

**Wolf Drain District**

**Proposed Addition to the  
Wolf Drain District**



NOT TO SCALE

**ATTACHMENT "B"**

**OAKLAND COUNTY DRAIN COMMISSIONER  
NOTICE OF PROPOSED AGREEMENT TO ENLARGE THE WOLF DRAINAGE DISTRICT**

John P. McCulloch, Drain Commissioner for the County of Oakland, Michigan, acting for and on behalf of the Wolf Drainage District, has received a request to add 1.30 acres to the existing Wolf Drainage District.

The Wolf Drainage District at present contains approximately 578.3 acres. There is capacity in the existing Wolf Drain to serve the lands to be added without detriment to or diminution of the Wolf Drainage District.

Proceedings have been undertaken according to the provisions of Section 433, Chapter 18 of Act No. 40 of the Michigan Drain Code of 1956, as amended, to enlarge the Wolf Drainage District.

NOW, THEREFORE, notice is hereby given that it is the intention of the Wolf Drainage District to enter into an agreement providing for the addition of the following described lands to the Wolf Drainage District attached hereto in Exhibit 'A'.

This notice is given by order of John P. McCulloch, Drain Commissioner for the County of Oakland, Michigan.



5151 Corporate Drive  
Troy, MI 48098  
(248) 312-2000

March 19, 2007

Mr. Doug Smith  
John P. McCulloch- Oakland County Drain Commissioner  
One Public Works Drive- Building 95 West  
Waterford, MI 48328-1907

RE: Enlargement of Wolf Drainage District- 3200 S. Rochester Road, Rochester, MI.

Dear Mr. Smith:

Per our discussions with your office, Flagstar Bank formally requests an enlargement of the Wolf Drainage District (Chapter 20 Drain) for the purposes of storm water discharge on the proposed Flagstar Bank development at the northwest corner of Rochester Road and Hickory Lawn Road, Rochester Hills, MI.

Let me know if you have any questions or need any additional information.

Sincerely,

A handwritten signature in black ink that reads "Dennis Miller". The signature is written in a cursive, flowing style.

Dennis Miller  
Assistant Vice President- Director of Real Estate

CC: Timothy L. Germain. P.E., Nowak & Fraus, PLLC

March 20, 2007

Oakland County Drain Commission  
One Public Works Drive  
Building 95 West  
Waterford, MI 48328

Attn: Mr. Doug Smith

Re: **Flagstar Bank**  
**Application #2006-0118**  
City of Rochester Hills, MI

Dear Mr. Smith:

Chapter 20 Drain Enlargement: Design Engineer's Certification

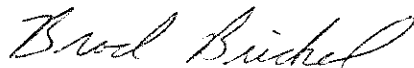
It is our engineering opinion that the outlet into the Wolf Drain for the proposed Flagstar Bank development is the most reasonable available outlet for this project. A portion of the site already drains into the Wolf Drainage District, but is not included as part of the district. This request for enlargement of the district will ratify that portion of the site already draining into the district as well as include the remainder of the site. The total contribution will be an additional 1.30 acres into the overall 578.3 acres that encompasses the Wolf Drainage District.

Storm water will be discharged from the Flagstar Bank facility at a restricted agricultural rate. The runoff from the existing site ultimately entered into the same system at an unrestricted rate. The net release rate would be decreased due to the redevelopment of this site. It is our opinion that the Wolf Drain has adequate capacity to support this discharge into the system without detriment to or diminution of the drainage service presently provided.

Please feel free to contact our office should you have any questions or need any additional information.

Sincerely,

NOWAK & FRAUS, PLLC



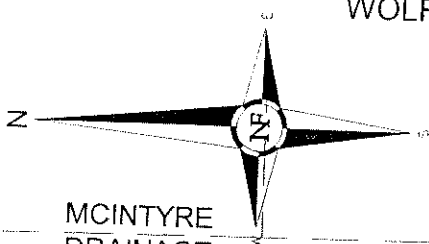
Brad W. Brickel, P.E.  
Project Engineer

Enclosures

cc: Dennis Miller - Flagstar Bank, 5151 Corporate Drive, Troy, MI 48098  
Nowak & Fraus, PLLC, Timothy L. Germain, P.E., Project Manager  
Project File: E246

# Exhibit A

## WOLF DRAINAGE DISTRICT ENLARGEMENT



MCINTYRE  
DRAINAGE  
DISTRICT

MCINTYRE  
DRAINAGE  
DISTRICT

N.E. CORNER  
OF SECTION 34  
T.3N., R.11E.

S. Rochester Road (M-150)  
(120' wide)

DISTRICT  
LIMITS

E. 1/4 CORNER  
OF SECTION 34  
T.3N., R.11E.

L1  
DUE SOUTH  
925.00'

DUE NORTH 1974.44'  
DUE SOUTH 254.05'

EX. 33' R.O.W. LINE

WOLF  
DRAINAGE  
DISTRICT

LOT 3

LOT 2

LOT 1

1.30 ACRES

$\Delta = 39^{\circ}58'38''(M)$   
 $= 40^{\circ}36'40''(R)$   
 $R = 428.00'(M) \quad 453.00'(R)$   
 $T = 159.68'$   
 $L = 298.63'$   
 CHD. BRG = N  $58^{\circ}41'25''$  W  
 $C = 292.61'(M) \quad 314.41'(R)$

MCINTYRE  
DRAINAGE  
DISTRICT

S. 93.15° 30' E 345.89'

L2

L5

$302^{\circ}18'15''$  W  
18.00'

Hickory Lawn Rd.  
(50' wide) CT

WOLF  
DRAINAGE  
DISTRICT

EX. 50'  
R.O.W. LINE

$S89^{\circ}59'51''$  E  
54.44'

$\Delta = 32^{\circ}29'05''(M)$   
 $= 36^{\circ}45'20''(R)$   
 $R = 232.13'(M) \quad 271.00'(R)$   
 $T = 67.63'$   
 $L = 131.61'$   
 CHD. BRG = N  $22^{\circ}27'34''$  W  
 $C = 129.85'(M) \quad 170.88'(R)$

LOT 24 - DISTRICT LIMITS

WOLF  
DRAINAGE  
DISTRICT

### LEGEND



MCINTYRE DRAINAGE DISTRICT



WOLF DRAINAGE DISTRICT



AREA TO BE ADDED TO  
WOLF DRAINAGE DISTRICT

## NF NOWAK & FRAUS

Consulting Engineers • Land Surveyors • Land Planners  
 1310 N. Stephenson Highway  
 Royal Oak, Michigan 48067-1508  
 Tel. (248) 399-0886  
 Fax. (248) 399-0805

SCALE: 1" = 80'      DATE: 03-21-07      DRAWN: RJJ      JOB No. E246      SHEET 1 of 2

# Exhibit A

## WOLF DRAINAGE DISTRICT ENLARGEMENT

### LEGAL DESCRIPTION - PARCEL

LAND IN THE CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN,

LOT 1 AND LOT 2 EXCEPT THE NORTH 18 FEET, ALSO THAT PART OF LOT 24 LYING SOUTH OF THE NORTHERLY LINE OF LOT 2 AS EXTENDING WESTERLY TO THE WEST LINE OF SAID LOT 24 OF "AVONCROFTS SUBDIVISION" OF PART OF THE N.E. 1/4 OF SECTION 34, T.3N., R.11E., AVON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT RECORDED IN LIBER 19 OF PLATS, PAGE 15, OAKLAND COUNTY RECORDS. CONTAINING 53,431 SQUARE FEET OR 1.23 ACRES OF LAND.

SIDWELL #15-34-227-040

### LEGAL DESCRIPTION - DISTRICT ENLARGEMENT AREA

LAND IN THE CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT A POINT DISTANT THE N.E. CORNER OF SECTION 34, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN S.00°00'00"W., 925.00 FEET AND N.89°59'39"W., 33.00 FEET; THENCE S.00°00'00"W., 279.52 FEET TO THE CENTERLINE OF HICKORY LAWN ROAD; THENCE CONTINUING 260.01 FEET ALONG SAID CENTERLINE ALONG A CURVE TO THE RIGHT (DELTA 32°53'09", RADIUS 453.00', CHORD BEARING AND DISTANCE OF N.58°39'35"W., 256.45 FEET); THENCE N.02°18'15"E., 138.90 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 24 OF "AVONCROFTS SUBDIVISION" OF PART OF THE N.E. 1/4 OF SECTION 34, T.3N., R.11E., AVON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT RECORDED IN LIBER 19 OF PLATS, PAGE 15, OAKLAND COUNTY RECORDS; THENCE S.89°59'39"E., 245.89 FEET TO THE POINT OF BEGINNING.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°00'00"W	925.00'
L2	N89°59'39"W	33.00'
L3	S00°00'00"W	279.52'
L4	N02°18'15"E	138.90'
L5	S89°59'39"E	245.89'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHD. BRG.	CHORD
C1	32°53'09"	453.00'	260.01'	S58°39'35"E	256.45'

**NF** NOWAK & FRAUS

Consulting Engineers • Land Surveyors • Land Planners

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Royal Oak, Michigan 48067-1508

Tel. (248) 399-0886  
Fax. (248) 399-0805

SCALE      DATE      DRAWN      JOB No.      SHEET  
No Scale      03-21-07      RJJ      E246      2 of 2