



GRAPHIC SCALE



| | |
|-----------------|----|
| TOTAL BUILDING | |
| TOTAL PARKING | |
| TOTAL SIDEWALK | |
| FRONT YARD | |
| TOTAL AREA | |
| PAVEMENT AREA | 25 |
| SIDE YARD | |
| TOTAL AREA | |
| PAVEMENT AREA | 29 |
| LOT COVER | |
| BUILDING AREA | |
| TOTAL LOT AREA | |
| TOTAL LOT COVER | |

BE
 BEET CITY
 18-
 18A
 18B
 18C
 18D
 18E
 18F
 18G
 18H
 18I
 18J
 18K
 18L
 18M
 18N
 18O
 18P
 18Q
 18R
 18S
 18T
 18U
 18V
 18W
 18X
 18Y
 18Z

SOIL
 FROM U.S.C.
 328 BLDN
 (GENERAL S
 510-3000
 AND DRIVE
 Complete so

**REAL ESTATE
 DEVELOPMENT
 SIGN**

NORTHWEST CORN-ER
 SECTION 23 110-RBE
 L.C.R.C. L.1064, P.231
 N 337211.2284
 E 13304283.5367
 N 336793.0535
 E 13262718.2152

P.O.B.
 N 337211.2284
 E 13304283.5367

22-23-151-017
 EOPNG 10-1

22-23-151-013
 EOPNG 10-2

N 336793.0535
 E 13262718.2152

N 336156.2110
 E 13082064.6925
 WEST 1/4 CORNER
 SECTION 23 110-RBE
 L.C.R.C. L.11062, P.233

PHASE II


MAIN STREET
VILLAGE

**LUXURY 2 & 3 BEDROOM
APARTMENTS & TOWNHOUSES**

2 CAR ATTACHED GARAGES

**NOVI SCHOOLS
(248) 349-8400**

SINGH



www.SinghWeb.com



Main Street Village

ZBA Application Attachment

Real Estate Development Sign

Main Street Village is located in the southeast quadrant of Grand River Avenue and Novi Road. There are only two entries to this project. The main entry is off of Grand River Avenue and a secondary entry is off the intersection of Market Street and Main Street. A significant amount of market exposure from Grand River Avenue was lost when the real estate development sign in that location was required to be removed. The only remaining visual market exposure for phase 2 of Main Street Village is now the existing real estate development sign on Potomac, just south of the intersection of Main and Market Streets. In addition, the Grand River Avenue entry monument sign is somewhat obscured by the Belle Tire and Andiamos/Second City Comedy Club buildings, which further decreases the market visibility of our project.

Due to the high-end nature of Main Street Village, transferees became a large part of our market and tenant base. Unfortunately, now that auto industry is downsizing, a significant amount of the transferee market has dried up, further aggravating leasing and marketing efforts. The occupancy rates have fallen over the past year and the current economic conditions have caused the lease-up on our apartment developments to become slow.

The real estate sign substantially aids in the exposure of our project to the public and is essential to maintaining and, hopefully, increasing occupancy levels. We respectfully request keeping the sign for an additional two (2) year period so that we may benefit from traffic exposure from the Main Street area.