

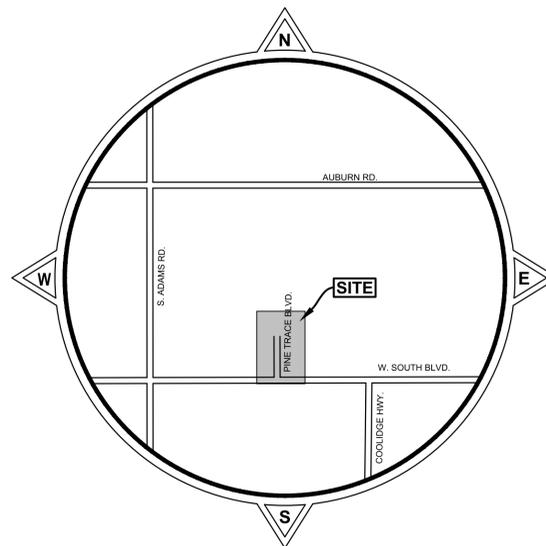
# Pine Trace Golf Course

## Phase 1 - Driving Range Relocation

### Rochester Hills, Oakland County, Michigan

Land Use Summary

Characteristic	Existing Condition	Proposed Condition
Total Development Area (ac)	7.46	7.46
Impervious Area (ac)	0.46	0.00
Total Pervious Area (ac)	7.00	7.46
Pervious Area Breakdown by Cover Type		
Meadow/fallow/natural areas (non-cultivated)	3.53	0.00
Predominant NRCS Soil Type (A, B, C, or D)		
Improved areas (turf grass, landscape, row crops)	0.00	7.11
Predominant NRCS Soil Type (A, B, C, or D)		
Wooded areas	3.93	0.35
Predominant NRCS Soil Type (A, B, C, or D)		
Proposed Pond Area (acres)		N/A
Required CPVC Volume (cubic feet)		N/A
Provided CPVC Volume (cubic feet)		N/A
Required ED Volume (cubic feet)		N/A
Provided ED Volume (cubic feet)		N/A



**INDEX TO SHEETS**

TITLE SHEET .....	1
OVERALL SITE PLAN .....	2
TOPOGRAPHICAL SURVEY AND REMOVAL PLAN .....	3
GRADING AND LANDSCAPE PLAN .....	4
TREE SURVEY PLAN .....	5
TREE SURVEY LISTING .....	6
SOIL EROSION AND SEDIMENTATION CONTROL PLAN .....	7

**DESIGN AND CONSTRUCTION STANDARDS**

THE IMPROVEMENTS COVERED BY THESE PLANS SHALL BE PERFORMED IN ACCORDANCE WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION 2020 STANDARD SPECIFICATIONS FOR CONSTRUCTION AND THE STANDARD DETAIL SHEETS ATTACHED TO THIS PLAN SET UNLESS MODIFIED BY A SPECIAL PROVISION OR NOTES ELSEWHERE ON THE PLANS. SHOULD A CONFLICT ARISE BETWEEN THE AFOREMENTIONED STANDARDS, THE STANDARD DETAIL SHEETS ATTACHED TO THIS PLAN SET SHALL TAKE PRECEDENT.

Next Steps: Planning Commission date of 9/3/2024 has been established for review of the site plans



**J2024-0209**  
**PSP2024-0024**  
**Revision #1**  
Received 8/7/2024

**City of Rochester Hills Planning & Economic Development**

**Site Plan Review**  
Reviewed for compliance with City Ordinance, Building and Fire Codes Conditions and mark-ups noted throughout plan set must be addressed prior to final approval

Department	Reviewer	Approved
Assessing	Assessing	Yes
Building	Mark Artinian 248-841-2446 ArtinianM@RochesterHills.org	Yes
Engineering - Utilities	Jason Boughton 248-841-2490 BoughtonJ@RochesterHills.org	Yes
Engineering Legal	Seth Bucholz 248-841-2491 bucholz@rochesterhills.org	YES Date: 08/12/2024
Fire	Lt. Walter Murphy 248-841-2712 MurphyW@RochesterHills.org	Yes
Natural Resources	Matt Einheuser 248-841-2551 EinheuserM@RochesterHills.org	Yes
Planning	Chris McLeod 248-841-2572 mcleodc@RochesterHills.org	Yes
Traffic	Keith Depp 248-841-2503 DeppK@RochesterHills.org	Yes



Please Note:  
The 2015 Michigan Building Code does not specifically address accessibility requirements for golf courses. The Americans with Disability Act (ADA) does require that golf courses be accessible to people with disabilities. ADA requirements are state law and are not enforced by the Building Department.

**OWNER/PROPRIETOR**  
PINE TRACE GOLF COURSE  
3600 PINE TRACE BOULEVARD  
ROCHESTER HILLS, MICHIGAN 48309  
MICHAEL BYLEN  
MICHAELBYLEN@GMAIL.COM

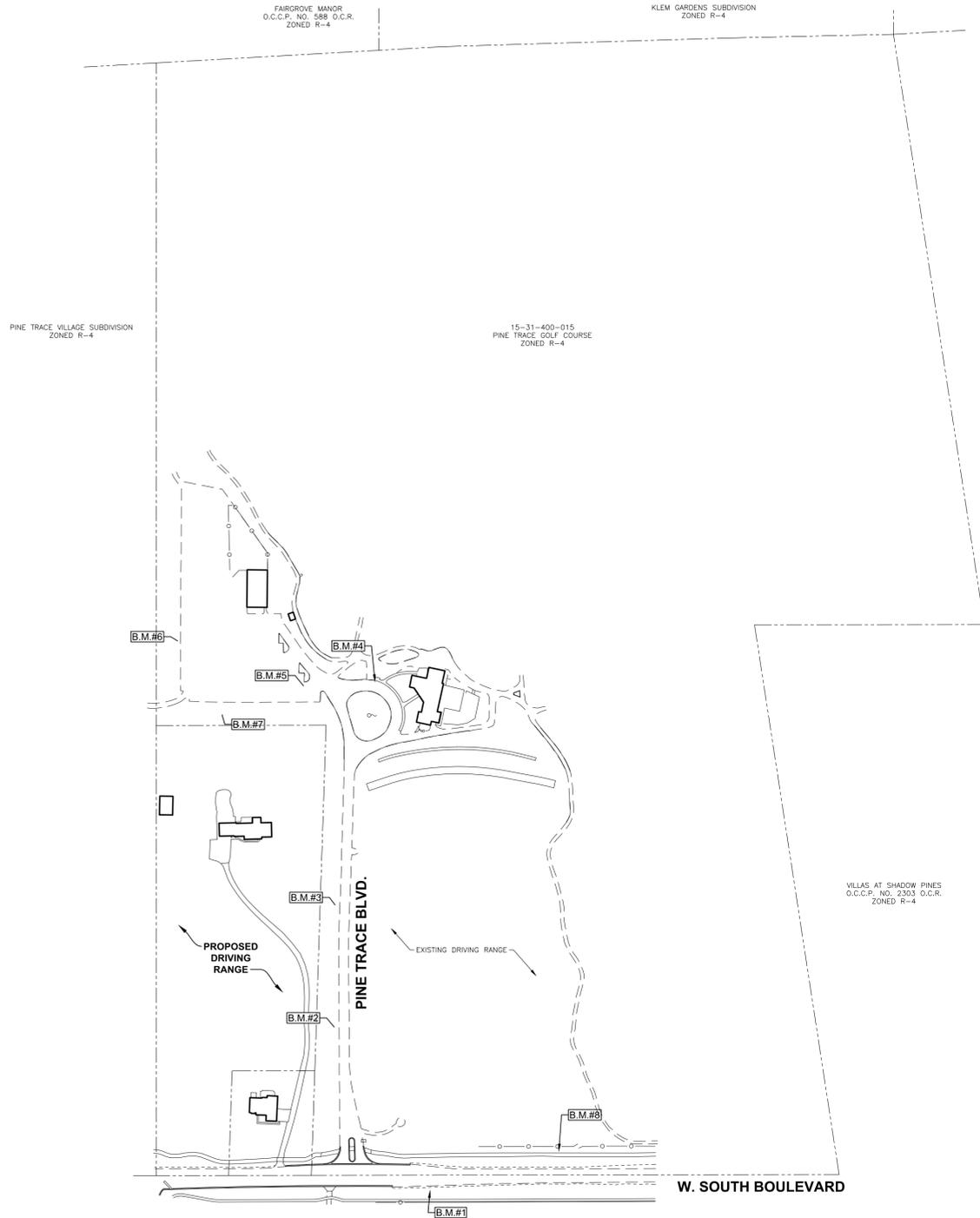
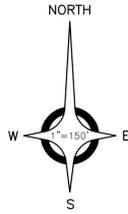
**ANDERSON, ECKSTEIN AND WESTRICK, INC.**  
CIVIL ENGINEERS, LAND SURVEYORS, ARCHITECTS  
SHELBY TOWNSHIP, MICHIGAN



SYDNEY A. KANAN, PE  
MICHIGAN REGISTRATION #6201068842

1530-0002 PINE TRACE GOLF CLUB PHASE 1 - DRIVING RANGE RELOCATION

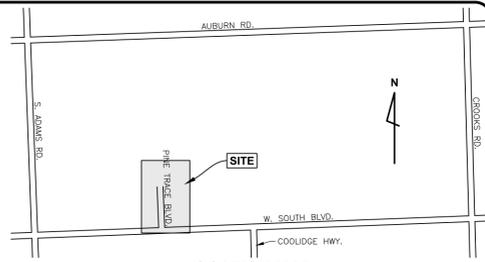
The applicant will need to submit a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to proceed with the construction plan review process.



- BENCH MARKS (NAVD88 DATUM)**
- BENCH MARK NO. 1**  
CHISELED "X" N. RIM CATCH BASIN, 25'± S. OF & W. SOUTH BLVD., 100'± E. OF & PINE TRACE BLVD. ENTRANCE ELEVATION: 861.06
  - BENCH MARK NO. 2**  
SET MAG NAIL, N.E. TOP OF CONCRETE LIGHT POLE BASE, W. SIDE PINE TRACE BLVD., 335'± N. OF & W. SOUTH BLVD. ELEVATION: 849.78
  - BENCH MARK NO. 3**  
SET MAG NAIL, S.E. TOP OF CONCRETE LIGHT POLE BASE W. SIDE PINE TRACE BLVD ENTRANCE, 600'± N. OF & SOUTH BLVD. ELEVATION: 840.67
  - BENCH MARK NO. 4**  
CHISELED "X", S.W. RIM OF ROAD BASIN ON N. SIDE OF BAG DROP LOOP AT BAG DROP ELEVATION: 834.07
  - BENCH MARK NO. 5**  
CHISELED "X", NW RIM OF ROAD BASIN, W. ROAD BASIN OF TWO @ S.E. CORNER OF N.W. PARKING LOT ELEVATION: 838.24
  - BENCH MARK NO. 6**  
SET MAG NAIL, EAST TOP OF CONCRETE LIGHT POLE BASE, W. SIDE N.W. PARKING LOT, 100'± N. OF S.W. CORNER OF LOT ELEVATION: 848.39
  - BENCH MARK NO. 7**  
SET CHISELED "X" W. RIM OF SANITARY MANHOLE, 25' S. OF N.W. LOT, 100'± E. OF S.W. CORNER ELEVATION: 846.87
  - BENCH MARK NO. 8**  
TOP OF HYDRANT, N. SIDE OF W. SOUTH BLVD., 450'± E. OF PINE TRACE BLVD. ENTRANCE ELEVATION: 863.65

**PROPRIETOR**

PINE TRACE GOLF COURSE  
3600 PINE TRACE BOULEVARD  
ROCHESTER HILLS, MICHIGAN 48309  
MICHAEL BYLEN  
MICHAELBYLEN@GMAIL.COM



**LOCATION MAP**  
NOT TO SCALE

**SITE DATA**

PARCEL No.: 15-31-400-015  
ADDRESS: 3600 PINE TRACE BOULEVARD  
ROCHESTER HILLS, MI 48309

CURRENT ZONING: R-4 RESIDENTIAL  
EXITING USE: GOLF COURSE  
PROPOSED USE: GOLF COURSE

GROSS SITE AREA: 110.75 ACRES

**BUILDING**  
NO CONSTRUCTION OR RENOVATION OF ANY BUILDINGS IS PROPOSED AS PART OF THIS PROJECT.

**RIGHT-OF-WAY IMPROVEMENTS**  
NO RIGHT-OF-WAY IMPROVEMENTS ARE PROPOSED AS PART OF THIS SITE PLAN PACKAGE SUBMISSION.

**PROJECT DESCRIPTION**  
THE IMPROVEMENTS PROPOSED AS PART OF THIS PLAN SET INCLUDE RELOCATING THE EXISTING DRIVEWAY RANGE TO THE WEST OF THE EXISTING DRIVEWAY. THIS RELOCATION INCLUDES TREE REMOVALS, EARTHWORK, AND RESTORATION. THE PROPOSED DRIVING RANGE WILL ACCOMMODATE THE SAME NUMBER OF USER AS THE EXISTING, SO NO INCREASE IN DAILY USE IS ANTICIPATED. THERE IS NO LIGHTING, BUILDING, OR UTILITY WORK PROPOSED AS PART OF THIS PLAN SET.

**LEGAL DESCRIPTION**

**PARCEL 15-31-400-015**

PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWN 3 NORTH, RANGE 11 EAST, ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT DISTANCE NORTH 00 DEGREES 06 SECONDS 00 EAST 990 FEET FROM THE SOUTH QUARTER CORNER, THENCE NORTH 00 DEGREES 06 MINUTES 00 SECONDS EAST 1457 FEET, THENCE NORTH 86 DEGREES 48 MINUTES 40 SECONDS EAST 625.89 FEET, THENCE NORTH 88 DEGREES 21 MINUTES 00 SECONDS EAST 634.93 FEET, THENCE NORTH 88 DEGREES 50 MINUTES 00 SECONDS EAST 345.40 FEET, THENCE SOUTH 08 DEGREES 33 MINUTES 45 SECONDS EAST 1306.30 FEET, THENCE WEST 500.0 FEET, THENCE SOUTH 08 DEGREES 33 MINUTES 45 SECONDS EAST 1222.70 FEET, THENCE WEST 1148.50 FEET, THENCE NORTH 01 DEGREES 57 MINUTES 00 SECONDS EAST 990.5 FEET, THENCE WEST 369.0 FEET TO THE POINT OF BEGINNING, ALSO THE EAST HALF OF THE EAST HALF OF SOUTHEAST QUARTER EXCLUDING THE ARE BEING DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER THEREOF, THENCE NORTH 07 DEGREES 55 MINUTES 00 SECONDS WEST 711.62 FEET, THENCE SOUTH 88 DEGREES 25 MINUTES 00 SECONDS EAST 150.64 FEET, THENCE SOUTH 89 DEGREES 01 MINUTES 55 SECONDS EAST 150.93 FEET, THENCE SOUTH 07 DEGREES 55 MINUTES 00 SECONDS EAST 703.67 FEET, THENCE WEST 300.56 FEET TO THE POINT OF BEGINNING, ALSO EXCLUDING THE AREA BEING DESCRIBED AS BEGINNING AT SOUTHEAST SECTION CORNER, THENCE WEST 177.16 FEET, THENCE NORTH 07 DEGREES 55 MINUTES 00 SECONDS WEST 695.24 FEET, THENCE SOUTH 88 DEGREES 53 MINUTES 40 SECONDS EAST ALONG THE CENTER OF STREAM 144.21 FEET TO EAST SECTION LINE, THENCE SOUTH 10 DEGREES 39 MINUTES 00 SECONDS EAST 692.24 FEET TO THE POINT OF BEGINNING, CONTAINING APPROXIMATELY 110.75 ACRES PLUS OR MINUS.

**PARCEL 15-31-400-016**

PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWN 3 NORTH, RANGE 11 EAST, ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER, THENCE NORTH 00 DEGREES 07 MINUTES 25 SECONDS WEST 990.00 FEET, THENCE NORTH 89 DEGREES 46 MINUTES 35 SECONDS EAST 369.90 FEET, THENCE SOUTH 01 DEGREES 43 MINUTES 35 SECONDS WEST 760.57 FEET, THENCE SOUTH 89 DEGREES 46 MINUTES 35 SECONDS WEST 180.00 FEET, THENCE SOUTH 01 DEGREES 43 MINUTES 35 SECONDS WEST 230.00 FEET, THENCE SOUTH 89 DEGREES 46 MINUTES 35 SECONDS WEST 157.92 FEET TO THE POINT OF BEGINNING, CONTAINING APPROXIMATELY 7.09 ACRES PLUS OR MINUS.

**PARCEL 15-31-400-017**

PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWN 3 NORTH, RANGE 11 EAST, ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT DISTANCE NORTH 89 DEGREES 46 MINUTES 35 SECONDS EAST 157.92 FEET FROM SOUTH QUARTER CORNER, THENCE NORTH 89 DEGREES 46 MINUTES 35 SECONDS EAST 180.00 FEET, THENCE NORTH 01 DEGREES 43 MINUTES 35 SECONDS EAST 230.00 FEET, THENCE SOUTH 89 DEGREES 46 MINUTES 35 SECONDS WEST 180.00 FEET, THENCE SOUTH 01 DEGREES 43 MINUTES 35 SECONDS WEST 230.00 FEET TO THE POINT OF BEGINNING, CONTAINING APPROXIMATELY 0.95 ACRES PLUS OR MINUS.

SUBJECT TO ANY AND ALL EASEMENTS AND RIGHT OF WAY OF RECORD OR OTHERWISE.

FROM RECORDS ONLY. NO FIELD SURVEY PERFORMED.

**LEGEND**

- BOUNDARY LINE
- CENTERLINE DITCH
- SPOT ELEVATION ("+" INDICATES ELEVATION LOCATION UNLESS OTHERWISE INDICATED)
- SIGN
- MAILBOX
- BUMPER BLOCK
- POWER POLE
- LIGHT POLE
- SANITARY MANHOLE
- SANITARY SEWER
- HYDRANT
- GATE VALVE & WELL
- VALVE BOX
- SHUT OFF VALVE
- WATER MAIN
- STORM CATCH BASIN (PAVT.)
- STORM CATCH BASIN (FIELD)
- STORM MANHOLE
- STORM SEWER
- GAS MAIN
- OVHD. UTIL.
- UTILITY MARKER



**ANDERSON, ECKSTEIN AND WESTRICK, INC.**

CIVIL ENGINEERS SURVEYORS ARCHITECTS  
51301 Schoenherr Road Phone 586 726 1234  
Shelby Township Fax 586 726 8780  
Michigan 48315

www.aewinc.com  
ENGINEERING STRONG COMMUNITIES

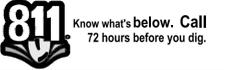
DATE	SUBMITTALS/REVISIONS

**PINE TRACE GOLF COURSE**

**EXISTING OVERALL SITE PLAN**

CLIENT: PINE TRACE GOLF COURSE

<input type="checkbox"/> PRELIMINARY	<input type="checkbox"/> CONSTRUCTION	<input type="checkbox"/> RECORD
DRAWN BY: KMD	CHECKED BY: SAK	DATE: JUNE 2024
SCALE: 1" = 150'		



UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF EXISTING FACILITIES ONLY, AS DISCLOSED BY RECORDS PROVIDED TO THIS FIRM FROM THE VARIOUS UTILITY COMPANIES. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.

PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES (IN CONFLICT WITH THE CONSTRUCTION OF THESE PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD. DURING THE CONSTRUCTION, THE CONTRACTOR SHALL PROJECT AND SUPPORT ALL UTILITIES THAT ARE ENCOUNTERED. (ALL COSTS FOR UTILITY LOCATION VERIFICATION, SUPPORT AND PROTECTION SHALL BE INCLUDED IN THE PROPOSED PAY ITEM CONFLICTING WITH THAT UTILITY).

DURING CONSTRUCTION, THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR ANY AND ALL OVERHEAD AND / OR BURIED UTILITIES.

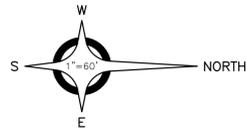
PROJECT NO. 1530-0002

M:\1530\1530-0002\CADD\DRAWINGS\SITE PLAN\01\_SITEPLAN.DWG  
23:00:00 06/11/2024 11:27:27 AM

SHEET NO. 2

CITY FILE #24-0209 SECTION 31  
COPYRIGHT, 2024, ANDERSON, ECKSTEIN AND WESTRICK, INC.



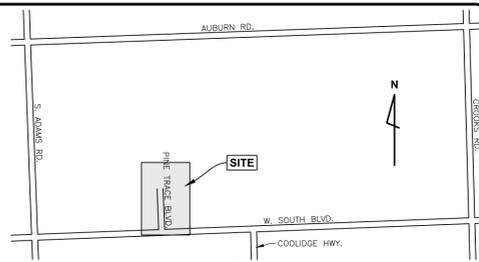


**NOTES:**  
 SEE TREE SURVEY PLANS FOR TREE REMOVAL INFORMATION, CALCULATIONS, AND TREE PROTECTION FENCING.  
 NO REGULATED WETLAND DISTURBANCE IS PROPOSED AS PART OF THIS PROJECT.  
 CITY OF ROCHESTER HILLS WILL BE PERFORMING ALL EXISTING HOME DEMOLITION AND REMOVALS, INCLUDING SURROUNDING DRIVEWAYS, WALKWAYS, PATIOS, ETC. REMOVALS ARE DEPICTED HERE FOR REFERENCE ONLY.  
 SOUTH BOULEVARD IS UNDER THE JURISDICTION OF THE ROAD COMMISSION FOR OAKLAND COUNTY.

Separate building permits are required for each demolished house. Sheds on the same lots may be combined with the house demolition permits.

Accessory structures are prohibited on lots that do not have a primary residence.

The removal of in-ground swimming pools requires a separate building permit.



**ANDERSON, ECKSTEIN AND WESTRICK, INC.**  
 CIVIL ENGINEERS SURVEYORS ARCHITECTS  
 51301 Schoenherr Road Phone 586 726 1234  
 Shelby Township Fax 586 726 8780  
 Michigan 48315  
 www.aewinc.com  
 ENGINEERING STRONG COMMUNITIES



**BENCH MARKS (NAVD88 DATUM)**  
 BENCH MARK NO. 1 CHISELED "X" N. RIM CATCH BASIN, 25'± S. OF W. SOUTH BLVD., 100'± E. OF PINE TRACE BLVD. ENTRANCE ELEVATION: 861.06  
 BENCH MARK NO. 2 SET MAG NAIL, N.E. TOP OF CONCRETE LIGHT POLE BASE, W. SIDE PINE TRACE BLVD., 335'± N. OF W. SOUTH BLVD. ELEVATION: 849.78  
 BENCH MARK NO. 3 SET MAG NAIL, S.E. TOP OF CONCRETE LIGHT POLE BASE W. SIDE PINE TRACE BLVD ENTRANCE, 600'± N. OF W. SOUTH BLVD. ELEVATION: 840.67  
 BENCH MARK NO. 4 CHISELED "X" S.W. RIM OF ROAD BASIN ON N. SIDE OF BAG DROP LOOP AT BAG DROP ELEVATION: 834.07  
 BENCH MARK NO. 5 CHISELED "X", NW RIM OF ROAD BASIN, W. ROAD BASIN OF TWO @ S.E. CORNER OF N.W. PARKING LOT ELEVATION: 836.24  
 BENCH MARK NO. 6 SET MAG NAIL, EAST TOP OF CONCRETE LIGHT POLE BASE, W. SIDE N.W. PARKING LOT, 100'± N. OF S.W. CORNER OF LOT ELEVATION: 848.39  
 BENCH MARK NO. 7 SET CHISELED "X" W. RIM OF SANITARY MANHOLE, 25' S. OF N.W. LOT, 100'± E. OF S.W. CORNER ELEVATION: 846.87  
 BENCH MARK NO. 8 TOP OF HYDRANT, N. SIDE OF W. SOUTH BLVD., 450'± E. OF PINE TRACE BLVD. ENTRANCE ELEVATION: 863.65

**LEGEND**

---	BOUNDARY LINE
---	CENTERLINE DITCH
+	SPOT ELEVATION ("+" INDICATES ELEVATION LOCATION UNLESS OTHERWISE INDICATED)
+	SIGN
□	MAILBOX
▭	BUMPER BLOCK
•	POWER POLE
*	LIGHT POLE
⊖	SANITARY MANHOLE
—	SANITARY SEWER
⊕	HYDRANT
⊗	GATE VALVE & WELL
⊙	VALVE BOX
⊖	SHUT OFF VALVE
—	WATER MAIN
▭	STORM CATCH BASIN (PAVT.)
⊙	STORM CATCH BASIN (FIELD)
○	STORM MANHOLE
---	STORM SEWER
---	GAS MAIN
---	OVHD. UTIL.
+	UTILITY MARKER

**DATE**      **SUBMITTALS/REVISIONS**

DATE	SUBMITTALS/REVISIONS

PROJECT NAME:  
**PINE TRACE GOLF COURSE**

SHEET TITLE:  
**TOPOGRAPHICAL SURVEY AND REMOVAL PLAN**

CLIENT:  
**PINE TRACE GOLF COURSE**

SCALE:  
 1" = 60'

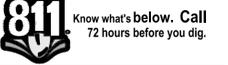
0 30 60 120

**PINE TRACE GOLF COURSE**

**TOPOGRAPHICAL SURVEY AND REMOVAL PLAN**

CLIENT: PINE TRACE GOLF COURSE

PRELIMINARY	CONSTRUCTION	RECORD
DRAWN BY: KMD	CHECKED BY: SAK	DATE: JUNE 2024



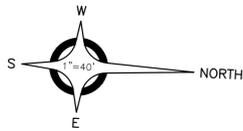
UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF EXISTING FACILITIES ONLY, AS DISCLOSED BY RECORDS PROVIDED TO THIS FIRM FROM THE VARIOUS UTILITY COMPANIES. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.  
 PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES (IN CONFLICT WITH THE CONSTRUCTION OF THESE PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD. DURING THE CONSTRUCTION, THE CONTRACTOR SHALL PROTECT AND SUPPORT ALL UTILITIES THAT ARE ENCOUNTERED. (ALL COSTS FOR UTILITY LOCATION, VERIFICATION, SUPPORT AND PROTECTION SHALL BE INCLUDED IN THE PROPOSED PAY ITEM CONFLICTING WITH THAT UTILITY).  
 DURING CONSTRUCTION, THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR ANY AND ALL OVERHEAD AND / OR BURIED UTILITIES.

PROJECT NO. 1530-0002  
 M:\1530\1530-0002\CAD\DRAWINGS\SITE PLAN\01\_SITEPLAN.DWG  
 23 July 2024 10:48:00 AM 1:37:26 PM



J2024-0209  
 PSP2022-0024  
 Revision #1

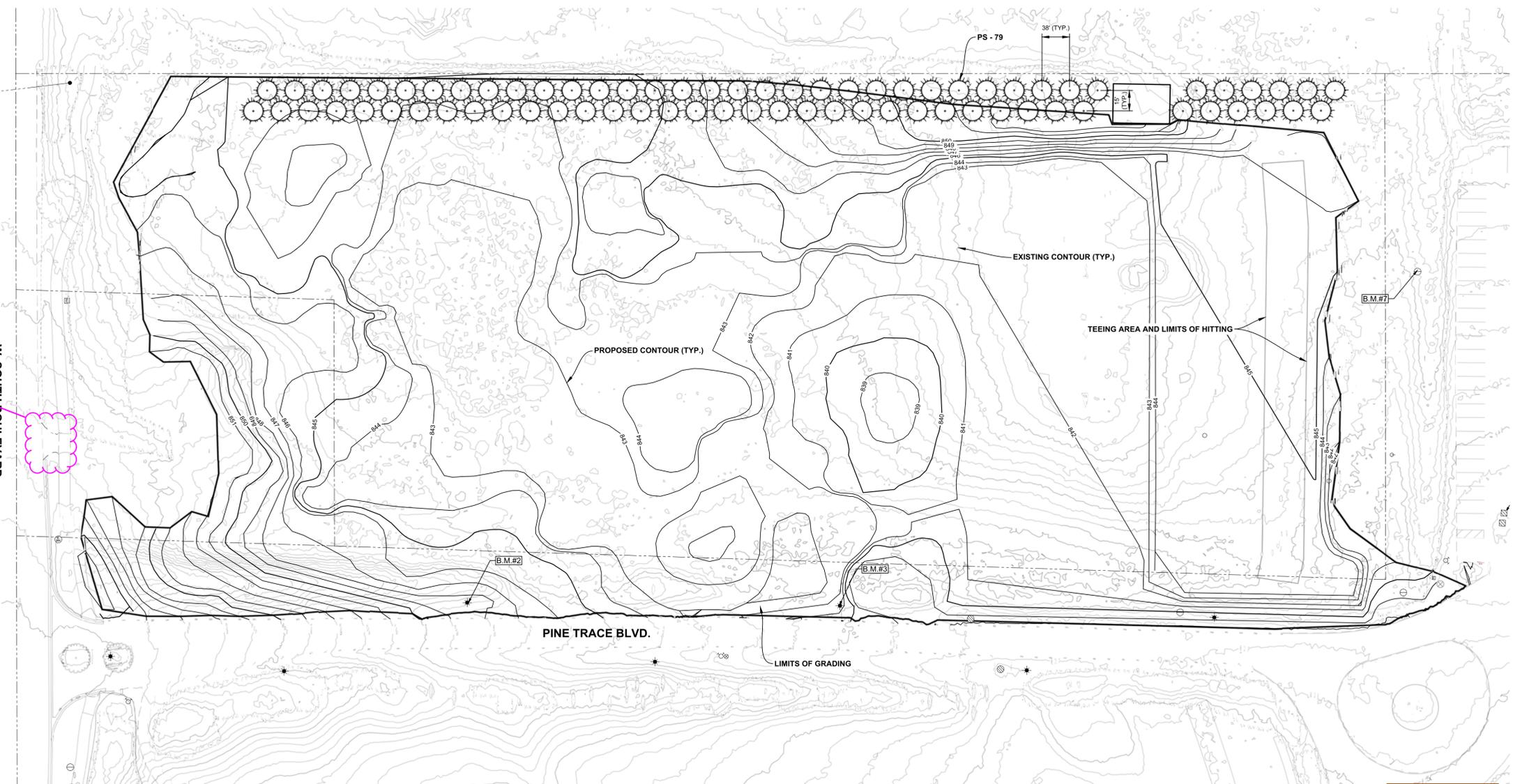
Received 8/7/2024  
 City of Rochester Hills  
 Planning & Economic  
 Development



Any lighting or netting proposed for driving range will require additional site plan review.

Show driveway removed and curb replaced along S Blvd.  
Permit required from RCOC for work in their ROW.

W. SOUTH BOULEVARD



**BENCH MARKS (NAVD88 DATUM)**

**BENCH MARK NO. 1**  
CHISELED "X" N. RIM CATCH BASIN, 25' ± S. OF W. SIDE PINE TRACE BLVD., 100' ± E. OF W. SIDE PINE TRACE BLVD. ENTRANCE ELEVATION: 861.06

**BENCH MARK NO. 2**  
SET MAG NAIL, N.E. TOP OF CONCRETE LIGHT POLE BASE, W. SIDE PINE TRACE BLVD., 335' ± N. OF W. SOUTH BLVD. ELEVATION: 849.78

**BENCH MARK NO. 3**  
SET MAG NAIL, S.E. TOP OF CONCRETE LIGHT POLE BASE W. SIDE PINE TRACE BLVD ENTRANCE, 600' ± N. OF S. SOUTH BLVD. ELEVATION: 840.67

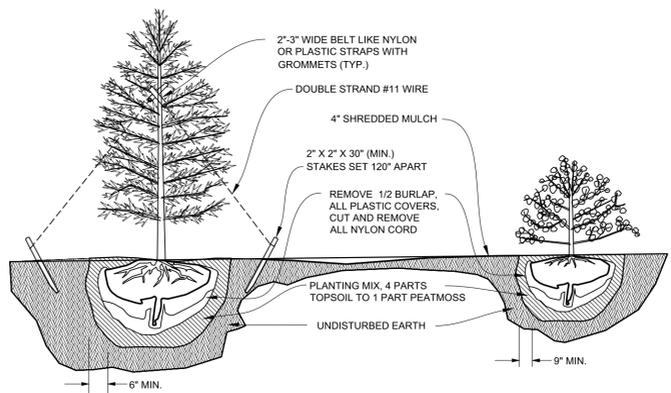
**BENCH MARK NO. 4**  
CHISELED "X" S.W. RIM OF ROAD BASIN ON N. SIDE OF BAG DROP LOOP AT BAG DROP. ELEVATION: 834.07

**BENCH MARK NO. 5**  
CHISELED "X", NW RIM OF ROAD BASIN, W. ROAD BASIN OF TWO @ S.E. CORNER OF N.W. PARKING LOT. ELEVATION: 838.24

**BENCH MARK NO. 6**  
SET MAG NAIL, EAST TOP OF CONCRETE LIGHT POLE BASE, W. SIDE N.W. PARKING LOT, 100' ± N. OF S.W. CORNER OF LOT. ELEVATION: 848.39

**BENCH MARK NO. 7**  
SET CHISELED "X" W. RIM OF SANITARY MANHOLE, 25' S. OF N.W. LOT, 100' ± E. OF S.W. CORNER. ELEVATION: 846.87

**BENCH MARK NO. 8**  
TOP OF HYDRANT, N. SIDE OF W. SOUTH BLVD., 450' ± E. OF PINE TRACE BLVD. ENTRANCE ELEVATION: 863.65



**TREE PLANTING DETAIL**  
NO SCALE

**SHRUB PLANTING DETAIL**  
NO SCALE

**GENERAL LANDSCAPE NOTES:**

1. ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY AS APPROVED BY THE OWNER.
2. ANY SUBSTITUTIONS OF PLANT MATERIAL OR ALTERATION IN PLANT SIZES OR SPECIFICATION TO BE APPROVED BY THE OWNER.
3. ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED, AND WRAPPED AS DETAIL SHOWN ON PLAN.
4. PLANT BEDS TO BE DRESSED WITH LANDSCAPE STONE AND CONTAINED BY CONTINUOUS ALUMINUM EDGING.
5. ALL PLANT BEDS TO BE IRRIGATED.
6. ALL DISTURBED AREAS TO BE RESTORED WITH LAWN SEED UNLESS OTHERWISE NOTED.
7. DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.
8. REMOVE ALL TWINE, WIRE, AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS.
9. LAWN TREES TO BE MULCHED WITH 4" WIDE MINIMUM OF 4" DEEP SHREDDED HARDWOOD MULCH RING OR APPROVED ALTERNATE DESIGN FOR TRUNK PROTECTION.
10. INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
11. PLANT MATERIAL, ESPECIALLY EVERGREENS, TO BE PLANTED HIGHER THAN NORMAL WHEN HEAVY SOIL CONDITIONS (CLAY, ETC.) PREVAIL.
12. ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
13. NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR EXACT LOCATION AND DETAILS.

**ROCHESTER HILLS LANDSCAPE NOTE:**

PRIOR APPROVAL IS REQUIRED TO PLANT ANY TREE OR SHRUB ON THE PUBLIC RIGHT-OF-WAY. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF PUBLIC ROAD. (TREES MUST BE PLANTED AT LEAST 15' AWAY FROM CURB OR ROAD EDGE WHERE THE SPEED LIMIT IS MORE THAN 35 MPH). SHADE TREES AND SHRUBS MUST BE PLANTED AT LEAST 5' FROM THE EDGE OF THE PUBLIC WALKWAY. EVERGREEN AND ORNAMENTAL TREES MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC WALKWAY. NO TREE OR SHRUB MAY BE PLANTED WITHIN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY "STREET" RIGHT-OF-WAY LINES AT A DISTANCE ALONG EACH LINE OF 25' FROM THEIR POINT OF INTERSECTION. NO TREES OR SHRUBS MAY BE PLANTED IN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY DRIVEWAY WITH A PUBLIC WALKWAY AT A DISTANCE ALONG EACH LINE OF 15' FROM THEIR MIDPOINT OF INTERSECTION. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM ANY FIRE HYDRANT. SHADE AND EVERGREEN TREES MUST BE AT LEAST 15' AWAY FROM THE NEAREST OVERHEAD WIRE. TREES MUST BE PLANTED A MINIMUM 5' FROM AN UNDERGROUND UTILITY, UNLESS THE CITY REQUIRES A GREATER DISTANCE. THESE REQUIREMENTS ARE INCORPORATED IN THIS PLAN.

**PLANT LIST**

Qty.	Key Scientific Name	Common Name	Size	Spacing
79	PS <i>Pinus strobus</i>	White Pine	10-ft	see plan

A diversification of evergreens may be appropriate.

Place the storm sewer narrative on either the cover sheet or grading plan and reference it on the cover sheet by the Land Use Summary.

Revise Grading Plan callouts so that the proposed contours to the existing contours are easy to follow throughout



**ANDERSON, ECKSTEIN AND WESTRICK, INC.**

CIVIL ENGINEERS SURVEYORS ARCHITECTS

51301 Schoenherr Road Phone 586 726 1234  
Shelby Township Fax 586 726 8780  
Michigan 48315

www.aewinc.com

ENGINEERING STRONG COMMUNITIES

DATE	SUBMITTALS/REVISIONS

**PINE TRACE GOLF COURSE**

**GRADING AND LANDSCAPE PLAN**

CLIENT: PINE TRACE GOLF COURSE

PRELIMINARY	CONSTRUCTION	RECORD
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DRAWN BY:	CHECKED BY:	DATE:
KMD	SAK	JUNE 2024

SCALE: 1" = 40'



UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF EXISTING FACILITIES ONLY, AS DISCLOSED BY RECORDS PROVIDED TO THIS FIRM FROM THE VARIOUS UTILITY COMPANIES. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.

PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES (IN CONFLICT WITH THE CONSTRUCTION OF THESE PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD. DURING THE CONSTRUCTION, THE CONTRACTOR SHALL PROTECT AND SUPPORT ALL UTILITIES THAT ARE ENCOUNTERED. (ALL COSTS FOR UTILITY LOCATION, VERIFICATION, SUPPORT AND PROTECTION SHALL BE INCLUDED IN THE PROPOSED PAY ITEM CONFLICTING WITH THAT UTILITY).

DURING CONSTRUCTION, THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR ANY AND ALL OVERHEAD AND / OR BURIED UTILITIES.

PROJECT NO. 1530-0002

M:\1530\1530-0002\CAD\DRAWINGS\SITE PLAN\01\_SITEPLAN.DWG  
24-Grading-1530-0002-1-17-18.PDW

SHEET NO.

4

CITY FILE #24-0209 SECTION 31



J2024-0209  
PSP2022-0024  
Revision #1

Received 8/7/2024  
City of Rochester Hills  
Planning & Economic Development

COPYRIGHT, 2024, ANDERSON, ECKSTEIN AND WESTRICK, INC.



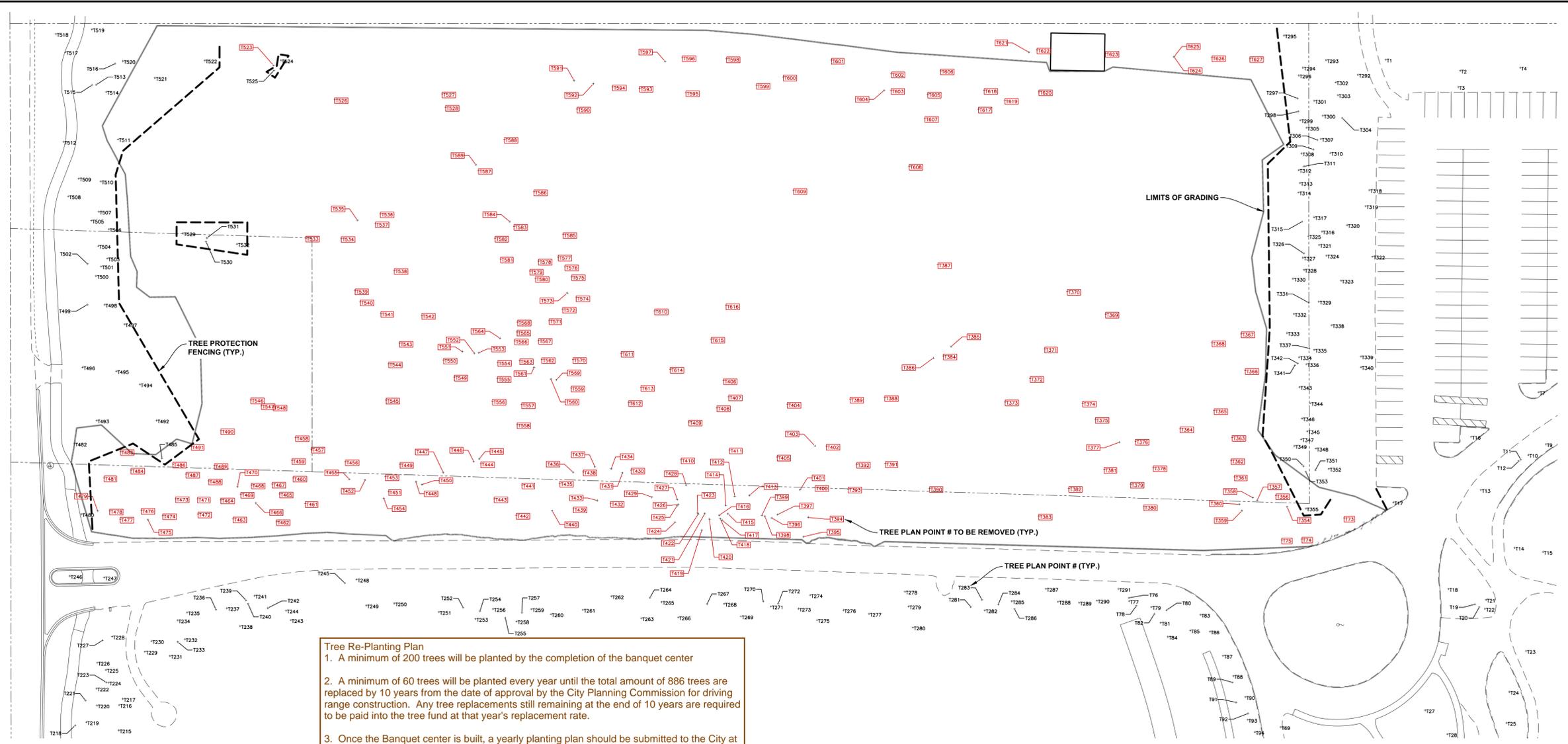
ANDERSON, ECKSTEIN AND WESTRICK, INC.

CIVIL ENGINEERS SURVEYORS ARCHITECTS  
51301 Schoenherr Road Phone 586 726 1234  
Shelby Township Fax 586 726 8780  
Michigan 48315

www.aewinc.com

ENGINEERING STRONG COMMUNITIES

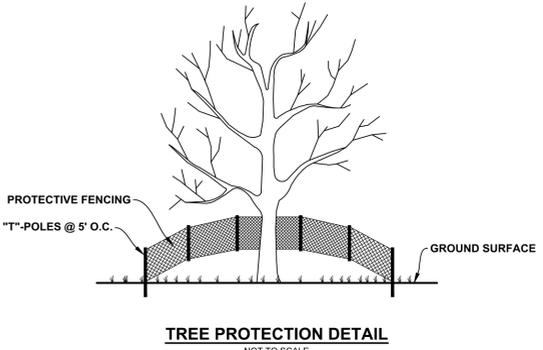
DATE	SUBMITTALS/REVISIONS						
PROJECT NAME:							
<b>PINE TRACE GOLF COURSE</b>							
SHEET TITLE:							
<b>TREE SURVEY PLAN</b>							
CLIENT:	PINE TRACE GOLF COURSE						
<table border="1"> <tr> <td><input type="checkbox"/> PRELIMINARY</td> <td><input type="checkbox"/> CONSTRUCTION</td> <td><input type="checkbox"/> RECORD</td> </tr> <tr> <td>DRAWN BY: KMD</td> <td>CHECKED BY: SAK</td> <td>DATE: JUNE 2024</td> </tr> </table>	<input type="checkbox"/> PRELIMINARY	<input type="checkbox"/> CONSTRUCTION	<input type="checkbox"/> RECORD	DRAWN BY: KMD	CHECKED BY: SAK	DATE: JUNE 2024	SCALE: 1" = 40'
<input type="checkbox"/> PRELIMINARY	<input type="checkbox"/> CONSTRUCTION	<input type="checkbox"/> RECORD					
DRAWN BY: KMD	CHECKED BY: SAK	DATE: JUNE 2024					
<p>UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF EXISTING FACILITIES ONLY, AS DISCLOSED BY RECORDS PROVIDED TO THIS FIRM FROM THE VARIOUS UTILITY COMPANIES. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.</p> <p>PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES (IN CONFLICT WITH THE CONSTRUCTION OF THESE PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD. DURING THE CONSTRUCTION, THE CONTRACTOR SHALL PROTECT AND SUPPORT ALL UTILITIES THAT ARE ENCOUNTERED. (ALL COSTS FOR UTILITY LOCATION, VERIFICATION, SUPPORT AND PROTECTION SHALL BE INCLUDED IN THE PROPOSED PAY ITEM CONFLICTING WITH THAT UTILITY).</p> <p>DURING CONSTRUCTION, THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR ANY AND ALL OVERHEAD AND / OR BURIED UTILITIES.</p>							
PROJECT NO.	1530-0002						
<p>M:\1530\1530-0002\CADD\DRAWINGS\SITE PLAN\02_TREEPLAN.DWG 25: Tue May 14 09:20:24 2024 1:30:00 PM</p>							
SHEET NO.	<b>5</b>						



**Tree Re-Planting Plan**

1. A minimum of 200 trees will be planted by the completion of the banquet center
2. A minimum of 60 trees will be planted every year until the total amount of 886 trees are replaced by 10 years from the date of approval by the City Planning Commission for driving range construction. Any tree replacements still remaining at the end of 10 years are required to be paid into the tree fund at that year's replacement rate.
3. Once the Banquet center is built, a yearly planting plan should be submitted to the City at the same time Pine Trace submits its annual report per the lease. Planting plan must be approved by Forestry to count as replacement credit.
4. In the event the banquet center does not get built according to the terms of the current lease, the total amount required for tree replacement must be paid into the City Tree Fund.
5. To count towards replacement credit all trees must meet City requirements of at least 2" dbh. Allowance will be made in some circumstances on City requirements of distance between planting (typically 20 ft).
6. Tree replacement credits will not include any trees required by other City ordinances.

- NOTES:**
1. EITHER PLASTIC OR WOOD ORANGE SNOW FENCING SHALL BE INSTALLED AT OR BEYOND THE DRIPLINE, UNLESS MORE SUBSTANTIAL FENCING IS REQUIRED.
  2. STAKES SHALL BE METAL "T" POLES SPACED NO FURTHER THAN 5' ON CENTER.
  3. FENCING SHALL NOT BE INSTALLED CLOSER TO THE TREE THAN THE CRITICAL ROOT ZONE OF THOSE TREES TO BE SAVED. THE CRITICAL ROOT ZONE IS DEFINED AS A CIRCLE WITH 1 FOOT RADIUS FOR EACH 1 INCH D.B.H. FOR THE TREE. SPECIAL CIRCUMSTANCES SHALL BE REVIEWED BY THE CITY.
  4. FENCING SHALL BE ERRECTED PRIOR TO CONSTRUCTION. THE CITY SHALL BE NOTIFIED ONCE THE FENCING IS INSTALLED FOR INSPECTION.
  5. UNDER NO CIRCUMSTANCES SHALL THE PROTECTIVE FENCING BE REMOVED WITHOUT PROPER APPROVAL FROM THE CITY.
    - A. NO SOLVENTS OR CHEMICALS WITHIN THE PROTECTED AREAS.
    - B. NO BUILDING MATERIALS OR CONSTRUCTION EQUIPMENT WITHIN THE PROTECTED AREAS.
    - C. NO GRADE CHANGES, INCLUDING FILL, WITHIN THE PROTECTED AREAS.
    - D. NO REMOVAL OF VEGETATION FROM THE GROUND UP WITHOUT PERMISSION FROM THE PROPER REVIEWING AUTHORITY, INCLUDING THE WOODLAND REVIEW BOARD.
    - E. ANY REQUIRED SWALE NEEDS TO BE DIRECTED AROUND THE PROTECTED AREAS. IN INSTANCES WHERE SWALES ARE APPROVED THROUGH A PROTECTED AREA, THE SWALES NEED TO BE HAND DUG. MACHINERY OF ANY KIND IS PROHIBITED.
  7. REGULATED WETLANDS OR REGULATED TREES ADJACENT TO THE PROPERTY ARE ALSO REQUIRED TO BE PROTECTED WHETHER OR NOT THEY ARE SHOWN ON THE PLAN.
  8. THE LOCATION OF TREE PROTECTION FENCES WILL BE INSPECTED AND APPROVED IN THE FIELD BY THE TOWNSHIP PRIOR TO ANY TREE REMOVAL, GRADING OR LAND BALANCING OCCURRING ON THE SITE.
  9. ANY TREE WITHIN 10 FEET OF A SEWER OR STORMWATER PIPE MUST BE DESIGNATED FOR REMOVAL.



CITY FILE #24-0209 SECTION 31

J2024-0209  
 PSP2022-0024  
 Revision #1  
 Received 8/7/2024  
 City of Rochester Hills  
 Planning & Economic  
 Development



ANDERSON, ECKSTEIN AND WESTRICK, INC.

CIVIL ENGINEERS SURVEYORS ARCHITECTS

51301 Schoenherr Road Phone 586 726 1234  
 Michigan Township Fax 586 726 8780  
 Shelby 48315

www.aewinc.com

ENGINEERING STRONG COMMUNITIES

DATE SUBMITTAL/REVISIONS

PROJECT NAME:

PINE TRACE GOLF COURSE

SHEET TITLE:

TREE LISTING

CLIENT:

PINE TRACE GOLF COURSE

PRELIMINARY CONSTRUCTION RECORD

DRAWN BY: KMD CHECKED BY: SAK DATE: JUNE 2024

SCALE:

1" = 40'

Know what's below. Call 811 72 hours before you dig.

UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF EXISTING FACILITIES ONLY. AS ENCOUNTERED DURING THE CONSTRUCTION, THE CONTRACTOR SHALL PROJECT AND SUPPORT ALL UTILITIES THAT ARE ENCOUNTERED. (ALL COSTS FOR UTILITY LOCATION, VERIFICATION, SUPPORT AND PROTECTION SHALL BE INCLUDED IN THE PROPOSED PAY ITEM CONFLICTING WITH THAT UTILITY).

DURING CONSTRUCTION, THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR ANY AND ALL OVERHEAD AND/OR BURIED UTILITIES.

PROJECT NO. 1530-002

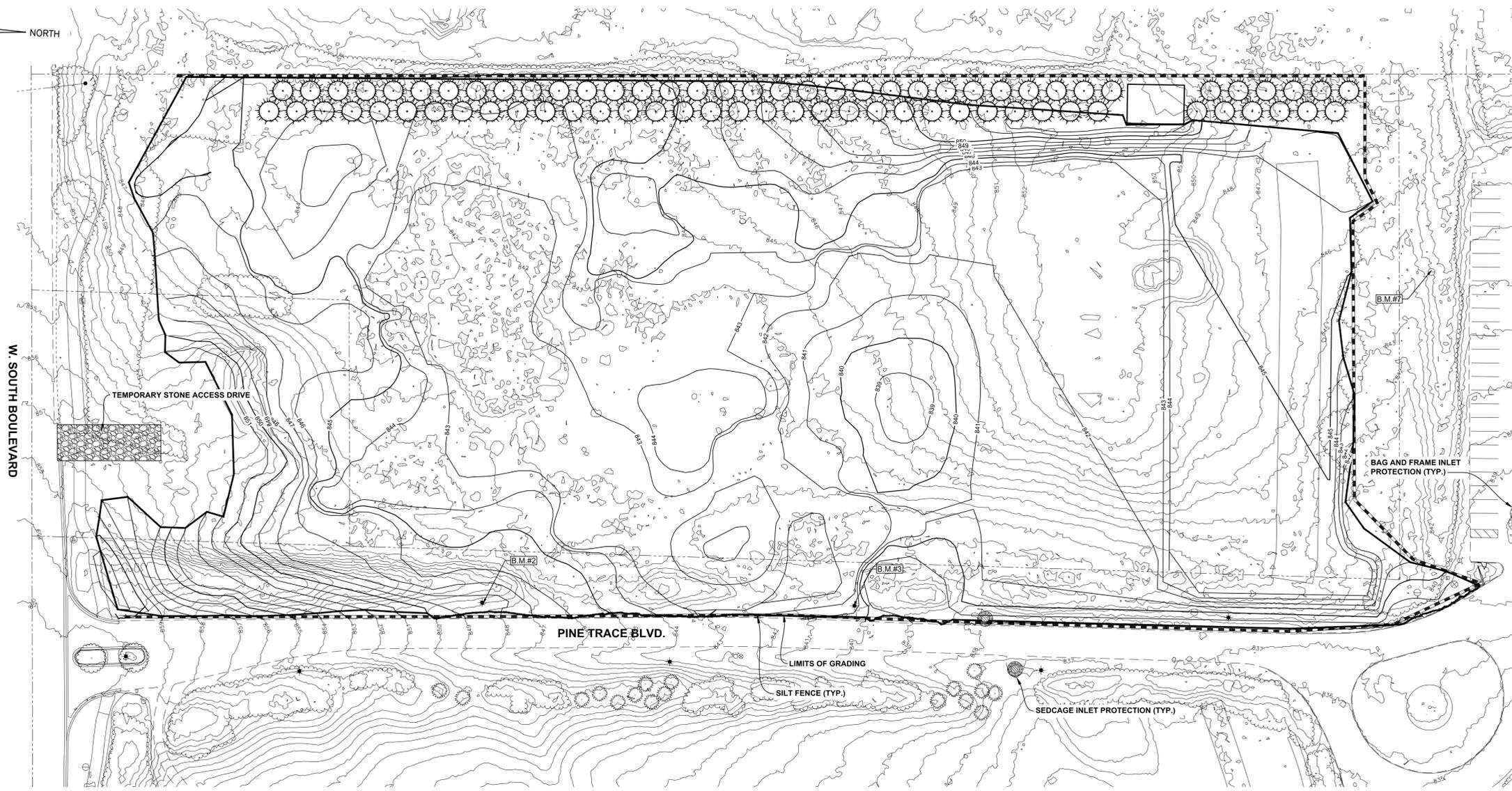
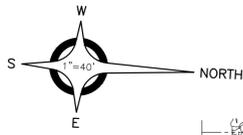
M:\15301530-002\CADD\DRAWINGS\SITE PLAN\_01\_SITEPLAN.DWG

SHEET NO. 6

CITY FILE #24-0209 SECTION 31

RECEIVED 8/20/24 City of Rochester Hills Planning & Economic Development

Tree Tag #	Plan/Foot	Common Name	Scientific Name	DBH (inches)	DBH (cm)	Height (feet)	Height (meters)	Condition	Soil Type	Species	Assessment	Notes	Rem
1	11	Red Oak	Quercus rubra	1.2	3.0	10	3.0	Good	FA	NA	NA		
2	12	Red Oak	Quercus rubra	1.5	3.8	12	3.7	Good	FA	NA	NA		
3	13	Red Oak	Quercus rubra	1.8	4.6	14	4.3	Good	FA	NA	NA		
4	14	Red Oak	Quercus rubra	2.1	5.3	16	4.9	Good	FA	NA	NA		
5	15	Red Oak	Quercus rubra	2.4	6.1	18	5.7	Good	FA	NA	NA		
6	16	Red Oak	Quercus rubra	2.7	6.9	20	6.4	Good	FA	NA	NA		
7	17	Red Oak	Quercus rubra	3.0	7.6	22	7.0	Good	FA	NA	NA		
8	18	Red Oak	Quercus rubra	3.3	8.4	24	7.6	Good	FA	NA	NA		
9	19	Red Oak	Quercus rubra	3.6	9.1	26	8.2	Good	FA	NA	NA		
10	20	Red Oak	Quercus rubra	3.9	9.9	28	8.8	Good	FA	NA	NA		
11	21	Red Oak	Quercus rubra	4.2	10.7	30	9.4	Good	FA	NA	NA		
12	22	Red Oak	Quercus rubra	4.5	11.4	32	10.0	Good	FA	NA	NA		
13	23	Red Oak	Quercus rubra	4.8	12.2	34	10.6	Good	FA	NA	NA		
14	24	Red Oak	Quercus rubra	5.1	13.0	36	11.2	Good	FA	NA	NA		
15	25	Red Oak	Quercus rubra	5.4	13.8	38	11.8	Good	FA	NA	NA		
16	26	Red Oak	Quercus rubra	5.7	14.6	40	12.4	Good	FA	NA	NA		
17	27	Red Oak	Quercus rubra	6.0	15.2	42	13.0	Good	FA	NA	NA		
18	28	Red Oak	Quercus rubra	6.3	16.0	44	13.6	Good	FA	NA	NA		
19	29	Red Oak	Quercus rubra	6.6	16.8	46	14.2	Good	FA	NA	NA		
20	30	Red Oak	Quercus rubra	6.9	17.5	48	14.8	Good	FA	NA	NA		
21	31	Red Oak	Quercus rubra	7.2	18.3	50	15.4	Good	FA	NA	NA		
22	32	Red Oak	Quercus rubra	7.5	19.0	52	16.0	Good	FA	NA	NA		
23	33	Red Oak	Quercus rubra	7.8	19.8	54	16.6	Good	FA	NA	NA		
24	34	Red Oak	Quercus rubra	8.1	20.6	56	17.2	Good	FA	NA	NA		
25	35	Red Oak	Quercus rubra	8.4	21.3	58	17.8	Good	FA	NA	NA		
26	36	Red Oak	Quercus rubra	8.7	22.1	60	18.4	Good	FA	NA	NA		
27	37	Red Oak	Quercus rubra	9.0	22.9	62	19.0	Good	FA	NA	NA		
28	38	Red Oak	Quercus rubra	9.3	23.7	64	19.6	Good	FA	NA	NA		
29	39	Red Oak	Quercus rubra	9.6	24.4	66	20.2	Good	FA	NA	NA		
30	40	Red Oak	Quercus rubra	9.9	25.2	68	20.8	Good	FA	NA	NA		
31	41	Red Oak	Quercus rubra	10.2	26.0	70	21.4	Good	FA	NA	NA		
32	42	Red Oak	Quercus rubra	10.5	26.8	72	22.0	Good	FA	NA	NA		
33	43	Red Oak	Quercus rubra	10.8	27.6	74	22.6	Good	FA	NA	NA		
34	44	Red Oak	Quercus rubra	11.1	28.4	76	23.2	Good	FA	NA	NA		
35	45	Red Oak	Quercus rubra	11.4	29.2	78	23.8	Good	FA	NA	NA		
36	46	Red Oak	Quercus rubra	11.7	30.0	80	24.4	Good	FA	NA	NA		
37	47	Red Oak	Quercus rubra	12.0	30.8	82	25.0	Good	FA	NA	NA		
38	48	Red Oak	Quercus rubra	12.3	31.6	84	25.6	Good	FA	NA	NA		
39	49	Red Oak	Quercus rubra	12.6	32.4	86	26.2	Good	FA	NA	NA		
40	50	Red Oak	Quercus rubra	12.9	33.2	88	26.8	Good	FA	NA	NA		
41	51	Red Oak	Quercus rubra	13.2	34.0	90	27.4	Good	FA	NA	NA		
42	52	Red Oak	Quercus rubra	13.5	34.8	92	28.0	Good	FA	NA	NA		
43	53	Red Oak	Quercus rubra	13.8	35.6	94	28.6	Good	FA	NA	NA		
44	54	Red Oak	Quercus rubra	14.1	36.4	96	29.2	Good	FA	NA	NA		
45	55	Red Oak	Quercus rubra	14.4	37.2	98	29.8	Good	FA	NA	NA		
46	56	Red Oak	Quercus rubra	14.7	38.0	100	30.4	Good	FA	NA	NA		
47	57	Red Oak	Quercus rubra	15.0	38.8	102	31.0	Good	FA	NA	NA		
48	58	Red Oak	Quercus rubra	15.3	39.6	104	31.6	Good	FA	NA	NA		
49	59	Red Oak	Quercus rubra	15.6	40.4	106	32.2	Good	FA	NA	NA		
50	60	Red Oak	Quercus rubra	15.9	41.2	108	32.8	Good	FA	NA	NA		
51	61	Red Oak	Quercus rubra	16.2	42.0	110	33.4	Good	FA	NA	NA		
52	62	Red Oak	Quercus rubra	16.5	42.8	112	34.0	Good	FA	NA	NA		
53	63	Red Oak	Quercus rubra	16.8	43.6	114	34.6	Good	FA	NA	NA		
54	64	Red Oak	Quercus rubra	17.1	44.4	116	35.2	Good	FA	NA	NA		
55	65	Red Oak	Quercus rubra	17.4	45.2	118	35.8	Good	FA	NA	NA		
56	66	Red Oak	Quercus rubra	17.7	46.0	120	36.4	Good	FA	NA	NA		
57	67	Red Oak	Quercus rubra	18.0	46.8	122	37.0	Good	FA	NA	NA		
58	68	Red Oak	Quercus rubra	18.3	47.6	124	37.6	Good	FA	NA	NA		
59	69	Red Oak	Quercus rubra	18.6	48.4	126	38.2	Good	FA	NA	NA		
60	70	Red Oak	Quercus rubra	18.9	49.2	128	38.8	Good	FA	NA	NA		
61	71	Red Oak	Quercus rubra	19.2	50.0	130	39.4	Good	FA	NA	NA		
62	72	Red Oak	Quercus rubra	19.5	50.8	132	40.0	Good	FA	NA	NA		
63	73	Red Oak	Quercus rubra	19.8	51.6	134	40.6	Good	FA	NA	NA		
64	74	Red Oak	Quercus rubra	20.1	52.4	136	41.2	Good	FA	NA	NA		
65	75	Red Oak	Quercus rubra	20.4	53.2	138	41.8	Good	FA	NA	NA		
66	76	Red Oak	Quercus rubra	20.7	54.0	140	42.4	Good	FA	NA	NA		
67	77	Red Oak	Quercus rubra	21.0	54.8	142	43.0	Good	FA	NA	NA		
68	78	Red Oak	Quercus rubra	21.3	55.6	144	43.6	Good	FA	NA	NA		
69	79	Red Oak	Quercus rubra	21.6	56.4	146	44.2	Good	FA	NA	NA		
70	80	Red Oak	Quercus rubra	21.9	57.2	148	44.8	Good	FA	NA	NA		
71	81	Red Oak	Quercus rubra	22.2	58.0	150	45.4	Good	FA	NA	NA		
72	82	Red Oak	Quercus rubra	22.5	58.8	152	46.0	Good	FA	NA	NA		
73	83	Red Oak	Quercus rubra	22.8	59.6	154	46.6	Good	FA	NA	NA		
74	84	Red Oak	Quercus rubra	23.1	60.4	156	47.2	Good	FA	NA	NA		
75	85	Red Oak	Quercus rubra	23.4	61.2	158	47.8	Good	FA	NA	NA		
76	86	Red Oak	Quercus rubra	23.7	62.0	160	48.4	Good	FA	NA	NA		
77	87	Red Oak	Quercus rubra	24.0	62.8	162	49.0	Good	FA	NA	NA		
78	88	Red Oak	Quercus rubra	24.3	63.6	164	49.6	Good	FA	NA	NA		
79	89	Red Oak	Quercus rubra	24.6	64.4	166	50.2	Good	FA	NA	NA		
80	90	Red Oak	Quercus rubra	24.9	65.2	168	50.8	Good	FA	NA	NA		
81	91	Red Oak	Quercus rubra	25.2	66.0	170	51.4	Good	FA	NA	NA		
82	92	Red Oak	Quercus rubra	25.5	66.8	172	52.0	Good	FA	NA	NA		
83	93	Red Oak	Quercus rubra	25.8	67.6	174	52.6	Good	FA	NA	NA		
84	94	Red Oak	Quercus rubra	26.1	68.4	176	53.2	Good	FA	NA	NA		
85	95	Red Oak	Quercus rubra	26.4	69.2	178	53.8	Good	FA	NA	NA		
86	96	Red Oak	Quercus rubra	26.7	70.0	180	54.4	Good	FA	NA	NA		
87	97	Red Oak	Quercus rubra	27.0	70.8	182	55.0	Good	FA	NA	NA		
88	98	Red Oak	Quercus rubra	27.3	71.6	184	55.6	Good	FA	NA	NA		
89	99	Red Oak	Quercus rubra	27.6	72.4	186	56.2	Good	FA	NA	NA		
90	100	Red Oak	Quercus rubra	27.9	73.2	188	56.8	Good	FA	NA	NA		
91	101	Red Oak	Quercus rubra	28.2	74.0	190	57.4	Good	FA	NA	NA		
92	102	Red Oak	Quercus rubra	28.5	74.8	192	58.0	Good	FA	NA	NA		
93	103	Red Oak	Quercus rubra	28.8	75.6	194							



**BENCH MARKS (NAVD88 DATUM)**  
 BENCH MARK NO. 1  
 CHISELED "X" N. RIM CATCH BASIN, 25' ± S. OF ♯ W SOUTH BLVD., 100' ± E. OF ♯ PINE TRACE BLVD. ENTRANCE ELEVATION: 861.06

BENCH MARK NO. 2  
 SET MAG NAIL, N.E. TOP OF CONCRETE LIGHT POLE BASE, W. SIDE PINE TRACE BLVD., 335' ± N. OF ♯ W. SOUTH BLVD. ELEVATION: 849.78

BENCH MARK NO. 3  
 SET MAG NAIL, S.E. TOP OF CONCRETE LIGHT POLE BASE W. SIDE PINE TRACE BLVD ENTRANCE, 600' ± N. OF ♯ SOUTH BLVD. ELEVATION: 840.67

BENCH MARK NO. 4  
 CHISELED "X" S.W. RIM OF ROAD BASIN ON N. SIDE OF BAG DROP LOOP AT BAG DROP ELEVATION: 834.07

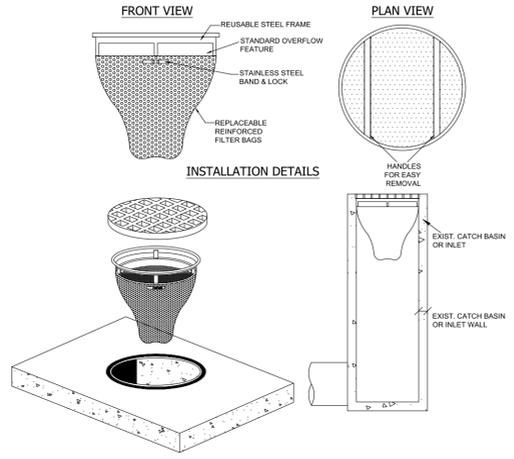
BENCH MARK NO. 5  
 CHISELED "X", NW RIM OF ROAD BASIN, W. ROAD BASIN OF TWO @ S.E. CORNER OF N.W. PARKING LOT ELEVATION: 838.24

BENCH MARK NO. 6  
 SET MAG NAIL, EAST TOP OF CONCRETE LIGHT POLE BASE, W. SIDE N.W. PARKING LOT, 100' ± N. OF S.W. CORNER OF LOT ELEVATION: 848.39

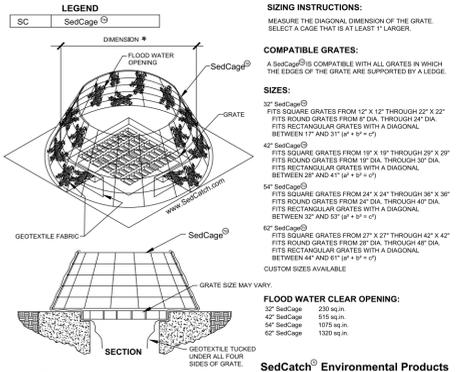
BENCH MARK NO. 7  
 SET CHISELED "X" W. RIM OF SANITARY MANHOLE, 25' S. OF N.W. LOT, 100' ± E. OF S.W. CORNER ELEVATION: 846.87

BENCH MARK NO. 8  
 TOP OF HYDRANT, N. SIDE OF W. SOUTH BLVD., 450' ± E. OF PINE TRACE BLVD. ENTRANCE ELEVATION: 863.65

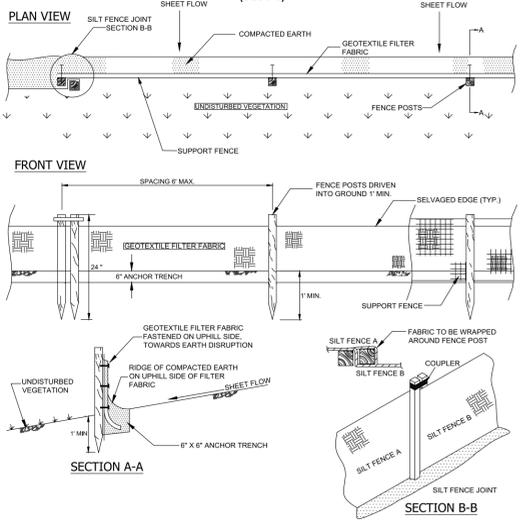
**BAG & FRAME INLET PROTECTOR (SESC-2)**



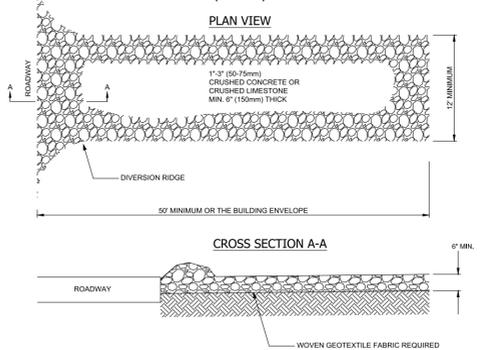
**SedCatch® SedCage® - Yard Inlet Protection**



**SILT FENCE WITH SUPPORT FENCE (SESC-5)**



**TEMPORARY STONE ACCESS DRIVE (SESC-12)**



**NOTE:**  
 FINAL GRADE, SEED AND MULCH, AND/OR LANDSCAPE ALL DISTURBED AREAS INCLUDING OPEN SPACE AREAS AND ALL OFF SITE AREAS NOT BUILT OR PAVED UPON.  
 THIS PROJECT SHALL BE CONSTRUCTED IN COMPLIANCE WITH PART 91 OF ACT 451 OF 1994, AS AMENDED, "THE SOIL EROSION AND SEDIMENT CONTROL ACT."  
 GROSS ACRESAGE DISTURBED IS 7.63 ACRES.

**ANDERSON, ECKSTEIN AND WESTRICK, INC.**  
 CIVIL ENGINEERS SURVEYORS ARCHITECTS  
 51301 Schoenherr Road Phone 586 726 1234  
 Shelby Township Fax 586 726 8780  
 Michigan 48315  
 www.aewinc.com  
 ENGINEERING STRONG COMMUNITIES

DATE	SUBMITTALS/REVISIONS	
PROJECT NAME:		
<b>PINE TRACE GOLF COURSE</b>		
SHEET TITLE:		
<b>SOIL EROSION AND SEDIMENTATION CONTROL PLAN</b>		
CLIENT:		
PINE TRACE GOLF COURSE		
PRELIMINARY	CONSTRUCTION	RECORD
DRAWN BY: KMD	CHECKED BY: SAK	DATE: JUNE 2024
SCALE: 1" = 40'		



UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF EXISTING FACILITIES ONLY, AS DISCLOSED BY RECORDS PROVIDED TO THIS FIRM FROM THE VARIOUS UTILITY COMPANIES. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.  
 PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES (IN CONFLICT WITH THE CONSTRUCTION OF THESE PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD. DURING THE CONSTRUCTION, THE CONTRACTOR SHALL PROJECT AND SUPPORT ALL UTILITIES THAT ARE ENCOUNTERED. (ALL COSTS FOR UTILITY LOCATION, VERIFICATION, SUPPORT AND PROTECTION SHALL BE INCLUDED IN THE PROPOSED PAY ITEM CONFLICTING WITH THAT UTILITY).  
 DURING CONSTRUCTION, THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR ANY AND ALL OVERHEAD AND / OR BURIED UTILITIES.

PROJECT NO. 1530-0002  
 M:\1530\1530-0002\CAD\DRAWINGS\SITE PLAN\01\_SITEPLAN.DWG  
 27-SESC-180524-138-128.PDW  
 SHEET NO. 7



**Sent Via Email Only**

August 23, 2024

Chris McLeod, Planning Manager  
Department of Planning and  
Economic Development  
**City of Rochester Hills**  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309-3033

**Subject: Pine Trace Golf Course  
Driving Range Relocation Project  
Site Plan Review #1,  
Plans dated August 6, 2024, as received by the  
City of Rochester Hills  
ASTI File No. A24-1482.83**

**Applicant: Pine Trace Golf Course**

Dear Mr. McLeod:

The above-referenced project proposes to construct a new golf driving range on 7.46 acres of land located along at 3600 Pine Trace Boulevard (Project Area). The Project Area includes wetland not regulated by the City of Rochester Hills and not likely regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE).

ASTI has reviewed the site plans, dated August 6, 2024, as received by the City (Current Plans) for conformance to the Wetland and Watercourse Protection Ordinance and the Natural Features Setback Ordinance and offers the following comments for your consideration.

## **COMMENTS**

- 1. Applicability of Chapter (§126-500).** The Wetland and Watercourse Protection Ordinance is applicable to the subject site because the subject site is not included within a site plan which has received final approval, or a preliminary subdivision plat which received approval prior to January 17, 1990, which approval remains in effect and in good standing, and the proposed activity has not been previously authorized.

**2. Wetland and Watercourse Determinations (§126-531).** This Section lists specific requirements for completion of a Wetland and Watercourse Boundary Determination.

a. This review has been undertaken in the context of a Wetland and Watercourse Boundary Determination completed on the site by ASTI on July 2, 2024. One wetland was found within the Project Area; Wetland A was observed in the southwestern portion of the site. Wetland boundaries seem to be shown on the Current Plans per ASTI's flagging in the field. However, no alpha-numeric flagging as applied in the field by ASTI is shown on the Current Plans. Moreover, the Current Plans do not indicate who completed the delineation and the date it was completed. Revised plans must show all alpha-numeric flagging for Wetland A and the date that ASTI completed the wetland delineation.

b. Wetland A Quality Assessment

Wetland A is a forested and open water/emergent wetland. The forested portion's tree layer was dominated by the common native species of silver maple, red maple, and swamp white oak, generally 20-40 years in age. The shrub layer was sparse and was dominated by the invasive species of glossy buckthorn. The herbaceous layer was sparse to thick and was dominated by the common native species of path rush (*Juncus tenuis*), woodland sedge (*Carex blanda*), and fowl manna grass (*Glyceria striata*), all of which comprised approximately 75% of the total species within the herbaceous layer. Reed canary grass, a non-native species, comprised the remainder of the herbaceous layer. The primary wetland hydrology indicator of oxidized rhizospheres on living roots, was observed throughout Wetland A. The open water portion of Wetland A appears to be in direct contact with groundwater. The open water portion appears to be a man-made pond constructed in the early 1960s per ASTI's review of historical aerial photography. As such, the open water portion of Wetland A likely detains small amounts of seasonal localized surface water runoff; it also likely provides some water filtration benefits, but due to its small size, these benefits are likely minimal. Soils within Wetland A were comprised of sandy loams and generally appeared to be in a natural state.

Wetland A is situated within a residential yard, which is near South Boulevard and Pine Trace Boulevard. Residential developments and the Pine Trace Golf Course surround Wetland A; this urban setting could likely cause noise disruptions to wildlife. Consequently, Wetland A likely supports only small wildlife and birds common to suburban backyards. Based on these factors, it is ASTI's opinion that although Wetland A is dominated by common native species, it is very small and does not offer significant benefits to the City. Therefore, it is ASTI's opinion that Wetland A should be considered a low-quality natural resource to the City.

3. **Use Permit Required (§126-561).** This Section establishes general parameters for activities requiring permits, as well as limitations on nonconforming activity. This review of the Current Plans has been undertaken in the context of those general parameters, as well as the specific requirements listed below.
  - a. On-site wetland boundaries appear to be shown accurately on the Current Plans. Wetland A is not regulated by the City under the City's Wetland and Watercourse Protection Ordinance or likely EGLE under part 303 because it is less than two acres in size and is not within 500 feet of, or directly connected to, and inland lake or stream as defined under Part 301 and Article IV.
4. **Use Permit Approval Criteria (§126-565).** This Section lists criteria that shall govern the approval or denial of an application for a Wetland Use Permit. The following items must be addressed on a revised and dated Wetland Use Permit application and additional documentation submitted for further review:
  - a. A Wetland Use Permit from the City will not be required for this project. It is also ASTI's opinion that a Part 303 permit from EGLE will not be required for this project as proposed on the Current Plans. However, the applicant should contact EGLE to confirm this assertion.
5. **Natural Features Setback (§21.23).** This Section establishes the general requirements for Natural Features Setbacks and the review criteria for setback reductions and modifications.
  - a. No City-regulated wetland is present within the Project Area and, thus, no Natural Features Setbacks are required to be shown on the Current Plans or enforced by the City.

**RECOMMENDATION**

ASTI recommends the City approve the Current Plans based on the condition that the applicant fulfills the requirements in Comment 3.a on revised plans.

Respectfully submitted,

**ASTI ENVIRONMENTAL**



Kyle Hottinger  
Wetland Ecologist  
Professional Wetland Scientist #2927



Dianne Martin  
Director of Ecological Services  
Professional Wetland Scientist #1313

# SITE PLAN.pdf Markup Summary

---

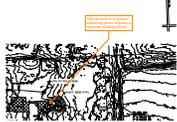
## Building Department (8)

---



**Subject:** Building Department  
**Author:** Mark Artinian  
**Date:** 8/14/2024 8:28:53 AM  
**Status:**

Accessory structures are prohibited on lots that do not have a primary residence.



**Subject:** Building Department  
**Author:** Mark Artinian  
**Date:** 8/14/2024 8:28:58 AM  
**Status:**

The removal of in-ground swimming pools requires a separate building permit.



**Subject:** Building Department  
**Author:** Mark Artinian  
**Date:** 8/14/2024 8:28:36 AM  
**Status:**

Separate building permits are required for each demolished house. Sheds on the same lots may be combined with the house demolition permits.

**EXISTING**  
**RALL SITE F**

**Subject:** Building Department  
**Author:** Mark Artinian  
**Date:** 8/14/2024 8:32:47 AM  
**Status:**

EXISTING

**I V S**

**Subject:** Building Department  
**Author:** Mark Artinian  
**Date:** 8/14/2024 8:33:04 AM  
**Status:**

V

Mark Artinian 248-841-2446  
 ArtinianM@RochesterHills.org

**Subject:** Building Department  
**Author:** Mark Artinian  
**Date:** 8/14/2024 9:57:54 AM  
**Status:**

Mark Artinian 248-841-2446  
 ArtinianM@RochesterHills.org

**Yes**

**Subject:** Building Department  
**Author:** Mark Artinian  
**Date:** 8/14/2024 9:58:20 AM  
**Status:**

Yes



**Subject:** Building Department  
**Author:** Mark Artinian  
**Date:** 8/14/2024 10:14:40 AM  
**Status:**

Please Note:  
 The 2015 Michigan Building Code does not specifically address accessibility requirements for golf courses.  
 The Americans with Disability Act (ADA) does require that golf courses be accessible to people with disabilities. ADA requirements are state law and are not enforced by the Building Department.

---

## Engineering Department (2)

---



**Subject:** Engineering Department  
**Author:** Jason Boughton  
**Date:** 8/9/2024 11:34:08 AM  
**Status:**

The applicant will need to submit a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to proceed with the construction plan review process.



**Subject:** Engineering Department  
**Author:** Jason Boughton  
**Date:** 8/9/2024 11:34:20 AM  
**Status:**

Fire Department (1)



**Subject:** Fire Department  
**Author:** Lieutenant W. Murphy  
**Date:** 8/12/2024 8:16:35 AM  
**Status:**

Group (12)



**Subject:** Group  
**Author:** macdonaldj  
**Date:** 8/7/2024 3:28:09 PM  
**Status:**

City of Rochester Hills Planning & Economic Development



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 8/16/2024 12:25:19 PM  
**Status:**

SP



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 8/16/2024 12:25:10 PM  
**Status:**



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 8/16/2024 12:25:23 PM  
**Status:**

LIP



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 8/16/2024 12:25:31 PM  
**Status:**

BP



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 8/16/2024 12:26:26 PM  
**Status:**

Received  
8/7/2024

City of Rochester Hills Planning & Economic Development



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 8/16/2024 12:26:33 PM  
**Status:**

Received  
8/7/2024

City of Rochester Hills Planning & Economic Development



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 8/16/2024 12:26:40 PM  
**Status:**

Received  
8/7/2024

City of Rochester Hills Planning & Economic Development



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 8/16/2024 12:26:45 PM  
**Status:**

Received  
 8/7/2024

City of Rochester Hills Planning & Economic  
 Development



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 8/16/2024 12:26:49 PM  
**Status:**

Received  
 8/7/2024

City of Rochester Hills Planning & Economic  
 Development



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 8/16/2024 12:26:54 PM  
**Status:**

Received  
 8/7/2024

City of Rochester Hills Planning & Economic  
 Development

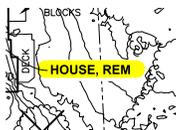


**Subject:** Group  
**Author:** C.McLeod  
**Date:** 8/16/2024 12:27:06 PM  
**Status:**

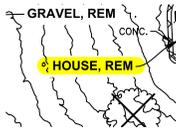
Received  
 8/7/2024

City of Rochester Hills Planning & Economic  
 Development

**Highlight (2)**



**Subject:** Highlight  
**Author:** Mark Artinian  
**Date:** 8/14/2024 8:20:55 AM  
**Status:**



**Subject:** Highlight  
**Author:** Mark Artinian  
**Date:** 8/14/2024 8:21:03 AM  
**Status:**

**Jenny McGuckin - YES (1)**



**Subject:** Jenny McGuckin - YES  
**Author:** Seth Bucholz  
**Date:** 8/12/2024 10:28:07 AM  
**Status:**

**Natural Resouces (1)**



**Subject:** Natural Resouces  
**Author:** Matt Einheuser  
**Date:** 8/14/2024 10:41:44 AM  
**Status:**

**Planning Department (5)**



**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 8/15/2024 2:19:34 PM  
**Status:**

Assessing

Yes

Any lighting or netting proposed for driving range will require additional site plan review.

**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 8/16/2024 12:18:18 PM  
**Status:**

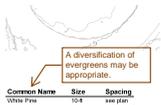
Any lighting or netting proposed for driving range will require additional site plan review.



**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 8/16/2024 12:21:49 PM  
**Status:**

**Tree Re-Planting Plan**

1. A minimum of 200 trees will be planted by the completion of the banquet center
2. A minimum of 60 trees will be planted every year until the total amount of 886 trees are replaced by 10 years from the date of approval by the City Planning Commission for driving range construction. Any tree replacements still remaining at the end of 10 years are required to be paid into the tree fund at that year's replacement rate.
3. Once the Banquet center is built, a yearly planting plan should be submitted to the City at the same time Pine Trace submits its annual report per the lease. Planting plan must be approved by Forestry to count as replacement credit.
4. In the event the banquet center does not get built according to the terms of the current lease, the total amount required for tree replacement must be paid into the City Tree Fund.
5. To count towards replacement credit all trees must meet City requirements of at least 2" dbh. Allowance will be made in some circumstances on City requirements of distance between planting (typically 20 ft).
6. Tree replacement credits will not include any trees required by other City ordinances.



**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 8/16/2024 12:23:08 PM  
**Status:**

A diversification of evergreens may be appropriate.



**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 8/16/2024 12:24:58 PM  
**Status:**

**Traffic (1)**



**Subject:** Traffic  
**Author:** Keith  
**Date:** 8/15/2024 3:29:15 PM  
**Status:**

**Traffic, Pathways, Sidewalks (1)**



**Subject:** Traffic, Pathways, Sidewalks  
**Author:** Keith  
**Date:** 8/9/2024 8:17:49 AM  
**Status:**

Show driveway removed and curb replaced along S.Blvd.  
Permit required from RCOC for work in their ROW.

---

## Underground Utilities (2)

---

Revise Grading Plan callouts so that the proposed contours to the existing contours are easy to follow throughout.

CITY FILE #24-0228 SECTION 31

**Subject:** Underground Utilities  
**Author:** Jason Boughton  
**Date:** 8/9/2024 11:34:58 AM  
**Status:**

Revise Grading Plan callouts so that the proposed contours to the existing contours are easy to follow throughout

Place the storm sewer narrative on either the cover sheet or grading plan and reference it on the cover sheet by the Land Use Summary.

---

**Subject:** Underground Utilities  
**Author:** Jason Boughton  
**Date:** 8/9/2024 11:36:22 AM  
**Status:**

Place the storm sewer narrative on either the cover sheet or grading plan and reference it on the cover sheet by the Land Use Summary.