



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

August 6, 2019

MEMORANDUM TO: Susan Westberry, AICP,PWS,CPESC
Senior Transportation Planning Manager
AECOM

FROM: Craig Haden
GeoEnvironmental Project Manager
GeoEnvironmental Section
Geotechnical Engineering Unit

TIP NO: U-4434
WBS: 37764.1.1
COUNTY: NEW HANOVER
DIVISION 3
DESCRIPTION: Independence Blvd Extension from Randall Pkwy to MLK Jr. Pkwy

SUBJECT: **GeoEnvironmental Phase I Report**

DocuSigned by:
Craig Haden
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The GeoEnvironmental Section of the Geotechnical Engineering Unit performed a Phase I field investigation on July 7, 2019 for the above referenced project to identify geoenvironmental sites of concern. The purpose of this report is to document sites of concern within the project study area that are or may be contaminated. These sites of concern should be included in the environmental planning document in an effort to assist the project stakeholders in reducing or avoiding impacts to these sites. Sites of concern may include, but are not limited to, underground storage tank (UST) sites, dry cleaning facilities, hazardous waste sites, regulated landfills and unregulated dumpsites.

Findings

Thirty-One (31) sites of concern were identified within the proposed study area. We anticipate low monetary and scheduling impacts resulting from these sites. See the following table and figure for details.

Please note that discovery of additional sites not recorded by regulatory agencies and not reasonably discernible 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.

Sites of concern identified in this report should be reviewed by the GeoEnvironmental Section once the Final Right of Way plans are complete to determine if Phase II Investigations and Right of Way Recommendations are necessary prior to right of way being acquired.

If there are questions regarding the geoenvironmental issues, please contact me, at (919) 707-6871.

cc:

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(01) Property Name:

Safeway Food Market
3316 Wilshire Blvd
Wilmington, NC

Property Owner:

Thomas & Peggy Needham
2326 Waverly Dr
Wilmington, NC 28403

Facility ID: N/A

Incident Type/Number: N/A

UST Owner:

N/A

N/A



Anticipated Impacts: Low

This site is a convenience store. It is located on the south side of Wilshire Blvd Approximately 500 east of Wrightsville Ave. The address is not listed in the UST registry and there are no known incidents associated with it. No evidence of USTs or monitoring wells were observed during the site investigation.

(02) Property Name:

Former Fowler's Wholesale Meats
433 Mercer Ave
Wilmington, NC

Property Owner:

Fowler Commercial Prop. LLC
408 Covil Ave
Wilmington, NC 28403

Facility ID: 00-0-0000003958

Incident Type/Number: N/A

UST Owner:

Fowler's Wholesale Meats
433 Mercer Ave
Wilmington, NC 28403



Anticipated Impacts: Low

This site is the former location of Fowler's Wholesale Meats, Inc. The facility appeared to be vacant and used for storage at the time of the site investigation. It is located on the east side of Mercer Ave approximately 900 feet north of Covil Ave. According to the UST section registry two USTs were removed in 1993. There are no known incidents associated with it. Access to the property was unattainable at the time of the site investigation.

(03) Property Name:

Vacant Lot
7 Wayne Dr
Wilmington, NC

Property Owner:

Indochine of NC LLC
7 Wayne Dr
Wilmington, NC 28403

Facility ID: 00-0-0000000097**Incident Type/Number:** 11708**UST Owner:**

W.K. Hobbs Inc
1332 Castle Hayne Rd
Wilmington, NC 28401

**Anticipated Impacts:** Low

This site is currently a vacant lot. It is the former location of Hobbs EZ Serve located at 3024 Market St. That address no longer exist. According to the UST section registry two USTs were removed in 1991 and three USTs were removed in 1993. Incident # 11708 is associated with the facility and was closed out in 1999. one monitoring well and a former remediation vault and two pump island outlines were observed during the site investigation. According to DEQ records the monitoring wells were abandon in 2001. Part of the former remediation system and several monitoring wells were located on the Ivy Cottage property (3020 Market St). This site was identified as site # 45 in the U-4902B 2008 GeoEnvironmental GIE report.

(04) Property Name:

Market St. Alterations
3001 Market St
Wilmington, NC

Property Owner:

Fisher Holdings LLC ETAL
1608 Market St
Wilmington, NC 28401

Facility ID: 00-0-0000002376

Incident Type/Number: N/A

UST Owner:

F&W Enterprises-Partnership
1608 Market St
Wilmington, NC 28401



Anticipated Impacts: Low

This site currently operates as an alteration shop. It is the former location of Meineke Discount Muffler. It is located on the northeast quadrant of Market St and N 30th St. According to the UST registry two USTs were removed in 1980. There are no known incidents associated with it. There are two pump islands located in the in front of the building. No other evidence of USTs or monitoring wells were observed during the site investigation. This site was identified as site # 44 in the U-4902B 2008 GeoEnvironmental GIE report.

(05) Property Name:

Fisher Holdings LLC Property.
18 N. 30th St
Wilmington, NC

Property Owner:

Fisher Holdings LLC ETAL
1608 Market St
Wilmington, NC 28401

Facility ID: 00-0-0000022514

Incident Type/Number: N/A

UST Owner:

Boswell Dental Lab
18 N. 30th St
Wilmington, NC 28401



Anticipated Impacts: Low

This site is currently a vacant building. It is located on the east side of N. 30th St approximately 200 feet north of Market St. According to the UST section registry there is one UST of unknown size and content in temporarily closed status. There are no known incidents associated with it. No Evidence of USTs or monitoring wells were observed during the site investigation.

(06) Property Name:

Ivy Cottage # 3
3100 Market St
Wilmington, NC

Property Owner:

Pearsall & Company Inc
2802 Park Ave
Wilmington, NC 28403

Facility ID: N/A

Incident Type/Number: N/A

UST Owner:

N/A

N/A



Anticipated Impacts: Low

This site currently operates as an antique/home furnishing business. It is located on the southeast quadrant of Market St and Mercer Ave. The address is not listed in the UST section registry and there are no known incidents associated with it. There is an outline of a former pump island in front of the store. No other evidence of USTs or monitoring wells were observed during the site investigation. This site was identified as site # 43 in the U-4902B 2008 GeoEnvironmental GIE report.

(07) Property Name:
Dr. Stylz Clothing Store
3111 Market St
Wilmington, NC

Property Owner:
Trac Limited Partnership
PO Box 974
Angier, NC 27501

Facility ID: 00-0-0000026973
Incident Type/Number: 18092

UST Owner:
Triangle Leasing Co, Inc
5401 Hillsboro St
PO Box 37669
Raleigh, NC 27627



Anticipated Impacts: Low

This facility is currently a small strip mall with several small businesses. It is located on the northwest quadrant of Market St and Montgomery Ave. According to the UST section registry two USTs were removed in 1992 and one UST removed in 1997. Incident # 18092 is associated with this facility and was closed out in 2001. Two monitoring wells were observed during the site investigation. This site was identified as site # 42 in the U-4902B 2008 GeoEnvironmental GIE report.

(08) Property Name:

Max's Auto Service

16 Covil Ave

Wilmington, NC

Property Owner:

Real Properties LLC

1319 Military Cutoff Rd

Wilmington, NC 28405

Facility ID: N/A

Incident Type/Number: N/A

UST Owner:

N/A

N/A



Anticipated Impacts: Low

This site currently operates as a auto repair shop. It is located southwest quadrant of Market St and Covil Ave. The address is not listed in the UST section registry and there are no known incidents associated with it. No evidence of USTs or monitoring wells were observed during the site investigation.

(09) Property Name:
Performance Auto Center
19 Covil Ave
Wilmington, NC

Property Owner:
Larry & Rebecca Hill
3427 Canal Dr
Florence, SC 29505

Facility ID: N/A
Incident Type/Number: N/A

UST Owner:
N/A
N/A



Anticipated Impacts: Low

This site currently operates as an auto repair shop. It is located on the east side of Covil Ave approximately 230 feet south of Market St. The address is not listed in the UST section registry and there are no known incidents associated with it. There are seven service bays and all hydraulic lifts appeared to be above ground. No evidence of USTs or monitoring wells were observed during the site investigation.

(10) Property Name:

CVS Drugstore
3302 Market St
Wilmington, NC

Property Owner:

SCP 2009 C34 064 LLC
1 CVS Dr
Woonsocket, RI 2895

Facility ID: 00-0-0000023438

Incident Type/Number: 13893

UST Owner:

University Motors Inc
3302 Market St
Wilmington, NC 28403



Anticipated Impacts: Low

This site is currently a CVS drugstore. It is the former location of Parkway Hyundai/University Motors. It is located on the southeast quadrant of Market St and Covil Ave. According to the UST section registry two USTs were removed in 1992 and four USTs were removed in 1994. Incident # 13893 is associated with this facility and was closed out in 2004. No evidence of USTs or monitoring wells were observed during the site investigation. This site was identified as site # 39 in the U-4902B 2008 GeoEnvironmental GIE report.

(11) Property Name:

Elite Motors/Petes Pawn Shop
3205-3207 Market St
Wilmington, NC

Property Owner:

Norris Development of Wilmington LLC
2710 Kerr Ave
Wilmington, NC 28405

Facility ID: N/A

Incident Type/Number: N/A

UST Owner:

N/A

N/A



Anticipated Impacts: Low

This site is currently a used car dealer/pawn shop. It is located on the north side of Market St between Evans St and Montgomery St. The address is not listed in the UST registry and there are no known incidents associated with it. No evidence of USTs or monitoring wells were observed during the site investigation. This site is identified as site # 40 in the U-4902B 2008 GeoEnvironmental GIE report.

(12) Property Name:

Superior Auto and Tire
3315 Market St
Wilmington, NC

Property Owner:

Nicolas & Elizabeth Habash
4720 Waltmoor Rd
Wilmington, NC 28409

Facility ID: 00-0-0000035956

Incident Type/Number: N/A

UST Owner:

Lube Center, Inc
3315-1 Market St
Wilmington, NC 28403



Anticipated Impacts: Low

This site currently operates as auto repair shop. It is located on the northwest quadrant of Market St and Clay St. According to the UST section registry one UST was removed in 1999. There are no known incidents associated with it. There are two businesses located on this property. Superior auto is in the first building and has four service bays and three inground lifts. Economy Auto Detailing is in the second building and has five service bays. The owner of this business stated they have no inground lifts. No other evidence of USTs or monitoring wells were observed during the site investigation.

(13) Property Name:
Fleet Lease Remarketing
3412 Market St
Wilmington, NC

Property Owner:
DKMF Holdings LLC
3412 Market St
Wilmington, NC 28403

Facility ID: N/A
Incident Type/Number: N/A

UST Owner:
N/A
N/A



Anticipated Impacts: Low

This site is currently a used car lot and service center. It is located on the southwest quadrant on Market St and Darlington Ave. The address is not listed in the UST section registry and there are no known incidents associated with it. There is an office building and service garage with several bays. All the hydraulic lifts appeared to be above ground. No evidence of USTs or monitoring wells were observed during the site investigation.

(14) Property Name:

Furniture Outlet/Johns Tires
3722 Market St
Wilmington, NC

Property Owner:

Gates Enterprises of NC LLC
3722 Market St
Wilmington, NC 28403

Facility ID: 00-0-0000001460

Incident Type/Number: 9080

UST Owner:

Tony's Foreign Car Center
3722 Market St
Wilmington, NC 28403



Anticipated Impacts: Low

This site currently operates as furniture outlet store and an auto repair shop. It is located on the south side of Market St approximately 700 feet east of Darlington Ave. According to the UST section registry five USTs were removed in 2000. Incident # 9080 is associated with this site and was closed out in 2015. Pump island outlines and 2 monitoring wells were observed during the site investigation. No other evidence of USTs were observed during the site investigation. This site was identified as site # 37 in the U-4902B 2008 GeoEnvironmental GIE report.

(15) Property Name:

Meineke Car Care Center
3805 Market St
Wilmington, NC

Property Owner:

DROC Auto Repair Inc.
3805 Market St
Wilmington, NC 28403

Facility ID: N/A

Incident Type/Number: 43025

UST Owner:

Doris Campbell
3660 Wildcat Run
Lakeland , FL 33809



Anticipated Impacts: Low

This site currently operates as an auto repair shop. It is located on the north side of Market St approximately 960 feet east of Darlington Ave. The address is not listed in the UST section registry. Incident # 43025 is associated with the site and was closed out in 2019. According to the LUST database three UST s were removed in 1993 by one of the previous property owners. No evidence of USTs were observed during the site investigation. One possible monitoring well was observed just west of the entrance near the railroad tracts.

(16) Property Name:

Abra Auto Body
3801 Market St
Wilmington, NC

Property Owner:

NC Collision Solutions Holding Co
3801 Market St
Wilmington, NC 28403

Facility ID: 00-0-0000032347

Incident Type/Number: N/A

UST Owner:

The Springer Company Inc
3801 Market St
Wilmington, NC 28403



Anticipated Impacts: Low

This site currently operates as a paint and body shop. It is the former location of Atlantic Shores Distribution. It is located on the north side Market St approximately 880 feet east of Darlington Ave behind Meineke Car Care. According to the UST section registry one UST was removed 1991. There are no known incidents associated with it. No evidence of USTs or monitoring wells were observed during the site investigation.

(17) Property Name:

Prince Mini Mart
3002 Princess Place Dr
Wilmington, NC

Property Owner:

Prince Investments LLC
129 Finley Forest Dr
Chapel Hill, NC 27517

Facility ID: 00-0-0000020307

Incident Type/Number: 18694

UST Owner:

Peter Grear/ DBA The Challenger
PO Box 2279
Wilmington , NC 28402



Anticipated Impacts: Low

This site currently operates as a convenience store only. It is located on the southeast quadrant of Princess Place Dr and N 30th St. It is the former location of Creekwood Mini Mart. According to the UST section registry four USTs are still in use. The LUST database indicates the UST were removed in 2006 (by the previous owner) and incident # 18694 was closed out in 2014. One abandon monitoring well was observed during the site investigation. No other evidence of USTs were observed.

(18) Property Name:

Barnetts Garage
3202 Princess Place Dr
Wilmington, NC

Property Owner:

Joe Barnett
906 4th St
Wilmington, NC 28401

Facility ID: N/A

Incident Type/Number: N/A

UST Owner:

N/A

N/A



Anticipated Impacts: Low

This site currently operates as an auto repair shop. It is located on the south side of Princess Place Dr between Montgomery Ave and Evans St. The address is not listed in the UST section registry and there are no known incidents associated with it. No evidence of USTs or monitoring wells were observed. Heavily stained soil was observed on the east side of the building.

(19) Property Name:

Career Readiness Academy
3702 Princess Place Dr
Wilmington, NC

Property Owner:

New Hanover Board of Education
6410 Carolina Beach Rd
Wilmington, NC 28412

Facility ID: N/A

Incident Type/Number: 32207

UST Owner:

New Hanover Board of Education
6410 Carolina Beach Rd
Wilmington, NC 28412



Anticipated Impacts: Low

This site currently operates as Career Readiness Academy School. It was formerly Blount Elementary School. It is located on the south side of Princess Place Dr across from Manly Ave. The Address is not listed in the UST section registry. Incident # 32207 is associated with the site. The LUST database indicates the heating oil UST was removed in 2005. The incident # was also closed out in 2005. One monitoring well was observed on the east side of the building during the site investigation. No other evidence if USTs were observed.

(20) Property Name:

Hines Property
1160 Alandale Dr
Wilmington, NC

Property Owner:

Thomas & Evalyn Hines
PO Box 12832
Wilmington, NC 28405

Facility ID: NCD 981 929 557

Incident Type/Number: N/A

UST Owner:

N/A

N/A



Anticipated Impacts: Low-Med

This site is a residential Property. It is located on the southeast quadrant of N. Kerr Ave and Alandale Dr. It is listed as a superfund site but no information was found on the site.

(21) Property Name:
Former Wilmington Landfill
MLK JR Pkwy and N 23rd St
Wilmington, NC

Property Owner:
NCDOT ROW

UST Owner:
N/A
N/A

Facility ID: Pre-Regulated Landfill
Incident Type/Number: N/A



Photo from Google Street View

Anticipated Impacts: Low

This site is within the NCDOT Row for the exit ramp of MLK Jr Pkwy and N.23rd St. It was a pre-regulated landfill owned by the city of Wilmington. The property was impacted during the construction of the U-0092 Smith Creek Pkwy. It was also identified as site # 6 in the U-6083 2019 Phase I report.

(22) Property Name:

Alcami
1726 N. 23rd St
Wilmington, NC

Property Owner:

Aaipharma Service Corp.
2320 Scientific Park Dr
Wilmington, NC 28405

Facility ID: N/A

Incident Type/Number: 18663

UST Owner:

N/A

N/A



Anticipated Impacts: Med

This site is part of Alcami Pharmaceutical Company. It is located on the east side of N. 23rd St approximately 1000 feet north of One Tree Hill Way. The site is listed as a Large Quantity generator of hazardous material. What the plant actually produces is unknown. Incident # 18663 is associated with the site and was closed out in 1998.

(23) Property Name:

Southern Water Conditioning
1717 N. 23rd St
Wilmington, NC

Property Owner:

Neil and Shirley Roberts
1717 N. 23rd St
Wilmington, NC 28405

Facility ID: 00-0-0000022542

Incident Type/Number: N/A

UST Owner:

Southern Water Conditioning
1717 N. 23rd St
Wilmington, NC 28405



Anticipated Impacts: Low

This site currently operates as a water filtration company. It is located on the west side N 23rd St approximately 860 feet north of One Tree Hill Way. According to the UST section registry two USTs were removed in 1989. There are no known incidents associated with it. There was a possible pump island outline in the front parking lot. No other evidence of USTs or monitoring wells were observed during the site investigation.

(24) Property Name:

Port City Auto Parts
1720 N. 23rd St
Wilmington, NC

Property Owner:

Double King LLC
3416 Market St
Wilmington, NC 28403

Facility ID: N/A

Incident Type/Number: N/A

UST Owner:

N/A

N/A



Anticipated Impacts: Low

This site currently operates as an auto parts store/junk yard. It is located on the east side of N.23rd St approximately 860 feet north of One Tree Hill Way. The address is not listed in the UST section registry and there are no known incidents associated with it. No evidence of USTs or monitoring wells were observed during the site investigation.

(25) Property Name:

UPS Wilmington
1620 N. 23rd St
Wilmington, NC

Property Owner:

BT Property LLC
55 Glenlake Pkwy
Atlanta, GA 30328

Facility ID: 00-0-0000020211

Incident Type/Number: 6018, 14624

UST Owner:

United Parcel Service Inc
124 Creekside Rd
West Columbia, SC 29172



Anticipated Impacts: Low

This site currently operates as the UPS facility. It is located on the east side of N. 23rd St approximately 580 feet north of One Tree Hill. According to the UST section registry one UST is currently in use, two USTs were removed in 1994. Incident #'s 6018 and 14624 are associated with this site. Both incidents were closed out in 2001. No monitoring wells were observed during the site investigation.

(26) Property Name:

Tony's Foreign Car Center
1602 N. 23rd St
Wilmington, NC

Property Owner:

L.A.Benson Company
PO Box 692
Bel Air, MD 21014

Facility ID: N/A

Incident Type/Number: N/A

UST Owner:

N/A

N/A



Anticipated Impacts: Low

This site currently operates as an auto repair shop. It is located on the east side of N.23rd St approximately 300 feet north of One Tree Hill Way. The address is not listed in the UST section registry and there are no known incidents associated with it. No evidence of USTs or monitoring well were observed during the site investigation. There were several 55gallon drums stored behind the building.

(27) Property Name:

Alcami 23rd St Building
1519 N. 23rd St
Wilmington, NC

Property Owner:

Southside Holdings LLC
1508 Military Cutoff Rd
Wilmington, NC 28403

Facility ID: 00-0-0000033575, NCD986171965

Incident Type/Number: 5611, 20163

UST Owner:

Dixie Yarns
PO Box 759
Gastonia, NC 28053



Anticipated Impacts: High

This site is currently a business office complex with several businesses. It is located on the northwest quadrant of N.23rd St and One Tree Hill Way. It is the former location of Caro-Knit, A Division of Dixie Yarns. The site is listed as a superfund site (Caro-Knit). According to the UST section registry one UST was removed in 1994. One UST (not in database) was removed in 1983 or 1984 when the former caro-knit plant was closed. Several monitoring wells were observed during the site investigation. Based on reports found on the DEQ website the site is still being monitored. This site was investigated by NCDOT for the U-0092 Smith Creek Pkwy Project in 1988.

(28) Property Name:

Long Business Center
1215 N. 23rd St
Wilmington, NC

Property Owner:

L&L Real Estate Ventures
3703 Wrightsville Ave
Wilmington, NC 28403

Facility ID: 00-0-0000022535

Incident Type/Number: N/A

UST Owner:

Cardinal Moving & Storage
1215 N. 23rd St
Wilmington, NC 28405



Anticipated Impacts: Low

This site appears to operate as a mini storage facility. It is located on the west side of N.23rd St approximately 140 feet south of Scientific Park Dr. According to the UST section registry two UST were removed in 1988. There are no known incidents associated with it. No evidence of USTs or monitoring wells were observed during the site investigation.

(29) Property Name:
Alcami Tech Center
2320 Scientific Park Dr
Wilmington, NC

Property Owner:
Aaipharma Service Corp.
2320 Scientific Park Dr
Wilmington, NC 28405

Facility ID: NCR0000012195
Incident Type/Number: N/A

UST Owner:
N/A
N/A



Anticipated Impacts: Low

This site operates as Alcami Development services and Analytical Testing facility. It is located on the south side of Scientific Park Dr at the dead end. The facility is listed as a large quantity generator of Hazardous Waste.

(30) Property Name:

Mead Westvaco
2221 N. 23rd St
Wilmington, NC

Property Owner:

New Hanover Regional Medical Center
2131 17th St
Wilmington , NC 28401

Facility ID: 00-0-0000000154, NCD072022726

Incident Type/Number: 3013

UST Owner:

Federal Paper Board Co
2221 JR Kennedy Dr
Wilmington, NC 28405



Anticipated Impacts: Med

This site is currently a vacant building being redeveloped for the New Hanover medical center. It is located on the northwest quadrant of N. 23rd St and JR Kennedy Dr. The facility is listed as a hazardous waste site with ongoing groundwater monitoring. According to the UST section registry twelve USTs were removed in 1980. The site developer stated several unregistered USTs have been removed within the last year. According to the August 2018 Groundwater report most of the wells are located on the west side of the property behind the building.

(31) Property Name:

Scotchman 3107
906 N.23 Rd St
Wilmington, NC

Property Owner:

RILP NC2 LP
11995 El Camino Real
San Diego, CA 92130

Facility ID: 00-0-0000020181

Incident Type/Number: 3634, 22155, 22913,
23745

UST Owner:

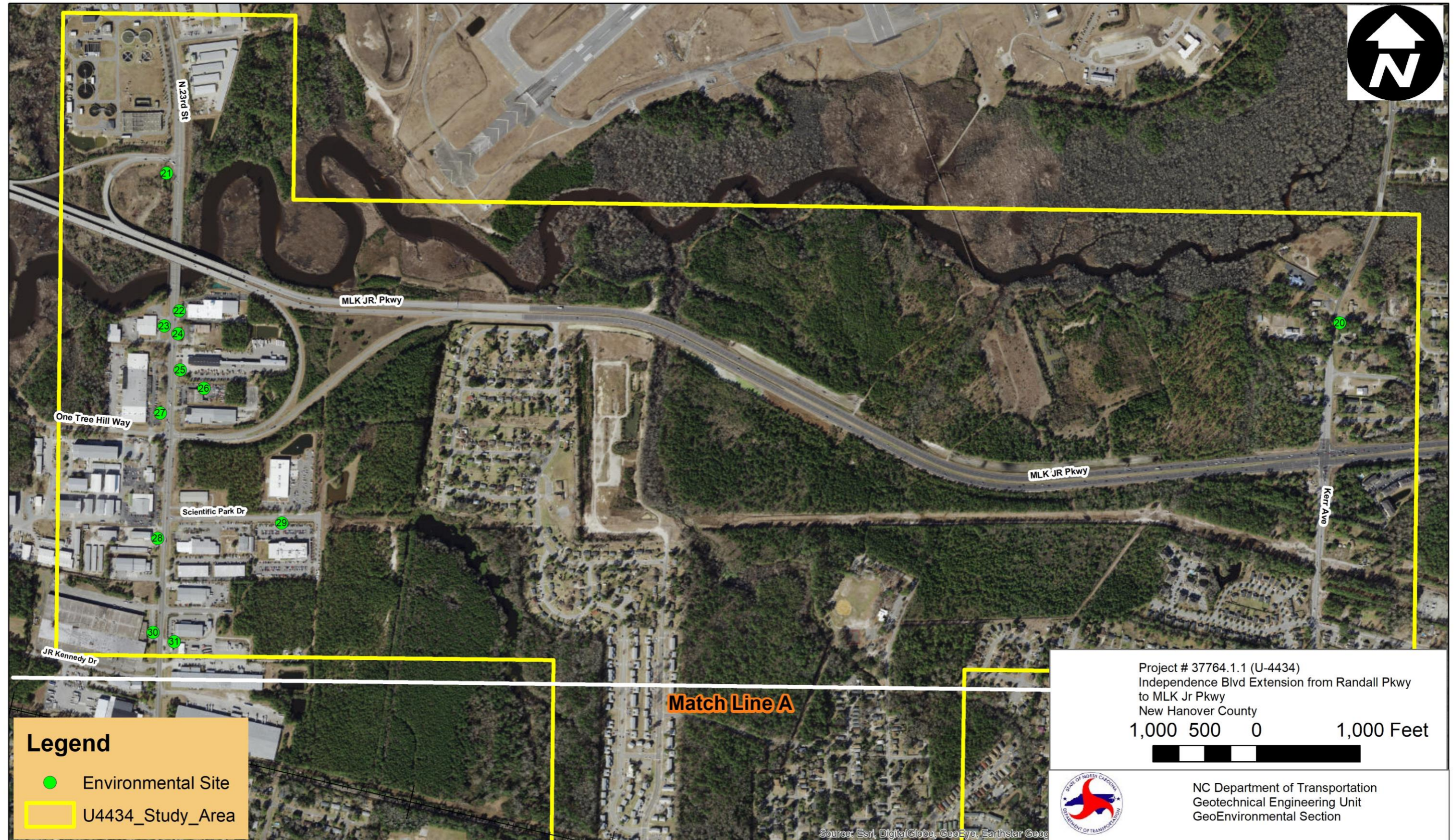
RI CS5 LLC
600 La Terraza Blvd
Escondido, CA 92025



Anticipated Impacts: Low

This site is currently an active convenience store/gas station. It is located on the east side of N. 23rd St approximately 240 feet north of JR Kennedy Dr. According to the UST section registry there are six USTs currently in use. Three USTs were removed in 2007. Incident #'s 3634, 22155, 22913 and 23745 are associated with the facility and are all still active. Numerous monitoring wells were observed during the site investigation. The facility appeared to be under remediation at the time of the site investigation.

Location of GeoEnvironmental Sites of Concern
Map 2 of 2



Project # 37764.1.1 (U-4434)
Independence Blvd Extension from Randall Pkwy
to MLK Jr Pkwy
New Hanover County

1,000 500 0 1,000 Feet

NC Department of Transportation
Geotechnical Engineering Unit
GeoEnvironmental Section

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geog

Location of GeoEnvironmental Sites of Concern
 Map 1 of 2

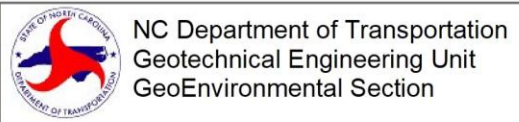


Legend

- Environmental Site
- U4434_Study_Area

Project: 37764.1.1 (U-4434)
 Independence Blvd Extension from Randall Pkwy
 to MLK Jr. Pkwy
 New Hanover County

1,000 500 0 1,000 Feet



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community