December 29, 2022

City of Detroit Department of Public Works Coleman A. Young Municipal Center 2 Woodward Avenue – Suite 611 Detroit, MI 48226

**RE:** Public Highway Institutional Controls

Knight #330

12750 Schaefer Highway, City of Detroit, MI

Facility ID No: 00018520

EGLE Reference Number: PHIC-RRD-213-22-040

## To Whom it May Concern:

An application for utilizing institutional controls for soil and groundwater corrective action is being submitted for the Knight Enterprises, Inc. Site K-330, located at 12750 Schaefer Highway, City of Detroit, Wayne County, Michigan (Site). The Site is utilized as a gasoline station with a convenience store. BLDI, Inc. is currently retained as the environmental consultant for the Site.

The soil contamination remaining at this Site exists at concentrations that exceeds the applicable Part 213 Risk-Based Screening Levels (RBSLs) and/or Site-Specific Target Levels (SSTLs) in locations beyond the Site property boundary along and beneath the adjacent Schaefer Highway right-of-way (ROW).

The application for institutional control includes the completed Public Highway Institutional Control form. Upon your review, you will note that the Site conditions may present an exposure risk to employees or subcontractors working within the Schaefer Highway ROW. If potential construction activities would require removal of contaminated soil, the contaminated media will need to be characterized and disposed of properly, and additional precautions should be taken to prevent workers from the exposure to contaminated soil. Funding for disposal of contaminated media associated with a refined petroleum underground storage tank release and located within a public highway is available from the State of Michigan through the Michigan Underground Storage Tank Authority (MUSTA), public highway cleanup fund.

Regards,

Leslie DeBoer, EP

President, Project Manager

desir A. Ochon

Attachment

cc: Mr. John Denton 

Knight Enterprises, Inc. (via email)

 ${\tt MICHIGAN\ DEPARTMENT\ OF\ ENVIRONMENT,\ GREAT\ LAKES,\ AND\ ENERGY-REMEDIATION\ AND\ REDEVELOPMENT\ DIVISION\ AND\ REDEVELOPMENT\ AND\ REDEVELOPMENT\ AND\ REDEVELOPMENT\ DIVISION\ AND\ REDEVELOPMENT\ AND\ REDEVE$ 

PO BOX 30426, LANSING, MI 48909-7926, Phone 517-284-5087, Fax 517-241-9581

## PUBLIC HIGHWAY INSTITUTIONAL CONTROL

When environmental contamination is proposed to remain in place within a public highway owned or controlled by a county road commission or local unit of government, the "Public Highway Institutional Control" may be used to satisfy all of the requirements under Section 21310a(3)(c) of Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). In addition, the "Public Highway Institutional Control" may serve as an alternative instrument, with department approval, pursuant to Section 20121(9) of Part 201, Environmental Remediation, of the NREPA. The party proposing this Institutional Control (IC) shall submit the completed form and all attachments with a Closure Report pursuant to Part 213 or a No Further Action Report pursuant to Part 201 to the appropriate <u>District Office</u>. Multiple signature pages may be necessary if there is more than one authority that owns or controls the public highway. The EGLE Reference Number can be obtained by contacting the Remediation and Redevelopment Division at deg-rrd@michigan.gov, or by calling 517-284-5153.

SECTION 1. FACILITY INFORMATION:	EGLE REF. NUMBER PHIC-RRD-213-22-040					
SITE OR FACILITY NAME: K-330		SITE OR FACILITY ID NUMBER: 00018520				
STREET ADDRESS: 12750 Schaefer Highway						
CITY: Detroit	ZIP: 48227 COUNTY: Wayne					
NAME OF PARTY PROPOSING PUBLIC HIGHWAY IC: Knight Enterprises, Inc.	EMAIL ADDRESS: identon@knightenterprisesinc.com					
STREET ADDRESS: 47705 West Road, Suite B-102	CITY: Wixom			STATE: MI	ZIP: 48393	
CONTACT PERSON: John Denton	PHONE: 248-308-3970			FAX:		
EGLE District Office: □Cadillac □Gaylord □Grand Rapids □Jackson □Kalamazoo □Lansing □Saginaw Bay ☑SE Michigan □Upper Peninsula						
SECTION 2. AFFECTED PUBLIC HIGHWAY INFORMATION:						
1. Name of affected public highway(s) and nearest intersection: Schaefer Highway at intersection of Jefferies Service Drive						
2. Known or suspected contaminant(s) type (Check all that apply):  ☑ Petroleum ☑ Volatile organic compounds ☐ Metals ☐ Other						
3. Is residual/mobile nonaqueous-phase liquid present in the affected public highway: ⊠YES □NO						
4. Media contaminated:						
a. ⊠Soil Depth to contaminated soil: at least 0.5 feet to 14.5 feet bgs						
b. Groundwater Depth to contaminated groundwater: NA Predominant groundwater flow direction: NA						
5. Provide a scaled drawing of the portion of the public highway subject to the institutional control that depicts the area impacted by regulated substances and the location of utilities in the impacted area, including storm water systems and municipal separate storm water systems. At a minimum, the scaled drawing should include:  a. A north in the scale of the public highway subject to the institutional control that depicts the area impacted area, including storm water systems and municipal separate storm water systems. At a minimum, the scaled drawing should include:  a. A north in the scale of the public highway subject to the institutional control that depicts the area impacted by regulated substances and the location of utilities in the impacted area, including storm water systems and municipal separate storm water systems. At a minimum, the scaled drawing should include:  a. A north in the scale of the scale						
<ul> <li>b. A graphical scale bar and scale statement (e.g. 1"=50').</li> <li>c. The limits of the source property plotted, to scale, showing the relationship to the county road commission or local unit of government and other affected parcels.</li> </ul>						
<ul> <li>d. The public highway(s) name identified.</li> <li>e. A statement identifying the Township, Range, Section, and Quarter Section where the parcel is located.</li> </ul>						

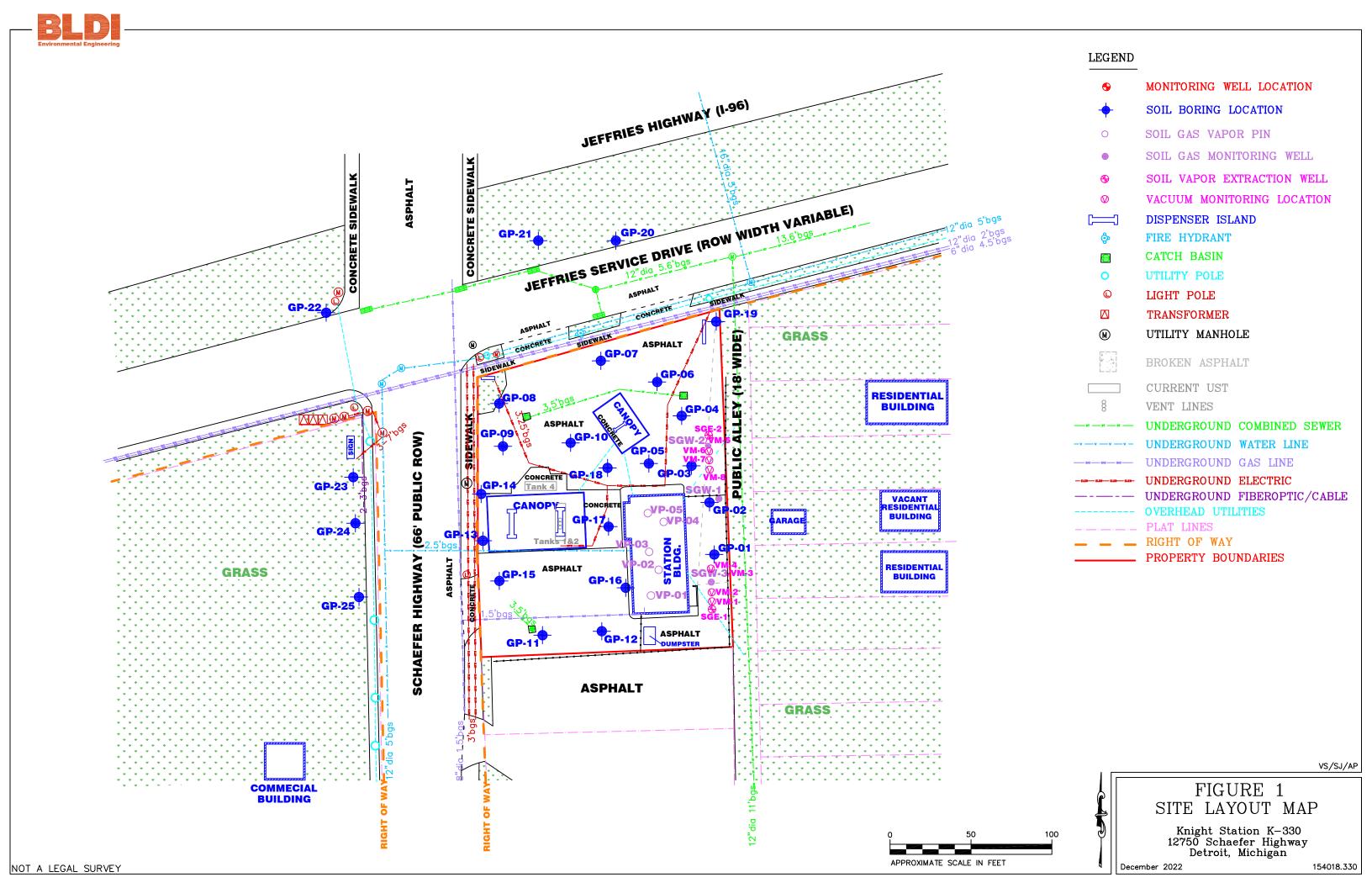
The limits of the affected public highway plotted to scale. This area should be hatched and labeled appropriately.

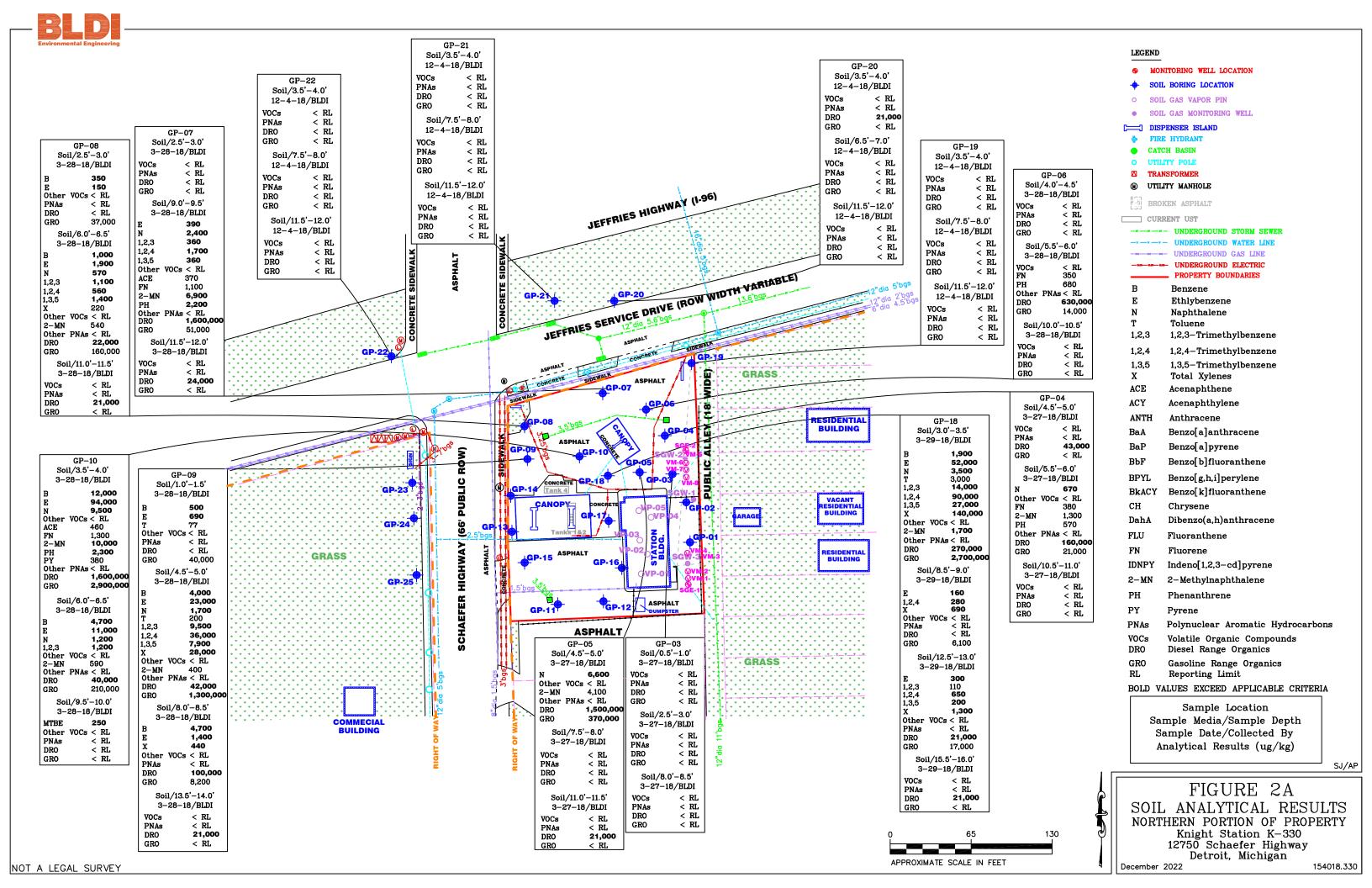
Cross section illustrating affected public highway, media, utilities, and location and depth of contaminated media. Most recent analytical data illustrating contaminant compounds and concentrations within the contaminated media.

The location of significant site features such as buildings, drives, parking lots, and road surface.

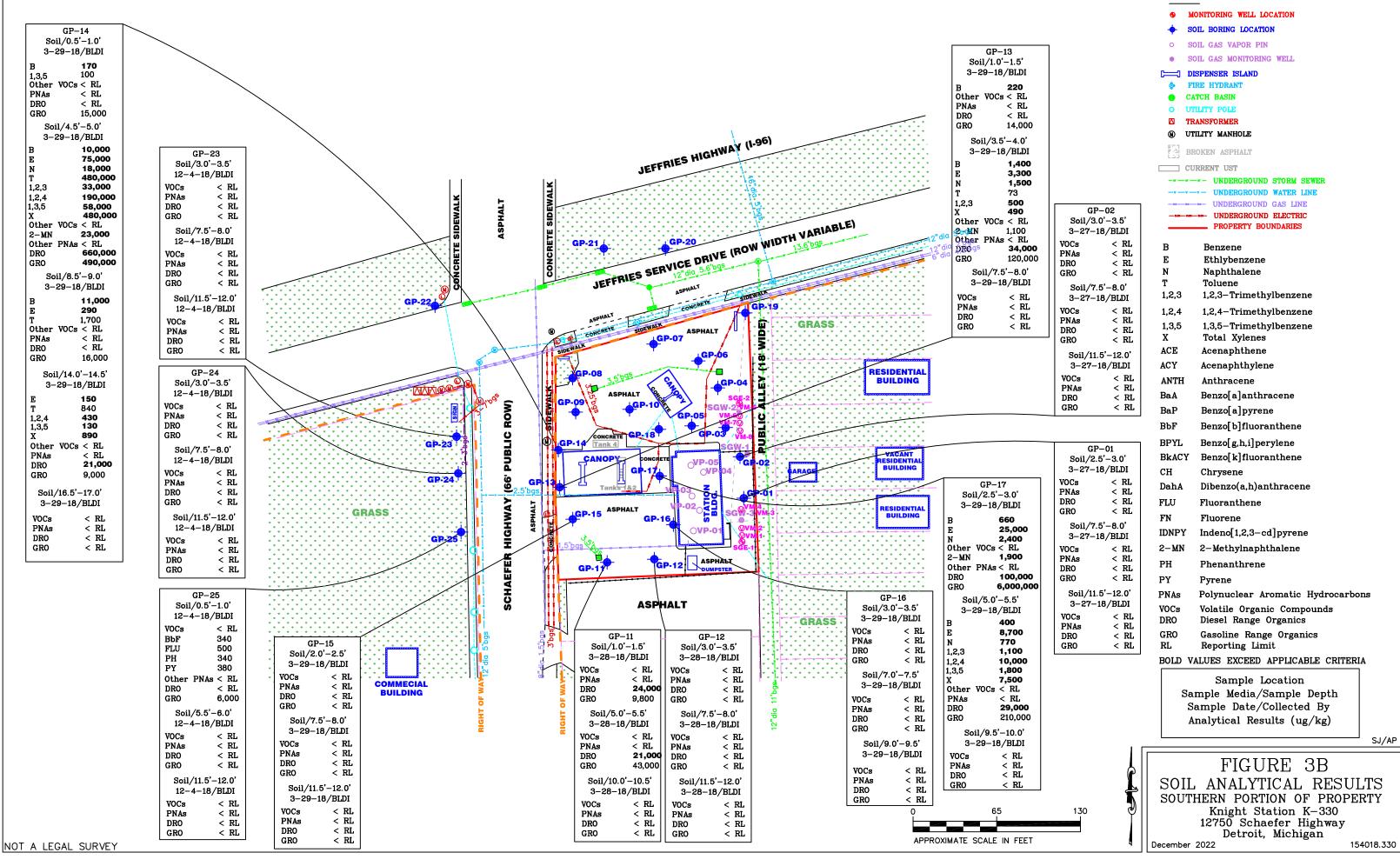
	omplete list that identifies all parties with ownership and possessory or use property interests related to the way (including owners of real property, easement holders, utility franchise holders, and owners or operators of es):					
City of Detroit Department of Public Works, DTE Ene	ergy, Great Lakes Water Authority, MDC	TC				
a. Are any of the parties listed above affected by the b. Have all of the parties above affected by the conta corrective action plan or pursuant to the due care rec	amination received notification of the exi	sting conditions as part of a				
7. Exposure risks:  a. Due to groundwater contamination (Check all that □Drinking water □Indoor air inhalation □Surface b. Due to soil contamination (Check all that apply): □Direct contact □Ambient air Inhalation □Indoor □Direct transport to surface water □Soil excavati  Based on the exposure risks identified above, insert and extent of the hazardous substances, the cleanup activities or corrective actions that have been taken to exposure to hazardous substances that would cause and welfare (e.g. use of the groundwater for consum groundwater for dewatering for construction purpose contaminated soils to be placed at the ground surface	e water  r air inhalation Leaching from soil to gon/relocation  a paragraph below which describes the coriteria exceeded, the routes of potent to address the contamination, and any a this institutional control to not be protect ption, irrigation, or any other use, manas; any excavation or intrusive activity the	affected media, the nature rial exposure, any response activities that could result in ctive of public health, safety, agement and disposal of at would result in				
Soil contamination was documented to be present in releases of gasoline and diesel fuel, from undergrour 0003-15). Groundwater was not encountered in the smaximum depth of 20' below the ground surface (bgair inhalation, and soil excavation/relocation. There a Based on detections of gasoline range organics (GR non-aqueous phase liquid (NAPL) is present. Any so soils. Any contaminated soil encountered should be the potential to encounter contaminated soils and risk contaminants.	nd storage tank (UST) systems, that occording soil borings advanced within the Schaefus). Risks due to the soil contamination in the affected of the soil samples collected from location of the scavation deeper than 0.5 feet bgs in the samples and disposed of properly. Work	curred in December 2014 (C- er Highway ROW to a ncludes direct contact, indoor Schaefer Highway ROW. ons near the ROW, residual may encounter contaminated ters should be notified about				
SECTION 3. STORM SEWER SYSTEM CERTIFICATION	ON:					
Is contamination present in or does the contamination have the potential to enter the storm sewer system (including separate storm sewer systems and combined sewers) as a result of the release from the underground storage tank system:   YES  NO						
If yes, please provide information below and attach any drawings, tables, etc. that clearly identifies the nature and extent of the contamination that enters or has the potential to enter the storm sewer system.						
SECTION 4. SUBMITTER INFORMATION:						
I, as the submitter identified in Section 1, or the qualified consultant authorized to complete this document on the submitter's behalf, hereby attest to the accuracy of the statements in this document and all attachments, and have provided this document to the county road commission or local unit of government.						
Signature	Print	Date				
	Leslie DeBoer, EP					
Name of Company (if applicable)	Address, City, State, Zip					
BLDI, Inc.	150 Fountain St NE, Grand Rapids, MI 49503					
Phone Number	Fax Number	Email Address				
616-459-3737	616-459-5357	ldeboer@bldi.com				

SECTION 5. COUNTY ROAD COMMISSION OR LOCAL UNIT OF GOVERNMENT CONFIRMATION:							
Name of county road commission or local unit of government: City of Detroit Department of Public Works							
The aforementioned <b>City of Detroit Department of Public Works</b> hereby confirms that there are no current plans to relocate, vacate, or abandon the public highway. With my signature below, I certify that I am legally authorized to sign on behalf of the <b>City of Detroit Department of Public Works</b> .							
Signature of Authorized Official	Print Authorized Official						
Title of Authorized Official	Date						
Name of county road commission or local unit of government	Address, City, State, Zip						
Phone Number	Fax Number	Email Address					





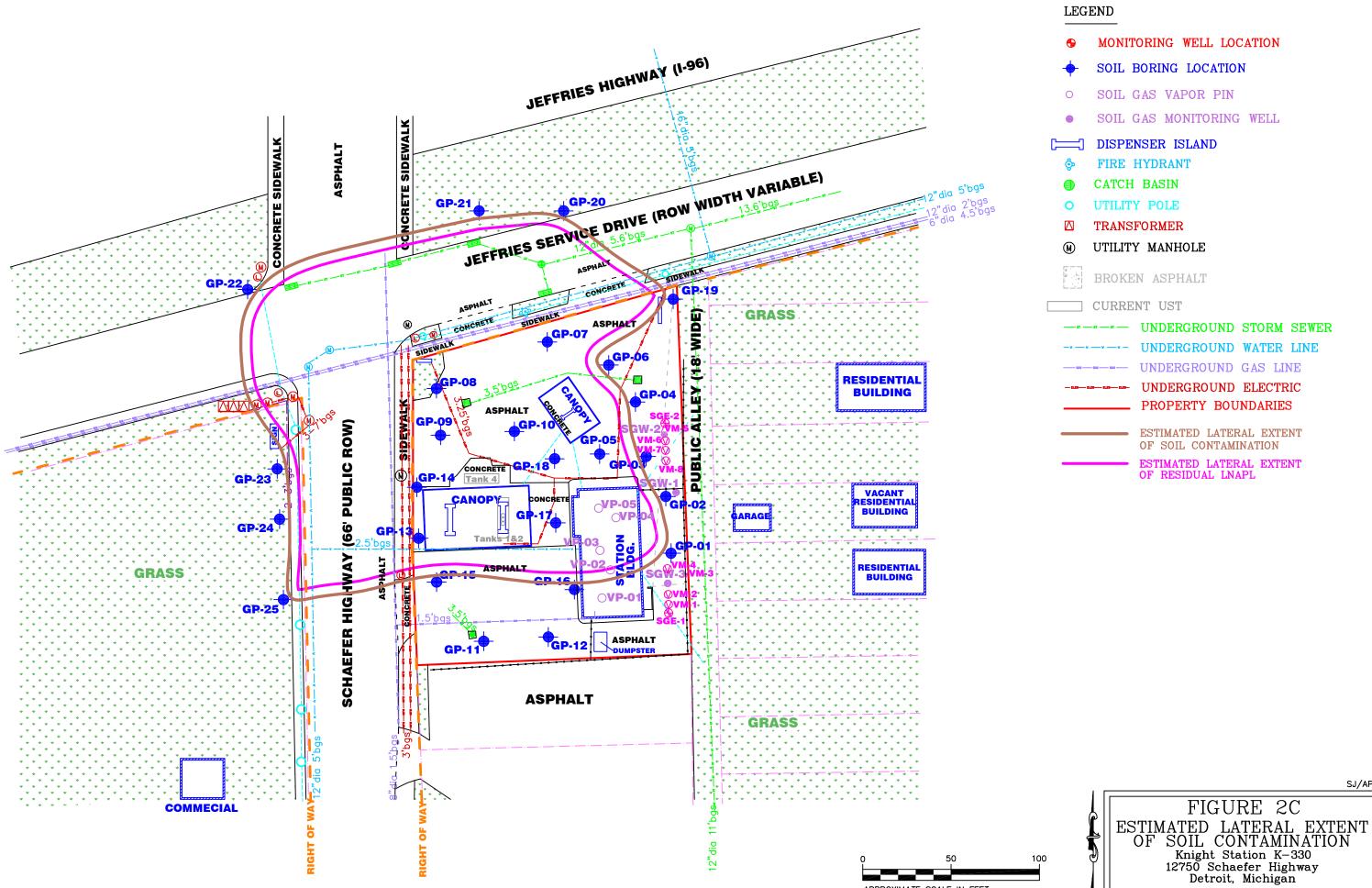




LEGEND



NOT A LEGAL SURVEY

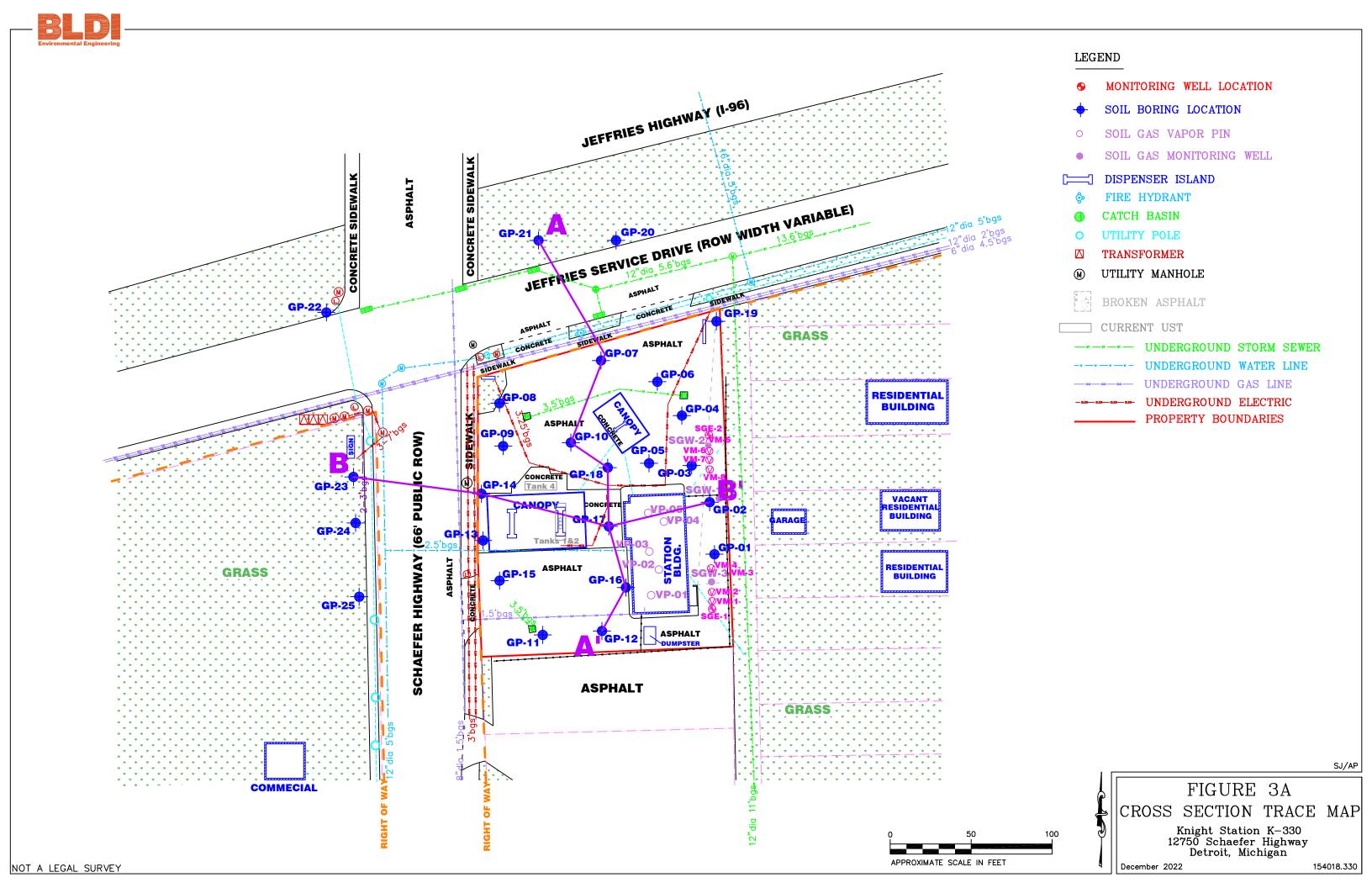


APPROXIMATE SCALE IN FEET

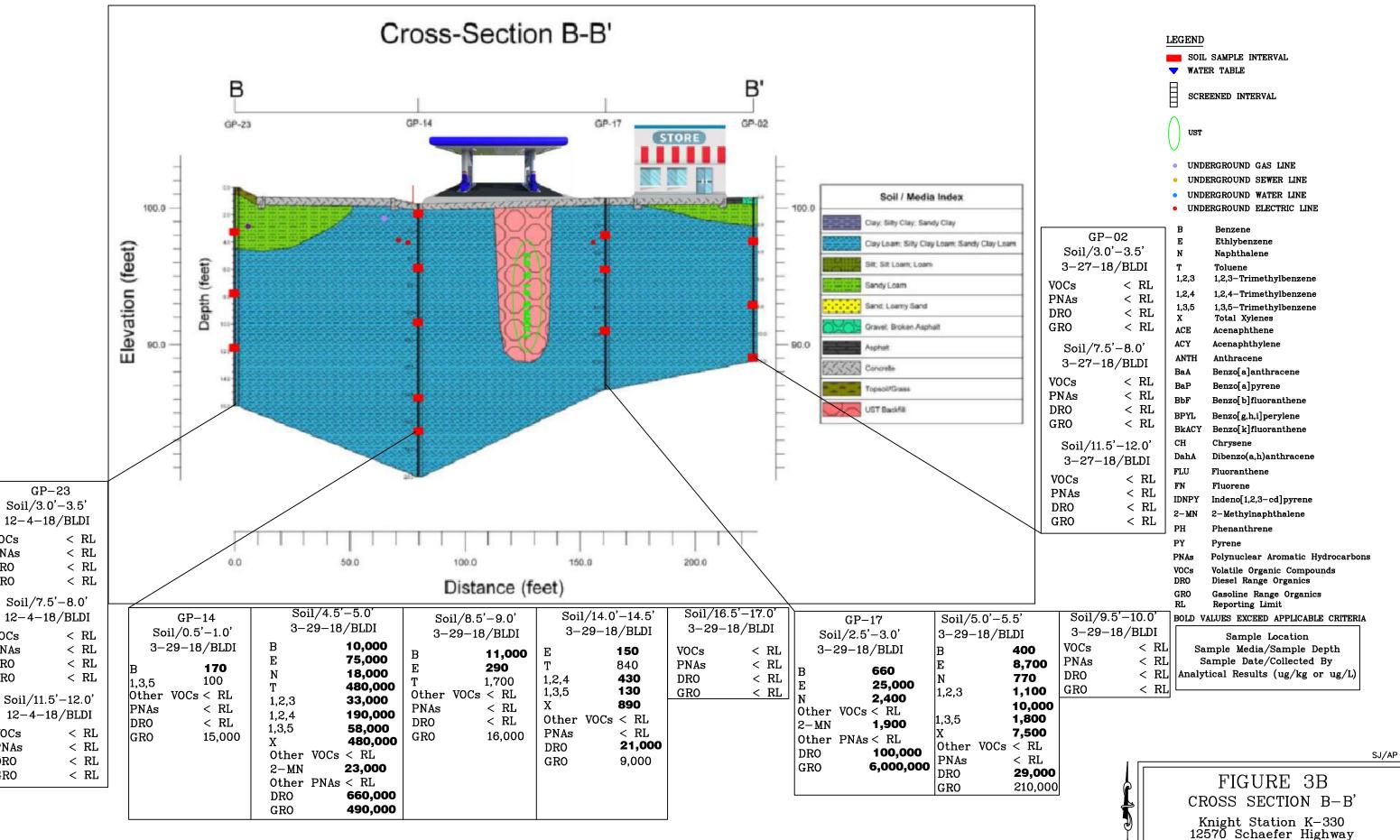
December 2022

SJ/AP

154018.330







Detroit, Michigan

December 2022

154018.330

NOT A LEGAL SURVEY

VOCs

PNAs

DRO

GRO

VOCs

**PNAs** 

DRO

GRO

VOCs

**PNAs** 

DRO

GRO

LEGEND MONITORING WELL LOCATION JEFFRIES HIGHWAY (I-96) SOIL BORING LOCATION SOIL GAS VAPOR PIN SOIL GAS MONITORING WELL DISPENSER ISLAND JEFFRIES SERVICE DRIVE (ROW WIDTH VARIABLE) FIRE HYDRANT CATCH BASIN CONCRETE UTILITY POLE TRANSFORMER UTILITY MANHOLE BROKEN ASPHALT UNDERGROUND STORM SEWER GP-07 **GRASS** UNDERGROUND WATER LINE UNDERGROUND GAS LINE UNDERGROUND ELECTRIC **RESIDENTIAL** PROPERTY BOUNDARIES **BUILDING** AREA SUBJECT TO PUBLIC HIGHWAY INSTITUTIONAL CONTROLS (66' PUBLIC ROW) (PHIC) CONCRETE GP-18 AREA SUBJECT TO ENVIRONMENTAL GP-14 **GP-23** Tank 4 LICENSE AGREEMENT (ELA) VACANT ARAGE **OVF** GP-24 SCHAEFER HIGHWAY RESIDENTIAL BUILDING **ASPHALT GRASS** GP-25 ASPHALT **ASPHALT GRASS** VS/SJ/AP FIGURE 4 **COMMECIAL** AREAS SUBJECT TO Township: 01S INSTITUTIONAL CONTROLS Range: 11E Section 29 Knight Station K-330 12750 Schaefer Highway Detroit, Michigan **Quarter: NW** Quarter-Quarter: SW APPROXIMATE SCALE IN FEET 154018.330 NOT A LEGAL SURVEY