

**WASHTENAW COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY**

**BROWNFIELD PLAN
4025 PACKARD REDEVELOPMENT**

**LOCATED AT 4025 PACKARD ROAD,
PITTSFIELD CHARTER TOWNSHIP, MICHIGAN**

March 30, 2022

Approved by Pittsfield Charter Township:

Approved by WCBRA:

Approved by Washtenaw County BOC:

Submitted to:

Washtenaw County Brownfield Authority

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PROJECT SUMMARY

Project Name:	4025 Packard Redevelopment
Project Location:	The property is located at 4025 Packard Road, Township three south (T.3S), Range six east (R.6E), Section 1, Pittsfield Township, Washtenaw County Michigan 48108 (the "Property").
Type of Eligible Property:	The property is determined to be a "Site" and "Facility"
Eligible Activities:	Department Specific Activities, Demolition, and Preparation of a Brownfield Plan and Act 381 Work Plan.
Developer Total Eligible Activities:	\$412,413 (includes eligible activities and 15% contingency)
Estimated Years to Complete Reimbursement:	21 years for developer reimbursement 23 years to reimburse all costs
Estimated Capital Investment:	Approximately \$3,160,000 (including Acquisition, Hard and Soft Costs)
Project Overview:	This project includes the site demolition, the removal of the underground storage tank (UST) systems, and the transport and disposal of impacted soils as part of fulfilling due care obligations. The development will entail the construction of a new mixed-use, 6,932 square foot commercial retail building. It is estimated that 50 construction jobs and 10 new permanent jobs will be created in association with this project. The project will transform a major intersection, reduce environmental contamination, create new jobs, and tax revenue for the community.

I. INTRODUCTION AND PURPOSE

To promote the revitalization of environmentally distressed, historic, functionally obsolete and blighted areas within the boundaries of Washtenaw County (“the County”), the County has established the Washtenaw County Brownfield Redevelopment Authority (WCBRA) the “Authority” pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended (“Act 381”).

The purpose of this Brownfield Plan (the “Plan”) is to promote the redevelopment of and investment in the eligible Brownfield Property within the County and to facilitate financing of eligible activities at the Brownfield Property. Inclusion of Brownfield Property within any Plan in the County will facilitate financing of eligible activities at eligible properties and will provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “Brownfields.” By facilitating redevelopment of the Brownfield Property, this Plan is intended to promote economic growth for the benefit of the residents of the County and all taxing units located within and benefited by the Authority.

The identification or designation of a developer or proposed use for the Brownfield Property that is subject to this Plan shall not be integral to the effectiveness or validity of this Plan. This Plan is intended to apply to the eligible property identified in this Plan and, to identify and authorize the eligible activities to be reimbursed utilizing tax increment revenues. Any change in the proposed developer or proposed use of the eligible property shall not necessitate an amendment to this Plan, affect the application of this Plan to the eligible property, or impair the rights available to the Authority under this Plan.

This Plan is intended to be a living document, which may be modified or amended in accordance with and as necessary to achieve the purposes of Act 381. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

This Brownfield Plan contains information required by Section 13(2) of Act 381, as amended.

II. GENERAL PROVISIONS

A. Description of the Eligible Property and Project (Section 13 (2)(h))

The Eligible Property consists of one (1) legal parcel totaling approximately 1.07 acres with a street address of 4025 Packard Road, Pittsfield Township, Washtenaw County, Michigan. The parcel and all tangible personal property located thereon will comprise the eligible property and is referred to herein as the “Property.”

The Property is located on the northeast corner of the Carpenter Road and Packard Street intersection and is bounded by a commercial property to the north, Carpenter Road to the west, Crystal Drive to the east, and Packard Street to the south. Individual parcel information is outlined below.

Property Address	Former Parcel ID	Approximate Acreage	Eligibility
4025 Packard Road	L-12-01-354-015	1.07	“Site” and “Facility”

4025 Packard LLC, or any affiliate, or such other developer as approved by the Authority, are collectively the project developer (“Developer”).

Najor Companies, of which 4025 Packard LLC is an affiliate, has completed over one million square feet of successful development in southeastern Michigan over the past 20 years.

Najor Companies was founded by Brian Najor, a graduate of Detroit Country Day School and the University of Michigan. Mr. Najor focuses on strong retail locations with long term upside potential and is a recognized leader in all aspects of development and property management. Mr. Najor has a keen ability to identify real estate opportunities and execute development and redevelopment, providing long-term value to investment partners, communities, and tenant relationships.

The parcel is currently zoned FB – Form-Based Mixed Use. Standard and other historical sources were able to document the former building was constructed in 1981 and contained retail display areas, storage areas, and bathrooms. The building was demolished in 2021. Two (2) 8,000-gallon gasoline underground storage tanks (USTs) and one (1) 15,000-gallon gasoline UST are located to the east of the former building. Four (4) dispenser islands are present to the south and west of the former building. The remainder of the property is paved with surface parking lots. The property has been vacant for nearly a decade.

The Property’s legal description is included in Appendix A. A property location map is included in Appendix B.

The proposed redevelopment includes the demolition of the former 1,700 square foot building and canopies (completed in 2021), and former UST systems. Following completion of demolition activities, the construction of a new 6,932 square foot mixed-use commercial retail building will be completed. The proposed building is comprised of 2,530 square feet of restaurant space and 4,402 square feet for commercial/retail that will support a total of four tenants. Parking will be available in both the front and rear of the building, with space for a drive through for the convenience of customers. Sidewalks will be improved along both Carpenter Road and Packard Street. A new pad and bus stop signage will be installed just north of the property, to preserve the existing access to mass transit. Connection will be made with the north adjoining property to ease access between sites and reduce in and out traffic between businesses at the intersection.

Demolition of the existing building has already been completed. The remaining site demolition activities are anticipated to begin in the spring of 2022 with new construction to be completed in the winter of 2022. The Developer will invest an estimated \$3,160,000 million into the project and create approximately 50 construction jobs and 10 permanent jobs.

Site plans and renderings are included in Appendix C.

B. Basis of Eligibility (Section 13 (2)(h) and Section 2(o))

The Property is an open leaking underground storage tank (LUST) site and has been identified as a “site” and a “facility” based on the presence of benzene, toluene, ethylbenzene, and xylenes (collectively referred to as BTEX), methyl-tert-butyl-ether (MTBE), 1,2,4-trimethylbenzene (TMB), 1,3,5-TMB, and naphthalene in soil and/or groundwater at concentrations that exceed the Michigan Department of Environment, Great Lakes and Energy (EGLE) Part 213 Residential and Nonresidential Drinking Water Protection/Drinking Water (DWP/DW), Groundwater Surface Water Interface Protection/Groundwater Surface Water Interface (GSIP/GSI), Soil Volatilization to Indoor Air Inhalation (SVII), and Direct Contact Risk Based Screening Levels (RBSLs).

The exceedance of EGLE Part 213 RBSLs is the result of a release that was reported in May 1993 (confirmed release number C-0554-93), when the former UST systems were removed from the subject property and replaced with the current UST system. Speedway is the responsible party for this release and is pursuing a no further action status, or its functional equivalent from EGLE.

Based on the data collected from the site in October 2012, Speedway has determined that a restrictive covenant is required to achieve no further action status. However, before a restrictive covenant can be created, additional soil, groundwater, and vapor assessments are needed to determine the current site conditions. As such, Speedway's consultant conducted the following activities in 2021:

- Groundwater gauging and sampling
- The advancement of 20 soil borings (on and off site)
- Abandonment of 24 existing monitoring and recovery wells

Sampling results are summarized in see Appendix D. 4025 Packard, LLC and Speedway are currently in the process of negotiating Speedway's remedial obligations as the responsible party. Any activities that are determined to be the responsibility of Speedway are not being requested as a part of this Plan.

Removal of the idle UST system as part of the property's redevelopment, will be completed in accordance to the requirements stated in Part 211, Underground Storage Tank Regulations of act 451 of 1994, as amended, and the Michigan Underground Storage Tank Rules (MUSTR). Removal of the UST system is not being requested as part of this Plan and will be funded solely by the developer.

A Baseline Environmental Assessment (BEA) was completed by the current owner December 30, 2010, documenting the "site" and "facility" status. A summary of known previous site investigations to date is provided in Appendix D.

C. Summary of Eligible Activities and Description of Costs (Sec. 13 (2)(a-b))

Tax Increment Financing revenues will be used to reimburse the costs of "eligible activities" (as defined by Section 2 of Act 381) as permitted under the Brownfield Redevelopment Financing Act that includes: Department Specific Activities, Demolition, and preparation of a Brownfield Plan and Act 381 Work Plan. A complete itemization of these activities and associated expenses is included in Table 1.

The following eligible activities and budgeted costs are intended as part of the development of the property and are to be financed solely by the developer. All activities are intended to be "Eligible Activities" under the Brownfield Redevelopment Financing Act. The Authority is not responsible for any cost of eligible activities and will incur no debt.

1. Department Specific Activities include supplemental site investigation activities, contaminated soil transport and disposal associated with activities that are required to redevelop the property, and oversight, sampling and reporting by an environmental professional.

In the event additional soil characterization is required, a site investigation will be completed to characterize the shallow soils anticipated to be disturbed as part of

**Brownfield Plan for the 4025 Packard Redevelopment Project
 Located at 4025 Packard Road, Pittsfield Township, Michigan 48108
 PM Project No. 01-03596-2-0001; March 30, 2022**

development activities (i.e. sub-grade storm detention basins, building footprint, etc.). The data obtained from the investigation will aid in evaluating the need for appropriate soil management procedures, which includes the transportation and disposal of contaminated soil. The proposed investigation includes the advancement of nine (9) soil borings up to a maximum depth of 10 feet below ground surface and the collection of up to 14 soil samples, which will be analyzed for VOCs and PNAs. The estimated cost to complete the supplemental site investigation is estimated to be \$9,400.00.

The estimated cost for the transport and disposal of contaminated soil is \$200,681 and assumes the need to transport and dispose of soils to a Type II Landfill as it relates to the following volume estimates totaling an estimated 5,734 tons:

Utility Trenching						
	Linear Feet	Est. Pipe Diameter	Est. Trench Depth (FT)	Est. Trench Diameter (FT)	Est. Volume for Disposal (CY)*	Est. Soil Weight for Disposal (TN)
Water	160	8"	5	3	237	391
Sanitary	110	12"	7	3	285	471
Natural Gas	80	2"	3	2	44	73
Electric	80	1"	3	1	36	59
Telecom	80	1"	3	1	36	59
Storm Sewer	415	18"	5	4	692	1,141
TOTAL					1,329	1,802

*per linear foot, including a 1-1 setback

Underground Storm Detention (assumes 1-1 layback)			
	Est. Volume (CF)	Est. Volume (CY)	Est. Volume for Disposal (TN)
Detention System (West)	25,000	926	1,528
Detention System (South)	9,200	341	562
TOTAL		1,267	2,090

*assumed trench base is two times the footing width to accommodate forming

**per linear foot, including 1-1 setback

Building Perimeter Footings					
Linear Feet	Est. Trench Depth (FT)	Est. Footing Width*	Est. Trench Volume (CF)**	Est. Volume for Disposal (CY)	Est. Soil Weight for Disposal (TN)
350	5	18"	40	519	856
TOTAL				519	856

*assumed trench base is two times the footing width to accommodate forming

**per linear foot, including 1-1 setback

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 Located at 4025 Packard Road, Pittsfield Township, Michigan 48108
 PM Project No. 01-03596-2-0001; March 30, 2022**

Building Pad Cut (assumes 12" cut)			
	Est. Pad Area (SF)	Est. Volume (CY)	Est. Volume for Disposal (TN)
Building Pad	7,000	259	428
TOTAL		259	428

Pavement Parking Area Cut*			
	Est. Pavement Area (SF)	Est. Volume (CY)	Est. Volume for Disposal (TN)
Pavement Area	11,000	338	558
TOTAL		338	558

*assumes 10" cut for 6" subbase and 4" pavement

The estimated cost for field oversight, project management, and reporting is \$72,500, based on the assumption of 30 field days.

The total estimated cost for department specific activities is \$282,581.

2. Demolition Activities includes fill/compaction/rough grading to balance site where site improvements were located, removal of abandoned utilities, removal of parking lots, removal of curbs, gutters, and sidewalks, at an estimated of cost of \$54,300.
3. Preparation of a Brownfield Plan, Act 381 Work Plan and associated implementation activities (e.g. meetings with BRA, review by County Attorney etc.) at a cost of approximately \$25,000.
4. A 15% contingency of \$50,532 is established to address unanticipated environmental and/or other conditions that may be discovered through the implementation of site activities. This excludes the cost of the Brownfield and Act 381 Work Plan.

The total estimated cost of Eligible Activities subject to reimbursement from tax increment revenues is \$361,881 with a potential \$50,532 contingency, resulting in a total cost of \$412,413. Therefore, the total cost for reimbursement to the applicant is a not-to-exceed amount of \$412,413, unless the Plan is amended and approved by the WCBRA.

Fifty percent (50%) of the available incremental state education tax, estimated to be \$23,814 will be captured for deposit into the State Revolving Fund pursuant to Act 381. Ten percent (10%) of the total gross annual TIF capture, estimated to be \$59,481, will be captured for administrative fees or a deposit into the local brownfield revolving fund (LBRF), at the discretion of the WCBRA. An additional \$54,282 will be captured and deposited in the Authority's LBRF after developer reimbursement, which totals 15% of the total developer reimbursable activities in the approved Plan. However, capture for the LBRF shall not exceed five years following completion of developer reimbursement.

D. Estimate of Captured Taxable Value and Tax Increment Revenues (Sec. 13 (2)(c))

Incremental taxes on real and personal property included in the redevelopment project will be captured under this Plan to reimburse eligible activity expenses. The base taxable value of the Property shall be determined by the use of the 2022 tax year value, which is \$235,478. The estimated taxable value of the completed development is \$630,000. An annual increase in

taxable value of 2% has been used for calculation of future tax increments in this Plan. Table 2 details the estimate of captured tax increment revenues for each year of the Plan from the eligible property.

Except for those activities identified in this Plan as eligible for reimbursement only with incremental local taxes, if the Developer does not pursue EGLE approval via a 381 Work Plan, or EGLE elects not to participate in this Project or declines to approve certain eligible activities for reimbursement with incremental state school taxes, the local taxing jurisdictions' contribution will not exceed the local/state millage proportionality as defined in this Plan at the time of adoption, which equates to 53.31%.

The Authority may capture incremental local taxes to fund its administrative operations as defined in the Act and may contribute to its LBRF with tax increment revenues in excess of the amount needed to reimburse Developer for the costs of eligible activities. As part of this Plan, the Authority will capture tax increment revenues, totaling \$107,442, during and after the developer reimbursement period as shown in Table 2, and deposited in the Authority's LBRF. At the sole discretion of the Authority, all or part of the incremental local taxes captured for the LBRF in any tax year may be used to pay the administrative fees or the local brownfield revolving fund capture in that year.

E. Method of Brownfield Plan Financing and Description of Advances by the Municipality (Sec. 13 (2)(d))

Eligible activities will be financed by 4025 Packard LLC. The Developer will be reimbursed for eligible costs as described in Section C and outlined in Table 1. Costs for Eligible Activities funded by 4025 Packard LLC will be repaid under the Michigan Brownfield Redevelopment Financing Program (Michigan Public Act 381, as amended) with incremental taxes generated by future development of the property. The estimated amount of tax increment revenue capture that will be used to reimburse the Developer, the State Brownfield Redevelopment Fund and Brownfield Redevelopment Authority over the estimated 23-year period is up to \$547,609.

No advances will be made by the WCBRA for this project. All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement.

F. Maximum Amount of Note or Bonded Indebtedness (Sec. 13 (2)(e))

No note or bonded indebtedness will be incurred by any local unit of government for this project.

G. Duration of Brownfield Plan (Sec. 13 (2)(f))

Tax increment revenue capture will begin when tax increment is generated by redevelopment of the Property, which is expected to begin in 2024 or when full redevelopment is completed, whichever occurs first.

In no event, shall the duration of the Plan exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (4) and (5) of Section 13 of Act 381 or 30 years. The Property will become part of this Plan on the date this Plan is adopted by the Washtenaw County Board of Commissioners.

H. Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions (Sec. 13 (2)(g))

Taxes will continue to be generated to taxing jurisdictions on local and school captured millages at the base taxable value of \$235,478 throughout the duration of this Plan.

The non-capturable School Debt millage will have an immediate increase in tax revenue following redevelopment, totaling approximately \$57,021 throughout the duration of this Plan.

A summary of the impact to taxing jurisdictions for the life of the Plan is summarized below, the amount captured is the sum of developer eligible activity reimbursement, administrative fees and the State Brownfield Redevelopment Fund.

Millage	Rate	Developer Reimbursement	Admin Fee/LBRF	SBRF Capture	Taxes Preserved for Taxing Unit
State Education Tax (SET)	6.0000	\$40,853	\$6,337	\$27,753	\$32,496
School Operating Tax	18.0000	\$122,560	\$19,010	\$0	\$97,488
Subtotal	24.0000	\$163,413	\$25,347	\$27,753	\$129,984
Township Tax	7.4085	\$67,328	\$22,198	\$0	\$40,124
Sinking Fund	2.4239	\$22,028	\$7,263	\$0	\$13,128
Library	1.8333	\$16,661	\$5,493	\$0	\$9,929
County Operating	4.3780	\$39,787	\$13,118	\$0	\$23,711
County Parks	0.4676	\$4,250	\$1,401	\$0	\$2,533
County Nat Area	0.2490	\$2,263	\$746	\$0	\$1,349
County EECS	0.1922	\$1,747	\$576	\$0	\$1,041
County HCMA	0.2089	\$1,898	\$626	\$0	\$1,131
County Vet Ret.	0.0966	\$878	\$289	\$0	\$523
County Roads	0.4981	\$4,527	\$1,492	\$0	\$2,698
County MH & PS	0.9753	\$8,863	\$2,922	\$0	\$5,282
County CSRV Dist	0.0199	\$181	\$60	\$0	\$108
WCC	3.3759	\$30,680	\$10,115	\$0	\$18,284
ISD	5.2717	\$47,909	\$15,796	\$0	\$28,551
Subtotal	27.3989	\$249,000	\$82,096	\$0	\$148,392
Total Capturable Millages	51.3989	\$412,413	\$107,442	\$27,753	\$278,376
Non-Capturable Millages					
School Debt	4.1000	\$0	\$0	\$0	\$77,614
ISD Debt	0.3700	\$0	\$0	\$0	\$7,004
Total Non-Capturable Millages	4.4700	\$0	\$0	\$0	\$81,230

See Table 2 for a complete breakdown of estimated available tax increment revenues and Table 3 for the estimated annual reimbursement.

I. Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property (Sec. 13 (2)(h))

The legal description of the Property included in this Plan is attached in Appendix A.

Property location maps are included in Appendix B.

Documentation of characteristics that qualify the property as eligible property is provided in Appendix D.

Personal property may be included as part of the eligible property to the extent that it is taxable personal property.

J. Displacement/Relocation of Individuals on Eligible Property (Sec. 13 (2)(i-l))

No displacement of residents or families is expected as part of this project.

K. Other Material that the Authority or Governing Body Considers Pertinent (Sec. 13 (2)(m))

The Brownfield Redevelopment Authority and the Township Board as the Governing Body, in accordance with the Act, may amend this Plan to fund additional eligible activities associated with the Project described herein.

Appendix A



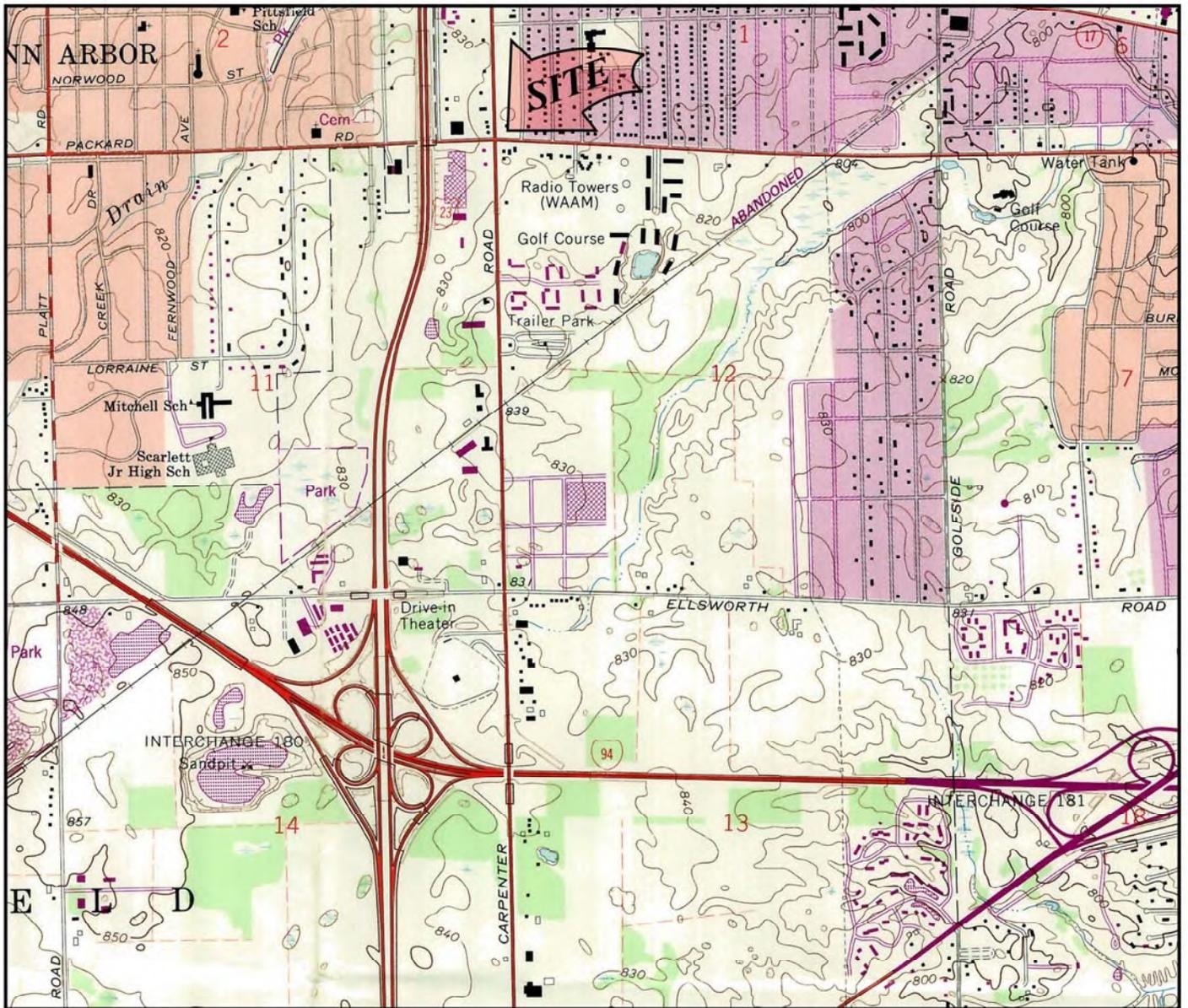
LEGAL DESCRIPTION

4025 Packard Road
Parcel ID: L-12-01-354-015

*OLD SIDE – L 12-145-002-00 PI 47-1, 2, 31, 32 B1K 1 SUDIVISION OF LOTS 1 TO 73
INCLUSIVE EXCEPT LOTS 34 &36 AND LOTS 109 TO 111 INCLUSIVE OF OAK PARK

Appendix B





6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

T: 3S, R: 6E, Sec. 1

WASHTENAW COUNTY

SCALE 1:24,000

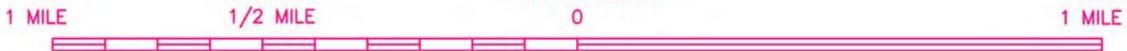
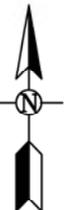


FIGURE 1
PROPERTY VICINITY MAP
 USGS, 7.5 MINUTE SERIES
 YPSILANTI WEST, MI QUADRANGLE, 1967. PHOTO REVISED 1983.



PM ENVIRONMENTAL, INC.
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ISO 9001 REGISTERED

PROJ:
 GASOLINE DISPENSING STATION
 4025 PACKARD ROAD
 ANN ARBOR, MI

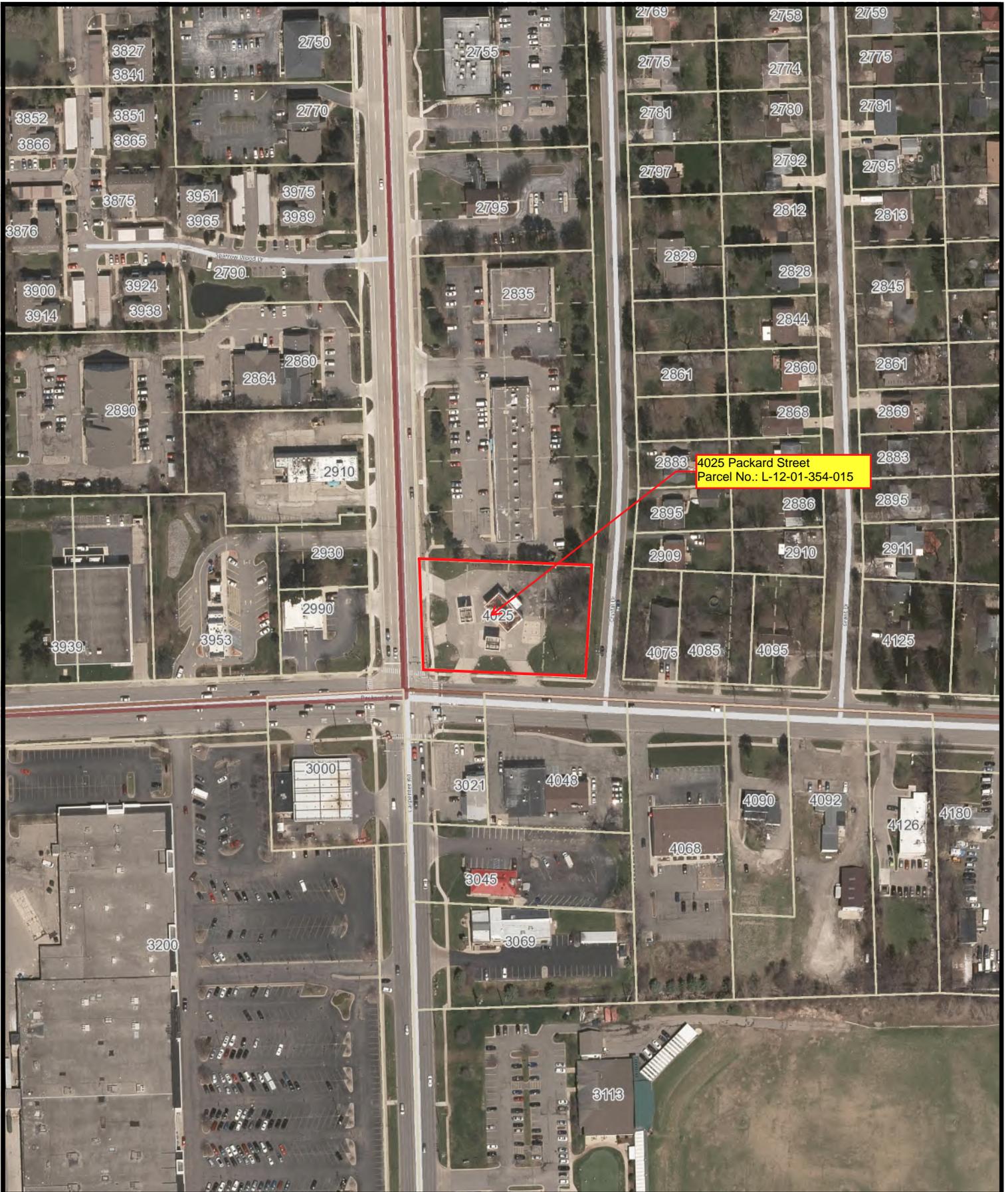
THIS IS NOT A LEGAL SURVEY

VERIFY SCALE

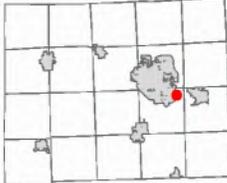
0 1"

IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRN BY:	MW	DATE:	8/16/2010
CHKD BY:	JAH	SCALE:	1" : 24,000'
FILE NAME:	01-3596-0F01R00		



4025 Packard Street
Parcel No.: L-12-01-354-015



1: 2,400

2/11/2020



NOTE: Parcels may not be to scale.

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.

THIS MAP REPRESENTS PARCELS AT THE TIME OF PRINTING. THE OFFICIAL PARCEL TAX MAPS ARE MAINTAINED SOLELY BY THE WASHTENAW COUNTY EQUALIZATION DEPARTMENT AND CAN BE OBTAINED BY CONTACTING THAT OFFICE AT 734-222-6662.

Appendix C



BENCHMARKS
(GPS DERIVED - NAVD88)

BM #300
ARROW ON A HYDRANT AT THE NORTHWEST CORNER OF PACKARD ROAD AND CRYSTAL DRIVE, APPROX. 50'± NORTH OF THE CENTERLINE OF PACKARD ROAD, AND APPROX. 30'± WEST OF THE CENTERLINE OF CRYSTAL DRIVE.
ELEV. - 838.20

BM #301
NAIL AND TAG ON THE EAST SIDE OF A LIGHT POLE LOCATED AT THE NORTHEAST CORNER OF PACKARD ROAD AND CARPENTER ROAD, APPROX. 45'± EAST OF THE CENTERLINE OF CARPENTER ROAD AND APPROX. 30'± NORTH OF THE CENTERLINE OF PACKARD ROAD.
ELEV. - 835.89

GENERAL DEMOLITION NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT:

- ALL MATERIAL TO BE REMOVED, WHETHER SPECIFICALLY NOTED IN THE PLANS OR NOT, SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF OFF-SITE IN A LEGAL MANNER. NO ON-SITE BURY OR BURN PITS SHALL BE ALLOWED.
- ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES.
- STAGING/PHASING OF DEMOLITION AND CONSTRUCTION IS TO BE COORDINATED WITH THE OWNER AND THE CONTRACTOR PRIOR TO CONSTRUCTION.
- SPECIFIC DEMOLITION ITEMS HAVE BEEN INDICATED ON THE PLANS AS A GUIDE TO THE GENERAL SCOPE OF THE WORK. IT IS THE INTENT THAT THESE ITEMS SHALL BE COMPLETELY REMOVED BY THE CONTRACTOR ABOVE AND BELOW GROUND, UNLESS SPECIFICALLY NOTED OTHERWISE, AND THAT DEMOLITION WILL INCLUDE BUT WILL NOT BE LIMITED TO THE ITEMS. CONTRACTOR SHALL VISIT SITE TO VERIFY EXISTING CONDITIONS AND EXTENTS OF THE DEMOLITION THAT WILL BE REQUIRED PRIOR TO SUBMITTING A BID.
- REMOVE ALL STRUCTURES DESIGNATED FOR REMOVAL ACCORDING TO THE DEMOLITION PLAN. THIS INCLUDES FOUNDATIONS, FOOTINGS, FOUNDATION WALLS, FLOOR SLABS, UNDERGROUND UTILITIES, CONCRETE, ASPHALT, TREES, ETC.
- REFER TO SHEET 3 FOR TREE PROTECTION DETAILS.
- THE CONTRACTOR SHALL, AS A MINIMUM, PROVIDE TREE PROTECTION FENCING AROUND EXISTING TREES TO BE SAVED THAT ARE WITHIN 15 FEET OF CONSTRUCTION ACTIVITIES AND AS INDICATED IN THE PLANS OR PER LOCAL AGENCY REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP, NOISE, DUST CONTROL, STREET SWEEPING AND HOURS OF OPERATION IN ACCORDANCE WITH THE LOCAL CODES.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SIGNAGE, MARKINGS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES TO PROTECT THE WORK ZONE AND SAFELY MAINTAIN TRAFFIC PER AGENCY REQUIREMENTS AND IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO CONFIRM THAT UTILITY LEADS HAVE BEEN TAKEN OUT OF SERVICE PRIOR TO DEMOLITION.
- ALL BUILDING GAS LEADS, METERS AND ASSOCIATED EQUIPMENT SHALL BE REMOVED AS SHOWN ON THE PLANS. COORDINATE ALL ASSOCIATED WORK WITH THE APPROPRIATE UTILITY COMPANY.
- REMOVE ALL OVERHEAD AND UNDERGROUND ELECTRICAL LINES WITHIN THE AREA OF CONSTRUCTION AS SHOWN ON THE PLANS. COORDINATE SHUTDOWNS AND REMOVALS WITH ELECTRICAL SERVICE PROVIDER OR THE APPROPRIATE UTILITY COMPANY. (NOTE: PHONE AND CABLE T.V. SERVICES MAY ALSO BE LOCATED ON OVERHEAD LINES.)
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF SIGNS AND SUPPORTS WITHIN THE WORK AREA, AS NECESSARY TO FACILITATE CONSTRUCTION. SIGNS SHALL BE PROTECTED OR STOCKPILED FOR REUSE AS SPECIFIED IN THE PLANS OR AS REQUIRED BY THE AGENCY OF JURISDICTION. THE CONTRACTOR SHALL REPLACE ANY DAMAGED SIGNS AND SUPPORTS AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE 811/ONE CALL UTILITY LOCATING CENTER, THE TOWNSHIP ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.

DEMOLITION LEGEND:

ITEM TO BE PROTECTED

ITEM TO BE REMOVED

CURB/FENCE REMOVAL

CONCRETE PAVEMENT AND SIDEWALK REMOVAL

AREA OR ITEMS TO BE REMOVED

UTILITY REMOVAL

ASPHALT REMOVAL

TREE REMOVAL

SAWCUT LINE

GAS STATION DEMOLITION:
REMOVE ALL EXISTING GAS EQUIPMENT INCLUDING GAS PUMP, TANKS, PILLARS, OVERHANG, GUARD POSTS AND ALL ASSOCIATED EQUIPMENT. REMOVE ALL ASSOCIATED FOOTINGS, FOUNDATIONS, SLABS, UTILITY LEADS ETC. CONTRACTOR TO ENSURE THAT ALL UTILITIES ARE OUT OF SERVICE PRIOR TO START OF REMOVALS. COORDINATE ALL UTILITY REMOVALS WITH THE APPROPRIATE UTILITY COMPANY. BACKFILL ALL FOOTING/FOUNDATION EXCAVATIONS WITH M.D.O.T. CLASS II GRANULAR MATERIAL COMPACTED TO 95% MAX DRY DENSITY (ASTM D-1557).

LEGAL DESCRIPTION
(Per Washtenaw County)

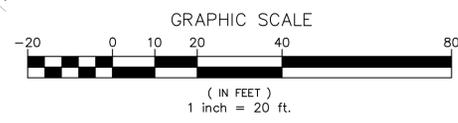
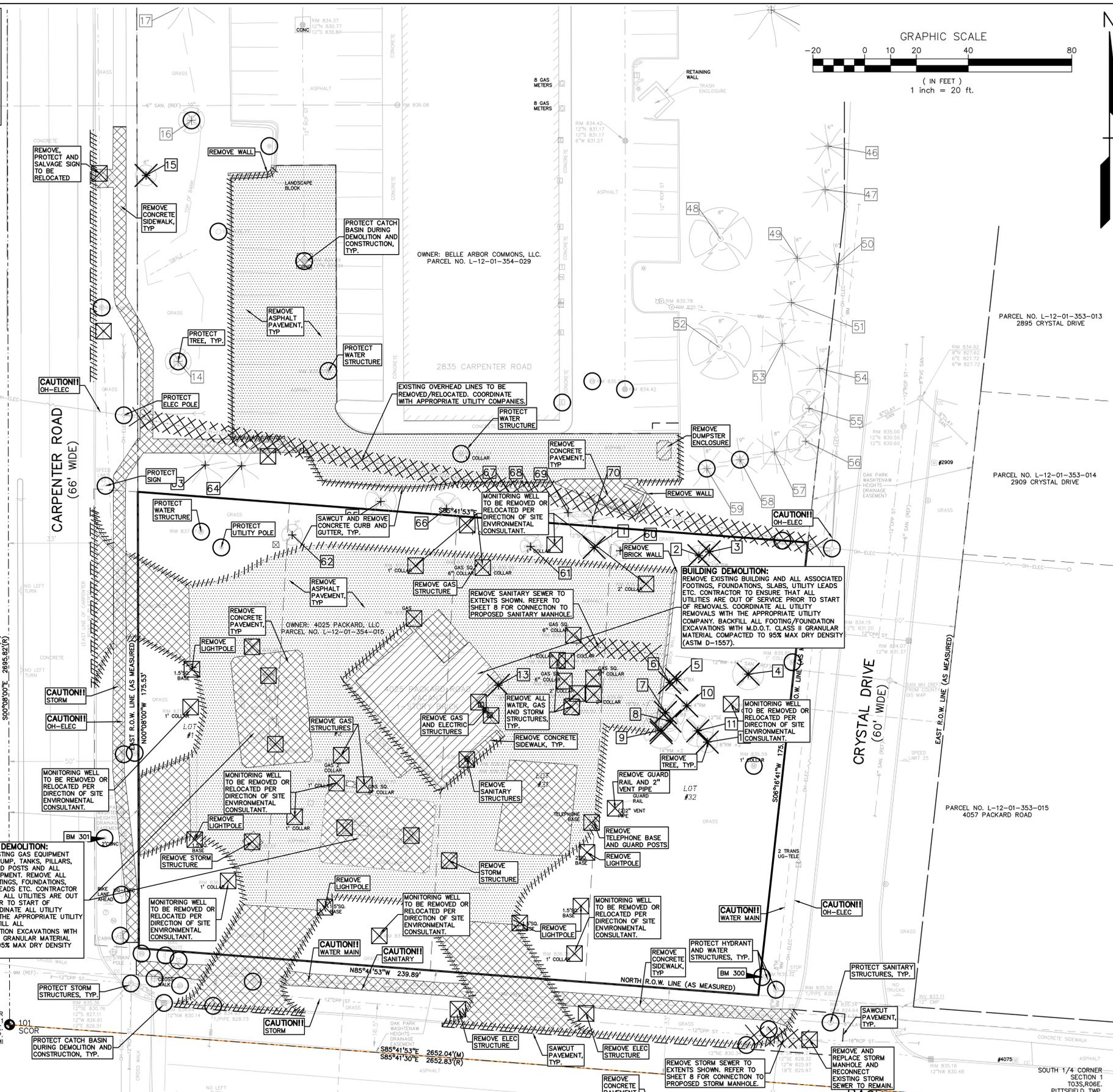
PARCEL ID 1-12-01-354-015
Land in the Township of Pittsfield, Washtenaw County, Michigan, described as follows:

HOLD SID - L 12-145-002-00 Pl 47-1, 2, 31, 32 LOTS 1, 2, 31, 32 BHK 1 SUBDIVISION OF LOTS 1 TO 73 INCLUSIVE EXCEPT LOTS 34 & 36 AND LOTS 109 TO 111 INCLUSIVE OF OAK PARK.

LEGAL DESCRIPTION
(Per Washtenaw County)

PARCEL ID 1-12-01-354-029
Land in the Township of Pittsfield, Washtenaw County, Michigan, described as follows:

Pl 47-3A (014, 016 to 021) LOTS 3, 4, 5, 6, 7, 8, 25, 26, 27, 28, 29, 30 IN BLOCK 1, SUBDIVISION OF LOTS 1 TO 73 INCLUSIVE, EXCEPT LOTS 34 & 36 & LOTS 109 TO 111 INCLUSIVE OF OAK PARK.



LEGEND

● IRON FOUND
⊗ IRON SET
⊗ NAIL FOUND
⊗ NAIL & CAP SET

○ BRASS PLUG SET
○ MONUMENT FOUND
○ MONUMENT SET

⊕ SEC. CORNER FOUND
⊕ RECORDED
⊕ MEASURED
⊕ CALCULATED

EXISTING

— OH-ELEC—V—V— ELEC. PHONE OR CABLE TV OH. LINE, POLE & GUY WIRE
—UG-CATV— UG. CABLE, PEDESTAL & MANHOLE
—UG-PHONE— TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
—UG-ELEC— ELEC. U.G. CABLE, MANHOLE, METER & HANDBOX
— GAS MAN. VALVE & GAS LINE MARKER
— WATERMAN. HYD. GATE VALVE, TAPPING SLAVE & VALVE
— SANITARY SEWER, CLEANOUT & MANHOLE
— STORM SEWER, CLEANOUT & MANHOLE
— COMBINED SEWER & MANHOLE
— SOAKAWAY, ROUND & RECT. CATCH BASIN, YARD DRAIN
— POST INDICATOR VALVE
— WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
— MALBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
— UNIDENTIFIED STRUCTURE
— SPOT ELEVATION
— CONTOUR LINE
— FENCE
— GUARD RAIL
— STREET LIGHT
— SIGN

— CONC. — CONCRETE
— ASPHA. — ASPHALT
— GRAVEL — GRAVEL SHOULDER
— WETLAND — WETLAND

REFERENCE DRAWINGS
FEMA F.I.R.M. NO. 26161C0406E, DATED APRIL 3, 2012
OAK PARK SUBDIVISION PLAN

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE WITHIN OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26161C0406E, DATED APRIL 3, 2012.

NOTE:
ALL PERTINENT ENVIRONMENTAL CLEANUP APPROVAL DOCUMENTS ARE TO BE SUBMITTED FOR REVIEW UPON FINAL SITE PLAN APPROVAL, INCLUDING CLOSURE PLAN, UNDERGROUND STORAGE TANK REMOVAL DOCUMENTS, SOIL TEST REPORTS, PHASE 1, PHASE 2, ETC.

NO.	DATE	DESCRIPTION	BY	CHKD.
1	9-20-21	PER TOWNSHIP ENGINEER COMMENTS	JWB	JWB
2	9-20-21	FINAL SITE PLAN SUBMITTAL	JWB	JWB
3	9-20-21	PER TOWNSHIP ENGINEER COMMENTS	JWB	JWB
4	9-20-21	PER TOWNSHIP ENGINEER COMMENTS	JWB	JWB
5	9-20-21	PER TOWNSHIP ENGINEER COMMENTS	JWB	JWB
6	9-20-21	PER TOWNSHIP ENGINEER COMMENTS	JWB	JWB
7	9-20-21	PER TOWNSHIP ENGINEER COMMENTS	JWB	JWB
8	9-20-21	PER TOWNSHIP ENGINEER COMMENTS	JWB	JWB
9	9-20-21	PER TOWNSHIP ENGINEER COMMENTS	JWB	JWB
10	9-20-21	PER TOWNSHIP ENGINEER COMMENTS	JWB	JWB
11	9-20-21	PER TOWNSHIP ENGINEER COMMENTS	JWB	JWB
12	9-20-21	PER TOWNSHIP ENGINEER COMMENTS	JWB	JWB



CAUTION!
THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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CONTRACTOR AGREES THAT IN CONNECTION WITH GENERAL AND SPECIFIC CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTORS SHALL BE RESPONSIBLE FOR THE SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THE CONTRACTOR SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO ANY CONTRACT DOCUMENTS AND DEFINITIVE CONTRACTOR TO FURNISH ALL NECESSARY AND ALL INFORMATION AND HOLD DESIGN PROFESSIONAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THIS PROJECT, THE CONTRACTOR'S LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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600 N. OLD WOODWARD, SUITE 100
BIRMINGHAM, MICHIGAN 45009

DEMOLITION PLAN
NAJOR PITTSFIELD
PART OF THE SOUTHWEST 1/4 OF SECTION 1, T3S, R9E, PITTSFIELD TWP., WASHTENAW COUNTY, MICHIGAN

DES. T.J.L. DN. VBC SUR. JWMH J.P.M. JPB
E:\PROJECTS\2017\2017228\DWG\CONSTRUCTION-V-BASE-17228.DWG
E:\PROJECTS\2017\2017228\DWG\CONSTRUCTION-V-TBLK-17228.DWG

ORIGINAL ISSUE DATE:
JANUARY 20, 2020

PEA JOB NO. 2017-228

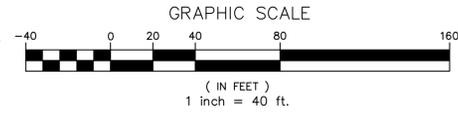
SCALE: 1" = 20'

DRAWING NUMBER:
4

BENCHMARKS
(GPS DERIVED - NAVD88)

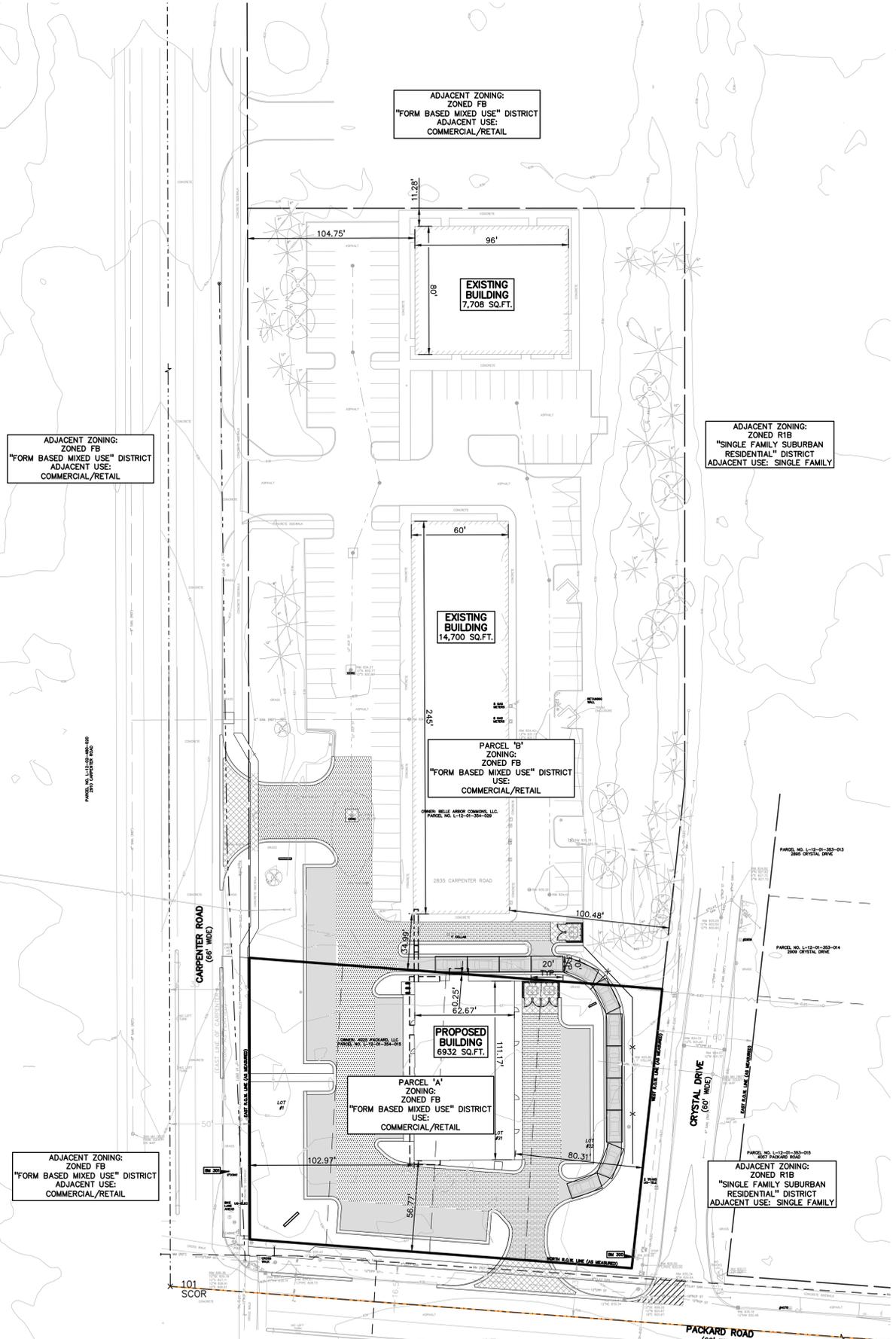
BM #300
ARROW ON A HYDRANT AT THE NORTHWEST CORNER OF PACKARD ROAD AND CRYSTAL DRIVE, APPROX. 50'± NORTH OF THE CENTERLINE OF PACKARD ROAD, AND APPROX. 30'± WEST OF THE CENTERLINE OF CRYSTAL DRIVE.
ELEV. - 838.20

BM #301
NAIL AND TAG ON THE EAST SIDE OF A LIGHT POLE LOCATED AT THE NORTHEAST CORNER OF PACKARD ROAD AND CARPENTER ROAD, APPROX. 45'± EAST OF THE CENTERLINE OF CARPENTER ROAD AND APPROX. 90'± NORTH OF THE CENTERLINE OF PACKARD ROAD.
ELEV. - 835.89



NO.	DATE	DESCRIPTION
1	12-01-2017	PER TOWNSHIP ENGINEER COMMENTS
2	12-01-2017	PER TOWNSHIP ENGINEER COMMENTS
3	12-01-2017	PER TOWNSHIP ENGINEER COMMENTS
4	12-01-2017	PER TOWNSHIP ENGINEER COMMENTS
5	12-01-2017	PER TOWNSHIP ENGINEER COMMENTS
6	12-01-2017	PER TOWNSHIP ENGINEER COMMENTS
7	12-01-2017	PER TOWNSHIP ENGINEER COMMENTS
8	12-01-2017	PER TOWNSHIP ENGINEER COMMENTS
9	12-01-2017	PER TOWNSHIP ENGINEER COMMENTS
10	12-01-2017	PER TOWNSHIP ENGINEER COMMENTS
11	12-01-2017	PER TOWNSHIP ENGINEER COMMENTS
12	12-01-2017	PER TOWNSHIP ENGINEER COMMENTS

REVISIONS



SITE DATA TABLE:

4025 PACKARD ROAD - PARCEL 'A'
2835 CARPENTER ROAD - PARCEL 'B'

SITE AREA: PARCEL 'A' - 43,697 SF (1.003 ACRES) (NET & GROSS)
PARCEL 'B' - 138,130 SF (3.171 ACRES) (NET & GROSS)
TOTAL AREA - 181,827 SF (4.174 ACRES) (NET & GROSS)

ZONING: PARCEL 'A' - FB - FORM BASED MIXED USE DISTRICT
PARCEL 'B' - FB - FORM BASED MIXED USE DISTRICT
PARCEL 'A' & 'B' - CARPENTER RD. MIXED USE DISTRICT
PARCEL 'A' & 'B' - SITE TYPE A

PARCEL 'A'
EXISTING USE: GAS STATION (NON-OPERATIONAL)
PROPOSED USE: MIXED USE COMMERCIAL/RETAIL

PARCEL 'B'
EXISTING USE: MIXED USE COMMERCIAL/RETAIL
PROPOSED USE: MIXED USE COMMERCIAL/RETAIL

BUILDING INFORMATION:
BUILDING HEIGHT: 1-STORY, 14' MIN
3-STORY, 38' MAX

PARCEL 'A'
PROPOSED BUILDING HEIGHT: 1-STORY, 14' MIN. AND 27' MAX.

PARCEL 'B'
EXISTING BUILDING HEIGHT: 1-STORY, 13' FOR THE NORTH BUILDING
EXISTING BUILDING HEIGHT: 1-STORY, 15' FOR THE SOUTH BUILDING

PARCEL 'A'

BUILDING FOOTPRINT AREA	= 6,932 SF
LOT COVERAGE	= 16%
TOTAL FLOOR AREA	= 6,932 SF
FLOOR AREA RATIO	= 16%
OPEN SPACE	= 11,843 SF

PARCEL 'B'

BUILDING FOOTPRINT AREA	= 14,700 SF + 7,708 SF = 22,408 SF
LOT COVERAGE	= 16%
TOTAL FLOOR AREA	= 22,408 SF
FLOOR AREA RATIO	= 16%
OPEN SPACE	= 58,722 SF

TOTAL FOR BOTH PARCEL 'A' AND 'B'

BUILDING FOOTPRINT AREA	= 6,932 SF + 22,408 SF
LOT COVERAGE	= 16%
TOTAL FLOOR AREA	= 29,340 SF
FLOOR AREA RATIO	= 16%
OPEN SPACE	= 70,419 SF

SETBACK REQUIREMENTS:

REQUIRED	PROVIDED	PARCEL 'A'	PARCEL 'B'
FRONT (CARPENTER RD.)	10'	102.97'	104.75'
FRONT (PACKARD RD.)	10'	56.77'	NA
SIDE:	0'	0.25'	11.28'
REAR:	10'	80.31'	100.48'
SIDE (SOUTH)	0'	NA	34.99'

IMPERVIOUS SURFACE:
PARCEL 'A'
REQUIRED: 80% MAX
PROVIDED: 73%

PARCEL 'B'
REQUIRED: 80% MAX
PROVIDED: 58%

TOTAL FOR BOTH PARCELS
REQUIRED: 80% MAX
PROVIDED: 61%

PARKING CALCULATIONS:
REQUIRED:
ALL COMMERCIAL/RETAIL 1 SPACE/250 SF GROSS FLOOR AREA
STANDARD RESTAURANT 1 SPACE/100 SF GROSS FLOOR AREA (70 SF NET FLOOR AREA)
RESTAURANT 10 STACKING SPACES (DRIVE THRU)

PARCEL 'A'
4,400 SF COMMERCIAL/RETAIL
2,530 SF RESTAURANT
= 4,400/250 + 2,530/100 = 17.6 + 25.3 = 42.9 ~ 43 SPACES
PROVIDED: 43 SPACES
PROVIDED: 13 STACKING SPACES (DRIVE THRU)

PARCEL 'B'
20,008 SF COMMERCIAL/RETAIL
2,400 SF RESTAURANT
= 20,008/250 + 2,400/100 = 80.0 + 24.0 = 104 ~ 104 SPACES
PROVIDED: 106 SPACES

LOADING CALCULATIONS:
REQUIRED:
INSTITUTIONAL, COMMERCIAL, AND OFFICE USES 5,001 TO 60,000 SF GROSS FLOOR AREA IS EQUAL TO 1 SPACE, PLUS 1 SPACE PER EACH ADDITIONAL 20,000 SF GROSS FLOOR AREA.

PARCEL 'A'
= 1 SPACE + 1 (6,932 SF/20,000 SF) = 1 + 0.35 ~ 1.35 SPACES
PROVIDED: 2 SPACES

PARCEL 'B'
= 1 SPACE + (22,408 SF/20,000 SF) = 1 + 1.12 ~ 2.12 SPACES
PROVIDED: 3 SPACES

NOTE:
UPON FINAL SITE PLAN APPROVAL, PARCELS 12-01-354-029 AND 12-01-354-015 WILL BE COMBINED AND A COMMERCIAL CONDOMINIUM CREATED.

LEGEND

● IRON FOUND	○ BRASS PLUG SET	○ SEC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT FOUND	⊗ RECORDED
⊗ NAIL FOUND	⊗ MONUMENT SET	⊗ MEASURED
⊗ NAIL & CAP SET		⊗ CALCULATED

EXISTING

- OH-ELEC-44-0 ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UG-CATV-12 UNDERGROUND CABLE TV, CATV PEDESTAL
- UG-PHONE-12 TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- UG-ELEC-12 ELECTRIC U.G. CABLE, MANHOLE, METER & MANHOLE
- GAS MAIN VALVE & GAS LINE MARKER
- WATERMAIN, HYD. GATE VALVE, TAPPING SLICE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- SOAKAWAY, RAIN & BEDDING CATCH BASIN, YARD DRAIN
- POST INDICATOR VALVE
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MALBOX, TRANSFORMER, BRIGGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SON

PROPOSED

- CONC. CONCRETE
- ASPH. ASPHALT
- GRAVEL GRAVEL SHOULDER
- WETLAND WETLAND
- STD. HEAVY ROW DUTY ONLY
- STD. HEAVY DEEP DUTY ONLY
- STD. HEAVY DEEP DUTY STRENGTH

REFERENCE DRAWINGS
FEMA F.I.R.M. NO. 26161C0406E, DATED APRIL 3, 2012
OAK PARK SUBDIVISION PLAN

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26161C0406E, DATED APRIL 3, 2012.



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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION SHALL BE COMPLETED WITHIN THE SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY.

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LEGAL DESCRIPTION
(Per Washtenaw County)

PARCEL ID 1-12-01-354-015
Land in the Township of Pittsfield, Washtenaw County, Michigan, described as follows:

*OLD SID - L 12-145-002-00 PI 47-1, 2, 31, 32 LOTS 1, 2, 31, 32 BHK 1 SUBDIVISION OF LOTS 1 TO 73 INCLUSIVE EXCEPT LOTS 34 & 36 AND LOTS 109 TO 111 INCLUSIVE OF OAK PARK.

LEGAL DESCRIPTION
(Per Washtenaw County)

PARCEL ID 1-12-01-354-029
Land in the Township of Pittsfield, Washtenaw County, Michigan, described as follows:

PI 47-3A (014, 016 TO 021) LOTS 3, 4, 5, 6, 7, 8, 25, 26, 27, 28, 29, 30 IN BLOCK 1, SUBDIVISION OF LOTS 1 TO 73 INCLUSIVE, EXCEPT LOTS 34 & 36 & LOTS 109 TO 111 INCLUSIVE OF OAK PARK.

ADJACENT ZONING: ZONED FB
"FORM BASED MIXED USE" DISTRICT
ADJACENT USE: COMMERCIAL/RETAIL

ADJACENT ZONING: ZONED R1B
"SINGLE FAMILY SUBURBAN RESIDENTIAL" DISTRICT
ADJACENT USE: SINGLE FAMILY

BENCHMARKS
(GPS DERIVED - NAVD88)

BM #300
ARROW ON A HYDRANT AT THE NORTHWEST CORNER OF PACKARD ROAD AND CRYSTAL DRIVE, APPROX. 50'± NORTH OF THE CENTERLINE OF PACKARD ROAD, AND APPROX. 30'± WEST OF THE CENTERLINE OF CRYSTAL DRIVE.
ELEV. - 838.20

BM #301
NAIL AND TAG ON THE EAST SIDE OF A LIGHT POLE LOCATED AT THE NORTHEAST CORNER OF PACKARD ROAD AND CRYSTAL DRIVE, APPROX. 45'± EAST OF THE CENTERLINE OF CRYSTAL DRIVE AND APPROX. 30'± NORTH OF THE CENTERLINE OF PACKARD ROAD.
ELEV. - 835.89

GENERAL NOTES:
THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
- REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.
- REFER TO NOTES & DETAILS SHEET FOR ON-SITE SIDEWALK RAMP DETAILS.
- "NO PARKING-FIRE LANE" SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 75 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
- ALL CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT OSHA, MDOT AND MUNICIPALITY STANDARDS AND REGULATIONS.
- THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- THE CONTRACTOR MUST CONTACT THE ENGINEER SHOULD THEY ENCOUNTER ANY DESIGN ISSUES DURING CONSTRUCTION. IF THE CONTRACTOR MAKES DESIGN MODIFICATIONS WITHOUT THE WRITTEN DIRECTION OF THE DESIGN ENGINEER, THE CONTRACTOR DOES SO AT HIS OWN RISK.
- ALL NECESSARY PERMITS, TESTING, BONDS AND INSURANCES ETC., SHALL BE PAID FOR BY THE CONTRACTOR. THE OWNER SHALL PAY FOR ALL TOWNSHIP INSPECTION FEES.
- ANY WORK WITHIN THE STREET OR HIGHWAY RIGHTS-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
- ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION, SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADING, SIGNAGE, LIGHTS AND TRAFFIC CONTROL DEVICES TO PROTECT THE WORK AND SAFELY MAINTAIN TRAFFIC IN ACCORDANCE WITH LOCAL REQUIREMENTS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION). THE DESIGN ENGINEER, OWNER, PITTSFIELD TOWNSHIP AND STATE SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND/OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.
- IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
- PROVIDE EXPANSION JOINTS AND JOINT SEALANT AT TWO "END-OF-RADIUS" LOCATIONS (OPPOSITE SIDES AT EACH LONG END) OF CONCRETE CURB ISLANDS.
- REFER TO ARCHITECTURAL PLANS FOR DETAILS OF FROST SLAB AT EXTERIOR BUILDING DOORS.
- CONSTRUCTION TRAFFIC SHOULD BE MINIMIZED ON THE NEW PAVEMENT. IF CONSTRUCTION TRAFFIC IS ANTICIPATED ON THE PAVEMENT STRUCTURE, THE INITIAL LIFT THICKNESS SHOULD BE INCREASED AND PLACEMENT OF THE FINAL LIFT SHOULD BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED. THIS ACTION WILL ALLOW REPAIR OF LOCALIZED FAILURE, IF ANY DOES OCCUR, AS WELL AS REDUCE LOAD DAMAGE ON THE PAVEMENT SYSTEM.
- PAVEMENT MIX DESIGNS SUBMITTED FOR REVIEW BY THE ENGINEER MUST FOLLOW THE CURRENT MDOT REVIEW CHECKLISTS AS SUMMARIZED BELOW:
 - CONCRETE MIX DESIGN REVIEW CHECKLIST (FORM 2000)
 - SUPERPAVE MIX DESIGN CHECKLIST (FORM 1862)
 - MARSHALL MIX DESIGN CHECKLIST (FORM 1849)

SIGN LEGEND:

'NO PARKING FIRE LANE' SIGN	1
'STOP' SIGN	2
'BARRIER FREE PARKING' SIGN	3
'VAN ACCESSIBLE' SIGN	4
'ONE WAY' SIGN	5
'DO NOT ENTER' SIGN	6
'NO PARKING LOADING ZONE' SIGN	7
'NO LEFT TURN' SIGN	8
'KEEP RIGHT' SIGN	9

REFER TO DETAIL SHEET FOR SIGN DETAILS

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE P'	P
SIDEWALK RAMP 'TYPE R'	R
CURB CUT	C

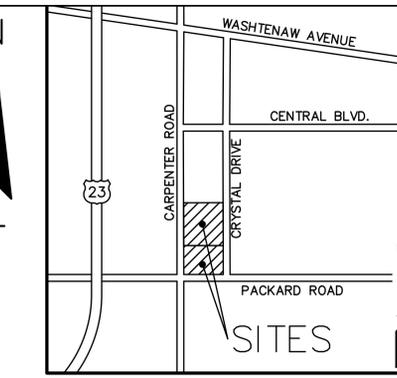
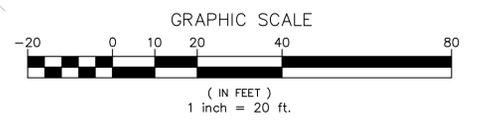
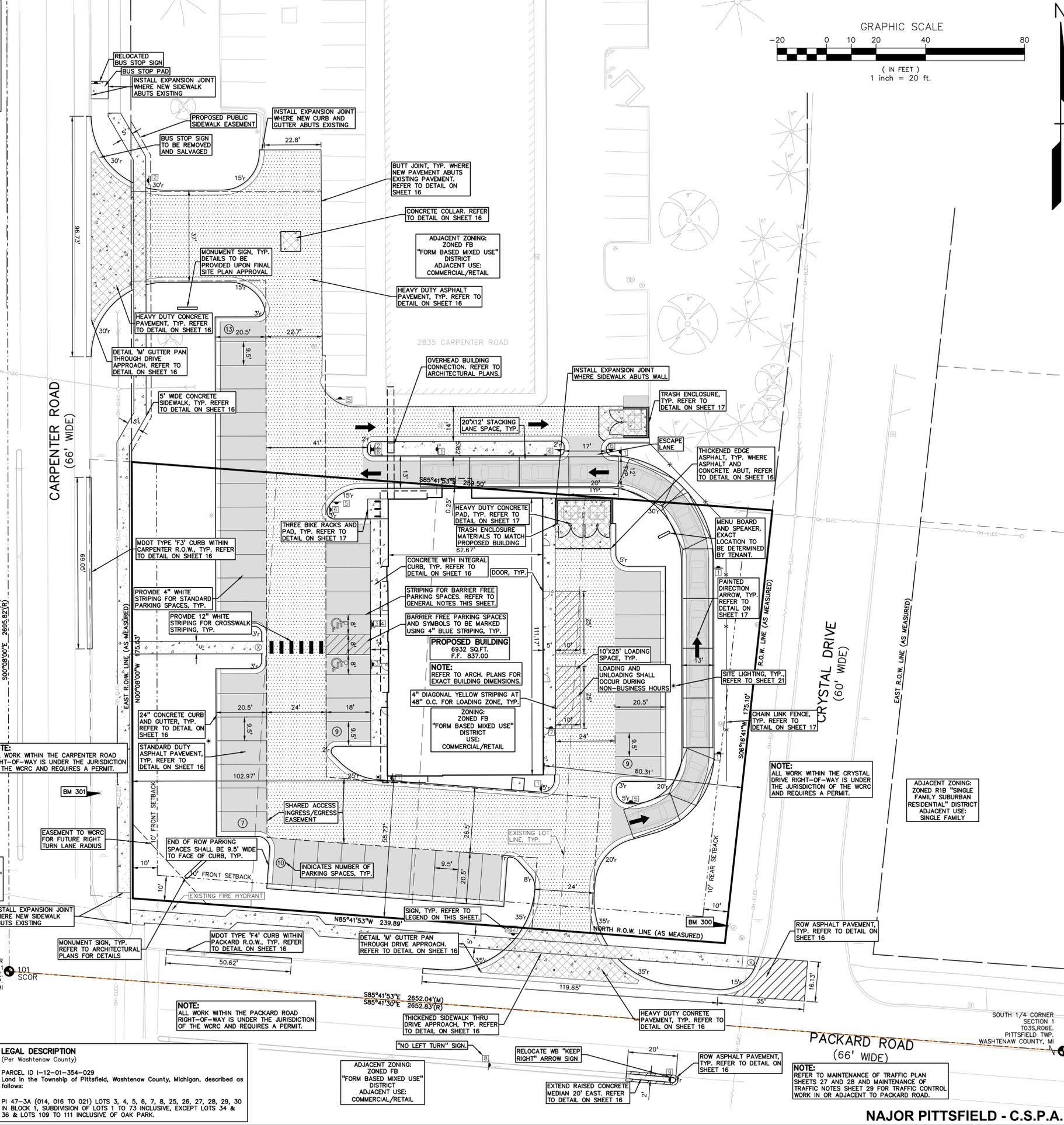
REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS AND SHEET 18

LEGAL DESCRIPTION
(Per Washtenaw County)

PARCEL ID 1-12-01-354-015
Land in the Township of Pittsfield, Washtenaw County, Michigan, described as follows:
HOLD SID - L 12-145-002-00 PI 47-1, 2, 31, 32 LOTS 1, 2, 31, 32 BHK 1 SUBDIVISION OF LOTS 1 TO 73 INCLUSIVE EXCEPT LOTS 34 & 36 AND LOTS 102 TO 111 INCLUSIVE OF OAK PARK.

LEGAL DESCRIPTION
(Per Washtenaw County)

PARCEL ID 1-12-01-354-029
Land in the Township of Pittsfield, Washtenaw County, Michigan, described as follows:
PI 47-3A (014, 016 to 021) LOTS 3, 4, 5, 6, 7, 8, 25, 26, 27, 28, 29, 30 BLOCK 1, SUBDIVISION OF LOTS 1 TO 73 INCLUSIVE, EXCEPT LOTS 34 & 36 & LOTS 109 TO 111 INCLUSIVE OF OAK PARK.



LEGEND

● IRON FOUND	○ MONUMENT FOUND	○ SEC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT SET	⊗ RECORDED
⊗ NAIL FOUND	⊗ DISTRICT	⊗ MEASURED
⊗ NAIL & CAP SET	⊗ ADJACENT USE: COMMERCIAL/RETAIL	⊗ CALCULATED

EXISTING

- OH-ELEC-W-C: ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UG-CATV: UNDERGROUND CABLE TV, CATV PEDESTAL
- UG-PHONE: TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- UG-ELEC: ELECTRIC U.G. CABLE, MANHOLE, WELLS & MANHOLE
- UG-GAS: GAS MAIN, VALVE & GAS LINE MARKER
- WATERMAN, HYD. GATE VALVE, TAPPING SLAVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- SEWER, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
- POST INDICATOR VALVE
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MALBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SON

PROPOSED

- CONC: CONCRETE
- ASPH: ASPHALT
- GRAVEL: GRAVEL SHOULDER
- WETLAND
- STD. HEAVY ROW DUTY ONLY
- STD. HEAVY DEEP DUTY DUTY STRENGTH

REFERENCE DRAWINGS
FEMA F.I.R.M. NO. 26161C0406E, DATED APRIL 3, 2012
OAK PARK SUBDIVISION PLAN

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE "X", AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26161C0406E, DATED APRIL 3, 2012.

REVISIONS

NO.	DATE	DESCRIPTION
1	9-20-21	PER TOWNSHIP ENGINEER COMMENTS
2	9-20-21	PER TOWNSHIP ENGINEER COMMENTS
3	9-20-21	PER TOWNSHIP ENGINEER COMMENTS
4	9-20-21	PER TOWNSHIP ENGINEER COMMENTS
5	9-20-21	PER TOWNSHIP ENGINEER COMMENTS
6	9-20-21	PER TOWNSHIP ENGINEER COMMENTS
7	9-20-21	PER TOWNSHIP ENGINEER COMMENTS
8	9-20-21	PER TOWNSHIP ENGINEER COMMENTS
9	9-20-21	PER TOWNSHIP ENGINEER COMMENTS
10	9-20-21	FINAL SITE PLAN SUBMITTAL

CAUTION!
THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS GIVEN FOR THE ACCURACY OF THESE UTILITIES. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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f: 248.689.1044
www.peainc.com

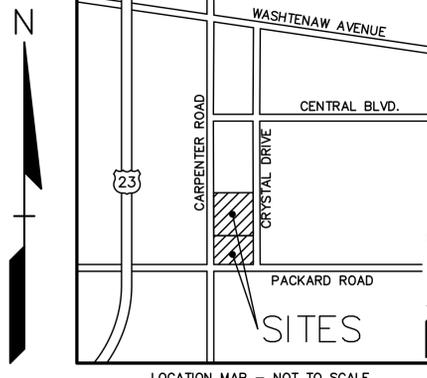
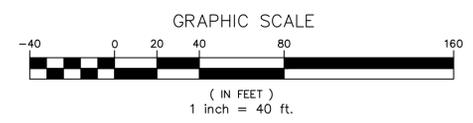
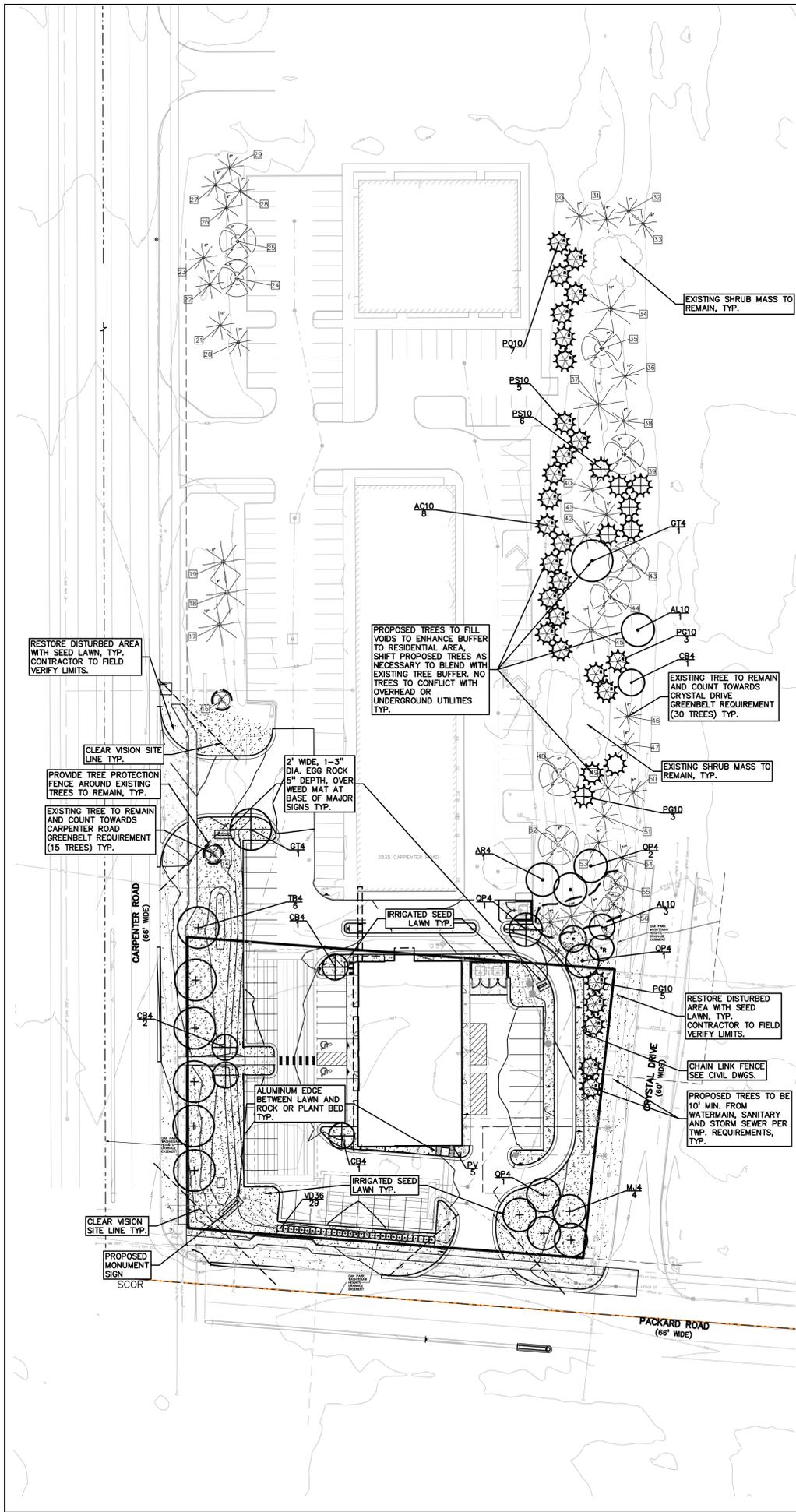
4025 PACKARD, LLC
600 N. OLD WOODWARD, SUITE 100
BIRMINGHAM, MICHIGAN 45009

SITE PLAN
NAJOR PITTSFIELD
PART OF THE SOUTHWEST 1/4 OF SECTION 1, T3S. R1E. PITTSFIELD TWP., WASHTENAW COUNTY, MICHIGAN

DES. T.J.L. DN. VBC SUR. J.W.M.H. | P.M. | J.P.B.

ORIGINAL ISSUE DATE: JANUARY 20, 2020
PEA JOB NO. 2017-228
SCALE: 1" = 20'
DRAWING NUMBER: 6

PEA PROJECTS\2017\2017228\DWG\CONSTRUCTION-V-BASE-17228.DWG
PEA PROJECTS\2017\2017228\DWG\CONSTRUCTION-V-TBLK-17228.DWG



DECIDUOUS TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC	NATIVE
4	AL10	Allegheny Serviceberry	<i>Amelanchier laevis</i>	10' HL.	B&B	Y
1	AR4	Redpointe Maple	<i>Acer rubrum 'Redpointe'</i>	4" Cal.	B&B	NATIVE
5	CB4	Upright European Hornbeam	<i>Carpinus betulus 'Fastigiata' (columnar)</i>	4" Cal.	B&B	NON-NATIVE
2	GT4	Skyline Honeylocust	<i>Gleditsia triacanthos 'Skyline' Inermis</i>	4" Cal.	B&B	NATIVE
5	QP4	Regal Prince Oak	<i>Quercus robur x bicolor 'Long' (columnar)</i>	4" Cal.	B&B	Y
4	MJ4	Marilee Crab	<i>Malus 'Jarmin' PP14337 (white, upright, fruitless)</i>	4" Cal.	B&B	NON-NATIVE
6	TB4	Boulevard Linden	<i>Tilia americana 'Boulevard'</i>	4" Cal.	B&B	NATIVE
27	TOTAL DEC.					

EVERGREEN TREE PLANT LIST:

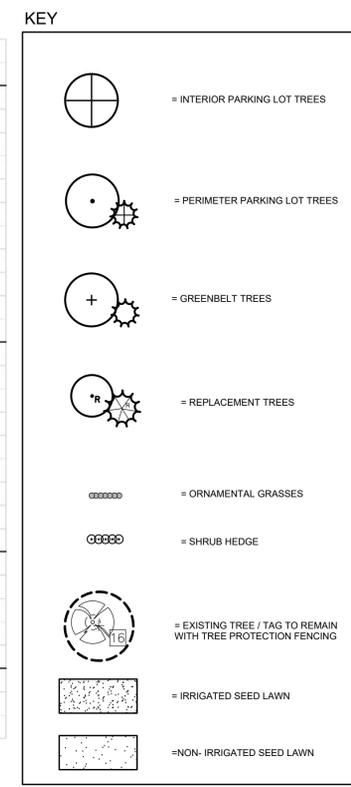
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC	NATIVE
8	AC10	Concolor Fir	<i>Abies concolor</i>	10' HL.	B&B	NON-NATIVE
11	PG10	White Spruce	<i>Picea glauca</i>	10' HL.	B&B	NATIVE
7	PO10	Serbian Spruce	<i>Picea omorika</i>	10' HL.	B&B	NON-NATIVE
11	PS10	Eastern White Pine	<i>Pinus strobus</i>	10' HL.	B&B	NATIVE
37	TOTAL EVG.					
64	TOTAL TREES - 64% NATIVE SPECIES					

SHRUB PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC	NATIVE
29	VD36	Blue Muffin Viburnum	<i>Viburnum dentatum 'Christom'</i>	36" Ht.	Cont.	NATIVE
29	TOTAL SHRUBS - 100% NATIVE					

PERENNIAL PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC	NATIVE
5	PV	Shenandoah Switch Grass	<i>Panicum virgatum 'Shenandoah'</i>	1 Gal.	Cont.	NATIVE
5	TOTAL PERENNIALS - 100% NATIVE					



LANDSCAPE CALCULATIONS:
PER PITTSFIELD TOWNSHIP ZONING ORDINANCE (FB - FORM BASED MIXED USE DISTRICT)

ALL LANDSCAPE REQUIRED TO BE 50% NATIVE SPECIES

INTERIOR PARKING LOT LANDSCAPE
REQUIRED: 1 TREE PER 8 SPACES & 5% OF PARKING PAVT. LANDSCAPED
48 SPACES / 8 = 6 TREES REQUIRED & 5% OF 17,593 SF = 880 SF OF LANDSCAPE AREA
PROVIDED: 6 TREES & 1,750 SF OF LANDSCAPE AREA

PERIMETER PARKING LOT
REQUIRED: 1 TREE PER 40 LF OF PARKING LOT PERIMETER
597 LF OF LOT PERIMETER / 40 = 14.9 TREES
PROVIDED: 15 TREES

NOTE: 9 OF THE 15 PERIMETER PARKING LOT TREES ARE LOCATED ON THE NORTHEASTERN PORTION OF THE SITE TO HELP INCREASE VISIBILITY ALONG CARPENTER RD. AND TO HELP BUFFER THE SITE FROM RESIDENTIAL PROPERTIES TO THE EAST PER THE DIRECTION OF THE TOWNSHIP

SITE LANDSCAPE
REQUIRED: 20% OF ENTIRE SITE LANDSCAPED
20% OF 43,690.68 SF = 8,739 SF
PROVIDED: 20,750 SF OF ENTIRE SITE LANDSCAPED (47.5%)

GREENBELT LANDSCAPE
REQUIRED: 1 DECIDUOUS TREE PER 30 LF OF PUBLIC RD. FRONTAGE
CARPENTER RD: 643.05' / 30LF = 21.43 TREES REQUIRED
PACKARD RD: 210.89' / 30LF = 7.02 TREES REQUIRED
CRYSTAL DR: 662.87' / 30LF = 22.1 TREES REQUIRED

PROVIDED: CARPENTER RD.: 6 PROPOSED TREES AND 15 EXISTING TREES TO REMAIN
PACKARD RD.: 5 PROPOSED TREES AND 2 EVERGREEN TREES IN NE PORTION OF SITE CRYSTAL DR.: 30 EXISTING TREES TO REMAIN

NOTE: 2 OF THE 7 PROPOSED TREES ALONG PACKARD ARE LOCATED ON THE NORTHEASTERN PORTION OF THE SITE TO HELP INCREASE VISIBILITY ALONG PACKARD / CARPENTER RD. AND TO HELP BUFFER THE SITE FROM RESIDENTIAL PROPERTIES TO THE EAST PER THE DIRECTION OF THE TOWNSHIP

TREE REMOVAL / REPLACEMENT
23 TOTAL TREES REMOVED (DOES NOT INCLUDE POOR OR DEAD TREES):
REQUIRED: HERITAGE TREES: TOTAL DBH X 150% = CAL. INCHES TO REPLACE
0" OF DBH X 150% = 0" CAL. / 3" CAL. = 0 TREES
NON-HERITAGE TREES: TOTAL DBH 100% = CAL. INCHES TO REPLACE
187" OF DBH X 100% = 187" CAL. / 4" CAL. = 46.75 TREES
PROVIDED: 28, 10' HT. EVG. AND 2, 10' HT. DECIDUOUS TREES = 120" REPLACEMENT
REPLACEMENT ADDITIONALLY THE PARKING LOT INTERIOR, PERIMETER, AND GREENBELT TREES WERE UPSIZED FROM THE 2" REQ. TO 4" CAL.: 34 X 2" INCREASE = 68" ADDITIONAL REPLACEMENT
120" REPLACEMENT TREES + 68" INCREASED STARTING SIZE = 188" REPLACEMENT PROVIDED

GENERAL PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTRACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
- ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1, GRADE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO THE WORK.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES. HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
- ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
- ALL PLANTING BEDS SHALL RECEIVE 4" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT. SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
- ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.

NOTE:
PER TOWNSHIP REQUIREMENT, PROPOSED TREES SHALL BE PLANTED A MINIMUM OF 10' OFF OF THE WATER MAIN, SANITARY SEWER AND STORM SEWER

REVISIONS

NO.	DATE	DESCRIPTION
1	9-20-21	PER TOWNSHIP ENGINEER COMMENTS
2	10-20-21	PER TOWNSHIP ENGINEER COMMENTS
3	10-20-21	PER TOWNSHIP ENGINEER COMMENTS
4	10-20-21	PER TOWNSHIP ENGINEER COMMENTS
5	10-20-21	PER TOWNSHIP ENGINEER COMMENTS
6	10-20-21	PER TOWNSHIP ENGINEER COMMENTS
7	10-20-21	PER TOWNSHIP ENGINEER COMMENTS
8	10-20-21	PER TOWNSHIP ENGINEER COMMENTS
9	10-20-21	PER TOWNSHIP ENGINEER COMMENTS
10	10-20-21	PER TOWNSHIP ENGINEER COMMENTS
11	10-20-21	PER TOWNSHIP ENGINEER COMMENTS
12	10-20-21	PER TOWNSHIP ENGINEER COMMENTS



CAUTION!
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600 N. OLD WOODWARD, SUITE 100
BIRMINGHAM, MICHIGAN 48009

LANDSCAPE PLAN
NAJOR PITTSFIELD
PART OF THE SOUTHWEST 1/4 OF SECTION 1, T3S, R1E
PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES. JRG DN. JRG SUR. JWMH I.P.M. JPB
S:\PROJECTS\2017-228 NAJOR PITTSFIELD-4025 LANDSCAPE\CONTR\02017-228 LANDSCAPE PLAN-17258.dwg

ORIGINAL ISSUE DATE:
JANUARY 20, 2020

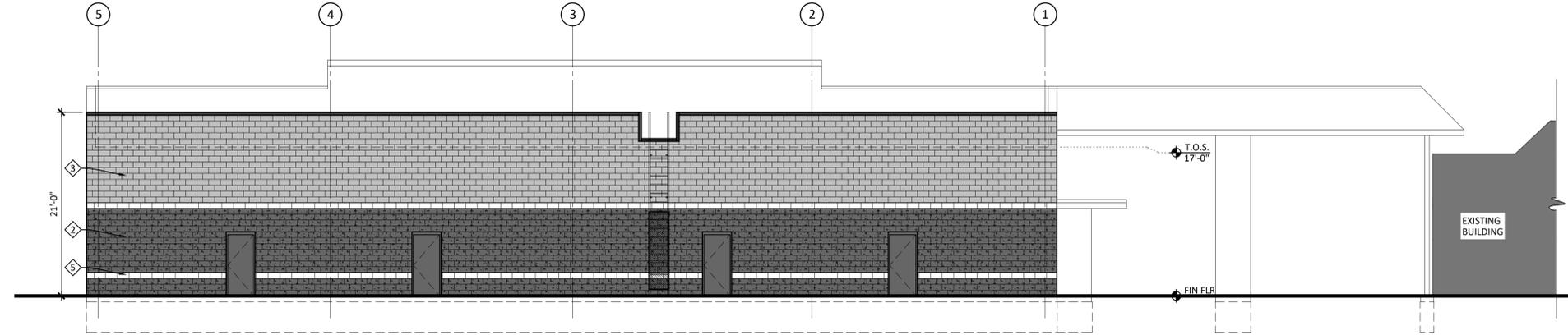
PEA JOB NO. 2017-228

SCALE: 1" = 40'

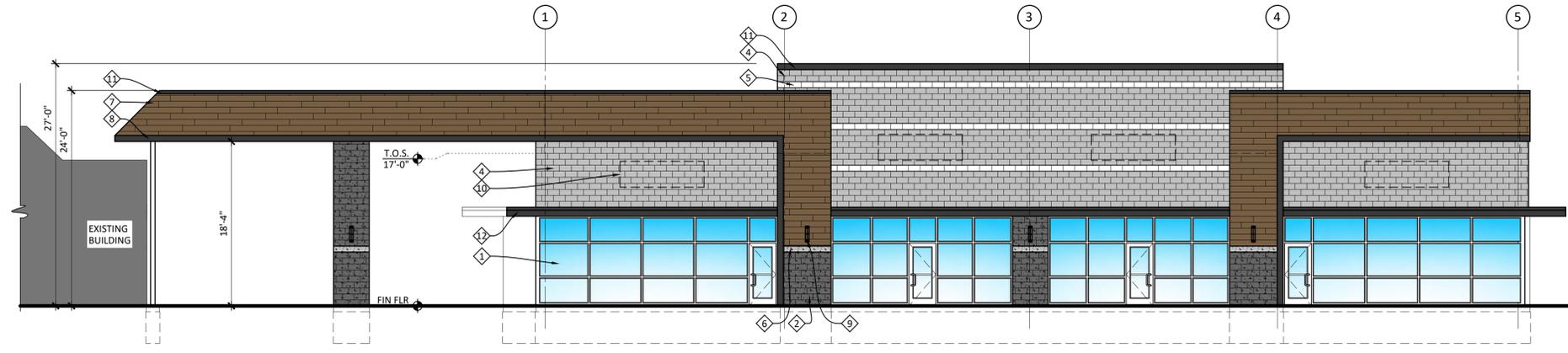
DRAWING NUMBER:
23

EXTERIOR FINISH KEY

- 1 STOREFRONT
THERMALLY BROKEN ALUM. FRAME
W/INSULATED GLAZING
MFR: TBD COLOR: CLEAR ANODIZED
SPL - DENOTES SPANDREL GLAZING
- 2 SPLIT-FACE BLOCK VENEER #1
MFR: T.B.D.
COLOR: DARK GRAY
- 3 SPLIT-FACE BLOCK VENEER #2
MFR: T.B.D.
COLOR: MEDIUM GRAY
- 4 BLOCK VENEER #1
MFR: T.B.D.
COLOR: LIGHT GRAY
- 5 BLOCK VENEER #2
MFR: T.B.D.
COLOR: LIGHT GRAY
- 6 STONE BAND
MFR: T.B.D.
COLOR: DARK GRAY
- 7 WOOD SIDING
COLOR: NATURAL
- 8 METAL TRIM
MFR: UNACLAD
COLOR: CHARCOAL
- 9 LIGHTING
SCONCE FIXTURE
T.B.D.
- 10 SIGNAGE
SIGNAGE ALLOWED: VERIFY MAX. SQ. FT.
SIGNAGE SHALL BE SUBMITTED PER TENANT.
- 11 PREFINISHED METAL COPING
MFR: FIRESTONE
COLOR: CHARCOAL
- 12 STEEL CANOPY
COLOR: MATTE BLACK

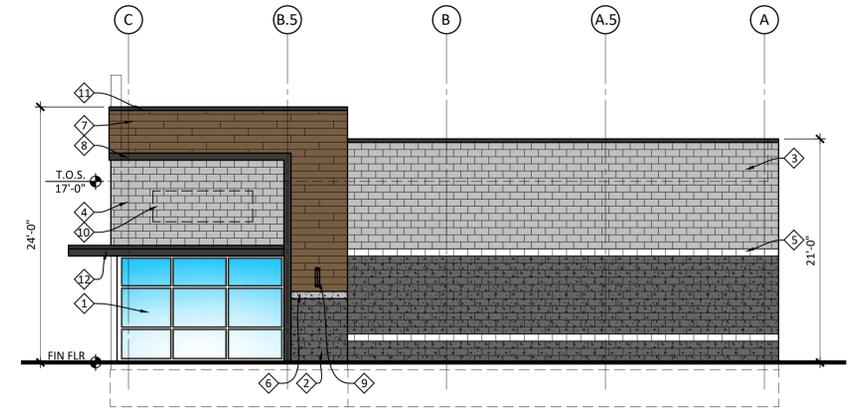


PRELIMINARY WEST ELEVATION
SCALE: 1/8" = 1'-0"

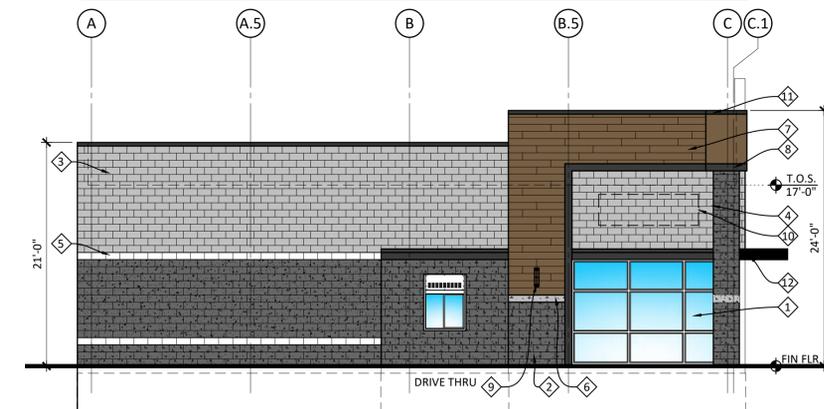


PRELIMINARY EAST ELEVATION
SCALE: 1/8" = 1'-0"

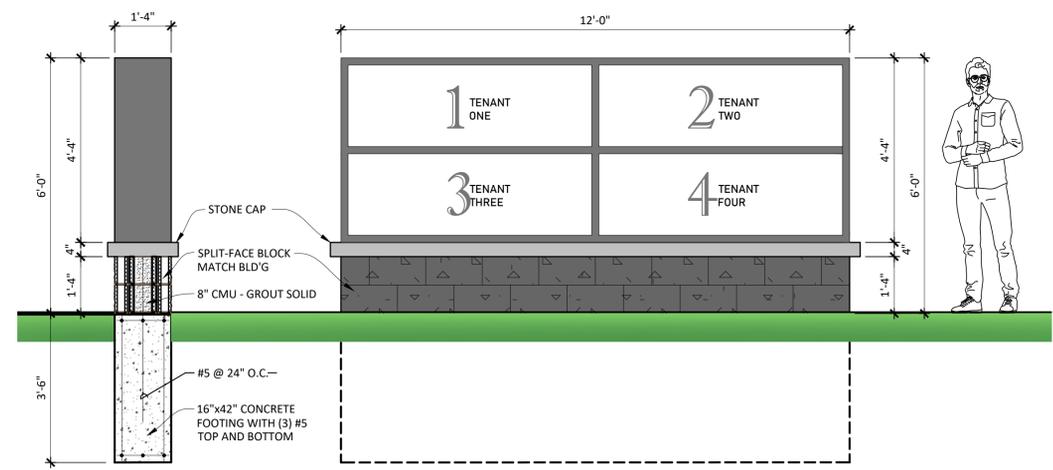
SIGNAGE REQUIREMENTS		
ORD. SECTION	REQUIRED	PROPOSED
	WALL SIGN: TOTAL NUMBER : 1 PER TENANT AREA : 100 FT ²	
	GROUND SIGN : ONE SIGN	PROVIDED
TABLE 15.07	AREA : MAX 60 FT ² HEIGHT : 6 FT MAX.	52 FT ² 6 FT
TABLE 15.07	SETBACK : MIN. 10 FEET FROM PROPERTY LINE	



PRELIMINARY NORTH ELEVATION
SCALE: 1/8" = 1'-0"



PRELIMINARY SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



MONUMENT SIGN
SCALE: 1/2" = 1'-0"

Proposed
MULTI-TENANT
4025 PACKARD ST
PITTSFIELD TWP, MI
48108

REV	DATE	ISSUED FOR REVIEW	ISSUED
05-19-21		ISSUED FOR REVIEW	

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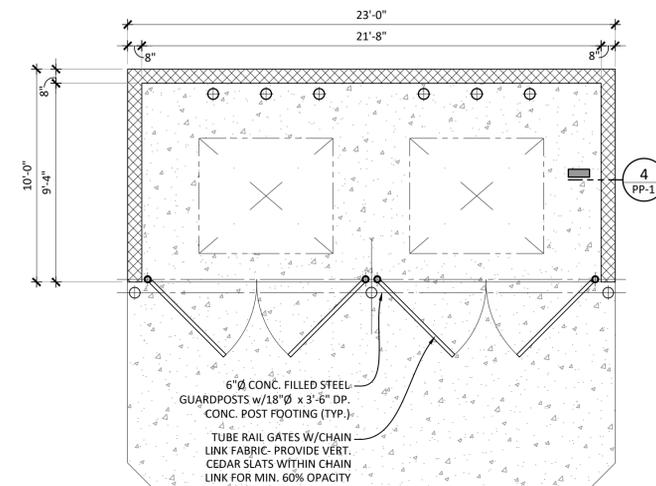
SEAL:

DRAWN BY: RY
CHECKED BY: VW, JR
IN CHARGE: WV
SHEET NAME:
PRELIMINARY PLAN & ELEVATIONS

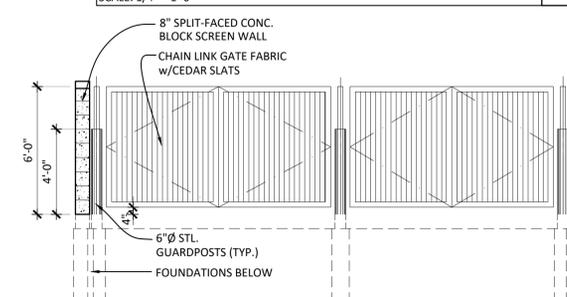
JOB NO:
21-10

SHEET NO:
30 PE-1

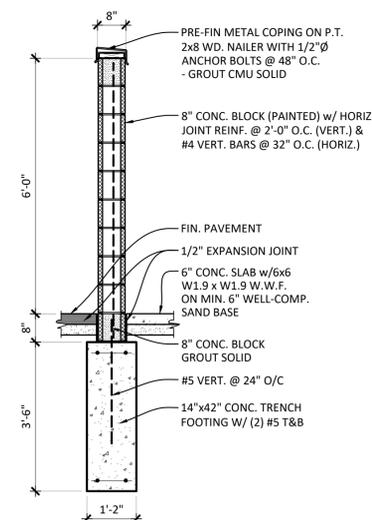
Proposed
MULTI-TENANT
 4025 PACKARD ST
 PITTSFIELD TWP, MI
 48108



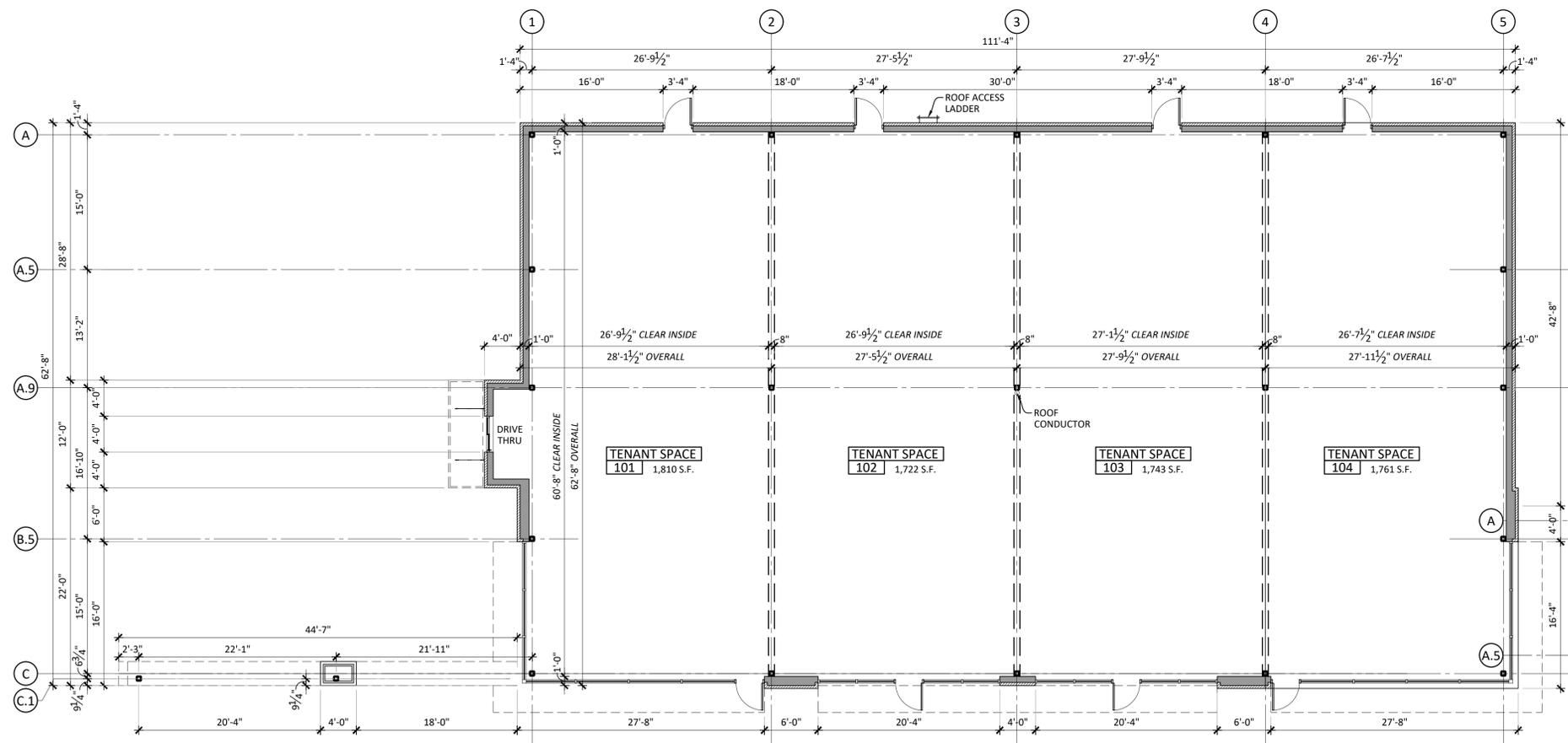
PLAN
 SCALE: 1/4" = 1'-0" 3



ELEVATION
 SCALE: 1/4" = 1'-0" 2



TRASH ENCLOSURE DETAIL
 SCALE: 1/2" = 1'-0" 4



PRELIMINARY FLOOR PLAN
 SCALE: 1/8" = 1'-0"



1

REV	DATE	ISSUED FOR REVIEW	ISSUED
09-23-20		ISSUED FOR REVIEW	

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SEAL:

DRAWN BY: RY
 CHECKED BY: VW, JR
 IN CHARGE: WV
 SHEET NAME:
 PRELIMINARY PLAN
 & ELEVATIONS

JOB NO: 21-10

SHEET NO: 31 PP-1

Appendix D



**4025 Packard Redevelopment Project
4025 Packard Road, Pittsfield Township, Michigan**

**SUMMARY OF PRIOR ASSESSMENTS AND
DOCUMENTATION OF ACT 381 ELIGIBILITY**

For the property located at 4025 Packard Road, Ann Arbor, Michigan, the following site investigation documents have been prepared:

Name of Report	Date of Report	Company that Prepared Report
UST Removal Sampling	May 10-14, 1993	ATEC Associates Inc.
Subsurface Investigation	Aug. 1993 – Sept. 1994	ATEC Associates Inc
Subsurface Investigation	March 1998 – Nov. 1994	ATC Associates Inc
Site Investigation Report	April 2008	NESA and Associates
Site Investigation Report	October 2009	ATC Associates Inc
Baseline Environmental Assessment	December 30, 2010	Yeoman Group, LLC
Site Investigation	November 16-18, 2011	ATC Associates Inc
Site Investigation	October 2012	ATC Associates Inc
Site Status Report	August 10, 2021	Atlas Technical

May 1993 – Underground Storage Tank (UST) Removal Sampling (ATEC)

On May 10-14, 1993, ATEC supervised the removal of four (4) 8,000-gallon underground storage tanks (USTs) located southeast of the retail convenience store building, and one (1) 550-gallon waste oil UST located northeast of the retail building. Samples were collected from the sidewall for each excavation area.

- Samples collected from the north wall of the 550-gallon waste oil tank excavation identified the presence of benzene, toluene, ethylbenzene, xylene, (BTEX) and methyl tert-butyl ether (MTBE).
- Samples collected from the south wall of the four (4) 8,000-gallon UST excavation identified the presence of BTEX.
- Samples collected from the east wall of the four (4) 8,000-gallon UST excavation identified the presence of BTEX and MTBE.

August 1993 – September 1994 - Subsurface Investigation (ATEC)

From August 10, 1993 through September 19, 1994, ATEC supervised the advancement of twelve (12), on-site and off-site, soil borings (SB-1 through SB-12) to a maximum depth of 29 feet below ground surface (bgs). All borings were converted into monitoring wells (MW-1 through MW-12). Soil samples were collected from each boring and analyzed for BTEX, MTBE, and total lead. Groundwater samples were analyzed for

BTEX, MTBE, and dissolved lead. Of note, free product was discovered in MW-1 on July 24, 1994.

March 1998 – September 1999 - Subsurface Investigation (ATEC)

From March 1998 through November 1999, ATC supervised the advancement of seven (7), on-site and off-site, soil borings (SB-13 through SB-19) to a maximum depth of 40 feet bgs. All borings were converted into monitoring wells (MW-13 through MW-19). Soil samples were collected from each boring and analyzed for BTEX, MTBE, naphthalene, 2-methylnaphthalene, 1,2,4-trimethylbenzene (1,2,4-TMB), and trimethylbenzene (1,3,5-TMB). Groundwater samples were analyzed for BTEX, MTBE, naphthalene, 2-methylnaphthalene, 1,2,4-TMB, 1,3,5-TMB, and dissolved lead.

April 2008 – Site Investigation Report (NESAs)

From March 10 through 14, 2008, 22 soil borings (NB-8 through NB-29) were advanced to a maximum depth of 30-feet bgs. Soil samples were collected and analyzed for BTEX, MTBE, naphthalene, 2-methylnaphthalene, 1,2,4-TMB, and 1,3,5-TMB. Analytical results for eleven (11) of the 76 soil samples collected from the unsaturated zone indicated concentrations of unleaded gasoline constituents above the applicable Tier I Risk-Based Screening Levels (RBSLs) for one or more of the following relevant exposure pathways: Drinking water protection, Groundwater Contact, Soil Direct Contact, Soil Volatilization to Indoor Air Inhalation.

October 2009 – Site Investigation Report (ATC)

ATC conducted the 4th Quarter groundwater sampling and monitoring event on October 8, 2009. Monitoring wells MW-1 through MW-4, MW-6 through MW-8, MW-11 through MW-13, MW-17, and MW-23 through MW-29 located on-site and off-site. Groundwater samples were collected for analysis of unleaded gasoline constituents. Results indicated that unleaded gasoline constituents were detected in on-site monitoring wells MW-1, MW-26, MW-27, and MW-28 exceeded the Michigan Department of Environment, Great Lakes, and Energy (EGLE) Response and Remediation Division (RRD) Drinking Water and/or Groundwater Surface Water Interface RBSLs. The results also indicated that impacted groundwater concentrations are stable or slowly attenuating.

December 2010 – Baseline Environmental Assessment (Yeoman)

On December 20, 2010, The Yeoman Group, LLC filed a baseline environmental assessment with EGLE prior to the acquisition of the property by 4025 Packard, LLC. Review of subsurface soil and groundwater data from 2008 and 2009 revealed that subsurface soil and groundwater contamination is present at levels in excess of current Part 213 Tier 1 RBSLs. Therefore, the property was considered a "facility", as defined in Part 201 of P.A. 451 of the Michigan Natural Resources and Environmental Protection Act (NREPA).

November 2011 – Site Investigation (ATC)

From November 16-18, 2011, seven (7) soil borings (SB-1 through SB-7) were advanced to a maximum depth of 37-feet bgs. Soil samples were collected and analyzed for BTEX, MTBE, naphthalene, 1,2,4-TMB, 1,3,5-TMB, and 2-methylnaphthalene. Analytical results for the soil samples collected from borings SB-3, SB-5, and SB-6 indicated concentrations of unleaded gasoline constituents above the applicable Tier I RBSLs for one or more of the following relevant exposure pathways: Drinking water protection, Groundwater Contact, Soil Direct Contact, Soil Volatilization to Indoor Air Inhalation.

Groundwater samples were collected at monitoring well locations MW-30 through MW 33 and analyzed for BTEX, MTBE, naphthalene, 1,2,4-TMB, 1,3,5-TMB, and 2-methylnaphthalene. Results indicated that no unleaded gasoline constituents were detected in concentrations that exceeded EGLE RRD Drinking Water and/or Groundwater Surface Water Interface RBSLs.

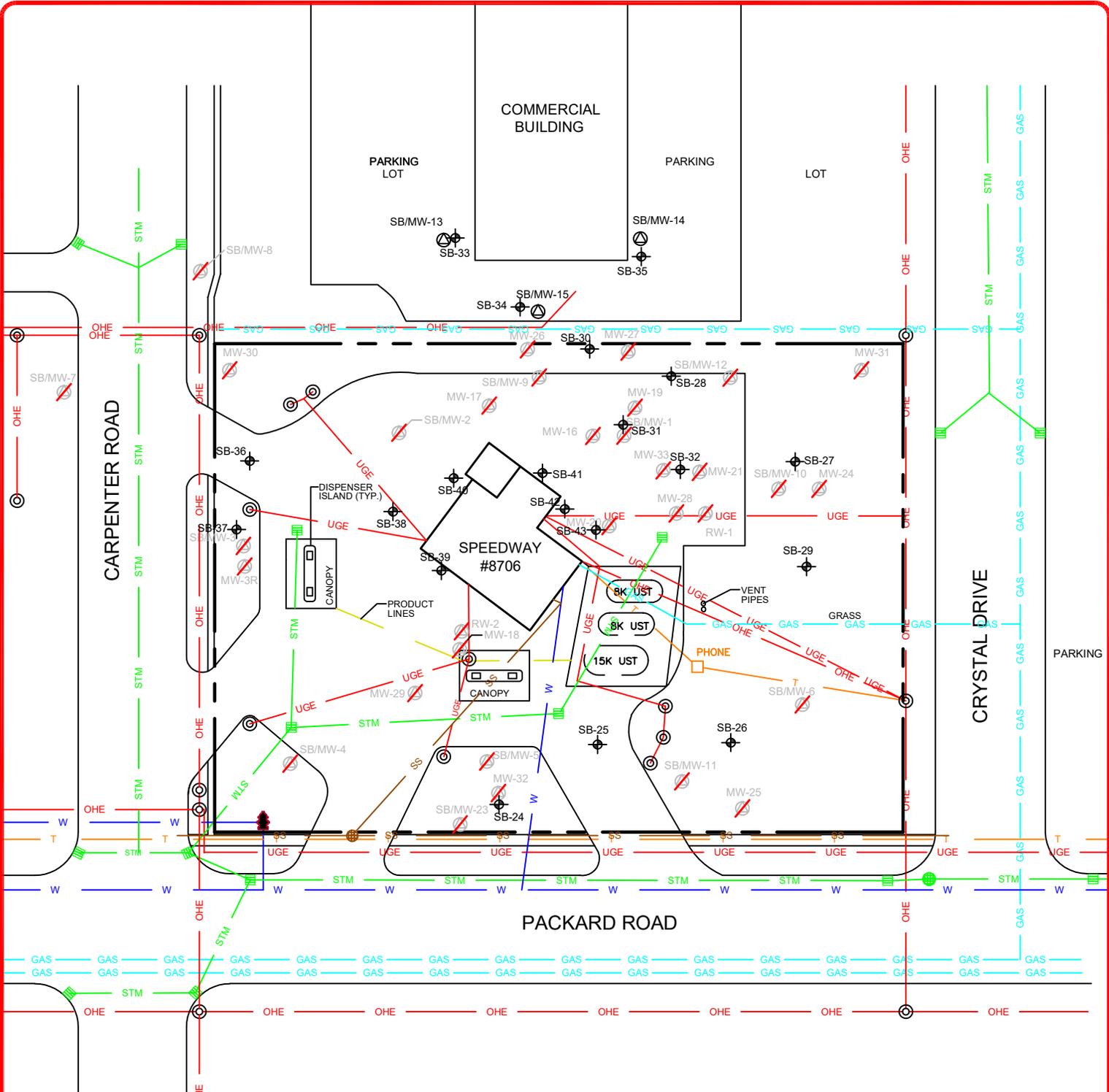
October 2012 – Site Investigation (ATC)

On October 9, 2012, groundwater samples were collected at monitoring well locations MW-1, MW-4, MW-6, MW-8, MW-9, MW-12, MW-13, MW-18 through MW-21, MW-24 through MW-28, and MW 30 through MW-33 and analyzed BTEX, MTBE, naphthalene, 1,2,4-TMB, 1,3,5-TMB, and 2-methylnaphthalene. Results indicated that unleaded gasoline constituents were detected in concentrations that exceeded EGLE RRD Drinking Water and/or Groundwater Surface Water Interface Risk-Based Screening Levels (RBSLs).

August 2021 – Site Status Report (Atlas Technical)

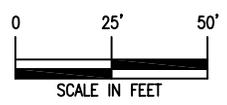
On March 11, 2021, groundwater samples were collected from the following twenty-one (21) monitoring and recovery wells: MW-02, MW-03R, MW-06, MW-09, MW-11, MW-12, MW-17, MW-18, MW-19, MW-21, MW-24 through MW-30, MW-32, MW-33, RW-01 and RW-02. The samples were analyzed for the presence of the EGLE unleaded gasoline Chemicals of Concern (CoCs): benzene, toluene, ethylbenzene, and total xylenes (BTEX), methyl-tert-butyl ether (MTBE), 1,2,4-trimethylbenzene (1,2,4-TMB), 1,3,5-trimethylbenzene (1,3,5-TMB), naphthalene, and 2-methylnaphthalene. EGLE unleaded gasoline CoCs were detected at concentrations reported above the applicable cleanup criteria in the groundwater samples collected from monitoring and recovery wells MW-09, MW-18, MW-21, MW-26, MW-27, MW-28, MW-33, and RW-01.

From May 11-14, 2021, twenty (20) soil borings (SB-24 through SB-43) were advanced to a maximum depth of 35-feet bgs. Soil samples were collected and analyzed for BTEX, MTBE, naphthalene, 1,2,4-TMB, 1,3,5-TMB, and 2-methylnaphthalene. EGLE unleaded gasoline CoCs were detected at concentrations reported above the applicable clean-up criteria in soil samples collected from borings SB-31, SB-32, SB-38, SB-42, and SB-43.



LEGEND

- | | | | | |
|--|--------------------------------------|--|-----------------------------------|----------------------------------|
| | MONITORING WELL | | PROPERTY LINE | BGS - DEPTH BELOW GROUND SURFACE |
| | ABANDONED/ DESTROYED MONITORING WELL | | SANITARY SEWER LINE | DIA. - DIAMETER |
| | SOIL BORING | | STORM SEWER LINE | |
| | MANHOLE/CATCH BASIN | | WATER LINE | |
| | LIGHT/ UTILITY POLE | | GAS LINE | |
| | FIRE HYDRANT | | OHE - OVERHEAD ELECTRICAL LINE | |
| | | | T - TELEPHONE LINE | |
| | | | UGE - UNDERGROUND ELECTRICAL LINE | |



46555 HUMBOLDT DRIVE, SUITE 100
NOVI, MI 48377
PH: 248-669-5140
FAX: 248-669-5147
WEBSITE: WWW.ONEATLAS.COM

DATE:
06/29/2021

DRAWN BY:
JBS

REVIEWED BY:
LS

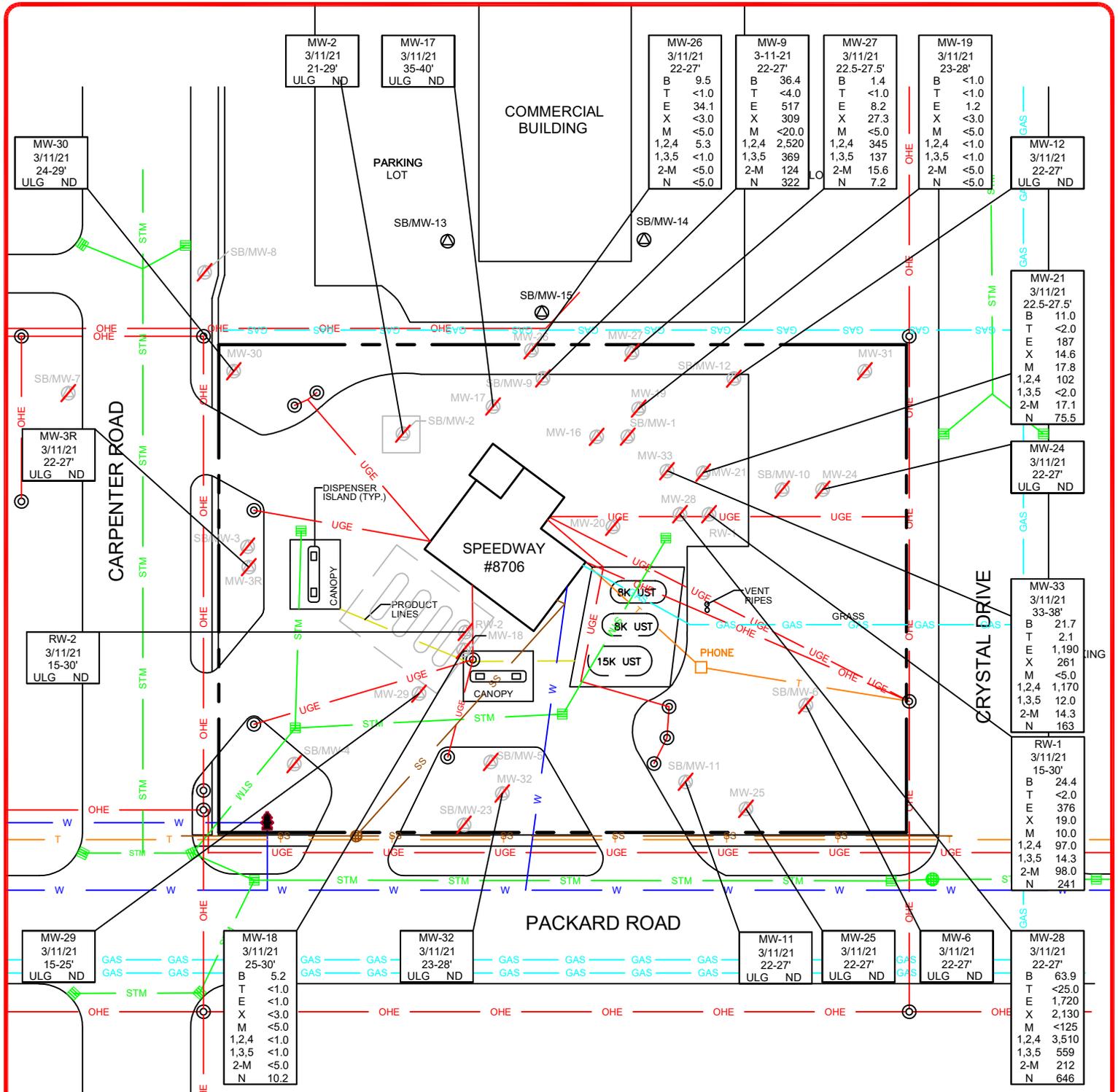
PROJECT NO.:
188SP21053

SCALE:
1" = 50'

FIGURE 3

SITE MAP WITH UTILITIES

SPEEDWAY LLC
STORE #8706
4025 PACKARD ROAD
ANN ARBOR, MICHIGAN



LEGEND

	MONITORING WELL		PROPERTY LINE	VOLATILES (VOCs)	ND BELOW LABORATORY DETECTION LIMITS
	ABANDONED/ DESTROYED MONITORING WELL		SANITARY SEWER LINE	SAMPLE LOCATION	ULG UNLEADED GASOLINE COMPOUNDS
	MANHOLE/CATCH BASIN		STORM SEWER LINE	SAMPLE DATE	
	LIGHT/ UTILITY POLE		WATER LINE	DEPTH BELOW GRADE	
	FIRE HYDRANT		GAS LINE	B BENZENE (µg/L)	
			OVERHEAD ELECTRICAL LINE	T TOLUENE (µg/L)	
			TELEPHONE LINE	E ETHYLBENZENE (µg/L)	
			UNDERGROUND ELECTRICAL LINE	X XYLENES (µg/L)	
				M MTBE (µg/L)	
				1,2,4 1,2,4-TMB (µg/L)	
				1,3,5 1,3,5-TMB (µg/L)	
				2-M 2-METHYLNAPHTHALENE (µg/L)	
				N NAPHTHALENE (µg/L)	
				NS NOT SAMPLED	

MONITORING WELLS WITH NO DATA BOX SHOWN WERE NOT SAMPLED

SCALE IN FEET

46555 HUMBOLDT DRIVE, SUITE 100
NOVI, MI 48377
PH: 248-669-5140
FAX: 248-669-5147
EMAIL: WWW.ATCGS.COM

DATE:
06/30/2021

DRAWN BY:
JBS

REVIEWED BY:
LS

PROJECT NO.:
188SP15083

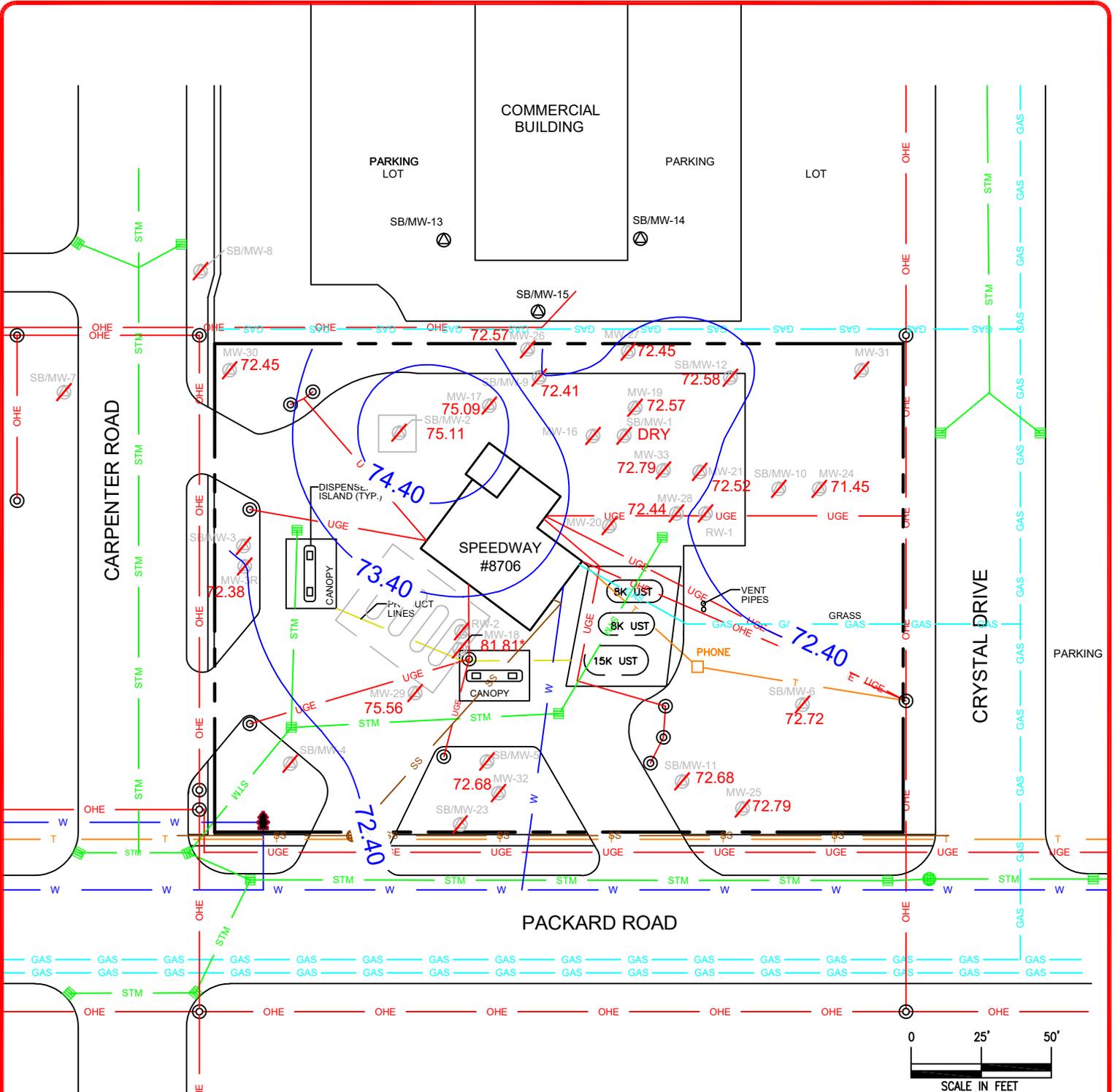
SCALE:
1" = 50'

FIGURE 4

DISSOLVED CONCENTRATIONS MAP

03/11/2021

SPEEDWAY LLC
STORE #8706
4025 PACKARD ROAD
ANN ARBOR, MICHIGAN



LEGEND

- | | | | | | |
|--|--------------------------------------|--|-----------------------------|--|---|
| | MONITORING WELL | | PROPERTY LINE | | GROUNDWATER ELEVATION |
| | ABANDONED/ DESTROYED MONITORING WELL | | SANITARY SEWER LINE | | GROUNDWATER CONTOUR LINE |
| | MANHOLE/CATCH BASIN | | STORM SEWER LINE | | GROUNDWATER ELEVATION NOT USED TO GENERATE CONTOURS |
| | LIGHT/ UTILITY POLE | | WATER LINE | MONITORING WELLS WITH NO ELEVATION SHOWN WERE NOT GAUGED OR ARE NOT SURVEYED | |
| | FIRE HYDRANT | | GAS LINE | | |
| | | | OVERHEAD ELECTRICAL LINE | | |
| | | | TELEPHONE LINE | | |
| | | | UNDERGROUND ELECTRICAL LINE | | |

46555 HUMBOLDT DRIVE, SUITE 100
NOVI, MI 48377
PH: 248-669-5140
FAX: 248-669-5147
EMAIL: WWW.ATCGS.COM

DATE:
06/30/2021

DRAWN BY:
JBS

REVIEWED BY:
LS

PROJECT NO.:
188SP15083

SCALE:
1" = 50'

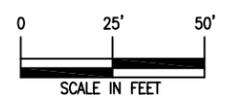
FIGURE 5

GROUNDWATER GRADIENT MAP
03/11/2021
SPEEDWAY LLC
STORE #8706
4025 PACKARD ROAD
ANN ARBOR, MICHIGAN

LEGEND

- MONITORING WELL LOCATION
 - ABANDONED/DESTROYED MONITORING WELL LOCATION
 - SOIL BORING LOCATION
 - SOIL SAMPLE LOCATION
 - MANHOLE/CATCH BASIN
 - LIGHT/ UTILITY POLE
 - FIRE HYDRANT
 - PROPERTY LINE
 - SANITARY SEWER LINE
 - STORM SEWER LINE
 - WATER LINE
 - GAS LINE
 - OVERHEAD ELECTRICAL LINE
 - TELEPHONE LINE
 - UNDERGROUND ELECTRICAL LINE
- VOLATILES (VOCs)**
- SAMPLE LOCATION**
- SAMPLE DATE**
- DEPTH BELOW GRADE**
- B BENZENE (µg/Kg)
- T TOLUENE (µg/Kg)
- E ETHYLBENZENE (µg/Kg)
- X XYLENES (µg/Kg)
- M MTBE (µg/Kg)
- 1,2,4 1,2,4-TMB (µg/Kg)
- 1,3,5 1,3,5-TMB (µg/Kg)
- 2-M 2-METHYLNAPHTHALENE (µg/Kg)
- N NAPHTHALENE (µg/Kg)
- TPH TOTAL PETROLEUM HYDROCARBONS (mg/Kg)
- ND RESULTS REPORTED BELOW LABORATORY DETECTION LIMITS

NOTE: DETECTION LIMIT EXCEEDANCES ARE NOT SHOWN

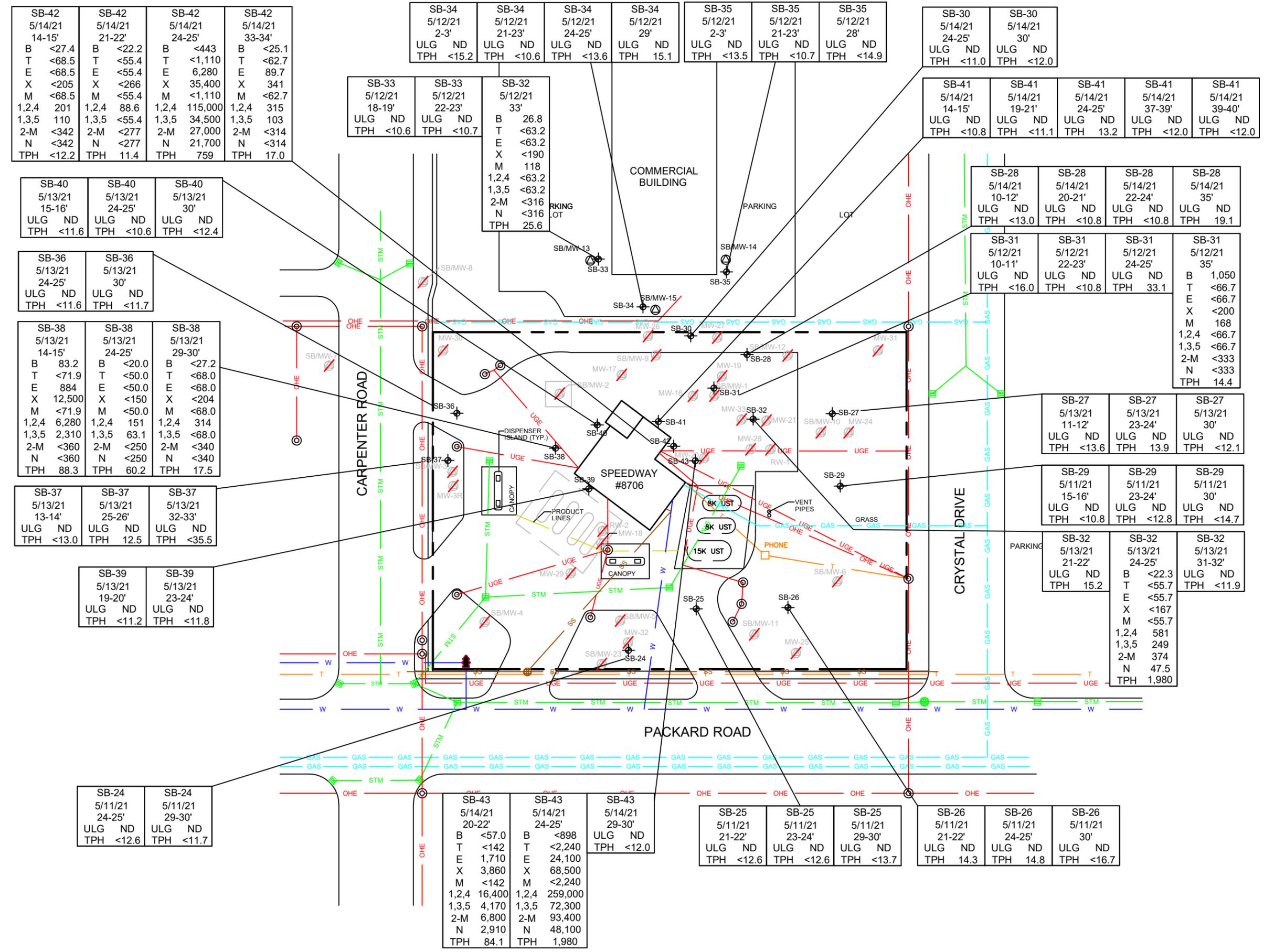


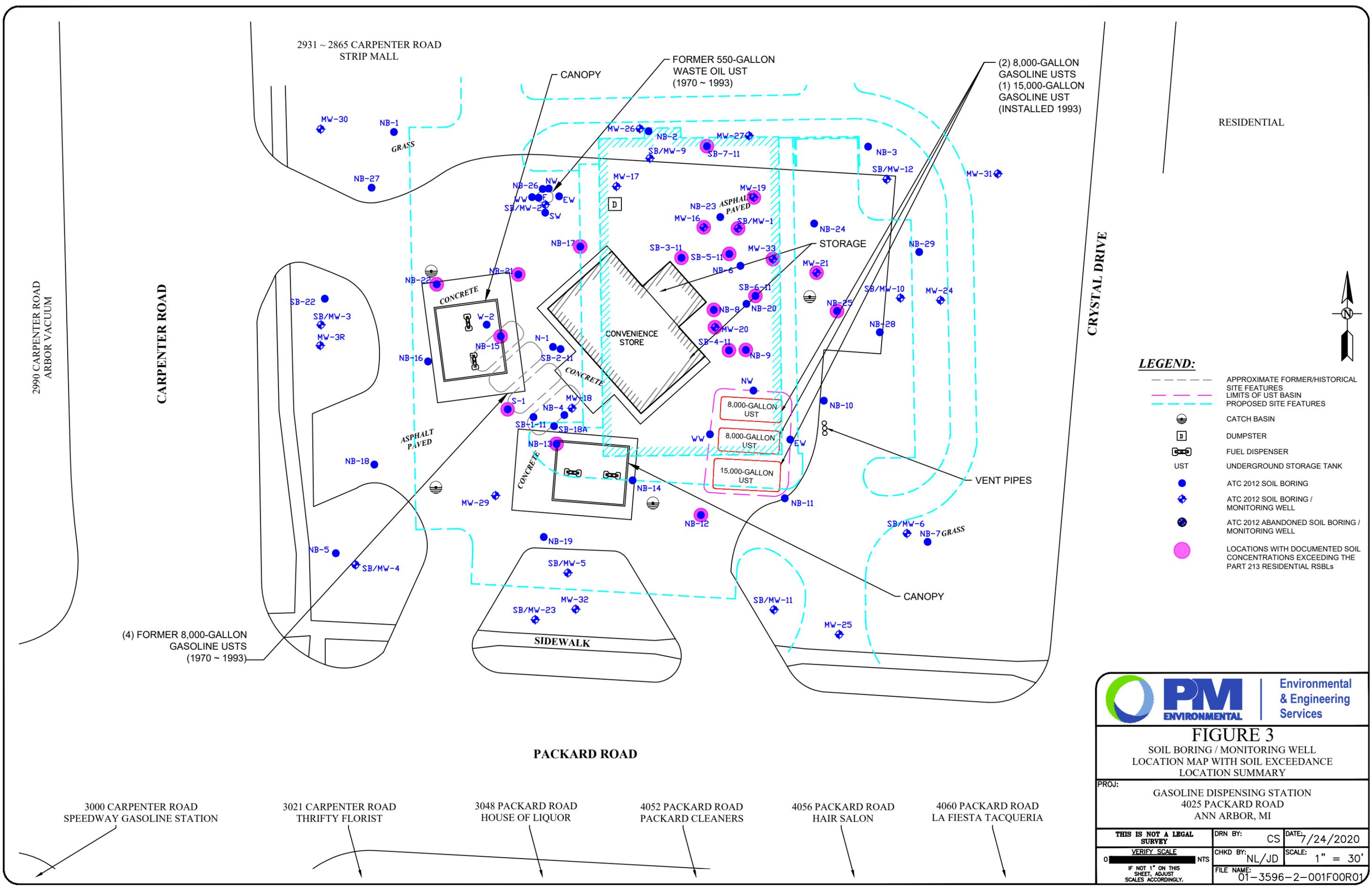
4655 HUMBOLDT DRIVE, SUITE 100
 NOVI, MI 48377
 PH: 248-669-5140
 FAX: 248-669-5147
 EMAIL: WWW.CARDNOATC.COM

DATE: 06/30/2021	PROJECT NO.: 188SP15083
DRAWN BY: JBS	SCALE: 1" = 50'
REVIEWED BY: LS	FIGURE 6

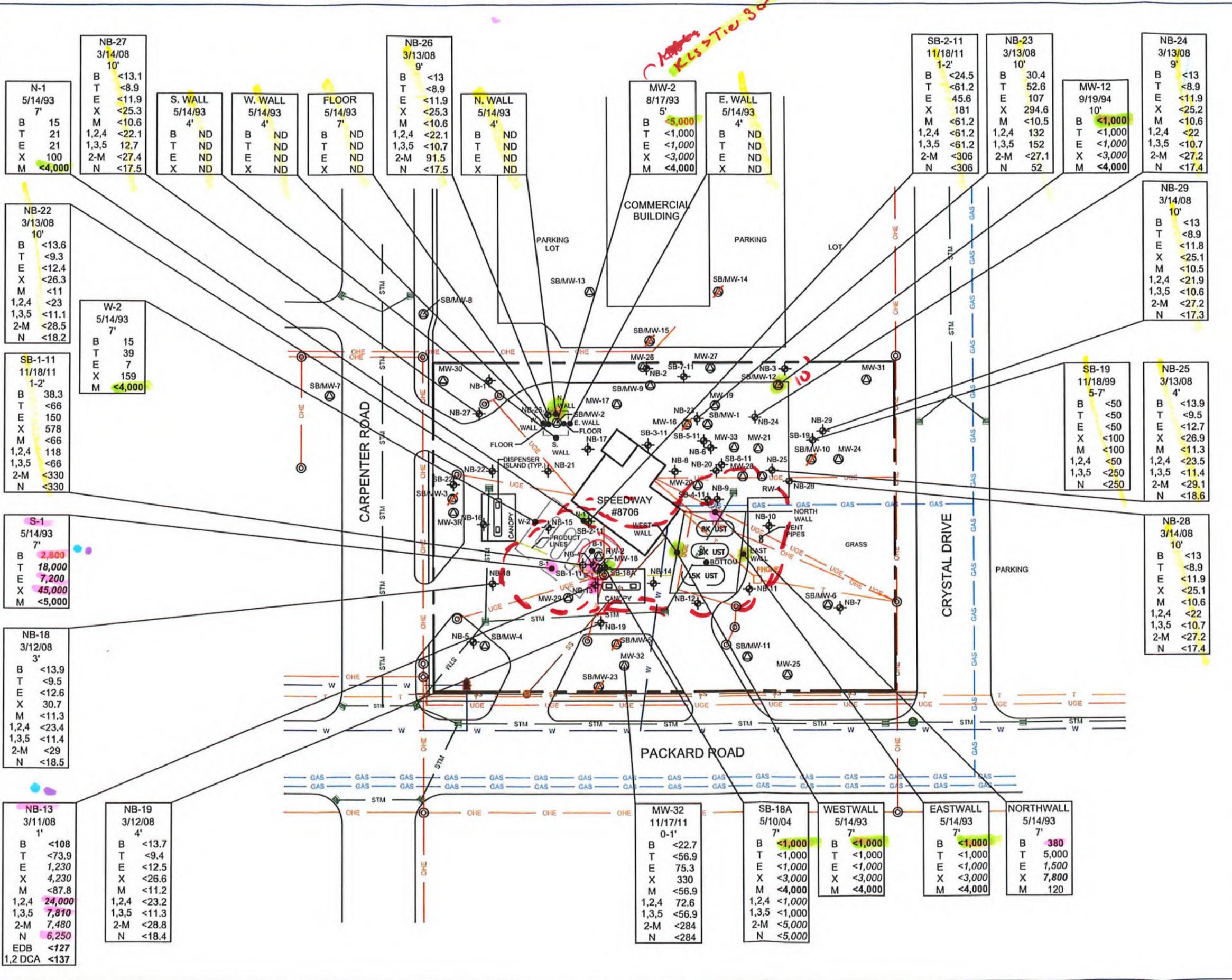
ADSORBED CONCENTRATIONS MAP
 MAY 11, 12, 13, & 14, 2021

SPEEDWAY LLC
 STORE #8706
 4025 PACKARD ROAD
 ANN ARBOR, MICHIGAN





= Tier 3A Exceedance
10' = Tier 3 or RBSEL



LEGEND

- MONITORING WELL LOCATION
- ABANDONED/DESTROYED MONITORING WELL LOCATION
- SOIL BORING LOCATION
- SOIL SAMPLE LOCATION
- MANHOLE/CATCH BASIN
- LIGHT/UTILITY POLE
- FIRE HYDRANT
- PROPERTY LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRICAL LINE
- TELEPHONE LINE
- UNDERGROUND ELECTRICAL LINE

Notes:

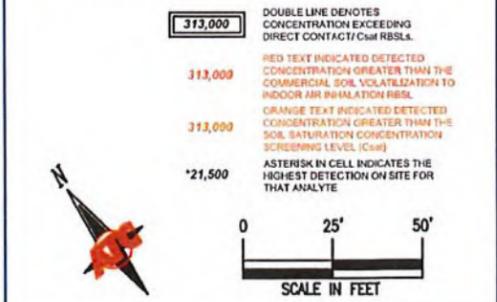
BOLDFACE AND ITALIC NUMBERS FOR ANALYTICAL DATA EXCEED MOST RESTRICTIVE RBSEL CRITERIA, DRINKING WATER OR GROUNDWATER SURFACE WATER INTERFACE.

DOUBLE LINE DENOTES CONCENTRATION EXCEEDING DIRECT CONTACT/CSH RBSELS.

RED TEXT INDICATED DETECTED CONCENTRATION GREATER THAN THE COMMERCIAL SOIL VOLATILIZATION TO INDOOR AIR EVALUATION RBSEL.

ORANGE TEXT INDICATED DETECTED CONCENTRATION GREATER THAN THE SOIL SATURATION CONCENTRATION SCREENING LEVEL (CSH).

ASTERISK IN CELL INDICATES THE HIGHEST DETECTION ON SITE FOR THAT ANALYTE.



ADSORBED CONCENTRATIONS MAP 0-10' BGS

SPEEDWAY #8706
 4025 PACKARD ROAD
 ANN ARBOR, MICHIGAN

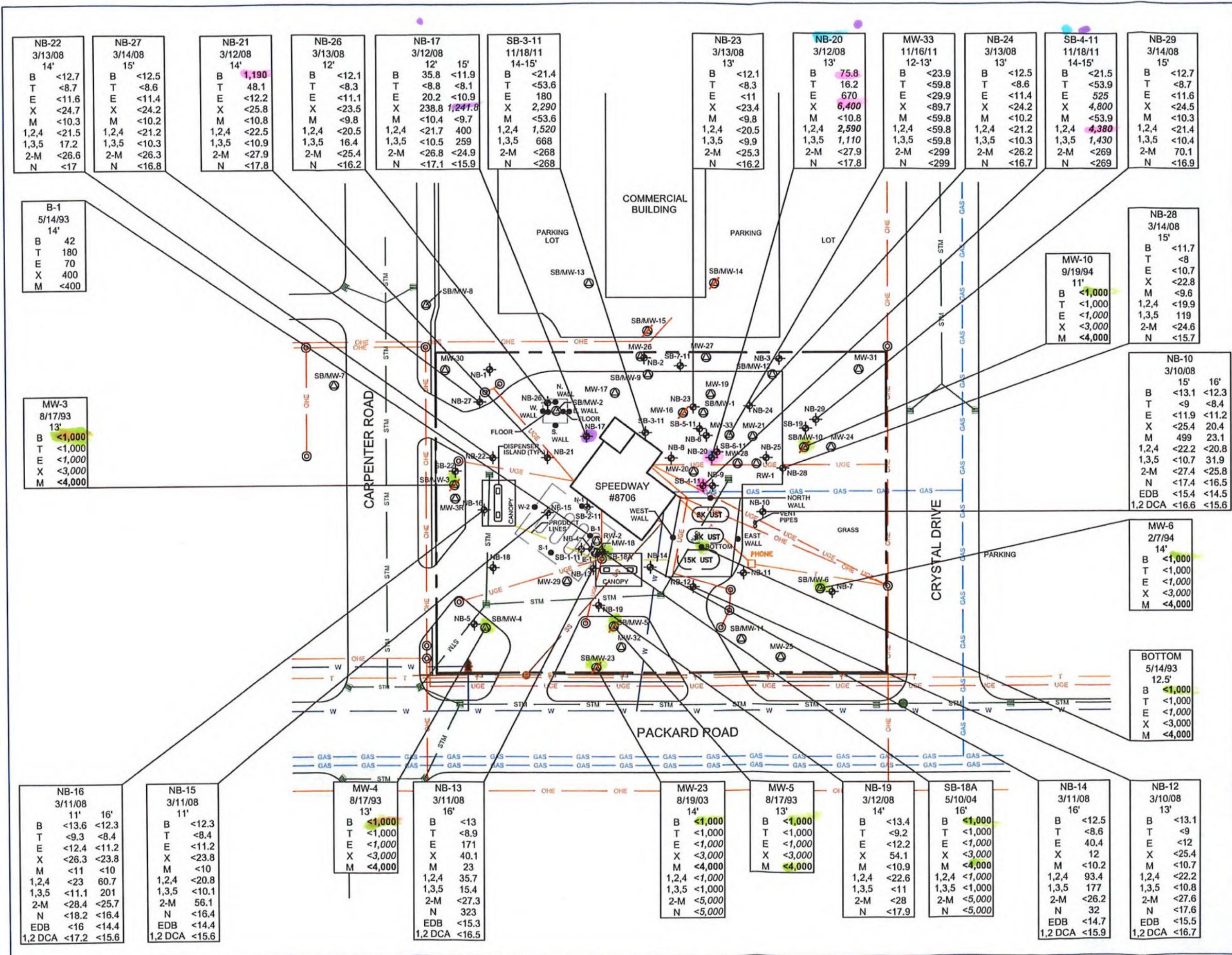
REVISIONS		
DATE:	BRIEF DESCRIPTION	APPROVED

SCALE: 1"=50' CADFILE: SPEEDWAY

DRAWN BY: LJH CHECKED BY: M.HOECH

PROJECT NUMBER: 39.75302.8706 FIGURE: 4

ATC ASSOCIATES INC.
 46555 HUMBOLDT DRIVE, SUITE 100
 Novi, Michigan 48377
 (248) 669-5140* Fax (248) 669-5147



LEGEND

- MONITORING WELL LOCATION
- ABANDONED/DESTROYED MONITORING WELL LOCATION
- SOIL BORING LOCATION
- SOIL SAMPLE LOCATION
- MANHOLE/CATCH BASIN
- LIGHT/UTILITY POLE
- FIRE HYDRANT
- PROPERTY LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRICAL LINE
- TELEPHONE LINE
- UNDERGROUND ELECTRICAL LINE

Notes:

BOLD FACE AND ITALIC NUMBERS FOR ANALYTICAL DATA EXCEED MOST RESTRICTIVE RBSL-CRITERIA, DRINKING WATER OR GROUNDWATER SURFACE WATER INTERFACE.

DOUBLE LINE DENOTES CONCENTRATION EXCEEDING DIRECT CONTACT/CSH RBSLS.

RED TEXT INDICATED DETECTED CONCENTRATION GREATER THAN THE COMMERCIAL SOIL VOLATILE FROM TD INDOOR AIR INHALATION RBSL.

ORANGE TEXT INDICATED DETECTED CONCENTRATION GREATER THAN THE SOIL SATURATION CONCENTRATION SCREENING LEVEL (CSH).

ASTERISK IN CELL INDICATES THE HIGHEST DETECTION ON SITE FOR THAT ANALYTE.

313,000

313,000

313,000

***21,500**

SCALE IN FEET

0 25' 50'

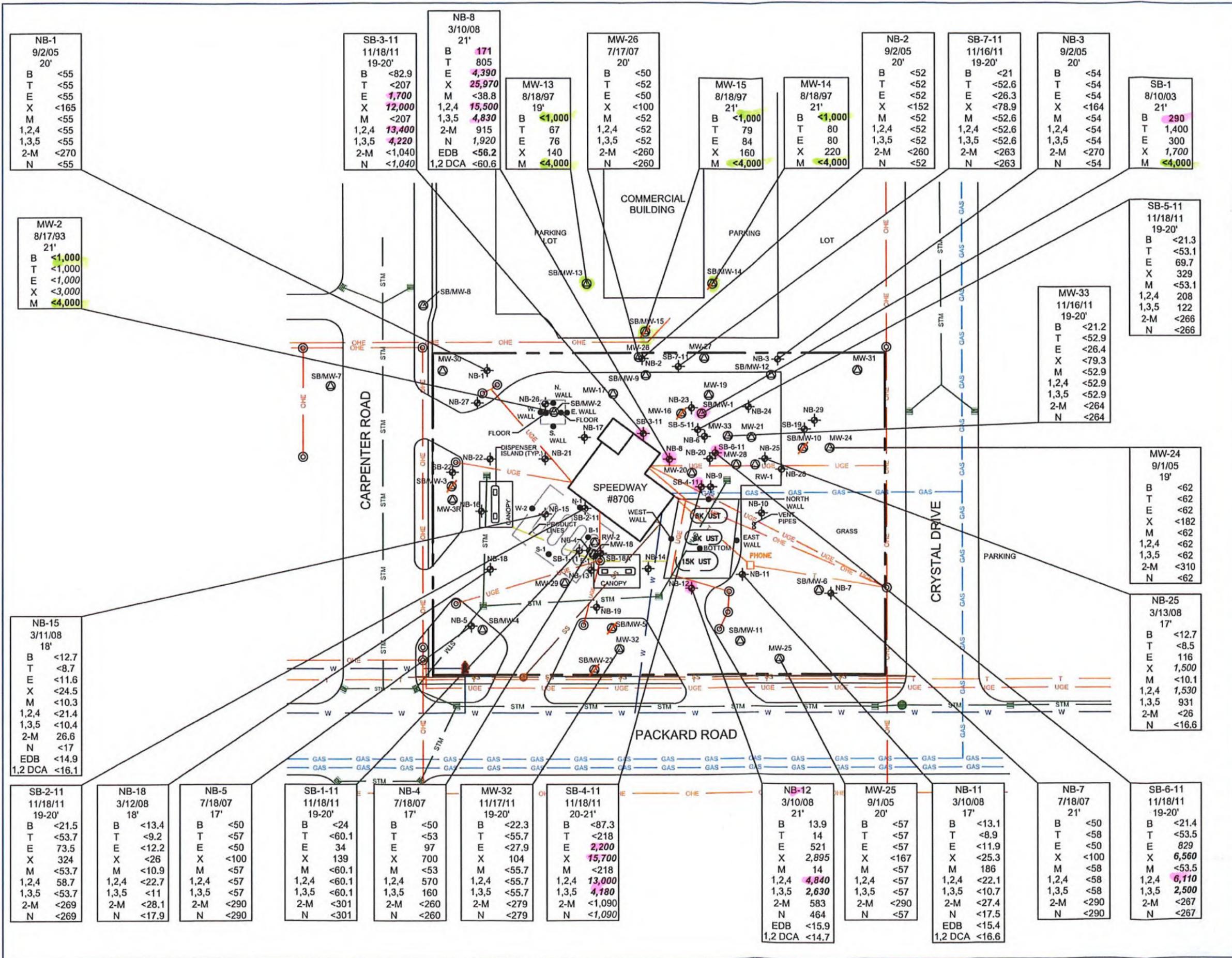
ADSORBED CONCENTRATIONS MAP 10-16' BGS

SPEEDWAY #8706
4025 PACKARD ROAD
ANN ARBOR, MICHIGAN

REVISIONS		
DATE:	BRIEF DESCRIPTION	APPROVED

SCALE: 1"=50'	CADFILE: SPEEDWAY
DRAWN BY: LJH	CHECKED BY: M.HOEHL
PROJECT NUMBER: 39.75302.8706	FIGURE: 5

ATC ASSOCIATES INC.
 4655 HUMBOLDT DRIVE, SUITE 100
 Novi, Michigan 48377
 (248) 669-5140 Fax (248) 669-5147



LEGEND

- MONITORING WELL LOCATION
 - ABANDONED/DESTROYED MONITORING WELL LOCATION
 - SOIL BORING LOCATION
 - SOIL SAMPLE LOCATION
 - MANHOLE/CATCH BASIN
 - LIGHT/UTILITY POLE
 - FIRE HYDRANT
-
- PROPERTY LINE
 - SANITARY SEWER LINE
 - STORM SEWER LINE
 - WATER LINE
 - GAS LINE
 - OVERHEAD ELECTRICAL LINE
 - TELEPHONE LINE
 - UNDERGROUND ELECTRICAL LINE

VALUES (ppm)

SAMPLE LOCATION

SAMPLE DATE

DEPTH BELOW GRADE

B BENZENE (µg/kg)

T TOLUENE (µg/kg)

E ETHYLBENZENE (µg/kg)

X XYLENES (µg/kg)

M MTBE (µg/kg)

1,2,4 1,2,4-TMB (µg/kg)

1,3,5 1,3,5-TMB (µg/kg)

2,4,4 2,4,4-TRIMETHYLBENZENE (µg/kg)

N NAPHTHALENE (µg/kg)

EDB 1,2-DIBROMOETHANE (µg/kg)

1,2 DCA 1,2-DICHLOROETHANE (µg/kg)

NS NOT SAMPLED

Notes:

BOLD/ITALIC NUMBERS FOR ANALYTICAL DATA EXCEED MOST RESTRICTIVE RBSL-CRITERIA, DRINKING WATER OR GROUNDWATER SURFACE WATER INTERFACE.

313,000 DOUBLE LINE DENOTES CONCENTRATION EXCEEDING DIRECT CONTACT/CSM RBSLs.

313,000 RED TEXT INDICATED DETECTED CONCENTRATION GREATER THAN THE COMMERCIAL SOIL VOLATILIZATION TO INDOOR AIR INHALATION RBSL.

313,000 ORANGE TEXT INDICATED DETECTED CONCENTRATION GREATER THAN THE SOIL SATURATION CONCENTRATION SCREENING LEVEL (CSL).

***21,500** ASTERISK IN CELL INDICATES THE HIGHEST DETECTION ON SITE FOR THAT ANALYTE.

ADSORBED CONCENTRATIONS MAP 16-21' BGS

SPEEDWAY #8706
4025 PACKARD ROAD
ANN ARBOR, MICHIGAN

REVISIONS		
DATE:	BRIEF DESCRIPTION	APPROVED

SCALE: 1"=50'	CADFILE: SPEEDWAY
DRAWN BY: LJH	CHECKED BY: M.HOEH
PROJECT NUMBER: 39.75302.8706	FIGURE: 6

ATC ASSOCIATES INC.
 46555 HUMBOLDT DRIVE, SUITE 100
 Novi, Michigan 48377
 (248) 669-5140* Fax (248) 669-5147

NB-1	
9/2/05	
20'	
B	<55
T	<55
E	<55
X	<165
M	<55
1,2,4	<55
1,3,5	<55
2-M	<270
N	<55

MW-2	
8/17/93	
21'	
B	<1,000
T	<1,000
E	<1,000
X	<3,000
M	<4,000

SB-3-11	
11/18/11	
19-20'	
B	<82.9
T	<207
E	1,700
X	12,000
M	<207
1,2,4	13,400
1,3,5	4,220
2-M	<1,040
N	<1,040

NB-8	
3/10/08	
21'	
B	171
T	805
E	4,390
X	25,970
M	<38.8
1,2,4	15,500
1,3,5	4,830
2-M	915
N	1,920
EDB	<56.2
1,2 DCA	<60.6

MW-13	
8/18/97	
19'	
B	<1,000
T	67
E	76
X	140
M	<4,000

MW-26	
7/17/07	
20'	
B	<50
T	<52
E	<50
X	<100
M	<52
1,2,4	<52
1,3,5	<52
2-M	<260
N	<260

MW-15	
8/18/97	
21'	
B	<1,000
T	79
E	84
X	160
M	<4,000

MW-14	
8/18/97	
21'	
B	<1,000
T	80
E	80
X	220
M	<4,000

NB-2	
9/2/05	
20'	
B	<52
T	<52
E	<52
X	<152
M	<52
1,2,4	<52
1,3,5	<52
2-M	<260
N	<52

SB-7-11	
11/16/11	
19-20'	
B	<21
T	<52.6
E	<26.3
X	<78.9
M	<52.6
1,2,4	<52.6
1,3,5	<52.6
2-M	<263
N	<263

NB-3	
9/2/05	
20'	
B	<54
T	<54
E	<54
X	<164
M	<54
1,2,4	<54
1,3,5	<54
2-M	<270
N	<54

SB-1	
8/10/03	
21'	
B	290
T	1,400
E	300
X	1,700
M	<4,000

SB-5-11	
11/18/11	
19-20'	
B	<21.3
T	<53.1
E	69.7
X	329
M	<53.1
1,2,4	208
1,3,5	122
2-M	<266
N	<266

MW-33	
11/16/11	
19-20'	
B	<21.2
T	<52.9
E	<26.4
X	<79.3
M	<52.9
1,2,4	<52.9
1,3,5	<52.9
2-M	<264
N	<264

MW-24	
9/1/05	
19'	
B	<62
T	<62
E	<62
X	<182
M	<62
1,2,4	<62
1,3,5	<62
2-M	<310
N	<62

NB-25	
3/13/08	
17'	
B	<12.7
T	<8.5
E	116
X	1,500
M	<10.1
1,2,4	1,530
1,3,5	931
2-M	<26
N	<16.6

NB-15	
3/11/08	
18'	
B	<12.7
T	<8.7
E	<11.6
X	<24.5
M	<10.3
1,2,4	<21.4
1,3,5	<10.4
2-M	26.6
N	<17
EDB	<14.9
1,2 DCA	<16.1

SB-2-11	
11/18/11	
19-20'	
B	<21.5
T	<53.7
E	73.5
X	324
M	<53.7
1,2,4	58.7
1,3,5	<53.7
2-M	<269
N	<269

NB-18	
3/12/08	
18'	
B	<13.4
T	<9.2
E	<12.2
X	<26
M	<10.9
1,2,4	<22.7
1,3,5	<11
2-M	<28.1
N	<17.9

NB-5	
7/18/07	
17'	
B	<50
T	<57
E	<50
X	<100
M	<57
1,2,4	<57
1,3,5	<57
2-M	<290
N	<290

SB-1-11	
11/18/11	
19-20'	
B	<24
T	<60.1
E	34
X	139
M	<60.1
1,2,4	<60.1
1,3,5	<60.1
2-M	<301
N	<301

NB-4	
7/18/07	
17'	
B	<50
T	<53
E	97
X	700
M	<53
1,2,4	570
1,3,5	160
2-M	<260
N	<260

MW-32	
11/17/11	
19-20'	
B	<22.3
T	<55.7
E	<27.9
X	104
M	<55.7
1,2,4	<55.7
1,3,5	<55.7
2-M	<260
N	<279

SB-4-11	
11/18/11	
20-21'	
B	<87.3
T	<218
E	2,200
X	<218
M	<218
1,2,4	13,000
1,3,5	4,180
2-M	<1,090
N	<1,090

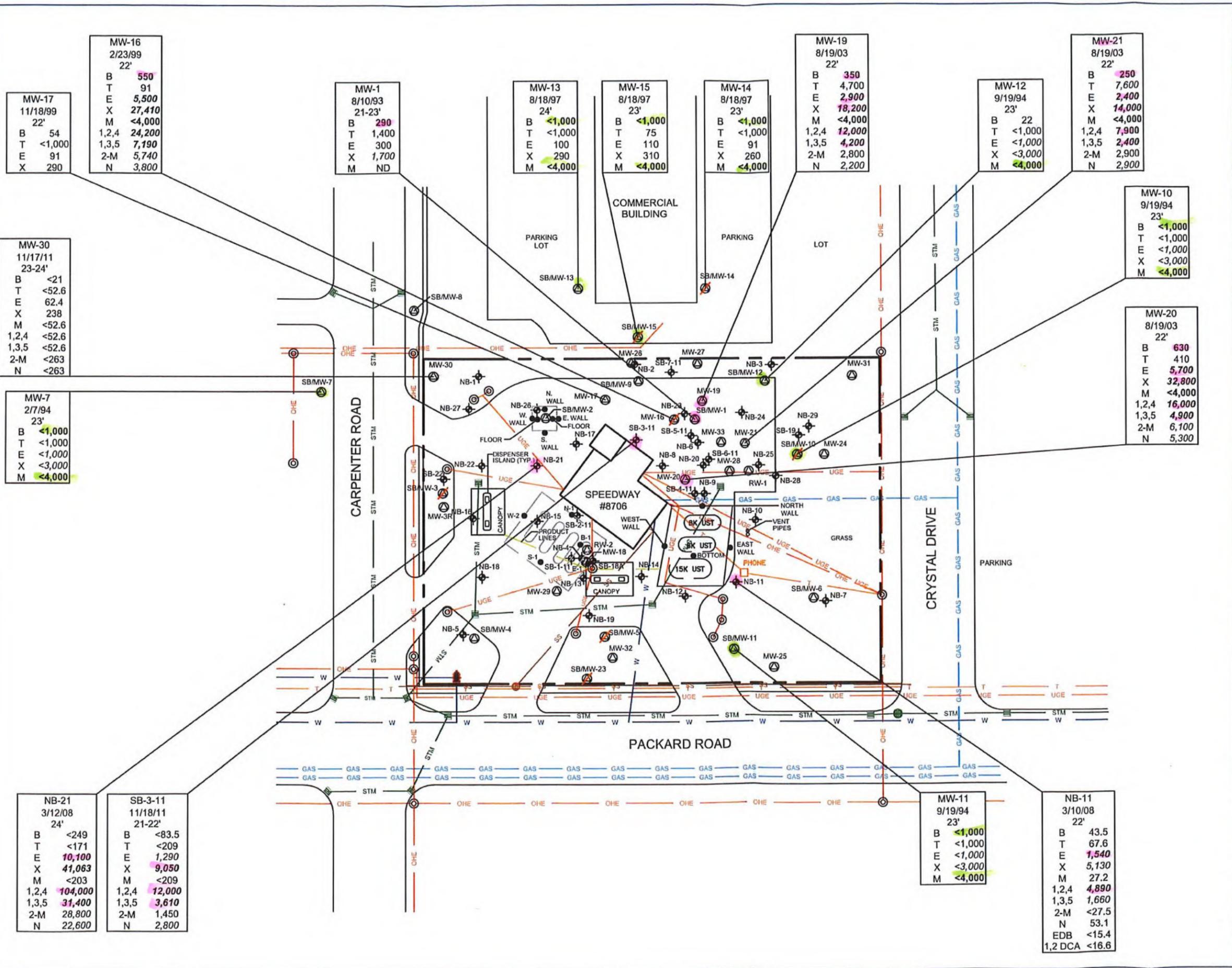
NB-12	
3/10/08	
21'	
B	13.9
T	14
E	521
X	2,895
M	14
1,2,4	4,840
1,3,5	2,630
2-M	583
N	464
EDB	<15.9
1,2 DCA	<14.7

MW-25	
9/1/05	
20'	
B	<57
T	<57
E	<57
X	<167
M	<57
1,2,4	<57
1,3,5	<57
2-M	<290
N	<57

NB-11	
3/10/08	
17'	
B	<13.1
T	<8.9
E	<11.9
X	<25.3
M	186
1,2,4	<22.1
1,3,5	<10.7
2-M	<27.4
N	<17.5
EDB	<15.4
1,2 DCA	<16.6

NB-7	
7/18/07	
21'	
B	<50
T	<58
E	<50
X	<100
M	<58
1,2,4	<58
1,3,5	<58
2-M	<290
N	<290

SB-6-11	
11/18/11	
19-20'	
B	<21.4
T	<53.5
E	829
X	6,560
M	<53.5
1,2,4	6,110
1,3,5	2,500
2-M	<267
N	<267



LEGEND

- MONITORING WELL LOCATION
- ABANDONED/DESTROYED MONITORING WELL LOCATION
- SOIL BORING LOCATION
- SOIL SAMPLE LOCATION
- MANHOLE/CATCH BASIN
- LIGHT/UTILITY POLE
- FIRE HYDRANT
- PROPERTY LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRICAL LINE
- TELEPHONE LINE
- UNDERGROUND ELECTRICAL LINE

Notes:

BOLD CASE AND ITALIC NUMBERS FOR ANALYTICAL DATA EXCEED MOST RESTRICTIVE RBSL-CRITERIA, DRINKING WATER OR GROUNDWATER SURFACE WATER INTERFACE.

DOUBLE LINE DENOTES CONCENTRATION EXCEEDING DIRECT CONTACT/CSH RBSL.

RED TEXT INDICATED DETECTED CONCENTRATION GREATER THAN THE COMMERCIAL SOIL VOLATILIZATION TO INDOOR AIR RERHALATION RBL.

ORANGE TEXT INDICATED DETECTED CONCENTRATION GREATER THAN THE SOIL SATURATION CONCENTRATION SCREENING LEVEL (CSH).

ASTERISK IN CELL INDICATES THE HIGHEST DETECTION ON SITE FOR THAT ANALYTE.

373,000

313,000

313,000

***21,500**

SCALE IN FEET

ADSORBED CONCENTRATIONS MAP 21-24' BGS

SPEEDWAY #8706
4025 PACKARD ROAD
ANN ARBOR, MICHIGAN

REVISIONS		
DATE:	BRIEF DESCRIPTION	APPROVED

SCALE: 1"=50'	CADFILE: SPEEDWAY
DRAWN BY: LJH	CHECKED BY: M.HOEH
PROJECT NUMBER: 39.75302.8706	FIGURE: 7

ATC ASSOCIATES INC.
 4655 HUMBOLDT DRIVE, SUITE 100
 Novi, Michigan 48377
 (248) 669-5140* Fax (248) 669-5147

MW-16	
2/23/99	
22'	
B	550
T	91
E	5,500
X	27,410
M	<4,000
1,2,4	24,200
1,3,5	7,190
2-M	5,740
N	3,800

MW-1	
8/10/93	
21-23'	
B	290
T	1,400
E	300
X	1,700
M	ND

MW-13	
8/18/97	
24'	
B	<1,000
T	<1,000
E	100
X	290
M	<4,000

MW-15	
8/18/97	
23'	
B	<1,000
T	75
E	110
X	310
M	<4,000

MW-14	
8/18/97	
23'	
B	<1,000
T	<1,000
E	91
X	260
M	<4,000

MW-19	
8/19/03	
22'	
B	350
T	4,700
E	2,900
X	18,200
M	<4,000
1,2,4	12,000
1,3,5	4,200
2-M	2,800
N	2,200

MW-12	
9/19/94	
23'	
B	22
T	<1,000
E	<1,000
X	<3,000
M	<4,000

MW-21	
8/19/03	
22'	
B	250
T	7,600
E	2,400
X	14,000
M	<4,000
1,2,4	7,900
1,3,5	2,400
2-M	2,900
N	2,900

MW-10	
9/19/94	
23'	
B	<1,000
T	<1,000
E	<1,000
X	<3,000
M	<4,000

MW-20	
8/19/03	
22'	
B	630
T	410
E	5,700
X	32,800
M	<4,000
1,2,4	16,000
1,3,5	4,900
2-M	6,700
N	5,300

MW-30	
11/17/11	
23-24'	
B	<21
T	<52.6
E	62.4
X	238
M	<52.6
1,2,4	<52.6
1,3,5	<52.6
2-M	<263
N	<263

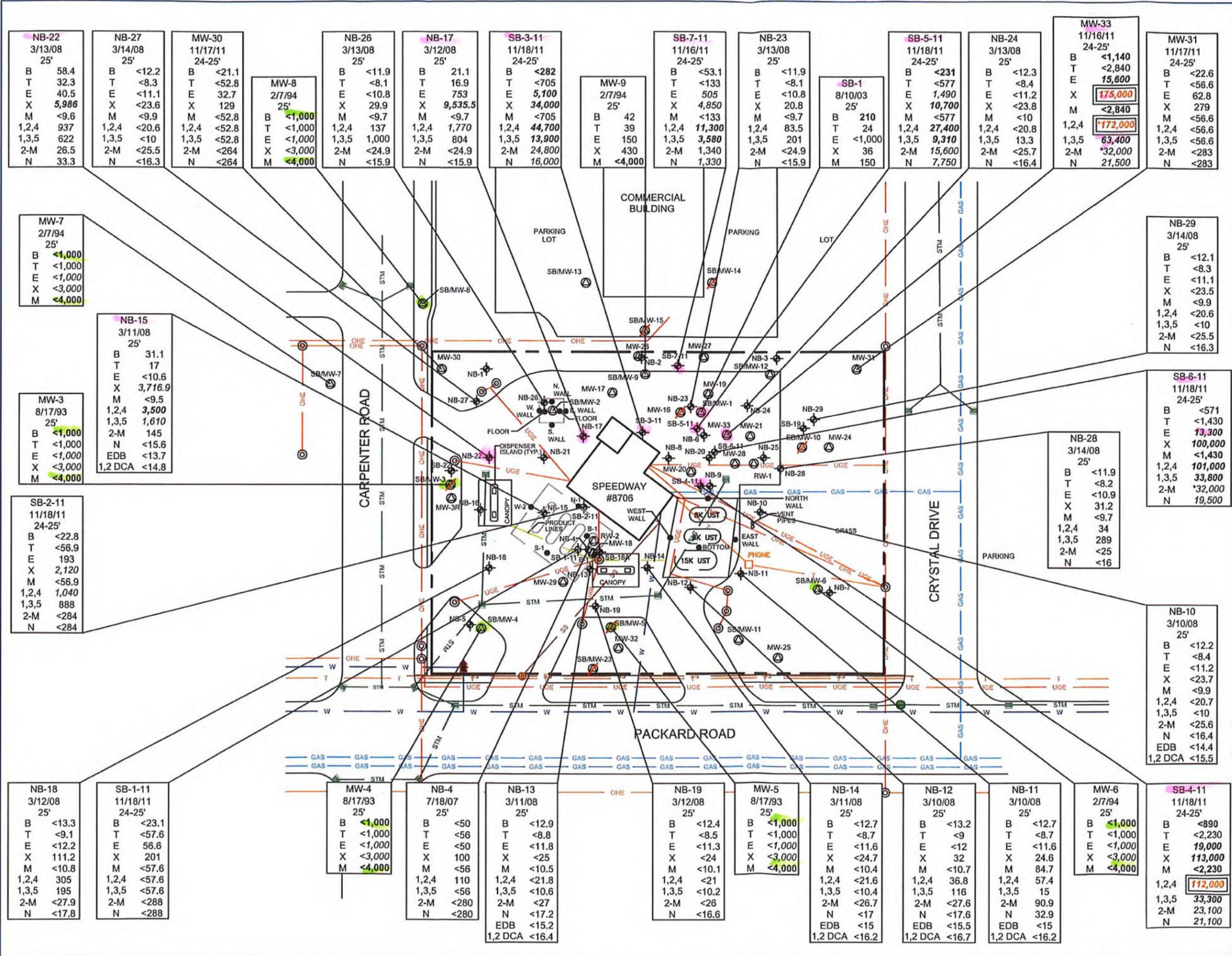
MW-7	
2/7/94	
23'	
B	<1,000
T	<1,000
E	<1,000
X	<3,000
M	<4,000

NB-21	
3/12/08	
24'	
B	<249
T	<171
E	10,100
X	41,063
M	<203
1,2,4	104,000
1,3,5	31,400
2-M	28,800
N	22,600

SB-3-11	
11/18/11	
21-22'	
B	<83.5
T	<209
E	1,290
X	9,050
M	<209
1,2,4	12,000
1,3,5	3,610
2-M	1,450
N	2,800

MW-11	
9/19/94	
23'	
B	<1,000
T	<1,000
E	<1,000
X	<3,000
M	<4,000

NB-11	
3/10/08	
22'	
B	43.5
T	67.6
E	1,540
X	5,130
M	27.2
1,2,4	4,890
1,3,5	1,660
2-M	<27.5
N	53.1
EDB	<15.4
1,2 DCA	<16.6



LEGEND

- MONITORING WELL LOCATION
- ABANDONED/DESTROYED MONITORING WELL LOCATION
- SOIL BORING LOCATION
- SOIL SAMPLE LOCATION
- MANHOLE/CATCH BASIN
- LIGHT/ UTILITY POLE
- FIRE HYDRANT
- PROPERTY LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRICAL LINE
- TELEPHONE LINE
- UNDERGROUND ELECTRICAL LINE

NOTES:

BOLD/ITALIC NUMBERS FOR ANALYTICAL DATA EXCEED MOST RESTRICTIVE RBSL-CRITERIA, DRINKING WATER OR GROUNDWATER SURFACE WATER INTERFACE.

DOUBLE LINE DENOTES CONCENTRATION EXCEEDING DIRECT CONTACT/CRUI RBSL.

RED TEXT INDICATED DETECTED CONCENTRATION GREATER THAN THE COMMERCIAL SOIL VOLATILIZATION TO INDOOR AIR INHALATION RBSL.

ORANGE TEXT INDICATED DETECTED CONCENTRATION GREATER THAN THE SOIL SATURATION CONCENTRATION SCREENING LEVEL (SSHL).

ASTERISK IN CELL INDICATES THE HIGHEST DETECTION ON SITE FOR THAT ANALYTE.

SCALE IN FEET
0 25' 50'

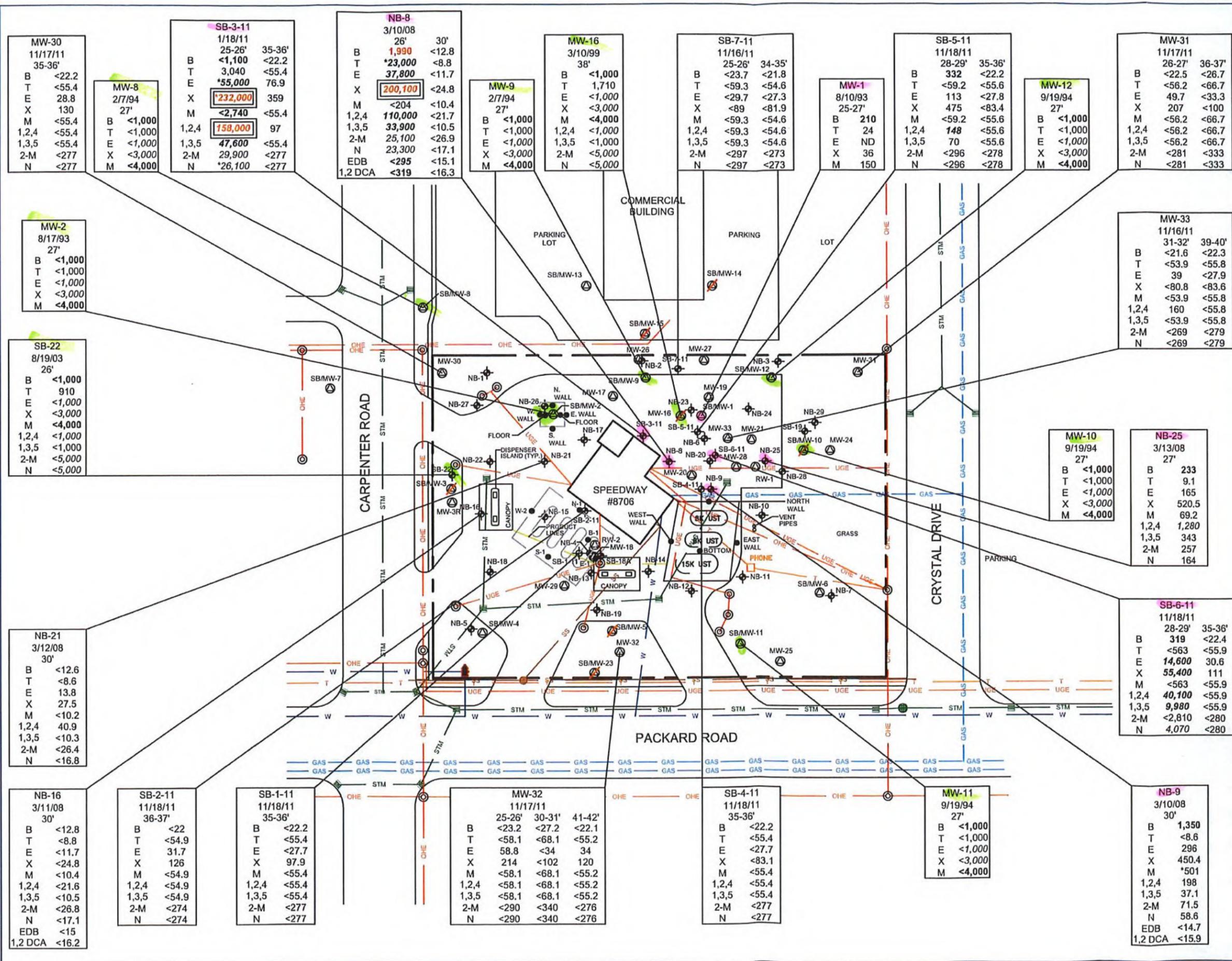
ADSORBED CONCENTRATIONS MAP 24-25' BGS

SPEEDWAY #8706
4025 PACKARD ROAD
ANN ARBOR, MICHIGAN

REVISIONS		
DATE:	BRIEF DESCRIPTION	APPROVED

SCALE: 1"=50'	CADFILE: SPEEDWAY
DRAWN BY: LJH	CHECKED BY: M.HOEH
PROJECT NUMBER: 39.75302.8706	FIGURE: 8

ATC ASSOCIATES INC.
46555 HUMBOLDT DRIVE, SUITE 100
Novi, Michigan 48377
(248) 669-5140* Fax (248) 669-5147



LEGEND

- MONITORING WELL LOCATION
- ABANDONED/DESTROYED MONITORING WELL LOCATION
- SOIL BORING LOCATION
- SOIL SAMPLE LOCATION
- MANHOLE/CATCH BASIN
- LIGHT/UTILITY POLE
- FIRE HYDRANT
- PROPERTY LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRICAL LINE
- TELEPHONE LINE
- UNDERGROUND ELECTRICAL LINE

Notes:

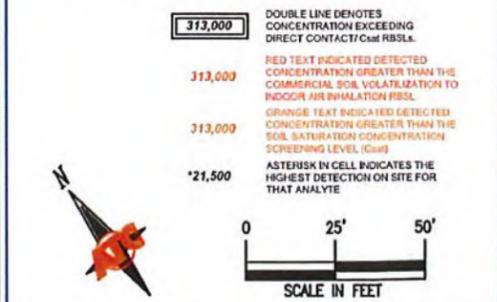
BOLD/ITALIC NUMBERS FOR ANALYTICAL DATA EXCEEDED MOST RESTRICTIVE RBSL-CRITERIA, DRINKING WATER OR GROUNDWATER SURFACE WATER INTERFACE.

DOUBLE LINE DENOTES CONCENTRATION EXCEEDING DIRECT CONTACT/CSL RBSLS.

RED TEXT INDICATED DETECTED CONCENTRATION GREATER THAN THE COMMERCIAL SOIL VOLATILIZATION TO INDOOR AIR BIOLATION RBSL.

ORANGE TEXT INDICATED DETECTED CONCENTRATION GREATER THAN THE SOIL SATURATION CONCENTRATION SCREENING LEVEL (CSL).

ASTERISK IN CELL INDICATES THE HIGHEST DETECTION ON SITE FOR THAT ANALYTE.



ADSORBED CONCENTRATIONS MAP 25-42' BGS

SPEEDWAY #8706
4025 PACKARD ROAD
ANN ARBOR, MICHIGAN

REVISIONS		
DATE:	BRIEF DESCRIPTION	APPROVED

SCALE: 1"=50'	CADFILE: SPEEDWAY
DRAWN BY: LJH	CHECKED BY: M.HOEH
PROJECT NUMBER: 39.75302.8706	FIGURE: 9

ATC ASSOCIATES INC.
 46555 HUMBOLDT DRIVE, SUITE 100
 Novi, Michigan 48377
 (248) 669-5140* Fax (248) 669-5147



MW-30	11/17/11	35-36'
B	<22.2	
T	<55.4	
E	28.8	
X	130	
M	<55.4	
1,2,4	<55.4	
1,3,5	<55.4	
2-M	<277	
N	<277	

SB-3-11	1/18/11	35-36'
B	<1,100	<22.2
T	3,040	<55.4
E	*55,000	76.9
X	*232,000	359
M	*2,740	<55.4
1,2,4	*158,000	97
1,3,5	47,600	<55.4
2-M	29,900	<277
N	*26,100	<277

NB-8	3/10/08	26'	30'
B	1,990	<12.8	
T	*23,000	<8.8	
E	37,800	<11.7	
X	200,100	<24.8	
M	<204	<10.4	
1,2,4	110,000	<21.7	
1,3,5	33,900	<10.5	
2-M	25,100	<26.9	
N	23,300	<17.1	
EDB	<295	<15.1	
1,2 DCA	<319	<16.3	

MW-16	3/10/99	38'
B	<1,000	
T	1,710	
E	<1,000	
X	<3,000	
M	<4,000	
1,2,4	<1,000	
1,3,5	<1,000	
2-M	<5,000	
N	<5,000	

SB-7-11	11/16/11	25-26'	34-35'
B	<23.7	<21.8	
T	<59.3	<54.6	
E	<29.7	<27.3	
X	<89	<81.9	
M	<59.3	<54.6	
1,2,4	<59.3	<54.6	
1,3,5	<59.3	<54.6	
2-M	<297	<273	
N	<297	<273	

SB-5-11	11/18/11	28-29'	35-36'
B	332	<22.2	
T	<59.2	<55.6	
E	113	<27.8	
X	475	<83.4	
M	<59.2	<55.6	
1,2,4	148	<55.6	
1,3,5	70	<55.6	
2-M	<296	<278	
N	<296	<278	

MW-31	11/17/11	26-27'	36-37'
B	<22.5	<26.7	
T	<56.2	<66.7	
E	49.7	<33.3	
X	207	<100	
M	<56.2	<66.7	
1,2,4	<56.2	<66.7	
1,3,5	<56.2	<66.7	
2-M	<281	<333	
N	<281	<333	

MW-2	8/17/93	27'
B	<1,000	
T	<1,000	
E	<1,000	
X	<3,000	
M	<4,000	

MW-33	11/16/11	31-32'	39-40'
B	<21.6	<22.3	
T	<53.9	<55.8	
E	39	<27.9	
X	<80.8	<83.6	
M	<53.9	<55.8	
1,2,4	160	<55.8	
1,3,5	<53.9	<55.8	
2-M	<269	<279	
N	<269	<279	

SB-22	8/19/03	26'
B	<1,000	
T	910	
E	<1,000	
X	<3,000	
M	<4,000	
1,2,4	<1,000	
1,3,5	<1,000	
2-M	<5,000	
N	<5,000	

MW-10	9/19/94	27'
B	<1,000	
T	<1,000	
E	<1,000	
X	<3,000	
M	<4,000	

NB-25	3/13/08	27'
B	233	
T	9.1	
E	165	
X	520.5	
M	69.2	
1,2,4	1,280	
1,3,5	343	
2-M	257	
N	164	

NB-21	3/12/08	30'
B	<12.6	
T	<8.6	
E	13.8	
X	27.5	
M	<10.2	
1,2,4	40.9	
1,3,5	<10.3	
2-M	<26.4	
N	<16.8	

SB-6-11	11/18/11	28-29'	35-36'
B	319	<22.4	
T	<563	<55.9	
E	14,600	30.6	
X	55,400	111	
M	<563	<55.9	
1,2,4	40,100	<55.9	
1,3,5	9,980	<55.9	
2-M	<2,810	<280	
N	4,070	<280	

NB-16	3/11/08	30'
B	<12.8	
T	<8.8	
E	<11.7	
X	<24.8	
M	<10.4	
1,2,4	<21.6	
1,3,5	<10.5	
2-M	<26.8	
N	<17.1	
EDB	<15	
1,2 DCA	<16.2	

SB-2-11	11/18/11	36-37'
B	<22	
T	<54.9	
E	31.7	
X	126	
M	<54.9	
1,2,4	<54.9	
1,3,5	<54.9	
2-M	<274	
N	<274	

SB-1-11	11/18/11	35-36'
B	<22.2	
T	<54.9	
E	<27.7	
X	97.9	
M	<55.4	
1,2,4	<55.4	
1,3,5	<55.4	
2-M	<277	
N	<277	

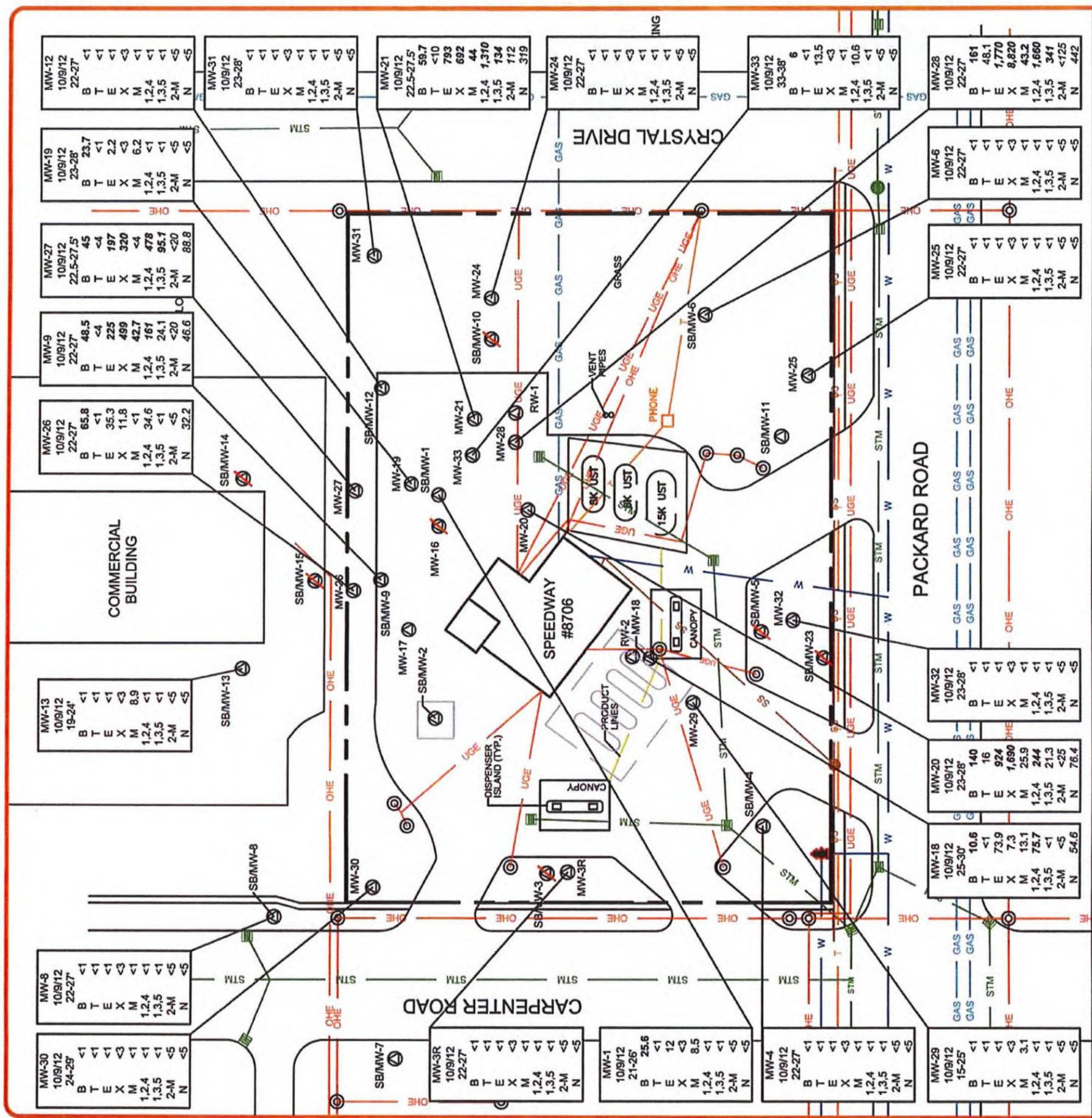
MW-32	11/17/11	25-26'	30-31'	41-42'
B	<23.2	<27.2	<22.1	
T	<58.1	<68.1	<55.2	
E	58.8	<34	34	
X	214	<102	120	
M	<58.1	<68.1	<55.2	
1,2,4	<58.1	<68.1	<55.2	
1,3,5	<58.1	<68.1	<55.2	
2-M	<290	<340	<276	
N	<290	<340	<276	

SB-4-11	11/18/11	35-36'
B	<22.2	
T	<55.4	
E	<27.7	
X	<83.1	
M	<55.4	
1,2,4	<55.4	
1,3,5	<55.4	
2-M	<277	
N	<277	

MW-11	9/19/94	27'
B	<1,000	
T	<1,000	
E	<1,000	
X	<3,000	
M	<4,000	

NB-9	3/10/08	30'
B	1,350	
T	<8.6	
E	296	
X	450.4	
M	*501	
1,2,4	198	
1,3,5	37.1	
2-M	71.5	
N	58.6	
EDB	<14.7	
1,2 DCA	<15.9	

Most Recent Gw Data 10/2012
 * Gw > 21' BSS → Vent Enclosure
 During Redevelopment
 Ties 3A @ We > 21' BSS
 NONE



LEGEND

- MONITORING WELL
- ABANDONED/DESTROYED MONITORING WELL
- MANHOLE/CATCH BASIN
- LIGHT/UTILITY POLE
- FIRE HYDRANT
- PROPERTY LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
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- UNDERGROUND ELECTRICAL LINE

NOTES:
 BOLDCASE AND ITALIC NUMBERS FOR ANALYTICAL DATA EXCEED MOST RESTRICTIVE RBSL-CRITERIA, DRINKING WATER OR GROUNDWATER SURFACE WATER INTERFACE

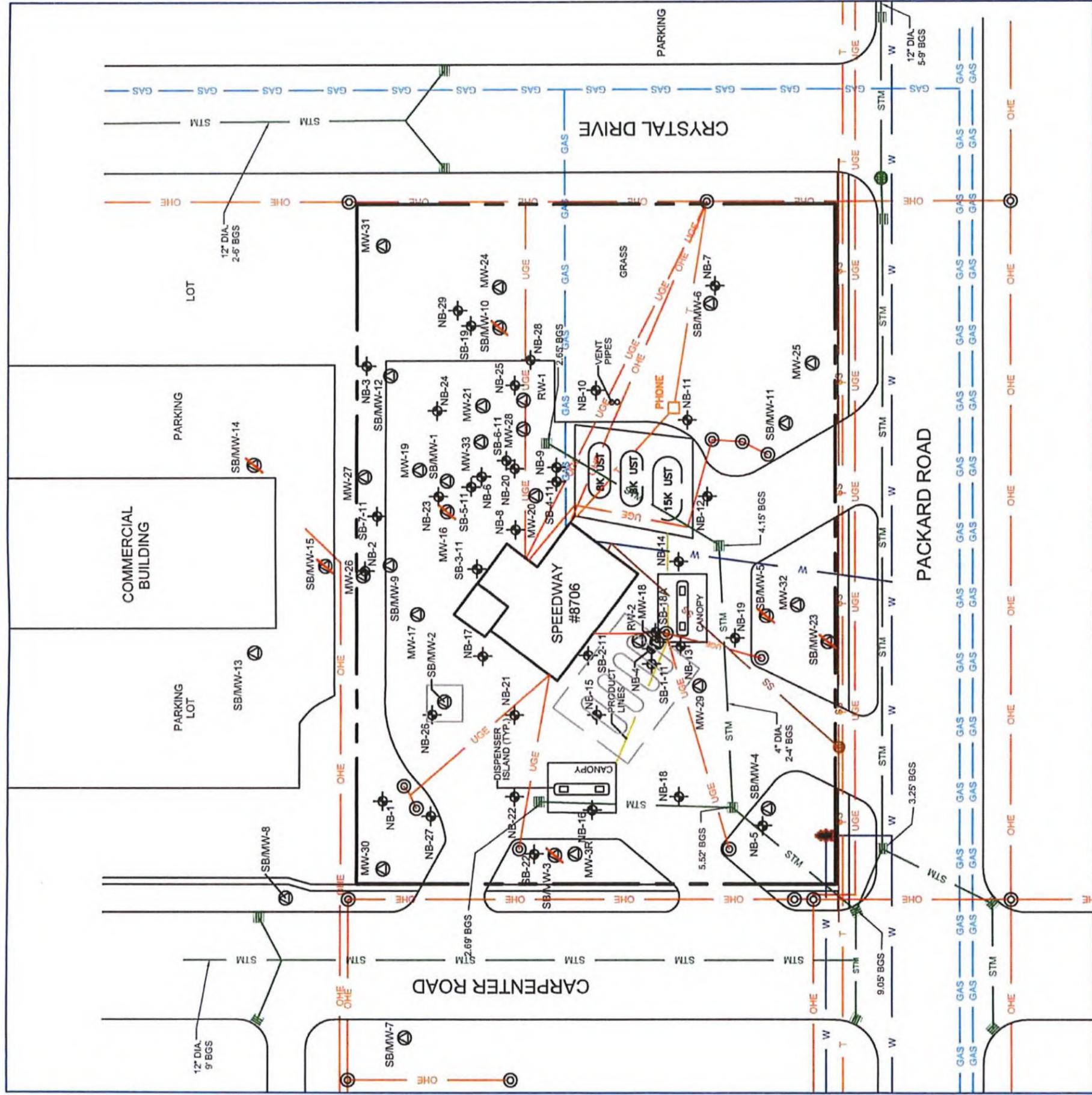
SCALE IN FEET
 0 25' 50'

Cardno ATC
 Shaping the Future
 48555 HUMBOLDT DRIVE, SUITE 100
 NOVI, MI 48377
 PH: 248-669-5140
 FAX: 248-669-5147
 EMAIL: WWW.CARDNOATC.COM

DISSOLVED CONCENTRATIONS MAP
 10/9/12
 SPEEDWAY LLC
 STORE #8706
 4025 PACKARD ROAD
 ANN ARBOR, MICHIGAN

PROJECT NO.: 39.75302.8706
DATE: 10/30/12
DRAWN BY: LJH
REVIEWED BY: MH

SCALE: 1" = 50'
FIGURE 2



LEGEND

- MONITORING WELL
- ABANDONED / DESTROYED MONITORING WELL
- SOIL BORING
- MANHOLE/CATCH BASIN
- LIGHT / UTILITY POLE
- FIRE HYDRANT

- PROPERTY LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRICAL LINE
- TELEPHONE LINE
- UNDERGROUND ELECTRICAL LINE

BGS -- DEPTH BELOW GROUND SURFACE
DIA. -- DIAMETER



SITE MAP WITH UTILITIES

SPEEDWAY #8706
4025 PACKARD ROAD
ANN ARBOR, MICHIGAN

DATE: 1/30/12	PROJECT#: 39.75302.8706
DRAWN BY: LJH	FIGURE: 3
CAD FILE: 8706_SITEMASTER	SCALE: 1"=50'

ATC ASSOCIATES INC
46555 Humboldt Drive, Suite 100
Novi, Michigan 48377
Ph:248-669-5140 Fax:248-669-5147



Tables

Table 1: Eligible Activities Cost Estimates			
Item/Activity	Total Request	Local Only Activities	EGLE Act 381 Activities (State and Local)
Department Specific Activities			
Contaminated Soil Transport and Disposal	\$ 200,681	\$ -	\$ 200,681
Supplemental Site Investigation	\$ 9,400	\$ -	\$ 9,400
Oversight, Sampling and Reporting by Environmental Professional	\$ 72,500	\$ -	\$ 72,500
Department Specific Activities Sub-Total	\$ 282,581	\$ -	\$ 282,581
Demolition			
Fill/Compaction/Rough Grading to Balance Site where Bldg. was Located	\$ 4,000	\$ 4,000	\$ -
Removal of Abandoned Utilities	\$ 3,000	\$ 3,000	\$ -
Removal of Parking Lots	\$ 30,000	\$ 30,000	\$ -
Removal of Curbs, Gutters, Sidewalks	\$ 2,300	\$ 2,300	\$ -
Fill, Compaction & Rough Grading to Balance Site Where Improvements Were Located	\$ 15,000	\$ 15,000	\$ -
Demolition Sub-Total	\$ 54,300	\$ 54,300	\$ -
Brownfield Plan and Act 381 Workplan			
Brownfield Plan and Act 381 Workplan Preparation	\$ 20,000	\$ -	\$ 20,000
Brownfield Plan and Act 381 Workplan Implementation	\$ 5,000	\$ -	\$ 5,000
Brownfield Plan and Act 381 Workplan Sub-Total	\$ 25,000	\$ -	\$ 25,000
Eligible Activities Sub-Total	\$ 361,881	\$ 54,300	\$ 307,581
15% Contingency*	\$ 50,532	\$ 8,145	\$ 42,387
Developer Eligible Reimbursement Total	\$ 412,413	\$ 62,445	\$ 349,968
Administrative Fee and/or LBRF Capture	\$ 107,442	\$ -	\$ -
State Brownfield Fund	\$ 27,753	\$ -	\$ -
Total	\$ 547,609	\$ 62,445	\$ 349,968

*15% Contingency excludes preparation of Brownfield Plan/381 Work Plan and Pre-Approved Activities

**Table 2:
Tax Increment Revenue Capture Estimates
4025 Packard, Pittsfield Township**

Estimated Taxable Value (TV) Increase Rate: 2% per year

Plan Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Calendar Year	2021	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
*Base Taxable Value	\$ 235,478	\$ 235,478	\$ 235,478	\$ 235,478	\$ 235,478	\$ 235,478	\$ 235,478	\$ 235,478	\$ 235,478	\$ 235,478	\$ 235,478	\$ 235,478	\$ 235,478	\$ 235,478	\$ 235,478
Estimated New TV	\$	\$ 630,000	\$ 642,600	\$ 655,452	\$ 668,561	\$ 681,932	\$ 695,571	\$ 709,482	\$ 723,672	\$ 738,145	\$ 752,908	\$ 767,966	\$ 783,326	\$ 798,992	\$ 814,972
Incremental Difference (New TV - Base TV)	\$	\$ 394,522	\$ 407,122	\$ 419,974	\$ 433,083	\$ 446,454	\$ 460,093	\$ 474,004	\$ 488,194	\$ 502,667	\$ 517,430	\$ 532,488	\$ 547,848	\$ 563,514	\$ 579,494
School Capture															
	Millage Rate														
State Education Tax (SET)	6.0000	\$ 1,413	\$ 2,367	\$ 2,443	\$ 2,520	\$ 2,598	\$ 2,679	\$ 2,761	\$ 2,844	\$ 2,929	\$ 3,016	\$ 3,105	\$ 3,195	\$ 3,287	\$ 3,381
School Operating Tax	18.0000	\$ 4,239	\$ 7,101	\$ 7,328	\$ 7,560	\$ 7,795	\$ 8,036	\$ 8,282	\$ 8,532	\$ 8,787	\$ 9,048	\$ 9,314	\$ 9,585	\$ 9,861	\$ 10,143
School Total	24.0000	\$ 5,651	\$ 9,469	\$ 9,771	\$ 10,079	\$ 10,394	\$ 10,715	\$ 11,042	\$ 11,376	\$ 11,717	\$ 12,064	\$ 12,418	\$ 12,780	\$ 13,148	\$ 13,524
Local Capture															
	Millage Rate														
Township Tax	7.4085	\$ 1,745	\$ 2,923	\$ 3,016	\$ 3,111	\$ 3,208	\$ 3,308	\$ 3,409	\$ 3,512	\$ 3,617	\$ 3,724	\$ 3,833	\$ 3,945	\$ 4,059	\$ 4,175
Sinking Fund	2.4239	\$ 571	\$ 956	\$ 987	\$ 1,018	\$ 1,050	\$ 1,082	\$ 1,115	\$ 1,149	\$ 1,183	\$ 1,218	\$ 1,254	\$ 1,291	\$ 1,328	\$ 1,366
Library	1.8333	\$ 432	\$ 723	\$ 746	\$ 770	\$ 794	\$ 818	\$ 843	\$ 869	\$ 895	\$ 922	\$ 949	\$ 976	\$ 1,004	\$ 1,033
County Operating	4.3780	\$ 1,031	\$ 1,727	\$ 1,782	\$ 1,839	\$ 1,896	\$ 1,955	\$ 2,014	\$ 2,075	\$ 2,137	\$ 2,201	\$ 2,265	\$ 2,331	\$ 2,398	\$ 2,467
County Parks	0.4676	\$ 110	\$ 184	\$ 190	\$ 196	\$ 203	\$ 209	\$ 215	\$ 222	\$ 228	\$ 235	\$ 242	\$ 249	\$ 256	\$ 263
County Nat Area	0.2490	\$ 59	\$ 98	\$ 101	\$ 105	\$ 108	\$ 111	\$ 115	\$ 118	\$ 122	\$ 125	\$ 129	\$ 133	\$ 136	\$ 140
County EECS	0.1922	\$ 45	\$ 76	\$ 78	\$ 81	\$ 83	\$ 86	\$ 88	\$ 91	\$ 94	\$ 97	\$ 99	\$ 102	\$ 105	\$ 108
County HCMA	0.2089	\$ 49	\$ 82	\$ 85	\$ 88	\$ 90	\$ 93	\$ 96	\$ 99	\$ 102	\$ 105	\$ 108	\$ 111	\$ 114	\$ 118
County Vet Ret.	0.0966	\$ 23	\$ 38	\$ 39	\$ 41	\$ 42	\$ 43	\$ 44	\$ 46	\$ 47	\$ 49	\$ 50	\$ 51	\$ 53	\$ 54
County Roads	0.4981	\$ 117	\$ 197	\$ 203	\$ 209	\$ 216	\$ 222	\$ 229	\$ 236	\$ 243	\$ 250	\$ 258	\$ 265	\$ 273	\$ 281
County MH & PS	0.9753	\$ 230	\$ 385	\$ 397	\$ 410	\$ 422	\$ 435	\$ 449	\$ 462	\$ 476	\$ 490	\$ 505	\$ 519	\$ 534	\$ 550
County CSRV Dist	0.0199	\$ 5	\$ 8	\$ 8	\$ 8	\$ 9	\$ 9	\$ 9	\$ 9	\$ 10	\$ 10	\$ 10	\$ 11	\$ 11	\$ 11
WCC	3.3759	\$ 795	\$ 1,332	\$ 1,374	\$ 1,418	\$ 1,462	\$ 1,507	\$ 1,553	\$ 1,600	\$ 1,648	\$ 1,697	\$ 1,747	\$ 1,798	\$ 1,849	\$ 1,902
ISD	5.2717	\$ 1,241	\$ 2,080	\$ 2,146	\$ 2,214	\$ 2,283	\$ 2,354	\$ 2,425	\$ 2,499	\$ 2,574	\$ 2,650	\$ 2,728	\$ 2,807	\$ 2,888	\$ 2,971
Local Total	27.3989	\$ 6,452	\$ 10,809	\$ 11,155	\$ 11,507	\$ 11,866	\$ 12,232	\$ 12,606	\$ 12,987	\$ 13,376	\$ 13,773	\$ 14,177	\$ 14,590	\$ 15,010	\$ 15,440
Non-Capturable Millages															
	Millage Rate														
School Debt	4.1000	\$ 965	\$ 1,618	\$ 1,669	\$ 1,722	\$ 1,776	\$ 1,830	\$ 1,886	\$ 1,943	\$ 2,002	\$ 2,061	\$ 2,121	\$ 2,183	\$ 2,246	\$ 2,310
ISD Debt	0.3700	\$ 87	\$ 146	\$ 151	\$ 155	\$ 160	\$ 165	\$ 170	\$ 175	\$ 181	\$ 186	\$ 191	\$ 197	\$ 203	\$ 209
Total Non-Capturable Taxes	4.4700	\$ 1,053	\$ 1,764	\$ 1,820	\$ 1,877	\$ 1,936	\$ 1,996	\$ 2,057	\$ 2,119	\$ 2,182	\$ 2,247	\$ 2,313	\$ 2,380	\$ 2,449	\$ 2,519
Total Capturable Millages	51.3989														
Total Capturable & Non-Capturable Millages	55.8689														
Total Tax Increment Revenue (TIR) Available for Capture		\$ 20,278	\$ 20,926	\$ 21,586	\$ 22,260	\$ 22,947	\$ 23,648	\$ 24,363	\$ 25,093	\$ 25,837	\$ 26,595	\$ 27,369	\$ 28,159	\$ 28,964	\$ 29,785

**Table 2:
Tax Increment Revenue Capture Estimates
4025 Packard, Pittsfield Township**

Estimated Taxable Value (TV) Increase Rate:

Plan Year	15	16	17	18	19	20	21	22	23	TOTAL
Calendar Year	2037	2038	2039	2040	2041	2042	2043	2044	2045	
*Base Taxable Value	\$ 235,478	\$ 235,478	\$ 235,478	\$ 235,478	\$ 235,478	\$ 235,478	\$ 235,478	\$ 235,478	\$ 235,478	
Estimated New TV	\$ 831,272	\$ 847,897	\$ 864,855	\$ 882,152	\$ 899,795	\$ 917,791	\$ 936,147	\$ 954,870	\$ 973,967	
Incremental Difference (New TV - Base TV)	\$ 595,794	\$ 612,419	\$ 629,377	\$ 646,674	\$ 664,317	\$ 682,313	\$ 700,669	\$ 719,392	\$ 738,489	
School Capture										
	Millage Rate									
State Education Tax (SET)	6.0000	\$ 3,575	\$ 3,675	\$ 3,776	\$ 3,880	\$ 3,986	\$ 4,094	\$ 4,204	\$ 4,316	\$ 4,431
School Operating Tax	18.0000	\$ 10,724	\$ 11,024	\$ 11,329	\$ 11,640	\$ 11,958	\$ 12,282	\$ 12,612	\$ 12,949	\$ 13,293
School Total	24.0000	\$ 14,299	\$ 14,698	\$ 15,105	\$ 15,520	\$ 15,944	\$ 16,376	\$ 16,816	\$ 17,265	\$ 17,724
Local Capture										
	Millage Rate									
Township Tax	7.4085	\$ 4,414	\$ 4,537	\$ 4,663	\$ 4,791	\$ 4,922	\$ 5,055	\$ 5,191	\$ 5,330	\$ 5,471
Sinking Fund	2.4239	\$ 1,444	\$ 1,484	\$ 1,526	\$ 1,567	\$ 1,610	\$ 1,654	\$ 1,698	\$ 1,744	\$ 1,790
Library	1.8333	\$ 1,092	\$ 1,123	\$ 1,154	\$ 1,186	\$ 1,218	\$ 1,251	\$ 1,285	\$ 1,319	\$ 1,354
County Operating	4.3780	\$ 2,608	\$ 2,681	\$ 2,755	\$ 2,831	\$ 2,908	\$ 2,987	\$ 3,068	\$ 3,149	\$ 3,233
County Parks	0.4676	\$ 279	\$ 286	\$ 294	\$ 302	\$ 311	\$ 319	\$ 328	\$ 336	\$ 345
County Nat Area	0.2490	\$ 148	\$ 152	\$ 157	\$ 161	\$ 165	\$ 170	\$ 174	\$ 179	\$ 184
County EECS	0.1922	\$ 115	\$ 118	\$ 121	\$ 124	\$ 128	\$ 131	\$ 135	\$ 138	\$ 142
County HCMA	0.2089	\$ 124	\$ 128	\$ 131	\$ 135	\$ 139	\$ 143	\$ 146	\$ 150	\$ 154
County Vet Ret.	0.0966	\$ 58	\$ 59	\$ 61	\$ 62	\$ 64	\$ 66	\$ 68	\$ 69	\$ 71
County Roads	0.4981	\$ 297	\$ 305	\$ 313	\$ 322	\$ 331	\$ 340	\$ 349	\$ 358	\$ 368
County MH & PS	0.9753	\$ 581	\$ 597	\$ 614	\$ 631	\$ 648	\$ 665	\$ 683	\$ 702	\$ 720
County CSRV Dist	0.0199	\$ 12	\$ 12	\$ 13	\$ 13	\$ 13	\$ 14	\$ 14	\$ 14	\$ 15
WCC	3.3759	\$ 2,011	\$ 2,067	\$ 2,125	\$ 2,183	\$ 2,243	\$ 2,303			\$ 35,777
ISD	5.2717	\$ 3,141	\$ 3,228	\$ 3,318	\$ 3,409	\$ 3,502	\$ 3,597	\$ 3,694	\$ 3,792	\$ 3,893
Local Total	27.3989	\$ 16,324	\$ 16,780	\$ 17,244	\$ 17,718	\$ 18,202	\$ 18,695	\$ 19,198	\$ 19,711	\$ 20,234
Non-Capturable Millages										
	Millage Rate									
School Debt	4.1000	\$ 2,443	\$ 2,511	\$ 2,580	\$ 2,651	\$ 2,724	\$ 2,797	\$ 2,873	\$ 2,950	\$ 3,028
ISD Debt	0.3700	\$ 220	\$ 227	\$ 233	\$ 239	\$ 246	\$ 252	\$ 259	\$ 266	\$ 273
Total Non-Capturable Taxes	4.4700	\$ 2,663	\$ 2,738	\$ 2,813	\$ 2,891	\$ 2,969	\$ 3,050	\$ 3,132	\$ 3,216	\$ 3,301
Total Capturable Millages	51.3989									
Total Capturable & Non-Capturable Millages	55.8689									
Total Tax Increment Revenue (TIR) Available for Capture		\$ 30,623	\$ 31,478	\$ 32,349	\$ 33,238	\$ 34,145	\$ 35,070	\$ 36,014	\$ 36,976	\$ 37,958

**Table 3:
Tax Increment Reimbursement Estimates
4025 Packard, Pittsfield Township**

Developer Maximum Reimbursement	Total Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	46.69%	\$ 163,413	\$ -	\$ 163,413
Local	53.31%	\$ 186,555	\$ 62,445	\$ 249,000
TOTAL		\$ 349,969	\$ 62,445	\$ 412,413
EGLE	84.86%	\$ 349,968		\$ 349,968
Local Only	15.14%	\$ 62,445		\$ 62,445
TOTAL		\$ 412,413	\$ -	\$ 412,413

Estimated Maximum Years of Plan: 23
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Estimated Capture	
Admin Fees and/or LBRF	\$ 107,442
State Revolving Fund	\$ 27,753

	1 2023	2 2024	3 2025	4 2026	5 2027	6 2028	7 2029	8 2030	9 2031	10 2032
Total State Incremental Revenue	\$ 9,469	\$ 9,771	\$ 10,079	\$ 10,394	\$ 10,715	\$ 11,042	\$ 11,376	\$ 11,717	\$ 12,064	\$ 12,418
State Brownfield Revolving Fund (50% of SET)	\$ 1,184	\$ 1,221	\$ 1,260	\$ 1,299	\$ 1,339	\$ 1,380	\$ 1,422	\$ 1,465	\$ 1,508	\$ 1,552
State TIR Available for Reimbursement	\$ 8,285	\$ 8,550	\$ 8,819	\$ 9,095	\$ 9,376	\$ 9,662	\$ 9,954	\$ 10,252	\$ 10,556	\$ 10,866
Total Local Incremental Revenue	\$ 10,809	\$ 11,155	\$ 11,507	\$ 11,866	\$ 12,232	\$ 12,606	\$ 12,987	\$ 13,376	\$ 13,773	\$ 14,177
BRA Administrative Fee (10%)	\$ 2,028	\$ 2,093	\$ 2,159	\$ 2,226	\$ 2,295	\$ 2,365	\$ 2,436	\$ 2,509	\$ 2,584	\$ 2,660
Local TIR Available for Reimbursement	\$ 8,782	\$ 9,062	\$ 9,348	\$ 9,640	\$ 9,938	\$ 10,241	\$ 10,551	\$ 10,867	\$ 11,189	\$ 11,517
Total State & Local TIR Available	\$ 17,067	\$ 17,612	\$ 18,168	\$ 18,735	\$ 19,313	\$ 19,903	\$ 20,505	\$ 21,119	\$ 21,745	\$ 22,384

DEVELOPER	Beginning Balance	1	2	3	4	5	6	7	8	9	10
DEVELOPER Reimbursement Balance	\$ 412,413	\$ 395,347	\$ 377,735	\$ 359,567	\$ 340,832	\$ 321,519	\$ 301,616	\$ 281,111	\$ 259,992	\$ 238,247	\$ 215,864

EGLE Environmental Costs	\$ 349,968	1	2	3	4	5	6	7	8	9	10
State Tax Reimbursement		\$ 8,285	\$ 8,550	\$ 8,819	\$ 9,095	\$ 9,376	\$ 9,662	\$ 9,954	\$ 10,252	\$ 10,556	\$ 10,866
Local Tax Reimbursement		\$ 7,452	\$ 7,690	\$ 7,933	\$ 8,180	\$ 8,433	\$ 8,691	\$ 8,953	\$ 9,221	\$ 9,495	\$ 9,774
Total EGLE Reimbursement Balance		\$ 334,231	\$ 317,992	\$ 301,239	\$ 283,964	\$ 266,156	\$ 247,803	\$ 228,896	\$ 209,422	\$ 189,372	\$ 168,732

Local Only Costs	\$ 62,445	1	2	3	4	5	6	7	8	9	10
Local Tax Reimbursement		\$ 1,330	\$ 1,372	\$ 1,415	\$ 1,460	\$ 1,505	\$ 1,551	\$ 1,598	\$ 1,645	\$ 1,694	\$ 1,744
Total Local Only Reimbursement Balance		\$ 61,115	\$ 59,743	\$ 58,328	\$ 56,868	\$ 55,363	\$ 53,813	\$ 52,215	\$ 50,570	\$ 48,876	\$ 47,132
Total Annual Developer Reimbursement		\$ 17,067	\$ 17,612	\$ 18,168	\$ 18,735	\$ 19,313	\$ 19,903	\$ 20,505	\$ 21,119	\$ 21,745	\$ 22,384

LOCAL BROWNFIELD REVOLVING FUND

LBRF Deposits *											
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$ -										

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.

**Table 3:
Tax Increment Reimbursement Estimates
4025 Packard, Pittsfield Township**

	11	12	13	14	15	16	17	18	19	20	21	22	23	TOTAL
	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	
Total State Incremental Revenue	\$ 12,780	\$ 13,148	\$ 13,524	\$ 13,908	\$ 14,299	\$ 14,698	\$ 15,105	\$ 15,520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 222,028
State Brownfield Revolving Fund (50% of SET)	\$ 1,597	\$ 1,644	\$ 1,691	\$ 1,738	\$ 1,787	\$ 1,837	\$ 1,888	\$ 1,940	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,753
State TIR Available for Reimbursement	\$ 11,182	\$ 11,505	\$ 11,834	\$ 12,169	\$ 12,512	\$ 12,861	\$ 13,217	\$ 13,580	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 194,274
Total Local Incremental Revenue	\$ 14,590	\$ 15,010	\$ 15,440	\$ 15,878	\$ 16,324	\$ 16,780	\$ 17,244	\$ 17,718	\$ 18,202	\$ 18,695	\$ 19,198	\$ 19,711	\$ 20,234	\$ 349,509
BRA Administrative Fee (10%)	\$ 2,737	\$ 2,816	\$ 2,896	\$ 2,979	\$ 3,062	\$ 3,148	\$ 3,235	\$ 3,324	\$ 1,820	\$ 1,869	\$ 1,920	\$ -	\$ -	\$ 53,160
Local TIR Available for Reimbursement	\$ 11,853	\$ 12,195	\$ 12,543	\$ 12,899	\$ 13,262	\$ 13,632	\$ 14,009	\$ 14,394	\$ 16,381	\$ 16,825	\$ 17,278	\$ 19,711	\$ 20,233	\$ 296,349
Total State & Local TIR Available	\$ 23,035	\$ 23,699	\$ 24,377	\$ 25,068	\$ 25,773	\$ 26,493	\$ 27,226	\$ 27,974	\$ 16,381	\$ 16,825	\$ 17,278	\$ 19,711	\$ 20,233	\$ 490,623
DEVELOPER														
DEVELOPER Reimbursement Balance	\$ 192,829	\$ 169,130	\$ 144,753	\$ 119,684	\$ 93,911	\$ 71,482	\$ 57,473	\$ 43,078	\$ 26,697	\$ 9,872	\$ (0)	\$ -	\$ -	
EGLE Environmental Costs														
State Tax Reimbursement	\$ 11,182	\$ 11,505	\$ 11,834	\$ 12,169	\$ 12,512	\$ 8,797			\$ -	\$ -	\$ -	\$ -	\$ -	\$ 163,413
Local Tax Reimbursement	\$ 10,058	\$ 10,348	\$ 10,644	\$ 10,946	\$ 11,254	\$ 11,568	\$ 11,888	\$ 12,215	\$ 11,813	\$ -		\$ -	\$ -	\$ 186,555
Total EGLE Reimbursement Balance	\$ 147,492	\$ 125,639	\$ 103,161	\$ 80,046	\$ 56,280	\$ 35,916	\$ 24,027	\$ 11,813	\$ (0)	\$ -	\$ -	\$ -	\$ -	
Local Only Costs														
Local Tax Reimbursement	\$ 1,795	\$ 1,846	\$ 1,899	\$ 1,953	\$ 2,008	\$ 2,064	\$ 2,121	\$ 2,179	\$ 4,568	\$ 16,825	\$ 9,872	\$ -	\$ -	\$ 62,445
Total Local Only Reimbursement Balance	\$ 45,337	\$ 43,491	\$ 41,592	\$ 39,638	\$ 37,630	\$ 35,566	\$ 33,445	\$ 31,266	\$ 26,697	\$ 9,872	\$ -	\$ -	\$ -	
Total Annual Developer Reimbursement	\$ 23,035	\$ 23,699	\$ 24,377	\$ 25,068	\$ 25,773	\$ 22,429	\$ 14,009	\$ 14,394	\$ 16,381	\$ 16,825	\$ 9,872	\$ -	\$ -	\$ 412,413
LOCAL BROWNFIELD REVOLVING FUND														
LBRF Deposits *														
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,064	\$ 13,217	\$ 8,066	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,347
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,406	\$ 19,711	\$ 1,819	\$ 28,935
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,064	\$ 13,217	\$ 8,066	\$ -	\$ -	\$ 7,406	\$ 19,711	\$ 1,819	\$ 54,282

* Up to five years of capture for LBRF Deposits