

September 3, 2004

Keith Depp, Staff Engineer  
Department of Public Service  
Engineering Services  
City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309-3033

RE: Great Oaks Country Club  
Sargeant Creek Stream Restoration  
City File No. **95-031.3**, Section 10  
Land Improvement Permit Application

Dear Mr. Depp:

The purpose of this letter is to transmit the plan revisions and information requested in your August 3, 2004 letter to Mr. Shawn Middleton (attached) and ASTI's letter of July 2, 2004 to Mr. Paul Davis (attached) regarding the proposed project. To expedite the permitting process we are resubmitting an updated packet containing all of the information that was previously submitted on July 9, 2004. We will respond to the specific items outlined in your August 3, 2004 letter in the order they were presented.

Wetland Use Permit:

1. *The Wetland Permit fees have been paid.* **Response**-No response required.
2. *Section 126-564-Application review procedure ( c ) (2) states: "The notice shall be sent at least ten days before the reviewing authority makes its decision and shall indicate where and when the application may be examined." I have finalized the notice and are awaiting final approved plans before we send out the notices.* **Response**-The final plans with necessary revisions are enclosed.
3. *All the comments made by Steve Niswander of Applied Science and Technology (ASTI) in his July 2, 2004 letter should be addressed. The letter from ASTI contained a RECOMMENDATIONS as the last paragraph which stated " We recommend that the City withhold action on the above referenced Wetland Use Permit application until such time as the items contained in 2, 4a and c and 5 a have been addressed on Revised Plans submitted for further review.*
  - **Response to paragraph 2 of the ASTI letter-** The 25-foot Natural Feature Setback is shown on the attached plans.
  - **Response to paragraph 4 a.** A copy of the MDEQ permit will be submitted to the City upon issuance by the MDEQ.
  - **Response to paragraph 4 c.** We discussed the project with the City's Landscape Architect. The Landscape Architect has determined that that a tree survey and/or tree

*Principals:* Dale K. Deibel, P.E., James J. Cook, Ronald B. Hansen, P.E., Mark A. Latsch, P.E., Shawn P. Middleton, P.E.,  
Larry J. Protasiewicz, P.E., Donald R. Scherzer, Jeffrey E. Wood, P.S.,

*Senior Associates:* Robert R. Eggers, AICP, Charles W. McDonald, Patrick A. Tagget, CPA, Darryll L. Sundberg, P.E., Wayne A. Zolnierck, P.E.,

*Associates:* Marshall A. Bilodeau, Peter N. Chapman, P.E., Kim J. Donaghy, CET, Darrick W. Huff, P.E., Jean M. Inman, P.E., Tim A. Inman, P.E., Richard D. Kathrens, P.E.,  
Roger P. Mahoney, P.S., John E. Olson, P.E.

removal plan is not required and has provided Mr. Niswander and letter stating this. Three willow trees will be removed as a result of the projects stream restoration efforts. A full landscape plan has been prepared by the Great Oaks County Club which details the replacement of these three trees along with the planting of additional trees. If needed, a copy of this landscape plan is available from David Grake at the Great Oaks Country Club.

- **Response to paragraph 5 a.** The plans have been revised to reflect the vegetative buffer required by the city. The buffer zones will consist of a 10' wide buffer strip along the top of bank on both sides of the creek as indicated on the plans. In order to maintain course play mowing of vegetation will occur in these areas but the mowing height will be increased to 4". A second buffer zone has been added to the plans along the east side of the creek at the 17<sup>th</sup> hole fairway as shown on the plans. This natural area will not be mowed and will be allowed to revegetate naturally. To supplement this natural area, the owners will be planting four chestnut trees (minimum 4" caliper) to provide shade and habitat.

#### Floodplain Use Permit

1. *The floodplain Use Permit fees were paid but were deficient by \$150. The permit fee of \$75 and administrative fee of \$75 were overlooked.* **Response-** The Owner, Great Oaks County Club, will be coordinating submission of these fees.
2. *Please find attached Section 114-157-Application (a) and (b) of the Rochester Hills ordinance. Part (a) items 1 through 9 should be completed and acceptable to DPS prior to final issuance of the flood plain use permit. The HEC-RAS hydraulic study fulfills the requirements of item 9 which our outsource consultant, Orchard, Hiltz and McCliment, is currently reviewing for technical compliance.* **Response:** According to Sec. 114-157 of the Rochester Hills Code in reference to Floodplain/Floodway use, the following items have been addressed:
  1. A site plan showing existing structures, topographical features, and all proposed changes was submitted to the City of Rochester Hills along with the with the Land Improvement Permit on 7/14/04. Revised plans will be submitted with this letter.
  2. The elevation in relation to the NGVD of 1929 of the lowest floor elevation has been shown for the Great Oaks Country Club maintenance building, which is the only structure within the project limits that falls within the floodplain. A new plan sheet 3 of 18 will be submitted along with this letter.
  3. Floodproofing is not a part of his project.
  4. Floodproofing is not a part of his project.
  5. The stream improvements of this project occur within the floodway. A hydraulic analysis has been conducted and sealed by a professional engineer indicating that no

harmful increase in flood elevations will occur due to this project. This hydraulic analysis was included in the Land Improvement Permit as submitted on 7/14/04.

6. This project includes enlarging two existing golf course ponds, installation of riprap stream bank protection, and improvements to existing inline water level control structures. Sargent Creek will not be relocated as a part of this project
7. An MDEQ floodplain permit has been applied for as a part of this project. As discussed in our meeting on 7/14/04, the City of Rochester Hills plans to review this project prior to receipt of the MDEQ permit so as to expedite the approval process.
8. Base flood elevation data has been provided on the plans and within the hydraulic analysis as previously submitted.
9. No other additional information has been requested by the City of Rochester Hills.

A hydraulic analysis has been conducted to determine the impacts and benefits of this project. This analysis was carried out using HEC-RAS v. 3.1. A copy of this analysis and the HEC-RAS model was supplied to the City of Rochester Hills along with the Land Improvement Permit Application on 7/14/04.

Miscellaneous:

1. *The Land Improvement Application was submitted to the City on July 14, 2004. The estimated fee of \$3,000 is accurate. This should be paid to the City of Rochester Hills. **Response-** The Owner, Great Oaks County Club, will be coordinating submission of this fee.*
2. *I have completed the "Escrow deposit requirements for construction engineering consultations and inspections for utilities and pathway construction" and the total deposit required is \$8,050. This should be paid to the City of Rochester Hills. Please find attached a copy of the estimate. **Response-** The Owner, Great Oaks County Club, will be coordinating submission of this escrow deposit requirement.*
3. *A performance guarantee is required for the project. The submitted blank performance bond between the owner and contractor will not be acceptable. An estimated amount of \$101,175.00 was set for the performance bond through the City. This amount includes all storm structures involved with this project. The amount does not include stream bank stabilization items. Please contact Terry Donnelly at 248.656.4640 with questions regarding how the performance bond may be completed through the City. **Response-** The Owner, Great Oaks County Club, will be coordinating submission of this performance guarantee.*
4. *Attached please find an updated pre-construction checklist. All of the items on this checklist must be completed prior to scheduling a pre-construction meeting. **Response -** Below are our comments for each of the Checklist Items.*

1. *Site Plan Approval by the Planning Staff – Marked N/A*

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2. *Wetland Permit – City Engineer* – Permit submitted 6/29/04; items from your 8/3/04 letter and the 7/2/04 letter from ASTI have previously been addressed in this letter.
3. *Flood Plain Use Permit – City Engineer and City Council* - Permit submitted 6/29/04; items from your 8/3/04 letter have previously been addressed in this letter.
4. *MDEQ Floodplain/Hydrological Approval/Wetlands Permit* - Permit submitted 4/04; As of today we have not yet received a permit from the MDEQ. Steve Niswander of Applied Science and Technology (ASTI) and MDEQ field agent will be conducting a field check of the site together.
5. *Oakland County Drain Commission – Soil Erosion Permit* - Permit obtained (Permit No. ROC/2004-0896/15/AC). A copy was included in your 7/9/04 submittal packet.
6. *MDEQ NPDES Permit* – Notice of Coverage Submitted 7/7/04; for construction sites from 1-5 acres, such as ours, the NPDES permit is based on Permit-By-Rule. Once the Notice of Coverage has been submitted, a permit is in place for the project.
7. *Construction Plan approval by Engineering Service* – Construction plans were previously submitted along with the 7/9/04 permit submittal. Based on the comments in your 8/3/04 letter, revised plans will be included with this submittal.
8. *Tree protection fencing inspection approval by City Staff* – The project owner, the Great Oaks County Club, will be installing this fencing per the City's requirements. Inspection can be made upon there installation of the fencing.
9. *Soil Erosion Inspection by City Staff* – The soil erosion BMPs will be installed by the project contractor upon mobilization to the site. Based on your conversation with Shawn Middleton of Spicer Group on 8/18/04 we will be able to contact you at that time for inspection.
10. *Land Improvement Permit* - Permit submitted 7/9/04.
11. *Phone Numbers – day and night contact/attendance sheet* – Previously provided in our 7/9/04 submittal.
12. *Executed on-site easements/maintenance agreements.* – Marked N/A
13. *Copy of the Engineers Unit Price Estimate or Signed Unit Price Contract for the total cost of Underground utilities, pathways, and roadway construction.* – Previously provided in the 7/9/04 submittal.
14. *Performance guarantee \$101,175.00* – This performance guarantee, as previously discussed, will be provided by the owner.

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15. *Deposit of Engineering inspection fees in escrow account \$8,050.00* – This deposit, as previously discussed, will be provided by the owner.
16. *Oakland County Drain Commission – Storm Sewer Approval Permit* – Per your discussion with Shawn Middleton of Spicer Group on 8/18/04, this permit is not applicable to our project.

Construction Plan Review Committee Comments:

1. *The location map, located on the cover sheet is inaccurate. The map should show the project located in sections 9 and 10, not 8 and 9 and show the City of Rochester Hills.* **Response** – A revised set of project plans has been included with this submittal. The cover sheet correctly labels the project in Rochester Hills.
2. *The plans should be stamped and sealed by a Professional Engineer. It is acceptable to stamp every sheet and only sign the cover sheet.* **Response** - All of the revised plans have been sealed and stamped as directed.
3. *The City file number (95-031.3) should be located in the lower right hand corner of each sheet.* **Response**-The file number has been added to each sheet.
4. *Sheet 2 of 15 under "general notes" should be corrected to state; "No work shall be performed before 7:00AM or after 8:00PM Monday through Saturday. Saturday, no heavy mobile equipment (dozers, excavators, earthmovers, etc.) is to be operated before 9:00AM. No work shall be performed on Sundays, Holidays or all other hours without written permission from the Mayor's office".* **Response** -This change has been made to sheet 2 of the plans.
5. *All end sections should have footings. Include a footing detail.* **Response** – All end sections on this project will have footings. A footing detail has been added to sheet 11 of the plans.
6. *Station numbers in the plan are unclear.* **Response** - The aerial imagery and hatching has been turned off behind the station numbers to make them more visible.
7. *Two benchmarks are required per sheet.* **Response** – Benchmarks for construction of the project have been given on plan sheet 2. Additional benchmarks will be provided during construction staking. These benchmarks will be added to the plans as as-built information. Based on your conversation with Shawn Middleton on 8/18/03 this approach should be acceptable to the City.
8. *Provide elevations of all bridges.* **Response**-All of the bridges within the project limits have been shown on the plans in both the plan and profile view. Bridge elevations have been shown in the profile view.
9. *The revised plans should reflect the vegetative buffer that was required per our last meeting and ASTI's comments.* **Response** - The plans have been revised to reflect the vegetative buffer required by the city. The buffer zones will consist of a 10' wide buffer strip along the top of bank on both sides of the creek as indicated on the plans. In order to maintain course play mowing of

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10. *A Road Commission of Oakland County permit is required for each construction access onto Livernois Road.* **Response** – A letter from the Oakland County Road Commission was included our 7/9/04 permit submittal. This letter indicated that there was no work under their jurisdiction and they did not mention the need for access permits. However we are requiring the contractors to obtain permits for construction access off Livernois.

11. *Page 8 of 15 should have the rims and inverts added to the call out for structures and pipe proposed just north of hole number 8.* **Response**-The rim and invert elevations were added to the plans.

We trust that with this letter, the attached plans, and the fee payments from Great Oaks County Club, we will have addressed all of the items from your letter of August 3, 2004. Should you require any additional information please contact myself or Matthew Bugbee at (989) 224-2355, or Hal Harrington, of Wetland and Coastal Resources, Inc. at (517) 327-0970.

Sincerely,

Spicer Group, Inc.

Shawn P. Middleton, P.E.  
Project Manager

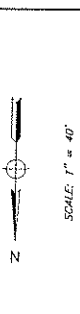
Enclosures

Cc: SGI File: 108060.04  
David Grake, Great Oaks Country Club  
Tom Bennett/Hal Harrington/Mike Nurse, Wetland and Coastal Resources, Inc.



**QUANTITIES THIS SHEET**

ITEM	UNIT	QTY
WATER LEVEL CONTROL STRUCTURE @	EA	1
16" C 28-33 R.C.P. STORM SEWER	LN FT	140
18" C 28-33 R.C.P. STORM SEWER	LN FT	52
CROSS WALK	EA	1
CONCRETE SPASH PAD	EA	1
8" TIED TILE DRAIN	EA	1
12" TIED TILE DRAIN	EA	1
DEMARCATION SIGN	EA	1



- LEGEND**
- PROPOSED DET AREAS
  - PROPOSED TIE AREAS
  - PROPOSED CONCRETE
  - EXISTING 100-YEAR FLOOD ANTEPE (SPRT. 2, 1991 153)
  - UNIMPAVED ROAD LOCATION
  - 100-YEAR FLOOD PROTECTION
  - 30" TIE LINE
  - 18" TIE LINE
  - PROPOSED 18" R.C.P. STORM SEWER
  - PROPOSED 12" R.C.P. STORM SEWER

**PROJ. DATA**

PROJECT NO.	108060.04
SHEET NO.	4 OF 18
DATE	08/30/2004
SCALE	1" = 40'
PROJECT	GREAT OAKS COUNTRY CLUB
LOCATION	DAKOTA COUNTY, MINNESOTA

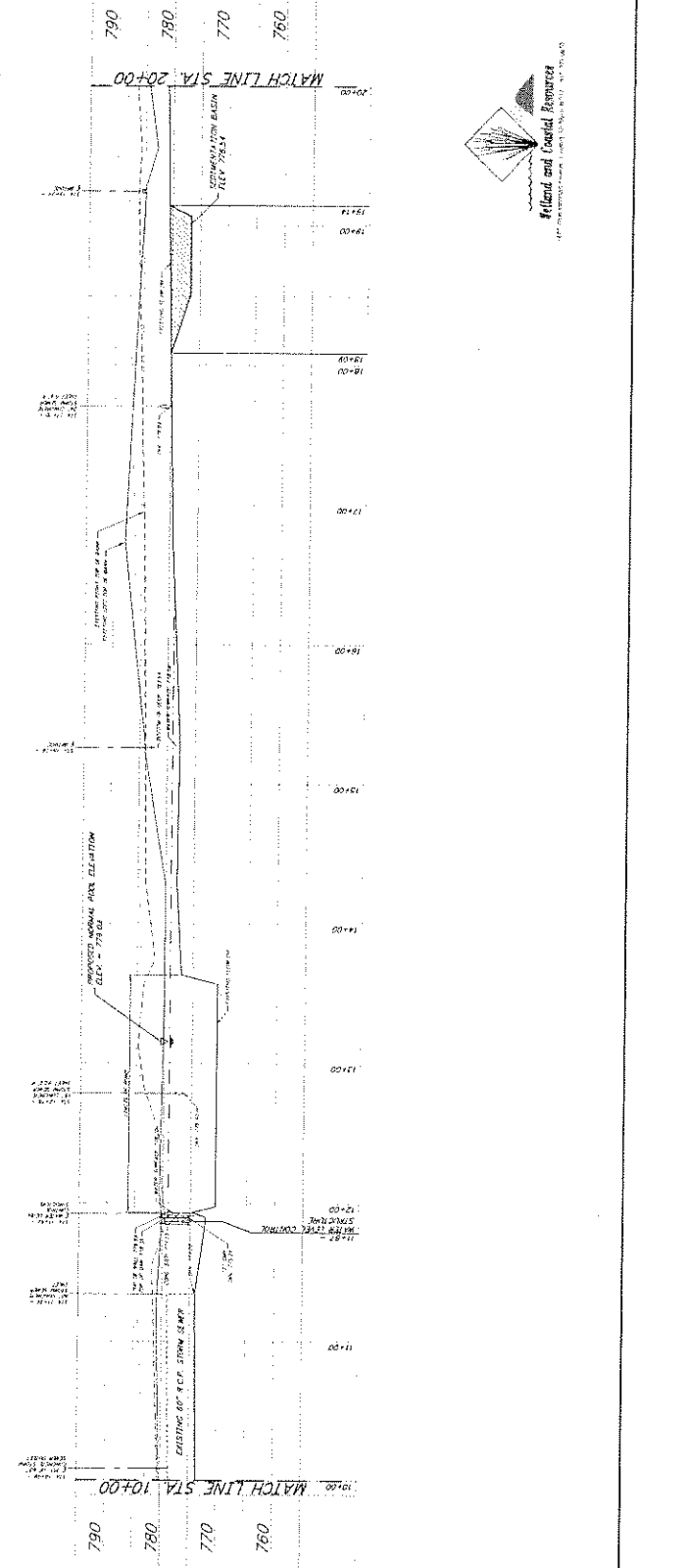
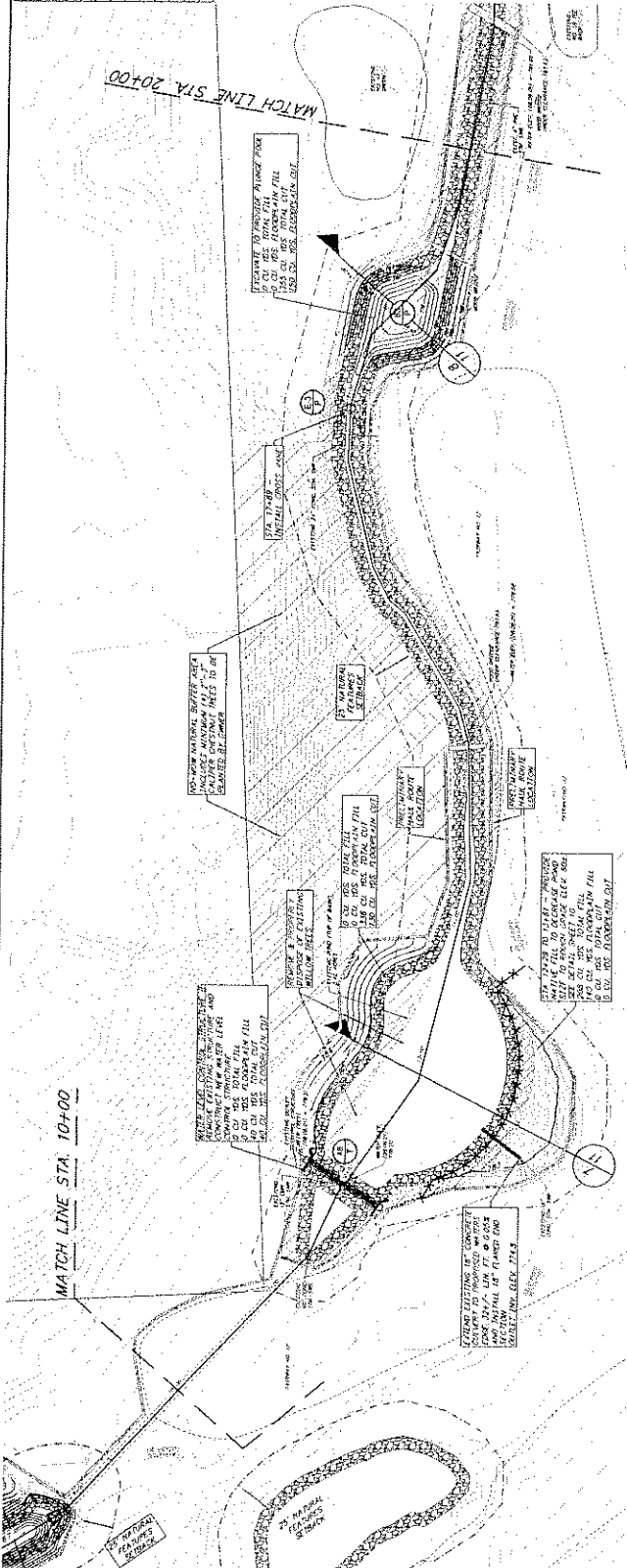
**PLAN AND PROFILE**  
STA. 10+00 TO STA. 20+00

**FIELD AND CADD PERSONNEL**

PROJECT MANAGER: [Name]

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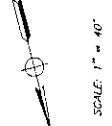
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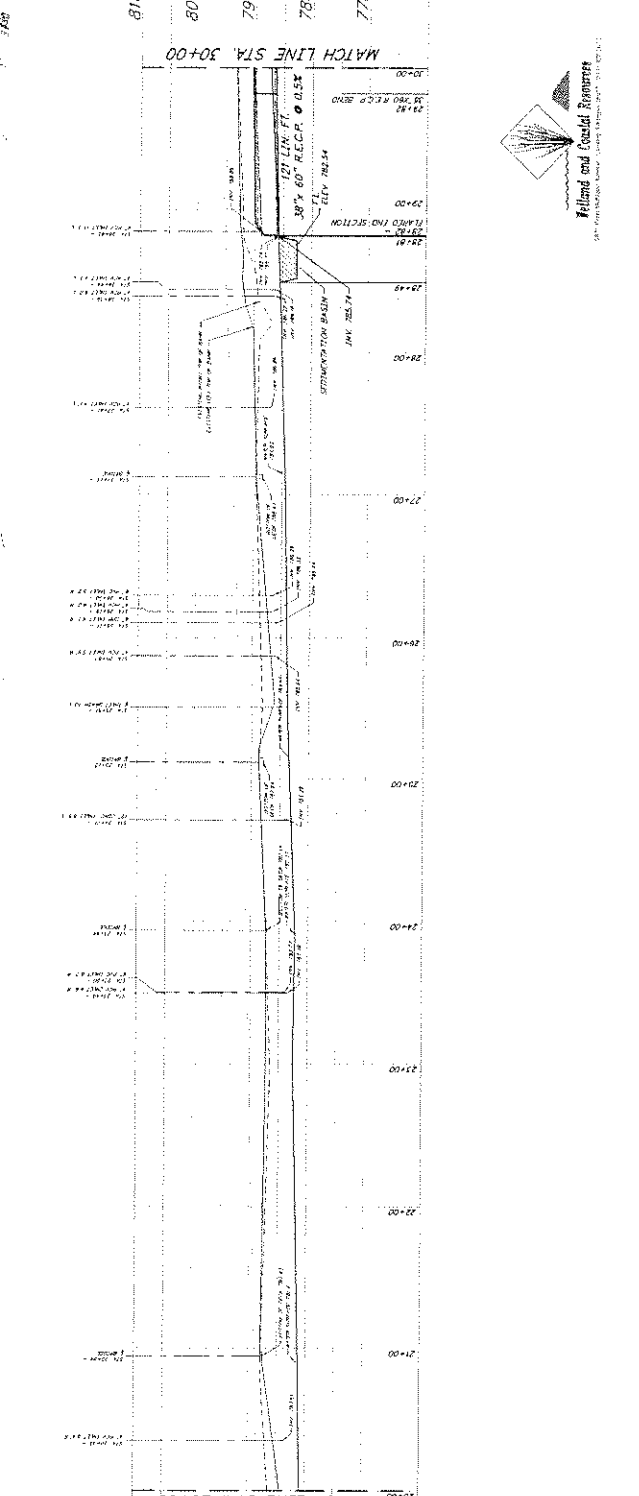
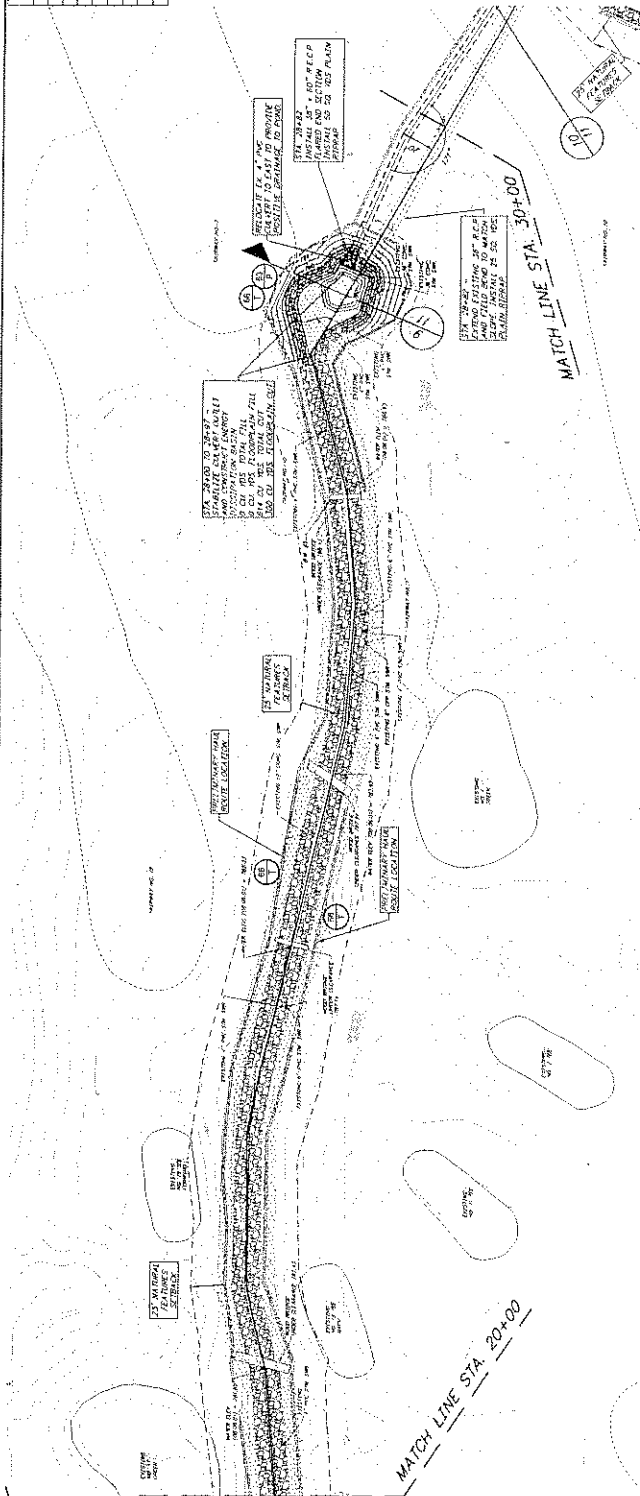


QUANTITIES THIS SHEET

ITEM	UNIT	QTY
1. 38" X 60" C.S.P. RECP. STORM DRAIN	LN. FT.	182.0
2. 12" X 12" RECP. MANHOLE	EACH	1
3. 12" X 12" RECP. RAMPED END SECTION	EACH	1
4. 12" X 12" RECP. RAMPED END SECTION	EACH	1
5. 12" X 12" RECP. RAMPED END SECTION	EACH	1
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- LEGEND
- APPROVED OUT AREAS
  - PROPOSED TTI AREAS
  - PROPOSED CHANGES
  - EXISTING 100-YEAR FLOOD PROFILE (ASPI 2, 1994 FFD)
  - TOP OF SOUP & RAINWATER LOCATION
  - SHOWER PAN INDICATION
  - 12" FENCE
  - ASPHALT DRIVE
  - DRIVE AREA WITH 4" FILL GRADES



Feldman and Associates  
 501 North Main Street, Suite 200, Grand Rapids, MI 49503  
 Phone: 616-455-1111  
 Fax: 616-455-1112  
 Website: www.feldmanandassociates.com

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	04/12/05	JDR	JDR
2	REVISED	04/13/05	JDR	JDR
3	REVISED	04/14/05	JDR	JDR
4	REVISED	04/15/05	JDR	JDR
5	REVISED	04/16/05	JDR	JDR
6	REVISED	04/17/05	JDR	JDR
7	REVISED	04/18/05	JDR	JDR
8	REVISED	04/19/05	JDR	JDR
9	REVISED	04/20/05	JDR	JDR
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46	REVISED	05/27/05	JDR	JDR
47	REVISED	05/28/05	JDR	JDR
48	REVISED	05/29/05	JDR	JDR
49	REVISED	05/30/05	JDR	JDR
50	REVISED	05/31/05	JDR	JDR

GREAT OAKS COUNTRY CLUB  
 OAKLAND COUNTY, MICHIGAN  
**PLAN AND PROFILE**  
 STA. 20+00 TO STA. 30+00

DATE: 04/12/05  
 SCALE: 1" = 40'  
 SHEET: 5 OF 18  
 DRAWING NO.: JDR-1254-05  
 PROJECT NO.: JDR-1254-05  
 CLIENT: GREAT OAKS COUNTRY CLUB  
 DESIGNER: FELDMAN AND ASSOCIATES  
 CHECKED: JDR  
 APPROVED: JDR