



ANDERSON, ECKSTEIN & WESTRICK, INC.

CIVIL ENGINEERS - SURVEYORS - ARCHITECTS

Shelby Township - Roseville - Livonia

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MEMORANDUM

TO: Rochester Hills Planning and Engineering

FROM: Sydney A. Kanan, PE

DATE: August 6, 2024

SUBJECT: **Pine Trace Golf Course**
Phase 1 – Driving Range Relocation

The intent of this narrative is to provide insight to the proposed project being submitted for your review and approval. The project scope is to relocate the existing driving range to the two adjacent parcels, recently purchased by the City. The driving range relocation is part of a larger assortment of improvements occurring across the golf course, which include course maintenance and re-alignments, a new boulevard entrance, banquet facility, and landscape additions.

We have been working with City to complete the purchases of the two adjacent properties which are critical in bringing the overall goal of the golf course to fruition. As the construction process moves forward, for these improvements, it is imperative that we move forward in the most congruent and efficient way possible. To that end, this site plan is being submitted to relocate the driving range and prepare the site for future improvements. The driving relocation will include tree removals, earthwork, landscaping and restoration on the two acquired properties.

It is our intent to acquire a site plan approval, land improvement process permit, and tree removal permit to complete this phase of the project.

Please note, the City will be performing all demolition and removal work related to the existing residential houses on the adjacent lots being purchased.

In addition, phase 1 does not include an addition of impervious surface, and in fact, with the removal of the homes, driveways, etc, will result in a reduced amount of impervious surface. Therefore, under exception 1 of the ordinance, shall not be subject to the City stormwater standards. Future phases occurring on the site, will include improvements related to the stormwater and detention as required.