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MJC Companies®

46600 Romeo Plank Road  
Suite 5  
Macomb, MI 48044

Phone (586) 263-1203  
WOODLAND CROSSING

December 13, 2017

Re: **Request for Feedback on Development Plans for 1171-1183 E. Auburn Road, Rochester Hills, MI**

.....,

Hello,

My name is Andy Montalbano and I am the project manager for the proposed development at 1171-1183 E. Auburn Road, Rochester Hills, MI (the "**Property**").

Enclosed herewith, please find a copy of the proposed site plan for the Property (the "**Site Plan**") and sample elevations of the types of homes which may be constructed.

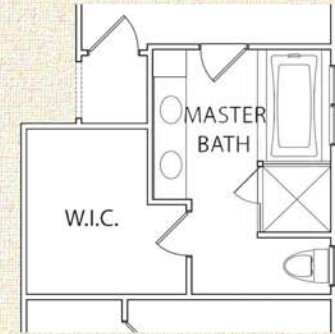
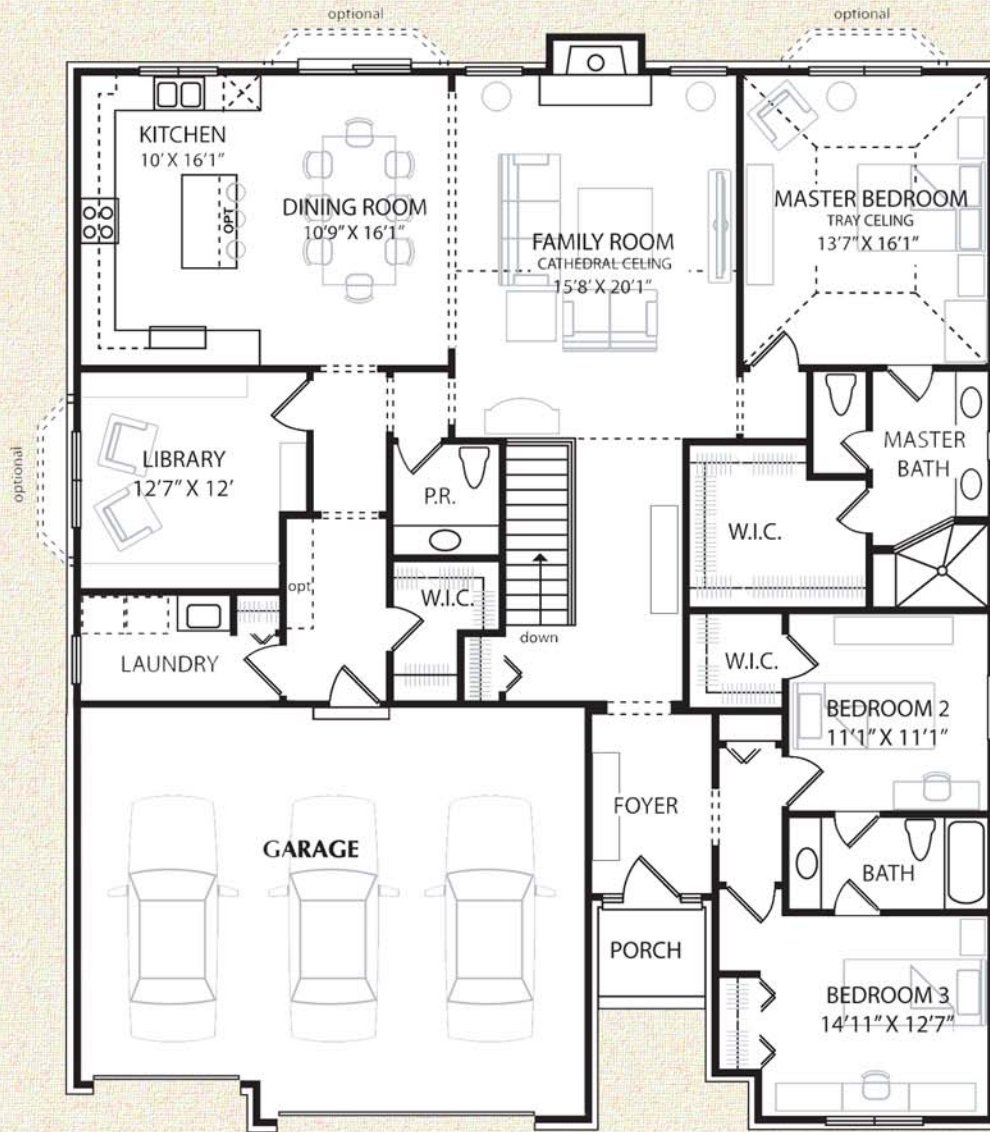
As shown on the Site Plan, MJC's proposed development consists of 15 single family homes which is consistent with the existing zoning for the Property and does not require any variances or special municipal approvals. However, MJC requests your feedback prior to submitting the Site Plan in order to address any concerns and answer any questions you may have in connection with the project and/or the development process.

Please feel free to contact me at 586 924 2607 with and questions or concerns you may have.

Sincerely,

Andy Montalbano  
MJC Companies  
Project Manager

# CHARLOTTE



OPT. MASTER BATH

**SQUARE FOOTAGE**  
TOTAL: 2,292 SQ. FT.

59'-0" X 51'-1" FOOTPRINT  
9'-0" 1ST FLOOR HEIGHT

## FIRST FLOOR PLAN



ARTIST RENDERINGS AND FLOOR PLANS ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE SUBJECT TO CHANGE. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER. WE RESERVE THE RIGHT TO MAKE CHANGES IN DESIGN, FEATURES AND OPTIONS WITHOUT NOTICE OR OBLIGATION. FLOOR PLAN DIMENSIONS AND SQUARE FOOTAGES ARE APPROXIMATE. NOTE: PLANS WILL VARY PER ELEVATION.

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# CHARLOTTE



FRONT ELEVATION 'A'



FRONT ELEVATION 'B'



FRONT ELEVATION 'C'



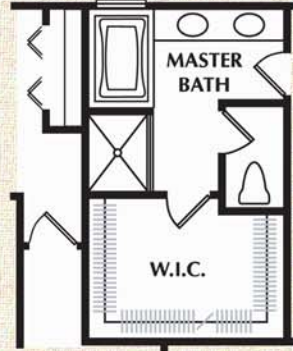
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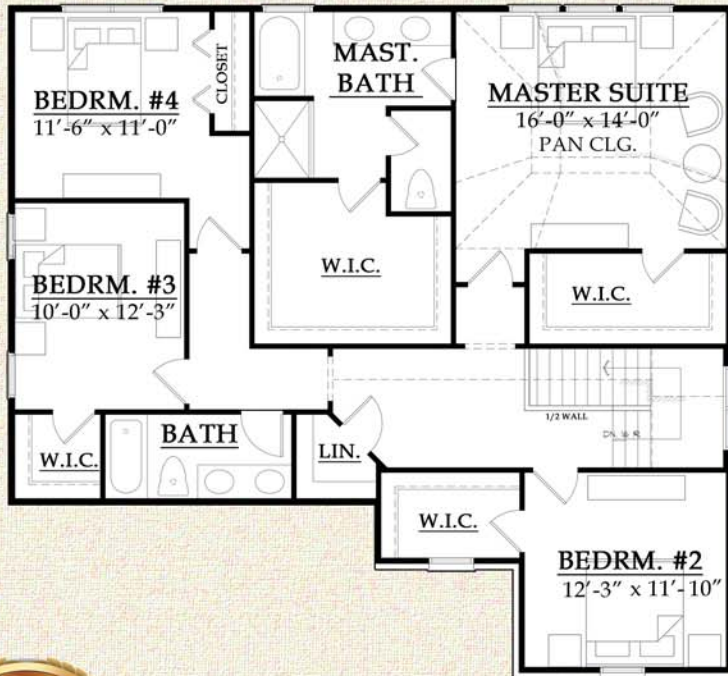
# GALAXY



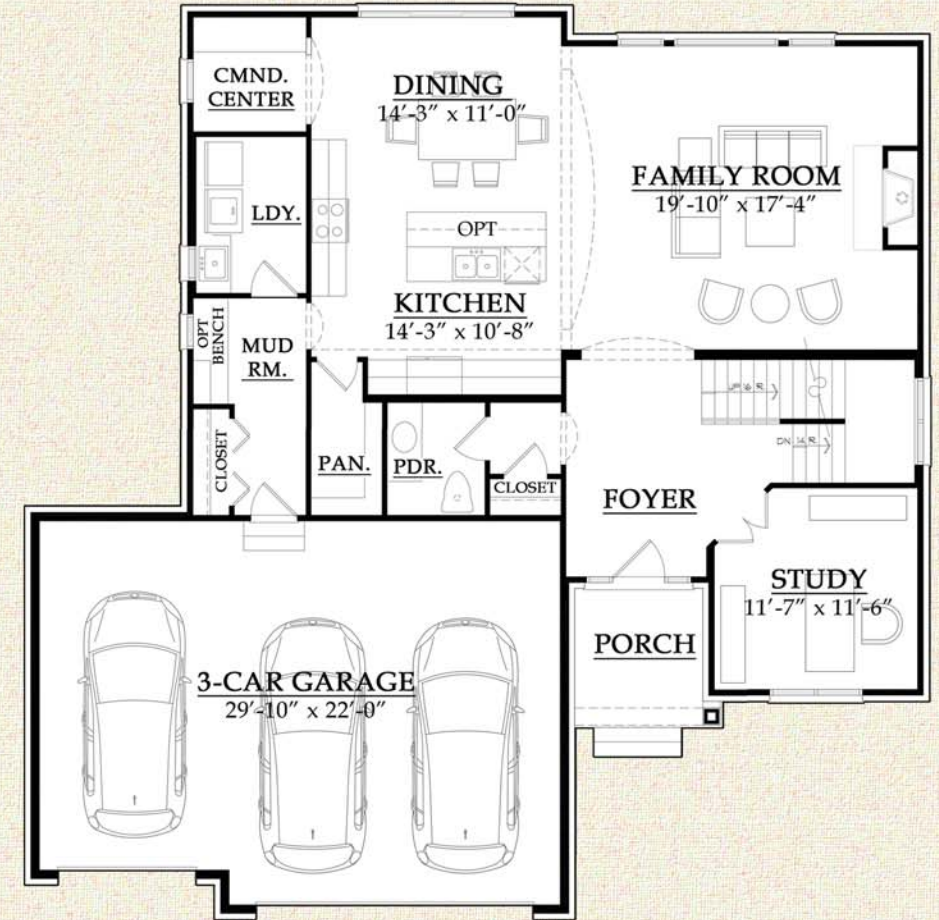
OPT. SITTING ROOM



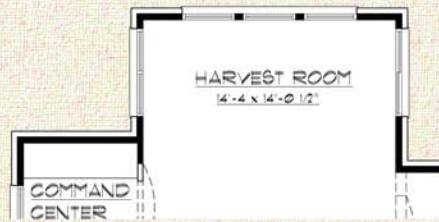
OPT. MASTER BATH



SECOND FLOOR PLAN



FIRST FLOOR PLAN



OPT. HARVEST ROOM

**SQUARE FOOTAGE**  
 FIRST FLOOR: 1,406 SQ. FT.  
 SECOND FLOOR: 1,371 SQ. FT.  
 TOTAL: 2,777 SQ. FT.

52'-0" X 52'-6" FOOTPRINT  
 9'-0" 1ST FLOOR HEIGHT



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# GALAXY



FRONT ELEVATION 'A'



FRONT ELEVATION 'B'



FRONT ELEVATION 'C'

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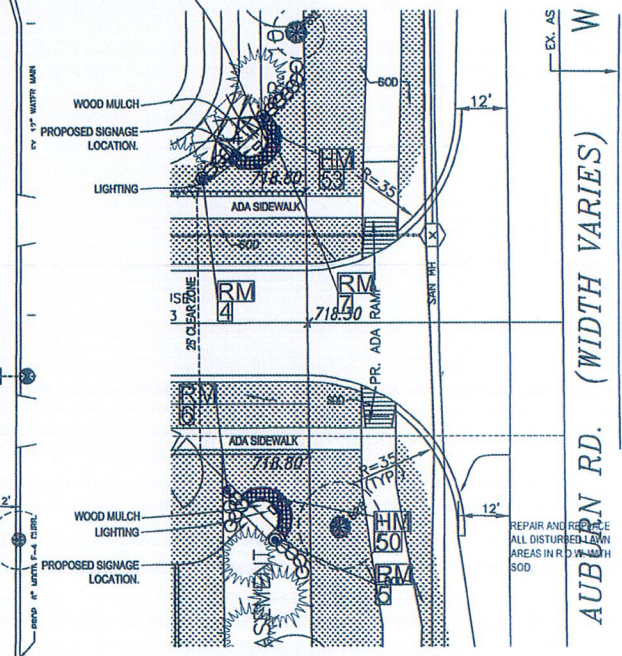


# WOODLAND CROSSINGS

## LANDSCAPING PLAN



CLEARZONE AREA:  
ALL PLANT MATERIAL INSTALLED IN THE LANDSCAPED AREAS WITHIN THE IDENTIFIED CLEAR ZONES, WILL NOT EXCEED AN UNMAINTAINABLE, MATURE HEIGHT OF 24 INCHES.



**Entrance Planting Detail**  
SCALE: 1" = 20'-0"

1. AN IRRIGATION PLAN WILL BE PROVIDED WITH FINAL SUBMITTAL.
2. PROJECT SIGNAGE & FINAL DETAILS TO BE PROVIDED BY OTHERS.

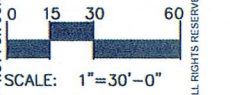
WOODLAND CROSSINGS  
177-1183 E. Auburn Rd.  
Rochester Hills, MI  
FILE NUMBER  
PROJECT FILE

MJC COMPANIES  
46600 Romeo Plank Rd., Suite 6  
Macomb MI, 48044  
586-263-1203  
montalbano@mjccompanies.com

06-16-2017 PRELIM. SUBMITTAL  
03-22-2017 CLIENT REVIEW  
Date: 06/08/2017

**NÚÑEZ DESIGN**  
LANDSCAPE ARCHITECTURE • URBAN DESIGN  
249 Park Street  
Troy, Michigan 48063  
P: 248.224.5933  
nunezdesigninc@gmail.com

Designed / Drawn: RLN / RC  
Checked / Approved: RLN  
Job # N02-06



PLAN SUBMITTED FOR SITE PLAN REVIEW - NOT FOR CONSTRUCTION  
Know what's below.  
Call before you dig.  
SHEET:  
**LA-2.1**

NOTES:  
BASE INFORMATION PROVIDED BY LAND DEVELOPMENT CONSULTING SERVICES, INC.

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