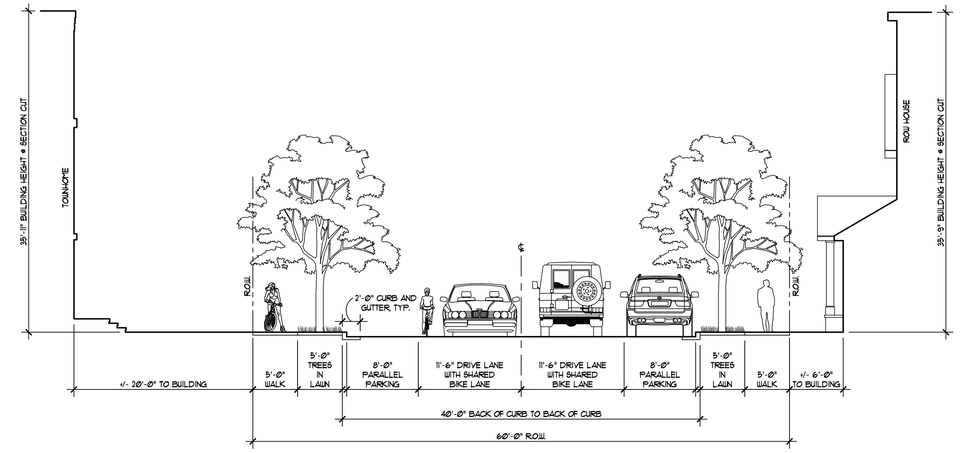
SCALE: 1/8" = 1'-0"



NORTH

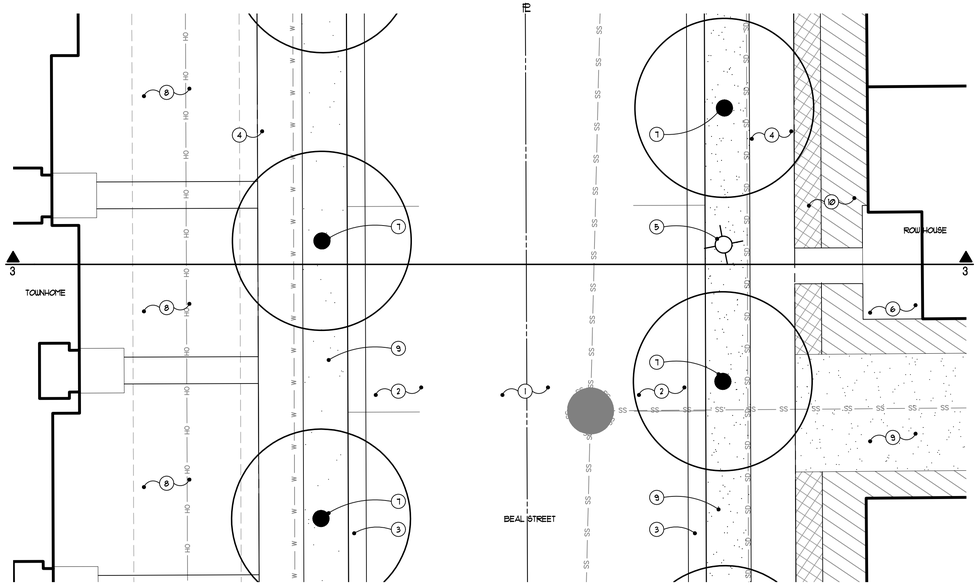
3 L112 Griswold Street Plan (row houses)

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



3 L100 Beal Street Cross Section (townhomes and row houses)

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



NORTH

1 L112 Beal Street Plan (townhomes and row houses)

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

GRISSIM METZ ASSOCIATES ANDRIESE

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Ph: 248-347-7010

Project:
The Downs
Northville, MI

Sheet:
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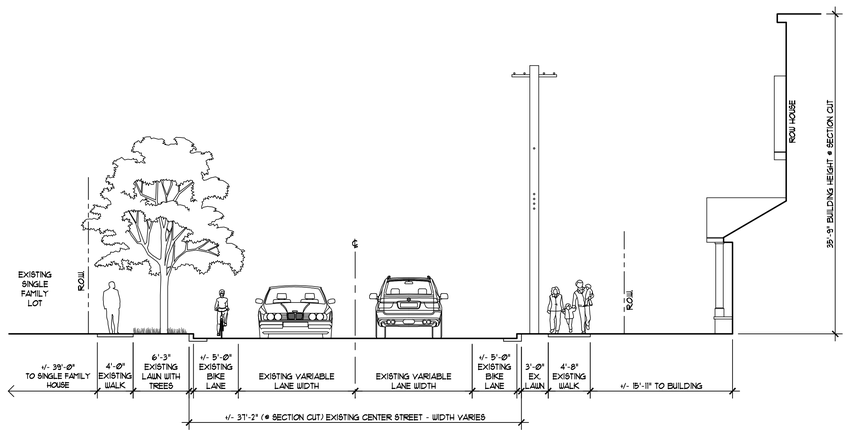
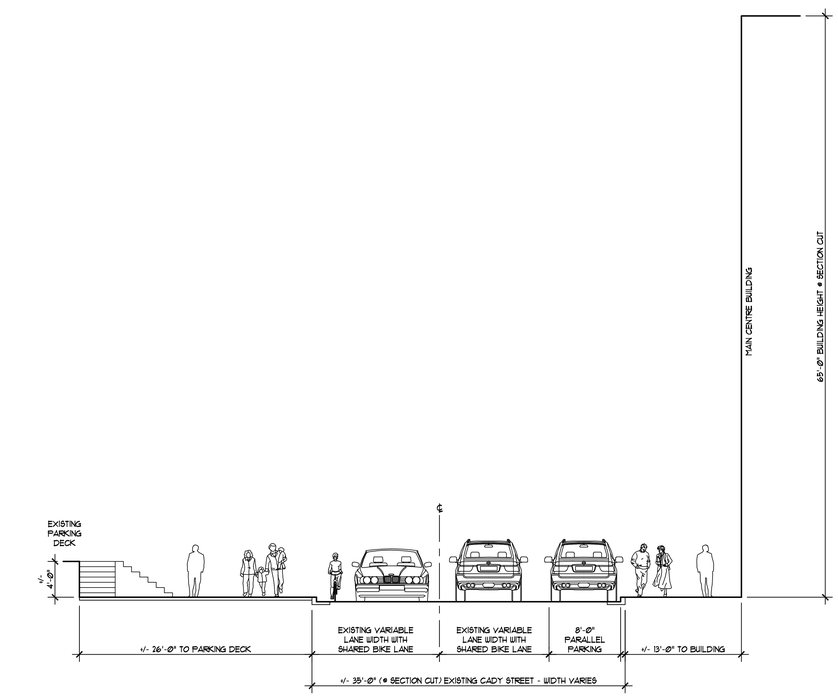
Note Key:

1. DRIVE LANE
2. EXISTING CURB
3. PEDESTRIAN WALK
4. STREET LIGHT TO MATCH NORTHVILLE DESIGN STANDARDS
5. EXISTING STREET LIGHT
6. EXISTING SINGLE FAMILY LOT
7. EXISTING PEDESTRIAN WALK
8. LAWN
9. SHRUB / PERENNIAL BED
10. ORNAMENTAL TREE



2 L100 Center Street Cross Section (row houses)

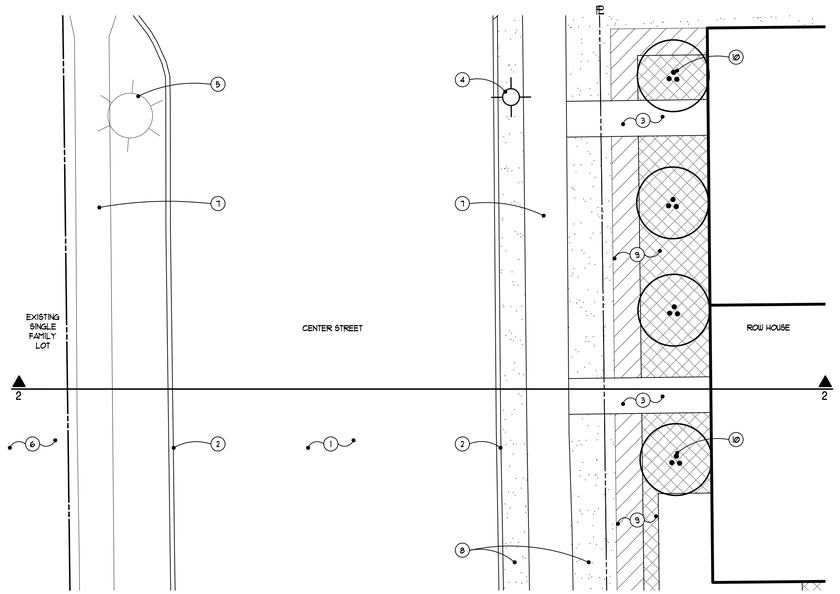
SCALE: 1/8" = 1'-0"



3 L100 Cady Street Cross Section (at existing parking and main center)

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

(NO PLAN AVAILABLE SECTION CUT FROM AERIAL IMAGERY AND LIMITED SURVEY INFORMATION)



1 L113 Center Street Plan (row houses)

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

GRISSIM METZ ASSOCIATES ANDRIESE

Landscape Architecture

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

Ph: 248-347-7010

Project:
The Downs
Northville, MI

Sheet:
Streetscape Cross Sections

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

Date:	Issued for:
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01/20/2022	Revision for City Review
05/31/2022	Revision for City Review
08/09/2022	Revision for City Review

Sheet Number: L113

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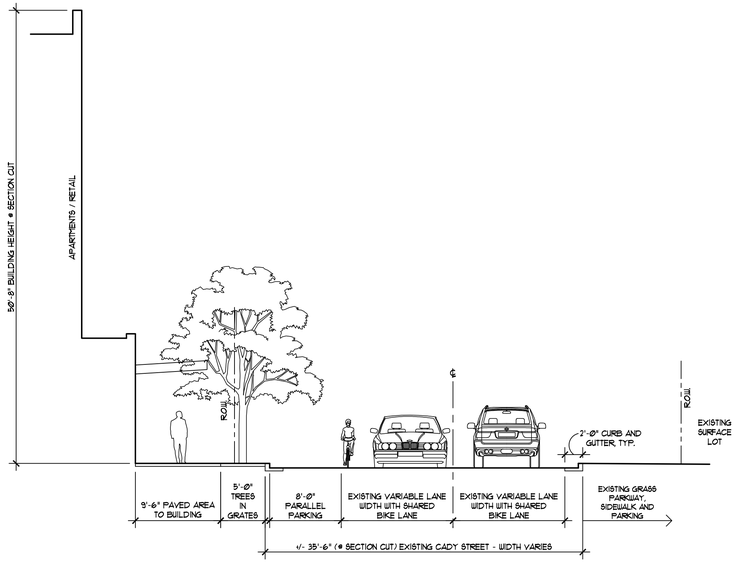
Note Key:

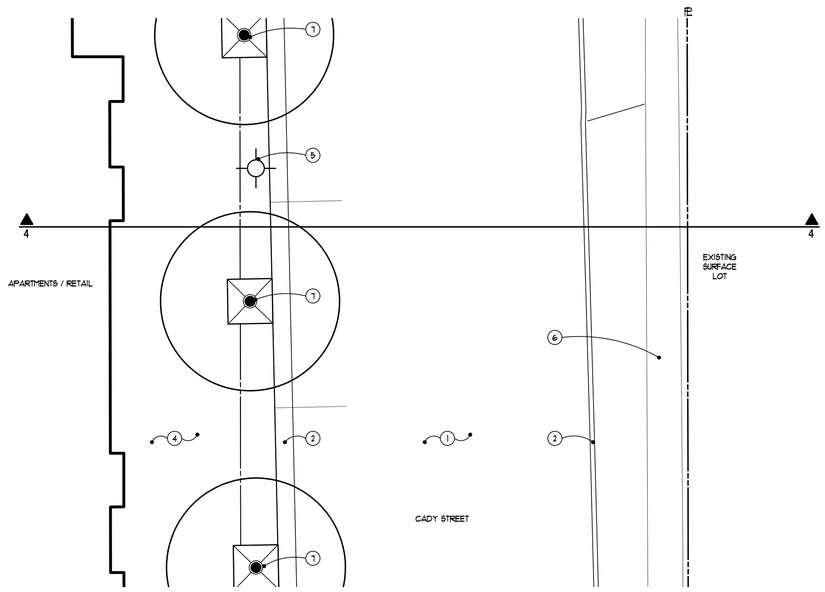
(APPLIES TO BOTH PLANS, SOME NOTES MAY NOT APPLY)

1. DRIVE LANE
2. EXISTING CURB
3. CURB AND GUTTER
4. PEDESTRIAN WALK
5. STREET LIGHT TO MATCH NORTHVILLE DESIGN STANDARDS
6. EXISTING PEDESTRIAN WALK
7. STREET TREE IN TREE GRATE



4 / L100 Cady Street Cross Section (at apartments and existing surface lot)

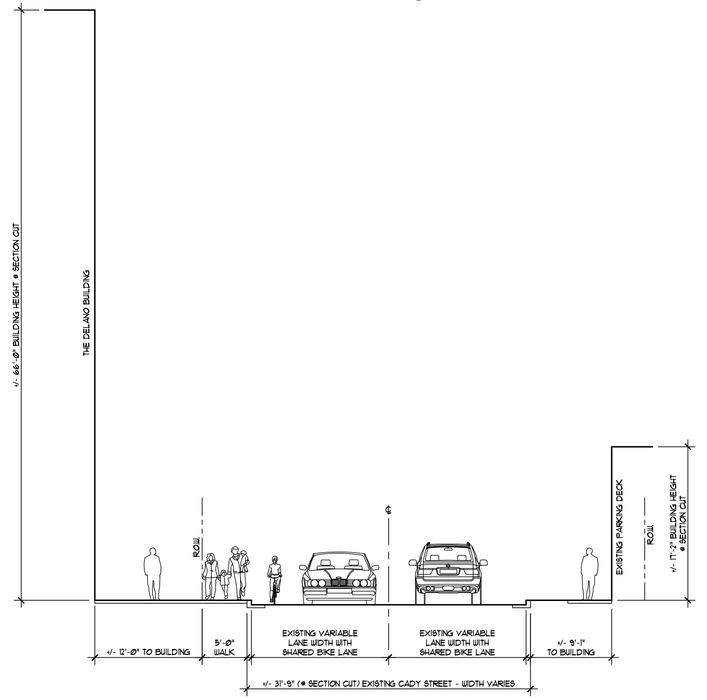
SCALE: 1/8" = 1'-0"



NORTH

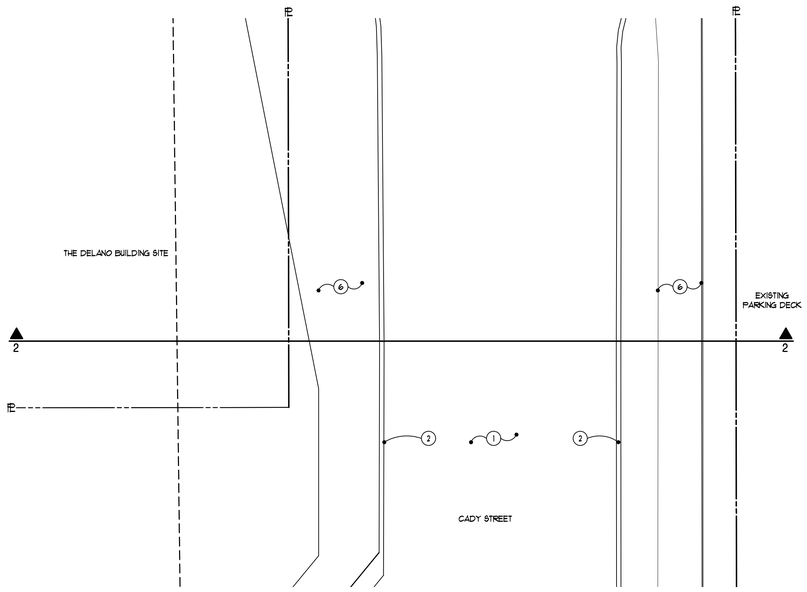
3 / L114 Cady Street Plan (at apartments and existing surface lot)

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



2 / L100 Cady Street Cross Section (at the delano and existing parking deck)

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



NORTH

1 / L114 Cady Street Plan (at the delano and existing parking deck)

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

GRISSIM METZ ASSOCIATES ANDRIESE

Landscape Architecture

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

Sheet:
Streetscape Cross Sections

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08/09/2022	Revision for City Review

Sheet Number: L114

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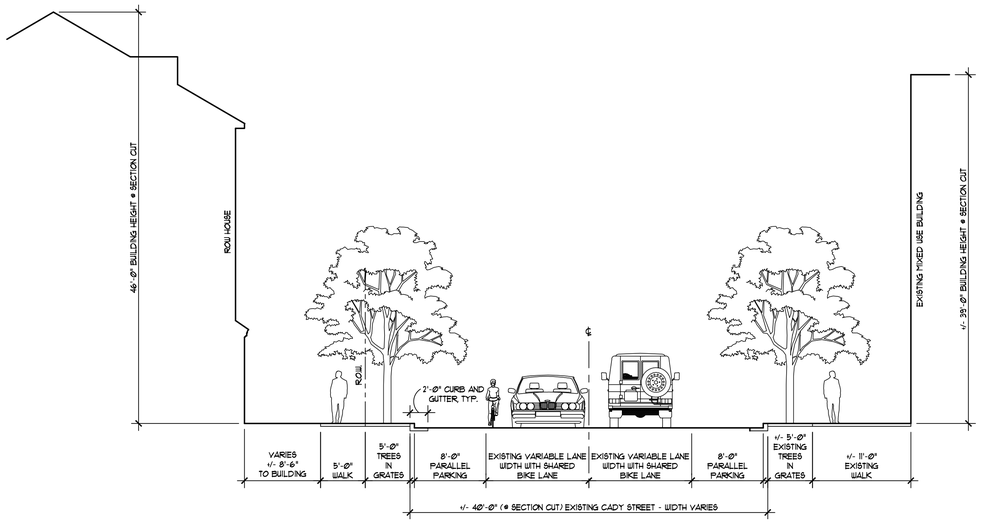
Note Key:

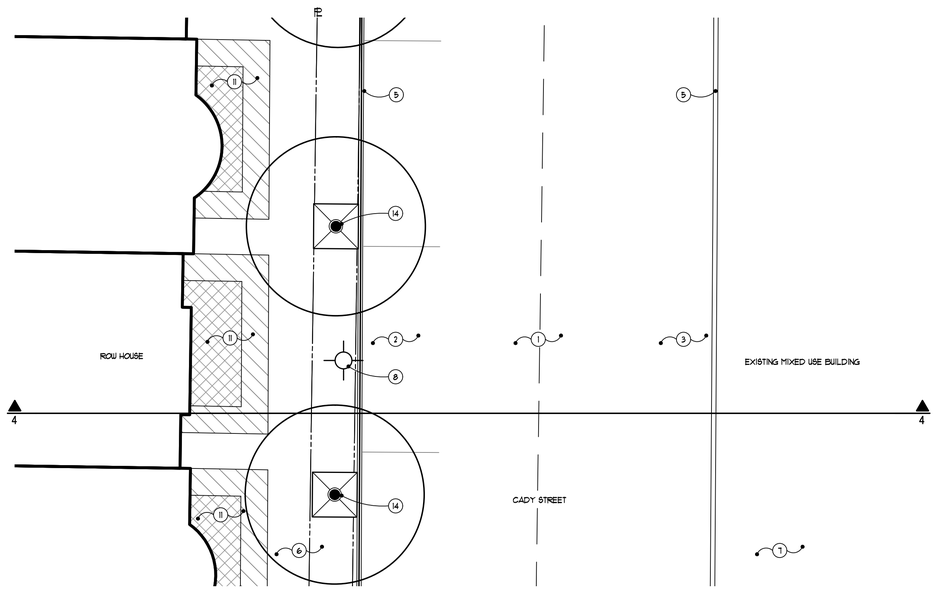
(APPLIES TO BOTH PLANS, SOME NOTES MAY NOT APPLY)

1. DRIVE LANE
2. PARALLEL PARKING
3. EXISTING PARALLEL PARKING
4. CURB AND GUTTER
5. EXISTING CURB
6. PEDESTRIAN WALK
7. EXISTING PEDESTRIAN WALK
8. STREET LIGHT TO MATCH NORTHVILLE DESIGN STANDARDS
9. STREET TREE IN PLANT BED
10. RETAIL PATIO
11. SHRUB / PERENNIAL BED
12. STAIRS AND CHEEKWALLS
13. WALL WITH GUARDRAIL
14. STREET TREE IN TREE GRATE
15. 4' HEIGHT MAX RETAINING WALL GUARDRAIL ON TOP



4 L100 Cady Street Cross Section (at row houses and existing mixed-use)

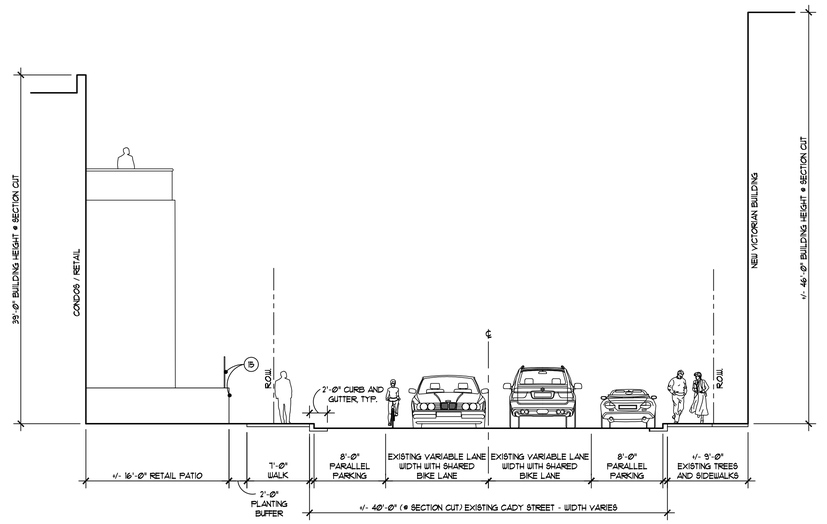
SCALE: 1/8" = 1'-0"



NORTH

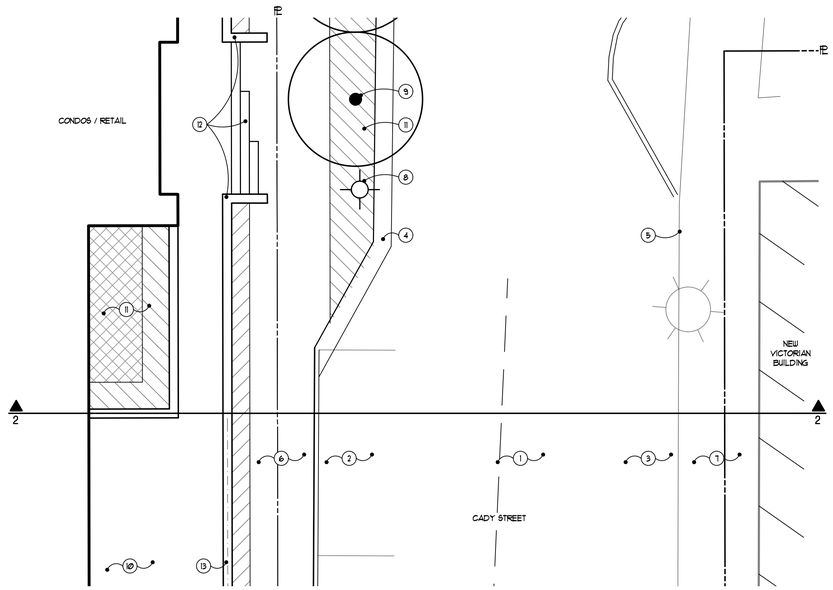
3 L115 Cady Street Plan (at row houses and existing mixed-use)

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



2 L100 Cady Street Cross Section (at condos and The New Victorian)

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



NORTH

1 L115 Cady Street Plan (at condos and The New Victorian)

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

GRISSIM METZ ASSOCIATES ANDRIESE

Landscape Architecture

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

Ph: 248-347-7010

Project:
The Downs
Northville, MI

Sheet:
Streetscape Cross Sections

Job Number:	H70-201
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08/09/2022	Revision for City Review

Sheet Number: L115

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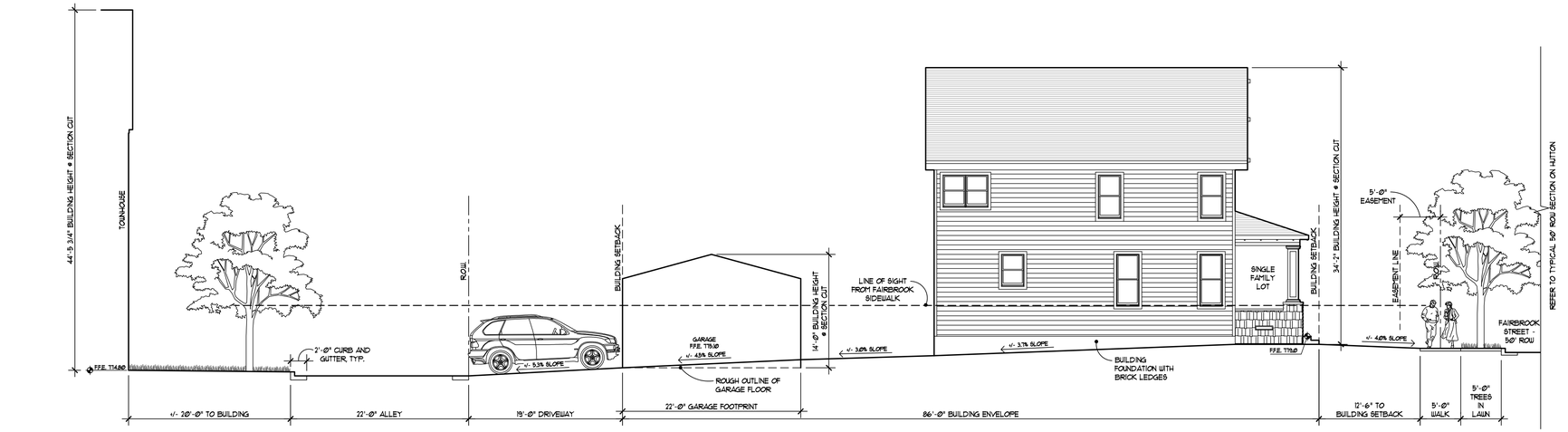
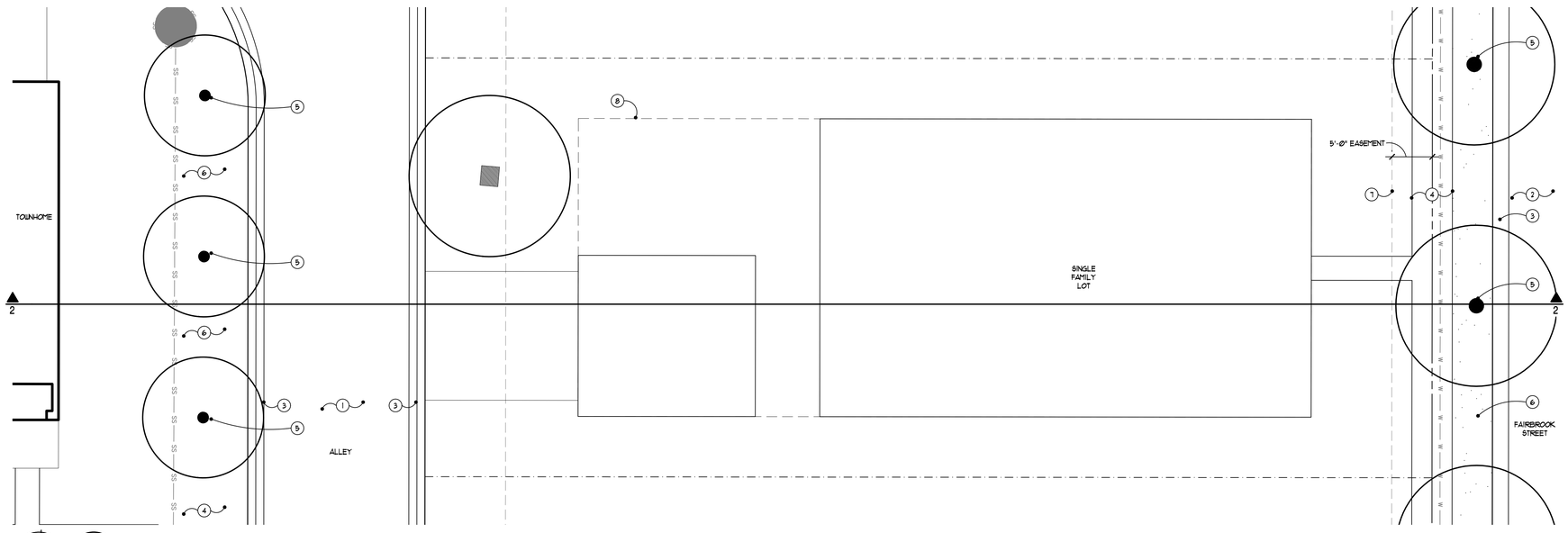
Note Key:

1. DRIVE LANE
2. PARALLEL PARKING
3. CURB AND GUTTER
4. PEDESTRIAN WALK
5. STREET TREE IN LAWN
6. LAWN
7. 5'-0" EASEMENT LINE
8. BUILDING SETBACK



2 / L100 Fairbrook Street Cross Section (through single family and townhomes)
SCALE: 1/8" = 1'-0"



NORTH

1 / L116 Fairbrook Street Plan (through single family and townhomes)
SCALE: 1/8" = 1'-0"

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

Project: The Downs
Northville, MI

Sheet: Streetscape Cross Sections

Job Number:	H70-201
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08/09/2022	Revision for City Review

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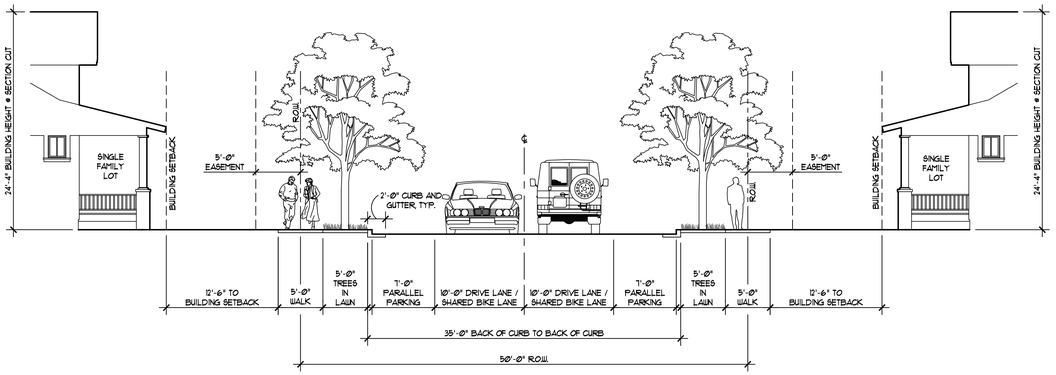
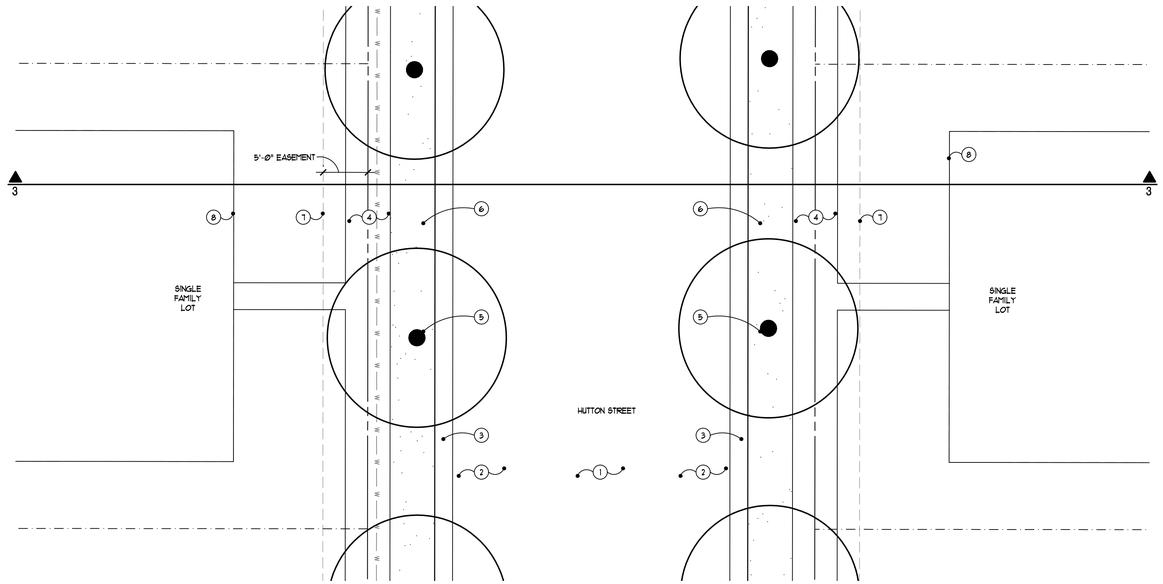
Note Key:

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



2 / L100 Hutton Street Cross Section (at single family homes, typical for 50' ROW)

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



NORTH

1 / L117 Hutton Street Plan (at single family homes, typical for 50' ROW)

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

GRISSIM METZ ASSOCIATES ANDRIESE

Landscape Architecture

15000 Edwards N. Hines Dr., Suite A
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Ph: 248-347-7010

Project:
The Downs
Northville, MI

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FRONT ELEVATION

SCALE: $\frac{1}{4}$"=1'-0"

REAR ELEVATION

SCALE: $\frac{1}{4}$"=1'-0"

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DALLAS - LOS ANGELES - SEATTLE
1140 Virginia Drive, Fort Washington, PA 19034
P 215-293-5300 | F 215-293-5314
A Division of Toll Brothers

SHEET REVISION INFO

SET REVISION INFO

PRODUCT LINE

MODEL/PROJECT NAME

ELEVATION NAME

DRAWN BY - PRESLEY ARCH

CHECKED BY -

SHEET DATE - 12/6/21

SHEET DESCRIPTION
30' X 56' 2 STORY CARRIAGE HOMES

SHEET NUMBER

12:10:00 PM Monday, August 15, 2022 J:\Models\...

DATE: Monday, August 15, 2022 - 12:48:29 pm

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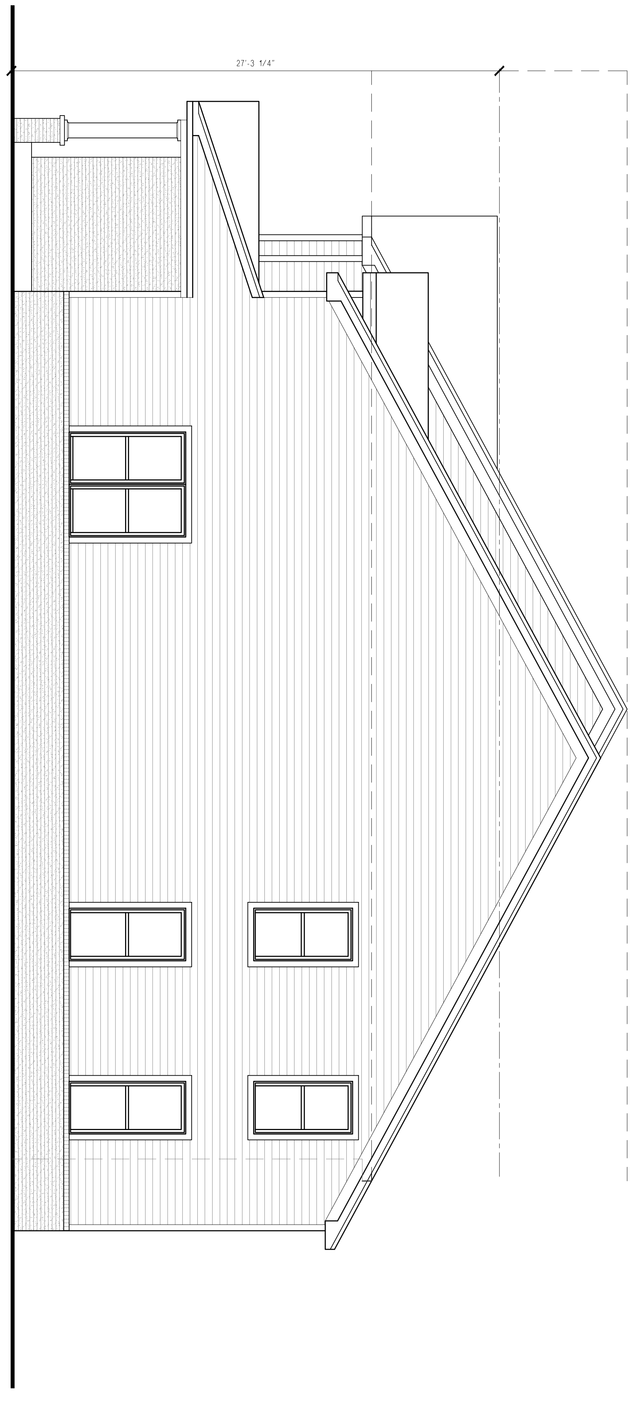

RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"

SHEET DESCRIPTION
30' X 56' 2 STORY CARRIAGE HOMES

DRAWN BY - PRESLEY ARCH

CHECKED BY -

SHEET DATE - 12/6/21

SHEET NUMBER

PRODUCT LINE

MODEL/PROJECT NAME

ELEVATION NAME

SHEET REVISION INFO

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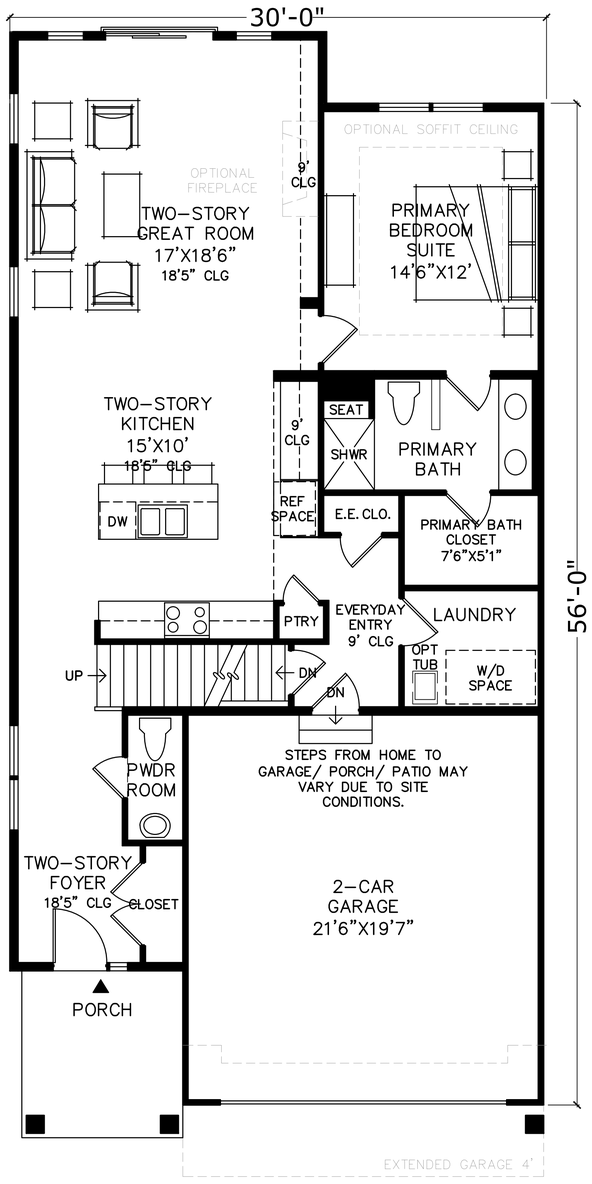
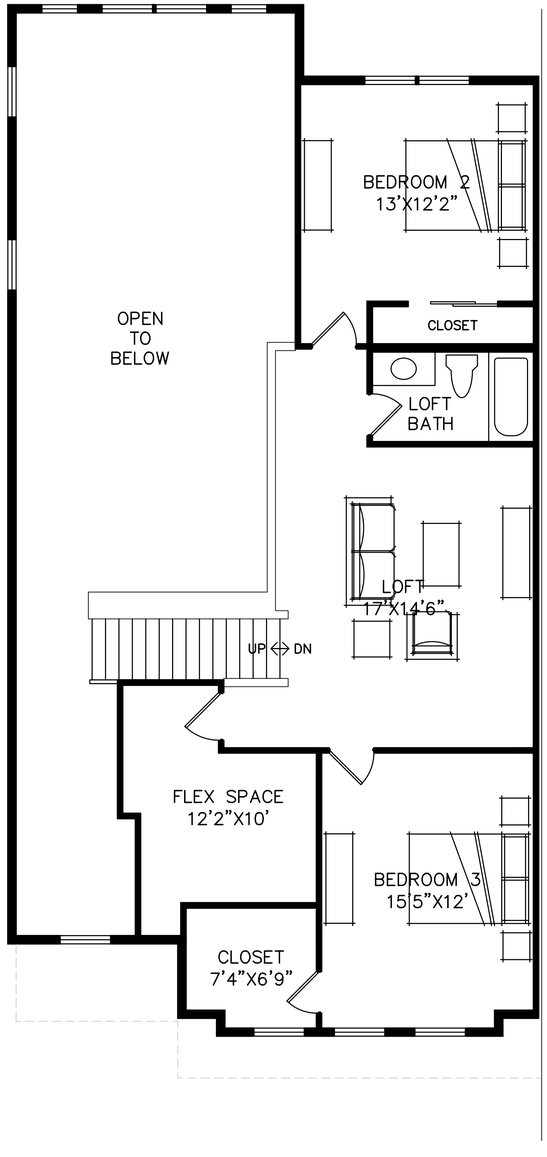


FIRST FLOOR PLAN

SCALE: ¼"=1'-0"



SECOND FLOOR PLAN

SCALE: ¼"=1'-0"

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ELEVATION NAME

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SHEET DATE - 12/6/21

SHEET DESCRIPTION

30' X 56' 2 STORY CARRIAGE HOMES

SHEET NUMBER

Date: Monday, August 15, 2022 - 12:48:40 pm

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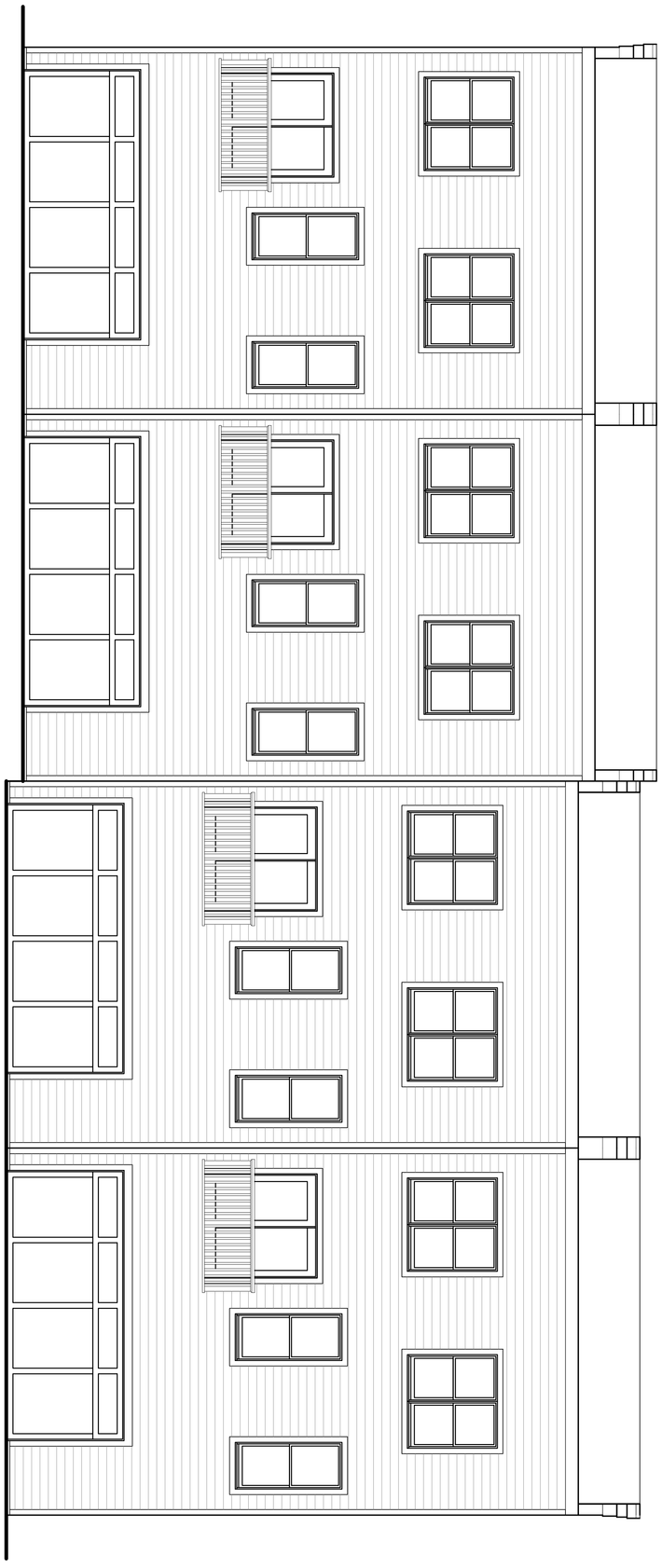
REAR ELEVATIONS

SCALE: $\frac{1}{4}$"=1'-0"



FRONT ELEVATIONS

SCALE: $\frac{1}{4}$"=1'-0"

SHEET DESCRIPTION 22' X 42' 2.5 STORY TOWNHOMES	DRAWN BY - TOLL ARCH CHECKED BY - SHEET DATE - 12/6/21	PRODUCT LINE MODEL/PROJECT NAME ELEVATION NAME	SHEET REVISION INFO SET REVISION INFO	TOLLARCHITECTURE PHILADELPHIA · ORLANDO DALLAS · LOS ANGELES · SEATTLE 1140 Virginia Drive, Fort Washington, PA 19034 P 215-293-5300 | F 215-293-5314 A Division of Toll Brothers	
SHEET NUMBER					

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FRONT ELEVATIONS
SCALE: $\frac{1}{4}$"=1'-0"

LEFT SIDE ELEVATION OF FLAT ROOF BUILDING - END UNIT
SCALE: $\frac{1}{4}$"=1'-0"

LEFT SIDE ELEVATION OF FLAT ROOF BUILDING - END UNIT HIGH VISIBILITY
SCALE: $\frac{1}{4}$"=1'-0"

TOLLARCHITECTURE
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PRODUCT LINE

MODEL/PROJECT NAME

ELEVATION NAME

DRAWN BY - TOLL ARCH

CHECKED BY -

SHEET DATE - 12/6/21

SHEET DESCRIPTION
22' X 42' 2.5 STORY TOWNHOMES

SHEET NUMBER

12:30:00pm, August 13, 2021, 11.0(No) 4.1pm

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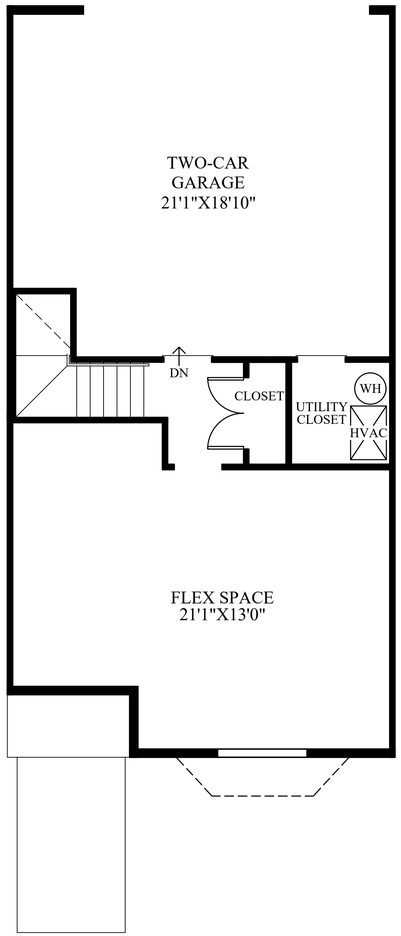
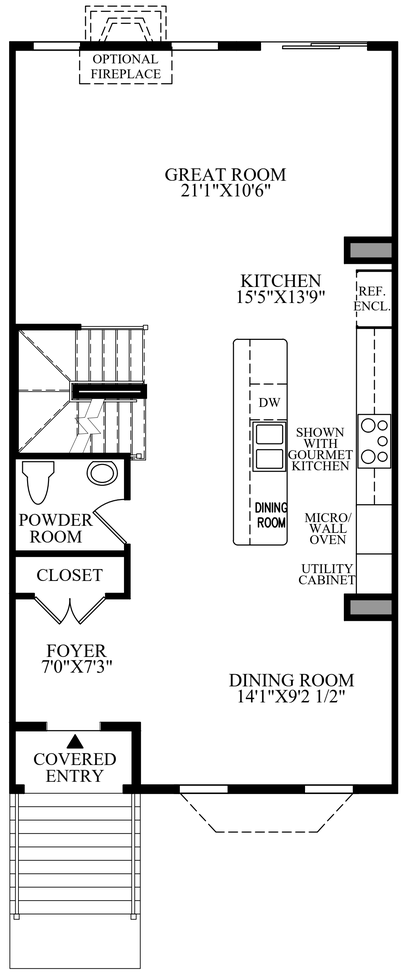


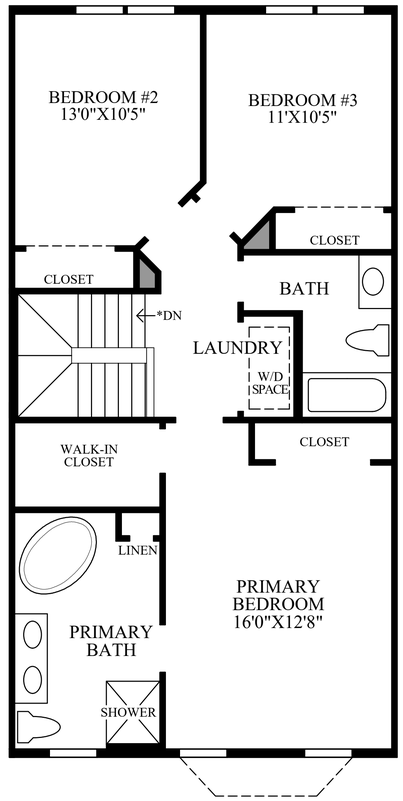
LOWER LEVEL - 401 FINISHED SF

SCALE: $\frac{1}{4}$"=1'-0"



LIVING LEVEL - 885 FINISHED SF

SCALE: $\frac{1}{4}$"=1'-0"



BEDROOM LEVEL - 857 FINISHED SF

SCALE: $\frac{1}{4}$"=1'-0"

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SHEET REVISION INFO

SET REVISION INFO

PRODUCT LINE

MODEL/PROJECT NAME

ELEVATION NAME

DRAWN BY - TOLL ARCH

CHECKED BY -

SHEET DATE - 12/6/21

SHEET DESCRIPTION

22' X 42' 2.5 STORY TOWNHOMES

SHEET NUMBER

DATE: Monday, August 15, 2022 - 12:48:43 pm

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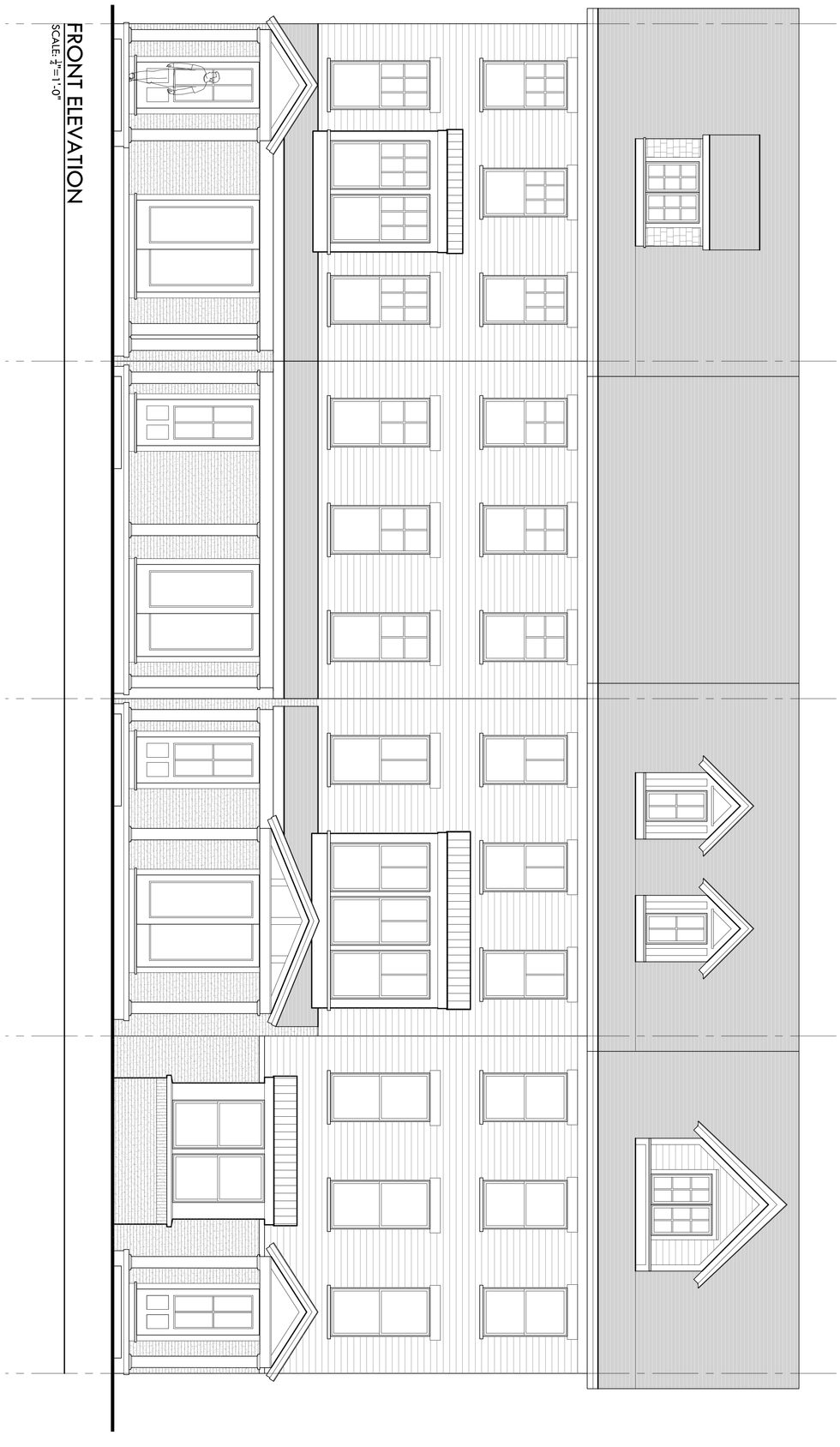

FRONT ELEVATION

SCALE: 1/4"=1'-0"

SHEET DESCRIPTION

22'X42' 3 STORY TOWNHOMES

DRAWN BY - TOLL ARCH

CHECKED BY -

SHEET DATE - 12/6/21

SHEET NUMBER

PRODUCT LINE

MODEL/PROJECT NAME

ELEVATION NAME

SHEET REVISION INFO

SET REVISION INFO

TOLLARCHITECTURE

PHILADELPHIA · ORLANDO
DALLAS · LOS ANGELES · SEATTLE

1140 Virginia Drive, Fort Washington, PA 19034
P 215-293-5300 | F 215-293-5314
A Division of Toll Brothers

Date: Monday, August 15, 2022 - 12:48:43 pm

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REAR ELEVATIONS

SCALE: $\frac{1}{4}$" = 1'-0"

SHEET DESCRIPTION 22' X 42' 3 STORY TOWNHOMES	DRAWN BY - TOLL ARCH CHECKED BY - SHEET DATE - 12/6/21	PRODUCT LINE MODEL/PROJECT NAME ELEVATION NAME	SHEET REVISION INFO SET REVISION INFO	TOLLARCHITECTURE PHILADELPHIA · ORLANDO DALLAS · LOS ANGELES · SEATTLE 1140 Virginia Drive, Fort Washington, PA 19034 P 215-293-5300 | F 215-293-5314 A Division of Toll Brothers	
SHEET NUMBER					

Date: Monday, August 15, 2022 - 12:48:54 pm

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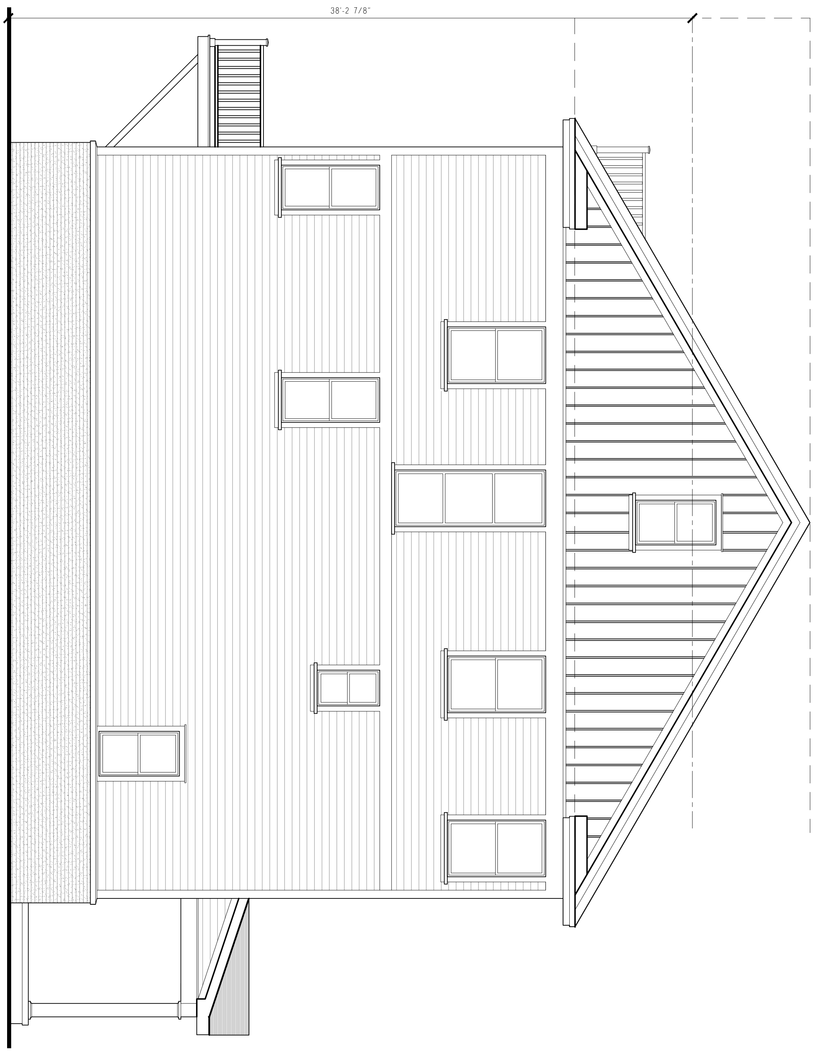
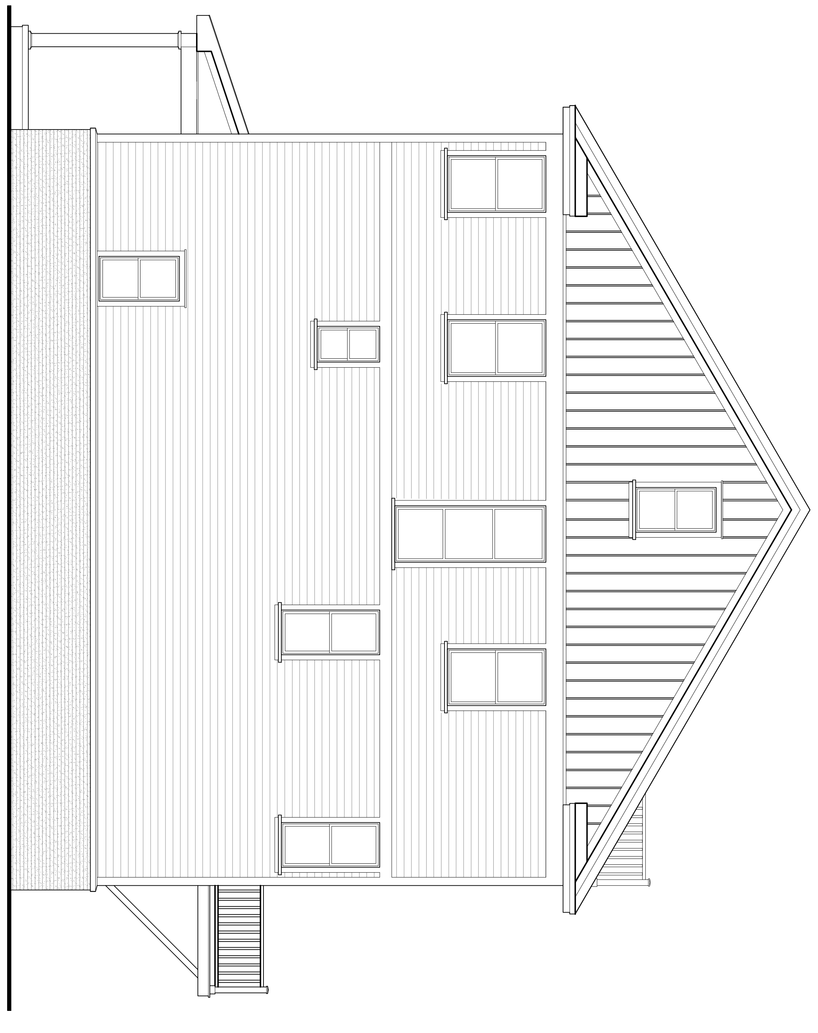


LEFT SIDE ELEVATION

SCALE: 3/8"=1'-0"



RIGHT SIDE ELEVATION

SCALE: 3/8"=1'-0"

SHEET DESCRIPTION 22' X 42' 3 STORY TOWNHOMES	DRAWN BY - TOLL ARCH CHECKED BY - SHEET DATE - 12/6/21	PRODUCT LINE MODEL/PROJECT NAME ELEVATION NAME	SHEET REVISION INFO SET REVISION INFO	TOLLARCHITECTURE PHILADELPHIA · ORLANDO DALLAS · LOS ANGELES · SEATTLE 1140 Virginia Drive, Fort Washington, PA 19034 P 215-293-5300 | F 215-293-5314 A Division of Toll Brothers	
SHEET NUMBER					

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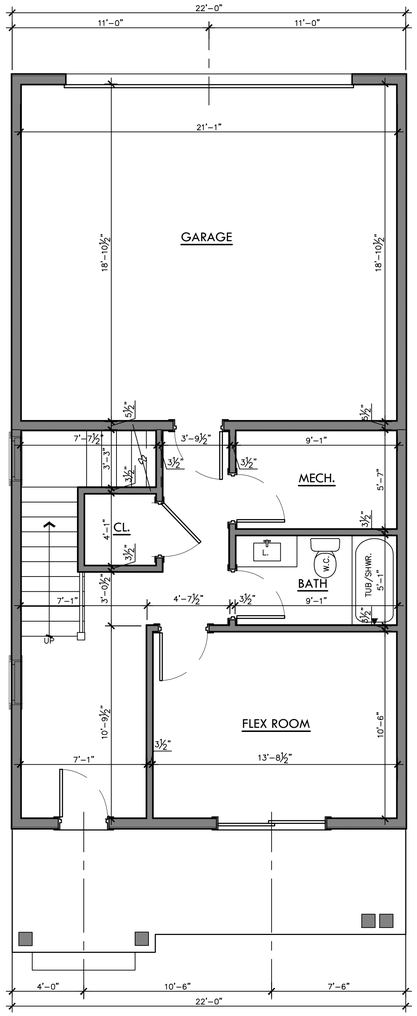
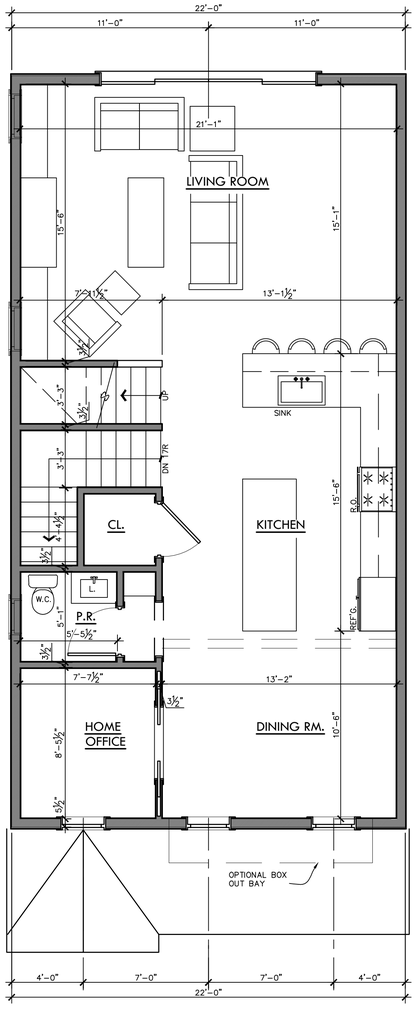


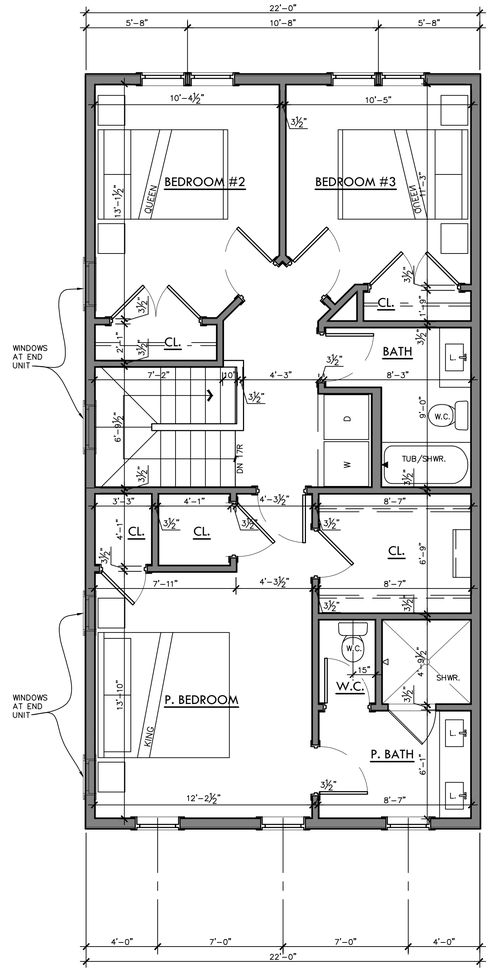
LOWER LEVEL

SCALE: $\frac{1}{4}$"=1'-0"



LIVING LEVEL

SCALE: $\frac{1}{4}$"=1'-0"



BEDROOM LEVEL

SCALE: $\frac{1}{4}$"=1'-0"

SHEET REVISION INFO	SET REVISION INFO
PRODUCT LINE	MODEL/PROJECT NAME
	ELEVATION NAME
DRAWN BY - TOLL ARCH	CHECKED BY -
SHEET DATE - 12/6/21	
SHEET DESCRIPTION	22' X 42' 3 STORY TOWNHOMES
SHEET NUMBER	

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Last Modified: August 24, 2021 - 2:27:40 PM

FRONT ELEVATION - EAST SIDE SOUTH CENTER STREET-NORTH BUILDING

SCALE: $\frac{1}{4}$"=1'-0"

REAR ELEVATION - EAST SIDE SOUTH CENTER STREET-NORTH BUILDING

SCALE: $\frac{1}{4}$"=1'-0"

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MODEL/PROJECT NAME

ELEVATION NAME

DRAWN BY - TOLL ARCH

CHECKED BY -

SHEET DATE - 12/6/21

SHEET DESCRIPTION
2 STORY TOWNHOMES

SHEET NUMBER

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RIGHT SIDE ELEVATION - EAST SIDE SOUTH CENTER STREET-NORTH BUILDING

SCALE: $\frac{1}{4}$"=1'-0"

LEFT SIDE ELEVATION - EAST SIDE SOUTH CENTER STREET-NORTH BUILDING

SCALE: $\frac{1}{4}$"=1'-0"

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DRAWN BY - TOLL ARCH

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SHEET DATE - 12/6/21

SHEET DESCRIPTION
2 STORY TOWNHOMES

SHEET NUMBER

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FRONT ELEVATION - EAST SIDE SOUTH CENTER STREET-MIDDLE BUILDING

SCALE: $\frac{1}{4}$"=1'-0"

REAR ELEVATION - EAST SIDE SOUTH CENTER STREET-MIDDLE BUILDING

SCALE: $\frac{1}{4}$"=1'-0"

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DRAWN BY - TOLL ARCH

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SHEET DATE - 12/6/21

SHEET DESCRIPTION
2 STORY TOWNHOMES

SHEET NUMBER

12:17:00 PM Monday, August 15, 2022 J:\Active\

Date: Monday, August 15, 2022 - 12:48:48 pm

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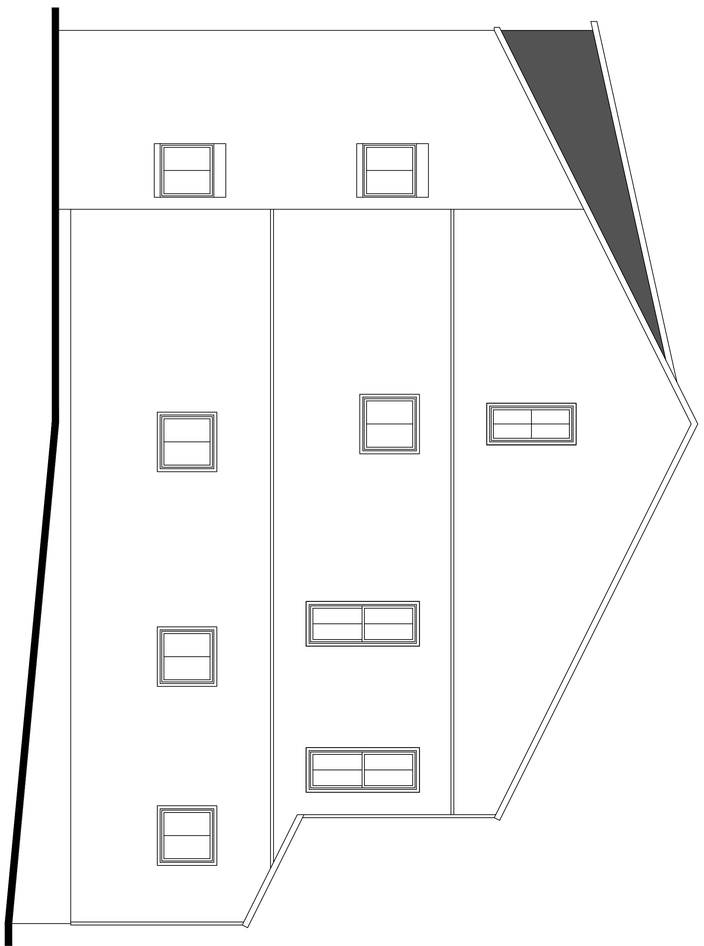
RIGHT SIDE ELEVATION - EAST SIDE SOUTH CENTER STREET-MIDDLE BUILDING

SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION - EAST SIDE SOUTH CENTER STREET-MIDDLE BUILDING

SCALE: 1/4"=1'-0"

SHEET DESCRIPTION 2 STORY TOWNHOMES	DRAWN BY - TOLL ARCH CHECKED BY - SHEET DATE - 12/6/21	PRODUCT LINE MODEL/PROJECT NAME ELEVATION NAME	SHEET REVISION INFO SET REVISION INFO	TOLLARCHITECTURE PHILADELPHIA · ORLANDO DALLAS · LOS ANGELES · SEATTLE 1140 Virginia Drive, Fort Washington, PA 19034 P 215-293-5300 | F 215-293-5314 A Division of Toll Brothers	
SHEET NUMBER					

DATE: Monday, August 15, 2022 - 12:48:59 pm

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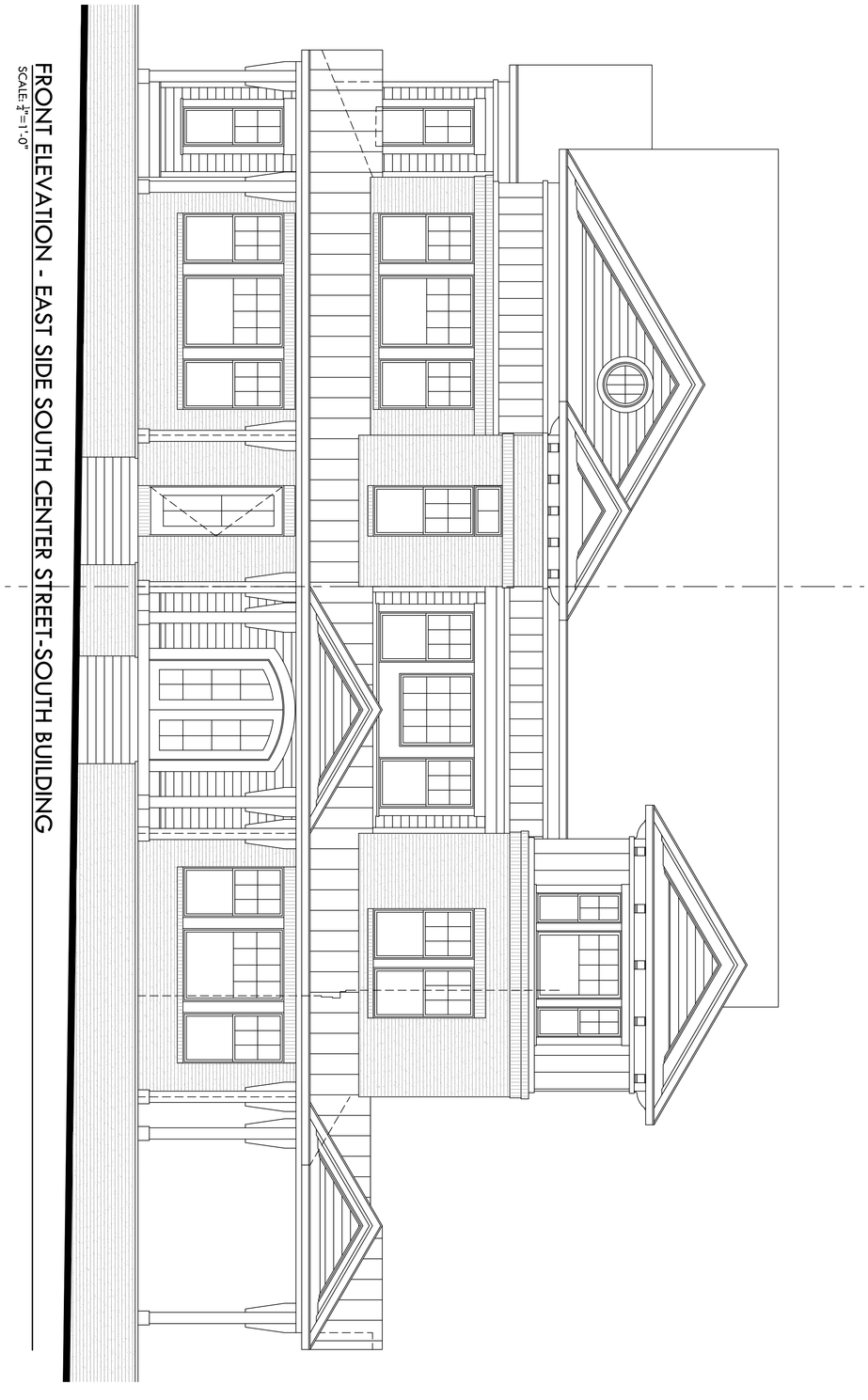

FRONT ELEVATION - EAST SIDE SOUTH CENTER STREET-SOUTH BUILDING

SCALE: 1/4"=1'-0"

SHEET DESCRIPTION 2 STORY TOWNHOMES	DRAWN BY - TOLL ARCH CHECKED BY - SHEET DATE - 12/6/21	PRODUCT LINE MODEL/PROJECT NAME ELEVATION NAME	SHEET REVISION INFO SET REVISION INFO	TOLLARCHITECTURE PHILADELPHIA · ORLANDO DALLAS · LOS ANGELES · SEATTLE 1140 Virginia Drive, Fort Washington, PA 19034 P 215-293-5300 | F 215-293-5314 A Division of Toll Brothers	
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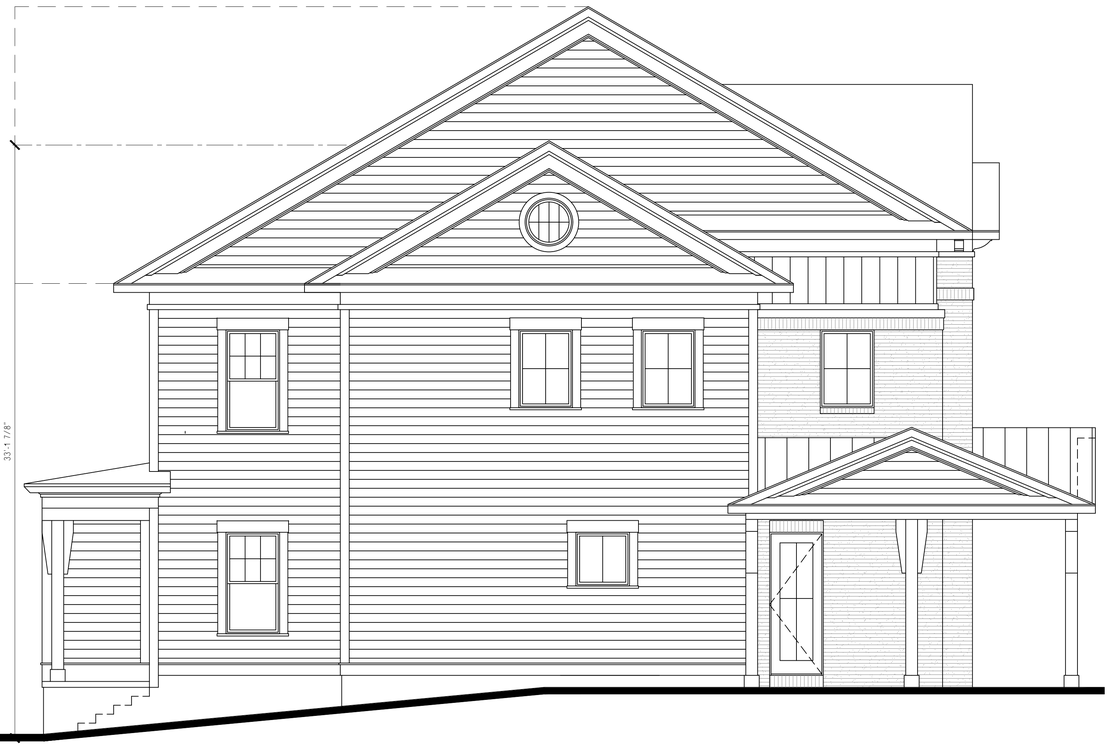
RIGHT SIDE ELEVATION - EAST SIDE SOUTH CENTER STREET-SOUTH BUILDING

SCALE: $\frac{1}{4}$"=1'-0"



LEFT SIDE ELEVATION - EAST SIDE SOUTH CENTER STREET-SOUTH BUILDING

SCALE: $\frac{1}{4}$"=1'-0"

REAR ELEVATION - EAST SIDE SOUTH CENTER STREET-SOUTH BUILDING

SCALE: $\frac{1}{4}$"=1'-0"

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SET REVISION INFO

PRODUCT LINE

MODEL/PROJECT NAME

ELEVATION NAME

DRAWN BY - TOLL ARCH

CHECKED BY -

SHEET DATE - 12/6/21

SHEET DESCRIPTION
2 STORY TOWNHOMES

SHEET NUMBER

Last Saved by: Tuesday, August 31, 2021 at 11:49:10 pm

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FRONT ELEVATION - WEST SIDE SOUTH CENTER STREET-NORTH BUILDING

SCALE: $\frac{1}{4}$"=1'-0"

REAR ELEVATION - WEST SIDE SOUTH CENTER STREET-NORTH BUILDING

SCALE: $\frac{1}{4}$"=1'-0"

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ELEVATION NAME

DRAWN BY - TOLL ARCH

CHECKED BY -

SHEET DATE - 12/6/21

SHEET DESCRIPTION
2 STORY TOWNHOMES

SHEET NUMBER

Last Modified: August 13, 2021 - 11:28:16 a.m.

LEFT SIDE ELEVATION - WEST SIDE SOUTH CENTER STREET-NORTH BUILDING

SCALE: $\frac{1}{4}$"=1'-0"

RIGHT SIDE ELEVATION - WEST SIDE SOUTH CENTER STREET-NORTH BUILDING

SCALE: $\frac{1}{4}$"=1'-0"

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CHECKED BY -

SHEET DATE - 12/6/21

SHEET DESCRIPTION
2 STORY TOWNHOMES

SHEET NUMBER

Date: Monday, August 15, 2022 - 12:48:34 pm

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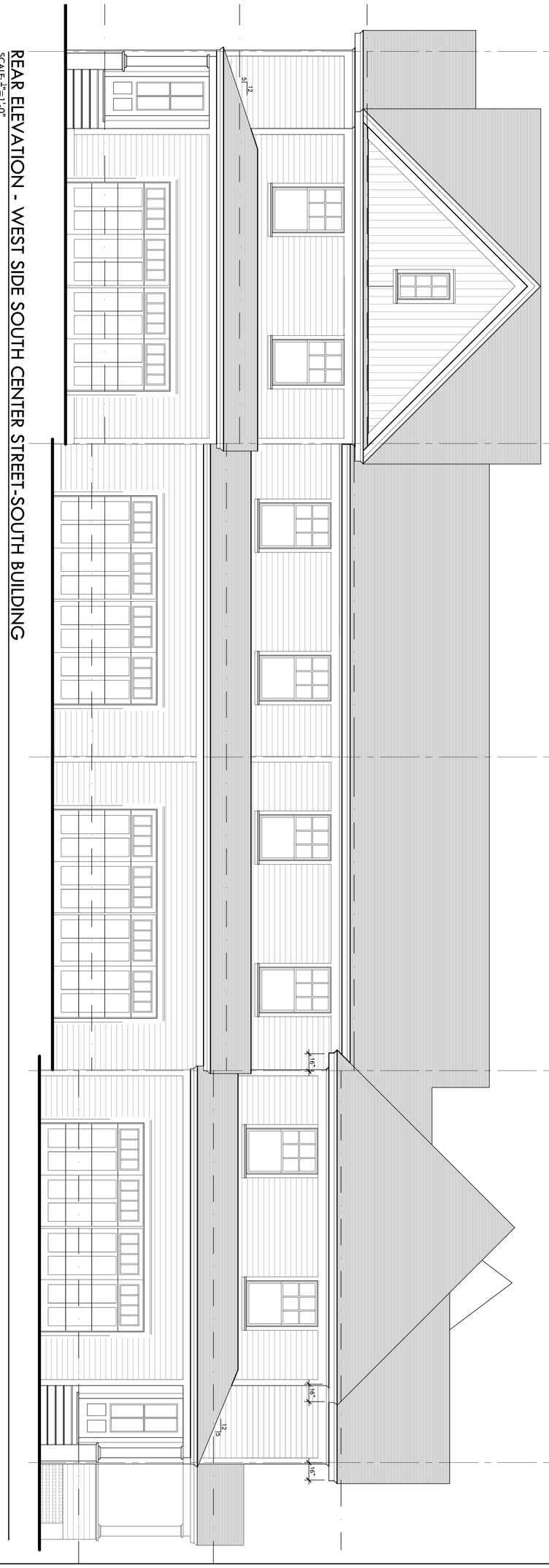
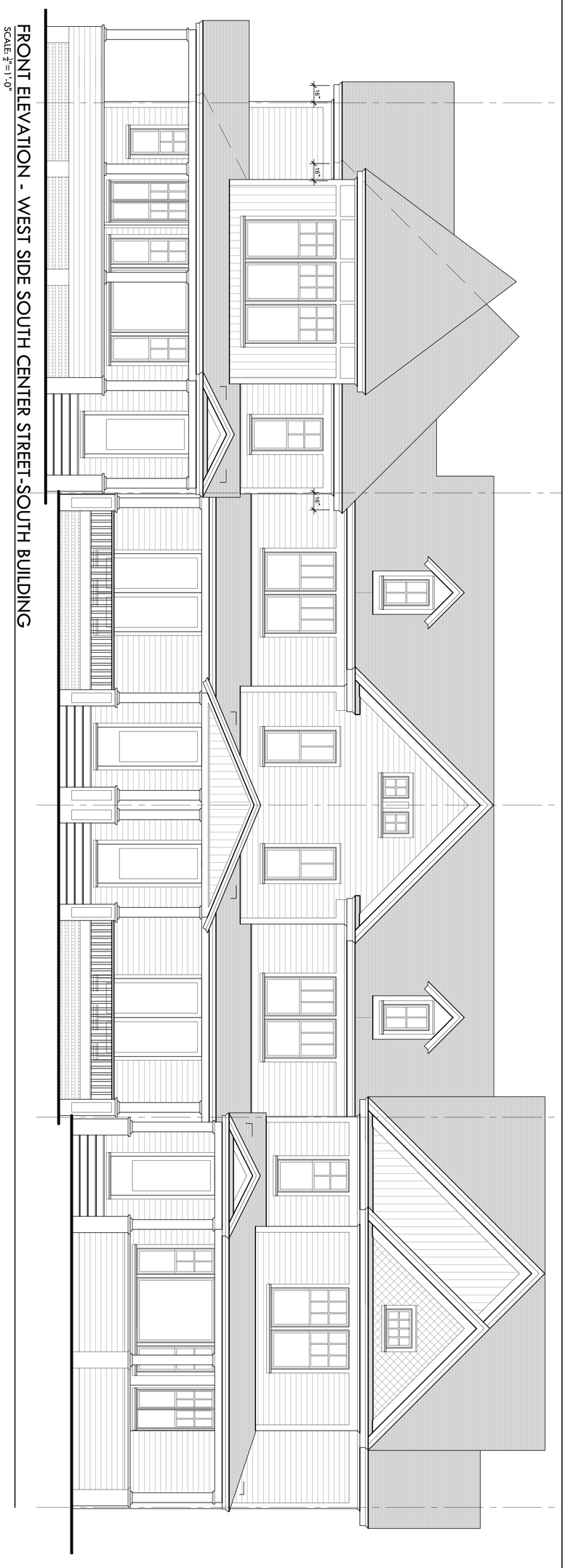


REAR ELEVATION - WEST SIDE SOUTH CENTER STREET-SOUTH BUILDING

SCALE: $\frac{1}{4}$"=1'-0"



FRONT ELEVATION - WEST SIDE SOUTH CENTER STREET-SOUTH BUILDING

SCALE: $\frac{1}{4}$"=1'-0"

SHEET DESCRIPTION 2 STORY TOWNHOMES	DRAWN BY - TOLL ARCH CHECKED BY - SHEET DATE - 12/6/21	PRODUCT LINE MODEL/PROJECT NAME ELEVATION NAME	SHEET REVISION INFO SET REVISION INFO	TOLLARCHITECTURE PHILADELPHIA · ORLANDO DALLAS · LOS ANGELES · SEATTLE 1140 Virginia Drive, Fort Washington, PA 19034 P 215-293-5300 | F 215-293-5314 A Division of Toll Brothers	
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LEFT SIDE ELEVATION - WEST SIDE SOUTH CENTER STREET-SOUTH BUILDING

SCALE: $\frac{1}{4}$"=1'-0"

RIGHT SIDE ELEVATION - WEST SIDE SOUTH CENTER STREET-SOUTH BUILDING

SCALE: $\frac{1}{4}$"=1'-0"

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SHEET REVISION INFO

SET REVISION INFO

PRODUCT LINE

MODEL/PROJECT NAME

ELEVATION NAME

DRAWN BY - TOLL ARCH

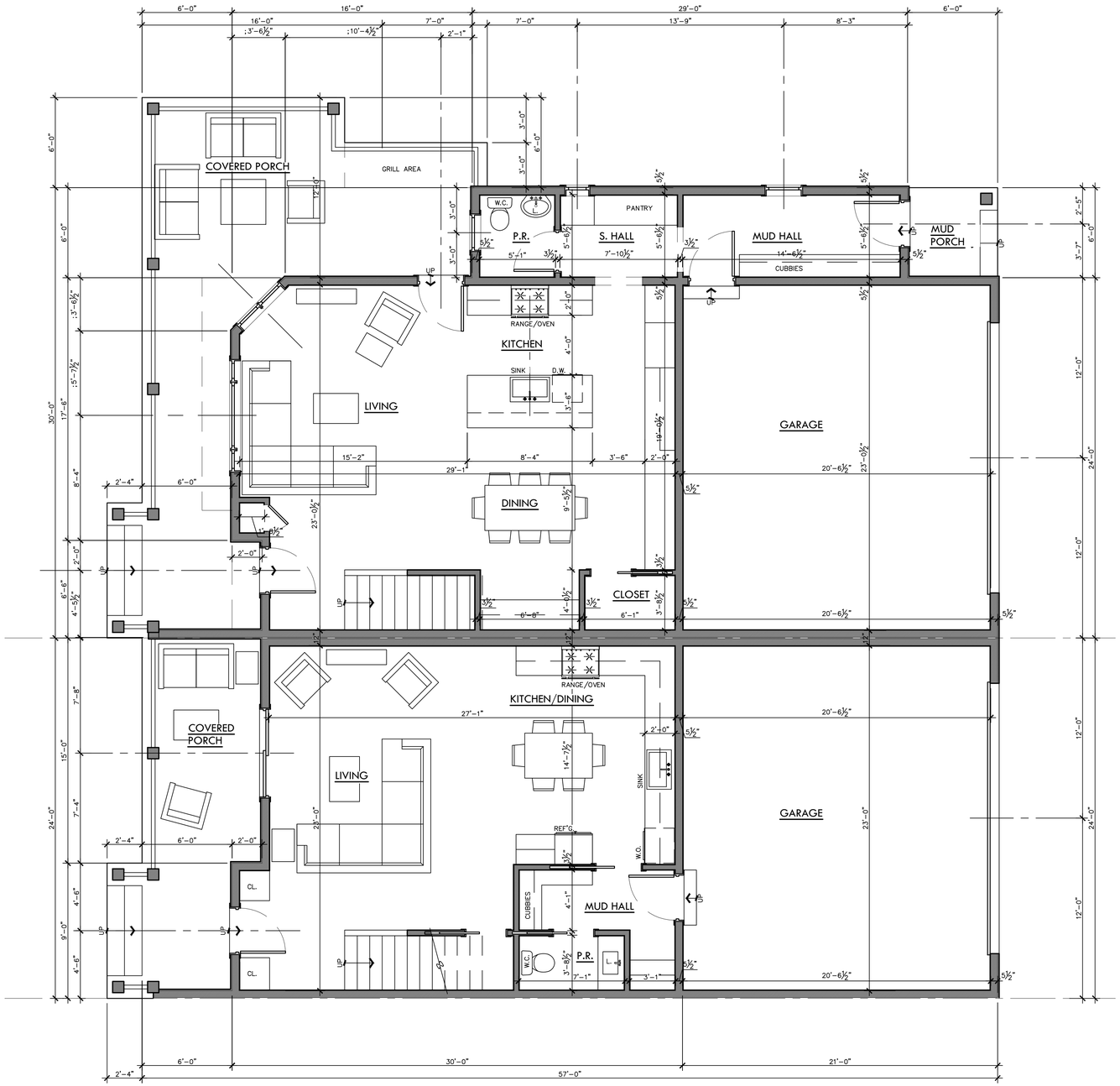
CHECKED BY -

SHEET DATE - 12/6/21

SHEET DESCRIPTION

2 STORY TOWNHOMES

SHEET NUMBER



FIRST FLOOR PLAN - SOUTH CENTER STREET-2 STORY TOWNHOMES

SCALE: $\frac{1}{4}$"=1'-0"

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SHEET REVISION INFO

SET REVISION INFO

PRODUCT LINE

MODEL/PROJECT NAME

ELEVATION NAME

DRAWN BY - TOLL ARCH

CHECKED BY -

SHEET DATE - 12/6/21

SHEET DESCRIPTION
2 STORY TOWNHOMES

SHEET NUMBER

DATE: Monday, August 15, 2022 - 12:48:30 pm

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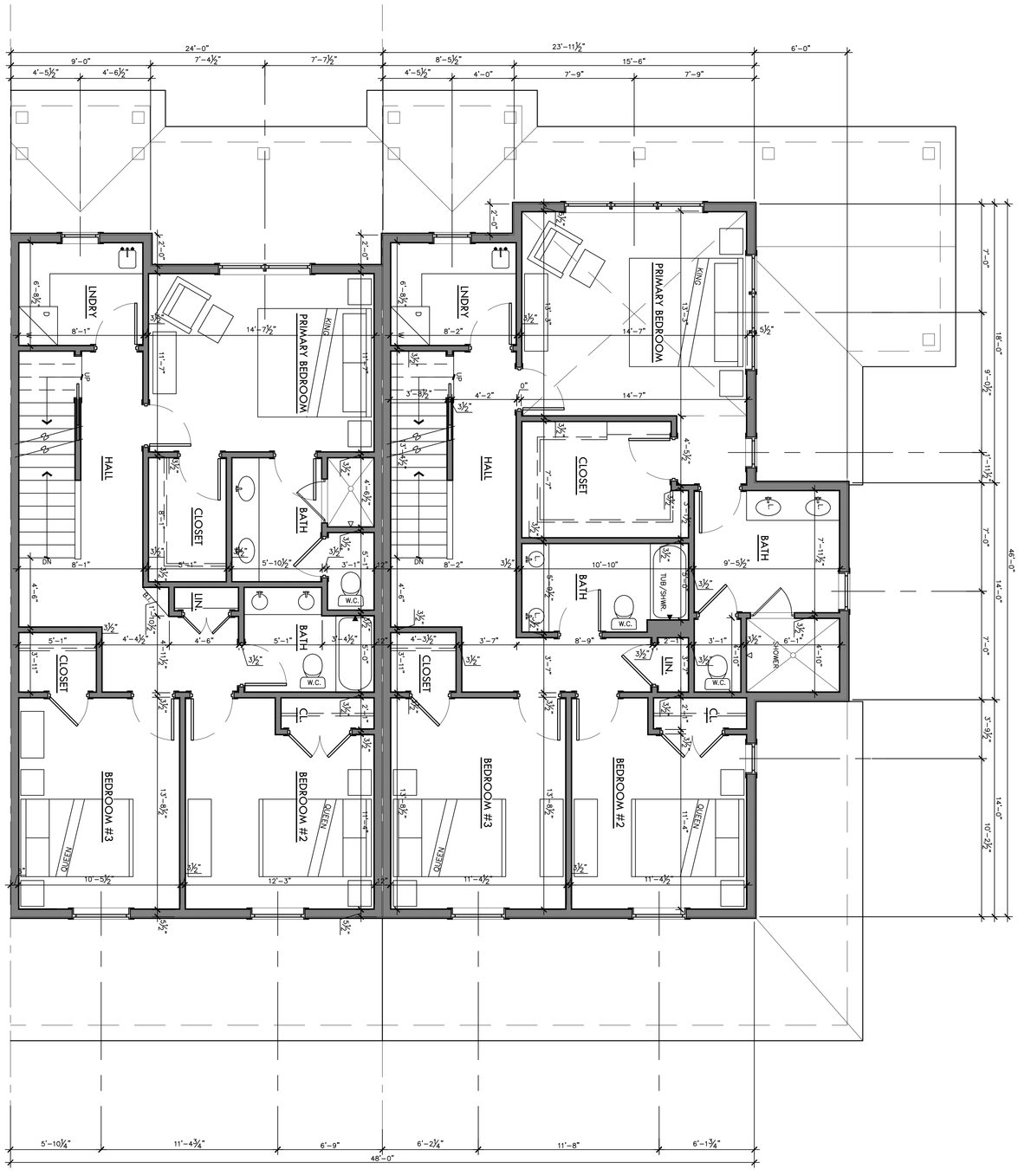
SECOND FLOOR PLAN - SOUTH CENTER STREET-2 STORY TOWNHOMES

SCALE: 1/4"=1'-0"



SHEET DESCRIPTION: 2 STORY TOWNHOMES	DRAWN BY - TOLL ARCH CHECKED BY - SHEET DATE - 12/6/21	PRODUCT LINE MODEL/PROJECT NAME ELEVATION NAME	SHEET REVISION INFO SET REVISION INFO	TOLLARCHITECTURE PHILADELPHIA · ORLANDO DALLAS · LOS ANGELES · SEATTLE 1140 Virginia Drive, Fort Washington, PA 19034 P 215-293-5300 | F 215-293-5314 A Division of Toll Brothers	
SHEET NUMBER					

DATE: Monday, August 15, 2022 - 12:48:56 pm

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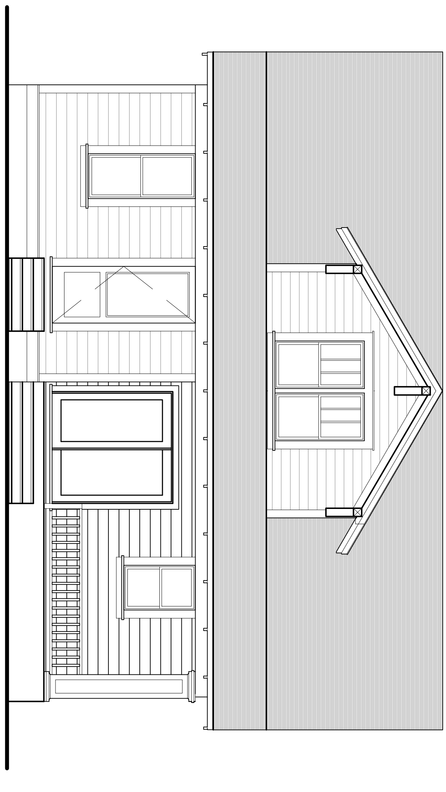
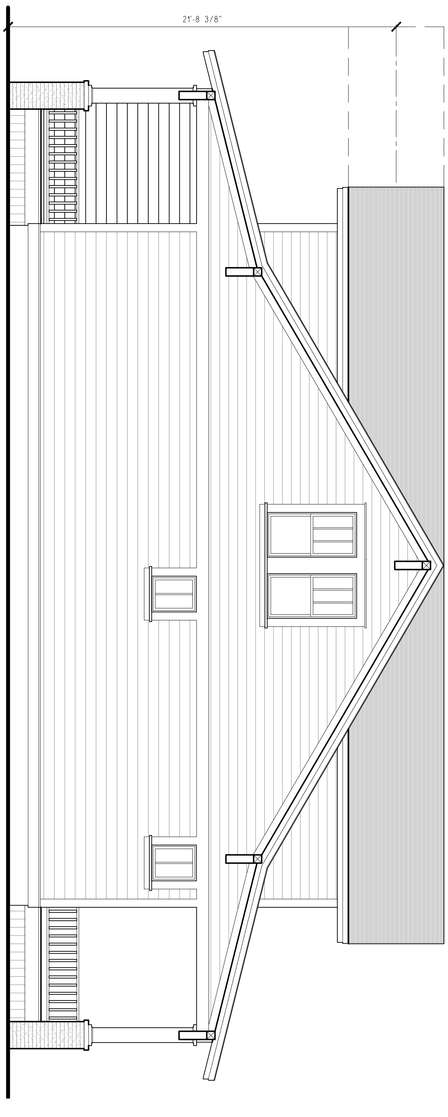
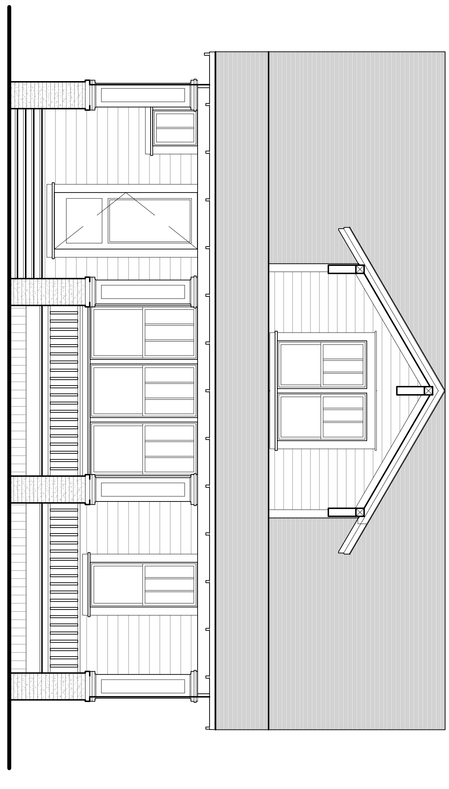


REAR ELEVATION
SCALE: 1/4"=1'-0"



SIDE ELEVATION
SCALE: 1/4"=1'-0"



FRONT ELEVATION
SCALE: 1/4"=1'-0"

SHEET DESCRIPTION 36' x 84'-8" CRAFTSMAN BUNGALOW SINGLE FAMILY DETACHED	DRAWN BY - PRESLEY ARCH CHECKED BY - SHEET DATE - 12/6/21	PRODUCT LINE MODEL/PROJECT NAME ELEVATION NAME	SHEET REVISION INFO SET REVISION INFO	TOLLARCHITECTURE PHILADELPHIA · ORLANDO DALLAS · LOS ANGELES · SEATTLE 1140 Virginia Drive, Fort Washington, PA 19034 P 215-293-5300 | F 215-293-5314 A Division of Toll Brothers		
SHEET NUMBER						

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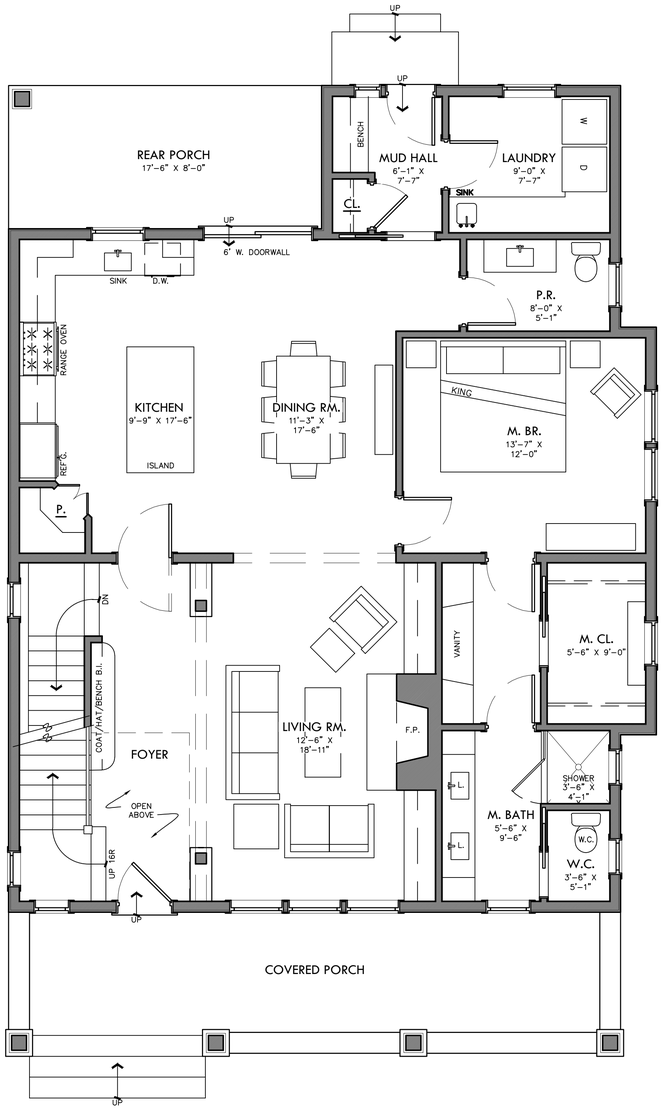
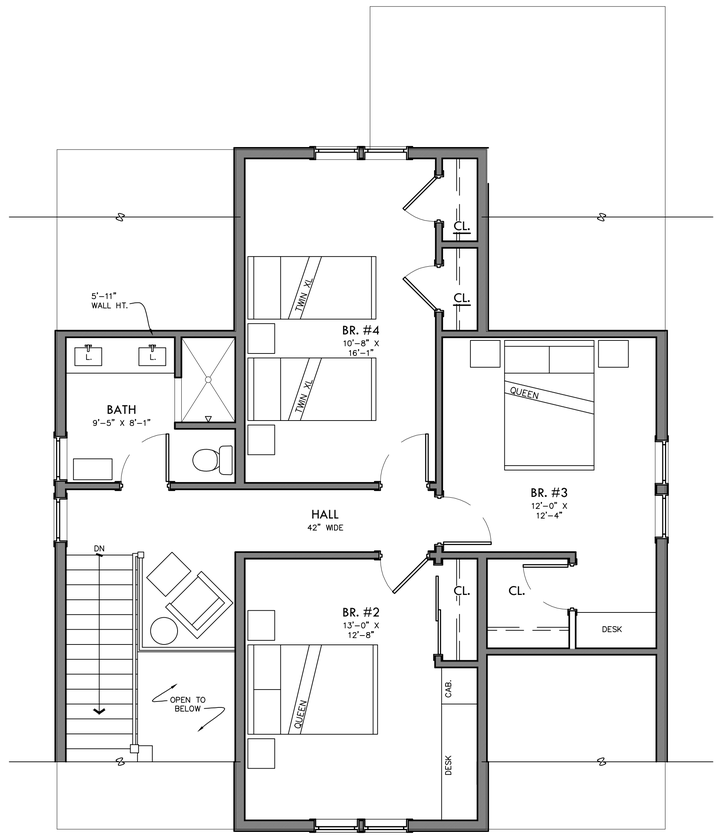


FIRST FLOOR PLAN - 1469 FINISHED SF

SCALE: $\frac{1}{4}$"=1'-0"



SECOND FLOOR PLAN - 867 FINISHED SF

SCALE: $\frac{1}{4}$"=1'-0"

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SHEET REVISION INFO

SET REVISION INFO

PRODUCT LINE

MODEL/PROJECT NAME

ELEVATION NAME

DRAWN BY - PRESLEY ARCH

CHECKED BY -

SHEET DATE - 12/6/21

SHEET DESCRIPTION

36' x 84'-8" CRAFTSMAN BUNGALOW
SINGLE FAMILY DETACHED

SHEET NUMBER

ARTS & CRAFTS - FRONT ELEVATION
SCALE: 1/4"=1'-0"

FARMHOUSE - FRONT ELEVATION
SCALE: 1/4"=1'-0"

SHINGLE STYLE - FRONT ELEVATION
SCALE: 1/4"=1'-0"

FOURSQUARE - FRONT ELEVATION
SCALE: 1/4"=1'-0"

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PRODUCT LINE

MODEL/PROJECT NAME

ELEVATION NAME

DRAWN BY - PRESLEY ARCH

CHECKED BY -

SHEET DATE - 12/6/21

SHEET DESCRIPTION
41' X 76' SINGLE FAMILY DETACHED

SHEET NUMBER

DATE: Monday, August 15, 2022 - 12:48:39 pm

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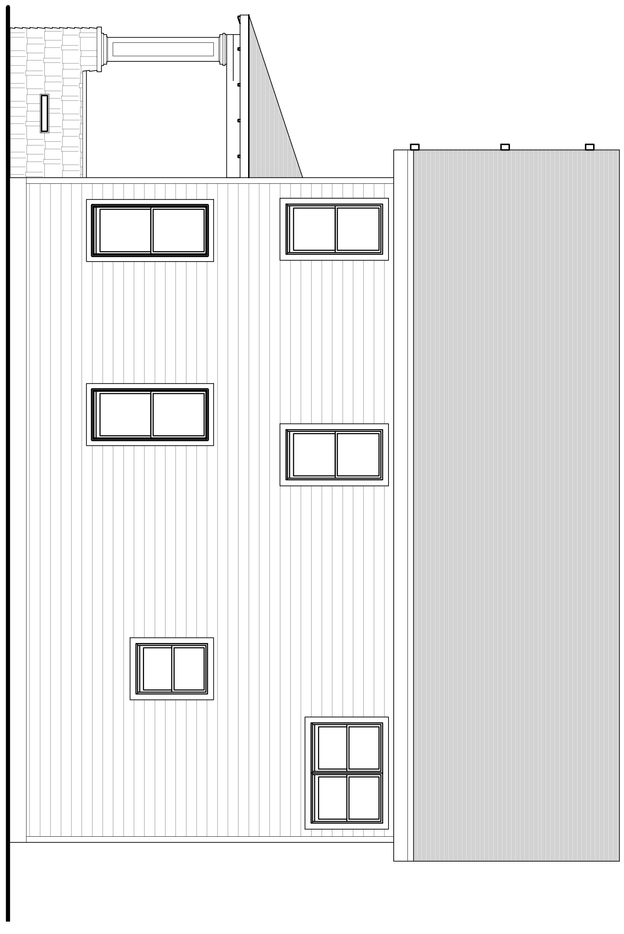
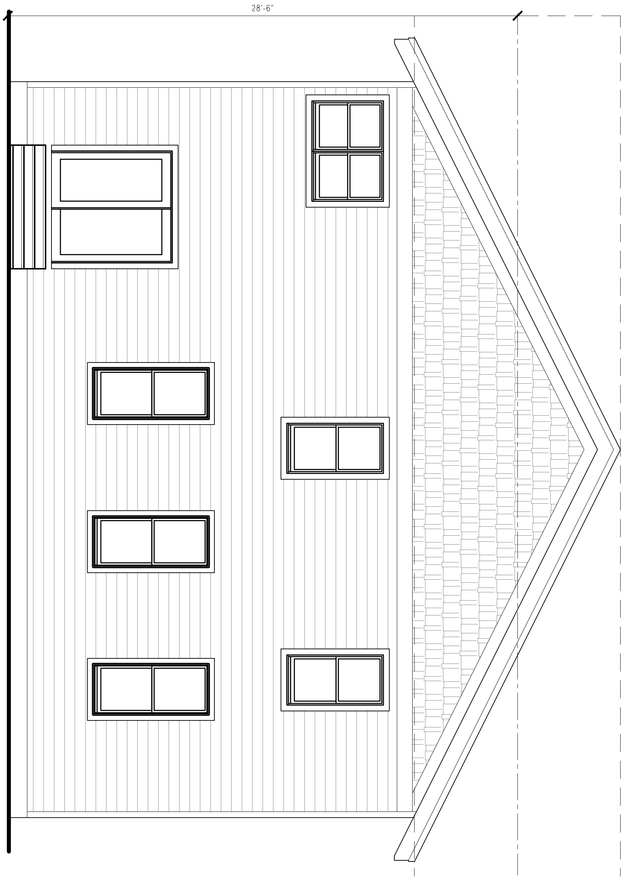
ARTS & CRAFTS - SIDE ELEVATION

SCALE: 1/4"=1'-0"



ARTS & CRAFTS - REAR ELEVATION

SCALE: 1/4"=1'-0"



SHEET DESCRIPTION

41' X 76' SINGLE FAMILY DETACHED

DRAWN BY - PRESLEY ARCH

CHECKED BY -

SHEET DATE - 12/6/21

SHEET NUMBER

PRODUCT LINE

MODEL/PROJECT NAME

ELEVATION NAME

SHEET REVISION INFO

SET REVISION INFO

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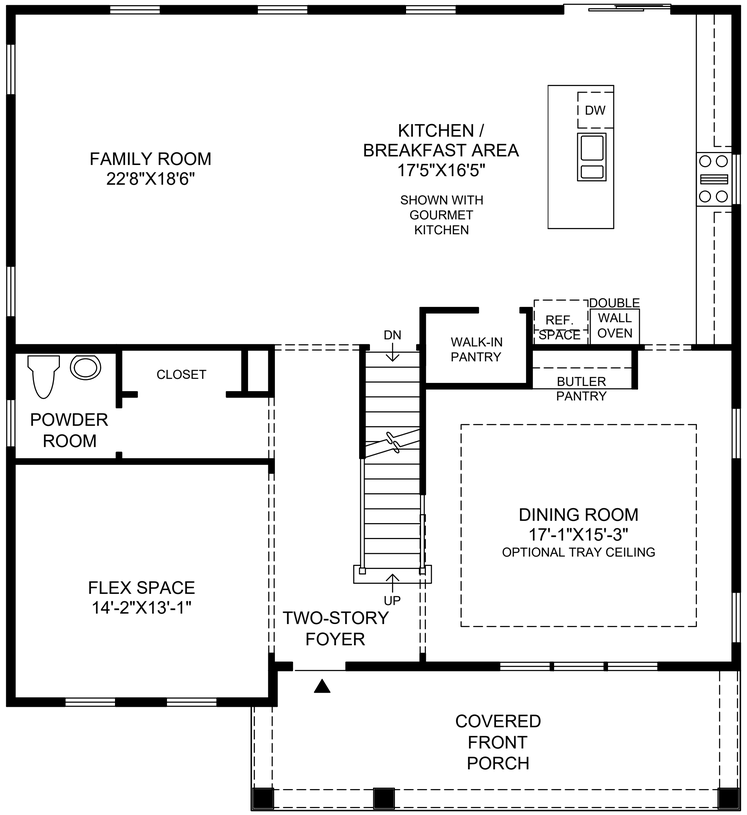
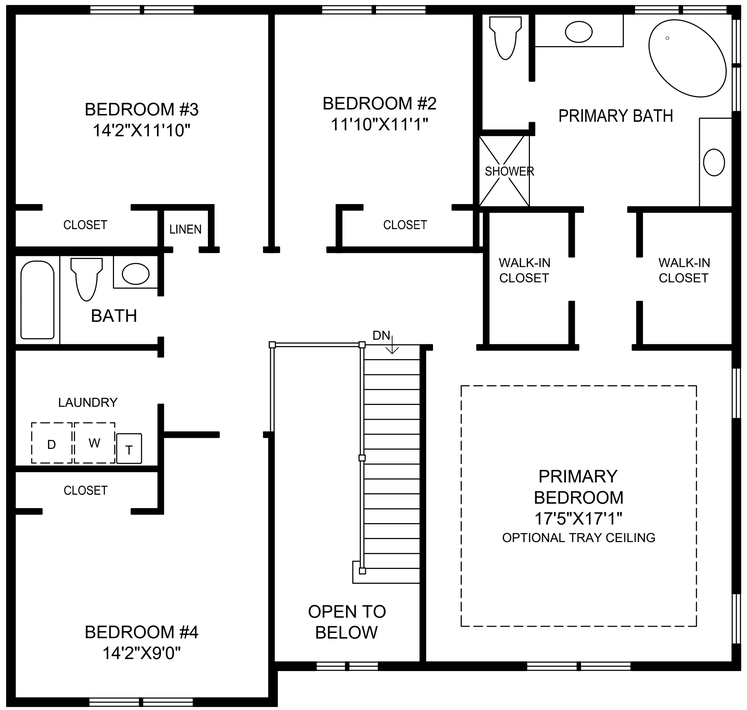


FIRST FLOOR PLAN - 1554 FINISHED SF

SCALE: $\frac{1}{4}$"=1'-0"



SECOND FLOOR PLAN - 1405 FINISHED SF

SCALE: $\frac{1}{4}$"=1'-0"

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SHEET REVISION INFO

SET REVISION INFO

PRODUCT LINE

MODEL/PROJECT NAME

ELEVATION NAME

DRAWN BY - TOLL ARCH

CHECKED BY -

SHEET DATE - 12/6/21

SHEET DESCRIPTION
41' X 76' SINGLE FAMILY DETACHED

SHEET NUMBER

12/7/2021 Monday, August 23, 2021 4:13:09 PM

PRELIMINARY SITE PLAN

THE DOWNS

DOWNTOWN NORTHVILLE

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

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 AFOREMENTIONED 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) S86°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 AFOREMENTIONED 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) S86°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"W 166.13 FEET; THENCE 43.04 FEET ALONG A 230.00 FEET RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 10°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 AFOREMENTIONED 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 10°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°06'14"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.

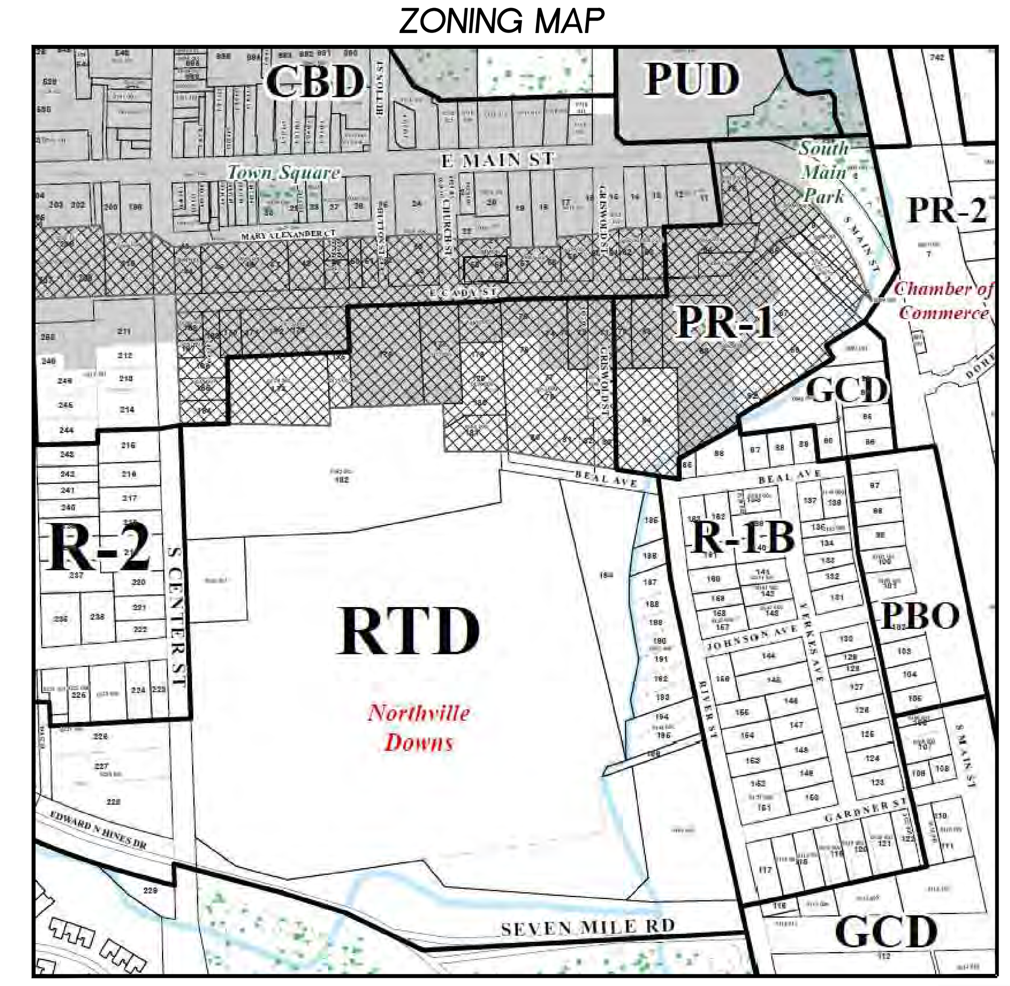
VACANT PARCEL:
LOT 219 AND LOT 220 OF "ASSESSOR'S NORTHVILLE PLAT NO. 3", AS RECORDED IN LIBER 66 OF PLATS, PAGE 43, WAYNE COUNTY RECORDS, CITY OF NORTHVILLE, WAYNE COUNTY, MICHIGAN.

LOCATION MAP
NOT TO SCALE

SHEET INDEX

1.	COVER SHEET
2.–6.	TOPOGRAPHIC SURVEY PLANS
7.	OVERALL SITE PLAN
8.–9.	GRADING AND UTILITY PLAN
10.	OPEN SPACE PLAN
11.–12.	STORM WATER MANAGEMENT PLAN
13.	FLOODPLAIN PLAN
14.	PHASING PLAN
15.	EMERGENCY VEHICLE ACCESS PLAN
16.	POTENTIAL ROUNDABOUT PLAN
LANDSCAPE PLANS	
L100	OVERALL KEY PLAN
L101–L109	LANDSCAPE PLANS
L110–L117	STREETSCAPE SECTIONS
ARCHITECTURE – BUILDINGS	
A0.1–A0.2	NORTHVILLE BUILDING HEIGHTS DIAGRAM
A1.1 NW–A1.7 NW	NORTHWEST SITE FLOOR PLANS
A2.1 NW	NORTHWEST SITE PUBLIC WAY ELEVATIONS
A1.1 NE–A1.6 NE	NORTHEAST SITE FLOOR PLANS
A2.1 NE	NORTHEAST SITE PUBLIC WAY ELEVATIONS
ARCHITECTURE – ROW HOUSES	
AS101–AS102	ARCHITECTURAL SITE PLAN
A101–A106	ARCHITECTURAL FLOOR PLANS
A301–A311	EXTERIOR ELEVATIONS
ARCHITECTURE – CARRIAGE HOMES/TOWNHOMES/SINGLE FAMILY	
1.–3.	CARRIAGE HOMES ELEVATIONS/FLOOR PLANS
4.–6.	2.5 STORY TOWNHOMES ELEVATIONS/FLOOR PLANS
7.–10.	3 STORY TOWNHOMES ELEVATIONS/FLOOR PLANS
11.–22.	2 STORY S.F. ATTACHED ELEVATIONS/ FLOOR PLANS
23.–27.	S.F. DETACHED ELEVATIONS/FLOOR PLANS

ZONING MAP



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

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.

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Toll Brothers
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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

REVISIONS

NO.	ITEM	DATE
1.	REVISED PER CITY REVIEW	1–20–22
2.	REVISED PER CITY REVIEW	3–22–22
3.	REVISED PER CITY REVIEW	8–9–22

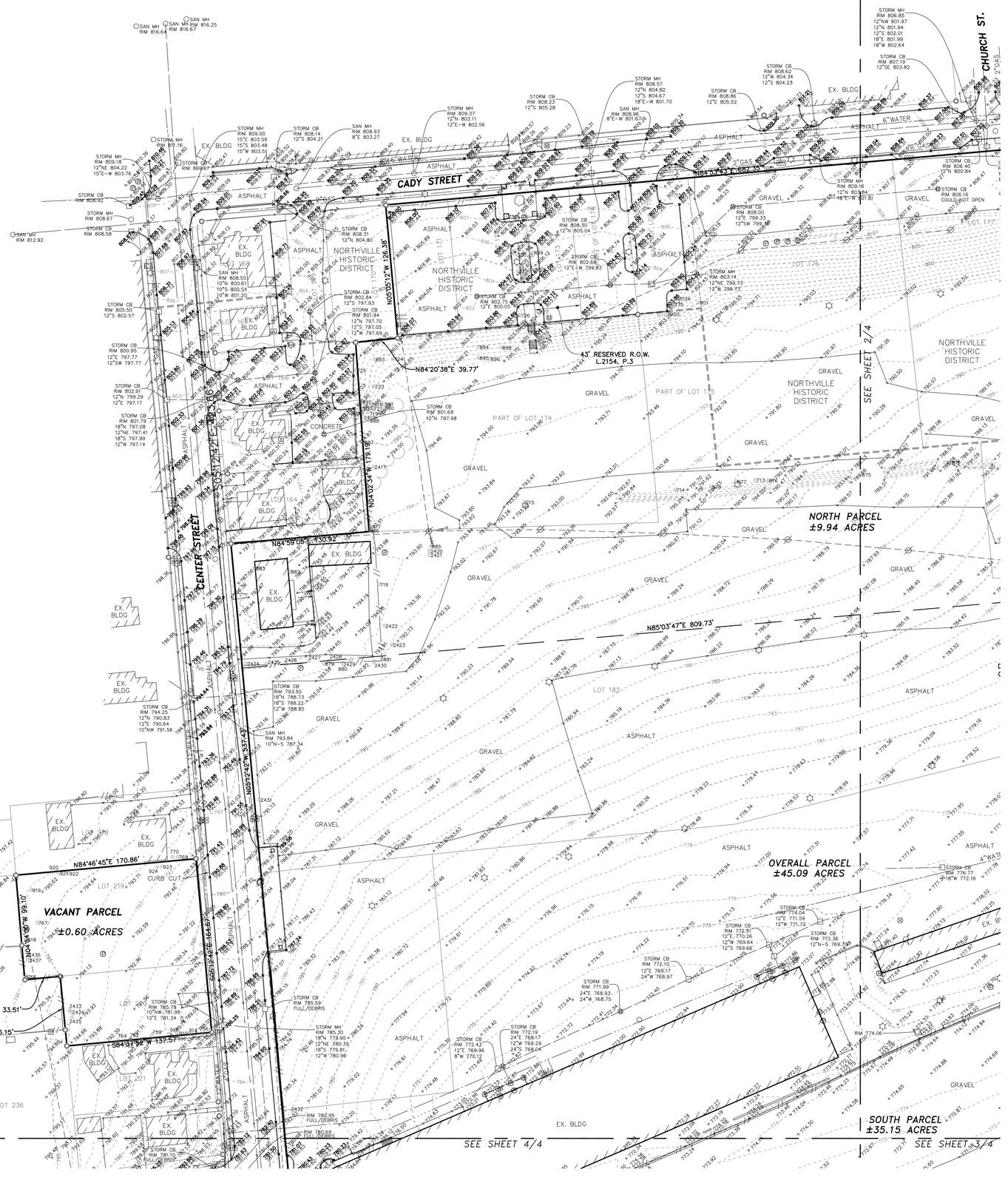
ENGINEER'S SEAL

STATE OF MICHIGAN ROBERT JAMES EMERINE ENGINEER No. 6201051253 LICENSED PROFESSIONAL ENGINEER

P:\21-001 THE DOWNS- HUNTER PASTEUR\CAD\1-PRILIMINARY SITE PLAN-LATEST\1-21001-CV.DWG 8/9/2022 11:01 AM

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
- HISTORIC DISTRICT BOUNDARY



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.

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TOPOGRAPHIC SURVEY (NW)

NORTHVILLE DOWNS
TOWNSHIP: 1S RANGE: 8E
SECTION: 3
CITY OF NORTHVILLE
WAYNE COUNTY
MICHIGAN

REVISED
4/29/19 ADDED UTILITIES

DATE: 7-3-18
DRAWN BY: JRV
CHECKED BY: JDH
0 25 50
FBK: 340
CHF: MJ
SCALE HOR 1"=50 FT.
VER 1"= -- FT.

2
17-549

LEGEND

- EX. CATCH BASIN
- EX. MANHOLE
- EX. END SECTION
- EX. OVERFLOW STRUCTURE
- EX. CLEANOUT
- EX. HYDRANT
- EX. WATER SHUTOFF
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- EX. WATER WELL
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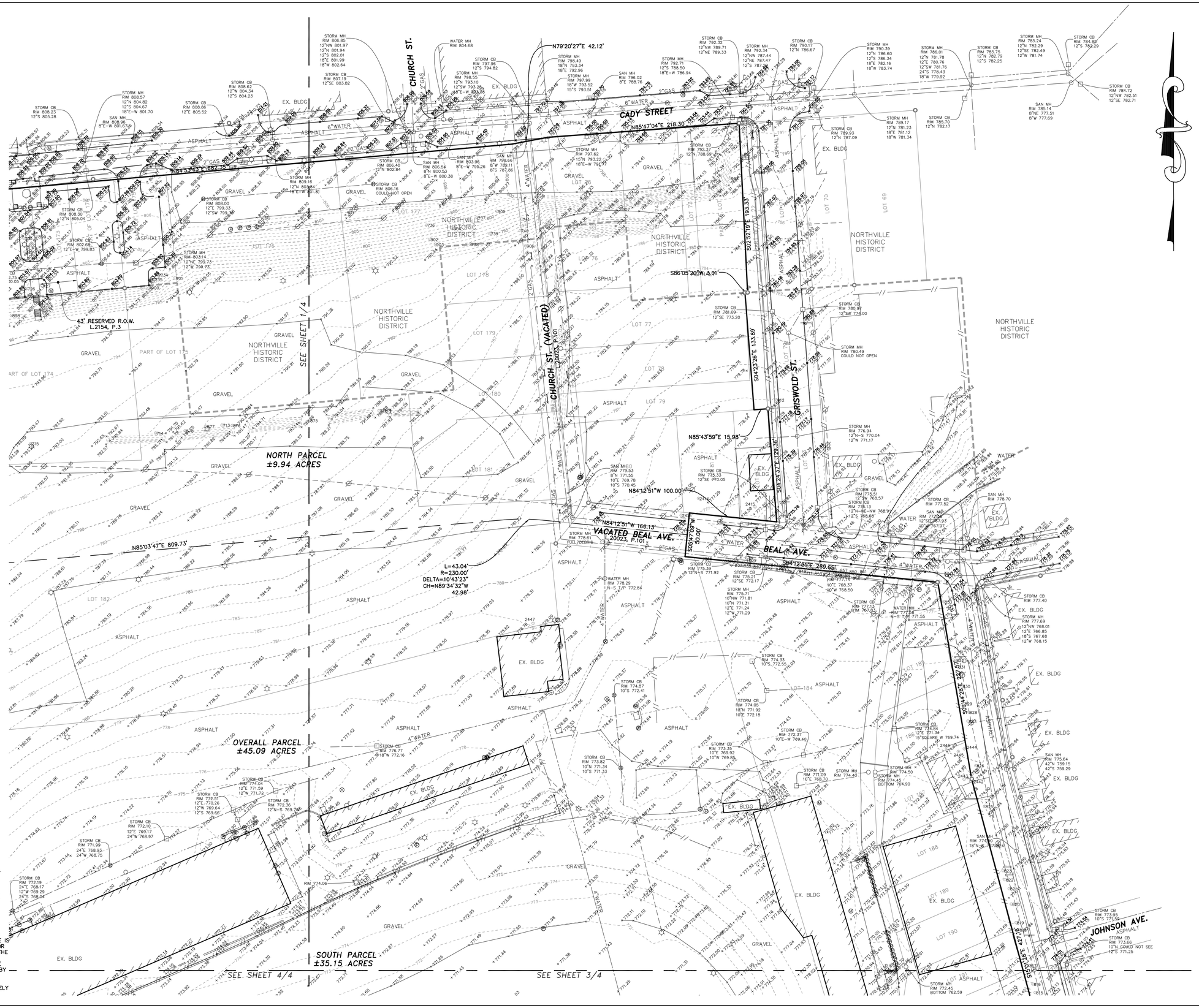
- EX. STORM SEWER
- EX. WATER MAIN
- EX. ELECTRIC CABLE
- EX. COMMUNICATION
- EX. GAS LINE
- EX. OVERHEAD LINE



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NORTHVILLE DOWNS
TOWNSHIP: 1S RANGE: 8E
SECTION: 3
CITY OF NORTHVILLE
WAYNE COUNTY
MICHIGAN

REVISED
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DRAWN BY: JRV
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0 25 50
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3
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WAYNE COUNTY
MICHIGAN

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VER 1"= -- FT.
4
17-549

LEGEND

- EX. CATCH BASIN
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WAYNE COUNTY
MICHIGAN

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0 25 50
FBK: 340
CHF: MJ
SCALE HOR 1"=50 FT. VER 1"= – FT.
5
17-549

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

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

SURVEYING
ALTA SURVEYS
BOUNDARY SURVEYS
TOPOGRAPHIC SURVEYS
PARCEL SPLITS

RESIDENTIAL
SUBDIVISIONS
SITE CONDOMINIUM
MULTI-FAMILY
PLOT PLANS
CONSTRUCTION LAYOUT

ALPINE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

46892 WEST ROAD
SUITE 109
NOVI, MICHIGAN 48377

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

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

CLIENT: HUNTER PASTEUR, NORTHVILLE, LLC

TREE TAG LIST

NORTHVILLE DOWNS
SECTION: 3 TOWNSHIP: 1S RANGE: 8E
CITY OF NORTHVILLE
WAYNE COUNTY
MICHIGAN

REVISED

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

FBK: 393
CHF: RDF
SCALE HOR 1"= -- FT.
VER 1"= -- FT.

6

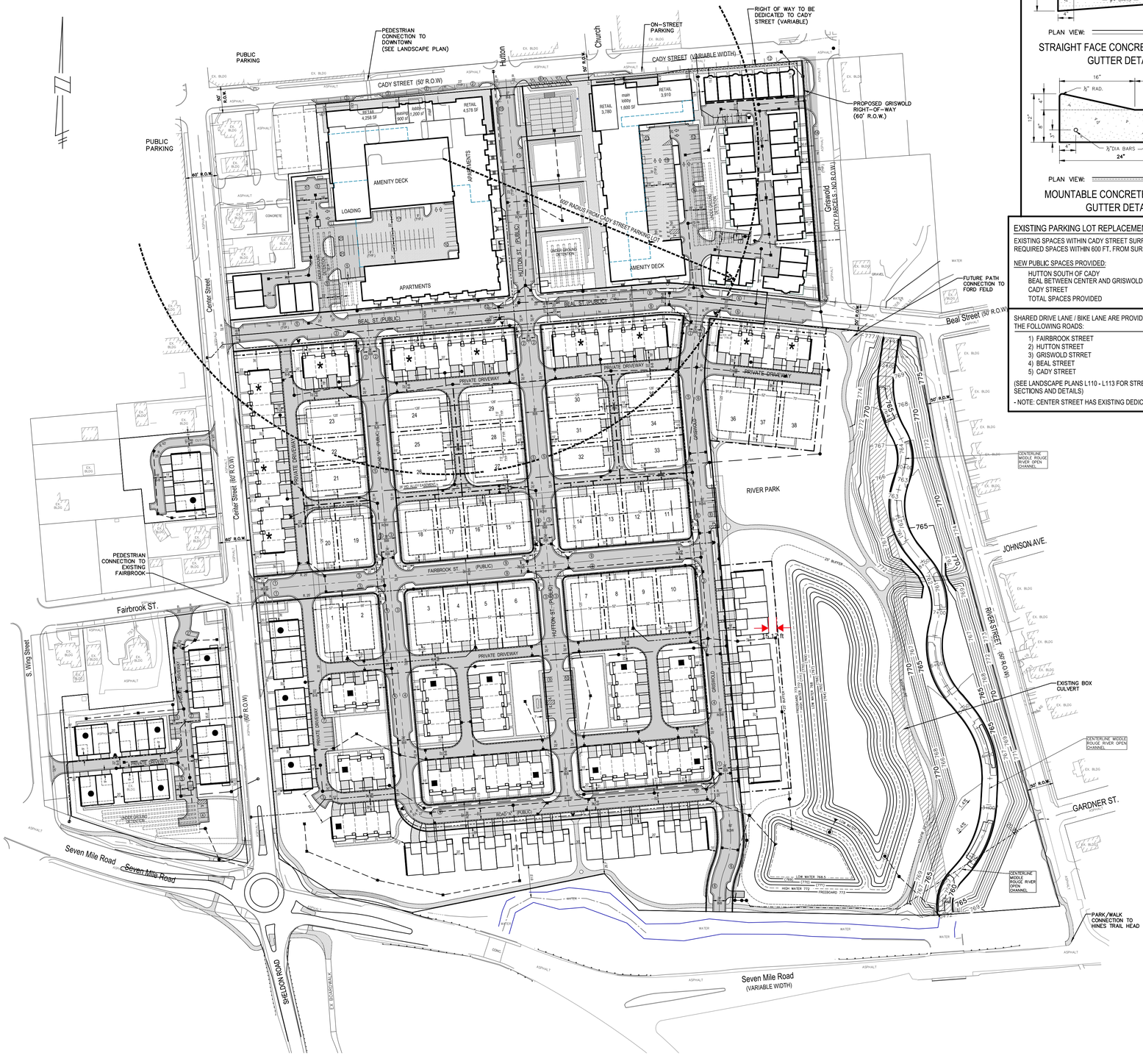
17-549

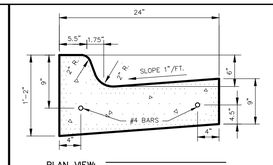
SCALE

100 0 50 100 200 400

(IN FEET)

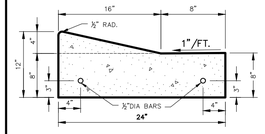
Scale: 1 inch = 100 ft.





PLAN VIEW:

STRAIGHT FACE CONCRETE CURB AND GUTTER DETAIL



PLAN VIEW:

MOUNTABLE CONCRETE CURB AND GUTTER DETAIL

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	=	40 SPACES
BEAL BETWEEN CENTER AND GRISWOLD	=	47 SPACES
CADY STREET	=	6 SPACES
TOTAL SPACES PROVIDED	=	93 SPACES

SHARED DRIVE LANE / BIKE LANE ARE PROVIDED ON THE FOLLOWING ROADS:

1) FAIRBROOK STREET
2) HUTTON STREET
3) GRISWOLD STRRET
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.

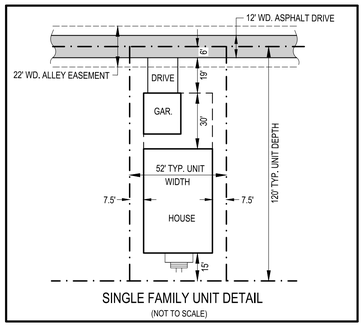
SITE SUMMARY

SITE AREA	=	48.12 AC
LESS PUBLIC R.O.W.	=	6.82 AC
NET SITE AREA	=	41.30 AC
EXISTING ZONING		CBD, RTD, R-2, CSO
PROPOSED ZONING		PUD
DEVELOPMENT BREAKDOWN		
NW APARTMENTS	=	3.36 Ac
UNITS SHOWN	=	178 UNITS
DENSITY SHOWN	=	52.98 DU/AC
SETBACKS		
FRONT YARD	=	10' (COMMERCIAL - CSO DISTRICT)
	=	15' (RESIDENTIAL - CSO DISTRICT)
SIDE YARD		N/A
REAR YARD		N/A
RESIDENTIAL USE	=	205,490 SF
COMMERCIAL / RETAIL USE	=	11,336 SF
GARAGE AREA	=	67,762 SF
TOTAL BUILDING AREA	=	313,717 SF
OUTDOOR AMENITY TERRACE	=	17,990 SF
NE CONDOMINIUM BUILDING	=	1.85 Ac
UNITS SHOWN	=	42 UNITS
DENSITY SHOWN	=	22.70 DU/AC
SETBACKS		
FRONT YARD	=	10' (COMMERCIAL - CSO DISTRICT)
	=	15' (RESIDENTIAL - CSO DISTRICT)
SIDE YARD		N/A
REAR YARD		N/A
RESIDENTIAL USE	=	100,512 SF
COMMERCIAL / RETAIL USE	=	10,280 SF
GARAGE AREA	=	7,711 SF
TOTAL BUILDING AREA	=	131,450 SF
OUTDOOR AMENITY TERRACE	=	6,100 SF
ROW HOUSES	=	2.27 Ac
UNITS SHOWN	=	31 UNITS
DENSITY SHOWN	=	13.66 DU/AC
SETBACKS		
FRONT YARD	=	15' (CADY STREET)
	=	10' (GRISWOLD ST. PROP. ROW)
BUILDING SEPARATION	=	12'
REAR YARD		N/A
RESIDENTIAL USE	=	27,313 SF
COMMERCIAL / FLEX USE	=	2,084 GFA
TOWN HOMES / SF ATTACHED	=	12.12 AC
TOWN HOMES	=	94 UNITS
SF ATTACHED	=	32 UNITS
DENSITY SHOWN	=	10.40 DU/AC
SETBACKS		
FRONT YARD	=	10' MIN.
BUILDING SEPARATION	=	20'
REAR YARD	=	N/A
CARRIAGE HOMES	=	3.08 AC
CARRIAGE HOMES	=	28 UNITS
DENSITY SHOWN	=	9.09 DU/AC
SETBACKS		
FRONT YARD	=	19'
BUILDING SEPARATION	=	20'
REAR YARD	=	N/A
SINGLE FAMILY HOMES	=	6.97 AC
LOTS SHOWN	=	38 UNITS
DENSITY SHOWN	=	5.45 LOTS/AC
SETBACKS		
FRONT YARD	=	15'
SIDE YARD	=	7.5' (15' TOTAL)
REAR YARD	=	19' (FROM ALLEY)
TOTAL RESIDENTIAL	=	443 UNITS
TOTAL OVERALL NET DENSITY	=	10.73 UNITS/AC
TOTAL OVERALL GROSS DENSITY	=	9.21 UNITS/AC

PARKING PROVIDED SUMMARY

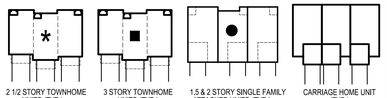
NW APARTMENTS			
GARAGE	–	179 SPACES	
SURFACE LOT	=	95 SPACES	
	=	274 SPACES	
	=	1.54 SPACES PER UNIT	
NE CONDOMINIUM BUILDING			
GARAGE	=	42 SPACES	
SURFACE LOT	=	63 SPACES	
	–	105 SPACES	
	=	2.50 SPACES PER UNIT	
ROW HOUSES			
GARAGE	=	62 SPACES	(2 GAR)
SURFACE LOT	=	16 SPACES	
	=	78 SPACES	
PUBLIC PARALLEL PARKING			
CADY STREET	=	28 SPACES	
EX GRISWOLD STREET	=	14 SPACES	
GRISWOLD EXTENSION	=	37 SPACES	
BEAL STREET	=	56 SPACES	
HUTTON STREET	=	52 SPACES	
ROAD A	=	52 SPACES	
FAIRBROOK STREET	–	44 SPACES	
		283 SPACES	
TOWNHOMES / SF ATTACHED / CARRIAGE			
GARAGES / DRIVES	=	504 SPACES	(2 GAR / 2 DRIVE)
GARAGES ONLY	=	56 SPACES	(2 GAR)
PARKING SPACES	–	47 SPACES	
		607 SPACES	
SINGLE FAMILY HOMES			
GARAGES / DRIVES	=	152 SPACES	(2 GAR / 2 DRIVE)
PARKING SPACES	=	8 SPACES	
		160 SPACES	

TOTAL PARKING PROVIDED	–	1,507 SPACES
TOTAL PUBLIC PARKING PROVIDED	=	338 SPACES



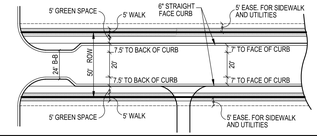
SINGLE FAMILY UNIT DETAIL
(NOT TO SCALE)

*	FLAT ROOF 2 1/2 STORY TOWNHOMES
■	FLAT ROOF 3 STORY TOWNHOMES
●	2 STORY SINGLE FAMILY ATTACHED
▬	HIGH VISIBILITY LOT WITH ENHANCED SIDE ELEVATION

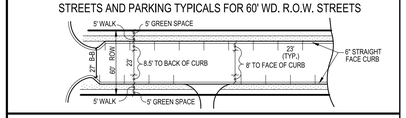


(NOT TO SCALE)

STREETS AND PARKING TYPICALS FOR 50' WD. R.O.W. STREETS



STREETS AND PARKING TYPICALS FOR 60' WD. R.O.W. STREETS



LEGEND

EXISTING	PROPOSED	
		PAVEMENT (ASPHALT)
		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
1000	1000	CONTOURS
+ 1000.0	1000.00 T/C	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

NO.	ITEM	DATE
1.	REVISED PER CITY REVIEW	1-20-22
2.	REVISED PER CITY REVIEW	3-22-22
3.	REVISED PER CITY REVIEW	5-10-22
4.	REVISED PER CITY REVIEW	5-31-22
5.	REVISED LAYOUT PER CLIENT	7-31-22
6.	REVISED PER CITY REVIEW	8-9-22

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: 12-05-21 | DESIGNED BY: A.A. | JOB NUMBER: 21-001 | CHECKED BY: R.E. | DRAWING FILE: 7-21001-OA.DWG

OVERALL SITE PLAN

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

SHEET 7

SANITARY PHASE 1 REMOVE 690 L.F. OF EXISTING 8" AND 10" SANITARY SEWER

SANITARY PHASE 1 PROPOSED SANITARY SEWER

SANITARY PHASE 1 PROPOSED SANITARY SEWER,CONNECT EXISTING STRUCTURES

ON-STREET PARKING

RIGHT OF WAY TO BE DEDICATED TO CADY STREET (VARIABLE)

SAN. PHASE 1 REMOVE 100 L.F. OF EXISTING SANITARY

SANITARY PHASE 1 CONSTRUCT MANHOLE OVER EXISTING SANITARY SEWER

REMOVE 686 L.F. OF EXISTING 4" WATER MAIN

CONNECT TO EXISTING 6" WATERMAIN

PEDESTRIAN CONNECTION TO DOWNTOWN

PUBLIC PARKING

CADY STREET (50' R.O.W)

CADY STREET (VARIABLE WIDTH)

Hutton

Church

SAN. PHASE 1 PROPOSED 10" SANITARY SEWER

PROPOSED 60' GRISWOLD RIGHT-OF-WAY

PROPOSED STORM SEWER, TYP

PROPOSED VORTECHS STRUCTURE

AMENITY DECK

LOADING

APARTMENTS

HUTTON ST. (PUBLIC)

BEAL ST. (PUBLIC)

Griswold (CITY PARCELS - NO R.O.W.)

PROPOSED VORTECHS STRUCTURE (TYP.)

CONNECT STORM SEWER TO EXISTING CATCH BASIN

SANITARY PHASE 1 PROPOSED SANITARY SEWER, CONNECT EXIST. 10" SANITARY AT BEAL STREET

SANITARY PHASE 2 REMOVE 203 L.F. OF EXISTING 10' SAN. AT BEAL STREET

CONNECT TO EXIST. 4" WATER MAIN

Beal Street (50' R.O.W)

FUTURE PATH CONNECTION TO FORD FEILD

SANITARY PHASE 2 PROPOSED SANITARY SEWER, REDIRECT SEWER FLOW TO PUMP STATION

Center Street

Center Street (60' R.O.W)

PROPOSED WATERMAIN, TYP.

CONNECT TO EXISTING 12" WATERMAIN

PRIVATE DRIVEWAY

ROAD "A" (PRIVATE)

RETAINING WALL VARIABLE HEIGHT

MATCH

TOP OF BANK

RIVER PARK

EXISTING BOX CULVERT

PROPOSED STORM SEWER, TYP

FOR CONTINUATION SEE SHEET 9

SCALE

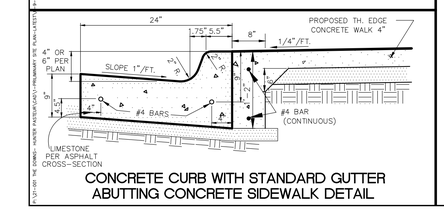
60 0 30 60 120 240

(IN FEET)

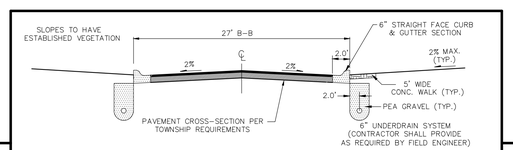
Scale: 1 inch = 60 ft.

LEGEND

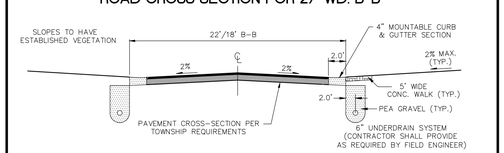
EXISTING	PROPOSED
	PAVEMENT (ASPHALT)
	SIDE WALK (CONCRETE)
	CONCRETE CURB AND GUTTER
	STORM SEWER
	SANITARY SEWER
	WATER MAIN
	MANHOLE
	CATCH BASIN W/STREAM GUARD
	CURB INLET W/SILT SAC
	END SECTION
	GATE VALVE
	HYDRANT
	FLOOD PLAIN
1000	CONTOURS
1000.0	SPOT ELEVATION
1000.00 T/C	SURFACE DRAINAGE
	OVERFLOW ROUTE
	TREE FENCE
	SILT FENCE
	PROPOSED DRIVEWAY LOCATION
	LIMIT OF DISTURBANCE



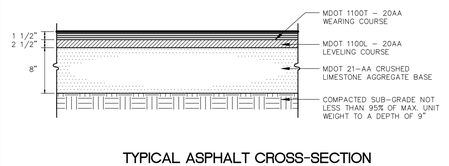
CONCRETE CURB WITH STANDARD GUTTER ABUTTING CONCRETE SIDEWALK DETAIL



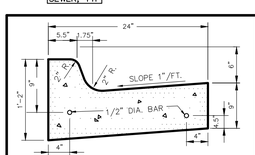
ROAD CROSS SECTION FOR 27' WD. B-B



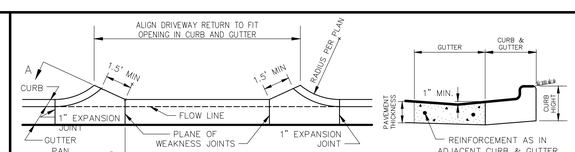
ROAD CROSS SECTION FOR 22'/18' WD. B-B



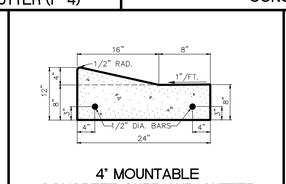
TYPICAL ASPHALT CROSS-SECTION



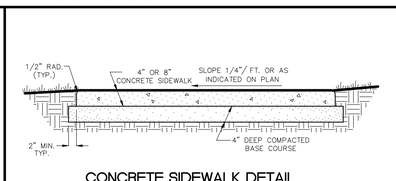
6" STRAIGHT FACE CONCRETE CURB AND GUTTER (F-4)



CONCRETE DROP CURB DETAIL "M"



4" MOUNTABLE CONCRETE CURB AND GUTTER



CONCRETE SIDEWALK DETAIL

THE DOWNS

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

REVISIONS

NO.	ITEM	DATE
1.	REVISED PER CITY REVIEW	1-20-22
2.	REVISED PER CITY REVIEW	3-22-22
3.	REVISED PER CITY REVIEW	8-9-22

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

GRADING AND UTILITY PLAN

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

SHEET 8

G:\21-001 THE DOWNS - HUNTER PASTEUR\CAD\1-PRELIMINARY SITE PLAN-LAYOUT1.dwg 8-21-2022 10:26 AM

FOR CONTINUATION SEE SHEET 8

SCALE

60 0 30 60 120 240

(IN FEET)

Scale: 1 inch = 60 ft.

REVISIONS

NO.	ITEM	DATE
1.	REVISED PER CITY REVIEW	1-20-22
2.	REVISED PER CITY REVIEW	3-22-22
3.	REVISED PER CITY REVIEW	8-9-22

UTILITY WARNING

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

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

LEGEND

EXISTING	PROPOSED	
		PAVEMENT (ASPHALT)
		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
1000	1000	CONTOURS
+ 1000.0	1000.00 T/C	SPOT ELEVATION
	⇨	SURFACE DRAINAGE
	⇨	OVERFLOW ROUTE
	x	TREE FENCE
	//	SILT FENCE
	➡	PROPOSED DRIVEWAY LOCATION
		LIMIT OF DISTURBANCE

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: 8-9-21001-GR.DWG

GRADING AND UTILITY PLAN

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

SHEET 9

N

SCALE

100 0 50 100 200 400

(IN FEET)

Scale: 1 inch = 100 ft.

OPEN SPACE SUMMARY

SITE AREA	48.12 ACRES
OPEN SPACE SHOWN	15.07 ACRES
OPEN SPACE PERCENTAGE	31.32%
OPEN SPACE EXCLUDING DETENTION	12.33 ACRES
OPEN SPACE PERCENTAGE	25.62%

LEGEND

EXISTING	PROPOSED	
		PAVEMENT (ASPHALT)
		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
1000	1000	CONTOURS
+ 1000.0	1000.00 T/C	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

NO.	ITEM	DATE
1.	REVISED PER CITY REVIEW	1-20-22
2.	REVISED PER CITY REVIEW	5-9-222
3.	REVISED PER CITY REVIEW	7-1-22
4.	REVISED PER CITY REVIEW	8-9-22

UTILITY WARNING

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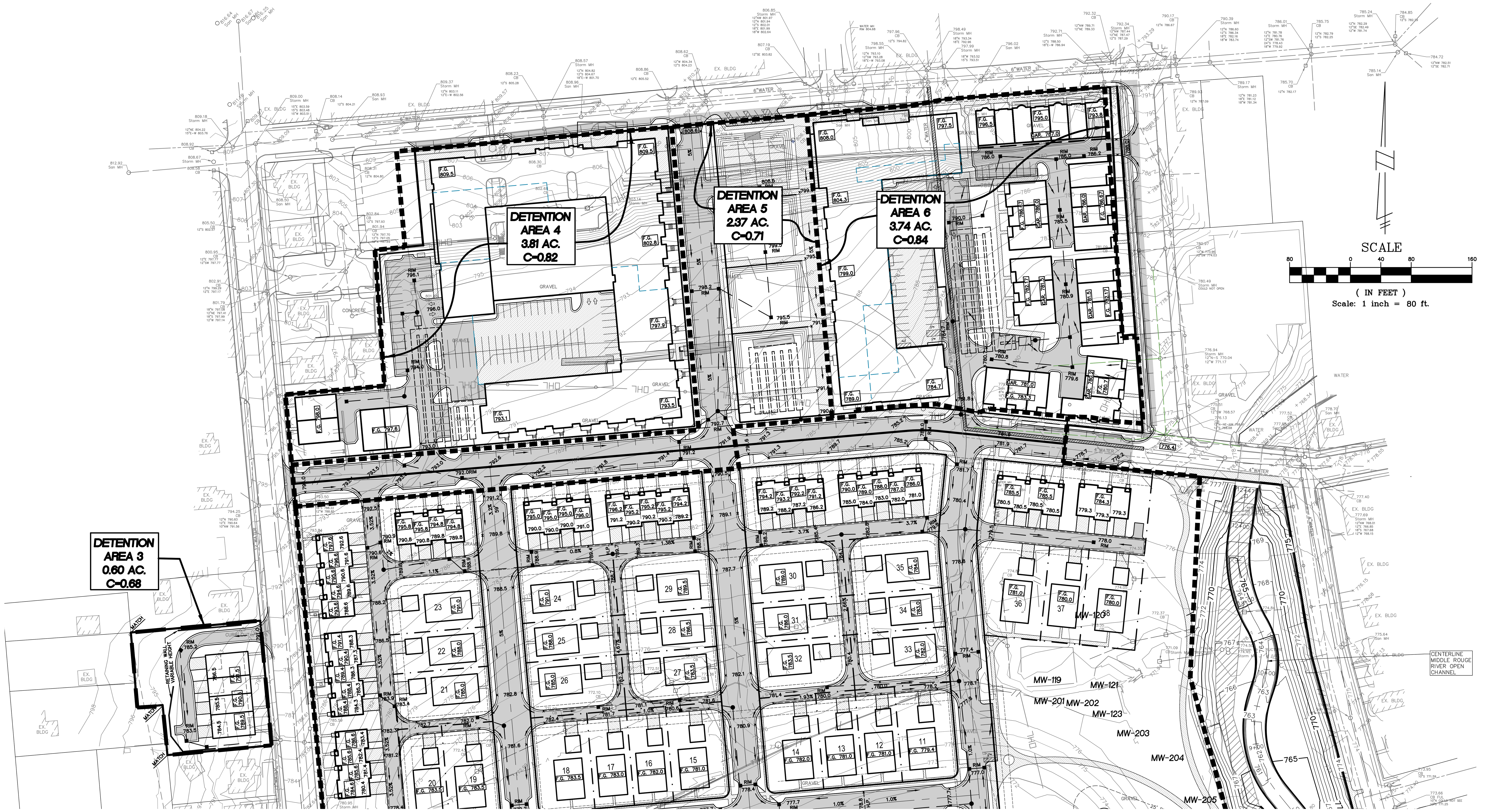
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.

DATE: 12-05-21 | DESIGNED BY: A.A. | JOB NUMBER: 21-001
CHECKED BY: R.E. | DRAWING FILE: 10-21001-OS.DWG

OPEN SPACE PLAN

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

SHEET 10



FOR CONTINUATION SEE SHEET 12

PROPOSED U.G. DETENTION BASIN

C FACTOR AREA 4		Area			C		A *C
TOTAL AREA TRIBUTARY TO DETENTION BASINS	=	3.81	Ac				
PAVING AREA (WALKS, DRIVE, ROAD)	=	0.63	Ac	@	0.95	=	0.60
BUILDING AREA	=	2.50	Ac	@	0.95	=	2.38
LAWN AREA	=	0.67	Ac	@	0.20	=	0.13
TOTAL AREA	=	3.81	Ac	@			3.11
C_{avg} = A * C / TOTAL ACRES =				=	0.82		

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)	=	1.61	Ac	@	0.95	=	1.53
BUILDING AREA	=	0.00	Ac	@	0.95	=	0.00
LAWN AREA	=	0.76	Ac	@	0.20	=	0.15
TOTAL AREA	=	2.37	Ac	@			1.68
C_{avg} = A * C / TOTAL ACRES =				=	0.71		

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)	=	1.07	Ac	@	0.95	=	1.02
BUILDING AREA	=	2.11	Ac	@	0.95	=	2.00
LAWN AREA	=	0.56	Ac	@	0.20	=	0.11
TOTAL AREA	=	3.74	Ac	@			3.13
C_{avg} = A * C / TOTAL ACRES =				=	0.84		

LEGEND

EXISTING	PROPOSED	
✓	✓	PAVEMENT (ASPHALT)
	✓	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
1000	1000	CONTOURS
+ 1000.0	1000.00 T/C	SPOT ELEVATION
	✓	SURFACE DRAINAGE
	✓	OVERFLOW ROUTE
	✓	TREE FENCE
	✓	SILT FENCE
	✓	PROPOSED DRIVEWAY LOCATION
	✓	LIMIT OF DISTURBANCE

U.G. DETENTION BASIN CALCULATIONS: AREA 4

Ac = 3.81 Ac Area 4
C = 0.82
Q_{all} = 0.57 cfs (0.15 cfs/Ac)
$Q_o = Q_{all} / (Ac*C)$ = 0.18 (cfs/Ac Imp.)
$T_{100} = -45 + \text{sqrt}(19845/Q_o)$ = 283.81 min
$Vs_{100} = (17649*T)/(T+45)-40*Q_o*T_{100}$ = 13150 ft^3/Ac Imp.
$Vt_{100} = Vs * Ac. * C$ = 40944 ft^3

U.G. DETENTION BASIN CALCULATIONS: AREA 5

Ac = 2.37 Ac Area 5
C = 0.71
Q_{all} = 0.36 cfs (0.15 cfs/Ac)
$Q_o = Q_{all} / (Ac*C)$ = 0.21 (cfs/Ac Imp.)
$T_{100} = -45 + \text{sqrt}(19845/Q_o)$ = 261.13 min
$Vs_{100} = (17649*T)/(T+45)-40*Q_o*T_{100}$ = 12843 ft^3/Ac Imp.
$Vt_{100} = Vs * Ac. * C$ = 21561 ft^3

DETENTION BASIN CALCULATIONS: AREA 6

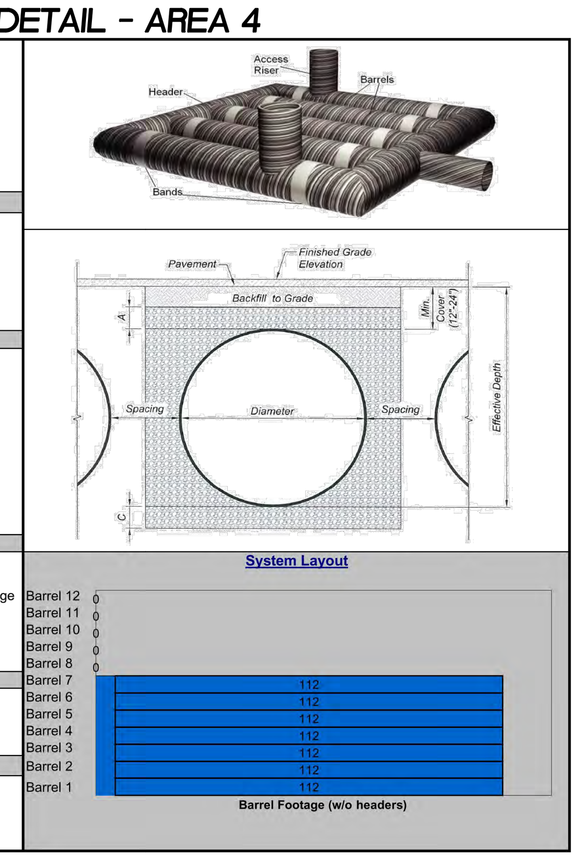
Ac = 3.74 Ac Area 6
C = 0.84
Q_{all} = 0.56 cfs (0.15 cfs/Ac)
$Q_o = Q_{all} / (Ac*C)$ = 0.18 (cfs/Ac Imp.)
$T_{100} = -45 + \text{sqrt}(19845/Q_o)$ = 287.88 min
$Vs_{100} = (17649*T)/(T+45)-40*Q_o*T_{100}$ = 13201 ft^3/Ac Imp.
$Vt_{100} = Vs * Ac. * C$ = 41352 ft^3

UNDERGROUND BASIN DETAIL - AREA 4

DYODS™ Design Your Own Detention System
CONTECH CMP DETENTION SYSTEMS
CONTECH CONSTRUCTION PRODUCTS INC.
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	Enter Information in Blue Cells
Telephone:		
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	50.27 ft^2 Pipe Area
Number Of Headers:	1	
Spacing between Barrels (ft):	3.00	
Stone Width Around Perimeter of System (ft):	1	
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 barrels	
Length per Barrel:	112.0 ft	
Length Per Header:	74.0 ft	
Rectangular Footprint (W x L):	76. ft x 122. ft	
CONTECH Materials		
Total CMP Footage:	858 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:	1494 cy fill	

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



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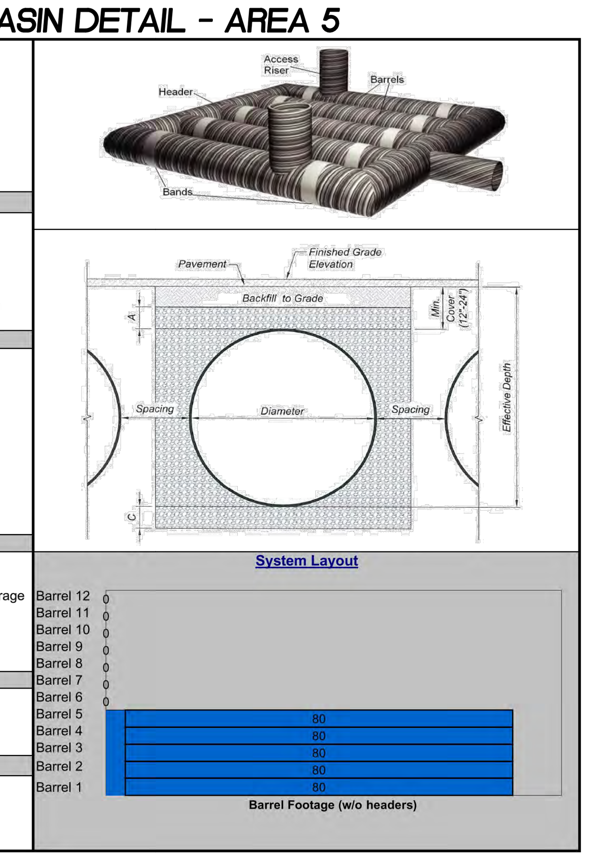
UNDERGROUND BASIN DETAIL - AREA 5

DYODS™ Design Your Own Detention System
CONTECH CMP DETENTION SYSTEMS
CONTECH CONSTRUCTION PRODUCTS INC.
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	Enter Information in Blue Cells
Telephone:		
Corrugated Metal Pipe Calculator		
Storage Volume Required (cf):	22,699	
Limiting Width (ft):	55.00	
Invert Depth Below Asphalt (ft):	9.00	
Solid or Perforated Pipe:	Solid	
Shape Or Diameter (in):	96	50.27 ft^2 Pipe Area
Number Of Headers:	1	
Spacing between Barrels (ft):	3.00	
Stone Width Around Perimeter of System (ft):	1	
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:	5 barrels	
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



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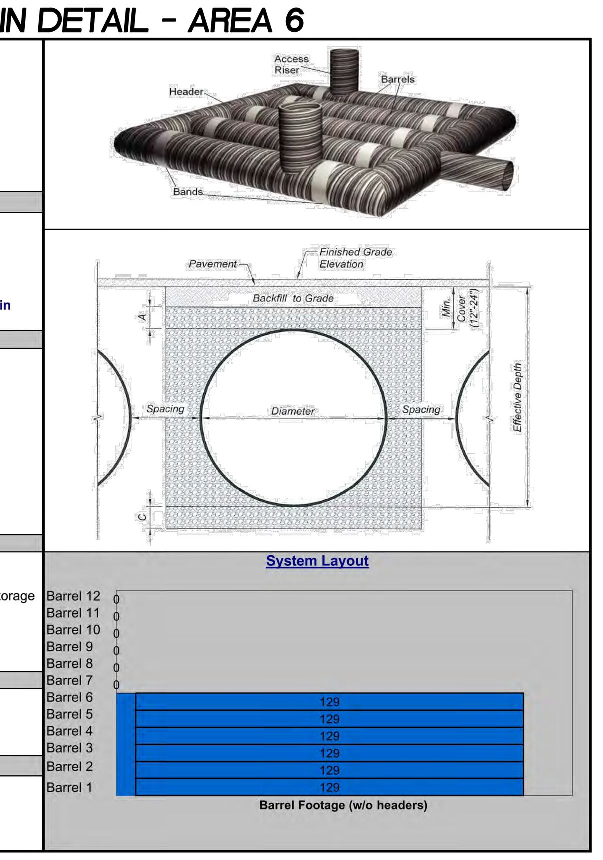
UNDERGROUND BASIN DETAIL - AREA 6

DYODS™ Design Your Own Detention System
CONTECH CMP DETENTION SYSTEMS
CONTECH CONSTRUCTION PRODUCTS INC.
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	Enter Information in Blue Cells
Telephone:		
Corrugated Metal Pipe Calculator		
Storage Volume Required (cf):	41,867	
Limiting Width (ft):	67.00	
Invert Depth Below Asphalt (ft):	9.00	
Solid or Perforated Pipe:	Solid	
Shape Or Diameter (in):	96	50.27 ft^2 Pipe Area
Number Of Headers:	1	
Spacing between Barrels (ft):	3.00	
Stone Width Around Perimeter of System (ft):	1	
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	100.5% Of Required Storage
Number of Barrels:	6 barrels	
Length per Barrel:	129.0 ft	
Length Per Header:	63.0 ft	
Rectangular Footprint (W x L):	65. ft x 139. ft	
CONTECH Materials		
Total CMP Footage:	837 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



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UTILITY WARNING
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JOB NUMBER: 21-001
DRAWING FILE: 11-12-21001-SWM.DWG

REVISIONS

NO.	ITEM	DATE
1.	REVISED PER CITY REVIEW	1-20-22
1.	REVISED PER CITY REVIEW	8-9-22

DESIGNED BY: A.A.
CHECKED BY: R.E.
DATE: 12-05-21

THE DOWNS

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

STORM WATER MANAGEMENT PLAN

SHEET 11

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

P:\21-001 THE DOWNS- HUNTER PASTEUR\CAD\1-PRILIMINARY SITE PLAN-LATEST\11-12-21001-SWM.DWG 8/9/2022 10:27 AM

FOR CONTINUATION SEE SHEET 11

UNDERGROUND BASIN DETAIL - AREA 2

DYODS™ Design Your Own Detention System

CONTECH CMP DETENTION SYSTEMS

CONTECH STORMWATER SOLUTIONS

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:	AJW	
Company:	UGS No. 2	Enter Information in Blue Cells
Telephone:		

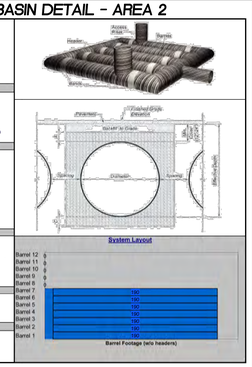
Corrugated Metal Pipe Calculator		
Storage Volume Required (cf):	27037	
Limiting Width (ft):	58.00	
Invert Depth Below Asphalt (ft):	6.50	
Solid or Perforated Pipe:	Solid	
Shape Or Diameter (in):	90	19.63 ft² Pipe Area
Number Of Headers:	1	
Spacing between Barrels (ft):	2.50	
Stone Width Around Perimeter of System (ft):	6	
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:	27096	cf
Porous Stone Storage:	0	cf
Total Storage Provided:	27096	cf
Number of Barrels:	7	barrels
Length per Barrel:	180.0	ft
Length Per Header:	50.0	ft
Rectangular Footprint (W x L):		

CONTECH Materials	
Total CMP Footage:	
Approximate Total Pieces:	
Approximate Coupling Bands:	
Approximate Truckloads:	

Construction Quantities**		
Total Excavation:	2003	cy
Porous Stone Backfill For Storage:	0	cy stone
Backfill to Grade Excluding Stone:	1188	cy fill

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



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

Area =	45.276	acres
10 year rainfall (P) =	3.34	in.
100 year rainfall (P) =	5.23	in.

NOAA ATLAS 14

RUNOFF CURVE NUMBER -from Oak. Co. Soil Maps

Hydrologic Soil Group	Land Use	RCN	Area (Ac.)	
B	Open Spaces (Good Grass)	61	11.876	724.436
B	Gravel	85	12.424	1056.04
B	Asphalt and impervious	98	20.976	2055.648
		Total	45.276	3836.124

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

RUNOFF (inches)

SRO = (P-0.2S)² / (P+0.8S) = 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
Dif. In Elev. = 809 - 793 = 16
S= 100*14/(300) = 5.33 %
Sheet Flow
L= 300 ft
K= 0.48
V= K * S^1/2 = 1.109 ft/s
Tc = L/(V*3600) 0.075 hrs 4.51 min.
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 8.43 min.
Waterway Flow
L= 128
Dif. In Elev. = 770 - 768 = 2
S= 100*8/(3640) = 1.56 %
K= 1.2
V= K * S^1/2 = 1.500
Tc = L/(V*3600) 0.024 hrs 1.42 min.

Total Time of Concentration (Tc)= 14.36 min 0.24 hr

Unit Hydrograph Peak

Unit Hydrograph Peak (Q_{uh})= 238.6 * $Tc^{-0.82}$ = 770.60 cfs/in/mi²

Peak rate of runoff

% Swamp 0.00%
% Lake 0.00%

10 Year

Peak Rate of Runoff (Q) = Area (mi²) * SRO * Q_{uh} = 101.20 cfs
Adjustment Ponding - Swamp 1
Lake 1
1.000
10 year Peak Q = 101.2 cfs

100 Year

Peak Rate of Runoff (Q) = Area (mi²) * SRO * Q_{uh} = 193.74 cfs
Adjustment Ponding - Swamp 1
Lake 1
1.000
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)

U.G. DETENTION BASIN CALCULATIONS: AREA 2

Ac = 2.43 Ac
C = 0.68
Q_{all} = 0.36 cfs (0.15 cfs/Ac)
$Q_o = Q_{all} / (Ac*C)$ = 0.22 (cfs/Ac Imp.)
$T_{100} = -45 + sqrt\ (19845/Q_o)$ = 255.61 min
$Vs_{100} = (17649*T)/(T+45) - 40*Q_o*T_{100}$ = 12762 ft³/Ac Imp.
$Vt_{100} = Vs * Ac. * C$ = 21189 ft³

UG BASIN
Prelim Basin Storage Calcs
Storage Pipe Dia. = 60 in
Vol / ft = 19.63 c.f. / ft
Pipe Length Required 1079
7 Pipes

W	41
L	142

DETENTION BASIN CALCULATIONS: AREA 1

Ac = 30.38 Ac Area 1
C = 0.61

DETERMINE VOLUME REQUIRED IN BASIN FOREBAYS - FIRST FLUSH

$Vt_{ff} = 1815*Ac*C$ = 1815*(30.59 Ac)*(0.70) = 33592 ft³
$Q_{avg\ ff} = Vt_{ff} / 86400$ = (33592 cf)/(86400) = 0.39 cfs

Storage Provided in Forebay			
Elevation (ft)	Area (ft²)	Inc. Vol. (ft³)	Cum. Vol. (ft³)
768.5	10473		
769	11852	11162.5	11163
770	14808	13330	24493
771	17997	16402.5	40895
772	21412	19704.5	60600

Zff = 770.6 ft

DETERMINE DETENTION REQUIREMENTS (100-YEAR STORM)

Q_{all} = 4.56 cfs (0.15 cfs/Ac)
$Q_o = Q_{all} / (Ac*C)$ = 0.25 (cfs/Ac Imp.)
$T_{100} = -45 + sqrt\ (19845/Q_o)$ = 238.90 min
$Vs_{100} = (17649*T)/(T+45) - 40*Q_o*T_{100}$ = 12498.68 ft³/Ac Imp.
$Vt_{100} = Vs * Ac. * C$ = **231328** ft³
$Vt_{100\text{-adj.}}$ = 231328 ft³ - 33592 ft³ = 197736 ft³

DETERMINE BANK FULL FLOOD STORAGE VOLUME

$Vt_{bf} = 5160*Ac*C$ = 95502.25 ft³
$Vt_{bf\text{-adj.}}$ = 61910 ft³
$Q_{avg\ bf} = Vt_{bf} / 144000$ = 0.66 cfs

Elevation (ft)	Area (ft2) Basin Only	Area (ft2) Forebay above Z_{ff}	Inc. Volume (ft3) Basin Only	Inc. Volume (ft3) Forebay above Z_{ff}	Cum. Vol. (ft³)
768.0	54139				0
769.0	61860	11163	58000	11163	69162
770.0	69995	13330	65928	13330	148420
771.0	78427	16403	74211	16403	239033
772.0	87229	19705	82828	19705	341566

Z_{100} = 770.92 ft

PROPOSED DETENTION BASIN

C FACTOR FOR AREA 1		Area			C		A *C
TOTAL AREA TRIBUTARY TO DETENTION BASINS	=	30.38	Ac				
PAVING AREA (WALKS, DRIVE, ROAD)	=	9.33	Ac	@	0.95	=	8.86
BUILDING AREA	=	5.67	Ac	@	0.95	=	5.38
LAWN AREA	=	13.90	Ac	@	0.20	=	2.78
DETENTION (LOW WATER AREA)	=	1.48	Ac	@	1.00	=	1.48
TOTAL AREA	=	30.38	Ac	@			18.51
C_{ave} = A * C / TOTAL ACRES =						=	0.61

PROPOSED U.G. DETENTION BASIN

C FACTOR AREA 2		Area			C		A *C
TOTAL AREA TRIBUTARY TO DETENTION BASINS	=	2.43	Ac				
PAVING AREA (WALKS, DRIVE, ROAD)	=	0.77	Ac	@	0.95	=	0.73
BUILDING AREA	=	0.79	Ac	@	0.95	=	0.75
LAWN AREA	=	0.87	Ac	@	0.20	=	0.17
DETENTION (LOW WATER AREA)	=		Ac	@	1.00	=	0.00
TOTAL AREA	=	2.43	Ac	@			1.66
C_{ave} = A * C / TOTAL ACRES =						=	0.68

REVISIONS

NO	ITEM	DATE
1.	REVISED PER CITY REVIEW	1-20-22
2.	REVISED PER CITY REVIEW	8-9-22

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	
		PAVEMENT (ASPHALT)
		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
1000	1000	CONTOURS
+ 1000.0	1000.00 T/C	SPOT ELEVATION
	⇨	SURFACE DRAINAGE
	⇨	OVERFLOW ROUTE
x	x	TREE FENCE
//	//	SILT FENCE
		PROPOSED DRIVEWAY LOCATION
		LIMIT OF DISTURBANCE

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

SHEET 12

P:\21-001 THE DOWNS - NORTHVILLE\CAD\1-PRELIMINARY SITE PLAN\21001-11-12-2021 SWM.DWG 5/9/2022 10:27 AM

THE DOWNS

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

REVISIONS

NO.	ITEM	DATE
1.	REVISED PER CITY REVIEW	1-20-22
1.	REVISED PER CITY REVIEW	8-9-22

UTILITY WARNING

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

FLOODPLAIN PLAN

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

SHEET 13

SCALE

100 0 50 100 200 400

(IN FEET)
Scale: 1 inch = 100 ft.

HUNTER PASTEUR

PHASE 1: APRIL 2023 – OCTOBER 2025 (31 MONTHS)
ABSORPTION: FEBRUARY 2025 – APRIL 2026 (20–24 UNITS/MONTH)

TOLL BROTHERS

PHASE 1: AUGUST 2023 – NOVEMBER 2023 (4 MONTHS)
ABSORPTION: JUNE 2024 – JUNE 2025 (14 MONTHS)

PHASE 2: APRIL 2024 – SEPTEMBER 2024 (6 MONTHS)
ABSORPTION: APRIL 2025 – JULY 2026 (16 MONTHS)

PHASE 3: MAY 2025 – OCTOBER 2025 (6 MONTHS)
ABSORPTION: MAY 2026 – MAY 2027 (12 MONTHS)

RIVER PARK: APRIL 2024 – SEPTEMBER 2024 (6 MONTHS)

BROWNFIELD: AUGUST 2023 – FEBRUARY 2024 (6 MONTHS)

THE DOWNS

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

REVISIONS

NO.	ITEM	DATE
1.	REVISED PER CITY REVIEW	1-20-22
2.	REVISED PER CITY REVIEW	5-31-22
2.	REVISED PER CITY REVIEW	8-9-22

UTILITY WARNING

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DATE: 12-14-21 | DESIGNED BY: A.A. | JOB NUMBER: 21-001
CHECKED BY: R.E. | DRAWING FILE: 14-21001-PHASING PLAN.DWG

PHASING PLAN

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

SHEET 14

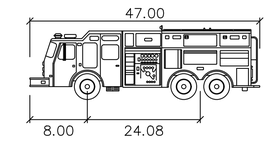
L:\21-001 THE DOWNS - HUNTER PASTEUR\CAD\1-PRELIMINARY SITE PLAN\14-21001-PHASING PLAN.DWG 8/9/2022 10:28 AM

SCALE

100 0 50 100 200 400

(IN FEET)

Scale: 1 inch = 100 ft.



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

NO.	ITEM	DATE
1.	REVISED PER CITY REVIEW	1-20-22
1.	REVISED PER CITY REVIEW	8-9-22

UTILITY WARNING

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

SHEET 15

K:\21-001 NC DOWNS - NORTH FAIRBROOK\21-PROJMAP\21 SITE PLAN-LATEST\21001-AT.DWG 8/9/2022 10:28 AM

SCALE

60 0 30 60 120 240

(IN FEET)
Scale: 1 inch = 60 ft.

THE DOWNS

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

REVISIONS

NO.	ITEM	DATE
1.	REVISED PER CITY REVIEW	1-20-22
1.	REVISED PER CITY REVIEW	8-9-22

UTILITY WARNING

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DATE: 1-15-22	DESIGNED BY: A.A.	JOB NUMBER: 21-001
	CHECKED BY: R.E.	DRAWING FILE: 16-21001-POT ROUNDABOUT.D

POTENTIAL ROUNDABOUT PLAN

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

SHEET 16

SCALE

100 0 50 100 200 400

(IN FEET)
Scale: 1 inch = 100 ft.

OPEN SPACE SUMMARY

SITE AREA	48.12 ACRES
OPEN SPACE SHOWN	15.02 ACRES
OPEN SPACE PERCENTAGE	31.21%
OPEN SPACE EXCLUDING DETENTION	11.24 ACRES
OPEN SPACE PERCENTAGE	23.36%

LEGEND

EXISTING	PROPOSED	
		PAVEMENT (ASPHALT)
		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
1000	1000	CONTOURS
+ 1000.0	1000.00 T/C	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

NO.	ITEM	DATE
1.	REVISED PER CITY REVIEW	1-20-22
1.	REVISED PER CITY REVIEW	8-9-22
3.	REVISED PER CITY REVIEW	7-1-22
4.	REVISED PER CITY REVIEW	8-9-22

UTILITY WARNING

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DATE: 12-05-21 | DESIGNED BY: A.A. | CHECKED BY: R.E. | JOB NUMBER: 21-001 | DRAWING FILE: 10-21001-OS.DWG

OPEN SPACE PLAN

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

SHEET 10

C:\21-001 THE DOWNS - NORTH EXTENSION\21-001 PRELIMINARY SITE PLAN\10-21001-OS.DWG 8/9/2022 8:49 AM

THE DOWNS

Project Summary

August 12th, 2022

Hunter Pasteur THE FORBES COMPANY OBORAN Toll Brothers America's Luxury Home Builder®

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PROJECT TEAM

Ownership

Hunter Pasteur

THE FORBES COMPANY

OBORAN

Toll Brothers
America's Luxury Home Builder®

Architects

ELKUS | MANFREDI ARCHITECTS

NEUMANN SMITH architecture

M ARCHITECTS

PRESLEY ARCHITECTURE

Landscape

GRISSIM METZ ASSOCIATES ANDRIESE

Civil Engineering

SEIBER KEAST

Brownfield Consultants

HONIGMAN

SME

Traffic Consultant

FLEIS&VANDENBRINK
DESIGN. BUILD. OPERATE.

NOTE KEY

1. Barrier Free Parking (6 Spaces)
2. Existing Pedestrian Connection to Downtown
3. Existing Substation
4. Pedestrian Bridge
5. Pedestrian Promenade
6. Pedestrian Connection to Hines Park Trailhead
7. Seven Mile Gateway
8. Existing Wooded Area and Stream
9. Pocket Parks
10. Conceptual Location of New River Course
11. Tiered Central Park
12. Native Planted Side Slopes
13. Dense Tree Buffer
14. River Park - To be Designed at a Later Date
15. Existing Underground Stream Culvert
16. Meadow Planting and Pond Edge Planting Around Detention Pond
17. Proposed Roundabout
18. Detention Pond
19. Forebay
20. Pedestrian Connection to Neighborhoods

LEGEND

- Street Trees
- Deciduous Trees
- Evergreen Trees
- Flowering Trees
- Landscape Areas
- Limit of River Embankment

I. Introduction

The Downs development is a mixed-use development proposed for the 48.12-acre parcels which are currently the site of the Northville Downs racetrack situated on Seven Mile Road and Center Street extending to Cady Street to the North and River Street on the East. Hunter Pasteur, along with The Forbes Company, Oboran and Toll Brothers, have assembled an experienced team of development professionals to develop the proposed Planned Unit Development (PUD), including locally based consulting firms Grissim Metz Andriese Associates, M Architects, and Presley Architecture, each of which are experienced with the ordinances, master plan, culture, architectural precedent, and history of the City of Northville.

The Downs has been designed to provide a full range of residential housing options, commercial space, flex space and approximately 15 acres of natural and green spaces which will include multiple first-class parks donated to the City for Public use.

A PUD application for The Downs was originally submitted in 2018. That plan proposed 599 residential units. In 2019, the City of Northville Planning Commission approved PUD eligibility for a plan which proposed 536 residential units. The modified Downs plan for which is currently designed today for PUD approval proposes a further reduction to 443 residential units, as well as substantial additions of underground parking and storm water detention, and a 1.25-acre public “Central Park” in the Cady Street area.

The updated plan offers a diverse selection of housing types planned to accommodate every customer segmentation demographic of home buyers and renters; products for empty nesters, young families, millennials, and others.

CUSTOMER SEGMENTATION

PUBLIC & COMMUNITY ENGAGEMENT

Community Engagement Meetings	
Meeting #1	**5/6/2021**
Meeting #2	**5/10/2021**
Meeting #3	**5/25/2021**
Meeting #4	**6/2/2021**
Meeting #5	**6/29/2021**
Meeting #6	**7/12/2022**
DDA	
DDA Meeting #1	**10/14/2021**
DDA Meeting #2	**10/19/2021**
HDC	
HDC Meeting #1	**2/16/2022**
HDC Meeting #2	**5/18/2022**
HDC Meeting #3	**7/20/2022**
DPAC	
DPAC Meeting #1	**7/15/2022**
DPAC Meeting #2	**8/3/2022**

Planning Commission Meetings	
Pre-Application Meeting	**7/21/2021**
Conceptual Review Meeting	**8/30/2021**
PUD Eligibility Meeting	**11/2/2021**
Preliminary Site Plan Meeting #1	**2/1/2022**
Preliminary Site Plan Meeting #2	**2/15/2022**
Preliminary Site Plan Meeting #3	**3/15/2022**
Preliminary Site Plan Meeting #4	**4/5/2022**
Preliminary Site Plan Meeting #5	**4/19/2022**
Preliminary Site Plan Meeting #6	**5/3/2022**
Preliminary Site Plan Meeting #7	**5/17/2022**
Preliminary Site Plan Meeting #8	**6/7/2022**
Preliminary Site Plan Meeting #9	**6/21/2022**
Preliminary Site Plan Meeting #10	**7/5/2022**
Preliminary Site Plan Meeting #11	**7/19/2022**
Preliminary Site Plan Meeting #12	**8/2/2022**

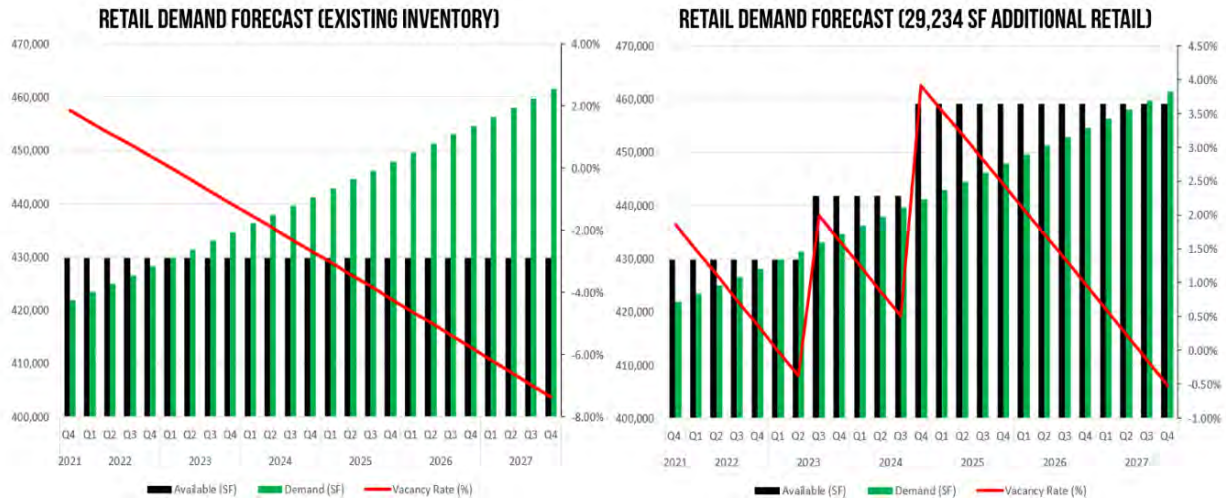
II. Residential & Commercial Land Uses

Commercial Use

Over 18,500 SF of retail between the NW Apartments, the NE Condos, & The Cady St Row Houses. 100% of our frontage along Cady Street is dedicated to Retail or lobby space.

Commercial Breakdown	Apartment	Condo	Row Houses	Total
Restaurant/Retail	8,836	7,660	0	16,496
Office/Retail FLEX	0	0	2,084	2,084
Total:	**8,836**	**7,660**	**2,084**	**18,580**

Friedman Real Estate Group Analysis



According to a study done by Friedman Real Estate, one of the nations largest privately owned real estate service firms, downtown commercial space is approximately 98% occupied with an annual retail demand growth rate of ~1.5%. Based on historical analytic, retail demand growth, absorption and estimated population growth rate, it is

Friedman's opinion that 17,000 square feet of commercial retail space that was included in The Downs development at the time of the study (there is now ~18,5000 square feet) would be absorbed within 3 years of completion.

Gibbs Retail Market Analysis

- Based on the January 12, 2022 Cady Street Area Retail Market Analysis from Gibbs Planning Group, Existing Cady Street area can support 50,000 square feet of new retail and restaurant space as is capturing $23.3 million in retail and restaurant spending
- If developed following urban planning and commercial best practices, Cady Street area could support up to 90,000 SF of new retail and restaurant space capturing $42.0 million in retail and restaurant spending

Key Retail Conclusion

1. Compliment, not compete with successful existing main street business
2. Given the macro climate for retail, the retail experts recommended caution in the total footprint of retail.
    a. There are serious and irreversible effects to poor performing and vacant retail space
3. Hyper focus on creating the right tenant mix, including food & beverage and neighborhood retail which has smaller footprints than larger regional and national chains.

Breakdown of Housing Types

Type	Units
Apartment Building	178
Condo Building	42
Cady Row Houses	7
Griswold Row Houses	8
Single Family Attached (N. of Beal)	16
Single Family Attached (S. of Beal)	32
Single Family Detached	38
Carriage Homes	28
2.5 Story Townhomes	43
3 Story Townhomes*	51
TOTAL:	443

Density Matrix from 3/29/22 Carlisle Wortman Report

Residential Type	Proposed Density – Using PUD Density Standard (Excludes ROW)[1]	Permitted Density: Cady St. Overlay	Estimated Permitted Density: R-3[2]	Estimated Permitted Density: R-4[3]	Permitted Density: R-1B[4]	Master Plan Density
Apartments (174 units)	31 DU /AC (174 units / (3.36 ac. + 2.19 ac.))	Minimum of 15 dwelling unit (DU) per net acre of property fronting Cady St.; Minimum of 10 DU/AC for other properties and otherwise governed by dimensional and form-based requirements.	N.A	N.A.	N.A.	Density of new development shall be governed by dimensional and form-based requirements. North side of Beal: 10-15 DU/AC
Condominiums (53 units)	13 DU / AC (53 units / (1.85 ac. + 2.19 ac.))					
Row Houses – N. of Beal St. (31 units)	7 DU / AC (31 units / (2.27 ac. + 2.19 ac.))					
Summary Density on Cady St. (Apts., Condos & Row Houses – N. of Beal St.)	18 DU / AC (258 units / 14.05 ac.)					
2.5 Story Townhomes & Row Houses S. of Beal St. (91 units)	10 DU / AC (8.36 ac. + 1.09 ac.)	N.A.	See Footnote	See Footnote	N.A.	6 - 12 DU / AC
3-Story Townhomes S. of Beal St. (45 units)	6 DU / AC (3.80 ac. + 1.09 ac.)	N.A.				
Carriage Homes (26 units)	5 DU / AC (3.06 ac. + 2.18 ac.)	N.A.				
Single-Family Dwellings (39 units)	4 DU / AC (8.64 ac. + 2.18 ac.)	N.A.			6 DU / AC	6 – 12 DU / AC
Summary Density South of Beal St. (2.5 & 3-story townhomes, carriage homes and single-family homes)	6.6 DU / AC (201 units / 30.40 ac.)					
TOTAL PROJECT	**10.3 DU / AC (459 units / (31.34 + 13.11)**					**7.6 – 14 DU / AC**

[1]Acreage for the parks and detention basin (13.11 ac.) has been evenly divided between the six residential types.
[2]Density for R-3 (buildings up to 2.5-stories in height) is calculated by the number of bedrooms. A clear number of bedrooms offered by the 2.5-story townhouse and row house designs is not provided. Therefore, calculating the proposed density as laid out by R-3 District can't be calculated at this time. However, we calculated the density using dwelling units/acre to compare to the Master Plan.
[3]Density in the R-4 District (buildings between 3- and 5 stories) is determined by the setbacks, distance between buildings, and other locational requirements. A comparison figure cannot be calculated using the information provided. However, we calculated density using dwelling units/acre to compare to the Master Plan.
[4]Density for single-family residential units is calculated by using a minimum lot size of 7,200 s.f.

Note: The unit count has been reduced since issuance of the above matrix from Carlisle Wortman, the current density of the PUD based on 443 units is 9.96 DU/AC. 9.96 dwelling units per acre is on the lower end of the density range set forth in the Northville Master Plan.

III. Roads, Pathways, Connections, & Parking

Roadways

Public Roadways:

Road Network Extensions

Traffic Dispersion from Fleis & Vandenbrink's Traffic Impact Study

- Low % of change on existing roads from development
    - The low % increase in traffic to the existing traffic volumes is the result of several factors, including: many points of access, trip reductions (pass-by and internal capture), and the proposed land uses. The proposed development includes several access points throughout the site, which results in traffic being distributed through all directions, rather than being condensed onto one road. The trip reductions and the proposed land uses result in less trips generated than would be by a high-density trip generator, such as a gas station or fast-food restaurant.
- The recommended improvements (signal timing, RBA, new signals) will help mitigate the future intersection delays
- The results of the traffic impact analysis concluded that the majority of intersections within the City of Northville will experience a negligible increase in traffic volumes associated with the Northville Downs development.

Site Generated Traffic:

From 5/3/22 TIS Presentation by Fleis & Vandenbrink

This above diagram depicts the site-generated traffic and the expected impact that the proposed development will have on the roadway network. The "vehicles per hour" displays the total number of new trips that will be generated into the existing roadway network by the proposed development. In addition to new trips, a portion of the trips generated are from vehicles that are currently within the existing roadway; these trips will enter and exit the site on the way from an origin to an ultimate destination; these are considered "pass-by" trips. The "pass-by" trips are already present within the existing traffic volumes and are therefore not external trips generated by a study site. Additionally, a portion of the trips generated will travel between the proposed land uses; these are considered "internal capture" and result in no additional vehicular trips to the roadway network.

As a result, the trip generation projections indicate an "X%" increase from the existing traffic volumes, as shown in the figure. In addition, it should be noted that changes in traffic volumes of 5% or less are considered indiscernible from typical daily traffic volume fluctuations.

Mitigation Measures Recommended for Consideration

From 5/3/22 TIS Presentation by Fleis & Vandenbrink

The above diagram depicts the mitigation measures identified within the traffic study that are recommended for consideration by the City. The mitigation measures are summarized below:

- Northville & N. Seven Mile: Install a new traffic signal
- Main & Hutton, Main & Griswold, and Northville & S. Seven Mile: Provide signal timing optimizations (adjusting signal green times)
- Randolph & Center and Cady & Center: Continue monitoring intersection operations with post-COVID traffic volumes and after development of the proposed project to determine if improvements are necessary and warranted (traffic signal, all-way stop, etc.)
- Seven Mile & Center: Two (2) options were identified to improve traffic: construction of a roundabout OR widening the bridge and installing a traffic signal.

Parking

Creation of 338 public parking spaces throughout the entirety of the site

1. 28 parallel spaces on Cady Street
2. 14 parallel spaces on existing Griswold Street
3. 37 parallel spaces on Griswold Street extension
4. 56 parallel spaces on Beal Street
5. 52 parallel spaces on Hutton Street
6. 52 parallel spaces on Road "A"
7. 44 parallel spaces on Fairbrook Street
8. 55 additional parking spaces throughout Toll Neighborhood south of Fairbrook

- Creation of 1,177 parking spaces for residents of the Downs development
    1. 282 parking spaces for resident of the Northwest for-rent apartments
    2. 105 parking spaces for residents of the Northeast condominium
    3. 78 parking spaces for residents of the row houses on Cady & Griswold
    4. 560 parking spaces for residents of the townhomes by Toll Brothers
    5. 152 Parking spaces for residents of the single-family homes by Toll Brothers

Total Parking Provided in the Downs site is 1,515

Parking spaces in the Cady Street neighborhood will be underground or screened by architecture and landscaping from public view. In total, the Development will provide 1,515 parking spaces. The developer has participated in the technical working group related to mobility and traffic.

From Carlisle Wortman Land Use Review 3/29/22 regarding parking:

"We have evaluated the revised 3/22 plans for the number of parking spaces provided per each building type. (See Appendix III for explanatory table.) The end result of this parking analysis is that the project will accommodate the required number of spaces for the proposed uses. The calculation shows the proposed parking has 40 more spaces than required by ordinance."

Pathways and Connectivity

Pedestrian connectivity has been enhanced by providing numerous east/west connections linking existing neighborhoods to the proposed development. North/South connections link the residential neighborhoods south of Fairbrook Street to the downtown core and business district. The 20’ wide proposed promenade which is integrated into the Central Park is a strong physical connection from Beal Street to Cady Street and ultimately into the downtown core, and is incorporated into the fabric of the park area. All proposed streets within the development will have adjacent sidewalks improving pedestrian circulation and safety.

IV. Architecture, Landscaping and Aesthetics

Northwest Apartment Building & Northeast Condo Building

The architectural inspiration for The Downs draws on the existing neighborhoods and town center of Northville itself. Main Street Northville has many of the key urban design and architectural components of great cities including active storefronts, well scaled historical buildings, and a diversity of architectural expressions. These combine to create an active, walkable environment. The Downs seeks to build on these precedents; extending Northville's downtown and establishing new residential neighborhoods with the unique character of Northville. The Downs will create a series of diverse, comfortable, and walkable neighborhoods with a village atmosphere.

Design Goals Include:

- Cady Street facades will extend the feel of the downtown with varied architectural expressions and active commercial ground level storefronts
- Building facades will enclose the new central park at an appropriate scale for this new world class public gathering space.
- Residential Street frontages will be activated by continuous ground level entries with landscaped yards and private terraces.
- Building scale, detailing, and materiality will exhibit a diversity of expression with a strong historical character

Northwest Apartment Building Looking Southwest

The Northwest site includes 178 luxury rental apartments arranged around a central courtyard. Apartments front on Cady, Hutton, and Beal Streets. 187 indoor garage parking spaces are provided in two below grade levels. 95 surface parking spaces are provided within the courtyard enclosure of the building. All 282 parking spaces and the service yard are off the main streets and within the interior of the site. The exterior amenity deck sits on top of the parking garage at the Cady Street elevation. The residential lobby, located off Cady Street, opens out to the south facing amenity deck and pool terrace.

8,836 square feet of commercial space is provided along Cady Street with residential units above. A food and beverage tenant will anchor the corner of Cady and Hutton at the top of the park. The building adapts to the slope along Hutton Street with the 18 foot grade change between Cady and Beal Streets and transitions from four stories at Cady Street to two stories along the Beal Street frontage. All units are accessed from the internal elevators and stairs. Ground level apartments have street entries with landscaped front yards and private terraces. A public pedestrian path along the west side of the site provides a north/ south landscaped connection from Beal street to Cady Street.

Historic Architectural Precedent

6 Guiding Principles – The 2018 City of Northville Master Plan:

1. Design blends seamlessly
2. Walkability/Connections/Traffic/Parking – Circulation/Mobility
3. Public Spaces/Open Space/Daylight River & Johnson Creek/Farmer's Market/Natural Resources
4. Land Uses (Commercial, Residential, Civic)
5. Density/Form/Massing/Concentration/Height/Architecture/Character
6. Historical Reference/Acknowledgment of existing land uses (Racetrack buildings, racetrack track, log cabin, open space)

Key guiding design principles for the Downs include:

<u>Individual Buildings</u>

- Articulation of separate buildings along each street. Breakup of the facades with buildings of different widths, heights, and architectural details.

<u>Facade Articulation</u>

- Variation in the facade plane to create shadow and accent the individualized building expression including: overall building setbacks from the sidewalk, vertical bay windows, and upper level, "attic," setbacks

<u>Color & Materiality</u>

- A diversity of brick colors including range of darker red and lighter gray, white, and tan bricks.
- Window heads and sills of different colors: white, dark gray, and brownstone.
- Contrasting materials at the storefronts, residential entrances, bay windows, and setback "attic" level.

Details

- A finer level of historical façade detailing including expressed window heads and sills, string coursing, cornices, brick patterning, articulated entries and porch enclosures with columns, railings and parapet walls, balcony railings, and entry gates.

Storefronts & Residential Entrances

- Distinctive and individualized framed openings at storefronts contrasting with the building materials above.
- Special residential entry expression with multiple typologies creating inviting and active residential street frontage.

Northwest Apartment Building Looking Southeast

Northwest Apartment Building Looking Northwest

Northeast Condo Building

The Northeast site includes 42 luxury for-sale residential units. The building fronts on Cady Street, the Park Promenade, and Beal Street. The parking garage, located on the interior of the site, houses 42 parking spaces. 63 surface parking spaces are provided within the site and off street as is the service yard. The lobby is located off Cady. The 7,660 sf of commercial frontage Includes a proposed food and beverage tenant at the corner of Cady and the Park Promenade, and commercial on row house site. The building adapts to the slope along the Park promenade with the 18 foot grade change from Cady to Beal Streets and transitions from three stories on Cady street to one story along Beal Street. The amenity program is located one floor above grade at the south ends with views to the park and the river. The interior club room lounge opens out onto a landscaped amenity deck. All units are accessed from internal elevators and stairs. Ground level units have street or park entries with front yards and terraces. A public pedestrian path connects Beal Street to Cady.

Northeast Condo Building Looking Southeast

Northeast Condo Building Looking Northeast

East Cady Rowhouses

The seven rowhouses on East Cady Street at Griswold Street are transitional both in land use and architecture to primarily smaller residential uses south of Cady St. The primary use of brick cladding is reminescent of urban brownstones. They fit in with the prevailing downtown street narrative. At three stories they are about the same height of other buildings on Cady Street. The 2,600-2,800 square foot for-sale 2-bedroom residences have amenities such as street patio, living level balcony, roof terrace and personal elevators. Uniquely they offer flexible street-level space that can be used for personal use, home office or commercial business. In the rear is a 2-car tuck-under attached garage.

Cady & Griswold Row Houses Looking Southwest

Historic District Commission Review

HDC Boundary Left of Red Line.

The Cady row house building, the northern Griswold Building and the attached SFA Building fronting the pocket park received a certificate of appropriateness from the HDC during the 7/20/22 HDC Meeting.

Griswold Rowhouses

The eight rowhouses on Griswold Street are two-story residences that step down the height from 3 stories on Cady Street and change to single-use residences. At a range of 2,000-2,750 square feet they are designed with massing and materials found in traditional neighborhoods. Some have a contemporary aesthetic which meets a diversity of architectural design in accordance with the direction provided by the Historic Design Commission more diverse taste and preference. Residences have either first floor or second floor primary bedroom suites, 2 to 3 bedrooms total, depending on buyer preference. They include front yard sitting porches on the street and rear access 2-car attached tuck-under garages.

West Elevation of the Griswold Row Houses

The Griswold Row Houses Looking Northwest

Griswold Row Houses Looking Southwest

Single Family Attached Homes

Single-Family-Attached (SFA) North of Beal Street

The sixteen SFA units north of Beal Street are designed to appeal to those buyers who want a more traditional residential look and feel than taller transitional rowhouses. At 1,900-2,650 square feet they have both first floor or second floor primary suites, 2 to 3 bedrooms total, with front porches on the street and attached 2-car garages. Wrap porches are incorporated where possible. These residences appeal to many of the consumer segments previously provided included young families and empty nesters. Six homes walk out to a linear play park in the middle of the block, a nice amenity for children of all ages as well as all other consumer segments.

Single Family Attached Homes at Beal & Griswold Looking Northwest

Single-Family Attached (SFA) at South Center Street

There are thirty-two such residences ranging from 2,200-2,600 square feet. They are all located on S Center Street and in the area at the northwest corner of S Center and Seven Mile Road. At 2 stories with attached rear access 2-car tuck-under garage and large storage attic they will appeal to home buyers who like the lesser price tag than detached homes and want more traditional space layout. The living spaces is at the first floor with all bedrooms at the upper level. A roof terrace is optional. There are substantial streetside sitting porches, some wrap-style, some walk-out style from adjacent living room. The look varies intentionally from traditional to transitional, with each home individuated by materials, colors, and details. Single Family Attached (SFA) south of Fairbrook on S Center distinguishes itself from 2.5 story townhomes (2.5TH) north of Fairbrook on S Center in a few ways:

1. First the commonality is that they are both 2.5 stories. The difference is where that half story is. 2.5TH has that half-level storage/flex use in the basement. SFA has this half-level space in the attic.
2. The second commonality is that both SFA and 2.5TH are accessed from the street at the living level. The difference is that SFA is at ground level, whereas 2.5TH living area is one-half level up.
3. SFA architecture is residential in character with pitched roofs and front sitting porches, whereas 2.5TH is more downtown urban in scale and detail with flat roofs and front sitting stoops.

SFA Architecture on East Side of S. Center Street

SFA Architecture on West Side of S. Center Street

Single Family Detached Homes

There are thirty-eight such homes that range from about 2,300-3,200 square feet. They vary from one-story to 2.5 stories on varying lot sizes. All have basements. The varied home styles reflect the precedent of the best vintage homes in the Northville Historic District and other areas of town. Some homes have first floor primary bedroom

suites. All homes are traditional in a panoply of building massing, style, materials, colors, and detail.

Single Family Detached Homes Looking South on Fairbrook Street

Bungalow Style Single Family Detached Home Northville Precedent (Left) And The Downs Bungalow Style Home (Right)

Farmhouse Style Single Family Detached Home Northville Precedent (Left) And The Downs Farmhouse Style Home (Right)

Shingle Style Single Family Detached Home Northville Precedent (Left) And The Downs Shingle Style Home (Right)

Arts & Crafts Style Single Family Detached Home Northville Precedent (Left) And The Downs Arts & Crafts Style Home (Right)

Four Square Single Family Detached Home Northville Precedent (Left) And The Downs Four Square Style Home (Right)

Carriage Homes

There are twenty-eight carriage homes. They are located on the south and east edges of the overall site. At about 2,100 to 2,200 square feet, they have front-access 2-car garages and substantial streetside sitting porches. There are both first and second floor primary bedroom suite residences, total of 2 or 3 bedrooms. The look is traditional with varied colors, materials, and details. These units have private walk-out from main level to backyard. The buyer appeal is wide, including all age demographics and family status.

Carriage Homes Looking Southeast on Road "A"

2.5 Story Town Homes

There are forty-three residences ranging from 1,800-1,900 square feet, designed specifically for more urban collector streets like Beal and S Cady Streets. They take advantage of site grade change to drop the attached rear garage down, allowing the first floor over to also drop down and be accessed via front sitting porch from street sidewalk. This porch is more commonly called a stoop. It allows for sitting and street-watching, activating street life. All bedrooms are on an upper level under flat roof, which is different than most other single family residences, both detached and attached, which have pitched roofs. The look of these residences varies, individuated by different details, windows, materials, and paint colors.

2.5 Story Townhomes Looking South on Beal

2.5 Story Townhomes Looking Southeast on Beal

3 Story Town Homes

There are fifty-one such 2,200-2,300 square foot residences that feature a first floor flex space (eg. bedroom, office, storage) front yard sitting porch and 2-car tuck-under garage. The look is traditional/transitional with widely accepted residential materials and colors. The second floor has living functions (living, dining, den, balcony), the third floor all bedrooms (3 possible). The sloped roof can accommodate a roof terrace. The idea here is generational flexibility. A family can live in this home comfortably throughout their family life-cycle. Do not have to move as one ages in place.

Landscaping

Overall Site Plan Showing Revised Conceptual Design of River Park and Updated Central Park

Northville City Streets

Residential Summary

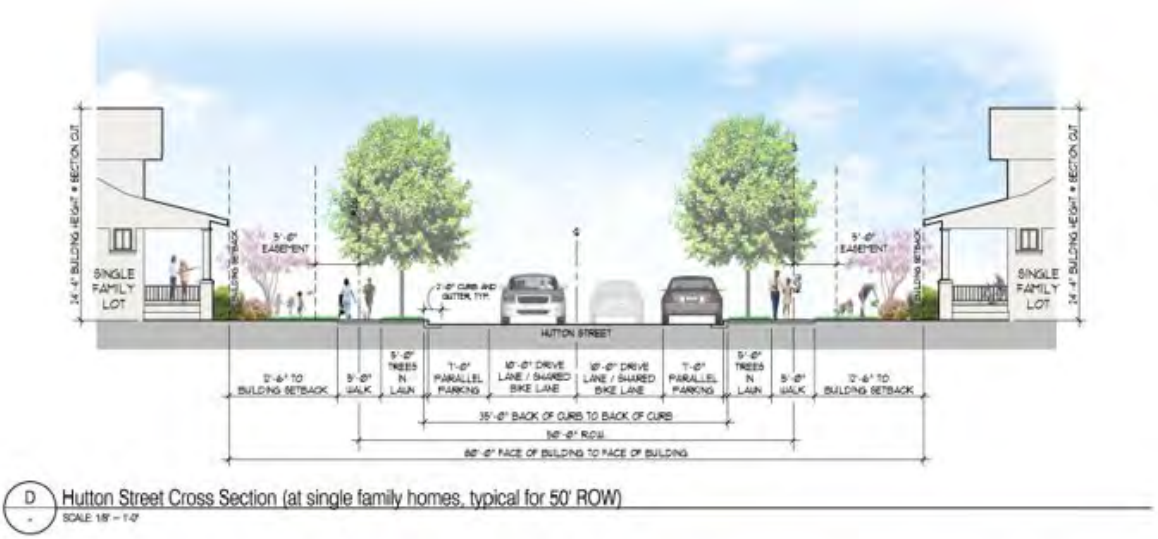
Source: John Roby

	RoW Width	Right of Way Width: walkway feel		Roadway Width: Curb Face-to-Face						walkway feel		Travel Lanes	Parking	Face To Face	Roadway Width
		Walk	Buffer	Curb	Park	Lane	Lane	Park	Curb	Buffer	Walk				
Historic District (parked both sides unless noted)															
Cady from Art House to Rogers *marked/posted for parking one side* Cady west at Wing (Post Office) *park both sides, north cut from buffer*	~60->50 ~60	4.0 S 4.0 S	12>10.5 10.5	0.5 0.5	7.5 7.5	10.1 11.0	10.1 11.0	0.0 7.5	0.5 0.5	~4 2.0	4.0 w/break 5.0 N	20.3 22.0	7.5 15.0	27.8 ~37	28.8 38.0
Dunlap west of Wing *yield lane threshold, parked both*	~64	4.0	10.5	0.5	7.5	7.8	7.8	7.5	0.5	10.5	4.0	15.6	15.0	30.6	31.6
Wing (Main to Cady) *as is: asymmetric margins/walks*	~65	4.0	9.4	0.5	7.5	10.1	10.1	7.5	0.5	*none*	4.5-7.5	20.2	15.0	35.2	36.2
N.Wing(+5.7), Linden(0), West (-2.6) *yield if parked; buffer ~7-12 ft. Typ*	~60->64	4.0	10.3	0.5	7.5	7.6	7.6	7.5	0.5	7.7	4.0	15.2	15.0	30.2	31.2
Remaining Neighborhood TYPICALS															
Bealtown: Johnson; Yerkes; +more *yield if parked; buffer ~4-7 ft.*	~50	4.0	~6	0.5	7.5	4.5	4.5	7.5	0.5	~6	4.0	9.0	15.0	24.0	25.0
Cabbagetown: Lake; Horton; +more *yield if parked; buffer ~4-7 ft.*	~50	4.0	~6	0.5	7.5	5.3	5.3	7.5	0.5	~6	4.0	10.5	15.0	25.5	26.5
Thayer(+1.9), Eaton(0), Rogers(-1.7) *yield if parked; buffer ~4-8 ft.*	~50	4.0	~6	0.5	7.5	6.7	6.7	7.5	0.5	~6	4.0	13.3	15.0	28.3	29.3
Downs Site and Reference															
Downtown Strategic Plan *Typical: South Griswold, std in ref's*	56.0	5.0	5.0	0.5	7.5	10.0	10.0	7.5	0.5	5.0	5.0	20.0	15.0	35.0	36.0
Center Street at Fairbrook *Present 2 lane + 2 Bike*	~60.5	3.5 to 4	3 to 6	0.5	8.8	11.4	11.4	8.8	0.5	*none*	5 to 11	22.8	17.6	40.5	41.5
New Fairbrook (as was) *WIP typical city street*	60.0	5.0	5.0	0.5	8.0	11.5	11.5	8.0	0.5	5.0	5.0	23.0	16.0	39.0	40.0
New Fairbrook 'Diet' *reduced lane & parking*	56.0	5.0	5.0	0.5	7.5	10.0	10.0	7.5	0.5	5.0	5.0	20.0	15.0	35.0	36.0
1st Team Recommendation (4/10)	50.0	4.0	3.5	0.5	7.0	10.0	10.0	7.0	0.5	3.5	4.0	20.0	14.0	34.0	35.0
Sample 'Northvillization' *5 foot 'std' walks per NonMotorized Plan*	55.0 (53.0 min)	5.0	5.0	0.5	7.0	10.0	10.0	7.0	0.5	5.0	5.0	20.0	14.0	34.0	35.0

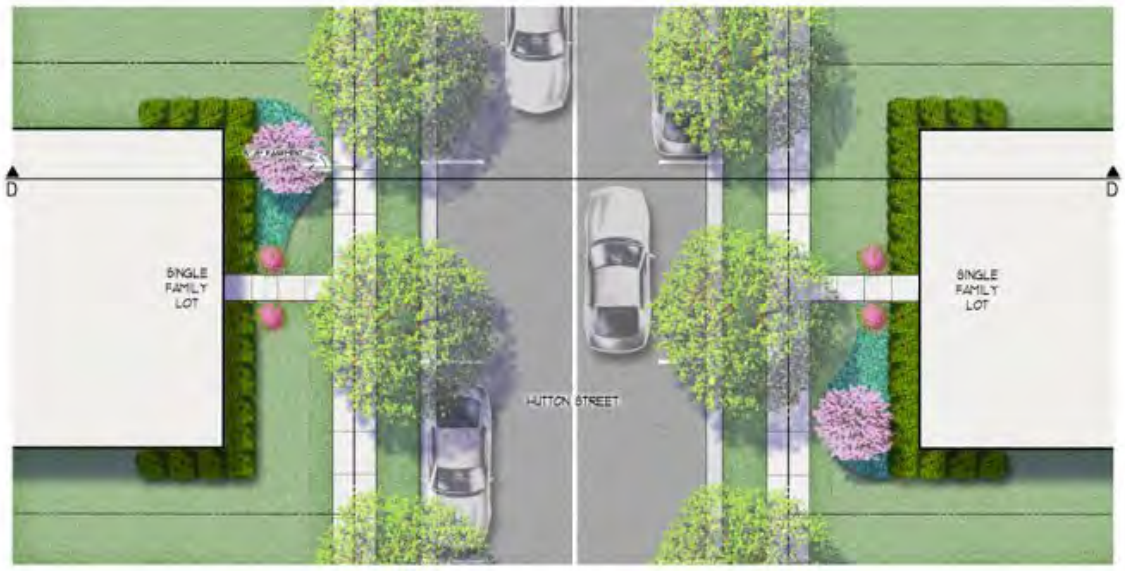
JAR – V2c
May 15, 2022

Right of Way Widths Compared to Surrounding Streets from John Roby

Hutton Street Cross Section (at single family homes, typical 50’ ROW)



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



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

Benefits from a Reduced Right of Way

- Encourages enjoyable walkability
- Keeps pedestrians and cyclists and safe
- Creates slow-flow vehicular traffic promoting safer neighborhoods and parks where children play

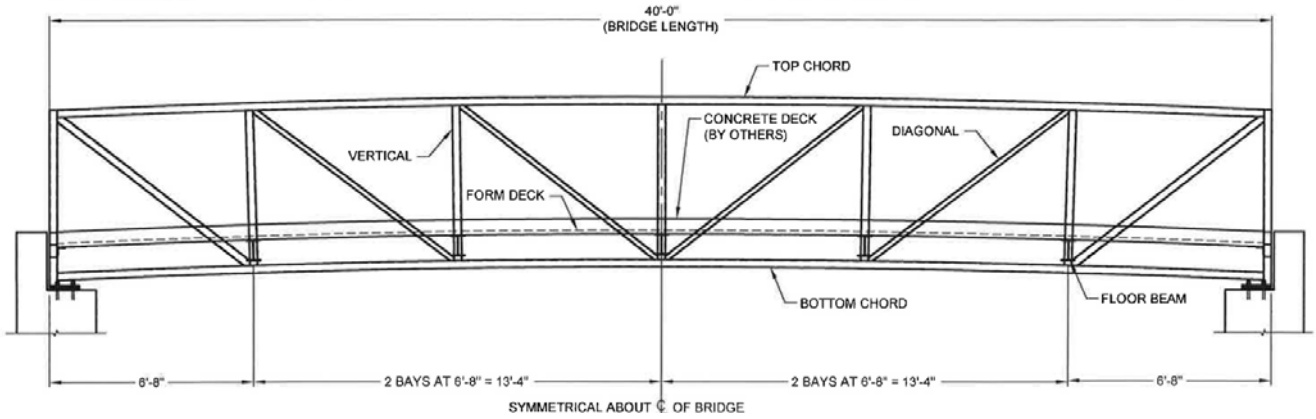
Gateway Design at 7 Mile and Center

The design approach for the gateway at Seven Mile and Center Street is to allow the architecture along South Center Street lead gateway design.

Conceptual Design of the Roundabout at Seven Mile and Center Street

Conceptual Design of the Gateway at the Seven Mile and Center Street Roundabout

Daylighted River Park



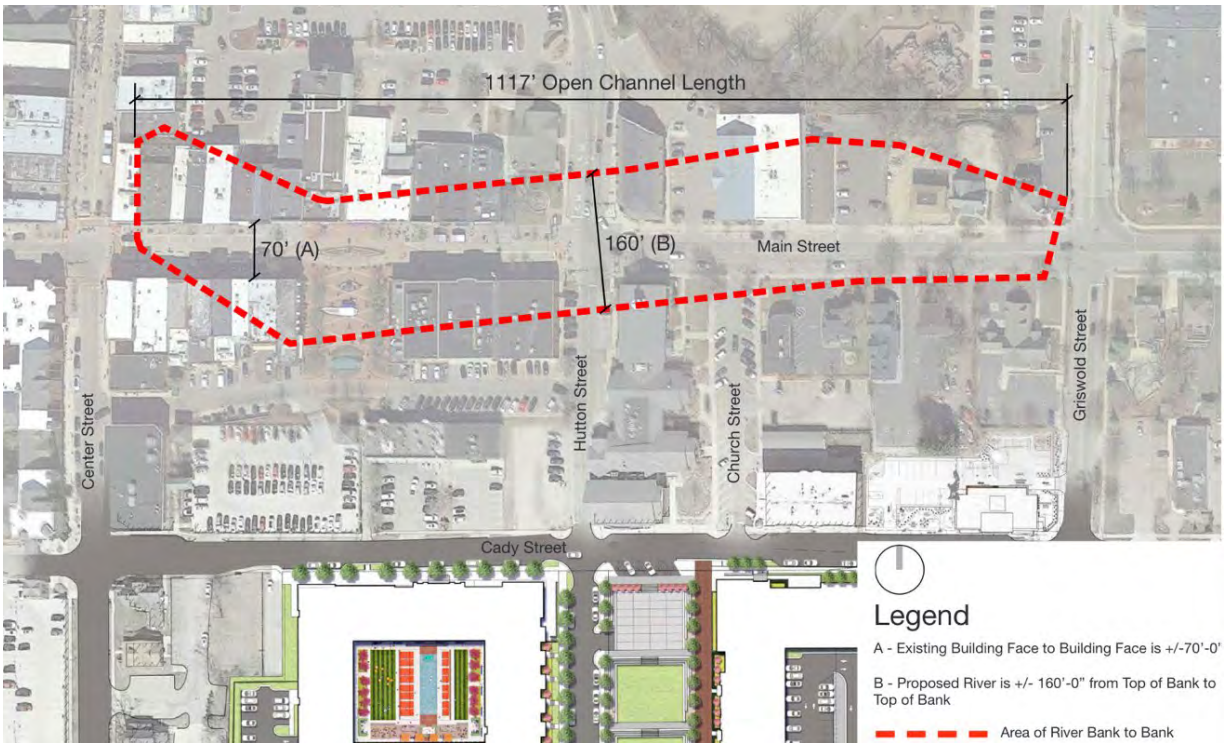
Specifications of 2 pedestrian bridges at the River Park

Length – 40’-0” Long
Width – 8’-0” Width
Style – Connector with underhung floor beam (Open Truss)
Finish – Self Weathering Steel

Conceptual Rendering of Daylighted River Park Showing one of two Pedestrian Bridges

Conceptual Rendering of the Daylighted River

Size of Daylighted River Embankment in Relation to Main Street



Existing Log Cabin

The development team has preliminarily studied the existing structure, commonly referred to as the Log Cabin, at 318 River St. The evaluation by the development team is based on working knowledge of the structure, leveraging professionals with rehabilitation experience, such as Grizzly Bob (Cabin expert) and knowledge of the future plans for the daylighted river. Understanding from the Planning Commission is that the log cabin should be relocated on the Downs site if a preferred alternative location in the City is not identified. There are a number of considerations and concerns with relocating the structure and repurposing it, however, relocation can be accomplished with proper coordination with the River Task Force and utilization of a professional contractor.

Existing Log Cabin relocation (2nd bridge not included in this diagram but will be included in design of River Park)

Proposed Relocated Log Cabin Location (2nd bridge not included in this diagram but will be included in design of River Park)

Central Park

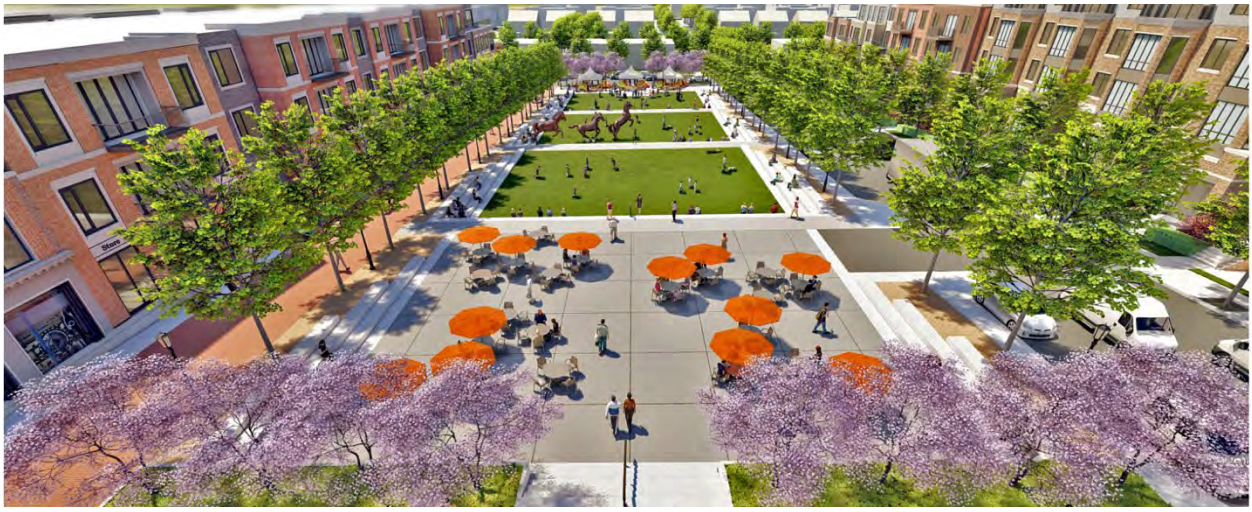
Design Objectives

The 1.25-acre Central Park is designed as a simple, flexible/multi-use public space that provides immeasurable long-term value to the community of Northville.

- a place for a diverse mix of community gatherings and events for all occasions and seasons, both day and night

- a place that is walkable, interactive, comfortable, safe, and connected to the downtown and adjacent neighborhoods
- a place that celebrates the importance of public open space, architecture, landscape, and civic art as place makers
- a place that celebrates the arts (i.e., sculpture, music, art display, entertainment)
- a place for a simple stroll, walking a dog, having lunch, socializing, or just sitting and people watching

Planview of The Central Park Design



View of the Central Park Looking South

View of the Central Park from the Promenade

The Farmer's Market

As a condition of PUD eligibility, the Developer was directed to "consider the addition of a Farmer's Market as a public benefit". The Developer collaborated with the City's Farmer's Market Task Force. That Task Force determined that there was not a suitable long-term site for the Farmer's Market in the Downs development and has identified another offsite preferred alternative. The Developer has agreed to provide an interim site for the Farmer's Market and to provide a pavement and utilities comparable to those at the current site, at an estimated cost of $200,00

Farmer's Market Location for 2023

Temporary Farmer's Market Location 2024-2025

Farmers' Market Location - Comparison

Current State: Thursday Farmers Market - 35,000 sq ft, 85,000 sq ft including parking etc.
Future State: Thursday Farmers Market, solid surface

	Space Requirements (85,000 sq ft vendors and parking 37,5000 sq ft market)	**Location** paved market space for vendors (35,000 sq ft), parking (total 85,000sq ft), visable, vendor semi-truck parking and access; safe access for community shoppers, green space	**Amenities** lighting, electricity, water, restrooms, wifi, storage, office space, green space	**Future Opportunities** kitchen facilities/refrigeration, sound system, stage, pavilion	**Current Ownership/ Viability**	**Qualitative Benefits/Challenges** close to downtown or park, possible increase in shopping or lingering, green space, safe, bordering a high traffic area, noise, distance to parking	**Other** (i.e. Pavilion, etc)	**Total Points**
Current Location	3	3	2	3	Private - owned by Downs	2	Vendors love the location highly visible would like to have it resurfaced	13
Former McDonald Ford site	3	3	1	3	Private ownership	2*	2.5 acres part of west and south in flood plain, could connect to Hines park and gateway to city center	12
Foundry Flask	3	2	1	3	Private ownership	3	Not sure about size but looks possible	12
South side of 7 Mile , W of Wing w Rural Hill Parking Lot	2	2	1	2	Wayne County	2	Needs to be paved, a lot of environmental unknowns	9
Post Office	1	2	1*	2	City/Private owned	3	Privately owned needs to be paved	9
Part of the Downs Development- part of current racetrack building	1*	1*	1	2	Private - owned by Downs	2*	Not sure a developer is going to give 85,000 sq	7
SE Corner of Downs site N of 7 mile W of River	1*	1*	1	2	Private - owned by Downs	2*	Not sure a developer is going to give 85,000 sq	7
Northeast corner of the Down's property near DTE station and West of River St. near where house referred to as "log cabin"	1*	1*	1	2	Private - owned by Downs	2*	Not sure a developer is going to give 85,000 sq	7
Main Street	1	1	2	1	City Owned	2	NCC would not participate in this location	7
Mill Race	1	1	2	1	City Owned/NHS operated	2	NCC would not participate in this location	7
Ford Field with Mill Race- with a wider asphalt path and hard service for trucks with additional changes	1	1	1	1	City Owned	2	Expansion of path doesn't address need for solid surface for vendor semi-trucks access; NCC would not participate in this location without significant changes	6
Ford Field	1	1	1	1	City Owned	2	Unless paved, NCC would not participate in this location	6
Beal/River/Cady Street	1	1	1	1	City Owned	1	This would greatly impact the neighborhoods and see that as feasible	5
City Property North of the former Ford Valve Plant	1	1	1	1	City Owned	1	Additional hard surface is needed NCC would not participate in this location	5
Northville Square Parking Lot	1	1	1	1	City Owned	1	Parking is dedicated to business in the MAGS site NCC would not participate in this location	5

Scale: 3 = has ***all*** descriptors, 2 = has ***some*** descriptors, 1 = has ***few/none*** of the descriptors * Additional information is needed for a higher score

Environmental

Existing Site Conditions

Existing Site Looking Northeast

Existing Site Looking Southwest

Existing Site Condition

Existing Pathway of the Enclosed Middle Rouge River

Middle Rouge River at Beal Street Bridge – Looking Downstream

LUST

The existing Northville Downs site is largely covered by impervious pavements and gravel parking areas. It is the location of a past leaking underground storage tank ("LUST") release which, despite having been "closed" under operation of law under Part 213 of the Michigan Natural Resources and Environmental Protection Act, has been the subject of re-opened discussions with EGLE. Based on additional investigations of the LUST-impacted area, significant soil and groundwater contamination is still present and other portions of the property may be environmentally impacted and require response activities. Historically, a gasoline UST was located on the northern side of the site near Cady Street, and previous assessments encountered contaminated soils on the site's northeastern corner. The eastern side of the site was gradually filled in from the 1940s through early 1970s, including burial of a portion of the Rouge River in the late 1960s.

LUST Area in Green

Exposed Sanitary Sewer

There is a sanitary sewer pipe currently located and exposed on the surface of the Johnson Drain bed at the Beal St. bridge which presents a risk of breach and consequent contamination. This pipe will be secured beneath the Johnson Drain bed to prevent such a potential ecological calamity.

Stormwater & Floodplain Management

1. **Storm Water Management**
    a. The existing 48 Ac+/- Northville Downs site consists of a horse racing track, stables and associated parking areas. The site is largely covered by impervious pavements and gravel parking areas. Additionally, the existing site does not currently have any Storm Water Detention facilities or sediment removal capabilities. Rather, storm water is collected in storm sewers that outlet directly to the Johnson Drain and the Middle Rouge River untreated and undetained.
    b. Detention basins are provided within the development to capture storm water runoff, provide treatment of the water for removal of sedimentation and to discharge clean storm water to the Middle Rouge River at an Agricultural rate as required by the City of Northville and Wayne County. Storm water will not be discharged to the Johnson Drain, further protecting this important stream.
    c. Daylighting of approximately 1,100 feet of the Rouge River system as part of the Northville Downs development plan is one key component of a stormwater management plan that will completely eliminate the current 100-year storm floodplain and detain over 30 million gallons of annual storm water that would otherwise continue to discharge contamination and sediment into the Rouge River. The project will feature a new 9-acre River Park. The key word is “detain”, not eliminate. It still provides the benefit of greatly reduced discharge of contaminants and sediment into the Rouge.
    d. Natural restoration will create a naturally free-flowing channel with exposed bottomlands that will improve water quality, increase hydraulic capacity for downstream flood control, improve habitat, slow water velocity to reduce erosion, and promote community and ecological revitalization.
2. **Floodplain Management**
    a. According to current FEMA Floodplain maps, nearly 26 Ac of the Northville Downs site is covered by a 100-year floodplain. This floodplain also covers most of River Street and many of the existing homes along River Street. The Middle Rouge River currently crosses through the Northville Downs site in an 1,100 ft long concrete box culvert that outlets at 7 Mile Road. The Downs development proposes to daylight the Middle Rouge River for the full 1,100 ft within the site, opening the river for use by wildlife and the City of Northville community. Daylighting of the Middle Rouge River also has the benefit of creating a much wider river cross section than is currently available within the existing cross section. This widening of the river will create enough room to convey the full 100-year flood flows within the banks of the open river and removing the 100-yr flood plain from the proposed developed areas within The Downs development and the properties along River Street.

Existing vs. Proposed Floodplain

Purple: Existing Flood Plain Green: New Flood Plain

Site Restrictions: Flood Plain vs. Water Table: What is the difference?

Flood Plain:

The floodplain relates to the geographic area that is at risk of flooding during defined rainfalls. The Federal Emergency Management Agency (FEMA) determines floodplain areas.

Water Table:

A water table is simply the depth at which groundwater is located below the surface of a property. All property has a water table at some depth below the surface.

Environmental Approval Process for Daylighting the River

1. Data Collection & Existing Information Review (8 Weeks)
2. Design & Municipal Approvals (23 Weeks)
3. Construction Documents (8 Weeks)
4. EGLE Water Resource Permitting (20 Weeks)
5. FEMA CLOMR Application (26 Weeks)
6. SESC & Wayne County Approval (6-8 Weeks-concurrent with FEMA CLOMR Application)

Estimated timeframe to complete design and obtain all permits: 85 Weeks
Estimated construction time: 6 Months

V. Financials, Infrastructure & Phasing

Phasing Plan

HUNTER PASTEUR

PHASE 1: APRIL 2023 – OCTOBER 2025 (31 MONTHS)
ABSORPTION: FEBRUARY 2025 – APRIL 2026 (20–24 UNITS/MONTH)

TOLL BROTHERS

PHASE 1: AUGUST 2023 – NOVEMBER 2023 (4 MONTHS)
ABSORPTION: JUNE 2024 – JUNE 2025 (14 MONTHS)

PHASE 2: APRIL 2024 – SEPTEMBER 2024 (6 MONTHS)
ABSORPTION: APRIL 2025 – JULY 2026 (16 MONTHS)

PHASE 3: MAY 2025 – OCTOBER 2025 (6 MONTHS)
ABSORPTION: MAY 2026 – MAY 2027 (12 MONTHS)

RIVER PARK: APRIL 2024 – SEPTEMBER 2024 (6 MONTHS)

BROWNFIELD: AUGUST 2023 – FEBRUARY 2024 (6 MONTHS)

Tax Revenue Generation from The Downs Development	2022	2031
Tax Revenue to City Millages (City Operating, Streets)	$ 99,305	$ 1,301,805
Tax Revenue to DDA	$ 8,854	$ 893,731
Subtotal	**$ 108,159**	**$2,195,536**
Tax Revenue to Library, Street Debt, School Debt	$ 44,634	$ 601,781
Tax Revenue to County-wide Millages, Zoo, DIA	$ 108,494	$ 1,595,237
Tax Revenue to State School Millages	$ 50,289	$ 845,850
Subtotal	**$ 203,417**	**$3,042,868**
Real Property Taxes	**$ 311,576**	**$5,238,404**

February 1st, 2022 Review of Brownfield Redevelopment Project Letter from Sandi Wiktorowski, Finance Director/Treasurer & Mitchell Elrod, City Assessor, City of Northville:

> *" Overall, the developer's revenue projections appear reasonable. However, the calculations are based on assumptions and estimates for two to eight years into the future. From an Assessing perspective, projecting values multiple years into the future can be a risky project. Market conditions are always changing. However, the information the developer provided is a very conservative and reasonable estimate."*

Cost of Financing of Public Benefits

Central Park - $4,793,054

- Land: $625,000
- Construction: $4,168,054

River Park + Daylighting of River - $19,157,719

- Land: $3,400,000
- **Construction: $15,757,719**

Pocket Parks* - $420,000

Road & Utility Improvements - $2,167,000 +**

- Gateway Land: $371,450
- Gateway Construction: $628,550
- Pump Station: $682,000
- Relocation of San Sewer Pipe: 65,000
- Cady/Griswold Sewer Realignment: $420,000

Historic Cabin - $125,000

Total Contributions: $10,905,054+

Total Contributions Including Brownfield TIF: $26,662,773+

**The Pocket Parks will be privately owned, however, public access will be memorialized in the future condominium documents.*

***The developer has also committed to a six-figure contribution towards off-site road and utility improvements to be finalized during future DPAC negotiations.*

VI. Conclusion

Deviations vs. Benefits

Deviations to the Northville Ordinance

1. Apartment Building: Location of 5th Story*
    - Developer Response: In response to Planning Commission guidance and public comment, the 5th story on the apartment building has been removed.
2. Condo Building: Height 2-feet taller than maximum permitted height for 4 stories*
    - Developer Response: Per the C&W 3.29.22 Response letter, this deviation is recognized as a beneficial deviation as is.
3. Townhomes: Front setback along south side of Beal 15'*
    - Developer Response: To activate the homes, the plans incorporate a front stoop that is setback 15', but the main body of the home is setback 20'. Doing so will activate the streetscape by providing the residents a place to congregate and to socialize.
4. Townhomes: Front setback along S. Center 16.3-20'*
    - Developer Response: To activate the homes, the plans incorporate a front stoop that is setback 15', but the main body of the home is setback 20'. Doing so will activate the streetscape by providing the residents a place to congregate and to socialize.
5. Townhomes: Side facades 10-15' from Hutton
    - Developer Response: The setbacks are currently 15'.
6. Townhomes: Floor area ratio**
    - Developer Response: The project will be contributing in excess of 10% of the project costs in the form of public benefit. As a result, they qualify per the ordinance for the FAR deviation.
7. Townhomes: Building height ½ story taller than ordinance/master plan calls for Racetrack**
    - Developer Response: Due to the high water table south of Fairbrook Street the ability to design homes with full basements is not possible. Also, based on Planning Commission feedback we have strived to create a diverse housing typology throughout the community while at the same offering prospective consumers floor plans and home sizes compatible with their needs. All of these items combined required the homes to exceed the building height requirements.
8. Row Houses: Rear setback 8-9'*
    - Developer Response: In response to Planning Commission guidance, these homes will provide diversity of architecture in alignment with Northville's history as well as architecturally contribute to the gateway. To do so the architectural elements of the homes are larger in scale and as a result require setback deviations.
9. Carriage Homes: Front-facing garage located 19-25' from street**
    - Developer Response: To create diversity of housing types and to offer primary bedrooms on the main level. Front entry garages are also the ideal housing type to reduce impervious area by eliminating additional drive lanes and/or alleys for garage access, which will maximize the size of the River Park. Finally, front entry garages will maximize the quality of the architecture that will be viewed from the River Park; versus garage doors, air conditioning units, utility pedestals and meters, and the alleys.

10. Carriage Homes: Rear setback of 25 feet*
    - Developer Response: The reduced setback will allow for a larger River Park area; as well as space for buffer plantings between the homes and the river park in HOA controlled areas.
11. Single Family Lots: Area and lot width smaller on 17 lots than R-1B standard*
    - Developer Response: The smaller single family lots have been designed in response to Planning Commission and public suggestions and will increase the consumer segments that can be served. Single homes with primary bedrooms on the main level that will appeal to existing Northville residents seeking to age in place. The smaller single family lots will also allow for smaller size and more affordable homes that will attract new young families to the city.
12. Front setback smaller than R-1B standard*
    - Developer Response: The smaller setback is a result of the desired street profile. By reducing the setback the desired drive lane, bike lanes, parking, street tree boulevards, and sidewalks can be accommodated. The smaller setback will also further enhance the single family home front porch activation.

** Denotes deviations that are recognized as a beneficial deviation as is*
*** Denotes deviations that are recognized as a beneficial deviation with change*

Benefits

1. Daylighting the river
2. River park
3. Central park
4. Public access to pocket parks
5. Pedestrian connectivity
6. Vehicle connectivity
7. Bicycle connectivity
8. Storm water treatment
9. Brownfield cleanup
10. Demolition of the existing structures
11. Removal of the gambling establishment
12. Log cabin contribution
13. Temporary farmers market location
14. Residential tax base to the city
15. Sales tax base generation (retail)
16. Affordable housing vs. existing Northville
17. Age in place options
18. Diverse housing types that will serve all consumer segments
19. Gateway land (lost units)
20. Gateway (landscape design & installation)
21. Traffic circle contribution
22. Traffic mitigation
23. Beal Street extension
24. Cross walk to Hines Park
25. Flood plain (LOMAR)
26. Plant and animal habitat
27. Public Art contribution
28. Addition of public parking
29. Developer sourced funding of the public benefits
30. South exit to 7 Mile Road
31. Additional Cady Street retail in alignment with consultant recommendation
32. Job creation (temp and permanent)
33. Offsite water main funding

Recap on Benefits vs. Deviations

The City of Northville Zoning Ordinance (Article 20) requires, pursuant to a planned unit development (PUD) application that the applicant demonstrate, “a recognizable and material benefit to the ultimate users of the project and to the community…”. **Downs development financial commitment of over $26,242,773 (not including the six figure financial contribution to overall traffic mitigation efforts) for public benefits satisfies this requirement.**

City of Northville
CITY COUNCIL SPECIAL MEETING
October 25, 2022

Mayor Turnbull called the meeting to order at 2:00pm in the City of Northville Municipal Building – Council Chambers, 215 W. Main Street, Northville, Michigan, 48167.

Present: Mayor Brian Turnbull, Mayor Pro Tem Moroski-Browne, Councilmembers John Carter, Andrew Krenz, and Marilyn Price

Absent: None

Also Present: City Manager Patrick Sullivan, City Clerk Dianne Massa, Finance Director/Treasurer Sandi Wiktorowski, Police Chief Alan Maciag, City Attorney Robert Marzano, Director of Public Works Mike Domine, Assistant Director of Public Works Chris Helinski, and Communications Manager Liz Cezat. 16 citizens were present in person and via Zoom.

Mayor Turnbull read a statement informing those present that the City Council meeting is being livestreamed as a hybrid meeting option for public participants and recorded for rebroadcast on the City's website. Members of the public may participate during the livestream as if physically present at the meeting. By remaining at the meeting, consent is inferred by those present to have their voice and image recorded and posted on the City's website.

For the public participating virtually, it was explained how to raise your hand.

Citizen Comments
None

Approval of the Agenda and Consent Agenda
It was explained that the Social District Expansion Resolution on the Consent Agenda pertained to City Council action at its October 3, 2022 meeting. At that meeting, public comment was heard, and there was Council discussion and questions. The areas in the Social District expansion are an expansion on the sidewalks, not the streets itself. The resolution is so the City/DDA can execute the expansion.

Motion Carter, seconded by Moroski-Browne to approve the agenda and consent agenda as presented. **Voice Vote. Yes: Carter, Krenz, Moroski-Browne, Turnbull. No: None. Abstain: Price. Motion carried.**

Price abstained as she was not present at the October 3, 2022 City Council meeting, and did not vote on the downtown Social District expansion.

Transition Process for City Administration

The City Manager informed City Council last week that he will retire on January 6, 2023. The purpose of this special meeting was to discuss the transition process for City Administration.

The Mayor went on record to state that, while he will be involved as much as possible, he cannot get much more involved than he is today. He does not want to be the City Manager or change the City's form of government. Any comments heard to the contrary are misquoted or a misinterpretation.

City Council would need to determine if it is looking for an interim city manager to assist the City Manager between now and January, how to go forward in searching for a full-time City Manager, and what will be the criteria and process. The Michigan Municipal League (MML) reached out to the Mayor and City Manager, offering to help with this process. There has been consistency in the City's management, noting it has been 16 years since the City Council had to search for a new City Manager.

Council was asked to voice its thoughts on the criteria and process needed to move forward. Discussion ensued, noting that now is a tenuous time with the Downs redevelopment. It was questioned if additional assistance is needed with the negotiations. It was suggested that an RFP (Request for Proposal) be posted to solicit proposals from executive search firms. A draft RFP was provided to Council for consideration. Timing is crucial right now and a comment voiced the belief the conversation should start with the process for searching for a new City Manager, then move to the process of looking for an Interim city manager. The City Manager was asked for his sense on timing.

The City Manager explained that, in most cases, an interim city manager is hired at the end of the outgoing Manager's tenure to help Council. However, there are many things going on in the City right now that if an interim city manager were hired in sooner, it would help to have more accomplished between now and January 6th. It would also be a person that would have a firm grip on Council's top five to six projects being worked on right now that they can hand off to the next City Manager. This would be important for both assisting the current City Manager for what needs to be done between now and January 6th and assisting Council as the transition continues, and to give Staff direction.

In terms of the search process, the City Manager explained that the MML website shows the executive searches going on in Michigan right now. Most Michigan municipalities use the MML to advertise, even if doing a nationwide search. The most known search firms are the MML, GovHR through Jaymes Vettraino, and Frank Walsh who is an active manager working for Meridian Township that does consulting work with city manager searches. All these firms follow the same basic process that is laid out in the draft RFP. They come in and meet with key Staff members, develop a profile, develop advertising material, help screen applications, set up interviews, perform background checks, etc. While an RFP could be solicited, for timing, Council could meet with these search firms and get a proposal. References from other communities could ask how satisfied they were with the pool of candidates, and how the process was handled. Council could either do the RFP or appoint a subcommittee to screen those firms that would submit a proposal and make a recommendation to Council. This would accelerate the search process.

Regarding an Interim city manager, the City Manager pointed out that right now, it is not easy to find qualified candidates in government. More people are leaving than coming into the profession. This makes it more important to find an interim city manager that is willing to stay eight to ten months as Council moves through the process of searching for and selecting a full-time City Manager. It may take more than one round of applications to find the qualifications that Council is seeking. A longer-term

interim city manager would afford Council time to continue to advertise until it finds the right applicant. The City Manager profession tends to "shuffle" and there are several current retiring City Managers which opens several available positions.

Council Comments.

- While recognizing there are Staff capacity issues, a comment from Council questioned if there was a current City Administrative officer that could serve as an interim city manager. Appointing an interim city manager from within could provide perfect continuity. It is not uncommon to draw from the current City Administration and often it is the Police Chief that steps into the interim city manager role. A separate comment from Council pointed out that the Interim city manager could be for a longer length of time, and the workload of the interim city manager, along with their regular work, would be overtaxing. A comment countered that having someone from City Administration step into the interim city manager role would not preclude also bringing someone in to supplement that Department during the interim period. Other comments from Council voiced that City Administration is already lean and working on many projects within their respective Departments. No administrative officer has been serving as the Assistant City Manager that could strategically step into the interim city manager role, especially for a longer period.

- Discussion ensued on the order of the process. While there is a need to begin the process to define the criteria in working with a search firm to solicit applications for a full-time City Manager, comments also acknowledged the immediate need to quickly identify an interim city manager. It was believed both processes should begin now and be done concurrently.

- Discussion ensued pertaining to the transition and hiring an interim city manager. The main concern is transition. When hiring leadership in most professional careers, 90 days is often the standard in terms of hiring guidelines. This may not be the case when hiring City management. With the holidays approaching, there was concern about the window of time available to find a full-time City Manager before January 6th. From a transition point, the interim city manager role has two key factors. Workload is a factor and adding transition preparation to an already full plate does not provide the City Manager with the tools to balance both and not have things that do not get completed. Having an interim city manager now would help balance the workload, stay engaged beyond January 6th, and set up a successful transition process. It is important to not let the clock decide who is going to be the next City Manager. Council is building the right team and having an interim city manager will provide continuity as City Council works through this process.

- In discussing past processes, some Councilmembers have spoken to those on City Council 16 years ago to gain insight on the process they used to find the City Manager. One consistent comment was the significant amount of time spent during that process. It was also noted that the City Manager's office provided files and previous council meeting minutes to review.

- Discussion ensued pertaining to the RFP process to find a search firm to facilitate the full-time City Manager search process and known firms that currently offer this service. The RFP process can take time and the firms previously mentioned by the City Manager offer the same program and services. Interviews with the three firms could be quickly arranged. The previous Council used the PAR Group, a well-regarded and out-of-state firm that no longer appears to be around. GovHR is a national firm, and the other two firms are in Michigan.

There was Council agreement to concurrently begin the processes of hiring an interim city manager and to secure a firm to begin the search process for the full-time City Manager.

The City Manager reviewed the three methods he was aware of and are typically used to find an interim city manager. These include interviewing and selecting an interim city manager from the interim city manager list through the City Manager's Association that is affiliated with the MML and posted on the MML website, an internal candidate that Council would appoint as an interim city manager for a period or finding a retired City Manager that is interested in serving as an interim city manager.

Discussion ensued pertaining to the process to move forward to bring on an interim city manager. Comments included implementing a formal application process to identify a pool of potential candidates, posting the search for an interim city manager on the MML website, utilizing the services of the MML or another search firm to review the applications to come up with a short list of applicants to interview, the need to determine the expectations and qualifications Council is seeking in an interim city manager, and appointing a subcommittee to interview applicants and bring a recommendation to Council.

The City Manager was asked to create bullet points or concepts of a role description for the interim city manager position. This was viewed as a two-step process. For November and December, what kind of tasks might be reasonable for an interim city manager to be doing and to assist the City Manager in the transition and in moving forward in accomplishing Council's goals. If it extends longer when the City Manager is available to assist but not here daily, what kind of skill set is needed for this phase, especially with what the needs would be for City Staff.

Following discussion pertaining to appointing a City Council subcommittee to work with the City Manager, process and procedures that guide three previously established City Council committees, and discussion with the City Attorney pertaining to the Open Meetings Act, there was concurrence that the Personnel Committee, comprised of Councilmembers Krenz and Price could assist the City Manager with this process. This Committee has not been subject to the Open Meetings Act, and there is past precedence with the Personnel Committee giving input to the City Manager. Krenz and Price would help in giving the City Manager input on the interim city manager application process and assist in defining the interim city manager role, education, skills, and experience. They would also assist in posting the application and establishing an application deadline. It is anticipated that three to four applications would be received, and those applicants would be interviewed by City Council.

Motion Krenz, seconded by Carter to nominate Marilyn Price and Andrew Krenz to assist City Manager Patrick Sullivan in defining and posting the role of interim city manager for the purposes of defining the list of candidates to be brought before City Council for final screening selection, pending legal review and approval from the City Attorney. **Motion carried unanimously.**

Discussion ensued pertaining to the process to identify a partner or executive search firm for the long-term City Manager position. Three or four proposals could be sought soon, and it would be helpful to the City Manager if one or two Councilmembers would assist in looking at the proposals, check references, and talk to their colleagues and other communities that use these firms to see how they felt about their services. The successful consultant would be expected to build consensus with Council on an ideal candidate profile and facilitate and assist Council is reaching a final decision. Comments noted the costs for an executive search firm are wide ranging ($10,000 - $20,000 or more) and there seems to be no correlation between cost and a quality outcome.

The meeting was opened to public comment.

Nancy Darga, 516 N. Center St. Darga spoke of her experience on Council in appointing an interim city manager and selecting a new City Manager (Patrick Sullivan) when former City Manager Gary Word left Northville for another position. At that time, the City had a very capable Assistant City Manager that was able to step into the interim city manager role and guide the City through those challenges. Darga noted that the City currently is facing many time-sensitive challenges. These include grants, major developments, recently solicited Requests for Proposals for various projects, pending grants that must proceed with certain criteria to meet obligations, Brownfield requests, DPAC (Downs Project Advisory Committee), etc. As Council goes through the process of finding an interim city manager and a long-term City Manager, Darga suggested Council also consider bringing in additional outside assistance to specifically work with these issues and to keep these projects moving.

Michelle Aniol, 402 Yerkes. Aniol concurred with Darga's comments, noting that, as Council goes through the process of finding an interim city manager, it is more than just the day-to-day issues. There are a lot of projects in process that need to continue and cannot be stalled. An interim city manager with the experience and expertise to go beyond the day-to-day operations is essential. There is a lot on Council's shoulders and Aniol believed that Council will meet the challenges. Aniol also noted that it would be helpful to the audience members to follow the conversation if Council could be more organized in its discussions and not speak over each other.

Susan Haifleigh, 308 S. Wing St. Haifleigh echoed the comments of Darga and Aniol, suggesting that Council consider a three-tiered approach. She would like Council to consider the interim city manager as a day-to-day administrative manager. Council should also bring in consulting services familiar in the area of development to support the City Manager and Council both now and after January 6. Council is familiar with the many issues that have not been mentioned tonight, along with what will be required for City Departments to manage the developments. A consultant with deep expertise could be critical backstop to keep these projects and developments moving. This would take some of the pressure off that transitional interim city manager, and make the process go more smoothly.

Following discussion on the executive search firm process, Mayor Pro Tem Moroski-Browne and Councilmember Carter voiced interest in working with the City Manager to solicit for executive search firms. A refinement of the draft RFP provided to Council could be used as a reference document for each firm to know what Council is looking for in a search firm. Progress reports on the interim city manager and executive search firm processes would be provided at the November 7 and 21 Council meetings.

Motion Krenz, seconded by Carter to nominate John Carter and Barbara Moroski-Browne to assist City Manager Patrick Sullivan for purposes of solicitation of executive search firms or other equivalent agencies with the intent of identifying a list of City Manager candidates for City Council review and selection pending legal review and approval from the City Attorney. **Motion carried unanimously.**

In response to a question from Council, the City Manager voiced appreciation but at this time did not see the need to bring in assistance to represent him with the Brownfield Authority or other groups. Having more people would not speed up the process as it is more people that must be available to meet. Having Councilmembers assisting in the interim city manager and executive search firm processes will help.

Turnbull gave an update on his presentation to the Northville Township Board of Trustees on the Farmers Market activity. He also spoke about other entities, such as Amazon and DTE, that have expressed interest in offering financial assistance for certain projects. Updates on discussions and meetings with SEMCOG and Wayne County regarding the financials on the proposed roundabout at Seven Mile and Center Street were given. Comments from Council thanked the Mayor for tireless efforts in working with partners and stakeholders to partner on these projects.

Discussion ensued pertaining to the Downs project and the information needed, along with meetings of other groups, boards and committees, and the other steps that need to be taken before Council can consider second reading on the proposed zoning ordinance amendment. Negotiations continue and the City Manager pointed out that, until there is a financial agreement that Council and the DDA can live with, nothing will be achieved by having DPAC and the Brownfield Redevelopment Authority meet. Attending the meetings and meeting follow-up, and meeting minutes take time, and time is limited. There is an offer on the table from Hunter Pasteur and the City Manager will follow up individually with Councilmembers.

Being no further business to come before City Council, the Mayor asked for a motion to adjourn. **Motion Moroski-Browne, seconded by Krenz** to adjourn the meeting. **Motion carried unanimously.**

Adjournment: 3:30pm.

_____
Dianne Massa, CMC, MiPMC
City Clerk

City of Northville
CITY COUNCIL REGULAR MEETING MINUTES
November 7, 2022

Mayor Turnbull called the meeting to order with the Pledge of Allegiance at 7:00 p.m. in the City of Northville Municipal Building – Council Chambers, 215 W. Main Street, Northville, Michigan, 48167.

ROLL CALL

Present: Mayor Brian Turnbull, Mayor Pro Tem Barbara Moroski-Browne, Councilmembers John Carter, Andrew Krenz, and Marilyn Price

Absent: None

Also Present: City Manager Patrick Sullivan, Public Works Director Mike Domine, Finance Director/Treasurer Sandi Wiktorowski, Police Chief Alan Maciag, Deputy Clerk Michelle Massel, Representatives from Robinson Capital Management and Plante Moran and 26 citizens in person and on Zoom

Mayor Turnbull read a statement informing those present that the City Council meeting is being livestreamed as a hybrid meeting option for public participants and recorded for rebroadcast on the City's website. Members of the public may participate during the livestream as if physically present at the meeting. By remaining at the meeting, consent is inferred by those present to have their voice and image recorded and posted on the City's website.

For the public participating virtually, it was explained how to raise your hand.

PRESENTATIONS

A. Citizens Comments

Steve Kirk, 502 Beal – Speaking for himself and Michelle Aniol 402 Yerkes, stated his neighborhood is revitalizing. There are 23 children in his neighborhood and there are six families who have numerous grandchildren. Asked Council to consider in their deliberations of the downs, to keep in their thoughts and in their process, how to make the streets safer for the kids. Referring to Beal, River and Fairbrook Street. There are costs associated with making streets safer, implementing a plan, and police action. All these costs, and all these actions need to be considered in Council's actions towards the downs project. Hopes Council will create a new subcommittee or blend it with one of the subcommittees to create ways to make our streets safer. Noted Ann Arbor is very active in creating some amazing ways to curb traffic to make it safer for children. Stated that kids will play in the streets, whether there's a park next door or not, so keeping the traffic level and the traffic speeds down is imperative. Encouraged Council to move forward with the connection of Cady to Main Street, or to create the funds for a bridge across Johnson Creek to connect to Griswold, felt that will be a vital for reducing traffic.

Lenore Lewandowski, 119 Randolph – In reference to the October 17, 2022 agenda item, closed session to discuss a real property purchase as well as litigation, while respecting the need for closed session, felt that Council should to the best of their ability explain what was discussed in closed session, since she was asked by Council if she had a comment. In terms of transparency, she felt that it's really important

that once Council comes back from a closed session that Council explain to the public what was discussed to the best of their abilities, given that it was a closed session.

B. Presentation of Year-Ended June 30, 2022 Audited Financial Statements

Joe Kowalski from Plante Moran congratulated the City on a clean audit. Thanked the Finance Director and staff for their assistance. There were no problems to report, which is equivalent to an A+.

Ashley Moran from Plant Moran summarized the financial statement highlights:
- Current year activity for the General Fund, which is used for general operations of the city as well as the sustainability revolving fund which together make the combined general fund. Total revenues were about 8.4 million, expenditures were about 7.5 million and the fund also had other financing uses of 754,000, which related to operating transfers to other funds. Together these resulted in a year over year increase to fund balance of approximately 192,000, which is an improvement from the prior year where the city actually had a slight decrease in the general funds fund balance. Overall, the city's combined general fund balance is healthy at year end as the balance makes up a little over 38% of the funds revenues.
- A comparison of current year general fund revenue to the prior two years showed revenue decreased slightly, but was still pretty consistent with previous years, the most significant components of revenue would have been property taxes as well as other revenue, which primarily relates to investment income and revenue from sales and services. Revenue from other sources were relatively consistent to prior years. Grant revenue did decrease a little bit in the current year, as last year, it was a little higher than normal due to some COVID funding that was received.
- Public safety costs continue to be the most significant portion of expenditures, the total of which is consistent with historical years.
- The most significant change was the decrease in the other expenditures category, which is primarily made up of contributions to the MERS trust for pension, which was 250,000 less this year than last year.
- Unassigned fund balance increased slightly compared to the prior years which also increased it as a percentage of revenue and expenditures.
- The most significant pieces of the fund balance relate to amounts that are restricted for street improvements and roads as well as those that are committed for projects.
- Future commitments on capital projects, including those construction projects that were in progress as of year end, were about 1.2 million as of year end. Worth noting is that while the city has a healthy fund balance on paper, it still has 3 million in debt service left to be paid over the next 10 years.
-The water and sewer fund shows a positive operating cash flow.
- Additional contributions to the retiree health care plan have continued to increase and exceed the liabilities.

City Council Discussion: A comment from Council voiced praise for staff reducing the City's pension liability from $4.9 million to $2.3 million, due to paying what is required, and then the excess contribution of $961,000. Commented that while the net taxable value of the city increased 5.8% for the next fiscal year, the city's operating millage was reduced from 13.0496 to 13.182 due to the city reaching its Headlee maximum. In fiscal year 2022, the millage for streets, drainage, sidewalk improvements decreased due to the Headlee rollback, the City will no longer have any unleveraged millage available, asking voters for a Headlee override will be required at some point given the number of projects Council has been discussing. Proud of the City in terms of paying down debt, but also recognizing that from a long term fiscal perspective, a decrease in tax base means that the City will have to plan ahead for some of the initiatives discussed in strategic planning efforts.

In response to a request from Council, it was explained that the only way to achieve a higher millage rate is to roll backup, which is done through a Headlee override. The City is currently leveraging the

maximum millage rate amount, and every year, the taxable value is limited to CPI or 5%, which is the maximum leverageable amount.

In response to a question from Council, it was responded that the City will not see any short and midterm risks to ongoing returns in our pension funding with market valuations, interest rates, etc., but the City will not see the 10-15% returns that are seen in a broader market.

Staff will provide Council with more detail on the revenue gap in licenses and permits for building revenue. It was noted that several large building projects the previous fiscal year may have inflated the revenue and with fewer projects starting this fiscal year, the numbers may not be a true reflection of a typical year.

Council thanked the City Manager and Finance Department for their hard work on the City's finances.

In response to a question from Council, it was responded that although the City is anticipating a negative net investment income for 2023, there is no need to increase the required contributions to maintain funding status. This is due to the fact that our annual contribution is calculated on a five-year smoothing, meaning one bad year will only slightly affect that number.

Motion Carter, seconded by Krenz to accept the City of Northville's fiscal year 2022 financial statements. **Motion carried unanimously.**

C. Presentation of Investment Portfolio Report

Greg Prost from Robinson Capital Management provided background on his firm, which is one of a handful that work with municipalities on the state that focuses on safety, liquidity and yield, that practices buy and hold for the best yield.

Discussed the economic index, rising housing costs due to interest rates, average annual cost of new ownership, Federal fund rates, noted CD rates are below the treasury rates. Of significant interest, it was stated that the treasury curve is inverted, meaning you get a better yield on a one-year investment than a 10-year investment. That is typically a clear signal that a recession is looming and interest rates are going to fall.

City Council Discussion:

- In response to a question from Council it was responded that while some areas of the country have successfully built multi-family or apartment developments to meet the housing demand, some are 10-15 years behind. Rental prices are very high currently, forcing some to lease into the market, instead of buy into the market. If rental prices start to fall, it is a clear sign the economy is struggling.
- In response to a question from Council it was responded that even with the current high federal debt, the government could still offer stimulus money to assist residents should they need it for housing should the next recession hit next year.
- In discussing interest rate hikes, it was stated that during the recessions of the past, none had an inflationary rate that we are experiencing currently.
- In response to a comment from Council it was responded that the City's investment portfolio is a 4 year final instead of a 5 year, but otherwise similar to any other municipality as far as risk since the underlying rules of what cities can invest in are strict.

APPROVAL OF THE AGENDA AND CONSENT AGENDA

Request to consider a Special Council meeting for City Manager search Firm and Interim City Manager candidates was added as item 9G.

Motion Krenz, seconded by Moroski-Browne to approve the agenda and consent agenda as amended with item 9G.

Approve City Council Minutes of:
-Regular Meeting of October 17, 2022
-Closed Session of October 17, 2022
Receive Bills List:
- Week of October 17 and October 31, 2022
Receive Board and Commission Minutes: None
Receive Departmental Reports: Youth Network 10/2022
Board and Commission Appointments:
Appointment to Downtown Development Authority – David Cole, term exp. 9/30/25
Appointment to Housing Commission – James Petres, term exp. 9/15/23
Appointment to Bboard of Zoning Appeals – Daniel Stedem, term exp. 7/1/23
Investment Policy Resolution
Compliance with PA 152 of 2011 for Calendar Year 2023
Budget Schedule
Disposal of Assets/Ford Explorer
Changes to Northville Youth Network Bylaws
Request to Solicit/Goodfellows
Special Event Request/Holiday Lighted Parade
Special Event Request / Holiday Greens and Winter Market

Motion carried unanimously.

NEW BUSINESS

A. 457 Deferred Compensation Plan

A 457 plan is a tax-advantaged retirement savings plan offered to employees of many state and local governments and some nonprofit organizations. Like the better known 401(k) plan in the private sector, the 457 plan allows employees to deposit a portion of their pre-tax earnings in an account, reducing their income taxes for the year while postponing the taxes due until the money is withdrawn after they retire.

The City currently sponsors two plans: one through Nationwide and the other through Mission Square. Recently, the City was contacted by MERS regarding their 457 plan. There are two main benefits to offering MERS' plan. The first is lower fees. As of 9/30/22, MERS fees were 0.37%, Nationwide was 1.45%, and Mission Square was 1.28%. The fees are paid by the participants of the plan. The second is that MERS would be the fiduciary, rather than the City. As fiduciaries, the City and the employees who administer the plan should be adhering to the plan document and IRS rules, overseeing the investment menu, and ensuring reasonable fees to plan participants.

Currently, 19 employees participate in one of the optional 457 plans. Staff recommends that all current members be required to transition to the MERS 457 plan. It offers a lower cost plan with better

performance that can eliminate the City's fiduciary responsibility and streamline plan administration. MERS would assist the City and the employees in that transition.
The following documents were provided:
• MERS Uniform 457 Supplemental Retirement Program Resolution
• MERS 457 Participation Agreement
• MERS 457 Employer Contribution Addendum
• MERS 457 Defined Contribution & 457 Loan Addendum

City Council Discussion: In response to a question from Council it was responded that due to the nature of the 457 plan, investment options are limited for public sector employees. The new plan will transfer fiduciary responsibility to MERS and the fee structure will provide savings for employees. It was also responded that 19 employees opted into the plan, and approximately 33 were not consulted about the change. A third option could be offered for those who do not want to opt in. All employees will go through an educational process so they understand how the plan works.

Motion Carter, seconded by Moroski-Browne approve the MERS Uniform 457 Supplemental Retirement Program Resolution and the MERS 457 Participation Agreement to establish a 457 plan with MERS. **Motion carried unanimously.**

B. Public Improvement Fund Commitment Reallocations

Racetrack breakage funds (in excess of the cost of police and fire department service provided at the racetrack) are recorded in the Public Improvement Fund. In addition, some surplus monies have been transferred from the General Fund to the Public Improvement Fund. Those funds have primarily been used for specified capital outlay and improvement projects.
A spreadsheet detailing the commitments by City Council for those funds was provided.

Racetrack breakage received in fiscal years 2019 and 2021 totaling $209,313 remains uncommitted for any specific project. The entire amount of those funds is requested to be committed for the farmers market project.

Racetrack breakage received in fiscal year 2022 totaling $187,614 remains uncommitted for any specific project. The funds are proposed to be allocated as shown below:
• Typically, $60,000 is committed each year for police and fire equipment reserves. This lessens the burden on the General Fund. Staff is recommending $60,000 be committed for this purpose.
• The remaining $127,614 is proposed to be allocated towards the farmers market project.

Racetrack breakage already committed for the following projects are proposed to be reallocated to the farmers market project:
• $44,988 Contingency/Grant Match
• $52,230 Non-motorized Improvements
• $3,722 Street Sweeper

Non-breakage commitments in the Public Improvement Fund for the following purposes are proposed to be reallocated to the farmers market project:
• $203,810 Contingency/Grant Match
• $795,920 Projects TBD

Overall, the reallocations noted above will provide $60,000 for a FY2024 contribution for police and fire equipment reserves and $1,437,597 for the farmers market project. Cost to the City for the farmers market is currently estimated at $1.95 million. Additional funding for the farmers market project would be generated from the sale of the Cady Street parking lot property.

City Council Discussion:

- In response to a question from Council it was explained that money in the Public Improvement Fund has to be committed or reallocated, breakage funds are allocated by Council, but can always be reallocated by Council if they wish.
- Council requested clarification regarding the Farmer's Market land allocations and if they could allocate just the deposit now. It was stated that Council did not have to allocate any money at this time if they chose not to.
- Council requested a list of all unallocated funds available to Council, that is under their discretion, to draw from for grant management and other investments Council would want to make.
- Discussion continued regarding the amount of the allocation for farmers market project and deposits. It was determined that Council would have the amount of the reallocation be part of the motion in the purchase contract should it come to Council for approval.
- It was stated that if Council signs the option agreement, the City would almost immediately be in the 6 month due diligence period and would need money readily available for professional services to evaluate environmental, storm water, and site layout. Staff could come back to Council with a budget amendment request in the future, but if the option is signed, there will be a need to spend money in the next quarter. After discussion regarding the amount that should be allocated, it was pointed out that if permit applications need to be filed with fees prior to appointing an engineering firm approved by Council, money may need to be readily available.

Steve Kirk, 502 Beal – asked for clarification on which fiscal year the breakage was from. It was responded that this was breakage from last year and that the City would receive breakage until the year after the Downs is no longer creating breakage funds from betting.

Lenore Lewandowski, 119 Randolph – Voiced concern with Council approving money for a farmer's market. She stated that part of the PUD approval for Hunter Pasteur was that the developer would provide space for the market as a public benefit. She feels that by allocating money for potentially purchasing property for a farmer's market, it signals Hunter Pasteur that it is okay to not provide that public benefit. While she understands that the farmer's market task force determined there was not suitable space on the Downs development for the market, she feels that the Downs building should be repurposed as a farmer's market.

Motion Price, seconded by Krenz Move to reallocate $160,000 of committed public improvement funds for 1) $60,000 for police and fire equipment reserves and 2) $100,000 for farmer's market projects. **Motion carried unanimously.**

C. Traffic Control Order 22-07

The Department of Public Works is currently working on a project to resurface Lake Street and Novi Street. As part of this project, a Continental Crosswalk is being installed on Novi Street just north of Lake Street. The new crosswalk will require the installation of proper signage to ensure the safety of persons crossing the street. It is recommended that a Crosswalk Sign (W11-2) with an Ahead plaque (W16-9P) and a No Parking Sign (R8-3a) be installed approximately 50 feet both north and south of the

crosswalk. Additionally, a Crosswalk Sign (W11-2) with a Left Arrow Sign (W16-7P) be installed just to the north and south of the crosswalk. A detailed map is included that shows the location of sign placement.

City Council Discussion:

- In response to a question from Council it was responded that a Continental crosswalk has horizontal lines in the middle to increase visibility.
- A comment from Council noted that the three-dimensional crosswalks with horizontal lines are even more visible.
- The distance the no parking signs needed to be from the crosswalk to allow for residents to retain some on-street parking was discussed. It is typically 50 feet, but could be lowered to 20 feet to accommodate more parking.
- The DPW Director and Police Chief will meet with the traffic engineer to re-evaluate the recommendation.
- In response to a question from Council, it was responded that there is no time limit or weather dependent reason why Council cannot postpone a decision on this item.

Randy Holloway, 516 Novi St.- In favor of the new crosswalk location, but the crosswalk signs will be directly in front of his house and there is no parking near the crosswalk, which will prohibit anyone from parking on the street in front of his house. In response to his question, it was answered that the crosswalk was moved from its original location to the proposed location due to ADA compliance. The current crosswalk does not have a landing and on the other side there is a driveway approach. The City engineer gave several options to correct the ADA compliance issue, but it pushed the sidewalk back significantly and sometimes onto private property. The engineer was not able to locate the landing on the other side due to legacy trees and retaining walls.

Dave Bennanadi, 505 Novi St. – In favor of the crosswalk, but no notice was given that there was going to be construction or a crosswalk in front of his house.

Duncan Mallard, 502 Novi St. – Lives on corner of Novi and Lake St., requested the corner be rounded a bit to allow the street sweeper to clean properly. The corner is now rounded 14 feet from where it was and doesn't allow parking in front of his house. If the crosswalk is installed, no one on that whole block will be able to park on the street and most have single lane driveways.

Luci Klinkhamer, 430 Lake St. – Stated residents were not consulted as to placement and feels it is not located in a spot that pedestrians will use it. Most residents need on-street parking due to having a single lane driveway. Also, residents from surrounding streets park on Lake Street since surrounding streets have no on street parking. Agrees with reducing the no parking distance to 20 feet from 50 feet and would prefer pavement markings in lieu of regular signs since it is a residential neighborhood and they are not aesthetically pleasing.

Motion Moroski-Browne, seconded by Carter move to postpone the decision on traffic control order 22-07 in consideration of installation of crosswalk parking and crosswalk signs. **Motion carried unanimously.**

D. Grant Application for School Resource Officer

Recently, the State of Michigan Legislature has provided a $25 million appropriation for the Michigan State Police (MSP) Grants and Community Services Division to award and administer grants to public schools, public school districts, and intermediate school districts to improve the safety and security of

students, staff and school buildings by partnering with county and local law enforcement to secure at least one school resource officer. The School Resource Officer Grant Program is funded from the state fiscal year (FY) 2023 school aid fund as appropriated in the 2022 Public Act (PA) 144 and requires grantees to provide a 50 percent cash match.

The Northville Police Department is currently budgeted for 13 full-time officers. The department currently does not have a School Resource Officer. The grant will allow the department to hire a fourteenth (14th) officer and assign a current officer as a School Resource Officer to Hillside Middle School, and support the other district schools in the City of Northville (Amerman Elementary and Cooke School). This is a three (3) year grant that provides a 50 percent of the actual costs for salary, benefits, and SRO-specific training per SRO position over the entire grant performance period of three full years. Overtime pay is not eligible under this grant. During the first year of the grant, we anticipate that there will be no cost for the SRO position. Northville Schools has already applied for an additional grant that will cover the remaining costs for year one. During years two (2) and three (3) of the grant, the SRO's salary will be covered by 50% of the grant, 25% by Northville Schools and 25% by the City of Northville. The approximate cost of the position for the City of Northville will be between $27,000 to $35,000 per year. After the grant expires, Northville Schools will pay 50% of the SRO's salary and the City of Northville will pay 50%. After the grant expires, the approximate cost of the position for the City of Northville will be between $54,000 and $70,000.

The Northville School District will author and submit the grant. The deadline to submit the grant is November 17, 2022. Award notifications will begin on January 17, 2023. Currently, the Northville Township Police Department has an officer assigned to the Northville High School as an SRO. Both have entered into an agreement which is attached for your review. If approved and the grant is awarded, we will also enter into a similar agreement with the Northville School District.

The addition of a School Resource Officer increases the police department's full time staffing level from 13 to 14 officers. There will be a cost to hire and train the new officer. In regards to the SRO position, the first year is covered 100% by grants from the Northville School District. During the second and third year of the grant, 50% of the salary will be paid for by the grant, 25% will be paid for by Northville Schools and 25% would be paid for by the City of Northville. The approximate cost of the position for the City of Northville will be between $27,000 to $35,000 per year. After the grant expires, Northville Schools will pay 50% of the SRO's salary and the City of Northville will pay 50% as long as both parties are operating under the agreement. Post grant, the approximate cost of the position for the City of Northville will be between $54,000 and $70,000.

City Council Discussion:

- In response to a question from Council it was responded that 30 days after the grant was awarded, a Memorandum of Understanding must be in place. An MOU has been in place since 2018 with Northville Township. The Chief was confident the 50% grant will be awarded.
- The net benefit is that during the summer or holiday breaks, when school is not in session, that officer would be available to support festivals and concerts.
- The current SRO is stationed at Northville High School, but services all other schools and attends all the drills. This SRO would be stationed at Hillside Middle School.
- The officer would attend a two-week SRO training for the position and often acts as a mentor. The need is rising for student support, which is evident from the number of referrals to the Youth Network.

Steve Kirk, 502 Beal St. – Taught summer camp for 1st through 3rd grade for 18 years and always made it a point to have a police officer come to camp, sometimes with a K9. It was evident that some of the

children had bad experiences with the police in the past and felt that having the officer there in a non-threatening manner created positive enforcement.

Motion Krenz, seconded by Carter to support the Northville School District and the City of Northville Police Department to pursue the application for the State of Michigan School Resource Officer Grant Program. **Motion carried unanimously.**

E. Selection of Consultant for Pedestrian and Traffic Plan

The Northville City Council voted to close E. Main Street between Center and Hutton Streets and N. Center between Main and Dunlap Streets to vehicular traffic in June 2020 in response to the Pandemic. Over the next 2 years, the City Council extended the duration of the street closures 3 additional times. In August 2022, after reviewing feedback from Town Hall meetings, reviewing results and comments from the survey, and considering crash data, expenses, financial impacts, and other factors the City Council voted to keep the two streets closed permanently to vehicular traffic.

The DPW has now been tasked to study the vehicular and pedestrian impact from the closure. The DDA has also been charged with developing a plan to transform the temporary closures into a permanent pedestrian environment.

DPW prepared an RFP for professional services to perform a vehicle and pedestrian study. In the RFP, staff requested that each applicant provide information on:
- Prior experience
- References
- Key leadership and personnel
- Project understanding
- Fees

The RFP was posted on October 3, 2022 and the bid opening was held on October 19, 2022. Four proposals were received. City staff including City Manager Pat Sullivan, DDA Director Lori Ward, and DPW Director Mike Domine have reviewed and scored based on the requested information above.

At the conclusion of the review, Fleis and Vandenbrink (F&V) was the recommended selection. City staff felt strongly that F&V familiarity with the community, experience, and understanding of the project are more than capable of undertaking this study and plan.

F&V will work closely with Grissim, Metz, and Andriese who was recently selected to provide professional design services to prepare a pedestrian plan for downtown Northville.

A copy of the attached contract with F&V was sent to City Attorney and Insurance for review. This is a contract that the City has utilized many times before and received prior approval. Current still in review.

The professional fee for F&V services is a lump sum amount of $59,800.00. There are no funds currently budgeted for this project and the fee, if approved, a budget amendment would be needed. DPW will work with Finance Director to determine the appropriate funding source for this study.

<u>City Council Discussion</u>:

- In response to a question from Council, it was responded that the proposals received ranged widely in cost. The proposals received are based off what they intend to do, but traffic counts in

some of the proposals were not included since that is still to be defined. In the proposal from F&V the pricing was open ended. Impacts on traffic and pedestrians will be studied.
- Sub-committees will be consulted and public input will be sought. Confirmed that there will be overlap between the projects Grissim Metz and F&V are working on for continuity.
- Council requested transparency and coordination across the Boards and Commissions and sub-committees, especially the Mobility Task Force, due to the fact that you cannot do a traffic study without a pedestrian study since they impact each other.
- Council requested the study be extended for a pedestrian connection to Wing and down to Fairbrook.
- Council asked for the residents that were opposed to the street closures to stay engaged, especially those on Wing, Cady and Fairbrook that are impacted to do this project correctly.
- Council appreciated the RFP noting that this was a non-traditional traffic study and requested that traffic volumes be assessed along with speed, especially since there are feeder streets and residential streets. The question to the engineers should be if traffic is being diverted appropriately.
- In response to a question from Council regarding the cost for GIS overlay services, it was responded that the engineer would do an audit of all the existing pedestrian facilities and infrastructure that could then be upload into the City's GIS layers, creating a baseline database. That option could be removed from the quote if the City decided that option was not valuable.
- Council requested information on charges for changes to the scope since that information was not provided in the proposal.
- Comment from Council that pedestrian and traffic issues have been around for a long time, even before the street closures, feels it is money well spent and long overdue.

John Roby, 511 Dunlap – As a resident having been involved in the mobility network, making the streets safer now, making dark intersections safer, expects excellence when executing this traffic and pedestrian plan. Feels this study will help evaluate the street closure. Felt the City should put their faith in instinct, not traffic studies. Emphasized taking the time to do the project right to avoid regret later.

Lenore Lewandowski, 119 Randolph – Noted that the circle on the chart presented is not centered around Main and Center. Felt that making the circle larger would encompass more streets, including Randolph and High and possibly Fairbrook. Stated the traffic at Center and Dunlap was very heavy, that volume needed to be studied carefully. Pedestrian traffic needed to be looked at carefully due to the lower volumes of walkers in winter versus summer months.

Steve Kirk, 502 Beal – Asked for an explanation on the colored circles on the chart for the study area. It was clarified that the red line on the chart was vehicular traffic, the black line was pedestrian traffic. The focus of the study would be to provide better crosswalks within both areas.

Michelle Aniol, 402 Yerkes – South Main at Doheny on Safe Routes to School study, still within scope of study yes, Worked with F&V at Dexter and looks forward to the information that comes from this study.

Susan Haifleigh, 308 S. Wing – Voiced displeasure for the permanent street closures, stated she did not purchase her home for her street to become another "Center Street". Voiced concern about spending over $100,000 on a project that, in her opinion, is not well thought out, and that not enough time was spent on the decision to close the streets. Didn't feel like the RFP has as much flexibility as insinuated. Emphasized the need to carefully gather the pedestrian data due to the holiday's approaching. Feels that it is not feasible to wrap up the data gathering in 16 weeks so it is completed in line with the EDC and design effort.

Mary Elwart-Keys, 502 W. Main – Pleased the City is conducting another traffic study. Agrees with previous comments that timing of the study is important. Noted that West Main has unique traffic issues since there is a school, a nursing home, on-going construction, and parking allowed on both sides of the street. The previous study was conducted in the summer when school was not in session and fewer activities at the Community Center, felt the accuracy of the traffic study was not what it should have been. Asked for neighborhood input and community engagement for the study.

Motion Carter, seconded by Price to approve the selection of Fleis & Vandenbrink to provide Professional services for a not to exceed amount of $59,800.00 for the pedestrian and traffic plan, subject to budget amendment. Further move that the Public Works Director be authorized to sign this agreement on behalf of the City. **Motion carried unanimously.**

F. City Council Meeting Schedule

In compliance with the Open Meetings Act, each year the list of the regular City Council meeting dates is posted at City Hall and on the website. By Charter, City Council meets the first and third Monday of the month. Staff prepared the list of 2023 meeting dates for City Council consideration.

Proposed changes are noted below:
• City Hall is closed January 2 for the New Year's holiday. Planning Commission meets January 3 and the BZA meets January 4. To meet technology needs it is proposed City Council meet **Thursday, January 5**.

• City Hall is closed January 16 for Martin Luther King Jr. holiday. Planning Commission meets January 17 and the HDC meets January 18. To meet technology needs it is proposed City Council meet **Thursday, January 19**.

• City Hall is closed February 20 for Presidents Day. Planning Commission meets February 21. To meet technology needs it is proposed City Council meet **Wednesday, February 22.**

• June 19 is the Juneteenth Federal holiday. Planning Commission meets June 20 and HDC meetings June 21. To meet technology needs it is proposed City Council meet **Thursday, June 22**.

• The first July meeting is scheduled for Monday, July 3. Council needs to decide whether to meet July 3 or move the meeting to an alternate date. **The BZA voted to move its July meeting to Thursday, July 13. The Planning Commission voted to not hold its first meeting in July and will meet on July 18.**

• City Hall is closed September 4 for Labor Day. Planning Commission meets September 5 and BZA meetings September 6. To meet technology needs it is proposed City Council meet **Thursday, September 7**.

• The City Regular Election is November 7. Per Section 6.1 of the City Charter, a regular meeting is scheduled for the Monday following the election, which is **November 13**.

City Council Discussion: Council comment that Council must meet twice per month by Charter, discussion ensued to ensure a quorum. It was clarified that Council meets three times in November to seat Council members after the election.

Motion Krenz, seconded by Moroski-Browne to approve its 2023 City Council Regular Meeting schedule as presented. **Motion carried unanimously.**

G. Special City Council Meeting

The City Manager requested Council hold a special meeting at their earliest convenience to interview candidates for interim City Manager and review proposals for executive search firms. Thursday, November 17, 2022 at 5:30pm was suggested and, due to the early time, pizza and salad would be provided.

City Council Discussion: It was clarified that all interviews and proposals would be heard in one evening, allowing 45 minutes to interview each candidate.

Motion Moroski-Browne, seconded by Carter to call a special City Council meeting on Thursday, November 17th at 5:30pm for the purpose of considering a City Manager Executive search service and interim City Manager positions. **Motion carried unanimously.**

MAYOR AND COUNCIL COMMUNICATIONS

A. Mayor and Council Communications

Turnbull stated it was great to see everyone downtown for Halloween. Reminded everyone to check out the Veterans banners on the poles around town, including one for his brother. Veterans Day is this Friday, thanked Veterans for their service. The Lighted Parade is November 19th, on a Saturday for the first time, and the Greens Market is November 19th and 20th downtown.

Price thanked the City Clerk and election volunteers for working the election, asked everyone to get out to vote and to be respectful of each other.

Krenz welcomed David Cole, James Petres and Daniel Stedem to various boards and commissions.

Moroski-Browne thanked everyone for their patience as Council works through some heavy agendas.

Carter noted he will be attending the Housing Commission meeting on November 9th at 6pm at Allen Terrace.

B. Staff Communications None

Being no further business to come before City Council, **Motion Krenz seconded by Carter** to adjourn the meeting. **Motion carried unanimously.**

Adjournment: 9:55pm

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Michelle Massel
Deputy Clerk

~ City of Northville ~

Council Communications

To: Mayor and City Council

From: Sandi Wiktorowski, Finance Director

Subject: Receive Bills List Reports for:
General Disbursement Account Check #119438 through #119542
General Disbursement Account EFT #500497 through #500498
Payroll Account Check #404582
Payroll Account EFT #279 through #280

Date: November 21, 2022

BACKGROUND: The City of Northville Finance Department processes accounts payable on a weekly basis. Authorization for processing these payments is given by the respective Department Head and/or the City Manager. The Department Heads and/or City Manager are responsible for authorizing payments that are in accordance with 1) budgeted expenditures, and/or 2) policy (i.e. refunds), and/or 3) approved contracts. In addition, City Staff is responsible for adhering to the City's Purchasing Ordinance (Sections 2-181 through 2-187).

ANALYSIS: The following reports are attached for City Council to review.

- Transfers By Letter of Authorization (if any), which includes bank transfer date, fund charged, payee, purpose of bank transfer, and amount.
- Payroll Checks (if any), which includes union dues, supplemental insurance, payroll taxes and deferred compensation payments.
- General Checking Automatic Debits (if any), which includes automatic debit date, vendor name, description of automatic debit, account number charged, and amount of automatic debit.
- Accounts Payable Check Register Report, which includes check number, check date, vendor number and name, and check amount.
- Accounts Payable Invoice Distribution Report, which includes account number charged, vendor name, check number, invoice description, and invoice amount charged to that account number.

RECOMMENDATION: It is recommended that the Northville City Council receive and file the Bills List report referred to above.

Sandi Wiktorowski	*Patrick Sullivan*
DEPARTMENT	CITY MANAGER

Wire Transfers/EFT'S

Date:	Payee:	Purpose:	Amount:	
11/10/2022	HSA Authority	Employee HSA Contributions & Employer Contribution	$	1,220.34
11/10/2022	MissionSquare	Employee 457 Contributions	$	1,215.38
11/10/2022	MERS HCSP	Employee and Employer Health Care Saving Plan Contributions	$	2,806.20
11/10/2022	MERS DC	Employee and Employer Defined Contributions	$	18,931.24
11/10/2022	Basic	Employee Section 125 Contributions	$	75.00
			$	24,248.16

C:\Users\mmassel\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\SABL2PHZ\First pay wires to Michelle

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
11/10/2022	PYRL	404582	MISDU	462.53	462.53	0.00	Open
11/10/2022	PYRL	EFT279	EFTPS	46,449.55	46,449.55	0.00	Cleared
11/10/2022	PYRL	EFT280	NATIONWIDE	2,680.60	2,680.60	0.00	Cleared
Totals:			Number of Checks: 003	49,592.68	49,592.68	0.00	

Total Physical Checks: 1
Total Check Stubs: 2

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank CK GENERAL CHECKING					
11/16/2022	CK	119438	2302	MICHIGAN ASSOCIATION OF FIRE CHIEFS	125.00
11/16/2022	CK	119439	3010	HYDROCORP	2,514.00
11/16/2022	CK	119440	3833	TOWN LOCKSMITH, INC.	961.50
11/16/2022	CK	119441	4050	CODE ENFORCEMENT SERVICES	5,272.56
11/16/2022	CK	119442	4422	BUSH BROTHERS ASPHALT PAVING INC.	9,750.00
11/16/2022	CK	119443	4528	HOLLAND MOTOR HOMES & BUS CO	964.00
11/16/2022	CK	119444	4533	KIMPRINT INC	794.00
11/16/2022	CK	119445	4624	BIO-CARE, INC.	8,910.00
11/16/2022	CK	119446	4671	PRINTELECT	63.78
11/16/2022	CK	119447	4701	ALPHAGRAPHICS	85.00
11/16/2022	CK	119448	5021	BASIC	50.00
11/16/2022	CK	119449	5024	BLUE CROSS BLUE SHIELD OF MI	3,483.08
11/16/2022	CK	119450	5030	BLUE CARE NETWORK OF S.E. MI	27,949.67
11/16/2022	CK	119451	5052	NAPA AUTO PARTS	968.61
11/16/2022	CK	119452	5099	WAYNE CO.DEPT OF ENVIRONMENT	77,599.83
11/16/2022	CK	119453	5110	CINTAS CORPORATION - 300	443.79
11/16/2022	CK	119454	5125	DETROIT EDISON-ST. LIGHTING	10,145.87
11/16/2022	CK	119455	5127	35TH DISTRICT COURT	3,000.00
11/16/2022	CK	119456	5331	MICHIGAN.COM	1,572.02
11/16/2022	CK	119457	5660	VERIZON WIRELESS, INC.	636.71
11/16/2022	CK	119458	5726	PATRICK SULLIVAN	36.74
11/16/2022	CK	119459	5746	OAKLAND COMMUNITY COLLEGE / CREST	450.00
11/16/2022	CK	119460	5877	MICHELLE MASSEL	74.94
11/16/2022	CK	119461	5928	AARONSON MANAGEMENT, INC.	315.00
11/16/2022	CK	119462	6025	WEINGARTZ	98.97
11/16/2022	CK	119463	6198	ELLSWORTH INDUSTRIES, INC.	1,256.43
11/16/2022	CK	119464	6449	C.M.P. DISTRIBUTORS, INC.	2,687.00
11/16/2022	CK	119465	6645	ASSOCIATED FIRE PROTECTION	443.50
11/16/2022	CK	119466	6706	STATE OF MICHIGAN	3,614.60
11/16/2022	CK	119467	6707	CARLISLE-WORTMAN ASSOCIATES	7,780.00
11/16/2022	CK	119468	6823	GRISSIM-METZ ASSOCIATES	7,375.00
11/16/2022	CK	119469	6862	ROBINSON WELDING SUPPLY INC.	27.70
11/16/2022	CK	119470	6930	USA BLUE BOOK	885.65
11/16/2022	CK	119471	6940	NORTHSTAR FACILITY SERVICES	166.98
11/16/2022	CK	119472	6942	HOME DEPOT CREDIT SERVICES	1,058.55
11/16/2022	CK	119473	6968	NORTHVILLE STITCHING POST	82.00
11/16/2022	CK	119474	7000	HI-TECH LANDSCAPING, INC	450.00
11/16/2022	CK	119475	7015	OTIS ELEVATOR COMPANY	125.00
11/16/2022	CK	119476	7059	CHRISTENSEN'S RUSHTON FARMS	467.75
11/16/2022	CK	119477	7305	MICHIGAN STATE FIREMAN'S ASSO.	75.00
11/16/2022	CK	119478	7567	THYSSEN KRUPP ELEVATOR	1,146.24
11/16/2022	CK	119479	7573	CRUISERS	42.50
11/16/2022	CK	119480	7811	COMMUNITY FINANCIAL CREDIT UNION	871.43
11/16/2022	CK	119481	7811	COMMUNITY FINANCIAL CREDIT UNION	939.64
11/16/2022	CK	119482	7822	ASCENSION PROVIDENCE HOSPITAL	228.00
11/16/2022	CK	119483	8008	JAG ENTERTAINMENT	6,700.00
11/16/2022	CK	119484	8180	CONSUMERS ENERGY	450.00
11/16/2022	CK	119485	8204	DETROIT CHEMICAL & PAPER CO	230.52
11/16/2022	CK	119486	8220	BENISTAR/UA-6803	20,442.50
11/16/2022	CK	119487	8538	DEERE & COMPANY	1,717.80
11/16/2022	CK	119488	8643	METRO BOLT & FASTENER	90.78
11/16/2022	CK	119489	8799	MODERN BUSINESS MACHINES INC	77.51
11/16/2022	CK	119490	8917	AAA SHREDDING INC	33.00
11/16/2022	CK	119491	9122	ROLLINS, INC	114.05
11/16/2022	CK	119492	9156	PEP BOYS MANNY AND JACK	810.49
11/16/2022	CK	119493	9181	AERKO INTERNATIONAL MICHIGAN INC	302.00
11/16/2022	CK	119494	9233	MID-MICHIGAN RECYCLING LLC	24.00
11/16/2022	CK	119495	9240	ROBINSON CAPITAL MANAGEMENT, LLC	1,341.71
11/16/2022	CK	119496	9243	TIMOTHY KENNETH FIFER	2,000.00
11/16/2022	CK	119497	9249	D'ANGELO BROS	13,157.28
11/16/2022	CK	119498	9253	FLEIS & VANDENBRINK ENGINEERING INC	82,442.10
11/16/2022	CK	119499	9283	ERIBERTO MENDOZA	149.00
11/16/2022	CK	119500	9317	GREEN ELECTRICAL SOLUTIONS	1,022.94
11/16/2022	CK	119501	9339	CAMTRONICS COMMUNICATION CO	214.90
11/16/2022	CK	119502	9411	JOHN P KOTT	595.00
11/16/2022	CK	119503	9486	ANDREW KIRBY	19.48
11/16/2022	CK	119504	9534	VARNUM LLP	490.00
11/16/2022	CK	119505	9558	BRIDGESTONE AMERICAS, INC	102.26
11/16/2022	CK	119506	9575	SERRA FARMINGTON HILLS AUTOMOTIVE	90.00
11/16/2022	CK	119507	9576	SAVANT LEARNING SYSTEMS, INC	675.00
11/16/2022	CK	119508	9577	NATE GEINZER	574.36
11/16/2022	CK	119509	BND REFUND	DW DEVELOPMENT	3,730.00
11/16/2022	CK	119510	BND REFUND	CALEB & KRISTA SIEFERT	1,240.00
11/16/2022	CK	119511	ELEC100	ROBERT CHRISTOPHER AJLOUNY	225.00
11/16/2022	CK	119512	ELEC101	ELIZABETH SDAO	180.00
11/16/2022	CK	119513	ELEC103	LOUIS ANTHONY AVALLONE	232.50
11/16/2022	CK	119514	ELEC105	DOUGLAS J COATES	255.00
11/16/2022	CK	119515	ELEC107	ROBERTA J MILLER	245.00

Check Date	Bank	Check	Vendor	Vendor Name	Amount
11/16/2022	CK	119516	ELEC108	DOUGLAS NEUMANN	180.00
11/16/2022	CK	119517	ELEC114	MAUREEN TRAVALINI	195.00
11/16/2022	CK	119518	ELEC115	KAREN YURGAUTE	255.00
11/16/2022	CK	119519	ELEC116	JENNIFER A WISINSKI	210.00
11/16/2022	CK	119520	ELEC118	JEANNE E WHITENS	210.00
11/16/2022	CK	119521	ELEC119	MARY E STARRING	240.00
11/16/2022	CK	119522	ELEC120	DOREEN H. TIETJEN	210.00
11/16/2022	CK	119523	ELEC123	PATRICK A. COLLINS	210.00
11/16/2022	CK	119524	ELEC124	SIMONE MASTANTUONO	255.00
11/16/2022	CK	119525	ELEC125	KATHERINE A. MASTANTUONO	225.00
11/16/2022	CK	119526	ELEC126	PHYLLIS SCHOENHERR	255.00
11/16/2022	CK	119527	ELEC14	SARAH KEYS	195.00
11/16/2022	CK	119528	ELEC19	JANIECE PAVER	195.00
11/16/2022	CK	119529	ELEC47	EDITH YVONNE WITTEKINDT	245.00
11/16/2022	CK	119530	ELEC52	ALICE FLECK	180.00
11/16/2022	CK	119531	ELEC53	MICHAEL HYATT	245.00
11/16/2022	CK	119532	ELEC58	JO ELLEN HYATT	260.00
11/16/2022	CK	119533	ELEC61	LINDA BASTIEN	225.00
11/16/2022	CK	119534	ELEC62	ANGEL CASTRO	195.00
11/16/2022	CK	119535	ELEC67	CASSANDRA WIKTOROWSKI	75.00
11/16/2022	CK	119536	ELEC68	CYNTHIA KUSHNER	75.00
11/16/2022	CK	119537	ELEC70	WENDY WEEKS GUTOWSKI	245.00
11/16/2022	CK	119538	ELEC73	HOLLIS WITKOWSKI	210.00
11/16/2022	CK	119539	ELEC83	XUAN-DUNG THI AVALLONE	247.50
11/16/2022	CK	119540	ELEC91	AMY HAGEN	225.00
11/16/2022	CK	119541	ELEC96	ANDREW DAILY	195.00
11/16/2022	CK	119542	ELEC99	BOMAR G SPRAUER	210.00
11/16/2022	CK	500497(E)	5108	CONSUMERS ENERGY	4,745.62
11/16/2022	CK	500498(E)	5108	CONSUMERS ENERGY	2,081.02
11/16/2022	CK	7(S)	8843	SITEONE LANDSCAPE SUPPLY HOLDING LL	0.00

CK TOTALS:

Total of 108 Checks:	338,456.36
Less 0 Void Checks:	0.00
Total of 108 Disbursements:	338,456.36

INVOICE GL DISTRIBUTION REPORT FOR CITY OF NORTHVILLE
EXP CHECK RUN DATES 11/03/2022 - 11/16/2022
BOTH JOURNALIZED AND UNJOURNALIZED
BOTH OPEN AND PAID

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	Check #
Fund 101 GENERAL FUND							
Dept 000							
101-000-254.000	DEPOSITS - ENGINEERING RE\	FLEIS & VANDENBRINK EN	TRANSPORTATION BUILDING RPR	63256	11/16/22	21,850.03	119498
101-000-254.000	DEPOSITS - ENGINEERING RE\	FLEIS & VANDENBRINK EN	TRANSPORTATION BUILDING RPR	63944	11/16/22	1,343.50	119498
101-000-262.000	ENV RESOURCES TRUST FUND (	CHRISTENSEN'S RUSHTON	LOPPERS CORONA, PRUNER FELCO	534748	11/16/22	467.75	119476
101-000-283.000	Reserve-Bldg Performance E	DW DEVELOPMENT	PTR190008 597 RANDOLPH	PTR190008	11/20/22	3,730.00	119509
101-000-283.000	Reserve-Bldg Performance E	CALEB & KRISTA SIEFERT	PTR220009 PARTIAL BOND REFUND 632 N	PTR220009	11/20/22	1,240.00	119510
101-000-626.000	MISCELLANEOUS REVENUE	COMMUNITY FINANCIAL CR	OCTOBER ZOOM, COMCAST, CONSTANT CON'	3788-02 OCT	11/16/22	(73.70)	119481
101-000-665.500	INVESTMENT ADVISORY FEES	ROBINSON CAPITAL MANAG	OCTOBER MGMT FEES	2210	11/16/22	467.55	119495
			Total For Dept 000			29,025.13	
Dept 101 CITY COUNCIL							
101-101-726.000	SUPPLIES	MICHELLE MASSEL	CWW MEETING REFRESHMENTS	266639202	11/16/22	74.94	119460
101-101-960.030	CONFERENCES & MEETINGS	COMMUNITY FINANCIAL CR	OCTOBER ZOOM, COMCAST, CONSTANT CON'	3788-02 OCT	11/16/22	209.98	119481
			Total For Dept 101 CITY COUNCIL			284.92	
Dept 172 CITY MANAGER'S OFFICE							
101-172-960.030	CONFERENCES & MEETINGS	PATRICK SULLIVAN	REIMBURSE SEMMG LUNCH OCT 22	9241	11/16/22	36.74	119458
			Total For Dept 172 CITY MANAGER'S OFFICE			36.74	
Dept 228 TECHNOLOGY							
101-228-801.350	INTERNET ACCESS FEES	COMMUNITY FINANCIAL CR	OCTOBER ZOOM, COMCAST, CONSTANT CON'	3788-02 OCT	11/16/22	163.40	119481
			Total For Dept 228 TECHNOLOGY			163.40	
Dept 262 ELECTIONS							
101-262-704.000	WAGES - ELECTION WORKERS	ROBERT CHRISTOPHER AJL	ELECTION WORKER WAGES	11-08-22	11/16/22	225.00	119511
101-262-704.000	WAGES - ELECTION WORKERS	ELIZABETH SDAO	ELECTION WORKER WAGES	11-08-22	11/16/22	180.00	119512
101-262-704.000	WAGES - ELECTION WORKERS	LOUIS ANTHONY AVALLONE	ELECTION WORKER WAGES	11-08-22	11/16/22	232.50	119513
101-262-704.000	WAGES - ELECTION WORKERS	DOUGLAS J COATES	ELECTION WORKER WAGES	11-08-22	11/16/22	255.00	119514
101-262-704.000	WAGES - ELECTION WORKERS	ROBERTA J MILLER	ELECTION WORKER WAGES	11-08-22	11/16/22	245.00	119515
101-262-704.000	WAGES - ELECTION WORKERS	DOUGLAS NEUMANN	ELECTION WORKER WAGES	11-08-22	11/16/22	180.00	119516
101-262-704.000	WAGES - ELECTION WORKERS	MAUREEN TRAVALINI	ELECTION WORKER WAGES	11-08-22	11/16/22	195.00	119517
101-262-704.000	WAGES - ELECTION WORKERS	KAREN YURGAUTE	ELECTION WORKER WAGES	11-08-22	11/16/22	255.00	119518
101-262-704.000	WAGES - ELECTION WORKERS	JENNIFER A WISINSKI	ELECTION WORKER WAGES	11-08-22	11/16/22	210.00	119519
101-262-704.000	WAGES - ELECTION WORKERS	JEANNE E WHITENS	ELECTION WORKER WAGES	11-08-22	11/16/22	210.00	119520
101-262-704.000	WAGES - ELECTION WORKERS	MARY E STARRING	ELECTION WORKER WAGES	11-08-22	11/16/22	240.00	119521
101-262-704.000	WAGES - ELECTION WORKERS	DOREEN H. TIETJEN	ELECTION WORKER WAGES	11-08-22	11/16/22	210.00	119522
101-262-704.000	WAGES - ELECTION WORKERS	PATRICK A. COLLINS	ELECTION WORKER WAGES	11-08-22	11/16/22	210.00	119523
101-262-704.000	WAGES - ELECTION WORKERS	SIMONE MASTANTUONO	ELECTION WORKER WAGES	11-08-22	11/16/22	255.00	119524
101-262-704.000	WAGES - ELECTION WORKERS	KATHERINE A. MASTANTUO	ELECTION WORKER WAGES	11-08-22	11/16/22	225.00	119525
101-262-704.000	WAGES - ELECTION WORKERS	PHYLLIS SCHOENHERR	ELECTION WORKER WAGES	11-08-22	11/16/22	255.00	119526
101-262-704.000	Wages - Election Workers	SARAH KEYS	ELECTION WORKER WAGES	11-08-22	11/16/22	195.00	119527
101-262-704.000	Wages - Election Workers	JANIECE PAVER	ELECTION WORKER WAGES	11-08-22	11/16/22	195.00	119528
101-262-704.000	Wages - Election Workers	EDITH YVONNE WITTEKIND	ELECTION WORKER WAGES	11-08-22	11/16/22	245.00	119529
101-262-704.000	Wages - Election Workers	ALICE FLECK	ELECTION WORKER WAGES	11-02-22	11/16/22	180.00	119530
101-262-704.000	Wages - Election Workers	MICHAEL HYATT	ELECTION WORKER WAGES	11-08-22	11/16/22	245.00	119531
101-262-704.000	WAGES - ELECTION WORKERS	JO ELLEN HYATT	ELECTION WORKER WAGES	11-08-22	11/16/22	260.00	119532
101-262-704.000	WAGES - ELECTION WORKERS	LINDA BASTIEN	ELECTION WORKER WAGES	11-08-22	11/16/22	225.00	119533
101-262-704.000	WAGES - ELECTION WORKERS	ANGEL CASTRO	ELECTION WORKER WAGES	11-08-22	11/16/22	195.00	119534
101-262-704.000	WAGES - ELECTION WORKERS	CASSANDRA WIKTOROWSKI	ELECTION WORKER WAGES	11-08-22	11/16/22	75.00	119535
101-262-704.000	WAGES - ELECTION WORKERS	CYNTHIA KUSHNER	ELECTION WORKER WAGES	11-08-22	11/16/22	75.00	119536
101-262-704.000	WAGES - ELECTION WORKERS	WENDY WEEKS GUTOWSKI	ELECTION WORKER WAGES	11-08-22	11/16/22	245.00	119537
101-262-704.000	WAGES - ELECTION WORKERS	HOLLIS WITKOWSKI	ELECTION WORKER WAGES	11-08-22	11/16/22	210.00	119538
101-262-704.000	WAGES - ELECTION WORKERS	XUAN-DUNG THI AVALLONE	ELECTION WORKER WAGES	11-08-22	11/16/22	247.50	119539
101-262-704.000	WAGES - ELECTION WORKERS	AMY HAGEN	ELECTION WORKER WAGES	11-08-22	11/16/22	225.00	119540

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	Check #
Fund 101 GENERAL FUND							
Dept 262 ELECTIONS							
101-262-704.000	WAGES - ELECTION WORKERS	ANDREW DAILY	ELECTION WORKER WAGES	11-08-22	11/16/22	195.00	119541
101-262-704.000	WAGES - ELECTION WORKERS	BOMAR G SPRAUER	ELECTION WORKER WAGES	11-08-22	11/16/22	210.00	119542
101-262-726.000	SUPPLIES	PRINTELECT	MEMORY CARD CASE	28893	11/16/22	63.78	119446
101-262-726.000	SUPPLIES	COMMUNITY FINANCIAL CR	CREDIT CARD USAGE OCT 22 - GRAINGER	103122	11/16/22	116.50	119480
101-262-900.000	PRINTING & PUBLISHING	MICHIGAN.COM	LEGAL NOTICES ACCT 113100 AD 878979	0005070050	11/16/22	314.40	119456
101-262-900.000	PRINTING & PUBLISHING	MICHIGAN.COM	LEGAL NOTICES ACCT 113100 AD 878988	0005070050	11/16/22	98.26	119456
101-262-900.000	PRINTING & PUBLISHING	MICHIGAN.COM	LEGAL NOTICES ACCT 113100 AD 878997	0005070050	11/16/22	314.40	119456
			Total For Dept 262 ELECTIONS			7,712.34	
Dept 265 BUILDING & GROUNDS							
101-265-801.000	CONTRACTUAL SERVICES	TOWN LOCKSMITH, INC.	RE-KEY OFFICE DOOR LOCK	61084	11/16/22	961.50	119440
101-265-801.000	CONTRACTUAL SERVICES	NORTHSTAR FACILITY SER	CITY HALL MATS	0586326	11/16/22	166.98	119471
101-265-801.000	CONTRACTUAL SERVICES	AAA SHREDDING INC	10/31 SHREDDING	4239601	11/16/22	33.00	119490
101-265-801.000	CONTRACTUAL SERVICES	ROLLINS, INC	PEST CONTROL SERVICES	234261820	11/16/22	114.05	119491
101-265-801.000	CONTRACTUAL SERVICES	GREEN ELECTRICAL SOLUT	FIRE 50 AMP CORD	1624	11/16/22	1,022.94	119500
101-265-801.000	CONTRACTUAL SERVICES	CAMTRONICS COMMUNICATI	SECURITY CAMERA SYSTEM	34752	12/01/22	136.74	119501
101-265-920.020	NATURAL GAS	CONSUMERS ENERGY	GAS USAGE 10/1/22 - 10/31/22	103122	11/16/22	1,008.27	500497
			Total For Dept 265 BUILDING & GROUNDS			3,443.48	
Dept 266 CITY ATTORNEY							
101-266-802.010	LEGAL SERVICES - GENERAL	VARNUM LLP	WATER TOWER CELL LEASE	1179378	11/16/22	490.00	119504
			Total For Dept 266 CITY ATTORNEY			490.00	
Dept 305 POLICE ADMINISTRATION & RECORDS							
101-305-804.010	EMPLOYEE PHYSICALS & DRUG	TIMOTHY KENNETH FIFER	PD BACKGROUND CHECK	2428	12/02/22	2,000.00	119496
101-305-807.130	DISTRICT COURT OPERATIONS	35TH DISTRICT COURT	MIDC GRANT ADMIN FEE	2022-82	11/16/22	3,000.00	119455
101-305-900.000	PRINTING & PUBLISHING	ALPHAGRAPHICS	PD IA ENVELOPES	137411	12/25/22	85.00	119447
			Total For Dept 305 POLICE ADMINISTRATION & RECORDS			5,085.00	
Dept 309 POLICE CIVIC EVENTS							
101-309-726.000	SUPPLIES	ANDREW KIRBY	PD HALLOWEEN DETAIL EXPENSES #357	11122	12/01/22	19.48	119503
			Total For Dept 309 POLICE CIVIC EVENTS			19.48	
Dept 315 POLICE PATROL							
101-315-726.000	OPERATING SUPPLIES	C.M.P. DISTRIBUTORS, I	PD AMMO	72504	11/17/22	2,687.00	119464
101-315-932.000	MAINTENANCE & REPAIR SERVI	ASSOCIATED FIRE PROTEC	PD FIRE EXTINGUISHER ANNUAL SERVICE	37929	11/27/22	87.50	119465
101-315-932.000	MAINTENANCE & REPAIR SERVI	CRUISERS	PD VEH 20-2 REPLACE WG SWITCH	44864	12/27/22	42.50	119479
101-315-932.000	MAINTENANCE & REPAIR SERVI	BRIDGESTONE AMERICAS,	060983291 -PD VEHI 19-1 OIL CHANGE	267344	12/01/22	102.26	119505
			Total For Dept 315 POLICE PATROL			2,919.26	
Dept 320 POLICE TRAINING							
101-320-726.000	SUPPLIES	AERKO INTERNATIONAL MI	PD PEPPER SPRAY	`085-22	11/18/22	302.00	119493
101-320-960.000	EDUCATION & TRAINING	OAKLAND COMMUNITY COLL	PD INVESTIGATOR TRAINING #354	117778	11/28/22	450.00	119459
101-320-960.000	EDUCATION & TRAINING	SAVANT LEARNING SYSTEM	PD VIRTUAL TRAINING	VA9123	01/31/23	675.00	119507
			Total For Dept 320 POLICE TRAINING			1,427.00	
Dept 337 FIRE ADMINISTRATION - NV & PLY							
101-337-804.010	EMPLOYEE PHYSICALS & DRUG	BIO-CARE, INC.	PHYSICALS & AUDIMETRIC TESTING	9829	11/28/22	8,910.00	119445
101-337-853.000	TELEPHONE/COMMUNICATIONS	VERIZON WIRELESS, INC.	SEP.20-OCT.19: WIRELESS	9918606469	11/16/22	184.21	119457
101-337-958.000	MEMBERSHIP & DUES	MICHIGAN ASSOCIATION O	2023 MEMBERSHIP RENEWAL	5450	11/20/22	125.00	119438
101-337-958.000	MEMBERSHIP & DUES	MICHIGAN STATE FIREMAN	2023 DUES MICHIGAN STATE FIREMENS A	2023DUESMSFA	11/20/22	75.00	119477
			Total For Dept 337 FIRE ADMINISTRATION - NV & PLY			9,294.21	
Dept 339 FIRE OPERATIONS & MAINTENANCE - NV & PLY							

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	Check #
Fund 101 GENERAL FUND							
Dept 339 FIRE OPERATIONS & MAINTENANCE - NV & PLY							
101-339-726.000	SUPPLIES	NAPA AUTO PARTS	OIL FILTER,OIL, BLUE DEF, SERPENTIN	780640	11/20/22	194.32	119451
101-339-726.000	SUPPLIES	NAPA AUTO PARTS	NAPA GAL 15WD40	780650	11/20/22	13.99	119451
101-339-726.000	SUPPLIES	NAPA AUTO PARTS	SILICONE SPRAY	780543	11/20/22	6.29	119451
101-339-726.000	SUPPLIES	NAPA AUTO PARTS	ANTIFREEZE, SILICONE SPRAY, WD40, W	780524	11/20/22	105.23	119451
101-339-726.000	SUPPLIES	ASSOCIATED FIRE PROTEC	ANNUAL PORTABLE FIRE EXTINGUISHER S	37928	11/20/22	85.50	119465
101-339-801.020	AUTOMOTIVE SERVICE	HOLLAND MOTOR HOMES &	FIXED CRIMP FROM FOAM TANK TO PUMP	17959	11/20/22	964.00	119443
			Total For Dept 339 FIRE OPERATIONS & MAINTENANCE			1,369.33	
Dept 371 BUILDING DEPARTMENT							
101-371-802.080	CONTRACTUAL SERVICES - BUI	CODE ENFORCEMENT SERVI	OCT 2022 BLDG PERMIT REVENUE	2167002	11/16/22	1,582.56	119441
101-371-802.080	CONTRACTUAL SERVICES - BUI	CODE ENFORCEMENT SERVI	OCT 2022 BLDG DEPT RETAINER	2167003	11/16/22	2,700.00	119441
101-371-802.080	CONTRACTUAL SERVICES - BUI	CARLISLE-WORTMAN ASSOC	OCT 2022 TREE ORD ADMIN	2166934	11/16/22	450.00	119467
			Total For Dept 371 BUILDING DEPARTMENT			4,732.56	
Dept 372 CODE ENFORCEMENT							
101-372-802.090	CODE ENFORCEMENT	CODE ENFORCEMENT SERVI	OCT 2022 CODE ENFORCEMENT	2167001	11/16/22	990.00	119441
			Total For Dept 372 CODE ENFORCEMENT			990.00	
Dept 441 PUBLIC WORKS ADMINISTRATION							
101-441-804.010	EMPLOYEE PHYSICALS & DRUG	ASCENSION PROVIDENCE H	NEW HIRE PHYSICAL & DOT EXAM	488380	11/16/22	88.00	119482
101-441-828.000	MEDICAL/CERT RENEWALS	ASCENSION PROVIDENCE H	NEW HIRE PHYSICAL & DOT EXAM	488380	11/16/22	140.00	119482
			Total For Dept 441 PUBLIC WORKS ADMINISTRATION			228.00	
Dept 448 STREET LIGHTING							
101-448-920.010	ELECTRIC POWER	DETROIT EDISON-ST. LIG	STREET LIGHTS	11522	11/16/22	10,145.87	119454
101-448-920.020	NATURAL GAS	CONSUMERS ENERGY	GAS LANTERN MONTHLY MAINTENANCE	9323803650	11/16/22	450.00	119484
101-448-920.020	NATURAL GAS	CONSUMERS ENERGY	GAS USAGE OCTOBER 2022	10/31/22	11/16/22	2,081.02	500498
			Total For Dept 448 STREET LIGHTING			12,676.89	
Dept 567 CEMETERY MAINTENANCE & ADMIN							
101-567-775.000	MATERIALS	ELLSWORTH INDUSTRIES,	TOPSOIL-CEMETERY	24186	11/16/22	30.00	119463
			Total For Dept 567 CEMETERY MAINTENANCE & ADMIN			30.00	
Dept 703 PLANNING & ZONING							
101-703-807.020	HISTORIC DISTRICT SERVICES	CARLISLE-WORTMAN ASSOC	OCT 2022 HISTORIC DISTRICT ADMIN	2166939	11/16/22	1,080.00	119467
101-703-807.030	BOARD OF ZONING APPEALS SE	CARLISLE-WORTMAN ASSOC	OCT 2022 BZA ADMIN	2166938	11/16/22	1,035.00	119467
101-703-807.060	PLANNING DEVELOPMENT REVIE	CARLISLE-WORTMAN ASSOC	OCT 2022 DEV REVIEW-126 E MAIN ST	2166935	11/16/22	750.00	119467
101-703-807.060	PLANNING DEVELOPMENT REVIE	CARLISLE-WORTMAN ASSOC	OCT 2022 DEV REVIEW-340 N. CENTER M	2166936	11/16/22	350.00	119467
101-703-807.060	PLANNING DEVELOPMENT REVIE	CARLISLE-WORTMAN ASSOC	OCT 2022 DEV REVIEW-456 E. CADY	2166937	11/16/22	150.00	119467
101-703-807.060	PLANNING DEVELOPMENT REVIE	CARLISLE-WORTMAN ASSOC	OCT 2022 DEV REVIEW-NV DOWNS 21	2166941	11/16/22	850.00	119467
101-703-807.070	PLANNING COMMISSION MEETIN	CARLISLE-WORTMAN ASSOC	OCT 2022 PLANNING CONSULTATIONS & M	2166942	11/16/22	750.00	119467
101-703-807.080	PLANNING COMM CONSULTATION	CARLISLE-WORTMAN ASSOC	OCT 2022 PLANNING CONSULTATIONS & M	2166942	11/16/22	2,050.00	119467
101-703-807.110	HISTORIC DISTRICT SPECIAL	MICHIGAN.COM	LEGAL NOTICES ACCT 113100 AD 878988	0005070050	11/16/22	235.80	119456
101-703-807.110	HISTORIC DISTRICT SPECIAL	CARLISLE-WORTMAN ASSOC	OCT 2022 H/DISTRICT GUIDELINES	2166940	11/16/22	315.00	119467
101-703-900.000	PRINTING & PUBLISHING	MICHIGAN.COM	LEGAL NOTICES ACCT 113100 AD 878979	0005070050	11/16/22	451.96	119456
101-703-900.000	PRINTING & PUBLISHING	MICHIGAN.COM	LEGAL NOTICES ACCT 113100 AD 878988	0005070050	11/16/22	157.20	119456
			Total For Dept 703 PLANNING & ZONING			8,174.96	
Dept 753 SHARED SERVICES							
101-753-876.000	RETIREE HEALTHCARE COSTS	BENISTAR/UA-6803	DEC 2022 RETIREE INSURANCE	DEC 2022	11/16/22	1,105.00	119486
			Total For Dept 753 SHARED SERVICES			1,105.00	
			Total For Fund 101 GENERAL FUND			89,207.70	

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Fund 103 SUSTAINABILITY REVOLVING FUND							
Dept 000							
103-000-665.500	INVESTMENT ADVISORY FEES	ROBINSON CAPITAL MANAG	OCTOBER MGMT FEES	2210	11/16/22	1.13	119495
			Total For Dept 000			1.13	
			Total For Fund 103 SUSTAINABILITY REVOLVING FUND			1.13	
Fund 202 MAJOR STREETS FUND							
Dept 000							
202-000-665.500	INVESTMENT ADVISORY FEES	ROBINSON CAPITAL MANAG	OCTOBER MGMT FEES	2210	11/16/22	9.79	119495
			Total For Dept 000			9.79	
			Total For Fund 202 MAJOR STREETS FUND			9.79	
Fund 203 LOCAL STREETS FUND							
Dept 463 ROUTINE STREET MAINTENANCE							
203-463-801.000	CONTRACTUAL SERVICES	BUSH BROTHERS ASPHALT	LEXINGTON ROAD REPAIR	10600	11/16/22	9,750.00	119442
			Total For Dept 463 ROUTINE STREET MAINTENANCE			9,750.00	
Dept 904 IMPROVEMENT PROJECTS & CAPITAL PURCHASES							
203-904-989.100	2022 STREET & WATERMAIN IN	FLEIS & VANDENBRINK EN	LOCAL STREETS	63942	11/16/22	6,298.10	119498
			Total For Dept 904 IMPROVEMENT PROJECTS & CAPITAL			6,298.10	
			Total For Fund 203 LOCAL STREETS FUND			16,048.10	
Fund 204 STREET, DRAINAGE & SIDEWALK IMPR FUND							
Dept 000							
204-000-665.500	INVESTMENT ADVISORY FEES	ROBINSON CAPITAL MANAG	OCTOBER MGMT FEES	2210	11/16/22	112.25	119495
			Total For Dept 000			112.25	
			Total For Fund 204 STREET, DRAINAGE & SIDEWALK IM			112.25	
Fund 209 CEMETERY FUND							
Dept 000							
209-000-665.500	INVESTMENT ADVISORY FEES	ROBINSON CAPITAL MANAG	OCTOBER MGMT FEES	2210	11/16/22	4.22	119495
			Total For Dept 000			4.22	
			Total For Fund 209 CEMETERY FUND			4.22	
Fund 230 PARKING FUND							
Dept 000							
230-000-665.500	INVESTMENT ADVISORY FEES	ROBINSON CAPITAL MANAG	OCTOBER MGMT FEES	2210	11/16/22	39.43	119495
			Total For Dept 000			39.43	
Dept 572 PARKING SYSTEM MAINTENANCE							
230-572-801.000	CONTRACTUAL SERVICES	ASSOCIATED FIRE PROTEC	PORTABLE FIRE EXTINGUISHER	37926	11/16/22	10.00	119465
230-572-938.100	ELEVATOR MAINTENANCE	OTIS ELEVATOR COMPANY	CADY STREET PARK GARAGE 200 CADY ST	F10000032668	11/16/22	125.00	119475
			Total For Dept 572 PARKING SYSTEM MAINTENANCE			135.00	
			Total For Fund 230 PARKING FUND			174.43	
Fund 243 BROWNFIELD REDEV AUTH - ADMIN							
Dept 000							
243-000-665.500	INVESTMENT MANAGEMENT FEES	ROBINSON CAPITAL MANAG	OCTOBER MGMT FEES	2210	11/16/22	0.10	119495
			Total For Dept 000			0.10	

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	Check #
Fund 243 BROWNFIELD REDEV AUTH - ADMIN							
			Total For Fund 243 BROWNFIELD REDEV AUTH - ADMIN			0.10	
Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY							
Dept 000							
248-000-665.500	INVESTMENT ADVISORY FEES	ROBINSON CAPITAL MANAG	OCTOBER MGMT FEES	2210	11/16/22	65.72	119495
			Total For Dept 000			65.72	
Dept 741 DESIGN COMMITTEE							
248-741-726.000	SUPPLIES	NORTHVILLE STITCHING P	LONG SLEEVE WEARABLES - GROUNDS STA	864086	11/16/22	82.00	119473
248-741-775.200	DOWNTOWN MATERIALS	ASSOCIATED FIRE PROTEC	PORTABLE FIRE EXTINGUISHER	37926	11/16/22	5.50	119465
248-741-801.000	CONTRACTUAL SERVICES	COMMUNITY FINANCIAL CR	OCTOBER ZOOM, COMCAST, CONSTANT CON	3788-02 OCT	11/16/22	248.57	119481
248-741-801.000	CONTRACTUAL SERVICES	CAMTRONICS COMMUNICATI	SECURITY CAMERA SYSTEM	34752	12/01/22	78.16	119501
248-741-920.020	NATURAL GAS	CONSUMERS ENERGY	GAS USAGE 10/1/22 - 10/31/22	103122	11/16/22	159.88	500497
			Total For Dept 741 DESIGN COMMITTEE			574.11	
Dept 742 MARKETING COMMITTEE							
248-742-801.000	CONTRACTUAL SERVICES	KIMPRINT INC	NOV/DEC EVENT POSTCARDS	68264	11/16/22	794.00	119444
248-742-801.000	CONTRACTUAL SERVICES	AARONSON MANAGEMENT, I	DIRECTORY SIGNS/OCT POSTER	1-35311	11/16/22	315.00	119461
248-742-801.340	WEB SITE MAINTENANCE	COMMUNITY FINANCIAL CR	OCTOBER ZOOM, COMCAST, CONSTANT CON	3788-02 OCT	11/16/22	161.49	119481
248-742-955.160	DOWNTOWN PROGRAMMING & PRO	JAG ENTERTAINMENT	SKELETONS ARE ALIVE EVENT	2515	11/16/22	400.00	119483
248-742-955.160	DOWNTOWN PROGRAMMING & PRO	JAG ENTERTAINMENT	SUMMER CONCERTS/SKELETONS ARE ALIVE	2514	11/16/22	6,300.00	119483
			Total For Dept 742 MARKETING COMMITTEE			7,970.49	
Dept 745 ECONOMIC DEVELOPMENT COMMITTEE							
248-745-801.000	CONTRACTUAL SERVICES	GRISSIM-METZ ASSOCIATE	PEDESTRIAN PLAN - FEES 10/1/22 - 11	10762	11/16/22	7,375.00	119468
			Total For Dept 745 ECONOMIC DEVELOPMENT COMMITTEE			7,375.00	
			Total For Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY			15,985.32	
Fund 303 DDA DEBT RETIREMENT FUND							
Dept 000							
303-000-665.500	INVESTMENT MANAGEMENT FEES	ROBINSON CAPITAL MANAG	OCTOBER MGMT FEES	2210	11/16/22	0.17	119495
			Total For Dept 000			0.17	
			Total For Fund 303 DDA DEBT RETIREMENT FUND			0.17	
Fund 304 HOUSING DEBT RETIREMENT FUND							
Dept 000							
304-000-665.500	INVESTMENT MANAGEMENT FEES	ROBINSON CAPITAL MANAG	OCTOBER MGMT FEES	2210	11/16/22	0.18	119495
			Total For Dept 000			0.18	
			Total For Fund 304 HOUSING DEBT RETIREMENT FUND			0.18	
Fund 305 STREET DEBT RETIREMENT							
Dept 000							
305-000-665.500	INVESTMENT MANAGEMENT FEES	ROBINSON CAPITAL MANAG	OCTOBER MGMT FEES	2210	11/16/22	1.42	119495
			Total For Dept 000			1.42	
			Total For Fund 305 STREET DEBT RETIREMENT			1.42	
Fund 402 FIRE EQUIPMENT REPLACEMENT FUND							
Dept 000							
402-000-665.500	INVESTMENT ADVISORY FEES	ROBINSON CAPITAL MANAG	OCTOBER MGMT FEES	2210	11/16/22	105.16	119495
			Total For Dept 000			105.16	

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Fund 402 FIRE EQUIPMENT REPLACEMENT FUND							
			Total For Fund 402 FIRE EQUIPMENT REPLACEMENT FUNI			105.16	
Fund 403 POLICE EQUIPMENT REPLACEMENT FUND							
Dept 000							
403-000-665.500	INVESTMENT ADVISORY FEES	ROBINSON CAPITAL MANAG	OCTOBER MGMT FEES	2210	11/16/22	13.97	119495
			Total For Dept 000			13.97	
			Total For Fund 403 POLICE EQUIPMENT REPLACEMENT FI			13.97	
Fund 404 HOUSING COMMISSION CAPITAL OUTLAY FUND							
Dept 000							
404-000-665.500	INVESTMENT ADVISORY FEES	ROBINSON CAPITAL MANAG	OCTOBER MGMT FEES	2210	11/16/22	78.94	119495
			Total For Dept 000			78.94	
			Total For Fund 404 HOUSING COMMISSION CAPITAL OUT			78.94	
Fund 405 PUBLIC IMPROVEMENT FUND							
Dept 000							
405-000-665.500	INVESTMENT ADVISORY FEES	ROBINSON CAPITAL MANAG	OCTOBER MGMT FEES	2210	11/16/22	298.61	119495
			Total For Dept 000			298.61	
			Total For Fund 405 PUBLIC IMPROVEMENT FUND			298.61	
Fund 535 HOUSING COMMISSION FUND							
Dept 000							
535-000-665.500	INVESTMENT ADVISORY FEES	ROBINSON CAPITAL MANAG	OCTOBER MGMT FEES	2210	11/16/22	20.90	119495
			Total For Dept 000			20.90	
Dept 261 ADMINISTRATION							
535-261-726.020	SUPPLIES - TENANT SERVICES	COMMUNITY FINANCIAL CR	CREDIT CARD USAGE OCT 22 - GRAINGER	103122	11/16/22	174.85	119480
535-261-726.020	SUPPLIES - TENANT SERVICES	NATE GEINZER	PHOTOS FOR COMMUNITY ROOM	382226889	11/16/22	574.36	119508
535-261-801.190	TECHNOLOGY SUPPORT & SERVI	COMMUNITY FINANCIAL CR	OCTOBER ZOOM, COMCAST, CONSTANT CON	3788-02 OCT	11/16/22	229.90	119481
535-261-955.090	COPIERS - MAINTENANCE & US	MODERN BUSINESS MACHIN	COPIER CHARGE 8/4/22 - 9/3/22	AR52454	11/16/22	77.51	119489
			Total For Dept 261 ADMINISTRATION			1,056.62	
Dept 265 BUILDING & GROUNDS							
535-265-726.010	SUPPLIES - MAINT & REPAIR	HOME DEPOT CREDIT SERV	6035322501815157 - BLDG MAINT SUPPL	11142022	11/16/22	927.61	119472
535-265-726.010	SUPPLIES - MAINT & REPAIR	COMMUNITY FINANCIAL CR	CREDIT CARD USAGE OCT 22 - GRAINGER	103122	11/16/22	574.25	119480
535-265-726.010	SUPPLIES - MAINT & REPAIR	DETROIT CHEMICAL & PAP	CLEANING & PAPER SUPPLIES	472259	11/16/22	230.52	119485
535-265-801.050	PAINTING & DECORATING SERV	HOME DEPOT CREDIT SERV	6035322501815157 - BLDG MAINT SUPPL	11142022	11/16/22	130.94	119472
535-265-801.480	LANDSCAPING	HI-TECH LANDSCAPING, I	SPRINKLER SYSTEM WINTERIZED	11012022	11/16/22	450.00	119474
535-265-801.480	LANDSCAPING	ERIBERTO MENDOZA	LAWN SERVICE 10/24/22	10440	11/16/22	149.00	119499
535-265-920.020	NATURAL GAS	CONSUMERS ENERGY	GAS USAGE 10/1/22 - 10/31/22	103122	11/16/22	3,231.96	500497
535-265-932.000	MAINTENANCE & REPAIR SERVI	COMMUNITY FINANCIAL CR	CREDIT CARD USAGE OCT 22 - GRAINGER	103122	11/16/22	5.83	119480
535-265-932.000	MAINTENANCE & REPAIR SERVI	JOHN P KOTT	TUB CUT OUT UNIT TURNOVER 427	4268	11/16/22	595.00	119502
535-265-938.100	ELEVATOR MAINTENANCE	THYSSEN KRUPP ELEVATOR	ELEVATOR MAINTENANCE 11/1/22 - 1/31	3006894632	11/16/22	1,146.24	119478
			Total For Dept 265 BUILDING & GROUNDS			7,441.35	
			Total For Fund 535 HOUSING COMMISSION FUND			8,518.87	
Fund 592 WATER & SEWER FUND							
Dept 000							
592-000-665.500	INVESTMENT ADVISORY FEES	ROBINSON CAPITAL MANAG	OCTOBER MGMT FEES	2210	11/16/22	65.24	119495
			Total For Dept 000			65.24	
Dept 261 ADMINISTRATION							

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Fund 592 WATER & SEWER FUND							
Dept 261 ADMINISTRATION							
592-261-958.000	MEMBERSHIP & DUES	STATE OF MICHIGAN	ANNUAL FEE EGLE	761-11047593	11/16/22	3,614.60	119466
			Total For Dept 261 ADMINISTRATION			3,614.60	
Dept 548 SEWER OPERATION & MAINTENANCE							
592-548-938.000	LAUNDRY & CLEANING	CINTAS CORPORATION - 3	DPW UNIFORMS	4135919202	11/16/22	59.17	119453
592-548-938.000	LAUNDRY & CLEANING	CINTAS CORPORATION - 3	DPW UNIFORMS	4135168225	11/16/22	59.17	119453
592-548-938.000	LAUNDRY & CLEANING	CINTAS CORPORATION - 3	DPW UNIFORMS	4134475732	11/16/22	59.17	119453
			Total For Dept 548 SEWER OPERATION & MAINTENANCE			177.51	
Dept 549 SEWER CHARGES - WAYNE COUNTY							
592-549-801.220	SEWAGE DISPOSAL - WAYNE CO	WAYNE CO.DEPT OF ENVIR	NOV 2022 "FIXED SEWAGE"	312897	11/16/22	77,599.83	119452
			Total For Dept 549 SEWER CHARGES - WAYNE COUNTY			77,599.83	
Dept 553 WATER COST - GLWA							
592-553-801.200	CROSS CONNECTION CONTROL I	HYDROCORP	CROSS CONNECTION CONTROL PROGRAM-OC	0069547-IN	11/16/22	1,856.00	119439
592-553-801.200	CROSS CONNECTION CONTROL I	HYDROCORP	CROSS CONNECTION CONTROL PROGRAM I	0069377-IN	11/16/22	658.00	119439
			Total For Dept 553 WATER COST - GLWA			2,514.00	
Dept 556 WATER OPERATION & MAINTENANCE							
592-556-775.000	MATERIALS	ELLSWORTH INDUSTRIES,	ROAD GRAVEL	24212	11/16/22	1,166.43	119463
592-556-775.000	MATERIALS	ELLSWORTH INDUSTRIES,	TOPSOIL	24225	11/16/22	60.00	119463
592-556-775.000	MATERIALS	USA BLUE BOOK	REPAIR CLAMP	151414	11/16/22	1,277.55	119470
592-556-775.000	MATERIALS	USA BLUE BOOK	REPAIR CLAMP	959122	11/16/22	(195.95)	119470
592-556-775.000	MATERIALS	USA BLUE BOOK	REPAIR CLAMP	959123	11/16/22	(195.95)	119470
592-556-801.000	CONTRACTUAL SERVICES	ASSOCIATED FIRE PROTEC	PORTABLE FIRE EXTINGUISHER	37926	11/16/22	155.00	119465
592-556-801.000	CONTRACTUAL SERVICES	D'ANGELO BROS	WATER MAIN BREAK REPAIR	8524	11/16/22	5,941.28	119497
592-556-801.000	CONTRACTUAL SERVICES	D'ANGELO BROS	LEAD LINE REPLACEMENT	8500	11/16/22	7,216.00	119497
592-556-920.000	UTILITIES	VERIZON WIRELESS, INC.	SEP.20-OCT.19: WIRELESS	9918606469	11/16/22	39.18	119457
592-556-938.000	LAUNDRY & CLEANING	CINTAS CORPORATION - 3	DPW UNIFORMS	4135919202	11/16/22	59.17	119453
592-556-938.000	LAUNDRY & CLEANING	CINTAS CORPORATION - 3	DPW UNIFORMS	4135168225	11/16/22	59.17	119453
592-556-938.000	LAUNDRY & CLEANING	CINTAS CORPORATION - 3	DPW UNIFORMS	4134475732	11/16/22	59.17	119453
			Total For Dept 556 WATER OPERATION & MAINTENANCE			15,641.05	
Dept 903 WATER CAPITAL IMPROVEMENTS							
592-903-938.170	RESERVOIR REPAIRS/IMPROVEM	FLEIS & VANDENBRINK EN	WATER ACO	63939	11/16/22	4,892.52	119498
592-903-938.170	RESERVOIR REPAIRS/IMPROVEM	FLEIS & VANDENBRINK EN	WATER TOWER & RESERVOR SURVEYING SE	63255	11/16/22	580.00	119498
592-903-989.100	2022 STREET & WATERMAIN IM	FLEIS & VANDENBRINK EN	LOCAL STREETS	63942	11/16/22	47,477.95	119498
			Total For Dept 903 WATER CAPITAL IMPROVEMENTS			52,950.47	
			Total For Fund 592 WATER & SEWER FUND			152,562.70	
Fund 596 REFUSE & RECYCLING FUND							
Dept 000							
596-000-665.500	INVESTMENT ADVISORY FEES	ROBINSON CAPITAL MANAG	OCTOBER MGMT FEES	2210	11/16/22	10.44	119495
			Total For Dept 000			10.44	
Dept 534 COMMERCIAL WASTE COLLECTION							
596-534-801.000	CONTRACTUAL SERVICES	MID-MICHIGAN RECYCLING	PALLET REMOVAL	48916	11/16/22	24.00	119494
			Total For Dept 534 COMMERCIAL WASTE COLLECTION			24.00	
			Total For Fund 596 REFUSE & RECYCLING FUND			34.44	
Fund 601 EMPLOYEES COMPENSATED ABSENCES FUND							
Dept 000							

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Fund 601 EMPLOYEES COMPENSATED ABSENCES FUND							
Dept 000							
601-000-665.500	INVESTMENT ADVISORY FEES	ROBINSON CAPITAL MANAG	OCTOBER MGMT FEES	2210	11/16/22	34.90	119495
			Total For Dept 000			34.90	
			Total For Fund 601 EMPLOYEES COMPENSATED ABSENCES			34.90	
Fund 661 EQUIPMENT FUND							
Dept 000							
661-000-665.500	INVESTMENT ADVISORY FEES	ROBINSON CAPITAL MANAG	OCTOBER MGMT FEES	2210	11/16/22	2.21	119495
			Total For Dept 000			2.21	
Dept 261 ADMINISTRATION							
661-261-853.000	TELEPHONE/COMMUNICATIONS	VERIZON WIRELESS, INC.	SEP.20-OCT.19: WIRELESS	9918606469	11/16/22	413.32	119457
			Total For Dept 261 ADMINISTRATION			413.32	
Dept 265 BUILDING & GROUNDS							
661-265-726.600	BUILDING MAINTENANCE SUPPI	CINTAS CORPORATION - 3	DPW UNIFORMS	4135919202	11/16/22	29.59	119453
661-265-726.600	BUILDING MAINTENANCE SUPPI	CINTAS CORPORATION - 3	DPW UNIFORMS	4135168225	11/16/22	29.59	119453
661-265-726.600	BUILDING MAINTENANCE SUPPI	CINTAS CORPORATION - 3	DPW UNIFORMS	4134475732	11/16/22	29.59	119453
661-265-726.600	BUILDING MAINTENANCE SUPPI	METRO BOLT & FASTENER	1/2-13X2 PLOW BLOT GR8	419008-2	11/16/22	7.27	119488
661-265-801.000	CONTRACTUAL SERVICES	ASSOCIATED FIRE PROTEC	PORTABLE FIRE EXTINGUISHER	37926	11/16/22	100.00	119465
661-265-920.020	NATURAL GAS	CONSUMERS ENERGY	GAS USAGE 10/1/22 - 10/31/22	103122	11/16/22	345.51	500497
			Total For Dept 265 BUILDING & GROUNDS			541.55	
Dept 532 EQUIPMENT OPERATIONS & MAINTENANCE							
661-532-775.100	SMALL TOOLS/MISC EQUIP <$5	DEERE & COMPANY	MOWER CUTTTER	117403461	11/16/22	1,717.80	119487
661-532-775.800	AUTOMOTIVE PARTS	NAPA AUTO PARTS	SHOCK	2698-779819	11/16/22	111.90	119451
661-532-775.800	AUTOMOTIVE PARTS	NAPA AUTO PARTS	TUNE-UP	2698-779660	11/16/22	332.02	119451
661-532-775.800	AUTOMOTIVE PARTS	NAPA AUTO PARTS	OIL	2698-779681	11/16/22	8.28	119451
661-532-775.800	AUTOMOTIVE PARTS	NAPA AUTO PARTS	ALARM	2698-779772	11/16/22	40.99	119451
661-532-775.800	AUTOMOTIVE PARTS	NAPA AUTO PARTS	WEST COAST MIRROR	2698-779564	11/16/22	92.36	119451
661-532-775.800	AUTOMOTIVE PARTS	NAPA AUTO PARTS	BELT FAN	2698-779633	11/16/22	63.23	119451
661-532-775.800	AUTOMOTIVE PARTS	WEINGARTZ	BEARING *RADIAL BALL*	3046558-00	11/16/22	71.99	119462
661-532-775.800	AUTOMOTIVE PARTS	WEINGARTZ	FILTER A/C FILTER-CARTRIDGE	20466217-00	11/16/22	26.98	119462
661-532-775.800	AUTOMOTIVE PARTS	ROBINSON WELDING SUPPL	ACETYLENE OXYGEN	81804	11/16/22	27.70	119469
661-532-775.800	AUTOMOTIVE PARTS	METRO BOLT & FASTENER	HEX CAP SCREW GR-8 PLAIN	419290-1	11/16/22	(234.60)	119488
661-532-775.800	AUTOMOTIVE PARTS	METRO BOLT & FASTENER	HEX CAP SCREW	417796-1	11/16/22	318.11	119488
661-532-775.800	AUTOMOTIVE PARTS	PEP BOYS MANNY AND JAC	ACCOUNT: # 80499604: VEHICLE MAINTE	065642028695	11/16/22	810.49	119492
661-532-775.800	AUTOMOTIVE PARTS	SERRA FARMINGTON HILLS	BOLTS FOR TRUCK 9	8374	11/16/22	90.00	119506
661-532-775.800	AUTOMOTIVE PARTS	SITEONE LANDSCAPE SUPP	BEARING 4 BOLT FLANGE 5/8	124692090-001	11/16/22	(18.43)	7
661-532-775.800	AUTOMOTIVE PARTS	SITEONE LANDSCAPE SUPP	BEARING 4 BOLT FLANGE 5/8	12453962-001	11/16/22	18.43	7
			Total For Dept 532 EQUIPMENT OPERATIONS & MAINTEN			3,477.25	
			Total For Fund 661 EQUIPMENT FUND			4,434.33	
Fund 704 PAYROLL FUND							
Dept 575 FRINGE BENEFITS							
704-575-719.070	FULLY INSURED PLAN-ACTIVES	BLUE CARE NETWORK OF S	DECEMBER 2022 INSURANCE	DEC 2022	11/16/22	22,147.38	119450
704-575-723.000	CONTRACTED COMPLIANCE SERV	BASIC	HRA ADMIN NOV 2022	IN2552385	11/16/22	50.00	119448
704-575-876.020	GG RETIREE HEALTHCARE	BENISTAR/UA-6803	DEC 2022 RETIREE INSURANCE	DEC 2022	11/16/22	1,657.50	119486
704-575-876.030	PS RETIREE HEALTHCARE	BLUE CROSS BLUE SHIELD	DEC 2022 RETIREE MEDICAL INS	DEC 2022	11/16/22	1,775.36	119449
704-575-876.030	PS RETIREE HEALTHCARE	BLUE CARE NETWORK OF S	DECEMBER 2022 INSURANCE	DEC 2022	11/16/22	3,879.29	119450
704-575-876.030	PS RETIREE HEALTHCARE	BENISTAR/UA-6803	DEC 2022 RETIREE INSURANCE	DEC 2022	11/16/22	9,392.50	119486
704-575-876.040	PW RETIREE HEALTHCARE	BLUE CROSS BLUE SHIELD	DEC 2022 RETIREE MEDICAL INS	DEC 2022	11/16/22	932.42	119449
704-575-876.040	PW RETIREE HEALTHCARE	BLUE CARE NETWORK OF S	DECEMBER 2022 INSURANCE	DEC 2022	11/16/22	1,049.95	119450

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	heck #
Fund 704 PAYROLL FUND							
Dept 575 FRINGE BENEFITS							
704-575-876.040	PW RETIREE HEALTHCARE	BENISTAR/UA-6803	DEC 2022 RETIREE INSURANCE	DEC 2022	11/16/22	4,623.32	119486
704-575-876.050	SH RETIREE HEALTHCARE	BENISTAR/UA-6803	DEC 2022 RETIREE INSURANCE	DEC 2022	11/16/22	1,657.50	119486
704-575-876.060	WS RETIREE HEALTHCARE	BLUE CROSS BLUE SHIELD	DEC 2022 RETIREE MEDICAL INS	DEC 2022	11/16/22	93.92	119449
704-575-876.060	WS RETIREE HEALTHCARE	BLUE CARE NETWORK OF S	DECEMBER 2022 INSURANCE	DEC 2022	11/16/22	105.77	119450
704-575-876.060	WS RETIREE HEALTHCARE	BENISTAR/UA-6803	DEC 2022 RETIREE INSURANCE	DEC 2022	11/16/22	243.10	119486
704-575-876.070	RR RETIREE HEALTHCARE	BLUE CROSS BLUE SHIELD	DEC 2022 RETIREE MEDICAL INS	DEC 2022	11/16/22	681.38	119449
704-575-876.070	RR RETIREE HEALTHCARE	BLUE CARE NETWORK OF S	DECEMBER 2022 INSURANCE	DEC 2022	11/16/22	767.28	119450
704-575-876.070	RR RETIREE HEALTHCARE	BENISTAR/UA-6803	DEC 2022 RETIREE INSURANCE	DEC 2022	11/16/22	1,763.58	119486
			Total For Dept 575 FRINGE BENEFITS			50,820.25	
			Total For Fund 704 PAYROLL FUND			50,820.25	
Fund 756 ALLEN TERRACE TRUST FUND							
Dept 000							
756-000-665.500	INVESTMENT MANAGEMENT FEES	ROBINSON CAPITAL MANAG	OCTOBER MGMT FEES	2210	11/16/22	9.38	119495
			Total For Dept 000			9.38	
			Total For Fund 756 ALLEN TERRACE TRUST FUND			9.38	

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	heck #
		Fund Totals:					
			Fund 101 GENERAL FUND			89,207.70	
			Fund 103 SUSTAINABILITY REVOLVING FUN			1.13	
			Fund 202 MAJOR STREETS FUND			9.79	
			Fund 203 LOCAL STREETS FUND			16,048.10	
			Fund 204 STREET, DRAINAGE & SIDEWALK			112.25	
			Fund 209 CEMETERY FUND			4.22	
			Fund 230 PARKING FUND			174.43	
			Fund 243 BROWNFIELD REDEV AUTH - ADMI			0.10	
			Fund 248 DOWNTOWN DEVELOPMENT AUTHORI			15,985.32	
			Fund 303 DDA DEBT RETIREMENT FUND			0.17	
			Fund 304 HOUSING DEBT RETIREMENT FUND			0.18	
			Fund 305 STREET DEBT RETIREMENT			1.42	
			Fund 402 FIRE EQUIPMENT REPLACEMENT F			105.16	
			Fund 403 POLICE EQUIPMENT REPLACEMENT			13.97	
			Fund 404 HOUSING COMMISSION CAPITAL O			78.94	
			Fund 405 PUBLIC IMPROVEMENT FUND			298.61	
			Fund 535 HOUSING COMMISSION FUND			8,518.87	
			Fund 592 WATER & SEWER FUND			152,562.70	
			Fund 596 REFUSE & RECYCLING FUND			34.44	
			Fund 601 EMPLOYEES COMPENSATED ABSENC			34.90	
			Fund 661 EQUIPMENT FUND			4,434.33	
			Fund 704 PAYROLL FUND			50,820.25	
			Fund 756 ALLEN TERRACE TRUST FUND			9.38	
			Total For All Funds:			338,456.36	