



ANDERSON, ECKSTEIN & WESTRICK, INC.

CIVIL ENGINEERS - SURVEYORS - ARCHITECTS

Shelby Township - Roseville - Livonia

586.726.1234 | www.aewinc.com

November 21, 2025

Kyle Hottinger
ASTI Environmental
45 W Grand River Ave
Detroit, Michigan 48226

Reference: Engineering Review Response

Grandview Condominium Community
1645-0005

Dear Mr. Hottinger:

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

General

- 1.) (3a) The Current Plans (Sheet 2) state that ASTI completed the wetland delineation for the site on August 22, 2025. This should be revised to show the correct date of August 21, 2025. Wetland B is regulated by the City because it is a portion of a wetland that extends off-site that is greater than two acres in size, but less than five acres in size. Wetland A is isolated and under one acre in size and, along with its low ecological quality, does not warrant regulation by the City. **Revised date to August 21, 2025, see sheet 2A.**
- 2.) (3b) On-site wetland boundaries appear to be shown accurately on Sheet 2 of the Current Plans as inspected in the field by ASTI as well as showing the individual alpha-numeric wetland flagging. However, the updated wetland delineation line and alpha-numeric flagging appear to only be shown on Sheet 2. All other plan sheets appear to show an altered or different wetland line than on Sheet 2; no other sheet shows any alpha-numeric flagging. Revised plans must show the updated wetland delineation as shown on Sheet 2 of the Current Plans on all applicable



Kyle Hottinger
November 21, 2025
Page 2

sheets. **Revised as per comments and the meeting held on November 19, 2025. See sheet 2A.**

- 3.) (3c) Sheet 2 of the Current Plans shows a “Wetland and Natural Feature Impacts Table” that shows impacts to Wetland 1 and Wetland 2, which is a reference to previous plan submittals. ASTI is unsure if these wetland impacts are updated per ASTI's current wetland delineation report and boundaries. Moreover, the Current Plans do not show where any impacts are to occur to any wetland on-site, impacts are just stated in the table referenced above. This must be clarified on revised plans. **Impacts shown in sheet 2 and 2A, see legend and table in sheet 2A. Please note that while making these revisions, a rotational error was found in wetland B. As such the total wetland area and the wetland disturbance differs slightly from what was submitted previously.**
- 4.) (3d) The table on Sheet 2, as referenced above, indicates 0.43 acres (18,730.08 square feet) of “Wetland 1” will occur as part of the project (ASTI assumes this may be referencing Wetland B). Revised plans must include updated wetland impacts amounts in square feet to Wetland B, which is the only City-regulated wetland on-site. Moreover, the impacts to Wetland B must be called out on revised plans with the activity or activities that will impact Wetland B. Impacts to Wetland A are not required to be shown since it is not regulated by the City. **Wetland impacts in square feet added in table and shown in sheet 2A.**
- 5.) (3e) Sheet 7 of the Current Plans indicates that one non-native tree (Crimson King Maple (*Acer platanoides*)) and three native, non-wetland trees (bur oak (*Quercus macrocarpa*)) will be planted within the City-regulated Wetland B as part of landscaping planning. These four trees must be replaced with native Michigan wetland trees with a wetness coefficient rating of Facultative at minimum. Sheet 7 also indicates that sycamore (*Plantanus occidentalis*) and swamp white oak (*Quercus bicolor*) are proposed plantings within Wetland B. Additional trees of these two species to replace the Crimson King maple and the bur oaks would suffice. This must be shown on revised plans. **Per our meeting November 19, 2025, this comment is no longer applicable. No plan revisions were made as part of this comment.**



- 6.) (3f) Sheet 5 of the Current Plans indicates that approximately 2,500 square feet of temporary wetland impacts will occur for the installation of a storm sewer line in the northeast portion of the site. This action qualifies for an exemption to the Wetland and Watercourse Ordinance provided that: (1) a prior written notice is given to the city engineer and written consent is obtained from the city mayor prior to work commencing; (2) the work is conducted using best management practices (bmps) to ensure flow and circulation patterns and chemical and biological characteristics of wetlands are not impacted; and (3) such that all impacts to the aquatic environment are minimized. This must be noted on revised plans along with the calculated amount of impacts from this activity. **This note has been added to sheet 2A.**
- 7.) (4a) It is unclear to ASTI if a Wetland Use Permit from the City is required for this project as proposed on the Current Plans. Any proposed impacts to the City-regulated Wetland B must be clearly shown on revised plans. **Per our meeting November 19, 2025, we have added sheet 2A to satisfy this comment.**
- 8.) (5a) Sheet 2 of the Current Plans shows Natural Features Setback areas associated with Wetland B accurately based on the updated wetland delineation. Since Wetland A is not regulated by the City, Natural Features Setback areas are not required to be shown for this wetland. However, revised plans must show all Natural Features Setbacks on all applicable sheets as well as depicting what activities will impact any Natural Features Setbacks associated with Wetland B. **Per our meeting November 19, 2025, we have added sheet 2A to satisfy this comment. Due to the addition of sheet 2A, the information requested above does not need to be added to the subsequent sheets in the set.**
- 9.) (5c) Per Comment 3.c, Sheet 2 of the Current Plans shows a "Wetland and Natural Feature Impacts Table" that shows impacts to the Natural Features Setback of Wetland B totaling 336 linear feet. ASTI is unsure if these Natural Features Setback impacts are updated per the current wetland delineation report and boundaries. This must be clarified on revised plans. **See response to comment 8.**
- 10.) (5d) Sheet 6 of the Current plans indicates approximately 350 linear feet of permanent Natural Features Setback impacts from grading activities



Kyle Hottinger
November 21, 2025
Page 4

associated with the construction of Sage Lane in the northern portion of the site. Any impacts to the Natural Features Setback associated with Wetland B must be called out on revised plans with the activity or activities that will impact the Natural Features Setback and stated in linear feet. This must be clarified and shown on revised plans. **See response to comment 8.**

- 11.) (5e) Sheet 4 of the Current Plans includes a plan call-out stating "Remaining Natural Feature Setback varies 2'-17'" and does not show any wetland or Natural Features Setback impacts. This seems to contradict the information provided in Sheet 2, which states there are proposed wetland impacts in the total of 0.43 acres. If Natural Features Setback areas associated with Wetland B are to remain, they should be protected from future unplanned uses. To help minimize unplanned impacts to the remaining Natural Features Setbacks, and presumably Wetland B, ASTI recommends a fieldstone or boulder wall or some other City-approved permanent structure at least 18 inches in height be constructed along the remaining boundary of the entire remaining Natural Features Setback associated with Wetland B. Please note that during previous reviews, ASTI deems the construction of Sage Lane of greater public good than the medium quality Natural Features Setback in this area; Sage Lane is already partially platted and, thereby, a prudent expectation of developing this roadway exists. However, all information within this comment must be addressed and clarified on revised site plans. **A proposed fence has been placed adjacent to Sage Lane. See sheet 2A for location and details.**

Sincerely,

Sydney A. Kanan, PE
Project Manager

Enclosure: Revised Site Plans