

From: [Mckee, Shawn](#)
To: [Marks, Cheryl](#)
Subject: RE: Pruitt Property - 5949 Sunset Lake Road
Date: Thursday, February 19, 2015 11:49:09 AM

Thank you Cheryl. I really appreciate the information.

Shawn McKee
Environmental Senior Specialist
NC Department of Environment and Natural Resources
Division of Waste Management - Solid Waste Section
1646 Mail Service Center
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From: Marks, Cheryl
Sent: Thursday, February 19, 2015 11:48 AM
To: Mckee, Shawn
Subject: RE: Pruitt Property - 5949 Sunset Lake Road

Hi Shawn,

There are no records indicating this was a qualified pre-1983 municipal landfill. Based on the information provided in the report it was likely an individual disposal site (farm dump). The reference to the building makes it seem like the structure was buried in place.

My concern is the mention of shingles that may have asbestos containing materials and other possible ACM. I'm sure you have guidance regarding this topic. For convenience, I have attached our program's guidance document, in appendix C there are some general guidelines on the topic. Jeff from DHHS provided guidance to us for the content.

The last item of concern is there is no information regarding water quality, just because there are no hazardous substances in the soil doesn't mean it isn't in the groundwater.

Let me know if I can be of any additional assistance.

Best regards,

Cheryl

From: Mckee, Shawn
Sent: Wednesday, February 18, 2015 4:06 PM
To: Marks, Cheryl
Subject: Pruitt Property - 5949 Sunset Lake Road

Cheryl,

I have been sent the attached Phase II about a property located in Fuquay-Varina. I am forwarding it to you to check to see if the IHSB has any records of the site.

The owner is Annette Pruitt, the site address is 5949 Sunset Lake Road, its Wake County PIN # is 0668594270.

Thank you.

Shawn McKee

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From: Don Wells [<mailto:dwells@sandec.com>]
Sent: Wednesday, February 18, 2015 11:51 AM
To: McKee, Shawn
Subject: RE: Info

Shawn, to follow up on our conversation last week, I have a client that has a property under contract with the intent to develop into a residential subdivision. On this property there is an area of soil fill material and within sections of the soil fill there is buried debris. Also there are section of just soil fill material as well.

The property information is as follows;

Owner is Annette Pruitt, the site address is 5949 Sunset Lake Road, its Wake County PIN # is 0668594270, it is 10.61 acres.

My client is Mr. Tom Anhut, he has this site under contract. Mr. Anhut hired us (S&EC) to do a preliminary assessment of the fill soil area, he also had a geotechnical study done by another firm. Attached is our report for your initial review. We dug several pits in the area to review its content and we did collect some soil samples to see if we had any hit of petroleum or solvents.

What I wanted to talk to you about, is getting your opinion on the status of this site related to possible regulatory issues associated with the fill area. Mr. Anhut has options to develop the property so under the following scenarios let me know if you have an idea of how we can proceed with this property for development. Mr. Anhut wants to be upfront about the fill area and plans to do the correct action given economic considerations. I know you said these are a case by case situation so after you had a chance to review the provided information and the scenarios below then let me know.

If I need to make an appointment with you to discuss further then let me know I will.

The first development scenario is to leave the fill area "as is" as open space and just build houses around the fill area on the west and south side. This would have the houses using on-site septic and

wells. Again, no buildings on the fill. Are there any house or well setbacks from the fill area? I know you mentioned about it being surveyed and shown on the deed. Would there be any site access restrictions?

The second development scenario is to leave the area "as is" as open space just like above but they would tie into city sewer and city water from Fuquay-Varina. No on-site septic or wells.

The third option is to dig and remove all of the fill and debris, dispose of it at a C&D landfill (such as shotwell), backfill with suitable fill, build houses on the new fill and use city water and sewer from Fuquay.

Using these three situations, Mr. Anhut can get an economic plan developed and see what will work on this site. Again, please let me know if you have any questions on this matter.

Thanks

Don Wells, LSS

Soil & Groundwater Hydrology Department Manager

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From: Don Wells

Sent: Friday, February 13, 2015 4:44 PM

To: 'Mckee, Shawn'

Subject: RE: info

Shawn, when you can please give me a call (919-868-2777) to discuss the process of a landfill. I will keep it brief and just have a few questions. Thanks

Don Wells, LSS

Soil & Groundwater Hydrology Department Manager

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From: Mckee, Shawn [<mailto:shawn.mckee@ncdenr.gov>]
Sent: Monday, February 02, 2015 10:15 AM
To: Don Wells
Subject: FW: Cedar Lakes - Your Test Results

Please see the email string below regarding waste going to Shotwell.

Shawn McKee
Environmental Senior Specialist
NC Department of Environment and Natural Resources
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From: Mckee, Shawn
Sent: Thursday, January 29, 2015 5:33 PM
To: 'David King'
Cc: Watkins, Jason; Shackelford, Dennis; Aufman, Shannon E
Subject: RE: Cedar Lakes - Your Test Results

Not if it exceeds the PSRGs.

Shawn McKee
Environmental Senior Specialist
NC Department of Environment and Natural Resources
Division of Waste Management - Solid Waste Section

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From: David King [<mailto:dking@debrisrp.com>]
Sent: Thursday, January 29, 2015 5:10 PM
To: Mckee, Shawn
Cc: Watkins, Jason; Shackelford, Dennis; Aufman, Shannon E
Subject: Re: Cedar Lakes - Your Test Results

Thanks Shawn for your input and I really don't care about lanair homes but the dirt could be used for cover is that an option? No waste just dirt?

Sent from my iPad

On Jan 29, 2015, at 4:53 PM, Mckee, Shawn <shawn.mckee@ncdenr.gov> wrote:

David,

I certainly appreciate your desire to assist Lennar Homes. Based on the analytical results, the soil is not suitable for unrestricted use, and should go to a lined disposal facility. Additionally, based on my understanding of the history of the site and the fact that the soils are comingled with waste at the Rolesville Dump, the Shotwell Landfill is not permitted to accept this waste. According to Condition 15 of the Permit to Operate:

Shotwell is permitted to receive the following waste types:

- a. "C&D solid waste" as defined in 15A NCAC 13B, .0532(8) means solid waste generated solely from the construction, remodeling, or demolition operations on pavement and buildings or structures. C&D waste does not include municipal and industrial wastes that may have been generated by the on-going operations at buildings or structures.
- b. "Inert debris" as defined in NCGS 130A-290 (a) (14) means solid waste that consists solely of material such as concrete, brick, concrete block, uncontaminated soil, rock, and gravel.
- c. "Land-clearing debris" as defined in NCGS 130A-290 (a) (15) means solid waste that is generated solely from land-clearing activities.
- d. "Asphalt" in accordance with NCGS 130-294(m).

Shawn McKee

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From: David King [<mailto:dking@debrisrp.com>]
Sent: Thursday, January 29, 2015 4:05 PM
To: Mckee, Shawn
Cc: Watkins, Jason
Subject: Fwd: Cedar Lakes - Your Test Results

Hey Shawn here is the analytical results and it is apparent to me that there are no issues, however would you meet with me tomorrow to visually inspect the material? I will do whatever you say and I do not want any chance of an issue related to this material now or ever but if it is just dirt I wouldn't be opposed to taking it as long as the State is convinced that it is clean. Thoughts.

DK

Sent from my iPad

Begin forwarded message:

From: "CHDEMOLITION@aol.com"
<CHDEMOLITION@aol.com>
To: "David King" <dking@debrisrp.com>
Subject: Fwd: FW: Cedar Lakes - Your Test Results

From: dwells@sandec.com
To: CHDEMOLITION@aol.com
CC: Martin.Fuchs@lennar.com, jbeaman@hesnc.com
Sent: 1/29/2015 9:49:29 A.M. Eastern Standard Time
Subj: FW: Cedar Lakes - Your Test Results

Cecil, here is the recent report that the State had completed on the site, they did a lot of testing in the area. Today Martin has contacted the State about the reason why they told Shot Well not to take the trash and they will let him know today if you can or cannot. As soon as Martin knows, he or I will let you know.

So if the State says you can take the trash to Shot Well, call

Shot Well and see if you and I can meet with them tomorrow morning or Monday morning to review the report, review the type of trash and discuss if they need any additional testing completed before they can take the trash. I don't know who you have been talking to there so I figured it may be best for you to call that person about this meeting, again assuming the State says it is OK by them.

If you want me to call the operator at Shot Well and discuss a possible meeting then let me know their name and phone # and I will call them.

I will follow up with a call and keep you posted. Thanks

Don Wells, LSS

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From: Aufman, Shannon E [<mailto:shannon.aufman@ncdenr.gov>]

Sent: Tuesday, January 27, 2015 11:52 AM

To: Martin Fuchs

Cc: Don Wells

Subject: RE: Cedar Lakes - Your Test Results

Martin,

Please see the attached report, which was approved as final

today. Please let me know if you have any questions.

Thank you,

Shannon Aufman, Engineer
Pre-Regulatory Landfill Unit
Inactive Hazardous Sites Branch - Superfund Section
Division of Waste Management - NCDENR
Phone and Fax 919-707-8340
Mailing Address 1646 Mail Service Center
Raleigh, NC 27699-1646
Physical Address 217 W. Jones Street
Raleigh, NC 27603

From: Martin Fuchs [<mailto:Martin.Fuchs@lennar.com>]
Sent: Monday, January 05, 2015 5:33 PM
To: Aufman, Shannon E
Cc: Don Wells
Subject: Cedar Lakes - Your Test Results

Shannon - Is it permissible for you to share with us the result of your testing that was done back in mid December. Don't know if this is public information or not, that can be shared if requested.

We are finalizing our consulting observation agreement with S&EC, and this may help us in getting things done.

Thanks

Martin Fuchs
Director of Land Development
Raleigh Division
Lennar Homes
919-410-0926 Cell
919-337-0243 Direct Office
Martin.Fuchs@lennar.com