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BROWNFIELD CLEANUP PROGRAM

**SUPPLEMENTAL
REMEDIAL WORK PLAN
FORMER CIRCLE M WOOD TREATMENT SITE**

**TOWN OF FISHKILL
DUTCHESS COUNTY, NEW YORK**

**NYSDEC SITE #3-14-083
BROWNFIELD CLEANUP AGREEMENT W3-1077-05-09**

Prepared For:

Chelsea Waterfront Development, LLC
1 Executive Boulevard
Yonkers, New York 10701

Prepared By:

Sterling Environmental Engineering, P.C.
24 Wade Road
Latham, New York 12110

March 20, 2012

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1.0 INTRODUCTION

This Supplemental Remedial Work Plan has been prepared for the former Circle M Wood Treating Site (Circle M) to: summarize additional data that has been generated since the Remedial Design & Engineering Report was finalized in March 2009; propose additional sampling requested by the New York State Department of Environmental Conservation (NYSDEC); and supplement the Remedial Design outlined in the approved Record of Decision (ROD) and Remedial Design & Engineering Report. The approved ROD provided for excavation, relocation, consolidation and capping of impacted soils. The Remedial Design & Engineering Report will be revised based upon additional data collected and the modification in the ultimate plans for development of the site. The site will be remediated based on Restricted Residential Soil Cleanup Objectives (SCOs) set forth in 6 NYCRR Part 375.6, in accordance with DER-10, "Technical Guidance for Site Investigation and Remediation," and CP-51 "Soil Cleanup Guidance."

1.1 Site Description & Background

Chelsea Industrial Park consists of a 58.6-acre parcel at the end of Brockway Road in the Town of Fishkill, Dutchess County, New York (Figure 1). The Circle M Wood Treatment facility formerly occupied approximately eight (8) acres of Chelsea Industrial Park. For the purposes of this Supplemental Remedial Work Plan and the Brownfield Cleanup Program, an area of approximately 19.885 acres has been designated as "the Site", which includes the former Circle M building and surrounding acreage, as more fully described by Exhibit A to the Brownfield Site Cleanup Agreement (BCA).

Previous sampling efforts and data generated at the site are summarized in the 2002 Supplemental Remedial Investigation and the Focused Feasibility Study (FFS).

1.2 Program Status

The NYSDEC issued the ROD on September 30, 2005, setting forth the selected remedy for the site. The Remedial Design & Engineering Report, revised March 20, 2009, set forth the remedial design elements, construction sequence, project schedule, and supporting plans, including the Community Air Monitoring Plan (CAMP), Health and Safety Plan (HASP), Site Management Plan (SMP), and Storm Water Pollution Prevention Plan (SWPPP). The Remedial Design & Engineering Report will be revised based upon additional data collected and the modification in the ultimate plans for development of the site. The site will be remediated based on Restricted Residential SCOs set forth in 6 NYCRR Part 375.6, and in accordance with DER-10 and CP-51 "Soil Cleanup Guidance."

1.3 Brownfield Site Cleanup Agreement (BCA)

The implementation of the selected remedy will be in accordance with the December 2005 Brownfield Site Cleanup Agreement (BCA) signed by Chelsea Waterfront Development, LLC.

2.0 SUMMARY OF SUPPLEMENTAL DATA

The NYSDEC determined that additional data was necessary to supplement prior site investigations which focused on Copper, Chromium and Arsenic. The NYSDEC initially proposed 12 soil sample locations which were based on past operations at the Circle M facility, including prior lumber storage areas and the former Circle M building.

On August 3, 2011, representatives from Sterling Environmental Engineering, P.C. (STERLING) and Conrad Geoscience Corp. (Conrad) collected soil and groundwater samples from the site. STERLING attempted to obtain soil samples from the locations proposed by the NYSDEC. However, at several of these locations, the ground surface consisted of concrete, stone, brick, gravel and/or rocks, as described in the Daily Field Report provided as Appendix A. Therefore, several of the proposed locations could not be sampled. Six (6) surface soil samples were collected, as described in Table 1. Sample locations are shown on Figure 2.

Groundwater samples were collected from existing monitoring wells MW-4, MW-5, MW-6, MW-7R, MW-8, and MW-9S. Samples were collected from each well by low-flow methodology after field parameters were stabilized as monitored with a water quality meter. All soil and groundwater samples were analyzed for Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs), Metals, Pesticides, and Polychlorinated Biphenyls (PCBs). The Daily Field Report is included as Appendix A. Tables 2 and 3 summarize the data from the soil and groundwater samples collected at the site. Figure 2 shows the locations of soil samples and monitoring wells, and summarizes the data that exceed Restricted Residential SCOs.

The soil data shows exceedances of 6 NYCRR Part 375.6 Restricted Residential SCOs at four (4) locations for Arsenic, which is consistent with previous data. At one (1) location, Benzo(b)fluoranthene was detected at a level slightly higher than the SCO. No other SVOCs, Pesticides or PCBs were detected above Restricted Residential SCOs. No VOCs were detected in any of the soil samples.

In groundwater samples collected from three (3) monitoring wells, Toluene was detected at a level slightly higher than the TOGS 1.1.1 Groundwater Quality Standard. Arsenic was detected at three (3) monitoring wells at a level slightly above the TOGS 1.1.1 Groundwater Quality Standard. Other metals detected above groundwater quality standards include Iron, Magnesium, Manganese, Sodium and Thallium. No Pesticides or PCBs were detected in any groundwater samples.

3.0 PROPOSAL FOR ADDITIONAL SAMPLING

3.1 Soil Sampling

The NYSDEC determined the need for additional sampling to support the Remedial Design. The purpose of additional sampling efforts will be to: 1) provide data in areas where little or no information has been obtained regarding contaminants in soil other than Copper, Chromium and Arsenic; and 2) refine the Remedial Design regarding opportunities for consolidation and limits of the cap. Figure 3 shows additional soil boring locations proposed. An additional nine (9) locations are proposed for full Target

Compound List/Target Analyte List (TCL/TAL) analysis. Soil samples will be collected from the 0-6, 6-12, 12-18, and 18-24 inch horizons at each of these locations.

As shown on Figure 3, soil samples will be collected around the proposed limits of excavation and the consolidation area and analyzed for Copper, Chromium and Arsenic. These samples will aid in refining the areas proposed for excavation and consolidation.

Upon receipt of the results of the soil sampling and analysis, the limits of the soil excavation and consolidation areas will be finalized.

3.2 Post-Excavation Soil Sampling

In order to confirm that impacted soils have been removed from each excavation area, post-excavation soil sampling will be performed, as shown on Figure 3. Soil samples will be collected in accordance with DER-10. A 50-foot square grid will be established over the entire excavation area. The total excavation quantity is estimated to be approximately 2,800 cubic yards (cy). As each portion of the excavation is completed to the specified depth, post-excavation samples will be collected at each established grid point. Approximately 34 discrete post-excavation surface soil samples will be obtained from the excavation floor and analyzed for Copper, Chromium and Arsenic.

In addition, Quality Assurance/Quality Control (QA/QC) samples will be collected in accordance with DER-10. One (1) duplicate sample will be collected for every 20 samples, and one (1) out of every 20 samples will be submitted for Matrix Spike/Matrix Spike Duplicate (MS/MSD) analysis.

At locations where the post-excavation soil sample exceeds the Restricted Residential SCOs, an additional six (6) inches of soil will be removed within a 25-foot radius of the sample point, and the sample will be analyzed for Copper, Chromium and Arsenic.

3.3 Groundwater Sampling

Groundwater samples will be collected from the six (6) wells listed above. Samples will be collected using low-flow methodology after field parameters are stabilized, as monitored with a water quality meter. Groundwater samples will be analyzed for Toluene, Chromium, Copper, and Arsenic.

3.4 Stockpile Sampling

A soil stockpile currently exists adjacent to the site, consisting of an estimated 80,000 cy of construction surplus soil from an adjacent residential development. A portion of the soil stockpile will be sampled in accordance with DER-10 and CP-51 guidelines for use in the site remedy as the two (2) foot soil cover for the consolidation area. Table 5.4(e)10 from DER-10 provides guidelines for sampling frequency for soil imported to a site. Once the volume of soil needed for the consolidation area is determined, the number of samples from the stockpile will be established.

As directed in DER-10, soil samples collected for VOC analysis will be grab samples. These will be discrete samples collected from different locations in the stockpile, and analyzed for VOCs listed in Appendix 5 of DER-10. Samples for the other analyses listed will be composite samples, each consisting of 3 to 5 discrete samples from different locations in the fill. These discrete samples will be mixed, and a representative sample of the mixture will be analyzed for SVOCs, inorganic constituents, PCBs and Pesticides listed in Appendix 5 of DER-10.

If the data from the stockpile samples indicates that the soil meets Restricted Residential SCOs, it will be used in the soil cover as part of the final remedy.

4.0 IMPLEMENTATION OF THE REMEDY

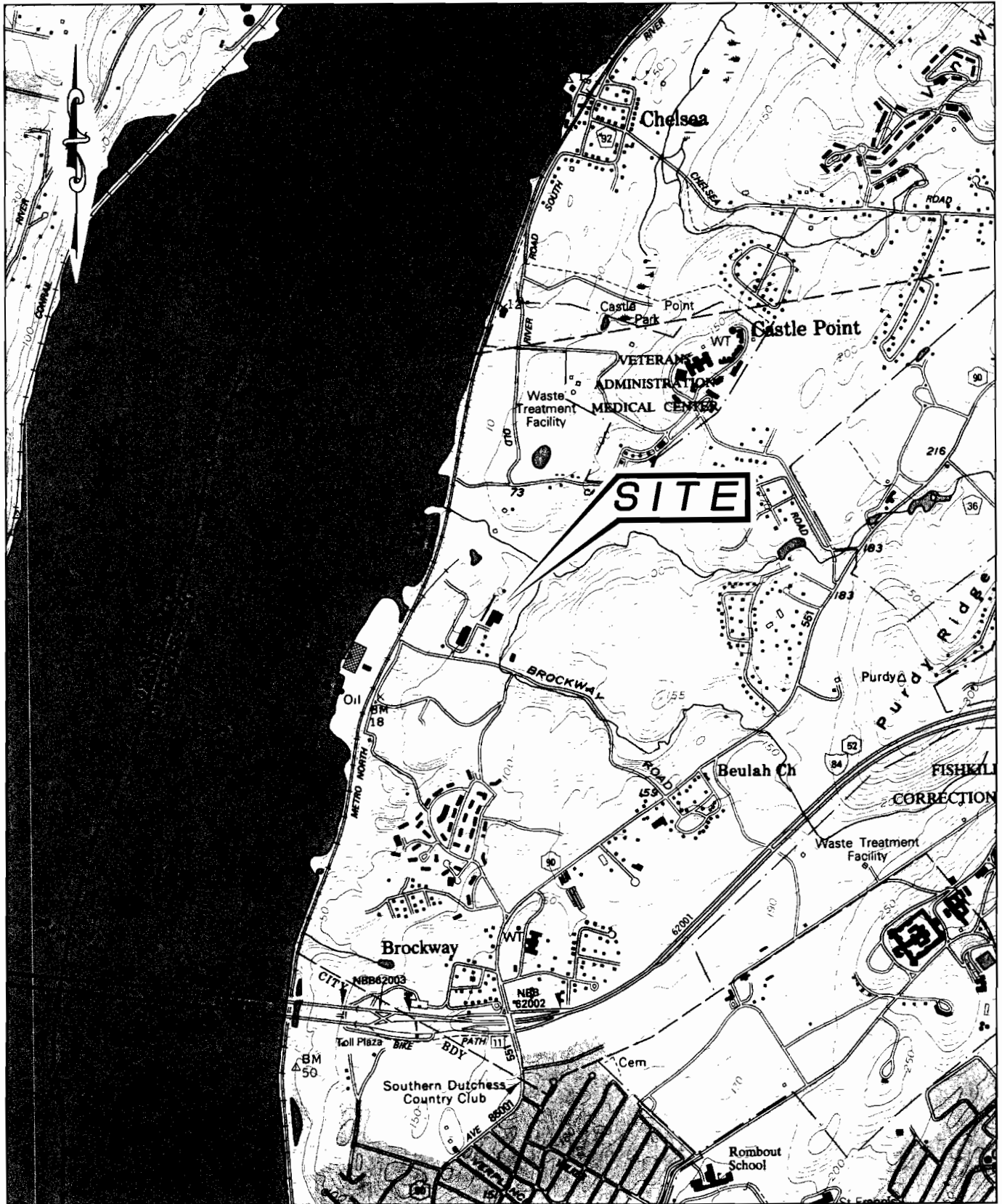
The March 20, 2009 Remedial Design & Engineering Report outlines the Remedial Design elements, construction sequence, project schedule and supporting plans necessary for the implementation of the chosen remedy. The Remedial Design & Engineering Report will be revised based upon additional data collected and the change in the ultimate plans for development of the site. The site will be remediated based on Restricted Residential SCOs set forth in DER-10 and CP-51 "Soil Cleanup Guidance."

The ROD provides for the onsite excavation and consolidation of contaminated soil. Soil will be consolidated within a designated area and will include the former treatment building's slab, which will be left in place, beneath a portion of the consolidation area. The consolidation area will then be covered with a geotextile fabric and two (2) feet of clean fill. Figure 3 shows the proposed excavation, consolidation and fill areas. These will be refined upon completion of the additional sampling proposed herein.

Modifications to the Remedial Design & Engineering Report will include revisions to the construction specifications and contract documents contained in Appendix I, and revisions to the engineering drawings.

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FIGURES



MAP REFERENCE: NYSDOT WAPPINGERS FALLS QUADRANGLE, 1989.

FIGURE 1

STERLING

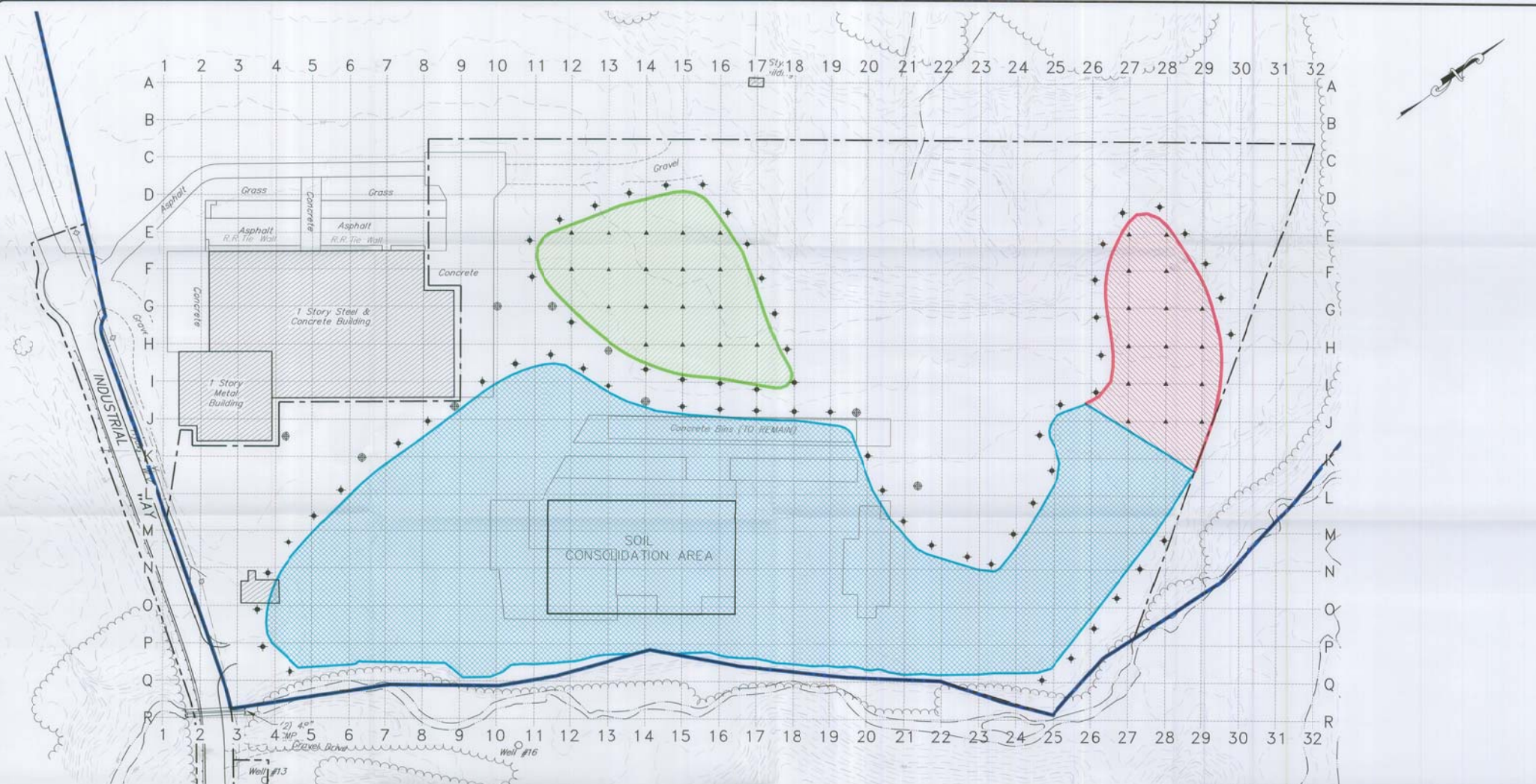
Sterling Environmental Engineering, P.C.

24 Wade Road • Latham, New York 12110

SITE LOCATION MAP
 CHELSEA WATERFRONT DEVELOPMENT LLC
 CIRCLE M WOOD TREATMENT SITE

TOWN OF FISHKILL

DUTCHESS CO., N.Y.



- LEGEND:**
- PROPERTY LINE
 - REMEDIATION PARCEL LINE
 - TREE LINE
 - STREAM
 - EXISTING 2 FT CONTOUR
 - EXISTING 10 FT CONTOUR
 - BUILDING
 - EDGE PAVEMENT/CONCRETE
 - EDGE GRAVEL

- LEGEND:**
- SOIL TO BE COVERED
 - 12" SOIL EXCAVATION AREA
 - 6" SOIL EXCAVATION AREA
 - ADDITIONAL SAMPLES FOR FULL TCL/TAL ANALYSIS
 - SAMPLES FOR LIMITS OF EXCAVATION & CAPPING (CCA ANALYSIS ONLY)
 - POST EXCAVATION SOIL SAMPLES

NOTES:

- 1) BASE MAP FROM DRAWING ENTITLED "SURVEY OF PROPERTY PREPARED FOR RPA ASSOCIATES, LLC SITUATED IN THE TOWN OF FISHKILL, DUTCHESS COUNTY NEW YORK", BY BADEY & WATSON SURVEYING AND ENGINEERING, P.C., DATED JULY 30, 2003 AND REVISED SEPTEMBER 4, 2003.
- 2) NORTH ORIENTATION OF BASE MAP LABELED AS "MERIDIAN OF FILED MAP NO. 11111 & 11351".

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 2206, SUBSECTION 1 OF THE NEW YORK STATE EDUCATION LAW.

NO.	DATE	RECORD OF WORK	DRN	CHD	APPR.

PROJECT	
PROJ. ENGR.:	W.P. MURPHY, P.E.
PROJ. NO.:	21544
PREPARED BY:	JCD
DRAFTED BY:	SOB
CHECKED BY:	
APPROVED BY:	
DATE:	
CONTOUR INTERVAL = 2 FEET	
1" = 60'	

FIGURE 3
 PROPOSED SOIL EXCAVATION & CONSOLIDATION AREAS
CHELSEA WATERFRONT DEVELOPMENT LLC
 CIRCLE M WOOD TREATMENT SITE
 TOWN OF FISHKILL, DUTCHESS CO., N.Y.

STERLING
 Sterling Environmental Engineering, P.C.
 21 Wade Road • Latham, New York 12110

DATE: 2/28/12 SCALE: 1" = 60' DWG. NO.: 2104403/FIGURE 3

Former Circle M Wood Treatment Site

Table 1
Surface Soil Samples

Soil Sample	S-1	S-2	S-3	S-4	S-5	S-6
Depth	7-8"	6-7"	8-10"	6-8"	5-6"	3-4"

Former Circle M Wood Treatment Site
Table 2
Soil Data

Sample ID Lab Sample ID Date Sampled	Units	6 NYCRR 375.6 - Restricted Residential SCOs	S-1		S-2		S-3		S-4		S-5		S-6	
			Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual
Matrix			Soil		Soil		Soil		Soil		Soil		Soil	
PARAMETERS			Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual
SEMI-VOLATILE ORGANICS BY GC/MS (8270)														
Acenaphthene	mg/kg	100	ND		ND		0.04 J		ND		ND		ND	
Anthracene	mg/kg	100	ND		ND		0.15 J		ND		ND		ND	
Benzofluoranthene	mg/kg	1	ND		0.078 J		0.9		ND		ND		0.054 J	
Benzofluoranthene	mg/kg	1	ND		0.062 J		0.88		ND		ND		0.044 J	
Benzofluoranthene	mg/kg	1	ND		0.092 J		1.3		ND		ND		0.055 J	
Benzofluoranthene	mg/kg	100	ND		0.042 J		0.52		ND		ND		ND	
Benzofluoranthene	mg/kg	3.9	ND		0.049 J		0.53		ND		ND		ND	
Bis(2-ethylhexyl) phthalate	mg/kg	---	ND		0.04 J		0.038 J		ND		ND		ND	
Carbazole	mg/kg	---	ND		ND		0.15 J		ND		ND		ND	
Chrysene	mg/kg	3.9	ND		0.082 J		0.98		ND		ND		0.059 J	
Dibenzofluoranthene	mg/kg	0.33	ND		ND		0.15 J		ND		ND		ND	
Fluoranthene	mg/kg	100	ND		0.1 J		1.7		ND		ND		0.099 J	
Fluorene	mg/kg	100	ND		ND		0.049 J		ND		ND		ND	
Indeno[1,2,3-cd]pyrene	mg/kg	0.5	ND		ND		0.47		ND		ND		ND	
Phenanthrene	mg/kg	100	ND		ND		0.83		ND		ND		0.041 J	
Pyrene	mg/kg	100	ND		0.1 J		1.5		ND		ND		0.1 J	

ND = Not Detected

(1) Restricted-Residential SCO for Chromium, hexavalent = 110 mg/kg, Restricted SCO for Chromium, trivalent = 180 mg/kg

Bold Values Exceed Restricted Residential SCOs

No VOCs, or Cyanide were detected in any of the soil samples.

LABORATORY QUALIFIERS

J - the compound was detected below the reporting limit.

B - The compound was detected in the associated method blank, or for inorganics analyses reported using CLP ILM - type metal forms, indicates a trace concentration below the reporting limit and equal to, or above the detection limit.

E - Estimated concentration due to presence of interferences.

N - Matrix Spike recovery falls outside of control limit.

P - Indicates an interference.

Circle M Wood Treatment Site
Table 3
Groundwater Data

Sample ID	Units	NYSDEC TOGS 1.1.1 June 1998	MW-7R	MW-4	MW-5	MW-8	MW-8	MW-8	MW-SS	
Lab Sample ID			K1386-01	K1386-02	K1386-03	K1386-04	K1386-04	K1386-05	K1386-06	
Date Sampled			08/03/11	08/03/11	08/03/11	08/03/11	08/03/11	08/03/11	08/03/11	
Matrix			Groundwater	Groundwater	Groundwater	Groundwater	Groundwater	Groundwater	Groundwater	
Parameter			Result	Qual	Result	Qual	Result	Qual	Result	Qual
VOLATILE ORGANIC COMPOUNDS BY EPA 8260C										
Acetone	ug/L	50	ND	ND	ND	5.4	ND	ND	ND	
Methyl tert-butyl ether	ug/L	—	ND	ND	2.7 J	ND	ND	ND	ND	
Toluene	ug/L	5	4.4 J	7.5	4.4 J	12	8.8	8.8	4.9 J	
TICS (VOCs)	ug/L	—	ND	8.2 J	16.3 N,J	ND	5.8 N,J	5.8 N,J	ND	
SEMI-VOLATILE ORGANIC COMPOUNDS BY EPA 8270D										
TICS (SVOCs)	ug/L	—	ND	ND	18.1 N,J	4.7 N,J	10 J	10 J	ND	
Metals										
Aluminum	ug/l	—	ND	653	ND	2660	414	414	ND	
Arsenic	ug/l	25	31.9	9.4 B	11.3 B	25.6	31.5	31.5	ND	
Barium	ug/l	1000	31.1 B	81.5 B	83.8 B	236	89.7 B	89.7 B	142 B	
Calcium	ug/l	—	598,000	192,000	148,000	158,000	153,000	153,000	79,700	
Chromium	ug/l	50	ND	1.9 B	ND	8.2 B	35.2	35.2	ND	
Cobalt	ug/l	—	11.4 B	10.7 B	1.6 B	4.5 B	ND	ND	ND	
Copper	ug/l	200	ND	ND	ND	6.3 B	14.5 B	14.5 B	ND	
Iron	ug/l	300	23,400 E	2,240 E	13,600 E	16,700 E	662 E	662 E	ND	
Lead	ug/l	25	ND	ND	ND	ND	ND	ND	11.1	
Magnesium	ug/l	35,000	249,000 E	42,500 E	74,000 E	50,200 E	40,600 E	40,600 E	28,200 E	
Manganese	ug/l	300	6,730	5,110	4,760	4,930	1,070	1,070	369	
Nickel	ug/l	100	4 B	15.4 B	1.4 B	6.6 B	1.2 B	1.2 B	ND	
Potassium	ug/l	—	5,310	4,220	19,700	3,760	4,140	4,140	1,060	
Sodium	ug/l	20,000	198,000	38,300	30,900	121,000	39,600	39,600	35,400	
Thallium	ug/l	0.5	ND	ND	ND	ND	ND	ND	12.2 B	
Vanadium	ug/l	—	ND	1.4 B	ND	3.6 B	ND	ND	ND	
Zinc	ug/l	2,000	24.8 B	26.2 B	17.2 B	28.9 B	50	50	14.5 B	
Cyanide	ug/l	200	ND	ND	ND	25.2	ND	ND	ND	

ND = Not Detected

J = The compound was detected below the reporting limit, or estimated concentration for TIC

N = TIC has been positively identified

B = For inorganics analysis, indicates trace concentration below the reporting limit and equal to or above the detection limit

E = Estimated concentration due to presence of interferences

No pesticides, or PCBs were detected in any groundwater samples.

Bold values exceed TOGS 1.1.1 standards

VOC, TICs = Tentatively Identified Compounds

MW - 4 = Unknown Compound - 8.2 ug/l

MW - 5 = Propane, 2ethoxy - 12 ug/l and Silanol, Trimethyl - 4.3 ug/l

MW - 8 = Isopropyl Alcohol - 5.8 ug/l

SVOC, TICs = Tentatively Identified Compounds

MW - 5 = n-Hexadecanoic acid - 5.1 ug/l and cyclic octaatomic sulfur - 13.0 ug/l

MW - 6 = n-Hexadecanoic acid - 4.7 ug/l

MW - 8 = Unknown Compound - 10.0 ug/l

APPENDIX A
DAILY FIELD REPORT

STERLING

Sterling Environmental Engineering, P.C.

DAILY FIELD REPORT

Project Name: <u>Chelsea Waterfront Development Site</u>	Project No.: <u>21044</u>
Client Name: <u>Chelsea Waterfront Development Site</u>	Date: <u>August 3, 2011</u>
Location: <u>Industrial Way, Town of Fishkill, New York</u>	Weather: <u>Clear, 80°F</u>
Inspector: <u>Charlotte Verhoef (CV), Sterling Environmental Engineering, P. C. (STERLING)</u>	

Work Description, Comments Discussion, Problems, Instructions:

STERLING onsite to collect surface soil and groundwater samples.

- 9:15 AM CV arrives onsite.
John Nemith with AVR onsite.
- 9:30 AM CV inspects property and soil sample locations.
- 10:15 AM The following staff members of Conrad Geoscience Corp. (CONRAD) arrive onsite:
- Stephanie LaRose
- Matt Tymchak
- 10:30 AM CV attempts soil sampling at mapped locations. No soil samples were obtained because of concrete, stone, brick, gravel and 1-2 inch rocks at mapped locations. See following photographs.



10:50 AM CONRAD measures depth to water and collects groundwater sample from Well WM-8 by low-flow after field parameters stabilized as monitored with a InSitu® Troll 9500 water quality meter. See following photograph.



11:50 AM CONRAD measures depth to water and collects groundwater sample from Well WM-5 by low-flow after field parameters stabilized as monitored with a InSitu® Troll 9500 water quality meter.

12:00 PM CV collects soil samples S-1, Matrix Spike (MS) and Matrix Spike Duplicate (MSD) from 7-8" below the soil surface. Fine dark brown soil.

CONRAD measures depth to water and collects groundwater sample from Well WM-4 by low-flow after field parameters stabilized as monitored with a InSitu® Troll 9500 water quality meter.

12:50 PM CONRAD measures depth to water and collects groundwater sample from Well WM-6 by low-flow after field parameters stabilized as monitored with a InSitu® Troll 9500 water quality meter.

1:00 PM CV collects soil sample S-6 from 3-4" below the soil surface. Light brown fine soil mixed with gravel.

1:20 PM CV collects soil sample S-5 from 5-6" below the soil surface. Grey fine soil mixed with gravel and 1" rocks.

CONRAD measures depth to water and collects groundwater sample and MS from Well MW-7R by low-flow after field parameters stabilized as monitored with a InSitu® Troll 9500 water quality meter.

1:40 PM CV collects soil sample S-4 from 6-8" below the soil surface. Grey granular soil with 1" and 1/2" rocks. See following photograph.



1:50 PM CONRAD measures depth to water and collects groundwater MSD from Well MW-7R by low-flow after field parameters stabilized as monitored with a InSitu® Troll 9500 water quality meter.

2:00 PM CV collects soil sample S-3 from 8-10" below the soil surface. Grey granular soil with 1/2" and 1/4" rocks.

2:15 PM CONRAD measures depth to water and collects groundwater sample from Well MW-9S by low-flow after field parameters stabilized as monitored with a InSitu® Troll 9500 water quality meter.

2:30 PM CV collects soil sample S-2 from 6-7" below the soil surface. Grey sand with red brick fragments. Mitkem Laboratories courier onsite to pickup samples.

CV and CONRAD finish field notes, decontaminate field gear, and package gear for transport.

2:45 PM CV and CONRAD leave site.

Visitors (Name, Affiliation): _____

Signature:

Handwritten signature of Charlotte Verheul