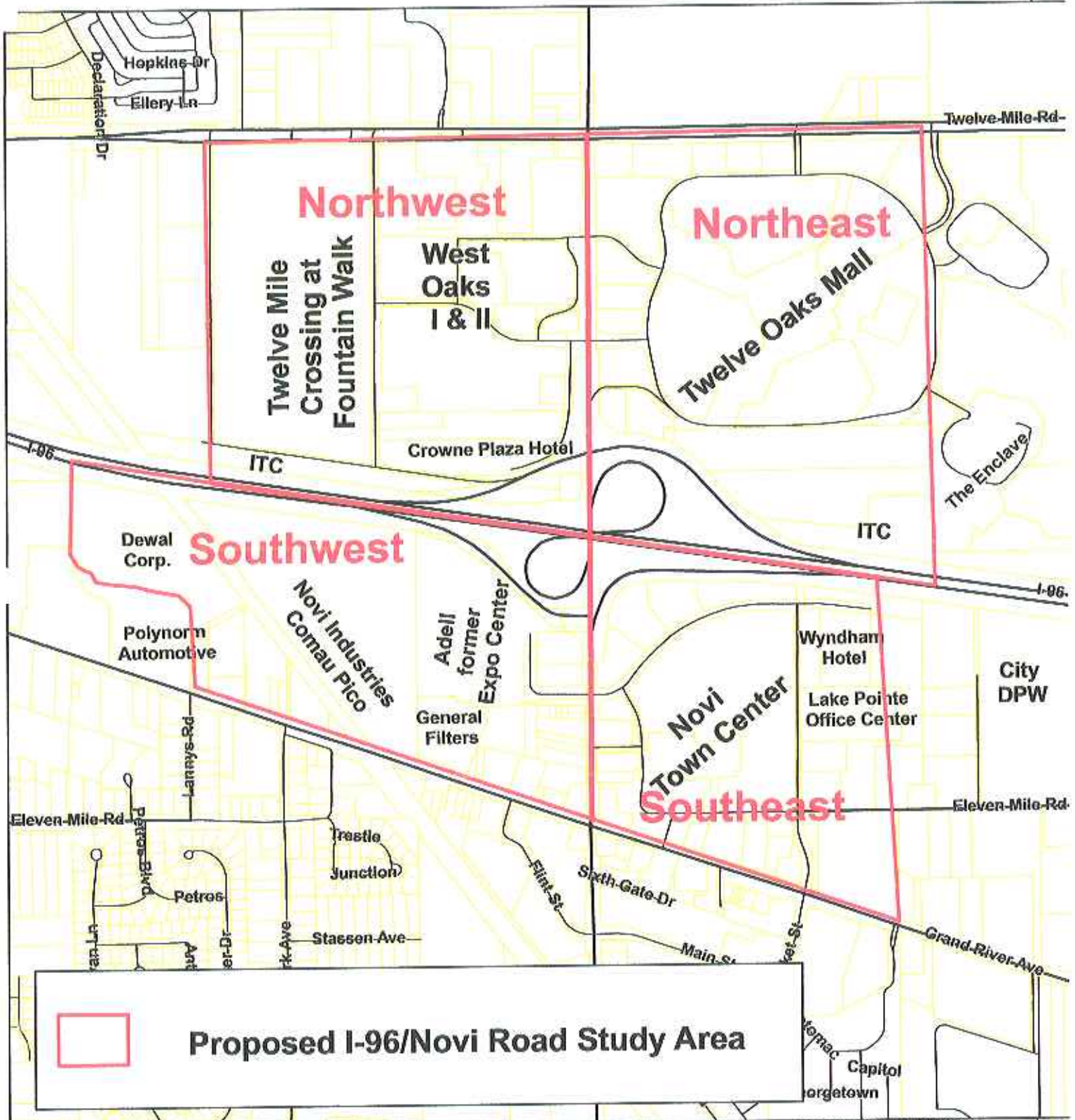


XV. Maps

- a. I-96 Novi Road Study Area**
- b. Twelve Mile, Napier and Wixom Roads
Study Area (Special Project Area 2)**
- c. Southwest Quadrant Study Area**

I-96 & Novi Road Planning Area Location Map



Proposed I-96/Novi Road Study Area



CITY OF NOVI PLAN REVIEW CENTER
 Created by Mark Spencer
 6/7/07
 NOVI PLANNING DEPARTMENT
 45175 W. TEN MILE ROAD
 NOVI, MI 48375-3024
 (248) 347-0475
 WWW.CI.NOVI.MI.US



/96novi location a.mxd

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.

INI

I-96 & Novi Road Planning Area

Location Map



Legend

Tax Parcels



CITY OF NOVI PLAN REVIEW CENTER

Created by Mark Spencer
5/15/07
NOVI PLANNING DEPARTMENT
45175 W. TEN MILE ROAD
NOVI, MI 48375-3024
(248) 347-0175
WWW.CENOVIMI.US



/96novi location.mxd

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.

IN 2

I-96 & Novi Road Planning Area

Vacant Properties Map



 Vacant Properties



CITY OF NOVI PLAN REVIEW CENTER

Created by Mark Spencer
 5/15/07
 NOVI PLANNING DEPARTMENT
 45175 W. TEN MILE ROAD
 NOVI, MI 48375-3024
 (248) 347-0475
 WWW.CITYOFNOVI.MI.US

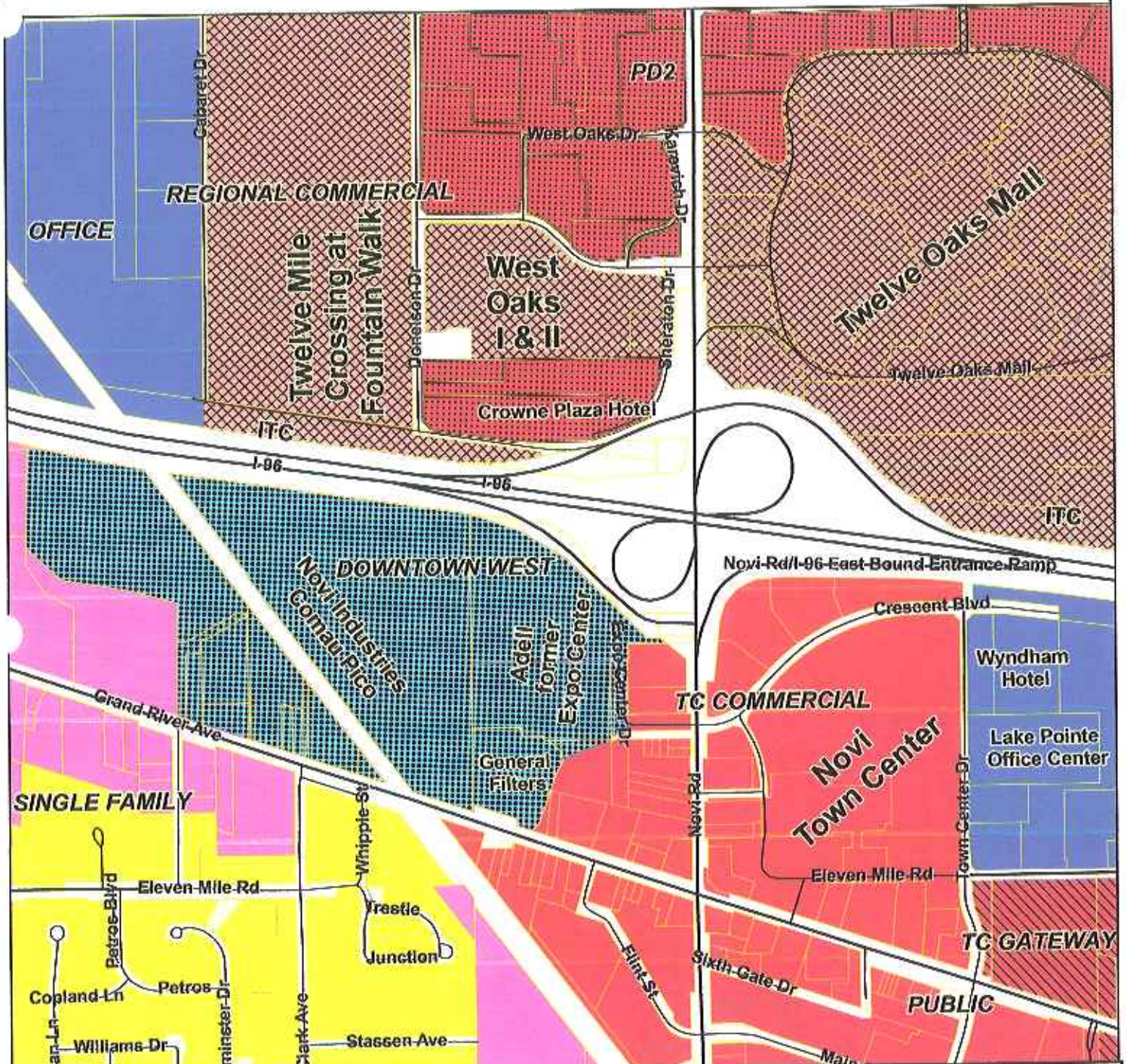


/96novi flu.mxd

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 137 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

I-96 & Novi Road Planning Area

Master Plan for Land Use 2004 (Future Land Use Map)



Future Land Use		OFFICE	TC GATEWAY	LIGHT INDUSTRIAL
SINGLE FAMILY	REGIONAL COMMERCIAL	DOWNTOWN WEST	TC COMMERCIAL	PD2
PRIVATE PARK	TC COMMERCIAL			



CITY OF NOVI PLAN REVIEW CENTER
 Created by Mark Spencer
 5/15/07
 NOVI PLANNING DEPARTMENT
 45175 W TEN MILE ROAD
 NOVI, MI 48375-2024
 (248) 347-0475
 WWW.CITYOFNOVI.MI.US



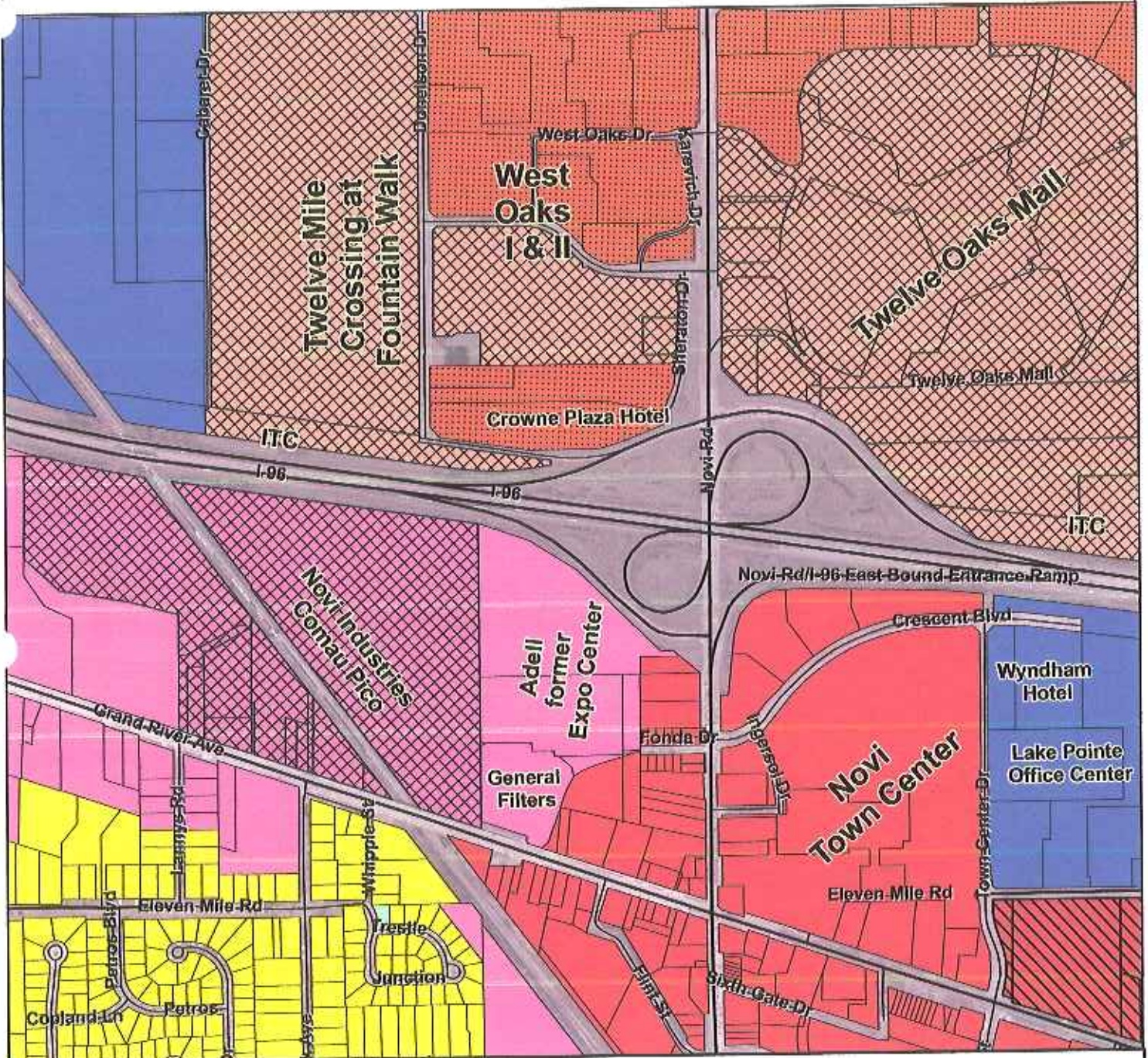
/96novi flu.mxd

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.

IN 4

I-96 & Novi Road Planning Area

Future Land Use Map 1999 (Novi 2020 Master Plan for Land Use)



Legend See Novi 2020 Master Plan for Official Map

<p>LANDUSE</p> <p>CEMETERY</p> <p>HEAVY INDUSTRIAL</p>	<p>LIGHT INDUSTRIAL</p> <p>MULTIPLE FAMILY</p> <p>OFFICE</p>	<p>PD2</p> <p>QUASI-PUBLIC NEIGHBORHOOD PARK</p> <p>REGIONAL COMMERCIAL</p>	<p>SINGLE FAMILY</p> <p>TC COMMERCIAL</p> <p>TC GATEWAY</p>
---	--	---	---



CITY OF NOVI PLAN REVIEW CENTER

Created by Mark Spencer
 5/15/07
 NOVI PLANNING DEPARTMENT
 45175 W. TEN MILE ROAD
 NOVI, MI 48375-3024
 (248) 347-0475
 WWW.CI.NOVI.MI.US



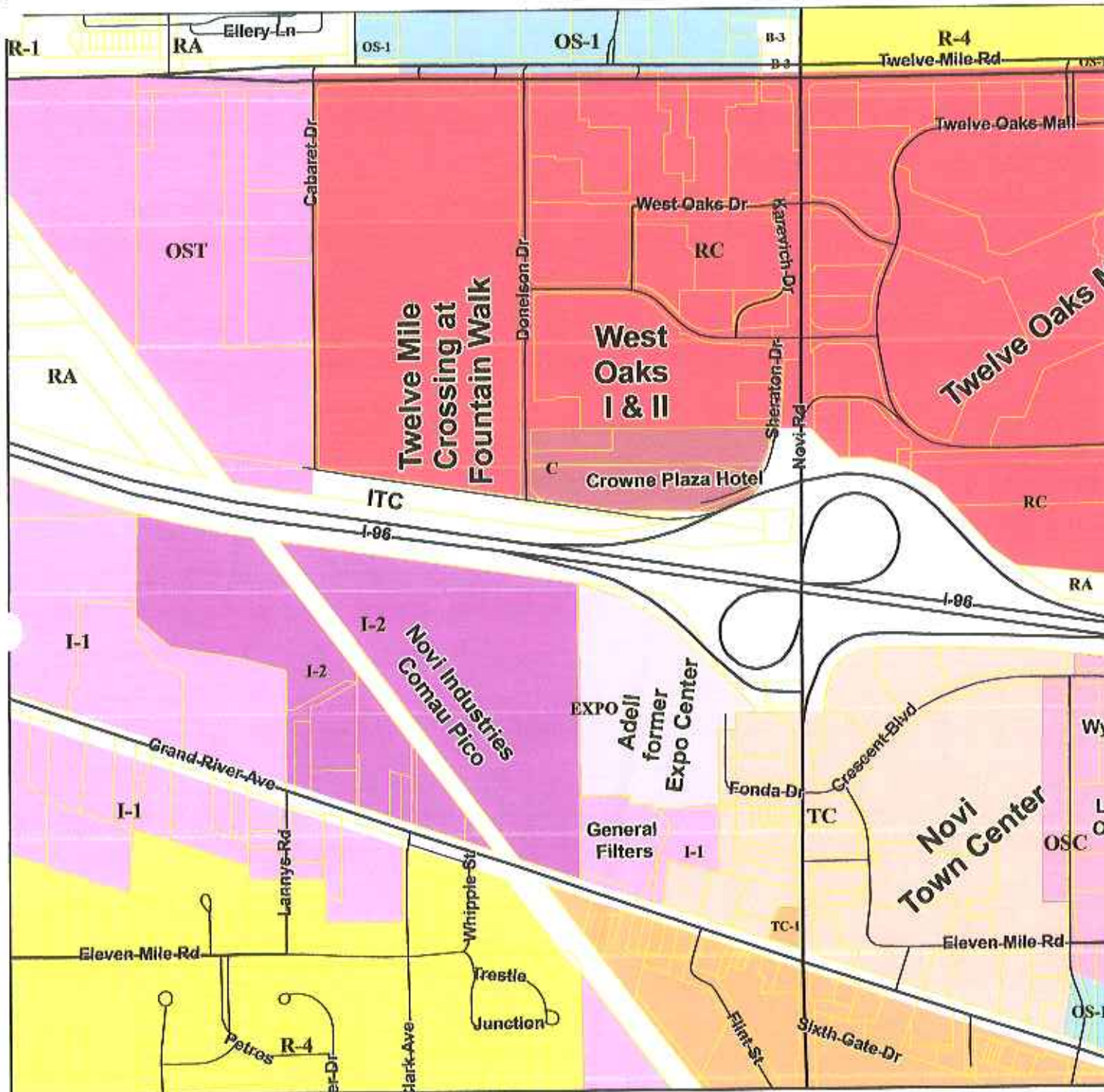
/96novi 2020 flu.mxd

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.

INS

I-96 & Novi Road Planning Area

Zoning Districts Map

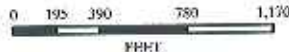


Zoning District

- | | | | | |
|-----------------------------|--------------------------|-------------------------|---------------------|----------------------|
| OST | R-A: Residential Acreage | I-1: Light Industrial | OSC: Office Service | TC-1: Town Center -1 |
| R-4: One-Family Residential | C: Conference | I-2: General Industrial | RC: Regional Center | |
| | EXPO: EXPO | OS-1: Office Service | TC: Town Center | |



CITY OF NOVI PLAN REVIEW CENTER
 Created by Mark Spencer
 5/15/07
 NOVI PLANNING DEPARTMENT
 45175 W. TEN MILE ROAD
 NOVI, MI 48375-3024
 (248) 347-0175
 WWW.CI.NOVI.MI.US



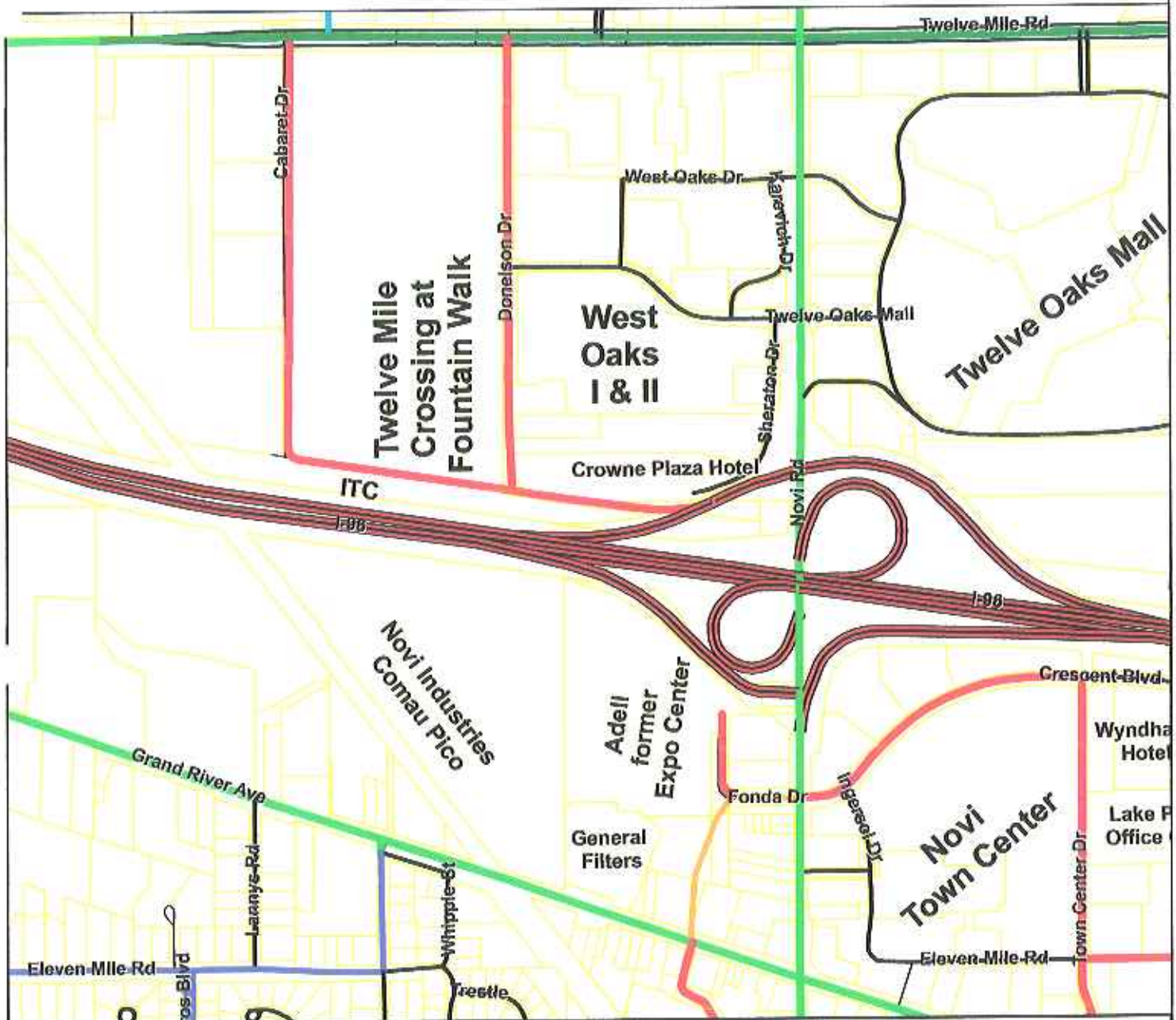
/96novi zone.mxd

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.

IN 6

I-96 & Novi Road Planning Area Thoroughfare Map



Legend

- | | | | |
|----------------|--------------------------------|---------------------------|-------------------|
| Tax Parcels | Freeway | Non-Residential Collector | Proposed |
| Right of Ways | Major Arterial | Residential Collector | Scenic Drive Road |
| Arterial | Local Residential Street | Other Streets | |
| Minor Arterial | Proposed Residential Collector | | |



CITY OF NOVI PLAN REVIEW CENTER
 Created by Mark Spencer
 5/15/07
 NOVI PLANNING DEPARTMENT
 45175 W. TEN MILE ROAD
 NOVI, MI 48375-3024
 (248) 347-0475
 WWW.CI.NOVI.MI.US

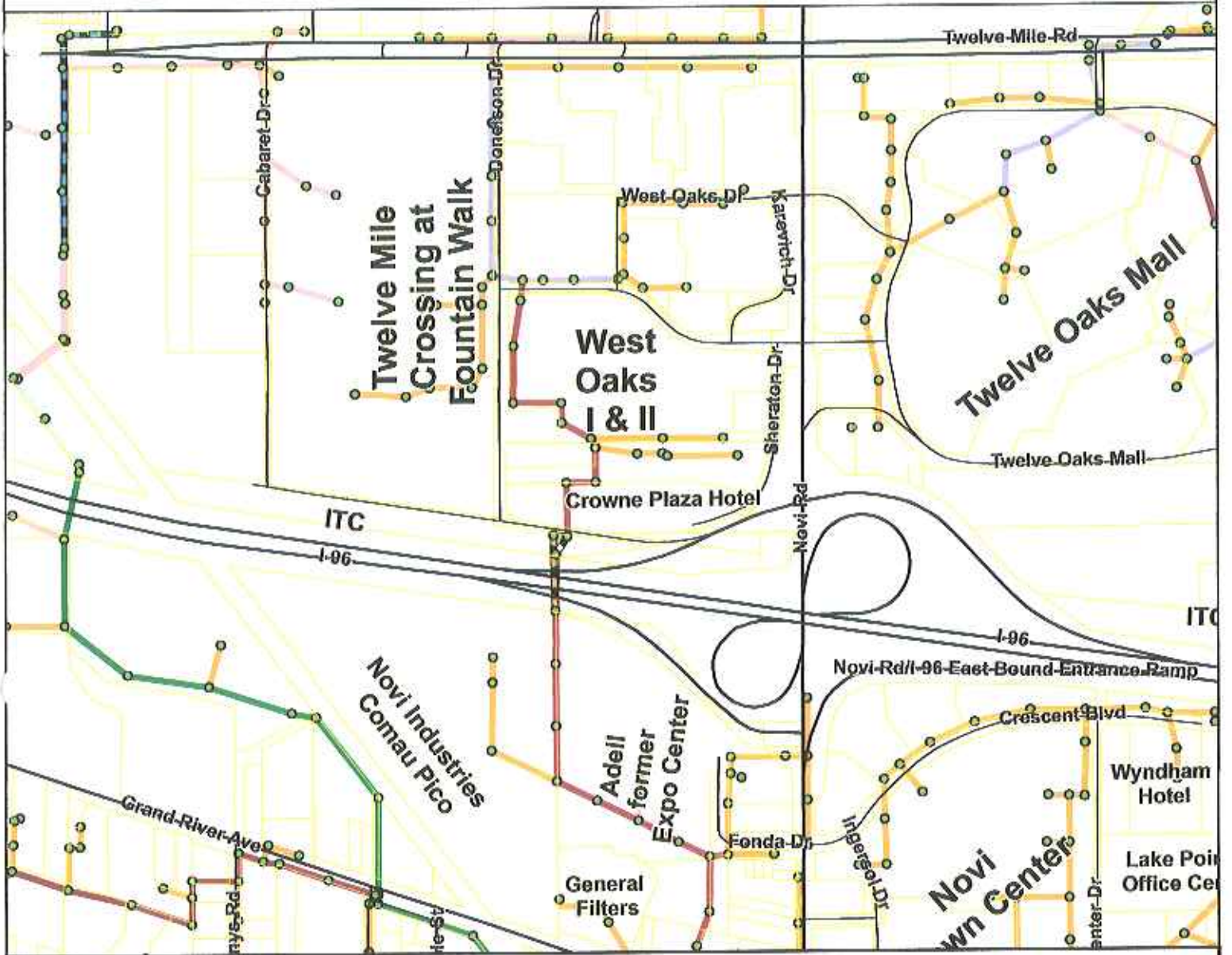


/96novi location.mxd

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.

IN 7

I-96 & Novi Road Planning Area Sanitary Sewer System Map



Legend

Tax Parcels	3.0" FM	8.0" FM	15.0"	30.0"
Sanitary Nodes	4.0" FM	10.0"	18.0"	36.0"
Sanitary Mains	6.0"	10.0" FM	18.0" FM	42.0"
1.5" FM	6.0" FM	12.0"	21.0"	ABND
2.0" FM	8.0"	12.0" FM	27.0"	



CITY OF NOVI PLAN REVIEW CENTER
 Created by Mark Spencer
 5/15/07
 NOVI PLANNING DEPARTMENT
 45175 W. TEN MILE ROAD
 NOVI, MI 48375-3024
 (248) 347-0475
 WWW.CI.NOVI.MI.US



/96novi sewer.mxd

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.

IN 8

I-96 & Novi Road Planning Area

Water System Map

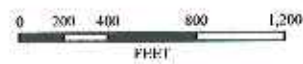


Legend

	Tax Parcels		Water Mains 6		12		24		30 DMS
	Water Nodes		2		8		16		24 DMS
			4		10		20		30
									42 DMS



CITY OF NOVI PLAN REVIEW CENTER
Created by Mark Spencer
5/15/07
NOVI PLANNING DEPARTMENT
45175 W. TEN MILE ROAD
NOVI, MI 48375-3034
(248) 347-0175
WWW.CITYOFNOVI.MI.US



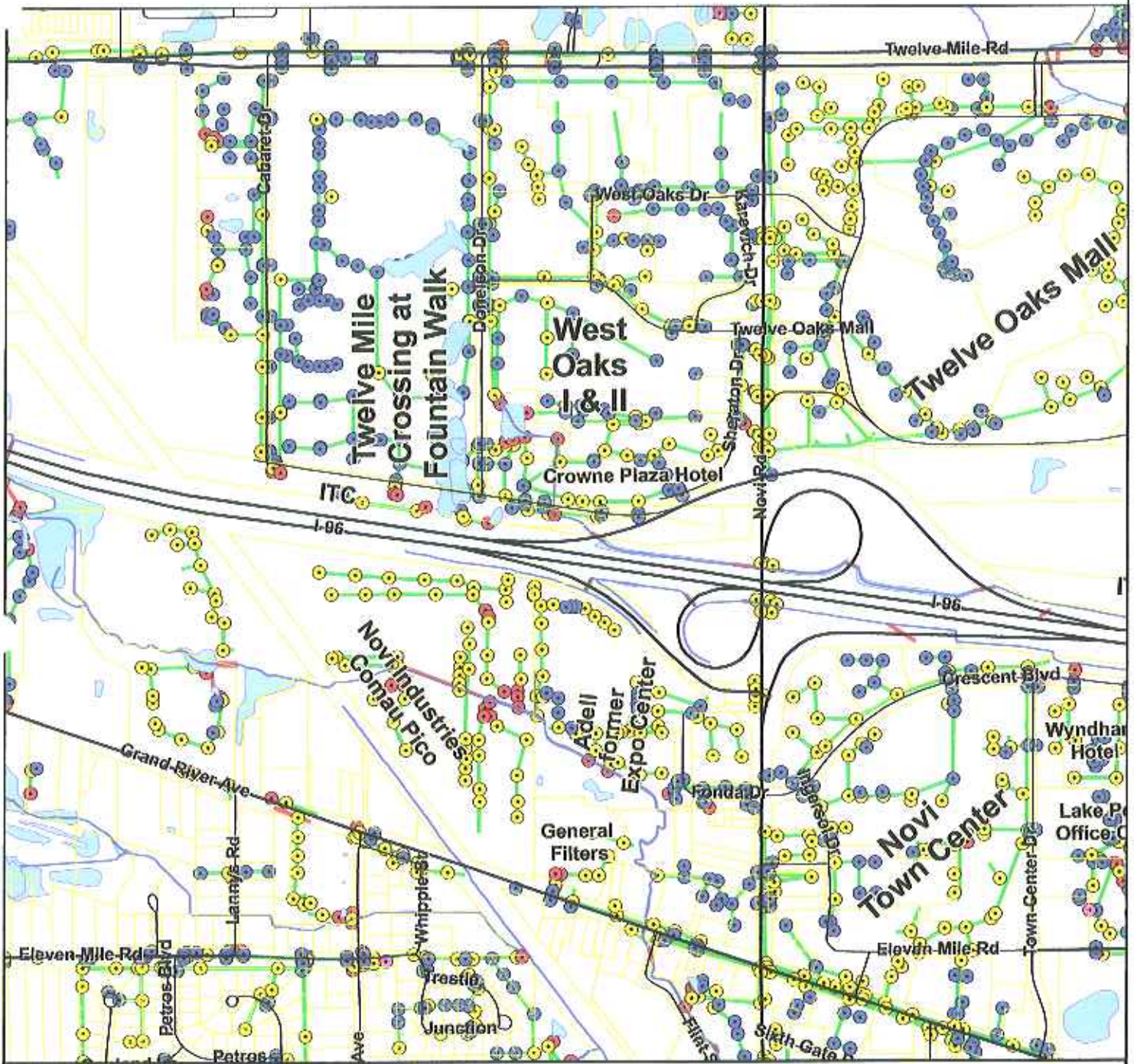
/96novi water.mxd

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.

IN9

I-96 & Novi Road Planning Area

Storm Sewer Map

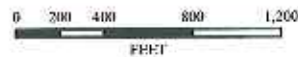


Legend

- | | | | |
|-------------|-------|---------|------------------|
| Tax Parcels | INLET | OUTFALL | SEDIMENT CHAMBER |
| MANHOLE | CAP | CULVERT | MAINS |



CITY OF NOVI PLAN REVIEW CENTER
 Created by Mark Spencer
 5/15/07
 NOVI PLANNING DEPARTMENT
 45175 W. TEN MILE ROAD
 NOVI, MI 48375-3024
 (248) 347-0475
 WWW.CITYNOVI.MI.US

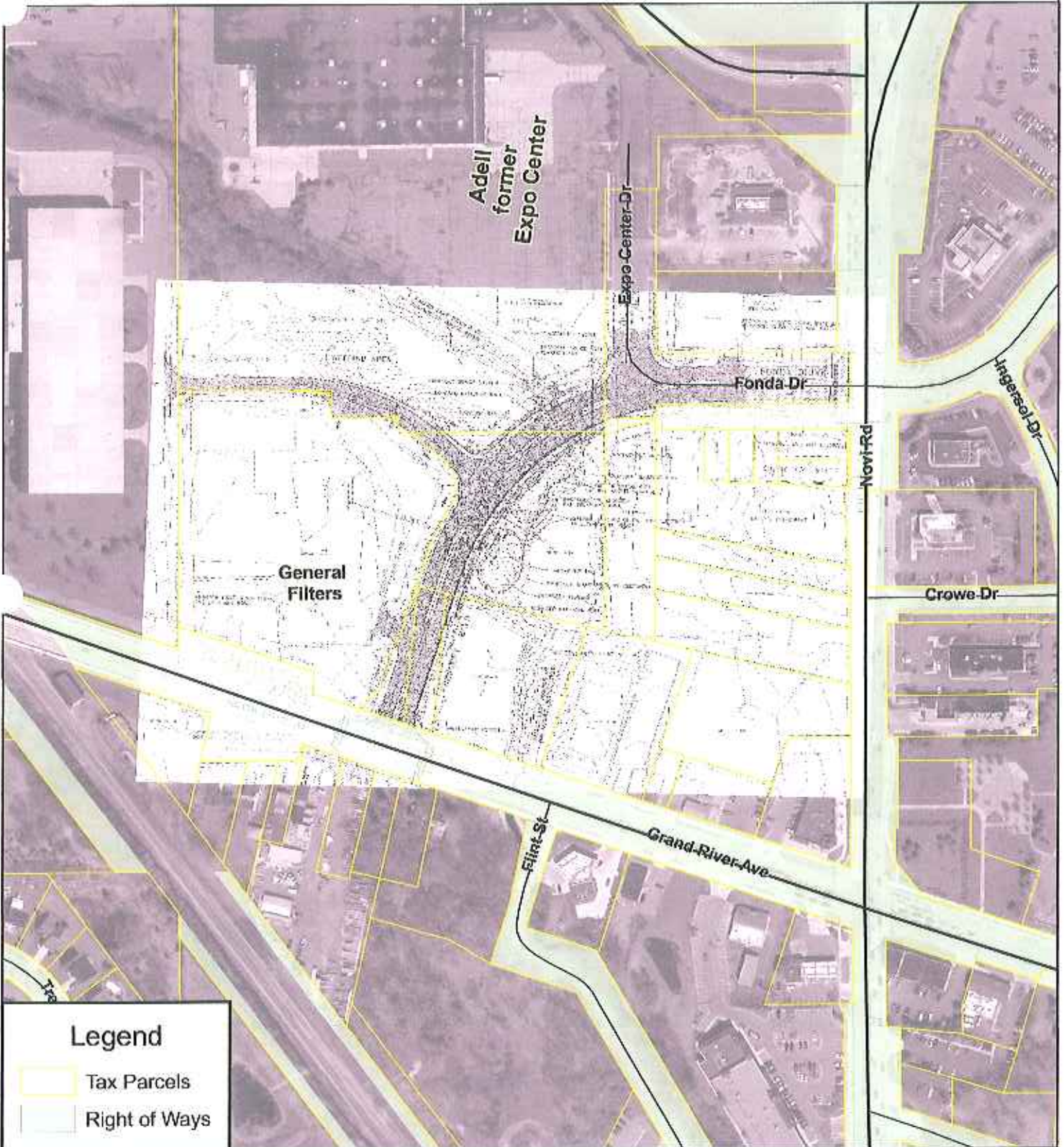


/96novi storm.mxd

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.

IN10

Proposed NW Ring Road Location Map



Legend

- Tax Parcels
- Right of Ways



CITY OF NOVI PLAN REVIEW CENTER

Created by Mark Spencer
5/15/07
NOVI PLANNING DEPARTMENT
48175 W. TEN MILE ROAD
NOVI, MI 48375-3024
(248) 347-0475
WWW.CITYOFNOVI.MI.US



/96novi location.mxd

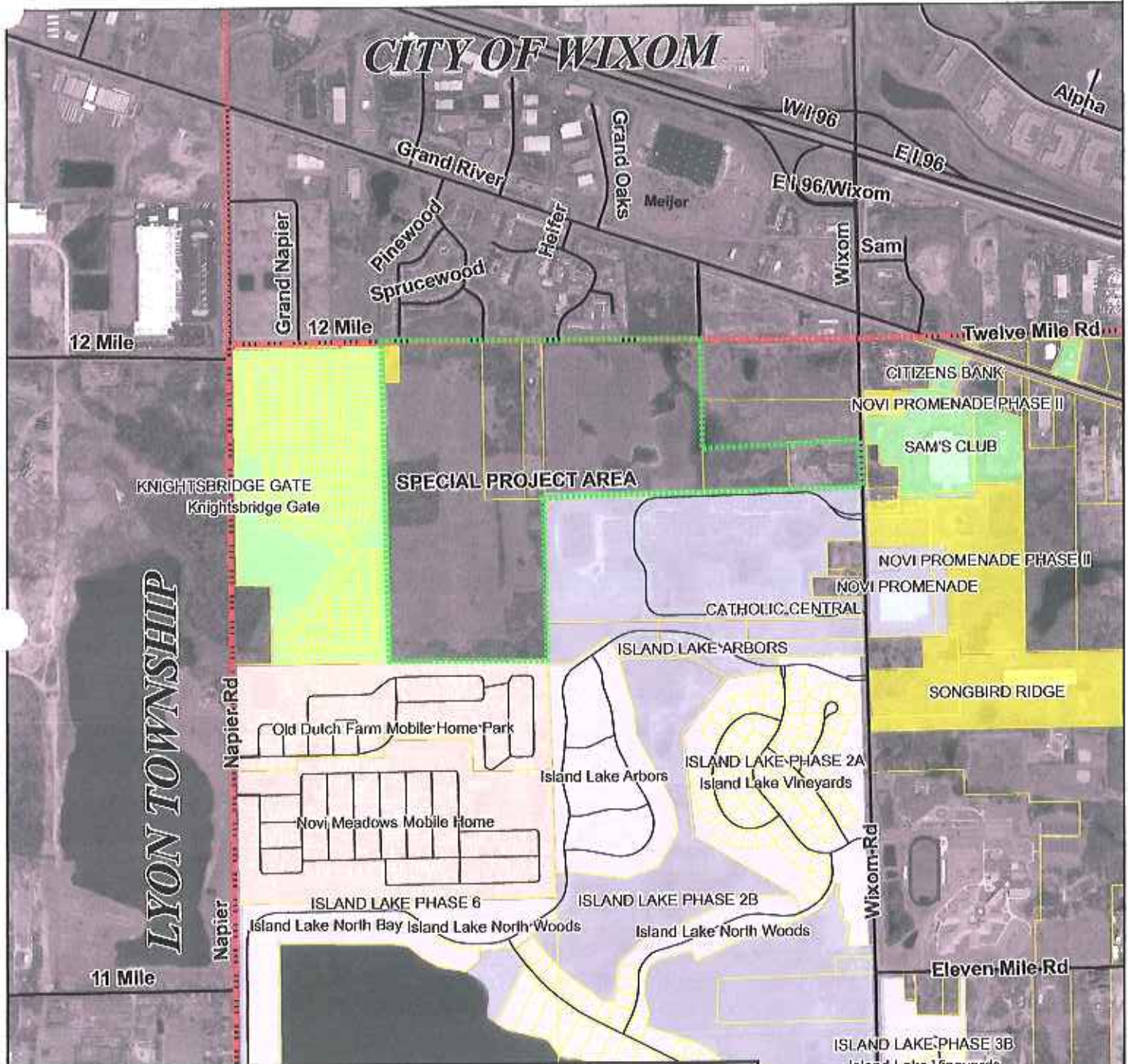
MAP INTERPRETATION NOTICE

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.

IN-11

Special Project Area 2

Twelve Mile, Napier & Wixom Roads Area - Location Map



Legend	
<ul style="list-style-type: none"> Subdivisions PLAN SUBMITTED PLAN APPROVED 	<ul style="list-style-type: none"> UNDER CONSTRUCTION PROJECT BUILT

CITY OF NOVI
GIS
INFORMATION

CITY OF NOVI PLAN REVIEW CENTER

Created by Mark Spencer
7/18/07
NOVI PLANNING DEPARTMENT
45175 W. TEN MILE ROAD
NOVI, MI 48375-3094
(248) 347-0475
WWW.CITYNOVI.MI.US

N
W E S

0 250 500 1,000 1,500
FEET

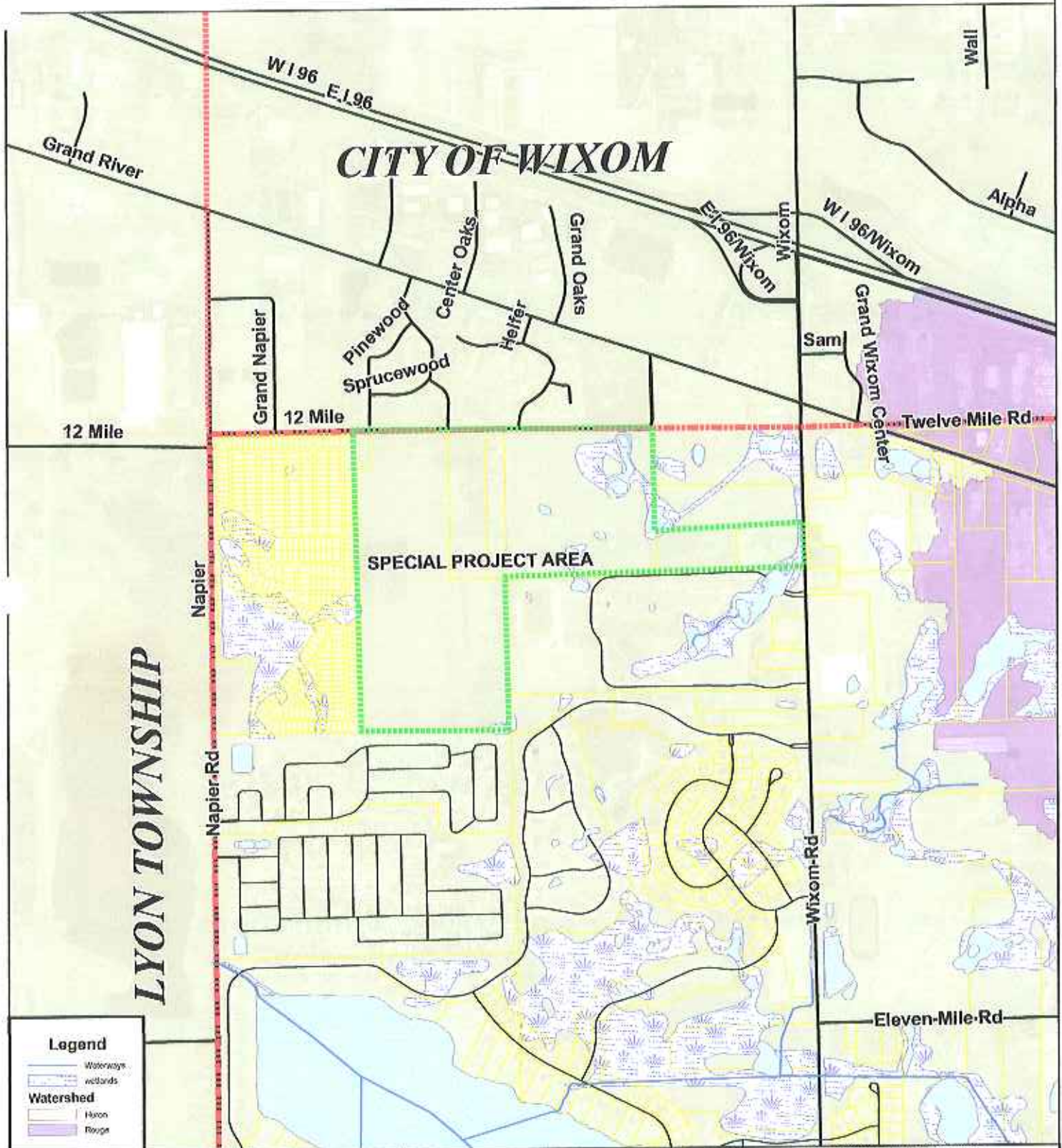
/mp amend locate special project area 2.mxd

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.

SPA 1

Special Project Area 2

Twelve Mile, Napier & Wixom Roads Area - Watershed/Wetland Map



Legend

- Waterways
- wetlands
- Watershed**
- Hixon
- Rouge



CITY OF NOVI PLAN REVIEW CENTER
 Created by Mark Spencer
 7/18/07
 NOVI PLANNING DEPARTMENT
 45175 W. TEN MILE ROAD
 NOVI, MI 48375-3024
 (248) 347-0475
 WWW.CI.NOVI.MI.US



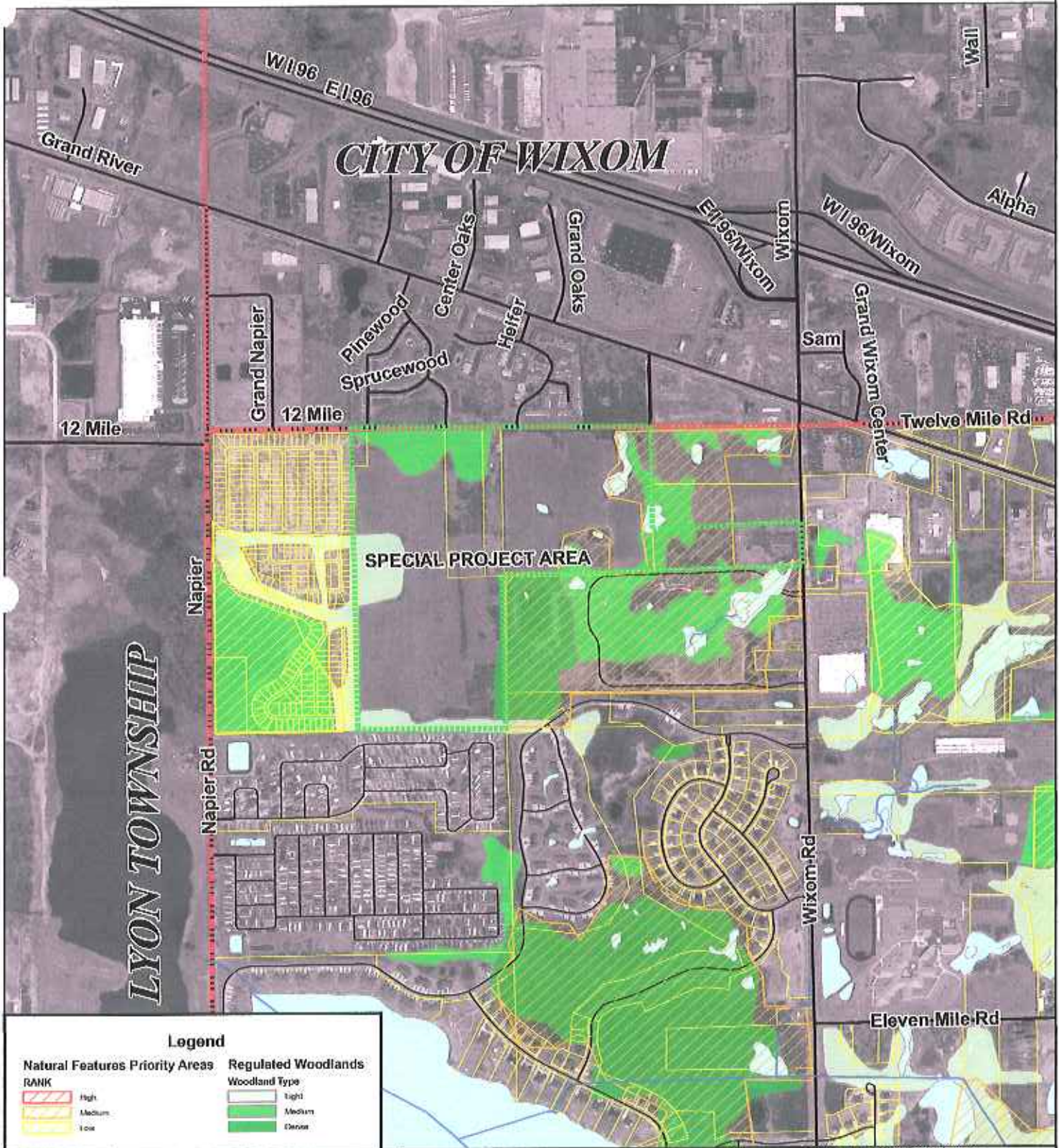
/mp amond wet special project area 2.mxd

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.

SPA 2

Special Project Area 2

Twelve Mile, Napier & Wixom Roads Area - Woodlands & Natural Features Map

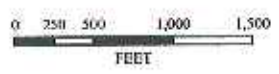


Legend

Natural Features Priority Areas		Regulated Woodlands	
RANK		Woodland Type	
	High		Light
	Medium		Medium
	Low		Dense



CITY OF NOVI PLAN REVIEW CENTER
 Created by Mark Spencer
 7/18/07
 NOVI PLANNING DEPARTMENT
 45175 W. TEN MILE ROAD
 NOVI, MI 48375 3024
 (248) 347-0475
 WWW.CITYOFNOVI.MI.US



/mp amend wood special project area 2.mxd

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.

SPA 3

1967 Master Plan

GENERAL DEVELOPMENT INCORPORATED AREA (C OAKLAND COUNTY, MICHIGAN

LEGEND


-  RESIDENTIAL- R-1-F & R-1-E
-  RESIDENTIAL- R-1-H & R-1-S
-  RESIDENTIAL- R-1-A & P-1
-  RESIDENTIAL- R-2
-  RESIDENTIAL- R-2-A R-3 & R-4
-  CIVIC AND BUSINESS CENTER
-  COMMERCIAL-NEIGHBORHOOD & THOROUGHFARE
-  INDUSTRIAL  RESEARCH & ENGINEERING
-  COMMUNITY OPEN SPACE
-  NEIGHBORHOOD OPEN SPACE
-  EXISTING SCHOOLS
-  CEMETERIES  REGIONAL CENTER
-  MUNICIPAL CENTER



THESE VARIOUS SYMBOLS DO NOT PIN POINT DEFINITE LOCATIONS BUT INDICATE THE NEED AND GENERAL DISTRIBUTION OF THE VARIOUS ELEMENTS OF THE PLAN.






1988
Master Plan

RESIDENTIAL



-  SINGLE - FAMILY
- (REFER TO RESIDENTIAL DENSITY PATTERNS MAP FOR DISTRIBUTION OF DWELLING UNIT DENSITY)

-  MULTIPLE - FAMILY (Pd - 1 Option)
-  MOBILE HOME PARK






COMMERCIAL

-  OFFICE (Pd 2 Option)
-  CENTER COMMERCIAL
-  NON CENTER COMMERCIAL (Pd 3 Option)

INDUSTRIAL

-  LIGHT INDUSTRIAL
-  HEAVY INDUSTRIAL




PUBLIC

-  CIVIC CENTER
-  LIBRARY
-  WASTE WATER TREATMENT PLANT
-  WATER STORAGE FACILITY
-  FIRE STATION

QUASI PUBLIC

-  CEMETERY
-  GOLF COURSE
-  PARK













SCHOOLS

-  ELEMENTARY
-  PROPOSED ELEMENTARY
-  SECONDARY

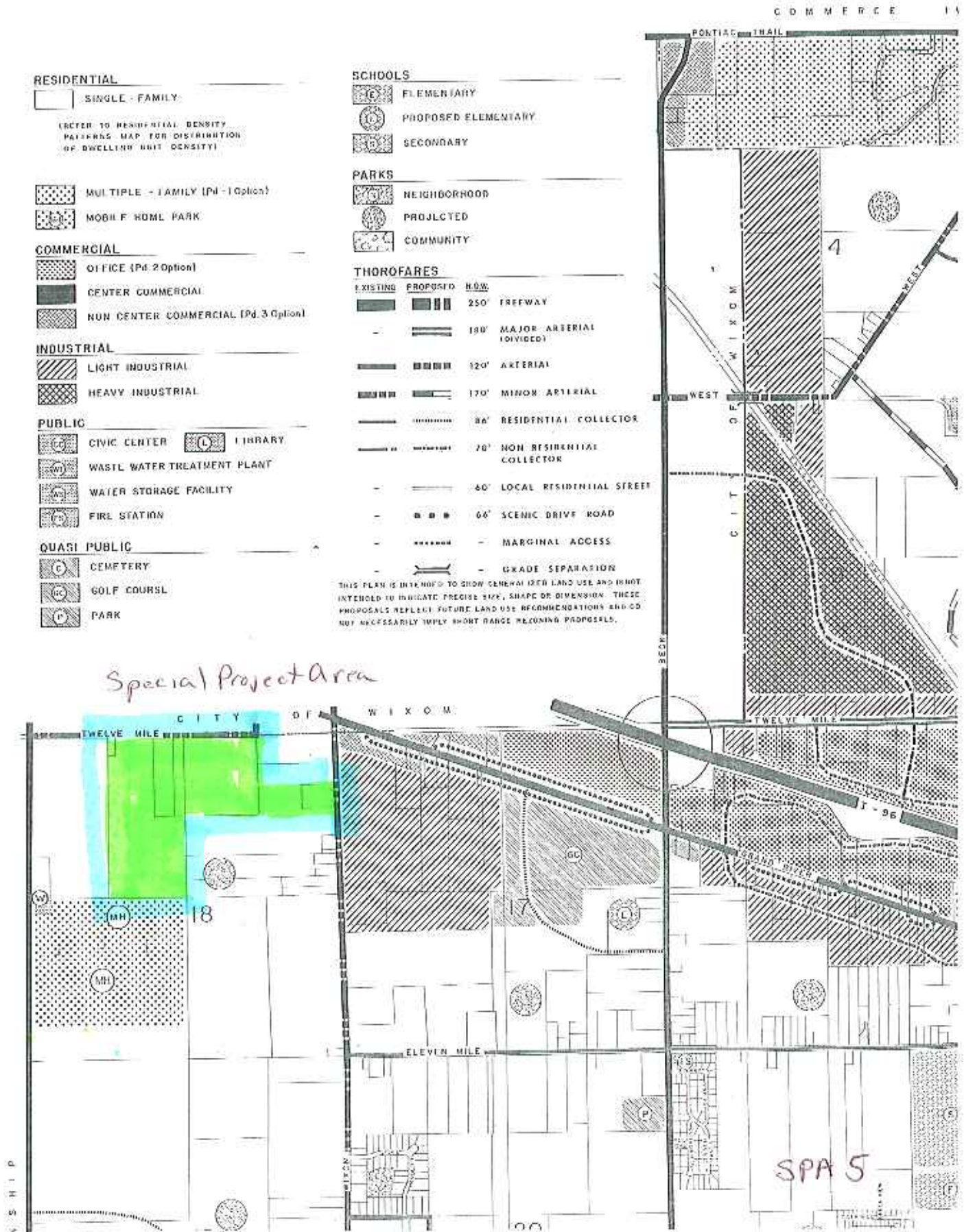
PARKS

-  NEIGHBORHOOD
-  PROJECTED
-  COMMUNITY

THOROFARES

- | EXISTING | PROPOSED | R.O.W. |
|---|---|-------------------------------|
|  |  | 250' FREEWAY |
|  |  | 180' MAJOR ARTERIAL (DIVIDED) |
|  |  | 120' ARTERIAL |
|  |  | 170' MINOR ARTERIAL |
|  |  | 88' RESIDENTIAL COLLECTOR |
|  |  | 70' NON RESIDENTIAL COLLECTOR |
|  |  | 60' LOCAL RESIDENTIAL STREET |
|  |  | 66' SCENIC DRIVE ROAD |
|  |  | MARGINAL ACCESS |
|  |  | GRADE SEPARATION |

THIS PLAN IS INTENDED TO SHOW GENERALIZED LAND USE AND IS NOT INTENDED TO INDICATE PRECISE SIZE, SHAPE OR DIMENSION. THESE PROPOSALS REFLECT FUTURE LAND USE RECOMMENDATIONS AND DO NOT NECESSARILY IMPLY SHORT RANGE REVENUE PROPOSALS.



Special Project Area

CITY OF WIXOM

TWELVE MILE

18

17


ELEVEN MILE



SPA 5

TOWNSHIP




1990 Master Plan

RESIDENTIAL



-  SINGLE - FAMILY
- (REFER TO RESIDENTIAL DENSITY PATTERNS MAP FOR DISTRIBUTION OF DWELLING UNIT DENSITY)

-  MULTIPLE - FAMILY (Pd - 1 Option)
-  MOBILE HOME PARK


COMMERCIAL

-  OFFICE (Pd 2 Option)
-  CENTER COMMERCIAL
-  NON CENTER COMMERCIAL (Pd 3 Option)

INDUSTRIAL

-  LIGHT INDUSTRIAL
-  HEAVY INDUSTRIAL




PUBLIC

-  CIVIC CENTER
-  LIBRARY
-  WASTE WATER TREATMENT PLANT
-  WATER STORAGE FACILITY
-  FIRE STATION

QUASI PUBLIC

-  CEMETERY
-  GOLF COURSE
-  PARK





















SCHOOLS

-  ELEMENTARY
-  PROPOSED ELEMENTARY
-  SECONDARY

PARKS

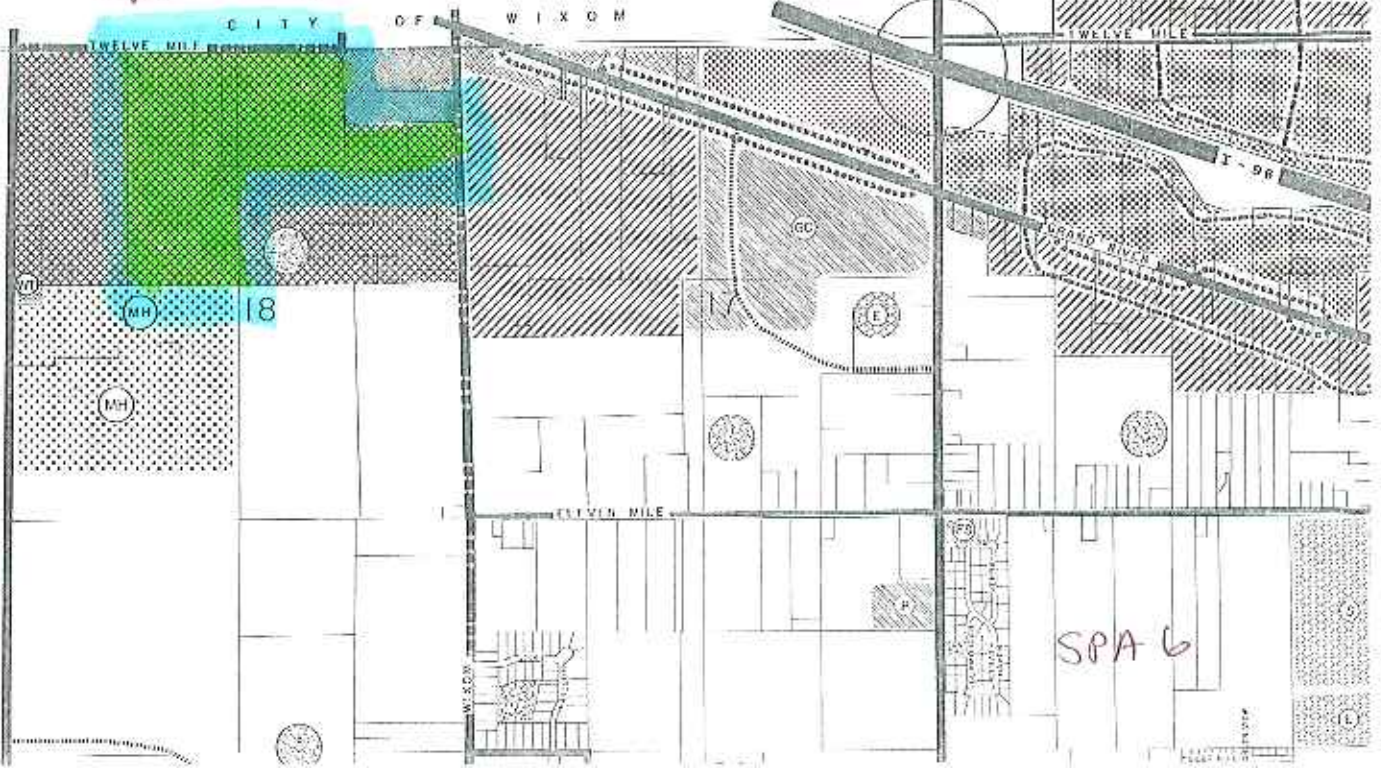
-  NEIGHBORHOOD
-  PROJECTED
-  COMMUNITY

THOROFARES

- | EXISTING | PROPOSED | R.O.W. | |
|---|---|--------|---------------------------|
|  |  | 250' | FREEWAY |
|  |  | 130' | MAJOR ARTERIAL (DIVIDED) |
|  |  | 120' | ARTERIAL |
|  |  | 120' | MINOR ARTERIAL |
|  |  | 80' | RESIDENTIAL COLLECTOR |
|  |  | 70' | NON RESIDENTIAL COLLECTOR |
|  |  | 60' | LOCAL RESIDENTIAL STREET |
|  |  | 60' | SCENIC DRIVE ROAD |
|  |  | - | MARGINAL ACCESS |
|  |  | - | GRADE SEPARATION |

THIS PLAN IS INTENDED TO SHOW GENERALIZED LAND USE AND IS NOT INTENDED TO INDICATE PRECISE RITE, SHAPE OR DIMENSIONS. THESE PROPOSALS REFLECT FUTURE LAND USE RECOMMENDATIONS AND DO NOT NECESSARILY IMPLY SHORT RANGE ZONING PROPOSALS.

Special Project Area



1993 Master Plan

RESIDENTIAL

- SINGLE - FAMILY
- REFER TO RESIDENTIAL DENSITY PATTERNS MAP FOR DISTRIBUTION OF DWELLING UNIT DENSITY
- PLANNED UNIT DEVELOPMENT
- MULTIPLE - FAMILY
- MOBILE HOME PARK
- COMMERCIAL**
- OFFICE
- CENTER COMMERCIAL
- NON CENTER COMMERCIAL
- EXPO CENTER

INDUSTRIAL

- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL

PUBLIC

- CIVIC CENTER
- LIBRARY
- WASTE WATER TREATMENT PLANT
- WATER STORAGE FACILITY
- FIRE STATION

QUASI PUBLIC

- CEMETERY
- GOLF COURSE
- PARK

SCHOOLS

- ELEMENTARY
- PROPOSED ELEMENTARY
- SECONDARY

PARKS

- NEIGHBORHOOD
- PROJECTED
- COMMUNITY

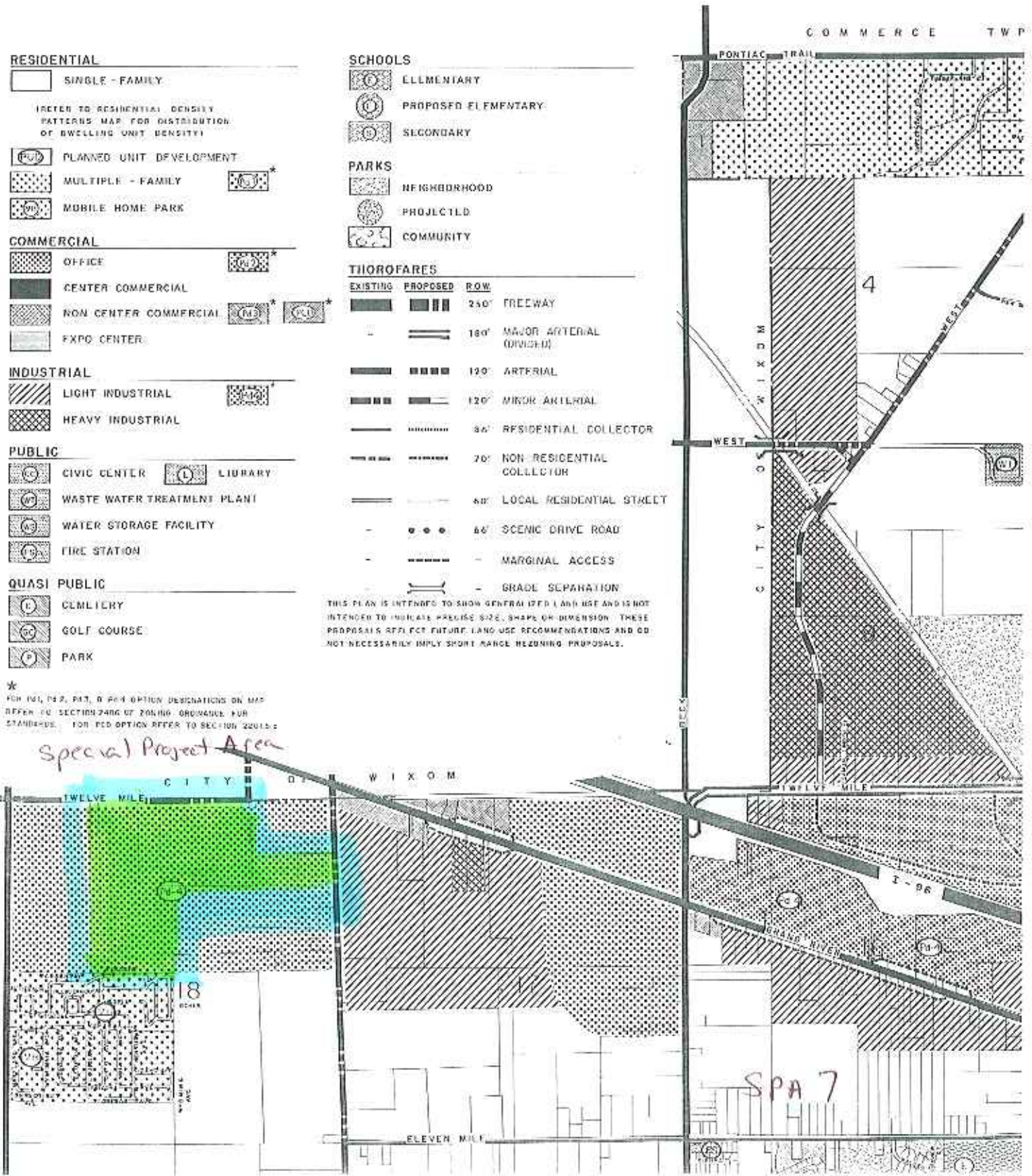
THROFARES

EXISTING	PROPOSED	ROW	
		250'	FREEWAY
		180'	MAJOR ARTERIAL (DIVIDED)
		120'	ARTERIAL
		120'	MINOR ARTERIAL
		86'	RESIDENTIAL COLLECTOR
		70'	NON-RESIDENTIAL COLLECTOR
		60'	LOCAL RESIDENTIAL STREET
		60'	SCENIC DRIVE ROAD
		-	MARGINAL ACCESS
		-	GRADE SEPARATION

THIS PLAN IS INTENDED TO SHOW GENERALIZED LAND USE AND IS NOT INTENDED TO INDICATE PRECISE SIZE, SHAPE OR DIMENSION. THESE PROPOSALS REFLECT FUTURE LAND USE RECOMMENDATIONS AND DO NOT NECESSARILY IMPLY SHORT RANGE REZONING PROPOSALS.

* FOR R1, R2, R3, & P4 OPTION DESIGNATIONS ON MAP REFER TO SECTION 24010.00 ORDINANCE FOR STANDARDS. FOR P2 OPTION REFER TO SECTION 22010.00

Special Project Area



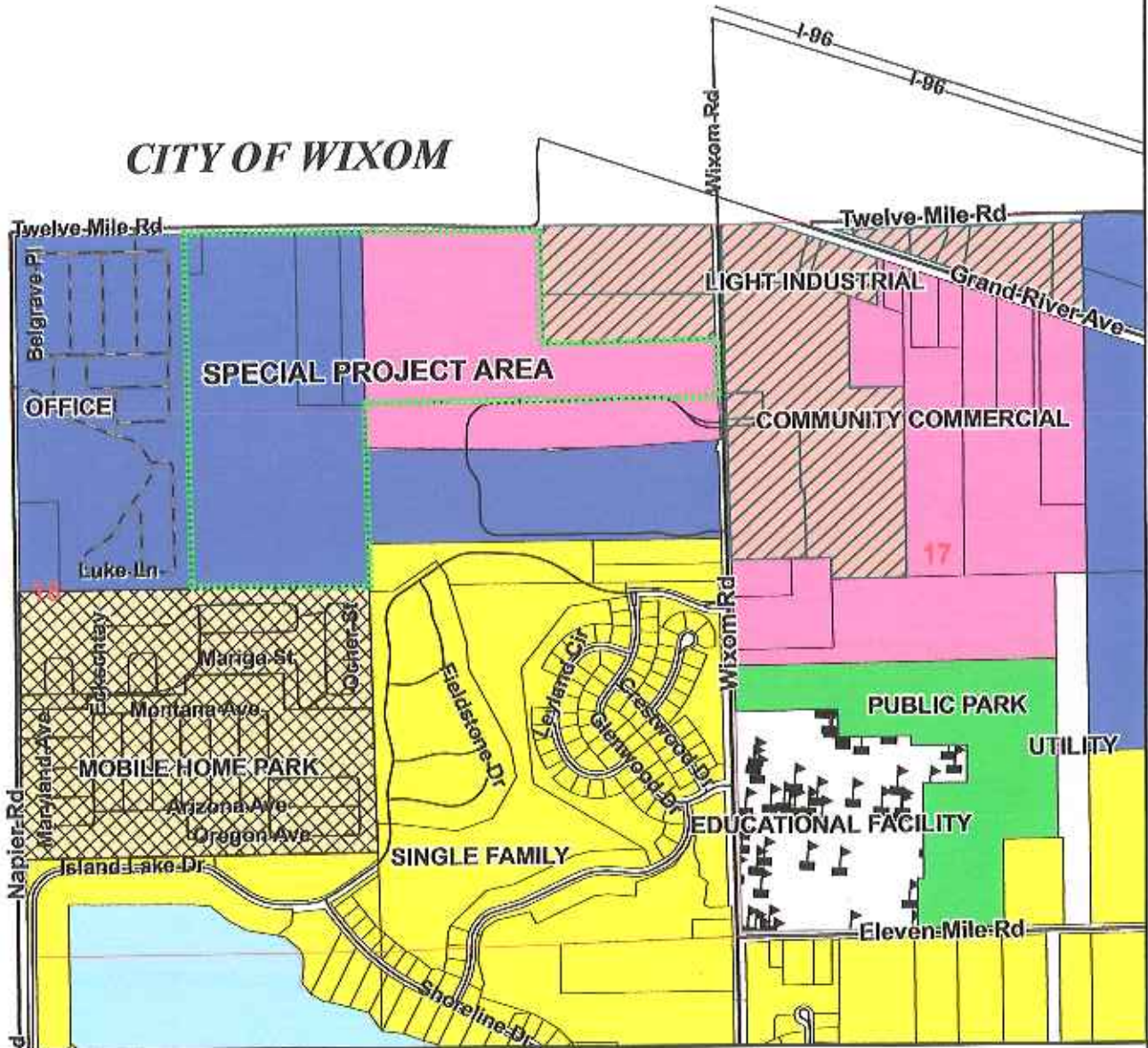
SPA 7

Special Project Area 2

Twelve Mile, Napier & Wixom Roads Area - 1999 Master Plan

LYON TOWNSHIP

CITY OF WIXOM



Legend

Future Land Use 2020

- | | | |
|----------------------|------------------|----------------|
| LIGHT INDUSTRIAL | OFFICE | QUASI PUBLIC |
| COMMUNITY COMMERCIAL | LOCAL COMMERCIAL | COMMUNITY PARK |
| EDUCATIONAL FACILITY | MOBILE HOME PARK | SINGLE FAMILY |



CITY OF NOVI PLAN REVIEW CENTER
 Created by Mark Spencer
 7/20/07
 NOVI PLANNING DEPARTMENT
 45175 W. TEN MILE ROAD
 NOVI, MI 48375-3094
 (248) 347-0175
 WWW.CITYOFNOVI.MI.US



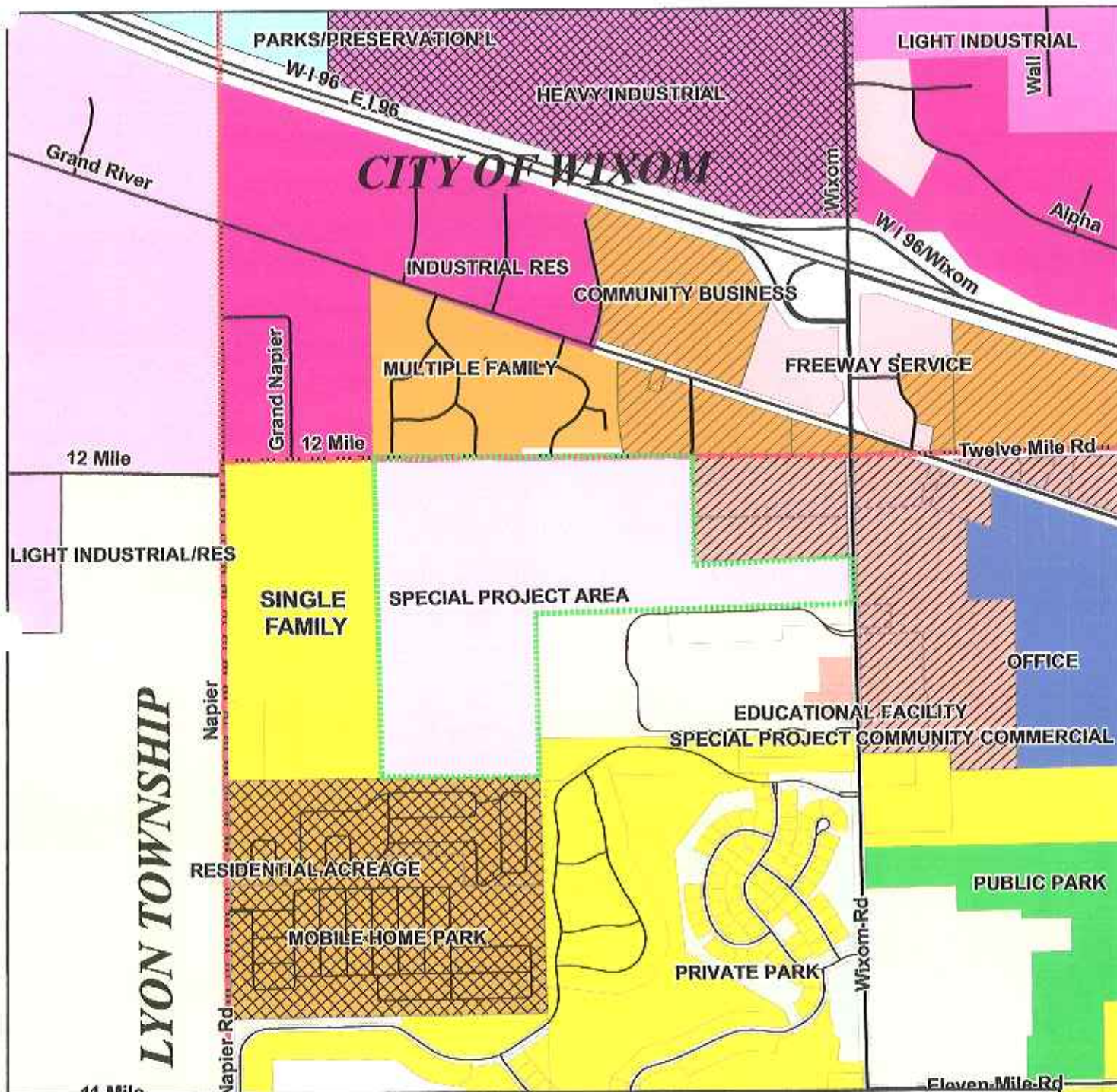
/amend 1999 special project area 2.mxd

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.

SPA 8

Special Project Area 2

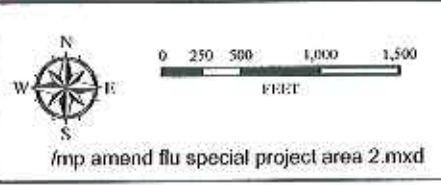
Twelve Mile, Napier & Wixom Roads Area - Future Land Use Map 2004



Future Land Use		Legend	
	SPECIAL PROJECT		MULTIPLE FAMILY
	RESIDENTIAL ACREAGE		MOBILE HOME PARK
	SINGLE FAMILY		LOCAL COMMERCIAL
	COMMUNITY BUSINESS		COMMUNITY COMMERCIAL
	FREEWAY SERVICE		LIGHT INDUSTRIAL
	OFFICE		HEAVY INDUSTRIAL
	INDUSTRIAL RESEARCH OFFICE		PUBLIC
	LIGHT INDUSTRIAL/RES		EDUCATIONAL FACILITY
	PARKS/PRESERVATION L		PUBLIC PARK
	PRIVATE PARK		



CITY OF NOVI PLAN REVIEW CENTER
 Created by Mark Spencer
 7/18/07
 NOVI PLANNING DEPARTMENT
 45175 W TEN MILE ROAD
 NOVI, MI 48375-3024
 (248) 347-0475
 WWW.CI.NOVI.MI.US

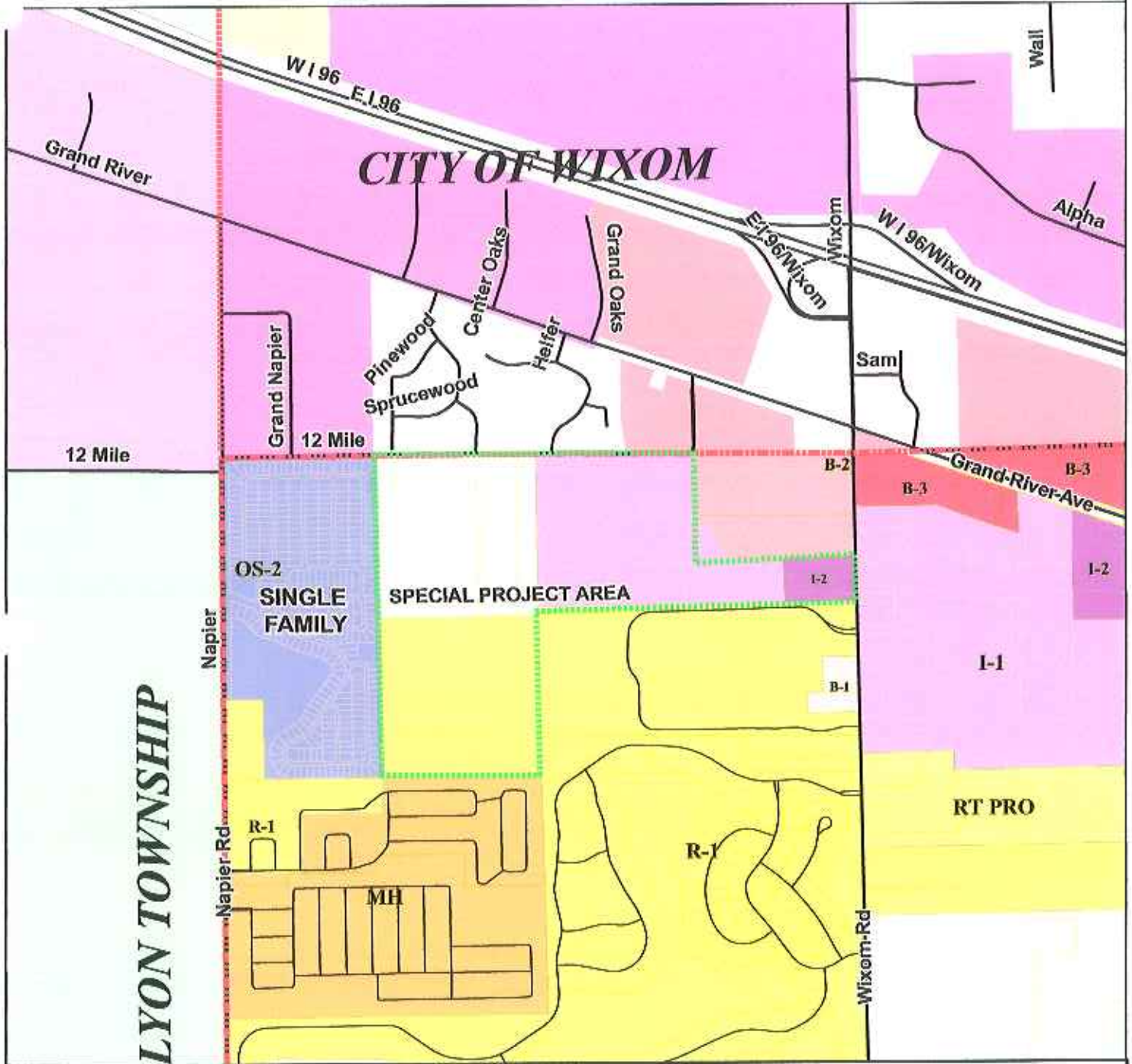


MAP INTERPRETATION NOTICE
 Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and 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.

SPA 9

Special Project Area 2

Twelve Mile, Napier & Wixom Roads Area - Zoning Map



Legend

Wixom Zoning

- B-3: General Business
- FS: Freeway Service
- IRO: Industrial Research Office

- M-1: Light Industrial
- M-2: Heavy Industrial
- MH-1: Mobile Home Park
- IRC-1: Multiple-Family Residential

Lyon Twp Zoning

- I-1: Light Industrial District
- R-1.0: Rural/Local Agricultural District

Novi Zoning

- R-1: One-Family Residential District
- R-1A: Residential Acreage
- RT PRO: Two-Family Residential District With PRO
- MH: Mobile Home District
- B-1: Local Business District

- B-2: Community Business District
- B-3: General Business District
- I-1: Light Industrial District
- I-2: General Industrial District
- OS-2: Planned Office Service District



CITY OF NOVI PLAN REVIEW CENTER

Created by Mark Spencer
 7/18/07
 NOVI PLANNING DEPARTMENT
 45175 W. TEN MILE ROAD
 NOVI, MI 48375-3024
 (248) 347-0475
 WWW.CITYOFNOVI.MI.US



Imp amend zone special project area 2.mxd

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.

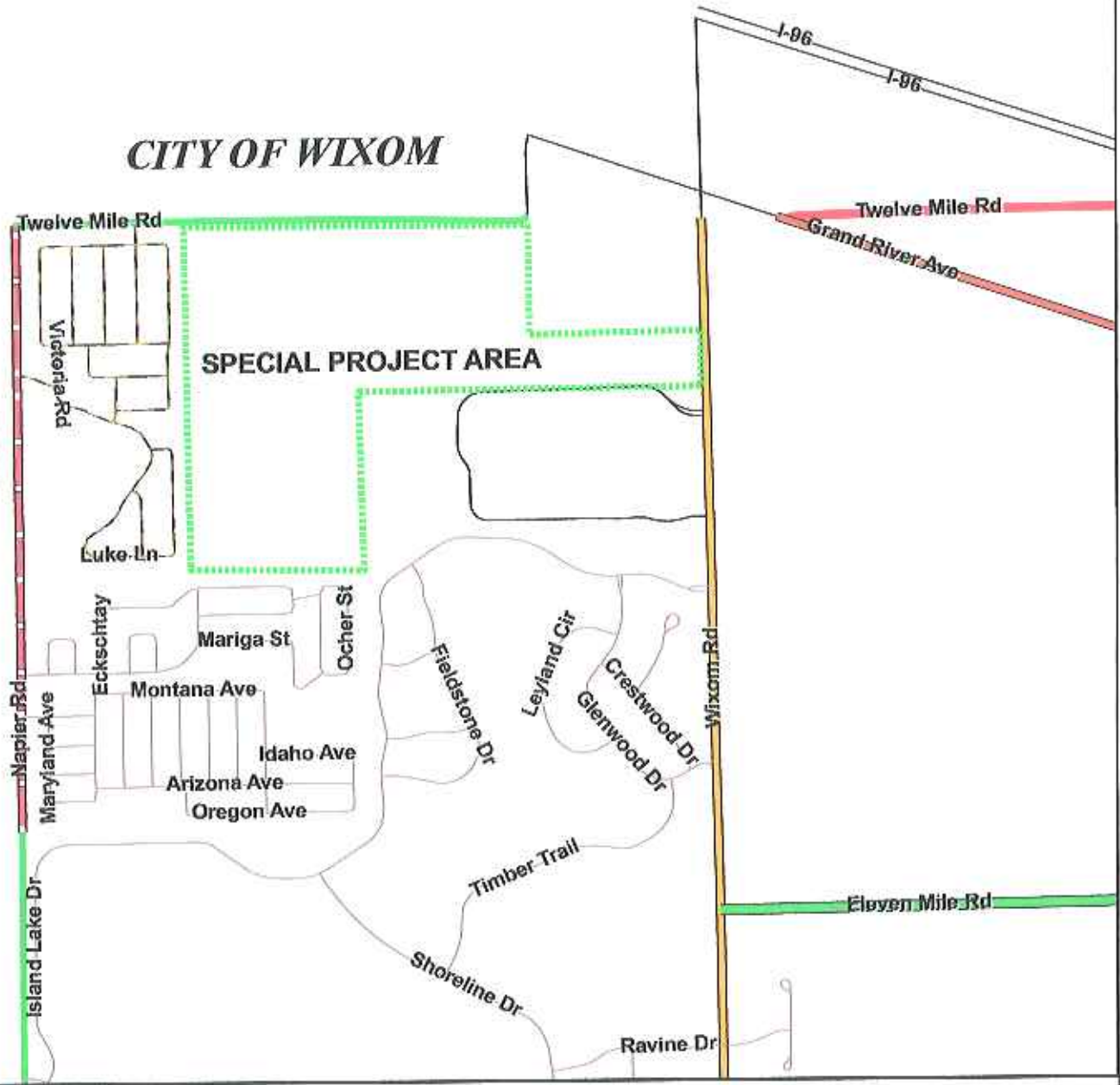
SPA 10

Special Project Area 2

Twelve Mile, Napier & Wixom Roads Area - Speed Limits

LYON TOWNSHIP

CITY OF WIXOM

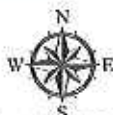


Legend

Expressway/Ramp	Unposted (55 MPH if Conditions Permit)	45	35	25
50	40	30	Minor Street	



CITY OF NOVI PLAN REVIEW CENTER
 Created by Mark Spencer
 7/20/07
 NOVI PLANNING DEPARTMENT
 45175 W. TEN MILE ROAD
 NOVI, MI 48375-3024
 (248) 347-0475
 WWW.CI.NOVIMICHIGAN.GOV



/amend speed special project area 2.mxd

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.

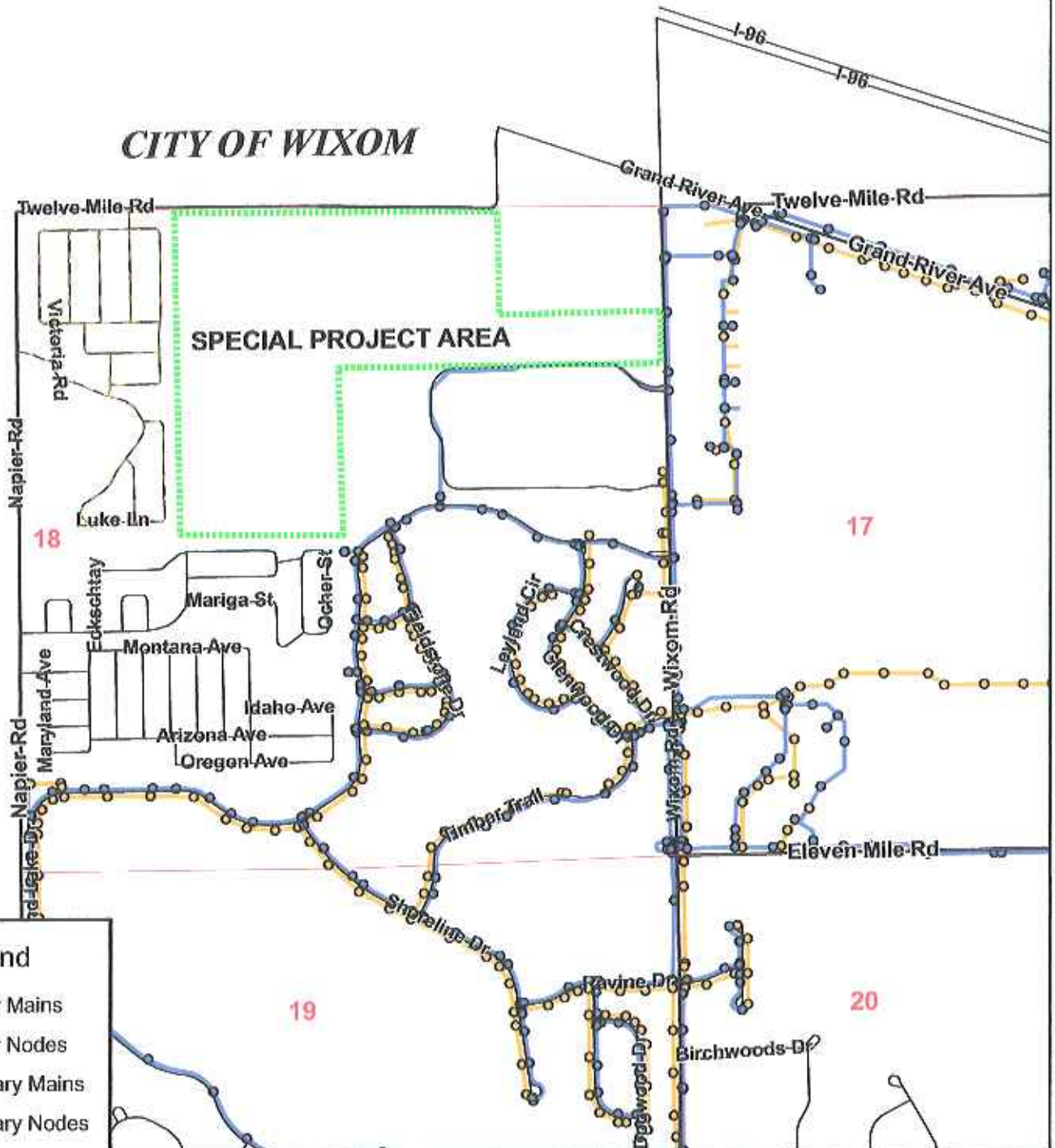
SPA 11

Special Project Area 2

Twelve Mile, Napier & Wixom Roads Area - Utilities Map

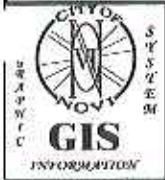
LYON TOWNSHIP

CITY OF WIXOM



Legend

- Water Mains
- Water Nodes
- Sanitary Mains
- Sanitary Nodes



CITY OF NOVI PLAN REVIEW CENTER
 Created by Mark Spencer
 7/20/07
 NOVI PLANNING DEPARTMENT
 45175 W. TEN MILE ROAD
 NOVI, MI 48375-3024
 (248) 347-0173
 WWW.CI.NOVI.MI.US



/amend utility special project area 2.mxd

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.

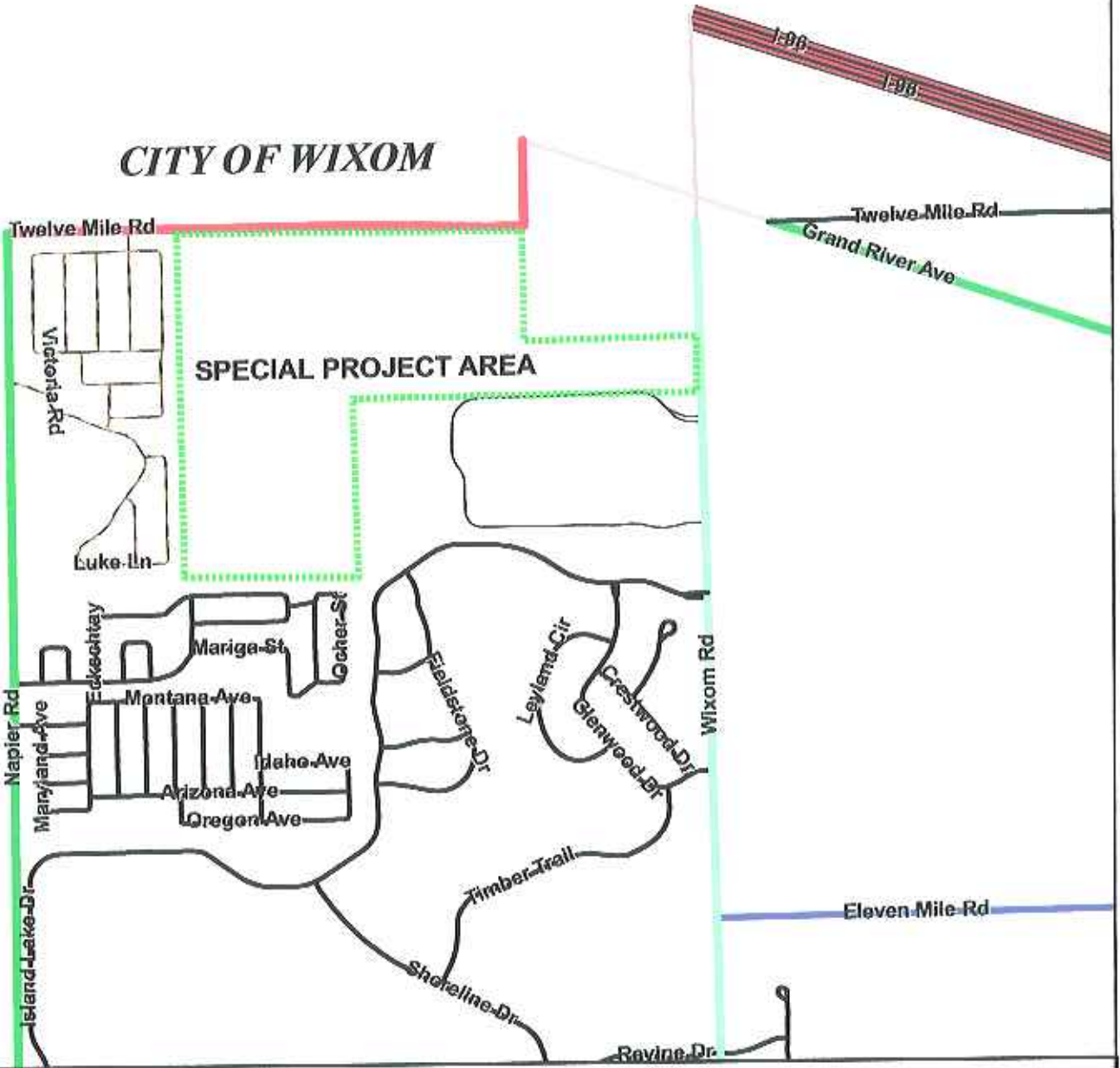
SPA12

Special Project Area 2

Twelve Mile, Napier & Wixom Roads Area - Thoroughfare Map

LYON TOWNSHIP

CITY OF WIXOM



Legend

Thoroughfare Classification	Arterial	Residential Collector	Proposed
Freeway	Minor Arterial	Local Residential Street	Scenic Drive Road
Major Arterial	Non-Residential Collector	Proposed Residential Collector	NA



CITY OF NOVI PLAN REVIEW CENTER

Created by Mark Spencer
7/20/07
NOVI PLANNING DEPARTMENT
45175 W. TEN MILE ROAD
NOVI, MI 48235-3024
(313) 347-0475
WWW.CITYOFNOVI.MI.US



/amend thor special project area 2.mxd

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.

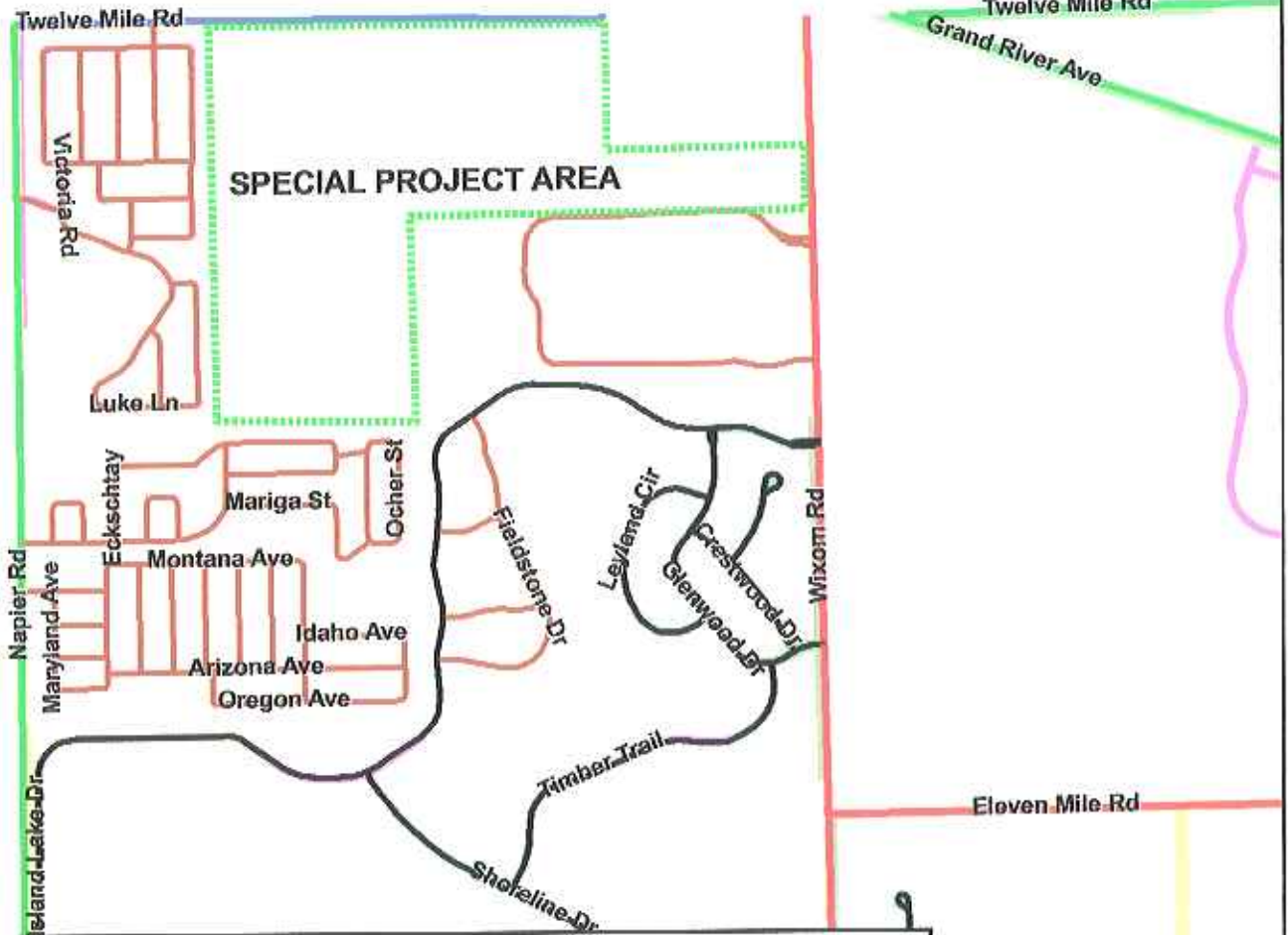
SPA 13

Special Project Area 2

Twelve Mile, Napier & Wixom Roads Area - Road Jurisdiction & R.O.W.

LYON TOWNSHIP

CITY OF WIXOM



Legend

RightofWay

- Dedicated
- Prescriptive
- Private

Road Jurisdiction

- State
- County

- City-Major
- City-Shared
- City-Local

- Private
- Under Construction
- NA



CITY OF NOVI PLAN REVIEW CENTER
 Created by Mark Spencer
 7/20/07
 NOVI PLANNING DEPARTMENT
 45175 W. TEN MILE ROAD
 NOVI, MI 48375-3024
 (248) 347-0475
 WWW.CITYOFNOVI.MI.GIS



/amend row special project area 2.mxd

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.

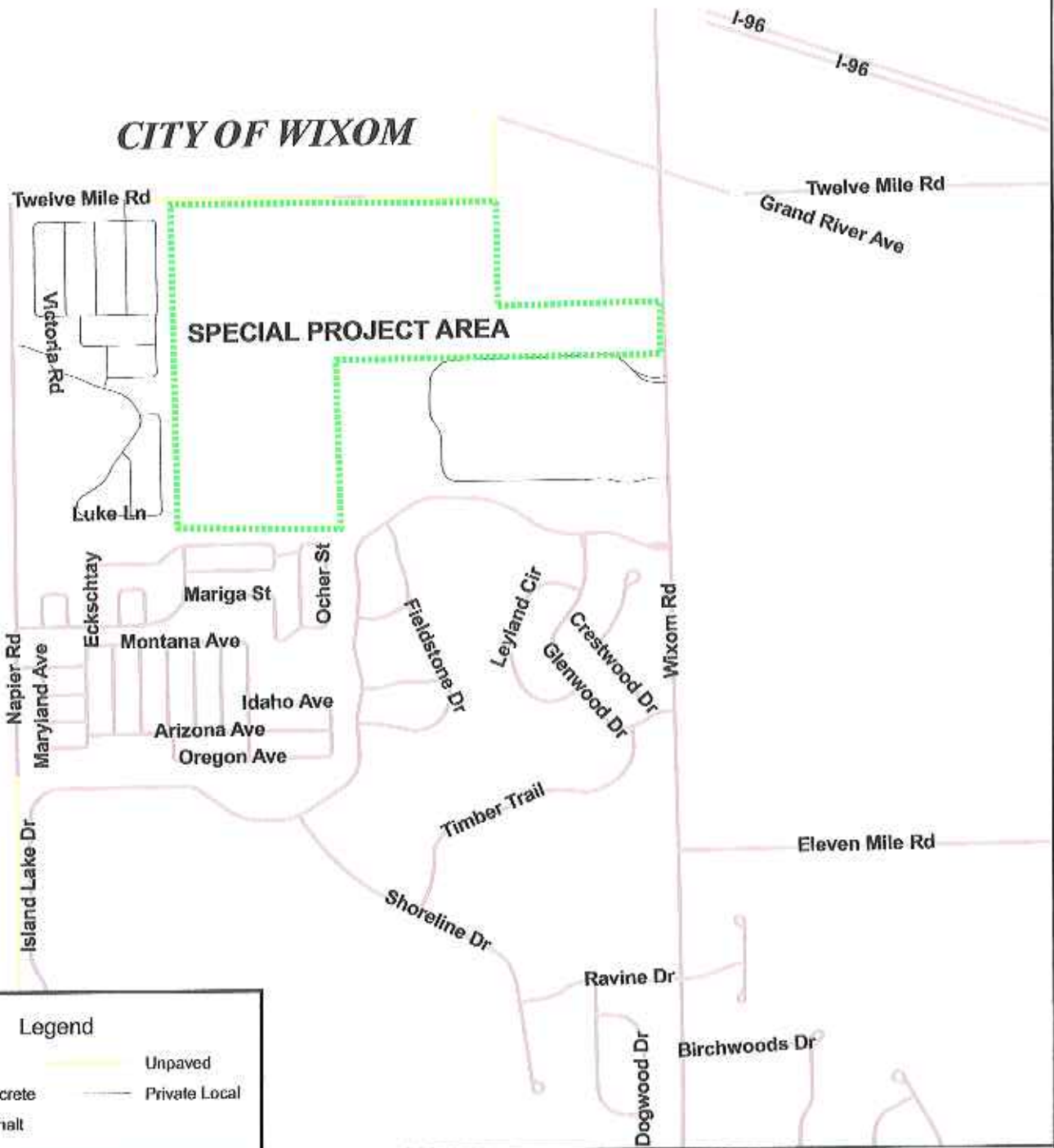
SPA 14

Special Project Area 2

Twelve Mile, Napier & Wixom Roads Area - Pavement Type Map

LYON TOWNSHIP

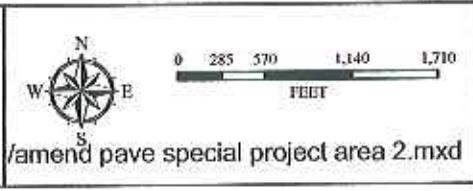
CITY OF WIXOM



Legend	
SURFACE	
Unpaved	
Concrete	
Asphalt	
Private Local	



CITY OF NOVI PLAN REVIEW CENTER
 Created by Mark Spencer
 7/20/07
 NOVI PLANNING DEPARTMENT
 45175 W. TEN MILE ROAD
 NOVI, MI 48375-3024
 (248) 347-0475
 WWW.CITYOFNOVI.MI.GIS



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.

SPA 15

Southwest Quadrant City of Novi Planning Area

Air Photograph Spring 2006



Legend

— Tax Parcels



CITY OF NOVI PLAN REVIEW CENTER

Created by Mark Spencer
5/15/07
NOVI PLANNING DEPARTMENT
45175 W. TEN MILE ROAD
NOVI, MI 48375-3024
(248) 347-0475
WWW.CLNOVIMI.US



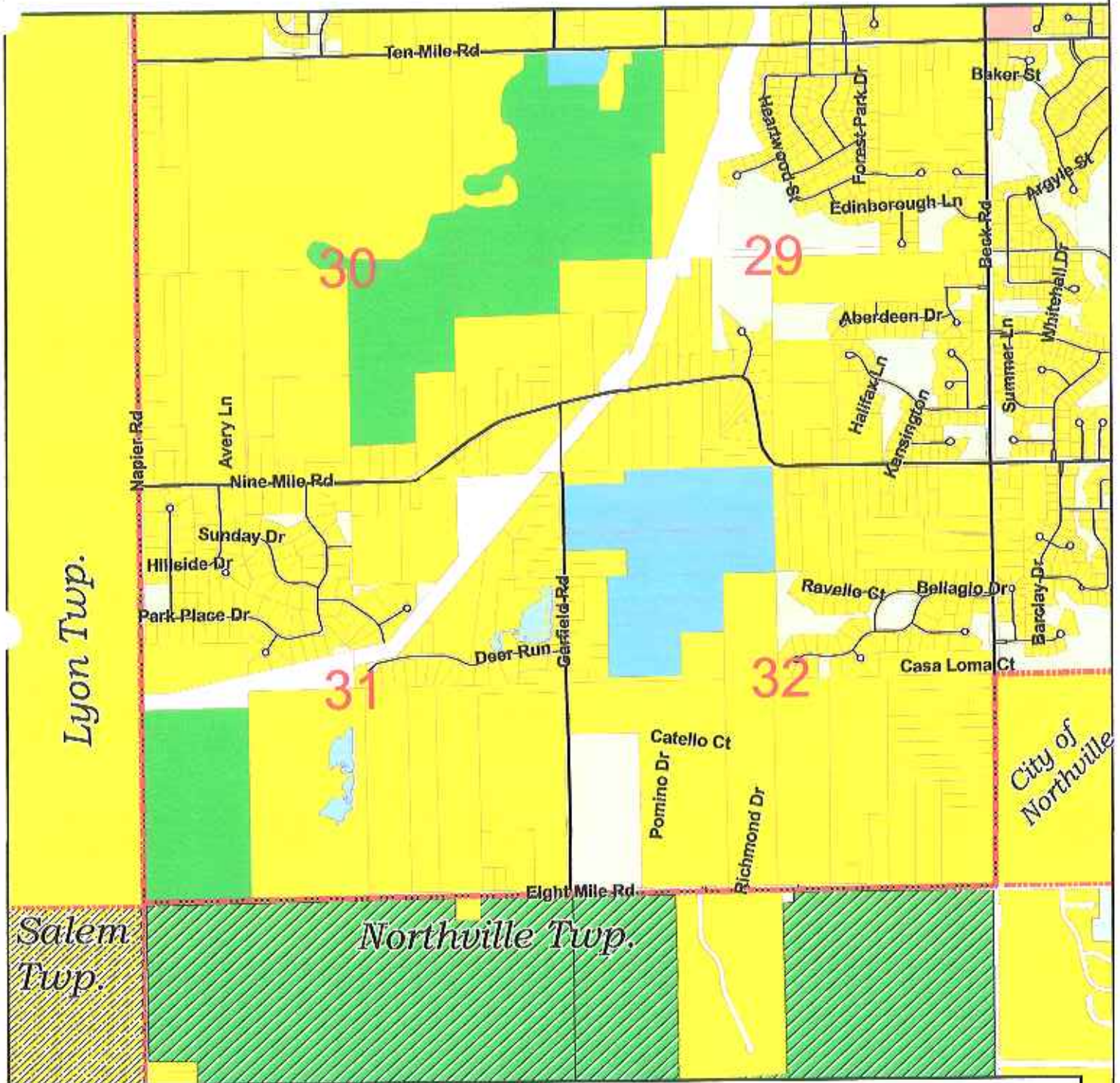
/swquad air.mxd

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.

SW1

Southwest Quadrant City of Novi & Neighboring Communities

Novi & Neighboring Future Land Use Plans Map



Legend

LAND USE CLASSIFICATION	OFFICE	EDUCATIONAL FACILITY	UTILITY	RESIDENTIAL AGRICULTURAL
SINGLE FAMILY	LOCAL COMMERCIAL	PUBLIC PARK	INSTITUTIONAL	
MULTIPLE FAMILY	PUBLIC	PRIVATE PARK	PUBLIC/PRIVATE RECREATION	



CITY OF NOVI PLAN REVIEW CENTER
 Created by Mark Spencer
 5/24/07
 NOVI PLANNING DEPARTMENT
 45175 W. TEN MILE ROAD
 NOVI, MI 48375-1024
 (248) 347-0475
 WWW.CITYOFNOVI.MI.US



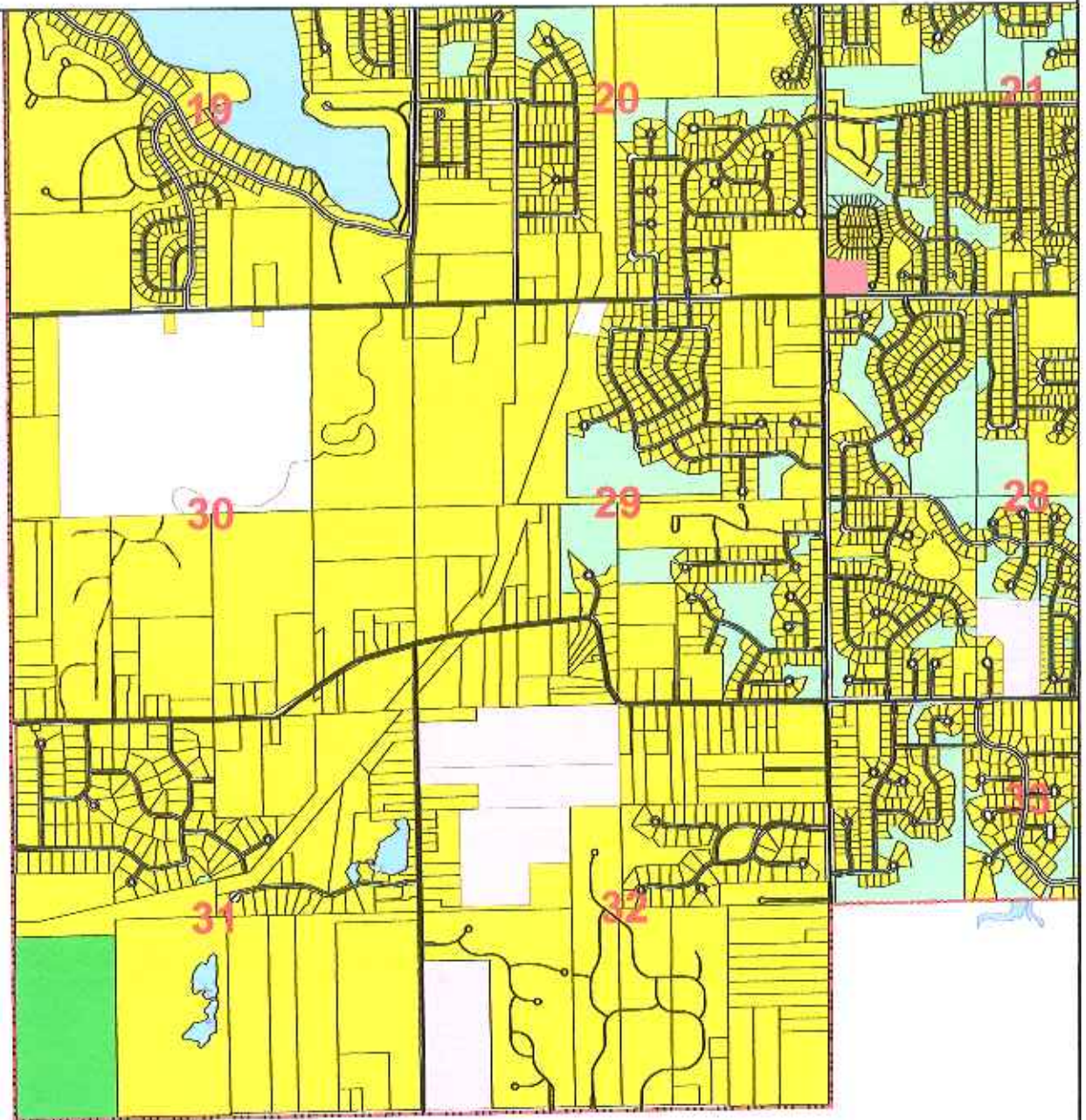
/swquadneighborFLU.mxd

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.

SW2

Southwest Quadrant City of Novi Planning Area

Future Land Use Map 1999 (Novi 2020 Master Plan for Land Use)



Legend

LANDUSE

- | | | |
|--------------------------------|---------------------|--------------|
| LOCAL COMMERCIAL | MULTIPLE FAMILY | PUBLIC PARK |
| EDUCATIONAL FACILITY | OFFICE | PUBLIC |
| QUASI-PUBLIC NEIGHBORHOOD PARK | SINGLE FAMILY | QUASI PUBLIC |
| | REGIONAL COMMERCIAL | |



CITY OF NOVI PLAN REVIEW CENTER
 Created by Mark Spencer
 5/15/07
 NOVI PLANNING DEPARTMENT
 45175 W. 11th MILE ROAD
 NOVI, MI 48375-3024
 (248) 347-0475
 WWW.CI.NOVI.MI.US



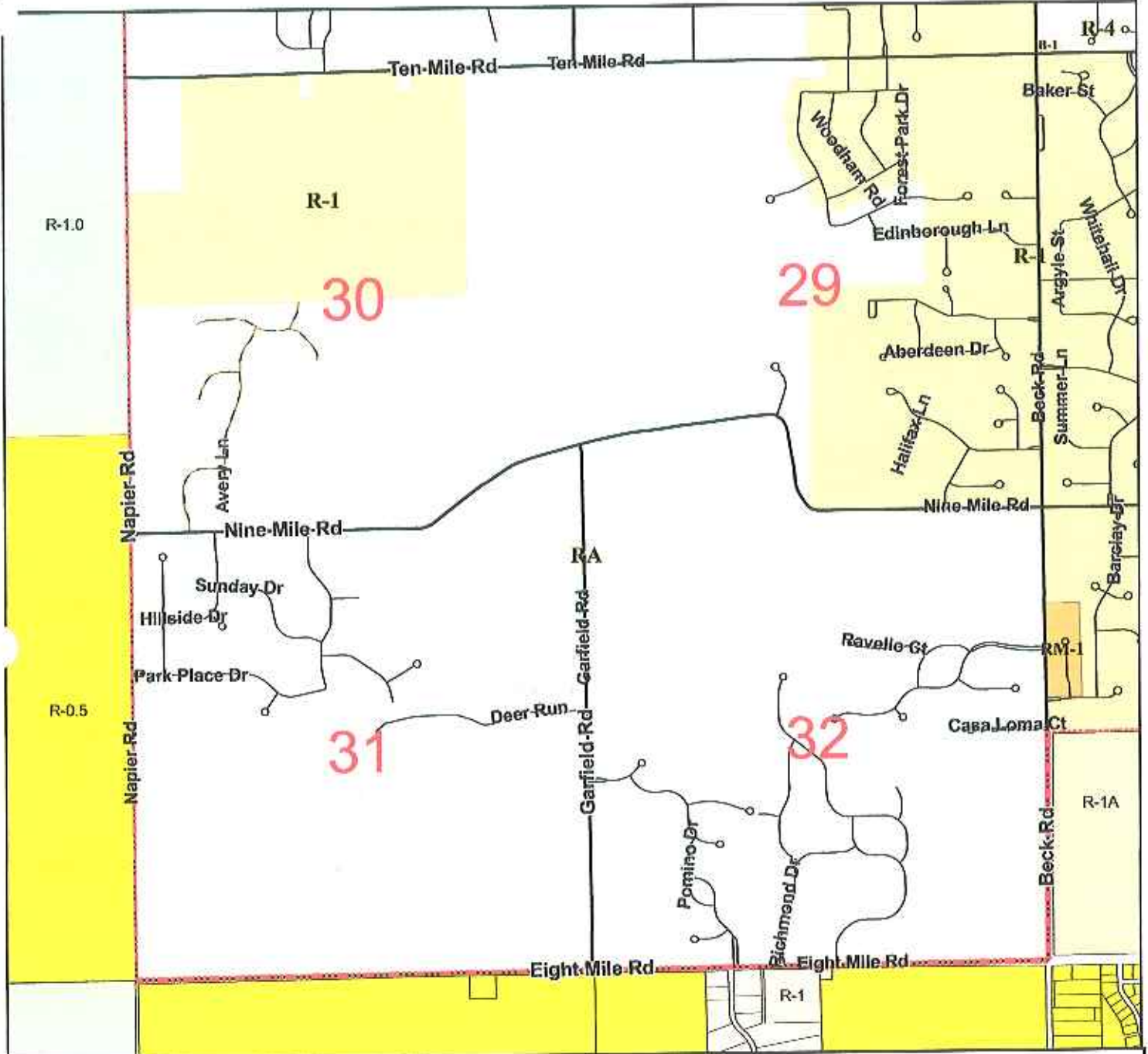
/96novi 2020 flu.mxd

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.

SW 3

Southwest Quadrant City of Novi & Neighboring Communities

Zoning Map



Legend

<p>Salem Twp</p> <p>AR</p>	<p>Lyon Twp</p> <p>R-0.5</p> <p>R-1.0</p>	<p>Northville City</p> <p>Local Commercial</p> <p>R-1A</p> <p>R-1B</p> <p>R-3</p>	<p>Northville Twp</p> <p>R-1</p> <p>R-2</p>	<p>City of Novi</p> <p>R-A: Residential Acreage</p> <p>R-1: One-Family Residential</p> <p>R-1 PRO</p>	<p>R-2: One-Family Residential</p> <p>R-3: One-Family Residential</p> <p>R-4: One-Family Residential</p> <p>RM-1 Multi-Family Residential</p>	<p>B-1: Local Business</p> <p>OS-1: Office Service</p>
-----------------------------------	--	--	--	--	---	--



CITY OF NOVI PLAN REVIEW CENTER

Created by Mark Spencer
5/4/07
NOVI PLANNING DEPARTMENT
45175 W TEN MILE ROAD
NOVI, MI 48375-3024
(248) 347-0475
WWW.CI.NOVI.MI.US



/swquadzoning.mxd

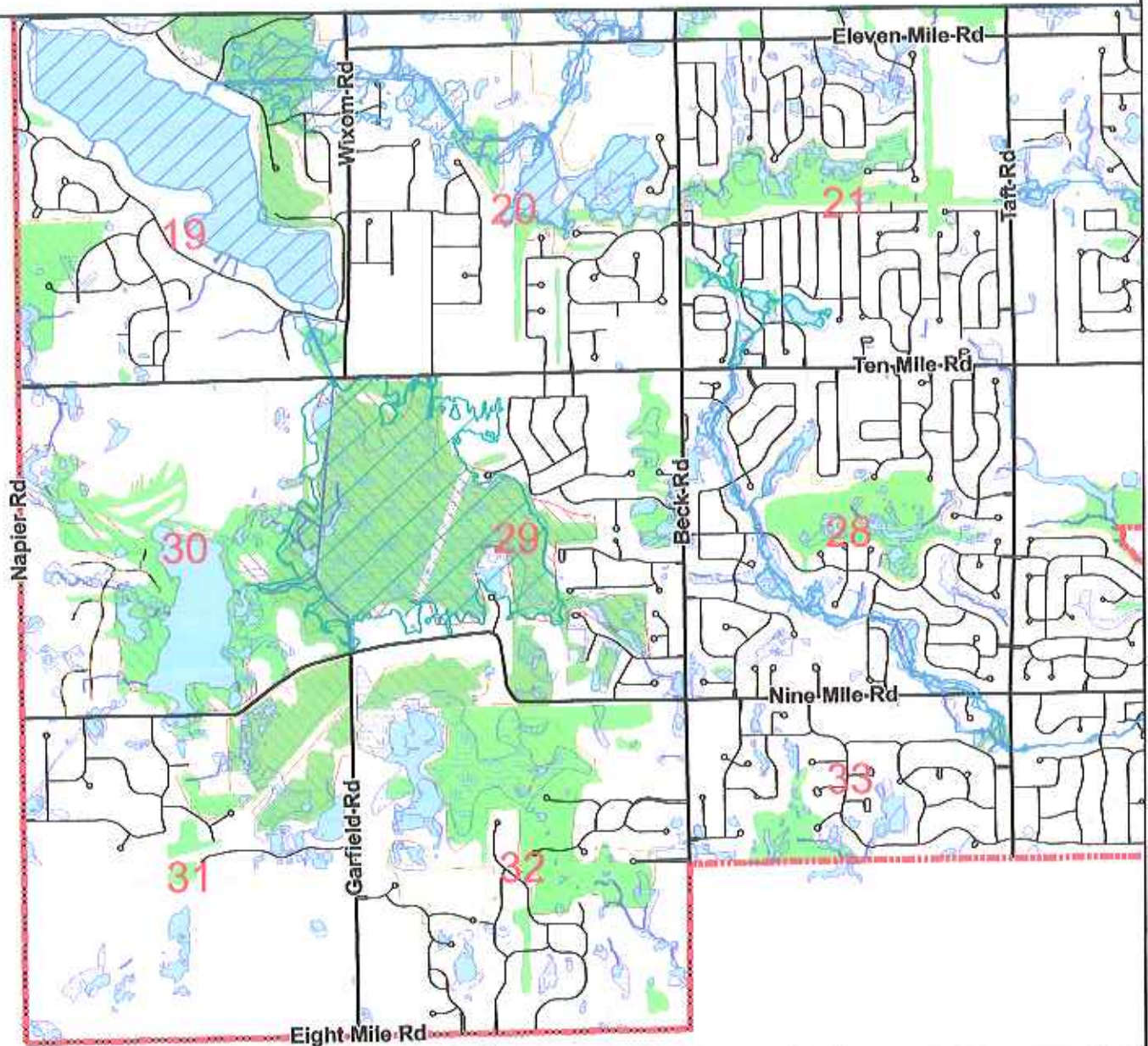
MAP INTERPRETATION NOTICE

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.

SW4

Southwest Quadrant City of Novi

Flood Zones, Wetlands, Regulated Woodlands and Natural Feature Habbitat Area Map



Legend

Wetlands	Flood Zones	Regulated Woodlands	Natural Features
	100 yr. Zones	TYPE	Priority Rank
	Zone A	Light	High
	Zone AE	Medium	Medium
		Dense	Low



CITY OF NOVI PLAN REVIEW CENTER

Created by Mark Spencer
5/4/07
NOVI PLANNING DEPARTMENT
45175 W TEN MILE ROAD
NOVI, MI 48375-3024
(248) 347-0475
WWW.CITYOFNOVI.MI.US



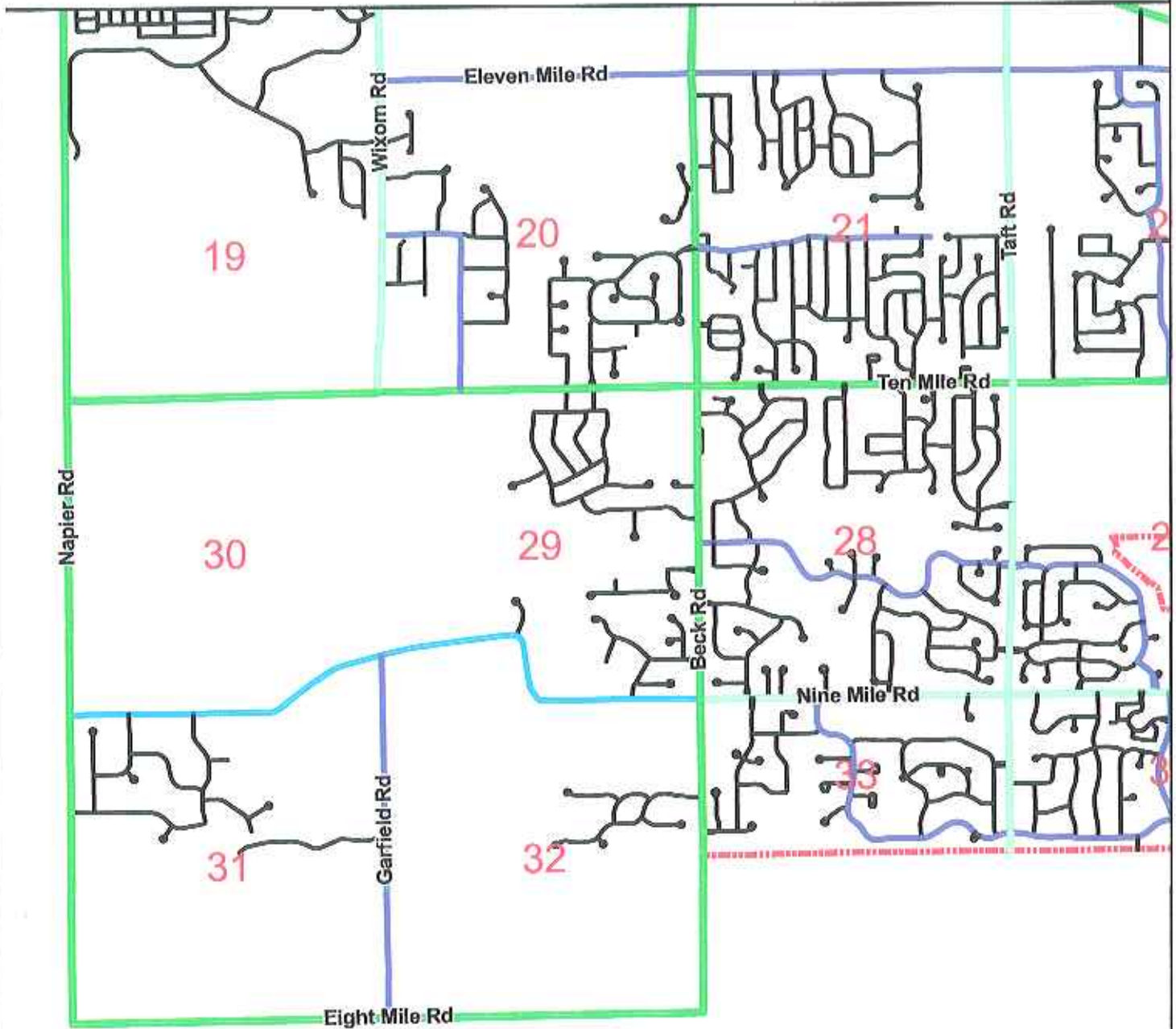
/swquadnatfeat.mxd

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.

SW5

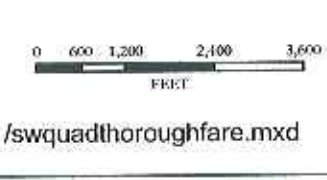
Southwest Quadrant City of Novi Thoroughfares and Streets



Legend			
	Fwyway		Minor Arterial
	Major Arterial		Non-Residential Collector
	Arterial		Residential Collector
	Local Residential Street		Proposed Residential Collector
	Scenic Drive Road		Proposed
	NA		



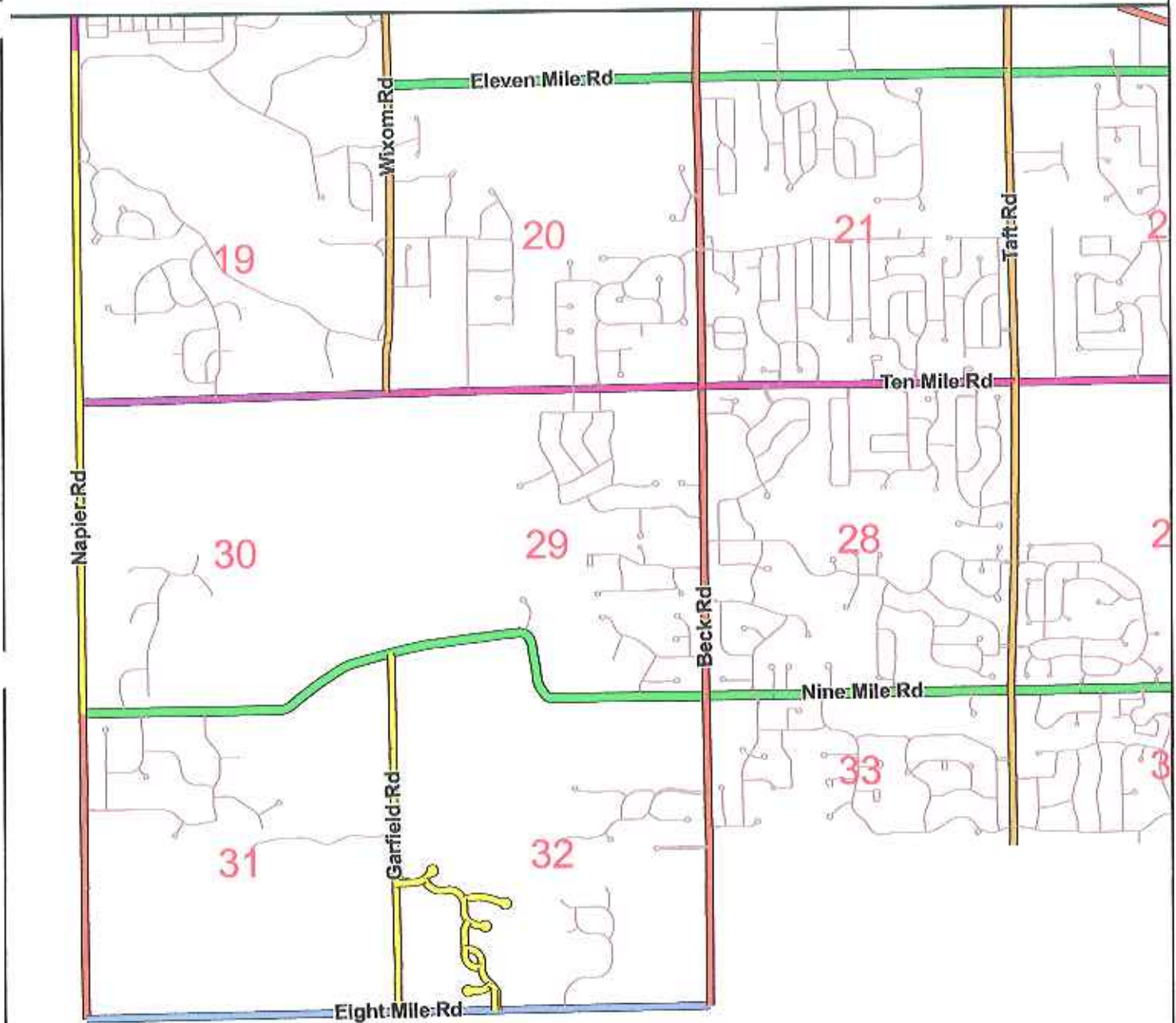
CITY OF NOVI PLAN REVIEW CENTER
 Created by Mark Spencer
 5/4/07
 NOVI PLANNING DEPARTMENT
 45175 W. TEN MILE ROAD
 NOVI, MI 48375-3024
 (248) 347-0475
 WWW.C1.NOVI.MI.US



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.

SW 6

Southwest Quadrant City of Novi Speed Limits



Legend	
	Unposted (55 MPH if Conditions Permit)
	50
	45
	40
	35
	30
	25
	Minor Street



CITY OF NOVI PLAN REVIEW CENTER
 Created by Mark Spencer
 5/4/07
 NOVI PLANNING DEPARTMENT
 45175 W. TEN MILE ROAD
 NOVI, MI 48375-3024
 (248) 547-0175
 WWW.CITYOFNOVI.MI.US



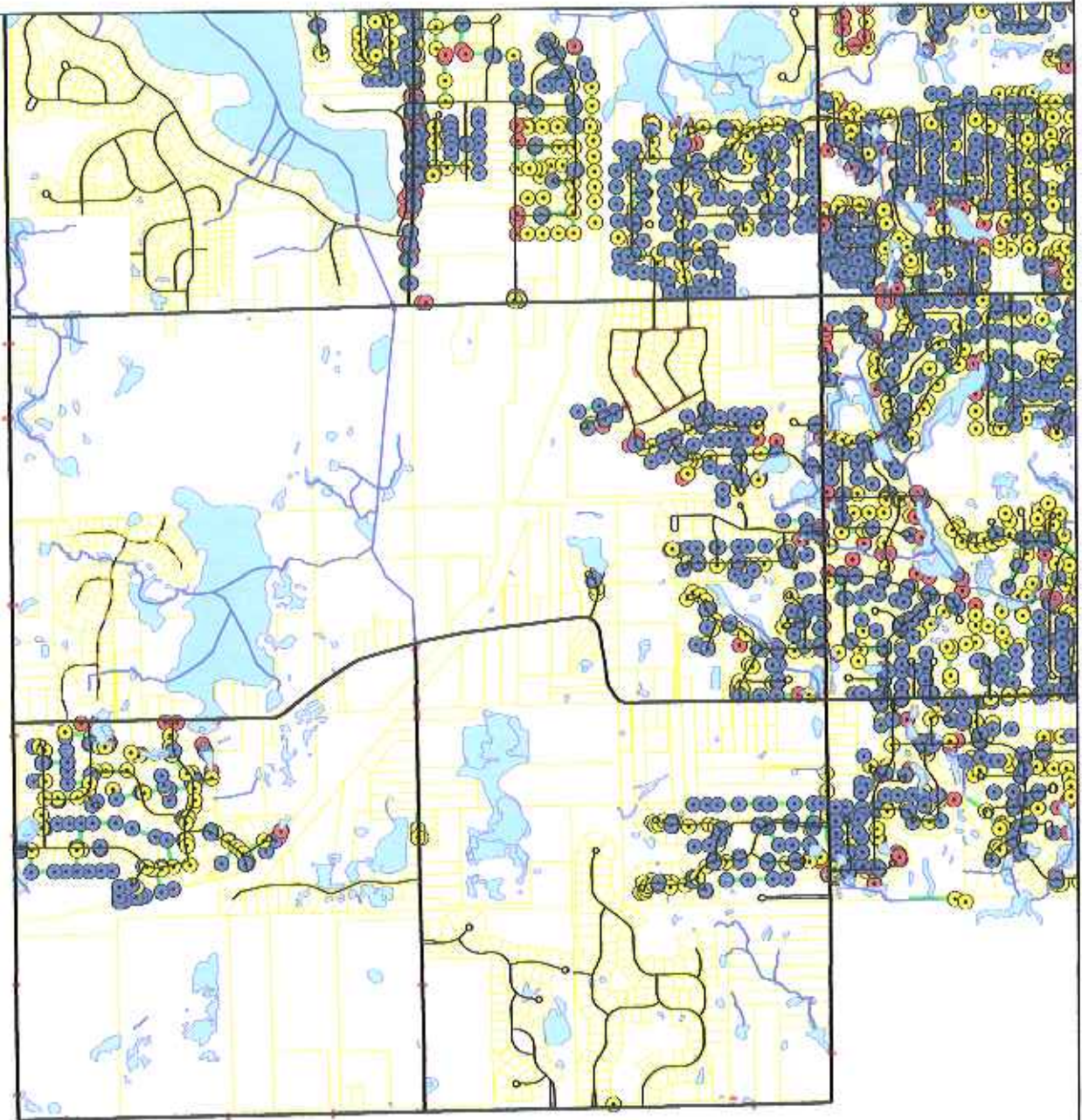
/swquadspeedlimit.mxd

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.

SW7

Southwest Quadrant City of Novi Planning Area

Storm Sewer



Legend

- | | | | |
|--------------------|-----------|--------------------|--------------------|
| Storm Nodes | ● OUTFALL | Storm Sewer | — MAINS |
| ● INLET | ● CAP | — CULVERT | — SEDIMENT CHAMBER |
| ● MANHOLE | | | |



CITY OF NOVI PLAN REVIEW CENTER

Created by Mark Spencer
5/15/07
NOVI PLANNING DEPARTMENT
45175 W. TEN MILE ROAD
NOVI, MI 48375-2024
(248) 347-0473
WWW.CITYOFNOVI.MI.US



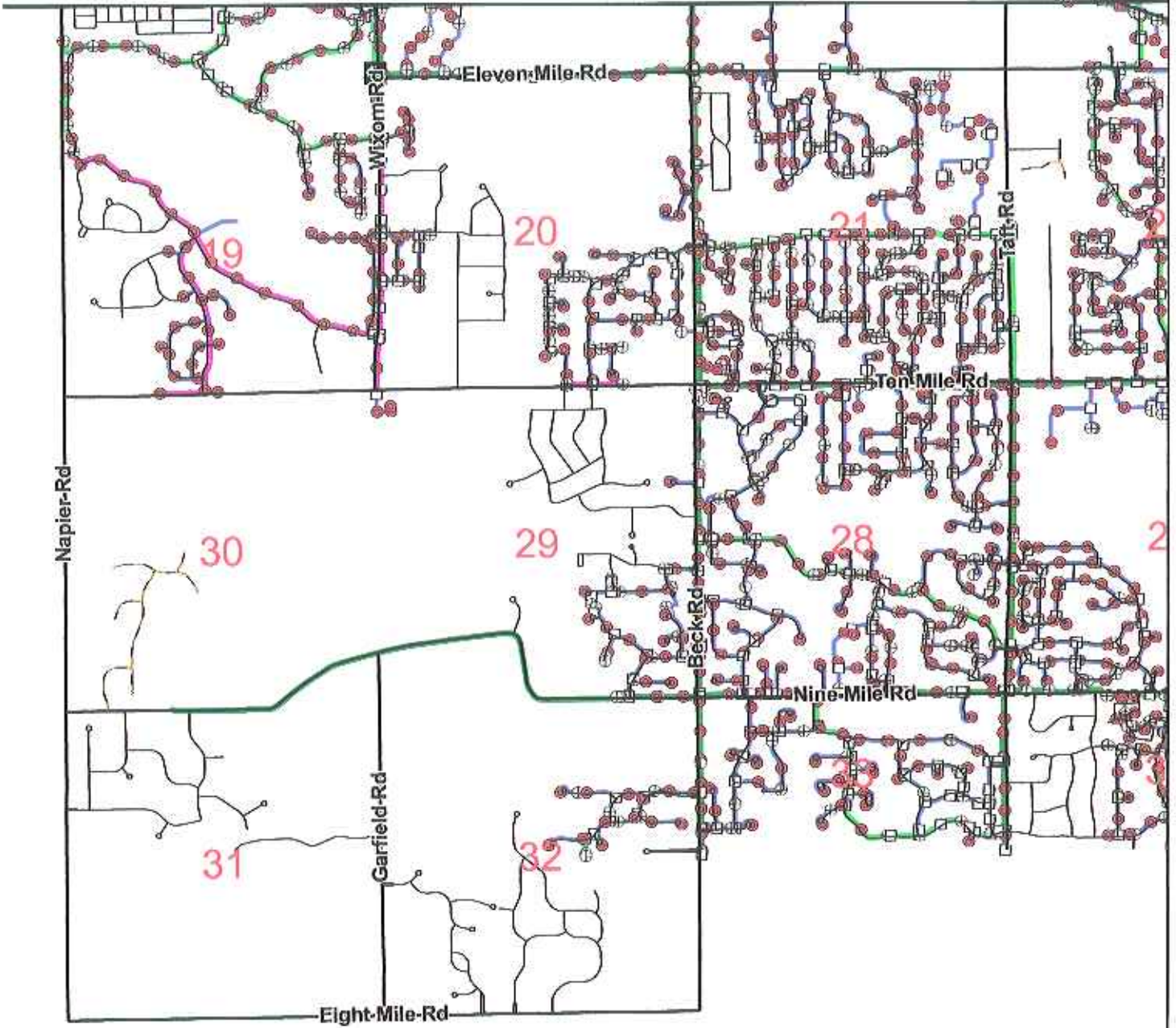
/swquad storm.mxd

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.

SW8

Southwest Quadrant City of Novi Water System



<p>Water Mains</p> <table border="0"> <tr><td></td><td>2</td></tr> <tr><td></td><td>4</td></tr> <tr><td></td><td>6</td></tr> <tr><td></td><td>8</td></tr> <tr><td></td><td>12</td></tr> </table>		2		4		6		8		12	<table border="0"> <tr><td></td><td>18</td></tr> <tr><td></td><td>24</td></tr> <tr><td></td><td>30</td></tr> <tr><td></td><td>36</td></tr> <tr><td></td><td>42</td></tr> </table>		18		24		30		36		42	<p>Legend</p> <table border="0"> <tr><td></td><td>24 OWS</td></tr> <tr><td></td><td>30</td></tr> <tr><td></td><td>36 OWS</td></tr> <tr><td></td><td>30</td></tr> <tr><td></td><td>42 OWS</td></tr> </table>		24 OWS		30		36 OWS		30		42 OWS	<p>Water Nodes</p> <table border="0"> <tr><td></td><td>BOILER PLANT</td></tr> <tr><td></td><td>COUNTER VALVE</td></tr> <tr><td></td><td>FITTING</td></tr> <tr><td></td><td>HYDRANT</td></tr> <tr><td></td><td>WATER NODE</td></tr> </table>		BOILER PLANT		COUNTER VALVE		FITTING		HYDRANT		WATER NODE	<table border="0"> <tr><td></td><td>METER</td></tr> <tr><td></td><td>NOT APPLICABLE</td></tr> <tr><td></td><td>SVS</td></tr> <tr><td></td><td>SYSTEM VALVE</td></tr> <tr><td></td><td>WELL</td></tr> <tr><td></td><td>WELL AND STORAGE TANK</td></tr> <tr><td></td><td>WELL HOUSE</td></tr> </table>		METER		NOT APPLICABLE		SVS		SYSTEM VALVE		WELL		WELL AND STORAGE TANK		WELL HOUSE
	2																																																									
	4																																																									
	6																																																									
	8																																																									
	12																																																									
	18																																																									
	24																																																									
	30																																																									
	36																																																									
	42																																																									
	24 OWS																																																									
	30																																																									
	36 OWS																																																									
	30																																																									
	42 OWS																																																									
	BOILER PLANT																																																									
	COUNTER VALVE																																																									
	FITTING																																																									
	HYDRANT																																																									
	WATER NODE																																																									
	METER																																																									
	NOT APPLICABLE																																																									
	SVS																																																									
	SYSTEM VALVE																																																									
	WELL																																																									
	WELL AND STORAGE TANK																																																									
	WELL HOUSE																																																									



CITY OF NOVI PLAN REVIEW CENTER
 Created by Mark Spencer
 5/4/07
 NOVI PLANNING DEPARTMENT
 45175 W. TPN MILE ROAD
 NOVI, MI 48375-3024
 (248) 347-9475
 WWW.CI.NOVI.MI.US

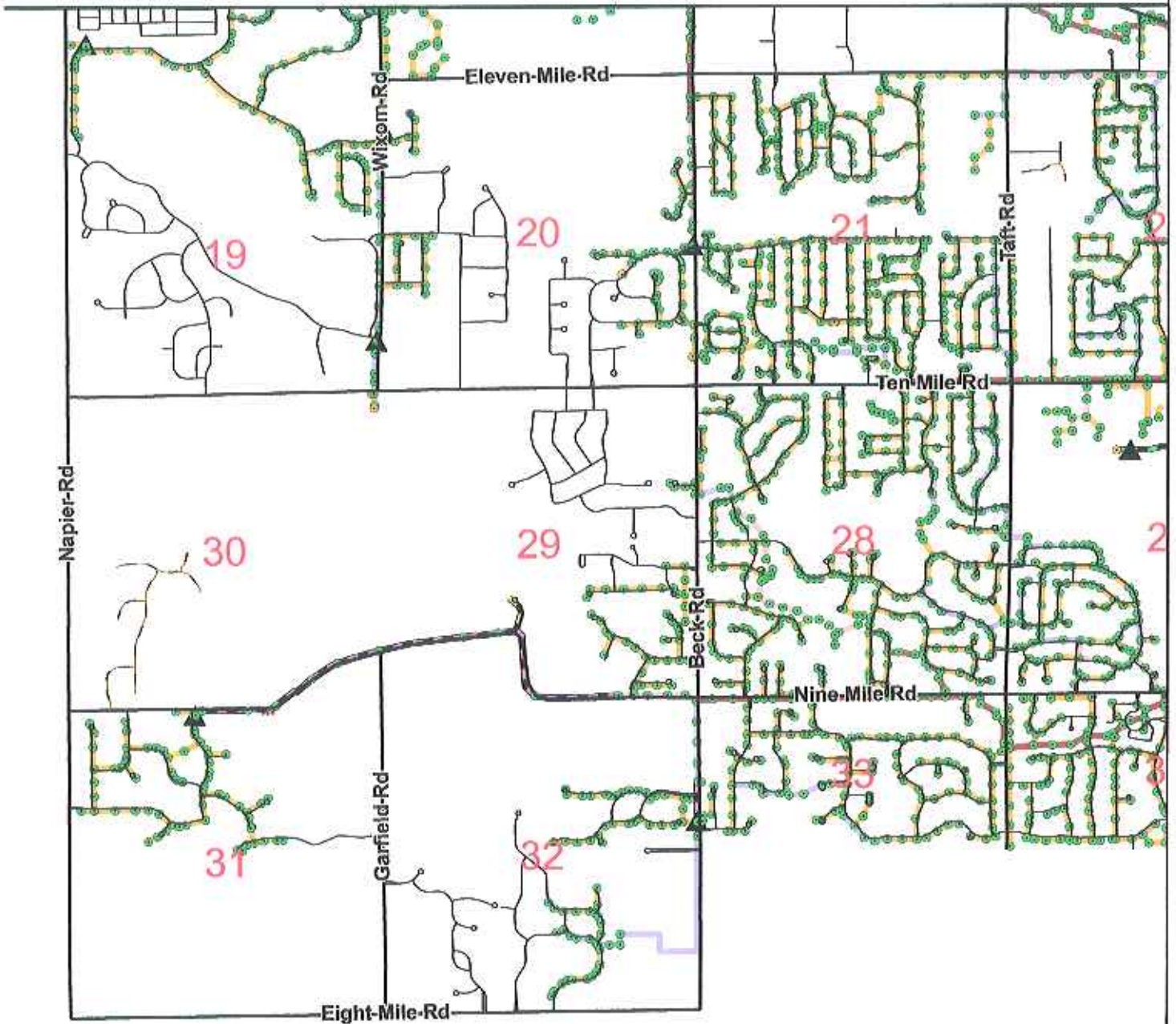


/swquadwater.mxd

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.

SW9

Southwest Quadrant City of Novi Sanitary Sewer System



Sanitary Mains		Legend		Sanitary Nodes	
	1.5" FM		8.0" FM		21"
	2.0" FM		10"		27"
	3.0" FM		10.0" FM		30"
	4.0" FM		12.0"		36"
	5.0" FM		12.0" FM		42"
	6.0" FM		15.0"		ABNO
	8.0" FM		18.0"		
	8.0" FM		18.0" FM		



CITY OF NOVI PLAN REVIEW CENTER
 Created by Mark Spencer
 5/4/07
 NOVI PLANNING DEPARTMENT
 45175 W. TEN MILE ROAD
 NOVI, MI 48375-3024
 (248) 347-0475
 WWW.CITYOFNOVI.MI.US

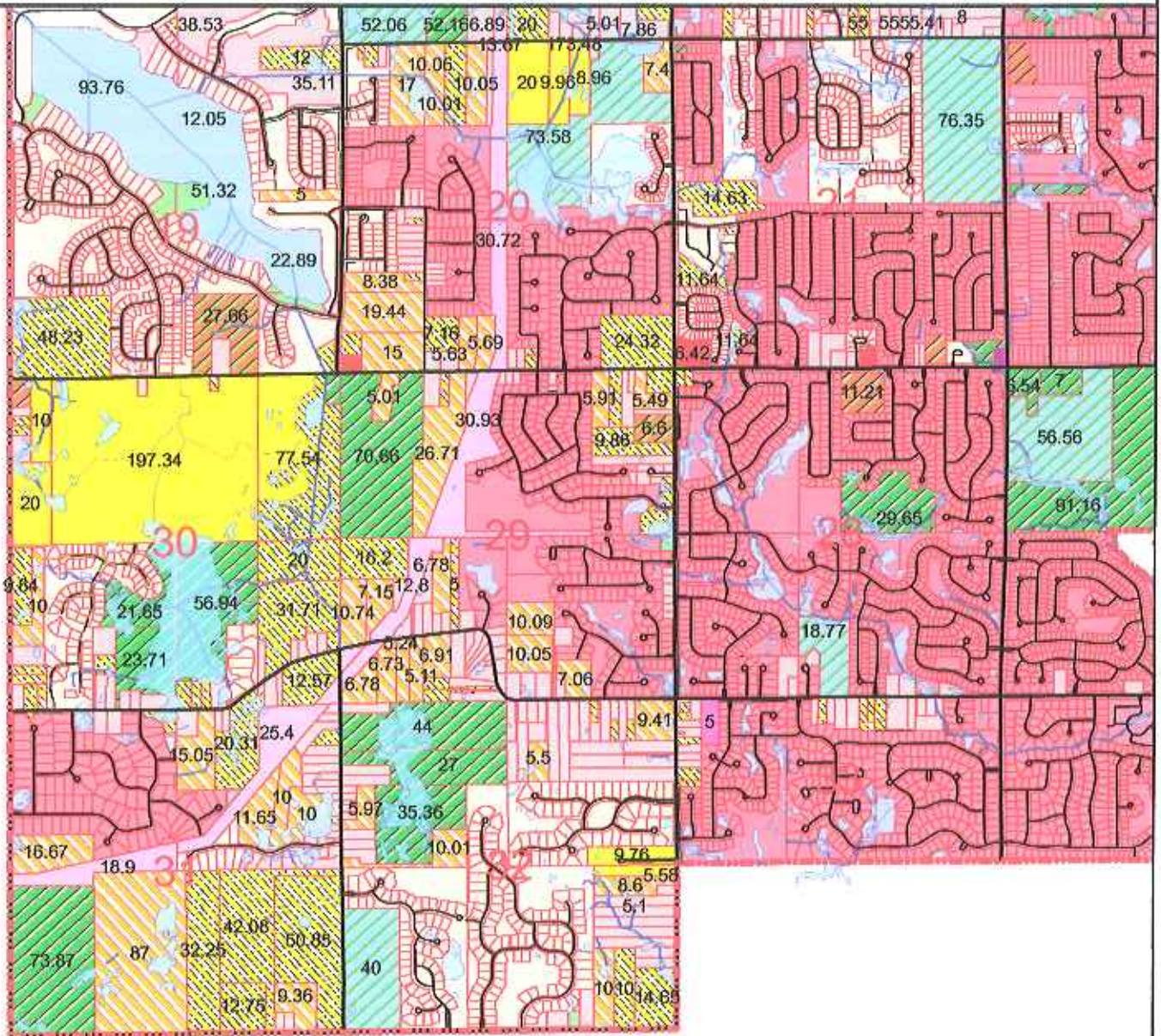


/swquadsanitary.mxd

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.

SW10

Southwest Quadrant City of Novi Development Patterns



Legend

<p>Waterbodies</p> <p>INTERNATIONAL TRANSMISSION COMPANY</p> <p>2006 Exempt Parcels</p> <p>City Exempt</p> <p>School Exempt</p> <p>Religious Exempt</p>	<p>Subdivision Bndys OR Condo Plan Bndys</p> <p>Condominium</p> <p>Subdivision</p> <p>Project/Development Status</p> <p>PLAN SUBMITTED</p> <p>PLAN APPROVED</p> <p>UNDER CONSTRUCTION</p>	<p>Other Parcels</p> <p>Developed Single Family</p> <p>Developed Business</p> <p>Developed Office</p> <p>Potentially Developable*</p> <p>Vacant</p> <p>*includes developed residential if acreage over 5.0 acres</p>
--	---	---



CITY OF NOVI PLAN REVIEW CENTER

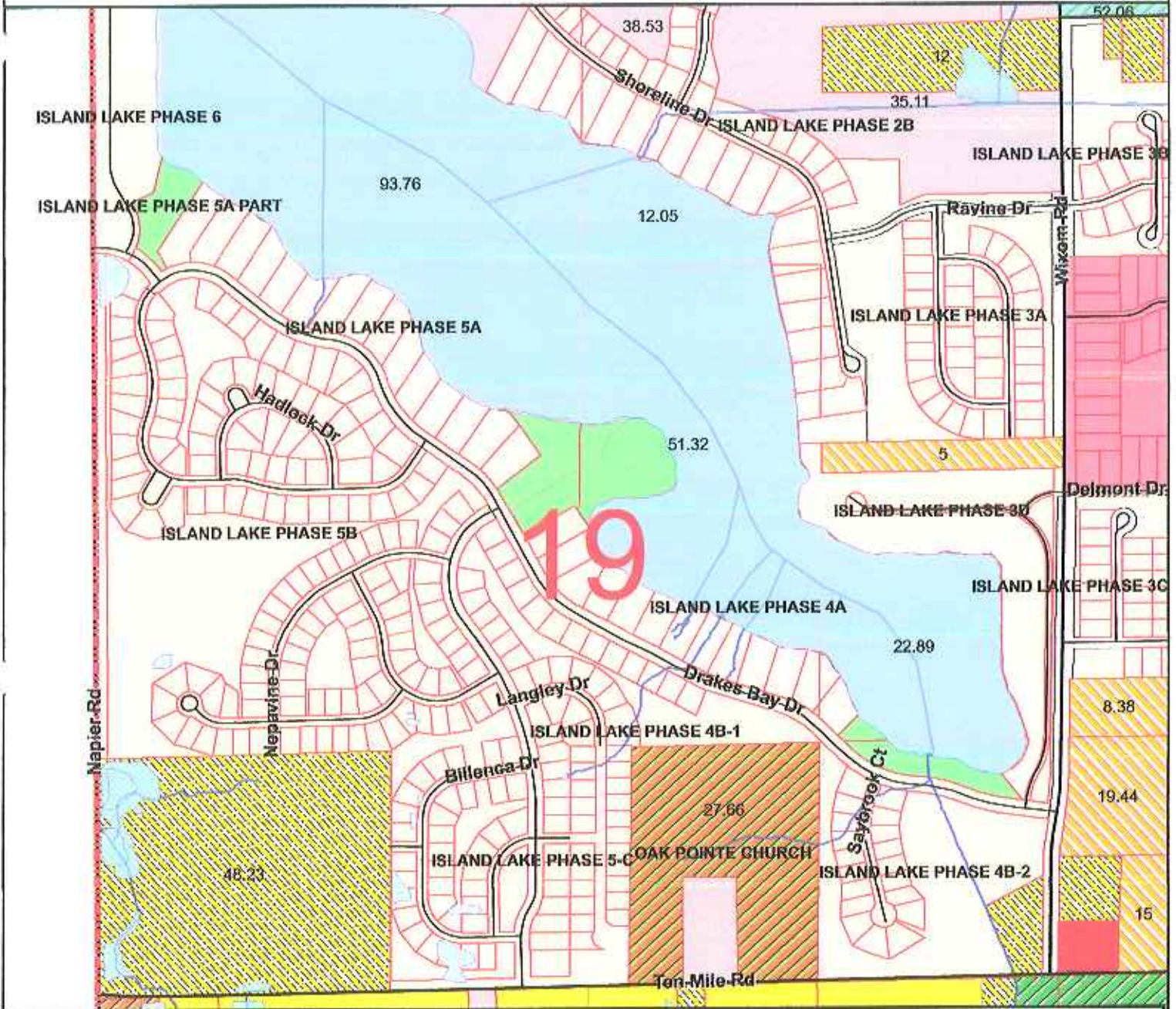
Created by Mark Spencer
5/11/07
NOVI PLANNING DEPARTMENT
45175 W. TEN MILE ROAD
NOVI, MI 48375-3024
(248) 347-0475
WWW.CLNOVIMLS.US



/swquaddevelopment.mxd

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.

Section 19 City of Novi Development Patterns

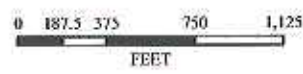


Legend

<ul style="list-style-type: none"> Waterbodies INTERNATIONAL TRANSMISSION COMPANY 2006 Exempt Parcels City Exempt School Exempt Religious Exempt 	<ul style="list-style-type: none"> Subdivision Bndys OR Condo Plan Bndys Condominium Subdivision Project/Development Status PLAN SUBMITTED PLAN APPROVED UNDER CONSTRUCTION 	<ul style="list-style-type: none"> Other Parcels Developed Single Family Developed Business Potentially Developable* Vacant <p>* includes developed residential if acreage over 5.0 acres</p>
--	---	---



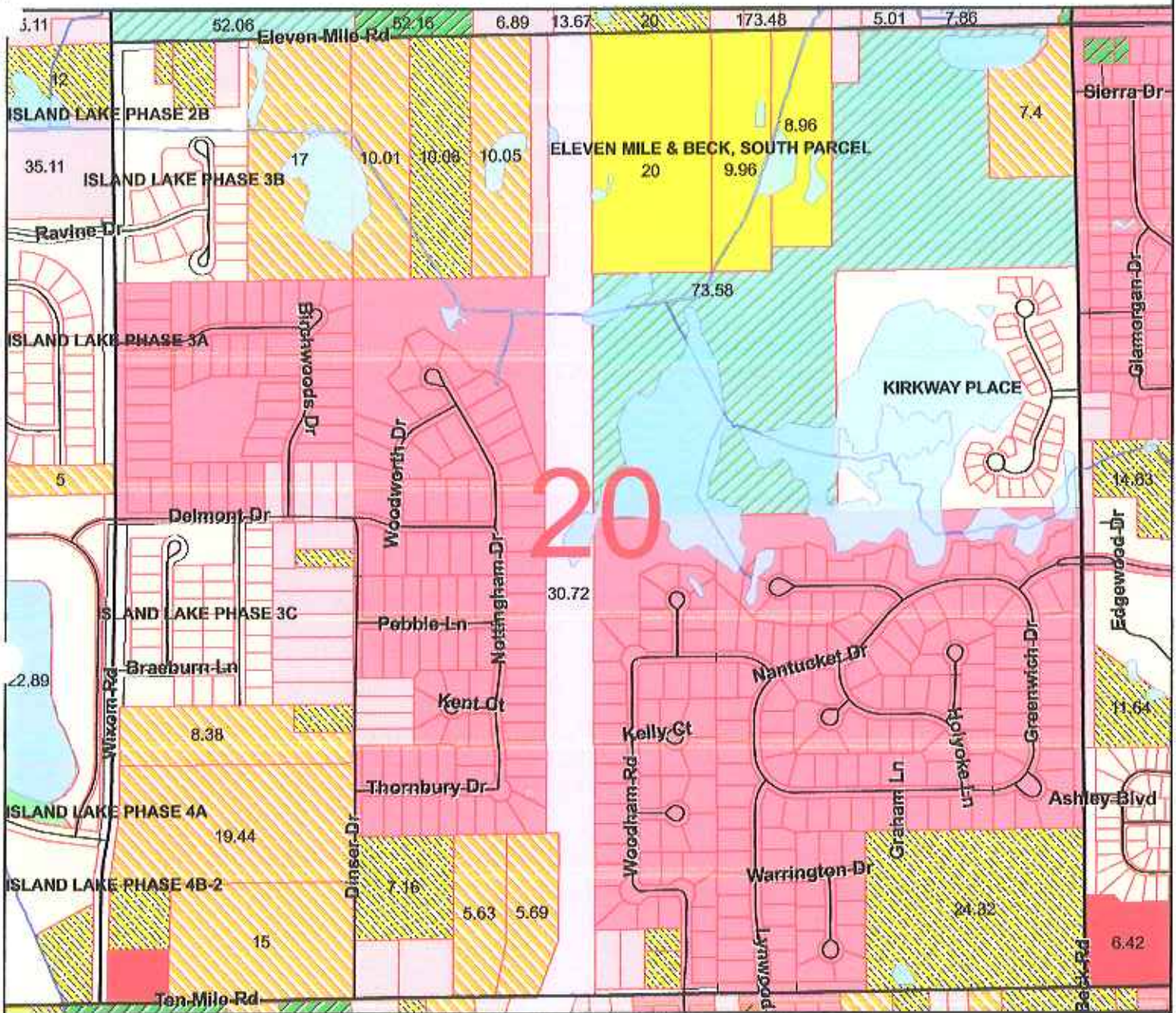
CITY OF NOVI PLAN REVIEW CENTER
 Created by Mark Spencer
 6/20/07
 NOVI PLANNING DEPARTMENT
 45175 W. TEN MILE ROAD
 NOVI, MI 48375-3024
 (248) 347-0473
 WWW.CI.NOVI.MI.US









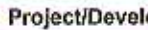




/swquaddevelopment sec19.mxd

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.

Section 20 City of Novi Development Patterns



Legend

 Waterbodies	 Condominium	 Other Parcels
 INTERNATIONAL TRANSMISSION COMPANY	 Subdivision	 Developed Single Family
2006 Exempt Parcels	Project/Development Status	 Developed Business
 City Exempt	 PLAN SUBMITTED	 Potentially Developable*
 School Exempt	 PLAN APPROVED	 Vacant
 Religious Exempt	 UNDER CONSTRUCTION	
		*includes developed residential if acreage over 5 acres



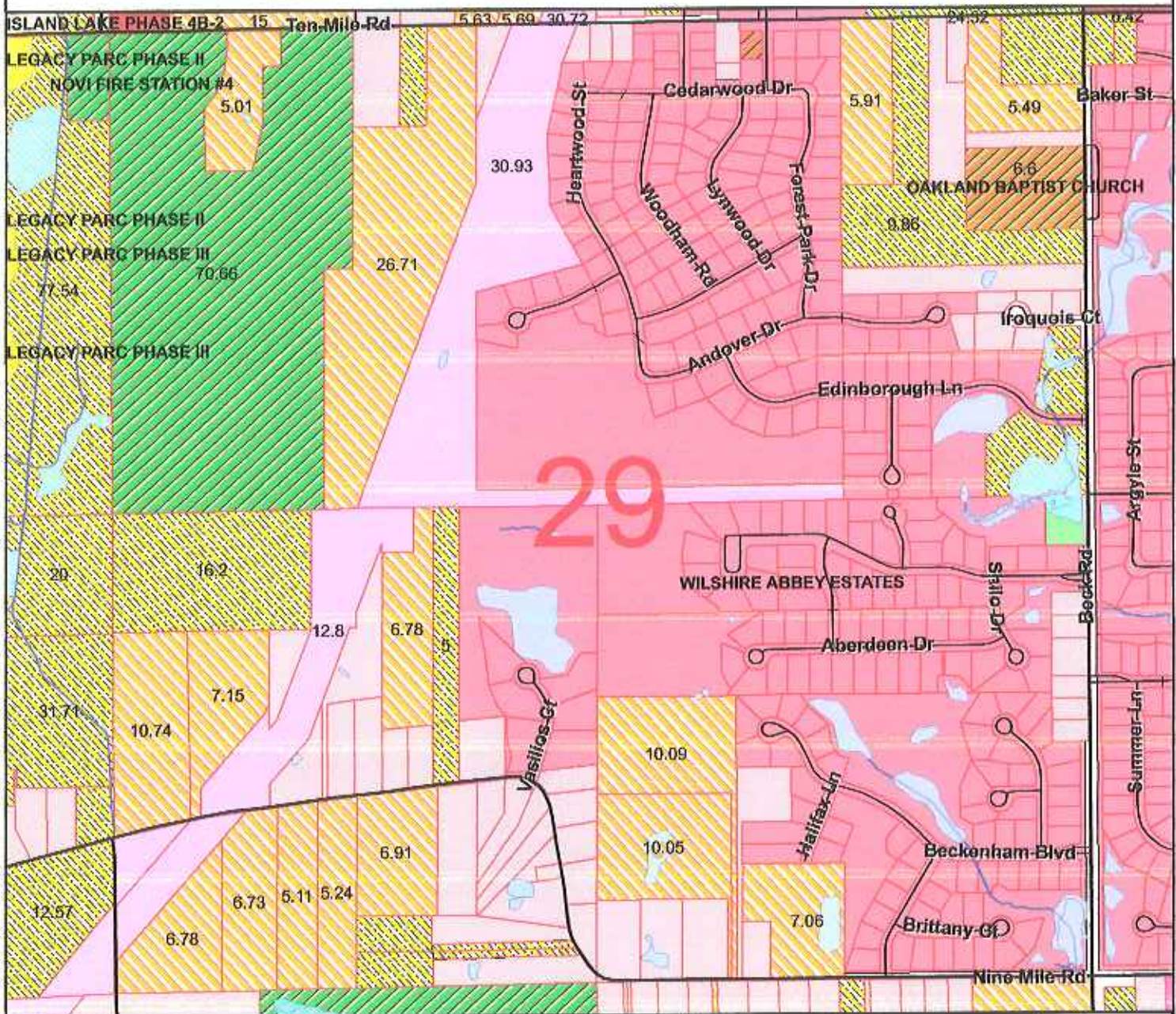
CITY OF NOVI PLAN REVIEW CENTER
 Created by Mark Spencer
 6/20/07
 NOVI PLANNING DEPARTMENT
 45175 W. TEN MILE ROAD
 NOVI, MI 48375-3024
 (248) 347-0475
 WWW.CI.NOVI.MI.US





/swquaddevelopment sec20.mxd

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 1978 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

Section 29 City of Novi Development Patterns



Legend

 Waterbodies	 INTERNATIONAL TRANSMISSION COMPANY	 Condominium	 Other Parcels
 2006 Exempt Parcels	 Subdivision	 Developed Single Family	 Developed Business
 City Exempt	 Project/Development Status	 Potentially Developable*	 Vacant
 School Exempt	 PLAN SUBMITTED	 PLAN APPROVED	
 Religious Exempt	 PLAN APPROVED	 UNDER CONSTRUCTION	
	 UNDER CONSTRUCTION		*Includes developed residential if acreage if over 5.0 acres



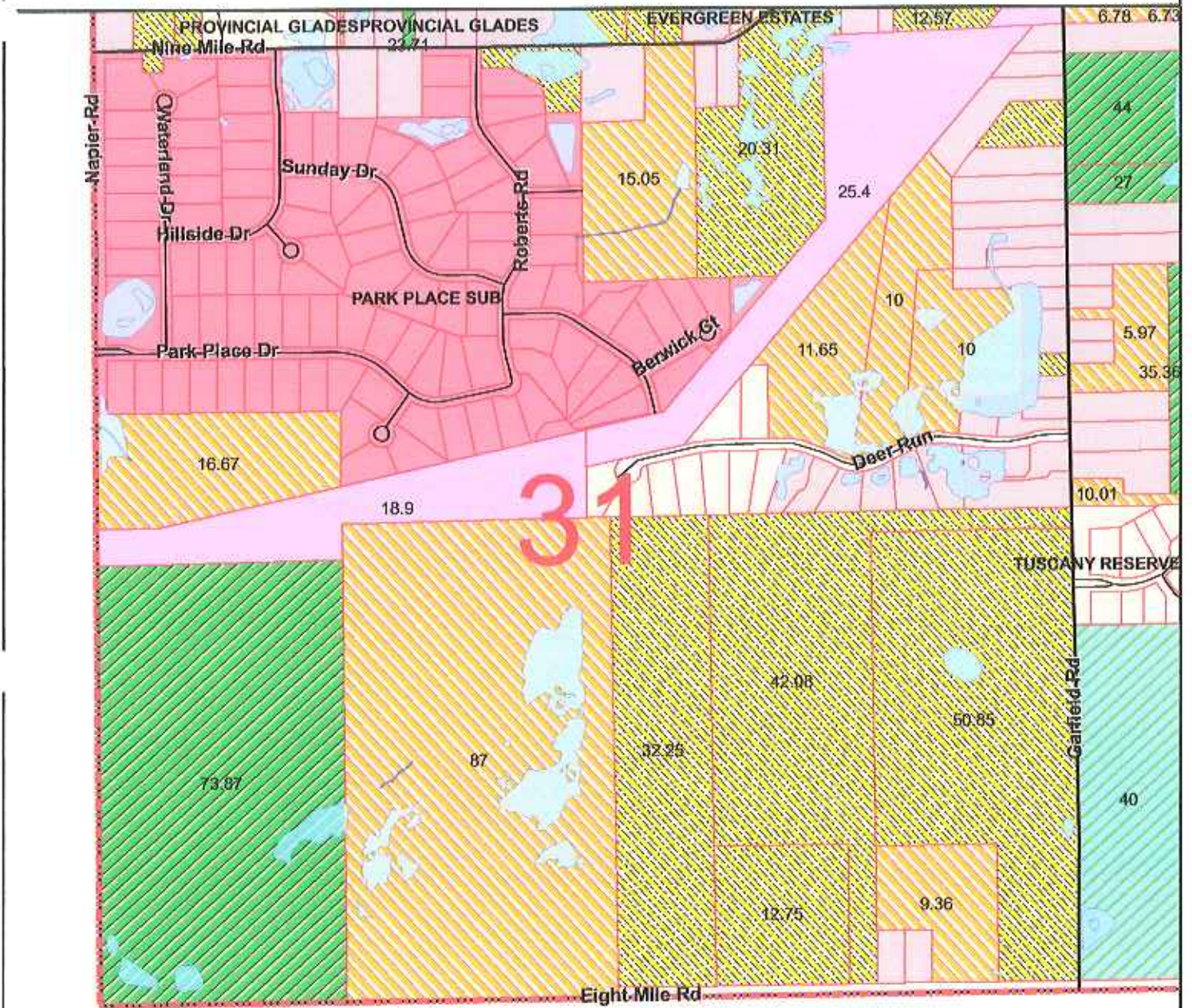
CITY OF NOVI PLAN REVIEW CENTER
 Created by Mark Spencer
 6/20/07
 NOVI PLANNING DEPARTMENT
 45175 W. TEN MILE ROAD
 NOVI, MI 48375-3024
 (248) 347-0475
 WWW.CI.NOVI.MI.US



/swquaddevelopment sec29.mxd

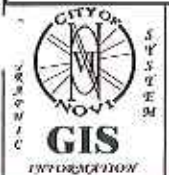
MAP INTERPRETATION NOTICE:
 Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements 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.

Section 31 City of Novi Development Patterns

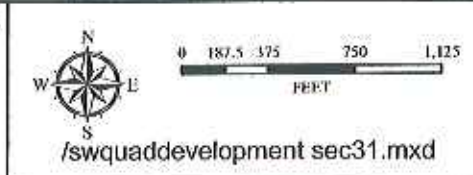


Legend

 Waterbodies	 INTERNATIONAL TRANSMISSION COMPANY	 Condominium	 Other Parcels
 2006 Exempt Parcels	 Subdivision	 Developed Single Family	 Developed Business
 City Exempt	Project/Development Status	 Potentially Developable*	 Vacant
 School Exempt	 PLAN SUBMITTED	 PLAN APPROVED	 *includes developed residential if acreage over 5.0 acres
 Religious Exempt	 PLAN APPROVED	 UNDER CONSTRUCTION	
	 UNDER CONSTRUCTION		

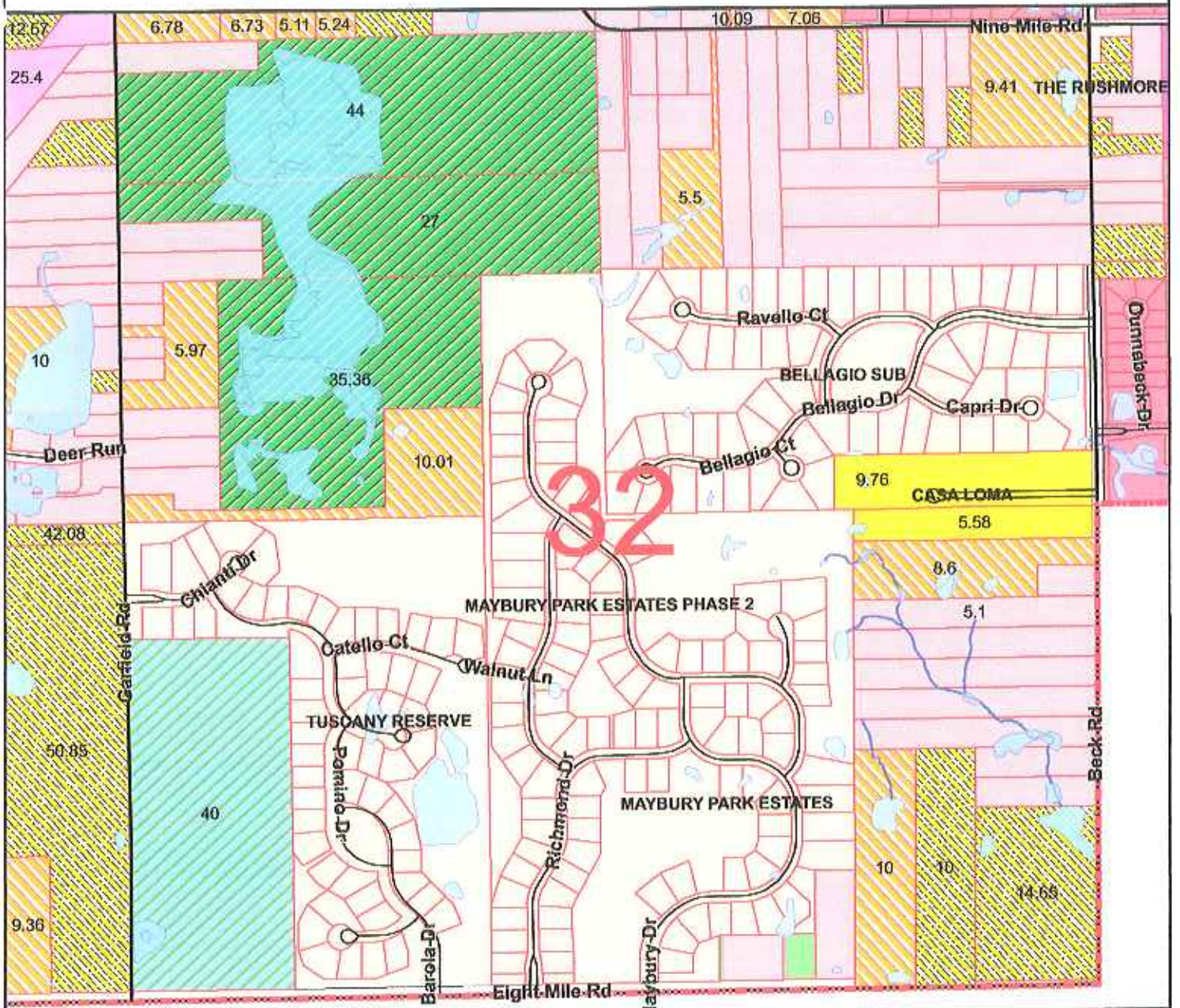


CITY OF NOVI PLAN REVIEW CENTER
 Created by Mark Spencer
 5/11/07
 NOVI PLANNING DEPARTMENT
 45175 W. TEN MILE ROAD
 NOVI, MI 48375-1034
 (248) 347-0175
 WWW.C1NOVIMILUS



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.

Section 32 City of Novi Development Patterns

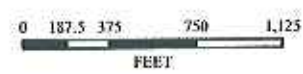


Legend

<ul style="list-style-type: none"> Waterbodies INTERNATIONAL TRANSMISSION COMPANY 2006 Exempt Parcels City Exempt School Exempt Religious Exempt 	<ul style="list-style-type: none"> Subdivision Bndys OR Condo Plan Bndys Condominium Subdivision Project/Development Status PLAN SUBMITTED PLAN APPROVED UNDER CONSTRUCTION 	<ul style="list-style-type: none"> Other Parcels Developed Single Family Developed Business Potentially Developable* Vacant <p>*includes developed residential if acreage over 5.0 acres</p>
--	---	--



CITY OF NOVI PLAN REVIEW CENTER
 Created by Mark Spencer
 5/11/07
 NOVI PLANNING DEPARTMENT
 45175 W. TEN MILE ROAD
 NOVI, MI 48375-3021
 (248) 347-0475
 WWW.CITYOFNOVI.MI.US

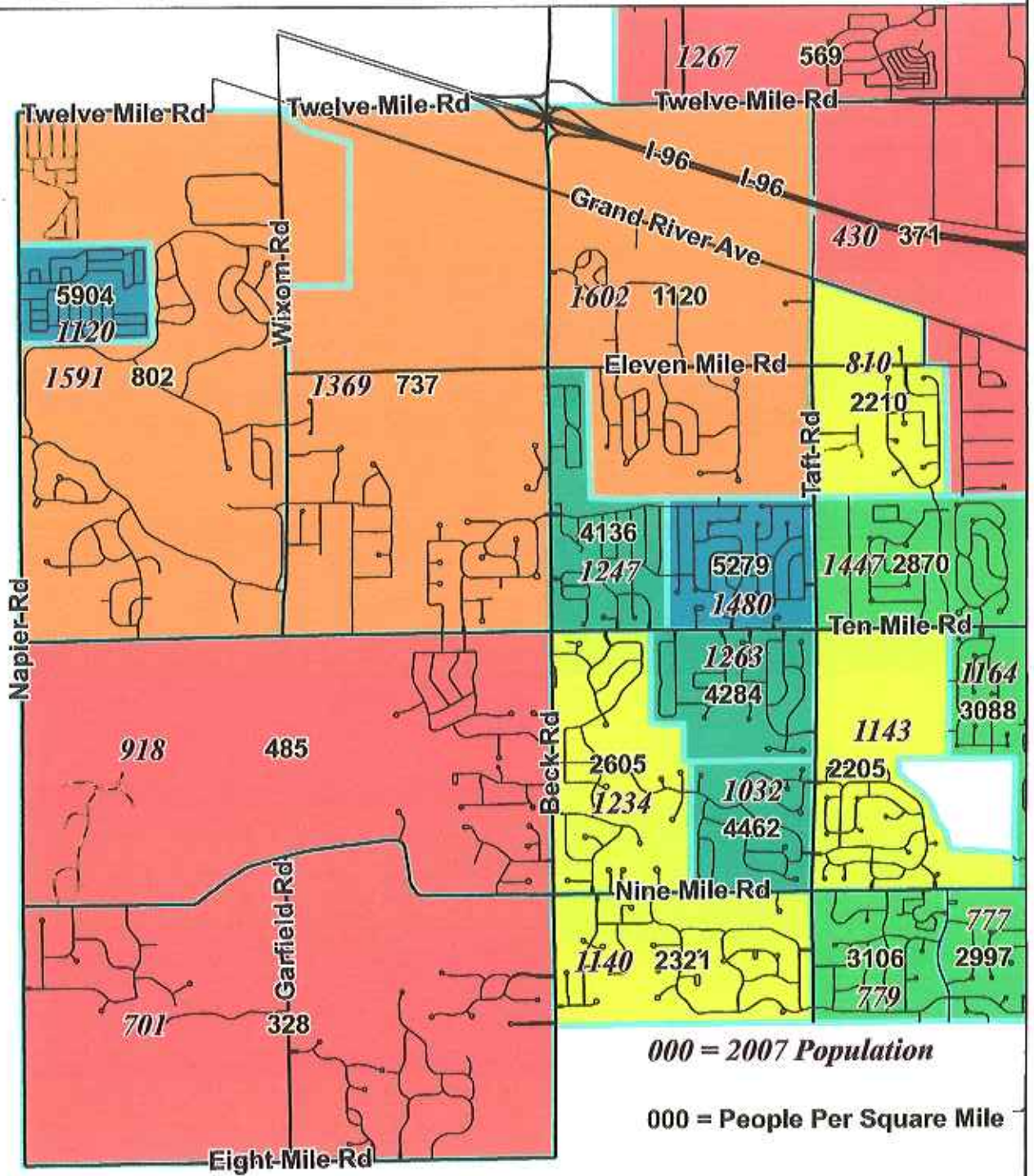


/swquaddevelopment sec32.mxd

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.

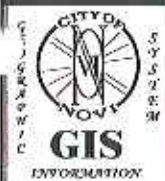
Special Project Area 2 & SW Quadrant

2007 Midterm Census Count & Density



Legend

DENSITY	570 - 1120	1521 - 2605	3795 - 4819	5905 - 8991
	328 - 569	1121 - 1520	2806 - 3794	4820 - 5904
				Census Sections



CITY OF NOVI PLAN REVIEW CENTER
 Created by Mark Spencer
 7/3/07
 NOVI PLANNING DEPARTMENT
 45175 W. TEN MILE ROAD
 NOVI, MI 48375-3024
 (248) 347-0475
 WWW.CINOVIMILUS



/spa sw density.mxd

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.

SW 18