



## COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road  
Novi, MI 48375  
(248) 347-0415 Phone  
(248) 735-5600 Facsimile  
[www.cityofnovi.org](http://www.cityofnovi.org)

## ZONING BOARD OF APPEALS STAFF REPORT

**FOR:** City of Novi Zoning Board of Appeals    **ZONING BOARD APPEALS DATE:** May 14, 2024

**REGARDING:** 27225 Wixom Road, # 50-22-18-200-027 (PZ24-0010)

**BY:** Alan Hall, Deputy Director Community Development

### I. GENERAL INFORMATION:

#### **Applicant**

Catholic Central

#### **Variance Type**

Sign Variance

#### **Property Characteristics**

Zoning District:                      This property is zoned One Family Residential (R-1)

Location:                                on Wixom Road, south of Twelve Mile Road

Parcel #:                                 50-22-18-200-027

#### **Request**

The applicant is requesting a variance from the City of Novi Sign Ordinance Section 28-5(d) to allow an additional wall sign on the east elevation (Maximum of two wall signs are allowed for this tenant, variance of 1 additional wall sign).

### II. STAFF COMMENTS:

*The applicant, Detroit Catholic Central High School, is seeking (2) variances to allow two signs (facing Wixom Road) and both signs are oversized. The building is setback from Wixom Road over 560-feet and size is important for the wayfinding on the site. One variance is for the number of signs and the other is for both signs to have their size increased respectively. The number of signs and proposed size is in keeping with the architectural design and visitor visibility.*

**III. RECOMMENDATION:**

**The Zoning Board of Appeals may take one of the following actions:**

I move that we **grant** the variance in Case No. **PZ24-0010**, sought by \_\_\_\_\_, for \_\_\_\_\_ because Petitioner has shown practical difficulty including \_\_\_\_\_ requiring \_\_\_\_\_ on the basis of any of the following:

- a. That the request is based upon circumstances or features that are exceptional and unique to the property and do not result from conditions that exist generally in the city or that are self-created including \_\_\_\_\_.
- b. That the failure to grant relief will unreasonably prevent or limit the use of the property and will result in substantially more than mere inconvenience or inability to attain a higher economic or financial return because \_\_\_\_\_.
- c. That the grant of relief would be offset by other improvements or actions, such as increased setbacks or increased landscaping, such that the net effect will result in an improvement of the property or the project because \_\_\_\_\_.
- d. That construction of a conforming sign would require the removal or significant alteration of natural features on the property because \_\_\_\_\_.
- e. the grant of relief will not result in a use or structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will result in substantial justice being done to both the applicant and adjacent or surrounding properties, and is not inconsistent with the spirit and intent of this chapter because \_\_\_\_\_.

The variance granted is subject to:

- 1. \_\_\_\_\_.
- 2. \_\_\_\_\_.

3. \_\_\_\_\_.

4. \_\_\_\_\_.

I move that we **deny** the variance in Case No. **PZ24-0010**, sought by \_\_\_\_\_, for \_\_\_\_\_ because Petitioner has not shown practical difficulty because: \_\_\_\_\_.

a. That the request is based upon circumstances or features that are not exceptional and/or unique to the property and/or that result from conditions that exist generally in the city or that are self-created including \_\_\_\_\_.

b. That the failure to grant relief will not unreasonably prevent or limit the use of the property and/or will not result in substantially more than mere inconvenience or inability to attain a higher economic or financial return because \_\_\_\_\_.

c. That the grant of relief would not be offset by other improvements or actions, such as increased setbacks or increased landscaping, such that the net effect will not result in an improvement of the property or the project \_\_\_\_\_.

d. That construction of a conforming sign would not require the removal or significant alteration of natural features on the property because \_\_\_\_\_.

e. the grant of relief will result in a use or structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will not result in substantial justice being done to both the applicant and adjacent or surrounding properties, and is inconsistent with the spirit and intent of this chapter because \_\_\_\_\_.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0423.

**Zoning Board of Appeals**

Catholic Central  
Case # PZ24-0010

May 14, 2024

Page 4 of 4

Alan Hall – Deputy Director Community Development - City of Novi



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## ZONING BOARD OF APPEALS APPLICATION

RECEIVED

MAR 28 2024

CITY OF NOVI  
COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

<b>I. PROPERTY INFORMATION (Address of subject ZBA Case)</b>				<b>Application Fee:</b> <span style="font-size: 24px; color: blue;">\$330.00</span>  <b>Meeting Date:</b> <span style="font-size: 24px; color: blue;">5-14-24</span>  <b>ZBA Case #:</b> PZ <span style="font-size: 24px; color: blue;">24-0010</span>
PROJECT NAME / SUBDIVISION Detroit Catholic Central High School				
ADDRESS 27225 Wixom Road		LOT/SIUTE/SPACE #		
SIDWELL # 50-22- 18 - 200 - 027		May be obtain from Assessing Department (248) 347-0485		
CROSS ROADS OF PROPERTY Grand River Ave				
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		REQUEST IS FOR: <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input checked="" type="checkbox"/> SIGNAGE		
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
<b>II. APPLICANT INFORMATION</b>				
<b>A. APPLICANT</b>		EMAIL ADDRESS mwilson@catholic central.net	CELL PHONE NO. (248)790-3899	
NAME Michael Wilson, CFO		TELEPHONE NO. (248)596-3899		
ORGANIZATION/COMPANY Catholic Central High School		FAX NO.		
ADDRESS 27225 Wixom Road		CITY Novi	STATE MI	
		ZIP CODE 48374		
<b>B. PROPERTY OWNER</b> <input checked="" type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER				
Identify the person or organization that owns the subject property:		EMAIL ADDRESS	CELL PHONE NO.	
NAME Same		TELEPHONE NO.		
ORGANIZATION/COMPANY		FAX NO.		
ADDRESS		CITY	STATE	
		ZIP CODE		
<b>III. ZONING INFORMATION</b>				
<b>A. ZONING DISTRICT</b>				
<input type="checkbox"/> R-A <input checked="" type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____				
<b>B. VARIANCE REQUESTED</b>				
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:				
1. Section <u>28-5(a)(d)</u>	Variance requested	<u>To allow a "cross" and set of donor letters "George and Mary Turek Hall of Science"</u>		
2. Section _____	Variance requested	_____		
3. Section _____	Variance requested	_____		
4. Section _____	Variance requested	_____		
<b>IV. FEES AND DRAWINGS</b>				
<b>A. FEES</b>				
<input type="checkbox"/> Single Family Residential (Existing) \$220 <input type="checkbox"/> (With Violation) \$275 <input type="checkbox"/> Single Family Residential (New) \$275 <input type="checkbox"/> Multiple/Commercial/Industrial \$330 <input type="checkbox"/> (With Violation) \$440 <input checked="" type="checkbox"/> Signs \$330 <input type="checkbox"/> (With Violation) \$440 <input type="checkbox"/> House Moves \$330 <input type="checkbox"/> Special Meetings (At discretion of Board) \$660				
<b>B. DRAWINGS 1-COPY &amp; 1 DIGITAL COPY SUBMITTED AS A PDF</b>				
<input type="checkbox"/> Dimensioned Drawings and Plans <input type="checkbox"/> Site/Plot Plan <input type="checkbox"/> Existing or proposed buildings or addition on the property <input type="checkbox"/> Number & location of all on-site parking, if applicable		<input type="checkbox"/> Existing & proposed distance to adjacent property lines <input type="checkbox"/> Location of existing & proposed signs, if applicable <input type="checkbox"/> Floor plans & elevations <input type="checkbox"/> Any other information relevant to the Variance application		



# ZONING BOARD OF APPEALS APPLICATION

## V. VARIANCE

### A. VARIANCE (S) REQUESTED

- DIMENSIONAL     USE     SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

### B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign ten-(10) days** before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be actual sign. Upon approval, the mock-up sign must be removed within five-(5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five-(5) days of the meeting.

### C. ORDINANCE

#### City of Novi Ordinance, Section 3107 – Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one-(1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty-(180) days unless such use is establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration or a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one-(1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

### D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

#### PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

- CONSTRUCT NEW HOME/BUILDING     ADDITION TO EXISTING HOME/BUILDING     SIGNAGE  
 ACCESSORY BUILDING     USE     OTHER \_\_\_\_\_

## VI. APPLICANT & PROPERTY SIGNATURES

### A. APPLICANT

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

### B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

*John W. ...*  
\_\_\_\_\_  
Property Owner Signature

3-27-24  
\_\_\_\_\_  
Date

## VII. FOR OFFICIAL USE ONLY

### DECISION ON APPEAL:

- GRANTED     DENIED

The Building Inspector is hereby directed to Issue a permit to the Applicant upon the following and conditions:

\_\_\_\_\_  
Chairperson, Zoning Board of Appeals

\_\_\_\_\_  
Date



**Community Development Department**

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**REVIEW STANDARDS  
SIGN VARIANCE**

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Sign Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Sign Variance.)

**Standard #1. Extraordinary Circumstances or Conditions.**

Explain how the circumstances or physical conditions applying to the property that do not apply generally to other properties in the same Zone District or in the general vicinity. Circumstances or physical conditions may include:

- a. **Shape of Lot.** A sign could not be placed in the location required by the Zoning Ordinance due to the shape, topography or other physical conditions of the lot or due to the location of an existing structure.

Not Applicable     Applicable    If applicable, describe below:

The shape of the parcel, with limited exposure to Wixom Road. The proposed signs will not be visible from east Wixom Road access.

*and/or*

- b. **Environmental Conditions.** A sign could not be placed in the location required by the Zoning Ordinance without removing or severely altering natural features, such as trees, topography, drainage courses or encroaching upon stormwater facilities.

Not Applicable     Applicable    If applicable, describe below:

*and/or*

- c. **Abutting Property.** A sign could not be reasonably seen by passing motorists due to the configuration of existing buildings, trees, signs or other obstructions on an abutting property.

Not Applicable     Applicable    If applicable, describe below:

**d. Scale of Building or Lot Frontage.** A sign that exceeds permitted dimensions for area and/or height could be considered appropriate in scale due to the length of the building frontage (wall sign only) or length of the lot frontage (ground sign only).

Not Applicable     Applicable    If applicable, describe below:

Scale of building and architecture determine the size of the proposed signs.

**e. Not Self-Created.** Describe the immediate practical difficulty causing the need for the Variance was not created by the applicant or any person having an interest in the sign, sign structure, or property.

Not Applicable     Applicable    If applicable, describe below:

The layout of the site as a school campus requires multiple sign locations to identify buildings.

## **Standard #2. Limit Use of Property.**

Explain how the failure to grant relief will unreasonably prevent or limit the use of the property and will result in substantially more than mere inconvenience or inability to attain a higher economic or financial return.

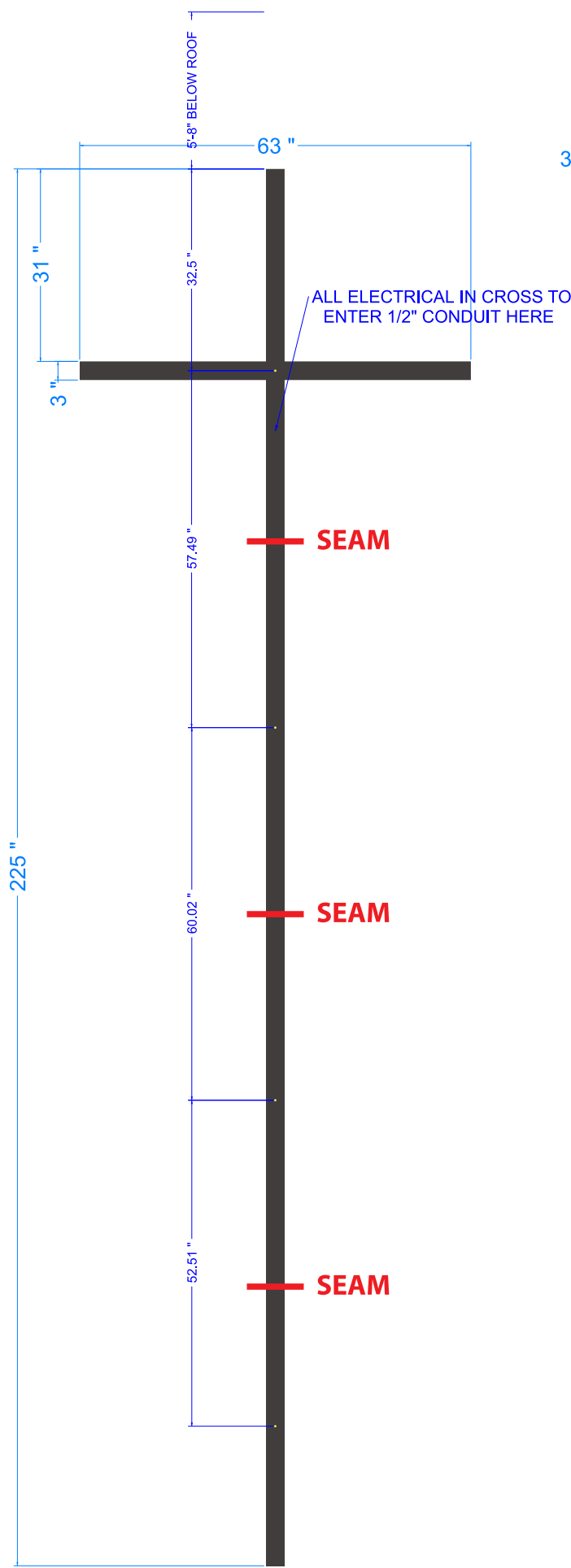
The proposed signs are necessary to identify the building on campus and acknowledge the major donor in the name.

## **Standard #3. Adverse Impact on Surrounding Area.**

Explain how the Sign Variance will not result in a use or structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will result in substantial justice being done to both the applicant and adjacent or surrounding properties, and is not inconsistent with the spirit and intent of this chapter.

The proposed signs will not have an adverse impact on the surrounding areas. They will not be visible from the public ROW with setback distance and existing natural tree areas.



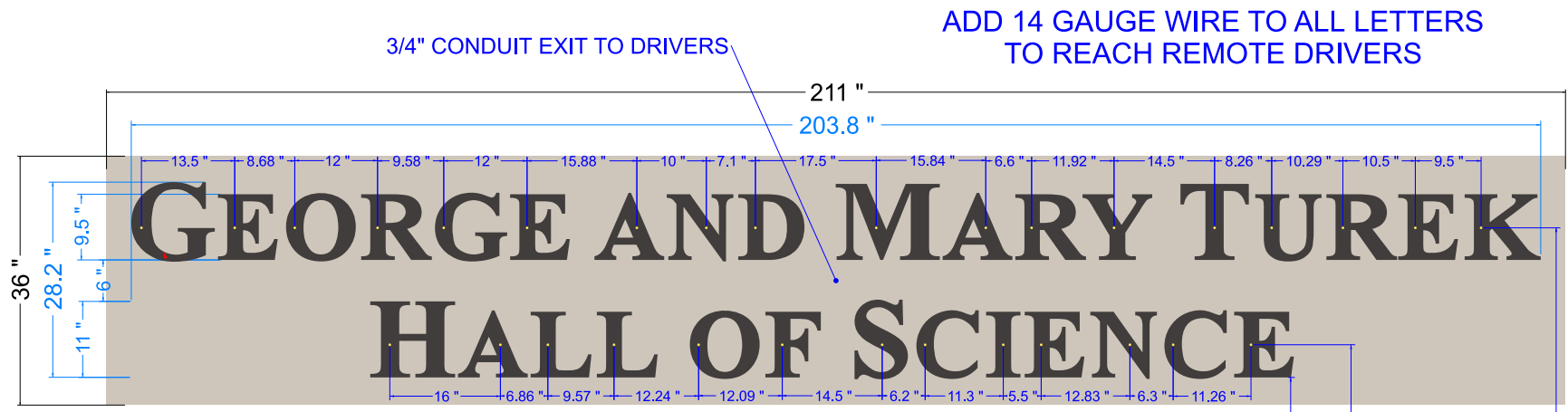


SIDE VIEW



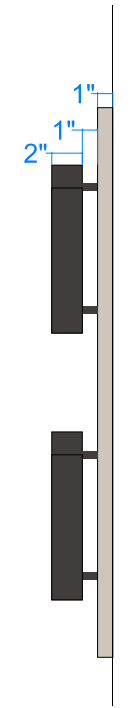
1 EAST ELEVATION  
2.A0.1 1/8" = 1'-0"

DRIVERS IN BULKHEAD  
(1/2" CONDUIT RUNS BY ELECTRICIAN)



ADD 14 GAUGE WIRE TO ALL LETTERS  
TO REACH REMOTE DRIVERS

SIDE VIEW



**SPECIFICATIONS QTY. 1 EACH S/F**  
 GEMINI 3" DEEP FABRICATED ALUMINUM HALO LIT CROSS PTD. SW 9600 ARMORY.  
 GEMINI 2" DEEP FABRICATED STAINLESS STEEL LETTERS PTD. SW 9600 ARMORY.  
 CROSS MADE IN 4 PIECES W/ 3 VISIBLE SEAMS ON FACE.  
 LEXAN BACKERS FOR INTERNAL HALO ILLUMINATION W/ WHITE LEDS.  
 1" DEEP FABRICATED BACKER PAN BEHIND LETTERS  
 PTD. MATTE SW 7043 WORLDLY GRAY W/ TEXTURE ADDITIVE.  
 CROSS AND LETTERS TO BE STUD MTD. W/ 1" STAND-OFFS.  
 DRIVERS TO BE REMOTE IN BULKHEAD.  
 1/2" CONDUIT RAN TO CROSS AND 3/4" CONDUIT TO PAN FOR ALL LETTERS.  
 FONT: TIMES NEW ROMAN BOLD

- SW 9600 ARMORY
- MATTE SW 7043 WORLDLY GRAY W/ TEXTURE ADDITIVE

Project: \_\_\_\_\_

Location: \_\_\_\_\_

Date: **9.12.23 J**

Revision:

A	9.14.23 E
B	9.20.23 J
C	9.25.23 J
D	10.3.23 J
E	10.19.23 J
F	12.2.23 J
G	
H	

**Sales Approval:**

Sign Off: \_\_\_\_\_

Sales: **NZ**

USS Logo  YES  NO

Mounting To:

BRICK/CONCRETE

WOOD/METAL

Primary Whip \_\_\_\_\_

Secondary Whip \_\_\_\_\_

**Client Approval:**

APPROVED DRAWING

APPROVED WITH CORRECTIONS NOTED

REVISE & RESUBMIT

Authorized Signature: \_\_\_\_\_

Date: \_\_\_\_\_

This drawing represents USS design intent and serves as instructions for production, manufacturing and print purposes. Details and scope of drawing shown will be produced, delivered and/or installed on site upon approval. Photo renderings are for preview purposes only and may not represent exact size/location. Please review thoroughly as approval indicates responsibility and liability for dimensions, layout, colors, copy/text, etc. Signed approval of this drawing is required for commencement of production.



Project:

Location:

Date: 10.3.23 J

Revision:

- A \_\_\_\_\_
- B \_\_\_\_\_
- C \_\_\_\_\_
- D \_\_\_\_\_
- E \_\_\_\_\_
- F \_\_\_\_\_
- G \_\_\_\_\_
- H \_\_\_\_\_

**Sales Approval:**

Sign Off: \_\_\_\_\_

Sales: NZ \_\_\_\_\_

USS Logo  YES  NO

Mounting To:

- BRICK/CONCRETE
- WOOD/METAL

Primary Whip \_\_\_\_\_

Secondary Whip \_\_\_\_\_

**Client Approval:**

APPROVED DRAWING

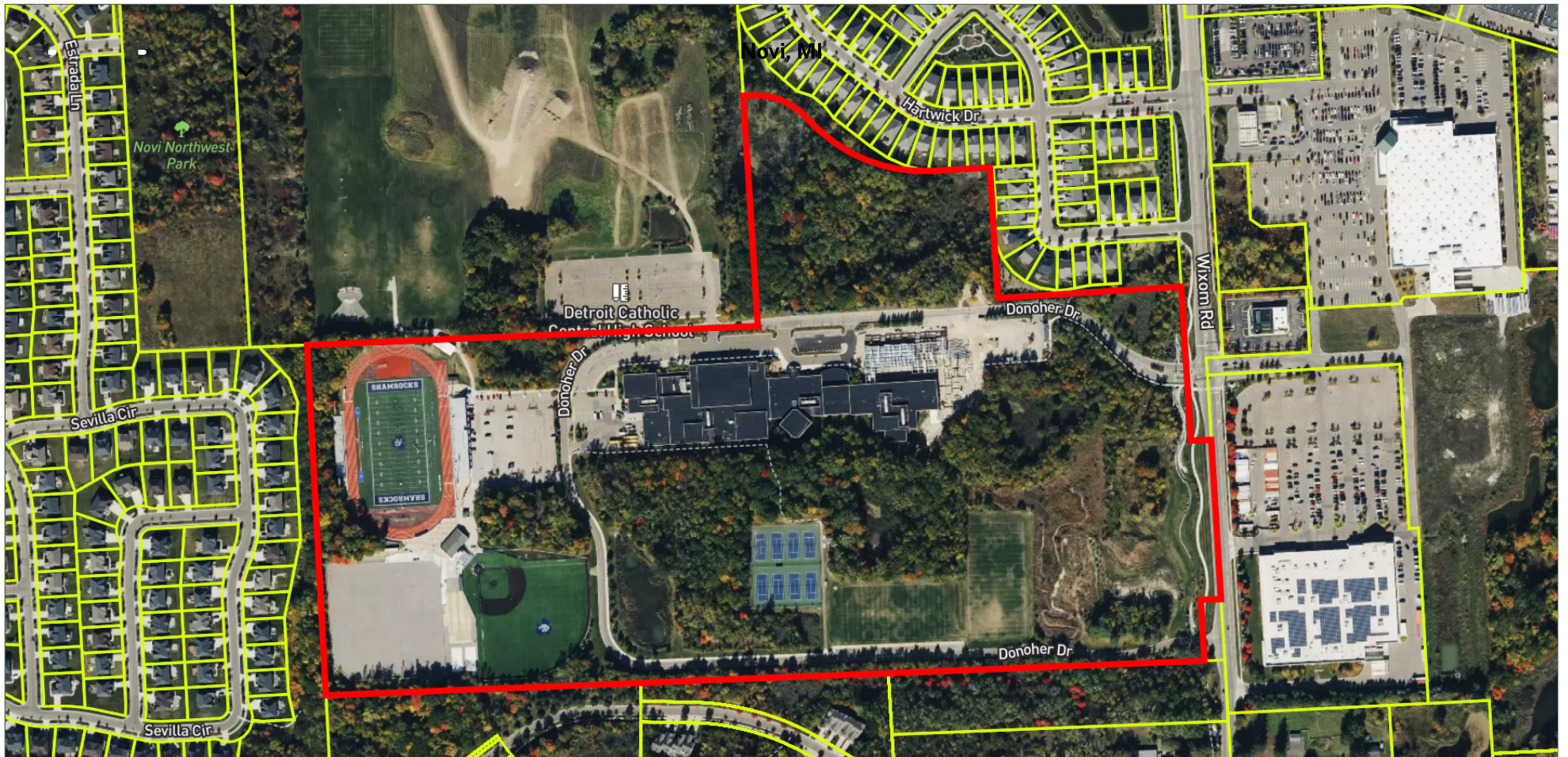
APPROVED WITH CORRECTIONS NOTED

REVISE & RESUBMIT

Authorized Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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# FINAL SITE PLAN AND STORMWATER MANGEMENT PLAN FOR STEM ADDITION CATHOLIC CENTRAL HIGH SCHOOL SECTION 18, CITY OF NOVI, MICHIGAN

TAX I.D. NUMBER: 22-18-200-027

**APPLICANT/OWNER:**

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

**CIVIL ENGINEER/LAND SURVEYOR:**

ZEIMET WOZNAK AND ASSOCIATES, INC.  
55800 GRAND RIVER, SUITE 100  
NEW HUDSON, MI 48165  
PHONE: (248) 437-5099 FAX: (248) 437-5222  
CONTACT: ANDY WOZNAK

**WETLAND/WOODLAND CONSULTANT:**

BARR ENGINEERING  
3005 BOARDWALK DR.  
ANN ARBOR, MI 48108  
PHONE: (734) 922-440  
CONTACT: WOODY HELD

**LANDSCAPE ARCHITECT:**

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

**ARCHITECT:**

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

**CONSTRUCTION MANAGER:**

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

**PARCEL 22-18-200-027 LEGAL DESCRIPTION:**

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

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

**OVERALL LEGAL DESCRIPTION:**

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

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

**NOTE:**

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

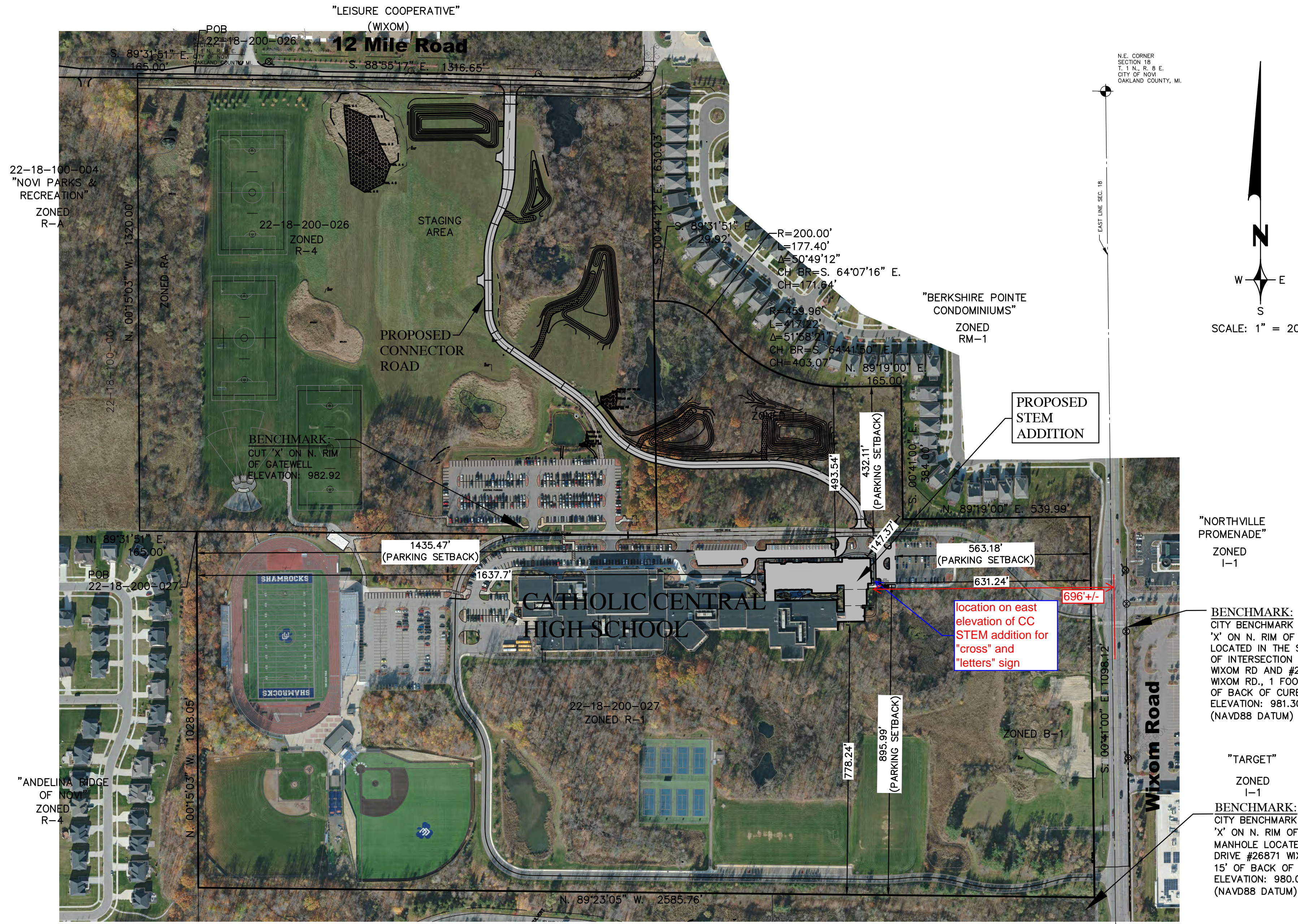
**AUTHORIZATION BY:**

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

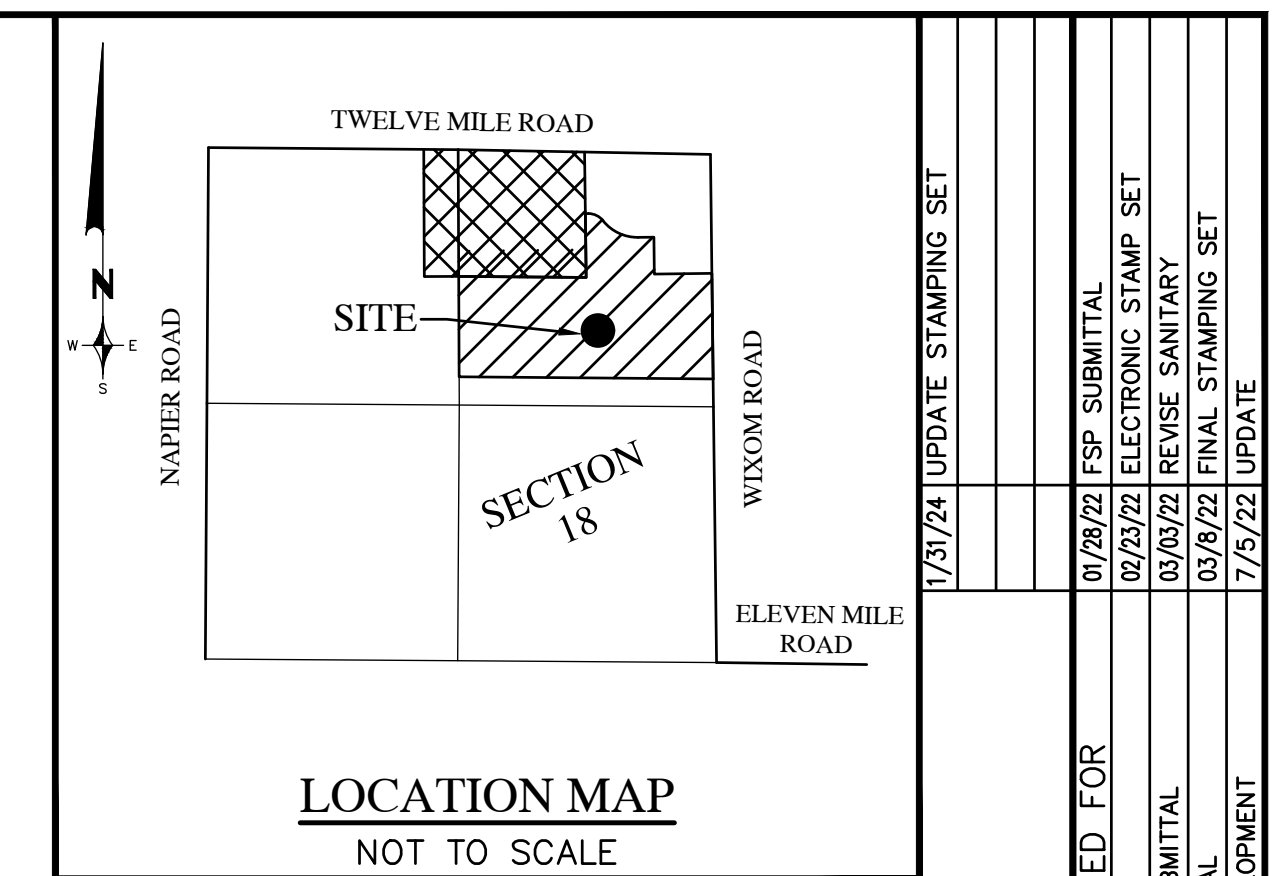
THE CONTRACTOR SHALL INDEMNIFY AND SAVE HARMLESS THE OWNER AND ENGINEER FROM ALL LIABILITIES FOR INJURY TO PERSONS, OR DAMAGE TO OR LOSS OF PROPERTY, OR ANY OTHER LOSS, COST OR EXPENSE AS A RESULT OF THE ACTIONS OF THE CONTRACTOR, HIS EMPLOYEES, AGENTS, OR SUBCONTRACTORS.

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

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



**SITE MAP**



**SHEET INDEX:**

1/25/24	UPDATE	STAMPING SET
01/28/21	FSP	SUBMITTAL
02/22/21	ELECTRONIC	STAMP SET
03/02/21	REVISE	SANITARY
05/02/21	FSP	SUBMITTAL
07/22/21	DESIGN	DEVELOPMENT

**CIVIL DRAWINGS:**

CE-1	COVER SHEET
CE-2	EXISTING CONDITIONS AND TREE SURVEY
CE-3	REMOVALS AND DEMOLITION PLAN
CE-4	PAVING AND DIMENSION PLAN
CE-5	PAVING NOTES AND DETAILS
CE-6	GRADING PLAN
CE-7	OVERALL UTILITY PLAN
CE-8	SANITARY SEWER PLAN
CE-9	SANITARY SEWER NOTES
CE-10	WATERMAIN PLAN
CE-11	WATERMAIN PROFILES
CE-12	STORM SEWER PLAN
CE-13	STORM SEWER PROFILES
CE-14	DRAINAGE AREA PLAN
CE-15	EROSION CONTROL PLAN
CE-16	PERIMETER CONTROL AND SHEET FLOW INTERCEPTION FOR THE EROSION EEL
CE-17	DRAINAGE CONDITIONS PLAN
CE-18	GENERAL CONSTRUCTION NOTES AND DETAILS
CE-19	MDOT SIDEWALK DETAILS
CE-20	CITY OF NOVI SANITARY SEWER DETAILS
CE-21	CITY OF NOVI SANITARY SEWER DETAILS
CE-22	CITY OF NOVI SANITARY SEWER DETAILS
CE-23	CITY OF NOVI WATERMAIN DETAILS
CE-24	CITY OF NOVI WATERMAIN DETAILS
CE-25	CITY OF NOVI WATERMAIN DETAILS
CE-26	CITY OF NOVI WATERMAIN DETAILS
CE-27	CITY OF NOVI WATERMAIN DETAILS
CE-28	CITY OF NOVI WATERMAIN DETAILS
CE-29	CITY OF NOVI STORM SEWER DETAILS
CE-30	CITY OF NOVI STORM SEWER DETAILS
CE-31	CITY OF NOVI PAVING DETAILS (1 OF 2)
CE-32	CITY OF NOVI PAVING DETAILS (2 OF 2)
CE-33	OCWRC SOIL EROSION AND SEDIMENTATION CONTROL DETAILS
CE-34	CAMPUS EASEMENT PLAN

**LANDSCAPING DRAWINGS:**

L101	TREE REMOVALS PLAN
L102	TREE REMOVALS LIST
L201	LANDSCAPE PLAN
L202	LANDSCAPE PLAN - COURTYARD ENLARGEMENT
L203	LANDSCAPE PLAN - WOODLAND REPLACEMENTS
L301	LANDSCAPE DETAILS
L101	IRRIGATION SITE PLAN
L103	IRRIGATION PLAN - COURTYARD ENLARGEMENT AND DETAILS

**ARCHITECTURAL DRAWINGS:**

A.001	COMPOSITE PLANS
A.1.1	RENDERINGS
A.2.1	FIRST FLOOR NEW WORK PLAN
A.2.2	SECOND FLOOR NEW WORK PLAN
A.2.3	ROOF NEW WORK PLAN
A.3.1	EXTERIOR ELEVATIONS - OVERALL
A.3.2	EXTERIOR ELEVATIONS - NORTH
A.3.3	EXTERIOR ELEVATIONS - EAST & WEST
A.3.4	EXTERIOR ELEVATIONS - COURTYARD

**ELECTRICAL DRAWINGS:**

ES.01	COMPOSITE ELECTRICAL PLAN OVERALL
ES.02	ELECTRICAL DEMOLITION SITE PLAN
ES.03	ELECTRICAL SITE LIGHTING PLAN
ES.04	DETAILS

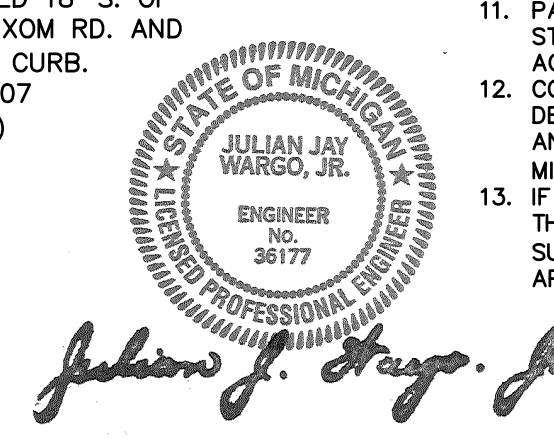
**PHOTOMETRICS DRAWINGS:**

1 OF 2	PRELIMINARY SITE LIGHTING CALCULATIONS
2 OF 2	PRELIMINARY SITE LIGHTING CALCULATIONS

**REFERENCE DRAWINGS:**

CE11	2003 SANITARY & WATERMAIN PLAN OVERALL	(ZWA NO. 00170)
CE24	2003 GRADING & STORM SEWER PLAN OVERALL	(ZWA NO. 00170)
CE38	2003 STORMWATER MANAGEMENT ANALYSIS	(ZWA NO. 00170)
CE39	2003 STORMWATER MANAGEMENT DETAILS	(ZWA NO. 00170)
CE40	2003 EXISTING AND PROPOSED RUNOFF MAP	(ZWA NO. 00170)

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



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

**COVER SHEET**  
STEM ADDITION  
NOVI, MICHIGAN

**DATE:** 1/28/22  
**SCALE:** 1" = 200'  
**JOB NO.:** 19120-2  
**SHEET NO.:** CE-1

**FIELD BOOK**  
DATE: 1/28/22  
DESIGNED BY: JWW  
CHECKED BY: JWW  
DRAWN BY: JSB

**ISSUED FOR:**  
01/28/21 FSP SUBMITTAL  
02/22/21 ELECTRONIC STAMP SET  
03/02/21 REVISE SANITARY  
05/02/21 FSP SUBMITTAL  
07/22/21 DESIGN DEVELOPMENT

**WORKING DRAFTER:**  
JULIAN JAY WARGO, JR.  
CIVIL ENGINEER  
55800 GRAND RIVER AVENUE SUITE 100  
NEW HUDSON, MICHIGAN 48165  
P: (248) 437-5099 F: (248) 437-5222 WWW.ZEIMETWOZNAK.COM

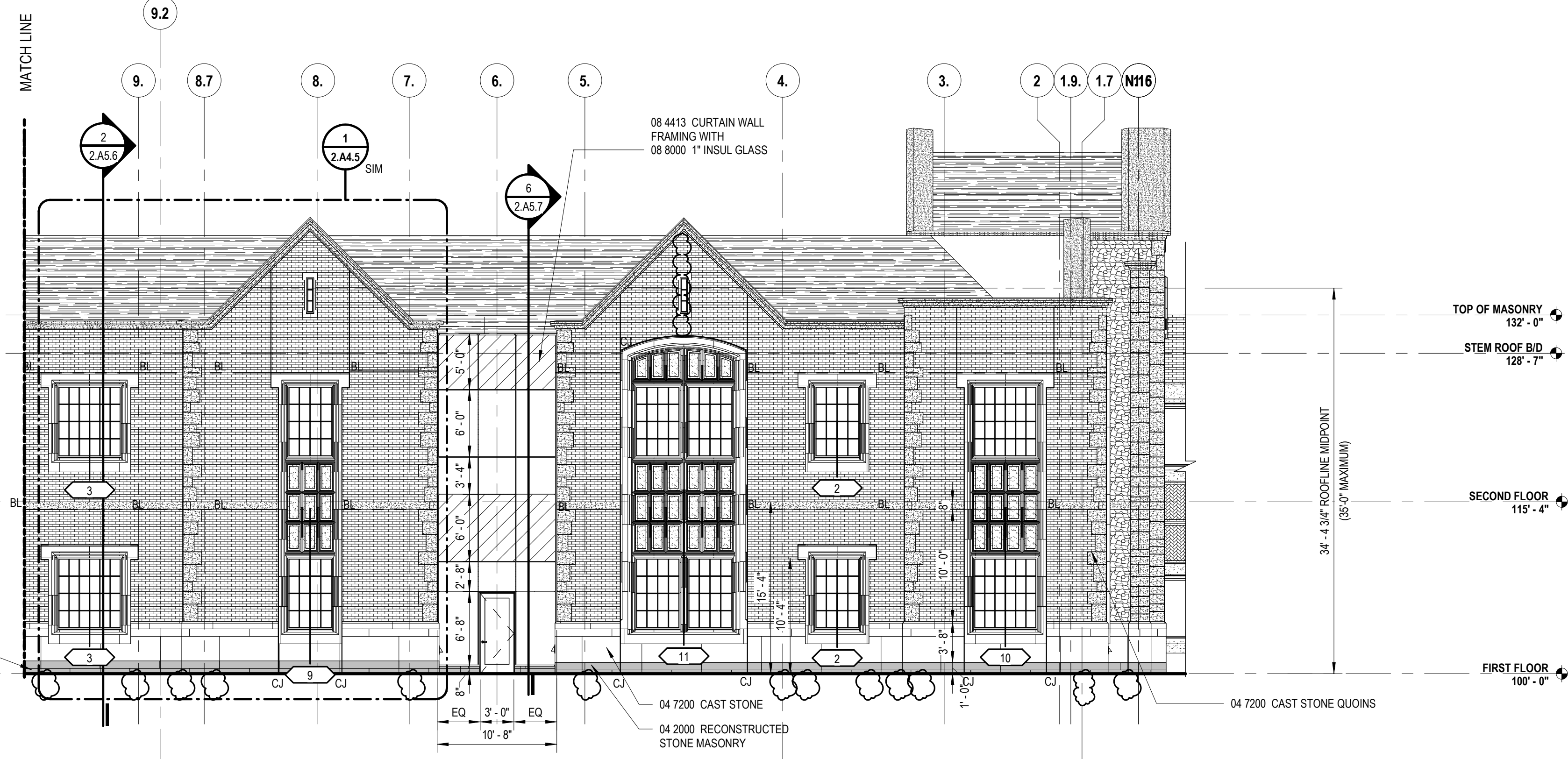


### LEGEND

ELEVATION MATERIALS

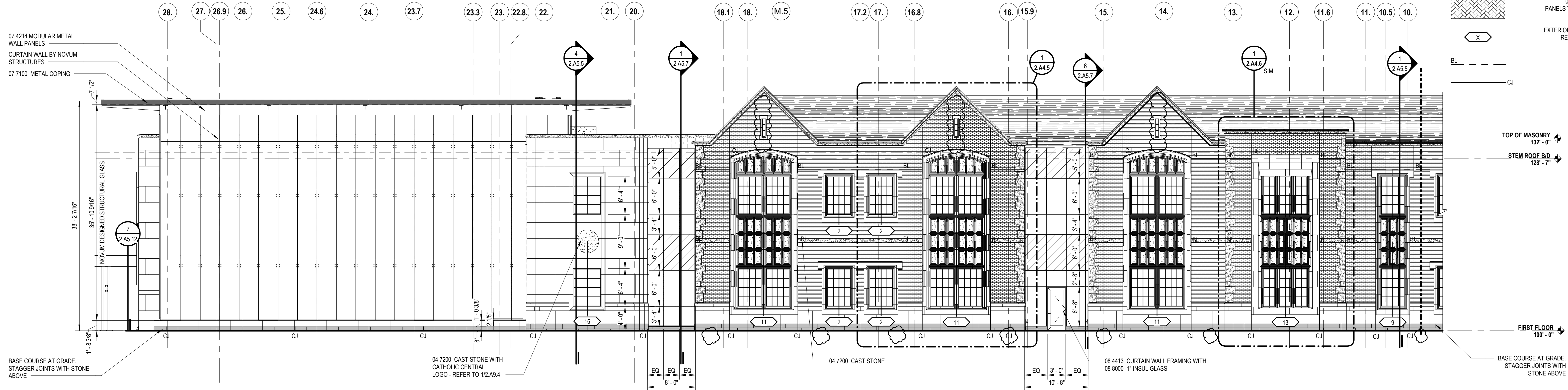
NOTE: NOT ALL SYMBOLS MAY BE USED

- 04 7200 CAST STONE
- 04 4200 EXTERIOR STONE CLADDING
- 04 2000 RECONSTRUCTED STONE MASONRY
- 04 7200 CAST STONE
- 04 2000 BRICK
- 04 7200 CAST STONE
- 08 8000 1" INSULATED GLASS
- 08 8000 1" INSULATED SOLAR SPANDREL GLASS
- 07 3126 SLATE SHINGLES
- 07 3113 ASPHALT SHINGLES
- 04 2000 1/2" BRICK (HERRINGBONE PATTERN) INLAYED IN 04 7200 CAST STONE (SIZE OF PANELS TO BE DETERMINED BY CAST STONE MANUF.)
- EXTERIOR WALL OPENING ASSEMBLY. REFER TO DRAWING 2.A9.4 FOR ELEVATIONS & GLAZING
- BRICK LEDGE LOCATION
- CONTROL JOINT LOCATION



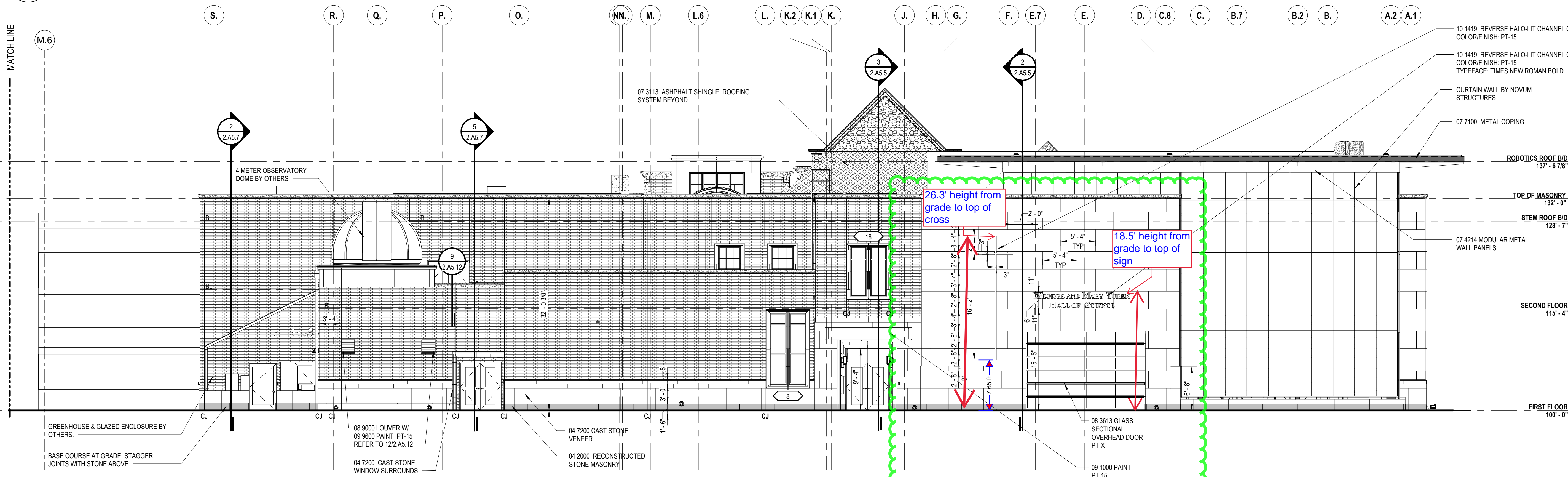
**3 NORTH ELEVATION**

2.A0.1 1/8" = 1'-0"



**2 NORTH ELEVATION**

2.A0.1 1/8" = 1'-0"



**1 EAST ELEVATION**

2.A0.1 1/8" = 1'-0"

Project Administrator	A. Everett
Project Designer	A. Latona/ N. Kothari
Project Architect / Engineer	M. Brown
Drawn By	L. Kulawczyk-Pringle
Q.M. Review	N. LaForest
Approved	B. Sundberg
Drawing Scale	As Noted
Issued for	Issue Date
Design Development	01-27-22
BP-1.5 - Bids	03-24-22
BP-1.5 Masonry Pre-Purchase	03-24-22
BP-2 Quality Management Review	06-02-22
Bids	06-30-22
BP-2 Addendum 1	07-15-22
BP-2 Post Bid Addendum No.1	08-08-22
BP-2 CCD No. 07	09-08-22
Issued For Construction	11-17-22
BP-2 CCD No. 11	01-05-23
BP-2 CCD No. 24	04-07-2023
BP-2 CCD No. 25	04-20-2023