

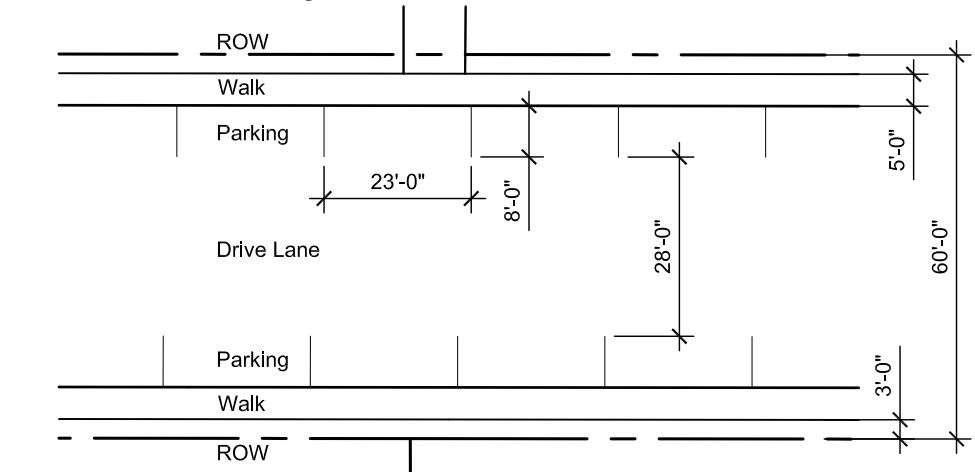
Site Summary

| | |
|------------------------------|--|
| Site Area | 48.12 Acres |
| Existing Zoning | CBD, RTD, R-2 |
| Proposed Zoning | PUD |
| Development Breakdown | |
| Residential | 9.5 Acres |
| Units Shown | 306 Units (32.2 du/ac) |
| Setbacks | |
| Front Yard | 14' Cady St., 0' Beal St., 8' & 11' Hutton |
| Side Yard | NA |
| Rear Yard | NA |
| Commercial Use | 10,000 s.f. - 18,700 s.f. |
| Setbacks | |
| Front Yard | 12' Cady St. and Hutton St. |
| Side Yard | NA |
| Rear Yard | NA |
| Townhomes | 18.6 Ac |
| Units Shown | 222 Units (11.9 du/ac) |
| Setbacks | |
| Front Yard | 12' |
| Side to Side | 16' - 20' |
| Rear to Rear | 60' |
| Single Family Homes | 11.2 Ac |
| Lots Shown | 49 Lots (55' x 110', 60' x 120', 70' x 120', 88' x 135') |
| Density Shown | 4.3 Lots/Ac |
| Front Yard | 25' |
| Side Yard | 7', 15' Total |
| Rear Yard | 25' |
| Total Residential | 577 Units |
| Overall Density | 11.99 Units/Ac (577 / 48.12) |
| Parking Requirements | |
| Apartments | |
| Parking Required | 485 Spaces (485 Beds at 1 per bedroom) |
| Parking Provided | 517 Spaces |
| Commercial | |
| Parking Required | 94 Spaces (18,700 s.f. at 1 per 200 s.f.) |
| Parking Provided | 94 Spaces |
| Townhomes | |
| Parking Required | 444 Spaces (2 per Unit x 222 Units) |
| Garage and Aprons | 888 Spaces |
| On-Street Parking | 153 Spaces |
| Parking Provided | 1,041 Spaces |

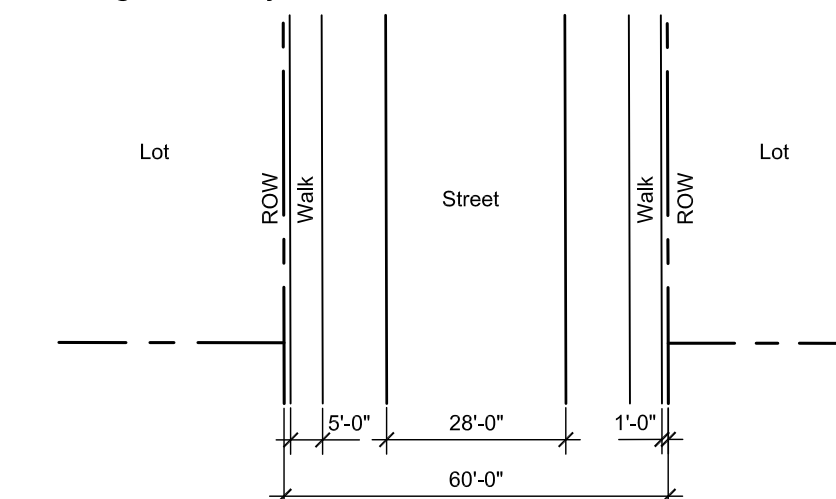
Note: Cady Street is not Included in Parking Calculations

Street and Parking Typicals

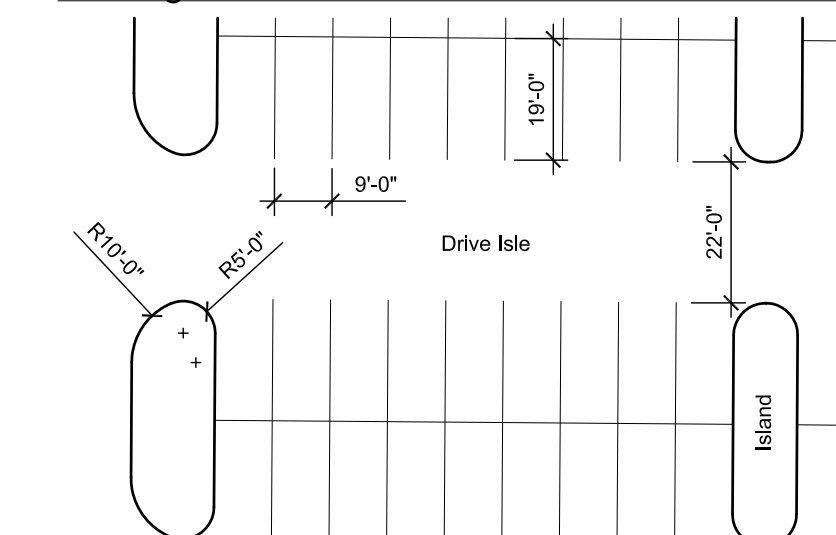
Parallel Parking



Single Family Street



Parking Lot



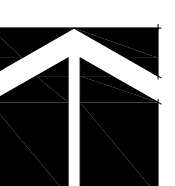
Preliminary Plan

THE DOWNS

DOWNTOWN NORTHVILLE

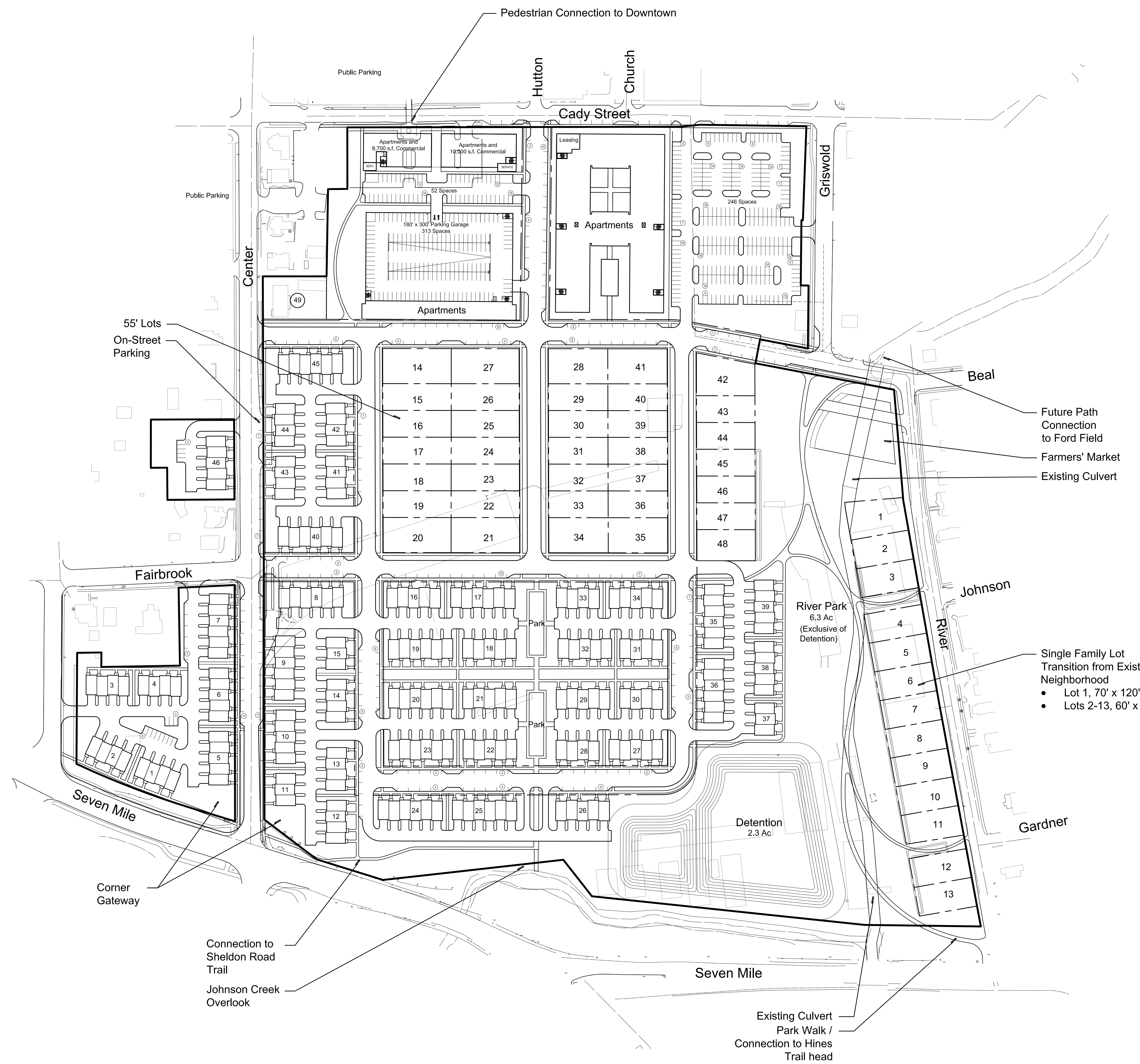
Developer: Hunter Pasteur Homes
Farmington Hills, Michigan
Planner: Allen Design
Northville, Michigan

September 7, 2018



North
1"=100'

Sheet 2



Public Parking

Pedestrian Connection to Downtown

Hutton

Church

Cady Street

Griswold

Center

55' Lots On-Street Parking

14 27 28 41 42 43 44 45 46 47 48

15 26 29 40 44 45 46 47 48

16 25 30 39 44 45 46 47 48

17 24 31 38 44 45 46 47 48

18 23 32 37 44 45 46 47 48

19 22 33 36 44 45 46 47 48

20 21 34 35 44 45 46 47 48

8 15 16 17 33 34

9 14 19 18 32 31

10 13 20 21 29 30

11 12 23 22 28 27

24 25 26 28 27

35 39 38 37

36 38 37

37

1 2 3 4 5 6 7 8 9 10 11 12 13

Beal

Future Path Connection to Ford Field

Farmers' Market

Existing Culvert

Johnson

River

Gardner

Seven Mile

Detention 2.3 Ac

River Park 6.3 Ac (Exclusive of Detention)

Fairbrook

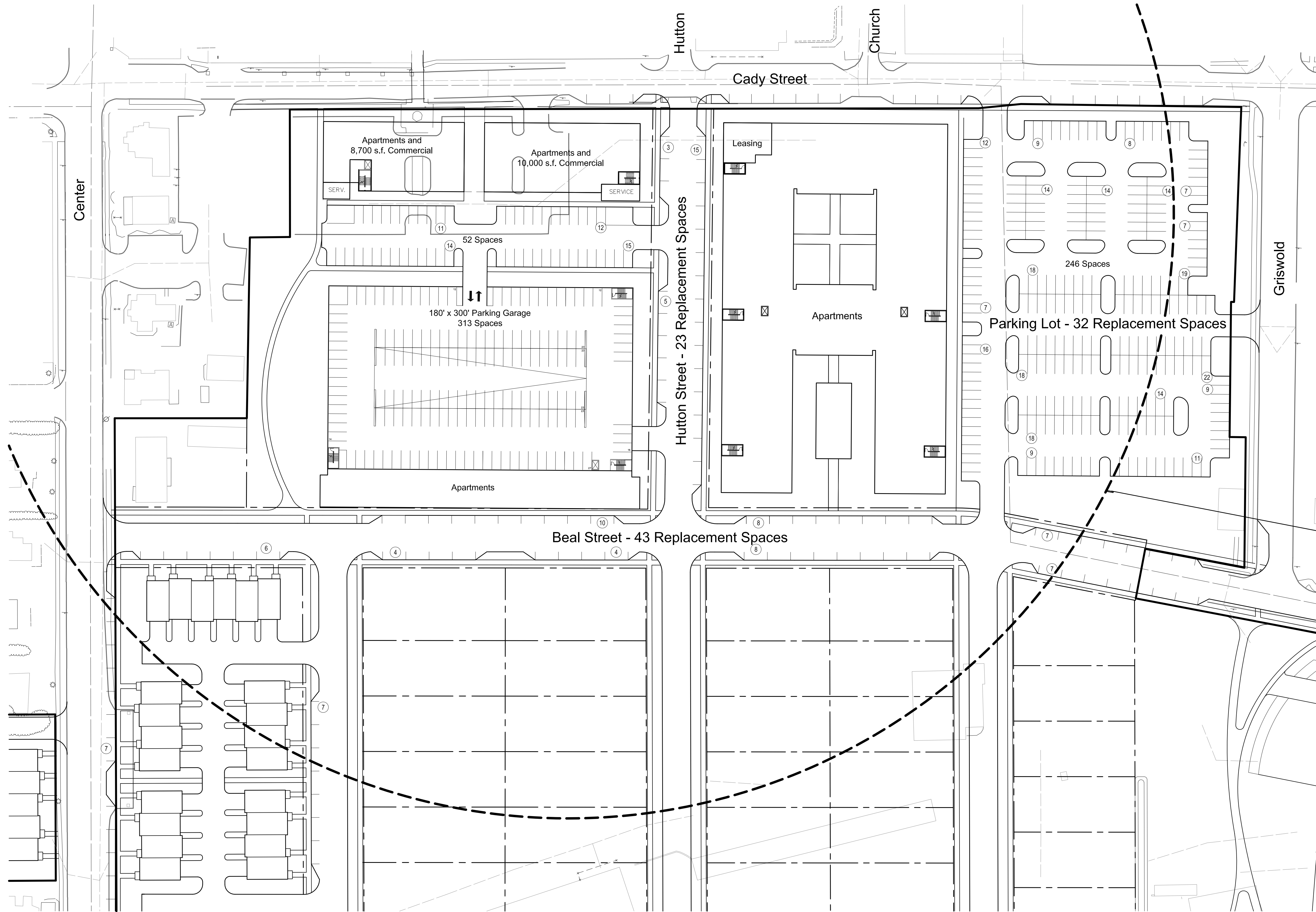
Seventeen Mile

Corner Gateway

Connection to Sheldon Road Trail

Johnson Creek Overlook

Existing Culvert Park Walk / Connection to Hines Trail head



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 | 23 Spaces |
| Beal Between Center and Griswold | 43 Spaces |
| Surface Lot at Cady and Griswold | 32 Spaces |
| Spaces Committed to Public Parking | 92 Spaces |
| Spaces Provided | 98 Spaces |

600' Radius From Cady Street Parking Lot

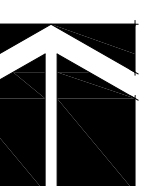
Cady Lot Parking Replacement Plan

THE DOWNS

DOWNTOWN NORTHVILLE

September 7, 2018

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



North
1"=50'
Sheet 3