

Rochester Hills Municipal Offices  
1000 Rochester Hills Drive  
Rochester Hills, Michigan 48309

APPLICATION AND REQUEST FOR VACATION  
OF  
STREETS, ALLEYS, OR PUBLIC GROUNDS

Applicant

Name Curtis Properties Group L.L.C. Phone ( )-\_\_\_\_\_  
Address 2025 Rochester Road  
Rochester Hills, MI 48307

Date 12/08/03

I, Donald W. Myers *attorney for Curtis Properties Group LLC* hereby apply for and request the City to vacate, discontinue or  
(signature) abolish See Exhibit A (Attached)

\_\_\_\_\_  
\_\_\_\_\_  
(description of street, alley, public ground, or part thereof, to be vacated)

Sidwell number of Applicants property 15-\_\_\_\_-\_\_\_\_-\_\_\_\_

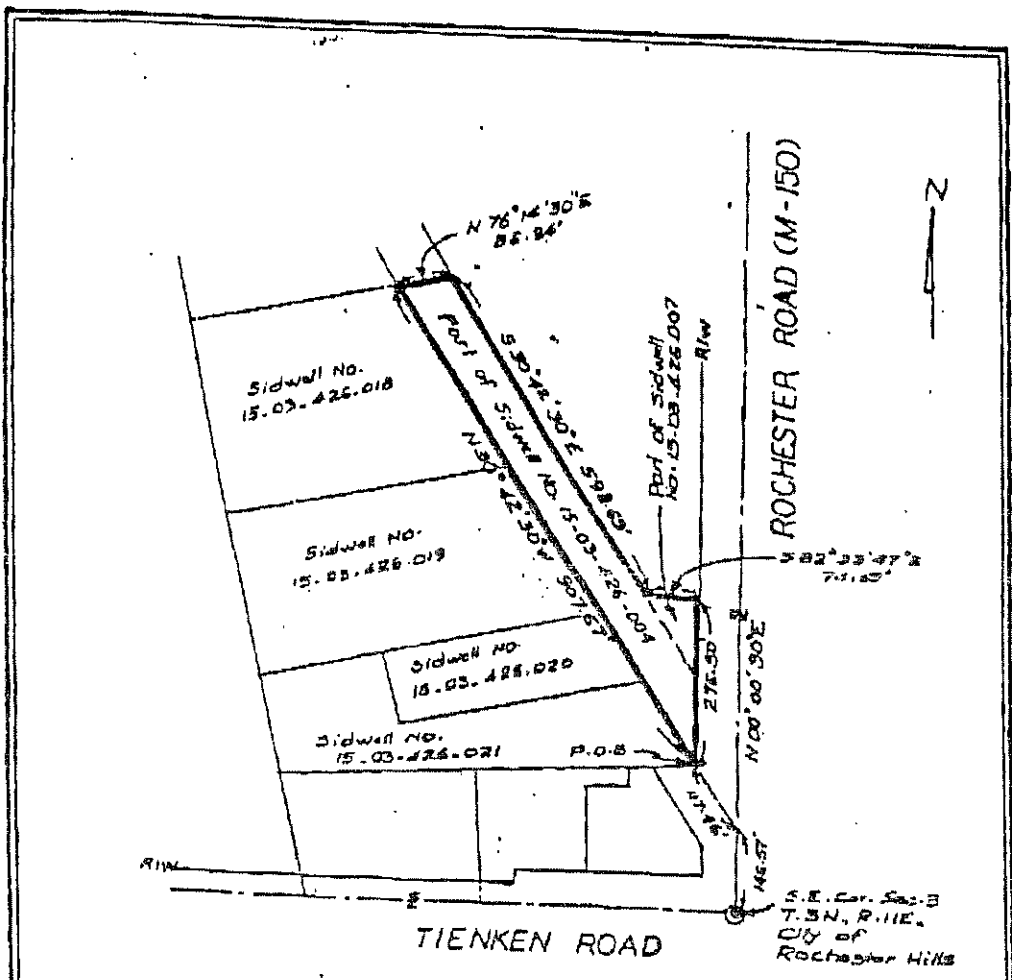
Property Address: See Exhibit A (Attached)

Sidwell number of abutting property 15-\_\_\_\_-\_\_\_\_-\_\_\_\_

Abutting property owner's name: See Exhibit A (Attached)  
address: \_\_\_\_\_

Explain the basis that you believe the City should consider the vacation of the street, alley, public ground, or part thereof;

The vacation of the street is necessary to complete the proposed PUD Agreement.



**LEGAL DESCRIPTION OF PROPERTY**

PART OF PROPERTY OWNED BY MICHIGAN STATE HIGHWAY DEPARTMENT, IN THE SOUTHEAST QUARTER OF SECTION 3, T37N, R11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 3; TH N 00°00'30" E 148.37 ALONG THE EAST LINE OF SECTION 3; TH N 30°42'30" W 117.46' TO THE POINT OF BEGINNING; TH CONTINUING N 30°42'30" W 907.87'; TH N 76°12'30" E 86.26'; TH S 30°42'30" E 598.69'; TH S 00°00'30" W 276.30' TO THE POINT OF BEGINNING, CONTAINING 1.6413 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS, IF ANY.

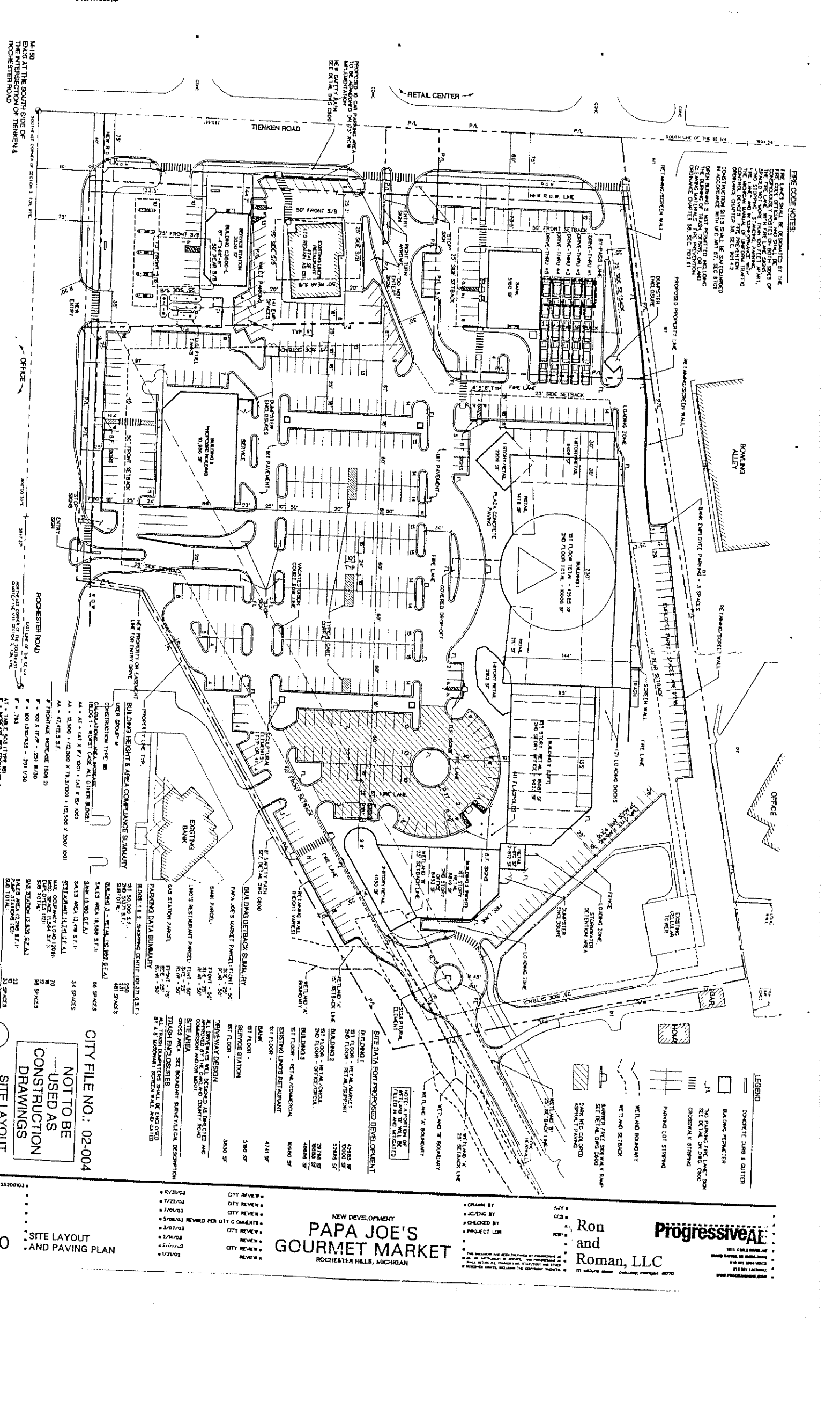
**PEA of Michigan, Inc.**  
 Consulting Engineers & Land Surveyors  
 28001 Telegraph Road  
 Southfield, Michigan 48034 (248) 352-1030

DR. S. Y.	CK	SCALE 1" = 200'	JOB. NO. 00-738 August 28, 2000
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CLIENT: PAPA JOE'S  
 GOURMET MARKET PLACE

**FIRE CODE NOTES:**

THE LINES SHALL BE SEPARATED BY THE FIRE CODE OFFICIAL AND SHALL BE THE PROPERTY OF THE CITY OF ROCHESTER HILLS. THE FIRE CODE OFFICIAL SHALL BE THE AUTHORITY FOR THE FIRE CODE OFFICIAL TO ISSUE THE FIRE CODE PERMITS AND TO ENFORCE THE FIRE CODE. THE FIRE CODE OFFICIAL SHALL BE THE AUTHORITY FOR THE FIRE CODE OFFICIAL TO ISSUE THE FIRE CODE PERMITS AND TO ENFORCE THE FIRE CODE. THE FIRE CODE OFFICIAL SHALL BE THE AUTHORITY FOR THE FIRE CODE OFFICIAL TO ISSUE THE FIRE CODE PERMITS AND TO ENFORCE THE FIRE CODE.



**LEGEND**

- CONCRETE CURB & GUTTER
- PAVING FINISHES
- NO PARKING FIRE LANE SIGN SET DETAIL ON DMC CHOO
- CROSSWALK STRIPING
- PARKING LOT STRIPING
- WETLAND BOUNDARY
- WETLAND SETBACK
- BARBER FIRE DEPARTMENT SIGN SET DETAIL ON DMC CHOO
- ASPHALT NOT COLORED
- ASPHALT FINISH
- WETLAND X BOUNDARY
- WETLAND Y BOUNDARY

**NOT A PORTION OF THIS SITE PLAN SHALL BE USED AS CONSTRUCTION DRAWINGS**

**CITY FILE NO.: 02-004**

**SITE DATA FOR PROPOSED DEVELOPMENT**

**BUILDING 1**

- ST FLOOR - RETAIL/RESTAURANT 4200 SF
- 2ND FLOOR - RETAIL/RESTAURANT 5500 SF

**BUILDING 2**

- ST FLOOR - RETAIL/RESTAURANT 2010 SF
- 2ND FLOOR - OFFICE/STORAGE 4800 SF

**BUILDING 3**

- ST FLOOR - RETAIL/COMMERCIAL 1000 SF

**EXISTING LOTS RETAINMENT**

- ST FLOOR - 4110 SF
- ST FLOOR - 380 SF
- ST FLOOR - 380 SF

**SERVICE STATION**

- ST FLOOR - 380 SF

**DRIVEWAY DESIGN**

ALL DRIVEWAYS WILL BE DESIGNED TO ACCOMMODATE THE LARGEST VEHICLE AND SHALL BE CONCRETE WITH CURBS AND DRAINAGE.

**SITE AREA**

CROSS AREA SET MOMENT SURVEY/TECHNICAL DESCRIPTION

ALL TRASH DUMPSTERS SHALL BE ENCLOSED BY A 6' HIGH SODEN WALL AND GATED.

NEW DEVELOPMENT  
**PAPA JOE'S GOURMET MARKET**  
 ROCHESTER HILLS, MICHIGAN

DRAWN BY: JACOB BY  
 CHECKED BY: PROJECT LDR

**Ron and Roman, LLC**

**ProgressiveAEC**

1011 1/2 MILLER ROAD  
 ROCHESTER HILLS, MI 48066  
 PHONE: 248-850-1100  
 FAX: 248-850-1101  
 WWW.PROGRESSIVEAEC.COM

10/10/03  
 7/22/03  
 7/20/03  
 5/20/03 REVIEW PER CITY COMMENTS  
 3/27/03  
 3/26/03  
 2/20/03

CITY REVIEW  
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**NOT TO BE USED AS CONSTRUCTION DRAWINGS**

**SITE LAYOUT AND PAVING PLAN**