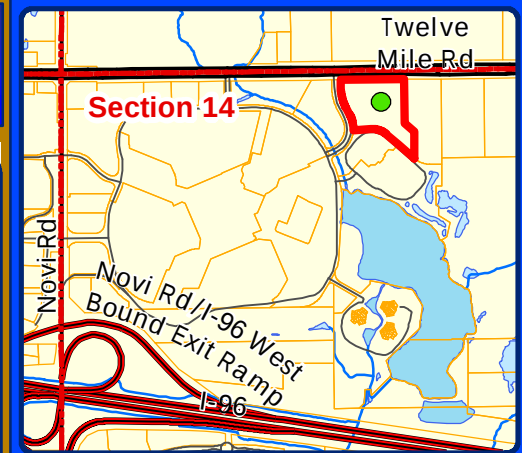


MAPS
LOCATION
ZONING

JSP20-27 GRIFFIN NOVI

LOCATION



LEGEND

 Subject Property



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Lindsay Bell
Date: 2/17/22
Project: GRIFFIN NOVI
Version #: 1

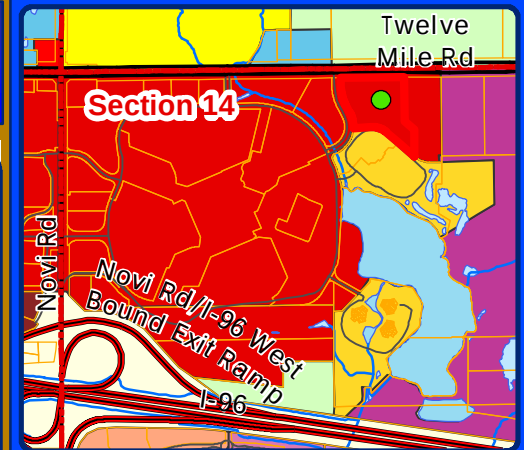
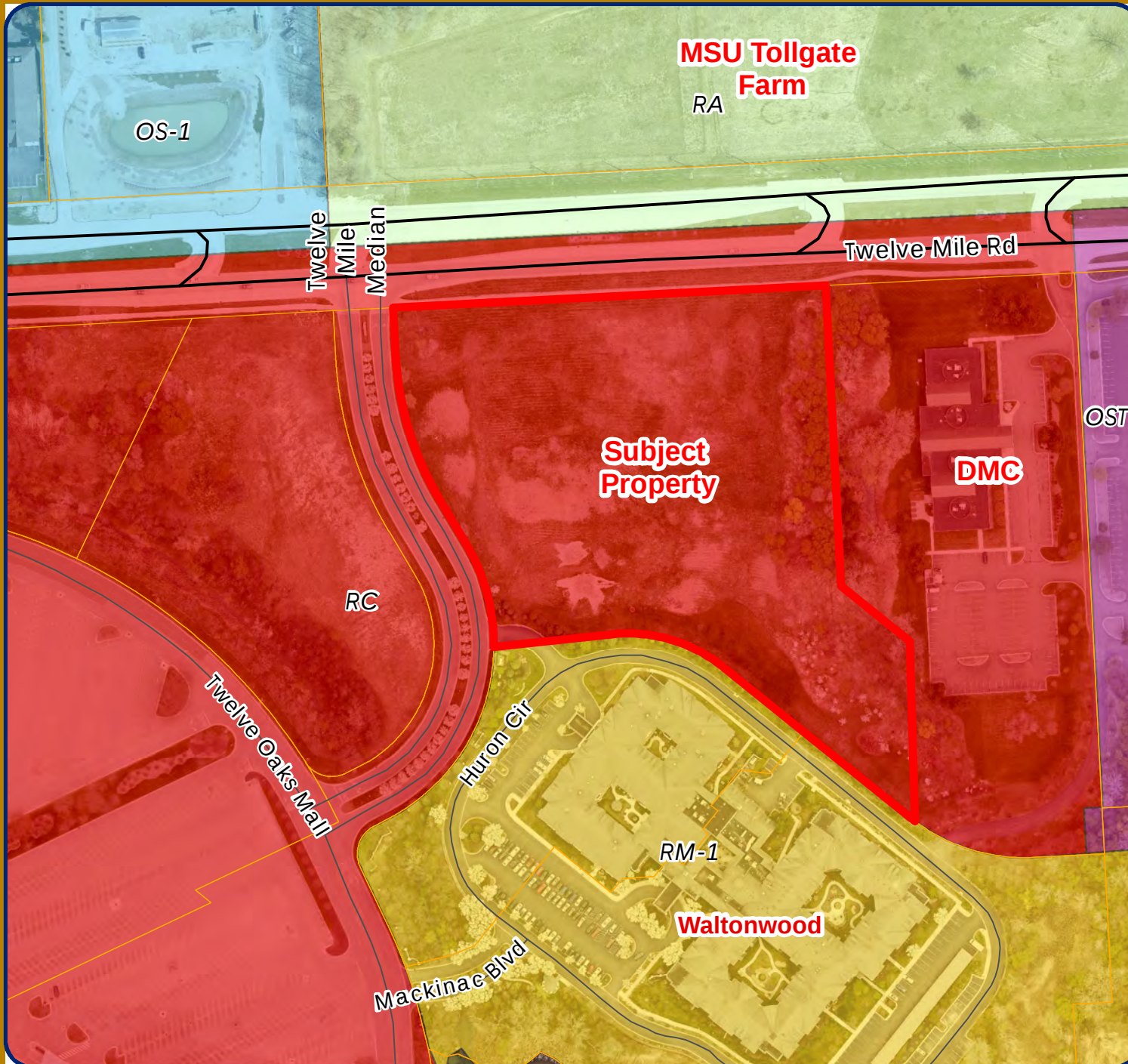
0 70 140 280 420 Feet
1 inch = 333 feet



MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

JSP20-27 GRIFFIN NOVI ZONING



LEGEND

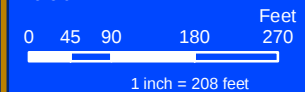
- R-A: Residential Acreage
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- B-3: General Business District
- C: Conference District
- I-1: Light Industrial District
- OS-1: Office Service District
- OSC: Office Service Commercial
- OST: Office Service Technology
- RC: Regional Center District
- TC: Town Center District
- Subject Property



City of Novi

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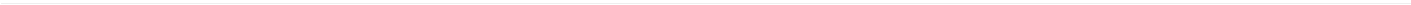
Map Author: Lindsay Bell
Date: 2/17/22
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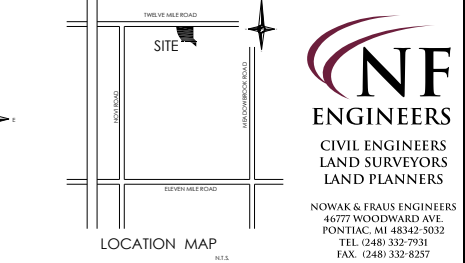


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SITE PLAN & RENDERINGS





NF
ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

LANDSCAPE REQUIREMENTS
EXISTING SITE AREA: 307,764.70 S.F. OR 7.07 ACRES
LANDSCAPE ABUTTING A R.O.W.
STREET TREES (S)
1 DECIDUOUS TREE PER 40 S.F. OF FRONTAGE (TWO PG)
12 MILE ROAD
REQUIRED: 420 L.F. - 121 / 40 L.F. - 11.5 OR 11 TREES REQUIRED
PROVIDED: 11 TREES
TWO OAKS MALL DRIVE
REQUIRED: 337 L.F. - 26 L.F. / 40 L.F. - 11 TREES REQUIRED
REQUIRED: 11 TREES
PROVIDED: 11 TREES DUE TO THE PRESENCE OF NUMEROUS UNDERGROUND UTILITIES
PROPOSED PERVADE DRIVE
REQUIRED: 410 L.F. - 40 L.F. - 75 L.F. - 75 L.F. - 140 L.F. / 45 L.F. - 8.33 OR 8 TREES REQUIRED
4. 40 L.F. - 40 L.F. - 40 L.F. / 40 L.F. - 1 L.F. OR 12 TREES REQUIRED
REQUIRED: 20 TREES
PROVIDED: NORTH SIDE 8 TREES
SOUTH SIDE 12 TREES
ROW LANDSCAPE GREENBELT (G)
1 TREE PER 30 L.F. ADJACENT TO PG
1 TREE PER 40 S.F. (TWO PG)
1 ORNAMENTAL TREE PER 30 L.F. (TWO PG)
1 ORNAMENTAL TREE PER 30 L.F. (TWO PG)
12 MILE ROAD
REQUIRED: 420 L.F. - 40 L.F. / 40 L.F. - 12.00 OR 13 TREES REQUIRED
420 L.F. - 40 L.F. / 30 L.F. - 18.00 OR 19 SUB-CANOPY TREES REQUIRED
REQUIRED: 13 CANOPY TREES AND 19 SUB-CANOPY TREES
PROVIDED: 13 TREES AND 19 SUB-CANOPY TREES
TWO OAKS MALL DRIVE
REQUIRED: 337 L.F. - 40 L.F. / 40 L.F. - 8.33 OR 8 TREES REQUIRED
40 L.F. / 30 L.F. - 4 TREES REQUIRED
337 L.F. - 40 L.F. / 30 L.F. - 12.00 OR 13 SUB-CANOPY TREES REQUIRED
40 L.F. / 30 L.F. - 7.50 SUB-CANOPY TREES REQUIRED
REQUIRED: 12 CANOPY TREES AND 20 SUB-CANOPY TREES
PROVIDED: 8 TREES AND 20 SUB-CANOPY TREES
PROPOSED PERVADE DRIVE
REQUIRED: 470 L.F. - 25 L.F. - 25 L.F. - 25 L.F. / 40 L.F. - 12.00 OR 12 TREES
470 L.F. - 25 L.F. - 25 L.F. - 25 L.F. / 40 L.F. - 18.00 OR 19 SUB-CANOPY TREES
REQUIRED: 12 CANOPY TREES AND 19 SUB-CANOPY TREES
PROVIDED: 12 TREES AND 19 SUB-CANOPY TREES
PARKING LOT LANDSCAPE REQUIREMENTS
VEHICLE USE AREA
VIA A-BUS STOP CALCULATES
7.00 OF TOTAL VEHICLE USE AREA UP TO 30,000 S.F. THEN 1%
30,000 S.F. - 7.00 - 3,750 S.F.
30,000 S.F. - 7.00 - 3,750 S.F.
REQUIRED PARKING LOT LANDSCAPE AREA
REQUIRED: 4,100 S.F.
PROVIDED: 4,170 S.F.
PARKING LOT PROPOSED SHADE TREES
1 DECIDUOUS CANOPY TREE PER 200 S.F. REQUIRED LANDSCAPE AREA
REQUIRED: 4,100 S.F. / 200 S.F. - 20.50 OR 21 TREES REQUIRED
PROVIDED: 22 TREES PROVIDED
PARKING PRIMER GREEN SPACE (P)
1 TREE PER 30 L.F. OF PARKING PRIMER
1,044 L.F. / 30 L.F. - 44.80 OR 45 TREES REQUIRED
PROVIDED: 46 DISTRICT TREES
MULTI-FAMILY RESIDENTIAL (M)
1 TREE PER DWELLING UNIT ON THE FIRST FLOOR
REQUIRED:
36 DWELLING UNITS 9.3 TREES - 148
TOTAL TREES REQUIRED
PROVIDED: 124 TREES (20% OF REQUIRED)
16 SUB-CANOPY AND 110 CANOPY AND EVERGREEN TREES
INTERIOR STREET LANDSCAPING (S)
1 TREE PER 30 L.F. OF INTERNAL ROADWAY
REQUIRED: 960 L.F. / 30 L.F. - 32.00 OR 32 TREES REQUIRED
PROVIDED: 24 TREES
FOUNDATION LANDSCAPE (F)
USE OF PLANTING MATERIALS REQUIRED TO BE LANDSCAPED
REQUIRED:
BUILDING A: 100 L.F. X 3.00 - 180 L.F. AREA REQUIRED 180 L.F. PROVIDED
BUILDING B: 200 L.F. X 3.00 - 360 L.F. AREA REQUIRED 360 L.F. PROVIDED
BUILDING C: 200 L.F. X 3.00 - 360 L.F. AREA REQUIRED 360 L.F. PROVIDED
BUILDING D: 100 L.F. X 3.00 - 180 L.F. AREA REQUIRED 180 L.F. PROVIDED
BUILDING E: 100 L.F. X 3.00 - 180 L.F. AREA REQUIRED 180 L.F. PROVIDED
BUILDING F: 100 L.F. X 3.00 - 180 L.F. AREA REQUIRED 180 L.F. PROVIDED
BUILDING G: 100 L.F. X 3.00 - 180 L.F. AREA REQUIRED 180 L.F. PROVIDED
BUILDING H: 100 L.F. X 3.00 - 180 L.F. AREA REQUIRED 180 L.F. PROVIDED
BUILDING I: 100 L.F. X 3.00 - 180 L.F. AREA REQUIRED 180 L.F. PROVIDED
BUILDING J: 100 L.F. X 3.00 - 180 L.F. AREA REQUIRED 180 L.F. PROVIDED
BUILDING K: 100 L.F. X 3.00 - 180 L.F. AREA REQUIRED 180 L.F. PROVIDED
BUILDING L: 100 L.F. X 3.00 - 180 L.F. AREA REQUIRED 180 L.F. PROVIDED
BUILDING M: 100 L.F. X 3.00 - 180 L.F. AREA REQUIRED 180 L.F. PROVIDED
BUILDING N: 100 L.F. X 3.00 - 180 L.F. AREA REQUIRED 180 L.F. PROVIDED
BUILDING O: 100 L.F. X 3.00 - 180 L.F. AREA REQUIRED 180 L.F. PROVIDED
BUILDING P: 100 L.F. X 3.00 - 180 L.F. AREA REQUIRED 180 L.F. PROVIDED
BUILDING Q: 100 L.F. X 3.00 - 180 L.F. AREA REQUIRED 180 L.F. PROVIDED
BUILDING R: 100 L.F. X 3.00 - 180 L.F. AREA REQUIRED 180 L.F. PROVIDED
BUILDING S: 100 L.F. X 3.00 - 180 L.F. AREA REQUIRED 180 L.F. PROVIDED
BUILDING T: 100 L.F. X 3.00 - 180 L.F. AREA REQUIRED 180 L.F. PROVIDED
BUILDING U: 100 L.F. X 3.00 - 180 L.F. AREA REQUIRED 180 L.F. PROVIDED
BUILDING V: 100 L.F. X 3.00 - 180 L.F. AREA REQUIRED 180 L.F. PROVIDED
BUILDING W: 100 L.F. X 3.00 - 180 L.F. AREA REQUIRED 180 L.F. PROVIDED
BUILDING X: 100 L.F. X 3.00 - 180 L.F. AREA REQUIRED 180 L.F. PROVIDED
BUILDING Y: 100 L.F. X 3.00 - 180 L.F. AREA REQUIRED 180 L.F. PROVIDED
BUILDING Z: 100 L.F. X 3.00 - 180 L.F. AREA REQUIRED 180 L.F. PROVIDED
CLUBHOUSE: 280 L.F. X 8 - 2,240 S.F. AREA REQUIRED 1,481 S.F. PROVIDED

A close-up photograph of a stone wall, showing irregularly shaped stones in shades of tan, beige, and light brown, arranged in a traditional masonry pattern.



A close-up photograph of a metal roof joint. A dark, viscous sealant is being applied into the gap between two metal panels. A thin line of sealant is visible along the edge of the lower panel.

[illegible]

Sheet Number:
A.211

PRELIMINARY NOT FOR CONSTRUCTION

— 01 - First Floor 
11' - 6"

APPLICANT EXTENSION REQUEST

FEBRUARY 29, 2024



Singh Development, L.L.C.
7125 Orchard Lake Road
Suite 200
West Bloomfield, MI 48322

Real Estate - Developers - Builders - Investors – Management

Telephone: (248) 865-1614
Fax: (248) 865-1630
todd.rankine@singhmail.com
www.singhweb.com

February 29, 2024

Mayor Fischer and Novi City Council
City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375-3024

Re: Request for Extension of Preliminary Site Plan Approval
Griffin Novi; JSP 20-27

Dear Mr. Mayor and members of Novi City Council:

Please accept this letter as our formal request for an extension to the approved Preliminary Site Plan for the above referenced development for a period of two (2) years, pursuant to Section 3.31.4.F.i, of the City of Novi Zoning Ordinance.

Our project had received City Council approval for Preliminary Site Plan on March 14th, 2022. Then, in the City of Novi Plan Review Center Report, dated November 16, 2022, we received notice that staff had recommended approval of the Final Site Plan, with items to be addressed at Electronic Stamping Set submittal. Over the next few months, and into 2023, our design team worked on the items needing to be addressed for Final Stamping Set.

Since then, we have been working to obtain full approval of several Off-Site Easements. Unfortunately, obtaining those approvals has proved to be more difficult than we initially expected. Many of the Off-Site Easements are on property also owned by Singh, Waltonwood Twelve Oaks, and owner approval of these Easements has been granted.

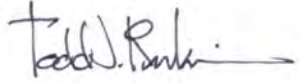
However, there is a HUD financed loan on the Waltonwood Property, and getting through the HUD approval process for these Easements has been more than difficult. Our last

communication with HUD was early January of 2024, where verbal approval of all Easements was expressed. Since then, we have not received official written approval, and have not been able to reach our contact at HUD for an update.

Therefore, the reason for the request for extension for approved Preliminary Site Plan is due to unforeseen delays in outside approvals for Off-Site Easements. We will continue to work diligently with our HUD agent to obtain final written approval of all Off-Site Easements.

Please let me know if you may require any additional information in order to consider our request for an extension to the Final Site Plan.

Sincerely,

A handwritten signature in dark ink, appearing to read "Todd J. Rankine", with a horizontal line extending from the end of the signature.

Todd J. Rankine, RA
Director, Architecture and Planning

Cc: Avi Grewal, Singh Development, LLC