

GEOENVIRONMENTAL PHASE II INVESTIGATION

TIP NUMBER B-5985

Parcel #006 – Lee Investments of Lumberton NC LLC 126 West 2nd Street PIN 939175094600 Lumberton, Robeson County, North Carolina WR Project No. 02191306.11

NCDEQ UST Section Information Facility ID: N/A Facility Name: Lee's Service Center Facility Owner: Lee Investments of Lumberton NC LLC

Prepared for:

North Carolina Department of Transportation Geotechnical Engineering Unit 1589 Mail Service Center Raleigh, NC 27699-1589

Report Prepared By:

WithersRavenel, Inc. 115 MacKenan Drive Cary, North Carolina 27511 (919) 469-3340 North Carolina Firm License No. C-0832

December 6, 2021



December 6, 2021

Craig E. Haden NC Department of Transportation 1589 Mail Service Center Raleigh, NC 27699-1589

Reference: GeoEnvironmental Phase II Investigation TIP Number B-5985 WBS Number 47749.1.1 Parcel #006, Lee Investments of Lumberton NC LLC 126 West 2nd Street Lumberton, Robeson County, North Carolina WR Project No. 02191306.11

Dear Mr. Haden:

WithersRavenel, Inc. (WR) is pleased to submit this report describing limited GeoEnvironmental Phase II Investigation activities for the above referenced property. The enclosed report summarizes the results of subsurface geophysical and soil sampling assessment activities completed in November of 2021 with the purpose of assessing the above referenced property by the North Carolina Department of Transportation Geotechnical Engineering Unit (NCDOT GEU).

The investigation was conducted in accordance with NCDOT's Request for Technical and Cost Proposal dated October 6, 2021; WR's Proposal dated October 18, 2021; and Limited Services Contract #7000020477 between the NCDOT and WithersRavenel, dated April 15, 2020.

Please do not hesitate to contact us with any questions or comments regarding this report.

Sincerely, WithersRavenel

DocuSigned by: Benja What 146C3C179A8A468

Dec 7, 2021

Benjamin Whitley, PE Senior Project Manager, Environmental



R.S. (Butch) Lawter, Jr., PE Vice President – Environmental Services

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1. INTRODUCTION

WithersRavenel, Inc. (WR) is pleased to submit this investigation report describing GeoEnvironmental Phase II Investigation activities completed at the Lee Investments of Lumberton NC LLC property (Parcel #006) located at 126 West 2nd Street, Lumberton, NC (the Site). **Sheet 1** depicts the site location on a USGS topographic map. These assessment activities were completed at the request of NCDOT in support of replacing Bridge #770125 over the Lumber River on NC 41/72 and Bridge #770175 over the Lumber River on SR 1600.

The Site currently operates as a pre-owned automotive sales facility. The Site was formerly a filling station, and no underground storage tanks (USTs) appear to be formally registered with the North Carolina Department of Environmental Quality (NCDEQ) UST Section. However, according to NCDEQ UST Section incident files, four USTs were in operation at the site from approximately 1935 to 1988, which were abandoned in place in December 1988. A site check was performed in August 2016 adjacent to the UST basin and dispenser island. Soil contamination was detected above UST Section Action Limits. In addition, two permanent monitoring wells (MW-1 and MW-2) were installed near the UST basin and fuel island. Groundwater contamination was detected above 15A NCAC 2L Groundwater Quality Standards. The site was assigned UST Number FA-7723 and Incident Number 42003. Based on the findings of a subsequent Limited Site Assessment, a Notice of Residual Petroleum was filed with the Robeson County Register of Deeds, and NCDEQ issued a No Further Action letter on May 31, 2019.

The UST basin is located on the western portion of the site between North Water Street and the former filling station building. The site is generally covered by concrete pavement.

1.1. Scope of Services

WR conducted a geophysical survey in an effort to locate possible UST system components and other subsurface features within the proposed NCDOT right-of-way. WR subcontracted Geo Solutions Limited, Inc. (Geo Solutions), who utilized multi-frequency electromagnetic (EM) and ground penetrating radar (GPR) methods to perform the geophysical survey. The results of the geophysical survey are discussed further in Section 2.1 of this report.

Subsequent to the geophysical survey, WR subcontracted a GeoProbe direct push drill rig and advanced two shallow soil borings at various locations at the subject site. Soil samples were collected and screened for volatile organic vapors using a field-calibrated Photoionization Detector (PID). WR collected one soil sample from the interval in each boring that exhibited the highest PID reading, or from the interval at the bottom of the boring. Soil samples were collected and transported to RedLab, a North Carolina certified laboratory, for analysis of Total Petroleum Hydrocarbons by ultraviolet fluorescence (UVF) methods. The findings of the soil investigation are discussed further in Section 2.2 of this report.



2. ASSESSMENT ACTIVITIES

2.1. Geophysical Survey

On November 3, 2021, WR visited the site to conduct a geophysical survey in an effort to locate possible UST system components and other subsurface features. WR subcontracted Geo Solutions, who utilized multi-frequency electromagnetic and ground penetrating radar methods to perform the geophysical survey. The electromagnetic (EM) evaluation was performed using a Geophex Model GEM-2 profiler. The EM data was collected with a hand-held logger and location information was recorded using a sub-meter global positioning system (GPS) unit. Geo Solutions also completed a GPR evaluation using a GSSI SIT 4000 connected to a 400 MHz antenna. The spacing of survey transects were three feet or less across the site during both methods.

Geo Solutions reported very strong elevated EM responses, consistent with metallic USTs between North Water Street and the western elevation of the building. The southern portion of the site exhibited an EM response indicative of reinforced concrete. During the subsequent GPR survey, four probable USTs were detected in the area of the strong EM response. These USTs appear to be located beyond the proposed NCDOT right-of-way.

UST ID	Confidence Level	Location	Contents	Dimensions L x Dia.
UST 1	Probable	Most of structure	Linknown	24' x 5'
0311	Probable	West of structure	Unknown	24 X S
UST 2	Probable	West of structure	Unknown	24' x 5'
UST 3	Probable	West of structure	Unknown	24' x 5'
UST 4	Probable	West of structure	Unknown	12' x 5'

The following table describes the USTs located during the geophysical survey:

As previously mentioned, these USTs were reportedly abandoned in place in 1988. Geo Solutions' findings are presented in their *Technical Report – Geophysical Evaluation*, included in **Appendix A**.

2.2. Soil Investigation

WR returned to the site on November 16, 2021 with subcontract driller Carolina Probing Services (dba Regional Probing Services) to conduct the proposed soil investigation at the Site. Regional Probing utilized a direct-push drill rig (GeoProbe) to advance two soil borings within the proposed NCDOT right-of-way (B-1 and B-2).

The proposed termination depth of each boring was 10 feet below ground surface (bgs). The proposed termination depth was achieved at each boring location. No obstructions or drill refusal was encountered.

Soils were generally observed to consist of moist, tan-gray-brown silty fine-to-medium sands from ground surface to boring termination. Additional details for each boring can be found in Boring Logs located in **Appendix B** of this report.

Soil samples were collected at approximate two-foot intervals and screened for volatile organic vapors using a field-calibrated Photoionization Detector (PID). PID readings generally ranged from



1.5 ppm to 2.6 ppm (in Boring B-2). However, an elevated PID reading of 63.3 ppm was recorded in Boring B-1 from eight to ten feet bgs. Strong petroleum odors were also noted in this interval.

WR collected one soil sample from the interval in each boring that exhibited the highest PID reading. WR notes that a soil sample was not collected from the interval in boring B-2 that exhibited the elevated PID reading (eight to ten feet bgs), since groundwater was apparent at this depth. Therefore, the interval in B-2 with the second highest PID reading (six to eight feet bgs) was submitted for laboratory analysis.

The selected soil samples were collected in laboratory-provided containers, placed on ice, and transported under proper chain-of-custody procedures to RedLab, a North Carolina certified laboratory, for analysis of Total Petroleum Hydrocarbons (TPH) by ultraviolet fluorescence (UVF) methods. A summary of the PID readings and the corresponding TPH laboratory results can be found in the attached **Table 1**.

Following completion of sampling, each boring was properly backfilled by filling the bore hole with cuttings and/or chip bentonite. Each boring was then finished at ground surface with grout.

3. LABORATORY ANALYTICAL RESULTS

3.1. Analytical Results

Laboratory analytical results for the soil samples collected on November 16, 2021, indicated the presence of TPH above laboratory method detection limits for the two samples submitted for analysis. The NCDEQ UST Section Action Limits [50 mg/kg for Gasoline Range Organics (GRO) and 100 mg/kg for Diesel Range Organics (DRO)] were not exceeded in these soil samples. UVF fingerprinting generally identified these detections as degraded petroleum hydrocarbons. Table 1 provides a summary of PID results with UVF TPH laboratory concentrations for comparisons. The full laboratory results and chain of custody are also attached in **Appendix C** of this report.

3.2. Contaminated Soil Quantity Estimation

Since no TPH Action Limits were exceeded in the soil samples submitted for analysis, no soils appear to be present above the water table at the locations sampled that would require special handling or disposal.

4. CONCLUSIONS

WR has completed a GeoEnvironmental Phase II Investigation at the B-5985 Parcel #006 Lee Investments of Lumberton NC LLC site. The findings of this investigation indicate the presence of four probably USTs at the site; however, these USTs appear to be located beyond the proposed NCDOT right-of-way. Soil samples submitted for analysis indicated concentrations of TPH GRO and DRO above laboratory MDL, but below NCDEQ UST Section Action Limits.

According to NCDOT's slope stake plans, grading for the proposed project will include minor grading associated with the realignment of curbing and sidewalk. In addition, portions of an existing subsurface storm drain system will be removed and replaced. Based on the results of this investigation, it is not likely that contaminated soil will be encountered during these construction



activities. However, if contaminated soils are encountered, WR recommends managing and disposing of these soils in accordance with federal, state, and local guidelines.

Please contact us if you have any questions or comments regarding this report.

Sincerely, WithersRavenel

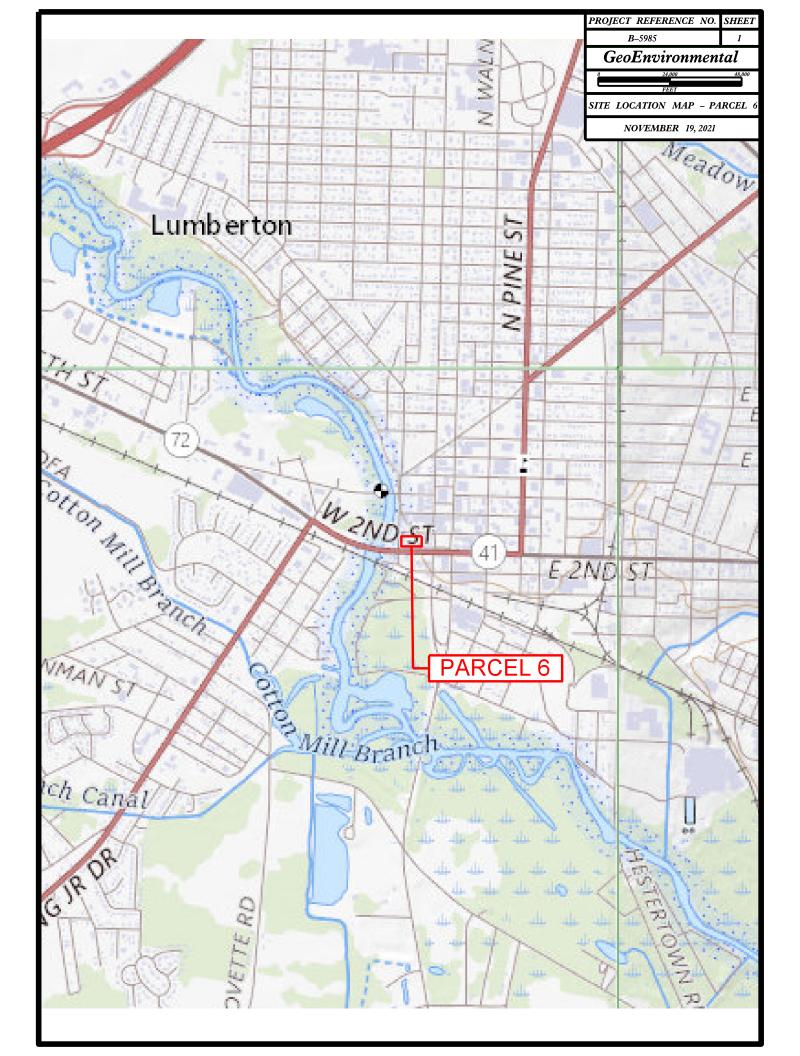
Benjamin Whitley, PE Senior Project Manager, Environmental

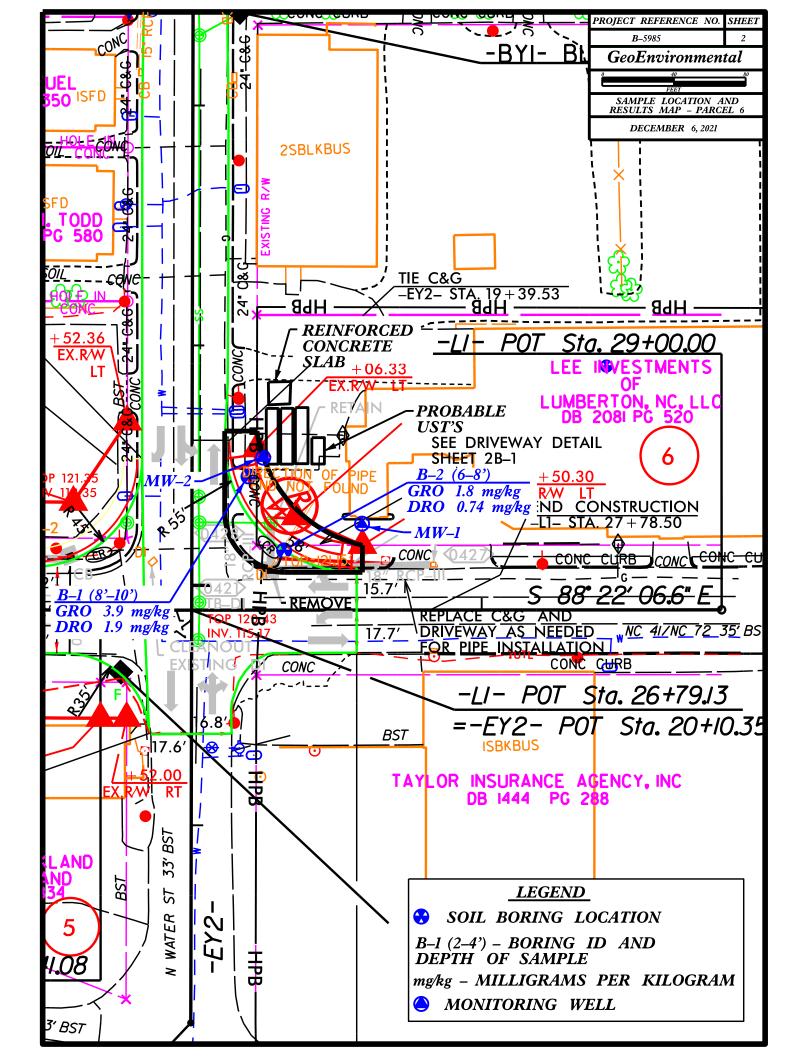
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R.S. (Butch) Lawter, Jr., PE Vice President – Environmental Services



FIGURES







TABLES

TABLE 1PID RESULTS AND SAMPLE SUMMARY TABLE

NCDOT B-5985 PARCEL #006 - Lee Investments of Lumberton NC LLC LUMBERTON, NC WR PROJECT NO. 02191306.11

	1			-		
BORING		B-1			B-2	
DEPTH (feet)	PID	GRO	DRO	PID	GRO	DRO
0-2	2.3	-	-	1.5	-	
2-4	2.2	-	-	1.6	-	-
4-6	1.9	-	-	2.2	-	-
6-8	2.5 *	3.9	1.9	1.7	-	-
8-10	63.3	-	-	2.6 *	1.8	0.74
NCDEQ US	T Section A	Action Li	mits:	50 mg/kg	GRO	

100 mg/kg DRO

PID - Photoionization Detector Reading (in ppm)

GRO / DRO - Gasoline and Diesel Range Organics (in mg/kg)

NR - Not Recorded

'-' - Not Analyzed

^{'*'} - Interval Selected for Laboratory Analysis

Detections in **BOLD** indicate exceedance of NCDEQ UST Section Action Limit



APPENDIX A

TECHNICAL REPORT - GEOPHYSICAL EVALUATION

Technical Report

Geophysical Evaluation NCDOT U-5985 – Lumberton, NC



Prepared For: WithersRavenel

Prepared By: Geo Solutions Limited, Inc.

November 22, 2021



November 22, 2021

Benjamin Whitley, PE WithersRavenel 115 MacKenan Drive Cary, NC 27511

Re: Geophysical Evaluation – NCDOT U-5985 – Lumberton, NC

File: Report

Dear Mr. Whitley:

Geo Solutions Limited, Inc. (Geo Solutions) is pleased to submit this report to WithersRavenel of a geophysical evaluation in support of an environmental site assessment of a North Carolina Department of Transportation (NCDOT) right of way (ROW) located at the intersection of N. Water Street and W. 2nd Street in Lumberton, North Carolina.

Background

WithersRavenel is completing an environmental site assessment of the NCDOT ROW at the intersection of N. Water Street and W. 2nd Street in Lumberton, North Carolina. The NCDOT is planning to widen the roadway at the intersection of N. Water Street and W. 2nd Street in Lumberton. Two of the adjacent properties were formally occupied by fuel service stations and are currently occupied by auto repair shops. WithersRavenel identified these two adjacent properties as possible sites of former underground storage tanks (USTs). As such, WithersRavenel contracted Geo Solutions to complete a geophysical evaluation of these adjacent properties within the proposed ROW. The objective of the geophysical evaluation was to detect and map any UST or other buried structure that may impact the NCDOT widening project. Figure 1 below is a site map with the geophysical evaluation boundaries delineated. The southern area along W. 2nd Street is referred to as Parcel 005 and the northern area along N. Water Street as Parcel 006.

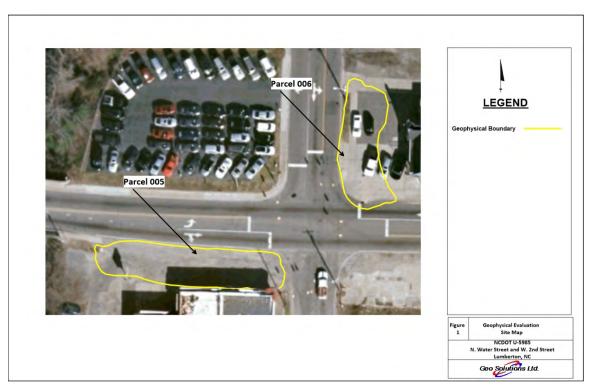


Figure 1. Site map of the area of NCDOT intersection widening project with the geophysical evaluation boundaries delineated in yellow.

Technical Approach

Geo Solutions completed the evaluation utilizing two geophysical methods to investigate the two adjacent properties along N. Water Street and W. 2nd Street in Lumberton, North Carolina. The field work for this project was completed on November 03rd, 2021.

Multifrequency Electromagnetic (EM) Evaluation

A high resolution electromagnetic (EM) evaluation was completed using a Geophex Model GEM-2 multifrequency electromagnetic profiler which collects at a rate of 30 times per second. The EM data was collected on a hand-held data logger that communicated with the GEM-2 unit via Bluetooth. The GEM-2 was connected to a Hemisphere Model A-325 GPS

unit which is augmented by the Wide Area Augmentation System (WAAS) and is capable of submeter accuracy. The EM profile spacing was approximately 3 feet or less. The EM method is useful at evaluating the shallow subsurface for both metallic and non-metallic conductive materials such as USTs and variations in soil conductivity which may be related to former land use.

Ground-penetrating Radar (GPR) Evaluation

Geo Solutions completed a ground penetrating radar (GPR) evaluation over the two sites. Here, a GSSI SIR 4000 connected to a 400 MHz antenna mounted on a three-wheel cart was utilized. Parallel profiles spaced 3 feet or less were collected. The GPR records were post processed with GSSI Radan 7 software.

Results

Multifrequency Electromagnetic Evaluation

Geo Solutions completed an EM evaluation of the site with parallel profiles spaced approximately 3 feet apart over both sites (Figure 2). Once adequate survey coverage was achieved, the EM field data were post-processed to produce a comma separated variable (CSV) file that was then transferred to a laptop computer. These data were then processed using software developed by Geophex to calculate the apparent conductivity and in-phase values for each EM frequency collected (1470Hz, 4110 Hz, 9810 Hz, 32,190 Hz, 60000 Hz, and 90030 Hz). Typically, the in-phase data (sometimes referred to as the metal detection mode) is more representative of buried metallic materials whereas the apparent conductivity response can also be elevated in the presence of large metal features. By evaluating both the in-phase and apparent conductivity responses, the horizontal extents of conductive and metallic materials can be characterized. All the frequencies were evaluated and the 9,810 Hz data was chosen to create figures for this report as it provided the best contrast to background site conditions. Shown on Figure 3 and Figure 4 are the

EM in-phase and apparent conductivity maps respectively with explanations for the anomalous conditions observed in the EM data. Here, anomalous conditions are shown as orange to red and blue hues where the background site conditions are shown as light yellow and green hues. At the location of Parcel 005 along W. 2nd Street there was an elevated EM response in both in-phase and apparent conductivity near the center of the area of evaluation. The high variability from positive to negative responses shown as red and blue hues are typical for reinforced concrete. The in-phase and apparent conductivity response across the remainder of the site was very weak with no detections of large metal structures such as USTs. At the location of Parcel 006 along N. Water Street there was a very strong elevated in-phase and apparent conductivity response shown as red hues on Figures 3 and 4. This is consistent with the EM response to a large buried metallic structure such as a UST. There was an elevated EM response at the northern end of Parcel 006. This EM response is consistent with a small area of reinforced concrete. The southern half of Parcel 006 had an elevated in-phase and apparent conductivity response as well. The high variability from positive to negative responses shown as red and blue hues are typical for reinforced concrete. There was also a storm drain and sanitary sewer manhole in this area.

Ground-penetrating Radar (GPR) Evaluation

Figure 5 is a map documenting the results of the GPR evaluation. At Parcel 005 along W. 2^{nd} Street, a suspected reinforced concrete slab was detected below the asphalt surface. GPR penetration was limited in this area due to the suspected metallic wire mesh. This was in the same area as the suspected reinforced concrete detected during the EM evaluation. There was an anomaly detected at the west end of the area of evaluation. Figure 6 is a cross section of this subsurface feature. This is not likely a metallic structure due to the lack of EM response in this area. This GPR anomaly is not characteristic of a metallic UST. The anomaly is likely related to conductive soil or fill in this area. These subsurface detections were identified in the field with pink ground marking paint (Appendix A. Photographic log).

At Parcel 006 along N. Water Street, four (4) probable USTs were detected with GPR in the area of the strong EM response. These probable USTs are shown on Figure 5 as yellow rectangles. Most of these probable USTs appear to be outside the planned NCDOT ROW. The approximate sizes of each probable UST identified can be found in Table 1 below.

Tank ID	Length (ft)	Width (ft)
Probable UST 1	24	5
Probable UST 2	24	5
Probable UST 3	24	5
Probable UST 4	12	5

 Table 1. Approximate dimensions of the four probable USTs detected based on the GPR evaluation.

Each of the probable USTs were identified in the field with yellow ground parking paint (Appendix A, Photographic Log). Figure 7 displays cross sectional images of the probable USTs. The depth to the top of the probable USTs is approximately 3 feet below land surface (bls). The fill port is visible at the land surface on probable UST 4.

Conclusions

- Geo Solutions completed a detailed EM and GPR evaluation over two areas near the intersection of W. 2nd Street and N. Water Street in Lumberton, North Carolina where the NCDOT plans to widen the roadway.
- A suspected reinforced concrete slab and a suspected non-metallic GPR anomaly were detected at Parcel 005 along W. 2nd Street.
- Four (4) probable USTs were detected at Parcel 006. One of the probable USTs has a fill port visible at the surface. Most of these probable USTs appear to be outside the NCDOT ROW.
- Two areas of suspected reinforced concrete slabs are present at Parcel 006 along with subsurface stormwater and sanitary sewer piping.

Limitations

The detection of subsurface objects is dependent upon parameters that include size, physical composition, and depth of burial. The combination of these parameters may produce a response that is below the detection threshold for a given geophysical method. The presence of reinforced concrete limits GPR and EM detections of subsurface structures below the slabs.

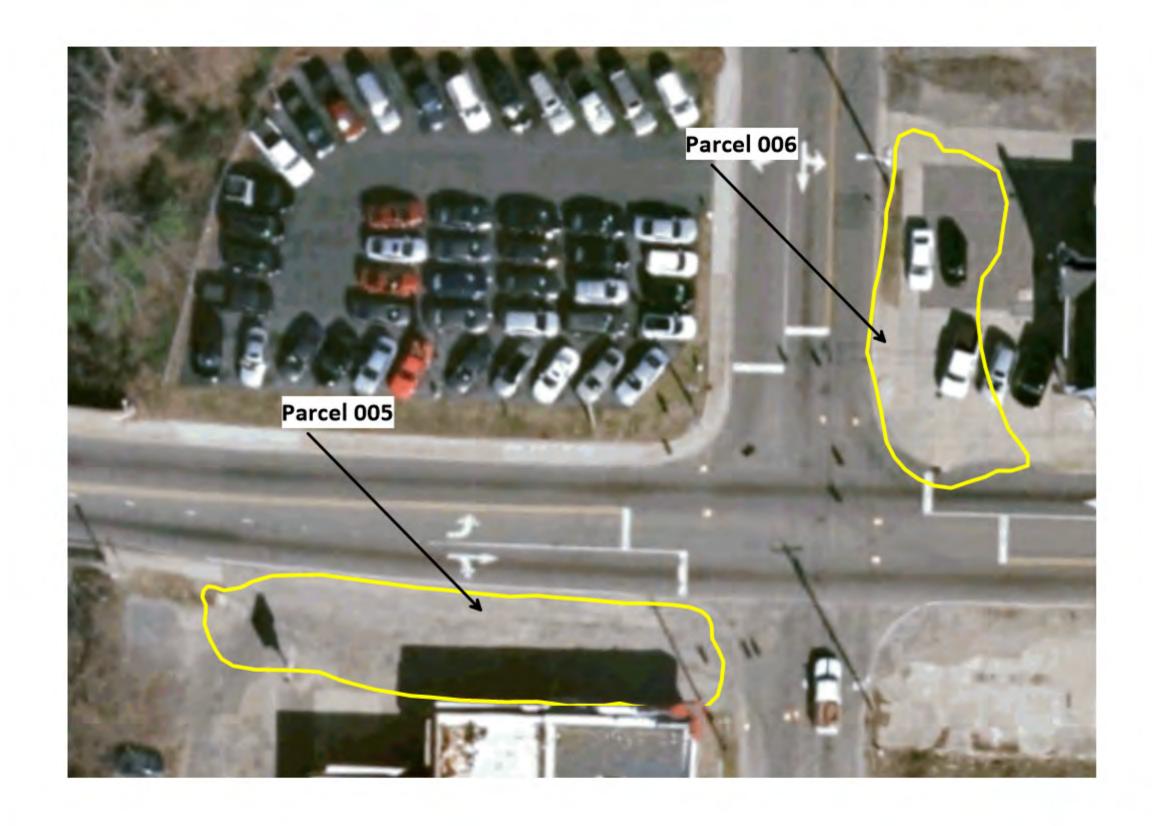
Please don't hesitate to call if you have any questions concerning this report. We appreciate the opportunity to have worked with you on this project.

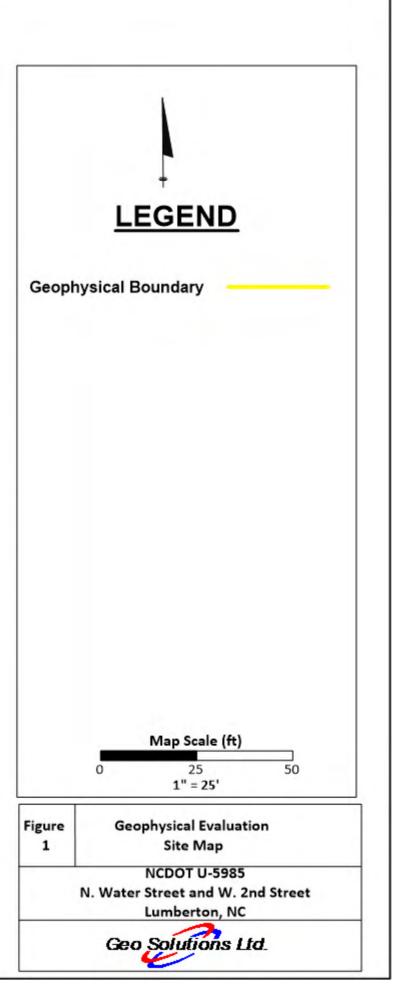
Very truly yours,

GEO SOLUTIONS LIMITED, INC.

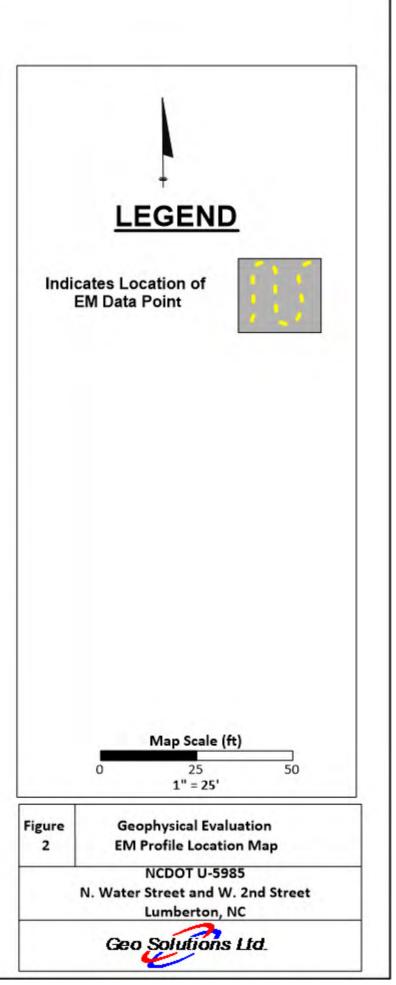
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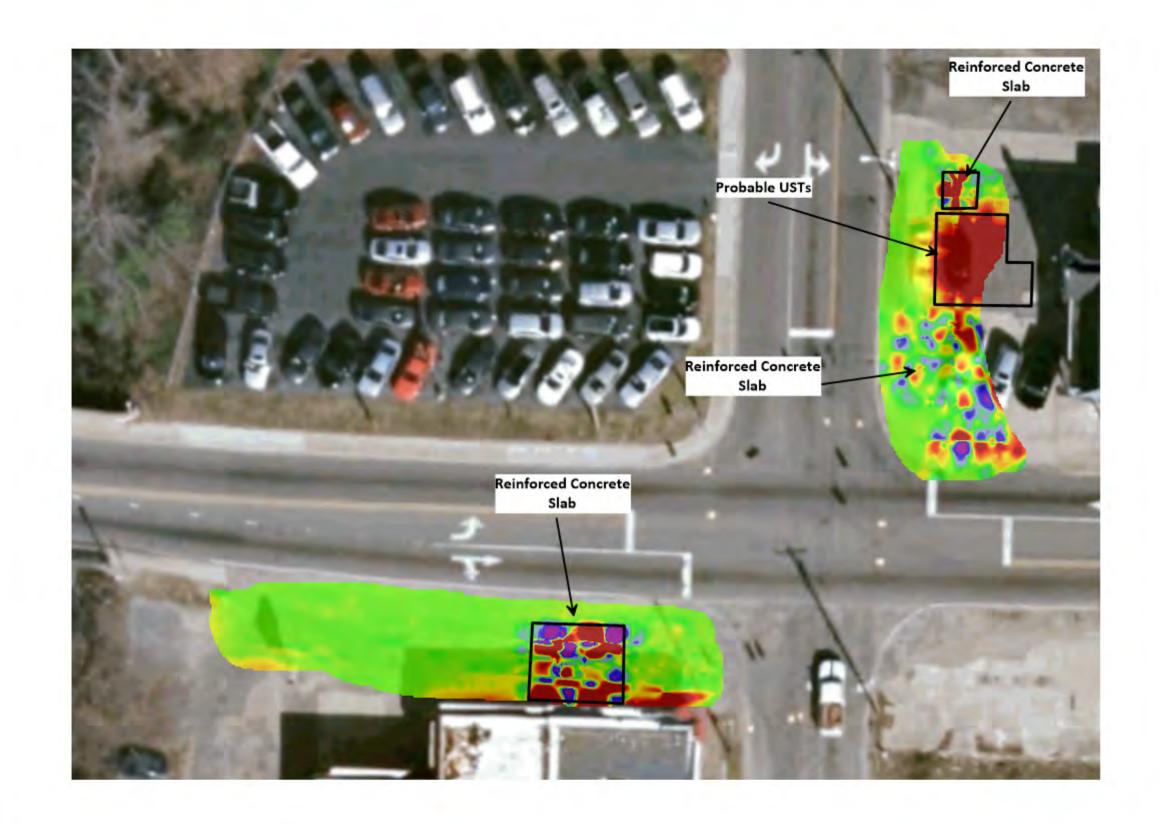
John DeLoatch, PG Project Manager

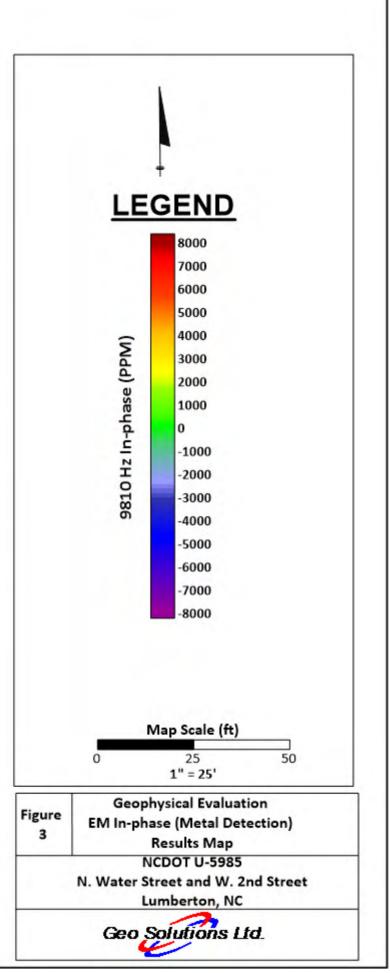


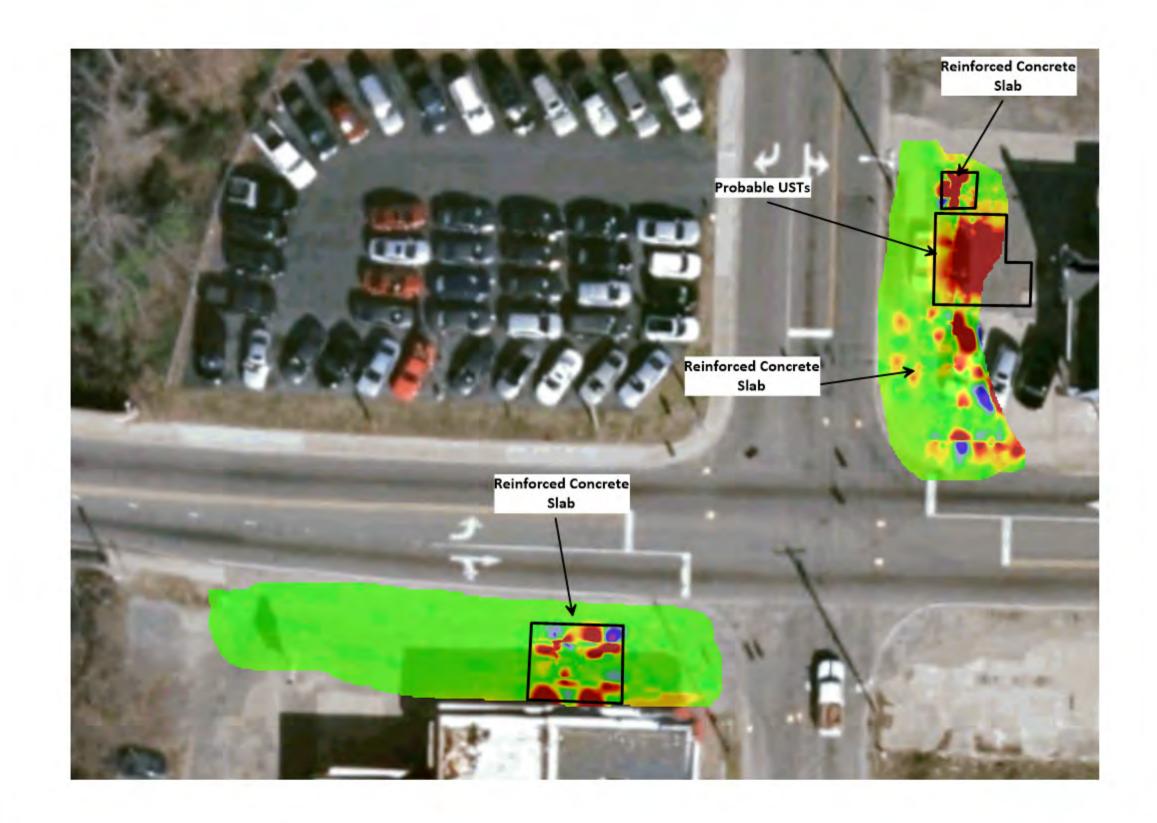


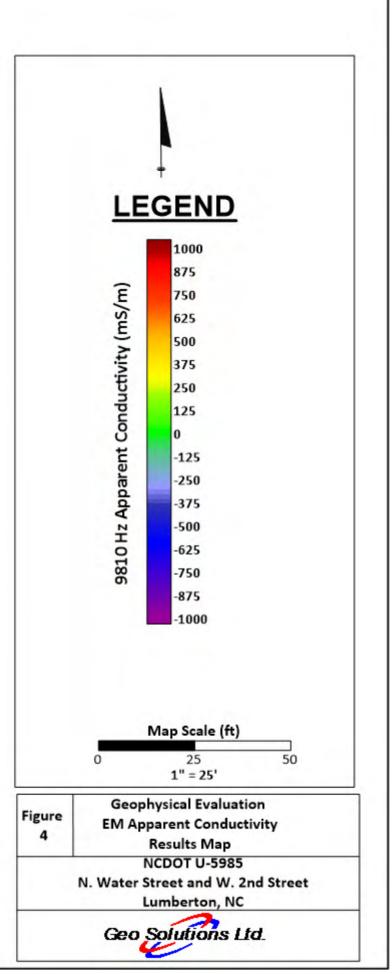


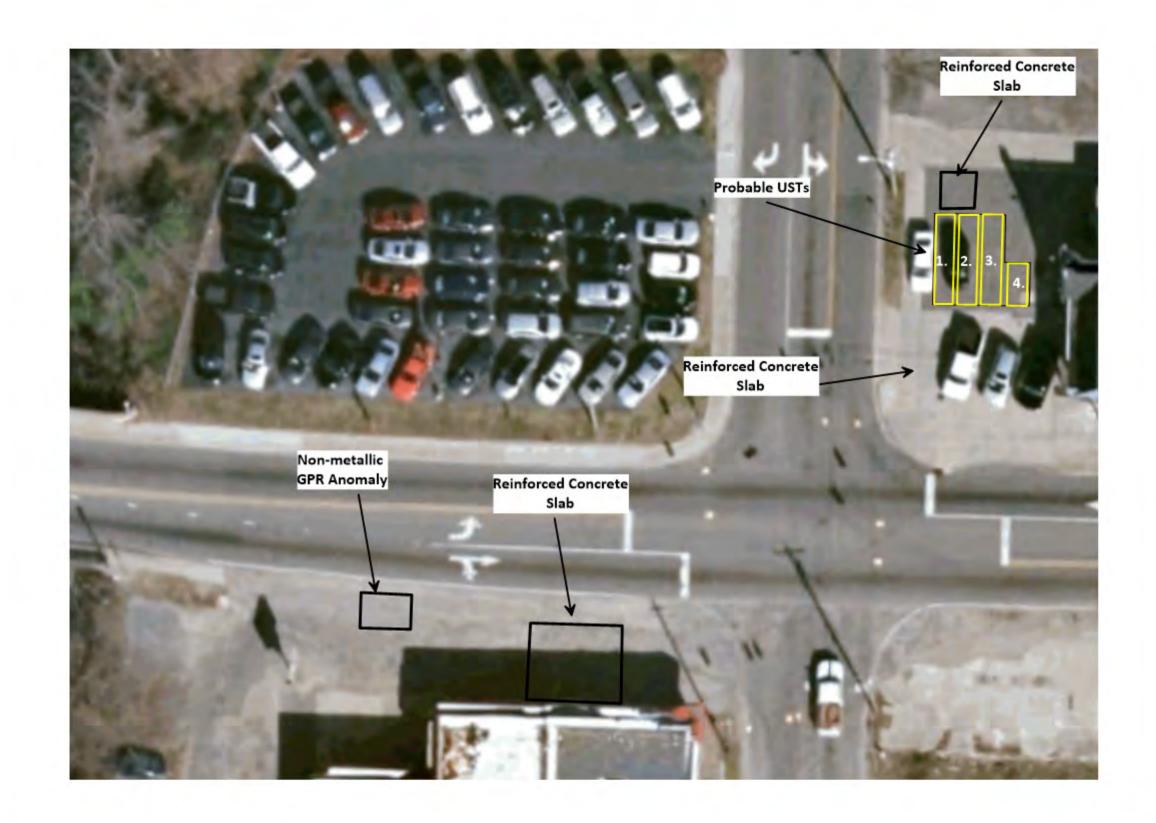


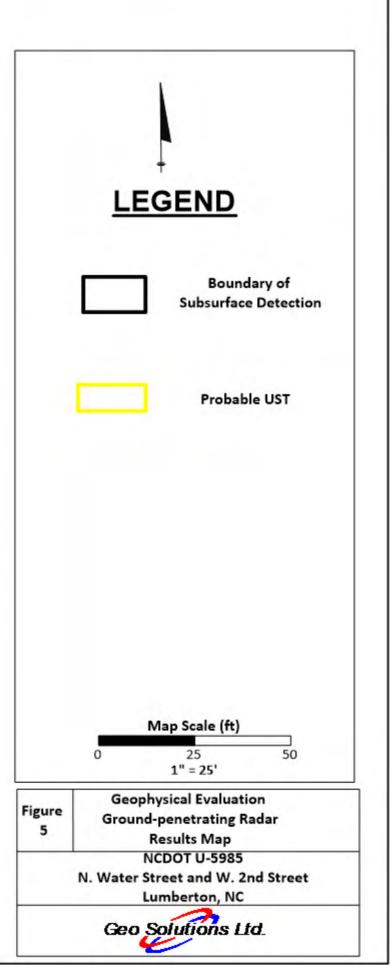


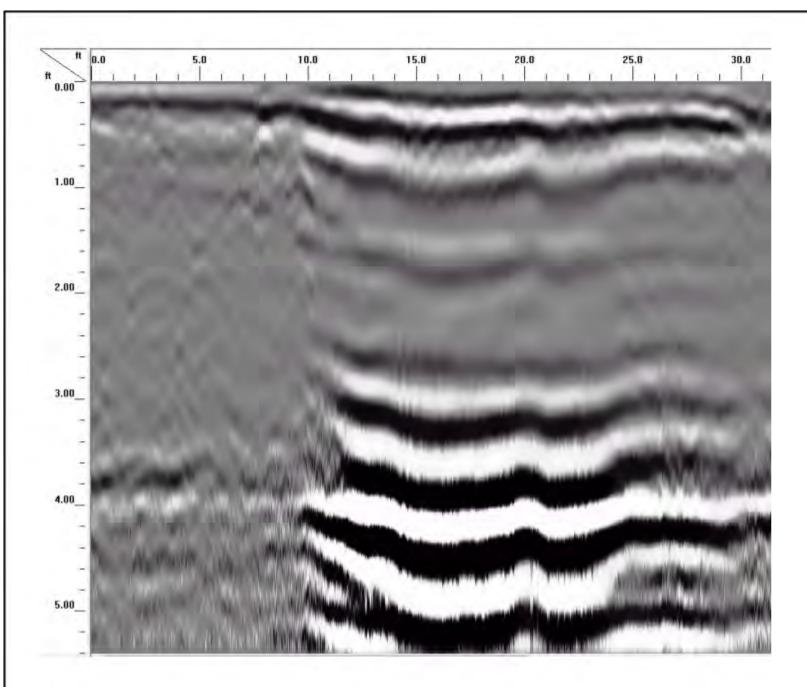


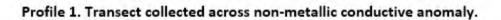


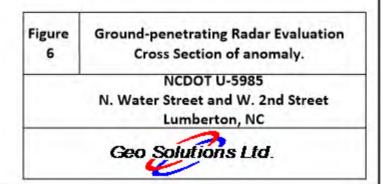


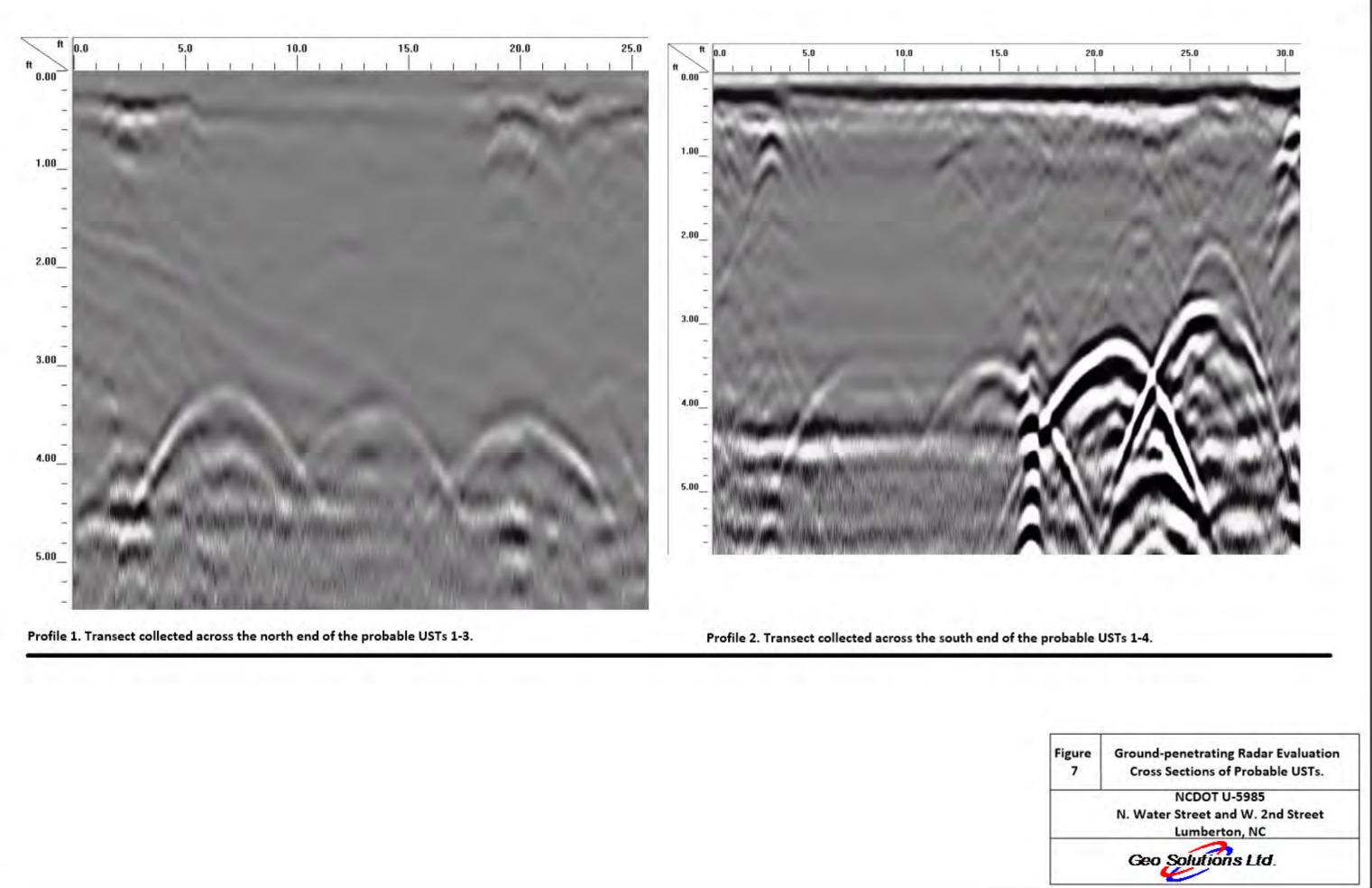












Appendix A. Photograph Log – NCDOT U-5985 – Lumberton, NC



Photograph 1. Parcel 005 non-metallic GPR anomaly.



Photograph 2. Parcel 005 area of suspected reinforced concrete slab.



Photograph 3. Parcel 006 four (4) probable USTs.



Photograph 4. Parcel 006 fill port on probable UST 4.



Photograph 5. Parcel 006 area of reinforced concrete, subsurface piping, storm drain, and manhole.



APPENDIX B

BORING LOGS



SOIL BORING LOG

Boring #	B-1	Job Name	NCDOT B-5985, Parcel 006	Project #	2191306.11
Date	11/16/2021	Site Loc.	Lumberton, NC	Gnd EL	NA
WR Rep	B. Whitley	Driller	Regional Probing (GeoProbe)	GW EL	NA
-					

Depth	in Feet	Soil Description	Total VOCs	; (in ppm)
From	То		Sample Interval	PID/FID
0.0	0.25	Concrete (3")	NF	R
0.25	1.0	Moist, tan-brown, sandy CLAY	0-2	1.5
1.0	6.0	Moist, tan-brown, silty fine-to-medium SAND	2-4	1.6
			4-6	2.2
6.0	7.0	Moist, tan-orange-gray, sandy CLAY	- 6-8	1.7
7.0	9.0	Moist, tan, fine-to-medium SAND	0-0	1.7
9.0	10.0	Wet, dark gray-brown, silty fine-to-medium SAND	- 8-10	2.6 *
		Boring terminated at 10' bgs		*submitted for analysis

NR=No reading NA=Not Applicable BGS=Below ground surface TOC=Top of Casing EI=Elevation

ppm=parts per million

GW=Ground Water USCS=Unified Soil Classification System GW=Ground Water

115 MacKenan Drive Cary, North Carolina 27511

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SOIL BORING LOG

Boring # Date WR Rep	11/16	-2 Job Name /2021 Site Loc. hitley Driller	NCDOT B-5985, Parcel 006 Lumberton, NC Regional Probing (GeoProbe)	Project # Gnd EL GW EL	2191306.11 NA NA
Depth	in Feet	Soi	I Description	Total VOCs	s (in ppm)
From	То			Sample Interval	PID/FID
0.0	0.25	C	concrete (3")	NF	χ.
				0-2	2.3
0.25	8.0	Moist top dark tar	n, silty fine-to-medium SAND	2-4	2.2
0.25	0.0	MOISE, LATI-CLAIR LAT	r, sity ine-to-medium SAND	4-6	1.9
				6-8	2.5 *
8.0	10.0		y, fine-to-medium SAND petroleum odors)	8-10	63.3
		Boring te	erminated at 10' bgs		*submitted for analysis

NR=No reading NA=Not Applicable BGS=Below ground surface TOC=Top of Casing EI=Elevation

ppm=parts per million

GW=Ground Water USCS=Unified Soil Classification System

GW=Ground Water

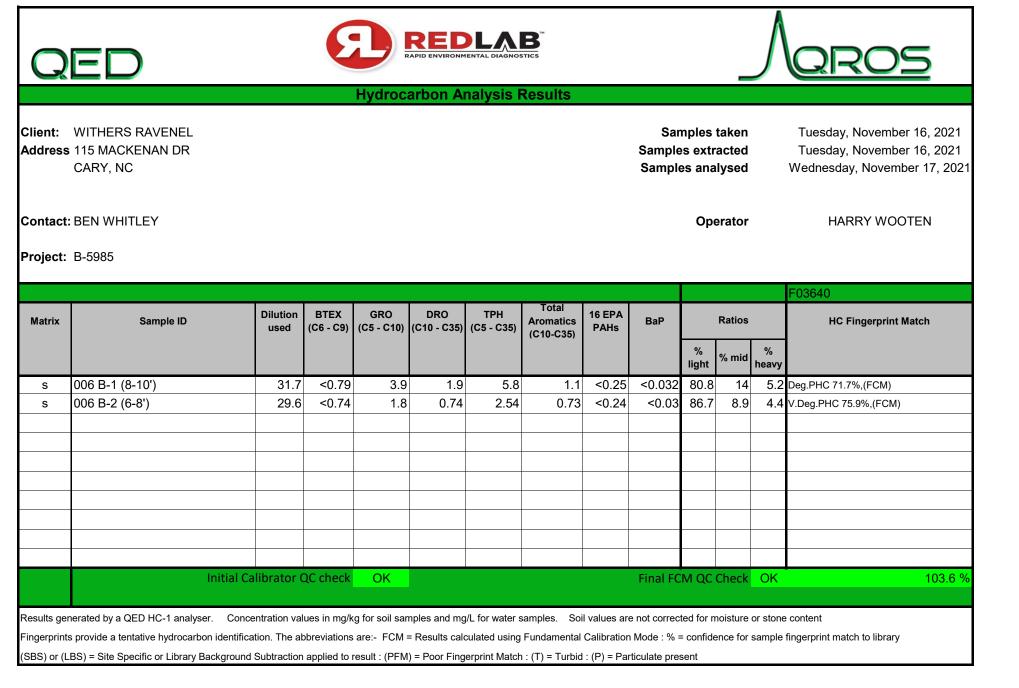
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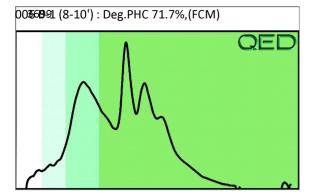
APPENDIX C

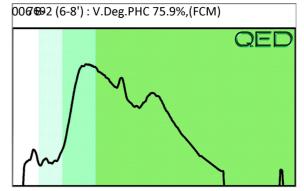
REDLAB ANALYTICAL REPORTS AND CHAIN OF CUSTODY



QED Hydrocarbon Fingerprints

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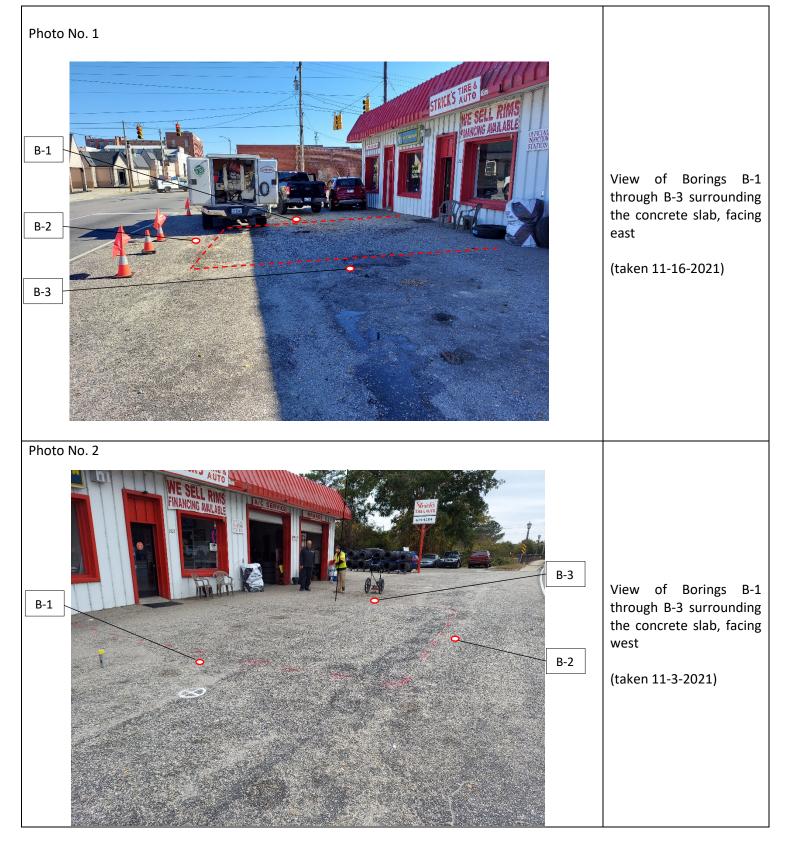
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	115 Welkenow 1 any	NC		6	TM	MARBION	MARBIONC Bldg, Suite 2003	te 2003
Contact:	Ben Whithey			6		Wilmingto	Wilmington, NC 28409	60
Project Ref .:	8-5985					Each UVF sa	Each UVF sample will be analyzed for	analyzed fo
Email:	Bulitter a witherstaneed	Stanend. con				total BTEX, 0	total BTEX, GRO, DRO, TPH, PAH total	H, PAH tota
Phone #:	984-400-2440		DENVIR	ONMENTAL [RAPID ENVIRONMENTAL DIAGNOSTICS	aromatics a Analyses are	aromatics and BaP. Standard GC Analyses are for BTEX and Chlorinated	ard GC d Chlorinate
		12				Solvents: VC	Solvents: VC, 1,1 DCE, 1,2 cis DCE, 1,2	cis DCE, 1,
Collected by:	B. WWHEY	CHAIN OF CI	USTODY	AND ANALY	USTODY AND ANALYTICAL REQUEST FORM		trans DCE, TCE, and PCE. Specify target analytes in the space provided below.	Specify targ vided belov
Sample Collection	TAT Requested	Analysis Type	Initial					-
Date/Time	24 Hour 48 Hour	UVF GC				I OTAI WT.	lare wt.	sample Wt.
11/102 11/11	1900 10	8	PAN	006 8-1 ((8-10)	404	40.0	1.01
Whe [21 1004	Q	2	BAN		(e-8),	1984-9-	to. v	10.0
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APPENDIX D

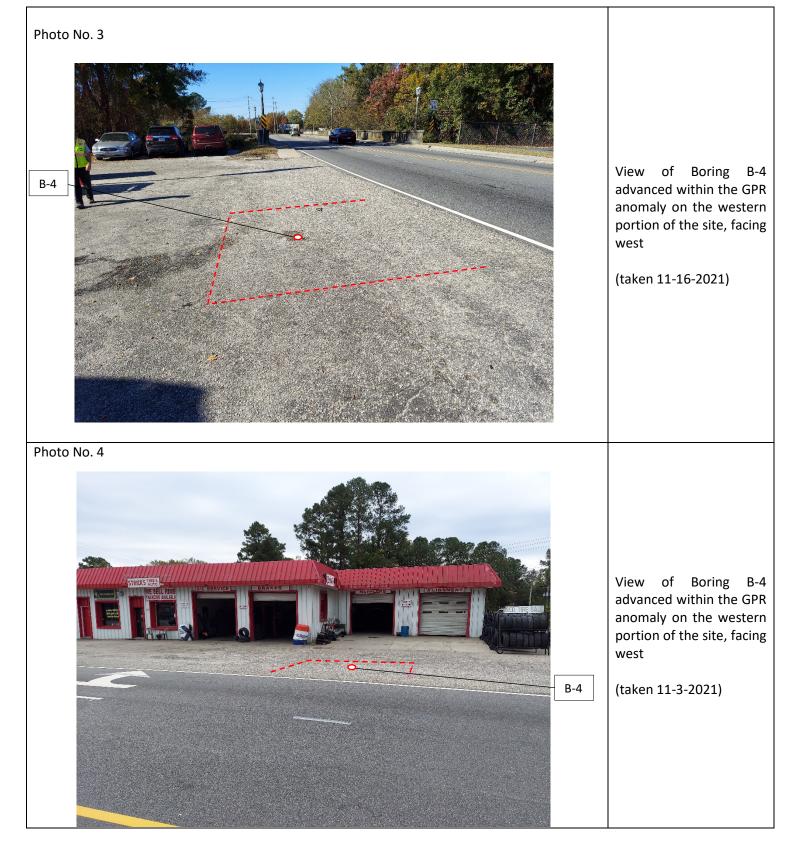
PHOTOGRAPHIC LOG





WR Project No. 02191306.11 December 2021





NCDOT B-5985 GeoEnvironmental Phase II Parcel #005 Charles & Billy Strickland WR Project No. 02191306.11 December 2021