



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

May 11, 2022

MEMORANDUM TO: Brian Harding, PE
Design Engineer
Division Design Construct-Division 3

FROM: Craig Haden
GeoEnvironmental Project Manager
GeoEnvironmental Section
Geotechnical Engineering Unit

DocuSigned by:

Craig Haden

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TIP: U-6202
WBS: 48662.1.1
COUNTY: New Hanover
DESCRIPTION: SR 2048 (Gordon Rd) from US 17 Business (Market St) to I-40

SUBJECT: **Design and Environmental Conflicts**
Parcel #143 Lennon Family Limited Partnership
(Circle K)

Parcel # 143 is an active gas station/convenience store located on the southwest quadrant of Gordon Rd and Netherlands Dr. The UST vent pipe is located between the proposed right of way and the construction easement. The UST vent pipe should be labeled UST vent. The GeoEnvironmental Section recommends adjusting the construction easement to avoid the UST vent pipe. The fuel canopy and UST pit are just outside the proposed construction. The fuel canopy, UST pit and vent pipe should be labeled **Do Not Disturb**.

MAILING ADDRESS:
NC DEPARTMENT OF TRANSPORTATION
GEOTECHNICAL ENGINEERING UNIT
GEOENVIRONMENTAL SECTION
1589 MAIL SERVICE CENTER
RALEIGH NC 27699-1589

TELEPHONE: 919-707-6850
FAX: 919-250-4237
www.ncdot.gov/doh/preconstruct/highway/geotech

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

Cc: Kaye Baggett, Division 3 Right of Way
Ben Sox, Division 3 Right of Way
R.A. Marshall, ROW Area Negotiator, Division 1,2, & 3
Anthony Law, PE, Division Construction Engineer
Katie Hite, PE, PTOE, Division Project Development Engineer



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

November 4, 2020

MEMORANDUM TO: David Leonard, PE
Division Project Team Lead
Division 3

FROM: Craig Haden
GeoEnvironmental Project Manager
GeoEnvironmental Section
Geotechnical Engineering Unit

TIP NO: U-6202
WBS: 34263.1.1
COUNTY: NEW HANOVER
DIVISION: 3
DESCRIPTION: Widen Gordon Rd (SR 2048) to 4 lane divided from Market Street to I-40.

SUBJECT: **Pre-Scoping Comments**

DocuSigned by:
Craig Haden
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The GeoEnvironmental Section performed a records search of readily available information for the given project study area to identify known and potential sites of concern. Six (6) UST facilities, one (1) auto repair facility and one (1) former dry cleaner were identified within the project area. Refer to the attached table and figures for a list of sites of concern and their anticipated impacts.

A detailed Phase I study of the preferred alternative should be performed to field verify the hazardous waste sites and identify unknown sites. This detailed Phase I study should be included in the environmental document.

CC:
John Pilipchuk, LG, PE, State Geotechnical Engineer
Brian Hanks, PE, State Structures Engineer
Brent Hall, Locations and Surveys
Byron Sanders, Jr., PE, State Utilities Manager
Anthony Law, Division Construction Engineer
Eric Ray, Division Right of Way Agent
David Hering, PE, Geotechnical Regional Manager
Dean Argenbright, LG, Regional Geological Engineer
Neal Strickland, State Negotiator
row-notify@ncdot.gov
roadwaydesign@ncdot.gov
hydraulics_notify@ncdot.gov

File

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
GEOTECHNICAL ENGINEERING UNIT
1589 MAIL SERVICE CENTER
RALEIGH NC 27699-1589

Telephone: 919-707-6850
Fax: 919-250-4237
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
CENTURY CENTER COMPLEX
ENTRANCE B-2
1020 BIRCH RIDGE DRIVE
RALEIGH NC

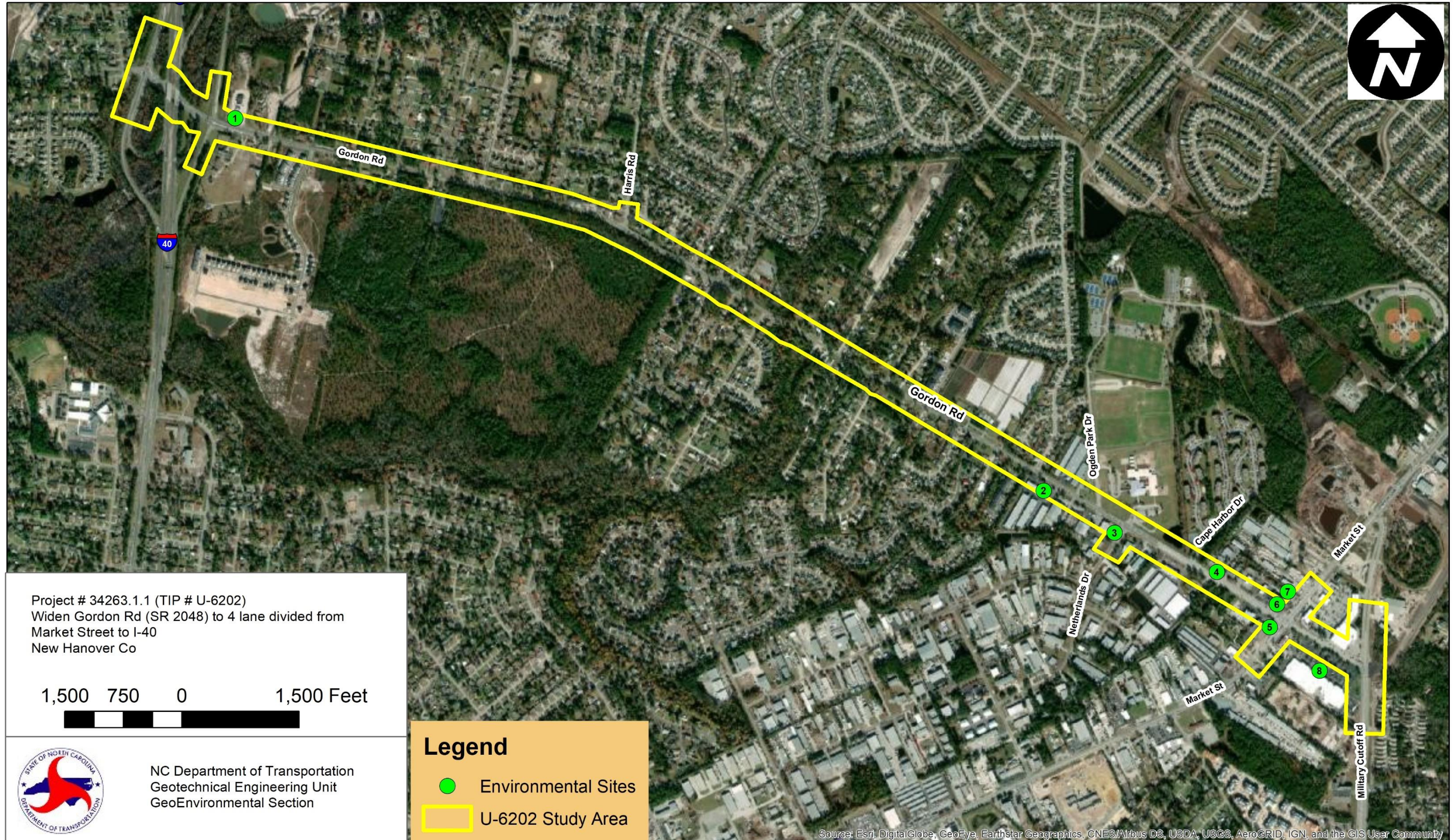
Table
USTs, Landfills & Other Potentially Contaminated Sites of Concern

Site #	Type	Location	UST Facility ID #	Property Name	Property Owner	Anticipated Impact	Anticipated Risk	Comments
1	UST	4601 Gordon Rd	00-0-0000041028	Buy Quick	Khalid Saleh	Petroleum contaminated soil	Low	Active convenience store/gas station. Four USTs currently in use. No known incidents associated with it.
2	UST	6620 Gordon Rd	N/A	Gordon Rd Station	Gordon Rd Station POA Inc.	Petroleum contaminated soil	Low	Heating oil UST removed in 2004 when property was redeveloped from residential to commercial. Incident # 32184 closed out in 2005. "No Further Action"
3	UST	6648 Gordon Rd	00-0-0000036225	Circle K # 272315	Bryan Family LTD PTNRP	Petroleum contaminated soil	Low	Active convenience store/gas station. Three USTs currently in use. No known incidents associated with it.
4	UST	6769 Gordon Rd	00-0-0000036402	Speedway # 8186	Sheffield Properties LLC	Petroleum contaminated soil	Low	Active convenience store/gas station. Three USTs currently in use. No Known incidents associated with it.

**Table
USTs, Landfills & Other Potentially Contaminated Sites of Concern**

Site #	Type	Location	UST Facility ID #	Property Name	Property Owner	Anticipated Impact	Anticipated Risk	Comments
5	UST	6861 Market St	00-0-0000023288	Walgreens	Southstar Holdings New Bern LLC	Petroleum contaminated soil/groundwater	Low	Currently a Walgreens Drug Store. Former Snak Mart. Five UST removed in 2001. Incident # 23276 closed out 2011. "No Further Action 2011. All wells have been abandoned.
6	UST	6901 Market St	N/A	CVS	Ogden Associates LLC	Petroleum contaminated soil/groundwater	Low	Currently A CVS Drug Store. Former Thompson Restaurant. Three USTs removed 1995. Incident# 15368 Closed out In 1999 "No Further Action" 1999.
7	Auto Repair	6905 Market St	N/A	O'Learys Auto Repair	O'Leary Properties LLC	Petroleum contaminated soil	Low	Currently an auto repair shop. No known USTs or incidents associated with site.
8	Dry Cleaner	6848 Market St (6840 Market St)	DS650007	Ogden Plaza (Former Coastal Dry Cleaners)	Franchise Reality Interstate	Dry Cleaning solvent contaminated soil/groundwater	Med	Site received a No Further Action in 2018 With Land Use Restrictions. Monitoring wells abandoned in 2019.

Appendix A Location of GeoEnvironmental Sites of Concern





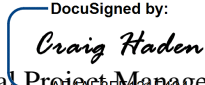
STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

March 4, 2021

MEMORANDUM TO: Kat Bukowy, AICP
Project Manager
HNTB North Carolina, P.C.

FROM: Craig Haden 
GeoEnvironmental Project Manager
GeoEnvironmental Section
Geotechnical Engineering Unit

TIP NO: U-6202
WBS: 48662.1.1
COUNTY: NEW HANOVER
DIVISION: 3
DESCRIPTION: Widen SR 2048 (Gordon Rd) from US 17 (Market St) to I-40

SUBJECT: **GeoEnvironmental Phase I Report**

The GeoEnvironmental Section of the Geotechnical Engineering Unit performed a Phase I field investigation on February 23, 2021 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

Six (6) 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) 707-6871.

cc:

John Pilipchuk, LG, PE, State Geotechnical Engineer

Brian Hanks, PE, State Structures Engineer

Brent Hall, Locations and Surveys

Byron Sanders, Jr., PE, State Utilities Manager

Brian Harding, Division Project Manager

Anthony Law, Division Construction Engineer

Eric Ray, Division Right of Way Agent

David Hering, LG, PE, Geotechnical Regional Manager

Dean Argenbright, LG, Regional Geological Engineer

Neil Strickland, State Negotiator

Jamie Byrd, HNTB Project Manager

row-notify@ncdot.gov

roadwaydesign@ncdot.gov

hydraulics_notify@ncdot.gov

(01) Property Name:

Buy Quick
4601 Gordon Rd
Wilmington, NC 28411

Property Owner:

Khalid Saleh
3811 Cottonwood Dr
Durham, NC 27705

Facility ID: 00-0-0000041028

Incident Type/Number: N/A

UST Owner:

Yosef, Inc
3811 Cottonwood Dr
Durham, NC 27705



Anticipated Impacts: Low

This site is currently an active convenience store/gas station. It is located on the northeast quadrant of Gordon Rd and the I-40 west on ramp. According to the NCDEQ UST registry there are four (4) USTs currently in use. There are no known incidents associated with it. No Monitoring wells were observed during the site investigation.

(02) Property Name:

Circle K # 2723151
6648 Gordon Rd
Wilmington, NC 28411

Property Owner:

Bryan Family LTD PTNSP
PO Box 52085
Phoenix, AZ 85072

Facility ID: 00-0-0000036225

Incident Type/Number: N/A

UST Owner:

Circle K Stores Inc
2550 W. Tyvola Rd, Suite 200
Charlotte, NC 28217



Anticipated Impacts: Low

This site is currently an active convenience store/gas station. It is located on the southwest quadrant of Gordon Rd and Netherlands Dr. According to the NCDEQ UST registry there are three (3) USTs currently in use. There are no known incidents associated with it. No monitoring wells were observed during the site investigation.

(03) Property Name:

Speedway # 8186
6769 Gordon Rd
Wilmington, NC 28411

Property Owner:

Sheffield Properties LLC
433 Roslyn Rd
Winston Salem, NC 27104

Facility ID: 00-0-0000036402

Incident Type/Number: N/A

UST Owner:

Speedway LLC
500 Speedway Dr
Enon, OH 45323



Anticipated Impacts: Low

This site is currently an active convenience store/gas station. It is located on the north side of Gordon Rd approximately 200 feet east of Cape Harbor Dr. According to the NCDEQ UST registry there are three (3) USTs currently in use. There are no known incidents associated with it. No monitoring wells were observed during the site investigation.

(04) Property Name:

Walgreens (Former Snak Mart Inc)
6861 Market St
6865 Market St
Wilmington, NC 28405

Property Owner:

Southstar Holdings New Bern LLC
PO Box 1159
Deerfield, IL 60015

UST Owner:

Peter Saffo
6865 Market St
Wilmington, NC 28405

Facility ID: 00-0-0000023288

Incident Type/Number: 23276



Anticipated Impacts: Low

This site is currently a Walgreens drug store. It is located on the southwest quadrant of Gordon Rd and Market St. It is the location of the former Snak Mart, Inc. According the NCDEQ UST registry five (5) UST removed 2001. Incident # 23276 is associated with this site and was closed out in 2011 with a "No Further Action. This site was identified in the 2008 GeoEnvironmental U-4902B GIE report site # 4. All the monitoring wells apparently have been abandoned.

(05) Property Name:

CVS (Former Thompson's Restaurant)
6901 Market St
Wilmington, NC 28405

Property Owner:

Ogden Associates LLC
1 CVS Dr
Woonsocket, RI 2895

Facility ID: N/A

Incident Type/Number: 15368

UST Owner:

Victor Thompson
1075 Old Folkston Rd
Sneads Ferry, NC 28460



Anticipated Impacts: Low

This site is currently a CVS drug store. It is located on the northwest quadrant of Gordon Rd and Market ST. It is the former location of the Thompson's Restaurant. At the time of the UST removal the Restaurant was located on what is now O'Leary's Auto Repair and the USTs were located on what is now the CVS. According to the NCDEQ registry three (3) unregistered USTs were removed in 1995. Incident # 15368 is associated with this site and was closed in 1995 with a 'No Further Action'. No monitoring wells were observed during the site investigation.

(06) Property Name:

Ogden Plaza (Former Coastal Dry Cleaners)
6840 Market St
Wilmington, NC 28405

Property Owner:

Franchise Reality Interstate
PO Box 3992
Wilmington, NC 28406

Facility ID: DSCA ID # 65007

UST Owner:

N/A

N/A



Photo from Google street view

Anticipated Impacts: Low

This site is currently a strip mall with several business. It is located on the south side of Gordon Rd between Market St and Military Cutoff Rd. The former Coastal Dry Cleaners once operated in this shopping center. The site is listed as a DSCA site and was closed out in 2018 with a "No Further Action" with Land Use Restrictions. The monitoring wells were abandoned in 2019.

Appendix A
Location of GeoEnvironmental Sites of Concern

