



March 18, 2022

Mr. Gordon Box, PG
Geotechnical Engineering Unit
North Carolina Department of Transportation
1020 Birch Ridge Drive
Raleigh, NC 27610

**RE: PHASE II INVESTIGATION OF PARCEL 99
Julius Conrad Frazier
2301 Sandy Ridge Road, High Point, NC 27265
ESP Project No. IS14.314**

TIP Number: U-4758
WBS Number: 40251.1.1
County: GUILFORD
Description: Johnson St – Sandy Ridge Road from Skeet Club Road to I-40

Dear Mr. Box:

ESP Associates, Inc. (ESP) is pleased to submit this report on our GeoEnvironmental Phase II Investigation of the subject parcel. This work was performed in accordance with your Request for Proposal dated December 7, 2021 and our Cost Proposal dated December 13, 2021.

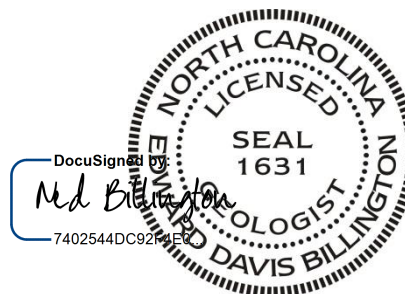
We appreciate the opportunity to assist you during this phase of the project. If you should have any questions concerning this report, or if we may be of further assistance, please contact us.

Sincerely,

ESP Associates, Inc.

A handwritten signature in blue ink, reading "Edward D. Billington".

Edward D. Billington, PG
Senior Geologist/Geophysicist
EDB/CRP/CJW



not considered Final unless all signatures are completed

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1.0 INTRODUCTION

The North Carolina Department of Transportation (NCDOT) is planning to improve Johnson Street – Sandy Ridge Road from Skeet Club Road to I-40 in High Point. The NCDOT requested that ESP Associates, Inc. (ESP) perform a Phase II geoenvironmental investigation of the proposed right-of-way (ROW), proposed temporary construction easement, proposed permanent utility easement (PUE), proposed permanent drainage easement (PDE), and the proposed permanent drainage/utility easement (DUE) (collectively, easements) for Parcel 99 to locate abandoned underground storage tanks (USTs) and buried drums, sample soil, and delineate potential contaminated soil. Parcel 99 is located at 2301 Sandy Ridge Road in High Point on the north side of the intersection with Sandy Camp Road (Figure 1).

2.0 HISTORY

2.1 Phase I Report

According to the *2015 Johnson Street – Sandy Ridge Road Environmental Report for Planning* (Phase I Report) for U-4758, Parcel 99 may have been a former gas station where a “suspect groundwater monitoring well” and a possible former fuel dispenser were observed. No USTs were observed on site. There is a single-story building with an adjacent barn to the northeast. This site was anticipated to present low geoenvironmental impacts to the project.

2.2 Background Research

We checked the following online sources with the results summarized below:

- North Carolina Department of Environmental Quality (NCDEQ) Division of Waste Management Site Locator Tool
 - Nothing found for this site.
- NCDEQ UST Databases
 - Nothing found for this site.
- Guilford County GIS
 - Property owner is listed as 350 South Land Holdings, LLC (formerly Julius Conrad Frazier).

3.0 SITE OBSERVATIONS

During our February and March 2022 field work, the site contained an active, one-story building occupied by the business Shrimp Connection (Figures 2 and 3). The ground surface in the study area was covered by grass, gravel, debris, and leaf litter in the wooded areas. There was a concrete pad located on the southwest corner of the building which appeared to be a former fuel dispenser location. A possible heating oil line that was disconnected and continued underground was seen on the west side of the house. A discarded, apparently empty above-ground storage tank (AST)

8.0 LIMITATIONS

ESP's professional services have been performed, findings obtained, and recommendations prepared in accordance with customary principles and practices in the fields of environmental science and engineering. ESP is not responsible for the independent conclusions, opinions, or recommendations made by others based on the data presented in this report.

The passage of time may result in a change in the environmental characteristics at this site and surrounding properties. ESP does not warrant against future operations or conditions, or against operations or conditions present of a type or at a location not investigated. ESP does not assume responsibility for other environmental issues that may be associated with the subject site.

TABLES

TABLE 1
SOIL SAMPLE PID READINGS

Boring	Sample Depth Range with PID > 10 ppm (feet bgs)	Maximum PID Reading (ppm) and Sample Depth (feet bgs)
B99-1	None	0.2 (7.0 – 7.5)
B99-2	None	0.3 (1.0 – 1.5, 6.0 – 6.5)
B99-3	None	0.3 (1.0 – 1.5, 9.0 – 9.5)
B99-4	None	4.9 (9.0 – 9.5)
B99-5	None	0.7 (9.0 – 9.5)
B99-6	None	0.8 (1.0 – 1.5)
B99-7	None	0.4 (9.0 – 9.5)
B99-8	None	0.6 (2.0 – 2.5)
B99-9	None	0.3 (6.0 – 6.5)
B99-10	None	0.6 (6.0 – 6.5)
B99-11	None	0.5 (8.0 – 8.5)
B99-12	None	0.6 (1.0 – 1.5)
B99-13	None	1.3 (8.0 – 8.5)
B99-14	None	1.0 (1.0 – 1.5)
B99-15	None	1.1 (8.0 – 8.5)

TABLE 2
SOIL SAMPLE UVF RESULTS SUMMARY

Boring	Sample ID (depth in feet bgs)	Date Collected	BTEX (C6-C9) (mg/kg)	GRO (C5-C10) (mg/kg)	DRO (C10-C35) (mg/kg)	PAHs (mg/kg)
B99-2	S-6	3/8/22	<0.39	<0.39	0.96	<0.13
B99-4	S-7	3/8/22	<0.36	<0.36	5.1	<0.12
B99-4	S-9	3/8/22	<0.64	<0.64	10.6	<0.2
B99-5	S-9	3/8/22	<0.54	<0.54	3.5	<0.17
B99-6	S-1	3/8/22	<0.29	<0.29	<0.29	<0.09
B99-6	S-9	3/8/22	<0.25	<0.25	<0.25	<0.08
B99-8	S-2	3/8/22	<0.38	<0.38	<0.38	<0.12
B99-9	S-6	3/8/22	<0.42	<0.42	<0.42	<0.13
B99-10	S-6	3/8/22	<0.42	<0.42	2.5	<0.13
B99-11	S-3	3/8/22	<0.27	<0.27	<0.27	<0.09
B99-12	S-7	3/8/22	<0.38	<0.38	<0.38	<0.12
B99-13	S-8	3/8/22	<0.32	<0.32	<0.32	<0.1
B99-15	S-8	3/8/22	<0.28	<0.28	2.0	<0.09

FIGURES

APPENDIX A
SOIL BORING LOGS

