CATHOLIC CENTRAL ADDITION
JSP25-32

JSP25-32 CATHOLIC CENTRAL CLASSROOM ADDITION

Public hearing at the request of Catholic Central High School for Planning Commission's approval of revised Special Land Use Permit, Preliminary Site Plan and Stormwater Management Plan. The applicant is proposing an addition to the southeast area of the main building.

Required Action

Approve/Deny the revised Special Land Use permit, Preliminary Site Plan with phasing, Woodland Permit and Stormwater Management Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	12.12.25	• **Waiver of requirement to provide noise impact statement** • **ZBA variance requested to allow 4000K lighting fixtures to match existing campus** • Items to be addressed in Final Site Plan submittal
Engineering	Approval recommended	12.12.25	• Items to be addressed in the Final Site Plan submittal
Landscaping	Approval recommended	11.25.25	• Items to be addressed in Final Site Plan
Wetland	Not applicable		• No impacts proposed
Woodland	Approval recommended	12.11.25	• **Woodland Use Permit for removal/impact to 8 regulated trees** • Items to be addressed in Final Site Plan
Traffic	Not applicable		
Façade	Approval recommended	12.11.25	• Full compliance with Ordinance
Fire	Approval recommended	12.1.25	• Meets Fire Department Standards

Motion sheet

Approval – Revised Special Land Use Permit

In the matter of JSP25-32 Catholic Central Classroom Addition, motion to **approve** the Revised Special Land Use permit based on the following findings:

a. Relative to other feasible uses of the site:

i. The proposed use will not cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service. *The applicant states student enrollment will not increase as a result of the new facilities, and therefore traffic will not increase in any significant way. An additional four employees are anticipated. No changes to exterior or interior drives are proposed with this project.*

ii. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area**.** *The new learning spaces will accommodate functions that are currently taking place in the school, so no significant impact on public services and facilities is anticipated. No new restrooms are proposed. The student, faculty and staff population will remain consistent.*

iii. The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats *because the addition will be built on an area of lawn with only 8 trees impacted by removal or critical root zone potential damage.*

iv. The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood, *because the use of the property has been and will remain a school and the number of students is not increasing. The classroom addition is relatively small compared to the existing school footprint, and is located away from adjacent residential areas. The placement of the addition will not be visible from surrounding properties.*

v. The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use, *because it complies with Future Land Use map designation of Public/Quasi-public.*

vi. The proposed use will promote the use of land in a socially and economically desirable manner, *because the investment in school facilities creates jobs and helps meet the needs of students.*

vii. The proposed use was previously approved by the Planning Commission for Special Land Use permit at this location. The addition represents a minor physical expansion of the use, and therefore revision of the previous permit. The dimensional requirements of the ordinance are met.

b. *Additional comments here if any*

(This motion is made because the plan is otherwise in compliance with Article 3.1.5, Article 4, Article 5 and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

– AND –

Approval – Preliminary Site Plan and Phasing Plan

In the matter of JSP25-32 Catholic Central Classroom Addition, motion to **approve** the Preliminary Site Plan and Phasing Plan based on and subject to the following:

a. Waiver of the requirement to provide a Noise Impact Statement, as there are no new outdoor uses proposed, and the applicant has provided noise data showing the new rooftop mechanical equipment will not exceed the performance standards at the property line, which is hereby granted.
b. Zoning Board of Appeals variance to be requested to allow the lighting fixtures to exceed the 3000K maximum Color Correlated Temperature.
c. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan; and
d. *(additional conditions here if any)*.

(This motion is made because the plan is otherwise in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

-AND-

Approval – Woodland Permit

In the matter of JSP25-32 Catholic Central Classroom Addition, motion to **approve** the Woodland Permit based on and subject to the following:

a. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan; and
b. *(additional conditions here if any)*

(This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

– AND –

Approval – Stormwater Management Plan

In the matter of JSP25-32 Catholic Central Classroom Addition, motion to **approve** the Stormwater Management Plan, based on and subject to:

a. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan; and
b. (additional conditions here if any).

(This motion is made *because it otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

– OR –

Denial – Revised Special Land Use Permit
In the matter of JSP25-32 Catholic Central Classroom Addition, motion to **deny** the Revised Special Land Use permit as the project does not comply with the findings required for Special Land Use approval … *(because the plan is not in compliance with Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

-AND-

Denial – Preliminary Site Plan and Phasing Plan
In the matter of JSP25-32 Catholic Central Classroom Addition, motion to **deny** the Preliminary Site Plan and Phasing Plan… *(because the plan is not in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

-AND-

Denial– Woodland Permit
In the matter of JSP25-32 Catholic Central Classroom Addition, motion to **deny** the Woodland Permit… *(because the plan is not in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

-AND-

Denial – Stormwater Management Plan
In the matter of JSP25-32 Catholic Central Classroom Addition, motion to **deny** the Stormwater Management Plan… (*because the plan is not in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

MAPS

Location

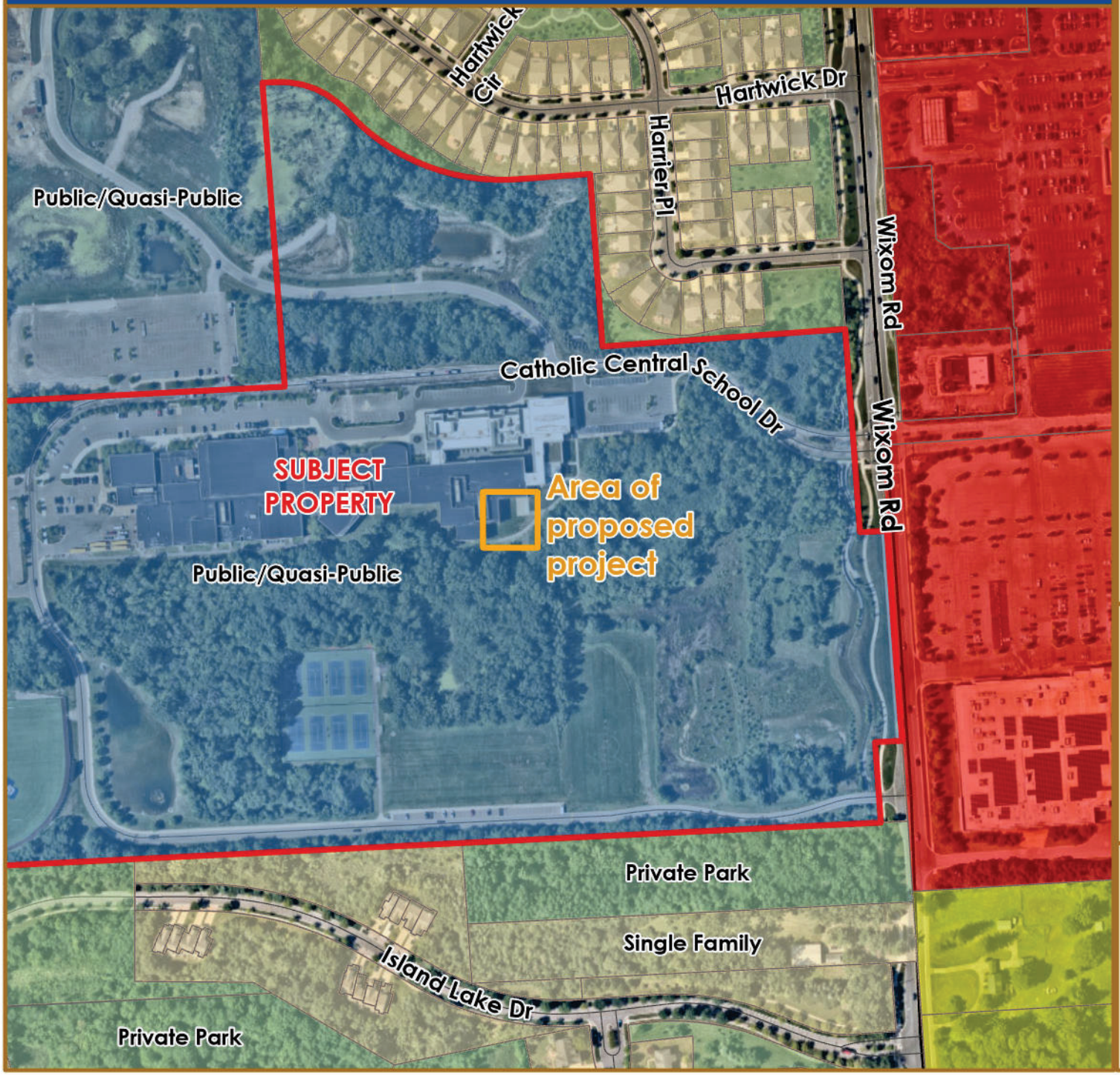
Zoning

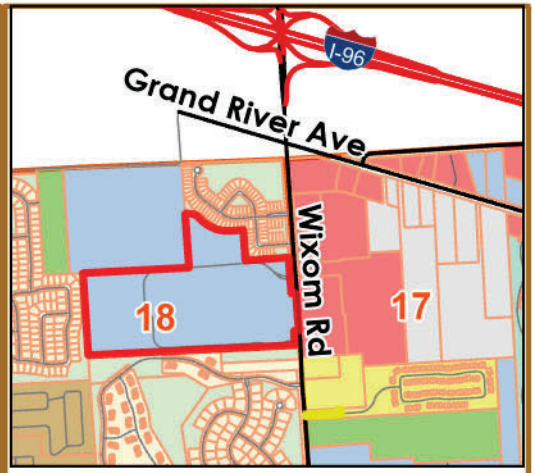
Future Land Use

Natural Features

JSP25-32 CATHOLIC CENTRAL ADDITION

FUTURE LAND USE





Future Land Use (2025)

- Community Commercial
- Industrial/Office
- Manufactured Housing
- Office, Service, Commercial
- Private Park
- Public Park
- Public/Quasi-Public
- Single Family
- Suburban Low-Rise

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

0 0.02 0.04 0.07 Miles

Map Author: Lindsay Bell
Date: 1/7/26
Project: CC Addition
Version #: 1

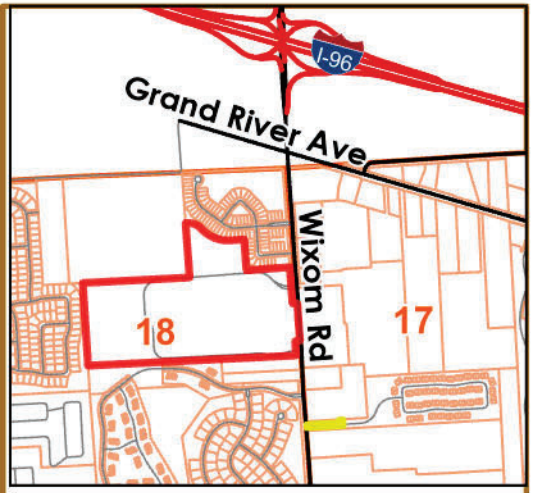
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JSP25-32 CATHOLIC CENTRAL ADDITION

LOCATION





Sections

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

0 0.03 0.05 0.1 Miles

Map Author: Lindsay Bell
Date: 1/7/26
Project: CC ADDITION
Version #: 1

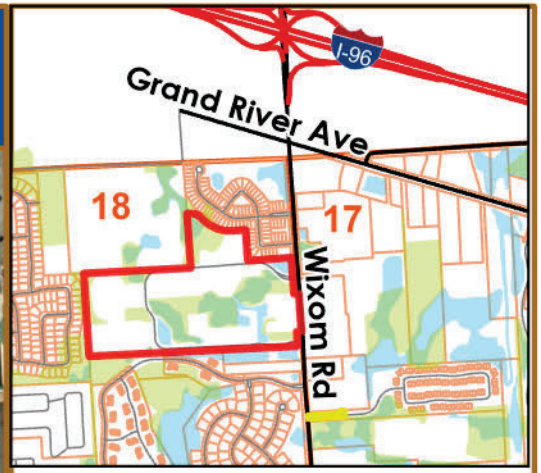
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JSP25-32 CATHOLIC CENTRAL ADDITION

NATURAL FEATURES





Woodlands

Wetlands

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

0 0.02 0.04 0.07 Miles

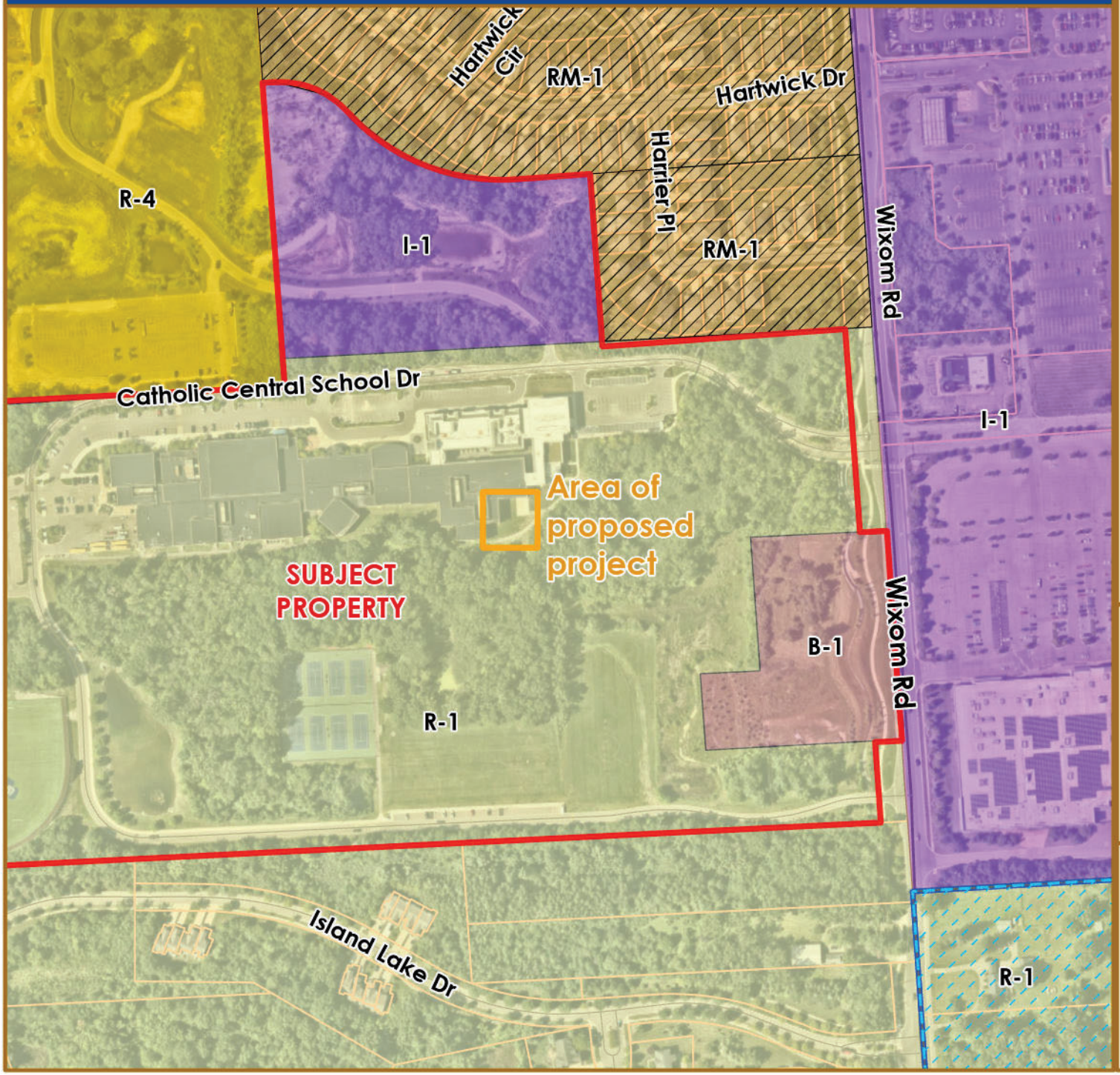
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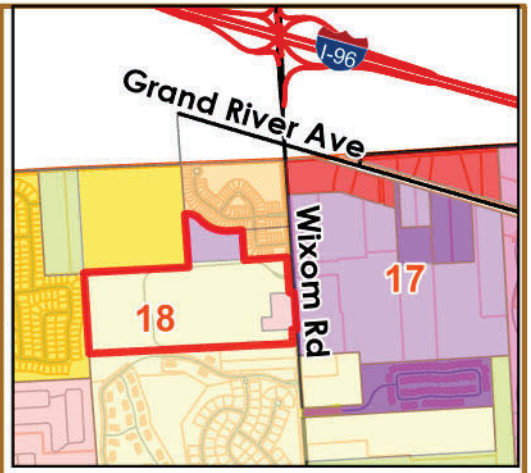
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JSP25-32 CATHOLIC CENTRAL ADDITION

ZONING





Zoning District

- B-1: Local Business
- B-3: General Business
- I-1: Light Industrial
- I-2: General Industrial
- MH: Mobile Home
- OSC: Office Service Commercial
- R-1: One-Family Residential
- R-4: One-Family Residential
- RA: Residential Acreage
- RM-1: Low-Density Multiple-Family

City of Novi
Dept. of Community Development
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45175 Ten Mile Rd
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0 0.02 0.04 0.07 Miles

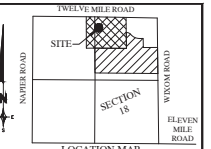
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SITE PLAN
(Full plan set available for viewing at the Community Development Department.)

PRELIMINARY SITE PLAN FOR
CLASSROOM ADDITION
CATHOLIC CENTRAL HIGH SCHOOL
SECTION 18, NOVI, MICHIGAN



LOCATION MAP
NOT TO SCALE

APPLICANT/OWNER:
CATHOLIC CENTRAL HIGH SCHOOL
27225 WIXOM ROAD
NOVI, MI 48374
PHONE: (248) 596-3899
CONTACT: MICHAEL WILSON

CIVIL ENGINEER/LAND SURVEYOR:
ZEIMET WOZNIAK AND ASSOCIATES, INC.
55800 GRAND RIVER, SUITE 100
NEW HUDSON, MI 48165
PHONE: (248) 437-5099 FAX: (248) 437-5222
CONTACT: ANDY WOZNIAK

WETLAND/WOODLAND CONSULTANT:
BARR ENGINEERING
3005 BOARDWALK DR.
ANN ARBOR, MI 48108
PHONE: (734) 922-4414
CONTACT: FRAN THOMPSON

LANDSCAPE ARCHITECT:
GRISSIM METZ ANDRIESE ASSOCIATES
15000 N. EDWARD HINES DRIVE
PLYMOUTH, MI 48170
PHONE: (248) 347-7010
CONTACT: RICH HOUDEK

ARCHITECT:
IDS
1441 WEST LONG LAKE, SUITE 200
TROY, MI 48098
PHONE: (248) 823-2100
CONTACT: ADRIAN LaTONA

CONSTRUCTION MANAGER:
VIG CONSTRUCTION
15040 CLEAT STREET
PLYMOUTH, MI 48170
PHONE: (734) 283-3002
CONTACT: JOSEPH S. VIG

PARCEL 22-18-200-027 LEGAL DESCRIPTION:

PART OF THE NORTHEAST 1/4 OF SECTION 18, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 18 AND PROCEEDING ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 18, S. 00°15'03" E. 1320.00 FEET TO THE POINT OF BEGINNING; THENCE S. 89°31'51" E. 1327.47 FEET; THENCE N. 00°44'12" W. 676.15 FEET; THENCE S. 89°31'51" E. 29.92 FEET; THENCE 177.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 200.00 FEET, CENTRAL ANGLE 50°49'12" AND A CHORD THAT BEARS S. 64°07'16" E. 171.64 FEET; THENCE 417.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 459.96 FEET, CENTRAL ANGLE 51°58'21" AND A CHORD THAT BEARS S. 64°41'50" E. 403.07 FEET; THENCE N. 89°19'00" E. 165.00 FEET; THENCE S. 00°41'00" E. 384.00 FEET; THENCE N. 89°19'00" E. 539.99 FEET TO A POINT ON THE 60 FOOT RIGHT OF WAY LINE OF WIXOM ROAD; THENCE ALONG SAID LINE S. 00°41'00" E. 1098.12 FEET TO A POINT ON THE NORTH LINE OF ISLAND LAKE VINEYARDS, OAKLAND COUNTY CONDOMINIUM PLAN NUMBER 1271; THENCE ALONG SAID LINE N. 89°23'05" W. 2585.76 FEET TO A POINT ON THE EAST LINE OF ANDELINA RIDGE, OAKLAND COUNTY CONDOMINIUM PLAN NUMBER 2063; THENCE ALONG SAID LINE N. 00°15'03" W. 1028.05 FEET ALONG SAID NORTH-SOUTH 1/4 LINE TO THE POINT OF BEGINNING CONTAINING 70.27 ACRES MORE OR LESS, BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND THE RIGHTS OF THE PUBLIC OR ANY GOVERNMENTAL AGENCY OVER WIXOM ROAD.

OVERALL LEGAL DESCRIPTION:

PART OF THE NORTH 1/2 OF SECTION 18, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 18 AND PROCEEDING ALONG THE NORTH LINE OF SAID SECTION 18, SAID LINE ALSO BEING THE CENTERLINE OF 12 MILE ROAD (33 FEET WIDE, 1/2 WIDTH) S. 88°55'17" E. 1316.65 FEET; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG BERKSHIRE POINTE, OAKLAND COUNTY CONDOMINIUM PLAN NUMBER 2080, 1) S. 00°44'12" E. 630.03 FEET, 2) S. 89°31'51" E. 29.92 FEET, 3) 177.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 200.00 FEET, CENTRAL ANGLE 50°49'12" AND A CHORD THAT BEARS S. 64°07'16" E. 171.64 FEET, 4) 417.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 459.96 FEET, CENTRAL ANGLE 51°58'21" AND A CHORD THAT BEARS S. 64°41'50" E. 403.07 FEET, 5) N. 89°19'00" E. 165.00 FEET, 6) S. 00°41'00" E. 384.00 FEET AND 7) N. 89°19'00" E. 539.99 FEET TO A POINT ON THE 60 FOOT RIGHT OF WAY LINE OF WIXOM ROAD; THENCE ALONG SAID LINE S. 00°41'00" E. 1098.12 FEET TO A POINT ON THE NORTH LINE OF ISLAND LAKE VINEYARDS, OAKLAND COUNTY CONDOMINIUM PLAN NUMBER 1271; THENCE ALONG SAID LINE N. 89°23'05" W. 2585.76 FEET TO A POINT ON THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 18, ALSO BEING THE EAST LINE OF ANDELINA RIDGE, OAKLAND COUNTY CONDOMINIUM PLAN NUMBER 2063; THENCE ALONG SAID LINE N. 00°15'03" W. 1028.05 FEET; THENCE N. 89°31'51" W. 165.00 FEET; THENCE N. 00°15'03" W. 1320.00 FEET TO A POINT ON SAID NORTH LINE OF SECTION 18, ALSO BEING THE CENTERLINE OF 12 MILE ROAD; THENCE ALONG SAID LINE S. 89°31'51" E. 165.00 FEET TO SAID NORTH 1/4 CORNER OF SECTION 18 AND POINT OF BEGINNING CONTAINING 115.11 ACRES MORE OR LESS, BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND THE RIGHTS OF THE PUBLIC OR ANY GOVERNMENTAL AGENCY OVER WIXOM ROAD AND 12 MILE ROAD.

NOTE:

THESE PLANS ARE THE PROPERTY OF ZEIMET-WOZNIAK & ASSOCIATES, INC. NO CONSTRUCTION STAKING OR CONSTRUCTION INSPECTION OR CONSTRUCTIVE USE OF THESE PLANS SHALL BE MADE BY ANYONE WITHOUT THE WRITTEN AUTHORIZATION BELOW.

AUTHORIZATION BY: _____

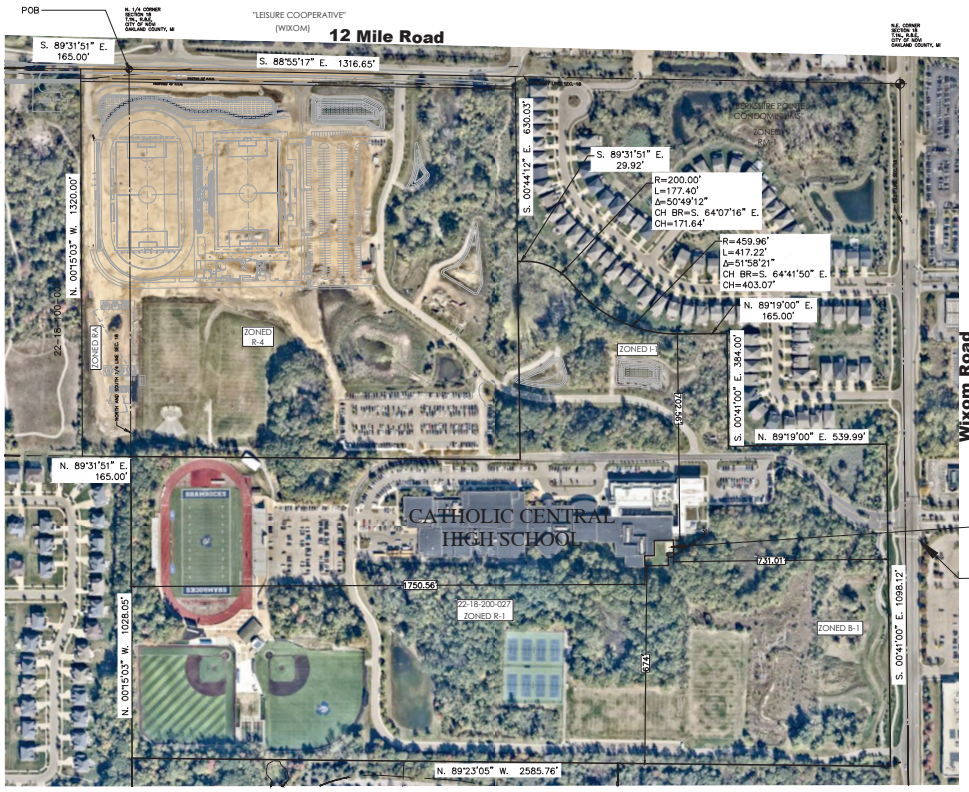
ZEIMET-WOZNIAK & ASSOCIATES, INC. SHALL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION, NOR FOR SAFETY ON THE JOB SITE, NOR SHALL ZEIMET-WOZNIAK & ASSOCIATES, INC. BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL INDEMNIFY AND SAVE HARMLESS THE OWNER AND ENGINEER FROM ALL LIABILITIES FOR INJURY TO PERSONS, OR DAMAGE TO OR LOSS OF PROPERTY, OR ANY OTHER LOSS, COST OR EXPENSE, AS A RESULT OF THE ACTIONS OF THE CONTRACTOR, HIS EMPLOYEES, AGENTS, OR SUBCONTRACTORS.

ALL CONTRACTORS SHALL NAME ZEIMET-WOZNIAK & ASSOCIATES, INC. AS ADDITIONALLY INSURED ON ALL INSURANCE POLICIES.

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITY CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE APPARENT OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.



SITE MAP

BENCHMARK:
CITY BENCHMARK ID: #1712 = 'X' ON N. RIM OF GATEWELL LOCATED IN THE S.E. QUAD OF INTERSECTION OF WIXOM RD AND #27225 WIXOM RD., 1 FOOT E. OF BACK OF CURB. ELEVATION: 981.30 (NAVD88 DATUM)

"TARGET"
ZONED I-1

SHEET INDEX:

CIVIL DRAWINGS:

CE-1	COVER SHEET
CE-2	EXISTING CONDITIONS PLAN
CE-3	REMOVALS PLAN
CE-4	SITE PAVING AND GRADING PLAN
CE-5	WATERMAIN PLAN
CE-6	SANITARY SEWER PLAN
CE-7	SOIL EROSION CONTROL PLAN
CE-8	DRAINAGE CONDITIONS PLAN

ARCHITECTURAL DRAWINGS:

2.A1	COMPOSITE AND PARTIAL FIRST FLOOR PLANS
2.A2	COMPOSITE AND PARTIAL SECOND FLOOR PLANS
2.A3	COMPOSITE AND PARTIAL ROOF PLANS
2.A4	EXTERIOR ELEVATIONS
2.A5	RENDERINGS

LANDSCAPE DRAWINGS:

L101	LANDSCAPE PLAN & DETAILS

SITE ELECTRICAL DRAWINGS:

1 OF 2	PHOTOMETRIC PLAN
2 OF 2	SPECIFICATIONS

PHASING NARRATIVE

Construction will be completed in two phases. Phase I will include relocating the existing sanitary sewer and water main. This will entail installation of soil erosion control and woodland protection measures, removal of three regulated trees, relocation of the utilities, and restoration of all disturbed areas and wetland buffer. The balance of the work, including construction of the building addition and landscaping will be completed during Phase 2.

SITE DATA:

PROPOSED USE: CLASSROOM ADDITION FOR CATHOLIC CENTRAL HIGH SCHOOL

ZONED: R-1

SITE AREA: 115.11 ACRES

DENSITY/AREA CALCULATIONS:	GROSS BUILDING AREA	LOT COVERAGE
EXISTING SCHOOL	223,375	4.45%
NORTH ATHLETICS	6,775 S.F.	0.14%
CLASSROOM ADDITION	6,289 S.F.	0.13%
TOTAL	236,439 S.F.	4.72%

BUILDING SETBACKS:

PROPOSED	
FRONT (NORTH)	702.56'
SIDE (EAST)	731.01'
SIDE (WEST)	1,750.56'
REAR (SOUTH)	674.00'

BUILDING HEIGHT:

ALLOWED	35'
PROPOSED	34'- 7 3/8"

SITE DEVELOPMENT NOTES:

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT SPECIFICATIONS AND STANDARD DETAILS OF THE CITY OF NOVI.
2. CALL MISS DIG (1-800-647-7344 / 1-800-MISS DIG) A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UNDERGROUND UTILITIES CAUSED BY HIS OPERATIONS.
4. TRENCHES UNDER OR WITHIN 3 FT. OF EXISTING OR PROPOSED PAVEMENTS, DRIVEWAYS, AND/OR SIDEWALKS SHALL BE BACKFILLED AND COMPACTED WITH MDOT CLASS II SAND.
5. WHERE UTILITIES CROSS, PROVIDE POROUS BACKFILL TAMPED IN 12" LAYERS TO THE UNDERSIDE OF THE HIGHER UTILITY. A 6" MIN. SAND CUSHION SHALL BE PROVIDED BETWEEN UTILITIES.
6. ALL SEWER CONSTRUCTION SHALL HAVE MDOT CLASS II BEDDING UNLESS OTHERWISE SPECIFIED ON THE PROFILES.
7. ALL ELEVATIONS SHOWN ARE BASED ON U.S.G.S. DATUM.
8. ALL DISTURBED AREAS BE PROMPTLY RESTORED BY THE CONTRACTOR.
9. ALL SOIL EROSION AND SILT MUST BE CONTROLLED AND CONTAINED ON SITE.
10. THE CONTRACTOR SHALL AT ALL TIMES PROVIDE EMERGENCY ACCESS TO PROPERTY FOR THE POLICE, FIRE DEPARTMENT, AMBULANCES OR OTHER EMERGENCY VEHICLES TO PROTECT LIFE, HEALTH AND PROPERTY.
11. PAVED STREET AND DRIVEWAYS MUST BE MAINTAINED IN A REASONABLE STATE OF CLEANLINESS AND THE CONTRACTOR SHALL REMOVE ACCUMULATIONS OF DEBRIS CAUSED BY CONSTRUCTION OPERATIONS.
12. CONTRACTOR MUST PROVIDE ALL NECESSARY SHEETING, SHORING, DEWATERING, BRACING, TRENCH BOXES, ETC. TO PERFORM WORK SAFELY AND PROTECT EXISTING UTILITIES AND IMPROVEMENTS IN ACCORDANCE TO MICHIGAN OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (MIOSHA).

SHAWN R. BLASZCZYK ENGINEER No. 6201047387 STATE OF MICHIGAN REGISTERED PROFESSIONAL ENGINEER

GENERAL NOTE:
ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS.

NOT FOR CONSTRUCTION

ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
PRE-APP SUBMITTAL	10/24/25								
PSP SUBMITTAL	11/19/25								

ZEIMET WOZNIAK & ASSOCIATES
Consulting Civil Engineers
55800 GRAND RIVER AVE. SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com

MISS DIG 811 THREE FULL WORKING DAYS BEFORE YOU DIG, CALL THE MISS DIG SYSTEM

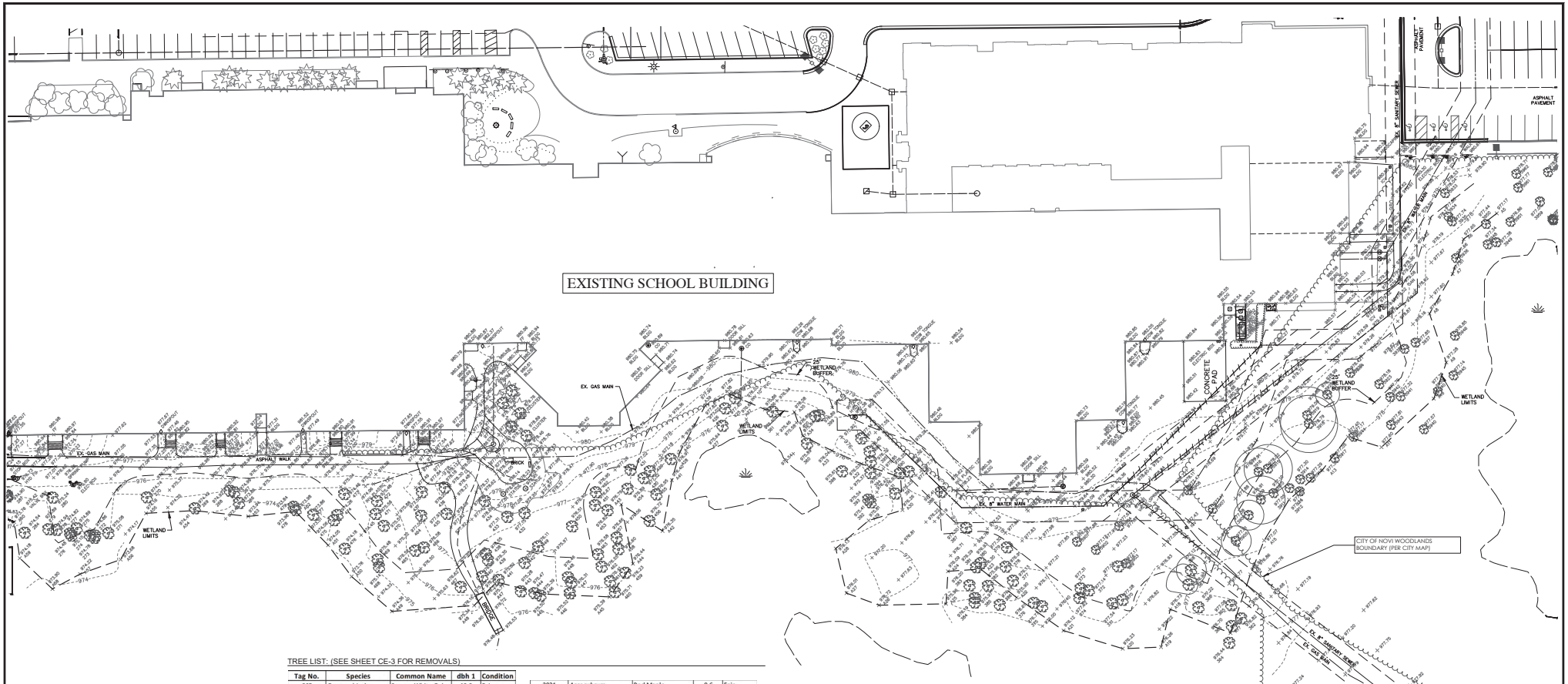
PROJECT SPONSOR:
CATHOLIC CENTRAL HIGH SCHOOL
27225 WIXOM ROAD
NOVI, MI 48374

COVER SHEET
CLASSROOM ADDITION
SECTION 18, NOVI, MICHIGAN

DATE	10/17/25	SCALE	HOR: 1" = 200' VER: 1" = N/A
DESIGNED BY	SRB	JOB NO.	19120.7
DRAWN BY	SRB	SHEET	CE-1

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TREE LIST: (SEE SHEET CE-3 FOR REMOVALS)

Tag No.	Species	Common Name	dbh 1	Condition
365	*Quercus bicolor*	Swamp White Oak	12.0	Fair
367	*Quercus bicolor*	Swamp White Oak	12.0	Fair
3901	*Tilia americana*	Basswood	13.4	Fair
3902	*Acer saccharinum*	Silver Maple	11.8	Fair
3903	*Quercus macrocarpa*	Bur Oak	9.6	Fair
3904	*Acer saccharinum*	Silver Maple	10.3	Fair
3905	*Quercus macrocarpa*	Bur Oak	15.9	Fair
* 3906	*Quercus macrocarpa*	Bur Oak	18.3	Fair
~~3907~~	~~*Acer saccharinum*~~	~~Silver Maple~~	~~8.5~~	~~Fair~~
~~3908~~	~~*Acer saccharinum*~~	~~Silver Maple~~	~~9.0~~	~~Fair~~
* 3909	*Quercus macrocarpa*	Bur Oak	10.2	Fair
3910	*Quercus macrocarpa*	Bur Oak	22.4	Fair
3911	*Quercus macrocarpa*	Bur Oak	13.5	Fair
3912	*Quercus macrocarpa*	Bur Oak	17.0	Fair
3913	*Quercus macrocarpa*	Bur Oak	15.3	Fair
3914	*Tilia americana*	Basswood	13.2	Fair
* 3915	*Ostrya virginiana*	Hop-hornbeam	10.4	Fair
~~3916~~	~~*Acer rubrum*~~	~~Red Maple~~	~~19.5~~	~~Fair~~
3917	*Quercus macrocarpa*	Bur Oak	13.2	Fair
* 3918	*Quercus macrocarpa*	Bur Oak	28.0	Fair
* 3919	*Quercus macrocarpa*	Bur Oak	18.6	Fair
3920	*Carya ovata*	Shagbark Hickory	10.1	Fair
3921	*Ostrya virginiana*	Hop-hornbeam	9.6	Fair
3922	*Acer rubrum*	Red Maple	9.8	Fair
3923	*Quercus rubra*	Red Oak	17.9	Fair
3924	*Fagus grandifolia*	Beech	10.1	Fair
3925	*Quercus macrocarpa*	Bur Oak	10.2	Fair
3926	*Quercus macrocarpa*	Bur Oak	9.7	Fair
3927	*Carya ovata*	Shagbark Hickory	9.4	Fair
3928	*Carya ovata*	Shagbark Hickory	14.6	Fair
3929	*Quercus macrocarpa*	Bur Oak	11.2	Fair
3930	*Quercus macrocarpa*	Bur Oak	16.6	Fair
3931	*Acer rubrum*	Red Maple	8.6	Fair
3932	*Prunus serotina*	Black Cherry	10.1	Fair
3933	*Acer saccharinum*	Silver Maple	13.3	Fair
3934	*Acer saccharinum*	Silver Maple	18.0	Fair
3935	*Fagus grandifolia*	Beech	8.2	Fair
3936	*Quercus bicolor*	Swamp White Oak	27.3	Fair
3937	*Acer saccharinum*	Silver Maple	10.4	Fair
3938	*Acer saccharinum*	Silver Maple	9.1	Fair
3939	*Quercus bicolor*	Swamp White Oak	15.6	Fair
3940	*Quercus bicolor*	Swamp White Oak	15.4	Fair
3941	*Acer saccharinum*	Silver Maple	8.9	Fair
3942	*Acer saccharinum*	Silver Maple	9.3	Fair
3943	*Quercus macrocarpa*	Bur Oak	11.4	Fair
3944	*Acer saccharinum*	Silver Maple	8.5	Fair
3945	*Quercus bicolor*	Swamp White Oak	11.5	Fair
3946	*Quercus bicolor*	Swamp White Oak	12.2	Fair
3947	*Quercus macrocarpa*	Bur Oak	11.4	Fair
3948	*Acer saccharinum*	Silver Maple	9.3	Fair
3949	*Acer saccharinum*	Silver Maple	8.7	Fair
3950	*Quercus macrocarpa*	Bur Oak	9.7	Fair
3951	*Quercus macrocarpa*	Bur Oak	14.0	Fair
3952	*Acer saccharinum*	Silver Maple	19.9	Fair
3953	*Quercus bicolor*	Swamp White Oak	16.3	Fair
3954	*Ulmus americana*	American Elm	11.6	Fair
3955	*Quercus bicolor*	Swamp White Oak	14.9	Fair
3956	*Tilia americana*	Basswood	11.3	Fair
3957	*Tilia americana*	Basswood	18.4	Fair
3958	*Acer saccharinum*	Silver Maple	9.9	Fair
3959	*Acer saccharinum*	Silver Maple	8.7	Fair
3960	*Acer saccharinum*	Silver Maple	8.1	Fair
3961	*Acer saccharinum*	Silver Maple	11.9	Fair
3962	*Acer saccharinum*	Silver Maple	10.5	Fair

* DENOTES DRIP LINE WITHIN LIMITS OF CONSTRUCTION.

NOTES:

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EXISTING LEGEND

- MANHOLE
- CATCH BASIN
- INLET
- CLEANOUT
- END SECTION
- ROOF DRAIN
- GATE VALVE
- HYDRANT
- WATER SHUT-OFF
- UTILITY POLE
- GUY ANCHOR
- LIGHT POLE
- SIGN
- TREE
- TREE TO BE REMOVED
- TREE LINE
- FENCE
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC CABLE
- CONTOUR MAJOR
- CONTOUR MINOR
- T/P TOP OF PAVEMENT
- T/C TOP OF CURB
- B/C BOTTOM OF CURB
- +100.00 SPOT ELEVATION
- REMOVE EXISTING UTILITY LINE
- SILT FENCE
- TREE PROTECTION FENCE

N W E S

SCALE: 1" = 30'

0 15' 30' 60'

WETLAND AND TREE NOTE:
EXISTING WETLAND AND TREES LOCATED BY BARR ENGINEERING OCTOBER 2025.

GENERAL NOTE:
ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS.

NOT FOR CONSTRUCTION

ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
PRE-APP SUBMITTAL	10/24/25								
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ZEIMET WOZNIAK & ASSOCIATES
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MISS DIG 811 — THREE FULL WORKING DAYS BEFORE YOU DIG, CALL THE MISS DIG SYSTEM

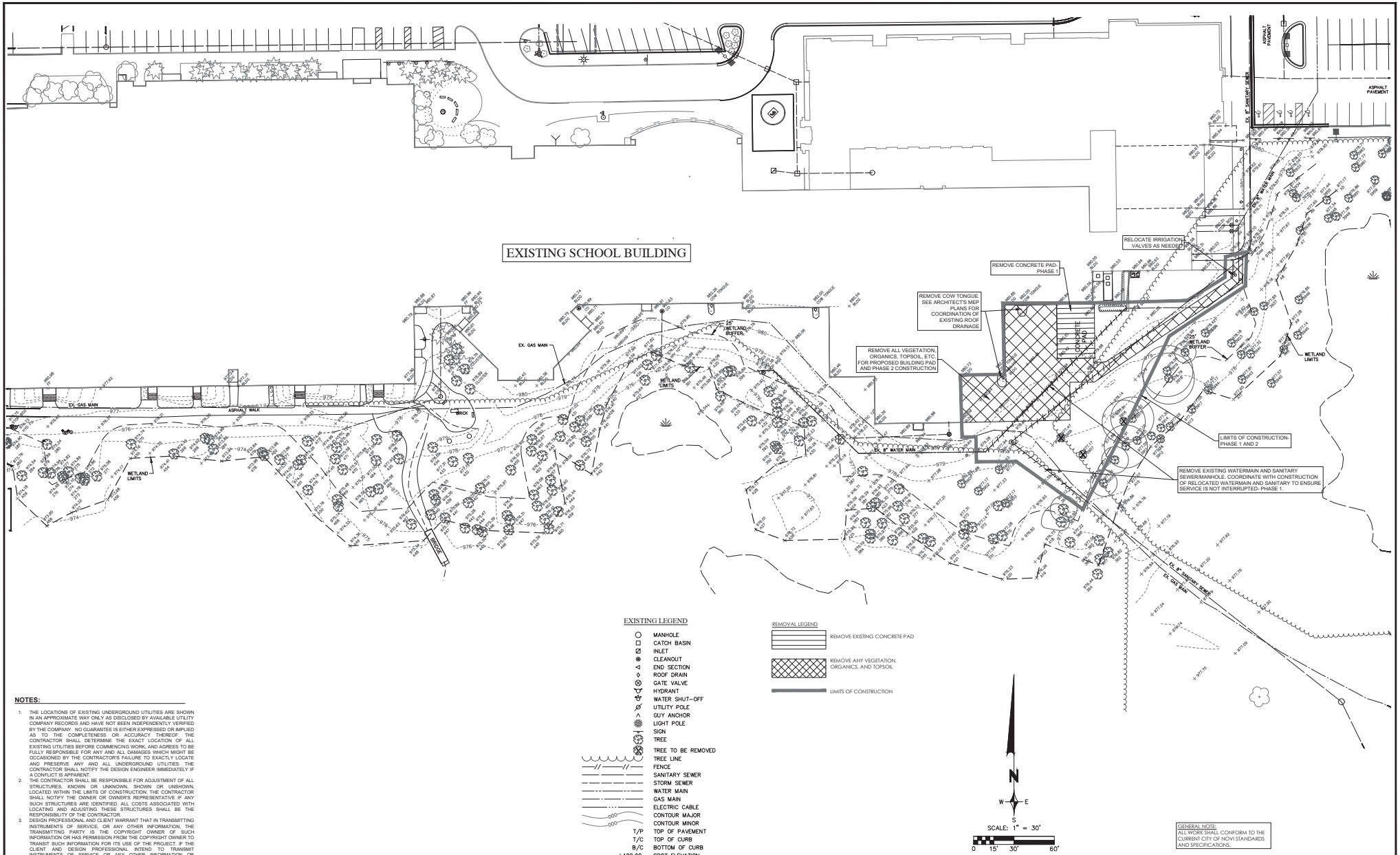
PROJECT SPONSOR:
CATHOLIC CENTRAL HIGH SCHOOL
27225 WIXOM ROAD
NOVI, MI 48374

EXISTING CONDITIONS PLAN
CLASSROOM ADDITION
SECTION 18, NOVI, MICHIGAN

DATE 10/17/25	SCALE	HOR: 1" = 30' VER: 1" = N/A	
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NOTES:

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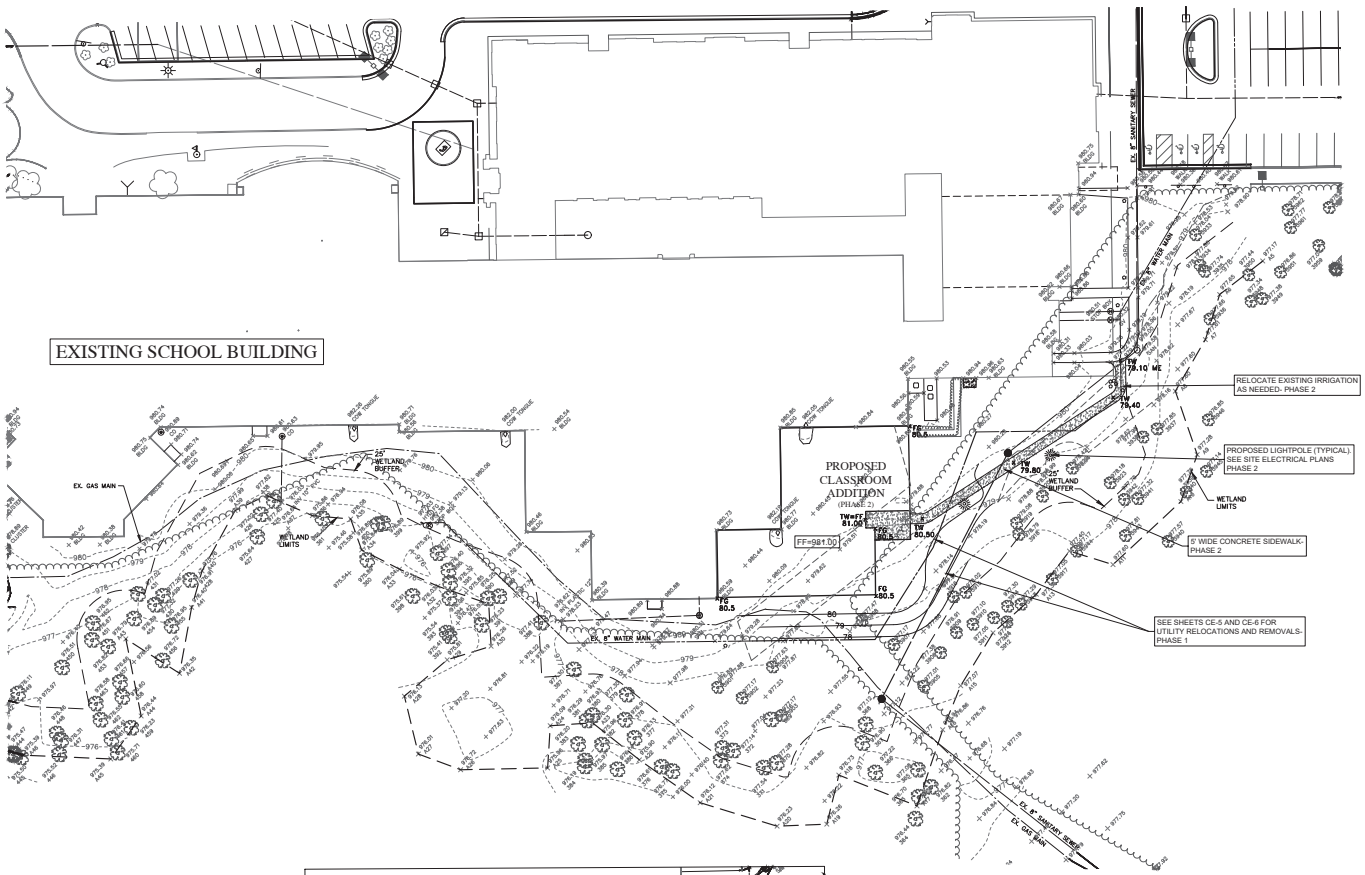
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NOVI, MI 48374

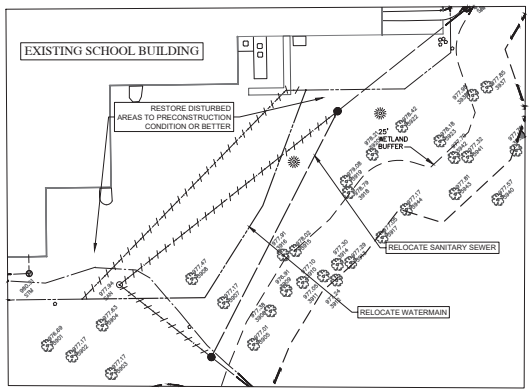
REMOVALS PLAN
CLASSROOM ADDITION
SECTION 18, NOVI, MICHIGAN

DATE 10/17/25 | SCALE HOR: 1" = 30' VER: 1" = N/A
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PHASE 1 CONSTRUCTION
SCALE: 1"=30'



UTILITY LEGEND

EXISTING	PROPOSED
MANHOLE	MANHOLE
CATCH BASIN	CATCH BASIN
INLET	INLET
CLEANOUT	CLEANOUT
END SECTION	END SECTION
ROOF DRAIN	ROOF DRAIN
GATE VALVE	GATE VALVE
HYDRANT	HYDRANT
WATER SHUT-OFF	WATER SHUT-OFF
UTILITY POLE	TREE REMOVAL
GUY ANCHOR	LIGHT POLE
LIGHT POLE	SANITARY SEWER
SIGN	STORM SEWER
TREE	WATER MAIN
TREE LINE	℄ DITCH
SANITARY SEWER	
STORM SEWER	
WATER MAIN	
GAS MAIN	
ELECTRIC CABLE	

TC = TOP OF CURB
TW = TOP OF WALK
TP = TOP OF PAVEMENT
G = GROUND
FG = FINISH GRADE
FF = FINISH FLOOR

PARKING TABLE

Catholic Central Parking Schedule

Parking Provided 2025

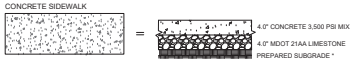
Parking Lot	Regular	Barrier Free	Van Accessible	Total
East	87	2	2	91
West & Visitor	175	4	2	181
Stadium	198	4	2	204
North	274	5	2	281
South	37	0	2	39
North Athletics	276	5	2	283
TOTAL		**20**	**12**	**1079**

Parking Required

1 Space for every Teacher/Administrator/Day Employee	160
1 Space for every 4 students of driving age (750 max.)	188
Total	348
or	
1 space for each 3.4 auditorium seats (Gym Capacity 2,052)	603
1 space for every employee	160
Total	763
Barrier Free Parking (2% of total)	22
Includes 3 Van Accessible Spaces	

PAVING SPECIFICATION:

CONCRETE SIDEWALK



* SUBGRADE SHALL BE PREPARED AND COMPACTED TO 95% MAXIMUM UNIT WEIGHT IN ACCORDANCE WITH THE RECOMMENDATION OF THE GEOTECHNICAL ENGINEER.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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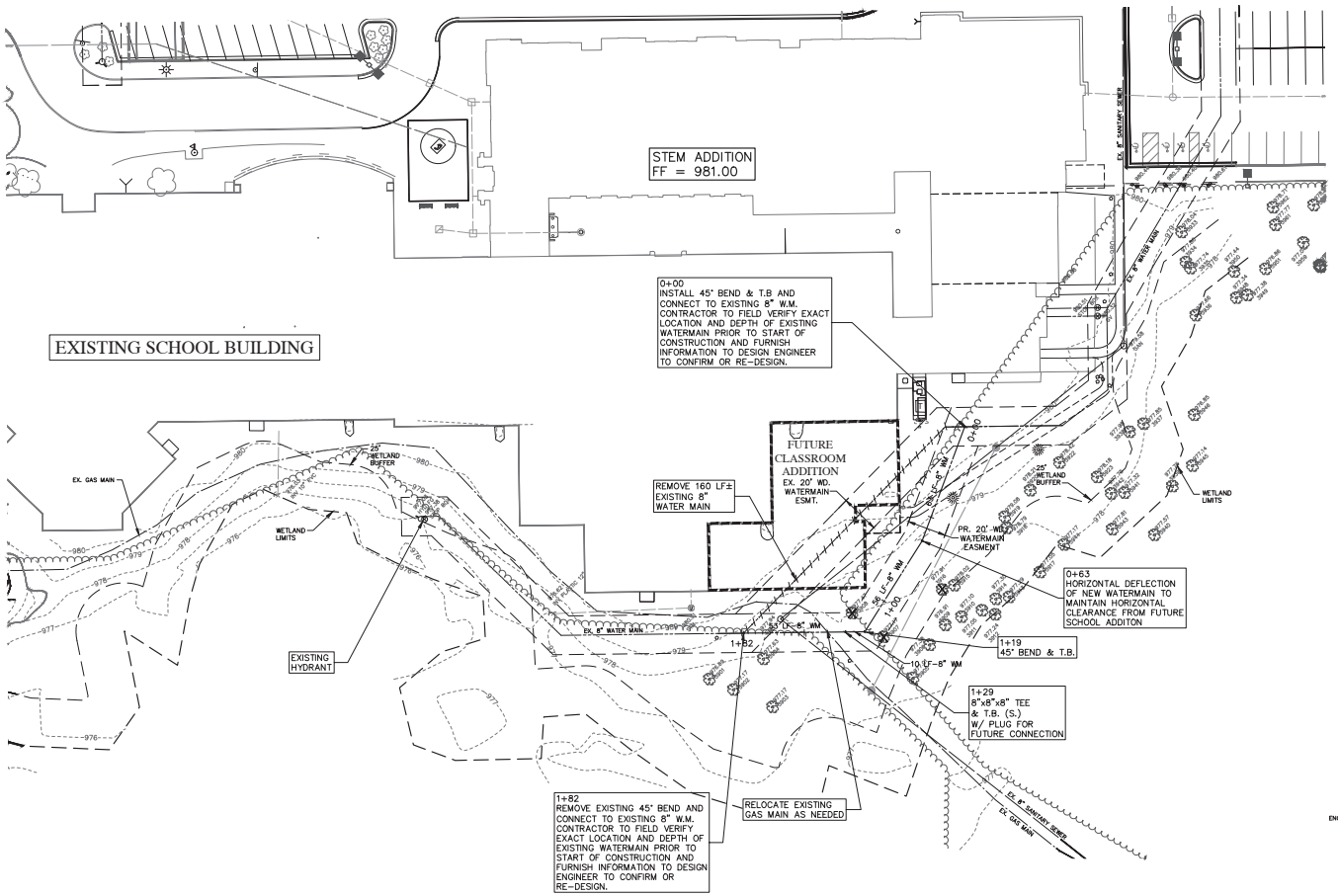
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27225 WIXOM ROAD
NOVI, MI 48374

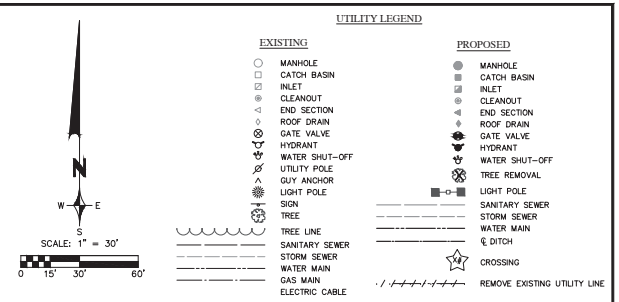
SITE PAVING AND GRADING PLAN
CLASSROOM ADDITION
SECTION 18, NOVI, MICHIGAN

DATE 10/17/25	SCALE HOR: 1" = 30' VER: 1" = N/A
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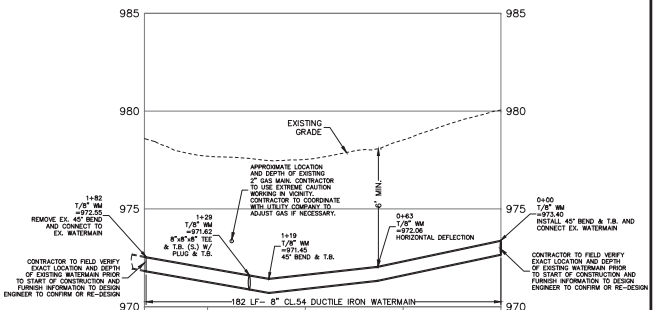
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NOTES:

1. CLEAR BRUSH AND REMOVE APPROXIMATELY 3 REGULATED WOODLAND TREES (8" DBH AND GREATER) FOR INSTALLATION OF SITE IMPROVEMENTS.
2. INSTALL SOIL EROSION CONTROL MEASURES INCLUDING MUD TRACKING MAT, SILT FENCE, AND INLET FILTER.
3. INSTALL TREE PROTECTION FENCE AS REQUIRED.



WATERMAIN PROFILE
SCALE: 1"=30' H
1"=3' V

NOTICE:
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NOTE:
ALL WORK REQUIRED FOR WATERMAIN RELOCATION SHALL BE COMPLETED AS PHASE 1 CONSTRUCTION.

WATERMAIN QUANTITIES (TOTAL):

8" CL.54 DUCTILE IRON PIPE	182 LF
CONNECT TO EXISTING	2 EA
REMOVE EXISTING 8" PIPE	160 LF

NOTE:
QUANTITIES SHOWN ABOVE ARE FOR PERMIT PURPOSES ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING THE ACTUAL SCOPE OF WORK IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS.

GENERAL NOTE:
ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS.

WATERMAIN CROSSING NOTE:
PER THE TEN STATES STANDARDS ARTICLE 8.8.3, ONE FULL 20-FOOT PIPE LENGTH OF WATER MAIN SHALL BE USED WHENEVER STORM SEWER OR SANITARY SEWER IS CROSSED, AND THE PIPE SHALL BE CENTERED ON THE CROSSING, IN ORDER TO ENSURE 10-FOOT SEPARATION BETWEEN WATER MAIN AND SEWERS.

WATER MAIN NOTES:

- BACTERIOLOGICAL SAMPLING SHALL BE IN ACCORDANCE WITH R325.11110 OF THE ADMINISTRATIVE RULES PROMULGATED UNDER MICHIGAN SAFE DRINKING WATER ACT, 1976 PA 399, AS AMENDED. TWO CONSECUTIVE BACTERIOLOGICAL SAMPLES SHALL BE COLLECTED 24 HOURS APART AT EACH SAMPLING SITE. SAMPLING SITE SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF AWWA STANDARD C651.
- FOR THE PROPOSED DUCTILE IRON WATER MAINS, EACH PIPE, HYDRANTS, VALVES, AND OTHER APPURTENANCE MATERIAL THAT COMES IN CONTACT WITH POTABLE WATER MUST BE CERTIFIED TO MEET THE ANSI/NSF STANDARD 61 AND THE CERTIFICATION SHOULD BE STAMPED ON THE EXTERIOR WALL OF THE PIPE OR APPURTENANCE.

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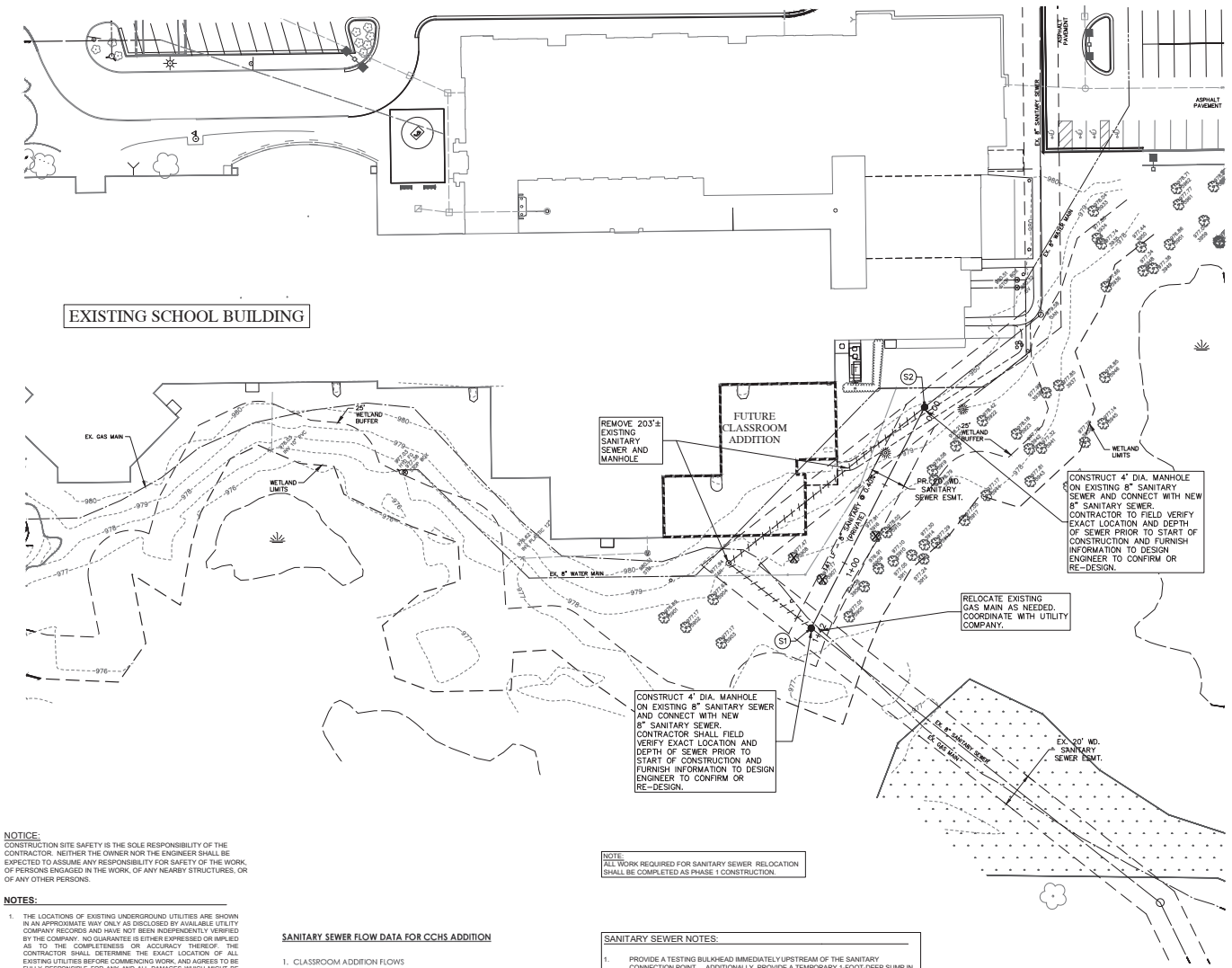
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WATERMAIN PLAN
CLASSROOM ADDITION
SECTION 18, NOVI, MICHIGAN

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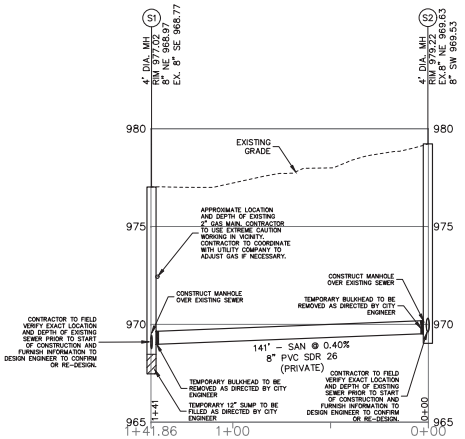


UTILITY LEGEND

EXISTING	PROPOSED
MANHOLE	MANHOLE
CATCH BASIN	CATCH BASIN
INLET	INLET
CLEANOUT	CLEANOUT
END SECTION	END SECTION
ROOF DRAIN	ROOF DRAIN
GATE VALVE	GATE VALVE
HYDRANT	HYDRANT
WATER SHUT-OFF	WATER SHUT-OFF
UTILITY POLE	TREE REMOVAL
GUY ANCHOR	LIGHT POLE
LIGHT POLE	SANITARY SEWER
SIGN	STORM SEWER
TREE	WATER MAIN
TREE LINE	℄ DITCH
SANITARY SEWER	CROSSING
STORM SEWER	REMOVE EXISTING UTILITY LINE
WATER MAIN	
GAS MAIN	
ELECTRIC CABLE	

NOTES:

1. CLEAR BRUSH AND REMOVE APPROXIMATELY 3 REGULATED WOODLAND TREES (8" DBH AND GREATER) FOR INSTALLATION OF SITE IMPROVEMENTS.
2. INSTALL SOIL EROSION CONTROL MEASURES INCLUDING MUD TRACKING MAT, SILT FENCE, AND INLET FILTER.
3. INSTALL TREE PROTECTION FENCE AS REQUIRED.



SANITARY SEWER PROFILE
SCALE: 1"=30' H
1"=3' V

NOTE:
ALL WORK REQUIRED FOR SANITARY SEWER RELOCATION SHALL BE COMPLETED AS PHASE 1 CONSTRUCTION.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENT OF ALL STRUCTURES, KNOWN OR UNKNOWN, SHOWN OR UNSHOWN, LOCATED WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE IF ANY SUCH STRUCTURES ARE IDENTIFIED. ALL COSTS ASSOCIATED WITH LOCATING AND ADJUSTING THESE STRUCTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. DESIGN PROFESSIONAL AND CLIENT WARRANT THAT IN TRANSMITTING INSTRUMENTS OF SERVICE, OR ANY OTHER INFORMATION, THE TRANSMITTING PARTY IS THE COPYRIGHT OWNER OF SUCH INFORMATION OR HAS PERMISSION FROM THE COPYRIGHT OWNER TO TRANSIT SUCH INFORMATION FOR ITS USE OF THE PROJECT. IF THE CLIENT AND DESIGN PROFESSIONAL INTEND TO TRANSMIT INSTRUMENTS OF SERVICE OR ANY OTHER INFORMATION OR DOCUMENTATION IN DIGITAL FORM, THEY SHALL ENDEAVOR TO ESTABLISH NECESSARY PROTOCOLS GOVERNING SUCH TRANSMISSIONS.

SANITARY SEWER FLOW DATA FOR CCHS ADDITION

1. CLASSROOM ADDITION FLOWS
   1) THE ADDITION WILL PROVIDE EDUCATIONAL SERVICES NOT ALREADY PROVIDED AT CCHS. NO INCREASE IN STUDENT POPULATION IS ANTICIPATED.
   2) THE SITE IS LOCATED IN THE HURON-ROUGE SANITARY SEWER DISTRICT.

GROSS AREA OF ADDITION	= 12,700 SF		
PEOPLE	= 0.09 REU / 1,000 SF X 3.2 PERSONS / REU X 12,700 SF = 3.66 PEOPLE		
AVG. FLOW	= 3.66 PEOPLE X 100 GPPPD=		366 GPD
	= 366 / (7.5 X 24 X 3600)	=	0.0006 CFS
PEAK FACTOR	= 4		
PEAK FLOW	= 4 X 366	=	1,464 GPD
	= 1,464 / (7.5 X 24 X 3600)	=	0.0023 CFS

AN 8" DIA. SEWER AT 0.40% MIN. SLOPE HAS A CAPACITY OF 0.76 CFS

SANITARY SEWER NOTES:

1. PROVIDE A TESTING BULKHEAD IMMEDIATELY UPSTREAM OF THE SANITARY CONNECTION POINT. ADDITIONALLY, PROVIDE A TEMPORARY 1-FOOT-DEEP SUMP IN THE FIRST SANITARY STRUCTURE PROPOSED UPSTREAM OF THE CONNECTION POINT, AND PROVIDE A SECONDARY WATERTIGHT BULKHEAD IN THE DOWNSTREAM SIDE OF THIS STRUCTURE.
2. TWO 6-GAUGE SOLID OR STRANDED ANNEALED OR HARD COPPER TRACER WIRES WITH GREEN 45 MIL-THICK INSULATION (HMWPE) SHALL BE ATTACHED TO THE SEWER PIPE IN ACCORDANCE WITH CURRENT WRC SPECIFICATIONS. SPLICES SHALL BE MADE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. SPLICE SHALL THEN BE ATTACHED TO PIPE WITH TIES AND HEAT SHRINK-WRAPPED IN PLACE TO RE-ESTABLISH INSULATION ACROSS SPLICED LENGTH. ALL SPLICES SHALL REQUIRE TESTING OF THE ENTIRE LENGTH OF WIRE FOR CONTINUITY FROM STRUCTURE TO STRUCTURE. A MINIMUM LENGTH OF 6 FEET OF TRACER WIRE SHALL BE COILED AND LEFT ACCESSIBLE UNDER THE COVER OF ALL MANHOLES, SERVICE VALVE BOXES AND OTHER STRUCTURES AS DIRECTED BY THE ENGINEER.THE TRACER WIRE SHALL BE ATTACHED TO THE OUTSIDE OF THE MANHOLE DIRECTLY ABOVE THE PIPE AND SHALL ENTER THE MANHOLE BETWEEN THE MANHOLE CONTRACTOR IS RESPONSIBLE FOR TESTING CONTINUITY OF TRACER WIRE FROM STRUCTURE TO STRUCTURE USING EQUIPMENT COMPATIBLE WITH OAKLAND COUNTY WATER RESOURCES COMMISSIONERS OFFICE OR LOCAL CITY/VILLAGE/TOWNSHIP MISS DIG LOCATING DEVICES. AT LEAST ONE OF THE TWO WIRES SHALL BE REQUIRED TO HAVE PASSED THE CONTINUITY TESTING REQUIREMENT.

SANITARY SEWER QUANTITIES (TOTAL):

8" PVC SDR 26 PIPE	141 LF
4' DIA. MANHOLE	2 EA
CONNECT TO EXISTING	2 EA
REMOVE EXISTING 8" PIPE	203 LF

NOTE:
QUANTITIES SHOWN ABOVE ARE FOR PERMIT PURPOSES ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING THE ACTUAL SCOPE OF WORK IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS.

GENERAL NOTE:
ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS.

ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
PRE-APP SUBMITTAL	10/24/25								
PSP SUBMITTAL	11/19/25								

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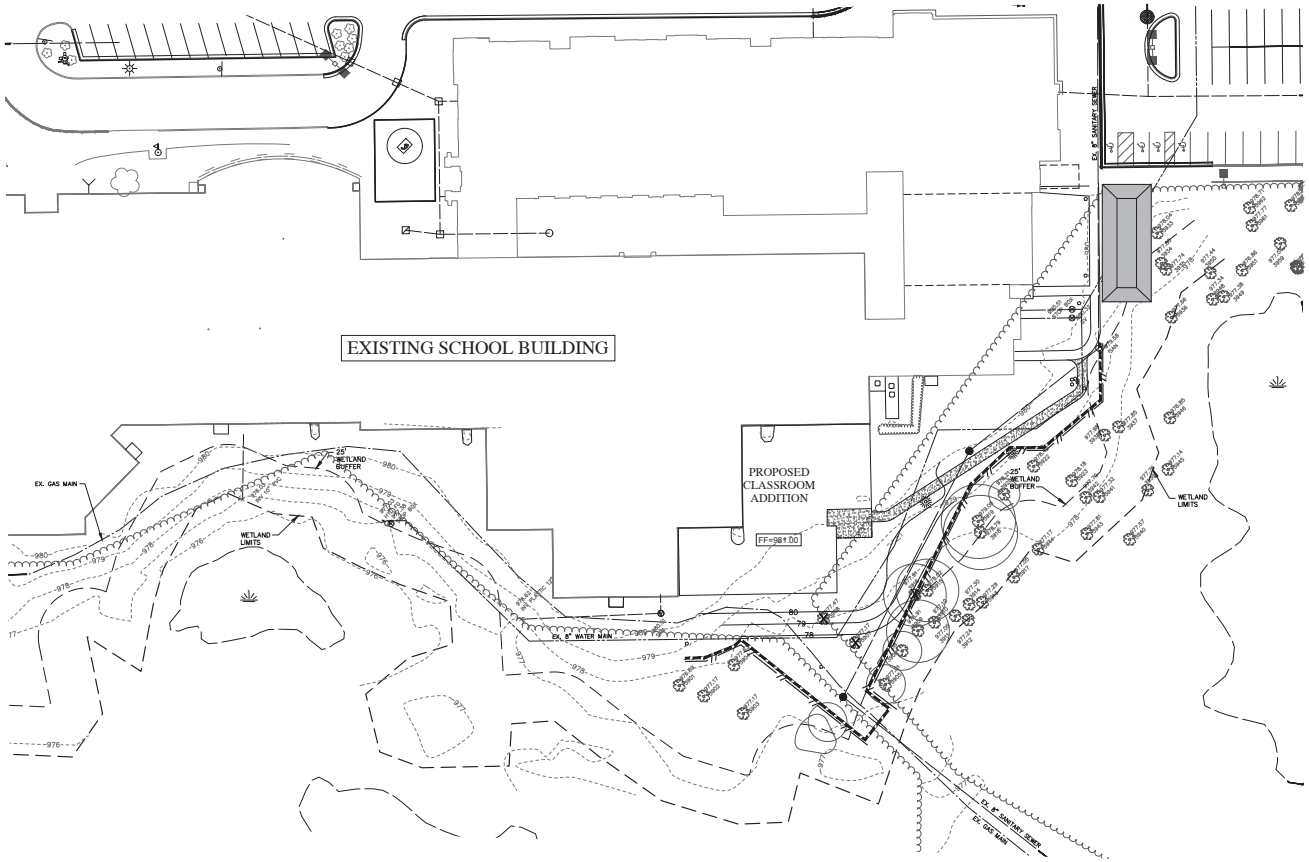
PROJECT SPONSOR:
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27225 WIXOM ROAD
NOVI, MI 48374

SANITARY SEWER PLAN
CLASSROOM ADDITION
SECTION 18, NOVI, MICHIGAN

DATE 10/17/25	SCALE HOR: 1" = 30' VER: 1" = N/A
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EXISTING LEGEND

- MANHOLE
- CATCH BASIN
- INLET
- CLEANOUT
- END SECTION
- ROOF DRAIN
- GATE VALVE
- HYDRANT
- WATER SHUT-OFF
- UTILITY POLE
- GUY ANCHOR
- LIGHT POLE
- SIGN
- TREE
- TREE TO BE REMOVED
- TREE LINE
- FENCE
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC CABLE
- CONTOUR MAJOR
- CONTOUR MINOR
- T/P TOP OF PAVEMENT
- T/C TOP OF CURB
- B/C BOTTOM OF CURB
- +100.00 SPOT ELEVATION
- REMOVE EXISTING UTILITY LINE
- SILT FENCE
- TREE PROTECTION FENCE
- GRAVEL MUD MAT
- INLET FILTER

GENERAL EROSION CONTROL SEQUENCE:

1. INSTALL SILT FENCE AS INDICATED ON PLANS. ADDITIONAL AREAS MAY BE REQUIRED.
   - A. TREE PROTECTION FENCE SHOULD BE INSTALLED AS INDICATED ON PLANS.
   - B. REMOVE BUILT-UP SEDIMENT WHEN IT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE SILT FENCE AND AFTER STORM EVENTS.
   - C. IF THE SILT FENCE FABRIC DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE END OF THE EXPECTED LIFE SPAN, AND IT IS STILL REQUIRED TO BE IN PLACE, THE FABRIC SHALL BE REPLACED IMMEDIATELY.
   - D. INSPECTIONS OF SILT FENCE SHALL BE MADE WEEKLY UNDER NORMAL CONDITIONS, WITHIN 24 HOURS OF RAINFALL AND DAILY DURING PROLONGED RAIN. ANY MAINTENANCE SHALL BE DONE IMMEDIATELY.
   - E. INSTALLATION OF SILT AND TREE FENCING SHALL NOT OCCUR PRIOR TO THE INITIAL CITY PRE-CONSTRUCTION MEETING. WHEN NATURAL FEATURES EXIST ON A SITE, INSPECTION OF STAKING MAY BE REQUIRED PRIOR TO FENCE INSTALLATION.
2. INSTALL TEMPORARY STONE ACCESS DRIVE AS INDICATED ON PLANS.
3. CLEAR AND GRUB SITE FOR UTILITY WORK.
4. INSTALL UNDERGROUND UTILITIES (SANITARY, AND WATERMAIN).
5. FINE GRADE SITE. ESTABLISH TEMPORARY VEGETATION AND/OR LANDSCAPE ALL DISTURBED AREAS NOT BUILD UPON OR PAVED WITHIN 5 DAYS OF FINAL GRADE OR WHENEVER DISTURBED AREAS REMAIN UNCHANGED FOR 30 DAYS OR GREATER.
6. REMOVE ALL TEMPORARY SOIL EROSION CONTROL MEASURES AFTER PERMANENT LANDSCAPING IS INSTALLED AND FULL STABILIZATION IS ACHIEVED.

NOTE:
THIS PLAN ILLUSTRATES THE MINIMUM EROSION CONTROLS NEEDED TO PREVENT SILTS FROM LEAVING THE SITE AND IS SUBJECT TO CHANGE AS CONDITIONS IN THE FIELD WARRANT.

NOTE:
TREE PROTECTION FENCING SHALL BE LOCATED AT THE CRITICAL ROOT ZONE (1' OUTSIDE OF DRIPLINE) EXCEPT WHERE SHOWN.

GENERAL NOTE:
ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS.

EROSION CONTROL NOTES:

1. DURING DRY PERIODS ALL DISTURBED AREAS SHALL BE WATERED FOR DUST CONTROL.
2. ALL DIRT AND MUD TRACKED ONTO ROADWAYS SHALL BE REMOVED IMMEDIATELY.
3. ALL SOIL EROSION CONTROL MEASURES SHALL CONFORM TO THE LATEST CITY OF NOVI STANDARDS.
4. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL SOIL EROSION CONTROL MEASURES ARE MAINTAINED AND IN PLACE UNTIL SITE IS COMPLETELY STABILIZED.
5. THE ULTIMATE OUTLET FOR THIS PROJECT'S STORM DRAINAGE DISCHARGE IS THE TOWNLINE DRAIN.
6. NO PERMANENT STOCKPILING OF MATERIAL IS PERMITTED.
7. THIS PLAN DESCRIBES THE MINIMUM EROSION CONTROL MEASURES NEED TO PREVENT SILT AND SEDIMENT FROM LEAVING THE SITE. ADDITIONAL SESC MEASURES MAY BE REQUIRED AS CONDITIONS IN THE FIELD WARRANT.
8. IF DEWATERING IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION, A DEWATERING PLAN MUST BE SUBMITTED TO THE CITY'S ENGINEERING DIVISION FOR REVIEW.
9. VEGETATION SHALL BE ESTABLISHED WITHIN 5 DAYS OF FINAL GRADE, OR WHENEVER DISTURBED AREAS WILL REMAIN UNCHANGED FOR 30 DAYS OR GREATER. 3-4" OF TOPSOIL WILL BE USED WHERE VEGETATION IS REQUIRED.
10. ALL CULVERT END SECTIONS MUST HAVE GROUTED RIP-RAP IN ACCORDANCE WITH CITY ORDINANCE SPECIFICATIONS.

PERMIT NOTE:

1. THIS PROJECT SHALL BE CONSTRUCTED IN COMPLIANCE WITH PART 91 OF ACT 451, OF 1994 AS AMENDED, THE SOIL EROSION AND SEDIMENT CONTROL ACT. AN NPDES NOTICE OF COVERAGE SHALL BE OBTAINED FROM THE MDEQ.
2. INSTALLATION OF SILT FENCE AND TREE PROTECTION FENCE SHALL NOT OCCUR PRIOR TO THE INITIAL PRE-CONSTRUCTION MEETING WITH THE CITY AND THE EGLE/MDEQ. WHEN NATURAL FEATURES EXIST ON THE SITE, INSPECTION OF THE STAKING MAY BE REQUIRED PRIOR TO INSTALLATION OF THE FENCE.
3. TOTAL AREA OF DISTURBANCE IS 11.0 ACRES.
4. THE ULTIMATE OUTLET FOR THIS SITE'S STORMWATER IS THE NOVI LYON DRAIN (APPROX. 1.2 MILES SOUTHWESTERLY).
5. ALL DRAINAGE DITCHES SHALL BE STABILIZED WITH EROSION CONTROL BLANKETS AND UTILIZE CHECK DAMS. DRAINAGE DITCHES STEEPER THAN 3% ARE TO BE SODDED.
6. SLOPES STEEPER THAN 1:6 (16%) SHALL BE STABILIZED WITH EROSION CONTROL BLANKETS.
7. ANY TEMPORARY STOCKPILES ARE TO BE PROTECTED WITH A RING OF SILT FENCE INSTALLED AROUND THE BASE OF THE STOCKPILED MATERIAL.
8. IT IS THE DEVELOPER'S RESPONSIBILITY TO GRADE AND STABILIZE DISTURBANCES DUE TO INSTALLATION OF PUBLIC UTILITIES.
9. THE STORMWATER BASIN WILL BE STABILIZED PRIOR TO DIRECTING FLOW TO THE BASIN.
10. CONTRACTOR TO INSPECT PRETREATMENT STRUCTURES WEEKLY FOR SEDIMENT ACCUMULATION UNTIL SITE IS STABILIZED, AND WILL CLEAN AS REQUIRED.
11. TEMPORARY STABILIZATION MEASURES MUST BE APPLIED WITHIN 5 DAYS IF MATERIAL MUST BE STOCKPILED TEMPORARILY. A RING OF SILT FENCE MUST BE INSTALLED SURROUNDING ANY TEMPORARY STOCKPILED MATERIAL. ALL DISTURBANCES TO THE STOCKPILED AREA SHALL BE MINIMIZED TO THE GREATEST EXTENT POSSIBLE, INCLUDING DUST CONTROL.

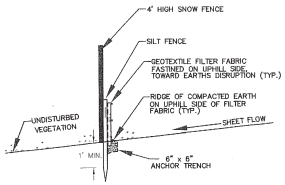


SOILS MAP
NOT TO SCALE

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10B	Marlette sandy loam, 1 to 6 percent slopes	0.8	25.4%
11B	Capac sandy loam, 0 to 4 percent slopes	0.1	2.5%
33	Lenawee silty clay loam, 0 to 1 percent slopes	2.2	72.1%
Totals for Area of Interest		3.0	100.0%

SOILS MAP DATA
FROM USDA-NCRS WEBSITE OCTOBER 2025

PHASE NOTE:
ALL SILT FENCE AND TREE PROTECTION FENCE TO BE INSTALLED PRIOR TO THE START OF PHASE 1 CONSTRUCTION AND SHALL BE MAINTAINED AND REMAIN IN PLACE THROUGH THE COMPLETION OF PHASE 2 CONSTRUCTION.



WETLAND/WOODLAND BUFFER PROTECTION FENCING WITH SILT FENCE
NOT TO SCALE

NOT FOR CONSTRUCTION

ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
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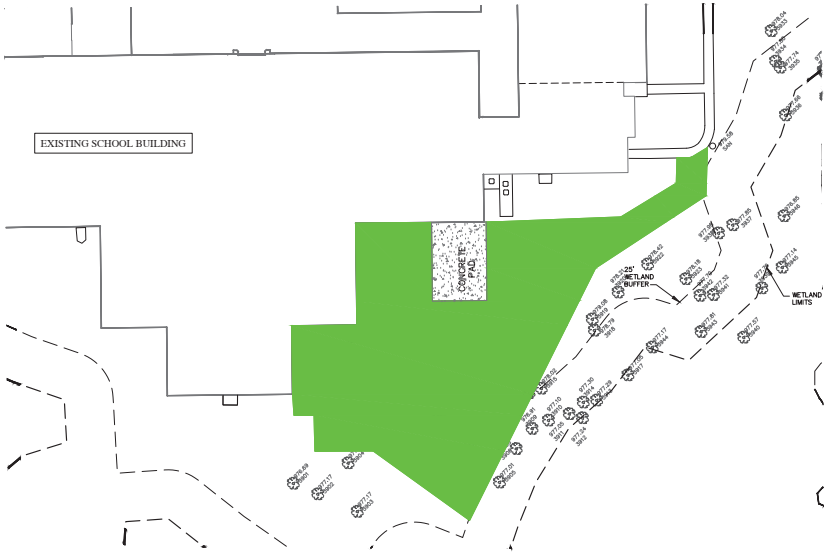
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SOIL EROSION CONTROL PLAN
CLASSROOM ADDITION
SECTION 18, NOVI, MICHIGAN

DATE 10/17/25	SCALE HOR: 1" = 30' VER: 1" = N/A
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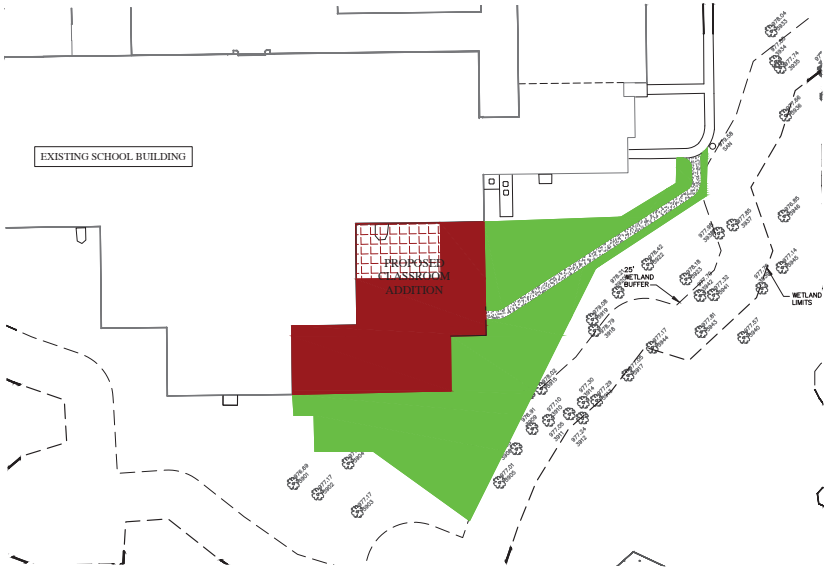
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PRE-CONSTRUCTION DRAINAGE CONDITIONS
SCALE: 1"=30'

PRE-CONSTRUCTION CONDITIONS LEGEND:

- LAWN
- WALKWAYS



POST-CONSTRUCTION DRAINAGE CONDITIONS
SCALE: 1"=30'

POST-CONSTRUCTION CONDITIONS LEGEND:

- LAWN
- WALKWAYS
- GREEN ROOF
- ROOF

N
W E
S
SCALE: 1" = 30'
0 15' 30' 60'

DRAINAGE COMPARISON:

FOOTPRINT OF BUILDING ADDITION = 6,289 SF (0.14 AC.)

PRE-CONSTRUCTION:

LAND COVER	AREA (AC.)	C	CA
LAWN	0.35	0.25	0.087
WALKWAY	0.03	0.95	0.028
	0.38		0.115

Cpre = 0.115/0.38 = 0.30

POST-CONSTRUCTION:

LAND COVER	AREA (AC.)	C	CA
LAWN	0.23	0.25	0.057
WALKWAYS	0.02	0.95	0.019
GREEN ROOF	0.12	0.55	0.066
ROOF	0.02	0.95	0.019
	0.38		0.161

Cpost = 0.161/0.38 = 0.42

PER DISCUSSIONS WITH CITY OF NOVI ENGINEERING DEPARTMENT, NO FURTHER STORMWATER MANAGEMENT IS REQUIRED.

GENERAL NOTE:
ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS.

NOT FOR CONSTRUCTION

ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
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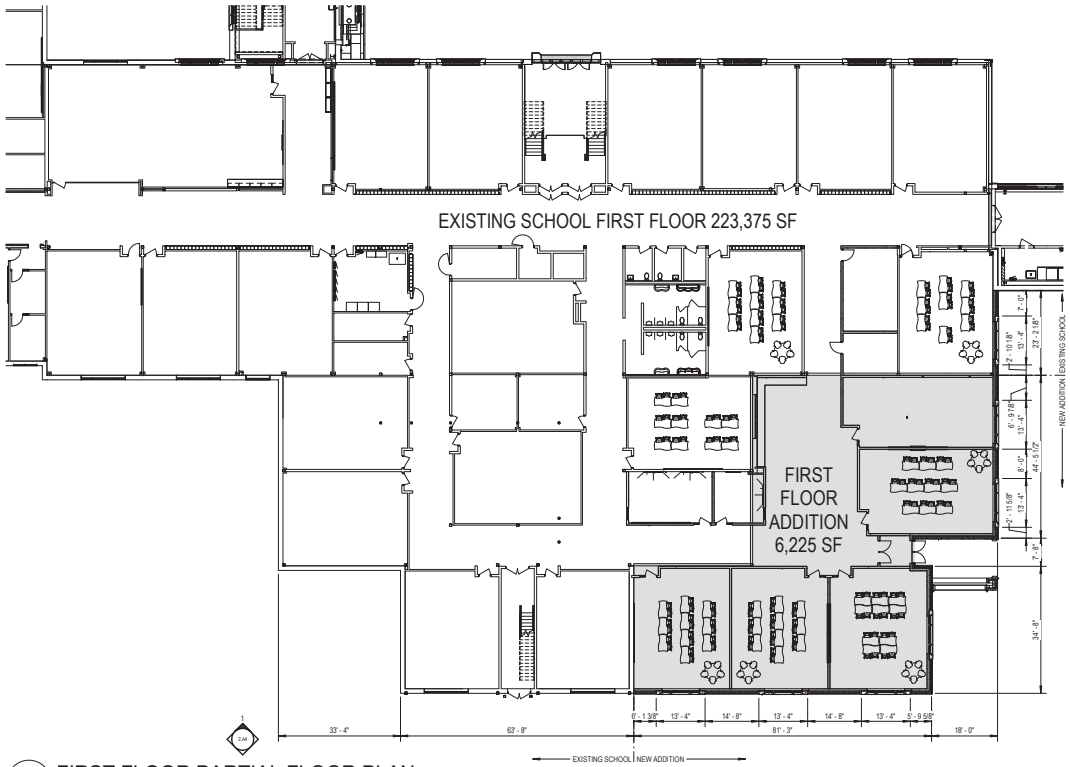
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DRAINAGE CONDITIONS PLAN
CLASSROOM ADDITION
SECTION 18, NOVI, MICHIGAN

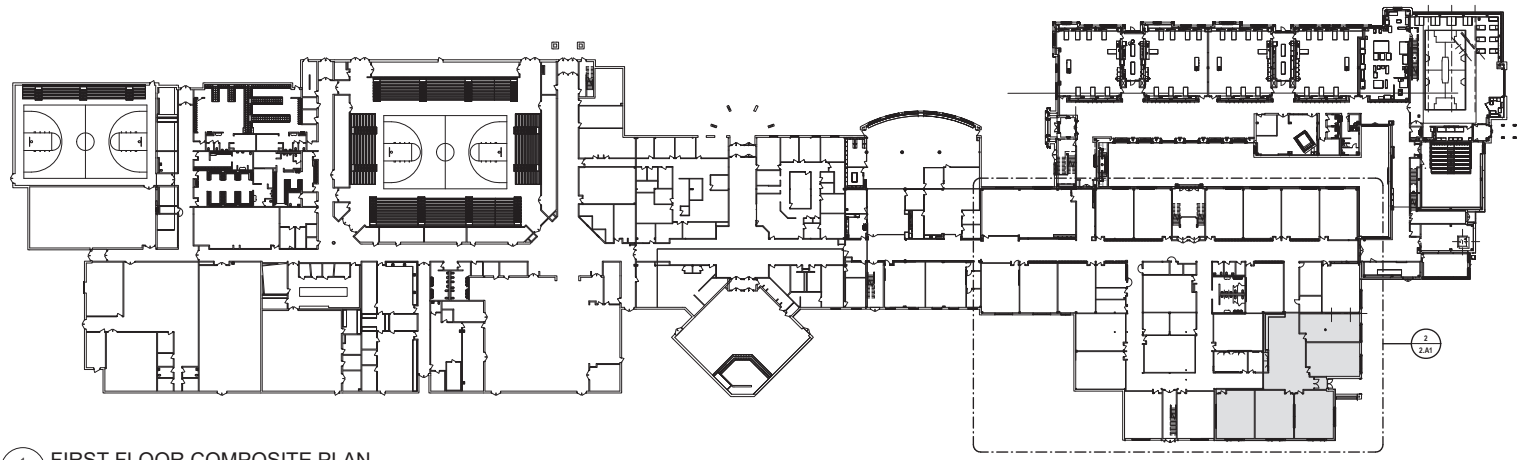
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2 / 1.A_4.1 FIRST FLOOR PARTIAL FLOOR PLAN
1/16" = 1'-0"



1 / 1.A_4.1 FIRST FLOOR COMPOSITE PLAN
1" = 40'-0"

LEGEND

NEW WORK PLAN
NOTE: NOT ALL SYMBOLS MAY BE USED

EXISTING CONSTRUCTION

NEW ADDITION

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Project Title

Detroit Catholic Central

Classroom Addition

27225 Wixom Rd.
Novi, MI 48374

Key Plan

Project Administrator	A. Everett
Project Designer	A. LaTona
Project Architect / Engineer	M. Brown
Drawn By	M. Brown
Q.M. Review	C. Allick
Approved	N. LaForest
Drawing Scale	As Noted

Issued for	Issue Date
Pre-App Submittal	10-24-2025
PSP Update	11-19-2025

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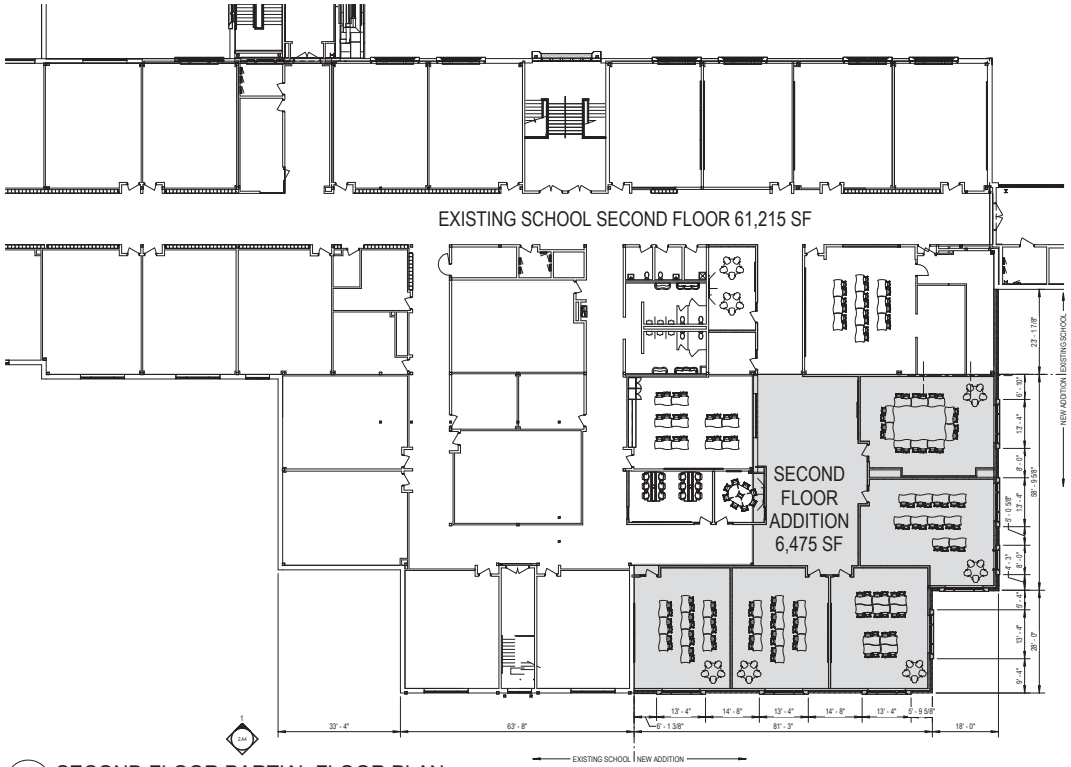
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Composite and Partial First Floor Plans

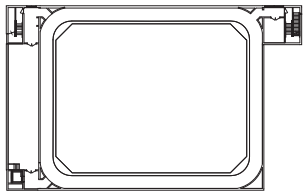
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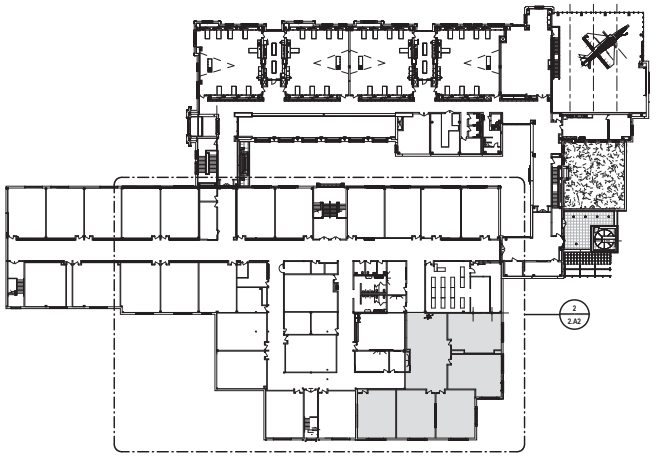
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2 1.A_4.1 SECOND FLOOR PARTIAL FLOOR PLAN
1/16" = 1'-0"





1 1.A_4.1 SECOND FLOOR COMPOSITE PLAN
1" = 40'-0"

LEGEND

NEW WORK PLAN
NOTE: NOT ALL SYMBOLS MAY BE USED

EXISTING CONSTRUCTION

NEW ADDITION

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Project Architect / Engineer	M. Brown
Drawn By	M. Brown
QM. Review	C. Allick
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Drawing Scale	As Noted

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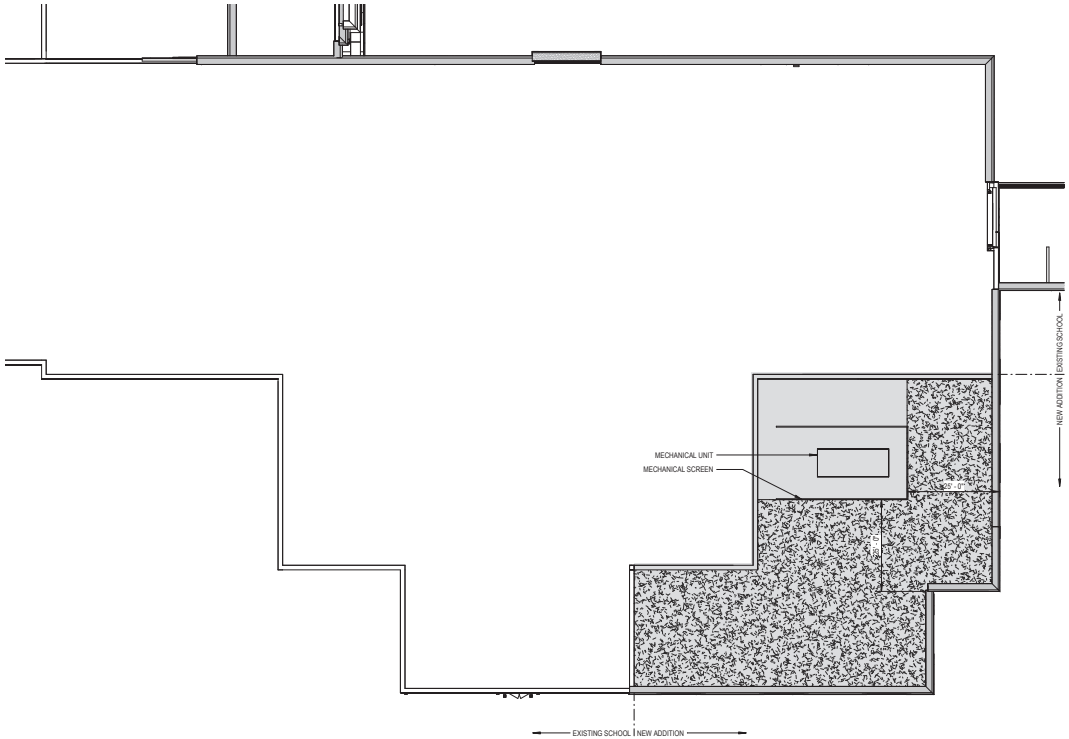
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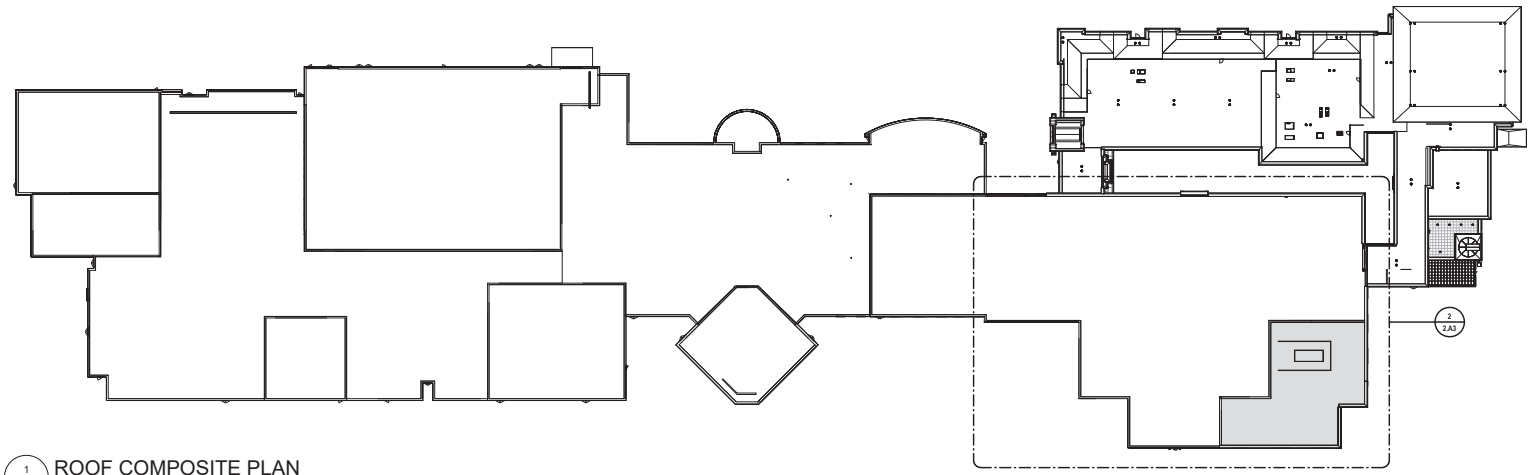
Composite and Partial Second Floor Plans

IDS Project Number	Drawing Number
24215-3000	2.A2

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2 / 2.A3 ROOF PARTIAL PLAN
1/16" = 1'-0"



1 ROOF COMPOSITE PLAN
1" = 40'-0"

LEGEND

ROOF PLAN
NOTE: NOT ALL SYMBOLS MAY BE USED

SLOPE	ROOF SLOPE INDICATION
	ROOF SUMP
	OVERFLOW ROOF SUMP
	ROOF HATCH
	ROOF WALKWAY
EJ	BUILDING EXPANSION JOINT
	NEW ADDITION
	GREEN ROOF AREA
	EQUIPMENT RAIL
	CURB MOUNTED EQUIPMENT
	STACK

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Drawing Scale	As Noted

Issued for	Issue Date
Pre-App Submittal	10-24-2025
PSP Update	11-19-2025

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IDS Drawing Title

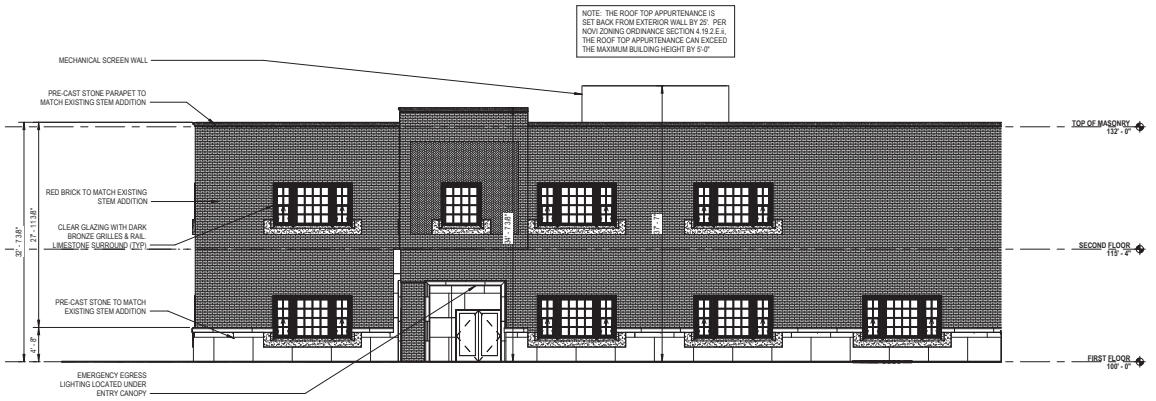
Composite and Partial Roof Plans

IDS Project Number: 24215-3000

Drawing Number: 2.A3

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IDS
INTEGRATED design SOLUTIONS
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1441 west long lake, suite 200
troy, michigan 48098
100 cesar e. chavez ave sw, suite 300
grand rapids, michigan 49503
248.823.2100
www.ids-michigan.com



2 / 2.A1 EAST ELEVATION
1/8" = 1'-0"



1 / 2.A1 SOUTH ELEVATION
1/8" = 1'-0"

Project Title

Detroit Catholic Central
Classroom Addition

27225 Wixom Rd.
Novi, MI 48374

Key Plan

Project Administrator	A. Everett
Project Designer	A. LaTona
Project Architect / Engineer	M. Brown
Drawn By	M. Brown
Q.M. Review	C. Allick
Approved	N. LaForest
Drawing Scale	As Noted

Issued for	Issue Date
Pre-App Submittal	10-24-2025
PSP Update	11-19-2025

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IDS Drawing Title

Exterior Elevations

IDS Project Number: 24215-3000

Drawing Number: 2.A4

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CLASSROOM ADDITION SOUTH RENDERING - NTS



CLASSROOM ADDITION EAST RENDERING - NTS



CLASSROOM ADDITION EAST RENDERING - NTS



CLASSROOM ADDITION BIRDS EYE RENDERING - NTS

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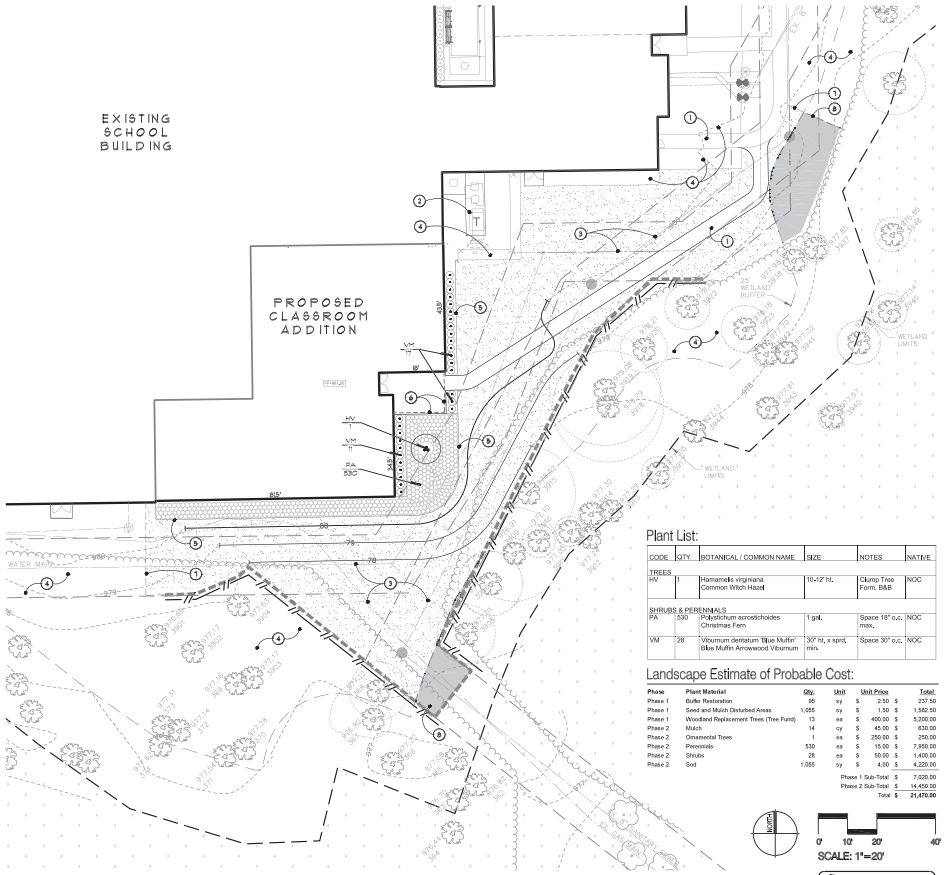
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IDS Drawing Title

Renderings

IDS Project Number	Drawing Number
24215-3000	2.A5

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Plant List:

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NOTES	NATIVE
TREES					
HV	11	Hamamelis virginiana Common Witch Hazel	10-12' ht.	Clump Tree Form, B&B	NOC
SHRUBS & PERENNIALS					
PA	530	Polystichum acrostichoides Christmas Fern	1 gal.	Space 18" o.c. max.	NOC
VM	28	Viburnum dentatum 'Blue Muffin' Blue Muffin Arrowwood Viburnum	30" ht. x sprd. min.	Space 30" o.c.	NOC

Landscape Estimate of Probable Cost:

Phase	Plant Material	Qty.	Unit	Unit Price	Total
Phase 1	Buffer Restoration	95	sy	$ 2.50	$ 237.50
Phase 1	Seed and Mulch Disturbed Areas	1,055	sy	$ 1.50	$ 1,582.50
Phase 1	Woodland Replacement Trees (Tree Fund)	13	ea	$ 400.00	$ 5,200.00
Phase 2	Mulch	14	cy	$ 45.00	$ 630.00
Phase 2	Ornamental Trees	1	ea	$ 250.00	$ 250.00
Phase 2	Perennials	530	ea	$ 15.00	$ 7,950.00
Phase 2	Shrubs	28	ea	$ 50.00	$ 1,400.00
Phase 2	Sod	1,055	sy	$ 4.00	$ 4,220.00
				Phase 1 Sub-Total	$ 7,020.00
				Phase 2 Sub-Total	$ 14,450.00
				Total	$ 21,470.00

811 Know what's below. Call before you dig.

Legend:

- EXISTING TREE TO REMAIN, DASHED LINE INDICATES APPROXIMATE DRIP LINE - PROTECT THROUGHOUT CONSTRUCTION
- EXISTING WETLAND
- EXISTING EDGE OF VEGETATION - PROTECT THROUGHOUT CONSTRUCTION
- SILT FENCE - PHASE I - REFER TO CIVIL PLANS
- TREE PROTECTION FENCE - PHASE I REFER TO CIVIL PLANS
- SEED AND MULCH - PHASE I LAWN RESTORATION - 4" TOPSOIL AND SOD- PHASE 2
- BUFFER RESTORATION - PHASE I
- PLANT CODE
- CALIPER SIZE, IF APPLICABLE
- QUANTITY

Note Key:

1. EXISTING / PROPOSED CONCRETE SIDEWALK - REFER TO CIVIL PLANS
2. EXISTING MECHANICAL EQUIPMENT
3. EXISTING / PROPOSED UTILITIES - REFER TO CIVIL PLANS
4. EXISTING LANDSCAPE AREAS TO REMAIN UNDISTURBED AND PROTECTED THROUGHOUT CONSTRUCTION
5. METAL LANDSCAPE EDGING - REFER TO SPECS
6. LINE OF BUILDING ABOVE
7. LIMIT OF SEED AND MULCH - PHASE I / LAWN RESTORATION - PHASE 2
8. BUFFER RESTORATION - PHASE I

General Notes:

1. ALL TREES ARE TO BE PLANTED AT LEAST 10' FROM HYDRANTS AND / OR UTILITY STRUCTURES.
2. ALL LANDSCAPE BEDS TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM.
3. THERE ARE NO OVERHEAD UTILITY LINES IN PROXIMITY OF NEW LANDSCAPE PLANTINGS.
4. NO PHRAGMITES OR KNOTWEED WERE OBSERVED BY BARR ENGINEERING IN THE AREAS ADJACENT TO THE PROPOSED WORK.
5. SEE SHEET CE-1 FOR PHASING NARRATIVE.
6. TEMPORARY PHASE I SEED SHALL BE A BLEND OF PERENNIAL/ ANNUAL RYE GRASS VARIETIES AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.

Ordinance Requirements:

BUILDING FOUNDATION LANDSCAPE

1. LANDSCAPE SQUARE FOOTAGE MUST EQUAL PROPOSED BUILDING PERIMETER (NOT INCLUDING ENTRYWAYS OR DRIVEWAYS) X 8
   PROPOSED BUILDING PERIMETER = 1715 LF X 8 = 14361 SF REQUIRED PERIMETER LANDSCAPE PROPOSED = 14361 SF
2. LANDSCAPE PLANTING BEDS MUST COVER 75% OF BUILDING FACADE (NOT INCLUDING LAWN AREAS) AND MUST HAVE A MINIMUM WIDTH OF 4'.
   PROPOSED BUILDING FACADE = 1715 LF
   PROPOSED LANDSCAPE COVERAGE = 1715 LF
   PERCENTAGE OF PROPOSED BUILDING FACADE COVERED = 100%
   MINIMUM PROPOSED BED WIDTH = 4'
3. MIN. 50% NATIVE SPECIES REQUIRED = 3 / 3 SPECIES NATIVE = 100%
4. LANDSCAPE PLANTING BEDS MUST COVER 66% OF BUILDING PERIMETER WHEN VISIBLE FROM A PUBLIC STREET (NOT INCLUDING LAWN AREAS)
   BUILDING IS NOT VISIBLE FROM A PUBLIC STREET

WOODLAND TREE REPLACEMENTS

1. APPLICANT IS PROPOSING TO REMOVE 3 TREES. IT APPEARS THAT THE CRITICAL ROOT ZONE OF AN ADDITIONAL 5 TREES WILL BE WITHIN THE LIMITS OF CONSTRUCTION OF THE PROPOSED SANITARY SEWER. - REFER TO CIVIL DRAWINGS FOR TREE LIST, SHEET CE-2 AND REMOVALS PLAN, SHEET CE-3.
2. TOTAL REPLACEMENT CREDITS REQUIRED = 13

*9906	QUERCUS MACROCARPA	BUR OAK	18.3" DBH	2 CREDITS
*9787	ACER SACCHARINUM	SILVER MAPLE	8.9" DBH	1 CREDIT
*9906	ACER SACCHARINUM	SILVER MAPLE	9.6" DBH	1 CREDIT
*9909	QUERCUS MACROCARPA	BUR OAK	16.3" DBH	1 CREDIT
*9915	OSTRYA VIRGINIANA	HOP HORNBEAM	10.4" DBH	1 CREDIT
*9916	ACER RUBRUM	RED MAPLE	11.5" DBH	2 CREDITS
*9918	QUERCUS MACROCARPA	BUR OAK	28.6" DBH	3 CREDITS
*9919	QUERCUS MACROCARPA	BUR OAK	18.6" DBH	2 CREDITS

3. APPLICANT IS PROPOSING TO MITIGATE REMOVALS BY PAYING INTO THE CITY'S WOODLAND REPLACEMENT TREE FUND

Installation Specs:

1. APPROVED PLANTING PLAN - WHEREVER IN THIS ORDINANCE LANDSCAPE PLANTINGS ARE REQUIRED OR PERMITTED, THEY SHALL BE PLANTED IN ACCORDANCE WITH THE APPROVED FINAL STAMPED LANDSCAPE PLAN.
2. TIME OF PLANTING - ALL PLANT MATERIALS SHALL BE INSTALLED BETWEEN MARCH 15TH AND NOVEMBER 15TH. ALL INSTALLED LANDSCAPES INCLUDING PLANT MATERIALS, MULCH, STAKING, IRRIGATION, AND SODDING, MUST BE INSTALLED AND INSPECTED BY THE CITY PRIOR TO ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY.
3. INSPECTIONS - A CITY REPRESENTATIVE WILL PERFORM LANDSCAPE INSPECTIONS FOLLOWING A REQUEST FROM THE DEVELOPER. THE INSPECTION TYE PERIOD IS FROM APRIL 15TH TO NOVEMBER 15TH.
4. ESTABLISHMENT PERIOD - THE ESTABLISHMENT PERIOD FROM THE PLANT MATERIAL GUARANTEE WILL OCCUR BEGINNING AT THE FINAL CERTIFICATE OF OCCUPANCY INSPECTION APPROVAL TO 2 YEARS FROM THAT DATE.
5. ALL PLANTINGS SHALL BE PROPERLY PLANTED AS TO BE IN A HEALTHY GROWING CONDITION AT COMMENCEMENT OF THE ESTABLISHMENT PERIOD.

Notice Of Installation/ Minor Changes:

1. THE OWNER OR DEVELOPER MUST NOTIFY THE CITY OF THE INSTALLATION SCHEDULE. THE CITY MAY REJECT ANY MATERIAL WHICH IS DEFECTIVE OR IN GENERALLY POOR CONDITION.
2. MINOR CHANGES REGARDING PLANT MATERIALS PER THE APPROVED AND STAMPED LANDSCAPE PLAN MAY BE ALTERED UPON WRITTEN NOTIFICATION TO, AND WRITTEN SIGN-OFF BY, THE CITY LANDSCAPE ARCHITECT OF SPECIES, SIZE, CHANGE, AND LOCATION.
3. MINOR CHANGES DUE TO SEASONAL PLANTING PROBLEMS AND LACK OF PLANT AVAILABILITY MAY BE APPROVED IN WRITING BY THE CITY LANDSCAPE ARCHITECT WHEN THERE IS NO REDUCTION IN THE QUALITY OF PLANT MATERIALS, NO SIGNIFICANT CHANGE IN SIZE OR LOCATION OF PLANT MATERIAL, THE NEW PLANT MATERIAL IS COMPATIBLE WITH THE AREA AND IS THE SAME GENERAL TYPE (DECIDUOUS/EVERGREEN) EXHIBITING THE SAME DESIGN CHARACTERISTICS (MATURE HEIGHT, CROWN), AS THE MATERIAL BEING REPLACED.
4. IF THESE CRITERIA ARE NOT FULFILLED OR CHANGES ARE SIGNIFICANT FROM APPROVED PLAN, THE LANDSCAPE PLAN SHALL BE REVISED AND RESUBMITTED FOR PLAN APPROVAL.

Collected Or Transplanted Trees

1. ALL COLLECTED TREES SHALL BE FROM ON SITE AND INSPECTED BY THE CITY. TREES MAY BE REJECTED FOR REASONS OF INSECT INFESTATION, DISEASE OR STANDARDS SET FORTH IN THIS ORDINANCE. SUCH PLANT MATERIAL MAY BE REJECTED EITHER IN FULL OR IN PART.
2. ALL TRANSPLANTED TREES SHALL CONFORM TO STANDARDS SET FORTH IN SECTION 5.
3. THE ROOT BALL OF ANY TRANSPLANTED TREE SHALL MEASURE 1' ROOT FOR EACH INCH OF TRUNK DIAMETER MEASURED 12" ABOVE THE ROOT FLARE OR GRAFT COLLAR.
4. IF TREES ARE TO BE STORED, THEY SHALL BE BURLAPPED AND HEELED IN WITH MULCH IN A PREDETERMINED AREA APPROVED BY THE CITY.
5. THE TREES SHALL BE PROVIDED WITH A WORKING IRRIGATION SYSTEM APPROVED BY THE CITY TO ENSURE THEIR VIABILITY DURING STORAGE.
6. ANY TRANSPLANTED TREES THAT DO NOT SURVIVE THE 2-YEAR MAINTENANCE PERIOD THEN MUST BE REPLACED.

Applicant / Owner Contact:

CATHOLIC CENTRAL HIGH SCHOOL
27225 WIXOM ROAD
NOVI, MI 48374
(248)596-3895
CONTACT - MICHAEL WILSON

Buffer Restoration Seed Mix:

Native Connections
3615 N Wentworth Ave, Kalamazoo, MI 49004
(P) 269.459.8900
info@nativeconnections.net
www.nativeconnections.net

Basic Mesic Woodland Mix

This simpler version of our Diverse Mesic Woodland mix still includes many common woodland species. It will do well on most soils (except saturated) in full shade. Because of its reduced diversity and species selection, it can be provided at our minimum 1000 sq ft area.

Total Seeding Rate: 29.70 lbs per acre
3.26 lbs grasses - 14.5 lbs forbs - 25 lbs nurse crop
33.42 native seeds per sq ft

Call, email or visit our website for pricing.

Grasses, Sedges & Rushes		PLS Oz/acre	Seeds/sq ft
Carex grisea	Wood Gray Sedge	4.00	1.93
Elymus hystrix	Bottlebrush Grass	12.00	2.09
Elymus virginicus	Virginia Wild Rye	36.00	3.47
Juncus tenuis	Path Rush	4.40	6.19
	Total Grasses	52.40	13.67
Forbs		**PLS Oz/acre**	**Seeds/sq ft**
Asarum canadense	Canada Thimbleweed	8.40	0.97
Eutrochium purpureum	Sweet Joe Pye Weed	0.80	0.77
Helianthus angustifolius	Saw-toothed Sunflower	1.20	0.41
Penstemon digitalis	Foxglove Beardtongue	2.40	7.16
Polygonatum biflorum	Small Solomon's Seal	8.00	0.15
Rudbeckia triloba	Brown-eyed Susan	5.60	5.24
Smilacina racemosa	False Solomon's Seal	2.80	0.03
Solidago caesia	Rough Goldenrod	0.40	0.85
Symphyotrichum cordifolium	Heart-leaved Aster	0.40	1.29
Thalictrum dioicum	Early Meadow Rue	0.40	0.07
Zizia aurea	Golden Alexander	1.60	0.51
	Total Forbs	32.00	17.64
Temporary Grass Cover		**Oz/acre**	**Seeds/sq ft**
Lolium multiflorum	Annual Ryegrass	80.00	19.70
Avena sativa	Seed Oats	320.00	7.45
	Total Temp Grasses	400.00	33.14

City of Novi Landscape Notes:

1. ALL PLANT MATERIALS ARE TO BE INSTALLED IN A SOUND, WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH THE CURRENT CITY OF NOVI PLANTING REQUIREMENTS.
2. ALL PLANT MATERIAL SHALL BE INSTALLED BETWEEN MARCH 15TH AND NOVEMBER 15TH
3. ALL PLANT MATERIALS ARE TO BE NORTHERN NURSERY GROWN NO.1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL CONFORM TO THE CURRENT AAN STANDARDS FOR NURSERY STOCK. THEY SHALL BE PLANTED ACCORDING TO THE CITY OF NOVI PLANTING DETAILS AND SPECIFICATIONS. THE CITY SHALL HAVE THE RIGHT TO INSPECT THE PLANT MATERIALS PRIOR TO PLANTING AND TO REJECT ANY PLANT MATERIALS DEEMED TO NOT MEET THE STANDARDS OF THE ZONING ORDINANCE.
4. ALL TREES SHALL HAVE A CENTRAL LEADER AND A RADIAL BRANCHING STRUCTURE. PARK GRADE TREES ARE NOT ACCEPTABLE. ALL TREES SHALL BE BALLED AND BURLAPPED. (B&B)
5. ANY DECIDUOUS CANOPY TREES WITH BRANCHES THAT MIGHT TEND TO DEVELOP INTO 'V' CROTCHES SHALL BE SUBORDINATED SO AS NOT TO BECOME DOMINANT BRANCHES.
6. MULCH SHALL BE NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK FOR ALL PLANTINGS. 3" THICK FOR TREES IN 4 FOOT DIAMETER CIRCLE WITH 3" PULLED AWAY FROM TRUNK, 2-3" THICK FOR SHRUBS AND SHRUB BEDS AND 2" THICK BARK FOR PERENNIALS
7. ALL PLANT MATERIAL SHALL BE WARRANTIED FOR TWO (2) FULL YEARS AFTER DATE OF ACCEPTANCE BY THE CITY OF NOVI. ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN THREE (3) MONTHS OR THE NEXT APPROPRIATE PLANTING PERIOD WHICHEVER COMES FIRST.
8. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION, INCLUDING WATERING, CULTIVATION, WEED CONTROL AND SOIL ENRICHMENTS AS MAY BE NECESSARY.
9. ANY SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED IN WRITING BY THE CITY OF NOVI PRIOR TO INSTALLATION.
10. ALL TREE WRAP, STAKES, AND GUYS MUST BE REMOVED BY JULY 1ST FOLLOWING THE FIRST WINTER SEASON AFTER INSTALLATION.
11. ALL LANDSCAPE AREAS ARE TO BE MAINTAINED IN HEALTHY GROWING CONDITION FREE OF WEEDS, DEBRIS AND REFUSE AND IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN.
12. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS AND EXCESS MATERIALS FROM THE SITE PRIOR TO FINAL ACCEPTANCE.
13. PAINT MATERIALS, EXCEPT SOD, GROUND COVERS, AND CREEPING VINE TYPE PLANTINGS, SHALL NOT BE LOCATED WITHIN FOUR (4) FEET OF THE PROPERTY LINE.
14. ALL TRANSFORMERS ARE TO BE SCREENED IN ACCORDANCE WITH THE CITY OF NOVI ORDINANCE AND SO AS TO NOT CONFLICT WITH DTE RESTRICTIONS. (SEE DETAIL THIS SHEET)
15. THE OWNER IS RESPONSIBLE FOR REQUEST OF FINAL INSPECTION AND ACCEPTANCE OF THE LANDSCAPE AT THE END OF THE 2-YEAR GUARANTEE PERIOD.
16. THE PROVIDER OF THE FINANCIAL GUARANTEE FOR THE LANDSCAPE INSTALLATION SHALL BE FULLY RESPONSIBLE FOR COMPLETION OF THE LANDSCAPE INSTALLATION AND MAINTENANCE PER THE APPROVED LANDSCAPE PLAN AND APPLICABLE CITY ORDINANCES.

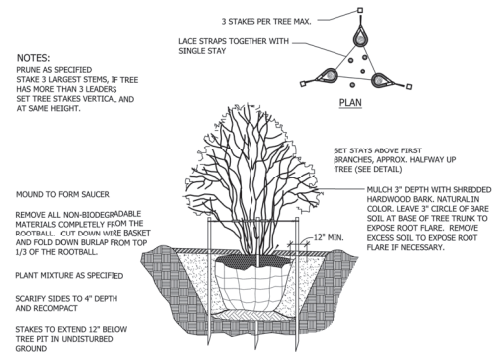
Woodland Replacement Notes:

ALL WOODLAND REPLACEMENT TREES SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS, AND BE:

1. NURSERY GROWN.
2. STATE DEPARTMENT OF AGRICULTURE INSPECTED.
3. TREE SPADE TRANSPLANTED WHILE IN THE DORMANT STATE OR, IF NOT IN THE DORMANT STATE, HAVING BEEN BALLED AND BURLAPPED WITH A SOLID WELL-LACED ROOT BALL WHEN IN THE DORMANT STATE.
4. NO. 1 GRADE, WITH A STRAIGHT UNSCARRED TRUNK AND A WELL-DEVELOPED UNFORKED CROWN (PARK GRADE TREES ARE UNACCEPTABLE).
5. STAKED, WATERED AND MULCHED IN ACCORDANCE WITH SECTION 5.5 OF THE CITY STANDARDS.
6. GUARANTEED FOR TWO (2) YEARS, INCLUDING LABOR TO REMOVE AND DISPOSE OF DEAD MATERIAL.
7. PLANTED IN ACCORDANCE WITH THE CITY TREE PLANTING DETAIL AND APPROVED THROUGH INSPECTION BY THE THE CITY LANDSCAPE ARCHITECT OR DESIGNEE.
8. MICHIGAN NATIVE SPECIES OR AS LISTED IN THE CITY'S REPLACEMENT CHART. THE CITY CAN DENY THE USE OF CERTAIN TREES BASED UPON DISEASE OR INSECT SUSCEPTIBILITY OR THE GROWING CONDITIONS ON THE SITE. FURTHER, THE CITY CAN DETERMINE THE NUMBER OF DIFFERENT TREE SPECIES IN A PLANTING AS A DIVERSITY OF TREE SPECIES IS STRONGLY ENCOURAGED.
9. PLANTED WITH A MINIMUM CLEARANCE OF TEN (10) FEET FROM ALL BUILT UTILITY STRUCTURES AND OUTSIDE OF ANY AND ALL EASEMENTS WHENEVER POSSIBLE.

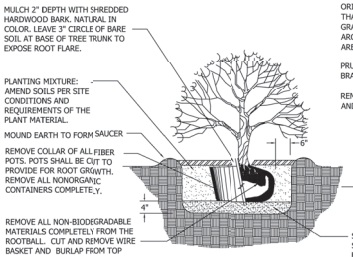
General Planting Notes:

1. ALL TREES TO HAVE CLAY OR LOAM BALLS. TREES WITH SAND BALLS WILL BE REJECTED.
2. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
3. ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER. TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
4. ALL MULTI-STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
5. ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FILL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
6. NO MACHINERY IS TO BE USED WITHIN THE DRIPLINE OF EXISTING TREES. HAND GRADE ALL LAWN AREAS WITHIN THE DRIPLINE OF EXISTING TREES.
7. ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
8. IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS, WALKS AND PAVED AREAS.
9. ALL PLANTING BEDS SHALL RECEIVE SHREDDED BARK MULCH. SEE PLANTING DETAILS FOR DEPTH.
10. SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.



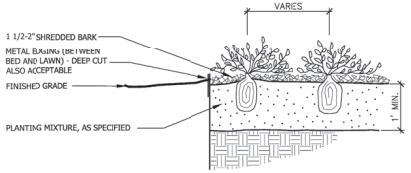
MULTI-STEM TREE PLANTING DETAIL

Not to scale



SHRUB PLANTING DETAIL

NOT TO SCALE



PERENNIAL PLANTING DETAIL

Not to scale

RICHARD G. HOLUBEK LANDSCAPE ARCHITECT NO. 1132 REGISTERED LANDSCAPE ARCHITECT STATE OF MICHIGAN

Detroit Catholic Central High School

GRISSIM METZ ASSOCIATES ANDRIESE
Landscape Architecture
15000 Edward N. Hines Dr., Suite A
Plymouth, MI 48170
Ph: 248-347-7810

Project:
Catholic Central High School
Classroom Addition
Novi, Michigan

Sheet:
Landscape Plan & Details

Job Number: C22-253
Drawn: SAE
Checked: RGH
Scale: 1" = 20'-0"

Date:	Issued for:
10/24/25	PSP SUBMITTAL
11/19/25	PSP UPDATE

Sheet Number: L101

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Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Existing Pathway	+	2.3 fc	7.1 fc	0.6 fc	11.8:1	3.8:1
New Pathway	+	1.9 fc	4.1 fc	0.5 fc	8.2:1	3.8:1
Property Line	+	0.4 fc	0.8 fc	0.0 fc	N/A	N/A

GENERAL NOTES

1.) ALL NEW LIGHTING FIXTURES ARE FULL CUT-OFF, NIGHT-TIME FRIENDLY.

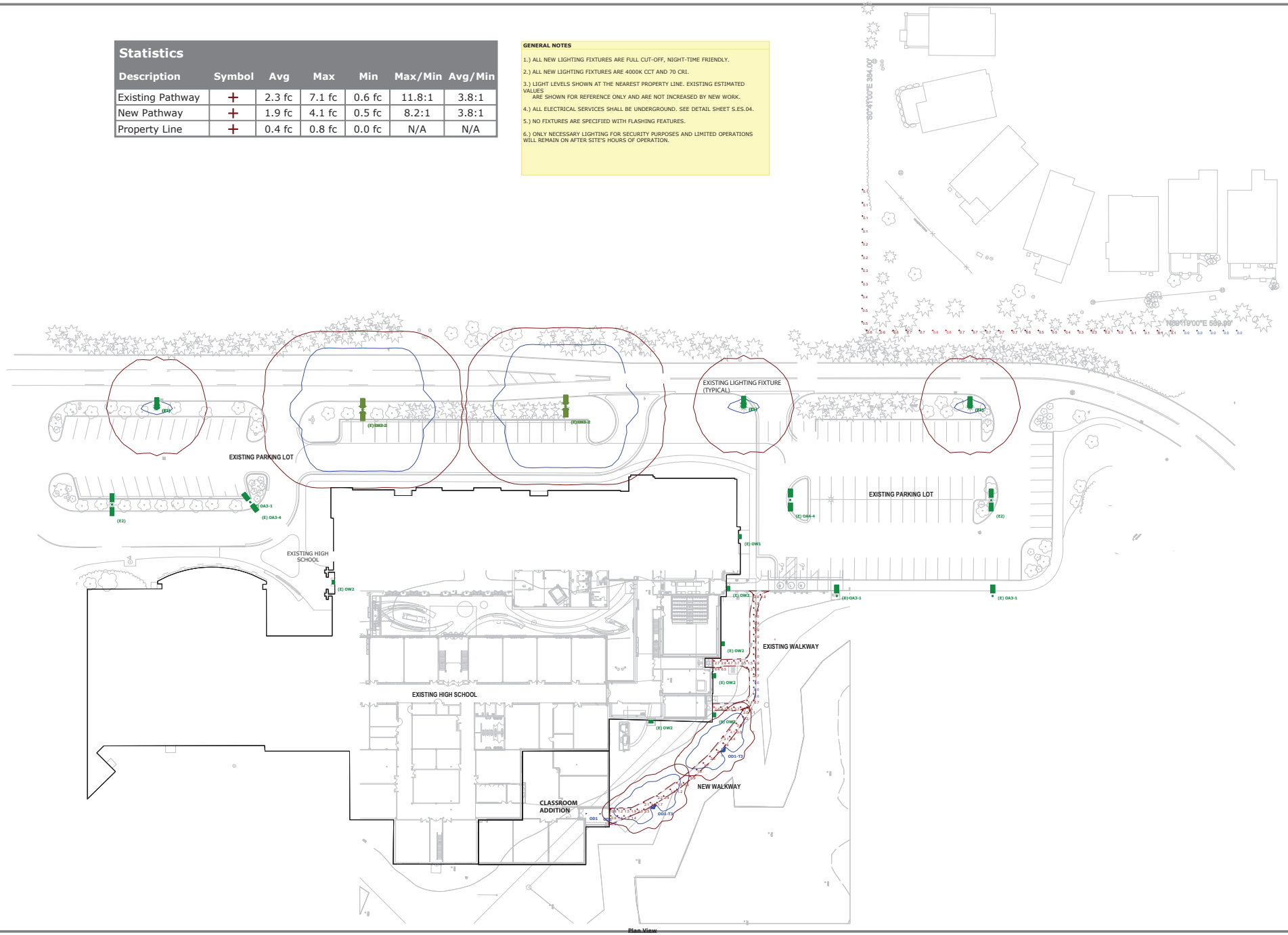
2.) ALL NEW LIGHTING FIXTURES ARE 4000K CCT AND 70 CRI.

3.) LIGHT LEVELS SHOWN AT THE NEAREST PROPERTY LINE. EXISTING ESTIMATED VALUES ARE SHOWN FOR REFERENCE ONLY AND ARE NOT INCREASED BY NEW WORK.

4.) ALL ELECTRICAL SERVICES SHALL BE UNDERGROUND. SEE DETAIL SHEET S.ES.04.

5.) NO FIXTURES ARE SPECIFIED WITH FLASHING FEATURES.

6.) ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES AND LIMITED OPERATIONS WILL REMAIN ON AFTER SITE'S HOURS OF OPERATION.



Plan View

Catholic Central High School
Classroom Addition
PSP Submittal

Designer
N. Furgason
Date
11/19/25
Scale
Not to Scale
Drawing No.

Summary

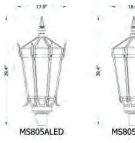
NEW FIXTURE TYPE OD1-T3

Configured Specification Sheet — Main Street — MS805ALED/MS805BLED Lamps

Project Name: CATHOLIC CENTRAL HS - CR EXPANSION — Qty:

Type: OD1-T3 — Catalog / Part Number: PT-MS805BLED-3-T2L-40-T3-MDL014-SV1-BRT





MS805ALED MS805BLED

Certifications

Mounting Configuration

Wall Mount; Post Top; 1 Arm Mount; 1 Arm & Post Top; 2 Arm Mount @ 180°; 2 Arm Mount @180 & Post Top; 2Arm @180 & Post Top; 3 Arm Mount @ 90°; 3 Arm @ 120 & Post Top; 3Arm @120 & Post Top; 4 Arm @ 90°; 4Arm @90 & Post Top; 1Arm Midmount; 2Arm Midmount @180; Pier Base; Stem Hung; Chain Hung; Catenary

Technologies

Solar

Description

The MS803ALED or MS805BLED Main Street luminaire is a large scale modern replica of a popular styled octagonal fixture. Available with spikes (A) or without spikes (B). The cast aluminum hinged roof is appointed with a spiked finish. The lantern includes individual tapered lenses offered in a variety of styles.

EPA: 2.4A (PT) | WEIGHT: 55 LBS

Features

Mounting Configuration

1W: Wall Mount
1A: 1 Arm Mount
2A: 2 Arm Mount @ 180°
2AFT: 2Arm @180 & Post Top
3AYO: 3 Arms @ 90°
4A: 4 Arms @ 90°
1AM: 1 Arm Midmount
4SDPB: Pier Base
CH44: Chain Hung
PT: Post Top
1APT: 1 Arm & Post Top
2AYO: 2 Arm Mount @ 90°
3A: 3 Arms @ 120°
3APT: 3Arm @120 & Post Top
4APT: 4Arm @90 & Post Top
2AM: 2Arm Midmount @180
SH44: Stem Hung
CAT: Catenary

Retire

MS805ALED: Post Top, with spikes
MS805ALEDN: Hanging, with spikes
MS805BLED: Post Top, without spikes
MS805BLEDN: Hanging, without spikes

Filter

3: Slip fit 3" OD x 3" tall tenon/pole
8DA: Slip fit 4" OD x 5" tall tenon/pole
8DS: Slip fit 5" OD x 6" tall tenon/pole
6: Slip fit 6" OD x 1' tall tenon/pole
7: Slip fit 7" OD x 1' tall tenon/pole

Optional Control

PE: Twist-Lock Photocontrol (120V-277V)
PE4: Twist-Lock Photocontrol (347V-480V)
SC: Shorting Cap
PEC: Electronic Button Photocontrol (120V-277V)
PECA: Electronic Button Photocontrol (480V)

Sternberg

Configured Specification Sheet — Main Street — MS805ALED/MS805BLED Lamps

How to Order

P1	MS805BLED		3	12L	40	T3	MDL014	SV1
Mounting Configuration	Fixture	Overall Drop Length (in inches)	Filter	LED	CCT - Color Temp (K)	Distribution Type	Driver	Lens
1W Wall Mount	MS803ALED Post Top, with spikes		3" OD x 3" tall tenon/pole	12L 12 LEDs	27 2,700K	T2 Type 2	MDL008 120V-277V, 60mA	SV1 Soft Diffuse™ Opal Diffuser Acrylic
P1 Post Top	MS805ALEDN Hanging, with spikes		8DA 4" OD x 5" tall tenon/pole	16L 16 LEDs	30 3,000K	T3 Type 3	MDH008 347V-480V, 60mA	SV2 Soft Diffuse™ Holophane Diffusers Acrylic
1A 1 Arm Mount	MS805BLED Post Top, w/Photocontrol		8DS 5" OD x 6" tall tenon/pole	24L 24 LEDs	35 3,500K	T4 Type 4	MDL014 (277V-347V) 140mA	SV4 Soft Diffuse™ Wavelength Diffused Acrylic
1APT 1 Arm & Post Top	MS805BLEDN Hanging, w/Photocontrol		6 Slip fit 6" OD x 1' tall tenon/pole	32L 32 LEDs	40 4,000K	T5 Type 5	MDH014 347V-480V, 140mA	CDA Clear Textured Acrylic
2A 2 Arm Mount @ 180°			7 Slip fit 7" OD x 1' tall tenon/pole		50 5,000K		MDA016 120V-277V, 240mA	CSA Clear Beveled Acrylic
2AFT 2 Arm @180 & Post Top							MDH016 347V-480V, 140mA	PA Prismatic Acrylic
3AYO 3 Arms @ 90°							MDA018 120V-277V, 280mA	
3APT 3Arm @120 & Post Top							MDH018 347V-480V, 280mA	
4A 4 Arms @ 90°							MDS48V 2G Series 48V	
4APT 4Arm @90 & Post Top								
1AM 1 Arm Midmount								
2AM 2Arm Midmount @180								
4SDPB Pier Base								
SH44 Stem Hung								
CH44 Chain Hung								
CAT Catenary								

Notes:

Sternberg

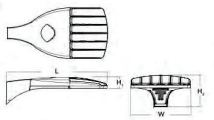
EXISTING TYPICAL AREA LIGHT



D-Series Size 0
LED Area Luminaire

Specifications

EPA: 0.95 ft²
Length: 26"
Width: 13"
Height_1: 3"
Height_2: 7"
Weight (max): 16 lbs



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information — **EXAMPLE:** DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	EPA	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	Forward optics: P1 P2 P3 P4 P5 P6 P7 P10 P11 P12	30K 3000K; 40K 4000K; 50K 5000K	T1S Type I short (Automotive); T2S Type II short; T2M Type II medium; T3S Type III short; T3M Type III medium; T4M Type IV medium; T4W Type IV wide; BLC Backlight control; LCCO Left corner cutoff; RCCO Right corner cutoff	MVOLT 120V-277V; XVOLT 277V-480V; 120° 208° 240° 277° 347° 480°	Shipped included: SPA Square pole mounting; RPA Round pole mounting; WBA Wall bracket; SPUMBA Square pole universal mounting adaptor; RPUMBA Round pole universal mounting adaptor. Shipped separately: KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)

Shipped installed: NLTAIR2 nLight AIR generation 2 enabled; PIRH Network, high/low motion/ambient sensor; PER High/low motion/ambient sensor, 15'-20' mounting height, ambient sensor enabled at 1fc; PIRHN Network, high/low motion/ambient sensor, 15'-20' mounting height, ambient sensor enabled at 1fc; PIR1FC3V High/low motion/ambient sensor, 8'-15' mounting height, ambient sensor enabled at 1fc; PIR1FC3V Network, high/low motion/ambient sensor, 8'-15' mounting height, ambient sensor enabled at 1fc; FAO Field adjustable output; DMG 0-10V dimming wires pulled out back of housing for remote control (control ordered separate)

Finish: DDBXD Dark Bronze; DBLXD Black; DNAXD Natural Aluminum; DWHXD White; DBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white

Shipped installed: PIR High/low motion/ambient sensor, 8'-15' mounting height, ambient sensor enabled at 1fc; PIRH High/low motion/ambient sensor, 15'-20' mounting height, ambient sensor enabled at 1fc; PIR1FC3V High/low motion/ambient sensor, 8'-15' mounting height, ambient sensor enabled at 1fc; FAO Field adjustable output; DMG 0-10V dimming wires pulled out back of housing for remote control (control ordered separate)

Shipped separately: BS Bird spikes; BSS External glare shield

LITHONIA LIGHTING — COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • DSX0 LED Rev. 07/19/21 Page 1 of 5

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gotham® | E V O®
Multiple Layers of Light

Luminaire Type:
Catalog Number:

General Illumination Round Downlight **4"**



Feature Set

- Bounding Ray™ optical design
- Unitized optics mechanically attach the light engine to the lower reflector for complete optical alignment.
- 45° cutoff to source and source image
- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 MacAdam Ellipse; 85 CRI typical, 90+ CRI optional
- Fixtures are wet location, covered ceiling
- Available with 10% dimming, 1% dimming, or dim to dark
- Dahwing distribution with feathered edges provides even illumination on horizontal and vertical surfaces
- LIGR of zero for fixtures aimed at nadir with a cut-off equal to or less than 4(Ddlg per CIE 117-1995 Discomfort Glare in Interior Lighting. LIGR FAQ

Distribution

Medium (MD) 0.9 S:MH; Medium Wide (MDW) 1.0 S:MH; Wide (WD) 1.2 S:MH

Superior Performance*

Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500	4000	4500
Delivered Lumens	271	573	808	1001	1527	1994	2580	3110	3612	4120	4584
Wattage	3.1	7.2	7.5	8.8	13.7	19.5	25.7	31.2	38.4	35.4	40.1
Lumens per Watt	87.4	79.6	102.0	113.8	111.5	102.3	100.6	99.7	94.1	116	114

*Based on 3500K, 80 CRI, MVOLT, 30C/86F ambient

ds design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.

*See ordering tree for details

Coordinated Apertures I Multiple Layers of Light


General Illumination Layer I EVO


High Center Beam Layer I Incito


EVO + Incito — Multiple Layers of Light

Core — Downlight, Adjustable, Open Reflector, Lensed Reflector, Cylinder, Prismatic, Bevel, Hyperbolic

Healthcare — MRI, Surgical Suite, Patient Room

Special Applications — Dynamic, Food Service, Vertical Surface, Cross Beam, Shower, Shower Beam

EVO4 page 1 of 7

GOTHAM ARCHITECTURAL DOWNLIGHTING | 1 Acuity Way, Decatur, GA 30035 | P 800-705-SERV (7378) | gothamlighting.com

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OD1 -NEW CANOPY DOWNLIGHT

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	(E1)		3	Lithonia Lighting	DSX0 LED P6 30K TSW MVOLT	DSX0 LED P6 30K TSW MVOLT	1	15285	0.81	134	Max: 6289cd
	(E1)		3	Lithonia Lighting	DSX0 LED P6 30K TSW MVOLT	DSX0 LED P6 30K TSW MVOLT	1	15285	0.81	134	Max: 6289cd
	(E2)		2	Lithonia Lighting	DSX0 LED P6 30K TSW MVOLT	DSX0 LED P6 30K TSW MVOLT	1	15285	0.81	268	Max: 6289cd
	(E) OA3-1		3	Lithonia Lighting	DSX0 LED P6 40K T3M MVOLT	DSX0 LED P6 40K T3M MVOLT	1	15508	0.81	134	Max: 10657cd
	(E)O A3-2		2	Lithonia Lighting	DSX0 LED P6 40K T3M MVOLT	DSX0 LED P6 40K T3M MVOLT	1	15508	0.81	268	Max: 10657cd
				Lithonia Lighting	DSX0 LED P6 40K T3M MVOLT	DSX0 LED P6 40K T3M MVOLT	1	15508	0.81	134	Max: 10657cd
				Lithonia Lighting	DSX0 LED P6 40K T3M MVOLT	DSX0 LED P6 40K T3M MVOLT	1	15508	0.81	134	Max: 10657cd
	(E) OA3-2		2	Lithonia Lighting	DSX0 LED P6 40K T3M MVOLT	DSX0 LED P6 40K T3M MVOLT	1	15508	0.81	268	Max: 10657cd
	(E) OA3-4		1	Lithonia Lighting	DSX0 LED P6 40K T4M MVOLT	DSX0 LED P6 40K T4M MVOLT	1	15627	0.81	134	Max: 8893cd
	(E) OW1		1	Lithonia Lighting	WST LED P2 40K VW MVOLT	WST LED, Performance package 2, 4000 K, visual comfort wide, MVOLT	1	3511	1	25	Max: 2788cd
	(E) OW2		6	Lithonia Lighting	WST LED P2 40K VF MVOLT	WST LED, Performance package 2, 4000 K, visual comfort forward throw, MVOLT	1	3469	1	25	Max: 2145cd
	(E) OA4-4		1	Lithonia Lighting	DSX0 LED P6 40K T4M MVOLT	DSX0 LED P6 40K T4M MVOLT	1	15627	0.81	268	Max: 8893cd
				Lithonia Lighting	DSX0 LED P6 40K T4M MVOLT	DSX0 LED P6 40K T4M MVOLT	1	15627	0.81	134	Max: 8893cd
				Lithonia Lighting	DSX0 LED P6 40K T4M MVOLT	DSX0 LED P6 40K T4M MVOLT	1	15627	0.81	134	Max: 8893cd
	OD1-T3		2	Sternberg Lighting	MS80SLED-12L40T3-MDL014-SV1	MS80SLED, Roof mounted LED plate.T3 Optic, Soft Vue 1 10% LLF For SV2	1	4276	0.95	45.2	Max: 3297cd
	OD1		2	Gotham Architectural Lighting	EVO4 40/07 AR WD LSS	EVO 4IN ROUND DOWNLIGHT, 80 CRI, 4000K, 750LM, WIDE DIST, CLEAR SEMI-SPEC	1	678	1	7.9	Max: 523cd

iDS

Catholic Central High School
Classroom Addition
PSP Submittal

Designer N. Furgason
Date 11/19/25
Scale Not to Scale
Drawing No.
Summary

2 of 2

PROJECT NARRATIVE AND

APPLICANT JUSTIFICATION

ZEIMET WOZNIAK & ASSOCIATES
Consulting Civil Engineers
55800 Grand River Avenue, Suite 100
New Hudson, Michigan 48165-9318
248.437.5099 · 248.437.5222 fax
www.zeimetwozniak.com

November 19, 2025

Ms. Lindsay Bell, AICP, Senior Planner
City of Novi Community Development Department – Planning Division
45175 Ten Mile Road
Novi, MI 48375

Re: Catholic Central High School
Classroom Addition

Dear Ms. Bell:

We are pleased to present the enclosed Preliminary Site Plan and Special Land Use application and information for a proposed addition to Catholic Central High School. With the success of various programs, such as robotics, e-sports, and aviation, additional classrooms and learning spaces are needed to meet the student's needs.

PROJECT OVERVIEW

The existing school building is approximately 284,590 square feet. The addition is approximately 12,700 s.f. and it will be located behind the existing school at the east end of the building. It will be a 2-story building, consisting of approximately six new classrooms and additional breakout learning spaces, and it will connect interiorly to the existing building on both floors. The exterior of the building will be entirely brick and stone and have similar finishes to the recently completed STEM addition. The height of the addition will match the existing school, and the parapet wall will match the height of the STEM addition, which is just below the allowed 35 feet.

The addition will connect to the existing parking lot by a new sidewalk extending from the walk located at the STEM addition. No new parking spaces are needed. While enrollment is expected to increase slightly, the new 283-space North Athletic Parking lot is currently being constructed. This additional parking will serve CC's needs for years to come.

There is minimal site improvements required to construct the addition. Small sections of the existing water main and sanitary sewer will need to be relocated. No new restrooms are needed, so there will be no increased capacity for the public utilities. Due to the minimal size of this addition, additional stormwater detention is not required. Required landscaping will consist of foundation plantings and woodland replacement trees. No impact of the existing wetlands is anticipated and only three regulated trees will need to be removed.

Construction will be completed in two phases. Phase 1 will include relocating the existing sanitary sewer and water main. This will entail installation of soil erosion control and woodland protection measures, removal of three regulated trees, relocation of the utilities, and restoration of all disturbed areas and wetland buffer. The balance of the work, including construction of the building addition and landscaping, will be completed during Phase 2. The anticipated start for Phase 1 construction is June 2026 with Phase 2 construction commencing in the spring of 2027.

The property is zoned R-1 and a parochial secondary school is considered a Special Land Use in that zoning district. We are requesting a Special Land Use permit.

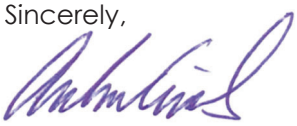
It is anticipated that all ordinance requirements will be met, and no deviations will be required.

CONCLUSION

We look forward to receiving your review comments and meeting with the Planning Commission. We appreciate the continual assistance and support that the City of Novi and particularly Community Development has provided Catholic Central High School over the years.

Please let me know if you have any questions or comments.

Sincerely,



Andrew Wozniak

ZEIMET WOZNIAK & ASSOCIATES
Consulting Civil Engineers
55800 Grand River Avenue, Suite 100
New Hudson, Michigan 48165-9318
248.437.5099 · 248.437.5222 fax
www.zeimetwozniak.com

November 19, 2025

Ms. Lindsay Bell, AICP, Senior Planner
City of Novi Community Development Department – Planning Division
45175 Ten Mile Road
Novi, MI 48375

Re: Catholic Central High School
Classroom Addition: Pre-Application Submittal
Special Land Use Considerations

Dear Ms. Bell:

Special Land Use (Section 6.1.2.C) Considerations:
Parochial schools in the R-1 District are subject to Special Land Use approval from the Planning Commission. The Planning Commission shall consider the following in the review of the Special Land Use Permit request:

i. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, accel/decel lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service.

The classroom addition will have little impact on traffic related items. The addition will serve the existing Catholic Central students. The overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, accel/decel lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service will remain essentially the same. It is forecast that the addition will add four new employees.

ii. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area.

The classroom addition will have little additional impact on public services and facilities. The addition consists of new learning spaces to accommodate functions that are currently taking place in the school. No new restrooms are proposed. The student, faculty and staff population will remain essentially the same.

iii. Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats.

The classroom addition will be connected to the existing school, and the location of the improvements are proposed to minimize environmental impact. There will be no impact to the existing wetlands and minor temporary impact to the wetland buffer. Three regulated trees will be removed, and payment will be made to the city's tree fund for replacement credits.

iv. Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.

The classroom addition is attached to and is compatible with the size and character of the existing school. The addition will be located behind the existing school and will not be visible from the adjacent properties.

v. Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.

The use listed in the City of Novi Future Land Use Plan is education. The classroom addition is consistent with this use.

vi. Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.

Catholic Central High School is an integral part of the community. The classroom addition will help the school in meeting the needs of their students, continue to be good neighbors and to promote the City of Novi.

vii. Whether, relative to other feasible uses of the site, the proposed use is:

a. Listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and

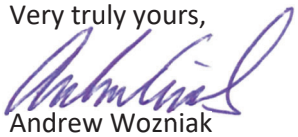
Parochial Secondary schools are a permitted Special Land Use in the R-1 zoning district.

b. Is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

The classroom addition will meet the requirements of the R-1 zoning district.

Please contact us if you have any questions or comments.

Very truly yours,



Andrew Wozniak

PLANNING REVIEW

PLAN REVIEW CENTER REPORT

Planning Review

CATHOLIC CENTRAL CLASSROOM ADDITION

JSP25-32

December 12, 2025

PETITIONER

Catholic Central High School

REVIEW TYPE

Preliminary Site Plan/Revised Special Land Use

PROPERTY CHARACTERISTICS

Section	18	
Site Location	West of Wixom Road, South of Grand River; Catholic Central HS Campus; 22-18-200-027; 22-18-200-026;	
Site School District	Novi Community School District	
Site Zoning	R-1 & R-4 One Family Residential & I-1 Light Industrial	
Adjoining Zoning	North	City of Wixom north of 12 Mile, RM-1 Low Density Multiple Family on eastern side
	East	RM-1 Low Density Multiple Family on eastern side
	West	RA Residential Acreage, R-4 One-Family Residential
	South	R-1 One-Family Residential
Current Site Use	Detroit Catholic Central High School campus	
Adjoining Uses	North	Multifamily Residential in Wixom, vacant
	East	Berkshire Pointe residential community
	West	Northwest Park; Andelina Ridge single family residential
	South	Island Lake residential community
Site Size	115.77 acres	
Plan Date	November 19, 2025	

PROJECT SUMMARY

The applicant is proposing a 12,700 square foot addition to the existing 284,590 square foot school building. The addition would be 2 stories (6,289 sf footprint), connected to the existing school on the southeast side of the building. Inside, the addition would provide six new classrooms and additional breakout learning spaces. The exterior would have similar finishes to the recently completed STEM addition, and a "green roof" is proposed. No new parking spaces are proposed since they are adding parking in the north campus project currently under construction, and enrollment is not planned to be increased from current levels.

The project proposes phasing, with Phase 1 consisting of the relocation the existing sanitary sewer and water main lines, with appropriate soil erosion control and woodland protection measures. Three regulated woodland trees would be removed. Phase 2 would include the rest of the project: construction of the building addition, installation of landscaping, irrigation, and sidewalk, etc. The anticipated start for Phase 1 construction is June 2026, and Phase 2 would begin in spring of 2027.

The high school use is subject to Special Land Use consideration in the R-4 Zoning District. Removal of 3 woodland trees is proposed, which will require permitting following public hearing and approval by the Planning Commission. A revision of the Special Land Use permit for educational facilities in a residential district is also required.

SPECIAL LAND USE REVIEW

Parochial schools in the R-4 District are subject to Special Land Use approval from the Planning Commission. The proposed addition to the high school building will require a revised Special Land Use approval, since the use of the site is made larger. The Planning Commission shall consider the following in the review of the Special Land Use Permit request:

i. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, accel/decel lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service. **The applicant states the addition will serve existing students; therefore the only traffic impacts will be during construction. The addition will likely result in the need for four new employees.**

ii. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area. **The new learning spaces will accommodate functions that are currently taking place in the school, so no significant impact on public services and facilities is anticipated. No new restrooms are proposed. The student, faculty and staff population will remain consistent.**

iii. Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats. **The proposed addition is to be located in an area that is has a few woodland trees (8 to be removed or impacted), but the construction will avoid wetland and wetland buffer areas. Environmental impact has been minimized.**

iv. Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood. **The school has been in this location since 2005, predating many of the residential neighborhoods that have developed in the surrounding area. The classroom addition is relatively small compared to the existing school footprint, and is located away from adjacent residential areas. The placement of the addition will not be visible from surrounding properties.**

v. Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use. **The school is consistent with the Future Land Use map that indicates this area for Public/Quasi-public Use**.

vi. Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner. **The classroom addition will help the school meet the needs of the students. Catholic Central High School is an important part of the Novi community.**

vii. Whether, relative to other feasible uses of the site, the proposed use is:
   a. Listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and
   b. Is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located**.**

   Parochial schools are listed as a use requiring special land use review and the proposed project conforms to the R-1 Zoning District.

RECOMMENDATION

Approval of the Preliminary Site Plan with Phasing and revised Special Land Use request **is recommended.**

ORDINANCE REQUIREMENTS

This project was reviewed for compliance with the City of Novi Zoning Ordinance, Article 3 (Residential Acreage), Article 24 (Schedule of Regulations), Article 25 (General Provisions), and any other areas of the ordinance, as noted. The plans show general compliance with ordinance requirements.

1. Noise Impact Statement (Section 4.3.): The Zoning Ordinance requires a noise impact statement, as described in Section 5.14.10.b.i, for school uses in a residential district. **The applicant requests a waiver of this requirement, as permitted in Sec. 5.14.10.B.iii. with the following justification**: *"There are no new outdoor uses proposed. The proposed roof top heating and cooling units produce a maximum of 93.0 dBA at the unit. The decibel level at the nearest residence in Berkshire Pointe will be below the allowed 55 dBA without screening. Screening and material will be added in the pit which will provide additional noise reduction. A waiver was granted for the STEM Addition, and this project is much smaller and further from the adjacent homes."*

2. Lighting – Color Spectrum (Sec. 5.7.3.F.): The Ordinance requires all permanent lighting installations to have a Correlated Color Temperature of no greater than 3000 Kelvin. The lighting plan shows new fixtures proposed have a CCT of 4000 Kelvin. **The applicant should comply with the ordinance, or seek a variance from the Zoning Board of Appeals.**

Other Reviews

- Engineering Review: Engineering review recommends approval. Additional comments to be addressed with Final Site Plan submittal.
- Landscape Review: Approval of the Preliminary Site Plan is recommended as the project conforms to ordinance requirements. Address comments in the Final Site Plan submittal.
- Wetland Review: Wetland boundary was confirmed. Project does not cause impact to wetland.
- Woodland Review: Woodland permit and replacement credits will be required for the removal or CRZ impact to 8 trees. Merjent recommends approval of the Preliminary Site Plan, with additional comments to be addressed in the Final Site Plan. See woodland review letter for additional details.
- Façade Review: The Façade review states the addition is fully compliant with the Façade Ordinance**.** Approval is recommended.
- Fire Review: Approval is recommended.

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Lindsay Bell, *AICP,* Senior Planner

PLAN REVIEW CENTER REPORT

Planning Review

CATHOLIC CENTRAL CLASSROOM ADDITION

JSP25-32

December 12, 2025

PETITIONER

Catholic Central High School

REVIEW TYPE

Preliminary Site Plan/Revised Special Land Use

PROPERTY CHARACTERISTICS

Section	18	
Site Location	West of Wixom Road, South of Grand River; Catholic Central HS Campus; 22-18-200-027; 22-18-200-026;	
Site School District	Novi Community School District	
Site Zoning	R-1 & R-4 One Family Residential & I-1 Light Industrial	
Adjoining Zoning	North	City of Wixom north of 12 Mile, RM-1 Low Density Multiple Family on eastern side
	East	RM-1 Low Density Multiple Family on eastern side
	West	RA Residential Acreage, R-4 One-Family Residential
	South	R-1 One-Family Residential
Current Site Use	Detroit Catholic Central High School campus	
Adjoining Uses	North	Multifamily Residential in Wixom, vacant
	East	Berkshire Pointe residential community
	West	Northwest Park; Andelina Ridge single family residential
	South	Island Lake residential community
Site Size	115.77 acres	
Plan Date	November 19, 2025	

PROJECT SUMMARY

The applicant is proposing a 12,700 square foot addition to the existing 284,590 square foot school building. The addition would be 2 stories (6,289 sf footprint), connected to the existing school on the southeast side of the building. Inside, the addition would provide six new classrooms and additional breakout learning spaces. The exterior would have similar finishes to the recently completed STEM addition, and a "green roof" is proposed. No new parking spaces are proposed since they are adding parking in the north campus project currently under construction, and enrollment is not planned to be increased from current levels.

The project proposes phasing, with Phase 1 consisting of the relocation the existing sanitary sewer and water main lines, with appropriate soil erosion control and woodland protection measures. Three regulated woodland trees would be removed. Phase 2 would include the rest of the project: construction of the building addition, installation of landscaping, irrigation, and sidewalk, etc. The anticipated start for Phase 1 construction is June 2026, and Phase 2 would begin in spring of 2027.

The high school use is subject to Special Land Use consideration in the R-4 Zoning District. Removal of 3 woodland trees is proposed, which will require permitting following public hearing and approval by the Planning Commission. A revision of the Special Land Use permit for educational facilities in a residential district is also required.

SPECIAL LAND USE REVIEW

Parochial schools in the R-4 District are subject to Special Land Use approval from the Planning Commission. The proposed addition to the high school building will require a revised Special Land Use approval, since the use of the site is made larger. The Planning Commission shall consider the following in the review of the Special Land Use Permit request:

i. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, accel/decel lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service. **The applicant states the addition will serve existing students; therefore the only traffic impacts will be during construction. The addition will likely result in the need for four new employees.**

ii. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area. **The new learning spaces will accommodate functions that are currently taking place in the school, so no significant impact on public services and facilities is anticipated. No new restrooms are proposed. The student, faculty and staff population will remain consistent.**

iii. Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats. **The proposed addition is to be located in an area that is has a few woodland trees (3 to be removed), but the construction will avoid wetland and wetland buffer areas. Environmental impact has been minimized.**

iv. Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood. **The school has been in this location since 2005, predating many of the residential neighborhoods that have developed in the surrounding area. The classroom addition is relatively small compared to the existing school footprint, and is located away from adjacent residential areas. The placement of the addition will not be visible from surrounding properties.**

v. Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use. **The school is consistent with the Future Land Use map that indicates this area for Public/Quasi-public Use**.

vi. Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner. **The classroom addition will help the school meet the needs of the students. Catholic Central High School is an important part of the Novi community.**

vii. Whether, relative to other feasible uses of the site, the proposed use is:
   a. Listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and
   b. Is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located**.**

   Parochial schools are listed as a use requiring special land use review and the proposed project conforms to the R-1 Zoning District.

RECOMMENDATION

Approval of the Preliminary Site Plan with Phasing and revised Special Land Use request **is recommended.**

ORDINANCE REQUIREMENTS

This project was reviewed for compliance with the City of Novi Zoning Ordinance, Article 3 (Residential Acreage), Article 24 (Schedule of Regulations), Article 25 (General Provisions), and any other areas of the ordinance, as noted. The plans show general compliance with ordinance requirements.

1. Noise Impact Statement (Section 4.3.): The Zoning Ordinance requires a noise impact statement, as described in Section 5.14.10.b.i, for school uses in a residential district. **The applicant requests a waiver of this requirement, as permitted in Sec. 5.14.10.B.iii. with the following justification**: *"There are no new outdoor uses proposed. The proposed roof top heating and cooling units produce a maximum of 93.0 dBA at the unit. The decibel level at the nearest residence in Berkshire Pointe will be below the allowed 55 dBA without screening. Screening and material will be added in the pit which will provide additional noise reduction. A waiver was granted for the STEM Addition, and this project is much smaller and further from the adjacent homes."*

2. Lighting – Color Spectrum (Sec. 5.7.3.F.): The Ordinance requires all permanent lighting installations to have a Correlated Color Temperature of no greater than 3000 Kelvin. The lighting plan shows new fixtures proposed have a CCT of 4000 Kelvin. **The applicant should comply with the ordinance, or seek a variance from the Zoning Board of Appeals.**

Other Reviews

- Engineering Review: Engineering review recommends approval. Additional comments to be addressed with Final Site Plan submittal.
- Landscape Review: Approval of the Preliminary Site Plan is recommended as the project conforms to ordinance requirements. Address comments in the Final Site Plan submittal.
- Wetland Review: Wetland boundary was confirmed. Project does not cause impact to wetland.
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Lindsay Bell, *AICP*, Senior Planner

PLANNING REVIEW CHART: R-1 One Family Residential

Review Date: December 11, 2025
Review Type: Preliminary Site Plan
Project Name: JSP25-32 CC Classroom Addition
Plan Date: November 19, 2025
Prepared by: Lindsay Bell, Senior Planner
Contact: **E-mail:** lbell@cityofnovi.org; **Phone:** (248) 347-0484

Bold	To be addressed prior to/by Planning Commission
Underline	To be addressed with Final Site Plan submittal
Bold and Underline	Possible waivers or variances required if not corrected
Italics	Items to be noted

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan *(adopted July 26, 2017)*	Single Family	Existing parochial school	Yes	
Area Study	The site does not fall under any special category	NA	Yes	
Zoning *(Effective January 8, 2015)*	One-family Residential (R-1) Article 3	R-1, R-4, and I-1	Yes	
Uses Permitted (Sec 3.1.1.B & C)	Sec 3.1.1.B Principal Uses Permitted. Sec 3.1.1.C Special Land Uses	No change of use proposed		**Revised Special Land Use required as expansion proposes an increase in intensity of the use**
Phasing	Phasing requires Planning Commission Approval	Phase 1: Relocation of utilities Phase 2: Building addition, sidewalk, irrigation, etc.	TBD	**Phasing proposed – Planning Commission approval required**
Required Conditions: Schools (Section 4.3)				
Site Access *(Sec 5.13)*	- Vehicular access shall be provided to existing or planned major thoroughfare or freeway service drive	Two existing access drives on Wixom Road; One existing access drive to Twelve Mile Road		
Noise Impact Statement *(Sec 5.14.10.B)*	- A noise impact statement is required subject to the standards of Section 5.14.10.B	Waiver requested	**No**	**Applicant requests a waiver – see Planning Review**
Height, bulk, density and area limitations *(Sec 3.1.1.E)*				
Maximum % of Lot Area	*25%*	4.72% total	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Covered (By All Buildings)				
Building Height *(Sec. 3.1.1.E)*	35 feet or 2 ½ stories	Not to exceed 35 ft	Yes	
Building Setbacks *(Sec 3.1.1.E)*				
Front @ Wixom Road *(Sec. 3.6.2.B)*	75 feet	*exceeds*	Yes	**Provide dimensions from structure to lot lines (or at least note it in the Site Data)**
Side (east, west)	75 feet	exceeds	Yes	
Rear (south)	75 feet	exceeds	Yes	
Parking Setback *(Sec 3.1.1.E)Refer to applicable notes in Sec 3.6.2*				
Front @ Wixom Road *(Sec. 3.6.2.B)*	75 feet for non-residential uses		NA	*No new parking proposed*
Side (east and west)	20 ft. 35ft. (lot abuts a residential district)		NA	
Rear (south)	20 ft. 35ft. (lot abuts a residential district)		NA	
Note To District Standards *(Sec 3.6.2)*				
Area Requirements *(Sec 3.6.2.A)*	NA	Non-residential use	NA	
Parking Setbacks *(Sec 3.6.2.B)*	Refer to Sec 3.6.2 for more details	No change	NA	
Building Setbacks *(Sec 3.6.2.C)*	Refer to Sec 3.6.2 for more details	Exceeds setback requirements	Yes	
Wetland/Watercourse Setback *(Sec 3.6.2.M)*	Refer to Sec 3.6.2 for more details	Wetland setback is not impacted	Yes	
Parking, Loading and Dumpster Requirements *(Sec. 5.2)*				
Number of Parking Spaces *(Sec. 5.2)* **Senior High Schools** *(Sec. 5.2.12.B)*	1 for each teacher, administrator, and other day employee, and 1 for each 4 students over driving age, or the requirements of the auditorium, whichever is the greater	Four new employees are anticipated, however excess parking is available with new parking lot on North Campus	NA	
Shared Parking Study *(Sec. 5.2.7)*	One is required if the applicant is requesting reduction of parking space due to multiple uses on Site. This would require Planning Commission's approval		NA	

Item	Required Code	Proposed	Meets Code	Comments
Parking Space Dimensions and Maneuvering Lanes *(Sec. 5.3.2)*	- 90° Parking: 9 ft. x 19 ft. - 24 ft. two-way drives		NA	
Parking stall located adjacent to a parking lot entrance (public or private) *(Sec. 5.3.13)*	Shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer		NA	
End Islands *(Sec. 5.3.12)*	- End Islands are required at the end of all parking bays that abut traffic circulation aisles. - The end islands shall generally be at least 8 feet wide, have an outside radius of 15 feet, and be constructed 3' shorter than the adjacent parking stall as illustrated in the Zoning Ordinance		NA	
Barrier Free Spaces *Barrier Free Code*	Based on Total Parking required		NA	
Barrier Free Space Dimensions *Barrier Free Code*	- 8' wide with an 8' wide access aisle for van accessible spaces - 8' wide with a 5' wide access aisle for regular accessible spaces		NA	
Barrier Free Signs *Barrier Free Code*	One sign for each accessible parking space.		NA	
Minimum number of Bicycle Parking *Sec. 5.16.1*	Five (5) percent of required automobile spaces, minimum eight (8) spaces	Existing – no change	NA	
Bicycle Parking General requirements *Sec. 5.16*	- No farther than 120 ft. from the entrance being served - When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations - Spaces to be paved		NA	

Item	Required Code	Proposed	Meets Code	Comments
	and the bike rack shall be inverted "U" design - Shall be accessible via 6 ft. paved sidewalk			
Bicycle Parking Lot layout *Sec 5.16.6*	Parking space width: 7 ft. One tier width: 11 ft. Two tier width: 18 ft. Maneuvering lane width: 4 ft. Parking space depth: 32 in.		NA	
Loading Spaces *Sec. 5.4.1*	Required on all premises where receipt or distribution of materials or merchandise occurs and shall be separate from parking areas	Existing – no change	NA	
Dumpster *Sec. 4.19.2.F*	- Located in rear yard - Attached to the building or - No closer than 10 ft. from building if not attached - Not located in parking setback - If no setback, then it cannot be any closer than 10 ft, from property line. - Away from Barrier free Spaces	Existing – no change	NA	
Dumpster Enclosure *Sec. 21-145. (c)*	- Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad. - Screening Materials: Masonry, wood or evergreen shrubbery	Existing – no change	NA	
Lighting and Other Equipment Requirements				
Exterior lighting *Sec. 5.7*	Photometric plan and exterior lighting details needed at time of Preliminary Site Plan submittal	Provided	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Roof top equipment and wall mounted utility equipment *Sec. 4.19.2.E.ii*	All roof top equipment must be screened and all wall mounted utility equipment must be enclosed and integrated into the design and color of the building	RTUs to be screened	Yes	
Roof top appurtenances screening	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road or adjacent property.	RTUs to be screened	Yes	
Sidewalk Requirements				
Article XI. Off-Road Non-Motorized Facilities	6-foot concrete path is required along Twelve Mile Road	Existing – no change	NA	
Pedestrian Connectivity (Design & Construction Standards)	Assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets	Sidewalk proposed to be extended to addition	Yes	
Building Code	Building exits must be connected to sidewalk system or parking lot.	Sidewalk proposed to be extended to addition	Yes	
Other Permit and Legal Requirements				
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Legal descriptions for all parcels are provided	Yes	

Item	Required Code	Proposed	Meets Code	Comments
General layout and dimension of proposed physical improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Mostly provided	Yes	**Refer to all review letters for additional information requested**
Community Impact Statement	- All non-residential projects over 30 acres for permitted use - All non-residential over 10 acres for special land use - All residential over 150 units		NA	
Economic Impact	- Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known)		NA	
Development/ Business Sign & Street addressing	- Signage if proposed requires a permit. - The applicant should contact the Building Division for an address prior to applying for a building permit.		NA	
Project and Street naming	Some projects may need approval from the Street and Project Naming Committee.	This project does not need approval of the Project Name	NA	
Property Split	All property splits and combination must be submitted to the Assessing Department for approval.		NA	Applicant states parcels cannot be combined due to school district boundaries
Lighting and Photometric Plan *(Sec. 5.7)*				
Intent *(Sec. 5.7.1)*	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties &			

Item	Required Code	Proposed	Meets Code	Comments
	reduce unnecessary transmission of light into the night sky			
Lighting Plan *(Sec. 5.7.2.A.i)*	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures	Shown	Yes	
Building Lighting *(Sec. 5.7.2.A.iii)*	Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming points of any remote fixtures.		NA	Light under entrance canopy
Lighting Plan *(Sec.5.7.2.A.ii)*	Specifications for all proposed & existing lighting fixtures			
	Photometric data			
	Fixture height			
	Mounting & design			
	Glare control devices *(Also see Sec. 5.7.3.D)*			
	Type & color rendition of lamps			
	Hours of operation			
Maximum Height *(Sec. 5.7.3.A)*	Height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts or uses			
Standard Notes *(Sec. 5.7.3.B)*	- Electrical service to light fixtures shall be placed underground - Flashing light shall not be permitted - Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation			
Indoor Lighting *(Sec. 5.7.3.H)*	- Indoor lighting shall not be the source of exterior glare or spillover			
Security Lighting *(Sec. 5.7.3.I)* Lighting for	- All fixtures shall be located, shielded and aimed at the areas to be secured.			

Item	Required Code	Proposed	Meets Code	Comments
security purposes shall be directed only onto the area to be secured.	- Fixtures mounted on the building and designed to illuminate the facade are preferred			
Color Spectrum Management *(Sec. 5.7.3.F)*	Non-Res and Multifamily: For all permanent lighting installations - minimum Color Rendering Index of 70 and Correlated Color Temperature of no greater than 3000 Kelvin	CRI: 70 CCT: 4000K	**No**	**Please specify 3000K fixtures or seek a variance**
Parking Lot Lighting *(Sec. 5.7.3.J)*	- Provide the minimum illumination necessary to ensure adequate vision and comfort. - Full cut-off fixtures shall be used to prevent glare and spillover.	No change	NA	
Min. Illumination *(Sec. 5.7.3.L)*	Parking areas: 0.2 min		NA	
	Loading & unloading areas: 0.4 min		NA	
	Walkways: 0.2 min	0.8 min	Yes	
	Building entrances, frequent use: 1.0 min		NA	
	Building entrances, infrequent use: 0.2 min	0.8 min	Yes	
Average Light Level *(Sec.5.7.3.L)*	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1		NA	Only walkway and building entrance lighting proposed
Max. Illumination adjacent to Non-Residential *(Sec. 5.7.3.L)*	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle		NA	
Max. Illumination adjacent to Residential *(Sec. 5.7.3.M)*	- Fixture height not to exceed 25 feet - Cut off angle of 90 degrees or less - No direct light source shall be visible at the property line adjacent to residential at ground level - Maximum illumination at the prop line not to exceed 0.5 fc.	No change near residential	NA	

Item	Required Code	Proposed	Meets Code	Comments
Residential Developments *(Sec. 5.7.3.O)*	- Provide sufficient illumination (0.2 fc min) at each entrance from major thoroughfare - Residential projects may deviate from the min. illumination levels and uniformity requirements of 5.7.3.L so long as site lighting for parking lots, property lines and security lighting is provided		NA	

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4 and 5 of the zoning ordinance for further details
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

ENGINEERING REVIEW

PLAN REVIEW CENTER REPORT

12/12/2025

Engineering Review

Catholic Central Classroom Addition
JSP25-0032

APPLICANT

Catholic Central High School

REVIEW TYPE

Preliminary Site Plan

PROPERTY CHARACTERISTICS

- Site Location: Located on the west side of Wixom Road south of Twelve Mile Road in section 18 of the City of Novi.
- Site Size: Area of impact less than 1 acre
- Plan Date: 11/19/2025
- Design Engineer: Shawn Blaszczky, Zeimet Woxniak & Associates

PROJECT SUMMARY

- Site Plan shall be constructed in 2 phases:
    - Phase 1 shall consist of removal of existing water main and sanitary sewer and construction of relocated water main and sanitary sewer. And removal of 3 regulated trees and restoration of all disturbed areas and wetland buffer. Anticipated start of Phase 1 is June 2026.
    - Phase 2 shall consist of construction of a two-story 12,700 square foot building addition. Anticipated start of Phase 2 is Spring 2027.
- Relocation of existing water main proposed, approximately 180 feet of watermain to be relocated.
- Relocation of sanitary sewer proposed, approximately 141 feet of sanitary sewer to be relocated.
- Proposed addition shall not require any changes to existing stormwater management plan for the site.

RECOMMENDATION

Approval of the Preliminary Site Plan is **recommended**. At this time, the plan meets the general requirements of the design and construction standards as set forth in Chapter 11 of the City of Novi Code of Ordinances, the Storm Water Management Ordinance and the Engineering Design Manual with the following items to be addressed at the time of Final Site Plan submittal:

COMMENTS

1. City Attorney has indicated that the cleanest way is to relocate that existing easements is to vacate the old easement and dedicate a new easement, but you may also amend the existing easement. In both cases the easement that shall be terminated will need City Council approval. These will be on-site easement so they will follow typical procedure and drafts will be needed prior to the pre-con meeting.
2. Generally, all proposed trees shall remain outside utility easements. Where proposed trees are required within a utility easement, the trees shall maintain a minimum 5-foot horizontal separation from water main and storm sewer and 10-foot horizontal separation from sanitary sewer. All utilities shall be shown on the landscape plan, or other appropriate sheet, to confirm the separation distance.
3. Show the locations of all light poles on the utility plan and indicate the typical foundation depth for the pole to verify that no conflicts with utilities will occur. Light poles in a utility easement will require a License Agreement.
4. **Only at the time of the printed Stamping Set submittal,** provide the City's standard detail sheets for water main (5 sheets), sanitary sewer (3 sheets), storm sewer (2 sheets), paving (2 sheets) and Boardwalks/Pathways (1 sheet). The most updated details can be found on the City's website under Engineering Standards and Construction Details.

WATER MAIN

5. EGLE water main application has been approved for this project, ACT-511469 was issued on 11/10/2025. This permit is valid for 2 years, if there are any minor changes between the date of issuance and start of construction applicant should let Engineering know so revised plans can be sent to EGLE for review. Minor changes to water main can be administratively reviewed by EGLE.

IRRIGATION

6. Plans show the relocation of the existing irrigation system.

SANITARY SEWER

7. Sanitary Sewer plans have been routed to Oakland County for review, permit number 0335-2025.

STORM SEWER

8. Show and label all roof conductors and show where they tie into the storm sewer.

STORM WATER MANAGEMENT PLAN

9. The Storm Water Management Plan (SWMP) for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the **Engineering Design Manual (updated Jan 31, 2024).**
10. C Factor calculations have been provided; no additional stormwater detention is required for this addition.

PAVING & GRADING

11. Provide existing and proposed contours on the Grading Plan at the time of the Final Site Plan submittal.
12. Add the maximum 2-percent cross-slope to the sidewalk detail.
13. Provide at least 3-foot buffer distance between the sidewalk and any fixed objects, including hydrants and irrigation backflow devices. Include a note on the plan where the 3-foot separation cannot be provided.
14. Per MDOT Special Provision for Crushed Concrete; the use of crushed concrete is prohibited on the project within 100 feet of any water course (stream, river, county drain, etc.) and lake, regardless of the application of location of the water course or lake relative to the project limits. Crushed limestone is shown in the concrete sidewalk cross-section.
15. Provide additional spot grades as necessary to demonstrate that a minimum 5-percent slope away from the building is provided for a minimum distance of ten feet around the perimeter of the building.
16. Site grading shall be limited to 1V:4H (25-percent), excluding landscaping berms.

SOIL EROSION & SEDIMENT CONTROL

17. A SESC permit is required (link to Soil Erosion Permit Application). A review will be done when a completed packet is submitted to Sarah Marchioni at Community Development.

THE FOLLOWING MUST BE SUBMITTED WITH THE NEXT SUBMITTAL:

18. A letter from either the applicant or the applicant's engineer must be submitted with the next submittal highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved. **Additionally, a statement must be provided stating that all changes to the plan have been discussed in the applicant's response letter.**
19. An itemized construction cost estimate must be submitted to the Community Development Department for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. ***The estimate must be itemized*** for each utility (water, sanitary, storm sewer), on-site paving (square yardage, should include number of detectable warning plates), right-of-way paving (including proposed right-of-way),

grading, and the storm water basin (basin construction, control structure, pre-treatment structure and restoration).

REQUIRED LEGAL DOCUMENTS

The following must be submitted with the Stamping Set: All documents must be submitted together as a package with the Stamping Set submittal with the legal review transmittal form that is attached to this review letter. Partial submittals will **not** be accepted. Links to the PDF copy of the easements are below, word document versions of each legal document can be found on the City's Website under Forms and Permits).

20. A draft copy of the 20-foot-wide Watermain System Easement onsite must be submitted to the Community Development Department.
21. A draft copy of the 20-foot-wide Sanitary Sewer Easement onsite must be submitted to the Community Development Department.
22. A draft of the License Agreement will be required for the light pole proposed within the proposed utility easements. This must be submitted to the Community Development Department.
    a. The agreement shall state that the light pole and all site facilities within the influence of the light pole that may be removed or damaged in the event the utility requires maintenance will be **the responsibility of the property owner** to repair or replace. Additionally, a cross-section shall be included with the agreement showing the distance between the light pole foundation and the utility.

To the extent this review letter addresses items and requirements that require the approval of or a permit from an agency or entity other than the City, this review shall not be considered an indication or statement that such approvals or permits will be issued.

Please contact Humna Anjum at (248) 735-5632 or email at hanjum@cityofnovi.org with any questions.

Humna Anjum,
Project Engineer

cc: Lindsay Bell, Community Development
Kate Purpura, Engineering
Ben Croy, City Engineer

LANDSCAPE REVIEW

PLAN REVIEW CENTER REPORT
November 25, 2025
Catholic Central Classroom Addition
Preliminary Site Plan - Landscape

Review Type	**Job #**
Preliminary Site Plan Landscape Review	JSP25-0032

Property Characteristics
- Site Location: 27225 Wixom Road
- Site Acreage: 3.70 ac.
- Site Zoning: R-1
- Adjacent Zoning: North: I-1,RM-1, R-4; East: I-1, South: R-1, West: R-4
- Plan Date: 11/19/2025

Recommendation:
This project **is recommended for approval for Preliminary Site Plan**.

No landscape waivers are required for this plan.

Please show the City Project Number, JSP25-0032, on the bottom right corner of the cover sheet.

Ordinance Considerations

Existing Trees (*Sec 37 Woodland Protection, Preliminary Site Plan checklist #17 and LDM 2.3 (2)*)
1. Tree survey and chart are provided.
2. Trees to be removed and critical root zones are shown for the trees in the vicinity of work are shown.
3. Woodland replacement calculations are provided. A note indicates that a deposit to the tree fund will be made for all required replacements.
4. No wetland impacts are shown.

Adjacent to Residential - Buffer (*Zoning Sec. 5.5.3.B.ii and iii*)
The project area is not adjacent to any residential property.

Adjacent to Public Rights-of-Way – Berm/Wall, Buffer and Street Trees (*Zoning Sec. 5.5.3.B.ii, iii*)
The project area is not adjacent to the road so no additional greenbelt landscaping is required.

Existing and proposed overhead and underground utilities, including hydrants. *(LDM 2.e.(4))*
All utilities are included on the landscape plan and there are no impacts beyond those for the existing trees which are discussed above.

Parking Lot Landscaping
The project area does not impact the parking so no additional parking lot landscaping is required.

Building Foundation Landscaping (Zoning Sec. 5.5.3.D)
The required foundation landscape is shown as being provided.

Plant List (LDM 4.)

1. Provided
2. All of the species used are native to Michigan.
3. Only one tree is proposed.

Planting Notations and Details (LDM)

Provided

Storm Basin Landscape (Zoning Sec 5.5.3.E.iv and LDM 3)

1. No new above-ground stormwater detention pond is proposed.
2. A green roof is proposed for most of the new roof. This is appreciated.
3. A note indicates that there is no Phragmites or Knotweed in the project vicinity.

Irrigation (LDM 1.a.(1)(e) and 2.s)

1. The proposed landscaping must be provided with sufficient water to become established and survive over the long term.
2. Please provide an irrigation plan or note how this will be accomplished if an irrigation plan is not provided on Final Site Plans.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5621 or rmeader@cityofnovi.org.

Thank you for your consideration.

Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART – Preliminary Site Plan

Review Date: November 25, 2025
Project Name: JSP25-0032: Catholic Central Classroom Building Addition
Project Location: 27225 Wixom Road
Plan Date: November 19, 2025
Prepared by: Rick Meader, Landscape Architect E-mail: rmeader@cityofnovi.org; Phone: (248) 735-5621

Items in **Bold** need to be addressed by the applicant before approval of the Preliminary Site Plan. Underlined items need to be addressed on the Final Site Plan.

No landscape deviations are required for the project.

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements – Basic Information (LDM (2))				
Landscape Plan *(Zoning Sec 5.5.2, LDM 2.e)*	• New commercial or residential developments • Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less. • 1"-20' minimum with proper North. Variations from this scale can be approved by LA	Scale: 1" = 20'	Yes	
Owner/Developer Contact Information *(LDM 2.a.)*	Name, address and telephone number of the owner and developer or association	On Landscape Plan	Yes	
Project Information *(LDM 2.d.)*	Name and Address	Location map on Cover Sheet	Yes	
Survey information *(LDM 2.c.)*	Legal description or boundary line survey	• Topographic survey on Sheet CE-2 • Legal description on Cover Sheet.	Yes	
Landscape Architect contact information *(LDM 2.b.)*	Name, Address and telephone number of RLA/PLA/LLA who created the plan	Rich Houdek – Grissim Metz Andriese Associates	Yes	
Sealed by LA. *(LDM 2.g.)*	Requires original signature	Copy of seal and signature	Yes	
Miss Dig Note (800) 482-7171 *(LDM.3.a.(8))*	Show on all plan sheets	On Landscape Plan	Yes	
EXISTING CONDITIONS				

Item	Required	Proposed	Meets Code	Comments
Existing plant material Existing woodlands or wetlands *(LDM 2.e.(2), Sec 12, 37))*	• Show location type and size. • Label to be saved or removed. • Plan shall state if none exists.	• Tree survey is provided on Sheet CE-2. • Tree removals are shown on Sheet CE-3. • Woodland replacement calculations are provided on L101. • A deposit to the tree fund will be made for all required replacements • Wetland boundaries are indicated on Sheet CE-2 and CE-3	• Yes • Yes • Yes • Yes • Yes	**See the Merjent letter for detailed reviews of wetlands and woodlands**
Phragmites and Japanese Knotweed Control *(Sec 6.B.i)*	• Any/all populations of *Phragmites australis* and/or Japanese knotweed and related species shall be noted on plans. • If any is found, instructions for their complete removal should be added to the plans. • If none is found, a note stating that shall be added.	A note has been added stating that neither has been found in the area of the project	Yes	
Soil type *(LDM.2.r.)*	As determined by Soils survey of Oakland County	Sheet CE-7 • Marlette Sandy Loam • Lenawee Silty Clay Loam	Yes	
Zoning *(LDM 2.f.)*	Provide site's zoning and zoning of all adjacent parcels	On Cover Sheet • **Site: R-1** • North: I-1/RM-1/R-4 • East: I-1 • South: R-1 • West: R-4	Yes	
PROPOSED IMPROVEMENTS				
Existing and proposed improvements *(LDM 2.e.(4))*	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	• All existing and new elements in the site area are included on the landscape plan	Yes	

Item	Required	Proposed	Meets Code	Comments
Existing and proposed utilities *(LDM 2.e.(4))*	• Overhead and underground utilities, including hydrants • Show all proposed light posts	• Utilities are shown on Sheet CE-6 • Utilities are included on the landscape plans	Yes	
Proposed topography - 2' contour minimum *(LDM 2.e.(1))*	Provide proposed contours at 2' interval	• Proposed spot elevations on Sheet CE-4 • No retaining walls are proposed.	Yes	
Clear Zones *(LDM 2.e.(5))*	• Show clear vision zones for all entry points. • Refer to exhibits at end of this chart.	Not required as this project does not impact the entries	NA	
LANDSCAPING REQUIREMENTS				
Berms and ROW Planting				
• All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours • Berm should be located on lot line except in conflict with utilities. • Berms should be constructed with 6" of topsoil.				
Residential Adjacent to Non-residential (Sec 5.5.3.A) & (LDM 1.a)				
Berm requirements *(Zoning Sec 5.5.A)*	The project is not adjacent to residential property so this screening is not required.	No berm is proposed	Yes	
Planting requirements *(LDM 1.a.)*	LDM Novi Street Tree List	NA		
Adjacent to Public Rights-of-Way (Sec 5.5.B) and (LDM 1.b)				
ROW Landscape Screening Requirements Chart *(Sec 5.5.3.B. ii)*				
Greenbelt width (2)(3) (5)	This project is not near the greenbelt so additional screening is not required.	NA		
Min. berm crest width	Not required	NA		
Min. berm height (9)	Not required	NA		
3' wall	(4)(7)	No walls are proposed in the greenbelts	NA	
Canopy deciduous or large evergreen trees Notes (1) (10)	Not required	NA		
Sub-canopy deciduous trees Notes (2)(10)	Not required	NA		
Canopy deciduous trees in area between sidewalk and curb	Not required	NA		

Item	Required	Proposed	Meets Code	Comments
Building Foundation Landscaping (Zoning Sec. 5.5.3.D)				
Building Foundation Landscaping (Zoning Sec 5.5.3.D)	• Area required = Foundation perimeter less doors)*8 • At least 75% of building foundation should be landscaped, preferably more A = 177.5*8 = 1420sf	1430sf	Yes	
Building Frontage Landscaping (Zoning Sec 5.5.3.D)	At least 60% of side(s) of building facing public roads shall be landscaped	The building addition does not face any road	NA	
Parking Area Landscape Requirements (Zoning Sec 5.5.3.C & LDM 5)				
General requirements *(LDM 1.c)*	• Clear sight distance within parking islands • No evergreen trees	NA – no new parking is proposed		
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	NA – no new parking is proposed		
General *(Zoning Sec 5.5.3.C)*				
Parking lot Islands *(a, b. i)*	• A minimum of 200 SF to qualify • 200sf landscape space per tree planted in island. • 6" curbs • Islands minimum width 10' BOC to BOC	NA – no new parking is proposed		
Curbs and Parking stall reduction *(c)*	Parking stall can be reduced to 17' with 4" curb adjacent to a sidewalk of minimum 7 ft.	NA – no new parking is proposed		
Contiguous space limit *(i)*	Maximum of 15 contiguous spaces	NA – no new parking is proposed		
Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district *(Zoning Sec 5.5.3.C.iii)*				
A = Total square footage of vehicular use areas x 7.5%	**A = x SF x 7.5% = A sf** NA – no new parking is proposed	None	Yes	
B = Total square footage of additional paved vehicular use areas over 50,000 SF x 1 %	**B = x SF x 1% = B sf** NA – no new parking is proposed	None	Yes	
All Categories				

Item	Required	Proposed	Meets Code	Comments
C = A+B Total square footage of landscaped islands	**C = A + B** NA – no new parking is proposed	None	Yes	
D = C/200 Number of canopy trees required	**D = C/200** NA – no new parking is proposed	None	Yes	
Parking Lot Perimeter Trees	• 1 Canopy tree per 35 lf • Sub-canopy trees can be used under overhead utility lines. • Perimeter within 20 feet of a building does not need to be included in the basis NA – no new parking is proposed	None	Yes	
Miscellaneous Landscaping Requirements				
Plantings around Fire Hydrant *(d)*	• No plantings with matured height greater than 12' within 10 ft. of fire hydrants, manholes, catch basins or other utility structures. • Trees should not be planted within 5 feet of underground lines.	There is no hydrant in the vicinity of the project (the hydrant at the rear of the building is not impacted by the proposed landscaping)	NA	
Landscaped area *(g)*	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	NA		
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	Hatching indicates sod outside of the planting beds	Yes	
Snow deposit *(LDM.2.q.)*	Show leave snow deposit areas on plan in locations where landscaping won't be damaged	No snow plowing will be impacted by this project.	NA	
Transformers/Utility boxes *(LDM 1.e from 1 through 5)*	• A minimum of 2 ft. separation between box and the plants • Ground cover below 4" is allowed up to pad. • No plant materials within 8 ft. from the	A wall is proposed to screen the utility box	Yes	

Item	Required	Proposed	Meets Code	Comments
	doors			
Detention/Retention Basin Planting requirements *(Sec. 5.5.3.E.iv)*	• Clusters of large native shrubs shall cover 70-75% of the basin rim area at 10 ft away from the permanent water line. • Canopy trees must be located at 1 per 35lf of the pond rim 10 feet away from the permanent water level • 10" to 14" tall grass along sides of basin • Refer to wetland for basin mix • Include seed mix details on landscape plan	• Green roof is proposed for part of the addition on Sheet CE-8 • No other detention is proposed	TBD	Please provide information as to green roof plantings on the Final Site Plans.
Landscape Notes and Details– Utilize City of Novi Standard Notes				
Plant List (LDM 4) – Include all cost estimates				
Quantities and sizes		Plant list is provided	Yes	
Root type		On plant list	Yes	
Botanical and common names	• At least 50% of plant species used, not including seed mixes or woodland replacement trees, must be species native to Michigan. • The non-woodland replacement tree diversity must meet the standards of the Landscape Design Manual section 4.	• All species used are native to Michigan • Only one small tree is proposed so diversity is not applicable.	Yes	
Type and amount of lawn		Sod	Yes	
Cost estimate (LDM 2.t)	For all new plantings, mulch and sod as listed on the plan	Provided	Yes	
Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details				
Canopy Deciduous Tree	Refer to LDM for detail drawings	No	Yes	Not required
Evergreen Tree		No	Yes	Not required
Shrub		Yes	Yes	
Multi-stem tree		Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys	Wood stakes, fabric guys.	No	Yes	Not required
Cross-Section of Berms (LDM 2.j)				
Slope, height and width	• Label contour lines • Maximum 33% slope • Constructed of loam • 6" top layer of topsoil	No - No berms are proposed	Yes	
Type of Ground Cover		NA		
Walls (LDM 2.k & Zoning Sec 5.5.3.vi)				
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	No retaining walls are proposed		
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer				
Notes (LDM 2.i) – Utilize City of Novi Standard Details				
Installation date *(LDM 2.l. & Zoning Sec 5.5.5.B)*	• Provide intended date • Between Mar 15 – Nov 15	Mar 15 -Nov 15	Yes	
Maintenance & Statement of intent *(LDM 2.m & Zoning Sec 5.5.6)*	• Include statement of intent to install and guarantee all materials for 2 years. • Include a minimum one cultivation in June, July and August for the 2-year warranty period.	Notes are provided	Yes	
Plant source *(LDM 2.n & LDM 3.a.(2))*	Shall be northern nursery grown, No.1 grade.	Noted	Yes	
Establishment period *(Zoning Sec 5.5.6.B)*	**2 yr. Guarantee**	Noted	Yes	
Approval of substitutions. *(Zoning Sec 5.5.5.E)*	City must approve any substitutions in writing prior to installation.	Noted	Yes	
Miscellaneous Landscape Requirements (LDM 3)				
General Conditions *(LDM 3.a)*	Plant materials shall not be planted within 4 ft. of property line	Site area is not near the property lines	NA	
Irrigation plan *(LDM 2.s.)*	A fully automatic irrigation system and a method of draining is required with Final Site	A note indicates that irrigation will be provided but no plan is in the set		**1.** Please add an irrigation plan or information as to how plants will be

Item	Required	Proposed	Meets Code	Comments
	Plan or an alternative means of providing sufficient water for establishment and survival is required at that time.			watered sufficiently for establishment and long- term survival. **2.** The plan should meet the requirements listed at the end of this chart. **3.** If an existing system will be extended to cover the new plantings, please add a note to that effect the plans. In that case an irrigation system plan will not be required.
Landscape tree credit *(LDM11.b.(d))*	• Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA. • Refer to Landscape tree Credit Chart in LDM	None		
Plant Sizes for ROW, Woodland replacement and others *(LDM 11.b)*	• Canopy Deciduous shall be 3" and sub-canopy deciduous shall be 2.5" caliper. • Refer to LDM section 11.b for more details	On plant list	Yes	
Plant size credit *(LDM11.b)*	NA	None taken		
Prohibited Plants *(LDM 11.b)*	Do not use any plants on the Prohibited Species List	None used	Yes	
Recommended trees for planting under overhead utilities *(LDM 3.e)*		No overhead wires are indicated in the project area, and no tall trees are proposed	Yes	
Collected or Transplanted trees *(LDM 3.f)*		None indicated		
Nonliving Durable Material: Mulch *(LDM 4)*	• Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth • Specify natural color, finely shredded	Shown on planting details		

Item	Required	Proposed	Meets Code	Comments
	hardwood bark mulch. • Include in cost estimate.			

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. For the landscape requirements, please see the Zoning Ordinance landscape section 5.5 and the Landscape Design Manual for the appropriate items under the applicable zoning classification.
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

Irrigation System Requirements

- Any booster pump installed to connect the project's irrigation system to an existing irrigation system must be downstream of the RPZ.
- The RPZ must be installed in accordance with the 2015 Michigan Plumbing Code.
- The RPZ must be installed in accordance with the manufacture installation instructions for winterization that includes drain ports and blowout ports.
- The RPZ must be installed a minimum of 12-inches above FINISHED grade.
- Attached is a handout that addresses winterization installation requirements to assist with this.
- A plumbing permit is required.
- The assembly must be tested after installation with results recorded on the City of Novi test report form.

WOODLAND REVIEW

merjent

p 612.746.3660 ▪ f 612.746.3679 ▪ www.merjent.com

1 Main Street SE ▪ Suite 300 ▪ Minneapolis, Minnesota ▪ 55414

December 11, 2025

Lindsay Bell
Planner – Community Development
City of Novi
45175 Ten Mile Road
Novi, MI 48375

Submitted electronically to lbell@cityofnovi.org

Re: Catholic Central Classroom Addition Preliminary Site Plan Woodland and Wetland Review (JSP25-32)

Dear Lindsay,

Merjent, Inc. (Merjent) has conducted a review of the preliminary site plan (PSP) for the Catholic Central Classroom Addition (Project), prepared by Zeimet Wozniak and Associates (Applicant; date 10/17/2025). Merjent reviewed the plan for conformance with the City of Novi's (City) Woodland Protection Ordinance, Chapter 37. The proposed Project will occur at the southeastern portion of the existing Detroit Catholic Central High School located at 27225 Wixom Road and is identified by parcel number 50-22-18-200-027, in Section 18 (site). The site contains City-regulated woodlands (**Figure 1**).

A wetland boundary determination was conducted for this project under reference number PWT25-0005.

Woodlands

Woodland Recommendation: Merjent **recommends approval** of the Catholic Central Classroom Addition PSP. Additional Woodland Review comments have been provided to meet the requirements of the Woodland Protection Ordinance. The following Woodland Regulations apply to this site:

Woodland Regulation	Required
Woodland Permit (Chapter 37, Section 37-26)	YES
Tree Replacement (Chapter 37, Section 37-8)	YES
Tree Protection (Fence; Chapter 37, Section 37-9)	YES
Woodland Conservation Easement (Chapter 37-30[e])	YES

*See clarification request comments

Woodland Review Comments

1. City-regulated woodlands, as identified on the City of Novi Woodlands interactive map website, are present onsite. Note that both the woodlands and property limits depicted on the City map are considered approximations (**Figure 1**)**.** Merjent conducted a site visit on December 11, 2025 to compare the conditions in the provided PSP relative to the woodland on-site. Select photos from the site visit is included in **Attachment A**. The site visit revealed that the information presented in the PSP and on the City's Woodland Mapper are accurate.

2. Pursuant to Chapter 37, Section 37-28, an accurate woodland survey should be provided and be accompanied by a separate key identifying the location of all trees eight inches at diameter at breast height (DBH) and greater, by size, common, genus and species names (i.e. Red Maple/*Acer rubrum*), and condition. Such information shall be provided by a registered landscape architect, certified arborist, or registered forester, through an onsite inspection, who must verify the contents by seal and/or registration number with signature, whichever applies. The dripline of affected trees shall be clearly indicated on the plan.

   - An accurate tree survey is provided on Sheet CE-2.

3. When a proposed site plan is located within a regulated woodland, any tree proposed for removal with a diameter at breast height (DBH) greater than or equal to eight inches will require tree replacement and a Woodland Use Permit per Section 37-8. This also applies to any tree that will be preserved, but where impacts to critical root zones are proposed.

4. Regardless of the presence of regulated woodlands onsite, a Woodland Use Permit is required to perform construction on any site containing the removal of trees larger than 36 inches DBH.

   - No trees larger than 36 inches DBH are proposed for removal for this project.

5. The plan has proposed the removal or critical root zone impact of eight regulated trees. A **Woodland Use Permit** is required to perform construction on any site containing regulated woodlands. A **Woodland Use Permit** is required for this project and because more than three trees are proposed for removal, Planning Commission approval is required for this Project.

6. **Woodland Replacement**. Based on a review of the plan, the following woodland replacements are currently required:

Tree Size (DBH, inches)	Number of Trees	Ratio Replacement/Removed Tree	Total Replacements Required
8-11	4	1	4
12-20	3	2	6
21-29	1	3	3
30+	0	4	0
Multi-stem	0	Sum of Stem DBH/8 (rounded up)*	0
Total	**8**	**-**	**13**

   - The applicant has listed the number of replacements required on Sheet L101.

7. A replacement plan and cost estimate for the tree replacement will be necessary prior to final site plan approval by the City. Woodland replacement credits can be provided by:
   a. Planting the woodland tree replacement credits on-site.
      i. For tree replacement credits that will be planted on-site, a financial guarantee of $400/tree replacement credit is required to ensure the planting of the on-site woodland replacement credits. The financial guarantee would be released after trees have been planted and approved by the City of Novi. The financial guarantee will be released after

trees have been planted and approved by the City of Novi, and applicants must request a tree planting inspection.

ii. Woodland replacements shall be guaranteed for two growing seasons after the applicant's installation and the City's acceptance. A two-year maintenance bond in the amount of 25% of the value of the trees, but in no case less than $1,000, shall be required to ensure the continued health of the trees following acceptance.

b. Payment to the City of Novi Tree Fund at a non-refundable rate of $400/woodland replacement credit.

c. Combination of on-site tree planting and payment into the City of Novi Tree Fund ($400/woodland replacement credit).

- The applicant has stated on Sheet L101 that all trees will be replaced via a non-refundable payment into the City of Novi Tree Fund. The applicant will be responsible for paying **$5,200 into the City of Novi Tree Fund.**
    - While not required, the applicant may plant trees in lieu of paying into the City of Novi Tree Fund via the method(s) listed above.

8. **Critical root zone**. Accurate critical root zones must be depicted on the site plan for all regulated trees within 50 feet of the proposed grading or construction activities. Section 37-2 defines a critical root zone as a circular area around a tree with a radius measured to the tree's longest dripline radius plus one foot.
    - The applicant has displayed critical root zones on Sheet L101.

9. A **woodland fence guarantee of $6,000** ($5,000 x 120%) is required per Chapter 26.5-37. The financial guarantee shall be paid prior to tree removal. The woodland fence inspection will be performed by Merjent. **The Applicant is responsible for requesting this inspection.**

    - Protective fencing details and locations are shown on Sheet CE-7.

10. The Applicant may be requested to provide preservation/conservation easements as directed by the City of Novi Community Development Department for any areas of remaining woodlands. The applicant may be required to demonstrate that all remaining woodland trees will be guaranteed to be preserved with a conservation easement or landscape easement to be granted to the city. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Woodland permit. Any associated easement boundaries shall be indicated on the Plan.

Should you have any questions or concerns with this review, please contact me via email at jason.demoss@merjent.com or via phone at (619) 944-3835.

Sincerely,

Merjent, Inc.



Jason DeMoss, PWS
Environmental Consultant

Enclosures:

Figure 1 – City of Novi Woodlands Map
Attachment A – Site Photos

CC:
Barb McBeth, City of Novi, bmcbeth@cityofnovi.org
Rick Meader, City of Novi, rmeader@cityofnovi.org
Stacey Choi, City of Novi, schoi@cityofnovi.org
Matt Pudlo, Merjent, matt.pudlo@merjent.com

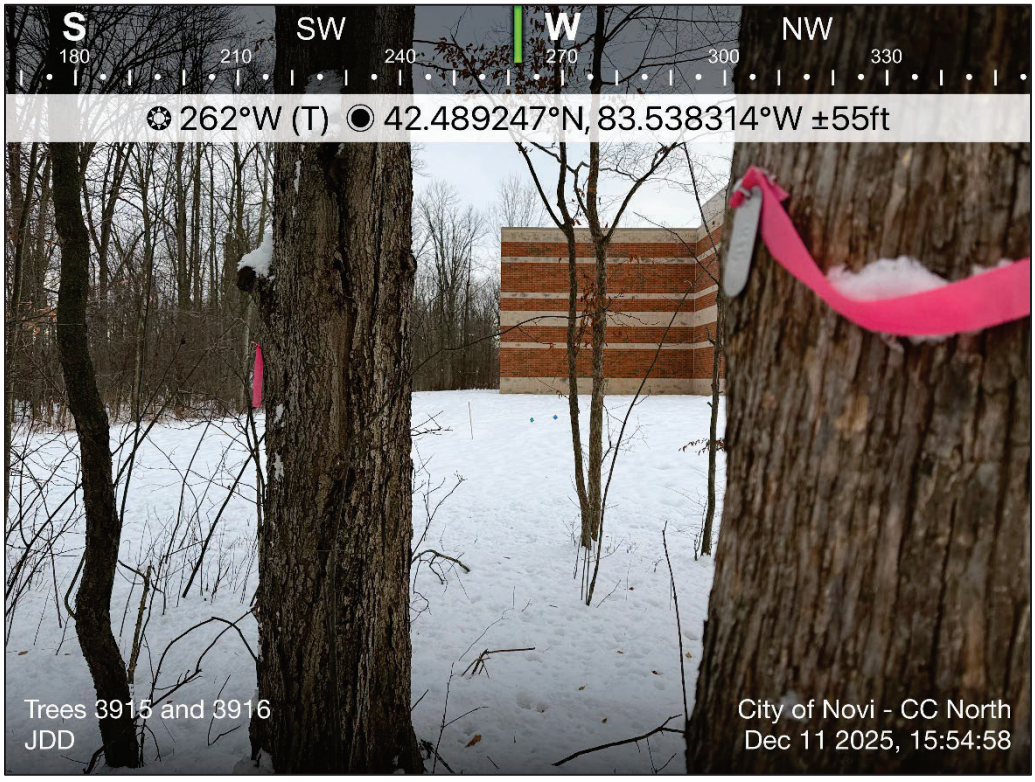


Figure 1. City of Novi Regulated Woodlands Map
Approximate Site boundary is shown in red.
Approximate Regulated Woodland areas are shown in green.

Attachment A
Site Photographs



Overview of location where additional classroom is proposed



Trees 3915 and 3916, which are proposed for impact



Overview of woodland adjacent to classroom addition

FAÇADE REVIEW

DRN & ASSOCIATES, ARCHITECTS, PC
Phone: (248) 880-6523
E-Mail: dnecci@drnarchitects.com
Web: drnarchitects.com
50850 Applebrooke Dr., Northville, MI 48167

December 11, 2025

Façade Review Status Summary:
Approved – Full Compliance, Section 9 Waiver not required.

City of Novi Planning Department
45175 W. 10 Mile Rd.
Novi, MI 48375-3024

Re: FACADE ORDINANCE – **Catholic Central Classroom Addition, JSP25-32**
Façade Region: 1, Zoning District: R-1

Dear Ms. McBeth;

The following Facade Review is based on the drawings by IDS Architects, dated 10/24/25. The percentages of materials proposed for each façade are as shown on the table below. The maximum percentages allowed by the façade Ordinance Section 5.15 are shown in the righthand column. Materials in non-compliance with the Façade Chart, if any, are highlighted in bold.

	East	South	North	West	Ordinance Maximum (Minimum)
Brick	86%	86%	N/A	N/A	100% (30% MIN)
Pre-Cast Stone (Limestone)	11%	11%	N/A	N/A	50%
RTU Screen (Ribbed Metal)	3%	3%	N/A	N/A	50%

As shown above, all façade materials are in full compliance with the Façade Ordinance. A Section 9 Waiver is not required for this project.

Notes to the Applicant:

1. Inspections – The Façade Ordinance requires inspection(s) for all projects. It is the applicant's responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department's Online Inspection Portal.

Sincerely,
DRN & Associates, Architects PC

Douglas R. Necci, AIA

FIRE REVIEW

December 1, 2025

TO: Barbara McBeth - City Planner
Lindsay Bell - Plan Review Center
Dan Commer – Plan Review Center
Diana Shanahan – Plan Review Center
Stacey Choi – Planning Assistant

RE: Catholic Central Classroom Addition

JSP25-32

Project Description:
Build additional classrooms with building addition.

Comments:

- **All** fire hydrants **MUST** be installed and operational prior to any combustible material is brought on site. **IFC 2015 3312.1**
- For new buildings and existing buildings, you **MUST** comply with the International Fire Code **Section 510** for Emergency Radio Coverage. This shall be completed by the time the final inspection of the fire alarm and fire suppression permits.

Recommendation:
The Fire Dept. does not have any objections at this time.

Sincerely,

Andrew Copeland – Fire Marshal
City of Novi Fire Department

cc: file

CITY COUNCIL

Mayor
Justin Fischer

Mayor Pro Tem
Laura Marie Casey

Dave Staudt

Brian Smith

Matt Heintz

Priya Gurumurthy

Aaron Martinez

City Manager
Victor Cardenas

Director of Public Safety
Chief of Police
Erick W. Zinser

Fire Chief
John B. Martin

Assistant Chief of Police
Scott R. Baetens

Assistant Fire Chief
Todd Seog

Novi Public Safety Administration
45125 Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org

APPLICANT RESPONSE LETTERS

ZEIMET WOZNIAK & ASSOCIATES
Consulting Civil Engineers
55800 Grand River Avenue, Suite 100
New Hudson, Michigan 48165-9318
248.437.5099 · 248.437.5222 fax
www.zeimetwozniak.com

December 17, 2025

Ms. Lindsay Bell, AICP, Senior Planner
City of Novi Community Development Department – Planning Division
45175 Ten Mile Road
Novi, MI 48375

Re: Catholic Central High School
Classroom Addition
PSP Review Response
Planning
JSP25-32

Dear Ms. Bell:

We would like to thank you for your recommendation of approval of the Preliminary Site Plan with Phasing and revised Special Land Use request. As part of the Preliminary Site Plan submittal for this project, we are responding to the outstanding comments in bold in your PSP Planning Review dated December 12, 2025.

Zoning and Use Requirements

Uses Permitted: A revised Special Land Use is requested for the increase in intensity of the use.

Phasing: Planning Commission approval for the proposed phasing is requested.

Required Conditions: Schools

Noise Impact Statement: Catholic Central requests a waiver from the Planning Commission of the noise impact statement requirement, as permitted in Sec. 5.14.10.B iii. There are no new outdoor uses proposed. The proposed roof top heating and cooling units produce a maximum of 93.0 dBA at the unit. The decibel level at the nearest residence in Berkshire Pointe will be below the allowed 55 db without screening. Screening and material will be added in the pit which will provide additional noise reduction. A waiver was granted for the STEM Addition, and this project is much smaller and further from the adjacent homes.

Building Setbacks

The setbacks from the addition to the property lines are shown on Sheet CE-1.

Lighting and Other Equipment Requirements

Color Spectrum Management: We would like to request a variance to allow CCT 4000k fixtures. The rest of the CC campus uses CCT 4000k fixtures and I'm told by the designer that having both types "looks horrible".

Please let us know if you have any questions or comments.

Sincerely,

Andrew Wozniak

ZEIMET WOZNIAK & ASSOCIATES
Consulting Civil Engineers
55800 Grand River Avenue, Suite 100
New Hudson, Michigan 48165-9318
248.437.5099 · 248.437.5222 fax
www.zeimetwozniak.com

Ms. Humna Anjum, Project Engineer
City of Novi Public Works – Engineering Division
23600 Lee Begole Drive
Novi, MI 48375

Re: Catholic Central High School
Classroom Addition
PSP Review Response Engineering Review
JSP25-0032

Dear Ms. Anjum:

We would like to thank you for your recommendation of approval of the Preliminary Site Plan. As part of the Preliminary Site Plan submittal for this project, we are responding to the outstanding comments in your PSP Engineering Review dated December 12, 2025.

COMMENTS

1. The existing sanitary sewer and water main easements will be vacated. New easements will be provided during the FSP submittal.

2. All proposed trees are located outside the utility easement. Utilities are shown on the Landscape Plan.

3. Light pole locations are shown on the Sheet CE-4 and the Electrical Plan Sheet 1 of 2. A License Agreement will be provided for the pole located in the utility easement. Foundation depths will be provided with the Final Site Plan submittal.

4. City of Novi Standard Detail Sheets will be provided with the Stamping Set Submittal.

WATER MAIN

5. Thank you for expediting the EGLE water main permit application.

IRRIGATION

6. Irrigation plans will be submitted with the Final Site Plan.

SANITARY SEWER

7. Thank you for expediting the EGLE sanitary sewer permit application.

STORM SEWER

8. Roof Conductors will be shown on the Final Site Plan.

STORM SEWER MANAGEMENT PLAN

9. Storm Water Management plans will be provided with the Final Site Plan.

10. Noted.

PAVING AND GRADING

11. Existing and proposed contours will be provided with the Final Site Plan submittal.

12. A maximum 2% cross slope will be shown on the Final Site Plan.

13. 3-foot separation between the sidewalk and any object will be provided and a note added to the Final Site Plan.

14. Crushed Limestone will be used.

15. Additional spot grades will be added to demonstrate that a minimum 5-percent slope away from the building is provided for a minimum distance of ten feet.

16. Site grading will not exceed 1V:4H.

SOIL EROSION AND SEDIMENT CONTROL

17. Application for a soil erosion permit will be completed.

NEXT SUBMITTAL

Items 18 and 19 will be provided with the next submittal.

REQUIRED LEGAL DOCUMENTS

The legal documents will be submitted with the Stamping Set.

Please contact us if you have any questions or comments.

Sincerely,

Andrew Wozniak

ZEIMET WOZNIAK & ASSOCIATES
Consulting Civil Engineers
55800 Grand River Avenue, Suite 100
New Hudson, Michigan 48165-9318
248.437.5099 · 248.437.5222 fax
www.zeimetwozniak.com

December 16, 2025

Mr. Rick Meader – Landscape Architect
City of Novi Community Development Department – Planning Division
45175 Ten Mile Road
Novi, MI 48375

Re: Catholic Central High School
Classroom Addition
PSP Landscape Review Response
JSP25-32

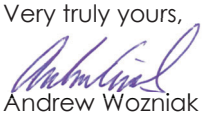
Dear Mr. Meader:

We would like to thank you for your recommendation of approval of the Preliminary Site Plan. As part of the Preliminary Site Plan submittal for this project, we are responding to the outstanding comments in the review letter dated November 25, 2025.

- The City Project Number will be added to the Landscape Plan.
- Mergent wetland and woodland comments have been addressed in a separate letter.
- An Irrigation Plan will be included with the Final Site Plan submittal.
- Specifications for the Green Roof will be included with the Final Site Plan submittal.

Please contact us if you have any questions or comments.

Very truly yours,



Andrew Wozniak

ZEIMET WOZNIAK & ASSOCIATES
Consulting Civil Engineers
55800 Grand River Avenue, Suite 100
New Hudson, Michigan 48165-9318
248.437.5099 · 248.437.5222 fax
www.zeimetwozniak.com

December 16, 2025

Ms. Lindsay Bell, AICP, Senior Planner
City of Novi Community Development Department – Planning Division
45175 Ten Mile Road
Novi, MI 48375

Re: Catholic Central High School
Classroom Addition
PSP Review Response
Woodland and Wetland
JSP25-32

Dear Ms. Bell:

We would like to thank Mergent for their recommendation of approval of the Preliminary Site Plan. As part of the Preliminary Site Plan submittal for this project, we are responding to the outstanding comments in their review letter dated December 11, 2025.

There are no review comments to address.

The applicant acknowledges that payment to the Novi Tree Fund and a woodland fence guarantee will be required.

Please contact us if you have any questions or comments.

Very truly yours,

Andrew Wozniak

ZEIMET WOZNIAK & ASSOCIATES
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New Hudson, Michigan 48165-9318
248.437.5099 · 248.437.5222 fax
www.zeimetwozniak.com

December 16, 2025

Ms. Lindsay Bell, AICP, Senior Planner
City of Novi Community Development Department – Planning Division
45175 Ten Mile Road
Novi, MI 48375

Re: Catholic Central High School
Classroom Addition
PSP Review Response
Facade
JSP25-32

Dear Ms. Bell:

We would like to thank DRN & Associates for their recommendation of approval of the Preliminary Site Plan. As part of the Preliminary Site Plan submittal for this project, we are responding to the outstanding comments in their review letter dated December 11, 2025.

There are no review comments to address.

The applicant acknowledges that façade inspections will be required.

Please contact us if you have any questions or comments.

Very truly yours,

Andrew Wozniak

ZEIMET WOZNIAK & ASSOCIATES
Consulting Civil Engineers
55800 Grand River Avenue, Suite 100
New Hudson, Michigan 48165-9318
248.437.5099 · 248.437.5222 fax
www.zeimetwozniak.com

December 16, 2025

Mr. Andrew Copeland, Fire Marshal
City of Novi Public Safety Administration - Fire Department
45125 Ten Mile Road
Novi, MI 48375

Re: Catholic Central Classroom Addition
PSP Review Response
Fire
JSP25-32

Dear Mr. Copeland:

Thank you for your review letter and we appreciate that you have no objections at this time.. As part of the Preliminary Site Plan submittal for this project, we are responding to the outstanding comments in your Fire Department Review dated December 1, 2025.

- All fire hydrants will be operational prior to combustible material being brought on-site.
- The new addition will comply with the International Fire Code Section 510 for Emergency Radio Coverage. This will be completed by the time of the final inspection of the fire alarm and fire suppression permits.

Please contact us if you have any questions or comments.

Very truly yours,

Andy Wozniak