



city of novi

DEPARTMENT OF BUILDING & SAFETY

45175 W. Ten Mile Road
Novi, Michigan 48375-3024
Phone (248) 347-0415
Fax: (248) 735-5600

TUP PERMIT 05-010

April 26, 2005

Ms. Tamatha Stubbe
Singh Homes LLC
7125 Orchard Lake
West Bloomfield, MI 48325

RE: Temporary Use Permit – Board of Appeals Case No. TUP05-010

Dear Ms. Stubbe:

Ordinance No. 84-18, Section 3004, authorizes the Building Official or designee to grant a Temporary Use Permit. Based on Section 3004.4 and information provided, it has been determined that a Temporary Use Permit be granted to allow placement of a construction/sales trailer at 41336 Clermont Avenue in the Willowbrook subdivision for the period of April 26, 2005 to April 26, 2006 with the following conditions:

- The trailer is to be anchored.
- The trailer is to be skirted within a deadline of two weeks from the permit date.
- The trailer must be barrier free assessable.
- Provide barrier free parking.
- The area is to be kept neat and clean.
- Subject to field inspection.
- The permit will be under continuing jurisdiction.

CITY OF NOVI

John Hines
Deputy Building Official

A COPY OF THIS PERMIT SHOULD BE POSTED ON SITE
PERMIT EXPIRES April 26, 2006



City of Novi

COMMUNITY DEVELOPMENT DEPARTMENT

45175 W. Ten Mile Road
Novi, Michigan 48375-3024

Notice of Violation

09/24/2007

Expiration Date: 10/04/2007

SINGH HOMES
TAMMY STUBBE
7125 ORCHARD LAKE RD. SUITE 200
WEST BLOOMFIELD MI 48325

Subject Property: 41336 CLERMONT AVE NOVI
Sidwell No.:

Ordinance Activity No: ORD07-1873

You are in violation of code Section 401

Construction trailer permit is expired. Remove trailer from
lot by expiration date.

You will have 10 days from the date of this notice to comply with the violation cited above. Your immediate attention to this matter is requested and advised. A municipal civil infraction violation ticket will be issued for failure to comply with this matter within the time constraints stated above. Once a ticket is issued, a court appearance will be required. Please contact the Officer listed below should you have any questions with regard to this matter.

Maureen Underhill
Ordinance Enforcement Officer
248.735.5602
City of Novi



Real Estate - Developers - Builders - Investors - Management

Singh Homes Building Co. LLC
7125 Orchard Lake Road Suite 200
West Bloomfield, MI 48325-3005

Telephone: (248) 865-1600
Fax: (248) 865-2096
web: www.SinghWeb.com

October 5, 2007

City of Novi
45175 West 10 Mile Road
Novi, Michigan 48375
Attn: Zoning Board of Appeals

To Whom It May Concern:

Singh Homes Building Co. LLC is requesting a variance to maintain the construction trailer located on lot 103 of the Willowbrook Farms Subdivision. Due to economic conditions the completion of our project is taking much longer than originally anticipated. There are currently 6 lots remaining in phase III and 11 lots in phase IV.

Some question has been raised as to why we do not relocate the trailer to phase IV where most of the ongoing construction is taking place. I have attached copies of both site plans for your review. The location of the current trailer which we are requesting to remain the same, seems to be the best location as there are no existing homes directly across from or adjacent to it. Trailers are usually best situated near entrance locations as to draw attention to the project and if one was placed in this location in phase IV, it would be right in the middle of existing homes.

Needless to say, the construction trailer is an integral part of our business and is needed in order to complete this project. We feel that leaving the construction trailer in its current location truly is best for all parties involved.

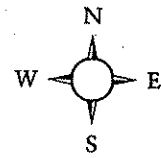
Sincerely,

Tammy Stubbe
Customer Service Manager

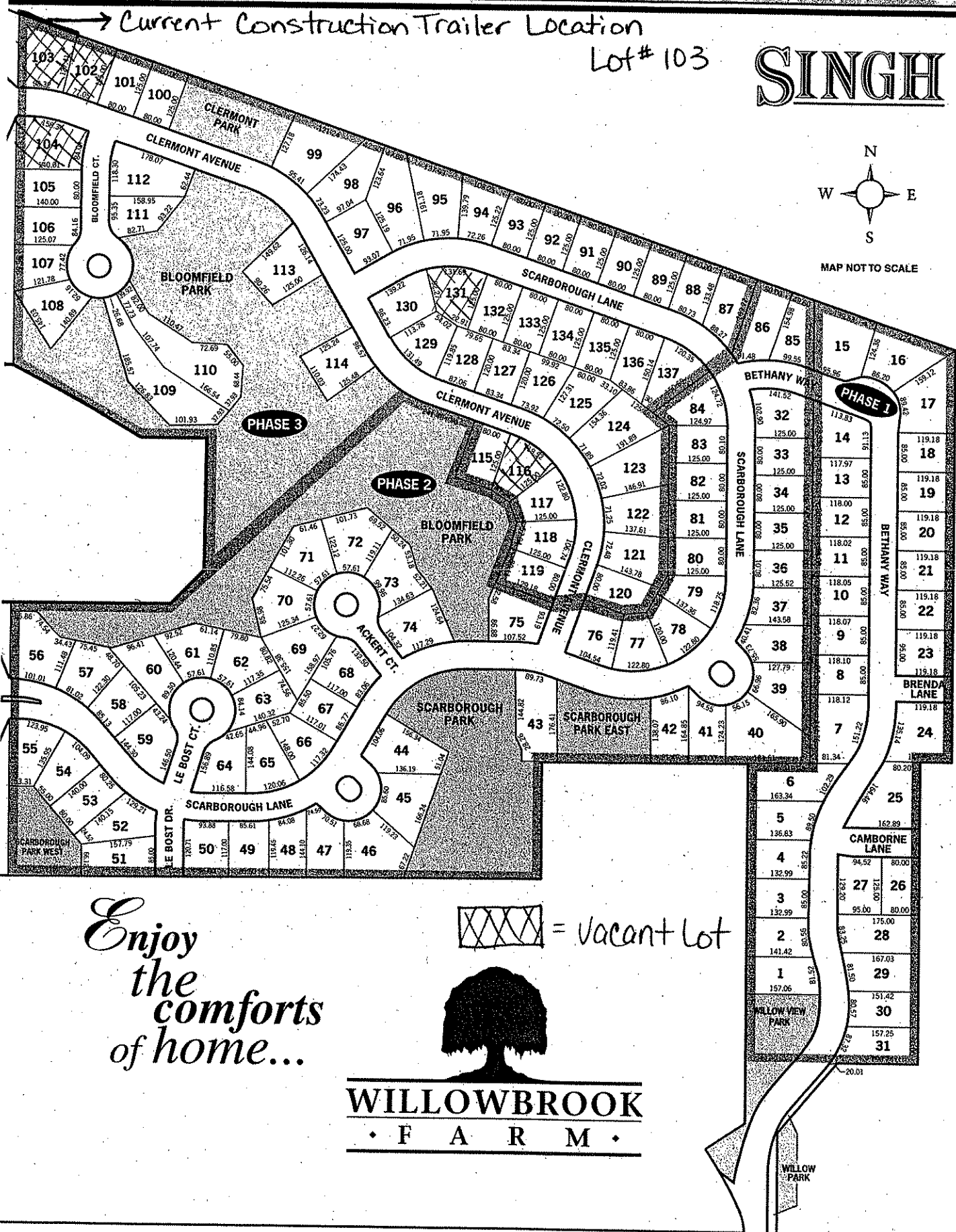
→ Current Construction Trailer Location

Lot # 103

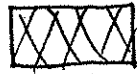
SINGH



MAP NOT TO SCALE



Enjoy
the
comforts
of home...

 = Vacant Lot



WILLOWBROOK

• F A R M •

TEN MILE ROAD

All information contained herein was accurate at the time of publication. We reserve the right to make changes, modify or remove any trees or vegetation in the subdivisions without notice or obligations. ©1999 Singh Homes. All rights reserved.

SINGH®

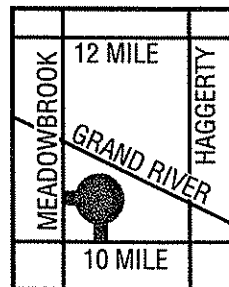
A TRADITION OF EXCELLENCE



WILLOWBROOK
• F A R M •

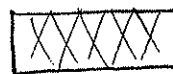
Introducing Phase IV of our popular Willowbrook Farm community, distinguished by thoughtful planning and quality construction. Combining spacious homesites with today's most popular architectural styles and open floor plans creates a truly desirable place to call home. The community includes natural areas, paved streets and sidewalks, underground utilities and city of Novi amenities. Willowbrook Farm residents enjoy the benefits of the highly acclaimed Novi school district. Phase IV offers you a last chance opportunity to be a part of wonderful Willowbrook Farm.

Welcome Home to Willowbrook Farm!



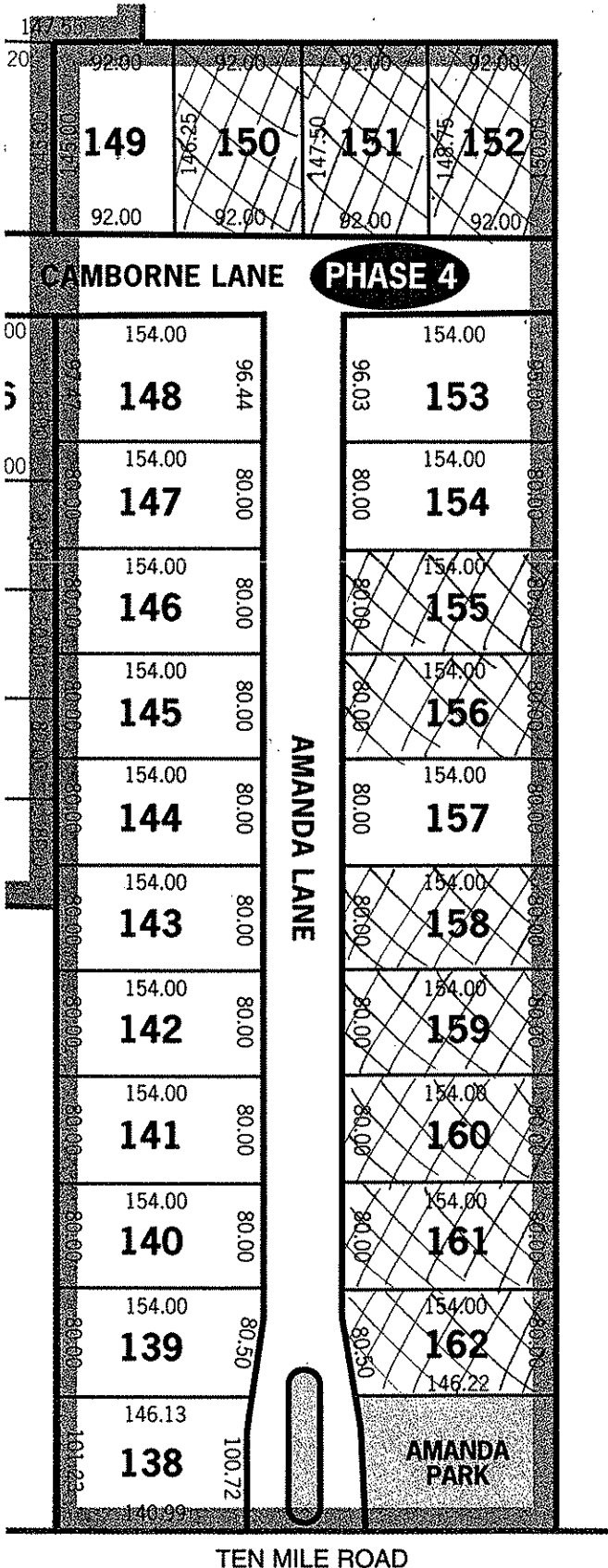
ON MEADOWBROOK ROAD,
1/4 MILE NORTH OF TEN MILE
IN NOVI, MICHIGAN

Sales Office: (248) 471-6644
www.SinghWeb.com



= Vacant Lot

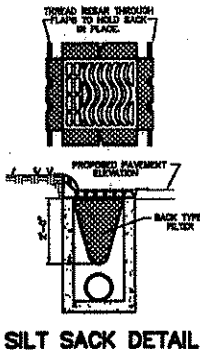
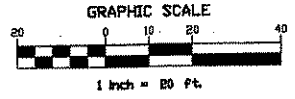
Updated as of May 2005. All information contained herein was accurate at the time of publication. Lot dimensions are subject to change without notice. We reserve the right to make changes; modify or remove any trees or vegetation in the community without notice or obligations. Drawings not to scale. ©2005 Singh Homes Willowbrook IV LLC. All rights reserved.



TEN MILE ROAD

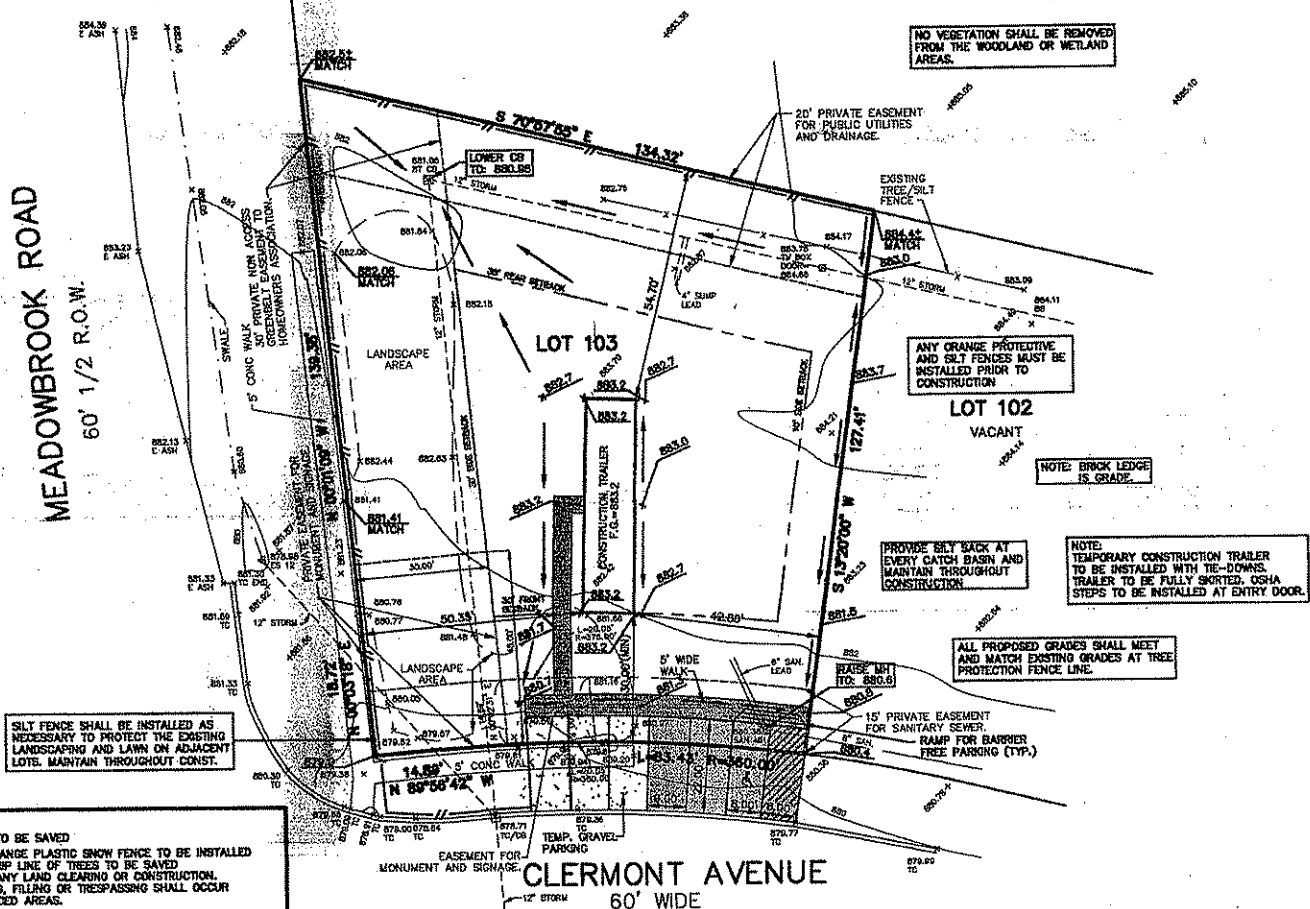
LOT 103 "WILLOWBROOK FARM SUBDIVISION No.3"

PART OF THE SOUTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF SECTION 24,
TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN



UNPLATTED

MEADOWBROOK ROAD
60' 1/2 R.O.W.



NO VEGETATION SHALL BE REMOVED FROM THE WOODLAND OR WETLAND AREAS.

20' PRIVATE EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE.

ANY ORANGE PROTECTIVE AND SILT FENCES MUST BE INSTALLED PRIOR TO CONSTRUCTION.

NOTE: BRICK LEDGE IS GRADE.

PROVIDE SILT SACK AT EVERY CATCH BASIN AND MAINTAIN THROUGHOUT CONSTRUCTION.

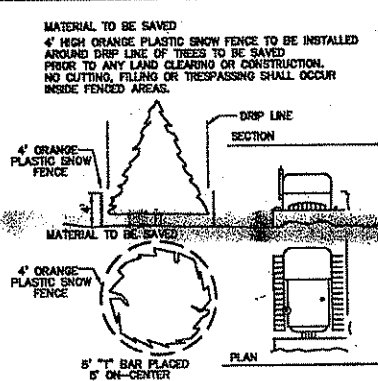
NOTE: TEMPORARY CONSTRUCTION TRAILER TO BE INSTALLED WITH TIE-DOWNS. TRAILER TO BE FULLY SKIRTED. OSHA STEPS TO BE INSTALLED AT ENTRY DOOR.

ALL PROPOSED GRADES SHALL MEET AND MATCH EXISTING GRADES AT TREE PROTECTION FENCE LINE.

15' PRIVATE EASEMENT FOR SANITARY SEWER. RAMP FOR BARRIER FREE PARKING (TYP.)

SILT FENCE SHALL BE INSTALLED AS NECESSARY TO PROTECT THE EXISTING LANDSCAPING AND LAWN ON ADJACENT LOTS. MAINTAIN THROUGHOUT CONST.

CLERMONT AVENUE
60' WIDE



- NOTES:**
- BUILDER SHOULD VERIFY DEPTH & LOCATION OF EX. SANITARY LEAD PRIOR TO START OF CONSTRUCTION.
 - LOCATION OF HOUSE IS PER BUILDERS REQUEST.
 - WOODLAND SNOW FENCES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - LOCATION OF WATER SERVICE IS APPROXIMATE. BUILDER SHALL DETERMINE FINAL LOCATION.

LEGEND	
EXISTING	PROPOSED
○	DRIVEWAY (CONCRETE)
□	SIDE WALK (CONCRETE)
○	SYSTEM SEWER
○	SANITARY SEWER
○	WATER MAIN
○	MANHOLE
○	CATCH BASIN
○	END SECTION
○	DATE VALVE
○	HYDRANT
○	WETLANDS
○	WETLAND BUFFER
○	CONTOURS
○	SPOT ELEVATION
○	SURFACE DRAINAGE
○	SILT FENCE
○	TREE FENCE
○	EXISTING GRADE
○	PROPOSED GRADE
○	AS-BUILT GRADE

CLIENT:
SINGH ASSOCIATES
7125 ORCHARD LK. RD. STE. 200
P.O. BOX 255005
WEST BLOOMFIELD, MI. 48325
TEL. (248) 865-1600

REVISIONS		ENGINEER'S SEAL
NO.	DATE	
1	SALES AND CONST. TRAILER	11-15-04
2	NEW LOCATION OF SALES AND CONST. TRAILER	3-22-05

PATRICK G. KEAST
ENGINEER
NO. 27580

BENCHMARK:
BENCH MARK: ARROW ON HYDRANT AT THE FRONT OF LOT 104.

ELEVATION = 882.56 U.S.G.S. DATUM

UTILITY WARNING
UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.

DRAWING NAME: WP113
DRAWN BY: DR/LAS
CHECKED BY:
JOB NUMBER: 93-067

PLOT PLAN

SEIBER, KEAST & ASSOCIATES, INC.
DRAINAGE ENGINEERS

MILETICS AND ASSOCIATES
LAND SURVEYING

40389 GRAND RIVER AVENUE • SUITE 110 • NOVI, MI • 48775-2125
248-473-7500