



North Carolina Department of Environment and Natural Resources  
Division of Waste Management

Beverly Eaves Perdue  
Governor

Dexter R. Matthews  
Director

Dee Freeman  
Secretary

June 6, 2012

Charlotte Gateway Village LLC  
C/O Cousins Properties  
ATTN: Mr. David Edwards  
800 West Trade Street # 100  
NC1-025-01-01  
Charlotte, NC 28202

RE: Potential DSCA Site 060-0070  
Segrest Cleaners  
915 W. 5<sup>th</sup> Street  
Charlotte, Mecklenburg Co., NC

Mr. Edwards,

The North Carolina Dry Cleaning Solvent Cleanup Act Program (DSCA) originally planned to investigate a former dry cleaning operation reportedly located at 915 W. 5<sup>th</sup> Street in Charlotte. Redevelopment of that property has dramatically altered the land in such a way as to render assessment virtually impossible. It should be noted that there are several known solvent releases or potential solvent sources in this area of the city. With that in mind, the ability to identify the former Segrest Cleaners at 915 W. 5<sup>th</sup> Street as the source for contamination detected in the underground sumps beneath Gateway Village would be very difficult.

We did, however, find historical evidence of another possible dry cleaning operation or solvent storage facility located at the former 924 W. Trade Street address. The DSCA Program conducted a limited investigation on this area which is located within the 900 block between W. Trade Street and W. 5<sup>th</sup> Street. This investigation was conducted to determine if the source of tetrachloroethene (PCE) contamination detected in water collection sumps is associated with a dry-cleaning solvent release from this former cleaner or solvent storage facility. The investigation activities included the collection of soil and groundwater samples. Water samples were also collected from the two (2) water collection sumps located beneath the Gateway Village Development. The investigation report is attached for your review and records.

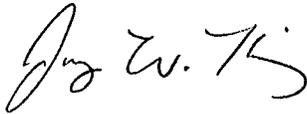
The investigation results did not detect PCE in the groundwater sample or any of the soil borings. The water samples from the sumps, however, continue to show the presence of PCE. It appears that any former dry-cleaning operations within the 900 Block of this development should not be considered the

source of the PCE contamination detected in the water collection sumps. Based on these results, the site is not currently eligible for entry into the DSCA Program.

Based on the review of another contamination assessment report (LAW Project 301000-7-3245.32/33) and DSCA files associated with the area around the Gateway Village Development, a possible source for the PCE detections in the water collection sumps may be from another former dry-cleaner which was located in the 700 Block of the Gateway Village Development. This area of documented release and remedial action is presumably up gradient of the contaminated sumps and continues to be under the jurisdiction of the North Carolina Department of Environment and Natural Resources, Inactive Hazardous Sites Branch (IHSB).

If you have any questions about this investigation, please feel free to contact me at 919-707-8367 or [jay.king@ncdenr.gov](mailto:jay.king@ncdenr.gov)

Sincerely,



Jay W. King  
DSCA Project Manager

Attachments: DSCA 60-0070 Investigation Report

cc: Bank of America, National Association  
Corporate Workplace-Transactions and Investments  
ATTN: Sherry Cronan Watts  
NC2-416-0101  
1235 East Blvd., Suite 130  
Charlotte, NC 28203

George Adams, IHSB  
Mooresville Regional Office

DSCA FILE 060-0070



May 24, 2012

North Carolina Department of Environment  
and Natural Resources  
Division of Waste Management – DSCA Program  
1646  
Raleigh, NC 27605-1350

Att: Mr. Jay King  
DSCA Project Manager

Re: 1% Assessment Report Submittal  
Segrest Cleaners (DSCA Site ID #60-0070)  
915 West Trade Street  
Charlotte, Mecklenburg County, North Carolina

Dear Mr. King:

URS Corporation – North Carolina (URS) is pleased to provide the results of the 1% assessment activities performed in the area of potential dry cleaning operations in the vicinity of the 900 block area of West Trade Street, Charlotte, North Carolina. The general investigation area is shown on the attached **Figure 1**. Assessment activities were completed in accordance with a URS Assessment Cost Proposal, dated December 1, 2011, as approved by DSCA under State Lead Authorization for Work 001, dated January 9, 2012. The objective of the assessment activities was to evaluate soil and groundwater quality beneath the 900 block area of West Trade Street to assess if activities at this property may have resulted in the chlorinated solvent impacts observed in Sump 2 located on the Cousin's property (900 West Trade Street).

On April 15, 2012, URS contacted the North Carolina One Call Center and requested that the local utility services determine the orientation and location of underground public utility lines at the site. In addition to North Carolina One Call, URS contracted with Taylor Wiseman & Taylor (TWT) to conduct an Electromagnetic (EM) and Ground Penetrating Radar Surveys around the site to further determine the orientation and location of the on-site subsurface utilities in the areas where proposed soil borings and groundwater monitoring wells were located.

Upon utility clearance, URS oversaw Geologic Exploration Inc. (Geologic), a North Carolina licensed drilling company, use a Geoprobe 6620DT drill rig to advance direct push rods for the installation of one temporary groundwater monitoring well (TMW-1). Groundwater monitoring well TMW-1 was advanced to boring termination at a depth of 25 feet below ground surface (bgs) and located in the asphalt parking area as depicted on **Figure 1**. The 2-inch diameter temporary groundwater monitoring well was constructed with 10 feet of 0.01-inch slotted PVC screen bracketing the 15-25 foot bgs interval, and 15 feet of PVC riser pipe situated from 15 ft bgs to the surface. The location of temporary groundwater monitoring well TMW-1 is depicted on the attached **Figure 2**.

URS Corporation – North Carolina  
6135 Park South Drive, Suite 300  
Charlotte, North Carolina 28210  
(704) 522-0330 Phone  
(704) 522-0063 Fax



Mr. Jay King  
Segrest Cleaners - #60-0070  
May 4, 2012  
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URS used a dedicated polyethylene bailer and rope to collect one (1) groundwater sample from the newly installed temporary groundwater monitoring wells (TMW-1). The sample (TMW-1) was placed into appropriate sample containers and labeled with the project name, time and date of collection, and analysis to be performed. URS also collected groundwater samples from the Sump – 1 and Sump – 2 located on the Cousin's property of 900 West Trade Street. The filled sample containers were placed in a cooler containing ice until submitted to Pace on April 19, 2012, for analysis by EPA Method 8260.

In addition to installing the temporary monitoring well, URS also installed four (4) soil borings in the areas depicted on attached **Figure 3**.

During installation of soil borings SB-1 through SB-4, the soil from the boring was screened in 1 foot intervals for total volatile organic compounds (VOCs) using a photo ionization detector (PID). One (1) surficial soil sample was collected between 0-3' bgs and one (1) subsurface soil sample was collected 3-6' bgs at the depth intervals which exhibited the greatest PID readings from each soil boring. Soil samples were placed into appropriate sample containers and labeled with the project name, time and date of collection, and analysis to be performed. The filled sample containers were placed in a cooler containing ice until submitted to Pace Analytical Laboratories (Pace) in Huntersville, NC, a certified North Carolina laboratory, on April 19, 2012, for analysis by EPA Method 8260.

Laboratory analytical results of the soil samples submitted for analysis did not indicate the presence of any of the chlorinated constituents analyzed for at concentrations above the laboratory detection limits. Trace concentrations of acetone were detected in some of the samples; however, the presence of Acetone is considered to be a laboratory contaminant and not representative of soil quality beneath the site. A soil analytical results summary table is included as **Table 1**. Comprehensive laboratory analytical data is included as **Appendix A**.

Laboratory analytical results of the groundwater sample submitted from temporary monitoring well TMW-1 did not indicate the presence of any of the chlorinated constituents analyzed for at concentrations above the laboratory detection limits. Laboratory analytical results of the groundwater sample submitted from the sump Sump-1 indicated the presence of PCE, TCE and cis-1,2-DCE at concentrations of 81.2 ug/L, 2.1 ug/l and 0.45J ug/l, respectively. Laboratory analytical results of the groundwater sample submitted from the sump Sump-2 indicated the trace presence of PCE, TCE and cis-1,2-DCE at concentrations of 72.9 ug/l, 1.5 ug/l and 2 ug/l, respectively. A groundwater analytical results summary table is included as **Table 2**. A figure depicting the target analyte exceedances in groundwater is included as **Figure 2**. Comprehensive laboratory analytical data is included as **Appendix A**.

The absence of chlorinated solvent constituents in the soil and groundwater samples collected most likely indicates that former dry cleaning facilities in the 900 block area of West Trade Street are not the source of the chlorinated solvent impacts observed in the sumps located on the Cousin's property (900 West Trade Street).



Mr. Jay King  
Segrest Cleaners - #60-0070  
May 4, 2012  
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If you have any questions or require additional information please do not hesitate to call either Rob MacWilliams or Dhara Trivedi at 704-522-0330.

Sincerely,

**URS CORPORATION-NORTH CAROLINA**

A handwritten signature in cursive script, appearing to read "Dhara Trivedi".

Dhara Trivedi  
Project Manager

A handwritten signature in cursive script, appearing to read "Robert H. MacWilliams".

Robert H. MacWilliams, PG  
Program Manager

Enclosures

cc: Project File (hard copy)

## **TABLES**

**Table #1 - Summary of Detected Soil Results**  
**Segrest Cleaners**  
**915 W. Trade Street**  
**Charlotte, North Carolina**  
**DSCA Site ID # 60-0070**

<b>Sample Identification:</b>	<b>SB-1 (2-3)</b>	<b>SB-1 (3-4)</b>	<b>SB-2 (2-3)</b>	<b>SB-2 (4-5)</b>	<b>SB-3 (2-3)</b>	<b>SB-3 (4-5)</b>	<b>SB-4 (2-3)</b>	<b>SB-4 (3-4)</b>
<b>Sample Depth (ft bgs):</b>	2-3'	3-4'	2-3'	4-5'	2-3'	4-5'	2-3'	3-4'
<b>Sample Date:</b>	4/19/2012	4/19/2012	4/19/2012	4/19/2012	4/19/2012	4/19/2012	4/19/2012	4/19/2012
<b>VOC (Method 8260)</b>								
Acetone	0.11	0.06	0.048 J	0.025 J	0.015 J	0.0092 J	0.092	0.15
Methylene Chloride	ND							
Naphthalene	ND							
Tetrachloroethene (PCE)	ND							
<b>Other:</b>								
<b>Percent Moisture</b>	20.6%	22.9%	30.7%	23.6%	20.4%	25.5%	13.5%	18.5%

**Notes:**

This table presents the results of all analytes detected in soil. All results are reported on a dry-weight basis. Except percent solids, all results reported in milligrams per kilogram (mg/kg). Percent solids are reported as percent (%).

- ft bgs - Feet below ground surface
- J - Estimated value
- VOC - Volatile organic compounds

Table #2 - Summary Results of Detected Volatile Organic Compounds in Groundwater  
Segrest Cleaners

915 W. Trade Street  
Charlotte, North Carolina  
DSCA Site ID # 60-0070

Sample Identification:	15 NCAC 2L Groundwater Quality Standards	TMW-1 4/19/2012	SUMP - 1 4/19/2012	SUMP - 2 4/19/2012
Sample Date:				
VOC (Method 8260)				
Acetone	6000	ND	ND	ND
Benzene	1.0	ND	ND	ND
Bromomethane	---	ND	ND	ND
2-Butanone (MEK)	4000	ND	ND	ND
n-Butylbenzene	70.0	ND	ND	ND
Chloroform	70.0	ND	10	3.0
Chloromethane	3.0	ND	ND	ND
1,2-Dichloroethane	0.4	ND	ND	ND
cis-1,2-Dichloroethene	70.0	ND	0.45 J	2.0
trans-1,2-Dichloroethene	100.0	ND	ND	ND
Diisopropyl ether	70.0	ND	ND	ND
Ethylbenzene	600.0	ND	ND	ND
2-Hexanone	---	ND	ND	ND
Isopropylbenzene	70.0	ND	ND	ND
4-Methyl-2-pentanone	---	ND	ND	ND
Methyl-tert-butyl ether (MTBE)	20.0	ND	ND	ND
Naphthalene	6.0	ND	ND	ND
n-propylbenzene	70.0	ND	ND	ND
Tetrachloroethene (PCE)	0.7	ND	81.2	72.9
Toluene	600.0	ND	ND	ND
Trichloroethene (TCE)	3.0	ND	2.1	1.5
1,2,4-Trimethylbenzene	400.0	ND	ND	ND
Vinyl Chloride	0.030	ND	ND	ND
Total Xylenes	500.0	ND	ND	ND

**Notes:**

This table presents the results of all analytes detected in groundwater.

All results including water quality standards are reported in micrograms per liter (ug/L).

ND - Not Detected

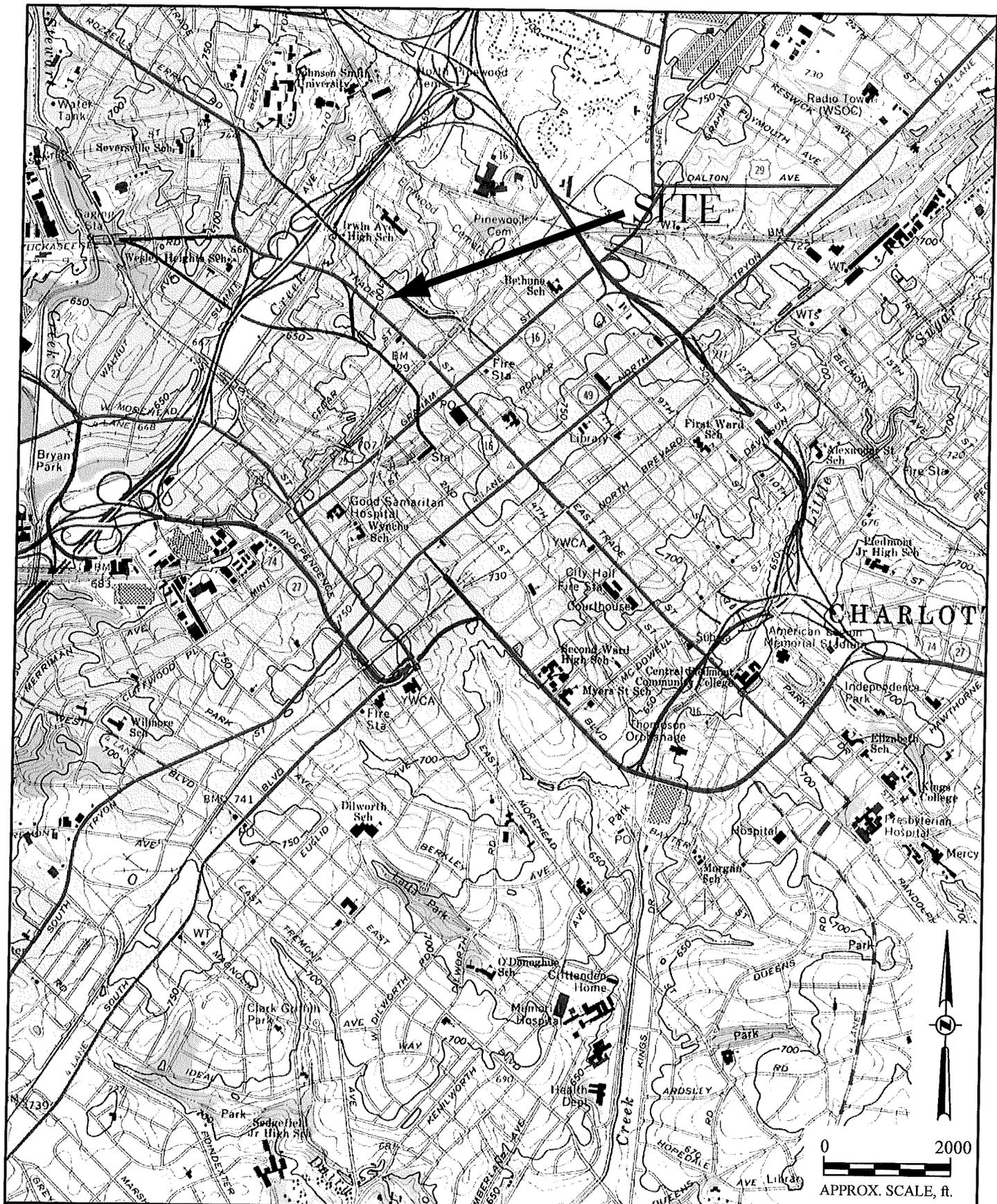
J - Estimated value

VOC - Volatile organic compounds

--- analyte does not have a water quality standard

Data in **bold** text exceeds the NC DENR Water Quality Standards

**FIGURES**



URS CORPORATION - NORTH CAROLINA  
 TWO SOUTH EXECUTIVE PARK  
 6135 PARK SOUTH DRIVE, SUITE 300  
 CHARLOTTE, NC 28210  
 TEL: (704) 522-0330  
 FAX: (704) 522-0063

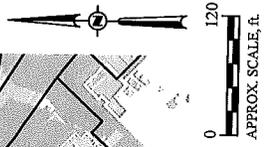
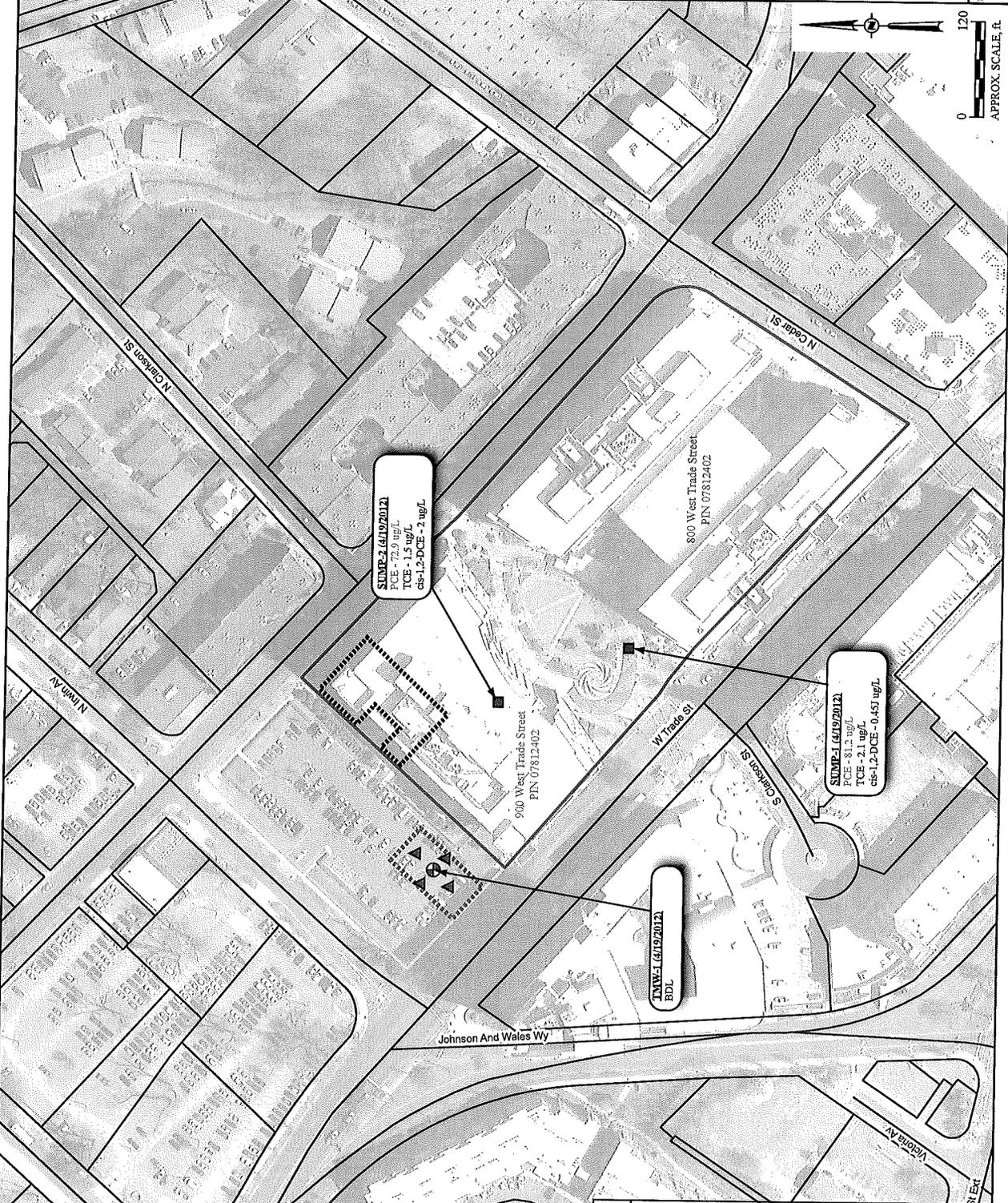


Site Location Map  
 Segrest Cleaners  
 915 West 5th Street  
 Charlotte, NC  
 DSCA Site #60-0070

DRAWN BY: JTH - 5/2/2012	CHECKED BY: DT - 5/2/2012	PROJECT NO.: 38854493
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SHEET  
 Figure 1

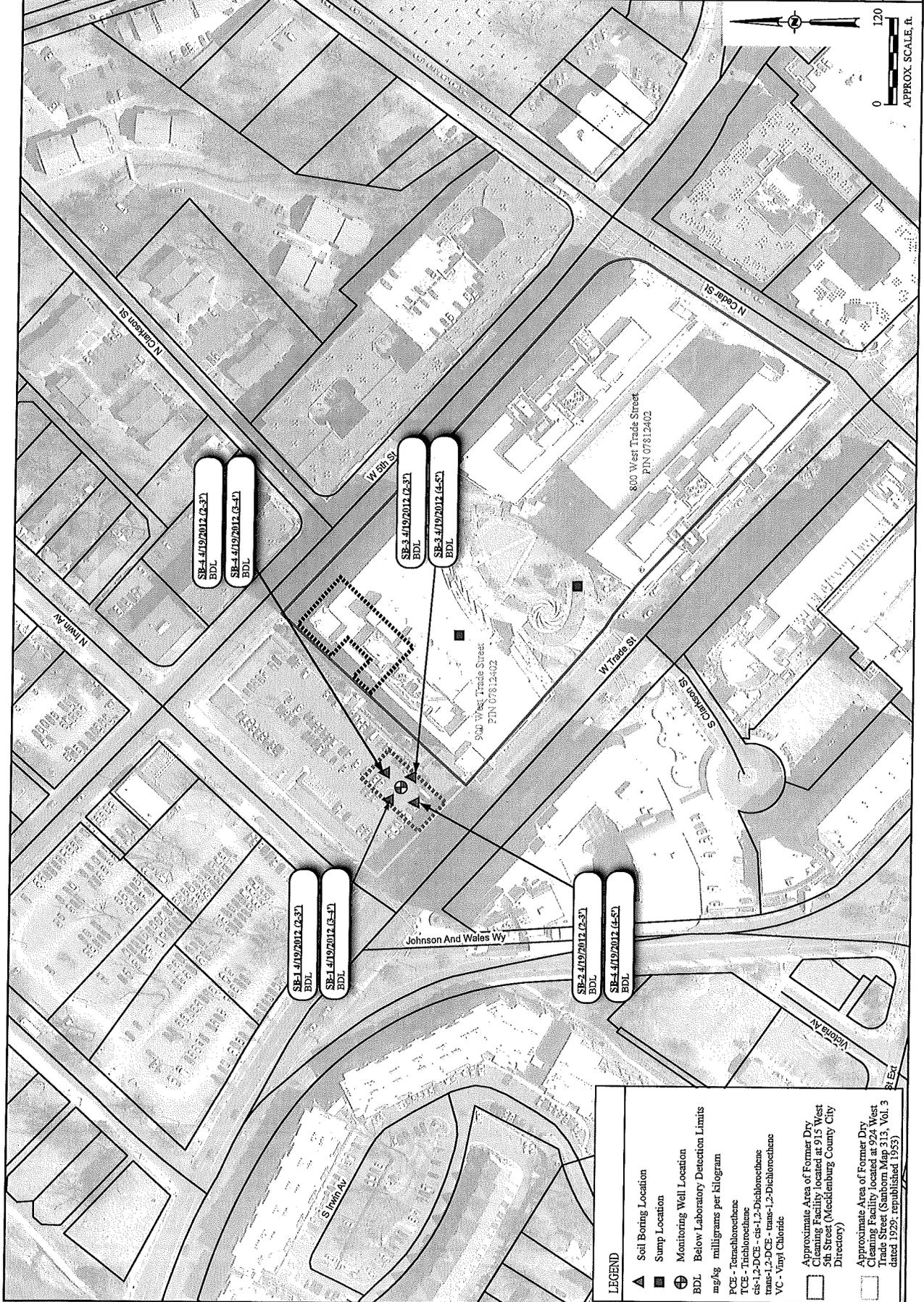
Figure 2



**LEGEND**

- ▲ Soil Boring Location
- Sump Location
- ⊕ Monitoring Well Location
- J Estimate Value
- BDL Below Laboratory Detection Limits
- ug/L micrograms per liter
- Red highlighted text indicates concentrations above 2L Standards.
- PCE - Trichloroethane
- TCE - Tetrachloroethane
- cis-1,2-DCE - cis-1,2-Dichloroethane
- trans-1,2-DCE - trans-1,2-Dichloroethane
- VC - Vinyl Chloride
- Approximate Area of Former Dry Cleaning Facility located at 915 West 5th Street (Mecklenburg County City Directory)
- Approximate Area of Former Dry Cleaning Facility located at 924 West 5th Street (Sanborn Maps, Vol. 3, dated 1929; republished 1953)

Figure 3



**LEGEND**

- ▲ Soil Boring Location
- Sump Location
- ⊕ Monitoring Well Location
- BDL Below Laboratory Detection Limits
- mg/kg milligrams per kilogram
- PCE - Tetrachloroethene
- TCE - Trichloroethene
- cis-1,2-DCE - cis-1,2-Dichloroethene
- trans-1,2-DCE - trans-1,2-Dichloroethene
- VC - Vinyl Chloride
- Approximate Area of Former Dry Cleaning Facility located at 915 West 5th Street (Woodsburg County City Directory)
- Approximate Area of Former Dry Cleaning Facility located at 924 West Trade Street (Santorum Map 313, Vol. 3 dated 1929; republished 1953)

0 120  
 APPROX. SCALE, ft.

**APPENDIX A**  
**LABORATORY**  
**ANALYTICAL RESULTS**



Pace Analytical Services, Inc.  
205 East Meadow Road - Suite A  
Eden, NC 27288  
(336)623-8921

Pace Analytical Services, Inc.  
2225 Riverside Dr.  
Asheville, NC 28804  
(828)254-7176

Pace Analytical Services, Inc.  
9800 Kinsey Ave. Suite 100  
Huntersville, NC 28078  
(704)875-9092

April 27, 2012

Ms. Dhara Trivedi  
URS Corporation  
PO Box 203970  
Austin, TX 78720

RE: Project: SEGREST CLEANERS  
Pace Project No.: 92116919

Dear Ms. Trivedi:

Enclosed are the analytical results for sample(s) received by the laboratory on April 20, 2012. The results relate only to the samples included in this report. Results reported herein conform to the most current TNI standards and the laboratory's Quality Assurance Manual, where applicable, unless otherwise noted in the body of the report.

Analyses were performed at the Pace Analytical Services location indicated on the sample analyte page for analysis unless otherwise footnoted.

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Kevin Herring

kevin.herring@pacelabs.com  
Project Manager

Enclosures



## REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,  
without the written consent of Pace Analytical Services, Inc..