



Mid Atlantic
Engineering & Environmental Solutions



Located at:

1208 Fayetteville Street
Durham, North Carolina

Prepared for (User):

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**Phase I
Environmental Site
Assessment Report**

1208
Fayetteville Street

Prepared By:

Mid-Atlantic Associates, Inc.

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1208 Fayetteville Street Durham, North Carolina

1.0 Executive Summary

Mid-Atlantic Associates, Inc. (Mid-Atlantic) has performed a Phase I Environmental Site Assessment (PESA) in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Practice E 1527-13 at the parcel recorded as Parcel ID Number 0821-16-92-8522 by the Durham County Tax Administration Office (Tax Office). The subject site is located at 1208 Fayetteville Street in Durham, Durham County, North Carolina (the “subject site”). Site maps showing the location and layout of the subject site are provided in **Appendix 15.1** and **Appendix 15.2**.

The subject site consists of one parcel totaling approximately 0.11 acres of land according to the Durham County Tax Office. The subject site is located in a generally residential/light commercial area and is zoned Commercial Neighborhood (CN) by the City of Durham Planning Department. The residential structure currently occupying the subject site was constructed in 1920 and is approximately 1,760 square feet. The residence was unoccupied at the time of our site reconnaissance.

Mid-Atlantic has performed this PESA in general conformance with the scope and limitations of ASTM Practice E 1527-13 and 40 CFR Part 312. Any exceptions to, or deletions from, these practices are described in **Section 2.4** and **Section 11.0** of this report. This assessment has revealed no evidence of Recognized Environmental Conditions (RECs) in connection with the subject site or adjacent properties except for the following:

- The documented groundwater contamination associated with the historical operation of a dry-cleaning facility located at 1212 Fayetteville Street, approximately 75 feet south of the subject site.

40 CFR Part 312 requires environmental professionals to consider the information collected during performance of this PESA and render an opinion as to whether additional investigation is warranted to detect contamination. Based on information currently available, it is our opinion that further investigation would be necessary to determine if the subject site has been adversely impacted by the historical off-site dry-cleaning operations and documented releases of dry-cleaning solvent on the adjacent and surrounding properties. This would include the potential for a Vapor Encroachment Condition (VEC) to exist at the site.