

cityofnovi.org

# CITY of NOVI CITY COUNCIL

Agenda Item **G**  
June 23, 2008

**SUBJECT:** Approval of a request from Chase Bank for acceptance of a hold harmless agreement related to an access drive for property located at the northeast corner of Grand River Avenue and Beck Road.

**SUBMITTING DEPARTMENT:** Community Development - Planning *Baugh*

**CITY MANAGER APPROVAL:** 

**BACKGROUND INFORMATION:**

Chase Bank has developed property at the northeast corner of Grand River and Beck and is currently operating under a Temporary Certificate of Occupancy. The property owner to the north of the Chase Bank development has asserted that Chase Bank has no access rights over an existing access drive located to the north of the bank. Chase Bank asserts that it does have the right to use the existing access drive, and in accordance with its approved site plan, has connected a driveway to an access drive on the parcel to the north. In addition to the access drive to the north, two additional points of access are provided from Chase Bank to the public rights of way. There is no City ordinance standard requiring the applicant to connect to the access drive to the north.

The City Attorney's office has provided a letter explaining the situation in further detail. A Hold Harmless Agreement has been signed by representatives from Chase Bank to protect the City from any liability relating to potential disputes over the rights to the access drive. The Agreement states that in the event that any final judgment or resolution determines that Chase Bank has no access rights to the disputed drive and if this final judgment requires the elimination of the access, Chase Bank has agreed to amend the site plan to eliminate the disputed drive and will physically eliminate access to this drive.

**RECOMMENDED ACTION:** Approval of a request from Chase Bank for acceptance of a hold harmless agreement related to an access drive for property located at the northeast corner of Grand River Avenue and Beck Road.

	1	2	Y	N
Mayor Landry				
Mayor Pro Tem Capello				
Council Member Crawford				
Council Member Gatt				

	1	2	Y	N
Council Member Margolis				
Council Member Mutch				
Council Member Staudt				

**LETTER FROM  
CITY ATTORNEY'S OFFICE**



January 2, 2008

30903 Northwestern Highway  
P.O. Box 3040  
Farmington Hills, MI 48333-  
3040  
Tel: 248-851-9500  
Fax: 248-851-2158  
www.secretwardle.com

Elizabeth M. Kudla  
Direct: 248-539-2846  
lkudla@secretwardle.com

Barbara McBeth, Deputy Community Development Director  
CITY OF NOVI  
45175 West Ten Mile Road  
Novi, Michigan 48375

**Re: Chase Bank (Beck and Grand River)  
Access Drive Hold Harmless  
Our File No. 660121 NOVI  
SP06-27**

Dear Ms. McBeth:

As you are probably aware, the property owner of the parcel to the north of parcel 22-15-176-016, CP Novi Center, LLC, which is the parcel north of the parcels leased by Chase Bank (22-15-176-016 and 22-16-176-016), has asserted that Chase Bank has no access rights over an existing access drive over that northern parcel. Chase Bank asserts that it does have a right to access the existing access drive and has, in accordance with its approved site plan, connected a driveway access from parcel 22-16-176-016, over 22-15-176-016, to the access drive on the northern parcel. It should be noted that the disputed access drive was not a City ordinance requirement but was optional and included on the site plan at the desire of the applicant, Chase Bank.

Because the two parties' claims are at odds, and we have not made a determination regarding the rights of the parties to the access drive, we have requested, and Chase Bank has provided, a Hold Harmless Agreement to protect the City from any liability relating to dispute over the rights to the access drive. In addition to providing for reimbursement for claims, demands, costs or judgments against the City relating to the disputed access drive, the Hold Harmless Agreement indicates that in the event of a final unappealable judgment declaring Chase Bank had no access rights, and Chase is unable to negotiate an additional easement for access rights, then Chase will submit an application to amend the site plan to eliminate the disputed access drive and will eliminate the physical improvement connecting to the drive at its own expense.

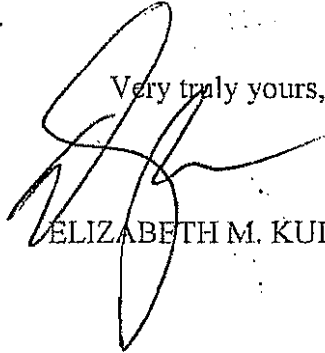
Subject to the Planning Department obtaining Engineering confirmation of the accuracy of the legal descriptions attached to the Hold Harmless Agreement, we approve the format and content of the Agreement. If Planning is satisfied with the property descriptions attached, the Hold Harmless Agreement should be

Barbara McBeth, Deputy Community Development Director  
January 2, 2008  
Page 2

placed on an upcoming City Council Agenda for approval. Once approved, it should be executed by the City and may (but need not be) recorded with the Oakland County Register of Deeds. We are enclosing three (3) duplicate originals of the Hold Harmless Agreement with the City Clerk's copy of this letter.

Should you have any questions or concerns in regard to the above issues, please feel free to contact us.

Very truly yours,



ELIZABETH M. KUDLA

EMK  
Enclosure

C: Maryanne Cornelius, Clerk (w/Original Enclosures)  
Mark Spencer, Planner (w/Enclosures)  
Benjamin Croy, Civil Engineer (w/Enclosures)  
Thomas R. Schultz, Esquire (w/Enclosures)

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**HOLD HARMLESS AGREEMENT**

## HOLD HARMLESS AGREEMENT

**THIS AGREEMENT**, made and entered into this \_\_\_\_ day of December, 2007, by and between JPMorgan Chase Bank, National Association, a national banking association, whose address is 131 South Dearborn Avenue, 3rd Floor, Mail Code IL1-0522, Chicago, IL 60603, (the "Applicant") and the CITY OF NOVI, a Michigan municipal corporation, whose address is 45175 W. Ten Mile Road, Novi, Michigan 48375 (the "City").

**WHEREAS**, Applicant is ground lessee of certain real property (the "Property") located within the City of Novi, County of Oakland, State of Michigan, legally described as set forth in the attached and incorporated Exhibit A; Sidwell Nos. 22-16-176-016 and 22-16-176-015, hereinafter referred to as the "Property" and

**WHEREAS**, Applicant received a Temporary Certificate of Occupancy for the bank building constructed on the Property;

**WHEREAS**, the approved final site plan for the Property (the "Site Plan") includes three ingress and egress drives providing general access to the Property. The northernmost access drive (the "Disputed Drive"), along the Beck Road frontage, extends, in part, onto the adjacent parcel (the "Adjacent Property"), owned by a third party, CP Novi Center.

**WHEREAS**, representatives of CP Novi Center have verbally indicated to City staff that it is their interpretation of an existing access easement that the Property has only limited rights to use the ingress egress drive and that the limited rights do not include rights for the Applicant's land use as a commercial banking establishment. The City has not been provided with a copy of the disputed ingress/egress easement. A pictorial (survey) of the location has been provided and highlighted by CP Novi Center's Attorney. The City has not analyzed, given the limited amount of information provided, whether CP Novi Center's assertion regarding limited access rights has

any basis. Applicant asserts that, as of the time of the issuance of the Temporary Certificate of Occupancy, no written objection to the use of the Disputed Drive had been provided to Applicant by CP Novi Center.

**WHEREAS**, the Owner of the Property and Applicant both assert that the existing ingress and egress easement provides all of the access rights necessary to construct and use the Disputed Drive, as depicted in the Site Plan.

**WHEREAS**, the Disputed Drive is not required by City Ordinance.

**WHEREAS**, Applicant desires to proceed with the opening of the Disputed Drive, rather than amend the Site Plan to eliminate the Disputed Drive based on the verbal assertions of CP Novi Center.

**WHEREAS**, Applicant has indicated that it will indemnify and hold harmless the City from all related costs and judgments arising from any dispute to determine the Property's right to access the Disputed Drive pursuant to the existing easement.

**WHEREAS**, Applicant agrees to amend the Site Plan to eliminate the Disputed Drive and physically eliminate the Property's access to the Disputed Drive in the event any final, unappealable judgment, order, agreement, settlement or other resolution determines that Applicant has no access rights to the Disputed Drive and requires the elimination of the Property's access to the Disputed Drive.

**NOW, THEREFORE**, in consideration of the City issuing a TCO for the bank building on the Property, Applicant understands and agrees as follows:

1. Applicant agrees to and hereby releases, indemnifies, and holds harmless the City, its consultants, employees, agents, representatives, or designees (hereinafter collectively "the City") from any and all claims, demands, causes of action, or damages of any kind or nature,

known or unknown, brought by the Applicant, the current or any successor owner of the Adjacent Property, or CP Novi Center, arising out of, or in any way associated with, any dispute, disagreement, claim or demand relating to Applicant's access to the Disputed Drive. This includes, without limitation, claims, demands, costs or judgments against the City, whether such liability, loss or damage is known or unknown, foreseeable or unforeseeable, due or claimed to be due to the negligence of the City. Provided, however, the City will provide Applicant at least five (5) business days prior written notice before it incurs any costs for which it will seek reimbursement for from Applicant pursuant to this Agreement.

2. In the event a final, unappealable judgment or order is entered, or any settlement or other agreement is made, which prohibits Applicant from using the Disputed Drive, same shall not be deemed to render the Property non-complaint with applicable City codes, rather, Applicant agrees to provide to the City, within thirty (30) days of date of such judgment, settlement or other agreement, subject to force majeure, an amended site plan, eliminating the Disputed Drive, but in all other ways identical to the Site Plan (the "Amended Site Plan"). The City will approve and file the Amended Site Plan, at the earliest opportunity, and the City will not require additional improvements, construction, easements, compensation or other agreements from the Applicant or the owner of the Property, as a condition of such approval and filing or otherwise. Upon the approval and filing of the Amended Site Plan, the City will return to the Applicant any and all bonds or funds held by the City as security for the completion of any improvements relating to the Disputed Drive.

3. This Agreement shall run with the land, and shall be binding upon the Applicant and its successors, assigns, heirs and personal representatives.





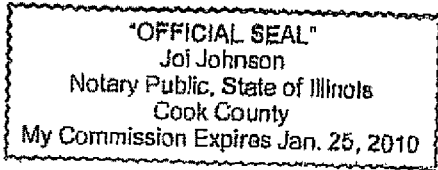
APPLICANT

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, a national banking association

*Gregg A. Vogel*  
\_\_\_\_\_  
Gregg A. Vogel  
Senior Vice President

STATE OF ILLINOIS     )  
                                  )  
COUNTY OF COOK     )

Subscribed to and acknowledged before me this 26<sup>th</sup> day of December, 2007.



*Joi Johnson*  
\_\_\_\_\_  
Notary Public

COOK County, ~~Oakland~~ <sup>ILLINOIS</sup> ~~COOK~~  
My Commission Expires: January 25, 2010

(A)

**EXHIBIT A**  
**"THE PROPERTY"**

**LEGAL DESCRIPTION - SUBJECT PARCEL**

LAND IN THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:  
 PART OF THE NORTHWEST 1/4 OF SECTION 16, TOWN 1 NORTH, RANGE 8 EAST, MICHIGAN, DESCRIBED AS; BEGINNING AT A POINT ON THE NORTHERLY LINE OF GRAND RIVER AVENUE, DISTANT SOUTH 70°53'34" EAST, 64.33 FEET AND NORTH 00°36'00" EAST 62.73 FEET FROM THE INTERSECTION OF CENTERLINE OF SAID ROAD WITH THE WEST SECTION LINE; THENCE SOUTH 70°53'34" EAST 200.00 FEET; THENCE NORTH 00°36'00" EAST 240.48 FEET; THENCE NORTH 70°53'34" WEST 200.00 FEET; THENCE SOUTH 00°36'00" WEST 240.48 FEET TO THE POINT OF BEGINNING.

**LEGAL DESCRIPTION - ADDITIONAL PROPERTY**

LAND IN THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:  
 PART OF THE NORTHWEST 1/4 OF SECTION 16, TOWN 1 NORTH, RANGE 8 EAST, MICHIGAN, DESCRIBED AS; COMMENCING AT A POINT ON THE NORTHERLY LINE OF GRAND RIVER AVENUE, DISTANT SOUTH 70°53'34" EAST, 64.33 FEET AND NORTH 00°36'00" EAST 62.73 FEET FROM THE INTERSECTION OF CENTERLINE OF SAID ROAD WITH THE WEST SECTION LINE; THENCE NORTH 00°36'00" EAST 230.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°36'00" EAST 55 FEET; THENCE SOUTH 70°53'34" EAST 200.00 FEET; THENCE SOUTH 00°36'00" WEST 55.00 FEET; THENCE NORTH 70°53'34" WEST 200.00 FEET TO THE POINT OF BEGINNING.

**LEGAL DESCRIPTION - COMBINED**

LAND IN THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:  
 PART OF THE NORTHWEST 1/4 OF SECTION 16, TOWN 1 NORTH, RANGE 8 EAST, MICHIGAN, DESCRIBED AS; BEGINNING AT A POINT ON THE NORTHERLY LINE OF GRAND RIVER AVENUE, DISTANT SOUTH 70°53'34" EAST, 64.33 FEET AND NORTH 00°36'00" EAST 62.73 FEET FROM THE INTERSECTION OF CENTERLINE OF SAID ROAD WITH THE WEST SECTION LINE; THENCE SOUTH 70°53'34" EAST 200.00 FEET; THENCE NORTH 00°36'00" EAST 285.48 FEET; THENCE NORTH 70°53'34" WEST 200.00 FEET; THENCE SOUTH 00°36'00" WEST 285.48 FEET TO THE POINT OF BEGINNING.

**PREPARED BY**  
 WILCOX PROFESSIONAL SERVICES, LLC  
 37887 INTERCHANGE DRIVE  
 FARMINGTON HILLS, MI 48335  
 PHONE: (248) 478-3690

NOTE: CURRENT TITLE COMMITMENT NOT AVAILABLE FOR EITHER PARCEL AT THE TIME OF PREPARATION. THE ABOVE DESCRIPTIONS ARE FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE UTILIZED FOR PROPERTY IDENTIFICATION.

	<b>CHASE - BECK &amp; GRAND RIVER</b>  LEGAL DESCRIPTIONS  CITY OF NOVI, OAKLAND COUNTY, MICHIGAN	DATE 08-03-06			
		DRN MMM  CHD ACA			
CLIENT:	NUDELL ARCHITECTS	SCALE NTS	F.B. PG.	SHEET 1 OF 1	PROJECT NO. 11854.00084

**EXHIBIT B**  
**The "Adjacent Property"**

(NOT TO SCALE)

## PROPERTY DESCRIPTION

### PARCEL A:

PART OF LOTS 1 AND 2 OF WILSON FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 63, PAGE 34 LYING SOUTH OF I-96 HIGHWAY AND A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 16, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 00 DEGREES 32 MINUTES 36 SECONDS WEST (SOUTH 00 DEGREES 36 MINUTES 00 SECONDS WEST MEASURED) 1847.61 FEET ALONG THE WEST LINE OF SAID SECTION 16; THENCE SOUTH 70 DEGREES 53 MINUTES 34 SECONDS EAST (SOUTH 70 DEGREES 50 MINUTES 10 SECONDS EAST MEASURED) 264.33 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GRAND RIVER AVENUE (100 FEET WIDE); THENCE NORTH 00 DEGREES 32 MINUTES 36 SECONDS EAST (NORTH 00 DEGREES 36 MINUTES 00 SECONDS EAST MEASURED) PARALLEL WITH THE WEST LINE OF SAID SECTION 16, 240.48 FEET; THENCE SOUTH 70 DEGREES 53 MINUTES 34 SECONDS EAST (SOUTH 70 DEGREES 50 MINUTES 10 SECONDS EAST MEASURED) PARALLEL WITH GRAND RIVER AVENUE, 241.70 FEET (241.86 FEET MEASURED) TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 32 MINUTES 36 SECONDS EAST (NORTH 00 DEGREES 36 MINUTES 00 SECONDS EAST MEASURED), PARALLEL WITH THE WEST LINE OF SAID SECTION 16, 274.10 FEET (241.02 FEET MEASURED) TO THE CENTERLINE OF AN EASEMENT FOR INGRESS AND EGRESS (60 FEET WIDE); THENCE ALONG SAID CENTERLINE SOUTH 76 DEGREES 38 MINUTES 11 SECONDS EAST (SOUTH 76 DEGREES 39 MINUTES 57 SECONDS EAST MEASURED) 337.25 FEET (337.54 FEET MEASURED); THENCE NORTH 00 DEGREES 30 MINUTES 24 SECONDS EAST (NORTH 00 DEGREES 32 MINUTES 16 SECONDS EAST MEASURED) 31.05 FEET (30.76 FEET MEASURED) TO A POINT ON THE NORTH LINE OF SAID 60 FOOT EASEMENT; THENCE SOUTH 71 DEGREES 26 MINUTES 44 SECONDS EAST (SOUTH 71 DEGREES 23 MINUTES 18 SECONDS EAST MEASURED) ALONG SAID NORTH LINE 211.20 FEET (211.16 FEET MEASURED); THENCE NORTH 00 DEGREES 30 MINUTES 23 SECONDS EAST (NORTH 00 DEGREES 32 MINUTES 46 SECONDS EAST MEASURED) PARALLEL WITH THE EASTERLY LINE OF LOT 1, WILSON FARMS SUBDIVISION (653.42 FEET MEASURED); (THENCE SOUTH 71 DEGREES 22 MINUTES 16 SECONDS EAST 324.97 FEET MEASURED); THENCE ALONG SAID EASTERLY LINE AND IT'S EXTENSION THEREOF, SOUTH 00 DEGREES 30 MINUTES 23 SECONDS WEST (SOUTH 00 DEGREES 33 MINUTES 47 SECONDS WEST MEASURED) 899.70 FEET; THENCE NORTH 70 DEGREES 53 MINUTES 34 SECONDS WEST (NORTH 70 DEGREES 50 MINUTES 10 SECONDS WEST MEASURED), PARALLEL TO GRAND RIVER AVENUE, 885.11 FEET TO THE POINT OF BEGINNING.

### ALSO DESCRIBED FOR TAX PURPOSES AS:

TOWN 1 NORTH, RANGE 8 EAST, SECTION 16, WILSON FARMS SUBDIVISION, THAT PART OF LOTS 1 AND 2 LYING SOUTH OF I-96 HIGHWAY AND PART OF THE NORTHWEST 1/4 ALL DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1; THENCE SOUTH 00 DEGREES 33 MINUTES 52 SECONDS WEST 506.70 FEET; THENCE NORTH 70 DEGREES 48 MINUTES 37 SECONDS WEST 885.28 FEET; THENCE NORTH 00 DEGREES 43 MINUTES 24 SECONDS EAST 273.80 FEET; THENCE SOUTH 76 DEGREES 39 MINUTES 57 SECONDS EAST 337.54 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 16 SECONDS EAST 30.76 FEET; THENCE SOUTH 71 DEGREES 23 MINUTES 16 SECONDS EAST 211.20 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 46 SECONDS EAST 653.63 FEET; THENCE SOUTH 71 DEGREES 24 MINUTES 22 SECONDS EAST 324.60 FEET; THENCE SOUTH 00 DEGREES 33 MINUTES 52 SECONDS WEST 493.33 FEET TO THE POINT OF BEGINNING.

**CHASE BANK  
SITE PLAN AND  
LANDSCAPE PLAN**

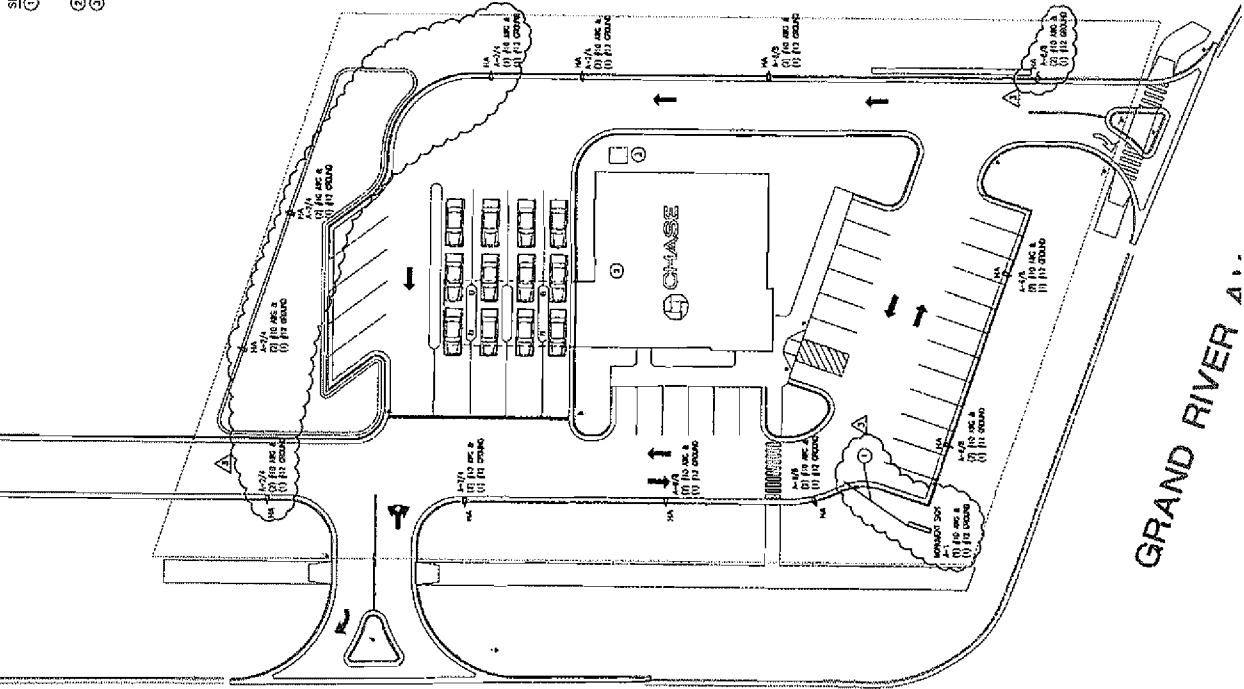
**SITE PLAN RESTRICTIONS**

1. ALL UTILITIES SHOWN ARE TO BE MAINTAINED AND NOT TO BE MOVED OR DELETED. ALL UTILITIES SHOWN ARE TO BE MAINTAINED AND NOT TO BE MOVED OR DELETED.
2. SEE SHEET L-100 FOR UNDERGROUND HOV-3 TOLL COLLECTOR RESTRICTIONS.
3. SEE SHEET L-100 AND L-101 FOR TRAFFIC SIGNAL RESTRICTIONS.

**LIGHTING FIXTURE SCHEDULE**

CITY	ID	MANUFACTURER	MODEL NO.	VOLTAGE	RECORDED LUMENS		MOUNTING
					NO.	TYPE	
12	HA	LUMINA	1051	120	1	2000 LM	POLE

NOTE: FIXTURES IN THIS SCHEDULE ARE NOT REQUIRED TO BE PROVIDED THROUGHOUT THE ENTIRE PROJECT. PROVIDER TO BE DETERMINED BY THE ARCHITECT.



**GRAND RIVER A.V.**



SITE PLAN  
SCALE: 1" = 30'-0"



**NUDELL ARCHITECTS**  
 2800 W. Twelve Mile Road  
 Farmington Hills, Michigan 48334  
 248-854-0000 FAX 248-854-0001

**PROJECT:**  
 Grand River A.V.  
 2800 W. Twelve Mile Road  
 Farmington Hills, Michigan 48334  
 248-854-0000 FAX 248-854-0001

**NOTICE**  
 THESE PLANS ARE PREPARED BY NUDELL ARCHITECTS AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY OTHER USE OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF NUDELL ARCHITECTS IS PROHIBITED.

**CLARK TROMBLY RANDREY**  
 CONSULTING ENGINEERS  
 2800 W. Twelve Mile Road  
 Farmington Hills, Michigan 48334  
 248-854-0000 FAX 248-854-0001

**CHASE**  
 BECK & GARDNER  
 ARCHITECTS  
 2800 W. Twelve Mile Road  
 Farmington Hills, Michigan 48334  
 248-854-0000 FAX 248-854-0001

Project Title  
**SITE PLAN**


Project Number  
**2004-214-01**

Drawn	CLP
Checked	CLP
Approved	PLD

Issued for  
 OWNER REVIEW  
 PERMITS  
 ASSOCIATE A

Sheet  
**E-001**





**NUDELL ARCHITECTS**  
2100 W. WASHINGTON ST. SUITE 100  
LITTLE ROCK, AR 72202  
501-783-8800 / 783-8828

**NOTICE**  
THIS PROJECT IS THE PROPERTY OF NUDELL ARCHITECTS. ALL RIGHTS ARE RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM NUDELL ARCHITECTS.

**Professional Services**  
ARCHITECTURAL SERVICES  
Landscape Architecture  
4015 W. WASHINGTON ST.  
LITTLE ROCK, AR 72202  
501-783-8800

**CHASE**  
LANDSCAPE ARCHITECTURE  
1015 W. WASHINGTON ST.  
LITTLE ROCK, AR 72202  
501-783-8800

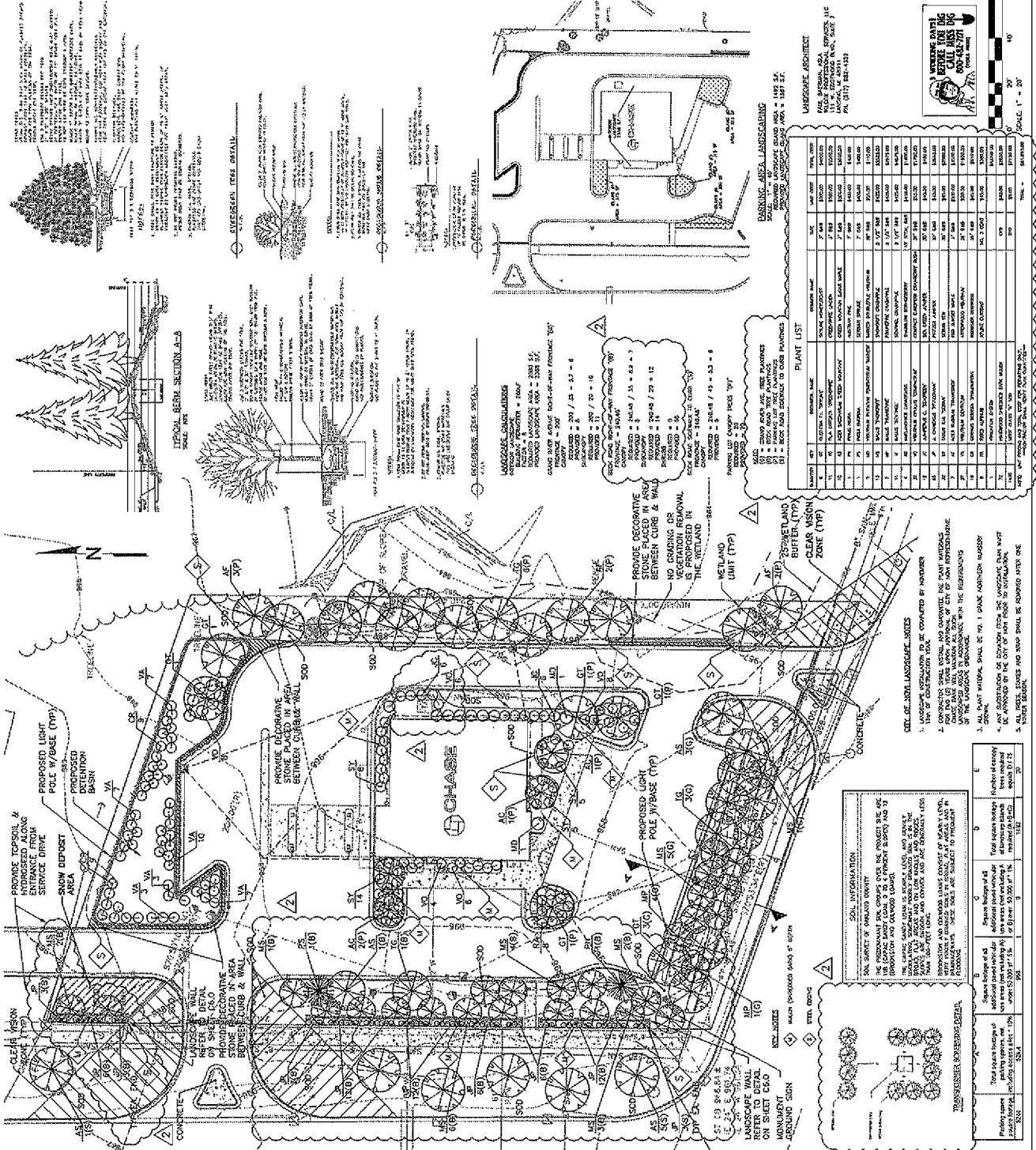
**Project number** 2004-214  
**Client** WILCOX 11834.0008  
**Phase** MA  
**Contractor** MA  
**Designer** MA  
**Scale** 1/8" = 1'-0"  
**Date** 08/26/08  
**Sheet** L1.0

**GENERAL NOTES:**

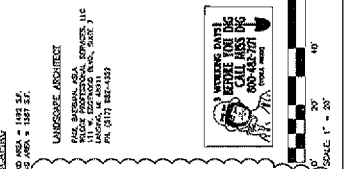
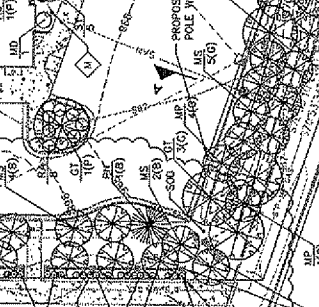
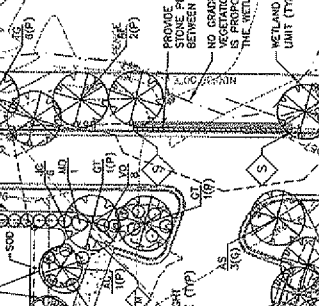
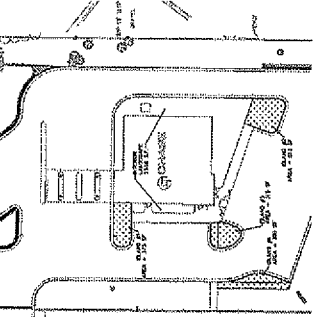
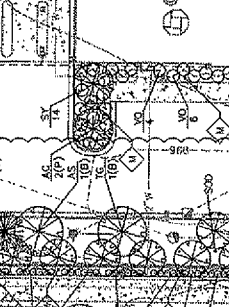
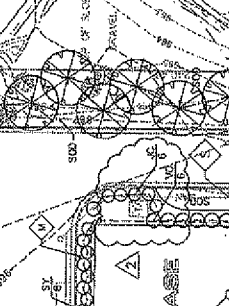
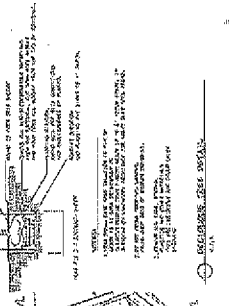
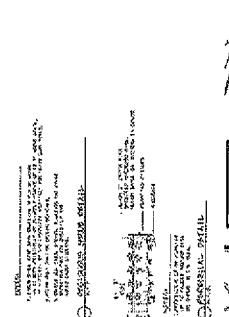
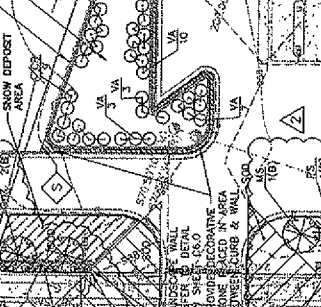
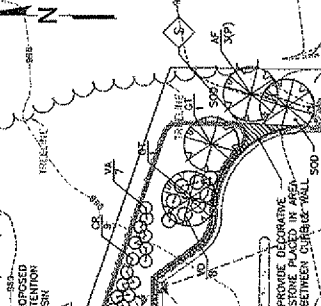
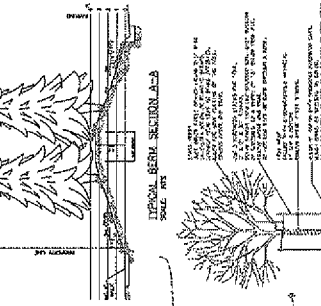
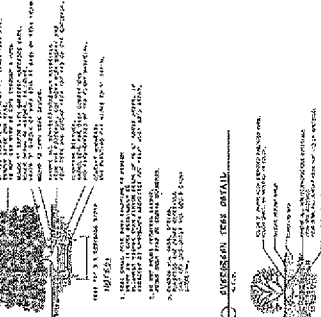
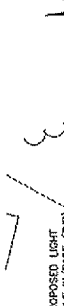
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES, AND TO PROVIDE ALL NECESSARY MATERIALS, LABORS, MATERIALS AND SUPPLIES FOR ALL PLANTING AND RELATED WORK AS SHOWN ON THESE PLANS.
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- ALL PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE ARIZONA LANDSCAPE ARCHITECTURE BOARD (ALAB).
- ALL PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE ARIZONA LANDSCAPE ARCHITECTURE BOARD (ALAB) SPECIFICATIONS AND REQUIREMENTS.
- ALL PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE ARIZONA LANDSCAPE ARCHITECTURE BOARD (ALAB) SPECIFICATIONS AND REQUIREMENTS.

**GENERAL NOTES (cont.):**

- CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES, AND TO PROVIDE ALL NECESSARY MATERIALS, LABORS, MATERIALS AND SUPPLIES FOR ALL PLANTING AND RELATED WORK AS SHOWN ON THESE PLANS.
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- ALL PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE ARIZONA LANDSCAPE ARCHITECTURE BOARD (ALAB).
- ALL PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE ARIZONA LANDSCAPE ARCHITECTURE BOARD (ALAB) SPECIFICATIONS AND REQUIREMENTS.
- ALL PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE ARIZONA LANDSCAPE ARCHITECTURE BOARD (ALAB) SPECIFICATIONS AND REQUIREMENTS.



**L1.0**

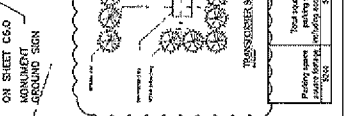
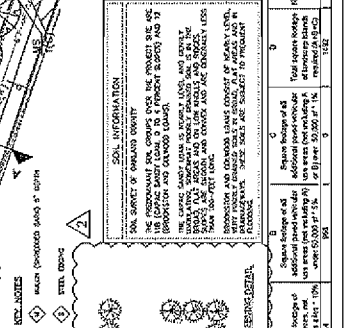
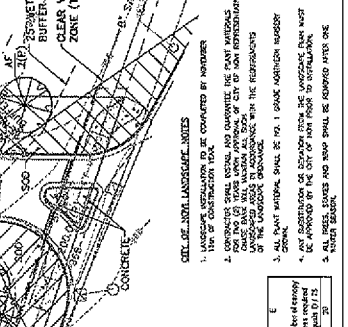


**TRANSPIRANT COEFFICIENTS:**

Plant Name	Transpiration Coefficient
PALM TREE	0.30
AGAVE	0.40
YUCCA	0.50
CELESTINE	0.60
CRISTATA	0.70

**PLANT LIST:**

NO.	SYMBOL	PLANT NAME	QUANTITY	DATE	REVISION
1	PALM TREE	PALM TREE	1	08/26/08	1
2	AGAVE	AGAVE	2	08/26/08	1
3	YUCCA	YUCCA	2	08/26/08	1
4	CELESTINE	CELESTINE	2	08/26/08	1
5	CRISTATA	CRISTATA	2	08/26/08	1
6	AGAVE	AGAVE	2	08/26/08	1
7	CELESTINE	CELESTINE	2	08/26/08	1
8	AGAVE	AGAVE	2	08/26/08	1
9	CELESTINE	CELESTINE	2	08/26/08	1
10	AGAVE	AGAVE	2	08/26/08	1
11	CELESTINE	CELESTINE	2	08/26/08	1
12	AGAVE	AGAVE	2	08/26/08	1
13	CELESTINE	CELESTINE	2	08/26/08	1
14	AGAVE	AGAVE	2	08/26/08	1
15	CELESTINE	CELESTINE	2	08/26/08	1
16	AGAVE	AGAVE	2	08/26/08	1
17	CELESTINE	CELESTINE	2	08/26/08	1
18	AGAVE	AGAVE	2	08/26/08	1
19	CELESTINE	CELESTINE	2	08/26/08	1
20	AGAVE	AGAVE	2	08/26/08	1
21	CELESTINE	CELESTINE	2	08/26/08	1
22	AGAVE	AGAVE	2	08/26/08	1
23	CELESTINE	CELESTINE	2	08/26/08	1
24	AGAVE	AGAVE	2	08/26/08	1
25	CELESTINE	CELESTINE	2	08/26/08	1
26	AGAVE	AGAVE	2	08/26/08	1
27	CELESTINE	CELESTINE	2	08/26/08	1
28	AGAVE	AGAVE	2	08/26/08	1
29	CELESTINE	CELESTINE	2	08/26/08	1
30	AGAVE	AGAVE	2	08/26/08	1



**L1.0**

**MAP OF CHASE BANK PROPERTY  
IN RELATION TO  
EASEMENT/ACCESS DRIVE LOCATION**



50-22-17-226-015

50-22-17-226-013

50-22-17-226-019

CP Novi Center LLC owned

50-22-16-176-030

Wisom Investments  
Owned

50-22-16-176-028

Approximate Easement Location

50-22-16-176-015

Beck Rd

legal provided  
50-22-16-176-031  
CP Novi Center LLC owned

CP Novi Center LLC owned

50-22-16-176-017

Grand River Ave

50-22-16-151-011

50-2-17-400-03550-22-17-251-003

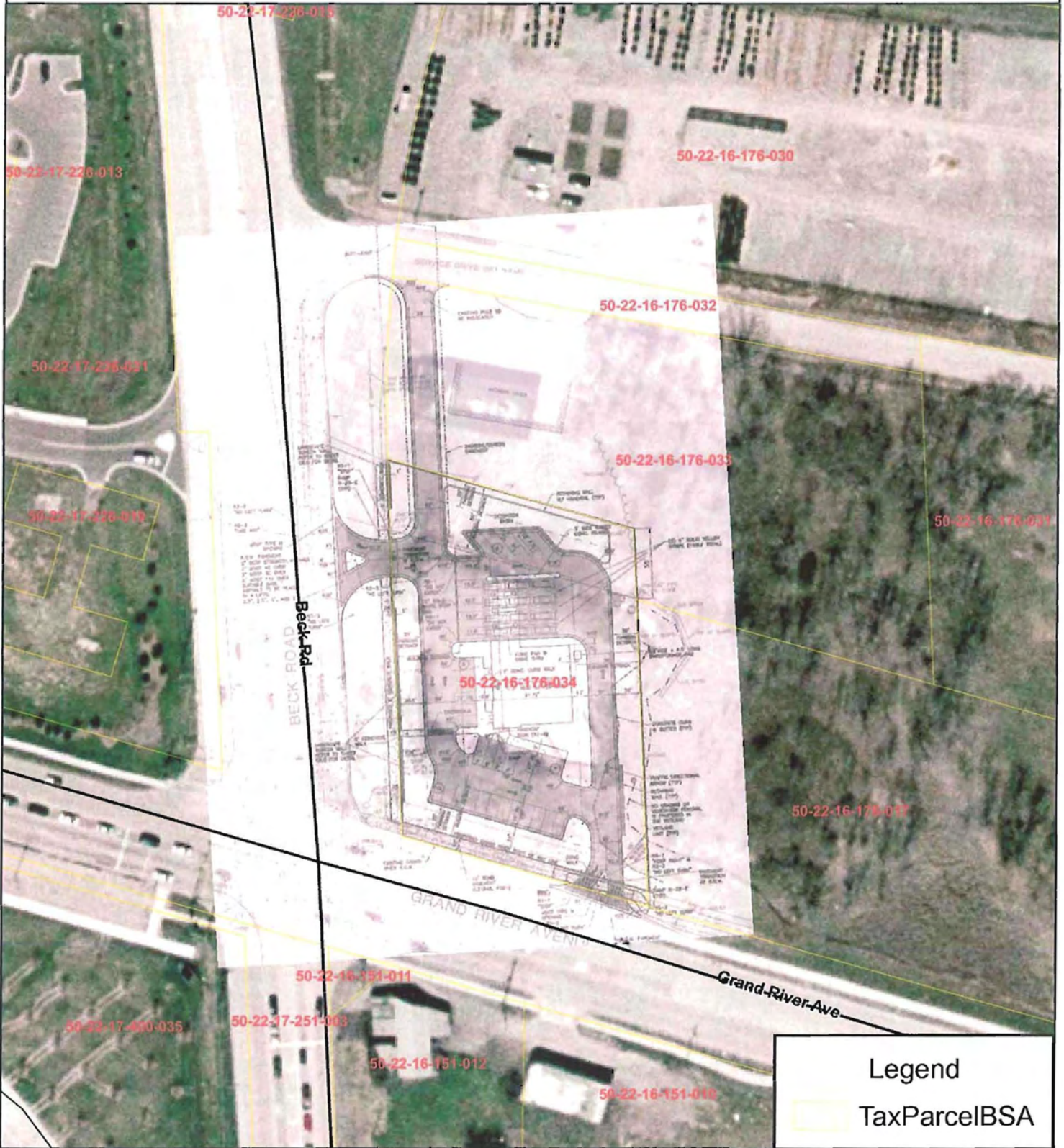
50-22-16-151-012

50-22-16-151-010

50-22-16-151-012

50-22-16-176-026

# Chase Bank Access Drive Map



**CITY OF NOVI PLAN REVIEW CENTER**  
 Created by Mark Spencer  
 6/18/08  
 NOVI COMMUNITY DEVELOPMENT DEPARTMENT  
 45175 W. TEN MILE ROAD  
 NOVI, MI 48375-3024  
 (248) 347-0475  
 WWW.CITYOFNOVI.ORG



/chase location.mxd

**Legend**  
 TaxParcelBSA

**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.