

ACT 381 COMBINED BROWNFIELD PLAN

**TO CONDUCT
ELIGIBLE DEQ RESPONSE
AND/OR
MSF NON-ENVIRONMENTAL
ACTIVITIES**

**FOR THE FORMER GASOLINE DISPENSING STATION
AND FORMER DEALERSHIP PROPERTY
LOCATED AT 3010 AND 3050 SOUTH ROCHESTER ROAD,
ROCHESTER HILLS
BROWNFIELD REDEVELOPMENT AUTHORITY**

July 14, 2014

Prepared on Behalf of:

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1.0 INTRODUCTION

1.1 Proposed Redevelopment and Future Use

Rochester Auburn Associates, LLC is the project developer. The project involves the demolition of three (3) existing buildings, the removal of the current UST systems, the removal impacted soils as part of fulfilling due care obligations, pre-demolition asbestos surveys and abatement if necessary.

Rochester Auburn Associates, LLC, combined the subject property for redevelopment into four new buildings consisting of two retail spaces, one restaurant space, and one combined retail and restaurant space. The buildings are described as Proposed Building "A" Restaurant (4,600 square feet), Future Building "B" Retail (8,832 square feet), Proposed Building "C" Retail (9,652 square feet), and Proposed Building "D" Retail/Restaurant (9,107 square feet). The total square footage of all four buildings is 32,191. In addition, significant modifications and improvements will be made to the parking lots to allow for drive thru windows and to comply with local zoning and building requirements.

It is anticipated that approximately 75-100 new full and part time jobs will be created following completion of this project, and 90 jobs will be created during construction.

The total project investment and private investment is at \$9,989,690. Additional capital improvements will be made by the developer including a right turn lane and deceleration lane at this intersection.

Proposed site plans and elevations are provided in the Figures of this Plan.

1.2 Eligible Property Information

1.2.1 Property Eligibility and Location

The subject property is considered "eligible property" as defined by Act 381, Section 2 because (a) the subject property was previously utilized or is currently utilized for a commercial purpose; (b) it is located within the City of Rochester Hills; and (c) the subject property is determined to be a "facility" as further described in this plan.

The subject property consists of one (1) legal parcel, which was combined from two (2) legal parcels with a street address of 3010 and 3050 South Rochester Road, Rochester Hills, Oakland County, Michigan consisting of approximately 5.11 total acres. The tax ID number of the combined subject property parcel is 70-15-34-227-046, formerly 70-15-34-227-031 and 70-15-34-227-037.

The subject property's legal description as shown on the deed is provided below.

Parcel 1

Part of Lot 10 Avoncrofts Subdivision of part of the northeast ¼ of section 34 town 3 north range 11 east City of Rochester Hills Oakland County Records Michigan according to the plat thereof as recorded in liber 10 page 15 of Plats Oakland County Records more particularly described as Beginning at the point of intersection of the south line of

Auburn Road (66 feet wide) with the west line of Rochester Road (66 feet wide) begin the northeast corner of said Lot 10 thence south 0 degrees 02 minutes 20 seconds west along the west line of Rochester Road (being the east line of said Lot 10) 101 feet to the southeast corner of said Lot 10 thence due west along the south line of said Lot 10 214 06 feet to the southwest corner of said Lot 10 thence north 02 degrees 20 minutes 20 seconds east along the west line of said Lot 10 101 17 feet to a point on the south line of Auburn Road (begin the north line of said Lot 10) 210 feet to the point of beginning Together with all rights reversionary or otherwise in said abutting roads Subject to a permanent easement consisting of the north 20 0 feet of said Lot 10 as acquired by condemnation proceedings by the County of Oakland in Circuit Court Case No 78 172095 filed October 12 1978

Parcel 2

The northerly 50 00 feet of Lot 9 Avoncrofts Subdivision as recorded in liber 19 page 15 of Plats Oakland County Records being more particularly described as Beginning at a point on the westerly line of Rochester Road (M 150) 66 feet wide said point being south 0 degrees 02 minutes 20 seconds west 101 00 feet from the intersection of the westerly line of Rochester Road with the southerly line of Auburn Road (M 59) 66 feet wide thence south 0 degrees 02 minutes 20 seconds west along said westerly line of Rochester Road 50 00 feet to a point thence due west 216 07 feet to a point thence north 2 degrees 20 minutes 02 seconds east 05 04 feet to a point thence due east 214 06 feet to the point of beginning

Note the above Parcels 1 and 2 is also described for tax purposes as The north 50 feet of Lot 9 and all of Lot 10 Avoncrofts Subdivision according to the plat thereof as recorded in liber 19 page 15 of Plats Oakland County Records.

Parcel Identification No Part of 15-34-227-046
Commonly known as 3010 South Rochester Road

1.2.2 Current Ownership

The subject property is currently owned by Rochester Auburn Associates; 6750 Oakhills Drive, Bloomfield Hills, MI 48301. Rochester Auburn Associates purchased the subject property on March 12, 2013.

Contact Person: Mr. Doraid Markus
Phone: (248) 892-2222
Email: dsmarkus@yahoo.com

1.2.3 Proposed Future Ownership

Rochester Auburn Associates is the current and future owner of the subject property.

1.2.4 Delinquent Taxes, Interest, and Penalties

There are no delinquent taxes for the subject property as of the completion of this report.

1.2.5 Existing and Proposed Future Zoning for Each Eligible Property

The subject property is currently master zoned General Commercial.

1.3 Historical & Previous Use and Ownership of Each Eligible Property

The history of each now combined parcel is described separately below.

3010 South Rochester Road (70-15-34-227-046; formerly 70-15-34-227-031)

3010 South Rochester Road formerly consisted of one (1) parcel containing approximately 0.70 acres and is located at the southwest corner of South Rochester Road and Auburn Road in Rochester Hills, Michigan. Former business operations consist of retail sales of petroleum products and general retail items, and car wash activities. Additionally, operations in the western portion of the subject building include oil change activities.

Standard and other historical sources were able to document that the first developed use of the subject property occurred prior to 1940 with a building located in the eastern portion of the property. An additional building was constructed in the western portion of the subject property between 1952 and 1957. The western building was occupied by an equipment rental company from at least 1960 until 1968. The eastern building was likely occupied by a gasoline dispensing and/or service station. The western building was demolished between 1967 and 1968, and the eastern building was demolished between 1967 and 1969, when the eastern portion of the current building was constructed. An addition was constructed to the western portion of the building in 1999. The subject property operated as a gasoline service station from at least 1957 until 1999, and has operated as a gasoline dispensing station and oil change shop since 1999. The most recent prior ownership was listed as Petro Service Inc.

3050 South Rochester Road (70-15-34-227-046; formerly 70-15-34-227-037)

3050 South Rochester Road formerly consisted of one (1) parcel containing approximately 4.41 acres and is located at the southwest corner of South Rochester Road and Auburn Road in Rochester Hills, Michigan. The subject property contained two (2) buildings, including a 22,724 square foot sales and service building located in the eastern portion of the subject property and a 2,851 square foot used car sales and service building located in the northern portion of the property. The subject buildings were constructed in 1991. Asphalt paved parking areas are located in the northern, southern, and western portions of the subject property. A concrete paved parking area is located east of the sales and service building, and groomed grass and landscaped areas are located in the eastern portion of the subject property.

Standard and other historical sources were able to document that the first developed use of the subject property occurred prior to 1940 with a residential dwelling and agricultural fields. The dwelling was demolished between 1972 and 1980, and the current dealership was constructed in 1991. The subject property was occupied by a dealership from 1991 until approximately 2009 and has since been vacant and underutilized. The subject property was owned by Meadowbrook Dodge from 1995 to approximately 2010, and Meadowbrook Motors from approximately 2011 to approximately 2013.

1.4 Current Use of Each Eligible Property

The subject property is currently vacant; some construction activities including demolition have begun during the time of this plan.

1.5 Summary of Liability

The former gasoline dispensing station at 3010 South Rochester Road was previously owned by Petro Express, who was responsible for the October 4, 1991 release. Rochester Auburn Associates, LLC took ownership of the subject property in March of 2013, and operated the gasoline dispensing station until December 31, 2013. The reported release was closed on October 10, 1996. Based on information provided in the following sections, the site assessment soil and groundwater samples collected during the underground storage tank (UST) system removal activities in February 2014 do not indicate a new release. Rather, the detected contaminants are consistent with those documented during previous site investigations. A memo from the MDEQ agreeing with this conclusion is provided in Attachment E.

The former dealership property formerly known as 3050 South Rochester Road was occupied by an automotive dealership from 1991 until 2009. Rochester Auburn Associates purchased the subject property in September 2011 from Viviano Land Company LLC.

1.6 Summary of Environmental Study Documents

3010 South Rochester Road

The following reports were conducted by PM Environmental, Inc. (PM) on 3010 South Rochester Road.

- Phase I ESA, June 7, 2012, PM
- Geophysical Survey Report, July 9, 2012, PM
- Phase II ESA/BEA, August 6, 2012, PM
- Documentation of Due Care compliance, August 6, 2012, PM
- Site Assessment Report, March 31, 2014, PM

PM conducted a Phase I ESA for the Gasoline Dispensing Station located at 3010 South Rochester Road, Rochester Hills on June 7th, 2012. This assessment has revealed no evidence of recognized environmental conditions (RECs) connected with the subject property except the following:

- The subject property is a closed Leaking Underground Storage Tank (LUST) site. A gasoline release was reported from one of the current gasoline USTs in 1991. Based upon review of the previous subsurface investigations, soil and groundwater contamination is present which exceeds the current MDEQ Part 213 Risk Based Screening Levels (RBSLs). Based on these analytical results, the subject property may be classified as a "facility," as defined by Part 201 of P.A. 451 of the Michigan Natural Resources Environmental Protection Act (NREPA), as amended.

- The subject property has operated as a gasoline dispensing station since at least 1957, and no site assessment activities have been completed since 1996. Additionally, surficial spills have been reported in 1988 and 2001. The potential exists that a release has occurred from the current and/or former UST system and/or fuel dispensers.
- Historical interior waste streams associated with the automotive repair operations from at least 1957 until the present have consisted of general hazardous substances and/or petroleum products. This time period preceded major environmental regulations and current waste management and disposal procedures. The historical waste management practices associated with the automotive repair operations are unknown and may be a source of subsurface contamination.
- Current interior waste streams consist of waste oil, used coolant, and used oil filters. Waste oil is stored in several above ground storage tanks (ASTs) in the basement of the oil change bays, and is collected once a month by Usher Oil. PM observed significant staining throughout the basement of the oil change bays. The potential exists for general hazardous substances and/or petroleum products to have seeped through the concrete into subsurface soils.
- The former service garage located in the central portion of the current building contained two in-ground hydraulic hoists, which were removed in 1989 when the service garage was converted to a car wash. Additionally, the potential exists the former building in the eastern portion of the subject property utilized in-ground hoists. In-ground hoists have an underground reservoir for hydraulic fluids, which can contain polychlorinated biphenyl (PCBs). The potential exists that a release occurred from the former hydraulic hoist system and/or underground reservoir.
- Following the removal of one 1,000-gallon kerosene UST and one 1,000-gallon waste oil UST, soil samples were collected from the former UST basin. Benzene, toluene, ethylbenzene, and xylenes (BTEX), methyl tert-butyl ether (MTBE), and polynuclear aromatic hydrocarbons (PNAs) were below the MDEQ Tier 1 Residential Heath-Based Criteria. However, the soil samples collected from the former waste oil UST basin were not analyzed for PCBs, cadmium, chromium, and lead. Therefore, additional contamination may be present in this area.
- PM was unable to confirm the removal of at least three of the former USTs. Additionally, based on the long term gasoline service station operations, the potential exists additional undocumented USTs were historically utilized on-site. The potential exists for orphan USTs to be present on the subject property and/or for a release to have occurred.
- One diesel fuel dispenser is located west of the northern fuel dispenser. A gas can is utilized to store the diesel pump when not in use, and PM observed evidence of a release and significant staining around the diesel fuel dispenser. The potential exists for contamination to be present in this area.
- One sump is located in the southern portion of the basement of the oil change bays. Due to interior storage, PM was unable to observe the area around the sump. However, significant staining was observed throughout the basement. The structural integrity of

the sump is unknown, and the potential exists for a release to have occurred in this area.

- PM observed one floor drain in the basement of the oil change bays. The floor drain was partially covered with cardboard; however, PM observed significant staining in the area of the floor drain. The current and historical waste management practices associated with the floor drain is unknown and could be a source of subsurface contamination.
- The potential exists the subject property was connected to a private septic system prior to 1982. The historical waste management practices associated with the automotive repair operations and the on-site septic field are unknown and may be a source of subsurface contamination.

No adjoining and/or nearby RECs were identified.

PM completed a Phase II ESA and Baseline Environmental Assessment (BEA) for the gasoline dispensing station located at 3010 South Rochester Road in Rochester Hills on August 6th, 2013.

On June 28, 2012, PM completed a geophysical survey at the subject property using ground penetrating radar (GPR) to investigate the subject property for the presence of any orphan USTs and to clear proposed soil borings from private utilities. Anomalies consistent with the known presence of four USTs associated with the most recent gas station operation were identified. PM was aware of these USTs, which are scheduled to be removed post-closing during redevelopment activities. No anomalies consistent with the presence of orphan USTs were identified.

On June 28 and 29, 2012, PM advanced 14 soil borings (SB-1 through SB-14), installed three temporary monitoring wells (TMW-1, TMW-3, and TMW-8), and collected soil and ground water samples to assess the RECs identified in PM's June 7, 2012 Phase I ESA. Seventeen soil samples and three groundwater samples were submitted for laboratory analysis of volatile organic compounds (VOCs), PNAs, PCBs, cadmium, chromium, and lead, or some combination thereof. Soil samples were collected for laboratory analysis based on the highest photoionization detector (PID) field screening measurements in parts per million (ppm), noticeable evidence of contamination (i.e., discoloration or odors), or from the likely source depths. The soil boring locations are depicted in Figure 3 exhibit of this plan.

Specifically, the Phase II ESA activities were conducted in the following areas of the subject property:

Description of Soil Boring/Temporary Monitoring Well Locations

Location (feet bgs)	Sample Depth (feet bgs)	Analysis	Objectives	Soil and/or Groundwater Sample Selection (justification)
SB/TMW-1 (20.0)	Soil 2.0-3.0	VOCs and PNAs	Assess the current diesel dispensers.	Soil: Sampled highest PID reading (1,502 ppm). Groundwater: Sampled.
	Groundwater 3.1-8.1			
SB-2 (20.0)	Soil 4.0-5.0	VOCs, PNAs, PCBs, cadmium, chromium, and lead	Assess the former service garage building and current dispensers.	Soil: Sampled highest PID reading (147.6 ppm). Groundwater: Not encountered.
SB/TMW-3 (20.0)	Soil 3.0-4.0	VOCs and PNAs	Assess the current dispensers.	Soil: Sampled highest PID reading (15.1 ppm). Groundwater: Sampled.
	Groundwater 3.6-8.6			
SB-4 (20.0)	Soil 3.0-4.0 and 13.0-14.0	VOCs and PNAs	Assess the current dispensers and UST basin.	Soil: Sampled highest PID reading (176.3 ppm) and below for vertical delineation. Groundwater: Not encountered.
SB-5 (20.0)	Soil 9.0-10.0	VOCs and PNAs	Assess the current UST basin.	Soil: Sampled highest PID reading (511 ppm). Groundwater: Not encountered.
SB-6 (20.0)	Soil 3.0-4.0 and 13.0-14.0	VOCs and PNAs	Assess the current UST basin.	Soil: Sampled highest PID reading (2,259 ppm) and below for vertical delineation. Groundwater: Not encountered.
SB-7 (25.0)	Soil 2.0-3.0 and 13.0-14.0	VOCs and PNAs	Assess the current UST basin.	Soil: Sampled highest PID reading (802 ppm) and below for vertical delineation. Groundwater: Not encountered.
SB/TMW-8 (10.0)	Groundwater 4.8-9.8	VOCs, PNAs, PCBs, cadmium, chromium, and lead	Assess the former and current UST basins.	Soil: Due to the shallow saturated peastone and absence of significant impact to the overlying fill sand, no soil sample was collected. Groundwater: Sampled.
SB-9 (20.0)	Soil 2.0-3.0	VOCs, PNAs, PCBs, cadmium, chromium, and lead	Assess the exterior chemical storage.	Soil: Sampled highest PID reading (24.4 ppm). Groundwater: Not encountered.

**Brownfield Plan for the Former Gasoline Dispensing Station and Former Dealership Property
 Located at 3010 and 3050 South Rochester Road, Rochester Hills, Michigan
 PM Project No. 02-5052-2; July 14, 2014**

Location (feet bgs)	Sample Depth (feet bgs)	Analysis	Objectives	Soil and/or Groundwater Sample Selection (justification)
SB-10 (20.0)	Soil 4.5-5.5	VOCs, PNAs, PCBs, cadmium, chromium, and lead	Assess former dispensers and service operations.	Soil: Due to a lack of visual/olfactory evidence of impact, a soil sample was collected at the sand/clay interface. Groundwater: Not encountered.
SB-11 (5.0)	Soil 2.0-3.0	VOCs, PNAs, PCBs, cadmium, chromium, and lead	Assess the service operations, floor drain, sump, and chemical storage.	Soil: Sampled highest PID reading (72.5 ppm). Groundwater: Not encountered.
SB-12 (5.0)	Soil 1.0-2.0	VOCs, PNAs, PCBs, cadmium, chromium, and lead	Assess the service operations, sump, chemical storage, and former in- ground hoists.	Soil: Sampled highest PID reading (247 ppm). Groundwater: Not encountered.
SB-13 (5.0)	Soil 1.0-2.0	VOCs, PNAs, PCBs, cadmium, chromium, and lead	Assess the service operations, floor drains, chemical storage, and former in-ground hoists.	Soil: Sampled highest PID reading (466 ppm). Groundwater: Not encountered.
SB-14 (20.0)	Soil 4.0-5.0 and 8.0-9.0	VOCs, PNAs, PCBs, cadmium, chromium, and lead	Assess the service operations and potential septic system.	Soil: Sampled highest PID reading (50.3 ppm) and below for vertical delineation. Groundwater: Not encountered.

ppm = parts per million

PM submitted a Site Assessment Report for the former gasoline dispensing station on March 31, 2014. Between February 20 and 25, 2015, PM conducted oversight and sampling activities during the removal of one 4,000 gallon gasoline (E-85) UST (Tank 6; cathodically protected), one 10,000 gallon diesel fuel UST (Tank 3; fiberglass lined), and two 10,000 gallon gasoline USTs (Tanks 1 and 2; both fiberglass lined). Sub-grade product piping and dispensers associated with the aforementioned USTs were also removed.

The UST systems were removed by Parks Installation and Excavating, Inc., to facilitate redevelopment of the subject property. Approximately 200 gallons of total liquids were removed from the tank systems prior to venting and removal.

Site assessment soil samples were collected by PM from beneath the 10,000 gallon diesel fuel and gasoline USTs (S-2 through S-7); southwest, northwest, southeast, and northeast canopy dispenser islands and product piping (S-8 through S-11); northern dispenser islands and associated product piping (S-12 and S-13); and the product piping run between the canopy

dispenser islands, and the northern dispenser islands (S-14). The site assessment soil samples were collected prior to any soil excavation activities (i.e., removal for geotechnical purposes) and were submitted for laboratory analysis of gasoline VOCs and PNAs.

Due to the presence of perched groundwater within the 4,000 gallon gasoline (E-85) UST basin excavation, one site assessment groundwater sample (S-1) was collected from that location for laboratory analysis of gasoline VOCs and PNAs. Similar to the site assessment soil samples, the groundwater sample was collected prior to the geotechnical excavation.

3050 South Rochester Road

The following reports were conducted by PM Environmental, Inc. (PM) on 3050 South Rochester Road.

- Phase I ESA Update, October 13, 2011, PM
- Phase II ESA/BEA, October 24, 2011, PM

A Phase I ESA Update was completed on 3050 South Rochester Road in Rochester Hills on October 13, 2011 of the report completed by Testing Engineers & Consultants, Inc. (TEC) in March 2011.

TEC completed a Phase I ESA in March 2011. The subject property contained the current subject buildings and the layout was generally consistent with the current layout. The sales and service building contained an office/showroom area; automotive parts storage area; vehicle tunnel; automotive service shop; oil change shop; and an oil storage room. Ten (10) above ground hoists were located in the service shop. The used car sales and service building contained an office area; automotive service shop; and utility room. The dealership was vacant and a majority of the office furnishings and equipment had been removed prior to March 2011. However, the oil storage room contained five (5) 275-gallon ASTs, including two (2) new oil ASTs, two (2) used oil ASTs, and one (1) automatic transmission fluid AST. TEC identified significant staining on floors and walls of the oil storage room. Additionally, one (1) 30-gallon drum containing a Valvoline product was identified in the oil change bay. No additional chemical and/or petroleum product storage was identified, and no USTs were identified at the subject property.

The subject property was developed prior to 1940 with a residential dwelling and agricultural fields. The dwelling was demolished between 1972 and 1980, and the current dealership was constructed in 1991. TEC indicated the subject property was connected to municipal water, sewer, and natural gas in 1991. The subject property was occupied by a dealership from 1991 until 2009.

The north adjoining properties consisted of a gasoline service station directly north of the subject property and an oil change business northeast of the subject property, across South Rochester Road. Commercial properties were located north, east, south, and west of the subject property, and residential properties were located south and west of the subject property. Additionally, a dry cleaner was located at the north adjoining strip mall, across West Auburn Road.

TEC identified the following RECs:

- Evidence of a spill or release of hazardous substances and petroleum products associated with the trench drain in the service shop area; on the walls and floor of the service area; the trench drain in the oil change area; and the floor and walls of the oil storage room within the main sales and service building.
- Stained areas in the used vehicle sales and service building.

The following deficiencies identified by PM were noted in association with the previous Phase I ESA, which represent a REC:

- The previous Phase I ESA identified stained areas and trench drains associated with the former automotive service operations as a REC. However, the former operations were not identified as a REC. The subject property was occupied by automotive service operations from 1991 until 2009. Historical interior waste streams associated with the former automotive service operations would have consisted of general hazardous substances and/or petroleum products. The historical waste management practices associated with the former service operations are unknown and may be a source of subsurface contamination, which represents a REC.
- The previous Phase I ESA indicated the subject property was developed with a residential dwelling prior to 1940. However, no information as provided regarding the former heat source. Review of Consumers Energy SIMS website indicates natural gas mains were installed in the subject property area in 1965. PM was unable to determine the heat source prior to 1965, and the potential exists the former dwelling utilized fuel oil storage in a UST or AST. The potential exists for an orphan UST to be present on the subject property and/or for a release of fuel oil to have occurred, which represents a REC.
- The trench drains within the subject buildings were identified as a REC. However, the previous Phase I ESA did not identify the oil-water separators as a REC, which PM has identified as a REC.

PM conducted a Phase II ESA and BEA on October 24, 2011 to assess the RECs identified in the Phase I ESA update.

On September 30, 2011, PM completed a scope of work consisting of conducting a geophysical survey using GPR, advancing eight (8) soil borings (SB-1 through SB-8) to a maximum depth of 25.0 below ground surface (bgs), installing two (2) temporary monitoring wells (TMW-3 and TMW-8), and collecting soil and groundwater samples for laboratory analysis to assess the RECs identified at the subject property. No anomalies consistent with orphan USTs were identified during the GPR survey.

Specifically, the Phase II ESA activities were conducted on the following areas of the subject property:

Description of Soil Boring/Temporary Monitoring Well Locations

Location (Total Depth in feet bgs)	Soil Sample Depth (feet bgs)	Analysis	Objectives	Soil and/or Groundwater Sample Selection (justification)	Monitoring Well (screen interval feet bgs)
SB-1 (20.0)	4.0-5.0	VOCs, PNAs, and metals	Assess the former service operations, oil/water separator, staining, and floor drains.	Soil: Due to the lack of visual/ olfactory evidence of contamination, soil was sampled at the approximate depth of the oil/water separator. Groundwater: Not encountered.	Not Applicable
SB-2 (20.0)	1.0-2.0	VOCs, PNAs, and metals	Assess the former service operations, chemical storage, staining, and floor drains.	Soil: Soil was sampled at the highest PID reading (10.3 ppm). Groundwater: Not encountered.	Not Applicable
SB/TMW-3 (15.0)	2.0-3.0	VOCs, PNAs, and metals	Assess the former service operations, staining, and floor drains.	Soil: Due to the lack of visual/ olfactory evidence of contamination, soil was sampled above the saturated zone (approximate depth of floor drains). Groundwater: Sampled.	2.0-7.0
SB-4 (20.0)	2.0-3.0	VOCs, PNAs, and metals	Assess the former service operations, staining, and floor drains.	Soil: Due to the lack of visual/ olfactory evidence of contamination, soil was sampled at the approximate depth of floor drains. Groundwater: Not encountered.	Not Applicable
SB-5 (20.0)	2.0-3.0	VOCs, PNAs, and metals	Assess the former service operations and floor drains.	Soil: Due to the lack of visual/ olfactory evidence of contamination, soil was sampled at the approximate depth of floor drains. Groundwater: Not encountered.	Not Applicable

Location (Total Depth in feet bgs)	Soil Sample Depth (feet bgs)	Analysis	Objectives	Soil and/or Groundwater Sample Selection (justification)	Monitoring Well (screen interval feet bgs)
SB-6 (15.0)	4.0-5.0	VOCs, PNAs, and metals	Assess the former service operations, oil/water separator, and floor drains.	Soil: Due to the lack of visual/ olfactory evidence of contamination, soil was sampled at the approximate depth of the oil/water separator. Groundwater: Not encountered.	Not Applicable
SB-7 (25.0)	5.0-6.0	VOCs, PNAs, and lead	Assess the potential fuel oil use and adjoining gas station operations.	Soil: Due to the lack of visual/ olfactory evidence of contamination, soil was sampled at the approximate depth of a fuel oil UST basin. Groundwater: Not encountered.	Not Applicable
SB/TMW-8 (15.0)	14.0- 15.0	VOCs, PNAs, and lead	Assess the adjoining gas station operations.	Soil: Due to the lack of visual/ olfactory evidence of contamination, soil was sampled at the bottom of the boring (the approximate depth of the north adjoining UST basin). Groundwater: Sampled.	3.0-8.0

1.7 Summary of Environmental/Brownfield Conditions

As previously stated BEA was completed on the eligible property individually for each former parcel by Rochester Auburn Associates, LLC.

3010 South Rochester Road

A location where a hazardous substance is present in excess of the concentrations, which satisfy the requirements of subsection 20120a(1)(a) or (17), is a facility pursuant to Part 201. Section 20120a(1)(a) requirements are the Cleanup Criteria for unrestricted residential usage. Contaminant concentrations identified on the subject property in soils and groundwater indicate exceedences to the Part 201 Residential and Nonresidential cleanup criteria. Therefore the subject property is considered a facility under Part 201 of P.A. 451, as amended, and the rules promulgated thereunder.

Summary of Soil Analytical Results : Concentrations of trimethylbenzenes (TMBs) and xylenes in soil samples collected from SB-1 at 2.0-3.0 feet bgs and SB-6 at 3.0-4.0 feet bgs are above Part 201 Residential and Nonresidential DW, DWP, GSI, GSIP, SVII, and direct contact (DC) cleanup criteria and the Soil Saturation Concentration (Csat) Screening Levels. Concentrations of various VOCs were detected in soil samples collected from SB-4 at 3.0-4.0 feet bgs and SB-

14 at 4.0-5.0 feet bgs above Part 201 Residential and Nonresidential DWP and GSIP cleanup criteria. Concentrations of various PNAs were detected in soil samples collected from SB-1 at 2.0-3.0 feet bgs, SB-4 at 3.0-4.0 feet bgs and SB-6 at 3.0-4.0 feet bgs above Part 201 Residential and Nonresidential DWP and GSIP cleanup criteria. No concentration of VOCs and PNAs were detected in the remaining soil samples analyzed from the subject property above laboratory method detection limits (MDLs). No concentration of PCBs were detected in any of the soil samples analyzed from the subject property above laboratory MDLs. Concentrations of cadmium, chromium, and lead were detected in the soil samples analyzed from the subject property above the laboratory MDLs, but below the Statewide Default Background Levels (SDBLs) or the most restrictive Residential cleanup criteria.

Summary of Groundwater Analytical Results: Concentrations of various VOCs were detected in TMW-1 above Part 201 Residential and Nonresidential DW and GSI cleanup criteria. No concentrations of VOCs were detected in the remaining groundwater samples analyzed from the subject property above laboratory MDLs. No concentration of PNAs, PCBs, cadmium, chromium, and lead were detected in any of the groundwater samples analyzed from the subject property above laboratory MDLs.

Summary of Soil and Groundwater Exceedences

Location (Total Depth)	Sample Depth (feet bgs)	Analysis	Objectives	Soil Exceedance - Above Applicable Criteria	Groundwater Exceedance - Above Applicable Criteria
SB/TMW-1 (20.0)	Soil 2.0-3.0	VOCs and PNAs	Assess the current diesel dispensers.	TMBs and xylenes above Residential and Nonresidential SVII and DC	None
	Groundwater 3.1-8.1				
SB-2 (20.0)	Soil 4.0-5.0	VOCs, PNAs, PCBs, cadmium, chromium, and lead	Assess the former service garage building and current dispensers.	None	Not Applicable
SB/TMW-3 (20.0)	Soil 3.0-4.0	VOCs and PNAs	Assess the current dispensers.	None	None
	Groundwater 3.6-8.6				
SB-4 (20.0)	Soil 3.0-4.0 and 13.0-14.0	VOCs and PNAs	Assess the current dispensers and UST basin.	None	Not Applicable

**Brownfield Plan for the Former Gasoline Dispensing Station and Former Dealership Property
 Located at 3010 and 3050 South Rochester Road, Rochester Hills, Michigan
 PM Project No. 02-5052-2; July 14, 2014**

Location (Total Depth)	Sample Depth (feet bgs)	Analysis	Objectives	Soil Exceedance - Above Applicable Criteria	Groundwater Exceedance - Above Applicable Criteria
SB-5 (20.0)	Soil 9.0-10.0	VOCs and PNAs	Assess the current UST basin.	None	Not Applicable
SB-6 (20.0)	Soil 3.0-4.0 and 13.0-14.0	VOCs and PNAs	Assess the current UST basin.	TMBs and xylenes above Residential and Nonresidential SVII and DC	Not Applicable
SB-7 (25.0)	Soil 2.0-3.0 and 13.0-14.0	VOCs and PNAs	Assess the current UST basin.	None	Not Applicable
SB/TMW-8 (10.0)	Groundwater 4.8-9.8	VOCs, PNAs, PCBs, cadmium, chromium, and lead	Assess the former and current UST basins.	Not Applicable	None
SB-9 (20.0)	Soil 2.0-3.0	VOCs, PNAs, PCBs, cadmium, chromium, and lead	Assess the exterior chemical storage.	None	Not Applicable
SB-10 (20.0)	Soil 4.5-5.5	VOCs, PNAs, PCBs, cadmium, chromium, and lead	Assess former dispensers and service operations.	None	Not Applicable
SB-11 (5.0)	Soil 2.0-3.0	VOCs, PNAs, PCBs, cadmium, chromium, and lead	Assess the service operations, floor drain, sump, and chemical storage.	None	Not Applicable

**Brownfield Plan for the Former Gasoline Dispensing Station and Former Dealership Property
 Located at 3010 and 3050 South Rochester Road, Rochester Hills, Michigan
 PM Project No. 02-5052-2; July 14, 2014**

Location (Total Depth)	Sample Depth (feet bgs)	Analysis	Objectives	Soil Exceedance - Above Applicable Criteria	Groundwater Exceedance - Above Applicable Criteria
SB-12 (5.0)	Soil 1.0-2.0	VOCs, PNAs, PCBs, cadmium, chromium, and lead	Assess the service operations, sump, chemical storage, and former in- ground hoists.	None	Not Applicable
SB-13 (5.0)	Soil 1.0-2.0	VOCs, PNAs, PCBs, cadmium, chromium, and lead	Assess the service operations, floor drains, chemical storage, and former in-ground hoists.	None	Not Applicable
SB-14 (20.0)	Soil 4.0-5.0 and 8.0-9.0	VOCs, PNAs, PCBs, cadmium, chromium, and lead	Assess the service operations and potential septic system.	None	Not Applicable

TMBs – Trimethylbenzenes; SVII = Soil Volatilization to Indoor Air Inhalation; DC = Direct Contact

Additionally, review of the February 2014 site assessment analytical results from the Site Assessment Report submitted by PM identified residual concentrations of various gasoline VOCs and PNAs in soil and perched groundwater above the Part 213 Tier 1 DW/DWP and GSIP RBSLs, and the Csat Screening Levels. However, the analytes detected in soil, their location, and the concentrations identified, are consistent with those documented during previous site investigations, including the 1996 Closure Report and the 2012 BEA.

Similarly, the low concentrations of VOCs and PNAs identified in perched groundwater are consistent with those documented in the previous site investigations and are consistent with excavation water in contact with previously documented tank basin area soil impacts.

In summary, based on the historical data, the location and concentrations of gasoline VOC and PNA impacts identified demonstrate that property conditions are consistent with those documented in the 1996 Closure Report and the 2012 BEA, in association with the previous LUST release.

3050 Rochester

Based upon the documented exceedences of the Part 201 Residential and Nonresidential DWP and/or GSIP/GSI cleanup criteria in soil and groundwater samples, the subject property is considered a facility under Part 201 of P.A. 451, as amended, and the rules promulgated thereunder.

Summary of Soil Analytical Results: Concentrations of naphthalene, 1,2,3 TMB, 1,2,4-TMB, 1,3,5-TMB, and xylenes were detected in the soil sample collected from SB-2 above MDEQ Part 201 Residential and Nonresidential DWP and/or GSIP GCC. No concentrations of VOCs or PNAs were detected in the remaining soil samples collected by PME above the laboratory MDLs. Concentrations of cadmium, chromium, and lead were detected in the soil samples collected from the subject property above the laboratory MDLs, but below the SDBLs.

Summary of Groundwater Analytical Results: Concentrations of 2-methylnaphthalene was detected in the groundwater sample collected from TMW-8 above MDEQ Part 201 GSI GCC. No concentrations of VOCs or PNAs were detected in the remaining groundwater sample collected by PM above the laboratory MDLs. No concentrations of cadmium, chromium, and lead were detected in the groundwater samples collected from the subject property above the laboratory MDLs.

Summary of Soil and Groundwater Exceedences

Location (Total Depth in feet bgs)	Sample Depth (feet bgs)	Analysis	Objectives	Soil Exceedance Above Part 201 GCC	Groundwater Exceedance Above Part 201 GCC
SB-1 (20.0)	Soil 4.0-5.0	VOCs, PNAs, and metals	Assess the former service operations, oil/water separator, staining, and floor drains.	NONE	Not Applicable
SB-2 (20.0)	Soil 1.0-2.0	VOCs, PNAs, and metals	Assess the former service operations, staining, chemical storage, and floor drains.	VOCs above DWP and GSIP	Not Applicable
SB/TMW-3 (15.0)	Soil 2.0-3.0	VOCs, PNAs, and metals	Assess the former service operations, staining, and floor drains.	NONE	NONE
	Groundwater 2.0-7.0				
SB-4 (20.0)	Soil 2.0-3.0	VOCs, PNAs, and metals	Assess the former service operations, staining, and floor drains.	NONE	Not Applicable

Location (Total Depth in feet bgs)	Sample Depth (feet bgs)	Analysis	Objectives	Soil Exceedance Above Part 201 GCC	Groundwater Exceedance Above Part 201 GCC
SB-5 (20.0)	Soil 2.0-3.0	VOCs, PNAs, and metals	Assess the former service operations and floor drains.	NONE	Not Applicable
SB-6 (15.0)	Soil 4.0-5.0	VOCs, PNAs, and metals	Assess the former service operations, oil/water separator, and floor drains.	NONE	Not Applicable
SB-7 (25.0)	Soil 5.0-6.0	VOCs, PNAs, and lead	Assess the potential fuel oil use and adjoining gas station operations.	NONE	Not Applicable
SB/TMW-8 (15.0)	Soil 14.0-15.0 Groundwater 3.0-8.0	VOCs, PNAs, and lead	Assess the adjoining gas station operations.	NONE	2-methyl naphthalene above GSI

DWP – Drinking Water Protection

GSIP/GSI – Groundwater Surface Water Interface Protection/Groundwater Surface Water Interface

1.8 Summary of Functionally Obsolete Blighted and/or Historic Conditions

Not applicable to this project.

1.9 Summary of Historic Qualities

Not applicable to this project.

2.0 DESCRIPTION OF COSTS & SCOPE OF WORK

Tax Increment Financing revenues will be used to reimburse the cost of “eligible activities” (as defined by Section 2 of Act 381, as amended) as permitted under the Brownfield Redevelopment Financing Act that include: Baseline Environmental Site Assessments, Due Care Activities, Additional Response Activities, and preparation of a Brownfield Plan as described in this work plan. A complete listing of these activities is included in Table 1 of this work plan.

The following eligible activities and budgeted costs are intended as part of the development of the subject property and are to be financed solely by the developer. The Authority is not responsible for any cost of eligible activities and will incur no debt.

2.1 DEQ Eligible Activities

State taxes are not requested for DEQ eligible activities in this work plan.

2.2 MSF Eligible Activities

State taxes are not requested for MSF eligible activities in this work plan.

2.3 Local Only Eligible Activities

Local only eligible activities will be reimbursed by the amount of TIF capture that would have been reimbursed by the local millages had the MSF and DEQ state taxes been approved for this project, which is 47% of the total estimated eligible activity expense.

2.3.1 Baseline Environmental Assessment

Baseline Environmental Assessment activities include Phase I ESA, Phase II ESA, Baseline Environmental Assessment, and Documentation of Due Care Compliance at a total cost of \$28,355, of which 47% will be reimbursed for a total of \$13,327.

2.3.2 Demolition

Building demolition includes the removal of the dealership building, used car sales building, former gas station, service garage oil tank removal and disposal, and install of class II backfill material associated with the building demolition is estimated at \$122,718, of which 47% will be reimbursed for a total of \$57,677.

Site demolition includes concrete saw cutting for removal, concrete and asphalt removal, tree removal, parking lot perimeter fencing removal, sidewalk removal, and removal of curbs/approaches etc. at an estimated cost of \$135,470, of which 47% will be reimbursed for a total of \$63,671.

In addition, three orphan USTs were identified on the property during excavation activities on June 12th, 2014. The tanks are located on the northeastern portion of the property between the greenbelt and former parking lot. Removal of these USTs including removal, cleaning, and disposal is estimated at \$6,400, of which 47% will be reimbursed for a total of \$3,008. An outline of the tank location and orphan tank registration form is provided as Attachment G.

2.3.1 Due Care Activities

To prevent the utility corridors on the subject property from creating pathways for offsite contaminant migration a non-permeable utility trench migration barrier will be installed. This cost is estimated at \$10,000, of which 47% will be reimbursed for a total of \$4,700.

Excavation of residual soil impact during redevelopment is required to mitigate the human exposure pathway via indoor ambient air inhalation. Additional delineation would be required to fully define the extent of the impact. Based on the information presented in the current and previous reports, up to an estimated 6,000 cubic yards would be removed. However, volume will vary based on observations and screening during removal. The excavation will

consist of source soils with concentrations above applicable MDEQ Part 201/213 SVII cleanup criteria. The source soils will be screened in the field during excavation activities using a PID. Following excavation activities, verification of soil remediation (VSR) samples will be collected following MDEQ guidelines and analyzed for gasoline VOCs. This cost is estimated at \$270,000, of which 47% will be reimbursed for a total of \$126,900.

Additional environmental project management and post development documentation of due care compliance is estimated at \$15,000, of which 47% will be reimbursed for a total of \$7,050.

2.3.1 Additional Response Activities

The work plan proposes transport and disposal of contaminated soils of up to approximately 750 cubic yards building foots and utility runs estimated at approximately \$26,250, of which 47% will be reimbursed for a total of \$12,338.

Additionally, site assessment sampling, analysis, and oversight associated with the removal of the orphan USTs found on the property is estimated at \$6,175, of which 47% will be reimbursed for a total of \$2,902.

2.3.1 Develop/Prepare Brownfield Plan and Work Plan

Preparation of Brownfield Plan and associated activities (e.g. meetings with Rochester Hills Brownfield Redevelopment Authority (RHBRA), etc.) at a cost of approximately \$9,200, of which 47% will be reimbursed for a total of \$4,324.

3.0 TAX INCREMENT REVENUE ANALYSIS

3.1 Estimate of Captured Taxable Value and Tax Increment Revenues

Incremental taxes on real property included in the redevelopment project will be captured under this Combined Brownfield Plan to reimburse eligible activity expenses. The combined taxable value of the real property was \$974,510 for the current tax year; no personal property is associated with the site. The initial taxable value will be \$974,510, which is the taxable value for the current tax year. The estimated taxable value of the completed development is \$2,650,000, which does not include personal property. This assumes a one-year phase-in for completion of the redevelopment, which has been incorporated into the tax impact and cash flow assumptions for this plan. An annual increase in taxable value of 1% has been used for calculation of future tax increments in this plan.

The RHBRA will capture tax increment revenues of 3% of the annual tax capture throughout the plan and for 5 years following payback to the maximum amount permitted, to build the Local Site Remediation Revolving Fund.

The estimated captured taxable value and tax increment revenues for the eligible property for each year of the plan are presented in Table 2.

3.2 Method of Financing and Description of Advances Made by the Municipality

Redevelopment activities at the subject property will be initially funded by Rochester Auburn Associates, LLC.

Costs for eligible activities funded by Rochester Auburn Associates, LLC will be repaid under the Michigan brownfield redevelopment financing program with incremental taxes generated by the future development of the subject property. No advances will be made by the municipality for this project.

3.3 Maximum Amount of Note or Bonded Indebtedness

The City of Rochester Hills will not incur a financial note or bonded indebtedness for this project. Therefore, a reporting on indebtedness is not required.

3.4 Duration of Brownfield Plan

The duration of this work plan should be not less than the period required to reimburse all eligible activities plus five years for additional capture to build the LSRRF. The approval date of the Combined Brownfield Plan by the City Council will mark the beginning of the reimbursement period, unless modified at the discretion of the City as allowed under Act 381. In no event, however, shall this work plan extend one year beyond the capture period for the City’s local revolving loan fund, or the maximum term of 30 years allowed by Section 13 of Act 381 for the duration of this work plan.

Unless otherwise agreed to in writing by the RHBRA, this Plan will expire and no longer be valid if the applicant does not execute a Reimbursement Agreement within one hundred and eighty days of the date the Plan is approved by City Council. To remain eligible for the approved incentives, eligible activities must start within eighteen months of Plan approval, construction must start within five years of the executed Reimbursement Agreement, and construction must be completed within three years of the estimated completion date.

3.5 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions

Anticipated captured taxes for reimbursement, LSRRF capture, and RHBRA Administrative fee capture on new tax revenue is provided below. Please see Table 2 for a detailed breakdown of new tax revenue captured.

Description of Eligible Activities (see Table 1)	Estimated Costs (47%)
1. Baseline Environmental Assessment Activities	\$ 13,327
2. Demolition	\$ 124,356
3. Due Care Activities	\$ 138,650
4. Additional Response Activities	\$ 15,240
5. Brownfield Plan Preparation	\$ 4,324
6. 15% Contingency	\$ 41,737
Total	\$ 337,634

New Tax Revenue	Estimated Costs
Maximum Developer Reimbursement	\$ 337,634
Capture for LSRRF	\$ 192,173
RHBRA Administrative Fees	\$ 28,141
Total	\$ 557,948

Taxes will continue to be generated to taxing jurisdictions on local captured millages at the base taxable value of \$974,510 throughout the duration of this plan totaling approximately \$295,328, or as presented on an annual basis in the table below.

Local Taxes	Millage	Estimated Tax Revenue
County Operating	4.1900	\$ 4,083
OAK INT SD	3.3690	\$ 3,283
OCC	1.5844	\$ 1,544
County PK & REC	0.2415	\$ 235
HCMA	0.2146	\$ 209
City Millages	9.3412	\$ 9,103
Total Local Taxes (capturable)	18.9407	\$ 18,458

Non-capturable millages including debt millages, the zoo authority and art institute and state school millages will see an immediate increase in new tax revenue of approximately \$849,505 total throughout the duration of this plan.

4.0 INFORMATION REQUIRED BY SECTION 15(15) OF THE STATUTE FOR NON-ENVIRONMENTAL ACTIVITIES (required for work plans submitted for MSF consideration)

While this section is not required for non-MSF work plans, it has been completed for the benefit of the City of Rochester Hills.

4.1 How are the individual activities included in the work plan sufficient to complete the eligible activity?

Redevelopment of the subject property, which has been vacant since approximately 2010, will bring new business and create jobs for the City of Rochester Hills. All due care and additional response activities will bring the subject property to successful reuse.

4.2 How is each individual activity included in the work plan required to complete the eligible activity?

To properly redevelop the subject property for its intended use, the individual activities included in this work plan are required to complete the eligible activity. The removal and disposal of contaminated soil and installation of an engineered utility barrier is required to meet due care obligations. Additional transport and disposal of contaminated soils during development, are

also required as a response activity due to the subject property's history and remaining contaminated soil.

4.3 How were the costs for each individual activity determined to be reasonable?

Eligible activity costs were either based on real cost bids or were determined by the development team and subcontractors based on prior experience. Available bids are provided as Attachment C in this work plan.

4.4 What is the overall benefit to the public?

The completion of this redevelopment will increase the taxable value of the subject property by an estimated \$1,675,490. Additionally; the proposed development will create new full and part time jobs to the City. Spending of patrons of the future development will be done within the City versus going outside of Rochester Hills for similar services, thus expanding spending within City limits.

4.5 To what extent will vacant buildings be reused and redevelopment of blighted property occur?

Vacant buildings will not be reused for the redevelopment as they are not suitable for the future use. However, a formerly developed property is being put back into reuse after sitting vacant for several years.

4.6 How many and what type of jobs will be created by the project?

It is anticipated that approximately 75-100 new full and part time jobs will be created following completion of this project, and 90 jobs will be created during construction.

4.7 Is the eligible property in an area of high unemployment?

According to City Data, the City of Rochester Hills Unemployment Rate was 5.1% in July 2013.

4.8 What is the level and extent of contamination alleviated by or in connection with the eligible activities?

The eligible activities will be conducted to address Due Care Obligations and Additional Response activities in relation to the contamination found on the subject property. All eligible activities are a result of the subject property being contaminated.

4.9 What is the level of private sector contribution to the project?

100% of the project is being funded by the private sector up front.

4.10 If a greenfield site was considered, what is the cost gap between the site and a similar greenfield site? Alternatively, what extraordinary costs for this site are related to it being a brownfield?

A greenfield site was not considered for this project.

The costs included in this work plan of are above what would be required on a greenfield site and are related to the brownfield status of this site.

4.11 If the developer or projected occupant of the new development is moving from another location in this state, will the move create a brownfield?

The only projected occupant that may move from another location is Starbucks, who plans to relocate from across Auburn Road. The building they are relocating from will not create a new brownfield and is located at a highly desirable area in the City.

4.12 Provide project pro forma, financial statements or other acceptable documentation, which demonstrates that the project is financially and economically sound.

A project pro-forma and financials are provided in Attachment D of this Work Plan.

4.13 Identify the amount of all other anticipated state or local incentives that directly or indirectly benefit this project.

No other state or local incentives are anticipated for this project.

4.14 Provide any additional information you want MSF to consider while reviewing this work plan.

No additional information.

5.0 SCHEDULE OF ACTIVITIES

5.1 Schedule

An estimated schedule is below; some eligible activities may take place prior to the brownfield plan approval.

May 2014:
Demolition

June 2014:
Brownfield Plan Application Submittal to City
Permit Applications and Approvals

July-August 2014:
Brownfield Plan Application and Approval by City
Mobilization of Buildings

Contaminated Soil Removal
Utility Trench Migration Barrier Installation

5.2 ESTIMATED COSTS

5.2.1 Summary of Total Project Costs

A full listing of eligible brownfield activities is provided in Table 1 and a listing of project costs is provided in Attachment D with the project pro-forma and financials.

5.2.2 Sources and Uses of Incentives and Funds

A listing of sources and uses are provided in Attachment D. No incentives are available for this project up front and are on a reimbursement basis only.

5.3 Summary of Relocation Actions

5.3.1 Estimates of Residents and Displacement of Individuals/Families

Not applicable to this project.

5.3.2 Plan for Relocation of Displaced Persons

Not applicable to this project.

5.3.3 Provisions for Relocation Costs

Not applicable to this project.

5.3.4 Strategy for Compliance with Michigan's Relocation Assistance Law

Not applicable to this project.

5.4 Description of Proposed Use of Local Site Remediation Revolving Fund

Not applicable to this project.

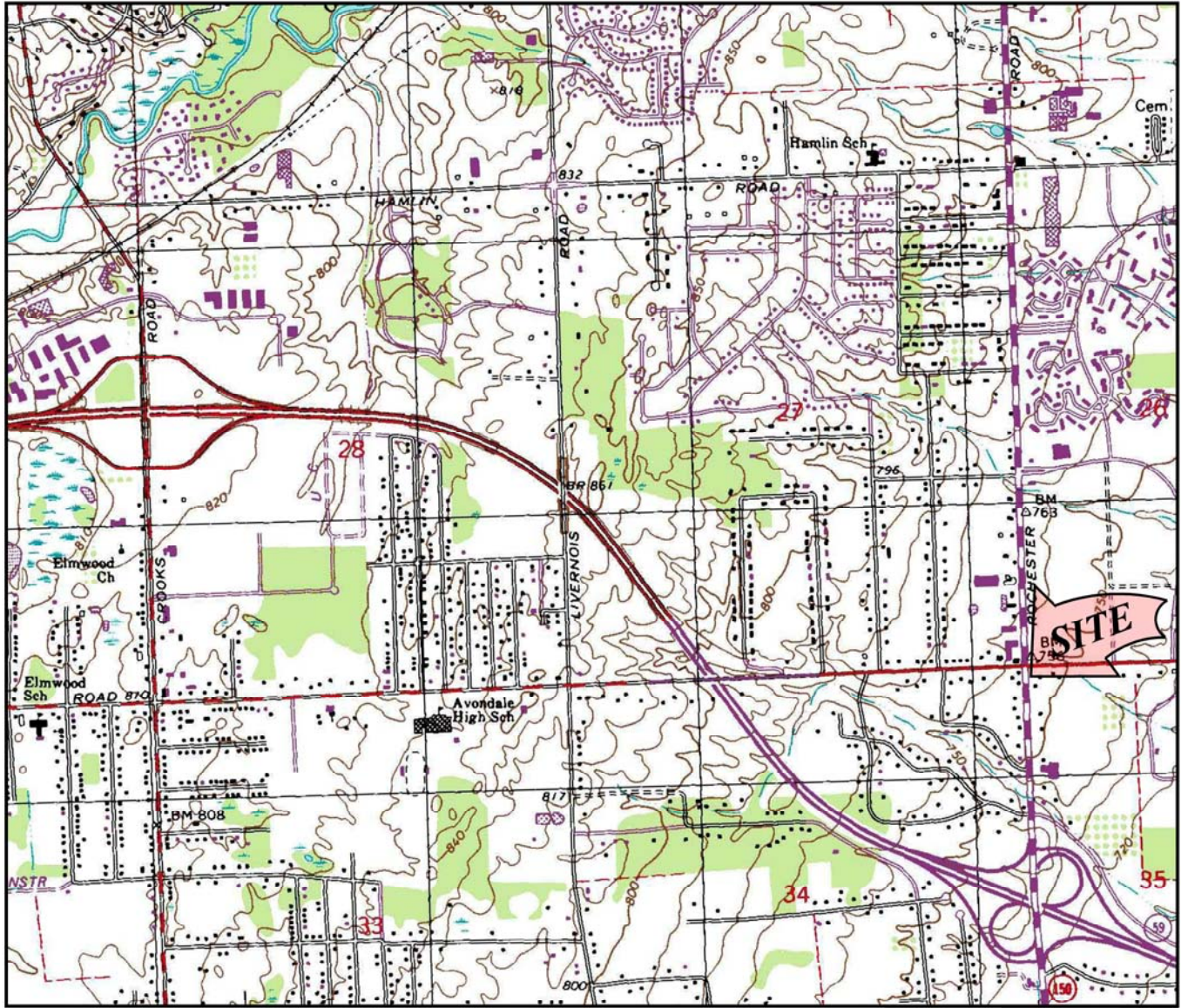
5.5 Other Material that the Authority or Governing Body Considers Pertinent

No additional material attached.

FIGURES

Figure 1

Scaled Property Location Map



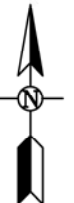
OAKLAND COUNTY

SCALE 1:24,000



MICHIGAN QUADRANGLE LOCATION

FIGURE 1
PROPERTY VICINITY MAP
USGS, 7.5 MINUTE SERIES
ROCHESTER, MI QUADRANGLE, 1997



**Environmental
& Engineering
Services**

PROJ:
 FORMER DEALERSHIP AND CITGO SERVICE STATION
 3010 AND 3050 SOUTH ROCHESTER ROAD AND 45 WEST
 AUBURN ROAD
 ROCHESTER HILLS, MI

**THIS IS NOT A LEGAL
SURVEY**

VERIFY SCALE

0 1"

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

DRN BY:
MW/KK/MM

DATE:
10/25/2013

CHKD BY:
KD/JR/RF

SCALE:
1" : 24,000'

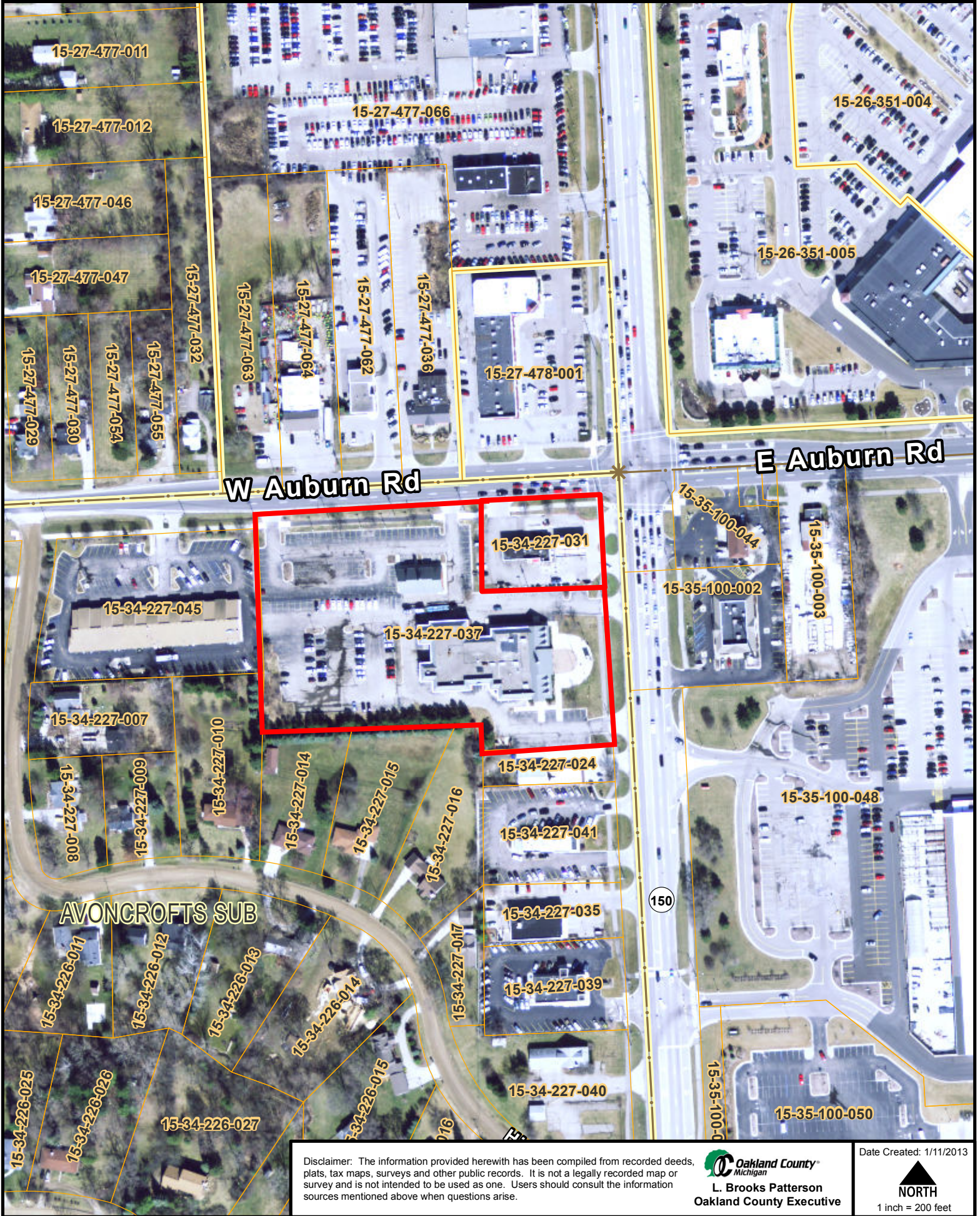
FILE NAME:

02-5052-3F01R00

Figure 2

Eligible Property Map(s)

Property Location



Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise.


L. Brooks Patterson
 Oakland County Executive

Date Created: 1/11/2013



1 inch = 200 feet

94 WEST AUBURN ROAD
ROCHESTER LAWN EQUIPMENT
CENTER

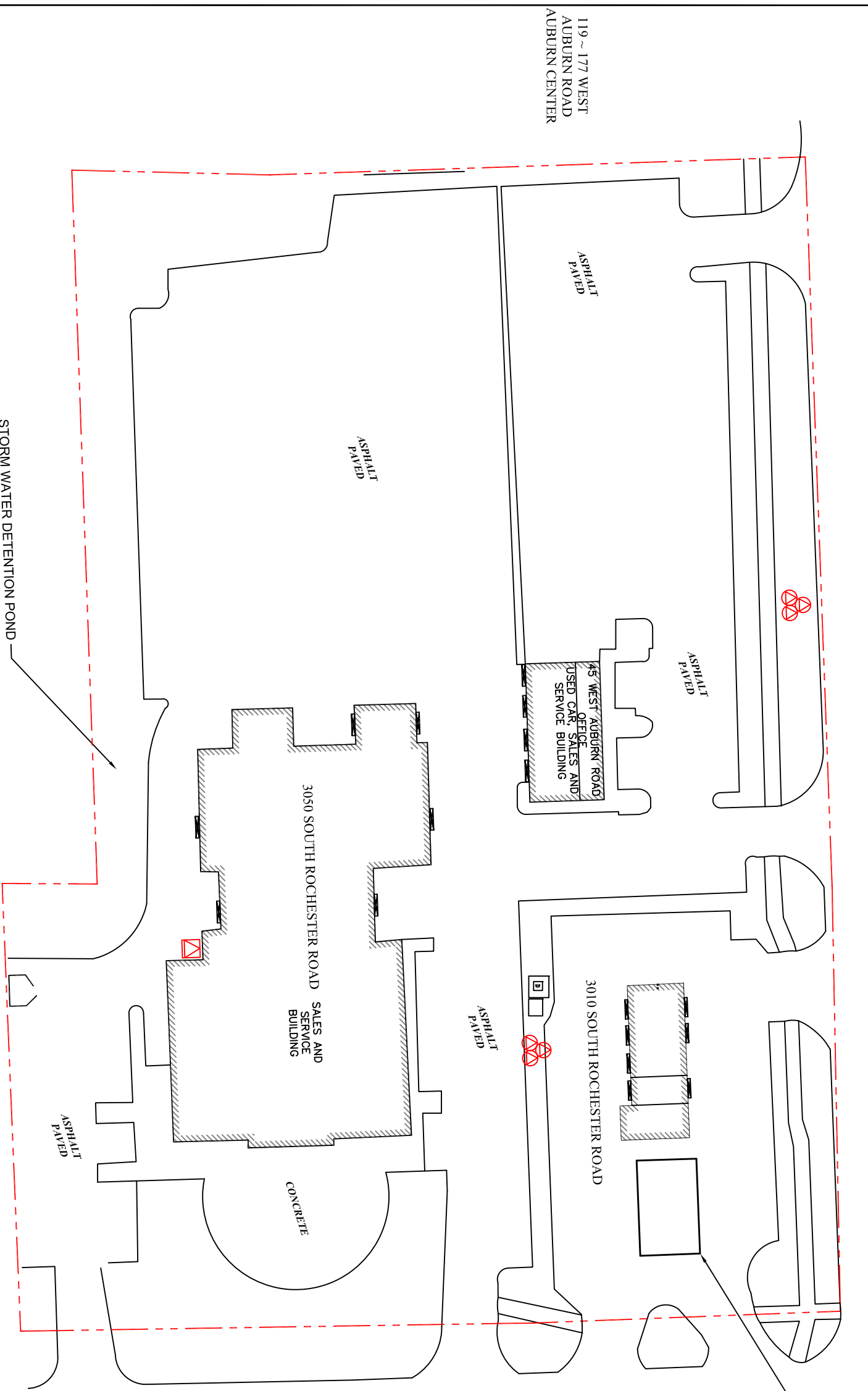
74 WEST AUBURN ROAD
ENTERPRISE

54 WEST AUBURN ROAD
SUKHOTHAJ

2940-2972 SOUTH ROCHESTER
ROAD
RETAIL STRIP MALL

2945 SOUTH ROCHESTER ROAD
FAMOUS DAVES

WEST AUBURN ROAD



CANOPY

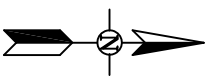
6 EAST AUBURN ROAD
PENNZOIL

3035 SOUTH ROCHESTER ROAD
VERIZON WIRELESS

3175 SOUTH ROCHESTER ROAD
MEIJER

LEGEND:

- SUBJECT PROPERTY
- POLE MOUNTED TRANSFORMER
- FUEL DISPENSER



STORM WATER DETENTION POND

RESIDENTIAL



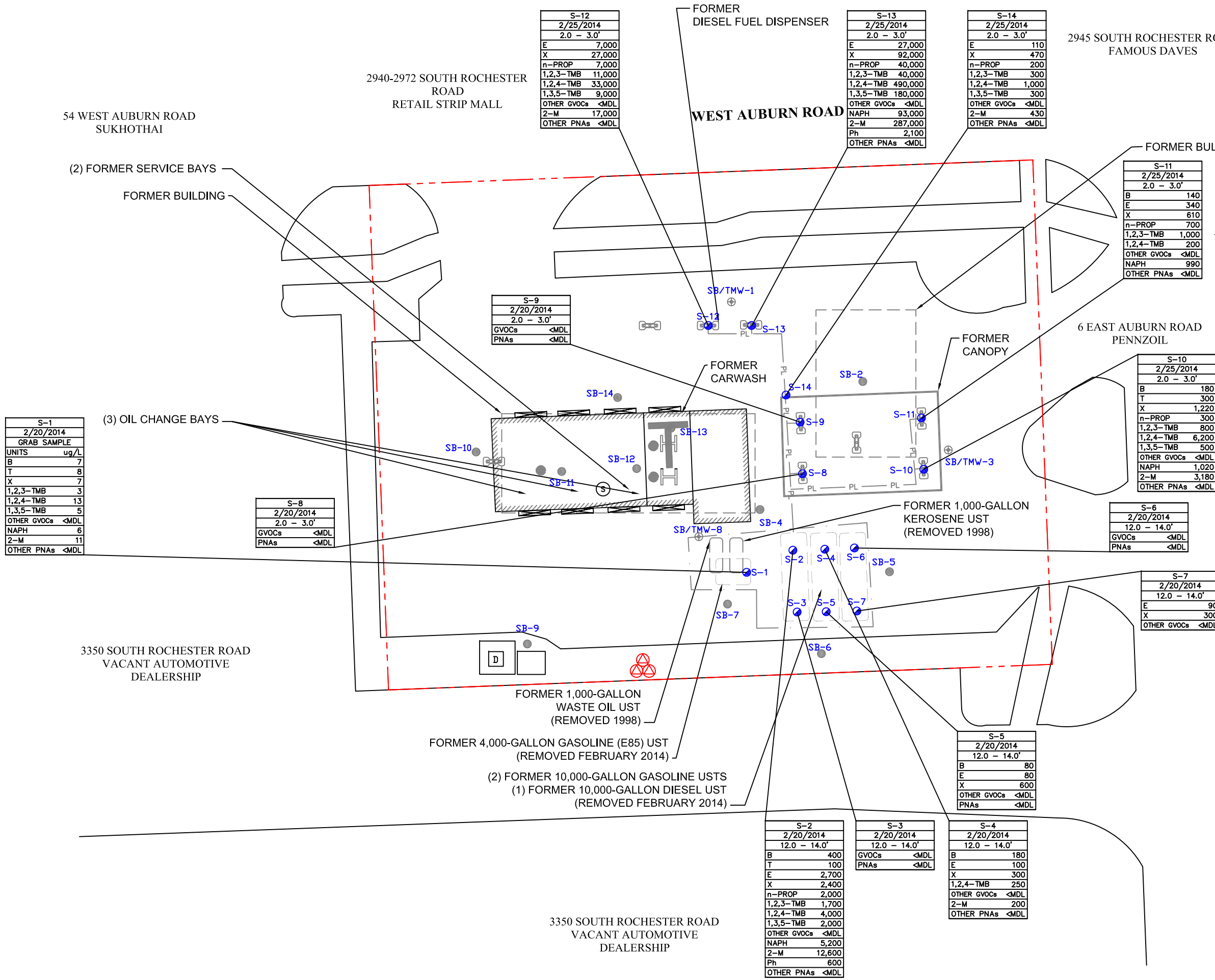
FIGURE 2
GENERALIZED DIAGRAM OF THE SUBJECT
PROPERTY AND ADJOINING PROPERTIES

PROJ: FORMER DEALERSHIP AND CITGO SERVICE STATION
3010 AND 3050 SOUTH ROCHESTER ROAD AND 45 WEST AUBURN ROAD
ROCHESTER HILLS, MI

THIS IS NOT A LEGAL SURVEY			
VERIFY SCALE	DRN BY: MM	DATE: 10/25/2013	
0' NOT TO THIS SCALE ACCORDINGLY.	CHKD BY: RF	SCALE: 1" = 60'	
FILE NAME:	02-5052-3F02R00		

Figure 3

**Sampling Location and Known
Extent of Contamination Map(s)**



LEGEND:

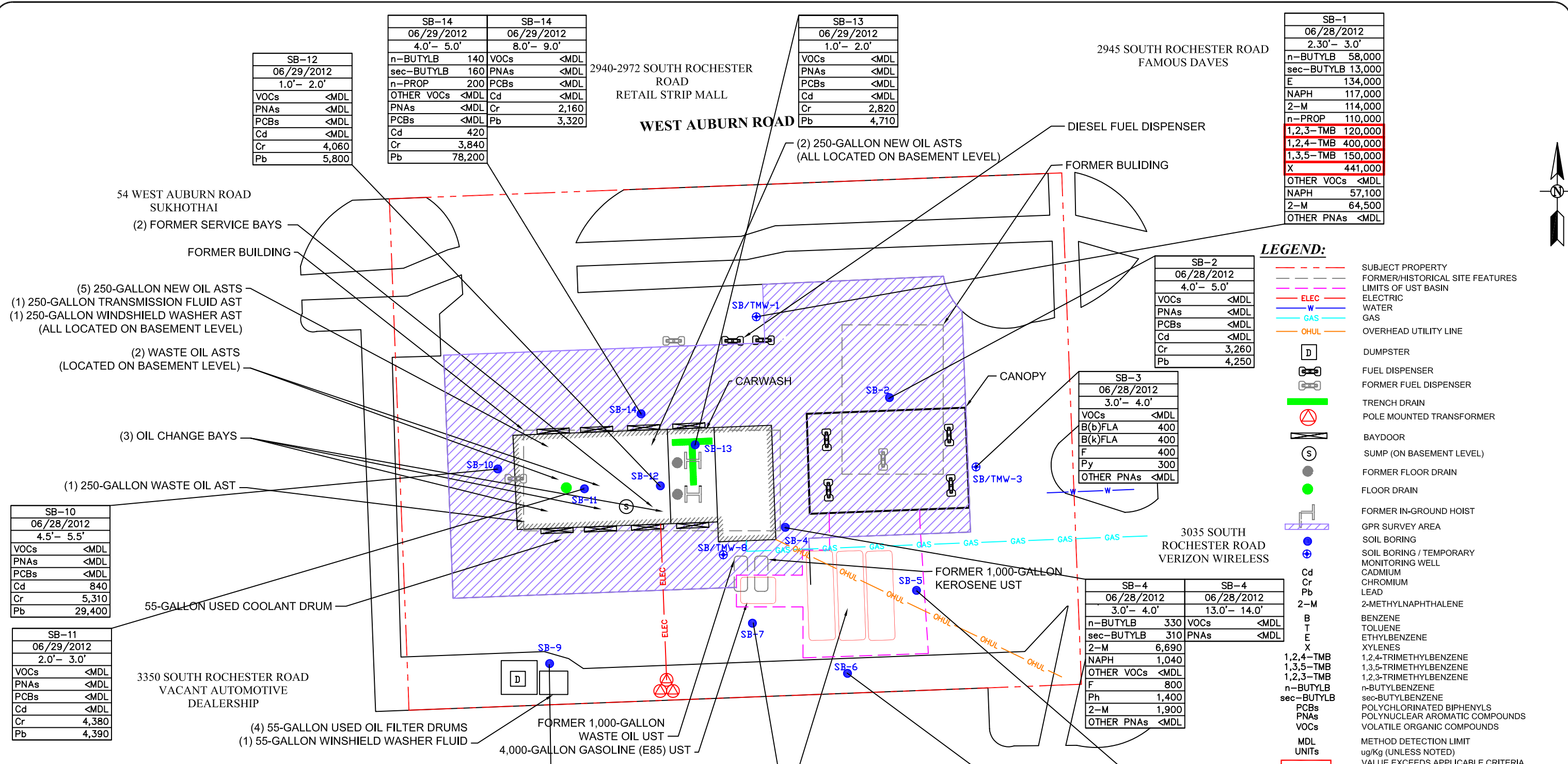
- SUBJECT PROPERTY
- - - FORMER/HISTORICAL SITE FEATURES
- - - FORMER EXCAVATION LIMITS
- - - FORMER PRODUCT LINE
- [D] DUMPSTER
- [FD] FUEL DISPENSER
- [FFD] FORMER FUEL DISPENSER
- [FTD] FORMER TRENCH DRAIN
- [PT] POLE MOUNTED TRANSFORMER
- [BD] FORMER BAYDOOR
- [S] SUMP (ON BASEMENT LEVEL)
- [FD] FORMER FLOOR DRAIN
- [H] FORMER IN-GROUND HOIST
- [S] UST AND PRODUCT LINE SAMPLES
- [SB] FORMER SOIL BORING
- [SMW] FORMER SOIL BORING / TEMPORARY MONITORING WELL
- [2-M] 2-METHYLNAPHTHALENE
- [NAPH] NAPHTHALENE
- [Ph] PHENANTHRENE
- [B] BENZENE
- [T] TOLUENE
- [E] ETHYLBENZENE
- [X] XYLENES
- [1,2,4-TMB] 1,2,4-TRIMETHYLBENZENE
- [1,3,5-TMB] 1,3,5-TRIMETHYLBENZENE
- [1,2,3-TMB] 1,2,3-TRIMETHYLBENZENE
- [n-PROP] n-PROPYLBENZENE
- [PNAs] POLYNUCLEAR AROMATIC COMPOUNDS
- [MDL] METHOD DETECTION LIMIT
- [UNITS] µg/Kg (UNLESS NOTED)
- [GVOCs] GASOLINE RANGE VOLATILE ORGANIC COMPOUNDS

NOTES: REFER TO TABLES FOR SPECIFIC COMPOUNDS ANALYZED



FIGURE 3
FEBRUARY 2014 SITE ASSESSMENT SAMPLE LOCATION MAP WITH ANALYTICAL RESULTS

PROJ: GASOLINE DISPENSING STATION 3010 SOUTH ROCHESTER ROAD ROCHESTER HILLS, MI		
THIS IS NOT A LEGAL SURVEY	DRN BY: DF/MW/CS/MM	DATE: 3/28/2014
VERIFY SCALE	CHKD BY: KD/AP	SCALE: 1"=30'
IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.		
FILE NAME: 02-5052-5F03R01		



SB-12	
06/29/2012	1.0'- 2.0'
VOCs	<MDL
PNAs	<MDL
PCBs	<MDL
Cd	<MDL
Cr	4,060
Pb	5,800

SB-14	
06/29/2012	4.0'- 5.0'
n-BUTYLB	140
sec-BUTYLB	160
n-PROP	200
OTHER VOCs	<MDL
PNAs	<MDL
PCBs	<MDL
Cd	420
Cr	3,840
Pb	78,200

SB-14	
06/29/2012	8.0'- 9.0'
VOCs	<MDL
PNAs	<MDL
PCBs	<MDL
Cd	<MDL
Cr	2,160
Pb	3,320

SB-13	
06/29/2012	1.0'- 2.0'
VOCs	<MDL
PNAs	<MDL
PCBs	<MDL
Cd	<MDL
Cr	2,820
Pb	4,710

SB-1	
06/28/2012	2.30'- 3.0'
n-BUTYLB	58,000
sec-BUTYLB	13,000
E	134,000
NAPH	117,000
2-M	114,000
n-PROP	110,000
1,2,3-TMB	120,000
1,2,4-TMB	400,000
1,3,5-TMB	150,000
X	441,000
OTHER VOCs	<MDL
NAPH	57,100
2-M	64,500
OTHER PNAs	<MDL

SB-2	
06/28/2012	4.0'- 5.0'
VOCs	<MDL
PNAs	<MDL
PCBs	<MDL
Cd	<MDL
Cr	3,260
Pb	4,250

SB-3	
06/28/2012	3.0'- 4.0'
VOCs	<MDL
B(b)FLA	400
B(k)FLA	400
F	400
Py	300
OTHER PNAs	<MDL

SB-4	
06/28/2012	3.0'- 4.0'
n-BUTYLB	330
sec-BUTYLB	310
2-M	6,690
NAPH	1,040
OTHER VOCs	<MDL
F	800
Ph	1,400
2-M	1,900
OTHER PNAs	<MDL

SB-4	
06/28/2012	13.0'- 14.0'
VOCs	<MDL
PNAs	<MDL

SB-10	
06/28/2012	4.5'- 5.5'
VOCs	<MDL
PNAs	<MDL
PCBs	<MDL
Cd	840
Cr	5,310
Pb	29,400

SB-11	
06/29/2012	2.0'- 3.0'
VOCs	<MDL
PNAs	<MDL
PCBs	<MDL
Cd	<MDL
Cr	4,380
Pb	4,390

SB-9	
06/28/2012	2.0'- 3.0'
VOCs	<MDL
PNAs	<MDL
PCBs	<MDL
Cd	430
Cr	4,200
Pb	39,800

SB-7	
06/28/2012	2.0'- 3.0'
VOCs	<MDL
PNAs	<MDL

SB-6	
06/28/2012	3.0'- 4.0'
n-BUTYLB	21,000
E	61,000
2-M	49,000
n-PROP	30,000
1,2,3-TMB	60,000
1,2,4-TMB	240,000
1,3,5-TMB	90,000
X	376,000
OTHER VOCs	<MDL
NAPH	5,900
Ph	400
2-M	9,300
OTHER PNAs	<MDL

SB-5	
06/28/2012	9.0'- 10.0'
VOCs	<MDL
PNAs	<MDL

LEGEND:

- SUBJECT PROPERTY
- FORMER/HISTORICAL SITE FEATURES
- LIMITS OF UST BASIN
- ELEC
- WATER
- GAS
- OHUL
- D DUMPSTER
- FUEL DISPENSER
- FORMER FUEL DISPENSER
- TRENCH DRAIN
- POLE MOUNTED TRANSFORMER
- BAYDOOR
- S SUMP (ON BASEMENT LEVEL)
- FORMER FLOOR DRAIN
- FLOOR DRAIN
- FORMER IN-GROUND HOIST
- GPR SURVEY AREA
- SOIL BORING
- ⊕ SOIL BORING / TEMPORARY MONITORING WELL
- ⊕ MONITORING WELL
- CADMIUM
- CHROMIUM
- LEAD
- 2-METHYLNAPHTHALENE
- BENZENE
- TOLUENE
- ETHYLBENZENE
- XYLENES
- 1,2,4-TRIMETHYLBENZENE
- 1,3,5-TRIMETHYLBENZENE
- 1,2,3-TRIMETHYLBENZENE
- n-BUTYLBENZENE
- sec-BUTYLBENZENE
- POLYCHLORINATED BIPHENYLS
- POLYNUCLEAR AROMATIC COMPOUNDS
- VOLATILE ORGANIC COMPOUNDS
- MDL
- UNITS
- VALUE EXCEEDS APPLICABLE CRITERIA



FIGURE 3
SOIL BORING/ TEMPORARY MONITORING WELL LOCATION MAP WITH SOIL ANALYTICAL RESULTS

PROJ: GASOLINE DISPENSING STATION
3010 SOUTH ROCHESTER ROAD
ROCHESTER HILLS, MI

THIS IS NOT A LEGAL SURVEY
VERIFY SCALE
IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRN BY: DF/MW/DF/CS
CHKD BY: KD/MW
FILE NAME: 02-5576-1F03R00

DATE: 8/6/2012
SCALE: 1"=30'

2940-2972 SOUTH ROCHESTER ROAD
RETAIL STRIP MALL

2945 SOUTH ROCHESTER ROAD
FAMOUS DAVES

WEST AUBURN ROAD

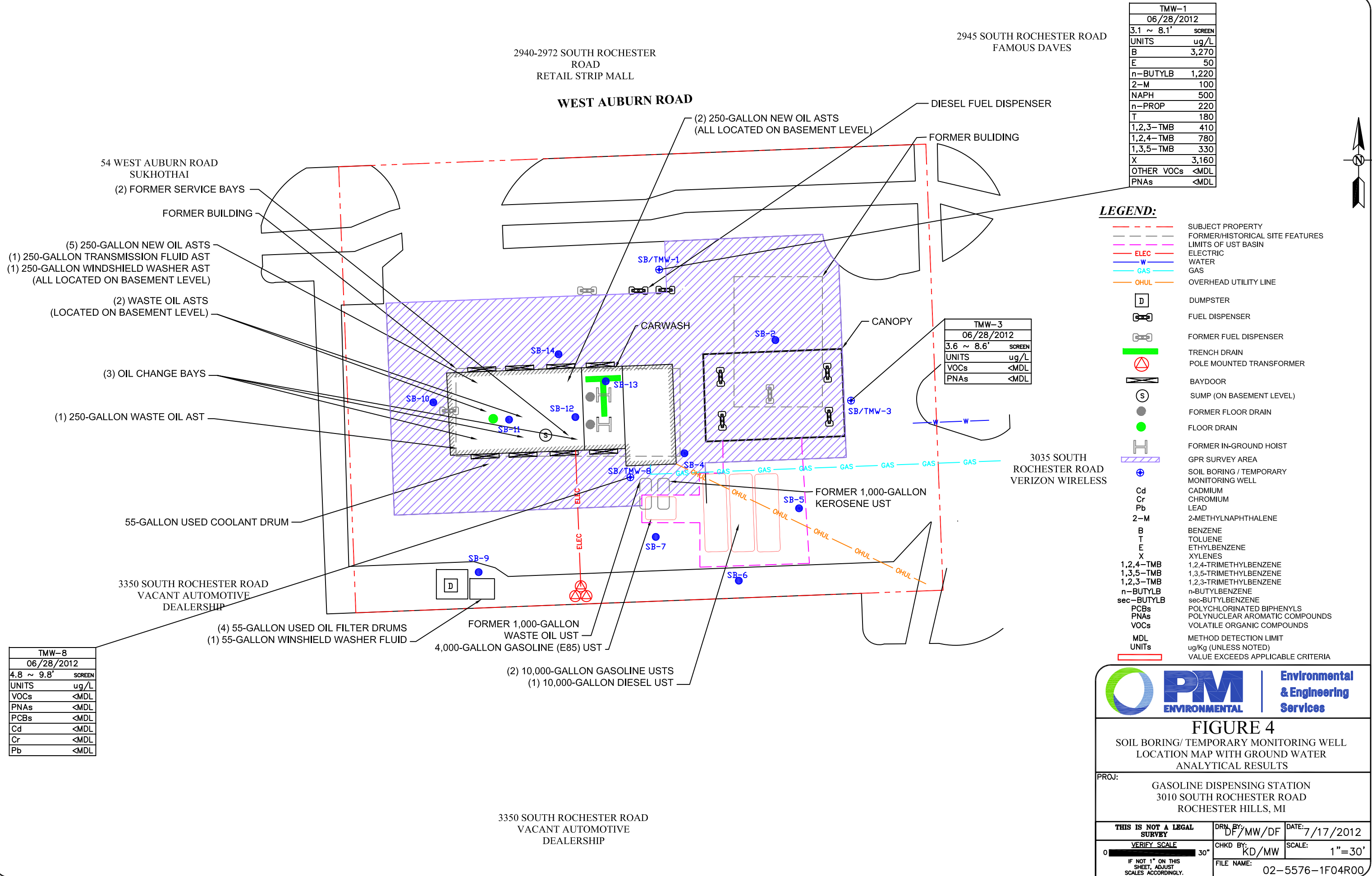


FIGURE 4
SOIL BORING/ TEMPORARY MONITORING WELL
LOCATION MAP WITH GROUND WATER
ANALYTICAL RESULTS

PROJ: GASOLINE DISPENSING STATION
3010 SOUTH ROCHESTER ROAD
ROCHESTER HILLS, MI

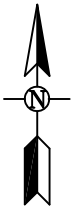
THIS IS NOT A LEGAL SURVEY
DRN. BY: DF/MW/DF DATE: 7/17/2012
VERIFY SCALE 30" CHKD BY: KD/MW SCALE: 1"=30'
IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.
FILE NAME: 02-5576-1F04R00

94 WEST AUBURN ROAD
ROCHESTER LAWN EQUIPMENT
CENTER

74 WEST AUBURN ROAD
ENTERPRISE

54 WEST AUBURN ROAD
SUKHOTHAI RESTAURANT

2940 ~ 2972 SOUTH ROCHESTER ROAD
RETAIL STRIP MALL



WEST AUBURN ROAD

LEGEND:

- SUBJECT PROPERTY
- FORMER/HISTORICAL SITE FEATURES
- FLOOR DRAIN
- TRENCH DRAIN
- BAYDOOR
- POLE MOUNTED TRANSFORMER
- PAD MOUNTED TRANSFORMER
- ABOVE GROUND HOIST
- SOIL BORING
- ⊕ SOIL BORING / TEMPORARY MONITORING WELL
- Cd CADMIUM
- Cr CHROMIUM
- Pb LEAD
- 2-M 2-METHYLNAPHTHALENE
- NAPH NAPHTHALENE
- E ETHYLBENZENE
- X XYLENES
- 1,2,4-TMB 1,2,4-TRIMETHYLBENZENE
- 1,3,5-TMB 1,3,5-TRIMETHYLBENZENE
- 1,2,3-TMB 1,2,3-TRIMETHYLBENZENE
- n-PROP n-PROPYLBENZENE
- PCE TETRACHLOROETHENE
- n-BUTYLB n-BUTYLBENZENE
- sec-BUTYLB sec-BUTYLBENZENE
- VOCs VOLATILE ORGANIC COMPOUNDS
- PNAs POLYNUCLEAR AROMATIC COMPOUNDS
- MDL METHOD DETECTION LIMIT
- UNITS ug/Kg (UNLESS NOTED)
- VALUE EXCEEDS APPLICABLE CRITERIA

NOTES: REFER TO TABLES FOR SPECIFIC COMPOUNDS ANALYZED

3035 SOUTH ROCHESTER ROAD
VERIZON WIRELESS

3175 SOUTH ROCHESTER ROAD
MEIJER



PM ENVIRONMENTAL, INC.

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Web: www.pmenv.com

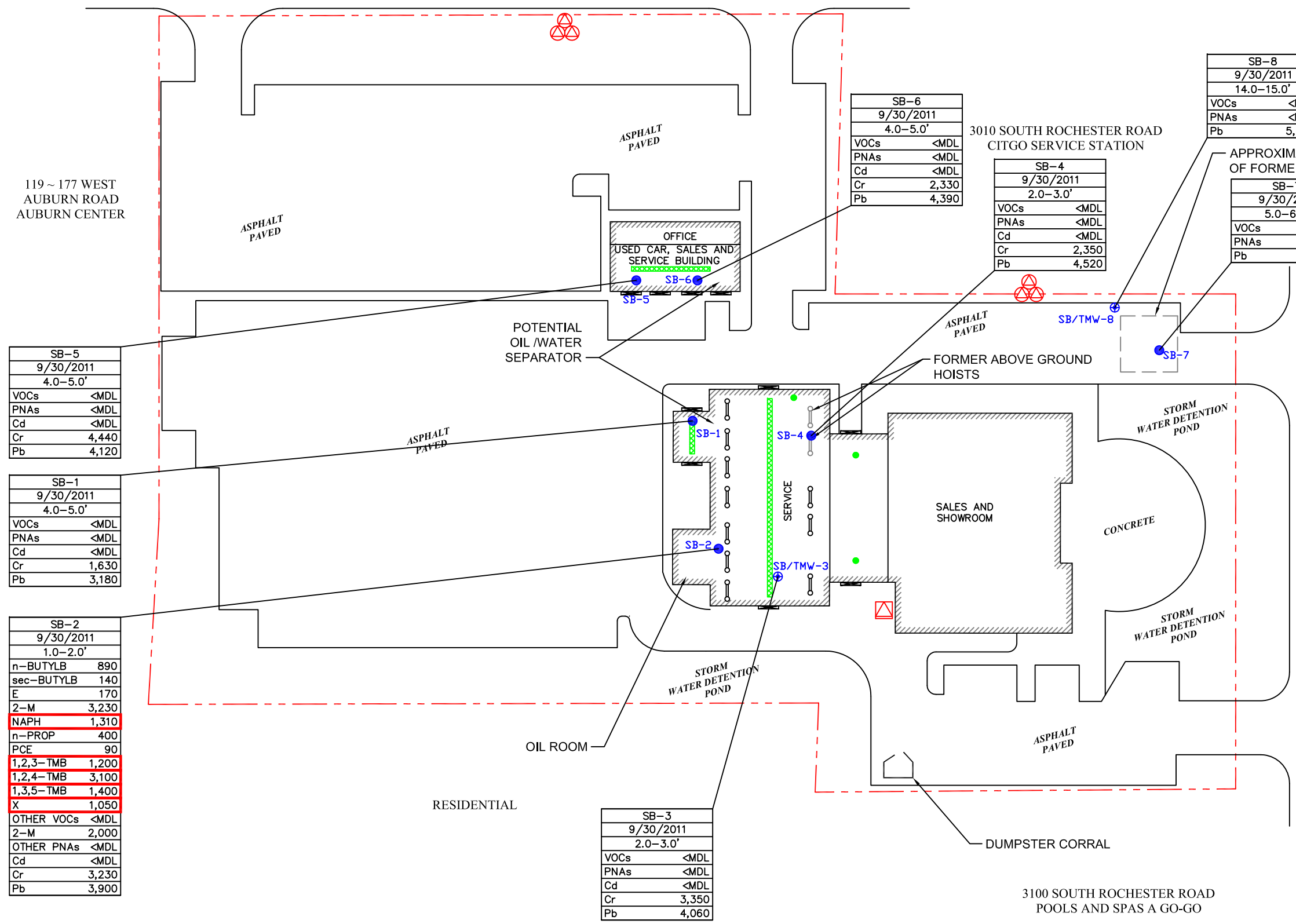
ISO 9001 REGISTERED

FIGURE 3

SOIL BORING/TEMPORARY MONITORING WELL
LOCATION MAP WITH SOIL ANALYTICAL
RESULTS

PROJ: FORMER DEALERSHIP
3050 SOUTH ROCHESTER ROAD
ROCHESTER HILLS, MI

THIS IS NOT A LEGAL SURVEY	DRN BY: MW/TS/KK/MW	DATE: 11/14/2011
VERIFY SCALE	CHKD BY: KD/JR	SCALE: 1" = 60'
IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	FILE NAME: 02-5052-1F03R00	



SB-5	9/30/2011	4.0-5.0'
VOCs	<MDL	
PNAs	<MDL	
Cd	<MDL	
Cr	4,440	
Pb	4,120	

SB-1	9/30/2011	4.0-5.0'
VOCs	<MDL	
PNAs	<MDL	
Cd	<MDL	
Cr	1,630	
Pb	3,180	

SB-2	9/30/2011	1.0-2.0'
n-BUTYLB	890	
sec-BUTYLB	140	
E	170	
2-M	3,230	
NAPH	1,310	
n-PROP	400	
PCE	90	
1,2,3-TMB	1,200	
1,2,4-TMB	3,100	
1,3,5-TMB	1,400	
X	1,050	
OTHER VOCs	<MDL	
2-M	2,000	
OTHER PNAs	<MDL	
Cd	<MDL	
Cr	3,230	
Pb	3,900	

SB-3	9/30/2011	2.0-3.0'
VOCs	<MDL	
PNAs	<MDL	
Cd	<MDL	
Cr	3,350	
Pb	4,060	

SB-6	9/30/2011	4.0-5.0'
VOCs	<MDL	
PNAs	<MDL	
Cd	<MDL	
Cr	2,330	
Pb	4,390	

SB-4	9/30/2011	2.0-3.0'
VOCs	<MDL	
PNAs	<MDL	
Cd	<MDL	
Cr	2,350	
Pb	4,520	

SB-8	9/30/2011	14.0-15.0'
VOCs	<MDL	
PNAs	<MDL	
Pb	5,590	

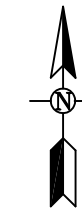
SB-7	9/30/2011	5.0-6.0'
VOCs	<MDL	
PNAs	<MDL	
Pb	4,370	

94 WEST AUBURN ROAD
ROCHESTER LAWN EQUIPMENT
CENTER

74 WEST AUBURN ROAD
ENTERPRISE

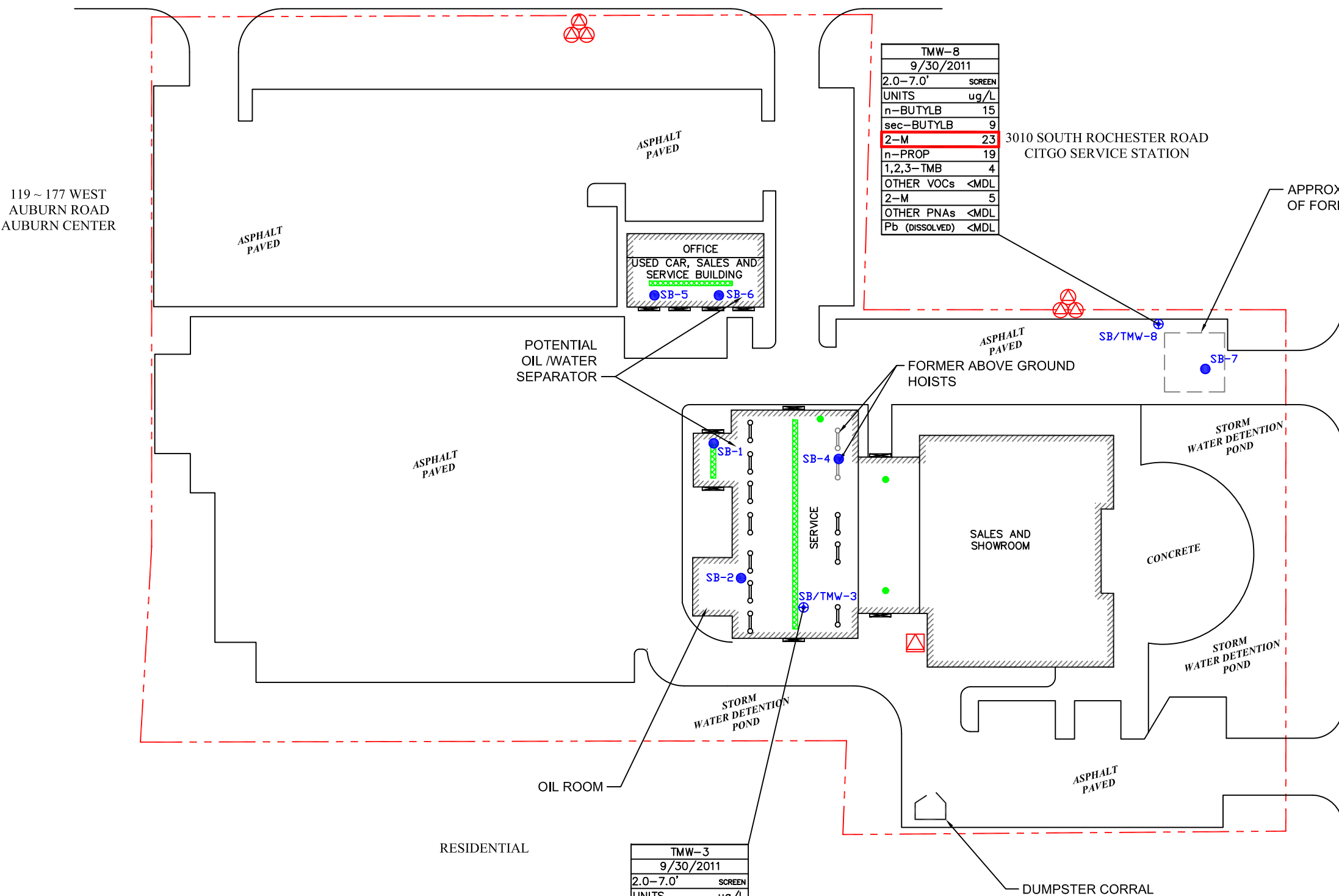
54 WEST AUBURN ROAD
SUKHOTHAI RESTAURANT

2940 ~ 2972 SOUTH ROCHESTER ROAD
RETAIL STRIP MALL



WEST AUBURN ROAD

119 ~ 177 WEST
AUBURN ROAD
AUBURN CENTER



TMW-8	
9/30/2011	
2.0-7.0'	SCREEN
UNITS	ug/L
n-BUTYLB	15
sec-BUTYLB	9
2-M	23
n-PROP	19
1,2,3-TMB	4
OTHER VOCs	<MDL
2-M	5
OTHER PNAs	<MDL
Pb (DISSOLVED)	<MDL

3010 SOUTH ROCHESTER ROAD
CITGO SERVICE STATION

APPROXIMATE LOCATION
OF FORMER DWELLING

LEGEND:

- SUBJECT PROPERTY
 - FORMER/HISTORICAL SITE FEATURES
 - FLOOR DRAIN
 - TRENCH DRAIN
 - BAY DOOR
 - POLE MOUNTED TRANSFORMER
 - PAD MOUNTED TRANSFORMER
 - ABOVE GROUND HOIST
 - SOIL BORING
 - SOIL BORING / TEMPORARY MONITORING WELL
 - Cd CADMIUM
 - Cr CHROMIUM
 - Pb LEAD
 - 2-M 2-METHYLNAPHTHALENE
 - 1,2,3-TMB 1,2,3-TRIMETHYLBENZENE
 - n-PROP n-PROPYLBENZENE
 - n-BUTYLB n-BUTYLBENZENE
 - sec-BUTYLB sec-BUTYLBENZENE
 - VOCs VOLATILE ORGANIC COMPOUNDS
 - PNAs POLYNUCLEAR AROMATIC COMPOUNDS
 - MDL METHOD DETECTION LIMIT
 - UNITS ug/L (UNLESS NOTED)
 - VALUE EXCEEDS APPLICABLE CRITERIA
- NOTES: REFER TO TABLES FOR SPECIFIC COMPOUNDS ANALYZED

SOUTH ROCHESTER ROAD

3035 SOUTH ROCHESTER ROAD
VERIZON WIRELESS

3175 SOUTH ROCHESTER ROAD
MEIJER

RESIDENTIAL

TMW-3	
9/30/2011	
2.0-7.0'	SCREEN
UNITS	ug/L
VOCs	<MDL
PNAs	<MDL
Cd (DISSOLVED)	<MDL
Cr (DISSOLVED)	<MDL
Pb (DISSOLVED)	<MDL

3100 SOUTH ROCHESTER ROAD
POOLS AND SPAS A GO-GO



PM ENVIRONMENTAL, INC.

Toll Free: (800) 485-0090
Web: www.pmenv.com

ISO 9001 REGISTERED

FIGURE 4
SOIL BORING/TEMPORARY MONITORING WELL
LOCATION MAP WITH GROUNDWATER
ANALYTICAL RESULTS

PROJ: FORMER DEALERSHIP
3050 SOUTH ROCHESTER ROAD
ROCHESTER HILLS, MI

THIS IS NOT A LEGAL SURVEY	DRN BY: MW/TS/KK/MW	DATE: 11/14/2011
VERIFY SCALE	CHKD BY: KD/JR	SCALE: 1" = 60'
IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.		FILE NAME: 02-5052-1F04R00

Figure 4

Color Site Photographs



Photographs From Site Reconnaissance
PM Project No. 02-5052-3
Location: 3010 and 3050 South Rochester Road,
Rochester Hills, Michigan

Photograph 1



Additional view of the northeastern subject building (fuel station/quick lube shop) located at 3010 South Rochester Road

Photograph 2



View of the UST basin located south and southeast of the fuel station/quick lube building



Photographs From Site Reconnaissance
PM Project No. 02-5052-3
Location: 3010 and 3050 South Rochester Road
and 45 West Auburn Road, Rochester Hills, Michigan

Photograph 3



View of the former northern used car sales/service dealership building (3050 South Rochester Road)

Photograph 4



View of the former new car showroom located in the eastern portion of the eastern dealership building (3050 South Rochester Road)



Photographs From Site Reconnaissance
PM Project No. 02-5052-3
Location: 3010 and 3050 South Rochester Road
Rochester Hills, Michigan

Photograph 5



View of the former service drop-off located in the central portion of the eastern dealership building (3050 South Rochester Road)

Photograph 6

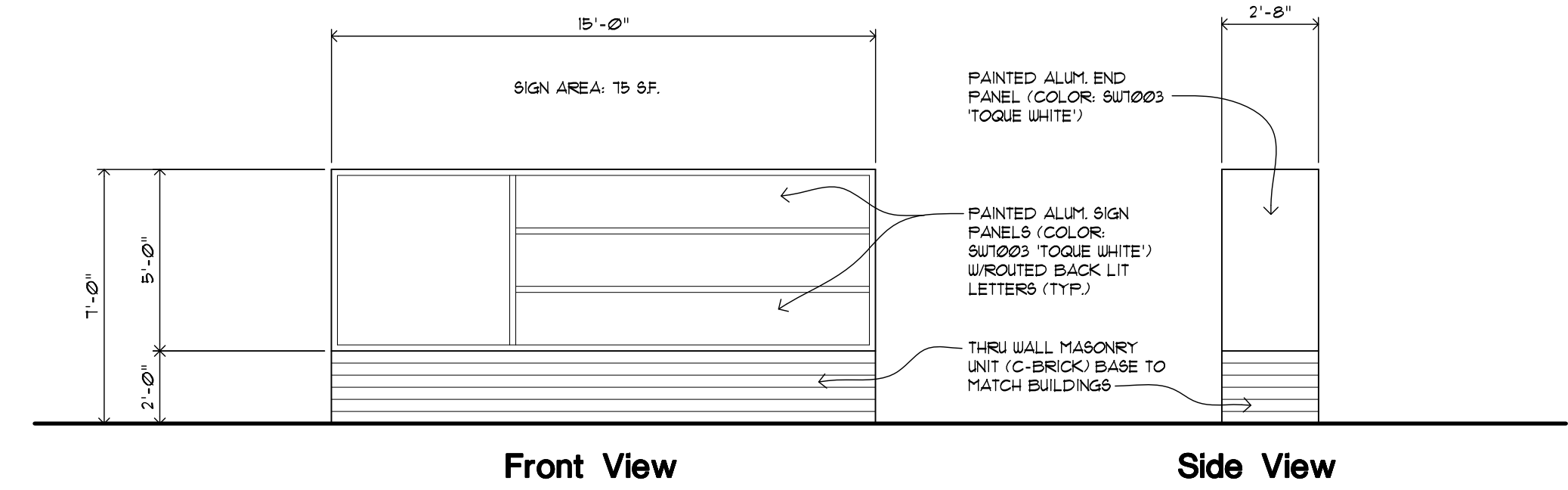


View of the former vehicle storage lot in the western portion of the property

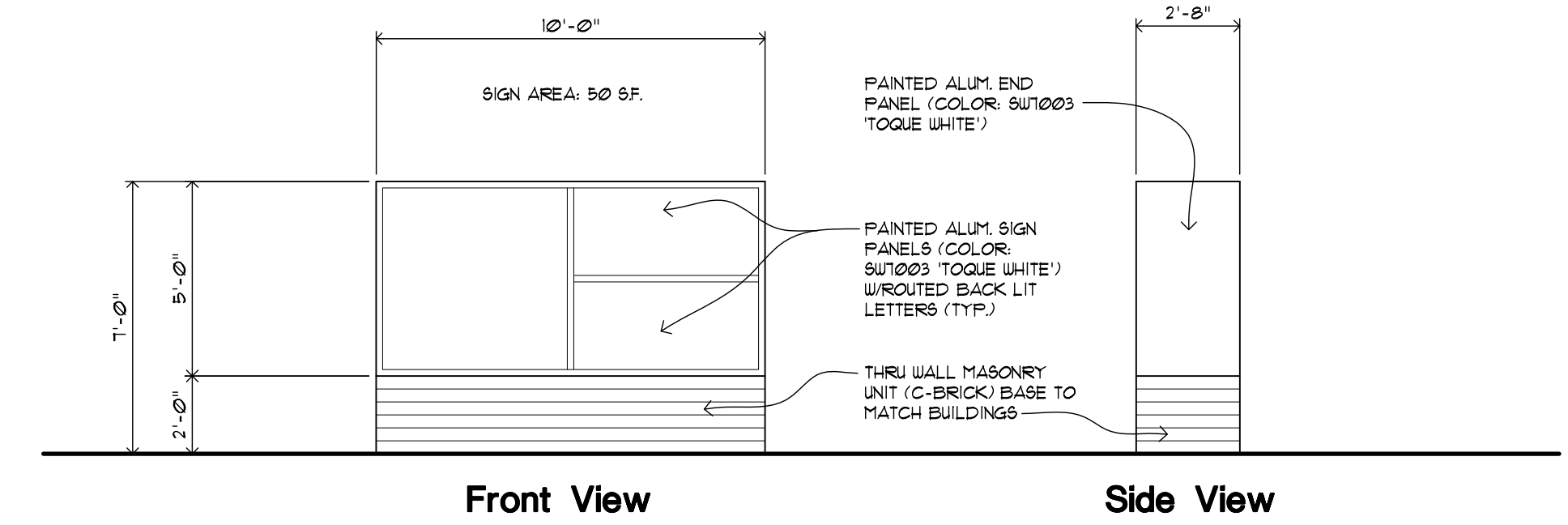
Figure 5

Redevelopment Project Renderings/Elevations

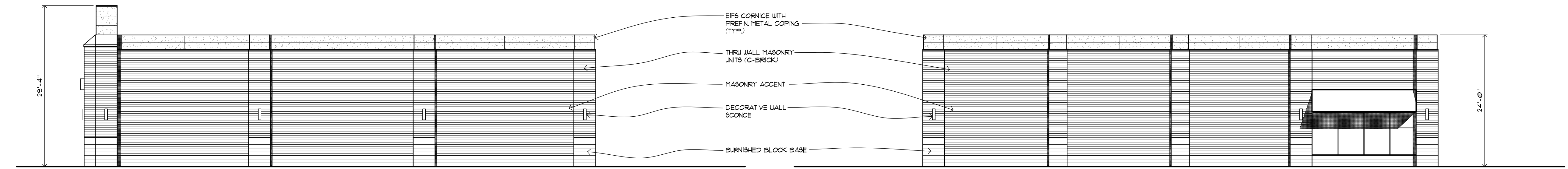
issued for:
 SUBMITTED FOR PRELIMINARY
 SITE PLAN REVIEW: 18 MAR. 13
 SUBMITTED FOR PRELIMINARY
 SITE PLAN REVIEW: 03 MAY 13



Monument Sign A (2-Sided)
 Scale: 1/4"=1'-0"

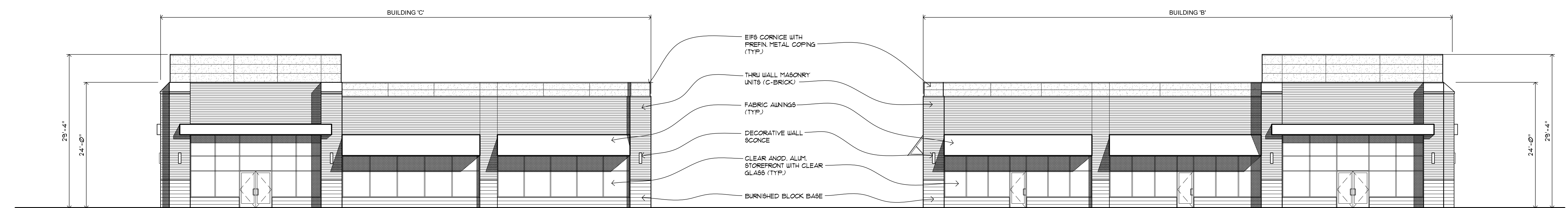


Monument Sign B (2-Sided)
 Scale: 1/4"=1'-0"



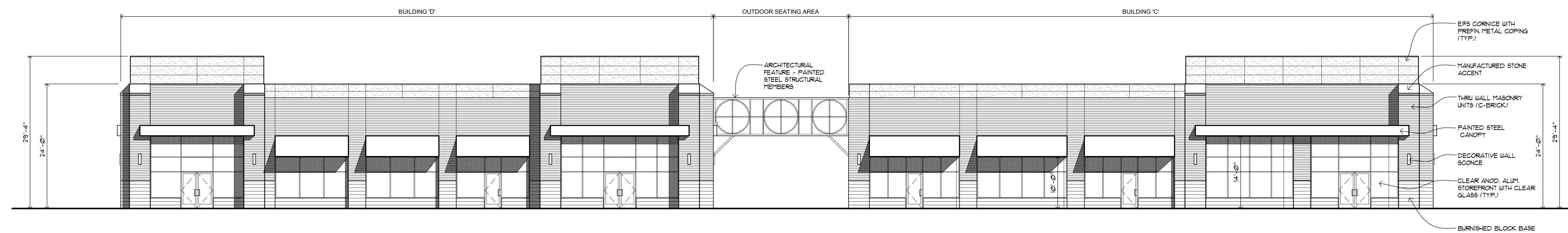
North Elevation - Bldg. D
 Scale: 3/32"=1'-0"

East Elevation - Bldg. B
 Scale: 3/32"=1'-0"



North Elevation - Bldg. C - Auburn Road
 Scale: 3/32"=1'-0"

North Elevation - Bldg. B - Auburn Road
 Scale: 3/32"=1'-0"



East Elevation - Bldg. D - Rochester Road
 Scale: 3/32"=1'-0"

East Elevation - Bldg. C - Rochester Road
 Scale: 3/32"=1'-0"

project:

Proposed
Commercial Development
 SWC Rochester Rd. & Auburn Rd.
 Rochester Hills, Michigan

32500 TELEGRAPH ROAD
 SUITE 250
 BINGHAM FARMS, MICHIGAN
 48025-2404
 PH 248.540.7700 FX 248.540.2710
 www.rogvoy.com



drawing:

Conceptual Building Elevations & Sign Details

DO NOT SCALE DRAWING

issue date: 18 MAR. 13
 drawn: KL
 checked: MD
 approved: MD

file number: 10079

sheet:

project:

Proposed
Commercial Development
 SWC Rochester Rd. & Auburn Rd.
 Rochester Hills, Michigan



32500 TELEGRAPH ROAD
 SUITE 250
 BINGHAM FARMS, MICHIGAN
 48025-2404
 PH 248.540.7700 FX 248.540.2710
 www.rogvooy.com

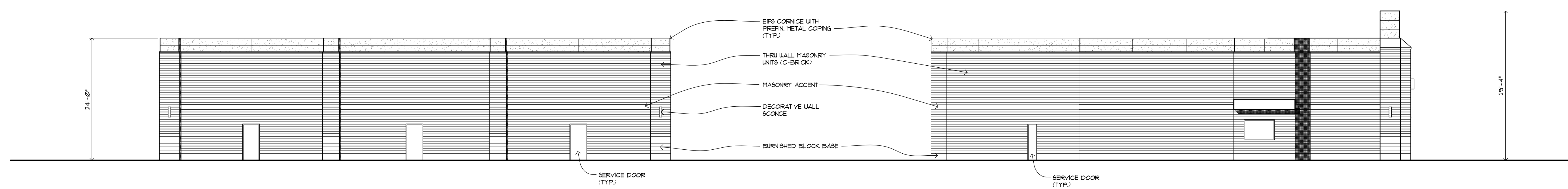


drawing:
**Conceptual
 Building Elevations**

DO NOT SCALE DRAWING
 issue date: 03 MAY 13
 drawn: KL
 checked: MD
 approved: MD

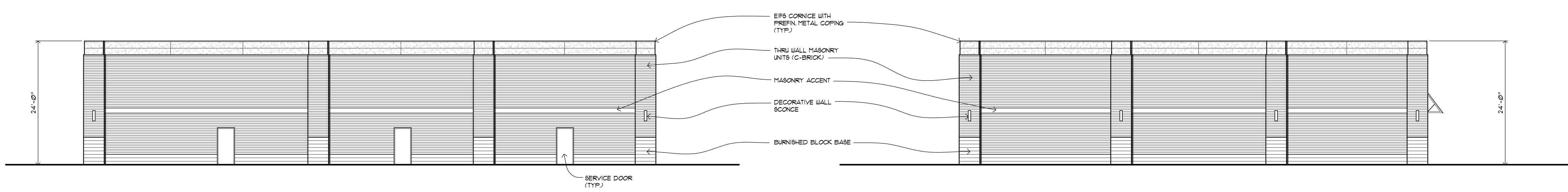
file number: **10079**
 sheet:

A-1.1



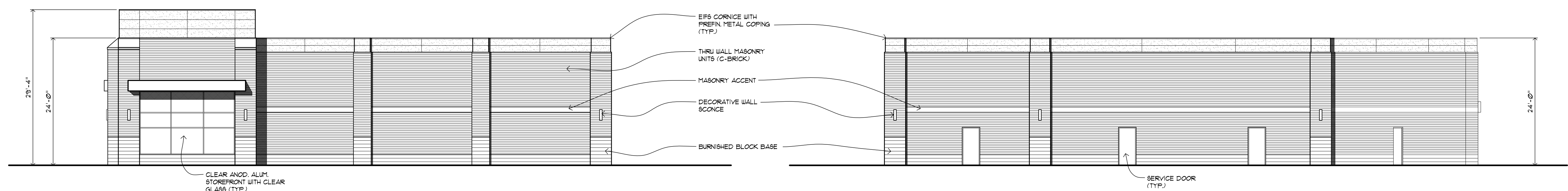
South Elevation - Bldg. B
 Scale: 3/32"=1'-0"

South Elevation - Bldg. D
 Scale: 3/32"=1'-0"



West Elevation - Bldg. C
 Scale: 3/32"=1'-0"

South Elevation - Bldg. C
 Scale: 3/32"=1'-0"



West Elevation - Bldg. B
 Scale: 3/32"=1'-0"

West Elevation - Bldg. D
 Scale: 3/32"=1'-0"

Figure 6

Site Plan(s)

BENCHMARKS
(BENCHMARK DATUM IS GPS DERIVED NAVD88)

BM 302:
ARROW ON HYDRANT ON THE SOUTH SIDE OF AUBURN ROAD, ±270 FEET WEST OF THE WEST LINE OF ROCHESTER ROAD.
ELEV=762.28'

BM 301:
ARROW ON HYDRANT ON THE SOUTH SIDE OF AUBURN ROAD, ±140 FEET WEST OF THE WEST LINE OF ROCHESTER ROAD.
ELEV=760.70'

BM 303:
SET GEAR SPIKE IN SOUTHEAST FACE OF UTILITY POLE, SOUTH SIDE OF AUBURN ROAD, ±130 FEET NORTHEAST OF THE NORTHEAST CORNER OF BUILDING #157 W. AUBURN.
ELEV=763.85'

BM 304:
ARROW ON HYDRANT, ±50 FEET SOUTH OF BUILDING #3050 ROCHESTER ROAD AND ±85 FEET NORTHEAST OF THE NORTHWEST CORNER OF BUILDING #3100 ROCHESTER ROAD.
ELEV=758.18'

LEGAL DESCRIPTION
(Per Chiro Title Agency, Inc. and agency for Fidelity National Title Insurance Company, File No.: R-120530F, dated April 06, 2012)

Parcel 1:
Lot 10, AVONCROFTS SUBDIVISION, as recorded in Liber 19, Page 15, of Plats, Oakland County Records, more particularly described as: Beginning at the point of intersection of the South line of Auburn Road (66 feet wide) with the West line of Rochester Road (66 feet wide), being the Northeast corner of said Lot 10; thence S00°02'20"W along the West line of Rochester Road (being the East line of said Lot 10), 101 feet to the Southeast corner of said Lot 10; thence West along the South line of said Lot 10, 214.06 feet to the Southwest corner of said Lot 10; thence N02°20'20"E along the West line of said Lot 10, 101.17 feet to a point on the South line of Auburn Road, being the Northwest corner of said Lot 10; thence S89°58'40"E along the South line of Auburn Road (being the North line of said Lot 10), 210 feet to the point of beginning.

Parcel 2:
The Northernly 50.00 feet of Lot 9, AVONCROFTS SUBDIVISION, as recorded in Liber 19, Page 15, of Plats, Oakland County Records, more particularly described as: Beginning at a point on the Westerly line of Rochester Road (M-150), 58 feet wide, said point being S00°02'20"W, 101.00 feet from the intersection of the Westerly line of Rochester Road with the Southerly line of Auburn Road (M-59) 66 feet wide; thence S00°02'20"W along said Westerly line of Rochester Road 50.00 feet to a point; thence due West, 216.07 feet to a point; thence N02°20'20"E, 50.04 feet to a point; thence due East, 214.06 feet to the point of beginning.

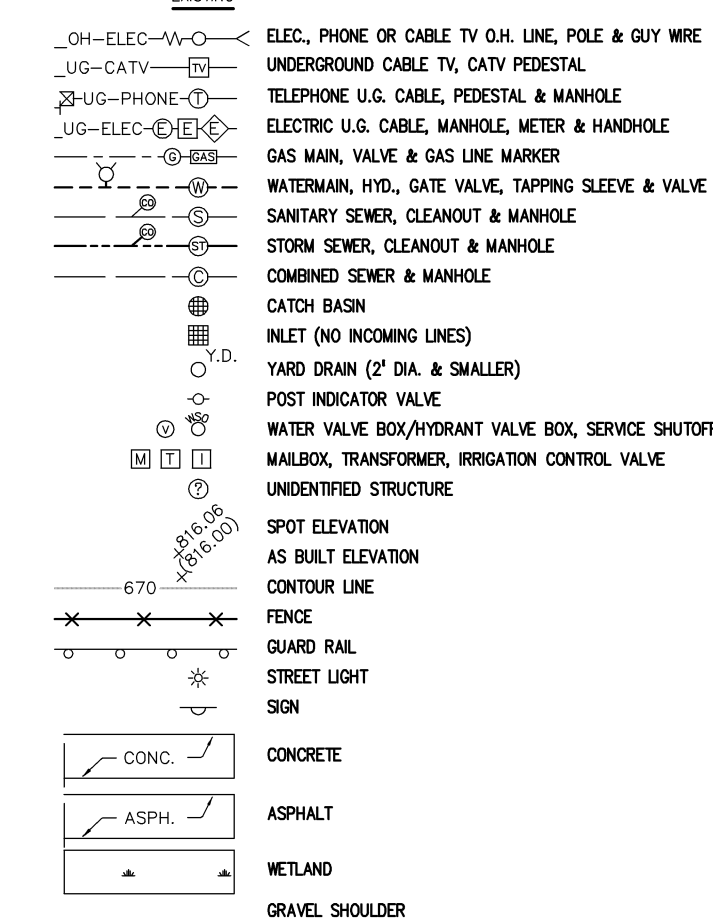
LEGAL DESCRIPTION
(Per Summa Engineering & Associates, Inc., ALTA/ACSM Land Title Survey Project No. 11-344, dated 8-11-2011)

3050 S Rochester Road:
Lot 7 and 8, also Lot 9 EXCEPT the North 50 feet thereof, Lots 11, 12 and 13 and also the North 100 feet of Lots 21, 22 and 23, AVONCROFTS SUBDIVISION, according to the Plat thereof, as recorded in Liber 19, Page 15, of Plats, Oakland County Records, containing 193,483 sq. ft. or 4.442 Acres, more or less.

FLOOD NOTE:
SUBJECT PARCELS LIE WITHIN AN AREA NOT MAPPED BY FEMA.

LEGEND

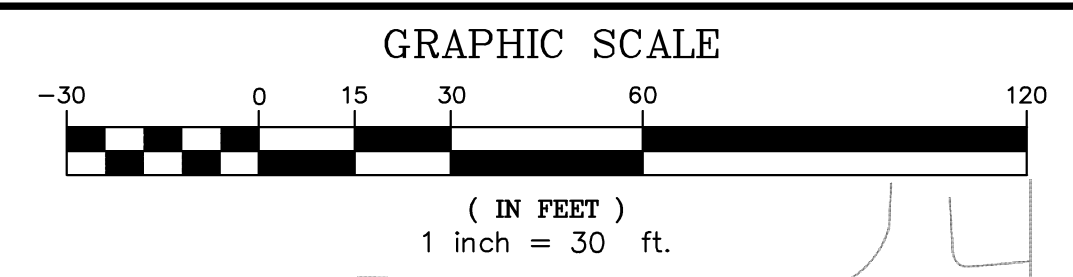
● IRON FOUND ● BRASS PLUG SET ● SEC. CORNER FOUND
⊗ IRON SET ⊗ MONUMENT FOUND R RECORDED
⊗ NAIL FOUND ⊗ MONUMENT SET M MEASURED
⊗ NAIL & CAP SET C CALCULATED



REFERENCE DRAWINGS

ROCHESTER CITY MAP, RECEIVED 11-30-12
ROCHESTER CITY MAP, RECEIVED 11-30-12
A182 MAP "AUBURN", DATED 12/20/12
CONSUMERS ENERGY MAP 03-81-34-1, DATED 08-07-09
CONCAST MAP, RECEIVED 11-28-12
ALTA ACMA/LAND TITLE SURVEY FOR 3050 S. ROCHESTER ROAD, ROCHESTER HILLS, MI, BY SUMMA ENGINEERING & ASSOCIATES, INC., DATED 8-25-11
SITE ENGINEERING PLAN FOR 3050 S. ROCHESTER ROAD, ROCHESTER HILLS, MI, BY RICKER & ASSOCIATES, INC., DATED 11-5-1999
AS-BUILT PLAN FOR MEADOWBROOK DODGE, BY STENROSE ASSOCIATES, DATED 8-1-1993

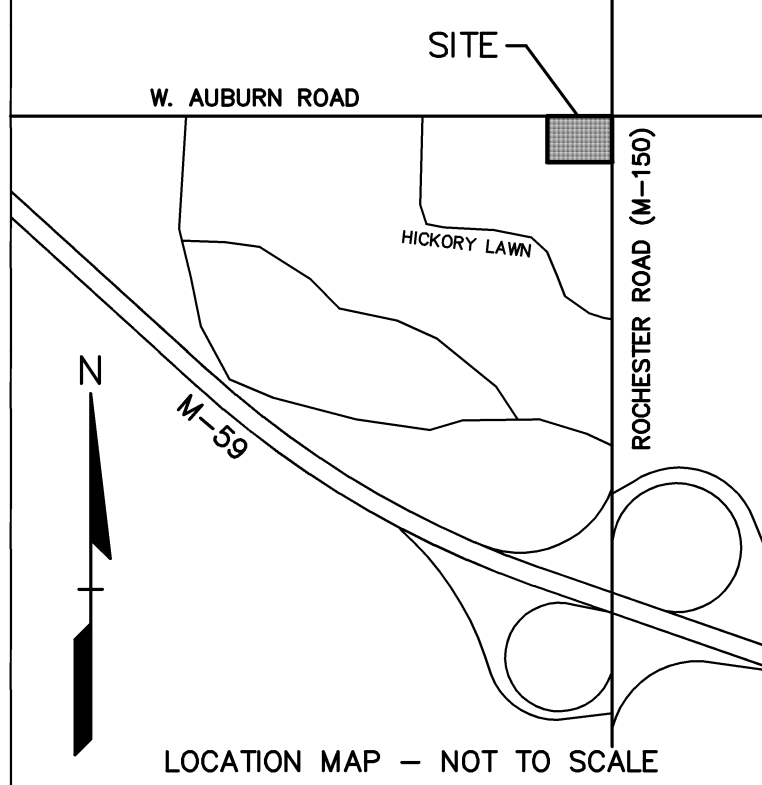
ZONED: B-2 GENERAL BUSINESS
WITH FB-3 FLEXIBLE BUSINESS OVERLAY



W. AUBURN ROAD
(66' WIDE - PUBLIC)

NOTE:
ALL WORK WITHIN THE ROCHESTER AND AUBURN ROAD RIGHTS-OF-WAY ARE UNDER THE JURISDICTION OF M.D.O.T. AND REQUIRES A PERMIT.

CALCULATED NE CORNER OF SECTION 34, T.03N., R.11E, AVON TWP., MI (L14992, P.096)



NO.	DATE	REVISIONS
1	05-13-13	REVISED PER CITY REVIEW
2		
3		
4		
5		

CAUTION!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE BASED ON RECORD DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND DEPTHS OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.

THIS DRAWING AND DESIGN ARE THE PROPERTY OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. AND NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHER RIGHTS ARE HEREBY SPECIFICALLY RESERVED. © 2012 PROFESSIONAL ENGINEERING ASSOCIATES, INC.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO THE CONTRACTOR AND SHALL BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HOLDING ALL DESIGN PROFESSIONALS HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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2430 Rochester Ct, Suite 100
Troy, MI 48063-1872
Phone: (248) 689-9090
Fax: (248) 689-1044
website: www.peainc.com

ROCHESTER AUBURN ASSOC.
6750 OAKHILLS DRIVE
BLOOMFIELD HILLS, MI 48301

**PRELIMINARY SITE PLAN
ROCHESTER RETAIL**
PART OF THE NE 1/4 OF SECTION 34, T. 03N., R. 11E, AVON TWP., MI
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

ORIGINAL ISSUE DATE: MARCH 20, 2013
PEA JOB NO. 2012-074
SCALE: 1" = 30'
DRAWING NUMBER:
P-3

SITE DATA TABLE

LAND AREA: GROSS = 5.18 ACRES NET (TO PROPOSED R.O.W.) = 4.64 ACRES	PROPOSED BUILDING AREA (GROSS): BUILDING 'A' (RESTAURANT) = 4,600 S.F. BUILDING 'B' (RETAIL) = 8,832 S.F. BUILDING 'C' (RETAIL) = 9,652 S.F. BUILDING 'D' (RETAIL) = 4,330 S.F. BUILDING 'E' (RESTAURANT) = 4,772 S.F. TOTAL = 32,191 S.F.
PARKING REQUIRED: RETAIL: 1 SPACE / 300 SF GROSS AREA: 22,814 / 300 = 76 SPACES	RESTAURANTS: 1 SPACE / 2 PERSONS AT MAX. CAPACITY: APPROX. 180 MAX. CAPACITY/2 = 90 SPACES
TOTAL ON-SITE PARKING REQUIRED = 166 SPACES (INCLUDING 6 HC SPACES) MAXIMUM PARKING ALLOWED = 208 SPACES (125% OF REQUIRED)	PARKING PROVIDED: PARKING SPACES PROVIDED = 200 SPACES (INCLUDING 10 HC SPACES)

SITE DATA TABLE CONTINUED:

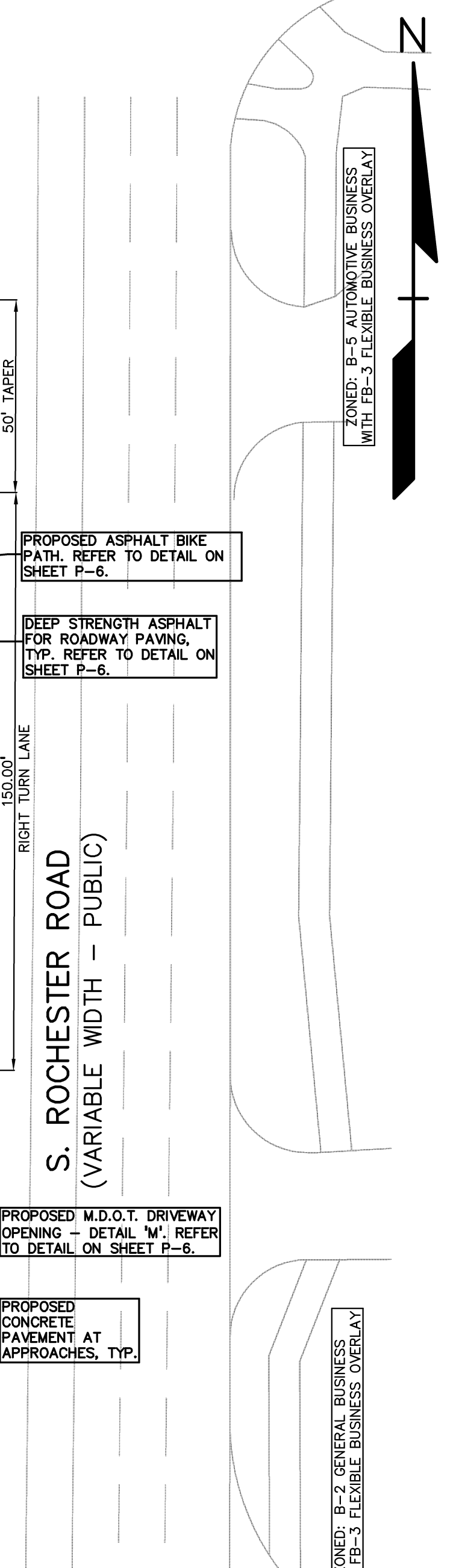
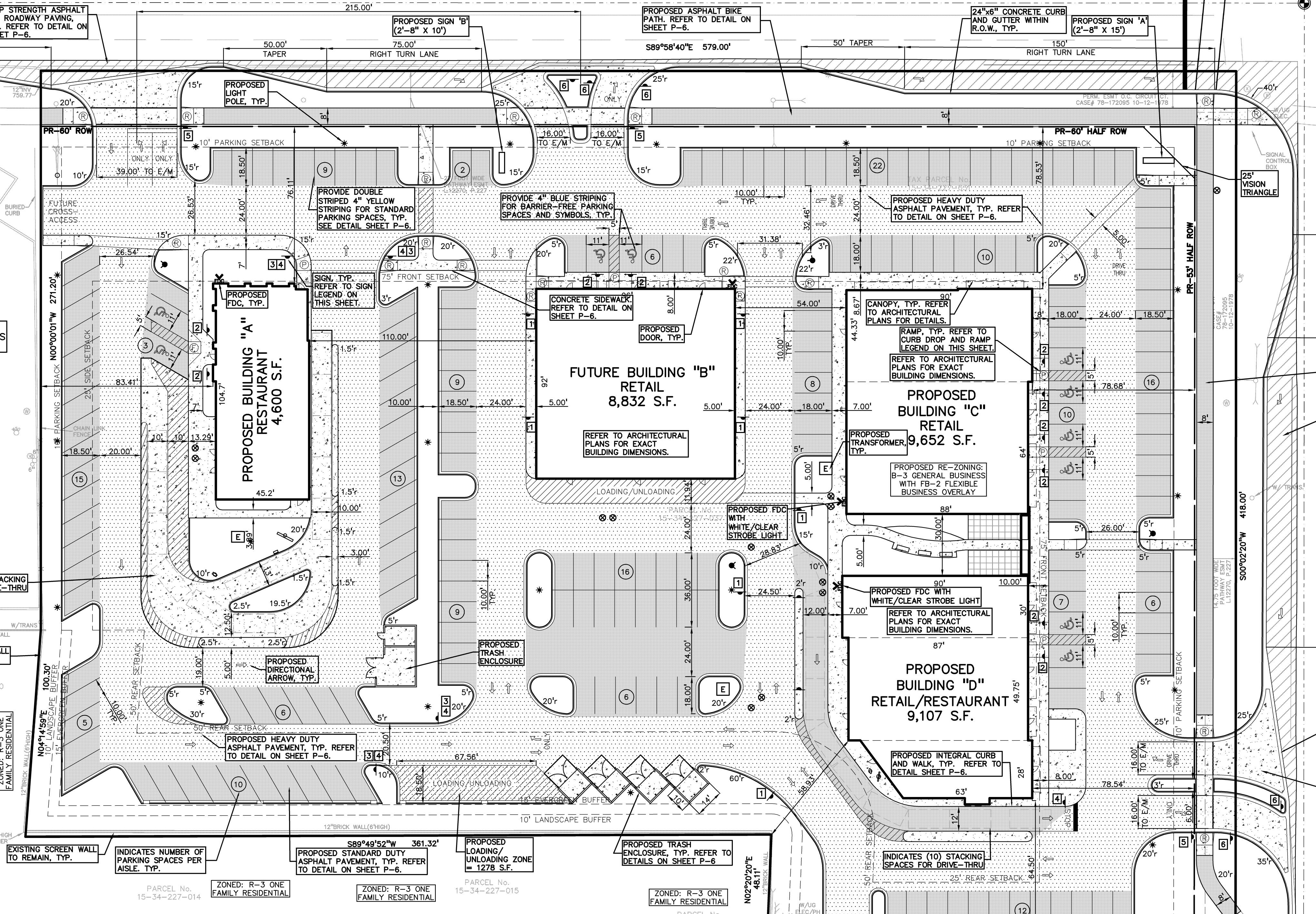
ZONING INFO: PROPOSED RE-ZONING: B-3 GENERAL BUSINESS WITH FB-2 FLEXIBLE BUSINESS OVERLAY	BUILDING SETBACKS: FRONT (AUBURN) 75' SIDE (ROCHESTER) 75' SIDE (WEST) 25' REAR (SOUTH) 100 (50') REAR (NORTH) 100 (50')
REAR (NORTH) 100 (50') REAR (SOUTH) 100 (50')	REAR (SOUTH) 100 (50') REAR (NORTH) 100 (50')
EXISTING BUILDING SETBACK IS APPROXIMATELY 55'.	REAR (SOUTH) 100 (50') REAR (NORTH) 100 (50')

CURB DROP AND RAMP LEGEND:

CURB DROP AND RAMP "TYPE F"	1
CURB DROP AND RAMP "TYPE P"	2
CURB DROP AND RAMP "TYPE R"	3
REFER TO MDOT STANDARD RAMP DETAILS, "R-28" ON SHEET P-7 FOR RAMP DETAILS	
SIGN LEGEND:	
'NO STOPPING STANDING PARKING FIRE LANE' SIGN	1
'BARRIER FREE PARKING' SIGN	2
'ONE WAY' SIGN	3
'DO NOT ENTER' SIGN	4
'STOP' SIGN	5
'NO LEFT TURN' SIGN	6
REFER TO SHEET P-6 FOR SIGN DETAILS	

FIRE DEPARTMENT NOTES:

- CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH IFC CHAPTER 14.
- OPEN BURNING IS NOT PERMITTED, INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. OPEN BURNING FOR WARMING OF SAND AND/OR WATER FOR THE PREPARATION OF MORTAR SHALL BE WITHIN CITY OF ROCHESTER HILLS PERMITS/ORDINANCES. CONTACT ROCHESTER HILLS FIRE DEPARTMENT FOR PERMIT INFORMATION.
FIRE PREVENTION ORDINANCE CHAPTER 58, SECTION 307.6.2 & 307.6.2.3.
- FIRE LANES SHALL BE DESIGNATED BY THE FIRE CODE OFFICIAL, AND SHALL BE CONSPICUOUSLY POSTED ON BOTH SIDES OF THE FIRE LANE, WITH FIRE LANE SIGNS SPACED NOT MORE THAN 100 FEET APART, "NO STOPPING, STANDING, PARKING, FIRE LANE", AND IN CONFORMANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
FIRE PREVENTION ORDINANCE CHAPTER 58, SECTION 506.



BENCHMARKS
(BENCHMARK DATUM IS GPS DERIVED NAVD88)

BM 300:
ARROW ON HYDRANT ON THE SOUTH SIDE OF AUBURN ROAD, ±270 FEET WEST OF THE WEST LINE OF ROCHESTER ROAD.
ELEV=762.28'

BM 301:
ARROW ON HYDRANT ON THE SOUTH SIDE OF AUBURN ROAD, ±140 FEET WEST OF THE WEST LINE OF ROCHESTER ROAD.
ELEV=760.70'

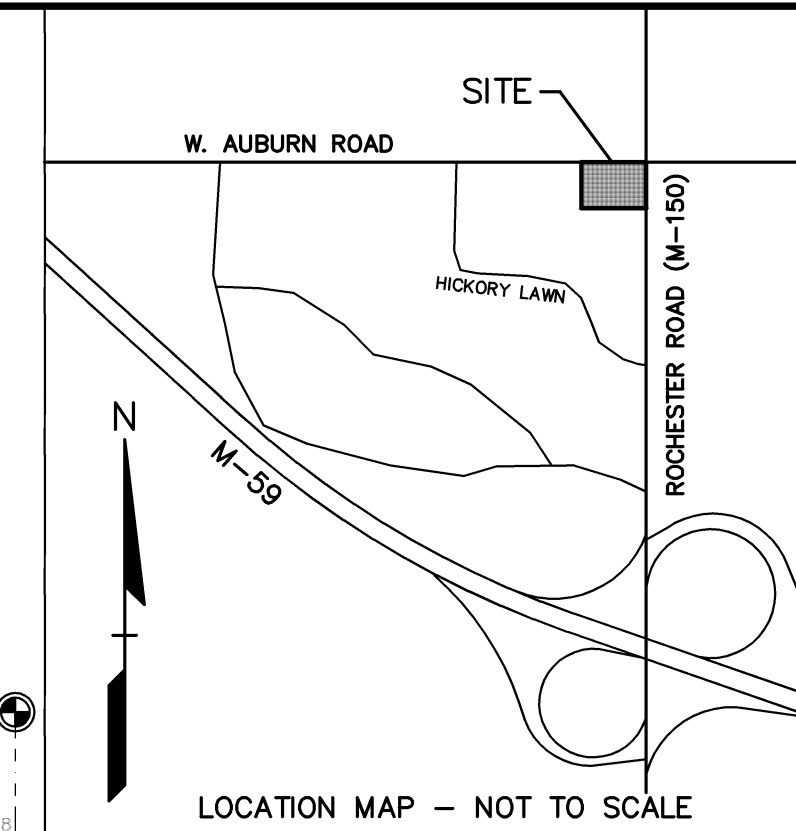
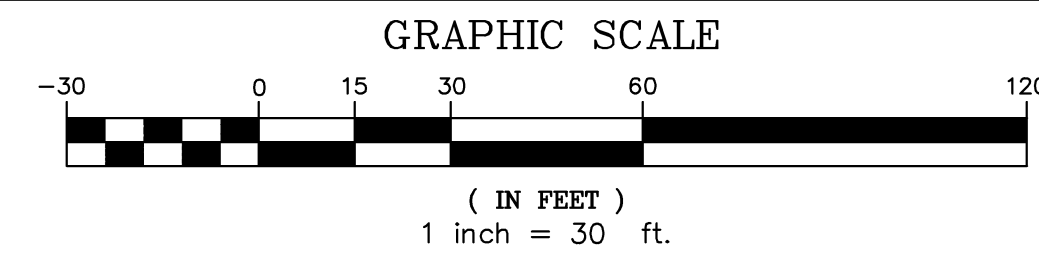
BM 302:
ARROW ON HYDRANT ±30 FEET NORTHEAST OF THE NORTHEAST CORNER OF BUILDING #3050 ROCHESTER ROAD.
ELEV=758.40'

BM 303:
SET GEAR SPIKE IN SOUTHEAST FACE OF UTILITY POLE, SOUTH SIDE OF AUBURN ROAD, ±130 FEET NORTHEAST OF THE NORTHEAST CORNER OF BUILDING #157 W. AUBURN.
ELEV=763.85'

BM 304:
ARROW ON HYDRANT, ±50 FEET SOUTH OF BUILDING #3050 ROCHESTER ROAD AND ±85 FEET NORTHWEST OF THE NORTHWEST CORNER OF BUILDING #3100 ROCHESTER ROAD.
ELEV=758.18'

NORTH 1/4 CORNER OF SECTION 34, T.03N., R.11E, AVON TWP., MI (L.14992, P.089)

CALCULATED NE CORNER OF SECTION 34, T.03N., R.11E, AVON TWP., MI (L.14992, P.096)



NO.	DATE	REVISIONS
1	03-13	DATE
2	03-13	REVISION PER CITY REVIEW
3	03-13	CHK
4	03-13	DESCRIPTION

LEGAL DESCRIPTION
(Per Chiro Title Agency, Inc. and agency for Fidelity National Title Insurance Company, File No.: R-120530F, dated April 06, 2012)

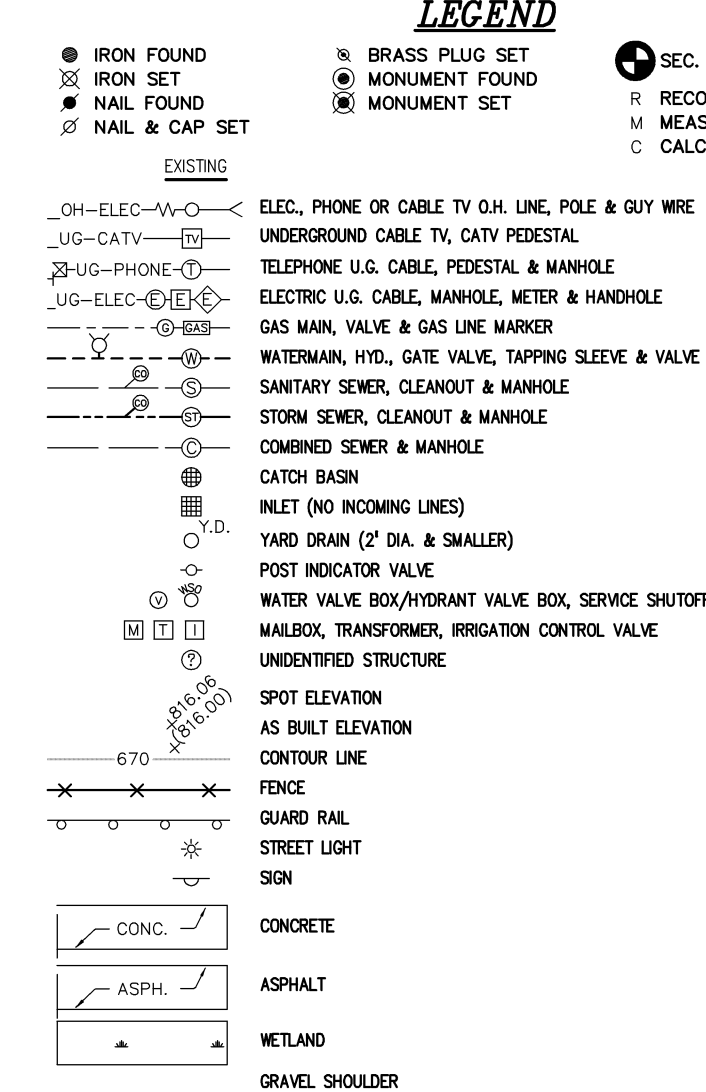
Parcel 1:
Lot 10, AVONCROFTS SUBDIVISION, as recorded in Liber 19, Page 15, of Plats, Oakland County Records, more particularly described as: Beginning at the point of intersection of the South line of Auburn Road (66 feet wide) with the West line of Rochester Road (66 feet wide), being the Northeast corner of said Lot 10; thence S00°02'20"W along the West line of Rochester Road (being the East line of said Lot 10), 101 feet to the Southeast corner of said Lot 10; thence West along the South line of said Lot 10, 214.06 feet to the Southwest corner of said Lot 10; thence N02°20'20"E along the West line of said Lot 10, 101.17 feet to a point on the South line of Auburn Road, being the Northwest corner of said Lot 10; thence S89°58'40"E along the South line of Auburn Road (being the North line of said Lot 10), 210 feet to the point of beginning.

Parcel 2:
The Northerly 50.00 feet of Lot 9, AVONCROFTS SUBDIVISION, as recorded in Liber 19, Page 15, of Plats, Oakland County Records, more particularly described as: Beginning at a point on the Westerly line of Rochester Road (M-150), 66 feet wide, said point being S00°02'20"W, 101.00 feet from the intersection of the Westerly line of Rochester Road with the Southerly line of Auburn Road (M-59) 66 feet wide; thence S00°02'20"W along said Westerly line of Rochester Road 50.00 feet to a point; thence due West, 216.07 feet to a point; thence N02°20'20"E, 50.04 feet to a point; thence due East, 214.06 feet to the point of beginning.

Tax Parcel 15-34-227-031
LEGAL DESCRIPTION
(Per Summa Engineering & Associates, Inc., ALTA/ACSM Land Title Survey Project No. 11-344, dated 8-11-2011)

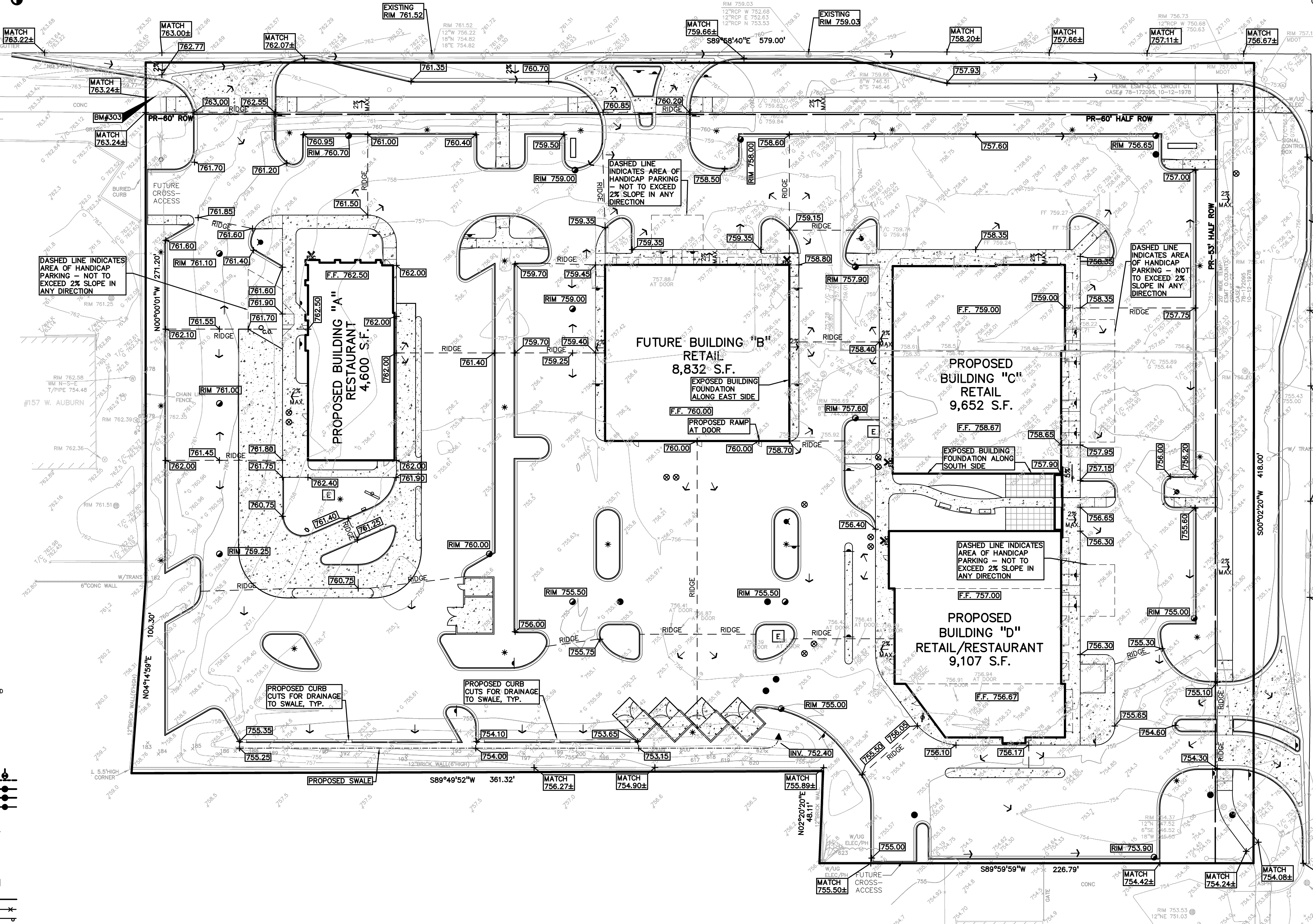
3050 S Rochester Road:
Lot 7 and 8, also Lot 9 EXCEPT the North 50 feet thereof, Lots 11, 12 and 13 and also the North 100 feet of Lots 21, 22 and 23, AVONCROFTS SUBDIVISION, according to the Plat thereof, as recorded in Liber 19, Page 15, of Plats, Oakland County Records, containing 193,483 sq. ft. or 4.442 Acres, more or less.

Tax Parcel 15-34-227-037
FLOOD NOTE:
SUBJECT PARCELS LIE WITHIN AN AREA NOT MAPPED BY FEMA.



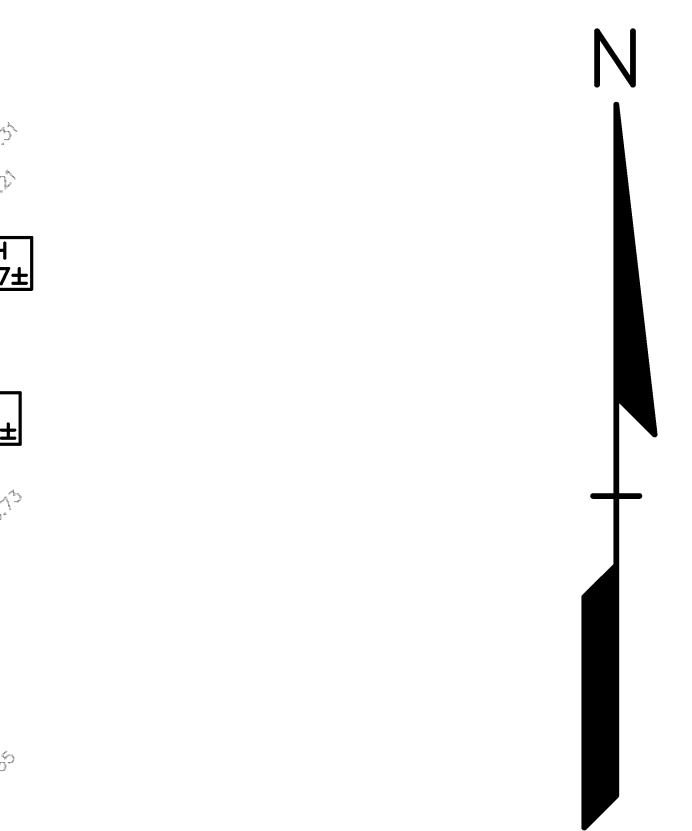
REFERENCE DRAWINGS

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- ROCHESTER CITY MAP, RECEIVED 11-30-12
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- ALTA ACSM/LAND TITLE SURVEY FOR 3050 S. ROCHESTER ROAD, ROCHESTER HILLS, MI, BY SUMMA ENGINEERING & ASSOCIATES, INC., DATED 8-25-11
- SITE ENGINEERING PLAN FOR 3050 S. ROCHESTER ROAD, ROCHESTER HILLS, MI, BY DECKER & ASSOCIATES, INC., DATED 11-05-1990
- AS-BUILT PLAN FOR MEADOWBROOK DODGE, BY STENROSE ASSOCIATES, DATED 8-1-1993



EARTHWORK BALANCING NOTE:
THIS PLAN IS NOT A BALANCED GRADING PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

ALL GRADES ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED. ADD 0.50' TO OBTAIN TOP OF CURB ELEVATION.



S. ROCHESTER ROAD
(VARIABLE WIDTH - PUBLIC)

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Fax: (248) 689-1044
website: www.peainc.com

ROCHESTER AUBURN ASSOC.
6750 OAKHILLS DRIVE
BLOOMFIELD HILLS, MI 48301

PRELIMINARY GRADING PLAN
ROCHESTER GRADING RETAIL
PART OF THE NE 1/4 OF SECTION 34, T. 03N., R. 11E,
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DES. RLS. DN. RLS. SUR. KTR. JPB. P.M.

ORIGINAL ISSUE DATE: MARCH 20, 2013
PEA JOB NO. 2012-074
SCALE: 1" = 30'
DRAWING NUMBER:
P-4

XREF: L:\2012074\DWG\2012074_TOPBASE_OVERALL.DWG
XREF: L:\2012074\DWG\SITE_PLANS\VP-BASE-12074.DWG
XREF: L:\2010001\DWG\SITE_PLANS\VP-TBLK-12074.DWG

BENCHMARKS
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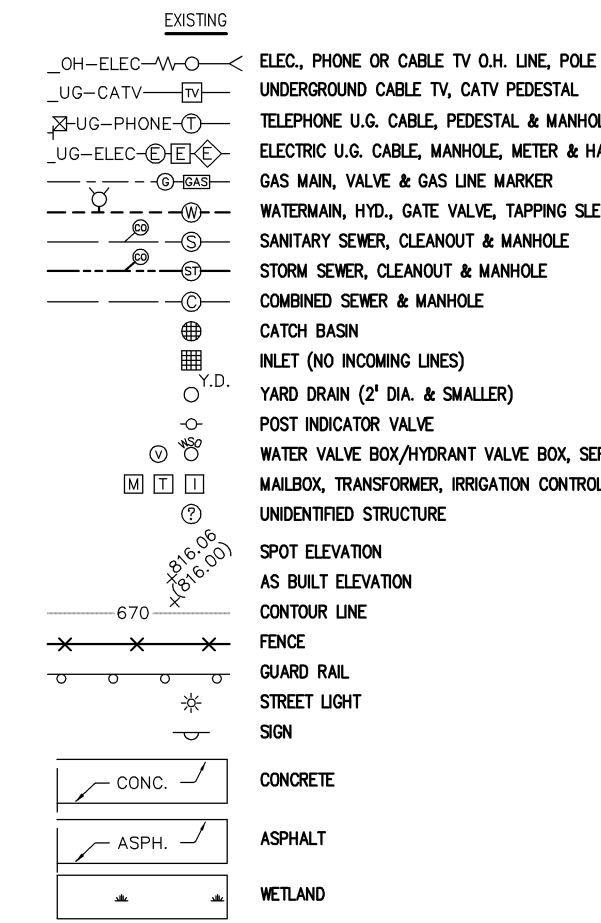
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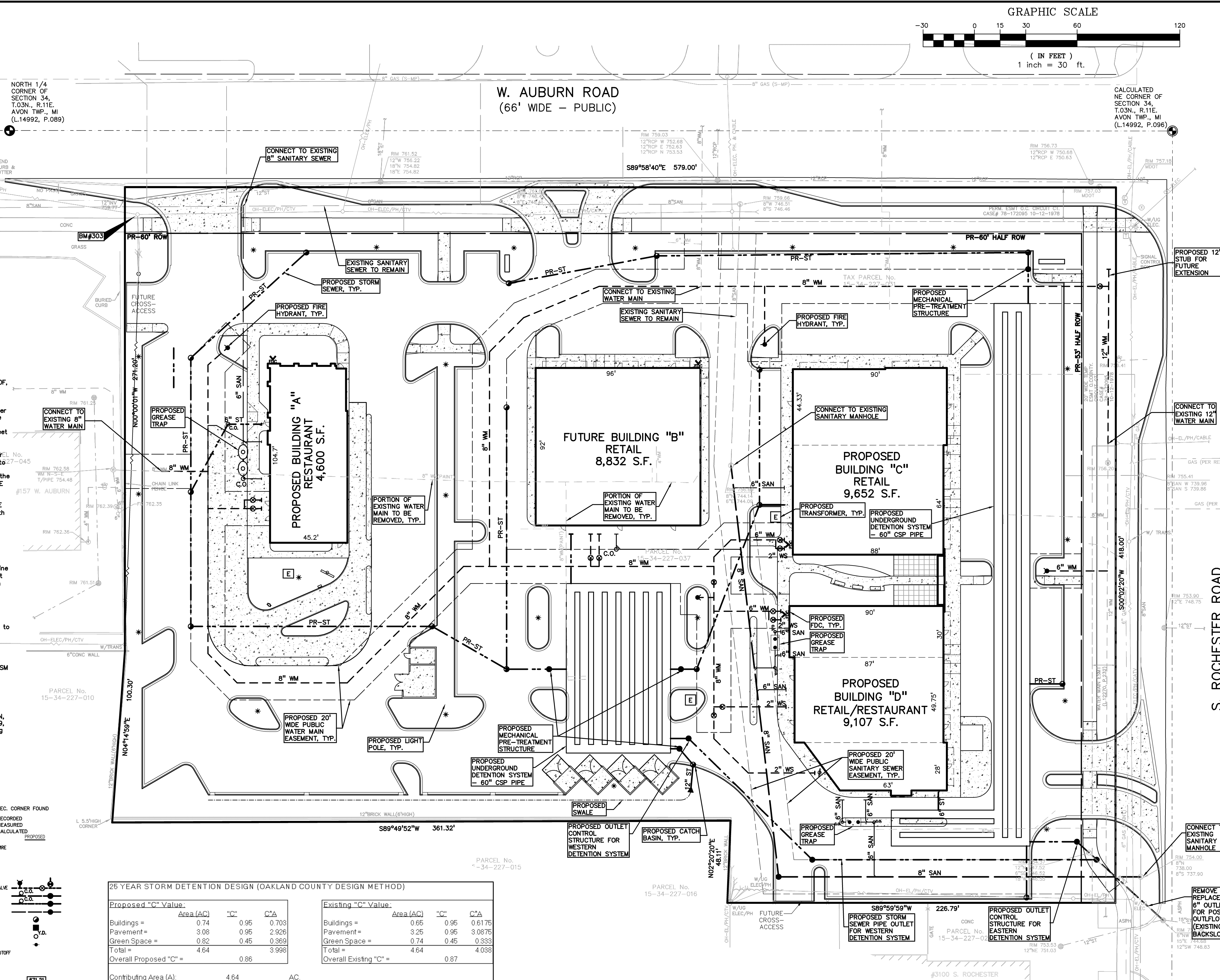
LEGEND

● IRON FOUND ● BRASS PLUG SET ● SEC. CORNER FOUND
⊗ IRON SET ● MONUMENT FOUND R RECORDED
⊕ NAIL FOUND ● MONUMENT SET M MEASURED
⊖ NAIL & CAP SET C CALCULATED



REFERENCE DRAWINGS

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ROCHESTER CITY MAP, RECEIVED 11-30-12
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SITE ENGINEERING PLAN FOR 3050 S. ROCHESTER ROAD, ROCHESTER HILLS, MI, BY PEAK DESIGN & ASSOCIATES, INC., DATED 11-05-1999
AS-BUILT PLAN FOR MEADOWBROOK DODGE, BY STENROSE ASSOCIATES, DATED 5-1-1993



25 YEAR STORM DETENTION DESIGN (OAKLAND COUNTY DESIGN METHOD)

Proposed "C" Value:	Area (A/C)	"C"	C/A
Buildings =	0.74	0.95	0.709
Pavement =	3.08	0.95	2.826
Green Space =	0.82	0.45	0.989
Total =	4.64		3.998
Overall Proposed "C" =		0.86	

Existing "C" Value:	Area (A/C)	"C"	C/A
Buildings =	0.65	0.95	0.6176
Pavement =	3.25	0.95	3.0876
Green Space =	0.74	0.45	0.933
Total =	4.64		4.038
Overall Existing "C" =		0.87	

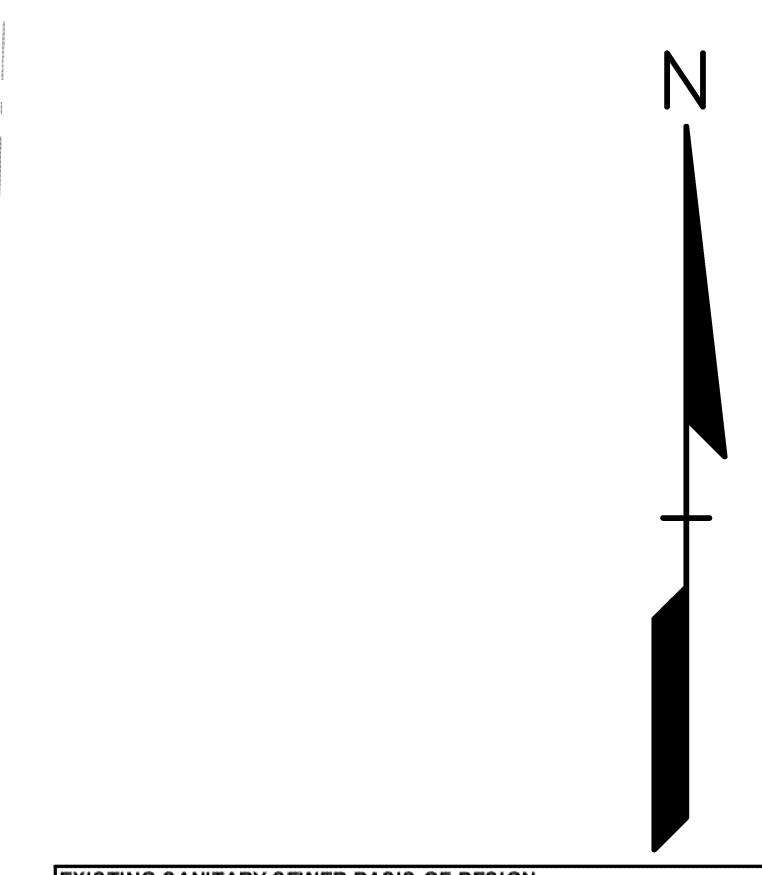
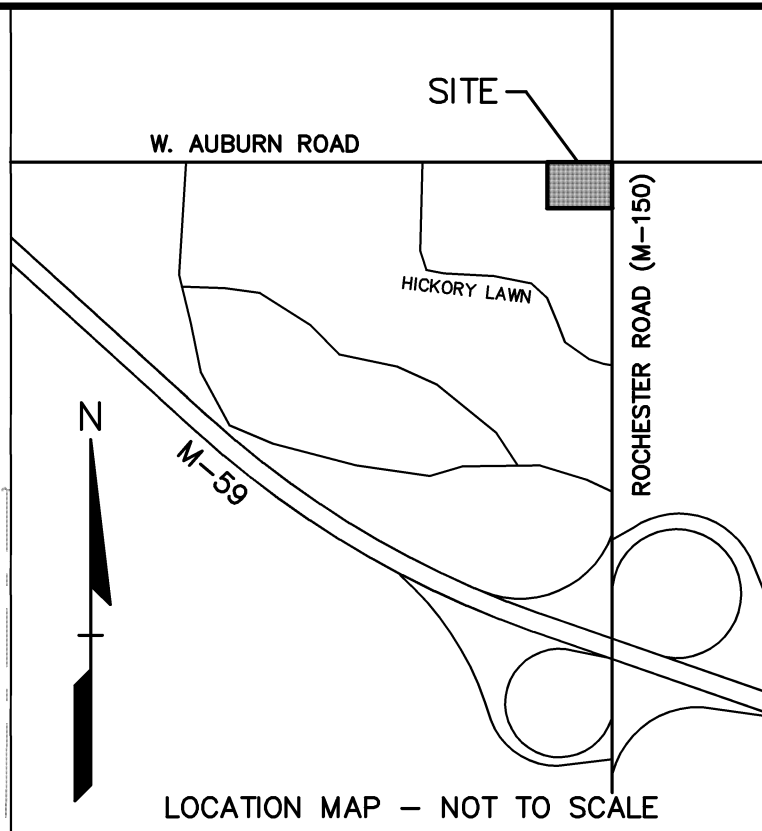
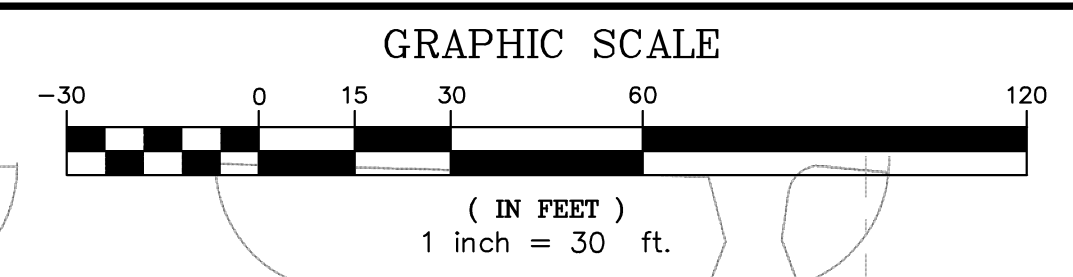
Contributing Area (A) = 4.64 AC
Allowable Discharge (Qa) = 0.93 C.F.S. (= 0.2 CFS/AC)
Coefficient of Runoff (Cr) = 0.86

Calculation of Required Discharge/Acre
Qo = ((Qa)/(A/Cr)) = 0.23
T = -25 + ((8062.5/Qo))0.5 = 161.37
Storage Volume Required:
Vs = (12900(T)/(T+25)) - 40Qo(T) = 9671.31
Vt = (Vs)/(A/Cr) = 38.665.89

PIPE STORAGE:
L = 2000 ft
SIZE = 60 in.
C/F/FT = 19.625 c.f.ft.
VOLUME = 39,250.00 c.f.

- GENERAL UTILITY NOTES:**
- ALL UTILITY LINES, STRUCTURES AND TRENCHES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF ROCHESTER HILLS STANDARDS AND REQUIREMENTS.
 - NO PHYSICAL CONNECTION TO THE EXISTING WATER MAIN CAN BE MADE UNTIL THE NEW WATER LEAD PASSES ALL PRESSURE AND BACTERIOLOGICAL TESTS.
 - ALL WATER LEADS 2" AND SMALLER SHALL BE TYPE 'K' COPPER.
 - ALL WATER MAINS SHALL BE PROVIDED WITH 6 FEET MINIMUM COVER.
 - ALL STORM LEADS SHALL BE P.V.C. SOLID WALL PIPE, SCHEDULE 40 UNLESS OTHERWISE NOTED. ALL 12" DIAMETER STORM SEWER AND LARGER SHALL BE REINFORCED CONCRETE (RCP) CL-IV, UNLESS OTHERWISE NOTED.
 - ALL 6" SANITARY SEWER LEADS SHALL BE P.V.C. SOLID WALL PIPE, SDR 23.5 W/ RUBBER GASKET JOINTS.
 - BOXES ARE TO BE PROVIDED FOR ALL GLEANOUTS. THE BOXES SHALL BE E.J.I.W. # 1565 OR APPROVED EQUAL.
 - ALL NECESSARY FITTINGS, THRUST BLOCKS, RESTRAINING GLANDS, BLOW OFFS, ETC. FOR WATER LEAD SYSTEM ARE CONSIDERED INCIDENTAL TO THIS PROJECT. THE CONTRACTOR SHALL INSTALL THESE ITEMS AS NECESSARY AND AS REQUIRED BY THE CITY.
 - A SOIL EROSION PERMIT WILL BE REQUIRED FROM THE CITY OF ROCHESTER HILLS.
 - ALL ELECTRIC, TELEPHONE AND CABLE TV SERVICES WILL BE UNDERGROUND.

STORMWATER NOTE:
THE EXISTING SITE SOILS CONSIST OF CLAYS. IN ADDITION, THE SITE HAS CONTAMINATED SOILS AND THEREFORE, NO INFILTRATION IS PROPOSED. STORMWATER DETENTION WILL BE PROVIDED IN UNDERGROUND PIPES. STORMWATER QUALITY WILL BE PROVIDED WITH MECHANICAL PRE-TREATMENT STRUCTURES. THE PROPOSED OUTLET WILL BE AT THE EXISTING STORMWATER OUTLET FOR THE SITE WHICH DISCHARGES TO THE STORM SEWER IN ROCHESTER ROAD.



EXISTING SANITARY SEWER BASIS OF DESIGN:
(Unit Factors Based on Oakland County Unit Assignment Factors)

Category	Unit Factor	Population (P)
CAR DEALERSHIP	0.3 per 1,000 s.f.	7.8
GAS STATION	2.9	10.1
RETAIL	12	44.800
RESTAURANT (QUICK SERVE)	11.2	41.520
RESTAURANT (CARRY OUT)	3.6	12.6
TOTAL	REU 16.7	71 People

Average Flow (100 GPCPD) = 3.700 G.P.D.
Peak Flow (G.D.P.) = 0.006 C.F.S.
Peaking Factor (PF) = 4.00
Peak Flow (G.D.P.) = 14.800 G.P.D.
Peak Flow (C.F.S.) = 0.023 C.F.S.

PROPOSED SANITARY SEWER BASIS OF DESIGN:
(Unit Factors Based on Oakland County Unit Assignment Factors)

Category	Unit Factor	Population (P)
RETAIL	12	44.800
RESTAURANT (QUICK SERVE)	11.2	41.520
RESTAURANT (CARRY OUT)	3.6	12.6
TOTAL	REU 20.3	71 People

Average Flow (100 GPCPD) = 7.100 G.P.D.
Peak Flow (G.D.P.) = 0.011 C.F.S.
Peaking Factor (PF) = 4.00
Peak Flow (G.D.P.) = 28.400 G.P.D.
Peak Flow (C.F.S.) = 0.044 C.F.S.
6" Pipe Capacity Provided = 0.73 C.F.S.

REVISIONS

No.	DATE	DESCRIPTION
1		REVISED PER CITY REVIEW

CAUTION!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND DEPTHS OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.

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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE REQUIRED TO MAINTAIN SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO EVERY CONTRACTOR AND SHALL BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION WORKS FROM ANY AND ALL OTHERS. THIS IS ALLOWED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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website: www.peainc.com

ROCHESTER AUBURN ASSOC.
6750 OAKHILLS DRIVE
BLOOMFIELD HILLS, MI 48301

PRELIMINARY UTILITY PLAN
ROCHESTER RETAIL
PART OF THE NE 1/4 OF SECTION 34, T. 3N., R. 11E,
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DES. RLS. DN. RLS. SUR. KTR. JPB
L:\2012074\DWG\2012074\Site\Plan\VP-BASE-12074.DWG

ORIGINAL ISSUE DATE: MARCH 20, 2013
PEA JOB NO. 2012-074
SCALE: 1" = 30'
DRAWING NUMBER:
P-5

PRELIMINARY NOT FOR CONSTRUCTION CITY FILE #12-010