



ANDERSON, ECKSTEIN & WESTRICK, INC.

CIVIL ENGINEERS - SURVEYORS - ARCHITECTS

Shelby Township - Roseville - Livonia

586.726.1234 | www.aewinc.com

August 7, 2024

Chris McLeod, Planning Manager
City of Rochester Hills Dr.
1000 Rochester Drive
Rochester, Michigan 48309

Reference: Site Plan Review Response

Pine Trace Golf Club – Phase 1
AEW Project No. 1530-0002

Dear Mr. McLeod:

Please see below for the individual responses to your comments regarding the subject project. For convenience the original comment is included and followed by our response in bold print.

- 1.) Add land use summary chart to cover. **Added.**
- 2.) The applicant will need to submit an LIP application with engineers estimate, fee and construction plans to proceed with the construction plan review process. **Acknowledged, all documents were submitted and the LIP process is underway.**
- 3.) Add City File number to each sheet. **Completed.**
- 4.) Verify existing ADA grades at sidewalk where driveway is being removed. Remove driveway if curb cut is not needed. **The existing sidewalk has been verified and is ADA compliant with slopes less than 2%. The City is completing all removals related to the residential houses, but we have added the driveway cut for pictorial purposes.**
- 5.) Label South Boulevard as under the jurisdiction of the Road Commission of Oakland County (RCOC) and a permit is required and/or letter from RCOC stating otherwise. **A note has been added stating the jurisdiction. A letter or correspondence from RCOC will be obtained and provided.**
- 6.) Provide spacing of 20' O.C. for each row, space rows 15' apart. **Revised.**
- 7.) Will irrigation be provided in proposed tree area. **No irrigation is proposed for the pine trees. Any required watering will be done by the golf course maintenance staff.**



Mr. McLeod
August 7, 2024
Page 2

- 8.) Plants required to be a minimum of 10 feet in height. **Revised.**
- 9.) Show defined tee locations and limits of hitting area. **The tee limits/hitting area have been added to the plan.**
- 10.) Grade limits don't appear to match. **Revised.**
- 11.) Additional storm improvements may be necessary. Create a GSI to meet the standard of the channel protection volume control if the infiltration test shows good soils. Provide how the existing detention basin downstream to the northeasterly meets the requirements of channel protection extended detention, how water quality is being met? And lastly flood control. Is there additional available storage in the existing detention basin? **No improvements are proposed to the existing storm sewer system. The entire area being disturbed is already tributary to the existing detention pond, and the impervious area post construction will be less than exists currently. We are seeking an exception to the stormwater standards under exception i. of Chapter 4. If the redevelopment is part of a larger development with a private regional stormwater system that includes detention and there is no net increase in impervious surface with the redevelopment**
- 12.) Tree shows as preserved and protected in area that is shown to have grading. **Trees can be preserved if grading change varies up to 1.5'. Every effort will be made in the field to preserve those trees, but for the sake of moving the project forward, we have added these to the removal list.**
- 13.) Need to remove trees by existing parking lot? **These trees have been revised to be preserved.**
- 14.) Show tree removal relative to overall site grading. **Added.**
- 15.) Revise calculations per markups. **Revised.**

Sincerely,

Sydney A. Kanan, PE
Project Manager