



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

BEVERLY EAVES PERDUE  
GOVERNOR

EUGENE A. CONTI, JR.  
SECRETARY

October 14, 2011

MEMORANDUM TO: Reggie Abbott, Jr.  
State Negotiator  
Right of Way Branch

ATTN: Donna Finders, Right of Way Agent  
Division 3 Right of Way Office

FROM: Cyrus Parker, LG, PE  
GeoEnvironmental Supervisor  
GeoEnvironmental Section  
Geotechnical Engineering Unit

TIP NO: U-4751  
WBS: 40191.1.2  
COUNTY: New Hanover  
DESCRIPTION: New Route from Military Cutoff to the Proposed Wilmington Bypass  
(R-2405)

SUBJECT: **Right of Way Recommendations**  
NCDOT Parcel 901  
Phillips Properties of Wilmington, LLC Parcels  
7000 Market St, Wilmington

The GeoEnvironmental Section of the Geotechnical Engineering Unit investigated the above referenced property to identify geoenvironmental concerns associated with past and present uses of the property and to provide right of way acquisition recommendations. The purpose of this investigation is to identify geoenvironmental concerns that could result in increased project costs and future liability if the property is acquired by the Department. Geoenvironmental concerns may include, but are not limited to, active and abandoned underground storage tank (UST) sites, chemical spills, regulated landfills and unregulated dumpsites.

**MAILING ADDRESS:**  
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[www.ncdot.gov/doh/preconstruct/highway/geotech](http://www.ncdot.gov/doh/preconstruct/highway/geotech)

**LOCATION:**  
CENTURY CENTER COMPLEX  
BUILDING B  
1020 BIRCH RIDGE DRIVE  
RALEIGH NC 27610

## **Techniques/Methodologies**

The Geographical Information System (GIS) and regulatory agencies' databases of documented releases and regulatory action were consulted for this site. Geotechnical Engineering Unit personnel also conducted a field inspection with the property owner, Bradley Phillips, on October 5, 2011.

## **Findings**

Pages Creek Marine Services operates as a marine sales, storage and service business as shown in the photographs in appendix A. A tour of the facility showed no underground fuel tanks. All waste oil and fluids from servicing operations are containerized in drums to be recycled. A small amount of waste oil spillage was noted on the property but not in a large enough quantity to be considered a geoenvironmental concern. No hydraulic lifts were noted on site. All boats are stored or moved using a fork lift. A former mini storage building on the property has been converted into office spaces for several small retail and service businesses. None of these operations appear to generate hazardous waste. A walk through of the undeveloped lands to the south of the business complex and its perimeter showed no landfill, illegal dumping, or any other geoenvironmental concerns. A small amount of debris, such as old plastic flowers and other old cemetery decorations, is scattered in the woods adjacent to the cemetery. A small clearing behind the business is used to store older boats and boat trailers. The two former septic tanks have been emptied and collapsed in place. The Geotechnical Engineering Unit found no evidence that this property is or has been contaminated during the search of regulatory agencies' records or field inspection.

## **Right of Way Recommendations**

The Geotechnical Engineering Unit recommends acquisition of the right of way along this property should be acquired through fee simple with no money withheld based on our records search and field inspection.

Please contact me at (919) 707-6850 if you have any questions or comments concerning these sites or our assessment work on them.

CFP/TWF

cc:  
Jason Campbell, Attorney General's Office  
File



View of boat service garage (center), boat storage (left) and retail offices (right)



Boat and trailer storage behind Pages Creek Marine