

**7850 E. Jefferson Mitigation Plan
August 21, 2023**

Response Activity or Continuing Obligation	Required Activities	Party Responsible for Completing Activity	Timing of Activity	Required Follow-up or Reporting
Floodplain Mitigation	<ol style="list-style-type: none"> 1. The developer will follow through on the CLOMR prior to the potential third building being constructed; and 2. The developer will carry flood insurance on the potential third building if construction begins prior to the Letter of Map Revision (LOMR) being issued 	Developer	Prior to/ during construction of third building	Documentation of submission and proof of flood insurance (if applicable) provided to City of Detroit
Floodplain Mitigation	A new seawall will be constructed to modify the current flood plain such that it is no longer an impediment to the project.	General Contractor	During Construction	Plans sent to the City of Detroit
Floodplain Mitigation	<p>The seawall will be constructed in accordance with the new joint permit following these basic steps:</p> <ol style="list-style-type: none"> 1) Install soil erosion measures, including turbidity curtains and upland silt fencing. 2) Preliminary stripping behind the existing seawall 3) Preliminary exposure at the dredge line of the existing sea wall 4) Wall segments are then driven as close to the existing wall as possible within the allotted dimensions of the EGLE/Joint Permit approval for floodplain fill including end returns. 5) Water and dredged material are removed behind the wall. 6) Approved fill is placed behind the new wall and any stabilization to encapsulate the existing wall in place. 7) Toe stone is placed in the dredge line in front of the wall in accordance with the approved section. 8) The cap on the top of the wall is placed to the allotted/permitted elevation. 	General Contractor	During Construction	Construction As-Built documentation & completion certification by the civil engineer

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	<p>9) The upland berm and grading cut and placed to rough fill design elevations.</p> <p>10) 5' Rip-rap placed at the toe of the upland berm to establish, stabilize and prevent erosion.</p> <p>11) Final top Soil, seed and mulch and plantings placed.</p> <p>12) Monitor growth for proper establishment every 3 months for 2 years</p>			
Floodplain Mitigation	Install 6'x8' of field stone rip-rap at the end section for storm drainage. A layer of filter fabric will be placed under the rip-rap. Storm drainage design will also include back flow prevention	General Contractor	During Construction	Copies of photos and reports
Floodplain Mitigation	Submit to City of Detroit Building Department within 60 days of project completion "as-built" plans, signed and sealed by a qualified design professional licensed by the State of Michigan, certifying that the project, including any required compensating cut and fill, has been completed in accordance with this permit.	Developer/Owner	Within 60 days of project completion	BSEED Approval Letter
Floodplain Mitigation	Obtain a FEMA Letter of Map Revision (LOMR).	Developer/Owner	After Construction	Copy of application and approval letter
ResAP – Clean Fill	The fill material brought to the site will be documented as clean by analytical results from samples collected from the site of origin documenting that the material does not contain metals at concentrations above the applicable generic direct contact criteria.	Contractor	During Construction	Analytical results
ResAP - Hardscape	<p>a) The concrete will range in thickness of 4-8 inches and will have a 6-inch layer of sand or 21 AA base.</p> <p>b) The asphalt will range in thickness of 3.5-4.5 inches and will have a 10.5 to 12.5 inches layer of 21AA base.</p> <p>c) Documented clean fill soil will be imported to the site for the construction of the paved parking areas.</p>	General Contractor, Consultant	During Construction	Analytical Results, inspection reports with photographs

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	d) In addition, clean fill soil will be imported for land balancing at the site.			
ResAP - Softscape	<p>a) Demarcation Barrier -</p> <ul style="list-style-type: none"> • Brightly colored visual demarcation layer over the contaminated soils, such as TerraTex N04 orange fabric or similar fabric • As the demarcation layer is placed within the greenspace areas of the Subject Property photographs will be taken to document the placement of the barrier in all greenspace areas <p>b) Clean Sand - Twelve to fourteen (12-14 inches) of documented clean sand installed over the demarcation layer</p> <p>c) Topsoil - Six inches (6”) of clean, good quality topsoil to support and sustain the growth of a vegetative cover (grass).</p> <p>d) Vegetative cover - The proposed grass for the green space will include a drought resistant strain of grass.</p> <p>Playscape Area – in the area of the Subject Property designated as the Playscape (see Figure 5), a minimum of 24” of clean soil or mulch or combination of both to equal 24” will be placed over the demarcation layer.</p>	General Contractor, Consultant	During Construction	Analytical Results, inspection reports with photographs
Documentation of Due Care Compliance	A. Complete a DDCC report and submit to the City of Detroit Environmental Review Officer for review prior to submitting to EGLE. Engineering controls will require an Operations and Maintenance plan.	Consultant	During Construction	DDCC with appropriate Analytical Results, inspection reports

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	<p>B. Additional requirements such as a Restrictive Covenants and/or a recorded Notice to Title may be requested depending on site conditions.</p>			<p>with photographs, and EGLE approval</p>
<p>ResAP – Vapor Mitigation</p>	<p>A. Install sub-slab depressurization system under the building slabs utilizing a system of horizontal piping placed in trenches at least 18” beneath the building slab, along with sump pits in each elevator shaft.</p> <p>B. Installation of a VaporBlock Plus 20 barrier to be lapped under the building slab prior to pouring concrete.</p> <p>C. The horizontal piping will be exhausted through building to the roof area through 4” PVC piping with negative pressure being achieved through low voltage fans operating with 150 cfm at 1.6” WC.</p> <p>D. System alarms, gauges, monitoring points will be installed.</p> <p>E. Negative pressure monitoring will occur post construction to evidence system performance to plan.</p> <p>F. Resident notification will be provided via Lease Addendum.</p> <p>G. Documentation of Due Care Compliance report and approval will be achieved once system performance can be verified and approved by EGLE.</p>	<p>General Contractor</p> <p>General Contractor</p> <p>General Contractor</p> <p>General Contractor</p> <p>General Contractor</p> <p>Property Manager</p> <p>Environmental Consultant</p>	<p>During Construction</p> <p>During Construction</p> <p>During Construction</p> <p>During Construction</p> <p>During Construction</p> <p>Post-Construction</p> <p>Post Construction</p>	<p>Documentation of Due Care Compliance (DDCC) report and EGLE approval</p>
<p>Section 106 – Conditional No Adverse Effect Requirements</p>	<p>A. Prior to the start of any work, building plans, specifications and photos must be submitted to the Preservation Specialist for review and Conditional Approval</p> <p>B. If there is a change in the scope of work, those changes will be required to undergo additional Section 106 Review prior to the execution of any work.</p>	<p>General Contractor</p> <p>General Contractor</p>	<p>Prior to Construction</p> <p>At any time</p>	

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Section 106 – Unanticipated Discoveries Plan	Once construction has started, the SHPO approved Unanticipated Discoveries Plan shall be followed for the duration of the project.	Construction Crew, Foremen, Developer	During Construction	Unanticipated Discoveries Plan with SHPO approval
Noise Analysis – Unacceptable Noise	Appropriate construction materials will be incorporated in the building to mitigate noise levels within the acceptable range.	Architect, Construction, Crew, Foremen, Developer,	During Construction	Building specs