

**MID-HUDSON GEOSCIENCES**  
1003 Route 44/55  
P.O. Box 32  
Clintondale, NY 12515-0032

Phone (845) 883 5726  
rockdoctor@optonline.net  
May 9, 2017

**Mr. Parag Amin, P.E.**  
**NYS Department of Environmental Conservation**  
**Division of Env Remediation, Remedial Bureau C**  
**625 Broadway**  
**Albany, NY 12233-7014**

**RE: American Cleaners @ Middletown** **VIA EMAIL**  
**VCP Site No. V00461-3, Orange County**  
**Amendment to Work Plan to Install Replacement Monitoring Wells**

Dear Parag,

This letter provides an amendment to earlier Monitoring Well Installation Work Plans for the replacement of two paved-over monitoring wells and a third well to try to identify the end of the PCE plume at the American Cleaners Middletown site (see attached location map).

We have a tentative date for drilling for Monday or Tuesday, May 15 or 16. The driller is Core Down Drilling, the company, which purchased Todd Syska's Geoprobe rig and he trained them on the use of it. The driller's name is Andrew Bellucci and phone number is (845) 625 3401.

The monitoring well locations may be adjusted to avoid utilities. If the subsurface is impenetrable with the Geoprobe, the rig will be moved to another location and a new boring will be installed. The locations on the parking lot are not likely to have any penetration problems, but the well on the grassy area to the southwest may be problematic. Boulder fill and infrastructure could present a problem in that area. If after four attempts, the third well cannot be installed with a Geoprobe, we will remobilize with a soils rig with roller bit capabilities.

The Geoprobe will collect the plastic encased cores at 4-foot intervals for at least one location.

The well specifications include, boring at least five feet into the shallow water zone. Materials will all be one-inch diameter schedule 40 PVC. 5-feet of 0.010 inch slotted screen in the most saturated section of the boring with sand placed in the annular space over the screen section and up to 1 to 3 feet above the top of the screening depending on the lithology. If muddy fine material is above the water-bearing zone, the sand will be minimal. Above the sand, a three foot bentonite seal will be place in the annular space. Concrete will be used to install the small manhole in place level with the top of the pavement.

For the one well in the grass, a small 18 by 18-inch concrete pad will be installed around the mini-manhole, set at the level of the grass, so mowing can take place without disturbing the wellhead.

**Health and Safety.** A health and safety meeting will occur on-site prior to beginning work. The Health and Safety Plan will be updated, if it has not been already changed to reflect the new hospital location.

If additional information is need, I will be ready explain, clarify or supplement this plan.

Yours truly,

A handwritten signature in cursive script that reads "Katherine J. Beinkafner".

**Katherine J. Beinkafner, Ph.D.**  
Certified Professional Geologist #6611

Cc: Erez Halevah, American Cleaners  
David Crosby, NYS DEC  
Jolanda G Jansen, P.E.

PLAZA ENTRANCE →

CREDIT UNION

BURGER Joint

Drive way

Monitoring wells

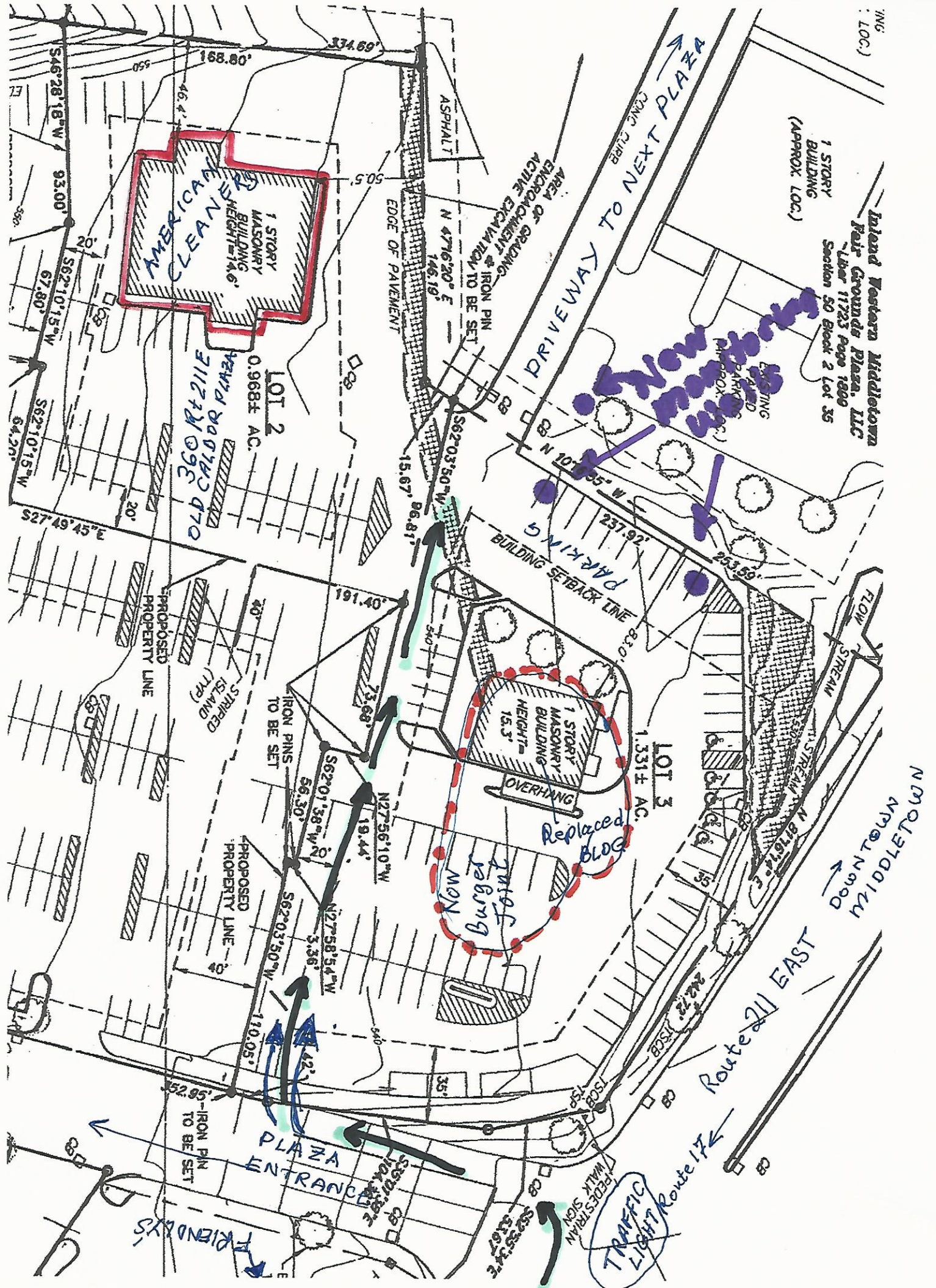
360 Route- 211 EAST  
CALDOR PLAZA

American Cleaners

Route 211 EAST →  
← Route 17

Google Earth

Imagery Date: 4/16/2016 18 T 550669.73 m E 4589462.37 m N elev 164 m eye alt 262 m



ING : LOC.)

Inland Western Middletown  
 Fair Grounds Plaza, LLC  
 Liber 11723 Page 1809  
 Section 50 Block 2 Lot 35  
 1 STORY BUILDING (APPROX. LOC.)

AMERICAN CLEANERS  
 1 STORY MASONRY BUILDING  
 HEIGHT = 14.6'

LOT 2  
 0.968± AC.  
 360 R21121  
 OLD CALOR PLAZA  
 070

1 STORY MASONRY BUILDING  
 HEIGHT = 15.3'

Now Burger Joint  
 Replaced Block

LOT 3  
 1.331± AC.

PLAZA ENTRANCE

TRAFFIC LIGHT

Route 21 EAST

N W 17001 N  
 MIDDLETOWN  
 DOWNTOWN

374.69'  
 168.80'  
 546°28'18"W  
 93.00'  
 67.80'  
 562°10'15"W  
 64.21'  
 562°10'15"W  
 327°49'45"E  
 20'

ASPHALT  
 AREA OF GRADING ENCROACHMENT & IRON PIN ACTIVE EXCAVATION TO BE SET  
 N 47°16'20" E  
 146.19'  
 EDGE OF PAVEMENT

DRIVEWAY TO NEXT PLAZA  
 CONC. CURB

PARKING BUILDING SETBACK LINE

PROPOSED PROPERTY LINE  
 STRIPED ISLAND (TYP)

IRON PINS TO BE SET  
 191.40'  
 73.68'  
 56.30'  
 562°01'38"W  
 19.44'  
 N27°56'10"W  
 3.36'  
 N27°58'54"W  
 110.05'

IRON PINS TO BE SET  
 52.95'

TRAFFIC LIGHT

new well area



NOTES:

1. BASE SURVEY INFORMATION TAKEN FROM SURVEY PREPARED BY THE CHIEF ENGINEER, TOWN OF WALKKILL, CALLED "WALKKILL LAND TITLE SURVEY PREPARED FOR TAX MAP NUMBER 52-2-2-2" DATED JUNE 29, 2005 LAST REVISED JUNE 29, 2005.
2. ALL DIMENSIONS ARE IN FEET AND INCHES.
3. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE TOWN OF WALKKILL AND HAS FOUND NO RECORDS OF ANY INTERESTS IN THE PROPERTY OTHER THAN THE INTERESTS SHOWN ON THIS PLAN.
4. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE TOWN OF WALKKILL AND HAS FOUND NO RECORDS OF ANY INTERESTS IN THE PROPERTY OTHER THAN THE INTERESTS SHOWN ON THIS PLAN.
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TABLE OF ZONING REQUIREMENTS - HIGHWAY COMMERCIAL (HC) ZONE

| REQUIREMENT           | PROPOSED-LOT 1 | PROPOSED-LOT 2 | PROPOSED-LOT 3 |
|-----------------------|----------------|----------------|----------------|
| MINIMUM LOT AREA      | 100 SQ. FT.    | 100 SQ. FT.    | 100 SQ. FT.    |
| MINIMUM LOT WIDTH     | 30 FT.         | 30 FT.         | 30 FT.         |
| MINIMUM LOT DEPTH     | 30 FT.         | 30 FT.         | 30 FT.         |
| MINIMUM FRONT SETBACK | 10 FT.         | 10 FT.         | 10 FT.         |
| MINIMUM SIDE SETBACK  | 5 FT.          | 5 FT.          | 5 FT.          |
| MINIMUM REAR SETBACK  | 5 FT.          | 5 FT.          | 5 FT.          |
| MINIMUM FRONT YARD    | 10 FT.         | 10 FT.         | 10 FT.         |
| MINIMUM SIDE YARD     | 5 FT.          | 5 FT.          | 5 FT.          |
| MINIMUM REAR YARD     | 5 FT.          | 5 FT.          | 5 FT.          |
| MINIMUM FRONT YARD    | 10 FT.         | 10 FT.         | 10 FT.         |
| MINIMUM SIDE YARD     | 5 FT.          | 5 FT.          | 5 FT.          |
| MINIMUM REAR YARD     | 5 FT.          | 5 FT.          | 5 FT.          |

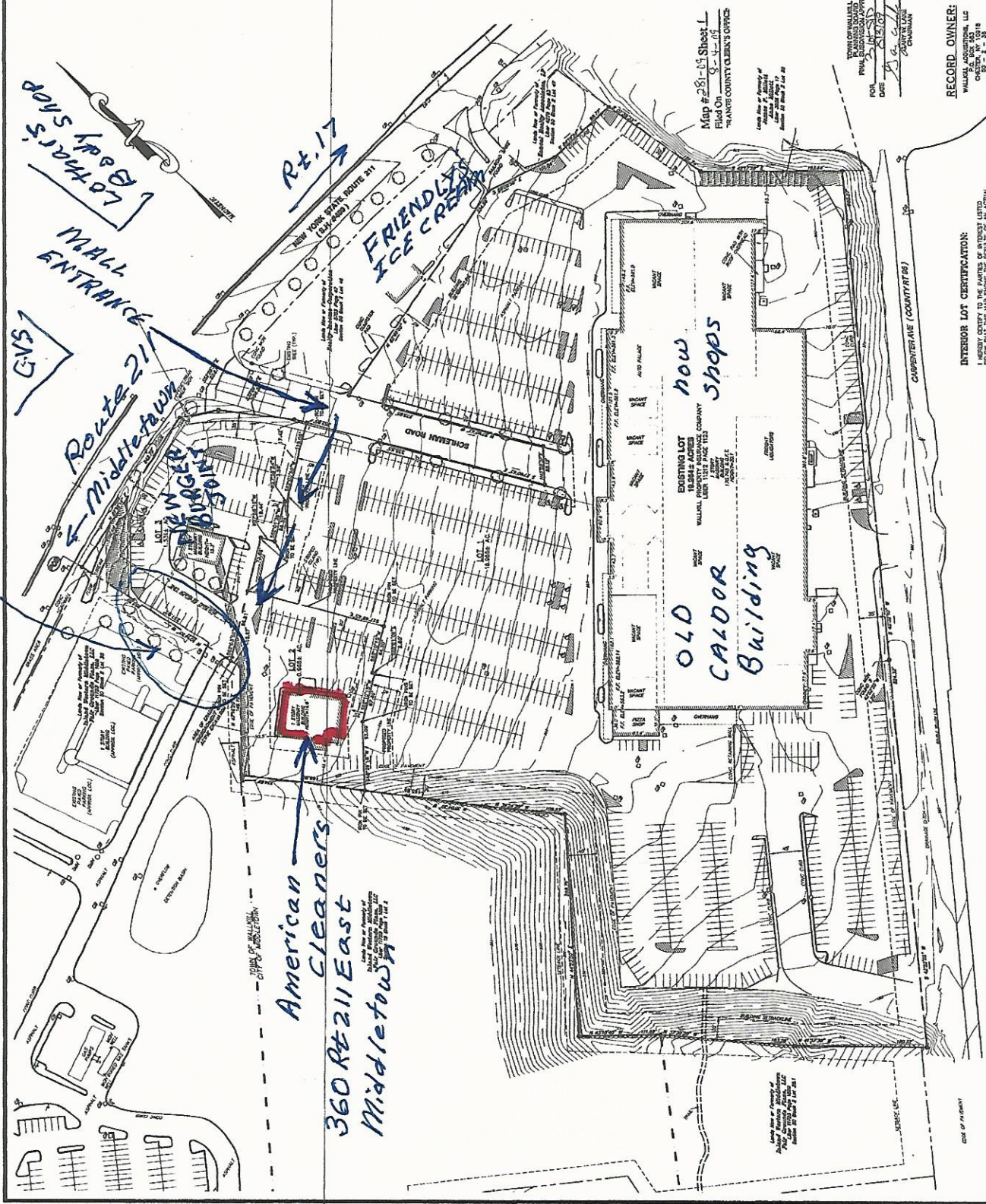
SEMI-DESIGNATION: This plan and map are in the Town of Walkkill, County of Orange and State of New York. This plan and map are subject to the provisions of the Town of Walkkill Zoning Ordinance, which may be amended from time to time. The Town of Walkkill Zoning Ordinance is hereby adopted as a part of this plan and map. The Town of Walkkill Zoning Ordinance is hereby adopted as a part of this plan and map. The Town of Walkkill Zoning Ordinance is hereby adopted as a part of this plan and map.

- EXEMPTION NOTES:
1. THIS PLAN IS IN FULL COMPLIANCE WITH THE TOWN OF WALKKILL ZONING ORDINANCE, WHICH MAY BE AMENDED FROM TIME TO TIME.
  2. THE TOWN OF WALKKILL ZONING ORDINANCE IS HEREBY ADOPTED AS A PART OF THIS PLAN AND MAP.
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LANC & TULLY  
SUBDIVISION PLAN  
PREPARED FOR  
WALKKILL ACQUISITIONS, LLC  
TOWN OF WALKKILL  
ORANGE COUNTY, NEW YORK

DATE: JUNE 13, 2008  
DRAWN BY: J. J. TULLY  
CHECKED BY: J. J. TULLY  
DATE: JUNE 12, 2007

CORPORATE BOOK, MAPS & TULLY, P.C.  
1000 ROUTE 211, SUITE 100  
WALKKILL, NY 12580



Map # 281-04 Sheet 1  
Filed On 6-11-08  
TOWN OF WALKKILL  
ORANGE COUNTY CLERK'S OFFICE

RECORD OWNER:  
WALKKILL ACQUISITIONS, LLC  
CORPORATE BOOK, MAPS & TULLY, P.C.  
1000 ROUTE 211, SUITE 100  
WALKKILL, NY 12580

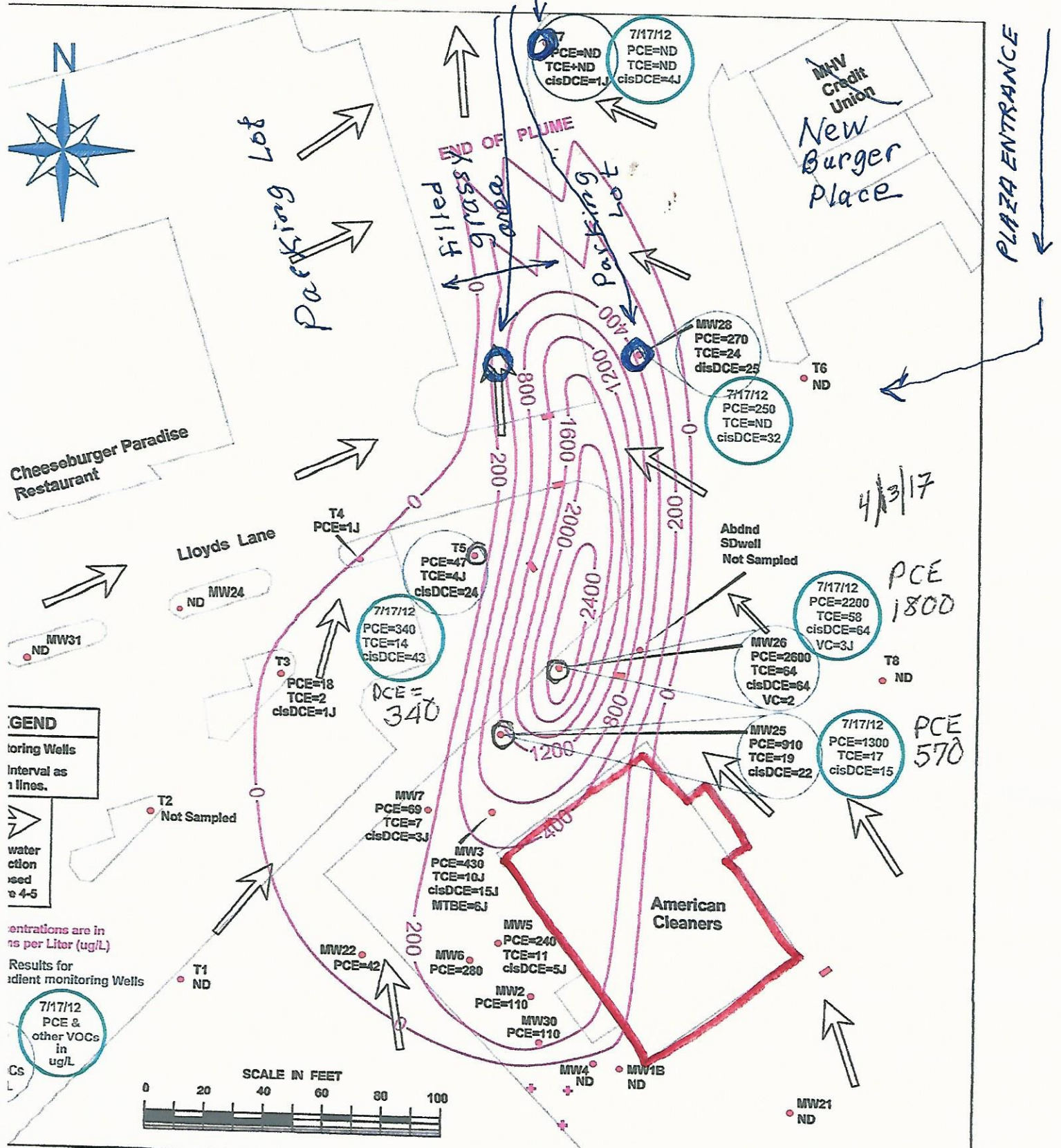
AREA:  
19.68 AC.

INTERIOR LOT CERTIFICATION:  
I, J. J. TULLY, ENGINEER, DO HEREBY CERTIFY THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL CALCULATION OF INTERIOR LOT LINES COMPLETED ON FEBRUARY 12, 2008.



COPIES FROM THE ORIGINAL OF THIS DOCUMENT NOT BE VALID UNLESS THEY BEAR THE SIGNATURE AND SEAL OF THE ENGINEER AND LAND SURVEYOR'S SEAL OR THIS COPY. UNAUTHORIZED ALTERATION OF ANY KIND TO THIS DOCUMENT IS PROHIBITED. THE NEW YORK STATE GEOLOGICAL SURVEY

# 3 New Well Locations



**LEGEND**  
 Monitoring Wells  
 Interval as 1 lines.  
 water action used to 4-5

Concentrations are in ug/L  
 Results for identical monitoring Wells

717112 PCE & other VOCs in ug/L

Fig 5-18. PCE Plume in January 2010 showing and 2012 VOC concentrations for 5 down-gradient wells, shown in circles.  
 Environmental Engineering, PLLC

American Cleaners at Caldor Lloyds Mall  
 340 Route 211 East, Middletown, NY 10940  
 NYSDEC DER VCP V-00461-3, Feb 2010

Mid-Hudson Geosciences  
 Katherine J. Belinkatner, PhD, CPG #6511  
 1003 Route 44/55, PO Box 332  
 Clintondale, NY 12515-0332  
 (845) 883-5866  
 rockdoctor@optonline.net

4/13/17 results for MW25, MW26, T5

4/13/17  
 PCE 1800  
 PCE 570

| Mid-Hudson Geosciences  |                  | Subsurface Soil Boring Log                                     |                   | Well ID: MW25   |         | Date Started: 11/10/09 |  |
|---|------------------|--|-------------------|---|---------|------------------------|--|
| Client: American Cleaners<br>Location: Caldor Plaza, Middletown, NY |                  |  |                   | Method of Investigation: Geoprobe                                       |         |                        |  |
| Project Manager:<br>K. J. Beinkafner                                |                  | Drilling Co: Todd J. Syska, Inc.<br>Geologist: K.J. Beinkafner |                   | Driller: Todd<br>Drill Rig: Geoprobe                                    |         | Weather:               |  |
| Depth (ft.)   | 45" Samples/ 4ft |  | Recovery (inches) | Sample Description  | PID ppm | Well Details           | Groundwater and Other Observations               |
|   | No.              | Depth (feet)   |                   |   |         |                        |  |
| 2   | 1                | 0-4  | 41                | 0-0.2' Black top  | 0.0     |                        | FlushMountTop<br>Concrete                        |
|   |                  |  |                   | 0.21-0.45' Moist dk gray-black sand                                     |         |                        | 1-2.5'<br>Bentonite                              |
|   |                  |  |                   | 0.45-3.7' Damp silt & clay some rock frags<br>Rock channers @ 2' & 2.4" |         |                        |  |
|   |                  |  |                   | 3.7-4' Damp dk gray brown clay, slightly silty                          | 0.0     |                        |  |
| 6   | 2                | 4-8  | 36.0              | 4-4.5' Damp yell-brown-gray silt, wrinkled beds                         | 0.0     |                        | 0-5' Sch40 PVC<br>1" ID Riser                    |
|   |                  |  |                   | 4.5-4.9' Compact yell-brown-gray silty slay                             |         |                        |  |
|   |                  |  |                   | 4.9-5.1' Dark gray rock channer   |         |                        |  |
|   |                  |  |                   | 5.1-5.5' Damp yell-brown gray silt                                      |         |                        |  |
| 8   |                  |  |                   | 5.5-8' Yell brown sandy silt, trace clay                                | 0.0     |                        | 2.5-15'<br>#00 Sand                              |
|   |                  |  |                   | Rock channer @ 7.5'   |         |                        |  |
|   |                  |  |                   |   |         |                        |  |
|   |                  |  |                   |   |         |                        |  |
| 10  | 3                | 8-12   | 42                | 8-9.3' Saturated soupy loose sand, silt, rx frags                       |         |                        | 3.5-8.5'<br>1" ID Screen PVC<br>Sch40 slot=0.01" |
|   |                  |  |                   | 9.3-10.9' Moist subcompact sand, silt, rx frags                         |         |                        |  |
|   |                  |  |                   | 10.9-11.6' Damp compact sand, silt rx frags                             |         |                        |  |
|   |                  |  |                   | 11.6-12' White rock channer, Shawangunk Cong                            |         |                        |  |
| 14  | 4                | 12-16  | 23                | 12-13.6' Soupy rock frags<br>w yell brown sand & silt                   |         |                        | Bottom Plug                                      |
|   |                  |  |                   | 13.4-14.6' Wet yell brown clayey silt                                   |         |                        |  |
|   |                  |  |                   | 14.6-15.5' Damp gray silty clay   |         |                        |  |
|   |                  |  |                   |   |         |                        |  |
| 16  |                  |  |                   | End of Boring = 15.2 feet   |         |                        |  |

Sample Types:

S=Split Spoon: T= Shelby Tube:  
R= Rock Core: O = 2 ft contiuous sampler

N = ASTM D1586

Backfill Well Key

Cement  
 Sand  
 Fine Sand  
 Bentonite

| Mid-Hudson Geosciences  |                  | Subsurface Soil Boring Log                                     |                   | Well ID: MW26   |         | Date Started: 11/10/09  |  |
|---|------------------|--|-------------------|---|---------|-------------------------|--|
|   |                  |  |                   | Sheet 1 of 1  |         | Date Finished: 11/10/09 |  |
| Client: American Cleaners<br>Location: Caldor Plaza, Middletown, NY |                  |  |                   | Method of Investigation: Geoprobe   |         |                         |  |
| Project Manager:<br>K. J. Beinkafner                                |                  | Drilling Co: Todd J. Syska, Inc.<br>Geologist: K.J. Beinkafner |                   | Driller: Todd<br>Drill Rig: Geoprobe                                      |         | Weather:                |  |
| Depth (ft.)   | 45" Samples/ 4ft |  |                   | Sample Description  | PID ppm | Well Details            | Groundwater and Other Observations   |
|   | No.              | Depth (feet)   | Recovery (inches) |   |         |                         |  |
| 2   | 1                | 0-4  | 36                | 0.2-0.7' Moist dk brown gray sand   | 0.0     |                         | FlushMountTop<br>Concrete<br>1-3'<br>Bentonite<br>0-3' Sch40 PVC<br>1" ID Riser<br>3-14'<br>#00 Sand<br>4-14'<br>1" ID Screen PVC<br>Sch40 slot=0.01"<br>Bottom Plug |
|   |                  |  |                   | 0.7-3.2' Dk yell gray clayey silt   |         |                         |  |
|   |                  |  |                   | 3.2-3.3' Rock channer   |         |                         |  |
|   |                  |  |                   | 3.3-4' Gray green silty clay  |         |                         |  |
| 6   | 2                | 4-8  | 32.0              | 4-4.3' Dry yell gray silt, wrinkled beds                                  | 0.0     |                         |  |
|   |                  |  |                   | 4.3-4.7' Rock channers & dk gray clay                                     |         |                         |  |
|   |                  |  |                   | 4.7-6.9' Damp soft yell brown silt<br>mottled w red-yell iron staining    |         |                         |  |
|   |                  |  |                   | 6.9-8' Wet compact yell brown silt<br>w large rock fragments              |         |                         |  |
| 10  | 3                | 8-12   | 40                | 8-10.5' Soupy silt & rock frags   | 0.0     |                         |  |
|   |                  |  |                   | 10.5-12' Dry yell brown silty clay  |         |                         |  |
|   |                  |  |                   |   |         |                         |  |
|   |                  |  |                   |   |         |                         |  |
| 14  | 4                | 12-14  | 22                | 12-14' Yell brown silt w few rock frags<br>soft at top, compact at bottom | 0.0     |                         |  |
|   |                  |  |                   |   |         |                         |  |
|   |                  |  |                   |   |         |                         |  |
|   |                  |  |                   |   |         |                         |  |
| 16  |                  |  |                   | Refusal at 14 feet  |         |                         |  |
|   |                  |  |                   |   |         |                         |  |
|   |                  |  |                   |   |         |                         |  |
|   |                  |  |                   |   |         |                         |  |

Sample Types:

S=Split Spoon: T= Shelby Tube:  
R= Rock Core: O = 2 ft contiuous sampler

N = ASTM D1586

Backfill Well Key

Cement Fine Sand  
 Sand Bentonite






| Mid-Hudson Geosciences  |                  | Subsurface Soil Boring Log                                     |                   | Well ID: MW28  |         | Date Started: 11/12/09                            |                                    |
|---|------------------|--|-------------------|--|---------|---|------------------------------------|
| Client: American Cleaners<br>Location: Caldor Plaza, Middletown, NY |                  |  |                   | Method of Investigation: Geoprobe  |         |   |                                    |
| Project Manager:<br>K. J. Beinkafner                                |                  | Drilling Co: Todd J. Syska, Inc.<br>Geologist: K.J. Beinkafner |                   | Driller: Todd<br>Drill Rig: Geoprobe   |         | Weather:  |                                    |
| Depth (ft.)   | 45" Samples/ 4ft |  |                   | Sample Description   | PID ppm | Well Details                                      | Groundwater and Other Observations |
|   | No.              | Depth (feet)   | Recovery (inches) |  |         |   |                                    |
| 2   | 1                | 0-4  | 30                | 0-0.7' Wet dk brown sand<br>0.7-4' Dry yell brown silt w gravel-size rock frags, wrinkled bedding  | 0.0     | FlushMountTop<br>Concrete                         |                                    |
|   |                  |  |                   |  |         |   |                                    |
| 4   |                  |  |                   |  | 0.0     | 2-7.5'<br>Bentonite                               |                                    |
|   |                  |  |                   |  |         |   |                                    |
| 6   | 2                | 4-8  | 30                | 4-4.7' Sticky wet silt, clay, rock frags<br>4.7-5.1' Damp gray stained, sandy & silty clay<br>petroleum odor   | 0.0     | 0-9.5' Sch40<br>PVC 1" ID Riser                   |                                    |
|   |                  | 4.5  | sample            |  |         |   |                                    |
| 8   |                  |  |                   | 5.1-5.5' Damp, soft gray clay<br>5.5-8' Dry yell brown silt  | 0.0     |   |                                    |
|   |                  |  |                   |  |         |   |                                    |
| 10  | 3                | 8-12   | 34                | 8-8.3' Wet sticky yell gray sand, silt & clay<br>8.3-8.7' Wet gray clay<br>8.7-10.8' Dry yell brown silty clay w sand & rxf<br>10.8-12' Saturated sopupy sand, silt & rock frags                     |         | 7.5-14.5'<br>#00 Sand                             |                                    |
|   |                  |  |                   |  |         |   |                                    |
| 12  |                  |  |                   |  |         | 9.5-14.5'<br>1" ID Screen PVC<br>Sch40 slot=0.01" |                                    |
|   |                  |  |                   |  |         |   |                                    |
| 14  | 4                | 12-16  | 45                | 12-12.7' Saturated sticky brown silt & vc sand<br>12.7-14' Saturated soupy yell brown silt & sand<br>14-14.4' Saturated yell brown silt<br>14.4-15.6' Damp yell brown silt<br>15.6-16' Dry gray clay |         | Bottom Plug                                       |                                    |
|   |                  |  |                   |  |         |   |                                    |
| 16  | 5                | 16-20  |                   | End of Boring = 16 feet  |         |   |                                    |
|   |                  |  |                   |  |         |   |                                    |

Sample Types:

S=Split Spoon: T= Shelby Tube:  
R= Rock Core: O = 2 ft contiuous sampler

N = ASTM D1586

Backfill Well Key

 Cement  
 Sand  
 Fine Sand  
 Bentonite

# Berninger Environmental, Inc.

groundwater consultants, geologists

90 B Knickerbocker Avenue

Bohemia • New York • 11716

Phone: 631 • 589 • 6551

Fax: 631 • 589 • 6528

|                  |    |                |  |   |       |
|------------------|----|----------------|--|---|-------|
| Temp Well-03     | 85 | 12 - 16 ft bgs |  | Saturated silty clay till with fine sand.   | ML    |
| Temp Well-03     | 90 | 16 - 20 ft bgs |  | Thin gravel and angular stone layer, wet. Saturated silty clay with very fine sand. Temp well-3 set with ten feet 0.10 screen from 10-20 ft bgs, 0-10 ft solid riser.                                   | ML    |
| Temp Well-04     |    | 0-20 ft bgs    |  | Temp well-4 set with ten feet 0.10 screen from 10-20 ft bgs, 0-10 ft solid riser. Depth to groundwater was 11.17 ft bgs.  | NA    |
| Temp Well-05     |    | 0-20 ft bgs    |  | Temp well-5 set with ten feet 0.10 screen from 10-20 ft bgs, 0-10 ft solid riser. Depth to groundwater was 19.8 ft bgs.   | NA    |
| Temp Well-06     | 90 | 0 - 4 ft bgs   |  | 2-inches of asphalt. Grey dense clay with fine sand and large angular gravel from 0-2 feet bgs; with plastic clay slightly wet from 204 feet bgs.   | ML    |
| Temp Well-06     | 85 | 4 - 8 ft bgs   |  | Rock, grey-green silty fine sand interbedded with silty plastic clay; partially saturated.  | CL/ML |
| Temp Well-06     | 90 | 8 - 12 ft bgs  |  | 8-9 feet bgs same clay as above; 9-11 fine sand in clay (wet); 11-12 feet bgs was grey clay dryer and brittle;  | CL/ML |
| Temp Well-06     | 80 | 12 - 16 ft bgs |  | 12-13 brown sandy layer saturated; 13-15 dark grey clay more plastic, less wet. 15-16 feet bgs, plastic more disturbed clay with red angular fragments, yellowish clay with angular dryer texture.      | SM/CL |
| Temp Well-06     | 90 | 16 - 20 ft bgs |  | Grey very saturated silty fine sand, grading into tighter grey clay. Bedrock at 20 feet bgs - dark black colored shale. Temp well-1 set with ten feet 0.10 screen from 9-19 ft bgs, 0-9 ft solid riser. | CL/ML |
| Temp Well-07     |    | 0-18 ft bgs    |  | Refusal at 18 feet bgs. Temp well-7 set with ten feet 0.10 screen from 8-18 ft bgs, 0-8 ft solid riser.   | NA    |
| Temp Well-08     |    | 0-18 ft bgs    |  | Refusal at 18 feet bgs. Temp well-8 set with ten feet 0.10 screen from 8-18 ft bgs, 0-8 ft solid riser. Depth to groundwater was 16"9".   | NA    |
| Temp Well-09     |    | 0-20ft bgs     |  | Temp well-9 set with ten feet 0.10 screen from 10-20 ft bgs, 0-10 ft solid riser.   | NA    |
| Storm Sewer Well |    | 0-12 feet bgs  |  | Five feet of 2-inch PVC 0.20 screen set from 7-12 ft bgs. Saturated at 7 feet bgs. Dense grey till from 0-5 feet bgs; grading into sandy silty plastic clay (saturated).                                | NA    |