

# **GeoEnvironmental Impact Evaluation**

Project 34831.1.1 (TIP # U-2550B)  
Morganton – NC 18 (Sterling Street) and I-40 Interchange

Burke County

## **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 Used**

The Geographical Information System (GIS) was consulted to identify known environmentally impacting sites in relation to the project corridor. GeoEnvironmental Section personnel conducted a field reconnaissance survey along the project corridor on February 21, 2007.

## **Findings**

### **Underground Storage Tank (UST) Facilities**

Based on our study, three (3) sites presently containing petroleum underground storage tanks, (UST's) were identified within the project limits. Three (3) additional sites were noted that may have petroleum underground storage tanks (UST's).

### **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**

One other geoenvironmental concern, a possible former automotive repair facility, was identified within the project limits.

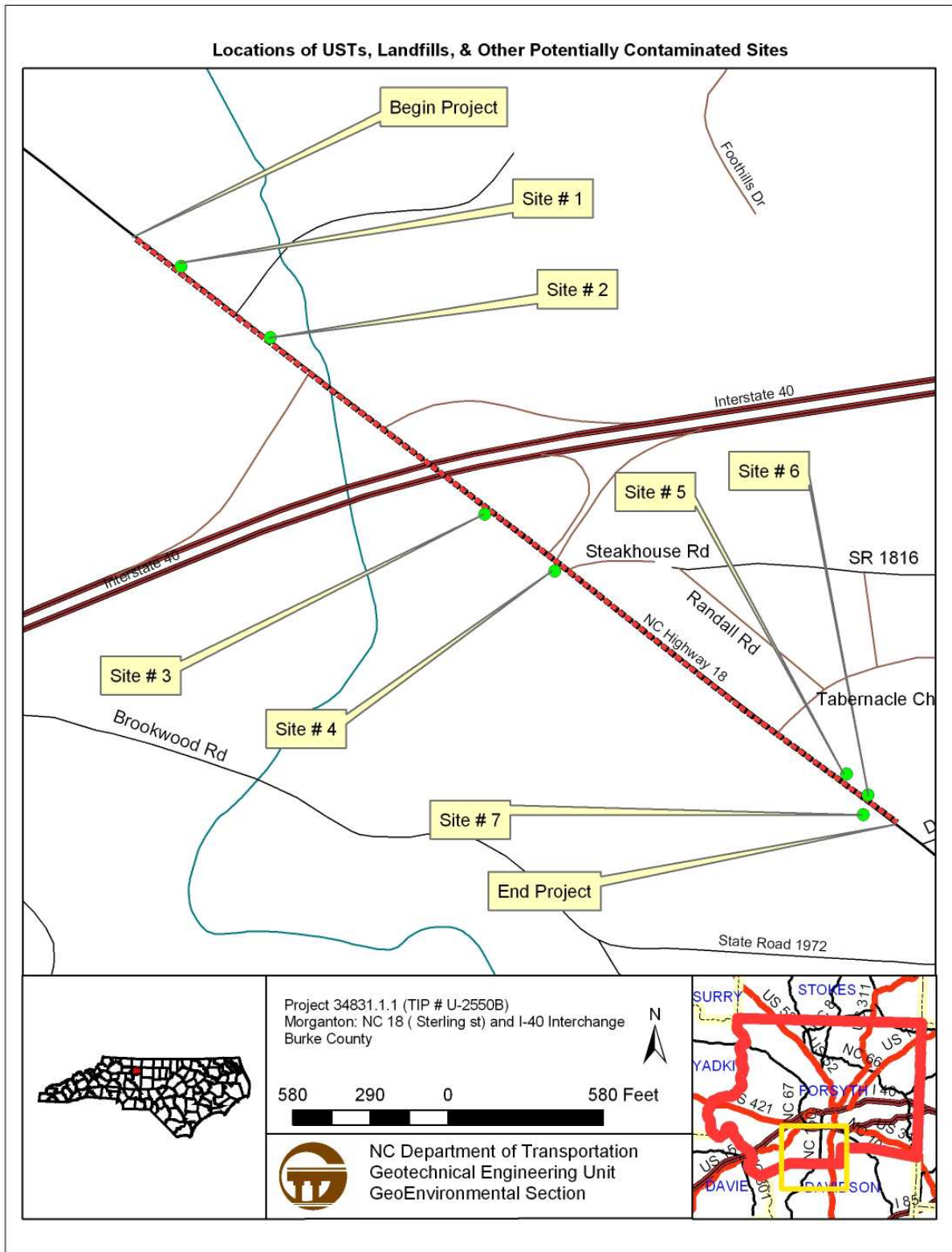
### **Anticipated Impacts**

Six (6) possible UST facilities, and one automotive repair facility were identified within the proposed project corridor. We anticipate low monetary and scheduling impacts resulting from these sites.

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.

Prepared By:

Terry W. Fox, LG  
GeoEnvironmental Project Manager



## Known and Potential GeoEnvironmental Impact Sites

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- 1) **Property Name:**  
Natures Bounty Health Food  
2119 S. Sterling St.  
Morganton, NC 28655
- Property Owner:**  
Faust Leasing, Inc.  
PO Box 240525  
Charlotte, NC 28224
- Facility ID #:** N/A
- UST Owner:** N/A

This active health food store is located on the north side of NC 18 (S. Sterling Street) and 560 feet northeast of Grace Hospital Road. The storefront is set back 95 feet from the NC 18 median. From appearances, this store may have once been a convenience store-gas station. However, the property does not appear on the UST Section's registry. There is no evidence of USTs, vets, or UST removal. **This site will have a low impact to this project.**

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- 2) **Property Name:**  
NC Express  
2205 S. Sterling St.  
Morganton, NC 28655
- Property Owner:**  
Jerry & Steve Issacs  
Pioneer Petroleum  
PO Box 1176  
Morristown, TN 37816
- Facility ID #:** 0-007338  
**Incident #:** 16200
- UST Owner:**  
Issacs Enterprises, Inc.  
1101 N. Fairmont  
Morristown, TN 37816

This active BP gas station and convenience store is located on the east corner of NC 18 (S. Sterling Street) and Grace Hospital Road. The USTs are northwest of the store and set back 73 feet from the center of NC 18. The UST Section's registry shows three (3) USTs were removed from the property in April 1990, and three (3) additional USTs were removed in June 1998. Contamination was found during the 1990 removal, and the property was assigned incident # 16200. There is no other evidence of USTs or UST removal, or monitoring wells. **This site will have a low impact to this project.**

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- 3) **Property Name:**  
Quality Mart 22  
2302 S. Sterling St.  
Morganton, NC 28655
- Property Owner:**  
Quality Oil Co., LLC  
Loc 715 Mart 22  
1540 Silas Creek Parkway  
Winston-Salem, NC 27127
- Facility ID #:** 0-023414
- UST Owner:**  
Quality Oil Co., LLC  
1540 Silas Creek Parkway  
Winston-Salem, NC 27127

This active gas station and convenience store is located near the south quadrant of the I-40 and NC 18 (S. Sterling Street) interchange. The storefront is 87 feet south from the NC 18 median. The four (4) USTs are located behind the building and are 145 feet from the highway. The UST Section's registry does not show any incidents or previous tank removals for this location. There is no other evidence of monitoring wells, USTs or UST removal. **This site will have a low impact to this project.**

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| 4) | <b>Property Name:</b><br>Southern Convenience 227-10244<br>2308 S. Sterling St.<br>Morganton, NC 28655<br><br><b>Facility ID #:</b> 0-007797 | <b>Property Owner:</b><br>Rutherford Marketer, Inc.<br>681 NC 120<br>Mooresville, NC 28114<br><br><b>UST Owner:</b><br>Petroleum World, Inc.<br>681 NC 120<br>Mooresville, NC 28114 |
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This active Texaco gas station and convenience store is located on the south side of NC 18 and across from the SR 1816 (Steakhouse Rd) intersection. Four (4) USTs are located on site. Two (2) tanks each are located on the northwest and southeast edges of the property. The tanks and pump island are all set back 55 feet from NC 18 (S. Sterling Street). There is no other evidence of monitoring wells, USTs or UST removal. **This site will have a low impact to this project.**

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| 5) | <b>Property Name:</b><br>Discount Beverage, Inc.<br>2507 S. Sterling St.<br>Morganton, NC 28655<br><br><b>Facility ID #:</b> N/A | <b>Property Owner:</b><br>Claude & Shirley Whitt<br>2505 S. Sterling St.<br>Morganton, NC 28655<br><br><b>UST Owner:</b> N/A |
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This specialty convenience store is located north of NC 18 and set back 55 feet from the highway median. The building design is similar to most 60's-80's gas stations and convenience stores. The owners-managers of Discount Beverage stated that a gas station was never located on this parcel. The UST Section's registry does not have a record for this site and there is no evidence of USTs or UST removal. **This site will have a low impact to this project.**

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| 6) | <b>Property Name:</b><br>World of Concrete Statuary<br>2509 S. Sterling St.<br>Morganton, NC 28655<br><br><b>Facility ID #:</b> N/A | <b>Property Owner:</b><br>Claude & Shirley Whitt<br>2505 S. Sterling St.<br>Morganton, NC 28655<br><br><b>UST Owner:</b> N/A |
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This closed business is attached to, and southeast from Discount Beverage on the north side of NC 18. The storefront is set back 53 feet from the NC 18 centerline. The building design is similar to most 60's-80's gas stations and convenience stores. The owners-managers of Discount Beverage stated that a gas station was never located on this parcel. The UST Section's registry does not have a record for this site and there is no evidence of USTs or UST removal. **This site will have a low impact to this project.**

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7)	<b>Property Name:</b> Dale's Antiques 2570-80 NC 18 S Morganton, NC 28655	<b>Property Owner:</b> Mary & Donnie Dale 3142 Houser Lane Valdese, NC 28690
	<b>Facility ID #:</b> N/A	<b>UST Owner:</b> N/A

This storage building for an antique business appears to be a former auto repair garage. The structure is 62 feet from the NC 18 median and is on the south side of the highway. The Burke County 1994 aerial photos show an active business, with vehicles parked at the front of, and behind this building. The local residents did not recall the history of this parcel. There is no visible evidence of hydraulic lifts, USTs or UST removal. **This site will have a low impact to this project.**

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**APPENDIX A**

**Site Photographs**

2/21/2007



**Site 1:** Nature's Bounty. View to the East.

**Site 2:** NC Express BP gas station. View to the North.



**Site 3:** Quality Mart 22 gas station. View to the southeast.



**Site 4:** Southern Convenience Texaco gas station. View to the east.

APPENDIX A

Site Photographs  
2/21/2007



**Site 5:** Discount Beverage. View to the northwest across NC 18.

**Site 6:** World of Concrete Statuary. View to the northwest across NC 18.



**Site 7:** Dale's Antiques. View to the southwest across NC 18.