

PUD ELIGIBILITY 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 SAID 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 VACATED CHURCH STREET AND VACATED BEAL AVENUE AS VACATED PER RESOLUTION RECORDED IN LIBER 20023, PAGE 101, WAYNE COUNTY RECORDS;

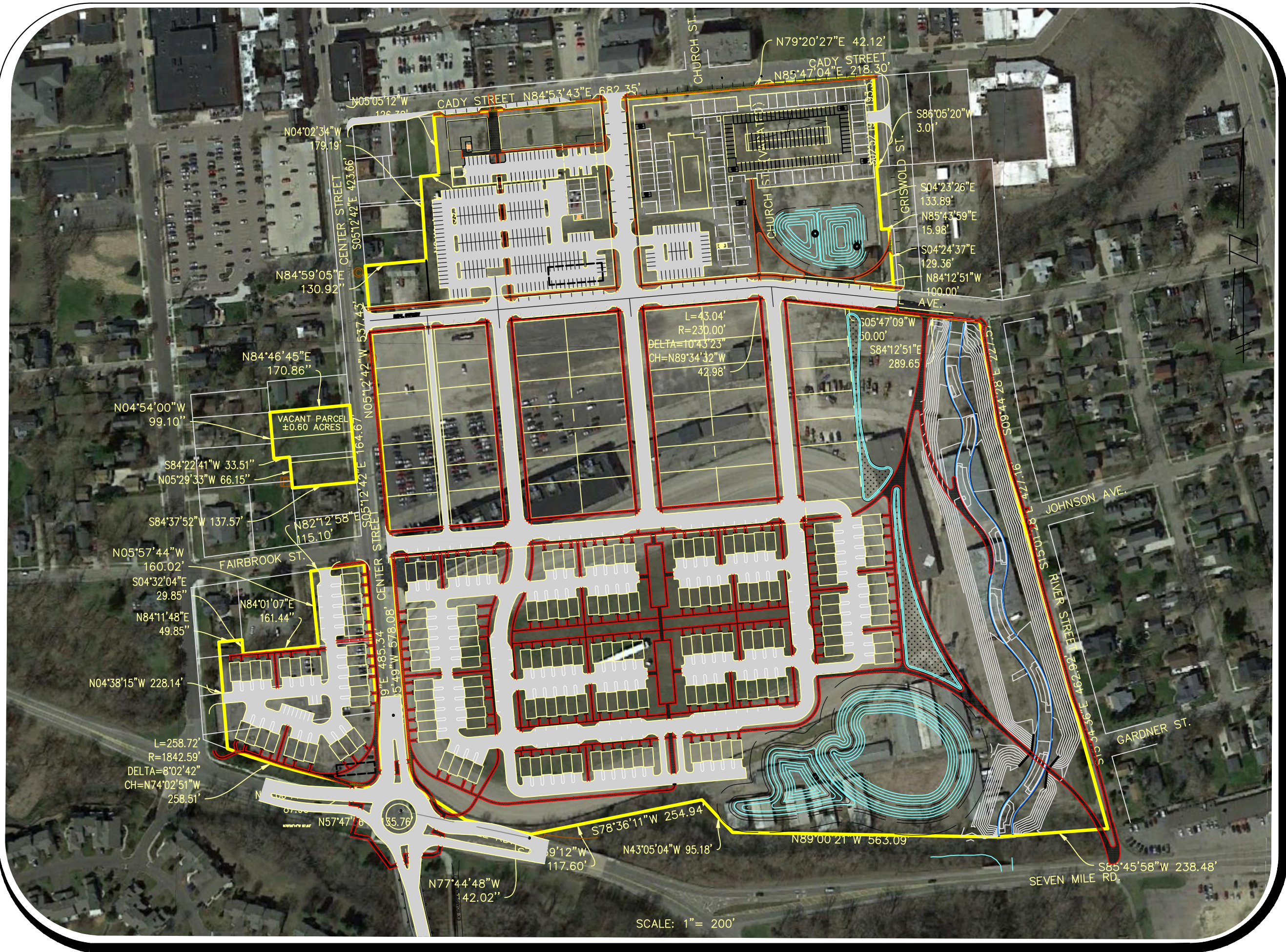
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SOUTH PARCEL:
PART OF LOT 182, ALL OF LOTS 183-196, AND PART OF LOT 197 OF "ASSESSOR'S NORTHVILLE PLAT NO. 2", AS RECORDED IN LIBER 66 OF PLATS, PAGE 44, WAYNE COUNTY RECORDS; ALSO PART OF THAT PART VACATED CHURCH STREET AND VACATED BEAL AVENUE AS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

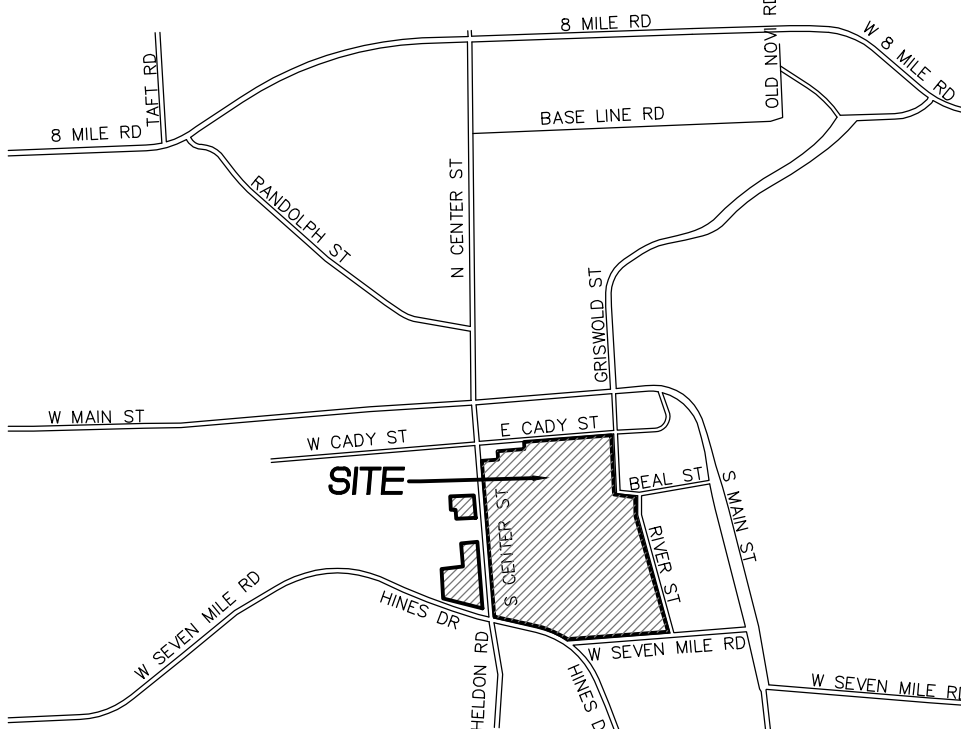
PARKING PARCEL:
LOT 223, LOT 224, LOT 226, LOT 227, LOT 228, AND PART OF LOT 225 OF "ASSESSOR'S NORTHVILLE PLAT NO. 3", AS RECORDED IN LIBER 66 OF PLATS, PAGE 43, WAYNE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 223; THENCE S05°05'49"E 485.34 FEET ALONG 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.



SHEET INDEX

1. COVER SHEET
2. PRELIMINARY PLAN
3. CADY LOT PARKING REPLACEMENT PLAN
4. OPEN SPACE PLAN
- 5.-8. PRELIMINARY UTILITY PLAN
9. FLOOD PLAIN PLAN
- L1. CONCEPTUAL LANDSCAPE PLAN



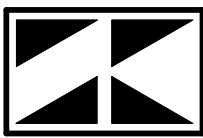
LOCATION MAP

NOT TO SCALE

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.



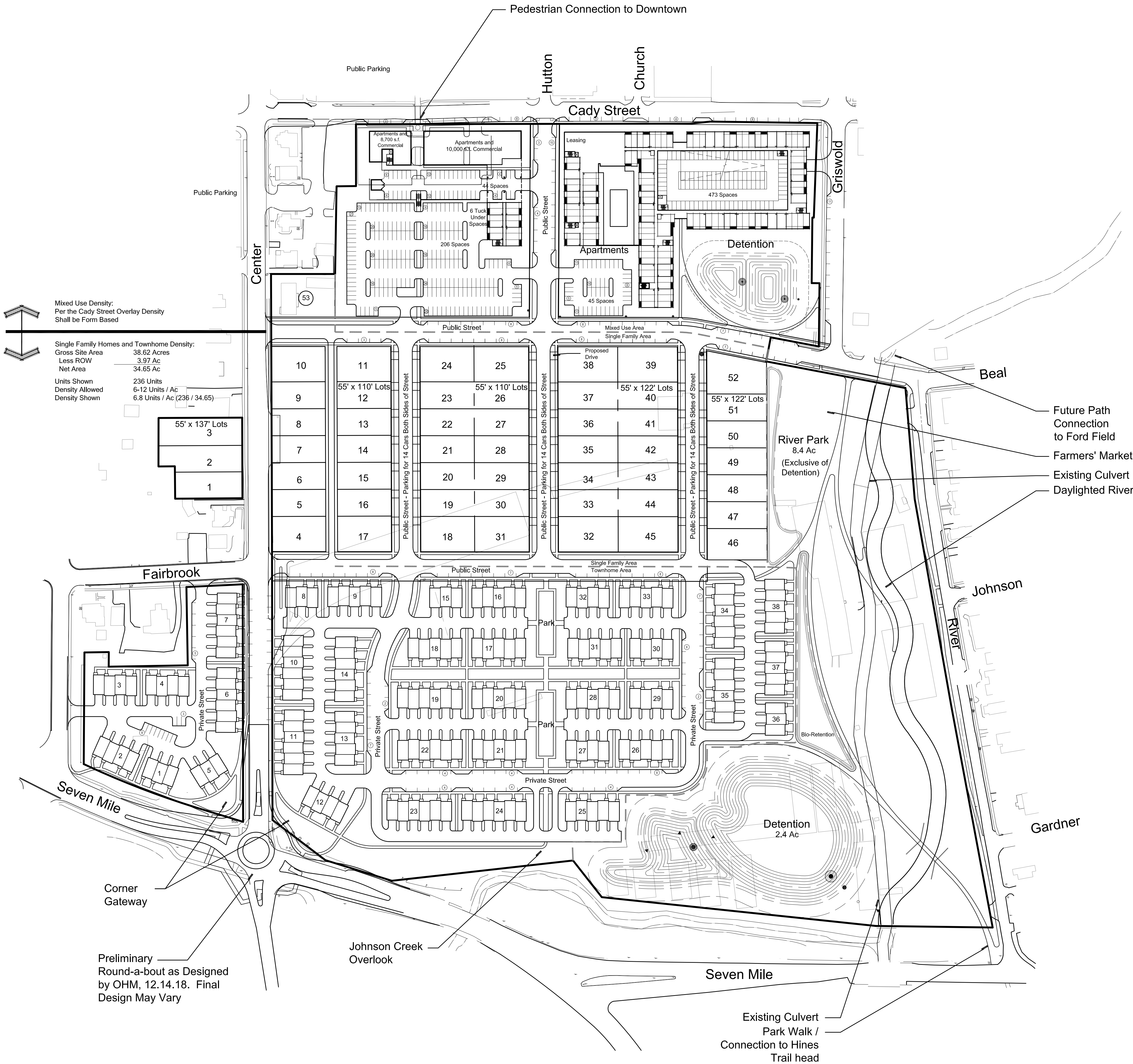
SEIBER, KEAST ENGINEERING, L.L.C.

CONSULTING ENGINEERS

100 MAINCENTRE • SUITE 10 • NORTHVILLE, MI • 48167
PHONE: 248.308.3331

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

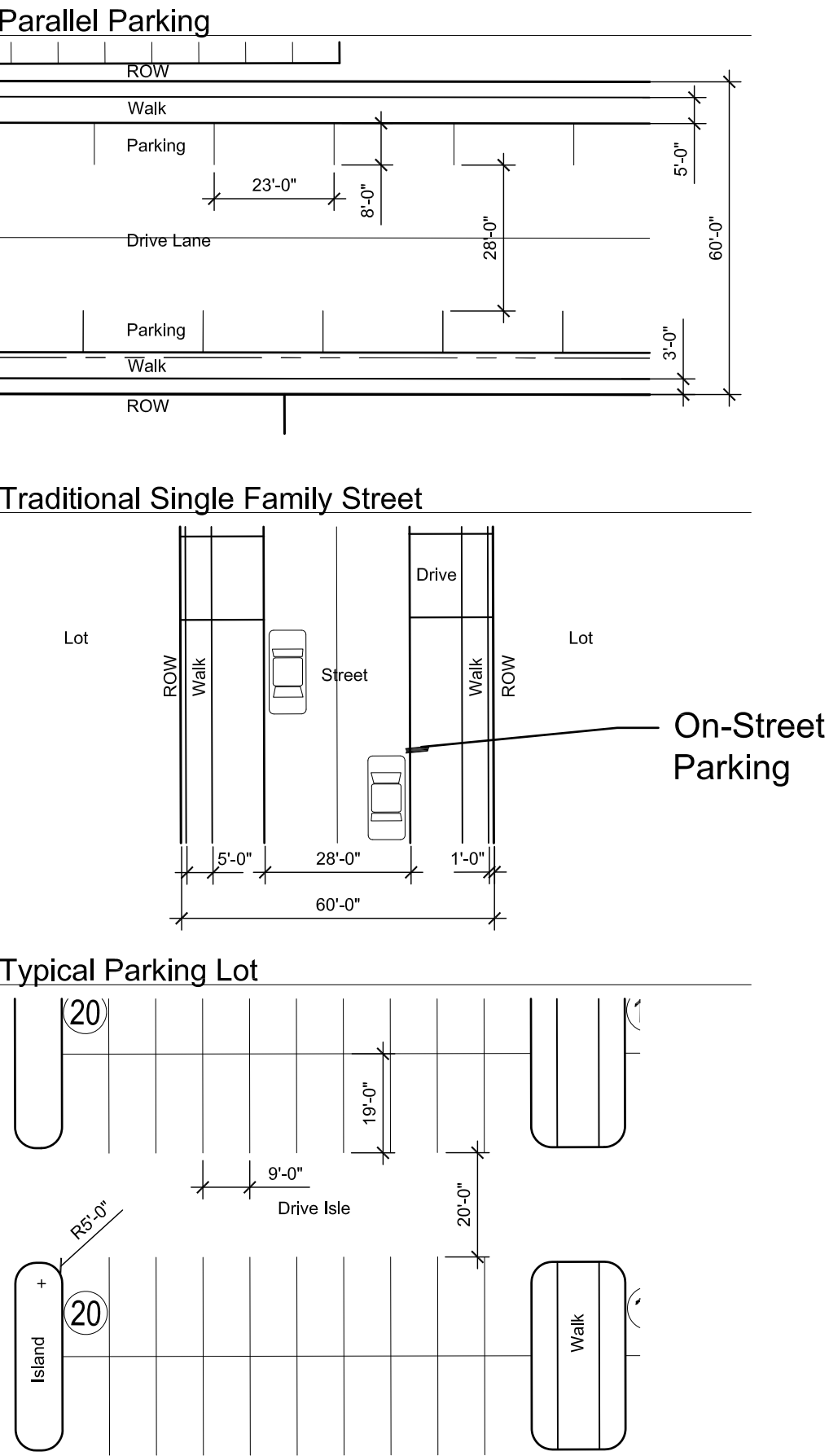
| REVISIONS | | | ENGINEER'S SEAL |
|----------------|----------------------------|----------|---------------------------------------------|
| NO. | ITEM | DATE | |
| 1. | PER PUD ELIGIBILITY REVIEW | 11-27-18 | |
| 2. | PER PUD ELIGIBILITY REVIEW | 03-26-19 | |
| DATE: 07-16-18 | | | DESIGNED BY: J.E. JOB NUMBER: 18-003 |
| | | | CHECKED BY: R.E. DRAWING FILE: 180603CY.DWG |



Site Summary

| | | | |
|-----------------------|----------------------------------------------------------|-----------------------------------------------------------|-------------------------------------------|
| Site Area | 48.12 Acres | Parking Requirements | |
| Less Internal ROW | 5.12 Ac | Single Family | |
| Net Site Area | 43.0 Acres | Parking Required | 106 Spaces (2 per Home) |
| Existing Zoning | | Garages | 106 Spaces |
| Proposed Zoning | CBD, RTD, R-2 | Drives | 106 Spaces |
| | PUD | On-Street | 42 Spaces |
| | | Parking Provided | 254 Spaces |
| Development Breakdown | | Apartments and Commercial | |
| Residential | 9.5 Acres | Residential Parking | 477 Spaces (477 Beds at 1 per Bedroom) |
| Less ROW | 1.15 Ac | Commercial Parking | 94 Spaces (18,700 s.f. at 1 per 200 s.f.) |
| Net Area | 8.35 Ac | Total Spaces Required | 571 Spaces |
| Units Shown | 300 Units | Spaces Provided | |
| Density Shown | 36.6 du/ac (300 / 8.35) | Surface Lot and Deck | 774 Spaces |
| Setbacks | | Beal and Hutton | 71 Spaces |
| Front Yard | 14' Cady St., 0' Beal St., 8' & 11' Hutton | Total Parking Provided | 845 Spaces |
| Side Yard | NA | Townhomes | |
| Rear Yard | NA | Parking Required | 366 Spaces (2 per Unit x 183 Units) |
| Commercial Use | 10,000 s.f. - 18,700 s.f. | Garage and Drives | 732 Spaces |
| Setbacks | | On-Street Parking | 91 Spaces |
| Front Yard | 12' Cady St. and Hutton St. | Parking Provided | 823 Spaces |
| Side Yard | NA | Overall Parking Required | 1,043 Spaces |
| Rear Yard | NA | Overall Parking Provided | 1,961 Spaces |
| Townhomes | 15.7 Ac | Note: Cady Street is not Included in Parking Calculations | |
| Less ROW | 0.61 Ac | | |
| Net Area | 15.09 Ac | | |
| Units Shown | 183 Units | | |
| Density Shown | 12.39 du/ac (187 / 15.09) | | |
| Setbacks | | | |
| Front Yard | 12' | | |
| Side to Side | 16' - 20' | | |
| Rear to Rear | 60' | | |
| Single Family Homes | 12.0 Ac | | |
| Less ROW | 3.36 Ac | | |
| Net Area | 8.64 Ac | | |
| Lots Shown | 53 Lots (55' x 110', 55' x 122', 55' x 137', 88' x 135') | | |
| Density Shown | 6.13 Lots/Ac (53 / 8.64) | | |
| Front Yard | 25' | | |
| Side Yard | 7', 15' Total | | |
| Rear Yard | 25' | | |
| Total Residential | 536 Units | | |
| Overall Density | 12.40 Units/Ac (536 / 43.0) | | |

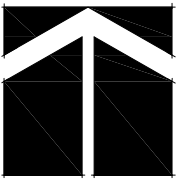
Street and Parking Typicals



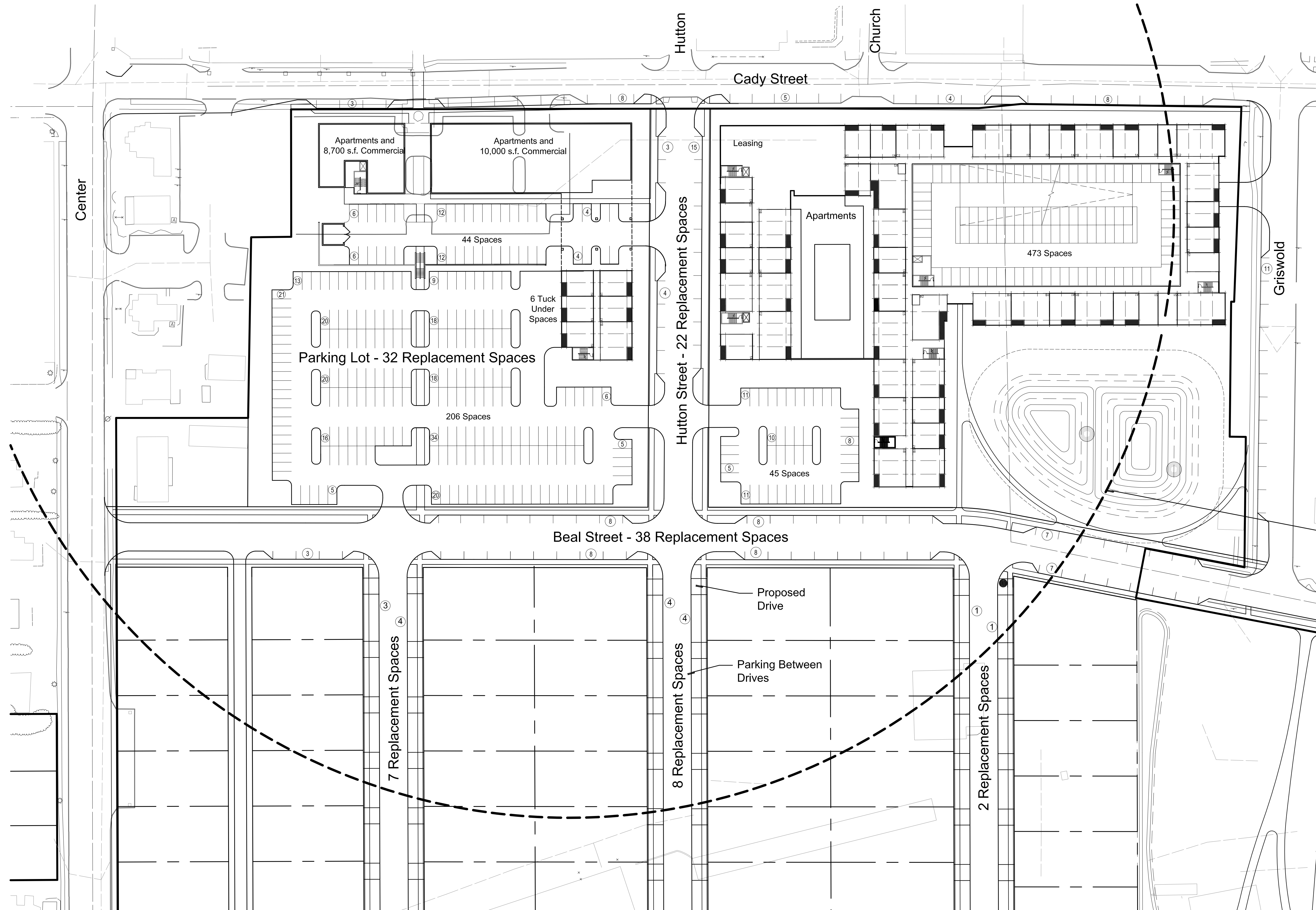
Preliminary Plan
THE DOWNS

Developer: Hunter Pasteur Homes
Farmington Hills, Michigan
Planner: Allen Design
Northville, Michigan

March 26, 2019



North
1"=100'
Sheet 2



Parking Replacement Breakdown

| | |
|-----------------------------------------|-------------------|
| Existing Spaces within Cady Surface Lot | 92 Spaces |
| Spaces Required within 600' of Lots | 92 Spaces |
| New Public Spaces Provided | |
| Hutton South of Cady | 22 Spaces |
| Beal Between Center and Griswold | 38 Spaces |
| Single Family Streets | 17 Spaces |
| Parking Garage | 473 Spaces |
| Surface Lot at Beal and Hutton | 301 Spaces |
| Spaces Provided | 851 Spaces |
| Spaces Required by Development | 571 Spaces |
| Spaces Committed to Public Parking | 280 Spaces |

600' Radius From
Cady Street Parking Lot

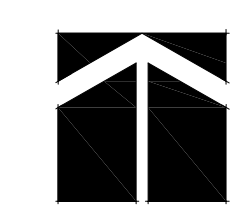
Cady Lot Parking Replacement Plan

THE DOWNS

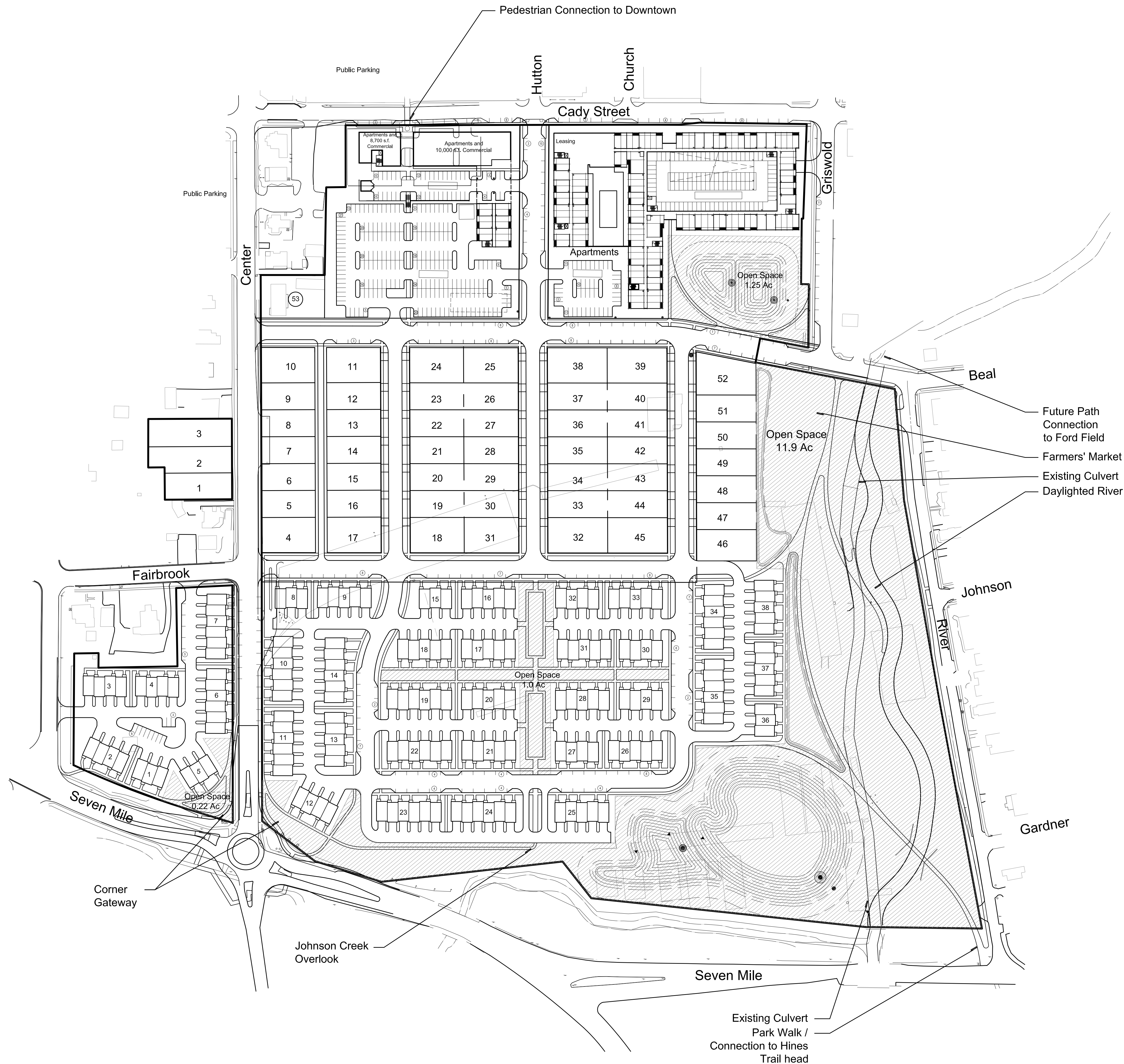
DOWNTOWN NORTHVILLE

Developer: Hunter Pasteur Homes
Farmington Hills, Michigan
Planner: Allen Design
Northville, Michigan

March 26, 2019



North
1"=50'
Sheet 3



| Open Space Summary | |
|------------------------------------|-----------------|
| Site Area | 48.12 Acres |
| Open Space Shown | 14.37 Acres |
| Open Space Percentage | 29.8% |
| Open Space Excluding Detention | 11.34 Acres |
| Open Space Percentage | 23.5% |
| Open Space as Shown on Master Plan | 9.31 Ac (19.3%) |

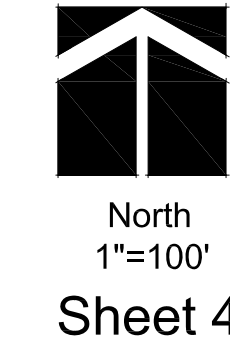
Open Space Plan

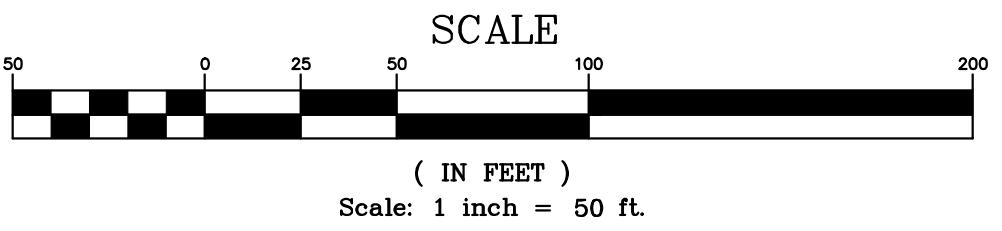
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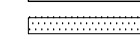

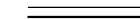




































Developer: Hunter Pasteur Homes
Farmington Hills, Michigan

Planner: Allen Design
Northville, Michigan

March 26, 2019





| 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 |
|  |  | CONTOURS |
|  |  | SPOT ELEVATION |
|  |  | SURFACE DRAINAGE |
|  |  | OVERFLOW ROUTE |
|  |  | TREE FENCE |
|  |  | SILT FENCE |
|  |  | PROPOSED DRIVEWAY LOCATION |
|  |  | LIMIT OF DISTURBANCE |

THE DOWNS P.U.D. ELIGIBILITY PLAN
SECTION 3, T1S, R8E, CITY OF NORTHVILLE
WAYNE COUNTY, MICHIGAN

| REVISIONS | | UTILITY WARNING |
|-----------|----------------------------|-----------------|
| NO. | ITEM | DATE |
| 1. | PER PUD ELIGIBILITY REVIEW | 11-27-18 |
| 2. | PER PUD ELIGIBILITY REVIEW | 03-26-19 |

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.

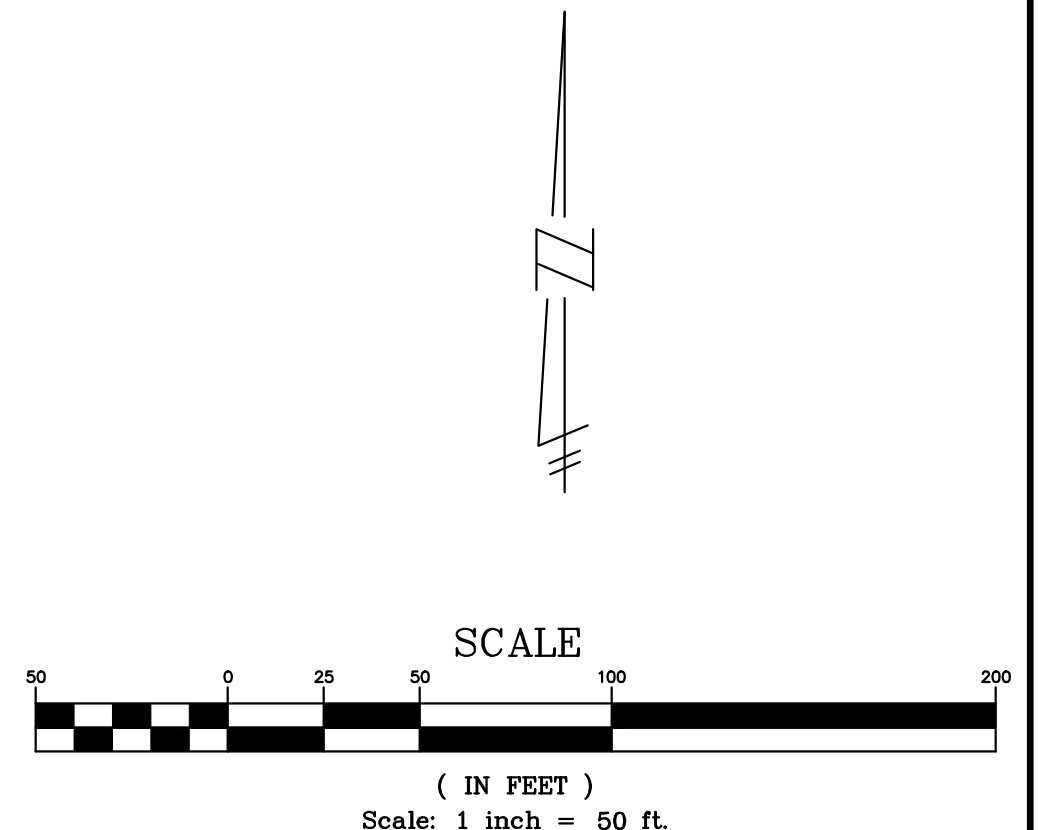
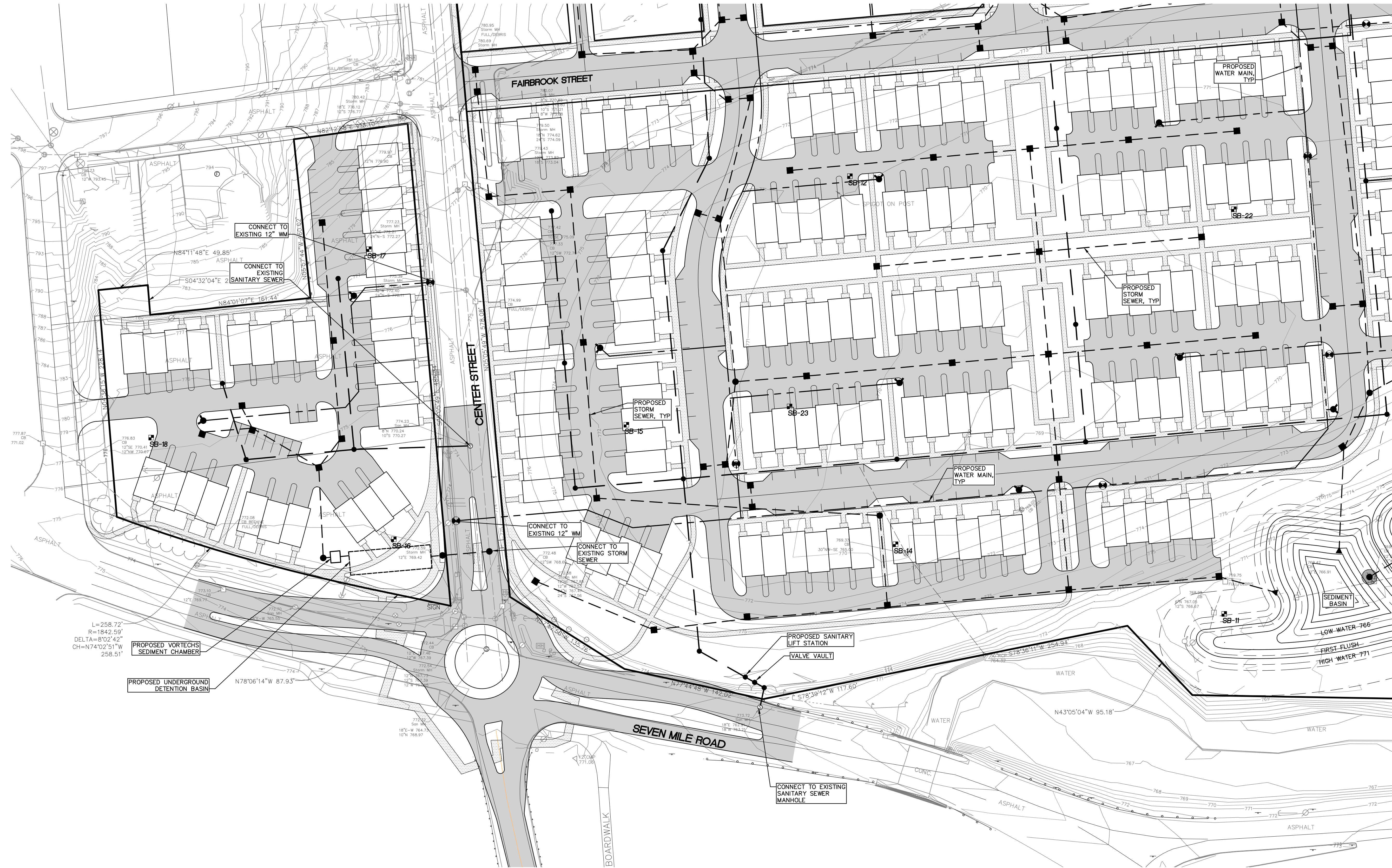
DATE: 07-16-18 DESIGNED BY: J.E. JOB NUMBER: 18-003
CHECKED BY: E.E. DRAWING FILE: 18003UT.DWG

PRELIMINARY UTILITY PLAN

SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MI • 48167
PHONE: 248.308.3331 EMAIL: info@seiberkeast.com

SHEET 5

FOR CONTINUATION SEE SHEET 5



FOR CONTINUATION SEE SHEET 8

| LEGEND | |
|----------|----------|
| EXISTING | PROPOSED |
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THE DOWNS P.U.D. ELIGIBILITY PLAN
SECTION 3, T1S, R8E, CITY OF NORTHVILLE
WAYNE COUNTY, MICHIGAN

| REVISIONS | | UTILITY WARNING |
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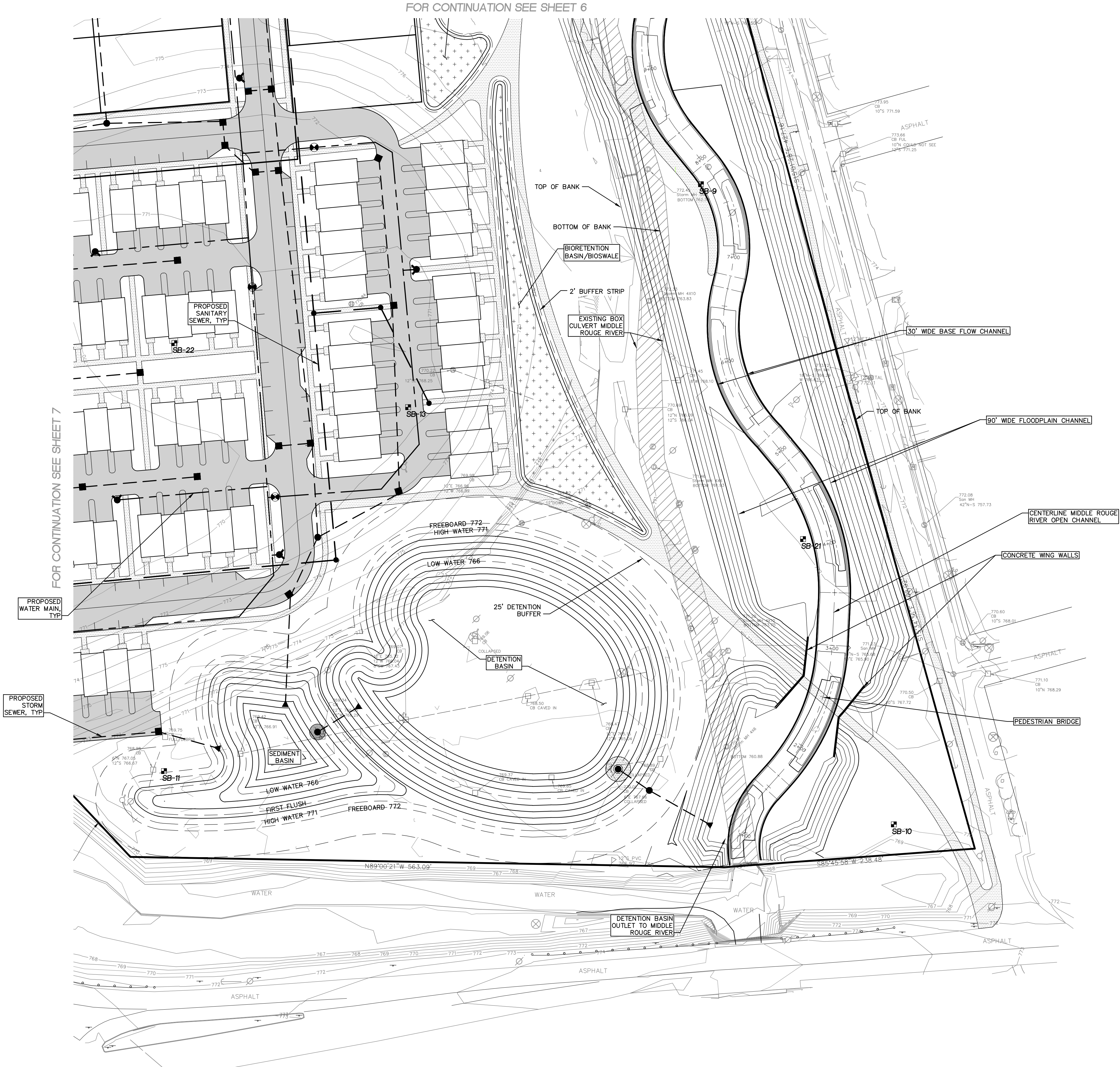
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PRELIMINARY UTILITY PLAN

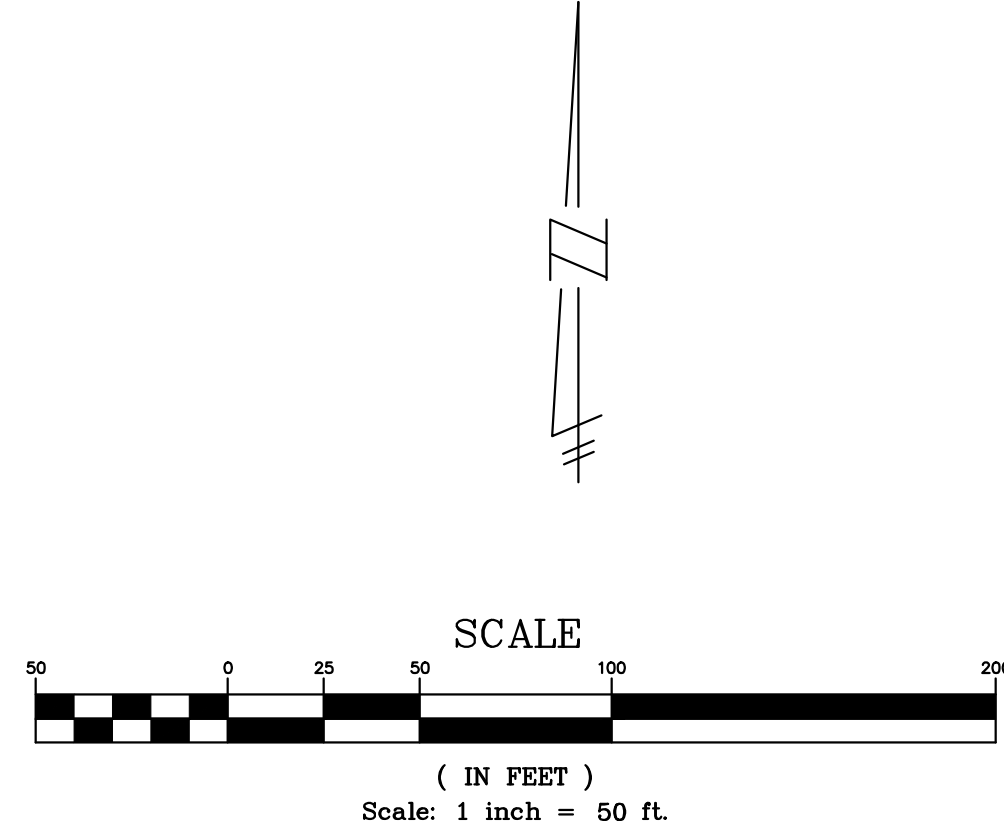
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PHONE: 248.308.3331 EMAIL: info@seiberkeast.com

SHEET 7

FOR CONTINUATION SEE SHEET 6



FOR CONTINUATION SEE SHEET 7



| 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 |
| | | CONTOURS |
| | | SPOT ELEVATION |
| | | SURFACE DRAINAGE |
| | | OVERFLOW ROUTE |
| | | TREE FENCE |
| | | SILT FENCE |
| | | PROPOSED DRIVEWAY LOCATION |
| | | LIMIT OF DISTURBANCE |

THE DOWNS P.U.D. ELIGIBILITY PLAN
SECTION 3, T1S, R8E, CITY OF NORTHVILLE
WAYNE COUNTY, MICHIGAN


| REVISIONS | | UTILITY WARNING |
|-----------|----------------------------|-----------------|
| NO. | ITEM | DATE |
| 1. | PER PUD ELIGIBILITY REVIEW | 11-27-18 |
| 2. | PER PUD ELIGIBILITY REVIEW | 03-26-19 |

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: 07-16-18 DESIGNED BY: J.E. JOB NUMBER: 18-003
CHECKED BY: E.E. DRAWING FILE: 18003UT.DWG

**SEIBER, KEAST
ENGINEERING, L.L.C.**
CONSULTING ENGINEERS
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MI • 48167
PHONE: 248.308.3331 EMAIL: info@seiberkeast.com

PRELIMINARY UTILITY PLAN

SHEET
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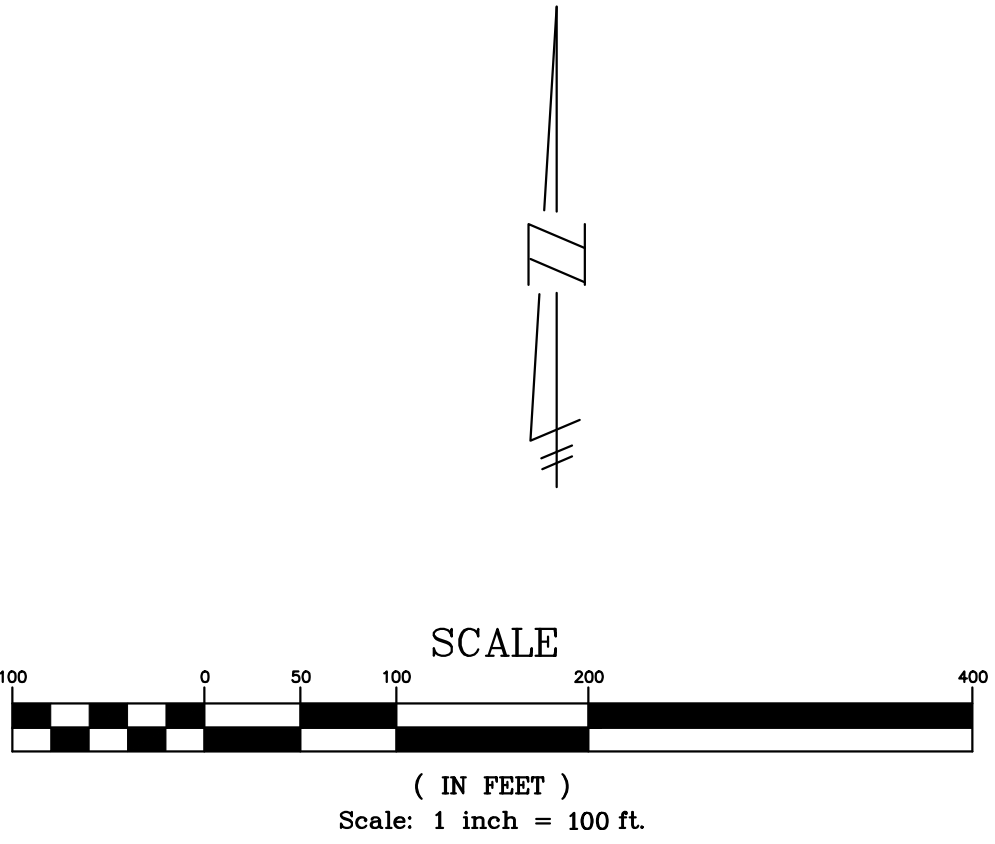
EXISTING 100 YEAR FLOOD
PLAIN LINE PER FEMA FIRM
PANEL: 26163C0036E
EFFECTIVE DATE: 02-02-2012

VACANT PARCEL
0.07 ACRES

POST CONSTRUCTION
FLOODWAY LINE

CENTERLINE OF MIDDLE
ROUGE RIVER OPEN
CHANNEL

POST CONSTRUCTION
100 YEAR FLOOD PLAIN
LINE



THE DOWNS P.U.D. ELIGIBILITY PLAN
SECTION 3, T1S, R8E, CITY OF NORTHVILLE
WAYNE COUNTY, MICHIGAN

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UTILITY WARNING
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FLOOD PLAIN PLAN

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SHEET
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Note Key

1. Pedestrian River Access
2. Existing Pedestrian Connection to Downtown
3. Substation
4. Mid-Block Pedestrian Connectors
5. Townhome Unit Landscape
6. Landscape Enhancement at Parking Lots
7. Seven Mile / Center Street Gateway
8. Existing Wooded Area and Stream
9. Pocket Parks
10. North South Pedestrian Link
11. Seven Mile / River Street Gateway (River Park Entrance)
12. Native Planted Side Slopes
13. Bio Swales
14. River Park Pedestrian Spine with Lighting and Benches
15. Existing Underground Stream Culvert
16. Meadow Planting
17. Pond Edge Planting
18. Detention Pond
19. Forebay
20. Pedestrian Connection to Neighborhood
21. River Park Gateway Icon
22. Pedestrian Connection to Hines Trailhead
23. New River Course, Min. 30' Wide Bankfull Channel and 90' Wide Floodplain
24. New Pedestrian Connection to Town Square Plaza
25. Pedestrian Bridge

