CATHOLIC CENTRAL GROTTO
JSP26-0036

JSP26-0036 CATHOLIC CENTRAL GROTTO
Public Hearing at the request of Catholic Central High School for approval of a Preliminary Site Plan and Woodland Use Permit. The applicant proposes construction of a prayer grotto on the existing Catholic Central campus.

Required Action
Approval or denial of the Preliminary Site Plan and Woodland Permit.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval Recommended	09/23/26	• Items to be addressed at Final Site Plan submittal
Engineering	Approval Recommended	09/21/26	• Items to be addressed at Final Site Plan submittal
Landscape	Approval Recommended	09/21/26	• **Landscape waiver under LDM 4, 11 for low diversity of native tree species** *(supported)* • Items to be addressed at Final Site Plan submittal
Woodland	Approval Recommended	09/21/26	• **Woodland Permit for removal of 6 regulated woodland trees, requiring 10 replacement credits** • **The applicant is proposing to mitigate removals for the 10 woodland replacement credits through payment into the tree fund** • **Woodland conservation easement requested** • Items to be addressed at Final Site Plan submittal
Wetland	Approval Recommended	09/21/26	• **Wetland Conservation easement requested** • Items to be addressed at Final Site Plan submittal
Traffic	Approval Recommended	09/18/26	• Items to be addressed at Final Site Plan submittal
Fire	Approval Recommended	09/03/26	• Meets Fire Department standards

MOTION SHEET:

Approval – Preliminary Site Plan
In the matter of JSP26-0036 Catholic Central Grotto, motion to **approve** the Preliminary Site Plan based on and subject to the following:

1. A Landscape waiver under Landscape Design Manual Sections 4, 11 for a deficiency in the minimum 50% native Michigan tree species requirement for trees planted on site, excluding woodland replacement trees, which is hereby granted;

2. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan; and

3. *(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.)

Approval – Woodland Use Permit
In the matter of JSP26-0036 Catholic Central Grotto, motion to **approve** the Woodland Use 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.)

– OR –

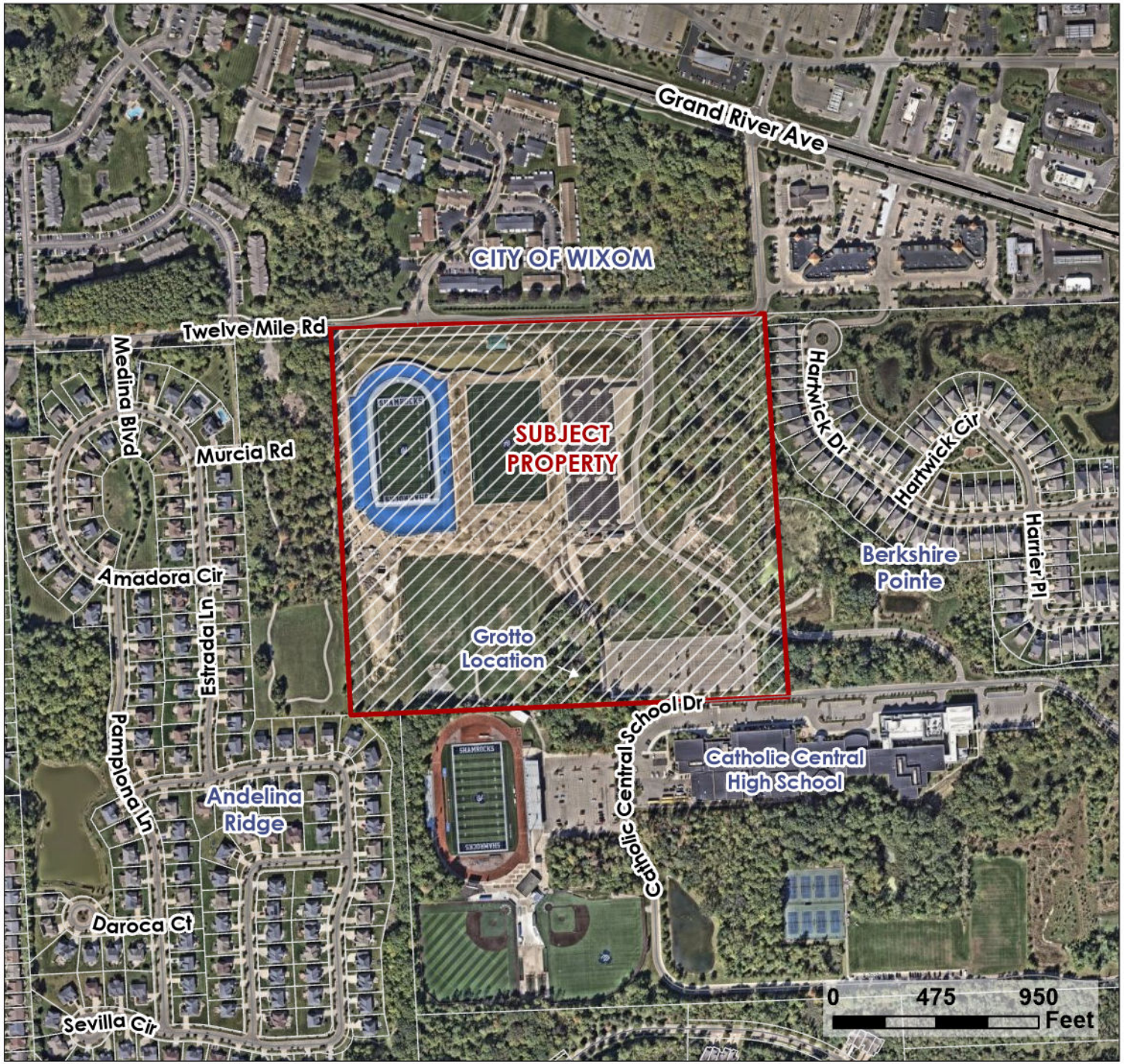
Denial – Preliminary Site Plan
In the matter of JSP26-0036 Catholic Central Grotto, motion to **deny** the Preliminary Site Plan… *(because the plan is not in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

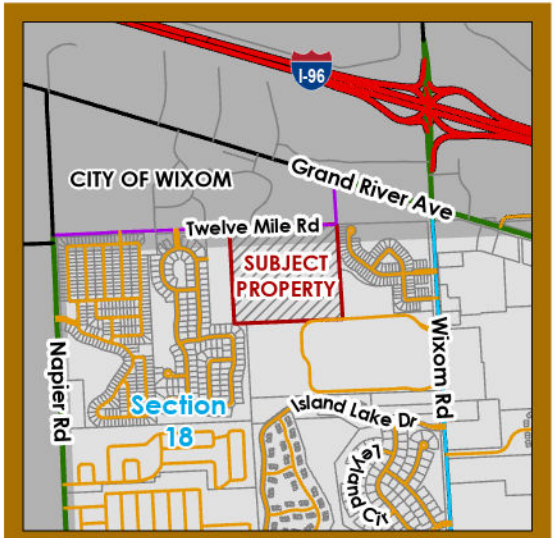
Denial – Woodland Permit
In the matter of JSP26-0036 Catholic Central Grotto, motion to **deny** the Woodland Permit… *(because the plan is not in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance)*

MAPS

Location
Zoning
Future Land Use
Natural Features

JSP26-0036 CATHOLIC CENTRAL GROTTO
LOCATION MAP





LEGEND

- Subject Property

Thoroughfare Classification

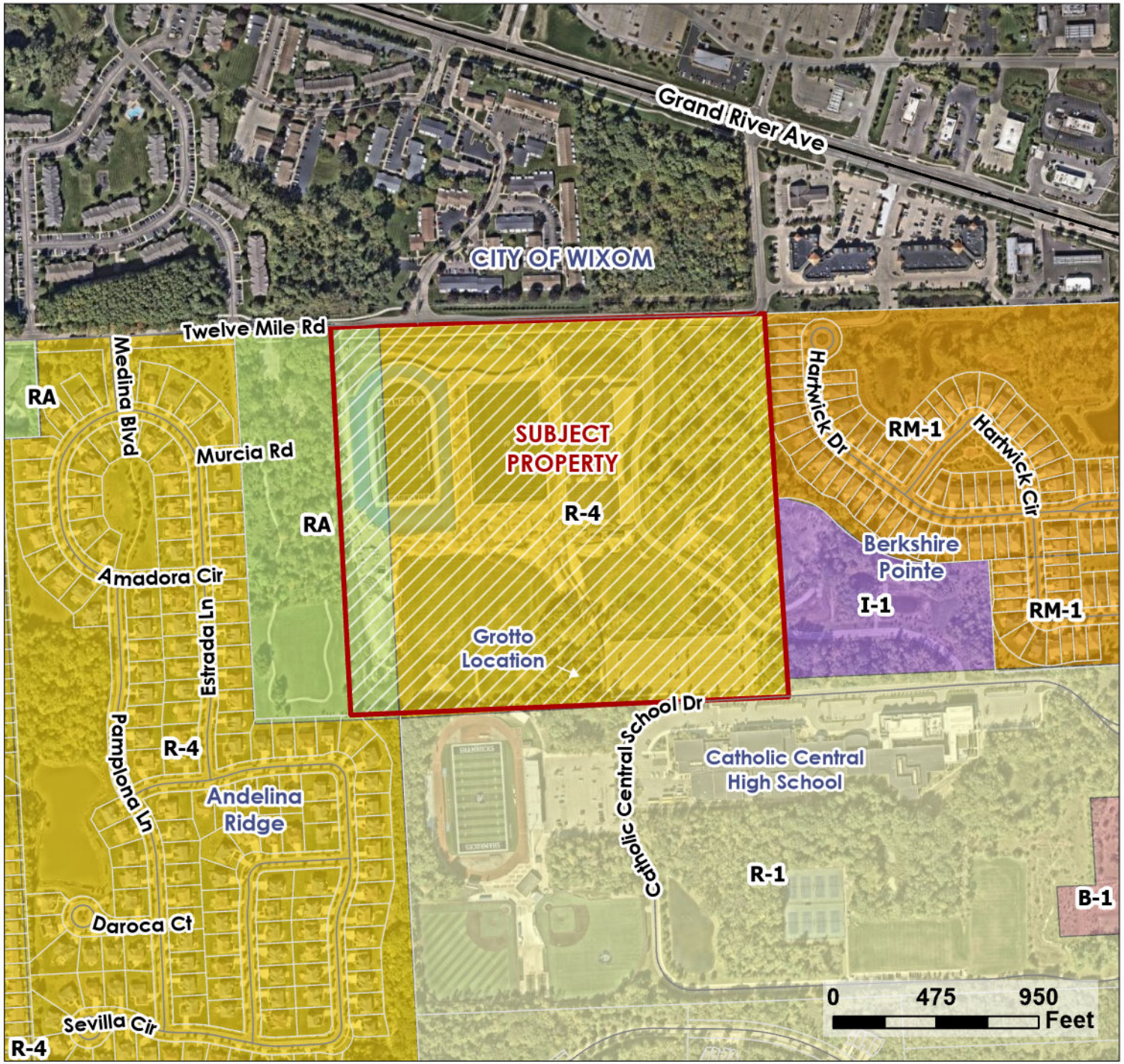
- Arterial
- Minor Arterial
- Non-Residential Collector
- Local Residential Street
- Freeway

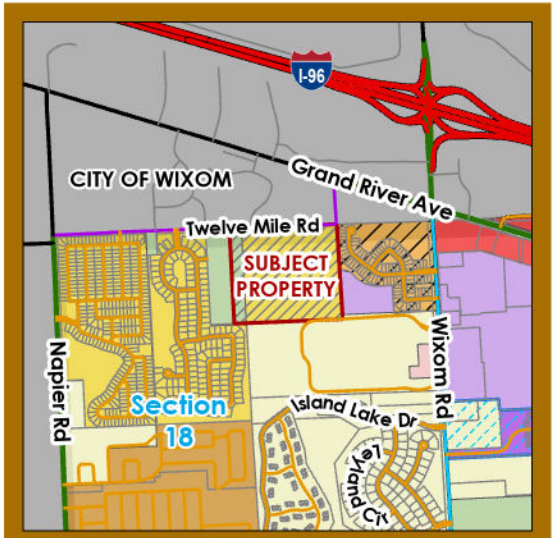
Map Author: Diana Shanahan
Project: 27225 Wixom Road

Date: 11/02/26
Version #: 1

City of Novi
Community Development Department
City Hall / Civic Center
45175 Ten Mile Road, Novi, MI 48375
cityofnovi.org

JSP26-0036 CATHOLIC CENTRAL GROTTO
ZONING MAP





LEGEND

- Subject Property

Zoning District

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

Zoning Overlay

- Suburban Low-Rise (PSLR)
- Planned Rezoning Overlay (PRO)

Map Author: Diana Shanahan
Project: 27225 Wixom Road

Date: 11/02/26
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JSP26-0036 CATHOLIC CENTRAL GROTTO
FUTURE LAND USE MAP





LEGEND

- Subject Property

Future Land Use Category

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

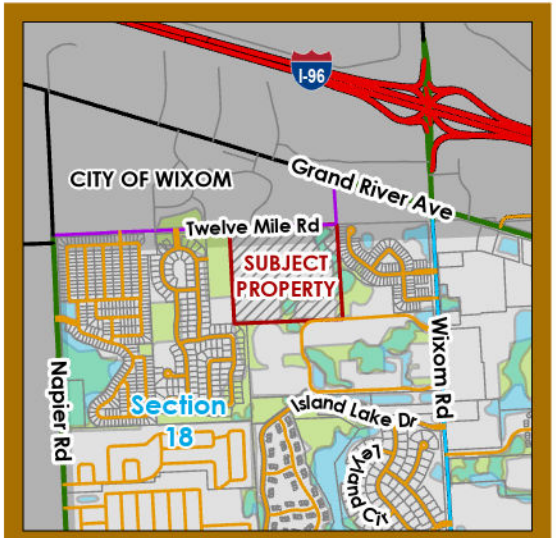
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JSP26-0036 CATHOLIC CENTRAL GROTTO
NATURAL FEATURES MAP





LEGEND

- Subject Property
- Wetlands
- Woodlands

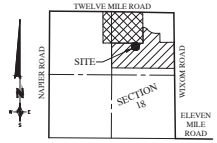
Map Author: Diana Shanahan
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City of Novi
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SITE PLAN

PRELIMINARY AND FINAL SITE PLAN FOR
GROTTO AND PARKING LOT RECONFIGURATION
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
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:
AUGER KLEIN ALLER ARCHITECTS
303 E. THIRD STREET, SUITE 100
ROCHESTER, MI 48307
PHONE: (248) 814-9160
CONTACT: ABIGAIL FRANZ

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

SHEET INDEX:

CIVIL DRAWINGS:

CE-1	COVER SHEET
CE-2	EXISTING CONDITIONS PLAN
CE-3	GROTTO OVERLAY PLAN
CE-4	REMOVALS PLAN
CE-5	SITE PAVING AND GRADING PLAN
CE-6	SOIL EROSION CONTROL PLAN
CE-7	DRAINAGE CONDITIONS PLAN
CE-8	TURNING STUDY
CE-9	CITY OF NOVI PAVING DETAILS (1 OF 2)
CE-10	CITY OF NOVI PAVING DETAILS (2 OF 2)
CE-11	OCWRC SOIL EROSION AND SEDIMENTATION CONTROL DETAILS

LANDSCAPE DRAWINGS:

L101	LANDSCAPE PLAN

SITE LIGHTING:

E 1.2	SITE PLAN LIGHTING CALCULATIONS
E 1.3	LIGHT FIXTURES CUT SHEETS

PARCEL 22-18-200-026 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 S. 00°44'12" E. 1306.18 FEET; THENCE N. 89°31'51" W. 1492.48 FEET; THENCE N. 00°15'03" W. 1320.00 FEET; THENCE 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. 89°31'51" E. 165.00 FEET TO SAID NORTH 1/4 CORNER OF SECTION 18 AND POINT OF BEGINNING CONTAINING 44.84 ACRES MORE OR LESS BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND THE RIGHTS OF THE PUBLIC OR ANY GOVERNMENTAL AGENCY OVER 12 MILE 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: _____

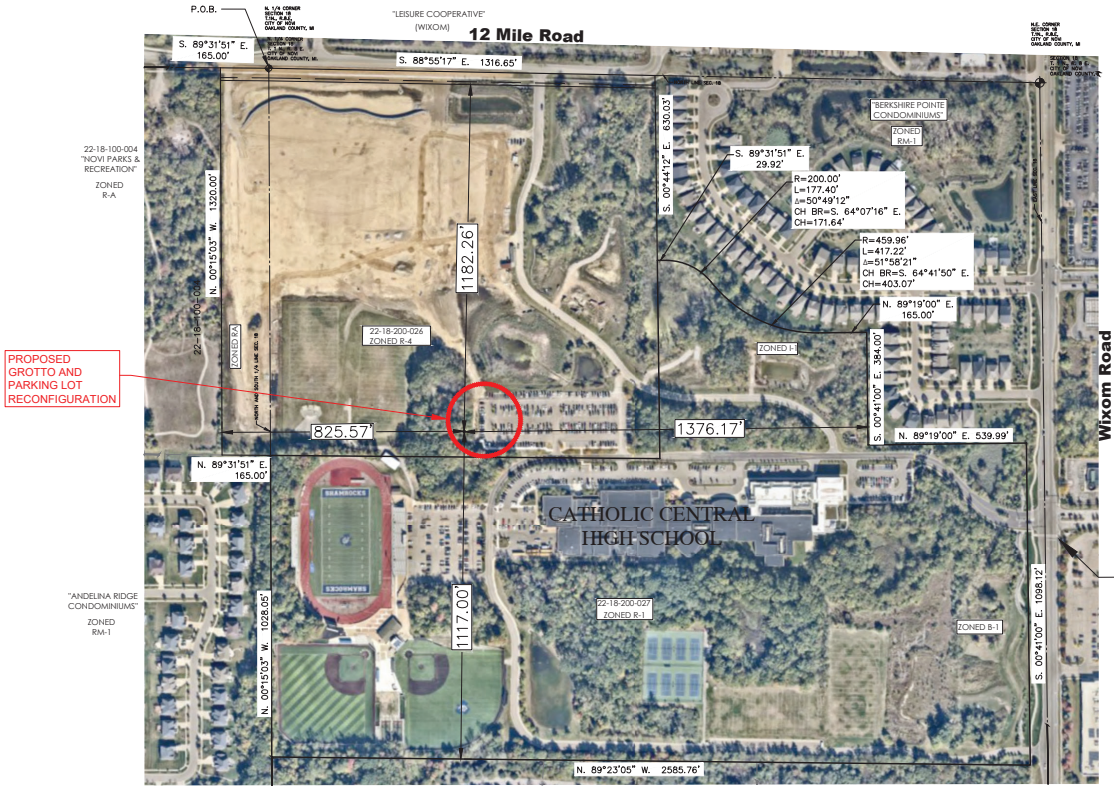
ZEIMET-WOZNIAK & ASSOCIATES, INC. SHALL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION, NOR FOR SAFETY ON THE JOB SITE, NOR SHALL ZEIMET-WOZNIAK & ASSOCIATES, INC. BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT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

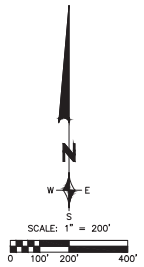
ALL CONTRACTORS SHALL NAME ZEIMET-WOZNIAK & ASSOCIATES, INC. AS ADDITIONALLY INSURED ON ALL INSURANCE POLICIES.

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



SITE DATA:

PROPOSED USE: GROTTO FOR CATHOLIC CENTRAL HIGH SCHOOL

ZONED: R- 4

SITE AREA: 115.11 ACRES

DENSITY/AREA CALCULATIONS:

	GROSS BUILDING AREA	LOT COVERAGE
EXISTING SCHOOL	223,375	4.45%
NORTH ATHLETICS BUILDINGS	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)	1,182.26'
SIDE (EAST)	1,376.17'
SIDE (WEST)	825.57'
REAR (SOUTH)	1,177.00

BUILDING HEIGHT:

ALLOWED	35'
PROPOSED GROTTO	15'
PROPOSED CROSS	25'

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

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 DISTURBED AREAS BE PROMPTLY RESTORED BY THE CONTRACTOR.
8. ALL SOIL EROSION AND SILT MUST BE CONTROLLED AND CONTAINED ON SITE.
9. 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.
10. 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.
11. 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).

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

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

CITY PROJECT NO. JSP26-0036

NOT FOR CONSTRUCTION

ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
PRE-APP SUBMITTAL	7/15/26								
SITE PLAN SUBMITTAL	8/31/26								

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

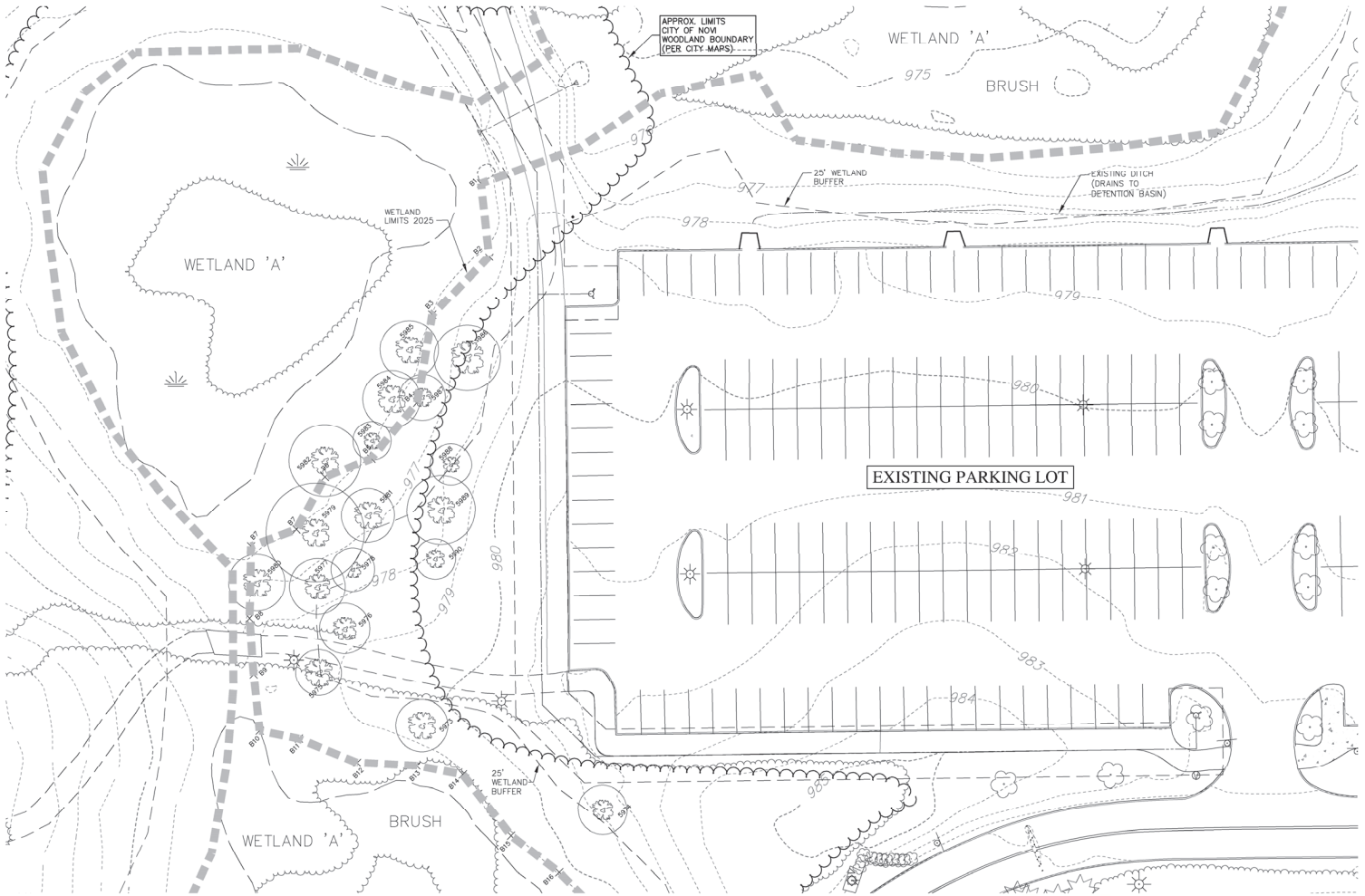
MISS DIG 811 THREE FULL WORKING DAYS BEFORE YOU DIG, CALL THE MISS DIG SYSTEM

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

COVER SHEET
GROTTO AND PARKING LOT RECONFIGURATION
SECTION 18, CITY OF NOVI, MICHIGAN

DATE	7-3-26
SCALE	HOR: 1" = 200' VER: 1" = N/A
DESIGNED BY	AJW
JOB NO.	19120.8
DRAWN BY	PTG
SHEET	CE-1

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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
- INLET
- TREE TO BE REMOVED
- TREE LINE
- FENCE
- STORM SEWER
- WATER MAIN
- CONTOUR MAJOR
- CONTOUR MINOR
- T/P TOP OF PAVEMENT
- T/C TOP OF CURB
- B/C BOTTOM OF CURB
- SPOT ELEVATION
- SILT FENCE
- TREE PROTECTION FENCE

Wetland 'A'

Area: 2.24 acres

Type: Emergent/Forested

Regulated: City of Novi

No visible evidence of Phragmites Australis or Japanese Knotweed.

No wetland or buffer impacts are proposed.

Non-native species will be removed from Wetland 'A'.

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.

TREE LIST

			Diameter at Breast Height (DBH)			
Tag	Scientific Name	Common Name	Trunk 1	Trunk 2	Trunk 3	Condition
5973	Acer rubrum	Red maple	9.8	8.5	4.4	Fair
5974	Acer rubrum	Red maple	9.2			Fair
5975	Acer rubrum	Red maple	8.6	9.0	8.5	Fair
5976	Acer rubrum	Red maple	9.5			Fair
5977	Ulmus americanum	American elm	10.5			Fair
5978	Acer rubrum	Red maple	8.2			Fair
5979	Acer rubrum	Red maple	19.2	18.0	18.0	Fair
5980	Acer rubrum	Red maple	10.7	10.2	10.2	Fair
5981	Acer saccharinum	Silver maple	10.2	7.0	6.2	Fair
5982	Tilia americana	Basswood	13.7			Fair
5983	Ulmus pumila	Siberian elm	7.2			Poor
5984	Acer saccharinum	Silver maple	10.8	8.4		Very Poor
5985	Acer rubrum	Red maple	11.0	10.0	5.7	Fair
5986	Quercus bicolor	Swamp white oak	12.6			Fair
5987	Ulmus americanum	American elm	8.7			Fair
5988	Prunus avium	Sweet cherry	7.8			Fair
5989	Prunus avium	Sweet cherry	12.9			Fair
5990	Acer rubrum	Red maple	7.6			Fair

Notes
(1) Condition as per ISA Health Rating, 9th Edition
(2) Tree survey per Ordinance Chapter 37: Woodlands Protection
TREE SURVEY COMPLETED BY BARR ENGINEERING, JUNE 2025.



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	0.5	20.1%
11B	Capac sandy loam, 0 to 4 percent slopes	2.3	79.9%
Totals for Area of Interest		2.9	100.0%

SOILS MAP DATA
FROM USDA-NCRS WEBSITE 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	7/15/26								
SITE PLAN SUBMITTAL	8/31/26								

ZEIMET WOZNIAK & associates
Consulting Civil Engineers
55810 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

EXISTING CONDITIONS PLAN
GROTTO AND PARKING LOT RECONFIGURATION
SECTION 18, CITY OF NOVI, MICHIGAN

DATE 11-10-25 | SCALE HOR: 1" = 20' VER: 1" = N/A
DESIGNED BY AJW | JOB NO. 19120.8
DRAWN BY PTG | SHEET CE-2

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Z:\Projects\19120.8\DWG\19120.8 GROTTO.dwg, CE-2 EXISTING CONDITIONS PLAN, 8/31/2026 2:44:43 PM, pgerson



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.
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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.

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.

NOTE:
PROPOSED GROTTO, LANDSCAPING, AND RELATED WALKS ARE CONCEPTUAL AND SUBJECT TO CHANGE. NO WETLAND OR BUFFER IMPACT IS ALLOWED.

Grotto Lighting Narrative:

Design of the grotto is in the preliminary stages. The grotto will likely include warm, concealed electric lighting to create a peaceful and prayerful space at night. Inside the grotto, hidden LED spotlights or waterproof strip lights will shine gently upward on the main statue. This soft glow will draw the eye to the sacred figure while keeping the light source hidden from view. Outside the grotto, low-voltage path lights will guide visitors safely along the walkways. Gentle uplighting placed at the base of nearby trees and large stones will add depth to the surrounding landscape, making the entire area feel safe, welcoming, and serene after dark.
The lighting will be minimal and will not extend beyond the footprint of the existing parking lot and pathway lighting, shown on the photometric plan.

GENERAL NOTE:
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NOT FOR CONSTRUCTION

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ZEIMET WOZNIAK & ASSOCIATES
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NEW HUDSON, MICHIGAN 48165
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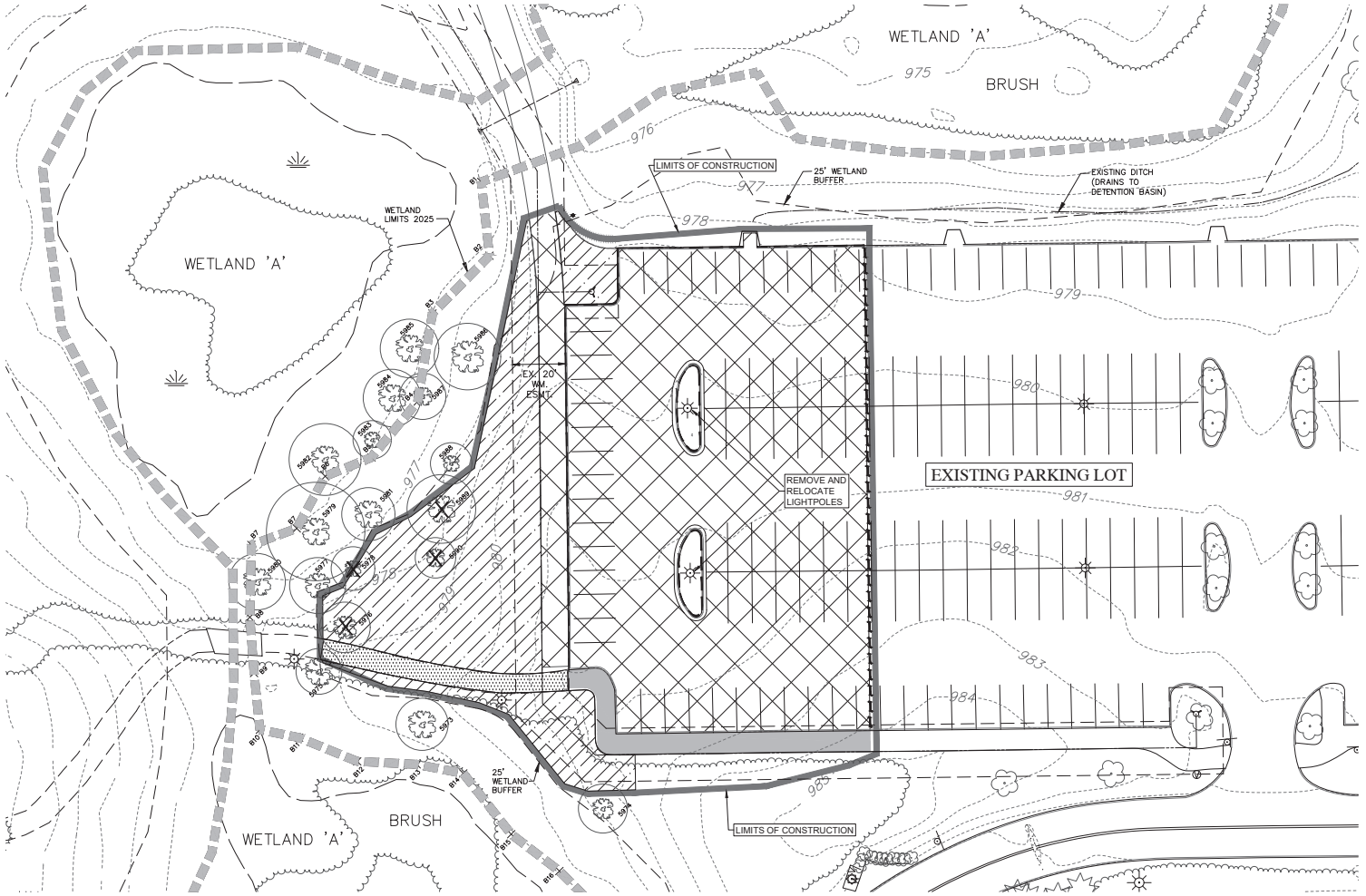
MISS DIG 811 THREE FULL WORKING DAYS BEFORE YOU DIG, CALL THE MISS DIG SYSTEM

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

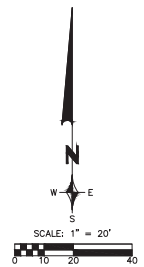
GROTTO OVERLAY PLAN
GROTTO AND PARKING LOT RECONFIGURATION
SECTION 18, CITY OF NOVI, MICHIGAN

DATE 7-3-26	SCALE HOR: 1" = 20' VER: 1" = N/A
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Catholic Central High School Grotto Tree Removal



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

REMOVAL LEGEND

- REMOVE VEGETATION, ORGANIC MATERIAL AND TOPSOIL
- REMOVE EXISTING ASPHALT PAVEMENT/PATH/SPILLWAY (-55 PARKING SPACES)
- LIMITS OF CONSTRUCTION
- REMOVE EXISTING CURB AND GUTTER
- REMOVE EXISTING WALK/INTEGRAL CURB
- REMOVE EXISTING TREES
- REMOVE EXISTING GRAVEL WALK
- SAWCUT CLEAN EDGE

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		Diameter at Breast Height (DBH)					
Tag	Scientific Name	Common Name	Trunk 1	Trunk 2	Trunk 3	Condition	Remove	Critical Root Zone Impacted
5973	Acer rubrum	Red maple	9.8	8.5	4.4	Fair		
5974	Acer rubrum	Red maple	9.2			Fair		
5975	Acer rubrum	Red maple	8.6	9.0	8.5	Fair		X
5976	Acer rubrum	Red maple	9.5			Fair	X	
5977	Ulmus americanum	American elm	10.5			Fair		X
5978	Acer rubrum	Red maple	8.2			Fair	X	
5979	Acer rubrum	Red maple	19.2	18.0	18.0	Fair		
5980	Acer rubrum	Red maple	10.7	10.2	10.2	Fair		
5981	Acer saccharinum	Silver maple	10.2	7.0	6.2	Fair		
5982	Tilia americana	Basswood	13.7			Fair		X
5983	Ulmus pumila	Siberian elm	7.3			Poor		
5984	Acer saccharinum	Silver maple	10.8	8.4		Very Poor		
5985	Acer rubrum	Red maple	11.0	10.0	5.7	Fair		
5986	Quercus bicolor	Swamp white oak	12.6			Fair		
5987	Ulmus americanum	American elm	8.7			Fair		
5988	Prunus serotina	Sweet cherry	7.8			Fair		X
5989	Prunus serotina	Sweet cherry	12.9			Fair	X	
5990	Acer rubrum	Red maple	7.6			Fair	X	

Notes
(1) Condition as per ISA Health Rating, 9th Edition
(2) Tree survey per Ordinance Chapter 37: Woodlands Protection

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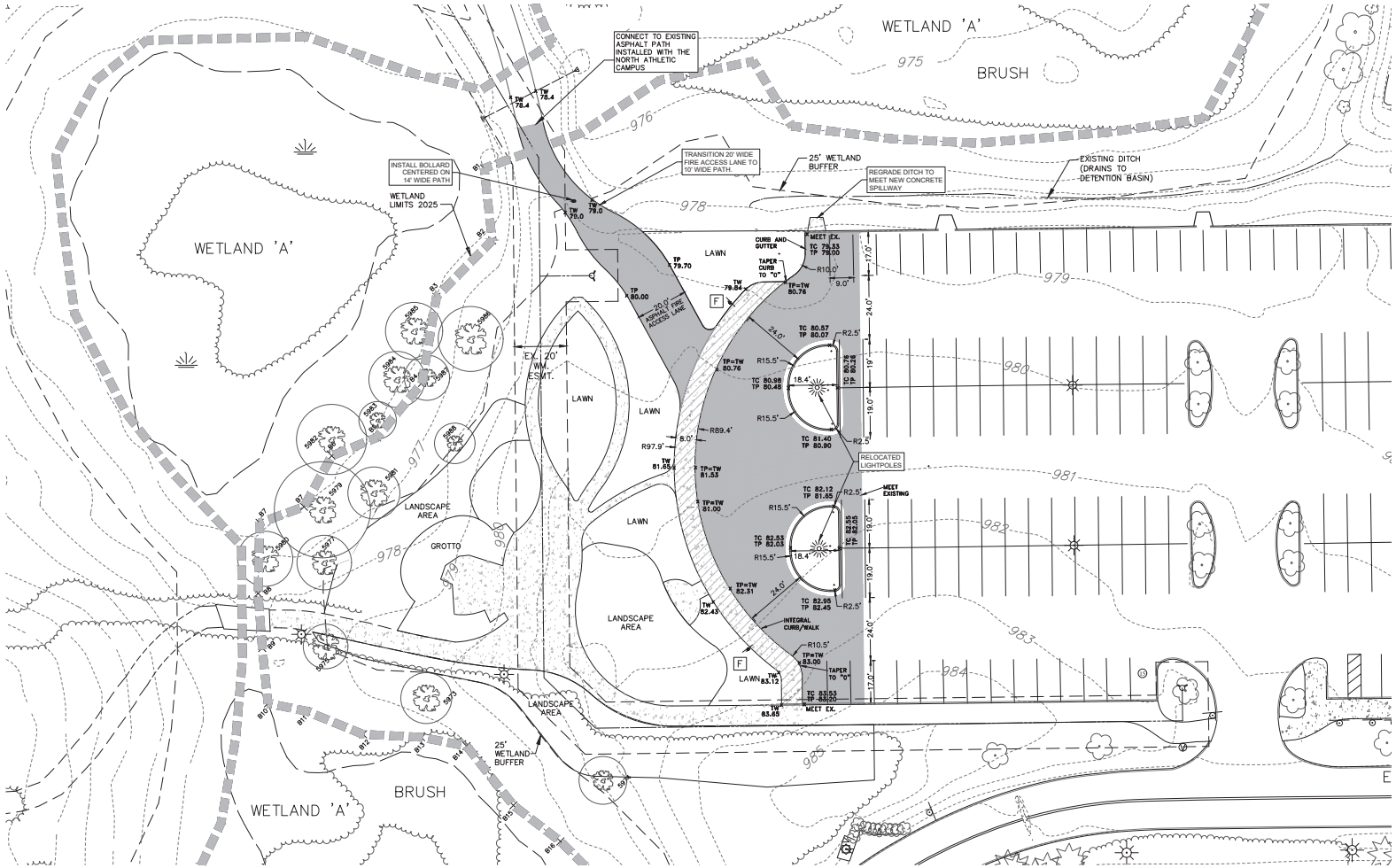
MISS DIG 811 THREE FULL WORKING DAYS BEFORE YOU DIG, CALL THE MISS DIG SYSTEM

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

REMOVALS PLAN
GROTTO AND PARKING LOT RECONFIGURATION
SECTION 18, CITY OF NOVI, MICHIGAN

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Catholic Central Parking Schedule

Parking Provided 2026 after Grotto Parking Lot Reconfiguration

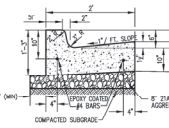
Parking Lot	Regular	Barrier Free	Van Accessible	Total
East	88	2	2	92
West & Visitor	175	4	2	181
Stadium	198	4	2	204
North	219	5	2	226
South	37	0	2	39
North Athletics	276	5	2	283
TOTAL	**993**	**20**	**12**	**1025**

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**
or	
1 Space for each 3 stadium seats (Existing Stadium 3,500 seats)	**1167**

Note: The stadium capacity is only met during football games. To offset the parking needs during football games, no simultaneous events are scheduled and shuttle bus service is provided to off-site locations.

Barrier Free Parking (2% of total)	22
Includes 3 Van Accessible Spaces	



(FOR BITUMINOUS ROAD)

CURB & GUTTER DETAIL - 0E

NOT TO SCALE

6" AS SHOWN ON PLAN (ISLAND)

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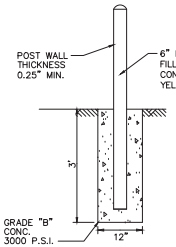
NOTES:

ALL DIMENSIONS ARE TO FACE OF CURB.

PROPOSED GROTTO AND LANDSCAPING AREA SHALL NOT ENCROACH INTO THE WETLAND OR WETLAND BUFFER.

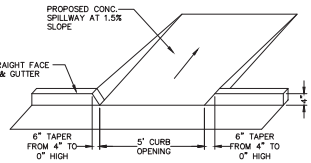
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TYPICAL BOLLARD DETAIL

NOT TO SCALE



CURB CUT AND SPILLWAY DETAIL

NOT TO SCALE

PAVEMENT MARKING NOTE:

STANDARD PARKING SPACES SHALL BE STRIPED WITH FOUR (4) INCH WIDE WHITE STRIPES.

PAVING SPECIFICATION:

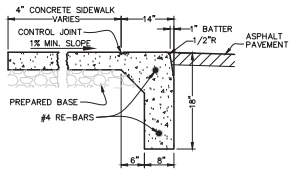
LIGHT DUTY CONCRETE NON-MOTORIZED PATHWAY/SIDEWALK PER DETAIL 11B OR ACCEPTABLE ALTERNATE HARD SURFACE (GROTTO AREA AND SPILLWAY)

STANDARD DUTY BITUMINOUS ASPHALT DETAIL 12 (PARKING LOT RECONFIGURATION AND FIRE ACCESS LANE) 980 S.Y.

CONCRETE MAINTENANCE ACCESS DRIVEWAY PER DETAIL 12 (PARKING LOT RECONFIGURATION) 1,484 S.F.

SIGNAGE TABLE:

SYMBOL	TYPE	MMUTCD CODE	DESCRIPTION	QUANTITY ENTIRE SITE
F	NO PARKING SIGN	R8-3	12"X12" BLACK LEGEND & BORDER WITH RED CIRCLE AND SLASH ON WHITE BACKGROUND.	2



INTEGRAL CURB-WALK DETAIL

NOT TO SCALE

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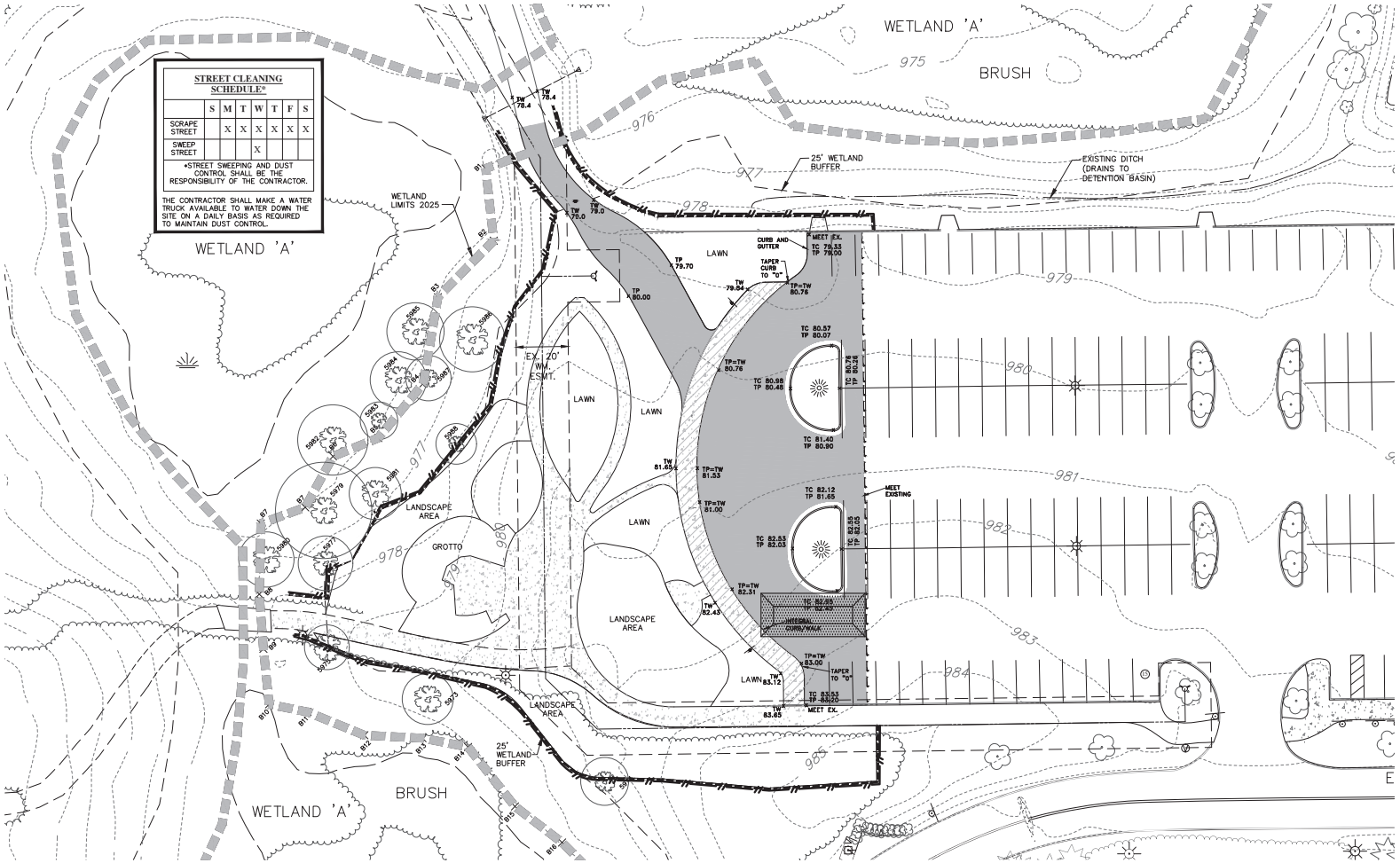
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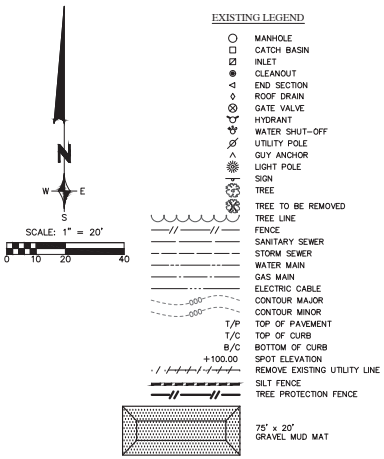
PROJECT SPONSOR:
CATHOLIC CENTRAL HIGH SCHOOL
27225 WIXOM ROAD
NOVI, MI 48374

SITE PAVING AND GRADING PLAN
GROTTO AND PARKING LOT RECONFIGURATION
SECTION 18, CITY OF NOVI, MICHIGAN

DATE	11-10-25
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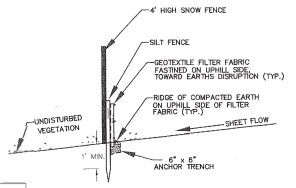
GENERAL EROSION CONTROL SEQUENCE:

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 FOR SITE WORK.
4. 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.
5. 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.

NOTE:
AREA OF DISTURBANCE - 0.76 ACRES.



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

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

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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. 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 0.76 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. 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.

Temporary Construction Maintenance Task and Schedule
(To be performed by Contractor)

Maintenance Activities	System Component: Catch Basins, Inlets & Storm Sewers	Frequency
Monitoring/Inspection		
• Inspect for sediment accumulation/**/clogging of stone filter	X	Annually
• Inspect for floatables, dead vegetation and debris	X	Annually and after major events
• Inspect for erosion and integrity of banks and berms		Annually and after major events
• Inspect all components during wet weather and compare to as-built plans	X	Annually
• Ensure means of access for maintenance remain clear/open	X	Annually
Preventative Maintenance		
• Remove accumulated sediment	X	As needed **
• Remove floatables, dead vegetation and debris	X	As needed
Remedial Actions		
• Structural repairs	X	As needed
• Make adjustments/repairs to ensure proper functioning	X	As needed

* Not to exceed the length allowed by local community ordinance.
** Forebays, open detention basins, and retention basins to be cleaned whenever sediment accumulates to a depth of 6-12 inches of sediment.
*** Replace stone if it cannot be adequately cleaned.

Permanent Post-Construction Maintenance Task and Schedule
(To be maintained by Catholic Central High School)

Maintenance Activities	System Component: Catch Basins, Inlets & Storm Sewers	Outlets & Detention Basins	Frequency
Monitoring/Inspection			
• Inspect for sediment accumulation/**/clogging of stone filter	X	X	Annually
• Inspect for floatables, dead vegetation and debris	X	X	Annually and after major events
• Inspect for erosion and integrity of banks and berms		X	Annually and after major events
• Inspect all components during wet weather and compare to as-built plans	X	X	Annually
• Monitor plantings/vegetation		X	2 times per year
• Ensure means of access for maintenance remain clear/open	X	X	Annually
Preventative Maintenance			
• Remove accumulated sediment	X	X	As needed **
• Remove floatables, dead vegetation and debris	X	X	As needed
• Clean/Street Sweeping of paved surfaces	X		Semi-Annually
Remedial Actions			
• Structural repairs	X		As needed
• Make adjustments/repairs to ensure proper functioning	X		As needed
• Keep records of all inspections and maintenance activities	X	X	Annually
• Keep records of all costs for inspections, maintenance, and erosio	X	X	As needed

* Not to exceed the length allowed by local community ordinance.
** Forebays, open detention basins, and retention basins to be cleaned whenever sediment accumulates to a depth of 6-12 inches of sediment.
*** Replace stone if it cannot be adequately cleaned.

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	7/15/26								
SITE PLAN SUBMITTAL	8/31/26								

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

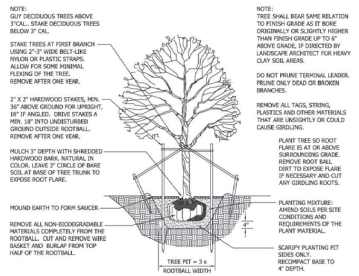
MISS DIG 811 — THREE FULL WORKING DAYS BEFORE YOU DIG, CALL THE MISS DIG SYSTEM

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

SOIL EROSION CONTROL PLAN
GROTTO AND PARKING LOT RECONFIGURATION
SECTION 18, CITY OF NOVI, MICHIGAN

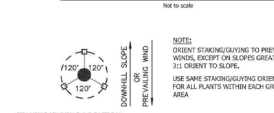
DATE 7-3-26 | SCALE HOR: 1" = 20' VER: 1" = N/A
DESIGNED BY AJW | JOB NO. 19120.8
DRAWN BY PTG | SHEET CE-6

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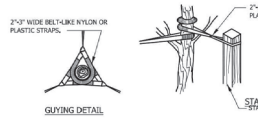


DECIDUOUS TREE PLANTING DETAIL

Not to scale



STAKING/GUYING LOCATION

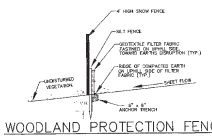


GUYING DETAIL

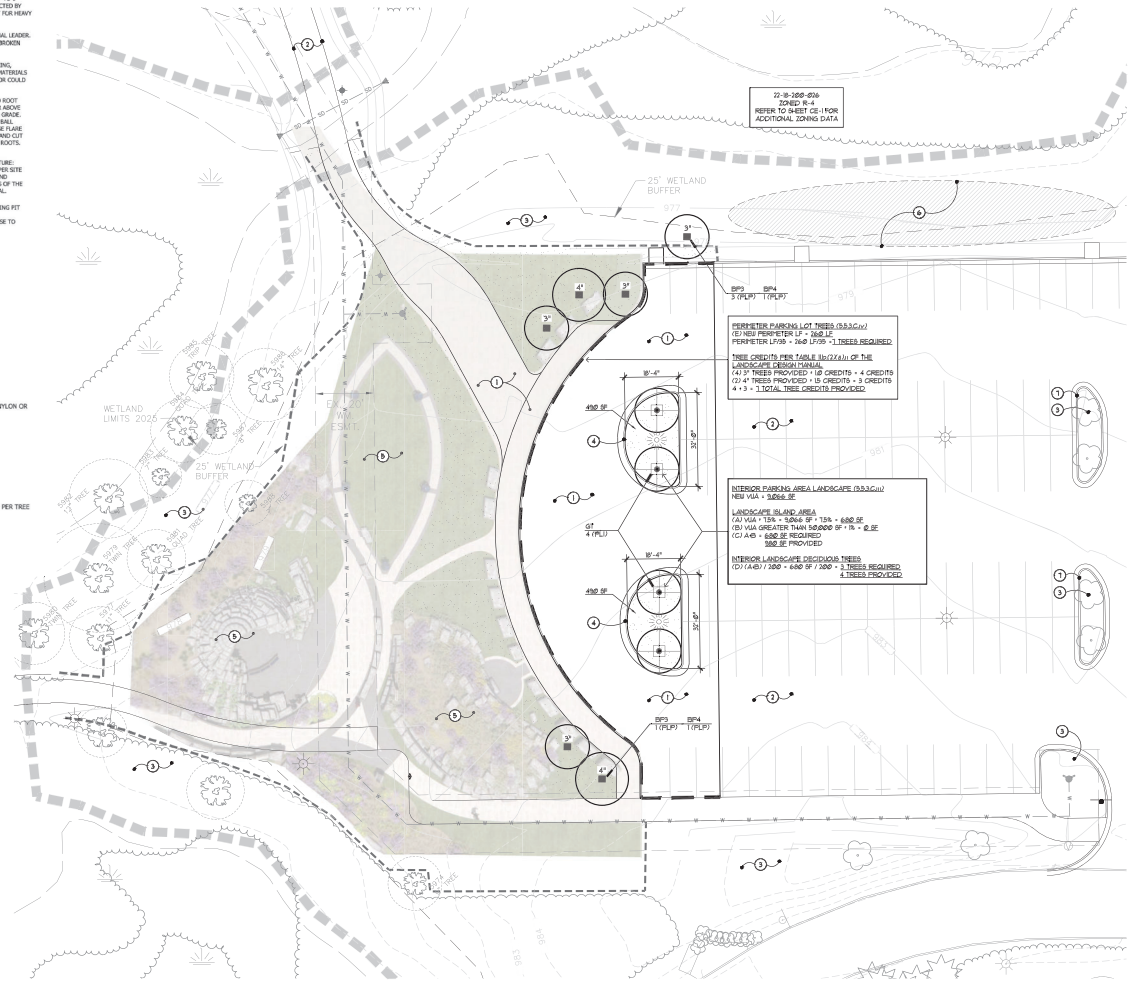
STAKING DETAIL
STAKES AS SPECIFIED 3 PER TREE

TREE STAKING DETAIL

Not to scale



WOODLAND PROTECTION FENCING WITH SILT FENCE



Legend:

- EXISTING TREE TO REMAIN, DASHED LINE INDICATES APPROXIMATE DRIP LINE - PROTECT THROUGHOUT CONSTRUCTION
- EXISTING WETLAND
- EXISTING EDGE OF VEGETATION - PROTECT THROUGHOUT CONSTRUCTION
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE - REFER TO CIVIL PLANS
- SILT FENCE - REFER TO CIVIL PLANS
- LAWN RESTORATION - 4" TOPSOIL AND SOD
- PLANT CODE
- CALIPER SIZE, IF APPLICABLE
- (PLP) PARKING LOT PERIMETER
- (PLI) PARKING LOT ISLAND
- QUANTITY

Note Key:

1. PROPOSED PAVING - REFER TO CIVIL PLANS
2. EXISTING PAVING TO REMAIN
3. EXISTING LANDSCAPE AREAS TO REMAIN UNDISTURBED AND PROTECTED THROUGHOUT CONSTRUCTION
4. NEW PARKING LOT ISLAND - REFER TO CIVIL PLANS
5. GROTTO IMPROVEMENTS
6. SNOW DEPOSIT ZONE
7. EXISTING PARKING LOT ISLAND TO REMAIN

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. REFER TO INSTALLATION SPECS FOR TIME OF PLANTING.
3. ALL PLANT MATERIALS ARE TO BE NORTHERN NURSERY GROWN (NO) 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. PLANT 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 Replacements:

WOODLAND TREE REPLACEMENTS

1. APPLICANT IS PROPOSING TO REMOVE 4 TREES. THE CRITICAL ROOT ZONE OF AN ADDITIONAL 4 TREES MAY BE IMPACTED WITHIN THE LIMITS OF CONSTRUCTION. REFER TO CIVIL DRAWINGS FOR TREE SURVEY AND REMOVALS.
2. TOTAL REPLACEMENT CREDITS REQUIRED = 16

*9175	ACER RUBRUM	RED MAPLE	5.8", 9.8", 8.5"	4 CREDITS
*9516	ACER RUBRUM	RED MAPLE	9.5" DBH	1 CREDIT
*9171	ULMUS AMERICANA	AMERICAN ELM	10.5" DBH	1 CREDIT
*9518	ACER RUBRUM	RED MAPLE	8.7" DBH	1 CREDIT
*9581	ACER SACCHARINUM	SILVER MAPLE	10.2 DBH	1 CREDIT
*9588	PRUNUS AVIUM	SWEET CHERRY	7.9" DBH	0 CREDITS
*9595	PRUNUS AVIUM	SWEET CHERRY	12.9" DBH	2 CREDITS
*9590	ACER RUBRUM	RED MAPLE	7.6" DBH	0 CREDITS

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

Applicant / Owner Contact:

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

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

0' 10' 20' 40'
SCALE: 1"=20'

NORTH

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 TIME 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. AT THE END OF THE ESTABLISHMENT PERIOD, ANY PLANTINGS, WHICH ARE 20% DEAD OR GREATER, SHALL BE REPLACED IN THE SAME GROWING SEASON.

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.
5. AS-BUILT LANDSCAPE PLANS MAY BE REQUIRED AT THE DISCRETION OF THE CITY LANDSCAPE ARCHITECT

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.
11. CONTRACTOR SHALL PROVIDE PROOF OF THE SEED MIXES TO BE INSTALLED IN THE FORM OF A COPY OF THE INVOICE OR A PHOTO OF THE SEED BAG, INDICATING THE SEED TO BE INSTALLED, PRIOR TO INSTALLATION FOR APPROVAL. THE INFORMATION SHOULD BE EMAILED TO CITY OF NOVI PLAN REVIEW CONSULTANT.
12. ALL TREES ARE TO BE PLANTED AT LEAST 10' FROM HYDRANTS AND / OR UTILITY STRUCTURE.
13. THE EXISTING IRRIGATION SYSTEM IS TO BE MODIFIED TO INCLUDE ALL NEW LANDSCAPE AREAS.
14. THERE ARE NO OVERHEAD UTILITY LINES IN PROXIMITY OF NEW LANDSCAPE PLANTINGS.
15. REFER TO SHEET CE-2 FOR EXISTING SOILS DATA

NATIVE DESIGNATIONS:
NOC: NATIVE TO OAKLAND COUNTY

Plant List

Ordinance Codes: Parking Lot Island (PLI), Parking Lot Perimeter (PLP)

PLANT CODE	ORD. CODE	QTY.	DESCRIPTION	SIZE	COMMENTS	SPECIES %	GENUS %	NATIVE
BP3	PLP	4	Betula papyrifera	3"-cal.	B&B, single trunk			
			Paper Birch					
BP4	PLP	2	Betula papyrifera	4"-cal.	B&B, single trunk	60%	60%	N.O.C.
			Paper Birch					
GT	PLI	4	Gleditsia t.i. 'Skyline'	3"-cal.	B&B	40%	40%	N.O.C.
			Skyline HoneyLocust					
		10	*Total Trees Provided*					

* APPLICANT REQUESTS TO EXCEED MAXIMUM PERCENTAGE OF GENUS / SPECIES ALLOWED (LDM 4.6, page 8) DUE TO LOW QUANTITY OF TREES REQUIRED AND TO MATCH EXISTING PARKING LOT TREE SPECIES.

Estimate of Probable Cost:

Plant Material	Qty.	Unit	Unit Price	Total
Deciduous Canopy Trees	10	ea	$ 500.00	$ 5,000.00
Sod	730	sy	$ 8.00	$ 5,840.00
			Total	$ 10,840.00

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

Richard G. Mouser

WISDOM GOODNESS DISCIPLINE KNOWLEDGE 1928

Detroit Catholic Central High School

GRISSIM METZ ASSOCIATES ANDRIESE

Landscape Architecture

15000 Edward N. Hines Dr., Suite A
Plymouth, MI 48170

Ph: 248-347-7010

Project:
Catholic Central High School
Grotto and Parking Lot Reconfiguration
Novi, Michigan, Section 18

Sheet:
Landscape Plan

Job Number: C22-261
Drawn: CAS / SAE
Checked: SAE
Scale: 1" = 20'-0"

Date:	Issued for:
07.15.2026	Pre-Application Submittal
08.31.2026	SP Submittal

Sheet Number: L101

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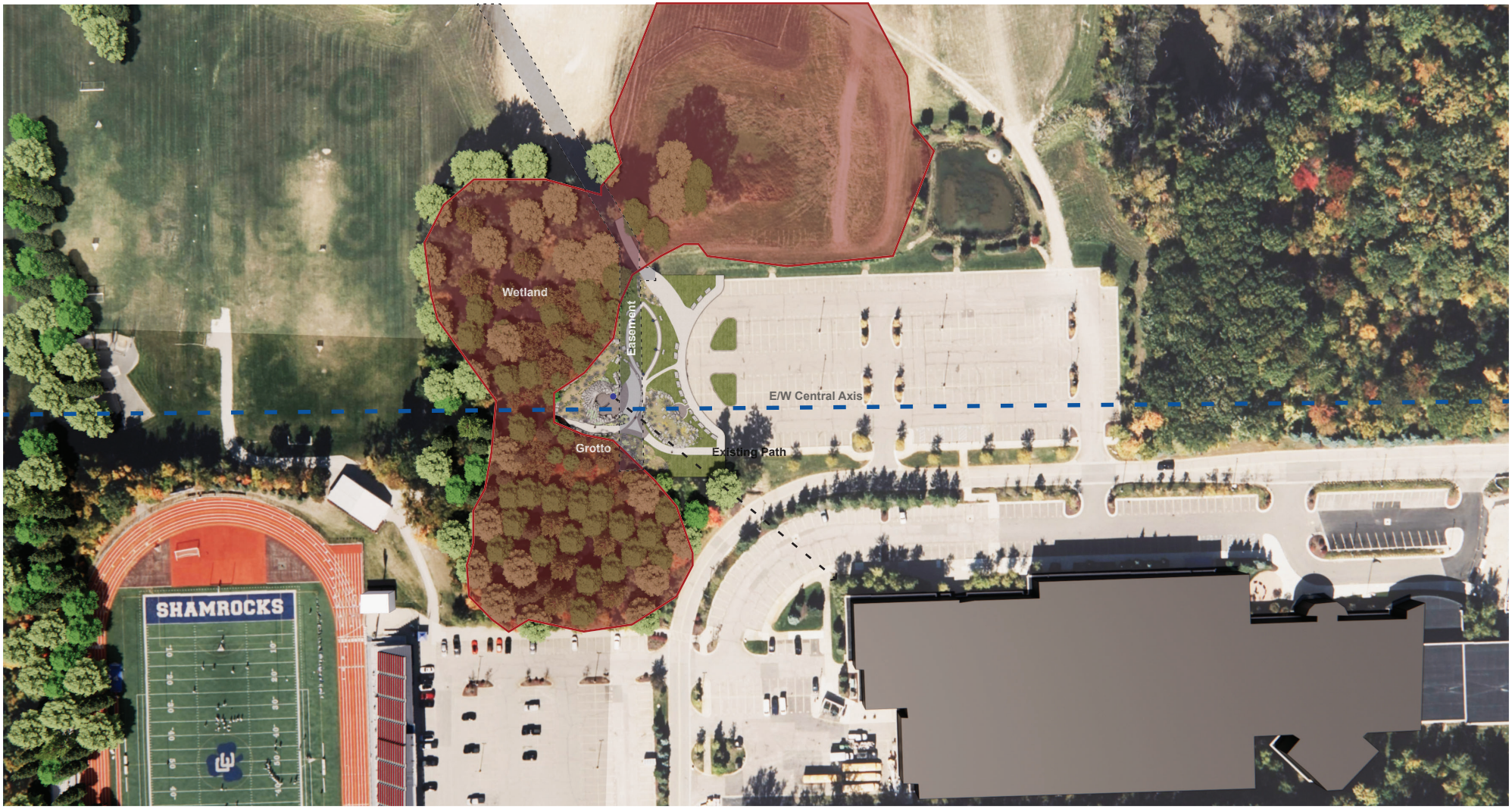
RENDERINGS



OUR LADY OF THE HOLY ROSARY GROTTO

JUNE 25 2026

AKA AUGER KLEIN ALLER ARCHITECTS INC.



Site Plan - Overall

N

Owner Review

06.02.2026

AUGER KLEIN ALLER **ARCHITECTS**



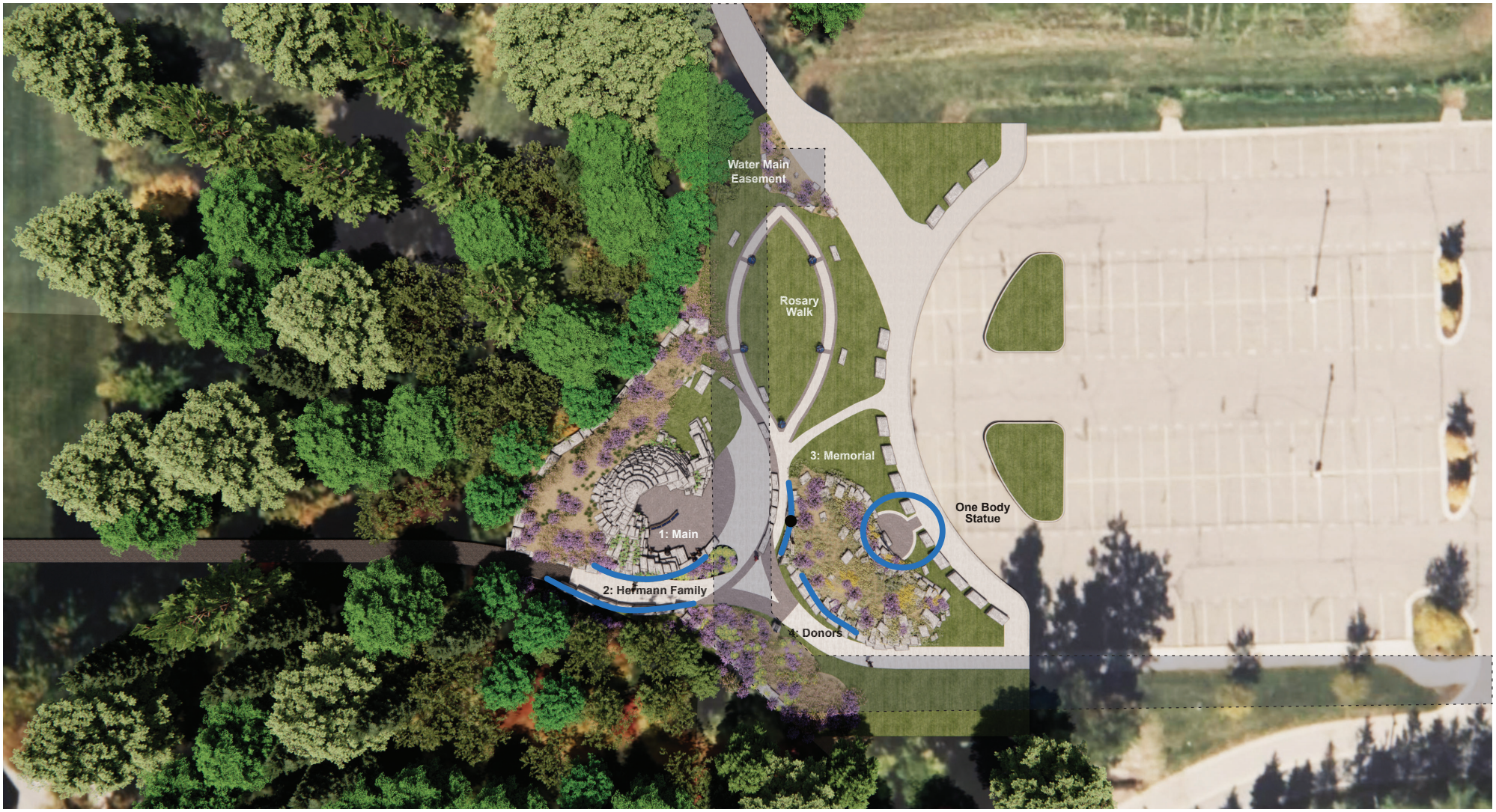
Site Plan - Pedestrian

N

Owner Review

06.02.2026

AUGER KLEIN ALLER **ARCHITECTS**



Site Plan - Signage

Owner Review

06.02.2026

AUGER KLEIN ALLER **ARCHITECTS**

N


The Hermann Family
Our Lady of the Holy Rosary Grotto


In Memoriam





PLANNING REVIEW

PLANNING REVIEW

Catholic Central Grotto
JSP26-0036
September 23, 2026

PETITIONER:

Catholic Central High School | Ed Turek

REVIEW TYPE:

Preliminary/Final (Combined) Site Plan

PROPERTY CHARACTERISTICS

Section	24	
Site Location	27225 Wixom Road 50-22-18-200-026	
Site School District	Novi Community School District	
Site Zoning	R-4: One Family Residential	
Current Site Use	High School	
Adjoining Zoning	North	
	East	
	West	
	South	
Adjoining Uses	North	
	East	
	West	
	South	
Site Size	44.89 Acres	
Plan Date	August 31, 2026	

PROJECT SUMMARY

The applicant proposes the construction of a centrally located prayer grotto, rosary walkway, and landscaped plaza area on the existing Catholic Central campus. To accommodate the proposed improvements, 55 parking spaces will be removed from the west end of the north parking lot. Two light poles will also be removed and relocated to new end islands. Fire truck turnaround access is provided via an asphalt drive connecting to a path to the north athletic campus.

Special Land Use Considerations: The proposed improvements do not alter the principal use of the property or add building floor area and will remain accessory to the existing approved use. Similar to the previously approved Catholic Central Frontage Improvements (JSP19-48), which included landscaping, berms, sidewalk improvements, entrance features, and a gateway arch without requiring a Revised Special Land Use approval, the proposed grotto, rosary walkway, and landscaped plaza constitute site improvements that do not change the nature or intensity of the approved use. Therefore, the proposed improvements are considered a site plan revision and do not require modification to the existing Special Land Use approval.

Catholic Central Project History

Project		FSS Approval	Planning Commission Approval	
SP02-61	High School	unknown	02/12/03	SLU, PSP, Wetland, Woodland
SP11-26	Field Expansion	unknown	07/27/11	rSLU, PSP, SWMP
JSP14-12	Parking Lot Expansion	08/21/14	06/11/14	rSLU, PSP, Phasing, Wetland, Woodland, SWMP
JSP14-41	Parking Lot Expansion Phase II	08/21/14	not required	
JSP19-06	Bleachers	03/05/19	not required	
JSP19-48	Frontage Improvements	05/29/20	02/26/20	PSP, Wetland, Woodland, SWMP
JSP21-17	Connector Road	10/27/22	10/06/21	PSP, Wetland, Woodland, SWMP
JSP21-44	STEM Addition	04/05/22	01/12/22	rSLU, PSP, Woodland, SWMP
JSP22-37	North Campus	12/02/24	01/11/23	rSLU, PSP, Phasing, Wetland, Woodland, SWMP
JSP25-32	Classroom Addition	04/06/26	01/14/26	rSLU, PSP, SWMP

RECOMMENDATION

Approval of the Preliminary/Final Site Plan is **recommended** as the plan is generally compliant with the general requirements of the Zoning Ordinance. Please ensure that all comments from all review letters are addressed in the next submittal.

ORDINANCE REQUIREMENTS

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance.

1. Parking Requirements (Section 5.2.12: The total parking requirement for the site is 1,167 spaces, based on the greater requirement associated with the stadium. Following installation of the grotto (including the removal of 55 parking spaces) the site will provide 1,025 parking spaces. The applicant has indicated that the stadium reaches its maximum capacity only during football games. To address parking demand during these events, no simultaneous events are scheduled, and shuttle bus service is provided to off-site locations. Based on these provisions, Staff finds that the proposed parking supply is sufficient to accommodate the anticipated demand.

2. Landscape Review (Plant List Landscape Design Manual Sections 4, 11): A minimum of 50% of the species used, not including woodland replacement, must be native to Michigan. The Landscape review letter indicates a landscape waiver is required due to insufficient diversity of native tree species. Refer to Landscape Review letter for details. **Planning Commission approval for the waiver is required unless the plans are revised to comply.**

3. Woodland Protection (Code of Ordinances, Chapter 37): The site plan proposes the removal or critical root zone impact to 6 regulated woodland trees on site requiring 10 replacement credits. Sheet L101 indicates that the applicant is proposing to mitigate removals by paying into the City's Woodland Replacement (Tree) Fund in lieu of planting replacements on site. Refer to the Woodland Review letter for more information. **A Woodland Use Permit is required.**

4. Wetland Impacts (Section 3.6.2.M): No impacts are proposed to wetlands or wetland buffers as part of this project. All proposed work is located outside the area identified as 'Wetland A' shown on the plans.

5. Lighting and Photometric Plan (Section 5.7): A photometric was provided for the parking lot. The proposed changes are expected to result in minimal lighting impacts from the minor relocation of 2 light poles. The lighting narrative for the grotto proposes warm, concealed electric lighting intended to create a peaceful and prayerful space at night. Minimal landscape and pathway lighting is proposed that will not extend beyond the existing parking lot footprint. The proposed lighting is consistent with the intent of the ordinance.

OTHER PRELIMINARY/FINAL SITE PLAN REVIEWS

- Engineering Review: **Approval recommended**, with items to be addressed at the time of Electronic Stamping Set submittal. See Engineering Review letter for details.
- Landscape Review: **Approval recommended.** See Landscape Review letter for details.
- Woodland Review: **Approval recommended.** See Woodland Review letter for details.
- Wetland Review: **Approval recommended.** See Wetland Review letter for details.
- Traffic Review: **Approval recommended.** See Traffic Review letter for details.
- Fire Review: **Approval recommended.** See Fire Review letter for details.

NEXT STEP: PLANNING COMMISSION MEETING

As all reviewers have recommended approval of the Preliminary/Final Site Plan, the project will be scheduled for consideration by the Planning Commission for approval of the Preliminary Site Plan, Woodland Use Permit, and any required Landscape waivers, on November 18, 2026. Please submit the following by November 11, 2026:

1. Site Plan in PDF format, maximum file size: 10MB (NO CHANGES OR REVISIONS SHOULD BE MADE TO THE APPROVED PSP/FSP PLANS)
2. A response letter addressing ALL comments from ALL review letters, including requests for any applicable waivers and/or variances.
3. A color rendering of the Site Plan (optional) to be used for Planning Commission presentation

FUTURE STEP: ELECTRONIC STAMPING SET SUBMITTAL AND RESPONSE LETTER

Following Planning Commission approval, revised plans that address any outstanding comments in the review letters should be submitted electronically for informal review and approval prior to the submittal of Final Stamping Sets**.**

A letter prepared by the applicant or their representative is to be submitted with the Electronic Stamping Set. This letter should address all comments in all review letters and associated charts and **refer to sheet numbers where the change is reflected.**

FUTURE STEP: FINAL STAMPING SET APPROVAL

Stamping sets will be required for this project. After having received approval of the Electronic Stamping Set from City staff the applicant should submit **four size 24" x 36" copies, folded, with signature and seal (may be electronic)** to the Community Development Department for final Stamping Set approval.

FUTURE STEP: PRE-CONSTRUCTION MEETING

A Pre-Construction (Pre-Con) meeting is required for this project and must take place prior to the start of any work on the site. Pre-Construction meetings, held with the applicant's contractor and the City's consulting engineer, are typically scheduled after Stamping Sets have been issued.

There are a variety of requirements, fees, and permits that must be issued before a Pre-Con can be held, so it is recommended that the applicant begins working with Community Development Department Building Coordinator Sarah Marchioni as soon as Final Site Plan approval is granted. Sarah can be

reached at (248)347-0430. Any questions regarding the Pre-Con process or associated checklist should be directed to Sarah.

FUTURE STEP: BUILDING PERMITS

Building permits will be required for this project. Please contact the Building Department at (248)347-0415 to determine what is required.

CHAPTER 26.5

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects to be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at (248)347-0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

If you have any questions concerning the above review or the process in general, please contact me at (248)347-0483 or dshanahan@cityofnovi.org.

DianaShanahan

Diana Shanahan, Planner

PLANNING REVIEW CHART: R-4 One-Family Residential

Review Date: September 23, 2026
Project Name: **JSPP26-0036 CATHOLIC CENTRAL GROTTO** (50-22-17-400-026)
Review Type: Preliminary/Final Site Plan Review
Plan Date: August 31, 2026
Prepared By: Diana Shanahan, Planner dshanahan@cityofnovi.org (248) 347-0483

NOTES

- This chart serves as a working summary and is not intended to replace any Ordinance, requirement, or standard of the City of Novi.
- References to relevant ordinance sections are indicated in parenthesis. Please refer to the City of Novi Ordinance for complete details.
- Comments highlighted in **bold** must be addressed prior to the approval of the Preliminary Site Plan

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan *(adopted June 25, 2025)*	Single Family	Existing Parochial School	Yes	
Area Study	The site does not fall under any special category		N/A	
Zoning *(Effective Jan. 8, 2015)*	R-4: One-Family Residential	No change	Yes	
Uses Permitted *(Section 3.1.27)*	B: Principal Permitted Uses C: Special Land Uses	No change of use proposed	N/A	Revised SLU approved by the Planning Commission on 1/14/26
Schools – Required Conditions *(Section 4.3)*				
Site Access *(Section 5.13)*	Vehicular access shall be provided only to an existing or planned major thoroughfare or freeway service drive	Two existing access drives located on Wixom Road, one access drive on Twelve Mile Road	Yes	
Noise Impact Statement *(Section 5.14.10.B)*	A noise impact statement is required subject to the standards of Section 5.14.10.B		N/A	
Building Design Standards *(Section 3.21.2.C)*				
Building Height *(Section 3.21.2.C.i)*	Maximum 35 ft or 2 ½ stories	Proposed grotto height = 15 feet	Yes	
Maximum % of Lot Area Covered *(Section 3.1.27.D)*	25%			
Note To District Standards *(Section 3.6.2)*				
Off-Street Parking in Front *Yard* *(Section 3.6.2.E)*	Off-street parking not permitted in the front yard	No front yard parking proposed	N/A	

Item	Required Code	Proposed	Meets Code	Comments
Parking Setback Screening *(Section 3.6.2.P)*	Required parking setback area shall be landscaped per Section 5.5.3.		N/A	
Modification of Parking Setback Requirements *(Section 3.6.2.Q)*	The Planning Commission may modify setback requirements where it determines that such modification may result in improved use of the site	No modifications requested	N/A	
Parking and Loading Requirements				
Number of Parking Spaces **Senior High Schools** *(Section 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	Total spaces on site = 1,025	No	Total HS required = 348 (160 employees + 188 students) Total auditorium required = 763 (603 seats + 160 employees)
Number of Parking Spaces **Stadiums, Sports Arenas, or Similar Place of Outdoor Assembly** *(Section 5.2.12.B)*	1 for each 3 seats or 5 feet of benches		No	Total stadium required = 1,167 (Existing stadium: 3,500 seats) **Total parking required for the site is 1,167 spaces, based on the greater requirement associated with the stadium**
Parking Space Dimensions and Maneuvering Lanes *(Section 5.3.2)* *(Section 5.5.3.C.ii.i)*	- 90° parking: 9 ft x 19 ft - 24 ft two-way drives 9 ft x 17 ft parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping	No new parking spaces to be added	N/A	
Parking Stall Located Adjacent to a Parking Lot Entrance (public or private) *(Section 5.3.13)*	No parking stall located adjacent to a parking lot entrance from a street (public or private) shall be located closer than 25 feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer		N/A	
End Islands *(Section 5.3.12)*	- End islands with raised curbs and landscaping are required at the end of all parking bays that abut traffic circulation	Complies	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	aisles. - End islands shall generally be at least 10' wide, have a 15' major radius, a 2' minor radius, and be constructed 3' shorter than the adjacent stall.			
Barrier Free Spaces *Barrier Free Code*	For every six or fraction of six accessible parking spaces, at least one shall be van-accessible x spaces = x required	No change	N/A	
Barrier Free Space Dimensions *Barrier Free Code*	Van accessible: - 8 ft wide with an 8 ft wide access aisle (preferred) – or – - 11 ft wide with a 5 ft wide access aisle Standard accessible: 8 ft wide with a 5 ft wide access aisle	No change	N/A	
Barrier Free Signs *Barrier Free Code*	One sign for each accessible parking space	No change	N/A	
Sidewalk Requirements				
Chapter 11 - Article XI. Off-Road Non-Motorized Facilities *(Section 11-256. Requirement (c) & Subdivision Ordinance Section 4.05)*	- In the case of new streets and roadways to be constructed as part of the project, a sidewalk shall be provided on both sides of the proposed street or roadway.	No new streets or roadways proposed	N/A	
	- Sidewalks along arterials and collectors shall be 6 feet or 8 feet wide as designated by the "Bicycle and Pedestrian Plan," but not along industrial service streets per Subdivision Ordinance - Whereas sidewalks along local streets and private roadways shall be 5 feet wide.	Sidewalk connections provided	Yes	
Pedestrian Connectivity	Assure safety/convenience of both vehicular and pedestrian traffic both within the site and in	Appears to comply	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	relation to access streets			
Building Code	Building exits must be connected to sidewalk system or parking lot.		N/A	
Lighting and Photometric Plan *(Section 5.7)*				
Exterior Lighting Plan *(Section 5.7.2.A.i)*	A site plan showing location of all existing and proposed buildings, landscaping, streets, drives, parking areas and exterior lighting fixtures.	6/30/14 Photometric provided No changes proposed to parking lot lighting calculations	N/A	**The grotto lighting narrative indicates only landscape lighting is proposed**
Photometric Plan *(Section 5.7.2.A.ii)*	Provide a photometric plan illustrating the levels of illumination at ground level accounting for all light sources that impact the subject site. Include specifications for all proposed and existing lighting fixtures.	Provided	N/A	
Building Lighting *(Section 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.		N/A	
Maximum Height *(Section 5.7.3.A)*	Height not to exceed 25 ft *Superseded by Section 3.21.2.A.x (20-ft max)*		N/A	
Electrical Service *(Section 5.7.3.B)*	Electrical service to light fixtures must be underground		N/A	
Flashing Light *(Section 5.7.3.C)*	No flashing light permitted		N/A	
Glare Control *(Section 5.7.3.D)*	Shall be accomplished through the proper selection and application of lighting equipment.		N/A	
Outdoor Lighting: Average Light Levels *(Section 5.7.3.E)*	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1 foot-candles		N/A	
Color Spectrum Management *(Section 5.7.3.F)*	Non-Res and Multifamily: For all permanent lighting installations - minimum Color Rendering Index of 70 and Correlated Color		N/A	

Item	Required Code		Proposed	Meets Code	Comments
	Temperature of no greater than 3000 Kelvin				
After Hours Lighting *(Section 5.7.3.G)*	Only necessary lighting for security purposes shall be permitted after hours.			N/A	
Indoor Lighting *(Section 5.7.3.H)*	Shall not be the source of exterior glare or spillover			N/A	
Security Lighting *(Section 5.7.3.I)* Lighting for security purposes shall be directed only onto the area to be secured	- All fixtures shall be located, shielded, and aimed so that light is not cast toward adjacent properties or streets or unnecessarily transmitted into the night sky - Building mounted fixtures designed to illuminate the facade are preferred			N/A	
Parking Lot Lighting *(Section 5.7.3.J)*	Design to provide minimum illumination necessary to ensure adequate vision and comfort in parking areas. Use full cut-off fixtures to prevent glare.			N/A	
Minimum Illumination Levels (foot-candles) *(Section 5.7.3.L)*	Parking areas:	0.2 min		N/A	
	Loading and unloading areas:	0.4 min		N/A	
	Walkways:	0.2 min		N/A	
	Building entrances, frequent use:	1.0 min		N/A	
	Building entrances, infrequent use:	0.2 min		N/A	
Maximum Illumination Adjacent to Non-Residential *(Section 5.7.3.L)*	Where a site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot-candle			N/A	
Maximum Illumination Adjacent to Residential *(Section 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.			N/A	

Item	Required Code	Proposed	Meets Code	Comments
Building Code and Other Design Standard Requirements				
Woodlands *(City Code Ch. 37)*	Replacement of removed trees	Regulated – 4 trees Impacts to CRZ – 4 trees	TBD	**Refer to Woodland Review letter**
Wetlands *(City Code Ch. 12, Art. V)*	Mitigation of removed wetlands at ratio of 1.5:1 emergent wetland, 2:1 for forested wetlands	No impacts proposed to wetlands or wetland buffers	N/A	**Refer to Wetland Review letter**
Design and Construction Standards Manual	Legal description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Provided on cover sheet	Yes	
General Layout and Dimension of Proposed Physical Improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in sq ft), location of proposed parking and parking layout, streets, drives, indicate sq ft of pavement area (indicate public or private).		Yes	
Economic Impact	- Total cost of the proposed building and site improvements - Number of anticipated jobs created (during construction and after building is occupied, if known)		N/A	Not required
Legal Documents	Conservation Easement for woodlands or wetlands areas if proposed		TBD	
Development/ Business Sign	Signage if proposed requires a permit		N/A	For permit information, contact Ordinance at (248) 735-5678.
Project and Street Naming	Must be approved by the Project and Street Naming Committee		N/A	**Project and Street Name Request Form**

ENGINEERING REVIEW

PLAN REVIEW CENTER REPORT

9/21/2026

Engineering Review

Catholic Central Grotto
JSP26-0036

APPLICANT

Catholic Central High School

REVIEW TYPE

Preliminary & Final 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 on acre
- Plan Date: 8/31/2026
- Design Engineer: Shawn Blaszczky, Zeimet Wozniak & Associates

PROJECT SUMMARY

- Construction of a prayer grotto and landscaped plaza area. Minor parking lot work proposed. Fifty five parking spaces will be removed from the existing parking lot, two new landscape islands will be added, with a pathway to the grotto.

- No changes proposed to the existing utilities on-site.

RECOMMENDATION

Approval of the Revised Final & 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 Electronic Stamping Set submittal:

COMMENTS

1. **Only at the time of the printed Stamping Set submittal,** provide the City's standard detail sheets for paving (2 sheets). The most updated details can be found on the City's website under Engineering Standards and Construction Details.

2. Indicate if new irrigation system is proposed, or an extension of the existing system.
3. Add the maximum 2-percent cross-slope to the pathway detail.
4. 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. Add note to use 21AA crushed limestone base for any pavement within 100 feet of a water course.
5. A License Agreement will be required for the proposed landscape wall within any utility easements. A plan view and cross-section shall be included with the agreement showing the relationship between the wall foundation and the existing/proposed utility.

SOIL EROSION & SEDIMENT CONTROL

6. 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:

7. 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.**

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).

8. A draft of the License Agreement will be required for the landscaped wall and landscape wall and rosary walkway monuments proposed within the existing water main easement. This must be submitted to the Community Development Department.

THE FOLLOWING MUST BE ADDRESSED PRIOR TO CONSTRUCTION

9. A pre-construction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430). **Be advised that scheduling the pre-construction meeting can take 2-4 weeks.**
10. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting (no application required). No fee is required for this permit.

11. Material certifications must be submitted to Spalding DeDecker for review prior to the construction of any onsite utilities. Contact Ted Meadows at 248-844-5400 for more information.
12. Construction inspection fees in the amount of **$3,850.00** must be paid to the Community Development Department. ****fees are subject to change.**
13. Legal escrow fees in the amount of **$862.50** must be deposited with the Community Development Department. **All unused escrow will be returned to the payee at the end of the project** (except for escrows that are $50 or less)**.** This amount includes engineering legal fees only. There may be additional legal fees for planning legal documents. ****fees are subject to change.**
14. Legal fees for off-site easements should be paid as soon as possible so that documents can be approved.
15. A street sign financial guarantee in the amount of **$800.00** ($400 per traffic control sign proposed) must be posted at the Community Development Department. Signs must be installed in accordance with MMUTCD standards.
16. A traffic control inspection fee of **$1,320.00** must be paid to Community Development. This fee is the inspection of traffic control items such as signs, striping, curbs, parking stalls, sidewalk, detectable warning surfaces, and temporary pavement markings.
17. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department, Building Division (248-347-0430) for forms and information. The financial guarantee and inspection fees will be determined during the SESC review.

THE FOLLOWING MUST BE ADDRESSED PRIOR TO THE ISSUANCE OF TEMPORARY OCCUPANCY (TCO):

18. The amount of the incomplete site work performance guarantee for any outstanding site improvement items (limited to top course of pavement and other minor items), is calculated at 1.2 times the amount required to complete the site improvements (as specified in the Performance Guarantee Ordinance).
19. All easements and agreements referenced above, must be executed, notarized and approved by the City Attorney and Engineering Division.
20. Submit an up-to-date Title Search (dated within 90 days of City Council consideration of acceptance) for the purpose of verifying that the parties signing the Easement and Bill of Sale documents have the legal authority to do so. Please be sure that all parties of interest shown on the title policy (including mortgage holders) either sign the easement documents themselves or provide a Subordination Agreement. Please be aware that the title policy may indicate that additional documentation is necessary to complete the acceptance process.

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, EIT
Project Engineer

cc: Diana Shanahan, Planner
Lindsay Bell, Director of Planning
Angela Sosnowski, Community Development
Stacey Choi, Planning Assistant
Linda Slepetski, Water & Sewer
Kate Purpura, Engineering
Ben Croy, City Engineer
T. Meadows, S. Waynick, T. Reynolds; Spalding DeDecker

LANDSCAPE REVIEW

PLAN REVIEW CENTER REPORT
September 21, 2026
Catholic Central Grotto & Parking Lot
Preliminary & Final Site Plan - Landscape

Review Type | **Job #**
Preliminary and Final Site Plan Landscape Review | JSP26-0036

Property Characteristics
- Site Location: 12 Mile and Wixom Road
- Site Acreage: 44.84 ac.
- Site Zoning: R-4
- Adjacent Zoning: North: City of Wixom | East: I-1, PRO, RM-1| South: R-1 | West: RA
- Plan Date: 8/31/2026

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

LANDSCAPE WAIVERS NEEDED FOR THE PROPOSED LAYOUT AND LANDSCAPING:

Landscape waiver for diversity of native tree species- *Staff would support this waiver due to quantity of trees in the project area under the recommendation that the applicant add an additional genus in the planting plan.*

Ordinance Considerations
This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the Final Site Plan submittal. Please follow the guidelines of the Zoning Ordinance and Landscape Design Manual. This review and the accompanying Landscape Chart are summaries and are not intended to substitute for any Ordinance.

Plant List *(LDM 4.)*
1. 1 of 2 species used (50%) are native to Michigan.
2. The low diversity of native tree species will require a waiver. **Add one new genus of tree species**

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 520.971.0551 or drichards@giffelswebster.com.

Thank you for your consideration.

David Richards – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART – Preliminary & Final Site Plan Review

Review Date: 9/21/2026
Project Name: Catholic Central Grotto & Parking Lot
Project Location: 12 MILE AND WIXOM ROAD
Plan Date: 8/31/2026
Prepared by: David Richards drichards@giffelswebster.com; 520.971.0551
Francesca Schovers fschovers@giffelswebster.com; 248.8523100

Ordinance Considerations
This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and is not intended to substitute for any Ordinance.

LANDSCAPE WAIVERS POSSIBLY REQUIRED BY PLAN:

The low diversity of native tree species will require a waiver.
Staff would support this waiver due to quantity of trees in the project area under the recommendation that the applicant add an additional genus in the planting plan.

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements *(LDM 10)*				
Landscape Plan *(Zoning Sec 5.5.2, LDM 10)*	• New commercial or residential developments • 1"=20' minimum with proper North. Variations from this scale can be approved by LA • Consistent with plans throughout set	Scale: 1" = 20'	Yes	
Project Information	Name and Address	Project name and address is on the title block	Yes	
Owner/Developer Contact Information	Name, address and telephone number of the owner and developer or Assoc.	Yes	Yes	
Landscape Architect contact information	Name, Address and telephone number of RLA/PLA/LLA who created the plan	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
Sealed by LA.	Requires original signature	Yes	Yes	
Miss Dig Note (800) 482-7171	Show on all plan sheets	Yes	Yes	
Zoning	Include all adjacent zoning	**Site:** No zoning is indicated on the plan • North, East, South, West:	No	Noted on the plans.
Survey information	• Legal description or boundary line survey • Existing topography	Included on existing conditions plan	Yes	
Existing plant material **Existing woodlands or wetlands**	• Show location type and size. Label to be saved or removed. • Show woodlands and wetland boundaries	• Yes • Yes	Yes	
Soil types	• As determined by Soils survey of Oakland county • Show types, boundaries	Yes	Yes	Noted on the plans.
Existing and proposed improvements	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Changes to the site are shown on the site plan and landscape plan	Yes	
Existing and proposed utilities	• Overhead and underground utilities, including hydrants • Proposed light posts	• Existing utilities are shown on plans. • No new utilities are apparent. • Relocation of light poles are labeled	Yes	Provided.
Proposed grading. 2' contour minimum	Provide proposed contours at 2' interval	Yes	Yes	
Snow deposit	Show snow deposit areas on plan	None	No	Snow deposit remains the same and noted on plans.
LANDSCAPING REQUIREMENTS				
Berms, Walls and ROW Planting Requirements				
Berms				
• 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 of loam with 6" top layer of topsoil.				

Item	Required	Proposed	Meets Code	Comments
Residential Adjacent to Non-residential *(Zoning Sec 5.5.3.a.v & LDM 1.a.(1))*				
Berm requirements	The site is adjacent to residential property on the north.	N/A		
Walls *(Zoning Sec. 5.5.3.A.vi)*				
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	N/A		
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer		N/A		
ROW Landscape Screening Requirements *(Sec 5.5.3.b.ii and LDM 1.b) - Commercial*				
Greenbelt width	• Adjacent to pkg: 20 feet • Not adjacent to pkg: 25 feet	N/A		
Berm requirements *(Zoning Sec 5.5.3.b.ii)*				
Min. berm crest width	• Adjacent to pkg: 2 feet • Not adjacent to pkg: 0 feet	N/A		
Minimum berm height	• Adjacent to pkg: 2 feet • Not adjacent to pkg: 0 feet	N/A		
3' wall	(4)(7)	N/A		
Canopy deciduous or large evergreen trees	• Adjacent to pkg: 1 tree per 35 feet • Not adjacent to pkg: 1 tree per 40 feet	N/A		
Sub-canopy deciduous trees	• Adjacent to pkg: 1 tree per 20 feet • Not adjacent to pkg: 1 tree per 25 feet	N/A		

Item	Required	Proposed	Meets Code	Comments
Shrubs	Not required, but part of the original approved plan	N/A		
Canopy deciduous trees in area between sidewalk and curb	• Adjacent to pkg: 1 tree per 35 feet • Not adjacent to pkg: 1 tree per 45 feet • 13 Mile Road: 6 trees • Novi Road: 16 trees	N/A		
Cross-Section of Berms *(LDM 10.i)*				
Slope, height and width	• Label contour lines • Maximum 33% • Constructed of loam • 6" top layer of topsoil	N/A		
Type of Ground Cover		N/A		
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	Utilities are marked on plans. No overhead utilities are shown.	Yes	
Parking Area Landscape Requirements *(Zoning Sec. 5.5.3.c & LDM 5)*				
General requirements	• Clear sight distance within parking islands • No evergreen trees	No evergreens are apparent in landscape plan within parking lot.	Yes	
Name, type and number of ground cover	As proposed on planting islands		No	
General *(Zoning Sec 5.5.3.c.ii & LDM 5)*				
Parking lot Islands	• A minimum of 200 SF to qualify • Minimum 200 SF per tree planted in island • 6" curbs • Islands minimum width 10' BOC to BOC	• 490 SF for both proposed islands	Yes	
Curbs and Parking stall reduction	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	• The existing spaces are labeled at 17 and 19 feet long	Yes	
Contiguous space limit	• Maximum of 15 contiguous spaced • All endcap islands should also be at least	The parking bay on the north side of the parking lot has an excess of 15	No – existing non confor	

Item	Required	Proposed	Meets Code	Comments
	200sf with 1 tree planted in it.	continuous spaces.	ming	
Plantings around Fire Hydrant	• No plantings with matured height greater than 12' within 10 ft. of fire hydrants of utility structures (manholes, catch basins). • Trees also need to have at least 5 feet between the trunk and underground utility lines	Existing hydrant shown on plans.	Yes	Shown on plans.
Landscaped area	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	• New island will be landscaped with trees, shrubs and grass • It appears that the existing islands will remain landscaped as they are.	Yes	
Clear Zones	Section 5.9 (see below)	N/A		
Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, C, 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 area up to 50,000 sf x 7.5%	A = SF x 7.5% = A sf	Applicant has proposed 9,066 SF of new VUA	Yes	Provided
B = Total square footage of additional paved vehicular use areas over 50,000 SF) x 1 %	B = x SF x 1% = B sf	Not over 50,000 SF	Yes	Provided
Category 2: For: I-1 and I-2 *(Zoning Sec 5.5.3.c.iii)*				
A = Total square footage of vehicular use area up to 50,000 sf x 5%	A = x SF x 6% = A sf	N/A		
B = Total square footage of additional paved vehicular use areas over 50,000 SF x 0.5 %	B = (x SF – 50000) x 0.5% = B SF	N/A		
All Categories				
Total square footage of landscaped	C = A + B	9,066 SF VUA x 7.5% = 680 SF	Yes	Compliant.

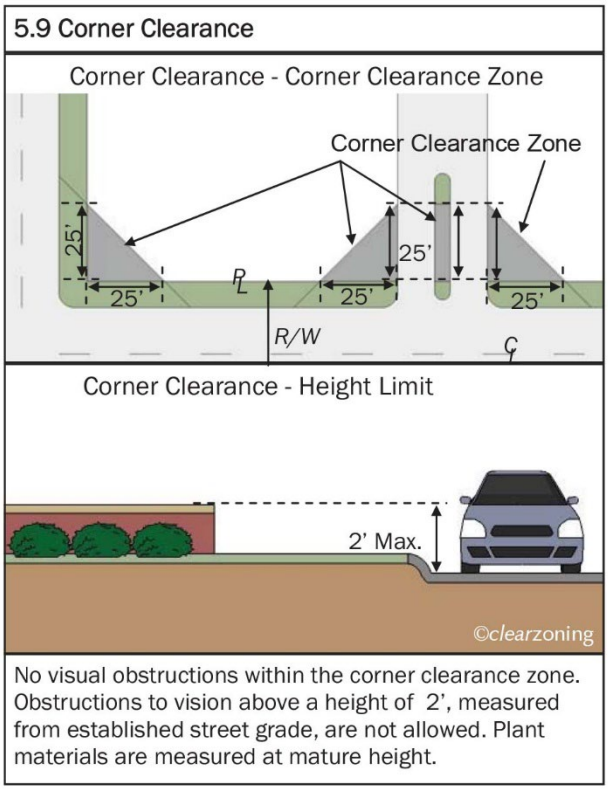
Item	Required	Proposed	Meets Code	Comments
islands required				
Number of canopy trees required	D = C/200 = xx Trees	680 SF/200 = 3 Trees. 4 trees are provided.	Yes	Compliant.
Parking Lot Perimeter Trees	1 Canopy tree per 35 LF (Sec. 5.5.3.C.iv)	New perimeter: 260LF/35LF = 7 trees required (7 tree credits required and proposed)	Yes	Compliant.
Parking land banked	N/A			
Other Landscaping				
Other Screening *(Zoning Sec 3.14, 3.15, 4.55, 4.56)*				
Screening of outdoor storage, loading/unloading		No storage/loading area shown on plans	N/A	
Transformers/Utility boxes *(LDM 6)*	• A minimum of 2ft. separation between box and the plants • Ground cover below 4" is allowed up to pad. • No plant materials within 8 ft. from the doors	No utility boxes are shown on the plan	N/A	
Building Foundation Landscape Requirements *(Zoning Sec. 5.5.3.d)*				
Interior site landscaping		No building proposed – N/A		
Detention/Retention Basin Requirements *(Zoning Sec. 5.5.3.e & LDM 3)*				
Planting requirements	• Clusters of large native shrubs shall cover 70-75% of the basin rim area located at 10 feet above the permanent water level or pond bottom if it's a dry pond. • Canopy trees at 1/35lf of the east, south and west sides of the pond, located at about 10 feet away from the permanent water level • 10" to 14" tall grass along sides of basin	None proposed as there is no detention basin on the site and there is no significant increase in the site's impervious surface.	N/A	

Item	Required	Proposed	Meets Code	Comments
	• Refer to wetland for basin mix			
Phragmites & Japanese Knotweed Control *(Zoning Sec 5.5.6.B.vii)*	• Any and all populations of Phragmites australis and/or Japanese knotweed on the site shall be included on tree survey. • Treat populations per MDEQ guidelines and requirements to eradicate the weed from the site.	None indicated	Yes	Plans indicated on the plans that there is no presence of *Phragmites australis* or Japanese knotweed.
LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS				
Landscape Notes – Utilize City of Novi Standard Notes *(Zoning Sec 5.5.5 & 5.5.6 & LDM 10.h.(14))*				
Installation date	• Provide intended dates • Should be between March 15 and November 15.	Intended installation dates are noted on the landscape plan	Yes	
Maintenance & Statement of intent	• 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.	Yes	Yes	
Plant source	Shall be northern nursery grown, No.1 grade.	Provided in "City of Novi Landscape Notes"	Yes	
Irrigation plan *(Zoning Sec 5.5.6.B & LDM 10.l & m.)*	A method for providing the water required for plant establishment and long-term survival must be provided.	Note stating that all landscape beds to be irrigation with automatic irrigation system.	TBD	It is noted that the existing irrigation system will be modified to include the new landscape areas.
Establishment period *(Zoning Sec 5.5.6.B)*	2 yr. Guarantee	Yes	Yes	
Approval of substitutions. *(Zoning Sec 5.5.5.E)*	City must approve any substitutions in writing prior to installation.	Yes	Yes	
Plant List (LDM 4, 11) – Include all cost estimates				
Quantities and sizes	• A minimum of 50% of species used on the site, not including any woodland	A plant list is provided	No	• **The low diversity of native tree species will require a waiver.** • **Add one new genus**

Item	Required	Proposed	Meets Code	Comments
	replacements, must be native to Michigan. • The Tree Diversity standards of the Landscape Design Manual Section 4 must be met for all non-woodland replacement trees used. • No Prohibited Species listed on Table 11.b.(2)b may be used.			**of tree species**
Root type		Yes	Yes	
Botanical and common names		Yes – no prohibited species are used	Yes	
Type and amount of lawn		Yes	Yes	
Cost estimate *(LDM 2.t)*	For all new plantings, mulch and sod as listed on the plan	Yes	Yes	
Planting Details/Info *(LDM Part III)* **– Utilize City of Novi Standard Details**				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	
Evergreen Tree		No	N/A	
Multi-stem Tree		No	N/A	
Shrub		TBD	Yes	No shrubs are proposed.
Perennial/ Ground Cover		TBD	Yes	No ground cover or perennials are proposed.
Tree stakes and guys. (Wood stakes, fabric guys)		No	Yes	Detail provided.
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	CRZ impact details are listed on plans. Tree protection detail not provided.	Yes	Detail provided.
Other Plant Material Requirements (LDM 3)				
General Conditions *(LDM 3.a)*	Plant materials shall not be planted within 4 ft. of property line	N/A		
Plant Materials & Existing Plant Material *(LDM 3.b)*	Clearly show trees to be removed and trees to be saved.	Yes	Yes	
Landscape tree credit *(LDM3.b.(d))*	• Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands	Yes – tree credits are listed	Yes	

Item	Required	Proposed	Meets Code	Comments
	should be approved by LA. • Refer to Landscape tree Credit Chart in LDM			
Plant Sizes for ROW, Woodland replacement and others *(LDM 3.c)*	Refer to Landscape Design Manual for requirements	Yes	Yes	
Plant size credit *(LDM3.c.(2))*	NA	No	N/A	
Prohibited Plants *(LDM 3.d)*	No plants on City Invasive Species List	No prohibited plants are used	Yes	
Recommended trees for planting under overhead utilities *(LDM 3.e)*	Label the distance from the overhead utilities	N/A	N/A	
Collected or Transplanted trees *(LDM 3.f)*		N/A	N/A	
Nonliving Durable Material: Mulch *(LDM 4)*	• Trees shall be mulched to 3"depth and shrubs, groundcovers to 2" depth • Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate.	On details	Yes	

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 AND WETLAND REVIEW

merjent

p 612.746.3660 ▪ f 612.746.3679 ▪ www.merjent.com

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

September 21, 2026

Diana Shanahan
Planner – Community Development
City of Novi
45175 Ten Mile Road
Novi, MI 48375

Submitted electronically to dshanahan@cityofnovi.org

Re: Catholic Central Grotto Preliminary/Final Site Plan Woodland and Wetland Review (JSP26-36)

Dear Diana,

Merjent, Inc. (Merjent) has conducted a review of the combined preliminary-final site plan (PSP/FSP) for the Catholic Central Grotto (Project), prepared by Zeimet Wozniak and Associates (Applicant; date 8/31/2026). 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 northwestern portion of the existing Detroit Catholic Central High School located at 27225 Wixom Road and is identified by parcel number 50-22-18-200-026, in Section 18 (site). The site contains City-regulated woodlands (**Figure 1**).

Woodlands

Woodland Recommendation: Merjent **recommends approval** of the Catholic Central Grotto PSP/FSP. 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])	Requested

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 September 18, 2026 to compare the conditions in the provided PSP/FSP 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/FSP 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-4.

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 six 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	1	2	2
21-29	0	3	0
30+	0	4	0
Multi-stem	1	Sum of Stem DBH/8 (rounded up)*	4
Total	**6**	**-**	**10**

   - 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 $500/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 $500/woodland replacement credit.

c. Combination of on-site tree planting and payment into the City of Novi Tree Fund ($500/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 **$5,000 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 and throughout the site plan.

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 L101 and Sheet CE-6.

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.

Wetlands

Wetland Recommendation: Merjent **recommends approval** of the Catholic Central Grotto PSP/FSP based on the comments provided below.

Merjent visited the Site on September 18, 2026 to observe the conditions on-site relative to the provided PSP/FSP and wetland delineation report. Merjent found conditions on-site consistent with the plan. Photos from the site visit are included in **Attachment A**. The City of Novi Code of Ordinances, Chapter 12, Article V defines an essential wetland as meeting one or more of the criteria listed in subsections 12-174(b)(1) through (10). It is Merjent's opinion that the delineated wetland on-site provides the functional

characteristics of stormwater storage capacity and/or wildlife habitat. Accordingly, the wetland on-site meets the criteria for an essential wetland as noted above.

Upon review of published resources, the Site appears to contain or immediately borders:

☒ City-regulated wetlands, as identified on the City of Novi interactive map website. Note that both wetland and property limits depicted on the City's map are considered approximations (**Figure 1**).

☒ Wetlands that are regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE).

☒ Wetlands as identified on National Wetland Inventory (NWI) and Michigan Resource Inventory System (MIRIS) maps, as identified on the EGLE Wetlands Viewer interactive map website (provided in pre-app review). NWI and MIRIS wetlands are identified by the associated governmental bodies' interpretation of topographic data and aerial photographs.

☒ Hydric (wetland) soil as mapped by the U.S. Department of Agriculture, Natural Resources Conservation Service, as identified on the EGLE Wetlands Viewer interactive map website (provided in pre-app review).

Permits and Regulatory Status

Due to the comments below, the following wetland-related items will be required for this project:

Item	Required/Not Required
Wetland Permit (specify Non-minor or Minor)	Not Required
Wetland Mitigation	Not Required
Environmental Enhancement Plan	Not Required
Wetland Buffer Authorization	Not Required
EGLE Wetland Permit	Likely Not Required*
Wetland Conservation Easement	Requested

*EGLE is the final authority over wetlands and water resources in the State of Michigan.

Wetland Review Comments

1. All wetlands on-site are depicted on the provided site plans and are not proposed to be impacted.
   - The identified wetland was previously identified/protected during the CC North Campus Addition.

2. In addition to wetlands, the City of Novi regulates wetland and watercourse buffers/setbacks. Section 3.6 (2[M]) of the Zoning Ordinance, Schedule of Regulations, states: "There shall be maintained in all districts a wetland and watercourse setback, as provided herein, unless and to the extent, it is determined to be in the public interest not to maintain such a setback. The intent of this provision is to require a minimum setback from wetlands and watercourses". The established wetland and watercourse buffer/setback limit is 25 horizontal feet, regardless of grade change.

- No impacts are proposed to the setback buffer on-site. To discourage mowing and prevent future impacts to the setback buffer, it is recommended that the applicant install a small amount of additional boulder/rock features in front of the setback (identified in red below).



3. When a project permanently impacts 0.25 acre or more of essential wetland, the City of Novi requires mitigation at a ratio of 2:1 for forested wetlands and 1.5:1 for emergent and scrub-shrub wetlands. The proposed project currently does not exceed 0.25 acre and mitigation is not required for a City Wetland and Watercourse Permit.

4. The Applicant is encouraged to provide wetland conservation easements for any areas of remaining wetland and 25-foot wetland buffer. The Applicant shall provide wetland conservation easements as directed by the City of Novi Community Development Department for any areas of proposed wetland mitigation areas (if necessary). 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 Wetland Use Permit.

   - Due to ongoing projects throughout the campus, the applicant is encourage to preserve any remaining wetlands on-site.

Sincerely,

Merjent, Inc.

Jason DeMoss, PWS
Environmental Consultant

merjent

Enclosures:

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

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



Date Printed: 9/21/2026

Map Author:

Scale: 1 inch = 134 feet

Woodland and Wetland Map

ft

0 30 60 120

City of Novi
Civic Center
45175 Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Attachment A
Site Photographs



Proposed Grotto/expansion area



Proposed grotto signage and expansion area

TRAFFIC REVIEW

AECOM
39575 Lewis Dr, Ste. 400
Novi
MI, 48377
USA
aecom.com

Project name:
JSP26-36 – Catholic Central Grotto Accessory Preliminary/Final Traffic Review

To:
Lindsay Bell, AICP
City of Novi
45175 10 Mile Road
Novi, Michigan 48375

From:
AECOM

Date:
September 18, 2026

CC:
Diana Shanahan, Stacey Choi, Humna Anjum, Kate Purpura, Brad Doane

Memo

Subject: JSP26-36 – Catholic Central Grotto Accessory Preliminary/Final Traffic Review

The combined accessory preliminary and final site plan was reviewed to the level of detail provided and AECOM recommends **approval** as long as the comments provided below are adequately addressed to the satisfaction of the City.

GENERAL COMMENTS

1. The applicant, Ed Turek, is proposing a grotto and parking lot revision at the northern parking lot of Catholic Central High School.
2. The development is located on the west side of Wixom Road, south of 12 Mile Road. Wixom Road is under the jurisdiction of the City of Novi.
3. The site is zoned R-4 (One-Family Residential).
4. There are no traffic related deviations required at this time.

TRAFFIC IMPACTS

1. AECOM did perform an initial trip generation based on the ITE Trip Generation Manual, 11th Edition, as the proposed grotto is not expected to affect the number of trips.
2. The City of Novi generally requires a traffic impact study/statement if the number of trips generated by the proposed development exceeds the City's threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour, or if the project meets other specified criteria.

Trip Impact Study Recommendation	
Type of Study:	**Justification**
None	-

TRAFFIC REVIEW

The following table identifies the aspects of the plan that were reviewed. Items marked O are listed in the City's Code of Ordinances. Items marked with ZO are listed in the City's Zoning Ordinance. Items marked with ADA are listed in the Americans with Disabilities Act. Items marked with MMUTCD are listed in the Michigan Manual on Uniform Traffic Control Devices.

The values in the 'Compliance' column read as 'met' for plan provision meeting the standard it refers to, 'not met' stands for provision not meeting the standard and 'inconclusive' indicates applicant to provide data or information for review and 'NA' stands for not applicable for subject Project. The 'remarks' column covers any comments reviewer has and/or 'requested/required variance' and 'potential variance'. A potential variance indicates a variance that will be required if modifications are not made or further information provided to show compliance with the standards and ordinances. The applicant should put effort into complying with the standards; the variances should be the last resort after all avenues for complying have been exhausted. Indication of a potential variance does not imply support unless explicitly stated.

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	**Item**	**Proposed**	**Compliance**	**Remarks**
1	Driveway Radii | O Figure IX.3	-	N/A	No changes proposed.
2	Driveway Width | O Figure IX.3	-	N/A	No changes proposed.
3	Driveway Taper | O Figure IX.11	-	N/A	
3a	Taper length	-	N/A	
3b	Tangent	-	N/A	
4	Emergency Access | O 11-194.a.19	20' access fire lane, bollard proposed where it transitions to 14' wide path	Met	See Fire review letter.
5	Driveway Sight Distance | O Figure VIII-E	-	N/A	
6	Driveway Spacing	-	N/A	
6a	Same-side | O 11.216.d.1.d	-	N/A	
6b	Opposite side | O 11.216.d.1.e	-	N/A	
7	External Coordination (Road Agency)	-	N/A	No changes proposed.
8	External Sidewalk | Master Plan & EDM	-	N/A	No changes proposed.
9	Sidewalk Ramps | EDM 7.4 & R-28-K	-	N/A	No changes proposed.
10	Any Other Comments:			

INTERNAL SITE OPERATIONS				
No.	**Item**	**Proposed**	**Compliance**	**Remarks**
11	Loading Zone | ZO 5.4	-	N/A	
12	Trash Receptacle | ZO 5.4.4	-	N/A	
13	Emergency Vehicle Access	Turning movements provided	Met	
14	Maneuvering Lane | ZO 5.3.2	24'	Met	
15	End Islands | ZO 5.3.12			
15a	Adjacent to a travel way	Dimensioned	Met	
15b	Internal to parking bays	-	N/A	
16	Parking Spaces | ZO 5.2.12	Parking spaces removed		See Planning review letter.

INTERNAL SITE OPERATIONS				
No.	**Item**	**Proposed**	**Compliance**	**Remarks**
17	Adjacent Parking Spaces | ZO 5.5.3.C.ii	≤15 spaces per bay	Met	
18	Parking Space Length | ZO 5.3.2	17’ and 19’	Met	
19	Parking Space Width | ZO 5.3.2	9’	Met	
20	Parking Space Front Curb Height | ZO 5.3.2	4” and 6”	Met	
21	Accessible Parking – number | ADA	None proposed	N/A	
22	Accessible Parking – size | ADA	-	N/A	
23	Number of Van Accessible Space | ADA	-	N/A	
24	Bicycle Parking			
24a	Requirement | ZO 5.16.1	None required	-	
24b	Location | ZO 5.16.1	-	N/A	
24c	Clear Path from Street | ZO 5.16.1	-	N/A	
24d	Height of Rack | ZO 5.16.5.B	-	N/A	
24e	Other (Covered / Layout) | ZO 5.16.1, Text Amendment 18.301	-	N/A	
25	Sidewalk – min 5’ wide | Master Plan	8’	Met	
26	Sidewalk Ramps | EDM 7.4 & R-28-K	None proposed	N/A	
27	Sidewalk – distance back of curb | EDM 7.4	-	N/A	
28	Cul-De-Sac | O Figure VIII-F	-	N/A	
29	EyeBrow | O Figure VIII-G	-	N/A	
30	Turnaround | ZO 5.10	-	N/A	
31	Any Other Comments:			

SIGNING AND STRIPING				
No.	**Item**	**Proposed**	**Compliance**	**Remarks**
32	Signing - sizes | MMUTCD	Indicated	Met	
33	Signing Table - quantities and sizes	Provided	Met	
34	Street Name Signs | MMUTCD	-	N/A	
35	Signs 12” x 18” or smaller in size shall be mounted on a galvanized 2 lb. U-channel post | MMUTCD	Not indicated	**Not Met**	**Provide note.**
36	Signs greater than 12” x 18” shall be mounted on a galvanized 3 lb. or greater U-channel post | MMUTCD	-	N/A	
37	Sign bottom height of 7’ from final grade | MMUTCD	Not indicated	**Not Met**	**Provide note.**
38	Signing shall be placed 2’ from the face of the curb or edge of the nearest sidewalk to the near edge of the sign | MMUTCD	Not indicated	**Not Met**	**Provide note.**
39	FHWA Standard Alphabet series used for all sign language | MMUTCD	Not indicated	**Not Met**	**Provide note.**

SIGNING AND STRIPING				
No.	**Item**	**Proposed**	**Compliance**	**Remarks**
40	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity | MMUTCD	Not indicated	**Not Met**	**Provide note.**
41	Parking space striping notes | MMUTCD	Provided	Met	
42	The international symbol for accessibility pavement markings | ADA | MMUTCD	-	N/A	
43	Crosswalk Pavement Marking Detail | MMUTCD	-	N/A	
44	Any Other Comments:	**The applicant could add a R5-11 "Authorized Vehicles Only" sign at entrance of fire lane.**		

Note: Hyperlinks to the standards and Ordinances are for reference purposes only, the applicant and City of Novi to ensure referring to the latest standards and Ordinances in its entirety.

Should the City or applicant have questions regarding this review, they should contact AECOM for further clarification.

Sincerely,

AECOM

Paula K. Johnson, PE
Senior Transportation Engineer

Saumil Shah, PE
Project Manager

FIRE REVIEW

September 3, 2026

TO: Lindsay Bell – Director of Planning
Brad Doane – Planner
Diana Shanahan – Planner
Stacey Choi – Planning Assistant

RE: Catholic Central Grotto

PreApp26-013
JSP26-0036

Project Description:
Make parking lot changes/upgrades and new Grotto.

Comments:
- None at this time.

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

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Director of Public Safety
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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 LETTER

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

October 8, 2026

Ms. Diana Shanahan, Planner
City of Novi Community Development Department – Planning Division 45175
Ten Mile Road
Novi, MI 48375

Re: Catholic Central High School
Grotto and Parking Lot reconfiguration
PSP/FSP Submittal - Planning Response
JSP26-0036

Dear Ms. Shanahan,

Thank you for recommending approval of the Preliminary/Final Site Plan for the Catholic Central Grotto and Parking Lot reconfiguration. We have reviewed your review letter dated September 23, 2026, and note that there are no outstanding comments to address.

In preparation for the upcoming Planning Commission meeting on November 18, 2026, we are currently addressing the remaining review comments from City staff and consultants under separate cover.

Concurrently, we are formally requesting one landscape waiver regarding the required diversity of native tree species. The current plan proposes ten trees. While strict adherence to the Landscape Design Manual would require ten distinct tree species to remain under the 15% threshold per species, we have modified the design to introduce an additional genus, as suggested in the landscape review letter. It is our understanding that staff supports this waiver based on this modification.

We sincerely appreciate your ongoing support and look forward to presenting this project to the Planning Commission for approval. Please let us know if you require any additional information or have further questions.

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

October 8, 2026

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

Re: Catholic Central High School
Grotto and Parking Lot reconfiguration
PSP/FSP Submittal – Engineering Response
JSP26-0036

Dear Ms. Anjum:

Thank you for recommending approval of the Preliminary/Final Site Plan for the Catholic Central Grotto and Parking Lot reconfiguration. In response to your review letter dated September 21, 2026, we offer our response to the outstanding comments.

COMMENTS

1. The city standard detail paving sheets will be included at the time of the printed Stamping Set submittal.
2. The irrigation system is an extension of the existing system as noted on Sheet L101, General Planting Note 13.
3. The pathway detail will be updated to allow a maximum 2-percent cross slope.
4. 21AA crushed limestone base will be used. A note will be added to the plans.
5. A License Agreement will be provided if the proposed landscape wall extends within any utility easement.
6. Application for a SESC permit will be submitted.
7. All changes to the plans have been discussed in this letter.
8. A draft License Agreement for the landscape wall, if it extends into the easement, and the rosary walkway monuments.

Please contact us if you have any questions or comments.

Sincerely,

Andrew Wozniak

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Consulting Civil Engineers
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October 8, 2026

Ms. Diana Shanahan, Planner
City of Novi Community Development Department – Planning Division 45175
Ten Mile Road
Novi, MI 48375

Re: Catholic Central High School
Grotto and Parking Lot reconfiguration
PSP/FSP Submittal – Landscape Response
JSP26-0036

Dear Ms. Shanahan,

We have reviewed the landscape review letter dated September 21, 2026. On behalf of the project team, we would like to thank Giffels Webster for recommending approval of the Preliminary/Final Site Plan for the Catholic Central Grotto and Parking Lot reconfiguration.

To address the comment regarding the diversity of native tree species, we will add a new tree genus to the plan per your suggestion. With this modification in place, we are formally requesting a landscape waiver and understand that city staff supports this request.

Please let us know if you require any additional information or have any further questions.

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

October 8, 2026

Ms. Diana Shanahan, Planner
City of Novi Community Development Department – Planning Division 45175 Ten Mile Road
Novi, MI 48375

Re: Catholic Central High School
Grotto and Parking Lot reconfiguration
PSP/FSP Submittal – Wetland/Woodland Response
JSP26-0036

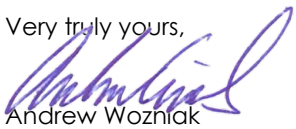
Dear Ms. Shanahan:

We have reviewed the woodland and wetland review letter dated September 21, 2026. On behalf of the project team, we would like to thank Mergent for recommending approval of the Preliminary/Final Site Plan for the Catholic Central Grotto and Parking Lot reconfiguration.

To address the wetland comment regarding the setback buffer, additional boulder/rock features will be included in the final design of the grotto and landscape areas to discourage mowing and prevent future impacts to the setback buffer.

Please let us know if you require any additional information or have any further questions.

Very truly yours,



Andrew Wozniak

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October 8, 2026

Ms. Diana Shanahan, Planner
City of Novi Community Development Department – Planning Division
45175 Ten Mile Road
Novi, MI 48375

Re: Catholic Central High School
Grotto and Parking Lot reconfiguration
PSP/FSP Submittal – Traffic Response
JSP26-0036

Dear Ms. Shanahan:

We have reviewed the traffic review letter dated September 18, 2026. On behalf of the project team, we would like to thank AECOM for recommending approval of the Preliminary/Final Site Plan for the Catholic Central Grotto and Parking Lot reconfiguration.

To address the comments pertaining to signs, the required notes will be added to the plans prior to the submittal of the Electronic Stamping Set.

Please contact us if you have any questions or comments.

Very truly yours,



Andy Wozniak

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New Hudson, Michigan 48165-9318
248.437.5099 · 248.437.5222 fax
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October 8, 2026

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

Re: Catholic Central High School
Grotto and Parking Lot reconfiguration
PSP/FSP Submittal – Fire Response
JSP26-0036

Dear Mr. Copeland:

Thank you for recommending approval of the Preliminary/Final Site Plan for the Catholic Central Grotto and Parking Lot reconfiguration. We have reviewed your review letter dated September 3, 2026, and note that there are no outstanding comments to address.

Please contact us if you have any questions or comments.

Very truly yours,

Andy Wozniak