

Northville DDA Economic Development Committee

Monday, April 9, 2019 – 8:00 am

Meeting Room A – City Hall

Meeting Agenda

1. Acceptance of March Meeting Minutes (Attachment 1)
2. Northville Downs Update
 - A. Revised HPH Letter (Attachment 2.A)
 - B. Revised Site Plan (Attachment 2.B)
3. Project Updates
 - A. The Foundary (Attachment 3.A)
4. Discuss Standing Meeting Date

Downtown Development Authorities (DDA) Economic Development Committee (EDC)
Comments in response to Watermark Proposal
March 28, 2019

The EDC is designed to be a resource for the Planning Commission, City, Developers, Residents, etc. The purpose of the Economic Development Committee is to advise the City Council on matters related to promoting vital and inviting business areas and advancing economic development within the City. The Committee shall assess the current and ongoing business climate in the City and submit recommendations to the City Council intended to maintain a strong economic base in the City.

In an effort to support each of those entities, the EDC has constructed comments on the Watermark project. The EDC did have an opportunity to meet with the Watermark team and was happy to hear they were looking for partnership to ensure their project delivers what the community is looking for and deserves. Overall, very pleased with the communication and receptive Watermark is to feedback.

The EDC put together the following feedback for Watermark and City entities to review and consider as this process continues:

- Detention / Retention pond not fitting for an urban setting. Recommend this should be managed underground or could this be a pond with possibly water features that the community could utilize?
- Would like to see more Commercial / Retail space. Watermark agreed to have their consultants, "MidAmerica", come and meet with the EDC which we hope to set up in the near future.
- Would like the clubhouse and leasing office to be moved to the SW side of the building. It is a prime location for retail, restaurant, coffee shop, etc and better activates the area.
- Current design does not allow for a realignment of Cady street which would better connect E and W Cady.
- The SW parking lot seems out of place and would like to see the Club House in this area and possibly more commercial / retail. Current design has nothing but parking along Beale Street which will create a barrier between Phase I and Phase II.
- How will the farmers market work with the sharp grade changes of Hutton Street
- Also, developer should look into a possible shared Ingress and Egress to a parking lot on S. Center Street.
- Master Plan Goals for Cady Street / South Center / Northville Downs states an objective of the city is to promote of an appropriate mix of land uses which incorporates attractive residential, office and commercial uses. We feel we are not quite where we need to be to comply with the Master Plan but confident we can get there
- The Cady Street Sub Area Plan states that the City may consider zoning incentives such as height bonuses in exchange for mixed-use developments with offering first floor commercial/retail/office and upper level residential as well as community benefits.

- the EDC is concerned with the timeline of the two phases of the overall Downs project. Several amenities presented in the overall scope of the project are not included in this phase

As mentioned above, overall very pleased with the progress of this project and appreciate how receptive Watermark has been during this process. We look forward to continuing discussions and assisting them in delivering a mutually beneficial project.



Hunter Pasteur

H O M E S

March 26th, 2019

Via email: selmiger@cwaplan.com
psullivan@ci.northville.mi.us

Via Hard Copy: Ms. Sally Elmiger
Carlisle Wortman Associates
117 N. First Street
Ann Arbor, MI 48104

Mr. Patrick Sullivan
215 W Main St
Northville, MI 48167

RE: PUD Eligibility for The Downs (“Project”)

To the City of Northville Planning Commission,

We are pleased to submit this letter and revised plans as a request to be on the agenda for the April 16th, 2019 City of Northville Planning Commission meeting to request approval of Planned Unit Development (“PUD”) eligibility for The Downs (“Project”).

As you know, PUD eligibility for the Project has been previously reviewed by the Planning Commission at its October 2nd, 2018 and December 18th, 2018 meetings. Since that time, we have had several meetings with City Manager Pat Sullivan and Planning Consultant Sally Elmiger to assure that we fully address the requirements for PUD eligibility. We believe that our prior submissions, this letter and revised plans are consistent with the intention and character illustrated in the City of Northville’s Master Plan for this area and demonstrate compliance with the requirements for PUD eligibility.

It has always been the position of the Developer that a PUD for this full site is the best approach to assure that the objectives of the Master Plan and the community are realized. The alternative of piecemeal development of this site makes it less likely that the Master Plan vision will be achieved and that significant public benefits proposed by the Developer, including day lighting of the river, substantial public park and green space and maintenance and relocating the Farmer’s Market will be realized. As reflected in our prior and current submissions, the Developer remains fully committed to the financial responsibilities associated with these and other aspects of the proposed Project pursuant to its PUD application.

Received

MAR 28 2019

City of Northville



To clarify, this development will be implemented in at least two phases. A multi-phase development schedule would be common in any development of this size. In this case, there is the additional fact that there are actually two purchase agreements for this site, one of which is for approximately 12 acres adjacent to Cady Street (the “North Property”) and a second covering the remaining approximately 38 acres south of Beal Street (the “South Property”). The anticipated timing for closing on the North Property is mid-2019 and the South Property closing is not expected to be earlier than December 31st, 2020, due to the racetrack’s ongoing business.

The Developer assures you that it fully understands the importance of the development of this property to the City of Northville. We have exactly the same interests, as the value of this development can only be realized if we guarantee that it maintains and enhances the characteristics that make the City of Northville a special place.

In our meetings following the December 18th Planning Commission meeting, we began with a review of the summary of issues from the Carlisle Wortman Associates (CWA) letter of December 13th, 2018. The following is the Developer’s response to each of 11 issues set forth in that letter:

CWA Issue #1:

Comprehensive funding plan to daylight the river. At a minimum, the plan should describe the expected cost, who will pay these costs and where the funds will come from. We support a public/private partnership, and consider grants a reasonable approach to making this happen. However, a clear picture of how the project will be funded and by whom needs to be provided.

Developer Response:

Based on preliminary estimates, the cost to daylight the river will be approximately \$4 million. The \$4 million does not include the underlying \$2.5 million value of the land that, which brings the total cost of daylighting the river to approximately \$6.5 million. The \$4 million cost includes removing the existing culvert which the river flows through underground, excavation of a new river-bed, landscaping the river, stabilizing the river bank and construction of one bridge crossing the river. Attached are supporting documents from engineering firms.

Projects of this nature are almost always funded and implemented by governmental or philanthropic organizations. In this case, Hunter Pasteur Homes (“HPH”) and the development team are proposing to work with Friends of the Rouge (“FOTR”), in collaboration with the City of Northville, to source capital to fund the daylighting project. HPH is committing private capital towards daylighting the river while working with FOTR and the City of Northville to raise the remaining funds for the project through grants from philanthropic sources and county, state or federal agencies. Ideally, HPH would like to fund 50% of the daylighting the river costs, \$2 million, and receive the remaining \$2 million from other sources. If FOTR is unsuccessful in securing all of the funds to pay for daylighting the river, HPH is willing to fund the shortfall of what FOTR is unable to raise. In this proposal, there is **NO** cost to the city and the developer is **NOT** seeking an abatement for any costs related to daylighting the river.

CWA Issue #2:

The project offers an 8.3-acre linear park. It is not clear if the applicant is offering to also construct the elements in the park (walkways, river overlook, lighting, landscaping, Farmer's Market area (if located here), etc.). This needs to be clarified.

Developer Response:

The developer is proposing to pay 100% of the cost for the linear park, including all of its amenities, such as walkways, river outlook, lighting and landscaping. The park, outside of the daylighted river area, will be funded entirely by the developer. We estimate the property cost of the public park and daylighted river space to be more than \$2.5 million and the cost of improvements for the park to be approximately \$1 million. We have also committed that all ongoing maintenance and operating costs for these spaces will be covered by the development Homeowners Association. The developer is **NOT** seeking any financial commitment from the city of Northville or alternative sources and there will be **NO** cost to the city or an abatement requested for the cost to construct the park or the ongoing maintenance of the park.

CWA Issue #3:

City Engineer's opinion about needed traffic improvements, and whether or not the applicant agrees to making them.

Developer Response:

Over the past several months, the city's traffic consultant (OHM), the Developer's traffic consultant (Fleis & VandenBrink) and officials from Wayne County have met to discuss the various open traffic related items, the main one being the proposed round-a-bout at the intersection of Seven Mile Road and Center Street.

As of the date of this MOU, Wayne County has not given an official response as to whether they support the round-a-bout at the intersection of Seven Mile Road and Center Street.

The Developer is proposing, at its sole cost and responsibility, to fund the implementation of all traffic improvements proposed in the Traffic Impact Study performed by Fleis & VandenBrink and submitted to the City of Northville as part of its PUD submittal. Additionally, if Wayne County determines that a round-a-bout is the preferred solution at the intersection of Seven Mile Road and Center Street, the Developer is willing to fund the city's 20% allocation towards the construction of the round-a-bout. This contribution will cover any financial responsibility the City of Northville might incur from a round-a-bout.

The Developer is prepared to accept and provide financial support to whatever traffic mitigation measures are required and approved. The Developer is aware that two other intersections (Cady Street/Center Street and 7 Mile Road/Northville Road) are also being evaluated for potential traffic mitigation. If the process to make these determinations is ongoing, we respectfully recommend that a PUD grant be made conditional upon that resolution so as not to unfairly delay the balance of the development planning process based upon an issue that is not within the Developer's authority to resolve.

CWA Issue #4:

Refinements to Density

Developer Response:

The development team fully understands that the density of the Project is an issue and as a result previously reduced the overall density from 577 units in its October 2, 2018 proposal to 546 units in its December 18, 2018 proposal.

As illustrated in the attached site plan drawing, the current proposal assumes that a round-a-bout will be implemented for traffic mitigation purposes. This further reduces the number of previously planned units a further 4 units.

Lastly, the development team would like to point out that in a likely scenario that the first phase of the Project, located on the North Property along Cady Street, is developed first, and the South Property is developed as a second phase, the density of the project will be at the low end of the range set forth in the Master Plan.

The portion of the Project south of Beal Street is approximately 36 acres and is being proposed for 236 single family homes and townhomes. Subtracting approximately five acres for right of ways, the net result of buildable acreage is approximately 31 acres. The proposed density of 236 units on approximately 31 acres results in approximately 7.6 units per acre, which falls at the lower end of Northville's Master Plan, which calls for density of between 6 and 12 dwellings per acre.

CWA Issue #5:

Pocket park status (public or private) and size.

Developer Response:

The developer is proposing that the pocket parks located within the project are public and can be used by all residents of Northville. The size of the pocket parks has not yet been finalized but are expected to be between one and two acres and will be considered as part of site plan approval. As with the proposed public park space associated with the river day lighting, all costs related to maintenance of the pocket parks will be covered by the Home Owners Association.

CWA Issue #6:

Input from the Chamber of Commerce regarding the re-located Farmer's Market.

Developer Response:

The Development team met with Ms. Jody Humphries from the Northville Chamber of Commerce on December 7th, 2018. At that meeting, the development team proposed two potential locations for the relocated Farmer's Market; the first location would be at the northern part of the 8.3-acre linear park and the second location would be in the surface parking lot behind the proposed apartment complex, north of Beal Street.

At the Planning Commission meeting on December 18, 2018, Mr. Aaron Cozart from the Chamber of Commerce spoke publicly about the Chamber's desire to relocate the Farmer's Market to the second proposed location, in the surface parking north of Beal Street.

The development team views the relocation of the Farmer's Market to the surface parking lot behind the proposed multi-family project and north of Beal Street as a resolved matter and one that the Chamber of Commerce has voiced their full support.

The estimated cost of the land for the proposed Farmer's Market site is approximately \$300,000. The Developer is not including this \$300,000 cost as a public benefit at this time.

CWA Issue #7:

Use of parking spaces by the public on private streets in townhouse development.

Developer Response:

The development team is open to making the streets within the Project public, allowing residents of Northville to park on them. If the streets are private, the developer is also willing to allow public parking on them during certain times.

CWA Issue #8:

Five-story height of the proposed apartment building and three-story height of the townhomes.

Developer Response:

The proposed multi-family apartment building along Cady Street will be **four** stories tall, not five. The height of the townhomes will be between two and a half and three stories tall.

CWA Issue #9:

Lack of greenspace in townhome cluster on northwest corner of S. Center Street /7-Mile Intersection.

Developer Response:

The developer is open to additional green space in this cluster of townhomes located at the northwest corner of Seven Mile Road and South Center Street. As previously noted, the attached proposed site plan assumes that Wayne County supports a round-about at this intersection. This reduces the number of proposed units in this cluster and increases green space to accommodate a buffer from the round-a-about.

CWA Issue #10:

Gateway features that emphasize the entrance to the City of Northville (vs. The Downs development).

Developer Response:

The attached site plan includes an illustrative example of a potential gateway feature, developed by Grissim Metz Andriese Associates. The Developer will work with the City and its design team during the site plan approval process to refine this design to achieve the desired City gateway feature.

CWA Issue #11:

Non-motorized bicycle and pedestrian amenities along S. Center and to Hines Park pathway.

Developer Response:

The proposed traffic improvements outlined in the Fleis & VandenBrink traffic impact study, which the Developer is committed to implementing at its sole cost, does not eliminate the bicycle and pedestrian amenities along South Center Street. Given their importance to the community, the Developer is committed to keeping the existing bicycle and pedestrian amenities in place.

In addition to the 11 issues detailed in the CWA Review Letter, the Developer has discussed other issues with Mr. Sullivan and Ms. Elmiger, including input received by Mr. Sullivan and Ms. Elmiger from Planning Commission members following the December 18, 2018 Planning Commission meeting, as follows:

1. Townhome and Single-Family Location:

Included with this letter is Exhibit A, which is a letter from Seiber Keast Engineering, the development team's civil engineer, thoroughly detailing the issues with ground water, soil conditions and site grading that led to single family homes being located in the middle of the site and the townhomes being located at the southern portion of the site. In summary, property grade and groundwater levels that were not considered in the Master Plan process account for the currently proposed locations of townhomes and single-family homes.

2. Apartment Parking Requirements

An important benchmark worth highlighting for urban apartment complex parking in Northville is the Main Centre apartment complex, which has 74 units with 108 bedrooms and has 92 parking spots.

Additionally, the Developer wants to emphasize that the financial and business interests of the developer and apartment owner are fully aligned with the City's interest to assure that there is fully adequate resident parking. In this instance, the apartment developer, Watermark Residential, will also manage the apartment building and as such will have an interest independent of but consistent with the City of Northville's interests, to assure that its tenants have fully satisfactory and adequate parking facilities.

3. Economic Development Program

The development team fully understands that there are a number of details that will need to be worked out for any sort of incentive programs that are part of the Project; however, it is important that it is understood that **NO** funds or incentives are being sought for the costs of daylighting the river or the linear park.

The Developer would like to fully engage with the City of Northville staff to discuss potential economic development programs to address public infrastructure improvements and environmental remediation at the appropriate time.

4. **Architecture**

Some questions have been raised about the architecture, and in particular, the extent to which the architecture will conform to the character of the City of Northville and how it will influence appearances on the Center Street Gateway. As previously indicated, the developer believes that its interests and those of the City of Northville are aligned in this regard and the Developer will be working with Presely Architecture and the city during the site plan approval process to address this issue.

Other important issues have been raised by members of the Planning Commission and by the public in the course of our PUD application process, and the Developer is committed to appropriately addressing these issues in the subsequent course of site plan review and approval.

The Developer respectfully submits that its prior applications, this application and draft site plan positively and compellingly address all of the criteria applicable to the grant of the requested PUD eligibility.

Regards,



Randy Wertheimer
CEO of Hunter Pasteur Homes

Exhibit A

SEIBER KEAST ENGINEERING, LLC ENGINEERING CONSULTANTS

Clif Seiber, P.E.
Patrick G. Keast, P.E.
Azad W. Awad
Robert J. Emerine, P.E.
Jason M. Emerine, P.E.

100 Main Centre, Suite 10
Northville, MI 48167
Phone No. 248.308.3331
E-mail: be@selberkeast.com

February 8, 2019

Mr. Randy Wertheimer
Hunter Pasteur Northville, LLC
32300 Northwestern Highway, Suite 230
Farmington Hills, MI 48334

Re: The Downs - Site Grading and Product Location

Dear Mr. Wertheimer:

As a part of the City of Northville's review of The Downs PUD Eligibility Site Plan, it was noted the proposed location of the townhomes and single-family homes did not align with the proposed densities and product types shown in the Master Plan.

As noted in Hunter Pasteur's letter dated November 27th, 2018 to the City of Northville, the reason for placing the single-family homes between Beal Street and Fairbrook Street and the townhomes south of Fairbrook Street is due to the topography of the site. The townhome units are typically constructed on low sloping areas due to the closely spaced driveways and limited space in front of and between the buildings. The existing ground slope in the areas between Beal Street and Fairbrook Street is approximately 6%-8%. The proposed townhome units will have the same Garage Floor Elevation within a particular building. In order to keep the driveway slopes reasonable (9% maximum) the access road between the buildings cannot be sloped greater than 2-3%. (Please see the attached preliminary grading sketch for the units along Center Street.) Additional engineered fill (4'-6' of fill) will need to be provided on site to accommodate the site grading around the townhome units if they are located between Beal Street and Fairbrook Street.

Additionally, the groundwater elevations south of Fairbrook Street create problems for single-family homes in this area. All of the single-family homes will have basements and the basement footings will need to be placed a minimum 1' above the groundwater elevations to prevent water from infiltrating the basements and to keep sump pumps from continuously running. In general, the groundwater in the area south of Fairbrook Street is 3'-4' below existing grade. Therefore, an additional 6'-8' of fill would be required to keep the single-family basement elevations above the ground water across the entire area south of Fairbrook Street.

The proposed Site Plan layout addresses both of these concerns. Placing the single-family homes between Beal Street and Fairbrook Street offers greater flexibility for grading as the units are spaced much further apart and the changes in grade can be made up more easily on the lots. Additionally,

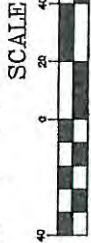
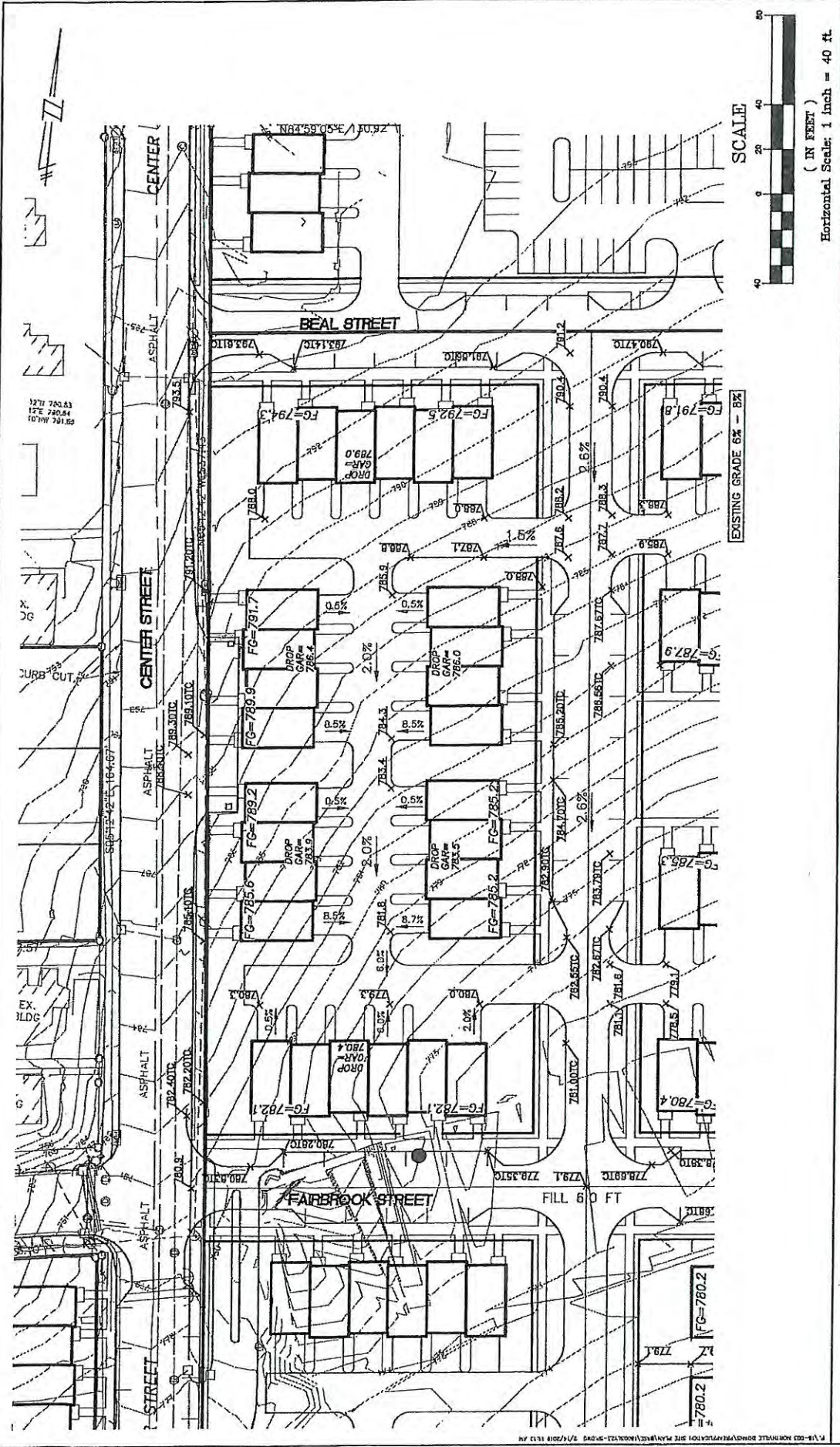
Mr. Randy Wertheimer
February 8, 2019
Page 2

the groundwater depths in this area are 7' to 14' below grade which are acceptable depths to accommodate basements.

Very Truly Yours,

SEIBER KEAST ENGINEERING, LLC

Robert J. Emerine, P.E.



Horizontal Scale: 1 inch = 40 ft.

EXISTING GRADE 6% - 8%

SHEET	1
SCALE	1" = 40'
JOB NO.	15-005
DATE	02-09-19
CHECKED BY	B.E.

WEST WATERMARK GRADING

THE DOWNS
SECTION 3, T1S, R6E, CITY OF NORTHVILLE
WAYNE COUNTY, MICHIGAN

**SEIBER, KEAST
ENGINEERING, L.L.C.**
CONSULTING ENGINEERS
100 HUNTINGTON ROAD, SUITE 100, NORTHVILLE, MI 48867
TEL: 248-645-1100 FAX: 248-645-1101

NO.	DATE	DESCRIPTION

15-005 NORTHVILLE DOWNTOWN DEVELOPMENT SITE PLAN/GRADING/UTILITY 2/7/2019 11:13 AM

Exhibit B

Northville Downs Property Estimated Costs to "Daylight" River & Park	
Item	Dec. 12, 2018 Estimated Cost
Costs	
Design and Planning	\$ 300,000
De-Watering	\$ 250,000
Legal	\$ 50,000
Environmental Clean-Up	\$ 100,000
Mobilization	\$ 10,000
Demolition Existing Concrete Structures	\$ 215,000
Build New River (Earthwork)	\$ 400,000
Silt Fence	\$ 17,500
Temporary Fence	\$ 7,500
Permits & Agency Review Fees (Application)	\$ 100,000
Bank Stabilization (Channel Restoration)	\$ 725,000
Testing - Soil Testing	\$ 40,000
Staking	\$ 30,000
Engineering & Engineering Review	\$ 175,000
Relocate Sanitary Pipe in River	\$ 60,000
Construction Management & Permitting	\$ 150,000
Landscape Design & Cleanup	\$ 100,000
Landscaping in River Area	\$ 180,000
Bridge & Headwall	\$ 150,000
Wetland / River Consulting (King & McGregor)	
Wetland Flagging	\$ 1,030
Geo Survey	\$ 24,870
Stream Relocation	\$ 25,350
MDEQ Permit	\$ 21,300
ESA Compliance	\$ 6,250
Contingency	\$ 500,000
Cost for Daylighting the River	\$ 3,638,800
10% Cost Increase Due to Work Being Done in 2021	\$ 363,880
TOTAL COSTS:	\$ 4,002,680

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 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;

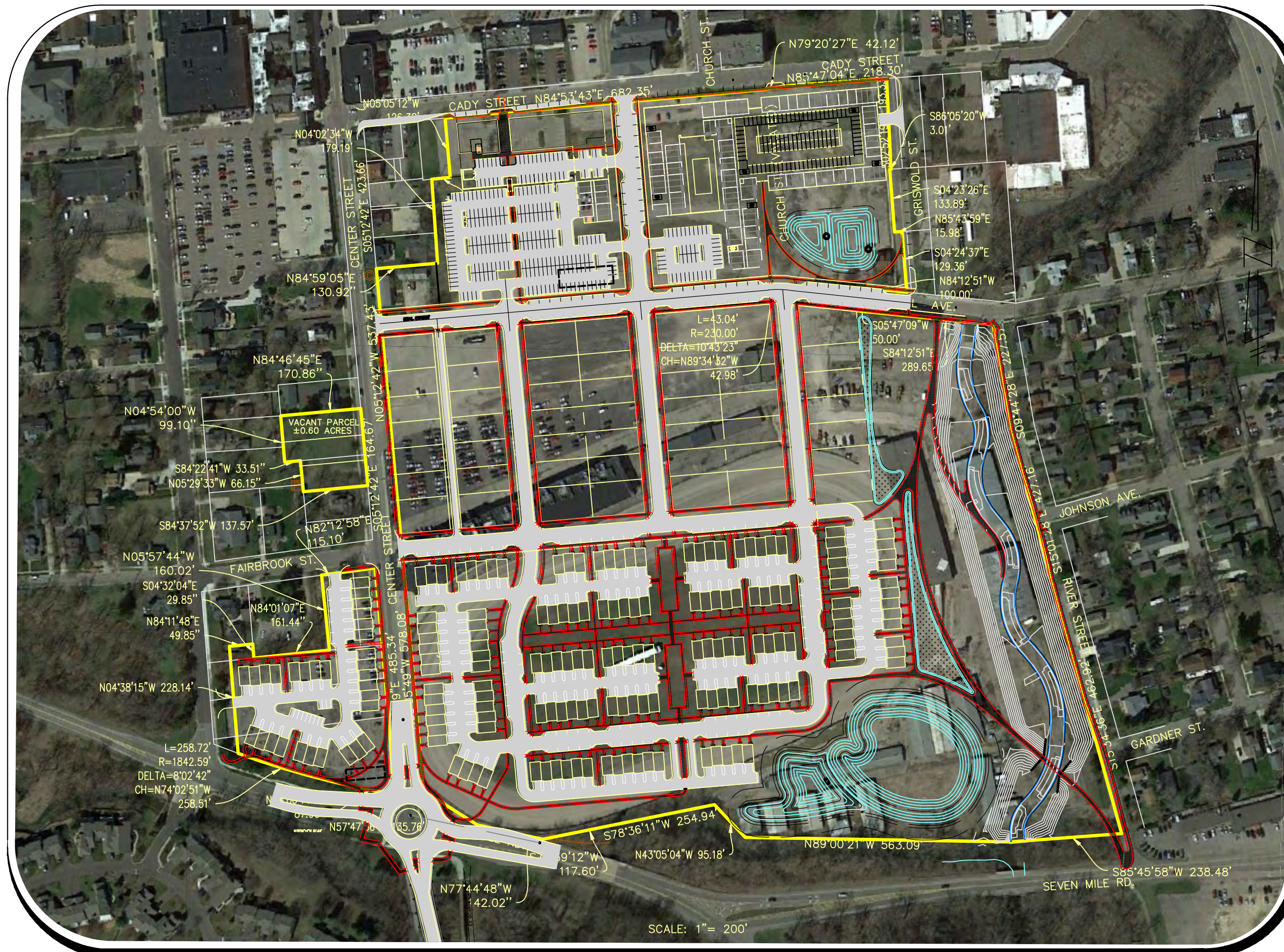
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PART OF LOT 182, ALL OF LOTS 183-196, AND PART OF LOT 197 OF "ASSESSOR'S NORTHVILLE PLAT NO. 2", AS RECORDED IN LIBER 66 OF PLATS, PAGE 44, WAYNE COUNTY RECORDS; ALSO PART OF THAT PART VACATED CHURCH STREET AND VACATED BEAL AVENUE AS VACATED PER RESOLUTION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

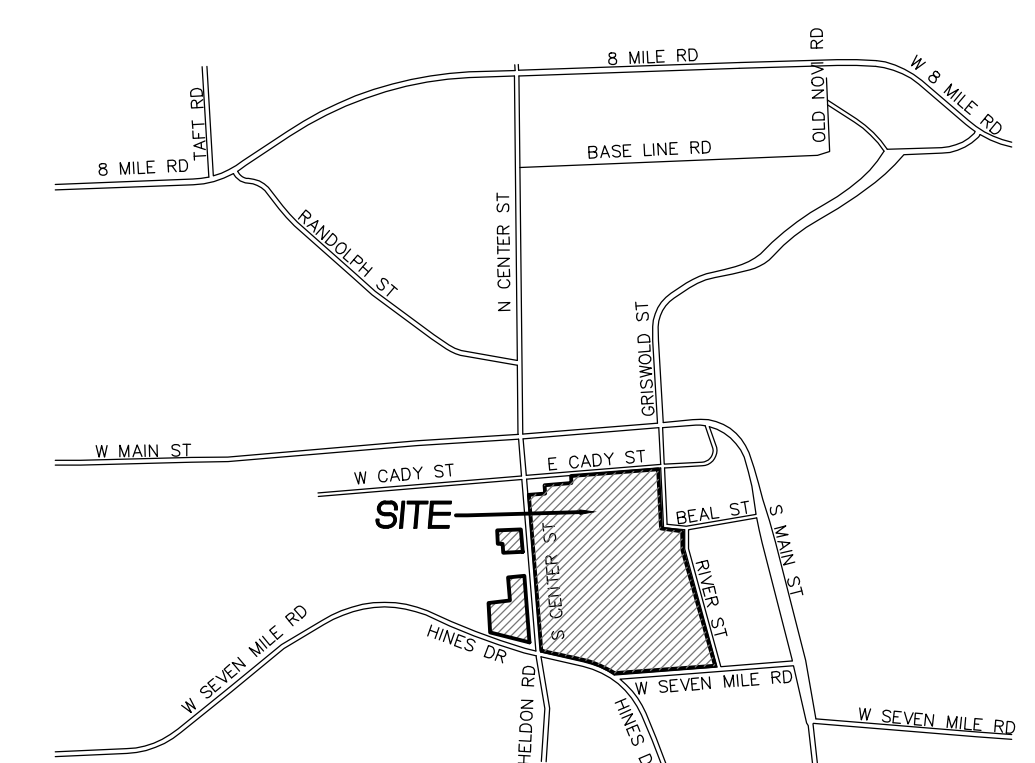
PARKING PARCEL:
LOT 223, LOT 224, LOT 226, LOT 227, LOT 228, AND PART OF LOT 225 OF "ASSESSOR'S NORTHVILLE PLAT NO. 3", AS RECORDED IN LIBER 66 OF PLATS, PAGE 43, WAYNE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 223; THENCE S05°05'49"E 485.34 FEET ALONG THE WEST LINE OF CENTER STREET; THENCE N78°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°14'45"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



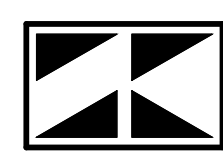
LOCATION MAP

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.

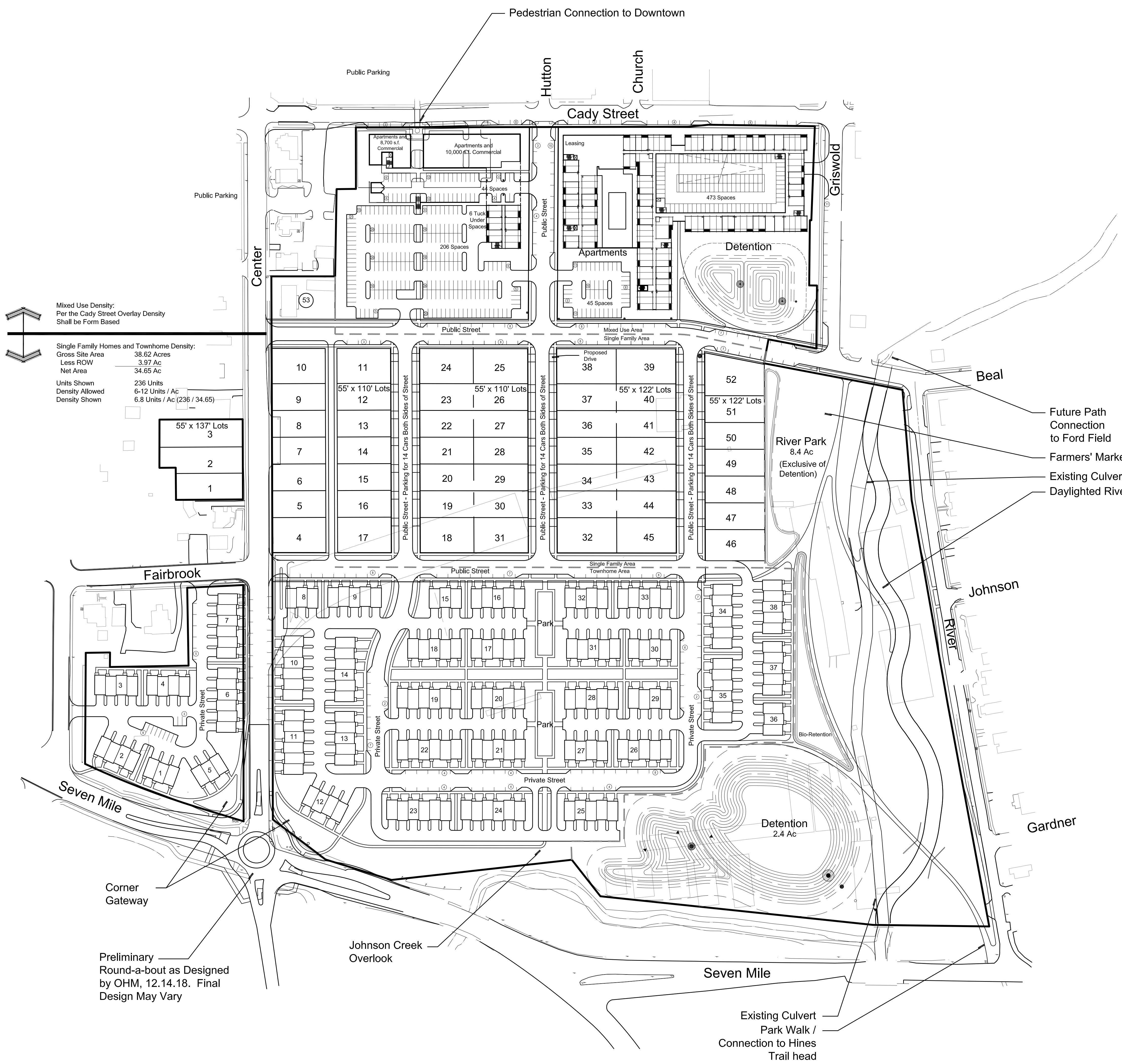
CONSULTING ENGINEERS

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: 180603Y.DWG



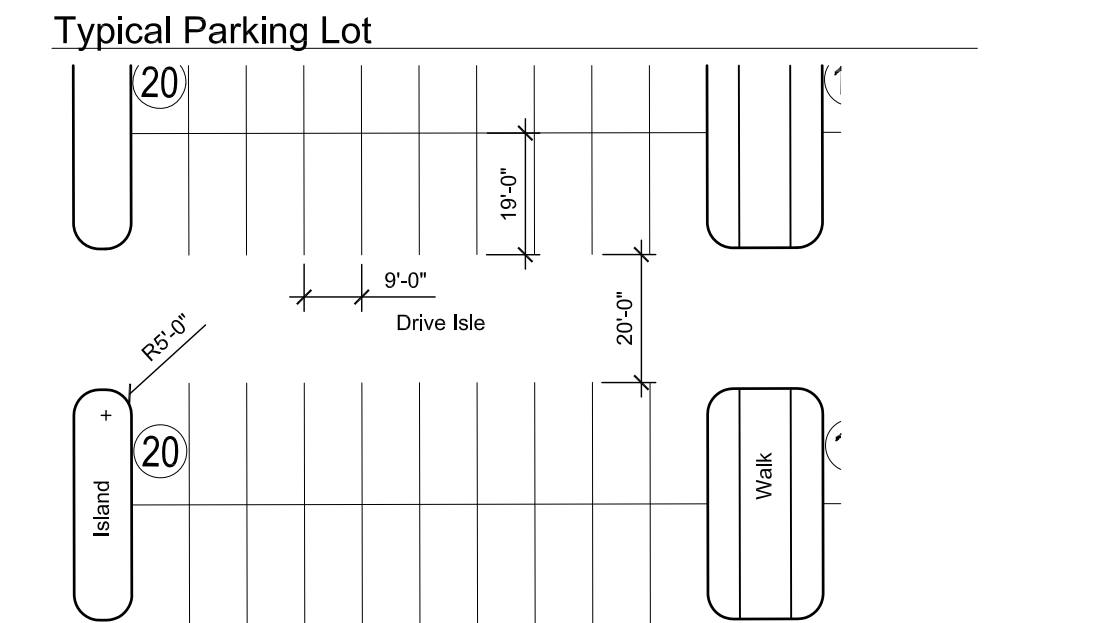
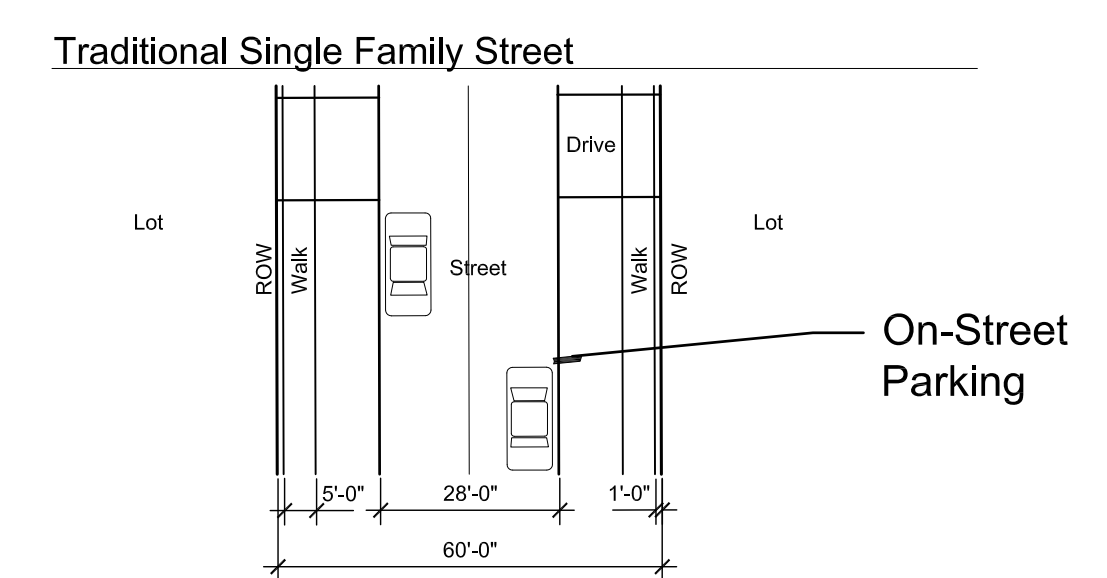
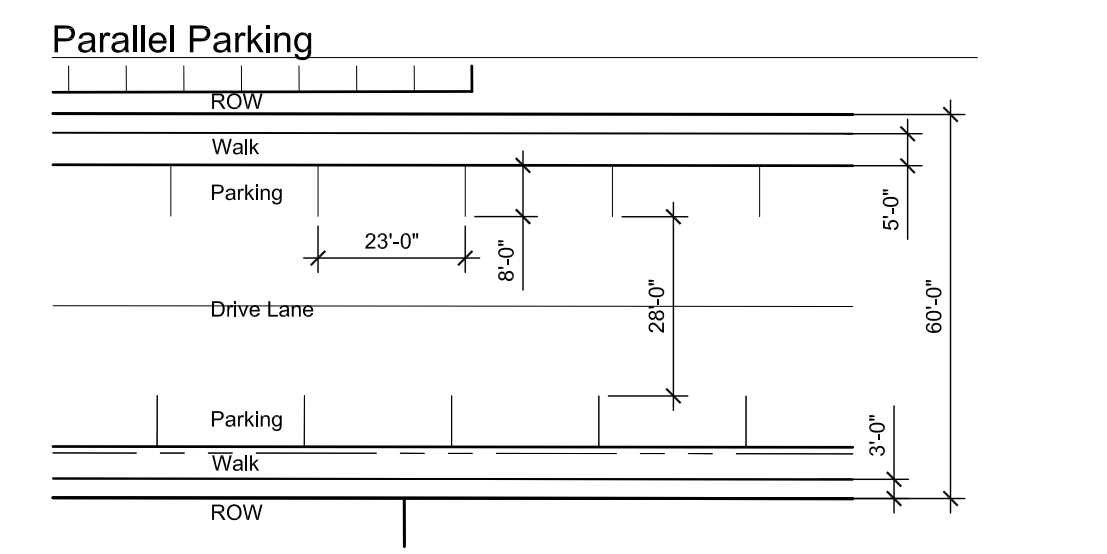
Site Summary

Site Area	48.12 Acres	Parking Requirements	
Less Internal ROW	5.12 Ac	Single Family	106 Spaces (2 per Home)
Net Site Area	43.0 Acres	Parking Required	106 Spaces
Existing Zoning	CBD, RTD, R-2	Garages	106 Spaces
Proposed Zoning	PUD	Drives	42 Spaces
		On-Street	254 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	774 Spaces
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		
Rear Yard	NA	Townhomes	
		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		
Rear Yard	NA	Overall Parking Required	1,043 Spaces
		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)		

Mixed Use Density:
Per the Cady Street Overlay Density
Shall be Form Based

Single Family Homes and Townhome Density:
Gross Site Area 38.62 Acres
Less ROW 3.97 Ac
Net Area 34.65 Ac
Units Shown 236 Units
Density Allowed 6-12 Units / Ac
Density Shown 6.8 Units / Ac (236 / 34.65)

Street and Parking Typicals



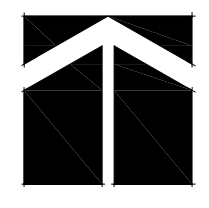
Preliminary Plan

THE DOWNS

Developer: Hunter Pasteur Homes
Farmington Hills, Michigan

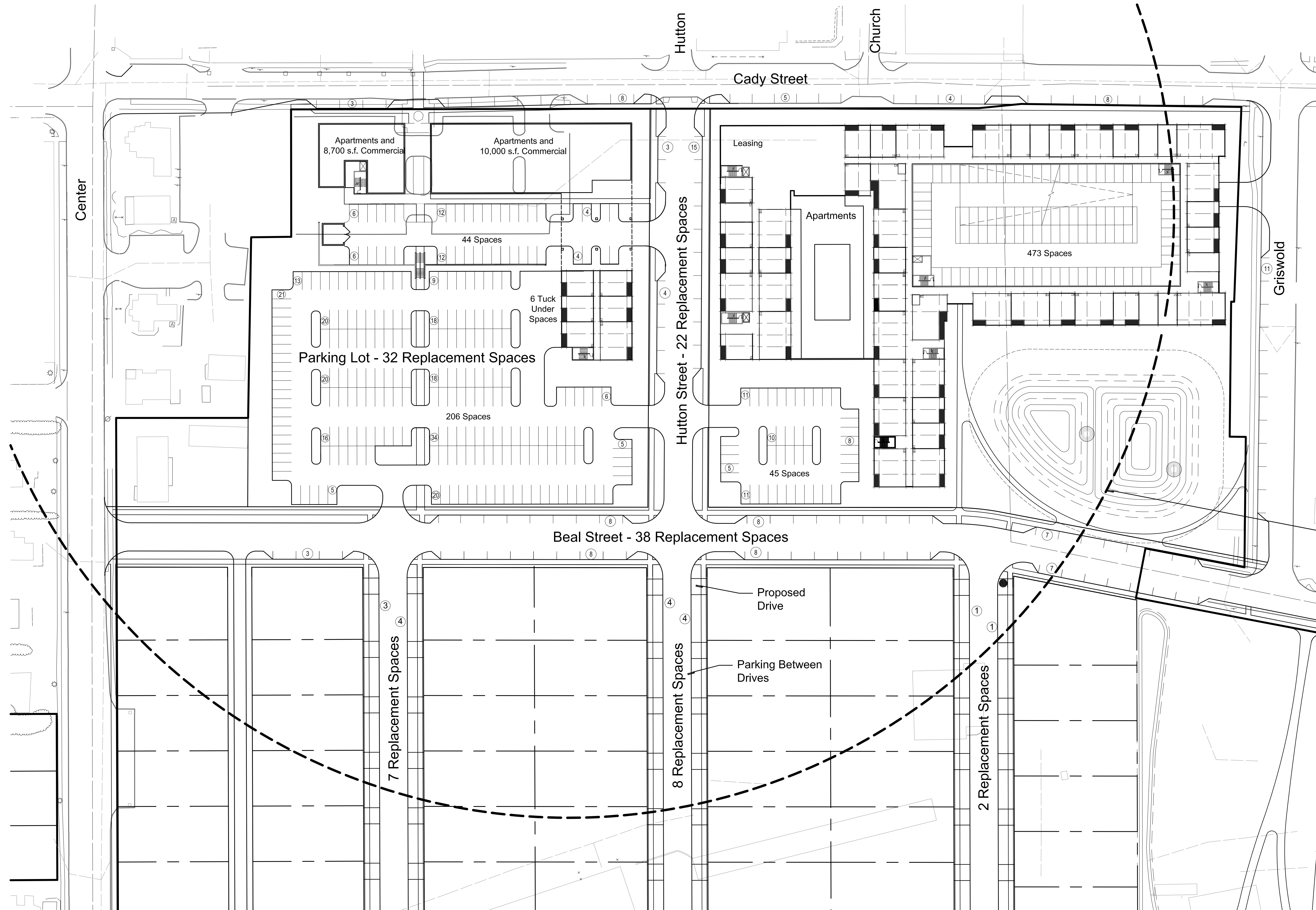
Planner: Allen Design
Northville, Michigan

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

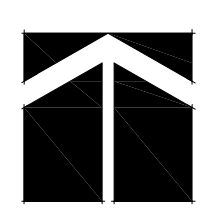
600' Radius From Cady Street Parking Lot

Cady Lot Parking Replacement Plan

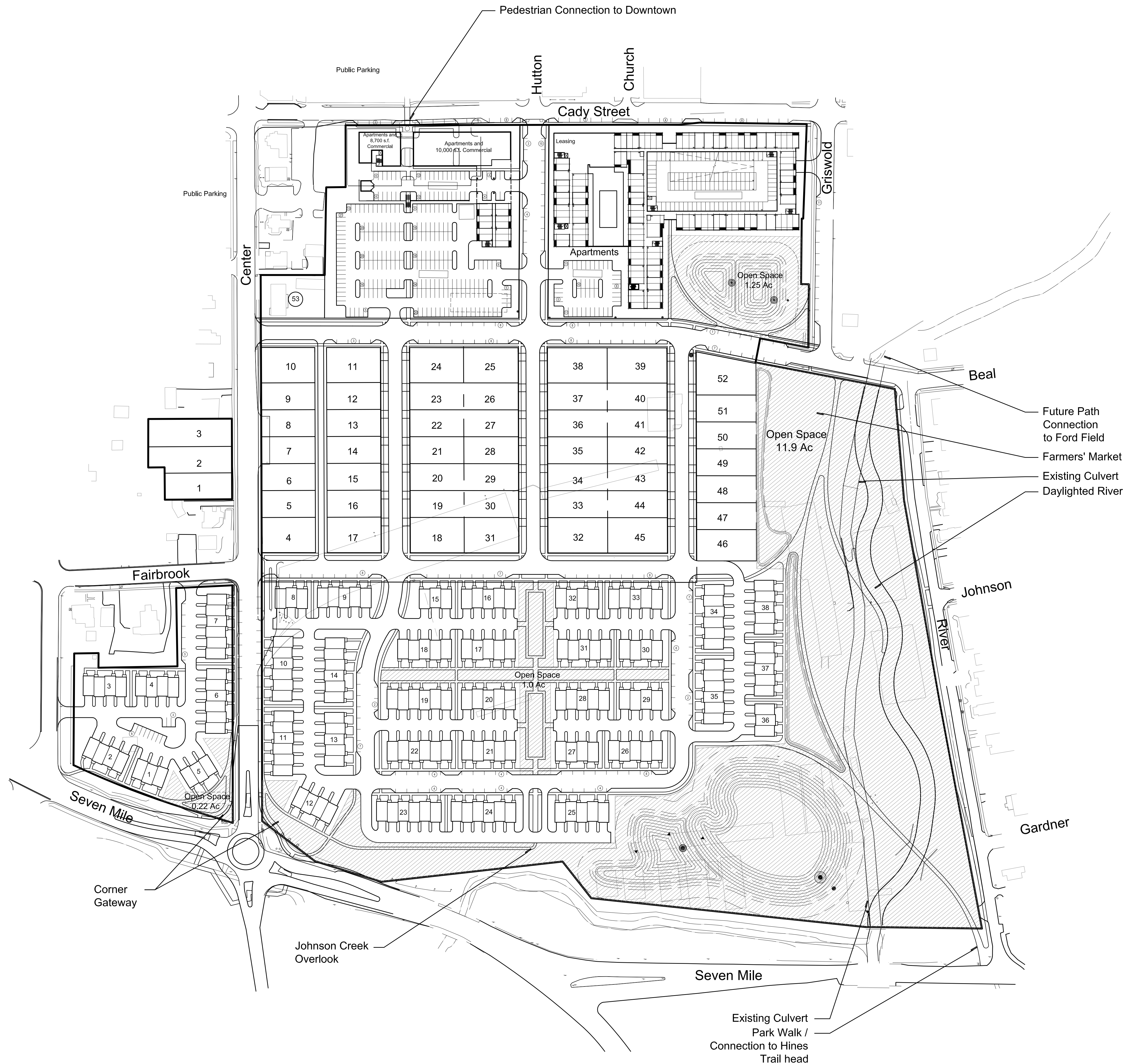
THE DOWNS
DOWNTOWN NORTHVILLE

March 26, 2019

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



North
1"=50'
Sheet 3



Open Space Summary

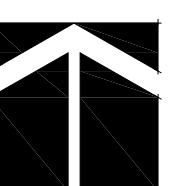
Site Area	48.12 Acres
Open Space Shown	14.37 Acres
Open Space Percentage	29.8%
Open Space Excluding Detention	11.34 Acres
Open Space Percentage	23.5%
Open Space as Shown on Master Plan	9.31 Ac (19.3%)

Open Space Plan
THE DOWNS

DOWNTOWN NORTHVILLE

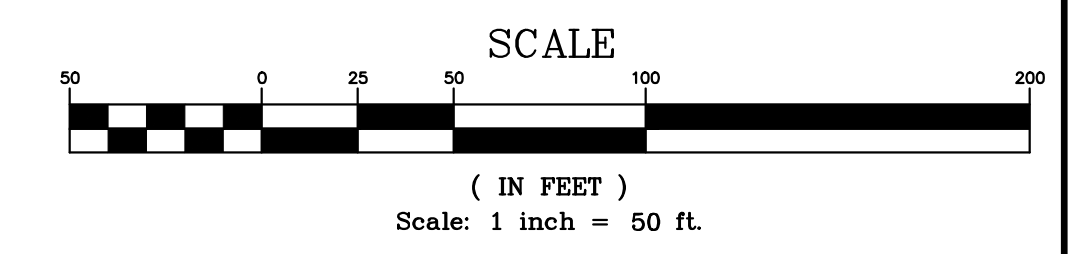
Developer: Hunter Pasteur Homes
Farmington Hills, Michigan
Planner: Allen Design
Northville, Michigan

March 26, 2019



North
1"=100'

Sheet 4



FOR CONTINUATION SEE SHEET 6

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

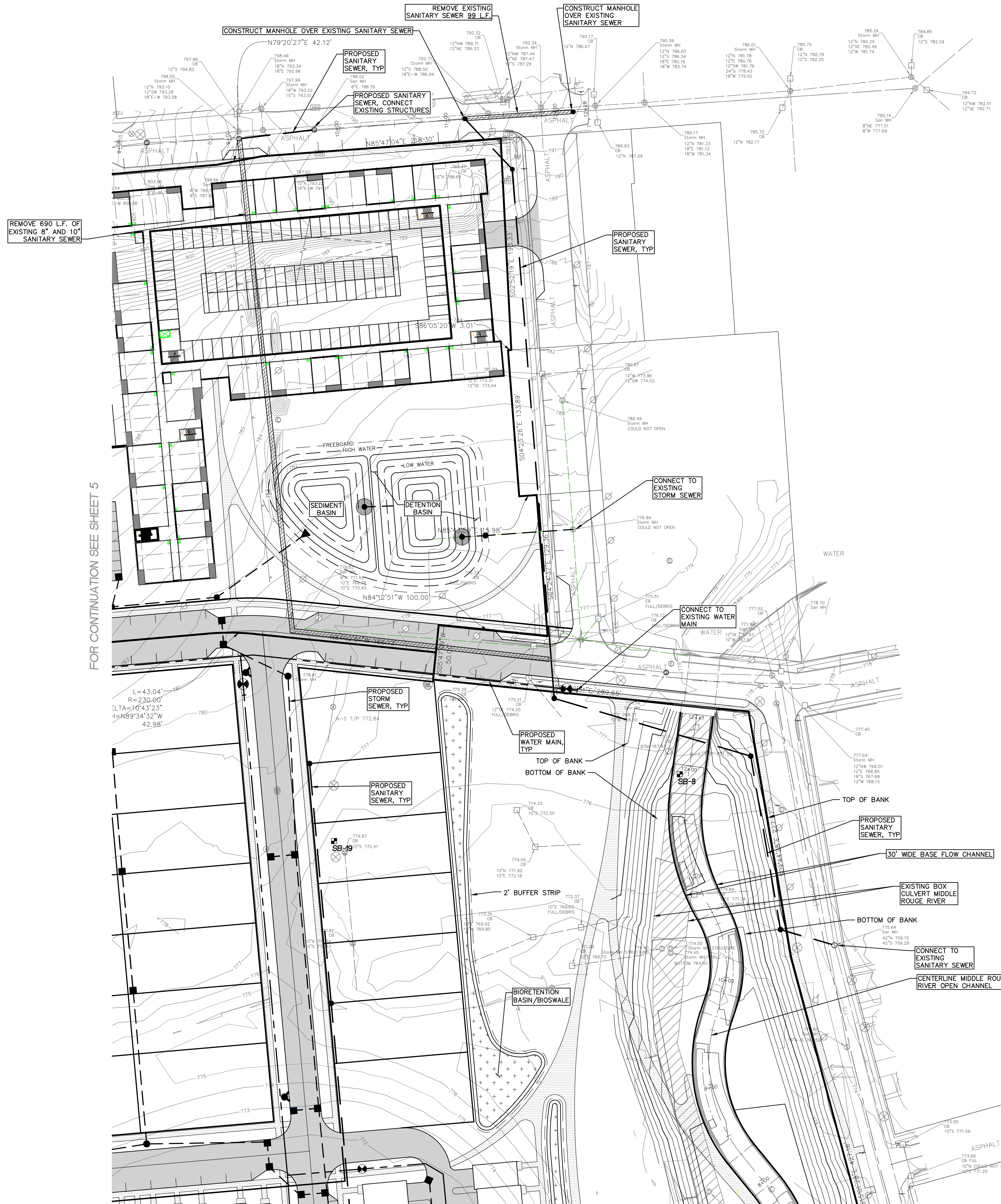
DATE: 07-16-18 DESIGNED BY: J.E. JOB NUMBER: 18-003
 CHECKED BY: E.E. DRAWING FILE: 180603T.DWG

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

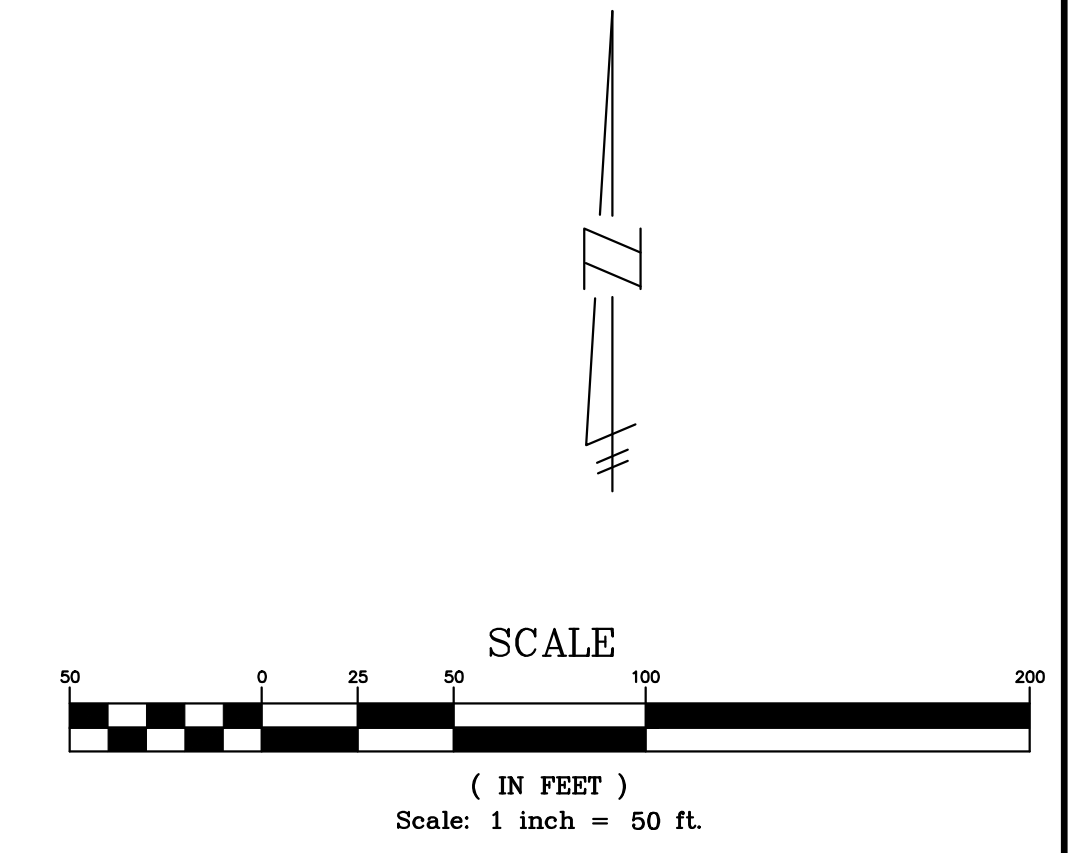
SHEET **5**

FOR CONTINUATION SEE SHEET 7



FOR CONTINUATION SEE SHEET 5

FOR CONTINUATION SEE SHEET 8



LEGEND	
	EXISTING PAVEMENT (ASPHALT)
	PROPOSED PAVEMENT (ASPHALT)
	EXISTING SIDE WALK (CONCRETE)
	PROPOSED SIDE WALK (CONCRETE)
	EXISTING CONCRETE CURB AND GUTTER
	PROPOSED CONCRETE CURB AND GUTTER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING WATER MAIN
	PROPOSED WATER MAIN
	EXISTING MANHOLE
	PROPOSED MANHOLE
	EXISTING CATCH BASIN W/STREAM GUARD
	PROPOSED CATCH BASIN W/STREAM GUARD
	EXISTING CURB INLET W/SILT SAC
	PROPOSED 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

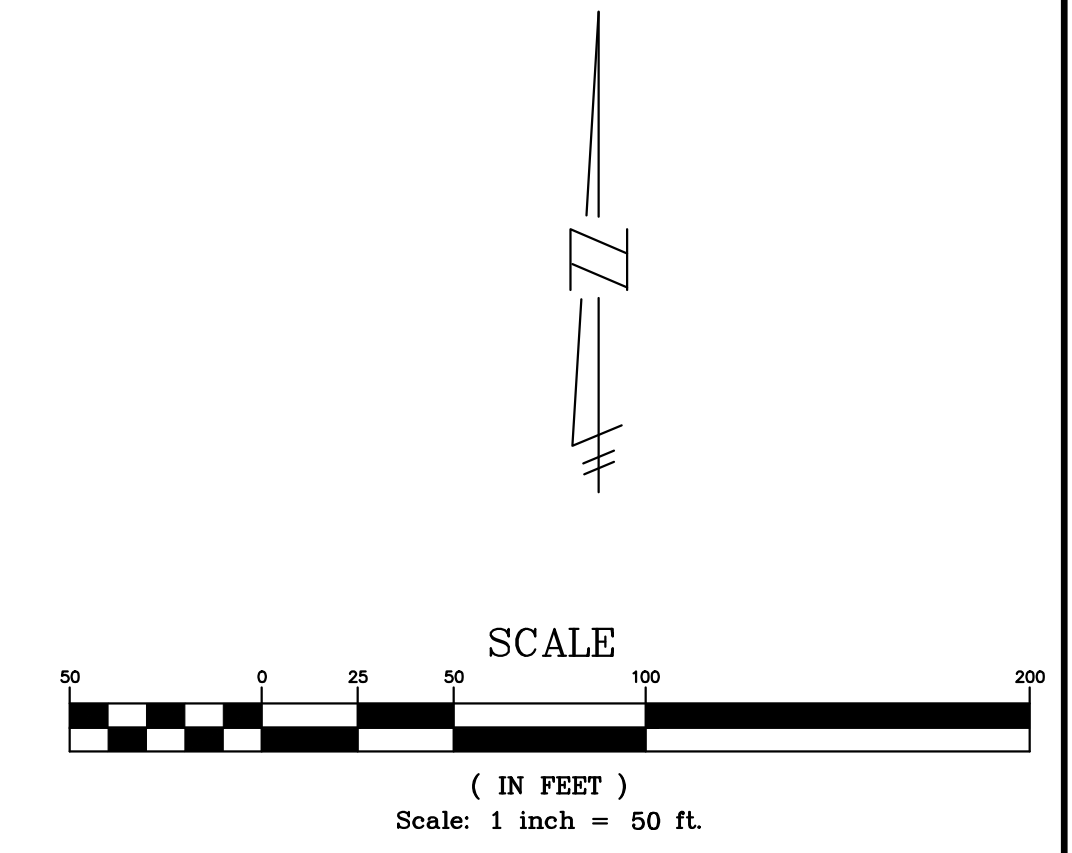
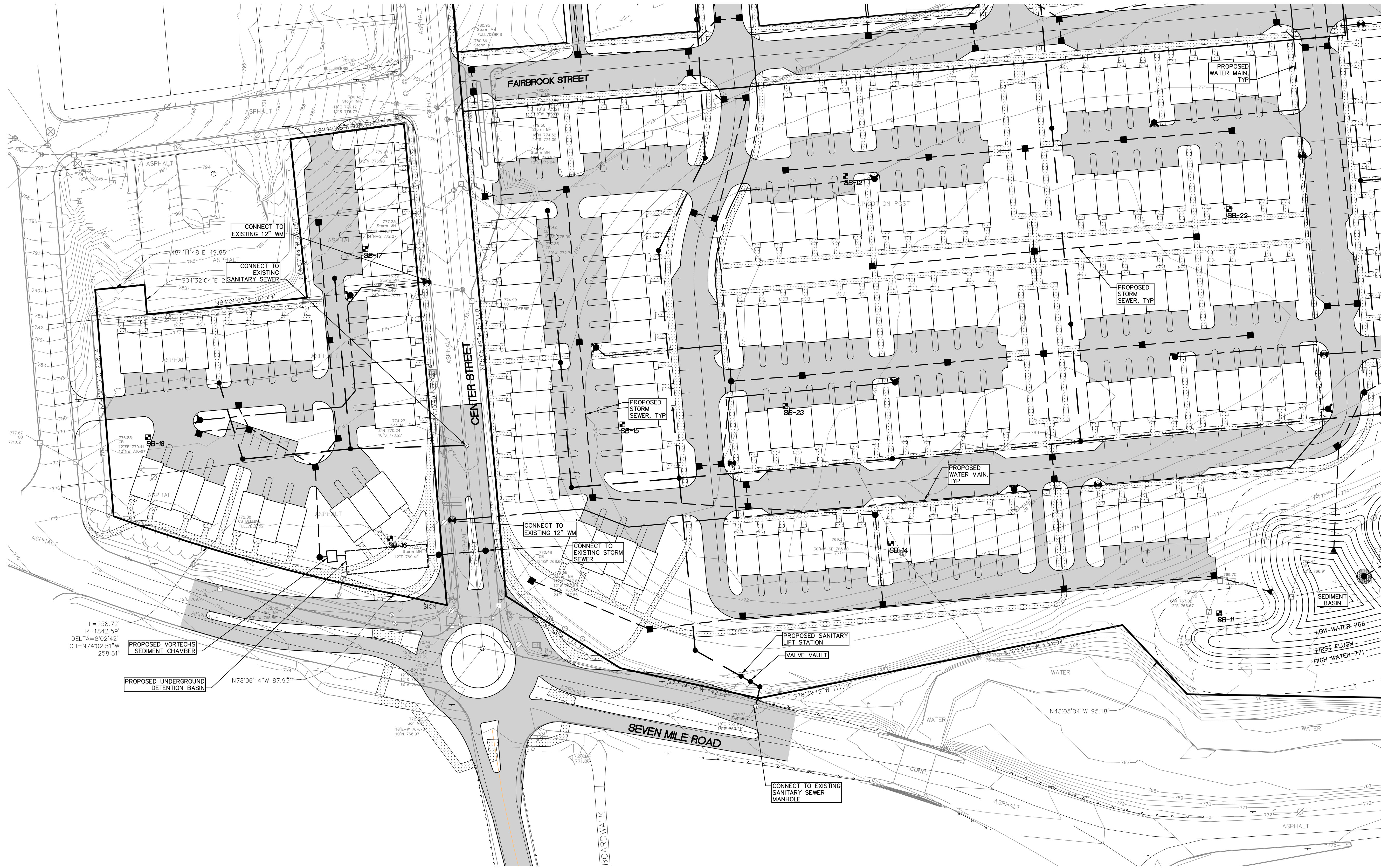
REVISIONS		UTILITY WARNING
NO.	ITEM	DATE
1.	PER PUD ELIGIBILITY REVIEW	11-27-18
2.	PER PUD ELIGIBILITY REVIEW	03-26-19
<p>UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.</p> <p>811 Know what's below. Call before you dig.</p> <p>THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.</p>		

DATE: 07-16-18 DESIGNED BY: J.E. JOB NUMBER: 18-003
CHECKED BY: E.E. DRAWING FILE: 180603UT.DWG

PRELIMINARY UTILITY PLAN

<p>SEIBER, KEAST ENGINEERING, L.L.C. CONSULTING ENGINEERS 100 MAINCENTRE • SUITE 10 • NORTHVILLE, MI • 48167 PHONE: 248.308.3331 EMAIL: info@seiberkeast.com</p>	<p>SHEET 6</p>
---	---------------------------

FOR CONTINUATION SEE SHEET 5



FOR CONTINUATION SEE SHEET 8

LEGEND	
	EXISTING PAVEMENT (ASPHALT)
	PROPOSED PAVEMENT (ASPHALT)
	EXISTING SIDE WALK (CONCRETE)
	PROPOSED SIDE WALK (CONCRETE)
	EXISTING CONCRETE CURB AND GUTTER
	PROPOSED CONCRETE CURB AND GUTTER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING WATER MAIN
	PROPOSED WATER MAIN
	EXISTING MANHOLE
	PROPOSED MANHOLE
	EXISTING CATCH BASIN W/STREAM GUARD
	PROPOSED CATCH BASIN W/STREAM GUARD
	EXISTING CURB INLET W/SILT SAC
	PROPOSED 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
<p>811 Know what's below. Call before you dig.</p> <p>THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.</p>		

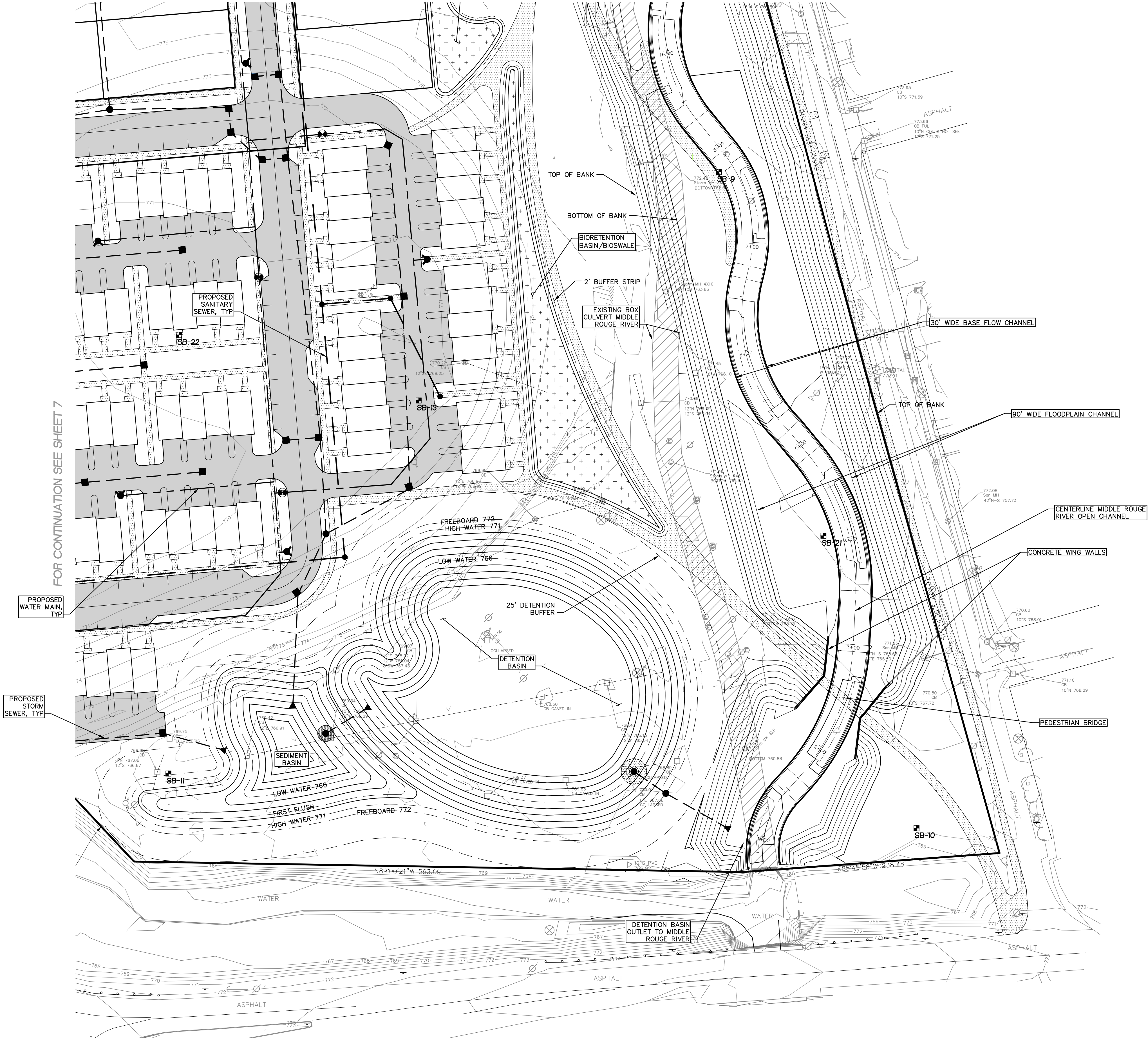
DATE: 07-16-18 DESIGNED BY: J.E. JOB NUMBER: 18-003
CHECKED BY: E.E. DRAWING FILE: 18063UT.DWG

PRELIMINARY UTILITY PLAN

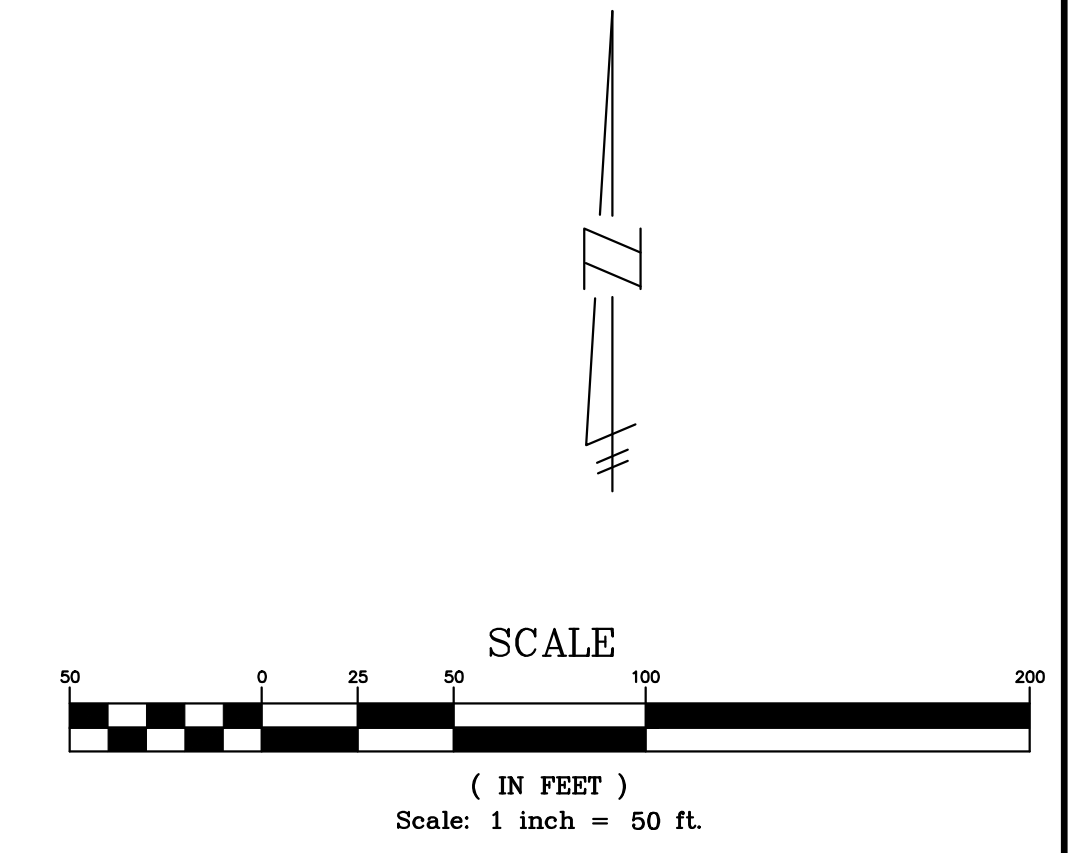
SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MI • 48167
PHONE: 248.308.3331 EMAIL: info@seiberkeast.com

SHEET 7

FOR CONTINUATION SEE SHEET 6



FOR CONTINUATION SEE SHEET 7



LEGEND	
EXISTING	PROPOSED

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.

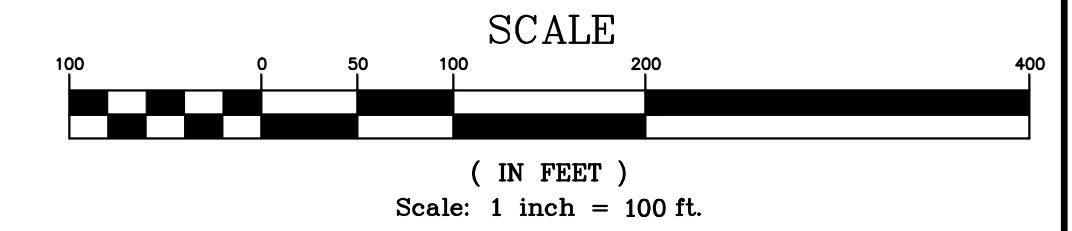
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.

DATE: 07-16-18 DESIGNED BY: J.E. JOB NUMBER: 18-003
CHECKED BY: E.E. DRAWING FILE: 180603UT.DWG


PRELIMINARY UTILITY PLAN

<p>SEIBER, KEAST ENGINEERING, L.L.C. CONSULTING ENGINEERS 100 MAINCENTRE • SUITE 10 • NORTHVILLE, MI • 48167 PHONE: 248.308.3331 EMAIL: info@seiberkeast.com</p>	<p>SHEET</p> <p>8</p>
---	------------------------------

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



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

REVISIONS		UTILITY WARNING
NO.	ITEM	
1.	PER PUD ELIGIBILITY REVIEW	UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.  Know what's below. Call before you dig. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.
2.	PER PUD ELIGIBILITY REVIEW	

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

FLOOD PLAIN PLAN

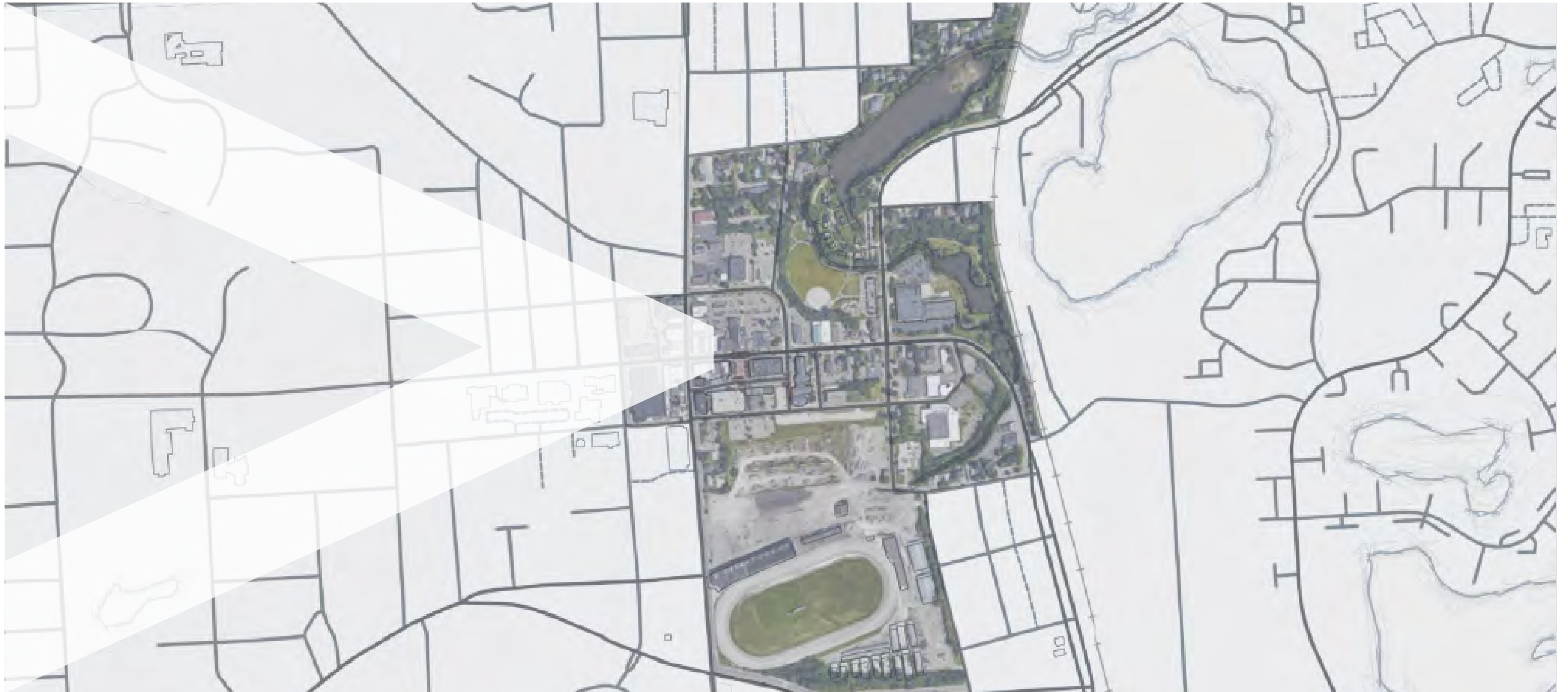
SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MI • 48167
PHONE: 248.308.3331 EMAIL: info@seiberkeast.com

SHEET **9**



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



SITE HISTORY + PRECEDENT IMAGERY
The Foundry, Northville, MI

PREPARED FOR:
SINGH DEVELOPMENT, LLC
02/01/2019

PRE APPLICATION SITE PLANS FOR THE FOUNDRY

SECTION 3, TOWN 1 S, RANGE 8 E, CITY OF NORTHVILLE, WAYNE COUNTY, MICHIGAN

PREPARED FOR:
SINGH DEVELOPMENT LLC,
7125 ORCHARD LAKE ROAD, SUITE 200, WEST
BLOOMFIELD, MICHIGAN 48325
PHONE: 248.865.1600

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF A 4.73 ACRE PARCEL OF LAND LOCATED IN THE S 1/2 OF SECTION 3, T1S, R8E, CITY OF NORTHVILLE, WAYNE COUNTY, MICHIGAN

Parcel I: Lots 65, 66, 67, and 68, Assessor's Northville Plat No. 1, as recorded in Liber 66 of Plats, Page 45, Wayne County Records.

Also that part of Lot 92, Assessor's Northville Plat No. 1 of William P. Yerkes Addition to the Village of Northville and of Block 12 of plat of the Village of Northville, as recorded in Liber 19, Pages 241 and 242 of Deeds, and part of the South 1/2 of Section 3, Town 1 South, Range 8 East, Village of Northville, Wayne County, Michigan, as recorded in Liber 66 of Plats, Page 45, Wayne County Records, described as: Commencing at the Northeast corner of Lot 93 of said Plat No. 1, thence North 8° 37' 41" West 40 feet; thence South 81° 22' 19" West 190.37 feet; thence South 55° 54' 40" West 149.06 feet for a Point of Beginning; thence North 24° 13' 10" West 129.89 feet; thence South 55° 45' 20" West 45.83 feet; thence South 11° 11' 0" East approximately 141 feet to the Northerly bank of the Rouge River; thence Northeasterly along the Northerly bank of said river to the Point of Beginning.

Parcel II: Part of Lot 9, Assessor's Northville Plat No. 1 of William P. Yerkes Addition to the Village (now City) of Northville, and of Block 12 of plat of the Village (now City) of Northville, according to the plat thereof as recorded in Liber 19, Pages 241 and 242 of Deeds, and of part of the South 1/2 of Section 3, Town 1 South, Range 8 East, Village (now City) of Northville, Wayne County, Michigan, according to the plat thereof as recorded in Liber 66 of Plats, Page 45, Wayne County Records, described as: Beginning at the Northeast corner of Lot 10 of Assessor's Northville Plat No. 1, and running thence South 70° 29' 40" East 76.13 feet and South 10° 23' 15" East 101.15 feet and South 49° 29' 40" East 92.60 feet to a point on the Southwesterly line of Lot 9, which point is also on the Northeasterly line of Park Place, the Point of Beginning of this description; and running thence North 42° 04' 12" East 78.41 feet to a point on the Westerly line of Plymouth Avenue 100 feet wide; thence Southeasterly an arc distance of 241.25 feet along the said Westerly Avenue line on a curve concave to the Southwest, radius 647.32 feet, whose chord bears South 32° 44' 25" East and is 239.85 feet long to a point on the centerline of the Rouge River; thence Southwesterly along said centerline South 26° 27' 49" West 8.96 feet to a point on the Southwesterly line of said Lot 9, which point is also on the Northeasterly line of Park Place; thence North 49° 29' 40" West 234.45 feet along said Southwesterly lot line to the Point of Beginning.

Also part of Lot 9, Assessor's Northville Plat No. 1 of William P. Yerkes Addition to the Village (now City) of Northville of Block 12 of plat of the Village (now City) of Northville, as recorded in Liber 19, Pages 241 and 242 of Deeds, and of part of the South 1/2 of Section 3, Town 1 South, Range 8 East, Village (now City) of Northville, Wayne County, Michigan, as recorded in Liber 66 of Plats, Page 45, Wayne County Records, being more particularly described as beginning at a point on the centerline of the Rouge River where it intersects with a point on the Southwesterly line of said Lot 9, which point is also on the Northeasterly line of Park Place; thence Northeasterly along said centerline North 26° 27' 49" East to a point where it intersects with the Westerly line of Plymouth Avenue (now South Main Street) 8.96 feet; thence Southeasterly along said Westerly Avenue line on a tangent curve concave to the Southwest radius 647.32 feet, whose chord bears South 34° 20' East and is

See Legal Description Continued PAGE 2 OF LEGAL DESCRIPTION FOR FILE 63884

280.63 feet long an arc distance of approximately 30 feet to a concrete monument on the said Westerly Avenue line where it intersects with the Southwesterly line of said Lot 9, which point is also on the Northeasterly line of Park Place; thence North 49° 29' 40" West 28.69 feet along said Southwesterly lot line to the Point of Beginning of the Rouge River.

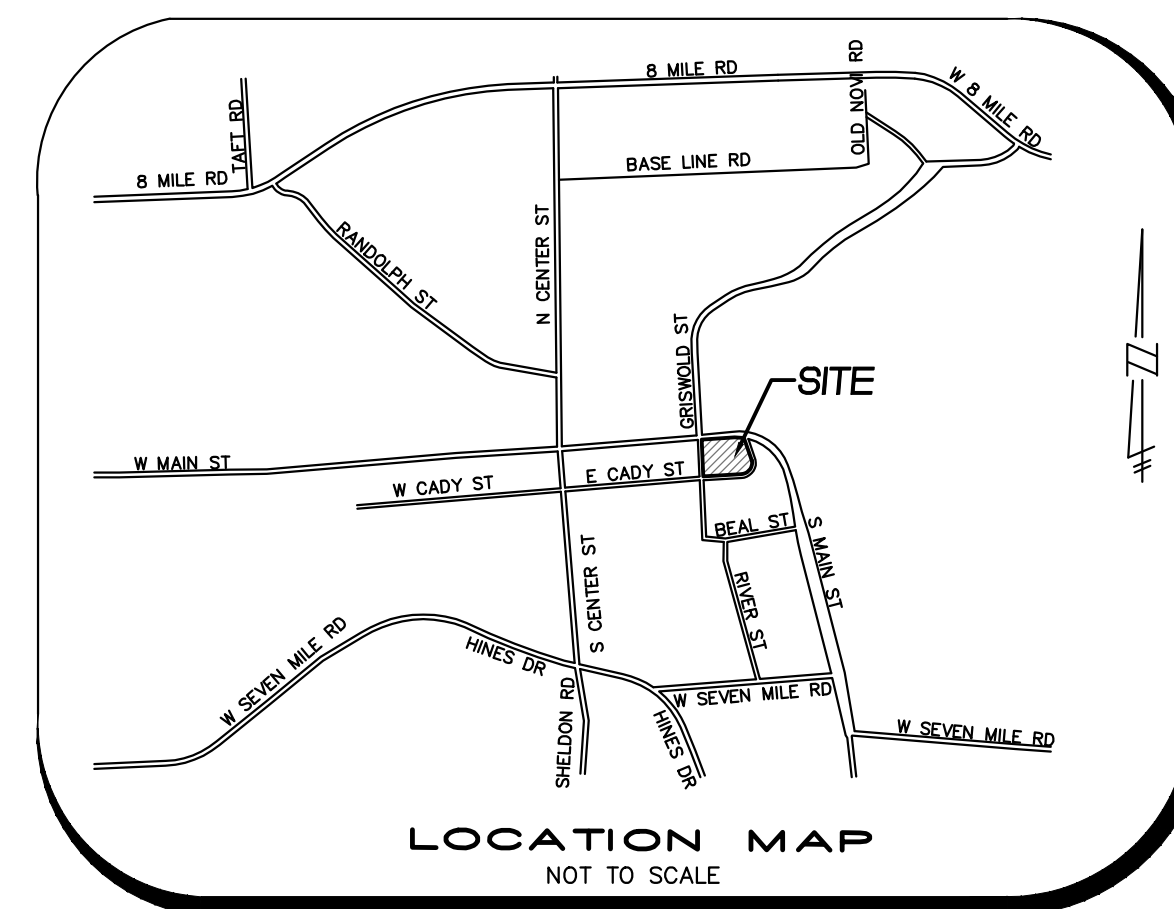
Also that portion of vacated Park Place described as: Beginning at the Northeast corner of Lot 10, Assessor's Northville Plat No. 1, as recorded in Liber 66 of Plats, Page 45, Wayne County Records, and running thence South 70° 29' 40" East 76.13 feet and South 10° 23' 15" East 101.15 feet and South 49° 29' 40" East along the Southwest line of Lot 9 of Assessor's Northville Plat No. 1, (same being the Northeast line of Park Place) 92.60 feet for a Point of Beginning; thence continuing South 49° 29' 40" East 234.45 feet along the Northeast line of Park Place to a point which is the centerline of Rouge River; thence Southwesterly along the centerline of the Rouge River to a point where said centerline intersects with the Northeast line of Lot 92A of said Assessor's Northville Plat No. 1 (same being the Southwest line of Park Place); thence Northwesterly along the Southwest line of Park Place (being the Northeast line of Lots 92A, 65, and 65) to the Northeast corner of said Lot 65; thence Northeasterly across Park Place a distance of 55 feet, more or less, to the Point of Beginning.

Parcel III: Lot 69, Assessor's Northville Plat No. 1, as recorded in Liber 66 of Plats, Page 45, Wayne County Records.

BENCHMARKS

BM#1 RM7: WAYNE COUNTY ROAD COMMISSION BRONZE DISK SET IN NORTHEAST HEADWALL OF MAIN STREET BRIDGE OVER MIDDLE RIVER ROUGE, JUST DOWNSTREAM FROM FORD PLANT, NGVD29
ELEV= 790.09'

BM#2 TOP NUT ON THE NE CORNER OF LIGHT POLE BASE AT THE NORTHEAST CORNER OF GRISWOLD STREET AND E. CADY STREET, NVVD29
ELEV= 792.64'



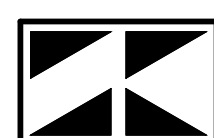
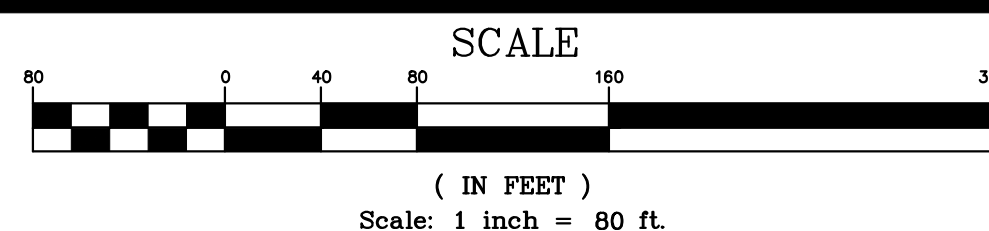
SHEET INDEX

ENGINEERING PLAN

1. COVER SHEET
2. SITE PLAN

ARCHITECTURAL PLAN

- SD-101 FIRST FLOOR
- SD-102 SECOND FLOOR
- SD-103 THIRD FLOOR
- SD-104 FOURTH FLOOR



SEIBER, KEAST ENGINEERING, L.L.C.

CONSULTING ENGINEERS

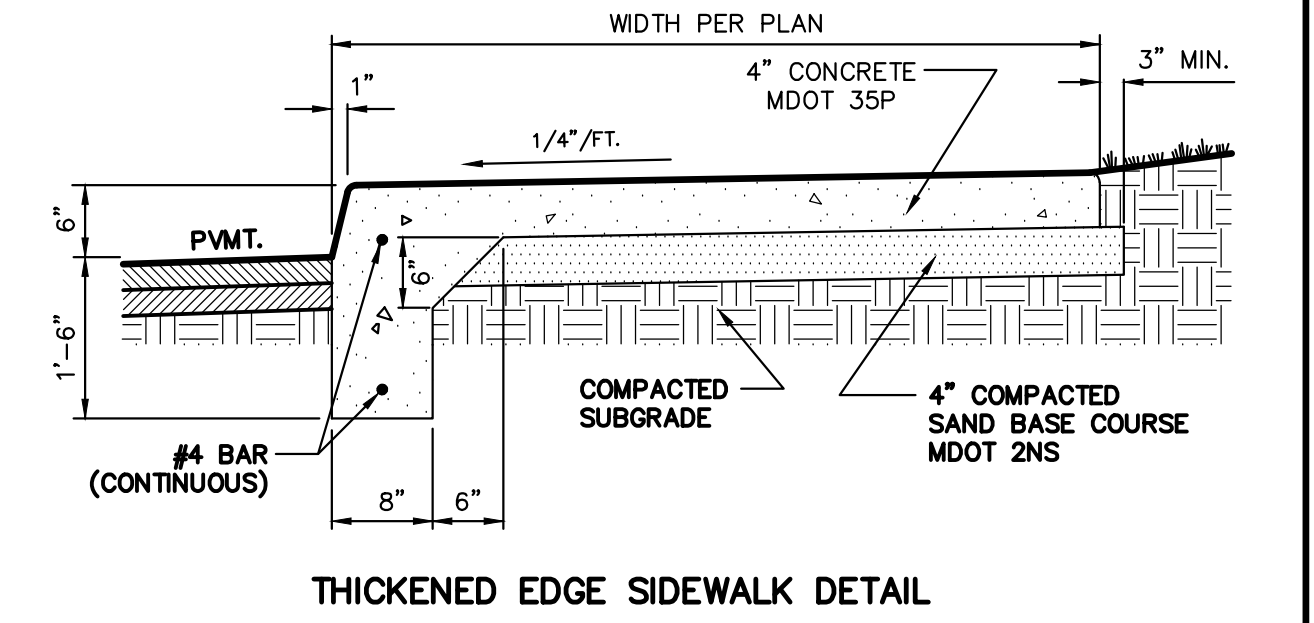
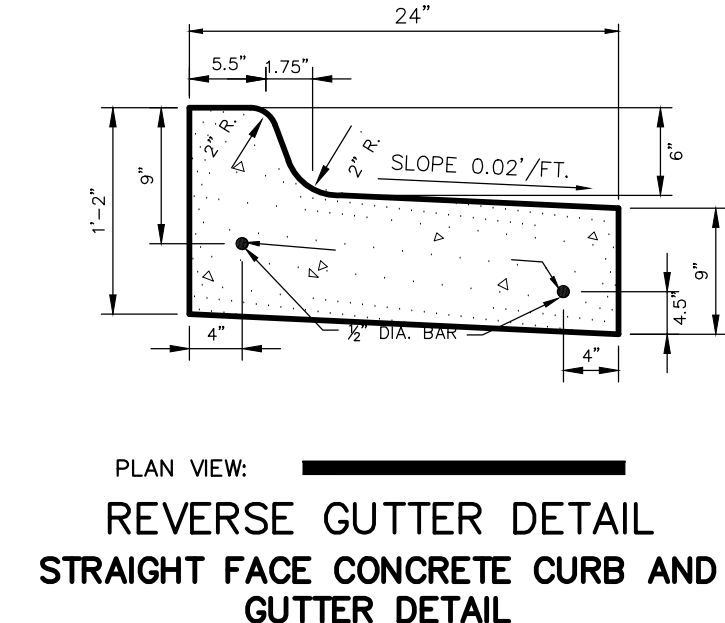
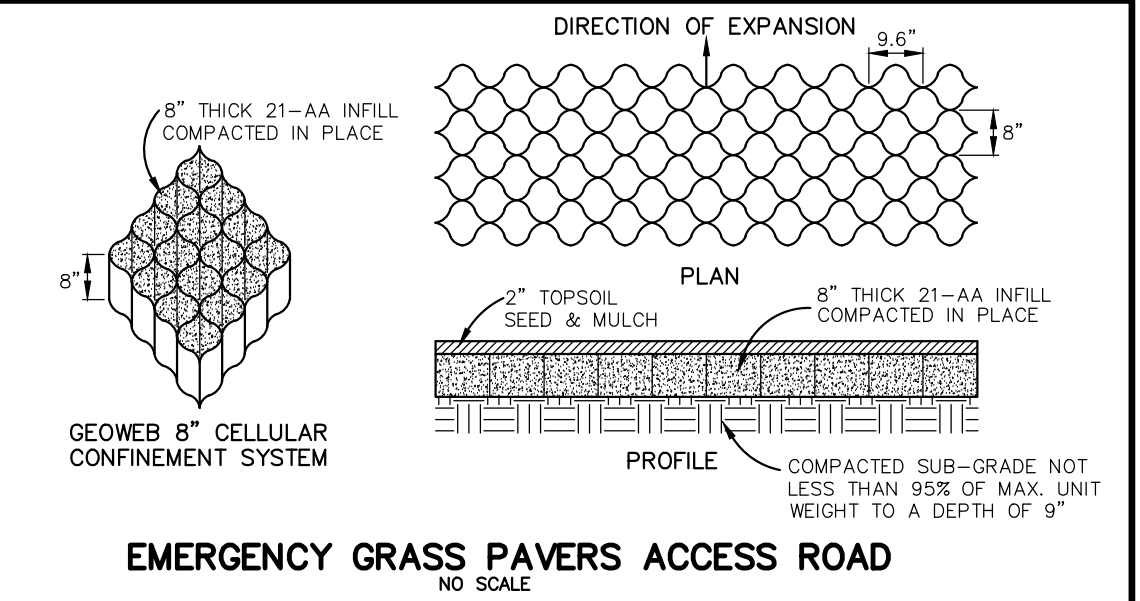
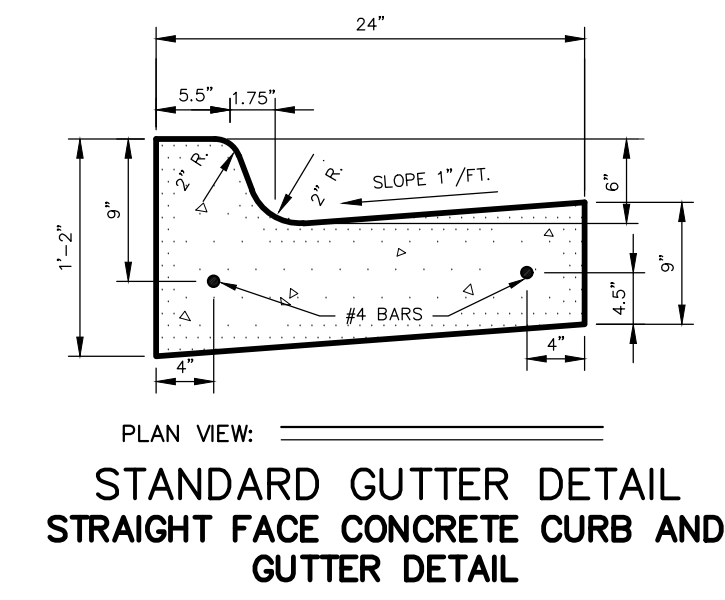
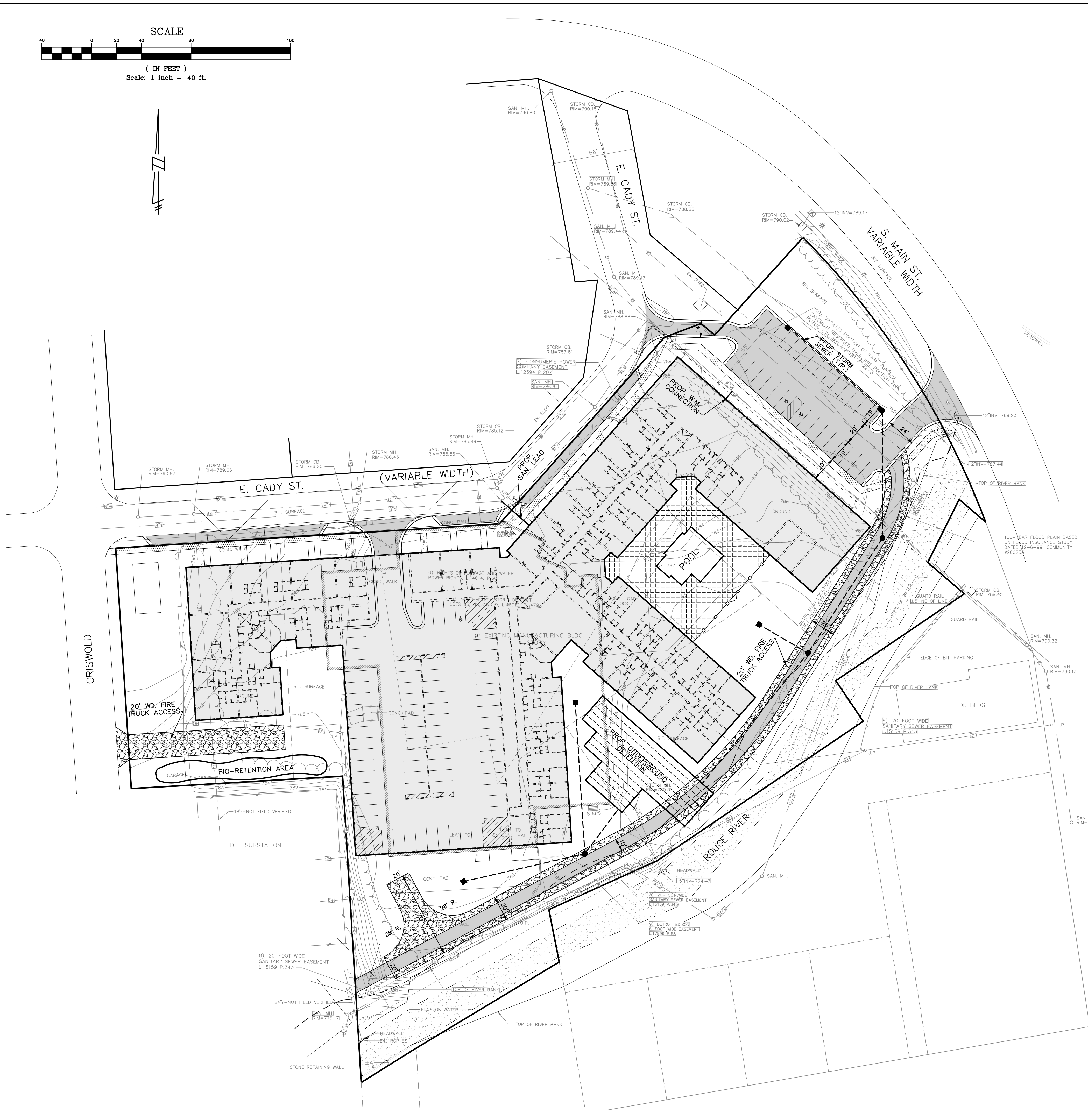
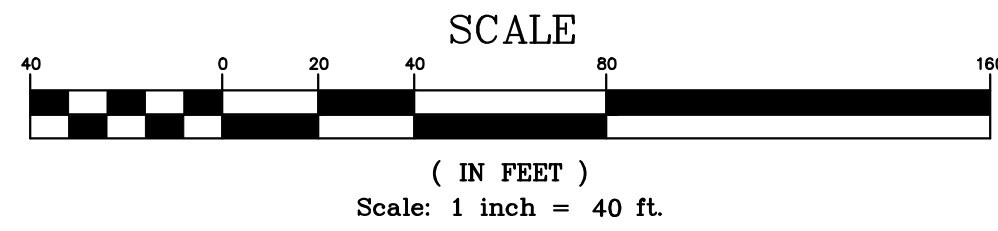
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331

SURVEY PREPARED BY:
MIDWESTERN CONSULTING
3815 PLAZA DRIVE, ANN ARBOR, MICHIGAN, 48108
PHONE: 734.995.0200
FAX: 734.995.0599

ARCHITECTURAL PLANS PREPARED BY:
JDAVIS ARCHITECTS
510 SOUTH WILMINGTON ST. RALEIGH, NC 27601
PHONE: 919.835.1500
1518 WALNUT ST., SUITE 1308, PHILADELPHIA, PA
PHONE: 215.545.0121

REVISIONS			ENGINEER'S SEAL
NO.	ITEM	DATE	

DATE: 02-07-10	DESIGNED BY: A.A.	JOB NUMBER: 17-030
	CHECKED BY: B.B.	DRAWING FILE: 1-17-030-CY.dwg



SITE SUMMARY

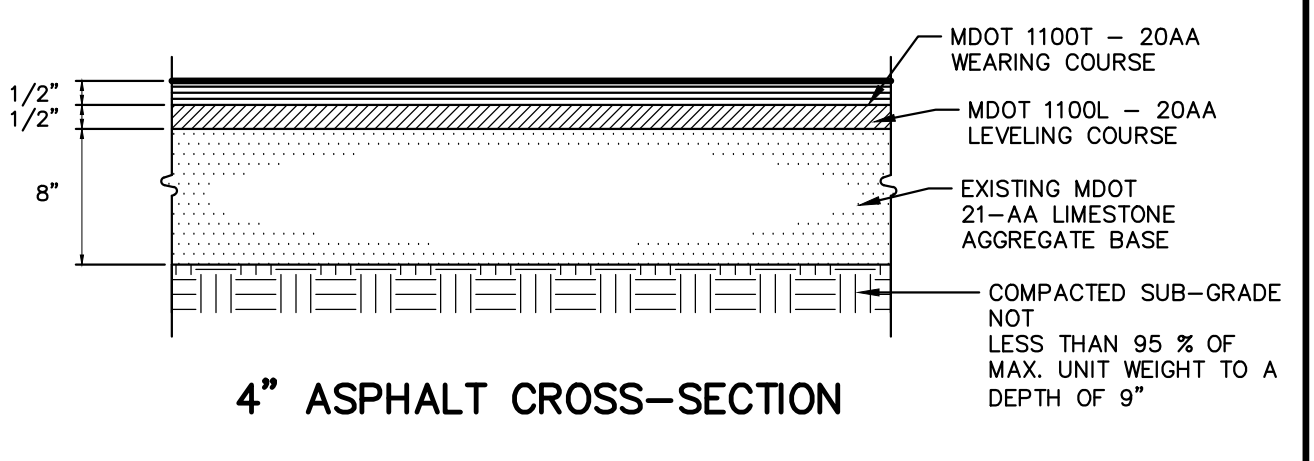
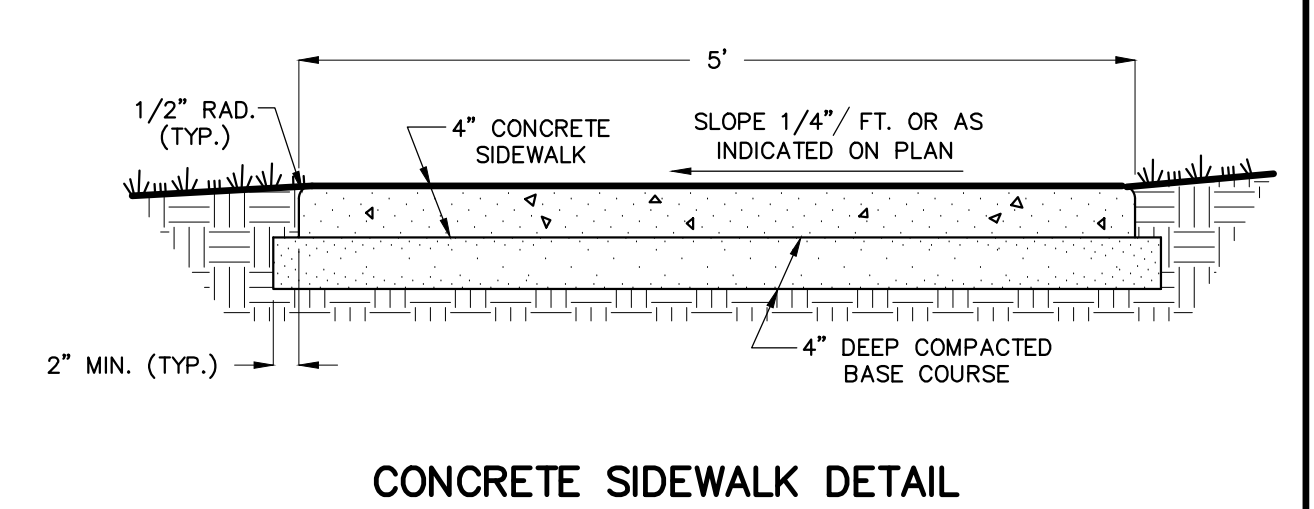
SITE AREA = 4.93 ACRES
EXISTING ZONING = PR-1

DEVELOPMENT BREAKDOWN

RESIDENTIAL UNITS = 159 UNITS
TOWN HOMES UNITS = 15 UNITS
TOTAL UNITS = 174 UNITS

PARKING PROVIDED

GARAGE PARKING = 259 SPACES
ON-SITE PARKING = 44 SPACES
TOTAL PARKING = 303 SPACES



LEGEND

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

THE FOUNDRY
SECTION 3, TOWN 1 SOUTH, RANGE 8 EAST
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.

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: 02-07-19 DESIGNED BY: A.A. JOB NUMBER: 17-030
CHECKED BY: B.E. DRAWING FILE: 17-030-SP.dwg

SITE 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 2

LEVEL 01 UNIT SCHEDULE		
UNIT	TYPE	TOTAL
A1	1BED/1BATH	6
A2	1BED/1BATH	2
B1	2BED/2BATH	3
B1.2	2BED/2BATH	1
B2	2BED/2BATH	5
B3	2BED/2BATH WITH DEN	1
B3.1	2BED/2BATH WITH DEN	1
C1	3BED/2BATH	3
C2	3BED/2BATH	1
C3	3BED/2BATH	1
TH-1BR	1BED/1.5BATH TOWNHOUSE	4
TH-1BR.1	1BED/1.5BATH TOWNHOUSE	1
TH-2BR	2BED/1.5BATH TOWNHOUSE	4
Grand total: 33		

OVERALL UNIT COUNT			
UNIT TYPE	TOTAL COUNT	TOTAL PERCENTAGE	TARGET PERCENTAGE
"A" UNITS (1 BEDROOM)	72	41.37%	40%
"B" UNITS (2 BEDROOM)	74	42.52%	43%
"C" UNITS (3 BEDROOM)	20	11.49%	12%
"S" UNITS (STUDIO)	8	4.59%	5%
TOTAL	174	100%	100%

NOTE: TOWNHOUSES AND LIVE/WORK UNITS ARE GROUPED IN WITH THE "A" AND "B" UNIT COUNTS IN ACCORDANCE WITH THE NUMBER OF BEDROOMS THE UNIT CONTAINS.

REQUIRED CSO SETBACKS PER CITY OF NORTHVILLE ZONING ORDINANCE SECTION 15.01 - SCHEDULE OF REGULATIONS, FIRST FLOOR RESIDENTIAL ON SOUTH SIDE OF E. CADY ST. REQUIRED TO PROVIDE MIN. 15' AND MAX. 20' FRONT SETBACK. NO SIDE SETBACKS REQUIRED.

E. CADY STREET (VARIABLE WIDTH)



UNIT COLOR KEY

- STUDIO UNIT
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT
- AMENITY SPACE
- CIRCULATION AND SERVICE

REQUIRED CSO SETBACKS PER CITY OF NORTHVILLE ZONING ORDINANCE SECTION 15.01 - SCHEDULE OF REGULATIONS, FIRST FLOOR RESIDENTIAL ON SOUTH SIDE OF E. CADY ST. REQUIRED TO PROVIDE 20' REAR SETBACK. NO SIDE SETBACKS REQUIRED.

01-FIRST FLOOR 1
3/64" = 1'-0"

SINGH DEVELOPMENT, LLC
THE FOUNDRY
NORTHVILLE, MI

	PROJECT:	18036	DATE:	01.24.2019
ISSUE:				
REVISIONS:				
DRAWN BY:				
CHECKED BY:				
CONTENT:				
				LEVEL 01 FLOOR PLAN

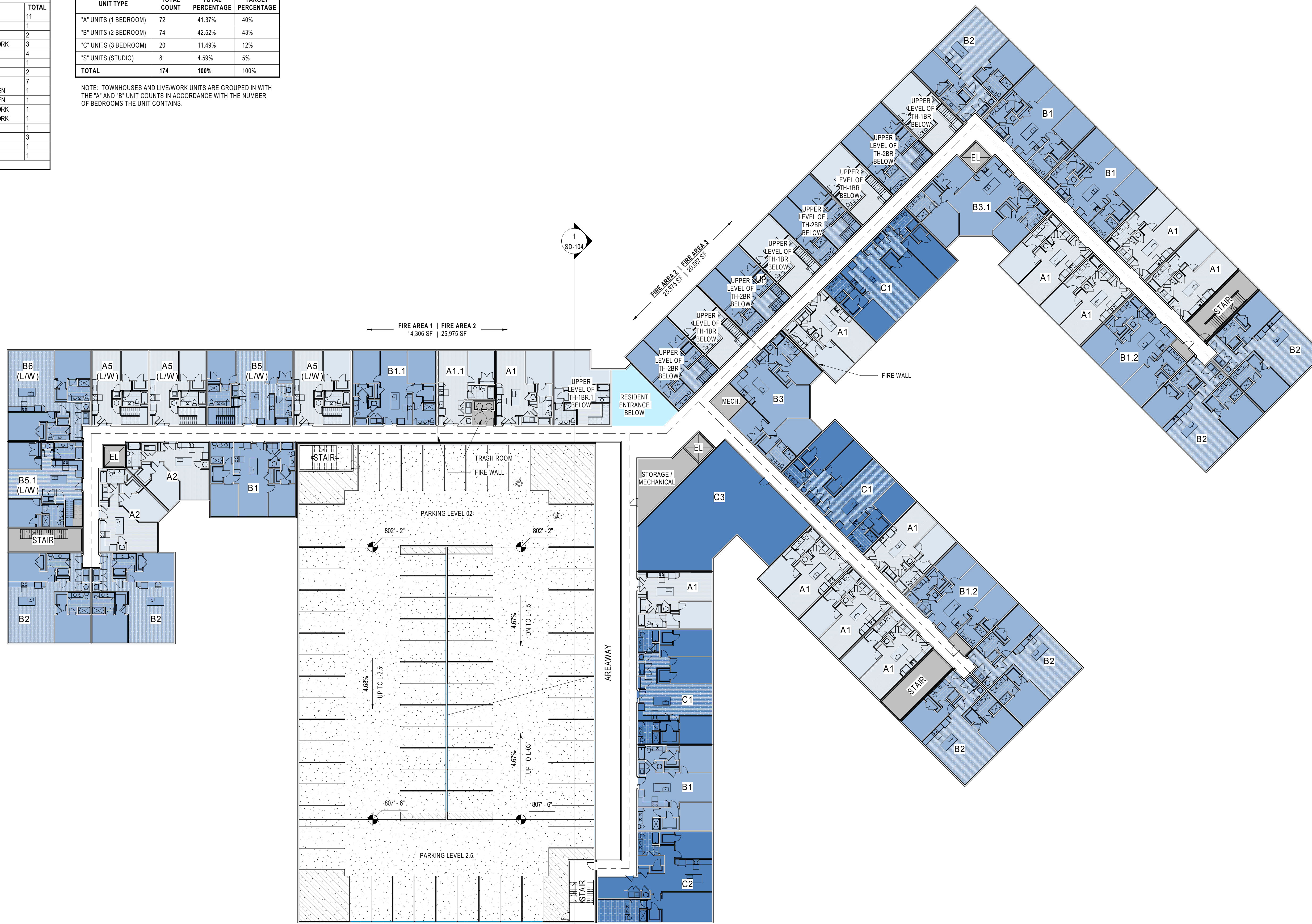
LEVEL 02 UNIT SCHEDULE		
UNIT	TYPE	TOTAL
A1	1BED/1BATH	11
A1.1	1BED/1BATH	1
A2	1BED/1BATH	2
A5 (L/W)	1BED/1BATH LIVELINE	3
B1	2BED/2BATH	4
B1.1	2BED/2BATH	1
B1.2	2BED/2BATH	2
B2	2BED/2BATH	7
B3	2BED/2BATH WITH DEN	1
B3.1	2BED/2BATH WITH DEN	1
B5 (L/W)	2BED/2BATH LIVELINE	1
B5.1 (L/W)	2BED/2BATH LIVELINE	1
B6 (L/W)	2BED/2BATH LIVELINE	1
C1	3BED/2BATH	3
C2	3BED/2BATH	1
C3	3BED/2BATH	1
Grand total: 41		

OVERALL UNIT COUNT			
UNIT TYPE	TOTAL COUNT	TOTAL PERCENTAGE	TARGET PERCENTAGE
"A" UNITS (1 BEDROOM)	72	41.37%	40%
"B" UNITS (2 BEDROOM)	74	42.52%	43%
"C" UNITS (3 BEDROOM)	20	11.49%	12%
"S" UNITS (STUDIO)	8	4.59%	5%
TOTAL	174	100%	100%

NOTE: TOWNHOUSES AND LIVELINE UNITS ARE GROUPED IN WITH THE "A" AND "B" UNIT COUNTS IN ACCORDANCE WITH THE NUMBER OF BEDROOMS THE UNIT CONTAINS.

UNIT COLOR KEY

- STUDIO UNIT
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT
- AMENITY SPACE
- CIRCULATION AND SERVICE



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SINGH DEVELOPMENT, LLC
THE FOUNDRY
NORTHVILLE, MI

	PROJECT:	18036	DATE:	01.24.2019
ISSUE:				
REVISIONS:				
DRAWN BY:	Author			
CHECKED BY:	Checker			
CONTENT:	LEVEL 02 FLOOR PLAN			

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LEVEL 03 UNIT SCHEDULE		
UNIT	TYPE	TOTAL
A1	1BED/1BATH	18
A1.1	1BED/1BATH	1
A2	1BED/1BATH	2
B1	2BED/2BATH	5
B1.1	2BED/2BATH	1
B1.2	2BED/2BATH	3
B2	2BED/2BATH	8
B3	2BED/2BATH WITH DEN	1
B3.1	2BED/2BATH WITH DEN	1
B7	2BED/2BATH WITH DEN	1
C1	3BED/2BATH	3
C2	3BED/2BATH	1
C3	3BED/2BATH	1
S1	JR. 1BEDRM	4
Grand total: 50		

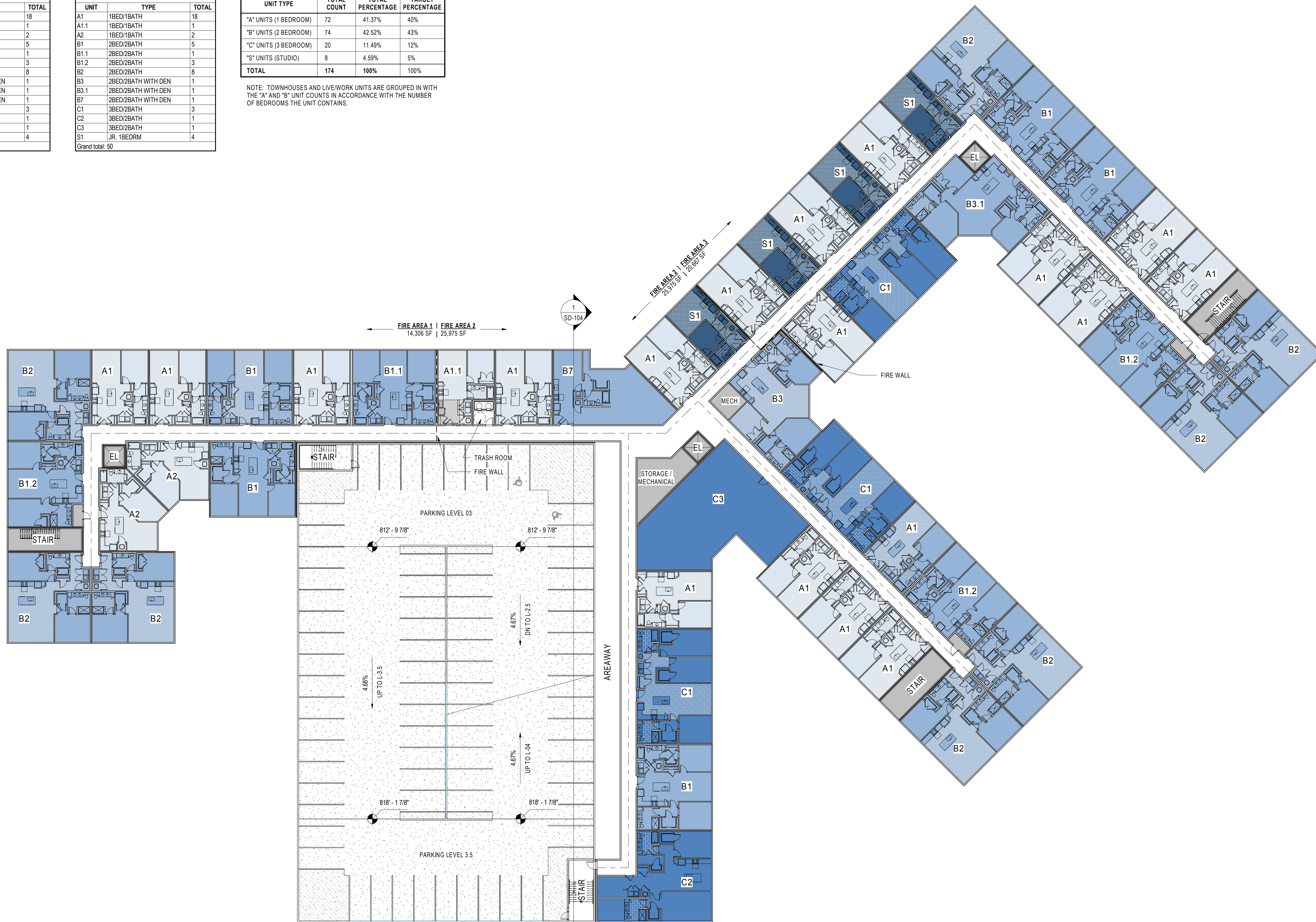
LEVEL 04 UNIT SCHEDULE		
UNIT	TYPE	TOTAL
A1	1BED/1BATH	18
A1.1	1BED/1BATH	1
A2	1BED/1BATH	2
B1	2BED/2BATH	5
B1.1	2BED/2BATH	1
B1.2	2BED/2BATH	3
B2	2BED/2BATH	8
B3	2BED/2BATH WITH DEN	1
B3.1	2BED/2BATH WITH DEN	1
B7	2BED/2BATH WITH DEN	1
C1	3BED/2BATH	3
C2	3BED/2BATH	1
C3	3BED/2BATH	1
S1	JR. 1BEDRM	4
Grand total: 50		

OVERALL UNIT COUNT			
UNIT TYPE	TOTAL COUNT	TOTAL PERCENTAGE	TARGET PERCENTAGE
A UNITS (1 BEDROOM)	72	41.37%	40%
B UNITS (2 BEDROOM)	74	42.52%	43%
C UNITS (3 BEDROOM)	20	11.49%	12%
S UNITS (STUDIO)	8	4.59%	5%
TOTAL	174	100%	100%

NOTE: TOWNHOUSES AND LIVE/WORK UNITS ARE GROUPED IN WITH THE "A" AND "B" UNIT COUNTS IN ACCORDANCE WITH THE NUMBER OF BEDROOMS THE UNIT CONTAINS.

UNIT COLOR KEY

	STUDIO UNIT
	1 BEDROOM UNIT
	2 BEDROOM UNIT
	3 BEDROOM UNIT
	AMENITY SPACE
	CIRCULATION AND SERVICE

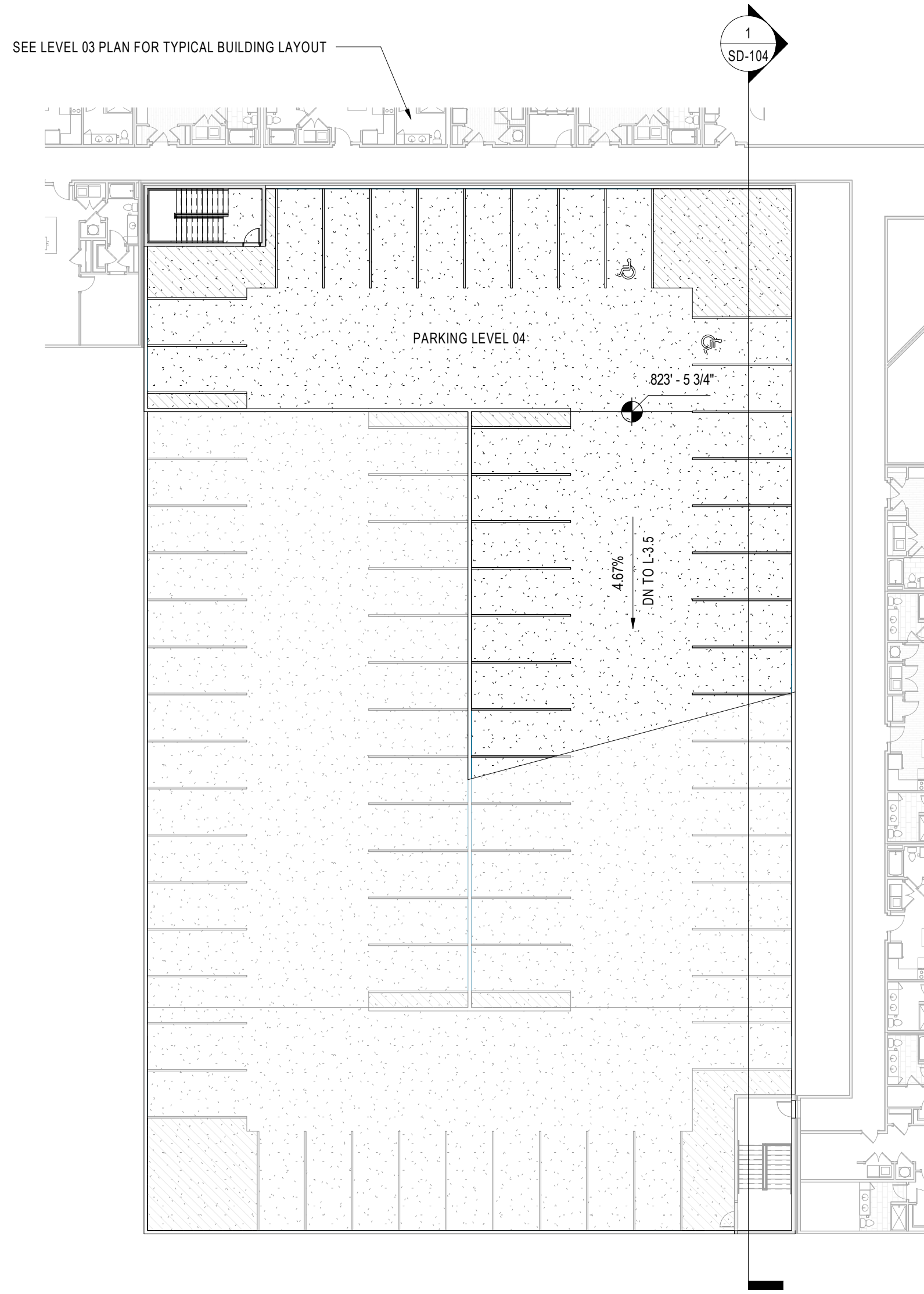


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SINGH DEVELOPMENT, LLC
THE FOUNDRY
NORTHVILLE, MI

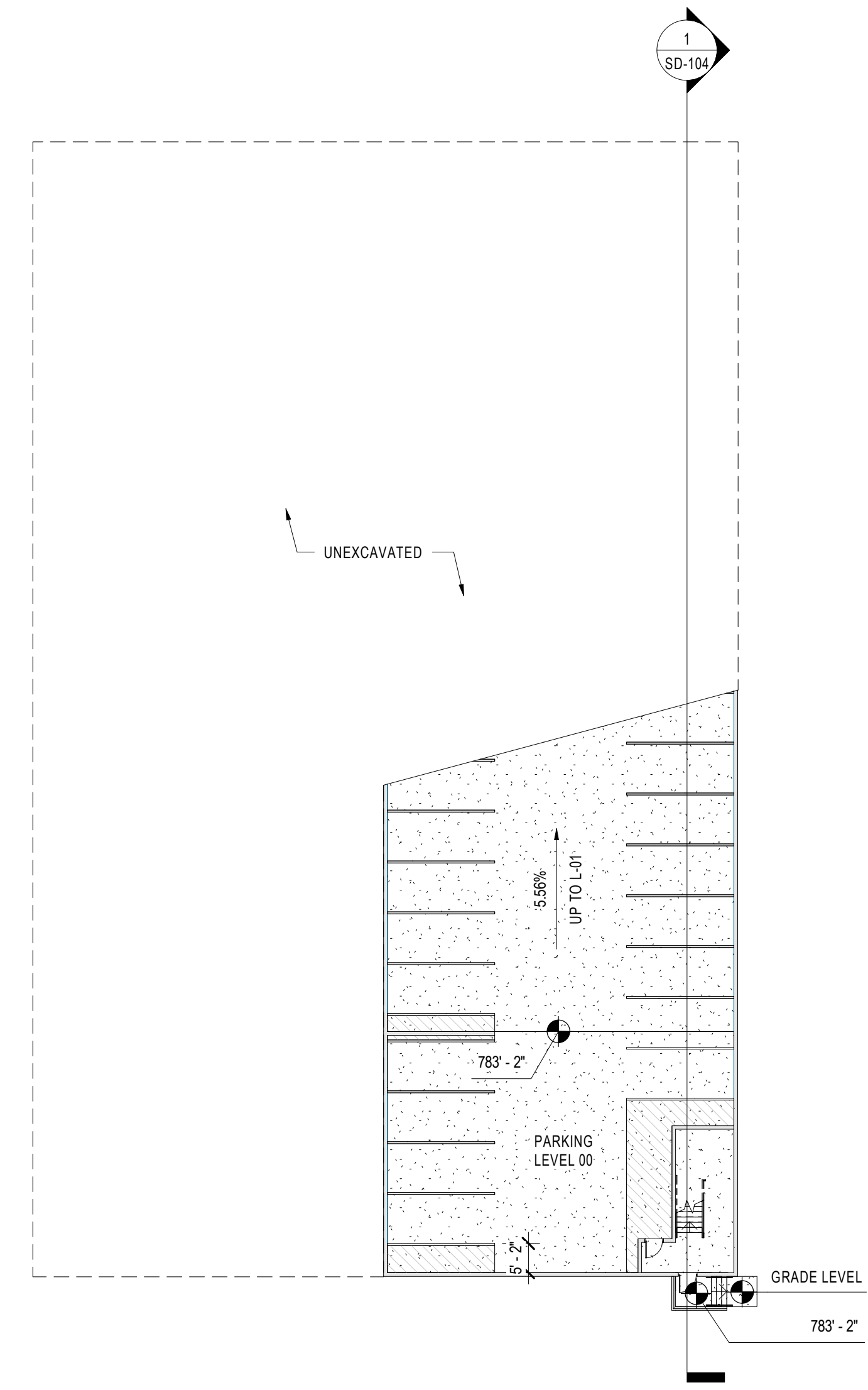
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	PROJECT:	18036	DATE:	01.24.2019
ISSUE:				
REVISIONS:				
DRAWN BY:	Author			
CHECKED BY:	Checker			
CONTENT:	LEVELS 03 AND 04 FLOOR PLAN			

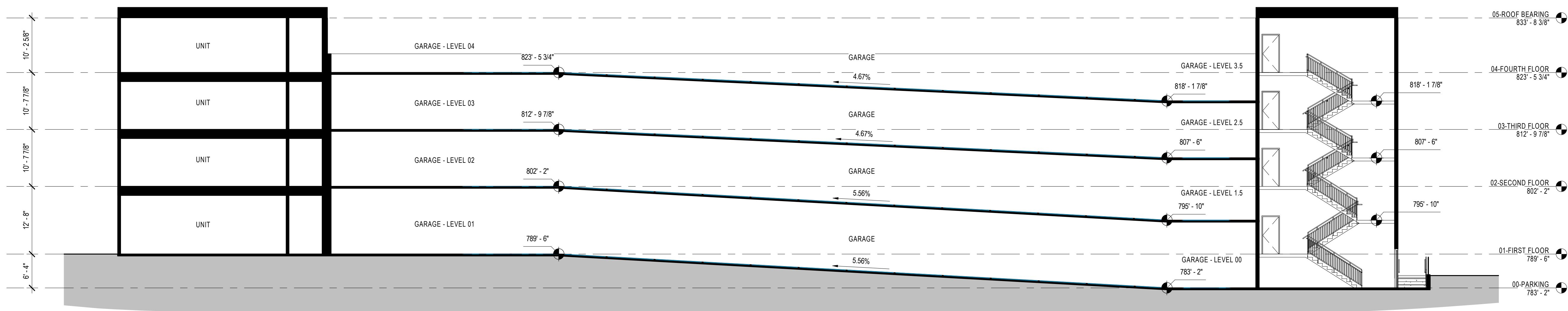


PARKING COUNT	
Level	Count
00-PARKING	5
01-FIRST FLOOR	94
02-SECOND FLOOR	74
03-THIRD FLOOR	74
04-FOURTH FLOOR	12
Grand total:	259

04-FOURTH FLOOR GARAGE LEVEL 3
3/64" = 1'-0"



00-PARKING 2
3/64" = 1'-0"



GARAGE SECTION 01 1
3/32" = 1'-0"

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PROJECT:	18036	DATE:	01.24.2019
ISSUE:			
REVISIONS:			
DRAWN BY:	Author		
CHECKED BY:	Checker		
CONTENT:	GARAGE		

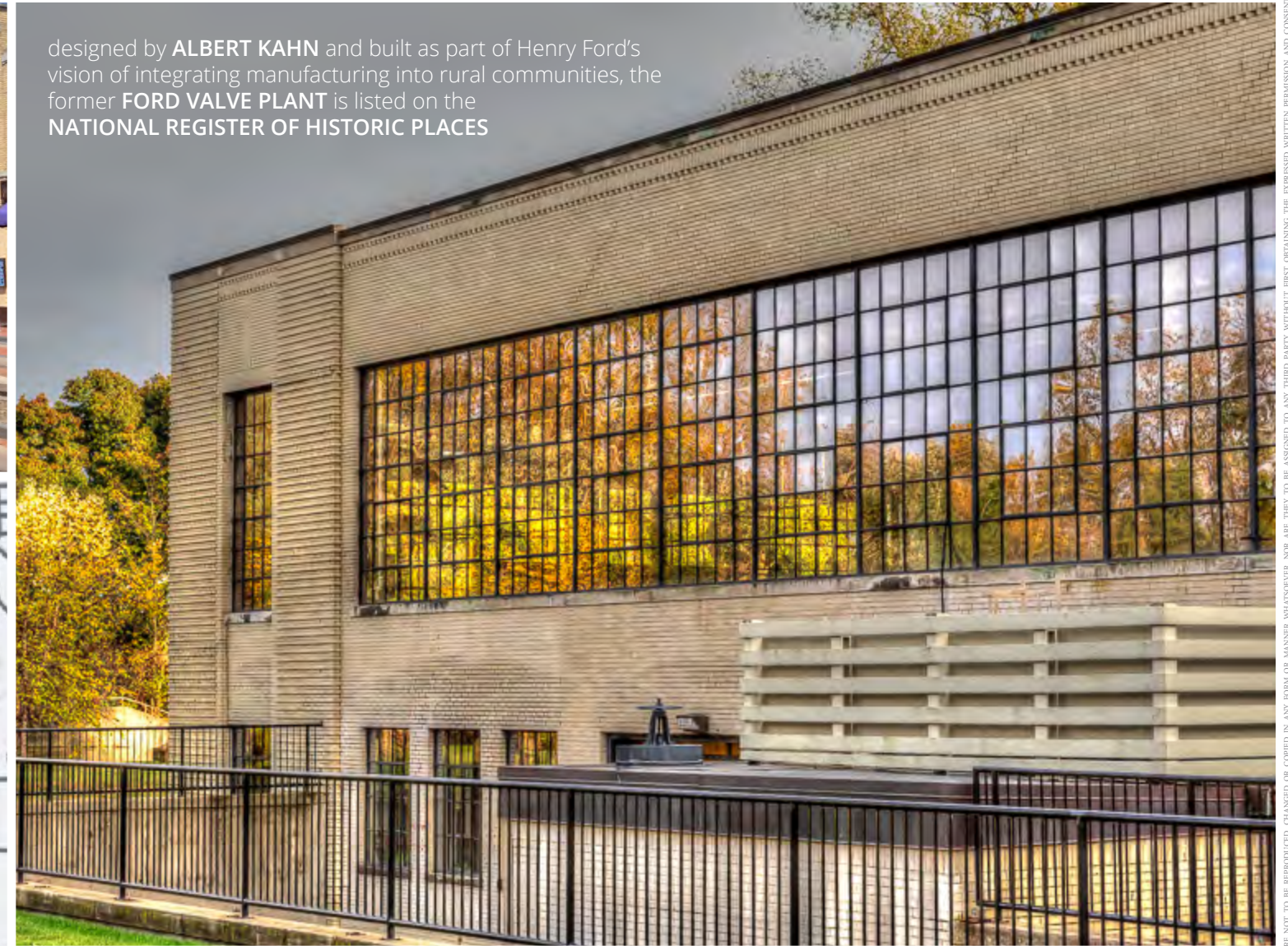


a building in the **NORTHVILLE HISTORIC DISTRICT**



the town of **NORTHVILLE** was first settled in 1825

designed by **ALBERT KAHN** and built as part of Henry Ford's vision of integrating manufacturing into rural communities, the former **FORD VALVE PLANT** is listed on the **NATIONAL REGISTER OF HISTORIC PLACES**



the **MILL RACE HISTORICAL VILLAGE** is the home of relocated historical buildings



historically the **ROUGE RIVER** was used to power various industries

CONTEXT - PROJECT SITE



project site
<https://www.youtube.com/watch?v=1-yaH1jWico&feature=youtu.be>



existing building adjacent to site



existing theatre adjacent to site



existing building on site to be demolished

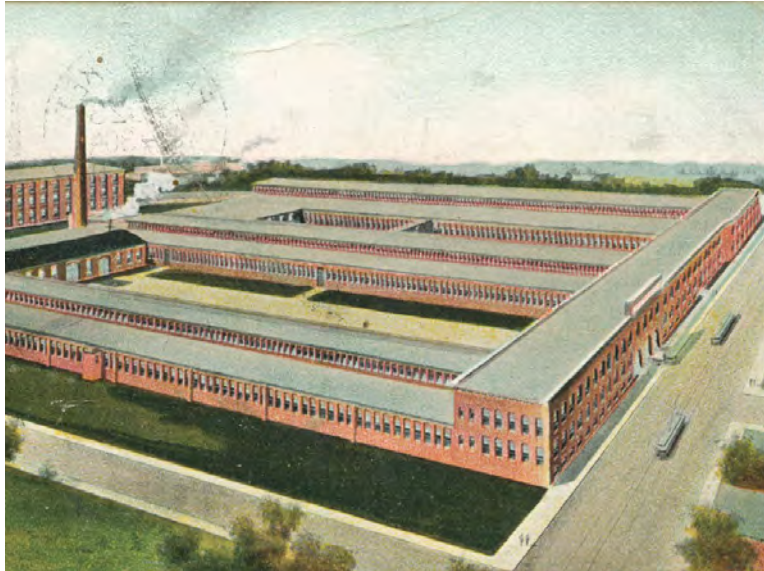


existing building on site to be demolished



existing and adjacent buildings

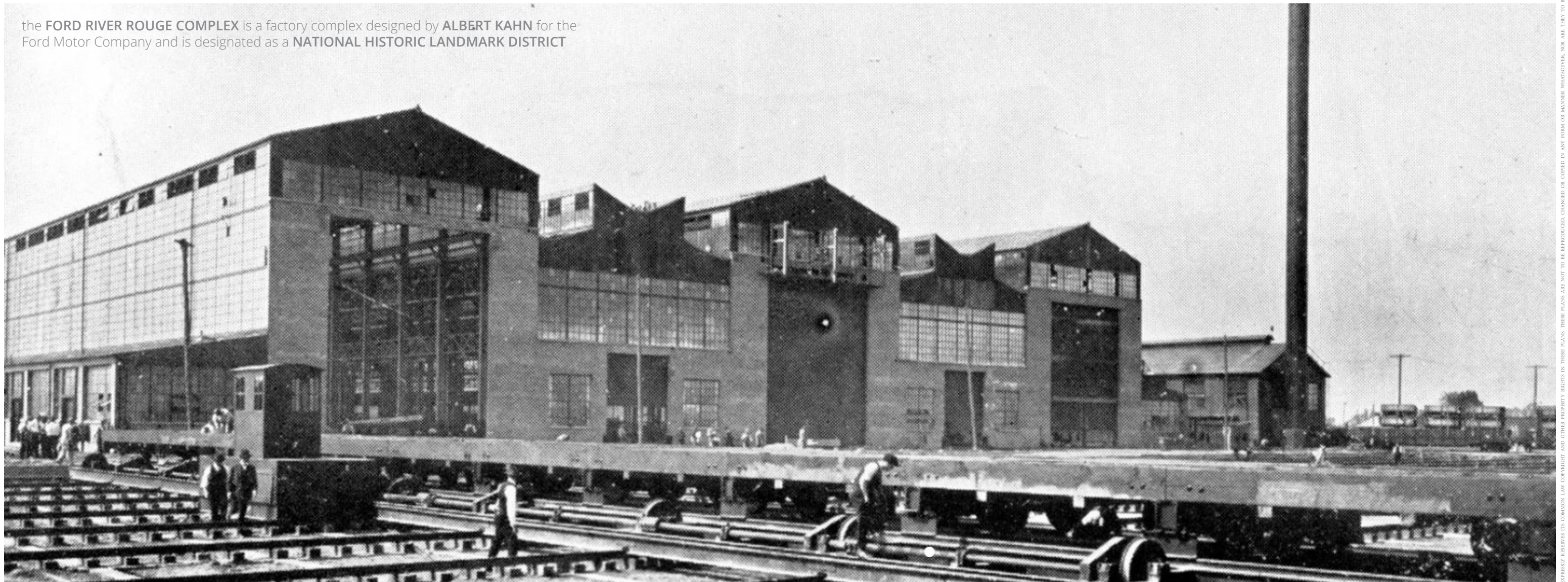
HISTORICAL PRECEDENT IMAGES



designed by ALBERT KAHN the
HIGHLAND PARK FORD PLANT
is a NATIONAL HISTORIC
LANDMARK



the FORD RIVER ROUGE COMPLEX is a factory complex designed by ALBERT KAHN for the Ford Motor Company and is designated as a NATIONAL HISTORIC LANDMARK DISTRICT









PRECEDENT IMAGES - JDAVIS DESIGNED BUILDINGS

