J2025-0107 PSP2025-0006 **Revision #2** eceived 6/13/2025

**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

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

# Pine Trace Golf Course

## Phase 2 - Banquet Facility

Rochester Hills, Oakland County, Michigan

Department	Reviewer	Approved
Assessing	Assessing	Yes
Building	Jason Rhoades 248-656-4615 RhoadesJa@RochesterHills.org	Yes with conditions
Engineering - Utilities	Jason Boughton 248-841-2490 BoughtonJ@RochesterHills.org	Yes
Engineering Legal	Seth Bucholz 248-841-2491 bucholzs@rochesterhills.org	<b>YES</b> Date:06/27/2025
Fire	Lt. Walter Murphy 248-8 MurphyW@RochesterHills.	341-2712 Yes org
Natural Resources	Matt Einheuser 248-841-2551 EinheuserM@RochesterHills.org	Yes w/ conditions
Planning	Chris McLeod 248-841-2572 mcleodc@RochesterHills.org	Yes
	14 14 5 0 0 0 0 14 0 0 0 0	

**Building Permit** 

Landscape Bond

**Tree Removal** 

Provide RCOC preliminary permit

ndicate how the plans were changed to

neet the RCOC preliminary comments.

**Next Steps:** Submit revised site plans addressing reviewers comments

Maintenance. The owner, tenant, occupant or person responsible for any property which was the subject of an approved site plan shall maintain the property and the improvements thereon in accordance with the approved site plan or an approved amendment thereof. This responsibility shall include the duty to maintain in a condition substantially similar as approved, including the duty to replace, if necessary, all improvements such as, but not by way of limitation, all greenbelts, planting, walls, fences, paving, trash receptacles, handicapped parking areas, etc

Characteristic	Existing Condition	Proposed Condition
Total Development Area (ac)	10.80	10.80
Impervious Area (ac)	2.31	4.07
Total Pervious Area (ac)	8.49	6.73
Pervious Area Breakdown by Cover Type		
Meadow/fallow/natural areas (non-cultivated)	0.00	0.00
Predominant NRCS Soil Type (A, B, C, or D)		-
Improved areas (turf grass, landscape, row crops)	10.80	10.80
Predominant NRCS Soil Type (A, B, C, or D)	A	A
Wooded areas	0.00	0.00
Predominant NRCS Soil Type (A, B, C, or D)		
Propos	ed Pond Area (acres)	N/A
Required CPV	C Volume (cubic feet)	25,435
Provided CPV	C Volume (cubic feet)	25,435
Required E	D Volume (cubic feet)	37,175
Provided E	D Volume (cubic feet)	N/A

Land Use Summary

The Professional Engineer who signs and seals this site plan certifies that the values in this table reflect the Wayne County stormwater calculations required for this development and that geotechnical investigations were performed that provide conclusive documentation that demonstrates whether infiltration (i.e., CPVC Volume Control) is practicable.

SEE SHEET C7 FOR STORMWATER NARRATIVE.

Conditional Use Land Improvement During the site plan review of the proposed building addition it has been determined that it does not comply with Table 506.2 of the 2021 Michigan Building Code for allowable area. Applicant has acknowledged they will address these requirements during building permit review with the following comment. "we are requesting the site plan package be approved contingent upon satisfying these comments during building permit review." It will be the responsibility of the design professional to demonstrate compliance during the building permit application process. Building approves the site plan with the condition that this issue will be resolved during the building permit review process.

incorrect. See comments on L101.

W. SOUTH BLVD

**OWNER/PROPRIETOR** 

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

#### **INDEX TO SHEETS**

TITLE SHEET	C
OVERALL SITE PLAN	C
TOPOGRAPHICAL SURVEY	C
GENERAL PLAN	C
REMOVAL PLAN	C
UTILITY PLAN	C
STORMWATER MANAGEMENT PLAN	C
HYDRAULIC AREAS	C
PAVING PLAN	C
OVERALL GRADING PLAN	C1
DETAILED GRADES	
ENTRANCE PLAN	C1
GEOMETRICS, STRIPING, AND SIGNAGE	C1
CONSTRUCTION DETAILS	C1
TREE SURVEY	C1
TREE LISTING	C1
SOIL EROSION & SEDIMENTATION CONTROL PLAN	C1
SOIL EROSION & SEDIMENTATION CONTROL DETAILS	C1
FIRE DEPARTMENT PLAN	C1
LIGHTING PLAN	C2
PHOTOMETRIC PLAN	C2
LIGHTING FIXTURE DETAILS 1	
LIGHTING FIXTURE DETAILS 2	C2
LANDSCAPE PLAN	L10
LANDSCAPE DETAILS	L201-L20
IRRIGATION PLAN	IR-1,7,
FLOOR PLAN - BANQUET	A10
ELEVATIONS - BANQUET	A201-A20
FLOOR PLAN & ELEVATIONS - DRIVING RANGE	A20
ELEVATIONS - ENTRANCE SIGN	
RCOC GEOMETRIC GUIDES	GEO1-
RCOC STANDARD DETAILS	STD1-
ROCHESTER HILLS STANDARD STORM DETAILS	
ROCHESTER HILLS STANDARD WATER MAIN DETAILS	WM1-
WRC SOIL EROSION & SEDIMENTATION CONTROL DETAILS	1 OF
ROCHESTER HILLS STANDARD DETAILS FOR PATHWAY & SIGHT LINES	1-
MDOT CURB RAMP DETAILS	1 -

#### **DESIGN AND CONSTRUCTION STANDARDS**

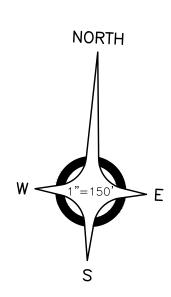
THE IMPROVEMENTS COVERED BY THESE PLANS SHALL BE PERFORMED IN ACCORDANCE WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION 2020 STANDARD SPECIFICATIONS FOR CONSTRUCTION AND THE STANDARD DETAIL SHEETS ATTACHED TO THIS PLAN SET UNLESS MODIFIED BY A SPECIAL PROVISION OR NOTES ELSEWHERE ON THE PLANS. SHOULD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

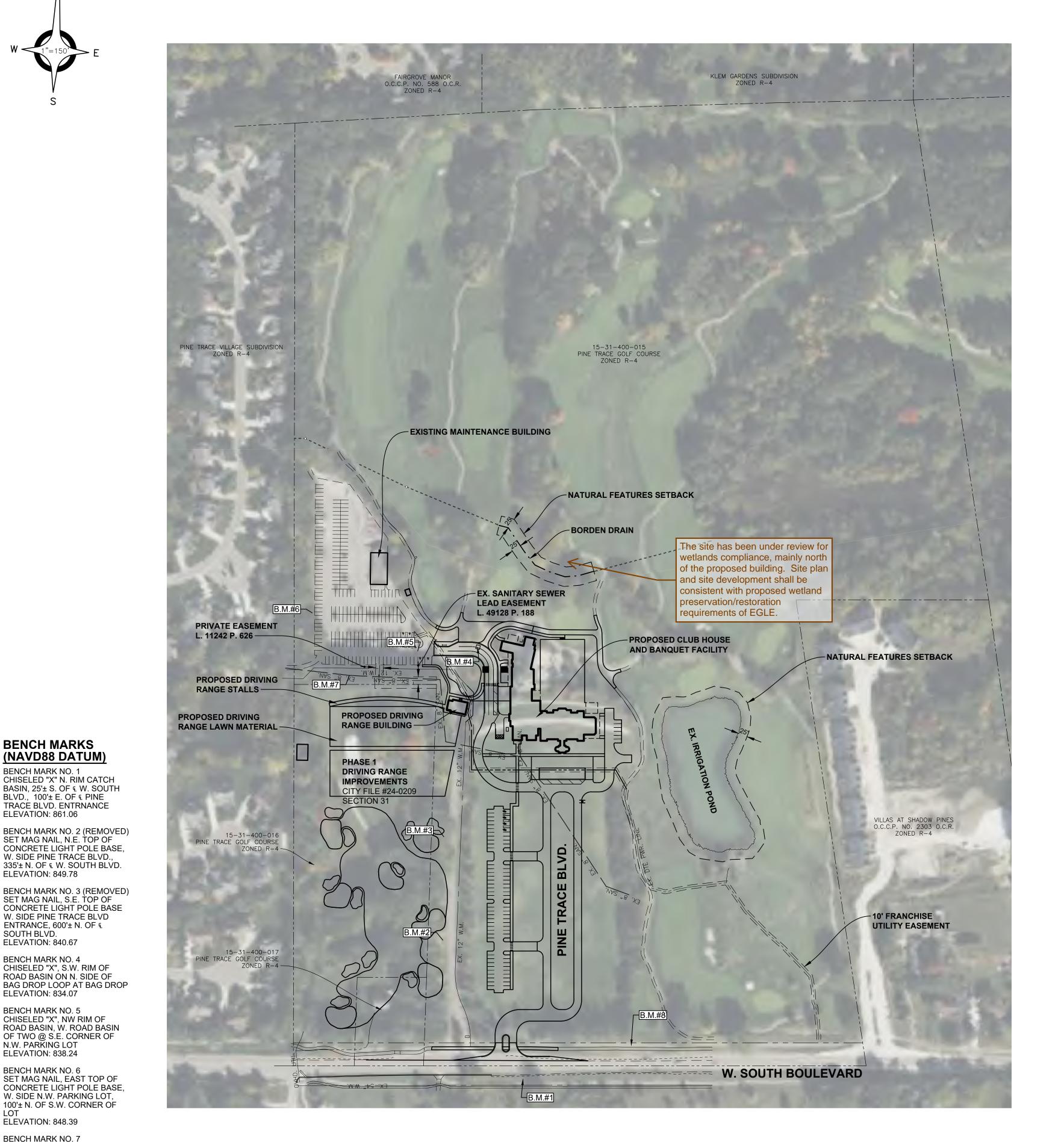
## 248-852-7100

## ANDERSON, ECKSTEIN AND WESTRICK, INC.

CIVIL ENGINEERS, LAND SURVEYORS, ARCHITECTS SHELBY TOWNSHIP, MICHIGAN

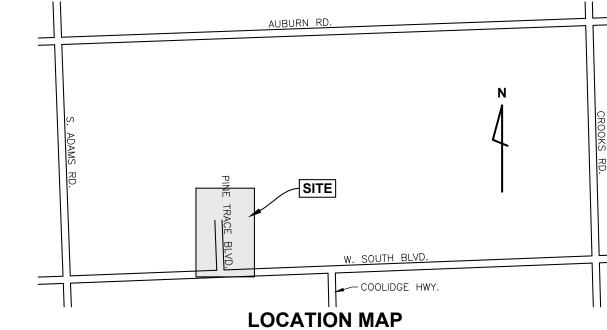






#### **PROPRIETOR**

PINE TRACE GOLF COURSE 3600 PINE TRACE BOULEVARD ROCHESTER HILLS, MICHIGAN 48309 MICHAEL BYLEN MICHAELBYLEN@GMAIL.COM 248-852-7100



### 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 (CONDITIONAL USE) GOLF COURSE (CONDITIONAL USE) PROPOSED USE: GROSS SITE AREA: 110.75 ACRES

REQUIRED GOLF = 6 PER GOLF HOLE @ 18 HOLES = 108 SPACES (WASHINGTON TWP OFF-STREET PARKING STANDARD) REQUIRED BANQUET = 1 PER 3 PERSONS PERMITTED (MAX

PARKING CALCULATIONS: Y

= 500 PERSONS/3 = 167 SPACES

= 108 + 167 = 275 SPACES

PROVIDED EXIST. = 207 SPACES PROVIDED PROP. = 82 SPACES PROVIDED TOTAL = 289 SPACES

REQUIRED ADA = 4 + 2.33% OF PROVIDED PARKING = 4 + 289 \* 0.0233 = 10.73 ~ 11 SPACES PROVIDED ADA = 11 SPACES

RIGHT-OF-WAY IMPROVEMENTS RIGHT-OF-WAY IMPROVEMENTS ARE PROPOSED. A PERMIT WILL BE OBTAINED FROM THE ROAD COMMISSION OF OAKLAND COUNTY FOR THESE IMPROVEMENTS.

#### PROJECT DESCRIPTION

THE IMPROVEMENTS PROPOSED AS PART OF THIS PLAN SET INCLUDE A NEW HMA BOULEVARD DRIVEWAY, PARKING LOT, DRIVING RANGE BUILDING, AND BANQUET FACILITY, ALONG WITH ASSOCIATED UTILITIES AND APPURTENANCES.

OCCUPANCY)

REQUIRED TOTAL

THE EXISTING SANITARY SEWER SERVICING THE EXISTING BUILDING WILL BE RE-UTILIZED. NO NEW SANITARY SEWER IS PROPOSED AS PART OF THIS PROJECT.

A PORTION OF THE EXISTING 12 INCH WATER MAIN ON SITE IS BEING REROUTED FOR A NEW DRIVING RANGE BUILDING. A 6 INCH HYDRANT LEAD WILL TAP OFF OF THE REROUTED 12 INCH TO SUPPORT A SINGLE FIRE HYDRANT WHICH PROVIDES FULL BUILDING COVERAGE FOR THE PROPOSED BANQUET FACILITY. IN ADDITION, ANOTHER 6 INCH WATER MAIN WILL TAP OFF OF THE REROUTED 12 INCH TO PROVIDE FIRE SUPPRESSION FOR THE PROPOSED BANQUET FACILITY. THE 6 INCH FIRE SUPPRESSION LINE WILL ALSO BE TAPPED FOR THE PROPOSED BANQUET FACILITY'S WATER SERVICE.

#### THE BUILDING WILL HAVE NFPA 13 FIRE SUPPRESSION.

NEW STORM SEWER IS PROPOSED TO CAPTURE THE SURFACE RUNOFF OF THE IMPACTED AREA OF THE SITE. THIS STORM SEWER WILL BE ROUTED TO A PROPOSED FOREBAY. STORM WATER STANDARDS FOR THIS SITE ARE UNDER THE JURISDICTION OF THE OAKLAND COUNTY WATER RESOURCES COMMISSION. A PERMIT WILL BE OBTAINED FROM THEIR OFFICE FOR THESE IMPROVEMENTS.

#### **LEGEND**

BUMPER BLOCK

POWER POLE

SANITARY MANHOLE

GATE VALVE & WELL

SHUT OFF VALVE

STORM MANHOLE

UTILITY MARKER

GAS MAIN

=========== STORM SEWER

STORM CATCH BASIN (PAVT.)

STORM CATCH BASIN (FIELD)

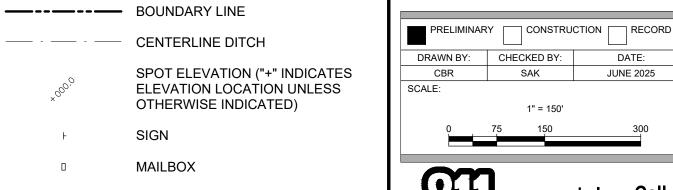
SANITARY SEWER

LIGHT POLE

**HYDRANT** 

VALVE BOX

WATER MAIN





ITILITY 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

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

DURING CONSTRUCTION, THE CONTRACTOR SHALL USE XTREME CAUTION WHEN OPERATING NEAR ANY AND ALL

M:\1530\1530-0002\CAD\DRAWINGS\SITE PLAN\01\_SITEPLAN PHASE 2.DWG C2\_Overall Site Plan--6/13/2025 10:08:45 AM SHEET NO.

## LEGAL DESCRIPTION

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 57 MINUTES 00 SECONDS EAST 990.5 FEET, THENCE WEST 369.0 FEET TO 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 EAST 692.24 FEET TO THE POINT OF BEGINNING, CONTAINING

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.

RANGE 11 EAST, ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN,

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

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

FROM RECORDS ONLY. NO FIELD SURVEY PERFORMED.

#### PARCEL 15-31-400-015

PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWN 3 NORTH,

1222.70 FEET, THENCE WEST 1148.50 FEET, THENCE NORTH 01 DEGREES THE POINT OF BEGINNING, ALSO THE EAST HALF OF THE EAST HALF OF SOUTHEAST QUARTER EXCLUDING THE ARE BEING DESCRIBED AS 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 38 MINUTES 00 SECONDS APPROXIMATELY 110.75 ACRES PLUS OR MINUS.

#### PARCEL 15-31-400-016

#### PARCEL 15-31-400-017

PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWN 3 NORTH, **DESCRIBED AS FOLLOWS:** 

CITY FILE # \_\_



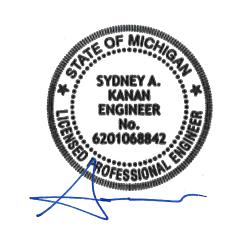
—————— OVHD. UTIL.

ANDERSON, ECKSTEIN AND WESTRICK, INC. CIVIL ENGINEERS SURVEYORS ARCHITECTS

> Fax 586 726 8780 Shelby Township Michigan 48315

> > www.aewinc.com ENGINEERING STRONG COMMUNITIES

Phone 586 726 1234



specific requirement for golf course parking. Parking calculations appear appropriate. If it is determined additional parking is necessary due to usage patterns, the applicant shall work with the City to develop additional improved parking

The City does not have a

Site Plan Submittal 3 05/05/2025 Site Plan Submittal 2 03/18/2025 Site Plan Submittal DATE SUBMITTALS/REVISIONS

PINE TRACE GOLF **COURSE** 

SHEET TITLE

PROJECT NAME

**OVERALL SITE PLAN** 

PINE TRACE GOLF COURSE

PRELIMINARY CONSTRUCTION RECORD



IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.

VERIFICATION, SUPPORT AND PROTECTION SHALL BE INCLUDED IN THE PROPOSED PAY ITEM CONFLICTING WITH THAT UTILITY).

OVERHEAD AND / OR BURIED UTILITIES.

PROJECT NO.

1530-0002

COPYRIGHT, 2025, ANDERSON, ECKSTEIN AND WESTRICK, INC.

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

**BENCH MARKS** 

BENCH MARK NO. 1

ELEVATION: 861.06

ELEVATION: 849.78

SOUTH BLVD.

ELEVATION: 840.67

BENCH MARK NO. 4

ELEVATION: 834.07

BENCH MARK NO. 5

N.W. PARKING LOT

ELEVATION: 838.24

ELEVATION: 848.39

ELEVATION: 846.87

ELEVATION: 863.65

BENCH MARK NO. 7

BENCH MARK NO. 6

CHISELED "X". NW RIM OF ROAD BASIN, W. ROAD BASIN

OF TWO @ S.E. CORNER OF

SET MAG NAIL, EAST TOP OF

W. SIDE N.W. PARKING LOT.

100'± N. OF S.W. CORNER OF

SET CHISELED "X" W. RIM OF

SANITARY MANHOLE, 25' S. OF N.W. LOT, 100'± E. OF S.W.

CONCRETE LIGHT POLE BASE,

(NAVD88 DATUM)

CHISELED "X" N. RIM CATCH

BLVD., 100'± E. OF & PINE

TRACE BLVD. ENTRNANCE

SET MAG NAIL, N.E. TOP OF

CONCRETE LIGHT POLE BASE. W. SIDE PINE TRACE BLVD.,

335'± N. OF € W. SOUTH BLVD.

SET MAG NAIL, S.E. TOP OF

ENTRANCE, 600'± N. OF &

CHISELED "X", S.W. RIM OF ROAD BASIN ON N. SIDE OF

CONCRETE LIGHT POLE BASE W. SIDE PINE TRACE BLVD

BASIN, 25'± S. OF & W. SOUTH

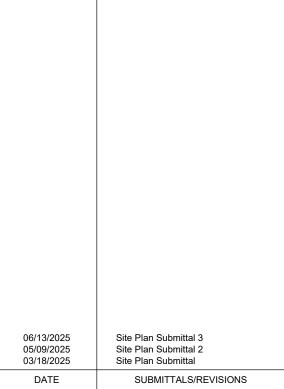


Fax 586 726 8780

www.aewinc.com

ENGINEERING STRONG COMMUNITIES





### PINE TRACE GOLF COURSE

### **TOPOGRAPHICAL SURVEY AND REMOVAL PLAN**

PINE TRACE GOLF COURSE

PRELIMINARY CONSTRUCTION RECORD



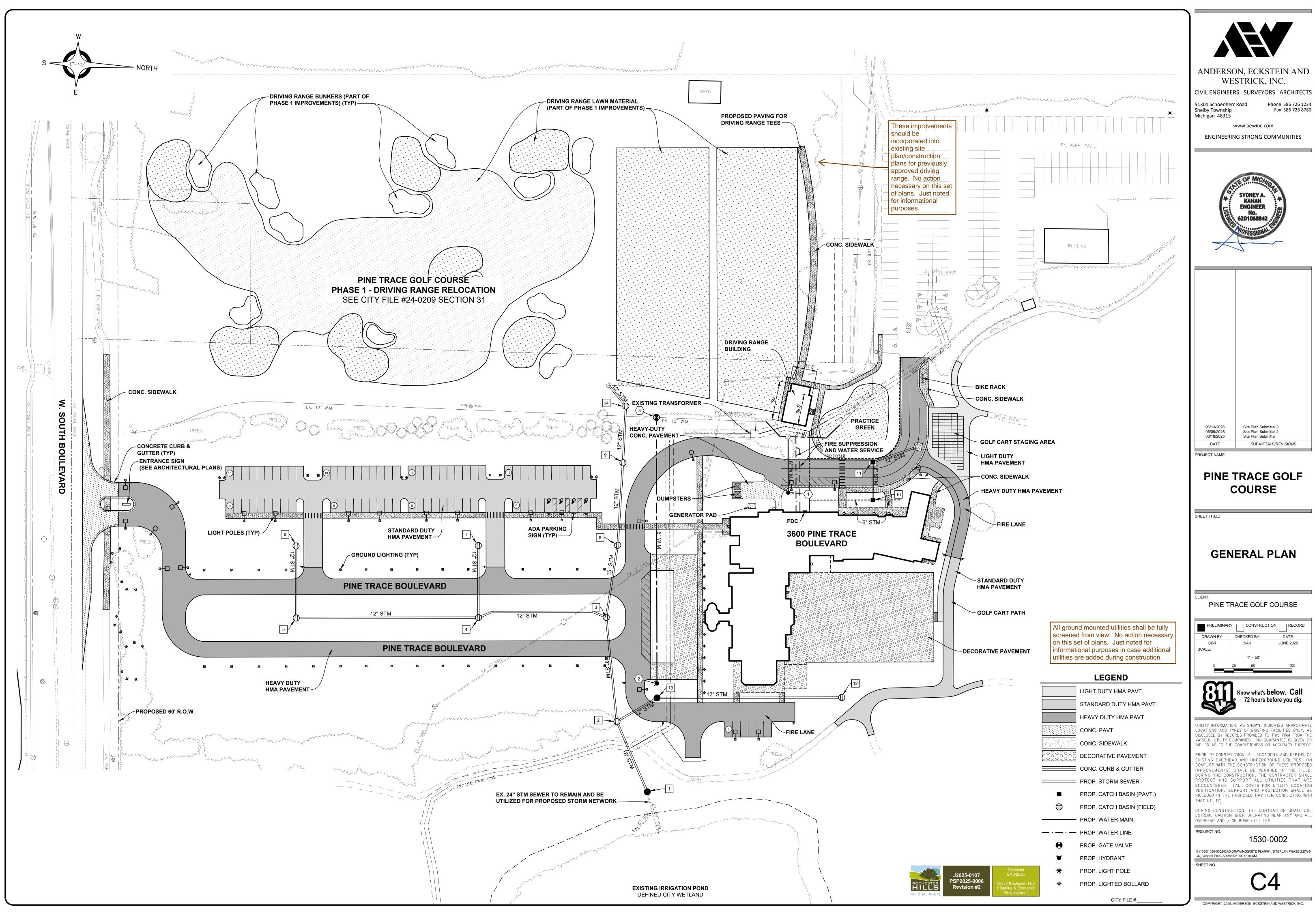
UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF EXISTING FACILITIES ONLY, AS DISCLOSED BY RECORDS PROVIDED TO THIS FIRM FROM THE VARIOUS UTILITY COMPANIES. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES (IN CONFLICT WITH THE CONSTRUCTION OF THESE PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD.

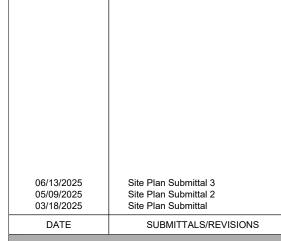
DURING THE CONSTRUCTION, THE CONTRACTOR SHALL PROTECT AND SUPPORT ALL UTILITIES THAT ARE ENCOUNTERED. (ALL COSTS FOR UTILITY LOCATION VERIFICATION, SUPPORT AND PROTECTION SHALL BE INCLUDED IN THE PROPOSED PAY ITEM CONFLICTING WITH

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

1530-0002

M:\1530\1530-0002\CAD\DRAWINGS\SITE PLAN\01\_SITEPLAN PHASE 2.DWG C3\_Topo--6/13/2025 10:09:05 AM

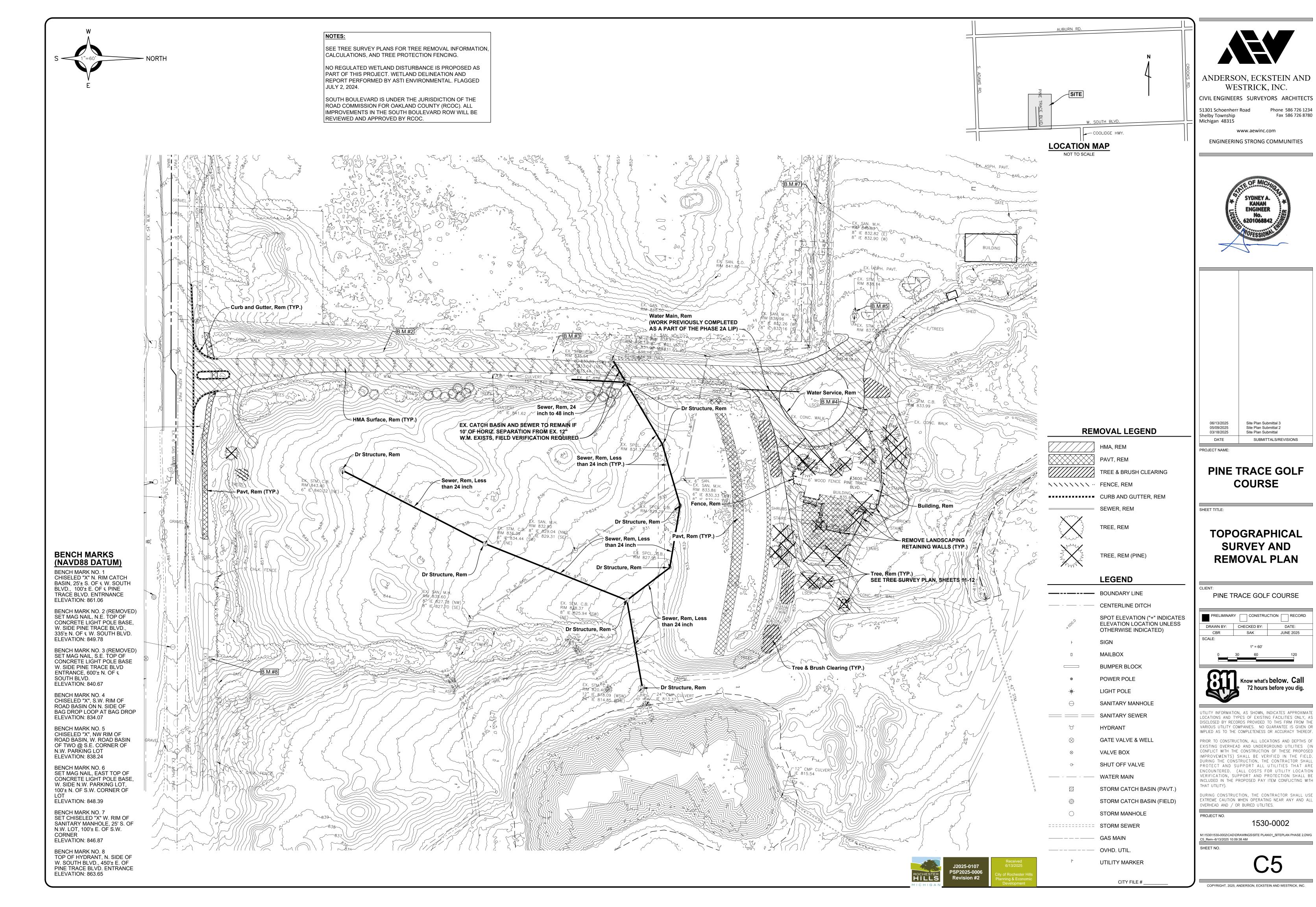


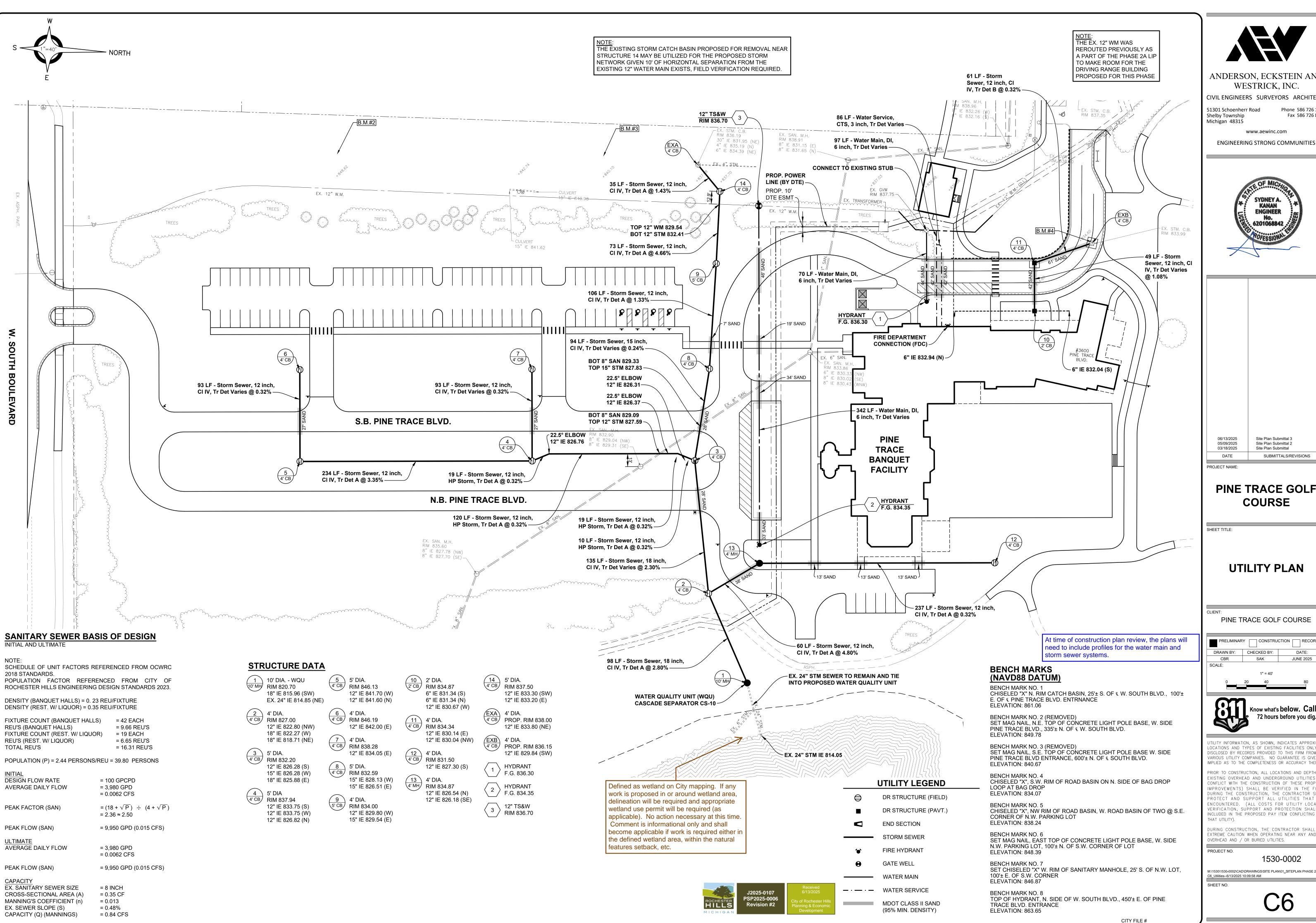


PRELIMINAR	Y CONSTRU	CTION RECORD
DRAWN BY:	CHECKED BY:	DATE:
CBR	SAK	JUNE 2025
SCALE:		
	1" = 50'	
o ,	25 50	100

ITILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF CONFLICT WITH THE CONSTRUCTION OF THESE PROPOSED

M:\1530\1530-0002\CAD\DRAWINGS\SITE PLAN\01\_SITEPLAN PHASE 2.DWG



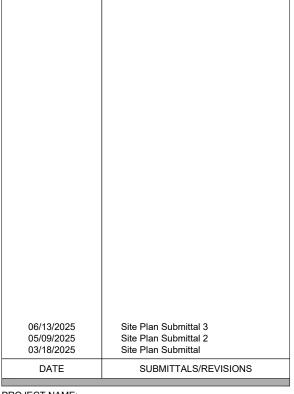


CIVIL ENGINEERS SURVEYORS ARCHITECTS

1301 Schoenherr Road Phone 586 726 1234 Fax 586 726 8780

www.aewinc.com





#### **PINE TRACE GOLF COURSE**

**UTILITY PLAN** 

PINE TRACE GOLF COURSE

PRELIMINAR	Y CONSTRU	CTION RECORD
DRAWN BY:	CHECKED BY:	DATE:
CBR	SAK	JUNE 2025
SCALE:		
	1" = 40'	
0	20 40	80



JTILITY 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.

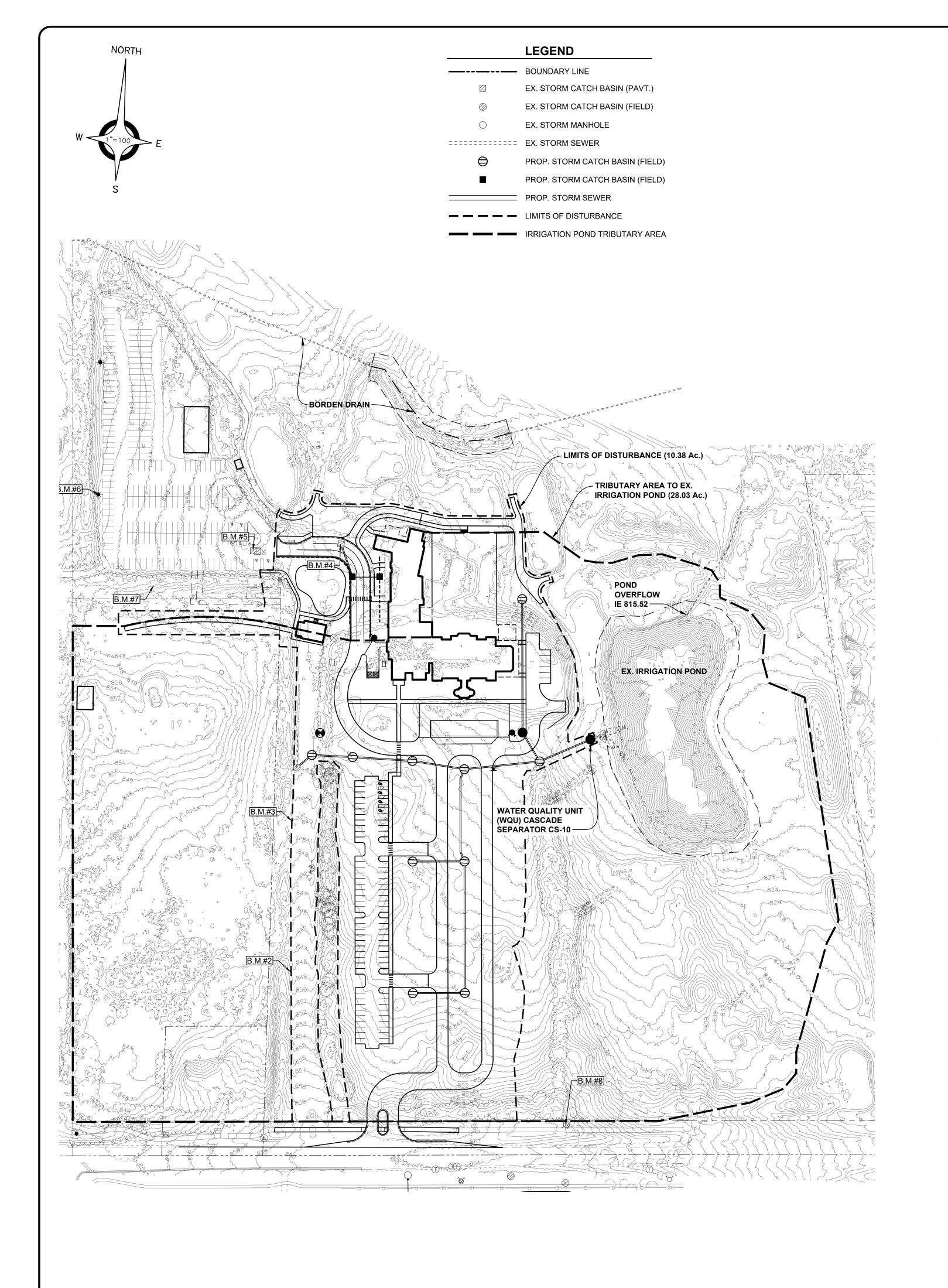
PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES (IN CONFLICT WITH THE CONSTRUCTION OF THESE PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD. DURING THE CONSTRUCTION, THE CONTRACTOR SHALL PROTECT AND SUPPORT ALL UTILITIES THAT ARE

ENCOUNTERED. (ALL COSTS FOR UTILITY LOCATION VERIFICATION, SUPPORT AND PROTECTION SHALL BE NCLUDED IN THE PROPOSED PAY ITEM CONFLICTING WITH

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

1530-0002

M:\1530\1530-0002\CAD\DRAWINGS\SITE PLAN\01\_SITEPLAN PHASE 2.DWG C6\_Utilities--6/13/2025 10:09:58 AM



#### WEIGHTED C CALCULATION TRIBUTARY AREA

Impervious Area	Water (C = 1.0)		Perviou	ıs Area		Total	Weighted C
(C = 0.95)	(0 = 1.0)	C = .20	C = .30	C = .35	C = .50		
202,976	65,237	712,693	305,440	0	0	1,221,109	0.40

#### OAKLAND COUNTY DETENTION CALCULATIONS

#### Part A: Determination of Surface Runoff

Area - Tributary	At	=	28.03	ac	
Runoff Coefficient	С	=	0.40		
Time of Concentration	To	=	20	min	
Rainfall Return Period (10-Yr)	P10	=	10	years	
Rainfall Return Period (100-Yr))	p100	=	100	years	
Rainfall Intensity (10-Yr) (Eq. III-7)	Ito	=	3.26	in/hr	$= 30.2p^{0.22}/(T_c+9.17)$
Rainfall Intensity (100-Yr) (Eq. III-7)	1100	=	5.41	in/hr	$= 30.2p^{0.22}/(T_c+9.17)$
Peak Runoff (Eq. III-1)	Q	=	61.13	cfs	= C*I*A
Volume (Det.)(Eq. III-3)	V	=	221,894	cf	= 3,630*p*C*A
Volume (Ret.)(Eq. III-34)	V	=	429,024	cf	= (18,985*C*A*2)

#### WEIGHTED C CALCULATIONS LIMITS OF DISTURBANCE

Impervious Area	Water (C = 1.0)		Perviou	s Area		Total	Weighted C
(C = 0.95)	(0 1.0)	C = .20	C = .30	C = .35	C = .50		
177,399	0	216,269	76,920	0	0	470,588	0.50

#### OAKLAND COUNTY DETENTION CALCULATIONS

#### Part A: Determination of Surface Runoff

	Area - Limits of Disturbance	Acon	=	10.80	ac	(Min. Required Area per OCWR
	Runoff Coefficient	С	=	0.50		
	Time of Concentration	Ta	=	20	min	
	Rainfall Return Period (10-Yr)	P10	=	10	years	
	Rainfall Return Period (100-Yr))	P100	=	100	years	
	Rainfall Intensity (10-Yr) (Eq. III-7)	Ito	=	3.26	in/hr	$= 30.2p^{0.22}/(T_c+9.17)^{0.81}$
	Rainfall Intensity (100-Yr) (Eq. III-7)	1100	=	5.41	in/hr	$=30.2p^{0.22}/(T_0+9.17)^{0.81}$
	Peak Runoff (Eq. III-1)	Q	=	29.16	cfs	= C*I*A
	Volume (Det.)(Eq. III-3)	V	=	105,851	cf	= 3,630*p*C*A
	Volume (Ret.)(Eq. III-34)	V	=	204,659	cf	= (18,985*C*A*2)
art (	Channel Protection Volume Control					

### Part C: Channel Protection Volume Control

Required CPVC Volume (Eq. III-9)	V <sub>CP-R</sub> =	25,435	cf	= 4,719*C*A
Provided CPVC Volume	V <sub>CP-P</sub> =	25,435	cf	

#### Part D: Water Quality Control

arer against conner					
Required Water Quality Volume (Eq. III-17)	Vwa =	19,566	cf	= 3,630*C*A	

Water Quality Rate (MTD	) (Eq. III-1	-18)

Qwa =	10.59	cfs	$= C*A*(30.20/(T_c + 9.17)^{0.81})$

#### STORMWATER NARRATIVE:

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 CONSTRUCT A BUILDING ADDITION FOR A BANQUET FACILITY, REMOVE THE EXISTING ENTRANCE ROAD AND CONSTRUCT A NEW BOULEVARD ENTRANCE, ALONG WITH NEW PARKING, LANDSCAPING, SITE LIGHTING AND MISC. APPURTENANCES.

THE PROJECT AND ITS SITE DRAINAGE IS UNDER THE JURISDICTION OF THE OAKLAND COUNTY
WATER RESOURCES COMMISSIONER, WITH THE ULTIMATE STORMWATER OUTLET TO THE
BORDEN DRAIN

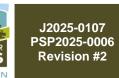
PER THE OCWRC STORMWATER GUIDELINES, THE STORMWATER CALCULATIONS WERE EVALUATED BASED ON THE DISTURBED AREA OF THE PROPOSED PROJECT. THE PROJECT IS PROVIDING WATER QUALITY IN THE FORM OF A WATER QUALITY UNIT, WHICH IS TO BE INSTALLED UPSTREAM OF THE EXISTING IRRIGATION POND. THE IRRIGATION POND CURRENTLY PROVIDES ADEQUATE VOLUME TO STORE THE 200-YEAR STORM VOLUME, WHICH MEETS THE RETENTION REQUIREMENTS OF OCWRC. NO IMPROVEMENTS ARE PROPOSED TO THE EXISTING IRRIGATION POND.

The transfer of the transfer o

## CASCADE SEPARATOR MODEL

SPECIFICATIO	NS PER NJDEP
MODEL	MTFR (CFS)
CS-4	1.80
CS-5	2.81
CS-6	4.05
CS-8	7.20
CS-10	11.30
CS-12	16.20

Provide documentation from the WRC stating that this narrative is acceptable to them. If no letter/email from WRC is provided then all storm sewer standards need to be met fully.





#### Existing Retention/Irrigation Pond Volume

Elevation	Main Area (sf)	Depth (ft)	Total Volume (cf)	Total Volume (cf)
815.52	66595			572,115
		0.52	34,276	
815	65,237			537,839
		1.00	63,252	
814	61,288			474,587
		1.00	59,378	
813	57,489			415,208
		1.00	55,614	
812	53,759			359,595
		1.00	51,918	
811	50,099			307,676
		1.00	48,262	
810	46,448			259,414
		1.00	44,629	
809	42,834			214,786
		1.00	41,031	
808	39,254			173,755
		1.00	37,476	
807	35,726			136,278
		1.00	33,967	
806	32,237			102,312
		1.00	30,518	
805	28,830			71,794
		1.00	27,160	
804	25,524			44,634
		1.00	23,889	
803	22,290			20,745
		1.00	20,745	
802	19,238			

## 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. ENTRNANCE
ELEVATION: 861.06

BENCH MARK NO. 2 (REMOVED)
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 (REMOVED)
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

#### 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

CITY FILE #



ANDERSON, ECKSTEIN AND WESTRICK, INC.

Phone 586 726 1234

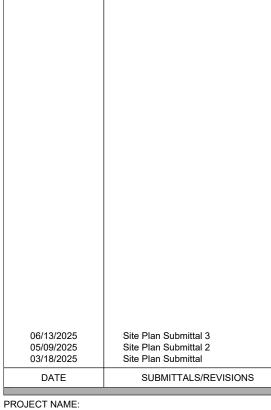
Fax 586 726 8780

CIVIL ENGINEERS SURVEYORS ARCHITECTS

51301 Schoenherr Road Shelby Township Michigan 48315

www.aewinc.com
ENGINEERING STRONG COMMUNITIES





PINE TRACE GOLF COURSE

SHEET TITLE:

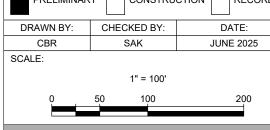
## STORM WATER MANAGEMENT PLAN

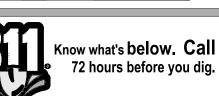
LIENT:

PRELIMINARY CONSTRUCTION RECORD

DRAWN BY: CHECKED BY: DATE:

CBB. SAK JUNE 2025





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).

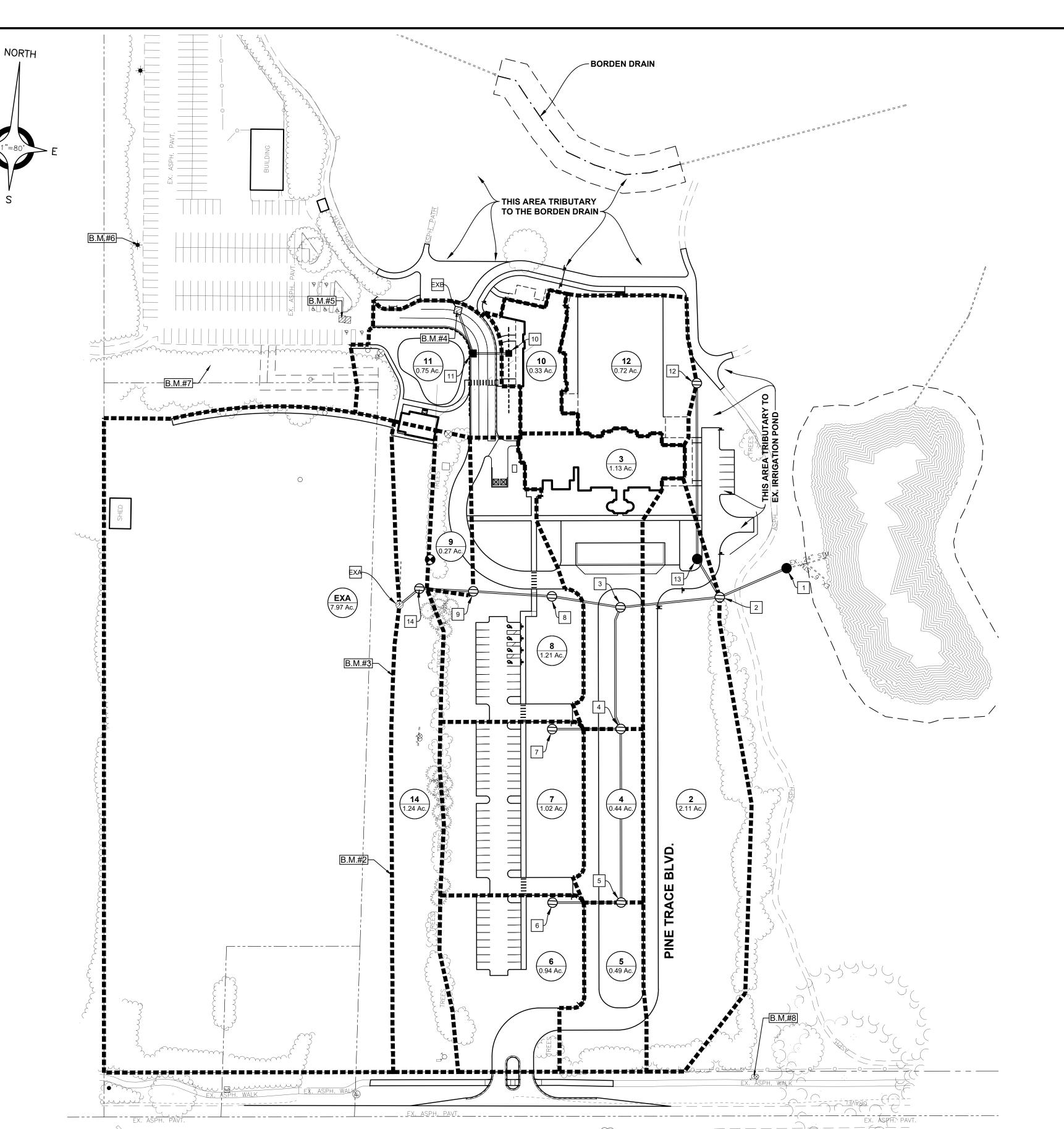
DURING CONSTRUCTION, THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR ANY AND ALL OVERHEAD AND / OR BURIED UTILITIES.

PROJECT NO.

1530-0002

M:\1530\1530\0002\CAD\DRAWINGS\SITE PLAN\01\_SITEPLAN PHASE 2.DWG C7\_Storm--6/13/2025 10:10:36 AM SHEET NO.

**C7** 



						<del>\</del>	10: "/		=	<del></del> - <del>-</del> -	· <del>(                                   </del>	==-=-=-	= -== -== -	<del></del>		7-3		
Start Node	Stop Node	Upstream Inlet Area (acres)	Upstream Inlet C	System CA (acres)	System Rational Flow (ft <sup>3</sup> /s)	Capacity (ft³/s)	System Flow Time (min)	System Intensity (in/h) 30.20p <sup>0.22</sup> /(T <sub>c</sub> + 9.17) <sup>0.81</sup>	Velocity (ft/s)	Length (Unified) (ft)	Diameter (in)	Slope (%)	Invert (Start) (ft)	Invert (Stop) (ft)	Hydraulic Grade Line (In) (ft)	Rim (Start) (ft)	Hydraulic Grade Line (Out) (ft)	Rim (Stop) (ft)
EXA	14	7.97	0.31	2.47	7.01	4.26	15.00	2.81	5.50	35	12	1.40	833.80	833.30	836.02	838.00	834.67	837.50
14	9	1.24	0.21	2.73	7.73	7.69	15.07	2.81	9.80	73	12	4.70	833.20	829.80	834.67	837.50	831.22	834.00
9	8	0.27	0.47	2.86	8.07	7.45	15.19	2.80	6.10	106	15	1.30	829.54	828.13	831.22	834.00	829.57	832.59
8	3	1.21	0.46	3.42	9.58	3.20	15.46	2.79	2.70	94	15	0.20	826.51	826.28	829.57	832.59	827.45	832.20
3	2	1.13	0.64	5.36	14.59	15.94	16.81	2.70	9.10	135	18	2.30	825.38	822.27	826.78	832.20	823.40	827.00
2	1	2.11	0.34	6.64	17.99	17.60	17.03	2.69	10.00	98	18	2.80	818.71	815.96	820.16	827.00	817.24	820.70
1	EX ES	(N/A)	(N/A)	6.64	17.93	27.21	17.17	2.68	8.70	55.3	24	1,40	814.85	814.05	816.38	820.70	815.27	814.05
6	5	0.94	0.40	0.38	1.07	2.02	15.00	2.81	2.60	93	12	0.30	842.00	841.70	842.52	846.19	842.14	846.13
5	4	0.49	0.43	0.59	1.64	6.53	15.59	2.78	8.40	234	12	3.40	841.60	833.75	842.14	846.13	834.09	837.94
4	3	0.44	0.40	1.22	3.38	2.02	16.16	2.74	2.60	168	12	0.30	826.82	826.28	828.68	837.94	827.07	832.20
7	4	1.02	0.45	0.46	1.30	2.02	15.00	2.81	2.60	93	12	0.30	834.05	833.75	834.63	838.28	834.23	837.94
10	11	0.33	0.87	0.29	0.81	3.71	15.00	2.81	4.80	49	12	1.10	830.67	830.14	831.05	834.87	830.80	834.34
11	EXB	0.75	0.56	0.71	2.00	2.04	15.22	2.80	2.60	61	12	0.30	830.04	829.84	830.80	834.34	830.44	836.15
12	13	0.72	0.78	0.56	1.59	2.02	15.00	2.81	2.60	237	12	0.30	827.30	826.54	827.97	831.50	827.08	834.87
13	2	(N/A)	(N/A)	0.56	1.54	7.81	16.39	2.73	10.00	60	12	4.80	825.68	822.80	826.21	834.87	823.10	827.00

#### WEIGHTED C CALCULATIONS HYDRAULIC AREAS

Drainage	Impervious Area	Water		Perviou	Total	Weighted C		
Area	(C = 0.95)	(C = 1.0)	HSG A C = .20	HSG B C = .30	HSG C C = .35	HSG D C = .50	Toldi	weighted C
2	17,202		74,616	0	0	0	91,818	0.34
3	28,829		20,274	0	0	0	49,103	0.64
4	4,999		14,040	0	0	0	19,039	0.40
5	6,506		15,032	0	0	0	21,538	0.43
6	10,963		30,024	0	0	0	40,987	0.40
7	14,759		29,862	0	0	0	44,621	0.45
8	17,900		34,607	0	0	0	52.507	0.46
9	2,986		0	8,651	0	0	11,637	0.47
11	13,222		0	19,515	0	0	32,737	0.56
10	12,699		0	1,696	0	0	14,395	0.87
12	23,250		0	8,313	0	0	31,563	0.78
14	1,053		53,039	0	0	0	54,092	0.21
EXA	2,715		0	344,348	0	0	347,063	0.31
Total	157,083		271,494	382,523	0	0	811,100	0.39

	LEGEND
	BOUNDARY LINE
	EX. STORM CATCH BASIN (PAVT.)
$\bigcirc$	EX. STORM CATCH BASIN (FIELD)
$\circ$	EX. STORM MANHOLE
===========	EX. STORM SEWER
$\ominus$	PROP. STORM CATCH BASIN (FIELD)
	PROP. STORM CATCH BASIN (FIELD)
	PROP. STORM SEWER

HYDRAULIC AREA

#### 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. ENTRNANCE ELEVATION: 861.06

BENCH MARK NO. 2 (REMOVED) 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 (REMOVED) 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

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. 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







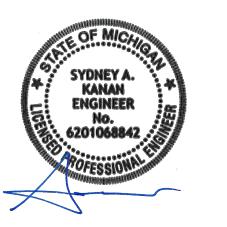
ANDERSON, ECKSTEIN AND WESTRICK, INC.

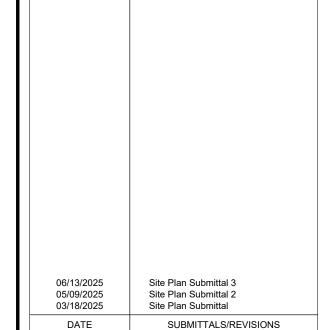
Fax 586 726 8780

CIVIL ENGINEERS SURVEYORS ARCHITECTS

51301 Schoenherr Road Phone 586 726 1234 Shelby Township Michigan 48315

www.aewinc.com ENGINEERING STRONG COMMUNITIES





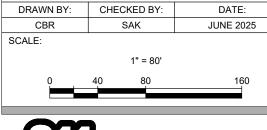
## PINE TRACE GOLF COURSE

SHEET TITLE:

PROJECT NAME:

#### **HYDRAULIC AREAS**

PINE TRACE GOLF COURSE





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

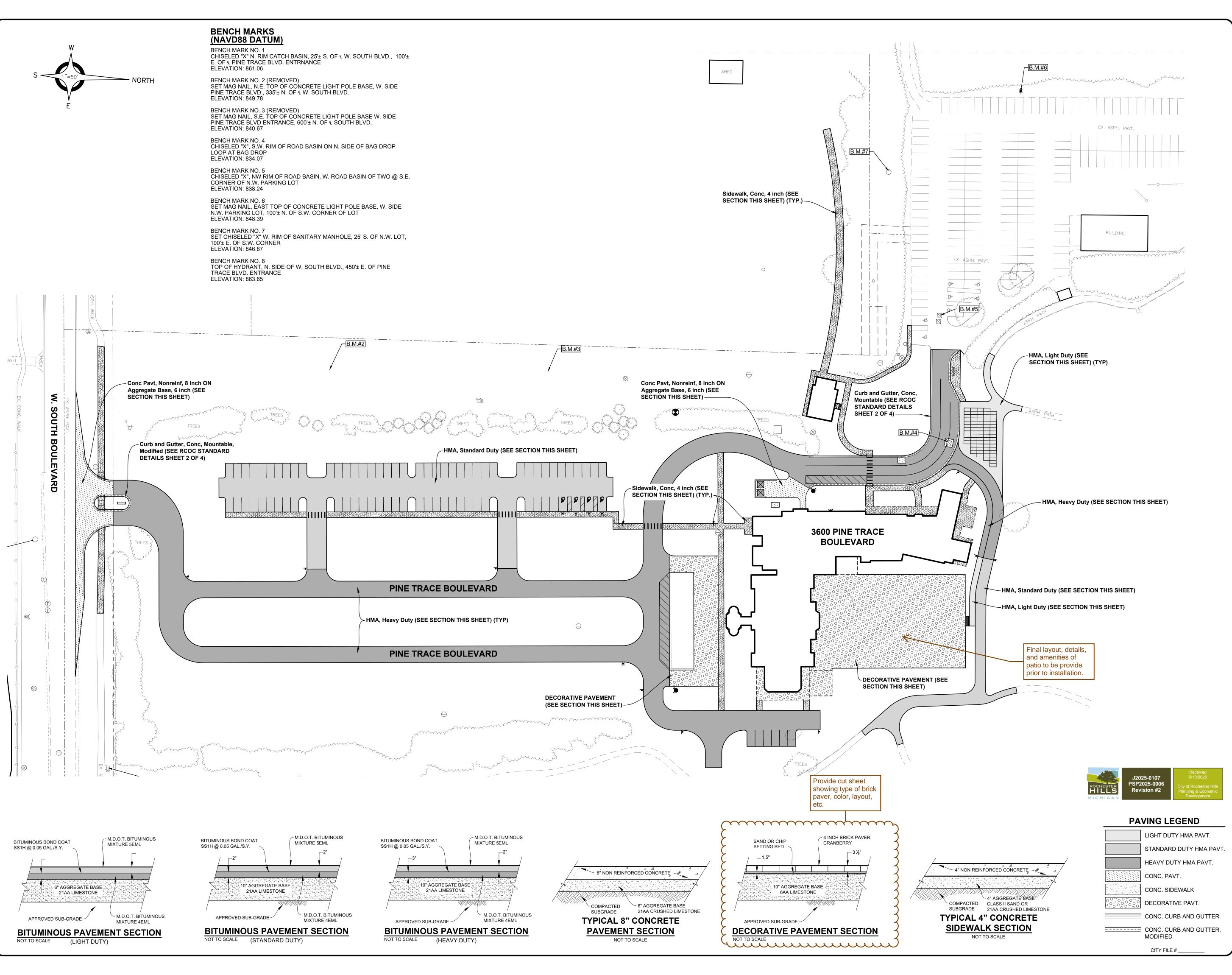
THAT UTILITY). DURING CONSTRUCTION, THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR ANY AND ALL OVERHEAD AND / OR BURIED UTILITIES.

PROJECT NO.

1530-0002

M:\1530\1530-0002\CAD\DRAWINGS\SITE PLAN\01\_SITEPLAN PHASE 2.DWG C8\_Hyd--6/13/2025 10:11:06 AM SHEET NO.

CITY FILE #



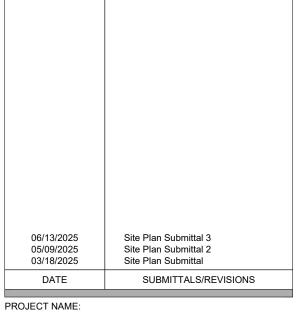
CIVIL ENGINEERS SURVEYORS ARCHITECTS

51301 Schoenherr Road Phone 586 726 1234 Shelby Township Michigan 48315

www.aewinc.com ENGINEERING STRONG COMMUNITIES

Fax 586 726 8780





**PINE TRACE GOLF** COURSE

SHEET TITLE:

**PAVING PLAN** 

PINE TRACE GOLF COURSE

PRELIMINARY CONSTRUCTION RECORD									
DRAWN BY:	CHECKED BY:	DATE:							
CBR	SAK	JUNE 2025							
SCALE:									
1" = 50'									
0	25 50	100							



TILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE OCATIONS 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. 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 DURING CONSTRUCTION, THE CONTRACTOR SHALL USE

OVERHEAD AND / OR BURIED UTILITIES.

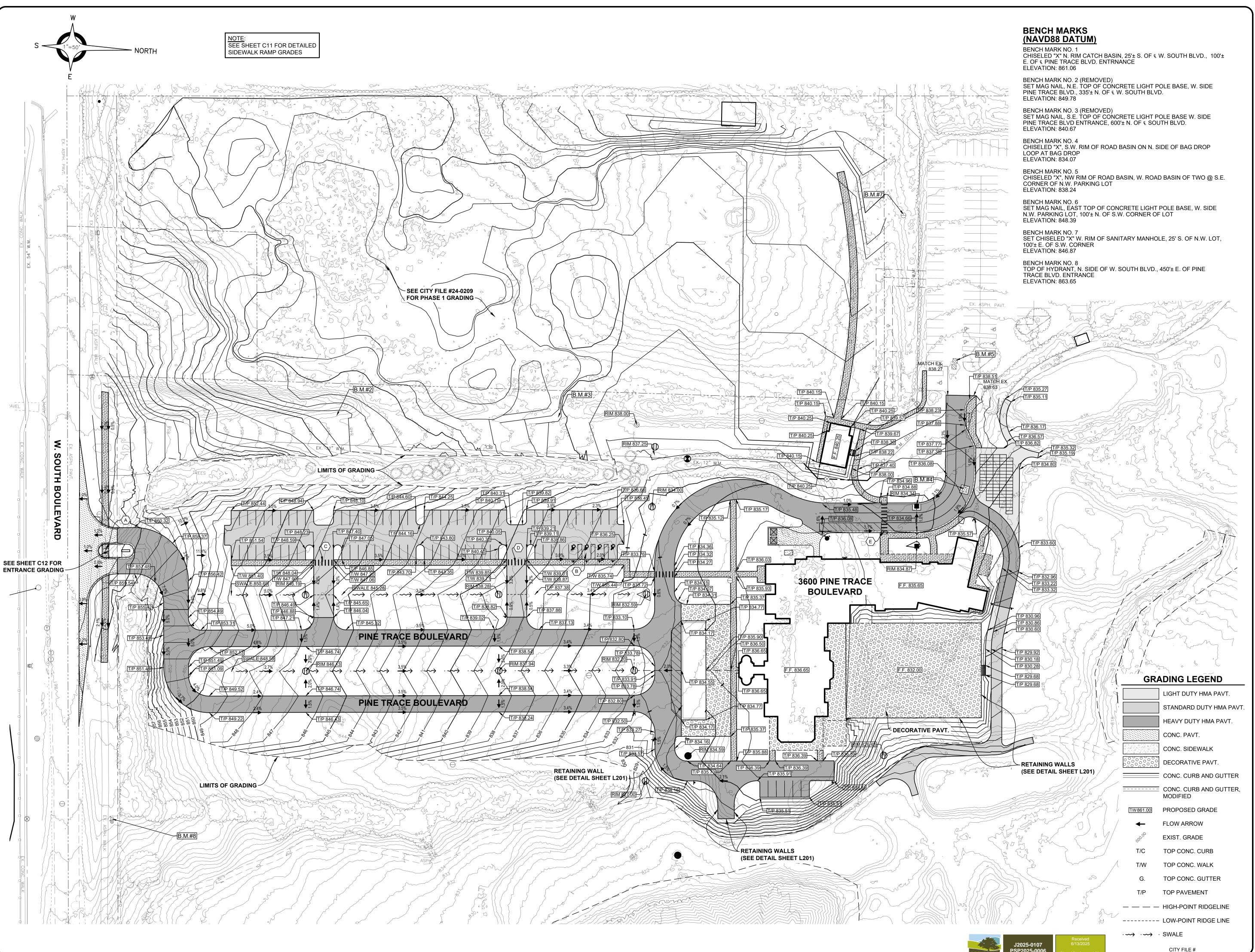
XTREME CAUTION WHEN OPERATING NEAR ANY AND ALL

PROJECT NO.

SHEET NO.

1530-0002

M:\1530\1530-0002\CAD\DRAWINGS\SITE PLAN\01\_SITEPLAN PHASE 2.DWG C9\_Paving--6/13/2025 10:11:27 AM





CIVIL ENGINEERS SURVEYORS ARCHITECTS

 51301 Schoenherr Road
 Phone 586 726 1234

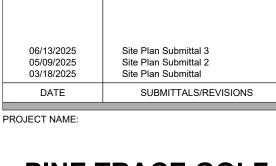
 Shelby Township
 Fax 586 726 8780

 Michigan 48315

ENGINEERING STRONG COMMUNITIES

www.aewinc.com





## PINE TRACE GOLF COURSE

SHEET TITLE:

## OVERALL GRADING PLAN

ENT:

PRELIMINARY CONSTRUCTION RECO

DRAWN BY: CHECKED BY: DATE:
CBR SAK JUNE 2025

CALE:

1" = 50'
0 25 50 100



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

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

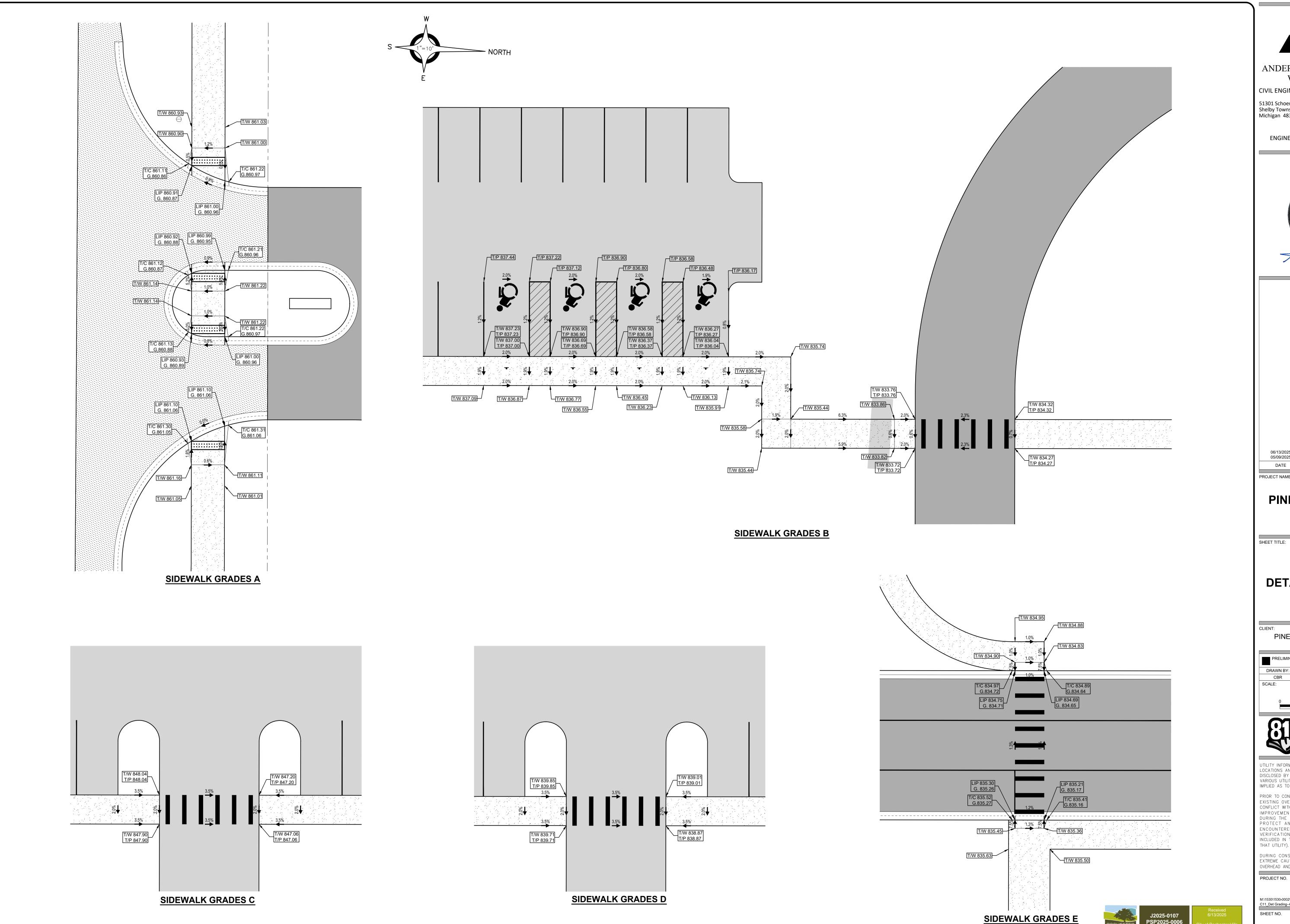
THAT UTILITY).

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 PHASE 2.DWG C10\_Grading--6/13/2025 10:11:48 AM SHEET NO.

C10

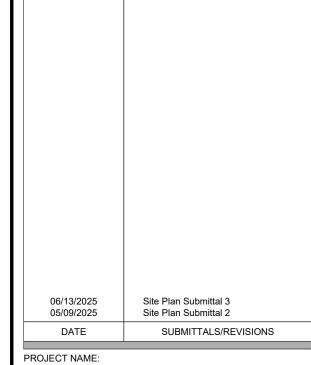


CIVIL ENGINEERS SURVEYORS ARCHITECTS Phone 586 726 1234 Fax 586 726 8780

Shelby Township Michigan 48315

www.aewinc.com ENGINEERING STRONG COMMUNITIES





### PINE TRACE GOLF COURSE

SHEET TITLE:

#### **DETAILED GRADES**

PINE TRACE GOLF COURSE

PRELIMINARY CONSTRUCTION RECORD								
DRAWN BY:	CHECKED BY:	DATE:						
CBR	SAK	JUNE 2025						
SCALE:								
	1" = 10'							
o ,	5 10	20						



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

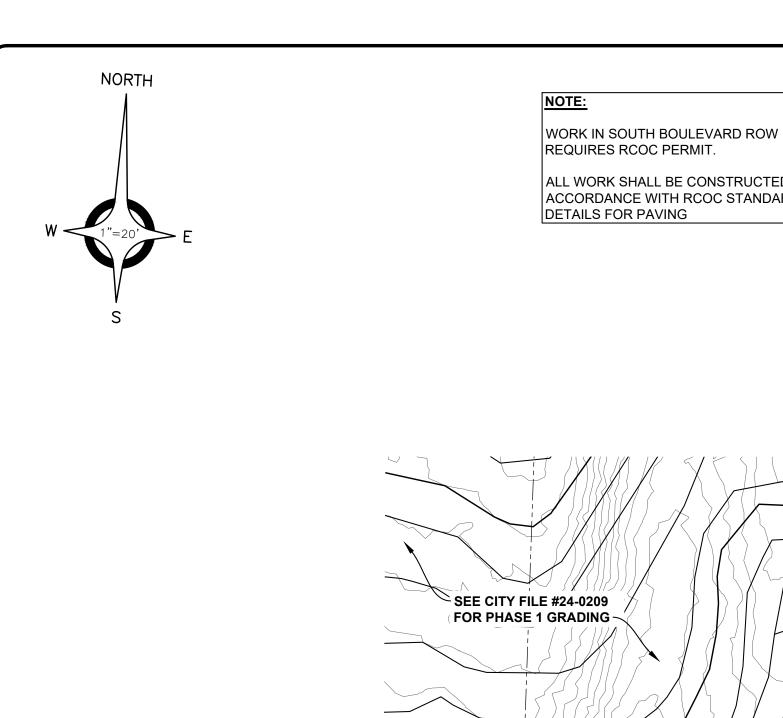
EXISTING OVERHEAD AND UNDERGROUND UTILITIES (IN CONFLICT WITH THE CONSTRUCTION OF THESE PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD.
DURING THE CONSTRUCTION, THE CONTRACTOR SHALL
PROTECT AND SUPPORT ALL UTILITIES THAT ARE
ENCOUNTERED. (ALL COSTS FOR UTILITY LOCATION
VERIFICATION, SUPPORT AND 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.

1530-0002

M:\1530\1530-0002\CAD\DRAWINGS\SITE PLAN\01\_SITEPLAN PHASE 2.DWG C11\_Det Grading--6/13/2025 10:12:47 AM

CITY FILE #24-0209 SECTION 31



#### **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. ENTRNANCE ELEVATION: 861.06

BENCH MARK NO. 2 (REMOVED) 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 (REMOVED) 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

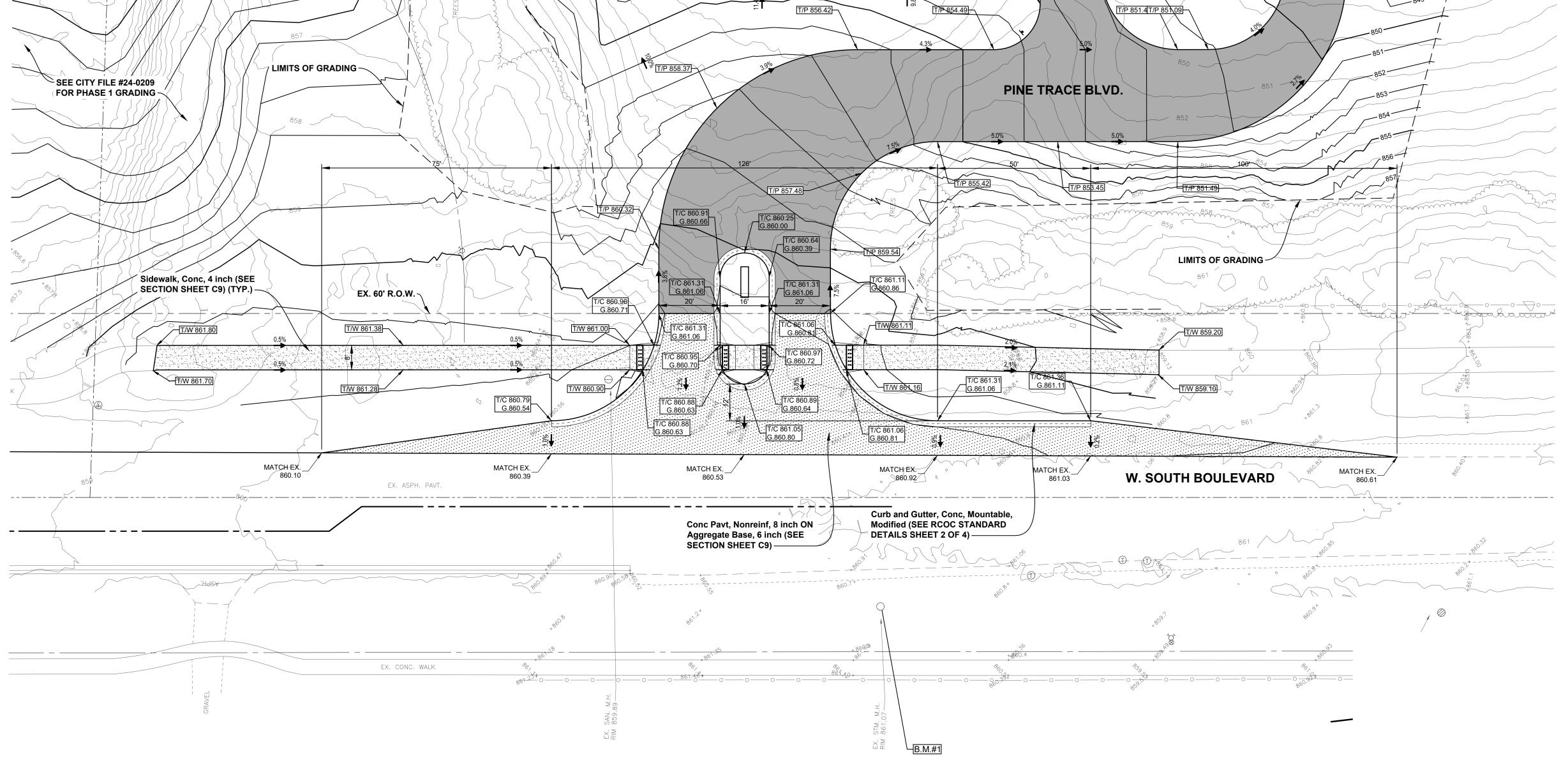
BENCH MARK NO. 6 SET MAG NAIL, EAST TOP OF CONCRETE LIGHT POLE BASE, W. SIDE N.W. PARKING LOT, 100'± N. OF S.W. CORNER OF

ELEVATION: 848.39

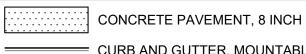
ELEVATION: 863.65

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

BENCH MARK NO. 8 TOP OF HYDRANT, N. SIDE OF W. SOUTH BLVD., 450'± E. OF PINE TRACE BLVD. ENTRANCE ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH RCOC STANDARD



#### PAVING & GRADING LEGEND



CURB AND GUTTER, MOUNTABLE

T/W 861.00 PROPOSED GRADE

FLOW ARROW

EXIST. GRADE

PAVEMENT ELEVATION

T/W TOP CONC. WALK

CL SWALE CENTER LINE OF SWALE

— — — HIGH POINT RIDGE LINE ----- LOW POINT RIDGE LINE

CITY FILE #



ANDERSON, ECKSTEIN AND WESTRICK, INC.

Fax 586 726 8780

CIVIL ENGINEERS SURVEYORS ARCHITECTS

51301 Schoenherr Road Phone 586 726 1234 Shelby Township Michigan 48315

www.aewinc.com **ENGINEERING STRONG COMMUNITIES** 



Site Plan Submittal 3 06/13/2025 Site Plan Submittal 2 05/09/2025 Site Plan Submittal 03/18/2025 DATE SUBMITTALS/REVISIONS

PINE TRACE GOLF COURSE

SHEET TITLE:

PROJECT NAME:

**ENTRANCE PLAN** 

PINE TRACE GOLF COURSE



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

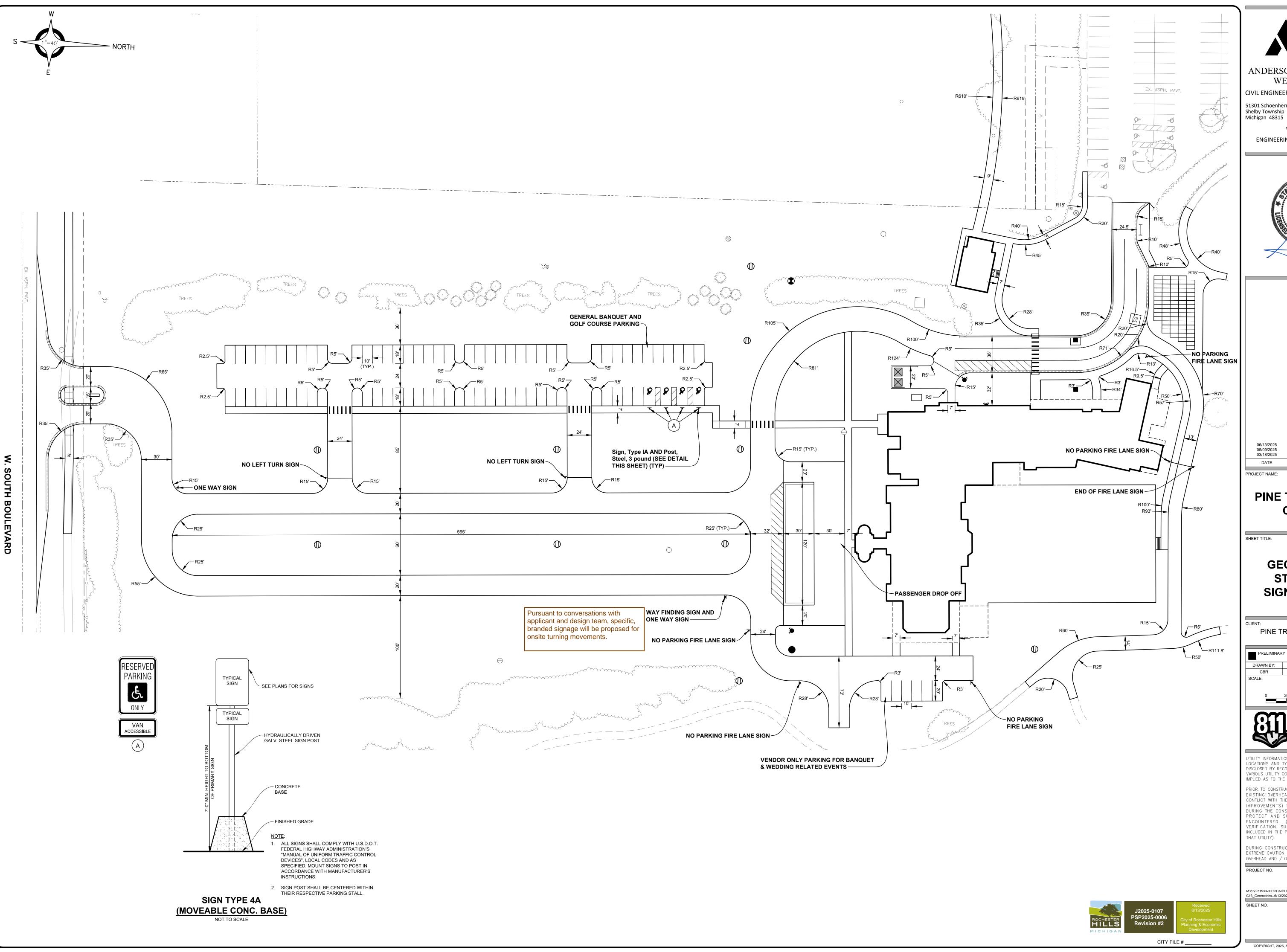
MPROVEMENTS) SHALL BE VERIFIED IN THE FIELD. DURING THE CONSTRUCTION, THE CONTRACTOR SHALL PROTECT AND SUPPORT ALL UTILITIES THAT ARE ENCOUNTERED. (ALL COSTS FOR UTILITY LOCATION VERIFICATION, SUPPORT AND PROTECTION SHALL BE INCLUDED IN THE PROPOSED PAY ITEM CONFLICTING WITH THAT UTILITY).

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 PHASE 2.DWG C12\_Entrance--6/13/2025 10:13:07 AM SHEET NO.





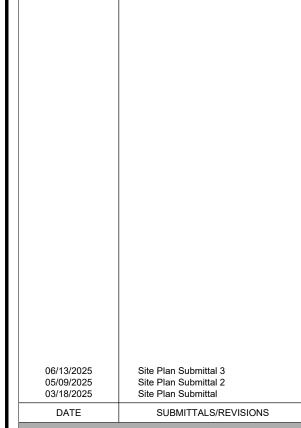
CIVIL ENGINEERS SURVEYORS ARCHITECTS

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

www.aewinc.com

ENGINEERING STRONG COMMUNITIES

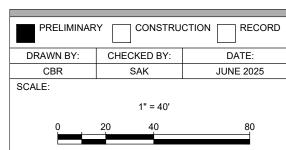




### PINE TRACE GOLF COURSE

GEOMETRICS, STRIPING & SIGNAGE PLAN

PINE TRACE GOLF COURSE





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

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

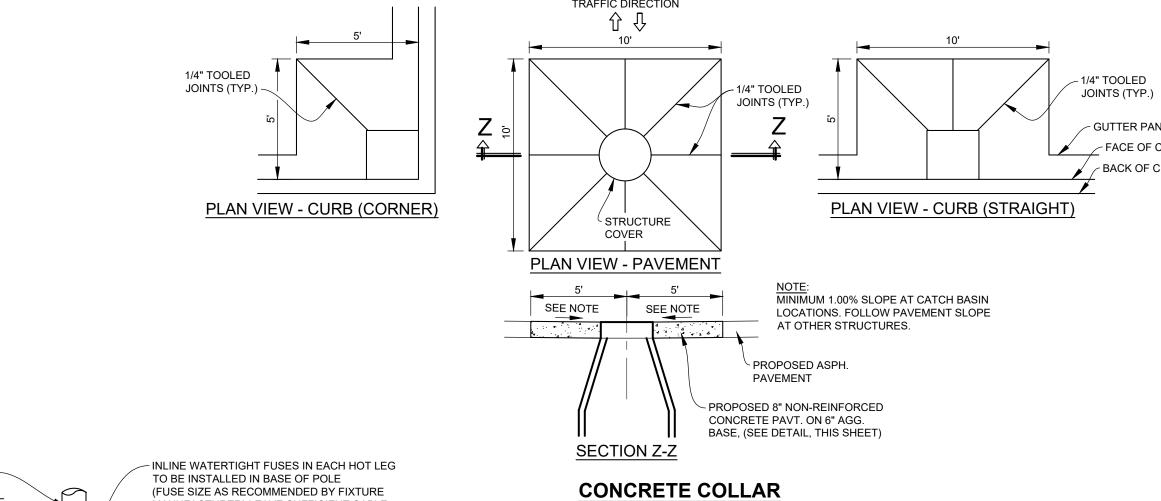
1530-0002

M:\1530\1530-0002\CAD\DRAWINGS\SITE PLAN\01\_SITEPLAN PHASE 2.DWG C13\_Geometrics--6/13/2025 10:13:27 AM

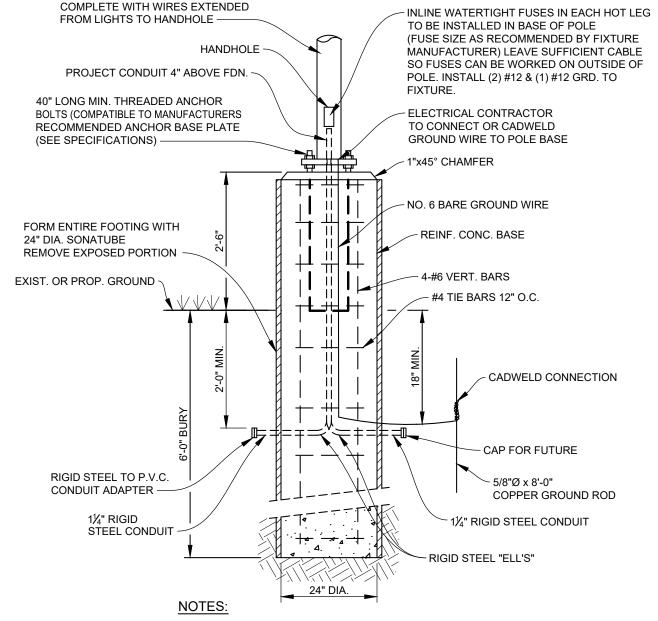
C13

#### **GENERAL CONSTRUCTION NOTES:**

- 1. THE CONTRACTOR AT ALL TIMES SHALL FOLLOW ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS DURING CONSTRUCTION OF THIS PROJECT. SPECIAL CARE SHALL BE TAKEN DURING ALL TRENCHING OPERATIONS. SHEETING AND BRACING, CRIBBING, ETC., MUST BE INSTALLED AS REQUIRED TO PROVIDE MAXIMUM SAFETY TO THE CONTRACTOR'S WORKERS IN FULL COMPLIANCE WITH OSHA REGULATIONS.
- 2. ALL CONSTRUCTION SHALL BE CONDUCTED SUCH THAT THERE WILL BE MINIMAL INTERFERENCE WITH STREETS, DRIVES OR WALKS. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF TRAFFIC. DO NOT CLOSE OR OBSTRUCT STREETS, DRIVES OR WALKS OR USER FACILITIES WITHOUT PERMISSION FROM THE OWNER'S REPRESENTATIVE.
- 3. CONTRACTOR SHALL KEEP EXISTING STREETS, ROADS AND DRIVES CLEAR OF DIRT, DEBRIS AND
- 4. CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING AND FOR DEWATERING TO ACCOMPLISH ALL WORK INDICATED ON PLANS AND TO PERFORM REQUIRED COMPACTION OPERATIONS.
- REVIEW CONSTRUCTION AND PROVIDE TRAFFIC SEQUENCE AND SCHEDULE AT THE PRECONSTRUCTION MEETING WITH OWNER.
- 6. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO CONSTRUCTION. ANY CONFLICT BETWEEN DRAWINGS AND THE SPECIFICATIONS SHALL BE CONFIRMED WITH THE ENGINEER PRIOR TO BIDDING.
- 7. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS.
- 8. THE OWNER AT ITS DISCRETION RESERVES THE RIGHT TO MODIFY THE DETAILS AND STANDARDS OF CONSTRUCTION FOR ALL PRIVATE FACILITIES FROM THAT INDICATED ON THE APPROVED PLAN, PROVIDED THAT THE ALTERNATE STANDARD COMPLIES WITH LOCAL CODE AND/OR UTILITY COMPANY REQUIREMENTS AND THE GENERAL DESIGN INTENT OF THE PROJECT IS NOT
- 9. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE STATE DOT, LOCAL MUNICIPALITY, COUNTY, OR OTHER GOVERNING AUTHORITY IS RECEIVED.
- 10. THE CONTRACTOR SHALL NOTIFY THE ENGINEER SHOULD ANY DISCREPANCY REGARDING THE PROPOSED WORK OR UNFORESEEN CONDITIONS ARISE PRIOR TO PROCEEDING FURTHER WITH THE AFFECTED WORK.
- 11. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE ENGINEER AND OWNER FOLLOWING COMPLETION OF
- 12. ALL PAVING AND AGGREGATE MATERIALS AND WORK COMPLETED SHALL BE IN STRICT ACCORDANCE WITH THE STATE DOT SPECIFICATIONS AND STANDARD DETAILS UNLESS OTHERWISE SPECIFIED.
- 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS FOR BUILDING, WALLS, CONCRETE SLABS, AND UTILITY SERVICE POINT CONNECTIONS AND NOTIFYING THE OWNER AND ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO CONSTRUCTION.
- 14. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS AND MATERIALS TO THE OWNER AND LOCAL UTILITY COMPANIES AS REQUIRED FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 7 DAYS FOR REVIEW.
- 15. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING, CANOPY, AND UTILITY CONNECTIONS.
- 16. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB.
- 17. FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY AND LOCAL FIRE DEPARTMENT REQUIREMENTS.
- 18. THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS IN A METHOD APPROVED BY THE STATE DOT
- 19. AGGREGATES AND BITUMINOUS PAVEMENT MATERIAL AND INSTALLATION SPECIFICATIONS SHALL BE IN ACCORDANCE WITH STATE DOT SPECS. THE CONTRACTOR SHALL SUBMIT AGGREGATE SIEVE ANALYSIS AND A JOB-MIX FORMULA FOR THE BITUMINOUS PAVEMENT TO THE CONSTRUCTION MANAGER FOR REVIEW AND APPROVAL AT LEAST 14 DAYS PRIOR TO THE PLACEMENT OF BITUMINOUS PAVEMENTS.
- 20. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, ENGINEER, AND APPROPRIATE REGULATORY AGENCIES PRIOR TO INSTALLATION.
- 21. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION LAYOUTS AND SURVEYS REQUIRED TO PERFORM CONSTRUCTION. CADD FILE INFORMATION IS PROVIDED FOR REFERENCE
- 22. PROVIDE ADEQUATE BARRICADES AT DRIVES, ENTRANCES, EXCAVATIONS AND OTHER OPENINGS TO KEEP OUT UNAUTHORIZED PERSONS AND FOR PUBLIC SAFETY AND TRAFFIC CONTROL. SAFETY PROVISIONS OF APPLICABLE LAWS SHALL BE OBSERVED AT ALL TIMES. BARRICADES LEFT IN PLACE AT NIGHT SHALL BE LIGHTED.
- 23. NO EQUIPMENT OR MATERIAL STORAGE IS PERMITTED WITHIN THE ROAD RIGHT-OF-WAY.
- 24. CONTRACTOR'S MANNER AND METHOD OF INGRESS AND EGRESS WITH RESPECT TO THE PROJECT AREA SHALL IN NO WAY PROHIBIT OR DISTURB NORMAL PEDESTRIAN OR VEHICULAR TRAFFIC IN THE VICINITY AND IS SUBJECT TO REGULATION AND WRITTEN APPROVAL OF APPROPRIATE GOVERNING AGENCIES.
- 25. CONSTRUCTION SHALL BE IN ACCORDANCE WITH A.D.A. REGULATIONS AS APPLICABLE.



NOT TO SCALE



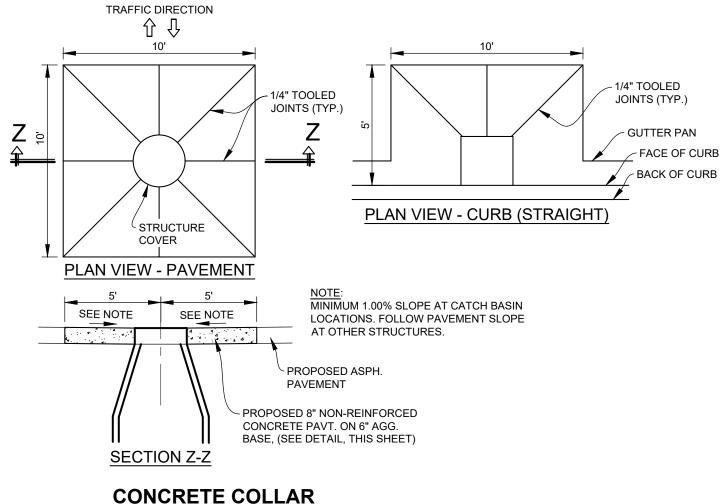
INSTALL LIGHT POLE STANDARD

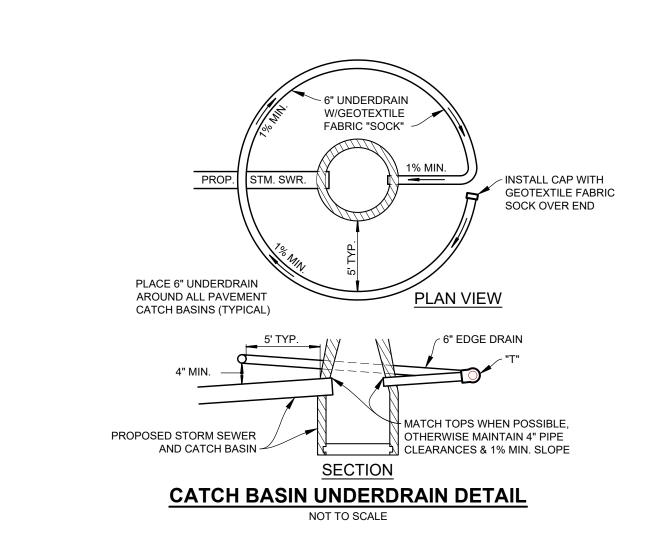
1. ALL WORK MUST BE IN STRICT COMPLIANCE WITH THE MOST CURRENT NATIONAL ELECTRICAL REQUIREMENTS (NEC) & LOCAL CODE ENFORCEMENT.

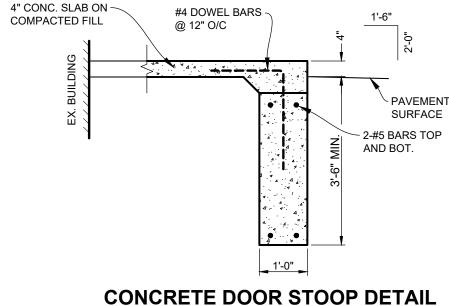
2. VERIFY EXACT LOCATION OF LIGHT POLE BASE WITH THE ENGINEER/OWNER PRIOR TO PLACEMENT.

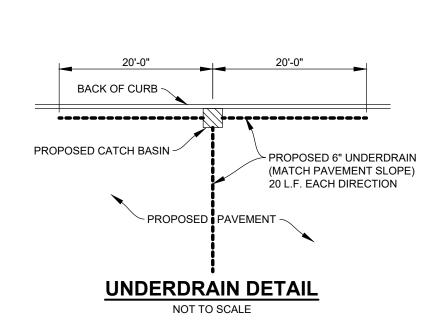
#### LIGHT POLE CONCRETE BASE DETAIL

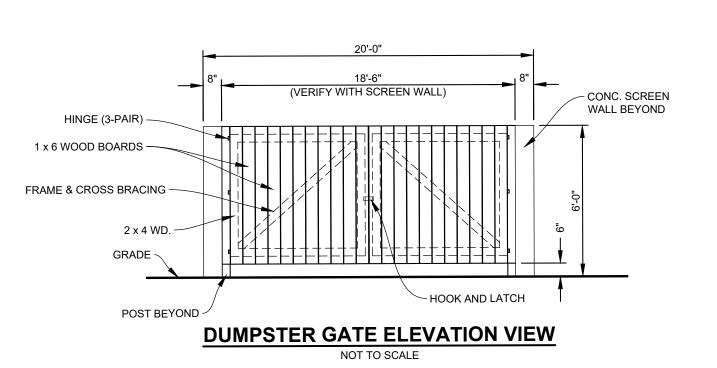
NOT TO SCALE





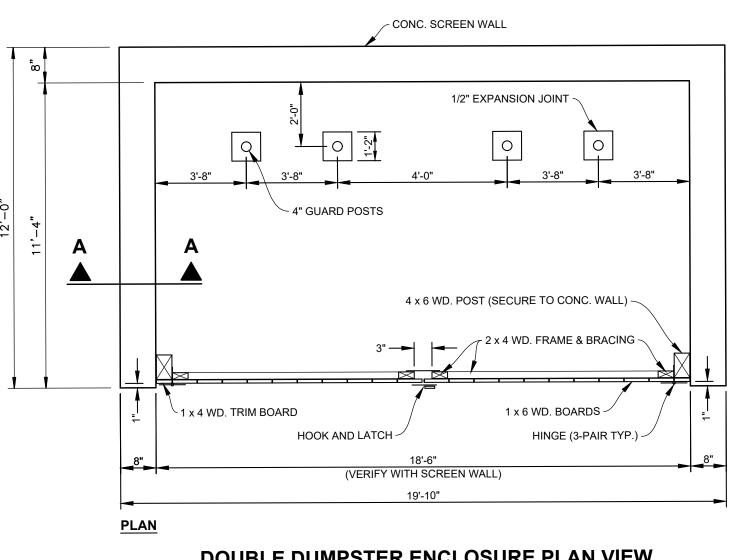




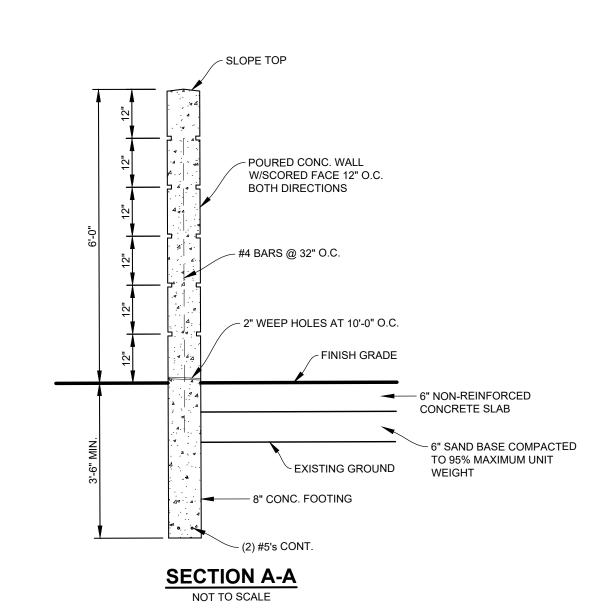


#### **GENERAL NOTES**

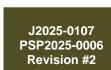
- 1. ALL WOOD SHALL BE ROUGH SAWN PRESSURE TREATED.
- 2. ALL WOOD TO BE STAINED (COLOR AS SELECTED BY OWNER.)
- 3. HINGES AND HINGE COLOR AS SELECTED BY OWNER.
- 4. ENTIRE GATE SHALL BE CONSTRUCTED WITH EXTERIOR WOOD SCREWS (NO NAILS)



DOUBLE DUMPSTER ENCLOSURE PLAN VIEW











ANDERSON, ECKSTEIN AND WESTRICK, INC.

Fax 586 726 8780

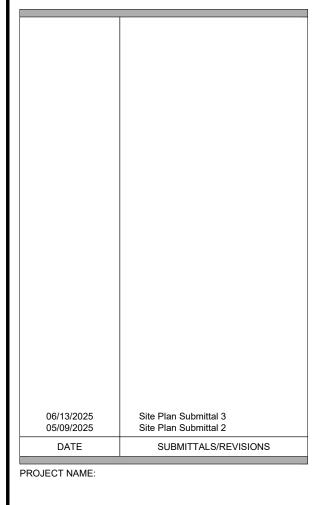
CIVIL ENGINEERS SURVEYORS ARCHITECTS 51301 Schoenherr Road Phone 586 726 1234

Shelby Township

Michigan 48315 www.aewinc.com

**ENGINEERING STRONG COMMUNITIES** 





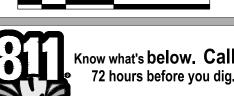
#### PINE TRACE GOLF **COURSE**

SHEET TITLE

#### CONSTRUCTION **DETAILS**

PINE TRACE GOLF COURSE

PRELIMINARY CONSTRUCTION RECORD



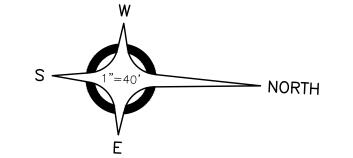
JTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF EXISTING FACILITIES ONLY. AS DISCLOSED BY RECORDS PROVIDED TO THIS FIRM FROM THE VARIOUS UTILITY COMPANIES. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.

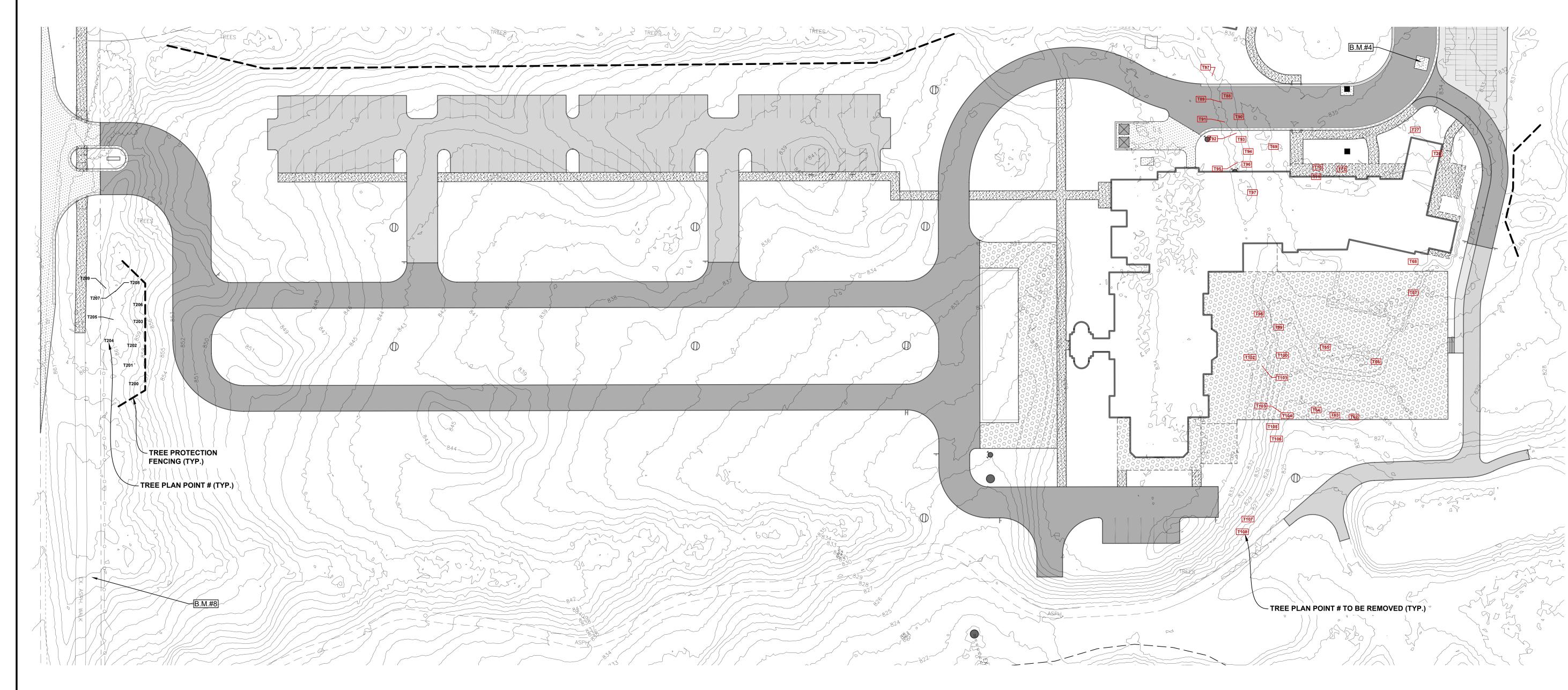
PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES (IN CONFLICT WITH THE CONSTRUCTION OF THESE PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD. DURING THE CONSTRUCTION, THE CONTRACTOR SHALL PROTECT AND SUPPORT ALL UTILITIES THAT ARE ENCOUNTERED. (ALL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

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 PHASE 2.DWG C14\_Details--6/13/2025 10:13:28 AM SHEET NO.





#### NOTES:

SHALL BE REVIEWED BY THE CITY.

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 SPECED 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

4. FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION. THE CITY SHALL BE NOTIFIED ONCE THE FENCING IS INSTALLED FOR INSPECTION.

5. <u>UNDER NO CIRCUMSTANCES</u> SHALL THE PROTECTIVE FENCING BE REMOVED WITHOUT PROPER APPROVAL FROM THE CITY.

6. NO PERSON SHALL CONDUCT ANY ACTIVITY WITHIN THE AREAS PROPOSED TO REMAIN.

THIS SHALL INCLUDE, BUT NOT LIMITED TO:

A. NO SOLVENTS OR CHEMICALS WITHIN THE PROTECTED AREAS.

B. NO BUILDING MATERIALS OR CONSTRUCTION EQUIPMENT WITHIN THE PROTECTED AREAS

AREAS.
C. NO GRADE CHANGES, INCLUDING FILL, WITHIN THE PROTECTED AREAS.

PROPER REVIEWING AUTHORITY, INCLUDING THE WOODLAND REVIEW BOARD.

D. NO REMOVAL OF VEGETATION FROM THE GROUND UP WITHOUT PERMISSION FROM

E. ANY REQUIRED SWALE NEEDS TO BE DIRECTED AROUND THE PROTECTED AREAS. IN INSTANCES WHERE SWALES ARE APPROVED THROUGH A PROTECTED AREA, THE SWALES

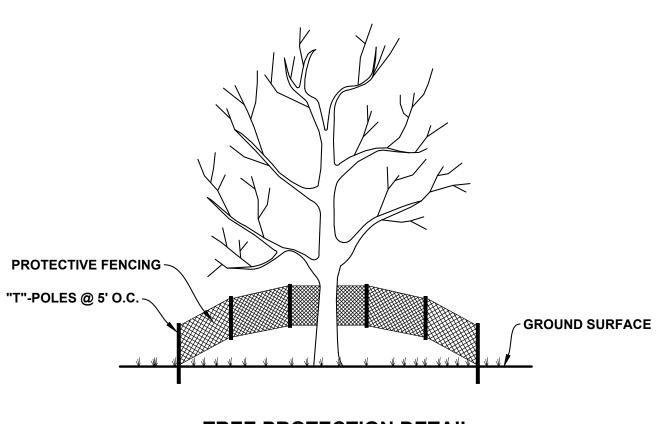
NEED TO BE HAND DUG. MACHINERY OF ANY KIND IS PROHIBITED.

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

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 OCCURING ON THE SITE.

9. ANY TREE WITHIN 10 FEET OF A SEWER OR STORMWATER PIPE MUST BE DESIGNATED FOR REMOVAL.



TREE PROTECTION DETAIL

NOT TO SCALE

Tree Removal Replacement Calculations Total Number of Trees Total DBH (all trees) Total DBH (all healthy trees)	390 5,244 5,058	each inches inches	
Number of Trees Being Removed	35	each	
Number of <u>Specimen</u> Trees Being Removed Number of <u>Regulated</u> Trees being Removed	3 32	each each	(Replacement Rate = 50% of Specimen Tree DBH) (Replacement Rate = 1:1, min. 2" deciduous or 8' conifer)
Total Specimen DBH Being Removed	63	inches	(Replacement Rate = 50% of Specimen Tree DBH)
Number of Specimen Trees Being Saved	89	each	(*Already credited in Phase 1)
Percent Trees Being Removed	9%		
Percent of Trees Being Saved	91%		
Specimen Tree Replacement	16	each	
Regulated Tree Replacement	32	each	
Total Tree ReapIcement (2-inch)	48	each	
Parking Lot Calculations			
Parking Area	26,611	sf	
Landscape Area Required	1,331	sf	( Rate = 5%)
Trees Required	8	each	( Rate = 1 - 2" tree Per 150 sf)
Terminal Trees Required	4	each	
Tree Replacement/Required Summary			
Required Repalcement Trees	48	each	
Required Parking Lot Trees	12	each	
Total Required Trees	60	each	

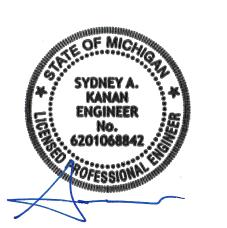


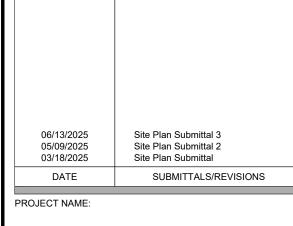
ANDERSON, ECKSTEIN AND WESTRICK, INC.

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





## PINE TRACE GOLF COURSE

SHEET TITLE:

#### TREE SURVEY PLAN

PINE TRACE GOLF COURSE

PRELIMINARY CONSTRUCTION RECORD									
DRAWN BY:	CHECKED BY:	DATE:							
CBR	SAK	JUNE 2025							
SCALE:									
	1" = 40'								
Q	20 40	80							



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.

SHEET NO.

1530-0002

M:\1530\1530-0002\CAD\DRAWINGS\SITE PLAN\01\_SITEPLAN PHASE 2.DWG
C15\_Tree Survey--6/13/2025 10:13:48 AM

C15

CITY FILE #

Tree Tag Plan Poi		Scientific Name # DBHs   DBH1   DBH2   DBH3   DBH4   DBH5   Total   DBH   Conditio   Bat   DBH   Tree   Specimen   Assessment   Note	Rem Rem Phase Phase	Tree Tag Plan Point Common Name	Scienkfic Name	# DBMs D8H1 D8H2 DBH3 DBH4 D8H6 DBH Condition	Bat Specimen Assessmer	Rem Rem tt Notes Phase Phase	
1 71	Norway Mapie	Acer platanoides   1   12.8   0.0   0.0   0.0   12.8   Good   No   NULL	t 2	# # 231 Blue Spruce	Picea pungans	1 17.4 0.0 0.0 0.0 0.0 17.4 Good	No NULL	1 2	
2 T2 3 T3 4 T4	Red Oak Red Oak Austrian Pine	Quercus rubra 1 31.5 0.0 0.0 0.0 00 31.5 Good No S NULL		232         T232         Blue Spruce           233         T233         White Pine	Picea pungens Pinus strobus Picea pungens	1 14.0 0.0 0.0 0.0 0.0 140 Good 1 15.0 0.0 0.0 0.0 0.0 15.0 Good 1 155 00 0.0 0.0 0.0 155 Good	No         NULL           No         NULL		
5 T5 6 T6 7 T7	White Oak White Oak Crimson King Maple	Prinus nigra   1   14.0   0.0   0.0   0.0   0.0   14.0   Good   No   NULL	dwaad	234         T234         Blue Spruce           235         T235         Blue Spruce           236         T236         Blue Spruce	Picea pungens Picea pungens	1 17.0 0.0 0.0 0.0 17.0 Good 1 186 0.0 0.0 0.0 0.0 160 Good 1 8.8 0.0 0.0 0.0 0.0 88 Good	No NULL		
8 T8 9 T9	Blue Spruce Blue Spruce	Pices pungens         1         13.7         0.0         0.0         0.0         13.7         Good : No : NULL           Pices pungens         1         14.0         0.0         0.0         0.0         14.0         Fair No : No : Structure : Thin from peedles		237   T237   Austrian Pine	Pinus nigrə Pinus nigrə Pinus nigra	1 8.8 0.0 0.0 0.0 0.0 8.8 Good 1 110 00 0.0 0.0 0.0 110 Good 1 9.1 0.0 0.0 0.0 0.0 9.1 Good	No NULL		
10 119 11 T11 12 T12 13 T13	Blue Spruce Blue Spruce Blue Spruce	Pices pungens   1   14.0   0.0   0.0   0.0   0.0   14.0   Good   No     NULL		240         T240         Blue Spruce           241         T241         Blue Spruce	Picea pungens Picea pungens	1 155 0.0 0.0 0.0 0.0 155 Good 1 145 0.0 0.0 0.0 0.0 145 Good	No         NULL           No         NULL	111 111 111 111 111 111 111 111 111 11	
13 T13 14 T14 15 T15	Red Maple	Quercus palustris         1         20.5         0.0         0.0         0.0         20.5         Fair         No         S         NULL         Chlora:		242 T242 Austrian Pine 243 T243 Austrian Pine 244 T244 Austrian Pine	Pinus nigra Pinus nigra Pinus nigra	1 10.1 0.0 0.0 0.0 0.0 10.1 Good 1 12.5 0.0 0.0 0.0 0.0 12.5 Good 1 12.5 0.0 0.0 0.0 0.0 12.5 Good	No NULL		
16 T18 17 T17	Crimson King Maple Crimson King Maple	Acer glafanoides 'Crimson King'         1         12.5         0.0         0.0         0.0         12.5         Good         No         NULL           Acer glafanoides 'Crimson King'         1         10.2         0.0         0.0         0.0         10.2         Good         No         NULL		244         T244         Austrian Pine           245         Y245         Austrian Pine           246         T246         Crimson King Maple	Pinus riigta Pinus nigta Acer platanoides ' Crimson King'	1 125 0.0 0.0 0.0 0.0 125 Good 1 132 0.0 0.0 0.0 0.0 132 Good 1 113 0.0 0.0 0.0 0.0 113 Good	No NULL		
18 T1B 19 T19 20 120		Picus strobus         1         12.1         0.0         0.0         0.0         12.1         Good   No           NULL           Ulmus americana         1         24.5         0.0         0.0         0.0         24.5         Good   No           NULL           Tilla americana         1         12.6         0.0         0.0         0.0         0.0         12.6         Good   No           NULL		247         T247         Crimson King Maple           248         T248         White Pine	Acer platanoides ' Crimson King' Pinus strobus Pinus strobus	1 160 0.0 0.0 0.0 0.0 16.0 Good 1 6.3 0.0 0.0 0.0 0.0 63 Good	No NULL		
21 T21 22 122	Basswood Basswood	Titis americana         1         362         0.0         0.0         0.0         182         Good         No         NULL           Titis americana         4         127         138         117         110         0.0         472         Good         No         NULL		249         T249         White Pine           250         T250         White Pine           251         T251         Austrian Pine	Pinus strobus Pinus nigra	1 6.2 0.0 0.0 0.0 00 62 Good 1 7.0 0.0 0.0 0.0 0.0 70 Good 1 10.7 0.0 0.0 0.0 0.0 0 10.7 Good			
25 125 24 124 25 125	Blue Spruce Red Cedar Norway Mapte	Pices pungers         1         7.0         0.0         0.0         0.0         7.0         Good         No         NULL           Jumiperus virginiana         1         14.0         0.0         0.0         0.0         14.0         Good         No         S         NULL           Acer ptatanoides         1         16.0         0.0         0.0         0.0         16.0         Good         No         NULL		252 T252 White Pine 253 T253 White Pine 250	Pinus strobus Pinus strobus	1 9.5 0.0 0.0 0.0 0.0 9.5 Good 1 9.3 0.0 0.0 0.0 0.0 9.3 Good	No         NULL           No         NULL		
26 T26 27 F27 28 T28	Crimson King Maple Crimson King Maple White Pine	Acer platanoides 'Crimson King'   1   13.0   0.0   0.0   0.0   0.0   13.0   Good   No   NULL	X	254         T254         White Pine           255         T255         White Pine           256         T256         Austrian Pine	Pinus strobus Pinus strobus Pinus nigra	1 7.5 0.0 0.0 0.0 0.0 7.8 Good 1 10.8 0.0 0.0 0.0 0.0 10.8 Good	No NULL No NULL		
29 T29 30 T30	Crimson King Maple White Pine	Acer platanoides Crimson King   1   14.5   0.0   0.0   0.0   0.0   14.5   Good   No   NULL		257 1257 White Pine 258 1258 White Pine	Pinus strobus Pinus strobus	1 6.1 0.0 0.0 0.0 0.0 61 Good 1 9.8 0.0 0.0 0.0 0.0 98 Good	No		
31 T31 32 T32 33 T33	Apple Apple Red Oak	.   Malus pumile   1   85   0.0   0.0   0.0   85   Fair   No     Structure   Thin car		259 T259 White Pine 261 T260 Austrian Pine 262 T261 White Pine	Pinus strobus Pinus nigra Pinus strobus	1 6.5 0.0 0.0 0.0 0.0 6.5 Good 2 10.5 9.6 0.0 0.0 0.0 20.1 Good 1 6.0 0.0 0.0 0.0 0.0 6.0 Good	No NULL		
34 T34 35 T35	Red Oak Red Oak	Quercus rubra         1         15.6         0.0         0.0         0.0         0.0         15.6         Goad         No         NULL           Quercus rubra         1         10.1         0.0         0.0         0.0         10.1         Goad         No         NULL		262         T261         White Pine           263         T262         White Pine           264         T263         White Pine	Pinus strobus Pinus strobus	1 8.0 0.0 0.0 0.0 0.0 00 60 Good 1 8.5 0.0 0.0 0.0 0.0 85 Good 1 10.5 0.0 0.0 0.0 0.0 105 Good	! No   NULL		
36 T35 37 T37 38 T38	Red Cak Red Cak	Querous pubre		265 T264 Write Pine 266 T265 White Pine 267 T266 White Pine	Pinus strobus Pinus strobus Pinus strobus	1 9.2 0.0 0.0 0.0 0.0 9.2 Good 1 9.5 0.0 0.0 0.0 0.0 95 Good 1 9.5 0.0 0.0 0.0 0.0 95 Good	No NULL		
39 139 40 140 41 141	Red Oak Red Oak	Quercus rubra         4         13.2         11.6         10.6         7.0         0.0         42.4         Good         No         NULL           Quercus rubra         1         17.2         0.0         0.0         0.0         17.2         Fair         No         Structule		268 T267 White Pine 269 T268 White Pine	Pinus strobus Pinus strobus	1 9.7 0.0 0.0 0.0 0.0 9.7 Good 1 10.0 0.0 0.0 0.0 0.0 10.0 Good	No NULL NO NULL		
42 T42 43 T43 44 T44	Red Oak Appte White Oak	Malus pumila         1         10.0         0.0         0.0         0.0         10.0         Good         No         NULL           Quercus alba         1         24.5         0.0         0.0         0.0         24.5         Good         No         S         NULL		270         T269         White Pine           271         T270         White Pine           272         T271         Austrian Pine	Pinus strabus Pinus strabus Pinus nigra	1 150 0.0 0.0 0.0 0.0 150 Good 1 6.0 0.0 0.0 0.0 0.0 60 Good 1 8.1 00 0.0 0.0 0.0 81 Good	No ! NULL		
45 T45	Basswood	Titia americana   2   18.0   10.0   30   30   00   280   Good   No   NULL     Titia americana   2   12.6   9.2   0.0   0.0   0.0   218   Good   No   NULL     Ostrya virginiana   1   8.5   0.0   0.0   0.0   0.5   Good   No   S   NULL     Prunus serotina   1   10.8   0.0   0.0   0.0   10.8   Good   No   NULL		273 1272 White Pine 274 1273 Write Pine	Pinus strobus Pinus strobus	1 6.0 0.0 0.0 0.0 0.0 6.0 Fair 1 100 0.0 0.0 0.0 0.0 10.0 Good 1 12.0 0.0 0.0 0.0 0.0 12.0 Good	No NULL	Overgrown with vines.	
46 T46 47 T47 48 T48	konwood	Ostrya virginiana		275 1274 White Pine 276 1275 White Pine 277 1276 White Pine	Pinus strobus Pinus strobus Pinus strobus	1 7.8 0.0 0.0 0.0 00 78 Good	No NULL		
49 T49 50 T50 51 T51	Red Cak Large-tooth Aspen Basswood	Quercus rubra   1   18.0   0.0   0.0   0.0   18.0   Good   No   S   NULL		277 T276 Write Pine 278 T277 White Pine 279 T278 White Pine 279 T278 White Pine	Pinus strobus Pinus strobus Pinus strobus	1 14.0 0.0 0.0 0.0 0.0 14.0 Good 1 130 0.0 0.0 0.0 0.0 13.0 Good 1 7.0 0.0 0.0 0.0 0.0 70 Fair	No	Chlgrosis	
52 T52 53 T53 54 T54	Box-elder	Tilia americana   1   10.0   0.0   0.0   0.0   0.0   10.0   Good   No   NULL     Acer negundo   1   11.0   0.0   0.0   0.0   0.0   11.0   Fair   No   Structure		280         T279         Austrian Pine           281         T280         Austrian Pine	Pinus nigra Pinus nigra	1 127 0.0 0.0 0.0 0.0 127 Good 1 180 0.0 0.0 0.0 0.0 18.0 Good	No NULL No S NULL		
55 T55 56 T56	Box-ekler Black Willow	Acernegundo         1         11.6         0.0         6.0         0.0         0.0         11.6         Good         No         NULL           Salix nigra         1         20.5         0.0         0.0         0.0         20.5         Good         No         NULL		262         T281         Austrian Pine           283         Y282         Austrian Pine           264         T283         Austrian Pine	Pinus nigra Pinus nigra Pinus nigra	1 12.0 0.0 0.0 0.0 0.0 12.0 Fair 1 16.0 0.0 0.0 0.0 0.0 16.0 Fair 1 13.0 0.0 0.0 0.0 0.0 13.0 Good	No Structure		
57 T57 58 T58 59 T59	Apple Apple Apple Blue Spruce	Malus pumita   1 8.5 0.0 0.6 0.0 0.0 8.5 Good No   NULL	st disease	285 T284 White Pine 286 T285 White Pine	Pinus strobus Pinus strobus	1 14.0 0.0 0.0 0.0 0.0 14.0 Good 1 12.5 0.0 0.0 0.0 0.0 12.5 Good 1 12.1 0.0 0.0 0.0 0.0 12.1 Good	No NULL		
60 T60 61 T61	Blue Spruce	Picea pungens         1         97         0.0         0.0         0.0         97         Fair         No         Structure         Thin from needler           Maius pumila         1         8.2         0.0         0.0         0.0         0.0         8.2         Good         No         NULL		287         T286         White Pine           268         T287         Blue Spruce           289         T288         Blue Spruce	Pinus strobus Picea pungens Picea pungens	1 12.1 0.0 0.0 0.0 0.0 12.1 Good 1 145 0.0 0.0 0.0 0.0 145 Good 1 185 0.0 0.0 0.0 0.0 185 Good	í No i NULL		
61 T61 62 T62 63 T63 64 T64	White Pine	Pices glaucs         1         9.0         0.0         0.0         0.0         9.0         Good         No         NULL           Pinus strobus         1         6.2         0.0         0.0         0.0         5.2         Fair         No         NULL         Chlorosis. The	x x canopy. x	290         T289         Blue Spruce           291         T290         White Pine	Picea pungans Pinus strobus	1 12.5 0.0 0.0 0.0 0.0 12.5 Good 1 14.5 0.0 0.0 0.0 0.0 14.5 Good	No		
65 T65 86 T66	Apple Apple	Maius purrita         1         11.0         0.0         0.0         0.0         11.0         Good         No         NULL           Maius purrita         1         9.2         0.0         0.0         0.0         9.2         Good         No         NULL	X	292         T291         White Pine           293         T292         Norway Maple           294         T293         Cottotwood	Pinus strobus Acer platanoides Populus delfoidas	1 13.2 0.0 0.0 0.0 0.0 13.2 Good 1 14.3 0.0 0.0 0.0 0.0 14.3 Good 1 15.2 0.0 0.0 0.0 0.0 15.2 Good	No         NULL           No         NULL		
67 T67 68 T68 69 T69	Norway Maple	Makis purilla   1   8.0   0.0   0.0   0.0   0.0   8.0   Good   No   NULL	X	295         T294         Norway Maple           296         T295         Norway Maple	Acer platanoides Acer platanoides	1 12.0 0.0 0.0 0.0 0.0 12.0 Good 1 6.6 0.0 0.0 0.0 0.0 66 Good	No         NULL           No         NULL		
70 T70 71 T71	Blue Spruce Blue Spruce	Picea pungens         1         10.0         0.0         0.0         0.0         10.0         Good         No         NULL           Picea pungens         1         14.5         0.0         0.0         0.0         14.5         Good         No         NULL	x x	297         T296         White Pine           298         T297         White Pine	Pinus strobus Pinus strobus Pinus strobus	1 25.8 0.0 0.0 0.0 0.0 25.8 Good 1 20.5 0.0 0.0 0.0 0.0 25.5 Good	No         S         NULL           No         S         NULL		
72 T72 73 T73 74 T74		Acer platanoides 'Crimson King'   1   9.8   0.0   0.0   0.0   0.0   9.8   Good   No   NULL	x x	299         T298         White Pine           300         T299         White Pine           301         T300         Norway Maple	Pinus strobus Acer platanoides	1 7.0 0.0 0.0 00 00 70 Good	No		
76 175 76 176	Apple Austrian Ping	Makus pumila 1 9.2 0.0 0.0 0.0 0.0 9.2 Good No NULL	X	302 T301 Norway Maple 303 T302 Box-elder	Acer platanoides Acer negundo Populus delloides	1 142 0.0 0.0 0.0 0.0 7.8 Good 1 142 0.0 0.0 0.0 0.0 142 Good 1 16.7 0.0 0.0 0.0 0.0 16.7 Good	No NULL	11	
78 T78 79 T79	Austrian Pine White Pine	Pinus nigre   1   13.6   0.0   0.0   0.0   0.0   13.6   Good   No   NULL     Pinus nigre   2   19.6   14.5   0.0   0.0   0.0   34.1   Good   No   S   NULL     Pinus strabus   1   12.0   0.0   0.0   0.0   0.0   12.0   Good   No   NULL		305 T304 Norway Maple 306 T305 White Pine	Acer platanoides Pinus strobus	1 16.7 9.0 0.0 0.0 0.0 16.7 Good 1 6.8 0.0 0.0 0.0 0.0 0 68 Good 1 16.0 0.0 0.0 0.0 0.0 16.0 Good	No NUL1.		
80 T80 81 T81 82 T82	White Pine White Pine Austrian Pine	Pinus strobus   1   11.5   0.0   0.6   0.0   0.1   15   Good   No   NULL		307 T306 Large-tooth Aspen 308 T307 Black Cherry	Populus grandidentata Prunus serotina Pinus sylvestas	1 15.7 0.0 0.0 0.0 0.0 15.7 Good 1 13.0 0.0 0.0 0.0 0.0 13.0 Good	No         NULL           No         NULL		
63 T83 84 T84 85 T85	Austrian Pine Austrian Pine	Prinus nigra         1         14.1         0.0         0.0         0.0         0.0         14.1         Good 1 No         NULL           Pinus nigra         1         15.0         0.0         0.0         0.0         16.0         Good 1 No         NULL		309   T308   Scatch Pine	Prunus syrvesms Prunus serotina Rhamnus catharica	1 9.8 0.0 0.0 0.0 0.0 9.8 Good 1 8.0 0.0 0.0 0.0 0.0 8.0 Good 1 110 0.0 0.0 0.0 0.0 110 Good	No NULL		
85 785 86 755 87 787 88 788	Blue Spruce Blue Spruce Blue Spruce	Pices pungers         1         15.8         0.0         0.0         0.0         15.8         Good         No         NULL           Pices pungers         1         17.6         0.0         0.0         0.0         17.6         Good         No         NULL           Pices pungers         1         14.3         0.0         0.0         0.0         0.0         14.3         Good         No         NULL	x	312 T311 Norway Maple 313 T312 White Pine	Acer platanoides Pinus strobus	1 12.3 0.0 0.0 0.0 0.0 12.3 Good 1 30.0 0.0 0.0 0.0 0.0 30.0 Good	No         NULL           No         S         NULL		
88 T88 89 T89 087 06	Bitte Spruce Bitte Spruce	Picea pungens         1         14.0         0.0         0.0         0.0         14.0         Good         No         NULL           Picea pungens         1         12.0         0.0         0.0         0.0         12.0         Good         No         NULL	X	314 T313 White Pine 315 T314 White Pine 316 T315 White Pine	Pinus strobus Pinus strobus Pinus strobus	1 22.0 0.0 0.0 0.0 0.0 22.0 Good 1 22.5 0.0 0.0 0.0 0.0 22.5 Good	No S NULL		
90 790 91 791 92 792	Blue Spruce	Picea pungens   1   10.0   0.0   0.0   0.0   0.0   10.0   Good   No	X X X	317 T316 White Pine 318 T317 Black Cherry	Pinus strobus Prunus serotina	1 262 0.0 0.0 0.0 00 26.2 Good 1 8.0 0.0 0.0 0.0 0.0 80 Good	No         S         NULL           No         NULL		
93 T93 94 T94	Blue Spruce Blue Spruce	Picea pungens         1         12.3         0.0         0.0         0.0         12.3         Good         No         NULL           Picea pungens         1         14.0         0.0         0.0         0.0         14.0         Good         No         NULL	X	319 T318 Apple 320 T319 White Mulberry 321 T320 Box-elder	Malus pumila Morus alba Acer negundo	2 8.0 7.0 0.0 0.0 0.0 15.0 Good 1 8.5 0.0 0.0 0.0 0.0 85 Good 1 9.5 0.0 0.0 0.0 0.0 95 Good	No NULL		
95 T95 96 T96 97 T97	<del></del>	Picea pungens         1         13.7         0.0         0.0         0.0         0.0         13.7         Good         No         NULL           Picea pungens         1         8.0         0.0         0.0         0.0         0.0         8.0         Good         No         NULL           Picea pungens         1         14.6         0.0         0.0         0.0         0.0         14.6         Good         No         NULL	X X	322 T321 Norway Maple 323 T322 Apple	Acer platanoides Malus pumila	1 11.0 0.0 0.0 0.0 0.0 11.0 Good 1 6.5 0.0 0.0 0.0 0.0 6.5 Good	No NULL No NULL		
98 T98 99 T99	Red Maple Siberian Elm	Acer rubrum   3 8.7 6.6 6.3 0.0 0.0 19.6 Fair No NULL Chloro   Ulmus pumile   1 15.1 0.0 0.0 0.0 0.0 15.1 Good No NULL	s. X	324 T323 American Elm   325 T324 Common Buckhorn   326 T325 White Pline	Ulmus americana Rhamnus cathartica Pinus strobus	1 17.5 0.0 0.0 0.0 0.0 17.5 Good 1 6.5 0.0 0.0 0.0 0.0 65 Good 1 260 0.0 0.0 0.0 0.0 26.0 Good	No		
100 T100 101 T101 102 T102	Red Maple	Acer rubrum   1   10.5   0.0   0.0   0.0   0.0   10.5   Good   No   NULL	X	327 T326 White Pine 328 T327 White Pine	Pinus strobus Pinus strobus	1 182 0.0 0.0 0.0 0.0 182 Good 1 275 0.0 0.0 0.0 0.0 275 Good	No S NULL		
102 T102 103 T103 104 T104	Blue Spruce	Picea pungens         1         17.5         0.0         0.0         0.0         17.5         Good         No         NULL           Picea pungens         1         15.0         0.0         0.0         0.0         15.0         Good         No         NULL	x x	329 T328 White Pine 330 T329 White Mulberry 331 T330 White Dips	Pinus strobus Morus alba Pinus strobus	1 21.0 0.0 0.0 0.0 0.0 21.0 Good 1 115 0.0 0.0 0.0 0.0 11.5 Good	No NULL		
105 T105 106 T106 107 T107	Blue Spruce Blue Spruce Blue Spruce	Picea pungens         1         13.6         0.0         0.0         0.0         13.6         Good         No         NULL           Picea pungens         1         19.0         0.0         0.0         0.0         19.0         Good         No         S         NULL           Picea pungens         1         23.0         0.0         0.0         0.0         23.0         Good         No         S         NULL	X	331 T330 Write Pine 332 T331 Write Pine 333 T332 Write Pine	Pinus strobus Pinus strobus	1 28.9 0.0 0.0 0.0 0.0 28.0 Good	No 8 NULL No 8 NULL		
107 T107 108 T108 109 T109	Blue Sprince Blue Sprince	Picea pungens         1         17.8         0.0         0.0         0.0         17.8         Good         No         NULL           Picea pungens         1         17.0         0.0         0.0         0.0         17.0         Good         No         NULL	x	334 1333 White Pine 335 1334 White Pine	Pinus simbus Pinus sirobus Prunus serotina	1 143 00 0.0 0.0 00 143 Good 1 25.7 0.0 0.0 0.0 0.0 25.7 Good	No S NULL	AAA	
110 T110 111 T111 112 T112	Blue Spruce Blue Spruce Blue Spruce	Picea pungens         1         162         0.0         0.0         0.0         162         Good         No         NULL           Picea pungens         1         22.5         0.0         0.0         0.0         22.5         Good         No         S         NULL           Picea pungens         1         17.5         0.0         0.0         0.0         17.5         Good         No         NULL		336 T335 Black Cherry 337 T336 Black Cherry 338 T337 Black Cherry	Phinus serotina Phinus serotina Phinus serotina	1 8.0 0.0 0.0 0.0 0.0 80 Good 1 7.1 0.0 0.0 0.0 0.0 71 Good 1 8.7 0.0 0.0 0.0 0.0 87 Good	No NULL		
112 T112 113 T113 114 T114 115 T115	Austian Pine Austian Pine	Prinus nigra         2         20.0         10.0         0.0         0.0         D0         30.0         Good         No         S         NULL           Prinus nigra         1         9.0         0.0         0.0         0.0         9.0         Fair         No         Structure         Thincar		339 T338 Notway Maple 340 T339 Norway Maple 341 T340 Stberian Elm	Acer platanoides Acer platanoides Ulmus pumila	1         125         0.0         0.0         0.0         0.0         125         Good           1         8.8         0.0         0.0         0.0         0.0         8.8         Good           1         9.5         0.0         0.0         0.0         0.0         95         Good	No         NULL           No         NULL           No         NULL		
116 T116 117 T117 118 T118 119 T119	Austian Pine Austian Pine Austian Pine Austian Pine	Pinus nigre   3   13.0   3.0   7.0   0.0   28.0   Fair   No   Structure   Thin from diplot   Pinus nigre   1   13.5   0.0   0.0   0.0   3.5   Good   No   NULL		341 1340 Siberian Ellm 342 1341 White Pine 343 1342 White Pine	Pinus simbus Pinus strobus	1 32.7 0.0 0.0 0.0 0.0 32.7 Good	No S NULL		
118 T118 119 T119 120 T120	Austrian Pine Austrian Pine Austrian Pine	Pinus nigra   1   12.0   0.0   0.0   0.0   0.0   12.0   Good   No   NULL		344         T343         White Pine           345         Y344         Norway Maple	Pinus strobus Acer platanoides Pinus strobus	1 261 0.0 0.0 0.0 0.0 261 Good 2 180 115 0.0 0.0 0.0 275 Good	No         \$         NULL           No         NULL		
121 T121 122 T127 123 T123	Austrian Pine	Pinus nigra         2         14 0         10 0         00         00         24 0         Poor No         Structure         Thin from diplor           Pinus nigra         2         137         10 0         00         00         00         237         Fair         No         Structure         Thin from diplor		346 1345 White Pine 347 1346 Black Cherry 348 1347 Black Cherry	Prunus serotina Prunus serotina	1 158 0.0 0.0 0.0 0.0 158 Good 1 8.0 0.0 0.0 0.0 0.0 8.0 Good 1 8.7 0.0 0.0 0.0 0.0 87 Good	No NULL		
123 T123 124 T124 125 T125 126 T126	Austrian Pine	Pinus nigre 1 13.0 0.0 0.0 0.0 13.0 Good No NULL		349         T348         Black Cherry           350         T349         White Pine	Prunus serotina Pinus strobus Pinus strobus	1 8.5 0.0 0.0 0.0 0.0 8.5 Good 1 242 0.0 0.0 0.0 0.0 242 Good	No         NULL           No         S         NULL		
127 T127	Austrian Pina	Pinus nigra   1   17.0   0.0   0.0   0.0   0.0   17.0   Good   No   NULL     Pinus nigra   1   14.0   0.0   0.0   0.0   0.0   14.0   Good   No   NULL     Pinus nigra   1   13.5   0.0   0.0   0.0   0.0   13.5   Good   No   NULL     Pinus nigra   1   15.0   0.0   0.0   0.0   0.0   15.0   Good   No   NULL     Pinus nigra   1   15.0   0.0   0.0   0.0   0.0   15.0   Good   No   NULL     Pinus nigra   1   15.0   0.0   0.0   0.0   0.0   15.0   Good   No   NULL     Pinus nigra   1   15.0   0.0   0.0   0.0   0.0   15.0   Good   No   NULL     Pinus nigra   1   17.0   0.0   0.0   0.0   0.0   0.0   15.0   Good   No   NULL     Pinus nigra   1   15.0   0.0   0.0   0.0   0.0   15.0   Good   No   NULL     Pinus nigra   1   15.0   0.0   0.0   0.0   0.0   15.0   Good   No   NULL     Pinus nigra   1   15.0   0.0   0.0   0.0   0.0   0.0   15.0   Good   No   NULL     Pinus nigra   1   15.0   0.0   0.0   0.0   0.0   0.0   15.0   Good   No   NULL     Pinus nigra   1   15.0   0.0   0.0   0.0   0.0   0.0   15.0   Good   No   NULL     Pinus nigra   1   15.0   0.0   0.0   0.0   0.0   0.0   0.0   15.0   Good   No   NULL     Pinus nigra   1   15.0   0.0   0.0   0.0   0.0   0.0   15.0   Good   No   NULL     Pinus nigra   1   15.0   0.0		351 T350 White Pine 352 T351 Black Cherry 363 T352 Box-elder	Prunus serotina Prunus serotina Acer negundo	1 21.0 0.0 0.0 0.0 0.0 21.0 Good 1 6.0 0.0 0.0 0.0 0.0 0.6 60 Good 1 130 0.0 0.0 0.0 0.0 130 Good	No NULL		
128 T128 129 T129 130 T130	Austrian Pine Austrian Pine	Pinus nigra         1         16.0         0.0         0.0         0.0         16.0         Good No         NULL           Pinus nigra         1         13.0         0.0         0.0         0.0         13.0         Good No         NULL		354 T353 White Pine 355 T354 White Pine	Pinus strobus Pinus strobus	1 160 0.0 0.0 0.0 0.0 160 Good 1 18.0 0.9 0.0 0.0 0.0 180 Good	No S NULL	x	
131   1131 132   T132 133   T133	Austian Pine Austian Pine Austian Pine Austian Pine	Pinus nigre   2   17.0   12.0   0.0   0.0   0.0   29.0   Good   No   NULL     Pinus nigre   1   8.0   0.0   0.0   0.0   0.0   8.0   Good   No   NULL     Pinus nigre   1   15.0   0.0   0.0   0.0   0.0   15.0   Good   No   NULL     Pinus nigre   1   10.1   0.0   0.0   0.0   0.0   10.1   Good   No   NULL     Pinus nigre   1   10.1   0.0   0.0   0.0   0.0   10.1   Good   No   NULL		356 T355 Common Buckhern 357 T356 Cottonwood 368 T357 Black Cherry	Rhamnus cathartica Populus deltoides Prunus serotina	1 7.0 0.0 0.0 0.0 0.0 70 Good 2 16.5 12.0 0.0 0.0 0.0 28.5 Good 1 9.3 0.0 0.0 0.0 0.0 93 Good	No NULL	X	
134 T134 135 T135 136 T136		Pinus nigre         1         10.1         0.0         0.0         0.0         10.1         Good         No         NULL           Pinus nigre         1         17.0         0.0         0.0         0.0         17.0         Good         No         NULL           Pinus nigre         1         12.0         0.0         0.0         0.0         12.0         Good         No         NULL		359 T358 Silver Maple 360 T359 Basswood	Acer saccharinum Tilia americana	4 16.0 15.0 12.0 10.0 0.0 53.0 Good 1 7.7 8.0 0.0 0.0 0.0 7.7 Good	No NULL	X X	
137 T137 138 T138	Austrian Pine Austrian Pine	Pinus nigra   1   14.0   0.0   0.0   0.0   0.0   14.0   Good   No   NULL		361         T360         Silver Maple           362         T361         White Pine           363         T362         Black Cherry	Acer saccharinum Pinus strobus Prunus serotina	4 25.0 22.5 15.0 10.0 0.0 72.5 Good 1 33.0 0.0 0.0 0.0 0.0 33.0 Good 2 13.5 6.0 0.0 0.0 0.0 19.5 Good	No S NULL	X X	
139 T139 140 T140 141 T141	Red Maph Austrian Pine Austrian Pine	Acer rubrum   1   14.7   0.0   0.0   0.0   0.0   14.7   Fair   No   NULL   Chlorol		364 T363 Pecan 365 T364 Siberian Eim	Carya illinoinensis Ulmus pumila	1 17.8 0.0 0.0 0.0 0.0 17.8 Good 1 14.5 0.0 0.0 0.0 0.0 14.5 Good		X X	
140 T140 141 T141 142 T142 143 T143	Austrian Pine Austrian Pine	Prins nigra		366 T366 Apple 367 T366 Chinese Chestnuf	Malus pumila Castanea mollissima	3 9.1 7.0 6.0 0.0 0.0 22.1 Good 3 26.8 13.5 8.5 0.0 0.8 47.0 Good	No NULL	X X	
144 T144 145 T145 146 T146 147 T147	Austrian Pine Austrian Pine Austrian Pine	Pinus nigra		368         T367         Nonway Maple           369         T368         Pecan           370         T369         Honey Locust	Acer platanoides Carya illinoinensis Gleditsia triacanthos	1 13.8 0.0 0.0 0.0 0.0 130 Good 1 17.3 0.0 0.0 0.0 0.0 173 Good 1 39.0 0.0 0.0 0.0 0.0 390 Good	No         NULL           No         NULL           No         S           NULL         NULL	X X Y	
147 T147 148 T148 149 T149	Austrian Pine Red Maple Austrian Pine	Acer autourn 1 14.0 0.0 0.0 0.0 0.0 14.0 Good No NULL		371 T370 Sugar Maple 372 T371 Siberian E4n	Acer saccharum Ulmus pumila	1 30.7 0.8 0.0 0.0 0.9 30.7 Good 1 32.0 0.0 0.0 0.0 0.0 32.0 Good	No S NULL No S NULL	X X	
150 1150	Austrian Pine	Pirus nigre         1         18.5         C.C         0.0         0.0         D.0         18.6         Good         No         S         NULL           Pinus nigre         1         22.0         0.0         0.0         0.0         22.0         Good         No         S         NULL           Pinus nigre         3         24.0         9.0         8.0         0.0         0.0         41.0         Good         No         S         NULL		373 T372 Siberian Elm 374 T373 Siberian Elm	Ulmus pumila Ulmus pumila	1 20.6 6.0 0.0 0.0 0.8 20.0 Good 1 37.0 0.0 0.0 0.0 0.0 37.0 Good	No NULL No S NULL	X X X	
151 T151 152 T152 153 T153 154 T154 155 T155	Austian Pine Austrian Pine Austrian Pine	Prints nigre		376 T375 Apple 377 T376 Sugar Maple	Acer saccharum Malus pumila Acer saccharum	1 27.0 0.0 0.0 0.0 0.0 27.0 Good 3 8.0 7.5 7.0 0.0 0.0 22.5 Good 1 7.0 0.0 0.0 0.0 0.0 7.0 Good	No NULL	X   X   X   X   X   X   X   X   X   X	
155 T156 156 T158 157 T157	Austrian Pine Austrian Pine Austrian Pine Austrian Pine	Pinus nigra		378 T377 Box-elder 379 T378 Red Oak	Acer negundo Quercus rubra	1 24.2 6.0 0.0 0.0 0.0 242 Good 1 14.0 0.0 0.0 0.0 0.0 14.0 Good	No S NULL No NULL	X X	
158 T158 159 T159 160 T160	Austrian Pine Austrian Pine	Pinus nigre         1         17.8         0.0         0.0         0.0         0.0         17.8         Good         No         NULL           Pinus nigre         1         15.0         0.0         0.0         0.0         15.0         Good         No         NULL		380 T379 White Mulberry 381 T380 Pin Oak 382 T381 Silver Maple	Morus alba Quercus palustris Acer saccharinum	1 14.7 0.0 0.0 0.0 0.0 147 Good 1 16.0 0.0 0.0 0.0 0.0 16.0 Good 1 46.0 0.0 0.0 0.0 0.0 450 Good	No NULL	X X X Y	
160 T160 161 T161 162 T162	Austrian Pine Austrian Pine	Pinus nigre   1   16.0   0.0   0.0   0.0   0.0   16.0   Good   No   NULL		383 T382 Silver Maple 384 T383 Black Walnut	Acer saccharinum Juglans nigra	1 57.2 8.0 9.0 0.0 0.0 572 Good 1 10.0 0.0 9.0 0.0 0.0 10.0 Good	No S NULL No NULL	X X	
163	Austian Pine Austian Pine Austian Pine	Prius nigre   2   25.0   9.0   0.0   0.0   0.0   34.0   Good   No   S   NULL     Prius nigre   2   15.0   9.0   0.0   0.0   0.0   24.0   Good   No   NULL     Prius nigre   3   19.0   9.0   6.0   0.0   0.0   34.0   Good   No   S   NULL		385         T384         Saucer Magnolia           401         T385         Saucer Magnolia           402         T386         Saucer Magnolia	Magnolia soulangeana Magnolia soulangeana Magnolia soulangeana	4         9.8         9.2         8.5         7.0         0.0         34.5         Good           4         11.2         10.2         9.0         7.0         0.0         37.4         Good           5         10.2         7.5         7.2         6.0         6.0         36.9         Good	No NULL	X   X   X   V   V   V   V   V   V   V	
166 T166 167 T167 188 T188	Austrian Pine Austrian Pine Austrian Pine Austrian Pine	Pinus nigre         1         13.0         0.0         0.0         0.0         0.0         13.0         Good         No         NULL           Pinus nigre         1         12.0         0.0         6.0         0.0         12.0         Good         No         NULL		403 T387 Tulip Tree 404 T388 Apple	Liriodendron tulipifera Malus pumila	1 16.0 0.0 0.0 0.0 0.0 16.0 Good 2 11.2 6.0 0.0 0.0 0.0 172 Good	No NULL	X X X	
169 T169 170 T170	Austrian Pine	Pinus nigre   1   12.0   0.0   6.6   9.0   0.0   12.0   Good   No   NULL		495 T389 Apple 496 T390 Siberian Em	Malus pumila Ulmus pumila	2 8.7 8.0 9.0 0.0 0.0 16.7 Good 1 12.2 0.0 9.0 0.0 0.0 12.2 Good	No NULL No NULL	X X	
171 T171 172 T172 173 1173	Austrian Pine Austrian Pine Austrian Pine Austrian Pine	Pinus nigre         4         11.0         7.0         5.0         6.0         0.0         30.0         Good         No         NULL           Pinus nigre         1         8.0         0.0         0.0         0.0         8.0         Good         No         NULL           Pinus nigre         2         15.0         9.0         0.0         0.0         24.0         Good         No         NULL		497 T391 Blue Spruce 498 T392 Blue Spruce 499 T393 Silver Maple	Picea pungens Picea pungens Acar saccharinum	1 13.0 0.0 0.0 0.0 0.0 13.0 Fair 1 14.0 0.0 0.0 0.0 0.0 140 Fair 1 57.5 0.0 0.0 0.0 0.0 57.5 Good	No Structure	Thin from needlecast disease. X Thin from needlecast disease. X X	
174 T174 175 T175 176 T176	Austrian Pine Austrian Pine	Pinus nigra         1         90         0.0         90         0.0         DD         90         Good         No         NULL           Pinus nigre         1         10.0         0.0         0.0         0.0         10.0         Good         No         NULL		410 T394 Silver Maple 411 T395 Silver Maple	Acer saccharinum Acer saccharinum	1 45.0 0.0 9.0 0.0 0.8 45.0 Good 2 19.6 7.0 0.0 0.0 0.0 256 Good	No S NULL No S NULL	X X X	
177 T177	Austrian Pine Austrian Pine	Pinus nigre   1   14.0   0.0   0.0   0.0   0.0   14.0   Good   No   NULL     Pinus nigre   2   14.0   13.0   0.0   0.0   0.0   27.0   Good   No   NULL     Pinus nigre   2   17.0   16.5   0.0   0.0   0.0   33.5   Good   No   NULL     Pinus nigre   1   15.0   0.0   0.0   0.0   0.0   15.0   Good   No   NULL     Pinus nigre   1   15.0   0.0   0.0   0.0   0.0   0.0   0.0   No   NULL     Pinus nigre   1   15.0   0.0   0.0   0.0   0.0   0.0   0.0   No   NULL     Pinus nigre   1   15.0   0.0   0.0   0.0   0.0   0.0   0.0   No   NULL     Pinus nigre   1   15.0   0.0   0.0   0.0   0.0   0.0   0.0   No   NULL     Pinus nigre   1   15.0   0.0   0.0   0.0   0.0   0.0   0.0   No   NULL     Pinus nigre   1   15.0   0.0   0.0   0.0   0.0   0.0   0.0   No   NULL     Pinus nigre   1   15.0   0.0   0.0   0.0   0.0   0.0   0.0   No   NULL     Pinus nigre   1   15.0   0.0   0.0   0.0   0.0   0.0   0.0   No   NULL     Pinus nigre   1   15.0   0.0   0.0   0.0   0.0   0.0   0.0   0.0   No   NULL     Pinus nigre   1   15.0   0.0   0.0   0.0   0.0   0.0   0.0   0.0   No   NULL     Pinus nigre   1   15.0   0.0   0.0   0.0   0.0   0.0   0.0   0.0   No   NULL     Pinus nigre   1   15.0   0.0   0.0   0.0   0.0   0.0   0.0   0.0   No   NULL     Pinus nigre   1   15.0   0.0   0.0   0.0   0.0   0.0   0.0   0.0   No   NULL		412 T396 Silver Maple 413 T397 Silver Maple	Acer saccharinum Acer saccharinum	4 15.0 14.0 12.0 10.0 0.0 51.0 Good 1 16.8 0.0 0.0 0.0 0.0 150 Good	No NULL No NULL	X	
179 T179 180 T180 181 T181	Austian Pine Austian Pine Austian Pine Austian Pine	Prinus nigra		414 T398 Silver Maple 415 T399 Silver Maple 416 T400 Silver Maple	Acer saccharinum  Acer saccharinum  Acer saccharinum	1 7.0 0.0 0.0 0.0 0.0 7.0 Good 2 14.5 12.0 0.0 0.0 0.0 26.5 Good 1 17.0 0.0 0.0 0.0 0.0 17.0 Good	<del>,                                    </del>	X   X   X   X   X   X   X   X   X   X	
182 T182 183 T183	Austrian Pine Austrian Pine	Pinus nigre   1 160 00 00 00 00 160 Good No NULL		417 T401 Sycamore 418 T402 Sycamore	Platanus occidentalis Platanus occidentalis	1 40.1 0.0 0.0 0.0 0.0 40.1 Fair 2 11.0 10.0 0.0 0.0 0.0 21.0 Good	No S Structure No NULL	Trunk rot. X X	
184 T184 185 f185 186 f186	Blue Spruce	Pinus nigra		419 T403 Spindle Tree 420 T404 Tulip Tree	Euonymus europaeus Liriodendron tulipifera Picea pungans	1 9.0 0.0 9.0 0.0 0.8 9.0 Good 1 19.5 0.0 0.0 0.0 0.0 195 Good	No S NULL	X X X Yhin from needlecast disease. X	
187 T187 188 T188 189 T189	Norway Spruce	Picea abies   1   26.0   0.0   0.0   0.0   26.0   Good   No   S   NULL		422 T406 Norway Mapte 423 T497 Norway Mapte	Picea pungens Acer platanoides Acer platanoides	1 23.2 0.0 0.0 0.0 0.0 23.2 Good 1 27.5 0.0 0.0 0.0 0.0 27.5 Good	No         S         Structure           No         S         MULL           No         S         NULL	THE HOLLS RESURCESSE GISERSE. X X X	
190 T190 191 T191	Norway Spruce Norway Spruce	Proce abies 1 16.0 0.0 0.0 0.0 0.0 16.0 Good No MULL		424 T402 Norway Maple 425 T409 Norway Maple	Acer platanoides Acer platanoides Malus pumila	1 22.0 0.5 0.0 0.0 0.0 22.0 Good 1 38.0 0.0 0.0 0.0 0.0 36.0 Fair	No S NULL No S NULL No S Structure No Structure	Significant trunk rot. X Deadwood. X	
192 T192 193 T193 194 T194 195 T195	Norway Spruce Norway Spruce Norway Spruce	Picea ables   1   22.0   0.0   0.0   0.0   0.0   0.0   0.0   No   \$   NULL     Picea ables   1   10.0   0.0   0.0   0.0   0.0   0.0   0.0   0.0   0.0   No   NULL     Picea ables   1   20.0   0.0   0.0   0.0   0.0   0.0   0.0   0.0   S   NULL		426 T410 Apple 427 T411 Norway Maple 428 T412 Black Cherry	Malus pumila Acer platanoides Prunus serotina	1 9.3 0.0 0.0 0.0 0.0 93 Fair 1 12.7 0.0 0.0 0.0 0.0 12.7 Good 1 17.1 0.0 0.0 0.0 0.0 17.1 Good	-	Deadwood. X X	
196 T198 197 T197	Norway Spruce Norway Spruce	Picea abies         1         22.0         0.0         0.0         0.0         22.0         Good         No         S         NULL           Picea abies         1         21.0         0.0         0.0         0.0         21.0         Good         No         S         NULL		429 T413 Silver Maple 430 T414 American Elm	Acer saccharinum Ulmus americana	1 7.0 8.0 9.0 0.0 0.0 7.0 Good 1 15.8 0.0 0.0 0.0 0.0 15.0 Good	No NULL	x x	
198 T198	Norway Spruce White Spruce	Pices ebies 1 210 0.0 00 00 00 210 Good No S NULL		431 T415 Silver Maple 432 T416 Silver Maple	Acer saccharinum Acer saccharinum	1 6.0 6.0 0.0 0.0 0.0 6.0 Good 1 27.0 0.9 0.0 0.0 0.0 270 Good	No S NULL	X X	
159 T199 200 T200 201 T201 202 T202	White Spruce Norway Spruce Norway Spruce	Picea glauce         2         11.0         10.0         0.0         0.0         0.0         21.0         Good         No         NULL           Picea abies         1         14.0         9.0         0.0         0.0         0.0         14.0         Good         No         NULL           Picea stries         1         20.0         0.0         0.0         0.0         20.0         Good         No         S         NULL		433 T417 Silver Maple 434 T418 Silver Maple 435 T419 Silver Maple	Acer saccharinum Acer saccharinum Acer saccharinum	1 10.7 0.0 0.0 0.0 0.0 10.7 Good 1 16.5 0.0 0.0 0.0 0.0 165 Good 1 24.0 0.0 0.0 0.0 0.0 24.0 Good	No NULL No S NULL	X X X Y	
202 7202 203 7203 204 7204 205 7205	Bkie Sprace	Picea pungens   1   17.0   0.0   0.0   0.0   0.0   17.0   Good   No   NULL   Ulmus pumils   2   25.0   23.0   0.0   0.0   0.0   49.0   Good   No   S   NULL		436 T420 Silver Maple 437 T421 Silver Maple	Acer saccharinum Acer saccharinum	1 23.5 0.0 0.0 0.0 0.0 23.5 Good 1 23.5 0.0 0.0 0.0 0.0 23.5 Good	No S NULL No S NULL No S NULL No NULL	X X	
204 T204 205 T205 206 T206 207 T207	Blue Spruce Blue Spruce	Picee pungens   1   12.0   0.0   0.0   0.0   0.0   12.0   Good   No   NULL		438 T422 Silver Maple 439 T423 Silver Maple	Acer saccharinum Acer saccharinum	1 11.5 0.0 0.0 0.0 0.0 11.5 Good 1 32.5 0.0 0.0 0.0 0.0 32.5 Fair	No S Structure	X	
208 T208 209 T209 210 T210	Blue Sprace Blue Sprace Blue Sprace	Picea pungens         1         15,0         0.0         0.0         0.0         15,0         Good         No         NULL           Picea pungens         1         22,0         0.0         0.0         0.0         22,0         Good         No         S         NULL           Picea pungens         1         21,0         0.0         0.0         0.0         21,0         Good         No         S         NULL		440 T424 Silver Maple 441 T425 Silver Maple 442 T426 Norway Maple	Acer saccharinum Acer saccharinum Acer platanoides	3 11.5 10.0 9.0 0.0 0.0 30.5 Good 1 20.5 0.0 0.0 0.0 0.0 20.5 Good 1 7.5 0.0 0.0 0.0 0.0 7.5 Good	No         NULL           No         S         NULL           No         NULL	XXX	Replacement trees required as a result of this site plan proposal
211 T211 212 T212	White Spruce Blue Spruca	Pices glauce         1         14.6         0.0         0.0         0.0         14.0         Fair         No         NULL         Overgrown w           Pices pungens         1         8.0         0.0         0.0         0.0         0.0         Fair         No         NULL         Overgrown w	vines.	443 T427 Sweet Cherry 444 T428 Silver Maple	Prunus əvlum Acer saccharinum	1 15.7 0.0 0.0 0.0 0.0 15.7 Good 1 45.0 0.0 0.0 0.0 0.0 450 Good	No S NULL	X X	shall be in addition to the those trees already required as a result of the development of the golf course driving range
211 T211 212 T212 213 T213 214 T214 215 T215	Blue Spruce Blue Spruce	Pices pungens         1         17.0         0.0         0.0         0.0         17.0         Good         No         NULL           Pices pungens         1         23.0         0.0         0.0         0.0         20         0.0         23.0         Good         No         S         NULL           Pices pungens         1         20.0         0.0         0.0         0.0         20.0         Good         No         S         NULL		445 T428 Norway Maple 446 T430 Norway Maple	Acer platanoides Acer platanoides	1 9.8 0.0 0.0 0.0 0.0 9.8 Good 1 9.7 0.0 0.0 0.0 0.0 97 Good	No NULL	X	5. a.c actorphical and gon obtained arrying range
216 T216 217 T217 218 T218 219 T219	Bkie Sprace Bkie Sprace Apple	Pices pungens         1         15.0         0.0         0.0         0.0         15.0         Good         No         NULL           Pices pungens         1         12.0         0.0         0.0         0.0         12.0         Good         No         NULL		447 T431 Norway Maple 448 T432 Norway Maple 449 T433 Norway Maple	Acer platanoides Acer platanoides Acer platanoides	1 16.7 0.0 0.0 0.0 0.0 16.7 Good 1 8.3 0.0 0.0 0.0 0.0 83 Good 1 8.0 0.0 0.0 0.0 0.0 6.0 Good		X X X X	mmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmm
219 T219 220 T220	Blue Sprace	Malus pumila         1         62         0.0         0.0         0.0         0.0         62         Good         No         NULL           Picea pungens         1         14.0         0.0         0.0         0.0         14.0         Good         No         NULL           Picea pungens         1         12.0         0.0         0.0         0.0         12.0         Good         No         NULL		450 T434 Baisam Fir 451 T435 Baisam Fir	Abies balsamea Abies balsamea	1 17.8 8.9 0.0 0.0 0.0 17.0 Poor 1 9.1 0.0 0.0 0.0 0.0 9.1 Poor	No Structure No Structure	Thin canopy. X Thin canopy. X Thin canopy. X Thin canopy. X	t <u>4</u>
221 T221 222 T222 223 T223	Blue Spruce Blue Spruce	Pices pungens         1         170         0.0         0.0         0.0         17 D         Good         No         NULL           Pices pungens         1         140         0.0         0.0         0.0         0.0         14 D         Good         No         NULL		452 T436 Balsam Fiv 453 T437 Balsam Fiv 454 T438 Silver Maple	Abies balsamea Ables balsamea Acer saccharinum	1 14.5 0.0 0.0 0.0 0.0 14.5 Poor 1 13.0 0.0 0.0 0.0 0.0 13.0 Poor 2 40.0 15.2 0.0 0.0 0.0 55.2 Fair		Thin canopy. X Thin canopy. X Deadwood. X	TREE REPLACEMENT PROGRAM:
223 T223 224 T224 225 T225 226 T226 227 T227	Blue Spruce Norway Spruce Norway Spruce	Pices pungens         1         11.5         0.0         0.0         0.0         11.5         Good         No         NULL           Pices abies         1         17.2         0.0         0.0         0.0         17.2         Good         No         NULL		455 T439 Silver Maple 456 T440 Silver Maple	Acer saccharinum Acer saccharinum	1 19.5 8.9 0.0 0.0 0.0 19.5 Good 1 32.0 0.0 0.0 0.0 0.0 320 Good	No S NULL No S NULL	X X	TREE REPLACEMENT WILL BE IN ACCORDANCE WITH THE TREE REPLACEMENT
228 T228	White Pine	Pinus simpaus		457 T441 Black Walnut 458 T442 Basswood	Juglans nigra Tilia americana	1 33.1 0.0 0.0 0.0 0.0 33.1 Good 3 11.2 8.2 7.0 0.0 0.0 26.4 Good	No S NULL No NULL	X X	AGREEMENT BETWEEN PINE TRACE GOLF COURSE AND THE CITY OF ROCHESTER HILLS.
229 T229 230 T230	Blue Spruce White Pine	Pinus stribus         1         14.5         0.0         0.0         0.0         0.0         14.5         Good         No         NULL           Pices pungens         1         16.2         0.0         0.0         0.0         16.2         Good         No         NULL           Pinus strobus         1         12.7         0.0         0.0         0.0         12.7         Good         No         NULL		459 T443 Silver Maple 460 T444 Basswood	Acer saccharinum Filia americana	1 35.0 0.0 0.0 0.0 0.0 35.0 Fair 1 10.6 0.8 0.0 0.0 0.0 10.5 Good		Deadwood. X X	Cumming the state of the state
_									



CIVIL ENGINEERS SURVEYORS ARCHITECTS

Phone 586 726 1234 51301 Schoenherr Road Shelby Township Michigan 48315

www.aewinc.com ENGINEERING STRONG COMMUNITIES

Fax 586 726 8780



Site Plan Submittal 3 Site Plan Submittal 2 Site Plan Submittal 06/13/2025 05/09/2025 03/18/2025 SUBMITTALS/REVISIONS

PINE TRACE GOLF COURSE

SHEET TITLE:

PROJECT NAME:

TREE LISTING

PINE TRACE GOLF COURSE



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

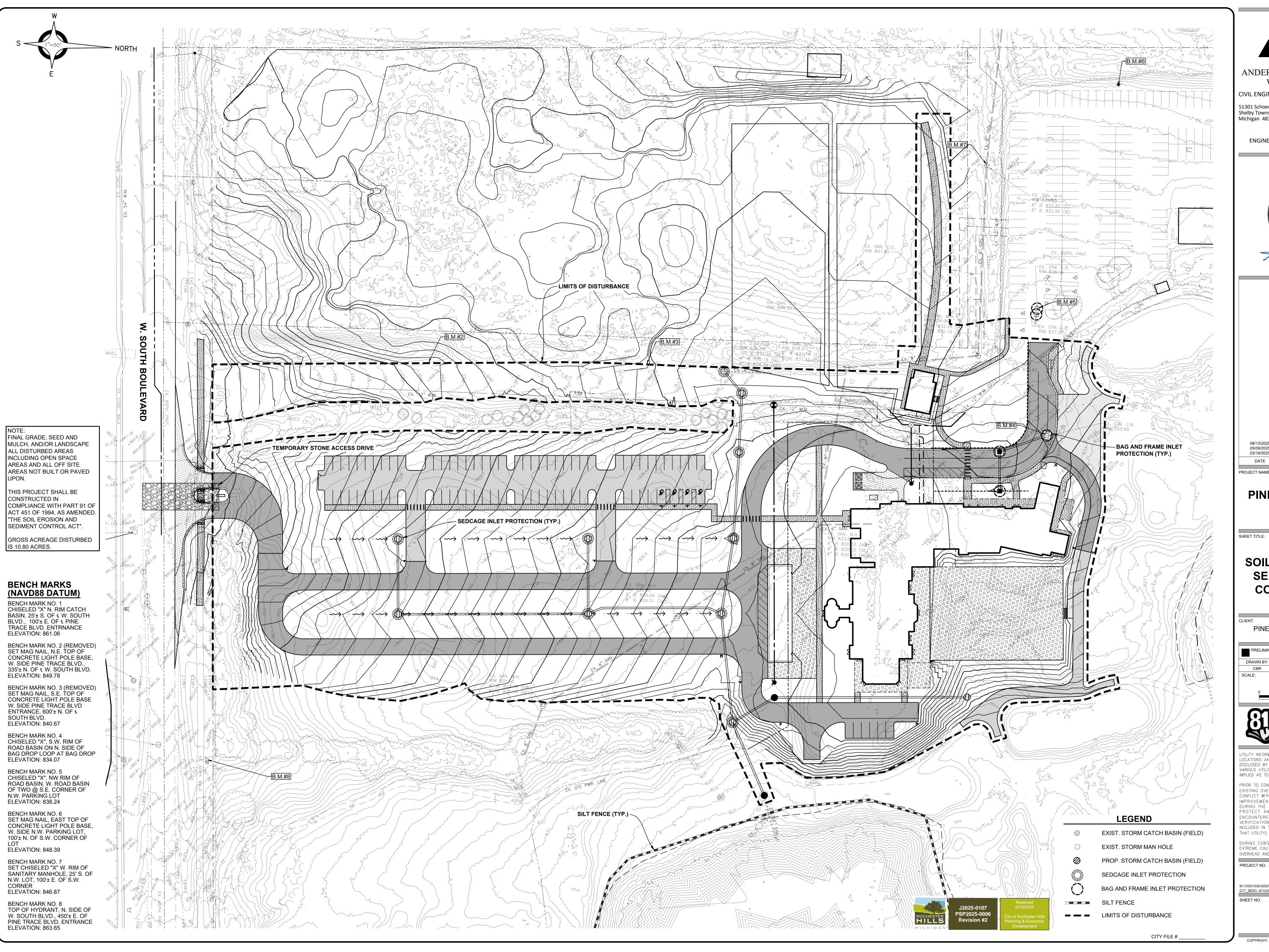
M:\1530\1530-0002\CAD\DRAWINGS\SITE PLAN\01\_SITEPLAN PHASE 2.DWG C16\_Tree Listing-6/13/2025 10:13:51 AM

CITY FILE # \_\_\_

J2025-0107 PSP2025-0006 Revision #2



SHEET NO.



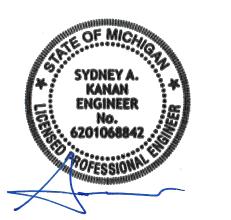


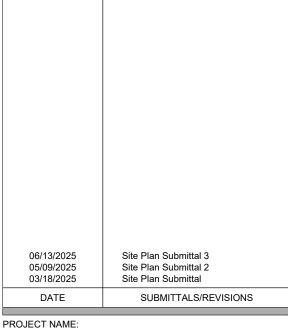
CIVIL ENGINEERS SURVEYORS ARCHITECTS

Shelby Township Michigan 48315

www.aewinc.com ENGINEERING STRONG COMMUNITIES

Fax 586 726 8780





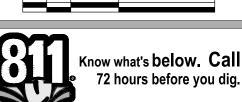
#### PINE TRACE GOLF **COURSE**

SHEET TITLE:

### **SOIL EROSION AND SEDIMENTATION CONTROL PLAN**

PINE TRACE GOLF COURSE

PRELIMINARY CONSTRUCTION RECORD



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

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

1530-0002

M:\1530\1530-0002\CAD\DRAWINGS\SITE PLAN\01\_SITEPLAN PHASE 2.DWG C17\_SESC--6/13/2025 10:14:12 AM

#### SOIL EROSION AND SEDIMENTATION CONTROL NOTES AND MAINTENANCE NOTES

2025

JUL

2026

- THIS PROJECT SHALL BE CONSTRUCTED IN COMPLIANCE WITH PART 91 OF ACT 451 OF 1994, AS AMENDED. THE SOIL EROSION AND SEDIMENTATION CONTROL ACT AND THE OAKLAND COUNTY SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE.
- ALL EROSION AND SEDIMENTATION CONTROL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF OAKLAND COUNTY WATER RESOURCES COMMISSION.
- EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MAN MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, AND
- STAGING THE WORK WILL BE DONE BY THE CONTRACTOR AS DIRECTED IN HESE PLANS AND AS REQUIRED TO ENSURE PROGRESSIVE STABILIZATION OF DISTURBED EARTH CHANGE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF SOIL EROSION AND SEDIMENTATION CONTROL DEVICES.
- THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN THE SOIL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS BEFORE AND AT ALL TIMES DURING CONSTRUCTION ON THIS PROJECT. ANY MODIFICATIONS OR ADDITIONS TO SOIL EROSION CONTROL MEASURES DUE TO CONSTRUCTION OR CHANGED CONDITIONS SHALL BE COMPLIED WITH AS REQUIRED OR DIRECTED BY OAKLAND COUNTY WATER RESOURCES
- IF ANY OF THE SESC MEASURES ON THE SITE ARE DEEMED INADEQUATE OR INEFFECTIVE, THE OAKLAND COUNTY WATER RESOURCES COMMISSION HAS THE RIGHT TO REQUIRE ADDITIONAL SESC MEASURES THE EXPENSE OF THE LANDOWNER.
- INSTALL CRUSHED CONCRETE ACCESS DRIVE PLACED ON GEOTEXTILE FABRIC AS INDICATED ON THE PLAN. THE ACCESS DRIVE MUST BE A MINIMUM OF 12' X 50' X 8".
- A. NEW LAYERS OF CRUSHED CONCRETE WILL BE ADDED AS OLD LAYERS BECOME COMPACTED.
- INSTALL SILT FENCE AS INDICATED ON THE PLAN AND AT ADDITIONAL AREAS AS NECESSARY.
- SILT FENCE SHALL BE INSTALLED PER DETAIL. BUILD UP OF SEDIMENT SHALL BE REMOVED WHEN SEDIMENT

OPERATION TIME SCHEDULE

TREE AND SHRUB REMOVAL

EARTHWORK

RESTORATION

PAVING

INSTALL EROSION CONTROL MEASURES

REMOVE TEMPORARY EROSION CONTROL MEASURES

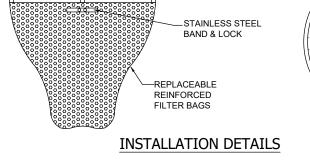
- ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE SILT FENCE. C. IF SILT FENCE FABRIC DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE END OF EXPECTED USABLE LIFE AND THE BARRIER IS STILL REQUIRED, THE SILT FENCE SHALL BE REPLACED PROMPTLY.
- D. SILT FENCE SHALL BE INSPECTED WEEKLY UNDER NORMAL CONDITIONS. THIN 24 HOURS OF RAINFALL AND DAILY DURING A PROLONGED RAIN EVENT. REQUIRED MAINTENANCE SHALL BE PROVIDED PROMPTLY.
- 10. INSTALL INLET FILTER ON ALL PAVEMENT CATCH BASINS PER DETAIL.
- A. INLET FILTERS SHALL BE INSPECTED WEEKLY UNDER NORMAL CONDITIONS, WITHIN 24 HOURS OF A RAINFALL, AND DAILY DURING A PROLONGED RAIN EVENT.
- BUILDUP OF SEDIMENT AND DEBRIS SHALL BE REMOVED PROMPTLY IF FABRIC DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE END OF EXPECTED USABLE LIFE AND THE BARRIER IS STILL REQUIRED, THE ABRIC SHALL BE REPLACED PROMPTLY.

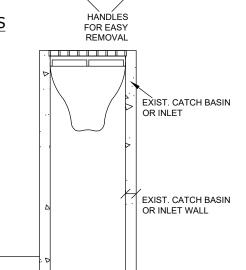
- INSTALL SILT FENCE ON ALL YARD CATCH BASINS PER DETAIL. SEED OR SOD THE AREA BETWEEN THE SILT FENCE AND THE INLET
- A. SILT FENCE SHALL BE INSPECTED WEEKLY UNDER NORMAL CONDITIONS WITHIN 24 HOURS OF RAINFALL, AND DURING A PROLONGED RAIN EVENT.
- B. BUILD UP OF SEDIMENT SHALL BE REMOVED WHEN SEDIMENT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE SILT FENCE.
- C. IF FABRIC DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE END OF EXPECTED USABLE LIFE AND THE BARRIER IS STILL REQUIRED, THE SILT FENCE SHALL BE REPLACED PROMPTLY.
- 12. INLET SEDIMENT TRAPS AND ALL DITCH SEDIMENT TRAPS SHALL BE INSPECTED DAILY. THE SEDIMENT PITS SHALL BE CLEANED OUT WHEN HALF FULL, OR AS DIRECTED BY OAKLAND COUNTY WATER RESOURCES
- ALL STOCKPILED SOILS SHALL BE MAINTAINED IN SUCH A WAY AS TO PREVENT EROSION FROM LEAVING THE SITE. IF THE STOCKPILE WILL BE ON SITE FOR MORE THAN 30 DAYS, THE STOCKPILE MUST BE SEEDED. SILT FENCE MUST BE INSTALLED AROUND THE PERIMETER OF THE STOCKPILE.
- IMMEDIATELY AFTER SEEDING, MULCH ALL SEEDED AREAS WITH UNWEATHERED SMALL GRAIN STRAW. SPREAD UNIFORMLY AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE OR 100 POUNDS (2-3 BALES) PER 1000 SQUARE FEET. THIS MULCH SHOULD BE ANCHORED WITH DISC TYPE MULCH ANCHORING TOOL OR OTHER MEANS AS APPROVED BY OAKLAND COUNTY WATER RESOURCES COMMISSION. MULCH MATTING MAY BE USED IN LIEU OF LOOSE MULCH.
- IF ANY DEWATERING IS NEEDED, IT SHALL BE DISCHARGED THROUGH A FILTER BAG OVER A WELL VEGETATED AREA. THE PUMP MUST DISCHARGE AT A NON-EROSIVE VELOCITY. IF NECESSARY, AN APPROVED ENERGY
- 16. ALL DIRT TRACKED ONTO ANY ROADWAY SHALL BE REMOVED IMMEDIATELY.
- STREETS AND OR PARKING AREAS WILL BE SCRAPED ON A DAILY BASIS AND SWEPT AT A MINIMUM OF ONCE PER WEEK BY THE CONTRACTOR.
- 18. DURING DRY PERIODS, ALL DISTURBED AREAS SHALL BE WATERED FOR DUST CONTROL.
- PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 5 CALENDAR DAYS AFTER FINAL GRADING OR THE FINAL EARTH CHANGE HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER EARTH CHANGE HAS BEEN COMPLETED OR WHERE SIGNIFICANT EARTH CHANGE HAS BEEN COMPLETED OR WHERE SIGNIFICANT EARTH CHANGES ACTIVITY CEASES, TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IMMEDIATELY. ALL TEMPORARY SOIL EROSION CONTROL SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED. ALL PERMANENT SOIL EROSION CONTROL MEASURES WILL BE IMPLEMENTED AND ESTABLISHED BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED.
- 20. FINAL GRADE, ESTABLISH VEGETATION, AND OR LANDSCAPE ALL DISTURBED AREAS NOT BUILT OR PAVED UPON.
- REMOVE ALL TEMPORARY SOIL EROSION DEVICES AFTER PERMANENT STABILIZATION IS ESTABLISHED.

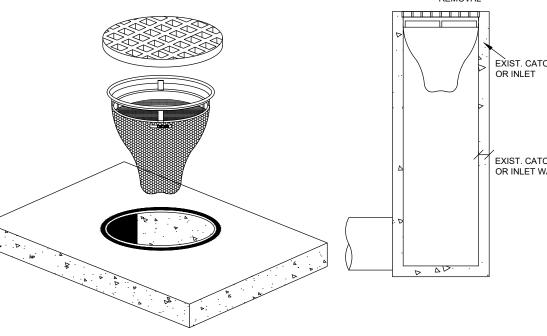
#### SHEET FLOW PLAN VIEW SILT FENCE JOINT COMPACTED EARTH GEOTEXTILE FILTER UNDISTURBED VEGETATION FENCE POSTS— FRONT VIEW SPACING 6' MAX FENCE POSTS DRIVEN INTO GROUND 1' MIN. ELVAGED EDGE (TYP.) GEOTEXTILE FILTER FABRIC 6" ANCHOR TRENCH SUPPORT FENCE — GEOTEXTILE FILTER FABRIC FABRIC TO BE WRAPPEI ASTENED ON UPHILL SIDE AROUND FENCE POST TOWARDS EARTH DISRUPTION RIDGE OF COMPACTED EARTH N UPHILL SIDE OF FILTER VEGETATION -6" X 6" ANCHOR TRENCH SECTION A-A SILT FENCE JOINT SECTION B-B

SILT FENCE WITH SUPPORT FENCE

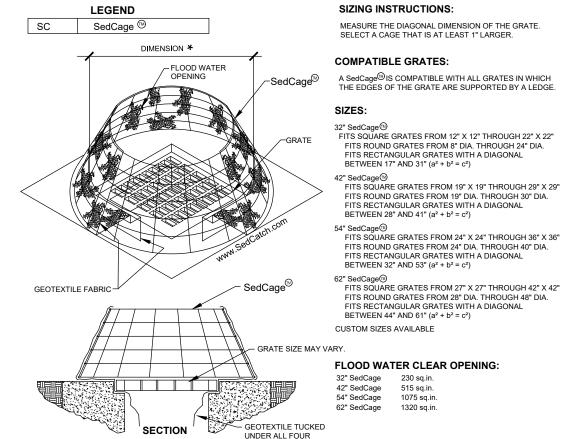
#### **BAG & FRAME INLET PROTECTOR FRONT VIEW** PLAN VIEW REUSABLE STEEL FRAME STANDARD OVERFLOW







## SedCatch SedCage - Yard Inlet Protection



- US PATENT D 620,999, OTHER PATENTS PENDING 1. INLET PROTECTION SHALL BE INSTALLED AT THE TIME THE STRUCTURE IS SET.
- 2. TO INSTALL; TUCK FABRIC UNDER GRATE.

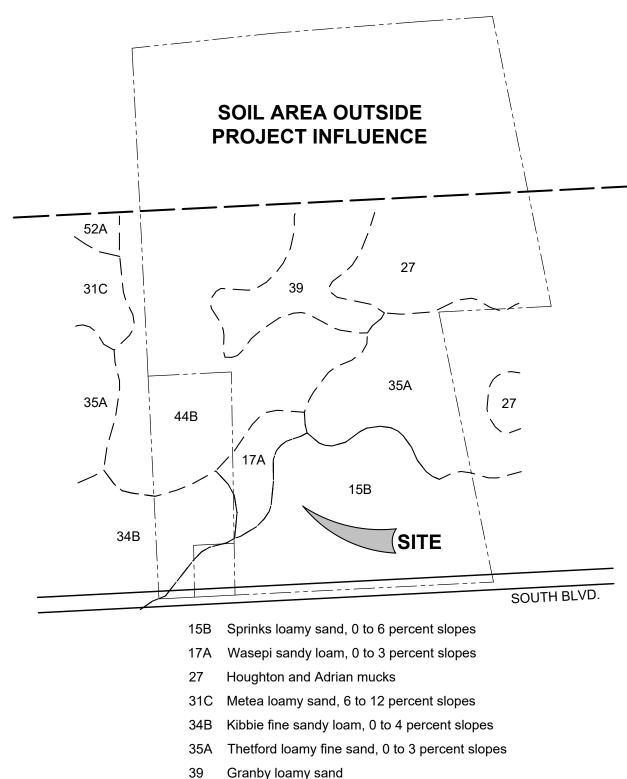
  3. REMOVE SEDIMENT IF IT ACCUMULATES TO ONE HALF THE HEIGHT OF THE SedCage

  4. THE AREA AROUND THE SedCage

  SHOULD BE AS FLAT AS POSSIBLE TO INCREASE EFFECTIVENESS AND REDUCE
  MAINTENANCE REQUIREMENTS.

  5. AS WITH ALL INLET PROTECTION DEVICES, CHECK TO SEE HOW DEEP THE WATER COULD RISE IF THE INLET WERE BLOCKED ENTIRELY.
- DO NOT INSTALL IN LOCATIONS THAT COULD CAUSE PROPERTY DAMAGE OR POSE A SAFETY HAZARD TO TRAFFIC

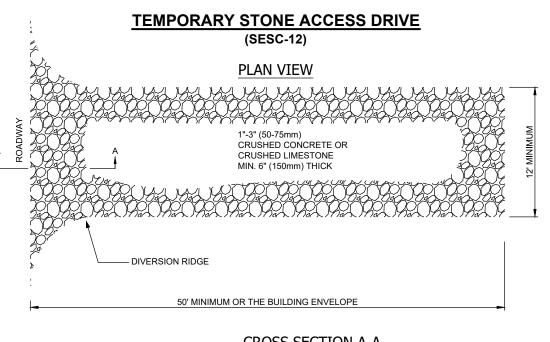
SedCatch<sup>®</sup> Environmental Products



44B Riddles sandy loam, 1 to 6 percent slopes

52A Selfridge loamy sand, 0 to 3 percent slopes

SOILS INFORMATION



**CROSS SECTION A-A** 6" MIN. 

ROADWAY

ANDERSON, ECKSTEIN AND WESTRICK, INC.

CIVIL ENGINEERS SURVEYORS ARCHITECTS

1301 Schoenherr Road Shelby Township Michigan 48315

> www.aewinc.com **ENGINEERING STRONG COMMUNITIES**

Phone 586 726 1234

Fax 586 726 8780



06/13/2025 Site Plan Submittal 3 05/09/2025 Site Plan Submittal 2 03/18/2025 Site Plan Submittal DATE SUBMITTALS/REVISIONS

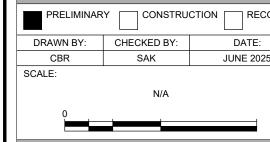
PINE TRACE GOLF **COURSE** 

SHEET TITLE

PROJECT NAME

SOIL EROSION AND **SEDIMENTATION CONTROL DETAILS** 

PINE TRACE GOLF COURSE PRELIMINARY CONSTRUCTION RECORD





JTILITY 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

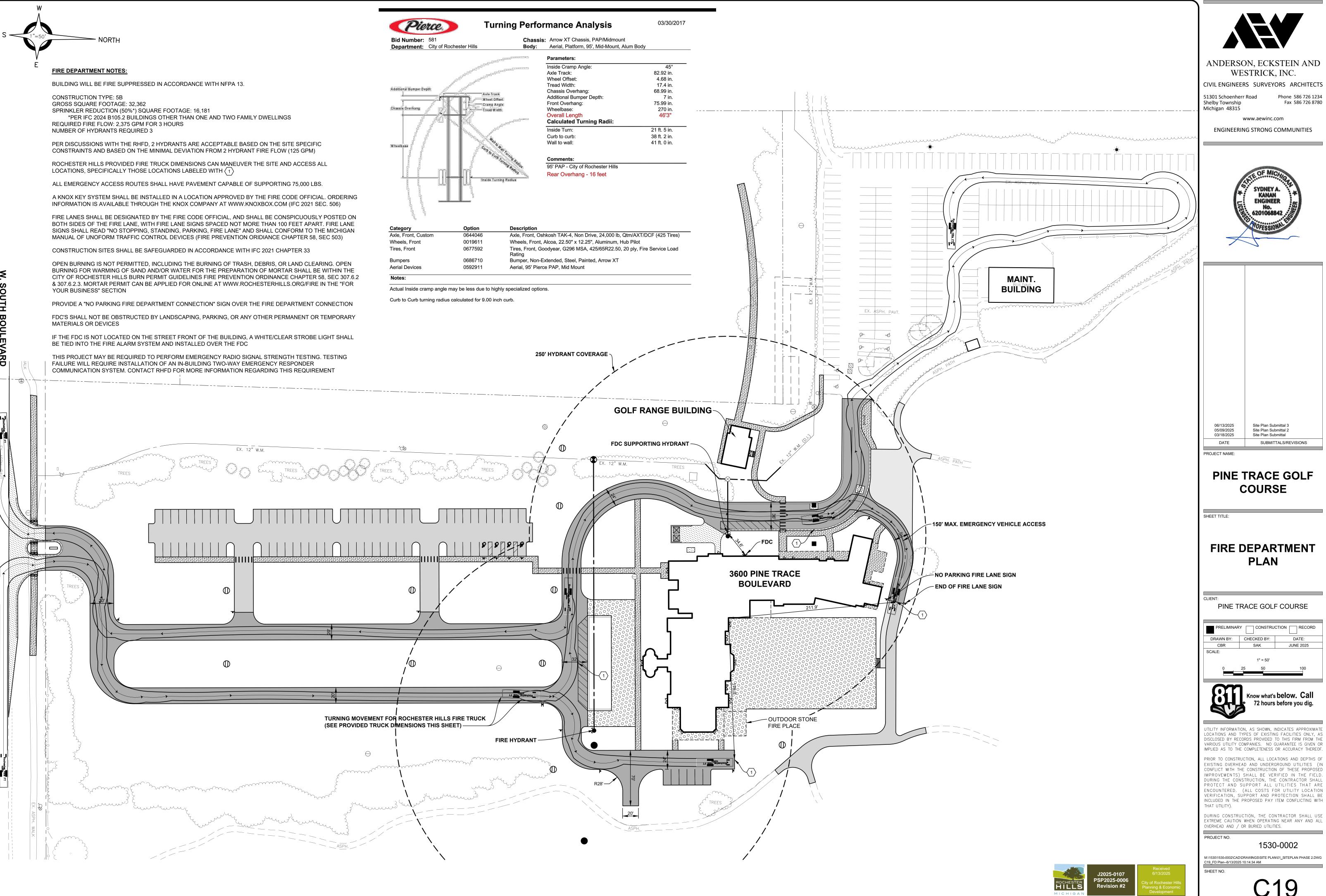
EXTREME CAUTION WHEN OPERATING NEAR ANY AND ALL OVERHEAD AND / OR BURIED UTILITIES. PROJECT NO.

1530-0002

M:\1530\1530-0002\CAD\DRAWINGS\SITE PLAN\01\_SITEPLAN PHASE 2.DWG C18\_SESC Det--6/13/2025 10:14:13 AM SHEET NO.

CITY FILE #

— WOVEN GEOTEXTILE FABRIC REQUIRED





CIVIL ENGINEERS SURVEYORS ARCHITECTS

51301 Schoenherr Road Phone 586 726 1234 Shelby Township

www.aewinc.com

ENGINEERING STRONG COMMUNITIES

Fax 586 726 8780



Site Plan Submittal 3 06/13/2025 Site Plan Submittal 2 05/09/2025 Site Plan Submittal 03/18/2025 SUBMITTALS/REVISIONS PROJECT NAME

**PINE TRACE GOLF** COURSE

FIRE DEPARTMENT **PLAN** 

PINE TRACE GOLF COURSE

PRELIMINAR	CTION RECORD								
DRAWN BY:	CHECKED BY:	DATE:							
CBR	SAK	JUNE 2025							
SCALE:									
	1" = 50'								
0	25 50	100							



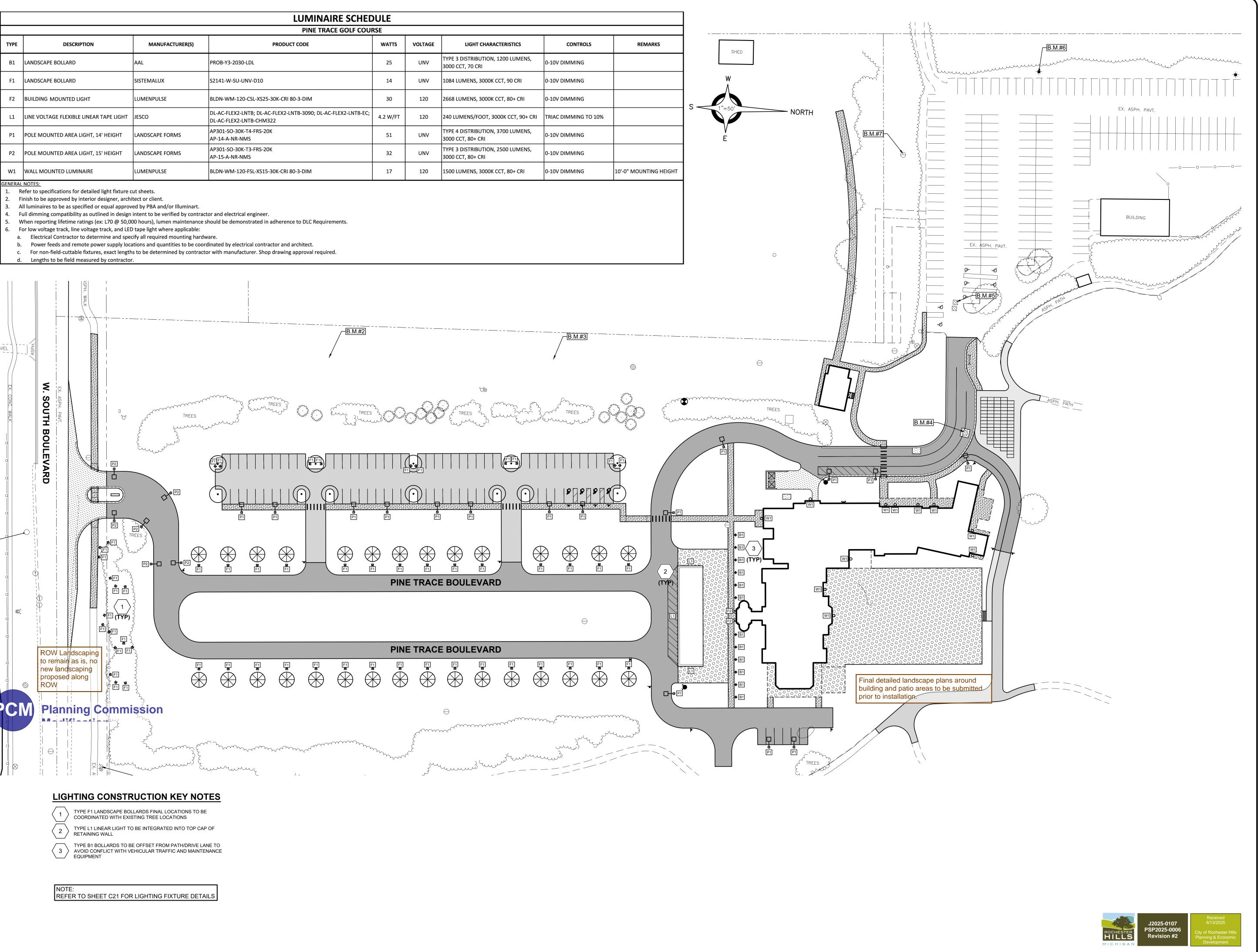
UTILITY INFORMATION. AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF EXISTING FACILITIES ONLY. AS

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

DURING CONSTRUCTION, THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR ANY AND ALL

1530-0002

M:\1530\1530-0002\CAD\DRAWINGS\SITE PLAN\01\_SITEPLAN PHASE 2.DWG C19\_FD Plan--6/13/2025 10:14:34 AM





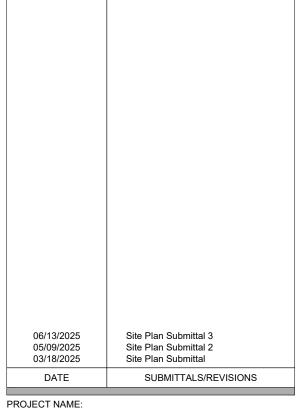
CIVIL ENGINEERS SURVEYORS ARCHITECTS

Phone 586 726 1234 Shelby Township Michigan 48315

www.aewinc.com ENGINEERING STRONG COMMUNITIES

Fax 586 726 8780





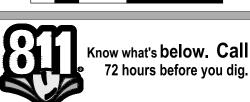
### PINE TRACE GOLF COURSE

SHEET TITLE:

#### LIGHTING PLAN

PINE TRACE GOLF COURSE

PRELIMINAR	Y CONSTRU	CTION RECORD		
DRAWN BY:	CHECKED BY:	DATE:		
CBR	SAK	JUNE 2025		
SCALE:				
	1" = 50'			
0	25 50	100		



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 PHASE 2.DWG C20\_Lighting--6/13/2025 10:14:54 AM SHEET NO.

Minimum = 0.0Avq/Min Ratio = N.A.

0.1 0.3 0.4 0.5 0.5 0.5 0.4 0.5 0.5 0.4 0.3 0.2 0.1 0.1 0.2 0.3 0.4 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.91.01.00.90.81.01.00.8 0.20.2 1.61.91.81.41.21.61.91.81.4 0.20.2 1.41.71.91.81.21.31.81.91.7 0.10.31.01.91.70.90.61.01.81.80.90.30.10.10.20.61.21.21.30.70.71.21.21.40.80.00.10.10.20.20.20.10.20.20.20.10.10.00.00.00.10.10.20.20.20.10.10.20.20.20.10.10.20.20.20.1 

## PARKING Scale: 1 inch= 18 Ft.

0.3 1.3 1.7 0.4 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.5 0.4 0.5 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.3 0.8 0.1 0.0 1.0 0.8 0.8 1.0 1.0 1.1 0.9 0.9 1.0 1.0 0.9 0.7 0.2 0.2 0.8 0.9 1.0 1.0 0.7 0.7 0.9 0.9 0.8 0.7 0.30 1 0.0 1.41.81.91.81.31.21.71.91.71.3 0.20.2 1.51.71.91.61.00.91.41.61.61.20.50.10.0 0.70.50.40.60.80.80.50.40.60.80.80.80.40.20.10.10.10.40.70.80.60.40.30.71.11.10.60.20.10.0 

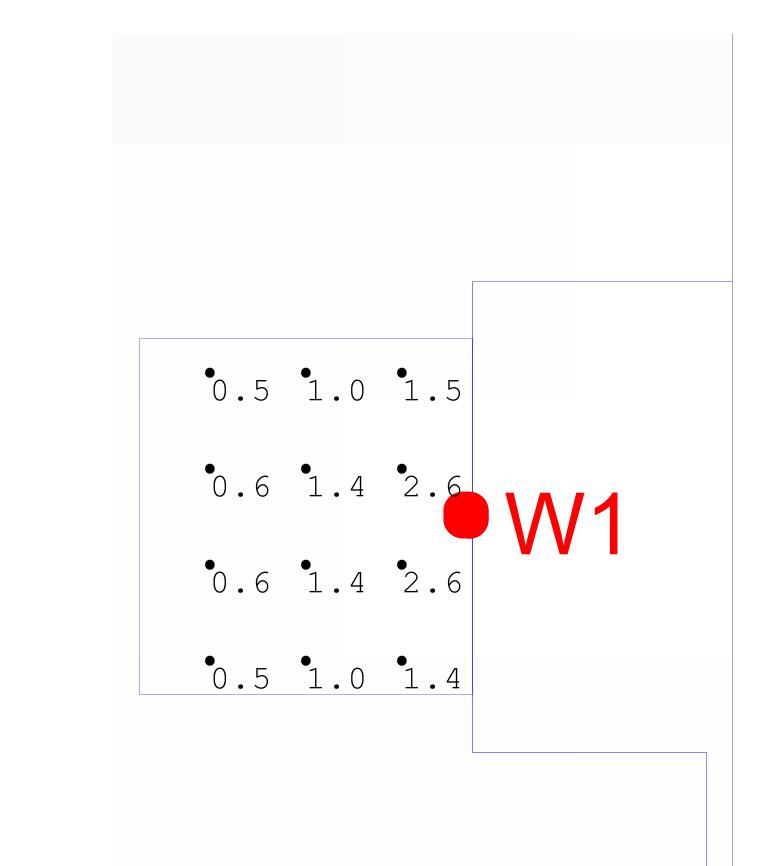
## PARKING Scale: 1 inch= 18 Ft.

LABEL	UNITS	AVG	MAX	MIN	AVG/MIN
Egress Door_Planar	Fc	1.26	2.6	0.5	2.52
Entry Maneuver Lane	Fc	1.23	3.6	0.2	6.15
Parking Lot Extents	Fc	0.19	1.9	0.0	N.A.
Parking Lot_Parking Lot	Fc	0.54	1.9	0.0	N.A.
Parking Vertical	Fc	0.11	0.2	0.1	1.10
25' Drop Off Zone	Fc	2.18	3.6	1.0	2.18
Parking Typical	Fc	0.56	1.9	0.0	N.A.

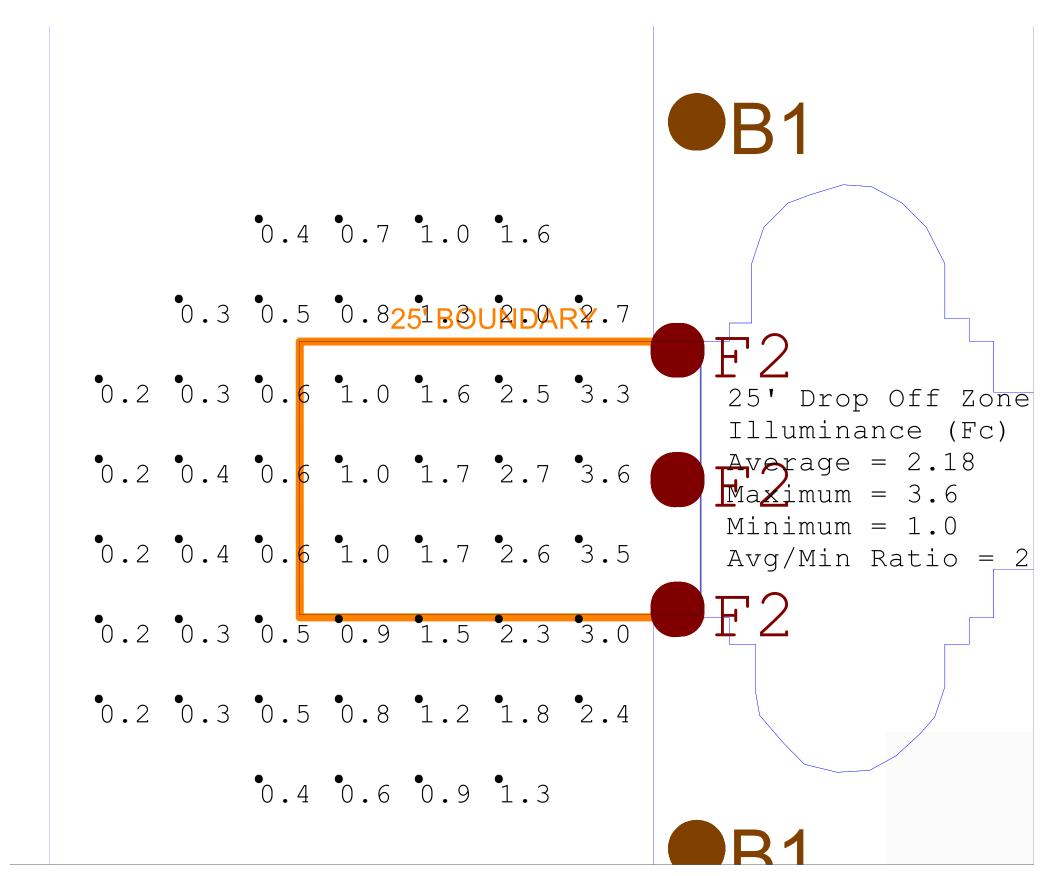
LIGHIII	LIGHTING FIXTURE SCHEDULE							
Tag	Symbol	QTY	WATTS	LUMENS	DESCRIPTION			
B1	•	10	24.9	1210	PROB-Y3-2030-LDL			
W1	-	1	17	1026	BLDN-SD_WM-120_277-FSL-XS15-30K-CRI 90-3			
F2	-	3	30	1612	BLDN-SD_WM-120_277-FSL-XS25-35K-CRI 90-3			
P1	0	8	32	2501	AP301_302-SO-35K-T4-FRS			
F1	•	10	14.1	1085	S_2141W_24			

1 0 . 1

PARKING VERTICAL CALCULATION Scale: 1 inch= 4 Ft.



Scale: 1 inch= 5 Ft.



MANEUVER LANE Scale: 1 inch= 6 Ft.





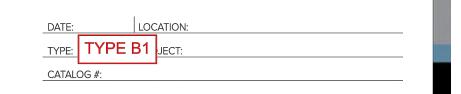
L201

SHEET No.

DATE

ANS

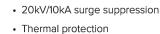
2025-05-12



#### **FEATURES**

 Reliable uniform illumination • True IES Type 2, 3, 4, and 5 distributions

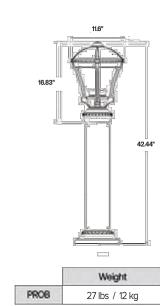
• 3000K, 4000K, 5000K CCT 0-10V dimmable





#### Providence® Bollard





ELECTRICAL (CONTINUED)

CERTIFICATIONS

5 year warranty

purple and pink dimming leads

Luminaires not configured with an optional

control system shall be provided with 0-10V

Standard Input Black (+)

White (-)

Green (GND)

Pink Dimming Lead (- )

Purple Dimming Lead (+)

• Luminaire shall be listed with ETL for outdoor,

wet location use, UL1598, UL 8750 and

• IDA approved, 3000K and warmer CCTs only

Page 1 of 4

Rev 10/20/23

aal\_probled\_spec\_R02

Canadian CSA Std. C22.2 no.250

#### **SPECIFICATIONS**

 Luminaire shall have discrete optical and gear compartments that do not share any physical housings

All housing components shall be die-cast

aluminum, sealed with continuous silicone rubber gaskets Standard configurations shall have a clear flat

tempered glass lens All internal and external hardware shall be

stainless steel Optical bezel finish shall match the luminaire

 Luminaire finish shall consist of a five stage pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat

 Luminaire finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance

LED/OPTICS LEDs shall be mounted to a metal printed circuit board assembly (MCPCB) with a uniform conformal coating over the panel surface and electrical features

 LED optics shall be clear injection molded PMMA acrylic MCPCB and optic shall be sealed to a die-cast

molded silicone rubber gasket. IP66

Current @

anodized aluminum heat sink with an injection

**DL-AC-FLEX2-LNTB** 

easy installation, JESCO offers a full complement of connectors.

4.2 W/Ft

36 LEDs /Ft.

See performance chart below

%" W x <sup>13</sup>%" H (15mm W x 21mm H)

Indoor / Outdoor⁴ - dry, damp and wet

**SPECIFICATIONS** 

COLOR RENDERING INDEX 90+

COLOR CONSISTENCY 3 Steps MacAdam

MAX RUN³ / MIN RUN 164 feet³ /4 inch

**LUMEN MAINTENANCE** 50,000 hours<sup>5</sup>

<sup>4</sup> Hardwire only, <u>see page 6</u> for all cautions

<sup>1</sup> 277V AC requires a step-down transformer with 120V AC output

<sup>2</sup> Never exceed dimmer max wattage. Effectively dim down to 10%.

<sup>3</sup> Connecting cable to be taken into consideration when calculating total length

INPUT VOLTAGE<sup>1</sup>

BEAM ANGLE

ENVIRONMENT

WARRANTY<sup>6</sup>

CERTIFICATIONS

7/8 CCT within +/- 10%

DRIVERLESS TOP WHITE STATIC BENDING LED NEON

INFINA® 2 AC LED NEO SERIES

INSTALLATION • Fixture shall slip over two 1/2" x 10" x 2" anchor

bolts supported by hex nuts and washers to level fixture. Provision for water drainage at footing is recommended One-piece cast aluminum arms accept the standard 3" slip fitter on the Providence fixture

 Arms are prewired with quick disconnects Wall mounted arms do not include wall mounting hardware • Pole mounted arms use 3/8-16 hardware bolts

for attaching to the pole • Driver assembly shall be mounted to a prewired

internal tray with quick disconnects for removal Luminaire shall have tool-less service access to the gear compartment. Driver and surge suppressor shall be mounted to a prewired trav with quick disconnects that may be removed

· Luminaires shall have integral surge protection that shall be U.L. recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge

from the gear compartment

rating of 372J • Drivers shall be U.L recognized with an inrush current maximum of <20.0 Amps maximum at

• Drivers shall not be compatible with current sourcing dimmers, consult factory for current list of known compatible dimming systems, approved dimmers include Lutron Diva AVTV. Lutron Nova NFTV and NTFTV

© 2023 HLI Solutions Inc. All rights reserved. Information and specifications subject to change

INFINA® DL-AC-FLEX2 is the next generation flexible lighting system that incorporates JESCO's exclusive, constant current, driverless AC LED

technology which operates directly off of line voltage - no additional power source required and no drivers to hide. Up to a max run length of 164 feet\*\* The product can be dimmed with a TRIAC dimmer<sup>2</sup>. May be mounted either in a snap-in channel or with snap-in mounting

clips. INFINA® is designed for dry, damp and wet locations. The LEDs are imbedded within a flexible, frosted, diffused silicone jacket. For

## **TOMORROW**



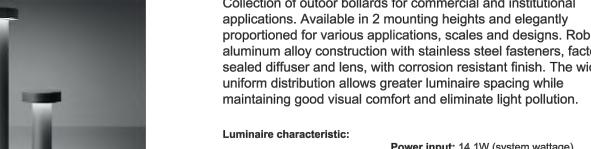




Collection of outoor bollards for commercial and institutional applications. Available in 2 mounting heights and elegantly proportioned for various applications, scales and designs. Robust aluminum alloy construction with stainless steel fasteners, factory sealed diffuser and lens, with corrosion resistant finish. The wide uniform distribution allows greater luminaire spacing while

	Power input: 14.1W (system wattage) Lumens: 1084lm (for 3000K, 90CRI) Luminaire efficacy: 76lm/W
Source:	White LED (LM-80 tested), 2700K: 90CRI, 3000K: 90CRI, 4000K: 90CRI.
Lumen maintenance:	70% of initial lumens at 50 000 hours (L70)(LM-79)
Optic:	360° symmetrical diffuse light with zero uplight emission.
Material:	Body, head and base: Die cast aluminum. Diffuser: Micro etched prismatic glass.
Mounting:	Install with flange accessory or fasten to ground.
Electrical:	Integral high efficiency dimmable LED driver, rated at 50 000 hours, 120V-277V.
Dimming:	0-10V (120-277V), down to ±10%.
Finish:	Anthracite gray. Painted finish follows a double powder paint in 3 step process: surface treatment containing ceramic nano particles (Bonderite). Epoxy primer paint. Polyester powder paint with high resistance against UV rays and harsh weather conditions.
Weight:	S2140: 11.9lbs (5.4kg) S2141: 14.8lbs (6.7kg)
Warranty:	5 year limited warranty.
Ratings:	IP65, IK06
Certification:	cULus listed for wet location.

9320 Boul. St-Laurent, suite 100, Montréal (Québec) Canada H2N 1N7, P.: 514.523.1339 F.: 514.525.6107 www.sistemalux.com





DM - R0 Last update: November 05, 2021 SISTEMALUX

Due to continuous improvements, the information herein may be changed without notice

14' POLE, 3000K





Ashbery is a trio of lights that combines advanced LED technology and optics with an homage to traditional-style lights that have a special place in the American lexicon. The line includes single or dual configurations for small scale area lights in 8', 10' and 12' pole heights as well as large-scale area lights in 12', 14' and 16' pole heights offered with different symmetric and asymmetric distributions and clear or diffused lenses to tailor directionality and ambiance of illumination. Options for the Landscape Forms visual comfort and high output light engines adapt Ashbery's performance specifically for the pedestrian scale or beyond in use cases like parking lots, streetscapes, transit and other environments with a wide range of illumination requirements.

#### Housing & Materials

Cast aluminum construction. LED light engine attached to aluminum cartridge housing using magni-coated steel screws. Housing features an acrylic frosted or clear lens and an LED center element. All hardware is magni-coated steel which features an anti-corrosion coating. Assembly is IP66 rated.

**Electrical** 120V through 277V 50/60 Hz electronic driver. 0-10V dimming. -40°C start temperature. LED cartridge with weatherproof quick disconnect provides ease of installation and serviceability. Cast aluminum driver housing assembly located at base of luminaire. Available with optional ANSI C136.41 twist lock receptacle and/or pole-mounted photo/ motion sensor. Ashbery area light ships prewired with center element

having a separate circuit from main light engine.

#### Light Engine

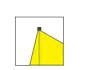
High powered LEDs mounted to a RoHS compliant circuit board with PMMA optics affixed to each LED on the board. Available in 2700K, 3000K, and 4000K. >80 CRI across all available color temperatures. Center element available in 2000K color temperature. Luminaries meet or exceed TM21 L70: >60,000 hrs.

Featured in the 100 and 200 series luminaires, the visual comfort light engine brings to the forefront attributes of human-centric optical design in pedestrian centric spaces. It reduces high angle glare and contrast ratio, eliminates 'lens image' of LEDs, and has distributions that aid to a first class visual experience for pedestrians.

Featured in the 300 series luminaire, the performance light engine delivers high output with up to 8400 lumens through a wide selection of roadway distribution types. Capable of meeting footcandle minimum and uniformity requirements at taller pole heights and wider spacing, the 300 series addresses lighting needs in vehicular and other environments where design criteria includes non-pedestrian needs. The 300 series is the ideal accompaniment to the 100 and 200 series in meeting all lighting needs on a site, both pedestrian and vehicular.

## **Distributions**







### LED lighting products are warranted for six years.

Buy America Compliant, RoHS Compliant, cUL

Click here for patent information related to this product.

Certification UL Listed for Wet Location, CE, International Dark Sky Approved,

Designed by Robert A.M. Stern Architects



LMPG Inc., reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately. 2024. 10.04 Copyright © 2024 LMPG Inc.

Ashbery is a trio of lights that combines advanced LED technology and optics with an homage to traditional-style lights that have a special place in the American lexicon. The line includes single or dual configurations for

TYPE P2

15' POLE, 3000K

Cast aluminum construction. LED light engine attached to aluminum cartridge housing using magni-coated steel screws. Housing features an acrylic frosted or clear lens and an LED center element. All hardware is magni-coated steel which features an anti-corrosion coating. Assembly is IP66 rated.

#### Electrical

Housing & Materials

120V through 277V 50/60 Hz electronic driver. 0-10V dimming. -40°C start temperature. LED cartridge with weatherproof quick disconnect provides ease of installation and serviceability. Cast aluminum driver housing assembly located at base of luminaire. Available with optional ANSI C136.41 twist lock receptacle and/or pole-mounted photo/ motion sensor. Ashbery area light ships prewired with center element having a separate circuit from main light engine.

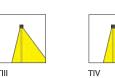
#### **Light Engine**

High powered LEDs mounted to a RoHS compliant circuit board with PMMA optics affixed to each LED on the board. Available in 2700K, 3000K, and 4000K. >80 CRI across all available color temperatures. Center element available in 2000K color temperature. Luminaries meet or exceed TM21 L70: >60,000 hrs.

Featured in the 100 and 200 series luminaires, the visual comfort light engine brings to the forefront attributes of human-centric optical design in pedestrian centric spaces. It reduces high angle glare and contrast ratio, eliminates 'lens image' of LEDs, and has distributions that aid to a first class visual experience for pedestrians.

the 300 series addresses lighting needs in vehicular and other

small scale area lights in 8', 10' and 12' pole heights as well as large-scale area lights in 12', 14' and 16' pole heights offered with different symmetric and asymmetric distributions and clear or diffused lenses to tailor directionality and ambiance of illumination. Options for the Landscape Forms visual comfort and high output light engines adapt Ashbery's performance specifically for the pedestrian scale or beyond in use cases like parking lots, streetscapes, transit and other environments with a wide range of illumination requirements.

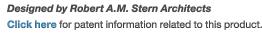




## LED lighting products are warranted for six years.

#### Certification UL Listed for Wet Location, CE, International Dark Sky Approved, Buy America Compliant, RoHS Compliant, cUL

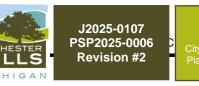


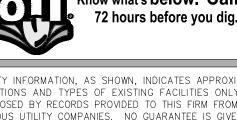


THAT UTILITY).

PROJECT NO.

M:\1530\1530-0002\CAD\DRAWINGS\SITE PLAN\01\_SITEPLAN PHASE 2.DWG C22\_Lighting Det--6/13/2025 10:14:56 AM SHEET NO.

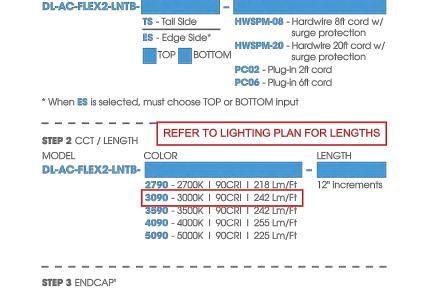




JTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF EXISTING FACILITIES ONLY. AS DISCLOSED BY RECORDS PROVIDED TO THIS FIRM FROM THE VARIOUS UTILITY COMPANIES. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. PRIOR TO CONSTRUCTION, ALL LOCATIONS AND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

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

1530-0002



\_\_\_\_\_\_

BASIC ORDERING INFO

MOUNTING AND POWER ACCESSORIES TO

BE COORDINATED BY CONTRACTOR

**STEP 1** TERMINATIONS

MODEL

MODEL

DL-AC-FLEX2-LNTB-EC

MOUNTING ACCESSORIES

9 Required one per each run

See <u>page 4</u>

Installed and sealed from factory

<sup>5</sup> TM21Calculation based on LM80 report 6 120V INFINA® 2.0, and INFINA® shall have a <u>five (5) year limited warranty</u> from the date of shipment. INFINA® 2.0, and INFINA® are deemed defective if there is a failure of 10% or more of the LED component. See specification sheet and installation instructions for more infor Where a replacement is warranted, custom ordered INFINA® 2.0, and INFINA® will only be replaced as originally ordered.

PERFORMANCE COLOR TEMPERATURE<sup>7</sup> | LUMEN<sup>8</sup> | WATTAGE | EFFICACY | CRI 218 Lm 4.2 W 51.9 Lm/W 2700K 3000K 242 Lm 4.2 W 57.7 Lm/W 90+ 242 Lm 4.2 W 57.7 Lm/W 3500K

4000K 255 Lm 4.2 W 60.7 Lm/W 90+ \_\_\_\_\_\_5000K 255 Lm 4.2 W 60.7 Lm/W 90+

NY 15 Harbor Park Drive Main 800 527 7796 | CA 219 South 6th Ave Main 800 527 7796 | support@jescolighting.com Port Washington, NY 11050 | Fax 855 265 5768 | Tech Support 855 592 0029 © 2025 JESCO LIGHTING GROUP, LLC Specifications subject to change without notice REV. 03/10/2025

Revised October 21, 2024 | Landscape Forms Inc. | 800.521.2546 | F 269.381.3455 | 7800 E. Michigan Ave., Kalamazoo, MI 49048

Specification Sheet

W1H2 Wall Mount Option Shown

Backlight Backlight Backlight

Shield

4000K 5700K

ON/OFF 0-10V

lumenpulse<sup>®</sup>

\*IK10 polycarbonate lens option available, consult factory.

N02, N03, N05, N07 XS03, XS10, XS15, XS20 Bottom views

and XS25 outputs The Lumenpulse Lumenblade Nano is an outdoor LED luminaire

Up to 127 lm/W (XS10 lumen output, 4000K, CRI 70+, Type VS)

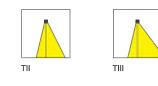
that uses a rectilinear version of the Lumencentro light engine to create a continuous line of light. Side Mount or Wall Mount options are available. Its seen-but-not-seen, minimalist design is sustainable, blends with both contemporary and heritage architectures, provides a high level of security, and is sensitive to the natural environment with DarkSky approval, low outputs, and with a BUG rating of 0. Square Side Mounting, Wall Mounting Color and Color Temperature True Amber 585nm-595nm (Turtle-Friendly), 2200K, 2700K, 3000K, 3500K, 4000K Type II, Type III or Type IV (with or without backlight shield), Type V, Type V square Optical Option (factory installed) Meets ANSI C136.31-2018 vibration rating for Bridge & Overpass

applications Vibration Rated for Bridge and Overpass Corrosion-resistant Coating for Hostile Environments 5-year limited warranty IP66 (optical chamber) IK06 (lens) IK10\*(frame) Output (Nominal Lumens Minimum 200lm/ Maximum 2500lm

**Certifications** Color Renderina 3 SDCM for CRI 70+, 2 SDCM for CRI 80+ and CRI 90+ TM-21 L70 > 145,000 hrs (reported, Ta 25 - 50 °C [77 - 122 °F]) DarkSky Approved (2200K, 2700K, 3000K and Amber color temperatures, BUG rating of U0)

1220 Marie-Victorin Blvd., Longueuil, QC, J4G 2H9, CAN | T 514,937.3003 | Toll-Free 1.877.937.3003 | info@lumenpulse.com www.lumenpulse.com/products/4964





Featured in the 300 series luminaire, the performance light engine delivers high output with up to 8400 lumens through a wide selection of roadway distribution types. Capable of meeting footcandle minimum and uniformity requirements at taller pole heights and wider spacing,

environments where design criteria includes non-pedestrian needs. The 300 series is the ideal accompaniment to the 100 and 200 series in meeting all lighting needs on a site, both pedestrian and vehicular.

Revised October 21, 2024 | Landscape Forms Inc. | 800.521.2546 | F 269.381.3455 | 7800 E. Michigan Ave., Kalamazoo, MI 49048

ANDERSON, ECKSTEIN AND

WESTRICK, INC.

CIVIL ENGINEERS SURVEYORS ARCHITECTS

www.aewinc.com

**ENGINEERING STRONG COMMUNITIES** 

Phone 586 726 1234

Fax 586 726 8780

51301 Schoenherr Road

Shelby Township

Michigan 48315

Site Plan Submittal 3 05/09/2025 Site Plan Submittal 2 03/18/2025 Site Plan Submittal DATE SUBMITTALS/REVISIONS

SHEET TITLE

PROJECT NAME

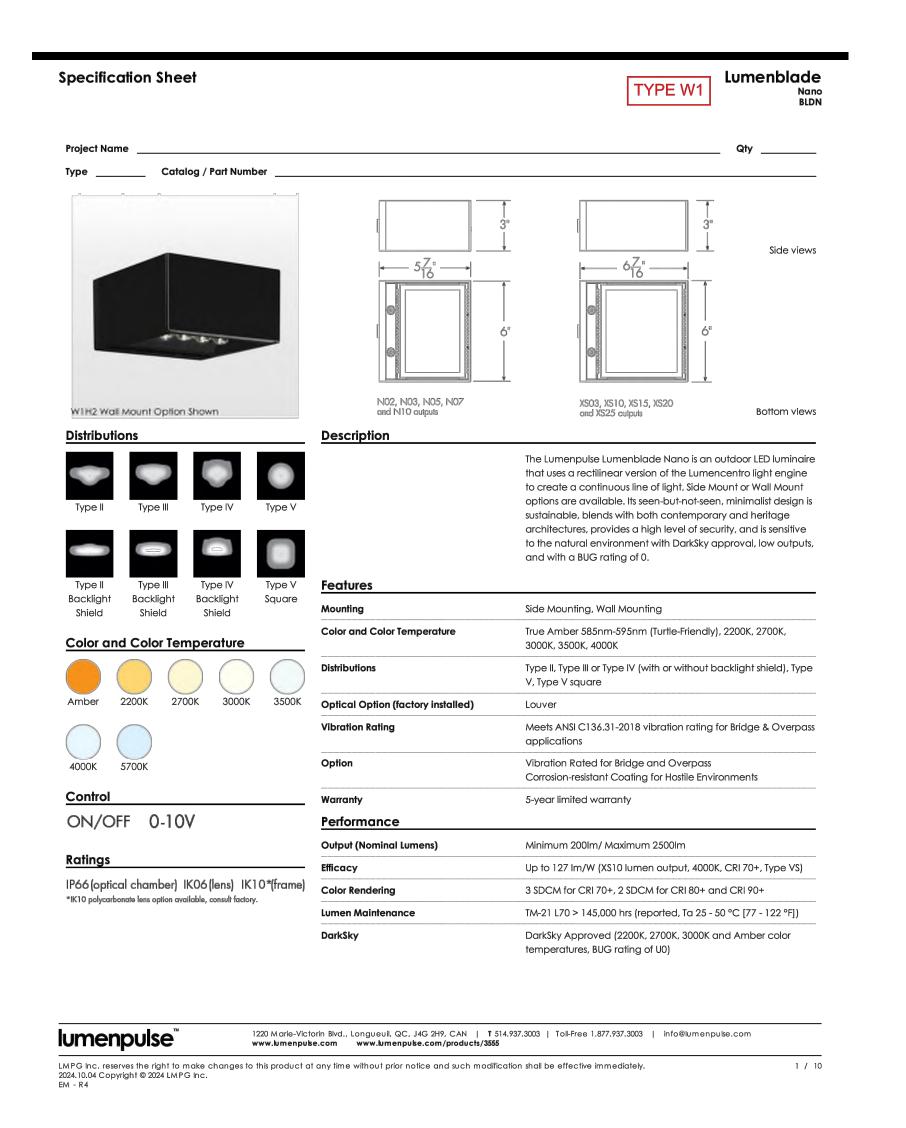
LIGHTING FIXTURE **DETAILS** 

**PINE TRACE GOLF** 

**COURSE** 

PINE TRACE GOLF COURSE PRELIMINARY CONSTRUCTION RECORD

Know what's below. Call









ANDERSON, ECKSTEIN AND

WESTRICK, INC.

CIVIL ENGINEERS SURVEYORS ARCHITECTS

51301 Schoenherr Road Shelby Township Michigan 48315

www.aewinc.com

ENGINEERING STRONG COMMUNITIES

Phone 586 726 1234

Fax 586 726 8780

06/13/2025 Site Plan Submittal 3
05/09/2025 Site Plan Submittal 2
03/18/2025 Site Plan Submittal

DATE SUBMITTALS/REVISIONS

PROJECT NAME:

## PINE TRACE GOLF COURSE

SHEET TITLE:

### LIGHTING FIXTURE DETAILS 2

CLIENT

PINE TRACE GOLF COURSE

PRELIMINAR	Y CONSTRU	CTION RECORD
DRAWN BY:	CHECKED BY:	DATE:
CBR	SAK	MAY 2025
SCALE:		
	N/A	
0		



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.

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

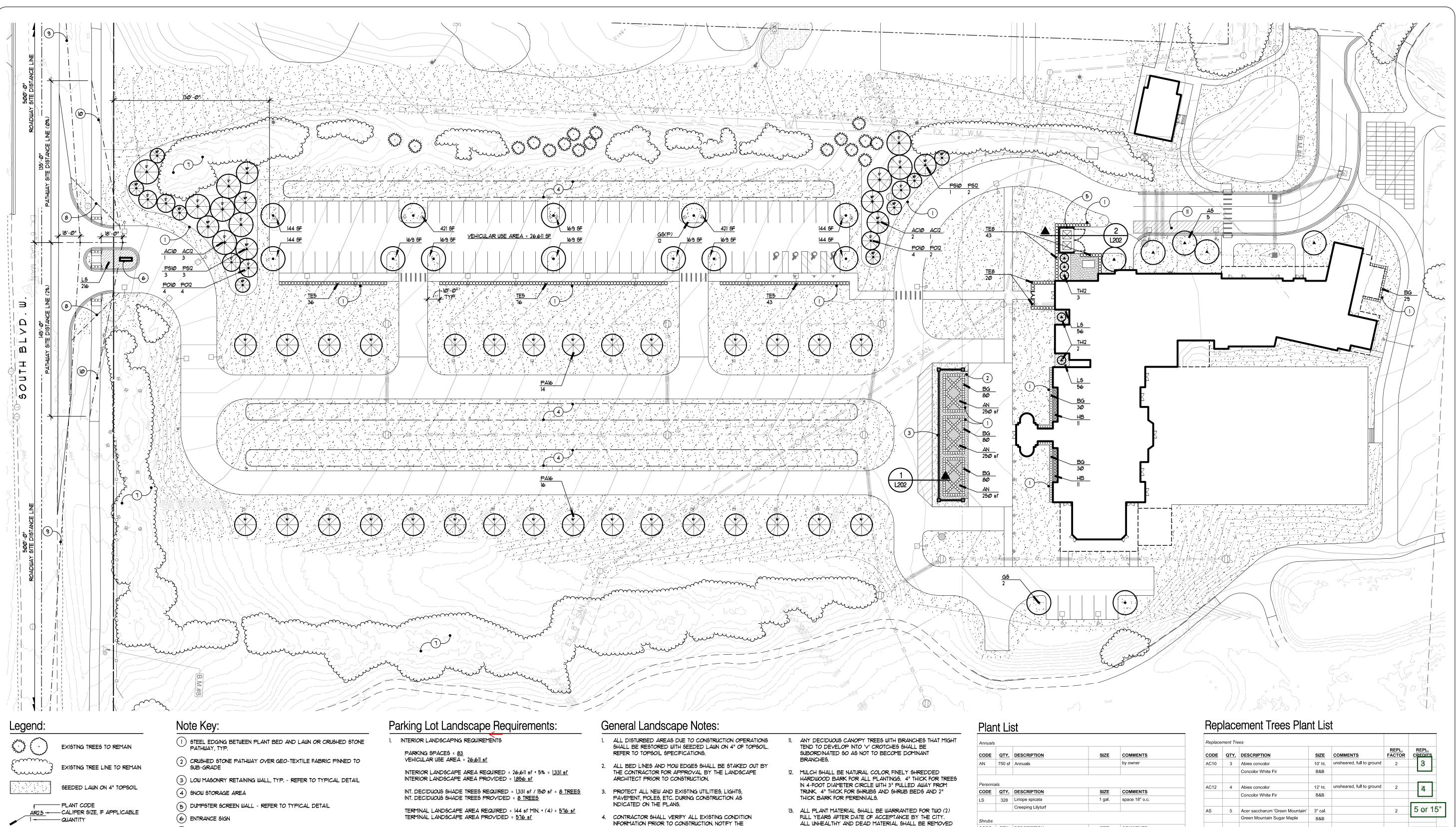
EXTREME CAUTION WHEN OPERATING NEAR ANY AND ALL OVERHEAD AND / OR BURIED UTILITIES.

PROJECT NO.

1530-0002

M:\1530\1530-0002\CAD\DRAWINGS\SITE PLAN\01\_SITEPLAN PHASE 2.DWG C23\_Lighting Det 2--6/13/2025 10:15:02 AM SHEET NO.

C23



- (1) EXISTING VEGETATIVE BUFFER TO REMAIN
- (8) 15' CORNER CLEARANCE (9) ROADWAY SITE DISTANCE LINE
- (10) PATHWAY SITE DISTANCE LINE
- (11) LOADING AREA FOR COMMERCIAL DELIVERY VEHICLES

#### Landscape Estimate of Probable Cost

Description	Qty.	<u>Unit</u>	Unit Price	<u>Total</u>
Deciduous Trees	19	ea	\$ 850.00	\$ 16,150.00
Evergreen Trees	65	ea	\$ 700.00	\$ 45,500.00
Tall Evergreen Shrubs	63	ea	\$ 500.00	\$ 31,500.00
Low Evergreen Shrubs	484	ea	\$ 150.00	\$ 72,600.00
Deciduous Shrubs	22	ea	\$ 80.00	\$ 1,760.00
Perennials	328	ea	\$ 15.00	\$ 4,920.00
Annuals	750	sf	\$ 12.00	\$ 9,000.00
Seeded Lawn	24,922	sy	\$ 3.00	\$ 74,766.00
Topsoil for Lawn (4" Depth)	2,750	су	\$ 30.00	\$ 82,500.00
Plant Mix (12" Depth)	185	су	\$ 50.00	\$ 9,250.00
Mulch (4" Depth Trees/Shrubs, 2" Perennials/GC)	190	су	\$ 80.00	\$ 15,200.00
Metal Edging	2,290	lf	\$ 11.00	\$ 25,190.00
Crushed Stone on Landscape Fabric (3" Depth)	55	су	\$ 50.00	\$ 2,750.00
Irrigation System		lump sum	\$ 210,000.00	\$ 210,000.00

### Total Landscape Opinion of Probable Cost \$ 601,086.00

- TERMINAL DECIDUOUS SHADE TREES REQUIRED = <u>4 TREES</u> TERMINAL DECIDUOUS SHADE TREES PROVIDED = <u>4 TREES</u>
- PERIMETER LANDSCAPING REQUIREMENTS NOT APPLICABLE DUE TO DISTANCE FROM PARKING LOT TO PUBLIC ROW. EXCEEDING 100' AND PARKING LOT SUFFICIENTLY SCREENED BY PROPOSED EVERGREEN TREES
- NOTE: THE PARKING LOT EAST OF THE PROPOSED BUILDING CONTAINING 6 SPACES HAS NO PERIMETER OR INTERIOR LANDSCAPE REQUIRED BY ORDINANCE, BUT TWO (2) REPLACEMENT TREES ARE PROPOSED TO FLANK THE NORTH AND SOUTH END OF THAT PARKING BAY.
- LANDSCAPE ARCHITECT OF ANY CONCERNS PRIOR TO PROCEEDING.
- 5. PROPOSED UTILITIES SHOWN FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION AND NOTIFYING THE LANDSCAPE ARCHITECT OF ANY CONCERNS PRIOR TO PROCEEDING.

6. ALL LANDSCAPE TO BE IRRIGATED FROM A FULLY

ALL PLANT MATERIALS ARE TO BE INSTALLED IN A SOUND, WORKMAN-LIKE MANNER IN ACCORDANCE WITH ACCEPTED PLANTING PROCEDURES AND THE CITY'S PLANTING

AUTOMATED IRRIGATION SYSTEM. REFER TO IRRIGATION

- 8. THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH I AND JUNE I AND FROM OCTOBER I UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH I AND JUNE I.
- 9. ALL PLANT MATERIALS ARE TO BE NORTHERN NURSERY GROWN NO.1 GRADE, HARDY TO THE CLIMATE OF MICHIGAN, APPROPRIATE FOR THE SOIL, CLIMATIC, AND ENVIRONMENTAL CONDITIONS, AND RESISTANT TO DISEASE AND INSECT ATTACK. ALL PLANT MATERIALS SHALL CONFORM TO THE CURRENT AAN STANDARDS FOR NURSERY STOCK AND SHALL COMPLY WITH THE CITY'S PLANT MATERIAL STANDARDS.
- 10. ALL TREES SHALL HAVE A CENTRAL LEADER AND A RADIAL BRANCHING STRUCTURE. PARK GRADE TREES ARE NOT ACCEPTABLE. ALL TREES SHALL BE BALLED AND BURLAPPED. (B&B)

- IMMEDIATELY AND REPLACED WITHIN SIX (6) MONTHS OR THE NEXT APPROPRIATE PLANTING PERIOD WHICHEVER COMES FIRST. REPLACEMENT MATERIAL SHALL CLOSELY MATCH THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE.
- 14. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION, INCLUDING WATERING, CULTIVATION, WEED CONTROL AND SOIL ENRICHMENTS AS MAY BE
- 15. ALL TREE WRAP, STAKES, AND GUYS MUST BE REMOVED BY JULY 1ST FOLLOWING THE FIRST WINTER SEASON AFTER INSTALLATION.
- 16. ALL LANDSCAPE AREAS ARE TO BE MAINTAINED IN HEALTHY GROWING CONDITION FREE OF WEEDS, DEBRIS AND REFUSE AND IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN. ALL LAWN AREAS ARE TO BE MAINTAINED AT A UNIFORM HEIGHT AND CUT ON A WEEKLY BASIS.
- 17. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS AND EXCESS MATERIALS FROM THE SITE PRIOR TO FINAL ACCEPTANCE.

18. THE PROVIDER OF THE FINANCIAL GUARANTEE FOR THE

LANDSCAPE INSTALLATION SHALL BE FULLY RESPONSIBLE FOR COMPLETION OF THE LANDSCAPE INSTALLATION AND MAINTENANCE PER THE APPROVED LANDSCAPE PLAN AND APPLICABLE CITY ORDINANCES.

uais					Neplace	inent me	765		
DE	QTY.	DESCRIPTION	SIZE	COMMENTS	CODE	QTY.	DESCRIPTION	SIZE	cc
	750 sf	Annuals		by owner	AC10	3	Abies concolor	10' ht.	un
							Concolor White Fir	B&B	
··	-1-								
ennia DE	QTY.	DESCRIPTION	SIZE	COMMENTS	AC12	4	Abies concolor	12' ht.	un
<u> </u>		Liriope spicata	1 gal.	space 18" o.c.			Concolor White Fir	B&B	
	328	' '	ı yaı.	space to U.C.					
		Creeping Lilyturf			AS	5	Acer saccharum 'Green Mountain'	3" cal.	
ubs							Green Mountain Sugar Maple	B&B	
DE	QTY.	DESCRIPTION	SIZE	COMMENTS					_
	329	Buxus 'Green Mountain'	30" ht. x	space 24" o.c.	GS	2	Gleditsia t.i. 'Skyline'	3" cal.	
		Green Mountain Boxwood	24" sprd.	hedge to 24" ht.			Skyline Honeylocust	B&B	_
									-
	22	Hydrangea p. 'Ilvobo'	5 gal.	space 30" o.c.	PA16	30	Picea abies	16' ht.	un
		Bobo Hydrangea					Norway Spruce	B&B	ma
									+
,	155	Thuja occidentalis 'Smaragd'	5' ht.	single main leader, matched,	PO10	8	Picea omorika 'Bruns'	10' ht.	un
		Emerald Green Arborvitae	B&B	unsheared, full to ground			Bruns Serbian Spruce	B&B	+
				hedge to 4' ht., space 30" o.c.					+
					PO12	6	Picea omorika 'Bruns'	12' ht.	un
,	63	Thuja occidentalis 'Smaragd'	8' ht.	single main leader, matched,			Bruns Serbian Spruce	B&B	_
		Emerald Green Arborvitae	B&B	unsheared, full to ground					_
				hedge to 7' ht., space 30" o.c.	PS10	4	Pinus strobus	10' ht.	un
							White Pine	B&B	-
inand	ce Requi	red Parking Lot Trees (P)			PS12	5	Pinus strobus	12' ht.	uns
DE	QTY.	DESCRIPTION	SIZE	COMMENTS	P312	3			un
P)	12	Gleditsia t.i. 'Skyline'	3" cal.	unsheared, full to ground			White Pine	B&B	+
. ,	12	Skyline Honeylocust	B&B	22.2.2.3.3.4.1.10 9.00.1.0			Thuja occidentalis 'Hetz		sin
			ספט		TH12	5	Wintergreen'	12' ht.	ma
	1						11-1 147-1		

This is referencing an old version of the tree conservation code. This is not accurate. 1b and 2b does not exist as of 2019. Please make sure you are referencing current ordinance. As previously specified:

2" trees are the standard used for replacement trees. Larger caliper deciduous trees can, however, be used to account for specimen tree replacement, which is based on DBH. In those cases 3" tree would account for 3" of replacement (not 2 trees). Evergreen replacement are to be 8'. No Credit is given based on taller evergreens (unless you are proposing 16' evergreens, in which case we have allowed those to account for 2 trees in the case of specimen tree replacement.

CODE	QTY.	DESCRIPTION	SIZE	COMMENTS	REPL. FACTOR	REPL. CREDITS
AC10	3	Abies concolor	10' ht.	unsheared, full to ground	2	3
		Concolor White Fir	B&B			
AC12	4	Abies concolor	12' ht.	unsheared, full to ground	2	21.
		Concolor White Fir	B&B			
AS	5	Acer saccharum 'Green Mountain'	3" cal.		2	5 or 15
		Green Mountain Sugar Maple	B&B			
GS	2	Gleditsia t.i. 'Skyline'	3" cal.		2	24or 6
		Skyline Honeylocust	B&B			
PA16	30	Picea abies	16' ht.	unsheared, full to ground	2	60
		Norway Spruce	B&B	matched		
PO10	8	Picea omorika 'Bruns'	10' ht.	unsheared, full to ground	2	86
		Bruns Serbian Spruce	B&B			
PO12	6	Picea omorika 'Bruns'	12' ht.	unsheared, full to ground	2	6
		Bruns Serbian Spruce	B&B			
PS10	4	Pinus strobus	10' ht.	unsheared, full to ground	2	8
		White Pine	B&B			
PS12	5	Pinus strobus	12' ht.	unsheared, full to ground	2	R
		White Pine	B&B			'
TH12	5	Thuja occidentalis 'Hetz Wintergreen'	12' ht.	single main leader,	2	16-
		Hetz Wintergreen Arborvitae	B&B	unsheared, full to ground		

NOTE: ALL PROPOSED TREES, EXCEPT THOSE REQUIRED BY ORDINANCE, ARE INTENDED AS REPLACEMENT TREES TO SATISFY PHASE 2 REPLACEMENT REQUIREMENTS AND APPLY TOWARDS THE BALANCE OF THE PHASE I TREE REPLACEMENT AGREEMENT.

REFER TO SHEETS CI5 & CI6 FOR ADDITIONAL INFORMATION. REPLACEMENT TREE CREDITS HAVE BEEN CALCULATED ACCORDING TO SECTION \_126-391 (1b. AND 2b.) OF THE GENERAL CODE OF ORDINANCES, WHEREBY EACH 3"

- CAL. DECIDUOUS TREE AND EACH 10' HT. CONIFEROUS TREE SHALL BE CREDITED TO THE PERMIT HOLDER AS REPLACING 2 TREES.
- 144 REPLACEMENT TREES PROVIDED (SEE TOTAL REPLACEMENT TREE CREDITS ABOVE)
- 48 PHASE 2 REPLACEMENT TREES REQUIRED (SEE SHEET CI5)
- 96 TOTAL TREES APPLIED TOWARDS PHASE I TREE REPLACEMENT AGREEMEN

COPYRIGHT, 2025, ANDERSON, ECKSTEIN AND WESTRICK, INC.

update based on comments

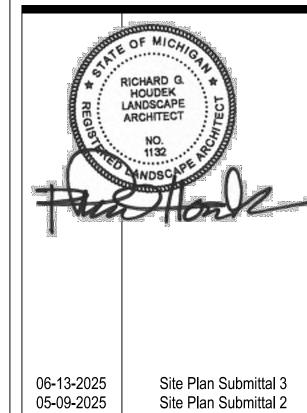
www.aewinc.com

GRISSIM METZ ASSOCIAT ANDRIESE

Shelby Township Michigan 48315

15000 Edward N. Hines Dr., Suite A Plymouth, MI 48170

Ph: 248-347-7010



03-18-2025

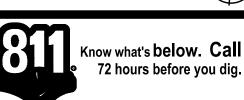
**PINE TRACE GOLF** 

COURSE

LANDSCAPE PLAN

PINE TRACE GOLF COURSE

RGH



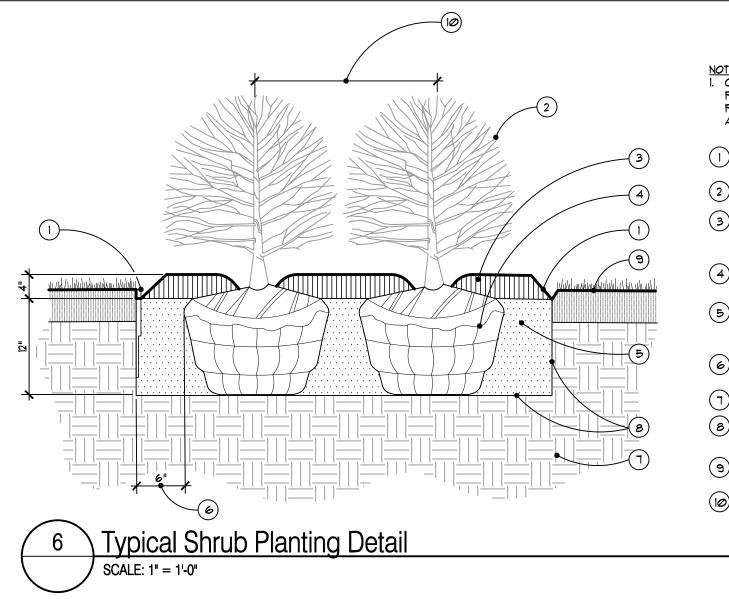
UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF EXISTING FACILITIES ONLY. AS DISCLOSED BY RECORDS PROVIDED TO THIS FIRM FROM THE VARIOUS UTILITY COMPANIES. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.

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

HAT UTILITY). ightharpoonupuring construction, the contractor shall use EXTREME CAUTION WHEN OPERATING NEAR ANY AND ALL OVERHEAD AND / OR BURIED UTILITIES.

1530-0002

:\USERS\STEVEE\GMA\PROJECTS - PROJECTS\P23-241 PINE TRACE\DWG\SHTS\P23-241 L101 LANDSCAPE PLAN.DWG



<u>NOTES</u>

1. PRUNE ALL HEDGE SIDES AND ENDS AS APPROPRIATE

8'-0" HEIGHT

<u>1'-Ø"</u>

NOT TO SCALE

Typical Hedge Trimming

1. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION AND PROVIDE RESULTS TO LANDSCAPE ARCHITECT FOR APPROVAL.

- (1) SHOVEL CUT EDGE OR METAL EDGING, SEE PLANS AND SPECS
- (2) SHRUB PLANTS
- (3) DOUBLE PROCESSED SHREDDED BARK MULCH 4" DEPTH TYPICAL, DO NOT PLACE MULCH UP AGAINST TRUNK
- (4) REMOVE BURLAP & CUT TWINE FROM TOP 1/3 OF BALL
- (5) MASS EXCAVATE PLANT BED TO 12" DEPTH AND BACKFILL WITH APPROVED PLANT MIX AND FERTILIZER.
- 6" MIN. BETWEEN ROOTBALL AND EDGE OF
- (7) UNDISTURBED SUBGRADE
- (8) SCARIFY BOTTOM AND SIDES OF PLANT
- 9 4" TOPSOIL AND LAWN. REFER TO PLANS AND SPECS.
- (10) SEE PLAN FOR SPACING

Typical Perennial / Groundcover Planting Detail

STAKE TREES 8' HEIGHT AND UNDER, 2 PER TREE.

GUY TREES OVER 8' HEIGHT, 3 PER TREE.

COMPACTION OF PLANTING PIT PRIOR TO

SEE SPECIFICATIONS FOR ADDITIONAL

AND PROCEDURES.

CONTRACTOR TO VERIFY PERCOLATION AND

INFORMATION REGARDING PLANTING STANDARDS



NOTES 1. IN MASS PLANTINGS ENTIRE BED SHALL BE

2. CONTRACTOR TO VERIFY PERCOLATION OF

PLANTING PIT PRIOR TO INSTALLATION AND

PROVIDE RESULTS TO LANDSCAPE ARCHITECT

(2) 2" DEPTH DOUBLE PROCESSED SHREDDED

(4) EXCAVATE EXISTING SOIL 6" DEEP BACKFILL

WITH APPROVED PLANT MIX AND FERTILIZER

(SEE SPECS.) TILL TO A DEPTH OF 12". CUT

AGAINST THE BASE OF THE PLANT

PLANTING PIT SIDES @ 60° ANGLE

SHOVEL CUT EDGE, SEE PLAN

BARK MULCH, DO NOT PLACE MULCH UP

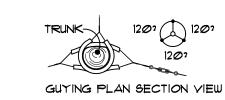
EXCAVATED

FOR APPROVAL.

(1) SEE PLANS FOR SPACING

(5) UNDISTURBED SUBGRADE

(6) PLANT, REMOVE FROM CONTAINER



- 1) POLYPROPYLENE GUYING FABRIC, LOCATE ABOVE FIRST BRANCH, TYP. - REFER TO SPECS
- (2) 2" x 2" X 72" LONG UNTREATED HARDWOOD STAKES, STAKES TO EXTEND 18" BELOW TREE PIT IN UNDISTURBED SOIL, SET VERTICALLY PLUMB AND EVENLY SPACED, TYP.
- (3) SHOVEL CUT EDGE OR EDGING AROUND TREE, TYP. REFER TO
- 4 ROOT FLARE (AREA OF RAPID TAPER), REMOVE ALL SOILS ABOVE THIS LINE AND SET BOTTOM OF ROOT FLARE FLUSH TO ADJACENT FINISH GRADE - ROOT FLARE SHOULD NOT HAVE MULCH OVER TOP OF IT AND SHOULD REMAIN VISIBLE AT THE COMPLETION OF PLANTING, TYP.
- OF THE TREE PIT IS FILLED, HAND COMPACT BY FOOT OR TAMPER TO STABILIZE AND PLUMB TREE - REFER TO SPECS
- (6) 12" MINIMUM BETWEEN ROOT BALL AND EDGE OF PLANT PIT, CUT PIT SIDES @ 60° ANGLE, TYP.

(5) BACKFILL WITH PULYERIZED EXCAVATED NATIVE SOIL UNTIL 1/3

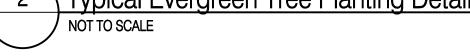
- (7) ADJACENT FINISH GRADE ENSURE BOTTOM OF ROOT FLARE IS SET FLUSH TO THIS ELEVATION, TYP.
- (8) CUT AND REMOVE BURLAP TO 6" BELOW GRADE OR 1/3 OF THE ROOT BALL WHICHEVER IS GREATER AND REMOVE TWINE FROM ROOT FLARE, IF PRESENT CUT WIRE BASKET AND REMOVE 6"-8" BELOW GRADE, DISPOSE OF LEGALLY NOT IN PIT, TYP.
- (9) 4" DEPTH DOUBLE PROCESSED SHREDDED BARK MULCH -MULCH SHALL NOT COVER ROOT FLARE, PROVIDE I" DEPTH MULCH OVER THE ROOT BALL - WHEN PLANTED IN LAWN AREAS, EXTEND MULCH CIRCLE TO A 60" RADIUS AROUND THE TREE UNLESS NOTED OTHERWISE, TYP.
- (10) PROVIDE 3"-4" HIGH SOIL SAUCER RING AROUND TREE PIT IF NO IRRIGATION IS PRESENT, HAND HAMP TO PREVENT EROSION, TYP.
- (11) COMPACT BOTTOM OF PLANTING PIT TO PREVENT SETTLING, TYP. (12) DIG TREE PIT 2X BALL DIA. MIN., LIGHTLY SCARIFY THE SIDES OF

THE TREE PIT TO ALLOW FOR ROOT GROWTH INTO ADJACENT

ELEVATIONS ARE ACHIEVED, DO NOT FILL ON ROOT FLARE -

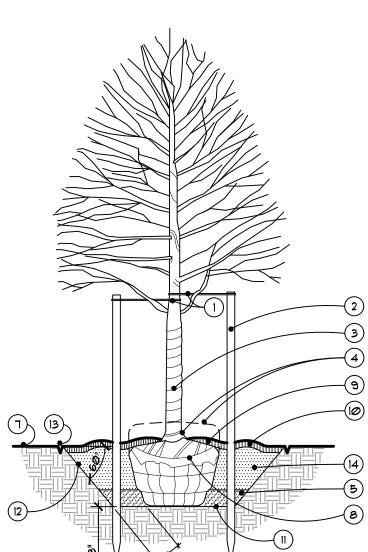
SOILS, TYP. (13) BACKFILL TOP 2/3 OF TREE PIT WITH APPROVED TOPSOIL -WATER IN AND REMOVE AIR POCKETS, CONTINUE TO FILL WITH TOPSOIL IF SETTLEMENT HAS OCCURRED UNTIL CORRECT

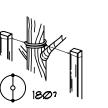
Typical Evergreen Tree Planting Detail NOT TO SCALE

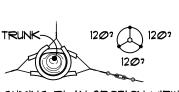




- 2. GUY TREES OVER 4" CALIPER, 3 PER TREE.
- 3. CONTRACTOR TO VERIFY PERCOLATION AND COMPACTION OF PLANTING PIT PRIOR TO INSTALLATION.
- 4. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING PLANTING STANDARDS AND PROCEDURES.

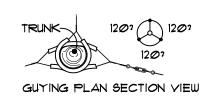






- POLYPROPYLENE GUYING FABRIC, LOCATE ABOVE FIRST BRANCH, TYP. REFER TO SPECS
- 2" x 2" x 12" LONG UNTREATED HARDWOOD STAKES, STAKES TO EXTEND IS" BELOW TREE PIT IN UNDISTURBED SOIL, SET VERTICALLY PLUMB AND EVENLY SPACED, TYP.
- (3) INSTALL TREE WRAP FOR THIN SKINNED TREES, REMOVE AFTER FIRST YEAR, TYP. - REFER TO SPECS
- (4) ROOT FLARE (AREA OF RAPID TAPER), REMOVE ALL SOILS ABOVE THIS LINE AND SET BOTTOM OF ROOT FLARE FLUSH TO ADJACENT FINISH GRADE - ROOT FLARE SHOULD NOT HAVE MULCH OVER TOP OF IT AND SHOULD REMAIN VISIBLE AT THE COMPLETION OF PLANTING, TYP.
- (5) BACKFILL WITH PULVERIZED EXCAYATED NATIVE SOIL UNTIL 1/3 OF THE TREE PIT IS FILLED, HAND COMPACT BY FOOT OR TAMPER TO STABILIZE AND PLUMB TREE - REFER TO SPECS
- (6) 12" MINIMUM BETWEEN ROOT BALL AND EDGE OF PLANT PIT, CUT PIT SIDES @ 60° ANGLE, TYP.
- ADJACENT FINISH GRADE ENSURE BOTTOM OF ROOT FLARE IS SET FLUSH TO THIS ELEVATION, TYP.
- (8) CUT AND REMOVE BURLAP TO 6" BELOW GRADE OR 1/3 OF THE ROOT BALL WHICHEVER IS GREATER AND REMOVE TWINE FROM ROOT FLARE, IF PRESENT CUT WIRE BASKET AND REMOVE 6"-8" BELOW GRADE, DISPOSE OF LEGALLY NOT IN PIT, TYP.
- (9) 4" DEPTH DOUBLE PROCESSED SHREDDED BARK MULCH -MULCH SHALL NOT COVER ROOT FLARE, PROVIDE I" DEPTH MULCH OVER THE ROOT BALL - WHEN PLANTED IN LAWN AREAS, EXTEND MULCH CIRCLE TO A 60" RADIUS AROUND THE TREE UNLESS NOTED OTHERWISE, TYP.
- (10) PROVIDE 3"-4" HIGH SOIL SAUCER RING AROUND TREE PIT IF NO IRRIGATION IS PRESENT, HAND HAMP TO PREVENT EROSION, TYP.
- (11) COMPACT BOTTOM OF PLANTING PIT TO PREVENT SETTLING, TYP.
- (12) DIG TREE PIT 2X BALL DIA. MIN., LIGHTLY SCARIFY THE SIDES OF THE TREE PIT TO ALLOW FOR ROOT GROWTH INTO ADJACENT SOILS, TYP.
- (13) SHOVEL CUT EDGE OR EDGING AROUND TREE, TYP. -
- BACKFILL TOP 2/3 OF TREE PIT WITH APPROVED TOPSOIL WATER IN AND REMOVE AIR POCKETS, CONTINUE TO FILL WITH TOPSOIL IF SETTLEMENT HAS OCCURRED UNTIL CORRECT ELEVATIONS ARE ACHIEVED, DO NOT FILL ON ROOT FLARE -REFER TO SPECS





PINE TRACE GOLF COURSE

ANDERSON, ECKSTEIN AND

WESTRICK, INC.

CIVIL ENGINEERS SURVEYORS ARCHITECTS

www.aewinc.com

ENGINEERING STRONG COMMUNITIES

Phone 586 726 1234

Fax 586 726 8780

51301 Schoenherr Road

Shelby Township

Michigan 48315

Landscape Architecture

Plymouth, MI 48170

Ph: 248-347-7010

06-13-2025

05-09-2025

03-18-2025

DATE

PROJECT NAME:

15000 Edward N. Hines Dr., Suite A

RICHARD G

HOUDEK LANDSCAPE

ARCHITECT

Site Plan Submittal 3

Site Plan Submittal 2

Site Plan Submittal

SUBMITTALS/REVISIONS

PINE TRACE GOLF

COURSE

LANDSCAPE DETAILS

PRELIMINARY CONSTRUCTION RECORD 
 DRAWN BY:
 CHECKED BY:
 DATE:

 SAE
 RGH
 March 2025

 SCALE:
 AS NOTED



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

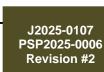
THAT UTILITY). DURING CONSTRUCTION, THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR ANY AND ALL OVERHEAD AND / OR BURIED UTILITIES.

1530-0002

: USERSISTEVEEIGMAIPROJECTS - PROJECTSIP23-241 PINE TRACEIDWGISHTSIP23-241\_L201\_LANDSCAPE DETAILS.DWG

L201

Typical Deciduous Tree Planting Detail NOT TO SCALE







NOTE
1. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION AND PROVIDE RESULTS TO LANDSCAPE ARCHITECT

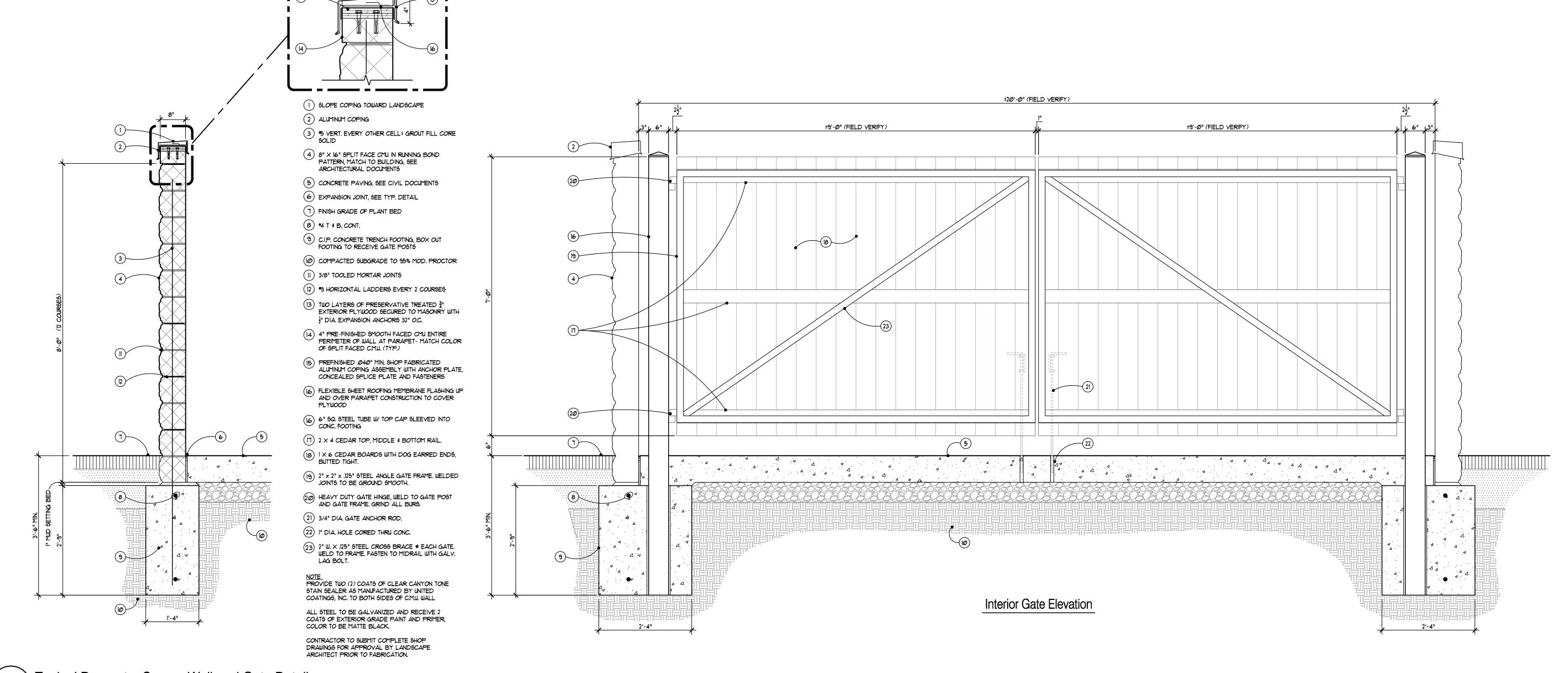
SEE PLANS AND SPECS

1) SHOVEL CUT EDGE OR METAL EDGING,

- (2) SHRUB PLANTS
- (3) DOUBLE PROCESSED SHREDDED BARK MULCH 4" DEPTH TYPICAL, DO NOT PLACE MULCH UP AGAINST TRUNK
- (4) REMOVE BURLAP & CUT TWINE FROM TOP 1/3 OF BALL MASS EXCAVATE PLANT BED TO 12"
  DEPTH AND BACKFILL WITH APPROVED
- PLANT MIX AND FERTILIZER 6 4" DIA. PERF. DRAINTILE IN PEASTONE BACKFILL. WRAP TRENCH WITH NON-WOVEN CLOTH FILTER FABRIC.

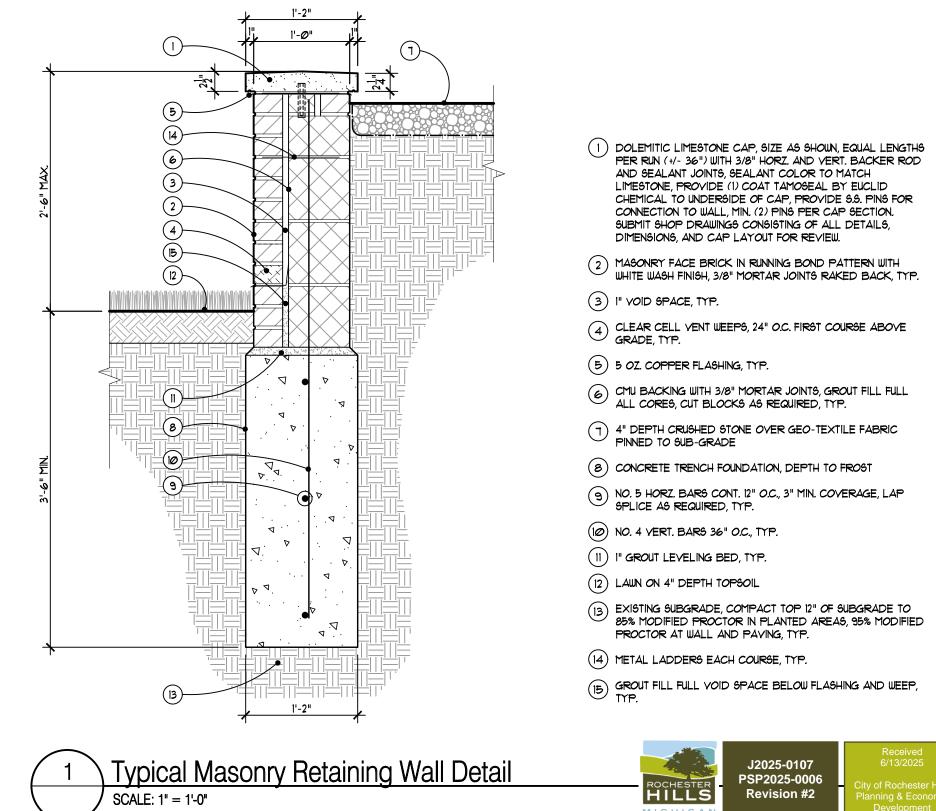
SLOPE @ MIN. 5% TO STORM. SEE PLANS

- (1) UNDISTURBED SUBGRADE
- (8) PITCH SUBGRADE TO DRAIN
- (9) SCARIFY BOTTOM AND SIDES OF PLANT
- DEPTH VARIES, SEE PLAN. 12" DEPTH



2 Typical Dumpster Screen Wall and Gate Detail
SCALE: 3/4" = 1'-0"





ANDERSON, ECKSTEIN AND WESTRICK, INC. CIVIL ENGINEERS SURVEYORS ARCHITECTS

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

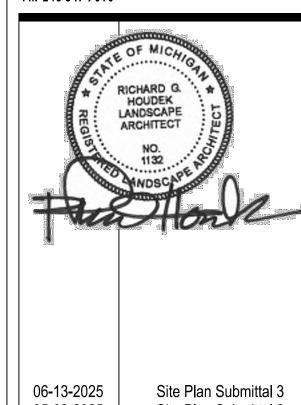
www.aewinc.com

**ENGINEERING STRONG COMMUNITIES** 

GRISSIM METZ ASSOCIATES ANDRIESE

Landscape Architecture 15000 Edward N. Hines Dr., Suite A Plymouth, MI 48170

Ph: 248-347-7010



05-09-2025 Site Plan Submittal 2 03-18-2025 Site Plan Submittal

SUBMITTALS/REVISIONS

DATE

#### **PINE TRACE GOLF** COURSE

#### LANDSCAPE DETAILS

PINE TRACE GOLF COURSE

PRELIMINAR	Y CONSTRU	CTION RECORD
DRAWN BY:	CHECKED BY:	DATE:
SAE	RGH	March 2025
SCALE: AS NOTED	)	



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.

1530-0002

SHEET NO.

C:\USERS\STEVEE\GMA\PROJECTS - PROJECTS\P23-241 PINE TRACE\DWG\SHTS\P23-241 L201 LANDSCAPE DETAILS.DWG

L202

