



Hazardous Materials Evaluation Report
NCDOT U-5838, US-276 (Russ Avenue)
Waynesville, North Carolina
S&ME Project No. 1305-16-028

PREPARED FOR:

CALYX Engineers & Consultants, Inc.
6750 Tryon Road
Cary, North Carolina 27518

PREPARED BY:

S&ME, Inc.
3201 Spring Forest Road
Raleigh, NC 27616

February 18, 2019



February 18, 2019

CALYX Engineers & Consultants
6750 Tryon Road
Cary, North Carolina 27518

Attention: Ms. Martha Hodge, AICP

via email: mhodge@calyxengineer.com

Reference: **Hazardous Materials Report**
NCDOT U-5838, US-276 (Russ Avenue)
Waynesville, North Carolina
S&ME Project No. 1305-16-028

Dear Ms. Hodge:

S&ME, Inc., has completed a Hazardous Materials Report for the above referenced property (i.e. "the Subject Site"). The attached report presents the findings of S&ME's Hazardous Materials Evaluation, which was performed in accordance with the Contract for Roadway Foundation Investigation and Design, Structure Foundation Investigation and Design and Retaining Wall Investigation and Design between CALYX Engineers and Consultants, Inc. and S&ME, Inc. (CALYX Project No. 2015103.01 dated March 8, 2016). The purpose of the Hazardous Materials Evaluation was to identify, to the extent feasible, properties within the project area that are known to be contaminated or have the potential to be contamination based on onsite activities. This evaluation is documented in the attached Hazardous Materials Report. Sites of Concern are shown on the attached Figure.

Sincerely,
S&ME, Inc.

A blue ink signature of Michael W. Pfeifer.

Michael W. Pfeifer
Senior Project Manager
mpeifer@smeinc.com

A blue ink signature of Samuel P. Watts.

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Hazardous Materials Report

S&ME, Inc. (S&ME) conducted a hazardous materials evaluation of approximate 1.1-mile proposed right-of-way along Russ Avenue, located between Highway 74 on the northern extent and North Main Street on the southern extent in Waynesville, Haywood County, North Carolina. The evaluation was conducted in accordance with the Contract for Roadway Foundation Investigation and Design, Structure Foundation Investigation and Design and Retaining Wall Investigation and Design between CALYX Engineers and Consultants, Inc. and S&ME, Inc. (CALYX Project No. 2015103.01 dated March 8, 2016). This hazardous materials evaluation does not meet the standard for a Phase I Environmental Site Assessment (ESA) report per ASTM E1527-13.

◆ Hazardous Materials Evaluation

Purpose

This section presents the results of a hazardous material evaluation conducted along the above planned referenced project. The evaluation was conducted to identify sites within the planned project area that are contaminated or may become contaminated and could result in increased project costs or liability for the NCDOT should they become acquired. These hazardous materials sites may include but are not limited to, regulated landfills, active and inactive above storage tank (AST) and underground storage tank (UST) sites, and hazardous waste sites.

Techniques/Methodologies

Environmental Data Resources (EDR) was consulted by S&ME as was the Haywood County Geographical Information Systems (GIS) to identify the location of the referenced project area and known contaminated sites of concern on Federal and State regulatory lists located along the project area. Historical information including aerial photographs, city directories, and topographic maps obtained from EDR were also reviewed. S&ME personnel conducted a site reconnaissance of the Subject Site on September 2, 2016.

Based on our reconnaissance of the proposed study area, the following findings are presented. Additional information for each of the identified facilities, including their locations within the proposed study area is included in the attachments to this report.

Two properties with active petroleum USTs were identified:

- ◆ **Mountain Energy** – an active gasoline station with two active USTs. No NCDEQ Incidents have been reported for this facility.
- ◆ **Downs Upholstery Shop** – an active commercial business. A fill port and vent pipe for a potential heating oil UST was observed during the site reconnaissance.



Eight former petroleum UST facilities were identified:

- ◆ **Former Russ Avenue Shell** – inactive site with three USTs abandoned in place.
- ◆ **Former Plaza BP** – former gasoline station – property has been re-developed with a commercial office building.
- ◆ **Former Aztex 209** – former gasoline station – USTs and dispensing pumps have been recently removed. Soil and groundwater contamination have been documented at the site and an active NCDEQ Incident has been assigned to the site and several groundwater monitor wells are present on the property.
- ◆ **Former Handy Mart** – former gasoline station – property has been re-developed with a CVS drug store. The NCDEQ Incident assigned to this former gasoline station has been closed, but groundwater monitor wells remain in the parking lot of the CVS store.
- ◆ **Boundary Property** – former home heating oil UST has been removed from the site with documented soil contamination. The NCDEQ Incident is open for this site.
- ◆ **Taylor Motor Company** – an active car dealership that formerly utilized USTs. The USTs were removed in 1987 and 1984 and there are no NCDEQ Incidents associated with this site.
- ◆ **Former Messers Exxon** – former gasoline station USTs and dispensing pumps were removed from the site in 1999. The NCDEQ Incident assigned to this site was closed in July 1999.
- ◆ **Former Gas n Groceries 4** – former gasoline station that has been re-developed with a Hardee’s restaurant. No further information was available.

Two historic gasoline/auto stations were identified (but were unmappable)

- ◆ **524 Russ Avenue** – Current location of Taylor Motor Company. No additional information available.
- ◆ **526 Russ Avenue** – Current location of Taylor Motor Company. No additional information available.

One property with an active petroleum aboveground storage tank (AST) was identified:

- ◆ **Southern Concrete Materials** – a concrete batch plant with vehicle maintenance bays. An AST with a fuel dispensing pump was observed adjacent to the vehicle maintenance bay. One closed NCDEQ Incident was associated with the site.

Two vehicle maintenance facilities were identified:

- ◆ **Snappy Lube** – a vehicle oil change shop with service bays. No NCDEQ Incident are associated with the site.
- ◆ **Bridgestone** – a vehicle tire store with service bays. No NCDEQ Incidents are associated with the site.

One Historic Dry Cleaner was identified:

- ◆ **American Cleaners** – listed as historic dry cleaner, operating as a laundromat. Note that this facility is located just outside of the proposed study area.



No active or historic landfills were identified within the limits of the study area.

No active or historic hazardous waste sites were identified within the limits of the study area.

◆ **Conclusions**

S&ME identified two sites with active petroleum USTs and eight sites with former petroleum USTs during this investigation. Two other former petroleum USTs were identified in the EDR Report, but were unmappable. One active AST site, two vehicle maintenance sites, and one historic dry cleaner site were observed by S&ME during the site reconnaissance. There were no active or historic landfills or hazardous waste sites identified within the limits of the study area.

Based on the selected right-of-way alternative and the identified UST/AST sites, the vehicle maintenance sites, and the historic dry cleaner, have the potential to have a monetary or schedule impact to the proposed project. S&ME recommends performing additional assessment of the potentially impacted properties, prior to property acquisition or construction, to determine the environmental impact, (if any) within the proposed project corridor.

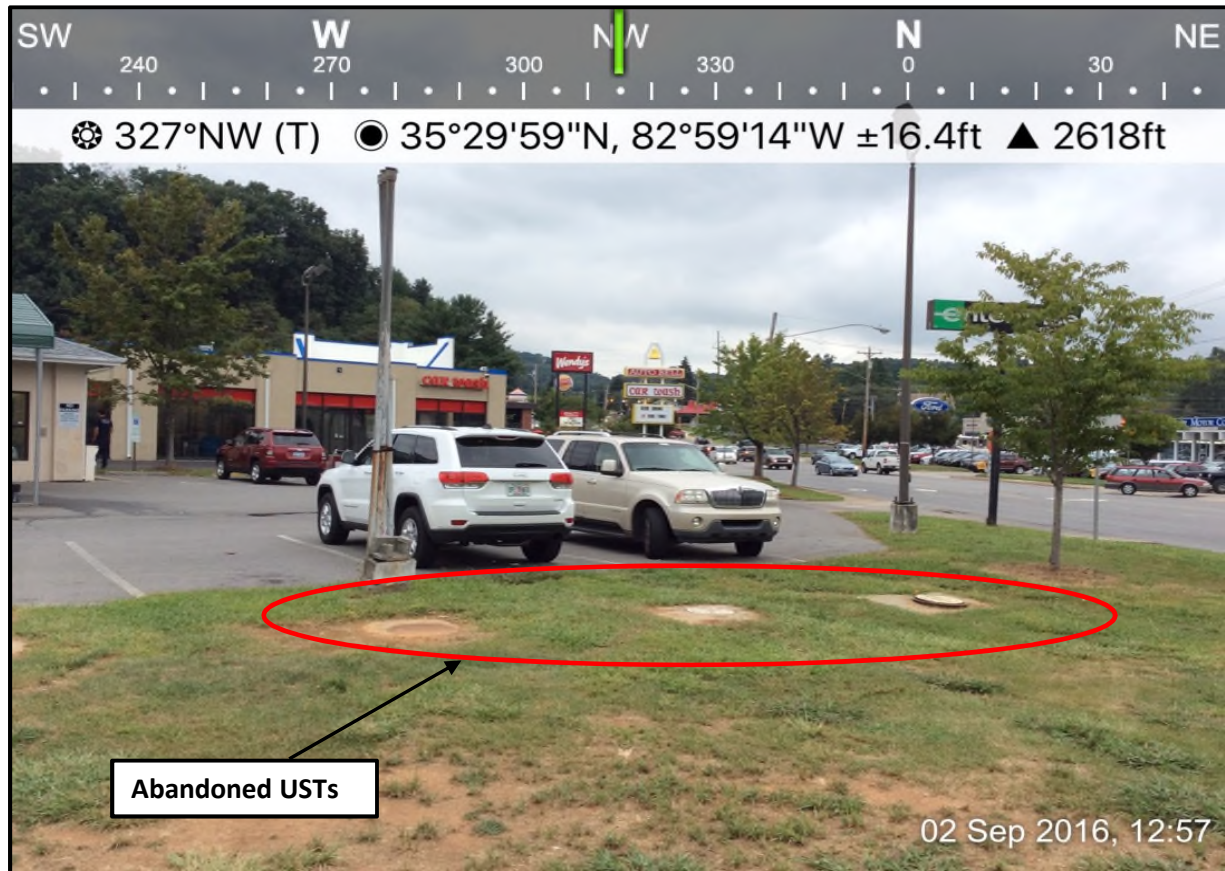


Map ID: 1
Site Name: Former Russ Avenue Shell
Address: 475 Russ Avenue

Facility ID: 0-001770
UST Incident No: 22477 (Inactive)

Property Owner: William Cunningham
Address: 635 S. Haywood Street
Waynesville, NC 28786

UST Owner: Mr. Adock Dannelly (deceased)
Address: N/A



The Russ Avenue Shell is a former gasoline station located at the intersection of Russ Avenue and Lee Street. Three USTs were abandoned in place in with foam in July 2014. The USTs are located approximately 25 feet west of Russ Avenue. There is also one abandoned groundwater monitor well located in a in a grassy area between the two former dispensing islands. The monitor well is approximately 45 feet west of Russ Avenue. The Incident is active and soil and groundwater contamination around the USTs and former dispensing pumps have been documented at the site. **The site is anticipated to present low geoenvironmental impacts to the project.**



Map ID: 2
Site Name: Former Plaza BP
Address: 598 Russ Avenue

Facility ID: 0-009726
UST Incident No: 20417

Property Owner: DI-Carolinas, LLC
Address: 6300 Ridglea Place
Ft. Worth, TX 76116

UST Owner: Haywood Oil Company
Address: P.O. Drawer 110
Waynesville, NC



The Plaza BP is a former gasoline station located at the intersection of Russ Avenue and Border Street. Three 10,000-gallon USTs were removed from the site in 1999. The USTs were formerly located approximately 50 feet to the northeast of Russ Avenue. A commercial office building currently occupies the site. There are no groundwater monitoring wells present at the site. The Incident was closed by the NCDEQ on April 24, 1999. **The site is anticipated to present low geoenvironmental impacts to the project.**



Map ID: 3
Site Name: Former Aztex 209
Address: 504 Russ Avenue

Facility ID: 0-009928
UST Incident No: 28694/15745

Property Owner: Charles River Properties, LLC
Address: P.O. Box 18645
Asheville, NC 28814

UST Owner: Hackney Petroleum, Inc.
Address: P.O. Box 50038
Knoxville, TN 37950



The Aztex 209 is a former gasoline station located at the intersection of Russ Avenue and Border Street. Two 6,000-gallon and one 4,000-gallon gasoline USTs were recently removed from the site. The USTs were formerly located approximately 32 feet to the northeast of Russ Avenue. Several groundwater monitor wells are located at the site. The USTs were formerly located approximately 50 feet to the northeast of Russ Avenue. UST Incident No. 15745 associated with leaking USTs was previously closed and UST Incident No. 28694 remains open and active. Soil and groundwater contamination has been documented at the site. A vacant building currently occupies the site. **The site is anticipated to present moderate geoenvironmental impacts to the project.**



Map ID: 4

Site Name: Former Handy Mart / CVS

Address: 733 Russ Avenue

Facility ID: 0-007237

UST Incident No: 28272

Property Owner: Cole CV Waynesville NC, LLC

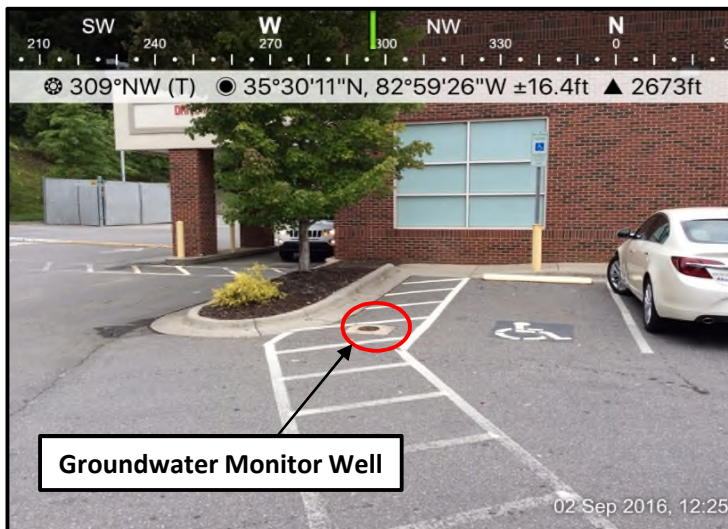
Address: 1 CVS Drive

Woonsocket, RI 02895

UST Owner: William Schullhofer

Address: P.O. Box 314

Waynesville, NC 28786



The Handy Mart is a former gasoline station located near the intersection of Russ Avenue and Barber Boulevard. Three 10,000-gallon gasoline USTs and approximately 970 tons of petroleum contaminated soil were removed from the site in October 2004. The USTs were formerly located approximately 32 feet to the northeast of Russ Avenue. Several groundwater monitor wells are located at the site. The USTs were formerly located approximately 55 feet to the west of Russ Avenue. Soil and groundwater contamination has been documented at the site. The Incident was closed by NCDEQ with a Notice of Residual Petroleum with land use restrictions for soil and groundwater. Several groundwater wells are located on the property. A CVS store and associated parking lot occupy the property. **The site is anticipated to present low geoenvironmental impacts to the project.**



Map ID: 5
Site Name: Baggett Property
Address: 321 Boundary Street

Facility ID: N/A
UST Incident No: 28844

Property Owner: RWB Realty, LLC
Address: 1741 Friar Tuck Rd., NE
Atlanta, GA 30309

UST Owner: Robert Baggett
Address: P.O. Box 49
Waynesville, NC 28786



The Baggett Property is located at the northeastern quadrant of the intersection of Russ Avenue and Border Street. One 550-gallon home heating oil UST was removed from the site in June 2010. The UST was located approximately 85 feet to the east of Russ Avenue. Soil contamination has been documented at the site. **The site is anticipated to present low geoenvironmental impacts to the project.**



Map ID: 6
Site Name: Taylor Motor Company
Address: 524 Russ Avenue

Facility ID: 0-0-0010903
UST Incident No: None

Property Owner: JJW Ltd. Partnership
Address: P. O. Drawer 267
Waynesville, NC 28786

UST Owner: Unknown
Address: Unknown



The Taylor Motor Company site is an active car dealership with sales and service for Ford vehicles located to the southeast of the intersection of Russ Avenue and Howell Mill Road. Two 3,000-gallon heating oil USTs, two 4,000-gallon heating oil USTs and one 1,000-gallon gasoline UST were removed from the site between December 1987 and August 1994. The locations of the USTs were not available. No NCDEQ UST Incidents have been identified with the property. **The site is anticipated to present low geoenvironmental impacts to the project.**



Map ID: 7
Site Name: Former Messers Exxon
Address: 701 Dellwood Road

Facility ID: 00-0-010402
UST Incident No: 28141

Property Owner: Joe and Paralee Messer
Address: 145 Kerley Street
Waynesville, NC 28786

UST Owner: Joe Messer
Address: 701 Dellwood Road
Waynesville, NC 28786



The Former Messers Exxon is an inactive gasoline service station located at the northwest quadrant of the intersection of Lee Street and Dellwood Road. Two 1,000-gallon gasoline USTs and one 550-gallon gasoline UST were removed from the site in February 1999. The locations of the USTs were not available, however, the concrete fuel dispensing pump island is located approximately 10 feet to the west of Dellwood Road. The site was assigned UST Incident Number 28141, but the incident was closed in July 1999. **The site is anticipated to present low geoenvironmental impacts to the project.**

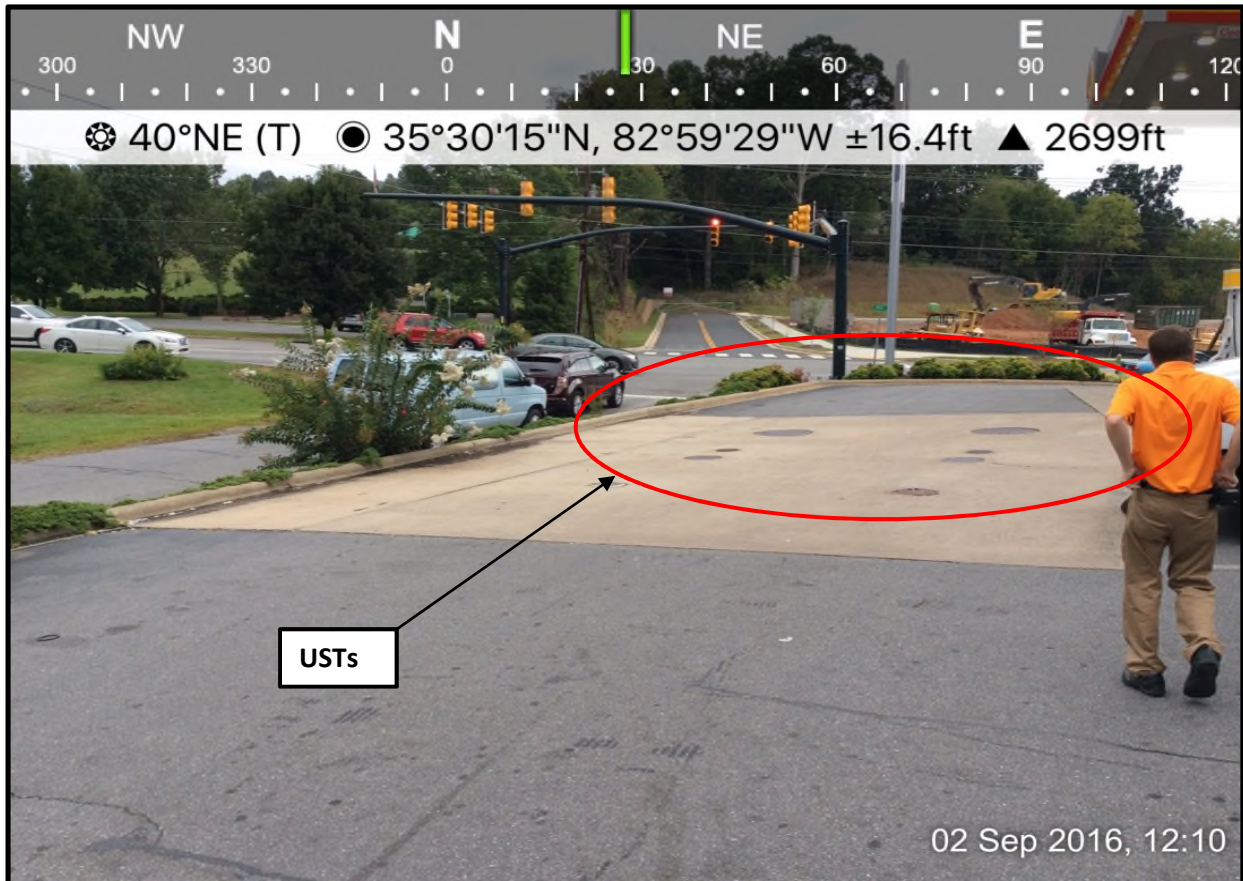


Map ID: 8
Site Name: Mountain Energy
Address: 843 Russ Avenue

Facility ID: 0-0-0035631
UST Incident No: None

Property Owner: Morgan Legacy, LLC
Address: 352 Georgia Avenue
Waynesville, NC 28786

UST Owner: Mountain Energy Corporation
Address: P.O. Box 1050
Asheville, NC 28802



The Mountain Energy site is a gasoline station with a convenience store with active petroleum sales located to the south of the intersection of Frazier Street and Russ Avenue. Two 10,000-gallon gasoline UST are located approximately 65 feet to the west of Russ Avenue. No NCDEQ UST Incidents have been identified with the property. **The site is anticipated to present low geoenvironmental impacts to the project.**



Map ID: 9
Site Name: Downs Upholstery Shop
Address: 683 Dellwood Road

Facility ID: N/A
UST Incident No: N/A

Property Owner: Marvin and Barbara Downs
Address: 683 Dellwood Road
Waynesville, NC 28786

UST Owner: Marvin and Barbara Downs
Address: 683 Dellwood Road
Waynesville, NC 28786



The Downs Upholstery property is an upholstery shop located at the southwestern quadrant of the intersection of Lee Street and Dellwood Road. The property is not listed in the NCDEQ registered underground storage tank database, and there are no UST Incidents (open or closed) associated with the property. During a site visit, a fill port and vent pipe were observed along the front of the structure. The fill port is located approximately 16 feet to the west of Dellwood Road. The UST is likely contains or formerly contained heating oil for consumptive use on-site. **The site is anticipated to present low geoenvironmental impacts to the project.**



Map ID: 10
Site Name: Snappy Lube
Address: 704 Dellwood Road

Facility ID: N/A
UST Incident No: N/A

Property Owner: Lube Works, LLC
Address: P.O. Box 400
Knightdale, NC 27545

UST Owner: N/A
Address: N/A



The Snappy Lube property is an oil change shop located at the northeastern quadrant of the intersection of Lee Street and Dellwood Road. The property is not listed in the NCDEQ registered underground storage tank database, and there are no UST Incidents (open or closed) associated with the property. There are three in-ground oil changing pits within the three vehicle maintenance bays and the site handles large quantities of waste oil. **The site is anticipated to present low geoenvironmental impacts to the project.**

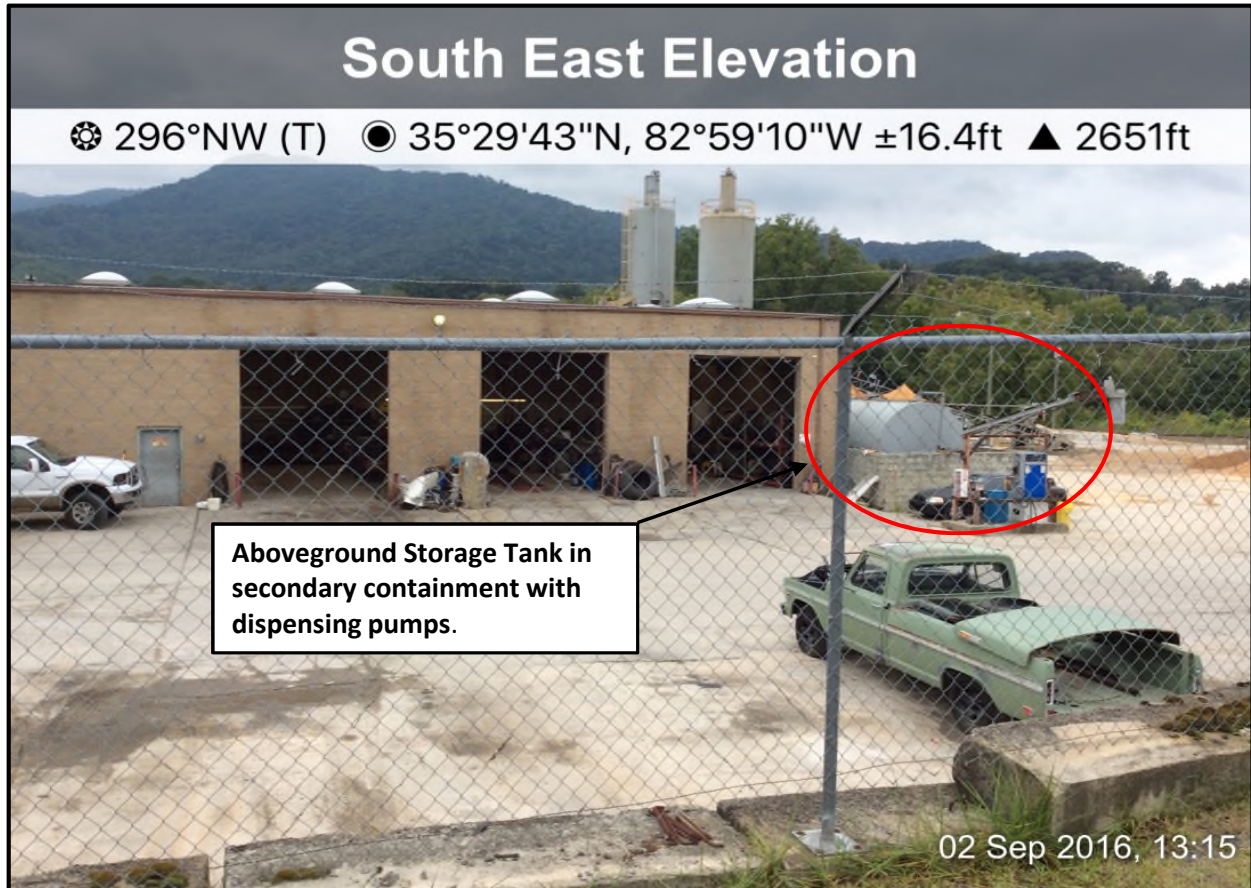


Map ID: 11
Site Name: Southern Concrete Materials
Address: 201 Boundary Street

Facility ID: 00-0-010072
UST Incident No: 8900 (Closed)

Property Owner: Southern Concrete Materials
Address: 201 Boundary Street
Waynesville, NC 28786

UST Owner: Southern Concrete Materials
Address: P.O. Box 5395
Asheville, NC 28813



The Southern Concrete Materials site is located at the northwest quadrant of the intersection of Shackford Street and Boundary Street. The property is listed in the the NCDEQ registered tanks database. No evidence of a UST was observed at the site, however, an aboveground storage tank with associated dispensing pump was observed adjacent to the vehicle maintenance shop at the site. The AST and pump are located approximately 100 feet to the west of Shackford Street. **The site is anticipated to present low geoenvironmental impacts to the project.**



Map ID: 12
Site Name: Bridgestone
Address: 65 Waynesville Plaza

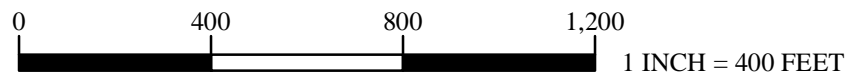
Facility ID: N/A
UST Incident No: N/A

Property Owner: Joseph Taylor
Address: 100 Chickering Lane
Waynesville, NC 28786

UST Owner: N/A
Address: N/A



The Bridgestone property is a tire and automotive shop located adjacent to the southeast of the Taylor Motor Company property. The property is not listed in the NCDEQ registered underground storage tank database, and there are no UST Incidents (open or closed) associated with the property. **The site is anticipated to present low geoenvironmental impacts to the project.**



Data Sources: NCDOT; NC OneMap; NCDEQ; CALYX Engineers + Consultants
Map Date: 4/22/2016

FIGURE 1 - Locations of Identified Facilities

Preliminary Site Assessment
NCDOT Project U-5839
US-276 (Russ Avenue)
Waynesville, North Carolina
S&ME Project No. 1305-16-028

