

Brownfields Program Site Inspection Sheet

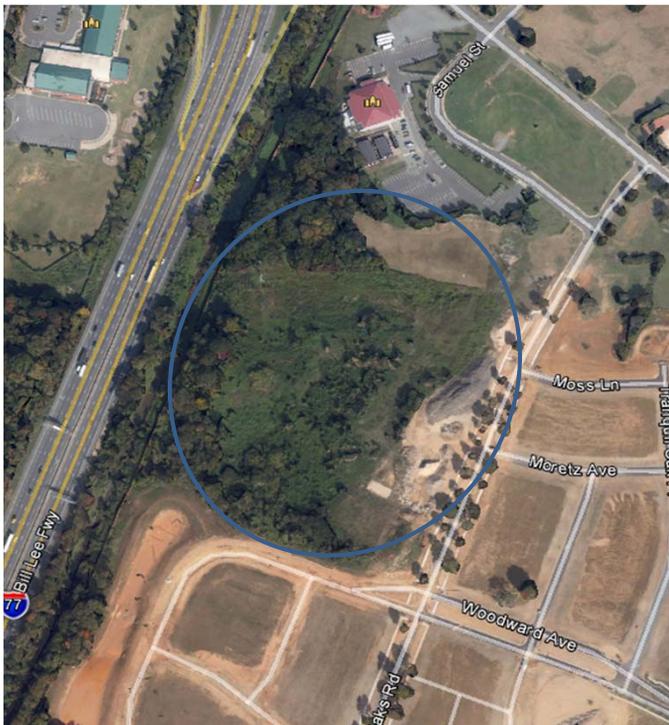
Project name: Double Oaks
 Project number: 11037-07-60
 Project address: Double Oaks Drive
 Project county: Mecklenburg
 Lat: _____
 Long: _____
 Source: _____

Date of visit: 5/1/2014
 On-site: 10:15 AM
 Off-site: 12:00 PM

Inspection Area

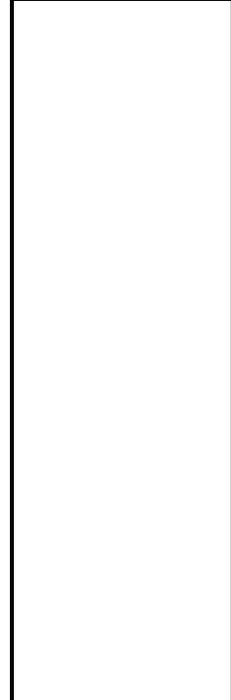
BF staff: Carolyn Minnich _____ Personnel: Fred Dodson _____
 DENR Cheryl Marks _____ James Donaldson _____
 Brian _____ John Butler _____
 _____ David Howard _____
 _____ Standard Pacific Home _____
 _____ CDOT Reps _____

- | | | | | | | | |
|---|--|------------|---------------|--------------------------------------|-------------|-----------|--------|
| 1) Use of property: | Industrial | Commercial | Institutional | <u>Recreation/Festival</u> | Residential | Mixed Use | Vacant |
| 2) Structures on property: | Existing | New | Both | <u>none, removing landfill waste</u> | | | |
| 3) Chem. Vapor Barrier: | <u>N/A</u> | | | | | | |
| 4) Use of surface water or groundwater: | <u>N/A</u> | | | | | | |
| 5) Exposed Soils: | <u>Site meeting to discuss upcoming landfill removal activities</u> | | | | | | |
| 6) Use of Basements: | <u>N/A</u> | vented | not vented | _____ | | | |
| 7) Storage of Chemicals: | <u>N/A</u> unknown, unpermitted landfill | | | | | | |
| 8) Exposure to Public: | <u>N/A</u> None currently, but Pre-Reg Landfill Group will address these issues | | | | | | |
| 9) Condition of GW Monitoring Wells: | <u>N/A</u> | damaged | repaired | _____ | | | |
| 10) Last LURU submittal: | _____ | | | | | | |



Area of interest
circled

Aerial Map



Register of Deeds

Mecklenburg County

Verified by: ROD on-line or ROD office

Instrument	book	page	rec. date	note
Notice of Intent	26016	132	10/27/2010	
Deed Discrepancy			4/2/2012	issue resolved

Inspector Comments

Purpose of the meeting was to get all interested parties together and discuss landfill removal activities, Duke Power pole placement, safety for residents and timeline of project. The following were present, NCDENR (Pre-Reg Landfil & NCBP), Housing Partnership (adjacent property owner), Charlotte DOT, and Standard Pacific (builder). The landfill property owner was not present (Mecklenburg County Park & Rec Dept.)

The following is a summary of items discuss:

1. Power Poles: the existing above ground line along Double Oaks Drive on the landfill property will be converted to underground. The exact placement is unknown at this time, but will be between sidewalk and landfill property, likely on the CMHP Double Oaks Property. This was agreeable to both parties. The power line on Woodward Ext would be above ground. The increased fee for burying the power line would be covered by project costs in DENR Pre-Regulatory Landfill Group. See figure below for more details.
2. Waste removal activities would likely begin in June and estimated project time is 6 months depending on weather. A timeline of events will be provided to CMHP, Std Pacific, and HOA. The removal activities are schedule to begin at south end of property near Woodward Ext and Double Oaks Rd. DENR waste do not extend beyond the existing sidewalk and road along Woodward Ext. See figures below for more details. If waste is visible, but not removed on the Brownfields Property, it will be addressed through NCBP.
3. Traffic, roads in area are owned and maintained by developer, not CDOT. Restricted access to construction and landfill removal trucks was suggested by property owner and agreed to by DENR adjacent to landfill property. The truck would need access to Double Oaks Rd and Woodward Ext. Entrance/Exit locations are still to be determined. CMHP agreed that they would make no median or road improvements would be made to the areas adjacent to the landfill until after removal activities were complete by DENR.
4. Resident will initially be notified by HOA outlining removal activities. Pre-Reg Program will provide literate to Fred Dodson to pass along from HOA. The literature will address removal summary, what waste was buried, odor, white suit workers, volume of trucks, traffic control, and final grade. CHMP would like a figure or rendering of what final park will look like. They offered to create if DENR provided site plan. The final removal area will have split rail fence around it, as requested by owner, Meck County.
5. Post removal monitoring, CMHP requested wells be flush mount and creatively disguised if above grade. 3 yr post removal monitoring is required and then DENR will assess if additional is needed.

Meeting ended well with all parties satisfied. It was agreed that communication was key as the project moves forward between all parties. Fred Dodson would be POC for CMHP and Cheryl Marks for Pre-Reg Landfill POC until new project manager was assigned.

Photos



Yellow line is buried electrical lines
Orange line is above ground power lines

View facing north
at intersection of
Double Oaks &
Woodward Ext.

Photos



Woodward Ext and new sidewalk poured by property owner. Waste removal activities will go up to sidewalk, but not beyond or under the road way. Power poles will remain above ground in this area.



looking at property as it fronts Woodward Ext Ave. Tree area is landfill property.

Studs are lots to be built on by Standard Pacific Homes in next 6 months.

Photos



landfill edge at intersection of Woodward Ext & Double Oaks Rd. Removal activities will begin here.



Looking west down Moss (Woodward Ext) toward landfill site. Median/Island improvements are to wait until removal activities complete.

Photos



View of redevelopment across Double Oaks Road, Southeast of landfill property.



View of homes under construction along Double Oaks Rd, this homes face landfill property.

Photos



Stockpiled soil on BF property and landfill property.
Double Oaks Rd facing south.

View of Double Oaks Rd looking North.

