



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

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SECRETARY

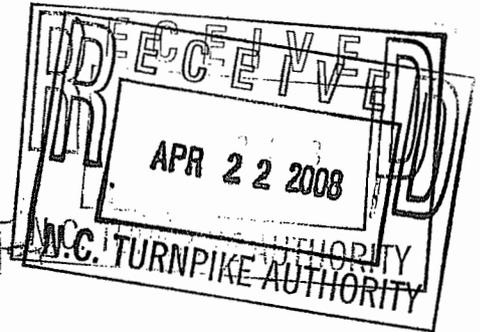
April 17, 2008

MEMORANDUM TO: Steve D. DeWitt, PE
Chief Engineer
North Carolina Turnpike Authority

FROM: Terry W. Fox, LG *Terry W. Fox*
GeoEnvironmental Project Manager
Geotechnical Engineering Unit

TIP NO: R-3329/ R-2559
WBS: 34533.1.TA1
COUNTY: Mecklenburg/Union
DESCRIPTION: Monroe Connector/Bypass

SUBJECT: **GeoEnvironmental Impact Evaluation**



Purpose

This report presents the results of a geoenvironmental impact evaluation conducted along the above referenced project. The main purpose of this investigation is to identify properties within the project study area that are or may be contaminated and therefore result in increased project costs and future liability if acquired by the Department. Geoenvironmental impacts may include, but are not limited to, active and abandoned underground storage tank (UST) sites, hazardous waste sites, regulated landfills and unregulated dumpsites.

Techniques/Methodologies

The Geographical Information System (GIS) was consulted to identify known environmentally impacting sites in relation to the project corridor. Geotechnical Engineering Unit personnel have conducted several field studies along the project corridor. A search of appropriate environmental agencies' databases was performed to assist in evaluating sites identified during this survey.

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LOCATION:
CENTURY CENTER COMPLEX
BUILDING B
1020 BIRCH RIDGE DRIVE
RALEIGH NC 27610

Findings

Underground Storage Tank (UST) Facilities

Based on our study, 17 sites presently, or formerly containing petroleum underground storage tanks (USTs) were identified within the project limits.

Hazardous Waste Sites

No Hazardous Waste Sites were identified within the project limits.

Landfills

No apparent landfills were identified within the project limits.

Other GeoEnvironmental Concerns

Five (5) other geoenvironmental concerns including two (2) junkyards, one (1) auto repair service, and two (2) farm ASTs, were identified within the project limits.

Anticipated Impacts

Seventeen (17) possible UST facilities and five (5) other sites were identified within the proposed project corridor. We anticipate low monetary and scheduling impacts resulting from these sites. (See Appendices A and B for details)

The GeoEnvironmental Section observed no additional contaminated properties during the field reconnaissance and regulatory agencies' records search. The GeoEnvironmental Section will provide soil and groundwater assessments on each of the above properties after identification of the selected alternative and before right of way acquisition. Please note that discovery of additional sites not recorded by regulatory agencies and not reasonably discernable during the project reconnaissance may occur. The GeoEnvironmental Section should be notified immediately after discovery of such sites so their potential impact(s) may be assessed.

TWF/CEH

Known and Potential GeoEnvironmental Impact Sites

1)	Property Name Mathew's Shell 11103 E. Independence Blvd Matthews NC Facility ID #: 0-014162	Property Owner: Nisbet Oil Co PO Box 35367 Charlotte, NC UST Owner: Nisbet Oil Co Nisbet Oil Co PO Box 35367 Charlotte, NC
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This facility currently operates as a convenience store & gas station. It is located in the SW quadrant of US 74 and Matthews-Mint Hill Rd. According to the UST registry, there are five (5) USTs currently in use. **This site is anticipated to present low geoenvironmental impacts to the project.**

2)	Property Name Exxon # 43524 11208 E. Independence Blvd Matthew's, NC Facility ID #: 0-014847 Incident #: 10609,19283,21425	Property Owner: Exxon Mobil Corporation PO Box 53 Houston, TX UST Owner: Exxon Mobil
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This facility currently operates as a convenience store & gas station. It is located in the SE quadrant of US 74 and Matthews-Mint Hill Rd. According to the UST registry there are four (4) tanks currently in use. One (1) UST closed in 1993. There are three (3) groundwater incidents associated with this facility. **This site is anticipated to present low geoenvironmental impacts to the project.**

3)	Property Name Fullwood Express 11229 E. Independence Blvd Matthew's NC Facility ID #:0-026203	Property Owner: Bill & Mary Gallis 4417 Indian Trail- Waxhaw Rd Indian Trail, NC UST Owner: Mansfield Oil Co
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This facility currently operates as a convenience store & gas station. It is located approximately 275 feet south of Matthews-Mint Hill Road on the east side of US 74. According to the UST registry, there are four (4) tanks currently in use. **This site is anticipated to present low geoenvironmental impacts to the project.**

4)	Property Name Kmart # 7406 11416 E. Independence Blvd Matthew's NC Facility ID #: 0-013704	Property Owner: New South Properties 1518 East Third St # 200 Charlotte, NC UST Owner: Kmart Corp
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This property is the location of the former Kmart. It is located just south of Matthews-Mint Hill Road on the west side of US 74. According to the UST registry one (1) tank was closed in 1998. **This site is anticipated to present low geoenvironmental impacts to the project.**

5)	Property Name NCDOT Office Complex 12033 E. Independence Blvd Matthews, NC Facility ID #:0-036128	Property Owner: NCDOT PO Box 640 Albemarle, NC UST Owner: Independence Real Estate Independence Real Estate Investors LLC 6000 Monroe Rd Suite 100 Charlotte, NC
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This office complex is owned by the NCDOT. It is located at I-485 and E. Independence Blvd. According to the UST registry there are two (2) tanks currently in use at this facility. **This site is anticipated to present low geoenvironmental impacts to the project.**

6)	Property Name Handy Pantry # 156 12518 E. Independence Blvd Matthews, NC Facility ID #:0-036128	Property Owner: Independence Real Estate Investors LLC 6000 Monroe Rd Suite 100 Charlotte, NC UST Owner: Independence Real Estate Independence Real Estate Investors LLC 6000 Monroe Rd Suite 100 Charlotte, NC
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This facility currently operates as a convenience store & gas station. It is located in the SE quadrant of US 74 and CPCC Lane. According to the UST registry there are three (3) tanks currently in use. **This site is anticipated to present low geoenvironmental impacts to the project.**

7) **Property Name**
McGee Corporation
12701 E. Independence Blvd
Matthews, NC

Property Owner:
McGee Corporation
PO Box 1375
Matthews, NC

Facility ID #:0-026363

Incident #: 12523

UST Owner:
McGee Corporation
PO Box 1375
Matthews, NC

This facility operates as a manufacturing facility. It is located approximately 850 feet south of Independence Commerce Drive on the east side of US 74. According to the UST registry four (4) tanks were closed in 1995. GWI # 12523 has been assigned to this facility. **This site is anticipated to present low geoenvironmental impacts to the project.**

8) **Property Name**
Don's Auto Parts
13408 E. Independence Blvd
Matthews, NC

Property Owner:
T&C of NC LLC
1800 Parkway Pl
Marietta, GA

Facility ID #:N/A

UST Owner: N/A

This facility operates as a junkyard & used auto parts facility. It is located approximately 770 feet south of Independence Commerce Drive on the west side of US 74. There is no evidence of any USTs. There are two (2) ASTs and an oil water separator. **This site is anticipated to present low geoenvironmental impacts to the project.**

9) **Property Name**
Sams Mart # 770
13025 E. Independence Blvd
Matthews, NC

Property Owner:
Newcarr II LLC
5915 Cary Ridge Dr
Charlotte, NC

Facility ID #: 0-009096

Incident # : 18395

UST Owner: LSAA, Inc DBA Sams Mart

This facility currently operates as a convenience store & gas station. It is located in the northeast quadrant of US 74 and Stallings Road. According to the UST registry there are four (4) tanks currently in use. GWI# 18395 has been assigned to this facility. **This site is anticipated to present low geoenvironmental impacts to the project.**

10)	Property Name Circle K # 2705359 13024 E. Independence Blvd Matthews, NC Facility ID #:0-008353 Incident #: 22361	Property Owner: Circle K Stores Inc. 1500 North Priest Dr Tempe, AZ UST Owner: Circle K Stores
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This facility currently operates as a convenience store & gas station. It is located in the northwest quadrant of US 74 and Stallings Road. According to the UST registry there are five (5) tanks currently in use and six (6) tanks closed in 1989. GWI # 22361 has been assigned to this facility. **This site is anticipated to present low geoenvironmental impacts to the project.**

11)	Property Name Jerry Olivers Parts & Used Cars 13415 Hwy 74 Indian Trail, NC Facility ID #: N/A Incident #: N/A	Property Owner: Jerry & Mary Oliver 13415 Hwy 74 Indian Trail, NC UST Owner: N/A
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This facility operates as a junkyard & body shop. It is located in the northeast quadrant of US 74 and Sherin Lane. There is no evidence of any USTs. **This site is anticipated to present low geoenvironmental impacts to the project.**

12)	Property Name Pennzoil Outerbelt Lube Center 13519 Hwy 74 Indian Trail, NC Facility ID N/A	Property Owner: Gene & Katherine Oxendine 416 Devonport Dr Matthews, NC UST Owner: N/A
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This facility operates as an automobile oil change facility. It is located approximately 650 south of Sherin Lane on the east side of US 74. **This site is anticipated to present low geoenvironmental impacts to the project.**

13)	Property Name Junkyard 7213 Secrest Short Cut Rd Indian Trail, NC Facility ID #:	Property Owner: Robert Mills 7213 Secrest Short Cut Rd Indian Trail, NC UST Owner: N/A
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This facility is a residence & junkyard. It is located approximately 950 feet south of Beverly Dr. **This site is anticipated to present low geoenvironmental impacts to the project.**

14)	Property Name Joel Clontz 4210 Rocky River Rd Monroe, NC Facility ID #: 0-028050	Property Owner: Joel & Sylvia Clontz 4210 Rocky River Rd Monroe, NC UST Owner: Joel & Sylvia Clontz 4210 Rocky River Rd Monroe, NC
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According to the UST registry this resident had one (1) 550 gallon gasoline UST closed in 1991. **This site is anticipated to present low geoenvironmental impacts to the project.**

15)	Property Name Davis Williams Heath Farm 1418 Roanoke Church Rd Monroe, NC Facility ID #:N/A	Property Owner: Leroy Junior & Louise Hinson 1305 Roanoke Church Rd Monroe, NC UST Owner: N/A
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This farm is located on the west side of Roanoke Church Road at the Prices Dairy Road intersection. Several above ground fuel tanks, above ground chemical tanks, and pesticide storage sheds, are located on the property. **This site is anticipated to present low geoenvironmental impacts to the project.**

16)	Property Name NCDOT Parcel #972 2710 Concord Hwy Facility ID #:N/A	Property Owner: NCDOT UST Owner: N/A
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This property is currently vacant and owned by the NCDOT. Helms and Cox Greenhouses formerly occupied the property and utilized four (4) ASTs for heating the greenhouse. The GeoEnvironmental Section removed the ASTs in 2002. **This site presents no further geoenvironmental impacts to the project.**

17)	Property Name NCDOT Parcel # 926 Former Newell Helms Residence Concord Hwy Monroe, NC Facility ID #: N/A Incident #: 20361	Property Owner: NCDOT UST Owner: N/A
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This property is owned by the NCDOT. The GeoEnvironmental Section removed a home heating oil UST and associated contaminated soil in 1999. **This site presents no further geoenvironmental impacts to the project.**

18)	Property Name NCDOT Parcel # 905 Former Barry Helms Property 734 Concord Hwy Monroe, NC	Property Owner: NCDOT
	Facility ID #: Incident # : 20376	UST Owner: N/A

This property is owned by the NCDOT. The GeoEnvironmental section removed a home heating oil UST and the associated contaminated soil in 1999. **This site presents no further geoenvironmental impacts to the project.**

19)	Property Name NCDOT parcel # 235 Former Willard Weir Property 2624 Morgan Mill Rd Monroe, NC	Property Owner: NCDOT
	Facility ID #:N/A Incident #: 20359	UST Owner: N/A

This property is owned by the NCDOT. The GeoEnvironmental section removed a home heating oil UST and associated contaminated soil in 1999. **This site presents no further geoenvironmental impacts to the project.**

20)	Property Name NCDOT Parcel # 902 Former Jerry Underwood property 2616 Morgan Mill Rd Monroe, NC	Property Owner: NCDOT
	Facility ID #: N/A Incident #: N/A	UST Owner: N/A

This property is owned by the NCDOT. The GeoEnvironmental section removed a home heating UST and associated contaminated soil. **This site presents no further geoenvironmental impacts to the project.**

21)	Property Name NCDOT Parcel # 912 Former James Long Property	Property Owner: NCDOT
	Facility ID #:N/A	UST Owner: N/A

This site is owned by the NCDOT. The former property owner had a heating oil UST removed from the property prior to the purchase by NCDOT. **This site is anticipated to present low geoenvironmental impacts to the project.**

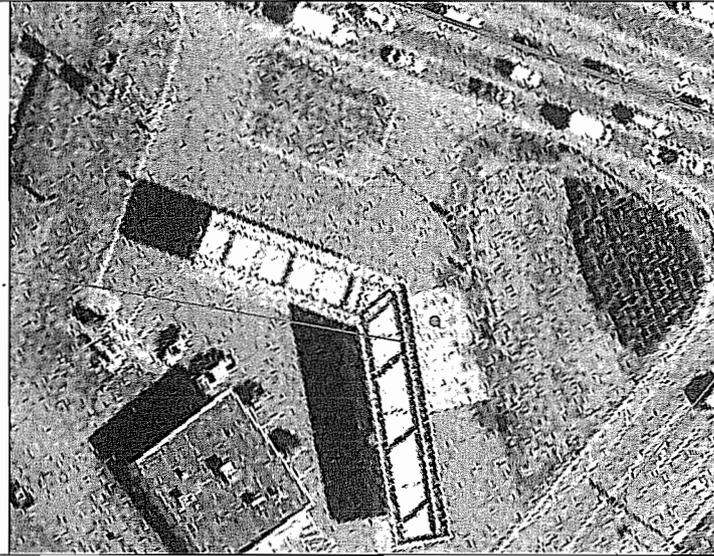
22)	Property Name NCDOT Parcel # 906 Former Mid-State Iron Works	Property Owner: NCDOT
	Facility ID #:N/A	UST Owner: N/A

This property is owned by the NCDOT. The GeoEnvironmental section conducted a Preliminary Site Assessment on the property in 1999. No USTs were identified within the proposed right of way and construction easement areas. **This site is anticipated to present low geoenvironmental impacts to the project.**

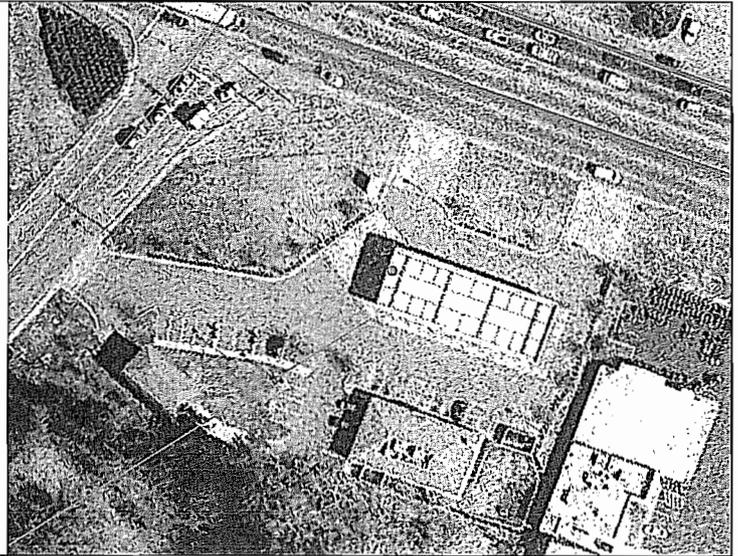


Appendix B

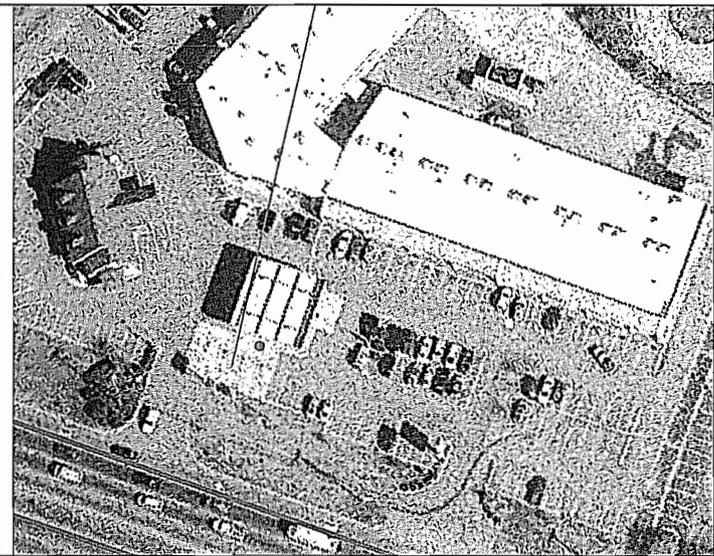
Site Photographs
4/14/08



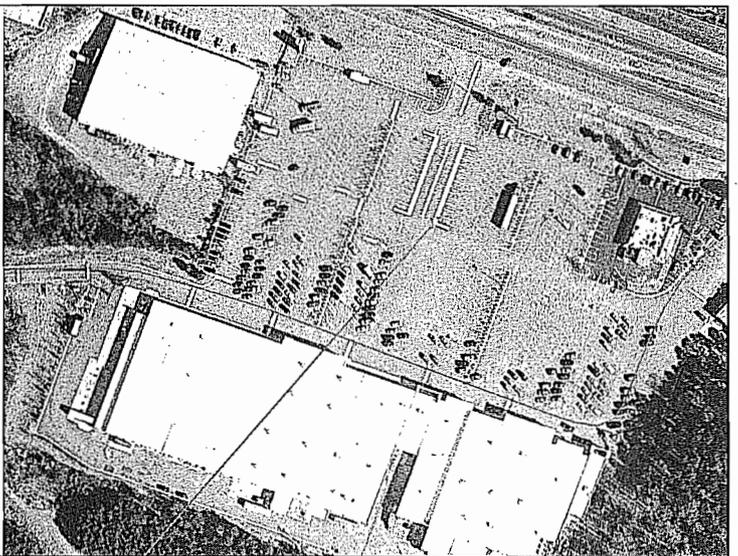
Site # 1: Mathew's Shell



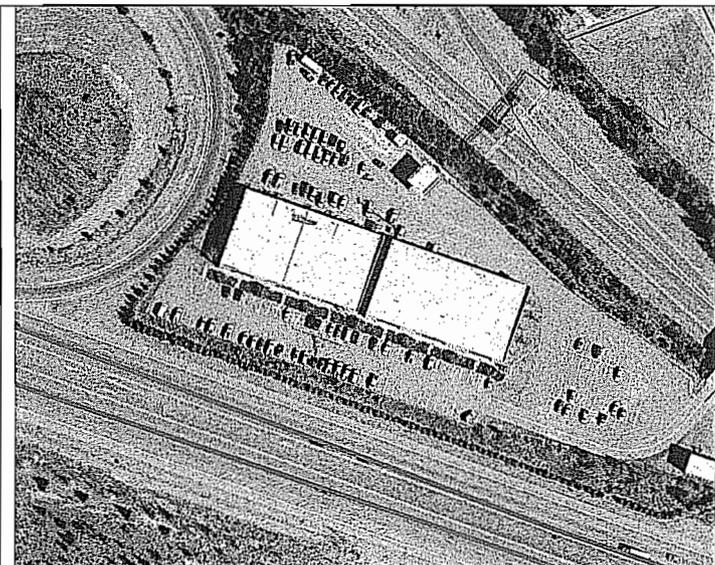
Site # 2 Exxon # 43524



Site # 3: Fullwood Express



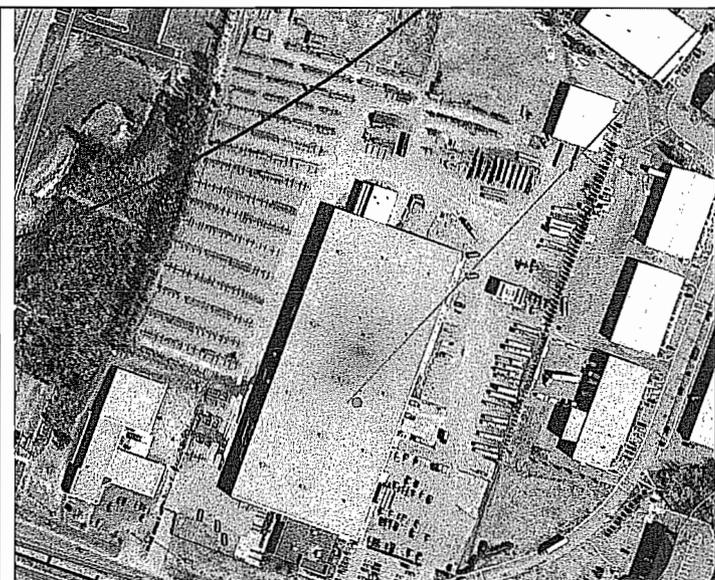
Site # 4: Kmart # 7406



Site # 5: NCDOT Office



Site # 6: Handy Pantry # 156



Site # 7: McGee Corporation



Site # 8 Don's Auto Parts



Site # 9: Sams Mart # 770



Site # 10: Circle K # 2705359



Site # 11 Jerry Olivers Parts & Used Cars



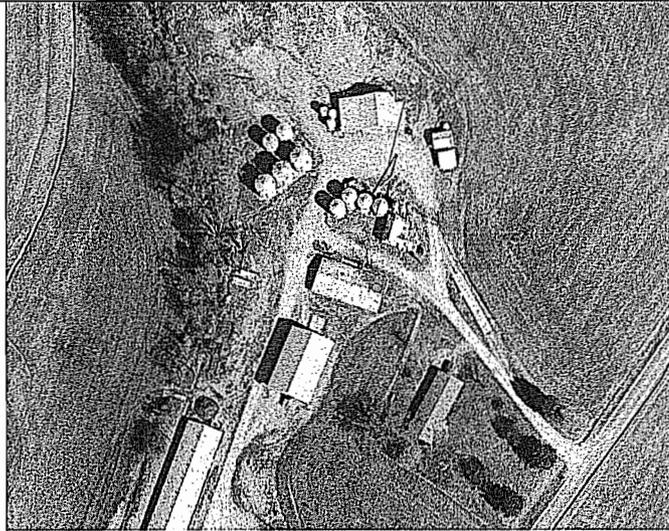
Site # 12: Pennzoil Outerbelt Lube Center



Site # 13: Junkyard



Site # 14: Joel Clontz



Site # 15: Davis Williams Heath Farm



Site # 16: NCDOT Parcel #972 (Current Photo)



Site # 17: NCDOT Parcel # 926 (Current Photo)



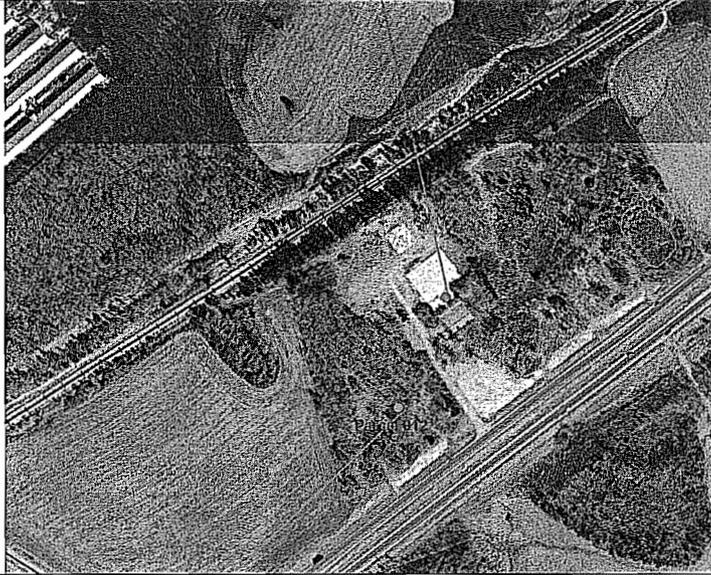
Site # 18: NCDOT Parcel # 905 (Current Photo)



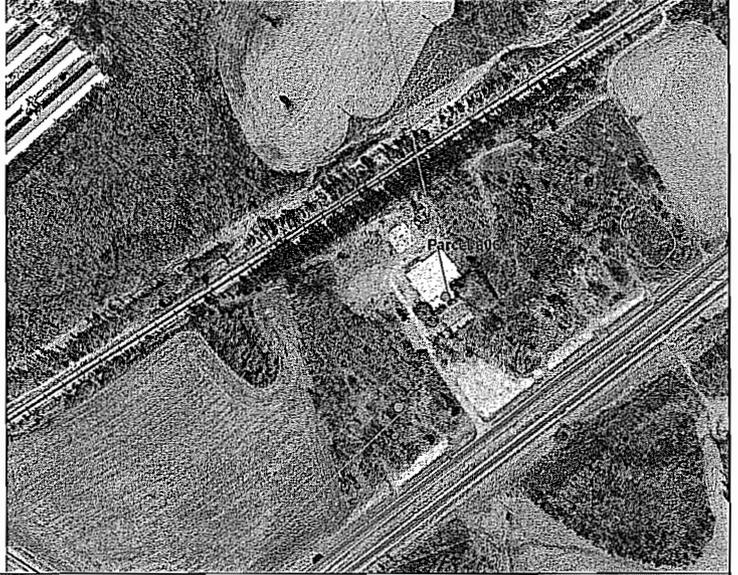
Site # 19: NCDOT parcel # 235(Current Photo)



Site # 20: NCDOT Parcel # 902(Current Photo)



Site # 21: NCDOT Parcel # 912(Current Photo)



Site # 22: NCDOT Parcel # 906(Current Photo)