RB
ROBERTSON
BROTHERS
HOMES
70 Years

Project Summary

Development Area	27.41 Acres
Existing Zoning	R-2
Proposed Zoning	R-2 (Open Space Preservation Option)
Open Space Required	50%
Open Space Provided	59%
Number of Units Proposed	34 to 38
Proposed Density	1.24 to 1.38 DU/AC
Plan Type	Move Down Cluster Development
Proposed Pricing	$700,000 - $800,000 (2800 – 3200 sq ft)

Hickory Grove
Site Concept Plan

Hickory Grove Parallel Plan

Sample Housing Product

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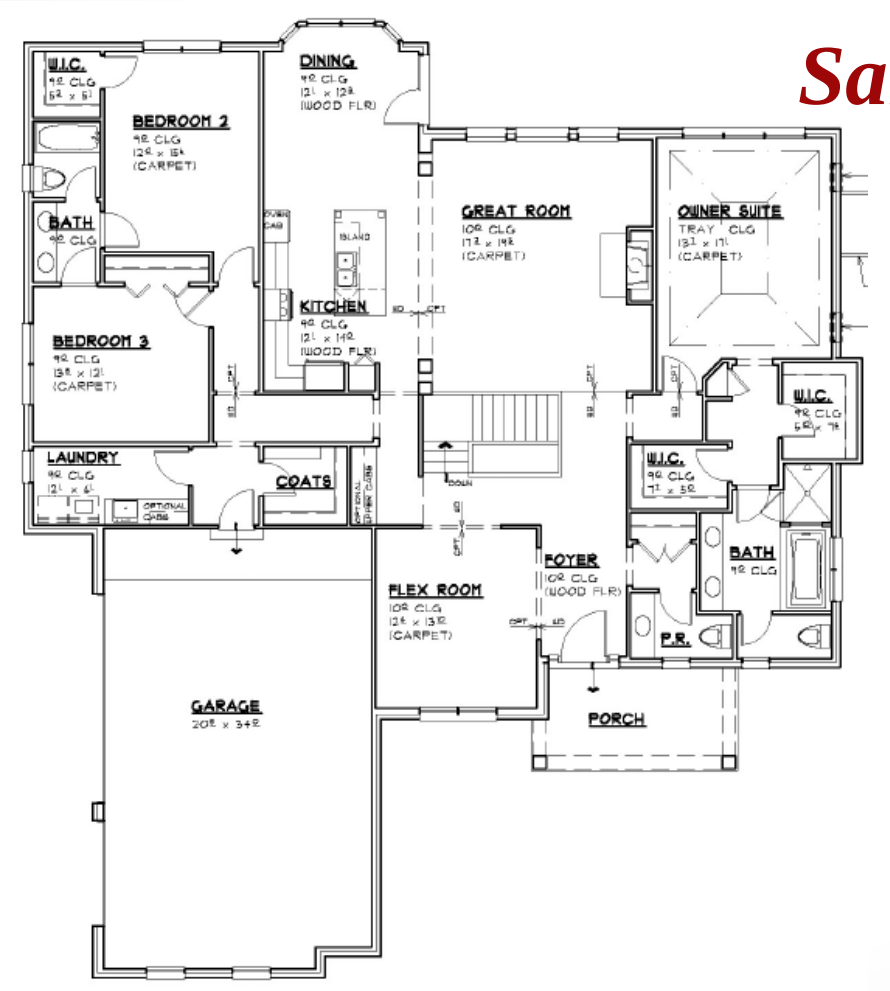

Sample Housing Product

Demographic Data

Age Group	Census 2000	Census 2010	% Change	SEMCOG 2040	Change 2010-2040	%Change 2010-2040
<18	10212	9230	-9.9	9,712	482	5%
18-65	26643	22203	-17%	23507	1304	6%
65+	7659	8927	16.6	11119	2192	25%

SEMCOG (Southeast Michigan Council of Governments) predicts that Bloomfield Township will experience the most growth over the next 20-30 years in the 65+ age group.

Advantages of Proposed Plan Over Traditional Development

- Significant Open Space and Tree Preservation
- Serves a sorely lacking market need
- Frees up existing housing stock to new families
- Reduced traffic and infrastructure impact

Anticipated Timeline

Purchase Agreement	August 2016
Site Plan Submittal	October 2016
Site Plan Approval	February 2017
Engineering Plan Approval	May 2017
Site Grading	June 2017
Production Start	August 2017
First Home Closing	Spring 2018
Last Home Closing	Spring 2020

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