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Grand Rapids      Oak Park  
Chesterfield      Lansing

January 26, 2023

City Clerk's Office  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 200  
Detroit, Michigan 48226

**RE: Revised Request for Right-of-Entry to Install Environmental Monitoring Wells  
Associated with 3801 West Vernor Highway (Parcel ID# 14000307), Detroit**

To Whom It May Concern:

PM was retained by F & S Food & Fuel, LLC (owner) to perform subsurface investigation activities in connection with an open Leaking Underground Storage Tank (LUST) release of gasoline (C-0262-21) that was identified on December 17, 2021 at the Citgo gasoline station located at 3801 West Vernor Highway in Detroit, Michigan (Site). Pursuant to Part 213 LUST of the Michigan Natural Resources and Environmental Protection Act (NREPA), Public Act 451 of 1994 as amended (Part 213), PM is attempting to delineate the extent of soil, groundwater, and/or soil gas impacts as a result of release C-0262-21.

As a part of the investigation, PM has proposed the following scope of work be completed in the northern West Vernor Highway right-of-way (ROW), the median between northbound and southbound West Grand Boulevard, and the alleyway to the south of the Site that is owned by the City of Detroit.

Below is a detailed description of the proposed work scope.

- A minimum of 72-hours prior to commencing field work, Miss Dig/811 will be contacted to locate all public underground utilities. The soil boring locations will also be cleared with ground penetrating radar (GPR) technology. If needed, based on MissDig/811 utility markings, and GPR results, air-knife technology may also be used to advance soil borings to prevent damage to utilities.
- PM will advance a total of 16 soil borings using a hand auger and/or Geoprobe drill rig to maximum depths between 6.0 feet and 20.0 feet bgs. The depth of the boreholes will vary based on the intended use for sampling. *In general, 8 of the borings will be advanced deeper to install groundwater monitoring wells, and 8 of the adjacent in-boring soil gas points will be advanced to a shallower interval. The exact depth of each borehole will be based on site conditions observed during installation.*

Soils will be logged for soil type and soil samples will be collected at discrete intervals for the purpose of evaluating the extent of soil impact resulting from release C-0262-21. Soil samples collected will be analyzed by a third-party laboratory for select gasoline volatile organic compounds (VOCs) and gasoline-range organic compounds (GRO). Any of the proposed locations that are within 10.0 feet of overhead utilities will be completed using a hand auger instead of the Geoprobe.

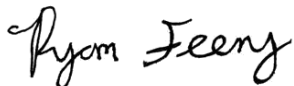
**Amended Right of Entry Request for Easements near 3801 West Vernor Highway  
PM Project No. 01-13782-0; January 26, 2023**

- Up to eight (8) of the 16 soil borings will be converted into permanent flush-mounted groundwater monitoring wells to attempt to delineate groundwater impacts. Well locations will be placed so as to not interfere with property or ROW maintenance activities, or existing public utility corridors, and will be installed in accordance with the Michigan Water Well Construction and Pump Installation Code Part 127, Act 368, PA 1978 and Administrative Rules.
- The remaining eight (8) of the 16 soil borings will be converted into permanent in-boring soil gas monitoring wells to evaluate the volatilization to indoor air pathway (VIAP). These locations will be installed immediately adjacent to a groundwater monitoring well. Well locations will be placed so as to not interfere with property or ROW maintenance activities, or existing public utility corridors, and will be installed in accordance with the Michigan Water Well Construction and Pump Installation Code Part 127, Act 368, PA 1978 and Administrative Rules.
- Groundwater and soil gas samples will be collected from the monitoring wells seasonally to evaluate groundwater and/or soil gas conditions. Groundwater samples collected from the monitoring wells will be analyzed by a third-party laboratory for select gasoline VOCs and the soil gas samples will be submitted separately for VOC analysis using TO-15 analysis methods.
- Following regulatory closure approval of the release by the Michigan Department of Environment, Great Lakes, and EGLE (EGLE), the monitoring wells will be properly abandoned at the cost of the Owner in accordance with regulatory requirements. This will include removal of the well screen material, filling the borehole with a bentonite slurry mix, removing the well pad and vault, and restoring the surface to match the existing grade.

The monitoring well installation will require approximately four (4) business days to complete. The subsequent groundwater and/or soil gas sampling will occur quarterly over a minimum of a one-year, or as frequently as required by EGLE. A 48-hour notification will be provided prior to any field activities described in this scope of work.

If you have any questions related to this scope of work, please do not hesitate to contact our office at (248) 336-9988 or via email at [feeny@pmenv.com](mailto:feeny@pmenv.com).

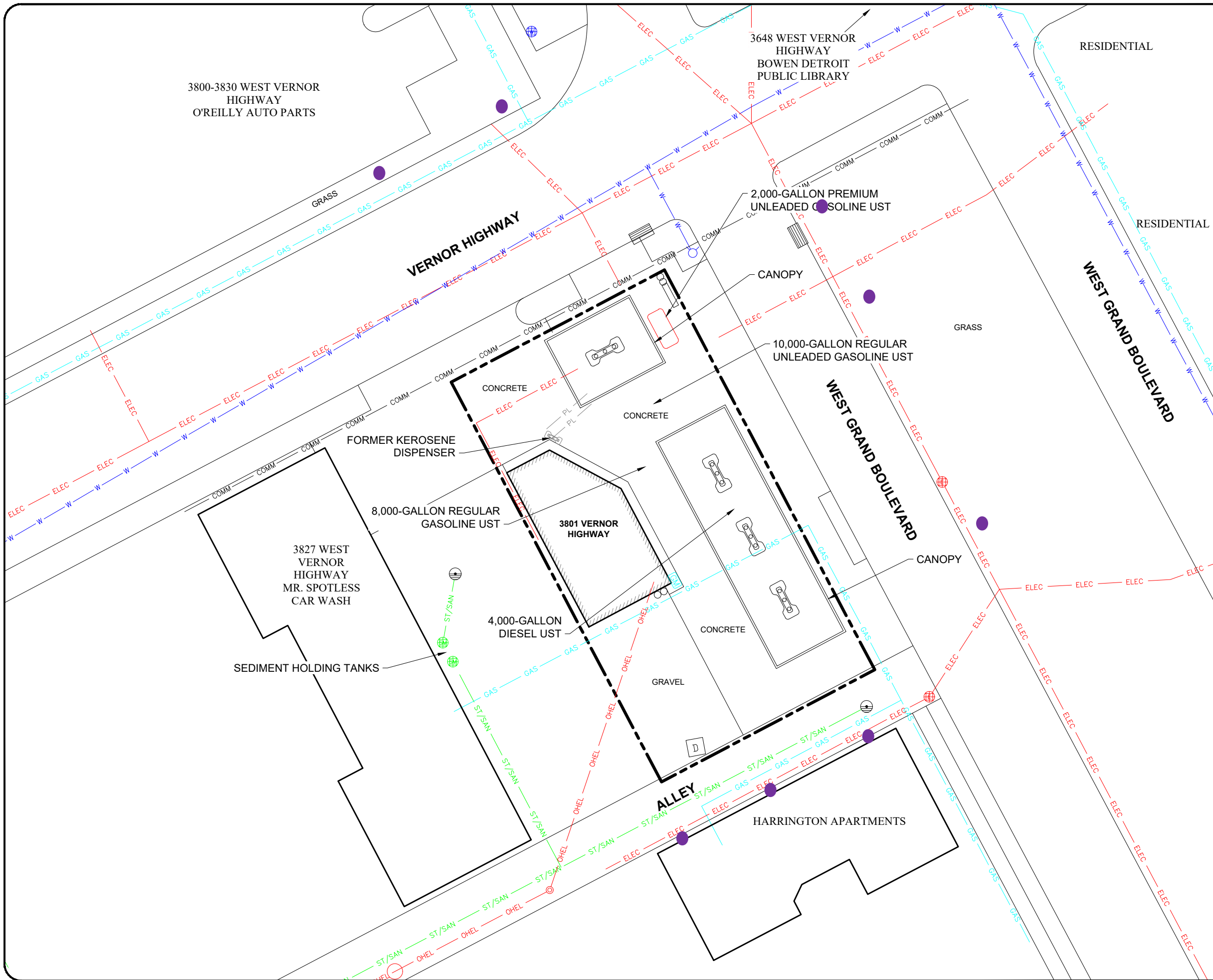
Sincerely,  
**PM Environmental, Inc.**



Ryan Feeny  
Senior Project Manager

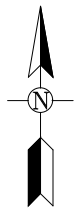
**Attachments:**

- Figure: Proposed Soil Boring/Monitoring Well/Soil Gas Locations
- Typical Monitoring Well Construction Detail



- LEGEND:**
- ELEC
  - OHEL
  - W
  - GAS
  - ST/SAN
  - TELE
  - PL
  - CATCH BASIN
  - DUMPSTER CORAL
  - STORM SEWER CATCH BASIN
  - ELECTRIC MANHOLE
  - SEDIMENT HOLDING TANK MAN HOLE
  - WATER MAIN MAN HOLE
  - FIRE HYDRANT
  - VENT PIPE
  - POLE MOUNTED TRANSFORMER
  - UTILITY POLE
  - GAS METER
  - FUEL DISPENSER
  - FORMER FUEL DISPENSER
  - UST

Proposed Nested Soil Gas and Groundwater Monitoring Well (note: two adjacent boreholes per location)



- NOTE:**
- LOCATION OF HISTORICAL SITE FEATURES ARE APPROXIMATE ONLY.
  - REFERENCES: AERIAL PHOTOGRAPH FROM GOOGLE EARTH, IMAGERY DATE 5/9/2010
  - UTILITY INFORMATION ON THIS DRAWING MAY BE FROM INFORMATION DISCLOSED TO PM ENVIRONMENTAL, INC. BY THE VARIOUS COMPANIES, CITY/COUNTY AGENCIES AND OTHER VARIOUS SOURCES. UNDERGROUND UTILITIES WHICH ARE ON PRIVATE PROPERTY ARE USUALLY NOT DELINEATED UPON A UTILITY COMPANY'S PUBLISHED PLANS. THEIR LOCATION, IF SHOWN UPON THIS SURVEY, ARE APPROXIMATED FROM FOUND PAINT MARKS/STAKES, ETC. AS LOCATED BY THIS FIRM FROM SOURCES WHICH ARE UNKNOWN. NO GUARANTEE IS GIVEN AS TO THE COMPLETENESS OR ACCURACY THEREOF. PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES (IN CONFLICT WITH PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD. CALL MISS DIG.



**FIGURE 2**  
SITE AND ADJOINING PROPERTIES

PROJECT: F&S FUEL AND FOOD, LLC.  
3801 VERNOR HIGHWAY  
DETROIT, MI

THIS IS NOT A LEGAL SURVEY	DRAWN BY: KS	DATE: 9/9/2021
VERIFY SCALE	CHECKED BY: KS	SCALE: 1" = 30'
IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	FILE NAME:	01-13782-0-001F00R00

TYPICAL MONITORING WELL DIAGRAM

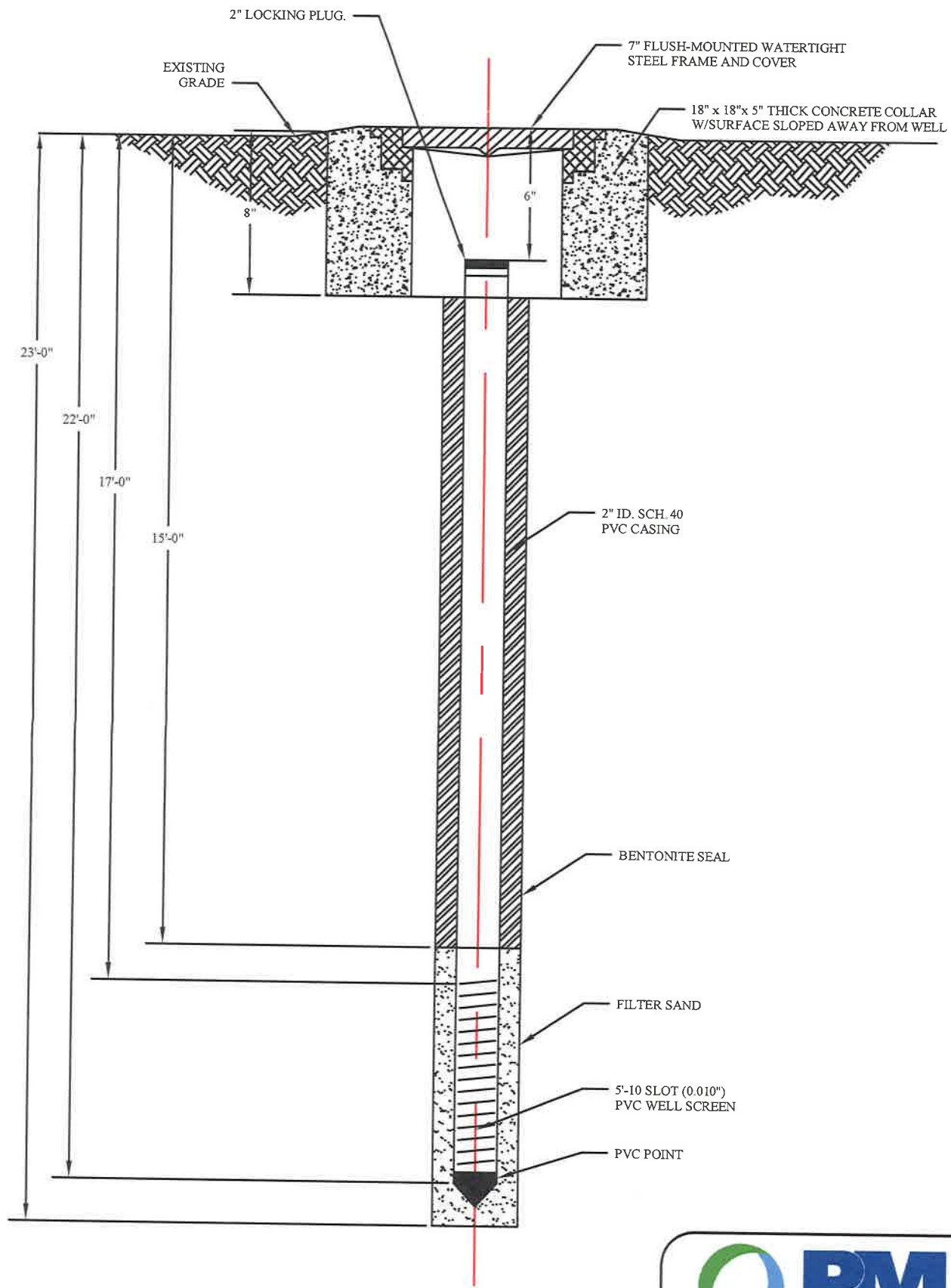


FIGURE X  
TYPICAL MONITORING WELL DIAGRAM

PROJ: MONITORING WELL DIAGRAM

<p><b>THIS IS NOT A LEGAL SURVEY</b> VERIFY SCALE</p> <p>0 [ ] NTS</p> <p>IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.</p>	DRN BY: CS	DATE: 1/16/2018
	CHKD BY: WW	SCALE: NTS
FILE NAME: Monitoring Well Detail		

TYPICAL SOIL GAS DIAGRAM

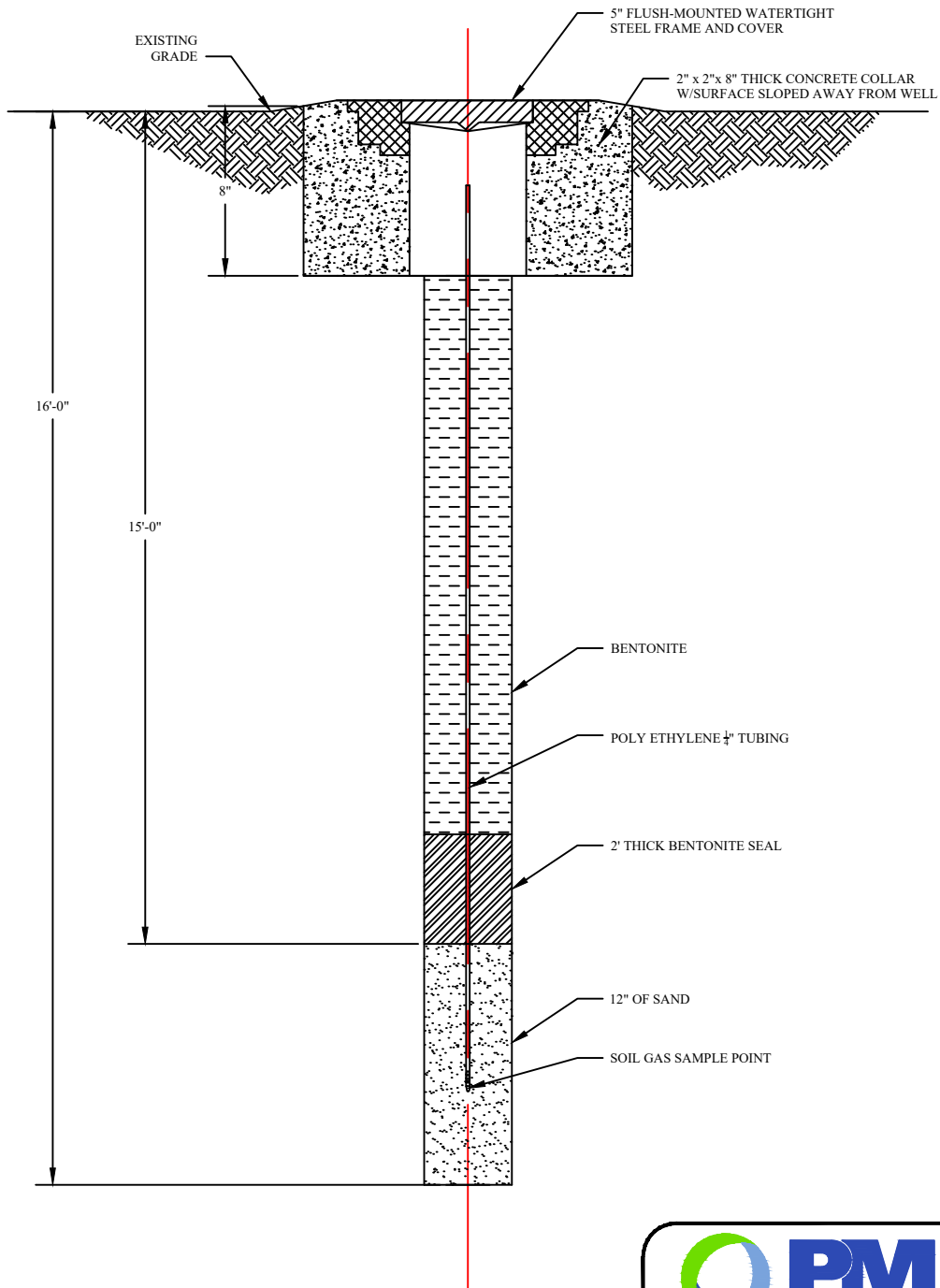


FIGURE X  
TYPICAL SOIL GAS DIAGRAM

PROJ: SOIL GAS DIAGRAM

<p><b>THIS IS NOT A LEGAL SURVEY</b></p> <p>VERIFY SCALE</p> <p>0 <span style="background-color: black; color: black;">                    </span> NTS</p> <p>IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.</p>	DRN BY: CS	DATE: 1/6/2020
	CHKD BY: KS	SCALE: NTS
<p>FILE NAME: TYPICAL SOIL GAS DIAGRAMWQGB</p>		