

Soils Ordinance Report

Written By: Jeff Schoenbacher, Environmental Coordinator - Phone 435 615 5058 - jschoenbacher@parkcity.org

Friday, August 03, 2007

Database ID# 85520P
Date Inspected: 7/23/2007
Time Inspected: 12:00 PM
Inspector/Sampler: Jeff Schoenbacher
Property: 408942
Address: 57 DALY AVENUE
Owner: FREEBAIRN
GREGORY L &
CHANDA S (JT)

Comments:

This sampling is a follow-up to ID 70172 where it was discovered the site was situated within mine tailings. The agreement was for the site to comply with the Soils Ordinance and the property capped after reaching final grade.

As a result, on July 23rd 2007 the property was inspected for compliance with the ordinance. The property is capped with a residential structure, patio, sidewalks, driveway, and xeriscape. Nonetheless the front yard is convention landscaping therefore a 4 point random grab of the landscaping was procured and identified as SS1.

Property is not in the Soils Ordinance, however the remediation has been recorded and identified within the GIS.

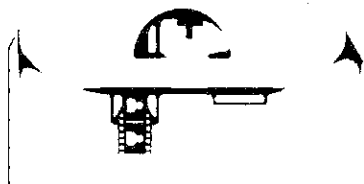

Sampler: Jeff Schoenbacher

7-23-07
Date:

This report is sent to convey the sampling results or information for your property that resides within the Soils Ordinance District. In the event you would like a hard copy of the actual analytical results please contact the environmental specialist listed above. The analytical results are retained in Park City's Environmental Services Department for historical purposes.

Friday, August 03, 2007

Page 1 of 1



Sample Report For Ordinance Compliance

Jeff Schoenbacher, Environmental Coordinator

Date of Report: Friday, August 03, 2007

Address Project#: Date: Sample ID: Result

57 DALY AVENUE

85520P 7/23/2007 SSI 35.00 Total - mg/Kg

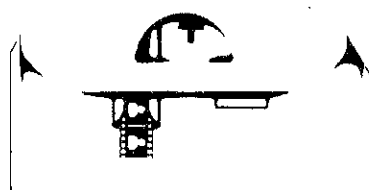
Lot Average: 35.00

Number of Samples for 57 DALY AVENUE (1 detail record)

Note: "Vacant Property" landscaping cannot exceed 1000 ppm, and "Occupied Property" landscaping cannot exceed 200 ppm (Total Lead). Refer to CHAPTER 15 - PARK CITY LANDSCAPING AND MAINTENANCE OF SOIL COVER 11-15-1.

Property Eligible for Certificate of Compliance Based on Results

☒ Yes ☐ Complaint ☐ Initial Inspection ☐ Improvement District Lot



Soils Ordinance Report

Written By: Jeff Schoenbacher, Environmental Coordinator - Phone 435 615 5058 - jschoenbacher@parkcity.org

Friday, February 18, 2005

Database ID# 70172
Date Inspected: 2/2/2005
Time Inspected: 2:00 PM
Inspector/Sampler: Jeff Schoenbacher
Property: 408942
Address: 57 DALY AVENUE
Owner: FREEBAIRN
GREGORY L &
CHANDA S (JT)

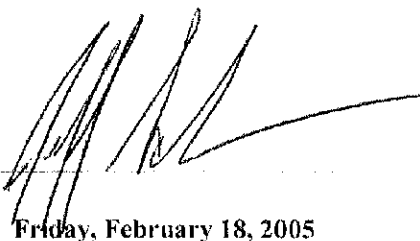
Comments:

On February 2nd 2005 this property was sampled to characterize the soils that are being excavated to accommodate a building foundation. This property resides outside the Soils Ordinance Boundary, however during an inspection by Kurt Simister (Building Inspector) he noticed the presences of material exhibiting the characteristics of mine tailings. In accordance with USEPA and UDEQ, properties that appear to have mine tailing impacts and are outside the Soils Ordinance Boundary are to be sampled and characterized. As a result, four composite samples were procured and identified as SS1-S-Fill, SS1-S-Parent, SS2-N-Fill, SS3-N-Parent. All sample matrix consisted of the exterior face of the excavation and were a 5 point grab every 9'. Sample SS1-S-Fill was of the excavation face on the north side and all grabs were within the 2' stratification recognized as topsoil fill. SS1-S-Parent was a composite sample of the lower 5' stratification that resembles mine tailings (grayish sand). SS2-N-Fill was of the south excavation face within the 2.5 stratification believed to be topsoil fill. SS2-N-Parent was of the lower 5' layer that appeared to be suspect for mine tailings. All samples were delivered under chain of custody to ChemTech Ford Laboratory on February 3rd 2005 and a "rush" was placed on all samples for TCLP lead and arsenic. The following is the contractors contact information:

Top Flight Builders, Inc.
Jason Gyllenskog
1501 E. Spring Lane
Salt Lake City, UT 84117
801 864 9784
801 278 9756 (f)
skgrog@msn.com

Met with Mr. Gyllenskog 2/10/05 to discuss TCLP results which reflected hazardous characteristics. Conveyed to him that he would have to meet with Ron Ivie for further direction and that a soils management plan would be required. Furthermore, he had conveyed that the soils removed went to Richardson Flats, I requested confirmation that this indeed is where the soils were disposed.

As agreed all soils that will be generated from this project will be reincorporated on-site at 57 and 59 Daly Avenue and capped with 6" of clean top-soil and maintained with acceptable cover. In the event soils cannot be reincorporated on location Top Flight Builders will relocated residual material to 325 (B03-08507) and 329 (B03-08508) Daly Avenue and capped in accordance with the ordinance. Once final grade has been achieved at all locations all property will be sampled to determine compliance with the ordinance standard of 200 ppm lead. In the event any of the properties fail the 200 ppm standard, further mitigation will be required until compliance is achieved. Lastly, all properties will be recorded within the Park City's Environmental Compliance Database of having elevated underlying lead levels. Signed agreement is on file at the Building Department.



2.18.05

Friday, February 18, 2005

Page 1 of 2

Sample Report For Ordinance Compliance

Jeff Schoenbacher, Environmental Coordinator

Date of Report: Friday, February 18, 2005

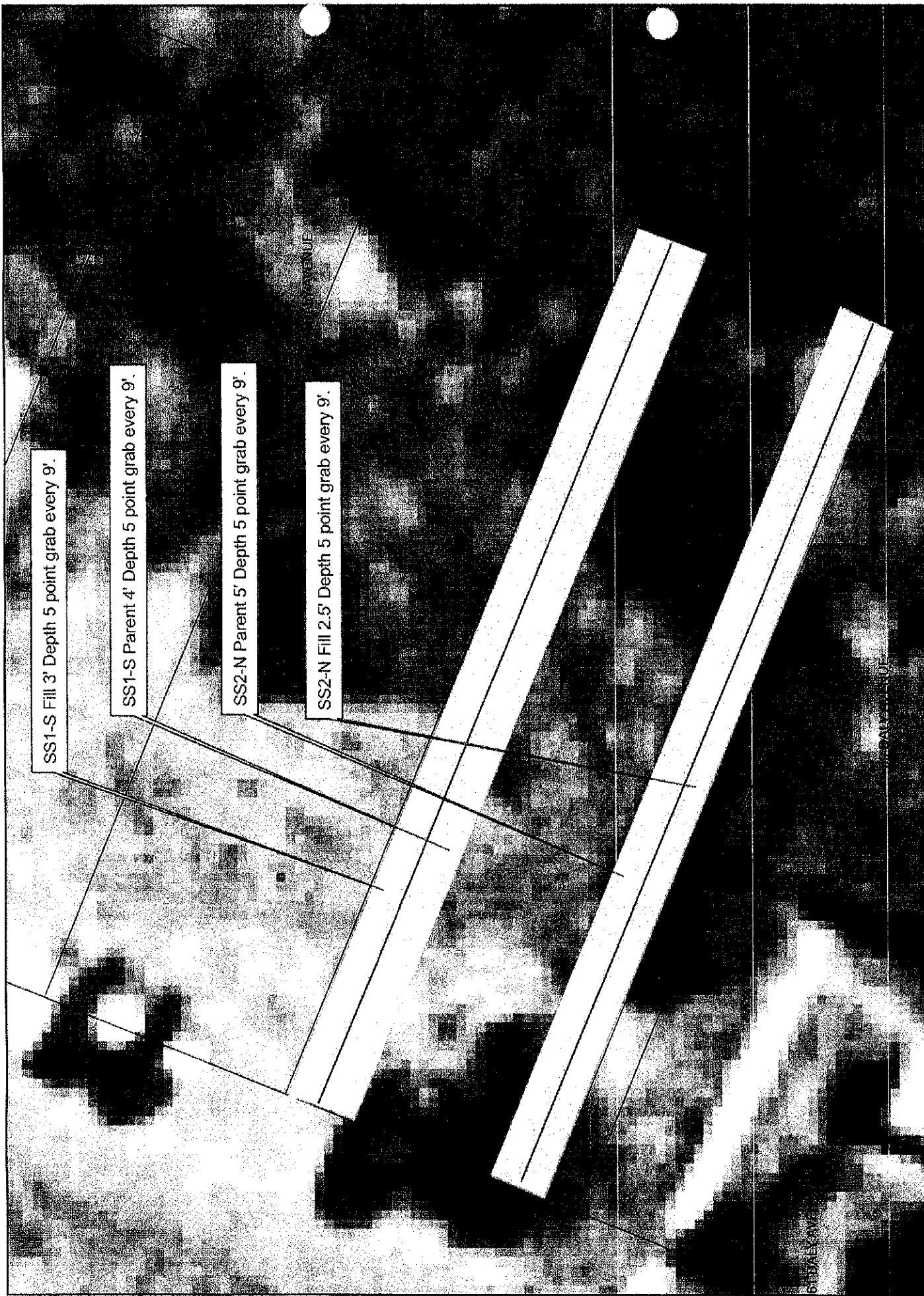
Address Project# Date Sample ID: Result Property Eligible for Certificate of Compliance Based on Results

57 DALY AVENUE

70172	2/2/2005	SS1-N-Fill	1100.00	Total - mg/Kg	<input type="checkbox"/> Yes <input type="checkbox"/> Complaint <input checked="" type="checkbox"/> Initial Inspection <input type="checkbox"/> Improvement District Lot
	2/2/2005	SS1-N-Fill	0.20	TC1P - mg/L	<input type="checkbox"/> Yes <input type="checkbox"/> Complaint <input checked="" type="checkbox"/> Initial Inspection <input type="checkbox"/> Improvement District Lot
	2/2/2005	SS1-N-Fill	0.10	TC1P - mg/L	<input type="checkbox"/> Yes <input type="checkbox"/> Complaint <input checked="" type="checkbox"/> Initial Inspection <input type="checkbox"/> Improvement District Lot
	2/2/2005	SS1-S-Fill	770.00	Total - mg/Kg	<input type="checkbox"/> Yes <input type="checkbox"/> Complaint <input checked="" type="checkbox"/> Initial Inspection <input type="checkbox"/> Improvement District Lot
	2/2/2005	SS1-S-Fill	0.30	TC1P - mg/L	<input type="checkbox"/> Yes <input type="checkbox"/> Complaint <input checked="" type="checkbox"/> Initial Inspection <input type="checkbox"/> Improvement District Lot
	2/2/2005	SS1-S-Fill	0.10	TC1P - mg/L	<input type="checkbox"/> Yes <input type="checkbox"/> Complaint <input checked="" type="checkbox"/> Initial Inspection <input type="checkbox"/> Improvement District Lot
	2/2/2005	SS2-N-Parent	19000.00	Total - mg/Kg	<input type="checkbox"/> Yes <input type="checkbox"/> Complaint <input checked="" type="checkbox"/> Initial Inspection <input type="checkbox"/> Improvement District Lot
	2/2/2005	SS2-N-Parent	80.00	TC1P - mg/L	<input type="checkbox"/> Yes <input type="checkbox"/> Complaint <input checked="" type="checkbox"/> Initial Inspection <input type="checkbox"/> Improvement District Lot
	2/2/2005	SS2-N-Parent	0.30	TC1P - mg/L	<input type="checkbox"/> Yes <input type="checkbox"/> Complaint <input checked="" type="checkbox"/> Initial Inspection <input type="checkbox"/> Improvement District Lot
	2/2/2005	SS2-S-Parent	5900.00	Total - mg/Kg	<input type="checkbox"/> Yes <input type="checkbox"/> Complaint <input checked="" type="checkbox"/> Initial Inspection <input type="checkbox"/> Improvement District Lot
	2/2/2005	SS2-S-Parent	9.50	TC1P - mg/L	<input type="checkbox"/> Yes <input type="checkbox"/> Complaint <input checked="" type="checkbox"/> Initial Inspection <input type="checkbox"/> Improvement District Lot
	2/2/2005	SS2-S-Parent	0.10	TC1P - mg/L	<input type="checkbox"/> Yes <input type="checkbox"/> Complaint <input checked="" type="checkbox"/> Initial Inspection <input type="checkbox"/> Improvement District Lot

Number of Samples for 57 DALY AVENUE (12) Lot Average 2238.38

Note: "Vacant Property" landscaping cannot exceed 1000 ppm. and "Occupied Property" landscaping cannot exceed 200 ppm (Total Lead). Refer to CHAPTER 15 - PARK CITY LANDSCAPING AND MAINTENANCE OF SOIL COVER 11-15-1.



10 Feet

This drawing is a survey record and not a site plan. It is not intended to be used as such. The information displayed is a compilation of records, including, but not limited to, the following: the City of San Francisco, the State of California, and the Federal Government. It is not intended to be used as a basis for any legal action. The information is provided for informational purposes only. The City of San Francisco is not responsible for any errors or omissions. The information is provided for informational purposes only. The City of San Francisco is not responsible for any errors or omissions. The information is provided for informational purposes only. The City of San Francisco is not responsible for any errors or omissions.

Chemtech-Ford Laboratories

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6100 South Stratler
Murray, UT 84107
Phone: 801-262-7299
Fax: 801-262-7378

Date: 07/30/07

Park City Building and Development
attn: Jeff Schoenbacher
P.O. Box 1480
Park City, UT 84060

This is the final report for project: 85520 *P*

57 Daley Avenue

Individual pages or sections of this report may not be separated when using the information for regulatory compliance.

The analyses presented on this report were performed in accordance with National Environmental Laboratory Accreditation Program (NELAP), Section 5.13.

Please feel free to contact us at (801) 262-7299 or (801) 262-7378 (fax) if you have questions or comments regarding this report. Our web site is located at www.chemtechford.com.

Dave Gayer

Laboratory Director
dave@chemtechford.com

Linda Daniels

Customer Representative
linda@chemtechford.com

Approved By: _____

Dave Gayer

Dave Gayer, Laboratory Director



Chemtech-Ford Laboratories

Certificate of Analysis

Lab No.: 07 07889
Lab Group No.: 85520

Name: Park City Building and Development
Sample Site: SS-1
Sample ID: 07 07889
System No:
Sample Type: Solid

Sample Date: 7/23/2007 11:30 AM
Receipt Date: 7/23/2007 1:05 PM
Sampler: JSCHOENBACHER
Sample Source:
Project:

Parameter	Sample Result	Minimum Reporting Limit	Units	Method	Analysis Date	Analysis Time	Analyst Initials	Flag
Group A - Inorganic								
Solids, Total	87.7	0.1	%	SM 2540G	7/18/99 3:00:00	8:20	EF	
Group B - Metals								
Lead, Total, ICP	35	4.4	mg/Kg	EPA 6010B	7/27/2007	15:09	MJB	

Abbreviations

ND = Not detected at the corresponding Minimum Reporting Limit.
1 mg/L = one milligram per liter = 1 part per million.
1 ug/L = one microgram per liter = 1 part per billion.

Flag Descriptions

APH = The test was performed past the EPA specified holding time.
H = A high bias is suspected.
I = The analysis experienced a matrix interference which may have affected the results.
J = The result is positive and estimated. The result falls between the Minimum Reporting Limit and the Method Detection Limit.
L = A low bias is suspected.
O = The analysis was performed by an outside contract laboratory.
R = The value represents a reanalysis.
SPH = The sample was submitted for analysis past the EPA specified holding time.



Date: 2/10/05

Park City Building & Development
attn: Ron Ivie/Jeff Schoenbacher
P.O. Box 1480
Park City, UT 84060

Project: 57 DALY

Project Group No. 70172

Date Sample(s) Submitted: 2/ 3/05

This is the final report for project 70172 and contains 7 pages of information in addition to attachments. Individual pages or sections of this report may not be separated when using the information for regulatory compliance.


The analyses presented on this report were performed in accordance with National Environmental Laboratory Accreditation Program (NELAP), Section 5.13.

Please feel free to contact us at (801) 262-7299 or (801) 262-7378 (fax) if you have questions or comments regarding this report. Our web site is located at www.chemtechford.com.

Dave Gayer
Laboratory Director
dave@chemtechford.com

Linda Daniels
Customer Representative
linda@chemtechford.com

Approved By: _____


Dave Gayer, Laboratory Director



Park City Building & Development
attn: Ron Ivie/Jeff Schoenbacher
P.O. Box 1480
Park City, UT 84060

Lab No: 05-U001176
Report Date: 2/10/05

CERTIFICATE OF ANALYSIS

Sample Description: SS-1-S Fill
Project: 57 DALY
Sample Matrix: SOIL
Lab Group No: 70172
Date/Time Sampled: 2/ 2/05 , 14:00
Date/Time Received: 2/ 3/05 , 14:50
Sample Note(s):

Sample received on ice.

PARAMETER / UNITS	RESULT	MRL	DATE ANALYZED	METHOD	ANALYST
<i>INORGANIC PARAMETERS</i>					
Total Solids, %	84	0.1	2/ 4/05 7:00	EPA 160.3	ECF
TCLP Ext. Solution pH, units	5.0	0.05	2/ 7/05 12:20		AKL
pH, solution selection, units	2.0	0.05	2/ 7/05 12:20	SW-846 9045	AKL
pH, after extraction TCLP, units	5.0	0.05	2/ 7/05 12:20	SW-846 9045	AKL
Arsenic (TCLP), as As, mg/L	< 0.1	0.1	2/ 9/05 10:55	SW-846 6010	MJB
Lead (T), as Pb, mg/Kg	770	5.8	2/ 9/05 10:55	SW-846 6010	MJB
Lead (TCLP), as Pb, mg/L	0.3	0.1	2/ 9/05 10:55	SW-846 6010	MJB

MRL = Minimum Reporting Limit



Park City Building & Development
attn: Ron Ivie/Jeff Schoenbacher
P.O. Box 1480
Park City, UT 84060

Lab No: 05-U001177
Report Date: 2/10/05

CERTIFICATE OF ANALYSIS

Sample Description: SS-1-S Parent
Project: 57 DALY
Sample Matrix: SOIL
Lab Group No: 70172
Date/Time Sampled: 2/ 2/05 , 14:20
Date/Time Received: 2/ 3/05 , 14:50
Sample Note(s):

Sample received on ice.

PARAMETER / UNITS	RESULT	MRL	DATE ANALYZED	METHOD	ANALYST
<i>INORGANIC PARAMETERS</i>					
Total Solids, %	85	0.1	2/ 4/05 7:00	EPA 160.3	ECF
TCLP Ext. Solution pH, units	5.0	0.05	2/ 7/05 12:20		AKL
pH, solution selection, units	2.0	0.05	2/ 7/05 12:20	SW-846 9045	AKL
pH, after extraction TCLP, units	5.5	0.05	2/ 7/05 12:20	SW-846 9045	AKL
Arsenic (TCLP), as As, mg/L	< 0.1	0.1	2/ 9/05 10:55	SW-846 6010	MJB
Lead (T), as Pb, mg/Kg	5,900	6	2/ 9/05 10:55	SW-846 6010	MJB
Lead (TCLP), as Pb, mg/L	9.5	0.1	2/ 9/05 10:55	SW-846 6010	MJB



Park City Building & Development
attn: Ron Ivie/Jeff Schoenbacher
P.O. Box 1480
Park City, UT 84060

Lab No: 05-U001178
Report Date: 2/10/05

CERTIFICATE OF ANALYSIS

Sample Description: SS-2-N Fill
Project: 57 DALY
Sample Matrix: SOIL
Lab Group No: 70172
Date/Time Sampled: 2/ 2/05 , 14:30
Date/Time Received: 2/ 3/05 , 14:50
Sample Note(s):

Sample received on ice.

PARAMETER / UNITS	RESULT	MRL	DATE ANALYZED	METHOD	ANALYST
<i>INORGANIC PARAMETERS</i>					
Total Solids, %	88	0.1	2/ 4/05 7:00	EPA 160.3	ECF
TCLP Ext. Solution pH, units	5.0	0.05	2/ 7/05 12:20		AKL
pH, solution selection, units	2.0	0.05	2/ 7/05 12:20	SW-846 9045	AKL
pH, after extraction TCLP, units	5.0	0.05	2/ 7/05 12:20	SW-846 9045	AKL
Arsenic (TCLP), as As, mg/L	< 0.1	0.1	2/ 9/05 10:55	SW-846 6010	MJB
Lead (T), as Pb, mg/Kg	1,100	6.2	2/ 9/05 10:55	SW-846 6010	MJB
Lead (TCLP), as Pb, mg/L	0.2	0.1	2/ 9/05 10:55	SW-846 6010	MJB



Park City Building & Development
attn: Ron Ivie/Jeff Schoenbacher
P.O. Box 1480
Park City, UT 84060

Lab No: 05-U001179
Report Date: 2/10/05

CERTIFICATE OF ANALYSIS

Sample Description: SS-2-N Parent
Project: 57 DALY
Sample Matrix: SOIL
Lab Group No: 70172
Date/Time Sampled: 2/ 2/05 , 14:45
Date/Time Received: 2/ 3/05 , 14:50
Sample Note(s):

Sample received on ice.

PARAMETER / UNITS	RESULT	MRL	DATE ANALYZED	METHOD	ANALYST
<i>INORGANIC PARAMETERS</i>					
Total Solids, %	95	0.1	2/ 4/05 7:00	EPA 160.3	ECF
TCLP Ext. Solution pH, units	5.0	0.05	2/ 7/05 12:20		AKL
pH, solution selection, units	2.0	0.05	2/ 7/05 12:20	SW-846 9045	AKL
pH, after extraction TCLP, units	5.0	0.05	2/ 7/05 12:20	SW-846 9045	AKL
Arsenic (TCLP), as As, mg/L	0.3	0.1	2/ 9/05 10:55	SW-846 6010	MJB
Lead (T), as Pb, mg/Kg	19,000	6.6	2/ 9/05 10:55	SW-846 6010	MJB
Lead (TCLP), as Pb, mg/L	80	0.1	2/ 9/05 10:55	SW-846 6010	MJB

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PROJECT: _____ **SYSTEM #:** _____

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