



MEMORANDUM

To: Richard Doherty, PE, City Engineer
DPW- City Engineering Division (CED)

From: Hosam Hassanién, PG, CPG, Environmental Specialist III HH
BSEED-Environmental Affairs (EA)

Date: 01/23/2024

Re: Public Highway Institutional Control (PHIC) Notification
Woodbine Street south of West McNichols Road
Knight #321
16951 Telegraph Road, Detroit, MI 48219
EGLE REF. NUMBER: PHIC-RRD-213-19-075
FACILITY ID NUMBER: 00002269

On behalf of Knight Enterprises, Inc., BLDI, Inc., has conducted environmental investigation, assessment, and remediation activities at the property located at 16951 Telegraph Road, Detroit, MI 48219 (the subject property). The attached PHIC notification is being submitted to the City BSEED-EA for review as a result of a petroleum confirmed release filed with EGLE in October 2017 (REL-0243-17). Note, EGLE requires the legal entity proposing to implement the PHIC, as an alternative mechanism to site closure, to notify the local unit of government to confirm that the City of Detroit has no current plans to relocate, vacate or abandon the affected public roadways.

Based on a review of the proposed PHIC and supporting documentation, the investigative and remedial activities conducted at the subject property appear to be consistent with the rules and regulations of P.A. 451 of 1994, Part 213, Leaking Underground Storage Tanks Act, as amended; however residual petroleum contamination, including non-aqueous phase liquid (NAPL), remain in the subsurface soil within the City of Detroit-owned and maintained road of Woodbine Street south of West McNichols Road. As such, Knight Enterprises, Inc. has prepared the subject PHIC notification to serve as an institutional control for reliance on existence of the unaltered use of Woodbine Street south of West McNichols Road and its associated rights-of-way (ROWs) as a public highway for the foreseeable future.

Based on its review, BSEED-EA recommends that DPW-CED sign off on the attached proposed PHIC form (EQP4506 (05/2020)) provided that the City has no current plans to relocate, vacate or abandon the above-listed affected public roadways. Upon signoff, please make sure the subject PHIC is filed in your record for future reference.

January 4, 2023

City of Detroit Department of Public Works
Coleman A. Young Municipal Center
2 Woodward Avenue, 4th Floor
Detroit, Michigan 48226

RE: Public Highway Institutional Controls
Knight #321
16951 Telegraph Road, City of Detroit, MI
Facility ID No: 00002269
EGLE Reference Number: PHIC-RRD-213-19-075

To Whom it May Concern:

An application for utilizing institutional controls for soil corrective action is being submitted for the Knight Enterprises, Inc. Site K-321, located at 16951 Telegraph Road, City of Detroit, Wayne County, Michigan (Site). The Site is utilized as a gasoline station with a convenience store. BLDI, LLC 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 Greenfield Road 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 Woodbine Road 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,



Heidi Vogel, EP
Senior Project Manager

Attachment

cc: Mr. John Denton Knight Enterprises, Inc. (via email)

Corporate Office
150 Fountain Street NE
Grand Rapids, MI 49503
616.459.3737

6. Provide a complete list that identifies all parties with ownership and possessory or use property interests related to the public highway (including owners of real property, easement holders, utility franchise holders, and owners or operators of public utilities):

DTE Energy, Great Lakes Water Authority, City of Detroit

a. Are any of the parties listed above affected by the contamination: YES NO

b. Have all of the parties above affected by the contamination received notification of the existing conditions as part of a corrective action plan or pursuant to the due care requirements: YES NO

7. Exposure risks:

a. Due to groundwater contamination (Check all that apply):

Drinking water Indoor air inhalation Surface water

b. Due to soil contamination (Check all that apply):

Direct contact Ambient air Inhalation Indoor air inhalation Leaching from soil to groundwater

Direct transport to surface water Soil excavation/relocation

Based on the exposure risks identified above, insert a paragraph below which describes the affected media, the nature and extent of the hazardous substances, the cleanup criteria exceeded, the routes of potential exposure, any response activities or corrective actions that have been taken to address the contamination, and any activities that could result in exposure to hazardous substances that would cause this institutional control to not be protective of public health, safety, and welfare (e.g. use of the groundwater for consumption, irrigation, or any other use, management and disposal of groundwater for dewatering for construction purposes; any excavation or intrusive activity that would result in contaminated soils to be placed at the ground surface or otherwise exacerbate the extent of contamination).

Soil contamination was documented to be present in the Woodbine Street right-of-way (ROW), resulting from a confirmed release of gasoline from the underground storage tank (UST) system, that occurred in October 2017 (REL-0243-17). Groundwater was not encountered during the on-site or ROW investigations. Risks due to the soil contamination include indoor air inhalation and soil excavation/relocation. The soil in the Woodbine street ROW is assumed to contain concentrations of residual non-aqueous phase liquid (NAPL). Any soil excavation deeper than 2.0 feet below ground surface may encounter contaminated soils. Any contaminated soil encountered should be handled and disposed of properly. Workers should be notified about the potential to encountered contaminated soils and risks associated with skin contact with the contaminants.

SECTION 3. STORM SEWER SYSTEM CERTIFICATION:

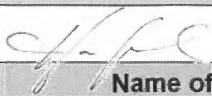
Is contamination present in or does the contamination have the potential to enter the storm sewer system (including separate storm sewer systems and combined sewers) as a result of the release from the underground storage tank system:

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
	Heidi A. Vogel, EP	1/4/2024
Name of Company (if applicable)	Address, City, State, Zip	
BLDI, LLC	150 Fountain Street NE, Grand Rapids, MI 49503	
Phone Number	Fax Number	Email Address
616-459-3737	616-459-5357	hvogel@bldi.com

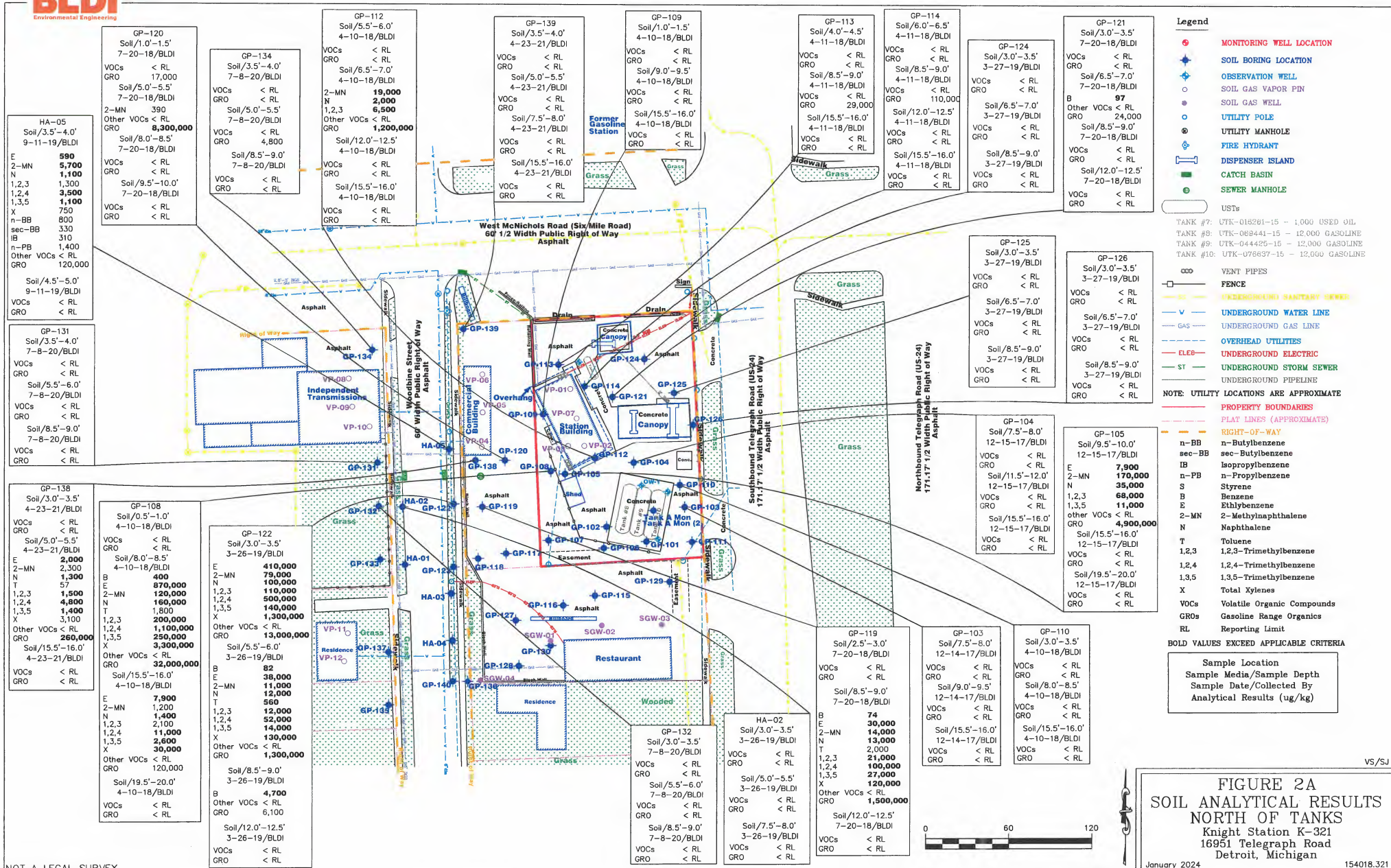


FIGURE 2A
SOIL ANALYTICAL RESULTS
North of Tanks
Knight Station K-321
16951 Telegraph Road
Detroit, Michigan

January 2024 154018.321

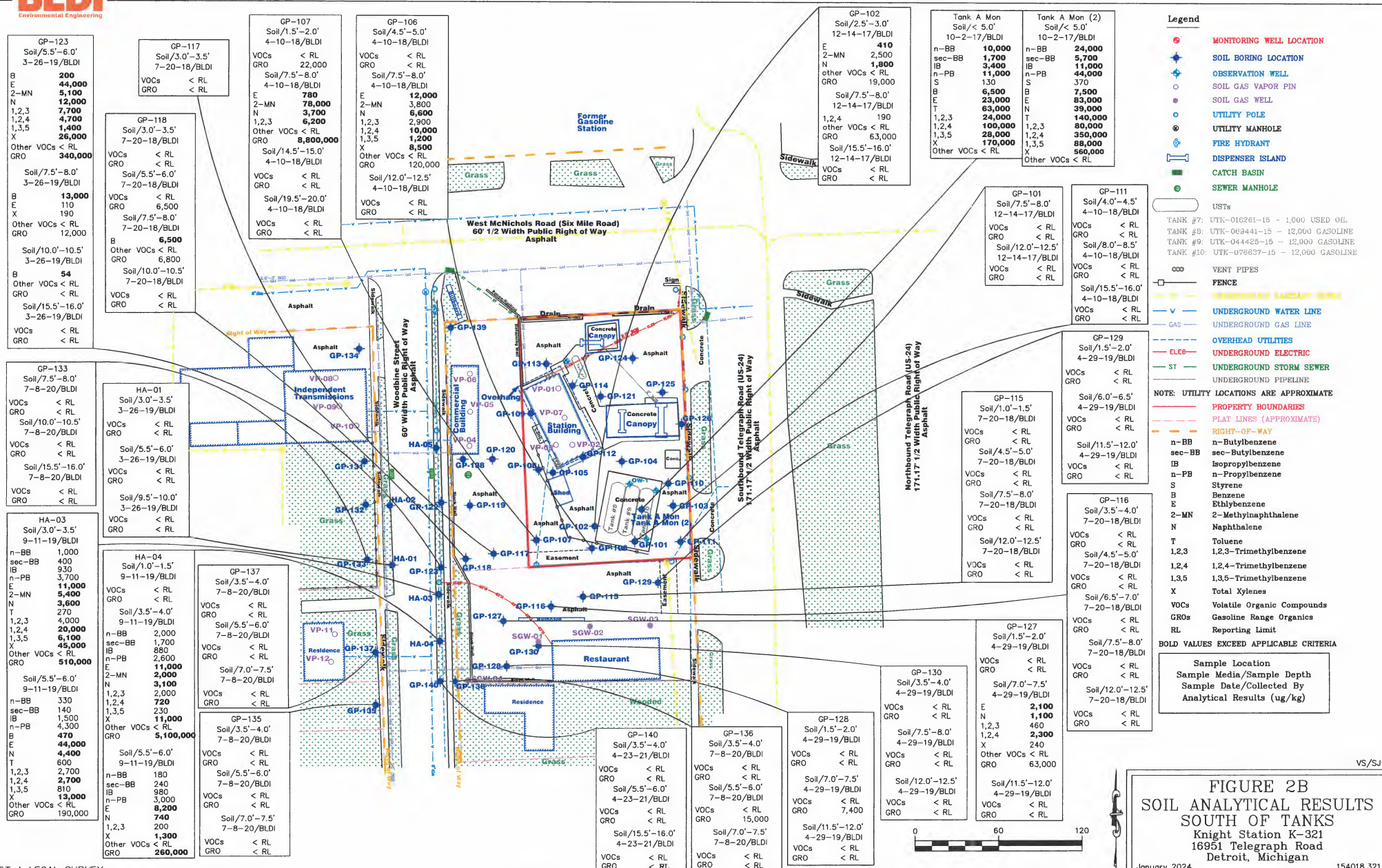


FIGURE 2B
SOIL ANALYTICAL RESULTS
SOUTH OF TANKS
Knight Station K-321
16951 Telegraph Road
Detroit, Michigan

Legend

- MONITORING WELL LOCATION
- SOIL BORING LOCATION
- + OBSERVATION WELL
- SOIL GAS VAPOR PIN
- SOIL GAS WELL
- UTILITY POLE
- ⊗ UTILITY MANHOLE
- + FIRE HYDRANT
- ⊥ DISPENSER ISLAND
- CATCH BASIN
- SEWER MANHOLE
- USTs
- TANK #7: UTK-016261-15 - 1,000 USED OIL
- TANK #8: UTK-069441-15 - 12,000 GASOLINE
- TANK #9: UTK-044425-15 - 12,000 GASOLINE
- TANK #10: UTK-076837-15 - 12,000 GASOLINE
- VENT PIPES
- FENCE
- SS UNDERGROUND SANITARY SEWER
- W UNDERGROUND WATER LINE
- GAS UNDERGROUND GAS LINE
- OVERHEAD UTILITIES
- ELEG UNDERGROUND ELECTRIC
- ST UNDERGROUND STORM SEWER
- UNDERGROUND PIPELINE
- NOTE: UTILITY LOCATIONS ARE APPROXIMATE
- PROPERTY BOUNDARIES
- PLAT LINES (APPROXIMATE)
- RIGHT-OF-WAY
- A-A'
- B-B'
- C-C'

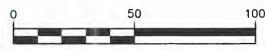
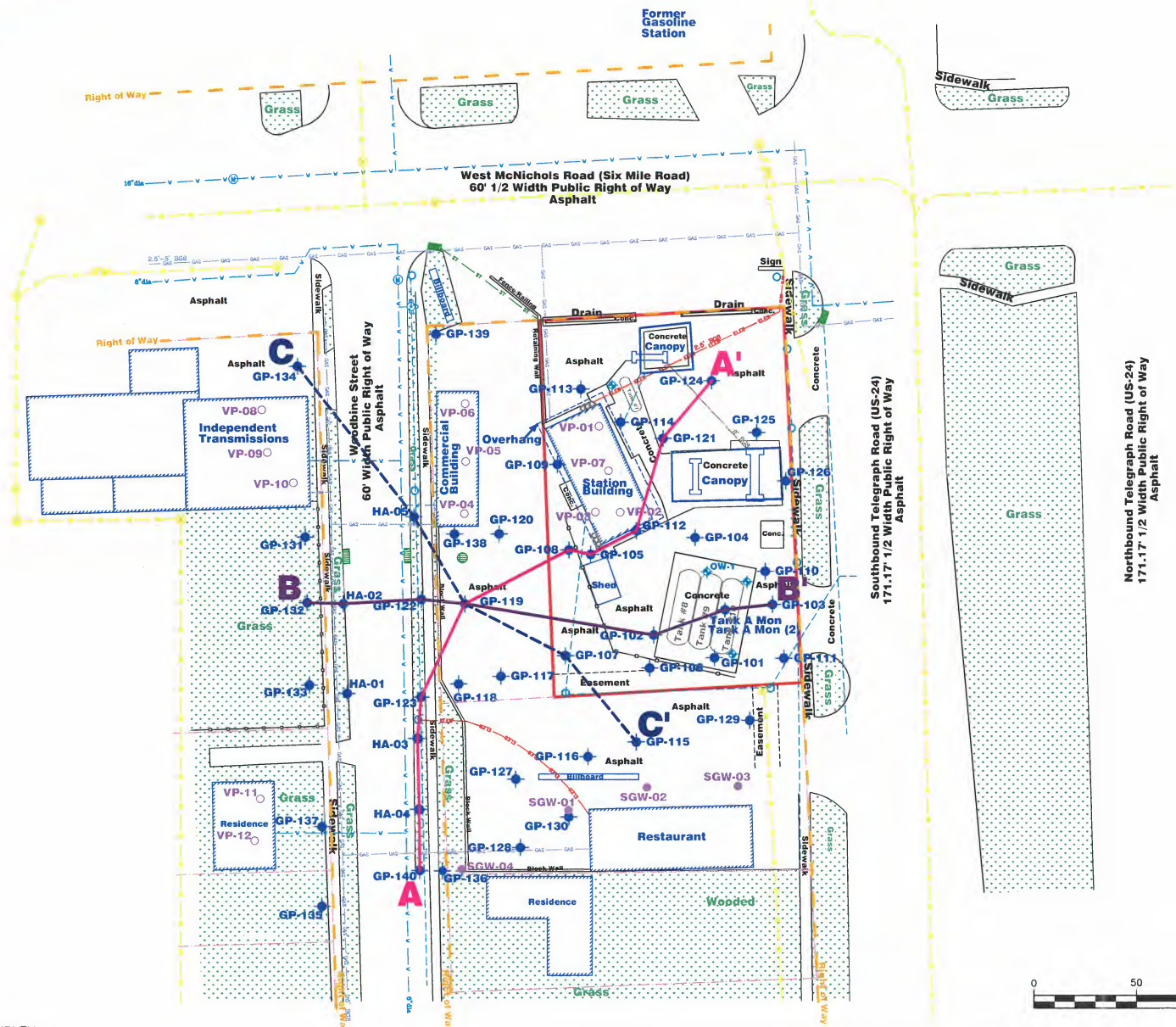
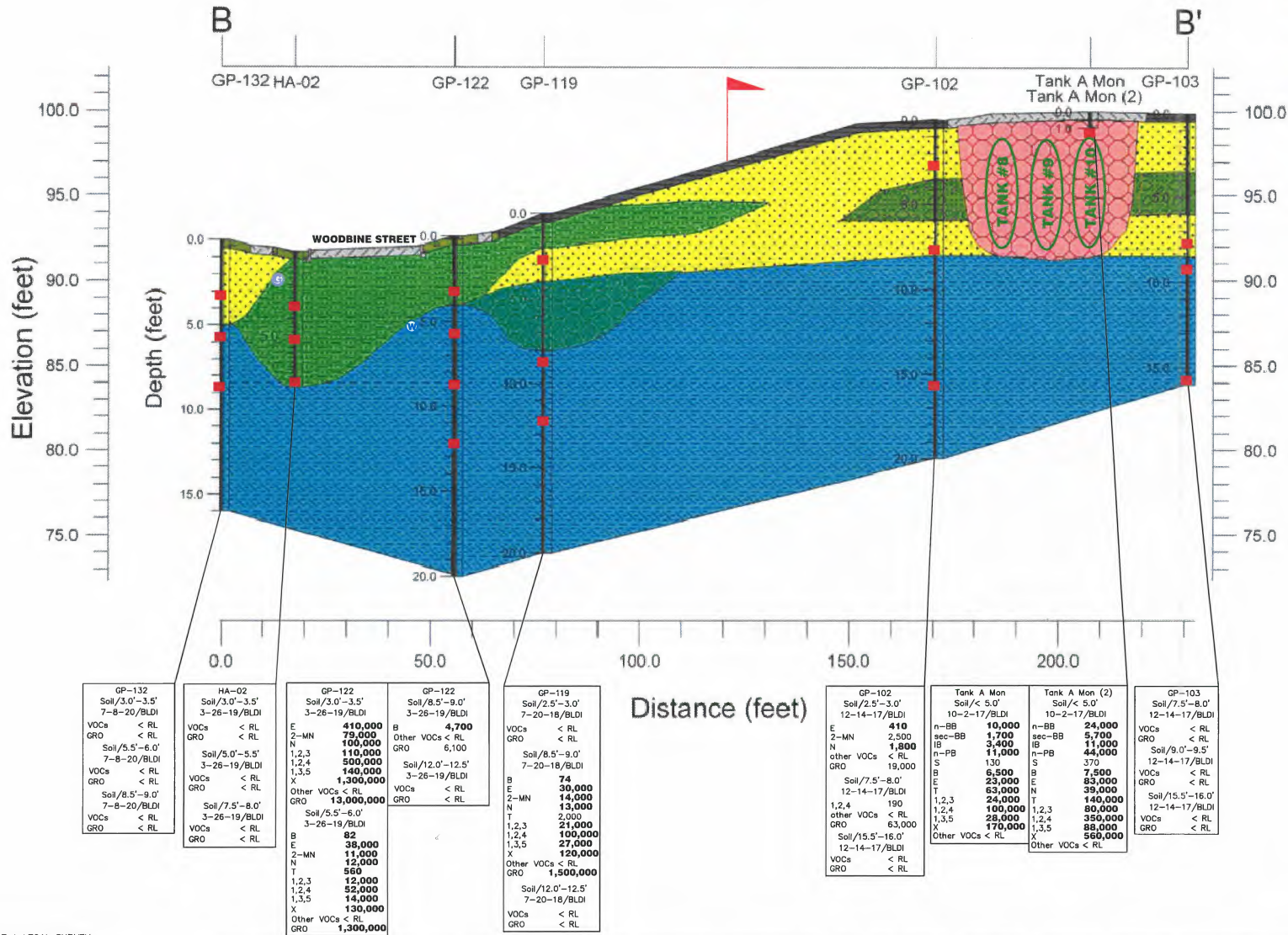


FIGURE 3A
CROSS SECTION TRACE MAP
Knight Station K-321
16951 Telegraph Road
Detroit, Michigan
January 2024 154018.321

Cross-Section B-B'



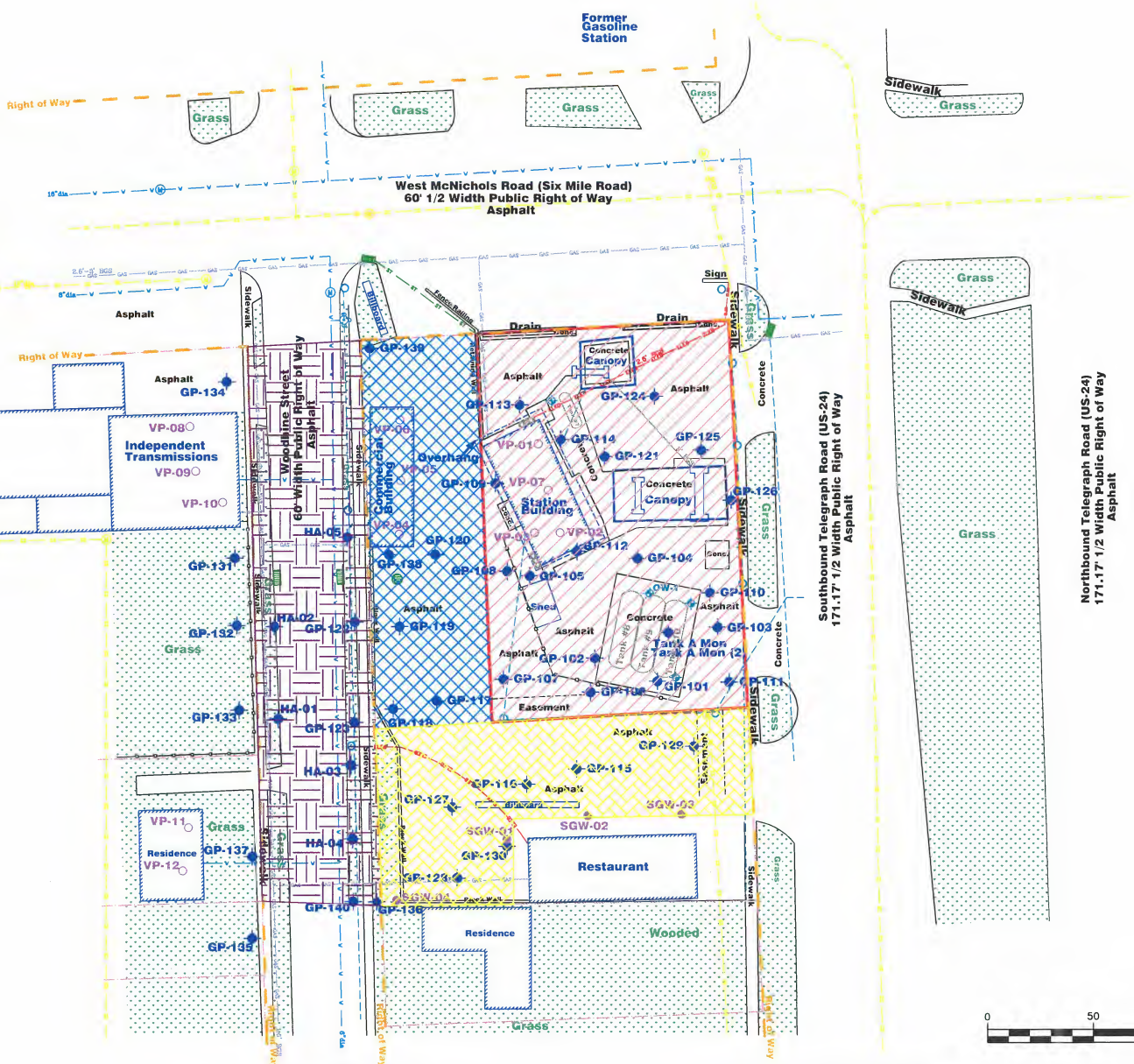
Soil Index	
[Pattern]	Clay, Silty Clay, Sandy Clay
[Pattern]	Clay Loam; Silty Clay Loam; Sandy Clay Loam
[Pattern]	Silt; Silt Loam; Loam
[Pattern]	Sandy Loam
[Pattern]	Sand; Loamy Sand
[Pattern]	Concrete
[Pattern]	Asphalt
[Pattern]	Gravel
[Pattern]	Topsill/Grass
[Pattern]	UST Backfill

Note: Above ground features not drawn to scale.

- LEGEND**
- [Red Square] SOIL SAMPLE INTERVAL
 - [Green Circle] USTs
 - [Blue Circle] UNDERGROUND ELECTRIC LINE
 - [Blue Circle] UNDERGROUND WATER LINE
 - [Red Triangle] PROPERTY LINE
 - n-BB n-Butylbenzene
 - sec-BB sec-Butylbenzene
 - IB Isopropylbenzene
 - n-PB n-Propylbenzene
 - S Styrene
 - B Benzene
 - E Ethylbenzene
 - 2-MN 2-Methylnaphthalene
 - N Naphthalene
 - T Toluene
 - 1,2,3 1,2,3-Trimethylbenzene
 - 1,2,4 1,2,4-Trimethylbenzene
 - 1,3,5 1,3,5-Trimethylbenzene
 - X Total Xylenes
 - VOCs Volatile Organic Compounds
 - GROs Gasoline Range Organics
 - RL Reporting Limit
- BOLD VALUES EXCEED APPLICABLE CRITERIA**

Sample Location
Sample Media/Sample Depth
Sample Date/Collected By
Analytical Results (ug/kg)

FIGURE 3C
CROSS SECTION B-B'
Knight Station K-321
16951 Telegraph Road
Detroit, Michigan



Legend

- MONITORING WELL LOCATION
- SOIL BORING LOCATION
- + OBSERVATION WELL
- SOIL GAS VAPOR PIN
- SOIL GAS WELL
- UTILITY POLE
- ⊗ UTILITY MANHOLE
- + FIRE HYDRANT
- + DISPENSER ISLAND
- CATCH BASIN
- SEWER MANHOLE
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- TANK #7: UTK-018281-15 - 1,000 USED OIL
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- ∞ VENT PIPES
- FENCE
- UNDERGROUND SANITARY SEWER
- UNDERGROUND WATER LINE
- GAS
- OVERHEAD UTILITIES
- UNDERGROUND ELECTRIC
- UNDERGROUND STORM SEWER
- UNDERGROUND PIPELINE
- NOTE: UTILITY LOCATIONS ARE APPROXIMATE
- PROPERTY BOUNDARIES
- PLAT LINES (APPROXIMATE)
- RIGHT-OF-WAY
- AREA SUBJECT TO INSTITUTIONAL CONTROLS (ON SITE RESTRICTIVE COVENANT)
- AREA SUBJECT TO INSTITUTIONAL CONTROLS (OFF-SITE RESTRICTIVE COVENANT)
- AREA SUBJECT TO INSTITUTIONAL CONTROLS (OFF-SITE RESTRICTIVE COVENANT)
- AREA SUBJECT TO INSTITUTIONAL CONTROLS (PUBLIC HIGHWAY INSTITUTIONAL CONTROLS (PHIC))

FIGURE 4
AREAS SUBJECT TO
INSTITUTIONAL CONTROLS
Knight Station K-321
16951 Telegraph Road
Detroit, Michigan

January 2024 154018.321

