

23IHSSF2039



DocumentID NONCD0002888

Site Name ALDERMAN PROPERTY (FRMR) POINT HARBOR

DocumentType Correspondence (C)

RptSegment 1

DocDate 1/2/2004

DocRcvd 2/20/2007

Box SF2039

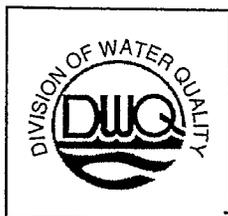
AccessLevel PUBLIC

Division WASTE MANAGEMENT

Section SUPERFUND

Program IHS (IHS)

DocCat FACILITY



Michael F. Easley, Governor
William G. Ross Jr., Secretary
North Carolina Department of Environment and Natural Resources
Alan W. Klimek, P.E. Director
Division of Water Quality

January 2, 2004

Mr. Kevin Alderman
Alderman Brothers Construction, Inc.
P.O. Box 1288
Little River, South Carolina 29566

Subject: Additional Sampling Report
3.8 Acre Wright Dredging Company Property
1400 Point Harbor Road
New Hanover County

Dear Mr. Alderman:

I am in receipt of the report of additional site assessment entitled Phase II Environmental Site Assessment which pertains to property at 1400 Point Harbor Road in New Hanover County. The document, which was prepared by EnviroAssessments, PLLC of Charlotte, North Carolina, provides the results of a soil sampling and analysis procedure which this office recommended in correspondence dated November 12, 2003.

The results of the study indicate that metals contamination in soils is below state guidance action levels. Based on information provided in this report, it appears that metals contamination detected in groundwater beneath the site in a previous study most likely derives from sources beyond that property. Accordingly, the Division of Water Quality does not require further assessment or action at the site for the reported metals contamination.

Thank you for following our suggestion in assessing the property. Should you wish to discuss the situation further, please feel free to call me at (910) 395-3900.

Yours very truly,

Charles F. Stehman, Ph.D., P.G.
Environmental Regional Supervisor I

cc: WiRO File

s:\gws\cfs\Mr. Kevin Alderman.jan04.wpd



Alderman Brothers Construction, Inc.

General Contractor- Building, Highway, Marine, Utilities, Sitework

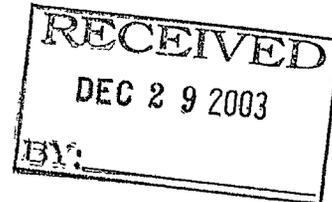
Post Office Box 1288 – 291-F Hwy 90E

Little River, South Carolina 29566

(843) 280-5756/Fax (843) 280-6774

December 5, 2003

Charles Stehman, PhD
NC Department of Environment and Natural Resources
Division of Water Quality/ Groundwater Section
127 Cardinal Drive Extension
Wilmington NC 28405



Re: Property located at 1400 Point Harbor Road

Dear Charles;

As per the instructions in your letter dated November 12, 2003 regarding the groundwater report for the above mentioned property, we have completed additional testing of the soil at each bore location. The report is attached for your review.

As per the summary attached to the report, it appears that no concentrations of lead or arsenic were at levels that would exceed the North Carolina Hazardous Waste Section SSL's protective of ground water used for drinking.

We would ask that you review the report and confirm our opinion. If your assessment of the report and the findings concurs with ours, please indicate this in a letter that states "No further action". If you are not in agreement, please provide a recommendation of the action that the NCDENR will require to remediate this site.

If you have any questions, please contact me at the office.

Kevin Alderman



EnviroAssessments, PLLC

Property Transaction Assessments
Environmental/Geological Investigations
Asbestos/Mold/Wetlands Surveys

9111 Monroe Road
Suite 195
Charlotte, NC 28270

Office: (704) 846-8853
Fax: (704) 846-3271

December 2, 2003

Alderman Brothers Construction, Inc.
291 Highway 90E, Suite F
Little River, SC 29566

Attention: Mr. Kevin Alderman

Reference: Report of a Phase II Environmental Site Assessment
Alderman Brothers Construction, Inc. (Proposed)
1400 Pointe Harbour Rd.
Wilmington, New Hanover Co., North Carolina
EA Project No. 03-3350.2

Dear Mr. Alderman:

EnviroAssessments, PLLC (EA) has completed a Phase II Environmental Site Assessment (ESA) of the above-referenced property. The purpose of the Phase II ESA was to evaluate areas of the site for potential sources of Lead and Arsenic discovered in ground water during a previous site assessment conducted by S&ME. The S&ME results were reported in the *Groundwater Sampling Report* dated September 24, 2003 and revealed slightly-elevated concentrations of Lead and Arsenic in ground water from some of the locations.

On November 15, 2003, EA contracted the services of a Geoprobe sampling device to advance exploratory borings and collect soil samples in the 5 locations of the subject property depicted on the attached **Site Plan**. The Site Plan was prepared by S&ME during the previous assessment and EA's sample locations correspond to those same numbered locations as depicted on the Site Plan (i.e; EA sample SS-1 corresponds to S&ME Sample B-1, etc.).

Each of the sampling points was advanced to a depth of 6 feet below grade (BG), to a point located approximately 4 feet below the groundwater table. The groundwater table was encountered at a depth of approximately 2 feet BG. The soil columns were visually inspected in the field for the presence of stains and odors. EA personnel noted no abnormal stains or odors in any of the soil samples.

At a depth of 1.5 feet BG at each of the 5 sampling points, EA personnel collected a soil sample and submitted the samples to a state-certified analytical laboratory for analyses by EPA Test Method 6010B for the presence of the metal compound Lead. The sample from SS-6 was also analyzed for the compound Arsenic; as a slightly-elevated Arsenic level was discovered in ground water from this area during the S&ME investigation. A copy of the laboratory analytical report is **attached**.



Report of a Phase II Environmental Site Assessment
Alderman Brothers Construction, Inc. (Proposed)
1400 Pointe Harbour Rd.
Wilmington, New Hanover Co., North Carolina
December 2, 2003

2

The laboratory results revealed no concentrations of Lead or Arsenic at levels which exceed the North Carolina Hazardous Waste-Section's Soil Screening Levels (SSLs) protective of ground water used for drinking. The detected Lead levels ranged from 13 mg/kg (SS-1) to 113 mg/kg (SS-5), well below the SSL of 270 mg/kg. The detected Arsenic level in SS-6 was 1.38 mg/kg, well below the SSL of 26.2 mg/kg.

In summary, the soil investigation revealed no substantially-elevated levels of Lead or Arsenic in on-site soil. The slightly-elevated levels in ground water may be a result of naturally-occurring background concentrations of the compounds or a result of the migration of the compounds from an off-site source.

No additional assessment is warranted in accordance with standard environmental due diligence practice. EA understands that, based on the Client's conversations with NC Dept. of Environment and Natural Resources (DENR) officials, the DENR will require no additional assessment or remediation.

EA appreciates the opportunity to be of service to Alderman Brothers Construction, Inc. on this project. Please call the undersigned at (704) 846-8853 if you desire additional information.

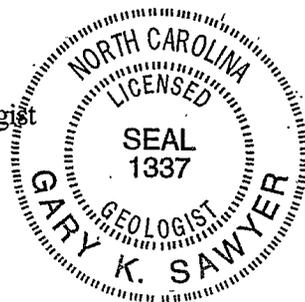
Sincerely,

EnviroAssessments, PLLC

 12-2-03

Gary K. Sawyer, P.G.
Principal/Licensed Professional Geologist

Attachments

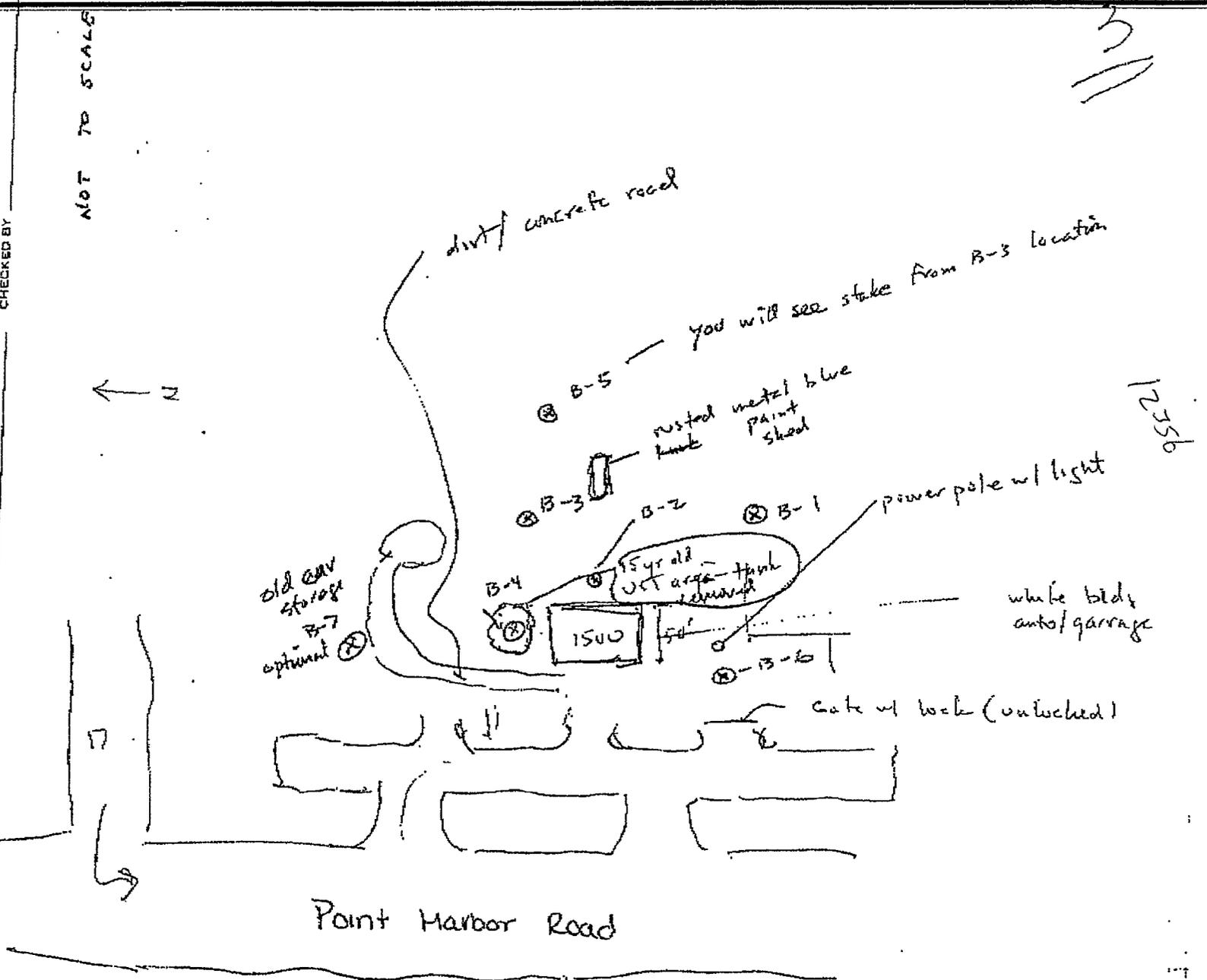
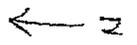




JOB NO. 1
 SHEET NO. 3/24
 DATE F-8-03
 COMPUTED BY MP
 CHECKED BY

JOB NAME NIGHT DREDGING
 SUBJECT PH II EYA

NOT TO SCALE



3

11/19/03

CASE NARRATIVE

ENVIROASSESSMENTS 2165

G.SAWYER

9111 MONROE RD, STE 195

CHARLOTTE, NC 28270

This report includes the analytical certificates of analysis for all samples listed below. These samples relate to your project identified below:

Project Name: POINTE HARBOR

Project Number: 03-3350.2.

Laboratory Project Number: 354439.

An executed copy of the chain of custody, the project quality control data, and the sample receipt form are also included as an addendum to this report. Any QC recoveries outside laboratory control limits are flagged individually with an #. Sample specific comments and quality control statements are included in the Laboratory notes section of the analytical report for each sample report. If you have any questions relating to this analytical report, please contact your Laboratory Project Manager at 1-800-765-0980. Any opinions, if expressed, are outside the scope of the Laboratory's accreditation.

Page 1

Sample Identification	Lab Number	Collection Date
SS-1	03-A179671	11/15/03
SS-2	03-A179672	11/15/03
SS-3	03-A179673	11/15/03
SS-5	03-A179674	11/15/03
SS-6	03-A179675	11/15/03

Sample Identification	Lab Number	Collection Date
-----	-----	-----

These results relate only to the items tested.
This report shall not be reproduced except in full and with
permission of the laboratory.

Report Approved By: *Roxanne L. Connor* Report Date: 11/19/03

Ashley Morris, Lab Director	Gail A. Lage, Technical Serv.
Michael H. Dunn, M.S., QA/QC Director	Glenn L. Norton, Technical Serv.
Johnny A. Mitchell, Operations Manager Organics	Kelly S. Comstock, Technical Serv.
Eric S. Smith, Assistant Technical Director	Pamela A. Langford, Technical Serv.
Roxanne L. Connor, Technical Services	

Laboratory Certification Number: 387

This material is intended only for the use of the individual(s) or entity to whom it is addressed, and may contain information that is privileged and confidential. If you are not the intended recipient, or the employee or agent responsible for delivering this material to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this material is strictly prohibited. If you have received this material in error, please notify us immediately at 615-726-0177.

ANALYTICAL REPORT

ENVIROASSESSMENTS 2165
G.SAWYER
9111 MONROE RD, STE 195
CHARLOTTE, NC 28270

Lab Number: 03-A179671
Sample ID: SS-1
Sample Type: Soil
Site ID:

Project: 03-3350.2
Project Name: POINTE HARBOR
Sampler: GARY SAWYER

Date Collected: 11/15/03
Time Collected: 8:00
Date Received: 11/18/03
Time Received: 9:35
Page: 1

Analyte	Result	Units	Report Limit	Dil Factor	Date	Time	Analyst	Method	Batch
METALS									
Lead	13.0	mg/kg	0.99	1	11/19/03	9:18	G.McCord	6010B	897

LABORATORY COMMENTS:

ND = Not detected at the report limit.
B = Analyte was detected in the method blank.
J = Estimated Value below Report Limit.
E = Estimated Value above the calibration limit of the instrument.
= Recovery outside Laboratory historical or method prescribed limits.
All results reported on a wet weight basis.

End of Sample Report.

ANALYTICAL REPORT

ENVIROASSESSMENTS 2165
G.SAWYER
9111 MONROE RD, STE 195
CHARLOTTE, NC 28270

Lab Number: 03-A179672
Sample ID: SS-2
Sample Type: Soil
Site ID:

Project: 03-3350.2
Project Name: POINTE HARBOR
Sampler: GARY SAWYER

Date Collected: 11/15/03
Time Collected: 8:30
Date Received: 11/18/03
Time Received: 9:35
Page: 1

Analyte	Result	Units	Report Limit	Dil Factor	Date	Time	Analyst	Method	Batch
METALS									
Lead	41.7	mg/kg	0.96	1	11/19/03	9:18	G.McCord	6010B	897

LABORATORY COMMENTS:

ND = Not detected at the report limit.
B = Analyte was detected in the method blank.
J = Estimated Value below Report Limit.
E = Estimated Value above the calibration limit of the instrument.
= Recovery outside Laboratory historical or method prescribed limits.
All results reported on a wet weight basis.

End of Sample Report.

ANALYTICAL REPORT

ENVIROASSESSMENTS 2165
 G.SAWYER
 9111 MONROE RD, STE 195
 CHARLOTTE, NC 28270

Lab Number: 03-A179673
 Sample ID: SS-3
 Sample Type: Soil
 Site ID:

Project: 03-3350.2
 Project Name: POINTE HARBOR
 Sampler: GARY SAWYER

Date Collected: 11/15/03
 Time Collected: 9:00
 Date Received: 11/18/03
 Time Received: 9:35
 Page: 1.

Analyte	Result	Units	Report Limit	Dil Factor	Date	Time	Analyst	Method	Batch
METALS									
Lead	29.9	mg/kg	1.00	1	11/19/03	9:18	G.McCord	6010B	897

LABORATORY COMMENTS:

ND = Not detected at the report limit.
 B = Analyte was detected in the method blank.
 J = Estimated Value below Report Limit.
 E = Estimated Value above the calibration limit of the instrument.
 # = Recovery outside Laboratory historical or method prescribed limits.
 All results reported on a wet weight basis.

End of Sample Report.

ANALYTICAL REPORT

ENVIROASSESSMENTS 2165
G.SAWYER
9111 MONROE RD, STE 195
CHARLOTTE, NC 28270

Lab Number: 03-A179674
Sample ID: SS-5
Sample Type: Soil
Site ID:

Project: 03-3350.2
Project Name: POINTE HARBOR
Sampler: GARY SAWYER

Date Collected: 11/15/03
Time Collected: 9:30
Date Received: 11/18/03
Time Received: 9:35
Page: 1

Analyte	Result	Units	Report Limit	Dil Factor	Date	Time	Analyst	Method	Batch
METALS									
Lead	113.	mg/kg	0.96	1	11/19/03	9:18	G.McCord	6010B	897

LABORATORY COMMENTS:

ND = Not detected at the report limit.
B = Analyte was detected in the method blank.
J = Estimated Value below Report Limit.
E = Estimated Value above the calibration limit of the instrument.
= Recovery outside Laboratory historical or method prescribed limits.
All results reported on a wet weight basis.

End of Sample Report.

ANALYTICAL REPORT

ENVIROASSESSMENTS 2165
G.SAWYER
9111 MONROE RD, STE 195
CHARLOTTE, NC 28270

Lab Number: 03-A179675
Sample ID: SS-6
Sample Type: Soil
Site ID:

Project: 03-3350.2
Project Name: POINTE HARBOR
Sampler: GARY SAWYER

Date Collected: 11/15/03
Time Collected: 10:00
Date Received: 11/18/03
Time Received: 9:35
Page: 1

Analyte	Result	Units	Report Limit	Dil Factor	Date	Time	Analyst	Method	Batch
METALS									
Arsenic	1.38	mg/kg	0.98	1	11/19/03	9:18	G.McCord	6010B	897
Lead	62.4	mg/kg	0.98	1	11/19/03	9:18	G.McCord	6010B	897

LABORATORY COMMENTS:

ND = Not detected at the report limit.
B = Analyte was detected in the method blank.
J = Estimated Value below Report Limit.
E = Estimated Value above the calibration limit of the instrument.
= Recovery outside Laboratory historical or method prescribed limits.
All results reported on a wet weight basis.

End of Sample Report.

PROJECT QUALITY CONTROL DATA

Project Number: 03-3350.2

Project Name: POINTE HARBOR

Page: 1

Laboratory Receipt Date: 11/18/03

Matrix Spike Recovery

Note: If Blank is referenced as the sample spiked, insufficient volume was received for the defined analytical batch for MS/MSD analysis on a true sample matrix. Laboratory reagent water was used for QC purposes.

Analyte	units	Orig. Val.	MS Val	Spike Conc	Recovery	Target Range	Q.C. Batch	Spike Sample
METALS								
Arsenic	mg/kg	< 0.98	19.1	20.0	96	80 - 120	897	Duplicate
Lead	mg/kg	1.18	91.1	100.	90	80 - 120	897	Duplicate

Matrix Spike Duplicate

Analyte	units	Orig. Val.	Duplicate	RPD	Limit	Q.C. Batch
METALS						
Arsenic	mg/kg	19.1	19.0	0.52	20	897
Lead	mg/kg	91.1	90.3	0.88	20	897

Laboratory Control Data

Analyte	units	Known Val.	Analyzed Val	% Recovery	Target Range	Q.C. Batch
---------	-------	------------	--------------	------------	--------------	------------

Project QC continued . . .

PROJECT QUALITY CONTROL DATA
 Project Number: 03-3350.2
 Project Name: POINTE HARBOR
 Page: 2
 Laboratory Receipt Date: 11/18/03

****METALS****

Arsenic	mg/kg	20.0	21.5	108	80 - 120	897
Lead	mg/kg	100.	98.8	99	80 - 120	897

Duplicates

Analyte	units	Orig. Val.	Duplicate	RPD	Limit	Q.C. Batch	Sample Dup'd
---------	-------	------------	-----------	-----	-------	------------	--------------

Blank Data

Analyte	Blank Value	Units	Q.C. Batch	Date Analyzed	Time Analyzed
---------	-------------	-------	------------	---------------	---------------

****METALS****

Arsenic	< 0.92	mg/kg	897	11/19/03	9:18
Lead	< 0.52	mg/kg	897	11/19/03	9:18

= Value outside Laboratory historical or method prescribed QC limits.

End of Report for Project 354439

