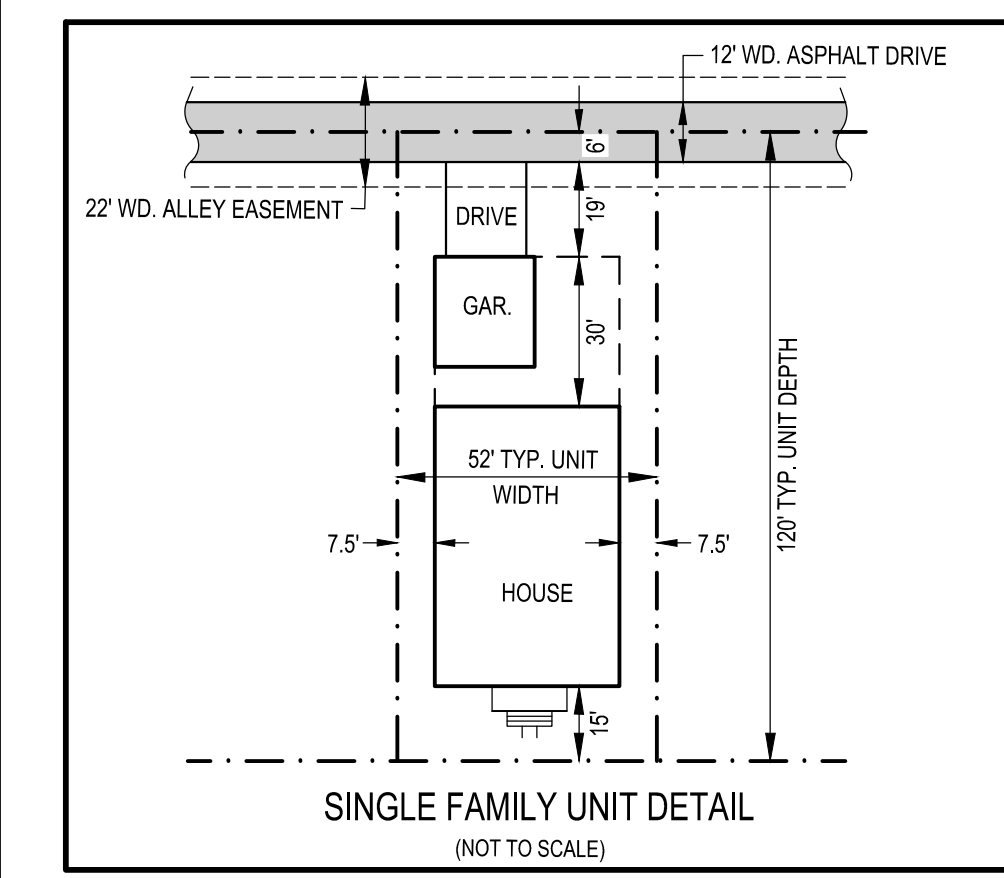
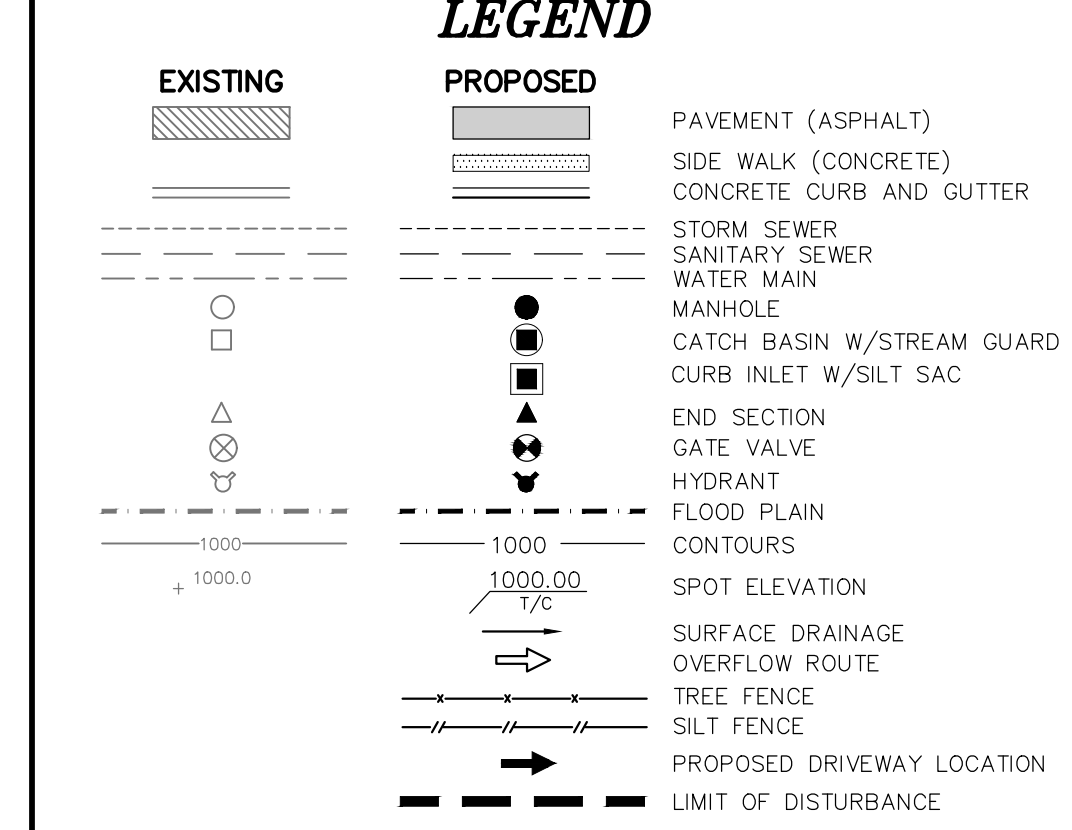
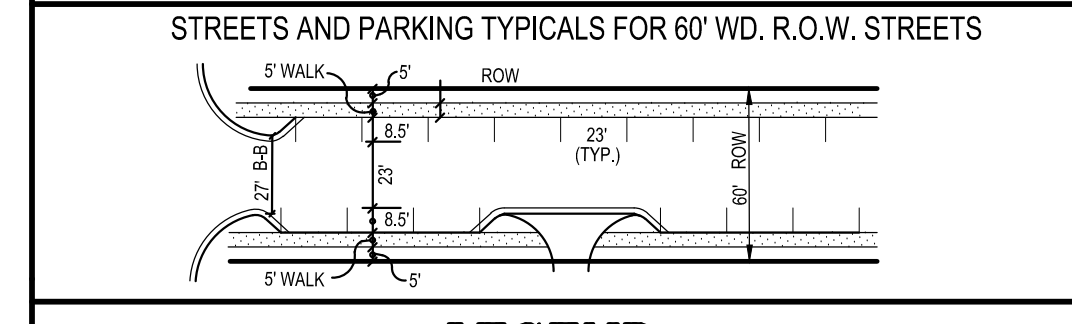
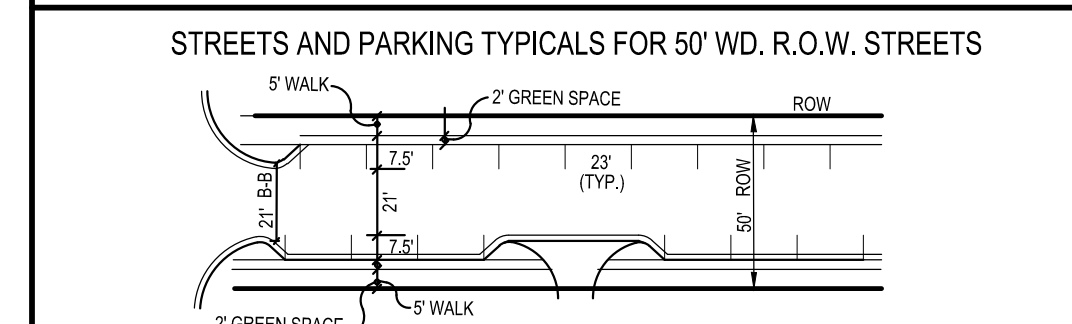
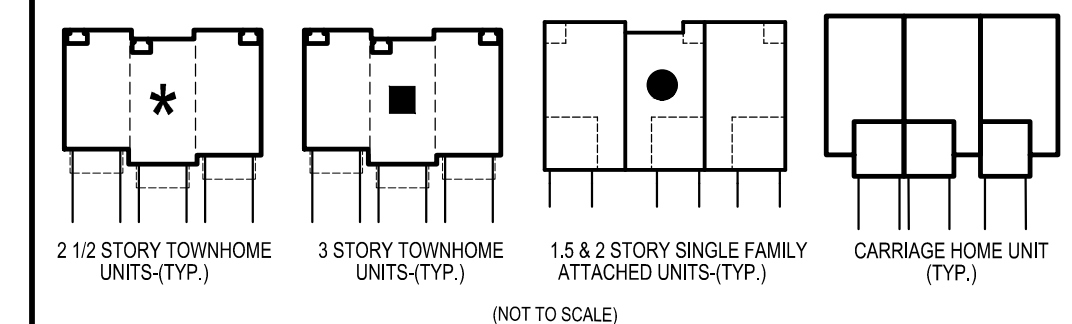


**SITE SUMMARY**

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
<b>DEVELOPMENT BREAKDOWN</b>	
NW APARTMENTS	= 3.36 AC
UNITS SHOWN	= 178 UNITS
DENSITY SHOWN	= 52.98 DU/AC
<b>SETBACKS</b>	
FRONT YARD	= 10' (COMMERCIAL - CSO DISTRICT)
SIDE YARD	= 15' (RESIDENTIAL - CSO DISTRICT)
REAR YARD	N/A
RESIDENTIAL USE	= 210,690 SF
COMMERCIAL / RETAIL USE	= 10,958 SF
GARAGE / SERVICE AREA	= 77,650 SF
TOTAL BUILDING AREA	= 297,610 SF
OUTDOOR AMENITY TERRACE	= 19,700 SF
<b>NE CONDOMINIUM BUILDING</b>	
UNITS SHOWN	= 185 AC
DENSITY SHOWN	= 42 UNITS
<b>SETBACKS</b>	
FRONT YARD	= 10' (COMMERCIAL - CSO DISTRICT)
SIDE YARD	= 15' (RESIDENTIAL - CSO DISTRICT)
REAR YARD	N/A
RESIDENTIAL USE	= 104,830 SF
COMMERCIAL / RETAIL USE	= 9,297 SF
GARAGE / SERVICE AREA	= 26,020 SF
TOTAL BUILDING AREA	= 135,700 SF
OUTDOOR AMENITY TERRACE	= 6,770 SF
<b>ROW HOUSES</b>	
UNITS SHOWN	= 2.27 AC
DENSITY SHOWN	= 31 UNITS
<b>SETBACKS</b>	
FRONT YARD	= 15' (CADY STREET)
BUILDING SEPARATION	= 10' (GRISWOLD ST. PROP. ROW)
REAR YARD	= 12' (N/A)
RESIDENTIAL USE	= 27,313 SF
COMMERCIAL / FLEX USE	= 2,084 GFA
<b>TOWN HOMES / SF ATTACHED</b>	
TOWN HOMES	= 11.09 AC
SF ATTACHED	= 98 UNITS
DENSITY SHOWN	= 31 UNITS
<b>SETBACKS</b>	
FRONT YARD	= 10' MIN.
BUILDING SEPARATION	= 20'
REAR YARD	= N/A
<b>CARRIAGE HOMES</b>	
CARRIAGE HOMES	= 2.27 AC
DENSITY SHOWN	= 28 UNITS
<b>SETBACKS</b>	
FRONT YARD	= 19'
BUILDING SEPARATION	= 20'
REAR YARD	= N/A
<b>SINGLE FAMILY HOMES</b>	
LOTS SHOWN	= 7.47 AC
DENSITY SHOWN	= 38 UNITS
<b>SETBACKS</b>	
FRONT YARD	= 15'
SIDE YARD	= 7.5' (15' TOTAL)
REAR YARD	= 19' (FROM ALLEY)
TOTAL RESIDENTIAL	= 446 UNITS
TOTAL OVERALL NET DENSITY	= 10.80 UNITS/AC
TOTAL OVERALL GROSS DENSITY	= 9.27 UNITS/AC
<b>PARKING PROVIDED SUMMARY</b>	
<b>NW APARTMENTS</b>	
GARAGE	= 187 SPACES
SURFACE LOT	= 108 SPACES
NE CONDOMINIUM BUILDING	= 295 SPACES
GARAGE	= 1.66 SPACES PER UNIT
<b>ROW HOUSES</b>	
GARAGE	= 42 SPACES
SURFACE LOT	= 63 SPACES
PUBLIC STREET PARALLEL	= 105 SPACES
CADY STREET	= 2.50 SPACES PER UNIT
CADY SURFACE LOT	= 26 SPACES
EX GRISWOLD STREET	= 14 SPACES
GRISWOLD EXTENSION	= 31 SPACES
BEAL STREET	= 56 SPACES
HUTTON STREET	= 47 SPACES
ROAD A	= 46 SPACES
FAIRBROOK STREET	= 36 SPACES
TOWNHOMES / SF ATTACHED / CARRIAGE	= 274 SPACES
GARAGES / DRIVES	= 504 SPACES (2 GAR / 2 DRIVE)
GARAGES ONLY	= 31 SPACES (2 GAR)
PARKING SPACES	= 37 SPACES
SINGLE FAMILY HOMES	= 572 SPACES
GARAGES / DRIVES	= 152 SPACES (2 GAR / 2 DRIVE)
PARKING SPACES	= 8 SPACES
TOTAL PARKING PROVIDED	= 1,453 SPACES
TOTAL PUBLIC PARKING PROVIDED	= 319 SPACES



- FLAT ROOF 2 1/2 STORY TOWNHOMES
- FLAT ROOF 3 STORY TOWNHOMES
- 2 STORY ROW HOMES
- HIGH VISIBILITY LOT WITH ENHANCED SIDE ELEVATION



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

REVISIONS			UTILITY WARNING
NO.	ITEM	DATE	UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.
1.	REVISED PER CITY REVIEW	1-20-22	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.
2.	REVISED PER CITY REVIEW	3-22-22	
3.	REVISED PER CITY REVIEW	5-10-22	

**OVERALL SITE PLAN**

DATE: 12-05-21 DESIGNED BY: A.A. JOB NUMBER: 21-001  
CHECKED BY: R.B. DRAWING FILE: 7-21001-0A.DWG

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

**SHEET**  
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