



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

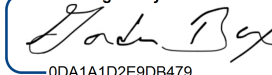
8/8/2019

MEMORANDUM TO: Randy Bowers
DM-STIP Project Manager

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

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**

DocuSigned by:

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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

row-notify@ncdot.gov

roadwaydesign@ncdot.gov

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:

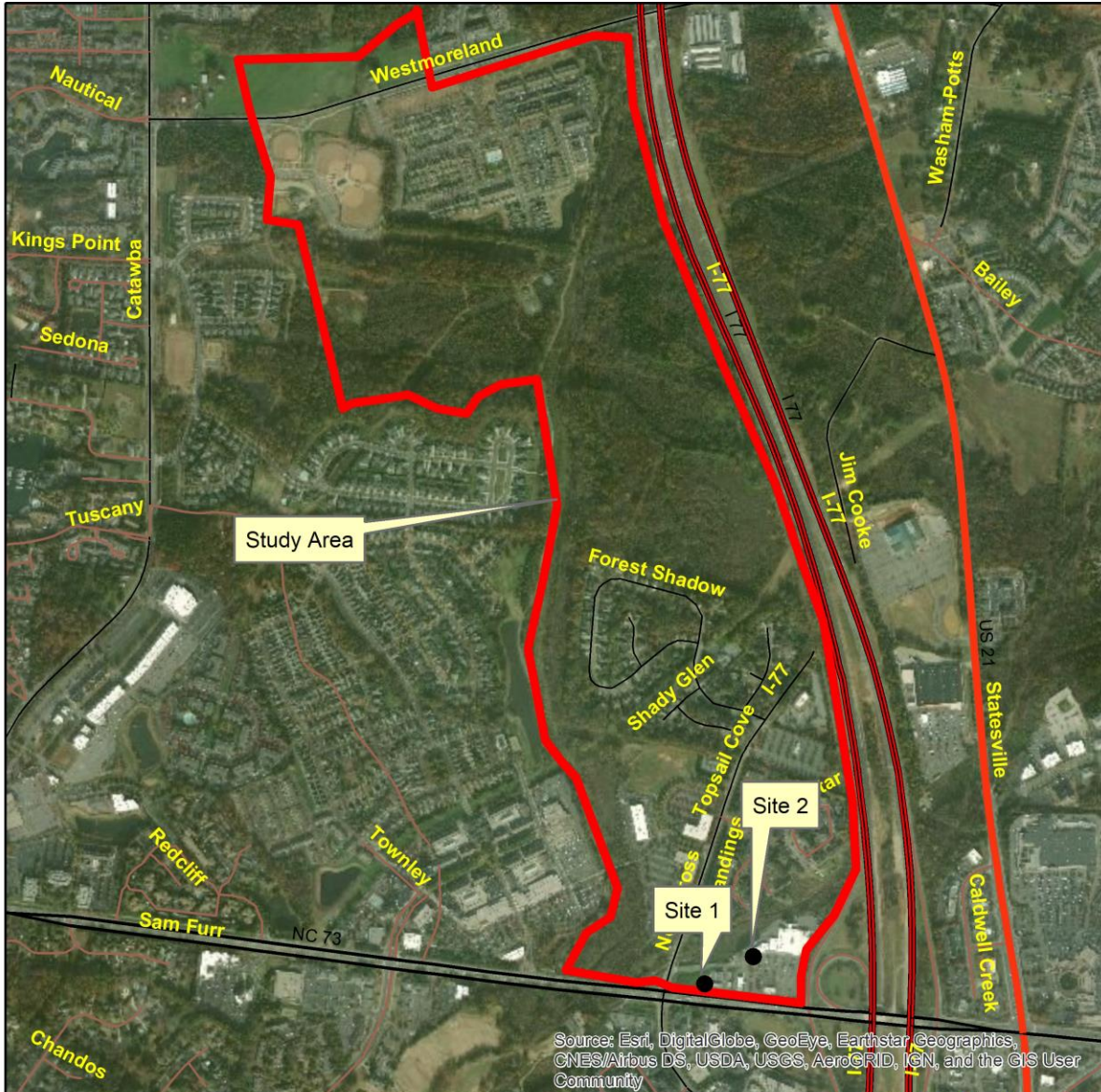
NA



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

