

DATE: October 28, 2005

TO: John Szerlag, City Manager

FROM: Brian P. Murphy, Assistant City Manager/Services  
Mark Miller, Planning Director  
Mark Stimac, Director of Building and Zoning

SUBJECT: Agenda Item - Request for Temporary Trailer  
Chuck E Cheese  
740 John R

We have received a request from Todd Horchner, Director of Training for CEC Entertainment, to temporarily place an office trailer for use as a hiring office at 740 John R. This is the site where a portion of the existing commercial building is being renovated for a new Chuck E Cheese restaurant. The trailer currently exists on the site and is being used for an office for the superintendent during the construction. The addition of the hiring use in the trailer, open to the public, requires additional approval by City Council. Mr. Horchner's letter indicates that they need to use the trailer from November 30<sup>th</sup> through December 21<sup>st</sup> of 2005.

Chapter 47 of the City Code allows Council to approve the placement of temporary office trailers on commercial sites for a period up to twelve months.

We have reviewed their request and find the proposed locations on the site to be acceptable. A copy of the site plan showing the location of the trailers is enclosed for your reference. Approval of the request for the temporary trailers is recommended.

#### Attachments

Prepared by: Mark Stimac, Director of Building and Zoning

Mark Stimac  
c/o City of Troy  
Director of Bldg & Zoning  
500 W. Big Beaver Rd.  
Troy, MI 48084

October 20, 2005

Dear Mark,

Chuck E Cheese is planning on opening a new unit in your city the first of the year. In order to prepare we will begin hiring on November 30<sup>th</sup>. The hiring process only takes a few weeks and we would like to utilize the location sight. A trailer is placed on the construction sight during the building process. The construction supervisor uses half the space as his office. We would like to use the other half for hiring. A large banner is used to hang on the trailer which gives the dates and time we will begin hiring. This is a much more effective way of getting perspective applicants then using a mall space or hotel area. We would be using the trailer from November 30<sup>th</sup> until December 21<sup>st</sup> at which time we would move into the building.

If you have any further questions, please don't hesitate in calling me direct. We look forward to doing business in your city.

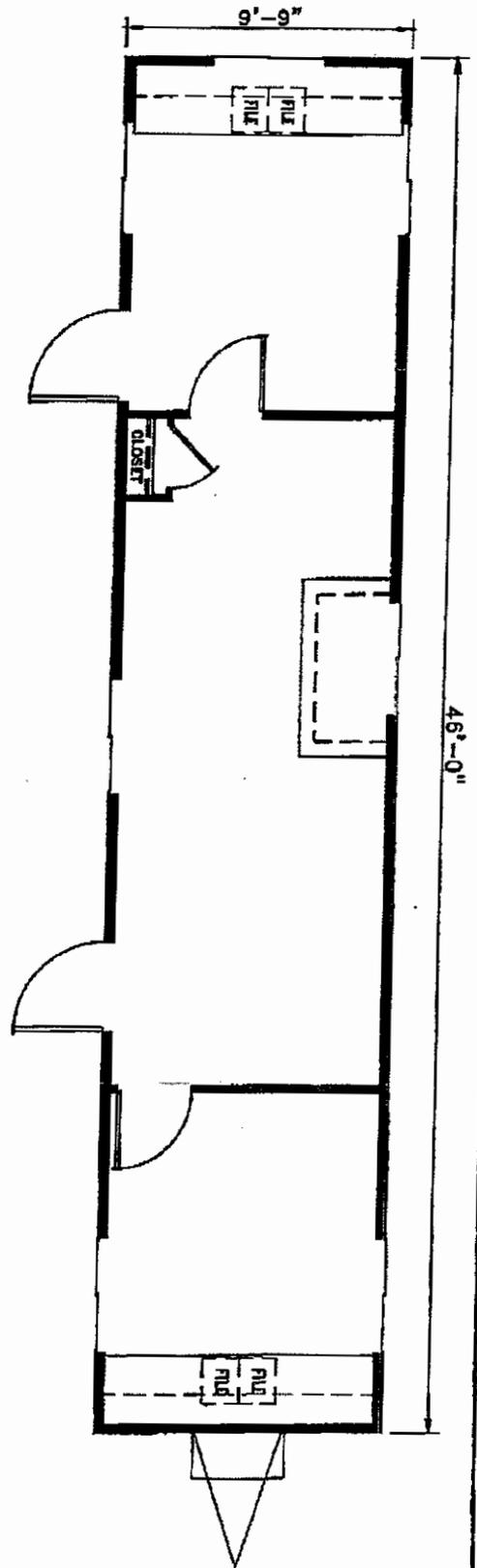
Sincerely,



Todd Horchner  
Director of Training  
CEC Entertainment  
972-258-5402

Cc: Shelly Fly, Christie Schachter, Jeff Wehead

**Todd Horchner**  
Director of Training  
(972) 258-5402 or Cell (817) 715-1416



**Specifications**

- **Size(s)**
- 50' Long (including hitch)
- 46' Box size
- 10' Wide
- 8' Ceiling height
- **Interior Finish**
- Panelled walls
- Vinyl tile floors
- Gypsium ceiling
- Private office(s)
- Wide open shells available
- **Furniture**
- Two built-in desks with file cabinets
- One built-in plan table
- Overhead shelf
- **Electric**
- Fluorescent ceiling lights
- Breaker panel
- **Windows/Doors**
- Horizontal slider windows
- Two vision panel doors with standard locks
- **Heating and Cooling**
- Central HVAC or thru-wall AC
- **Exterior Finish/Frame**
- Aluminum siding
- 1-Beam frame
- Standard drip rail gutters

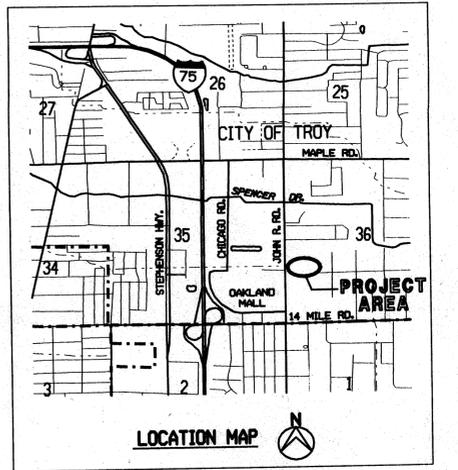
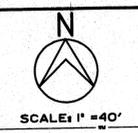
Additional floor plans available. Floor plans and specifications may vary from those shown, and are subject to in-stock availability.

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**DESCRIPTION OF PARCEL #1 (ORIGINAL PARCEL)**  
 A part of the W1/2 of the SW1/4, Section 36, T2N, R1E, City of Troy, Oakland County, Michigan and described as Commencing at the W1/4 corner of Section 36, thence N87°12'46"E 80.00 feet along the E-W1/4 line and for a POINT OF BEGINNING, thence continuing N87°12'46"E 926.64 feet along the E-W1/4 line, thence S05°59'24"E 228.28 feet to the north right-of-way of Elliott Avenue, thence along Elliott Avenue the following seven (7) courses: 142.62 feet along the arc of a 90.00 foot radius curve to the left, a central angle of 90°47'50" and a chord bearing N47°23'17"W 128.16 feet, thence S87°12'46"W 166.16 feet, thence S21°42'55"W 214.20 feet along the arc of a 630.00 foot radius curve to the left, a central angle of 19°28'51" and a chord bearing S77°28'21"W 213.17 feet, thence S67°43'55"W 132.83 feet, thence S16°44'55"W 281.3 feet along the arc of a 570.00 foot radius curve to the right, a central angle of 08°12'23" and a chord bearing S71°50'05"W 81.57 feet, thence S87°12'46"W 235.99 feet, thence N47°28'09"W 28.13 feet to the east right-of-way of John R. Road, thence N02°09'04"W 219.01 feet along the east right-of-way of John R. Road and to the POINT OF BEGINNING, containing 171,610 square feet or 3.9396 acres, more or less.

**LEGEND**

**SITE AREA** ..... 3.14 ACRES (136,778 SFT)

**CHUCKY CHEESE AREA** ..... 11,918 SFT

**RETAIL AREA (VACANT)** ..... 6,637 SFT

**TOTAL BUILDING AREA** ..... 18,555 SFT

**PARKING PROVIDED**

Total Parking Spaces Provided ..... 175 SPACES

Vacant Retail Requires ..... 33 SPACES

Total Spaces Provided ..... 142 SPACES

**ZONING**

City of Troy Zoning (EXIST.) ..... B-3 GENERAL BUSINESS

**NOTE:**

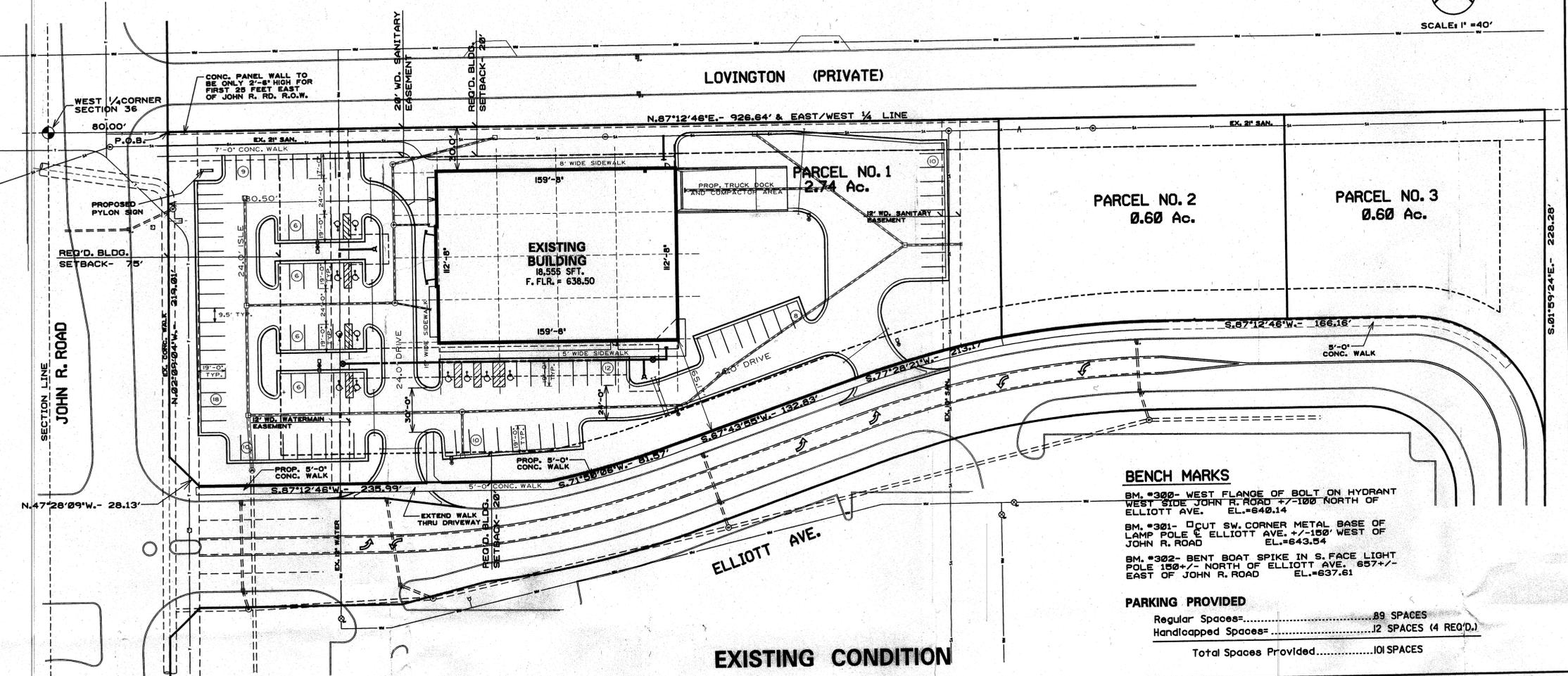
ALL SURFACE RUN OFF WILL BE DIRECTED TO EXISTING DETENTION POND LOCATED AT THE SOUTH OF ELLIOTT DRIVE. THE OAKLAND SQUARE DETENTION PROVIDED ADEQUATE CAPACITY FOR FULL BUILD OUT OF THE ENTIRE 3.93 ACRES PARCEL NORTH OF ELLIOTT DRIVE.

APPLICANT WILL CONTACT MIKE FIFE (517-241-8993), MDEQ REGARDING NPDES PERMIT BY RULE PROGRAM

APPLICANT WILL APPLY FOR SOIL EROSION PERMIT FROM THE CITY OF TROY ENGINEERING DEPARTMENT.

**SHEET INDEX**

- PROPOSED SITE PLAN
- TOPOGRAPHIC PLAN
- PROPOSED REMOVAL PLAN
- PROPOSED GRADING PLAN
- PROPOSED UTILITY PLAN
- PROPOSED EROSION PLAN
- PROPOSED LANDSCAPING PLAN
- MISCELLANEOUS DETAIL
- PROPOSED LIGHTING PLAN
- ELECTRICAL DETAILS



**BENCH MARKS**

BM. #300- WEST FLANGE OF BOLT ON HYDRANT WEST SIDE JOHN R. ROAD +/- 100' NORTH OF ELLIOTT AVE. EL.=640.14

BM. #301- CUT SW. CORNER METAL BASE OF LAMP POLE @ ELLIOTT AVE. +/- 150' WEST OF JOHN R. ROAD EL.=643.54

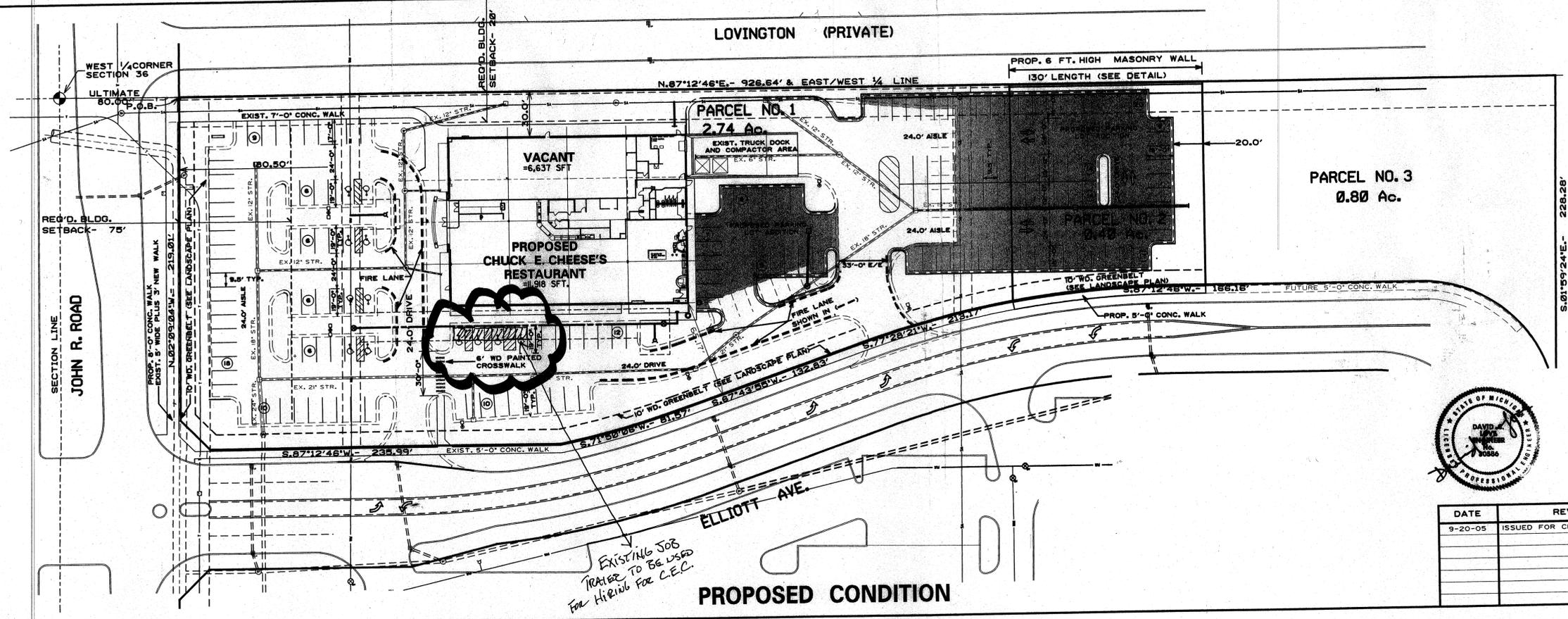
BM. #302- BENT BOAT SPIKE IN S. FACE LIGHT POLE 150' +/- NORTH OF ELLIOTT AVE. 657' +/- EAST OF JOHN R. ROAD EL.=637.61

**PARKING PROVIDED**

Regular Spaces ..... 89 SPACES

Handicapped Spaces ..... 12 SPACES (4 REQ'D.)

Total Spaces Provided ..... 101 SPACES



EXISTING JOB TRAILER TO BE USED FOR HIRING FOR C.E.C.

DATE	REVISIONS
9-20-05	ISSUED FOR CITY REVIEW

**CHUCK E. CHEESE'S RESTAURANT**  
 SITE PLAN  
 OAKLAND SQUARE

RECEIVED  
 OCT 26 2005  
 BUILDING DEPT.