

BARCLAY SQUARE, L.L.C.

380 N. Old Woodward, Suite 175
Birmingham MI 48009
Ph: 248-645-8700
Fax: 248-645-0070
pw@scm-corp.com

April 23, 2008

City of Rochester Hills Planning Commission and
City Council
C/o Maureen Gentry
1000 Rochester Hills Dr.
Rochester Hills MI 48309

Re: Special Use; Outdoor Seating; Crust Pizza-2595 S. Rochester Road

To Ms. Gentry:

Please supplement our previously submitted materials with this letter and the attached reduced site plans, survey and patio detail. The plans submitted are for the purpose of obtaining the Special Use approval from the City. They depict the proposed location of the patio (the parking space taken) and a more detailed drawing of the patio (seating, construction). Upon approval, we will submit more detailed drawings to the building department for their review of the patio under the Building Code.

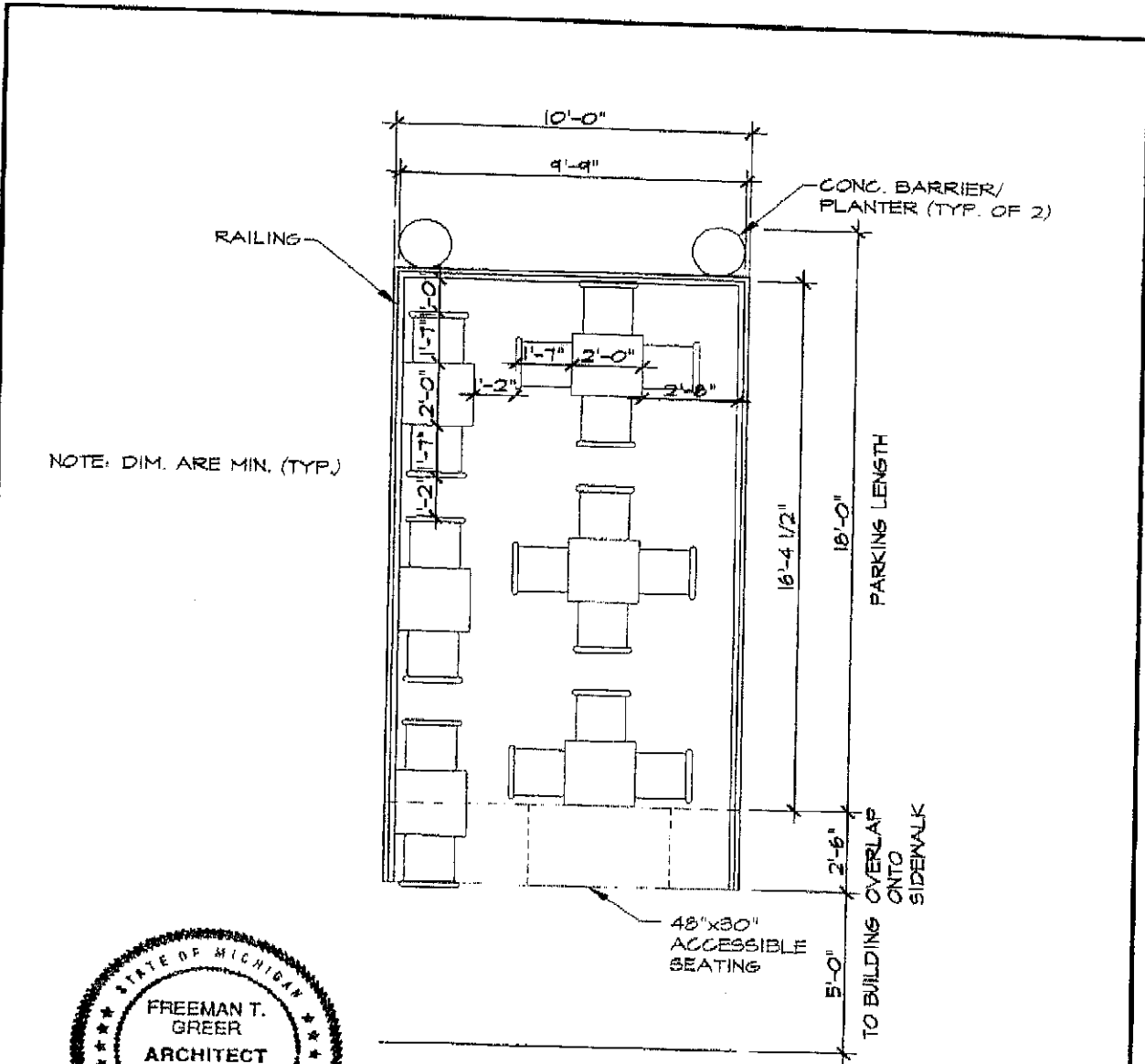
Sincerely,

BARCLAY SQUARE, L.L.C.

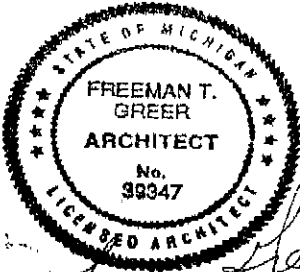


Paul D. Weisberger

PDW:b



NOTE: DIM. ARE MIN. (TYP.)



PATIO FLOOR PLAN
1/4" = 1'-0"

OCCUPANT LOAD:
94 + 18 = 112
36 MEN
56 WOMEN
SEPERATE FACILITIES PROVIDED W/ 1 FIXTURE EA.

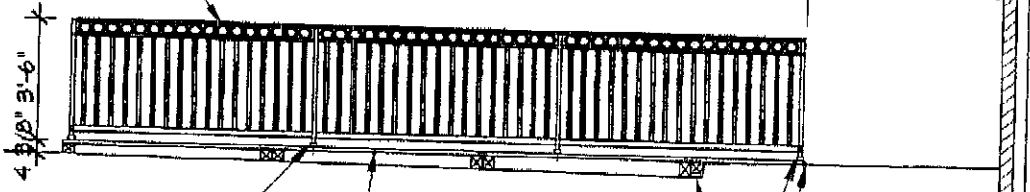
GAV ASSOCIATES
ARCHITECTURAL DESIGN
RESIDENTIAL
COMMERCIAL
INDUSTRIAL
G.A.V. & ASSOCIATES, INC.
21471 NORTHWESTERN HWY., SUITE 02
FRANKFORT, MISS. 38854
(201) 885-3100
FAX (201) 885-3100

JOB NAME: CRUST PIZZA PATIO BARCLAY SQUARE	JOB NO.
SHEET NAME: OUT SIDE SEATING PATIO FLOOR PLAN	DATE: 4-22-08

A-1
SHEET NO.

FABRICATED METAL GUARDRAIL (50 LBS/LF LOAD BEARING CAPACITY)

5'-0" (MIN.) FOR PEDESTRIAN R.O.W.



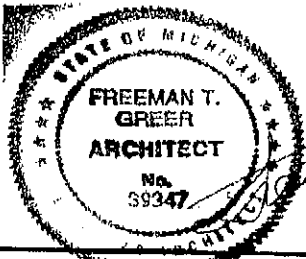
3" L. LAG SCREW FASTENERS AT METAL RAILING THRU COMPOSITE DECKING INTO P.T. SUBFRAME

SHIM AS REQ'D.

COMPOSITE DECKING TO BE FASTENED USING APPROVED CONCEALED CLIP FASTENERS 5/4x6 COMPOSITE DECKING (1/8" SPACING FOR THERMAL EXPANSION W/ NON-SLIP SURFACE).

DECO. METAL FOOT SUPPORTS FOR RAILING AT EXIST. SIDEWALK LOCATIONS

PROVIDE OPENING IN P.T. WOOD SLEEPER FOR WATER DRAINAGE-TYP. AT EA MEMBER PERPENDICULAR TO CURB 4"Wx2"H.



Beer
PATIO DETAILS
1/4" = 1'-0"



STRUCTURES
RESIDENTIAL
COMMERCIAL
INDUSTRIAL
G.A.V. & ASSOCIATES, INC.
2147 NORTHWESTERN HWY., SUITE #2
FARMINGTON HILLS, MI 48334
(248) 882-9100
FAX (248) 882-9105

JOB NAME: CRUST PIZZA PATIO
BARCLAY SQUARE

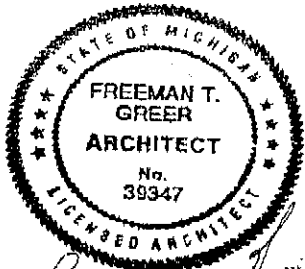
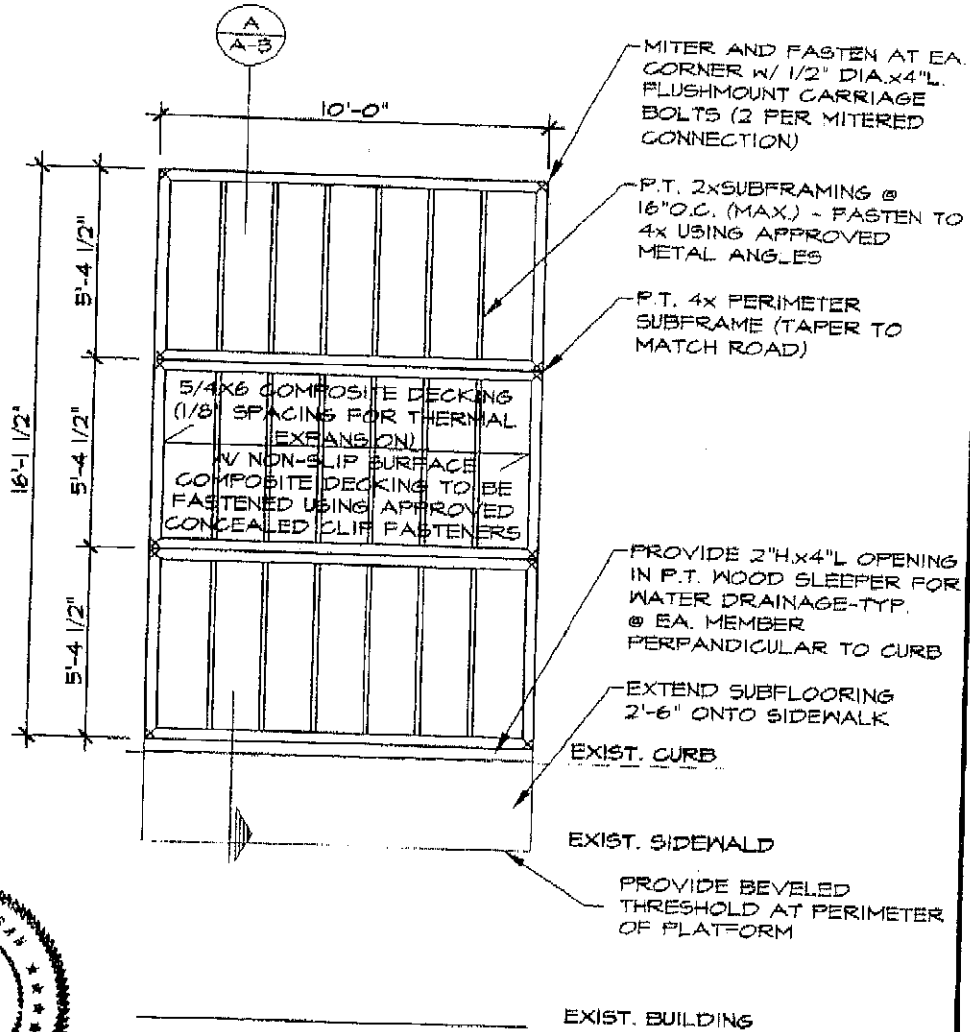
JOB NO:

SHEET NAME: PATIO DETAILS

DATE: 4-22-08

A-3

SHEET NO.



PATIO FRAMING
1/4" = 1'-0"



ARCHITECTURAL DESIGN
RESIDENTIAL
COMMERCIAL
INDUSTRIAL
GAV & ASSOCIATES, INC.
21471 MORTONSTOWN HWY., SUITE #2
FARMINGTON HILLS, MI 48334
(248) 505-4100
FAX (248) 992-8106

JOB NAME: CRUST PIZZA PATIO
BARCLAY SQUARE

JOB NO.

SHEET NAME: PATIO FRAMING

DATE: 4-22-08

A-2

SHEET NO.

BARCLAY CIRCLE
(86 FT. WIDE)

BITUMINOUS

DLTA=2'45 05"
CH=N88°27'11"E
87.87'

44.32'

260.00' EX. CONC. WALK

20.0' WIDE EASEMENT
FOR STORM SEWER

EX. CONC. WALK

25.0'
SETBACK

PROP. FUTURE DRIVE

PROP. 6"
CONCRETE CURB
AND GUTTER,
TYP.

PROP. BITUMINOUS PAVING

PROP. PEDESTRIAN CROSSING
WITH COLORED NON-SLIP
TAMPED CONCRETE TYP.

PROP. BARRIER FREE
SIGNAGE, TYP.

LOT 1
2.32 ACRES (GROSS)
1.81 ACRES (NET)

PROP. BUILDING
F.F. 760.00

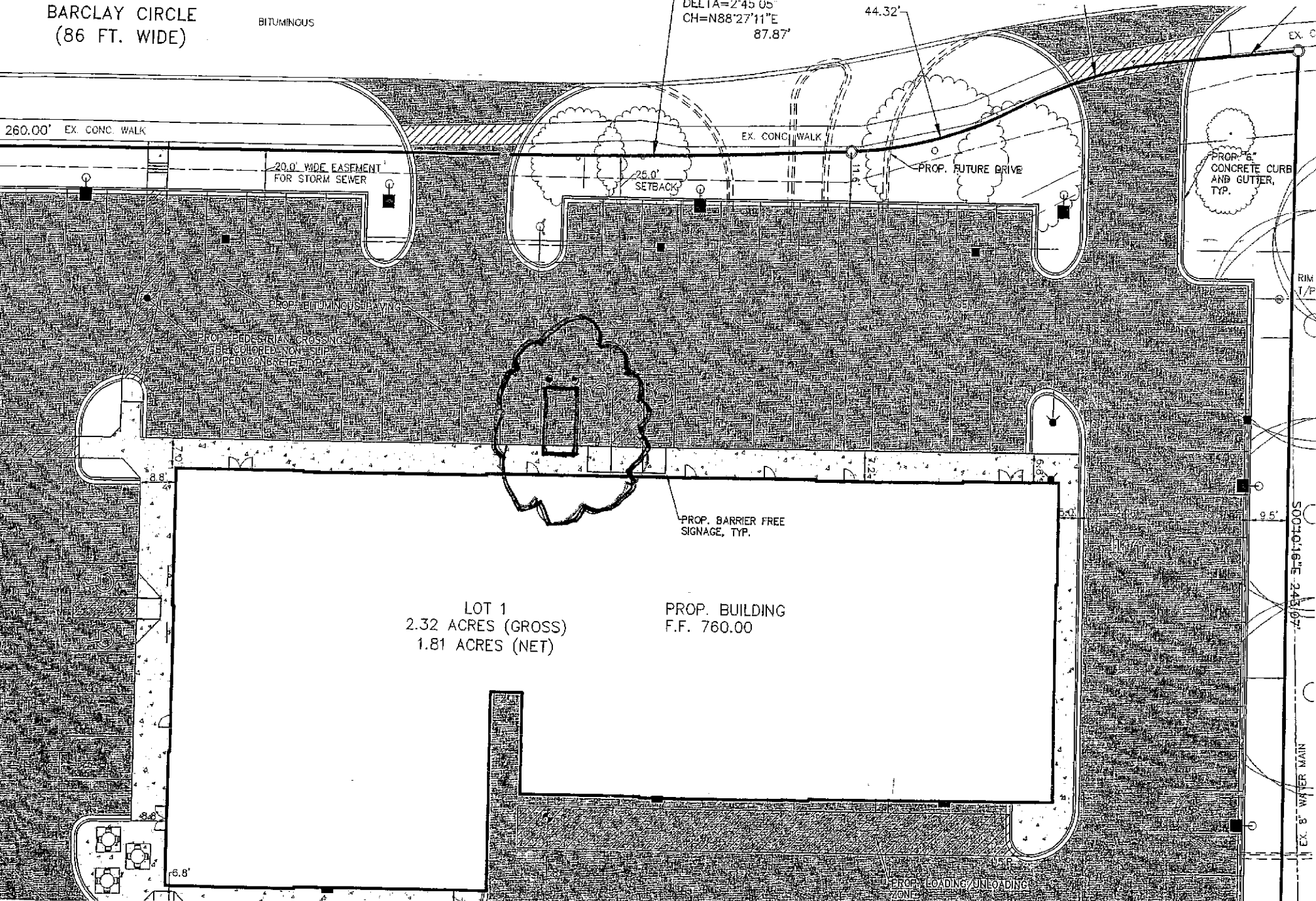
PROP. LOADING/UNLOADING
ZONE

EX. 8" WATER MAIN

S002018"E 243.07'

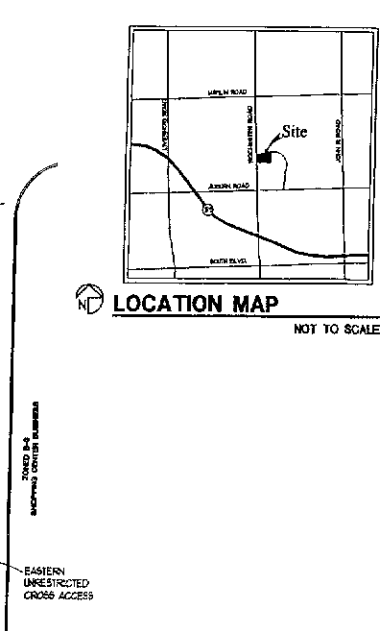
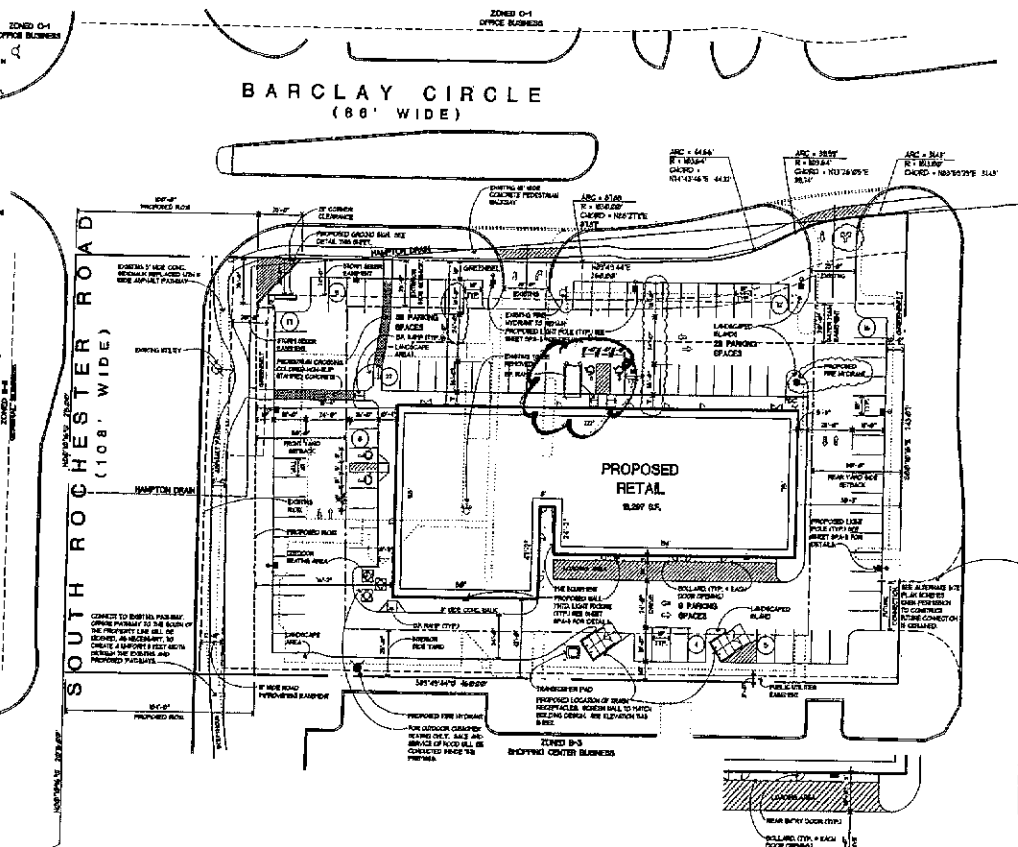
RIM
1/P

EX. C



GENERAL NOTES:

1. ALL STRUCTURES SHALL BE SET BACK FROM ADJACENT PROPERTIES.
2. ALL TRAILER ENCLOSURES SHALL BE SCREENED BY HANDMADE WOOD SHUTTERS OR SOLID WALLS AND HAVE SIDE WOOD GATES. THE SCREENING SHALL BE AT LEAST 4 FEET IN HEIGHT AND BE THE SAME HEIGHT AS THE BUILDING IT SERVES. ALL GROUNDING REQUIREMENTS SHALL BE OBSERVED.
3. TRAILER ENCL. SHALL BE LOCATED BEHIND THE BUILDING AS INDICATED ON THE SITE PLAN AND SHALL BE SCREENED FROM THE PUBLIC VIEW BY THE BUILDING. ALL GROUNDING REQUIREMENTS SHALL BE OBSERVED.
4. ALL TRAILER ENCL. SHALL BE IDENTIFIED FOR RENTALS AT A LATER DATE AND ALL TRAILER ENCL. SHALL BE IDENTIFIED FOR RENTALS AT A LATER DATE AND ALL TRAILER ENCL. SHALL BE IDENTIFIED FOR RENTALS AT A LATER DATE.
5. ALL TRAILER ENCL. SHALL BE IDENTIFIED FOR RENTALS AT A LATER DATE AND ALL TRAILER ENCL. SHALL BE IDENTIFIED FOR RENTALS AT A LATER DATE.
6. ALL TRAILER ENCL. SHALL BE IDENTIFIED FOR RENTALS AT A LATER DATE AND ALL TRAILER ENCL. SHALL BE IDENTIFIED FOR RENTALS AT A LATER DATE.
7. ALL TRAILER ENCL. SHALL BE IDENTIFIED FOR RENTALS AT A LATER DATE AND ALL TRAILER ENCL. SHALL BE IDENTIFIED FOR RENTALS AT A LATER DATE.
8. ALL TRAILER ENCL. SHALL BE IDENTIFIED FOR RENTALS AT A LATER DATE AND ALL TRAILER ENCL. SHALL BE IDENTIFIED FOR RENTALS AT A LATER DATE.
9. ALL TRAILER ENCL. SHALL BE IDENTIFIED FOR RENTALS AT A LATER DATE AND ALL TRAILER ENCL. SHALL BE IDENTIFIED FOR RENTALS AT A LATER DATE.
10. ALL TRAILER ENCL. SHALL BE IDENTIFIED FOR RENTALS AT A LATER DATE AND ALL TRAILER ENCL. SHALL BE IDENTIFIED FOR RENTALS AT A LATER DATE.
11. ALL TRAILER ENCL. SHALL BE IDENTIFIED FOR RENTALS AT A LATER DATE AND ALL TRAILER ENCL. SHALL BE IDENTIFIED FOR RENTALS AT A LATER DATE.
12. ALL TRAILER ENCL. SHALL BE IDENTIFIED FOR RENTALS AT A LATER DATE AND ALL TRAILER ENCL. SHALL BE IDENTIFIED FOR RENTALS AT A LATER DATE.
13. ALL TRAILER ENCL. SHALL BE IDENTIFIED FOR RENTALS AT A LATER DATE AND ALL TRAILER ENCL. SHALL BE IDENTIFIED FOR RENTALS AT A LATER DATE.
14. ALL TRAILER ENCL. SHALL BE IDENTIFIED FOR RENTALS AT A LATER DATE AND ALL TRAILER ENCL. SHALL BE IDENTIFIED FOR RENTALS AT A LATER DATE.
15. ALL TRAILER ENCL. SHALL BE IDENTIFIED FOR RENTALS AT A LATER DATE AND ALL TRAILER ENCL. SHALL BE IDENTIFIED FOR RENTALS AT A LATER DATE.
16. ALL TRAILER ENCL. SHALL BE IDENTIFIED FOR RENTALS AT A LATER DATE AND ALL TRAILER ENCL. SHALL BE IDENTIFIED FOR RENTALS AT A LATER DATE.
17. ALL TRAILER ENCL. SHALL BE IDENTIFIED FOR RENTALS AT A LATER DATE AND ALL TRAILER ENCL. SHALL BE IDENTIFIED FOR RENTALS AT A LATER DATE.
18. ALL TRAILER ENCL. SHALL BE IDENTIFIED FOR RENTALS AT A LATER DATE AND ALL TRAILER ENCL. SHALL BE IDENTIFIED FOR RENTALS AT A LATER DATE.
19. ALL TRAILER ENCL. SHALL BE IDENTIFIED FOR RENTALS AT A LATER DATE AND ALL TRAILER ENCL. SHALL BE IDENTIFIED FOR RENTALS AT A LATER DATE.
20. ALL TRAILER ENCL. SHALL BE IDENTIFIED FOR RENTALS AT A LATER DATE AND ALL TRAILER ENCL. SHALL BE IDENTIFIED FOR RENTALS AT A LATER DATE.



LEGAL DESCRIPTION:
 PARCEL NO. B-3-354-007
 LOT 1 OF HAMPTON BUSINESS PARK NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED IN DEED REC. PLAT, PAGE 70 OF CARLETON COUNTY RECORDS.

LAND / PARKING / BUILDING DATA:

BUILDING CODE	MICHIGAN BUILDING CODE - 1995 EDITION
OCCUPANCY	PP - MERCHANTILE (S-5020)
CONSTRUCTION CLASSIFICATION	(7-6-06)
LAND AREA (SQ. FT.)	1,232 ACRES
LAND AREA (ACRES)	1.34 ACRES
ZONING (ROCHESTER HILLS)	B-2 - GENERAL BUSINESS DISTRICT
BUILDING AREA	10,781 S.F.
PROPOSED RETAIL	10,781 S.F.
TOTAL PROPOSED BUILDING AREA	10,781 S.F.

PARKING REQUIRED: 21 SPACES
PARKING PROVIDED: 33 SPACES

TYP. DUMPSTER SCREEN WALL DETAIL
 SCALE: 1/8" = 1'-0"

LOADING AREA DETAIL
 SCALE: 1/4" = 1'-0"

FRONT ELEVATION PROPOSED GROUND SIGN
 SCALE: 1/4" = 1'-0"

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

NOT TO BE USED FOR CONSTRUCTION

Issued for: [REDACTED]

Project: **PROPOSED COMMERCIAL DEVELOPMENT**
 ROCHESTER HILLS, Michigan

Owner/Developer: UNDESIGNED PROPERTY GROUP, LLC
 1000 WEST MAPLE ROAD, SUITE 307
 NORTH BIRMINGHAM, AL 35226
 (205) 938-0535

PHASE I CONSTRUCTION OF SITE WITH EXISTING DRIVES

Architect: **ROGVOY ARCHITECTS**
 22020 28th Avenue Road
 Westville, Michigan
 48392-2404
 (313) 448-0700 Fax: (313) 448-1700
 ARCHITECT@ROGVOY.COM

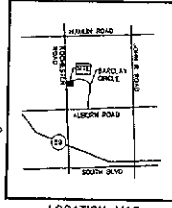
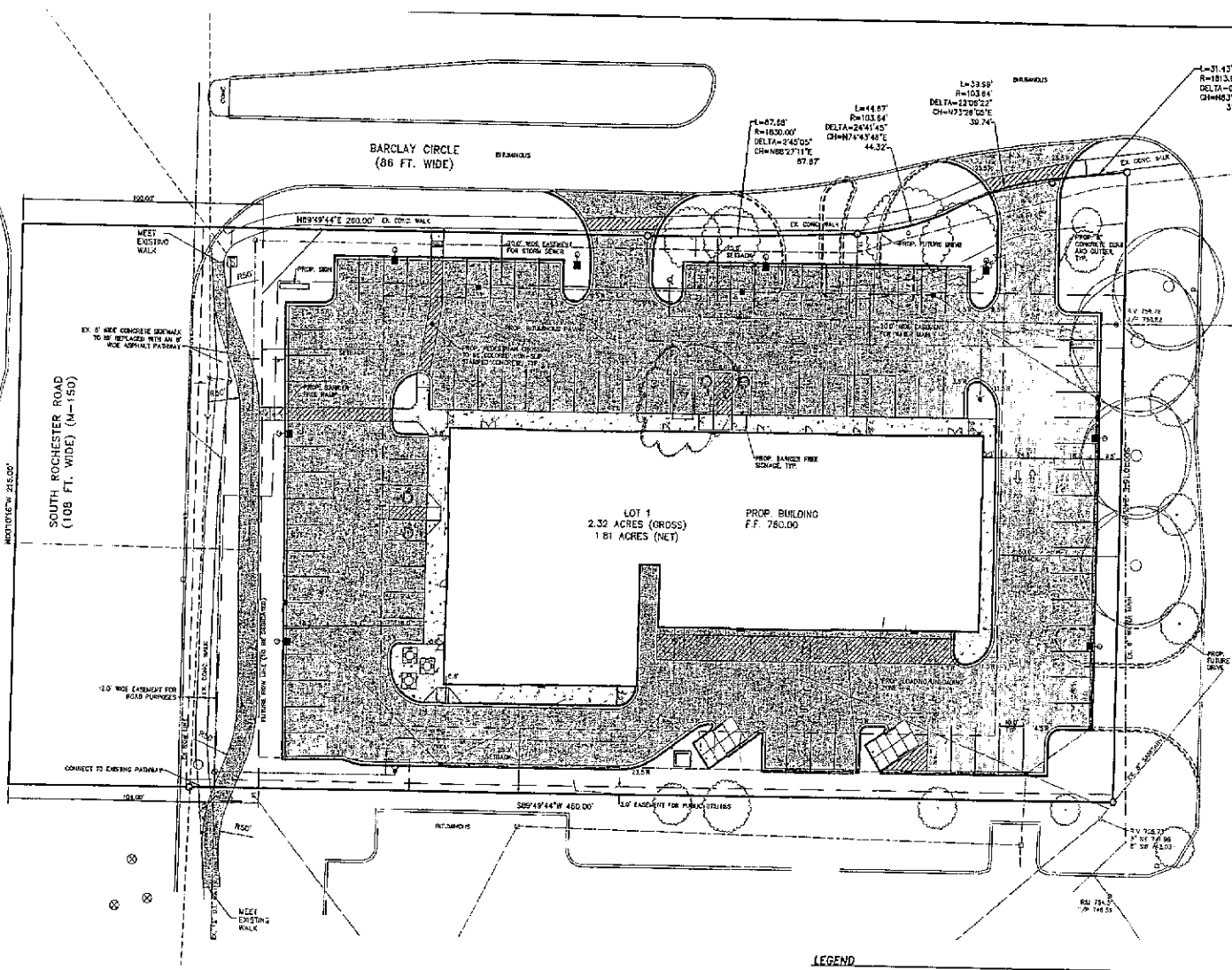
SITE PLAN

DO NOT SCALE DRAWING

Issue date: 24 SEPT. 03
 Date: SV
 checked: MD
 approved: MD

File number: 03197

Sheet: SPA-2
 03/27/03 PHASE I 05-02/03



OWNER/DEVELOPER:
 DIVERSIFIED PROPERTY GROUP, LLC
 8024 W. HANCOCK ROAD
 SUITE 108
 WEST BLOOMFIELD, MICHIGAN 48302
 PHONE (248) 530-1389
 FAX (248) 530-1828

SITE CIVIL:
 ALPINE ENGINEERING INC.
 10204 WEST HANCOCK SUITE 100
 NOLA, MISSISSIPPI 39277
 PHONE (248) 826-3708
 FAX (248) 928-3765

ARCHITECT:
 ROCKY ARCHITECTS
 32200 TELEGRAPH ROAD SUITE 200
 BIRMINGHAM, MICHIGAN 48226
 PHONE (484) 345-7700
 FAX (484) 540-2710

CITY OF ROCHESTER HILLS
 ENGINEERING DEPT.
**APPROVED
 CONSTRUCTION PLANS**
 BY *[Signature]* DATE *11/16/15*



LEGEND

○	EXIST. MANHOLE	⊙	EXIST. OF POWER
□	EXIST. GROUND BUSH	+	EXIST. UTILITY PREDEST.
⊖	EXIST. MILE	○	EXIST. SIGN
⊕	EXIST. END SECTION	○	EXIST. SIGN
⊖	EXIST. HYDRANT	○	FOUND IRON
⊕	EXIST. GATE VALVE IN WELL	○	PROP. MANHOLE
⊖	EXIST. WELL	⊖	PROP. CATCH BUSH
⊕	EXIST. GATE VALVE IN BOX	⊖	PROP. HYDRANT
⊖	EXIST. CLEAN-OUT	⊖	PROP. GATE VALVE IN WELL
⊖	EXIST. STORM SEWER	⊖	PROP. STORM SEWER
⊖	EXIST. SANITARY SEWER	⊖	PROP. SANITARY SEWER
⊖	EXIST. WATER MAIN	⊖	PROP. WATER MAIN
⊖	EXIST. GAS LINE		
⊖	EXIST. MANHOLE		
⊖	EXIST. FLAG POLE		
⊖	EXIST. UTILITY POLE		
⊖	EXIST. GUY WIRE		
⊖	EXIST. GAS METER		
⊖	EXIST. SIGNAGE		

SHEET INDEX

C-01	LAYOUT AND PAVING PLAN
C-02	EXISTING CONDITIONS AND DEMOLITION PLAN
C-03	GRADING PLAN
C-04	UTILITY PLAN
C-05	STORM SEWER PROFILES
C-06	STORM SEWER CALCULATIONS AND DRAINAGE PLAN
C-07	SOIL EROSION CONTROL PLAN
C-08	SOIL EROSION CONTROL DETAILS
C-09	OAKLAND COUNTY SOIL EROSION AND SEDIMENTATION CONTROL DETAILS
SS-01	CITY OF ROCHESTER HILLS SANITARY SEWER DETAILS
SS-02	CITY OF ROCHESTER HILLS SANITARY SEWER DETAILS
WM-01	CITY OF ROCHESTER HILLS WATER MAIN DETAILS
WM-02	CITY OF ROCHESTER HILLS WATER MAIN DETAILS
ST-01	CITY OF ROCHESTER HILLS STORM SEWER DETAILS

NOTICE:
 CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTICE:
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROPRIATE MANNER ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

LEGAL DESCRIPTION
 PARCELS NO. 15-26-251-000
 LOT 1 OF HAMPTON BUSINESS PARK NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED IN REGISTER OF PLATS, PAGE 30 OF OAKLAND COUNTY RECORDS.

BENCHMARK
 ARROW ON HYDRANT AT NORTHWEST CORNER ROCHESTER AND WABASH
 ELEVATION = 763.00 US DATUM

NOTES
 1. SIGNAGE WILL BE IN CONFORMANCE WITH CITY OF ROCHESTER HILLS REQUIREMENTS. A SEPARATE SIGN PERMIT MUST BE OBTAINED FROM THE BUILDING DEPARTMENT.

COMMERCIAL
 SITE PLANNING
 SITE CONSTRUCTION
 PERFORMANCE SURVEYS
 INDUSTRIAL & MULTI-FAMILY
 PARCEL SPLITS
 CONSTRUCTION LAYOUT

RESIDENTIAL
 SITE CONSTRUCTION
 MULTI-FAMILY
 CONSTRUCTION LAYOUT

ALPINE ENGINEERING INC.
 10204 WEST HANCOCK SUITE 100
 NOLA, MISSISSIPPI 39277
 PHONE (248) 826-3708
 FAX (248) 928-3765

5 WORKING DAYS BEFORE YOU DO CALL ME AT 1.800.462.1171 (TOLL FREE)

LAYOUT AND PAVING PLAN
 LOT 1 HAMPTON BUSINESS PARK NO. 1 - PHASE 1
 SECTION 26
 OAKLAND COUNTY, MICHIGAN

CLIENT: DIVERSIFIED PROPERTY GROUP, LLC
 REVISION:
 DESIGNED PER CITY 04-05-08
 REVISED PER CITY 05-25-08
 DATE: 02-04-09
 CHECKED BY: BUS
 DRAWN BY: SW
 PROJECT NO. 08-745.2
 SHEET NO. 26
 C-01