

Santia Family – Crooks Corner, LLC
17477 Iris Circle
Clinton Twp., MI 48036

August 4, 2008

City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
ATTN: Planning Department

RE: Chapman's Mill Restaurant
2086 Crooks Road
Rochester Hills, MI

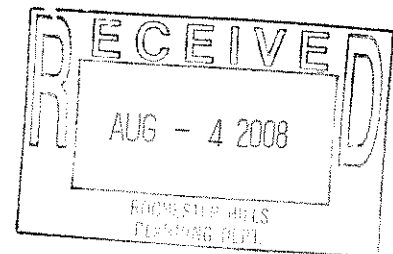
To Whom It May Concern:

Please be advised that the firm of Tom Moss & Associates, Inc. has our permission / approval to act on behalf of Chapman's Mill Restaurant to obtain approvals from the planning department and any other related items of needed approval from the City of Rochester Hills.

Should you have any questions or comments, please don't hesitate to contact me personally (586) 634-6854.



Albert Santia



CITY OF ROCHESTER HILLS

DATE: August 11, 2008

Fire
Department

TO: Planning Department

RE: Chapman's Mill @ Crooks Corner
Outdoor Seating

Lt. William Cooke, Ext. 2703

FILE NO: 75-341 REVIEW NO: 1

APPROVED X

DISAPPROVED _____

Lt. William Cooke
Fire Inspector

I:\Fir\Site\Chapman's Mill Outdoor Seating

CITY OF ROCHESTER HILLS

Building
Department

Dick Lange, P.E. Bldg. Insp./Plan Reviewer
Jack Sage, Ordinance Services

D.L. JS

DATE: August 8, 2008

TO: Ed Anzek, Planning Dept.

RE: Chapman's Mill @ Crooks
Corners, Outdoor Seating
Review #1 City File #75-341

Sidwell #15-29-228-004

The site plan review for Chapman's Mill @ Crooks Corners, Outdoor Seating Review #1 City File #75-341, was based on the following drawings and information submitted:

Sheet Numbers - A-1

Building code comments: Dick Lange

References are based on the Michigan Building Code 2006

Approval recommended based on the following plan corrections being made prior to issuance of a building permit.

1. Indicate on the Patio Plan the location of the required accessible seating per Section 1108.2.9.1. A minimum of 5% of the seating spaces shall be accessible (two minimum based on 28 seats shown). Accessible seating shall be shown as a 30" x 48" space projecting 31" minimum from the edge of the table. Accessible seating spaces shall be located along an accessible route 36" wide minimum per ICC/ANSI A117.1-2003, Section 403.5.
2. Doors and gates shall have minimum required maneuvering clearances per ICC/ANSI A117.1-2003, Section 404.2.3. Tables, chairs and accessible seating spaces shall not encroach into the minimum required maneuvering clearances.
3. Exit gates shall comply with the applicable requirements of Section 1008 for means of egress doors per Section 1008.2.
4. The occupant load of the dining patio shall be combined with the interior occupant load to determine the minimum required plumbing fixture count per MPC-2006, Section 403 and Table 403.1.
5. The proposed barrier free ramp shall comply with ICC/ANSI A117.1-2003, Section 405 for ramps or Section 406 for curb ramps as applicable. Provide details to show compliance.

6. (For Information Only) Although not enforced by the City of Rochester Hills, the ADA (American Disability Act) required detectible warnings to be provided at all sidewalk ramps. Conformance to these requirements is the responsibility of the projects owner. Please refer to ADA requirements for details of detectible warnings at sidewalk ramps.

7. Provide sufficient grade information on the plans to show compliance with ICC/ANSI A117.1-2003, Section 402 for pavement surfaces along accessible routes.

Ordinance comments: Jack Sage

No comments.

CITY OF ROCHESTER HILLS
1000 Rochester Hills Drive
Rochester Hills, MI 48309

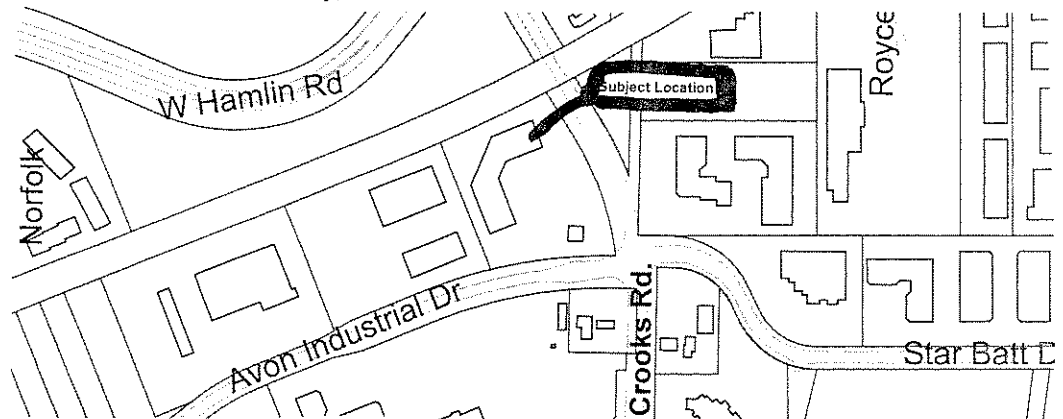
NOTICE OF PUBLIC HEARING

ROCHESTER HILLS PLANNING COMMISSION

REQUEST: **Conditional Land Use Recommendation**, pursuant to the requirements of the Michigan Zoning Enabling Act (2006 PA 110, MCL 125.3101), as amended, of the State of Michigan and pursuant to Section 138-523 (11) of Chapter 138 of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to allow outdoor seating for the sales and service of food and beverages at a restaurant on the property identified as 15-29-228-004, zoned B-3 (Shopping Center Business) district (City File No. 75-341).

LOCATION: Chapman's Mill @ Crooks Corner, Crooks Rd., South of Hamlin

APPLICANT: Tom Moss & Associates.
18893 Birchwood Drive
Troy, MI 48083-2211



DATE OF PUBLIC HEARING: Tuesday, September 2, 2008 at 7:30 p.m.

LOCATION OF PUBLIC HEARING: Rochester Hills Municipal Offices
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

Information concerning this request may be obtained from the Planning Department during regular business hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, or by calling (248) 656-4660. Written comments concerning this request will be received by the City of Rochester Hills Planning Department, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309, prior to the public hearing or by the Planning Commission at the public hearing.

This request will be forwarded to City Council after review and recommendation by the Planning Commission, and any person having an ownership interest in the property in question, or residing or owning property within three hundred (300) feet of the property in question, may be granted a public hearing by the City Council by requesting it in writing, addressed to the Clerk of the city before the decision is made.

William F. Boswell, Chairperson
Rochester Hills Planning Commission

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is invited to contact the Facilities Division (656-4658) 48 hours prior to the meeting.

DEVELOPMENT APPLICATION

City of Rochester Hills

Applicant Tom Moss & Associates

Address 1893 Birchwood Drive, Troy, MI 48083

Telephone (248) 740-7800 Fax (248) 740-7805 Email tommos@sbcglobal.net

Applicant's Legal Interest in Property Design / Build Contractor

Property Owner(s) Santia Family - Crooks Corner, LLC

Address 17477 Iris Circle, Clinton Twp., MI 48036

Telephone (586) 634-6854 Fax (586) 263-3097 Email alsantia@aol.com

Project Name Chapmans Mill Present Zoning _____

Project Location 2086 Crooks Road

Existing Use Restaurant Proposed Use same

Required number of hydrants N/A Required average spacing of hydrants N/A

Land area (acres) 4.41 Ac Floor area of proposed structure 5,000 sq./ft.

Sidwell No. 70-15-29-228-004 MBC construction type VB

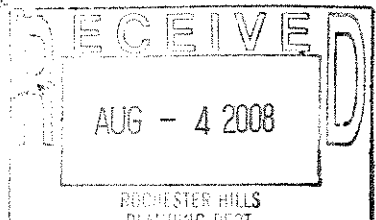
Type of Development:

- | | |
|--|---|
| <input type="checkbox"/> Multiple Family | <input type="checkbox"/> Special Land Use |
| <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> One-Family Detached Condominium |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Preliminary <input type="checkbox"/> Final |
| <input type="checkbox"/> Institutional or Public | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Composting Facility License | <input type="checkbox"/> Tent. Preliminary <input type="checkbox"/> Final Preliminary |
| <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Final Plat |
| <input type="checkbox"/> Concept <input type="checkbox"/> Preliminary <input type="checkbox"/> Final | |

Wetlands Use Permit:

N/A

- | | |
|--|---|
| <input type="checkbox"/> Boundary Determination needed | <input type="checkbox"/> There are City regulated wetlands on the property |
| <input type="checkbox"/> There are MDEQ regulated wetlands on the property | <input type="checkbox"/> There are <u>NO</u> regulated wetlands on the property |



Tree Removal Permit:

N/A

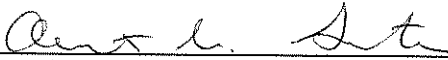
- There are regulated trees on the property There are NO regulated trees on the property

Check List:

The following items must be provided with the Application to start the review process:

- 22 copies (folded & sealed) of Site Plans or Plat (including detailed landscape/screening plan sheets) on 24" x 36" sheets
- 12 copies (folded & sealed) of Floor Plans and Elevations (if applicable)
- Information per Tree Preservation Ordinance
 OR "No Affected Trees Affidavit"
- Review Fee \$750.00
- 2 copies of Environmental Impact Statement (EIS)
- Copy of Purchase or Lease Agreement letter from landlord
- Wetland Boundary Request (if applicable)

I hereby authorize the employees and representatives of the City of Rochester Hills to enter and conduct an investigation of the above referenced property.

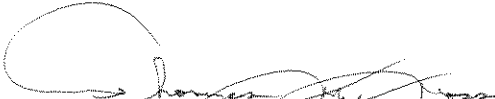


(Signature of Property Owner)

08/04/08

(Date)

I certify that all the above statements and those contained in the documents submitted herewith are true and accurate.



(Signature of Applicant)

8/4/08

(Date)

For Official Use Only:	
File No.	_____
Escrow No.	_____
Date:	_____

