

PREMIUM DEVELOPMENT GROUP

1052 Oaktree, Bloomfield Hills, MI 48304
2488955564

AUBURN & GRANT NW CORNER DEVELOPMENT PROPOSAL

The total site is 3.4 acres out of which approximately 2 acres is upland and usable. The west side is all wetland as per the consultant and will be left outside of any development.

Current zoning is R-4 and Master planned for Office and Office/Retail.

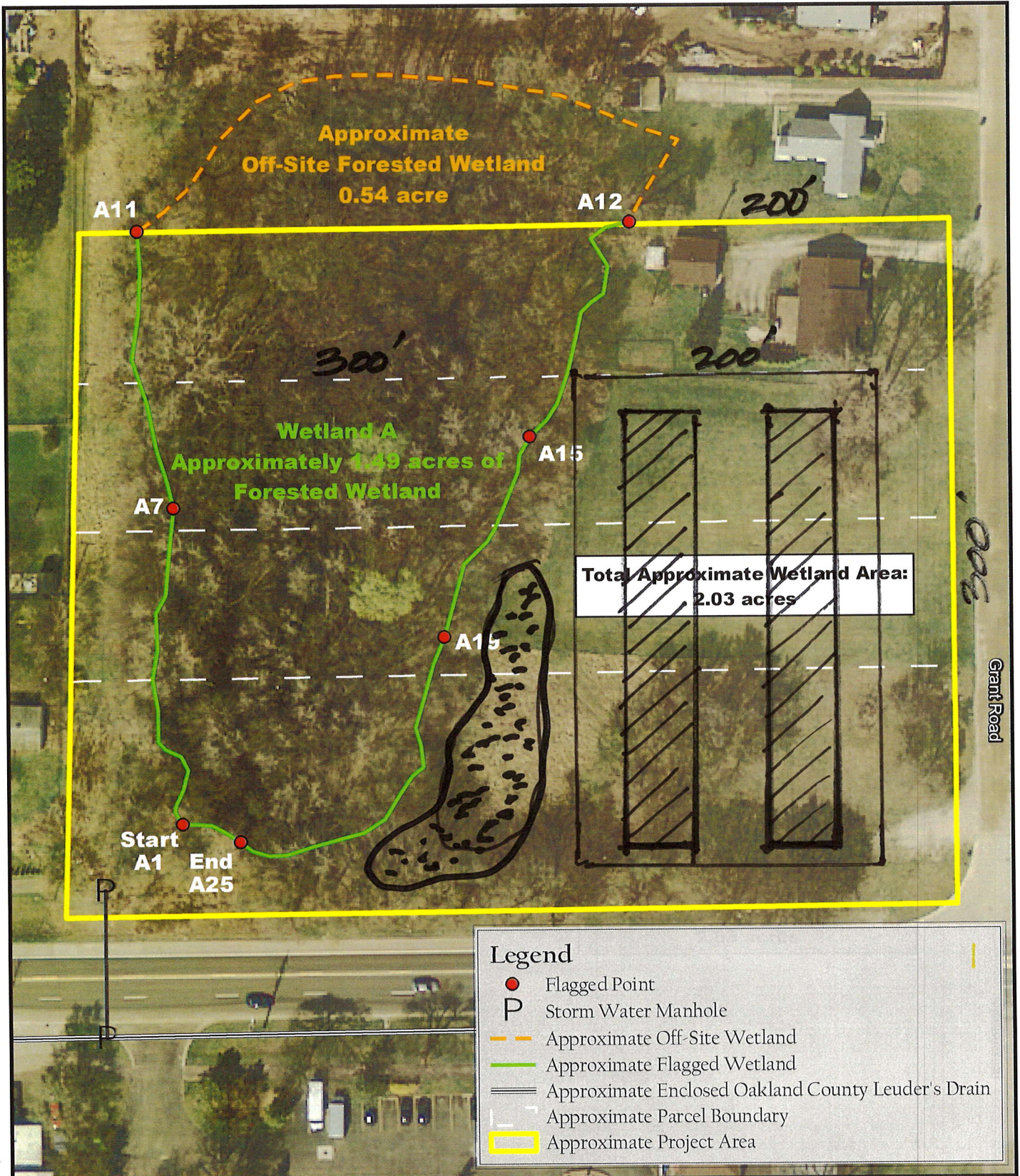
We have taken two approaches residential and office and feel that the multi single residential approach will be the best suited given that office market is going to be extremely slow in the next several years due to the current economical condition of office space due to COVID. There is a great shortage of residential on this corridor between Adams and Crooks and minimum rentable units in the two square miles. Particularly popular at this time is the townhouse product. Therefore, the area requires multifamily concept.

Mukesh Mangla B.S Engg; MBA
President & CEO



SITE PLAN





Wetland Delineation:

15-29-476-010, -011, -012, -017 Rochester Hills, MI

Created for: City of Rochester Hills
 Created by: CCR, August 10, 2015, ASTI Project 7208-70
 Imagery: USGS High Resolution Orthoimagery (2011-12)

Figure 1 - Approximate Wetland Boundaries



STREET TREE

INTERIOR TREE

SPECIMEN TREE

FLOWERING TREE

SHRUB BED PLANT

SHRUB BED PLANT

SHRUB BED PLANT

SHRUB BED PLANT

SHRUB BED PLANT

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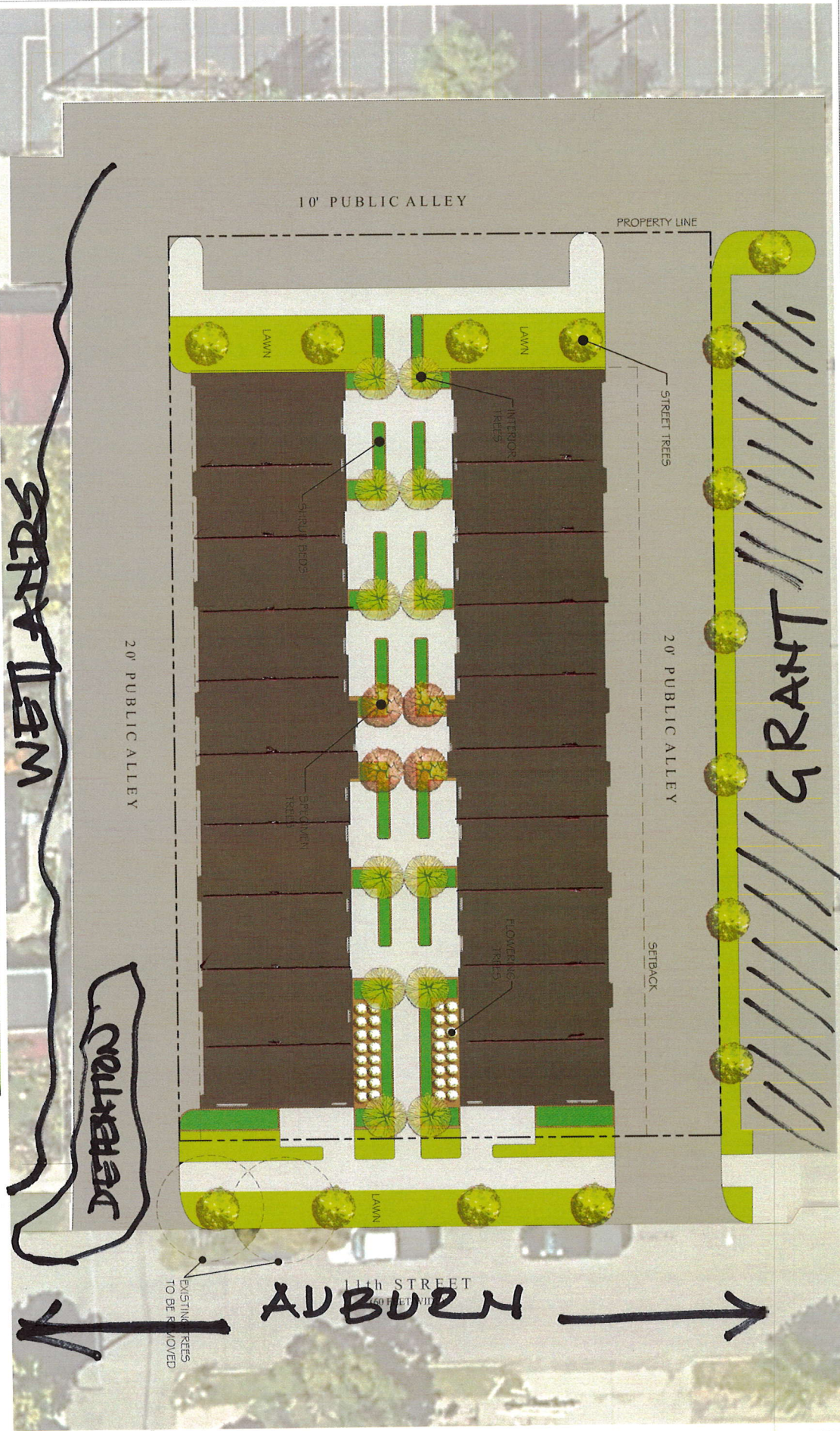
SHRUB BED PLANT

SHRUB BED PLANT

SHRUB BED PLANT

SHRUB BED PLANT

SHRUB BED PLANT



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

DATE: 08-12-20
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

11th STREET DEVELOPMENT

SCHEMATIC LANDSCAPE PLAN

DATE	ITEM	DATE	ITEM

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