



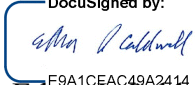
STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

9/7/2021

TIP NO: W-5710X
WBS: 44856.1.24
COUNTY: MECKLENBURG
DESCRIPTION: SR 2042 (OAKDALE ROAD), SR 2108 (SUNSET BOULEVARD), SR 2025 (MIRANDA ROAD) AND SR 2040 (LAWING ROAD).

MEMORANDUM TO: Neal Strickland
Right of Way Unit
State Negotiator
DocuSigned by:

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FROM: Ethan J. Caldwell, LG, PE
GeoEnvironmental Supervisor
Geotechnical Engineering Unit

SUBJECT: Right of Way Recommendations

Per your request, posted to Sharepoint are copies of the assessment report's prepared by Draper Aden Associate, Inc. for the GeoEnvironmental Section. These potentially contaminated parcels located along the above described project corridor were investigated. Upon reviewing the report's, the GeoEnvironmental Section offers the following Right of Way recommendation(s):

Parcel # 004, Madhu Krishna LLC Property. (Not Contaminated)
3709 Oakdale Rd, Charlotte, NC

A geophysical investigation found no evidence of USTs located within the area investigated at this active gas station. The current USTs are located outside the proposed construction limits. Several monitoring wells are located within the proposed constructions limits. Six soil samples were collected to determine if petroleum contamination associated with the USTs was present at the site. Laboratory results indicated that no petroleum contaminated soil above the DEQ action limits exist within the area tested. Acquisition of the easement along this property should be acquired as normal with no money withheld.

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

Parcel # 005, John Kakavitsas Property, (Contaminated)
3620 Oakdale Rd, Charlotte, NC

A geophysical investigation found no evidence of USTs located within the area investigated on this vacant lot. Five soil samples were collected to determine if soil contamination was present at the site. Laboratory results indicate petroleum hydrocarbons do exist within the area tested. Only one sample was above the DEQ action limits. Based on these results we anticipate approximately 90 cubic yards of contaminated soil within the area investigated. Acquisition of the right of way along this property should be acquired in fee simple with no money withheld.

Parcel # 012, Gregory Moore Property, (Contaminated)
3601 Oakdale Rd, Charlotte, NC

A geophysical investigation identified one probable UST within the area investigated on this property. Seven soil samples were collected to determine if soil contamination was present at the site. Laboratory results indicate petroleum hydrocarbons do exist within the area tested. Two Samples were above the DEQ action limits. Based on these results we anticipate approximately 230 cubic yards of contaminated soil within the area tested. The contaminated soil is at depths deeper than the proposed cut section. Acquisition of the right of way along this property should be acquired in permanent easement with no money withheld.

If acquisition of an uneconomic remnant attached to the above-described properties is desired by the Department, this office should be contacted so supplemental assessment work can be performed. Please note that under no conditions should the Department purchase USTs. If the Right of Way Branch wishes to execute an entry agreement with the property owner for the purpose of removing the USTs prior to acquisition, the GeoEnvironmental section will make arrangements to have the USTs removed and submit a revised recommendation.

The Department or its Contractor will remove and properly dispose of any contaminated material disturbed during construction. Any contaminated material that is not disturbed by construction will remain in place and undisturbed.

Information relating to these contaminated areas, sample locations, and laboratory results will be available at the link below:

[Geoenvironmental - By Topic \(ncdot.gov\)](http://ncdot.gov/Geoenvironmental-ByTopic)

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

EJC/CEH

cc

Timothy Boland, PE, Project Development Engineer

Rick Baucom, PE, Division Construction Engineer

Dustin Simpson, Assistant DM-STIP Project Manager

Trent Culp, Division Right of Way Agent

Row-notify@ncdot.gov

Terry Niles, Right of Way Unit, Real Property Coordinator

Kenny Hill, Area Negotiator Divisions 8&10

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