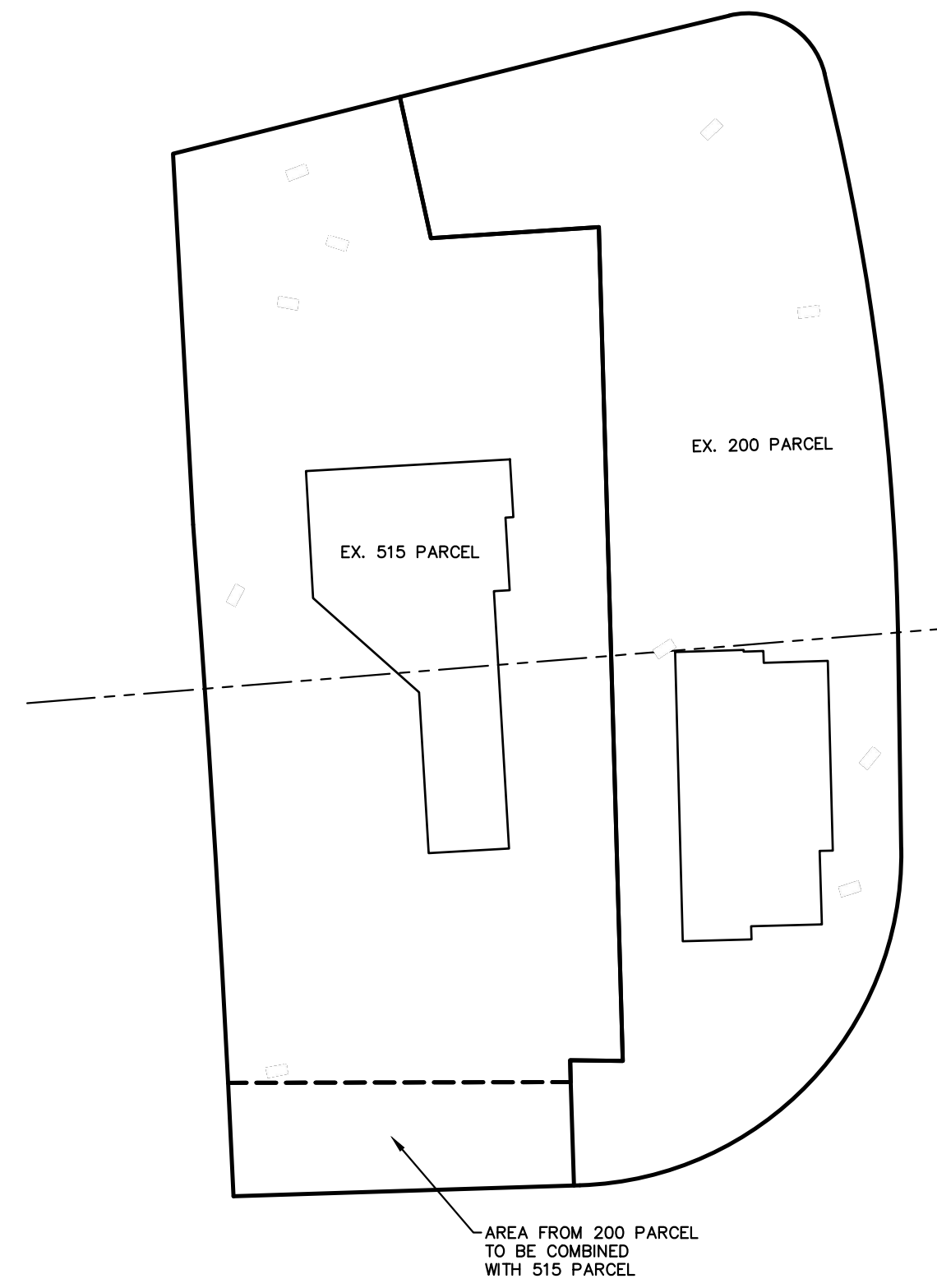
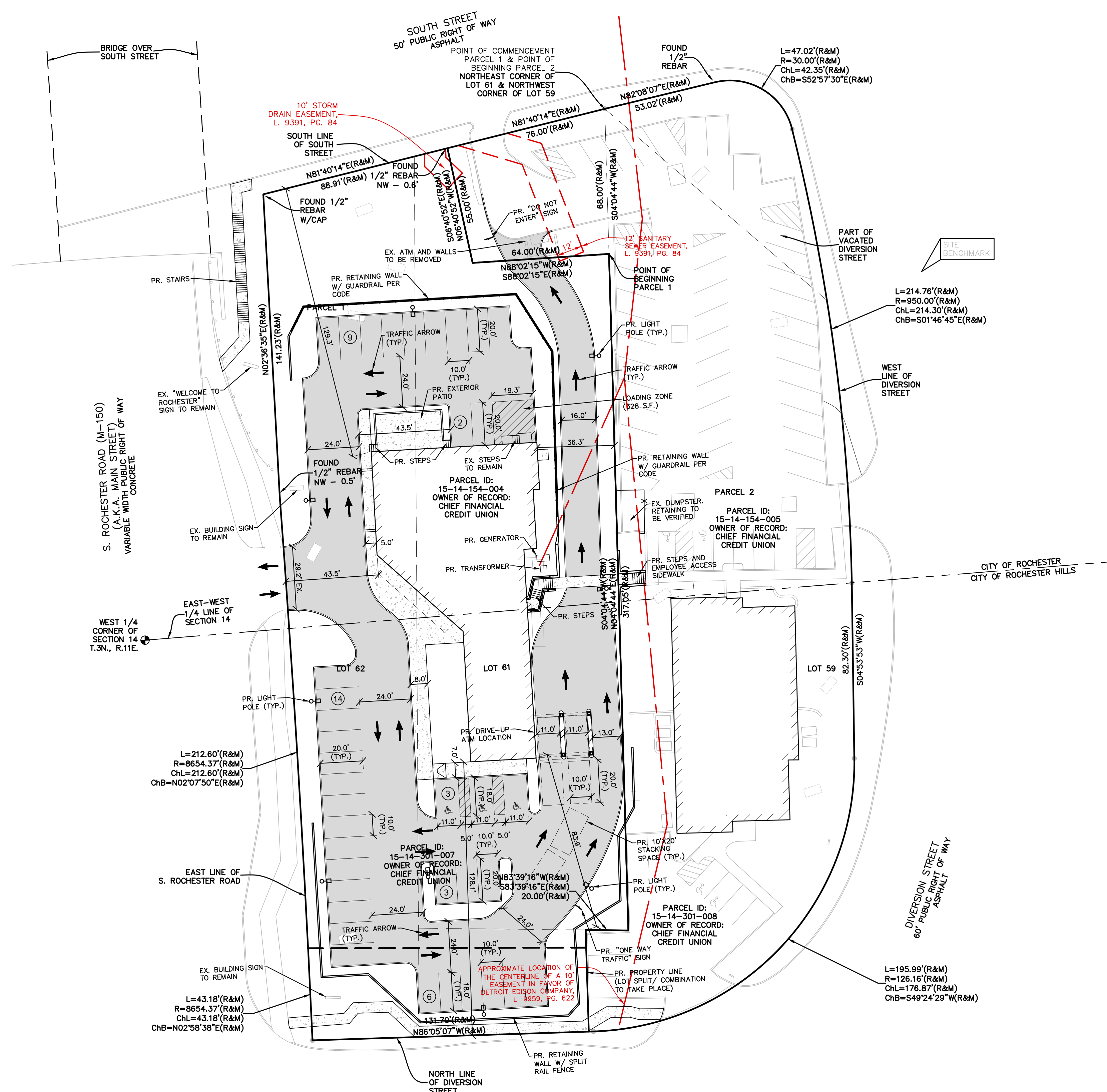


50
NF
ENGINEERS
1969 - 2019

**NOWAK & FRAUS
ENGINEERS**

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
4677 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM



PARCEL COMBINATION SKETCH
SCALE: 1" = 60'

LEGAL DESCRIPTION - PER TAX RECORDS

LAND SITUATED IN SECTION 14, TOWNSHIP 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER, OAKLAND COUNTY MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:
PART OF LOTS 61 & 62 OF "SUPERVISOR'S PLAT NO 2", BEGINNING AT A POINT DISTANT SOUTH 04 DEGREES 04 MINUTES 44 SECONDS WEST, 68.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT 61; THENCE SOUTH 04 DEGREES 04 MINUTES 44 SECONDS WEST, 317.05 FEET; THENCE NORTH 83 DEGREES 39 MINUTES 16 SECONDS WEST, 20.00 FEET; THENCE SOUTH 04 DEGREES 10 MINUTES 56 SECONDS WEST, 130.25 FEET; THENCE 212.60 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 8654.37 FEET AND CHORD BEARING NORTH 02 DEGREES 07 MINUTES 50 SECONDS EAST, 212.60 FEET; THENCE NORTH 02 DEGREES 36 MINUTES 35 SECONDS EAST, 141.23 FEET; THENCE NORTH 81 DEGREES 40 MINUTES 14 SECONDS EAST, 89.91 FEET; THENCE SOUTH 06 DEGREES 40 MINUTES 52 SECONDS EAST, 55.00 FEET; THENCE SOUTH 88 DEGREES 02 MINUTES 15 SECONDS EAST, 64.00 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART LYING IN THE CITY OF ROCHESTER HILLS
P.L.N.: 15-14-154-004
AND

LAND SITUATED IN SECTION 14, TOWNSHIP 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:
PART OF LOTS 59, 61 AND 62 OF "SUPERVISOR'S PLAT NO 2", ALL DESCRIBED AS BEGINNING AT A POINT DISTANT SOUTH 04 DEGREES 04 MINUTES 44 SECONDS WEST, 68.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT 61; THENCE SOUTH 04 DEGREES 04 MINUTES 44 SECONDS WEST, 317.05 FEET; THENCE NORTH 83 DEGREES 39 MINUTES 16 SECONDS WEST, 20.00 FEET; THENCE SOUTH 04 DEGREES 10 MINUTES 56 SECONDS WEST, 130.25 FEET; THENCE NORTH 84 DEGREES 24 MINUTES 36 SECONDS WEST, 130.25 FEET; THENCE 212.60 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 8654.37 FEET AND CHORD BEARING NORTH 02 DEGREES 07 MINUTES 50 SECONDS EAST, 212.60 FEET; THENCE NORTH 02 DEGREES 36 MINUTES 35 SECONDS EAST, 141.23 FEET; THENCE NORTH 81 DEGREES 40 MINUTES 14 SECONDS EAST, 89.91 FEET; THENCE SOUTH 06 DEGREES 40 MINUTES 52 SECONDS EAST, 55.00 FEET; THENCE SOUTH 88 DEGREES 02 MINUTES 15 SECONDS EAST, 64.00 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART LYING IN THE CITY OF ROCHESTER
P.L.N.: 15-14-301-007

SITE DATA

ZONED: B-1 (GENERAL BUSINESS)
EXISTING SITE AREA: 53,799 S.F. OR 1.24 ACRES
PROPOSED SITE AREA: 59,210 S.F. OR 1.36 ACRES

SETBACKS	REQUIRED	PROVIDED
FRONT (SOUTH):	15'	83.9'
FRONT (WEST):	15'	43.5'
FRONT (NORTH):	15'	129.3'
SIDE (EAST):	10'	36.3'

EXISTING BUILDING AREA: 7,425 S.F.
OFFICE: 7,425 S.F.

PARKING REQUIRED:
OFFICE: 1 SPACE PER 250 S.F. FLOOR AREA
7,425 S.F. / 250 S.F. = 30 SPACES
DRIVE-UP ATM: 2 STACKING SPACES
DRIVE-THRU LANE: 4 STACKING SPACES

PARKING PROVIDED: 37 SPACES
INCLUDING 3 BARRIER-FREE SPACES (3 VAN ACCESSIBLE)

2 STACKING SPACES FOR DRIVE-UP ATM
4 STACKING SPACES FOR DRIVE-THRU LANE

EXISTING PAVEMENT SURFACE: 22,296 S.F. OR 41.4%
PROPOSED PAVEMENT SURFACE: 19,120 S.F. OR 32.2%

DUMPSTER NOTE

EXISTING DUMPSTER TO BE USED FOR BOTH PROPERTIES. OWNER WILL PROVIDE SHARED USE AGREEMENT LETTER THAT DUMPSTER AND NORTH SERVICE DRIVE ACCESS IS ACCEPTABLE FROM EITHER NEIGHBORING LOT.

PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND

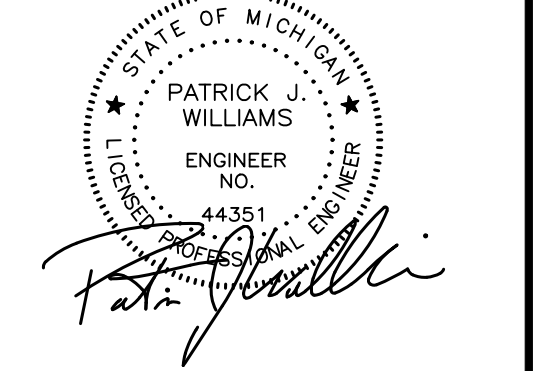
	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		GATE VALVE
	MANHOLE CATCH BASIN		EXISTING WATERMAIN
	UTILITY POLE		EXISTING STORM SEWER
	GUY POLE		EX. R. Y. CATCH BASIN
	GUY WIRE		EXISTING BURIED CABLES
	LIGHT POLE		OVERHEAD LINES
	SIGN		EXISTING GAS MAIN
	C.O. MANHOLE		PR. SANITARY SEWER
	INLET		PR. WATER MAIN
	CB MANHOLE		PR. STORM SEWER
	PR. R. Y. CATCH BASIN		PROPOSED LIGHT POLE

COVID-19 PANDEMIC CONDITION

DUE TO THE UNPRECEDENTED COVID-19 PANDEMIC CONDITION AND RESTRICTIONS THE STANDARD DATA WHICH IS OBTAINED FROM MISS DIG / CALL 811 HAS BEEN RESTRICTED TO CRITICAL INFRASTRUCTURE ONLY. NFE WILL MAKE EVERY EFFORT TO OBTAIN CURRENT REFERENCE DATA FROM THE GOVERNING AGENCIES; HOWEVER, THIS DATA MAY BE PARTIAL OR INCOMPLETE. NFE WILL ISSUE THIS SURVEY WITH THE BEST AVAILABLE INFORMATION FROM OUR FIELD SURVEY AND OTHER AVAILABLE REFERENCE DATA. NFE WILL NOT BE RESPONSIBLE FOR INCOMPLETE OR PARTIAL DATA PROVIDED BY THIRD PARTY FACILITY OWNERS. NFE IS NOT RESPONSIBLE FOR BURIED UTILITIES FOR WHICH PLANS WERE NOT FURNISHED OR CANNOT BE OBSERVED IN THE FIELD.

ALL CONSTRUCTION DOCUMENTS WILL BE UPDATED WHEN THE UTILITY INFORMATION IS PROVIDED BY THE FACILITY OWNER UP UNTIL THE TIME OF SUBMITTAL. ONCE THE PLANS HAVE BEEN SUBMITTED AND APPROVED IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A MISS DIG TICKET PRIOR TO COMMENCING ANY CONSTRUCTION REQUIRING EXCAVATION. CONTRACTOR SHALL IMMEDIATELY NOTIFY NFE OF ANY UTILITIES FLAGGED BY MISS DIG THAT WERE NOT SHOWN ON THE PLANS OR UTILITIES UNCOVERED DURING THEIR WORK.

SEAL



PROJECT
Chief Financial Credit Union
515 S. Rochester Rd.

CLIENT
CBI Design Professionals
838 W. Long Lake Rd
Suite 110
Bloomfield Hills, MI 48302

Contact: Amanda Fox
Ph: (248) 645-2605

PROJECT LOCATION
Part of the Northwest 1/4 of Section 14
T. 3 North, R. 11 East
City of Rochester and City of Oakland County, Michigan

SHEET
Dimensional Site Plan



DATE	ISSUED/REVISED
10-15-2020	REVISED PER CITY
12-21-2020	REVISED PER CITY

DRAWN BY:
A. Eizember
DESIGNED BY:
A. Eizember
APPROVED BY:
P. Williams
DATE:
August 31, 2020

SCALE: 1" = 30'
30 15 0 15 30 45

NFE JOB NO. SHEET NO.
L880 SP-2