



## CATHOLIC CENTRAL CONNECTOR ROAD JSP21-17

### CATHOLIC CENTRAL CONNECTOR ROAD JSP21-17

Consideration at the request of Catholic Central High School for Planning Commission's approval of Preliminary Site Plan, Wetland Permit, Woodland Permit and Stormwater Management Plan. The subject property is zoned R-4 One Family Residential, R-1 One Family Residential, and I-1 Light Industrial and is located in Section 18, west of Wixom Road and south of Twelve Mile Road. The applicant is proposing to construct a new driveway to provide a connection from the existing loop road to Twelve Mile Road through the northern area of the property. Utilities, stormwater detention and wetland mitigation are also proposed.

### Required Action

Approval/Denial of the Preliminary Site Plan, Wetland Permit, Woodland Permit and Stormwater Management Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	11-17-21	<ul style="list-style-type: none"> <li>Items to be addressed in Final Site Plan submittal</li> </ul>
Engineering	Approval recommended	11-17-21	<ul style="list-style-type: none"> <li>Items to be addressed in the Final Site Plan submittal</li> </ul>
Landscaping	Approval recommended	11-16-21	<ul style="list-style-type: none"> <li><b>Waiver for lack of berms along the Berkshire Pointe property lines (Supported by staff as existing buffer vegetation would need to be removed to build berm)</b></li> <li><b>Waiver for lack of berms and greenbelt landscaping along 12 Mile Road (Supported for east of the entry due to presence of wetland, <u>Not supported for west side</u>)</b></li> <li>Items to be addressed in Final Site Plan</li> </ul>
Wetland	Approval recommended	11-14-21	<ul style="list-style-type: none"> <li><b>Non-Minor Wetland permit, mitigation, conservation easement</b></li> <li>Items to be addressed in the electronic stamping submittal</li> </ul>
Woodland	Approval recommended	11-15-21	<ul style="list-style-type: none"> <li><b>Woodland permit, conservation easement</b></li> <li>Items to be addressed in Final Site Plan</li> </ul>
Traffic	Approval recommended	8-13-21	<ul style="list-style-type: none"> <li>Items to be addressed in Final Site Plan</li> </ul>
Fire	Conditional Approval recommended	8-16-21	<ul style="list-style-type: none"> <li>Items to be address in Final Site Plan</li> </ul>

## Motion sheet

### Approval – Preliminary Site Plan

In the matter of Catholic Central Connector Road, JS21-17, motion to **approve** the Preliminary Site Plan based on and subject to the following:

- a. This approval applies to the road construction and associated improvements only, future phases depicted on the Master Plan will require additional approvals.
- b. Landscaping waiver from Section 5.5.3.B.ii. and iii. For absence of berm along Berkshire Pointe, *because construction of a berm would disturb additional existing woodland and wetland including mature trees which provide screening*, which is hereby granted;
- c. City Council approval of a Landscape waiver from Section 5.5.3.B. ii. and iii. for absence of required berm adjacent to the public right of way at Twelve Mile Road east of the new driveway, *because construction of a berm would disturb additional existing wetland and woodland*, which is recommended for approval **(The applicant had a previous agreement with City Council to provide the berm and planting, amendment of the agreement would need to be approved by City Council.)**;
- d. **Choose either:**
  1. City Council approval of a Landscape waiver from Section 5.5.3.B. ii. and iii. for absence of required berm adjacent to the public right of way at Twelve Mile Road west of the new driveway, *because construction of a berm would impact the proposed area of the detention pond, the entry wall, pond and landscaping all of which will provide a substantial visual buffer, and because there will be no structure located within 150 feet of 12 Mile Road*, which is recommended for approval; **(Applicant Requested – as the applicant had a previous agreement with City Council to provide the berm and planting, amendment of the agreement would need to be approved by City Council.)**

- OR -

2. The applicant shall comply with the Ordinance requirement and previous agreement with the City and provide the required berm along Twelve Mile Road west of the new driveway; **(Staff Preferred)**
- e. 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
- f. *(additional conditions here if any).*

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

-AND-

### Approval – Wetland Permit

In the matter of Catholic Central Connector Road, JS21-17, motion to **approve** the Wetland 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 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

**-AND-**

**Approval – Woodland Permit**

In the matter of Catholic Central Connector Road, JS21-17, motion to **approve** the Woodland Permit based on and subject to the following:

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

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

**- AND -**

**Approval – Stormwater Management Plan**

In the matter of Catholic Central Connector Road, JS21-17, motion to **approve** the Stormwater Management Plan, based on and subject to:

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

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

**- OR -**

**Denial – Preliminary Site Plan**

In the matter of Catholic Central Connector Road, JS21-17, 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.)*

**-AND-**

**Denial- Wetland Permit**

In the matter of Catholic Central Connector Road, JS21-17, motion to **deny** the Wetland Permit... *(because the plan is not in compliance with Chapter 12, Article V of the Code of Ordinances, and all other applicable provisions of the Ordinance.)*

**-AND-**

**Denial- Woodland Permit**

In the matter of Catholic Central Connector Road, JS21-17, motion to **deny** the Woodland Permit... *(because the plan is not in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

**-AND-**

**Denial – Stormwater Management Plan**

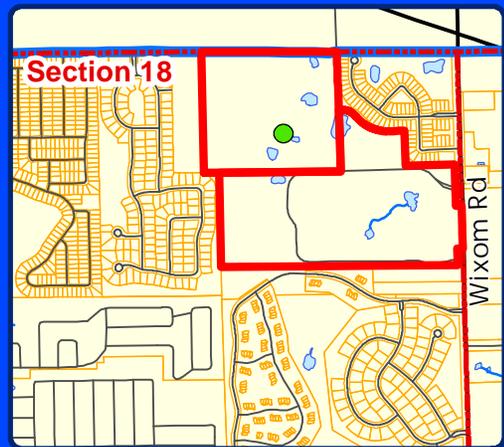
In the matter of Catholic Central Connector Road, JS21-17, motion to **deny** the Stormwater Management Plan...*(because the plan is not in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

MAPS  
Location  
Zoning  
Future Land Use  
Natural Features

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# JSP 21-17 CATHOLIC CENTRAL CONNECTOR ROAD

## LOCATION



**LEGEND**

-  Subject Property



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

Map Author: Lindsay Bell  
Date: 9/30/21  
Project: CATHOLIC CENTRAL ROAD  
Version #: 1

0 110 220 440 660 Feet  
1 inch = 500 feet

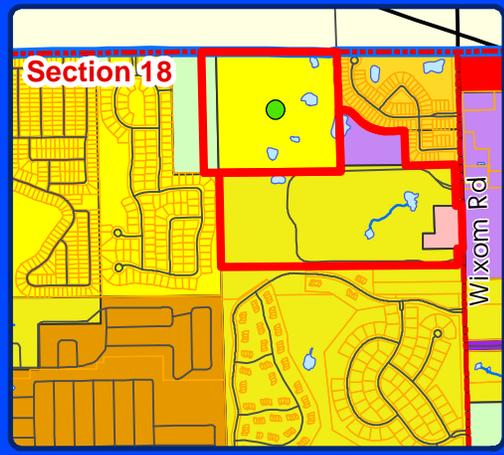
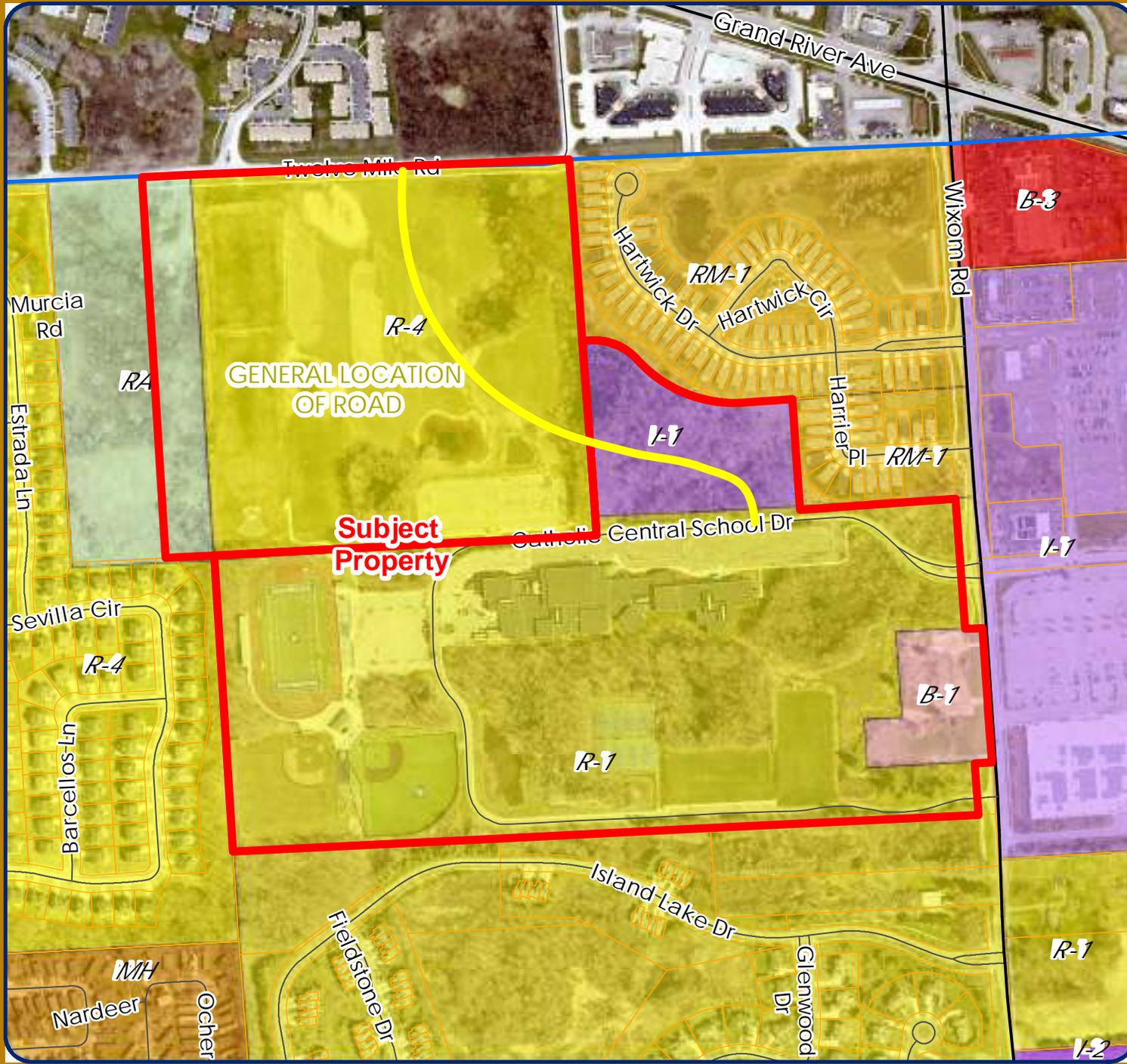


**MAP INTERPRETATION NOTICE**

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

# JSP 21-17 CATHOLIC CENTRAL CONNECTOR ROAD

## ZONING



**LEGEND**

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



**City of Novi**  
 Dept. of Community Development  
 City Hall / Civic Center  
 45175 W Ten Mile Rd  
 Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)

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Feet  
 0 110 220 440 660

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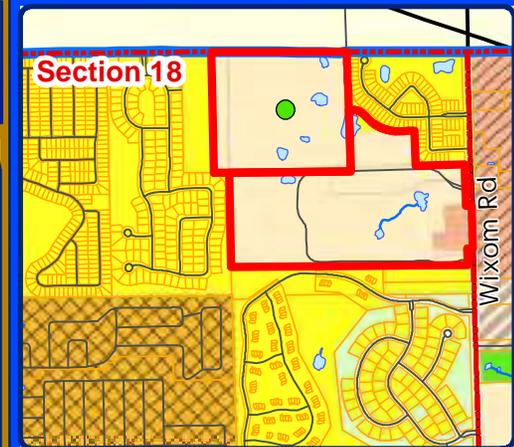
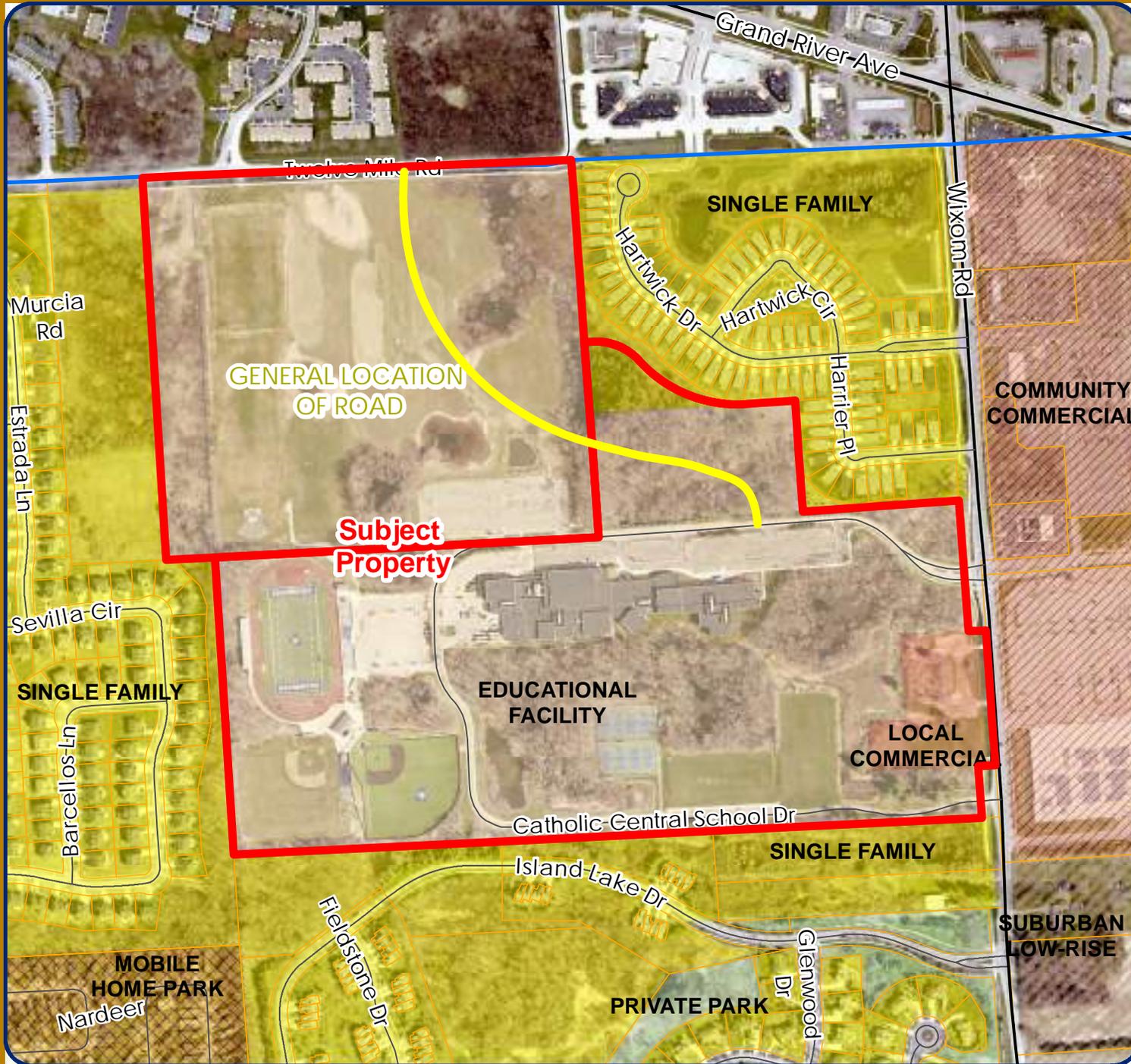


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# JSP 21-17 CATHOLIC CENTRAL CONNECTOR ROAD

FUTURE LAND USE



- LEGEND**
- Single Family
  - Mobile Home Park
  - Suburban Low-Rise
  - Local Commercial
  - Community Commercial
  - Educational Facility
  - Public Park
  - Private Park
  - Subject Property



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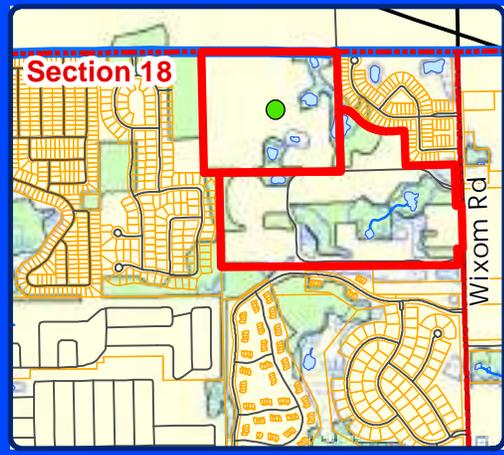


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# JSP 21-17 CATHOLIC CENTRAL CONNECTOR ROAD

## NATURAL FEATURES



**LEGEND**

- WETLANDS
- WOODLANDS
- Subject Property



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

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0 110 220 440 660 Feet  
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SITE PLAN

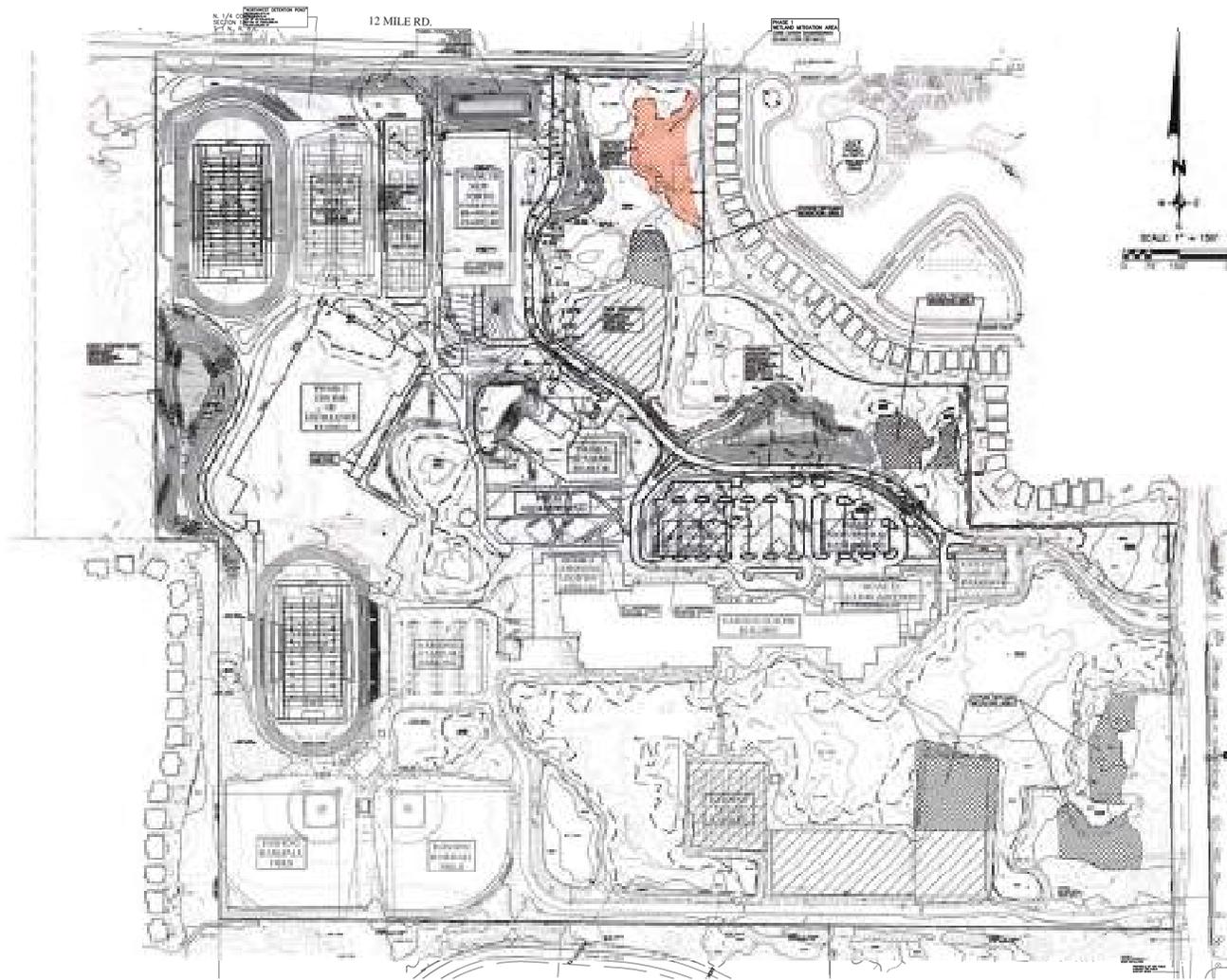


- Note Key**
- 1. Stormwater Detention Basin Landscaped with Native Plant Materials
  - 2. Meadow Lawn Seed Mixture
  - 3. Stormwater Seed Mixture
  - 4. Sodded Lawn
  - 5. Wetland Mitigation Zone
  - 6. Natural Stone Wall with Identity Element on Structural Footing
  - 7. Existing Concrete Sidewalk / Boardwalk
  - 8. Sculpted Earth Features
  - 9. Manual Close Control Gates with Locking Bollards
  - 10. Staging Area
  - 11. Retaining Wall
  - 12. Existing Parking Lot to Remain
  - 13. Existing Detention Basin to Remain
  - 14. Existing Interior Loop Road to Remain
  - 15. Existing Wetland to Remain
  - 16. Woodland Replacement Trees
  - 17. Evergreen Trees Screen









**LEGEND**

-  WETLAND MIGRATION
-  FUTURE DEVELOPMENT AREA LAYOUT HAS NOT BEEN DETERMINED

NOTE: DRAFTS OF FUTURE PHASING, WETLAND MIGRATION DEVELOPMENT AND LAYOUT IS SUBJECT TO CHANGE.

**NOT FOR CONSTRUCTION**  
**FOR ILLUSTRATION PURPOSES ONLY**

ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
PSP SUBMITTAL	7-23-21								
PSP SUBMITTAL	10-25-21								

**ZEIMET WOZNAK**  
 ASSOCIATES  
 Civil Engineers & Land Surveyors  
 5080 GRAND RIVER AVE. SUITE 300  
 NEW HUDSON, MICHIGAN 48165  
 P: (248) 437-5000 F: (248) 437-3222 www.zeimetwoznak.com

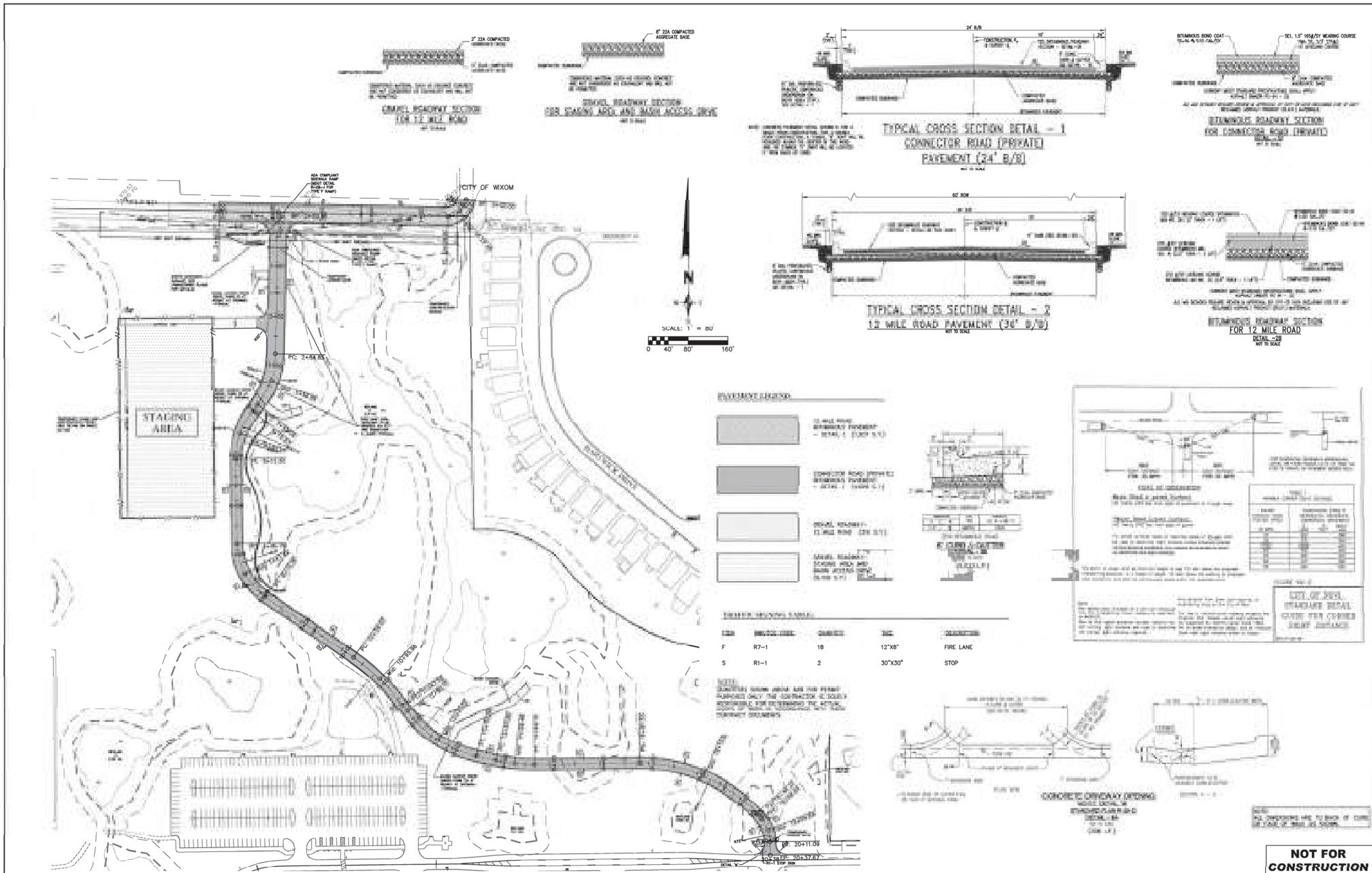
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 CALL THE MISS DIG SYSTEM

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 27225 WIXOM ROAD  
 NOVI, MI 48374 ED TUREK, PRES. (248)596-3801

**MASTER GRADING SITE STUDY**  
**CATHOLIC CENTRAL HIGH SCHOOL CONNECTOR ROAD & UTILITY PLAN**  
 SECTION 18, CITY OF NOVI, MICHIGAN

DATE	3/30/21	SCALE	HOR. 1" = 150'
DESIGNED BY	JOV	VERT. 1" = N/A	
JOB NO.	19120.1		
DRAWN BY	DAB	SHEET	CE-3.1

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ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
PSP SUBMITTAL	7-23-21								
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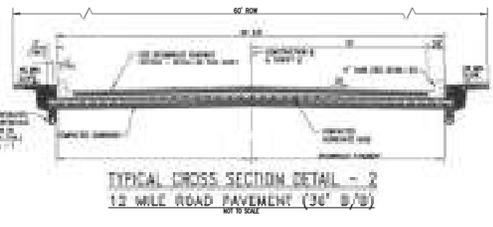
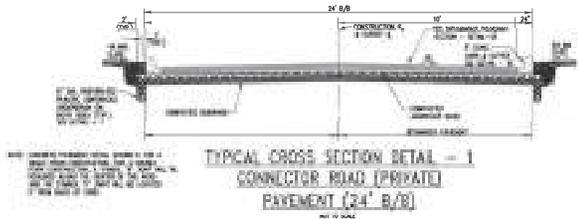
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 27225 WIXOM ROAD  
 NOVI, MI 48374  
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**MISS DIG SYSTEM INC.**  
 THREE FIELD WAREHOUSE DRIVE  
 27225 WIXOM ROAD  
 NOV, MI 48374  
 1-800-242-7171

PROJECT SPONSOR:  
 CATHOLIC CENTRAL HIGH SCHOOL  
 27225 WIXOM ROAD  
 NOV, MI 48374 ED TUREK, PRES. (248)596-3801

**DIMENSION AND PAVING PLAN**  
 CATHOLIC CENTRAL HIGH SCHOOL CONNECTOR ROAD & UTILITY PLAN  
 SECTION 18, CITY OF NOVI, MICHIGAN

**NOT FOR CONSTRUCTION**  
 DATE: 3/30/21 SCALE: HOR. 1" = 80'  
 DESIGNED BY: JMW JOB NO.: 19120.1  
 DRAWN BY: DAB SHEET: CE-4



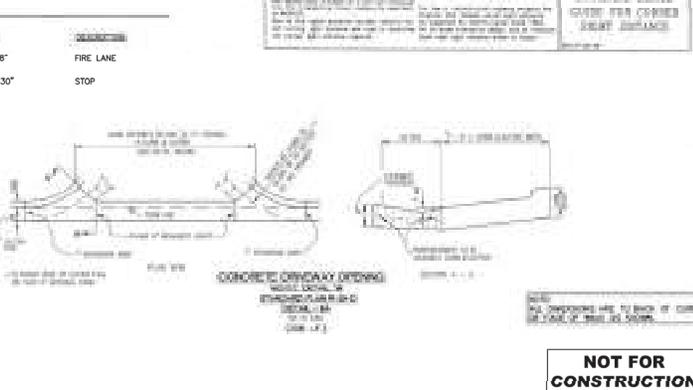
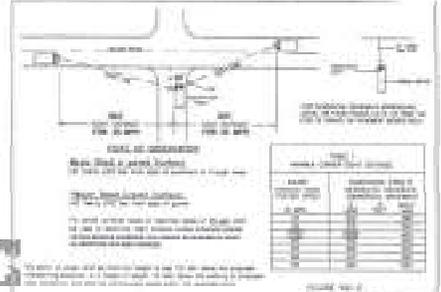
**EXISTING FEATURES**

[Symbol]	12-MILE ROAD EXISTING PAVEMENT - DETAIL 1 (24' B/W)
[Symbol]	CONNECTOR ROAD (PRIVATE) - DETAIL 2 (24' B/W)
[Symbol]	24' B/W ROAD - DETAIL 3 (24' B/W)
[Symbol]	GRAVEL ROADWAY STAGING AREA AND BASH ACCESS DRIVE - DETAIL 4 (36' B/W)

**DETAILED DIMENSIONS**

ITEM	REVISION	QUANTITY	SIZE	DESCRIPTION
F	R7-1	18	12'x8'	FIRE LANE
S	R1-1	2	30'x30'	STOP

**NOTES**  
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NOVI AND THE STATE OF MICHIGAN.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NOVI AND THE STATE OF MICHIGAN.

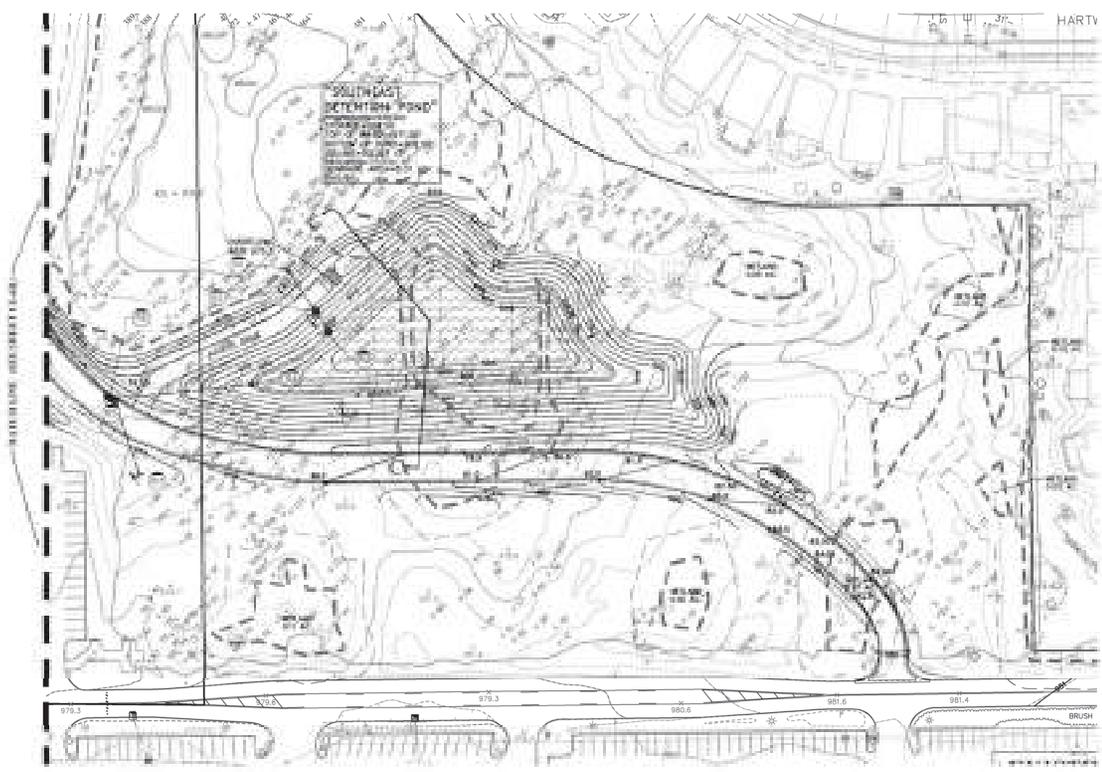


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**LEGEND**

EXISTING	PROPOSED
1. BARRIAGE	1. BARRIAGE
2. DITCH BANK	2. DITCH BANK
3. FILL	3. FILL
4. EMBANKMENT	4. EMBANKMENT
5. END SECTION	5. END SECTION
6. REEF BANK	6. REEF BANK
7. LIFE LAKE	7. LIFE LAKE
8. EMBANKMENT	8. EMBANKMENT
9. WATER PAINT-OFF	9. WATER PAINT-OFF
10. UTILITY PIPE	10. UTILITY PIPE
11. EXISTING	11. EXISTING
12. ROAD	12. ROAD
13. TRAIL	13. TRAIL
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**REMARKS:**

- 1. ALL PROPOSED GRADING IS TO BE CONFORMED TO THE CITY OF NOVI GRADING SPECIFICATIONS.
- 2. ALL PROPOSED GRADING IS TO BE CONFORMED TO THE CITY OF NOVI GRADING SPECIFICATIONS.

- NOTES:**
1. ALL PROPOSED GRADING IS TO BE CONFORMED TO THE CITY OF NOVI GRADING SPECIFICATIONS.
  2. ALL PROPOSED GRADING IS TO BE CONFORMED TO THE CITY OF NOVI GRADING SPECIFICATIONS.

SEE SHEET 19120.1 FOR PROPOSED POND AND ADJACENT ROAD GRADING.

**ARTIST'S IMPRESSION:**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING OR CORRECTING AS NECESSARY OR REQUIRED TO PROVIDE A GRADING PLAN THAT IS ACCURATE TO THE PROPOSED GRADING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING OR CORRECTING AS NECESSARY OR REQUIRED TO PROVIDE A GRADING PLAN THAT IS ACCURATE TO THE PROPOSED GRADING.

ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
PSP SUBMITTAL	7-23-21								
PSP SUBMITTAL	10-25-21								

**ZEIMET WOZNAK**  
 Civil Engineers & Land Surveyors  
 2000 GRAND RIVER AVE. SUITE 100  
 NEW HUDSON, MICHIGAN 48165  
 P: (248) 437-5000 F: (248) 437-5222 www.zeimetwoznak.com

**MISS DIG SYSTEM, INC.**  
 THREE FIELD WASHINGTON DRIVE  
 WADSWORTH, OHIO 44157  
 CALL THE MISS DIG SYSTEM  
 1-800-342-7171

**PROJECT SPONSOR:**  
 CATHOLIC CENTRAL HIGH SCHOOL  
 27225 WIXOM ROAD  
 NOVI, MI 48374 ED TUREK, PRES. (248)596-3801

**GRADING PLAN**  
 CATHOLIC CENTRAL HIGH SCHOOL CONNECTOR ROAD & UTILITY PLAN  
 SECTION 18, CITY OF NOVI, MICHIGAN

**NOT FOR CONSTRUCTION**

DATE	3/30/21	SCALE	HOR. 1" = 50'
DESIGNED BY	JW	JOB NO.	19120.1
DRAWN BY	DAB	SHEET	CE-6C









**UTILITY LEGEND**

EXISTING	PROPOSED
○ MANHOLE	● MANHOLE
□ CATCH BASIN	■ CATCH BASIN
○ INLET	○ INLET
○ CLEANOUT	○ CLEANOUT
4 END SECTION	4 END SECTION
○ ROOF DRAIN	○ ROOF DRAIN
○ GATE VALVE	○ GATE VALVE
○ HYDRANT	○ HYDRANT
○ WATER SHUT-OFF	○ WATER SHUT-OFF
○ UTILITY POLE	○ UTILITY POLE
○ CITY ANCHOR	○ CITY ANCHOR
○ LIGHT POLE	○ LIGHT POLE
○ SIGN	○ SIGN
○ TREE	○ TREE
--- SANITARY SEWER	--- SANITARY SEWER
--- STORMWATER	--- STORMWATER
--- GAS MAIN	--- GAS MAIN
--- ELECTRIC CABLE	--- ELECTRIC CABLE
	○ CABLE TELEVISION/FIBER
	○ TELEPHONE CABLE
	○ LIGHTING LINE
	○ (RT) STORM STRUCTURE NUMBER



ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
PSP SUBMITTAL	7-23-21								
PSP SUBMITTAL	10-25-21								

**ZEIMET WOZNIAK**  
 Civil Engineers & Land Surveyors  
 SONGWIND RIVER AVE. SUITE 100  
 NEW HUDSON, MICHIGAN 48165  
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**MISS DIG SYSTEM, INC.**  
 THREE FIELD  
 WARREN, MI 48090  
 CALL THE MISS  
 DIG SYSTEM  
 1-800-242-7171

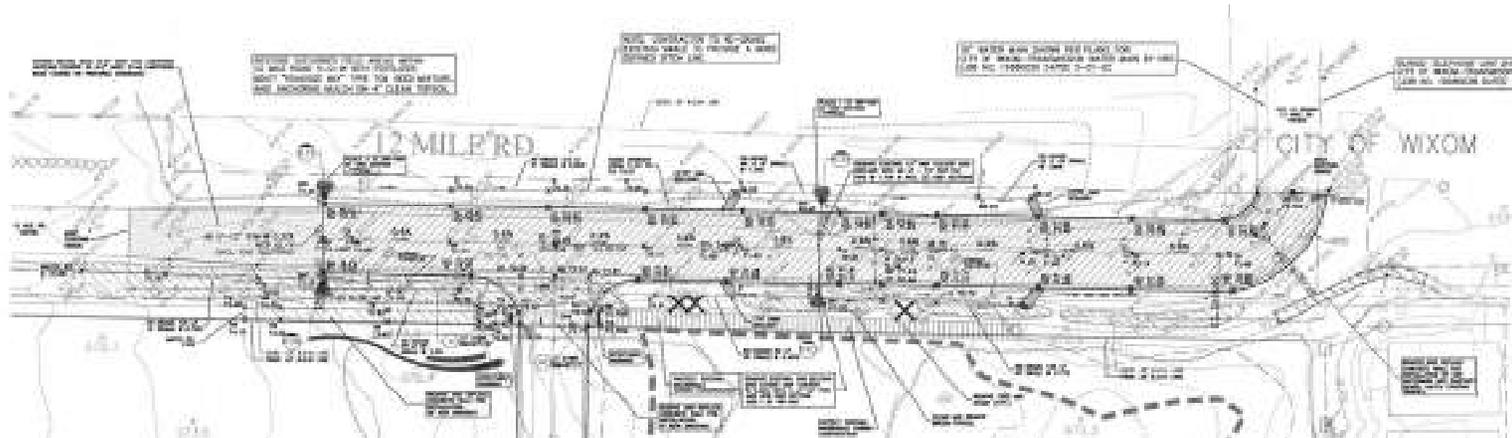
PROJECT SPONSOR:  
 CATHOLIC CENTRAL HIGH SCHOOL  
 27225 WIXOM ROAD  
 NOVI, MI 48374 ED TUREK, PRES. (248)596-3801

**STORM SEWER PLAN**  
 CATHOLIC CENTRAL HIGH SCHOOL CONNECTOR ROAD & UTILITY PLAN  
 SECTION 18, CITY OF NOVI, MICHIGAN

<b>NOT FOR CONSTRUCTION</b>	
DATE 3/30/21	SCALE 1" = 50'
DESIGNED BY JWH	JOB NO. 19120.1
DRAWN BY DAB	SHEET CE-7C

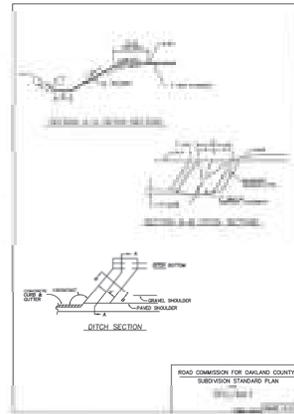
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**12 MILE ROAD R.O.W. CONSTRUCTION NOTES:**

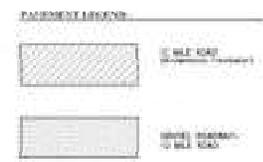
1. ALL WORK WITHIN THE 12 MILE ROAD R.O.W. SHALL BE TO CURRENT CITY OF NOVI AND CITY OF WIXOM STANDARDS AND SPECIFICATIONS.
2. BEFORE CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A CONSTRUCTION PERMIT FROM THE CITY OF NOVI AND CITY OF WIXOM PRIOR TO ANY WORK WITHIN THE R.O.W.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES DURING THE PROJECT TO REMAIN UNIMPAIRED AND UNINTERRUPTED TO THEIR USERS.
4. BEFORE ALL UTILITIES ARE EXPOSED, SHALL BE A MINIMUM OF 18" BELOW THE FINISH GRADE AND 18" FROM THE EXISTING CURB OR 24" FROM THE EXISTING SIDEWALK.
5. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRANULAR FILL ABOVE THE UTILITIES.
6. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRANULAR FILL ABOVE THE UTILITIES.
7. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRANULAR FILL ABOVE THE UTILITIES.
8. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRANULAR FILL ABOVE THE UTILITIES.
9. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRANULAR FILL ABOVE THE UTILITIES.
10. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRANULAR FILL ABOVE THE UTILITIES.
11. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRANULAR FILL ABOVE THE UTILITIES.
12. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRANULAR FILL ABOVE THE UTILITIES.
13. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRANULAR FILL ABOVE THE UTILITIES.
14. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRANULAR FILL ABOVE THE UTILITIES.
15. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRANULAR FILL ABOVE THE UTILITIES.
16. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRANULAR FILL ABOVE THE UTILITIES.
17. MATCH AND TO PROPOSED CURB TO EXISTING CURB. EPOXY COATED #4 REBAR REQUIRED.



**NOTES:**

1. THE LOCATION OF UTILITIES SHOWN ON THIS PLAN IS AN APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES EXPOSED DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES DURING THE PROJECT TO REMAIN UNIMPAIRED AND UNINTERRUPTED TO THEIR USERS.

EXISTING		LEGEND		PROPOSED	
○	MANHOLE	●	MANHOLE	●	MANHOLE
□	CATCH BASIN	■	CATCH BASIN	■	CATCH BASIN
---	SEWER	---	SEWER	---	SEWER
---	STORM	---	STORM	---	STORM
---	WATER	---	WATER	---	WATER
---	UTILITY	---	UTILITY	---	UTILITY
---	PROPOSED CURB	---	PROPOSED CURB	---	PROPOSED CURB
---	PROPOSED SIDEWALK	---	PROPOSED SIDEWALK	---	PROPOSED SIDEWALK
---	PROPOSED DRIVEWAY	---	PROPOSED DRIVEWAY	---	PROPOSED DRIVEWAY
---	PROPOSED PAVEMENT	---	PROPOSED PAVEMENT	---	PROPOSED PAVEMENT
---	PROPOSED GRASS	---	PROPOSED GRASS	---	PROPOSED GRASS
---	PROPOSED DITCH	---	PROPOSED DITCH	---	PROPOSED DITCH
---	PROPOSED ELEVATION	---	PROPOSED ELEVATION	---	PROPOSED ELEVATION



ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
PSP SUBMITTAL	7-23-21								
PSP SUBMITTAL	10-25-21								

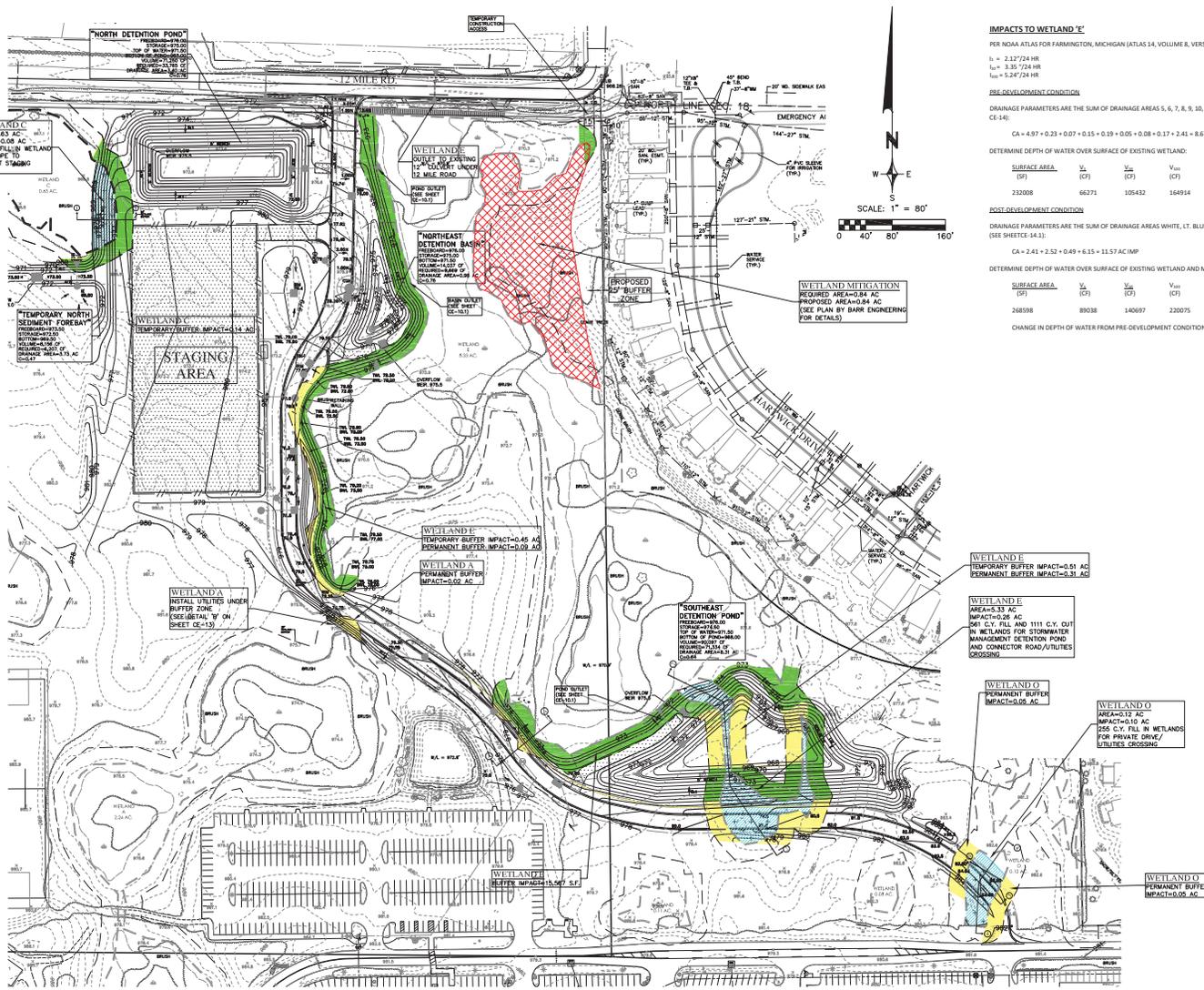
**ZEIMET WOZNAK**  
 Civil Engineers & Land Surveyors  
 10000 RIVER LAKE SUITE 300  
 NEW HUDON, MICHIGAN 48165  
 P: (248) 437-5000 F: (248) 437-5222 www.zeimetwoznak.com

**MISS DIG SYSTEM, INC.**  
 1-800-342-7171  
 THREE FIELD WORKING TOGETHER CALL THE MISS DIG SYSTEM

**PROJECT SPONSOR:**  
 CATHOLIC CENTRAL HIGH SCHOOL  
 27225 WIXOM ROAD  
 NOVI, MI 48374 ED TUREK, PRES. (248)596-3801

**12 MILE ROAD DETAIL**  
 CATHOLIC CENTRAL HIGH SCHOOL CONNECTOR ROAD & UTILITY PLAN  
 SECTION 18, CITY OF NOVI, MICHIGAN

**NOT FOR CONSTRUCTION**  
 DATE: 3/30/21 SCALE: 1" = 20'  
 DESIGNED BY: JMW JOB NO.: 19120.1  
 DRAWN BY: DAE SHEET: CE-11



**IMPACTS TO WETLAND 'E'**  
 PER NOAA ATLAS FOR FARMINGTON, MICHIGAN (ATLAS 14, VOLUME 6, VERSION 2):  
 $I_1 = 2.17/24 \text{ HR}$   
 $I_2 = 3.35/24 \text{ HR}$   
 $I_{10} = 5.24/24 \text{ HR}$

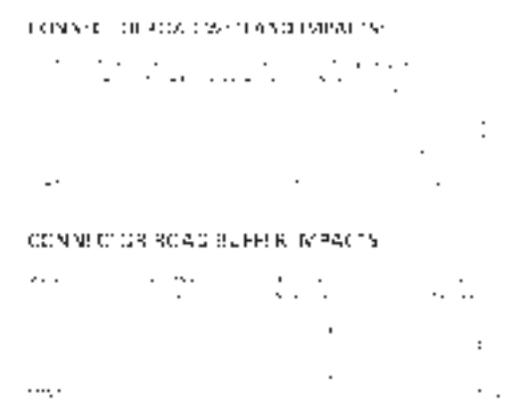
**PRE-DEVELOPMENT CONDITION**  
 DRAINAGE PARAMETERS ARE THE SUM OF DRAINAGE AREAS 5, 6, 7, 8, 9, 10, 11, 12, AND 17 (SEE SHEET CE-14):  
 $CA = 4.97 + 0.23 + 0.07 + 0.15 + 0.19 + 0.05 + 0.08 + 0.17 + 2.41 = 8.67 \text{ AC IMP}$   
 DETERMINE DEPTH OF WATER OVER SURFACE OF EXISTING WETLAND:

SURFACE AREA (SF)	$V_1$ (CF)	$V_2$ (CF)	$V_{10}$ (CF)	$D_1$ (IN.)	$D_2$ (IN.)	$D_{10}$ (IN.)
232008	66271	105432	164914	3.43	5.45	8.52

**POST-DEVELOPMENT CONDITION**  
 DRAINAGE PARAMETERS ARE THE SUM OF DRAINAGE AREAS WHITE, LT. BLUE, PURPLE, AND YELLOW (SEE SHEETS 14-1):  
 $CA = 2.41 + 2.52 + 0.49 + 6.15 = 11.57 \text{ AC IMP}$   
 DETERMINE DEPTH OF WATER OVER SURFACE OF EXISTING WETLAND AND MITIGATION AREA:

SURFACE AREA (SF)	$V_1$ (CF)	$V_2$ (CF)	$V_{10}$ (CF)	$D_1$ (IN.)	$D_2$ (IN.)	$D_{10}$ (IN.)
268598	89038	140697	220075	3.98	6.29	9.83

CHANGE IN DEPTH OF WATER FROM PRE-DEVELOPMENT CONDITION = +0.55' -0.84' +0.31'

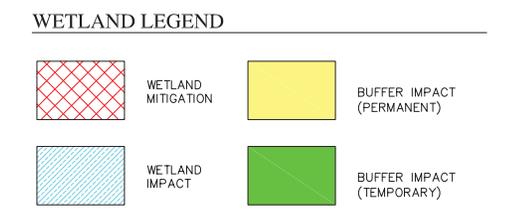


**WETLAND FILL / CUT CALCULATIONS:**

WETLAND	AREA OF FILL (AC)	VOLUME OF FILL (CY)	AREA OF CUT (AC)	VOLUME OF CUT (CY)
A	NO PROPOSED FILLING		NO PROPOSED EXCAVATION	
C	0.08	691	NO PROPOSED EXCAVATION	
E	0.22	561	0.04	1111
O	0.10	225	NO PROPOSED EXCAVATION	

**TEMPORARY AND PERMANENT IMPACTS TO 25-FT WETLAND BUFFER ZONE:**

WETLAND	TEMPORARY IMPACTS	PERMANENT IMPACTS
A	• SORE FOR UNDERGROUND UTILITIES	• GRADING FOR CONNECTOR ROAD • INSTALLATION OF UNDERGROUND UTILITIES
C	• GRADING FOR NORTH DETENTION POND AND SORE TO SUPPORT PAD FOR STAGING AREA • GRADING FOR TEMPORARY NORTH SEDIMENT FOREBAY	
E	• GRADING FOR RETAINING WALL • GRADING FOR NORTHEAST DETENTION BASIN • GRADING FOR SOUTHEAST DETENTION POND • GRADING FOR TEMPORARY CONSTRUCTION ACCESS PATH FOR CONSTRUCTION MITIGATION WETLAND	• GRADING FOR CONNECTOR ROAD • INSTALLATION OF UNDERGROUND UTILITIES • GRADING FOR SOUTHEAST DETENTION POND • RETAINING WALL TO REMAIN WITHIN 25-FT BUFFER ZONE
O		• GRADING FOR CONNECTOR ROAD • INSTALLATION OF UNDERGROUND UTILITIES



SEE CROSS-SECTIONS ON SHEET CE-13.

ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
PSP SUBMITTAL	7-23-21	PSP SUBMITTAL	10-25-21						
METLAND UPDATE	8-10-21	EGLE REVIEW	10-25-21						
REV. PSP	8-27-21								
EGLE REVIEW	10-1-21								

**ZEMET WOZNIAK**  
 Civil Engineers & Land Surveyors  
 5500 GRAND BLVD. AVE. SUITE 100  
 NEW HUDSON, MICHIGAN 48125  
 P: (248) 470-0099 F: (248) 470-0221 www.zemetwozniak.com

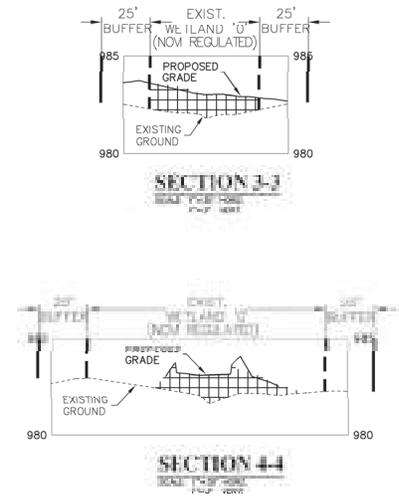
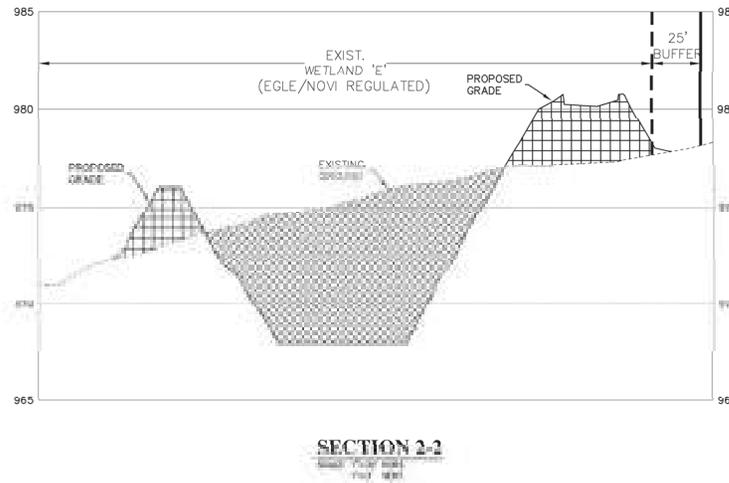
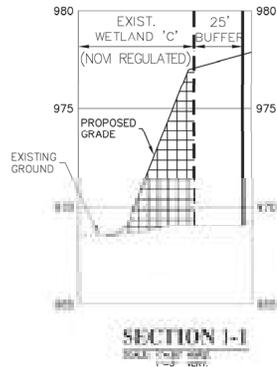
**MISS DIGESTER INC.**  
 1-800-342-7171

PROJECT SPONSOR:  
 CATHOLIC CENTRAL HIGH SCHOOL  
 27225 WYOMI ROAD  
 NOVI, MI 48374 ED TUREK, PRES. (248)596-3801

**WETLAND AND BUFFER IMPACTS**  
 CATHOLIC CENTRAL HIGH SCHOOL CONNECTOR ROAD & UTILITY PLAN  
 SECTION 18, CITY OF NOVI, MICHIGAN

**NOT FOR CONSTRUCTION**

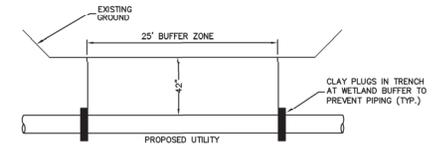
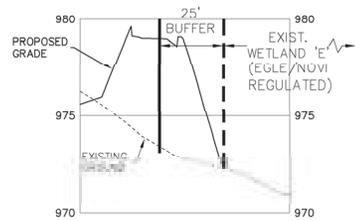
DATE	SCALE	NO. OF SHEETS
3/30/21	1" = 80'	17
REVISION	DATE	BY
JOB NO. 19120.1		SHEET CE-12



**LEGEND:**

- EXISTING WETLAND
- WETLAND IMPACT FILL WITHIN WETLAND

**CROSS SECTIONS**



**UTILITY WETLAND CROSSING DETAIL**

**CROSSING NOTES:**

1. SOILS TO BE REMOVED AND DEPOSITED IN NON-WETLAND AREA.
2. EXISTING CHANNELS TO BE REGRADED OR ABANDONED WITH TRENCH.
3. CLAY PLUGS TO BE USED AT ENDS OF BURIED PIPING.

**DETAIL 'B'**

ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
PSP SUBMITTAL	7-23-21								
EGL REVIEW	10-1-21								
PSP SUBMITTAL	10-29-21								
EGL REVIEW	10-29-21								

**ZEIMET WOZNAK**  
ASSOCIATES  
Civil Engineers & Land Surveyors  
SOMERLAND DRIVE AVE. SUITE 100  
NEW BUCHANAN, MICHIGAN 48063  
P: (248) 437-9889 F: (248) 437-9222 www.zeimetwoznak.com

**THREE FIELDS**  
WATERWAYS  
WISCONSIN DIVISION  
WISCONSIN SOIL CONSERVATION SERVICE  
C/O S&S ENGINEERING  
NEW BUCHANAN, MICHIGAN 48063  
1-800-342-7171

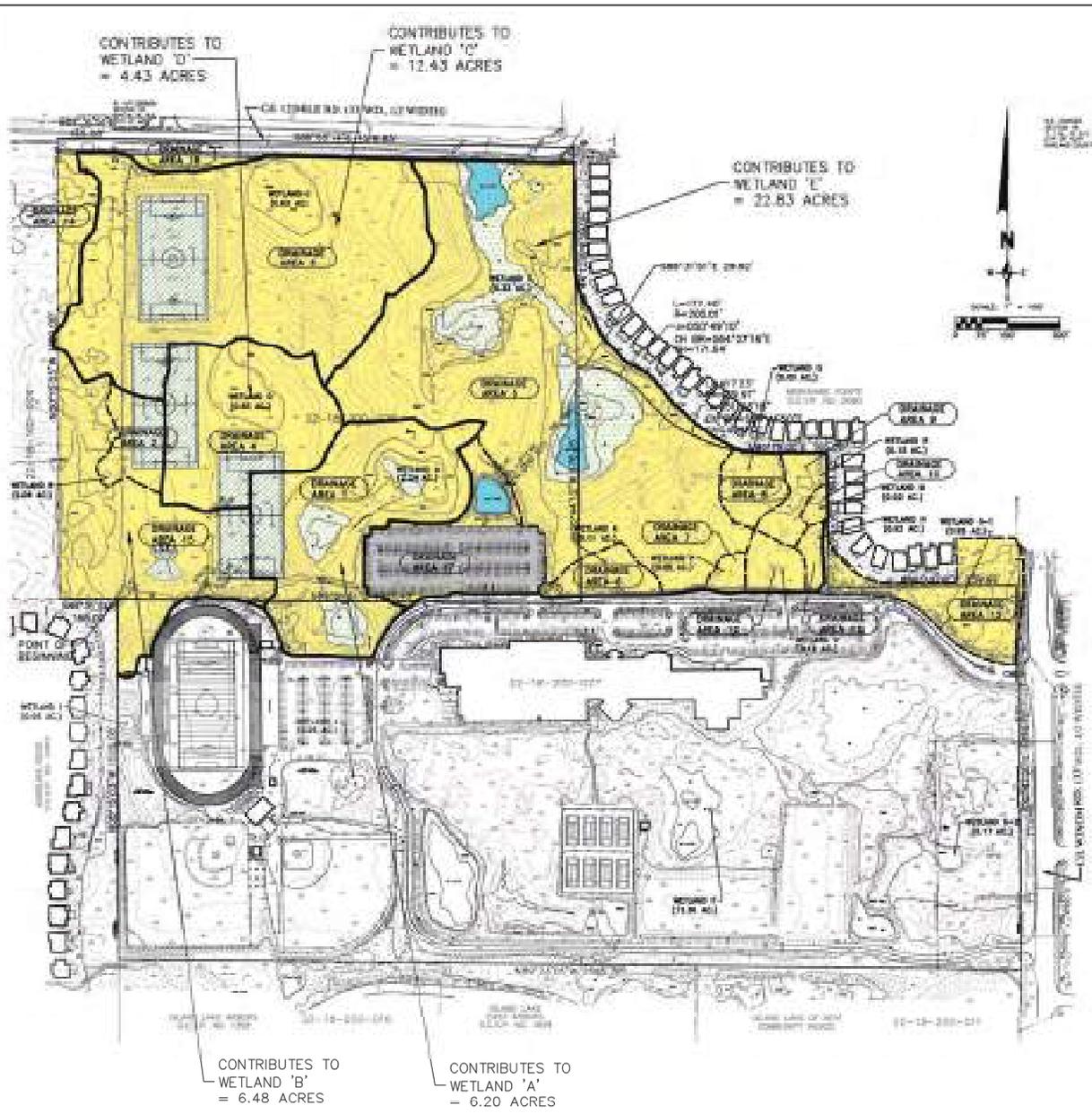
**PROJECT SPONSOR:**  
CATHOLIC CENTRAL HIGH SCHOOL  
27225 WYCOM ROAD  
NOVI, MI 48374 ED TUREK, PRES. (248)596-3801

**WETLAND AND BUFFER IMPACT DETAILS**  
CATHOLIC CENTRAL HIGH SCHOOL CONNECTOR ROAD & UTILITY PLAN  
SECTION 18, CITY OF NOVI, MICHIGAN

**NOT FOR CONSTRUCTION**

DATE: 3/30/21 SCALE: HOR: 1" = 30'  
DESIGNED BY: SER: 1" = 3'  
JOB NO.: 19120.1  
DRAWN BY: DAB SHEET: CE-13

Z:\Projects\19120 - Wetland and Buffer Impact Details\19120201 19120.1.dwg



WETLAND TYPE	WETLAND CODE	AREA (AC)	PERCENTAGE OF TOTAL WETLANDS	WATER QUALITY	WATER QUANTITY	WATER QUALITY	WATER QUANTITY	WATER QUALITY	WATER QUANTITY
WETLANDS BY WETLAND TYPE									
Wetland A	W1	6.20	10.0%	High	High	High	High	High	High
Wetland B	W2	6.48	10.0%	High	High	High	High	High	High
Wetland C	W3	12.43	20.0%	High	High	High	High	High	High
Wetland D	W4	4.43	7.0%	High	High	High	High	High	High
Wetland E	W5	22.83	35.0%	High	High	High	High	High	High

NOTES:  
 1. WETLANDS ARE BASED ON HYDROLOGIC DATA TO DATE.  
 2. ALL AREAS IN THIS PLAN ARE SUBJECT TO CHANGE BASED ON FURTHER DATA COLLECTION.  
 3. ALL AREAS IN THIS PLAN ARE SUBJECT TO CHANGE BASED ON FURTHER DATA COLLECTION.

WETLAND TYPE	WETLAND CODE	AREA (AC)	PERCENTAGE OF TOTAL WETLANDS	WATER QUALITY	WATER QUANTITY
Wetland A	W1	6.20	10.0%	High	High
Wetland B	W2	6.48	10.0%	High	High
Wetland C	W3	12.43	20.0%	High	High
Wetland D	W4	4.43	7.0%	High	High
Wetland E	W5	22.83	35.0%	High	High

NOTES:  
 1. WETLANDS ARE BASED ON HYDROLOGIC DATA TO DATE.

**LEGENDS:**

- APPROXIMATELY (Dotted pattern)
- WATER (Blue fill)
- WETLANDS (Yellow fill)
- WETLANDS (Hatched pattern)
- WETLANDS (Yellow fill)
- PRE-DEVELOPMENT SUB-DRAINAGE DITCH (Dashed line)
- PRE-DEVELOPMENT DRAINAGE DITCH (Solid line)

ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
PSP SUBMITTAL	7-23-21								
EGLE REVIEW	10-1-21								
PSP SUBMITTAL	10-29-21								
EGLE REVIEW	12-29-21								

**ZEIMET WOZNAK**  
 Civil Engineers & Land Surveyors  
 10000 WOODLAND DRIVE, SUITE 100  
 NEW BUCHANAN, MICHIGAN 48122  
 P: (248) 437-9888 F: (248) 437-9222 www.zeimetwoznak.com

**MISS DIG SYSTEM INC.**  
 THREE FIELD WASHINGTON DRIVE  
 NEW BUCHANAN, MI 48122  
 1-800-362-7373

PROJECT SPONSOR:  
 CATHOLIC CENTRAL HIGH SCHOOL  
 27225 WILSON ROAD  
 NOV, MI 48374 ED TUREK, PRES. (248)596-3801

PRE-DEVELOPMENT DRAINAGE MASTER PLAN MAP  
 CATHOLIC CENTRAL HIGH SCHOOL CONNECTOR ROAD & UTILITY PLAN  
 SECTION 18, CITY OF NOV, MICHIGAN

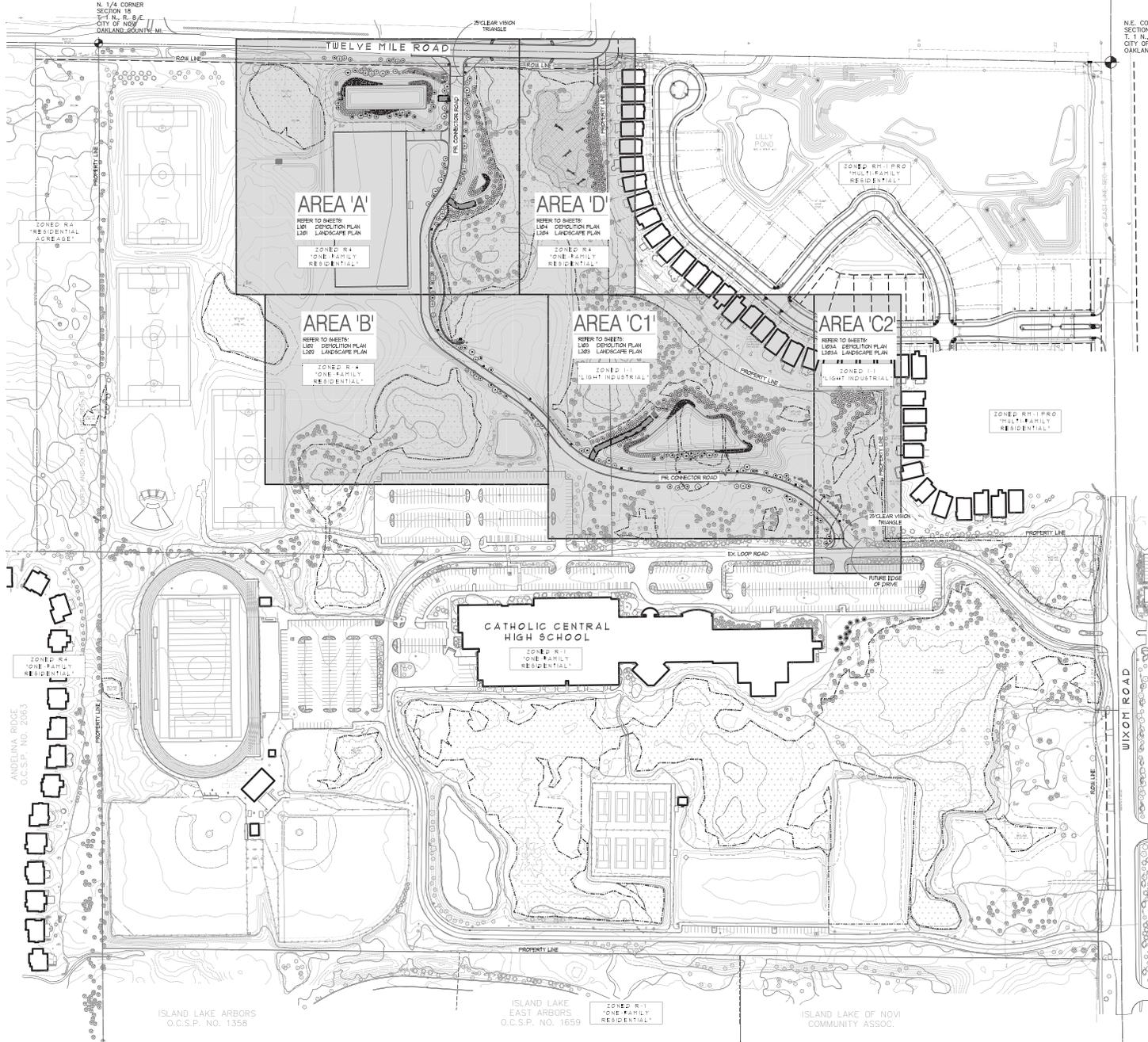
**NOT FOR CONSTRUCTION**

DATE: 3/30/21 SCALE: HOR. 1" = 150'  
 DESIGNED BY: JAW SER. 1" = N/A  
 DRAWN BY: DAW JOB NO. 19120.1  
 SHEET CE-14









N. 1/4 CORNER  
SECTION 18  
T. 11 N. R. 6 E.  
CITY OF NOVI  
OAKLAND COUNTY, MI.

N.E. CORN  
SECTION 1  
T. 11 N. R.  
CITY OF A  
OAKLAND

**AREA 'A'**  
REFER TO SHEETS:  
L101 SITE DEPOSITION PLAN  
L102 LANDSCAPE PLAN  
ZONED R-1  
'ONE FAMILY  
RESIDENTIAL'

**AREA 'D'**  
REFER TO SHEETS:  
L104 SITE DEPOSITION PLAN  
L104 LANDSCAPE PLAN  
ZONED R-1  
'ONE FAMILY  
RESIDENTIAL'

**AREA 'B'**  
REFER TO SHEETS:  
L103 SITE DEPOSITION PLAN  
L103 LANDSCAPE PLAN  
ZONED R-1  
'ONE FAMILY  
RESIDENTIAL'

**AREA 'C1'**  
REFER TO SHEETS:  
L103 SITE DEPOSITION PLAN  
L103 LANDSCAPE PLAN  
ZONED I-1  
'LIGHT INDUSTRIAL'

**AREA 'C2'**  
REFER TO SHEETS:  
L103 SITE DEPOSITION PLAN  
L103 LANDSCAPE PLAN  
ZONED I-1  
'LIGHT INDUSTRIAL'

**CATHOLIC CENTRAL  
HIGH SCHOOL**  
ZONED R-1  
'ONE FAMILY  
RESIDENTIAL'

ISLAND LAKE ARBORS  
O.C.S.P. NO. 1358

ISLAND LAKE  
EAST ARBORS  
O.C.S.P. NO. 1659  
ZONED R-1  
'ONE FAMILY  
RESIDENTIAL'

ISLAND LAKE OF NOVI  
COMMUNITY ASSOC.



Detroit  
Catholic Central  
High School

**GRISSIM  
METZ ASSOCIATES  
ANDRIESE**

Landscape Architecture  
311 East Cady Street  
Northville, MI 48167  
Ph: 248-347-7010

Project:  
Catholic Central High School  
Connector Road  
Novi, Michigan, Section 18

Sheet:  
Composite Landscape Plan

Job Number: C22-211  
Drawn: SAE  
Checked: RGH  
Scale: 1" = 120'

Date: Issued for:  
05.10.2021 Owner Review  
06.23.2021 Permit  
07.23.2021 PSP Submitted  
10.25.2021 PSP Submitted



0' 60' 120' 240'  
SCALE: 1"=120'



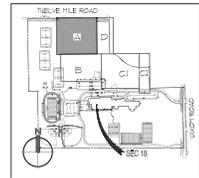
Sheet Number:  
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**L001**



Legend:

-  LIMIT OF WORK AREA WITH SILT FENCE - SEE CIVIL DOCUMENTS FOR DETAIL
-  WETLAND / WOODLAND PROTECTION FENCE WITH SILT FENCE (SEE DETAIL ON SHEET L104)
-  EXISTING TREE TO REMAIN
-  EXISTING WOODLAND TREE TO BE REMOVED - REFER TO SCHEDULE B SHEET L104. GRIND STUMPS TO FIN. IF BELOW FINISH GRADE OR REMOVE IN TOTALITY WHERE IN CONFLICT WITH PROPOSED FOUNDATIONS. REMOVE GRINDINGS REFER TO LANDSCAPE PLANS FOR WOODLAND REPLACEMENTS.
-  EXISTING NON-WOODLAND TREE TO BE REMOVED. GRIND STUMPS TO FIN. IF BELOW FINISH GRADE OR REMOVE IN TOTALITY WHERE IN CONFLICT WITH PROPOSED FOUNDATIONS. REMOVE GRINDINGS.



Key Map  
Scale: NAD 83 State



Detroit Catholic Central High School

**GRISSIM  
METZ  
ANDRIESE** ASSOCIATES

Landscape Architecture  
311 East Cady Street  
Northville, MI 48167  
Ph: 248-347-7010

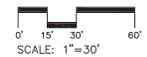
Project: Catholic Central High School  
Connector Road  
Nov, Michigan, Section 18

Sheet: Tree Removals Plan  
Area A

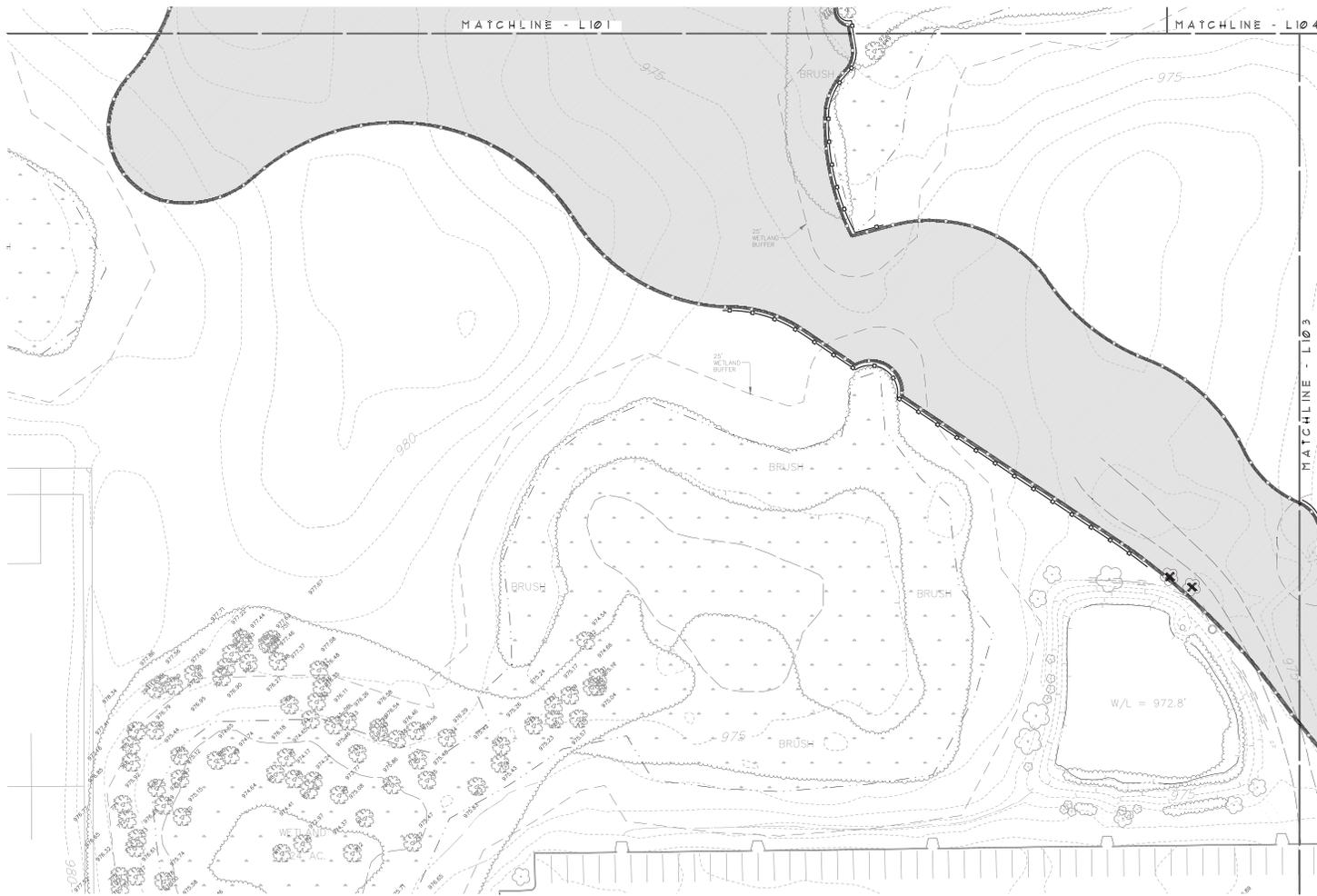
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Drawn: SAE  
Checked: RGH  
Scale:

Date: 05.10.2021  
06.23.2021  
07.23.2021  
08.27.2021  
10.25.2021

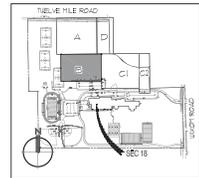
Issued for: Owner Review  
Permit  
PSP Submittal  
Rev. PSP  
PSP Submittal



Sheet Number: **L101**  
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- Legend:**
- LIMIT OF WORK AREA WITH SILT FENCE - SEE CIVIL DOCUMENTS FOR DETAIL
  - WETLAND / WOODLAND PROTECTION FENCING WITH SILT FENCE (SEE DETAIL ON SHEET L104)
  - EXISTING TREE TO REMAIN
  - EXISTING WOODLAND TREE TO BE REMOVED - REFER TO SCHEDULE B SHEET L104. GRIND STUMPS TO FIN. 12" BELOW FINISH GRADE OR REMOVE IN TOTALITY. WHERE IN CONFLICT WITH PROPOSED FOUNDATIONS REMOVE GRINDINGS REFER TO LANDSCAPE PLANS FOR WOODLAND REPLACEMENTS.
  - EXISTING NON-WOODLAND TREE TO BE REMOVED. GRIND STUMPS TO FIN. 12" BELOW FINISH GRADE OR REMOVE IN TOTALITY. WHERE IN CONFLICT WITH PROPOSED FOUNDATIONS REMOVE GRINDINGS.



**Key Map**  
Scale: NADA Scale



Detroit  
Catholic Central  
High School

**GRISSIM  
METZ  
ANDRIESE**  
ASSOCIATES

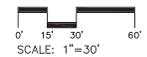
Landscape Architecture  
311 East Cady Street  
Northville, MI 48167  
Ph: 248-347-7010

Project:  
Catholic Central High School  
Connector Road  
Novi, Michigan, Section 18

Sheet:  
Tree Removals Plan  
Area B

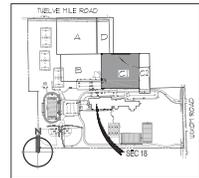
Job Number: C22-211  
Drawn: SAE  
Checked: RGH  
Scale:

Date: Issued for:  
05.10.2021 Owner Review  
06.23.2021 Permit  
07.23.2021 PSP Submitted  
08.27.2021 Rev. PSP  
10.25.2021 PSP Submitted





- Legend:**
- LIMIT OF WORK AREA WITH SILT FENCE - SEE CIVIL DOCUMENTS FOR DETAIL
  - WETLAND / WOODLAND PROTECTION FENCING WITH SILT FENCE (SEE DETAIL ON SHEET L104)
  - EXISTING TREE TO REMAIN
  - EXISTING WOODLAND TREE TO BE REMOVED - REFER TO SCHEDULE B SHEET L104. GRIND STUMPS TO FIN. IF BELIEVE FRISK GRASS OR REMOVE IN TOTALITY WHERE IN CONFLICT WITH PROPOSED FOUNDATIONS REMOVE GRASS/GRASS REFER TO LANDSCAPE PLANS FOR WOODLAND REPLACEMENTS.
  - EXISTING NON-WOODLAND TREE TO BE REMOVED. GRIND STUMPS TO FIN. IF BELIEVE FRISK GRASS OR REMOVE IN TOTALITY WHERE IN CONFLICT WITH PROPOSED FOUNDATIONS REMOVE GRASS/GRASS.



**Key Map**  
Scale: NAD 83 State



Detroit Catholic Central High School

**GRISSIM  
METZ  
ANDRIESE** ASSOCIATES

Landscape Architecture  
311 East Cady Street  
Northville, MI 48167  
Ph: 248-347-7010

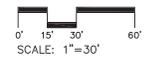
Project: Catholic Central High School  
Connector Road  
Nov, Michigan, Section 16

Sheet: Tree Removals Plan  
Area C1

Job Number: C22-211  
Drawn: SAE  
Checked: RGH  
Scale:

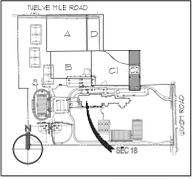
Date: 05.10.2021  
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Permit  
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Legend:

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Key Map  
Scale: N/A to Scale



Detroit  
Catholic Central  
High School

**GRISSIM  
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ANDRIESE**

Landscape Architecture  
311 East Cady Street  
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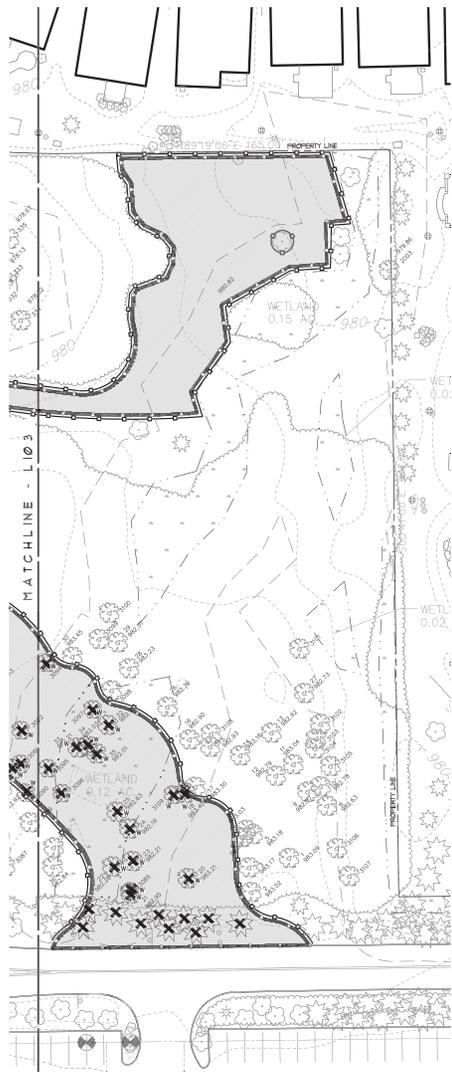
Project:  
Catholic Central High School  
Connector Road  
Novi, Michigan, Section 18

Sheet:  
Tree Removals Plan  
Area C2

Job Number: C22-211  
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Scale:

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0' 15' 30' 60'  
SCALE: 1"=30'



Woodland Tree Removals List: (REFER TO SHEETS C&B AND C&C FOR COMPREHENSIVE TREE SURVEY INDEX)

Tree ID	Species	DBH (in)	Height (ft)	Health	Notes
101	FRAXINUS	12.0	25.0	1	REPLACE
102	QUERCUS	10.0	20.0	2	REPLACE
103	FRAXINUS	8.0	18.0	1	REPLACE
104	FRAXINUS	15.0	30.0	1	REPLACE
105	FRAXINUS	10.0	22.0	1	REPLACE
106	FRAXINUS	12.0	25.0	1	REPLACE
107	FRAXINUS	10.0	20.0	1	REPLACE
108	FRAXINUS	12.0	25.0	1	REPLACE
109	FRAXINUS	10.0	20.0	1	REPLACE
110	FRAXINUS	12.0	25.0	1	REPLACE
111	FRAXINUS	10.0	20.0	1	REPLACE
112	FRAXINUS	12.0	25.0	1	REPLACE
113	FRAXINUS	10.0	20.0	1	REPLACE
114	FRAXINUS	12.0	25.0	1	REPLACE
115	FRAXINUS	10.0	20.0	1	REPLACE
116	FRAXINUS	12.0	25.0	1	REPLACE
117	FRAXINUS	10.0	20.0	1	REPLACE
118	FRAXINUS	12.0	25.0	1	REPLACE
119	FRAXINUS	10.0	20.0	1	REPLACE
120	FRAXINUS	12.0	25.0	1	REPLACE

Tree ID	Species	DBH (in)	Height (ft)	Health	Notes
121	FRAXINUS	10.0	20.0	1	REPLACE
122	FRAXINUS	12.0	25.0	1	REPLACE
123	FRAXINUS	10.0	20.0	1	REPLACE
124	FRAXINUS	12.0	25.0	1	REPLACE
125	FRAXINUS	10.0	20.0	1	REPLACE
126	FRAXINUS	12.0	25.0	1	REPLACE
127	FRAXINUS	10.0	20.0	1	REPLACE
128	FRAXINUS	12.0	25.0	1	REPLACE
129	FRAXINUS	10.0	20.0	1	REPLACE
130	FRAXINUS	12.0	25.0	1	REPLACE

Ordinance Considerations:

Woodland Tree Replacements

Requirements:

1. Replace specified trees with a City of Novi regulated seedling by planting new 25" caliper sized deciduous trees at a 1:1 ratio, new 8" PL evergreen trees at a 1:3 ratio, information reference as indicated in Section 37-86, payment into the city's tree fund, or a combination thereof.
2. Refer to Woodland Tree Replacement Chart below to quantify the number of replacement trees required.
3. Refer to Landscape Plans for proposed Woodland Tree Replacements.

Woodland Tree Replacement Credits Required

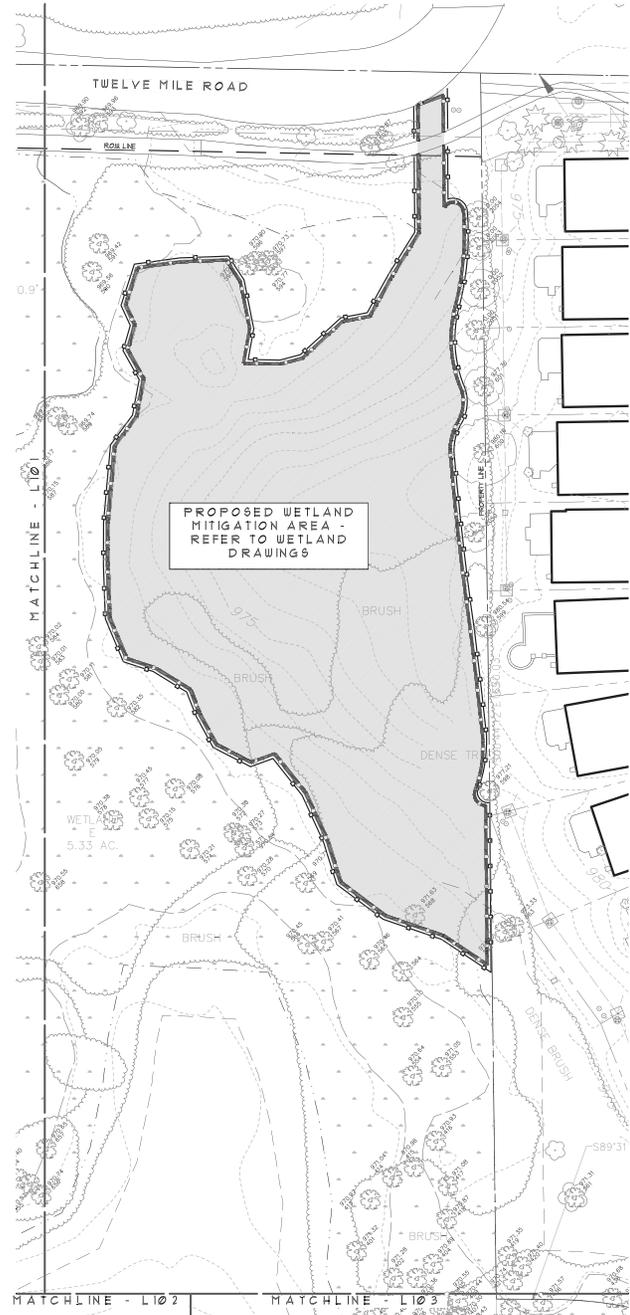
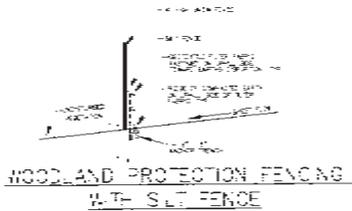
Tree	8-11"	11-16"	16-24"	24-30"	Subtotal	Total
Quantity Required	75	51	7	5	138	176 Eq. Trees to be removed
Credits Required	75	118	21	25	139	370 Tree Credits Required

Woodland Replacement Trees Required

Replacement Tree Type	Replacement Ratio	Credits Required	Tree Size (min)
1 1/2" cal. Seedling	1:1	139	25"

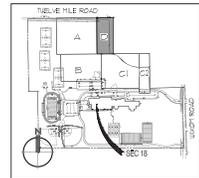
Woodland Shrub and Ground Cover Description

GREEN ASH (FRAXINUS FRAXINUS), AMERICAN COPPIN BUCKTHORN (FRAXINUS CARYOCARPUS) AND GRAY DOGWOOD (CORNUS RACEMOSA) ARE LOCALLY COMMON SHRUBS. LEWIS COPPIN ARE ALLEGEDLY ELDERBERRY (FRAXINUS ALLEGENSIS) AND CHICKEN BERRY (FRAXINUS VIRGINIANA). GROUND COVER SPECIES INCLUDE VIBURNUM (VIBURNUM CRUCIATUM), VIRGINIAN WHEATGRASS (THEROPHYTES), QUINQUEFOID AND REVERBINE GRASS (VITIS RIPARIA) AS WELL AS HERBACEOUS SPECIES SUCH AS SPINNEY (FRAXINUS VIRGINIANA), WHITE AVENUE (SERT. CAUCASICA), BUSHY AGROSTY (CAUSTICUS), FURFURELOR, ENCHANTERS NIGHTSHADE (SOLANUM ELAEAGNACEAE) AND REDDER (CORNER) (SPP.).



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**Key Map**  
Scale: NAD 83 State

**Detroit Catholic Central High School**

**GRISSIM METZ ANDRIESE ASSOCIATES**

Landscape Architecture

311 East Cady Street  
Northville, MI 48167  
Ph: 248-347-7101

Project: Catholic Central High School  
Connector Road  
Novi, Michigan, Section 18

Sheet: Tree Removals Plan & Schedule Area D

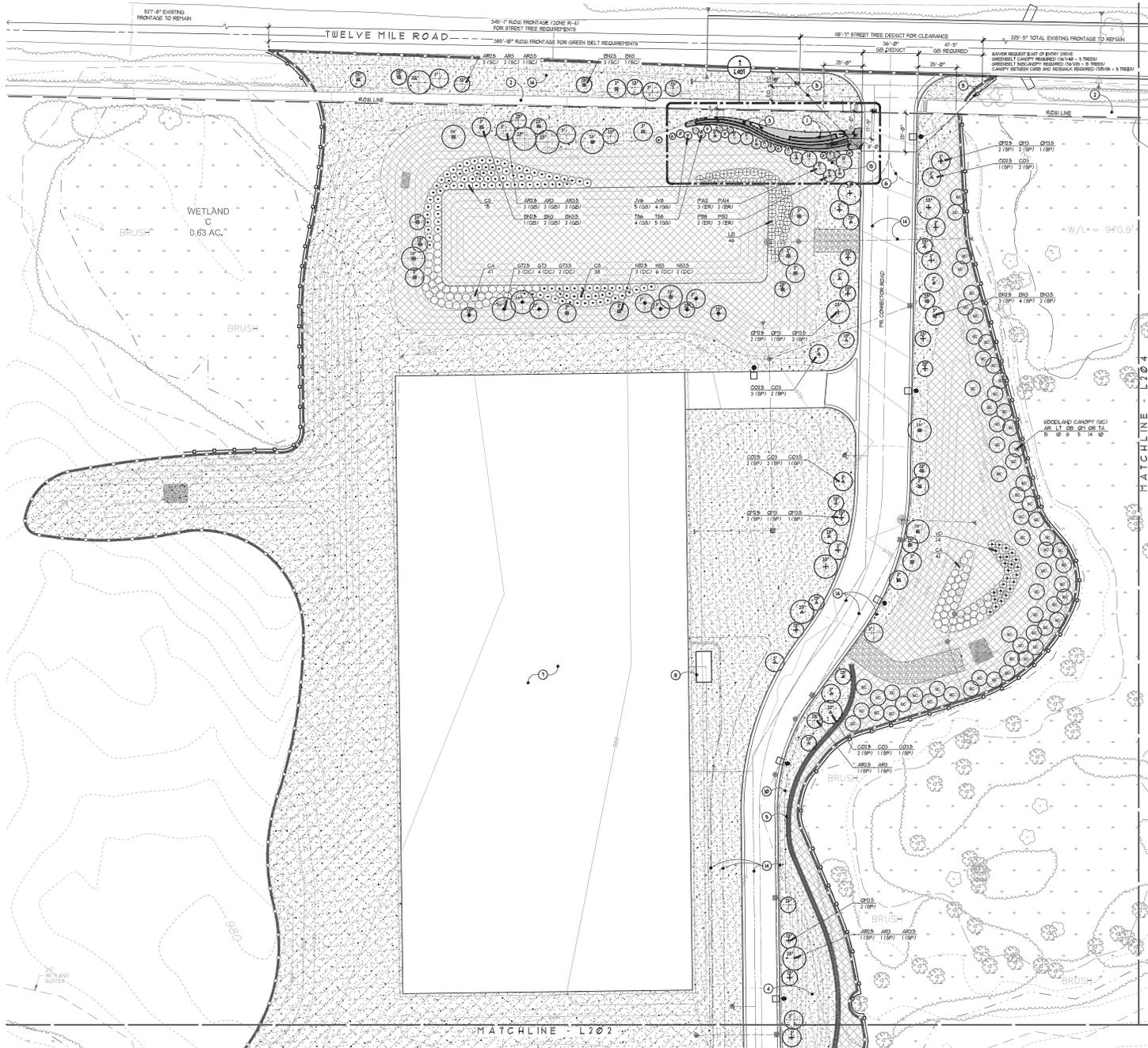
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PSP Submittal  
Rev. PSP  
PSP Submittal

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

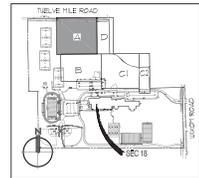
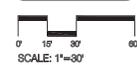
SCALE: 1"=30'



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  - EXISTING WETLAND
  - EXISTING EDGE OF VEGETATION
  - UTILITY - REFER TO CIVIL ENGINEERING DOCUMENTS
  - WETLAND / WOODLAND PROTECTION FENCE - SEE DETAIL ON SHEET L201
  - STREET LIGHT POLES - REFER TO ELECTRICAL DOCUMENTS
  - SODDED LAWN
  - SEEDED MEADOW LAWN - TYPE 'M' ON 4" TOPSOIL
  - STORMWATER ROCK STRUCTURE TYPE 'B' ON 2" TOPSOIL
  - DETENTION POND GRAVEL ACCESS PATH - REFER TO CIVIL ENGINEERING DOCUMENTS
  - EMERGENT WETLAND BED STRUCTURE TYPE 'C' - REFER TO EXISTING WATER LINE AT TIME OF CONSTRUCTION
  - 4" DEPTH DECORATIVE STONE MULCH TYPE 'M' OVER NON-GIVEN FILTER FABRIC
  - 4" DEPTH DECORATIVE STONE MULCH TYPE 'B' OVER NON-GIVEN FILTER FABRIC
  - PLANT CODE  
CALIFORNIA RED IF APPLICABLE  
ORDINANCE REQUIREMENT CODE (SEE BELOW)  
QUANTITY
  - (GC) DETENTION POND CANOPY TREES
  - (GG) GREENBELT CANOPY TREES
  - (GB) GREENBELT SHED CANOPY TREES
  - (NR) NOT REQUIRED BY ORDINANCE
  - (SC) STREET CANOPY TREES (RIGHT-OF-WAY)
  - (SP) STREET CANOPY TREES (PRIVATE DRIVE)
  - (RC) WOODLAND REPLACEMENT CANOPY TREES
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  12. EXISTING DETENTION BASIN TO REMAIN
  13. EXISTING INTERIOR LOOP ROAD TO REMAIN
  14. UTILITIES BELOW - REFER TO CIVIL DOCUMENTS
  15. SIGNAGE ELECTRICAL PANEL, SCREENED BY EVERGREEN TREE - REFER TO ELECTRICAL DOCUMENTS
  16. 30\"/> 30\"/> CONCRETE PAD FOR IRRIGATION PUMP - REFER TO IRRIGATION DOCUMENTS

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  4. NO OVERHEAD UTILITY LINES ARE KNOWN TO BE PRESENT WITHIN THE WORK AREA. PLANTING TREES BENEATH OVERHEAD UTILITY LINES IS PROHIBITED
  5. PROTECT ALL NEW AND EXISTING UTILITIES, LIGHTS, PAVEMENT, POLES, ETC. DURING CONSTRUCTION
  6. RESTORE ANY DAMAGED LANDSCAPE OR INFRASTRUCTURE TO PRE-CONSTRUCTION CONDITIONS PER SPECIFICATIONS
  7. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITION INFORMATION SHOWN PRIOR TO CONSTRUCTION NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONCERNS PRIOR TO PROCEEDINGS
  8. PROVIDED UTILITIES SHOWN FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS
  9. REFER TO EROSION CONTROL PLANS FOR SOIL TYPE DESIGNATIONS
  10. DECORATIVE STONE MULCH SHALL BE SUPPLIED BY CAPITAL STONEWORKS, KEEBO HARBOR, MICHIGAN 48050 OR APPROVED EQUAL
  11. ALL BED LINES / FLOW EDGES BETWEEN BOD TYPES AND TREE LOCATIONS SHALL BE PAINTED OUT BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION
  12. ALL LAWN AREAS TO BE IRRIGATED. REFER TO THE IRRIGATION DRAWINGS



**Key Map**  
Scale: NAD 83 State



Patrick Hurdle



Detroit  
Catholic Central  
High School

**GRISSIM  
METZ  
ANDRIESE**  
Associates

Landscape Architecture  
311 East Cady Street  
Northville, MI 48167  
Ph: 248-347-7101

Project:  
Catholic Central High School  
Connector Road  
Nov, Michigan, Section 18

Sheet

Landscape Plan	
Area A	
Job Number:	C22-211
Drawn:	SAE
Checked:	RGH
Date:	

Date	Issued For
05.10.2021	Owner Review
06.23.2021	Permits
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08.27.2021	Rev. PSP
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**Landscape Legend:** (APPLIES TO SHEETS L201 - L204, NOT ALL APPLY PER SHEET)

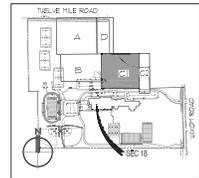
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- 4' DEPTH DECORATIVE STONE MULCH TYPE 'M' OVER NON-GEOTEXTILE FABRIC
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- PLANT CODE  
 0125 - CALLIPER SIZE IF APPLICABLE  
 0130 - ORDINANCE REQUIREMENT CODE (SEE BELOW)  
 11 - QUANTITY
- (DC) DETENTION POND CANOPY TREES
- (GC) GREENBELT CANOPY TREES
- (GB) GREENBELT SUB-CANOPY TREES
- (NR) NOT REQUIRED BY ORDINANCE
- (SC) STREET CANOPY TREES (RIGHT-OF-WAY)
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Detroit  
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Landscape Architecture

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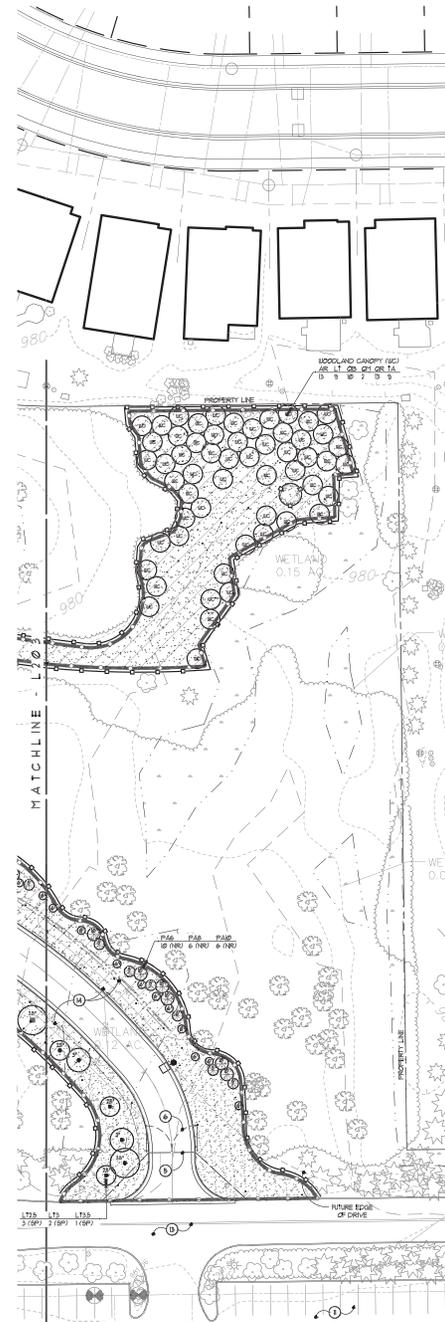
Project:  
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**Landscape Plan**  
Area C1

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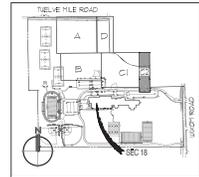
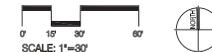
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Northville, MI 48167

Ph: 248-347-7010

Project:  
Catholic Central High School  
Connector Road  
Nov, Michigan, Section 16

Sheet:  
Landscape Plan  
Area C2

Job Number: C22-211  
Drawn: SAE  
Checked: RGH  
Scale:

Date: 05.10.2021  
06.23.2021  
07.23.2021  
08.27.2021  
10.25.2021

Issued for:  
Owner Review  
Permit  
PSP Submitted  
Rev. PSP  
PSP Submitted

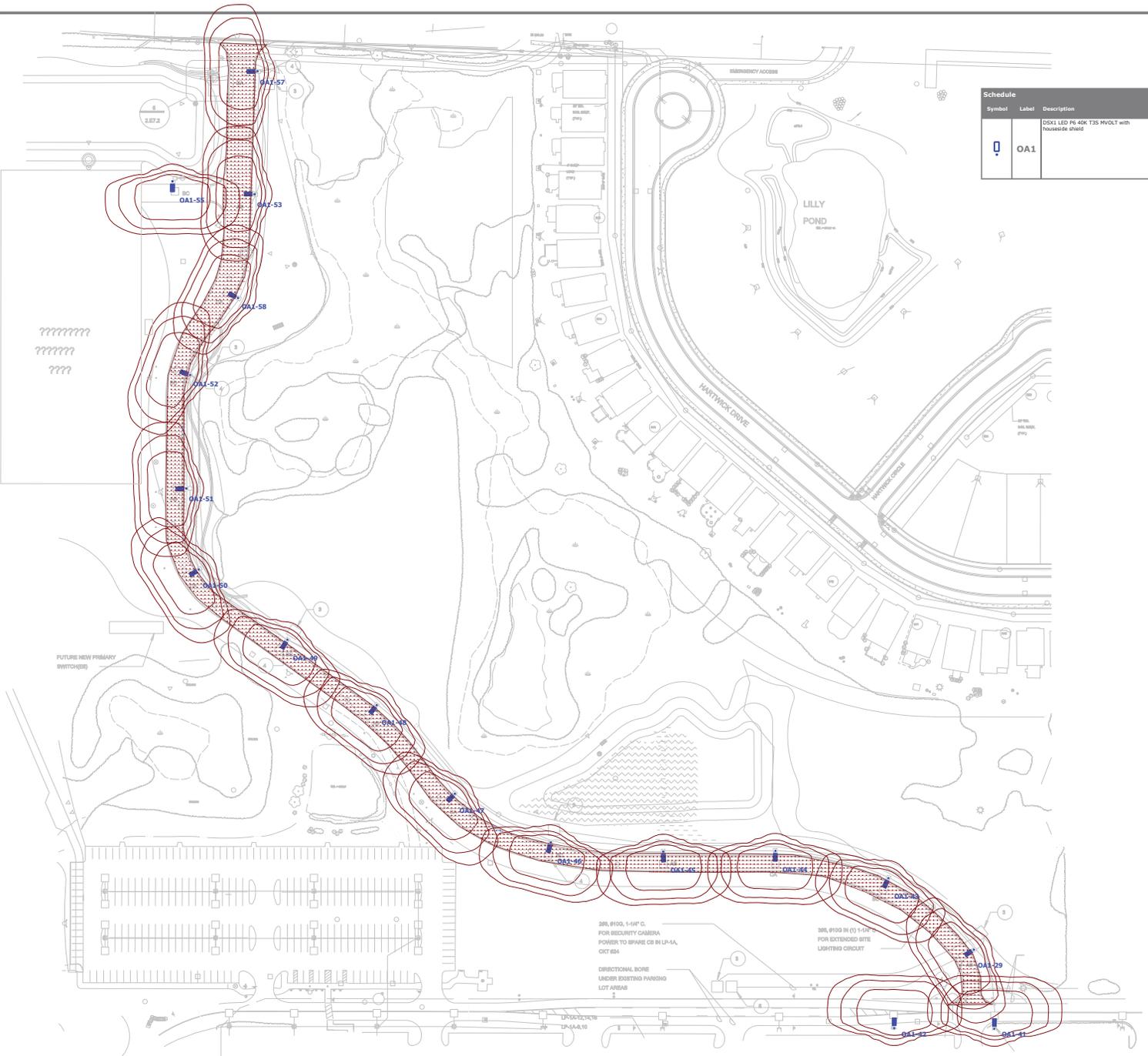
Sheet Number:  
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**L203A**



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
12-Mile Connector	+	1.5 fc	2.4 fc	0.5 fc	4.8:1	3.0:1

Schedule										
Symbol	Label	Description	Image	Quantity	Manufacturer	Catalog Number	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
+	OA1	ODL LED FH 40K T35 MVOLT with houselide shield		17	Lithonia Lighting	ODL LED FH 40K T35 MVOLT HS	15809	0.9	163	







## PLANNING REVIEW

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**PLAN REVIEW CENTER REPORT**  
**Planning Review**  
**CATHOLIC CENTRAL CONNECTOR ROAD**  
 JSP 21-17  
 November 17, 2021

**PETITIONER**

Catholic Central High School

**REVIEW TYPE**

2<sup>nd</sup> Revised Preliminary Site Plan

**PROPERTY CHARACTERISTICS**

Section	18	
Site Location	West of Wixom Road, South of Grand River; Catholic Central HS Campus; 22-18-200-027; 22-18-200-026;	
Site School District	Novi Community School District	
Site Zoning	R-1 & R-4 One Family Residential & I-1 Light Industrial	
Adjoining Zoning	North	City of Wixom north of 12 Mile, RM-1 Low Density Multiple Family on eastern side
	East	RM-1 Low Density Multiple Family on eastern side
	West	RA Residential Acreage, R-4 One-Family Residential
	South	R-1 One-Family Residential
Current Site Use	Detroit Catholic Central High School	
Adjoining Uses	North	Multifamily Residential in Wixom, vacant
	East	Berkshire Pointe residential community
	West	Northwest Park; Andelina Ridge single family residential
	South	Island Lake residential community
Site Size	115.77 acres	
Plan Date	October 25, 2021	

**PROJECT SUMMARY**

The applicant is proposing a new road to provide a site entrance/exit on Twelve Mile Road, which would connect to the existing loop road on the north side of the main school building. The current proposed improvements include the construction of the road and utilities, along with landscaping, stormwater management, wetland mitigation and lighting. The proposed road would be gated at both ends, and would primarily serve as a construction route for future development phases planned for the Catholic Central campus. The City will review this phase of the project as a Roads & Utilities project per Section 6.1.1.E of the Zoning Ordinance. Wetland and Woodland impacts are proposed, which will require permitting approval by the Planning Commission.

In addition to the on-site drive, the applicant proposes to pave an approximately 600-linear feet portion of Twelve Mile Road adjacent to the site, which is currently gravel.

## RECOMMENDATION

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Staff **recommends approval of the revised Preliminary Site Plan**. Planning Commission approval of the Preliminary Site Plan, Wetland Permit, Woodland Permit and Storm Water Management Plan is required.

## PROJECT HISTORY

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The Planning Commission held a public hearing on October 6, 2021, but postponed the taking action in order to allow the applicant to work with the adjacent Berkshire Pointe community on addressing some of the concerns raised by homeowners. Catholic Central held a meeting with their team and representatives from the Berkshire Pointe Homeowners Association on October 13<sup>th</sup>, which City staff also attended. On November 1<sup>st</sup> the applicant submitted revised plans that reflect the measures they've taken to address the adjacent community's concerns.

In the current submittal the applicant has made the following revisions:

- The wetland mitigation area has been shifted west to be further away from the property line. Additional woodland replacement trees are proposed to be planted along the slope to provide greater buffering. No vegetation will be removed immediately adjacent to the property line.
- All 320 woodland replacement credits are proposed to be planted on-site to address screening concerns. A new area of 50 woodland replacement plantings is established in an area currently devoid of vegetation to enhance screening along the neighborhood boundary.
- The southernmost stormwater detention pond was redesigned to be further away from the neighborhood. This change also prevents the removal of 5 woodland trees. About 68 additional woodland replacement trees are being planted around this stormwater basin.
- Additional evergreen trees are placed near the curve in the road to screen light from vehicle headlights from the neighbors.

In addition to those changes, the applicant also states they consulted a geotechnical engineer about the concerns raised regarding slope stability of the mitigation basin. The consultant reviewed the plans and affirmed a slope stability study would not be needed, but recommends close observation and testing during earthwork operations to ensure proper construction for soil stability.

## ORDINANCE REQUIREMENTS

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

1. Roads and Utilities Requirements (Sec. 6.1.1.E): Site plans proposing public or private roads without or in advance of buildings, parking areas and other improvements, are required to include conceptual development plans of possible future improvements in order to demonstrate feasibility of compliance with ordinance standards. At minimum conceptual plans shall include the following:
  - a. *An illustrative plan for the development area carried out in such detail as to indicate any expected future buildings, parking, landscaped areas, building setbacks, open spaces, utility locations, and storm water detention basins. **The Preliminary Site Plan set includes several sheets of Master Planned future development of the site. Existing buildings and athletic facilities are included, along with future phases of improvements which include a STEM Addition, Commons Addition, Grotto & Diag, Academy, Center of Excellence, a new Athletic stadium, practice fields, tennis courts, and various parking facilities. Future wetland mitigation areas and regulated woodlands are also noted. Sheets are also included to illustrate the future grading, water main, and sanitary facilities. The 75-foot building setback lines have been added to the Master Site study sheet. The planned Track and Field Stadium will encroach into the required building setbacks, which will require a variance if the location remains the same.***

- b. *A written statement reinforcing the illustrative plan explaining in detail the full intent of the applicant, indicating type of structures contemplated, expected uses of the property, and the intended scheduling of the development. **A written statement has been provided.***
  - c. *A topographic map of the development area at a contour interval of not more than 2 feet. For the development area and within one-hundred feet of the development area, this map shall indicate all major stands of trees, of 8 inches or greater in diameter, bodies of water, wetlands and unbuildable areas. Preliminary Wetland and Woodland assessments are required for the entire property. **The locations and sizes of wetlands are shown on Sheet CE-1, and the applicant has added vegetative character of each of the wetlands identified to sheet CE-12. A woodland assessment, including the location of regulated woodland per the official Novi Woodland Map, has now been provided on Tree Survey sheets CE1.1-CE1.5.***
  - d. *A boundary survey of the exact acreage of the property, prepared by a registered land surveyor or civil engineer. **An Existing Conditions sheet includes the necessary information.***
  - e. *A recent aerial photograph of the area shall be provided. **This is now included on the cover sheet.***
  - f. *If utilities are not proposed to be constructed at the same time roads are constructed, the applicant shall submit a plan with an indication of the contemplated storm and sanitary sewer design with preliminary engineering calculations, and a preliminary topographic map indicating how the land area is proposed to be shaped. **Some utilities are proposed to be constructed at the same time as the road. Utility plans have been provided to show future utility extensions and facilities.***
2. Wetland Mitigation proposed: A 15-foot wide temporary construction easement is shown on the east side of the property adjacent to the Berkshire Pointe community. This construction easement is to enable construction of the wetland mitigation proposed. There does not appear to be another approach to this area without disturbing existing wetlands. The applicant has moved the construction path further west. The plan shows an additional setback of the mitigation area from the property line where no existing vegetation will be disturbed, and additional plantings to enhance the buffer. The slope of the mitigation area now appears to meet City standards.
  3. Wetland and Woodland Conservation: **In the Final Site Plan submittal, the applicant shall include the boundaries of the wetland and woodland conservation easements proposed on the plans.**
  4. Lighting Plan (Section 5.7): There are minor lighting comments to be addressed in the Final Site Plan submittal – see Planning Chart from previous review.
  5. Sidewalk (Code Chapter 11: Design & Construction Standards): The applicant requests a variance to not install required sidewalks along the proposed road. **City engineers have determined that the connector road would be classified as a driveway since it only serves one business/institution, and therefore a sidewalk is not required along the road and no variance is required.**

### Other Reviews

- Engineering Review: Engineering review recommends approval of the revised Preliminary Site Plan and Storm Water Management Plan. Additional comments to be addressed with Final Site Plan submittal.
- Landscape Review: Two landscape waivers are required, which are partially supported. Approval of the Preliminary Site Plan is recommended, contingent on the plan being modified to address concerns detailed in the Landscape Letter with Final Site Plan submittal.

- Wetland Review: A Non-Minor Wetland Permit will be required. MSG recommends approval of the Preliminary Site Plan, with additional comments to be addressed with Final Site Plan submittal.
- Woodland Review: Woodland permit will be required. DRG recommends approval of the revised Preliminary Site Plan. See woodland review letter for additional details.
- Traffic Review: Approval of the Preliminary Site Plan is recommended. Additional comments to be addressed with Final Site Plan submittal.
- Fire Review: Conditional approval is recommended. Additional comments to be addressed with Final Site Plan submittal, particularly in regard to hydrant spacing.

### **NEXT STEP: PLANNING COMMISSION MEETING**

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This Site Plan will be scheduled to go before the Planning Commission for consideration on **December 8, 2021**. Please provide the following via email by **December 2, 2021**:

1. Revised Site Plan submittal in PDF format (maximum of 10MB). **NO CHANGES MADE**.
2. A response letter addressing ALL the comments from ALL the review letters and a request for waivers/variances as you see fit. (This has been received).
3. A color rendering of the Site Plan (optional, to be used for Planning Commission presentation).

### **FINAL SITE PLAN SUBMITTAL**

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If the Planning Commission approves the Preliminary Site Plan, please submit the following for Final Site Plan review and approval:

1. Five copies of Final Site Plan addressing all comments from Preliminary review
2. Response letter **addressing all comments and refer to sheet numbers where the change is reflected**
3. [Final Site Plan Application](#)
4. [Final Site Plan Checklist](#)
5. Engineering Cost Estimate
6. Landscape Cost Estimate
7. [Other Agency Checklist](#)
8. [Non-Domestic User Survey](#) (Non-residential developments)
9. Drafts of any legal documents (note that off-site easements need to be executed and any on-site easements need to be submitted in draft form before stamping sets will be stamped)

### **ELECTRONIC STAMPING SET SUBMITTAL AND RESPONSE LETTER**

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After receiving Final Site Plan approval, plans addressing the comments in all of the staff and consultant review letters should be submitted electronically for informal review and approval prior to printing Stamping Sets. A letter from either the applicant or the applicant's representative addressing comments in the review letters and associated charts is to be submitted with the electronic stamping set. This letter should address all comments in ALL letters and ALL charts and **refer to sheet numbers where the change is reflected**.

### **STAMPING SET APPROVAL**

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Stamping sets are still required for this project. After receiving approval of the Electronic Stamping Set from City staff, the applicant should submit **10 size 24" x 36" copies, folded, with original signature and original seals**, to the Community Development Department for final Stamping Set approval.

*If required, drafts for all legal documents with a legal transmittal are to be submitted along with stamping sets. Any off-site easements must be reviewed, approved, and executed prior to approval of the Stamping Set.*

## PRE-CONSTRUCTION MEETING

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**A Pre-Construction meeting is required for this project.** Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of requirements, fees and permits that must be issued before a Pre-Con can be scheduled, so it is suggested you contact Sarah Marchioni [248.347.0430 or [smarchioni@cityofnovi.org](mailto:smarchioni@cityofnovi.org)] once the Final Site Plan has been approved to begin the Pre-Con checklist. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah.

## CHAPTER 26.5

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Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects 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 the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0484 or [lbell@cityofnovi.org](mailto:lbell@cityofnovi.org).



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Lindsay Bell, AICP, Senior Planner



## PLANNING REVIEW CHART: R-4 One Family Residential

**Review Date:** September 17, 2021  
**Review Type:** Revised Preliminary Site Plan  
**Project Name:** JSP 21-17 CATHOLIC CENTRAL CONNECTOR ROAD  
**Plan Date:** August 27, 2021  
**Prepared by:** Lindsay Bell, Planner  
**Contact:** E-mail: lbell@cityofnovi.org; Phone: (248) 347-0484

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<b>Bold</b>	To be addressed with the next submittal
<u>Underline</u>	To be addressed with final site plan submittal
<b><u>Bold and Underline</u></b>	Requires Planning Commission and / or ZBA Approval
<i>Italics</i>	Notes to be noted

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Item	Required Code	Proposed	Meets Code	Comments
<b>Zoning and Use Requirements</b>				
<b>Master Plan</b> <i>(adopted July 26, 2017)</i>	Single Family	Existing parochial school	Yes	
<b>Area Study</b>	The site does not fall under any special category	NA	Yes	
<b>Zoning</b> <i>(Effective January 8, 2015)</i>	One-family Residential (R-1, R-4, I-1) Article 3	No change proposed	Yes	
<b>Uses Permitted</b> (Sec 3.1.1.B & C)	Sec 3.1.1.B Principal Uses Permitted. Sec 3.1.1.C Special Land Uses	No change of use proposed	NA	<b>Roads and Utilities does not appear to represent an expansion of Special Land Use permit, but future buildings will</b>
<b>Phasing</b>	Phasing requires Planning Commission Approval	Phasing plan not proposed at this time	NA	
<b>Required Conditions: Schools (Section 4.3)</b>				
<b>Site Access</b> <i>(Sec 5.13)</i>	<ul style="list-style-type: none"> <li>- Vehicular access shall be provided only to existing or planned major thoroughfare or freeway service drive</li> <li>- OR if property across the street from driveway is zoned for non-residential uses</li> </ul>	New proposed driveway would provide another access point to Twelve Mile Road, which is not a major thoroughfare, but connects to Grand River through an area of General Business and Freeway Service zoned property (City of Wixom)	Yes	Road will be gated at both ends, with traffic limited to emergency and construction vehicles
<b>Noise Impact Statement</b> <i>(Sec 5.14.10.B)</i>	- A noise impact statement is required subject to the standards of Section 5.14.10.B	Changes proposed will not influence noise emissions of site	NA	

Item	Required Code	Proposed	Meets Code	Comments
<b>Height, bulk, density and area limitations (Sec 3.1.1.E)</b>				
<b>Maximum % of Lot Area Covered (By All Buildings)</b>	25%	No changes to buildings proposed at this time	NA	
<b>Building Height (Sec. 3.1.1.E)</b>	35 feet or 2 ½ stories		NA	
<b>Sidewalk Requirements</b>				
<b>Article XI. Off-Road Non-Motorized Facilities</b>	6-foot concrete path is required along Twelve Mile Road	Existing sidewalk on 12 Mile Road	Yes	
<b>Pedestrian Connectivity (Design &amp; Construction Standards)</b>	Assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets	There is no sidewalk proposed along the driveway	Yes	
<b>Building Code</b>	Building exits must be connected to sidewalk system or parking lot.		NA	
<b>Other Permit and Legal Requirements</b>				
<b>Design and Construction Standards Manual</b>	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Legal descriptions for all parcels are provided	Yes	<b>See Engineering review for further DCS standards</b>
<b>General layout and dimension of proposed physical improvements</b>	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Mostly provided	Yes	<b>Refer to all review letters for additional information requested</b>
<b>Development/ Business Sign &amp; Street addressing</b>	<ul style="list-style-type: none"> <li>- Signage if proposed requires a permit.</li> <li>- The applicant should contact the Building Division for an address prior to applying for a building permit.</li> </ul>	Signage is proposed	Yes	<u>Complete sign permit applications for each sign proposed: contact Maureen Underhill at 248-735-5602 for any questions</u>

Item	Required Code	Proposed	Meets Code	Comments
<b>Building Permits</b>	- Any wall over 48" requires building permit	<b>Signage wall will require permit and retaining walls if they exceed the threshold</b>		<u>Contact Building Division for permit requirements 248-347-0415</u>
<b>Project and Street naming</b>	Some projects may need approval from the Street and Project Naming Committee.	This project does not need approval of the Project Name	NA	
<b>Property Split</b>	All property splits and combination must be submitted to the Assessing Department for approval.		NA	Applicant states parcels cannot be combined due to school district boundaries
<b>Lighting and Photometric Plan (Sec. 5.7)</b>				
<b>Intent (Sec. 5.7.1)</b>	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky			
<b>Lighting Plan (Sec. 5.7.A.i)</b>	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures	Plan provided	Yes	
<b>Building Lighting (Sec. 5.7.2.A.iii)</b>	Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming points of any remote fixtures.		NA	
<b>Lighting Plan (Sec.5.7.2.A.ii)</b>	Specifications for all proposed & existing lighting fixtures	Provided	Yes	<u>Provide fixture height and hours of operation; can lights be dimmed/turned off outside of standard operating hours?</u>
	Photometric data	Provided	Yes	
	Fixture height	Not shown	<b>No</b>	
	Mounting & design	Shown	Yes	
	Glare control devices	Shown	Yes	
	Type & color rendition of lamps	4000K	Yes	
Hours of operation	Not provided	<b>No</b>		
<b>Maximum Height (Sec. 5.7.3.A)</b>	Height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts or uses	Not provided	<b>No</b>	<u>Must not exceed 25 feet</u>

Item	Required Code	Proposed	Meets Code	Comments
<b>Standard Notes</b> (Sec. 5.7.3.B)	<ul style="list-style-type: none"> <li>- Electrical service to light fixtures shall be placed underground</li> <li>- Flashing light shall not be permitted</li> <li>- Only necessary lighting for security purposes &amp; limited operations shall be permitted after a site's hours of operation</li> </ul>			<u>Include standard notes on next submittal</u>
<b>Security Lighting</b> (Sec. 5.7.3.H)  Lighting for security purposes shall be directed only onto the area to be secured.	<ul style="list-style-type: none"> <li>- All fixtures shall be located, shielded, and aimed at the areas to be secured.</li> <li>- Fixtures mounted on the building and designed to illuminate the facade are preferred</li> </ul>		NA	
<b>Average Light Levels</b> (Sec.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	3.0:1	Yes	
<b>Type of Lamps</b> (Sec. 5.7.3.F)	Use of true color rendering lamps such as metal halide is preferred over high & low pressure sodium lamps	LED, 4000k		
<b>Min. Illumination</b> (Sec. 5.7.3.k)	Parking areas: 0.2 min		NA	0.5 min on drive shown
	Loading & unloading areas: 0.4 min		NA	
	Walkways: 0.2 min		NA	
	Building entrances, frequent use: 1.0 min		NA	
	Building entrances, infrequent use: 0.2 min		NA	
<b>Max. Illumination adjacent to Non-Residential</b> (Sec. 5.7.3.K)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle	House-side shield proposed	Yes	
<b>Cut off Angles</b> (Sec. 5.7.3.L)	When adjacent to residential districts <ul style="list-style-type: none"> <li>- All cut off angles of fixtures must be 90°</li> <li>- maximum illumination at the property line shall not exceed 0.5 foot candle</li> </ul>		Yes	

Item	Required Code	Proposed	Meets Code	Comments
<b>NOTES:</b> <ol style="list-style-type: none"><li data-bbox="121 289 1474 350">1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.</li><li data-bbox="121 354 1458 415">2. The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4 and 5 of the zoning ordinance for further details</li><li data-bbox="121 420 1490 480">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.</li></ol>				

## ENGINEERING REVIEW

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# PLAN REVIEW CENTER REPORT

11/17/2021

## Engineering Review

Catholic Central Connector Road  
JSP21-0017

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### Applicant

Catholic Central High School

### Review Type

Revised Preliminary Site Plan

### Property Characteristics

- Site Location: West of Wixom Road, South of Twelve Mile Road
- Site Size: 44.89 acres
- Plan Date: 03/30/2021
- Design Engineer: Zeimet Wozniak & Associates

### Project Summary

- Construction of an on-site drive a proposed Twelve Mile Road entrance to an existing parking lot.
- Water service would be provided by a 12-inch extension from the existing 12-inch water main along the South side of Twelve Mile Road. Seven hydrants shall be installed.
- Sanitary sewer service would be provided by an 8-inch extension from the existing 8-inch sanitary sewer on property and connection to off-site sanitary sewer.
- Storm water would be collected by a storm sewer collection system and discharged to on-site detention basins.

### Recommendation

- **Approval of the Revised Preliminary Site Plan is recommended, with items to be addressed at Final Site Plan Submittal. Preliminary Site Plan approval is for Phase 1 of project: connector road, gravel lot and proposed utilities.**

### Comments:

The Preliminary Site Plan meets the general requirements of Chapter 11 of the Code of Ordinances, the Storm Water Management Ordinance and the Engineering Design Manual with the following exceptions, which can be addressed at Final Site Plan Submittal:

### General

1. Provide a minimum of two ties to established section or quarter section corners.
2. Add note to clarify what phase approval is for PSP approval is only for proposed connector road, gravel lot, and proposed utilities.
3. **Only at the time of the printed Stamping Set submittal**, provide the City's standard detail sheets for water main (5 sheets), sanitary sewer (3 sheets), storm sewer (2 sheets), paving (2 sheets) and Boardwalks/Pathways (1 sheet). The most updated details can be found on the City's website at this location: <https://cityofnovi.org/services/public-works/engineering-division/engineering-standards-and-construction-details>
4. Site grading shall be limited to 1V:4H (25-percent), excluding landscaping berms. Slope near 'North Sediment Forebay' exceeds 25%.
5. According to City of Novi ROW Master Plan 35-foot-wide right-of-way is needed along 12 Mile Road.
6. Clearly distinguish between proposed improvements and existing features of the site. Reorder pages so that all utility and paving pages are together.
7. A right-of-way permit will be required from the City of Novi and the City of Wixom.
8. Provide a traffic control plan for the proposed road work activity on 12 Mile Road.
9. Provide a note that compacted sand backfill (MDOT sand Class II) shall be provided for all utilities within the influence of paved areas and illustrate and label on the profiles.
10. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
11. Provide a utility crossing table indicating that at least 18-inch vertical clearance will be provided, or that additional bedding measures will be utilized at points of conflict where adequate clearance cannot be maintained.
12. Where the minimum 18-inch clearance at utility crossings cannot be achieved, provide a prominent note stating the substandard clearance and that proper bedding/encasement will be determined by the inspecting engineer.
13. Generally, all proposed trees shall remain outside utility easements. Where proposed trees are required within a utility easement, the trees shall maintain a minimum 5-foot horizontal separation distance from any existing or proposed utility. All utilities shall be shown on the landscape plan, or other appropriate sheet, to confirm the separation distance.
14. Show the locations of all light poles on the utility plan and indicate the typical foundation depth for the pole to verify that no conflicts with utilities will occur. Light poles in a utility easement will require a License Agreement.
15. (Minimum detail requirements for all sites with common irrigation systems connected to public water supplies): Install a backflow prevention Reduced Pressure Zone Assembly (RPZ) with an ASSE 1013 listing approval at each tap to the public water supply. A minimum clearance of 12-inches measured from the bottom of pressure relief valve to the finished landscaped grade

shall be required. Provide a detail showing the RPZ installation setup and height above grade. If backflow preventer is to be enclosed, provide a detail of the enclosure with required drainage outlets. Show all locations on a site plan. A plumbing permit is required for the installation of the backflow preventer. Installation of the backflow preventer shall be in such a manner as to not require blowing out the system through the backflow preventer. Drain ports and blow out ports shall be included. Any deviations from these requirements must be approved through the Novi Water & Sewer Division Cross Connection Control Specialist (248-735-5661).

### **Water Main**

16. A tapping sleeve, valve and well is required at the connection to the existing water main.
17. Provide water main modeling calculations demonstrating that the required water supply of 2,000/4,000 GPM will be available.
18. Per current EGLE requirement, provide a profile for all proposed water main 8-inch and larger.
19. Provide irrigation plan.
20. Three (3) sealed sets of revised utility plans along with the Michigan Department of Environment, Great Lakes & Energy (EGLE) permit application for water main construction, the Streamlined Water Main Permit Checklist, and electronic utility plan should be submitted to the Engineering Division for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets.

### **Sanitary Sewer**

21. Provide note clarifying if sanitary extension is included in phase 1 of project.
22. Provide a sanitary sewer monitoring manhole, unique to this site, within a dedicated access easement or within the road right-of-way. If not in the right-of-way, provide a 20-foot-wide access easement to the monitoring manhole from the right-of-way (rather than a public sanitary sewer easement).
23. Provide a sanitary sewer basis of design for the development on the utility plan sheet. (Calculations should use peaking factor of 4.0 and 3.2 REU).
24. Verify that Andelina Ridge pump station has capacity to handle proposed flow.
25. Off-site easement will be needed to connect to Andelina Ridge sanitary sewer.
26. Note on the construction materials table that 6-inch sanitary leads shall be a minimum SDR 23.5, and mains shall be SDR 26.
27. Provide a note on the Utility Plan and sanitary profile stating the sanitary leads will be buried at least 5 feet deep where under the influence of pavement.
28. Illustrate all pipes intersecting with manholes on the sanitary profiles.
29. Three (3) sealed sets of revised utility plans along with the Michigan Department of Environment, Great Lakes & Energy (EGLE) permit application, electronic utility plan for sanitary sewer construction, and the Streamlined

Sanitary Sewer Permit Certification Checklist should be submitted to the Engineering Division for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets, and the standard detail sheets. It should be indicated with the application if an expedited EGLE review is requested. EGLE will charge a fee that can be paid directly to the State.

### **Storm Sewer**

30. A minimum cover depth of 3 feet shall be maintained over all proposed storm sewer. Currently, a few pipe sections do not meet this standard. Grades shall be elevated, and minimum pipe slopes shall be used to maximize the cover depth. In situations where the minimum cover cannot be achieved, Class V pipe must be used with an absolute minimum cover depth of 2 feet. An explanation shall be provided where the cover depth cannot be provided.
31. Provide a 0.1-foot drop in the downstream invert of all storm structures where a change in direction of 30 degrees or greater occurs.
32. Storm manholes with differences in invert elevations exceeding two feet shall contain a 2-foot-deep plunge pool.
33. Provide profiles for all storm sewer 12-inch and larger. Provide table with size of all proposed catch basins/Manholes.
34. Label the 10-year HGL on the storm sewer profiles, and ensure the HGL remains at least 1-foot below the rim of each structure.
35. Label all inlet storm structures on the profiles. Inlets are only permitted in paved areas and when followed by a catch basin within 50 feet.
36. Illustrate all pipes intersecting storm structures on the storm profiles.
37. Provide a schedule listing the casting type, rim elevation, diameter, and invert sizes/elevations for each proposed, adjusted, or modified storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.

### **Storm Water Management Plan**

38. The Storm Water Management Plan (SWMP) for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the Engineering Design Manual.
39. Provide calculations verifying the post-development runoff rate directed to the proposed receiving drainage course does not exceed the pre-development runoff rate for the site.
40. As part of the Storm Drainage Facility Maintenance Easement Agreement, provide an access easement for maintenance over the storm water detention system and the pretreatment structure. Also, include an access easement to the detention area from the public road right-of-way.
41. Provide manufacturer's details and sizing calculations for the pretreatment structure(s) on the plans. Provide drainage area and runoff coefficient calculations specific to the area tributary to each treatment structure. The treated flow rate should be based on the 1-year storm event intensity (~1.6 In/Hr).

42. Provide release rate calculations for the three design storm events (first flush, bank full, 100-year).
43. Provide a soil boring in the vicinity of the storm water basin to determine soil conditions and to establish the high-water elevation of the groundwater table. Note the bottom of the detention facility must be a minimum of three (3) feet above the groundwater elevation.
44. A 4-foot-wide safety shelf is required one foot below the permanent water surface elevation within the basin.
45. A 25-foot vegetated buffer shall be provided around the perimeter of each of the storm water basin where impervious area is directed to the basin via surface flow.

### **Paving & Grading**

46. Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed.
47. Provide a minimum of 6 spot elevations where the pathway crosses each driveway (one at each corner and two in the center of the driveway on each side of the pathway). Spot elevations shall be provided to demonstrate a level landing adjacent to each side of the pathway crossing.
48. Provide detailed drawing of sidewalk connection to City Boardwalk.
49. Provide spot elevations at the intersection of the proposed pathway with the existing pathway.
50. Specify the product proposed and provide a detail for the detectable warning surface for barrier free ramps. The product shall be the concrete-embedded detectable warning plates, or equal, and shall be approved by the Engineering Division. Stamped concrete will not be acceptable.
51. Verify the slopes along the ingress/egress routing to the building from the barrier-free stalls. All barrier-free stalls shall comply with Michigan Barrier-Free regulations.
52. Provide existing and proposed contours on the Grading Plan at the time of the Final Site Plan submittal.
53. Provide at least 3-foot of buffer distance between the sidewalk and any fixed objects, including hydrants and irrigation backflow devices. Include a note on the plan where the 3-foot separation cannot be provided.
54. Site grading shall be limited to 1V:4H (25-percent), excluding landscaping berms. Numerous areas appear to exceed this standard.
55. The grade of the drive approach shall not exceed 2-percent within the first 25 feet of the intersection. Provide spot grades as necessary to establish this grade.
56. The sidewalk within the right-of-way shall continue through the drive approach. If like materials are used for each, the sidewalk shall be striped through the approach. The sidewalk shall be increased to 6-inches thick along the crossing or match the proposed cross-section if the approach is concrete. The thickness of the sidewalk shall be increased to 6-inches across the drive approach. Provide additional spot grades as necessary to verify the maximum 2-percent cross-slope is being maintained along the walk. Add the maximum 2-percent cross-slope to the sidewalk detail.

57. Revise 12 Mile Road cross section to match City Paving Standards (2% slope on both sides), removed cross section and attached City Paving Standards.
58. Revise plans for 12 Mile to show storm sewer and catch basins instead of spillways.
59. Provide details about height of retaining wall. Proposed 48-inch wall will need permit from Building department. Also indicate distance between walls and proposed road.
60. Soil borings along the proposed road will be required at 500-foot intervals per Section 11-195(d) of the Design and Construction Standards.

#### **Soil Erosion and Sediment Control**

61. SESC permit is required. A full review has not been completed at this time. The review checklist detailing all SESC requirements is attached to this letter. Please address the comments below and submit a SESC permit application under separate cover. The application can be found on the City's website at <http://cityofnovi.org/Reference/Forms-and-Permits.aspx>.

#### **Off-Site Easements**

62. Off Site Sanitary sewer easement needed. Any off-site utility easements anticipated must be executed **prior to final approval of the plans**. If you have not already done so, drafts of the easements and a recent title search shall be submitted to the Community Development Department as soon as possible for review, and shall be approved by the Engineering Division and the City Attorney prior to executing the easements.

#### **The following must be submitted with the Final Site Plan:**

63. A letter from either the applicant or the applicant's engineer must be submitted with the Stamping Set 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.**
64. An itemized construction cost estimate must be submitted to the Community Development Department for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. **The estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving (square yardage), right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pre-treatment structure and restoration).
65. Due to the above comments, the itemized construction cost estimate should be revised and resubmitted to the Community Development Department for the determination of plan review and construction inspection fees.

**The following must be submitted with the Stamping Set:**

*(Please note that all documents must be submitted together as a package with the Stamping Set submittal with a legal review transmittal form that can be found on the City's website. Partial submittals will not be accepted.)*

66. A draft copy of the Storm Drainage Facility Maintenance Easement Agreement (SDFMEA), as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department. Once the agreement is approved by the City's Legal Counsel, this agreement will then be sent to City Council for approval/acceptance. The SDFMEA will then be recorded at the office of the Oakland County Register of Deeds. This document is available on our website.
67. A draft copy of the warranty deed for the additional proposed 35-foot-wide right-of-way along 12 Mile Road must be submitted for review and acceptance by the City.
68. A draft copy of the 20-foot-wide easement for the water main to be constructed onsite must be submitted to the Community Development Department. This document is available on our website.
69. A draft copy of the 20-foot-wide easement for the sanitary sewer to be constructed onsite must be submitted to the Community Development Department. This document is available on our website.
70. A draft copy of the 20-foot-wide easement for the sanitary sewer monitoring manhole access to be constructed onsite must be submitted to the Community Development Department. This document is available on our website.
71. Off-site sanitary sewer easement needed from City of Novi. Executed copies of approved off-site utility easements must be submitted.
72. A 20-foot-wide easement where storm sewer or surface drainage crosses lot boundaries must be shown on the Exhibit B drawings of the Master Deed.

**The following must be addressed prior to construction:**

73. 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.**
74. 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.
75. 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.
76. Construction inspection fees in the amount of **\$TBD** must be paid to the Community Development Department.
77. Legal escrow fees in the amount of **\$TBD** must be deposited with the Community Development Department. **All unused escrows will be returned to the payee at the end of the project.** This amount includes engineering legal fees only. There may be additional legal fees for planning legal documents.

78. A storm water performance guarantee in the amount of **\$TBD** (equal to 120% of the cost required to complete the storm water management facilities) as specified in the Storm Water Management Ordinance must be posted at the Community Development Department.
79. Storm water detention tap fees in the amount of **\$TBD** for the proposed discharge to an off-site regional detention basin must be paid to the Community Development Department.
80. Water and Sanitary Sewer Fees must be paid prior to the pre-construction meeting. Contact the Water & Sewer Division at 248-347-0498 to determine the amount of these fees.
81. A street sign financial guarantee in the amount of **\$TBD** (\$400 per traffic control sign proposed) must be posted at the Community Development Department. Signs must be installed in accordance with MMUTCD standards.
82. 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.
83. A permit for all proposed work activities within the road right-of-way must be obtained from the City of Novi. This application is available from the City Engineering Division or on the City website and can be filed once the Final Site Plan has been submitted. Please contact the Engineering Division at 248-347-0454 for further information. Please submit the cover sheet, standard details, and plan sheets applicable to the permit only.
84. A permit for work within the road right-of-way of 12 Mile Road must be obtained from the City of Wixom. The applicant must forward a copy of this permit to the City. Provide a note on the plans indicating all work within the road right-of-way will be constructed in accordance with the City of Wixom standards.
85. A permit for water main construction must be obtained from EGLE. This permit application must be submitted through the Engineering Division after the water main plans have been approved. Please submit the cover sheet, overall utility sheet, standard details, and plan/profile sheets applicable to the permit.
86. A permit for sanitary sewer construction must be obtained from EGLE. This permit application must be submitted through the Engineering Division after the sanitary sewer plans have been approved. Please submit the cover sheet, overall utility sheet, standard details, and plan/profile sheets applicable to the permit. **Be aware that approval by Oakland County Water Resources Commissioner (OCWRC) is required prior to submittal to EGLE.**
87. An NPDES permit must be obtained from EGLE since the site is over 5 acres in size. EGLE may require an approved SESC plan to be submitted with the Notice of Coverage.
88. An inspection permit for the sanitary sewer tap must be obtained from the Oakland County Water Resources Commissioner (OCWRC).
89. Permits for the construction of each retaining wall exceeding 48 inches in height (measured from bottom of the footing to top of the wall) must be obtained from the Community Development Department (248-347-0415).

**Prior to preparing stamping sets**, the Applicant is advised to provide any revised sheets directly to the Engineering Division for an informal review and approval.

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 with any questions.

  
Humna Anjum  
Project Engineer

cc: Lindsay Bell, Community Development  
Ben Croy, PE; Engineering  
Kate Richardson, Engineering  
Victor Boron, Engineering

## LANDSCAPE REVIEW

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# PLAN REVIEW CENTER REPORT

November 16, 2021

## Catholic Central Connector Road

### Revised Preliminary Site Plan - Landscaping

#### Review Type

Revised Preliminary Landscape Review

#### Job #

JSP21-0016

#### Property Characteristics

- Site Location: 27225 Wixom Road
- Site Acreage: 115.77 ac.
- Site Zoning: R-4/I-1
- Adjacent Zoning: North: Wixom MF residential, East: RM-4, South: R-1, West: RA/R-4
- Plan Date: 10/25/2021

#### 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 revised Final Site Plan submittal. 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.

#### Recommendation

This project is **recommended for approval for Preliminary Site Plan**. There are two landscape waivers required one of which is only partially supported by staff, and some changes required and requested that can be addressed on Final Site Plans. **If the Planning Commission agrees with staff that the unsupported waiver is not acceptable, the plan must be changed to remove it.**

#### **LANDSCAPE WAIVERS REQUIRED FOR PROPOSED LAYOUT**

- Lack of berms along Berkshire Pointe property lines – *supported by staff because the natural vegetation is being preserved for most of the frontage, and no buildings or parking will be within 150 feet of the property line*
- Lack of berms and required greenbelt landscaping along Twelve Mile Road. *This is supported for the frontage east of the entry, but not for the frontage west of the entry.*

#### Ordinance Considerations

##### Existing Trees (Sec 37 Woodland Protection, Preliminary Site Plan checklist #17 and LDM 2.3 (2))

1. Provided
2. **Please revise the protective tree fence as described on the Landscape Chart.**

##### Adjacent to Residential - Buffer (Zoning Sec. 5.5.3.B.ii and iii)

1. The project is adjacent to residentially-zoned property, which requires a berm of 4.5-6 feet or 10-15 feet (depending on the zoning of the adjacent parcel) but no berms are proposed because the proposed development is over 150 feet away.
2. *This waiver is supported by staff as the existing vegetation to remain will be supplemented by significant new plantings between the road and Berkshire Pointe.*
3. *The applicant is urged to consider utilizing the Reforestation Credit Table in Section 37-8*

of the Woodland Protection Ordinance to add dense native shrubs of various sizes to provide more complete ground to canopy shading for the adjacent homes.

Adjacent to Public Rights-of-Way – Berm/Wall, Buffer and Street Trees (Zoning Sec. 5.5.3.B.ii, iii)

1. The required greenbelt width is provided.
2. The required canopy trees and street trees are provided along the frontage west of the proposed entry.
3. **A landscape waiver is requested for the lack of greenbelt berm and landscaping east of the entry in order to preserve the existing wetland. This waiver request is supported by staff.**
4. **A landscape waiver is also required for the lack of a 4-foot tall berm west of the entry. This request is not supported by staff as there appears to be room to adjust the detention pond grading to provide the required berm. Please add the required berm.**
5. Eastern redcedar is not a subcanopy tree but staff will support this deviation for the benefit of the school's desired entry look. **Please add 3-5 deciduous subcanopy trees in the area west of the wall to provide some conformance to the intent of the ordinance.**

Internal Street Landscaping (Zoning Sec. 5.5.3.B.iii.)

1. The required number of canopy trees are located along the drive, on both sides of the drive, where utility conflicts don't prevent trees from being located within 15 feet of the drive.
2. **Please draw in the proposed future curbs and driveways for driveway entries to the road and the adjacent parking lots with dashed lines to clearly show where trees can and can't be located.**
3. **Please clearly show the underground utility drives proposed along the road so all tree-utility conflicts can be detected and avoided.**
4. **Please ensure that all interior access drive trees are located within 15 feet of the paving.**

Parking Lot Landscaping (Zoning Sec. 5.5.3.C.)

No parking is proposed at this time.

Building foundation Landscaping (Zoning Sec 5.5.3.D)

No buildings are proposed at this time.

Plant List (LDM 4)

1. The non-woodland replacement tree diversity meets the standards of LDM 4.
2. 12 of 15 species used (80%) of non-woodland replacement trees are native to Michigan.

Planting Notations and Details (LDM)

Provided

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

1. Please adjust the northern detention pond grading to make a more graceful, natural shape.
2. The calculations indicate that the required shrubs will be provided.
3. Please move the shrubs to 10 feet away from the permanent water level.
4. The required canopy trees are missing on the southeast and southwest corners of the north and south ponds, and along most of the central pond. **Please add trees to provide additional shading for the ponds. Use large tree species with significant mature canopies to provide maximum shading. Woodland replacement trees can be used to meet this requirement.**

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

1. If an irrigation system will be used for this project's plantings, please provide the plan with Final Site Plans. The system will need to meet these 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.
2. If an alternative method of providing sufficient water for establishment and long-term survival of the plantings will be used, please provide details for that on Final Site Plans.

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



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Rick Meader – Landscape Architect

## LANDSCAPE REVIEW SUMMARY CHART – Revised Preliminary Site Plan

**Review Date:** November 16, 2021  
**Project Name:** JSP21 – 0017: Catholic Central Connector Drive  
**Plan Date:** October 25, 2021  
**Prepared by:** Rick Meader, Landscape Architect E-mail: [rmeader@cityofnovi.org](mailto:rmeader@cityofnovi.org);  
 Phone: (248) 735-5621

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

### LANDSCAPE WAIVERS REQUIRED FOR PROPOSED LAYOUT

- Lack of berms along Berkshire Pointe property lines – *supported by staff because the natural vegetation is being preserved for most of the frontage, and no buildings or parking will be within 150 feet of the property line*
- Lack of berms and required greenbelt landscaping along Twelve Mile Road. *This is supported for the frontage east of the entry, but not for the frontage west of the entry.*

Item	Required	Proposed	Meets Code	Comments
<b>Landscape Plan Requirements (LDM (2))</b>				
<b>Landscape Plan</b> (Zoning Sec 5.5.2, LDM 2.e.)	<ul style="list-style-type: none"> <li>▪ New commercial or residential developments</li> <li>▪ Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less.</li> <li>▪ 1"=20' minimum with proper North. Variations from this scale can be approved by LA</li> <li>▪ Consistent with plans throughout set</li> </ul>	Scale: 1" = 30'	Yes	
<b>Project Information</b> (LDM 2.d.)	Name and Address	Yes	Yes	
<b>Owner/Developer Contact Information</b> (LDM 2.a.)	Name, address and telephone number of the owner and developer or association	Yes	Yes	<b>Please add the school's contact information to the landscape plans.</b>
<b>Landscape Architect contact information</b> (LDM 2.b.)	Name, Address and telephone number of RLA/PLA/LLA who created the plan	Grissim Metz Andriese Assoc.	Yes	
<b>Sealed by LA.</b> (LDM 2.g.)	Requires original signature	Yes		<u>Live signature required for final stamping sets.</u>
<b>Miss Dig Note</b> (800) 482-7171 (LDM.3.a.(8))	Show on all plan sheets	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
<b>Zoning</b> (LDM 2.f.)	Include all adjacent zoning	<b>Shown on Sheet L-001</b> <u>Parcel:</u> R-4 & I-1 <u>North:</u> RM-1/Wixom <u>East:</u> RM-1 <u>South:</u> R-1 <u>West:</u> RA	Yes	
<b>Survey information</b> (LDM 2.c.)	<ul style="list-style-type: none"> <li>▪ Legal description or boundary line survey</li> <li>▪ Existing topography</li> </ul>	Topo and legal description on Sheet CE-1	Yes	
<b>Existing plant material</b> <b>Existing woodlands or wetlands</b> (LDM 2.e.(2), Section 37-8)	<ul style="list-style-type: none"> <li>▪ Show location type and size. Label to be saved or removed.</li> <li>▪ Plan shall state if none exists.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Wetland Plan Sheet CE-11</li> <li>▪ Woodland Plan Sheets L101-104</li> <li>▪ Total woodland replacements required: 320</li> <li>▪ All 320 credits are proposed to be planted on site.</li> </ul>	Yes	<ol style="list-style-type: none"> <li>1. See Mannik &amp; Smith and Davey Resource Group letters for detailed reviews of wetlands and woodlands.</li> <li>2. Please draw the tree fencing just outside of the trees' actual driplines, not the outside of the tree symbol, which may or may not be representative of the trees' actual canopies. Showing the dripline accurately will reduce the chances of unintended grading within the trees' critical root zones, which could require additional woodland replacements.</li> </ol>
<b>Soil types</b> (LDM.2.r.)	<ul style="list-style-type: none"> <li>▪ As determined by Soils survey of Oakland county</li> <li>▪ Show types, boundaries</li> </ul>	Sheet CE-2	Yes	
<b>Existing and proposed improvements</b> (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Overall – Sheet CE-3	Yes	Please show with dashed lines on the landscape plans all future areas of development adjacent and connecting to the road shown on CE-3.
<b>Existing and proposed utilities</b> (LDM 2.e.(4))	Overhead and underground utilities, including hydrants	Yes	Yes	Please clearly show on the landscape plans (with darker lines) the

Item	Required	Proposed	Meets Code	Comments
				different utility lines that will be along the road, so conflicts with trees can be avoided.
<b>Proposed grading. 2' contour minimum (LDM 2.e.(1))</b>	Provide proposed contours at 2' interval	Spot elevations and contours for road and detention ponds on Sheet CE-5	Yes	
<b>Snow deposit (LDM.2.q.)</b>	Show snow deposit areas on plan	No	No	As only a road is planned for this project, it is assumed that the snow will be plowed to the side of the road.
<b>LANDSCAPING REQUIREMENTS</b>				
<b>Parking Area Landscape Requirements LDM 1.c. &amp; Calculations (LDM 2.o.)</b>				
<b>General requirements (LDM 1.c)</b>	<ul style="list-style-type: none"> <li>▪ Clear sight distance within parking islands</li> <li>▪ No evergreen trees</li> </ul>	No new parking areas are proposed with this project.	NA	
<b>Name, type and number of ground cover (LDM 1.c.(5))</b>	As proposed on planting islands	NA		
<b>General (Zoning Sec 5.5.3.C.ii)</b>				
<b>Parking lot Islands (a, b. i)</b>	<ul style="list-style-type: none"> <li>▪ A minimum of 200 SF to qualify</li> <li>▪ A minimum of 200sf unpaved area per tree planted in an island</li> <li>▪ 6" curbs</li> <li>▪ Islands minimum width 10' BOC to BOC</li> </ul>	NA		
<b>Curbs and Parking stall reduction (c)</b>	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	NA		
<b>Contiguous space limit (i)</b>	Maximum of 15 contiguous spaces	NA		
<b>Plantings around Fire Hydrant (d)</b>	<ul style="list-style-type: none"> <li>• No plantings with matured height greater than 12' within 10 ft. of fire hydrants</li> <li>• Plant trees at least 5 ft from underground utility lines</li> <li>• Plantings near hydrants or FDCs should be no taller</li> </ul>	No trees near hydrants are proposed.	Yes	

Item	Required	Proposed	Meets Code	Comments
	than 12"			
<b>Landscaped area (g)</b>	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	NA		
<b>Clear Zones (LDM 2.3.(5))</b>	<ul style="list-style-type: none"> <li>25 ft corner clearance required.</li> <li>Refer to Zoning Section 5.5.9</li> <li>Road Commission for Oakland County zone for RCOC jurisdiction roads</li> </ul>	City of Novi clear vision zone is provided at the Twelve Mile Road entry and at the internal intersection.	Yes	
<b>Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district (Zoning Sec 5.5.3.C.iii)</b>				
A = Total square footage of vehicular use areas up to 50,000sf x 7.5%	<ul style="list-style-type: none"> <li><math>A = x \text{ sf} * 7.5\% = A \text{ sf}</math></li> <li><math>50,000 * 7.5\% = 3750 \text{ sf}</math></li> </ul>	NA		
B = Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 1 %	<ul style="list-style-type: none"> <li><math>B = x \text{ sf} * 1\% = B \text{ sf}</math></li> <li><math>(xxx - 50000) * 1\% = xx \text{ sf}</math></li> </ul>	NA		
<b>Category 2: For: I-1 and I-2 (Zoning Sec 5.5.3.C.iii)</b>				
A. = Total square footage of vehicular use area up to 50,000 sf x 5%	$A = x \text{ sf} * 6\% = A \text{ sf}$	NA		
B = Total square footage of additional paved vehicular use areas over 50,000 SF x 0.5%	$B = 0.5\% * 0 \text{ sf} = B \text{ SF}$	NA		
<b>All Categories</b>				
C = A+B Total square footage of landscaped islands	<ul style="list-style-type: none"> <li><math>C = A + B</math></li> <li><math>C = xxx + xxx = xx \text{ SF}</math></li> </ul>	NA		
D = C/200 Number of canopy trees required	<ul style="list-style-type: none"> <li><math>D = C/200 \text{ trees}</math></li> <li><math>xx/200 = xx \text{ Trees}</math></li> </ul>	NA		
<b>Perimeter Green space</b>	<ul style="list-style-type: none"> <li>1 Canopy tree per 35 lf</li> <li><math>xx / 35 = xx \text{ trees}</math></li> </ul>	NA		
<b>Accessway perimeter</b>	<ul style="list-style-type: none"> <li>1 canopy tree per 35 lf on each side of road, less widths of access drives.</li> <li><math>(1943 \text{ lf}) / 35 * 2 = 111</math></li> </ul>	<ul style="list-style-type: none"> <li>112 trees</li> <li>The arrangement of trees is much more spread out along the road</li> </ul>	Yes	1. Trees need to be located within 15 feet of the curb to count as an accessway

Item	Required	Proposed	Meets Code	Comments
	trees	than it was on the pre-app plan		perimeter tree. 2. It appears that this was accomplished. <u>Please maintain the current spacing of trees on the Final Site Plans and add a note to each sheet showing the road plantings stating that all perimeter tree's trunks shall be within 15 feet of the back of curb of the drive.</u> 3. <b>Please see the notes above regarding showing all future development and utility lines along the accessway on the plans.</b>
Parking land banked	NA	No		
<b>Berms, Walls and ROW Planting Requirements</b>				
<b>Berms</b>				
<ul style="list-style-type: none"> <li>▪ All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours</li> <li>▪ Berm should be located on lot line except in conflict with utilities.</li> <li>▪ Berms should be constructed with 6" of topsoil.</li> </ul>				
<b>Residential Adjacent to Non-residential (Sec 5.5.3.A) &amp; (LDM 1.a)</b>				
<b>Berm requirements</b> (Zoning Sec 5.5.A)	<ul style="list-style-type: none"> <li>▪ Landscaped berm 4-6 ft tall for R-4 section of the property</li> <li>▪ 10-15 foot tall landscaped berm for the I-1 section.</li> </ul>	<ul style="list-style-type: none"> <li>▪ None</li> <li>▪ Existing vegetation is being left for a buffer of approximately 250-480 ft except for the north wetland mitigation area which will be within 25 feet of the Berkshire Pointe subdivision and the detention basin which will be approximately 135 feet from the nearest house. A large number of woodland</li> </ul>		1. Landscape waivers are required for any berms not provided. 2. <b>The berms are not being provided due to the large area of open land between the portions of the site to be developed and the residential property.</b> 3. <i>This waiver request is supported by staff, as the existing landscaping to remain, and the large number of trees being planted will provide significant buffering.</i> 4. <i>The applicant is</i>

Item	Required	Proposed	Meets Code	Comments
		replacement trees are being added to help screen these areas from Berkshire Pointe. <ul style="list-style-type: none"> <li>Most of the woodland replacement trees are being planted between the road and Berkshire Pointe to provide buffering for the residents there.</li> </ul>		<i>urged to consider using a mix of large, dense native shrubs with some of the woodland credits per the Reforestation Credit Table in Section 37-8 of the Woodland Protection ordinance to provide a mix of screening at lower levels to provide a more continuous blockage, from ground to canopy.</i>
<b>Planting requirements (LDM 1.a.)</b>	LDM Novi Street Tree List	NA		
<b>Adjacent to Public Rights-of-Way (Sec 5.5.B) and (LDM 1.b)</b>				
<b>Berm requirements (Zoning Sec 5.5.3.A.(5))</b>	An undulating berm a minimum of 4 feet high with a 4-foot wide crest is required along the 12 Mile Road frontage, for the R-4 zoning district.	<ul style="list-style-type: none"> <li>No berm is proposed</li> <li>A decorative 45' wall is proposed just west of the entrance.</li> </ul>	No	<ol style="list-style-type: none"> <li>Please provide the required berm west of the 12 Mile Road entry.</li> <li>See discussion below in the ROW Landscaping Requirements section.</li> </ol>
<b>Cross-Section of Berms (LDM 2.j)</b>				
Slope, height and width	<ul style="list-style-type: none"> <li>Label contour lines</li> <li>Maximum 33%</li> <li>Min. 3 feet flat horizontal area</li> <li>Minimum 3 feet high</li> <li>Constructed of loam with 6' top layer of topsoil.</li> </ul>	No berm is proposed	No	If berms are proposed, please add a cross section showing the berm construction.
Type of Ground Cover		NA		
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	There are no overhead lines along 12 Mile Road or on the site.	Yes	
<b>Walls (LDM 2.k &amp; Zoning Sec 5.5.3.vi)</b>				
<b>Material, height and type of construction footing</b>	Freestanding walls should have brick or stone exterior with masonry or concrete interior	<ul style="list-style-type: none"> <li>A decorative wall (non-retaining) is proposed at the entry</li> <li>Elevations and</li> </ul>	Yes	

Item	Required	Proposed	Meets Code	Comments
		cross section are provided.		
<b>Walls greater than 3 ½ ft. should be designed and sealed by an Engineer</b>		No details provided		
<b>ROW Landscape Screening Requirements (Sec 5.5.3.B. ii)</b>				
<b>Greenbelt width (2)(3) (5)</b>	34 feet	45 ft to edge of detention pond	Yes	
Min. berm crest width	4 feet	None	No	<ol style="list-style-type: none"> <li>1. A landscape waiver is required to not provide the required berm.</li> <li>2. It would be supported for the area east of the entrance in order to preserve the existing wetland, but not the frontage west of the entry.</li> <li>3. The response letter indicates that the berm would provide a safety concern, but this argument really has no merit since foot traffic along 12 Mile Road is minimal and increased visibility of the walk from the site wouldn't provide any additional security since there wouldn't be any people on the site to assist someone on the walk that needed help. The greatest need for visibility would be at the entrance, where the decorative wall would be, screening the walk.</li> </ol>
Minimum berm height (9)	4 feet	None	No	
3' wall	(4)(7)	No		
<b>Canopy deciduous or</b>	▪ 1 tree per 40 lf	▪ 11 trees	▪ Yes	<b>1. A landscape waiver</b>

Item	Required	Proposed	Meets Code	Comments
<p><b>large evergreen trees</b>                      Notes (1) (10)</p>	<ul style="list-style-type: none"> <li>▪ West: 387/40 = 10 trees</li> <li>▪ East: 367/40 = 9 trees</li> </ul>	<ul style="list-style-type: none"> <li>▪ 0 trees</li> </ul>	<ul style="list-style-type: none"> <li>▪ No</li> </ul>	<p>is required to not provide the required plantings east of the entry.</p> <ol style="list-style-type: none"> <li>2. As with the berm, a landscape waiver would be supported to not provide the required trees east of the entry, in the wetland, to preserve the wetland and open area east of the wetland.</li> <li>3. Please add calculations showing the trees that will not be planted along the east frontage, for which the waiver would be requested.</li> <li>4. Please consider removing the invasive trees and shrubs in those areas to improve the habitat there, and in the wetland and wetland mitigation area (autumn olive, buckthorn, honeysuckle, etc).</li> <li>5. No other existing vegetation than the invasive plants noted above can be removed in the area east of the entry if a waiver is granted.</li> <li>6. The 42 feet on the east side of the drive can be added to the waiver since no plantings could be done in that section.</li> </ol>
<p><b>Sub-canopy deciduous trees</b>                      Notes (2)(10)</p>	<ul style="list-style-type: none"> <li>▪ 1 tree per 25 lf</li> <li>▪ West: 387/25 = 15 trees</li> <li>▪ East: 367/25 = 15 trees</li> </ul>	<ul style="list-style-type: none"> <li>▪ 18 trees</li> <li>▪ 0 trees</li> </ul>	<ul style="list-style-type: none"> <li>▪ Yes</li> <li>▪ No</li> </ul>	<ol style="list-style-type: none"> <li>1. See above items 1-3</li> <li>2. Staff will support the waiver to use the evergreens for the required subcanopy trees, but please add</li> </ol>

Item	Required	Proposed	Meets Code	Comments
				<i>at least 3-5 deciduous subcanopy trees west of the formal entry to provide some of the character desired by the ordinance.</i>
<b>Canopy deciduous trees in area between sidewalk and curb</b> <i>(Novi Street Tree List)</i>	<ul style="list-style-type: none"> <li>▪ 1 tree per 35 lf</li> <li>▪ West: 345/35 = 10 trees</li> <li>▪ East: 325/35 = 9 trees</li> </ul>	<ul style="list-style-type: none"> <li>▪ 10 trees</li> <li>▪ 0 trees</li> </ul>	<ul style="list-style-type: none"> <li>▪ Yes</li> <li>▪ No</li> </ul>	See above items 1-3.
<b>Transformers/Utility boxes</b> <i>(LDM 1.e from 1 through 5)</i>	<ul style="list-style-type: none"> <li>▪ A minimum of 2ft. separation between box and the plants</li> <li>▪ Ground cover below 4" is allowed up to pad.</li> <li>▪ No plant materials within 8 ft. from the doors</li> </ul>	No	TBD	<ol style="list-style-type: none"> <li>1. If any transformers are installed, they must be screened with shrubs per the standard detail.</li> <li>2. Please add detail to plans.</li> </ol>
<b>Building Foundation Landscape Requirements (Sec 5.5.3.D)</b>				
<b>Interior site landscaping SF</b>	<ul style="list-style-type: none"> <li>▪ Equals to entire perimeter of the building x 8 with a minimum width of 4 ft.</li> <li>▪ A: x lf x 8ft = x SF</li> </ul>	NA		
<i>Zoning Sec 5.5.3.D.ii. All items from (b) to (e)</i>	If visible from public street a minimum of 60% of the exterior building perimeter should be covered in green space	NA		
<b>Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)</b>				
<b>Planting requirements</b> <i>(Sec. 5.5.3.E.iv)</i>	<ul style="list-style-type: none"> <li>▪ Clusters of large native shrubs shall cover 70-75% of the basin rim area at 10 lf from permanent water level</li> <li>▪ 10" to 14" tall grass along sides of basin</li> <li>▪ Refer to wetland for basin mix</li> <li>▪ Deciduous canopy tree 1/35 of east, south and west sides of pond at 10 feet from permanent water level</li> </ul>	<ul style="list-style-type: none"> <li>▪ Calculations are shown for the detention basin ponds.</li> <li>▪ Trees are shown along the sides of the north and south basins.</li> <li>▪ There are large gaps in the corners of the southern pond without any shading.</li> <li>▪ No trees are within 10 feet of the permanent</li> </ul>		<ol style="list-style-type: none"> <li>1. Please show the permanent water line with a heavy line on the landscape plans.</li> <li>2. Please move the shrubs to 10 feet away from the permanent water level per the ordinance so they aren't drowned in heavy rain events.</li> <li>3. Please add trees per the ordinance to the central basin.</li> <li>4. Please arrange the trees to shade the</li> </ol>

Item	Required	Proposed	Meets Code	Comments
		<p>water level of the central pond.</p> <ul style="list-style-type: none"> <li>▪ A count of shrubs and species are shown on Sheet L204.</li> </ul>		<p><u>ponds better.</u></p> <p>5. <b>Woodland replacement trees can be used to meet the tree requirement - ie extra trees are not required to meet the requirement if you can use woodland replacement trees.</b></p> <p>6. <u>Please use larger trees (greater spread, height, denser canopy) for the trees around the pond to maximize the shade provided for the ponds.</u></p> <p>7. <u>Please give the northern pond a more graceful, natural shape to the greatest extent possible. It seems that there is room for some variation.</u></p> <p>8. <b>Two trees are shown being removed from the north side of the existing parking lot pond. Those should be replaced elsewhere around the pond.</b></p>
<p><b>Phragmites and Japanese Knotweed Control (Sec 5.5.6.C)</b></p>	<ul style="list-style-type: none"> <li>▪ Any and all populations of Phragmites australis and/or Japanese Knotweed on site shall be included on tree survey.</li> <li>▪ Treat populations per MDEQ guidelines and requirements to eradicate the weed from the site.</li> </ul>	<p>None indicated but there are known populations of Phragmites in the area north of the parking lot.</p>	<p>TBD</p>	<p>1. <b>Please survey the site for any populations of Phragmites australis and Japanese Knotweed</b></p> <p>2. <b>If any is found, show it on the existing conditions plan and add plans for its removal to the wetland plan.</b></p> <p>3. <b>If none is found, please add a note stating that on the existing conditions plan.</b></p>

Item	Required	Proposed	Meets Code	Comments
<b>LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS</b>				
<b>Landscape Notes – Utilize City of Novi Standard Notes</b>				
<b>Installation date</b> (LDM 2.i. & Zoning Sec 5.5.5.B)	Provide intended date	Between Mar 15 and Nov 15.	Yes	
<b>Maintenance &amp; Statement of intent</b> (LDM 2.m & Zoning Sec 5.5.6)	<ul style="list-style-type: none"> <li>Include statement of intent to install and guarantee all materials for 2 years.</li> <li>Include a minimum one cultivation in June, July and August for the 2-year warranty period.</li> </ul>	Yes	Yes	
<b>Plant source</b> (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade.	Yes	Yes	
<b>Irrigation plan</b> (LDM 2.s.)	<ul style="list-style-type: none"> <li>A fully automatic irrigation system or a method of providing sufficient water for plant establishment and survival is required on Final Site Plans.</li> <li>If irrigation won't be used, note how trees will get sufficient water for establishment and long-term survival</li> </ul>	No	No	<ol style="list-style-type: none"> <li><u>Please add an irrigation plan or information as to how plants will be watered sufficiently for establishment and long- term survival.</u></li> <li><u>If xeriscaping is used, please provide information about plantings included and how sufficient water for their establishment and long-term survival will be supplied.</u></li> </ol>
<b>Other information</b> (LDM 2.u)	Required by Planning Commission	NA		<u>Please revise Installation Spec #3 to end "...inspection time period is from April 15 to November 15, weather allowing."</u>
<b>Establishment period</b> (Zoning Sec 5.5.6.B)	<b>2 yr. Guarantee</b>	Yes	Yes	
<b>Approval of substitutions.</b> (Zoning Sec 5.5.5.E)	City must approve any substitutions in writing prior to installation.	Yes	Yes	
<b>Plant List (LDM 4) – Include all cost estimates</b>				
Quantities and sizes	Refer to LDM suggested plant list	Yes	Yes	
Root type		Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
Botanical and common names		<ul style="list-style-type: none"> <li>▪ 12 of 15 species used (80%) of species used (not including woodland replacement trees) are native to Michigan</li> <li>▪ Tree diversity meets the requirements of LDM4</li> </ul>	<ul style="list-style-type: none"> <li>▪ Yes</li> <li>▪ Yes</li> </ul>	<p>1. As noted above, staff will support the use of Eastern redcedar for the subcanopy tree requirement but please add 3-5 deciduous subcanopy trees in the area west of the formal entry area to somewhat meet the intent of the ordinance.</p> <p>2. Please consider using native species such as hazelnut, chokeberry or nannyberry in place of the arrowwoods around the basins as the latter are heavily preyed on by the <u>Viburnum leaf beetle</u>.</p>
Type and amount of lawn		Seeded areas are indicated with hatching	Yes	<u>Please add areas of each in cost table.</u>
Cost estimate (LDM 2.t)	For all new plantings, mulch and sod as listed on the plan	No		<u>Please add to final site plan.</u>
<b>Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details</b>				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	
Evergreen Tree		Yes	Yes	
Shrub		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys. (Wood stakes, fabric guys)		Yes	Yes	
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	Yes	Yes	
<b>Other Plant Material Requirements (LDM 3)</b>				
General Conditions (LDM 3.a)	Plant materials shall not be planted within 4 ft. of property line	Yes	Yes	
Plant Materials &	Clearly show trees to be	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
<b>Existing Plant Material</b> (LDM 3.b)	removed and trees to be saved.			
<b>Landscape tree credit</b> (LDM3.b.(d))	<ul style="list-style-type: none"> <li>▪ Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA.</li> <li>▪ Refer to Landscape tree Credit Chart in LDM</li> </ul>	No		
<b>Plant Sizes for ROW, Woodland replacement and others</b> (LDM 11)	<ul style="list-style-type: none"> <li>▪ Size determined by use detailed in LDM Table 11.b.(2)a.i</li> <li>▪ Indicate on plant list</li> </ul>		Yes	
<b>Plant size credit</b> (LDM3.c.(2))	NA	No		
<b>Prohibited Plants</b> (LDM 3.d)	No plants on City Invasive Species List	None proposed	Yes	
<b>Recommended trees for planting under overhead utilities</b> (LDM 3.e)	Label the distance from the overhead utilities	There are no existing or proposed overhead lines on the site.		
<b>Collected or Transplanted trees</b> (LDM 3.f)		No		
<b>Nonliving Durable Material: Mulch</b> (LDM 4)	<ul style="list-style-type: none"> <li>▪ Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth</li> <li>▪ Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate.</li> <li>▪ Refer to section for additional information</li> </ul>	Yes	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.

## WOODLAND REVIEW

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**Corporate Headquarters**  
295 South Water Street, Suite 300  
Kent, OH 44240  
800-828-8312

**Local Office**  
3381 Lapeer Rd. West  
Auburn Hills, MI 48326

**To:** Lindsay Bell, City of Novi Senior Planner  
Community Development Department, City of Novi

**From:** Kerry Gray, Principal Consultant  
Davey Resource Group

**CC:** Barbara McBeth, City Planner  
Christian Carroll, City of Novi Planner  
Rick Meader, City of Novi Landscape Architect  
Madeleine Daniels, City of Novi Planner  
Ben Peacock, City of Novi Assistant Planner  
Douglas Repen, Mannik and Smith Group

**Date:** November 15, 2021

**RE:** Catholic Central High School Connector Road  
Woodland Review #3 - Preliminary Site Plan Review – JSP21-17

---

Davey Resource Group, Inc. (DRG) has conducted a review of the revised Preliminary Site Plan for the proposed connector road for Catholic Central High School located at 27225 Wixom Road (Parcel Nos. 22-18-200-026 and 22-18-200-027). The plan set prepared by Zeimet Wozniak and Associates, Inc. (dated: 10/25/2021), proposes construction of a connector road from 12 Mile Road to facilitate future plans to expand the school’s campus. DRG reviewed the revised Preliminary Site Plan set for conformance with the City of Novi’s Woodland Protection Ordinance, Chapter 37. The project site contains regulated woodlands.

**Recommendation:** DRG **recommends approval** of the Catholic Central Connector Road Preliminary Site Plan contingent upon addressing the Woodland Review comments in this memo.

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) & Financial Guarantee (Chapter 26.5-5)	YES
Tree Protection (Fence) (Chapter 37, Section 37-9) & Financial Guarantee (Chapter 26.5-5)	YES
Woodland Conservation Easement (Chapter 37-30 (e))	YES

## Woodland Impacts & Required Replacements

The woodlands on-site are considered high-quality with a mix of native upland and lowland tree species including, red oak, swamp white oak, bur oak, sugar maple, red maple, silver maple, green ash, cottonwood, and American elm. There are 747 regulated woodland trees on site. The proposed construction of the connector road will remove the following regulated trees:

Regulated Woodland Tree Removals (Good/Fair/Poor Condition)	170
Regulated Woodland Tree Removals (Dead/Very Poor Condition) <i>Do not require woodland tree replacements</i>	17

The following woodland tree replacements requirements are shown on Sheet L104:

Tree Size (DBH)	Number of Trees	Ratio Replacement/ Removed Tree	Total Replacements Required	Credits
8-11"	75	1	75	-
12-20"	59	2	118	-
21-29"	7	3	21	-
30+"	5	4	20	-
Multi-Stem	24	Add Stems/8	86	-
Transplanted non- Regulated Trees (Preserved)	-	-	-	-
<b>Total</b>			320	-
<b>Total Replacements (Required Replacements less Credits)</b>			<b>320 Trees</b>	

The applicant proposes (sheet L204) to meet the 320 Woodland Replacement Credit requirements by planting 320 canopy trees (320 Woodland Replacement Credits) on site as follows:

- o 75 red maple (*Acer rubrum*) – 2.5" caliper B&B
- o 54 tuliptree (*Liriodendron tulipifera*) – 2.5" caliper B&B
- o 56 swamp white oak (*Quercus bicolor*) – 2.5" caliper B&B
- o 10 bur oak (*Quercus macrocarpa*) – 2.5" caliper B&B
- o 75 red oak (*Quercus rubra*) – 2.5" caliper B&B
- o 50 American basswood (*Tilia americana*) – 2.5" caliper B&B

## Woodland Review Comments.

1. **Woodland Replacements.** In this plan set revision, the applicant is proposing to plant all 320 woodland replacement credits on site. The spacing of the woodland replacements canopy trees is approximately 9-feet apart which is too close to allow for proper growth and development. **Please revise woodland replacements to increase spacing between woodland replacement canopy trees to a minimum of 15-feet.** Alternatively:
  - o The applicant could replace some of the canopy tree species, with approved understory species, such as American hornbeam (*Carpinus betulus*), American hophornbeam (*Ostrya virginiana*), Redbud (*Cercis canadensis*), and Serviceberry spp. (*Amelanchier arborea* or *A. laevis*) at a minimum spacing of 10-feet.

- o Address the spacing issues and reduce the number of woodland replacement credits planted on site and provide woodland replacement credits through payment into the City of Novi Tree Fund at a rate of \$400/tree.
2. **Critical Root Zone.** The critical root zone of preserved regulated trees continues to be missing for trees adjacent to the limits of disturbance. Sheet 104 shows the critical root zone for trees along the property line by the wetland mitigation area, however, the critical root zone for other protected trees on the site is missing.

**Revise plans to:**

- a) Accurately depict the location of the critical root zone per Section 37-9(1). See Woodland Review Memo #2.
  - b) If tree protection fence must be located within the critical root zone of preserved regulated woodland trees, provide the woodland replacement credits required per the woodland replacement requirements outlined in Chapter 37 and calculate the amount to be paid into the City of Novi Tree Fund
  - c) Provide the species, size, and accurate critical root zone for the tree on Sheet 203A that is shown as being preserved within an area where woodland replacements are proposed. The tree is not identified in any of the plan set sheets.
3. **Financial Guarantees.**

- a. **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 issuance of the City of Novi Woodland Use Permit.
- b. **Woodland Replacement Financial Guarantee of \$128,000.00 (320 woodland replacement trees x \$400 per woodland replacement credit)** is required as part of the Woodland Use Permit fees to ensure planting of the on-site Woodland Replacement tree credits. This amount may change dependent on how comment #2 is addressed.

Based on inspection of the installed on-site Woodland Replacement trees, the Woodland Replacement Financial Guarantee shall be returned to the Applicant. The Applicant is responsible for requesting this inspection. Following acceptance of the planted woodland replacement trees, a 2-year performance bond must be paid to ensure the continued health and survival of the replacement trees (comment 3d)

- c. The applicant will be required to pay into the City of Novi Tree fund at a rate of \$400/credit for any Woodland Replacement tree credits that cannot be planted on site.
- d. **The applicant shall guarantee trees for two (2) growing seasons after installation and the City's acceptance,** per The City's Performance Guarantees Ordinance. A two-year maintenance bond in the amount of twenty-five (25) percent of the value of the trees, but in no case less than one thousand dollars (\$1,000.00), shall be required to ensure the continued health of the trees following acceptance (Chapter 26.5, Section 26.5-37).

Based on a successful inspection 2-years after installation of the on-site Woodland Replacement trees, the Woodland Replacement Performance Guarantee shall be returned to the Applicant. The Applicant is responsible for requesting this inspection.

4. The Applicant shall provide preservation/conservation easements as directed by the City of Novi Community Development Department for any areas of woodland replacement trees. The applicant shall demonstrate that all proposed woodland replacement trees and existing regulated woodland trees to remain will be guaranteed to be preserved as planted 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.

WETLAND REVIEW

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November 14, 2021

Lindsay Bell  
City Planner  
Department of Community Development  
City of Novi  
45175 W. Ten Mile Road  
Novi, Michigan 48375

RE: Catholic Central High School Connector Road; JSP21-17  
Wetland Review of Preliminary Site Plan, 2<sup>nd</sup> Revision  
MSG Project No. N1030058

Dear Ms. Bell:

The Mannik & Smith Group, Inc. (MSG) reviewed the second revision of the *Preliminary Site Plan and Stormwater Management Plan for Catholic Central High School Connector Road & Utility Plan* prepared by Zeimet Wozniak & Associates dated October 25, 2021, stamped Received by the City of Novi on November 1, 2021 (the rrPSP). The project site is located at 27225 Wixom Road, west of Wixom Road and south of Twelve Mile Road, Parcels 50-22-18-200-026 and 50-22-18-200-027, in Section 18 (Site). The rrPSP depicts construction of a paved connector road from Twelve Mile Road to the north to Catholic Central School Drive to the south and improvements to Twelve Mile Road. The rrPSP also depicts construction of three detention ponds and a wetland mitigation area. Sheet CE-12 of the rrPSP identifies anticipated areas of permanent wetland impact, permanent natural resources setback (buffer) impact, and temporary buffer impact.

#### Published Data

MSG reviewed the City of Novi Wetlands Maps and the Michigan Department of Environment, Great Lakes, and Energy (EGLE) Wetlands Map Viewer for the Site. The Site contains City-regulated wetlands, wetlands as identified on National Wetland Inventory (NWI) and Michigan Resource Inventory System (MIRIS) maps, and hydric (wetland) soil (Figures 1 and 2, respectively). NWI and MIRIS wetlands are identified through interpretation of topographic data and aerial photographs by the associated governmental bodies. Hydric soil is mapped by the U.S. Department of Agriculture, Natural Resource Conservation Service.

MSG approximated the relative location of the proposed connector road on the City and EGLE maps, and compared the City wetland map to Sheet CE-12. It appears the areas shown as Wetlands A and E in the rrPSP approximately correspond to City-regulated wetland areas. Sheet CE-12 portrays impact to City-regulated Wetland E, the buffer of Wetland A, and impacts to wetlands and buffers that are not identified on the City of Novi Wetlands Maps. Sheet CE-12 also specifies 0.84 acre of wetland mitigation area is anticipated to be required.

#### MSG Wetland Boundary Verification

The rrPSP depicts the locations of approximately fifteen wetlands on the Site. The subject connector road project is depicted as affecting four of the wetlands, identified as Wetlands A, C, E, and O. MSG visited the Site on August 4, 2021 to evaluate the accuracy of the depiction of wetland impacts at the Site in a previous version of the Preliminary Site Plan (PSP). The conditions at Wetland C generally consisted of emergent vegetation/low grasses, and Wetland O and the affected portions of Wetland E consisted of forested wetland. Wetland delineation markers (numbered



**TECHNICAL SKILL.**  
**CREATIVE SPIRIT.**

N1030058.Wetland Review.rrPSP.docx

pink ribbon or flags) were observed that appeared to correspond to the perimeters of the wetlands as depicted on the PSP. Public aerial images suggest the affected portion of the Wetland A is historically a section of an unpaved road adjoining an emergent wetland. Selected inspection photographs are found at the end of this letter.

### Proposed Impacts

The areas of wetland and buffer impact are summarized below, based on notes in the rrPSP.

I	II	III	IV	V	VI	VII	VIII	IX
Wetland ID	Wetland Area (Acre)	Temporary Wetland Buffer Impact Area (Acre)	Permanent Wetland Buffer Impact Area (Acre)	Permanent Wetland Impact Area (Acre)*	City Regulated Wetland	EGL E Regulated Wetland	Wetland Type	Mitigation Ratio Per EGLE Guidance (Relative to Column V)
A	2.24	None	0.02	None	Yes	No	Emergent	Not required
C	0.63	0.14	None	0.08	No	No	Emergent	Not required
E	5.53	0.96	0.40	0.26	Yes	Yes	Forested	2 to 1
O	0.12	None	0.10	0.10	No	No	Forested	Not required
<b>Totals</b>		<b>1.10</b>	<b>0.52</b>	<b>0.44</b>				

\* No temporary wetland impact was identified in the rrPSP.

The rrPSP proposes to impact a total of 1.62 acre of wetland buffer (column III + column IV) and 0.44 acre of wetland (column V).

- When an activity results in the impairment or destruction of wetland areas (column V) of 0.25-acre or greater that are determined to be:
  - essential wetland area (column VI, Wetland E),
  - two acres in size or greater (column II, Wetland E), or
  - contiguous to a lake, pond, river or stream (not applicable to Site),
 mitigation is required per Section 12-176 of the Novi Code of Ordinances.
- EGLE typically regulates wetlands:
  - located within 500 feet of an inland lake, pond, stream, or river (not applicable to Site), and
  - isolated wetlands of an area of 5 acres or more (column II, Wetland E)
 per Administrative Rules for Part 303.

### Comments

The comments below were initially provided on August 17, 2021 in response to the PSP, with updated statements provided in bold.

1. EGLE typically regulates wetlands isolated wetlands greater than 5 acres in size. Wetland E, as depicted in the PSP, is larger than 5 acres. Any development that affects the Wetland E area will require an EGLE permit and wetland mitigation will be required. The City requires compensatory mitigation for total impacts of 0.25 acre and greater to regulated wetlands, which also applies to Wetland E. Given that a City wetland permit cannot be issued for EGLE-regulated wetlands until EGLE has issued a wetland use permit, the applicant is advised both City and EGLE requirements would apply to a mitigation plan, if applicable.

This comment still applies.

2. The permanently impacted portion of Wetland E consists of forested wetland. Accordingly, mitigation will be required at a ratio of 2:1 relative to the area of permanent wetland impact (permanent buffer impact is generally not included in mitigation area calculations). **Pursuant to the City Ordinance, "Mitigation shall be provided onsite**

where practical and beneficial to the wetland resources. If onsite mitigation is not practical and beneficial, mitigation in the immediate vicinity, within the same watershed, may be considered. Mitigation at other locations within the city will only be considered when the above options are impractical.”

Sheet CE-12 depicts construction of an on-Site 0.925-acre wetland mitigation area adjacent to Wetland E. Since the primary objective of the mitigation wetland is to replace forested wetland lost from Wetland E, the constructed wetland should be designed to result in forested wetland habitat.

MSG notes the planting plan on Drawing L-02 (of the PSP) specifies a minimum of 10 individuals of a minimum of four species of tree are to be planted, with a total quantity of 72. Further, the performance standards on Drawing L-03 require a minimum of 300 trees per acre of at least three species at the end of the monitoring period. These and other specifications should be adjusted as necessary to meet the requirements of the EGLE permit after it is obtained.

These comments still apply. MSG notes the on-Site wetland mitigation area has been adjusted from 0.925-acre to 0.84-acre. Also, the planting plan (Drawing WML-2 of the rrPSP) identifies a total quantity of 350 trees in the forested mitigation area.

3. MSG notes the applicant has opted to include compensatory mitigation for affected portions of Wetlands C and O. Since the statutory mitigation standards reflect the minimum requirements, MSG has no objection to voluntary additional mitigation.

This comment still applies.

4. **For the applicant’s information, MSG observed the following** items in the wetland mitigation plan:
  - *Acer saccharinum*, *Carya laciniosa*, *Quercus palustris*, and *Salix nigra* are **not included in the City of Novi’s** Woodland Tree Replacement Chart (Novi Code of Ordinances, Chapter 37). These species are acceptable for wetland mitigation, although the applicant will not receive tree replacement credits from use of these trees.
  - The specifications state six habitat structures are to be placed in the mitigation area, although only four are represented in the drawing.

These comments still apply. MSG notes five habitat structures are represented on Drawing WLM-1 of the rrPSP.

5. MSG observed Wetland C to be almost entirely vegetated by reed canary grass (*Phalaris arundinacea*). MSG recommends invasive species and/or monotypic areas such as this be controlled and replaced with a variety of native species wherever possible to maintain the beneficial use of the wetlands by diverse wildlife.

This comment still applies.

#### Permits and Regulatory Status

The project as proposed requires an EGLE *Wetlands Protection* permit, a City of Novi *Wetland Use Permit*, and a City of Novi *Authorization to Encroach into the 25-Foot Natural Features Setback* for the proposed impacts. A detailed wetland mitigation plan will also be required.

Item	Required/Not Required/Not Applicable
Wetland Permit (specify Non-Minor or Minor)	Required, Non-Minor Use
Wetland Buffer Authorization	Required
Wetland Mitigation	Required (already depicted on rrPSP)
EGLE Wetland Permit	Required
Wetland Conservation Easement	Required

Based on available information, *MSG recommends approval of the second revision of the Preliminary Site Plan for wetlands.* Please contact the undersigned if you have any questions regarding the matters addressed in this letter.

Sincerely,

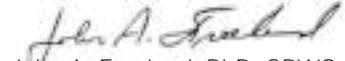
**The Mannik & Smith Group, Inc.**



Douglas Repen, CDT

*Environmental Scientist & Project Manager*

*Certified Storm Water Management Operator C-20319*



John A. Freeland, PhD, SPWS

*Senior Scientist*

CC: Sarah Marchioni, City of Novi Project Coordinator  
Barb McBeth, City of Novi Planner  
Christian Carroll, City of Novi Planner  
Madeleine Daniels, City of Novi Planner  
Ben Peacock, City of Novi Planning Assistant  
Rick Meader, City of Novi Landscape Architect

FIGURES



Figure 1

City of Novi Regulated Wetland & Woodland Map. Approximate Site parcel boundaries are shown in red. Approximate location of proposed connector road is depicted in pink. Regulated Wetland areas are shown in blue and Regulated Woodland areas are shown in green.



Figure 2 | EGLE Wetlands Viewer Map. Approximate Site boundary is shown in red. Approximate location of proposed connector road is depicted in pink.



SITE PHOTOGRAPHS





Photo 1: View of Wetland C, facing northwest (August 4, 2021).



Photo 2: Typical view of Wetland E (August 4, 2021).



Photo 3: View of Wetland O, facing northeast (August 4, 2021).



Photo 4: Typical view of water marks on trees in Wetland O (August 4, 2021).

## TRAFFIC REVIEW

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Memo



AECOM  
27777 Franklin Road  
Southfield  
MI, 48034  
USA  
aecom.com

**Project name:**  
JSP21-17 – Catholic Central Connector Road  
Preliminary Site Plan Traffic Review

**To:**  
Barbara McBeth, AICP  
City of Novi  
45175 10 Mile Road  
Novi, Michigan 48375

**From:**  
AECOM

**Date:**  
August 13, 2021

**CC:**  
Lindsay Bell, Madeleine Daniels, Kate Purpura,  
Victor Boron, Christian Carroll, Humna Anjum

# Memo

**Subject:** JSP21-17 – Catholic Central Connector Road Preliminary Site Plan Traffic Review

The preliminary site plan was reviewed to the level of detail provided and AECOM recommends **approval** for the applicant to move forward as long as the comments provided below are adequately addressed to the satisfaction of the City.

## GENERAL COMMENTS

1. The applicant, Catholic Central High School, is proposing a new connector road between 12 Mile Road and Catholic Central School Drive.
2. The development is located on the south side of 12 Mile Road and the west side of Wixom Road. 12 Mile Road is under the jurisdiction of the City of Novi and Catholic Central School Drive is a private road.
3. The site is currently zoned R-4 (One-Family Residential), R-1 (One-Family Residential), and I-1 (Light Industrial).
4. There are no traffic-related deviations required at this time.

## TRAFFIC IMPACTS

1. AECOM could not perform an initial trip generation based on the ITE Trip Generation Manual, 10<sup>th</sup> Edition, as the project is a road only.
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 is 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 <a href="#">Figure IX.3</a>	25' and 25' at 12 Mile, 20' and 20' at loop, 20' and 20' at staging area	Met	
2	Driveway Width   O <a href="#">Figure IX.3</a>	36' at 12 Mile, 24' at loop	Met	Both in range, neither standard.
3	Driveway Taper   O <a href="#">Figure IX.11</a>			
3a	Taper length	N/A	-	None proposed
3b	Tangent	N/A	-	None proposed
4	Emergency Access   O <a href="#">11-194.a.19</a>	2 access points	Met	
5	Driveway sight distance   O <a href="#">Figure VIII-E</a>	360'	Met	
6	Driveway spacing			
6a	Same-side   O <a href="#">11.216.d.1.d</a>	N/A	-	Local road
6b	Opposite side   O <a href="#">11.216.d.1.e</a>	N/A	-	Local road
7	External coordination (Road agency)	N/A	-	
8	External Sidewalk   <a href="#">Master Plan &amp; EDM</a>	N/A	-	No changes proposed
9	Sidewalk Ramps   <a href="#">EDM 7.4</a> & <a href="#">R-28-J</a>	Indicated	Met	
10	Any Other Comments:			

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
11	Loading zone   <a href="#">ZO 5.4</a>	N/A	-	
12	Trash receptacle   <a href="#">ZO 5.4.4</a>	N/A	-	
13	Emergency Vehicle Access	N/A	-	
14	Maneuvering Lane   <a href="#">ZO 5.3.2</a>	N/A	-	
15	End islands   <a href="#">ZO 5.3.12</a>			
15a	Adjacent to a travel way	N/A	-	
15b	Internal to parking bays	N/A	-	
16	Parking spaces   <a href="#">ZO 5.2.12</a>	N/A	-	
17	Adjacent parking spaces   <a href="#">ZO 5.5.3.C.ii.i</a>	N/A	-	
18	Parking space length   <a href="#">ZO 5.3.2</a>	N/A	-	
19	Parking space Width   <a href="#">ZO 5.3.2</a>	N/A	-	
20	Parking space front curb height   <a href="#">ZO 5.3.2</a>	N/A	-	

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
21	Accessible parking – number   <a href="#">ADA</a>	N/A	-	
22	Accessible parking – size   <a href="#">ADA</a>	N/A	-	
23	Number of Van-accessible space   <a href="#">ADA</a>	N/A	-	
24	Bicycle parking			
24a	Requirement   <a href="#">ZO 5.16.1</a>	N/A	-	
24b	Location   <a href="#">ZO 5.16.1</a>	N/A	-	
24c	Clear path from Street   <a href="#">ZO 5.16.1</a>	N/A	-	
24d	Height of rack   <a href="#">ZO 5.16.5.B</a>	N/A	-	
24e	Other (Covered / Layout)   <a href="#">ZO 5.16.1</a>	N/A	-	
25	Sidewalk – min 5' wide   <a href="#">Master Plan</a>	N/A	-	
26	Sidewalk ramps   <a href="#">EDM 7.4</a> & <a href="#">R-28-J</a>	N/A	-	
27	Sidewalk – distance back of curb   <a href="#">EDM 7.4</a>	N/A	-	
28	Cul-De-Sac   O <a href="#">Figure VIII-F</a>	N/A	-	
29	EyeBrow   O <a href="#">Figure VIII-G</a>	N/A	-	
30	Minor/Major Drives   <a href="#">ZO 5.10</a>	N/A	-	-
31	Any Other Comments:			

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
32	Signing: Sizes   <a href="#">MMUTCD</a>	Included	Met	
33	Signing table: quantities and sizes	Included	<b>Partially met</b>	20 R7-1 signs indicated on plans, table lists 18. Correct quantity or plans for next submittal.
34	Signs 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post   <a href="#">MMUTCD</a>	Not included	<b>Not Met</b>	2" square steel post currently indicated.
35	Signs greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post   <a href="#">MMUTCD</a>	Included	Met	
36	Sign bottom height of 7' from final grade   <a href="#">MMUTCD</a>	Not included	<b>Not Met</b>	Details show 6' (72")
37	Signing shall be placed 2' from the face of the curb or edge of the nearest sidewalk to the near edge of the sign   <a href="#">MMUTCD</a>	Included	Met	Noted to be 3' from back of curb.
38	FHWA Standard Alphabet series used for all sign language   <a href="#">MMUTCD</a>	Not included	<b>Not Met</b>	
39	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity   <a href="#">MMUTCD</a>	Not included	<b>Not Met</b>	
40	Parking space striping notes	N/A	N/A	Could remove the pavement marking details from sheet CE-20 since there are none proposed.

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
41	The international symbol for accessibility pavement markings   ADA	N/A	N/A	
42	Crosswalk pavement marking detail	N/A	N/A	
43	Any Other Comments:			

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**



Patricia Thompson, EIT  
Traffic Engineer



Paula K. Johnson, PE  
Senior Transportation Engineer



Saumil Shah, PMP  
Project Manager

## FIRE REVIEW

---



August 16, 2021

TO: Barbara McBeth - City Planner  
Lindsay Bell - Plan Review Center  
Christian Carroll - Plan Review Center  
Madeleine Daniels - Planning Assistant

RE: Catholic Central Connector Road  
**PSP# 21-0070**  
PSP# 21-0038

**CITY COUNCIL**

**Mayor**  
Bob Gatt

**Mayor Pro Tem**  
Dave Staudt

Andrew Mutch

Laura Marie Casey

Hugh Crawford

Justin Fischer

Julie Maday

**City Manager**  
Peter E. Auger

**Director of Public Safety  
Chief of Police**  
David E. Molloy

**Fire Chief**  
Jeffery R. Johnson

**Assistant Chief of Police**  
Erick W. Zinser

**Assistant Chief of Police**  
Scott R. Baetens

**Assistant Fire Chief**  
John B. Martin

**Project Description:**

Add a connector road from Wixom Rd to the main entrance road/parking lot.

**Comments:**

- An unobstructed outside turning radius of 50 feet minimum and an inside turning radius of 30 feet maximum are to be provided at intersections of private or public roadways and cul-de-sacs. **(International Fire Code 503.2.4)**
- Fire apparatus access drives to and from buildings through parking lots shall have a minimum fifty (50) feet outside turning radius and designed to support a minimum of thirty-five (35) tons. **(D.C.S. Sec 11-239(b)(5))**
- Hydrants shall be spaced approximately three hundred (300) feet apart online in commercial, industrial, and multiple-residential areas. In cases where the buildings within developments are fully fire suppressed, hydrants shall be no more than five hundred (500) feet apart. The spacing of hydrants around commercial and/or industrial developments shall be considered as individual cases where special circumstances exist upon consultation with the fire chief. **(D.C.S. Sec. 11-68 (f)(1)c)**
- If a gate will be installed for security, MUST provide a Knox Lock on the gate for fire department use.
- The code official shall require and designate public or private fire lanes as deemed necessary for the efficient and effective use of fire apparatus. Fire lanes shall have a minimum width of twenty (20) feet and minimum height of fourteen (14) feet. **(D.C.S. Sec. 15-99(a)).**
- Posting of Fire Lane. **(D.S.C. Sec. 15-99(e)).**

**Recommendation:**

**APPROVED WITH CONDITIONS**

Sincerely,

Kevin S. Pierce-Fire Marshal  
City of Novi – Fire Dept.

cc: file

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

cityofnovi.org

APPLICANT RESPONSE LETTER

---

December 2, 2021

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

Re: Catholic Central High School  
Connector Road and Utility Plan: 2<sup>nd</sup> Revised Preliminary Site Plan  
Planning Review  
JSP21-17

Dear Ms. Bell:

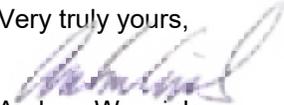
Thank you for your recommendation for approval and your review letter dated November 17, 2021. We offer the following response:

1. Roads and Utilities Requirements
  - a) The location of the planned Track and Field stadium is conceptual and subject to change. It is noted that a variance will be required if it is to remain within the setback.
  - b) Noted.
  - c) Noted.
  - d) Noted.
  - e) Noted.
  - f) Noted.
2. Wetland Mitigation proposed  
Noted.
3. Lighting Plan  
It is noted that minor comments will be addressed in the Final Site Plan submittal.
4. Sidewalk  
It is noted that a sidewalk is not required along the road.

Please see landscape review response letter for a list of waivers requested.

Please contact us if you have any questions or comments.

Very truly yours,

  
Andrew Wozniak

December 2, 2021

Ms. Humna Anjum, Project Engineer  
City of Novi Engineering Dept.  
45175 Ten Mile Road  
Novi, MI 48375

Re: Engineering Plan Review for  
Catholic Central High School Connector Road  
Revised Preliminary Site Plan  
JSP 21-0017

Dear Ms. Anjum:

Thank you for your recommendation for approval of the Preliminary Site Plan. Please note that paving a portion of 12 Mile Road is included with this project as well as the items listed in your recommendation. We understand that all comments can be addressed at Final Site Plan submittal. We offer the following response to your review letter dated February November 17, 2021:

#### **General**

1. Two ties will be provided.
2. A note clarifying the limits of work will be added to the plans. This project is for the connector road only.
3. Detail sheets will be provided with the Stamping Sets.
4. Site grading will be adjusted where needed to be limited to 25%.
5. A 35' right-of-way will be dedicated to the City of Novi for 12 Mile Rd.
6. Proposed and existing features will be clarified as need at Final Site Plan.
7. A right-of-way permit will be obtained from the City of Novi and the City of Wixom.
8. A traffic control plan will be provided for work within the 12 Mile Rd. right-of-way.
9. A sand backfill note will be provided.
10. A construction quantities table will be provided.
11. A utility crossing table will be provided.
12. Noted.
13. All utilities will be shown on the landscape plans.
14. Light poles will be shown.
15. The irrigation system will meet all required standards.

#### **Water Main**

16. There is no need for a tapping sleeve valve and well. The connection at the north end is an existing stub located at the terminus of the water main installed with Berkshire Condominium and the existing hydrant will be relocated at the south connection. There are gate valves located at both locations to isolate the connection points.
17. A flow test will be completed.
18. The water main will be profiled as required.
19. An irrigation plan will be provided.
20. Noted.

### **Sanitary Sewer**

21. A note will be added clarifying that no sanitary sewer is proposed at this time.
22. - 29. These comments do not apply as there is no sanitary sewer proposed at this time.

### **Storm Sewer**

30. Minimum cover will be provided where possible. This item will be addressed during the design for Final Site Plan.
31. A 0.1-foot drop will be provided where required.
32. A 2-foot deep plunge pool will be provided in manholes where the difference in elevation exceeds two feet.
33. Profiles will be provided for pipe 12-inch and larger.
34. The 10 year HGL will be labeled on the storm sewer profiles.
35. Inlets will be labeled.
36. Intersecting pipes will be shown on the storm sewer profiles.
37. A schedule will be provided.

### **Storm Water Management Plan**

38. The SWMP will be designed in accordance with the Storm Water Ordinance and Chapter 5 of the Engineering Design Manual.
39. Post Development run-off calculations will be provided.
40. Access easements will be provided.
41. Pre-treatment information will be provided.
42. Design calculations will be provided.
43. Soil borings have been completed. A soils report will be provided.
44. A safety shelf will be provided.
45. A vegetated buffer will be provided.

### **Paving and Grading**

46. A construction materials table will be provided.
47. A minimum of 6 spot elevations will be provided.
48. A detailed drawing of the sidewalk at the existing boardwalk will be provided.
49. Spot elevations will be provided at the intersection of the proposed pathway and existing pathway.
50. Detectible warning specifications will be provided.
51. This comment does not appear to apply to this project.
52. Existing and proposed contours will be provided.
53. 3-foot separation between the sidewalk and fixed objects will be provided where possible.
54. Site grading will be adjusted not to exceed 25% where possible.
55. The grade of the drive approach will not exceed 2% within the first 25 feet of the intersection.
56. The sidewalk within the right-of-way will continue through the drive approach.
57. The cross section for 12 Mile Rd. will match City of Novi paving standards.
58. Storm sewer and catch basins will be added within 12 Mile Rd. where possible.
59. Retaining wall details and height will be provided.
60. Soil borings have been completed. A soils report will be provided.

### **Storm Water Management Plan**

61. An SESC permit will be obtained.

**Off-Site Easements**

62. It is not anticipated that any off-site easements will be required. There is no sanitary sewer proposed at this time.

Items 62 – 88 will be addressed when appropriate.

Please contact us if you have any additional questions or comments.

Very truly yours,



Andrew Wozniak

December 2, 2021

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

Re: Catholic Central High School  
Connector Road and Utility Plan: Revised Preliminary Site Plan  
Revised Preliminary Site Plan Landscape Review  
JSP21-17

Dear Mr. Meader:

Thank you for your review dated November 16, 2021 and your recommendation for approval of the Preliminary Site Plan. We offer the following response:

**Landscape Waivers Requested:**

- Lack of berms along the Berkshire Pointe property lines.
- Lack of berm and required greenbelt landscaping along Twelve Mile Rd. east of the entry.
- ***Lack of berm along Twelve Mile Rd. west of the entry (see explanation below).***
- ***Locate trees more than 15' away from the pavement if there is a conflict with proposed utility easements.***

**Ordinance Considerations**

Existing Trees

1. Noted.
2. ***Protective tree fence as described in the Landscape Chart will be revised on the Final Site Plan.***

Adjacent to Residential – Buffer

1. It is noted that the project is adjacent to residentially zoned property which requires a berm of 4.5-6 feet but no berms are proposed because the development is over 150 feet away.
2. Thank you for support this waiver to eliminate the required berm. Additional trees are proposed along the property line for increased screening.
3. We would be interested in utilizing the Reforestation Credit Table but the quantity of material required for tree replacement credits and the area required for proper spacing makes it very difficult. Given these circumstances, we are proposing canopy tree replacements.

Adjacent to Public Rights-of-Way – Buffer/Wall, Buffer and Street Trees

1. Noted.
2. Noted.
3. Thank you for your support of a landscape waiver for the lack of a greenbelt berm and landscaping east of the entry in order to preserve the existing wetland.
4. ***It should be noted that the proposed North Detention Basin is higher than 12 Mile Road which creates a berm effect. The height ranges from 5 feet on the west end of the basin to 2 feet on the east end where the landscape wall is proposed (see attached sketch). We are requesting a landscape waiver for the lack of a berm west of the entry for the following reasons:***
  - ***There will be no structure located within 150 feet of 12 Mile Road.***
  - ***The detention pond is designed to optimize space. A berm will severely impact the detention pond area which will result in significant impact to the Master Plan.***
  - ***The proposed entry wall, pond and landscaping will provide a substantial visual buffer.***
  - ***A berm will create a barrier between the campus and the 12 Mile Rd. sidewalk which raises safety concerns for students walking along 12 Mile Rd.***

- *This is a school and not a commercial enterprise.*
- *This appears to be unfair as we are not aware of any other school located within the City of Novi that has a berm along their frontage.*

5. *3-5 deciduous subcanopy trees in the area west of the wall will be added.*

#### Internal Street Landscaping

1. Noted.
2. *Future curbs and driveways will be added to the plans with dashed lines to clearly show where trees can and can't be located.*
3. *The plans will be updated to show utilities more clearly so all conflicts with utility lines can be detected and avoided.*
4. *The plans will be updated to ensure that interior access trees will be located within 15 feet of the paving where practical.*

#### Plant List

1. Noted.
2. Noted.

#### Storm Basin Landscaping

1. The shape of the detention pond is required to maximize the area needed for storm water management. We feel that the pond, along with the proposed wall and landscaping will provide an aesthetically pleasing entry that Catholic Central requires. ***We are requesting that the basin design remain as shown. Please let us know if a waiver is required to do so.***
2. The required shrubs will be shown on the Final Site Plan.
3. Shrubs will be moved to 10 feet away from the permanent water level.
4. ***Additional canopy trees will be located along the southeast and southwest corners of the north and southeast detention basins. Per your suggestion, we would like to use woodland replacement trees to plant in these areas. However, as previously stated the ordinance requirement that these trees be planted within a conservation easement, make that difficult. A conservation easement encumbers land forever and makes future changes within the easement area impossible.***

***If a variance or waiver were provided to allow planting of woodland replacement trees in non-conservation easement areas it would allow for all replacement trees to be planted on-site. Please remember that trees planted around a detention basin would be located in a stormwater maintenance easement. The owner would be responsible to replace these trees if they are removed in the future.***

***Per our discussion, you would not support a waiver to plant woodland replacement trees on-site outside a conservation easement area. Subsequently, Catholic Central will pay into the tree fund for any woodland replacement trees that cannot be planted on-site.***

#### Irrigation

Irrigation plans will be submitted with the Final Site Plan.

Please contact us if you have any questions or comments.

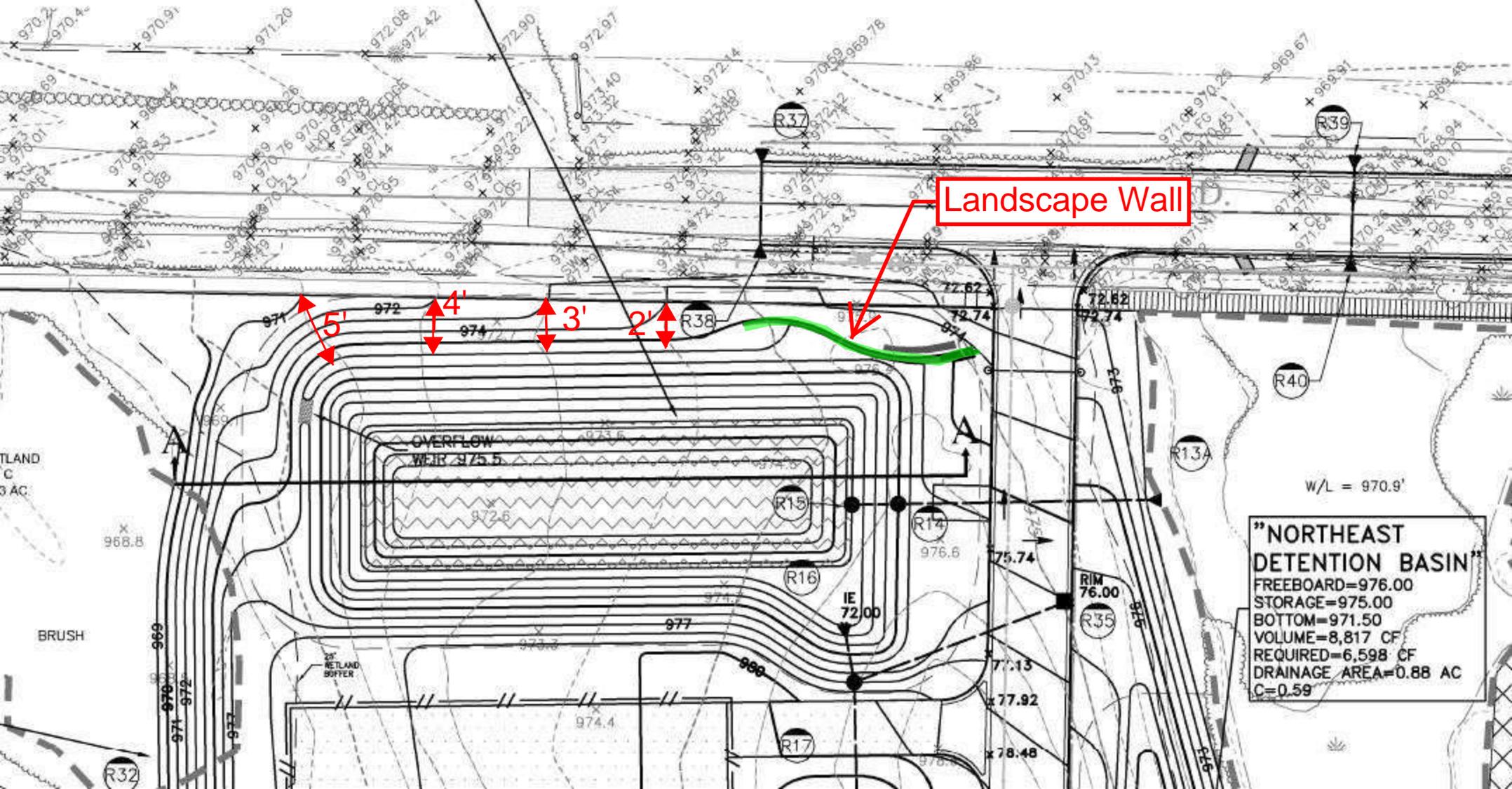
Very truly yours,



Andrew Wozniak

# "NORTH DETENTION BASIN"

FREEBOARD=976.00  
STORAGE=975.00  
TOP OF WATER=971.50  
BOTTOM OF POND=968.00  
VOLUME=37,583 CF  
REQUIRED=35,318 CF  
DRAINAGE AREA=3.40 AC  
C=0.79



Landscape Wall

# "NORTHEAST DETENTION BASIN"

FREEBOARD=976.00  
STORAGE=975.00  
BOTTOM=971.50  
VOLUME=8,817 CF  
REQUIRED=6,598 CF  
DRAINAGE AREA=0.88 AC  
C=0.59

W/L = 970.9'

December 2, 2021

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

Re: Catholic Central High School  
 Connector Road and Utility Plan: 2<sup>nd</sup> Revision Preliminary Site Plan  
 Wetland Review  
 JSP21-17

Dear Ms. Bell:

We have reviewed the wetland review prepared by Mannik Smith Group, dated November 14, 2021. We offer the following response to the wetland review comments:

**Comments**

1. Application for a wetland permit has been submitted to EGLE. The required wetland mitigation has been provided.
2. On-site mitigation at a ratio of 2:1 for Wetland E impact has been provided.
3. Noted.
4. The tree species will be revised. Six habitat structures are proposed.
5. Controlling of invasive species will be addressed with the Final Site plan submittal.

Please contact us if you have any questions or comments.

Very truly yours,



Andrew Wozniak

November 29, 2021

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

Re: Catholic Central High School  
Connector Road and Utility Plan  
2<sup>nd</sup> Revised Preliminary Site Plan Woodland Review  
JSP21-17

Dear Ms. Bell:

We have reviewed the woodland review letter prepared by Davey Resource Group, dated November 15, 2021. We offer the following response to the Woodland Review Comments:

**1. Woodland Replacements**

The woodland replacements will be revised to increase the spacing between woodland replacement canopy trees to a minimum of 15-feet.

- The alternate to plant the required number replacement understory is problematic. The requirement to replace one woodland replacement credit with five understory species, at a minimum spacing of 10-feet will severely limit the number of trees planted within the proposed areas.
- After addressing the spacing issues, payment into the City of Novi Tree Fund at a rate of \$400/tree will be made, if the number of required credits cannot be planted on-site in areas designated by Catholic Central as landscape areas. Alternatively, we have proposed to Rick Meader that replacement trees be planted within the detention basin areas. These trees would be located within a stormwater maintenance easement but not a conservation easement. A conservation easement encumbers land forever and makes future changes within the easement area impossible. Mr. Meader has indicated that he would not support a waiver for this option.

**2. Critical Root Zone**

- a. The critical root zone has been measured and will be accurately shown on the Final Site plan.
- b. If tree protection fence must be located within the critical root zone of preserved regulated woodland trees, woodland replacement credits will be paid into the City of Novi Tree fund.
- c. The tree shown on Sheet 203A, located in the newly added woodland replacement area is a non-regulated, 5" dia. evergreen (photo attached).

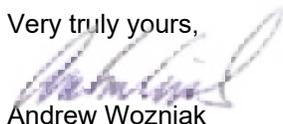
**3. Financial Guarantees**

- a) A woodland fence guarantee will be paid prior to issuance of a Woodland Use Permit.
- b) It is noted that the financial guarantee will need to be paid prior to issuance of the permit and that the fee will be adjusted after comment #2 is addressed.
- c) The applicant understands that payment to the tree fund will be required for any trees that cannot be planted on-site.
- d) Trees will be guaranteed for two growing seasons.

4. A conservation easement for the woodland replacement trees will be provided.

Please contact us if you have any questions or comments.

Very truly yours,

  
Andrew Wozniak





Civil Engineers & Land Surveyors

55800 Grand River Avenue, Suite 100  
New Hudson, Michigan 48165-9318  
248.437.5099 - 248.437.5222 fax  
www.zeimetwozniak.com

October 25, 2021

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

Re: Catholic Central High School  
Connector Road and Utility Plan; Revised Preliminary Site Plan  
Berkshire Point residents concerns response letter  
JSP21-17

Dear Ms. Bell:

We would like to thank you, Barb McBeth, Kate Richardson and the City of Novi woodland and wetland consultants for taking the time to meet with us and the Berkshire Pointe residents to discuss their concerns with the proposed Catholic Central Connector Road project and work towards a solution. As you know, Catholic Central at the request of the Berkshire residents, agreed to table the vote at the last Planning Commission meeting to allow time for the residents to review the plans and meet with us. A meeting with the residents was held at the Novi Civic Center on Wednesday, October 13<sup>th</sup>.

To recap the meeting: Our group included Ed Turek, President of Catholic Central, three additional CC staff members and the entire team of consultants including the project civil engineer, environmental engineer, environmental consultant, and landscape architect. Our goal was to address any questions that the residents had and to update our plans to the extent practical. We prepared an agenda based on the comments that the residents shared at the public hearing (copy attached). We presented our plans and prepared around twenty exhibits to aid the discussion. Some of the exhibits that we prepared were a draft proposal to address these items. The meeting was very helpful to assist in our understanding of the residents concerns. They asked some very good questions which we answered the best we could.

*As the meeting progressed, it became clear that the residents concerns focused on the following:*

- Location of the proposed mitigation area
- Slope stabilization
- Potential basement flooding
- Buffer between Berkshire and Catholic Central
- Location of the proposed drive

The residents asked for a subsequent meeting which we are unable to provide and stay on schedule. Mr. Turek sent an email to let the residents know that we would not be able to meet in person but they could continue to reach out with any concerns (a copy of the email chain is attached). Subsequent to the email, Mr. Turek did meet with Mr. Harish Siddappa, a Berkshire Pointe resident who attended the October 13<sup>th</sup> meeting. They met on-site and Mr. Siddappa shared his concerns to keep the road further south by moving the north end of the parking lot somewhere else; limiting mitigation areas so they can keep a 120' to 130' feet buffer on the south end of their subdivision and 30' to 50' buffer at their north end and to add more trees.

A copy of a colored plan, provided by Mr. Siddappa detailing the resident's proposal is attached. We have also attached a colored plan of the initial submittal and the current submittal after meeting with the Berkshire Pointe residents.

We offer the following response to address each of the residents concerns noted above:

• **Location of the proposed mitigation area:**

The top of slope for the proposed mitigation area was located approx. 10' west of the property line in the initial submittal. To address the Berkshire Pointe residents' concerns, the proposed mitigation area was moved west. Mr. Siddappa's plan requests that a buffer of 30'-50' be provided between the property line and mitigation area. The current submittal provides a buffer of 50'-75'. In addition, approx. 97 new trees will be planted along the slope and approx. 300 wetland "whips" which are tree saplings, will be planted within the mitigation area. There will be no regulated woodland trees removed in this area.

• **Slope Stabilization:**

To construct the wetland mitigation area, a maximum 10' cut of the existing grade will be required. The residents expressed concern that the cut may adversely impact their basements. Out of an abundance of caution we requested a geotechnical engineer to address their concern and to advise us if a slope stability study should be considered. It was determined that a slope stability analysis need not be considered. A copy of the email correspondence with SME is attached.

• **Potential basement flooding:**

The residents were concerned that their basements will flood as a result of this project. We prepared a site section exhibit to help address their concern (copy attached). The section demonstrates that the permanent water elevation in the existing wetlands is 970.9. The pre-development 100-year storm elevation is 971.61. The post-development 100-year storm elevation is 971.72.

The lowest basement floor elevation for the houses abutting the wetland mitigation area is 0.65 higher than the post-development 100 year storm elevation.

• **Buffer between Berkshire and Catholic Central:**

The initial submittal provided a buffer of 25' between Berkshire and the wetland mitigation area. The residents requested that the buffer be increased and Mr. Siddappa's plan requests 120'-130' along their west property line. To address their concerns, we have revised the plans to provide a buffer of 225'-75' along the west property line and 75'-125' along the north property line.

In addition, approx. 50 new trees will be planted in a bare area adjacent to Berkshire and approx. 68 trees will be planted along the north side of the proposed detention basin. The residents requested berms along the drive but this cannot be accomplished without clearing additional woodlands.

• **Location of the proposed drive:**

The residents would like Catholic Central to locate the road further south. Mr. Siddappa's plan suggests an alternate route proposed on the Master Plan as well as a potential area to relocate the proposed parking that would be displaced. The proposed location of the parking lot suggested by Mr. Siddappa doesn't meet the needs of the Master Plan. This area is currently used for a ramp to the upper level of the two tier parking lot. If a conventional ramp were utilized then this area would become a footprint for a future building.

A second concern is the proximity of this parking to the existing school. Michael Wilson who is in charge of parking assignments at CC has indicated that the administration requires a certain number of spaces remain in close proximity to the school. Moving the parking north would eliminate a substantial amount of school parking.

As previously mentioned, the Master Plan was developed over the past two years requiring a tremendous amount of time and effort from the Catholic Central stakeholders. The plan accomplishes the goal of locating the majority of the proposed facilities within the connector road for the safety of the students and to provide a buffer between Catholic Central and their neighbors.

The revised Preliminary Site Plan meets and exceeds the standards and specifications of the City of Novi. Catholic Central has listened to the Berkshire Pointe resident's concerns and addressed the majority of them. The concessions that CC has made, including tabling their submittal and providing a substantial area of buildable land for an increased buffer, demonstrates that they are committed to being good neighbors and exemplary members of the Novi community.

Please contact us if you have any questions or comments.

Very truly yours,



Andrew Wozniak

## **Agenda**

**Catholic Central Connector Road meeting with Berkshire residents,  
October 13, 2021 7:00 pm, Novi City Hall**

### **Introduction**

**Ed Turek, Catholic Central - President**

### **Introductions of Consultants:**

**Andy Wozniak, Zeimet Wozniak – Project Manager**

**Julian Wargo, Zeimet Wozniak – Project Engineer**

**Woody Held, Barr Engineering – Environmental Consultant**

**Katy Lindstrom, Barr Engineering – Environmental Engineer**

**Rich Houdek, Grissim Metz Andriese – Landscape Architect**

### **Review Connector Road Project**

#### **Briefly review Master Plan**

#### **Review concerns from public hearing notes:**

- Beautiful Meadow being developed
- The road will impact 75%-85% of the residents
- Proposed road is running through wetlands
- Trees will be removed for detention basin
- Mitigation area is wooded and will be cleared
- Paid premium to back up to woods
- Road should be moved
- Road should be straight to save money
- Headlights will shine in my house
- The wetlands are going to overflow
- Concerned that basements will flood
- Traffic will increase

#### **Add additional concerns**

#### **Discuss Solutions**

##### **Address:**

**Buffer area**

**Wetland Mitigation area**

**Storm Water Management**

#### **Finalize Solution**

## Andy Wozniak

---

**From:** Edward Turek <eturek@catholiccentral.net>  
**Sent:** Friday, October 22, 2021 2:59 PM  
**To:** Michener, Jason (W.)  
**Cc:** Harish; DeJuan Woods; Chandan Nayak; Ashutosh Patil; Michael Wilson; Andy Wozniak; James Capo; McBeth, Barb; Bell, Lindsay  
**Subject:** Re: Catholic Central & Berkshire Pointe Team Meeting

Hello Jason,

I appreciate the open lines of communication via email, but will not be available to meet in person regarding further requested changes by your HOA before the next city meeting.

As you know, we are working very closely with city planners to ensure that we are doing everything properly and have gone over and above the city requirements in many ways. We have already delayed the project and have made several significant compromises to our initial proposal based on your feedback, and we need to make sure we are staying on course with our timeline.

Please feel free to continue to reach out with any concerns by phone or email, and I will continue to address them.

Thank you,

- Ed

----- Forwarded message -----

**From:** Michener, Jason (W.) <jmichene@ford.com>  
**Date:** Thu, Oct 21, 2021 at 12:28 PM  
**Subject:** RE: Catholic Central & Berkshire Pointe Team Meeting  
**To:** Edward Turek <eturek@catholiccentral.net>  
**Cc:** Harish <harish49525@gmail.com>, DeJuan Woods <dejuanwoods@yahoo.com>, Chandan Nayak <cnnayak@gmail.com>, Ashutosh Patil <ashutoshpatil@gmail.com>, Michael Wilson <mwilson@catholiccentral.net>, Andy Wozniak <awozniak@zeimetwozniak.com>, James Capo <jcapo@jonnaco.com>, McBeth, Barb <bmcbeth@cityofnovi.org>, Bell, Lindsay <lbell@cityofnovi.org>

Thank you Ed.

Look forward to your reply.

*Jason W. Michener*

President - Berkshire Pointe HOA Board

313.805.2845

From: Edward Turek <[eturek@catholiccentral.net](mailto:eturek@catholiccentral.net)>  
Sent: Thursday, October 21, 2021 11:12 AM  
To: Michener, Jason (W.) <[jmichene@ford.com](mailto:jmichene@ford.com)>  
Cc: Harish <[harish49525@gmail.com](mailto:harish49525@gmail.com)>; DeJuan Woods <[dejuanwoods@yahoo.com](mailto:dejuanwoods@yahoo.com)>; Chandan Nayak <[cnnayak@gmail.com](mailto:cnnayak@gmail.com)>; Ashutosh Patil <[ashutoshpatil@gmail.com](mailto:ashutoshpatil@gmail.com)>; Michael Wilson <[mwilson@catholiccentral.net](mailto:mwilson@catholiccentral.net)>; Andy Wozniak <[awozniak@zeimetwozniak.com](mailto:awozniak@zeimetwozniak.com)>; James Capo <[jcapo@jonnaco.com](mailto:jcapo@jonnaco.com)>; McBeth, Barb <[bmcbeth@cityofnovi.org](mailto:bmcbeth@cityofnovi.org)>; Bell, Lindsay <[lbell@cityofnovi.org](mailto:lbell@cityofnovi.org)>  
Subject: Re: Catholic Central & Berkshire Pointe Team Meeting

Jason, I am currently in Atlanta for work. I will reach back out to you tomorrow.

Ed

On Oct 20, 2021, at 4:15 PM, Michener, Jason (W.) <[jmichene@ford.com](mailto:jmichene@ford.com)> wrote:

Ed,

I appreciate your quick reply.

Could you also please let me know which date, the 26<sup>th</sup> or 27<sup>th</sup>, works for you and your team?

You and I did discuss that our meeting on Oct the 13<sup>th</sup> would not be a 'one and done' meeting but one of several to allow for us to find a mutually acceptable solution that benefits both our communities.

We did reiterate with you and your team during our Oct 13<sup>th</sup> meeting that we would meet again after we had some time to review the changes and still look forward to doing so.

Thank you Ed.

Best,

*Jason W. Michener*

President - Berkshire Pointe HOA Board

313.805.2845

**From:** Edward Turek <eturek@catholiccentral.net>  
**Sent:** Wednesday, October 20, 2021 7:21 AM  
**To:** Michener, Jason (W.) <jmichene@ford.com>  
**Cc:** Harish <harish49525@gmail.com>; DeJuan Woods <dejuanwoods@yahoo.com>; Chandan Nayak <cnnayak@gmail.com>; Ashutosh Patil <ashutoshpatil@gmail.com>; Michael Wilson <mwilson@catholiccentral.net>; Andy Wozniak <awozniak@zeimetwozniak.com>; James Capo <jcapo@jonnaco.com>; McBeth, Barb <bmcbeth@cityofnovi.org>; Bell, Lindsay <lbell@cityofnovi.org>  
**Subject:** Fwd: FW: Catholic Central & Berkshire Pointe Team Meeting

WARNING: This message originated outside of Ford Motor Company. Use caution when opening attachments, clicking links, or responding.

Good morning Jason! Please see our attachments and comments below in red. Also, Kate Richardson, with the City of Novi Engineering Department, attended our meeting last week (October 13th). She

could be another resource for you regarding questions and further consultation. Hope this information is helpful

• Ed

**From:** Michener, Jason (W.)  
**Sent:** Tuesday, October 19, 2021 11:39 AM  
**To:** Edward Turek <eturek@catholiccentral.net>  
**Cc:** Harish <harish49525@gmail.com>; DeJuan Woods <dejuanwoods@yahoo.com>; Chandan Nayak <cnayak@gmail.com>; Ashutosh Patil <ashutoshpatil@gmail.com>; Michael Wilson <mwilson@catholiccentral.net>; Andy Wozniak <awozniak@zeimetwozniak.com>; James Capo <jcapo@jonnaco.com>; McBeth, Barb <bmcbeth@cityofnovi.org>; Bell, Lindsay <lbell@cityofnovi.org>  
**Subject:** RE: Catholic Central & Berkshire Pointe Team Meeting

Hi Ed,

I appreciate you summarizing the updates to your proposal.

I have reviewed all the information you shared with us from the Oct 13<sup>th</sup> meeting with my community and they have brought to me a few questions and concerns based on this latest information.

We also hope you would be willing to meet again with us next week either on the 26<sup>th</sup> or the 27<sup>th</sup> (I apologize but I now have a conflict on the 25<sup>th</sup>) as I do realize you have a tight time line.

Questions and concerns from Berkshire Pointe residents:

- Could you share the supporting data or let me know where in the site plan the supporting data is that was used to develop the cross-section below? This is has been the most consistent and constant concern I have been receiving from our home owners as it ties directly into understanding if all our properties will be safe from water damage both in the immediate time after development begins and over the long term years after all work is completed. We have attached the pre-development and post-development drainage master plan maps (CE-14 and CE-14 1) The permanent water elevation is 970.9. The invert of the outlet culvert at 12 Mile Rd is 970.26. The post-development 100-year water elevation will increase by only 0.11 to 971.72.

The basement floor elevation of the lowest house abutting the mitigation area is 972.37 (Berkshire grading plan attached).

<image001.jpg>

- Residents of the northern most 8 homes would like to know the dimensions A-D in the areas indicated below similarly to how these types of buffer zones were marked out in the 'Berkshire Buffer A' pdf that you referenced in your first two bullet points.

We have added additional dimensions as requested on the attached plan.

<image002.jpg>

- Many residents who were not able to attend in person our Oct 13<sup>th</sup> meeting were interested to see how Catholic Central's plans have evolved over time and would like to see the drawings associated with some of your earlier layouts that you shared with the smaller team during that meeting. Could you please provide those as well? We do not feel that these plans are relevant at this point and hesitate to share them. They were conceptual and the Master Plan has evolved during the last two years.

We do see and appreciate your effort to be good neighbors and thank you for your patience as all our 188 residence work diligently to understand these very detailed plans that we only became aware of just 22 days ago.

Best,

*Jason W. Michener*

*President - Berkshire Pointe HOA Board*

313.805.2845

**From:** Edward Turek <eturek@catholiccentral.net>  
**Sent:** Monday, October 18, 2021 12:26 PM  
**To:** Michener, Jason (W.) <jmichene@ford.com>  
**Cc:** Harish <harish49525@gmail.com>; DeJuan Woods <dejuanwoods@yahoo.com>; Chandan Nayak <cnnayak@gmail.com>; Ashutosh Patil <ashutoshpatil@gmail.com>; Michael Wilson <mwilson@catholiccentral.net>; Andy Wozniak <awozniak@zeimetwozniak.com>; James Capo <jcapo@jonnaco.com>; McBeth, Barb <bmbeth@cityofnovi.org>; Bell, Lindsay <lbell@cityofnovi.org>  
**Subject:** Re: Catholic Central & Berkshire Pointe Team Meeting

Hello Jason,

I spoke with my team and we need to submit our revised plans to the city as soon as possible to have adequate time to make the agenda for the November 17th council meeting.

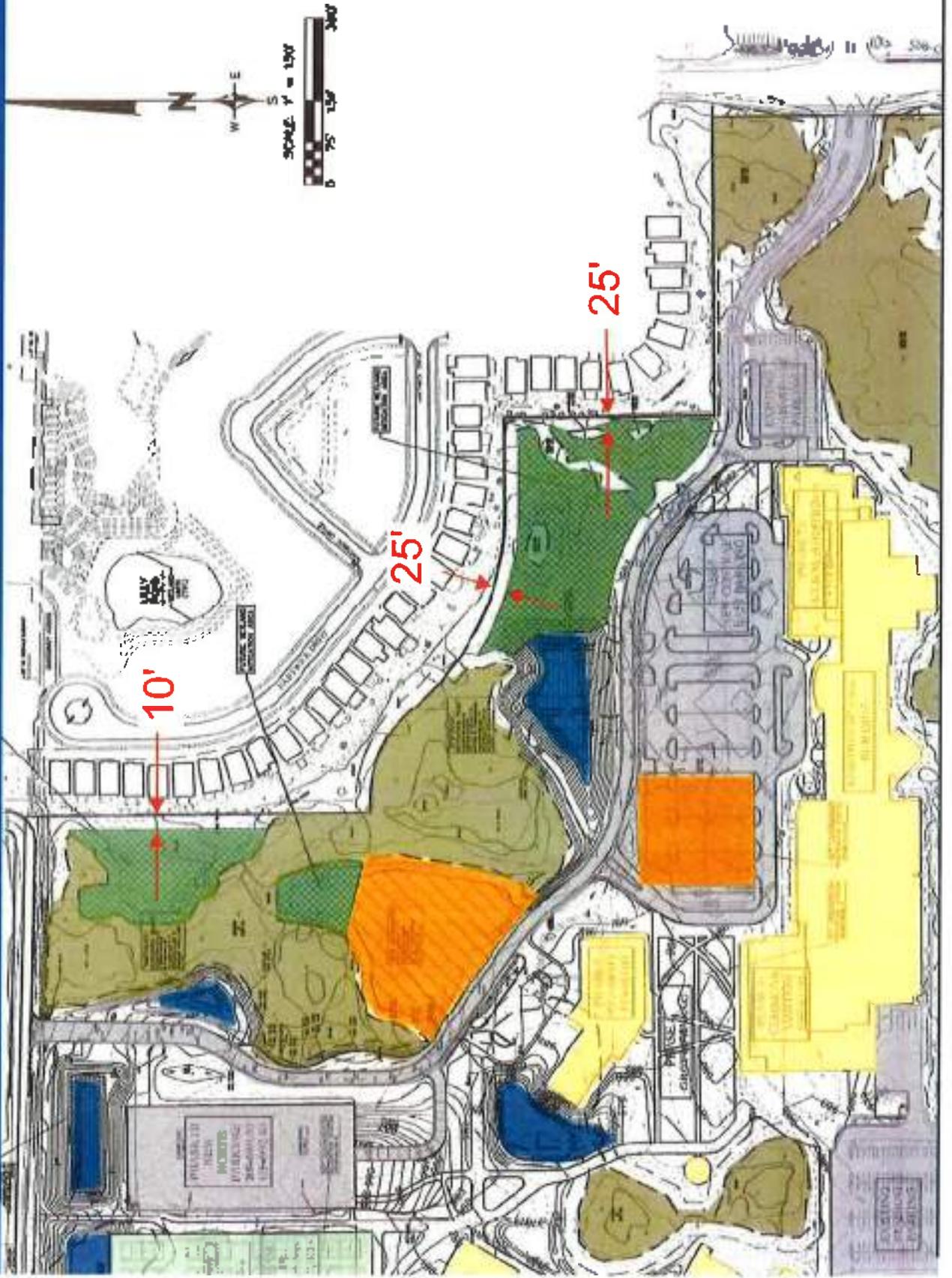
After our meeting last week with you and your representatives, we trust the following updates address your concerns as we continue to develop our property.

Catholic Central has updated the proposal to:

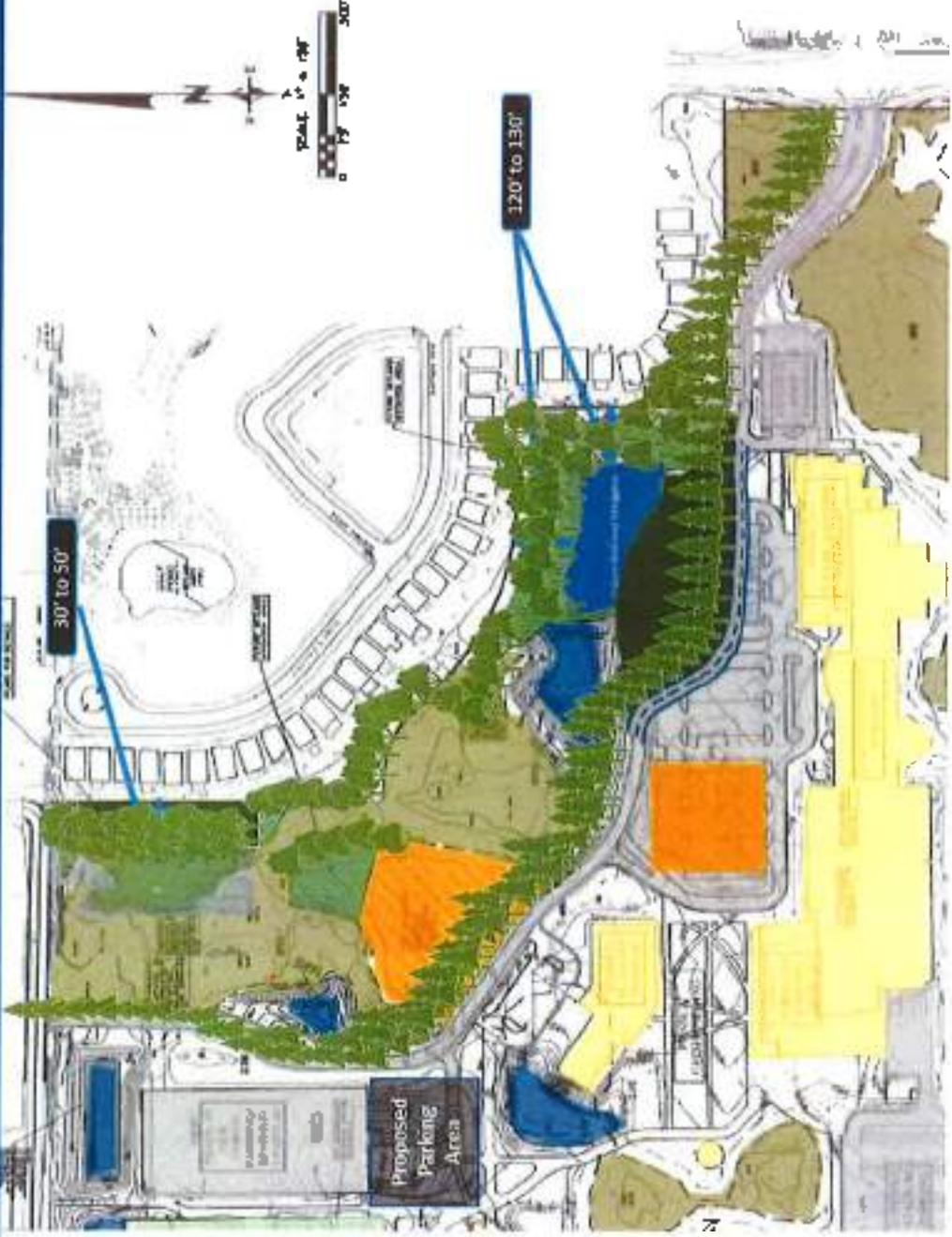
- Provide a buffer of approx. 70 feet along the south property line of Berkshire by revising the detention basin.
- Provide a buffer of up to approx. 200 feet along the west property line of Berkshire by reducing the proposed mitigation area.
- Revise the wetland mitigation area to preserve existing vegetation and regulated trees along the west property line of Berkshire.
- Plant 100% of the woodland replacement trees on-site to include the areas along the perimeter of the wetland mitigation area, along the north side of the proposed detention basin and in the open space adjacent to Berkshire.
- Add two small berms along the connector road without impacting additional woodlands and existing vegetation.
- Plant evergreen trees in the area of the berms.
- Preserve the existing vegetation along 12 Mile Road.

Again, I hope you see that we are going out of our way to be good neighbors, and that these efforts reflect our good will.

# Initial Catholic Central Submittal



# Berkshire Community Proposal





## Andy Wozniak

---

**From:** Peter Fourtounis <[peter.fourtounis@sme-usa.com](mailto:peter.fourtounis@sme-usa.com)>  
**Sent:** Monday, October 18, 2021 2:14 PM  
**To:** Andy Wozniak  
**Cc:** Michael Hammond; Chris Naida  
**Subject:** RE: Catholic Central Connector Road - Slope Stability Response

Hi Andy

After review of the information you sent over we have determined slope stability analysis need not be considered. The residential backyard improvements and building foundations are sufficiently clear of the proposed descending slope. We base this conclusion on the observed soils in the area, proposed slope height, anticipated setback distances depicted on the Wetland Mitigation Grading and Planting plan, dated 4/20/2021, and foundation setback requirements set forth in the 2015 Michigan Building Code.

Let us know if this email will suffice or if you require something more

It does appear a majority of the slope will be cut, however, we do strongly recommend observation and testing during earthwork operations to ensure we are properly constructing the slope and tying into competent soils from a geotechnical standpoint.

Thanks,

**Peter Fourtounis, PE (MI, CA) | Project Engineer**  
43980 Plymouth Oaks Blvd. | Plymouth MI 48170-2584  
734.464.9900 o | 662.861.8557 c | [peter.fourtounis@sme-usa.com](mailto:peter.fourtounis@sme-usa.com)



**From:** Andy Wozniak <[awozniak@zeimelwozniak.com](mailto:awozniak@zeimelwozniak.com)>  
**Sent:** Friday, October 15, 2021 2:50 PM  
**To:** Peter Fourtounis <[peter.fourtounis@sme-usa.com](mailto:peter.fourtounis@sme-usa.com)>  
**Subject:** RE: Catholic Central Connector Road

Thanks

Andy Wozniak

**Zeimel Wozniak & Associates**  
55800 Grand River, Suite 100  
New Hudson, Michigan 48165-9318  
phone 248.437.5099 x120  
fax 248.437.5222  
cell 248.752.0345  
[www.zeimelwozniak.com](http://www.zeimelwozniak.com)

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**From:** Peter Fourtounis

**Sent:** Friday, October 15, 2021 2:47 PM

**To:** Andy Wozniak <[awozniak@zeimetwozniak.com](mailto:awozniak@zeimetwozniak.com)>; 'Michael Wilson' <[mwilson@catholiccentral.net](mailto:mwilson@catholiccentral.net)>

**Cc:** Chris Naida <[Chris.Naida@sme-usa.com](mailto:Chris.Naida@sme-usa.com)>; Michael Hammond <[michael.hammond@sme-usa.com](mailto:michael.hammond@sme-usa.com)>; Tracey DeBeliso <[Tracey.DeBeliso@sme-usa.com](mailto:Tracey.DeBeliso@sme-usa.com)>; 'Julian Wargo' <[jwargo@zeimetwozniak.com](mailto:jwargo@zeimetwozniak.com)>; 'James Capo' <[jcapo@ionnaco.com](mailto:jcapo@ionnaco.com)>

**Subject:** RE: Catholic Central Connector Road

Hi Andy

Received

We will review this information and get back to you next week.

Have a great weekend  
Thank you,

**Peter Fourtounis, PE (MI, CA) | Project Engineer**  
4398D Plymouth Oaks Blvd. | Plymouth MI 48170-2584  
734.454.9900 o | 562.881.8557 c | [peter.fourtounis@sme-usa.com](mailto:peter.fourtounis@sme-usa.com)



**From:** Andy Wozniak <[awozniak@zeimetwozniak.com](mailto:awozniak@zeimetwozniak.com)>

**Sent:** Friday, October 15, 2021 1:15 PM

**To:** Peter Fourtounis <[peter.fourtounis@sme-usa.com](mailto:peter.fourtounis@sme-usa.com)>; 'Michael Wilson' <[mwilson@catholiccentral.net](mailto:mwilson@catholiccentral.net)>

**Cc:** Chris Naida <[Chris.Naida@sme-usa.com](mailto:Chris.Naida@sme-usa.com)>; Michael Hammond <[michael.hammond@sme-usa.com](mailto:michael.hammond@sme-usa.com)>; Tracey DeBeliso <[Tracey.DeBeliso@sme-usa.com](mailto:Tracey.DeBeliso@sme-usa.com)>; 'Julian Wargo' <[jwargo@zeimetwozniak.com](mailto:jwargo@zeimetwozniak.com)>; 'James Capo' <[jcapo@ionnaco.com](mailto:jcapo@ionnaco.com)>

**Subject:** RE: Catholic Central Connector Road

Peter,

We are proposing to construct a wetland mitigation area for this project which is located adjacent to a residential neighborhood. The residents are concerned that the proposed excavation may adversely impact their basements. The maximum cut is approx. 10' on a 4:1 slope. The top of slope is located approx. 45' - 50' west of the basements.

We are asking your opinion if a slope stability study should be considered.

Attached are the proposed mitigation plan, Soil Borings that were completed in 2007 and the Berkshire grading plan and soils investigation.

Thanks,

Andy Wozniak

**Zeimel Wozniak & Associates**  
55600 Grand River, Suite 100



PLANNING COMMISSION MEETING MINUTES  
EXCERPT  
OCTOBER 6, 2021

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# PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

**October 6<sup>th</sup>, 2021 7:00 PM**

Council Chambers | Novi Civic Center

45175 W. Ten Mile (248) 347-0475

## CALL TO ORDER

The meeting was called to order at 7:00 PM.

## ROLL CALL

Present: Member Avdoulos, Member Becker, Member Dismondy, Chair Pehrson, Member Roney, Member Verma

Absent: Member Lynch (excused)

Staff: Barbara McBeth, City Planner; Lindsay Bell, Senior Planner; Beth Saarela, City Attorney; Christian Carroll, Planner; Kate Purpura, Plan Review Engineer; Humna Anjum, Plan Review Engineer; Rick Meader, Landscape Architect

## PLEDGE OF ALLEGIANCE

Member Verma led the meeting attendees in the recitation of the Pledge of Allegiance.

## APPROVAL OF AGENDA

Motion made by Member Avdoulos and seconded by Member Roney.

## VOICE VOTE TO APPROVE THE OCTOBER 12, 2021 PLANNING COMMISSION AGENDA MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY.

*Motion to approve the October 6, 2021 Planning Commission Agenda. Motion carried 6-0.*

## AUDIENCE PARTICIPATION

No one in the audience wished to speak.

## CORRESPONDENCE

There was no correspondence.

## COMMITTEE REPORTS

There were no Committee Reports

## CITY PLANNER REPORT

The City Planner had nothing to report

## CONSENT AGENDA - REMOVALS AND APPROVALS

There were no removals or approvals to the Consent Agenda.

## **PUBLIC HEARINGS**

### **1. CATHOLIC CENTRAL CONNECTOR ROAD JSP21-17**

Public hearing at the request of Catholic Central High School for Planning Commission's approval of Preliminary Site Plan, Wetland Permit, Woodland Permit and Stormwater Management Plan. The subject property is zoned R-4 One Family Residential, R-1 One Family Residential, and I-1 Light Industrial and is located in Section 18, west of Wixom Road and south of Twelve Mile Road. The applicant is proposing to construct a new driveway to provide a connection from the existing loop road to Twelve Mile Road through the northern area of the property. Utilities, stormwater detention and wetland mitigation are also proposed.

Senior Planner Bell said the location of the subject property is in Section 18, south of Twelve Mile Road on the west side of Wixom Road. The full property is about 115 acres, and it is the existing site of Catholic Central High School. The property is zoned RA Residential Acreage, R-4 One Family Residential, R-1 One family, B-1 Local Business, and I-1 Light industrial. The area to the west is zoned R-4 and RA. To the northeast is the Berkshire Point community, zoned RM-1 with a PRO. The area north of 12 Mile Road is in the City of Wixom and is zoned for RM-1 Multiple Family Residential. The area south of Catholic Central is zoned R-1. To the east is the retail center Novi Promenade, which is zoned I-1 but developed under a consent judgement as a B-3 General business district. The Future land use map indicates an Educational Facility for this property with single family residential on the northeast, west and south. The abutting City of Wixom area is planned for multi-family residential. East of the property is planned for Community Commercial uses. There is a significant amount of area on the property containing wetlands or woodlands.

Senior Planner Bell continued to say Catholic Central is proposing to construct a new driveway off Twelve Mile Road to connect to their existing loop road. Currently there is no road access from the Twelve Mile frontage. The new entrance to the property would include a signage wall entrance feature, like the improvement project that was done along Wixom Road of a smaller scale. No new buildings or parking is proposed at this time, although a gravel construction staging area is proposed to be located west of the new driveway. Three storm water detention ponds are proposed for stormwater collection and treatment. The proposed construction activities will permanently impact 0.44 acres of regulated wetland and requires a Wetland Permit. The City's wetland ordinance requires mitigation for impacts of .25 acre or more and forested wetlands require a 2:1 mitigation ratio. The applicant has accordingly proposed a 0.84-acre wetland mitigation area on the northeast side of the property. Permits from EGLE will also likely be required, and the applicants indicate they have submitted the necessary documents to begin that process. The tree survey indicates approximately 747 regulated woodland trees in this area of the property. 175 trees, or 26 percent, are proposed to be removed for this project, which will require 325 replacement credits. The plans show 260 trees, or 80 percent of the credits, being planted on-site and the remaining 65 credits would be paid into the tree fund. However, after hearing from the Berkshire Pointe homeowners in recent days, the applicant has indicated they will plant more credits on-site to help address visual buffering and light and noise concerns. Both woodland replacement trees and wetland mitigation areas would be protected by conservation easements.

Senior Planner Bell continued to say the applicant is requesting two waivers of landscaping standards. A waiver for a landscaped berm along the Berkshire Pointe property line is supported by staff because constructing such a berm would require removal of existing

trees and greater impacts to existing wetlands. The other berm and greenbelt waiver along Twelve Mile Road is only partially supported. To the east of the proposed driveway where the berm would impact more existing wetlands and trees, staff supports the waiver. However, to the west of the new driveway, staff does not support waiving the requirement. In 2011, Catholic Central signed an agreement to construct the required greenbelt plantings and a 4-to-6-foot-tall landscape berm along Twelve Mile Road when future development was proposed. The applicant would still like to request the waiver from the requirement, so the Planning Commission would need to make a recommendation to City Council to consider amending that 2011 agreement. The proposed plan complies with all other provisions of the Zoning Ordinance and City Code.

Senior Planner Bell concluded by saying City staff met with several of the Berkshire Pointe homeowners to walk the neighborhood and hear their input. Some of their concerns include privacy, noise and light intrusion, loss of natural habitat, and existing drainage issues becoming worse. You will hear from many of them tonight. The applicant has also met with a few representatives from the Homeowners Association and have some ideas for how some of their concerns could be addressed. They have indicated they would like to request tonight's decision be postponed allowing for more time to provide some revisions to the plans to address those issues. The Planning Commission is asked tonight to hold the public hearing on the connector road project, including wetland permit, woodland permit, and stormwater management plan. Representing the project tonight are Catholic Central president Ed Turek and engineer Andy Wozniak. City staff and our consultants available to answer any questions you may have.

Catholic Central President Turek said we concur with Senior Planner Bell's statements. We would like to put in a connector driveway mostly for safety purposes and to lessen the traffic on Wixom Road. Also, more recently, we had an incident a few months ago where we needed another emergency access point. This plan addresses that concern as well. I would like to introduce some of the other members of our team: Principal Father Patrick Fulton, CFO Mike Wilson, and Director of Community Relations Angela Hill. Also here representing us tonight is our civil engineer Andy Wozniak from Zeimet Wozniak, our landscape engineer Rich Hodak from Grissim Metz, our owner's representative Jim Campo from the Jonna Company, and our attorney Tom Ryan. We are here to listen tonight. As Senior Planner Bell mentioned, we met with a small group of representatives from Berkshire last night. They requested that we delay the approval of the plan so that they may have more time to decipher the plan. We want to be good neighbors, so we agreed to that. After the public hearing, we hope to meet with them next week and any other concerned parties so we can come to a solution that is beneficial for all parties.

Chair Pehrson said this is a public hearing, and for the record, we have approximately 12 responses supporting the request and 175 responses that do not support the request from the returned public hearing notice response forms. These will be reflected in the record, but they will not be read out loud to conserve time.

Chair Pehrson opened the public hearing and invited any members in the audience to approach the podium to participate in the public hearing.

Berkshire Homeowner's Association President Jason Michner said I am here tonight to speak to you because we were first notified about this two Mondays ago when the city sent out a small form letter that indicated the plots and that there would be a road somewhere within those two plots. When I first saw it, I set it to the side and did not think much of it. However, we have a very engaged community that I am very proud of. You can see the

representation from the community in the audience tonight, and many of them contacted the city the day following the receipt of the letters. Although we are a relatively new community, founded around 2015, we are very close knit. I feel that we are the very best that Novi has to offer; we are a diverse community that is engaged, loving, and caring. We represent many different walks of life and cultures, and our association is built up of individuals ranging from business owners to engineers. Almost to the one, our community sends at least one child to the Novi Community School District schools. We are very invested in our community, and that is why we are here tonight. Some of the residents pointed out to me that this is only part one of a five phase plan. They did a lot of research and investigation, and they informed me that most of the undeveloped meadows that are to our west will be developed with increased noise, traffic, and light. We then saw that the wetland mitigation area would also devastate all the natural woodlands. We have trees that are far above the two-story houses; they are 50 feet or taller. I can see them from my window, and I am not on the woodland side of the neighborhood. Those trees would all be gone. This plan will eventually impact 75-80 percent of our border with Catholic Central in a negative way. We will lose all those natural woodlands. When we investigated it further, the woodlands are affected because they become wetland mitigation areas. The wetland mitigation areas are occurring because they are running the road through the existing wetland. This is a downward spiral for us, the City of Novi, and the environment.

Jason Michner continued saying we strongly feel that if we could maintain the buffer between the road and our community, it would give us enough protection from the future development we know is coming. This road is really going to serve as a backbone for their future development, so it is more than just a connector road. It will eventually have much higher traffic, and it will serve as the main hub of their campus. While I understand that I cannot control what they do on their property, our owners must submit something to our HOA board for approval before doing a project, like Catholic Central is doing for you tonight. We try to take into consideration the impact on the neighbors. If someone wanted to install an in-ground pool but wanted to drain it into their neighbor's yard at the end of each summer, we would probably say no. While this is somewhat of an overstatement, these plans emulate a result that is similar. Breaking it down, the woodlands that would be affected are protected under chapter 7 of the code of ordinances. It essentially states that woodlands should be preserved to prevent erosion, provide natural barriers, preserve the beauty of Novi, and to beautify the environment and clean the air. This plan will impact around 747 if I remember from the study correctly, and there will be 175 that will be removed. 18 of the trees are dead, so it is 193 in total counting those. That is a large impact; around 25 percent of the trees mentioned in the study would be gone. They are going to replace them, but they will replace them with two and a half diameter trees that will maybe be a foot tall; it's like replacing a wall with toothpicks. The woodlands would be gone, as they are removed for wetland mitigation. These mitigation areas arise because Catholic Central is affecting 0.44 acres of wetland, but they must replace these wetlands at a 2:1 ratio. Essentially, the devastation to the woodlands is doubled every time the wetlands are impacted. Really, all this devastation to natural features is caused by the choice of road path. If the road path could be slightly altered or raised slightly above the ground so that there will be little impact on wetlands or woodlands, then the mitigation could be minimized almost to nothing. That means most of the trees stay up, we get to maintain our buffer, and it would make our community more open to future development phases. Without the barrier, I could see strong reservations for all Catholic Central's future development plans.

Jason Michner concluded by saying we did eventually hear from Catholic Central, but we did not get to meet with them until 6pm of last evening, the day before this meeting. We strongly asked that they ask for a delay of approval, and we are thankful that they honored

this commitment, so that we may work together to reach a solution that will be good for our community, their school, and our environment in the city. I will leave you with this thought: I understand the need to develop their land and to make their school the best school for their students; to make it profitable and sustainable into the future. However, at the end of the day, everyone at Catholic Central gets to go home to their own houses and live in their own cities. Hopefully their cities take their qualms into account and protects them. We are asking the same thing from you because although we are technically neighbors, our community lives there. We will be there for years hopefully, putting our kids through the Novi School District, and we really need that preserve.

Berkshire Pointe resident Harish Siddappa said I wanted to remind the Commission of the beautification project that was completed several months ago. There was a large light display that was supposed to be on during the daytime and turned off at night, but that didn't happen. The execution was poorly done, and a lot of trees were cut down. If this is the way that this new project will go, it will be a total disaster on the hands of the city. We have complained to the City and to Catholic Central and nothing has been done to resolve the issues. One of the woodland and wetland comments submitted by a city consultant about the plans strongly recommended reevaluation of the site layout to minimize impact to the regulated woodlands and wetlands. I do not think anyone addressed this, and I don't know why. This is misleading information from Catholic Central, as they are doing a 5-phase project, not just a connector road. Catholic Central has argued that the road is primarily for the safety of their students, and we do not disagree with that. However, there must be other ways to avoid affecting all the wetlands on the property. While Catholic Central did agree to meet with us, it was a little too late, and it was full of intimidation. Therefore, I would like the Commission to reject or postpone this proposal as it is misleading.

Berkshire Pointe resident at 49781 Hartwick Drive said my house is the last on the street. I always had a concern about my privacy on the north side of my house. I received the letter from the city, and I went to visit the city to view the plans. After looking at the plans I realized that they could protect my privacy more than their plans show. This made me wonder if Catholic Central could push the road further back and provide a nice border of trees between our community and the road. However, I can still see all the lights from my first story window. People driving by can see into my house. If the trees that exist now are removed, then my family and I will have absolutely no privacy. I would like Catholic Central to revisit this plan, and I would like to keep the conversation open with them to edit the plan.

Berkshire Pointe resident Ashish Sharma said I live on the other side of the subdivision. However, I am here to represent the people being affected. The proposal is going to have a negative impact on the environment. The area is rich with large trees. If the number of trees proposed to be removed are in fact removed, the character of the area will change completely. The area is also rich with wildlife; you can see the deer, the geese, sandhill cranes, and other birds – they will all be gone. Homeowners in the community will almost certainly experience a decrease in their home values. The proposed wetland mitigation area is so close to the community border that with the rainfall we have seen this year and climate scientists expecting more rain in coming years, our back yards will be flooded and will begin to erode. It could weaken their foundation and cause not only damage to the home, but it poses a safety risk for those living there. The damage to the community as a whole is going to degrade the property values not only in Berkshire but also in surrounding areas. Last year, on the front part of Catholic Central's property, there was a lot of renovation done. As part of the renovation, many large trees were removed. These trees were replaced with 6 to 8 feet tall, 2-inch diameter trees, which cannot replace what was

there before. Berkshire Point had to spend around 12,000 dollars to plant trees to replace to the trees that were removed. Therefore, I cannot support this plan in good faith.

Berkshire Pointe Resident at Lot 16 said I would like to reject the impact on wetlands and woodlands that affects me and my neighbors. You can see the view from my property. Car headlights are meant to be seen from beyond 350 feet. Our houses are within 200 feet of the road that they are proposing. The reflection of light into our houses is an invasion of privacy. A second concern are the future development phases. The future wetland mitigation area will affect many houses. On page 69, there is a wetland map from EGLE which clarifies that our houses are on wet soil. There should have been consideration of development on adjacent properties before attempting to get this approved. My daughter surprised me with a letter just from listening to my wife and I discuss these issues, and I will read some of it: "You are killing the ecosystem". Catholic Central is proposing to eliminate 1.7 acres of a forested woodland, not to mention the wildlife that lives there. We have invested in this City and our children are its future, so please to not take away the wetlands and woodlands that appreciate so much.

Hartwick Drive resident Shugna said I strongly object to this proposal. It would remove a state regulated wetland that lies adjacent to our community, thereby impacting our homes by making them more prone to flooding. We will also become more prone to light and noise from the campus. The proposed replacement trees will not be able to replace the atmosphere of the old trees and the wildlife that called them home. In addition, there will be an increase in traffic that will pose a privacy and security threat to some residents. Even the city's woodland and wetland consultant has asked Catholic Central to explore other options. Successfully developing the land without impacting our environment would set a good example for the students to conserve and protect nature. I ask that the Commission to hear our voices and to not approve the plan in its current form.

Berkshire Pointe resident Vijay (no last name stated) said my family and I strongly oppose the proposal before you tonight. I would like to urge the Commission and Catholic Central to look at this from our perspective. Imagine begin able to look out your window to see all the different animals running around on a weekend morning. Instead of destroying these wetlands, Catholic Central could easily modify their plan so that animals and other nature do not have to be harmed. The expansion phases can occur without destroying all these natural features. You are a very renowned school known for quality of education, but you are about to do the very things that you teach your students not to do. Removing all of these trees, which were referred to as garbage trees by Catholic Central in a previous meeting, should be met with a requirement to replace trees at a much higher rate than currently proposed to decrease carbon footprint. If Catholic Central stepped into our shoes for a moment, they would understand why this is so devastating to our community.

Berkshire Pointe resident Pravina Shinuvas said in many places we have been told that there is a very friendly attitude toward the environment. However, in practice and on an individual basis, we have seen that this is not the case. In the same vein, I believe wetlands and woodlands are both important and we need to protect them because they form and integral part of the ecosystem. Another point: trees are very easily cut down and removed in a couple of hours. To replace one, it takes years. My family and I really don't want to lose the peace of mind we get from all the nature in our backyard. This was one of the reasons we chose to live in Berkshire Pointe. We plead you to reconsider and search for a new option that benefits everyone.

Antoine Mallard from Leisure Co-Op in Wixom said we were not notified of this project at Leisure Co-Op. We have a back entrance on 12 Mile. We have wetlands to the east of our property. The wetlands on the Novi side of our shared city border are higher than ours. If you begin to disturb the wetlands there, we will likely have to deal with the resulting problems on our property. Our 110 units are already having saturation issue right now. Leisure Co-Op has been around for 40-some years, so I would like the Novi Planning Commission to take another look at the location of where this road will be, and how our neighborhood will have to take most of the impact from wetland disturbance. Going forward, we would appreciate if Leisure Co-Op was kept up to date. We are already having trouble on 12 Mile with the traffic. Traffic from Grand River has been cutting through our neighborhood to avoid the intersection to get to 12 Mile quicker. Even though we are in Wixom, we are still your neighbor, so please take us into consideration.

Berkshire Pointe homeowner Li addressed the Commission in a foreign language, which was unfortunately unable to be transcribed for these minutes.

Laura Pace, 16-year resident of Island Lake, said that I fully support the proposal for a new road. There is a lot of traffic on Wixom, and I would like to see a change for the safety of the kids. I believe the entrance and exit times would only be affected by traffic for 45 minutes in the morning and 45 minutes in the afternoon. There would not be traffic constantly going along that road at all hours. If you haven't been to the front entrance, it was one of the most beautiful changes in the City of Novi, in my opinion. I would encourage all of you to take a drive through the campus. It is maintained beautifully, and there continues to be wildlife throughout the campus.

Island Lake resident Jim Govan said I went to Catholic Central; my son went to Catholic Central, and many others in our neighborhood. For those who don't know a lot about Catholic Central, 1,000 kids go there, and we strive for excellence. The same thing you are doing for your kids, we are doing for ours. We are nationally ranked in many fields, and we feel we bring a sense of pride to Novi. In this, we are also striving for excellence in the campus layout. This is a very passionate discussion because there is nothing more important than our homes and our families; I can certainly relate to that although I do not live behind Catholic Central. I am sure that many of the objections voiced will be heard by this group. This is the reason for this type of forum: to come together and hopefully reach consensus. Catholic Central also serves a diverse community. I am very proud to live in Novi, and I am very proud that Catholic Central is in Novi. To summarize, I am sure Catholic Central will try very hard to make it right, and I support their proposal.

Berkshire Pointe resident Dajuan Woods I wanted to address two things. Beforehand, I will say that I went U of D high school, and I believe that Catholic school education is some of the finest there is. In this case, I think the correspondence was very poor. There was no road on the sheet of paper that was sent out to residents. This Commission encouraged Catholic Central to reach out to the Berkshire neighborhood and meet with us. They decided to not meet with us. They have the right to not meet with us, but it doesn't feel very neighborly. We had a chance to meet with them yesterday at 6pm, and we are meeting again today. What we were presented with was eight giant documents highlighting further development beyond a road. If it were just a road, I think that everyone would be much more okay with it. However, it's a road, it's a stem building, it's another building, they're moving the parking lot over, it's a soccer stadium, it's a new 2-story parking garage. You all read the plans and recommended that Catholic Central reach out to us, and that did not happen. All we are asking is for the opportunity to see the full plans. We want to be good neighbors, and in our correspondence, we go out of our way to try to find common solutions. We love Novi, and

education is a number one issue. I respect Catholic Central, but I also respect being neighborly and being honest with your neighbor. I would ask you all to take into consideration the future development plans and their impact on us.

Berkshire Pointe resident Ashutosh Patil said I live on the north side of the neighborhood along the border between our neighborhood and Catholic Central. I am strongly opposed to these plans. We were not given enough time to look at the plans. The more we look at the plans, the more scared we get. For me particularly, the wetland mitigation plan is the scariest; it will be like they are putting a giant pond right into your backyard. In the future, it could cause erosion and property damage. I moved into the subdivision just 6 months ago. You can imagine the confusion and frustration of someone who just moved into a neighborhood and immediately was met with plans to place a pond in your new backyard. It is stressful – I spent a lot of money to live in Novi and have access to Novi schools, and immediately we must deal with this. I do not think there was enough time spent on these plans to gather sufficient information from the hydrologist. I also see many opportunities for the road to take a different path to avoid the wetlands. I strongly oppose these plans as they stand now, and they need to make some significant changes. We do not oppose the development of their land into the future, but I think there are more efficient ways to deal with communication and to reach compromise.

Leisure Condominiums resident Nino Polis said it is no wonder that in today's environment of governmental and institutional mistrust, we think these people are trying to pull something over on us. I personally have the greatest respect for Catholic Central, their integrity, and what they are up to. I went to city hall and studied the plans, and I knew a road was coming, I knew a parking garage was coming, and I knew stadium was coming. I knew all of this, and I never thought that the wetlands would be touched at all. I didn't expect any of that to change. I expected them to protect the wetlands and not hurt them. I'm hoping that the solution to this will be that the road can be moved west. I see several benefits to this: students would not be exposed to high-speed traffic on 12 Mile; I think we also need a traffic light there and to pave 12 Mile Road. Then, perhaps, all our problems will be gone.

Berkshire Pointe resident Peter Ewing said I have lived in Michigan for about 30 years now, and I have lived in about 6 different cities. I settled in Novi around 20 years ago, and this is my second home. When I came to Novi, I stayed here for three reasons: the community, the quality of life, and the proximity to nature. It is beautiful here, and you can find things that you cannot find in any other city. You have heard from all my neighbors, and I think there are pros and cons to this project. However, I have to say I strongly object to their proposal as it stands today in terms of what is the beginning of a massive project. This connector road stands to do things that we know will bring great harm to protected, regulated woodlands and wetlands between our community and Catholic Central. Just as our Island Lake neighbors have said, Catholic Central is a fantastic institution that is teaching our children. To see that they have a long-term plan to further the benefits to their student: nobody can argue with that. Nevertheless, please hear this community when we tell you that this road stands to significantly impact the quality of life of neighbors who are in their literal back yard. Good fences make good neighbors, and what I have seen so far does not make me feel good to be a part of this community. Wetlands are being removed and replaced with basins. Large water mitigation areas will affect the water table and send more stormwater directly toward our properties. We don't know what is going to happen, but it doesn't feel right. Leisure Co-op has issues as well as Garfield Lake and probably too many others to count. Woodland trees are being removed. They say that 175 trees are being taken down, but what you might not see in your 91-page packet is that 80 percent of those trees have an 8-to-20-inch diameter and are between 40 and 60 feet tall. They are

going to replace those on a 1-to-1 basis with a tree that is 2 ½ inches in diameter. That is decades of growth erased. 1-to-1, 2-to-1, 3-to-1, 4-to-1: there is no comparison here. The devastation to that woodland cannot be calculated even if it is replaced. My final issue is the potential break in the local community. I want to believe in, and I am appreciative of, Catholic Central's willingness to postpone this vote and chose to reach out to our community. Hopefully, this will resolve any and all issues. I hope that the Planning Commission understands the plight of this neighborhood as it stands today, and I hope Catholic Central works with us to make it better.

Berkshire Pointe resident Dina Polanki said my house is at the north end of the community. This project will compromise my privacy. The very reason we moved to Novi was the school district, the community, and the wooded area behind our house. It is very unfortunate that the main reason we bought our home is going to be removed. Being an environmentalist myself, I do not want any nature to be disrupted; we should conserve it. Why is Novi going against what we must do to protect our nature? The other point I had was about the wildlife. Moving nature affects natural habitats for all sizes of animals. When I lived in a bigger city, all I saw was pavement and crows. Living in Novi is important to me to give my children access to nature. One of our Island Lake neighbors mentioned the beautification of the front portion of Catholic Central, and I do not think it was justified for that project to cut down all the trees that were there. If I had knowledge about that I would have stood against it as well. I reject the removal of the trees, the woodlands, and the wetland as well. I am very happy the Catholic Central is in Novi. My son may attend your school one day, and it is important that we preserve nature there.

Berkshire Pointe resident Medu Kuba said I live right behind the property in question, and I strongly oppose the proposed project. The City's code, page 59, there is a note about Michigan native tree species, and there are many native tree species in the woodland areas proposed to be removed. I had the opportunity to work with Cleyo Harris from the Department of Natural Resources. He is an expert on invasive species in the Great Lakes, and he was adamant about getting the point across that the only way to control these species is by protecting the native species we have here. My second point is the wildlife. We spent hundreds of dollars to have some species relocated by experts when previous work around our neighborhood was done. With the amount of wetland and woodland area being affected with this project, I do not know how many species will lose their homes who have lived there for 60 or 70 years or longer. A last point would be that we cannot chose our neighbors, but we can respect our neighbors and be good neighbors.

Northern Novi resident Carolyn Upton said while I do not live in Berkshire, I am here to talk to the Planning Commission, and it is long overdue that I come here. I come here with a heavy heart. I come here on behalf of the voiceless: the trees, the wetlands, the woodlands, and the wildlife. I think the thing that bothers me most is that all of us came to Novi recognizing that natural beauty was so present and powerful. In the City's Code of Ordinances, Chapter 37 is Woodland Protection. It says right off the city finds that rapid growth, the spread of development, and increasing demands upon natural resources have had the effect of encroaching upon, despoiling, or eliminating many of the trees and vegetation. It goes on to say some important points: woodland growth protects public health through buffering pollution and screening of contamination. It promotes public safety through prevention of erosion, siltation, and flooding. Trees and woodland growth are an essential component of the general welfare of the city by maintaining the natural beauty, recreation, and an irreplaceable heritage for existing and future city residents. Number four on this list says the protection of such natural resources is a matter of paramount public concern. In the city's 2016 Master Plan, woodlands are again addressed, with many of the same types of points,

but they are so relevant. The greatest threat to natural woodland areas is destruction, followed by degradation or fragmentation, reducing natural woodlands into smaller and more isolated units destroys the habitat of many species, modifies the habitat of others, and creates new habitats for some species. The reduced area of woodlands allows undesirable species to take over the woodlands species and weakens basic diversity in both plants and animals that contribute to the forest ecosystem. High quality woodland areas need to be buffered from adjacent activity. It is important to maintain large areas of contiguous woodlands with little or no fragmentation. That is not all that the Master Plan discusses, but those are some important points. I do not know if you can see the diagram I am holding, but this is the last 10 years of Novi. The green bars represent the trees the city has planted, and the red is what they have removed. The numbers are staggering. In summary, we've destroyed tens of thousands of trees and replanted an estimated 27 percent. As everyone has noted, these are only 2-and-a-half-inch diameter trees. We're ruining the character of Novi. We're letting developers pay into the fund that now is at 4.3 million dollars at the expense of the character of this city. As Planning Commissioners, please plan better.

Berkshire Pointe resident Rudiya said my son graduated from Catholic Central 2 or 3 years ago, so please do not tell him that I came to speak because he loves the school so much. Anyway, last year, Catholic Central built a beautiful entrance archway right behind my house. The trees that were removed were right at the edge of my backyard. I would just like to share my experience with this project. It was a four to six month proposed development project, and I was working in Milwaukee at the time. My wife shared the public hearing notice with me, and we both agreed that there was very little information on it. However, by the time I returned from out of state, the project had basically begun, and we had to deal with it. The first thing the contractor did was remove all the trees. My wife and I took a walk from the road to see how the privacy of our house would be affected. We were scared to find out that you could see everything in our house with the trees gone. We close our blinds at 6 PM now because it is not comfortable. Finally, the tree surveyor arrived after six months. Catholic Central was kind enough to ask us which type of trees we would like for the replanting. We chose eight to ten pine trees. We asked them to set the trees back a bit further from our house than originally planned, but this still left a two or three tree-width gap between each replanting. The contractor told us then that there were no more trees left to be planted; after talking with Angela, we were able to get a few more. In the plan, they said they wanted to build a gate. The result was a gigantic and beautiful structure. Looking at the gate closely from my house is not appealing. It may look nice from far away, but up close it is daunting. I can also see it from almost every room in my house. What I will leave you with is that the replanted trees were on my property, so that took away around 6 feet from my 20 to 25-foot backyard. Also, these trees are probably only going to grow 20 or 30 feet high. Pulte charged me a 25,000-dollar premium saying that it was a wooded lot when I bought it, but now that more trees will be removed, I do not know how much property value will decrease.

Berkshire Pointe resident Rabhi Kuran said I respect my neighbors and the City of Novi. The first thing I notice when I enter the city's Civic Center is the globe that says, "go green". Visually, I see the city has taken on the motto of "go green," but in practice it isn't happening here. One of the great things about Novi is that we can come here and talk tonight, but the notice we received a notice 10 days before this meeting. We had a chance to look at the project plans, and we saw the destruction that could happen from what is planned. One important point, again, is that we observe light from Catholic Central because the stadium lights are so high. The lights shine into our homes on Friday during the football games, but I don't expect that to come every day.

Berkshire Pointe resident Abhi said I strongly object to the proposed plans, and I have 3 points to highlight: wetlands, review Catholic Central as a developer and not a school, and invest in Novi residents. The protection of our environment is on the Planning Commission. Let's work together to save the vegetation and animals who live in ecosystems here. Building in wetlands is harder, and it has a bigger impact. My second point is to review Catholic Central as a school and not a developer. We have all seen the recent beautification project, and we are not happy. They have great infrastructure, but no responsibility. They could have chosen a simpler path than they did to save all the natural resources. I hope the reason they did not is merely due to lack of oversight. We want to be responsible for the future of Novi. If there were no wetlands in the city left, then there would not be a city at all. Judge the plans of this developer by their previous projects.

Berkshire Pointe resident Sullan said I object to the proposed project. We lived in Texas for about 11 years before moving to Michigan, and we love Michigan. The wetlands, the woodlands, and the back yard: we didn't get all of this in Texas. My daughters use our backyard and I also have a small space on my deck that I use for work, and much of this would be gone. I also wanted to point out that we paid a high premium for these plots due to the wetlands, and now they are under threat of being taken away. I want to share my professional background: I am an associate professor who works very often with SEMCOG. We look at how to make communities more livable and accessible throughout the region, so I know this is the correct time to stand up for my property. We do not want any animosity with Catholic Central, we love them. However, their access drive should not need to go directly behind our property.

Berkshire Pointe resident Kunal Koh said even though my property not directly impacted, I would like to object the proposal. I am a bit skeptical of this process. We received a letter eight to ten days before this meeting. I know the normal time is 5 days before; you are just trying to tick the boxes, and that's fine. This whole project is going to go on for several years, and it is a million-dollar project. If there has been discussion going on between the city and Catholic Central for months or maybe over a year, why are so many impacted residents not involved in the process early on? Why wait until the last stage? If Catholic Central really wants to be good neighbors, then why did they not want to involve us in their process? I recognize that the city has certain regulations to follow, but it just isn't right that we are supposed to prepare for a 5-year project with only a 5-day notice; we just don't have those resources as a neighborhood association.

Michael Wilczynski, Geologist with Pangea Environmental LLC, said I have over 40 years of experience primarily in hydro geology and construction. I retired from the Michigan Department of Environmental Quality, and I have taught at several colleges. I haven't had much time to look at this project. Please correct me if I am wrong, but I have not seen anything that addresses water management issues. Looking at the geologic map, there are some issues. The whole project is not very environmentally friendly, and it could easily be made more so. I am willing to work pro bono on this and I have been. I have been taught to stand up for my fellow man and the environment, so that is what I have been doing through most of my retirement. We are not against this development; we just want to do it correctly. There are water management issues and there hasn't been enough attention paid to hydrogeology. These wetlands are perched on clay; can you reconstruct these? It doesn't seem that you know what kind of wetlands these are to properly reconstruct them. I am working on a project in Kent County where they did not do a proper hydro-study, and they ended up destroying regulated wetlands and a pond on private property. I am currently working for Jackson County on a project where homes were flooded because they raised the water table just a small amount, and it is destroying homes. The same thing

could happen here since the water table is very similar. You are redirecting surface water into retention ponds and wetlands. What impact will that have on hydrogeology? Are patios going to start separating from houses like they are in Jackson County? That is a possible future lawsuit. We also have Garfield Lake that was permitted by the city and EGLE, and now we have a lake that is being destroyed and wetlands that are being destroyed. We can do this project, and we can do this right. The water that is going to run off into the wetlands is going to be contaminated as the plans stand now.

Berkshire Pointe Resident Shivar Diya said first I would like to voice my main objections: the wetland impact and the noise and light pollution. There are so many regulations on wetlands from many levels and institutions that seemed to be ignored. Is this project for the public benefit? EGLE and Article 4 of the city ordinance both state the drastic importance of preserving wetlands for public safety and environmental preservation. I am showing the map of the state of Michigan. The water sheds that are part of this area, and I do not know if a study was conducted to see if these watersheds would be impacted. I also do not know if a study was done to ensure that under 5 acres of wetlands was going to be disturbed; otherwise, there are certain regulations that must be followed. I am a taxpaying resident, and I am being affected by this project. I send my kids to public school because I cannot afford private school. We respect Catholic Central, so please respect us.

Unidentified member of the public said Catholic Central says they are building the road in this curvy fashion for safety reasons and to minimize cost. There is one area where the road connects to a parking lot that already has an access drive, which seems unnecessary. It seems like it would be more cost efficient to build a straight line, and it would minimize three fourths of the current wetlands impacted. This project that will go on for years has a mitigation zone being proposed later being the last few houses in the Berkshire neighborhood. This means they would have to take out all the trees from that area eventually. These mature trees that are decades old have very stable and large roots that keep the foundation of the soil. This protects the houses' foundation. When those trees are gone, it will not matter how many trees they plant because the water that was absorbed by large tree roots will seep into basements. The new basin will not be affective because the water will still seep in.

Berkshire Pointe Resident Kiran Gattamaneni said I would like to show some current photos of my backyard. You can see how thick the woods are. My children are devastated by this. What exactly is Catholic Central teaching to their kids? Is it okay to teach them that it's okay to destroy natural environments? Ever since I learned my ABC's, I have also been taught that the environment is an integral part to healthy individuals and society. Does Catholic Central not teach this as well? They should try to lead by a correct example. I hope the Planning Commission will understand these points. Catholic Central is a bad neighbor. We saw that with the beautification project a few years ago, and we are seeing it again now. They are a respected institution, but they are not good neighbors. We are good neighbors, but they are not good neighbors.

Berkshire Pointe resident Bo said I just want to add one more point. I did not realize at first that there would eventually be a large soccer stadium built over wetlands. My son plays for the Michigan Jaguars, a Novi soccer team, for many years. We have tons of soccer fields and stadiums in the area: outdoor, indoor, private, and public. They're located in Novi and surrounding communities, like Wixom. We have plenty of space to play soccer. Many universities and colleges use the same field for football and soccer; they do this at the Big House in Ann Arbor, and I have seen it many times. Building a soccer stadium where we

need to cut down so many trees and destroy wetlands doesn't not seem like a good idea to me. There are plenty of other options.

Berkshire Pointe resident Xing Xing said all I have to say is go Green! I really love that saying, and I think it really does apply to his beautiful community with so much wildlife and nature. I hope that we can find a way to protect it. There must be other options to avoid impacting wetlands and woodlands here.

Berkshire Pointe resident Venjit Nyal said one of the primary reasons I would like to object is that even though I will not be directly affected by this project, I was deeply affected by the school's last project along Wixom Road. We lost a lot of privacy and the light pollution got worse. Once the plan was approved and construction began, we could not find comfort. There are a ton of noises and if the workers come onto our property or are doing something against what was approved, the workers just tell us to contact who ever has instructed them to do the work. It was a very painful process for us. The project before us tonight is certainly a large, long-term project. Naturally, if you uphold this plan without checks and balances, there will be a never-ending loop of being redirected to another person if we have an issue with the process. The removal of woodlands and wetlands certainly does not match the Novi character that I moved here for and pay 10,000 dollars for in yearly taxes. Something must be done to protect natural features. There needs to be some stable implemented form of communication between all stakeholders, including residents.

49493 Harrier Place and Berkshire Pointe resident Srinivas Chaganti said I was here when the last project Catholic Central proposed was approved. Many of the community residents did not attend the meetings because the project was framed as a beautification measure. What ended up happening was the school put up a 35-foot stone archway and put up bright lights while taking many large trees down. Even after meeting with Catholic Central, many of the residents on Harrier Place have still not been heard completely. We were most affected by the large archway on the Wixom Road entrance, and it seems like our concerns are being ignored again. There needs be a mutual agreement so both the neighborhood and the school can coexist in the same area.

Liberoff Sweeny said I want to try my luck tonight. The third time is the charm I believe. The first time was the Wixom Road beautification project. We showed up to the meetings and nothing happened. The second time was the incident with the lights; all we asked was if they could turn the lights off when it gets dark, and nobody is at the school. They did not listen to us. One year worth of emails that I have saved yielded absolutely no response or results from Catholic Central. If Catholic Central cannot uphold a promise about turning lights off for an entire year, it begs the question what we should trust them on here. I came to the US about 22 years ago, and I have lived everywhere in the country. Before coming back to Novi, I lived in Ohio because I had a business there. I moved my business to Novi because it is such a nice place, both the environment and the people. I don't have to know someone for them to ask me how my day is going. We are not against the project, but we want it to be done right because we love Novi.

Island Lake resident Charlie Pierce said I moved to Novi because of Catholic Central. We are in the process of putting four boys through the school, and it has been life changing for them. I remember not too long ago driving by what is now Berkshire Pointe was a beautiful, wooded lot, probably with tons of wildlife. However, you developed it, and I am glad you did because it brought more passionate community members to Novi; the city is better for that. When there is progress, that is what happens. Catholic Central can move the road, but that's not the hard part. If they move the road, they will displace other development,

so instead of removed woodlands being in your back yard, there would be a building. Two to five years from now, you'll be saying I wish we would have had something a little bit smaller than this giant building. Also, keep in mind that these woodlands and wetlands are on Catholic Central property.

Berkshire Pointe Resident Prasada Furi said after researching this project, I must object to it since it will bring a rise in noise, light pollution, and reduction of woodlands and wetlands. There must be an alternate road route that someone at Catholic Central or the city could implement, and if they need help, we will pitch in. During the Wixom Road beautification project, the school did not replant the number of trees they were supposed to after removing so many. Catholic Central has the right to this, but they should still respect their neighbors. I want to recall a famous quote: "Man is called selfish not for doing his own good but for neglecting his neighbors." I hope that Catholic Central will take that quote as inspiration. We want to achieve development, but not development for development's sake. We want to leave behind a good legacy for our children. The city must balance between growth of the built environment and the protection of the natural environment.

Berkshire Pointe resident Sertu Katrice said I strongly object to this project. Development is one thing, but letting it destroy nature in neighborhood backyards. It is ironic that the school is teaching sustainability while doing this project. Would you accept this in your backyard? If the answer is no, then it should not happen in ours. What is the point of having experts here if all the ordinance is being waived? During the beautification process, Rick Meader requested that Catholic Central place trees along the sidewalk like everywhere else in the city, but the Planning Commission waived that. The lighting there has cheap filters. Even though they could build the road in a straight line, they do not want to because it will affect the aesthetic of their campus. Instead, they want to create a drainage area that will destroy our properties. We should get a written statement from Catholic Central and the City that says they will be responsible for any damage done to our homes from leaking or seepage.

Berkshire Pointe resident Purush Marakatar said I have been living happily in Novi, but now I see all the changes coming. It would be a huge loss for us to lose these natural features, so please take our position into consideration.

Berkshire Pointe resident Prabhakar said we put a lot of trust in you that you are going to protect us, our properties, and quality of life. However, that trust has come into question with this project and projects before this. We hope you will build that trust back. Will you have another hearing? We do not want to be left in the dark when further approval comes. I am not sure what kind of assessments have been made; do these assessments take our houses into consideration. I hope the city creates a bond for Catholic Central for these future damages. I should have the right to protect my property, and the city should protect my property. Right now, Catholic Central can not even fulfil a promise to turn off a light. We are worried they will not fulfill further promises.

Berkshire Pointe resident Aaron said Catholic Central seemed nice at first, and they tried to reach out to be friendly. However, we are now seeing that they are not being so nice. They suggested that you either get a flooded wetland or a two-story building in our backyard. I just wanted to make it clear to the Commission that when our neighborhood interacts with Catholic Central, it isn't always very friendly.

Berkshire Pointe resident Genie said I am speaking on behalf of my dad who cannot speak English. With respect to the plan, I do not currently approve. I see my dad everyday enjoying

the backyard nature. He really loves sitting back there and relaxing since he retired, and it would be a shame if the woodlands and wetlands were removed.

Novi resident Chuck Williams said I have lived here for eleven years and have children that go to Catholic Central. I support the proposal for two reasons. I support any proposal that enhances the education for my children; the experience so far has been amazing for them. The second point would be the safety concern. When my kids were younger, I drove them to school, I saw how crowded Wixom Road can get. Now they drive themselves, and I honestly worry about them getting to school safely as well as anyone who drives on Wixom during those peak times.

Berkshire Pointe resident Navi Raveer said Catholic Central should lead by example and teach kids about environmental science and being good neighbors. We are not apposed to the project, but please leave the woodlands and wetlands alone. You have enough land to do whatever you want. We also want to be good neighbors. We appreciate you shaping the future of our communities, but I would also like my children to enjoy this community and this city.

Berkshire Resident Sri Galopari said this is a very emotional issue for the entire community, so I am only going to mention one thing. Find a win-win-win solution: a win for Catholic Central, Berkshire, and for the city.

Berkshire Pointe resident Cheung said the reason we moved here was for the trees in the backyard. This community is also very friendly. When my wife and I got a notice for the road, we thought that was normal, but we got angry when we noticed they were planning to remove trees behind our house. I understand the student's safety is important, but I think they can move the road further west into the campus. This would also save cost because the road is proposed to be very curvy. I strongly object, and I hope you reconsider.

Berkshire Pointe Resident Kasho said I have a couple of questions. Why is the city not considering that wetlands and woodlands are protected over development in the ordinance? It is not right that we would be replacing huge trees and brush with small trees.

Berkshire Pointe resident Satish said I feel as though we were rushed into this entire process. Did the Planning Commission to look at all the plans? We would like some sort of commitment that they will look at all the plans. Also, the city should do a complete analysis of the entire project to see how future phases will impact the wetlands and woodlands, as well as our homes. When I bought my home, I paid a premium for the wetlands and woodlands behind my house because the real estate agent said that they were protected and could not be touched. I do not understand how this has changed and why it is so destructive. What is EGLE saying? Please go back to the drawing board and make a less destructive plan.

Berkshire Pointe resident Robert said I would first like to thank my neighbors here because they have done a lot of work over the past week or so on this project. I feel that we have been deceived. We decided to move here from Farmington Hills because of the schools and the neighborhood. I studied in a Jesuit institution for much of my childhood, and this plan is not about instilling values into students – it's about commercial appeal. I am not here to question values, but we should consider the impact of our property decisions to the community.

Berkshire Pointe resident Piush said inclusion is the word I choose. We want to be included throughout this process, and through each phase. It will be a long process, and we do not want to be left in the dark for the next several years.

Seeing that nobody else wish to participate in the public hearing, Chair Pehrson closed the public hearing and turned it over to the Planning Commission for comments.

Chair Pehrson said the result of this session will be a vote to postpone approval of this plan as requested by the applicant.

Member Avdoulos said I appreciate all the residents coming forward and expressing their concerns. I also appreciate Catholic Central bringing the project forward. The Planning Commission received this package on Friday; the residents have looked at longer than we have. We are reviewing it, learning about it from staff, and then it is up to us to decide on approval based on facts. This has been very emotional topic, but sometimes we must remove emotion from decision; we are here to make sure that projects follow the rules. We have been part of a lot of projects that have wetland and woodland issues. There is always a give and take. We look at everything. This project, because of what it is, it needs to go through the Planning Commission and public hearing. We wanted to hear these concerns. I had a question: when we worked on this project back in 2002, the original construction of Catholic Central, did we have a master map of all the development up to Twelve Mile to understand what was coming in the future?

Senior Planner Bell said the applicant did not own the property that bordered 12 Mile at that time. As far as I could find in our files, the original proposal was only the campus as it exists today, and I think they've added some parking lots since then. When they did acquire the property zoned I-1 and bordering Berkshire and the 12 Mile frontage in 2011, they proposed some athletic practice fields. That came through the Commission in 2011.

Member Avdoulos said I wanted to check if there was anything documented regarding proposed developments being looked at.

Senior Planner Bell said the applicant may be able to tell us more about that and when it began.

Member Avdoulos thanked Senior Planner Bell and continued saying there is a lot on this development. It may be as simple as a road right now, but it will have a domino effect. I think, as good neighbors, Catholic Central should work with Berkshire residents to address and meet the needs of all involved. There must be some sort of dialogue if this is going to work out. I knew that this would almost certainly be postponed when I first saw it. What we are doing now is having this dialogue so Catholic Central knows what we are looking for. The other question I had was is the beautification project along Wixom Road complete yet?

Andy Wozniak said that project has been completed. The only outstanding thing is the monitoring of the wetland mitigation and built roads.

Member Avdoulos said I remember from the beautification project that there were concerned members of Berkshire and wanted some buffering between the properties. Maybe Catholic Central could take a second look at that for possible solutions.

Andy Wozniak said it is ongoing, and during the approval process we suggested that trees be planted on the rear yards on the adjacent properties. That was done, and, in fact, more

trees were planted than required. The timing of the signs and the brightness of the sign has been adjusted to around 5 percent of its capacity. The timing does need more attention, especially now that it is getting darker earlier.

I think most residents and the homeowner's association president feel that there is no problem with the actual development of the land; it is more about being sensitive to your surrounding neighbors. Your trees end at the property line and the other property continues, but there is an entire environment there that the homeowners want to maintain. I was on the Planning Commission when Catholic Central came to Novi, and we worked very closely back then. I am going to make the motion for postponing the approval of this project now, and we can continue discussing afterward if we'd like to.

Motion made by Member Avdoulos and seconded by Member Roney.

**In the matter of the Catholic Central Connector Road, JSP21-17, a motion to postpone decision on the proposed Preliminary Site Plan, Woodland Permit, Wetland Permit, and Stormwater Management Plan. This motion is made to allow the applicant time to address some of the concerns raised by community members and the Planning Commission, as discussed at the meeting. The applicant and staff are in agreement with this action to postpone. Motion carried 6-0.**

Member Becker said I am sure everyone will be pleased, since we are going to be tabling this, most of my comments can be set aside. There are two areas I'd like to speak on. As I have stated before, one of the first steps I take with each proposal is to assess the impact of property owners. I am always concerned that when we approve waivers outside of what is allowed per the ordinance that we are setting precedent that could be applied to future projects. In 2013, a developer asked the Planning Commission and City Council to grant a PRO for several contiguous pieces of property. In the spirit of thoughtful accommodation and with the belief that the PRO would be beneficial, it was approved. The applicant said also that the development would require the removal of 153 trees of which 95 were at least 8 inches in diameter; many were larger than that. That applicant was allowed to replace these trees with trees that were only about 2 and a half inches in diameter and conifers that were only 7 or 8 inches tall. That applicant also said the development would require filling in over a third of an acre of existing wetland. In the spirit of thoughtful accommodation, that applicant was allowed to replace these wetlands with other newly created ones on the property. The applicant was also granted variances and waivers for lot size, building size, and setbacks. I can't help but think that some place this evening there is a certain 10-year-old resident saying, "Shame on that applicant". However, the applicant was the developer of Berkshire Pointe. Without the willingness of the governing bodies of the City of Novi to thoughtfully accommodate that developer, then there would not be a Berkshire Pointe. Eight years ago, our city set a precedent of thoughtful accommodation concerning Berkshire Pointe. I'm not sure why we shouldn't apply that same thoughtful consideration to the proposal in front of us. Finally, all it takes is a slow drive through Catholic Central's campus to notice the high level of woodlands that the school has maintained. In a letter from the applicant's consultants at Zeimet and Wozniak, dated 9/23 of this year, stated that the applicant is committed to preserving 30 acres of existing woodlands and wetlands. This is 26 percent of their total property. I can only imagine how much it would cost the city, and thus the residents, if we were to purchase 30 acres of existing wetlands and woodlands at fair market value to preserve them. My only request to the applicant at this point is to echo the statement from Davies Resource Group to, "Please provide other options and alternatives that were considered for the location of the connector road that would limit the impacts to the woodland" and "DRG strongly recommends they reevaluate the site

layout to minimize the impacts of this high-quality, regulated woodland". I agree with that wholeheartedly.

Member Roney said first, thank you to everyone who came out to voice their issues. Again, we just received these plans on Friday. My first impression was very similar to yours. I was concerned with the plans for the wetland and woodland mitigation. Hopefully something can change there, and I am glad that you all are planning to meet again to hopefully make those changes together.

Member Dismondy said this is proof that the process works. The applicant now understands the concerns. Now, you all can work together and hopefully come up with a solution.

Member Verma said it was a very emotional meeting today, and I have not seen it like this in the past. I am an engineer, so I can tell you, the engineer drew a line on the plan without considering impact on environmental areas. Environmental engineers are different from the engineers who drew these plans. It seems that an engineer laid out this road not realizing the impacts on wetlands, and at that time they chose to not here the sentiments of Berkshire Pointe. I agree, the water will seep into the basements within these plans. Planning staff has asked the engineers for Catholic Central to talk with the neighbors. At that time, they did not do that. If they had, there may have been a different story today. I still believe that there can be a win-win for everyone if the engineers go back and redraw. There is a way to do this better.

Chair Pehrson said I just want to echo everything mentioned on this side of the table. We are placed into situations that may not be cut and dry. These are unusual properties and unusual developments that existed before Berkshire. You are doing what you need to do to educate yourself understand this process by coming here tonight. The property owner and developer can develop their property if they follow the guidelines Member Avdoulos previously mentioned. It's not a matter of what we want; it is a matter of if the project matches what is required by the ordinances and codes of the city. This is one of the largest turnouts we have had in a while, and you will find that nobody on this panel will ever turn a blind eye to what is being requested or fail to hold a fair hearing; this is true regardless of the outcome. We have never taken money or had back door discussions on this Commission, that is not what this body is about. Don't be fooled or mislead; that property owner has a 5-year plan to develop the property as they want. When you have the chance, have meaningful conversations to understand that long-term. Ultimately, it probably will occur in your backyard, and please remember this when the applicant comes to you to let you know they plan to build a soccer field or whatever it might be. This will be postponed until everyone on this Commission has a chance to reexamine the plans with your comments in mind. I applaud everyone for your timeliness. It is not easy to do this, and I hope you can understand that we are trying to do what is best for everyone here.

**ROLL CALL VOTE TO POSTPONE THE APPROVAL OF PRELIMINARY SITE PLAN FOR JSP21-17 CATHOLIC CENTRAL CONNECTOR ROAD MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY.**

**Motion to postpone the approval of the preliminary site plan for JSP21-23 Catholic Central Connector Road. *Motion carried 6-0.***

#### **MATTERS FOR CONSIDERATION**

- 1. ISLAND LAKE NORTH BAY TREE REMOVALS JSP21-23**

AGREEMENT TO INSTALL 12 MILE IMPROVEMENTS  
AUGUST 8, 2011

LIBER 43916 PAGE 359  
 \$22.00 MISC RECORDING  
 \$4.00 REMONUMENTATION  
 03/07/2012 12:19:12 PM RECEIPT# 21180  
 PAID RECORDED - Oakland County, MI  
 Bill Bullard Jr., Clerk/Registrar of Deeds

2011 DEC -1 PM 1:25

RECEIVED  
 OAKLAND COUNTY  
 REGISTER OF DEEDS

2011 DEC 12 PM 3:33

AGREEMENT REGARDING FUTURE IMPROVEMENTS—CONDITIONS  
 FOR LANDSCAPE AND SIDEWALK WAIVERS

This Agreement dated this 8<sup>TH</sup> day of August, 2011, is between the City of Novi, whose address is 45175 W. Ten Mile Road, Novi, Michigan 48375 ("City"), and The Catholic Central High School of Detroit, whose address is 21225 W. Warren Rd., Novi, MI 48374 ("Catholic Central").

RECITATIONS

1 Catholic Central secured special land use and site plan approval for outdoor athletic practice fields in connection with a high school use from the Novi Planning Commission on July 27, 2011.

2 Under the City's Zoning Ordinance and Code of Ordinances, a sidewalk and certain other improvements would be required along Twelve Mile Road as a result of the athletic field improvements. More specifically, special land use and site plan approval would require 5-foot sidewalk along Twelve Mile Road, right-of-way greenbelt planting along Twelve Mile Road, street trees along Twelve Mile Road, and a 4- to 6-foot tall landscape berm along Twelve Mile Road. The Planning Commission's approval of the special land use and the site plan without those improvements being shown or provided was conditioned upon Catholic Central securing a design and construction variance/waiver from the City Council with respect to the installation of a sidewalk along Twelve Mile Road, and also entering into this written and recorded Agreement.

3 Catholic Central agrees that it will provide the required sidewalk and related improvements in the event that (1) a Twelve Mile Road paving project is initiated by the City or any other governmental entity, or on its or their behalf, (2) the Catholic Central property is improved in the future in certain respects, or (3) a development proposal is approved for properties to the east or west of the subject property.

4 The basis for the approval subject to the granting of the variance is that the first phase of the improvements proposed by Catholic Central at this point are a substantial distance from Twelve Mile Road, that there will be no outdoor lighting or amplified noise associated with the athletic field construction, and that there is no expected increase in vehicular or pedestrian traffic associated with the improvements. Additionally, Catholic Central has requested that the installation of the sidewalk and other improvements along Twelve Mile Road be delayed until

OAKLAND COUNTY  
 REGISTER OF DEEDS  
 13 MAR - 2012  
 12:19:12 PM

K. -

future development of the property closer to Twelve Mile Road, and that instead the existing natural vegetation and wetlands along the north property line be maintained to assist in screening the outside activities from the neighbors to the north.

5. The City Council considered the design and construction standard variance at its City Council meeting on August 6<sup>th</sup>, 2011. The City Council determined to grant the variance required for installation of the sidewalk, subject to Catholic Central's agreement to install the sidewalk and the other required improvements upon future development as described herein.

NOW, THEREFORE, in consideration of the foregoing, the parties agree as follows:

A. In consideration of the City Council granting the design and construction variance to waive the obligation to install the required sidewalk along Twelve Mile Road in connection with the special land use and site plans approved by the Planning Commission, Catholic Central agrees that it will install the 5-foot sidewalk along Twelve Mile Road as required by City ordinance if and when (1) any structures and/or parking lots or any other improvements requiring site plan approval are proposed on the Catholic Central property, described and shown in the attached Exhibit A, within 1,000 feet of the Twelve Mile Road right-of-way (2) a Twelve Mile Road paving project is initiated by the City or any other governmental entity, or on its or their behalf, or (3) a development proposal is approved for parcels immediately to the east or west of the subject property.

B. In addition, Catholic Central agrees that at the time any structures and/or parking lots or any other improvements requiring site plan approval are proposed on the Catholic Central property described and shown in the attached Exhibit A within 1,000 feet of Twelve Mile Road, or in the event a Twelve Mile Road paving project is initiated by the City or any other governmental entity, or on its or their behalf, or in the event that a development proposal is approved for parcels immediately to the east or west of the subject property, Catholic Central will provide the required right-of-way greenbelt planting along Twelve Mile Road, the required street trees along Twelve Mile Road, and the required 4- to 6-foot tall landscape berm along Twelve Mile Road.

C. This Agreement shall run with the land constituting the property described on Exhibit A and shall be binding upon and inure to the benefit of the City and Catholic Central and to their respective heirs, successors, assigns, and transferees.

D. Catholic Central hereby warrants that it is the owner of the Property described on attached Exhibit A, and that it has the full authority to execute this Agreement.

E. A delay in enforcement of any provision of this Agreement shall not be construed as a waiver or estoppel of the City's right to eventually enforce, or take action to enforce, the terms of this Agreement.

F. Each covenant, requirement, obligation, and provision contained herein shall be considered to be an independent and separate covenant and agreement, and, in the event one or more of the covenants, requirements, obligations, or provisions shall for any reason be held to be

invalid or unenforceable by the court of competent jurisdiction, all remaining covenants, requirements, obligations and provisions shall nevertheless remain in full force and effect.

(i) Catholic Central and City agree that this Agreement and its terms, conditions, and requirements are lawful and consistent with the intent and provisions of local ordinances, state and federal law, and the Constitutions of Michigan and the United States of America. Catholic Central agrees that the terms and conditions under which the City has granted the design and construction variance/waiver, as set forth in this Agreement, are intended to protect the public health, safety, and welfare and provide material advantages and development options for the Catholic Central, all of which improvements and obligations Catholic Central and the City agreed were roughly proportional to the burden imposed and necessary in order to ensure that public services and facilities necessary for or affected by the proposed improvements will be capable of accommodating the development on the Property, and to achieve other reasonable and legitimate objectives of the City and Catholic Central, as authorized under applicable City ordinances and the Home Rule City Act, MCL 117 1, et seq.

Furthermore, Catholic Central fully accepts and agrees to the final terms, conditions, requirements, and obligations of this Agreement, and Catholic Central shall not be permitted in the future to claim that the effect of this Agreement results in an unreasonable limitation upon use of all or any portion of the Property, or claim that enforcement of this Agreement causes an inverse condemnation or taking of all or any portion of such property. It is further agreed and acknowledged that the terms, conditions, obligations, and requirements of this Agreement are clearly and substantially related to the burdens to be created by the development of the Property, and are, without exception, clearly and substantially related to the City's legitimate interests in protecting the public health, safety, and general welfare.

H. This Agreement shall be interpreted and construed in accordance with Michigan law, and shall be subject to enforcement only in Michigan courts.

I. As used in this Agreement, the term "Catholic Central" shall mean and include the undersigned party designated herein as Catholic Central and owner of the Property, as well as all future and successor persons and entities that become owners of all or any portion of the Property in the future.

J. Any headings contained herein are for the convenience of the parties and are not to be used in construing or interpreting this Agreement.

K. This Agreement is deemed effective as of the date first written above.

"CATHOLIC CENTRAL"

By Richard Kanaltetti  
Richard Kanaltetti  
PRESIDENT

in PresidentSTATE OF MICHIGAN    )  
  )ss  
COUNTY OF OAKLAND    )The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of August, 2011, by Richard A. Rancourt, Esq. as the President of CATHOLIC CATHOLICMichael A. Wiltow  
Notary Public MICHAEL A. WILTOW  
Oakland County, Michigan  
Acting in Oakland County, Michigan  
My Commission Expires 06/15/2014

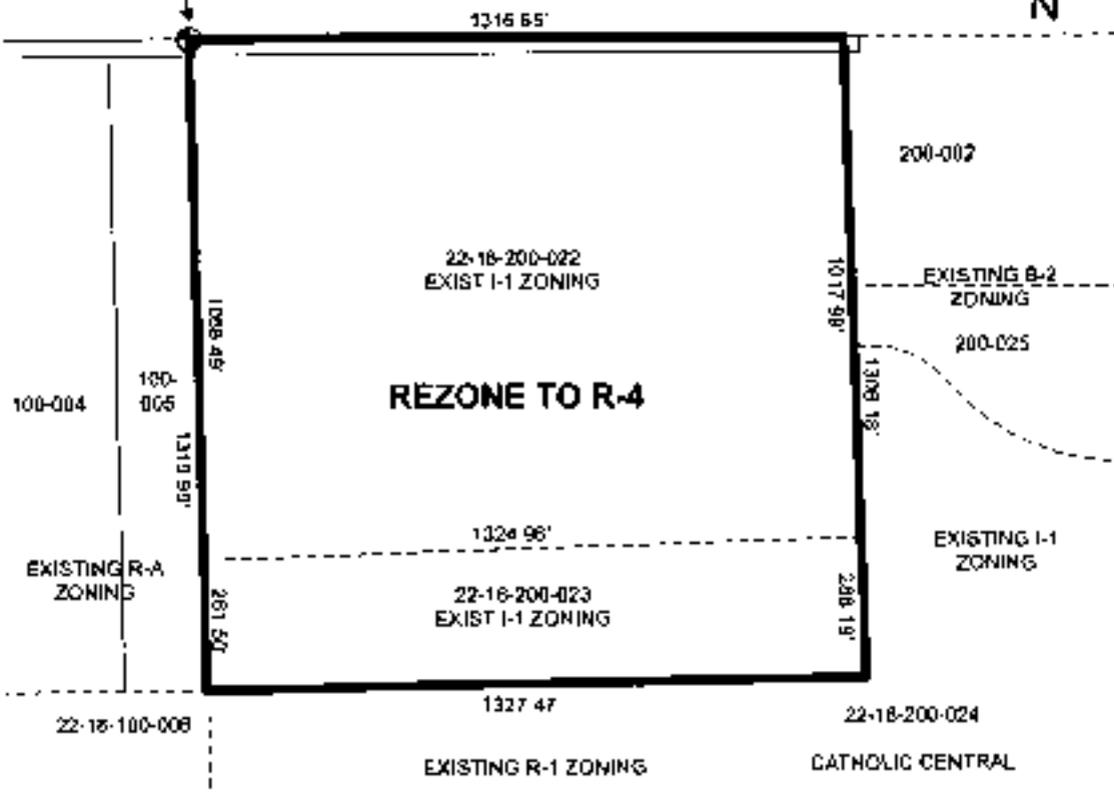
By

"CITY"  
  
David B. Landry Mayor  
Its MayorSTATE OF MICHIGAN    )  
  )ss  
COUNTY OF OAKLAND    )The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of August, 2011, by David B. Landry as the Mayor of Novi.Maryanne Cornelius  
Notary Public MARYANNE CORNELIUS  
Oakland County, Michigan  
Acting in Oakland County, Michigan  
My Commission Expires 2-9-15

164956

The Instrument Drafted By  
Thomas R. Schultz Esq  
90903 Northwestern Highway  
Farmington Hills MI 48334When Recorded, Return To  
Maryanne Cornelius, City Clerk  
45175 W 10 Mile Rd  
Novi, MI 48375

N 1/4 COR SEC 18  
T 1 N, R 3 E  
CITY OF NOVI  
N LINE OF SEC 18 & NOMINAL C/L 12 MILE RD



To rezone a part of the Northeast 1/4 of Section 18, T 1 N, R 3 E, City of Novi, Oakland County, Michigan being parcels 22-18-200-022 and 22-18-200-023 more particularly described as follows

**Parcel 22-18-200-022**

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 measured, (1317.10 record), thence S 00°44'12" E 1017.99 feet, thence S 89°19'00" W 1324.96 feet, thence along the north and south 1/4 line of said section 18 N 00°15'03" W 1058.49 feet to said north 1/4 corner of section 18 and point of beginning containing 31.47 acres more or less

**Parcel 22-18-200-023**

Commencing at the north 1/4 corner of section 18 and proceeding along the north and south 1/4 line of said section 18 S 00°15'03" E 1058.49 feet to the point of beginning, then N 89°19'00" E 1324.96 feet, thence S 00°44'12" E 288.19 feet, thence N 89°31'51" W 1327.47 feet, thence along the north and south 1/4 line of said section 18 N 00°15'03" W 281.50 feet to the point of beginning containing 8.37 acres more or less