City of Rochester

400 Sixth Street
Rochester, MI 48307
P: (248) 733-3700
F: (248) 733-3170
www.rochestermi.org

CITY COUNCIL

REGULAR MEETING AGENDA

Mayor Debbie Jones
Mayor Pro Tem Stuart Bikson
Council Members Jessica Clauser, Christian Hauser,
Sara King, Nancy Salvia and Marilyn Trent

400 Sixth Street	**January 12, 2026**	**7:00 PM**

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Public Comment Scheduled/Non-Scheduled/Presentations

   A. Presentation from Shelly Propson Lennon, Executive Director of Paint a Miracle.

   B. Update from Bob Bloomingdale regarding the school administration building.

5. Approval of the Consent Agenda

   A. Consideration to approve the minutes from November 25, 2025, December 8, 2025 and December 15, 2025 meetings.

   B. Receipt of the Check Register Report.

6. Old Business/Tabled Items

7. Public Hearings

   A. Public Hearing to consider the adoption of a proposed Brownfield Plan for the Trails of Paint Creek Redevelopment Project, located at 704 Woodward Avenue.

8. Legislative Deliberation

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9. Reports and Regular Business

   A. Mayoral nomination/appointment to the Planning Commission.

   B. City Council nomination/appointment to the ZBA alternate position.

   C. Consideration of Quit Claim Deed and Temporary Construction/Grading Easement from Trident Milltown - CRT relocation.

   D. Consideration of a request to approve construction drawings as presented and authorize Spohn Ranch to proceed with the construction phase of the project.

   E. Consideration of Notice of Consent of Defendant City of Rochester, Joined Pursuant to MCL 560.224a(1)(B), and Order of Dismissal — Kemp Brothers Investments v City of Rochester, et al.

   F. Consideration of Ordinance Prohibiting Bikes and e-bikes on Downtown Sidewalks — First Reading and Introduction.

10. Receive a Report from the Various Boards and Commissions

    A. Receipt of a report from the Rochester Avon Recreation Authority (RARA).

    B. Receipt of a report from Asset Committee.

    C. Receipt of a report from the Paint Creek Trailways Commission.

    D. Receipt of a report from the Planning Commission.

    E. Receipt of a report from the Principal Shopping District.

    F. Receipt of a report from the Older Person Center Social & Activity Center.

11. Public Comment

12. General Miscellaneous

13. Adjourn

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-733-3700 forty-eight (48) hours prior to the meeting. Staff will be pleased to make the necessary arrangements to provide necessary reasonable accommodations, including auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting.

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Procedure for Hybrid Public Meeting

The City has returned to in-person public meetings as of March 14, 2022, with limited online capabilities. The public bodies (our boards and commissions) are meeting in-person; however, some staff, consultants, and guests will still be able to participate remotely. While in-person audience seating is now available, with limited COVID-19 procedures in place, staff asks that anyone who feels sick not attend in-person.

If you choose to participate virtual, please follow the links and information below:

- Live stream audio and video content on two (2) separate streaming platforms available at the City's YouTube and at the City's website at www.rochestermi.org/201/City-Webcasts. (Click the "Live" links to go there.)

- The City remains committed to accessibility; however, due to the limitations of technology, City staff encourages residents to send an email with your comments to rsvp@rochestermi.org prior to the meeting, but not later than Noon on the day of the meeting, so that your comments can be read into the record. This will decrease the demand on our virtual meeting infrastructure. (After Noon on the day of the meeting, email comments to: bdannunzio@rochestermi.org.)

- For those who prefer to use a telephone to participate, you will need to call (646) 558-8656 and enter meeting **ID: 819 6516 8984**. When prompted, enter a participant number or just touch the # key. During the call, use *9 to raise hand and you will be "called on" by the last 3-digits of your phone number. (For example, my last digits are 8029. Callers will be asked to speak by referencing the last 4-digits of their phone number.) Note: Phone participants will have their numbers masked, for privacy.

- To provide additional opportunity to participate, members of the public are welcome to join the meeting by copying and pasting the following link in their browser: https://us02web.zoom.us/j/81965168984 (Downloading Zoom is required.)

- We appreciate your understanding as staff will do our best to assist everyone; but, **please be advised for virtual meetings there is a three (3) minute limit for public comments**.

For assistance, or questions accessing and/or making public comment during the meeting, or other support, please reach out to our Deputy City Clerk, Mr. Brian D'Annunzio by email: **bdannunzio@rochestermi.org.**

ROCHESTER
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REGULAR MEETING
NOVEMBER 25, 2025
7:00 P.M.

1. CALL TO ORDER

Mayor Salvia at 7:00 p.m.

2. ROLL CALL

PRESENT: Mayor Nancy Salvia, Mayor Pro Tem Stuart Bikson, Councilmembers Jessica Clauser, Christian Hauser, Debbie Jones and Marilyn Trent.

ABSENT: Councilmember Sara King.

3. PLEDGE OF ALLEGIANCE

Mayor Salvia led the Pledge of Allegiance.

4. SWEARING IN

Judge Laura Pollizzi, 52-3 District Court, swore in Council Members Stuart Bikson, Jessica Clauser, Christian Hauser and Nancy Salvia. Council Member Sara King was sworn in earlier by the City Clerk.

5. PASSING OF THE GAVEL

Mayor Salvia passed the gavel to City Attorney Kragt to Chair the elections of Mayor and Mayor Pro Tem.

6. ELECTIONS OF MAYOR AND MAYOR PRO TEM

City Attorney Kragt opened nominations for Mayor for a term expiring November 2026. Councilmember Bikson nominated Councilmember Jones. Councilmember Hauser nominated Councilmember Salvia. There were no additional nominations.

City Attorney Kragt called for the vote on the first nomination of Councilmember Jones as Mayor for a one year term ending November 2026.

VOTE: YES: Bikson, Clauser, Hauser, Jones, and Trent.
NO: Salvia.
ABSENT: King.
Motion Carried.

City Attorney Kragt opened nominations for Mayor Pro Tem for a term expiring November 2026. Councilmember Trent nominated Councilmember Bikson. There were no additional nominations.

City Attorney Kragt called for the vote on the nomination of Councilmember Bikson as Mayor Pro Tem for a one year term ending November 2026.

VOTE: YES: Jones, Bikson, Clauser, Hauser, Salvia and Trent.
NO: None.
ABSENT: King.
Motion Carried.

Councilmember Salvia nominated Councilmember Hauser as City Council representative to the Planning Commission.

VOTE: YES: Jones, Bikson, Hauser, Salvia and Trent.
NO: Clauser.
ABSENT: King.
Motion Carried.

7. PUBLIC COMMENT SCHEDULED/NON SCHEDULED/PRESENTATIONS

7A. Judge Laura Polizzi, 52-3 District Court, gave a presentation on her program for Veterans' Treatment Court program.

7B. City Auditor Rana Emmons presented the annual audit for FYE June 30, 2025.

Public Comment.
Mary Jo, resident, commented on pets in the cemetery.

Ann Peterson, N. Alice, congratulated the newly elected Councilmembers.

Vito Pampalona, business owner, commented on development in the City.

Pat Kane, W. Fourth, commented on the elections for Mayor and Mayor Pro Tem.

Jane Turner, Parkdale, commented on the hiring of the new Fire Chief.

8. CONSENT AGENDA

8A. Minutes of the Regular Meetings of October 13 and 27, and November 10, 2025.

MOTION: Trent moved, Clauser seconded,
To approve the Minutes of the Regular Meetings of October 13 and 27, and November 10, 2025.

VOTE: YES: Jones, Bikson, Clauser, Hauser, Salvia and Trent.
NO: None.
ABSENT: King.
Motion Carried.

8B. Special Event Application from the Principal Shopping District to hold the 2026 Fire & Ice Festival on January 16 and 17, 2026 at Third and Water Streets.

MOTION: Trent moved, Clauser seconded,
To approve the Special Event Permit for Principal Shopping District to hold the 2026 Fire & Ice Festival on January 16 and 17, 2026 at Third and Water Streets.

VOTE: YES: Jones, Bikson, Clauser, Hauser, Salvia and Trent.
NO: None.
ABSENT: King.
Motion Carried.

8C. Special Event Application from Move It Fitness/Eastside Racing Company to hold Good Bye 25 5k Run/Walk on December 31, 2025 along the Clinton River Trail.

MOTION: Trent moved, Clauser seconded,
To approve the Special Event Permit for Move It Fitness/Eastside Racing Company to hold Good Bye 25 5k Run/Walk on December 31, 2025 along the Clinton River Trail.

VOTE: YES: Jones, Bikson, Clauser, Hauser, Salvia and Trent.
NO: None.
ABSENT: King.
Motion Carried.

8D. Check Register Reports for November 6 and 13, 2025.

MOTION: Trent moved, Clauser seconded,
To receive the Check Register Reports for , 2025.
VOTE: YES: Jones, Bikson, Clauser, Hauser, Salvia and Trent.
NO: None.
ABSENT: King.
Motion Carried.

9. OLD BUSINESS/ TABLED ITEMS.
NONE.

10. PUBLIC HEARINGS
10A. Community Development Block Grant (CDBG) application for 2026 to remove architectural barriers at Scott Street Park in the amount of $90,000.00.

Mayor Jones opened the Public Hearing at 7:51 p.m.

No one addressed Council.

Mayor Jones closed the Public Hearing at 7:52 p.m.

MOTION: Bikson moved, Trent seconded,
To approve the request from Administration to submit the Community Development Block Grant (CDBG) application for 2026 to remove architectural barriers at Scott Street Park in the amount of $90,000.00.
VOTE: YES: Jones, Bikson, Clauser, Hauser, Salvia and Trent.
NO: None.
ABSENT: King.
Motion Carried.

11. LEGISLATIVE DELIBERATIONS

NONE.

12. REPORTS AND REGULAR BUSINESS

12A. Rochester Community Schools Police/School Liaison Budget for school year 2025-2026 for a cost to the City of $102,162.00.

MOTION: Salvia moved, Trent seconded,
To approve the Rochester Community Schools Police/School Liaison Budget for school year 2025-2026 for a cost to the City of $102,162.00.
VOTE: YES: Jones, Bikson, Clauser, Hauser, Salvia and Trent.
NO: None.
ABSENT: King.
Motion Carried.

12B. Interlocal Partnership Agreement with Oakland County for Park Operation and Management to plan, develop, preserve, administer, maintain and operate park and recreational places and facilities on City owned approximately 48 acres of property south of the Clinton River Trail comprising of 5 parcels starting at Elizabeth Road and ending at the Eastern City Limit, to support protection of the Clinton River and adjacent wetlands and to create an Oakland County Parks and Recreation River Preserve.

MOTION: Hauser moved, Trent seconded,
To approve the Interlocal Partnership Agreement with Oakland County for Park Operation and Management to plan, develop, preserve, administer, maintain and operate park and recreational places and facilities on City owned approximately 48 acres of property south of the Clinton River Trail comprising of 5 parcels starting at Elizabeth Road and ending at the Eastern City Limit, to support protection of the Clinton River and adjacent wetlands and to create an Oakland County Parks and Recreation River Preserve.

VOTE: YES: Jones, Bikson, Clauser, Hauser, Salvia and Trent.
NO: None.
ABSENT: King.
Motion Carried.

12C. Interlocal Agreement with Oakland County for Clinton River Trail Washout Remediation with a Grant of $700,000.00 and a matching City funding of $3,000,000.00. for two areas of the Clinton River Trail at the East end near Letica parking lot and Dequindre Road and the second on the West side east of Main Street where a retaining wall collapsed.

MOTION: Salvia moved, Trent seconded,
To approve the Interlocal Agreement with Oakland County for Clinton River Trail Washout Remediation with a Grant of $700,000.00 and a matching City funding of $3,000,000.00. for two areas of the Clinton River Trail at the East end near Letica parking lot and Dequindre Road and the second on the West side east of Main Street where a retaining wall collapsed.

VOTE: YES: Jones, Bikson, Clauser, Hauser, Salvia and Trent.
NO: None.
ABSENT: King.
Motion Carried.

13. BOARDS AND COMMISSIONS REPORTS.

13A. City Beautiful Commission – Jones said they had another Eagle Scout present a project for bird houses and they talked about budget requests for FYE 2027.

13B. OPEB Retirement Board – Hauser said they received a positive report from Morgan Stanley and adopted the annual meeting schedule.

13C. Asset Management Committee – Salvia stated they talked about the Oakland County Parks Agreements, the Paser Ratings from 2021 and 2025, the Municipal Park Playground and a possible lease agreement with Verizon.

13D. Heritage Days Committee – Salvia stated the the event will be May 30 and 31, 2026.

13E. Paint Creek Trailway Commission – No report.

13F. Community House – Saliva said they will review building design drawings this week and have a Site Plan ready December 15 for January Planning Commission.

13G. Downtown Development Authority – Trent said they received an update on The Graham Market project and they held the Holiday Expo and Festival of Trees.

13H. Parking Advisory Committee – Salvia said they had a presentation on Civic Smart-Spacemaster Parking meters and discussed the part time officer status.

13I. Historical Commission – no report.

13J. Rochester Avon Recreation Authority – no report.

13K. Budget and Finance Committee – Trent said they discussed the SWOT exercise and reviewed the upcoming budget schedule.

14. PUBLIC COMMENT

NONE.

15. GENERAL MISCELLANEOUS.

City Manager Banda and all City Council commented on the Lagniappe event and Big, Bright Light Show that happened the prior night.

16. ADJOURN

Mayor Jones adjourned the meeting at 8:52 p.m.

_____ _____

Lee Ann O'Connor, City Clerk Debbie Jones, Mayor

REGULAR MEETING
DECEMBER 8, 2025
7:00 P.M.

1. CALL TO ORDER

Mayor Jones at 7:00 p.m.

2. ROLL CALL

PRESENT: Mayor Debbie Jones, Mayor Pro Tem Stuart Bikson, Councilmembers Jessica Clauser, Christian Hauser, Sara King, Nancy Salvia and Marilyn Trent.
ABSENT: None.

3. PLEDGE OF ALLEGIANCE

Mayor Jones led the Pledge of Allegiance.

4. PUBLIC COMMENT SCHEDULED/NON SCHEDULED/PRESENTATIONS

4A. Presentation from Rochester High School student Audrey Henckel on her work to honor veterans.

Public Comment. NONE.

5. CONSENT AGENDA

Councilmember Hauser stepped out at 7:04 p.m.

5A. Meeting Schedule for 2026 Regular Council meetings.

MOTION: Bikson moved, Trent seconded,
To adopt the meeting schedule for 2026 Regular Council meetings.

VOTE: YES: Jones, Bikson, Clauser, King Salvia and Trent.
NO: None.
ABSENT: Hauser
Motion Carried.

5B. Check Register Reports for November 20, 2025.

MOTION: Bikson moved, Trent seconded,
To receive the Check Register Reports for November 20, 2025.
VOTE: YES: Jones, Bikson, Clauser, Salvia and Trent.
NO: None.
ABSENT: Hauser.
Motion Carried.

Hauser returned at 7:07 p.m.

6. OLD BUSINESS/ TABLED ITEMS.
NONE.

7. PUBLIC HEARINGS
NONE.

8. LEGISLATIVE DELIBERATIONS
8A. Ordinance Amendment to City Code, Chapter 32 Offenses, Article III Offenses Against the Person, to add additional prohibited assaultive behavior to Section 32-71 – Introduction and First Reading.

MOTION: Trent moved, Salvia seconded,
To give Introduction and First Reading to an Ordinance Amendment to City Code, Chapter 32 Offenses, Article III Offenses Against the Person, to add additional prohibited assaultive behavior to Section 32-71.

VOTE: YES: Jones, Bikson, Clauser, Hauser, King Salvia and Trent.
NO: None.
Motion Carried.

8B. Ordinance Amendment to City Code, Chapter 32 Offenses, Article VI Offenses Against Public Safety, Division 2 Weapons to add additional weapons to prohibited weapons list in Section 32-311 - Introduction and First Reading.

MOTION: Salvia moved, King seconded,
To give Introduction and First Reading to an Ordinance Amendment to City Code, Chapter 32 Offenses, Article VI Offenses Against Public Safety, Division 2 Weapons to add additional weapons to prohibited weapons list in Section 32-311.

VOTE: YES: Jones, Bikson, Clauser, Hauser, King Salvia and Trent.
NO: None.
Motion Carried.

8C. Request to schedule a Public Hearing for January 12, 2026 for the Trails at Paint Creek Proposed Brownfield Redevelopment Project at 704 Woodward. Brownfield Redevelopment Chair Hauser gave Council a detailed review of the project, the brownfield is needed due to contamination at a historic industrial site in a non-core community area. The total estimated eligible costs, including Brownfield Redevelopment Authority administrative fees and State Brownfield Redevelopment Fund (SBRF) fees will equal $3,014,996.00.

MOTION: Salvia moved, King seconded,
To approve the Request to schedule a Public Hearing for January 12, 2026 for the Trails at Paint Creek Proposed Brownfield Redevelopment Project at 704 Woodward.

VOTE: YES: Jones, Bikson, Clauser, Hauser, King Salvia and Trent.
NO: None.
Motion Carried.

9. REPORTS AND REGULAR BUSINESS

9A. Resolution supporting the Fire Cadet/Explorer Program for 16 and 17 years of age.

MOTION: Bikson moved, Trent seconded,
To adopt the Resolution supporting the Fire Cadet/Explorer Program for 16 and 17 years of age.

VOTE: YES: Jones, Bikson, Clauser, Hauser, King Salvia and Trent.
NO: None.
Motion Carried.

9B. Budget and Finance Committee recommendations regarding the FYE 2025 surplus funds. They are recommending funding the Kiwanis Playground area refurbishment at $285,000.00; pay down vehicle loans at $350,000.00; pay off LED lighting contract at $260,000.00; shift funds to road needs at $350,000.00; and Heritage Days budge increase of $4,500.00. City Council directed Administration to proceed with these recommendations.

9C. State of Michigan Hazard Mitigation Assistance Grant Agreement for Fiscal Year 2023 Building Resilient Infrastructure and Communities (BRIC) grant of $94,147.50 with City share funds of $31,382.50 for a total project amount of $125,530.00 for engineering work for streambank erosion along the Paint Creek and storm drain and sewer flooding outside the Fire Station at Second and Third Streets. City Engineers AEW has submitted a proposal for $62,500.00.

MOTION: Trent moved, Bikson seconded,
To approve the the State of Michigan Hazard Mitigation Assistance Grant Agreement for Fiscal Year 2023 Building Resilient Infrastructure and Communities (BRIC) grant of $94,147.50 with City share funds of $31,382.50 for a total project amount of $125,530.00 for engineering work for streambank erosion along the Paint Creek and storm drain and sewer flooding outside the Fire Station at Second and Third Streets and approve the City Engineers AEW proposal for up to $62,500.00 and apply for reimbursement of $46,875.00 from the BRIC grant to reduce the City costs to $15,625.00.

VOTE: YES: Jones, Bikson, Clauser, Hauser, King Salvia and Trent.
NO: None.
Motion Carried.

9D. City Council nomination/appointment of a Councilmember representative to the Paint Creek Trailway Commission. Councilmember Trent volunteered. Mayor Jones asked for a vote confirming the appointment.

VOTE: YES: Jones, Bikson, Clauser, Hauser, King Salvia and Trent.
NO: None.
Motion Carried.

9E. Mayor nomination appointment to the Historical Commission. Mayor Jones nominated herself. Mayor Jones asked for a vote confirming the appointment.

VOTE: YES: Jones, Bikson, Clauser, Hauser, King Salvia and Trent.
NO: None.
Motion Carried.

9F. City Council nomination/appointment to the Sister City Committee. Mayor Jones nominated Councilmembers Trent and Clauser. Mayor Jones asked for a vote confirming their appointments.

VOTE: YES: Jones, Bikson, Clauser, Hauser, King Salvia and Trent.
NO: None.
Motion Carried.

10. BOARDS AND COMMISSIONS REPORTS.

10A. Planning Commission– Hauser stated they held a Public Hearing on a Payment in Lieu of Parking for 329 Main Street and they set Public Hearing for four site plan requests at 134 S. Main, 139 Romeo, 265 E. Second and 1129 N. Main.

10B. Brownfield Redevelopment Authority– this report was earlier in the meeting.

10C. Budget and Finance Committee– Trent said they scheduled the Saturday budget meeting for January 24, February 21 and March 7 all at 9:00 a.m. at the Fire Station.

10D. Rochester Area Youth Assistance– Jones said they had a speaker from Glamorous Moms Chairty.

11. PUBLIC COMMENT

NONE.

Mayor Jones recessed the meeting at 9:16 p.m.

12. GENERAL MISCELLANEOUS.

Mayor Jones reconvened the meeting at 9:21
12A. City Council SWOT review: Analyzing key Strengths, Weaknesses, Opportunities and Threats.

City Council members commented on the well done Kris Kringle event in the downtown over the weekend.

13. ADJOURN

Mayor Jones adjourned the meeting at 9:33 p.m.

_____ _____

Lee Ann O'Connor, City Clerk Debbie Jones, Mayor

CITY COUNCIL
CITY OF ROCHESTER
400 SIXTH STREET, ROCHESTER MICHIGAN

REGULAR MEETING
DECEMBER 15, 2025
7:00 P.M.

1. CALL TO ORDER
Mayor Jones at 7:00 p.m.

2. ROLL CALL
PRESENT: Mayor Debbie Jones, Mayor Pro Tem Stuart Bikson, Councilmembers Jessica Clauser, Christian Hauser, Sara King, Nancy Salvia and Marilyn Trent.
ABSENT: None.

3. PLEDGE OF ALLEGIANCE
Mayor Jones led the Pledge of Allegiance.

4. PUBLIC COMMENT SCHEDULED/NON SCHEDULED/PRESENTATIONS
NONE.

Public Comment.
Paul Marzec, Garnet, Creekside Village HOA, commented on having a sidewalk across Runyon.

5. CONSENT AGENDA
5A. Check Register report for December 3, 2025.

MOTION: Bikson moved, Trent seconded,
To approve the Check Register report for December 3, 2025.

VOTE: YES: Jones, Bikson, Clauser, Hauser, King Salvia and Trent.
NO: None.
Motion Carried.

6. OLD BUSINESS/ TABLED ITEMS.
NONE.

7. PUBLIC HEARINGS
NONE.

8. LEGISLATIVE DELIBERATIONS
8A. Ordinance Amendment to City Code, Chapter 32 Offenses, Article III Offenses Against the Person, to add additional prohibited assaultive behavior to Section 32-71 – Second Reading and Adoption.

MOTION: Trent moved, Bikson seconded,
To give Second Reading and Adoption to Ordinance No. 2025-06 an Ordinance Amendment to City Code, Chapter 32 Offenses, Article III Offenses Against the Person, to add additional prohibited assaultive behavior to Section 32-71.

VOTE: YES: Jones, Bikson, Clauser, Hauser, King Salvia and Trent.
NO: None.
Motion Carried.

8B. Ordinance Amendment to City Code, Chapter 32 Offenses, Article VI Offenses Against Public Safety, Division 2 Weapons to add additional weapons to prohibited weapons list in Section 32-311 -Second Reading and Adoption.

MOTION: Trent moved, Bikson seconded,
To give Second Reading and Adoption to Ordinance No. 2025 -07 an Amendment to City Code, Chapter 32 Offenses, Article VI Offenses Against Public Safety, Division 2 Weapons to add additional weapons to prohibited weapons list in Section 32-311.

VOTE: YES: Jones, Bikson, Clauser, Hauser, King Salvia and Trent.
NO: None.
Motion Carried.

9. REPORTS AND REGULAR BUSINESS

9A. Kiwanis Area Playground project contract with Snider Recreation for $285,528.00. Finance Director Moggio and a representative from Snider Recreation reviewed the plans and had a lengthy discussion with Council about the equipment proposed and the aesthetics of the area. It was decided to redesign the project and come back with a new proposal.

9B. Ludlow Tot Lot Playscape project contract with Usztan LLC in the amount of $993,800 which includes 10% contingency and pathway replacement in the amount of $60,000.00 utilizing the HUD Community Project Funding Grant of $797,000.00, City funding of $136,800 and $60,000.00 for the pathways.

MOTION: Bikson moved, Trent seconded,
To approve the Ludlow Tot Lot Playscape project contract with Usztan LLC in the amount of $993,800 which includes 10% contingency and pathway replacement in the amount of $60,000.00 utilizing the HUD Community Project Funding Grant of $797,000.00, City funding of $136,800 and $60,000.00 for the pathways.

VOTE: YES: Jones, Bikson, Clauser, Hauser, King Salvia and Trent.
NO: None.
Motion Carried.

9C. Acceptance of Department of Transportation Grant of $50,000.00 for enhanced training for incidents involving fuel-fed fires and industrial gas emergencies.

MOTION: Salvia moved, Hauser seconded,
To accept the Department of Transportation Grant of $50,000.00 for enhanced training for incidents involving fuel-fed fires and industrial gas emergencies.

VOTE: YES: Jones, Bikson, Clauser, Hauser, King Salvia and Trent.
NO: None.
Motion Carried.

9D. Acceptance of a grant for $28,603.28 to purchase a washer extractor for Fire Department turn out gear with the City portion of $1,362.06.

MOTION: Hauser moved, Bikson seconded,
To accept the grant for $28,603.28 to purchase a washer extractor for Fire Department turn out gear with the City portion of $1,362.06.

VOTE: YES: Jones, Bikson, Clauser, Hauser, King Salvia and Trent.
NO: None.
Motion Carried.

9E. Acceptance of a grant of $38,101.00 for a Community Risk Assessment (CRA) with the City portion of $1,814.34.

MOTION: Salvia moved, Bikson seconded,
To accept the grant of $38,101.00 for a Community Risk Assessment (CRA) with the City portion of $1,814.34.

VOTE: YES: Jones, Bikson, Clauser, Hauser, King Salvia and Trent.
NO: None.
Motion Carried.

9F. Agreement with Oakland County for Animal Shelter Services and Disposal for 2026, 2027 and 2028.

MOTION: Bikson moved, Trent seconded,
To approve the Agreement with Oakland County for Animal Shelter Services and Disposal for 2026, 2027 and 2028.

VOTE: YES: Jones, Bikson, Clauser, Hauser, King Salvia and Trent.
NO: None.
Motion Carried.

10. BOARDS AND COMMISSIONS REPORTS.

10A. Sister City Committee – Trent stated they had an update from Maggie Bobbitz regarding the Memorial Day Parade.

10B. America 250 Steering Committee– Salvia stated the DDA would be taking over this committee.

11. PUBLIC COMMENT

NONE.

12. GENERAL MISCELLANEOUS.

City Councilmembers gave Holiday Wishes.

13. ADJOURN

Mayor Jones adjourned the meeting at 8:20 p.m.

_____ _____

Lee Ann O'Connor, City Clerk Debbie Jones, Mayor

CHECK REGISTER FOR CITY OF ROCHESTER

CHECK DATE 12/11/2025 - 12/15/2025

Check Date	Check	Vendor Name	Amount
Bank A1 ACCOUNTS PAYABLE			
12/11/2025	1327(E)	BLUE CROSS BLUE SHIELD OF MIC	18,273.06
12/11/2025	1328(E)	MERS	95,886.18
12/11/2025	142118	AKT PEERLESS	1,260.00
12/11/2025	142119	AMERICAN SPEEDY PRINTING	322.70
12/11/2025	142120	AMERIGAS PROPANE LP	705.87
12/11/2025	142121	ANDERSON, ECKSTEIN AND	486.50
12/11/2025	142122	APARTMENT SERVICES CO.	6,890.53
12/11/2025	142123	AQUATEST LABORATORIES, INC	532.00
12/11/2025	142124	BADGER METER INC.	1,159.30
12/11/2025	142125	BASIC	232.80
12/11/2025	142126	BLUE CARE NETWORK OF MICHIGAN	15,415.77
12/11/2025	142127	BOSTICK GMC TRUCK CENTER	57.00
12/11/2025	142128	C & G NEWSPAPERS	461.00
12/11/2025	142129	CHARLIE SMALDINO	200.00
12/11/2025	142130	CHARTER TOWNSHIP OF SHELBY	106,662.39
12/11/2025	142131	CITY OF ROCHESTER-592	5,616.56
12/11/2025	142132	CREATIVE CONCRETE RAISING INC	1,500.00
12/11/2025	142133	CREEKSIDE VILLAGE HOA	6,106.01
12/11/2025	142134	CTS COMPANIES INC	2,537.47
12/11/2025	142135	CUMMINS BRIDGEWAY, LLC	6,584.74
12/11/2025	142136	DAFOES FEED	931.00
12/11/2025	142137	DAVEY TREE EXPERT COMPANY	585.00
12/11/2025	142138	DAVIS KIRKSEY ASSOCIATES INC	3,000.00
12/11/2025	142139	DELECKE WELDING INC	640.00
12/11/2025	142140	DILLMAN & UPTON	24.48
12/11/2025	142141	DTE ENERGY	10,754.55
12/11/2025	142142	ELEMENT 22 COMMERCIAL GROUP	6,268.97
12/11/2025	142143	ETNA SUPPLY COMPANY	1,287.00
12/11/2025	142144	EVERON	84.63
12/11/2025	142145	GREAT LAKES WATER AUTHORITY	4,300.17
12/11/2025	142146	KIMBALL MIDWEST	1,297.86
12/11/2025	142147	MACQUEEN	482.71
12/11/2025	142148	MIERZWA PAVING LLC	750.00
12/11/2025	142149	MILLER CANFIELD PADDOCK	344.00
12/11/2025	142150	NICHOLAS SCHAEFER	182.70
12/11/2025	142151	NORTHERN PUMP & WELL	83,261.00
12/11/2025	142152	OAKLAND COUNTY CABLE COMM. CO	1,300.00
12/11/2025	142153	OAKLAND COUNTY TREASURERS	230,293.44
12/11/2025	142154	OAKLAND COUNTY TREASURERS	20.00
12/11/2025	142155	OUTDOOR EQUIPMENT CO	599.89
12/11/2025	142156	PRIORITY WASTE	3,063.35
12/11/2025	142157	ROCHESTER PLUMBING & HEATING	169.00
12/11/2025	142158	RUSS MILNE FORD, INC	2,093.83
12/11/2025	142159	SOCRRA	400.00
12/11/2025	142160	SPENCER OIL COMPANY	7,850.28
12/11/2025	142161	STONY CREEK RIDGE	5,839.43
12/11/2025	142162	STONY POINTE VILLAGE EAST	123.78
12/11/2025	142163	SUPERIOR EXCAVATING	8,395.00
12/11/2025	142164	TRI-COUNTY AQUATICS INC	500.00
12/11/2025	142165	TRUCK & TRAILER SPECIALTIES	1,822.65
12/11/2025	142166	VAN HORN TRUCK PARTS INC.	199.80
12/12/2025	142167	GFL ENVIRONMENTAL USA INC	2,198.79
12/12/2025	142168	MARILYN TRENT	463.28
12/15/2025	1329(A)	ERC-LED, LLC	3,915.21
12/15/2025	1330(A)	HYDROCORP	5,780.00
12/15/2025	1331(A)	LAW OFFICES OF JEFFREY S KRAG	17,306.33
12/15/2025	1332(A)	LINEAR CONSULTING FIRM LLC	3,900.00
12/15/2025	1333(A)	PEERLESS MIDWEST INC	930.00
12/15/2025	1334(A)	WINDCAVE INC	1,280.00
A1 TOTALS:			
Total of 59 Checks:			683,528.01
Less 0 Void Checks:			0.00
Total of 59 Disbursements:			683,528.01

CHECK REGISTER FOR CITY OF ROCHESTER

CHECK DATE 12/18/2025 - 12/22/2025

Check Date	Check	Vendor Name	Amount
Bank A1 ACCOUNTS PAYABLE			
12/18/2025	1335(E)	BLUE CROSS BLUE SHIELD OF MIC	124,033.64
12/22/2025	1336(A)	ERC-LED, LLC	3,915.21
12/22/2025	1337(A)	NYE UNIFORM	2,058.35
12/22/2025	1338(A)	TK ELEVATOR	449.56
12/22/2025	142169	AARON SCHULTZ	44.58
12/22/2025	142170	ABSOPURE WATER COMPANY	66.50
12/22/2025	142171	ACCUSHRED LLC	83.75
12/22/2025	142172	AKT PEERLESS	3,077.62
12/22/2025	142173	ANDERSON, ECKSTEIN AND	44,794.10
12/22/2025	142174	APPLIED INNOVATION	16,482.45
12/22/2025	142175	ASI SIGNAGE INNOVATIONS	2,726.67
12/22/2025	142176	AURUM DESIGN	200.00
12/22/2025	142177	BANGKOK CUISINE	175.00
12/22/2025	142178	BATTERY GIANT	227.75
12/22/2025	142179	BEST CHOICE PRINT & PROMOTION	18,381.32
12/22/2025	142180	BIZZY BUZZ ARTISAN MARKET	150.00
12/22/2025	142181	BOLOGNA VIA CUCINA	430.00
12/22/2025	142182	CARRIE SIMON	465.09
12/22/2025	142183	CHARLES SIBERT	2,825.10
12/22/2025	142184	CHOMP DELI & GRILL	275.00
12/22/2025	142185	CITY OF ROCHESTER HILLS	40,864.80
12/22/2025	142186	CMP DISTRIBUTORS INC.	614.60
12/22/2025	142187	COLONY CLEANERS & LAUNDRY INC	14.55
12/22/2025	142188	CSI EMERGENCY APPARATUS, LLC	2,893.80
12/22/2025	142189	CYNERGY PRODUCTS	21,713.87
12/22/2025	142190	DAFOES FEED	931.00
12/22/2025	142191	DAN'S EXCAVATING, INC.	294,050.00
12/22/2025	142192	DAVEY TREE EXPERT COMPANY	4,680.00
12/22/2025	142193	DETROIT GOODFELLOWS	400.00
12/22/2025	142194	DETROIT METRO CONVENTION &	425.00
12/22/2025	142195	DRIVEN DESIGN	15,000.00
12/22/2025	142196	ELEMENT 22 COMMERCIAL GROUP	2,302.57
12/22/2025	142197	ERNIE'S ON THE CREEK	530.00
12/22/2025	142198	FIFER INVESTIGATIONS LLC	1,275.00
12/22/2025	142199	FIRST ADVANTAGE OCCUPATIONAL	94.30
12/22/2025	142200	FRANK MOON	360.58
12/22/2025	142201	FRIENDS OF FOSTER KIDS MACOMB	900.00
12/22/2025	142202	G2 CONSULTING GROUP LLC	2,380.00
12/22/2025	142203	GEORGIO'S PIZZA & PASTA	150.00
12/22/2025	142204	GIFTS FOR ALL GOD'S CHILDREN	600.00
12/22/2025	142205	GIVE THANKS BAKERY & CAFE	50.00
12/22/2025	142206	GLENN WILHELM	2,045.10
12/22/2025	142207	GLOBAL SOLUTIONS GROUP, INC	5,891.95
12/22/2025	142208	GOODISON VETERINARY CENTER	603.35
12/22/2025	142209	GOODYEAR AUTO SERVICE CENTER	161.50
12/22/2025	142210	GRAPHIC SCIENCES, INC	162.18
12/22/2025	142211	HAIG'S OF ROCHESTER	270.00
12/22/2025	142212	IMPERIAL DADE	360.00
12/22/2025	142213	Install Partners, LLC.	56.25
12/22/2025	142214	IPS GROUP INC	4,244.55
12/22/2025	142215	ISP TECHNOLOGIES LLC	1,200.00
12/22/2025	142216	KEITH HARPER	177.95
12/22/2025	142217	KNAPP'S DONUTS	50.00
12/22/2025	142218	KRUSE AND MUER ON MAIN	2,535.00
12/22/2025	142219	KRUSE'S PAINT CREEK TAVERN	3,505.00
12/22/2025	142220	LAWNWORKS, INC.	31,595.00
12/22/2025	142221	MADDOX IRRIGATION	420.00
12/22/2025	142222	MARTIN INSURANCE AGENCY	137.00
12/22/2025	142223	MCKENNA ASSOCIATES	4,722.50
12/22/2025	142224	MEADOWBROOK CENTER FOR LEARNI	250.00
12/22/2025	142225	MICHIGAN CHANDELIER CO.	43.98
12/22/2025	142226	MICHIGAN STATE POLICE	82.00
12/22/2025	142227	MORLEY CANDY MAKERS	125.00
12/22/2025	142228	MR C'S CAR WASH #6 LLC	378.00
12/22/2025	142229	NEW HORIZONS REHABILITATION	450.00
12/22/2025	142230	NEXT STEPS FOR SENIORS	750.00
12/22/2025	142231	NOVEL: A BOOK AND SANDWICH SH	310.00
12/22/2025	142232	O'CONNOR'S PUBLIC HOUSE	500.00
12/22/2025	142233	O'REILLY AUTO PARTS	27.52
12/22/2025	142234	OAKLAND COUNTY CABLE COMM. CO	1,300.00
12/22/2025	142235	PAINT A MIRACLE	500.00

Check Date	Check	Vendor Name	Amount
Bank A1 ACCOUNTS PAYABLE			
12/22/2025	142236	PAWSITIVE CHANGES THERAPY DOG	350.00
12/22/2025	142237	PSX	4,933.00
12/22/2025	142238	QUALITY BUSINESS ENGRAVING	40.00
12/22/2025	142239	RETRO FITNESS-ROCHESTER	119.92
12/22/2025	142240	REZ-COMM, INC	2,700.00
12/22/2025	142241	ROCHESTER AVON HISTORICAL SOC	900.00
12/22/2025	142242	ROCHESTER CHOP HOUSE AND	1,740.00
12/22/2025	142243	ROCHESTER COMMUNITY HOUSE INC	700.00
12/22/2025	142244	ROCHESTER CORNER BAR	285.00
12/22/2025	142245	ROCHESTER HILLS TIRE & SERVIC	870.60
12/22/2025	142246	ROCHESTER PLUMBING & HEATING	1,975.00
12/22/2025	142247	ROCHESTER POLLINATORS	850.00
12/22/2025	142248	ROCHESTER REGIONAL CHAMBER	500.00
12/22/2025	142249	ROYAL OAK P.D.Q. PRINTING INC	153.00
12/22/2025	142250	SKI COMPANY	650.00
12/22/2025	142251	SOUTH STREET SKATESHOP	75.00
12/22/2025	142252	SPENCER OIL COMPANY	777.40
12/22/2025	142253	ST. JOHN'S LUTHERAN SCHOOL	5,733.87
12/22/2025	142254	THE FUNKY FROG	50.00
12/22/2025	142255	THE MEETING HOUSE	450.00
12/22/2025	142256	THE SPICE & TEA EXCHANGE	268.00
12/22/2025	142257	THOMSON REUTERS-WEST	136.71
12/22/2025	142258	TRENT ATKINS	3,600.00
12/22/2025	142259	WEINGARTZ SUPPLY CO.	253.91
12/22/2025	142260	WHOLE LIFE HEALING CENTER	800.00
12/22/2025	142261	WISH UPON A TEEN	300.00
A1 TOTALS:			
Total of 97 Checks:			703,157.00
Less 0 Void Checks:			0.00
Total of 97 Disbursements:			703,157.00

City of Rochester

400 Sixth Street
Rochester, MI 48307
P: (248) 651-9061
F: (248) 651-2624
www.rochestermi.org

MEMORANDUM

DATE: January 7, 2026
TO: Mayor and City Council
FROM: Marcy Moriwaki, Deputy Finance Director / Deputy Treasurer
SUBJECT: Public Hearing for the Trails at Paint Creek & Consideration of Proposed Brownfield Redevelopment Project at 704 Woodward

BACKGROUND:
The Trails at Paint Creek project proposes redevelopment of the property at 704 Woodward Avenue. Due to existing environmental conditions at the site, the developer has requested the use of Brownfield Tax Increment Financing (TIF) to support eligible activities associated with environmental investigation, remediation, and redevelopment.
The developer, City staff, and the City of Rochester Brownfield Redevelopment Authority (BRA) have worked collaboratively to prepare a proposed Brownfield Plan outlining eligible activities and costs, as well as a Reimbursement Agreement governing the repayment of eligible expenses through captured tax increment revenues.
The Brownfield Redevelopment Authority has reviewed the proposed plan and recommends that City Council consider the Brownfield Plan and Reimbursement Agreement, subject to the required public hearing.

CITY ATTORNEY:
The proposed Brownfield Plan and associated Reimbursement Agreement for the Trails at Paint Creek redevelopment project at 704 Woodward Avenue have been reviewed and are acceptable.

The proposed Reimbursement Agreement outlines the terms under which eligible brownfield costs may be reimbursed through tax increment financing and is consistent with standard municipal practices for brownfield redevelopment agreements.

REQUESTED COUNCIL ACTION:
It is requested that City Council:
1. Conduct a public hearing regarding the proposed Brownfield Plan for the Trails at Paint Creek redevelopment project at 704 Woodward Avenue; and
2. Consider approval of the Brownfield Plan and associated Reimbursement Agreement as recommended by the Brownfield Redevelopment Authority.

ATTACHEMENTS:
1. Brownfield Plan
2. Reimbursement Agreement

ROCHESTER
Where you live.

CITY OF ROCHESTER
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN

TRAILS AT PAINT CREEK REDEVELOPMENT
LOCATED AT 704 WOODWARD AVENUE
ROCHESTER, MICHIGAN

November 13, 2025

Approved by BRA:
Approved by City Council:

Prepared on Behalf of:

The Trails at Paint Creek, LLC
5000 East Grand River Avenue
Howell, Michigan 48843
Contact Person: Michael Nadolski
Telephone: (248) 444-0624

Prepared By:

PM Environmental, a Pinchin Company
4080 West Eleven Mile Road
Berkley, Michigan 48072
Contact Person: Sara Jo Shipley
Telephone: (248) 414-1859

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Appendix A Legal Description
Appendix B Eligible Property Location Map
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Appendix D Preliminary Site Plans and Renderings
Appendix E Documentation of Eligibility

TABLES

Table 1 Eligible Activity Cost Schedule
Table 2 Tax Increment Revenue Capture Estimates
Table 3 Tax Increment Reimbursement Estimates

PROJECT SUMMARY

Project Name:	The Trails at Paint Creek Redevelopment
Applicant/Developer:	The Trails at Paint Creek, LLC
Project Location:	The property is located at 704 Woodward Avenue in Township three north (T.3N), Range eleven east (R.11E), Section 10, Rochester, Oakland County Michigan 48307 (the "Property").
Type of Eligible Property:	The property is determined to be a "Facility".
Eligible Activities:	Work Plan Exempt Activities, Department Specific Activities, Demolition, Lead and Asbestos Abatement, and Preparation and Implementation of a Brownfield Plan and 381 Work Plan
Developer Eligible Expenses	$2,984,069 (includes eligible activities and 15% contingency)
Developer Reimbursement:	Estimated $2,798,734
Project Overview:	This project includes the demolition of the vacant industrial building and construction of a multi-unit residential development along the Paint Creek Trail. The Paint Creek Trail Townhomes will consist of 45 luxury townhomes. The 2-1/2 story townhomes will be a combination of 2 or 3 bedrooms, 2-bath, private patio or balcony space, and two-car garages.
Estimated Capital Investment:	Approximately $27,000,000 (including Acquisition, Hard and Soft Costs)
Estimated Job Creation:	Financial benefits include the creation of approximately 150 temporary construction jobs. It is anticipated that at least one full time equivalent (FTE) permanent job(s) will be created through property management and maintenance contracts.

I. INTRODUCTION AND PURPOSE

To promote the revitalization of environmentally distressed, historic, functionally obsolete and blighted areas within the boundaries of the City of Rochester (the "City"). The City has established the Rochester Brownfield Redevelopment Authority (the "RBRA")" pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended ("Act 381").

The primary purpose of this Brownfield Plan (this "Plan") is to promote the redevelopment of and private investment in certain "brownfield" properties within the City. Inclusion of property within this Plan will facilitate financing of environmental response and other eligible activities at eligible properties and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as "brownfields." By facilitating redevelopment of brownfield properties, this Plan is intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the RBRA

This Plan is intended to apply to the eligible property identified in this Plan and, to identify and authorize the eligible activities to be reimbursed utilizing tax increment revenues. This Plan is intended to be a living document, which may be modified or amended in accordance with and as necessary to achieve the requirements and purposes of Act 381.

This Plan contains information required by Section 13(2) of Act 381, as amended. The applicable sections of Act 381 are noted throughout the Plan for reference purposes. All words or phrases not defined herein shall have the same meaning as such words and phrases included in Act 381.

I.a. Property Description

The eligible property consists of one (1) legal parcel totaling approximately 3.54 acres with a street address of 704 Woodward Avenue, Rochester, Oakland County, Michigan. The parcel and all tangible personal property located thereon will comprise the eligible property and is referred to herein as the "Property."

The subject property is located off the South Rochester Road Corridor, bounded by the property boundary to the north and east, Woodward Avenue to the south, and Paint Creek Trail to the west. Individual parcel information is outlined below.

Property Address	Parcel ID Number	Approximate Acreage	Eligibility
704 Woodward Avenue	68-15-10-252-006	3.54 acres	Facility

The Property's legal description is included in Appendix A and a map(s) showing the location of the Property is included in Appendix B.

I.b. Basis of Eligibility

The subject property is considered "eligible property" as defined by Act 381, Section 2 because it (a) was previously utilized for an industrial purpose; (b) is located within the City of Rochester, a non-core community; (c) is determined to be a "facility" as defined by Act 381.

Additional information regarding the subject property's eligibility is included within section II.h and documentation of eligibility is included within Appendix E.

I.c. Project Description

The Trails at Paint Creek, LLC, a development entity of Champion Development Group, or any affiliate, or such other developer as approved by the RBRA, are collectively the project developer ("Developer").

Champion Development Group (Champion) was formed in the early 1990s from a passion for creating simply wonderful properties. Champion specializes in transforming troubled and underutilized spaces into vibrant places to live, work, and play. Their achievements in real estate come from dedication to only partnering with the most creative and productive talent. Their passion for people sets them apart from the rest. Champion designs every project to stand the test of time and to provide immense value to surrounding communities. This is the origin of, and remains the path forward, for Champion.

The Trails at Paint Creek Redevelopment ("Project") includes the demolition of the existing industrial building and site improvements and construction of residential townhomes along Paint Creek Trail.

Located at northeast of the bend in Woodward Avenue, the redevelopment will consist of forty-five (45) two-story townhomes, spread amongst nine (9) individual buildings. The buildings will contain 4-6 units each. All townhome layouts are currently proposed to include two-bedroom units. Each unit is planned to feature two car garages, ground-level patios, and second-level balconies.

Additionally, the Project will include completion of site features including guest and accessible parking, a sidewalk connecting the development to the Paint Creek Trail, storm water detention, and necessary utilities.

Abatement and demolition activities are anticipated to begin by December of 2025 with new construction and redevelopment to take place over approximately two years. Total investment is approximately $27 million for the Project and is anticipated to create approximately 150 temporary construction jobs during the two-year construction period and create approximately one permanent full-time equivalent (FTE) job through property management and maintenance contracts.

Available site plans and renderings are included in Appendix D.

II. GENERAL PROVISIONS

II.a. Description of Costs to be Paid for with Tax Increment Revenues (Section 13 (2)(a))

The "eligible activities" that the Developer intends to conduct at the Property pursuant to this Plan are considered "eligible activities" as defined by Section 2 of Act 381, because they include:

- Work Plan Exempt Activities – Assessment
- Work Plan Exempt Activities – Due Care Planning
- Department Specific Activities
- Demolition Activities
- Asbestos, Lead, and Mold Activities
- Preparation and Implementation of a Brownfield Plan and/or Act 381 Work Plan

A 15% Contingency has also been calculated and included within this Plan.

A summary of the eligible activities along with their estimated costs, which are eligible for reimbursement through tax increment revenues derived from the Property, is presented in the attached Table 1.

The eligible activity cost estimates may increase or decrease depending on the nature and extent of unknown conditions encountered. If the total cost of eligible activities as described within this Plan is not exceeded, line-item categories and costs of eligible activities may differ from what is included within this Plan, to the extent the adjustments do not violate the terms of Act 381. Additionally, costs in this Plan are subject to approval under an Act 381 Work Plan by the Michigan Department of Environment, Great Lakes, and Energy ("EGLE") for the use of state tax increment revenues. Per RBRA policy, any costs not authorized by EGLE may only receive reimbursement up to the local proportion/percentage of the non-state levied millages.

II.b. Brief Summary of the Eligible Activities that are Proposed (Section 13 (2)(b))

1. Work Plan Exempt Activities – Assessment Activities include a Phase I Site Assessment (ESA), Phase II Environmental ESA, and Baseline Environmental Assessment (BEA) required as part of the pre-purchase due diligence conducted on the property.

2. Work Plan Exempt Activities – Due Care Planning Activities include Due Care Investigation and Due Care Plan – Construction Phase Management Plan.

3. Department Specific Activities include the design and installation of a vapor mitigation system, vapor system testing, and operation and maintenance for one year following installation; demolition response activities include the removal of two closed-in-place underground storage tank (UST); development of a soil and groundwater management plan, contaminated water treatment and disposal, contaminated soil transport and disposal and engineered backfill associated with due care response activity and development activities, surface cover, chemical-resistant gasketing for utilities, utility corridor migration barriers, post development documentation of due care compliance reporting, and oversight/sampling/reporting by an environmental professional.

4. Demolition Activities include a pre-demolition survey, building and site demolition, foundation removal, fill/compaction/rough grading to balance site where the building and site improvements are located, and fees related to demolition engineering and design.

5. Asbestos Activities include asbestos containing materials (ACM) abatement, oversight, air monitoring and associated reporting.

6. Preparation of the Brownfield Plan and Act 381 Work Plan and associated activities (e.g. meetings with BRA, review by City Attorney etc.)

7. Implementation of the Brownfield Plan and Act 381 Work Plan, including the preparation of reimbursement requests during and/or upon project completion.

8. A 15% contingency is included to address unanticipated environmental and/or other conditions that may be discovered through the implementation of site activities. This excludes the cost of Baseline Environmental Assessment and Due Care Planning Activities (that have been completed to date) and preparation of the Brownfield Plan and Act 381 Work Plan.

The total amount of eligible activities is estimated at $2,984,069. This cost is reduced based on the local proportional share for costs associated with the vapor mitigation system and direct contact. The total amount subject to be reimbursed to the developer is limited to $2,798,734 unless the Plan is amended and approved by the RBRA and Rochester City Council.

II.c. Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13 (2)(c))

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local and state tax revenues (as applicable) generated by the Property and captured by the RBRA, subject to any limitations and conditions described in this Plan, and the terms of a Reimbursement Agreement between the Developer and the RBRA (the "Reimbursement Agreement").

The initial ("base") taxable value of the subject property shall be determined by use of the 2025 tax year tax value, which is $522,960. Tax increment revenue capture will begin when tax increment is generated by redevelopment of the subject property, which is expected to begin in 2026. The estimated taxable value of the completed development is $13,771,800. This assumes a three-year phase-in for completion of the redevelopment, which has been incorporated into the taxable value assumptions for this Plan. An annual increase in taxable value of 2.0% has been applied to account for future tax increments in this Plan. Table 2 details the estimated available tax increment capture, and Table 3 details the estimated available tax increment revenues for each year of the Plan. The actual taxable value will be determined by the authorized assessor.

The RBRA will capture 5% of total local tax increment revenues on an annual basis for administrative fees, which is estimated to be $143,471.

The SBRF was created as a revolving fund within the department of treasury to be administered as provided in section 8a. of Act 381. Act 381 Section 13b(14) requires a contribution to the SBRF in an amount equivalent to 50% of the State Education Tax (SET) levied on the Property. The contribution should continue throughout the period of school tax increment revenue capture,

including any LBRF capture period, up to a 25-year limit on capture for the SBRF. The estimated SBRF capture under this Plan is estimated to be $72,791.

Prior to reimbursement of tax increment revenues to the Developer, payment of administrative fees and the SBRF will occur first.

A summary of the impact to taxing jurisdictions for the life of the Plan is summarized in Section II.g.

II.d. Method of Financing Plan Costs and Description of Advances by the Municipality (Section 13 (2)(d))

The eligible activities are to be financed solely by the Developer. The Developer will be reimbursed for eligible costs as described in Section II.c and outlined in Table 1. The RBRA will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated and captured from the Property.

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

The Developer acknowledges and agrees that any eligible activities funded by a grant or loan that is subsequently forgiven, or for which the Developer receives a credit for, shall be ineligible for reimbursement under this Plan and shall not be included in any reimbursement requests to RBRA by or on behalf of the Developer. However, any loans that fund eligible activities contemplated by this Plan that the Developer is required to unconditionally repay shall be eligible for reimbursement under this Plan, subject to the Reimbursement Agreement.

II.e. Maximum Amount of Note or Bonded Indebtedness (Section 13 (2)(e))

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

II.f. Duration of the Brownfield Plan (Section 13 (2)(f))

Tax increment revenue capture will begin when tax increment is generated by redevelopment of the Property, which is expected to begin in 2026 with an assumed phased-in for completion of redevelopment, planned for 2028.

In no event shall the duration of the Plan, exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (4) and (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the resolution approving the Plan.

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

A summary of the total amounts estimated to be generated and preserved for taxing units during the life of the Plan is outlined below.

Millage	Rate	Developer Reimbursement	Administrative Fee	Local Brownfield Revolving Fund	State Brownfield Fund	Taxes Preserved for Taxing Unit	Totals
State Education Tax (SET)	6.0000	$ 72,791	$ -	$ -	$ 72,791	$ 34,515	*$ 180,098*
School Operating Tax	0.0000	$ -	$ -	$ -	$ -	$ -	*$ -*
Subtotal	***6.0000***	***$ 72,791***	***$ -***	***$ -***	***$ 72,791***	***$ 34,515***	***$ 180,098***
							$ -
COUNTY OPERATING	3.9539	$ 441,709	$ 23,248	$ -	$ -	$ 22,745	*$ 487,702*
OIS ALLOCATED	0.1874	$ 20,935	$ 1,102	$ -	$ -	$ 1,078	*$ 23,115*
OIS VOTED	2.9667	$ 331,424	$ 17,443	$ -	$ -	$ 17,066	*$ 365,934*
OCC VOTED	1.4836	$ 165,740	$ 8,723	$ -	$ -	$ 8,534	*$ 182,998*
COUNTY PK & REC	0.3431	$ 38,329	$ 2,017	$ -	$ -	$ 1,974	*$ 42,320*
HCMA	0.2070	$ 23,125	$ 1,217	$ -	$ -	$ 1,191	*$ 25,533*
OCPTA	0.9500	$ 106,129	$ 5,586	$ -	$ -	$ 5,465	*$ 117,180*
GENERAL	12.5364	$ 1,400,502	$ 73,711	$ -	$ -	$ 72,116	*$ 1,546,329*
OPC OPERATING	0.3132	$ 34,989	$ 1,842	$ -	$ -	$ 1,802	*$ 38,632*
SCHOOL SINKING	1.4596	$ 163,059	$ 8,582	$ -	$ -	$ 8,396	*$ 180,037*
Subtotal	***24.4009***	***$ 2,725,943***	***$ 143,471***	***$ -***	***$ -***	***$ 140,368***	***$ 3,009,781***
							$ -
Total Capturable Millages	***30.4009***	***$ 2,798,734***	***$ 143,471***	***$ -***	***$ 72,791***	***$ 174,883***	***$ 3,189,879***
Non-Capturable Millages	**Rate**					**Taxes Preserved for Taxing Unit**	
SCHOOL DEBT	1.6400					$ 218,600	*$ 218,600*
ZOO AUTHORITY	0.0945					$ 12,596	*$ 12,596*
ART INSTITUTE	0.1945					$ 25,925	*$ 25,925*
Total Non-Capturable Millages	***1.9290***					***$ 948,892***	***$ 948,892***

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

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

The subject property is considered “eligible property” as defined by Act 381, Section 2 because it (a) was previously utilized for an industrial purpose; (b) is located within the City of Rochester, a non-core community; (c) is determined to be a “facility” as defined by Act 381.

PM completed a Phase I ESA for the subject property dated October 22, 2024, in conformance with the scope and limitations of ASTM Standard Practice E1527-21.

The following onsite RECs were identified for the subject property in PM’s October 2024 Phase I ESA:

- The subject property has been occupied by various heating/cooling equipment manufacturing companies from at least 1957 to 2020, and potentially from prior to 1937 to 2020, which included the use of heating oil underground storage tanks (USTs). Previous site investigations conducted between 2001 and 2018 documented that soil and groundwater contamination is present above the Part 201 Residential and Nonresidential cleanup criteria associated with the former operations and USTs. Based on these analytical results, the subject property meets the definition of a “facility” as defined by Part 201 of P.A. 451 of the Michigan Natural Resources Environmental Protection Act (NREPA), as amended.

- Previous site investigations conducted in 2018 documented that soil gas contamination is present onsite above the current Michigan Department of Environment, Great Lakes, and Energy (EGLE) Residential and Nonresidential Volatilization to Indoor Air Pathway (VIAP) screening levels. Soil contamination was also detected in 2018 above the current EGLE Residential and Nonresidential VIAP screening levels. The extent of soil and soil gas exceedances are not defined. Based upon this information, the potential exists for a vapor intrusion condition to be present.

- Previous site investigations document that 20 soil borings were advanced onsite in 2003 to define the extent of contamination in the excavated area of staining northwest of the building and in the vicinity of the former USTs. Results reportedly identified residual contamination above the former Part 201 cleanup criteria, and indicated that soil and groundwater contamination in the area of staining and former USTs was generally defined; however, no tables, figures, or laboratory analytical reports were included in available records to document the 2003 sample locations or analytical results. Therefore, PM cannot comment on the adequacy of site investigation activities. The potential exists for contamination to be present in areas of unknown assessment.

- During the site reconnaissance, PM observed one small paint booth in the northern-central shop area in the building and a large paint and powder booth in the northern portion of the building. The small paint booth appeared to be in good condition with no evidence of overspray or poor waste management practices. Significant overspray was observed associated with the large paint and powder booth. PM was unable to determine the installation dates or timeframes of operations associated with the booths. Previous site investigations did not specifically assess all onsite paint booths. The historical waste management practices associated with the booths are unknown and may be a source of subsurface contamination.

- During the site reconnaissance, PM observed two manhole covers in the southern portion of the subject building, one of which appeared to contain piping. PM was unable to determine the operations and/or discharge locations associated with the manhole covers and associated piping. The structural integrity of the drainage systems is unknown and the potential exists for failure of the system (i.e., cracks, leaks, to have occurred over time. The historical waste management practices associated with the manhole covers are unknown and may be a source of subsurface contamination.

- During the July 2024 Geotechnical Investigation, fill soils containing sand, concrete debris, pieces of brick, millings/metals and organic material were identified across the property up to 6.0 feet bgs. The potential exists for the fill materials to have negatively impacted the subsurface.

The following adjoining and/or nearby REC were identified:

- The east adjoining property, identified as 650 Woodward Avenue, was occupied by a dry cleaner from at least 1957 to 1972. Historical interior waste streams associated with the former dry cleaning operations would have consisted of hazardous substances and/or petroleum products. This timeframe preceded major environmental regulations and current waste management and disposal procedures. Based on the long time frame of former dry cleaning operations, upgradient location relative to the subject property, and close proximity to the subject property (less than five feet), the potential exists that a release has occurred and for contamination to have migrated onto the subject property.

The following Business Environmental Risks (BERS) were identified:

- PM completed a Pre-Demolition Hazardous Materials Survey in July 2024. Several ACMs were identified as part of the assessment including various floor tiles and/or mastics, window glazing, thermal systems insulation, and fiberboard with joint compound. Universal wastes were also identified.

- PM's July 2024 Pre-Demolition Hazardous Materials Survey identified lead-containing paint in the survey areas. The paint condition throughout the survey areas ranged from intact to poor (peeling). The quantity of lead found in the paint has no bearing on an employer's compliance requirement with the OSHA Construction Standard. This is because the standard requires compliance with an occupational exposure to airborne lead concentrations, regardless of the quantity of lead in the paint.

- During the July 2024 Geotechnical Investigation, fill soils containing sand, concrete debris, pieces of brick, millings/metals and organic material were identified across the property up to 6.0 feet bgs. According to the report soils are not suitable to support the above ground house loads and the most feasible option should consist of removal of the upper 2.50 to 6.0 feet of uncontrolled fill or apparently fill soils and installing suitable aggregate material.

On October 7, 8, and 9, 2024, PM completed subsurface investigation activities at the subject property that consisted of advancing 34 soil borings (SB-1 through SB-34), installing eight temporary monitoring wells (TMW-9, TMW-11, TMW-12, TMW-21, TMW-28, TMW-31, TMW-33, TMW-34), installing nine in-boring soil gas points (TSG-4, TSG-10, TSG-11, TSG-14, TSG-19, TSG-22, TSG-24, TSG-27, TSG-29), and collecting 50 soil samples, eight groundwater samples, and nine soil gas samples for laboratory analysis.

On December 19, 2024 and January 8, 2025, PM completed subsurface investigation activities at the subject property that consisted of advancing five soil borings (SB-35 through SB-39), installing five semi-permanent stick-up monitoring wells (TMW-35 through TMW-39), developing the wells, completing a laser level survey of the wells, and gauging the wells to determine groundwater flow direction in the northeast portion of the property. The monitoring well gauging activities determined that groundwater in the northeast portion of the property flows northwest towards Paint Creek. No soil or groundwater samples were collected from the five soil borings/semi-permanent monitoring wells (SB/TMW-35 through SB/TMW-39), which were installed to determine groundwater flow direction.

Concentrations of various VOCs (cis-1,2-Dichloroethene, Ethylbenzene, Isopropyl benzene, 2-methylnaphthalene, naphthalene, tetrachloroethene, trichloroethene, TMB's, and/or xylenes), PNAs (benzo(a)pyrene benzo(b)fluoranthene, dibenzo(a,h)anthracene, naphthalene and/or phenanthrene) and metals (chromium and mercury) were detected in the soil samples analyzed from SB-13 (7.5-8.5'), SB-14 (11-12'), SB 16 (2-3'), SB-19 (2.5-3.5'), SB-21 (2-3') SB-26 (2-3'), SB-27 (2-3'), SB-30 (2-3'), SB-33 (4.5-5.5'), SB 33-(6.5-7.5') and SB-34 (4-5'). exceeding the Part 201 Drinking Water Protection (DWP), Groundwater Surface Water Interface Protection (GSIP), and/or Direct Contact (DC) cleanup criteria throughout the subject property. Additionally, soil concentrations exceeding the soil saturation concentration (Csat) and EGLE Volatilization to Indoor Air Pathway (VIAP) screening levels were identified in various samples collected from the northcentral portion of the subject property.

Concentrations of VOCs (cis-1,2-dichloroethene and/or vinyl chloride) and/or metals (arsenic, cadmium, chromium, lead and/or mercury) were detected in the groundwater samples analyzed from TMW-9 (4-9'), TMW-11 (4-9'), TMW-12 (4.5-9.5'), TMW-21 (3-8'), TMW-28 (3-8'), TMW-31 (4-9'), and TMW-33 (4-9') above the Part 201 Drinking Water (DW) and/or Groundwater Surface Water Interface (GSI) cleanup criteria. In addition, concentrations of various VOCs and mercury were identified exceeding the EGLE VIAP screening levels in groundwater samples collected from the northcentral portion of the subject property.

Concentrations of various VOCs were detected in the soil gas samples analyzed from TSG-11, TSG-14, and TSG-19 exceeding the applicable Nonresidential VIAP screening levels. Concentrations of various VOCs were detected in the remaining soil gas samples analyzed from the property above laboratory MDLs, but below the most restrictive Residential VIAP screening levels.

In accordance with Part 201 of P.A. 451, as amended, the subject property is considered a "facility" due to the presence of soil, groundwater, and soil gas contamination exceeding residential and nonresidential cleanup criteria.

PREVIOUS SITE INVESTIGATIONS

PM reviewed the following previous environmental reports for the subject property.

Name of Report	Date of Report	Company that Prepared Report
Work Plan for Assessment of Release of Hazardous Substances	5-10-2002	Applied Environmental, Inc. (AE)
Work on USTs	3-26-2003	Glenn Eisenhardt Exc., Inc.
Closure Report	9-3-2003	AE
Limited Environmental Review (LER)	3-13-2018	SES Environmental (SES)
Phase II ESA	12-21-2018	
Due Care Plan (DCP)	1-8-2019	
Phase I ESA	5-19-2022	PM

Based on available records, lack of use for the past 5 years, multiple ownership entities potentially contributing to onsite contamination, etc., a viable liable party has not been identified for the property. The subject property has been occupied by various heating and cooling equipment manufacturing operations since it was initially developed in 1937.

The Trails at Paint Creek, LLC has not operated the subject property and is pursuing a Baseline Environmental Assessment (BEA) to obtain liability protection from the existing contamination. A completed BEA will demonstrate that Developer is not liable for the contamination that currently exists.

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

II.i. Estimates of the Number of Persons Residing on the Property (Section 13 (2)(i))

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

II.j. Plan for Relocation of Displaced Residents (Section 13 (2)(j))

No persons will be displaced as result of this development; therefore, a Plan for relocation is not applicable for this Plan.

II.k. Provisions for Relocation Costs (Section 13 (2)(k)

No persons will be displaced as result of this development; therefore, no relocation costs will be incurred.

II.l. Strategy for Compliance with Michigan's Relocation Assistance Law (Section 13 (2)(l)

No persons will be displaced as result of this development; therefore, no relocation assistance strategy is needed for this Plan.

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

The RBRA and the Rochester City Council as the Governing Body, in accordance with the Act, may amend this Plan to fund additional eligible activities associated with the Project described herein.

APPENDICES

Appendix A

Legal Description

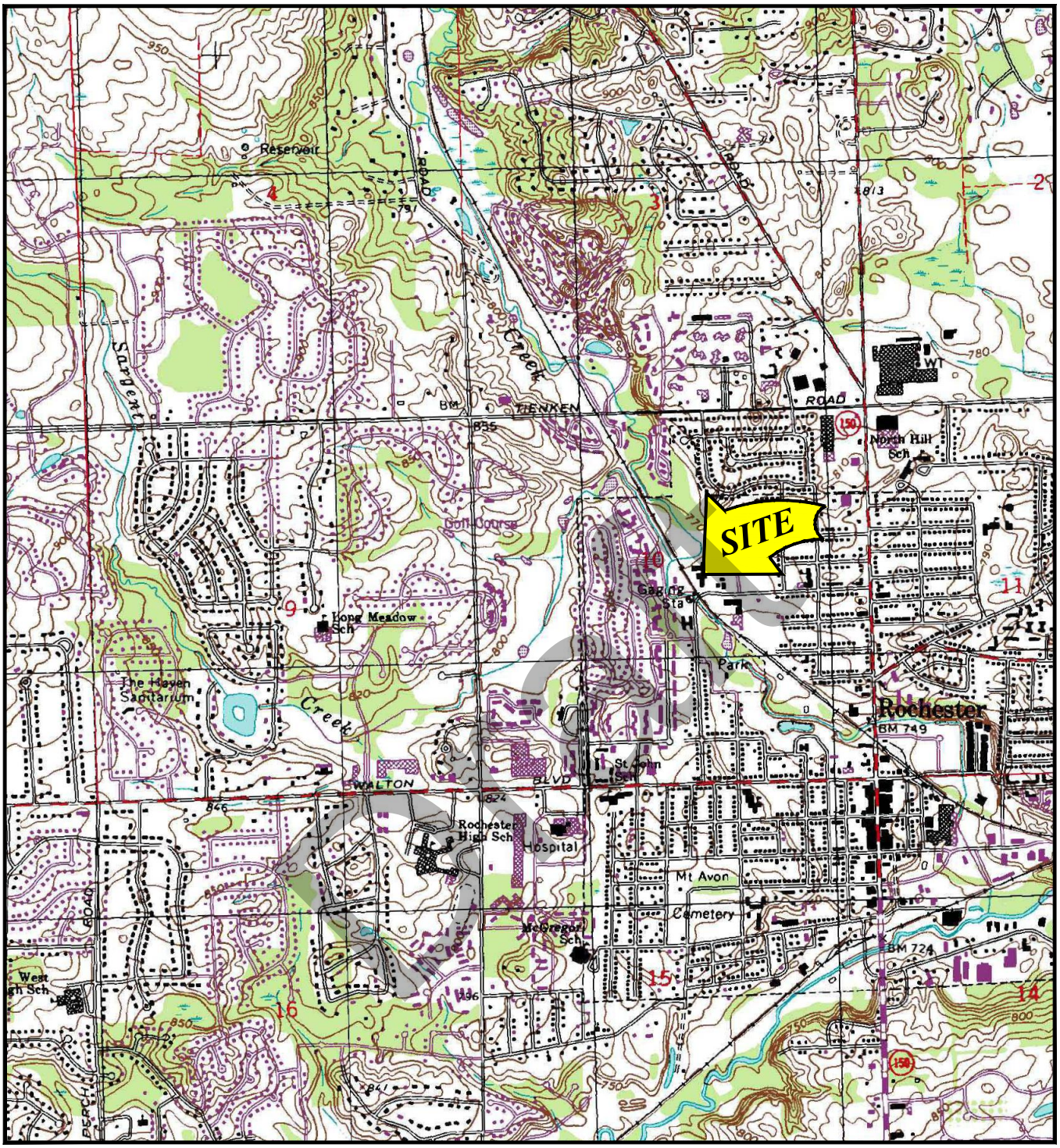
Legal Description 704 Woodward Avenue, Rochester, Oakland County, Michigan:

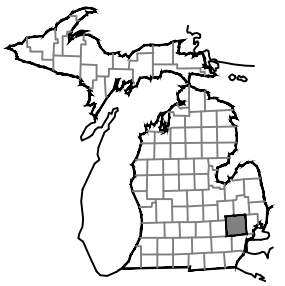
Parcel: 68-15-10-252-006

Beginning at a point bearing North 00 degrees 04 minutes 00 seconds West, 688.80 feet from the center of Section 10,Town 3 North, Range 11 East, City of Rochester, Oakland County, Michigan; thence South 25 degrees 25 minutes 00seconds East, 127.40 feet; thence along a curve to the left, 28.80 feet, a radius of curve 3657.29 feet, long chord bearing South 25 degrees 39 minutes 00 seconds East, 28.80 feet for the place of beginning of this description; thence Easterly along the centerline of Paint Creek, so-called, 310 feet, more or less; thence North 00 degrees 10 minutes 00 seconds East, 52 feet; thence South 89 degrees 19 minutes 00 seconds East, 90 feet; thence South 00 degrees 10 minutes 00 seconds West, 110 feet; thence South 89 degrees 19 minutes 00 seconds East, 77.53 feet; thence South 00 degrees 10 minutes 00 seconds West, 445.64 feet, recorded (455.64 assessed); thence North 86 degrees 07 minutes 00 seconds West, 200 feet along the North line of Sugar Avenue; thence along a curve to the right, 517 feet, radius of curve, 3657.29 feet, long chord bearing North 29 degrees 56 minutes 00 seconds West, 516.62 feet to the center of Paint Creek, which is the place of beginning, being a part of the Southwest 1/4 of the Northeast 1/4 of Section 10, Town 3 North, Range 11 East, now purports to be Lots 26 and 27, and parts of Lots 19, 20, 21, 23 and 28, Assessor's Plat of Sugar Mill Property, as recorded in Liber 27, Page 28 of Plats, Oakland County

Appendix B

Eligible Property Location Map





MICHIGAN QUADRANGLE LOCATION

OAKLAND COUNTY

FIGURE 1

PROPERTY VICINITY MAP

UNITED STATES GEOLOGICAL SURVEY, 7.5 MINUTE SERIES

ROCHESTER, MI QUADRANGLE, 1997.

PM ENVIRONMENTAL PROCESS — Environmental & Engineering Services

PROJ:
INDUSTRIAL PROPERTY
704 WOODWARD AVENUE
ROCHESTER, MI

THIS IS NOT A LEGAL SURVEY

VERIFY SCALE
0 2000'
IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRN BY: KS/CS	DATE: 4/26/2022
CHKD BY: TH/AS	DATE REVISED: 10/30/2024
FILE NAME: 01-13992-1-004F00R00	

704 Woodward Ave



2 Foot Contours
5 Foot Contours
FEMA Base Flood Elevations
FEMA Cross Sections
100 yr - FEMA Floodplain
100 yr (detailed) - FEMA Floodplain
500 yr - FEMA Floodplain
FLOODWAY - FEMA Floodplain

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. FEMA Floodplain data may not always be present on the map.

OAKLAND COUNTY MICHIGAN
Economic Development & Community Affairs

David Coulter
Oakland County Executive

Date Created: 1/20/2025

NORTH

1 inch = 200 feet

Oakland County 2100 Pontiac Lake Road Bldg. 41 West Waterford, MI 48328 Phone: 248-858-0721 Web: www.oakgov.com

704 Woodward Ave



2 Foot Contours
5 Foot Contours
FEMA Base Flood Elevations
FEMA Cross Sections
100 yr - FEMA Floodplain
100 yr (detailed) - FEMA Floodplain
500 yr - FEMA Floodplain
FLOODWAY - FEMA Floodplain

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. FEMA Floodplain data may not always be present on the map.

OAKLAND COUNTY MICHIGAN
Economic Development & Community Affairs

David Coulter
Oakland County Executive

Date Created: 1/20/2025

NORTH

1 inch = 100 feet

Oakland County 2100 Pontiac Lake Road Bldg. 41 West Waterford, MI 48328 Phone: 248-858-0721 Web: www.oakgov.com

Appendix C

Current Site Photos

Photographs From Site Reconnaissance
PM Project No. 01-13992-1-0002
Location: 704 Woodward Avenue, Rochester, Michigan

Photograph 1



Overview of the subject property

Photograph 2



Northern exterior wall of the building

Photographs From Site Reconnaissance
PM Project No. 01-13992-1-0002
Location: 704 Woodward Avenue, Rochester, Michigan

Photograph 3



Eastern exterior wall of the building

Photograph 4



Southern exterior wall of the building

Photographs From Site Reconnaissance
PM Project No. 01-13992-1-0002
Location: 704 Woodward Avenue, Rochester, Michigan

Photograph 9



Laboratory area

Photograph 10



Shop area in the Quonset building in the central portion

Photographs From Site Reconnaissance
PM Project No. 01-13992-1-0002
Location: 704 Woodward Avenue, Rochester, Michigan

Photograph 15



Air compressor located in the central shop area

Photograph 16



Pits located in the central shop area

Photographs From Site Reconnaissance
PM Project No. 01-13992-1-0002
Location: 704 Woodward Avenue, Rochester, Michigan

Photograph 25



North adjoining Paint Creek and vacant land

Photograph 26



East adjoining property;
1141 North Wilcox Street

Photographs From Site Reconnaissance
PM Project No. 01-13992-1-0002
Location: 704 Woodward Avenue, Rochester, Michigan

Photograph 29



West adjoining apartments

Photograph 30



West adjoining Paint Creek Trail, with residential dwellings beyond

Appendix D

Site Plans and Renderings

Z:\MICHIGAN\DET\2022\DET-220100.01-LL REAL ESTATE, LLC-704 WOODWARD AVENUE, ROCHESTER, MI\CADD\EXHIBITS\RENDERING\2024-04-24_SITE_FOR RENDERING_MU.DWG



SITE DEVELOPMENT PLANS

PAINT CREEK TRAIL TOWNHOMES

PARCEL ID: 15-10-252-006
704 WOODWARD AVENUE
CITY OF ROCHESTER
OAKLAND COUNTY, MICHIGAN

STONEFIELD engineering & design

Detroit, MI · New York, NY · Boston, MA
Princeton, NJ · Tampa, FL · Rutherford, NJ
www.stonefieldeng.com

607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

NOT APPROVED FOR CONSTRUCTION

ISSUE	DATE	BY	DESCRIPTION
3	04/12/2024	EM/RC	REVISED PER PLANNING & ENGINEERING REVIEW #1
2	02/09/2024	JRC	REVISED PER PLANNING COMMENTS
1	01/10/2024	EM/JP	SUBMISSION FOR REZONE AND SITE PLAN APPROVAL

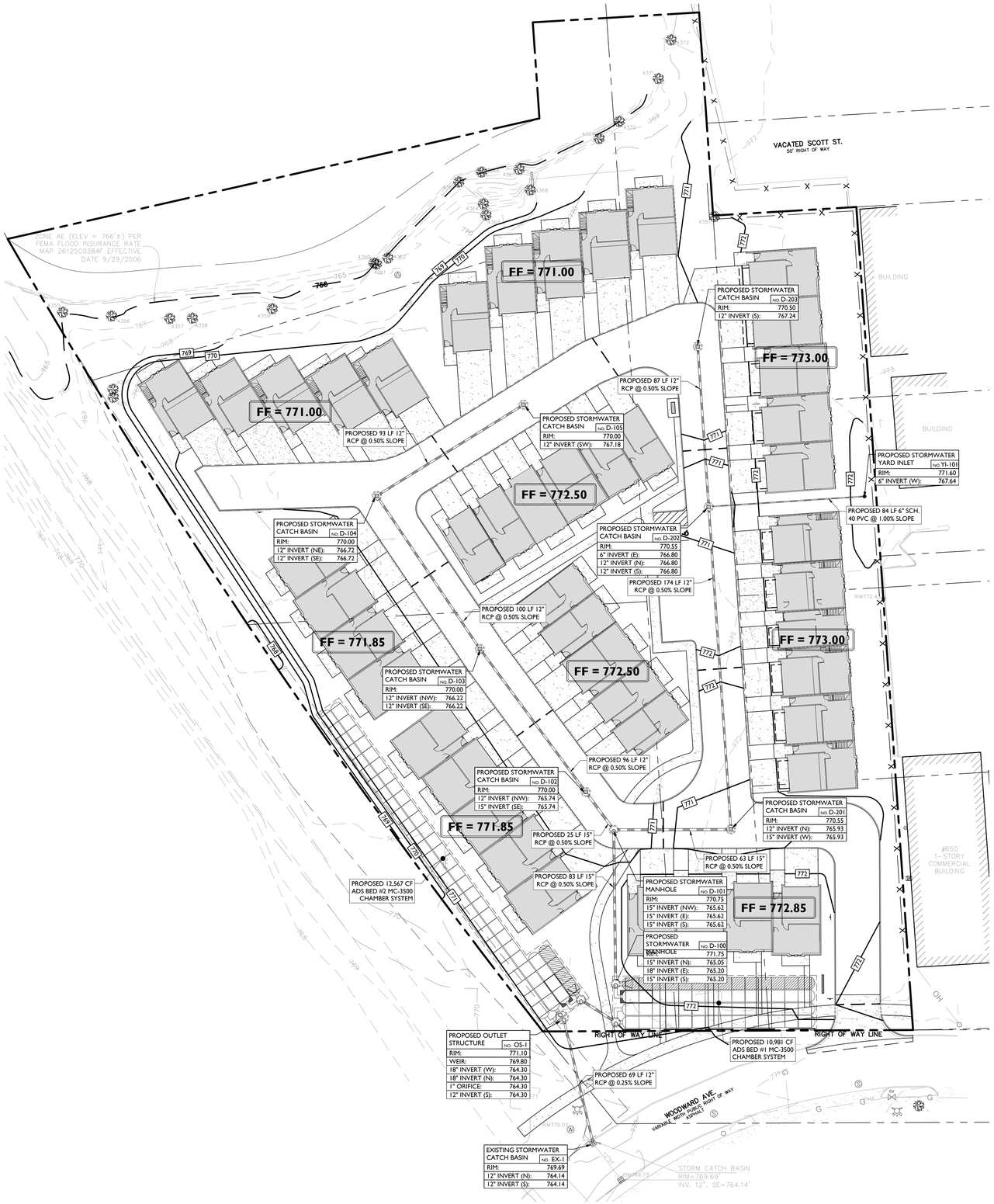
J. REID COOKSEY, P.E.
VIRGINIA LICENSE No. 402056640
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 30' | PROJECT ID: DET-220100.01

TITLE: SITE PLAN RENDERING EXHIBIT

DRAWING: 1 OF 1



STORMWATER MANAGEMENT CALCULATIONS

(Based on Oakland County Stormwater Management Regulations (11-21-2021 ordinance)

Project: Paint Creek Trail Townhomes | **Designer:** JRC | **Date:** 09/06/24

PART A: Determination of Surface Runoff

Landcover		Area (AC)	Area (SF)		C-Value*		Weighted Value
Water		0.07	3041		1.00		3,041
Impervious		2.16	94,293	×	0.95	=	89,578
Landscaped Areas	HSG D	1.19	51,704		0.30		15,511
Woods	HSG A	0.38	16,724	×	0.15	=	2,509
Subtotals		3.81	165,762				110,639

*C-values obtained from Oakland County Standards, Section III, Part 'A'

Composite C Value, C_c: **0.67**

$I_{WQ} = 30.20P^{0.22} / (9.17+T)^{0.81}$

Water Quality Intensity, I_{WQ}: **2.76** *IN/HR*

T_C, *Time of Concentration:*
Residential - Assume 20 min
Commercial/Industrial - Assume 15 min
Sites < 5 acres - Assume 10 min

Design Storm Period, P: **1** *YEARS*

Time of Concentration, T_C: **10.0** *MINS*

PART C: Channel Protection Volume Control

$V_{CP-R} = 4,719 * C * A$

Required CPVC Volume, V_{CP-R}: **12,031.56** *CF*

Provided CPVC Volume, V_{CP-P}: **0.00** *CF*

Is High Grond Water Present On-Site? No — CPVC is Waived

Is Infiltration >0.24 in/hr Available On-Site? No — Infiltration is Waived — *Soil Type, Urban Land. Infiltration not available.*

K_{SAT} < 0.24 in/hr - Soil not suitable for infiltration
0.24 in/hr < K_{SAT} < 0.50 in/hr - Supplimental Measeures Required
0.50< K_{SAT} - No Supplimental Measeures Required

Infiltration Rate, K_{SAT}: **0.00** *in/hr*

Infiltration Calculations (Bioretention Basin / Rain Garden)

Area of Ponding Depth, A_1: **0.00** *FT*

Area of Area Bottom, A_2: **0.00** *FT*

$A_T = (A_1 + A_2) / 2$

Average Infiltration Area, A_T: **0.00** *SF*

$V_{SS} = A_T * H$

Max Ponding Depth, H: **0.00** *CF*

$V_{SUB} = (H_{SOIL} * E_{SOIL} + H_{STONE} * E_{STONE}) * A_T$

Surface Storage Volume, V_{SS}: **0.00** *CF*

H_{SOIL}:	0.00	H_{STONE}:	0.00
E_{SOIL}:	0.00	E_{STONE}:	0.00

Subsurface Storage, V_{SUB}: **N/A** *CF*

$V_I = (K_{SAT} * S_t * 6 * A_T) / (12$ in's)

Infiltration Volume (6 Hrs), V_I: **0.00** *CF*

S_t: 2

Total Volume , V_T: **N/A** *CF*

PART D: Water Quality Control

$V_{WQ} = 3,630 * C * A$

Water Quality Volume, V_{WQ}: **9,255.05** *CF*

$Q_{WQ} = C * A * (30.20 / (T_C + 9.17)^{0.81})$

Water Quality Rate, Q_{WQ}: **7.04** *CFS*

Is a Foreboy Proposed On-Site? No — Mechanical Unit Provided

$V_{F-R} = 545 * C * A$

Required Forebay Volume, V_{F-R}: **1,389.53** *CF*

Provided Forebay Volume, V_{F-P}: **0.00** *CF*

PART E: Channel Protection Rate Control: Extended Detention

$V_{ED} = 6,897 * C * A$

Extended Detention Volume, V_{ED}: **17,585** *CF*

Total Head, h_{ED}: **5.36** *FT*

$H_{ED} = V_{ED} / (4,666 * \sqrt{h_{ED}})$

1" Holes Required to Control Release, H_{ED}: **2** *1" Holes*

PART F: Detention & Flood Control Facilities

$Q_{100N} = C * I_{100} * A$

100-yr Post-Development Peak Inflow Rate, Q_{100N}: **19.42** *CFS*

$I_{100} = 83.3 / [(T_C + 9.17) ^ (0.81)]$

100-yr Rainfall Intensity, I_{100}: **7.62** *In/hr*

$Q_{VRR} = 1.1055 - 0.206*LN(A)$

Variable Release Rate, Q_{VRR}: **0.83** *CFS*

*Allowable Peak Release Rate Not to Exceed: 1) Restricted Rate for the Drain, or 2) The prorated Share of the Drain's Capacity, or 3) Q_{VRR}

$Q_{100P} = Q_{VRR} * A$

100-YR Release Rate, Q_{100P}: **3.16** *CFS*

$R = 0.206 - 0.15 * LN (Q_{100P} / Q_{100N})$

Storage Curve Factor, R: **0.48** *CFS*

$V_{100R} = 18,985 * C * A$

Post Development 100-yr Runoff Volume, V_{100R}: **48,404.14** *CF*

$V_{100D} = V_{100R} * R - V_{CP-P}$

100-yr Detention Volume, V_{100D}: **23,159.83** *CF*

PART F.1: Proposed Detention Volume

	Elevation	Volumes (CF)
Bottom of Stone	764.30	0.0
	764.80	1,408.5
Bottom of Chamber	765.05	2,112.7
	765.30	3,585.1
	765.80	6,483.6
	766.30	9,307.5
	766.80	12,030.7
	767.30	14,617.2
	767.80	17,016.1
	768.30	19,133.2
Top of Chamber	768.80	20,736.2
Top of Stone	769.80	23,553.2

Extended Detention Volume Elevation, Z_{ED}: **767.95** *EL*

100-YR Volume Elevation, Z_{100}: **769.66** *EL*

Basin Height, H: 5.36 *EL*

50% Water Depth h: 766.98 *EL*

*Rainfall depth based on MCPWD Storm Water Procedures & Design Manual Part 5 Section H.3

PART F.2: Detention System Outlet & Overflow Structure Design

$Q_{ED} = V_{ED} / 172800$

Extended Detention Release Rate, Q_{ED}: 0.10 *IN²*

*Minimum 3" Orifice Diameter without additional Clogging Protection. Minimum 1" orifice overall.

Proposed Control Orifice Diameter, D_{OC}: 1.00 *IN*

$Q_P = C_O * A_E * \sqrt{(2 * g * h)}$

(C_O is assumed to be 0.62)

Proposed Outflow*, Q_{PO}: **0.75** *CFS*

QP < QVRR, Orifice Design Okay

*Per AEW (City of Rochester Engineer) realease shall be restricted to 0.20 CFS/AC. 3.81 AC x 0.20 CFS/AC = **0.75 CFS***

SYMBOL	DESCRIPTION
	PROPERTY LINE
100	PROPOSED GRADING CONTOUR
	PROPOSED STORMWATER STRUCTURES
	PROPOSED STORMWATER PIPING
	PROPOSED UNDERGROUND OUTLET STRUCTURE

DRAINAGE AND UTILITY NOTES

1. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR STORMWATER IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, IN WRITING.
2. CONTRACTOR SHALL START CONSTRUCTION OF STORM LINES AT THE LOWEST INVERT AND WORK UP-GRADIENT.
3. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IMMEDIATELY IN WRITING.
4. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

EXCAVATION, SOIL PREPARATION, AND DEWATERING NOTES

1. THE CONTRACTOR IS REQUIRED TO REVIEW THE REFERENCED GEOTECHNICAL DOCUMENTS PRIOR TO CONSTRUCTION, THESE DOCUMENTS SHALL BE CONSIDERED A PART OF THE PLAN SET.
2. THE CONTRACTOR IS REQUIRED TO PREPARE SUBGRADE SOILS BENEATH ALL PROPOSED IMPROVEMENTS AND BACKFILL ALL EXCAVATIONS IN ACCORDANCE WITH RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER OF RECORD.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHORING FOR ALL EXCAVATIONS AS REQUIRED. CONTRACTOR SHALL HAVE THE SHORING DESIGN PREPARED BY A QUALIFIED PROFESSIONAL. SHORING DESIGNS SHALL BE SUBMITTED TO STONEFIELD ENGINEERING & DESIGN, LLC. AND THE OWNER PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL OPEN EXCAVATIONS ARE PERFORMED AND PROTECTED IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DEWATERING DESIGN AND OPERATIONS, AS REQUIRED, TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEWATERING OPERATIONS AND GROUNDWATER DISPOSAL.

STORMWATER INFILTRATION BMP CONSTRUCTION NOTES

1. PRIOR TO THE START OF CONSTRUCTION, ANY AREA DESIGNATED TO BE USED FOR AN INFILTRATION BMP (E.G. BASIN, BIORETENTION AREA, ETC.) SHALL BE FENCED OFF AND SHALL NOT BE UTILIZED AS STORAGE FOR CONSTRUCTION EQUIPMENT OR AS A STOCKPILE AREA FOR CONSTRUCTION MATERIALS. NO ACTIVITY SHALL BE PERMITTED WITHIN THE INFILTRATION BASIN AREA UNLESS RELATED TO THE CONSTRUCTION OF THE INFILTRATION BASIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL SUBCONTRACTORS OF BASIN AREA RESTRICTIONS.
2. THE CONTRACTOR SHALL MAKE EVERY EFFORT, WHERE PRACTICAL, TO AVOID SUBGRADE SOIL COMPACTION IN THE AREAS DESIGNATED TO BE USED FOR AN INFILTRATION BMP.
3. ALL EXCAVATION WITHIN THE LIMITS OF ANY INFILTRATION BMP SHALL BE PERFORMED WITH THE LIGHTEST PRACTICAL EXCAVATION EQUIPMENT. ALL EXCAVATION EQUIPMENT SHALL BE PLACED OUTSIDE THE LIMITS OF THE BASIN WHERE FEASIBLE. THE USE OF LIGHT-WEIGHT, RUBBER-TIRED EQUIPMENT (LESS THAN 8 PSI APPLIED TO THE GROUND SURFACE) IS RECOMMENDED WITHIN THE BASIN LIMITS.
4. THE SEQUENCE OF SITE CONSTRUCTION SHALL BE COORDINATED WITH BASIN CONSTRUCTION TO ADHERE TO SEQUENCING LIMITATIONS.
5. DURING THE FINAL GRADING OF AN INFILTRATION BASIN, THE BOTTOM OF THE BASIN SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW AND THEN SMOOTHED OUT WITH A LEVELING DRAW OR EQUIVALENT GRADING EQUIPMENT. ALL GRADING EQUIPMENT SHALL BE LOCATED OUTSIDE OF THE BASIN BOTTOM WHERE FEASIBLE.
6. FOLLOWING CONSTRUCTION OF AN INFILTRATION BASIN, SOIL INFILTRATION TESTING BY A LICENSED GEOTECHNICAL ENGINEER IS REQUIRED TO CERTIFY COMPLIANCE WITH THE DESIGN INFILTRATION RATES IN ACCORDANCE WITH APPENDIX E OF THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION'S BEST MANAGEMENT PRACTICES MANUAL, LATEST EDITION. IF THE FIELD INFILTRATION RATES ARE LOWER THAN THE RATE USED DURING DESIGN, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING IMMEDIATELY TO DETERMINE THE APPROPRIATE COURSE OF ACTION.
7. THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY TO DETERMINE IF WITNESS TESTING IS REQUIRED DURING INFILTRATION BASIN EXCAVATION AND/OR SOIL INFILTRATION TESTING.

STORMWATER UNDERGROUND BMP CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL INSTALL AND BACKFILL THE UNDERGROUND BMP IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
2. UNDERGROUND BASINS SHALL UTILIZE A STONE BACKFILL WITH A MINIMUM VOID RATIO OF 40%.
3. NO CONSTRUCTION LOADING OVER UNDERGROUND BASINS IS PERMITTED UNTIL BACKFILL IS COMPLETE PER THE MANUFACTURER'S SPECIFICATIONS. NO VEHICLES SHALL BE STAGED OR OPERATE FROM A FIXED POSITION OVER THE BASIN.

30' 0' 30' 60'

GRAPHIC SCALE IN FEET
1" = 30'

ISSUE	DATE	BY	DESCRIPTION
4	09/12/2024	JRC	REVISED PER STORMWATER & UTILITY ADDENDUM
3	04/12/2024	EMHRC	REVISED PER PLANNING & ENGINEERING REVIEW #1
2	02/09/2024	JRC	REVISED PER PLANNING COMMENTS
1	01/10/2024	EMJP	SUBMISSION FOR REZONE AND SITE PLAN APPROVAL

NOT APPROVED FOR CONSTRUCTION

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www.stonefieldeng.com
607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

SITE DEVELOPMENT PLANS

PAINT CREEK TRAIL TOWNHOMES

PARCEL ID: 15-10-252-006
704 WOODWARD AVENUE
CITY OF ROCHESTER
OAKLAND COUNTY, MICHIGAN

J. REID COOKSEY, P.E.
VIRGINIA LICENSE No. 402056640
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 30' | PROJECT ID: DET-220100.01

TITLE: STORMWATER MANAGEMENT PLAN

DRAWING: C-5

V:\DET\2022\DET-220100.01 LEAL ET AL, LLC 704 WOODWARD AVENUE, ROCHESTER, MI\CAD\PLOT\SP-06_STMMGMT.DWG



SYMBOL	DESCRIPTION
	PROPERTY LINE
SAN	PROPOSED SANITARY LATERAL
W	PROPOSED DOMESTIC WATER SERVICE
E/T/C	PROPOSED ELECTRICAL/DATA CONDUITS
E	PROPOSED ELECTRIC CONDUITS
OH	PROPOSED OVERHEAD WIRES
G	PROPOSED GAS LINE
	PROPOSED VALVE
	PROPOSED WATER TEE / BEND
	PROPOSED FIRE HYDRANT
	PROPOSED FIRE DIRECT CONNECTION (FDC)
S	PROPOSED SANITARY MANHOLE / CLEANOUT
	PROPOSED UTILITY POLE
T	PROPOSED TRANSFORMER ON CONCRETE PAD WITH BOLLARDS

DRAINAGE AND UTILITY NOTES

1. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IMMEDIATELY IN WRITING.
2. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
4. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
6. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTION IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING.
7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
8. CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER AT THE LOWEST INVERT AND WORK UP-GRADIENT.
9. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
10. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

30' 0' 30' 60'

GRAPHIC SCALE IN FEET
1" = 30'

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Phone 248.247.1115

SITE DEVELOPMENT PLANS

PAINT CREEK TRAIL TOWNHOMES

PARCEL ID: 15-10-353-006
704 WOODWARD AVENUE
CITY OF ROCHESTER
OAKLAND COUNTY, MICHIGAN

J. REID COOKSEY, P.E.
VIRGINIA LICENSE No. 402056640
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 30' | PROJECT ID: DET-220100.01

TITLE:

UTILITY PLAN

DRAWING:

C-6

V:\DET\2022\DET-220100.01 MAL EFFATE, LLC-704 WOODWARD AVENUE, ROCHESTER, MI\CAD\DP\DEP-06-UTIL.DWG



SYMBOL	DESCRIPTION
———	PROPERTY LINE
— — —	FEATURE TO BE REMOVED / DEMOLISHED

ALL SITE FEATURES WITHIN THE PROPERTY LINES INDICATED ON THIS PLAN ARE TO BE REMOVED / DEMOLISHED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS

811

Know what's **below**
Call before you dig.

DEMOLITION NOTES

1. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED REPORTS/REFERENCE DOCUMENTS INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
3. EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SEISMIC TESTING AS REQUIRED AND ANY DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
4. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
5. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL WASTE/DEBRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.

30' 0' 30' 60'
GRAPHIC SCALE IN FEET
1" = 30'

ISSUE	DATE	BY	DESCRIPTION
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SITE DEVELOPMENT PLANS

PAINT CREEK TRAIL TOWNHOMES

PARCEL ID: 15-10-252-006
704 WOODWARD AVENUE
CITY OF ROCHESTER
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J. REID COOKSEY, P.E.
VIRGINIA LICENSE No. 402056640
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 30' | PROJECT ID: DET-220100.01

TITLE: **DEMOLITION PLAN**

DRAWING: **C-2**

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Appendix E

Documentation of Eligibility

Environmental & Engineering Services Nationwide



ENVIRONMENTAL SERVICES

BUILDING ARCHITECTURE, ENGINEERING & SCIENCE

INDUSTRIAL HYGIENE SERVICES

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PHASE II ENVIRONMENTAL SITE ASSESSMENT

Industrial Property
704 Woodward Avenue | Rochester, Michigan
Parcel Identification Number: 68-15-10-252-006
PM Project Number 01-13992-1-0004

Prepared for:

Champion Development Group LLC
5000 East Grand River Avenue
Howell, Michigan 48843

Prepared by:

PM Environmental, a Pinchin Company
4080 West Eleven Mile Road
Berkley, Michigan 48072

Corporate Headquarters
Lansing, Michigan
3340 Ranger Road, Lansing, MI 48906
f: 877.884.6775
t: 517.321.3331

Michigan Locations
Berkley
Bay City
Grand Rapids
Lansing
Oak Park

January 24, 2025

Mr. Michael Nadolski
Champion Development Group LLC
5000 East Grand River Avenue
Howell, Michigan 48843

Re: Phase II Environmental Site Assessment of the Industrial Property Located at 704 Woodward Avenue, Rochester, Michigan
Parcel Identification Number: 68-15-10-252-006
PM Project No. 01-13992-1-0004

Dear Mr. Nadolski:

PM Environmental, a Pinchin Company (PM) completed a Phase II Environmental Site Assessment (ESA) of the Industrial Property located at 704 Woodward Avenue, Rochester, Michigan (hereafter referred to as the "subject property") in general accordance with ASTM Standard Practice E 1903-19 to assess the Recognized Environmental Conditions (RECs) identified in PM's Phase I ESA dated October 22, 2024. This Phase II ESA Report summarizes the activities conducted by PM in October and December 2024, and January 2025, the geology encountered, and the sample analytical results.

THIS PHASE II ESA REPORT WAS PERFORMED FOR THE EXCLUSIVE USE OF CHAMPION DEVELOPMENT GROUP LLC AND AN ENTITY TO BE FORMED, EACH OF WHOM MAY RELY ON THE REPORT'S CONTENTS.

INTRODUCTION

The subject property consists of one parcel totaling 3.54 acres located on the north side of Woodward Avenue in Rochester, Michigan (Figure 1). The subject property is developed with one single-story industrial building containing 49,868 square feet (Figure 2). The remainder of the property consists of asphalt and gravel driveways and parking areas, groomed grass, and landscaping. A portion of the subject building is currently occupied by a landscaping company. The remainder of the property is currently unoccupied with no current business operations.

CURRENT PHASE I ESA

PM completed a Phase I ESA for the subject property dated October 22, 2024, in conformance with the scope and limitations of ASTM Standard Practice E1527-21.

Standard and historical sources documented that the subject property was developed prior to 1937 with a portion of the current building in the southern portion, with additions constructed at various times between the 1940s and 1983. The current building was occupied by various heating and cooling equipment manufacturing companies from at least 1957 to 2019 and has been vacant since at least 2020. PM was unable to determine the occupants prior to 1957; however, based on the size and layout of the building prior to that time, the subject property was likely occupied by similar manufacturing operations.

The following onsite RECs were identified for the subject property in PM's October 2024 Phase I ESA:

- The subject property has been occupied by various heating/cooling equipment manufacturing companies from at least 1957 to 2020, and potentially from prior to 1937 to 2020, which included the use of heating oil underground storage tanks (USTs). Previous site investigations conducted between 2001 and 2018 documented that soil and groundwater contamination is present above the Part 201 Residential and Nonresidential cleanup criteria associated with the former operations and USTs. Based on these analytical results, the subject property meets the definition of a "facility" as defined by Part 201 of P.A. 451 of the Michigan Natural Resources Environmental Protection Act (NREPA), as amended.

- Previous site investigations conducted in 2018 documented that soil gas contamination is present onsite above the current Michigan Department of Environment, Great Lakes, and Energy (EGLE) Residential and Nonresidential Volatilization to Indoor Air Pathway (VIAP) screening levels. Soil contamination was also detected in 2018 above the current EGLE Residential and Nonresidential VIAP screening levels. The extent of soil and soil gas exceedances is not defined. Based upon this information, the potential exists for a vapor intrusion condition to be present.

- Previous site investigations document that 20 soil borings were advanced onsite in 2003 to define the extent of contamination in the excavated area of staining northwest of the building and in the vicinity of the former USTs. Results reportedly identified residual contamination above the former Part 201 cleanup criteria, and indicated that soil and groundwater contamination in the area of staining and former USTs was generally defined; however, no tables, figures, or laboratory analytical reports were included in available records to document the 2003 sample locations or analytical results. Therefore, PM cannot comment on the adequacy of site investigation activities. The potential exists for contamination to be present in areas of unknown assessment.

- During the site reconnaissance, PM observed one small paint booth in the northern-central shop area in the building and a large paint and powder booth in the northern portion of the building. The small paint booth appeared to be in good condition with no evidence of overspray or poor waste management practices. Significant overspray was observed associated with the large paint and powder booth. PM was unable to determine the installation dates or timeframes of operations associated with the booths. Previous site investigations did not specifically assess all onsite paint booths. The historical waste management practices associated with the booths are unknown and may be a source of subsurface contamination.

- During the site reconnaissance, PM observed two manhole covers in the southern portion of the subject building, one of which appeared to contain piping. PM was unable to determine the operations and/or discharge locations associated with the manhole covers and associated piping. The structural integrity of the drainage systems is unknown and the potential exists for failure of the system (i.e., cracks, leaks, to have occurred over time. The historical waste management practices associated with the manhole covers are unknown and may be a source of subsurface contamination.

- During the July 2024 Geotechnical Investigation, fill soils containing sand, concrete debris, pieces of brick, millings/metals and organic material were identified across the property up to 6.0 feet bgs. The potential exists for the fill materials to have negatively impacted the subsurface.

The following adjoining and/or nearby REC has been identified:

- The east adjoining property, identified as 650 Woodward Avenue, was occupied by a dry cleaner from at least 1957 to 1972. Historical interior waste streams associated with the former dry cleaning operations would have consisted of hazardous substances and/or petroleum products. This timeframe preceded major environmental regulations and current waste management and disposal procedures. Based on the long time frame of former dry cleaning operations, upgradient location relative to the subject property, and close proximity to the subject property (less than five feet), the potential exists that a release has occurred and for contamination to have migrated onto the subject property.

PREVIOUS SITE INVESTIGATIONS

PM reviewed the following previous environmental reports for the subject property. Relevant portions of the reports are included in Appendix C of PM's October 2024 Phase I ESA, which was issued under separate cover. Relevant figures and tables from the previous reports are also included in Appendix A of this report.

Name of Report	Date of Report	Company that Prepared Report
Work Plan for Assessment of Release of Hazardous Substances	5-10-2002	Applied Environmental, Inc. (AE)
Work on USTs	3-26-2003	Glenn Eisenhardt Exc., Inc.
Closure Report	9-3-2003	AE
Limited Environmental Review (LER)	3-13-2018	SES Environmental (SES)
Phase II ESA	12-21-2018	
Due Care Plan (DCP)	1-8-2019	
Phase I ESA	5-19-2022	PM

Work Plan, UST Work, and Closure Report (2002-2003)

Two heating oil USTs were closed in place in 1993 and 1994; removal of the USTs was not possible based on their locations beneath building footings and within a courtyard into which UST removal equipment was not possible. The USTs were in good condition at the time of closure with no corrosion or evidence of leakage. The USTs were cleaned and backfilled with flowable grout fill capable of supporting 7,000 pounds per square foot. No sampling was conducted as part of UST closure activities.

A work plan was developed based on the findings of a 2001 Phase I ESA and subsequent Phase II ESA, which were not available for review, but were summarized as follows:

- RECs were identified associated with closed-in-place USTs, observed interior drains in a testing area that discharged directly to the exterior ground surface, observed staining in the northwestern portion, and a potential former septic system;

- Phase II investigation activities included the advancement of 10 soil borings (GP-1 through GP-7 and HA-1 through HA-3), installation of seven temporary monitoring wells (GP-1 through GP-4, GP-7, HA-2, and HA-3), and the collection of three soil and four groundwater samples for laboratory analysis of volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PNAs), and/or Michigan 10 Metals (arsenic, barium, cadmium, chromium, copper, lead, mercury, selenium, silver, zinc);

- Concentrations of various petroleum VOCs and PNAs were identified in the soil sample analyzed from GP-4 (0.0-1.0 feet bgs) and/or HA-2 (4.0-5.0 feet bgs) above the Part 201 Residential and Nonresidential Drinking Water Protection (DWP) and/or Groundwater Surface Water Interface Protection (GSIP) cleanup criteria, and/or the EGLE Residential and Nonresidential VIAP screening levels;

- Concentrations of various metals were identified in the soil sample analyzed from GP-4 (0.0-1.0 feet bgs) above the Part 201 Residential and Nonresidential DWP, GSIP, and Direct Contact (DC) cleanup criteria; and

- Concentrations of various petroleum VOCs and PNAs were identified in the groundwater sample analyzed from HA-3 above the Part 201 Groundwater Surface Water Interface (GSI) and Residential Drinking Water (DW)-cleanup criteria, but below the Nonresidential DW cleanup criteria.

Based on these analytical results, approximately 80 cubic yards of impacted soil was excavated and removed from the vicinity of observed staining around GP-4. Analytical results from six verification of soil remediation (VSR) samples collected from the floor and sidewalls of the excavation identified concentrations of xylenes in four VSR samples above the current Part 201 GSIP cleanup criteria; however, analytical results from synthetic precipitation leaching procedures (SPLP) conducted on the samples did not identify concentrations above the current most restrictive Part 201 Residential cleanup criteria, indicating soil concentrations would not leach contaminants into groundwater above the Part 201 GSI cleanup criteria.

Additional site investigation activities were completed between March and July 2003 to define the extent of contamination in the excavated area and in the vicinity of the former USTs that included the advancement of 20 soil borings (GP-8 through GP-16, HA-4 through HA-6, SS-1, SS-2, SS-3A, SS-3A (duplicate), SS-3B, SS-4A, SS-5, and SS-6), installation of seven temporary monitoring wells (GP-9 through GP-12, GP-16, SS-1W, and SS-2W), installation of seven monitoring wells (MW-1 through MW-7) and the collection of soil and groundwater samples for laboratory analysis; additionally, multiple samples were collected from the floor and sidewalls of the 2002 excavation for laboratory analysis. Soil and groundwater samples were analyzed for benzene, toluene, ethylbenzene, xylenes (BTEX), TMBs, PNAs, and select metals (cadmium, trivalent and hexavalent chromium, mercury, zinc), or some combination thereof. Analytical results reportedly identified residual contamination above the former Part 201 cleanup criteria and indicated that soil and groundwater contamination in the area of staining and former USTs was generally defined; however, no tables, figures, or laboratory analytical reports were included in available records to document the 2003 sample locations or analytical results.

LER, Phase II ESA, and DCP (2018-2019)

At the time of the 2018 LER, the subject property was occupied by the current building and was utilized for gas-fired heater and burner manufacturing operations. The following RECs were identified:

- Previous site investigations documented that soil and groundwater contamination is present onsite above the Part 201 Residential and Nonresidential cleanup criteria. Based on these analytical results, the subject property meets the definition of a "facility" as defined by Part 201, and the rules promulgated thereunder.

- The building contains a press room with several large presses, two of which were located within press pits. Cutting fluid and absorbent materials were observed on the concrete floor in the vicinity of the presses and within the pits. Based on the observed conditions and unknown structural integrity of the pits, the potential exists for contamination to have negatively impacted the subsurface.

- The southern portion of the east adjoining property was formerly occupied by a dry cleaner from at least 1967 to 1972. Based on the unknown historical waste management practices, upgradient location relative to the subject property, and close proximity to the subject property, the potential exists that a release occurred and for contamination to have migrated onto the subject property.

Subsequent site investigations included the advancement of six soil borings (SB-1 through SB-6), installation of six temporary monitoring wells (SB/TMW-1 through SB/TMW-6), installation of six soil gas points (SG-1 through SG-6), and the collection of four soil samples, six groundwater samples, one groundwater sample from an existing monitoring well, and six soil gas samples for laboratory analysis of VOCs, PNAs, polychlorinated biphenyls (PCBs), and Michigan 10 Metals, or some combination thereof.

Soil analytical results identified concentrations of trichloroethylene (TCE), arsenic, and/or selenium above the Part 201 Residential and Nonresidential DWP, GSIP, and Residential DC cleanup criteria, but below the Nonresidential DC cleanup criteria, and the EGLE Residential and Nonresidential VIAP screening levels. Groundwater analytical results identified concentrations of lead and mercury above the Part 201 DW and GSI cleanup criteria. Soil gas analytical results identified concentrations of various petroleum and chlorinated VOCs above the EGLE Residential and Nonresidential VIAP screening levels.

Based on the 2018 analytical results, a DCP was prepared to document response activities and continuing obligations associated with the documented onsite contamination. Based on the contamination identified in 2018 and during previous site investigations, relevant exposure pathways identified include direct contact and indoor air inhalation, and associated response activities include maintenance of surface cover in areas of Part 201 DC exceedances and additional investigation and mitigation of the vapor intrusion pathway, including the use of engineering controls (i.e., vapor barriers, passive/active mitigation system, etc.) to eliminate any unacceptable exposure risks. Based on observations during the site reconnaissance (i.e., vacant building with no current occupants and no changes to site use/layout since 2018), it appears that due care obligations are being satisfied.

Phase I ESA (May 2022)

PM complete a Phase I ESA for the subject property dated. PM identified similar historical as in PM's current Phase I ESA and reviewed the previous site investigation summarized above. The follow RECs were identified.

- The subject property has been occupied by various heating/cooling equipment manufacturing companies from at least 1957 to 2020, and potentially from prior to 1937 to 2020, which included the use of heating oil USTs. Previous site investigations conducted between 2001 and 2018 documented that soil and groundwater contamination is present above the Part 201 Residential and Nonresidential cleanup criteria associated with the former operations and USTs. Based on these analytical results, the subject property meets the definition of a "facility" as defined by Part 201, and the rules promulgated thereunder.

- Previous site investigations conducted in 2018 documented that soil gas contamination is present onsite above the former Recommended Interim Action Screening Levels (RIASLs) and the current EGLE Residential and Nonresidential VIAP screening levels. Soil contamination was also detected in 2018 above the current EGLE Residential and Nonresidential VIAP screening levels. The extent of soil and soil gas exceedances are not defined. Based upon this information, the potential exists for a vapor intrusion condition to be present.

- Previous site investigations document that 20 soil borings were advanced onsite in 2003 to define the extent of contamination in the excavated area of staining northwest of the building and in the vicinity of the former USTs. Results reportedly identified residual contamination above the former Part 201 cleanup criteria and indicated that soil and groundwater contamination in the area of staining and former USTs was generally defined; however, no tables, figures, or laboratory analytical reports were included in available records to document the 2003 sample locations or analytical results. Therefore, PM cannot comment on the adequacy of site investigation activities. The potential exists for contamination to be present in areas of unknown assessment.

- During the site reconnaissance, PM observed one small paint booth in the northern-central shop area in the building and a large paint and powder booth in the northern portion of the building. The small paint booth appeared to be in good condition with no evidence of overspray or poor waste management practices. Significant overspray was observed associated with the large paint and powder booth. PM was unable to determine the installation dates or timeframes of operations associated with the booths. Previous site investigations did not specifically assess all onsite paint booths. The historical waste management practices associated with the booths are unknown and may be a source of subsurface contamination.

- During the site reconnaissance, PM observed two manhole covers in the southern portion of the subject building, one of which appeared to contain piping. PM was unable to determine the operations and/or discharge locations associated with the manhole covers and associated piping. The structural integrity of the drainage systems is unknown and the potential exists for failure of the system (i.e., cracks, leaks, to have occurred over time. The historical waste management practices associated with the manhole covers are unknown and may be a source of subsurface contamination.

The following adjoining and/or nearby REC has been identified:

- The east adjoining property, identified as 650 Woodward Avenue, was occupied by a dry cleaner from at least 1957 to 1972. Historical interior waste streams associated with the former dry cleaning operations would have consisted of hazardous substances and/or petroleum products. This timeframe preceded major environmental regulations and current waste management and disposal procedures. Based on the long-time frame of former dry cleaning operations, upgradient location relative to the subject property, and close proximity to the subject property (less than five feet), the potential exists that a release has occurred and for contamination to have migrated onto the subject property.

No additional investigation has been completed to assess the RECs identified in PM's 2022 Phase I ESA and therefore, these RECs remain except for the adjoining former dry cleaner. The 2018 Phase II ESA included the collection of two groundwater samples from the eastern boundary of the subject property adjoining to the former east adjoining dry cleaner with analytical results below the most restrictive Part 201 GCC and VIAP screening levels. Therefore, PM now considers to the east adjoining dry cleaner to have been adequately assessed.

Previous site investigations to assess the onsite pits included the advancement of one soil boring and the collection of one soil and one groundwater sample for laboratory analysis. Based on the small size/shallow depth of the pits, sampling activities were adequate to assess the pits. Therefore, PM has does not consider the pits as a REC.

CURRENT PHASE II ESA

Prior to the commencement of field activities, MissDig, a utility locating service, was contacted to locate utilities on or adjacent to the subject property. Utilities were marked by the respective utility companies where they entered or were located adjacent to the subject property. Additionally, a geophysical survey investigation utilizing GPR was conducted to clear the proposed soil boring locations of private subsurface utilities.

On October 7, 8, and 9, 2024, PM completed subsurface investigation activities at the subject property that consisted of advancing 34 soil borings (SB-1 through SB-34), installing eight temporary monitoring wells (TMW-9, TMW-11, TMW-12, TMW-21, TMW-28, TMW-31, TMW-33, TMW-34), installing nine in-boring soil gas points (TSG-4, TSG-10, TSG-11, TSG-14, TSG-19, TSG-22, TSG-24, TSG-27, TSG-29), and collecting 50 soil samples, eight groundwater samples, and nine soil gas samples for laboratory analysis. The soil and groundwater samples were submitted to Merit Laboratories, Inc. (Merit) in East Lansing, Michigan for laboratory analysis of VOCs, PNAs, PCBs, Michigan 10 metals, and/or PFAS. The soil gas samples were submitted to Merit for laboratory analysis of VOCs.

On December 19, 2024 and January 8, 2025, PM completed subsurface investigation activities at the subject property that consisted of advancing five soil borings (SB-35 through SB-39), installing five semi-permanent stick-up monitoring wells (TMW-35 through TMW-39), developing the wells, completing a laser level survey of the wells, and gauging the wells to determine groundwater flow direction in the northeast portion of the property. The monitoring well gauging activities determined that groundwater in the northeast portion of the property flows northwest towards Paint Creek. No soil or groundwater samples were collected from the five soil borings/semi-permanent monitoring wells (SB/TMW-35 through SB/TMW-39), which were installed to determine groundwater flow direction.

The soil boring, temporary/semi-permanent monitoring wells, and temporary soil gas sampling locations are depicted on Figures 3A, 3B, 4, 5, and 6.

Subsurface Investigations Techniques and QA/QC Procedures

The soil borings were advanced to the desired depth using either a hand auger equipped with a stainless-steel bucket and/or a Geoprobe® drill rig. Soil sampling was performed for soil classification, verification of subsurface geologic conditions, and for investigating the potential and/or extent of soil and/or groundwater contamination at the subject property. Soil samples were generally collected on a continuous basis using a stainless-steel bucket in the case of the hand auger or a 5-foot long macro-core sampler in the case of the Geoprobe® drill rig.

During drilling operations, the drilling equipment was cleaned to minimize the possibility of cross contamination. These procedures included cleaning equipment with a phosphate free solution (i.e., Alconox®) and rinsing with distilled water after each sample collection. Drilling and sampling equipment was also cleaned in this manner prior to initiating field activities.

Soil collected from 1-foot sample intervals was screened using a photoionization detector (PID) to determine if VOCs were present. Soil from specific depths was placed in plastic bags and allowed to volatilize. The headspace within each bag was then monitored with the PID, which is able to detect trace levels of organic compounds in the air space within the plastic bag. Soil samples were collected from the soil borings based upon the highest PID reading, visual/olfactory evidence, a change in geology, and/or source depth. Soil samples for VOC analysis were preserved with methanol in accordance with United States Environmental Protection Agency (USEPA) Method 5035 modified.

Eight temporary monitoring wells (SB/TMW-9, SB/TMW-11, SB/TMW-12, SB/TMW-21, SB/TMW-28, SB/TMW-31, SB/TMW-33, and SB/TMW-34) and five semi-permanent wells (SB/TMW-35 through SB/TMW-39) were installed for groundwater sample collection and/or to determine groundwater flow direction. At each location, a new well assembly, consisting of a 5-foot 0.010-inch slot, schedule 40, poly-vinyl chloride (PVC) screen and PVC casing was lowered into the borehole to intersect the water table. After the screen for the well was set to the desired depth, an artificial sand pack or natural sands were allowed to collapse around the well screen. The groundwater samples were collected using into appropriately labeled sample containers with Teflon lined lids. Purge water was maintained separate and returned to the wells.

The soil and groundwater samples were placed in appropriately labeled containers with Teflon® lined lids and/or sanitized glass jars, then placed in an ice-packed cooler and transported under chain of custody procedures for laboratory analysis within applicable holding times to Merit.

The soil gas sampling was completed in general accordance with the guidelines established in the May 2013 EGLE Guidance Document for the Vapor Intrusion Pathway, which included the quality assurance/quality control (QA/QC) procedures outlined below.

Temporary soil gas sampling points were installed per manufacturer specifications within the annulus of the borehole. A minimum of 45 minutes was allowed to elapse after installation to allow equilibration of the subsurface soil vapor prior to sampling. Prior to the collection of each soil gas sample the sampling apparatus was determined to be leak free utilizing an isolation chamber which encompassed tubing and associated connections as well as the sampling point. The

chamber was charged with helium prior to purging the sampling point of a maximum of three volumes. A helium detector was then applied to the sampling line to ensure no leaks had occurred. The soil gas samples for VOC analysis were collected using 1-liter canisters regulated with a flow rate of 200 ml/minute and transported under chain of custody procedures for laboratory analysis within applicable holding times to Merit.

Upon completion of the investigation, the soil borings and temporary monitoring wells and soil gas points were abandoned by removing the temporary materials, placing the soil cuttings back into the borehole, filling the void with bentonite chips, hydrating the chips, resurfacing and returning the area to its pre-drilling condition.

GEOLOGY/HYDROGEOLOGY

Based on a review of the soil boring logs from PM's October 2024 through January 2025 site investigations, the soil stratigraphy at the subject property generally consists of sand, clayey sand, or gravelly sand to depths between 2.0 and 10.0 feet bgs,underlain by clay, sandy clay, and/or silty clay to a depth of 20.0 feet bgs, the maximum depth explored.

Groundwater was encountered in 17 of the soil borings advanced at depths between 4.0 to 7.0 feet bgs. The monitoring well gauging activities determined that groundwater in the northeast portion of the property flows northwest towards Paint Creek (Figure 6).

The soil boring/temporary monitoring well/soil gas logs are included in Appendix B, which summarize the well construction details, site-specific geology, sample depths, and PID readings.

ANALYTICAL RESULTS

PM compared the analytical results of the soil and groundwater samples collected from the subject property during the October 2024 site investigations with the EGLE Generic Cleanup Criteria and Screening Levels as presented in Part 201 Rules 299.1 through 299.50, dated December 30, 2013 (updated October 12, 2023) entitled "Cleanup Criteria Requirements for Response Activity", in accordance with Section 20120a(1) using the Residential and Nonresidential cleanup criteria.

Under Part 201, a background concentration of a hazardous substance that exists in the environment at or regionally proximate to a facility that is not attributable to any release at or regionally proximate to the facility may be substituted for a generic cleanup criterion when the background concentration is higher than a criterion. Therefore, metal concentrations in soil were also compared to Statewide Default Background Levels (SDBLs) and to the regional background data obtained from the Michigan Background Soil Survey (MBSS) of 2005 (Updated 2015) for sands of the Huron-Erie Glacial Lobe per methods detailed in 20101(e)(ii)(A)(I). PM defaulted to the SDBLs or the 2015 regional background data when higher than the Part 201 cleanup criteria, as applicable.

PM also compared the soil, groundwater, and soil gas analytical results with the applicable EGLE Nonresidential VIAP screening levels (February 28, 2024). Although not an enforceable standard or standard by which documentation of due care compliance may be demonstrated, the available VIAP screening levels are consistent with EGLE provided site-specific values and are a means to discuss risk and potential due care requirements for a property prior to developing and/or obtaining site specific values, when applicable.

The laboratory analytical reports and associated chain of custody documentation from PM's October 2024 site investigation are included in Appendix C.

The table below summarizes the analytical results with target analyte concentrations in excess of Part 201 cleanup criteria and VIAP screening levels in soil and groundwater from site investigation activities completed by PM in October 2024.

Sample Location (depth in feet bgs)	Sample Depth (feet bgs)	Analysis	Compounds Exceeding Part 201 Cleanup Criteria/Screening Levels
SB-5 (15.0)	**Soil:** 7.0-8.0	VOCs, PNAs, and Metals	**VIAP (R/NR):** Cis-1,2-Dichloroethene
SB-6 (15.0)	**Soil:** 1.5-2.5	VOCs, PNAs, and Metals	**VIAP (R):** Naphthalene
SB/TMW-9 (13.0)	**Soil:** 2.0-3.0	VOCs, PNAs, and Metals	**VIAP (R):** Tetrachloroethene
	GW: 4.0-9.0	VOCs, PNAs, and Metals	**DW (R/NR):** Arsenic, Chromium, Lead, PFOA, PFOS **GSI:** Arsenic, Chromium, Lead, Mercury, PFHxS, PFOS
SB/TMW-11 (20.0)	**GW:** 4.0-9.0	VOCs, PNAs, Metals, PFAS	**DW (R/NR):** Vinyl Chloride, Arsenic **GSI:** Arsenic **VIAP (R/NR):** Vinyl Chloride **VIAP (R):** Naphthalene
SB/TMW-12 (20.0)	**GW:** 4.5-9.5	VOCs, PNAs, Metals, PFAS	**DW (R/NR):** Vinyl Chloride **GSI:** PFHxS, PFOS **VIAP (R):** Cis-1,2-Dichloroethene
SB-13 (20.0)	**Soil:** 7.5-8.5	VOCs, PNAs, and Metals	**DWP (R/NR):** Cis-1,2-Dichloroethene **VIAP (R/NR):** Cis-1,2-Dichloroethene, trichloroethene
SB-14 (20.0)	**Soil:** 11.0-12.0	VOCs, PNAs, and Metals	**DWP (R/NR):** 1,3,5-Trimethylbenzene **DWP (R):** 1,2,3-Trimethylbenzene **GSIP:** Ethylbenzene, Naphthalene, 1,2,3-Trimethylbenzene, 1,2,4-Trimethylbenzene, 1,3,5-Trimethylbenzene **VIAP (R/NR):** Cis-1,2-Dichloroethene, Ethylbenzene, Isopropyl benzene, Naphthalene, 1,2,4-Trimethylbenzene, 1,3,5-Trimethylbenzene **VIAP (R):** 2-Methylnaphthalene, Tetrachloroethene, 1,2,3-Trimethylbenzene
SB-15 (20.0)	**Soil:** 6.0-7.0	VOCs, PNAs, and Metals	**VIAP (R/NR):** Cis-1,2-Dichloroethene
SB-16 (20.0)	**Soil:** 2.0-3.0	VOCs, PNAs, and Metals	**DWP (R/NR):** Chromium **GSIP:** Chromium
SB-19 (20.0)	**Soil:** 2.5-3.5	VOCs, PNAs, PCBs, Metals	**GSIP:** Xylenes **VIAP (R/NR):** Xylenes
SB/TMW-21 (20.0)	**Soil:** 2.0-3.0	VOCs, PNAs, and Metals	**DWP (R/NR):** Tetrachloroethene **VIAP (R/NR):** Tetrachloroethene
	GW: 3.0-8.0	VOCs, PNAs, Metals, PFAS	**DW (R/NR):** Cis-1,2-Dichloroethene, arsenic **GSI:** Arsenic **VIAP (R/NR):** Cis-1,2-Dichloroethene, trichloroethene

Sample Location (depth in feet bgs)	Sample Depth (feet bgs)	Analysis	Compounds Exceeding Part 201 Cleanup Criteria/Screening Levels
SB-26 (20.0)	**Soil:** 2.0-3.0	VOCs, PNAs, PCBs, Metals	**GSIP:** Mercury **VIAP (NR):** Mercury
SB-27 (20.0)	**Soil:** 2.0-3.0	VOCs, PNAs, PCBs, Metals	**DWP (R/NR):** Tetrachloroethene **VIAP (R/NR):** Tetrachloroethene
SB/TMW-28 (15.0)	**Soil:** 7.5-8.5	VOCs, PNAs, and Metals	**DWP (R/NR):** Cis-1,2-Dichloroethene **VIAP (R/NR):** Cis-1,2-Dichloroethene
	GW: 3.0-8.0	VOCs, PNAs, Metals, PFAS	**DW (R/NR):** Vinyl chloride, Arsenic **GSI:** Arsenic **VIAP (R):** Cis-1,2-Dichloroethene, Vinyl chloride
SB-30 (20.0)	**Soil:** 2.0-3.0	VOCs, PNAs, and Metals	**DWP (R/NR):** Chromium **GSIP:** Chromium
SB/TMW-31 (15.0)	**Soil:** 4.5-5.5	VOCs, PNAs, and Metals	**VIAP (R):** Tetrachloroethene
	GW: 4.0-9.0	VOCs, PNAs, Metals, PFAS	**DW (R/NR):** Cis-1,2-Dichloroethene, Vinyl chloride, Arsenic, Cadmium, Chromium, Lead, PFOA, PFOS **GSI:** Cadmium, Chromium, Lead, Mercury, PFHxS, PFOS **VIAP (R/NR):** Cis-1,2-Dichloroethene, Vinyl chloride, mercury **VIAP (R):** Naphthalene
	Soil: 12.0-13.0	VOCs, PNAs, and Metals	**DWP (R/NR):** Cis-1,2-Dichloroethene **VIAP (R/NR):** Cis-1,2-Dichloroethene
SB-32 (15.0)	**Soil:** 5.0-6.0	VOCs, PNAs, and Metals	**VIAP (R/NR):** Cis-1,2-Dichloroethene
SB/TMW-33 (15.0)	**Soil:** 4.5-5.5	VOCs, PNAs, and Metals	**DWP (R/NR):** Chromium **GSIP:** Chromium
	GW: 3.0-8.0	VOCs, PNAs, Metals, PFAS	**DW (R/NR):** Vinyl chloride, Arsenic, PFOS **GSI:** Vinyl chloride, Arsenic, PFHxS, PFOS **VIAP (R/NR):** Vinyl chloride **VIAP (R):** Cis-1,2-Dichloroethene
SB/TMW-34 (15.0)	**Soil:** 4.0-5.0	VOCs, PNAs, and Metals	**DWP (R/NR):** Tetrachloroethene **GSIP:** Fluoranthene, Naphthalene, Phenanthrene **DC (R/NR):** Benzo(b)fluoranthene **DC (R):** Benzo(g,h,i)perylene, Dibenzo(a,h)anthracene **VIAP (R/NR):** Tetrachloroethene **VIAP (R):** Naphthalene, Phenanthrene
	GW: 3.0-8.0	VOCs, PNAs, Metals, PFAS	**VIAP (R/NR):** Cis-1,2-Dichloroethene **VIAP (R):** Ethylbenzene

R	Residential	NR	Nonresidential
DWP	Drinking Water Protection	GSIP	Groundwater Surface Water Interface Protection
DC	Direct Contact	GSI	Groundwater Surface Water Interface
VIAP	Volatilization to Indoor Air Pathway	GW	Groundwater

No other concentrations of VOCs, PNAs, PCBs, metals, or PFAS were detected in any of the remaining soil or groundwater samples analyzed from the subject property above laboratory method detection limits (MDLs), SDBLs, Regional Background Levels (RBLs), and/or the most restrictive Part 201 Residential cleanup criteria/VIAP screening levels.

October 2024 Soil Gas Analytical Results

Concentrations of various VOCs were detected in the soil gas samples analyzed from TSG-11, TSG-14, and TSG-19 exceeding the Residential and Nonresidential VIAP screening levels. Concentrations of various VOCs were detected in the remaining soil gas samples analyzed from the property above laboratory MDLs, but below the most restrictive Residential VIAP screening levels.

During field screening of the soil gas points, an elevated lower explosive limit (LEL) and methane readings (52.6% LEL and 26,310 parts per million (ppm)) were identified in the soil gas point SB/SG-10, which is located just east of the building. No other elevated LEL/methane readings were identified in the remaining soil gas points that were installed. Review of previous environmental reports completed for the property indicate that a former septic system was located on the east-central exterior of the building, which is the same area as the SB/SG-10 sample location. The former septic system may be a potential source of elevated methane readings.

The October 2024 sample locations and analytical results are further summarized on Figures 3A, 3B, 4, and 5 and in Tables 1 through 4.

INTENDED USE OF THE SUBJECT PROPERTY AND POTENTIAL EXPOSURE PATHWAYS

The subject property is intended to be redeveloped and utilized for residential purposes. Based upon the intended residential use of the subject property, the Part 201 Residential cleanup criteria and/or Residential VIAP screening levels are applicable.

RESIDENTIAL HUMAN EXPOSURE PATHWAYS

Complete and/or Potentially Complete Exposure Pathway?		
Pathway	**Yes/No**	**Justification**
Groundwater Ingestion (DWP/DW)	No	• The subject building is connected to municipal water and no potable or other supply wells exist.
Surface Water (GSIP/GSI)	No	• A surface water body (Paint Creek) is located on the northern portion of the subject property.
Indoor Air Inhalation (SVII)	Yes	• A building structure is present, and the property will be redeveloped with the construction of residential buildings in the future. • Concentrations of various VOCs and PNAs were identified in soil, groundwater, and soil gas samples exceeding the Residential and Nonresidential VIAP screening levels. Therefore, additional assessment, remediation in the form of soil excavation activities, and/or mitigation of the VIAP in the form of the installation of vapor intrusion engineering controls (i.e., installation of chemically resistant vapor barrier system(s)) will be required prior to occupancy of the current and future subject buildings.
Ambient Air Volatile Soil Inhalation (VSI)	No	• No exceedances to the most restrictive Part 201 Residential VSI cleanup criteria were identified.

Complete and/or Potentially Complete Exposure Pathway?		
Pathway	**Yes/No**	**Justification**
Ambient Air Particulate Soil Inhalation (PSI)	No	• No exceedances to the most restrictive Part 201 Residential PSI cleanup criteria were identified.
Direct Contact (DC)	Yes	• Concentrations of various PNAs and metals were identified in the soil samples exceeding the Part 201 Residential and Nonresidential DC cleanup criteria. Therefore, the installation and maintenance of adequate surface cover will be required to prevent dermal contact with the impacted soils.

OTHER PATHWAYS AND DUE CARE CONSIDERATIONS	
Migration Via Utility Corridors or other means	Utility corridors on or adjacent to the subject property may represent pathways for contaminant migration; however, they were not specifically assessed by PM. Due to the soil exceedances to the Part 201 cleanup criteria, notices are required to be provided to utility companies and/or third-party contractors completing subsurface work in the impacted areas of the subject property prior to commencement of sub-grade activities.
Fire and Explosion Hazards	Methane concentrations were identified during soil gas field screening activities that may represent a flammability and explosivity risk (TSG-10). Therefore, notices should be provided by owners/operators of the property to the fire department and utility companies servicing the property. Mobile and/or migrating light non-aqueous phase liquid (LNAPL) has not been identified on the subject property.
Soil and Groundwater Management	In the event that soil and/or groundwater are to be moved at the subject property, additional characterization will be required to determine proper disposal. Water on the property is municipally supplied, and the property owner will assure that groundwater is not utilized for any purpose.

SUMMARY AND CONCLUSIONS

On October 7, 8, and 9, and December 19, 2024, and January 8, 2025, PM completed subsurface investigation activities at the subject property that consisted of advancing 39 soil borings (SB-1 through SB-39), installing eight temporary monitoring wells (TMW-9, TMW-11, TMW-12, TMW-21, TMW-28, TMW-31, TMW-33, and TMW-34, installing five semi-permanent monitoring wells (TMW-35 through TMW-39), installing 9 temporary in-boring soil gas points (TSG-4, TSG-10, TSG-11, TSG-14, TSG-19, TSG-22, TSG-24, TSG-27, TSG-29), and collecting 50 soil samples, eight groundwater samples, and nine soil gas samples for laboratory analysis to assess the RECs identified in PM's October 2024 Phase I ESA and to further assess the potential VIAP exposure concerns.

Concentrations of various VOCs, PNAs, and/or metals were detected in the soil and groundwater samples analyzed which exceed the Part 201 Residential and Nonresidential DWP, GSIP, DC cleanup criteria, and/or the Residential and Nonresidential VIAP screening levels. Therefore, based on the presence of concentrations exceeding the Part 201 Residential and Nonresidential cleanup criteria, the subject property is considered a "facility" in accordance with Part 201 of P.A. 451, as amended. Furthermore, based on the presence of soil, groundwater, and soil gas concentrations exceeding the Residential and Nonresidential VIAP screening levels, a potential vapor intrusion condition exists associated with the current subject building and the proposed residential buildings that will be constructed in the future.

Based on the "facility" status of the subject property, a new purchaser would be eligible to prepare and submit a Baseline Environmental Assessment (BEA) to obtain liability protection from the existing contamination.

Section 7a of Part 201 imposes "due care" obligations on owners and operators of contaminated properties that are generally described as 1) prevent exacerbation; 2) mitigate unacceptable exposure and operate in a manner that protects the public health and safety; 3) take reasonable precautions against third party omissions; 4) reasonably cooperate with parties authorized to conduct response activities; 5) comply with land or resource use restrictions; and, 6) not impede any land or resource use restrictions.

RESPONSE ACTIVITIES TO COMPLY WITH SECTION 7A OF PART 201

The following represents response activities that will prevent or mitigate unacceptable exposure and allow for the intended Residential use of the subject property in a manner that protects the public's health and safety, based upon the current and intended use of the subject property.

Notices

Due to the presence of soil, groundwater, and soil gas contamination exceeding the Part 201 GCC, written notices should be provided to easement holders of record, utility franchise holders of record, the owners and/or operators of all public utilities that serve the subject property, and third-party contractors completing subsurface work in the impacted portions of the property prior to commencement of sub-grade activities.

Additional Site Assessment, Evaluation, and/or Mitigation of the Vapor Intrusion Pathway

Concentrations of various VOCs and PNAs were detected in the soil, groundwater, and soil gas samples collected from throughout the property exceeding the Residential and Nonresidential VIAP screening levels, indicating a potential vapor intrusion condition exists associated with the current and proposed buildings on the property (i.e., presence of a vapor source in close proximity to the buildings). Based on the identified VIAP exceedances, a VIAP exposure risk has been identified associated with the current subject building and the proposed residential buildings that will be constructed in the future, and remediation in the form of soil excavation activities and/or mitigation of the VIAP in the form of the installation of vapor intrusion engineering controls (i.e., installation of chemically resistant vapor barrier system(s)) will be required prior to occupancy of the subject buildings.

Soil and Groundwater Management

Soil

Contaminated soil will not be relocated or removed from the subject property for proper disposal or moved from one portion of the subject property to another without proper characterization and/or appropriate notices in accordance with Section 324.20120c of P.A. 451, and/or the use of engineering controls (i.e., liners, surface cover, etc.).

Whenever possible, contaminated soils should be direct-loaded on to appropriately placarded trucks for disposal at a licensed disposal facility under manifest or bill of lading, as applicable.

Contaminated soils can be temporarily stockpiled on the subject property provided that 1) the stockpiled soils are staged on plastic sheeting with a minimum thickness of 6-mils, are covered with plastic sheeting with a minimum thickness of 6-mils and are identified as contaminated soils.

Non-contaminated soils can be re-used or relocated on the subject property.

Groundwater

All groundwater must be characterized prior to discharge. Contaminated groundwater, if encountered, cannot be discharged to the ground surface, any ditch, swale, or storm sanitary sewer. It must be containerized in a properly labeled frac tank or other similar container and transported under manifest at a licensed disposal facility. Alternatively, a permit to discharge contaminated groundwater to the sanitary sewer system can be obtained from the appropriate Regulatory Agency, with any groundwater discharges subject to permit approval, water characterization, and any associated permit limitations and requirements.

Non-contaminated groundwater discharges are to be conducted in accordance with the site-specific soil erosion and sedimentation control plan and/or under permit with the appropriate Regulatory Agency if discharges are made to the municipal sewer.

Documentation of Due Care Compliance

Documentation is to be maintained for the subject property, demonstrating that the subject property is in compliance with Section 7a of Part 201. The following compliance documentation must be made available to EGLE upon request and may include but is not limited to:

- Documentation of subsurface construction activities, including any soil, groundwater, and/or soil gas sampling/characterization reports and waste disposal manifests.
- Notices to easement holders of record, utility franchise holders of record, and owners and/or operators of all public utilities that serve the subject property, regarding onsite soil, groundwater, and/or soil gas contamination;
- Copies of notices to third party contractors who may work sub-grade on the subject property, including excavation contractors and utility employees;
- Documentation of future assessment activities and any mitigation and/or remediation activities and associated confirmatory sampling results.

If you have any questions regarding the information in this report, please contact us at 800.313.2966.

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FIGURES

Figure 1: Property Vicinity Map
Figure 2: Subject Property and Adjoining Properties with GPR Survey Area
Figure 3A: Soil Analytical Results (Northern Portion)
Figure 3B: Soil Analytical Results (Southern Portion)
Figure 4: Groundwater Analytical Results
Figure 5: Soil Gas Analytical Results
Figure 6: Groundwater Elevation and January 2025 Potentiometric Surface Cover Map

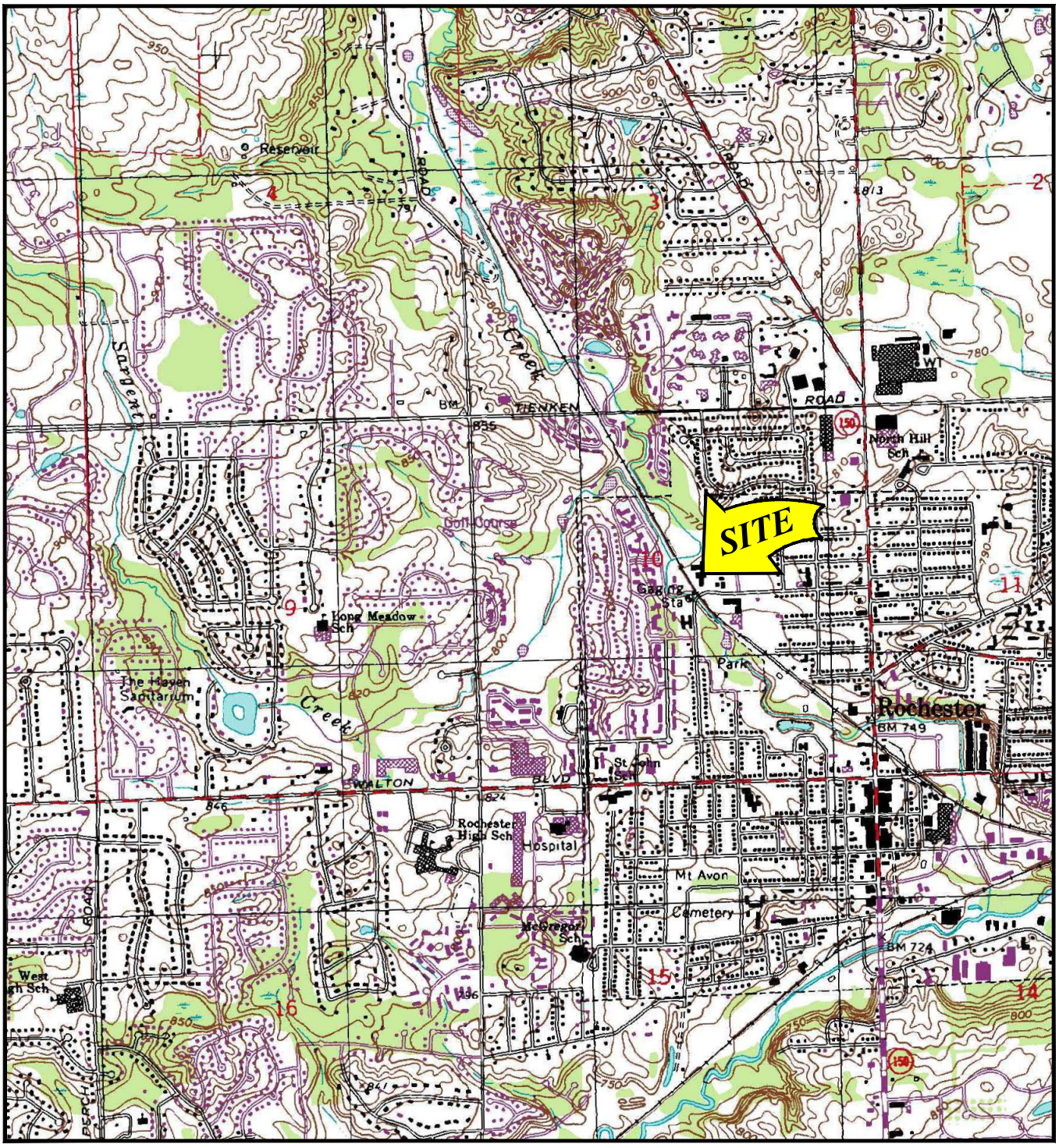
TABLES

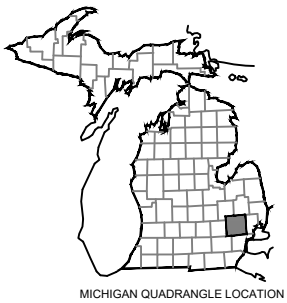
Table 1: Summary of Soil Analytical Results: VOCs, PNAs, PCBs, and RCRA 8-Metals
Table 2: Summary of Groundwater Analytical Results: VOCs, PNAs, and RCRA 8-Metals
Table 3: Summary of Groundwater Analytical Results: PFAS
Table 4: Summary of Soil Gas Analytical Results: VOCs
Table 5: Summary of Groundwater Elevation and LNAPL Thickness Data

APPENDICES

Appendix A: Relevant Figures and Tables from Previous Investigations
Appendix B: Soil Boring/Temporary Monitoring Well/Soil Gas Logs; October and December 2024
Appendix C: Laboratory Analytical Reports; October 2024

Figures





MICHIGAN QUADRANGLE LOCATION

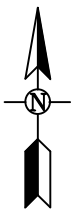
OAKLAND COUNTY

FIGURE 1

PROPERTY VICINITY MAP

UNITED STATES GEOLOGICAL SURVEY, 7.5 MINUTE SERIES

ROCHESTER, MI QUADRANGLE, 1997.



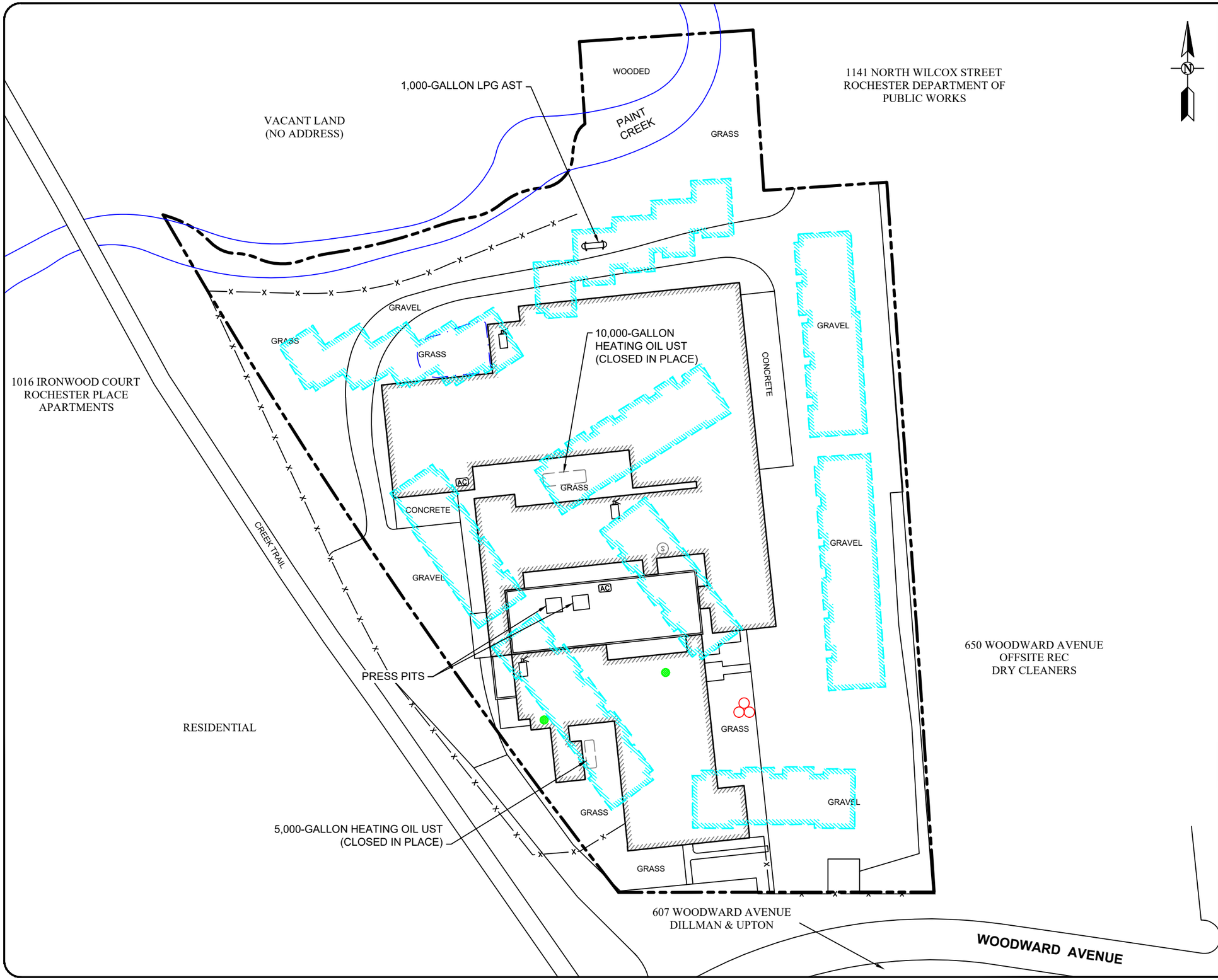
PM ENVIRONMENTAL PRICING | Environmental & Engineering Services

PROJ:
INDUSTRIAL PROPERTY
704 WOODWARD AVENUE
ROCHESTER, MI

THIS IS NOT A LEGAL SURVEY

VERIFY SCALE
0 2000'
IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRN BY: KS/CS	DATE: 4/26/2022
CHKD BY: TH/AS	DATE REVISED: 10/30/2024
FILE NAME: 01-13992-1-004F00R00	



LEGEND:

- SUBJECT PROPERTY
- APPROXIMATE FORMER/HISTORICAL SITE FEATURES
- EXCAVATION LIMITS
- PROPOSED SITE FEATURES
- FLOOR DRAIN
- POLE MOUNTED TRANSFORMER
- SUMP
- AST — ABOVEGROUND STORAGE TANK
- UST — UNDERGROUND STORAGE TANK

NOTE:
1. LOCATION OF HISTORICAL SITE FEATURES ARE APPROXIMATE ONLY.
2. REFERENCES: AERIAL PHOTOGRAPH FROM GOOGLE EARTH, IMAGERY DATE 8/12/2014

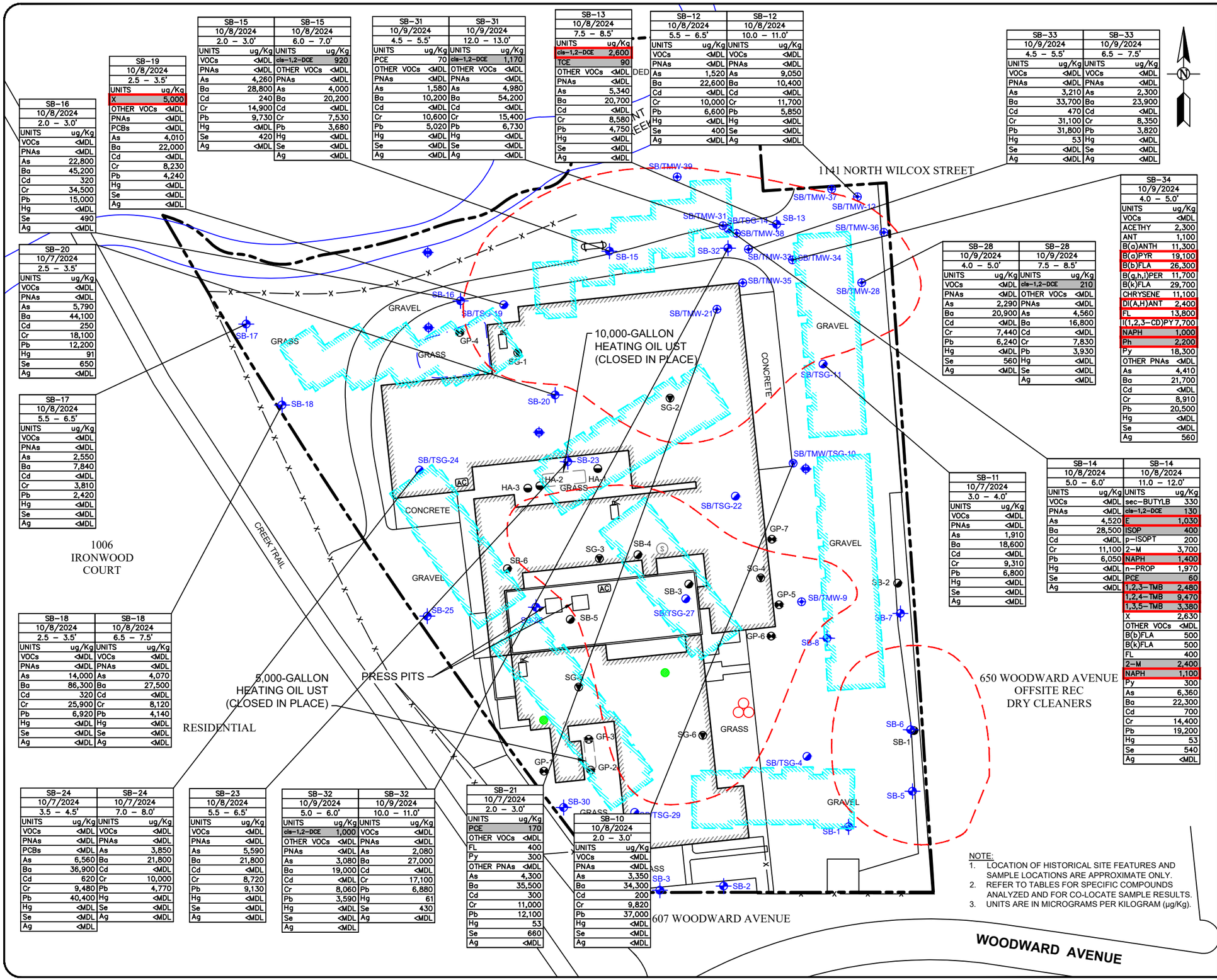
PM ENVIRONMENTAL Environmental & Engineering Services

FIGURE 2

SUBJECT PROPERTY AND ADJOINING PROPERTIES

PROJECT: INDUSTRIAL PROPERTY
704 WOODWARD AVENUE
ROCHESTER, MI

THIS IS NOT A LEGAL SURVEY	DRAWN BY: CS	DATE: 4/26/2022
VERIFY SCALE 0 — 60' IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	CHECKED BY: TH/AS	DATE REVISED: 1/24/2025
	FILE NAME: 01-13992-1-004F00R00	



SB-16	
10/8/2024	
2.0 – 3.0'	
UNITS	ug/Kg
VOCs	<MDL
PNAs	<MDL
As	22,800
Ba	45,200
Cd	320
Cr	34,500
Pb	15,000
Hg	<MDL
Se	490
Ag	<MDL

SB-19	
10/8/2024	
2.5 – 3.5'	
UNITS	ug/Kg
X	5,000
OTHER VOCs	<MDL
PNAs	<MDL
PCBs	<MDL
As	4,010
Ba	22,000
Cd	<MDL
Cr	8,230
Pb	4,240
Hg	<MDL
Se	<MDL
Ag	<MDL

SB-15	
10/8/2024	
2.0 – 3.0'	
UNITS	ug/Kg
VOCs	<MDL
PNAs	<MDL
As	4,260
Ba	28,800
Cd	240
Cr	14,900
Pb	9,730
Hg	<MDL
Se	420
Ag	<MDL

SB-15	
10/8/2024	
6.0 – 7.0'	
UNITS	ug/Kg
OTHER VOCs	<MDL
PNAs	<MDL
As	4,000
Ba	20,200
Cd	<MDL
Cr	7,530
Pb	3,680
Hg	<MDL
Se	<MDL
Ag	<MDL

SB-31	
10/9/2024	
4.5 – 5.5'	
UNITS	ug/Kg
PCE	70
OTHER VOCs	<MDL
PNAs	<MDL
As	1,580
Ba	10,200
Cd	<MDL
Cr	10,600
Pb	5,020
Hg	<MDL
Se	<MDL
Ag	<MDL

SB-31	
10/9/2024	
12.0 – 13.0'	
UNITS	ug/Kg
OTHER VOCs	<MDL
cis-1,2-DCE	1,170
PNAs	<MDL
As	4,980
Ba	54,200
Cd	<MDL
Cr	15,400
Pb	6,730
Hg	<MDL
Se	<MDL
Ag	<MDL

SB-13	
10/8/2024	
7.5 – 8.5'	
UNITS	ug/Kg
cis-1,2-DCE	2,600
TCE	90
OTHER VOCs	<MDL
PNAs	<MDL
As	5,340
Ba	20,700
Cd	<MDL
Cr	8,580
Pb	4,750
Hg	<MDL
Se	<MDL
Ag	<MDL

SB-12	
10/8/2024	
5.5 – 6.5'	
UNITS	ug/Kg
VOCs	<MDL
PNAs	<MDL
As	1,520
Ba	22,600
Cd	<MDL
Cr	10,000
Pb	6,600
Hg	<MDL
Se	400
Ag	<MDL

SB-12	
10/8/2024	
10.0 – 11.0'	
UNITS	ug/Kg
VOCs	<MDL
PNAs	<MDL
As	9,050
Ba	10,400
Cd	<MDL
Cr	11,700
Pb	5,850
Hg	<MDL
Se	<MDL
Ag	<MDL

SB-33	
10/9/2024	
4.5 – 5.5'	
UNITS	ug/Kg
VOCs	<MDL
PNAs	<MDL
As	3,210
Ba	33,700
Cd	470
Cr	31,100
Pb	31,800
Hg	53
Se	<MDL
Ag	<MDL

SB-33	
10/9/2024	
6.5 – 7.5'	
UNITS	ug/Kg
VOCs	<MDL
PNAs	<MDL
As	2,300
Ba	23,900
Cd	<MDL
Cr	8,350
Pb	3,820
Hg	<MDL
Se	<MDL
Ag	<MDL

SB-34	
10/9/2024	
4.0 – 5.0'	
UNITS	ug/Kg
VOCs	<MDL
ACETHY	2,300
ANT	1,100
B(a)ANTH	11,300
B(a)PYR	19,100
B(b)FLA	26,300
B(g,h,i)PER	11,700
B(k)FLA	29,700
CHRYSENE	11,100
DI(A,H)ANT	2,400
FL	13,800
I(1,2,3-CD)PY	7,700
NAPH	1,000
Ph	2,200
Py	18,300
OTHER PNAs	<MDL
As	4,410
Ba	21,700
Cd	<MDL
Cr	8,910
Pb	20,500
Hg	<MDL
Se	<MDL
Ag	560

SB-28	
10/9/2024	
4.0 – 5.0'	
UNITS	ug/Kg
VOCs	<MDL
PNAs	<MDL
As	2,290
Ba	20,900
Cd	<MDL
Cr	7,440
Pb	6,240
Hg	<MDL
Se	560
Ag	<MDL

SB-28	
10/9/2024	
7.5 – 8.5'	
UNITS	ug/Kg
cis-1,2-DCE	210
OTHER VOCs	<MDL
PNAs	<MDL
As	4,560
Ba	16,800
Cd	<MDL
Cr	7,830
Pb	3,930
Hg	<MDL
Se	<MDL
Ag	<MDL

SB-20	
10/7/2024	
2.5 – 3.5'	
UNITS	ug/Kg
VOCs	<MDL
PNAs	<MDL
As	5,790
Ba	44,100
Cd	250
Cr	18,100
Pb	12,200
Hg	91
Se	650
Ag	<MDL

SB-17	
10/8/2024	
5.5 – 6.5'	
UNITS	ug/Kg
VOCs	<MDL
PNAs	<MDL
As	2,550
Ba	7,840
Cd	<MDL
Cr	3,810
Pb	2,420
Hg	<MDL
Se	<MDL
Ag	<MDL

SB-18	
10/8/2024	
2.5 – 3.5'	
UNITS	ug/Kg
VOCs	<MDL
PNAs	<MDL
As	14,000
Ba	86,300
Cd	320
Cr	25,900
Pb	6,920
Hg	<MDL
Se	<MDL
Ag	<MDL

SB-18	
10/8/2024	
6.5 – 7.5'	
UNITS	ug/Kg
VOCs	<MDL
PNAs	<MDL
As	4,070
Ba	27,500
Cd	<MDL
Cr	8,120
Pb	4,140
Hg	<MDL
Se	<MDL
Ag	<MDL

SB-24	
10/7/2024	
3.5 – 4.5'	
UNITS	ug/Kg
VOCs	<MDL
PNAs	<MDL
PCBs	<MDL
As	6,560
Ba	36,900
Cd	620
Cr	9,480
Pb	40,400
Hg	<MDL
Se	<MDL
Ag	<MDL

SB-24	
10/7/2024	
7.0 – 8.0'	
UNITS	ug/Kg
VOCs	<MDL
PNAs	<MDL
As	3,850
Ba	21,800
Cd	<MDL
Cr	10,000
Pb	4,770
Hg	<MDL
Se	<MDL
Ag	<MDL

SB-23	
10/8/2024	
5.5 – 6.5'	
UNITS	ug/Kg
VOCs	<MDL
PNAs	<MDL
As	5,590
Ba	21,800
Cd	<MDL
Cr	8,720
Pb	9,130
Hg	<MDL
Se	<MDL
Ag	<MDL

SB-32	
10/9/2024	
5.0 – 6.0'	
UNITS	ug/Kg
cis-1,2-DCE	1,000
OTHER VOCs	<MDL
PNAs	<MDL
As	3,080
Ba	19,000
Cd	<MDL
Cr	8,060
Pb	3,590
Hg	<MDL
Se	<MDL
Ag	<MDL

SB-32	
10/9/2024	
10.0 – 11.0'	
UNITS	ug/Kg
VOCs	<MDL
PNAs	<MDL
As	2,080
Ba	27,000
Cd	<MDL
Cr	17,100
Pb	6,880
Hg	61
Se	430
Ag	<MDL

SB-21	
10/7/2024	
2.0 – 3.0'	
UNITS	ug/Kg
PCE	170
OTHER VOCs	<MDL
FL	400
Py	300
OTHER PNAs	<MDL
As	4,300
Ba	35,500
Cd	300
Cr	11,000
Pb	12,100
Hg	53
Se	660
Ag	<MDL

SB-10	
10/8/2024	
2.0 – 3.0'	
UNITS	ug/Kg
VOCs	<MDL
PNAs	<MDL
As	3,350
Ba	34,300
Cd	200
Cr	9,820
Pb	37,000
Hg	<MDL
Se	<MDL
Ag	<MDL

SB-11	
10/7/2024	
3.0 – 4.0'	
UNITS	ug/Kg
VOCs	<MDL
PNAs	<MDL
As	1,910
Ba	18,600
Cd	<MDL
Cr	9,310
Pb	6,800
Hg	<MDL
Se	<MDL
Ag	<MDL

SB-14	
10/8/2024	
5.0 – 6.0'	
UNITS	ug/Kg
VOCs	<MDL
PNAs	<MDL
As	4,520
Ba	28,500
Cd	<MDL
Cr	11,100
Pb	6,050
Hg	<MDL
Se	<MDL
Ag	<MDL

SB-14	
10/8/2024	
11.0 – 12.0'	
UNITS	ug/Kg
sec-BUTYLB	330
cis-1,2-DCE	130
E	1,030
ISOP	400
p-ISOPT	200
2-M	3,700
NAPH	1,400
n-PROP	1,970
PCE	60
1,2,3-TMB	2,480
1,2,4-TMB	9,470
1,3,5-TMB	3,380
X	2,630
OTHER VOCs	<MDL
B(b)FLA	500
B(k)FLA	500
FL	400
2-M	2,400
NAPH	1,100
Py	300
As	6,360
Ba	22,300
Cd	700
Cr	14,400
Pb	19,200
Hg	53
Se	540
Ag	<MDL

NOTE:
1. LOCATION OF HISTORICAL SITE FEATURES AND SAMPLE LOCATIONS ARE APPROXIMATE ONLY.
2. REFER TO TABLES FOR SPECIFIC COMPOUNDS ANALYZED AND FOR CO-LOCATE SAMPLE RESULTS.
3. UNITS ARE IN MICROGRAMS PER KILOGRAM (µg/Kg).

LEGEND:

- SUBJECT PROPERTY
- APPROXIMATE FORMER/HISTORICAL SITE FEATURES
- EXCAVATION LIMITS
- PROPOSED SITE FEATURES
- FLOOR DRAIN
- POLE MOUNTED TRANSFORMER
- SUMP
- SOIL BORING
- SOIL BORING / SOIL GAS SAMPLE
- SOIL BORING / TEMPORARY MONITORING WELL
- SOIL BORING / TEMPORARY MONITORING WELL / SOIL GAS SAMPLE
- EXISTING MONITORING WELL
- HAND AUGER (2003)
- SOIL BORING (2003)
- SOIL/GROUNDWATER SAMPLE (2008)
- SOIL GAS SAMPLE (2008)

AST ABOVEGROUND STORAGE TANK
UST UNDERGROUND STORAGE TANK

ANALYTES

F FLUORENE
FL FLUORANTHENE
As ARSENIC
Ba BARIUM
Cd CADMIUM
Cr CHROMIUM
Pb LEAD
Hg MERCURY
Se SELENIUM
Ag SILVER
Ph PHENANTHRENE
Py PYRENE
E ETHYLBENZENE
X XYLENES
2-M 2-METHYLNAPHTHALENE
NAPH NAPHTHALENE
PCE TETRACHLOROETHENE
ISOP ISOPROPYLBENZENE
p-ISOPT p-ISOPROPYLTOLUENE
n-PROP n-PROPYLBENZENE
sec-BUTYLB sec-BUTYLBENZENE
cis-1,2-DCE cis-1,2-DICHLOROETHYLENE
1,2,4-TMB 1,2,4-TRIMETHYLBENZENE
1,3,5-TMB 1,3,5-TRIMETHYLBENZENE
1,2,3-TMB 1,2,3-TRIMETHYLBENZENE
ACE ACENAPHTHENE
ANT ANTHRACENE
B(a)ANTH BENZO(a)ANTHRACENE
B(a)PYR BENZO(a)PYRENE
B(b)FLA BENZO(b)FLUORANTHENE
B(g,h,i)PER BENZO(g,h,i)PERYLENE
B(k)FLA BENZO(k)FLUORANTHENE
I(1,2,3-CD)PY INDENO(1,2,3,CD)PYRENE
VOCs VOLATILE ORGANIC COMPOUNDS
PNAs POLYNUCLEAR AROMATIC COMPOUNDS
PCBs POLYCHLORINATED BIPHENYLS
MDL METHOD DETECTION LIMIT

- VALUE EXCEEDS APPLICABLE CRITERIA
- VALUE EXCEEDS APPLICABLE SCREENING LEVEL
- ESTIMATED EXTENT OF SOIL CONCENTRATIONS EXCEEDING RESIDENTIAL VIAP SCREENING LEVELS

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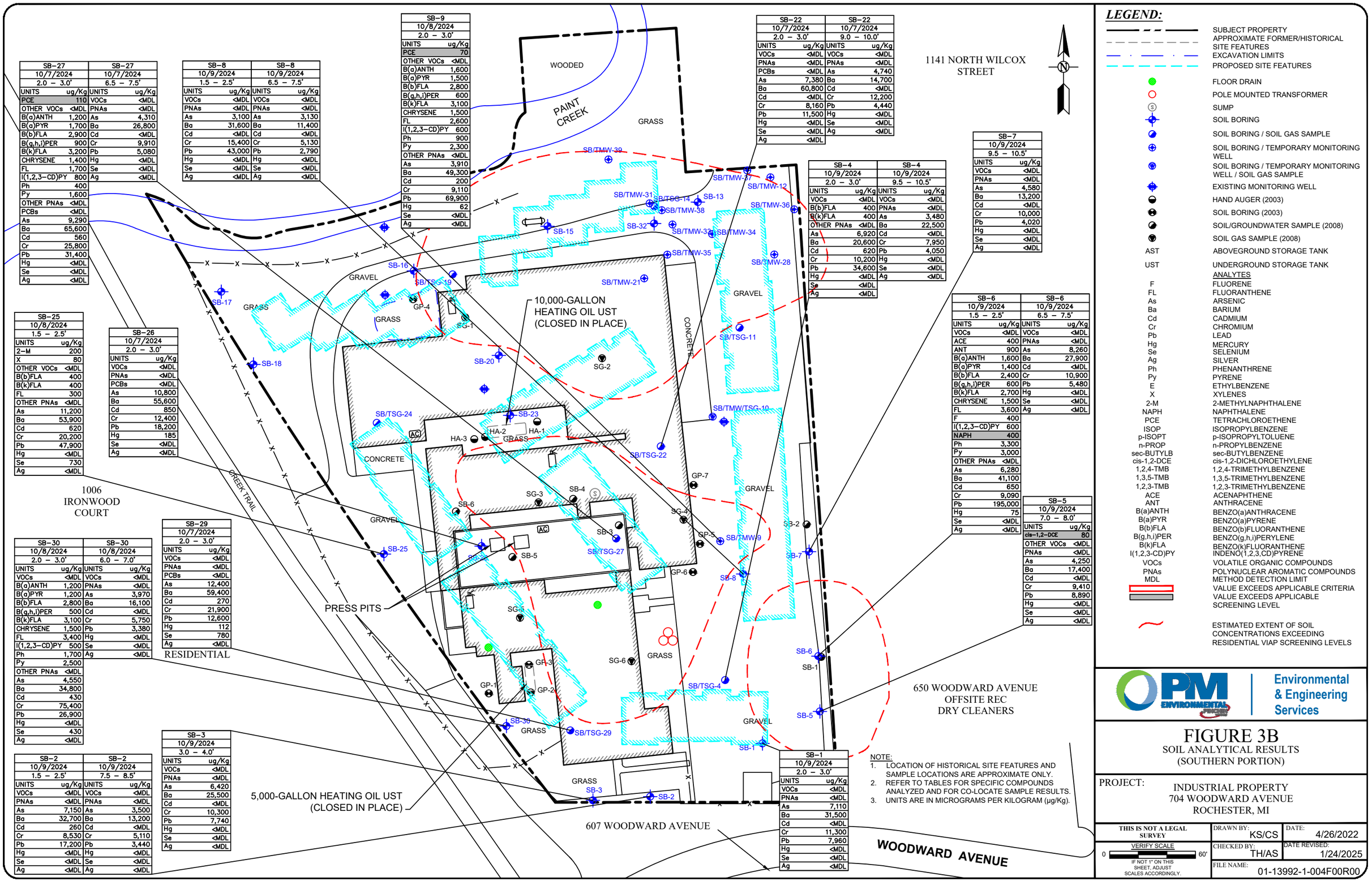
FIGURE 3A
SOIL ANALYTICAL RESULTS
(NORTHERN PORTION)

PROJECT:
INDUSTRIAL PROPERTY
704 WOODWARD AVENUE
ROCHESTER, MI

THIS IS NOT A LEGAL SURVEY

VERIFY SCALE
0 60'
IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAWN BY: KS/CS
DATE: 4/26/2022
CHECKED BY: TH/AS
DATE REVISED: 1/24/2025
FILE NAME: 01-13992-1-004F00R00



SB-27	
10/7/2024	
2.0 – 3.0'	
UNITS	ug/Kg
PCE	110
OTHER VOCs	<MDL
B(a)ANTH	1,200
B(a)PYR	1,700
B(b)FLA	2,900
B(g,h,i)PER	900
B(k)FLA	3,200
CHRYSENE	1,400
FL	1,700
I(1,2,3-CD)PY	800
Ph	400
Py	1,600
OTHER PNAs	<MDL
PCBs	<MDL
As	9,290
Ba	65,600
Cd	560
Cr	25,800
Pb	31,400
Hg	<MDL
Se	<MDL
Ag	<MDL

SB-27	
10/7/2024	
6.5 – 7.5'	
UNITS	ug/Kg
VOCs	<MDL
PNAs	<MDL
As	4,310
Ba	26,800
Cd	<MDL
Cr	9,910
Pb	5,080
Hg	<MDL
Se	<MDL
Ag	<MDL

SB-8	
10/9/2024	
1.5 – 2.5'	
UNITS	ug/Kg
VOCs	<MDL
PNAs	<MDL
As	3,100
Ba	31,600
Cd	<MDL
Cr	15,400
Pb	43,000
Hg	<MDL
Se	<MDL
Ag	<MDL

SB-8	
10/9/2024	
6.5 – 7.5'	
UNITS	ug/Kg
VOCs	<MDL
PNAs	<MDL
As	3,130
Ba	11,400
Cd	<MDL
Cr	5,130
Pb	2,790
Hg	<MDL
Se	<MDL
Ag	<MDL

SB-9	
10/8/2024	
2.0 – 3.0'	
UNITS	ug/Kg
PCE	70
OTHER VOCs	<MDL
B(a)ANTH	1,600
B(a)PYR	1,500
B(b)FLA	2,800
B(g,h,i)PER	600
B(k)FLA	3,100
CHRYSENE	1,500
FL	2,600
I(1,2,3-CD)PY	600
Ph	900
Py	2,300
OTHER PNAs	<MDL
As	3,910
Ba	49,300
Cd	200
Cr	9,110
Pb	69,900
Hg	62
Se	<MDL
Ag	<MDL

SB-22	
10/7/2024	
2.0 – 3.0'	
UNITS	ug/Kg
VOCs	<MDL
PNAs	<MDL
PCBs	<MDL
As	7,380
Ba	60,800
Cd	<MDL
Cr	8,160
Pb	11,500
Hg	<MDL
Se	<MDL
Ag	<MDL

SB-22	
10/7/2024	
9.0 – 10.0'	
UNITS	ug/Kg
VOCs	<MDL
PNAs	<MDL
As	4,740
Ba	14,700
Cd	<MDL
Cr	12,200
Pb	4,440
Hg	<MDL
Se	<MDL
Ag	<MDL

SB-4	
10/9/2024	
2.0 – 3.0'	
UNITS	ug/Kg
VOCs	<MDL
B(b)FLA	400
B(k)FLA	400
OTHER PNAs	<MDL
As	6,920
Ba	20,600
Cd	620
Cr	10,200
Pb	34,600
Hg	<MDL
Se	<MDL
Ag	<MDL

SB-4	
10/9/2024	
9.5 – 10.5'	
UNITS	ug/Kg
VOCs	<MDL
PNAs	<MDL
As	3,480
Ba	22,500
Cd	<MDL
Cr	7,950
Pb	4,050
Hg	<MDL
Se	<MDL
Ag	<MDL

SB-7	
10/9/2024	
9.5 – 10.5'	
UNITS	ug/Kg
VOCs	<MDL
PNAs	<MDL
As	4,580
Ba	13,200
Cd	<MDL
Cr	10,000
Pb	4,020
Hg	<MDL
Se	<MDL
Ag	<MDL

SB-25	
10/8/2024	
1.5 – 2.5'	
UNITS	ug/Kg
2-M	200
X	80
OTHER VOCs	<MDL
B(b)FLA	400
B(k)FLA	400
FL	300
OTHER PNAs	<MDL
As	11,200
Ba	53,900
Cd	620
Cr	20,200
Pb	47,900
Hg	<MDL
Se	730
Ag	<MDL

SB-26	
10/7/2024	
2.0 – 3.0'	
UNITS	ug/Kg
VOCs	<MDL
PNAs	<MDL
PCBs	<MDL
As	10,800
Ba	55,600
Cd	850
Cr	12,400
Pb	18,200
Hg	185
Se	<MDL
Ag	<MDL

SB-6	
10/9/2024	
1.5 – 2.5'	
UNITS	ug/Kg
VOCs	<MDL
ACE	400
ANT	900
B(a)ANTH	1,600
B(a)PYR	1,400
B(b)FLA	2,400
B(g,h,i)PER	600
B(k)FLA	2,700
CHRYSENE	1,500
FL	3,600
F	400
I(1,2,3-CD)PY	600
NAPH	400
Ph	3,300
Py	3,000
OTHER PNAs	<MDL
As	6,280
Ba	41,100
Cd	650
Cr	9,090
Pb	195,000
Hg	75
Se	<MDL
Ag	<MDL

SB-6	
10/9/2024	
6.5 – 7.5'	
UNITS	ug/Kg
VOCs	<MDL
PNAs	<MDL
As	8,260
Ba	27,900
Cd	<MDL
Cr	10,900
Pb	5,480
Hg	<MDL
Se	<MDL
Ag	<MDL

SB-5	
10/9/2024	
7.0 – 8.0'	
UNITS	ug/Kg
cis-1,2-DCE	80
OTHER VOCs	<MDL
PNAs	<MDL
As	4,250
Ba	17,400
Cd	<MDL
Cr	9,410
Pb	8,890
Hg	<MDL
Se	<MDL
Ag	<MDL

SB-30	
10/8/2024	
2.0 – 3.0'	
UNITS	ug/Kg
VOCs	<MDL
B(a)ANTH	1,200
B(a)PYR	1,200
B(b)FLA	2,800
B(g,h,i)PER	500
B(k)FLA	3,100
CHRYSENE	1,500
FL	3,400
I(1,2,3-CD)PY	500
Ph	1,700
Py	2,500
OTHER PNAs	<MDL
As	4,550
Ba	34,800
Cd	430
Cr	75,400
Pb	26,900
Hg	<MDL
Se	430
Ag	<MDL

SB-30	
10/8/2024	
6.0 – 7.0'	
UNITS	ug/Kg
VOCs	<MDL
PNAs	<MDL
As	3,970
Ba	16,100
Cd	<MDL
Cr	5,750
Pb	3,380
Hg	<MDL
Se	<MDL
Ag	<MDL

SB-29	
10/7/2024	
2.0 – 3.0'	
UNITS	ug/Kg
VOCs	<MDL
PNAs	<MDL
PCBs	<MDL
As	12,400
Ba	59,400
Cd	270
Cr	21,900
Pb	12,600
Hg	112
Se	780
Ag	<MDL

SB-2	
10/9/2024	
1.5 – 2.5'	
UNITS	ug/Kg
VOCs	<MDL
PNAs	<MDL
As	7,150
Ba	32,700
Cd	260
Cr	8,530
Pb	17,200
Hg	<MDL
Se	<MDL
Ag	<MDL

SB-2	
10/9/2024	
7.5 – 8.5'	
UNITS	ug/Kg
VOCs	<MDL
PNAs	<MDL
As	3,500
Ba	13,200
Cd	<MDL
Cr	5,110
Pb	3,440
Hg	<MDL
Se	<MDL
Ag	<MDL

SB-3	
10/9/2024	
3.0 – 4.0'	
UNITS	ug/Kg
VOCs	<MDL
PNAs	<MDL
As	6,420
Ba	25,500
Cd	<MDL
Cr	10,300
Pb	7,740
Hg	<MDL
Se	<MDL
Ag	<MDL

SB-1	
10/9/2024	
2.0 – 3.0'	
UNITS	ug/Kg
VOCs	<MDL
PNAs	<MDL
As	7,110
Ba	31,500
Cd	<MDL
Cr	11,300
Pb	7,960
Hg	<MDL
Se	<MDL
Ag	<MDL

NOTE:
1. LOCATION OF HISTORICAL SITE FEATURES AND SAMPLE LOCATIONS ARE APPROXIMATE ONLY.
2. REFER TO TABLES FOR SPECIFIC COMPOUNDS ANALYZED AND FOR CO-LOCATE SAMPLE RESULTS.
3. UNITS ARE IN MICROGRAMS PER KILOGRAM (µg/Kg).

LEGEND:

- SUBJECT PROPERTY
- APPROXIMATE FORMER/HISTORICAL SITE FEATURES
- EXCAVATION LIMITS
- PROPOSED SITE FEATURES
- FLOOR DRAIN
- POLE MOUNTED TRANSFORMER
- SUMP
- SOIL BORING
- SOIL BORING / SOIL GAS SAMPLE
- SOIL BORING / TEMPORARY MONITORING WELL
- SOIL BORING / TEMPORARY MONITORING WELL / SOIL GAS SAMPLE
- EXISTING MONITORING WELL
- HAND AUGER (2003)
- SOIL BORING (2003)
- SOIL/GROUNDWATER SAMPLE (2008)
- SOIL GAS SAMPLE (2008)
- AST — ABOVEGROUND STORAGE TANK
- UST — UNDERGROUND STORAGE TANK

ANALYTES

F	FLUORENE
FL	FLUORANTHENE
As	ARSENIC
Ba	BARIUM
Cd	CADMIUM
Cr	CHROMIUM
Pb	LEAD
Hg	MERCURY
Se	SELENIUM
Ag	SILVER
Ph	PHENANTHRENE
Py	PYRENE
E	ETHYLBENZENE
X	XYLENES
2-M	2-METHYLNAPHTHALENE
NAPH	NAPHTHALENE
PCE	TETRACHLOROETHENE
ISOP	ISOPROPYLBENZENE
p-ISOPT	p-ISOPROPYLTOLUENE
n-PROP	n-PROPYLBENZENE
sec-BUTYLB	sec-BUTYLBENZENE
cis-1,2-DCE	cis-1,2-DICHLOROETHYLENE
1,2,4-TMB	1,2,4-TRIMETHYLBENZENE
1,3,5-TMB	1,3,5-TRIMETHYLBENZENE
1,2,3-TMB	1,2,3-TRIMETHYLBENZENE
ACE	ACENAPHTHENE
ANT	ANTHRACENE
B(a)ANTH	BENZO(a)ANTHRACENE
B(a)PYR	BENZO(a)PYRENE
B(b)FLA	BENZO(b)FLUORANTHENE
B(g,h,i)PER	BENZO(g,h,i)PERYLENE
B(k)FLA	BENZO(k)FLUORANTHENE
I(1,2,3-CD)PY	INDENO(1,2,3,CD)PYRENE
VOCs	VOLATILE ORGANIC COMPOUNDS
PNAs	POLYNUCLEAR AROMATIC COMPOUNDS
MDL	METHOD DETECTION LIMIT

- VALUE EXCEEDS APPLICABLE CRITERIA
- VALUE EXCEEDS APPLICABLE SCREENING LEVEL
- ESTIMATED EXTENT OF SOIL CONCENTRATIONS EXCEEDING RESIDENTIAL VIAP SCREENING LEVELS

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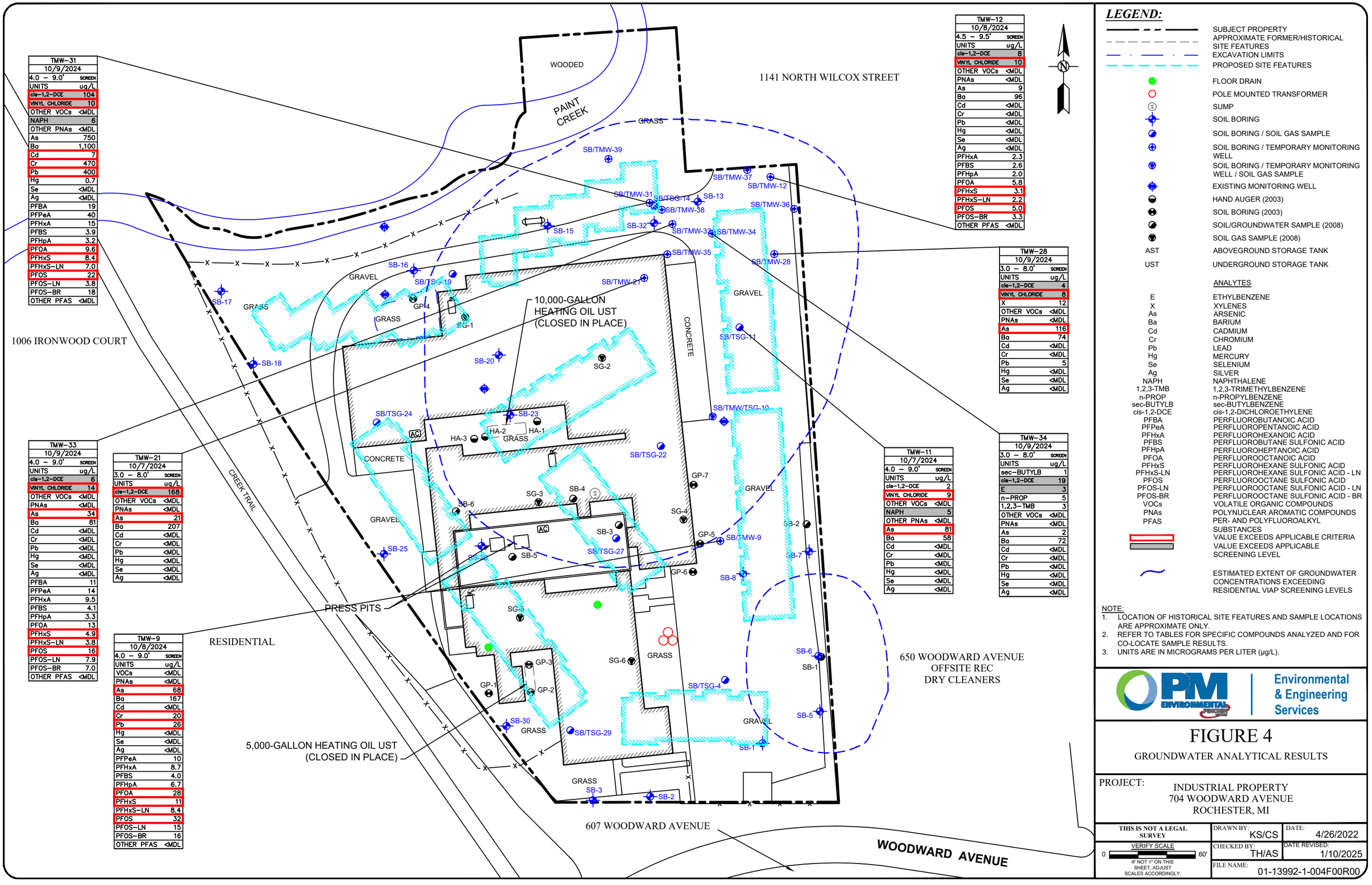
FIGURE 3B
SOIL ANALYTICAL RESULTS
(SOUTHERN PORTION)

PROJECT:
INDUSTRIAL PROPERTY
704 WOODWARD AVENUE
ROCHESTER, MI

THIS IS NOT A LEGAL SURVEY

VERIFY SCALE
0 60'
IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

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TMW-31	
10/9/2024	
4.0 – 9.0'	SCREEN
UNITS	ug/L
cis-1,2-DCE	104
VINYL CHLORIDE	10
OTHER VOCs	<MDL
NAPH	6
OTHER PNAs	<MDL
As	750
Ba	1,100
Cd	7
Cr	470
Pb	400
Hg	0.7
Se	<MDL
Ag	<MDL
PFBA	19
PFPeA	40
PFHxA	15
PFBS	3.9
PFHpA	3.2
PFOA	9.6
PFHxS	8.4
PFHxS-LN	7.0
PFOS	22
PFOS-LN	3.8
PFOS-BR	18
OTHER PFAS	<MDL

TMW-12	
10/8/2024	
4.5 – 9.5'	SCREEN
UNITS	ug/L
cis-1,2-DCE	8
VINYL CHLORIDE	10
OTHER VOCs	<MDL
PNAs	<MDL
As	9
Ba	96
Cd	<MDL
Cr	<MDL
Pb	<MDL
Hg	<MDL
Se	<MDL
Ag	<MDL
PFHxA	2.3
PFBS	2.6
PFHpA	2.0
PFOA	5.8
PFHxS	3.1
PFHxS-LN	2.2
PFOS	5.0
PFOS-BR	3.3
OTHER PFAS	<MDL

TMW-28	
10/9/2024	
3.0 – 8.0'	SCREEN
UNITS	ug/L
cis-1,2-DCE	4
VINYL CHLORIDE	8
X	12
OTHER VOCs	<MDL
PNAs	<MDL
As	116
Ba	74
Cd	<MDL
Cr	<MDL
Pb	5
Hg	<MDL
Se	<MDL
Ag	<MDL

TMW-34	
10/9/2024	
3.0 – 8.0'	SCREEN
UNITS	ug/L
sec-BUTYLB	1
cis-1,2-DCE	19
E	3
n-PROP	5
1,2,3-TMB	3
OTHER VOCs	<MDL
PNAs	<MDL
As	2
Ba	72
Cd	<MDL
Cr	<MDL
Pb	<MDL
Hg	<MDL
Se	<MDL
Ag	<MDL

TMW-11	
10/7/2024	
4.0 – 9.0'	SCREEN
UNITS	ug/L
cis-1,2-DCE	2
VINYL CHLORIDE	9
OTHER VOCs	<MDL
NAPH	5
OTHER PNAs	<MDL
As	81
Ba	58
Cd	<MDL
Cr	<MDL
Pb	<MDL
Hg	<MDL
Se	<MDL
Ag	<MDL

TMW-33	
10/9/2024	
4.0 – 9.0'	SCREEN
UNITS	ug/L
cis-1,2-DCE	6
VINYL CHLORIDE	14
OTHER VOCs	<MDL
PNAs	<MDL
As	34
Ba	81
Cd	<MDL
Cr	<MDL
Pb	<MDL
Hg	<MDL
Se	<MDL
Ag	<MDL
PFBA	11
PFPeA	14
PFHxA	9.5
PFBS	4.1
PFHpA	3.3
PFOA	13
PFHxS	4.9
PFHxS-LN	3.8
PFOS	16
PFOS-LN	7.9
PFOS-BR	7.0
OTHER PFAS	<MDL

TMW-21	
10/7/2024	
3.0 – 8.0'	SCREEN
UNITS	ug/L
cis-1,2-DCE	168
OTHER VOCs	<MDL
PNAs	<MDL
As	21
Ba	207
Cd	<MDL
Cr	<MDL
Pb	<MDL
Hg	<MDL
Se	<MDL
Ag	<MDL

TMW-9	
10/8/2024	
4.0 – 9.0'	SCREEN
UNITS	ug/L
VOCs	<MDL
PNAs	<MDL
As	68
Ba	167
Cd	<MDL
Cr	20
Pb	26
Hg	<MDL
Se	<MDL
Ag	<MDL
PFPeA	10
PFHxA	8.7
PFBS	4.0
PFHpA	6.7
PFOA	28
PFHxS	11
PFHxS-LN	8.4
PFOS	32
PFOS-LN	15
PFOS-BR	16
OTHER PFAS	<MDL

LEGEND:

- SUBJECT PROPERTY
- APPROXIMATE FORMER/HISTORICAL SITE FEATURES
- EXCAVATION LIMITS
- PROPOSED SITE FEATURES
- FLOOR DRAIN
- POLE MOUNTED TRANSFORMER
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- SOIL BORING
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- SOIL BORING / TEMPORARY MONITORING WELL
- SOIL BORING / TEMPORARY MONITORING WELL / SOIL GAS SAMPLE
- EXISTING MONITORING WELL
- HAND AUGER (2003)
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- SOIL GAS SAMPLE (2008)
- AST — ABOVEGROUND STORAGE TANK
- UST — UNDERGROUND STORAGE TANK

ANALYTES

E	ETHYLBENZENE
X	XYLENES
As	ARSENIC
Ba	BARIUM
Cd	CADMIUM
Cr	CHROMIUM
Pb	LEAD
Hg	MERCURY
Se	SELENIUM
Ag	SILVER
NAPH	NAPHTHALENE
1,2,3-TMB	1,2,3-TRIMETHYLBENZENE
n-PROP	n-PROPYLBENZENE
sec-BUTYLB	sec-BUTYLBENZENE
cis-1,2-DCE	cis-1,2-DICHLOROETHYLENE
PFBA	PERFLUOROBUTANOIC ACID
PFPeA	PERFLUOROPENTANOIC ACID
PFHxA	PERFLUOROHEXANOIC ACID
PFBS	PERFLUOROBUTANE SULFONIC ACID
PFHpA	PERFLUOROHEPTANOIC ACID
PFOA	PERFLUOROOCTANOIC ACID
PFHxS	PERFLUOROHEXANE SULFONIC ACID
PFHxS-LN	PERFLUOROHEXANE SULFONIC ACID - LN
PFOS	PERFLUOROOCTANE SULFONIC ACID
PFOS-LN	PERFLUOROOCTANE SULFONIC ACID - LN
PFOS-BR	PERFLUOROOCTANE SULFONIC ACID - BR
VOCs	VOLATILE ORGANIC COMPOUNDS
PNAs	POLYNUCLEAR AROMATIC COMPOUNDS
PFAS	PER- AND POLYFLUOROALKYL SUBSTANCES

- VALUE EXCEEDS APPLICABLE CRITERIA
- VALUE EXCEEDS APPLICABLE SCREENING LEVEL
- ESTIMATED EXTENT OF GROUNDWATER CONCENTRATIONS EXCEEDING RESIDENTIAL VIAP SCREENING LEVELS

NOTE:
1. LOCATION OF HISTORICAL SITE FEATURES AND SAMPLE LOCATIONS ARE APPROXIMATE ONLY.
2. REFER TO TABLES FOR SPECIFIC COMPOUNDS ANALYZED AND FOR CO-LOCATE SAMPLE RESULTS.
3. UNITS ARE IN MICROGRAMS PER LITER (µg/L).

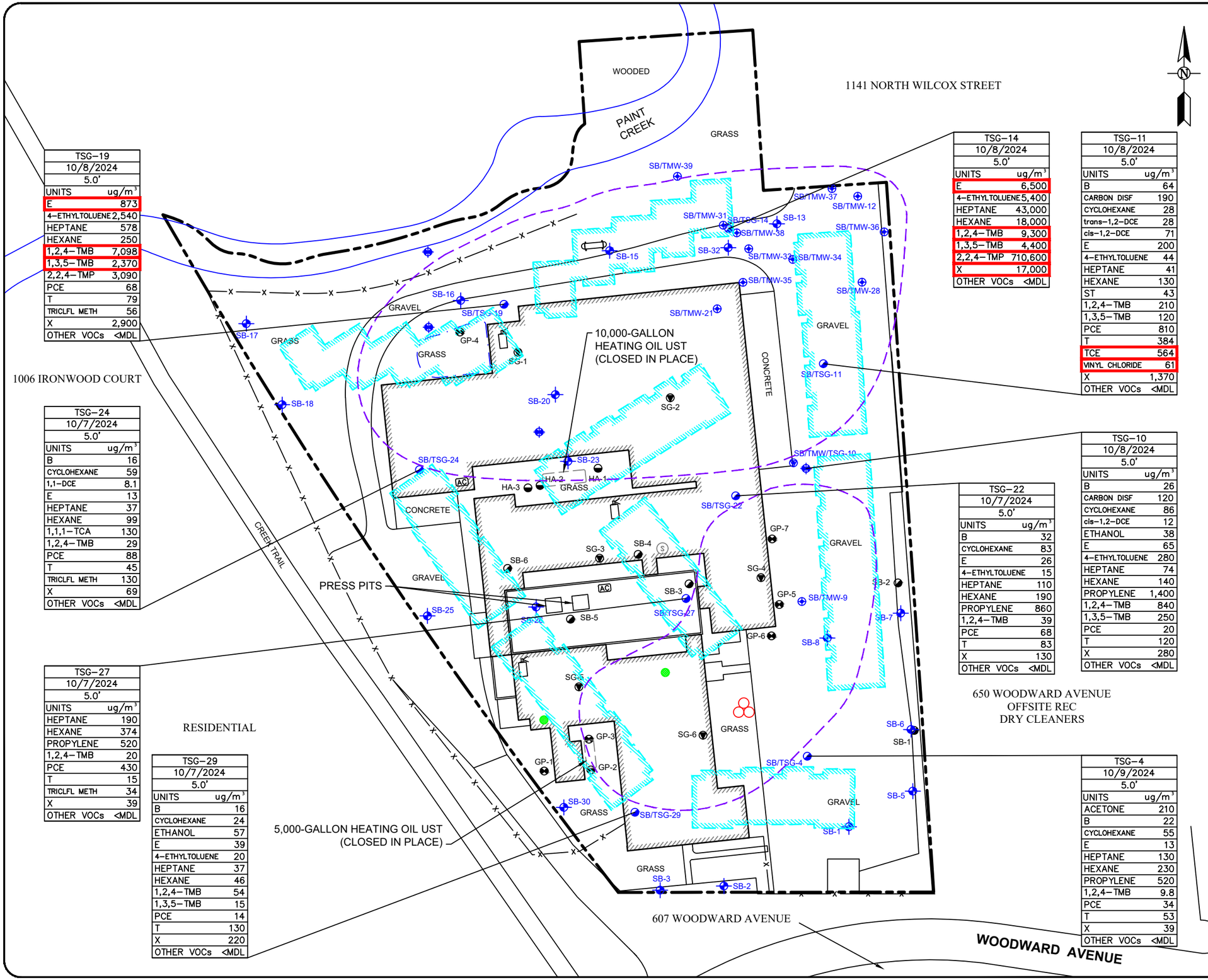
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FIGURE 4

GROUNDWATER ANALYTICAL RESULTS

PROJECT:
INDUSTRIAL PROPERTY
704 WOODWARD AVENUE
ROCHESTER, MI

THIS IS NOT A LEGAL SURVEY	DRAWN BY: KS/CS	DATE: 4/26/2022
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	FILE NAME: 01-13992-1-004F00R00	



TSG–19	
10/8/2024	
5.0'	
UNITS	ug/m³
E	873
4–ETHYLTOLUENE	2,540
HEPTANE	578
HEXANE	250
1,2,4–TMB	7,098
1,3,5–TMB	2,370
2,2,4–TMP	3,090
PCE	68
T	79
TRICLFL METH	56
X	2,900
OTHER VOCs	<MDL

TSG–24	
10/7/2024	
5.0'	
UNITS	ug/m³
B	16
CYCLOHEXANE	59
1,1–DCE	8.1
E	13
HEPTANE	37
HEXANE	99
1,1,1–TCA	130
1,2,4–TMB	29
PCE	88
T	45
TRICLFL METH	130
X	69
OTHER VOCs	<MDL

TSG–27	
10/7/2024	
5.0'	
UNITS	ug/m³
HEPTANE	190
HEXANE	374
PROPYLENE	520
1,2,4–TMB	20
PCE	430
T	15
TRICLFL METH	34
X	39
OTHER VOCs	<MDL

TSG–29	
10/7/2024	
5.0'	
UNITS	ug/m³
B	16
CYCLOHEXANE	24
ETHANOL	57
E	39
4–ETHYLTOLUENE	20
HEPTANE	37
HEXANE	46
1,2,4–TMB	54
1,3,5–TMB	15
PCE	14
T	130
X	220
OTHER VOCs	<MDL

TSG–14	
10/8/2024	
5.0'	
UNITS	ug/m³
E	6,500
4–ETHYLTOLUENE	5,400
HEPTANE	43,000
HEXANE	18,000
1,2,4–TMB	9,300
1,3,5–TMB	4,400
2,2,4–TMP	710,600
X	17,000
OTHER VOCs	<MDL

TSG–11	
10/8/2024	
5.0'	
UNITS	ug/m³
B	64
CARBON DISF	190
CYCLOHEXANE	28
trans–1,2–DCE	28
cis–1,2–DCE	71
E	200
4–ETHYLTOLUENE	44
HEPTANE	41
HEXANE	130
ST	43
1,2,4–TMB	210
1,3,5–TMB	120
PCE	810
T	384
TCE	564
VINYL CHLORIDE	61
X	1,370
OTHER VOCs	<MDL

TSG–22	
10/7/2024	
5.0'	
UNITS	ug/m³
B	32
CYCLOHEXANE	83
E	26
4–ETHYLTOLUENE	15
HEPTANE	110
HEXANE	190
PROPYLENE	860
1,2,4–TMB	39
PCE	68
T	83
X	130
OTHER VOCs	<MDL

TSG–10	
10/8/2024	
5.0'	
UNITS	ug/m³
B	26
CARBON DISF	120
CYCLOHEXANE	86
cis–1,2–DCE	12
ETHANOL	38
E	65
4–ETHYLTOLUENE	280
HEPTANE	74
HEXANE	140
PROPYLENE	1,400
1,2,4–TMB	840
1,3,5–TMB	250
PCE	20
T	120
X	280
OTHER VOCs	<MDL

TSG–4	
10/9/2024	
5.0'	
UNITS	ug/m³
ACETONE	210
B	22
CYCLOHEXANE	55
E	13
HEPTANE	130
HEXANE	230
PROPYLENE	520
1,2,4–TMB	9.8
PCE	34
T	53
X	39
OTHER VOCs	<MDL

LEGEND:

- SUBJECT PROPERTY
- APPROXIMATE FORMER/HISTORICAL SITE FEATURES
- EXCAVATION LIMITS
- PROPOSED SITE FEATURES
- FLOOR DRAIN
- POLE MOUNTED TRANSFORMER
- SUMP
- SOIL BORING
- SOIL BORING / SOIL GAS SAMPLE
- SOIL BORING / TEMPORARY MONITORING WELL
- SOIL BORING / TEMPORARY MONITORING WELL / SOIL GAS SAMPLE
- EXISTING MONITORING WELL
- HAND AUGER (2003)
- SOIL BORING (2003)
- SOIL/GROUNDWATER SAMPLE (2008)
- SOIL GAS SAMPLE (2008)
- AST — ABOVEGROUND STORAGE TANK
- UST — UNDERGROUND STORAGE TANK

ANALYTES

B	BENZENE
T	TOLUENE
E	ETHYLBENZENE
X	XYLENES
ST	STYRENE
TCE	TRICHLOROETHENE
PCE	TETRACHLOROETHENE
1,2,4-TMB	1,2,4-TRIMETHYLBENZENE
1,3,5-TMB	1,3,5-TRIMETHYLBENZENE
2,2,4-TMP	2,2,4-TRIMETHYLPENTANE
TRICLFL METH	TRICHLOROFLUOROMETHANE
CARBON DISF	CARBON DISULFIDE
1,1,1-TCA	1,1,1-TRICHLOROETHANE
1,1-DCA	1,1-DICHLOROETHANE
tert-BUTYLB	tert-BUTYLBENZENE
cis-1,2-DCE	cis-1,2-DICHLOROETHYLENE
VOCs	VOLATILE ORGANIC COMPOUNDS
MDL	METHOD DETECTION LIMIT

- VALUE EXCEEDS APPLICABLE SCREENING LEVEL
- ESTIMATED EXTENT OF SOIL GAS CONCENTRATIONS EXCEEDING RESIDENTIAL VIAP SCREENING LEVELS

NOTE:
1. LOCATION OF HISTORICAL SITE FEATURES AND SAMPLE LOCATIONS ARE APPROXIMATE ONLY.
2. REFER TO TABLES FOR SPECIFIC COMPOUNDS ANALYZED AND FOR CO-LOCATE SAMPLE RESULTS.
3. UNITS ARE IN MICROGRAMS PER KILOGRAM (µg/m³).

PM ENVIRONMENTAL — Environmental & Engineering Services

FIGURE 5

SOIL GAS ANALYTICAL RESULTS

PROJECT:
INDUSTRIAL PROPERTY
704 WOODWARD AVENUE
ROCHESTER, MI

THIS IS NOT A LEGAL SURVEY	DRAWN BY: KS/CS	DATE: 4/26/2022
VERIFY SCALE 0 — 60' IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	CHECKED BY: TH/AS	DATE REVISED: 1/24/2025
	FILE NAME: 01-13992-1-004F00R00	

Tables

TABLE 1
SUMMARY OF SOIL ANALYTICAL RESULTS: VOCs, PNAs, PCBs, AND RCRA 8 METALS
704 WOODWARD AVENUE, ROCHESTER, MICHIGAN
PM PROJECT # 01-13992-1-0004

Volatile Organic Compounds (VOCs), Polynuclear Aromatic Hydrocarbons (PNAs), Polychlorinated Biphenyls (PCBs), and RCRA 8 Metals (µg/Kg)			sec-Butylbenzene	cis-1,2-Dichloroethene	Ethylbenzene	Isopropylbenzene	p-Isopropyltoluene	2-Methylnaphthalene	Naphthalene	n-Propylbenzene	Tetrachloroethene	Trichloroethene	1,2,3-Trimethylbenzene*	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Xylenes	Other VOCs	Acenaphthene	Acenaphthylene	Anthracene	Benzo(a)anthracene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Chrysene	Dibenzo(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-cd)pyrene	2-Methylnaphthalene	Naphthalene	Phenanthrene	Pyrene	PCBs	Arsenic	Barium	Cadmium	Chromium	Lead	Mercury	Selenium	Silver
Chemical Abstract Service Number (CAS#)			135988	156592	100414	98828	99876	91576	91203	103651	127184	79016	526738	95636	108678	1330207	Various	83329	208968	120127	56553	50328	205992	191242	207089	218019	53703	206440	86737	193395	91576	91203	85018	129000	1336363	7440382	7440393	7440439	16065831	7439921	7439976	7782492	7440224
Sample ID	**Sample Date**	**Sample Depth (feet bgs)**	**VOCs**															**PNAs**																	**PCBs**	**Metals**							
SB-1	10/09/2024	2.0-3.0	<60	<60	<60	<300	<100	<100	<300	<60	<60	<60	<60	<60	<60	<160	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	NA	7,110	31,500	<200	11,300	7,960	<50	<400	<200
SB-2	10/09/2024	1.5-2.5	<60	<60	<60	<300	<100	<100	<300	<60	<60	<60	<60	<60	<60	<160	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	NA	7,150	32,700	260	8,530	17,200	<50	<400	<200
SB-2	10/09/2024	7.5-8.5	<60	<60	<60	<300	<100	<100	<300	<60	<60	<60	<60	<60	<60	<160	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	NA	3,500	13,200	<200	5,110	3,440	<50	<400	<200
SB-3	10/09/2024	3.0-4.0	<60	<60	<60	<300	<100	<100	<300	<60	<60	<60	<60	<60	<60	<160	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	NA	6,420	25,500	<200	10,300	7,740	<50	<400	<200
SB-4	10/09/2024	2.0-3.0	<60	<60	<60	<300	<100	<100	<300	<60	<60	<60	<60	<60	<60	<160	<MDL	<300	<300	<300	<300	<300	400	<300	400	<300	<300	<300	<300	<300	<300	<300	<300	NA	6,920	20,600	620	10,200	34,600	<50	<400	<200
SB-4	10/09/2024	9.5-10.5	<60	<60	<60	<300	<100	<100	<300	<60	<60	<60	<60	<60	<60	<160	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	NA	3,480	22,500	<200	7,950	4,050	<50	<400	<200
SB-5	10/09/2024	7.0-8.0	<60	80	<60	<300	<100	<100	<300	<60	<60	<60	<60	<60	<60	<160	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	NA	4,250	17,400	<200	9,410	8,890	<50	<400	<200
SB-6	10/09/2024	1.5-2.5	<50	<50	<50	<300	<100	<100	<300	<50	<50	<50	<50	<50	<50	<150	<MDL	400	<300	900	1,600	1,400	2,400	600	2,700	1,500	<300	3,600	400	600	<300	400	3,300	3,000	NA	6,280	41,100	650	9,090	195,000	75	<400	<200
SB-6	10/09/2024	6.5-7.5	<60	<60	<60	<300	<100	<100	<300	<60	<60	<60	<60	<60	<60	<160	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	NA	8,260	27,900	<200	10,900	5,480	<50	<400	<200
SB-7	10/09/2024	9.5-10.5	<60	<60	<60	<300	<100	<100	<300	<60	<60	<60	<60	<60	<60	<160	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	NA	4,580	13,200	<200	10,000	4,020	<50	<400	<200
SB-8	10/09/2024	1.5-2.5	<60	<60	<60	<300	<100	<100	<300	<60	<60	<60	<60	<60	<60	<160	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	NA	3,100	31,600	<200	15,400	43,000	<50	<400	<200
SB-8	10/09/2024	6.5-7.5	<60	<60	<60	<300	<100	<100	<300	<60	<60	<60	<60	<60	<60	<160	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	NA	3,130	11,400	<200	5,130	2,790	<50	<400	<200
SB-9	10/08/2024	2.0-3.0	<60	<60	<60	<300	<100	<100	<300	<60	70	<60	<60	<60	<60	<160	<MDL	<300	<300	<300	1,600	1,500	2,800	600	3,100	1,500	<300	2,600	<300	600	<300	<300	900	2,300	NA	3,910	49,300	200	9,110	69,900	62	<400	<200
SB-10	10/08/2024	2.0-3.0	<60	<60	<60	<300	<100	<100	<300	<60	<60	<60	<60	<60	<60	<160	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	NA	3,350	34,300	200	9,820	37,000	<50	<400	<200
SB-11	10/07/2024	3.0-4.0	<60	<60	<60	<300	<100	<100	<300	<60	<60	<60	<60	<60	<60	<160	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	NA	1,910	18,600	<200	9,310	6,800	<50	<400	<200
SB-12	10/08/2024	5.5-6.5	<70	<70	<70	<400	<100	<100	<400	<70	<70	<70	<70	<70	<70	<170	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	NA	1,520	22,600	<200	10,000	6,600	<50	400	<200
SB-12	10/08/2024	10.0-11.0	<50	<50	<50	<300	<100	<100	<300	<50	<50	<50	<50	<50	<50	<150	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	NA	9,050	10,400	<200	11,700	5,850	<50	<400	<200
SB-13	10/08/2024	7.5-8.5	<60	**2,600**	<60	<300	<100	<100	<300	<60	<60	90	<60	<60	<60	<160	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	NA	5,340	20,700	<200	8,580	4,750	<50	<400	<200
SB-14	10/08/2024	5.0-6.0	<60	<60	<60	<300	<100	<100	<300	<60	<60	<60	<60	<60	<60	<160	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	NA	4,520	28,500	<200	11,100	6,050	<50	<400	<200
SB-14	10/08/2024	11.0-12.0	330	130	**1,030**	400	200	3,700	**1,400**	1,970	60	<60	**2,480**	**9,470**	**3,380**	**2,630**	<MDL	<300	<300	<300	<300	<300	500	<300	500	<300	<300	400	<300	<300	2,400	**1,100**	<300	300	NA	6,360	22,300	700	14,400	19,200	53	540	<200
SB-15	10/08/2024	2.0-3.0	<60	<60	<60	<300	<100	<100	<300	<60	<60	<60	<60	<60	<60	<160	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	NA	4,260	28,800	240	14,900	9,730	<50	420	<200
SB-15	10/08/2024	6.0-7.0	<60	920	<60	<300	<100	<100	<300	<60	<60	<60	<60	<60	<60	<160	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	NA	4,000	20,200	<200	7,530	3,680	<50	<400	<200
SB-16	10/08/2024	2.0-3.0	<60	<60	<60	<300	<100	<100	<300	<60	<60	<60	<60	<60	<60	<160	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	NA	22,800	45,200	320	**34,500**	15,000	<50	490	<200
SB-17	10/08/2024	5.5-6.5	<70	<70	<70	<400	<100	<100	<400	<70	<70	<70	<70	<70	<70	<170	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	NA	2,550	7,840	<200	3,810	2,420	<50	<400	<200
SB-18	10/08/2024	2.5-3.5	<60	<60	<60	<300	<100	<100	<300	<60	<60	<60	<60	<60	<60	<160	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	NA	14,000	86,300	320	25,900	6,920	<50	<400	<200
SB-18	10/08/2024	6.5-7.5	<60	<60	<60	<300	<100	<100	<300	<60	<60	<60	<60	<60	<60	<160	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	NA	4,070	27,500	<200	8,120	4,140	<50	<400	<200
SB-19	10/08/2024	2.5-3.5	<60	<60	<60	<300	<100	<100	<300	<60	<60	<60	<60	<60	<60	**5,000**	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<330	4,010	22,000	<200	8,230	4,240	<50	<400	<200
SB-20	10/07/2024	2.5-3.5	<70	<70	<70	<400	<100	<100	<400	<70	<70	<70	<70	<70	<70	<170	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	NA	5,790	44,100	250	18,100	12,200	91	650	<200
SB-21	10/07/2024	2.0-3.0	<70	<70	<70	<400	<100	<100	<400	<70	170	<70	<70	<70	<70	<170	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	400	<300	<300	<300	<300	300	NA	4,300	35,500	300	11,000	12,100	53	660	<200
SB-22	10/07/2024	2.0-3.0	<70	<70	<70	<300	<100	<100	<300	<70	<70	<70	<70	<70	<70	<170	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<330	7,380	60,800	<200	8,160	11,500	<50	<400	<200
SB-22	10/07/2024	9.0-10.0	<60	<60	<60	<300	<100	<100	<300	<60	<60	<60	<60	<60	<60	<160	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	NA	4,740	14,700	<200	12,200	4,440	<50	<400	<200
SB-23	10/08/2024	5.5-6.5	<60	<60	<60	<300	<100	<100	<300	<60	<60	<60	<60	<60	<60	<160	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	NA	5,590	21,800	<200	8,720	9,130	<50	<400	<200
SB-24	10/07/2024	3.5-4.5	<60	<60	<60	<300	<100	<100	<300	<60	<60	<60	<60	<60	<60	<160	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<330	6,560	36,900	620	9,480	40,400	<50	<400	<200
SB-24	10/07/2024	7.0-8.0	<60	<60	<60	<300	<100	<100	<300	<60	<60	<60	<60	<60	<60	<160	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	NA	3,850	21,800	<200	10,000	4,770	<50	<400	<200
SB-25	10/08/2024	1.5-2.5	<60	<60	<60	<300	<100	200	<300	<60	<60	<60	<60	<60	<60	80	<MDL	<300	<300	<300	<300	<300	400	<300	400	<300	<300	300	<300	<300	<300	<300	<300	NA	11,200	53,900	620	20,200	47,900	<50	730	<200
SB-26	10/07/2024	2.0-3.0	<90	<90	<90	<400	<200	<200	<400	<90	<90	<90	<90	<90	<90	<290	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<330	10,800	55,600	850	12,400	18,200	**185**	<400	<200
SB-27	10/07/2024	2.0-3.0	<60	<60	<60	<300	<100	<100	<300	<60	110	<60	<60	<60	<60	<160	<MDL	<300	<300	<300	1,200	1,700	2,900	900	3,200	1,400	<300	1,700	<300	800	<300	<300	400	1,600	<330	9,290	65,600	560	25,800	31,400	<50	<400	<200
SB-27	10/07/2024	6.5-7.5	<60	<60	<60	<300	<100	<100	<300	<60	<60	<60	<60	<60	<60	<160	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	NA	4,310	26,800	<200	9,910	5,080	<50	<400	<200
SB-28	10/09/2024	4.0-5.0	<70	<70	<70	<400	<100	<100	<400	<70	<70	<70	<70	<70	<70	<170	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	NA	2,290	20,900	<200	7,440	6,240	<50	560	<200
SB-28	10/09/2024	7.5-8.5	<60	210	<60	<300	<100	<100	<300	<60	<60	<60	<60	<60	<60	<160	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	NA	4,560	16,800	<200	7,830	3,930	<50	<400	<200
SB-29	10/07/2024	2.0-3.0	<60	<60	<60	<300	<100	<100	<300	<60	<60	<60	<60	<60	<60	<160	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<330	12,400	59,400	270	21,900	12,600	112	780	<200
SB-30	10/08/2024	2.0-3.0	<60	<60	<60	<300	<100	<100	<300	<60	<60	<60	<60	<60	<60	<160	<MDL	<300	<300	<300	1,200	1,200	2,800	500	3,100	1,500	<300	3,400	<300	500	<300	<300	1,700	2,500	NA	4,550	34,800	430	**75,400**	26,900	<50	430	<200
SB-30	10/08/2024	6.0-7.0	<60	<60	<60	<300	<100	<100	<300	<60	<60	<60	<60	<60	<60	<160	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	NA	3,970	16,100	<200	5,750	3,380	<50	<400	<200
SB-31	10/09/2024	4.5-5.5	<60	<60	<60	<300	<100	<100	<300	<60	70	<60	<60	<60	<60	<160	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	NA	1,580	10,200	<200	10,600	5,020	<50	<400	<200
SB-31	10/09/2024	12.0-13.0	<60	1,170	<60	<300	<100	<100	<300	<60	<60	<60	<60	<60	<60	<160	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	NA	4,980	54,200	<200	15,400	6,730	<50	<400	<200
SB-32	10/09/2024	5.0-6.0	<60	1,000	<60	<300	<100	<100	<300	<60	<60	<60	<60	<60	<60	<160	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	NA	3,080	19,000	<200	8,060	3,590	<50	<400	<200
SB-32	10/09/2024	10.0-11.0	<80	<80	<80	<400	<200	<200	<400	<80	<80	<80	<80	<80	<80	<280	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	NA	2,080	27,000	<200	17,100	6,880	61	430	<200
SB-33	10/09/2024	4.5-5.5	<60	<60	<60	<300	<100	<100	<300	<60	<60	<60	<60	<60	<60	<160	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	NA	3,210	33,700	470	**31,100**	31,800	53	<400	<200
SB-33	10/09/2024	6.5-7.5	<60	<60	<60	<300	<100	<100	<300	<60	<60	<60	<60	<60	<60	<160	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<330	2,300	23,900	<200	8,350	3,820	<50	<400	<200
SB-34	10/09/2024	4.0-5.0	<50	<50	<50	<300	<100	<100	<300	<50	**740**	<50	<50	<50	<50	<150	<MDL	<300	2,300	1,100	11,300	**19,100**	**26,300**	11,700	29,700	11,100	**2,400**	**13,800**	<300	7,700	<300	**1,000**	**2,200**	18,300	NA	4,410	21,700	<200	8,910	20,500	<50	<400	560

Cleanup Criteria Requirements for Response Activity (R 299.1 - R 299.50)
Generic Soil Cleanup Criteria Tables 2 and 3: Residential and Non-Residential Part 201 Generic Cleanup Criteria and Screening Levels/Part 213 Risk-Based Screening Levels, June 25, 2018
EGLE Volatilization to Indoor Air Pathway (VIAP) Screening Levels, September 4, 2020

Residential (µg/Kg)																																										
Huron Erie Glacial Lobe - SAND			NA	NA	NA	NA	NL	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	22,800	172,000	2,000	30,400	24,100	120	1,300	1,200
Huron Erie Glacial Lobe - CLAY			NA	NA	NA	NA	NL	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	22,800	172,000	2,000	55,600	26,200	500	1,200	1,400
Statewide Default Background Levels			NA	NA	NA	NA	NL	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	5,800	75,000	1,200	18,000	21,000	130	410	1,000
Drinking Water Protection (Res DWP)			1,600	1,400	1,500	91,000	NL	57,000	35,000	1,600	100	100	1,800	2,100	1,800	5,600	Various	3.00E+05	5,900	41,000	NLL	NLL	NLL	NLL	NLL	NLL	NLL	7.30E+05	3.90E+05	NLL	57,000	35,000	56,000	4.80E+05	NLL	4,600	1.30E+06	6,000	30,000	7.00E+05	1,700	4,000	4,500
Groundwater Surface Water Interface Protection (GSIP)			ID	12,000	360	3,200	NL	4,200	730	ID	1,200 {X}	4,000 {X}	570	570	1,100	980	Various	8,700	ID	ID	NLL	NLL	NLL	NLL	NLL	NLL	NLL	5,500	5,300	NLL	4,200	730	2,100	ID	NLL	4,600	7.2E+05 {G}	5,200 {G,X}	3,300	4.8E+06 {G,X}	50 {M}; 1.2	400	100 {M}; 27
Soil Volatilization to Indoor Air Inhalation (Res SVII)			ID	22,000	87,000	4.0E+05 {C}	NL	2.70E+06	2.50E+05	ID	11,000	1,000	2.6E+06 {C}	4.3E+06 {C}	2.6E+06 {C}	6.3E+06 {C}	Various	1.9E+08	1.60E+06	1.0E+9 {D}	NLV	NLV	ID	NLV	NLV	ID	NLV	1.0E+9 {D}	5.8E+08	NLV	2.70E+06	2.50E+05	2.8E+06	1.0E+9 {D}	3.0E+06	NLV	NLV	NLV	NLV	NLV	48,000	NLV	NLV
Ambient Air Infinite Source Volatile Soil Inhalation (Res VSI)			ID	1.60E+05	7.20E+05	1.70E+06	NL	1.50E+06	3.00E+05	ID	1.70E+05	11,000	1.60E+07	2.10E+07	1.60E+07	4.60E+07	Various	8.1E+07	2.2E+06	1.4E+09	NLV	NLV	ID	NLV	NLV	ID	NLV	7.40E+08	1.3E+08	NLV	1.50E+06	3.00E+05	1.60E+05	6.5E+08	2.40E+05	NLV	NLV	NLV	NLV	NLV	52,000	NLV	NLV
Ambient Air Finite VSI for 5 Meter Source Thickness			ID	4.20E+05	1.00E+06	1.70E+06	NL	1.50E+06	3.00E+05	ID	4.80E+05	25,000	3.80E+08	5.00E+08	3.80E+08	6.10E+07	Various	8.1E+07	2.2E+06	1.4E+09	NLV	NLV	ID	NLV	NLV	ID	NLV	7.4E+08	1.3E+08	NLV	1.50E+06	3.00E+05	1.60E+05	6.5E+08	7.9E+06	NLV	NLV	NLV	NLV	NLV	52,000	NLV	NLV
Ambient Air Finite VSI for 2 Meter Source Thickness			ID	9.90E+05	2.20E+06	2.80E+06	NL	1.50E+06	3.00E+05	ID	1.1E+06	57,000	3.80E+08	5.00E+08	3.80E+08	1.30E+08	Various	8.1E+07	2.2E+06	1.4E+09	NLV	NLV	ID	NLV	NLV	ID	NLV	7.4E+08	1.3E+08	NLV	1.50E+06	3.00E+05	1.60E+05	6.5E+08	7.9E+06	NLV	NLV	NLV	NLV	NLV	52,000	NLV	NLV
Ambient Air Particulate Soil Inhalation (Res PSI)			4.00E+08	2.30E+09	1.00E+10	5.80E+09	NL	6.70E+08	2.00E+08	1.30E+09	2.7E+09	1.30E+08	8.20E+10	8.20E+10	8.20E+10	2.90E+11	Various	1.4E+10	2.3E+09	6.7E+10	ID	1.5E+06	ID	8.0E+08	ID	ID	ID	9.3E+09	9.3E+09	ID	6.70E+08	2.0E+08	6.7E+06	6.7E+09	5.2E+06	7.20E+05	3.30E+08	1.70E+06	2.60E+05	1.00E+08	2.00E+07	1.30E+08	6.70E+06
Direct Contact (Res DC)			2.50E+06	2.5E+06 {C}	2.2E+07 {C}	2.5E+07 {C}	NL	8.10E+06	1.60E+07	2.50E+06	2.0E+05 {C}	5.0E+5 {C,DD}	3.2E+07 {C}	3.2E+07 {C}	3.2E+07 {C}	4.1E+08 {C}	Various	4.1E+07	1.6E+06	2.3E+08	20,000	2,000	20,000	2.5E+06	2.00E+05	2.0E+06	2,000	4.6E+07	2.7E+07	20,000	8.10E+06	1.6E+07	1.6E+06	2.9E+07	(T)	7,600	3.70E+07	5.50E+05	2.50E+06	4.00E+05	1.60E+05	2.60E+06	2.50E+06
Nonresidential (µg/Kg)																																										
Drinking Water Protection (Nonres DWP)			4,600	1,400	1,500	2.60E+05	NL	1.70E+05	1.00E+05	4,600	100	100	1,800	2,100	1,800	5,600	Various	8.80E+05	17,000	41,000	NLL	NLL	NLL	NLL	NLL	NLL	NLL	7.30E+05	8.90E+05	NLL	1.70E+05	1.00E+05	1.60E+05	4.80E+05	NLL	4,600	1.30E+06	6,000	30,000	7.00E+05	1,700	4,000	4,500
Soil Volatilization to Indoor Air Inhalation (Nonres SVII)			ID	41,000	4.6E+05 {C}	7.3E+05 {C}	NL	4.90E+06	4.70E+05	ID	21,000	1,900	4.8E+06 {C}	8.0E+06 {C}	4.8E+06 {C}	1.2E+07 {C}	Various	3.5E+08	3.0E+06	1.0E+9 {D}	NLV	NLV	ID	NLV	NLV	ID	NLV	1.0E+9 {D}	1.0E+9 {D}	NLV	4.90E+06	4.70E+05	5.1E+06	1.0E+9 {D}	1.6E+07	NLV	NLV	NLV	NLV	NLV	89,000	NLV	NLV
Ambient Air Infinite Source Volatile Soil Inhalation (Nonres VSI)			ID	2.10E+05	2.40E+06	2.00E+06	NL	1.80E+06	3.50E+05	ID	2.10E+05	14,000	1.90E+07	2.50E+07	1.90E+07	5.40E+07	Various	9.7E+07	2.7E+06	1.6E+09	NLV	NLV	ID	NLV	NLV	ID	NLV	8.9E+08	1.5E+08	NLV	1.80E+06	3.50E+05	1.90E+05	7.8E+08	8.10E+05	NLV	NLV	NLV	NLV	NLV	62,000	NLV	NLV
Ambient Air Finite VSI for 5 Meter Source Thickness			ID	4.30E+05	3.10E+06	2.00E+06	NL	1.80E+06	3.50E+05	ID	4.90E+05	25,000	4.60E+08	6.00E+08	4.60E+08	6.50E+07	Various	9.7E+07	2.7E+06	1.6E+09	NLV	NLV	ID	NLV	NLV	ID	NLV	8.8E+08	1.5E+08	NLV	1.80E+06	3.50E+05	1.90E+05	7.8E+08	2.8E+07	NLV	NLV	NLV	NLV	NLV	62,000	NLV	NLV
Ambient Air Finite VSI for 2 Meter Source Thickness			ID	1.00E+06	6.50E+06	3.00E+06	NL	1.80E+06	3.50E+05	ID	1.1E+06	58,000	4.60E+08	6.00E+08	4.60E+08	1.30E+08	Various	9.7E+07	2.7E+06	1.6E+09	NLV	NLV	ID	NLV	NLV	ID	NLV	8.8E+08	1.5E+08	NLV	1.80E+06	3.50E+05	1.90E+05	7.8E+08	2.8E+07	NLV	NLV	NLV	NLV	NLV	62,000	NLV	NLV
Ambient Air Particulate Soil Inhalation (Nonres PSI)			ID	1.00E+09	1.30E+10	2.60E+09	NL	2.90E+08	8.80E+07	5.90E+08	1.2E+09	5.90E+07	3.60E+10	3.60E+10	3.60E+10	1.30E+11	Various	6.2E+09	1.0E+09	2.9E+10	ID	1.5E+06	ID	3.5E+08	ID	ID	ID	4.1E+09	4.1E+09	ID

TABLE 2
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS: VOCs, PNAs, AND RCRA 8 METALS
704 WOODWARD AVENUE, ROCHESTER, MICHIGAN
PM PROJECT # 01-13992-1-0004

Volatile Organic Compounds (VOCs), Polynuclear Aromatic Hhydrocarbons (PNAs), and RCRA 8 Metals (µg/L)				sec-Butylbenzene	cis-1,2-Dichloroethene	Ethylbenzene	n-Propylbenzene	1,2,3-Trimethylbenzene	Vinyl chloride	Xylenes	Other VOCs	Naphthalene	Other VOCs	Arsenic	Barium	Cadmium	Chromium	Lead	Mercury	Selenium	Silver
Chemical Abstract Service Number (CAS#)				135988	156592	100414	103651	526738	75014	1330207	Various	91203	Various	7440382	7440393	7440439	16065831	7439921	7439976	7782492	7440224
Sample ID	**Sample Date**	**Screen Depth (bgs)**	**Depth to Groundwater (bgs)**	**VOCs**								**PNAs**		**METALS**							
TMW-9	10/08/2024	4.0-9.0	5.02	<1	<1	<1	<1	<1	<1	<3	<MDL	<5	<MDL	**68**	167	<0.5	**20**	**26**	<0.2	<5	<0.5
TMW-11	10/07/2024	4.0-9.0	3.90	<1	2	<1	<1	<1	**9**	<3	<MDL	5	<MDL	**81**	58	<0.5	<5	<3	<0.2	<5	<0.5
TMW-12	10/08/2024	4.5-9.5	6.25	<1	8	<1	<1	<1	**10**	<3	<MDL	<5	<MDL	9	96	<0.5	<5	<3	<0.2	<5	<0.5
TMW-21	10/07/2024	3.0-8.0	4.95	<1	**168**	<1	<1	<1	<1	<3	<MDL	<5	<MDL	**21**	207	<0.5	<5	<3	<0.2	<5	<0.5
TMW-28	10/09/2024	3.0-8.0	4.80	<1	4	<1	<1	<1	**8**	12	<MDL	<5	<MDL	**116**	74	<0.5	<5	5	<0.2	<5	<0.5
TMW-31	10/09/2024	4.0-9.0	5.06	<1	**104**	<1	<1	<1	**10**	<3	<MDL	6	<MDL	750	1,100	**7**	**470**	**400**	**0.7**	<50	<5
TMW-33	10/09/2024	4.0-9.0	5.03	<1	6	<1	<1	<1	**14**	<3	<MDL	<5	<MDL	**34**	81	<0.5	<5	<3	<0.2	<5	<0.5
TMW-34	10/09/2024	3.0-8.0	4.55	1	19	3	5	3	<1	<3	<MDL	<5	<MDL	2	72	<0.5	<5	<3	<0.2	<5	<0.5
Cleanup Criteria Requirements for Response Activity (R 299.1 - R 299.50) **Generic Groundwater Cleanup Criteria Table 1: Residential and Non-Residential Part 201 Generic Cleanup Criteria and Screening Levels/Part 213 Risk-Based Screening Levels, August 3, 2020** **EGLE Volatilization to Indoor Air Pathway (VIAP) Screening Levels, September 4, 2020**																					
Residential/Nonresidential (µg/L)																					
Residential Drinking Water (Res DW)				80	70 {A}	74 {E}	80	63 {E}	2.0 {A}	280 {E}	Various	520	Various	10 {A}	2,000 {A}	5.0 {A}	100 {A}	4.0 {L}	2.0 {A}	50 {A}	34
Residential Health Based Drinking Water Values				NL	NL	700 {E}	NL	NL	NL	10,000 {E}	Various	NL	Various	NL	NL	NL	NL	NL	NL	NL	NL
Nonresidential Drinking Water (Nonres DW)				230	70 {A}	74 {E}	230	63 {E}	2.0 {A}	280 {E}	Various	1,500	Various	10 {A}	2,000 {A}	5.0 {A}	100 {A}	4.0 {L}	2.0 {A}	50 {A}	98
Nonresidential Health Based Drinking Water Values				NL	NL	700 {E}	NL	NL	NL	10,000 {E}	Various	NL	Various	NL	NL	NL	NL	NL	NL	NL	NL
Groundwater Surface Water Interface (GSI)				ID	620	18	ID	17	13 {X}	49	Various	11	Various	10	1,100 {G}	4.3 {G,X}	11	27 {G,X}	0.0013	5.0	0.2 {M}; 0.06
Residential Groundwater Volatilization to Indoor Air Inhalation (Res GVII) [1]				ID	93,000	1.10E+05	ID	56,000 {S}	1,100	1.9E+5 {S}	Various	31,000 {S}	Various	NLV	NLV	NLV	NLV	NLV	56 {S}	NLV	NLV
Nonresidential Groundwater Volatilization to Indoor Air Inhalation (Nonres GVII) [1]				ID	2.10E+05	1.7E+5 {S}	ID	56,000 {S}	13,000	1.9E+5 {S}	Various	31,000 {S}	Various	NLV	NLV	NLV	NLV	NLV	56 {S}	NLV	NLV
Screening Levels (µg/L)																					
Residential Shallow Volatilization to Indoor Air Pathway Screening Level (VIAP)				270	3.4	2.8	43 (DD)	43 (JT)	0.12 (MM) (M)	75 (J)	Various	4.2 (M)	Various	NA	NA	NA	NA	NA	8.8E-02	NA	NA
Residential Volatilization to Indoor Air Pathway Screening Level (VIAP)				8,100	95	74	6,100 (DD)	1,200 (JT)	2.1 (MM)	2,000 (J)	Various	130	Various	NA	NA	NA	NA	NA	2.5	NA	NA
Nonresidential Shallow Volatilization to Indoor Air Pathway Screening Level (VIAP)				400	14	28	970 (DD)	150 (JT)	10	410 (J)	Various	12	Various	NA	NA	NA	NA	NA	0.30	NA	NA
Nonresidential Volatilization to Indoor Air Pathway Screening Level (VIAP)				12,000	140	170	6,100 (DD)	1,800 (JT)	18	3,000 (J)	Various	300	Various	NA	NA	NA	NA	NA	3.7	NA	NA
Water Solubility				NA	3.50E+06	1.69E+05	NA	56,000	2.76E+06	1.86E+05	Various	3.10E+04	Various	NA	NA	NA	NA	NA	56	NA	NA
Flammability and Explosivity Screening Level				ID	5.30E+05	43,000	ID	56,000 {S}	33,000	70,000	Various	ID	Various	ID	ID	ID	ID	ID	ID	ID	ID

Criteria/RBSL Exceeded
BOLD Value Exceeds Criteria
Value Exceeds Screening Level
underline Screening Level Exceeded
[1] Tier 1 GVII Criteria based on 3 meter (or greater) groundwater depth
[2] Screening Levels based on depth to groundwater less than 10.0 feet
[3] Screening Levels based on depth to groundwater greater than 10.0 feet and not in contact with the building foundation
[4] Screening Levels based on depth to groundwater less than 5.0 feet
[5] Screening Levels based on depth to groundwater greater than 5.0 feet and not in contact with the building foundation
µg/L Micrograms Per Liter
bgs Below Ground Surface
<MDL Not detected at levels above the laboratory Method Detection Limit (MDL)
NA Not Applicable
NL Not Listed
NLL Not Likely to Leach
NLV Not Likely to Volatilize
ID Insufficient Data
{G} Metal GSI Criteria for Surface Water Not Protected for Drinking Water Use based on 245 mg/L CaCO3 Hardness: Station ID 630602, Clinton River, Rochester, MI.
{ } Other Alpha notation, please refer to EGLE Footnotes R 299.49 Footnotes for Generic Cleanup Criteria Tables, December 21, 2020

TABLE 3
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS: PFAS
704 WOODWARD AVENUE, ROCHESTER, MICHIGAN
PM PROJECT # 01-13992-1-0004

PER- AND POLYFLUOROALKYL SUBSTANCES (PFAS) (ng/L)				Perfluorobutanoic Acid (PFBA)	Perfluoropentanoic Acid (PFPeA)	Perfluorohexanoic Acid (PFHxA)	Perfluorobutane Sulfonic Acid (PFBS)	Perfluoroheptanoic Acid (PFHpA)	Perfluorooctanoic Acid (PFOA)	Perfluorohexane Sulfonic Acid (PFHxS)	Perfluorohexane Sulfonic Acid - LN (PFHxS-LN)	Perfluorooctane Sulfonic Acid (PFOS)	Perfluorooctane Sulfonic Acid - LN (PFOS-LN)	Perfluorooctane Sulfonic Acid - BR (PFOS-BR)	Other PFAS
Chemical Abstract Service Number (CAS#)				375224	2706903	307244	375735	375859	335671	355464	355464LN	1763231	1763231LN	1763231BR	Various
Sample ID	**Sample Date**	**Screen Depth (bgs)**	**Depth to Groundwater (bgs)**	**PFAS**											
TMW-9	10/8/2024	4.0-9.0	5.02	<9.7	10	8.7	4.0	6.7	**28**	**11**	8.4	**32**	15	16	<MDL
TMW-12	10/8/2024	4.5-9.5	6.25	<10	<4.0	2.3	2.6	2.0	5.8	**3.1**	2.2	**5.0**	<2.0	3.3	<MDL
TMW-31	10/9/2024	4.0-9.0	5.06	19	40	15	3.9	3.2	**9.6**	**8.4**	7.0	**22**	3.8	18	<MDL
TMW-33	10/9/2024	4.0-9.0	5.03	11	14	9.5	4.1	3.3	13	**4.9**	3.8	**16**	7.9	7.0	<MDL
Cleanup Criteria Requirements for Response Activity (R 299.1 - R 299.50) **Generic Groundwater Cleanup Criteria Table 1: Residential and Non-Residential Part 201 Generic Cleanup Criteria and Screening Levels/Part 213 Risk-Based Screening Levels, December 21, 2020** **EGLE Volatilization to Indoor Air Pathway (VIAP) Screening Levels, September 4, 2020**															
Residential/Nonresidential (ng/L)															
Residential Drinking Water (Res DW)				NL	NL	400,000 {A}	420 {A}	NL	8 {A}	51 {A}	NL	16 {A}	NL	NL	NL
Residential Health Based Drinking Water Values				NL	NL	NL	NL	NL	NL	NL	NL	16 {A}	NL	NL	NL
Nonresidential Drinking Water (Nonres DW)				NL	NL	400,000 {A}	420 {A}	NL	8 {A}	51 {A}	NL	NL	NL	NL	NL
Nonresidential Health Based Drinking Water Values				NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL
Groundwater Surface Water Interface (GSI)				NL	NL	NA	670 {X}	NL	12,000 {X}	0.21 {X}	NL	0.17 {X}	NL	NL	NL
Residential Groundwater Volatilization to Indoor Air Inhalation (Res GVII) [1]				NL	NL	ID	ID	NL	ID	ID	NL	NLV	NL	NL	NL
Nonresidential Groundwater Volatilization to Indoor Air Inhalation (Nonres GVII) [1]				NL	NL	ID	ID	NL	ID	ID	NL	NLV	NL	NL	NL
Screening Levels (ng/L)															
Residential Shallow Volatilization to Indoor Air Pathway Screening Level (VIAP)[2]				NL	NL	NL	NL	NL	TX	NL	NL	NA	NL	NL	NL
Residential Volatilization to Indoor Air Pathway Screening Level (VIAP)[3]				NL	NL	NL	NL	NL	TX	NL	NL	NA	NL	NL	NL
Nonresidential Shallow Volatilization to Indoor Air Pathway Screening Level (VIAP)[4]				NL	NL	NL	NL	NL	TX	NL	NL	NA	NL	NL	NL
Nonresidential Volatilization to Indoor Air Pathway Screening Level (VIAP)[5]				NL	NL	NL	NL	NL	TX	NL	NL	NA	NL	NL	NL
Water Solubility				NL	NL	NA	NA	NL	9.50E+09	NA	NL	3,100	NL	NL	NL
Flammability and Explosivity Screening Level				NL	NL	NA	NA	NL	NA	NA	NL	NA	NL	NL	NL

	Criteria/RBSL Exceeded
BOLD	Value Exceeds Criteria
	Value Exceeds Screening Level
underline	Screening Level Exceeded
[1]	Tier 1 GVII Criteria based on 3 meter (or greater) groundwater depth
[2]	Screening Levels based on depth to groundwater less than 10.0 feet
[3]	Screening Levels based on depth to groundwater greater than 10.0 feet and not in contact with the building foundation
[4]	Screening Levels based on depth to groundwater less than 5.0 feet
[5]	Screening Levels based on depth to groundwater greater than 5.0 feet and not in contact with the building foundation
ng/L	Nanograms Per Liter
bgs	Below Ground Surface
<MDL	Not detected at levels above the laboratory Method Detection Limit (MDL)
NA	Not Applicable
NL	Not Listed
NLL	Not Likely to Leach
NLV	Not Likely to Volatilize
ID	Insufficient Data
TX	The Remediation and Redevelopment Division Toxicology Unit has not identified an inhalation toxicity value for the hazardous substance at the date of publication of these values
{ }	Other Alpha notation, please refer to EGLE Footnotes R 299.49 Footnotes for Generic Cleanup Criteria Tables, December 21, 2020

TABLE 4
SUMMARY OF SOIL GAS ANALYTICAL RESULTS: VOCs
704 WOODWARD AVENUE, ROCHESTER, MICHIGAN
PM PROJECT # 01-13992-1-0004

Volatile Organic Compounds (VOCs) ($\mu g/m^3$)			Acetone	Benzene	Carbon disulfide	Cyclohexane	1,1-Dichloroethane	trans-1,2-Dichloroethylene	cis-1,2-Dichloroethylene	Ethanol	Ethylbenzene	4-Ethyltoluene	Heptane	Hexane	Propylene	Styrene	1,1,1-Trichloroethane	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	2,2,4-Trimethylpentane	Tetrachloroethylene	Toluene	Trichloroethylene	Trichlorofluoromethane	Vinyl chloride	Xylenes (total)	Other VOCs
Chemical Abstract Service Number (CAS#)			67641	71432	75150	110827	75343	156605	156592	64175	100414	622968	142825	110543	115071	100425	71556	95636	108678	540841	127184	108883	79016	75694	75014	1330207	Various
Sample ID	**Sample Date**	**Sample Depth/Type (feet bgs)**	**VOCs**																								
TSG-4	10/09/2024	5.0	210	22	<62	55	<8.1	<7.9	<7.9	<38	13	<9.8	130	230	520	<8.5	<11	9.8	<9.8	<9.3	34	53	<11	<11	<5.1	39	<MDL
TSG-10	10/08/2024	5.0	<140	26	120	86	<8.1	<7.9	12	38	65	280	74	140	1,400	<8.5	<11	840	250	<61	20	120	<11	<11	<5.1	280	<MDL
TSG-11	10/08/2024	5.0	<97	64	190	28	<8.1	28	71	<38	200	44	41	130	<205	43	<11	210	120	<9.3	810	384	**564**	<11	**61**	1,370	<MDL
TSG-14	10/08/2024	5.0	<10,000	<1,300	<14,000	<4,850	<1,600	<1,600	<1,600	<8,300	**6,500**	5,400	43,000	18,000	<34,000	<1,700	<2,200	**9,300**	**4,400**	**710,600**	<2,700	<1,500	<2,100	<2,200	<1,000	**17,000**	<MDL
TSG-19	10/08/2024	5.0	<190	<48	<250	<79	<32	<32	<32	<150	**873**	2,540	578	250	<690	<34	<44	**7,098**	**2,370**	3,090	68	79	<43	56	<20	2,900	<MDL
TSG-22	10/07/2024	5.0	<50	32	<62	83	<8.1	<7.9	<7.9	<38	26	15	110	190	860	<8.5	<11	39	<9.8	<19	68	83	<11	<11	<5.1	130	<MDL
TSG-24	10/07/2024	5.0	<48	16	<62	59	8.1	<7.9	<7.9	<38	13	<9.8	37	99	<398	<8.5	130	29	<9.8	<9.3	88	45	<11	130	<5.1	69	<MDL
TSG-27	10/07/2024	5.0	<48	<6.4	<62	<24	<8.1	<7.9	<7.9	<38	<8.7	<9.8	190	374	520	<8.5	<11	20	<9.8	<9.3	430	15	<11	34	<5.1	39	<MDL
TSG-29	10/07/2024	5.0	<97	16	<62	24	<8.1	<7.9	<7.9	57	39	20	37	46	<170	<8.5	<11	54	15	<9.3	14	130	<11	<11	<5.1	220	<MDL
EGLE Volatilization to Indoor Air Pathway (VIAP) Screening Levels, September 4, 2020																											
EGLE Residential/Nonresidential Volatilization to Indoor Air Pathway (VIAP) Screening Levels ($\mu g/m3$)																											
Residential Volatilization to Indoor Air Pathway Screening Level (VIAP)			1.0E+06 (EE)	110	24,000	2.10E+05	530	2,800	280	6.3E+05 (EE)	340	NL	1.20E+05	24,000	NL	1,500	1.70E+05 (EE	2,100 (JT)	2,100 (JT)	1.20E+05	1,400 (EE)	1.70E+05	67 (DD)	15,000	54 (MM)	7,600 (J)	Various
Nonresidential Volatilization to Indoor Air Pathway Screening Level (VIAP)			1.0E+06 (EE)	260	36,000	3.10E+05	1,200	4,100	410	6.3E+05 (EE)	800	NL	1.80E+05	36,000	NL	3,500	2.30E+05 (EE	3,100 (JT)	3,100 (JT)	1.80E+05	1,400 (EE)	2.50E+05 (EE	67 (DD)	22,000	450	11,000 (J)	Various

Screening Level Exceeded

BOLD Value Exceeds Screening Level
<MDL Not detected at or above laboratory reporting or detection limits
bgs Below Ground Surface
NL Not Listed
$\mu g/m^3$ micrograms per cubic meter
J Estimated Value
{ } Other Alpha notation, please refer to EGLE Footnotes R 299.49 Footnotes for Generic Cleanup Criteria Tables, December 21, 2020

TABLE 5
SUMMARY OF GROUNDWATER ELEVATION AND LNAPL THICKNESS DATA
(DECEMBER 2024 - JANUARY 2025)
704 WOODWARD AVENUE, ROCHESTER, MICHIGAN
PM PROJECT # 01-13992-1-0004

Well ID	Installation Date	Gauging Date	Well Construction	Screen Interval (feet BGS)	Top of Casing Elevation (feet)	Ground Surface Elevation (feet)	Top of Screen Elevation (feet)	Bottom of Screen Elevation (feet)	Measured Depth of Well (feet BTOC)	Depth to Groundwater (feet BTOC)	Depth to Product (feet BTOC)	Depth to Groundwater (feet BGS)	LNAPL Thickness (feet)	Groundwater Elevation (feet)
TMW-35	12/19/2024	12/19/2024	Semi-Permanent	2.00-12.00	102.65	100.02	98.02	88.02	14.50	7.91	ND	5.28	0.00	94.74
		01/08/2025								7.48	ND	4.85	0.00	95.17
TMW-36	12/19/2024	12/19/2024	Semi-Permanent	2.00-12.00	103.84	100.90	98.90	88.90	14.65	9.70	ND	6.76	0.00	94.14
		01/08/2025								8.52	ND	5.58	0.00	95.32
TMW-37	12/19/2024	12/19/2024	Semi-Permanent	2.00-12.00	104.36	105.55	103.55	93.55	14.55	8.91	ND	10.10	0.00	95.45
		01/08/2025								9.29	ND	10.48	0.00	95.07
TMW-38	12/19/2024	12/19/2024	Semi-Permanent	2.00-12.00	101.73	99.77	97.77	87.77	14.50	7.30	ND	5.34	0.00	94.43
		01/08/2025								6.92	ND	4.96	0.00	94.81
TMW-39	12/19/2024	12/19/2024	Semi-Permanent	2.00-12.00	101.64	99.37	97.37	87.37	13.91	7.22	ND	4.95	0.00	94.42
		01/08/2025								6.89	ND	4.62	0.00	94.75

BTOC Below Top of Casing
BGS Below Ground Surface
ND Non-Detect
LNAPL Light Non-Aqeuous Phase Liquid

Phase II Appendices intentionally not included due to size.
Available upon request

TABLES

Table 1

Eligible Activity Cost Schedule

Act 381 Eligible Activities

Work Plan Exempt Activities - Assessment	**Local Only TIR**	**State and Local TIR**	**Total**
Phase I ESA		$ 2,800	$ 2,800
Phase II ESA		$ 79,120	$ 79,120
BEA		$ 5,000	$ 5,000
Hazardous Materials Survey		$ 3,080	$ 3,080
Work Plan Exempt Activities - Assessment Sub-Total	**$ -**	**$ 90,000**	**$ 90,000**
Work Plan Exempt Activities - Due Care Planning	**Local Only TIR**	**State and Local TIR**	**Total**
Due Care Investigation		$ 20,000	$ 20,000
Due Care Plan - Construction Phase Management Plan		$ 5,000	$ 5,000
Work Plan Exempt Activities - Due Care Planning Sub-Total	**$ -**	**$ 25,000**	**$ 25,000**
Department Specific Activities	**Local Only TIR**	**State and Local TIR**	**Total**
Vapor Mitigation System			
Vapor Mitigation System Design	$ 40,000		$ 40,000
Vapor Mitigation System Installation	$ 607,500		$ 607,500
Vapor System Prove Out Testing	$ 50,000		$ 50,000
Vapor System Operation and Maintenance (Year 1)	$ 50,000		$ 50,000
Barriers, Liners, and Gasketing			
Utility Migration Barriers	$ 21,000		$ 21,000
Water Utility Gasketing -Viton	$ 22,800		$ 22,800
Marmac CR 8"	$ 11,200		$ 11,200
Marmac CR 18"	$ 20,000		$ 20,000
Demarcation Barrier - Dermal Contact	$ 15,625		$ 15,625
Pond Liner	$ 19,094		$ 19,094
Surface Cover			
12" Surface Cover	$ 19,375		$ 19,375
Contaminated Water Management			
Frac Tank Rental	$ 10,500		$ 10,500
Contaminated Water Treatment and Disposal	$ 40,367		$ 40,367
Contaminated Water Treatment Mobilization and Demobilization	$ 50,000		$ 50,000
WWTP Ops Allowance	$ 90,000		$ 90,000
Permit Required Monitoring Allowance	$ 45,000		$ 45,000
Contaminated Soil Transport and Disposal			
Non-Hazardous Contaminated Soil Transport	$ 183,750		$ 183,750
Non-Hazardous Contaminated Soil Disposal	$ 459,376		$ 459,376
Exvacation Activities - allowance for DC Barrier			
Excavation	$ 6,945		$ 6,945
Transport	$ 7,750		$ 7,750
Disposal	$ 19,375		$ 19,375
Demolition Response Activities			
Closed in place UST Removal	$ 46,000		$ 46,000
Oversight, Sampling and Reporting			
Field Oversight	$ 138,750		$ 138,750
Project Management	$ 25,000		$ 25,000
Laboratory Analytical Allowance	$ 20,000		$ 20,000
Reporting	$ 20,000		$ 20,000
Department Specific Activities Sub-Total	**$ 2,039,408**	**$ -**	**$ 2,039,408**
Demolition	**Local Only TIR**	**State and Local TIR**	**Total**
Building Demolition	$ 150,000	$ 150,000	$ 300,000
Demolition Sub-Total	**$ 150,000**	**$ 150,000**	**$ 300,000**
Lead, Asbestos, and Mold Abatement, Universal Waste	**Local Only TIR**	**State and Local TIR**	**Total**
Asbestos Abatement		$ 77,000	$ 77,000
Abatement Air Monitoring, Oversight, Reporting		$ 23,000	$ 23,000
Lead, Asbestos, and Mold Abatement, Universal Waste Sub-Total	**$ -**	**$ 100,000**	**$ 100,000**
Eligible Activities Sub-Total	**$ 2,189,408**	**$ 365,000**	**$ 2,554,408**
15% Contingency	$ 365,911	$ 3,750	$ 369,661
Brownfield Plan and Act 381 Work Plan Preparation	$ 30,000		$ 30,000
Brownfield Plan and Act 381 Work Plan Implementation	$ 30,000		$ 30,000
EGLE Eligible Activities Total Costs	**$ 2,615,319**	**$ 368,750**	**$ 2,984,069**

Table 2

Tax Increment Revenue Capture Estimates

Tax Increment Financing Capture Estimates

The Trails at Paintcreek
704 Woodward, Rochester, MI
PM Project R252.00255.000

BROWNFIELD ONLY
ROCHESTER

Value (TV) Increase Rate: 2.00% Multiplier 1.020

Brownfield Plan Year		**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**TOTAL**
Calendar Year	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	
Total Base Value Brownfield	$ 522,960	$ 522,960	$ 522,960	$ 522,960	$ 522,960	$ 522,960	$ 522,960	$ 522,960	$ 522,960	$ 522,960	$ 522,960	$ 522,960	
Total Incremental Difference		**$ 977,040**	**$ 3,977,040**	**$ 8,567,040**	**$ 13,248,840**	**$ 13,524,276**	**$ 13,805,221**	**$ 14,091,784**	**$ 14,384,079**	**$ 14,682,220**	**$ 14,986,324**	**$ 15,296,509**	
Post Development Taxable Value		**$ 1,500,000**	**$ 4,500,000**	**$ 9,090,000**	**$ 13,771,800**	**$ 14,047,236**	**$ 14,328,181**	**$ 14,614,744**	**$ 14,907,039**	**$ 15,205,180**	**$ 15,509,284**	**$ 15,819,469**	
School Capture	Millage Rate												
State Education Tax (SET)	6.0000	$ 5,862	$ 23,862	$ 51,402	$ 79,493	$ 81,146	$82,831	$ 84,551	$ 86,304	$ 88,093	$ 89,918	$ 91,779	$ 765,242
School Operating Tax	0.0000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
School Brownfield Capturable Total	**6.0000**	$ 5,862	$ 23,862	$ 51,402	$ 79,493	$ 81,146	$ 82,831	$ 84,551	$ 86,304	$ 88,093	$ 89,918	$ 91,779	**$ 765,242**
Local Capture													
COUNTY OPERATING	3.9539	$ 3,863	$ 15,725	$ 33,873	$ 52,385	$ 53,474	$ 54,584	$ 55,718	$ 56,873	$ 58,052	$ 59,254	$ 60,481	$ 504,282
OIS ALLOCATED	0.1874	$ 183	$ 745	$ 1,605	$ 2,483	$ 2,534	$ 2,587	$ 2,641	$ 2,696	$ 2,751	$ 2,808	$ 2,867	$ 23,901
OIS VOTED	2.9667	$ 2,899	$ 11,799	$ 25,416	$ 39,305	$ 40,122	$ 40,956	$ 41,806	$ 42,673	$ 43,558	$ 44,460	$ 45,380	$ 378,374
OCC VOTED	1.4836	$ 1,450	$ 5,900	$ 12,710	$ 19,656	$ 20,065	$ 20,481	$ 20,907	$ 21,340	$ 21,783	$ 22,234	$ 22,694	$ 189,219
COUNTY PK & REC	0.3431	$ 335	$ 1,365	$ 2,939	$ 4,546	$ 4,640	$ 4,737	$ 4,835	$ 4,935	$ 5,037	$ 5,142	$ 5,248	$ 43,759
HCMA	0.2070	$ 202	$ 823	$ 1,773	$ 2,743	$ 2,800	$ 2,858	$ 2,917	$ 2,978	$ 3,039	$ 3,102	$ 3,166	$ 26,401
OCPTA	0.9500	$ 928	$ 3,778	$ 8,139	$ 12,586	$ 12,848	$ 13,115	$ 13,387	$ 13,665	$ 13,948	$ 14,237	$ 14,532	$ 121,163
GENERAL	12.5364	$ 12,249	$ 49,858	$ 107,400	$ 166,093	$ 169,546	$ 173,068	$ 176,660	$ 180,325	$ 184,062	$ 187,875	$ 191,763	$ 1,598,897
OPC OPERATING	0.3132	$ 306	$ 1,246	$ 2,683	$ 4,150	$ 4,236	$ 4,324	$ 4,414	$ 4,505	$ 4,598	$ 4,694	$ 4,791	$ 39,946
SCHOOL SINKING	1.4596	$ 1,426	$ 5,805	$ 12,504	$ 19,338	$ 19,740	$ 20,150	$ 20,568	$ 20,995	$ 21,430	$ 21,874	$ 22,327	$ 186,158
Local Brownfield Capturable Total	**24.4009**	**$ 23,841**	**$ 97,043**	**$ 209,043**	**$ 323,284**	**$ 330,005**	**$ 336,860**	**$ 343,852**	**$ 350,984**	**$ 358,259**	**$ 365,680**	**$ 373,249**	**$ 3,112,100**
Non-Capturable Millages													
SCHOOL DEBT	1.6400	$ 1,602	$ 6,522	$ 14,050	$ 21,728	$ 22,180	$ 22,641	$ 23,111	$ 23,590	$ 24,079	$ 24,578	$ 25,086	$ 209,166
ZOO AUTHORITY	0.0945	$ 92	$ 376	$ 810	$ 1,252	$ 1,278	$ 1,305	$ 1,332	$ 1,359	$ 1,387	$ 1,416	$ 1,446	$ 12,053
ART INSTITUTE	0.1945	$ 190	$ 774	$ 1,666	$ 2,577	$ 2,630	$ 2,685	$ 2,741	$ 2,798	$ 2,856	$ 2,915	$ 2,975	$ 24,807
Total Non-Capturable Taxes	**1.9290**	**$ 1,885**	**$ 7,672**	**$ 16,526**	**$ 25,557**	**$ 26,088**	**$ 26,630**	**$ 27,183**	**$ 27,747**	**$ 28,322**	**$ 28,909**	**$ 29,507**	**$ 246,025**
State and Local Total	32.3299	$ 31,588	$ 128,577	$ 276,972	$ 428,334	$ 437,238	$ 446,321	$ 455,586	$ 465,036	$ 474,675	$ 484,506	$ 494,535	$ 4,123,368
State and Local Total Capturable	**30.4009**	**$ 29,703**	**$ 120,906**	**$ 260,446**	**$ 402,777**	**$ 411,150**	**$ 419,691**	**$ 428,403**	**$ 437,289**	**$ 446,353**	**$ 455,598**	**$ 465,028**	**$ 3,877,342**

Table 3

Tax Increment Reimbursement Estimates

The Trails at Paintcreek
704 Woodward, Rochester, MI
PM Project R252.00255.000

Developer Maximum Reimbursement	Total Proportionality	School & Local Taxes	Local-Only Taxes	Total
TOTAL		**$ 368,750**	**$ 2,429,984**	**$ 2,798,734**
State	19.74%	$ 72,791	$ -	$ 72,791
Local	80.26%	$ 295,959	$ 2,429,984	$ 2,725,943
EGLE	100.00%		$ -	$ -
MSF	0.00%		$ -	$ -

Estimated Total Years of Plan: 11

Estimated Capture	
Administrative Fees	$ 143,471
State Revolving Fund	$ 72,791
LBRF	$ -
Developer Capture	$ 2,798,734
Total	$ 3,014,996

	Brownfield	*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*	*9*	*10*	*11*	
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	TOTAL
Total State Incremental Revenue		$5,862	$23,862	$51,402	$64,456	$0	$0	$0	$0	$0	$0	$0	$145,583
State Brownfield Revolving Fund (50% of SET)		$2,931	$11,931	$25,701	$32,228	$0	$0	$0	$0	$0	$0	$0	$72,791
State TIR Available for Reimbursement		**$2,931**	**$11,931**	**$25,701**	**$32,228**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$72,791**
Total Local Incremental Revenue		$23,841	$97,043	$209,043	$323,284	$330,005	$336,860	$343,852	$350,984	$358,259	$365,680	$130,562	$2,869,413
BRA Administrative Fee (5%)		$1,192	$4,852	$10,452	$16,164	$16,500	$16,843	$17,193	$17,549	$17,913	$18,284	$6,528	$143,471
Local TIR Available for Reimbursement		**$22,649**	**$92,191**	**$198,591**	**$307,119**	**$313,504**	**$320,017**	**$326,660**	**$333,435**	**$340,346**	**$347,396**	**$124,034**	**$2,725,943**
Total State & Local TIR Available		**$25,580**	**$104,122**	**$224,292**	**$339,347**	**$313,504**	**$320,017**	**$326,660**	**$333,435**	**$340,346**	**$347,396**	**$124,034**	**$ 2,798,734**
DEVELOPER	Beginning Balance												
DEVELOPER Reimbursement Balance	***$2,798,734***	***$2,773,155***	***$2,669,032***	***$2,444,740***	***$2,105,392***	***$1,791,888***	***$1,471,871***	***$1,145,212***	***$811,777***	***$471,430***	***$124,034***	***$0***	
Unreimbursed Interest Balance	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	
EGLE Environmental Costs	**$72,791**												
State Tax Reimbursement		$2,931	$11,931	$25,701	$32,228	$0	$0	$0	$0	$0	$0	$0	$72,791
Developer Reimbursement Balance		**$69,860**	**$57,929**	**$32,228**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
EGLE Environmental Costs	**$295,959**												
Local Tax Reimbursement		$22,649	$92,191	$181,119	$0	$0	$0	$0	$0	$0	$0	$0	$295,959
Developer Reimbursement Balance		**$273,310**	**$181,119**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
Local Only Costs	**$2,429,984**												
Local Tax Reimbursement		$0	$0	$17,472	$307,119	$313,504	$320,017	$326,660	$333,435	$340,346	$347,396	$124,034	$2,429,984
Developer Reimbursement Balance		**$2,429,984**	**$2,429,984**	**$2,412,512**	**$2,105,392**	**$1,791,888**	**$1,471,871**	**$1,145,212**	**$811,777**	**$471,430**	**$124,034**	**$0**	
Total Annual Developer Reimbursement		**$25,580**	**$104,122**	**$224,292**	**$339,347**	**$313,504**	**$320,017**	**$326,660**	**$333,435**	**$340,346**	**$347,396**	**$124,034**	$2,798,734
LOCAL BROWNFIELD REVOLVING FUND													
LBRF Deposits		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
State Tax Capture		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Local Tax Capture		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total LBRF Capture													

BROWNFIELD REIMBURSEMENT AGREEMENT

THIS AGREEMENT (the "Agreement") dated _____, 2026 is entered into among the **City of Rochester**, a Michigan municipal corporation ("City") and the **City of Rochester Brownfield Redevelopment Authority** ("Authority"), an authority established pursuant to 1996 PA 381, MCL 125.2651 *et seq*, ("Act 381"), whose addresses are 400 Sixth Street, Rochester, Michigan 48307, and **The Trails at Paint Creek, LLC** ("Developer"), a Michigan limited liability company, whose address is 5000 Grand River Ave. Howell, Michigan 48843.

Recitals

A. The Developer owns, or has under contract to purchase, the property in the City located at 704 Woodward, Rochester, Michigan (the "Property"), which is described on the attached Exhibit A.

B. In accordance with Act 381, on December 2, 2025 the Authority approved a Brownfield Plan dated November 13, 2025, for the Property, which the City Council of the City approved on _____, 2026 (the "Brownfield Plan"). The Brownfield Plan is attached as Exhibit B and incorporated in this Agreement.

The Property is included in the Brownfield Plan as an eligible Property because as defined by Act 381, Section 2 because it (a) was previously utilized for an industrial purpose; (b) is located within the City of Rochester, a non-core community; and (c) is determined to be a "facility" as defined by Act 381.

C. The Developer plans to redevelop the Property as multiple family, consisting of a multi-unit residential development with 45 townhomes under an Approved Site Plan ("Site Plan") filed with the City (the "Improvements"). The Improvements are intended to

create temporary construction jobs and new full-time jobs, increase the tax base of the City, and otherwise enhance the economic vitality and quality of life of the City.

D. Act 381 authorizes the Authority to reimburse a developer for the costs of Eligible Activities on Eligible Property using Tax Increment Revenues generated by the redevelopment of the property.

E. To make the Improvements on the Property, the Developer may incur costs to conduct Eligible Activities—including Assessment Activities, Due Care Planning Activities, Department Specific Activities, Demolition, Lead, Asbestos, Mold Abatement, and Universal Waste Activities, and the costs to prepare and implement the Brownfield Plan—each of which may require the services of contractors, engineers, environmental consultants, and other professionals (the "Eligible Costs"). The Developer estimates the Eligible Costs, including contingencies, to be approximately $2,984,069.

F. However, the amount that Developer is allowed to be reimbursed ("Reimbursable Eligible Costs') over the 11-year capture period shall not exceed $2,798,734, inclusive of contingency.

G. The Brownfield Plan describes the use of Tax Increment Revenues that are generated by Local Taxes and School Taxes imposed on the Property to reimburse the Developer for the Reimbursable Eligible Costs.

H. The parties are entering into this Agreement to establish the procedure for reimbursing the Reimbursable Eligible Costs and using Tax Increment Revenues in accordance with Act 381 and the Brownfield Plan.

Agreement

For valuable consideration, the parties agree with each other as follows:

1. The Brownfield Plan. To the extent provisions of the Brownfield Plan conflict

with this Agreement, this Agreement controls. To the extent provisions of the Brownfield Plan or this Agreement conflict with Act 381, Act 381 controls.

2. Term of Agreement. In accordance with the Brownfield Plan, the Authority will capture the Tax Increment Revenues generated by the Improvements on the Property to reimburse the Reimbursable Eligible Costs until the date that all the Reimbursable Eligible Costs are fully reimbursed under this Agreement or 11 years after July 1, 2027, which is the date the Authority begins to capture Tax Increment Revenues, under the Brownfield Plan, whichever is earlier, unless these terms are amended under this Agreement.

3. Eligible Activities. The Authority will reimburse the Developer for Eligible Costs identified in the Brownfield Plan in accordance with Act 381 and this Agreement. The Developer must diligently pursue completion of the Eligible Activities set forth in the Brownfield Plan.

4. Reimbursement Source. During the term of this Agreement, the Authority will capture the Tax Increment Revenues generated by the Improvements from Local Taxes and School Taxes imposed on the Property and any personal property located on the Property and use those Tax Increment Revenues to reimburse the Reimbursable Eligible Costs in accordance with the Brownfield Plan and this Agreement.

5. Limitations on Reimbursement.

a. The Authority will reimburse the Developer for Reimbursable Eligible Costs that are not subject to approval by the Michigan Department of Environment, Great Lakes, and Energy or the Michigan Strategic Fund, in an amount not to exceed the local portion of tax increment revenue available for such activities, as described in the Brownfield Plan including a maximum of 15% contingency for any unforeseen conditions when performing Eligible Activities under the Brownfield

Plan. Contingency will not exceed $369,661 and will not be applied to Baseline Environmental Assessment and Due Care Planning activities nor Brownfield Plan preparation or implementation.

b. Reimbursable Eligible Costs to the Developer will not exceed $2,798,734 inclusive of contingency.

c. If the Developer is delinquent in payment of any real or personal property taxes on the Property, the Authority will not process any reimbursement request nor disburse Tax Increment Revenues in accordance with paragraph 6 to reimburse the Developer of approved Reimbursable Eligible Costs until Developer is compliant. For avoidance of doubt, the term of this Agreement will not be tolled during the period of Developer's delinquency. Property taxes which remain unpaid after City deadline, which falls on the last day of February annually, will be categorized as delinquent by Oakland County (the "County"). In the event of unpaid property taxes being categorized as delinquent by the County, the City receives only its portion of the payment for delinquent property taxes from the County. Therefore, the Authority will reimburse the Developer for approved Reimbursable Eligible Costs from the local, City portion of that year's tax increment revenue in accordance with paragraph 6 of this Agreement. Any further reimbursement for approved Reimbursable Eligible Costs from tax increment revenue that remains in the possession of other taxing jurisdiction will be the Developer's responsibility and the total Reimbursable Eligible Costs subject to this Agreement will be reduced by the amount of tax increment revenue possessed by such other taxing jurisdictions. Any late payment penalties and interest charges for delinquent property taxes will be incurred by the Developer.

d. If increased Tax Increment Revenues from the Property do not result in sufficient revenue to satisfy the total Reimbursable Eligible Costs, the Developer waives any

claim against the City and the Authority for such insufficiency.

e. If the Developer fails to complete the Improvements in accordance with the Site Plan and the Brownfield Plan, the Authority may reduce the maximum amount of Reimbursable Eligible Costs proportionally to the level of completion and habitability of the Improvements, as determined in the Authority's reasonable judgment, consistent with state residential building codes, and law. For instance, if the Developer completes 80% of the Improvements, the Authority may reduce the total Reimbursable Eligible Costs by 20%.

f. Before reimbursing the Developer for the Reimbursable Eligible Costs, the Authority will first deduct the Authority's administrative fees and amounts for the State's Brownfield Revolving Fund, in accordance with the Brownfield Plan.

6. Reimbursement Process.

a. Not more frequently than quarterly, the Developer may submit to the Authority a request for cost reimbursement for the Reimbursable Eligible Costs the Developer incurred and paid. This request will be in the form attached as Exhibit C ("Petition"). The Petition will identify whether the Eligible Activities are: (1) Assessment Activities; (2) Due Care Planning Activities; (3) Department Specific Activities; (4) Demolition, (5) Lead, Asbestos, Mold, or Universal Waste Activities or (6) the costs to prepare and implement the Brownfield Plan and (if applicable), the Act 381 Work Plan. The Petition must describe each activity claimed as an Eligible Activity and the associated costs of that activity. Documentation of the costs incurred must be included with the Petition, including proof of payment and detailed invoices for the costs incurred sufficient to determine whether the costs incurred were for Eligible Activities. Proof of payment means a signed waiver of lien or cancelled check. The Petition must be signed by the Developer or an authorized representative of Developer.

b. The Developer will cooperate with the Authority by providing information and documentation to supplement the Petition as requested by, and as deemed reasonable and necessary by, the Authority. Within 60 days after the Authority determines that the Developer has provided all information requested, the Authority will identify in writing to Developer (i) all costs approved for reimbursement, and (ii) any costs deemed ineligible for reimbursement and the basis for the determination. The Developer then has 45 days to provide supplemental information or documents to support reimbursement of any costs deemed ineligible by the Authority. Within 30 days after the Developer provides the supplemental information or documents, the Authority will decide on the eligibility of the disputed cost and inform the Developer in writing of its decision. The Developer may appeal the Authority's decision pursuant to law.

c. Once a year, when the City has completed its tax settlement, the Authority will capture the Tax Increment Revenues in accordance with the Brownfield Plan and will use those Tax Increment Revenues to reimburse the Developer for approved Reimbursable Eligible Costs.

d. If there are insufficient funds available from Tax Increment Revenues captured under paragraph 6.c at any time to pay all the Developer's unreimbursed Eligible Costs, neither the City nor the Authority will be required to reimburse the Developer from any other source. The Authority will, however, make additional payments toward the Developer's remaining unreimbursed Eligible Costs in accordance with this Agreement as additional Tax Increment Revenues become available under paragraph 6.c.

e. The Authority will reimburse the Developer for Reimbursable Eligible Costs by mail as follows:

Check shall be payable to: The Trails and Paint Creek, LLC

Delivered to the following address: 5000 Grand River Ave
Howell, MI 48843
Attn: Michael Nadolski

f. The Developer may assign its right to receive reimbursement payments under this Agreement to any person by providing 45 days' prior written notice to the Authority of such assignment. Any such assignment does not discharge or release Developer from any of its obligations and duties under this Agreement.

7. Tax Appeal. The Developer shall have full rights to appeal property tax assessments under State Law. The developer expressly acknowledges any tax appeal may impact the Authority's ability to reimburse the Developer's Eligible Activities or other obligations under this Agreement and expressly waives any claim against the Authority and City that result from any tax appeal filed by the Developer. If tax appeals are initiated, tax increment revenue that may be available to reimburse Developer will be held with the City in escrow until the tax appeal is resolved.

8. Indemnification. To the fullest extent permitted by law, Developer and any entity or person for whom Developer is legally liable, agrees to be responsible for any liability, defend, pay on behalf of, indemnify, and hold harmless the City, its elected and appointed officials, employees, representatives, agents, attorneys, consultants, and others working on behalf of the City, including without limitation the Authority, against any and all claims, demands, suits, or loss, including all costs connected therewith, including reasonable attorney fees, and for any damages which may be asserted, claimed or recovered against or from the City, its elected and appointed officials, employees, representatives, agents, attorneys, consultants, or others working on behalf of the City, which arises out of or is in any way connected or associated with this Agreement, the Brownfield Plan, Act 381 work plan, or the Site Plan, including without limitation any act or

omission of the Developer or its representatives in performing under the Agreement and forementioned plans. Such responsibility shall not be construed as liability for damage caused by or resulting solely from the act or omission of the City, its elected or appointed officials, employees, representatives, agents, attorneys, consultants, or others working on behalf of the City, including the Authority.

9. Information. The Developer will promptly provide to the Authority any information the Authority considers necessary to fulfill any reporting obligation to the State of Michigan under Act 381, including but not limited to information about the Improvements following completion of the Improvements.

10. Legislative Authorization. This Agreement is governed by and subject to the restrictions set forth in Act 381. If legislation is enacted in the future that alters or affects the terms of this Agreement, including, but not limited to, the amount of Tax Increment Revenues subject to capture or the definition of Eligible Property or Eligible Activity, then the Developer's rights and the Authority's obligations under this Agreement may be modified accordingly by agreement of the parties.

11. Freedom of Information Act. All Petitions and documentation submitted by Developer are open to the public under the Freedom of Information Act, 1976 PA 442, as amended, MCL 15.231 *et seq*. The Developer will not bring any claim of trade secrets or other privilege or exception to the Freedom of Information Act related to such Petitions and documentation.

12. Plan Modification. The Brownfield Plan may be modified to the extent allowed under Act 381 by mutual written agreement of the parties.

13. Notices. All notices shall be given by registered or certified mail addressed to the parties at their respective addresses as shown above. A party may change their address by

written notice sent by registered or certified mail to the other parties.

14. Assignment. The interest of any party under this Agreement shall not be assignable without the other party's written consent, which shall not be unreasonably withheld, except that the Developer may assign its right to collect reimbursements under this Agreement pursuant to paragraph 6.f. for purposes of securing financing for the Improvements without the prior written consent of the Authority.

15. Entire Agreement; Amendment. This Agreement constitutes the entire agreement among the parties. No other agreements, written, oral, express, or implied, have been made or entered into by the parties concerning the subject matter of this Agreement. This Agreement may be modified or amended only by subsequent written agreement executed by all the parties. This Agreement has been the subject of negotiations between the parties and may not be construed against any party as drafter.

16. Non-waiver. No delay or failure by either party to exercise any right under this Agreement, and no partial or single exercise of that right, will constitute a waiver of that or any other right, unless otherwise expressly provided in this Agreement.

17. Headings. Headings in this Agreement are for convenience only and may not be used to interpret or construe its provisions.

18. Governing Law. This Agreement is to be construed in accordance with and governed by the laws of the State of Michigan.

19. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which together constitute one and the same instrument.

20. Binding Effect. The provisions of this Agreement are binding upon and inure to the benefit of each of the parties and their respective heirs, legal representatives, successors, and assigns.

21. Definitions. Unless otherwise defined in this Agreement, words or phrases used in this Agreement that are defined in Act 381 have the definitions given to them by Act 381.

22. Compliance. Developer shall at all times perform all work and be in compliance with all local, state and federal laws, as well as with this Agreement, the Brownfield Plan and the approved site plan

City of Rochester

By: _____

Title: _____

By: _____

Title: _____

Date: _____

The City of Rochester Brownfield Redevelopment Authority

By: _____

Title: _____

Date: _____

The Trails at Paint Creek, LLC

By: _____

Title: _____

Date: _____

Exhibit A

Property Description from Approved Site Plan

Exhibit B

Brownfield Plan

Exhibit C

Request for Cost Reimbursement

Brownfield Request for Cost Reimbursement
For Eligible Activities

Date: _____

Listed below are total costs expended for each eligible activity category for the expenses being submitted with this request. Attached is evidence of each cost item, including detailed invoice(s) and proof of payment (waiver of lien or cancelled check).

Eligible Activity Category		**Total Cost**
1.	Assessment Activities	
2.	Due Care Planning Activities	
3.	Department Specific Activities	
4.	Lead, Asbestos, Mold, and Universal Waste Activities	
5.	Brownfield Plan preparation	
	Total Cost Reimbursement Request	

I certify that the information submitted on and with this request for cost reimbursement is accurate and is an eligible cost described in the Brownfield Plan dated March 24, 2023, for this project approved by the City Council of the City of Rochester on June 26, 2023.

Developer: _____

Signature: _____

Title: _____

Address: _____

_____

NOTICE OF PUBLIC HEARING

CITY OF ROCHESTER of OAKLAND COUNTY, MI

NOTICE OF PUBLIC HEARING ON THE ADOPTION OF A BROWNFIELD PLAN FOR THE CITY OF ROCHESTER PURSUANT TO AND IN ACCORDANCE WITH ACT 381 OF THE PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED

PLEASE TAKE NOTICE THAT a Public Hearing shall be held before the City Council of the City of Rochester on the 12h day of January 2026, at 7:00 pm in the Council Chambers at City Hall located at 400 Sixth Street, Rochester, MI 48307, on the adoption of a proposed Brownfield Plan for the TRAILS AT PAINT CREEK REDEVELOPMENT PROJECT, located at 704 Woodward Avenue, Rochester, Michigan. The Rochester Brownfield Redevelopment Authority shall exercise its powers pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended. The description of the brownfield property is:

Land situated in the City of Rochester, County of Oakland, State of Michigan. The brownfield property ("subject property") consists of one (1) legal parcels (parcel ID: 68-15-10-252-006, totals approximately 3.54 acres and is ") located off the South Rochester Road Corridor, bounded by the property boundary to the north and east, Woodward Avenue to the south, and Paint Creek Trail to the west. The subject property is underutilized and currently vacant since at least 2020. The project includes the demolition of the existing industrial building and abatement and site improvements and construction of residential townhomes along Paint Creek Trail.

The proposed Brownfield Plan would allow the Rochester Brownfield Redevelopment Authority to reimburse the Developer for eligible costs incurred to prepare the brownfield property for redevelopment. Eligible costs include those related to environmental investigations, environmental remediation, brownfield plan preparation and implementation, in accordance with PA 381, as amended.

This description of the property along with any maps and a description of the Brownfield Plan are available for public inspection at Rochester City Hall, 400 Sixth Street, Rochester, MI 48307.

All aspects of the Brownfield Plan are open for discussion at the public hearing.

Published: 12/18/2025 Rochester Post 0323-2551

NOTICE OF PUBLIC HEARING

CITY OF ROCHESTER of OAKLAND COUNTY, MI

NOTICE OF PUBLIC HEARING
ON THE ADOPTION OF A BROWNFIELD PLAN
FOR THE CITY OF ROCHESTER
PURSUANT TO AND IN ACCORDANCE WITH ACT 381 OF THE
PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED

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All aspects of the Brownfield Plan are open for discussion at the public hearing.

City of Rochester

400 Sixth Street
Rochester, MI 48307
P: (248) 651-9061
F: (248) 651-2624
www.rochestermi.org

MEMORANDUM

Date: December 18, 2025

To: Nik Banda, City Manager

From: Jeffrey S. Kragt

Subject: Trident Milltown Quit Claim Deed and Temporary Construction/Grading Easement

Copies: Lee Ann O'Connor, Brian D'Annunzio, Holly Meyers, Megan Frazho, Aseel Putros

---

Issue: Consideration of Quit Claim Deed and Temporary Construction/Grading Easement.

Analysis: As you know, a portion of the Clinton River Trail along the Clinton River, east of the Main Street bridge, is experiencing significant erosion at one of the bends. The solution discussed would be to relocate that portion of the CRT north, away from the River and to better secure and grade the riverbank. The property directly to the north of the CRT is owned by Trident Milltown.

Trident Milltown was approached about granting the City an easement to allow the relocation of that segment of the CRT. Trident Milltown was willing to work with the City, but decided that it would prefer to simply deed that needed portion of the property to the City, rather than granting the City a permanent easement for the same portion. This is primarily due to the potential liability to them if a Trial user is injured on that portion. The only drawback from the property owner's perspective is that the remaining portion would be smaller, thus potentially reducing the building envelope within which a development could be built. To account for this, the property owner has put in language such that when it goes to develop the property, the current property lines would be used for the analysis, rather than the relocated property line and reduced area. For example, if there was a 50' setback requirement for a building, the calculation of the setback would be where the property line is currently, instead of from the location of the new property line resulting after the property transfer. Density would also be calculated based on the current size of their property, rather than based on the

reduced area. In other words, the developer does not want to be "punished" for a future development by giving the City a portion of the property.

While administration is agreeable to the property being deeded to the City under these conditions, administration wanted to bring the matter to City Council to specifically approve the deed with the development accommodations. There is otherwise no charge to the City for receiving this portion of property.

The other document is a Temporary Construction/Grading Easement. It would allow the City's contractors to cross a portion of the property owner's property and excavate and re-grade the area as part of the CRT segment relocation. The easement area is quite small and is depicted as the shaded areas on the drawings. This is typical and would have been administratively approved if not for the Quit Claim Deed matter. The Easement would terminate once the relocation is completed, or 12 months have passed, whichever is earlier.

Requested Action: The requested action is to approve the Quit Claim Deed and the Temporary Construction/Grading Easement and authorize the City Manager to execute these documents on behalf of the City.

Attachment: Quit Claim Deed and the Temporary Construction/Grading Easement

QUIT CLAIM DEED

Grantor: TRIDENT MILLTOWN L.L.C., a Michigan limited liability company, 3400 East Lafayette, Detroit, MI 48207

Grantee: CITY OF ROCHESTER, a Michigan municipal corporation, 400 Sixth Street, Rochester, MI 48307

Conveyance. For consideration of One Dollar ($1.00), Grantor quitclaims to Grantee the property described in Exhibit A (the "**Deeded Property**"), situated in the City of Rochester, Oakland County, Michigan.

Covenants and Conditions. This conveyance is made upon the following express covenants, conditions, and agreements, which shall run with the land, bind the Grantee and its successors and assigns, and benefit Grantor and Grantor's remaining adjacent property (Parcel Nos. 15-14-151-013, 15-14-151-014, and 15-14-153-043; commonly known as 340 Mill Street (the "**Remaining Land**")):

1. **Setback and Dimensional Rights.** The Deeded Property shall be deemed part of the Remainder Land in density determinations and in calculating setback requirements, lot area, lot coverage, open space, and floor-area ratio (FAR) under the City of Rochester Zoning Ordinance, as amended, when Grantor or its successors develops the Remaining Land.
2. **Binding Effect.** These covenants shall be binding upon the Grantee, its successors and assigns, and all future owners of the Deeded Property. Any conveyance, transfer, lease, or dedication of the Deeded Property shall be expressly made subject to these covenants, which shall survive such transfer.
3. **Enforcement.** Grantor and its successors and assigns shall have the right to enforce these covenants by action at law or in equity, including specific performance, declaratory relief, and injunctive relief. Money damages are acknowledged to be inadequate.

Other Matters. No division rights are conveyed. The Deeded Property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act. The above stated consideration for Grantor's conveyance of the Deeded Property to Grantee has no relation to the value of the Remaining Land.

Dated December 18, 2025.

GRANTOR:
TRIDENT MILLTOWN L.L.C.,
a Michigan limited liability company

By: _____
Nico J. Schultz
Its: Authorized Representative

STATE OF MICHIGAN

COUNTY OF WAYNE

The foregoing Quit Claim Deed was acknowledged before me this 18 day of December, 2025, by Nico J. Nico J. Schultz , the Authorized Representative of Trident Milltown L.L.C., a Michigan limited liability company, on behalf of the limited liability company.

_____
L. Clements, Notary Public
State of Michigan, County of Macomb
My Commission Expires 3-19-27
Acting in the County of Wayne

GRANTEE'S ACCEPTANCE

The City of Rochester, by action of its City Council at its December ___, 2025 meeting, , hereby accepts this Quit Claim Deed and covenants and agrees to the foregoing Setback and Dimensional Rights, which shall constitute binding covenants running with the land. Any deed or transfer of the Deeded Property by the City shall expressly state that it is subject to these covenants, which shall survive such transfer.

.

Dated December ____, 2025.

CITY OF ROCHESTER, GRANTEE

By: _____
Nik Banda, Rochester City Manager

ACKNOWLEDGMENT

STATE OF MICHIGAN) ss
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this day of December, 2025 by Nik Banda, City Manager, on behalf of the City of Rochester.

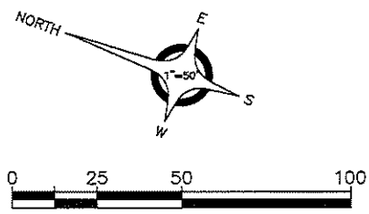
_____
Notary Public of _____County, Michigan.
My Commission Expires: _____
Acting in the County of _____

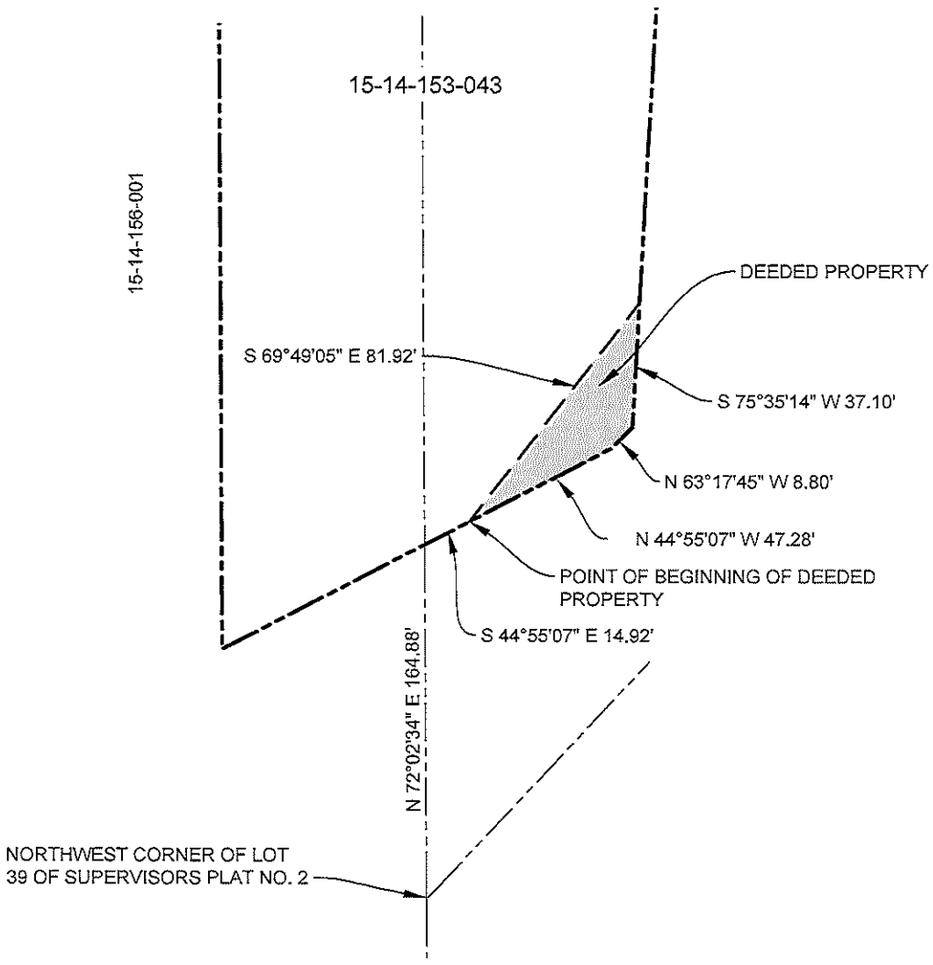
Drafted by and when recorded return to:
Kevin Kohls (P38706)
P.O. Box 216
Novi, Michigan 48376-0216

EXEMPT FROM TRANSFER TAX PURSUANT TO MCL 207.505(a) AND MCL 207.526(a).

ANDERSON, ECKSTEIN & WESTRICK, INC.
CIVIL ENGINEERS - SURVEYORS - ARCHITECTS
51301 Schoenherr Road
Shelby Township, MI 48315
586.726.1234 | aewinc.com
Engineering Strong Communities

QUIT CLAIM DEED
EXHIBIT "A"





DEEDED PROPERTY

PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER, OAKLAND COUNTY, MICHIGAN BEING DESCRIBED AS:

COMMENCING AT THE NORTWEST CORNER OF LOT 39 OF SUPERVISORS PLAT NO. 2; THENCE NORTH 72 DEGREES 02 MINUTES 34 SECONDS EAST 164.88 FEET; THENCE SOUTH 44 DEGREES 55 MINUTES 07 SECONDS EAST 14.92 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 69 DEGREES 49 MINUTES 05 SECONDS EAST 81.92 FEET TO THE SOUTHERLY PROPERTY BOUNDARY; THENCE SOUTH 75 DEGREES 35 MINUTES 14 SECONDS WEST 37.10 FEET; THENCE NORTH 63 DEGREES 17 MINUTES 45 SECONDS WEST 8.80 FEET; THENCE NORTH 44 DEGREES 55 MINUTES 07 SECONDS WEST 47.28 FEET TO THE POINT OF BEGINNING.

PARCEL I.D. NO.: 15-14-153-043			AEW NO.: 0270-0207	REV:
SEC: 14	TWP: CITY OF ROCHESTER	COUNTY: OAKLAND	EASEMENT NO.:	CONST. PLAN PAGE NO.:
DRAWN BY: JLA	CHECKED BY: AAP	SCALE: 1"=50'	TITLE SEARCH:	SHEET 3 OF 3

M:\0270\0270-0207\CAD\DRAWINGS\LEGAL EXHIBITS\EASEMENTS\15-14-153-043 SIDEWALK EASE.DWG LAYOUT: 03_Sidewalk Easement 9/11/2025 9:16 AM

TEMPORARY CONSTRUCTION/GRADING EASEMENT – GRADE CHANGE

That TRIDENT MILLTOWN L.L.C., a Michigan limited liability company, whose address is 3400 E. Lafayette, Detroit, Michigan 48207 ("Grantor"), for and in consideration of One Dollar ($1.00), receipt and adequacy of which is hereby acknowledged, grants to the City of Rochester, whose address is 400 Sixth Street, Rochester, Michigan 48307 ("Grantee") a Temporary Construction/Grading Easement ("Easement") over, under and across the area described on Sheet 3 of Exhibit A (the "Temporary Easement Area") for the excavation and re-grading in connection with the reconstruction of a sidewalk/trail. The Temporary Easement Area is part of Grantor's property located at 340 Mill Street, Rochester, Michigan 48307, which is described on Sheet 2 of Exhibit A ("Grantor's Property").

Grantee shall have the right under this Temporary Construction/Grading Easement to gain access to, excavate, level and re-grade a portion of Grantor's Property in order to properly slope Grantor's Property for the relocated segment of the Clinton River Trail. This Temporary Construction/Grading Easement shall be a temporary easement with the Temporary Easement Area legal description as set forth on Sheet 3 of Exhibit A labeled "Temporary Construction Easement." A sketch of the Temporary Easement Area is depicted on Sheet 1 of Exhibit A. This Temporary Easement shall not be deemed a dedication of public right-of-way.

Grantee's work shall be promptly completed and the area so disturbed by reason of the exercise of any of the foregoing powers shall be promptly and reasonably restored by Grantee to pre-existing grade and condition, including reseeding disturbed areas. This Temporary Easement shall commence upon full execution and shall automatically terminate without further action upon the earlier of: (a) completion and acceptance of the Project by the City; and (b) twelve (12) months from the date of this instrument, unless extended by written agreement of Grantor. Grantee, upon request from Grantor, shall sign an affidavit of completion of the reconstruction.

Grantee shall require its contractors to maintain: (a) commercial general liability insurance with limits of not less than $5,000,000 per occurrence, naming Grantor as an additional insured (b) Workers' Compensation coverage for its employees or subcontractors with statutory limits; and (c) Automobile Liability insurance including contractual liability coverage for all owned, hired and non-owned vehicles with a combined single limit not less than One Million Dollars ($1,000,000) single limit with a waiver of subrogation. To the fullest extent permitted by law, Grantee shall defend and hold Grantor harmless from all claims, damages, and liabilities arising from activities in the Temporary Easement Area.

This Temporary Construction/Grading Easement shall run with the land and be binding upon the heirs, executors, administrators, successors and assigns of the undersigned, as the holders of the legal title to the lands and premises above described.

This instrument is exempt from the Michigan Real Estate Transfer Tax pursuant to the provisions of MCL 207.505(a) and 207.526(a), because the value of the consideration given is less than One Hundred Dollars ($100.00).

The undersigned have hereunto set their hands and seals, this 18th day of December, 2025.

[Remainder of page blank; signatures on next page.]

GRANTOR:

TRIDENT MILLTOWN L.L.C.
a Michigan limited liability company

By:_____
Nico J. Schultz
Its: Authorized Representative

ACKNOWLEDGMENT

STATE OF MICHIGAN) ss
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 18th day of December, 2025, by Nico J. Schultz, the Authorized Representative of and behalf of Trident Milltown L.L.C.

_____
Notary Public of Macomb County, Michigan.
My Commission Expires: 3-19-27
Acting in the County of Wayne

CITY OF ROCHESTER, GRANTEE

By: _____
Nik Banda, Rochester City Manager

ACKNOWLEDGMENT

STATE OF MICHIGAN) ss
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this _____ day of December, 2025 by Nik Banda, City Manager, on behalf of the City of Rochester.

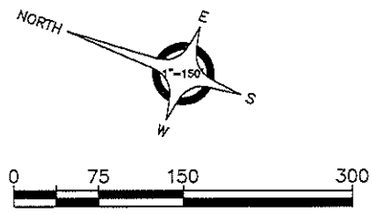
_____
Notary Public of _____County, Michigan.
Acting in the County of Oakland
My Commission Expires: _____

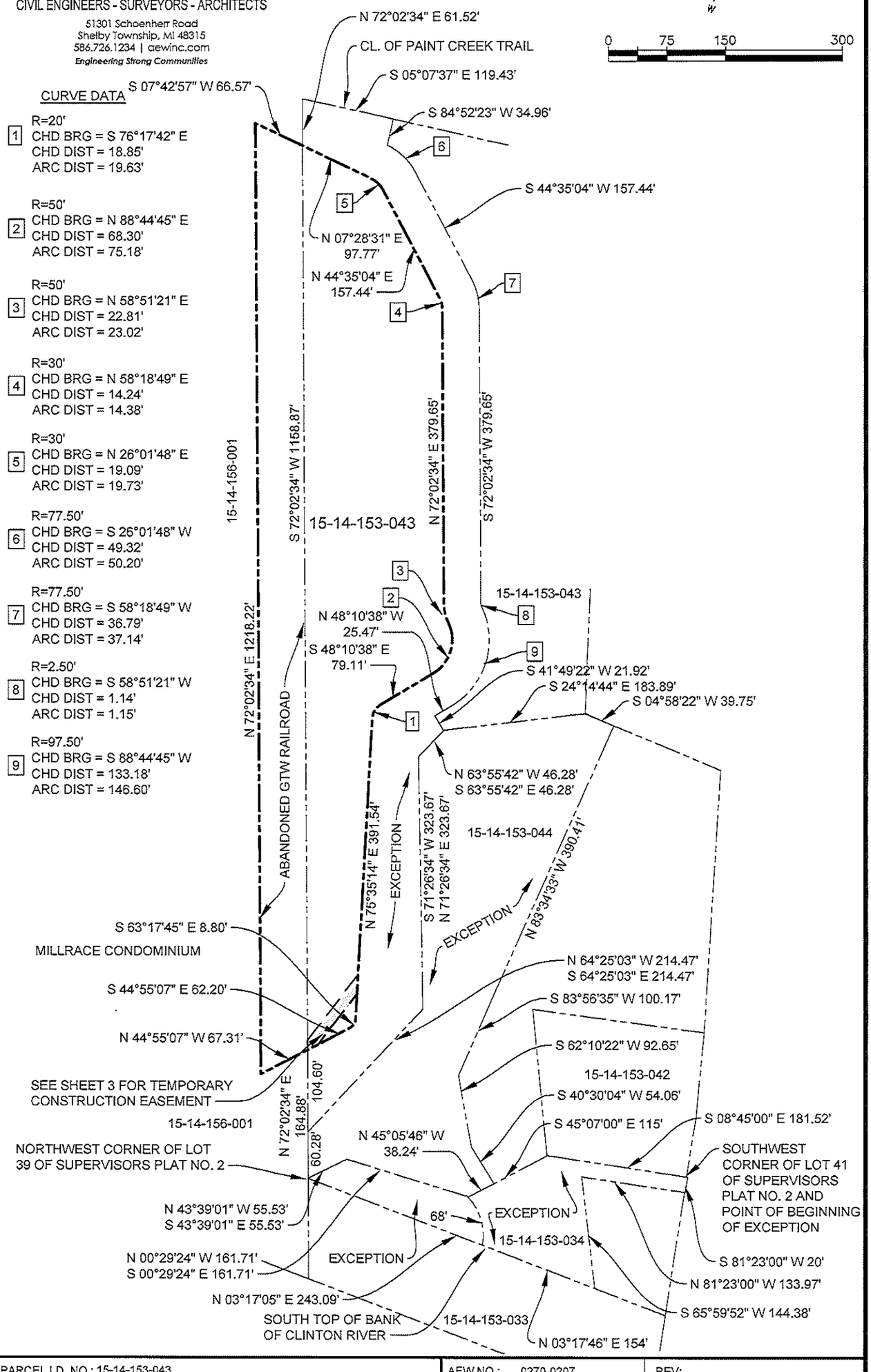
DRAFTED BY AND WHEN RECORDED, RETURN TO:

JEFFREY S. KRAGT, ESQ.
LAW OFFICES OF JEFFREY S. KRAGT, PLLC
410 W. UNIVERSITY, STE 200
ROCHESTER, MI 48307
(248) 938-4960

EASEMENT EXHIBIT "A"

ANDERSON, ECKSTEIN & WESTRICK, INC.
CIVIL ENGINEERS - SURVEYORS - ARCHITECTS
51301 Schoenherr Road
Shelby Township, MI 48315
586.726.1234 | aewinc.com
Engineering Strong Communities





PARCEL I.D. NO.: 15-14-153-043			AEW NO.: 0270-0207	REV:	
SEC: 14	TWP: CITY OF ROCHESTER	COUNTY: OAKLAND	EASEMENT NO.:	CONST. PLAN PAGE NO.:	
DRAWN BY: JLA	CHECKED BY: AAP	SCALE: 1"=150'	TITLE SEARCH:	SHEET 1 OF 3	

M:\0270\0270-0207\CAD\DRAWINGS\LEGAL EXHIBITS\EASEMENTS\15-14-153-043 SIDEWALK EASE.DWG LAYOUT: 01_Property Const 9/11/2025 9:18 AM

ANDERSON, ECKSTEIN & WESTRICK, INC.
CIVIL ENGINEERS - SURVEYORS - ARCHITECTS
Shelby Township - Roseville - Livonia
586.726.1234 | www.aewinc.com

SEPTEMBER 10, 2025
AEW 0270-0207
SHEET 2 OF 3

DESCRIPTION
PARCEL 15-14-153-043

PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER, OAKLAND COUNTY, MICHIGAN BEING DESCRIBED AS:

PART OF ABANDONED GTW RAILROAD BEING DESCRIBED AS BEGINNING AT POINT A DISTANCE NORTH 72 DEGREES 02 MINUTES 34 SECONDS EAST 164.88 FEET FROM NORTHWEST CORNER OF LOT 39 OF SUPERVISORS PLAT NO 2, THENCE NORTH 44 DEGREES 55 MINUTES 07 SECONDS WEST 67.31 FEET, THENCE NORTH 72 DEGREES 02 MINUTES 34 SECONDS EAST 1218.22 FEET, THENCE SOUTH 07 DEGREES 42 MINUTES 57 SECONDS WEST 66.57 FEET, THENCE SOUTH 72 DEGREES 02 MINUTES 34 SECONDS WEST 1158.87 FEET TO BEGINNING.

ALSO OF 'SUPERVISORS PLAT NO 2' LOT 39 EXCEPT BEGINNING AT SOUTHWEST CORNER LOT 41, THENCE SOUTH 81 DEGREES 23 MINUTES 00 SECONDS WEST 20 FEET, THENCE NORTH 81 DEGREES 23 MINUTES 00 SECONDS WEST 133.97 FEET, THENCE SOUTH 65 DEGREES 59 MINUTES 52 SECONDS WEST 144.38 FEET, THENCE NORTH 03 DEGREES 17 MINUTES 46 SECONDS EAST 154 FEET TO SOUTH BANK OF THE CLINTON RIVER, THENCE SOUTH 45 DEGREES 07 MINUTES 00 SECONDS EAST 115 FEET, THENCE SOUTH 08 DEGREES 45 MINUTES 00 SECONDS EAST 181.52 FEET TO BEGINNING.

ALSO EXCEPT PART OF LOT 39 BEGINNING AT POINT A DISTANCE NORTH 72 DEGREES 02 MINUTES 34 SECONDS EAST 60.28 FEET FROM NORTHWEST LOT CORNER, THENCE NORTH 72 DEGREES 02 MINUTES 34 SECONDS EAST 104.60 FEET, THENCE SOUTH 44 DEGREES 55 MINUTES 07 SECONDS EAST 62.20 FEET, THENCE SOUTH 63 DEGREES 17 MINUTES 45 SECONDS EAST 8.80 FEET, THENCE NORTH 75 DEGREES 35 MINUTES 14 SECONDS EAST 391.54 FEET, THENCE ALONG CURVE TO THE RIGHT, RADIUS OF 20 FT, CHORD BEARING SOUTH 76 DEGREES 17 MINUTES 42 SECONDS EAST 18.85 FEET, DISTANCE OF 19.63 FEET, THENCE SOUTH 48 DEGREES 10 MINUTES 38 SECONDS EAST 79.11 FEET, THENCE ALONG CURVE TO THE LEFT, RADIUS OF 50 FEET, CHORD BEARING NORTH 88 DEGREES 44 MINUTES 45 SECONDS EAST 68.30 FEET,E DISTANCE OF 75.18 FEET, THENCE ALONG CURVE TO THE RIGHT, RADIUS OF 50 FT, CHORD BEARING NORTH 58 DEGREES 51 MINUTES 21 SECONDS EAST 22.81 FEET, DISTANCE OF 23.02 FEET, THENCE NORTH 72 DEGREES 02 MINUTES 34 SECONDS EAST 379.65 FEET, THENCE ALONG A CURVE TO THE LEFT, RADIUS OF 30 FEET, CHORD BEARING NORTH 58 DEGREES 18 MINUTES 49 SECONDS EAST 14.24 FEET, DISTANCE OF 14.38 FEET, THENCE NORTH 44 DEGREES 35 MINUTES 04 SECONDS EAST 157.44, THENCE ALONG CURVE TO THE LEFT, RADIUS OF 30 FEET, CHORD BEARING NORTH 26 DEGREES 01 MINUTES 48 SECONDS EAST 19.09 FEET, DISTANCE OF 19.73 FEET, THENCE NORTH 07 DEGREES 28 MINUTES 31 SECONDS EAST 97.77 FEET, THENCE NORTH 72 DEGREES 02 MINUTES 34 SECONDS EAST 61.52 FEET TO CENTERLINE OF PANIT CREEK, THENCE ALONG CENTERLINE SOUTH 05 DEGREES 07 MINUTES 37 ESECONDS EAST 119.43 FEET, THENCE SOUTH 84 DEGREES 52 MINUTES 23 SECONDS WEST 34.96 FEET, THENCE ALONG CURVE TO THE RIGHT, RADIUS OF 77.50 FEET, CHORD BEARING SOUTH 26 DEGREES 01 MINUTES 48 SECONDS WEST 49.32 FEET, DISTANCE OF 50.20 FEET, THENCE SOUTH 44 DEGREES 35 MINUTES 04 SECONDS WEST 157.44 FEET, THENCE ALONG CURVE TO THE RIGHT, RADIUS OF 77.50 FEET, CHORD BEARING SOUTH 58 DEGREES 18 MINUTES 49 SECONDS WEST 36.79 FEET, DISTANCE OF 37.14 FEET, THENCE SOUTH 72 DEGREES 02 MINUTES 34 SECONDS WEST 379.65 FEET, THENCE ALONG CURVE TO THE LEFT, RADIUS OF 2.50 FEET, CHORD BEARING SOUTH 58 DEGREES 51 MINUTES 21 SECONDS WEST 1.14 FEET, DISTANCE OF 1.15 FEET, THENCE ALONG CURVE TO THE RIGHT, RADIUS OF 97.50 FEET, CHORD BEARING SOUTH 88 DEGREES 44 MINUTES 45 SECONDS WEST 133.18 FEET, DISTANCE OF 146.60 FEET, THENCE NORTH 48 DEGREES 10 MINUTES 38 SECONDS WEST 25.47 FEET, THENCE SOUTH 41 DEGREES 49 MINUTES 22 SECONDS WEST 21.92 FEET, THENCE NORTH 63 DEGREES 55 MINUTES 42 SECONDS WEST 46.28 FEET, THENCE SOUTH 71 DEGREES 26 MINUTES 34 SECONDS WEST 323.67 FEET, THENCE NORTH 64 DEGREES 25 MINUTES 03 SECONDS WEST 214.47 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT BEGINNING AT THE NORTHWEST CORNER OF LOT 39, THENCE NORTH 72 DEGREES 02 MINUTES 34 SECONDS EAST 60.28 FEET, THENCE SOUTH 64 DEGREES 25 MINUTES 03 SECONDS EAST 214.47 FEET, THENCE NORTH 71 DEGREES 26 MINUTES 34 SECONDS EAST 323.67 FEET, THENCE SOUTH 63 DEGREES 55 MINUTES 42 SECONDS EAST 46.28 FEET, THENCE SOUTH 24 DEGREES 14 MINUTES 44 SECONDS EAST 183.89 FEET, THENCE SOUTH 04 DEGREES 58 MINUTES 22 SECONDS WEST 39.75 FEET, THENCE NORTH 83 DEGREES 34 MINUTES 33 SECONDS WEST 390.41 FEET, THENCE NORTH 83 DEGREES 56 MINUTES 35 SECONDS WEST 100.17 FEET, THENCE SOUTH 62 DEGREES 10 MINUTES 22 SECONDS WEST 92.65 FEET, THENCE SOUTH 40 DEGREES 30 MINUTES 04 SECONDS WEST 54.06 FEET, THENCE NORTH 45 DEGREES 05 MINUTES 46 SECONDS WEST 38.24 FEET, THENCE NORTH 00 DEGREES 29 MINUTES 24 SECONDS WEST 161.71 FEET, THENCE NORTH 43 DEGREES 39 MINUTES 01 SCONDS WEST 55.53 FEET TO THE POINT OF BEGINNING.

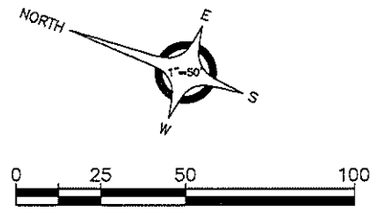
ALSO EXCEPT BEGINNING AT NORTHWEST CORNER LOT 39, THENCE SOUTH 43 DEGREES 39 MINUTES 01 SECONDS EAST 55.53 FEET, THENCE SOUTH 00 DEGREES 29 MINUTES 24 SECONDS EAST 161.71 FEET
TO THE SOUTH BANK OF THE CLINTON RIVER, THENCE ALONG THE SOUTH BANK 68 FEET M/L TO A POINT ON THE WEST LINE OF LOT 39 LOCATED SOUTH 03 DEGREES 17 MINUTES 05 SECONDS WEST 243.09 FEET FROM NORTHWEST LOT CORNER, THENCE NORTH 03 DEGREES 17 MINUTES 05 SECONDS EAST 243.09 FEET TO THE POINT OF BEGINNING.

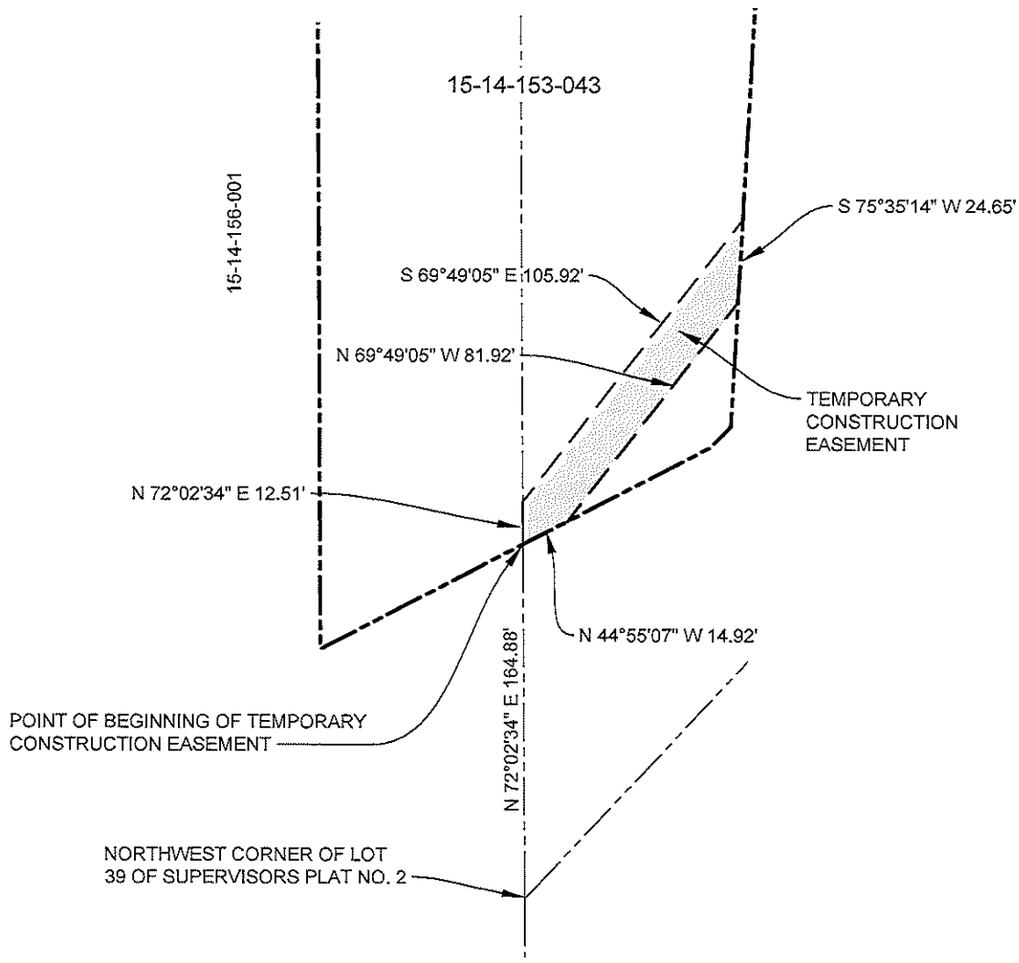
FROM RECORDS ONLY. NO FIELD SURVEY PERFORMED.

SUBJECT TO ANY AND ALL EASEMENTS AND RIGHT OF WAYS OF RECORD OR OTHERWISE.

ANDERSON, ECKSTEIN & WESTRICK, INC.
CIVIL ENGINEERS - SURVEYORS - ARCHITECTS
51301 Schoenherr Road
Shelby Township, MI 48315
586.726.1234 | aewinc.com
Engineering Strong Communities

EASEMENT EXHIBIT "A"





TEMPORARY CONSTRUCTION EASEMENT

PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER, OAKLAND COUNTY, MICHIGAN BEING DESCRIBED AS:

COMMENCING AT THE NORTWEST CORNER OF LOT 39 OF SUPERVISORS PLAT NO. 2; THENCE NORTH 72 DEGREES 02 MINUTES 34 SECONDS EAST 164.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 72 DEGREES 02 MINUTES 34 SECONDS EAST 12.51 FEET; THENCE SOUTH 69 DEGREES 49 MINUTES 05 SECONDS EAST 105.92 FEET TO THE SOUTHERLY PROPERTY BOUNDARY; THENCE SOUTH 75 DEGREES 35 MINUTES 14 SECONDS WEST 24.65 FEET; THENCE NORTH 69 DEGREES 49 MINUTES 05 SECONDS WEST 81.92 FEET; THENCE NORTH 44 DEGREES 55 MINUTES 07 SECONDS WEST 14.92 FEET TO THE POINT OF BEGINNING.

PARCEL I.D. NO.: 15-14-153-043			AEW NO.: 0270-0207	REV:
SEC: 14	TWP: CITY OF ROCHESTER	COUNTY: OAKLAND	EASEMENT NO.:	CONST. PLAN PAGE NO.:
DRAWN BY: JLA	CHECKED BY: AAP	SCALE: 1"=50'	TITLE SEARCH:	SHEET 3 OF 3

M:\0270\0270-0207\CAD\DRAWINGS\LEGAL EXHIBITS\EASEMENTS\15-14-153-043 SIDEWALK EASE.DWG LAYOUT: 03_Const Easement 9/11/2025 9:11 AM

City of Rochester

400 Sixth Street
Rochester, MI 48307
P: (248) 651-9061
F: (248) 651-2624
www.rochestermi.org

MEMORANDUM

Date: January 12, 2026
To: Mayor Jones and Council Members
From: Jason Warner, Director of Project Management
Subject: Request to Approve Skatepark Construction Drawings

Anticipated Budget Impact: $500,000 GL# 372-751.000-930.006 (bond proceeds)

Issue: At the January 13, 2025, City Council meeting, Council approved to contract with Spohn Ranch for a design build project approach for the skate park including three phases. Spohn Ranch has now completed phase 1, design development, and phase 2, construction drawings. Council approval is required to proceed to the next phase of the project, which is the construction phase.

Analysis: : Spohn Ranch has completed phase 2, construction drawings. City staff would like to release Spohn Ranch to proceed with phase 3, construction phase. Physical construction activities will begin in Spring of 2026. Prior to that, material procurement and fabrication of metals will be conducted throughout the winter.

Requested Action: City staff is requesting City Council to approve the construction drawings as presented and to authorize Spohn Ranch to proceed with the Construction phase of the project.

Attachments: (1) Construction Drawing Set

ROCHESTER
Where you live.



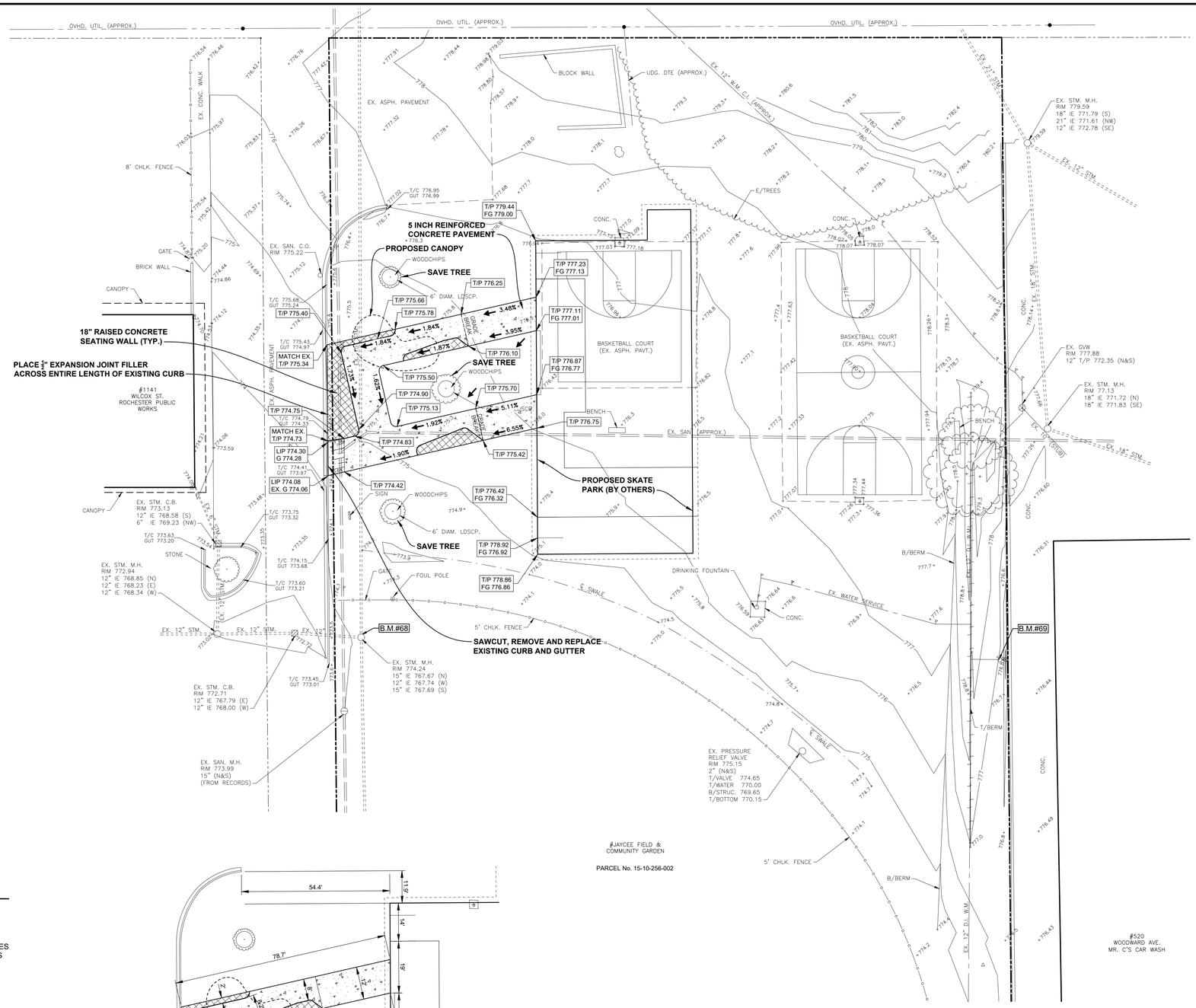
BENCHMARKS (NAVD88 DATUM)

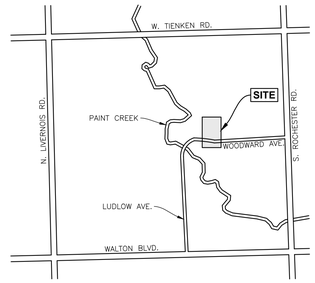
BENCHMARK No. 36
TOIP HYDRANT, NORTHWEST CORNER WOODWARD AVE. AND WILCOX ST.
ELEVATION: 775.41

BENCHMARK No. 37
TOP HYDRANT, NORTH SIDE OF WOODWARD AVE., WEST SIDE MR C'S CAR WASH.
ELEVATION: 775.39

BENCHMARK No. 68
CHIS. "X" NORTH RIM OF STORM M.H. IN LF CORNER OF BASEBALL DIAMOND, 15' SOUTHEAST OF NORTHWEST CORNER OF BASEBALL FIELD FENCE.
ELEVATION: 774.29

BENCHMARK No. 69
TOP HYDRANT 30' WEST OF NORTHWEST CORNER OF MR C'S CAR WASH.
ELEVATION: 779.84

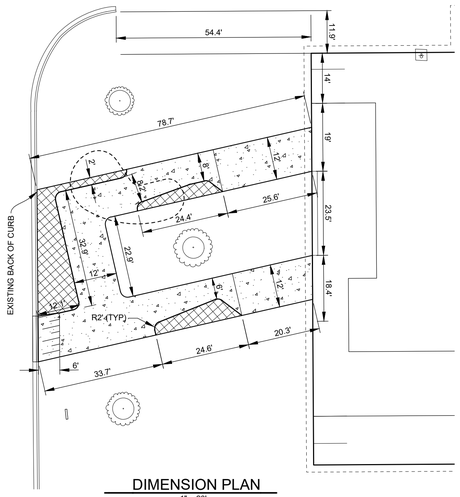




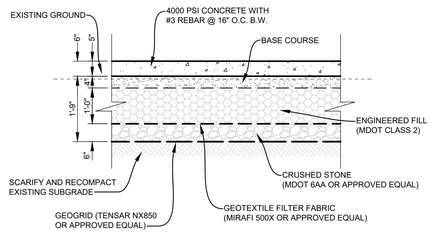
LOCATION MAP
NOT TO SCALE

LEGEND

- BOUNDARY LINE
- CENTERLINE SWALE
- SPOT ELEVATION ("+" INDICATES ELEVATION LOCATION UNLESS OTHERWISE INDICATED)
- SIGN
- CONTROL POINTS
- DOWNSPOUT
- BASKETBALL POST
- SANITARY MANHOLE
- SANITARY SEWER
- HYDRANT
- GATE VALVE & WELL
- VALVE BOX
- WATER MAIN
- STORM CATCH BASIN (PAVT.)
- STORM CATCH BASIN (FIELD)
- STORM MANHOLE
- STORM SEWER
- UTILITY MARKER



DIMENSION PLAN
1" = 20'



PAVEMENT SECTION
NOT TO SCALE

NOTES:

PROPOSED ELEVATION OF THE SKATE PARK ARE SHOWN FROM THE ENGINEERING DRAWINGS PREPARED BY SPOHN RANCH SKATE PARKS PLANS

PROPOSED LEGEND

- 5" REINFORCED CONCRETE PAVEMENT
- 18" HIGH CONCRETE BENCH
- T/P — TOP OF PAVEMENT
- FG — FINISH GRADE

ANDERSON, ECKSTEIN & WESTRICK, INC.
CIVIL ENGINEERS - SURVEYORS - ARCHITECTS
51301 Schoenherr Road
Shelby Township, MI 48315
586.726.1234 | aewinc.com
Engineering Strong Communities

DATE	SUBMITTALS/REVISIONS

PROJECT NAME:

SKATE PARK

SHEET TITLE:

CONSTRUCTION PLAN

CLIENT:
CITY OF ROCHESTER

PRELIMINARY	CONSTRUCTION	RECORD
	X	

DRAWN BY:	CHECKED BY:	DATE:
X		X

SCALE: 1" = ' VERT. 1" = ' HORIZ.
0 X X X

Know what's below. Call 72 hours before you dig.

UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF EXISTING FACILITIES ONLY, AS DISCLOSED BY RECORDS PROVIDED TO THIS FIRM FROM THE VARIOUS UTILITY COMPANIES. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.

PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES (IN CONFLICT WITH THE CONSTRUCTION OF THESE PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD. DURING THE CONSTRUCTION, THE CONTRACTOR SHALL PROTECT AND SUPPORT ALL UTILITIES THAT ARE ENCOUNTERED. (ALL COSTS FOR UTILITY LOCATION VERIFICATION, SUPPORT AND PROTECTION SHALL BE INCLUDED IN THE PROPOSED PAY ITEM CONFLICTING WITH THAT UTILITY).

DURING CONSTRUCTION, THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR ANY AND ALL OVERHEAD AND / OR BURIED UTILITIES.

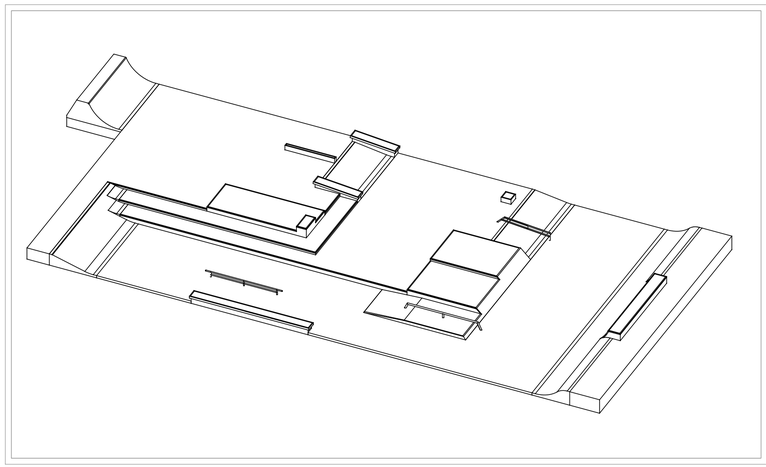
PROJECT NO.
0270-0210

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SHEET NO.
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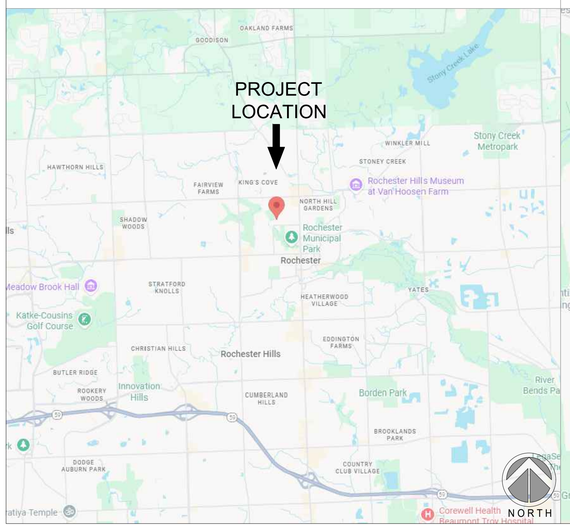
CONSTRUCTION PLAN SET
PREPARED FOR
ROCHESTER SKATEPARK



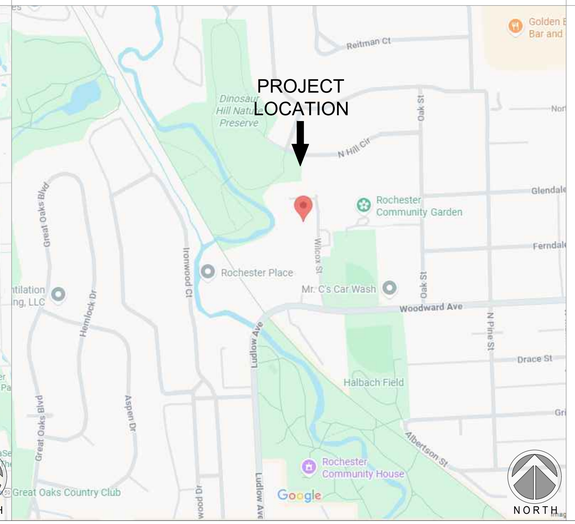
CITY OF ROCHESTER, MI

PLAN DATE IDENTIFIER
November 14, 2025
DATE OF LAST REVISIONS

VICINITY MAP



LOCATION MAP



PROJECT INFORMATION

OWNER/ DEVELOPER
CITY OF ROCHESTER, MI
400 SIXTH STREET
ROCHESTER, MI 48307

SITE ADDRESS
1141 WILCOX ST
ROCHESTER, MI 48307

SHEET INDEX

SHEET	DESCRIPTION
SK1.0	TITLE SHEET
SK2.0	SPECIFICATIONS
SK2.1	SPECIFICATIONS
SK3.0	3D PERSPECTIVE
SK3.1	3D PERSPECTIVE
SK4.0	SITE PLAN
SK4.1	EROSION + SEDIMENT CONTROL PLAN
SK4.2	OVER-EXCAVATION PLAN
SK5.0	INFORMATION PLAN
SK6.0	LAYOUT PLAN
SK7.0	GRADING + DRAINAGE PLAN
SK8.0	STEEL PLAN
SK9.0	SECTIONS
SK9.1	SECTIONS
SK10.0	CONSTRUCTION DETAILS
SK10.1	CONSTRUCTION DETAILS

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SPOHN RANCH SKATEPARKS
DESIGN. BUILD. COME TOGETHER.
6824 S. CENTINELA AVE.- LOS ANGELES, CA 90230
OFFICE (626) 330-5803 ~ FAX (626) 330-5503

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REVISIONS

NO	DATE	DESCRIPTION	BY
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

STAMP:

SKATE PARK DESIGNED BY: VO, CW
DOCUMENTS BY: AL, CR
PLAN CHECKED BY: MB, DH
DATE: 11/14/2025

PROJECT TITLE: ROCHESTER SKATEPARK

SHEET TITLE: TITLE SHEET

SHEET
SK1.0
1 OF 16

GENERAL NOTES

DESIGN CRITERIA

1. THESE GENERAL NOTES APPLY UNLESS NOTED OTHERWISE ON CONSTRUCTION DRAWINGS.
2. COMPLY WITH CURRENT LOCAL BUILDING CODE EXCEPT AS NOTED HEREIN.
3. TESTING SERVICES: OWNER TO BEAR ALL ASSOCIATED COSTS FOR TESTING SERVICES. COORDINATE THE FOLLOWING TESTING WITH THE OWNER SELECTED TESTING AGENCY.
   A. MATERIAL EVALUATIONS TESTS FOR CONCRETE MIX, AGGREGATE BASE, SUBGRADE, AND STRUCTURAL FILL.
   B. INSPECTION OF STRUCTURAL FILL PLACEMENT AND COMPACTION.
   C. INSPECTION OF FINAL SUBGRADE.
   D. BASE MATERIAL COMPACTION TEST FOR EVERY 2500 S.F. OF CONCRETE FLATWORK IN SKATEPARK AREA TO ENSURE 90% COMPACTION IN ACCORDANCE WITH CIVIL ENGINEERING SPECIFICATIONS AND TESTING AGENCY RECOMMENDATIONS.

EARTHWORK

1. ESTABLISH AND MAINTAIN REQUIRED LINES AND GRADE ELEVATIONS.
2. REMOVE UPPER 18" INCHES OF TOPSOILS CONTAINING SURFICIAL VEGETATION, GRASS, ROOTS, AND ORGANIC MATERIAL FROM WITHIN AND TO A POINT AT LEAST TWO FEET BEYOND THE BUILDING LINES/SKATEPARK LIMITS. THESE SOILS ARE GENERALLY NOT CONSIDERED SUITABLE FOR RE-USE AS STRUCTURAL FILL AND SHOULD BE STOCKPILED IN DESIGNATED AREAS BEYOND THE CONSTRUCTION LIMITS, AND/OR REMOVED FROM THE SITE. COORDINATE STOCKPILE LOCATION WITH OWNER. IF REMOVED FROM SITE, DISPOSE OF IN A LEGAL MANNER. STOCKPILED MATERIAL TO BE STABILIZED IF LEFT UNDISTURBED FOR GREATER THAN 7 DAYS.
3. COMPACT THE EXPOSED SUBGRADE ACROSS THE SITE TO ESTABLISH A FIRM AND UNYIELDING SURFACE. UNDER SUPERVISION OF CITY PROVIDED GEOTECHNICAL ENGINEER, PROOF-ROLL EXPOSED SUBGRADES WITH CONSTRUCTION EQUIPMENT TO ASSIST IN THE EVALUATION OF THE SUBGRADES ACROSS THE SITE. IF UNSTABLE AREAS ARE DETECTED, AN INITIAL ATTEMPT MUST BE MADE TO AERATE (12 INCHES MIN.) AND DENSIFY THE SUBGRADE BY RECOMPACTION WHERE NATURAL MOISTURE CONTENTS ARE AT APPROPRIATE LEVELS. IF THIS PROCEDURE IS INEFFECTIVE, THE DISTURBED SOILS SHOULD BE UNDERCUT AND REPLACED WITH CLEAN FILL AND/OR STABILIZING MATERIALS. COMPACT TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D698 STANDARD PROCTOR METHOD. FILL AND CONSOLIDATE DEPRESSED AREAS. A FIRM, NON-YIELDING SUBGRADE SHOULD BE ESTABLISHED PRIOR TO PROCEEDING WITH FILL PLACEMENT.
4. SOIL COMPACTION SHALL BE ACHIEVED BY MEANS OF PNEUMATIC TIRE ROLLERS, HOE PACKS, RIDE-ON DRUM ROLLER OR OTHER MECHANICAL TAMPERS (PLATE, RAMMER, OR WALK BEHIND ROLLER).
5. PROVIDE STRUCTURAL FILL AS REQUIRED TO MEET PROPOSED SUBGRADE ELEVATIONS IN ACCORDANCE WITH GRADING PLAN.
6. BUILD UP SUBGRADE USING APPROVED MATERIAL WITH LOW PLASTICITY. THE FILL SHOULD BE PLACED IN LIFTS THIN ENOUGH TO ATTAIN THE SPECIFIED COMPACTION LEVEL THROUGHOUT THE ENTIRE LIFT THICKNESS. PRIOR TO COMPACTION, MOISTURE CONDITION AS NEEDED. COMPACT EACH LIFT TO AT LEAST 90 PERCENT OF ASTM D698.
7. THE EARTHWORK SHALL BE DONE UNDER SUPERVISION OF A SOILS ENGINEER RETAINED BY THE OWNER (IF REQUIRED BY THE PROJECT), WHO SHALL VERIFY ABOVE SPECIFICATIONS FOR THE SUPPORT OF SLAB ON GRADE AND FOR THE CONTROL OF SOIL SWELLING. FIELD DENSITY TESTS TO DETERMINE THE LEVEL OF COMPACTION BEING ACHIEVED IN THE FILL SHALL BE PERFORMED ON EACH LIFT AT THE BEGINNING OF FILL PLACEMENT AND AT A FREQUENCY MUTUALLY AGREED UPON BY THE PROJECT TEAM FOR THE REMAINDER OF THE PROJECT.
8. EXCAVATION AND COMPACTION OF FILL FOR SUBGRADE PREP SHALL EXTEND A MINIMUM OF 2 FEET BEYOND SKATE PARK FOOTPRINT.
9. PROCEED WITH SUB-BASE AS REQUIRED ONLY AFTER NONCONFORMING CONDITIONS HAVE BEEN CORRECTED AND SUBGRADE HAS BEEN INSPECTED. A FIRM, NON-YIELDING SUBGRADE SHOULD BE ESTABLISHED PRIOR TO BASE COURSE PLACEMENT.
10. PROVIDE THE SPECIFIED DEPTH OF COMPACTED AGGREGATE BASE MATERIAL IF REQUIRED. COMPACT AGGREGATE BASE TO 90% OF THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D698 STANDARD PROCTOR METHOD IF REQUIRED.
11. PROCEED WITH CONCRETE ONLY AFTER NONCONFORMING CONDITIONS HAVE BEEN CORRECTED, SUBGRADE HAS BEEN INSPECTED, AND FORMWORK AND FIELD MOCK-UPS HAVE BEEN REVIEWED.
12. A SOILS REPORT DOES EXIST FOR THIS PROJECT. OWNER SHALL RETAIN A SOILS ENGINEER IF SO REQUIRED BY THE PROJECT, TO VERIFY EXCAVATIONS FOR ASSUMED ALLOWABLE SOIL BEARING, LOW SETTLEMENT AND SWELL POTENTIAL, AND TO MAKE ANY ADDITIONAL RECOMMENDATIONS.

FORMS

1. FORM MATERIALS: PLYWOOD, METAL, METAL-FRAMED PLYWOOD, OR OTHER APPROVED PANEL-TYPE MATERIALS FREE FROM DEFECTS AND DISTORTION, AND TO PROVIDE FULL-DEPTH, CONTINUOUS, STRAIGHT, SMOOTH EXPOSED SURFACES.
2. USE FLEXIBLE OR CURVED FORMS AS REQUIRED TO PROVIDE VERTICAL AND HORIZONTAL RADII AS INDICATED IN THE DRAWINGS.
3. PROVIDE 2" NOMINAL THICKNESS, SURFACED PLANK WOOD FORMS FOR STRAIGHT SECTIONS. USE FLEXIBLE METAL, 1" LUMBER, OR PLYWOOD FORMS FOR RADIUS BENDS. DO NOT OVERLAP FORMS, CREATING AN OFFSET FINISHED EDGE.
4. FORM-RELEASE AGENT: COMMERCIALLY FORMULATED FORM-RELEASE AGENT THAT WILL NOT BOND WITH, STAIN, OR ADVERSELY AFFECT CONCRETE SURFACES AND WILL NOT IMPAIR SUBSEQUENT TREATMENTS OF CONCRETE SURFACES.
5. EDGE FORMS AND SCREED CONSTRUCTION
   A. SET, BRACE, AND SECURE EDGE FORMS, BULKHEADS, AND INTERMEDIATE SCREED GUIDES FOR PAVEMENT TO REQUIRED LINES, GRADES, AND ELEVATIONS. INSTALL FORMS TO ALLOW CONTINUOUS PROGRESS OF WORK.
   B. CLEAN FORMS AFTER EACH USE AND COAT WITH FORM RELEASE AGENT TO ENSURE SEPARATION FROM CONCRETE WITHOUT DAMAGE.

REINFORCING

1. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60. FOR REINFORCING THAT IS TO BE WELDED, CONFORM TO ASTM A706 GRADE 60. USE ASTM A-108 GRADE 60 FOR ALL WELDED ANCHORS.
2. JOINT DOWEL BARS: PLAIN STEEL DOWELS, ASTM A 615/A 615M, GRADE 60. CUT BARS TRUE TO LENGTH WITH ENDS SQUARE AND FREE OF BURRS.
3. SLIP DOWEL SLEEVES ARE ACCEPTABLE, SUCH AS SPEED DOWELS BY GREENSTREAK, INC., OR APPROVED EQUAL.
4. BAR SUPPORTS: BOLSTERS, CHAIRS, SPACERS AND OTHER DEVICES FOR SPACING, SUPPORTING, AND FASTENING REINFORCEMENTS BARS, AND DOWELS IN PLACE. MANUFACTURE BAR SUPPORTS ACCORDING TO CRSI'S "MANUAL OF STANDARD PRACTICE" FROM STEEL WIRE, PLASTIC, OR PRECAST CONCRETE OR FIBER-REINFORCED CONCRETE OF GREATER COMPRESSIVE STRENGTH THAN CONCRETE.
5. ALL REINFORCING BARS TO BE DEFORMED. CLEAR CONCRETE COVERAGES TO ANY REINFORCING INCLUDING TIES ARE AS FOLLOWS:
   A. 2" FORMED CONCRETE EXPOSED TO EARTH OR WEATHER.
   B. 1" SLABS AND JOISTS NOT EXPOSED TO WEATHER.
   C. 1-1/2" ALL OTHER.
6. SMALLER CLEARANCES PERMISSIBLE FOR PRECAST OR PRESTRESSED.
7. TENSION LAP SPLICES IN CONCRETE: UNLESS NOTED OTHERWISE, PROVIDE THE FOLLOWING:
   A. #3, 9"; #4, 12". 30X DIAMETER FOR TOP BARS
8. MINIMUM CLEAR COVER FOR SPLICED REINFORCING IS GREATER THAN ONE BAR DIAMETER, AND MINIMUM CLEAR SPACING IS GREATER THAN TWO BAR DIAMETERS. SPLICE BOTTOM BAR OVER SUPPORTS AND TOP BAR AT MIDSPAN ONLY. WHERE BARS ARE SHOWN SPLICED, THEY MAY RUN CONTINUOUS AT CONTRACTOR'S OPTION.

CONCRETE

1. PROVIDE MIX DESIGNS THAT WILL MEET THE MINIMUM REQUIREMENTS LISTED HEREIN:
   A. MINIMUM 28-DAY STRENGTH: 4000 PSI
   B. TYPE I/II/IL CEMENT - WHICHEVER IS AVAILABLE LOCALLY
   C. SMALL TO MEDIUM AGGREGATE (1" MAX.)
   D. WATER/CEMENT RATIO OF .45 OR LESS
   E. MIX DESIGNS CONTAINING FLY ASH: THE AMOUNT OF FLY ASH USED SHALL NOT EXCEED 20% BY WEIGHT OF THE COMBINED WEIGHT OF FLY ASH PLUS CEMENT.
   F. AIR ENTRAINMENT NOT TO EXCEED 3%.
2. DO NOT INSTALL CONCRETE WORK OVER SATURATED, MUDDY, OR FROZEN SUBGRADE.
3. PROTECT ADJACENT WORK AND PROVIDE TEMPORARY BARRICADES AS REQUIRED FOR PROTECTION OF PROJECT WORK AND PUBLIC SAFETY.
4. MECHANICALLY VIBRATE ALL CONCRETE FLATWORK WHEN PLACED, EXCEPT THAT SLABS ON GRADE AND SLABS ON DECK NEED TO BE VIBRATED ONLY AROUND EMBEDDED ITEMS.
5. CONCRETE CYLINDERS SHALL BE TAKEN AND TESTED PER THE ACI CODE, WHEN REQUIRED BY THE PROJECT. FREQUENCY= 1 SET OF CYLINDERS PER 50 CY'S PLACED. OWNER TO BEAR ALL COSTS.
6. ALL REINFORCING, INCLUDING DOWELS AND ANCHOR BOLTS, SHALL BE SECURELY TIED IN LOCATION BEFORE PLACING CONCRETE OR GROUT. DOWELS WILL NOT BE ALLOWED TO BE "STABBED" IN.
7. IN AN EFFORT TO CONTROL SHRINKAGE AND QUALITY, FLATWORK/FLOORS SHOULD BE PLACED IN SECTIONS OF 25 CY'S OR LESS.
8. CONDUITS, PIPES, AND SLEEVES EMBEDDED IN CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF ACI 6.3.

CONCRETE PLACEMENT

1. CONSOLIDATE CONCRETE BY MECHANICAL VIBRATING EQUIPMENT SUPPLEMENTED BY HAND-SPADING, RODDING OR TAMPING. USE EQUIPMENT AND PROCEDURES TO CONSOLIDATE CONCRETE ACCORDING TO RECOMMENDATIONS IN ACI 309R.
   A. CONSOLIDATE CONCRETE ALONG FACE OF FORMS AND ADJACENT TO TRANSVERSE JOINTS WITH AN INTERNAL VIBRATOR. KEEP VIBRATOR AWAY FROM JOINT ASSEMBLIES, REINFORCEMENT, OR SIDE FORMS. USE ONLY SQUARE-FACED SHOVELS FOR HAND-SPREADING AND CONSOLIDATION. CONSOLIDATE WITH CARE TO PREVENT DISLOCATING REINFORCEMENT, DOWELS, AND JOINT DEVICES.
2. COLD WEATHER PLACEMENT: COMPLY WITH ACI 306.1 AND AS FOLLOWS. PROTECT CONCRETE WORK FROM PHYSICAL DAMAGE OR REDUCED STRENGTH THAT COULD BE CAUSED BY FROST, FREEZING ACTIONS, OR LOW TEMPERATURES.
   A. WHEN AIR TEMPERATURE HAS FALLEN TO OR IS EXPECTED TO FALL BELOW 40 DEG F, UNIFORMLY HEAT WATER AND AGGREGATES BEFORE MIXING TO OBTAIN A CONCRETE MIXTURE TEMPERATURE OF NOT LESS THAN 50 DEG F AT POINT OF PLACEMENT.
   B. DO NOT USE FROZEN MATERIALS OR MATERIALS CONTAINING ICE OR SNOW.
   C. DO NOT USE CALCIUM CHLORIDE, SALT, OR OTHER MATERIALS CONTAINING ANTIFREEZE AGENTS OR CHEMICAL ACCELERATORS, UNLESS OTHERWISE SPECIFIED AND APPROVED IN MIX DESIGNS.
3. HOT-WEATHER PLACEMENT: PLACE CONCRETE ACCORDING TO RECOMMENDATION IN ACI 305R AND AS FOLLOWS WHEN HOT-WEATHER CONDITIONS EXIST:
   A. COOL INGREDIENTS BEFORE MIXING TO MAINTAIN CONCRETE TEMPERATURE AT TIME OF PLACEMENT BELOW 100 DEG FAHRENHEIT. CHILLED MIXING WATER OR CHOPPED ICE MAY BE USED TO CONTROL TEMPERATURE, PROVIDED WATER EQUIVALENT OF ICE IS CALCULATED TO TOTAL AMOUNT OF MIXING WATER. USING LIQUID NITROGEN TO COOL CONCRETE IS CONTRACTORS OPTION.
   B. FOG-SPRAY FORMS, REINFORCEMENT STEEL, AND SUBGRADE JUST BEFORE PLACING CONCRETE. KEEP SUBGRADE MOISTURE UNIFORM WITHOUT STANDING WATER, SOFT SPOTS, OR DRY AREAS.
4. **FINISH: ALL EXPOSED CONCRETE SURFACES ARE TO BE HARD STEEL TROWEL FINISH UNLESS OTHERWISE NOTED. TROWEL UNTIL ALL VISIBLE PORES ARE CLOSED. CEASE TROWELING BEFORE SURFACE BECOMES GLOSSY. DO NOT BROOM FINISH AND DO NOT TROWEL BURN SURFACE.**
   a. ALL EDGE TOOLING SHOULD BE 1/8 INCH RADIUS UNLESS OTHERWISE SPECIFIED.
5. COLOR: ALL CONCRETE SURFACES ARE TO BE NATURAL GRAY COLOR UNLESS OTHERWISE NOTED. MINOR VARIATIONS IN APPEARANCE OF COLORED CONCRETE, WHICH ARE SIMILAR TO NATURAL VARIATIONS IN COLOR AND APPEARANCE OF UNCOLORED CONCRETE, ARE ACCEPTABLE. DO NOT BROOM FINISH AND DO NOT TROWEL BURN SURFACE.

CONCRETE PROTECTION AND CURING

1. GENERAL: PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. COMPLY WITH ACI 306.1 FOR COLD-WEATHER PROTECTION AND FOLLOW RECOMMENDATIONS IN ACI 305R FOR HOT-WEATHER PROTECTION DURING CURING. KEEP MOIST FOR NECESSARY AMOUNT OF TIME TO REACH CONCRETE STRENGTH AND INHIBIT MOISTURE LOSS AFTER PLACING.
2. EVAPORATION RETARDANT: WATERBORNE, MONOMOLECULAR FILM FORMING, MANUFACTURED FOR APPLICATION TO FRESH CONCRETE, SUCH AS EUCOBAR EVAPORATION RETARDANT BY THE EUCLID CHEMICAL COMPANY. APPLY EVAPORATION RETARDANT TO CONCRETE SURFACES IF HOT, DRY, OR WINDY CONDITIONS CAUSE MOISTURE LOSS BEFORE AND DURING FINISHING OPERATIONS. APPLY TO EXPOSED SURFACE OF CONCRETE ACCORDING TO MANUFACTURERS WRITTEN INSTRUCTIONS AS NECESSARY.
3. BEGIN CURING AFTER FINISHING CONCRETE, BUT NOT BEFORE FREE WATER HAS DISAPPEARED FROM CONCRETE SURFACE.
4. CURING METHODS: CURE CONCRETE BY CURING COMPOUND, MOISTURE CURING, MOISTURE-RETAINING-COVER CURING, OR A COMBINATION OF THESE AS FOLLOWS:
   A. CURING COMPOUND: MEET REQUIREMENTS OF MANUFACTURER'S CURRENT PRINTED APPLICATION INSTRUCTIONS AND COVERAGE RATE CHART. FOR HORIZONTAL APPLICATIONS, IMMEDIATELY APPLY AFTER ALL SURFACE WATER HAS DISAPPEARED AND THE CONCRETE SURFACE IS HARD ENOUGH TO WALK ON. FOR VERTICAL APPLICATIONS, APPLY IMMEDIATELY AFTER REMOVING THE CONCRETE FORMS. APPLY IN A UNIFORM AND CONTINUOUS MANNER. AVOID OVER-APPLICATION OR PUDDLING OF CURING COMPOUND. PROTECT SURFACE FROM WATER, ADJACENT SHOTCRETE WORK, AND DEBRIS.
   B. MOISTURE CURING: KEEP SURFACES CONTINUOUSLY MOIST FOR NOT LESS THAN SEVEN DAYS WITH THE FOLLOWING MATERIALS:
      - WATER.
      - CONTINUOUS WATER-FOG SPRAY.
      - ABSORPTIVE COVER, WATER SATURATED, AND KEPT CONTINUOUSLY WET. COVER CONCRETE SURFACES AND EDGES, OVERLAP SEAMS MIN. 6" BETWEEN ADJACENT ABSORPTIVE COVERS.
   C. MOISTURE-RETAINING-COVER CURING: COVER CONCRETE SURFACES WITH MOISTURE-RETAINING COVER FOR CURING CONCRETE, PLACED IN WIDEST PRACTICABLE WIDTH, WITH SIDES AND ENDS LAPPED AT LEAST 6 INCHES.

CURING MATERIALS

1. ABSORPTIVE COVER: AASHTO M 182, CLASS 2, BURLAP CLOTH MADE FROM JUTE OR KENAF, WEIGHING APPROXIMATELY 9OZ./SQ. YD. DRY.
2. MOISTURE-RETAINING COVER: ASTM C 171, POLYETHYLENE FILM OR WHITE BURLAP-POLYETHYLENE SHEET (BUR LENE).
3. WATER: POTABLE.
4. CURING COMPOUND: ASTM C-309, CLEAR, WATER-BASED, NO VOLATILE, NON-STAINING, MEMBRANE-FORMING, COMPATIBLE WITH SUBSEQUENT CONCRETE TREATMENTS. ACCEPTABLE PRODUCT: W.R. MEADOWS 1100-CLEAR, OR APPROVED EQUAL.

JOINT MATERIALS

1 EXPANSION AND ISOLATION JOINT FILLER STRIPS: EXPANSION JOINT MATERIALS SHALL BE FLEXIBLE POLYETHYLENE CLOSED CELL FOAM OR SIMILAR AND SUPPLIED BY CONCRETE CONTRACTOR. DECK-O-FOAM OR EQUIVALENT.

2 EXPANSION JOINT SEALANT: SIKAFLEX - 1A NS TG POLYURETHANE ELASTOMERIC SEALANT, OR APPROVED EQUAL. COLOR OF CAULK SHOULD RESEMBLE NATURAL COLOR OF CONCRETE (ALUMINUM GRAY OR LIMESTONE).

3 SAW CUT JOINT SEALANT: SIKAFLEX-1C SL HIGH PERFORMANCE, SELF-LEVELING, 1-PART POLYURETHANE SEALANT, OR APPROVED EQUAL. COLOR OF CAULK SHOULD RESEMBLE NATURAL COLOR OF CONCRETE (ALUMINUM GRAY OR LIMESTONE)

4 JOINTS ARE TO BE CLEANED PRIOR TO SEALING. JOINTS TO BE CUT TO BE CONSISTENT WITH SAW CUT DETAIL - 1/8" WIDE BY 1/4" DEPTH OF SLAB. INSPECTIONS ARE REQUIRED PRIOR TO SEALING.

JOINTS

1. GENERAL: CONSTRUCT CONSTRUCTION, ISOLATION, AND CONTRACTION JOINTS AND TOOL EDGINGS TRUE TO LINE WITH FACES PERPENDICULAR TO SURFACE PLANE OF CONCRETE.
2. INFORMATION PLAN IS TO PROVIDE GUIDANCE TO THE CONTRACTOR FOR THE USE OF SAWCUTS, COLD + EXPANSION JOINTS. ACTUAL FIELD VARIANCES MAY BE NECESSARY AND WILL TAKE PRECEDENCE OVER THE GUIDE. CONTRACTOR SHALL CUT/JOINT CONCRETE AS NEEDED TO HELP MINIMIZE CRACKING AND ENHANCE SKATEABILITY.
3. EXPANSION JOINTS: FORM EXPANSION JOINTS WITH SPECIFIED JOINT-FILLER STRIPS WHERE INDICATED. EXTEND JOINT FILLERS FULL WIDTH AND DEPTH OF JOINT.
4. INSTALL DOWEL BARS AND SUPPORT ASSEMBLIES AT JOINTS WHERE INDICATED. LUBRICATE OR ASPHALT-COAT ONE-HALF DOWEL LENGTH TO PREVENT CONCRETE BONDING TO ONE SIDE OF JOINT. SPEED DOWELS, OR SIMILAR, ARE AN ACCEPTABLE ALTERNATIVE.
5. CONTROL JOINTS: FORM WEAKENED-PLANE JOINTS, SECTIONING CONCRETE INTO AREAS AS INDICATED. CONSTRUCT CONTROL JOINTS FOR A DEPTH AS INDICATED IN THE DRAWINGS (GENERALLY 1/4 OF THE PAVEMENT THICKNESS), AS FOLLOWS:
   A. SAWED JOINTS: FORM CONTROL JOINTS WITH POWER SAWS EQUIPPED WITH SHATTERPROOF ABRASIVE OR DIAMOND-RIMMED BLADES. CUT 1/8 INCH WIDE JOINTS INTO CONCRETE WHEN CUTTING ACTION WILL NOT TEAR, ABRADE, OR OTHERWISE DAMAGE SURFACE AN BEFORE DEVELOPING RANDOM CONTRACTION CRACKS. EARLY SAW CUTS ARE APPROXIMATELY 1 INCH DEEP, REGARDLESS OF PAVEMENT THICKNESS. REFER TO CONTROL JOINT GUIDE DRAWING OF PLAN SET IF APPLICABLE.
   B. ALIGN SAWCUTS WITH EXPANSION AND COLD JOINTS AND START FROM CORNERS WHERE POSSIBLE TO HELP MINIMIZE CRACKING. SAWCUTS SHOULD BE APPROXIMATELY 10'x12' AND/OR APPROXIMATELY 120 SQUARE FEET WITH ROUGHLY A 2:1 ASPECT RATIO BETWEEN SAWCUTS AND COLD OR EXPANSION JOINTS.
   C. IF SKATEPARK PROJECT DESIGN UTILIZES POURED STEPS, CONTROL JOINTS MUST BE CUT 3 - 4 FEET FROM THE EDGE OF THE TOP STEP.
6. POST CURE DETAIL WORK (AS NEEDED): GRIND SMOOTH ANY INCONSISTENCIES IN THE FINISH OR HIGH SPOTS BETWEEN POURS.

METALS

5. FURNISH MATERIALS AND PERFORM LABOR REQUIRED TO EXECUTE THIS WORK AS INDICATED ON THE DRAWINGS, AS SPECIFIED, AND AS NECESSARY TO COMPLETE THE CONTRACT, INCLUDING, BUT NOT LIMITED TO BOWL STEEL COPING, LEDGE STEEL EDGING, HANDRAILS, AND GRIND RAILS.
6. USING SKILLED WORKERS, FORM AND FABRICATE ITEMS OF WORK AS INDICATED AND AS REQUIRED TO MEET INSTALLATION CONDITIONS. MAKE PROVISIONS TO CONNECT WITH OR RECEIVE THE WORK OF OTHER TRADES.
7. USE MATERIALS OF SIZE AND THICKNESS SHOWN OR, IF NOT SHOWN, OF REQUIRED SIZE AND THICKNESS TO PRODUCE STRENGTH AND DURABILITY IN THE FINISHED PRODUCT.
8. UNLESS OTHERWISE INDICATED, WELD OR BOLT CONNECTIONS BETWEEN MEMBERS. WHERE POSSIBLE, CONCEAL CONNECTIONS ON THE FINISHED WORK. FIT OR MITER EXPOSED JOINTS TO HAIRLINE TOLERANCE OR USE WELDED JOINTS. ON FINISHED SURFACES, GRIND ALL WELDS SMOOTH AND FLUSH WITH BASE METAL.
9. WELD CONNECTIONS WHICH ARE NOT TO BE LEFT AS EXPOSED JOINTS, BUT CANNOT BE SHOP WELDED BECAUSE OF SHIPPING SIZE LIMITATIONS.
10. CAP ALL EXPOSED TUBE OR PIPE ENDS. USE SIZE AND THICKNESS OF MATERIAL SHOWN. PROPERLY FIT AND WELD CAP AT JOINT, GRIND WELD SMOOTH AND FLUSH WITH BASE METAL.
11. BEND PIPE OR TUBING WITHOUT COLLAPSING OR DEFORMING THE WALLS, SO AS TO PRODUCE A SMOOTH UNIFORM CURVED SECTION AND MAINTAIN UNIFORM SECTIONAL SHAPE.
12. WHERE ITEMS ARE TO BE IMBEDDED IN CONCRETE OR MASONRY, PROVIDE WELDED-ON ANCHORS OR LUGS AS INDICATED OR REQUIRED.
13. PROVIDE TEMPORARY BRACING OR ANCHORS IN FORMWORK FOR ITEMS WHICH ARE TO BE BUILT INTO CONCRETE OR SIMILAR CONSTRUCTION.
14. FASTENING TO IN-PLACE CONSTRUCTION: PROVIDE ANCHORING DEVICES AND FASTENERS WHERE NECESSARY FOR SECURING MISCELLANEOUS METAL FABRICATIONS TO IN-PLACE CONSTRUCTION INCLUDING THREADED FASTENERS FOR CONCRETE INSERTS, OR OTHER CONNECTORS AS REQUIRED.
15. GALVANIZING REPAIR--USE A HIGH ZINC DUST CONTENT PAINT FOR RE-GALVANIZING WELDS IN GALVANIZED STEEL. HOT GALVANIZED SOLDER IS ALSO ACCEPTABLE. USE RUST-OLEUM COLD GALVANIZING COMPOUND SPRAY, OR SIMILAR.
16. ALL WELDING SHALL CONFORM TO REQUIREMENTS OF AWS STANDARDS. ALL WELDING SHALL BE SHIELDED METAL ARC WELDING. WELDS IN FINISH WORK SHALL BE FILLED OUT FLUSH, GROUND AND DISTRESSED.
17. ASTM A-36 FOR C, MC, ANGLES, AND PLATES.
18. ASTM A-53 GRADE B OR A-500 GRADE B OR A-501 GRADE B FOR STEEL PIPES.
19. ASTM A-123 STANDARD SPECIFICATION FOR ZINC (HOT-DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS
20. ASTM A-780 STANDARD PRACTICE FOR REPAIR OF DAMAGED AND UNCOATED AREAS OF HOT-DIP GALVANIZED COATINGS.

SUPPLEMENTARY NOTES

1. THESE CONTRACT DOCUMENTS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE IMPROVEMENTS, WORKERS, AND OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, MEANS AND METHODS, BRACING, SHORING, FORMS, SCAFFOLDING, GUYING OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD ELEMENTS IN PLACE DURING CONSTRUCTION. OBSERVATION VISITS TO THE SITE BY THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
2. OPTIONS AND SUBSTITUTIONS (APPROVED BY OWNER/SKATEPARK DESIGNER/ARCHITECT) ARE FOR CONTRACTOR'S CONVENIENCE. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING ALL CHANGES AND ADDITIONAL COSTS NECESSARY AND SHALL COORDINATE ALL DETAILS WITH SKATEPARK DESIGNER THROUGH PRIME CONTRACTOR.
3. ANY ENGINEERING DESIGN PROVIDED BY CONTRACTOR OR OTHERS AND SUBMITTED FOR REVIEW SHALL BE WET SIGNED AND STAMPED BY AN INSURED REGISTERED STRUCTURAL OR CIVIL ENGINEER LICENSED IN THE STATE OF WHICH THE PROJECT IS LOCATED, IF REQUIRED BY CITY OR COUNTY.
4. UNLESS NOTED OTHERWISE, DETAILS ON CONSTRUCTION DRAWINGS ARE TYPICAL AS INDICATED BY CUTS, REFERENCES, OR TITLES. ALL DETAILS SHOWN SHALL BE IMPORTED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS, WHETHER SPECIFICALLY INDICATED OR NOT. TYPICAL DETAILS MAY OR MAY NOT BE REFERENCED ON THE DOCUMENTS, BUT SHALL APPLY AT ALL LOCATIONS, UNLESS NOTED OTHERWISE. WHERE NO DETAIL CUTS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK SHOWN ELSEWHERE ON THE PROJECT. FOR BIDDING PURPOSES, WHERE ANY SHOWN MEMBER OR STRUCTURAL ELEMENT IS NOT SIZED ON THE DOCUMENTS, THE LARGEST SIMILAR MEMBER USED IN THE PROJECT SHALL BE UTILIZED.
5. ALL DIMENSIONS AND ELEVATIONS SHOWN ON CONSTRUCTION DRAWINGS SHALL BE VERIFIED WITH ARCHITECTURAL DRAWINGS (IF REQUIRED BY THE PROJECT). RESOLVE ALL DISCREPANCIES WITH SKATEPARK DESIGNER AND PRIME CONTRACTOR PRIOR TO START OF CONSTRUCTION. DO NOT SCALE DRAWINGS.
6. CONTRACTOR SHALL ESTABLISH AND VERIFY IN FIELD ALL EXISTING CONDITIONS AFFECTING NEW CONSTRUCTION. CONTACT SKATEPARK DESIGNER AND PRIME CONTRACTOR IMMEDIATELY IF EXISTING CONDITIONS ARE NOT AS DEPICTED IN DRAWINGS.
7. ***SKATE FEATURE DESIGN AND LAYOUT ARE THE RESPONSIBILITY OF THE SKATEPARK DESIGNER.**

PAVEMENT TOLERANCES

1. CONTRACTOR MUST ACHIEVE POSITIVE DRAINAGE FOR ALL SURFACES WITHIN THE SKATEPARK AREA WHENEVER POSSIBLE.

REPAIRS AND PROTECTION

1. REMOVE AND REPLACE CONCRETE PAVEMENT THAT IS BROKEN, DAMAGED, OR DEFECTIVE, OR DOES NOT MEET REQUIREMENTS IN THIS SECTION. THE CONTRACTOR SHALL FIX ALL CRACKS AND DISPLACEMENTS LARGER THAN 1/8" UP TO THE PROJECT COMPLETION. REPAIRS SHALL BE MADE AT NO COST TO OWNER.
2. PROTECT CONCRETE FROM DAMAGE. EXCLUDE TRAFFIC FROM PAVEMENT FOR AT LEAST 14 DAYS AFTER PLACEMENT. WHEN CONSTRUCTION TRAFFIC IS PERMITTED, MAINTAIN PAVEMENT AS CLEAN AS POSSIBLE BY REMOVING SURFACE STAINS AND SPILLAGE OF MATERIALS AS THEY OCCUR.
3. MAINTAIN CONCRETE PAVEMENT OF FREE STAINS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL.

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SKATE PARK DESIGNED BY: VO, CW
DOCUMENTS BY: AL, CR
PLAN CHECKED BY: MB, DH
DATE: 11/14/2025

PROJECT TITLE: ROCHESTER SKATEPARK
SHEET TITLE: SPECIFICATIONS
SHEET: SK2.0
2 OF 16

SHOTCRETE SPECIFICATIONS

PART 1- GENERAL

1.1 SUMMARY

A. SPECIALTY CONSTRUCTION:

A.1. DESCRIPTION: SHOTCRETE APPLICATION, CUTTING, SCULPTING AND FINISH WORK HAS BEEN DEEMED AS SPECIALTY CONSTRUCTION WORK WITHIN THE CONSTRUCTION DOCUMENTS. ALL WORK RELATED TO THE SPECIALTY CONSTRUCTION SHALL BE COORDINATED BY THE PROJECT ENGINEER, AND THE PRE-QUALIFIED SPECIALTY CONTRACTOR, PRIOR TO THE START OF CONSTRUCTION.

1.2 QUALITY ASSURANCE

A. STANDARDS: COMPLY WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE FOLLOWING CODES AND STANDARDS, EXCEPT AS HEREIN MODIFIED:

A.1. AMERICAN CONCRETE INSTITUTE (ACI): 506, CHAPTER 13, WET METHOD. CHAPTER 5, SHOTCRETE CREW

A.2. ASTM: "AMERICAN SOCIETY FOR TESTING MATERIALS"

1.3 REFERENCE STANDARDS

A. ACI 305- RECOMMENDED PRACTICE FOR HOT WEATHER CONCRETING.

B. ACI 306- RECOMMENDED PRACTICE FOR COLD WEATHER CONCRETING.

C. ASTM C33- CONCRETE AGGREGATES

D. ASTM C94- READY-MIXED CONCRETE

E. ASTM C143- TEST FOR SLUMP OF PORTLAND CEMENT CONCRETE

F. ASTM C150- PORTLAND CEMENT

G. ASTM C260- AIR-ENTRAINING ADMIXTURES FOR CONCRETE

H. ASTM C494- CHEMICAL ADMIXTURES FOR CONCRETE

I. ASTM C618- FLY ASH AND RAW OR CALCINED NATURAL POZZOLANS FOR USE IN PORTLAND CEMENT CONCRETE.

1.4 JOB CONDITIONS

A. COORDINATION:

A.1. COORDINATE SCHEDULES OF CONCRETE WORK TO ALLOW ADEQUATE TIME FOR INSTALLATION OF OTHER RELATED WORK.

A.2. VERIFY THAT ANCHOR BOLTS AND OTHER EMBEDDED STEEL ITEMS TO BE CAST INTO CONCRETE ARE PROPERLY PLACED.

A.3. COORDINATE EARTHWORK AND SOILS REPORT RECOMMENDATIONS WITH PLACEMENT REQUIREMENTS.

A.4. COORDINATE WITH FORM-WORK AND FINISHES SECTIONS TO PROVIDE FINISH FLOORLEVELNESS AND FLATNESS AS SPECIFIED HEREIN. SLOPE TO DRAINS AT GRADES AND PERCENT SLOPE SHOWN IN THE CONSTRUCTION DRAWINGS.

PART 2- SHOTCRETE WORK

2.1 SHOTCRETE MIX DESIGN

A. PROVIDE MIX DESIGNS THAT WILL MEET THE MINIMUM REQUIREMENTS LISTED HEREIN:

A.1. MINIMUM 28-DAY STRENGTH: 4000 PSI

A.2. TYPE I/II/IL CEMENT - WHICHEVER IS AVAILABLE LOCALLY

A.3. SMALL AGGREGATE (1/2" MAX.)

A.4. WATER/CEMENT RATIO OF .45 OR LESS

A.5. AIR ENTRAINMENT NOT TO EXCEED 3%

B. MIX DESIGNS FOR SHOTCRETE CONTAINING FLY ASH: THE AMOUNT OF FLY ASH USED SHALL NOT EXCEED 20% BY WEIGHT OF THE COMBINED WEIGHT OF FLY ASH PLUS CEMENT.

2.2 CONCRETE APPLICATION EQUIPMENT

A. FOR WET MIX SHOTCRETE:

A.1. MIXING EQUIPMENT: CAPABLE OF THOROUGHLY MIXING AGGREGATE, CEMENT AND WATER IN SUFFICIENT QUANTITY TO MAINTAIN CONTINUOUS PLACEMENT.

A.2. AIR SUPPLY: CLEAN AIR ADEQUATE FOR MAINTAINING SUFFICIENT NOZZLE VELOCITY FOR PARTS OF WORK, AND FOR SIMULTANEOUS OPERATION OF BLOW PIPE FOR CLEANING AWAY REBOUND.

A.3. DELIVERY EQUIPMENT: CAPABLE OF DISCHARGING AGGREGATE-CEMENT-WATER MIXTURE ACCURATELY, UNIFORMLY, AND CONTINUOUSLY THROUGH DELIVERY HOSE.

PART 3- EXECUTION

3.1 INSPECTION

A. EXAMINATION: EXAMINE CONCRETE FORMWORK AND VERIFY THAT IT IS TRUE TO LINE AND DIMENSION, ADEQUATELY BRACED AGAINST VIBRATION, AND CONSTRUCTED TO PERMIT ESCAPE OF AIR AND REBOUND BUT TO PREVENT LEAKAGE DURING SHOTCRETING. CORRECT DEFICIENCIES.

B. NOTIFICATION: NOTIFY OTHER TRADES INVOLVED IN AMPLE TIME TO PERMIT THE PROPER INSTALLATION OF THEIR WORK. COOPERATE IN SETTING SUCH WORK.

C. EXISTING SURFACES: EXAMINE EXISTING CONCRETE SURFACES FOR UNSOUND MATERIAL. CORRECT DEFICIENCIES.

3.2 PREPARATION FOR INSTALLATION OF CONCRETE

A. FORMS: USE A FORM-COATING MATERIAL ON REMOVABLE FORMS TO PREVENT ABSORPTION OF MOISTURE AND TO PREVENT BOND WITH SHOTCRETE.

3.3 CONCRETE BATCHING AND MIXING

A. PROPORTIONS: MIX PROPORTIONS SHALL BE CONTROLLED BY WEIGHT BATCHING.

B. SCHEDULING: CONCRETE SHALL NOT EXCEED A TEMPERATURE OF 100 DEGREES FAHRENHEIT AT TIME OF PLACEMENT UNLESS PRE-APPROVED BY THE PROJECT ENGINEER.

3.4 CONCRETE PLACEMENT

A. PLACEMENT: USE SUITABLE DELIVERY EQUIPMENT AND PROCEDURES THAT WILL RESULT IN SHOTCRETE IN PLACE MEETING THE REQUIREMENTS OF THIS SPECIFICATION. DETERMINE OPERATING PROCEDURES FOR PLACEMENT IN, EXTENDED DISTANCES, AND AROUND ANY OBSTRUCTIONS WHERE PLACEMENT VELOCITIES AND MIX CONSISTENCY MUST BE ADJUSTED.

B. PLACEMENT TECHNIQUES:

B.1. CONTROL THICKNESS, METHOD OF SUPPORT, AIR PRESSURE, AND/OR WATER CONTENT OF SHOTCRETE TO PRECLUDE SAGGING OR SLOUGHING OFF. DISCONTINUE SHOTCRETING OR PROVIDE SUITABLE MEANS TO SCREEN THE NOZZLE STREAM IF WIND OR AIR CURRENTS CAUSE SEPARATION OF THE NOZZLE STREAM DURING PLACEMENT.

B.2. HOLD NOZZLE AS PERPENDICULAR TO SURFACE AS WORK WILL PERMIT, TO SECURE MAXIMUM COMPACTION WITH MINIMUM REBOUND.

B.3. IN SHOTCRETING WALLS, BEGIN APPLICATION AT BOTTOM. ENSURE WORK DOES NOT SAG.

B.4. LAYERING:

B.4.1. BUILD UP LAYERS BY MAKING SEVERAL PASSES OF NOZZLE OVER WORK AREA.

B.4.2. MAKE SURE SURFACE IS ADEQUATELY ROUGH TO WHICH, AFTER HARDENING, ADDITIONAL LAYERS OF SHOTCRETE ARE TO BE BONDED.

B.4.3. DAMPEN SURFACE (ACHIEVE SATURATED SURFACE DRY (SSD) CONDITION) JUST PRIOR TO APPLICATION OF SUCCEEDING LAYERS.

B.4.4. ALLOW EACH LAYER OF SHOTCRETE TO TAKE INITIAL SET BEFORE APPLYING SUCCEEDING LAYERS.

B.4.5. USE RADIAL TEMPLATES TO INSURE EXACT RADII FROM FLAT BOTTOM OF BOWL/PIPE TO FACE OF COPING. TEMPLATE SHALL BE FABRICATED FROM STEEL OR 3/4" MINIMUM PLYWOOD. CHECK EVERY HORIZONTAL FOOT WHEN APPLYING SHOTCRETE FOR CONFORMANCE OF INTENDED WALL RADII. BRACE TEMPLATE AND PLACE LEVELS AT ARC TO TANGENT CONNECTIONS TO INSURE NO KINKS WILL BE FORMED. KINKS AT THE BOTTOM OF BOWLS WILL NOT BE ACCEPTABLE. SLUMPING OF THE SHOTCRETE CAUSING COPING SETBACK WILL NOT BE ACCEPTABLE.

B.4.6. REMOVE ANY REBOUND OR ACCUMULATED LOOSE AGGREGATE FROM SURFACES TO BE COVERED PRIOR TO PLACING THE INITIAL OR ANY SUCCEEDING LAYERS OF SHOTCRETE. REBOUND SHALL NOT BE USED AS AGGREGATE.

B.5. PLACEMENT AROUND REINFORCEMENT:

B.5.1. HOLD THE NOZZLE AT SUCH DISTANCE AND ANGLE TO PLACE MATERIALS BEHIND REINFORCEMENT BEFORE ANY MATERIAL IS ALLOWED TO ACCUMULATE ON ITS FACE.

B.6. ACCESS: ALLOW EASY ACCESS TO SHOTCRETE SURFACES FOR SCREEDING AND FINISHING, PERMITTING UNINTERRUPTED APPLICATION.

3.5 REMOVAL OF SURFACE DEFECTS IN CONCRETE

A. GENERAL: REMOVE AND REPLACE SHOTCRETE WHICH LACKS UNIFORMITY, EXHIBITS SEGREGATION, HONEYCOMBING, OR LAMINATION, OR WHICH CONTAINS ANY DRY PATCHES, SLUGS, VOIDS OR POCKETS. REMOVE DEFECTIVE AREAS.

3.6 SHOTCRETE FINISH

A. FINISH: ALL EXPOSED SHOTCRETE SURFACES ARE TO BE HARD STEEL TROWEL FINISH UNLESS OTHERWISE NOTED. TROWEL UNTIL ALL VISIBLE POURS ARE CLOSED. CEASE TROWEL BEFORE GLASS FORMS ON SURFACE. DO NOT BROOM FINISH AND DO NOT BURN SURFACE.

B. GRINDING THE SURFACES WILL NOT BE AN ACCEPTABLE MEANS OF ACHIEVING THE INTENDED RADII/ANGLE.

C. COLOR: ALL SHOTCRETE SURFACES ARE TO BE NATURAL GRAY COLOR UNLESS OTHERWISE NOTED. MINOR VARIATIONS IN APPEARANCE OF COLORED CONCRETE, WHICH ARE SIMILAR TO NATURAL VARIATIONS IN COLOR AND APPEARANCE OF UNCOLORED CONCRETE, ARE ACCEPTABLE. DO NOT BROOM FINISH AND DO NOT TROWEL BURN SURFACE.

D. DURING THE CURING PERIOD, CONCRETE SHALL BE MAINTAINED AT A TEMPERATURE ABOVE 40 DEGREES FAHRENHEIT AND IN MOIST CONDITION. FOR INITIAL CURING, CONCRETE SHALL BE KEPT CONTINUOUSLY MOIST FOR 24 HOURS AFTER PLACEMENT IS COMPLETE. FINAL CURING SHALL CONTINUE FOR SEVEN DAYS AFTER PLACEMENT. COVER CONCRETE WITH POLYETHYLENE PLASTIC TO MAINTAIN TEMPERATURE IF NECESSARY. LAP SEAMS IN THE PLASTIC 6" AND WEIGH DOWN.

E. THE CONTRACTOR SHALL FIX ALL CRACKS AND DISPLACEMENTS LARGER THAN 1/8" UP TO THE PROJECT COMPLETION.

3.7 CONCRETE PROTECTION AND CURING

1. GENERAL: PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. COMPLY WITH ACI 306.1 FOR COLD-WEATHER PROTECTION AND FOLLOW RECOMMENDATIONS IN ACI 305R FORHOT-WEATHER PROTECTION DURING CURING. KEEP MOIST FOR NECESSARY AMOUNT OF TIME TO REACH CONCRETE STRENGTH AND INHIBIT MOISTURE LOSS AFTER PLACING.
2. EVAPORATION RETARDANT: WATERBORNE, MONOMOLECULAR FILM FORMING, MANUFACTURED FOR APPLICATION TO FRESH CONCRETE, SUCH AS EUCOBAR EVAPORATION RETARDANT BY THE EUCLID CHEMICAL COMPANY. APPLY EVAPORATION RETARDANT TO CONCRETE SURFACES IF HOT, DRY, OR WINDY CONDITIONS CAUSE MOISTURE LOSS BEFORE AND DURINGFINISHING OPERATIONS. APPLY TO EXPOSED SURFACE OF CONCRETE ACCORDING TO MANUFACTURERS WRITTEN INSTRUCTIONS AS NECESSARY.
3. BEGIN CURING AFTER FINISHING CONCRETE, BUT NOT BEFORE FREE WATER HAS DISAPPEARED FROM CONCRETE SURFACE.
4. CURING METHODS: CURE CONCRETE BY CURING COMPOUND, MOISTURE CURING, MOISTURE-RETAINING-COVER CURING, OR A COMBINATION OF THESE AS FOLLOWS:
   A. CURING COMPOUND: MEET REQUIREMENTS OF MANUFACTURER'S CURRENT PRINTED APPLICATION INSTRUCTIONS AND COVERAGE RATE CHART. FOR HORIZONTAL APPLICATIONS, IMMEDIATELY APPLY AFTER ALL SURFACE WATER HAS DISAPPEARED AND THE CONCRETE SURFACE IS HARD ENOUGH TO WALK ON. FOR VERTICAL APPLICATIONS, APPLY IMMEDIATELY AFTER REMOVING THE CONCRETE FORMS. APPLY IN A UNIFORM AND CONTINUOUS MANNER. AVOID OVER-APPLICATION OR PUDDLING OF CURING COMPOUND. PROTECT SURFACE FROM WATER, ADJACENT SHOTCRETE WORK, AND DEBRIS.
   B. MOISTURE CURING: KEEP SURFACES CONTINUOUSLY MOIST FOR NOT LESS THAN SEVEN DAYS WITH THE FOLLOWING MATERIALS:
      B.1. WATER.
      B.2. CONTINUOUS WATER-FOG SPRAY.
      B.3. ABSORPTIVE COVER, WATER SATURATED, AND KEPT CONTINUOUSLY WET. COVER CONCRETE SURFACES AND EDGES, OVERLAP SEAMS MIN. 6" BETWEEN ADJACENT ABSORPTIVE COVERS.
   C. MOISTURE-RETAINING-COVER CURING:
      C.1. COVER CONCRETE SURFACES WITH MOISTURE-RETAINING COVER FOR CURING CONCRETE, PLACED IN WIDEST PRACTICABLE WIDTH, WITH SIDES AND ENDS LAPPED AT LEAST 6 INCHES.

3.8 CURING MATERIALS

1. ABSORPTIVE COVER:
   AASHTO M 182, CLASS 2, BURLAP CLOTH MADE FROM JUTE OR KENAF, WEIGHING APPROXIMATELY 9OZ./SQ. YD. DRY.
2. MOISTURE-RETAINING COVER:
   ASTM C 171, POLYETHYLENE FILM OR WHITE BURLAP-POLYETHYLENE SHEET (BUR LENE).
3. WATER: POTABLE.
4. CURING COMPOUND: ASTM C-309, CLEAR, WATER-BASED, NO VOLATILE, NON-STAINING, MEMBRANE-FORMING, COMPATIBLE WITH SUBSEQUENT CONCRETE TREATMENTS. ACCEPTABLE PRODUCT: W.R. MEADOWS 1100-CLEAR, OR APPROVED EQUAL.

3.9 CONCRETE JOINTS

A. CLEANING: THE ENTIRE JOINT SHALL BE THOROUGHLY CLEANED AND WETTED PRIOR TO THE APPLICATION OF ADDITIONAL SHOTCRETE.

B. REINFORCEMENT: MAKE JOINTS PERPENDICULAR TO THE MAIN REINFORCEMENT. CONTINUE REINFORCEMENT ACROSS JOINTS.

3.10 CRACKING

A. SAW CUT CONTROL JOINTS AND CONSTRUCTION JOINTS MAY BE SHOWN IN IN THE CONSTRUCTION DRAWINGS FOR DIAGRAMMATIC PURPOSES ONLY. CONTRACTOR MAY INSTALL ALTERNATE CRACK CONTROL AT ITS DISCRETION.

B. THE CONTRACTOR SHALL FIX ALL CRACKS AND DISPLACEMENTS LARGER THAN 1/8" UP TO PROJECT COMPLETION.

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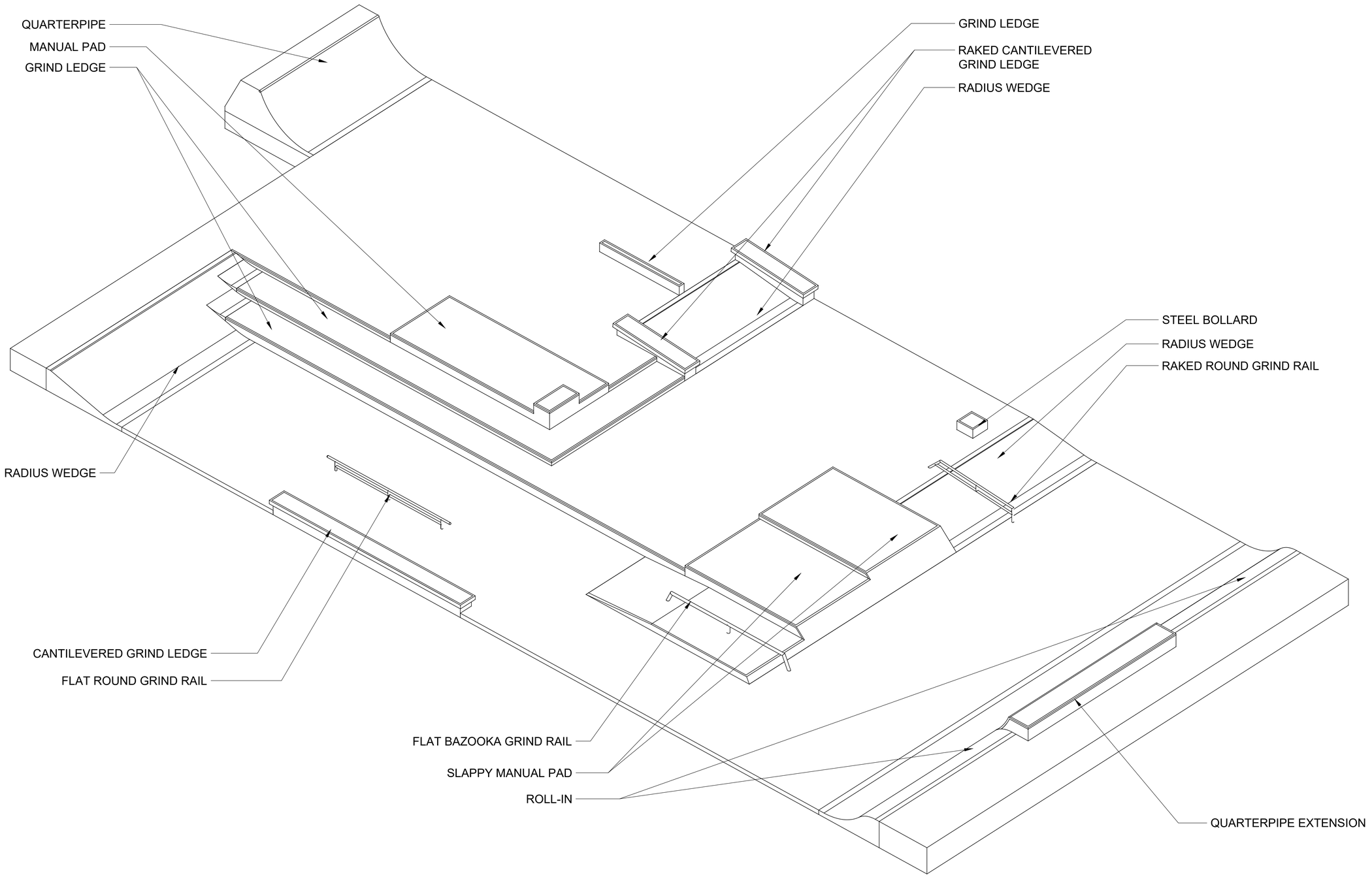
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STAMP:

SKATE PARK DESIGNED BY: VO, CW
DOCUMENTS BY: AL, CR
PLAN CHECKED BY: MB, DH
DATE: 11/14/2025

PROJECT TITLE: ROCHESTER SKATEPARK
SHEET TITLE: SPECIFICATIONS

SHEET
SK2.1
3 OF 16



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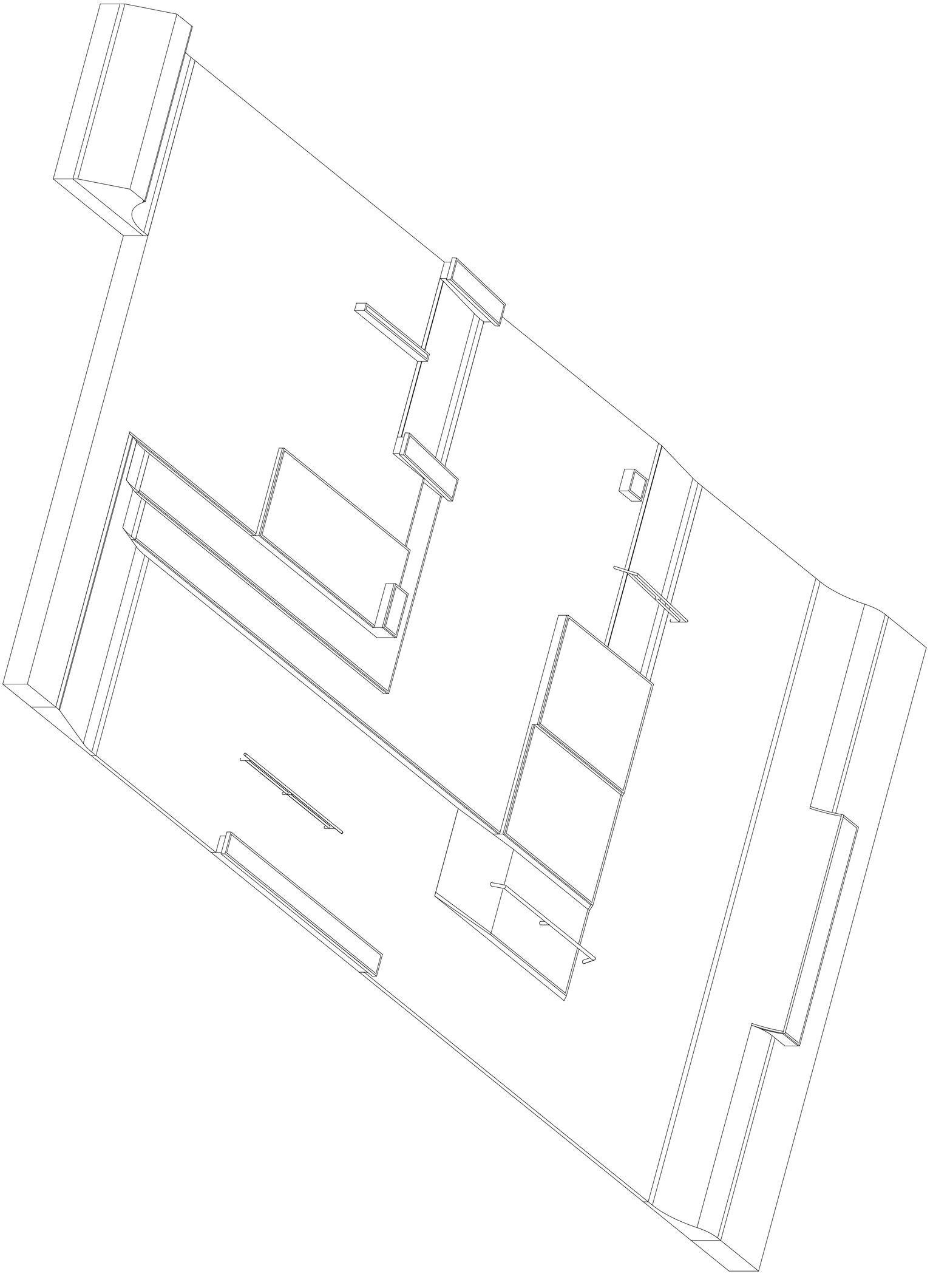
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PROJECT TITLE
ROCHESTER SKATEPARK

SHEET TITLE
3D PERSPECTIVE

SHEET
SK3.0
4 OF 16



PROJECT TITLE

ROCHESTER SKATEPARK

SHEET TITLE

3D PERSPECTIVE

SHEET **SK3.1**

5 OF 16

SKATE PARK DESIGNED BY
VO, CW

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MB, DH

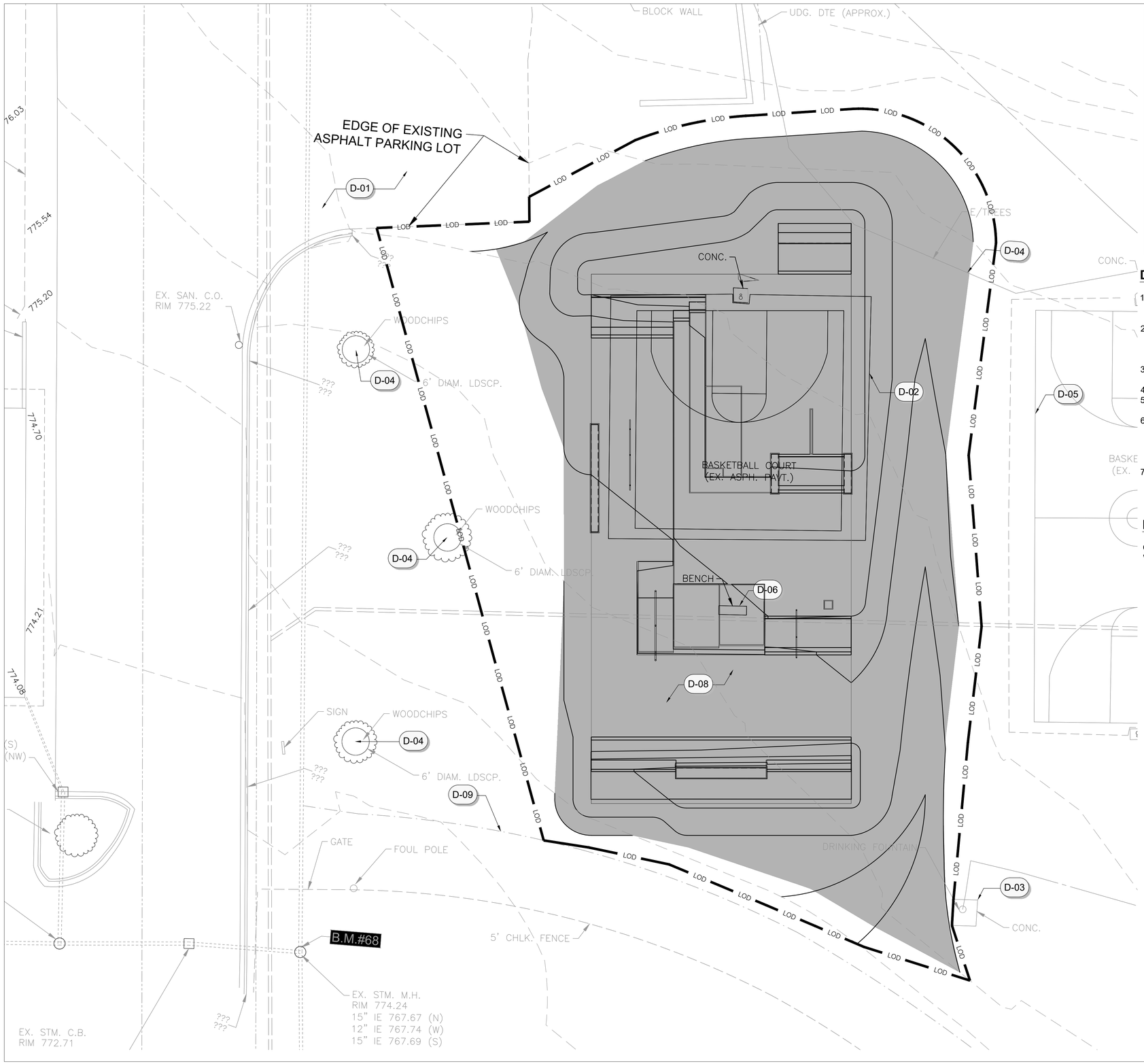
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SITE SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	D-01	PROTECT EXISTING PARKING LOT	
	D-02	REMOVE EXISTING ASPHALT BASKETBALL COURT	
	D-03	PROTECT EXISTING DRINKING FOUNTAIN	
	D-04	PROTECT EXISTING TREES	
	D-05	PROTECT EXISTING BASKETBALL COURT	
	D-06	REMOVE EXISTING BENCH	
	D-07	LIMIT OF DISTURBANCE — LOD — LOD — LOD — LOD	563 LF
	D-08	OWNER TO CLEAR AND GRUB SITE PER SKATEPARK SPECIFICATIONS ON SK2.0 + SK2.1	14,099 SF
	D-09	PROTECT EXISTING SWALE	

DEMOLITION PLAN GENERAL NOTES:

1. DEMOLITION SHOWN ON THIS PLAN IS A MINIMUM REQUIREMENT. CONTRACTOR SHALL PERFORM DEMOLITION, RELOCATION AND/OR REMOVALS AS NEEDED TO ACHIEVE THE WORK SPECIFIED.
2. CONTRACTOR TO PHASE DEMOLITION TO ACCOMMODATE AND FACILITATE CONTINUAL OCCUPANCY OF ADJACENT PROPERTIES AND SITE FACILITIES AND SAFETY OF CITY EMPLOYEES AND THE PUBLIC IN AND AROUND THOSE FACILITIES.
3. MEANS AND METHODS TO LOCATE EXISTING ELEMENTS ARE THE CONTRACTOR'S RESPONSIBILITY.
4. ALL PAVEMENT TO BE PER PLAN.
5. ALL VOIDS/HOLES/DEPRESSIONS LEFT FROM DEMOLITION MUST BE FILLED AND COMPACTED.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF ANY EXISTING SITE ELEMENTS SPECIFIED TO REMAIN THAT ARE DAMAGED DURING CONSTRUCTION OPERATIONS UNLESS PREVIOUSLY DISCUSSED WITH AND APPROVED BY THE OWNER
7. CONCRETE AND OTHER MATERIALS TO BE DEMOLISHED WITHIN THE SCOPE OF THIS PROJECT SHALL BE RECYCLED PER STATE GUIDELINES. CONTRACTOR SHALL PROVIDE EFFORT IN RECYCLING CONSTRUCTION DEBRIS GENERATED FROM THIS PROJECT.

NOTES:

CONTRACTOR TO COORDINATE STAGING AREA AND CONSTRUCTION ENTRANCE WITH OWNER BEFORE COMMENCING WORK.

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NORTH

0 5' 10' 20'

Scale: 3/32" = 1'-0"

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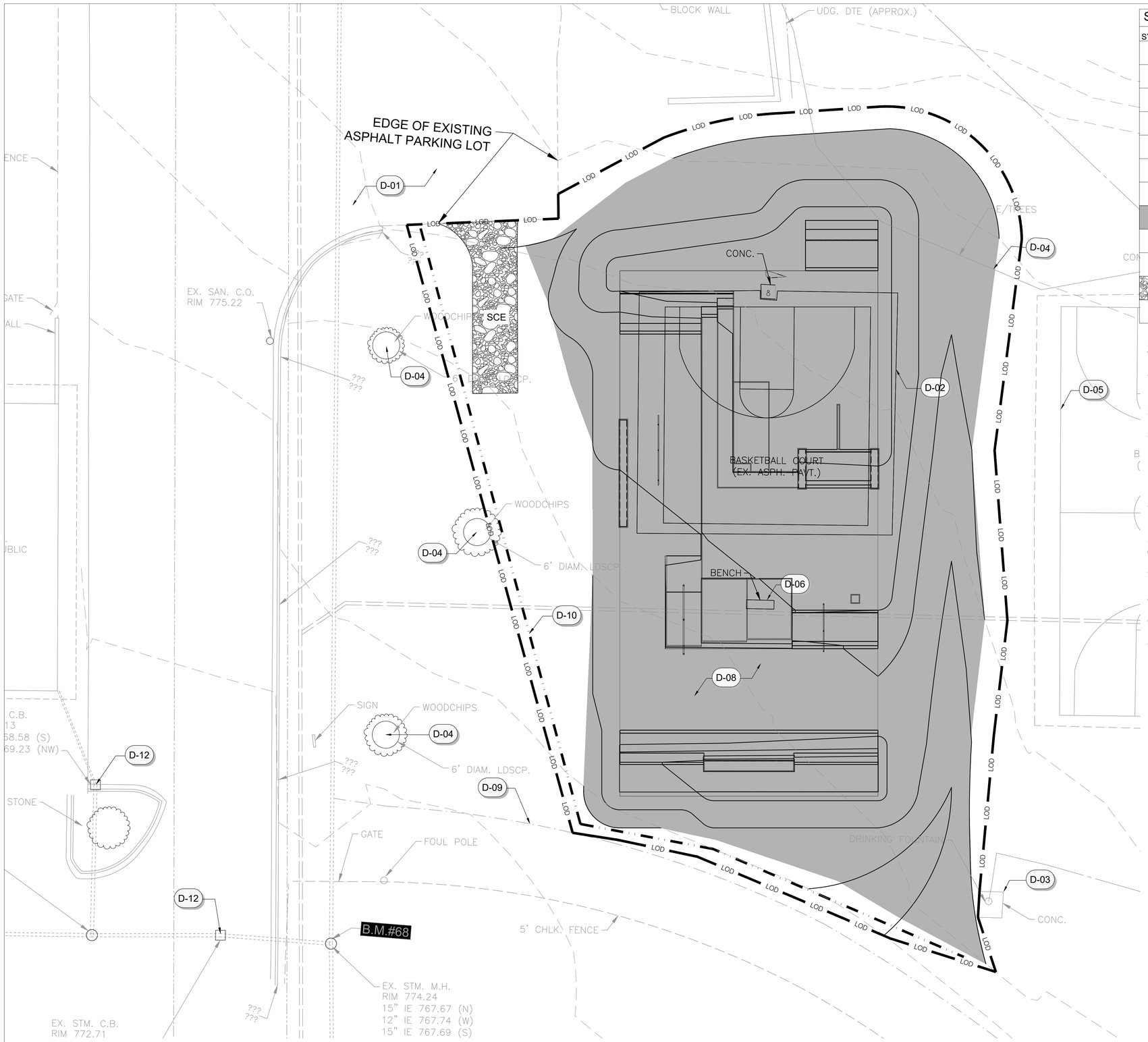
SKATE PARK DESIGNED BY: VO, CW
DOCUMENTS BY: AL, CR
PLAN CHECKED BY: MB, DH
DATE: 11/18/2025

PROJECT TITLE
ROCHESTER SKATEPARK

SHEET TITLE
SITE PLAN

SHEET
SK4.0

6 OF 16



SITE SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	D-01	PROTECT EXISTING PARKING LOT	
	D-02	REMOVE EXISTING ASPHALT BASKETBALL COURT	
	D-03	PROTECT EXISTING DRINKING FOUNTAIN	
	D-04	PROTECT EXISTING TREES	
	D-05	PROTECT EXISTING BASKETBALL COURT	
	D-06	REMOVE EXISTING BENCH	
	D-07	LIMIT OF DISTURBANCE — LOD — LOD — LOD — LOD	563 LF
	D-08	OWNER TO CLEAR AND GRUB SITE PER SKATEPARK SPECIFICATIONS ON SK2.0 + SK2.1	14,099 SF
	D-09	PROTECT EXISTING SWALE	
	D-10	SILT FENCE	226 LF
	D-11	STABILIZED CONSTRUCTION ENTRANCE	400 SF
	D-12	PROTECT EXISTING CATCH BASIN WITH STRAW WATTLES	

SEQUENCE OF CONSTRUCTION

1. OBTAIN ALL REQUIRED PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. CONTRACTOR SHALL HAVE THE LIMITS OF DISTURBANCE (LOD) STAKED FOR THE PRE-CONSTRUCTION MEETING.
2. ESTABLISH CONTRACTOR STAGING/LAY-DOWN AREA. PROVIDE CONSTRUCTION FENCE AROUND PERIMETER OF AREA.
3. INSTALL SEDIMENT CONTROL DEVICES – STABILIZED CONSTRUCTION ENTRANCE (SCE), SILT FENCE AS SHOWN ON THE CONSTRUCTION DRAWINGS. SEDIMENT CONTROL DEVICES TO STAY IN PLACE UNTIL CONSTRUCTION IS COMPLETE, UNLESS NOTED. SEDIMENT CONTROL DEVICES TO BE MAINTAINED THROUGHOUT DURATION OF CONSTRUCTION.
4. ONCE THE SEDIMENT CONTROL DEVICES ARE INSTALLED, BEGIN DEMOLITION / SITE CLEARING. INSTALL TEMPORARY STABILIZATION TO AREAS NOT UNDER ACTIVE GRADING.
5. ONCE DEMOLITION / SITE CLEARING IS COMPLETED, PREPARE SUBGRADE.
6. INSTALL TEMPORARY STABILIZATION TO DISTURBED OR GRADED AREAS ON PROJECT SITE NOT UNDER ACTIVE GRADING.
7. INSTALL NEW CONCRETE PAVEMENT AS INDICATED ON CONSTRUCTION DRAWINGS.
8. ADJUST SEDIMENT CONTROL MEASURES TO CONFIRM TO NEW CONSTRUCTION
9. STABILIZE ANY REMAINING DISTURBED AREAS WITHIN THE LIMITS OF DISTURBANCE.
10. WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL EROSION CONTROL MEASURES AND STABILIZE THE AREAS DISTURBED BY THEIR REMOVAL.

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NORTH

0 5' 10' 20'

Scale: 3/32" = 1'-0"

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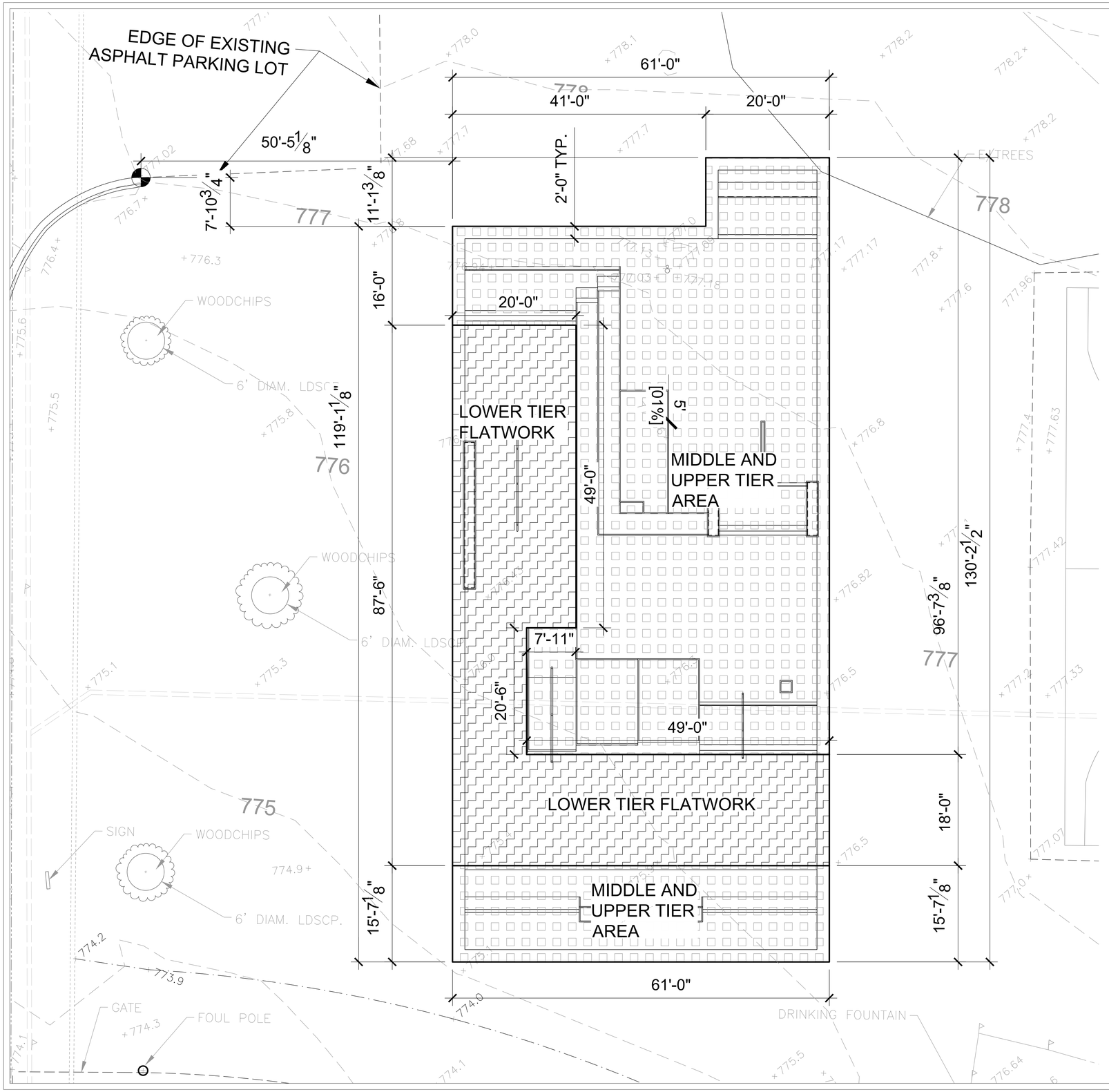
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PLAN CHECKED BY: MB, DH
DATE: 11/18/2025

PROJECT TITLE
ROCHESTER SKATEPARK

SHEET TITLE
EROSION + SEDIMENT CONTROL PLAN

SHEET
SK4.1

7 OF 16



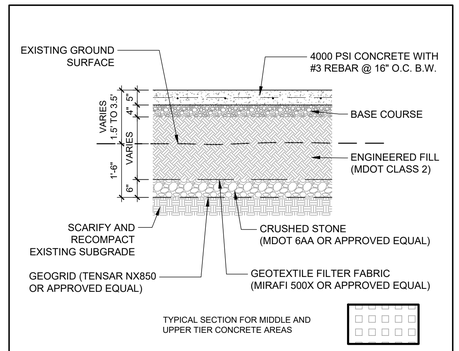
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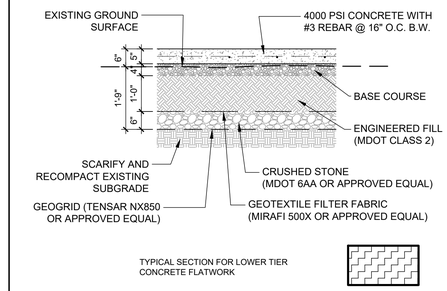
CITY OF ROCHESTER SCOPE OF WORK:

- OVER-EXCAVATE SKATEPARK FOOTPRINT (+2' OFFSET) TO REMOVE 18" - 21" OF UNSUITABLE FILL MATERIAL.

SPOHN RANCH SCOPE OF WORK:

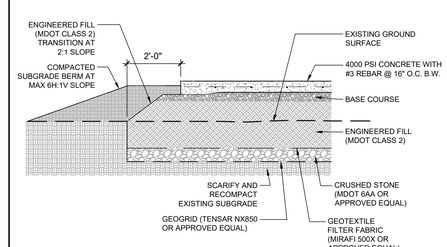
- COMPACT EXCAVATED SUBGRADE.
- INSTALL A LAYER OF GEOTEXTILE FABRIC.
- INSTALL A LAYER OF GEOGRID.
- INSTALL A 6" LAYER OF ENGINEERED FILL (MDOT 6AA).
- INSTALL ENGINEERED FILL (MDOT CLASS II) TO RE-BUILD SUBGRADE BACK TO EXISTING GRADE.
- ROLL AND COMPACT ENGINEERED FILL INCREMENTALLY EVERY 6" AS IT IS BEING PLACED.





1 OVER-EXCAVATION OF SKATEPARK

1/2" = 1'-0" P-PIP-ROC-98



2 OVER-EXCAVATION TRANSITION TO BERM

NTS P-PIP-ROC-99

NORTH

0 4' 8' 16'

Scale: 1/8" = 1'-0"

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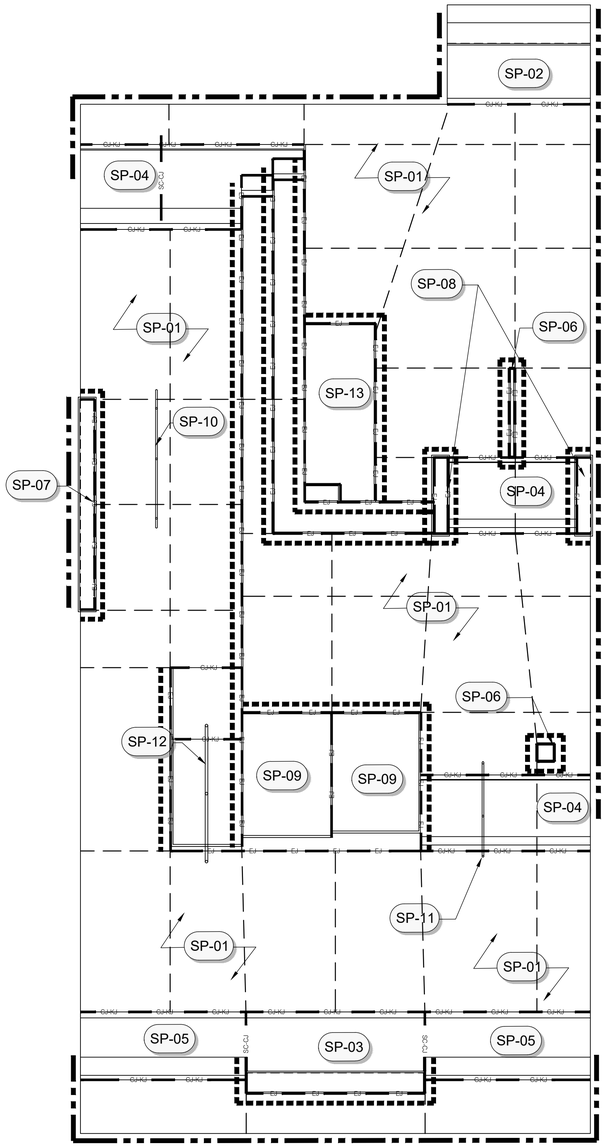
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SKATE PARK DESIGNED BY: VO, CW
DOCUMENTS BY: AL, CR
PLAN CHECKED BY: MB, DH
DATE: 11/14/2025

PROJECT TITLE
ROCHESTER SKATEPARK

SHEET TITLE
OVER-EXCAVATION PLAN

SHEET
SK4.2
8 OF 16



JOINTING SCHEDULE			
CODE	DESCRIPTION	QTY	DETAIL
H-01	EXPANSION JOINT — EJ	435 LF	5/SK10.0
H-02	COLD JOINT OR KEY JOINT — CJ-KJ	250 LF	7/SK10.0
H-03	SAWCUT JOINT	496 LF	6/SK10.0
H-04	TURNDOWN EDGE AT FINISH SURFACE	429 LF	3/SK10.0
H-05	TURNDOWN EDGE AT FINISH GRADE	252 LF	4/SK10.0
H-06	SC OR CJ - FIELD DETERMINED — SC-CJ	20 LF	

INFORMATION SCHEDULE		
CODE	DESCRIPTION	DETAIL
SP-01	5" THICK CONCRETE FLATWORK	1/SK10.0
SP-02	QUARTERPIPE	12/SK10.0
SP-03	QUARTERPIPE EXTENSION	13/SK10.0
SP-04	RADIUS WEDGE	15/SK10.0
SP-05	ROLL-IN	14/SK10.0
SP-06	PANNED GRIND LEDGE	7/SK10.1
SP-07	CANTILEVERED GRIND LEDGE	1/SK10.1
SP-08	RAKED CANTILEVERED GRIND LEDGE	2/SK10.1
SP-09	SLAPPY MANUAL PAD	8/SK10.1
SP-10	FLAT ROUND GRIND RAIL	4/SK10.1
SP-11	RAKED ROUND GRIND RAIL	4/SK10.1
SP-12	BAZOOKA RAIL	4/SK10.1
SP-13	MANUAL PAD	3/SK10.1

JOINTING NOTES:

1. JOINTING LAYOUT PLAN HAS BEEN DEVELOPED TO PROVIDE GUIDANCE TO THE CONTRACTOR FOR THE USE OF SAWCUTS, COLD + EXPANSION JOINTS. ACTUAL FIELD VARIANCES MAY BE NECESSARY AND WILL TAKE PRECEDENCE OVER THIS GUIDE. A CONTRACTOR SHALL CUT/JOINT CONCRETE AS NEEDED TO HELP MINIMIZE CRACKING AND ENHANCE SKATEABILITY.

2. ALIGN SAWCUTS WITH EXPANSION AND COLD JOINTS AND START FROM CORNERS WHERE POSSIBLE TO HELP MINIMIZE CRACKING. SAWCUTS SHOULD BE APPROXIMATELY 10'x12' AND/OR APPROXIMATELY 120 SQUARE FEET WITH ROUGHLY A 2:1 ASPECT RATIO BETWEEN SAWCUTS AND COLD OR EXPANSION JOINTS.

3. ALL HORIZONTAL SAWCUTS TO BE FILLED WITH SELF-LEVELING POLYURETHANE BASE ELASTOMERIC SEALANT AND TOOLED FLAT. EXPANSION JOINTS AND VERTICAL SAWCUTS TO BE FILLED WITH POLYURETHANE BASED NONSAGGING ELASTOMERIC SEALANT AND TOOLED FLAT. COLOR OF JOINT SEALANT SHOULD RESEMBLE NATURAL COLOR OF CONCRETE (ALUMINUM GRAY / LIMESTONE, OR SIMILAR)

4. ALL JOINTS TO BE FILLED WITH SEALANT, SEE TYPICAL DETAILS FOR MORE INFORMATION.

GENERAL NOTES:

1. THE SLAB CONFIGURATION, NOTES, LOCATION OF EXPANSION JOINTS, COLD JOINTS, SAW CUTS, DETAIL REFERENCES, AND APPLICABLE DETAILS HAVE BEEN INCLUDED FOR CLARITY. JOINTS AND DETAILS SHOWN ARE FOR THE SKATEPARK ONLY. REFER TO THE LANDSCAPE PLANS FOR SCOPES BEYOND THE SKATEPARK.

2. SUGGESTED ORDER OF CONSTRUCTION FOR CONCRETE ELEMENTS WITHIN THE SKATEPARK FOOTPRINT:
   A. SUBGRADE PREP - GRADE, MOISTURE CONDITION, AND COMPACT SKATEPARK FOOTPRINT TO +/- .1' OF SPECIFIED SUBGRADE ELEVATIONS.
   B. FINE GRADING
   C. LEDGES AND MANUAL PADS
   D. BANKS AND TRANSITIONS
   E. GRIND RAIL FOOTING INSTALLATION
   F. FLOOR SLAB/FLATWORK

4. ALL EXPOSED CONCRETE AND SHOTCRETE SURFACES TO BE NATURAL GRAY IN COLOR WITH HARD STEEL TROWEL FINISH UNLESS OTHERWISE SPECIFIED.

NORTH

0 4' 8' 16'
Scale: 1/8" = 1'-0"

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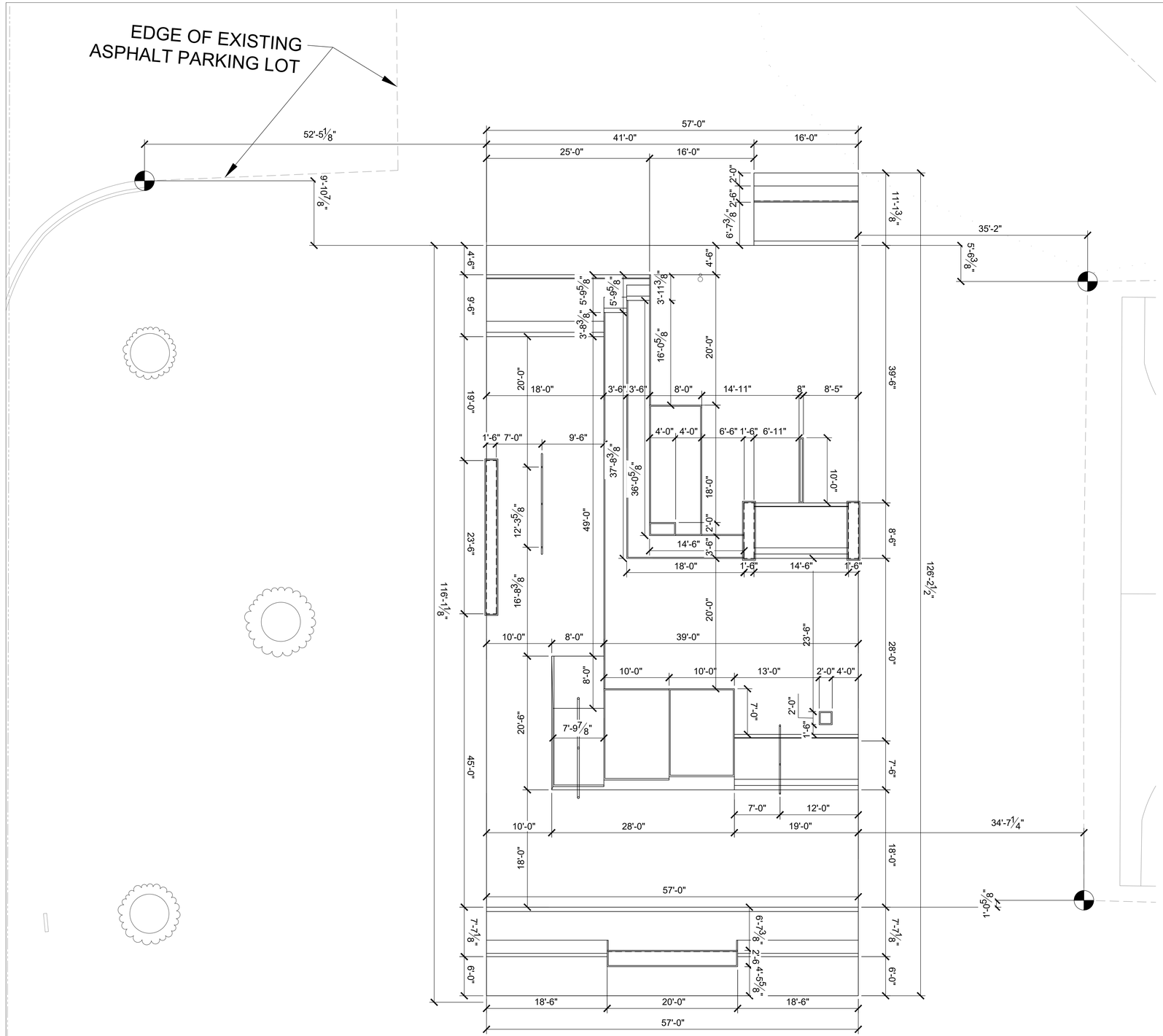
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SKATE PARK DESIGNED BY: VO, CW
DOCUMENTS BY: AL, CR
PLAN CHECKED BY: MB, DH
DATE: 11/14/2025

PROJECT TITLE: ROCHESTER SKATEPARK
SHEET TITLE: INFORMATION PLAN

SHEET: SK5.0

9 OF 16



CONSTRUCTION NOTES:

1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO ALL APPLICABLE GOVERNING CODES AND ORDINANCES.
2. ALL FORMS AND ALIGNMENTS OF PAVING, LAYOUT, AND SPECIAL PAVING AREAS SHALL BE REVIEWED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO POURING (GIVE A MINIMUM OF 24 HOURS NOTICE)
3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PUBLIC IMPROVEMENTS, INCLUDING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN-KIND ALL PUBLIC IMPROVEMENTS DAMAGED, BROKEN, OR REMOVED DURING CONSTRUCTION
4. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS (UNLESS OTHERWISE NOTED).
5. ALL REBAR CROSSINGS TO BE TIED.
6. ALL CONSTRUCTION TO BE PLUMB AND TRUE, UNLESS OTHERWISE NOTED OR INDICATED.
7. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE SKATE PARK DESIGNER, OWNER/BUILDER OR OWNER'S REPRESENTATIVE.
8. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS AND FOR SAFETY CONDITIONS AT THE WORK SITE.
9. ALL BRACING, TEMPORARY SUPPORTS, SHORING, ETC.. ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. OBSERVATION VISITS TO THE JOB SITE BY THE SKATE PARK DESIGNER OR OWNER, DO NOT INCLUDE INSPECTION OF CONSTRUCTION PROCEDURES. THE VISIT SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.
11. CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED SIMILAR TO THE DETAILS FOR THE RESPECTIVE MATERIALS.
12. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED CONSTRUCTION PRODUCT. THESE DOCUMENTS, ALTHOUGH PREPARED WITH CARE AND DILIGENCE, MAY CONTAIN ERRORS, OMISSIONS, CONTRADICTIONS, ETC. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS THOROUGHLY AND SHALL NOTIFY THE SKATE PARK DESIGNER IMMEDIATELY UPON ANY SUCH DISCOVERY OR DISCREPANCY. GOVERNING CODES SHALL THEN APPLY.
13. ALL SCALE DIMENSIONS ARE APPROXIMATE. WRITTEN DIMENSIONS AND DETAILS TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL SITE DIMENSIONS PRIOR TO PROCEEDING WITH WORK AND CLARIFY WITH SKATE PARK DESIGNER, OWNER IF NECESSARY.
14. DESIGN, MATERIAL, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED OR INDICATED ON DRAWINGS MAY BE CONSIDERED FOR USE. APPROVAL FOR SUBSTITUTIONS SHALL BE OBTAINED FROM THE SKATE PARK DESIGNER.
15. SHOP DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR FOR THE CLARIFICATION OF DESIGN CONCEPT DETAILS & SUBSTITUTIONS.
16. DURING WORK AND THROUGH ITS COMPLETION, THE CONTRACTOR SHALL KEEP THE SITE CLEAN TO THE SATISFACTION OF THE OWNER.
17. CLEAN-UP SHALL TAKE PLACE ON A DAILY BASIS.
18. REFER TO SPECIFICATIONS FOR ANY ADDITIONAL INFORMATION.

**ALL COLD JOINTS AT THE BOTTOM OF ALL RADIUS TRANSITIONS & RADIUS BANKS SHALL BE LOCATED 8" MAX. FROM THE POINT OF TANGENCY. SEE TYPICAL DETAILS FOR CLARIFICATION.

NORTH

0 4' 8' 16'

Scale: 1/8" = 1'-0"

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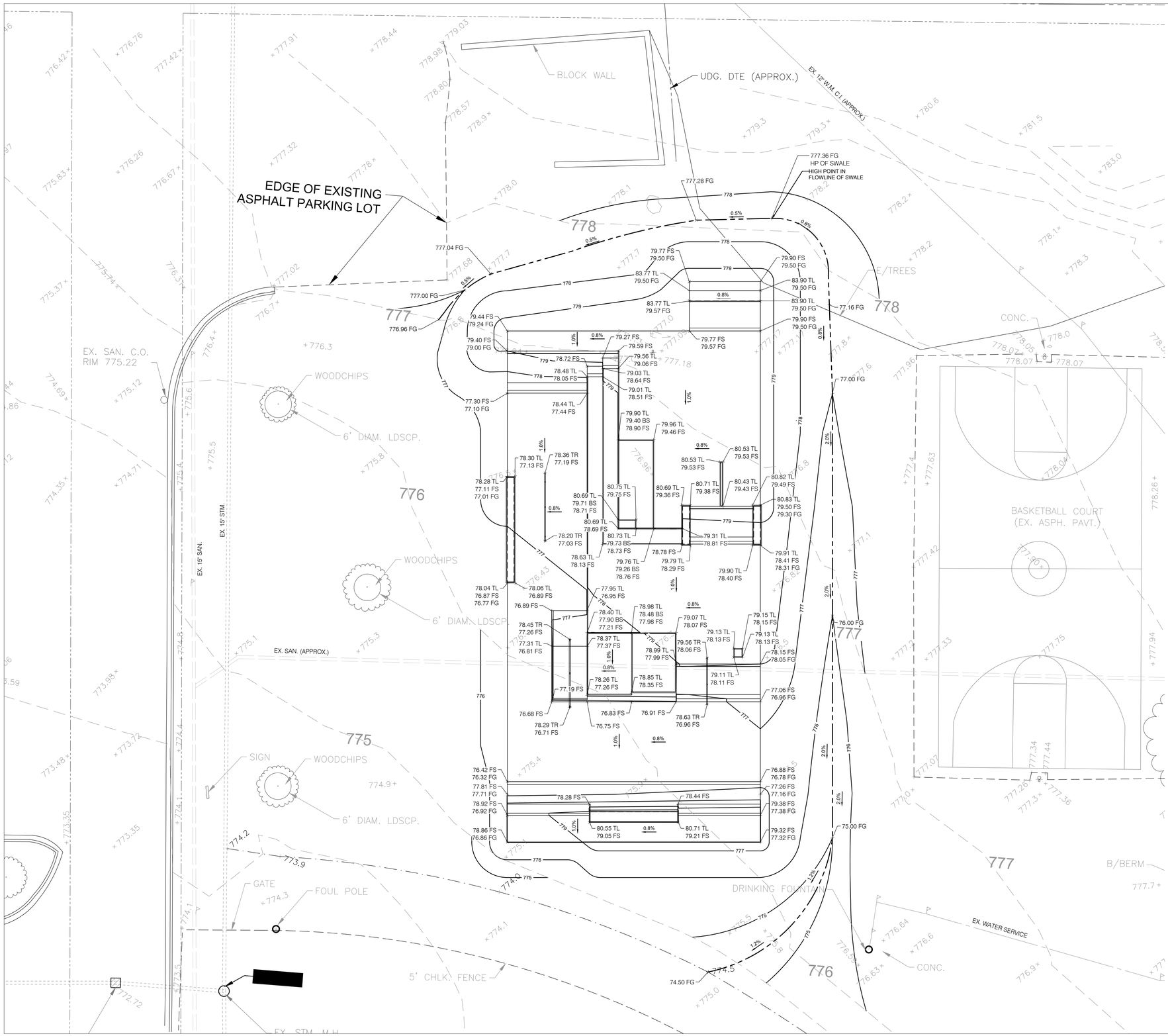
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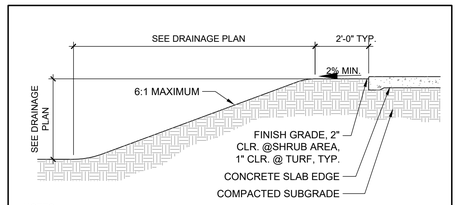
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DOCUMENTS BY: AL, CR
PLAN CHECKED BY: MB, DH
DATE: 11/14/2025

PROJECT TITLE
ROCHESTER SKATEPARK

SHEET TITLE
LAYOUT PLAN

SHEET
SK6.0
10 OF 16

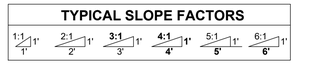




NOTES

1. TYPICAL SLOPE DETAIL FOR INFORMATIONAL PURPOSES ONLY. ALL SLOPE GRADING AND DRAINAGE SHALL CONFORM TO APPROVED GRADING PLAN.

TYPICAL SLOPE FACTORS



1 TYPICAL SLOPE DETAIL

3/4" = 1'-0" P-PIP-ROC-34

GRADING NOTES

1. ALL GRADING SHALL BE IN ACCORDANCE WITH THE LOCAL GRADING CODE AND ANY SPECIAL REQUIREMENTS OF THE GRADING PERMIT.
2. CONTRACTOR TO VERIFY GRADES AND NOTIFY OWNER'S CONSTRUCTION ADMINISTRATOR PRIOR TO START OF GRADING WORK.
3. SLOPES SHALL BE NO STEEPER THAN 6' HORIZONTAL TO 1' VERTICAL (6:1) AND SHALL HAVE NOT LESS THAN 90% COMPACTION OUT TO THEIR FINISH SURFACES.
4. ALL PAVED AREAS SHALL SLOPE AS SHOWN ON PLANS WITH A 2% MAXIMUM FALL. PLANTED AREAS SHALL HAVE A MINIMUM 2% FALL.
5. FINISH GRADE SHALL HAVE A UNIFORM SURFACE, FREE OF LUMPS, BUMPS AND DEPRESSIONS AND ANY OBJECTS THAT MAY PREVENT A POSITIVE FLOW TO DRAIN.
6. ALL PROPOSED PAVING SURFACES SHALL MEET EXISTING PAVING SURFACES WITH SMOOTH AND CONTINUOUS TRANSITIONS AND FLUSH ALONG ENTIRE EDGE.
7. CONCRETE WALKS TO HAVE A MAXIMUM CROSS SLOPE OF 2% AND SHALL MEET ALL CITY AND COUNTY REQUIREMENTS.
8. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, EXISTING DRAINAGE STRUCTURES, PARKING LOT IMPROVEMENTS, AND FINISH FLOOR ELEVATIONS. NOTIFY THE OWNER'S CONSTRUCTION ADMINISTRATOR IMMEDIATELY UPON NOTING ANY DISCREPANCIES.
9. FINISH GRADE AT TURF AREAS SHALL BE ONE INCH BELOW FINISH SURFACE OF SIDEWALKS, CURBS OR PAVED AREAS. PLANTING AREA FINISH GRADE SHALL BE 2" BELOW SAME UNLESS OTHERWISE SPECIFIED.
10. ALL CONSTRUCTION AREAS SHALL BE FREE OF ROCK, DEBRIS, ETC. ALL EXISTING WEEDS SHALL BE REMOVED.
11. CONTRACTOR SHALL MEET EXISTING GRADE AT GRADING LIMITS WITH A SMOOTH AND CONTINUOUS TRANSITION.

GRADING LEGEND:

- EXISTING CONTOURS
- PROPOSED CONTOURS
- GB — GB — PROPOSED GRADE BREAK
- XXX.XX FS PROPOSED ELEVATIONS
- PROPOSED FLOW DIRECTION

BS	BOTTOM OF STEP
FG	FINISH GRADE
FS	FINISH SURFACE
HP	HIGH POINT
INV	INVERT ELEVATION (MAY CHANGE IN FIELD)
PA	PLANTING AREA
TD	TOP OF DRAIN
TL	TOP OF LEDGE
TP	TOP OF PAD
TR	TOP OF RAIL
TS	TOP OF STEP

XXXX EXISTING ELEVATION (VERIFY IN FIELD)

NORTH

0 5' 10' 20'

Scale: 3/32" = 1'-0"

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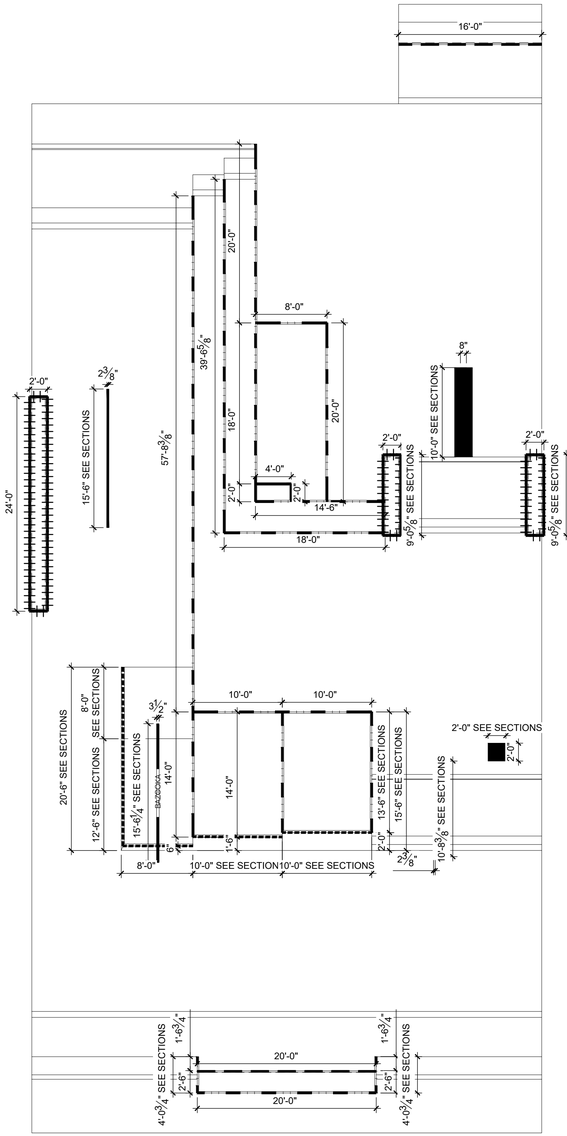
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DOCUMENTS BY: AL, CR
PLAN CHECKED BY: MB, DH
DATE: 11/14/2025

PROJECT TITLE: ROCHESTER SKATEPARK

SHEET TITLE: GRADING + DRAINAGE PLAN

SHEET SK7.0

11 OF 16

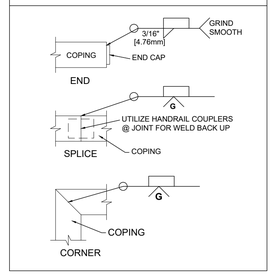


STEEL SCHEDULE				
CODE	DESCRIPTION	QTY	DETAIL	FINISH
S-01	2-3/8" O.D. SCH. 40 STEEL COPING	73 LF	11/SK10.0	POWDER COAT RAL #8012
S-02	1.5 X 2 X 3/16" THICK STEEL EDGING	330 LF	8/SK10.0	POWDER COAT RAL #8012
S-03	2 X 5 X 3 X .125" THICK STEEL CANTILEVERED EDGING	133 LF	10/SK10.0	POWDER COAT RAL #8012
S-04	STEEL PANNED ELEMENT	49 LF		POWDER COAT RAL #8012
S-05	GRIND RAIL	63 LF	4/SK10.1	POWDER COAT RAL #8012
S-06	FOLDED STEEL EDGING	85 LF	9/SK10.0	POWDER COAT RAL #8012
S-07	BAZOOKA RAIL — BAZOOKA — BAZOOKA — BAZOOKA — BAZOOKA —	52 LF	4/SK10.1	POWDER COAT RAL #8012

STEEL NOTES :

1. STEEL FINISH TO BE POWDER COATED RAL #8012 (RED BROWN) AS INDICATED IN LEGEND FINISH.
2. FINISH MUST OCCUR AFTER ALL WELDING IS COMPLETE.
3. CAP ALL EXPOSED TUBE OR PIPE ENDS AND ROUND ALL SHARP EDGES.
4. ALL WELDS TO BE ALL AROUND.
5. GRIND ALL WELDS SMOOTH BEFORE FINISHING.
6. FABRICATE STEEL GRIND EDGES IN LONG SECTIONS THAT WILL WORK FOR SHIPPING AND REDUCE THE NUMBER OF WELDS IN THE FIELD.
7. CLEAN METAL EDGES AFTER PLACEMENT OF CONCRETE.
8. POWDER COATING REPAIR - USE AN APPROPRIATELY COLOR MATCHED POWDER COAT TOUCH-UP SPRAY PAINT ON WELDED OR DAMAGED POWDER COATED SURFACES.
9. SEE SK2.0 FOR SKATEPARK STEEL SPECIFICATIONS.

COPING / RAIL JOINT WELDS



NORTH

0 4' 8' 16'

Scale: 1/8" = 1'-0"

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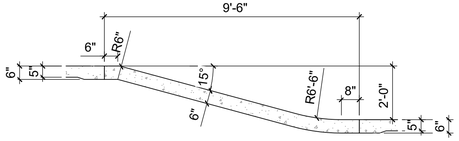
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PLAN CHECKED BY: MB, DH
DATE: 11/14/2025

PROJECT TITLE: ROCHESTER SKATEPARK

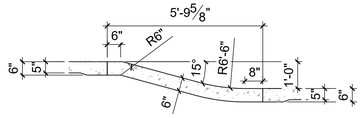
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SHEET: SK8.0

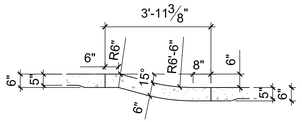
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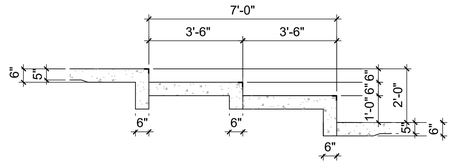
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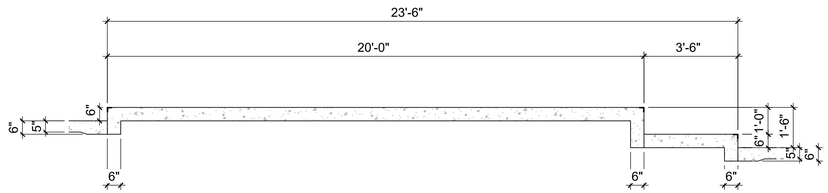
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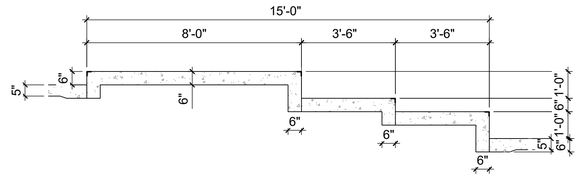
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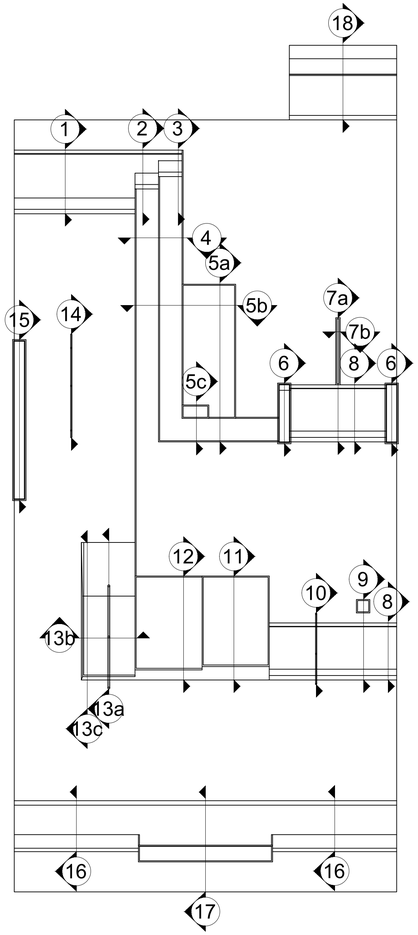
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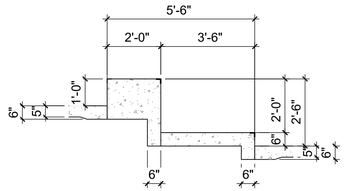


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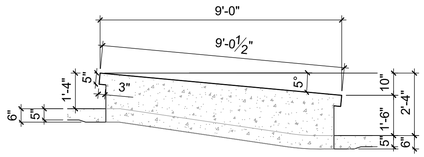


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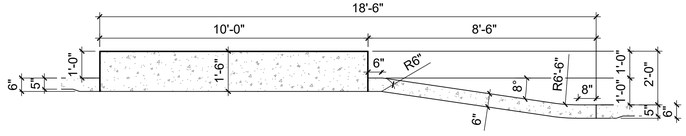




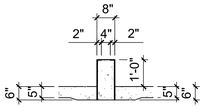
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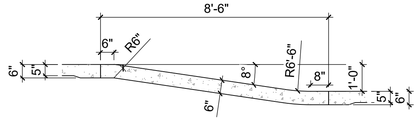
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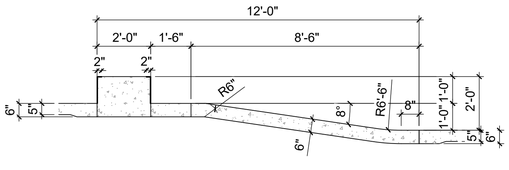
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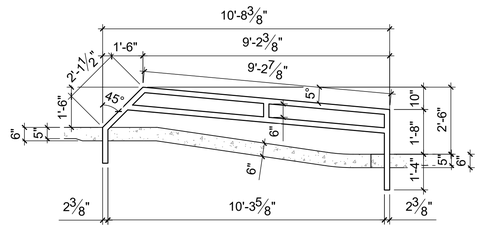
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SECTION 8



SECTION 9



SECTION 10

NORTH

0 1' 2' 4'

Scale: 3/8" = 1'-0"

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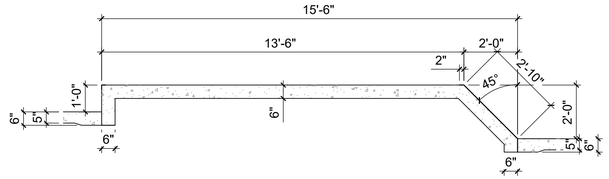
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SKATE PARK DESIGNED BY: VO, CW
DOCUMENTS BY: AL, CR
PLAN CHECKED BY: MB, DH
DATE: 11/14/2025

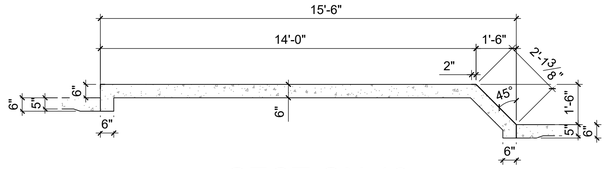
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ROCHESTER SKATEPARK

SHEET TITLE
SECTIONS

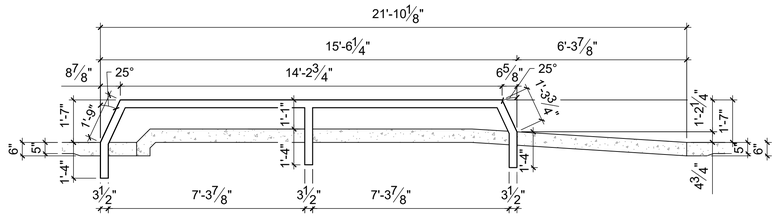
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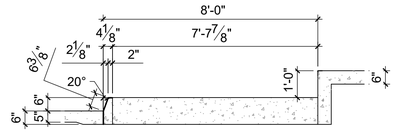
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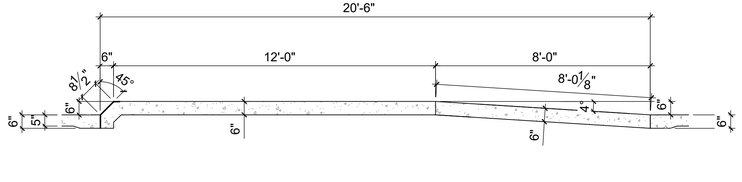
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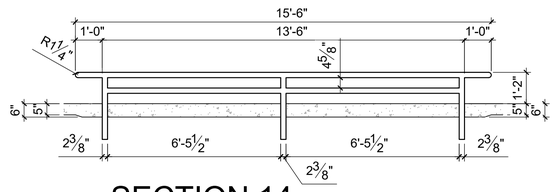
SECTION 13a



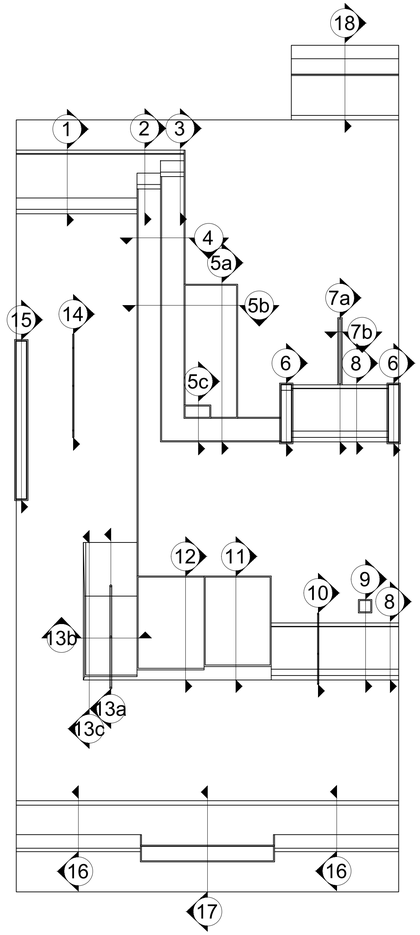
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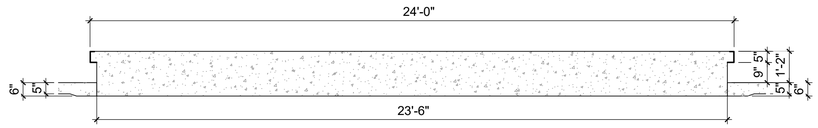


SECTION 13c

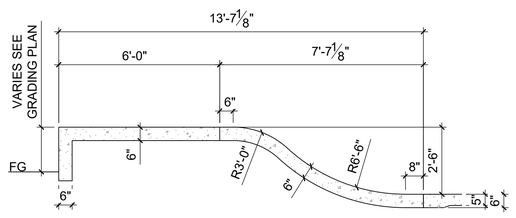


SECTION 14

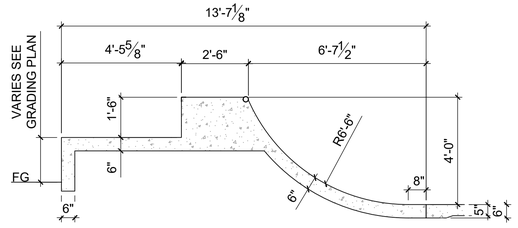




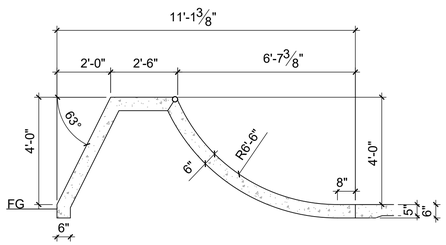
SECTION 15



SECTION 16



SECTION 17



SECTION 18



0 1' 2' 4'

Scale: 3/8" = 1'-0"

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STAMP:

SKATE PARK DESIGNED BY: VO, CW
DOCUMENTS BY: AL, CR
PLAN CHECKED BY: MB, DH
DATE: 11/14/2025

PROJECT TITLE: ROCHESTER SKATEPARK

SHEET TITLE: SECTIONS

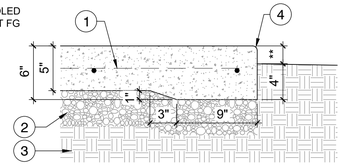
SHEET: SK9.1

14 OF 16

1. *4000 PSI CONCRETE FLATWORK WITH #3 REBAR @ 16" O.C. BW
2. BASE COURSE, 4" DEEP MIN.
3. COMPACTED SUBGRADE
4. 1/2" TOOLED EDGE AT FG ONLY

*SKATEPARK SURFACE TO HAVE STEEL HARD-TROWEL FINISH. CEASE TROWELING BEFORE SURFACE BECOMES GLOSSY. DO NOT TROWEL BURN SURFACE.

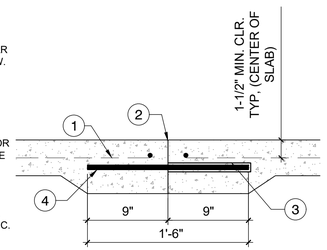
**DIMENSION SHALL BE 1" BELOW FINISH SURFACE IF SLAB EDGE IS ADJACENT TO TURF OR 2" BELOW FINISH SURFACE IF SLAB EDGE IS ADJACENT TO PLANTING AREA



1 SLAB EDGE

1 1/2" = 1'-0" P-PIP-ROC-01

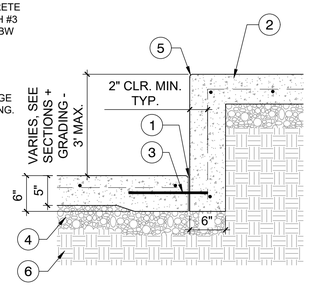
1. 4000 PSI CONCRETE FLATWORK WITH #3 REBAR @ 16" O.C. B.W.
2. COLD OR EXPANSION JOINT
3. SLEEVE FOR SLIP DOWEL OR WRAP/GREASE ONE END
4. 5/8" SMOOTH DOWEL OR REBAR DROP. SPACE 2'-6" O.C. ALONG JOINT



2 SLIP DOWEL

1 1/2" = 1'-0" P-PIP-ROC-16

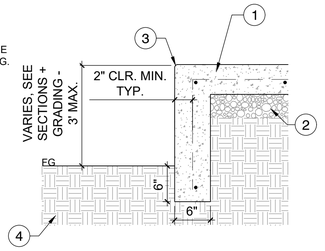
1. EXPANSION JOINT
2. 4000 PSI CONCRETE FLATWORK WITH #3 REBAR 16" O.C. BW
3. SLIP DOWEL
4. BASE COURSE
5. 1/2" TOOLED EDGE OR STEEL EDGING. SEE STEEL PLAN FOR LOCATION.
6. COMPACTED SUBGRADE



3 TURNDOWN EDGE AT FS

1" = 1'-0" P-PIP-ROC-02

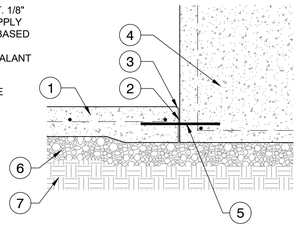
1. 4000 PSI CONCRETE FLATWORK WITH #3 REBAR 16" O.C. BW
2. BASE COURSE
3. 1/2" TOOLED EDGE OR STEEL EDGING. SEE STEEL PLAN FOR LOCATION.
4. COMPACTED SUBGRADE



4 TURNDOWN EDGE AT FINISHED GRADE

1" = 1'-0" P-PIP-ROC-03

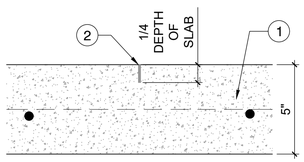
1. 4000 PSI CONCRETE FLATWORK WITH #3 REBAR 16" O.C. BW
2. PRE-COMPRESSED EXPANSION MATERIAL 1/2" DECK-O-FOAM OR SIMILAR
3. EXPANSION JOINT, 1/8" TOOLED EDGE. APPLY POLYURETHANE BASED NON-SAGGING ELASTOMERIC SEALANT AND TOOL FLAT
4. CONCRETE SKATE ELEMENT
5. SLIP DOWEL
6. BASE COURSE
7. COMPACTED SUBGRADE



5 EXPANSION JOINT

1" = 1'-0" P-PIP-ROC-05

1. 4000 PSI CONCRETE FLATWORK WITH #3 REBAR 16" O.C. BW
2. 1/8" SAW CUT - FILL JOINT WITH SELF LEVELING SEALANT AND TOOL FLAT. PROTECT SURROUNDING SURFACE FROM EXCESS SEALANT.

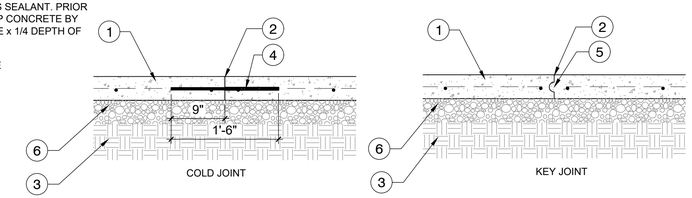


6 SAWCUT JOINT

3" = 1'-0" P-PIP-ROC-06

1. 4000 PSI CONCRETE FLAT WORK WITH #3 REBAR @ 16" O.C. BW
2. 1/8" TOOLED EDGE BOTH SIDES. FILL JOINT WITH SELF LEVELING SEALANT AND TOOL FLAT. PROTECT SURROUNDING SURFACE FROM EXCESS SEALANT. PRIOR TO SEALING JOINT, PREP CONCRETE BY CUTTING JOINT 1/8" WIDE x 1/4 DEPTH OF CONCRETE
3. COMPACTED SUBGRADE
4. SLIP DOWEL
5. KEY JOINT 1-5/8" O.D.
6. BASE COURSE

NOTE: CONSTRUCTION JOINT MAY BE BUILT AS EITHER COLD JOINT OR KEY JOINT OPTION. IT IS UP TO THE CONTRACTOR'S DISCRECTION.

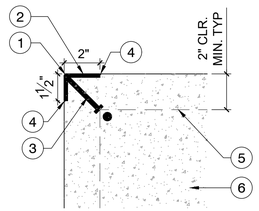


7 COLD JOINT / KEY JOINT

1" = 1'-0" P-PIP-ROC-33

1. 1/8" MIN. ROUTED EDGE GROUND SMOOTH
2. 1.5" x 2" x 3/16" THICK STEEL EDGING -SEE STEEL PLAN FOR LOCATION
3. COPING ANCHOR, 3/8" X 4" MIN. NELSON STUD OR SIMILAR @ 18" O.C.
4. 1/8" TOOLED EDGE BOTH SIDES
5. TYPICAL STEEL REINFORCEMENT
6. SKATE ELEMENT

SEE STEEL PLAN FOR FABRICATION + FINISH NOTES

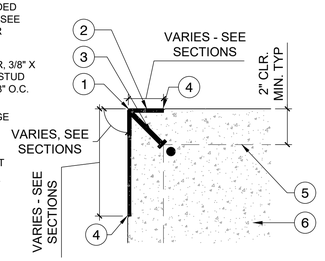


8 STEEL EDGING

3" = 1'-0" P-PIP-ROC-19

1. 1/8" MIN. ROUTED EDGE GROUND SMOOTH
2. 3/16" THICK FOLDED STEEL EDGING - SEE STEEL PLAN FOR LOCATION
3. COPING ANCHOR, 3/8" X 4" MIN. NELSON STUD OR SIMILAR @ 18" O.C.
4. 1/8" TOOLED EDGE BOTH SIDES
5. TYPICAL STEEL REINFORCEMENT
6. SKATE ELEMENT

SEE STEEL PLAN FOR FABRICATION + FINISH NOTES

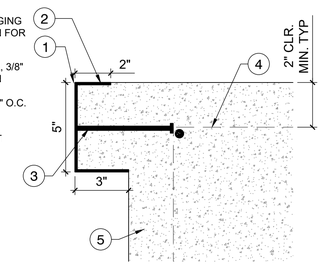


9 FOLDED STEEL EDGING

3" = 1'-0" P-PIP-ROC-11

1. 1/8" MIN. ROUTED EDGE GROUND SMOOTH
2. 2" x 5" x 3" x .125" THICK STEEL EDGING -SEE STEEL PLAN FOR LOCATION
3. COPING ANCHOR, 3/8" X 4" MIN. NELSON STUD OR SIMILAR @ 18" O.C.
4. TYPICAL STEEL REINFORCEMENT
5. SKATE ELEMENT

SEE STEEL PLAN FOR FABRICATION + FINISH NOTES



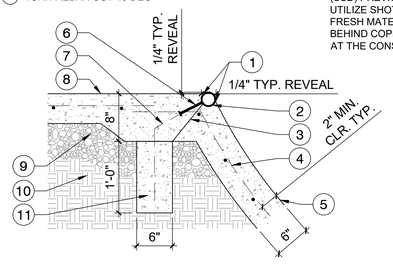
10 CANTILEVERED STEEL EDGING

3" = 1'-0" P-PIP-ROC-18

1. 1/8" TOOLED EDGE BOTH SIDES OF COPING
2. STEEL COPING - SEE STEEL PLAN FOR LOCATION
3. CONSTRUCTION JOINT HAND SHAPED PRIOR TO CONCRETE CURING
4. TYPICAL STEEL REINFORCEMENT
5. BOWL TRANSITION
6. COPING ANCHOR, 3/8" X 4" MIN. NELSON STUD OR SIMILAR@ 18" O.C.
7. (2) #3 REBAR TIES TO SUPPORT COPING PRIOR TO CONCRETE PLACEMENT
8. 4000 PSI CONCRETE FLATWORK WITH #3 REBAR 16" O.C. BW
9. BASE COURSE
10. COMPACTED SUB-GRADE
11. CONCRETE CYLINDER FOOTING. 8' O.C. ALONG BACK OF COPING & WHERE NEEDED ALONG SMALLER RADII
12. SPOT WELD TO COPING
13. TURN REBAR OUT 45 DEG

SEE STEEL PLAN FOR FABRICATION + FINISH NOTES

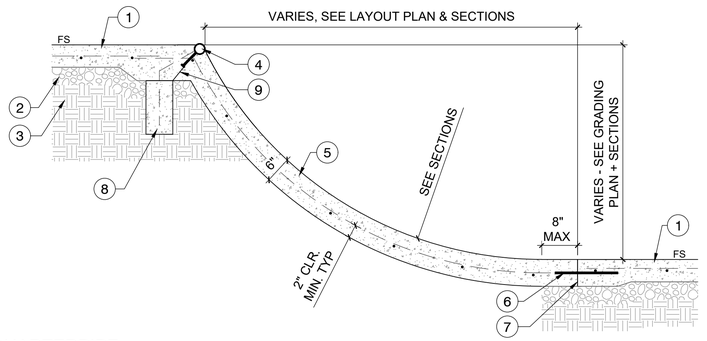
CONSTRUCTION NOTE: WHEN BUILDING SLAB/DECK BEHIND COPING CONSTRUCTION JOINT, FIRST SATURATE SURFACE DRY (SSD) PREVIOUSLY PLACED CONCRETE MATERIAL AND THEN UTILIZE SHOTCRETE PLACEMENT METHOD FOR THE INITIAL FRESH MATERIAL TO THE EXISTING MATERIAL OF DECK/SLAB BEHIND COPING FOR PROPER PLACEMENT AND CONSOLIDATION AT THE CONSTRUCTION JOINT.



11 STEEL COPING

1" = 1'-0" P-PIP-ROC-21

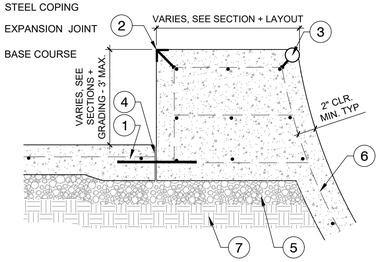
1. 4000 PSI CONCRETE FLATWORK WITH #3 REBAR 16" O.C. BW
2. BASE COURSE
3. COMPACTED SUBGRADE
4. STEEL COPING
5. 4000 PSI SHOTCRETE WITH #3 REBAR @ 12" O.C. BW
6. COMPACTED SUBGRADE
7. COLD JOINT / KEY JOINT
8. CONCRETE CYLINDER FOOTING
9. CONSTRUCTION JOINT



12 TYPICAL QUARTERPIPE

3/4" = 1'-0" P-PIP-ROC-08

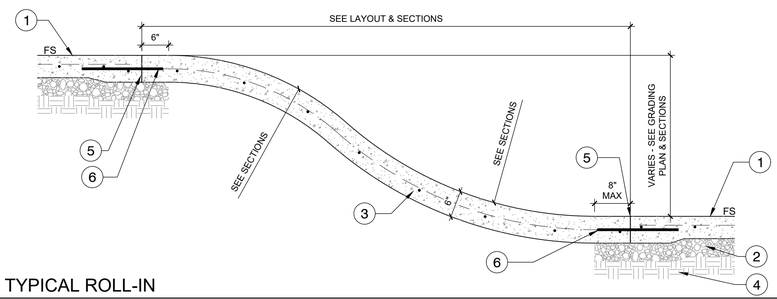
1. 4000 PSI CONCRETE FLATWORK WITH #3 REBAR 16" O.C. BW
2. STEEL EDGING
3. STEEL COPING
4. EXPANSION JOINT
5. BASE COURSE
6. 4000 PSI SHOTCRETE WITH #3 REBAR @ 12" O.C. BW
7. COMPACTED SUBGRADE



13 TYPICAL QUARTERPIPE EXTENSION

1" = 1'-0" P-PIP-ROC-09

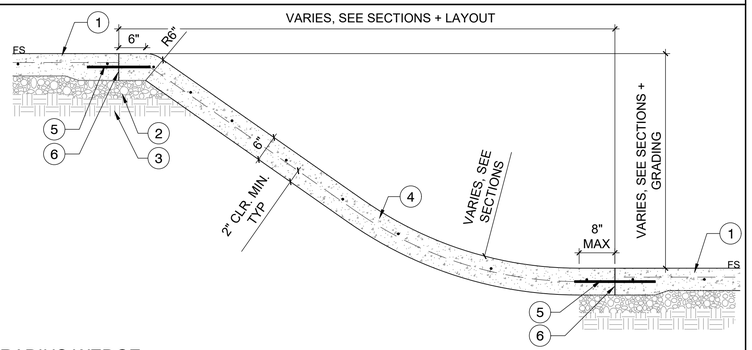
1. 4000 PSI CONCRETE FLATWORK WITH #3 REBAR 16" O.C. BW
2. BASE COURSE
3. 4000 PSI SHOTCRETE WITH #3 REBAR @ 12" O.C. B.W.
4. COMPACTED SUB-GRADE
5. COLD JOINT / KEY JOINT
6. SLIP DOWEL



14 TYPICAL ROLL-IN

3/4" = 1'-0" P-PIP-ROC-12

1. 4000 PSI CONCRETE FLATWORK WITH #3 REBAR 16" O.C. BW
2. BASE COURSE
3. COMPACTED SUBGRADE
4. 4000 PSI SHOTCRETE WITH #3 REBAR @ 12" O.C. BW
5. SLIP DOWEL
6. COLD JOINT / KEY JOINT



15 TYPICAL RADIUS WEDGE

3/4" = 1'-0" P-PIP-ROC-10

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SKATE PARK DESIGNED BY: VO, CW
DOCUMENTS BY: AL, CR
PLAN CHECKED BY: MB, DH
DATE: 11/14/2025

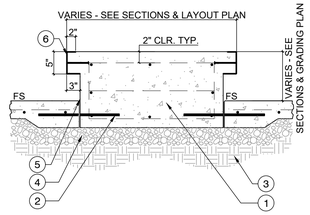
PROJECT TITLE
ROCHESTER SKATEPARK

SHEET TITLE
CONSTRUCTION DETAILS

SHEET
SK10.0

15 OF 16

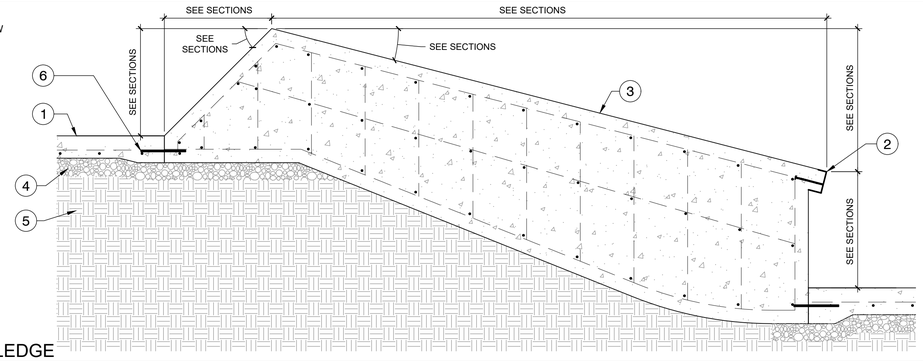
1. 4000 PSI CONCRETE WITH #3 REBAR @ 12" O.C. B.W.
2. SLIP DOWEL
3. COMPACTED SUB-GRADE
4. BASE COURSE
5. EXPANSION JOINT
6. CANTILEVERED STEEL EDGING



1 CANTILEVERED GRIND LEDGE

3/4" = 1'-0" P-PIP-ROC-43

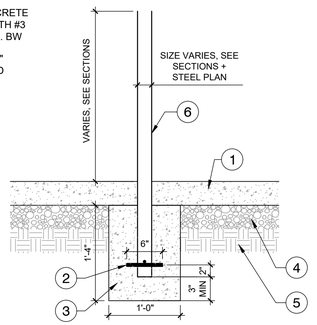
1. 4000 PSI CONCRETE FLATWORK WITH #3 REBAR 16" O.C. BW
2. CANTILEVERED STEEL EDGING
3. 4000 PSI SHOTCRETE WITH #3 REBAR @ 12" O.C. B.W.
4. BASE COURSE
5. COMPACTED SUB-GRADE
6. SLIP DOWEL



2 RAKED CANTILEVERED GRIND LEDGE

3/4" = 1'-0" P-PIP-ROC-44

1. 4000 PSI CONCRETE FLATWORK WITH #3 REBAR 16" O.C. BW
2. (2) #3 REBAR 6" LONG. DRILLED THROUGH + CROSSED ABOVE TO STABILIZE
3. CONCRETE FOOTING
4. BASE COURSE
5. COMPACTED SUBGRADE
6. GRIND RAIL

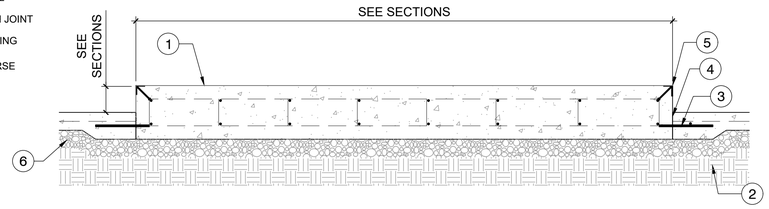


4 TYPICAL GRIND RAIL FOOTING

1" = 1'-0" P-PIP-ROC-15

1. 4000 PSI CONCRETE WITH #3 REBAR @ 12" O.C. B.W.
2. COMPACTED SUBGRADE
3. SLIP DOWEL
4. EXPANSION JOINT
5. STEEL EDGING
6. BASE COURSE

SEE STEEL PLAN FOR FABRICATION + FINISH NOTES

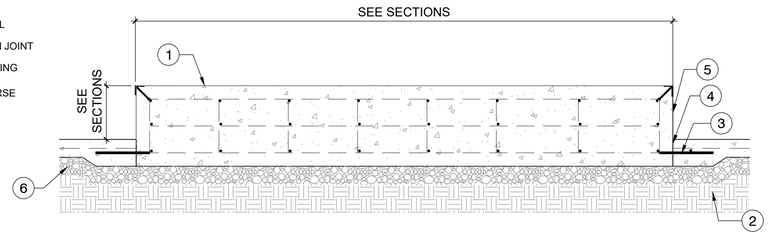


3 MANUAL PAD

3/4" = 1'-0" P-PIP-ROC-47

1. 4000 PSI CONCRETE WITH #3 REBAR @ 12" O.C. B.W.
2. COMPACTED SUBGRADE
3. SLIP DOWEL
4. EXPANSION JOINT
5. STEEL EDGING
6. BASE COURSE

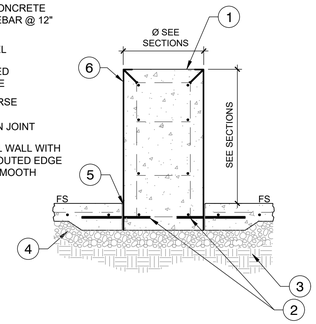
SEE STEEL PLAN FOR FABRICATION + FINISH NOTES



5 GRIND LEDGE

3/4" = 1'-0" P-PIP-ROC-63

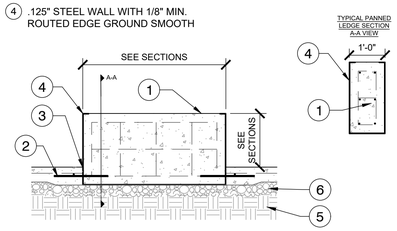
1. 4000 PSI CONCRETE WITH #4 REBAR @ 12" O.C. B.W.
2. SLIP DOWEL
3. COMPACTED SUB-GRADE
4. BASE COURSE
5. EXPANSION JOINT
6. .125" STEEL WALL WITH 1/8" MIN. ROUTED EDGE GROUND SMOOTH



6 BOLLARD

3/4" = 1'-0" P-PIP-ROC-97

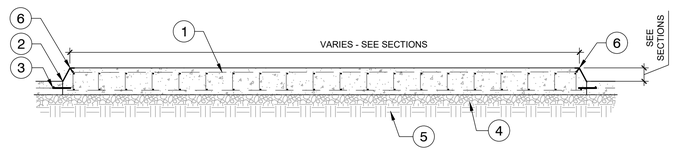
1. 4000 PSI CONCRETE WITH #4 REBAR CONTINUOUS @ 12" O.C. BW
2. SLIP DOWEL
3. EXPANSION JOINT
4. .125" STEEL WALL WITH 1/8" MIN. ROUTED EDGE GROUND SMOOTH
5. COMPACTED SUBGRADE
6. BASE COURSE



7 PANNED GRIND LEDGE

1/2" = 1'-0" P-PIP-ROC-13

1. 4000 PSI CONCRETE WITH #3 REBAR @ 12" O.C. B.W.
2. EXPANSION JOINT
3. SLIP DOWEL
4. BASE COURSE
5. COMPACTED SUB-GRADE
6. FOLDED STEEL EDGING



8 SLAPPY MANUAL PAD

3/8" = 1'-0" P-PIP-ROC-54

SPOHN RANCH SKATEPARKS
DESIGN. BUILD. COME TOGETHER.
6824 S. CENTINELA AVE - LOS ANGELES, CA 90230
OFFICE (626) 330-5803 ~ FAX (626) 330-5503

The use of these plans shall be restricted to the original site for which they were prepared, and publication thereof is limited to such use. Reproduction, publication or reuse of these plans, in whole or in any method, in whole or part, without express written consent from Spohn Ranch, Inc. is prohibited. Titles and designs contained herein is the property of Spohn Ranch, Inc. without prejudice. Visual contact with or any other use of the planset shall constitute agreement to these restrictions.
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REVISIONS

NO	DATE	DESCRIPTION	BY
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

STAMP:

SKATE PARK DESIGNED BY VO, CW
DOCUMENTS BY AL, CR
PLAN CHECKED BY MB, DH
DATE 11/14/2025

PROJECT TITLE
ROCHESTER SKATEPARK

SHEET TITLE
CONSTRUCTION DETAILS

SHEET
SK10.1

16 OF 16

City of Rochester

400 Sixth Street
Rochester, MI 48307
P: (248) 651-9061
F: (248) 651-2624
www.rochestermi.org

MEMORANDUM

Date: January 6, 2026

To: Nik Banda, City Manager

From: Jeffrey S. Kragt

Subject: Kemp Brothers Investments v Rochester, et al

Copies: Lee Ann O'Connor, Brian D'Annunzio, Holly Meyers, Megan Frazho, Aseel Putros

---

Issue: Consideration of Consent to Vacate Easement Quit Claim Deed and Temporary Construction/Grading Easement.

Analysis: Kemp Brothers Investments ("Kemp") owns 2 adjacent parcels of property on South Street - 239 and 265 South Street. Kemp is developing the property and obtained site plan approval for the project From Planning Commission. During the development process, Kemp discovered that according to the plat of the area, a 12-foot wide private utility easement runs through the middle of the parcels. This is NOT a City easement and we have confirmed with AEW that the City does not have any improvements in the easement.

As the easement was established by the plat, in order to remove the easement, the property owner is required to file a lawsuit in the Oakland County Circuit Court and request the court to revise the plan and remove the easement. The property owner explored options to remove the easement, but the state statute requires a plaintiff in such an action to name and include numerous entities (including the City of Rochester) to determine whether there is any objection to the replat and removal of the private easement from the parcels. I have enclosed a copy of the complaint with this memo. You can see the numerous named parties, including RCOC, the Oakland County Water Resource Commissioner, DTE, MDOT, MDNR, etc. Of note, there are no damages being sought, only the equitable relief of plat amendment.

Plaintiff and several named entities are in the process of preparing and submitting documents indicating that the named defendants do not object to the relief requested. By giving consent to the replat in this fashion, those parties are able to be dismissed from the litigation. We have

approached Plaintiff regarding this as well and Plaintiff is likewise amenable to the City giving consent and being dismissed from the case. I don't believe that there will be any resistance from any of the defendants.

As the City has no interest in the easement, does not use the easement, and does not have any need for the easement, it is our recommendation that we enter into a consent document and have it entered to remove the City from the case. To that end, I have prepared the attached Notice of Consent of Defendant City of Rochester, Joined Pursuant to MCL 560.224a(1)(B), and Order of Dismissal. This document indicates that the City does not object to the removal of the easement from the plat and property, but it does not affect the approved project in any way. Again, the only reason the City was added to the litigation is that it was required by statute, and to give the City the ability to object to the replat and easement removal. We do not think there is a reason for the City to withhold consent and stay in the litigation any longer.

Requested Action: To approve the Notice of Consent of Defendant City of Rochester, Joined Pursuant to MCL 560.224a(1)(B), and Order of Dismissal and authorize City Attorney to sign the document and submit it to the Court for entry on behalf of the City.

Attachment: Second Amended Complaint to Vacate a Portion of a Private Easement for Public Utility Purposes Pursuant to the Michigan Land Division Act

FILED Received for Filing Oakland County Clerk 11/5/2025 3:48 PM

This case has been designated as an eFiling case, for more information please visit www.oakgov.com/efiling.

STATE OF MICHIGAN
IN THE CIRCUIT COURT FOR THE COUNTY OF OAKLAND

KEMP BROTHERS INVESTMENTS, LLC,
a Michigan limited liability company,
Plaintiff,

Case No.: 2025-218650-CH

Hon: CHERYL A. MATTHEWS

v.

LEE ANN O'CONNOR, CLERK OF THE CITY OF ROCHESTER, a Michigan municipal corporation; SUSAN CORBIN, DIRECTOR OF THE MICHIGAN DEPARTMENT OF ENERGY, LABOR, AND ECONOMIC GROWTH; JAMES NASH, OAKLAND COUNTY WATER RESOURCES COMMISSIONER, a public body corporate; DTE ENERGY, a Michigan public utility; CONSUMERS ENERGY, a Michigan public utility; MICHIGAN BELL TELEPHONE COMPANY, a Michigan public utility; BRADLEY C. WIEFERICH, P.E., DIRECTOR OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION; SCOTT BOWEN, DIRECTOR OF THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES; ERIC MCPHERSON, CHAIRMAN OF THE OAKLAND COUNTY ROAD COMMISSION;

and

DIAMOND DEALS INC., a Michigan Corporation, ROBINDALE, LLC, a limited liability company, L & J ASSOCIATES LLC, a limited liability company, EDWARD COYLE, JIANG REALITY LLC, a limited liability company, GEORGE EDWIN KLEINO, NABIL KAKO YOUNAN, MARY REGINA YOUNAN, EDWIN R. SMALLEY, TRIDENT MILLTOWN, LLC., a limited liability company,

and

ALL PERSONS HAVING RECORD TITLE TO, OR INTEREST IN, any parcel of land located in or within 300 feet of 239 and 265 South Street, Rochester, Michigan 48307,

Defendants.

ROBERT S. ROLLINGER, P.C.
Robert S. Rollinger (P27237)
Attorney for Plaintiffs
30500 Northwestern Hwy., Ste. 500
Farmington Hills, MI 48334-3180
(248) 626-1133
rrollinger@rollingerpc.com

SECOND AMENDED COMPLAINT TO VACATE A PORTION OF A PRIVATE EASEMENT FOR PUBLIC UTILITY PURPOSES PURSUANT TO THE MICHIGAN LAND DIVISION ACT

Plaintiff, KEMP BROTHERS INVESTMENTS, LLC, a Michigan limited liability company, through its attorney, Robert S. Rollinger, P.C. (P27237), alleges as follows:

1. Plaintiff is the owner of certain real property located in the City of Rochester, County of Oakland, Michigan, more particularly described as:

Lots 1 and 2 of the Dahlmann Riverview Subdivision, according to the plat recorded in Liber 81 of Plats, Page 28, Oakland County Records, and further described as:

Beginning at the southwest corner of Lot 2; thence along the northerly line of South Street (50 feet wide), South 75°41'50" West, 63.70 feet;
thence North 01°00'27" East, 310.55 feet along the west line of Lot 1;
thence North 87°00'00" East, 87.49 feet along the north line of Lots 1 and 2;
thence South 01°15'36" West, 292.45 feet;
thence South 75°41'50" West, 28.00 feet along the northerly line of South Street to the point of beginning.

Tax Parcel ID: 15-14-153-009
Common Address: 239 and 265 South Street, Rochester, MI 48307

A copy of the Warranty Deed evidencing title in the Plaintiff is attached hereto as **Exhibit 1**.

2. The City of Rochester is a Michigan municipal corporation and the local unit of government in which the subject property is located. Its principal address is:
400 Sixth Street, Rochester, MI 48307

Clerk for City of Rochester: Lee Ann O'Connor

3. Marlon I. Brown, DPA, the Director of the Michigan Department of Licensing and Regulatory Affairs (LARA), is named as a party pursuant to MCL 560.222(1)(f). The principal office address is:
611 W. Ottawa Street, Lansing, MI 48933

4. James Nash, the Water Resources Commissioner for the County of Oakland, is named pursuant to MCL 560.224. The principal office address is:
One Public Works Drive, Building 95 West, Waterford, MI 48328

5. Eric McPherson, Chairperson of the Oakland County Road Commission, is named as a party pursuant to MCL 560.224. The principal office address is:
31001 Lahser Road, Beverly Hills, MI 48025

6. Consumers Energy Company is a Michigan public utility, has its principal place of business at:
One Energy Plaza, Jackson, MI 49201

7. DTE Energy, a Michigan public utility company, has its principal place of business at:
One Energy Plaza, c/o CSC-Lawyers Incorporating Service, the office is located at:
3410 Belle Chase Way, Suite 600, Lansing, MI 48911

8. Bradley C. Wieferich, P.E., the Director of the Michigan Department of Transportation, is named as a party pursuant to MCL 560.224. The office is located at:
425 W. Ottawa Street, Lansing, MI 48933

9. Scott Bowen, the Director of the Michigan Department of Natural Resources, is named as a party. The principal office is located at:
P.O. Box 30028, Lansing, MI 48909

10. Michigan Bell Telephone Company, LLC, c/o The Corporation Company, LLC, the office address located at:
40600 Ann Arbor Road East, Suite 201, Plymouth, Michigan 48170

11. Attached hereto as **Exhibit 2** is a list of record owners of all parcels located within 300 feet of Plaintiff's property, as required by MCL 560.224. These individuals are named as defendants pursuant to the Act. The named parties include:

- 1514153039
  Diamond Deals Inc., a Michigan corporation
  Po Box 80574
  Rochester Mi 48308 0574
- 1514176031

Robindale LLC, a limited liability company
216 South St
Rochester Mi 48307 2238

- 1514153040
  Diamond Deals Inc., a Michigan corporation
  PO Box 80574
  Rochester, MI 48308 0574

- 1514153008
  L & J Associates LLC, a limited liability company
  842 Ramsgate Ln
  Oxford Mi 48371 1425

- 1514153038
  Kemp Brothers Investments LLC, a limited liability company
  275 W Girard Ave
  Madison Heights, MI 48071 1851

- 1514153007
  Edward Coyle
  203 South St
  Rochester, MI 48307 2239

- 1514176007
  Jiang Reality LLC, a limited liability company
  300 South St
  Rochester, MI 48307 2240

- 1514176004
  George Edwin Kleino
  5884 Sutton Rd
  Dryden MI 48428 9616

- 1514176006
  Jiang Reality LLC, a limited liability company
  300 South St
  Rochester, MI 48307 2240

- 1514176030
  Nabil Kako Younan Mary Regina Younan
  100 Letts Rd
  Oakland, MI 48363 2032

- 1514176005
  Edwin R Smalley

Po Box 80607
Rochester, MI 48308 0607

- 1514153009
  Kemp Brothers Investment LLC, a limited liability company
  275 W Girard Ave
  Madison Heights, MI 48071 1851

- 1514153043
  Trident Milltown LLC, a limited liability company
  3400 E Lafayette St
  Detroit, MI 48207 4962

- 1514153044
  City Of Rochester
  400 6th St
  Rochester Mi 48307 1400

12. MCL 560.222 provides for service of process upon these defendants pursuant to the Michigan Court Rules. However, those named under MCL 560.222(1)(b), (f), or (g) may be served by registered mail.

13. MCL 560.226 authorizes the Oakland County Circuit Court to vacate all or part of a recorded plat, including easements, except county roads (which must be vacated by the Road Commission).

14. Plaintiff seeks to vacate that portion of a 12-foot-wide private easement for public utility purposes which lies across Lots 1 and 2 of the Dahlmann Riverview Subdivision, which is authorized by MCL 560.226, and would result in a court order to be recorded with the Oakland County Register of Deeds.

15. Pursuant to MCL 560.227, title to any portion of the plat vacated by the Court vests in the rightful proprietors, in this case, Kemp Brothers Investments, LLC, as owner of the abutting lots within the subdivision.

16. Plaintiffs, as set forth in this Verified Complaint, are the owners of record title to Lots 1 and 2 of the Dahlmann Riverview Subdivision, located in the City of Rochester, which includes a 12-foot private easement for public utility purposes running across the center of both Lots 1 and 2, as set forth in the recorded plat.

17. These proceedings are instituted so that, upon entry of a Circuit Court judgment as authorized by MCL 560.227, title shall vest accordingly.

18. As further provided by MCL 560.228, within thirty (30) days after entry of a judgment granting Plaintiffs the relief requested—to vacate the portion of the private easement for public utility purposes running across the center of Lots 1 and 2—Plaintiffs will record the judgment with the Office of the Register of Deeds for the County of Oakland. The original plat will then be annotated with the date, liber, and page number of the record of the Circuit Court judgment.

19. Attached as **Exhibit 3** is a copy of the plat of the Dahlmann Riverview Subdivision, within which the subject portion of the private utility easement is physically located.

20. Pursuant to MCL 560.229, should the Oakland County Circuit Court enter judgment vacating the subject portion of the 12-foot private utility easement, Plaintiffs shall prepare a new plat of the affected portion of the Dahlmann Riverview Subdivision, in compliance with the Land Division Act.

21. Plaintiffs shall:

a. Provide five (5) copies of the new plat, accompanied by the Circuit Court's judgment, to the Director of the Department of Energy, Labor, and Economic Growth;

b. Upon examination and approval by said Director, the amended plat shall be filed and one copy distributed to each of the following:

- The Oakland County Register of Deeds;
- The Clerk of the City of Rochester;
- The Oakland County Treasurer;
- The Chairman of the Board of County Road Commissioners for the County of Oakland.

19. As provided under MCL 560.229, all applicable fees required for filing the amended plat shall be equivalent to those required for an original final plat.

20. The instant action is brought by Plaintiffs as they are the only landowners abutting the subject portion of the private utility easement traversing Lots 1 and 2 of the Dahlmann Riverview Subdivision; which easement was part of the original dedication of the subdivision plat. Plaintiffs verify that, if granted title by judgment of the Circuit Court, they will utilize

and improve the vacated easement area as part of a future residential development, thereby enhancing the value and utility of their property as described herein.

21. The judgment sought under MCL 560.222 for vacation of the 12-foot private utility easement will not adversely affect any other party to this proceeding and will not impede ingress or egress or interfere with any existing public utility facilities currently located on or upon the subject property.

22. Corrections have been made to the caption and content of this Second Amended Complaint to include Eric McPherson as a named party and correct spelling errors for Bradley C. Wieferich and Scott Bowen.

WHEREFORE, Plaintiffs Kemp Brothers Investments, LLC, a Michigan limited liability company, respectfully request this Honorable Court to:

A. Enter an order, in accordance with MCL 560.226, vacating and removing from the face of the plat of Dahlmann Riverview Subdivision the 12-foot private utility easement traversing Lots 1 and 2, and granting sole ownership of the vacated easement area to Plaintiff;

B. Require, as a condition of the Court's judgment pursuant to MCL 560.227, that Plaintiff shall become the rightful and legal owner of the vacated portion of the private easement;

C. Order that, within thirty (30) days of the entry of judgment, Plaintiff shall record the judgment with the Oakland County Register of Deeds, which office shall annotate the original plat with the date, liber, and page of the record of judgment;

D. Order Plaintiff to prepare, in the form required by the Land Division Act, a new final plat of the affected portion of the subdivision consistent with the Court's judgment, and satisfy all requirements of the Land Division Act as appropriate under the circumstances;

E. Grant Plaintiffs such other and further relief as may be just and equitable.

Date: November 4, 2025

Respectfully submitted,

by: Robert S. Rollinger

Robert S. Rollinger (P27237)
Attorney for Plaintiff

EXHIBIT 1

013338 Liber 59157 Page 882 UCC #
2/8/2024 2:37:22 PM Receipt #000119987
$26.00 Misc Recording
$4.00 Remonumentation
$5.00 Automation
$0.01 Transfer Tax
PAID RECORDED – Oakland County, MI
Lisa Brown, Clerk/Register of Deeds

OAKLAND COUNTY TREASURER'S CERTIFICATE
This is to certify that there are no tax liens or titles held by the state or any individual against the within description for unpaid taxes as of this date. No representation is made as to the status of any taxes or tax liens or titles owned by any governmental unit.

FEB 07 2024

ROBERT WITTENBERG, County Treasurer
Sec. 135, Act 206, 1893 as amended

5.00

WARRANTY DEED

Corporate(Platted/Condominium)

Drafted By:	**Return To:**	**Send Tax Bills To:**
Erika Anderson, Authorized Represtative C & E Ventures, L.L.C. 4800 Fair Winds Court Winter Garden, FL 34787	Kemp Brothers Investments, LLC 275 W. Girard Madison Heights, MI 48071	Kemp Brothers Investments, LLC 275 W. Girard Madison Heights, MI 48071

Recording Fee: $30.00 File Number: 996893 BH	State Transfer Tax: County Transfer Tax:	RETTVA RETTVA	Tax Parcel No.: 15-14-153-009, as to Parcel 1, 15-14-153-038, as to Parcel 2

Know All Persons by These Presents: That **C & E Ventures, L.L.C., a Michigan limited liability company, as to Parcel 1 and CES Ventures, LLC, a Michigan limited liability company, as to Parcel 2** whose address is 4800 Fair Winds Court, Winter Garden, FL 34787

Convey(s) and Warrant(s) to **Kemp Brothers Investments, LLC, a Michigan limited liability company** whose address is 275 W. Girard, Madison Heights, MI 48071

the following described premises situated in the City of **Rochester**, County of **Oakland**, State of Michigan, to wit:

(SEE ATTACHED EXHIBIT A)

More commonly known as: **239 & 265 South Street, Rochester, MI 48307**
For the full consideration of: **Real Estate Transfer Valuation Affidavit on File**

Subject To:
Attached Exhibit B - Permitted Exceptions

2024 FEB -6 AM 10:42

REVENUE TO BE AFFIXED AFTER RECORDING

RETURN TO:
First American Title
10291 E. Grand River, Ste B
Brighton, MI 48116

First American Title™

First American Title

OK.CV

(Attached to and becoming a part of Warranty Deed dated: February 02, 2024 between C & E Ventures, L.L.C., a Michigan limited liability company, as to Parcel 1 and CES Ventures, LLC, a Michigan limited liability company, as to Parcel 2, as Seller(s) and Kemp Brothers Investments, LLC, a Michigan limited liability company, as Purchaser(s).)

Dated this February 02, 2024.

Seller(s):

C & E Ventures, L.L.C., a Michigan limited liability company as to Parcel 1

By: _____
Name: Erika Anderson
Title: Authorized Representative

CES Ventures, LLC, a Michigan limited liability company as to Parcel 2

By: _____
Name: Erika Anderson
Title: Authorized Representative

State of FLORIDA
County of LAKE

The foregoing instrument was acknowledged before me this 01-31-2024 by Erika Anderson, Authorized Representative of C & E Ventures, L.L.C., a Michigan limited liability company, as to Parcel 1 and CES Ventures, LLC, a Michigan limited liability company, as to Parcel 2.

DIEGO RIVAS
MY COMMISSION # HH 322933
EXPIRES: October 17, 2026

Diego Rivas
Notary Public:
Notary County/State: LAKE/FLORIDA
County Acting In: FLORIDA
Commission Expires: 10/17/2026

(Attached to and becoming a part of Warranty Deed dated: February 02, 2024 between C & E Ventures, L.L.C., a Michigan limited liability company, as to Parcel 1 and CES Ventures, LLC, a Michigan limited liability company, as to Parcel 2, as Seller(s) and Kemp Brothers Investments, LLC, a Michigan limited liability company, as Purchaser(s).)

EXHIBIT A

Land situated in the City of Rochester, County of Oakland, State of Michigan, described as follows:

PARCEL 1:
Lot(s) 45 of SUPERVISOR'S PLAT NO. 2 according to the plat thereof recorded in Liber 54 of Plats, Page 92 of Oakland County Records.

PARCEL 2:
Lot(s) 1 and part of Lot 2 of DAHLMANN RIVERVIEW SUBDIVISION according to the plat thereof recorded in Liber 81 of Plats, Page 28 of Oakland County Records, described as beginning at the Southwest corner of Lot 2; thence along the Northerly line of South Street 50 feet wide South 75°41'50" West, 63.70 feet; thence North 01°27'40" East, 310.55 feet along the West line of Lot 1; thence North 87°00'00" East, 87.49 feet along the North line of Lots 1 and 2; thence South 01°15'36" West, 292.45 feet; thence South 75°41'50" West, 28 feet along the Northerly line of South Street to the point of beginning.

Tax Parcel Number: 15-14-153-009, as to Parcel 1,15-14-153-038, as to Parcel 2
Commonly known as 239 & 265 South Street, Rochester, MI 48307

EXHIBIT B

Permitted Exceptions

Taxes and assessments not due and payable at Policy Date.

Rights of the United States, State of Michigan and the public for commerce, navigation, recreation and fisheries in any portion of the land comprising the bed of Clinton River, or land created by fill or artificial accretion.

The nature, extent or lack of riparian rights or the riparian rights of riparian owners and the public in and to the use of the waters of Clinton River.

Easement(s), Restrictions and/or Setback Lines, if any, as disclosed by the recorded plat.

Interest of others in oil, gas and mineral rights, if any, whether or not recorded in the public records.

Interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil, gas and minerals in and under and that may be produced from the captioned land

EXHIBIT 2

STATE OF MICHIGAN
IN THE CIRCUIT COURT FOR THE COUNTY OF OAKLAND

KEMP BROTHERS INVESTMENTS, LLC,
a Michigan limited liability company,
Plaintiff,

Case No.: 2025-218650-CH

Hon: CHERYL A. MATTHEWS

v.

LEE ANN O'CONNOR, CLERK OF THE CITY OF ROCHESTER, a Michigan municipal corporation; SUSAN CORBIN, DIRECTOR OF THE MICHIGAN DEPARTMENT OF ENERGY, LABOR, AND ECONOMIC GROWTH; JAMES NASH, OAKLAND COUNTY WATER RESOURCES COMMISSIONER, a public body corporate; DTE ENERGY, a Michigan public utility; CONSUMERS ENERGY, a Michigan public utility; MICHIGAN BELL TELEPHONE COMPANY, a Michigan public utility; BRADLEY C. WIEFERICH, P.E., DIRECTOR OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION; SCOTT BOWEN, DIRECTOR OF THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES; ERIC MCPHERSON, CHAIRMAN OF THE OAKLAND COUNTY ROAD COMMISSION;

and

DIAMOND DEALS INC., a Michigan Corporation, ROBINDALE, LLC, a limited liability company, L & J ASSOCIATES LLC, a limited liability company, EDWARD COYLE, JIANG REALITY LLC, a limited liability company, GEORGE EDWIN KLEINO, NABIL KAKO YOUNAN, MARY REGINA YOUNAN, EDWIN R. SMALLEY, TRIDENT MILLTOWN, LLC., a limited liability company,

and

ALL PERSONS HAVING RECORD TITLE TO, OR INTEREST IN, any parcel of land located in or within 300 feet of 239 and 265 South Street, Rochester, Michigan 48307,

Defendants.

ROBERT S. ROLLINGER, P.C.
Robert S. Rollinger (P27237)
Attorney for Plaintiffs
30500 Northwestern Hwy., Ste. 500
Farmington Hills, MI 48334-3180
(248) 626-1133
rrollinger@rollingerpc.com

EXHIBIT 2: PROPERTIES WITHIN 300 FEET OF 239 & 265 SOUTH STREET, ROCHESTER, MICHIGAN

202 South Street

203 South Street

213 South Street

216 South Street

218 South Street

232 South Street

239 South Street

265 South Street

289 South Street

300 South Street

340 Mill Street

1514153039
Diamond Deals Inc., a Michigan corporation
Po Box 80574
Rochester, MI 48308 0574

1514176031
Robindale LLC, a limited liability company
216 South St
Rochester, MI 48307 2238

1514153040
Diamond Deals Inc., a Michigan corporation
Po Box 80574
Rochester, MI 48308 0574

1514153008
L & J Associates LLC, a limited liability company
842 Ramsgate Ln
Oxford, MI 48371 1425

1514153038
Kemp Brothers Investments LLC, a limited liability company
275 W Girard Ave

Madison Heights, MI 48071 1851

1514153007
Edward Coyle
203 South St
Rochester Mi 48307 2239

1514176007
Jiang Reality LLC, a limited liability company
300 South St
Rochester Mi 48307 2240

1514176004
George Edwin Kleino
5884 Sutton Rd
Dryden Mi 48428 9616

1514176006
Jiang Reality LLC, a limited liability company
300 South St
Rochester, MI 48307 2240

1514176030
Nabil Kako Younan Mary Regina Younan
100 Letts Rd
Oakland, MI 48363 2032

1514176005
Edwin R Smalley
Po Box 80607
Rochester Mi 48308 0607

1514153009
Kemp Brothers Investment LLC, a limited liability company
275 W Girard Ave
Madison Heights, MI 48071 1851

1514153043
Trident Milltown LLC, a limited liability company
3400 E Lafayette St
Detroit, MI 48207 4962

1514153044
City Of Rochester
400 6th St
Rochester Mi 48307 1400

EXHIBIT 3

PROPOSED AMENDED PLAT OF LOTS 1 AND 2 OF DAHLMANN RIVERVIEW SUB.

PART OF NW. 1/4 SECTION 14, T.3N., R.11E.,
CITY OF ROCHESTER, OAKLAND COUNTY, MICHIGAN

RECORDING CERTIFICATE

STATE OF MICHIGAN)
OAKLAND COUNTY)

THIS PLAT WAS RECEIVED FOR RECORDING ON THE _____ DAY OF _____, 20___ AT _____ .M. AND RECORDED IN LIBER _____ OF PLATS ON PAGES _____.

LISA BROWN
OAKLAND COUNTY REGISTER OF DEEDS

I, KEVIN C. NAVAROLI, SURVEYOR, CERTIFY:

THAT I HAVE SURVEYED AND MAPPED THE LAND SHOWN ON THIS AMENDED PLAT, DESCRIBED AS FOLLOWS:

AMENDED PLAT OF LOTS 1 AND 2 OF DAHLMANN RIVERVIEW SUB., OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 14, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER, OAKLAND COUNTY, MICHIGAN; THENCE S.02°47'48"W. ALONG THE WEST LINE OF SAID SECTION 14, 2832.45 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 14; THENCE S.89°07'57"E. ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 14, 1192.08 FEET; THENCE N.01°27'40"E., 517.94 FEET TO THE SOUTHWEST CORNER OF "DAHLMANN RIVERVIEW SUB.", AS RECORDED IN LIBER 81 OF PLATS, ON PAGE 28, OAKLAND COUNTY RECORDS, ALSO BEING A POINT ON THE NORTH LINE OF SOUTH STREET (50 FEET WIDE), ALSO BEING THE POINT OF BEGINNING; THENCE N.01°27'40"E., ALONG THE WEST LINE OF SAID PLAT, ALSO BEING THE EAST LINE OF LOT 45 OF "SUPERVISOR'S PLAT NO. 2 BEING A REPLAT OF LOTS 134 TO 149 INCL. OF RICHARDSON & ADAMS ADDITION ALSO PART OF THE WEST 1/2 OF SECTION 14", AS RECORDED IN LIBER 54A OF PLATS, ON PAGE 92, OAKLAND COUNTY RECORDS, 243.55 FEET TO POINT "A", ALSO BEING THE NORTHEAST CORNER OF SAID LOT 45; THENCE ALONG THE WEST LINE OF SAID "DAHLMANN RIVERVIEW SUB.", ALSO BEING THE EAST LINE OF LOT 39 OF SAID "SUPERVISOR'S PLAT NO. 2 BEING A REPLAT OF LOTS 134 TO 149 INCL. OF RICHARDSON & ADAMS ADDITION ALSO PART OF THE WEST 1/2 OF SECTION 14", N.01°27'40"E., 58.5 FEET TO THE WATER'S EDGE OF CLINTON RIVER; THENCE EASTERLY 123 FEET ALONG THE WATER'S EDGE OF SAID CLINTON RIVER TO A POINT ON THE COMMON LINE BETWEEN LOTS 2 AND 3 OF SAID "DAHLMANN RIVERVIEW SUB."; THENCE S.01°27'40"W. ALONG SAID COMMON LINE OF LOTS 2 AND 3, 32.8 FEET TO A POINT BEING DISTANT N.75°41'50"E., 127.40 FEET ALONG THE INTERMEDIATE TRAVERSE LINE FROM SAID POINT "A"; THENCE S.01°27'40"W. ALONG SAID COMMON LINE OF LOTS 2 AND 3, 243.55 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTH STREET; THENCE S.75°41'50"W. ALONG THE NORTH LINE OF SAID SOUTH STREET, 127.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 2 LOTS.

CONTAINING 0.81 ACRES.

THAT I HAVE MADE SUCH SURVEY AND AMENDED PLAT BY THE DIRECTION OF THE PLAINTIFF(S).

THAT SUCH AMENDED PLAT IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LAND SURVEYED. THAT THE REQUIRED MONUMENTS AND LOT MARKERS HAVE BEEN LOCATED IN THE GROUND, AS REQUIRED BY THE ACT.

THAT THE ACCURACY OF SURVEY IS WITHIN THE LIMITS REQUIRED BY THE ACT.

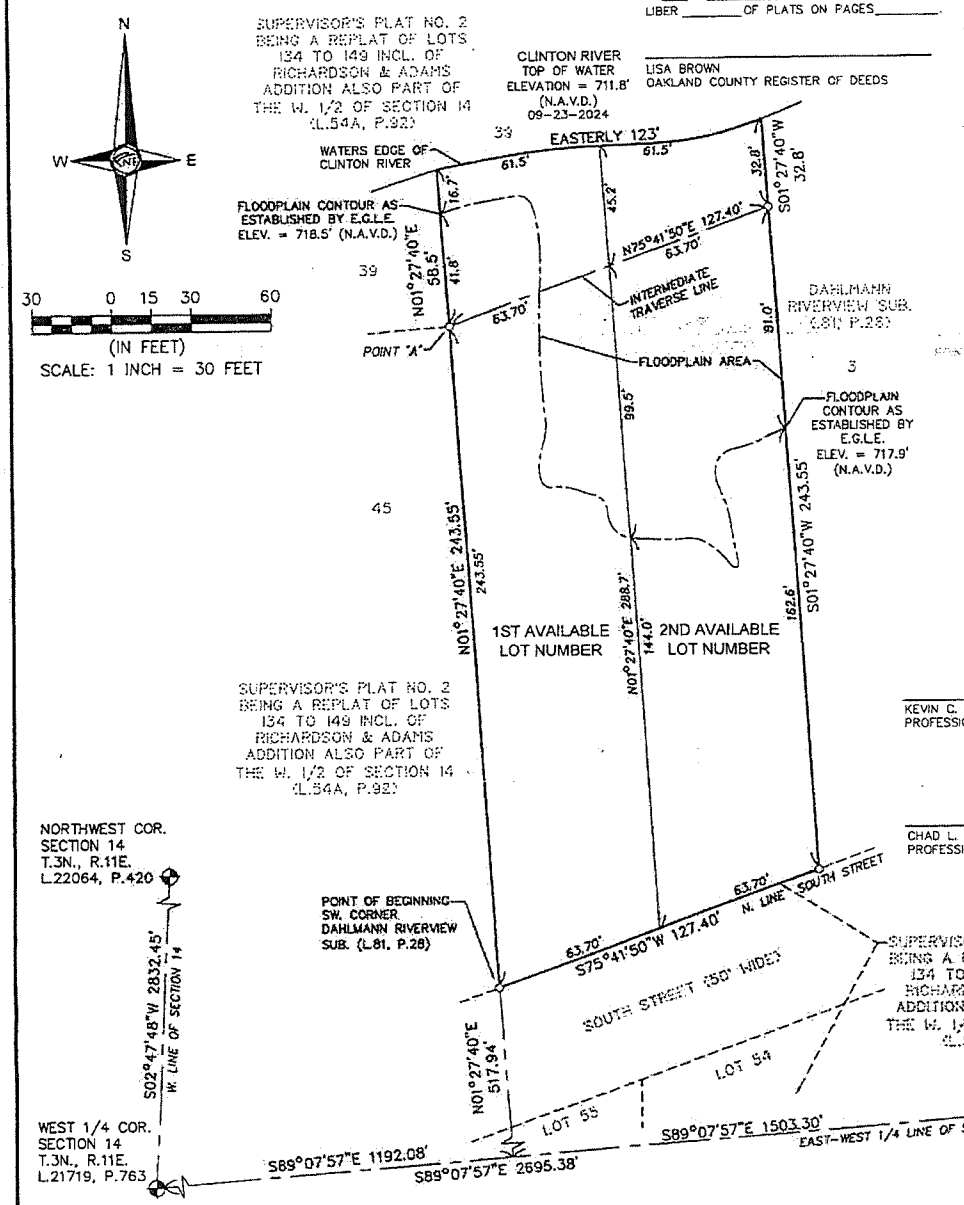
THAT THE BEARINGS SHOWN ON THE AMENDED PLAT ARE EXPRESSED AS REQUIRED BY THE ACT AND AS EXPLAINED IN THE LEGEND.

THAT SUCH AMENDED PLAT IS A TRUE AND EXACT COPY OF THE PORTION OF THE PLAT OF DAHLMANN RIVERVIEW SUB. AS AMENDED BY THE JUDGMENT TO VACATE, CORRECT OR REVISE THE PLAT OR A PORTION OF THE PLAT IN THE MATTER OF ----NAME----, A MICHIGAN LIMITED LIABILITY COMPANY, PLAINTIFF(S), WHICH WAS ENTERED BY CIRCUIT COURT JUDGE, HONORABLE XXX XXX, IN THE COUNTY OF OAKLAND, STATE OF MICHIGAN, ON XXTH DAY OF XXXXXXXXX, 2025.

CIRCUIT COURT FILE NUMBER: XX-XX-XXXXX-XX.

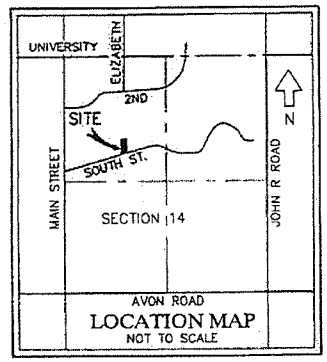
DATE: xx-xx-xxxx

NOWAK AND FRAUS, P.L.L.C.
46777 WOODWARD AVENUE
PONTIAC, MI 48342



KEVIN C. NAVAROLI
PROFESSIONAL SURVEYOR NO. 4001053503

CHAD L. FINDLEY, MEMBER
PROFESSIONAL SURVEYOR NO. 4001055108



LEGEND

- ALL DIMENSIONS ARE IN FEET.
- MONUMENTS OF STEEL BARS 1/2" DIAMETER AND 36" LONG, ENCASED IN CONCRETE CYLINDERS 4" IN DIAMETER, ARE SET AT ALL POINTS MARKED "O".
- ALL BEARINGS ARE IN RELATION TO THE SOUTH PLAT LINE OF DAHLMANN RIVERVIEW SUB., RECORDED IN LIBER 81 OF PLATS, PAGE 28, OAKLAND COUNTY RECORDS.

THIS PLAT IS SUBJECT TO RESTRICTIONS AS REQUIRED BY ACT 288 OF 1967, AS AMENDED ON CERTAIN LOTS WITH RESPECT TO THE REQUIREMENTS OF THE MICHIGAN ENVIRONMENT, GREAT LAKES, AND ENERGY AS RECORDED IN LIBER _____ PAGE _____ OAKLAND COUNTY RECORDS.

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVENUE
PONTIAC, MI 48342-5032
TELEPHONE (248) 332-7931
FAX (248) 332-8257

ORIGINAL

73339

"DAHLMANN RIVERVIEW SUB."

OF PART OF THE NW1/4 SECTION 14, T3N, R11E, VILLAGE OF ROCHESTER, OAKLAND CO. MICHIGAN.

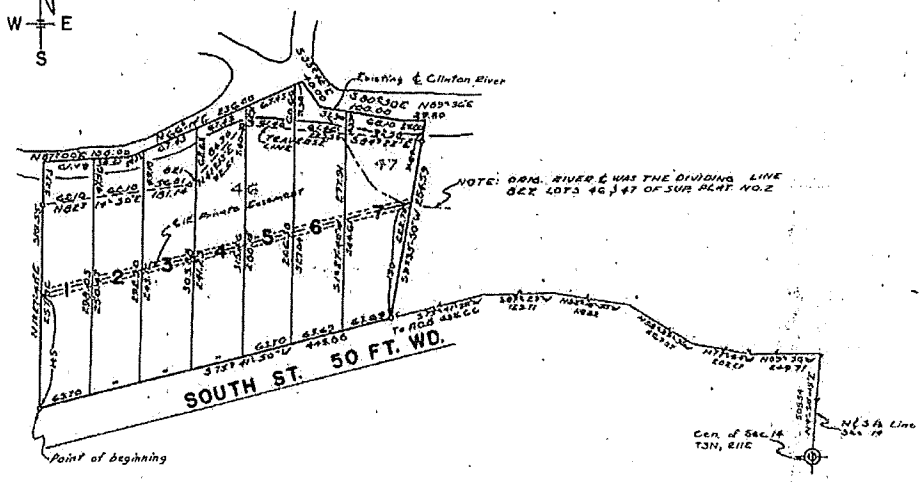
SCALE 1" = 100'

0 25 50 75 100 200 300

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF

RECORDED
OAKLAND COUNTY MICHIGAN
REGISTER OF DEEDS RECORDS
Liber 81, Page 25
1955 OCT 26 AM 10 25
Orrin M. Baird
ORRIN M. BAIRD
REGISTER OF DEEDS

EXAMINED AND APPROVED
Date OCT 24 1955
Victor Fergenski
AUDITOR GENERAL
By D. L. MacKenzie
Plat Examiner



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That we John L. Dahlmann as proprietor, and Berniece Helen Dahlmann his wife, have caused the land embraced in the annexed plat to be surveyed, laid out and platted, to be known as "Dahlmann Riverview Sub." of the NW ¼ Section 14, T3N, R11E, Village of Rochester, Oakland County, Michigan and that the street as shown on said plat is hereby dedicated to the use of the public and that the easements indicated on said plat are not dedicated to the public, but the right to use said easements is hereby granted to public utilities and no permanent non-utility structures are to be erected within the lines of said easements.

Eva E. Clark (Witness) John L. Dahlmann (L.S.)

Felix A. Anderson (Witness) Berniece Helen Dahlmann

ACKNOWLEDGMENT

STATE OF MICHIGAN }
County of Oakland } ss.

On this 14th day of November A.D. 1954, before me, a Notary Public in and for said county, personally came the above named John L. Dahlmann and Berniece Helen Dahlmann his wife, known to me to be the persons who executed the above dedication, and acknowledged the same to be their free act and deed.

Eva E. Clark
EVA E. CLARK
Notary Public, Oakland County, Michigan

My Commission expires March 26, 1956

MUNICIPAL APPROVAL

This plat was approved by the Village Council of the Village of Rochester of the State of Michigan at a meeting held November 8th 1954

Lillian Easterle
Lillian Easterle Clerk

Approved by Oakland County Plat Board, pursuant to Act 172 of P.A. of 1929, as amended, this 19 day of November 19 55.

REGISTER OF DEEDS
By [illegible]

COUNTY BOARD OF AUDITORS
By [illegible]
By [illegible]
By [illegible]

DESCRIPTION OF LAND PLATTED

The land embraced in the annexed plat of "Dahlmann Riverview Sub.", a subdivision consisting of 7 lots, of part of the NW ¼ Section 14, T3N, R11E, Village of Rochester, Oakland County, Michigan also being a subdivision of part of lot 46 and lot 47, "Supervisor's Plat No. 2 being a replat of lots 134 to 149 inclusive of Richardson & Adams Addition also part of the W ½ of section 14, T3N, R11E, Avon Township and Village of Rochester, Oakland County, Michigan and more particularly described as follows: Beginning at the SW corner of lot 46, Supervisor's Plat No. 2, said point being distant N 1° 50' 15" E, along the N & S ¼ line, 505.54 feet and N 89° 30' W 249.77 feet and N 77° 04' W 202.27 feet and N 58° 59' 30" W 267.37 feet and N 62° 18' 30" W 118.82 feet and S 87° 23' W 123.71 feet and S 75° 41' 50" W 635.66 feet from the center of Section 14, thence N 1° 27' 40" E, along the west line of said lot 46, 257.82 feet to a concrete monument, thence continuing N 1° 27' 40" E 52.73 feet to the centerline of the Clinton River as it now exists; thence N 87° 00' E along said centerline of the Clinton River 100.00 feet; thence N 66° 14' E 236.00 feet; thence S 33° 42' E 40.00 feet; thence S 80° 30' E 100.00 feet; thence N 89° 36' E 29.80 feet; thence S 9° 33' 50" W 31.84 feet to a concrete monument which is located N 82° 14' 30" E 181.14 feet and N 41° 13' E 92.51 feet and S 64° 22' E 223.30 feet from the aforementioned concrete monument; thence continuing S 9° 33' 50" W 222.75 feet; thence S 75° 41' 50" W 445.88 feet to the point of beginning.

SURVEYOR'S CERTIFICATE

I hereby certify that the plat hereon delineated is a correct one, and that permanent monuments consisting of iron rods at least one half inch in diameter and 36 inches in length, encased in concrete cylinders four inches in diameter and 36 inches in length, have been set at points marked thus (o) as thereon shown at all angles in the boundaries of the land platted, at all intersections of the lines of streets and at intersections of the lines of streets with the boundaries of the plat.

Felix A. Anderson, Registered Land Surveyor

OAKLAND COUNTY TREASURER'S CERTIFICATE

No. CR 13834 Pontiac, Mich. Sept 30 1954

I HEREBY CERTIFY that there are no TAX LIENS or TITLES held by the State or any individual against the within description, and all TAXES on same are paid for five years previous to the date of this instrument, as appears by the records in this office except as stated.

Sec. 135 Act 206 - 1893 as Am. CHARLES A. MCLEAN, County Treasurer
By [illegible] Deputy

Liber 81 Page 25

STATE OF MICHIGAN
IN THE 6TH CIRCUIT COURT FOR THE COUNTY OF OAKLAND

Kemp Brothers Investments, LLC

Plaintiff,

v.

LEE ANN O'CONNOR, CLERK OF THE CITY OF ROCHESTER; et al.,

Defendants.

Case No. 2025-218650-CH

Hon. Judge CHERYL A. MATTHEWS

Robert S. Rollinger (P27237)
Robert S. Rollinger, P.C.
Attorney for Plaintiff
30500 Northwestern Hwy., Ste. 500
Farmington Hills, MI 48334-3180
(248) 626-1133
rrollinger@rollingerpc.com

LAW OFFICES OF JEFFREY S. KRAGT, PLLC
Jeffrey S. Kragt (P58006)
Attorney for Defendant City of Rochester only
410 E. University Dr., Ste. 200
Rochester, MI 48307
(248) 938-4960 – Telephone
jeff@kragtlaw.com

NOTICE OF CONSENT OF DEFENDANT CITY OF ROCHESTER, JOINED PURSUANT TO MCL 560.224a(1)(b), AND ORDER OF DISMISSAL

Defendant City of Rochester, including Lee Ann O'Connor in her official capacity as the Rochester City Clerk, (herein, "Defendant" or "Rochester"), by and through its attorney, Jeffrey S. Kragt, and for its consent to relief requested by Plaintiff in its Complaint, hereby state the following:

1. Plaintiff filed a Complaint on November 5, 2025, which included Lee Ann O'Connor, solely in her official capacity as the Rochester City Clerk, a joined defendant in this matter under the Michigan Land Division Act, MCL 560.224a(1)(b).

2. Defendant does not object to Plaintiff's request to vacate a portion of a 12-foot private utility easement located on Plaintiff's adjacent lots 1 and 2 of the Dahlman Riverview

Subdivision, located at 239 and 265 South Street, Rochester, Michigan 48307, and Plaintiff's request to revise the Dahlman Riverview Subdivision Plat, as requested in the Complaint.

3. Plaintiff and Defendant stipulate and agree that the City of Rochester consents to the partial vacation of the private utility easement as requested as Rochester has no utilities in said easement.

4. Plaintiff and Defendant stipulate and agree that such consent does not alter, change or amend the approved site plan for the property, including the fact that the approved development of Plaintiff does not involve any residential uses whatsoever, as this consent specifically and only pertains to the private utility easement vacation and the resulting partial replat of the area reflecting the removal of the private utility easement. Such consent in no way confers Plaintiff rights to place anything in, on or under, or encumber in any way, Rochester's right-of-way adjacent to Plaintiff's property, including, but not limited to any utility improvements that may need to be relocated as a result of the public utility easement vacation.

5. In light of the above, Rochester consents to the relief requested by Plaintiff regarding private utility easement vacation and resulting replat, and is hereby dismissed from this matter.

Dated: January 12, 2026

Stipulated as to form and content:

/s/ Robert S. Rollinger
Robert S. Rollinger (P27237)
Robert S. Rollinger, P.C.
Attorney for Plaintiff
30500 Northwestern Hwy., Ste. 500
Farmington Hills, MI 48334-3180
(248) 626-1133
rrollinger@rollingerpc.com

/s/ Jeffrey S. Kragt
LAW OFFICES OF JEFFREY S. KRAGT, PLLC
Jeffrey S. Kragt (P58006)
Attorney for Defendant City of Rochester
only 410 E. University Dr., Ste. 200
Rochester, MI 48307
(248) 938-4960 – Telephone
jeff@kragtlaw.com

STATE OF MICHIGAN
IN THE 6TH CIRCUIT COURT FOR THE COUNTY OF OAKLAND

Kemp Brothers Investments, LLC

Plaintiff,

v.

LEE ANN O'CONNOR, CLERK OF THE CITY OF ROCHESTER; et al.,

Defendants.

Case No. 2025-218650-CH

Hon. Judge CHERYL A. MATTHEWS

Robert S. Rollinger (P27237)
Robert S. Rollinger, P.C.
Attorney for Plaintiff
30500 Northwestern Hwy., Ste. 500
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Rochester, MI 48307
(248) 938-4960 – Telephone
jeff@kragtlaw.com

NOTICE OF CONSENT TO RELIEF REQUESTED AND ORDER OF DISMISSAL AS TO THE CITY OF ROCHESTER

At a Session of the Above Court Held in the City of Pontiac, County of Oakland, and State of Michigan
ON: _____
PRESENT: Cheryl A. Matthews
Circuit Court Judge

Upon stipulation of the parties outlined above, this Order is hereby GRANTED, and the City of Rochester, including Lee Ann O'Connor in her official capacity as the Rochester City Clerk, is hereby dismissed with prejudice from this matter.

IT IS SO ORDERED.

This does not resolve the last pending claim and does not close the case.

Hon. Cheryl A. Matthews
Circuit Court Judge

City of Rochester

400 Sixth Street
Rochester, MI 48307
P: (248) 651-9061
F: (248) 651-2624
www.rochestermi.org

MEMORANDUM

Date: November 19, 2025

To: Nik Banda, City Manager

From: Jeffrey S. Kragt

Subject: Ordinance Amendment – E-Bikes

Copies: Jeremy Peckens, Kristi Trevarrow, Holly Meyers, Megan Frazho

---

Issue: Consideration of a Bicycle/E-Bike Ordinance.

Analysis: A couple meetings ago, City Council considered the issue of regulations of bicycles and e-bikes on City sidewalks. At its request, Administration presented and Council reviewed draft language that would prohibit riding of bikes, e-bikes, scooters, minibikes, etc. in the downtown area and other areas. In sum, the ordinance would prohibit the riding of bikes and electrified devices on City sidewalks in the City's downtown area.

At the end of the discussion, Council opted to table the matter to let individual Councilmembers weigh in on the language with administration, including possible boundary lines that would constitute the "downtown area" where such regulations would apply. To date, there have not been any offline comments or suggestions from Councilmembers. As such, we put the information into ordinance form for Council discussion. This includes potential boundaries of the restricted areas in the definition of "Downtown Area".

It is now up to City Council to review the language and give direction to administration. If Council likes the draft language, it could move forward with the ordinance amendment process.

Requested Action: For City Council to discuss the attached draft ordinance and provide direction to administration if it wishes to move forward. If Council is satisfied, it could move the attached ordnance amendment forward for first reading and introduction.

Attachment: Proposed Ordinance Restricting Bicycles and E-Bikes from downtown areas.

ROCHESTER
Where you live.

AN ORDINANCE TO AMEND CHAPTER 52, TRAFFIC AND VEHICLES, OF THE ROCHESTER CITY CODE, TO ADD A NEW ARTICLE IV TO BE KNOWN AS THE "BICYCLE AND MOTORIZED DEVICES ORDINANCE" WHICH WILL PROVIDE FOR THE REGULATION OF BICYCLES, ELECTRIC BICYCLES, AND OTHER SIMILAR DEVICES.

THE CITY OF ROCHESTER ORDAINS:

Section 1. Chapter 52, Traffic and Vehicles, of the Rochester Code shall be amended to a new Article IV as follows:

ARTICLE IV. BICYCLE AND MOTORIZED DEVICES ON SIDEWALKS

Sec. 52-231. Title.

This Ordinance shall be known and cited as the "Bicycle and Motorized Devices Ordinance."

Sec 52-232. Purpose.

The purpose of this Ordinance is to protect public safety and promote safe pedestrian access within the City, particularly in the Downtown Area, by regulating the use of bicycles, electric bicycles, motorized scooters, Segways, electric unicycles/uniwheel devices, mopeds, and other similar personal transportation devices. The City finds that use of such devices on sidewalks and pedestrian crosswalks in the Downtown Area creates conflicts with pedestrians and increases the risk of accidents. This Ordinance supplements applicable Michigan laws governing the operation of these devices and is intended to provide additional local regulation tailored to conditions in the City.

Sec 52-233. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Bicycle means a device propelled by human power upon which a person may ride, having two or more wheels in tandem or tricycle arrangement, with fully operative pedals.

Electric Bicycle means a device with two or three wheels equipped with fully operable pedals and an electric motor of not more than 750 watts, as defined under Michigan law (MCL 257.13e). Electric bicycles shall be further classified into Class 1, Class 2, and Class 3 consistent with Michigan law.

Moped means a two- or three-wheeled vehicle to which both of the following apply: (a) It is equipped with a motor that does not exceed 100 cubic centimeters piston displacement, produces 2.0 brake horsepower or less, and is not capable of propelling the vehicle at a speed greater than 30 miles per hour on a level surface; and (b) Its power drive system does not require the operator to shift gears. (MCL 257.32b)

Motorized Scooter means any two- or three-wheeled device that is powered by an electric or gas motor, upon which a person may ride while standing or seated, that is not otherwise defined as a motorcycle, moped, or electric bicycle under Michigan law.

Segway (or Self-Balancing Personal Assistive Mobility Device) means a self-balancing device with two nontandem wheels, designed to transport one person, powered by an electric propulsion system with a maximum speed of 15 miles per hour.

Electric Unicycle/Uniwheel Device means a self-balancing device with a single wheel, powered by an electric motor, designed to transport one person, and not otherwise defined as a bicycle or electric bicycle under Michigan law.

Downtown Area means that portion of the City generally bounded by Romeo Road on the north, Mill Street on the south, Water Street on the east, and Pine Street on the west. A detailed map shall be maintained by the City Clerk and shall be available for inspection and copying.

Sec. 52-234. Prohibited Uses in the Downtown Area and Other Areas.

(1) No person shall ride, operate, or otherwise use a bicycle, electric bicycle, motorized scooter, Segway, electric unicycle/uniwheel device, or moped on any public sidewalk or pedestrian crosswalk located within the Downtown Area. Additional prohibited areas may be included by resolution of Rochester City Council.
(2) Should a state law provision provide more restrictive restrictions, the state law provision shall control.
(3) A person may walk, push, or otherwise dismount and move such device along a sidewalk or crosswalk within the Downtown Area.

Sec. 52-235. Operation and Right of Way.

(1) When operating a bicycle, electric bicycle, motorized scooter, Segway, or electric unicycle/uniwheel device upon a street, path, or other location where operation is permitted, the operator shall:
   (a) Yield the right of way to pedestrians at all times.
   (b) Give an audible signal before overtaking and passing a pedestrian.

Sec. 52-236. Exceptions.

This Ordinance shall not apply to:

(1) Police officers, firefighters, or other City employees operating a bicycle, electric bicycle, motorized scooter, Segway, electric unicycle/uniwheel device, or moped while in the performance of their official duties.
(2) Any use otherwise specifically authorized by resolution of the City Council.

Sec. 52-237. Applicability of State Law.

The operation of bicycles, electric bicycles, motorized scooters, Segways, electric unicycles/uniwheel devices, and mopeds within the City remains subject to all applicable provisions of Michigan law, including the Michigan Vehicle Code. This Ordinance is in addition to and supplements such state laws.

Sec 52-238. Penalty.

Any person violating this Ordinance shall be responsible for a municipal civil infraction and subject to a civil fine in the amount of not more than $500 plus costs.

Section 2. SEVERABILITY

If any section, subsection, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent portion of this Ordinance, and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 3. REPEAL

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

THIS ORDINANCE shall become effective immediately upon publication.

A true copy of this ordinance may be purchased or inspected at the office of the City Clerk at the Rochester Municipal Building, 400 Sixth Street, Rochester, Michigan, 48307, during regular business hours, 8:00 a.m. to 5:00 p.m. daily, except weekends and holidays.

Made and passed by the City Council of the City of Rochester, State of Michigan, this ____ day of _____.

CITY OF ROCHESTER

A Michigan Municipal Corporation

By: _____
Nancy Salvia, Mayor

By: _____
Lee Ann O'Connor, Clerk

Regular Board Meeting Agenda

Chairman: John Muenk, Vice Chair: Emily Schoeller, Secretary: David Berletich
Board Members: Sara King, Matthew McDaniel, Theresa Mungioli, Steven Siedlarz
Student Representatives: Janelle Hayes

500 E. Second Street	December 12, 2025	5:00 PM

1. Call to Order
2. Roll Call
3. Reading and consideration of the minutes:
    a. November 19, 2025 Regular Board Meeting Minutes
4. Approval of Agenda
5. Public comment – reserved time (for items listed on this agenda)
6. Communications
    a. Secretary of the Board
    b. Members of the Board
7. Financial Reports
    a. List of Bills – November 2025
        i. Request for approval of the bills in the amount of: $169,189.69
    b. Review of the monthly budget reports
        i. Revenue Vs Budget
        ii. Expense Vs Budget
        iii. Trial Balance Report
        iv. Budget Summary
8. Administrative Reports
    a. Executive Recreation Director's Report
    b. Assistant Recreation Director's Report
    c. Communications Officer Report
    d. Sports Report
    e. Camps Report
    f. Events Report
    g. Activities Report
    h. Adaptive Report
    i. Rec Center & Facility Reservations Report
9. Unfinished Business
    a. Strategic Master Plan
        i. RARA Strategic Master Plan 2026-2030 for consideration and adoption
        ii. Resolution Strategic Master Plan
10. New Business
    a. FY 2026 Wage Scale for Consideration
        i. Resolution FY2026 Wage Scale and Salary Bands
        ii. Wage Scale and Salary Bands Document

Regular Board Meeting Agenda

Chairman: John Muenk, Vice Chair: Emily Schoeller, Secretary: David Berletich
Board Members: Sara King, Matthew McDaniel, Theresa Mungioli, Steven Siedlarz
Student Representatives: Janelle Hayes

500 E. Second Street	**December 12, 2025**	**5:00 PM**

11. Miscellaneous
12. Public Comments – General
13. Adjournment

Sub-Committees:
Human Resources Committee – Matthew McDaniel, Theresa Mungioli, Emily Schoeller
Budget Committee – David Berletich, Steven Siedlarzl, Sara King
Policy and Procedures Committee – John Muenk, Matthew McDaniel, Sara King
Strategic Planning Committee – Theresa Mungioli, David Berletich, John Muenk

City of Rochester

400 Sixth Street
Rochester, MI 48307
P: (248) 733-3700
F: (248) 733-3170
www.rochestermi.org

Asset Management Committee Meeting

Agenda December 16th 4:00pm 2025

Committee Members: Stuart Bikson(Mayor Pro Tem), Nancy Salvia (City Council Member), Christian Hauser (City Council Member)

City Staff Members: Nicholas Schaefer (Director of Public Works), Nik Banda (City Manager), Anthony Moggio (Finance Director), Marcy Moriwaki (Deputy Finance Director), Jason Dickinson (Public Works Superintendent), Aseel Putros (AEW Engineering)
Jason Warner (Director of Project Management)

Residents Christine Fend, Mike Hathaway

Agenda:

1) Paser Rating discussion and future road funding. (2026 CIP Planning Map and Funding).
2) Update with Sanitary and storm cleaning going out for bid.
3) Update on Main Street Road Project for spring 2028.
4) East Parking Deck Puck Replacement Project.
5) CDBG pathway project update and future projects.
6) Skate Park update.
7) Community House Project Update.
8) Set next meeting.

Committee Purpose:
The purpose of the Asset Management Committee is to regularly review rate structures and city asset conditions in order to organize and implement capital improvement plans for all city owned assets in a cost-effective manner so as to maximize the return on investments through a triple bottom line analysis protecting city finances, the residents of Rochester, and the natural environment.

ROCHESTER
Where you live.

4393 Collins Road
Rochester, MI 48306
(248) 651-9260
Paintcreektrail.org

PAINT CREEK TRAILWAYS COMMISSION
REGULAR PUBLIC MEETING NOTICE AND AGENDA
Tuesday, December 16, 2025, 7:00 p.m.
Paint Creek Cider Mill, 4480 Orion Road, Rochester, Michigan 48306

MEETING AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance to the Flag of the United States of America
4. Amendments to/Approval of December 16, 2025, Agenda
5. Election of Officers
6. Approval of Invoices
7. Approval of Treasurer's Report
8. Approval of Minutes – November 18, 2025, meeting
9. General Public Comment
10. For Discussion: Eastport Village (Moceri Development – Jacobsen's Flowers)
11. For Approval: Fiscal Year 2026 Budget
12. Establishment of 2026 Meeting Dates
13. Appointment of Personnel Committee Members
14. Project Reports:
    a. Bridge 31.7 Replacement
    b. Audit
15. Manager's Report

16. Commissioner Reports

17. Adjournment

Next meeting: Tuesday, January 20, 2026, 7:00 p.m,
Paint Creek Cider Mill

City of Rochester

400 Sixth Street
Rochester, MI 48307
P: (248) 733-3700
F: (248) 733-3170
www.rochestermi.org

PLANNING COMMISSON
REGULAR MEETING AGENDA

Chair David Gassen
Vice Chair & Council Member Christian Hauser
Mayor Debbie Jones
Members: Daniel Bachmann, David Hardin,
Richard Kendziuk, Laura Murphy & Matthew Stone

See Attached Document for Virtual Meeting Instructions

400 Sixth Street	**January 5, 2026**	**7:00 PM**

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Public Comment
4. Approval of the Minutes
   A. Consideration of the Minutes of the Regular Meeting of December 1, 2025.
5. Public Hearings
   A. Public Hearing Notice: Consideration of site plan review for proposed office use to be located at 134 S. Main
   B. Public Hearing Notice: Consideration of site plan and special exception approval for proposed mixed-use building to be located at 139 Romeo.
   C. Public Hearing Notice: Consideration of site plan and special exception amendment #2 for The Market + Graham to be located at 265 E. 2nd Street
   D. Public Hearing Notice: Consideration of 1129 N. Main Request for Site Plan Approval.
6. Considerations:

A. Consideration of 816 Ludlow Ave. – Consideration of scheduling of a public hearing for the proposed addition to the Rochester Community House located at 816 Ludlow

7. Miscellaneous

8. Public Comment

9. Adjourn

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-733-3700 forty-eight (48) hours prior to the meeting. Staff will be pleased to make the necessary arrangements to provide necessary reasonable accommodations, including auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting.

OPC SOCIAL & ACTIVITY CENTER
The Best Place To Be 50+

OLDER PERSONS' COMMISSION GOVERNING BOARD MEETING AGENDA

650 Letica Drive | Rochester, MI 48307 | 248.656.1403 | OPCcenter.org

Commissioners:
Micheline Sommers - Vice-Chairman, Al Fisk - Secretary
Stuart Bikson, Robin Buxar, James Gill, Diana Mannino, Carol Morlan, Theresa Mungioli

Mission: *Providing innovative programs and high-quality services that stimulate and advance healthy living for the 50+ community.*
Vision: *To continue to be the premier community resource for adults 50 and over.*

Thursday, January 8, 2026	**5:00 PM**	**Classrooms 1&2**

1. Call to Order
2. Roll Call
3. Additions/Changes to the Agenda
4. Public Comment (Comments not on the agenda and limited to 3 minutes)
5. Approval of the Minutes of the November 6, 2025, meeting
6. New Business -
    a. Election of Officers
    b. Committee Appointments – Facility & Finance
    c. Special License Approval
7. Director's Report
8. Committee Reports
    a. Finance Committee
    b. Facility Committee
9. Commissioners' Comments
10. Adjournment

Distribution:
Members (8)
Renee Cortright
Rochester Hills Clerk
Rochester City Clerk
Charter Township of Oakland Clerk
Robert Davis, Attorney
Posted: OPC Lobby
OPC Website