



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

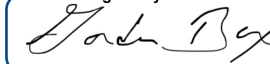
ROY COOPER  
GOVERNOR

JAMES H. TROGDON, III  
SECRETARY

8/8/2019

MEMORANDUM TO: Randy Bowers  
DM-STIP Project Manager

FROM: Gordon Box, PG  
GeoEnvironmental Project Manager  
GeoEnvironmental Section  
Geotechnical Engineering Unit

DocuSigned by:  
  
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TIP NO: U-5108  
WBS: 42370.1.1  
COUNTY: MECKLENBURG  
DIVISION: 10  
DESCRIPTION: NORTHCROSS DRIVE EXTENSION FROM NC 73 IN  
HUNTERVILLE TO WESTMORELAND RD IN  
CORNELIUS. CONTRUCT ROAD ON NEW LOCATION.

SUBJECT: **GeoEnvironmental Phase I Report**

The GeoEnvironmental Section of the Geotechnical Engineering Unit performed a Phase I field investigation on July 18, 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**

Two (2) 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) 707-6859.

cc:

John Pilipchuk, LG, PE, State Geotechnical Engineer

Brian Hanks, PE, State Structures Engineer

Brent Hall, Locations and Surveys

Carl Barclay, PE, State Utilities Manager

Rick Baucom, PE, Division Construction Engineer

Trent Culp, Division Right of Way Agent

Eric Williams PE, Geotechnical Regional Manager

Kevin Miller, PG, Regional Geological Engineer

Heather Fulghum, ROW Unit, Negotiations, State Negotiator

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[roadwaydesign@ncdot.gov](mailto:roadwaydesign@ncdot.gov)

[hydraulics\\_notify@ncdot.gov](mailto:hydraulics_notify@ncdot.gov)

**(01) Property Name:**

Circle K 2705102 AKA BP 02313  
9101 Sam Furr Rd.  
Huntersville, NC

**Property Owner:**

COLE CK PORTFOLIO IV LLC  
PO BOX 52085  
Phoenix, AZ

**Facility ID:** 35140

**Incident Type/Number:** 27697 (BP)

**UST Number:** MO-6985

**UST Owner:**

Circle K  
2550 W. Tyvola Rd. Ste. 200  
Charlotte, NC 28217



**Anticipated Impacts: Low**

This parcel is the site of an active gas station located along the northern side of NC 73. Two active USTs are present. Three or four groundwater monitoring wells were observed on site. A deed restriction for residual petroleum was recorded to the deed 8-8-2013. Refer to both U-5108 & I-5715.

**(02) Property Name:**

Viva Chicken AKA Northcross Dry Cleaners  
9121 SAM FURR RD STE 106  
Huntersville, NC

**Property Owner:**

IVT NORTHCROSS CENTER  
HUNTERSVILLE, LLC c/o Inven Trust Prop.  
Corp.  
2809 BUTTERFIELD RD STE 200  
Oak Brook, IL

**Facility ID:** NA

**Incident Type/Number:** NA

**UST Number:** NA

**UST Owner:**

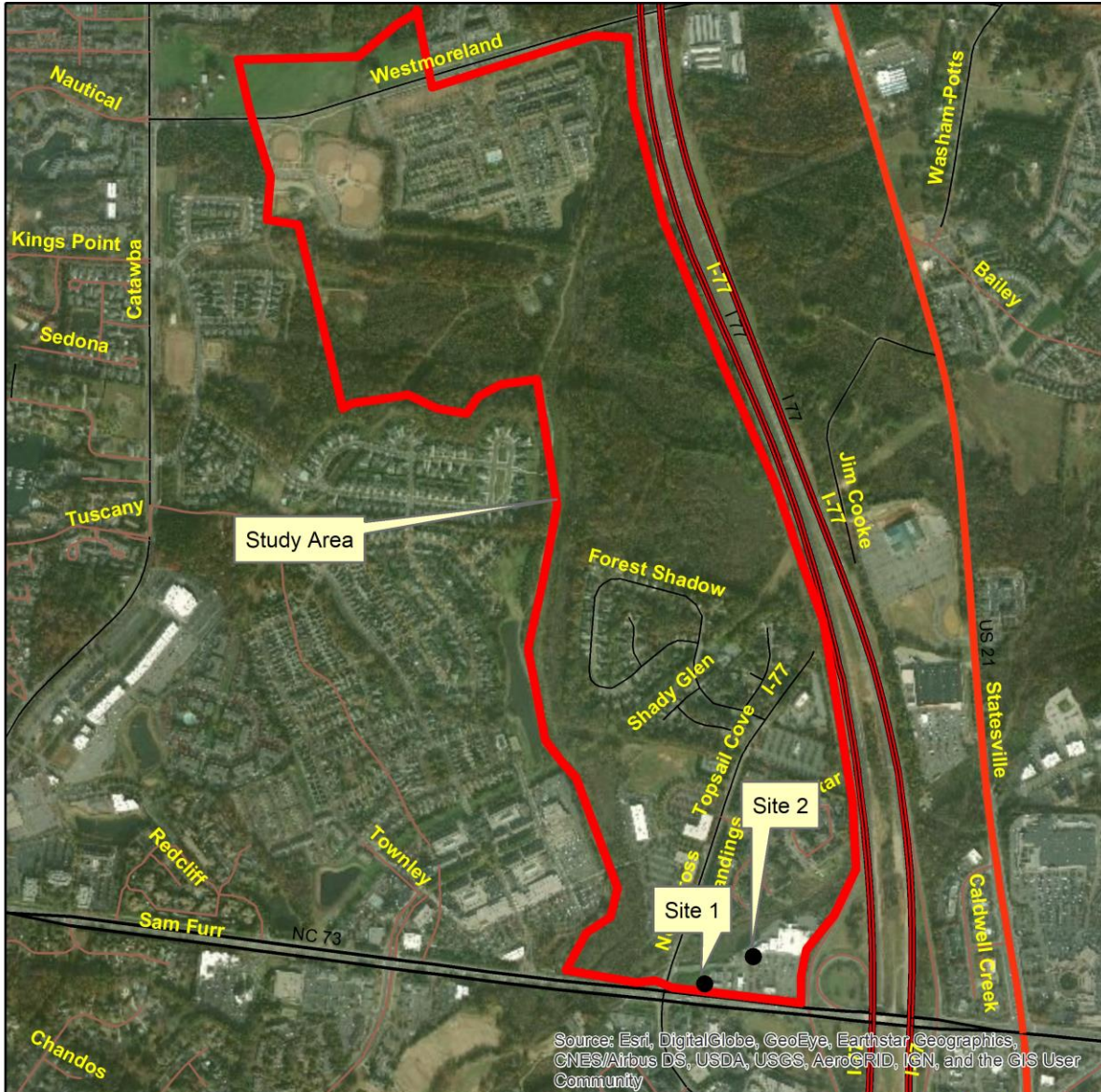
NA



**Anticipated Impacts:** Moderate

This parcel is the site of Viva Chicken located in a shopping mall north of the northern side of NC 73. This parcel is the former site of Northcross Dry Cleaners. NC Dept of Labor Drycleaner Boiler Inspection list, Date of Inspection 5/20/2000. Refer to both U-5108 & I-5715.

**Appendix A**  
**Location of GeoEnvironmental Sites of Concern**



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

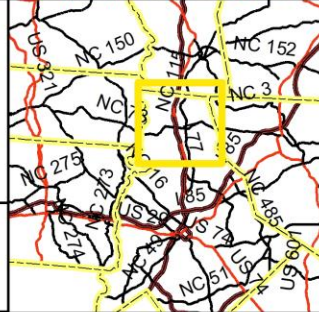


Project 42370.1.1 (TIP # U-5108)  
Northcross Drive Extension from end of Northcross Drive to Westmoreland Road in Cornelius.  
Construct road on New Location.  
Mecklenburg County

1,400 700 0 1,400 Feet



NC Department of Transportation  
Geotechnical Engineering Unit  
GeoEnvironmental Section






STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

ROY COOPER  
GOVERNOR

JAMES H. TROGDON, III  
SECRETARY

April 6, 2017

MEMORANDUM TO: Tad Hardy, P.E.  
Kimley-Horn

DocuSigned by:  
  
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FROM: Gordon Box, LG  
GeoEnvironmental Project Manager  
GeoEnvironmental Section  
Geotechnical Engineering Unit

TIP NO: U-5108  
WBS: 42370.1.1  
COUNTY: Mecklenburg  
DIVISION: 10  
DESCRIPTION: Northcross Drive Extension from end of Northcross Drive to Westmoreland Road in Cornelius. Construct Road on New Location.

SUBJECT: **Pre-Scoping Comments**

The GeoEnvironmental Section performed a records search of readily available information for the given project study area to identify known and potential sites of concern. One (1) UST facility was identified within the project area. Refer to the attached table and figures for a list of sites of concern and their anticipated impacts.

A detailed Phase I study of the preferred alternative should be performed to field verify the hazardous waste sites and identify unknown sites. This detailed Phase I study should be included in the environmental document.

cc:  
John Pilipchuk, LG, PE, State Geotechnical Engineer  
Matthew S. Lauffer, PE, Assistant Unit Head, Hydraulics, Central Region  
Tom Koch, PE, Assistant State Structures Engineer  
R. Joel Gulledge, PE, PLS, Central Office Administrative Engineer, Locations and Surveys Unit  
Donna Jackson, PE, Central Utilities Manager  
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Rick W. Baucom, PE, Division Construction Engineer  
Kenny Hill, Division Right of Way Agent  
Kevin Miller, PG, Geotechnical Regional Manager  
Eric Williams, PE, Regional Geological Engineer  
Steve Grimes, ROW Unit, Negotiations, State Negotiator  
[row-notify@ncdot.gov](mailto:row-notify@ncdot.gov)  
[roadwaydesign@ncdot.gov](mailto:roadwaydesign@ncdot.gov)  
File

Mailing Address:  
NC DEPARTMENT OF TRANSPORTATION  
GEOTECHNICAL ENGINEERING UNIT  
1589 MAIL SERVICE CENTER  
RALEIGH NC 27699-1589

Telephone: 919-707-6850  
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Customer Service: 1-877-368-4968

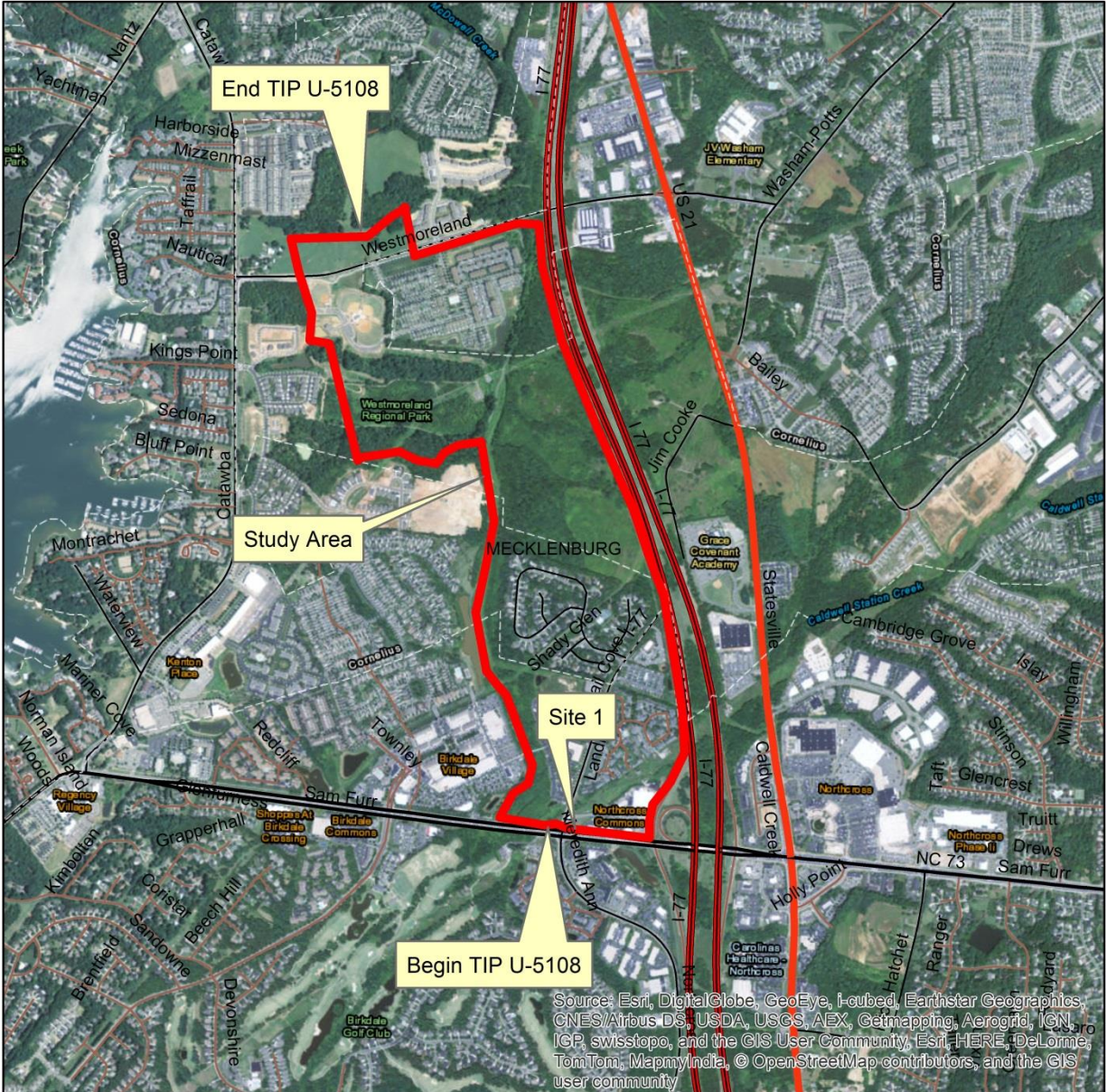
Website: [www.ncdot.gov](http://www.ncdot.gov)

Location:  
CENTURY CENTER COMPLEX  
ENTRANCE B-2  
1020 BIRCH RIDGE DRIVE  
RALEIGH NC

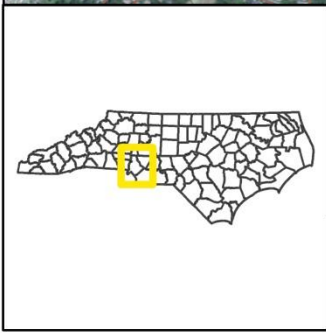
**Table  
USTs, Landfills & Other Potentially Contaminated Sites of Concern**

<b>Site #</b>	<b>Type</b>	<b>Location</b>	<b>UST Facility ID #</b>	<b>Property Name</b>	<b>UST Owner / Property Owner</b>	<b>Anticipated Impact</b>	<b>Anticipated Risk</b>	<b>Comments</b>
1	UST	9101 Sam Furr Rd., Huntersville, NC	00-0- 0000035140 (USTNum: MO-6985)	BP #02313 (Circle K 5102)	RP/Company Conocophillips Company Steve Belin 420 S. Keeler, 1670 PB Bartlesville, OK 74004/Cole Ck Portfolio IV LLC PO Box 52085 Phoenix, Az 85072 Property Tax DC-17 C/O Circle K Stores PO Box 52085 Phoenix, AZ 85072	UST, soil and/or groundwater contamination.	Low	Incident Num: 27697 reportedly reportedly not closed out likely due to groundwater issue.

**Appendix A**  
**Location of GeoEnvironmental Sites of Concern**




Source: Esri, DigitalGlobe, GeoEye, I-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, ICP, swisstopo, and the GIS User Community, Esri-HERE, DeLorme, TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS user community



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