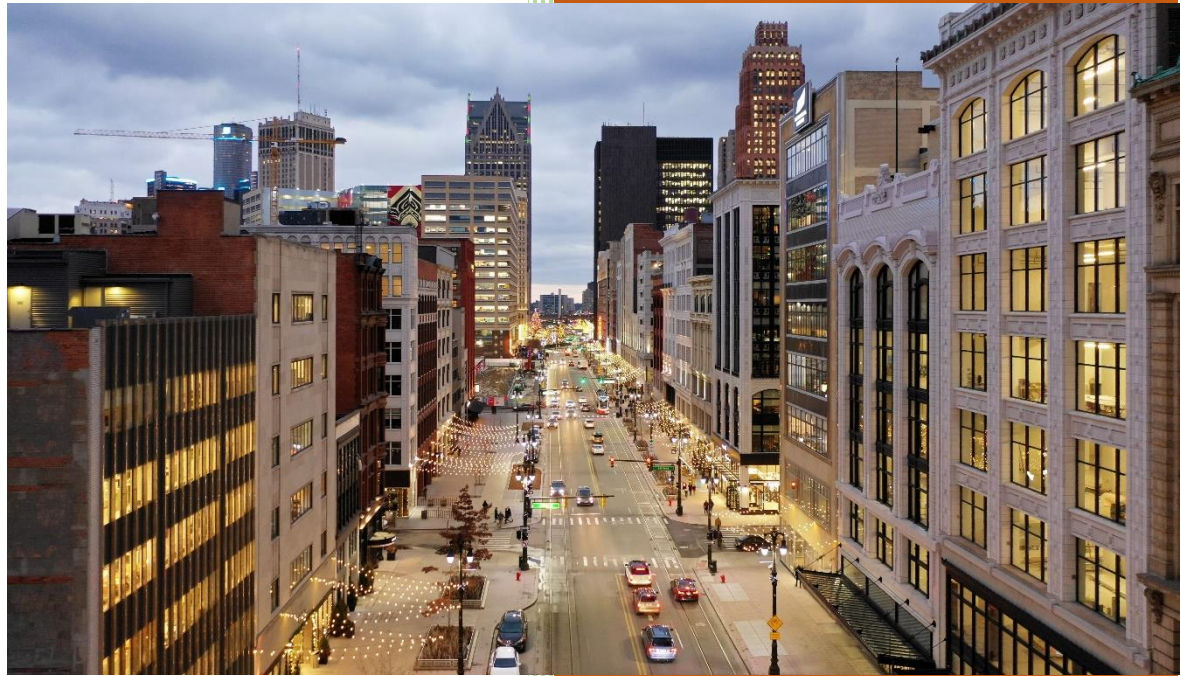




# Genesee Industrial Land Site Due Diligence Report



Detroit Regional Partnership  
Verified Industrial Properties  
December 9, 2022

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## 1 EXECUTIVE SUMMARY

- **BACKGROUND**
  - The approximately 80 acre "Site" is located in Genesee Township & the City of Mt. Morris, north of the city of Flint, MI. The Site was formerly used by General Motors (GM) as a borrow pit.
- **ZONING**
  - The majority of the Site is located in Genesee Township and is zoned as I-1; Light Industrial. The remainder of the Site, located in the City of Mt. Morris, is zoned as RC; Mobile Home Park.
- **TRANSPORTATION**
  - The Site is located on E. Stanley Road, a county road subject to Frost Laws. The Site is less than a mile from both N. Saginaw Road and I-475, respectively. The Site is bordered to the west by a Lake State Railway railroad.
- **POWER**
  - Consumers Energy can meet the 5 MW baseline demand on the Site through line extensions and upgrades from the adjacent 46kV and 138 kV systems.
- **NATURAL GAS**
  - Consumers Energy can meet the 13 MCFH (peak) baseline demand on the Site with the existing 6" medium-capacity (60 PSIG) gas main adjacent to the Site on E. Stanley Road. A 6" high-capacity gas main is also available 0.3 miles to the east along S. Dort Highway.
- **WATER**
  - The nearest water main is a 16" Genesee Township main along Dort Highway. Approximately ¾ mile of public water main extension would be necessary to serve the Site. It is anticipated that 100,000 GPD baseline demand could be met but further investigation is required to confirm this.
- **WASTEWATER**
  - There is an 8" Genesee Township sewer adjacent to the Site on E. Stanley Road. Further investigation is required to confirm if this sewer can meet the 75,000 GPD baseline demand.
- **MISCELLANEOUS**
  - The Site is bisected by the Costello Drain, under the jurisdiction of the Genesee County Drain Commissioner.
  - There are several mapped wetlands on the Site and EGLE records indicate that a wetland mitigation bank was authorized on the Site at one point.
  - Waste and trash was deposited at two small areas at this Site, impacting approximately 5.6 acres. Waste debris and associated impacted soils were removed to generic residential cleanup criteria as documented in a Remedial Action Completion Report, dated 7/28/2000. Report concludes that the Sites no longer meet the definition of a Facility under Part 201 of Michigan Public Act 451.
  - MDEQ letter, dated 12/18/2001, approved CRA & GM's Remedial Action Completion Report. There are currently no environmental concerns identified at this Site.

- RACER Trust has specific steps for prospective buyers. Guidance can be referenced at [RACER Property - Buyers Guide](#).
- RECOMMENDATIONS (IF APPLICABLE)
  - Further due diligence should be performed related to potential site restrictions, including easements, covenants, and environmental liability.
  - A Phase I & Phase II ESA (Environmental Site Assessment) is needed to avoid future environmental liability.
  - ALTA Survey and Title work are recommended
  - Wetland delineations are recommended.

## 2 PROPERTY & SITE INFORMATION

- PROJECT LOCATION
  - E. Stanley Road, Mount Morris, MI 48458
- PROPERTY AREA
  - ± 80 acres
- PARCEL INFORMATION
  - Parcel ID 25-11-07-200-035 (Genesee Township)
  - Parcel ID 25-11-07-400-016 (Genesee Township)
  - Parcel ID 25-57-07-100-017 (City of Mt. Morris)
  - Parcel ID 25-57-07-100-018 (City of Mt. Morris)
- SITE OWNERSHIP
  - RACER Properties, LLC
- EXISTING LAND USE
  - Vacant Land
- EXISTING SITE PERMITS AFFECTING THE SUBJECT PROPERTY
  - None
- ADJACENT PROPERTY CURRENT LAND USE
  - NORTH
    - Vacant, Residential
  - SOUTH (Across E. Stanley Road)
    - Residential
  - EAST
    - Residential, Consumers Energy transmission line
  - WEST (Across Railroad)
    - Industrial, Vacant, Multifamily residential, Cemetery
- ADJACENT PROPERTY FUTURE LAND USE
  - NORTH
    - Charter Township of Genesee: Residential
    - City of Mt. Morris: Mobile Home Park, Future City Park/Recreation
  - SOUTH (Across E. Stanley Road)
    - Residential
  - EAST
    - Residential, Consumers Energy transmission line
  - WEST (Across Railroad)

- Charter Township of Genesee: Light Industrial
- City of Mt. Morris: Single family, medium density
- RECOMMENDATIONS (IF APPLICABLE)
  - N/A
- REFERENCES
  - City of Mt. Morris Master Plan
  - Genesee County GIS (<https://app.fetchgis.com/genesee>)

### 3 CODES, STANDARDS, AND GUIDELINES

- NAME OF LOCAL AUTHORITY HAVING JURISDICTION (AHJ)
  - Charter Township of Genesee
  - City of Mt. Morris
- APPLICABLE LOCAL DESIGN STANDARDS AND CODES
  - Charter Township of Genesee Zoning Ordinance
  - City of Mt. Morris Code of Ordinances
- NAME OF COUNTY AHJ
  - Genesee County
- APPLICABLE COUNTY DESIGN STANDARDS AND CODES
  - Genesee County Storm Water and Flood Control Design Standard Requirements
  - Genesee County Drain Commissioner Standard Specifications & Details for Soil Erosion & Sedimentation Control (SESC)
  - Genesee County Drain Commissioner Standard Specifications for Design of Public Sanitary Sewer & Water Supply
- NAME OF STATE AHJ
  - Michigan Department of Environment, Great Lakes, and Energy (EGLE)
- APPLICABLE STATE DESIGN STANDARDS AND CODES
  - Natural Resources and Environmental Protection Act
  - Michigan Building Code
  - State of Michigan Drain Code of 1956
- NAME OF FEDERAL AHJ (IF APPLICABLE)
  - US Environmental Protection Agency
- APPLICABLE FEDERAL DESIGN STANDARDS AND CODES
  - N/A
- RECOMMENDATIONS (IF APPLICABLE)
  - N/A
- REFERENCES
  - Charter Township of Genesee website (<https://www.geneseetwp.com/>)
  - City of Mt. Morris website (<http://cityofmtmorris.org/>)
  - Genesee County Drain Commissioner website (<https://www.gcdcwws.com/>)

### 4 EXISTING SITE STRUCTURES

- ABOVEGROUND STRUCTURES
  - None

- UNDERGROUND STRUCTURES
  - Unknown
- EXISTING STRUCTURE DEMOLITION OR RELOCATION REQUIRED?
  - None
- RECOMMENDATIONS (IF APPLICABLE)
  - N/A
- REFERENCES
  - Google Earth Imagery May 2018

## 5 ZONING

- CURRENT ZONING
  - Charter Township of Genesee: I-1, Light Industrial
  - City of Mt. Morris: RC; Mobile Home Park
- PLANNED ZONING CHANGES
  - None
- PLANNED ZONING PERMITTED USES (Per Charter Township of Genesee)
  - Any use with the principal function of research, design and experimental product development when conducted within a completely enclosed building; The following uses shall be permitted: Warehousing and wholesale establishments, The manufacture, compounding, processing, packaging or treatment of such products, including bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware and cutlery; tool, die gauge, and machine shops., The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas., Manufacture of musical instruments, toys, novelties, and metal or rubber stamps, or other molded rubber products., Manufacture or assembly of electrical appliances, electronic instruments and devices and radios and phonographs., Laboratories: experimental, film or testing., Manufacturing and repair of electric or neon signs, light sheet metal products, heating and ventilating equipment, cornices and eaves.; Retail uses which have an industrial character in terms of either their outdoor storage requirements or activities, including lumberyards, building materials, outlets, upholsterer, cabinetmaker, outdoor boat or house trailer, automobile, or agricultural implement sales; and uses which serve convenience needs of the industrial district, including eating and drinking establishments, banks, credit unions, automobile service stations, hotels or motels, bowling alley, trade or industrial schools, or medical or other offices serving the I-1 Light Industrial District.; Other uses similar to the above uses.; Accessory uses, buildings, and structures customarily incidental to the uses permitted by right.
  - Special Uses
    - Adult entertainment businesses. 2. Accessory uses, buildings, and structures customarily incidental to the uses permitted by special exception.
  - SPECIAL OVERLAY DISTRICT(S)

- None
- ADJACENT PROPERTY CURRENT ZONING
  - NORTH
    - Charter Township of Genesee: R-2; Single-Family/Two Family Residential
    - City of Mt. Morris: RC; Mobile Home Park
  - SOUTH (Across E. Stanley Road)
    - I-2; Heavy Industrial
  - EAST
    - R-2; Single-Family/Two Family Residential
  - WEST (Across Railroad)
    - Charter Township of Genesee: I-1; Light Industrial, R-2; Single-Family/Two Family Residential, A-R; Agricultural/Rural Residential, R-3; Multiple-Family Residential,
    - City of Mt. Morris: RB; Multiple Family, R-2; Single Family – Medium Density
- ADJACENT PROPERTY FUTURE ZONING
  - NORTH
    - Charter Township of Genesee: Residential
    - City of Mt. Morris: Mobile Home Park, Future City Park/Recreation
  - SOUTH (Across E. Stanley Road)
    - Heavy Industrial
  - EAST
    - Residential
  - WEST (Across Railroad)
    - Charter Township of Genesee: Light Industrial
    - City of Mt. Morris: Single family, medium density
- BUILDING SETBACKS (Per Charter Township of Genesee)
  - NORTH
    - 25 feet
  - SOUTH
    - 50 feet
  - EAST
    - 15 feet
  - WEST
    - 15 feet
- BUILDING HEIGHT RESTRICTIONS (Per Charter Township of Genesee)
  - 40 feet
- BUILDING SIZE AND FLOOR AREA RATIO (FAR) (Per Charter Township of Genesee)
  - None
- LOT COVERAGE (Per Charter Township of Genesee)
  - 35%
- OTHER REQUIREMENTS AND/OR STAKEHOLDERS (ARCHITECTURAL REVIEW BOARD, NEIGHBORHOOD PLANNING COMMISSION, ETC.)

- Zoning changes within Mt. Morris would require meeting with Zoning Board of Appeals.
- RECOMMENDATIONS (IF APPLICABLE)
  - Rezone of parcels within the City of Mt. Morris may be necessary.
- REFERENCES
  - Charter Township of Genesee Zoning Ordinance
  - Charter Township of Genesee Zoning Map
  - City of Mt. Morris Zoning Map
  - City of Mt. Morris Future Land Use Map
  - Charter Township of Genesee Zoning Ordinance 603

## 6 SURVEY AND TITLE

- EXISTING EASEMENTS
  - Investigations regarding Title are necessary to better understand encroachments on the Site.
- ONSITE ENCROACHMENTS
  - Investigations regarding Title are necessary to better understand encroachments on the Site.
- CODES, COVENANTS, & RESTRICTIONS (CC&Rs)
  - Investigations regarding Title are necessary to better understand encroachments on the Site.
  - A Declaration of Restrictive Covenant (DRC) would be recorded for the Site prior to a sale.
- REQUIRED OR CURRENT CROSS ACCESS OR PARKING EASEMENTS
  - There is an existing Access Easement across the land owned by Consumers Energy between Parcel ID 25-11-07-200-035 and Parcel ID 25-11-07-400-016. The Easement document was not reviewed. Investigations regarding Title are necessary.
- OTHER LIMITED TITLE FINDINGS
  - Unknown at this time
- RECOMMENDATIONS (IF APPLICABLE)
  - ALTA Survey required
  - Title work required
- REFERENCES
  - Boundary Survey (1999) – Hughes Land Surveyors

## 7 SITE TOPOGRAPHY, DRAINAGE, AND STORMWATER

- TOPOGRAPHY AND DRAINAGE PATTERNS
  - On the north side of the Consumers Energy property, the Site generally drains from the north and south towards the center of the Site, where there is a drainage channel, the Costello Drain, that conveys water westerly across the Site towards the railroad.



- On the north side of the Consumers Energy property, a man-made pond in the southeast corner of the property has standing water and is the result of the Site being used as a borrow pit.
- On the south side of the Consumers Energy property, the Site drains from east to west into a drainage channel along the railroad that conveys water northerly towards the Costello Drain.
- ADJACENT PROPERTY DRAINAGE
  - Adjacent lands to the east generally drain towards the Site.
  - A drainage channel adjacent to the railroad appears to capture runoff from the railroad and conveys it northerly towards the Costello Drain.
- SITE ELEVATION
  - 764 (northwest corner of the Site) – 794 (north line of the Site)
- STORMWATER INFRASTRUCTURE ON SITE?
  - The Costello Drain, under the jurisdiction of the Genesee County Drain Commissioner, runs westerly across the Site.
- REGIONAL DETENTION AVAILABLE?
  - No
- SITE ATTENUATION REQUIREMENTS
  - 2 year event peak flow to be released at or below the existing rate
  - Flood control detention volume for 100-year, 24-hour storm event
- OFF-SITE STORMWATER DRAINAGE ALLOWED?
  - No
- STORMWATER PRE-TREATMENT REQUIREMENTS
  - 80% removal of TSS.
- RECOMMENDATIONS (IF APPLICABLE)
  - If the on-Site stormwater system were designed to discharge to the Costello Drain, a permit from the Genesee County Drain Commissioner would be required.
- REFERENCES
  - Genesee County LIDAR topography data
  - Genesee County Storm Water and Flood Control Design Standard Requirements

## 8 GEOLOGICAL CONDITIONS

- SOIL TYPES
  - Spinks-Oakville loamy sands (SvB), 2 to 6 percent slopes - This soil is in knolls on stream terraces and knolls on outwash plains. The soil is well drained and runoff is very low. The frequency of flooding and ponding in these soils is very low. This soil type is generally located in the northern, southern, and central portions of the Site.
  - Udorthents and Udipsamments (EtmaaE), 0 to 30 percent slopes – This soil is ground moraines. These soils are formed of sandy glaciofluvial deposits. These soils are well drained and have medium runoff. The frequency of flooding and

ponding are none. This soil type is generally located in the northern and southern portions of the Site.

- Carlisle Muck (CarabA), 0 to 2 percent slopes - These soils are formed in depression on moraines and depressions on glacial drainage channels, outwash plains, and till plains. The soil is very poorly drained and runoff is negligible. This leads to there being no frequency of flooding and frequent ponding. This soil type is generally located in the northwestern portions of the Site.
- Pits sand and gravel (PITx), Heavily altered soils composed of sand and gravel pits.
- ROCK PRESENCE / DEPTH OF BEDROCK
  - Bedrock present on average 150-300 feet below the ground surface.
- ADDITIONAL GEOTECHNICAL/GEOLOGICAL CONSIDERATIONS
  - N/A
- RECOMMENDATIONS (IF APPLICABLE)
  - Geotechnical Investigation is recommended for foundation requirements.
- REFERENCES
  - EDR NEPA Search Map Report
  - USGS Summary of Hydrogeologic Conditions by County for the State of Michigan

## 9 ROADWAY TRANSPORTATION

- EXISTING SITE ACCESS
  - E. Stanley Road for Parcel ID 25-11-07-400-016.
  - Access Easement across Consumers Energy land between Parcel ID 25-11-07-200-035 and Parcel ID 25-11-07-400-016.
- CLASSIFICATION OF ADJACENT ROADWAYS
  - E. Stanley Road
    - 2 lane paved road
    - County Primary Road
    - Tandem Axle Designated Rout (Subject to Frost Law Restrictions)
- ONSITE ROADWAYS
  - None
- DISTANCE TO NEAREST FOUR LANE HIGHWAY OR INTERSTATE
  - Less than 1 mile to N. Saginaw Road
  - Less than 1 mile to I-475 (Saginaw St. interchange)
- AVERAGE DAILY TRAFFIC
  - E. Stanley Road: 5,268
- OTHER (THOROUGHFARE PLAN, TRAFFIC STUDY REQUIREMENTS, ETC.)
  - N/A
- RECOMMENDATIONS (IF APPLICABLE)
  - N/A
- REFERENCES
  - Genesee County Road Commission Designated Truck Routes GIS Map

- Genesee County Metropolitan Planning Commission Traffic Count Database System

## 10 RAIL

- RAIL OWNER
  - Lake State Railway
- DISTANCE TO NEAREST RAILROAD AND CLASSIFICATION
  - Site is adjacent to Class 2 Lake State Railway
- DISTANCE TO NEAREST RAIL YARD
  - Site is adjacent to McGrew Yard
- ON-SITE SPUR?
  - None
- SITE-SPECIFIC RAIL CONNECTION REQUIREMENTS
  - Investigations are necessary to understand connection requirements.
- OTHER
  - N/A
- RECOMMENDATIONS (IF APPLICABLE)
  - Investigations are necessary to understand connection requirements and the current operation of McGrew Yard adjacent to the Site.
- REFERENCES
  - MDOT Michigan's Railroad System Map

## 11 AIRPORT INFLUENCES

- DISTANCE TO NEAREST COMMERCIAL AIRPORTS
  - ±10 miles to Bishop International Airport
- DISTANCE TO NEAREST MUNICIPAL AIRPORTS
  - ±6 miles to Alkay Airport in Clio, MI
- DISTANCE TO NEAREST MILITARY AIRPORTS
  - ±55 miles to Selfridge Air National Guard Base
- FAA INVISIBLE SURFACE INFLUENCES / HEIGHT RESTRICTIONS
  - FAA Notice of Proposed Construction or Alteration required
- OTHER
  - N/A
- RECOMMENDATIONS (IF APPLICABLE)
  - N/A
- REFERENCES
  - Google Maps
  - FAA Notice Criteria Tool

## 12 WETLANDS AND WATERS OF THE UNITED STATES (WOTUS)

- LOCATED ON SITE?
  - Yes
- WETLAND IMPACTS TO THE SITE

- Mapped wetlands cover portions of the Site located north of the Consumers Energy property.
- It anticipated that the Costello Drain is regulated waterbody under EGLE jurisdiction.
- REGULATORY AGENCIES
  - Michigan Department of Environment, Great Lake, and Energy (EGLE)
- WETLANDS JURISDICTIONAL DETERMINATION
  - Michigan Department of Environment, Great Lake, and Energy (EGLE)
- MITIGATION OPTIONS
  - Mitigation is required for any wetland impacts greater than 1/3 acre.
  - Mitigation ratios vary from 1.5:1 to 5:1 depending on the type of wetland impacted.
  - EGLE may authorize the use of approved credits from a mitigation bank to satisfy all or a part of the wetland mitigation requirements.
- PERMITTING PROCESS AND APPROVALS (AS APPLICABLE)
  - An EGLE permit is required for any impacts to a regulated wetland.
  - A regulated wetland is defined as:
    - Connected to one of the Great Lakes or Lake St. Clair.
    - Located within 1,000 feet of one of the Great Lakes or Lake St. Clair.
    - Connected to an inland lake, pond, river, or stream.
    - Located within 500 feet of an inland lake, pond, river or stream.
    - Not connected to one of the Great Lakes or Lake St. Clair, or an inland lake, pond, stream, or river, but are more than 5 acres in size.
    - Not connected to one of the Great Lakes or Lake St. Clair, or an inland lake, pond, stream, or river, and less than 5 acres in size, but EGLE has determined that these wetlands are essential to the preservation of the state's natural resources and has notified the property owner.
- RECOMMENDATIONS (IF APPLICABLE)
  - Wetland delineations should be performed in the area of any planned development and adjacent to the Costello Drain.
  - Further investigation should be performed into the 2004 DEQ (now EGLE) permit issued authorizing the construction of a wetland bank.
  - A stormwater outlet to the Costello Drain would likely require an EGLE permit for wetland and/or stream impacts.
- REFERENCES
  - USFWS NWI Database
  - EGLE Wetland Map Viewer
  - EGLE MiEnviro Portal

### 13 FLOODPLAIN

- 100-YEAR FLOODPLAIN LOCATED ON SITE?
  - No
- 500-YEAR FLOODPLAIN LOCATED ON SITE?
  - No

- REGULATORY AGENCIES
  - FEMA
  - EGLE
- BASE FLOOD ELEVATION
  - N/A
- MITIGATION OPTIONS
  - N/A
- PERMITTING PROCESS AND APPROVALS (AS APPLICABLE)
  - N/A
- RECOMMENDATIONS (IF APPLICABLE)
  - N/A
- REFERENCES
  - FEMA Map No. 26049C0181D

#### 14 ENVIRONMENTAL DATABASE REPORT (EDR)

- SUMMARY OF FINDINGS
  - There was no geocoded site located within the property boundaries.
  - 17 geocoded sites were identified as being located (mapped by address) within the ASTM Standard Practice E1527-13 specified minimum search distances from the Site.
  - Four (4) of the seventeen (17) properties were identified as potential environmental concerns based on database listing(s) and status, proximity, and/or upgradient location relative to the Site.
    - 7 7365 N. DORT HIGHWAY 7365 N. DORT HIGHWAY BEA
    - D13 BP PRODUCTS NORTH AM 7525 N DORT HWY BROWNFIELDS, WDS
    - D14 FEDCHENKO SITE 7525 N DORT HWY LUST, UST, INVENTORY
    - 17 REVITALIZING AUTO CO 6220 HORTON ST CORRACTS, RCRA-TSDF, RCRA-LQG, US INST CONTROLS,...
- PREVIOUS ENVIRONMENTAL SITE ASSESSMENTS AND OTHER ENVIRONMENTAL DOCUMENTATION
  - MSG did not identify any previous Environmental Site Assessments and none was supplied by the Client.
  - Remedial Action Completion Report, dated 7/28/2000, documenting soil and groundwater sampling completed after the removal of impacted materials from the Site. Concluding that the Sites no longer meet the definition of a Facility under Part 201 of Michigan Public Act 451.
  - MDEQ letter, dated 12/18/01, approving CRA & GM's Remedial Action Completion Report
- EXISTING ENVIRONMENTAL PERMITS
  - N/A
- FORMER ACTIVITIES ON THE PROPERTY
  - Light Industry
- ADJACENT PROPERTY ACTIVITY

- Residential to the north, south and east; light industry to the west
- OTHER
  - N/A
- RECOMMENDATIONS (IF APPLICABLE)
  - A Phase I & Phase II ESA (Environmental Site Assessment) is needed to avoid future environmental liability.
  - Correspondence with EGLE is recommended to understand the status and limitations of any active environmental permits associated with the Site.
- REFERENCES
  - EDR NEPASearch Map Report
  - <https://www.racertrust.org/properties/genesee-industrial-land>

## 15 THREATENED AND ENDANGERED SPECIES

- PRESENCE OF ENDANGERED SPECIES
  - Indiana Bat (*Myotis Sodalis*)
- MIGRATORY BIRDS
  - None
- HISTORIC TREES OR PROTECTED PLANTS AND VEGETATION
  - None
- PERMITS / APPROVALS
  - N/A
- RECOMMENDATIONS (IF APPLICABLE)
  - N/A
- REFERENCES
  - EDR NEPASearch Map Report

## 16 CULTURAL RESOURCES

- PRESENCE OF ARCHAEOLOGICAL OR CULTURAL RESOURCES
  - At present there are two architectural properties located within one mile surrounding the Site. Neither property is located within or adjacent to the Site.
  - There are no known archaeological sites located within one mile surrounding the Site.
  - One previous cultural resource investigation has been conducted within one mile surrounding the Site. This was a Phase I archaeological survey for a cellular tower. This survey did not include the Site.
- PERMITS / APPROVALS
  - If any federal funding or permitting is involved in the development of the Site, a Phase I cultural resources survey may be required by the SHPO.
- RECOMMENDATIONS (IF APPLICABLE)
  - N/A
- REFERENCES

- MSG conducted a literature review at the Michigan State Historic Preservation Office (SHPO) on October 11, 2022.

## 17 AIR QUALITY

- JURISDICTIONAL AGENCY
  - Michigan Department of Environment, Great Lakes, and Energy (EGLE)
- IS THE SITE IN ATTAINMENT?
  - Yes
- PERMITS / APPROVALS
  - None
- RECOMMENDATIONS (IF APPLICABLE)
  - None
- REFERENCES
  - EGLE – Attainment Status Map for NAAQS dated 2021

## 18 POWER

- POWER PROVIDER
  - Consumers Energy
- ASSUMED DEMAND BASELINE PER SITE SIZE
  - 5 MW
- IS PROPERTY CURRENTLY SERVED?
  - No
- LINE EXTENSIONS REQUIRED?
  - Yes
- ADJACENT PROPERTY SERVICE
  - Consumers Energy
- LOCATION OF PRIMARY SERVICE
  - 4.8/8.32 kV system on E. Stanley Road
  - 46 kV systems bisecting the Site from east to west and adjacent to southeast corner of Site.
  - 138 kV systems bisecting the Site from east to west and adjacent to the east side of the Site.
- CAPACITIES AND VOLTAGES OF NEARBY TRANSMISSION AND DISTRIBUTION LINES
  - 4.8/8.32 kV system available capacity is less than 1 MW
  - 46 kV or 138 kV service can provide 5 MW capacity to the Site with system upgrades.
  - 138 kV substation
- RECOMMENDATIONS (IF APPLICABLE)
  - Facilities will be sized to meet the energy needs of the customer and available system capacity determined at the time of a specific request.
- REFERENCES
  - Consumers Energy Service Profile 11/09/2022

## 19 NATURAL GAS

- SERVICE PROVIDER
  - Consumers Energy
- ASSUMED DEMAND BASELINE PER SITE SIZE
  - 13 MCFH (peak)
- LINE(S) CURRENTLY SERVICING THE SITE? DESCRIBE SIZE(S) AND LOCATION(S)
  - No existing service into the Site
  - 6" medium-capacity gas main with MAOP of 60 psig is available along E. Stanley Road.
  - Delivery pressure will depend on customer needs and hourly load.
- REQUIRED OFF-SITE INFRASTRUCTURE IMPROVEMENTS
  - System improvements may be needed based on hourly load and pressure needs beyond baseline demand.
  - Addition gas capacity can be gained from extending service from a high-capacity gas pipeline from S. Dort Highway.
- CAPACITY OF NEARBY INFRASTRUCTURE
  - 6" high-capacity gas main with MOAP of 325 psig is available 0.3 miles to the east along S. Dort Highway.
- OTHER
  - N/A
- RECOMMENDATIONS (IF APPLICABLE)
  - N/A
- REFERENCES
  - Consumers Energy Service Profile 11/09/2022

## 20 WATER

- SERVICE PROVIDER
  - Genesee Township (via Karegnondi Water Authority)
- ASSUMED DEMAND BASELINE PER SITE SIZE
  - 100,000 GPD
- LINE(S) CURRENTLY SERVICING THE SITE? DESCRIBE SIZE(S) AND LOCATION(S)
  - None
  - 16" watermain along west side of S. Dort Highway
- REQUIRED OFF-SITE INFRASTRUCTURE IMPROVEMENTS
  - Approximately ¾ mile of water main extension along E. Stanley Road
- CAPACITY OF NEARBY INFRASTRUCTURE
  - 16" watermain along S. Dort Highway is anticipated to have sufficient capacity but additional investigation is necessary to confirm this.
- OTHER
  - 36" transmission main east of the property is the City of Flint's secondary water supply. This line cannot be tapped for service.
- RECOMMENDATIONS (IF APPLICABLE)
  - N/A
- REFERENCES



- Genesee Township Department of Public Works

## 21 WASTEWATER

- SERVICE PROVIDER
  - Genesee Township
- ASSUMED DEMAND BASELINE PER SITE SIZE
  - 75,000 GPD
- LINE(S) CURRENTLY SERVICING THE SITE? DESCRIBE SIZE(S) AND LOCATION(S)
  - None
  - 8" sanitary sewer along north side of E. Stanley Road
- REQUIRED OFF-SITE INFRASTRUCTURE IMPROVEMENTS
  - Service connection from Site to sanitary along E. Stanley Road
- CAPACITY OF NEARBY INFRASTRUCTURE
  - Further investigation is needed on the capacity of the 8" sanitary sewer along E. Stanley Road.
- LIFT STATION REQUIRED?
  - It is anticipated that an on-site lift station would be required in order to convey sewerage to E. Stanley Road.
- OTHER
  - N/A
- RECOMMENDATIONS (IF APPLICABLE)
  - Further investigation is needed on the capacity of the 8" sanitary sewer along E. Stanley Road.
- REFERENCES
  - Genesee Township Department of Public Works

## 22 FIBER

- SERVICE PROVIDER
  - Xfinity - Comcast
- LINE(S) CURRENTLY SERVICING THE SITE? DESCRIBE DATA SPEED AND LOCATION(S)
  - E. Stanley Road – Aerial and underground coaxial
    - 987 Mbps download / 35 Mbps upload
- REQUIRED OFF-SITE INFRASTRUCTURE IMPROVEMENTS
  - Further investigation is required on necessary off-site improvements to bring in dedicated fiber service into the Site.
- OTHER
  - N/A
- RECOMMENDATIONS (IF APPLICABLE)
  - N/A
- REFERENCES
  - Xfinity - Comcast Customer Service Representative