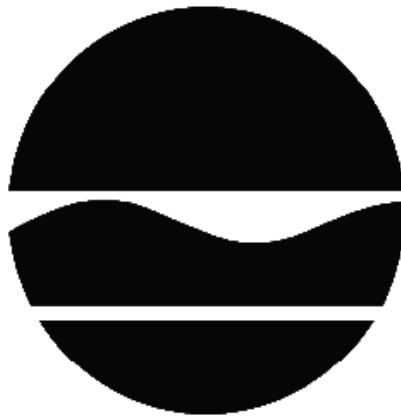


DECISION DOCUMENT

Parcel B West
Brownfield Cleanup Program
New York, New York County
Site No. C231108
December 2018



Prepared by
Division of Environmental Remediation
New York State Department of Environmental Conservation

DECLARATION STATEMENT - DECISION DOCUMENT

Parcel B West
Brownfield Cleanup Program
New York, New York County
Site No. C231108
December 2018

Statement of Purpose and Basis

This document presents the remedy for the Parcel B West site, a brownfield cleanup site. The remedial program was chosen in accordance with the New York State Environmental Conservation Law and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Part 375.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (the Department) for the Parcel B West site and the public's input to the proposed remedy presented by the Department.

Description of Selected Remedy

The elements of the selected remedy are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows;

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals; and
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development.
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings will include, at a minimum, a 20-mil vapor barrier/waterproofing membrane on the foundation to improve

energy efficiency as an element of construction.

2. Excavation

The existing on-site buildings will be demolished and materials which can't be beneficially reused on site will be taken off-site for proper disposal in order to implement the remedy.

Excavation and off-site disposal of all on-site soils which exceed unrestricted SCOs, as defined by 6 NYCRR Part 375-6.8. If a Track 1 cleanup is achieved, a Cover System will not be a required element of the remedy.

Excavation and removal of any underground storage tanks (USTs), fuel dispensers, underground piping or other structures associated with a source of contamination.

Approximately 22,500 cubic yards of contaminated soil will be removed from the site.

3. Backfill

Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to replace the excavated soil and establish the designed grades at the site.

4. Groundwater Extraction & Treatment

Dewatering at the site will be required to enable the excavation and subgrade work. Contaminated groundwater from dewatering operations will be treated as necessary prior to discharge to the municipal sewer system. The well-point system will lower the groundwater level to approximately two feet below the proposed depth of excavation.

5. Vapor Intrusion Evaluation

As part of the Track 1 remedy, a soil vapor intrusion evaluation will be completed. The evaluation will include a provision for implementing actions recommended to address exposures related to soil vapor intrusion.

6. Local Institutional Controls

If no EE or SMP is needed to achieve soil, groundwater, or soil vapor remedial action objectives, then the following local use restriction will be relied upon to prevent ingestion of groundwater: Article 141 of the NYCDOH code which prohibits potable use of groundwater without prior approval.

Contingent Track 1

The intent of the remedy is to achieve Track 1 unrestricted use; therefore, no environmental easement or site management plan is anticipated. In the event that Track 1 unrestricted use is not achieved, the following contingent remedial elements will be required and the remedy will achieve a Track 4 restricted residential cleanup.

7. Cover System

A site cover will be required to allow for restricted residential use of the site in areas where the upper two feet of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). Where a soil cover is to be used, it will be a minimum of two feet of soil placed over a demarcation

layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.

8. Institutional Control

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for restricted residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- include a provision for evaluation of the potential for soil vapor intrusion in occupied existing buildings and for any buildings developed on the site, including provisions for implementing actions recommended to address exposures related to soil vapor intrusion
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or NYCDOH; and
- require compliance with the Department approved Site Management Plan.

9. Site Management Plan

A Site Management Plan is required, which includes the following:

- a. an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:
 - Institutional Controls: An Environmental Easement as discussed in paragraph 8 above.
 - Engineering Controls: A site cover system as discussed in paragraph 7 above.

This plan includes, but may not be limited to:

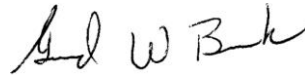
- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
- descriptions of the provisions of the environmental easement including any land use and groundwater use restrictions;
- a provision that should a building foundation or building slab be removed in the future, a cover system consistent with that described above will be placed in any areas where the upper two feet of exposed surface soil exceed the applicable soil cleanup objectives (SCOs)
- provisions for the management and inspection of the identified engineering controls;
- maintaining site access controls and Department notification; and
- the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

- b. A Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:
- a schedule of monitoring and frequency of submittals to the Department; and
 - monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.

Declaration

The remedy conforms with promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration Department guidance, as appropriate. The remedy is protective of public health and the environment.

December 4, 2018



Date

Gerard Burke, Director
Remedial Bureau B

DECISION DOCUMENT

Parcel B West
New York, New York County
Site No. C231108
December 2018

SECTION 1: SUMMARY AND PURPOSE

The New York State Department of Environmental Conservation (the Department), in consultation with the New York State Department of Health (NYSDOH), has selected a remedy for the above referenced site. The disposal of contaminants at the site has resulted in threats to public health and the environment that would be addressed by the remedy. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media. Contaminants include hazardous waste and/or petroleum.

The New York State Brownfield Cleanup Program (BCP) is a voluntary program. The goal of the BCP is to enhance private-sector cleanups of brownfields and to reduce development pressure on "greenfields." A brownfield site is real property, the redevelopment or reuse of which may be complicated by the presence or potential presence of a contaminant.

The Department has issued this document in accordance with the requirements of New York State Environmental Conservation Law and 6 NYCRR Part 375. This document is a summary of the information that can be found in the site-related reports and documents.

SECTION 2: CITIZEN PARTICIPATION

The Department seeks input from the community on all remedies. A public comment period was held, during which the public was encouraged to submit comment on the proposed remedy. All comments on the remedy received during the comment period were considered by the Department in selecting a remedy for the site. Site-related reports and documents were made available for review by the public at the following document repositories:

New York Public Library
226 East 125th Street
New York, NY 10035
Phone: 212-534-5050

Manhattan Community Board 11
Attn: Diane Collier
1664 Park Avenue, Ground Floor
New York, NY 10035
Phone: 212-831-8930

Receive Site Citizen Participation Information By Email

Please note that the Department's Division of Environmental Remediation (DER) is "going paperless" relative to citizen participation information. The ultimate goal is to distribute citizen participation information about contaminated sites electronically by way of county email listservs. Information will be distributed for all sites that are being investigated and cleaned up in a particular county under the State Superfund Program, Environmental Restoration Program, Brownfield Cleanup Program, Voluntary Cleanup Program, and Resource Conservation and Recovery Act Program. We encourage the public to sign up for one or more county listservs at <http://www.dec.ny.gov/chemical/61092.html>

SECTION 3: SITE DESCRIPTION AND HISTORY

Location:

The site is located in the Borough of Manhattan, New York City. It is approximately 45,600-square-feet (1.05-acre) and is located in an urban area on the western half of the block bound by East 126th Street to the north, Second Avenue to the east, East 125th Street to the south, and Third Avenue to the west.

Site Features:

The site is relatively flat and is currently comprised of vacant lots and buildings. The buildings range from 1 to 4 stories in height. All the vacant lots are unpaved.

Current Zoning and Land Use:

The entire site is located in the C6-3 mixed commercial and residential district primarily, which is consistent with the current land use. The surrounding area includes commercial, industrial, residential, institutional, and transportation/utility buildings, as well as vacant lots, construction sites, and open space.

Past Use of the Site:

The site has been occupied by residential, commercial, and industrial facilities since the late 1800s. Historical site uses include a parking lot, a metal supply company, a dry cleaner, a laundry service, a parking garage, an automobile repair shop, and a tire repair shop.

Site Geology and Hydrogeology:

Historic fill, consisting of brown fine- to coarse-grained sand with varying amounts of gravel, silt, brick, concrete, ash and organic material, extends from the ground surface to depths ranging from about 2 to 17.5 feet below ground surface (bgs) across the site footprint. Native soil was observed directly below the fill layer and generally consists of brown and grey, fine- to coarse-grained sand with varying amounts of silt, clay, and gravel.

The prominent rock type beneath the site is Inwood Marble containing white coarse-grained calcitic and dolomitic marble alternating with layers of silicate minerals. Bedrock is expected to be encountered at about 60 feet bgs.

Groundwater was encountered during the RI at about 12 to 14 feet bgs and was determined to flow towards the northeast.

A site location map is attached as Figure 1.

SECTION 4: LAND USE AND PHYSICAL SETTING

The Department may consider the current, intended, and reasonably anticipated future land use of the site and its surroundings when evaluating a remedy for soil remediation. For this site, an alternative which allows for unrestricted use of the site was evaluated.

A comparison of the results of the Remedial Investigation (RI) against unrestricted use standards, criteria and guidance values (SCGs) for the site contaminants is available in the RI Report.

SECTION 5: ENFORCEMENT STATUS

The Applicant under the Brownfield Cleanup Agreement is a Volunteer. The Volunteer does not have an obligation to address off-site contamination. The Department has determined that this site poses a significant threat to human health and the environment and there are off-site impacts that require remedial activities; accordingly, enforcement actions are necessary.

The Department will seek to identify any parties (other than the Volunteer(s)) known or suspected to be responsible for contamination at or emanating from the site, referred to as Potentially Responsible Parties (PRPs). The Department will bring an enforcement action against the PRPs. If an enforcement action cannot be brought, or does not result in the initiation of a remedial program by any PRPs, the Department will evaluate the off-site contamination for action under the State Superfund. The PRPs are subject to legal actions by the State for recovery of all response costs the State incurs or has incurred.

SECTION 6: SITE CONTAMINATION

6.1: Summary of the Remedial Investigation

A remedial investigation (RI) serves as the mechanism for collecting data to:

- characterize site conditions;
- determine the nature of the contamination; and
- assess risk to human health and the environment.

The RI is intended to identify the nature (or type) of contamination which may be present at a site and the extent of that contamination in the environment on the site, or leaving the site. The RI reports on data gathered to determine if the soil, groundwater, soil vapor, indoor air, surface water or sediments may have been contaminated. Monitoring wells are installed to assess groundwater and soil borings or test pits are installed to sample soil and/or waste(s) identified. If other natural resources are present, such as surface water bodies or wetlands, the water and sediment may be

sampled as well. Based on the presence of contaminants in soil and groundwater, soil vapor will also be sampled for the presence of contamination. Data collected in the RI influence the development of remedial alternatives. The RI report is available for review in the site document repository and the results are summarized in section 6.3.

The analytical data collected on this site includes data for:

- air
- groundwater
- soil
- soil vapor
- sub-slab vapor

6.1.1: Standards, Criteria, and Guidance (SCGs)

The remedy must conform to promulgated standards and criteria that are directly applicable or that are relevant and appropriate. The selection of a remedy must also take into consideration guidance, as appropriate. Standards, Criteria and Guidance are hereafter called SCGs.

To determine whether the contaminants identified in various media are present at levels of concern, the data from the RI were compared to media-specific SCGs. The Department has developed SCGs for groundwater, surface water, sediments, and soil. The NYSDOH has developed SCGs for drinking water and soil vapor intrusion. For a full listing of all SCGs see: <http://www.dec.ny.gov/regulations/61794.html>

6.1.2: RI Results

The data have identified contaminants of concern. A "contaminant of concern" is a contaminant that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. Not all contaminants identified on the property are contaminants of concern. The nature and extent of contamination and environmental media requiring action are summarized below. Additionally, the RI Report contains a full discussion of the data. The contaminant(s) of concern identified at this site is/are:

lead	xylene (mixed)
mercury	naphthalene
trichloroethene (TCE)	anthracene
tetrachloroethene (PCE)	benzo(a)pyrene
1,2,4-trimethylbenzene	chrysene
toluene	fluoranthene

The contaminant(s) of concern exceed the applicable SCGs for:

- groundwater
- soil
- soil vapor intrusion

6.2: Interim Remedial Measures

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before issuance of the Decision Document.

There were no IRMs performed at this site during the RI.

6.3: Summary of Environmental Assessment

This section summarizes the assessment of existing and potential future environmental impacts presented by the site. Environmental impacts may include existing and potential future exposure pathways to fish and wildlife receptors, wetlands, groundwater resources, and surface water. The RI report presents a detailed discussion of any existing and potential impacts from the site to fish and wildlife receptors.

Nature and Extent of Contamination

Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), metals, pesticides, herbicides and cyanide. Groundwater samples were also analyzed for the emerging contaminants 1,4-dioxane and per- and polyfluoroalkyl substances. Soil vapor, sub-slab vapor, and ambient air samples were analyzed for VOCs. Based on investigations conducted to date, the primary contaminants of concern include lead, mercury, tetrachloroethene (PCE) and trichloroethene (TCE).

Soil - The VOCs 1,2,4-trimethylbenzene (maximum concentration of 7 parts per million, or ppm), toluene (maximum concentration of 1.2 ppm) and total xylenes (maximum concentration of 2.2 ppm) were detected at concentrations exceeding their respective unrestricted use soil cleanup objectives (UUSCOs). Several SVOCs were found at elevated concentrations above their UUSCOs, including naphthalene (120 ppm), anthracene (220 ppm), benzo(a)pyrene (330 ppm), chrysene (310 ppm) and fluoranthene (810 ppm). Metals, specifically lead (1,540 ppm) and mercury (2.3 ppm) were found in shallow soil at concentrations that exceed their respective UUSCOs. Data does not indicate any off-site impacts in soil related to this site.

Groundwater - PCE exceeded the NYSDEC groundwater standards at a maximum concentration of 14 parts per billion (ppb). Naphthalene was detected in one sample at a concentration of 31 ppb, which exceeds the groundwater standard. Lead exceeded the groundwater standards at a maximum concentration of 156.2 ppb in an unfiltered groundwater sample. The filtered sample from the same location was non-detect for lead. No pesticides or PCBs were detected in groundwater. Data does not indicate any off-site impacts in groundwater related to this site.

Soil Vapor - PCE and TCE were detected at elevated concentrations throughout the site, but were most elevated in the vicinity of the former dry cleaner. The maximum concentration for PCE was 67,700 micrograms per cubic meter (ug/m³) and for TCE it was 709 ug/m³. Data collected off-site indicated additional actions are needed to further evaluate soil vapor intrusion off-site. The

maximum concentration for PCE was 56,100 micrograms per cubic meter (ug/m³) and for TCE it was 2450 ug/m³ off-site.

6.4: Summary of Human Exposure Pathways

This human exposure assessment identifies ways in which people may be exposed to site-related contaminants. Chemicals can enter the body through three major pathways (breathing, touching or swallowing). This is referred to as *exposure*.

People may contact contaminated soils if they dig below the surface. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. Volatile organic compounds in the groundwater and soil may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. The site is vacant so inhalation of site contaminants in indoor air via vapor intrusion is not a current concern. However, the potential exists for inhalation of site contaminants due to soil vapor intrusion for any future on-site development. The potential also exists for soil vapor intrusion in buildings off-site. Additional soil vapor intrusion sampling is recommended off-site to further evaluate the potential for exposure.

6.5: Summary of the Remediation Objectives

The objectives for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375. The goal for the remedial program is to restore the site to pre-disposal conditions to the extent feasible. At a minimum, the remedy shall eliminate or mitigate all significant threats to public health and the environment presented by the contamination identified at the site through the proper application of scientific and engineering principles.

The remedial action objectives for this site are:

Groundwater

RAOs for Public Health Protection

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.
- Prevent contact with, or inhalation of volatiles, from contaminated groundwater.

RAOs for Environmental Protection

- Remove the source of ground or surface water contamination.

Soil

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.
- Prevent inhalation of or exposure from contaminants volatilizing from contaminants in soil.

RAOs for Environmental Protection

- Prevent migration of contaminants that would result in groundwater or surface

water contamination.

Soil Vapor

RAOs for Public Health Protection

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site.

SECTION 7: ELEMENTS OF THE SELECTED REMEDY

The alternatives developed for the site and the evaluation of the remedial criteria are presented in the Alternative Analysis. The remedy is selected pursuant to the remedy selection criteria set forth in DER-10, Technical Guidance for Site Investigation and Remediation and 6 NYCRR Part 375.

The selected remedy is a Track 1: Unrestricted use remedy.

The selected remedy is referred to as the Soil Excavation and Dewatering/Treatment remedy.

The elements of the selected remedy, as shown in Figure 2, are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows;

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals; and
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development.
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings will include, at a minimum, a 20-mil vapor barrier/waterproofing membrane on the foundation to improve energy efficiency as an element of construction.

2. Excavation

The existing on-site buildings will be demolished and materials which can't be beneficially reused on site will be taken off-site for proper disposal in order to implement the remedy.

Excavation and off-site disposal of all on-site soils which exceed unrestricted SCOs, as defined by

6 NYCRR Part 375-6.8. If a Track 1 cleanup is achieved, a Cover System will not be a required element of the remedy.

Excavation and removal of any underground storage tanks (USTs), fuel dispensers, underground piping or other structures associated with a source of contamination.

Approximately 22,500 cubic yards of contaminated soil will be removed from the site.

3. Backfill

Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to replace the excavated soil and establish the designed grades at the site.

4. Groundwater Extraction & Treatment

Dewatering at the site will be required to enable the excavation and subgrade work. Contaminated groundwater from dewatering operations will be treated as necessary prior to discharge to the municipal sewer system. The well-point system will lower the groundwater level to approximately two feet below the proposed depth of excavation.

5. Vapor Intrusion Evaluation

As part of the Track 1 remedy, a soil vapor intrusion evaluation will be completed. The evaluation will include a provision for implementing actions recommended to address exposures related to soil vapor intrusion.

6. Local Institutional Controls

If no EE or SMP is needed to achieve soil, groundwater, or soil vapor remedial action objectives, then the following local use restriction will be relied upon to prevent ingestion of groundwater: Article 141 of the NYCDOH code which prohibits potable use of groundwater without prior approval.

Contingent Track 1

The intent of the remedy is to achieve Track 1 unrestricted use; therefore, no environmental easement or site management plan is anticipated. In the event that Track 1 unrestricted use is not achieved, the following contingent remedial elements will be required and the remedy will achieve a Track 4 restricted residential cleanup.

7. Cover System

A site cover will be required to allow for restricted residential use of the site in areas where the upper two feet of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). Where a soil cover is to be used, it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.

8. Institutional Control

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for restricted residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- include a provision for evaluation of the potential for soil vapor intrusion in occupied existing buildings and for any buildings developed on the site, including provisions for implementing actions recommended to address exposures related to soil vapor intrusion
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or NYCDOH; and
- require compliance with the Department approved Site Management Plan.

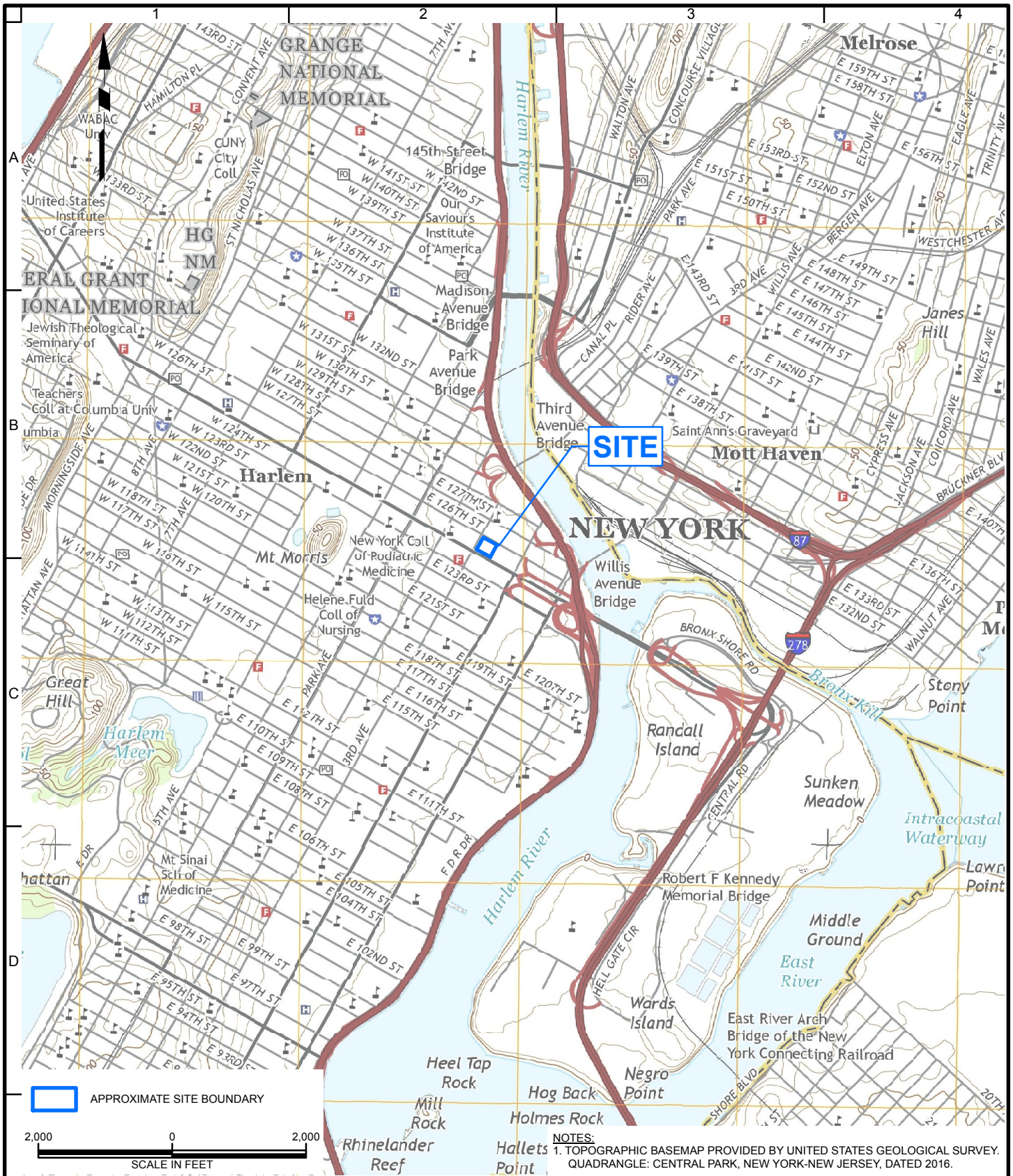
9. Site Management Plan

A Site Management Plan is required, which includes the following:

- a. an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:
 - Institutional Controls: An Environmental Easement as discussed in paragraph 8 above.
 - Engineering Controls: A site cover system as discussed in paragraph 7 above.

This plan includes, but may not be limited to:

- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
 - descriptions of the provisions of the environmental easement including any land use and groundwater use restrictions;
 - a provision that should a building foundation or building slab be removed in the future, a cover system consistent with that described above will be placed in any areas where the upper two feet of exposed surface soil exceed the applicable soil cleanup objectives (SCOs)
 - provisions for the management and inspection of the identified engineering controls;
 - maintaining site access controls and Department notification; and
 - the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.
- b. A Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:
 - a schedule of monitoring and frequency of submittals to the Department; and
 - monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.

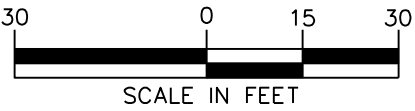


<p>Project</p> <p>PARCEL B WEST</p> <p>BLOCK No. 1790, LOT Nos. 1, 3, 46 and p/o 8 and 40</p> <p>NEW YORK</p>	<p>Figure Title</p> <p>SITE LOCATION MAP</p> <p>NEW YORK</p>	<p>Figure No.</p> <p>1</p> <p>Scale</p> <p>1"=2,000'</p>	
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- LEGEND:
- APPROXIMATE SITE BOUNDARY
 - APPROXIMATE EXCAVATION EXTENT TO MEET TRACK 1 UU SCOs - ABOUT 15 FEET BGS
 - APPROXIMATE EXCAVATION EXTENT OF HOT SPOT TO ABOUT 17 FEET BGS TO MEET TRACK 1 UU SCOs
 - APPROXIMATE EXTENT OF CLEAN BACKFILL TO SIDEWALK GRADE

- NOTES:
- 1. BASE MAP REFERENCED FROM S9 ARCHITECTURE DRAWING F0-100.00 OVERALL CELLAR PLAN, DATED MARCH 8, 2018.
 - 2. ALTERNATIVE I TRACK 1 REMEDY: AREAS SHADED BLUE WILL BE EXCAVATED AS NEEDED TO MEET UU SCOs. ONCE ACHIEVED VIA CONFIRMATION SAMPLES, THE AREAS WILL BE BACKFILLED TO GRADE USING CLEAN IMPORTED FILL TO GRADE.
 - 3. ALTERNATIVE II TRACK 2 REMEDY: AREAS SHADED BLUE WILL BE EXCAVATED AS NEEDED TO MEET RURR SCOs. ONCE ACHIEVED VIA CONFIRMATION SAMPLES, THE AREAS WILL BE BACKFILLED TO GRADE USING CLEAN IMPORTED FILL TO GRADE
 - 4. BGS = BELOW GRADE SURFACE
 - 5. UU SCOs = UNRESTRICTED USE SOIL CLEANUP OBJECTIVES
 - 6. RURR SCOs = RESTRICTED USE RESTRICTED-RESIDENTIAL SOIL CLEANUP OBJECTIVES



WARNING: It is a violation of the NYS Education Law Article 145 for any person, unless he is acting under the direction of a licensed professional engineer, to alter this item in any way.

Project

PARCEL B WEST
BLOCK No. 1790, LOT Nos. 1, 3, 46, and p/o 8
and 40

NEW YORK NEW YORK

Figure Title

**ALTERNATIVE I & II:
REMEDIAL CLEANUP**

Figure No.

3

Scale
1" = 30'

