

# Risk Management Plan

**Former Family Cleaners  
14212 Statesville Road  
Huntersville, Mecklenburg County  
DSCA Site ID DC600095**

**H&H Project No. DS0-123E  
March 29, 2021**



**#C-1269 Engineering  
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**Risk Management Plan  
Former Family Cleaners (DC600095)  
Huntersville, North Carolina  
H&H Job No. DS0-123E**

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**Risk Management Plan**  
**Former Family Cleaners (DC600095)**  
**Huntersville, North Carolina**  
**H&H Job No. DS0-123E**

**1.0 Introduction**

Hart & Hickman, PC (H&H) has prepared this Risk Management Plan (RMP) to address dry-cleaning solvent contamination associated with the former Family Cleaners site (DSCA Site ID DC600095) on behalf of the North Carolina Department of Environmental Quality (NCDEQ), Dry-cleaning Solvent Cleanup Act (DSCA) Program. The source property for the former Family Cleaners dry-cleaning facility is located at 14212 Statesville Road in Huntersville, Mecklenburg County, North Carolina, as shown on **Figure 1**. At the time when the dry-cleaning facility operated on the property, the property address was 102 N. Statesville Rd; however, the address was subsequently changed by Mecklenburg County. Impacts associated with the former Family Cleaners site (herein referred to as the “site”) are limited to the source property (where the dry-cleaning facility was located) and one off-source property where groundwater impacts have been detected. The site is as follows:

- Source property – GPG Huntersville, LLC, 14212 Statesville Road, Parcel Identification Number (PIN) 01712135
- Off-source property – GPG Huntersville, LLC, 14310 Statesville Road, PIN 01712120

A map identifying the impacted properties is included as **Figure 2**. This RMP is intended to comply with the requirements of DSCA (N.C.G.S. 143-215.104A *et seqs*) and promulgated rules and follows the outline provided in the DSCA Program’s risk-based corrective action (RBCA) guidance.

**2.0 Objectives of Risk Management Plan**

Assessment activities completed at the former Family Cleaners site indicated that tetrachloroethylene (PCE) is present in groundwater at concentrations above Title 15A NCAC 2L

.0202 Groundwater Standards (2L Standards). The impacts are limited to the source property and one off-source property.

H&H completed a risk assessment for the site in accordance with the DSCA Program's risk assessment procedures in April 2020. The results of the risk assessment indicate that there are risks that exceed target risk levels on the source property. These risks will be managed using site-specific land-use conditions that have been selected as part of the risk assessment evaluation and which require an RMP. Thus, the objective of this RMP is to ensure that the site-specific land use conditions remain valid in the future.

### **3.0 Summary of Risk Assessment Report**

Based on the presence of groundwater impacts above unrestricted use standards, H&H completed a risk assessment to determine if the dry-cleaning solvent impacts posed unacceptable risks. This section provides a summary of the Risk Assessment, dated April 30, 2020, which recommended no further action status for the site with land-use controls for the affected properties.

The risk assessment consisted of evaluating exposure pathways for the following exposure unit, which is shown on **Figure 2**:

- Exposure Unit #1 (EU#1) encompasses the source property, where the former Family Cleaners facility operated, and the adjacent off-source property where groundwater impacts are present.

The protection of groundwater use and surface water contamination migration pathways were also evaluated during the risk assessment. The soil, groundwater, and sub-slab gas data used in the risk assessment are shown on **Figures 3, 4, and 5**, and a groundwater gradient map is provided as **Figure 6**. The results of the risk assessment are described below.

Complete exposure pathways for contamination identified within EU#1 include indoor inhalation of vapor emissions and soil exposure (combined pathways including ingestion, dermal contact, inhalation of volatile constituents of concern [COCs], and particulates) by a current or future non-

residential worker, future resident, or current or future construction worker. The indoor air inhalation pathway was evaluated using sub-slab gas data for current and future exposure scenario, and the soil exposure pathway was evaluated using soil data. H&H conservatively used the maximum concentrations detected for each affected media (soil and sub-slab gas) within the exposure unit for the exposure point concentrations (EPCs). The exposure pathways were modeled using the NCDEQ Risk Calculator. The results of the risk evaluation for EU#1 did not indicate unacceptable risk levels for the modeled receptors under the current and future exposure scenarios. Therefore, no land-use controls associated with soil impacts or vapor intrusion were recommended for the area of EU#1. As groundwater is contaminated within EU#1, a land-use control preventing the use of groundwater is recommended.

#### Protection of Groundwater Use – Contaminant Migration Pathway

For the protection of groundwater use evaluation, H&H identified the nearest potential point of exposure (POE) as the closest downgradient property boundary where groundwater impacts have not been observed. The POE location is approximately 390 feet northwest of the groundwater source area, as shown on **Figure 2**. Modeling under this scenario assumes that land-use controls preventing the use of groundwater will be implemented for the source and off-source properties within EU#1. This area is identified on **Figure 7** as the “groundwater use control area”.

The EPCs used for the groundwater source area were based on the maximum groundwater contaminant concentrations for any compound historically detected at the site. The EPCs used for the soil source area were based on the soil sample with the maximum contaminant concentrations detected at the site. Modeling was performed using the NCDEQ Risk Calculator.

The modeling results for the protection of groundwater use evaluation indicated no exceedances of Site-Specific Target Levels (SSTLs) for source soil but indicated exceedances for source groundwater. As documented in the risk assessment, the conceptual site model and distribution of the contamination in the subsurface (plume) is well-characterized; thus, the site-wide monitoring well network is appropriate for evaluating changes in the groundwater contaminant plume over time. An evaluation of groundwater monitoring data indicates that the plume is stable and does not migrate as far as the modeling projects. Based on the modeling results and groundwater monitoring

data, the protection of groundwater use contaminant migration pathway is not considered a significant concern, assuming appropriate groundwater use controls are implemented for properties within EU#1.

#### Protection of Surface Water – Contaminant Migration Pathway

For the protection of surface water use evaluation, the POE was determined to be a tributary to Torrence Creek located approximately 1,430 feet northwest of the groundwater source area. This tributary is classified as a Class WS-IV surface water body. The POE location is identified on **Figure 2**. Modeling was performed using the NCDEQ Risk Calculator and the same EPCs for the soil and groundwater source area referenced for the protection of groundwater use evaluation.

Modeling results for the protection of surface water evaluation indicated exceedances of SSTLs for source groundwater. However, as documented in the risk assessment, the conceptual site model and distribution of the contamination in the subsurface (plume) is well-characterized. Additionally, as documented in the June 28, 2019, Groundwater Monitoring Report, groundwater monitoring data indicate that the groundwater contaminant plume is stable, the plume has been delineated to 2L Standards, the plume does not extend beyond the extent of EU#1, and the plume does not reach the protection of surface water POE. Therefore, based on the modeling results and groundwater monitoring data, the protection of surface water pathway is not considered a significant concern. Therefore, no additional land-use controls are recommended for this exposure pathway.

Based on the results of this risk assessment, H&H concludes that the risks associated with the contamination at the site can be managed through implementation of land-use controls, as detailed in this RMP. Therefore, the risk assessment recommended risk-based closure for the site. The land-use controls proposed for the site are discussed in Section 6.0.

## 4.0 Remedial Action Plan

### 4.1 Assessment Activities and Interim Actions

The source property contains a multi-tenant commercial strip shopping center building known as Huntersville Square that was constructed in the late 1970s. Family Cleaners formerly occupied Unit B10 of the commercial building, near the northern portion of the source property, from approximately 1988 through at least the late 1990s.

Phase II Environmental Site Assessment (ESA) activities conducted in January and February 2017 indicated PCE in groundwater and sub-slab gas samples collected at the source property. Volatile organic compounds were not reported above laboratory reporting limits in soil samples collected at the source property. The owner of the property subsequently petitioned for entry of the site into the DSCA Program, and the site was certified into the Program in March 2017. The DSCA Program subsequently performed assessment activities at the site from 2017 to 2020.

The initial assessment activities performed by the DSCA Program in 2017 identified groundwater impacted by PCE in the area of the former dry-cleaner and downgradient to the north-northwest. Soil samples did not indicate dry-cleaning solvent impacts, although a few petroleum compounds were reported at concentrations below applicable standards. A receptor survey was performed, which identified one inactive private irrigation well approximately 2,400 feet southeast of the source property and one active public water supply well approximately 2,900 feet northwest of the source property. An unnamed tributary to Torrence Creek (North Carolina Surface Water Classification WS-IV) is located approximately 1,430 feet downgradient to the north of the former dry-cleaning facility. Drainage ditches that flow into the tributary are located approximately 500 feet east and 600 feet north of the source property. Based on the identified extents of groundwater impact at the site, water supply well and surface water sampling have not been deemed warranted.

Vapor intrusion assessment included sub-slab gas sampling in the former dry-cleaning facility. Two sub-slab gas samples were collected beneath the slab of the former dry-cleaner tenant space in December 2017 and only low concentrations of PCE were detected in each sample. The

calculated risks associated with the detected PCE concentrations indicated no exceedances of acceptable risk levels for residential or non-residential land-use.

Quarterly groundwater monitoring was conducted between June 2018 and April 2019 to evaluate groundwater contaminant plume stability. The groundwater sampling results indicated low levels of PCE above 2L Standards and concentrations of toluene and chloroform below 2L Standards. The results of the sampling events confirmed groundwater contaminant plume stability.

H&H submitted a Risk Assessment report for the site on April 30, 2020. As discussed in detail in Section 3.0, the risk assessment concluded that risks associated with the contamination at the site could be managed through implementation of land-use controls as detailed in this RMP. Therefore, the risk assessment recommended risk-based closure for the site. The purpose of this RMP is to ensure that the assumptions made in the risk assessment remain valid in the future.

## **4.2 Remedial Action**

According to the DSCA Program's RBCA guidance, no remedial action is necessary if four site conditions are met. Each of these conditions and their applicability to the subject site are addressed below.

### **Condition 1: The dissolved plume is stable or decreasing.**

Quarterly groundwater monitoring events were performed at the site from June 2018 and April 2019. PCE was the only constituent detected above the 2L Standard in groundwater at the site. Toluene and chloroform were detected at minor concentrations below their respective 2L Standards. The petroleum constituents are not considered COCs for the dry-cleaning solvent release. Based on evaluation of the data, the plume stability analysis for the dry-cleaning solvent release focused on PCE.

The plume stability evaluation included performing a Mann-Kendall statistical analysis of the PCE groundwater data using the GSI Mann-Kendall Toolkit. Evaluation of data collected at the site indicated stable trends for PCE in monitoring wells MW-1, MW-2, and MW-3, which were the

only permanent monitoring wells at with detections of PCE in groundwater. Based on the results of the evaluation, H&H concludes that the groundwater plume associated with the site is stable. The plume stability demonstration, including a table showing historical groundwater analytical data and GSI Mann-Kendall evaluations, is included in **Appendix A**. The monitoring well locations are shown on **Figure 4**.

**Condition 2: The maximum concentration within the exposure domain for every complete exposure pathway of any COC is less than ten times the EPC of that COC.**

For the risk assessment, H&H used the maximum concentrations detected at the site as the EPC for each constituent. Thus, this condition has been met for all COCs and exposure pathways.

**Condition 3: Adequate assurance is provided that the land-use assumptions used in the DSCA Program's RBCA process are not violated for current or future conditions.**

As discussed in Section 6.0, land-use controls will be implemented on the source property and one off-source property to ensure that the assumptions made in the risk assessment remain valid in the future.

**Condition 4: There are no ecological concerns at the site.**

H&H completed a Level 1 Ecological Risk Assessment for the site in accordance with the DSCA Program's RBCA guidance. The results of the evaluation indicate that the release does not pose an unacceptable ecological risk. The completed Level 1 Ecological Risk Assessment Checklists A and B and associated attachments are included as **Appendix B**.

The site's compliance with the four above referenced conditions confirms that the contaminant concentrations are not likely to pose an unacceptable risk either at present or in the future. Remaining contamination is expected to naturally attenuate over time. The appropriate remedial action is to implement land-use controls the source property and one off-source property where contamination is present.

## 5.0 Data Collected During RMP Implementation

No further sampling or other data collection activities are proposed for the site, as long as the assumptions detailed in the Notice of Dry-Cleaning Solvent Remediation (NDCSR) remain valid. As such, this section is not applicable.

## 6.0 Land-Use Controls

As discussed in Section 3.0, the recommendation for closure in the risk assessment for the site was based on the following land-use controls:

- No activities that encounter, expose, remove or use groundwater will occur on the source property and one off-source property without prior approval of NCDEQ in the area identified as “groundwater use control area” on **Figure 7**.

Institutional controls will be implemented to ensure that land-use conditions are maintained and monitored until the land-use controls are no longer required for the site. NDCSRs were prepared for the source property and one impacted off-source property to comply with the land-use control requirement. The NDCSR for the source property is included in **Appendix C**, and the NDCSR for the off-source property is included in **Appendix D**. Refer to the NDCSRs for the specific language to be incorporated to address each of the risk assessment assumptions. A plat showing the locations and types of dry-cleaning solvent impacts on the site is included as an exhibit to each NDCSR. The locations of dry-cleaning solvent impacts are where contaminants have been detected at concentrations above unrestricted use standards.

## 7.0 Long-Term Stewardship Plan

The NDCSR for the source property contains a clause which requires the owner of the former Family Cleaners source property to submit a notarized “Annual Certification of Land-Use Restrictions” to NCDEQ on an annual basis certifying that the NDCSR remains recorded with the

Register of Deeds and that land-use restrictions (LURs) are being complied with. An example of such a notice is included in **Appendix E**.

## **8.0 RMP Implementation Schedule**

Since the groundwater plume is stable and possible exposure to the contamination is managed through the NDCSRs, no additional site remediation activities are required to implement the RMP. A 30-day public comment period will be held to allow the community an opportunity to comment on the proposed strategy. Following that 30-day period, the owners of off-source properties where dry-cleaning solvent contamination has been detected in groundwater will be notified that a notice will be placed in their chain of title indicating that state regulations prohibit the installation of a water supply well on their property, pursuant to N.C. Gen. Stat. 143-215.104I(b1) and N.C. Gen. Stat. 215.104M. These property owners will have 60 days to appeal this notice, pursuant to N.C. Gen. Stat. 143-215.104S. **Appendix F** includes example documents that will be used to announce the public comment period in the local newspaper and to inform local officials, nearby property owners, and interested parties. Upon completion of the public comment period, 60-day appeal period, and final approval of the RMP, the NDCSRs will be filed with the Mecklenburg County Register of Deeds and will complete the RMP schedule.

## **9.0 Criteria for Demonstrating RMP Success**

The RMP will be successfully implemented once the required NDCSRs has been executed and recorded with the Mecklenburg County Register of Deeds. The NDCSR for each property may, at the request of the owner of the property, be canceled by NCDEQ after the risk to public health and the environment associated with the dry-cleaning solvent contamination and any other contaminants included in the dry-cleaning solvent assessment and remediation agreement has been eliminated as a result of remediation of the property. If NCDEQ is notified of a change in site conditions, per the notification requirements detailed in the NDCSR, the RMP will be reviewed to determine if the site conditions have impacted the requirements set forth in the NDCSR and if changes are required. Enforcement of the RMP will be maintained through receipt of the “Annual

Certification of Land-Use Restrictions” from the property owner as part of the NDCSR requirements.

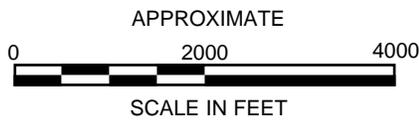
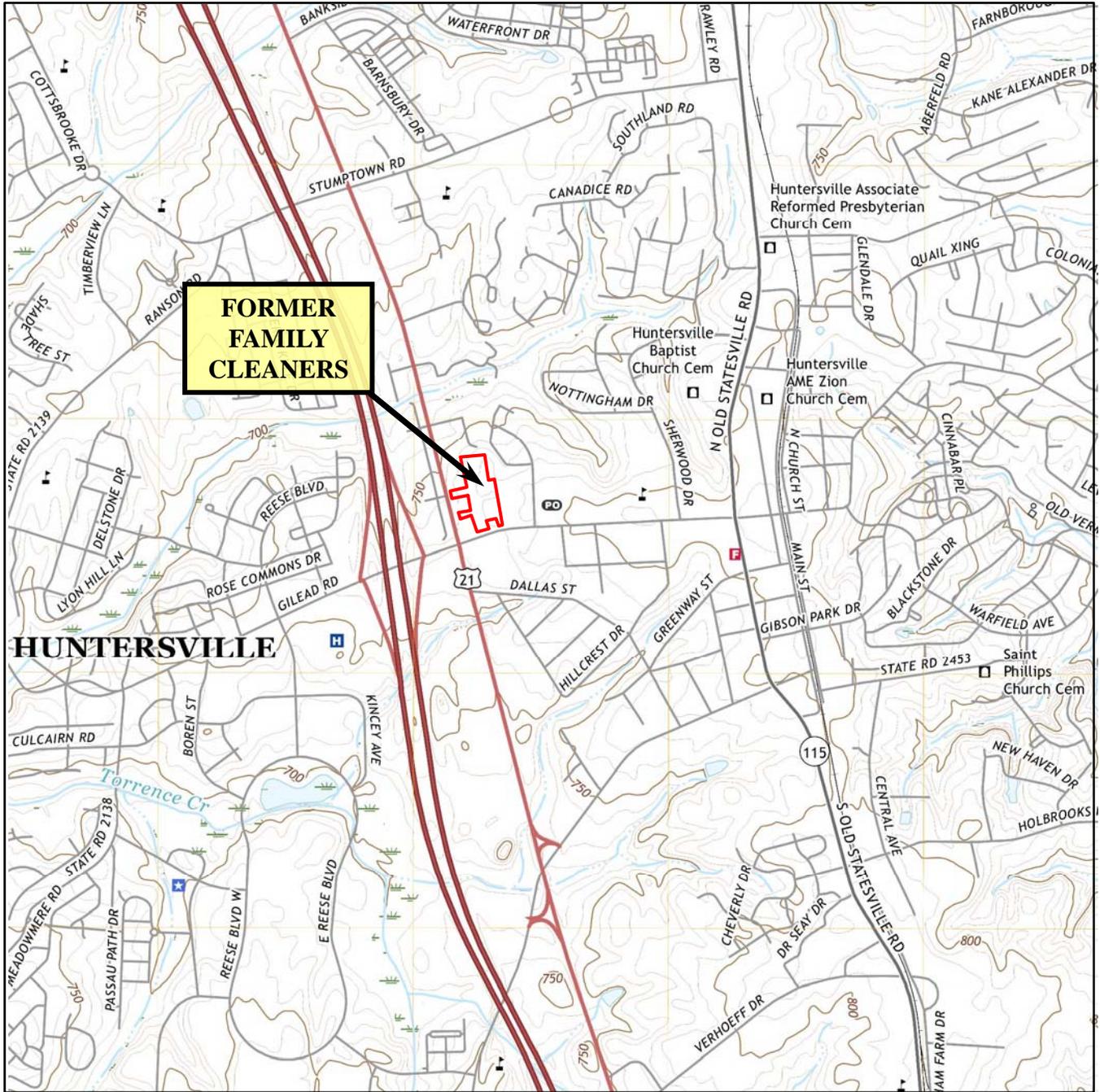
### **10.0 Contingency Plan if RMP Fails**

As discussed above, unless the DSCA Program is notified of a change in land-use conditions at the subject site, per the notification requirements detailed in this plan, the RMP will remain in effect until the RMP has met its objectives and is considered a success. Pursuant to N.C.G.S. 143-215.104K, if any of the LURs set out in the NDCSR are violated, the owner of the site property at the time the LURs are violated, the owner’s successors and assigns, and the owner’s agents who directed or contracted for alteration of the site in violation of the LURs, shall be held liable for the remediation of all contaminants to unrestricted use standards.

### **11.0 Conclusions and Recommendations**

H&H has prepared this RMP for the former Family Cleaners site on behalf of the DSCA Program. The results of the risk assessment completed for the site indicate that contaminant concentrations do not pose an unacceptable risk with appropriate land-use controls applied to the impacted properties. The groundwater contaminant plume associated with the site appears to be stable. This RMP specifies that the NDCSR requirements provide notification that land-use conditions observed during the risk assessment evaluation remain valid in the future. Based on the documentation contained in this report, H&H recommends issuance of a “No Further Action” letter.

## Figures



U.S.G.S. QUADRANGLE MAP  
**CORNELIUS, NC (2019)**

QUADRANGLE  
 7.5 MINUTE SERIES (TOPOGRAPHIC)

TITLE	<b>SITE LOCATION MAP</b>	
PROJECT	<b>FAMILY CLEANERS</b> <b>DSCA ID DC600095</b> 14212 STATESVILLE ROAD (FORMERLY 102 N. STATESVILLE ROAD) HUNTERSVILLE, NORTH CAROLINA	
	 <b>SMARTER ENVIRONMENTAL SOLUTIONS</b>	2923 South Tryon Street-Suite 100 Charlotte, North Carolina 28203 704-586-0007 (p) 704-586-0373 (f)
DATE:	11-5-2020	REVISION NO: 0
JOB NO:	DS0-123	FIGURE: 1

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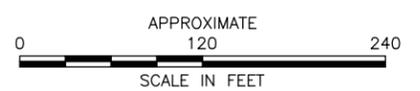


**LEGEND**

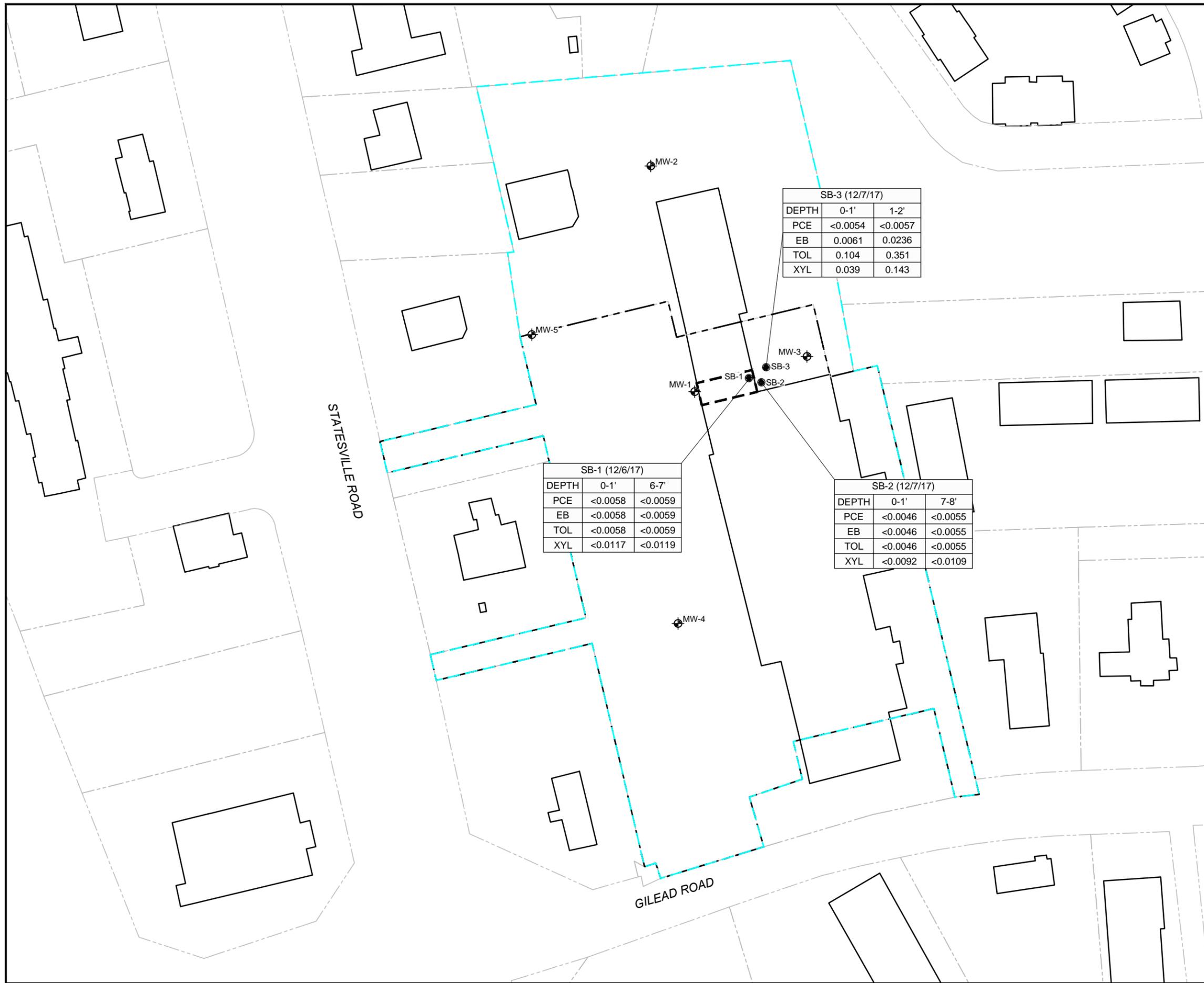
- SOURCE PROPERTY BOUNDARY
- FORMER FAMILY CLEANERS
- PARCEL BOUNDARY
- .-.- SURFACE WATER FEATURE
- ⊕ PERMANENT MONITORING WELL LOCATION
- .-.- EXPOSURE UNIT # 1
- GROUNDWATER SOURCE AREA
- ⊕ PROTECTION OF GROUNDWATER POE
- ⊕ PROTECTION OF SURFACE WATER POE

**NOTE:**

PERMANENT MONITORING WELLS PROFESSIONALLY SURVEYED BY THE ISAACS GROUP ON 6/8/18.



<b>SITE MAP</b>	
<b>PROJECT</b> <b>FAMILY CLEANERS</b> <b>DSCA SITE ID DC600095</b> 14212 STATESVILLE ROAD (FORMERLY 102 N. STATESVILLE ROAD) HUNTERSVILLE, MECKLENBURG COUNTY	
 SMARTER ENVIRONMENTAL SOLUTIONS	2923 South Tryon Street-Suite 100 Charlotte, North Carolina 28203 704-586-0007(p) 704-586-0373(f) License # C-1269 / #C-245 Geology
DATE: 11-5-20	REVISION NO. 0
JOB NO. DS0-123	FIGURE 2



**LEGEND**

- SOURCE PROPERTY BOUNDARY
- - - FORMER FAMILY CLEANERS
- PARCEL BOUNDARY
- ⊕ PERMANENT MONITORING WELL LOCATION
- SOIL BORING LOCATION
- EXPOSURE UNIT #1

**SB-3 (12/7/17)**

DEPTH	0-1'	1-2'
PCE	<0.0054	<0.0057
EB	0.0061	0.0236
TOL	0.104	0.351
XYL	0.039	0.143

SAMPLE ID & DATE

DEPTH (FT BGS)

CONSTITUENT

CONCENTRATION (mg/kg)

**SB-3 (12/7/17)**

DEPTH	0-1'	1-2'
PCE	<0.0054	<0.0057
EB	0.0061	0.0236
TOL	0.104	0.351
XYL	0.039	0.143

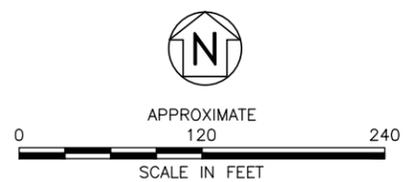
**SB-1 (12/6/17)**

DEPTH	0-1'	6-7'
PCE	<0.0058	<0.0059
EB	<0.0058	<0.0059
TOL	<0.0058	<0.0059
XYL	<0.0117	<0.0119

**SB-2 (12/7/17)**

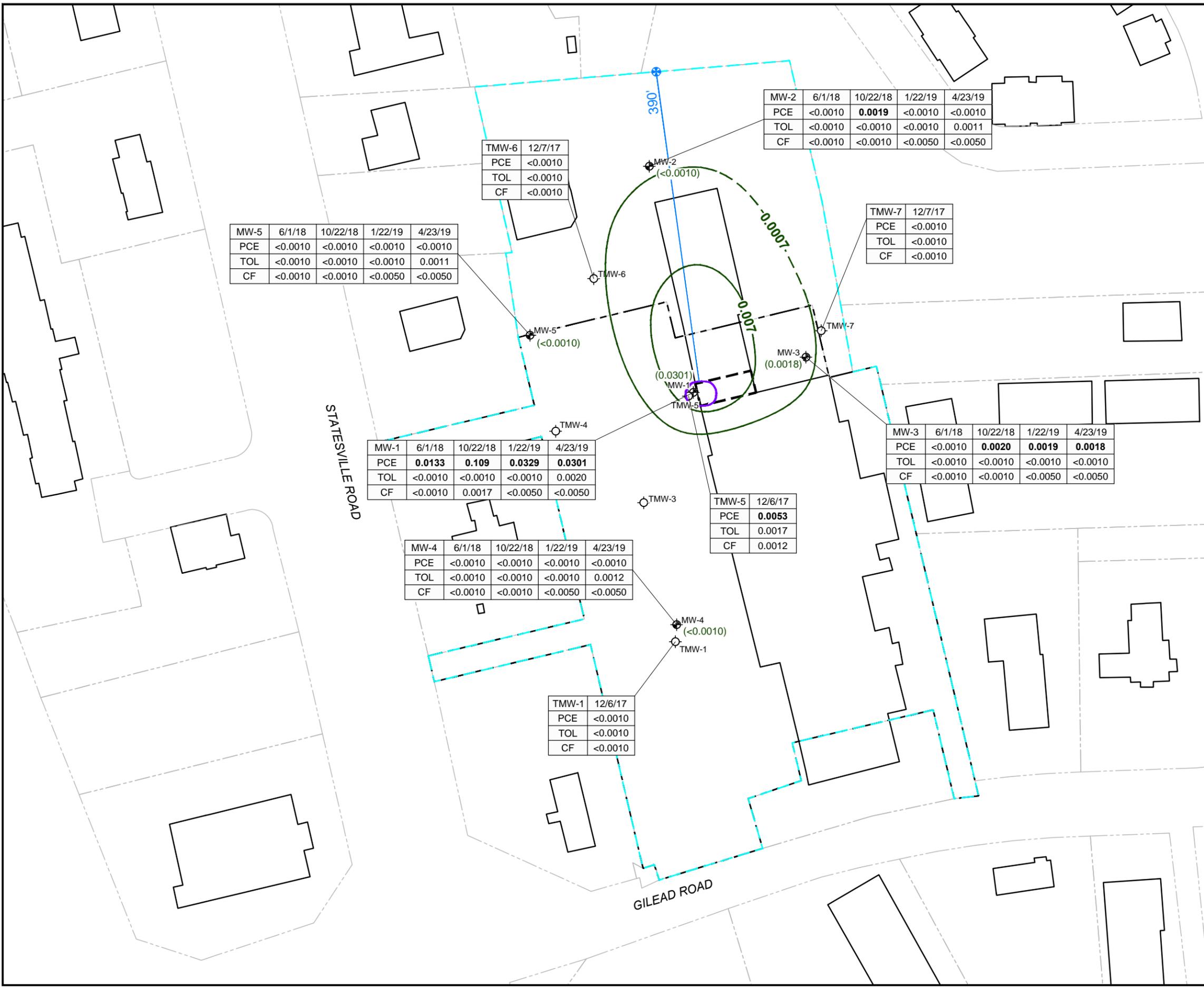
DEPTH	0-1'	7-8'
PCE	<0.0046	<0.0055
EB	<0.0046	<0.0055
TOL	<0.0046	<0.0055
XYL	<0.0092	<0.0109

- NOTES:**
- PERMANENT MONITORING WELLS PROFESSIONALLY SURVEYED BY THE ISAACS GROUP ON 6/8/18.
  - ONLY COMPOUNDS DETECTED IN AT LEAST ONE SAMPLE SHOWN.
  - PCE = TETRACHLOROETHYLENE  
 FT BGS = FEET BELOW GROUND SURFACE  
 mg/kg = MILLIGRAM PER KILOGRAM  
 EB = ETHYLBENZENE  
 TOL = TOULENE  
 XYL = XYLENES (TOTAL)



<b>SOIL CONTAMINANT CONCENTRATION MAP</b>	
<b>PROJECT</b> <b>FAMILY CLEANERS</b> <b>DSCA SITE ID DC600095</b> 14212 STATESVILLE ROAD (FORMERLY 102 N. STATESVILLE ROAD) HUNTERSVILLE, MECKLENBURG COUNTY	
 SMARTER ENVIRONMENTAL SOLUTIONS	2923 South Tryon Street-Suite 100 Charlotte, North Carolina 28203 704-586-0007(p) 704-586-0373(f) License # C-1269 / #C-245 Geology
DATE: 11-5-2020	REVISION NO. 0
JOB NO. DS0-123	FIGURE 3

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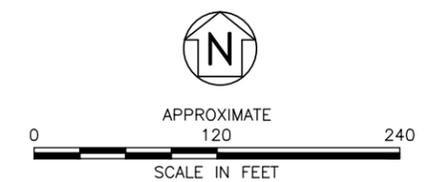
**LEGEND**

- SOURCE PROPERTY BOUNDARY
- FORMER FAMILY CLEANERS
- PARCEL BOUNDARY
- ⊕ PERMANENT MONITORING WELL
- ⊙ TEMPORARY MONITORING WELL
- (0.0301) PCE CONCENTRATION (mg/L) (APRIL 2019)
- 0.0007- PCE ISOCONCENTRATION CONTOUR (mg/L) (DASHED WHERE INFERRED)
- EXPOSURE UNIT # 1
- ⊕ GROUNDWATER SOURCE AREA
- ★ PROTECTION OF GROUNDWATER POE

SAMPLE ID	SAMPLE DATE	6/1/18	10/22/18	1/22/19	4/23/19
MW-3	PCE	<0.0010	<b>0.0020</b>	<b>0.0019</b>	<b>0.0018</b>
	TOL	<0.0010	<0.0010	<0.0010	<0.0010
	CF	<0.0010	<0.0010	<0.0050	<0.0050

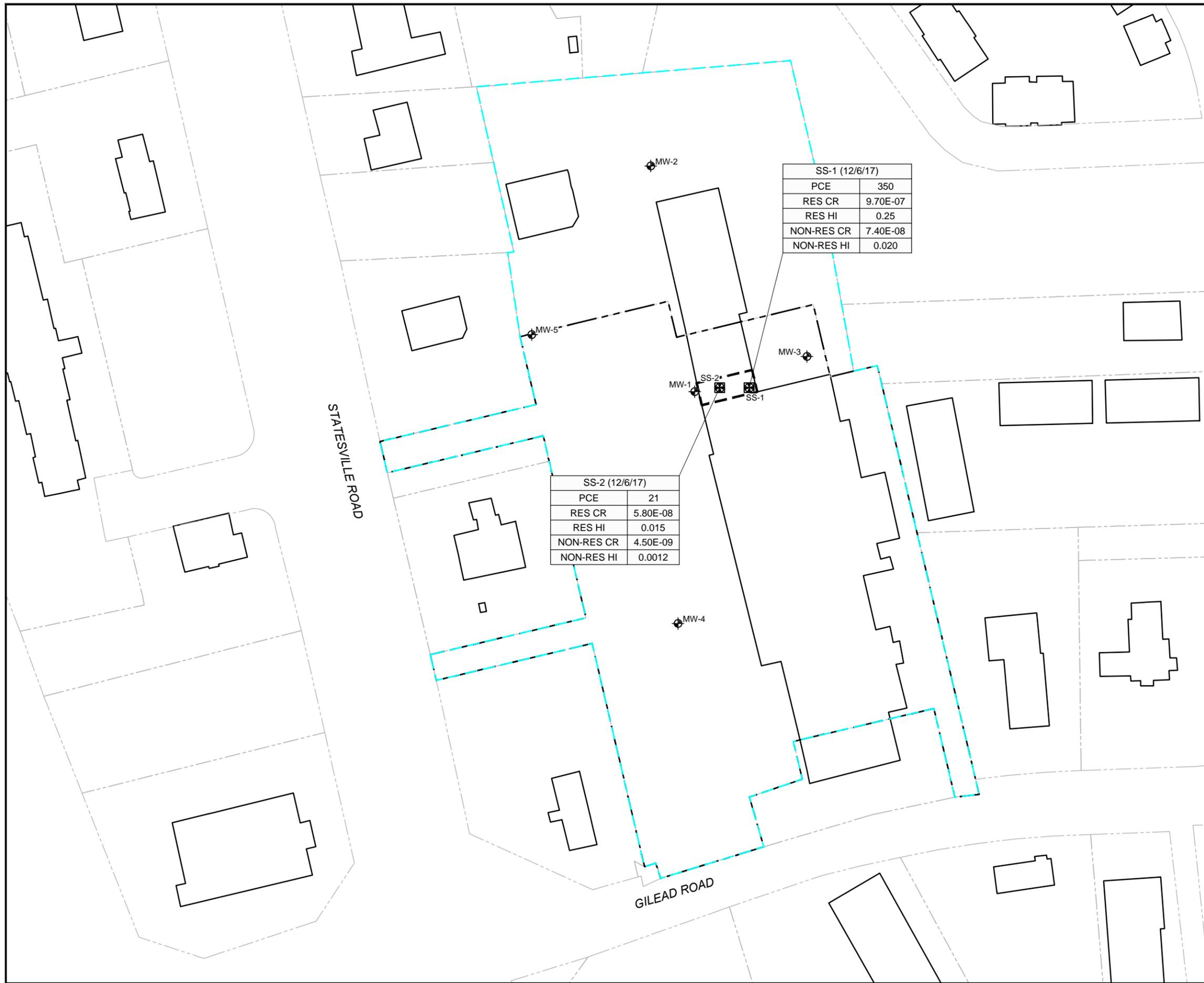
CONSTITUENT      CONCENTRATION (mg/L)

- NOTES:**
- PERMANENT MONITORING WELLS PROFESSIONALLY SURVEYED BY THE ISAACS GROUP ON 6/8/18.
  - SAMPLES WERE NOT COLLECTED FROM TMW-2, TMW-3, AND TMW-4, BECAUSE WATER WAS NOT ENCOUNTERED IN THESE BORINGS.
  - NC 2L STANDARD FOR PCE IN GROUNDWATER IS 0.0007 mg/L.
  - BOLD VALUES INDICATE AN EXCEEDANCE OF THE NC 2L STANDARD.**
  - PCE = TETRACHLOROETHYLENE  
TOL = TOLUENE  
CF = CHLOROFORM



<b>GROUNDWATER CONTAMINANT CONCENTRATION MAP</b>	
<b>FAMILY CLEANERS</b>	
<b>DSCA SITE ID DC600095</b>	
14212 STATESVILLE ROAD (FORMERLY 102 N. STATESVILLE ROAD) HUNTERSVILLE, MECKLENBURG COUNTY	
	2923 South Tryon Street-Suite 100 Charlotte, North Carolina 28203 704-586-0007(p) 704-586-0373(f) License # C-1269 / #C-245 Geology
DATE: 11-5-2020	REVISION NO. 0
JOB NO. DS0-123	FIGURE 4

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**LEGEND**

- SOURCE PROPERTY BOUNDARY
- - - FORMER FAMILY CLEANERS
- PARCEL BOUNDARY
- ⊕ PERMANENT MONITORING WELL LOCATION
- ⊗ SUB-SLAB VAPOR SAMPLE LOCATION
- EXPOSURE UNIT #1

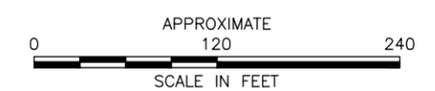
SS-1 (12/6/17)	
PCE	350
RES CR	9.70E-07
RES HI	0.25
NON-RES CR	7.40E-08
NON-RES HI	0.020

SS-2 (12/6/17)	
PCE	21
RES CR	5.80E-08
RES HI	0.015
NON-RES CR	4.50E-09
NON-RES HI	0.0012

CONSTITUENT		SAMPLE ID & DATE		CONCENTRATION (µg/m³)	RISK LEVELS
		SS-1 (12/6/17)			
PCE		350		}	RISK LEVELS
RES CR		9.70E-07			
RES HI		0.25			
NON-RES CR		7.40E-08			
NON-RES HI		0.020			

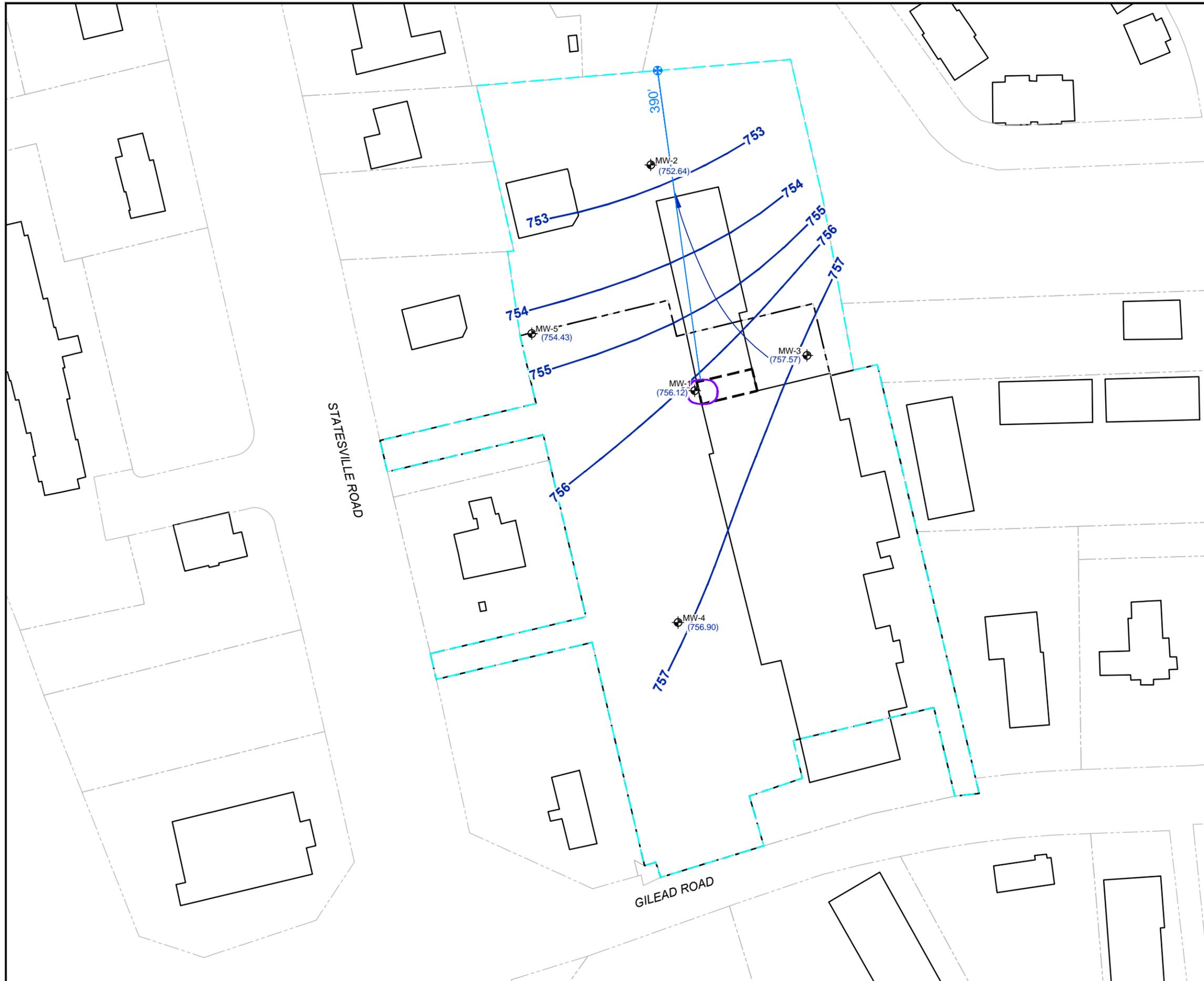
**NOTES:**

1. PERMANENT MONITORING WELLS PROFESSIONALLY SURVEYED BY THE ISAACS GROUP ON 6/8/18.
2. PCE = TETRACHLOROETHYLENE  
RES CR = RESIDENTIAL CARCINOGENIC RISK  
RES HI = RESIDENTIAL HAZARD INDEX  
NON-RES CR = NON-RESIDENTIAL CARCINOGENIC RISK  
NON-RES HI = NON-RESIDENTIAL HAZARD INDEX  
µg/m³ = MICROGRAM PER CUBIC METER
3. ONLY DETECTED DRY-CLEANING CONSTITUENTS ARE SHOWN.



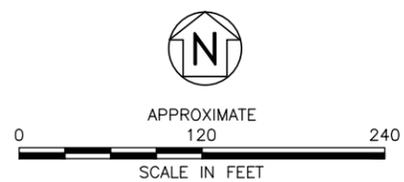
TITLE <b>SUB-SLAB VAPOR CONTAMINANT CONCENTRATION MAP</b>	
PROJECT <b>FAMILY CLEANERS</b> <b>DSCA SITE ID DC600095</b> 14212 STATESVILLE ROAD (FORMERLY 102 N. STATESVILLE ROAD) HUNTERSVILLE, MECKLENBURG COUNTY	
 2923 South Tryon Street-Suite 100 Charlotte, North Carolina 28203 704-586-0007(p) 704-586-0373(f) License # C-1269 / #C-245 Geology <b>SMARTER ENVIRONMENTAL SOLUTIONS</b>	
DATE: 11-5-20	REVISION NO. 0
JOB NO. DS0-123	FIGURE 5

S:\AAA-Master Projects\DC600095 - DSCA - 123 Family Cleaners\Reports\2019-08 Conceptual Site Model\Figures\DC600095\_20200213.dwg, 2/25/2020 9:41:50 AM, DWG To PDF.pc3



- LEGEND**
- SOURCE PROPERTY BOUNDARY
  - - - FORMER FAMILY CLEANERS
  - PARCEL BOUNDARY
  - ⊕ PERMANENT MONITORING WELL LOCATION
  - (752.64) GROUNDWATER ELEVATION (FT MSL)
  - 753— GROUNDWATER ELEVATION CONTOUR (FT MSL)
  - INFERRED GROUNDWATER FLOW DIRECTION
  - - - EXPOSURE UNIT # 1
  - GROUNDWATER SOURCE AREA
  - ⊕ PROTECTION OF GROUNDWATER POE

- NOTES:**
1. PERMANENT MONITORING WELLS PROFESSIONALLY SURVEYED BY THE ISAACS GROUP ON 6/8/18.
  2. GROUNDWATER ELEVATION DATA COLLECTED BY H&H ON 4/23/19.



<b>TITLE</b>		GROUNDWATER GRADIENT MAP	
<b>PROJECT</b>		<b>FAMILY CLEANERS</b> <b>DSCA SITE ID DC600095</b> 14212 STATESVILLE ROAD (FORMERLY 102 N. STATESVILLE ROAD) HUNTERSVILLE, MECKLENBURG COUNTY	
		2923 South Tryon Street-Suite 100 Charlotte, North Carolina 28203 704-586-0007(p) 704-586-0373(f) License # C-1269 / #C-245 Geology	
<b>SMARTER ENVIRONMENTAL SOLUTIONS</b>			
DATE: 11-5-2020	REVISION NO. 0		
JOB NO. DS0-123	FIGURE 6		

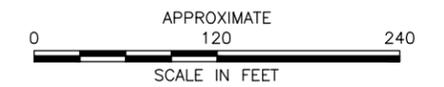
S:\AAA-Master Projects\DSCA - DSO\DS0-123 Family Cleaners\Reports\2019-08 Conceptual Site Model\Figures\DC600095\_20200213.dwg, 2/25/2020 9:42:36 AM, DWG To PDF.pc3

**LEGEND**

- SOURCE PROPERTY BOUNDARY
- - - FORMER FAMILY CLEANERS
- PARCEL BOUNDARY
- ⊕ PERMANENT MONITORING WELL LOCATION
- GROUNDWATER USE CONTROL AREA

**NOTES:**

1. PERMANENT MONITORING WELLS PROFESSIONALLY SURVEYED BY THE ISAACS GROUP ON 6/8/18.



<b>LAND-USE CONTROL AREAS</b>	
<b>PROJECT</b> <b>FAMILY CLEANERS</b> <b>DSCA SITE ID DC600095</b> 14212 STATESVILLE ROAD (FORMERLY 102 N. STATESVILLE ROAD) HUNTERSVILLE, MECKLENBURG COUNTY	
 SMARTER ENVIRONMENTAL SOLUTIONS	2923 South Tryon Street-Suite 100 Charlotte, North Carolina 28203 704-586-0007(p) 704-586-0373(f) License # C-1269 / #C-245 Geology
DATE: 11-5-2020	REVISION NO. 0
JOB NO. DS0-123	FIGURE 7

STATESVILLE ROAD

GILEAD ROAD

MW-2

MW-5

MW-1

MW-3

MW-4

**Appendix A**  
**Plume Stability Demonstration**

**Table 8: Analytical Data for Groundwater**

**DSCA ID No.: DC600095**

Groundwater Sampling Point	Sampling Date (mm/dd/yy)	Benzene	cis-1,2-Dichloroethylene	Ethylbenzene	Methyl tert-butyl ether (MTBE)	Naphthalene	Tetrachloroethylene	Toluene	trans-1,2-Dichloroethylene	Trichloroethylene	Vinyl chloride	Xylenes (total)	Chloroform							
		[mg/L]																		
TMW-1	12/6/17	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010							
TMW-5	12/6/17	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<b>0.0053</b>	0.0017	<0.0010	<0.0010	<0.0010	<0.0010	0.0012							
TMW-6	12/7/17	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010							
TMW-7	12/7/17	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010							
MW-1	6/1/18	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<b>0.0133</b>	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010							
	10/22/18	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<b>0.109</b>	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	0.0017							
	1/22/19	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<b>0.0329</b>	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0050							
	4/23/19	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<b>0.0301</b>	0.0020	<0.0010	<0.0010	<0.0010	<0.0010	<0.0050							
MW-2	6/1/18	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010							
	10/22/18	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<b>0.0019</b>	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010							
	1/22/19	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0050							
	4/23/19	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	0.0011	<0.0010	<0.0010	<0.0010	<0.0010	<0.0050							
MW-3	6/1/18	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010							
	10/22/18	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<b>0.0020</b>	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010							
	1/22/19	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<b>0.0019</b>	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0050							
	4/23/19	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<b>0.0018</b>	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0050							
MW-4	6/1/18	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010							
	10/22/18	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010							
	1/22/19	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0050							
	4/23/19	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	0.0012	<0.0010	<0.0010	<0.0010	<0.0010	<0.0050							
MW-5	6/1/18	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010							
	10/22/18	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010							
	1/22/19	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0050							
	4/23/19	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	0.0011	<0.0010	<0.0010	<0.0010	<0.0010	<0.0050							
NC 2L Standard	0.001	0.07	0.6	0.02	0.006	0.0007	0.6	0.1	0.003	0.00003	0.5	0.07								

Note:

1. **Bold** concentrations indicate an exceedance of 15A NCAC 02L .0202 Groundwater Standards (2L Standards), dated April 2013.

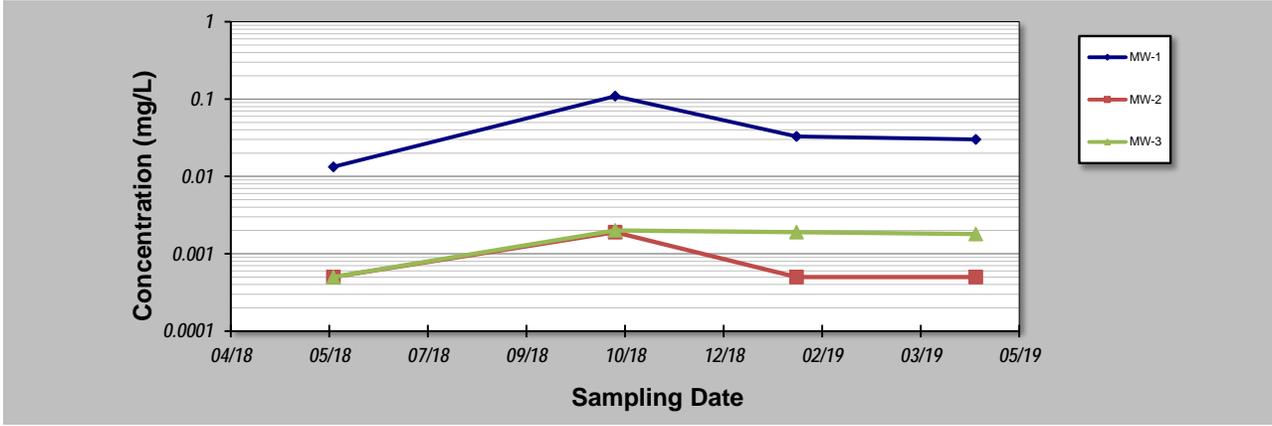
# GSI MANN-KENDALL TOOLKIT for Constituent Trend Analysis

Evaluation Date: <b>28-Jun-19</b>	Job ID: <b>DC600095</b>
Facility Name: <b>Family Cleaners</b>	Constituent: <b>PCE</b>
Conducted By: <b>Hart &amp; Hickman</b>	Concentration Units: <b>mg/L</b>

Sampling Point ID:	<b>MW-1</b>	<b>MW-2</b>	<b>MW-3</b>		
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Sampling Event	Sampling Date	PCE CONCENTRATION (mg/L)					
		MW-1	MW-2	MW-3			
1	1-Jun-18	0.0133	0.0005	0.0005			
2	22-Oct-18	0.109	0.0019	0.0020			
3	22-Jan-19	0.0329	0.0005	0.0019			
4	23-Apr-19	0.0301	0.0005	0.0018			
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							

Coefficient of Variation:	0.92	0.82	0.45		
Mann-Kendall Statistic (S):	0	-1	0		
Confidence Factor:	37.5%	50.0%	37.5%		
Concentration Trend:	Stable	Stable	Stable		



- Notes:**
- At least four independent sampling events per well are required for calculating the trend. *Methodology is valid for 4 to 40 samples.*
  - Confidence in Trend = Confidence (in percent) that constituent concentration is increasing (S>0) or decreasing (S<0): >95% = Increasing or Decreasing; ≥ 90% = Probably Increasing or Probably Decreasing; < 90% and S>0 = No Trend; < 90%, S≤0, and COV ≥ 1 = No Trend; < 90% and COV < 1 = Stable.
  - Methodology based on "MAROS: A Decision Support System for Optimizing Monitoring Plans", J.J. Aziz, M. Ling, H.S. Rifai, C.J. Newell, and J.R. Gonzales, *Ground Water*, 41(3):355-367, 2003.

**DISCLAIMER:** The GSI Mann-Kendall Toolkit is available "as is". Considerable care has been exercised in preparing this software product; however, no party, including without limitation GSI Environmental Inc., makes any representation or warranty regarding the accuracy, correctness, or completeness of the information contained herein, and no such party shall be liable for any direct, indirect, consequential, incidental or other damages resulting from the use of this product or the information contained herein. Information in this publication is subject to change without notice. GSI Environmental Inc., disclaims any responsibility or obligation to update the information contained herein.  
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**Appendix B**  
**Level 1 Ecological Risk Assessment Checklists**

Ecological Risk Assessment – Level 1  
Checklist A – Potential Receptors and Habitat

Site / Location: Family Cleaners, 102 N. Statesville Road, Huntersville, Mecklenburg County, NC  
H&H Project No.: DS0-123D  
DSCA Site ID DC600095

1. Are there navigable water bodies or tributaries to a navigable water body on or within a one-half mile radius of the site?

**Yes**, three unnamed tributaries of Torrence Creek are located approximately 950 feet south-southeast, 1,400 feet north, and 2,400 feet southeast of the source property, respectively. The three tributaries discharge into Torrence Creek to the southwest of the source property. Torrence Creek discharges into McDowell Creek, which discharges into the Catawba River.

2. Are there any water bodies anywhere on or within one-half mile of the site?

**Yes**, three unnamed tributaries of Torrence Creek are located approximately 950 feet south-southeast, 1,400 feet north, and 2,400 feet southeast of the source property, respectively.

3. Are there any wetland<sup>1</sup> areas such as marshes or swamps on or within one-half mile of the site?

**Yes**, areas surrounding the unnamed tributary of Torrence Creek to the north of the source property as identified in #2 above are also identified as PFO1C and PFO1A wetlands. The PFO1C wetland area is described as a palustrine seasonally flooded wetland with primarily broad-leaved deciduous forested vegetation. This wetland area is located approximately 1,100 feet to the north of the source property. The PFO1A wetland areas are described as palustrine temporary flooded wetlands with primarily broad-leaved deciduous forested vegetation. These wetland areas are located approximately 1,500 feet northwest and 1,900 feet northeast of the source property, respectively. These wetlands were identified on the US Fish and Wildlife Services (USFWS) National Wetlands Inventory. There are two potential wetland areas located adjacent to the east and approximately 300 feet north from the source property that were identified during a site visit. However, these potential wetland areas are not identified on the USFWS National Wetlands Inventory.

4. Are there any sensitive environmental areas<sup>2</sup> on or within one-half mile of the site?

**Yes**, surface water bodies are located approximately 950 feet south-southeast, 1,400 feet north, and 2,400 feet southeast of the source property and potential wetlands are located adjacent to the east, 300 feet north, 1,100 feet north, 1,500 feet northwest, and 1,900 feet northeast of the source property.

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<sup>1</sup> Wetlands are defined in 40 CFR 232.2 as “areas inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions.” The sources to make the determination whether or not wetland areas are present may include, but not limited to, national wetland inventory available at <http://nwi.fws.gov>, federal or state agency, and USGS topographic maps.

<sup>2</sup> Areas that provide unique and often protected habitat for wildlife species. These areas are typically used during critical life stages such as breeding, hatching, rearing or young and overwintering. Refer to Attachment 1 for examples of sensitive environments.

5. Are there any areas on or within one-half mile of the site owned or used by local tribes?

**No**, the Native American Consultation Database and the US Department of the Interior's on-line National Atlas do not identify any areas within a one-half mile radius of the source property owned or used by local tribes.

6. Are there any habitat, foraging area, or refuge by rare, threatened, endangered, candidate and/or proposed species (plants and animals), or any otherwise protected species on or within one-half mile of the site?

**Possible**, the USFWS lists five endangered, one threatened, one candidate, and one protected species, as well as three Federal Species of Concern and one At Risk Species in Mecklenburg County. The NC Natural Heritage Program (NHP) lists, under NC protection status, one managed area owned by the local government. The USFWS Critical Habitat Mapper did not identify critical habitats on or within one-half mile of the source property. The species identified by the USFWS are mammals, insects, and freshwater invertebrates as well as plant life that can be found in and around surface water bodies or wetlands, such as those present within one-half mile of the source property.

7. Are there any breeding, roosting, or feeding areas used by migratory species on or within one-half mile of the site?

**Likely**, the USFWS Information for Planning and Consultation (IPaC) lists eleven migratory bird species that may be present in Mecklenburg County and within the vicinity of the source property. Water bodies and wetlands, such as those present in the vicinity of the source property, are typical breeding, roosting, and feeding areas for migratory bird species.

8. Are there any ecologically<sup>3</sup>, recreationally, or commercially important species on or within one-half mile of the site?

**Unlikely**, recreational fishing is present in Mecklenburg County, but is unlikely to occur within one-half mile of the source property. In addition, the recreational and commercial trapping of nuisance species is possible in Mecklenburg County and several species, such as the beaver (*Castor canadensis*), are commonly found in North Carolina waterways; however, no information is available on the presence of such species in the vicinity of the source property.

9. Are there any threatened and/or endangered species (plant or animal) on or within one-half mile of the site?

**Possible**, the USFWS indicates the presence of the Northern long-eared bat (*Myotis septentrionalis*), Carolina heelsplitter (*Lasmigona decorata*), Rusty-patched bumble bee (*Bombus affinis*), Michaux's sumac (*Rhus michauxii*), Schweinitz's sunflower (*Helianthus schweinitzii*), and Smooth coneflower (*Echinacea laevigata*) as threatened and/or endangered species within Mecklenburg County.

If the answer is "Yes" to any of the above questions, then complete Level 1 Ecological Risk Assessment, Checklist B for Potential Exposure Pathways.

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<sup>3</sup> Ecologically important species include populations of species which provide a critical food resource for higher organisms. Ecologically important species include pest and opportunistic species that populate an area if they serve as a food source for other species, but do not include domesticated animals or plants/animals whose existence is maintained by continuous human interventions.

**Level 1 Ecological Risk Assessment**  
**Checklist B for Potential Exposure Pathways**  
**DSCA Site ID DC600095**

- 1A. Can chemicals associated with the site leach, dissolve, or otherwise migrate to groundwater?

**Yes.** Tetrachloroethylene (PCE) has been detected in groundwater at the site. The PCE plume has been defined and is limited to the area within approximately 300 feet of the groundwater source area of Family Cleaners and 200 feet from the source property boundary.

- 1B. Are chemicals associated with the site mobile in groundwater?

**Yes.** Chemical mobility is primarily influenced by the chemical solubility and soil-water partition coefficient. Based on these values, PCE is classified as moderately mobile (Fetter, 1988).

- 1C. Does groundwater from the site discharge to ecological receptor habitat?

**Yes.** Based on groundwater elevation measurements and areas of contaminant transport, groundwater at the site flows northwest. The primary ecological receptor habitats are a potential wetland area identified during a site visit located approximately 300 feet north of the source property, an unnamed tributary of Torrence Creek located approximately 1,300 feet north of the source property, a wetland area located along the tributary of Torrence Creek located approximately 1,100 feet north of the source property, and an additional wetland area along the tributary of Torrence Creek located approximately 1,500 feet northwest of the source property.

**Question 1. Could chemicals associated with the site reach ecological receptors through groundwater?**

**Unlikely.** As discussed above, groundwater at the site flows northwest toward an unnamed tributary of Torrence Creek. The chlorinated solvent plume has been delineated and does not extend in close proximity to the unnamed tributary of Torrence Creek.

- 2A. Are chemicals present in surface soils on the site?

**Yes.** Ethylbenzene, toluene, and total xylenes have been detected in surface soils. However, the detected concentrations are below the relevant Preliminary Soil Remediation Goals (PSRGs).

- 2B. Can chemicals be leached from or be transported by erosion of surface soils on the site?

**No.** The impacted soils are covered by a paved asphalt parking lot.

**Question 2. Could chemicals associated with the site reach ecological receptors through runoff or erosion?**

**No.** The impacted soils are covered by a paved asphalt parking lot which prevents runoff or erosion.

3A. Are chemicals present in surface soil or on the surface of the ground?

**Yes.** Ethylbenzene, toluene, and xylenes have been detected in surface soils. However, the detected concentrations are below the relevant PSRGs.

3B. Are potential ecological receptors on the site?

**No.** The area of impacted soils is covered by a paved asphalt parking lot so ecological receptors are unlikely to be present.

**Question 3. Could chemicals associated with the site reach ecological receptors through direct contact?**

**No.** The area of impacted soils is covered by a paved asphalt parking lot so ecological receptors are unlikely to be present or come into contact with chemicals.

4A. Are chemicals on the site volatile?

**Yes.** Ethylbenzene, toluene, and xylenes are volatile compounds.

4B. Could chemicals on the site be transported in air as dust or particulate matter?

**No.** Impacted soils are covered by a paved asphalt parking lot.

**Question 4. Could chemicals associated with the site reach ecological receptors through inhalation of volatilized chemicals or adhere chemicals to dust in ambient air or in subsurface burrows?**

**No.** Impacted soils are covered by a paved asphalt parking lot.

5A. Is Non-Aqueous Phase Liquids (NAPL) present at the site?

**No.** NAPL has not been encountered at the site.

5B. Is NAPL migrating?

**No.** NAPL has not been encountered at the site.

5C. Could NAPL discharge occur where ecological receptors are found?

**No.** NAPL has not been encountered at the site.

**Question 5. Could chemicals associated with the site reach ecological receptors through migration of NAPL?**

**No.** NAPL has not been encountered at the site.

6A. Are chemicals present in surface and shallow subsurface soils or on the surface of the ground?

**Yes.** Impacted soils have been confirmed at depths between zero and two feet below ground surface (bgs). However, detected concentrations in surface and shallow subsurface soils are below relevant PSRGs.

6B. Are chemicals found in soil on the site taken up by plants growing on the site?

**No.** Impacted soils are covered by an asphalt paved parking area.

6C. Do potential ecological receptors on or near the site feed on plants (e.g., grasses, shrubs, forbs, trees, etc.) found on the site?

**Unlikely.** Impacted soils are covered by an asphalt paved parking area so no significant vegetation is present.

6D. Do chemicals found on the site bioaccumulate?

**No.** Based on published references (U.S. Agency for Toxic Substances and Disease Registry, 1997), ethylbenzene, toluene, and xylenes do not significantly bioaccumulate.

**Question 6. Could chemicals associated with the site reach ecological receptors through direct ingestion of soil, plants, animals, or contaminants?**

**No.** Impacted soils are covered by an asphalt paved parking area, the groundwater plume does not intersect surface water, and the constituents of concern do not bioaccumulate. As such, it is unlikely that direct ingestion of plants or animals would occur.

**Attachment 1**  
**Examples of Sensitive Environments**  
**DSCA ID #DC600095**

Examples of environmentally sensitive areas include, but are not limited to, the following:

- National parks and national monuments, *None near site*
- Designated or administratively proposed federal wilderness areas, *None near site*
- National preserved, *None near site*
- National or state wildlife refuges, *None near site*
- National lakeshore recreational areas, *None near site*
- Federal land designated for protection of natural ecosystems, *None near site*
- State land designated for wildlife or game management, *None near site*
- State designated natural areas, *None near site*
- Federal or state designated scenic or wild river, *None near site*
- All areas that provide or could potentially provide critical habitat for state and federally listed threatened or endangered species, those species that are currently petitioned for listing, and species designated by other agencies as sensitive or species of concern, *None near site*
- Marine sanctuary, *None near site*
- Areas identified under the coastal zone management act, *None near site*
- Sensitive areas identified under the national estuary program or near coastal waters program, *None near site*
- Critical areas identified under the clean lakes program, *None near site*
- National seashore recreational area, *None near site*
- Habitat known to be used by federal designated or proposed endangered or threatened species, *Possible habitats in the unnamed tributaries of Torrence Creek located 950 feet south-southeast, 1,300 feet north, and 2,400 feet southeast, respectively, of the source property.*
- Unit of coastal barrier resources system, *None near site*
- Coastal barrier (undeveloped), *None near site*

- Spawning areas critical for the maintenance of fish/shellfish species within river, lake, or coastal tidal waters, *Possible habitats in the unnamed tributaries of Torrence Creek located 950 feet south-southeast, 1,300 feet north, and 2,400 feet southeast, respectively, of the source property.*
- Migratory pathways and feeding areas critical for maintenance of anadromous fish species within river reaches or areas in lakes or coastal tidal waters in which the fish spend extended periods of time, *Possible habitats in the unnamed tributaries of Torrence Creek located 950 feet south-southeast, 1,300 feet north, and 2,400 feet southeast, respectively, of the source property. However, it is unlikely that anadromous fish species would utilize these water bodies.*
- Terrestrial areas utilized for breeding by large of dense aggregations of animals, *None near site*
- National river reach designated as recreational, *None near site*
- Habitat known to be used by state designated endangered or threatened species, *Possible habitats in the unnamed tributaries of Torrence Creek located 950 feet south-southeast, 1,300 feet north, and 2,400 feet southeast, respectively, of the source property.*
- Habitat known to be used by species under review as to its federal endangered or threatened state, *Possible habitats in the unnamed tributaries of Torrence Creek located 950 feet south-southeast, 1,300 feet north, and 2,400 feet southeast, respectively, of the source property.*
- Coastal barrier (partially developed), *None near site*
- Particular areas, relatively small in size, important to maintenance of unique biotic communities, *None near site*
- State designated areas for protection or maintenance of aquatic life, and *None near site*
- Wetlands. *Five potential wetland areas are located between adjacent and 1,900 feet northwest, north, and northeast, and east of the site.*



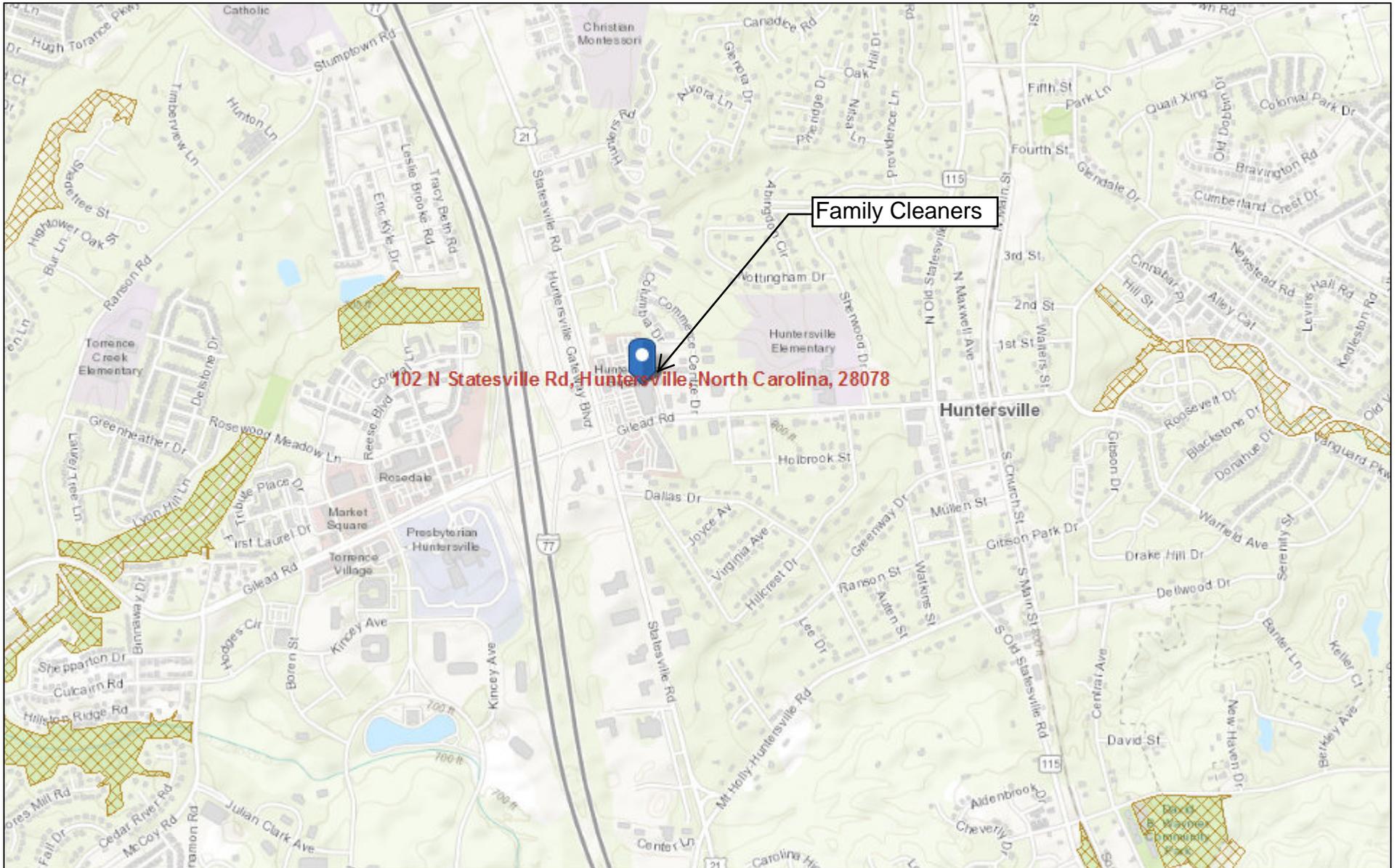
November 15, 2019

**Wetlands**

- |   |                                |   |                                   |   |       |
|---|--------------------------------|---|-----------------------------------|---|-------|
|  | Estuarine and Marine Deepwater |    | Freshwater Emergent Wetland       |  | Lake  |
|  | Estuarine and Marine Wetland   |    | Freshwater Forested/Shrub Wetland |  | Other |
|  | Freshwater Pond                |  | Riverine                          |   |       |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

# DS0-123 Family Cleaners



November 13, 2019

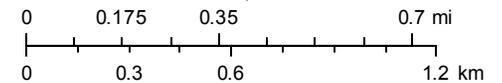
## Managed Areas

- Dedicated Nature Preserve
- Registered Heritage Area

- Conservation Easement
- Other Protection
- Federal Ownership

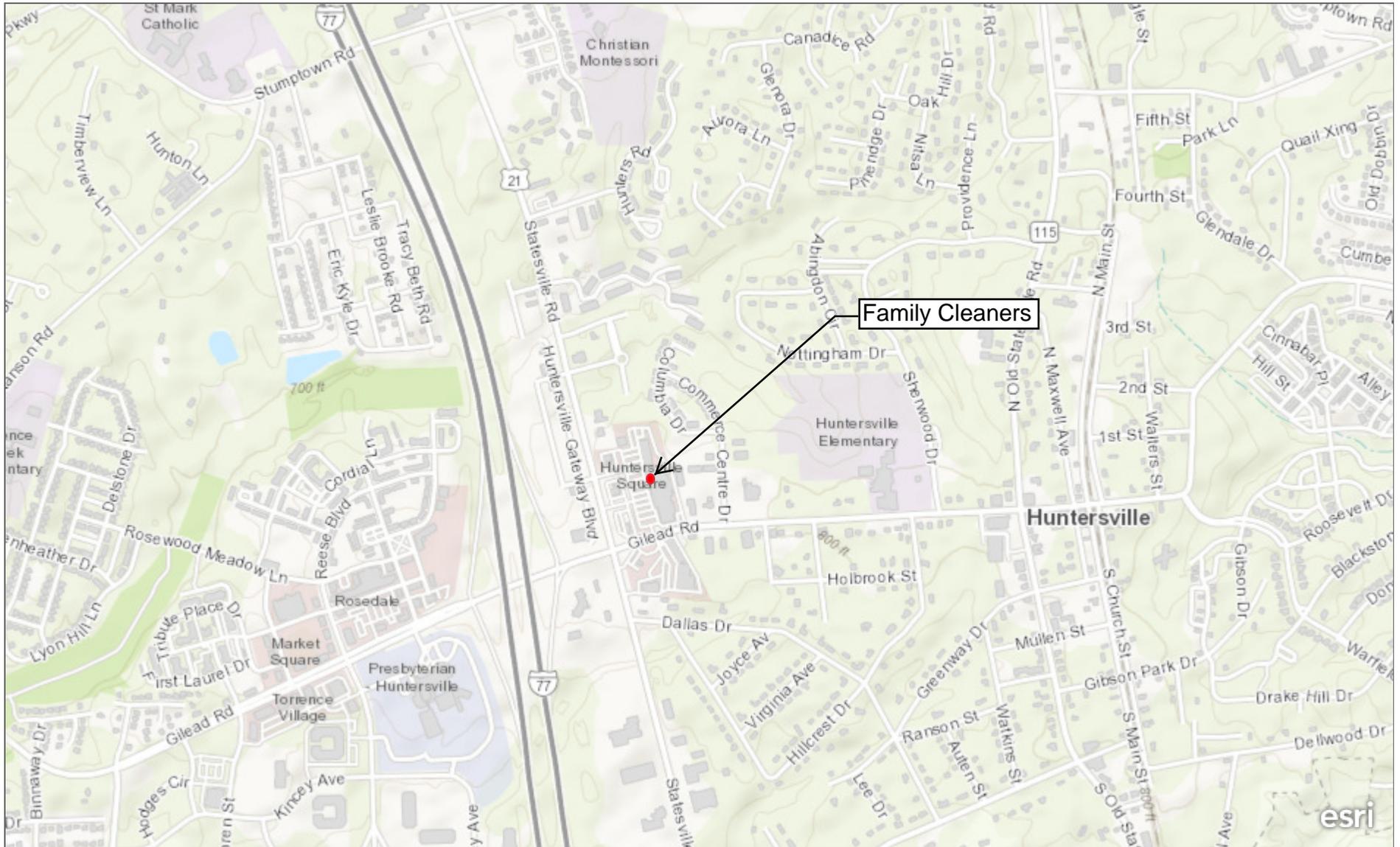
- State Ownership
- Local Government Ownership
- Private

1:21,968



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

### Critical Habitat for Threatened & Endangered Species [USFWS]



A specific geographic area(s) that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection.

U.S. Fish and Wildlife Service | City Of Charlotte, NC, State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

## U.S. Fish & Wildlife Service

# Endangered Species, Threatened Species, Federal Species of Concern, and Candidate Species,

## Mecklenburg County, North Carolina



Updated: 06-27-2018

Common Name	Scientific name	Federal Status	Record Status
<b>Vertebrate:</b>			
<a href="#">Bald eagle</a>	<i>Haliaeetus leucocephalus</i>	BGPA	Current
Carolina darter	<i>Etheostoma collis collis</i>	FSC	Current
<a href="#">Northern long-eared bat</a>	<i>Myotis septentrionalis</i>	T	Probable/Potential
<b>Invertebrate:</b>			
Carolina creekshell	<i>Villosa vaughaniana</i>	FSC	Current
<a href="#">Carolina heelsplitter</a>	<i>Lasmigona decorata</i>	E	Current
<a href="#">Rusty-patched bumble bee</a>	<i>Bombus affinis</i>	E	Historic
<b>Vascular Plant:</b>			
Carolina Hemlock	<i>Tsuga caroliniana</i>	ARS	Historic
Georgia aster	<i>Symphotrichum georgianum</i>	C	Current
<a href="#">Michaux's sumac</a>	<i>Rhus michauxii</i>	E	Current
Piedmont aster	<i>Eurybia mirabilis</i>	FSC	Current
<a href="#">Schweinitz's sunflower</a>	<i>Helianthus schweinitzii</i>	E	Current
<a href="#">Smooth coneflower</a>	<i>Echinacea laevigata</i>	E	Current
<b>Nonvascular Plant:</b>			
<b>Lichen:</b>			

### Definitions of Federal Status Codes:

E = endangered. A taxon "in danger of extinction throughout all or a significant portion of its range."

T = threatened. A taxon "likely to become endangered within the foreseeable future throughout all or a significant portion of its range."

C = candidate. A taxon under consideration for official listing for which there is sufficient information to support listing. (Formerly "C1" candidate species.)

BGPA = Bald and Golden Eagle Protection Act. See below.

ARS = [At Risk Species](#). Species that are Petitioned, Candidates or Proposed for Listing under the Endangered Species Act. Consultation under Section 7(a)(2) of the ESA is not required for Candidate or Proposed species;

although a Conference, as described under Section 7(a)(4) of the ESA is recommended for actions affecting species proposed for listing.

FSC=Federal Species of Concern. FSC is an informal term. It is not defined in the federal Endangered Species Act. In North Carolina, the Asheville and Raleigh Field Offices of the US Fish and Wildlife Service (Service) define Federal Species of Concern as those species that appear to be in decline or otherwise in need of conservation and are under consideration for listing or for which there is insufficient information to support listing at this time. Subsumed under the term "FSC" are all species petitioned by outside parties and other selected focal species identified in Service strategic plans, State Wildlife Action Plans, or Natural Heritage Program Lists.

T(S/A) = threatened due to similarity of appearance. A taxon that is threatened due to similarity of appearance with another listed species and is listed for its protection. Taxa listed as T(S/A) are not biologically endangered or threatened and are not subject to Section 7 consultation. See below.

EXP = experimental population. A taxon listed as experimental (either essential or nonessential). Experimental, nonessential populations of endangered species (e.g., red wolf) are treated as threatened species on public land, for consultation purposes, and as species proposed for listing on private land.

P = proposed. Taxa proposed for official listing as endangered or threatened will be noted as "PE" or "PT", respectively.

### **Bald and Golden Eagle Protection Act (BGPA):**

In the July 9, 2007 Federal Register( 72:37346-37372), the bald eagle was declared recovered, and removed (delisted) from the Federal List of Threatened and Endangered wildlife. This delisting took effect August 8, 2007. After delisting, the Bald and Golden Eagle Protection Act (Eagle Act) (16 U.S.C. 668-668d) becomes the primary law protecting bald eagles. The Eagle Act prohibits take of bald and golden eagles and provides a statutory definition of "take" that includes "disturb". The USFWS has developed National Bald Eagle Management Guidelines to provide guidance to land managers, landowners, and others as to how to avoid disturbing bald eagles. For mor information, visit <http://www.fws.gov/migratorybirds/baldeagle.htm>

### **Threatened due to similarity of appearance(T(S/A)):**

In the November 4, 1997 Federal Register (55822-55825), the northern population of the bog turtle (from New York south to Maryland) was listed as T (threatened), and the southern population (from Virginia south to Georgia) was listed as T(S/A) (threatened due to similarity of appearance). The T(S/A) designation bans the collection and interstate and international commercial trade of bog turtles from the southern population. The T(S/A) designation has no effect on land management activities by private landowners in North Carolina, part of the southern population of the species. In addition to its official status as T(S/A), the U.S. Fish and Wildlife Service considers the southern population of the bog turtle as a Federal species of concern due to habitat loss.

### **Definitions of Record Status:**

Current - the species has been observed in the county within the last 50 years.

Historic - the species was last observed in the county more than 50 years ago.

Obscure - the date and/or location of observation is uncertain.

Incidental/migrant - the species was observed outside of its normal range or habitat.

Probable/potential - the species is considered likely to occur in this county based on the proximity of known records (in adjacent counties), the presence of potentially suitable habitat, or both.

# IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

## Location

Mecklenburg County, North Carolina



## Local office

Asheville Ecological Services Field Office

☎ (828) 258-3939

📠 (828) 258-5330

160 Zillicoa Street  
Asheville, NC 28801-1082

<http://www.fws.gov/nc-es/es/countyfr.html>

# Endangered species

**This resource list is for informational purposes only and does not constitute an analysis of project level impacts.**

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population, even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species<sup>1</sup> and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries<sup>2</sup>).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information.
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

## Mammals

NAME

STATUS

Northern Long-eared Bat *Myotis septentrionalis*  
 No critical habitat has been designated for this species.  
<https://ecos.fws.gov/ecp/species/9045>

Threatened

## Clams

NAME

STATUS

Carolina Heelsplitter *Lasmigona decorata*  
 There is **final** critical habitat for this species. Your location is outside the critical habitat.  
<https://ecos.fws.gov/ecp/species/3534>

Endangered

## Flowering Plants

NAME

STATUS

Michaux's Sumac *Rhus michauxii*  
 No critical habitat has been designated for this species.  
<https://ecos.fws.gov/ecp/species/5217>

Endangered

Schweinitz's Sunflower *Helianthus schweinitzii*  
 No critical habitat has been designated for this species.  
<https://ecos.fws.gov/ecp/species/3849>

Endangered

Smooth Coneflower *Echinacea laevigata*  
 No critical habitat has been designated for this species.  
<https://ecos.fws.gov/ecp/species/3473>

Endangered

## Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

## Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act<sup>1</sup> and the Bald and Golden Eagle Protection Act<sup>2</sup>.

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.

2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)
------	--

**Bald Eagle** *Haliaeetus leucocephalus*

Breeds Sep 1 to Jul 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

<https://ecos.fws.gov/ecp/species/1626>

<p><b>Blue-winged Warbler</b> <i>Vermivora pinus</i>  This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	Breeds May 1 to Jun 30
<p><b>Cerulean Warbler</b> <i>Dendroica cerulea</i>  This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.  <a href="https://ecos.fws.gov/ecp/species/2974">https://ecos.fws.gov/ecp/species/2974</a></p>	Breeds Apr 28 to Jul 20
<p><b>Eastern Whip-poor-will</b> <i>Antrostomus vociferus</i>  This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds May 1 to Aug 20
<p><b>Golden Eagle</b> <i>Aquila chrysaetos</i>  This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.  <a href="https://ecos.fws.gov/ecp/species/1680">https://ecos.fws.gov/ecp/species/1680</a></p>	Breeds elsewhere
<p><b>Kentucky Warbler</b> <i>Oporornis formosus</i>  This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds Apr 20 to Aug 20
<p><b>Prairie Warbler</b> <i>Dendroica discolor</i>  This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds May 1 to Jul 31
<p><b>Prothonotary Warbler</b> <i>Protonotaria citrea</i>  This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds Apr 1 to Jul 31
<p><b>Red-headed Woodpecker</b> <i>Melanerpes erythrocephalus</i>  This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds May 10 to Sep 10
<p><b>Rusty Blackbird</b> <i>Euphagus carolinus</i>  This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds elsewhere
<p><b>Wood Thrush</b> <i>Hylocichla mustelina</i>  This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds May 10 to Aug 31

## Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

### Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is  $0.25/0.25 = 1$ ; at week 20 it is  $0.05/0.25 = 0.2$ .
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

### Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

### Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

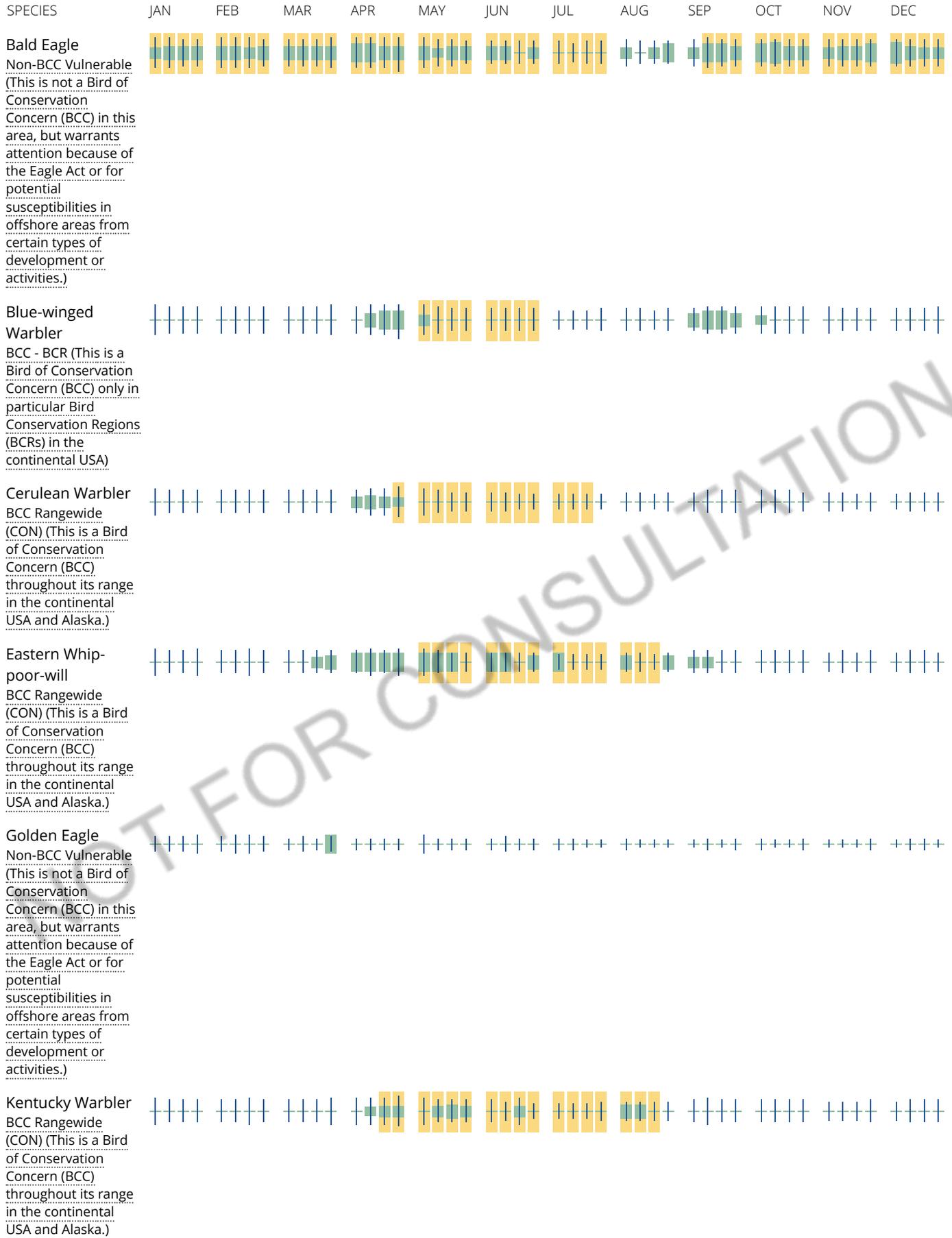
### No Data (—)

A week is marked as having no data if there were no survey events for that week.

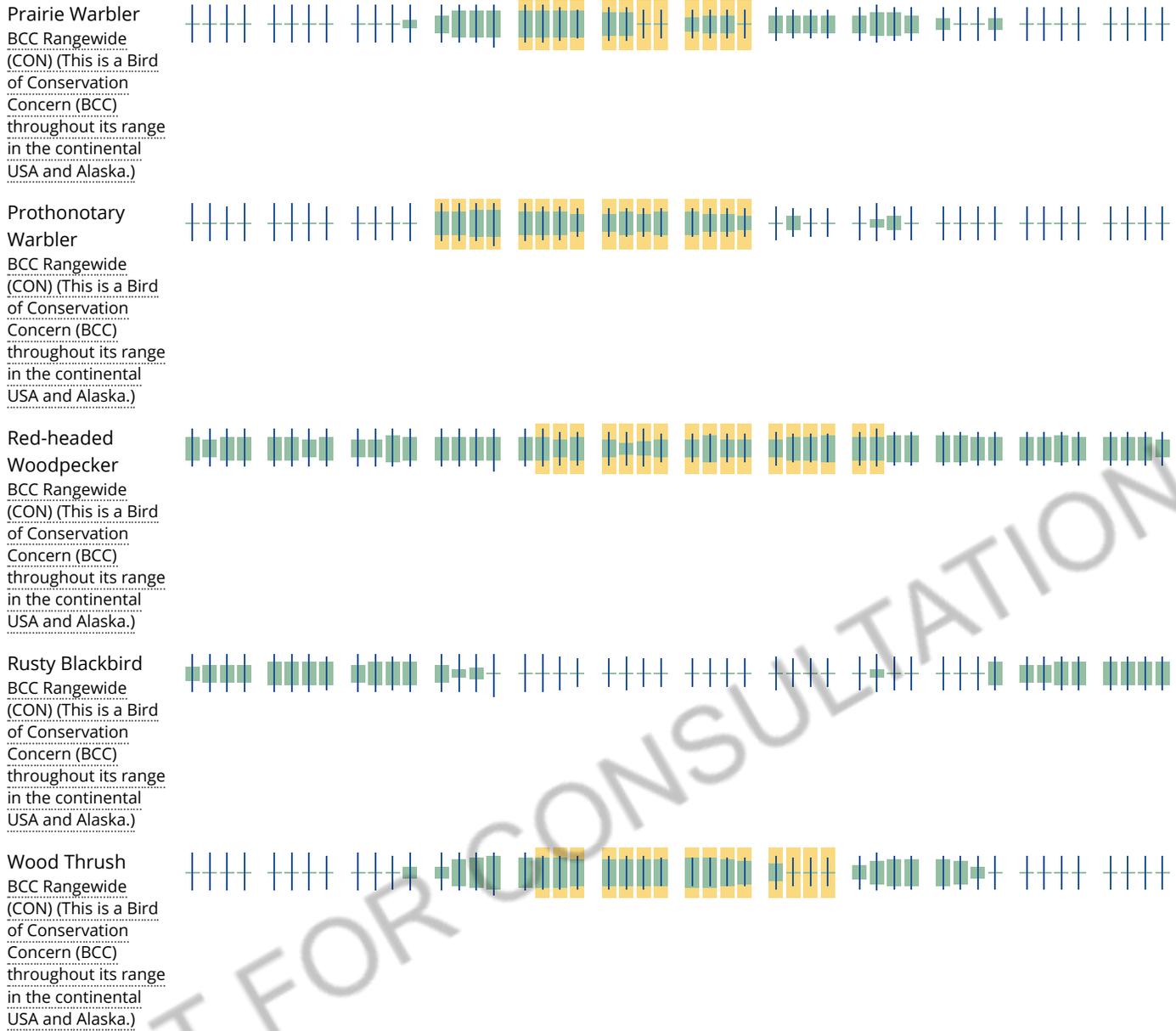
### Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

■ probability of presence ■ breeding season | survey effort — no data



NOT FOR CONSULTATION



**Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.**

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) and/or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

**What does IPaC use to generate the migratory birds potentially occurring in my specified location?**

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project

intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

### **What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?**

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go to the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

### **How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?**

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

### **What are the levels of concern for migratory birds?**

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

### **Details about birds that are potentially affected by offshore projects**

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

### What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

### Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

## Facilities

### National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

### Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

## Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

The area of this project is too large for IPaC to load all NWI wetlands in the area. The list below may be incomplete. Please contact the local U.S. Fish and Wildlife Service office or visit the [NWI map](#) for a full list.

#### FRESHWATER EMERGENT WETLAND

[PEM1Fh](#)  
[PEM1Ad](#)  
[PEM1C](#)  
[PEM1A](#)  
[PEM1Ch](#)  
[PEM1Ah](#)  
[PEM1Cx](#)  
[PEM1F](#)

#### FRESHWATER FORESTED/SHRUB WETLAND

[PFO1A](#)  
[PFO1C](#)  
[PSS1A](#)  
[PFO1Ch](#)  
[PFO1Ad](#)  
[PFO4/3B](#)  
[PFO1Ah](#)  
[PSS1Ch](#)  
[PSS1C](#)  
[PFO1/4B](#)  
[PFO1/3B](#)  
[PSS1Ad](#)  
[PSS1B](#)  
[PFO1Ax](#)  
[PFO1F](#)  
[PFO1/4A](#)  
[PSS1Cb](#)  
[PSS1Cd](#)  
[PSS1Ah](#)  
[PFO1Fh](#)  
[PSS1Fh](#)

[PSS3B](#)  
[PSS1Ax](#)

#### FRESHWATER POND

[PUBHh](#)  
[PUBKx](#)  
[PUBHx](#)  
[PUSCx](#)

#### LAKE

[L1UBHh](#)  
[L2USCh](#)

#### RIVERINE

[R2UBH](#)  
[R5UBH](#)  
[R4SBC](#)  
[R2UBHx](#)  
[R4SBAx](#)  
[R4SBCx](#)  
[R4SBA](#)  
[R2USA](#)

A full description for each wetland code can be found at the [National Wetlands Inventory website](#)

#### Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

#### Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

#### Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this

inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION

**Appendix C**  
**Notice of Dry-Cleaning Solvent Remediation**  
**Source Property: GPG Huntersville, LLC, PID 01712135**

## NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: GPG Huntersville, LLC

Recorded in Book \_\_\_\_\_, Page \_\_\_\_\_

Associated plat recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_

This documentary component of a Notice of Dry-Cleaning Solvent Remediation (hereinafter "Notice") is hereby recorded on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by GPG Huntersville, LLC (hereinafter "Property Owner"). The survey plat component of the Notice is being recorded concurrently with this documentary component. The real property (hereinafter "Property") which is the subject of this Notice is located at 14212 Statesville Road, Huntersville, Mecklenburg County, North Carolina, Parcel Identification (PID) 01712135.

The Property is contaminated with dry-cleaning solvent, as defined at North Carolina General Statutes (hereinafter "N.C.G.S."), Section (hereinafter "§") 143-215.104B(b)(9) and other contaminants, and is one of two parcels that make up the dry-cleaning solvent contamination site (hereinafter "Contamination Site"). This Notice has been approved by the North Carolina Department of Environmental Quality, or its successor in function (hereinafter "DEQ") under the authority of the Dry-Cleaning Solvent Cleanup Act of 1997, as amended, N.C.G.S. § 143-215.104A *et seq.* (hereinafter "DSCA"), and is required to be filed in the Register of Deeds' Office in the county or counties in which the land is located, pursuant to NCGS § 143-215.104M. A Notice will be recorded separately in each chain of title of the Contamination Site.

Groundwater at the Property is contaminated with dry-cleaning solvents associated with dry-cleaning operations at the former Family Cleaners (DSCA Site ID DC600095) located at 14212 Statesville Road, Huntersville in the Huntersville Square Shopping Center. Dry-cleaning operations were conducted on the Property from approximately 1988 through at least the late 1990s.

Pursuant to N.C.G.S. § 143-215.104M, this Notice is being filed in order to reduce or eliminate the danger to public health or the environment posed by the Property. Attached hereto as **Exhibit A** is a reduction, to 8 1/2" x 11", of the survey plat component of the Notice required by N.C.G.S. § 143-215.104M. The survey plat has been prepared and certified by a professional land surveyor and meets the requirements of G.S. 47-30, and contains the following information required by N.C.G.S. § 143-215.104M:

(1) A description of the location and dimensions of the areas of potential environmental concern with respect to permanently surveyed benchmarks; and

(2) The type, location and quantity of regulated dry-cleaning solvent contamination and other contaminants known to exist on the Property.

Attached hereto as **Exhibit B**, is a legal description of the Property that would be sufficient as a description in an instrument of conveyance.

Pursuant to NCGS § 143-215.104M, a certified copy of this Notice must be filed within 15 days of receipt of DEQ's approval of the Notice or the effective date of the dry-cleaning solvent remediation agreement, whichever is later. Pursuant to NCGS § 143-215.104M, the copy of the Notice certified by DEQ must be recorded in the grantor index under the names of the owners of the land.

### **LAND-USE RESTRICTIONS**

NCGS § 143-215.104M requires that the Notice identify any restrictions on the current and future use of the Property that are necessary or useful to maintain the level of protection appropriate for the designated current or future use of the Property and that are designated in the dry-cleaning remediation agreement. The restrictions shall remain in force in perpetuity unless canceled by the Secretary of DEQ, or his/her designee, after the hazards have been eliminated, pursuant to NCGS §143-215.104M. Those restrictions are hereby imposed on the Property, and are as follows:

1. Without prior written approval from DEQ, the Property shall not be used for:
  - a. child care centers or schools; or
  - b. mining or extraction of coal, oil, gas or any mineral or non-mineral substances.
2. No activities that encounter, expose, remove or use groundwater (for example, installation of water supply wells, fountains, ponds, lakes or swimming pools that use groundwater, or construction or excavation activities that encounter or expose groundwater) may occur on the Property without prior approval of DEQ.
3. In January of each year, on or before January 31<sup>st</sup>, the owner of any portion of the Property shall submit a notarized Annual Certification of Land-Use Restrictions to DEQ certifying that this Notice remains recorded at the Register of Deeds' office, and that the land-use restrictions are being complied with.
4. No person conducting environmental assessment or remediation at the Property or involved in determining compliance with applicable land-use restrictions, at the direction of, or pursuant to a permit or order issued by DEQ may be denied access to the Property for the purpose of conducting such activities.
5. The owner of any portion of the Property shall cause the instrument of any sale, lease, grant, or other transfer of any interest in the property to include a provision expressly requiring the lessee, grantee, or transferee to comply with this Notice. The failure to include such a provision shall not affect the validity or applicability of any land-use restriction in this Notice.

## **RIGHT OF ENTRY**

The property owner grants and conveys to DEQ, its agents, contractors, and employees, and any person performing pollution remediation activities under the direction of DEQ, access at reasonable times and under reasonable security requirements to the Property to determine and monitor compliance with the land-use restrictions set forth in this Notice. Such investigations and actions are necessary by DEQ to ensure that use, occupancy, and activities of and at the Property are consistent with the land-use restrictions and to ensure that the structural integrity and continued effectiveness of any engineering controls (if appropriate) described in the Notice are maintained. Whenever possible, at least 48 hours advance notice will be given to the Property Owner prior to entry. Advance notice may not always be possible due to conditions such as response time to complaints and emergency situations.

## **REPRESENTATIONS AND WARRANTIES**

The Property Owner hereby represents and warrants to the other signatories hereto:

- i) that the Property Owner is the sole owner of the Property; **or** that the Property Owner has provided to DEQ the names of all other persons that own an interest in or hold an encumbrance on the Property and have notified such persons of the Property Owner's intention to enter into this Notice;
- ii) that the Property Owner has the power and authority to enter into this Notice, to grant the rights and interests herein provided and to carry out all obligations hereunder; and
- iii) that this Notice will not materially violate or contravene or constitute a material default under any other agreement, document or instrument to which the Property Owner is a party or by which the Property Owner may be bound or affected.

## **ENFORCEMENT**

The above land-use restrictions shall be enforceable without regard to lack of privity of estate or contract, lack of benefit to particular land, or lack of any property interest in particular land. The land-use restrictions shall be enforced by any owner of the Property. The land-use restrictions may also be enforced by DEQ through the remedies provided in NCGS § 143-215.104P or by means of a civil action; by any unit of local government having jurisdiction over any part of the Property; and by any person eligible for liability protection under the DSCA who will lose liability protection if the restrictions are violated. Any attempt to cancel any or all of this Declaration without the approval of the Secretary of DEQ (or its successor in function), or his/her delegate, shall be subject to enforcement by DEQ to the full extent of the law. Failure by any party required-or authorized to enforce any of the above restrictions shall in no event be deemed a waiver of the right to do so thereafter as to the same violation or as to one occurring prior or subsequent thereto.

If a land-use restriction set out in this Notice required under NCGS § 143-215.104.M is violated, the owner of the Property at the time the land-use restriction is violated, the owner's successors and assigns, and the owner's agents who direct or contract for alteration of the contamination site in violation of a land-use restriction shall be liable for remediation of all contaminants to unrestricted use standards.

### **FUTURE SALES, LEASES, CONVEYANCES AND TRANSFERS**

When any portion of the Property subject to this Notice is sold, leased, conveyed or transferred, the deed or other instrument of transfer shall contain in the description section, in no smaller type than that used in the body of the deed or instrument, (1) a statement that the property has been contaminated with dry-cleaning solvent and, if appropriate, cleaned up under the Act and (2) a reference by book and page to the recordation of this Notice.

The Property Owner shall notify DEQ within fourteen (14) calendar days of the effective date of any conveyance, grant, gift, or other transfer, whole or in part, of the Property Owner's interest in the Property. This notification shall include the name, business address and phone number of the transferee and the expected date of transfer.

The Property Owner shall notify DEQ within thirty (30) days following the petitioning or filing of any document by any person initiating a rezoning of the Property that would change the base zone of the Property.

This provision shall not apply to leases that do not provide for the right to take actions that would violate the prohibitions and restrictions of this Notice.

**PROPERTY OWNER SIGNATURE**

IN WITNESS WHEREOF, Property Owner has caused this instrument to be duly executed this \_\_\_ day of \_\_\_\_\_, 20\_\_.

GPG Huntersville, LLC

By:

\_\_\_\_\_  
Name of contact

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public of the county and state aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he/she is a Member of GPG Huntersville, LLC, a North Carolina limited liability corporation, and its Manager, and that by authority duly given and as the act of the company, the foregoing Notice of Dry-Cleaning Solvent Remediation was signed in its name by him.

WITNESS my hand and official stamp or seal, this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Name typed or printed  
Notary Public

My Commission expires: \_\_\_\_\_  
[Stamp/Seal]

**APPROVAL AND CERTIFICATION**

The foregoing Notice of Dry-Cleaning Solvent Remediation is hereby approved and certified.

North Carolina Department of Environmental Quality

By: \_\_\_\_\_ Date \_\_\_\_\_  
Jim Bateson, LG  
Chief, Superfund Section  
Division of Waste Management

ATTACHMENT

**LIMITED POWER OF ATTORNEY**

I \_\_\_\_\_ “Property Owner”, do hereby grant a limited power of attorney to DEQ and to DEQ’s independent contractors, as follows:

**DEQ and DEQ’s independent contractors shall have the limited power of attorney to record this Notice, including its documentary and survey plat components, in accordance with N.C.G.S. § 143-215.104M on my “Property Owner” behalf. This limited power of attorney shall terminate upon completion of the recordation of the Notice.**

Signature of Property Owner \_\_\_\_\_

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public, do hereby certify that \_\_\_\_\_ personally appeared before me this day and signed this “Limited Power of Attorney”.

WITNESS my hand and official stamp or seal, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Name typed or printed

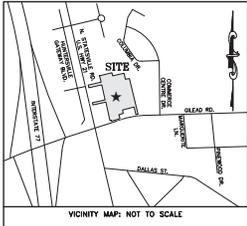
Notary Public

My Commission expires: \_\_\_\_\_

[Stamp/Seal]



**EXHIBIT A**  
**REDUCTION OF SURVEY PLAT**



DATE: 05-16-2020		PROJECT NAME: Former Family Cleaners		
LOCATION: Huntersville, NC		MONITORING WELL LOCATION MAP		
MONITORING WELL ID	NORTHING (FEET)	EASTING (FEET)	ELEVATION (FEET)	DESIGNATION
MW-1	609966.524	1447637.488	781.34'	T.O.W.
MW-2	610247.496	1447552.754	778.31'	T.O.W.
MW-3	610010.233	1447773.620	780.82'	T.O.W.
MW-4	609677.818	1447616.474	779.48'	T.O.W.
MW-5	610037.507	1447434.083	778.18'	T.O.W.

**GPS STATEMENT**  
 THIS IS TO CERTIFY THAT THE PROPERTIES SHOWN ON THIS PLAN ARE SOLELY LOCATED IN A SPECIAL ZONING AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY NUMBER 32168-8006-6, AND 32168-8100-6, DATED SEPTEMBER 8, 2005.

**GPS STATEMENT**  
 THE ISACS GROUP SURVEY DATA FOR THIS PROJECT COORDINATE SYSTEM, US STATE PLANE AND 1983 (2011 HARN ADJUSTMENT) ZONE: NORTH CAROLINA 3200 PROJECT DATUM: NAD 83 (2011 HARN ADJUSTMENT) COORDINATE UNIT: US SURVEY FEET PROJECT LOCALIZED (GRID TO GRID): POINT #2006 (AKA 8904) NORTHING: 610073.417 EASTING: 1447460.357 ELEVATION: 778.02 USING A GRID SCALE FACTOR OF 0.9998494429

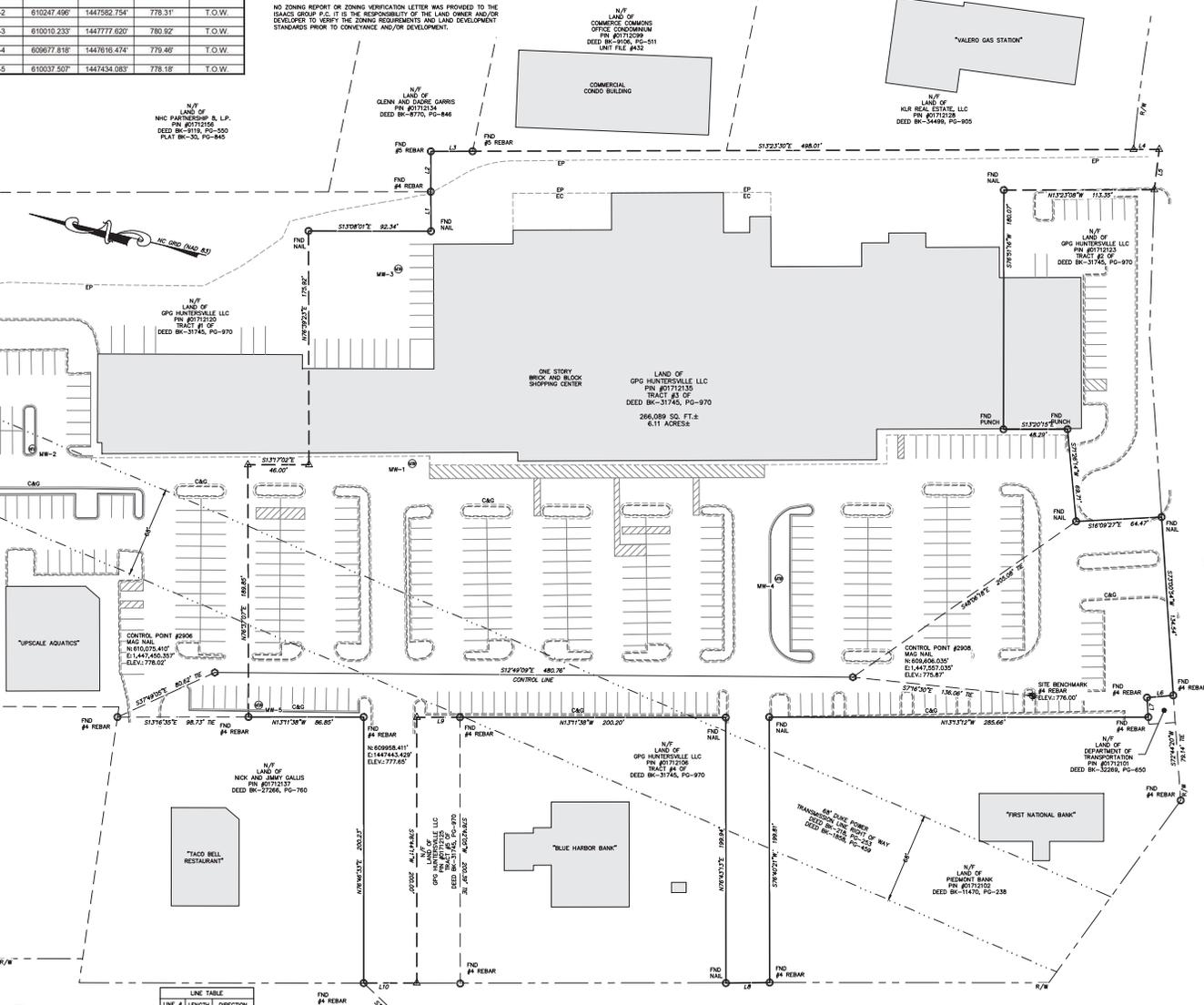
**UNDERGROUND UTILITY DISCLOSURE**  
 UNDERGROUND UTILITIES SHOWN HEREON ARE A GRAPHICAL REPRESENTATION OF THEIR APPROXIMATE LOCATION ONLY AND MAY NOT BE A COMPLETE INVENTORY OF EXISTING UTILITIES. EXISTING UTILITIES VACUUM INDICATIONS OF SMALL NON-DESTRUCTIVE FORM OF DESCRIPTION WHICH HAVE BEEN PERFORMED ON THIS PROJECT. THE ISACS GROUP, P.C. ACCEPTS NO RESPONSIBILITY FOR THE EXACT LOCATION OF SITE UTILITIES SHOWN OR FOR UTILITIES NOT SHOWN ON THIS MAP. PRIOR TO COMMENCEMENT OF ANY EXCAVATION, CONTACT 811 (EMERCALL) OR A PRIVATE UTILITY LOCATOR AS NEEDED TO VERIFY THE LOCATIONS AND EXISTENCE OF EXISTING UTILITIES.

**CERTIFICATE OF APPROVAL**  
 MECKLENBURG COUNTY APPROVED IN ACCORDANCE WITH THE ENGINEERING REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA.  
 MECKLENBURG COUNTY STAFF DATE

**CERTIFICATE OF REVIEW OFFICER**  
 I, \_\_\_\_\_, REVIEWER OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
 REVIEW OFFICER DATE

- LEGENDS**
- N/F NOW OR FORMERLY
  - R/W RIGHT OF WAY
  - T.O.W. TOWN OF WAY
  - C&G CONCRETE CURB AND GUTTER
  - EP EDGE OF PAVEMENT
  - EC EDGE OF CONCRETE
  - M MONITORING WELL
  - MONUMENTATION (AS NOTED)
  - CALCULATED POINT
  - NON-MONUMENT
  - ISACS GROUP CONTROL POINT
  - PROJECT BENCHMARK
  - MONITORING WELL
  - SOURCE PROPERTY BOUNDARY LINE (MONUMENTED)
  - SOURCE PROPERTY BOUNDARY LINE (NON-MONUMENTED)
  - ISACS GROUP CONTROL LINE
  - PROPERTY CONTROL LINE
  - BUILDINGS

- SURVEY NOTES**
- THE SUBJECT PROPERTY FOR THIS SURVEY IS IDENTIFIED BY MECKLENBURG COUNTY PARCEL IDENTIFICATION NUMBER (PIN) #0712130. THE PURPOSE OF THIS PLAN IS TO DISPLAY (1) THE LOCATION OF MONITORING WELLS LOCATED ON THE SUBJECT PROPERTY WITH RESPECT TO SURVEYED BENCHMARKS AND (2) THE TYPE, LOCATION AND QUANTITY OF REGULATED SUBSTANCES AND CONTAMINANTS KNOWN TO EXIST ON THIS NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY (DHEC) DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM SITE.
  - THE AREA AND TYPE OF CONTAMINATION DERIVED FROM THE MAP ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING.
  - ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 (2011 HARN ADJUSTMENT), WITH NAD 83 (2011) ELEVATION. THE GPS SURVEY PERFORMED BY THE ISACS GROUP ON MARCH 4, 2020, THE N.C. STATE PLANE COORDINATES SHOWN FOR CONTROL POINTS 2906 AND 2908 WERE ESTABLISHED USING A TRIPLE BEAM GLOBAL POSITIONING SYSTEM (GPS) UNIT IN CONJUNCTION WITH THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NCS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS). ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET (UNLESS NOTED OTHERWISE).
  - THIS PLAN DOES NOT REPRESENT A WAIVER OF LIABILITY OF THE SUBJECT PROPERTY. THE LEGAL DESCRIPTION FOLLOWS WITHIN THE SUBJECT PROPERTY'S DEED.
  - SOME INFORMATION SUCH AS BUILDING FOOTPRINTS, CURB LINES, EDGE OF PAVEMENT, PAINT STRIPES, AND SIGNAGE HAVE BEEN TAKEN FROM MECKLENBURG COUNTY'S DATABASE INFORMATION. THIS INFORMATION IS SHOWN FOR REFERENCE PURPOSES ONLY. NO ASSURANCE OF POSITIVE TOLERANCE IS GUARANTEED BY THIS SURVEY AS TO HOW THE SURVEYED FEATURES RELATE TO THE GIS INFORMATION SHOWN.
  - PROPERTY OWNER INFORMATION WAS OBTAINED FROM MECKLENBURG COUNTY GIS TAX RECORDS.
  - THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAY SURVEYED, AND DOES NOT EXTEND TO THE RIGHT-OF-WAY WIDTH OF ANY ADJACENT PROPERTIES.
  - SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS, AND ENCUMBRANCES, NOW OR RECORDED.
  - THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
  - THIS PLAN SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE AND DATE AFFIXED. FURTHERMORE, IF THIS PLAN BECAME LOST, A RE-PRINT IS SHOWN AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSES OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.
  - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT. THE ISACS GROUP, P.C. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT ARE SHOWN HEREON.
  - ALL DISTANCES SHOWN ON THIS MAP ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED.
  - ALL PROPERTY CORNERS MONUMENTED AS SHOWN.
  - AREAS CALCULATED BY COORDINATE GEOMETRY.
  - REFERENCES: AS SHOWN HEREON.



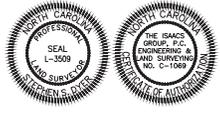
**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	29.84'	N76°43'21"E
L2	30.37'	N76°50'47"E
L3	31.40'	S123°30'30"E
L4	19.37'	S123°23'41"E
L5	30.56'	S83°42'34"W
L6	19.24'	N89°01'17"W
L7	14.71'	S72°58'32"W
L8	32.83'	N131°7'58"W
L9	32.50'	N131°2'54"W
L10	40.01'	N131°7'58"W

**GRID TIE**  
 NON-MONUMENT "LEAD"  
 GRID COORDINATES (NAD 83)  
 N: 609,623.320  
 E: 1,446,787.400  
 ELEV: 773.832 (NAD 83)

**N. STATESVILLE ROAD  
 U.S. HIGHWAY 21  
 PUBLIC RIGHT OF WAY VARIES**

**SURVEYOR'S CERTIFICATE**  
 I, STEPHEN S. DYER, PLS, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BK-31745, PG-970). THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SHOWN FROM INFORMATION SHOWN ON THE FACE OF THIS PLAN THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECONSTRUCTION OF EXISTING INFORMATION AS SHOWN OR OTHERWISE, OR OTHER EXCEPTION OR DEVIATION TO THE EXTENSION OF SURVEYS; THAT THE RATIO OF PRESSION AS CALCULATED IS 0.9998494429; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 42-1-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL.  
 STEPHEN S. DYER, PLS License # 3509  
 N.C. FIRM LICENSE # 10-1069



**SURVEY PLAT EXHIBIT A**  
 TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION OWNERS:  
 GPG HUNTERSVILLE, LLC  
 1455 STATEVILLE ROAD, SUITE 420  
 TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA  
 FORMER FAMILY CLEANERS  
 DISCA SITE ID D008005  
 File #: 18145-SOURCE | Date: 07-17-2020 | Project P.L.S.: SSD  
 Surveyed By: JDN  
 Drawn By: CLC  
 Scale: 1"=40'  
 8720 RED OAK BLVD, SUITE 420  
 CHARLOTTE, NC 28211  
 PHONE (704) 527-3440 FAX (704) 527-8335  
 SHEET 1 OF 1

**EXHIBIT B**  
**PROPERTY LEGAL DESCRIPTION**

**PARCEL A, TRACT III**

(TAX PARCEL: 017-121-35)

That certain tract or parcel of land situated, lying and being in the Town of Huntersville, County of Mecklenburg, State of North Carolina and being more particularly described as follows:

BEGINNING at an existing iron rod on the northerly right-of-way margin of Gilead Road (80 foot public R/W), said point being the southwest corner of the property of J.C. Faw (now or formerly) as described in Deed Book 6176, Page 735 in the Mecklenburg County Public Registry (the "Registry"); Thence with and along the said northerly right-of-way margin of Gilead Road for the following two (2) courses and distances: 1) S 13°24'23" E a distance of 19.37 feet to an existing iron rod; 2) S 83°41'40" W a distance of 30.56 feet to an existing iron rod, said point being the southeast corner of Parcel A, Tract II as described above; Thence with and along the boundary of said Parcel A, Tract II the following five (5) courses and distances: 1) N 13°23'55" W a distance of 113.40 feet to a new nail; 2) S 76°50'51" W a distance of 180.08 feet to a new nail; 3) S 13°21'04" E a distance of 48.27 feet to a new nail; 4) S 71°21'29" W a distance of 69.74 feet to a new nail; 5) S 16°10'26" E a distance of 64.49 feet to an existing nail on the northerly right-of-way margin of Gilead Road (60 foot public R/W); Thence with and along said the northerly right-of-way margin S 73°04'08" W a distance of 134.52 feet to an existing iron rod, said iron being the southeast corner of the property of Piedmont Natural Gas Company (now or formerly) as described in Deed Book 2071, Page 290 in said Registry; Thence with and along the boundary of said property of Piedmont Natural Gas Company for the following two (2) courses and distances: 1) N 18°10'04" W a distance of 19.74 feet to an existing iron rod; 2) S 72°57'39" W a distance of 14.71 feet to an existing iron rod, said iron being on the easterly boundary of the property of Piedmont Bank (now or formerly) as described in Deed Book 11470, Page 238 in said Registry; Thence with and along said boundary of property of Piedmont Bank for the following two (2) courses and distances: 1) N 13°14'22" W a distance of 285.54 feet to an existing nail; 2) S 76°42'41" W a distance of 199.89 feet to an existing iron rod on the easterly right-of-way margin of North Statesville Road (150 foot public R/W); Thence with and along said easterly right-of-way margin N 13°18'51" W a distance of 32.83 feet to a new nail, said point being the southwest corner of Parcel B, Tract I as described below; Thence with and along the boundary of said Parcel B, Tract I for the following two (2) courses and distances: 1) N 76°42'52" E a distance of 199.64 feet to a new nail; 2) N 13°13'28" W (passing a new iron rod being the northeast corner of said Parcel B, Tract I, and the southeast corner of Parcel B, Tract II as described below at 200.20 feet) a total distance of 232.70 feet to a point being the northeast corner of said Parcel B, Tract II; Thence with and along the northerly boundary of said Parcel B, Tract II S 76°43'18" W a distance of 200.00 feet to an existing iron rod on the easterly right-of-way margin of North Statesville Road; Thence with and along said easterly right-of-way margin N 13°18'51" W a distance of 40.01 feet to an existing iron rod, said iron being the southwest corner of the property of Nick Gallis and Jimmy Gallis (now or formerly) as described in Deed Book 27266, Page 760 in said Registry; Thence with and along boundary of said property Gallis for the following two (2) courses and distances: 1) N 76°42'56" E a distance of 200.19 feet to an existing iron rod; 2) N 13°15'00" W a distance of 86.83 feet to an existing iron rod, said iron being the southwest corner of Parcel A, Tract I as described above; Thence with and along the southerly boundary of said Parcel A, Tract I for the following five (5) courses and distances: 1) N 76°36'05" E a distance of 189.96 feet to a new nail; 2) S 13°17'55" E a distance of 46.00 feet to a new nail; 3) N 76°36'05" E a distance of 175.48 feet to a

new nail; 4) S 13°17'55" E a distance of 92.28 feet to a new nail; 5) N 76°36'05" E a distance of 30.00 feet to an existing iron rod, said iron being the southwest corner of the property of Glenn Garris (now or formerly) as described in Deed Book 8770, Page 846 in said Registry; Thence with and along the southerly boundary of said property of Glenn Garris N 76°58'01" E a distance of 30.31 feet to an existing iron rod; Thence with and along the westerly boundary of said property of Glenn Garris and continuing with the westerly boundary of the property of Commercial Investors LLC (now or formerly) as described in Deed Book 9985, Page 749 in said Registry, and the westerly boundary of the property of J.C. Faw (now or formerly) as described in Deed Book 6176, Page 735 in said Registry S 13°24'23" E a distance of 529.41 feet to the point of BEGINNING;

Having an area of 266,095 square feet or 6.1087 acres, as shown on a survey prepared by R. B. Pharr & Associates, P.A. dated January 3, 2017 (map file W-5255).

**Appendix D**  
**Notice of Dry-Cleaning Solvent Remediation**  
**Off-Source Property: GPG Huntersville, LLC, PID 01712120**

## NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: GPG Huntersville, LLC

Recorded in Book \_\_\_\_\_, Page \_\_\_\_\_

Associated plat recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_

This documentary component of a Notice of Dry-Cleaning Solvent Remediation (hereinafter "Notice") is hereby recorded on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. The survey plat component of the Notice is being recorded concurrently with this documentary component. The real property (hereinafter "Property") which is the subject of this Notice is located at 14310 Statesville Road, Huntersville, Mecklenburg County, North Carolina, Parcel Identification (PID) 01712120.

The Property is contaminated with dry-cleaning solvent, as defined at North Carolina General Statutes (hereinafter "N.C.G.S."), Section (hereinafter "§") 143-215.104B(b)(9), and other contaminants and is one of two parcels that make up the dry-cleaning solvent contamination site (hereinafter "Contamination Site"). This Notice has been approved by the North Carolina Department of Environmental Quality, or its successor in function (hereinafter "DEQ") under the authority of the Dry-Cleaning Solvent Cleanup Act of 1997, as amended, N.C.G.S. § 143-215.104A *et seq.* (hereinafter "DSCA"), and is required to be filed in the Register of Deeds' Office in the county or counties in which the land is located, pursuant to NCGS § 143-215.104I. A Notice will be recorded separately in each chain of title of the Contamination Site.

Groundwater under the Property is contaminated with dry-cleaning solvents associated with dry-cleaning operations at the former Family Cleaners (DSCA Site ID DC600095) located at 14212 Statesville Road in the Huntersville Square Shopping Center. **A risk assessment of the contaminated property concluded that the contamination poses no unacceptable risk as long as groundwater on the property is not used as a source of water for any water supply wells.**

Pursuant to N.C.G.S. § 143-215.104I, this Notice is being filed in order to reduce or eliminate the danger to public health or the environment posed by the Property. Attached hereto as **Exhibit A** is a reduction, to 8 1/2" x 11", of the survey plat component of the Notice required by N.C.G.S. § 143-215.104M. The survey plat has been prepared and certified by a professional land surveyor and meets the requirements of G.S. 47-30, and contains the following information required by N.C.G.S. § 143-215.104M:

(1) A description of the location and dimensions of the areas of potential environmental concern with respect to permanently surveyed benchmarks; and

(2) The type, location and quantity of regulated dry-cleaning solvent contamination and other contaminants known to exist on the Property.

Attached hereto as **Exhibit B** is a legal description of the Property that would be sufficient as a description in an instrument of conveyance.

### **USE OF GROUNDWATER PROHIBITED BY STATE AND LOCAL REGULATIONS**

Groundwater on this property contains contaminants that exceed unrestricted use standards. Pursuant to 15A North Carolina Administrative Code 02C .0107(b)(1), “(t)he source of water for any water supply well shall not be from a water bearing zone or aquifer that is contaminated.” Therefore, state law prohibits construction of a water supply well on this property unless it can be demonstrated that the water pumped from the well is not contaminated. Further, pursuant to North Carolina General Statute 87-88(c) and 15A North Carolina Administrative Code 02C .0112(a), no well may be constructed or maintained in a manner whereby it could be a source or channel of contamination of the groundwater supply or any aquifer.

This property lies within an Area of Regulated Groundwater Usage established pursuant to the Mecklenburg County Groundwater Well Regulations. Because a public water supply is available, no new water supply well will be permitted on this property because it is located within 1,000 feet of a contamination site.

### **FUTURE SALES, LEASES, CONVEYANCES AND TRANSFERS**

When any portion of the Property is sold, leased, conveyed or transferred, pursuant to NCGS § 143-215.104M the deed or other instrument of transfer shall contain in the description section, in no smaller type than that used in the body of the deed or instrument, a statement that the Property has been contaminated with dry-cleaning solvent and, if appropriate, cleaned up under the DSCA.

This provision shall not apply to leases that do not provide for the right to take actions that would violate the prohibitions and restrictions of this Notice.

**CANCELLATION OF THE NOTICE**

The Notice may, at the request of the Property Owner, be canceled by DEQ after the risk to public health and the environment associated with the dry-cleaning solvent contamination and any other contaminants included in the DSCA Remediation Agreement have been eliminated as a result of remediation of the Property to unrestricted use standards.

**APPROVAL AND CERTIFICATION OF NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY**

The foregoing Notice of Dry-Cleaning Solvent Remediation is hereby approved and certified.

North Carolina Department of Environmental Quality

By: \_\_\_\_\_ Date \_\_\_\_\_  
Jim Bateson, LG  
Chief, Superfund Section  
Division of Waste Management

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

I, \_\_\_\_\_, a Notary Public of Wake County and State of North Carolina do hereby certify that \_\_\_\_\_ did personally appeared before me this the \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Name typed or printed  
Notary Public

My Commission expires: \_\_\_\_\_  
[Stamp/Seal]

**CERTIFICATION OF REGISTER OF DEEDS**

The foregoing documentary component of the Notice of Dry-Cleaning Solvent Remediation, and the associated plat, are certified to be duly recorded at the date and time, and in the Books and Pages, shown on the first page hereof.

Register of Deeds for Mecklenburg County

By: \_\_\_\_\_

Name typed or printed: \_\_\_\_\_

Deputy/Assistant Register of Deeds

\_\_\_\_\_

Date

**EXHIBIT A**

**SURVEY PLAT REDUCTION**



## EXHIBIT B

### LEGAL DESCRIPTION FOR PROPERTY

#### PARCEL A, TRACT I

(TAX PARCEL: 017-121-20)

That certain tract or parcel of land situated, lying and being in the Town of Huntersville, County of Mecklenburg, State of North Carolina and being more particularly described as follows:

BEGINNING at an existing iron rod being the northeast corner of the property of Lisa Rob Properties LLC (now or formerly) as described in Deed Book 17360, Page 914 in the Mecklenburg County Public Registry (the "Registry"), said iron also being on the southerly boundary of the property of Hook Land LLC (now or formerly) as described in Deed Book 24575, Page 290 in said Registry; Thence with and along said southerly boundary of the property of Hook Land LLC N 86°09'57" E a distance of 9.80 feet to an existing iron rod, said iron being the southwest corner of the property of American Towers Inc. (now or formerly) as described in Deed Book 24060, Page 874 in said Registry; Thence with and along the southerly boundary of said property of American Towers Inc. continuing with the southerly boundary of Lot 9, revised Plat for Lot #9 Boulder Village Subdivision, as recorded in Map Book 53, Page 29 in said Registry, and continuing with the southerly boundary of Tract A, Parkview Apartments, Map Two as recorded in Map Book 30, Page 845 in said Registry N 84°55'50" E a distance of 380.80 feet to an existing iron rod; Thence with and along the westerly boundary of said Tract A, Parkview Apartments, Map Two S 13°19'17" E a distance of 179.00 feet to an existing iron rod; Thence continuing with said westerly boundary of Tract A, and with the westerly boundary of the property of Glenn Garris (now or formerly) as described in Deed Book 8770, Page 846 in said Registry S 13°20'54" E a distance of 209.60 feet to an existing iron rod on the northerly boundary of Parcel A, Tract III as described below; Thence with and along said northerly boundary of Parcel A, Tract III for the following five (5) courses and distances: 1) S 76°36'05" W a distance of 30.00 feet to a new nail; 2) N 13°17'55" W a distance of 92.28 feet to a new nail; 3) S 76°36'05" W a distance of 175.48 feet to a new nail; 4) N 13°17'55" W a distance of 46.00 feet to a new nail; 5) S 76°36'05" W a distance of 189.96 feet to an existing iron rod on the easterly boundary of the property of Nick Gallis and Jimmy Gallis (now or formerly) as described in Deed Book 27266, Page 760 in said Registry; Thence with and along said easterly boundary of the property of Gallis N 13°15'00" W a distance of 98.73 feet to an existing iron rod on the southerly boundary of the property of Lisa Rob Properties LLC (now or formerly) as described in Deed Book 17360, Page 914 in said Registry; Thence with and along boundary of said Lisa Rob Properties LLC for the following two (2) courses and distances: 1) N 84°58'13" E a distance of 7.77 feet to an existing iron rod; 2) N 13°03'52" W a distance of 209.51 feet to the point of BEGINNING;

Having an area of 120,857 square feet or 2.7745 acre, as shown on a survey prepared by R. B. Pharr & Associates, P.A. dated January 3, 2017 (map file W-5255).

**Appendix E**  
**Example Annual Certification of Land-Use Restrictions**

ROY COOPER  
Governor

DIONNE DELLI-GATTI  
Secretary

MICHAEL SCOTT  
Director



<date>

<property owner>  
<address>  
<city, state, zip>

Subj: Annual Certification of Land-Use Restrictions  
Family Cleaners, 14212 Statesville Road  
Huntersville, Mecklenburg County, North Carolina  
DSCA Site ID DC600095

Dear <property owner>:

On <date>, the Division of Waste Management made a “No Further Action” decision for the above referenced site. As part of that decision, it was determined that land-use restrictions were necessary to ensure protection of human health and the environment. The land-use restrictions for this site are specified in the Notice of Dry-Cleaning Solvent Remediation (Notice) signed by the property owner and the Division of Waste Management.

As owner of at least a portion of the DSCA Site, you are required to comply with Condition 3 of the Notice by submitting to DEQ a notarized Annual Certification of Land-Use Restrictions certifying that the Notice remains recorded at the Mecklenburg County Register of Deeds’ office and that the Land-Use Restrictions are being complied with. Please complete the enclosed Annual Certification of Land-Use Restrictions and return it to me on or before **March 5, 20\_\_** at the following address:

**NCDEQ  
Division of Waste Management  
DSCA/Sue Murphy  
1646 Mail Service Center  
Raleigh, NC 27699-1646**



North Carolina Department of Environmental Quality | Division of Waste Management  
217 West Jones Street | 1646 Mail Service Center | Raleigh, North Carolina 27699-1646  
919.707.8200

In accordance with § 143-215.104M(f), any person who fails to comply within the time specified in this letter, shall then be subject to the applicable enforcement procedures. The Notice further states that if a land-use restriction is violated, the owner of the contamination site at the time the land-use restriction is violated, the owner's successors and assigns, and the owner's agents who direct or contract for alteration of the contamination site in violation of a land-use restriction shall be liable for remediation of all contaminants to unrestricted use standards.

If you have any questions concerning these documents or the site, please contact me at (919) 707-8354 or via email at [sue.murphy@ncdenr.gov](mailto:sue.murphy@ncdenr.gov).

Sincerely,

Sue Murphy, Project Manager  
DSCA Remediation Unit  
Superfund Section  
Division of Waste Management

Attachments: Annual Certification of Land-Use Restrictions form

Cc: DSCA Site ID DC600095 File



North Carolina Department of Environmental Quality | Division of Waste Management  
217 West Jones Street | 1646 Mail Service Center | Raleigh, North Carolina 27699-1646  
919.707.8200

**Annual Certification of Land-Use Restrictions**

**Site Name:** Family Cleaners  
**Site Address:** 14212 Statesville Road, Huntersville, Mecklenburg County  
**DSCA ID No:** DC600095

**ANNUAL CERTIFICATION of LAND-USE RESTRICTIONS**

Pursuant to land-use restriction number 3 (the land-use restrictions are included as part of this form for reference) in the Notice of Dry-Cleaning Solvent Remediation (Notice) signed by GPG Huntersville, LLC and recorded in Deed Book \_\_\_\_\_, Page \_\_\_\_\_ on \_\_\_\_\_ at the Mecklenburg County Register of Deeds Office, GPG Huntersville, LLC hereby certifies, as an owner of at least part of the property that is the subject of the Notice, that the Notice remains recorded at the Mecklenburg County Register of Deeds office and the land-use restrictions therein are being complied with.

Duly executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.  
Signature: \_\_\_\_\_  
Name typed or printed: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public of the county and state aforesaid, certify that \_\_\_\_\_ personally came before me this day and the foregoing certification was signed by him/her.

WITNESS my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Name typed or printed:  
Notary Public

My Commission expires: \_\_\_\_\_  
[Stamp/Seal]

**Appendix F**  
**Example Documents Announcing the Public Comment Period**

**Public Notice**

**SUMMARY OF NOTICE OF INTENT TO REMEDIATE A DRY-CLEANING  
SOLVENT FACILITY OR ABANDONED SITE**

**N.C. Department of Environmental Quality  
Division of Waste Management  
Dry-Cleaning Solvent Cleanup Act (DSCA) Program**

Family Cleaners  
DSCA Site ID DC600095

Pursuant to N.C.G.S. §143-215.104L, on behalf of GPG Huntersville LLC, the North Carolina Department of Environmental Quality's (NCDEQ's) private contractor has prepared a Notice of Intent to Remediate a Dry-Cleaning Solvent Facility or Abandoned Site (NOI). The purpose of this Summary of the NOI is to notify the community of the proposed remedy for the contamination site and invite comment on the proposed remedy.

Family Cleaners formerly conducted dry-cleaning operations at the Huntersville Square shopping center at 14212 Statesville Road, in Huntersville, North Carolina. Dry-cleaning solvent contamination in soil and/or groundwater has been identified at the following parcels:

14212 Statesville Road, in Huntersville; Parcel No. 01712135  
14310 Statesville Road, in Huntersville; Parcel No. 01712120

An investigation of the extent of contamination has been completed. A risk assessment of the contaminated properties concluded that the contamination poses no unacceptable risks. A Risk Management Plan (RMP) has been prepared which proposes using land-use controls to prevent current and future risks at the affected properties.

The elements of the complete NOI are included in the RMP which is available online at <http://portal.ncdenr.org/web/wm/DSCA/PublicNotices>.

***The public comment period begins [REDACTED], 20[REDACTED], and ends [REDACTED], 20[REDACTED].***

Comments must be in writing and submitted to NCDEQ no later than [REDACTED], 20[REDACTED]. Written requests for a public meeting may be submitted to NCDEQ no later than [REDACTED], 20[REDACTED]. Requests for additional information should be directed to Sue Murphy at (919)707-8354.

All comments and requests should be sent to:

Sue Murphy, DSCA Remediation Unit  
Division of Waste Management, NCDEQ  
1646 Mail Service Center  
Raleigh, North Carolina 27699-1646

ROY COOPER  
Governor

DIONNE DELLI-GATTI  
Secretary

MICHAEL SCOTT  
Director



<Date>

<property owner>  
<mailing address>  
<city, state, zip>

Subj: Dry-Cleaning Solvent Contamination Associated with Family Cleaners, 14212 Statesville Road, Huntersville, Mecklenburg County, NC  
DSCA Site ID DC600095

Dear <property owner>:

You are receiving this letter because your property at <adjacent property address> is adjacent to an area contaminated with dry-cleaning solvents. There are no actions required on your part and your property is not contaminated. This letter is only for notification purposes. The Dry-Cleaning Solvent Clean-up Act (DSCA) Program has completed an assessment of the dry-cleaning solvent contamination associated with the Family Cleaners at 14212 Statesville Road, Huntersville, North Carolina. A remedial strategy to address the site contamination has been prepared, and in accordance with our program's statutes, the community has an opportunity to review and comment on the proposed strategy.

The attached Summary of the Notice of Intent to Remediate a Dry-Cleaning Solvent Facility or Abandoned Site (NOI) provides a brief description of the proposed remedy, a web link to the complete NOI, and the dates and procedures for commenting on the proposed remedy. If you do not have access to the internet, we ask that you contact us to request a hard copy of the complete NOI.

If you have questions, please contact me at [sue.murphy@ncdenr.gov](mailto:sue.murphy@ncdenr.gov) or (919)707-8354.

Sincerely,

Sue Murphy, DSCA Project Manager  
Division of Waste Management, NCDEQ

Attachments: Summary of the NOI  
Cc: DSCA Site ID DC600095 File



North Carolina Department of Environmental Quality | Division of Waste Management  
217 West Jones Street | 1646 Mail Service Center | Raleigh, North Carolina 27699-1646  
919.707.8200

ROY COOPER  
Governor

DIONNE DELLI-GATTI  
Secretary

MICHAEL SCOTT  
Director



<date>

<property owner>  
<address>  
<city, state, zip>

Subj: Dry-Cleaning Solvent Contamination Associated with Family Cleaners, 14212 Statesville Road, Huntersville, Mecklenburg County, NC  
DSCA Site ID DC600095

Dear <property owner>:

The Dry-Cleaning Solvent Clean-up Act (DSCA) Program has completed an assessment of the dry-cleaning solvent contamination associated with the Family Cleaners at 14212 Statesville Road in Huntersville, North Carolina. A Risk Management Plan (RMP) to address the site contamination has been prepared. You are receiving this letter in accordance with the DSCA Program's statutes, which provide the community an opportunity to review and comment on the proposed RMP. Attached is a **Summary of the Notice of Intent to Remediate a Dry-Cleaning Solvent Facility or Abandoned Site** which provides a brief description of the proposed remedy, a web link with more details, and the dates and procedures for commenting on the proposed RMP. We ask that you review these documents. If you do not have access to the internet, we ask that you contact us to request a hard copy.

You are also receiving this letter because your property at **14310 Statesville Road** lies within an area where dry-cleaning solvents have been detected in groundwater. An evaluation of the risks concluded that the contamination poses no unacceptable risks for the current use of your property. However, because groundwater under your property is contaminated, state and local regulations prohibit the installation of a water supply well on this property. If the RMP is approved, a notice will be recorded in the chain of title indicating that groundwater is contaminated with dry-cleaning solvents and that regulations prohibit installation of a water supply well into a contaminated aquifer.

If you would like to see an example of this notice, please access the website:  
<https://deq.nc.gov/about/divisions/waste-management/superfund-section/special-remediation-branch/dsca-public-notices-announcements>

Open the Risk Management Plan for the Family Cleaners, DSCA Site ID DC600095 site, and see Attachment **[#]**. If the proposed remedy is approved, you will be sent a letter



North Carolina Department of Environmental Quality | Division of Waste Management  
217 West Jones Street | 1646 Mail Service Center | Raleigh, North Carolina 27699-1646  
919.707.8200

describing your rights to appeal the decision to file such a notice in the chain of title, and providing you the option of filing the notice yourself.

If you have questions, please contact me at [sue.murphy@ncdenr.gov](mailto:sue.murphy@ncdenr.gov) or (919)707-8354.

Sincerely,

Sue Murphy, DSCA Project Manager  
Division of Waste Management, NCDEQ

Attachments: Summary of the NOI

Cc: DSCA Site ID DC600095 File



North Carolina Department of Environmental Quality | Division of Waste Management  
217 West Jones Street | 1646 Mail Service Center | Raleigh, North Carolina 27699-1646  
919.707.8200

ROY COOPER  
Governor

DIONNE DELLI-GATTI  
Secretary

MICHAEL SCOTT  
Director



Date

<property owner>  
<address>  
<city, state, zip>

Subj: Dry-Cleaning Solvent Contamination Associated with Family Cleaners, 14212 Statesville Road, Huntersville, Mecklenburg County, NC  
DSCA Site ID DC600095

Dear <property owner>:

The Dry-Cleaning Solvent Clean-up Act (DSCA) Program has completed an assessment of the dry-cleaning solvent contamination associated with the Family Cleaners at 14212 Statesville Road in Huntersville, North Carolina. That site has been certified into the DSCA Program, and a remedial strategy to address the site contamination has been prepared. A public comment period was held from [redacted] to [redacted], during which the community had an opportunity to comment on the proposed remedial strategy. Any comments received were addressed, and the proposed remedial strategy is now approved as final.

You are receiving this letter because your property lies within an area where dry-cleaning solvents have been detected in groundwater. An evaluation of the risks concluded that the contamination poses no unacceptable risks for the current use of your property. The approved remedial strategy provides that a notice will be recorded in the chain of title for your property indicating that groundwater is contaminated with dry-cleaning solvents and that regulations in 15A North Carolina Administrative Code 02C.0107(b)(1) prohibit installation of a water supply well into an aquifer that is contaminated. If you have an existing water supply well, it must be maintained in accordance with 15A North Carolina Administrative Code 02C.0112 whereby it will not be a source or channel of contamination to the water supply or aquifer.

The proposed Notice of Dry Cleaning Solvent Remediation applicable to your property is attached hereto as Attachment A. You have the option of recording the Notice yourself, however, if you elect not to, the DSCA Program will record the Notice in the chain of title for your property. Should you elect to record the Notice yourself, we will send you detailed instructions along with the final documents that will need to be presented at the Mecklenburg County Register of Deeds Office for recordation.



North Carolina Department of Environmental Quality | Division of Waste Management  
217 West Jones Street | 1646 Mail Service Center | Raleigh, North Carolina 27699-1646  
919.707.8200



ROY COOPER  
Governor

DIONNE DELLI-GATTI  
Secretary

MICHAEL SCOTT  
Director



<Date>

Mr. Anthony Roberts  
Town Manager  
P.O. Box 664  
Huntersville, NC 28070

Subj: Remediation of Dry-Cleaning Solvent Contamination  
DSCA Site ID DC600095  
Family Cleaners, 14212 Statesville Road, Huntersville

Dear Mr. Roberts,

The Dry-Cleaning Solvent Cleanup Act of 1997 (DSCA), North Carolina General Statutes (N.C.G.S.) Sections 143-215.104A through 143-215.104U, provides for the assessment and remediation of properties that may have been or were contaminated by chlorinated solvents. To satisfy the requirements of N.C.G.S. 143-215.104L, this letter serves as the **Notice of Intent to Remediate a Dry-Cleaning Solvent Facility or Abandoned Site** (NOI) approved by the North Carolina Department of Environmental Quality (DEQ).

The NOI must provide, to the extent known, a legal description of the location of the DSCA Site, a map showing the location of the DSCA Site, a description of the contaminants involved and their concentrations in the media of the DSCA Site, a description of the intended future use of the DSCA Site, any proposed investigation and remediation, and a proposed Notice of Dry-Cleaning Solvent Remediation (NDCSR) prepared in accordance with N.C.G.S. Section 143-215.104M. The required components of the NOI are included in the attached Risk Management Plan, and are available during the public comment period on our website at: <https://deq.nc.gov/about/divisions/waste-management/superfund-section/special-remediation-branch/dsca-public-notices-announcements>

The DSCA Program is providing a copy of the NOI to all local governments having jurisdiction over the DSCA Site. A 30-day public comment period is being held from <date>, until <date>. Written comments may be submitted to DEQ no later than <date>. Written requests for a public meeting may be submitted to DEQ no later than <date>. All such comments and requests should be sent to:

Sue Murphy, DSCA Remediation Unit  
Division of Waste Management, NCDEQ  
1646 Mail Service Center  
Raleigh, North Carolina 27699-1646



North Carolina Department of Environmental Quality | Division of Waste Management  
217 West Jones Street | 1646 Mail Service Center | Raleigh, North Carolina 27699-1646  
919.707.8200

A Summary of the NOI is being published in the Charlotte Observer, copies are being sent to owners of property within and contiguous with the area of contamination, and a copy of the Summary will be conspicuously posted at the Site during the public comment period.

If you have any questions, please feel free to contact me at (919) 707-8354.

Sincerely,

Sue Murphy, DSCA Project Manager  
Division of Waste Management, NCDEQ



North Carolina Department of Environmental Quality | Division of Waste Management  
217 West Jones Street | 1646 Mail Service Center | Raleigh, North Carolina 27699-1646  
919.707.8200

ROY COOPER  
Governor

DIONNE DELLI-GATTI  
Secretary

MICHAEL SCOTT  
Director



<Date>

Ms. Gibbie Harris  
Mecklenburg County Health Director  
249 Billingsley Road  
Charlotte, NC 28211

Subj: Remediation of Dry-Cleaning Solvent Contamination  
DSCA Site ID DC600095  
Family Cleaners, 14212 Statesville Road, Huntersville

Dear Ms. Harris:

The Dry-Cleaning Solvent Cleanup Act of 1997 (DSCA), North Carolina General Statutes (N.C.G.S.) Sections 143-215.104A through 143-215.104U, provides for the assessment and remediation of properties that may have been or were contaminated by chlorinated solvents. To satisfy the requirements of N.C.G.S. 143-215.104L, this letter serves as the **Notice of Intent to Remediate a Dry-Cleaning Solvent Facility or Abandoned Site** (NOI) approved by the North Carolina Department of Environmental Quality (DEQ).

The NOI must provide, to the extent known, a legal description of the location of the DSCA Site, a map showing the location of the DSCA Site, a description of the contaminants involved and their concentrations in the media of the DSCA Site, a description of the intended future use of the DSCA Site, any proposed investigation and remediation, and a proposed Notice of Dry-Cleaning Solvent Remediation (NDCSR) prepared in accordance with N.C.G.S. Section 143-215.104M. The required components of the NOI are included in the attached Risk Management Plan, and are available during the public comment period on our website at:

<https://deq.nc.gov/about/divisions/waste-management/superfund-section/special-remediation-branch/dsca-public-notices-announcements>

The DSCA Program is providing a copy of the NOI to all local governments having jurisdiction over the DSCA Site. A 30-day public comment period is being held from <date>, until <date>. Written comments may be submitted to DEQ no later than <date>. Written requests for a public meeting may be submitted to DEQ no later than <date>. All such comments and requests should be sent to:

Sue Murphy, DSCA Remediation Unit  
Division of Waste Management, NCDEQ  
1646 Mail Service Center  
Raleigh, North Carolina 27699-1646



North Carolina Department of Environmental Quality | Division of Waste Management  
217 West Jones Street | 1646 Mail Service Center | Raleigh, North Carolina 27699-1646  
919.707.8200

A Summary of the NOI is being published in the Charlotte Observer, copies are being sent to owners of property within and contiguous with the area of contamination, and a copy of the Summary will be conspicuously posted at the Site during the public comment period.

If you have any questions, please feel free to contact me at (919)707-8354.

Sincerely,

Sue Murphy, DSCA Project Manager  
Division of Waste Management, NCDEQ



North Carolina Department of Environmental Quality | Division of Waste Management  
217 West Jones Street | 1646 Mail Service Center | Raleigh, North Carolina 27699-1646  
919.707.8200