



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

PAT MCCRORY  
GOVERNOR

ANTHONY J. TATA  
SECRETARY

February 18, 2014

MEMORANDUM TO: Undrea J. Major  
Project Development Engineer  
Project Development – Western Region/Turnpike

FROM: Terry W. Fox, LG *TW Fox*  
GeoEnvironmental Project Manager  
GeoEnvironmental Section  
Geotechnical Engineering Unit

TIP NO: I-4400 / I-4700  
WBS: 34232.1.1  
COUNTY: Henderson-Buncombe  
DIVISION 14  
DESCRIPTION: I-26 from NC 225 (US 52 Connector) to NC 280 in Henderson & Buncombe Counties

SUBJECT: **GeoEnvironmental Report for Planning**

The GeoEnvironmental Section has completed the GeoEnvironmental Report for Planning. This report has the following components and is transmitted as:

  X   Hazardous Materials Report (30) pages

Please contact me if you have any questions concerning this project.

**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

## **Hazardous Materials Report**

The GeoEnvironmental Section of the Geotechnical Engineering Unit has investigated the above referenced project to identify hazardous material sites for inclusion in the environmental document.

### **HAZARDOUS MATERIALS EVALUATION**

#### **Purpose**

This section presents the results of a hazardous material evaluation conducted along the above referenced project. The main purpose of this investigation is to identify properties within the project study area that are or may be contaminated and therefore result in increased project costs and future liability if acquired by the Department. Hazardous material impacts may include, but are not limited to, active and abandoned underground storage tank (UST) sites, hazardous waste sites, regulated landfills and unregulated dumpsites.

#### **Techniques/Methodologies**

The Geographical Information System (GIS) was consulted to identify known sites of concern in relation to the project corridor. GeoEnvironmental Section personnel conducted an initial field reconnaissance along the entire above mentioned project on May 17 and 18, 2006. Additional surveys were conducted at interchanges within the project corridor on July 19, 2010, June 12, 2012, November 26, 2012 and February 5, 2014. An updated search of appropriate environmental agencies' databases and Sanborn Maps was performed to assist in evaluating sites identified during this study.

#### **Findings**

##### **UST Facilities**

Based on our study, seventeen (20) sites may contain petroleum USTs within the project limits.

##### **Hazardous Waste Sites**

No Hazardous Waste Site was identified within the project limits.

##### **Landfills**

Two (2) apparent landfills were identified within the project limits.

##### **Other GeoEnvironmental Concerns**

No other geoenvironmental concerns were identified within the project limits.

#### **Anticipated Impacts**

Seventeen (17) possible UST facilities and two (2) landfills were identified within the proposed project limits. We anticipate low monetary and scheduling impacts resulting from these sites. (See the following table and appendices for details)

**Known and Potential Hazardous Material Sites**

- 
- 1) **Property Name**  
Energy Mart Store 8  
101 Commercial Blvd  
Flat Rock, NC 28731
- Property Owner:** T.I.P. #: R-4430  
Duane & Margaret McKibbin Family Ltd Partners  
745 Ashe Street  
Hendersonville, NC 28792
- Facility ID #:** 0-035277
- UST Owner:**  
Henderson Oil Co, Inc.  
745 Ash Street  
Henderson, NC 28792



This gas station, convenience store and McDonald's restaurant is located in the southwest quadrant of I-26 between Upward Road and Commercial Boulevard. According to the UST Section Registry there are four (4) tanks currently in use. No ground water incidents are associated with this facility. **This site is anticipated to present low geoenvironmental impacts to the project. Sites 1-3** were investigated, and a Hazardous Materials Report was submitted under T.I.P. # R-4430. This parcel was not impacted by the Upward Road widening.

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2) **Property Name**  
Mountain Energy 25  
712 Upward Road  
Flat Rock, NC 28731  
**Facility ID #:** 0-009804  
**Incident #:** 19386, 12892

**Property Owner:** T.I.P. #: R-4430  
Anne E. Dyer  
941 Morningside Drive  
Johnson City, TN 37604  
**UST Owner:**  
Mountain Energy Corp.  
PO Box 1050  
Asheville, NC 28802



This active Shell gas station and convenience store is located in the northwest quadrant of I-26 and Upward Road intersection. According to the UST Section Registry there are three (3) tanks currently in use. Seven (7) tanks were removed in 1994 and two (2) additional tanks were removed in 1998. Ground Water Incident 12892 was assigned to Norm's Mini Mart, the original facility owner in 1994. There are monitoring wells on and public water cannot cross this property. A second UST leak incident, 19386 was reported in 1998 and closed out the same year. **This site is anticipated to present low geoenvironmental impacts to the project.** Two monitoring wells were abandoned by the GeoEnvironmental Section under T.I.P. # R-4430. The remaining parcel was not impacted by the Upward Road widening.

3) **Property Name**  
Four Seasons Triangle 215  
754 Upward Road  
Flat Rock, NC 28731

**Facility ID #:** 0-035376

**Property Owner:** T.I.P. #: R-4430  
J. Hall Waddell  
PO Box 629  
Hendersonville, NC 28793

**UST Owner:**  
J.H. Reaben Oil & Supply Co, Inc.  
PO Box 629  
Hendersonville, NC 28793



This active Marathon gas station and convenience store is located in the southeast quadrant of I-26 and Upward Road intersection. According to the UST Section Registry there are four (4) tanks currently in use. No ground water incidents are associated with this facility. **This site is anticipated to present low geoenvironmental impacts to the project.** This parcel was not impacted by the Upward Road widening.

- 4) **Property Name**  
Energy Mart 1  
1920 Four Seasons Blvd  
Hendersonville, NC 28792
- Facility ID #:** 0-017523  
**Incident #:** 28563, 9644, 9280, 9257
- Property Owner:**  
Duane & Margaret McKibbin Family Ltd Partners  
745 Ashe Street  
Hendersonville, NC 28792
- UST Owner:**  
Henderson Oil Co, Inc.  
745 Ash Street  
Henderson, NC 28792



This active Exxon gas station convenience store is located in the south quadrant of Four Seasons Boulevard and Orrs Camp Road intersection. According to the UST Section Registry there are three (3) tanks currently in use. One (1) tank was removed in 2007. Ground Water Incidents 9280 and 9257 were closed out in 1992. Incident 9644 was assigned when free product was detected on site. This incident was closed out in 2010. Incident 28563 was assigned to this facility in 2007 when minor soil contamination was found. A No Further Action letter was issued the same year. **This site is anticipated to present low geoenvironmental impacts to the project.**

5) **Property Name**  
Hendersonville Tire Co.  
20 Francis Road  
Hendersonville, NC 28792

**Facility ID #:** N/A

**Property Owner:**  
JCPSMP Properties, LLC  
575 Jackson Road  
Fletcher, NC 28732

**UST Owner:**  
JCPSMP Properties, LLC  
575 Jackson Road  
Fletcher, NC 28732



This tire store is located in the northeast side of Francis Road and 300 feet west of the Chimney Rock Road intersection. According to the owner, Jim Parham, a UST was removed in 1985. There is no record in the UST Section Registry. A waste oil UST is located at the rear of the main structure. No ground water incidents are associated with this facility. **This site is anticipated to present low geoenvironmental impacts to the project.**

6) **Property Name**  
Stop N Go 2  
103 Sugarloaf Road  
Hendersonville, NC 28792

**Facility ID #:** 0-009807

**Property Owner:**  
Mian Real Estate, LLC  
PO Box 461  
Fletcher, NC 28732

**UST Owner:**  
Mian, LLC  
PO Box 461  
Fletcher, NC 28732



This active Shell gas station and convenience store is located in the southwest quadrant of Chimney Rock Road and Sugar Loaf Road intersection. According to the UST Section Registry there are five (5) tanks currently in use. Eight (8) tanks were removed in 1993. No ground water incidents are associated with this facility. **This site is anticipated to present low geoenvironmental impacts to the project.**



7) **Property Name**  
Interstate Express Lube  
104 Sugarloaf Road  
Hendersonville, NC 28792  
**Facility ID #:** 0-009485  
**Incident #:** 19292

**Property Owner:**  
Jerry & LaRue Laughter  
184 Refreshing Ridge  
Hendersonville, NC 28792  
**UST Owner:**  
Cason Companies, Inc.  
203 West King Street  
East Flat Rock, NC 28726



This active Sunoco gas station and convenience store is located in the east side of Sugar Loaf Road and 250 feet south of the Chimney Rock Road intersection. According to the UST Section Registry there are five (5) tanks currently in use. Three (3) tanks were removed in 2000. Two (2) tanks owned by Friendly City were removed in 1991 and 1995. Ground Water Incident 19292 was assigned to this facility in 1998 after a small diesel spill. The incident was changed to 'low risk' in 2008. **This site is anticipated to present low geoenvironmental impacts to the project.**

8) **Property Name**  
Sam's Club 4950  
53 Highlands Square Drive  
Hendersonville, NC 28792

**Facility ID #:** 0-036328  
**Incident #:** 28452

**Property Owner:**  
Walmart Real Estate Business Trust  
2001 SE 10<sup>th</sup> St  
Bentonville, AR 72712

**UST Owner:**  
Sam's East, Inc.  
702 SW 8<sup>th</sup> Street  
Bentonville, AR 72716



This active Sam's Club gas station is located on the west quadrant of Chimney Rock Road southbound and Highlands Square Drive intersection. According to the UST Section Registry there are four (4) tanks currently in use. Ground water incident 28452 was assigned to the former UST owners, Murphy USA Marketing in 2006. Sam's East (Walmart) conducted a PSA, an LSA and repaired the USTs. The incident was closed out in 2007. **This site is anticipated to present low geoenvironmental impacts to the project.**

9) **Property Name**  
Four Seasons Triangle 209  
2545 Chimney Rock Road  
Hendersonville, NC 28792

**Facility ID #:** 0-010251

**Property Owner:**  
Sonja Waddell  
PO Box 629  
Hendersonville, NC 28793

**UST Owner:**  
J.H. Reaben Oil & Supply Co., Inc.  
PO Box 629  
Hendersonville, NC 28793



This active Marathon gas station and convenience store is located between Chimney Rock Roads, both northbound and southbound, and north of Highlands Square Drive intersection. According to the UST Section Registry there are five (5) tanks currently in use. No ground water incidents are associated with this facility. **This site is anticipated to present low geoenvironmental impacts to the project.**

10) **Property Name**  
Discount Convenience Store 5  
5829 Ashville Hwy  
Hendersonville, NC 28791

**Facility ID #:** 0-035974

**Property Owner:**  
Vann Properties, LLC  
63 Stone Hollow Road  
Fletcher, NC 28732

**UST Owner:**  
Mansfield Oil Co of Gainesville  
1025 Airport Parkway SW  
Gainesville, GA 30501



This active Citgo gas station and convenience store is located on the southwest side of Asheville Highway and south of the Cureton Place intersection. According to the UST Section Registry there are four (4) tanks currently in use. No ground water incidents are associated with this facility. **This site is anticipated to present low geoenvironmental impacts to the project.**

- 11) **Property Name**  
R&P Cycle Supply  
5858 Asheville Hwy  
Hendersonville, NC 28791
- Property Owner:**  
Ronnie Gray  
238 Hyder View Drive  
Hendersonville, NC 28791
- Facility ID #:** 0-009741  
**Incident #:** 24239, 07339
- UST Owner:**  
Petroleum World, Inc.  
681 NC 120  
Mooresboro, NC 28114



This former gas station (Hudson's Chevron) is located on the northeast side of Asheville Highway and across from the Cureton Place intersection. According to the UST Section Registry there is one (1) 500 gallon tank currently in use. Five (5) tanks were removed in 2004. Ground Water Incident 24239 was assigned to this facility and free product is still present in the groundwater and the site is under remediation. **This site is anticipated to present low goenvironmental impacts to the project.**

12) **Property Name**  
Exxon Travel Plaza  
5990 Asheville Hwy  
Hendersonville, NC 28791

**Facility ID #:** 0-032376

**Property Owner:** NCDOT Parcel 19  
Mary & Nteimam Jonathan  
31804 Thornhill Place  
Abbotsford, BC V2T6Y3

**UST Owner:**  
I-S-I Enterprises, LLC  
149 Keystone Drive  
Asheville, NC 28806



This vacant gas station convenience store is located in the southeast quadrant of I-26 and Asheville Highway. According to the UST Section Registry there are three (3) tanks currently in place. No ground water incidents are associated with this facility. **This site is anticipated to present low geoenvironmental impacts to the project.**

13) **Property Name**  
Apple Tree Honda  
I-26 @ Airport Road/195 Underwood  
Fletcher, NC 28732  
**Facility ID #:** 0-003618  
**Incident #:** 19727

**Property Owner:** T.I.P. #: I-5501  
Krafton Locke Enterprises, LLC  
195 Underwood Road  
Fletcher, NC 28732  
**UST Owner:**  
Apple Tree Enterprises  
195 Underwood Road  
Fletcher, NC 28732



This automotive dealership is located south of Underwood Road and east of I-26. According to the UST Section Registry two (2) tanks were removed in 1998. Ground Water Incident 19727 was assigned to this facility in 1998. The incident was closed out in 1999. **This site is anticipated to present low geoenvironmental impacts to the project.** This interchange was investigated and a Hazardous Materials Report was submitted under T.I.P. # I-5501. Sites 11, 12 and 13 were outside the I-5501 project limits.

14) **Property Name**  
Mr. Pete's Market 2  
653 New Airport Road  
Fletcher, NC 28732  
**Facility ID #:** 0-013168  
**Incident/ UST #:** AS-2940

**Property Owner:** T.I.P. #: I-5501  
Youngblood Oil Co., Inc.  
PO Box 2590  
Hendersonville, NC 28793  
**UST Owner:**  
Youngblood Oil Co., Inc.  
PO Box 2590  
Hendersonville, NC 28793



This active BP gas station and convenience store is located on the east side of New Airport Road and across from the Asheville Regional Airport entrance. According to the UST Section Registry there are four (4) tanks currently in use. Six (6) tanks were removed in 1990. One (1) tank was removed in 1997 and Ground Water Incident/ UST # AS-2940 was assigned to this facility. The incident was closed out in 1998 as a clean closure. **This site is anticipated to present low geoenvironmental impacts to the project.**



15) **Property Name**  
Mountain Energy 12  
443 New Airport Road  
Arden, NC 28704  
**Facility ID #:** 0-035421

**Property Owner:** T.I.P. #: I-5501  
Brumit Development Group, LLC  
PO Box 15726  
Asheville, NC 28813  
**UST Owner:**  
Mountain Energy Corp.  
PO Box 1050  
Asheville, NC 28802



This active Shell gas station, convenience store and Arby's Restaurant is located on the southeast quadrant of New Airport Road and Brian Boulevard intersection. According to the UST Section Registry there are two (2) tanks currently in use. No ground water incidents are associated with this facility. **This site is anticipated to present low geoenvironmental impacts to the project.**

16) **Property Name**  
Citizens Food Store 114  
377 Long Shoals Road  
Arden, NC 28716

**Facility ID #:** 0-031879

**Property Owner:** T.I.P. #: R-2813B  
Superior Properties of Asheville  
PO Box 2805  
Asheville, NC 28802

**UST Owner:**  
Citizens Fuel Co.  
PO Box 2805  
Asheville, NC 28802



This former gas station and convenience store is located in the southeast quadrant of NC 146 (Long Shoals Road) and Skyland Inn Drive. The store has been demolished since this photo was taken. According to the UST Section Registry there are four (4) tanks still on site. No ground water incidents are associated with this facility. **This site is anticipated to present low geoenvironmental impacts to the project.** This property was not impacted by T.I.P. #: R-2813B.

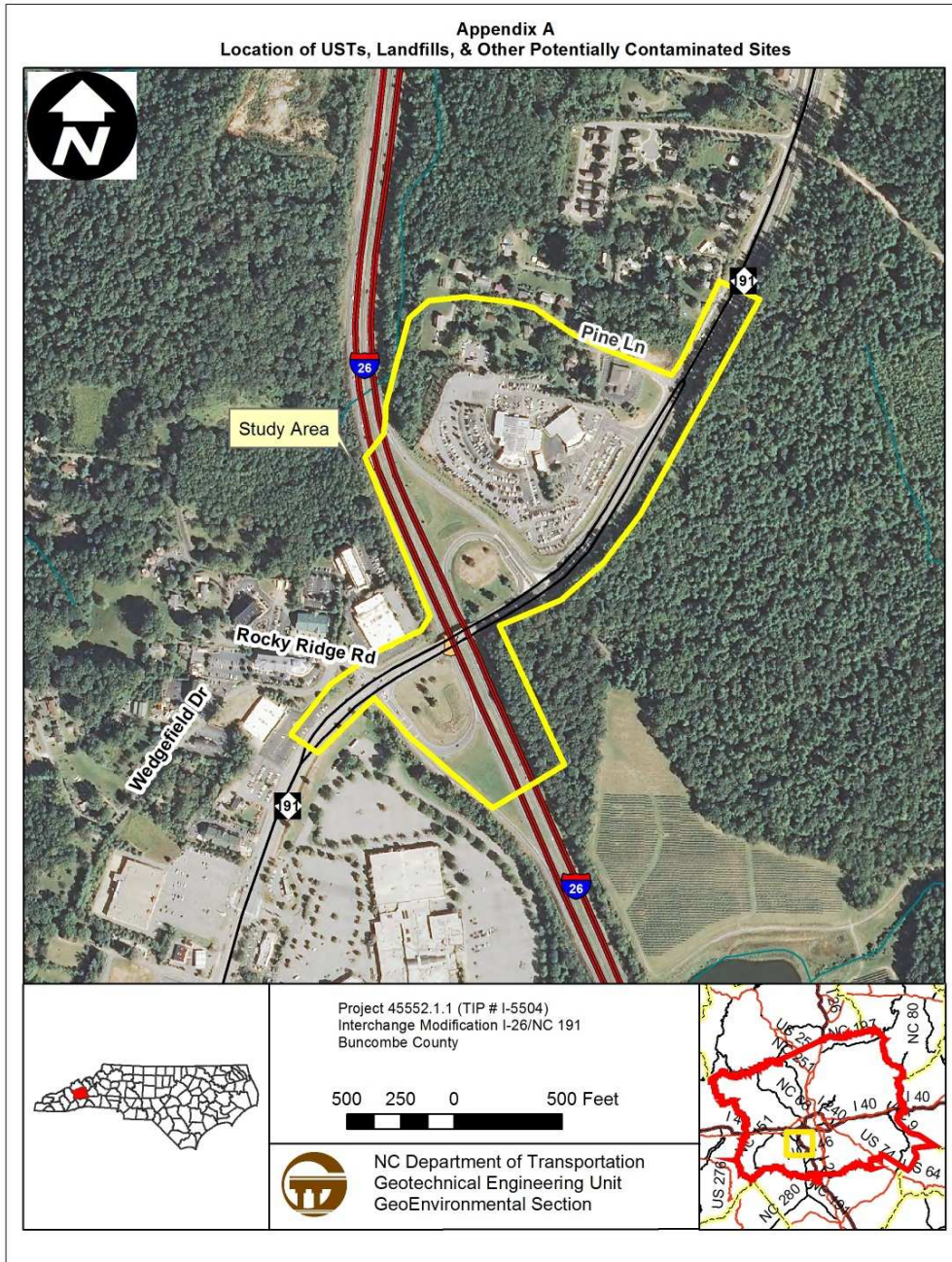
17) **Project**  
Energy Mart 10  
380 Long Shoals Road  
Aden, NC 28704  
**Facility ID #:** 0-036325  
**Incident #:** 28625

**Property Owner:** T.I.P. #: R-2813B  
Henderson Oil Co, Inc.  
745 Ash Street  
Hendersonville, NC 28792  
**UST Owner:**  
Henderson Oil Co, Inc.  
745 Ash Street  
Hendersonville, NC 28792



This active BP gas station and McDonald's Restaurant is located on the northwest quadrant of Long Shoals Road and Schenck Street intersection. According to the UST Section Registry three (3) tanks are currently in use. The NCDOT removed three (3) USTs from this property in June 2008 as part of **T.I.P. # R-2813B**. Three (3) older tanks were removed in 2000. Two (2) tanks owned by Friendly City were removed in 1999. Ground Water Incident 28625 was assigned to this facility in 2008 and the incident was closed out the same year. **This site is anticipated to present low geoenvironmental impacts to the project.**

18) **T.I.P. Project #: I-5504**



Prescoping investigations for **T.I.P. # I-5504** were completed November 26, 2012 and again on February 5, 2014 when the project limits were expanded. The Geotechnical Engineering Unit / GeoEnvironmental Section searched the GIS databases within the given project study area to identify known potential hazardous waste sites. No petroleum sites, hazardous waste sites, apparent landfills, or other geoenvironmental concerns were identified within the project limits,

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19)	<b>Property Name</b> Mountain Metals Recycling 79 Pond Road Asheville, NC 28806	<b>Property Owner:</b> Sonia G Gribble PO Box 8160 Asheville, NC 28814	<b>T.I.P. # B-5178</b>
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This facility currently operates as a recycling center specializing in scrap metal. It is located in the northeast quadrant of SR 3431 (Pond Rd) and I-26 intersection. The center is located on the site of the former Pond Road landfill. The landfill had a municipal solid waste cell, and illegal tire dump, and accepted household hazardous waste. A Brownfields Agreement is under negotiation. **This site is anticipated to present low to moderate geoenvironmental impacts to the project. Sites 15-18** were investigated, and a Hazardous Materials Report was submitted under **T.I.P. # B-5178**.

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20) **Property Name**  
Southern Concrete Materials Inc.  
80 Pond Road  
Asheville, NC 28806

**Facility ID #:** 0-036323

**Property Owner:** T.I.P. # B-5178  
Southern Concrete Materials Inc.  
PO Box 5395  
Asheville, NC 28813

**UST Owner:**  
Southern Concrete Materials Inc.  
PO Box 5395  
Asheville, NC 28813



This facility currently operates as a ready-mix concrete and concrete products supplier. It is located in the southeast quadrant of SR 3431 (Pond Rd) and I-26 intersection. The operation is also located on the site of the former Pond Road landfill. The site has been built up using a concrete block retaining wall and filled in with gravel. According to the UST Section registry there is one (1) tank currently in use and was installed in 2001. This site does not appear on the Ground Water Incident database. **This site is anticipated to present low geoenvironmental impacts to the project.**

21) **Property Name**  
JMJ Tomato Properties LLC  
99 Pond Road  
Asheville, NC 28806

**Property Owner:** T.I.P. # B-5178  
JMJ Tomato Properties LLC  
PO Box 16528  
Asheville, NC 28816



This facility currently operates as a produce distributor and warehouse. A number of businesses have operated at this location including Plasticard and Quaker Oats. It is located in the northwest quadrant of SR 3431 (Pond Rd) and I-26 intersection. There is the possibility that this may have been the site of a gas station. There are no monitoring wells on site. There is a concrete pad in the middle of the asphalt parking area. This site does not appear on the UST Section registry. **This site is anticipated to present low geoenvironmental impacts to the project.**

22) **Property Name**  
Henson's, Inc. Mulch & More  
116 Pond Road  
Asheville, NC 28806

**Property Owner:** T.I.P. # B-5178  
Murmax, LLC  
PO Box 1276  
Columbus, NC 28722



This facility currently operates as a supplier of landscaping material and recycles municipal and industrial yard waste. It is located in the southwest quadrant of SR 3431 (Pond Rd) and I-26 intersection. According to the manager, construction debris is found at the rear of the property and adjacent to the I-26 Right of Way. The Ruckman family previously owned this parcel and the debris was most likely generated from the Ruckman Brothers Construction business. This site does not appear on the UST Section registry. **This site is anticipated to present low geoenvironmental impacts to the project.**



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.

If there are questions regarding the geoenvironmental issues, please contact me, at 919-707-6870.

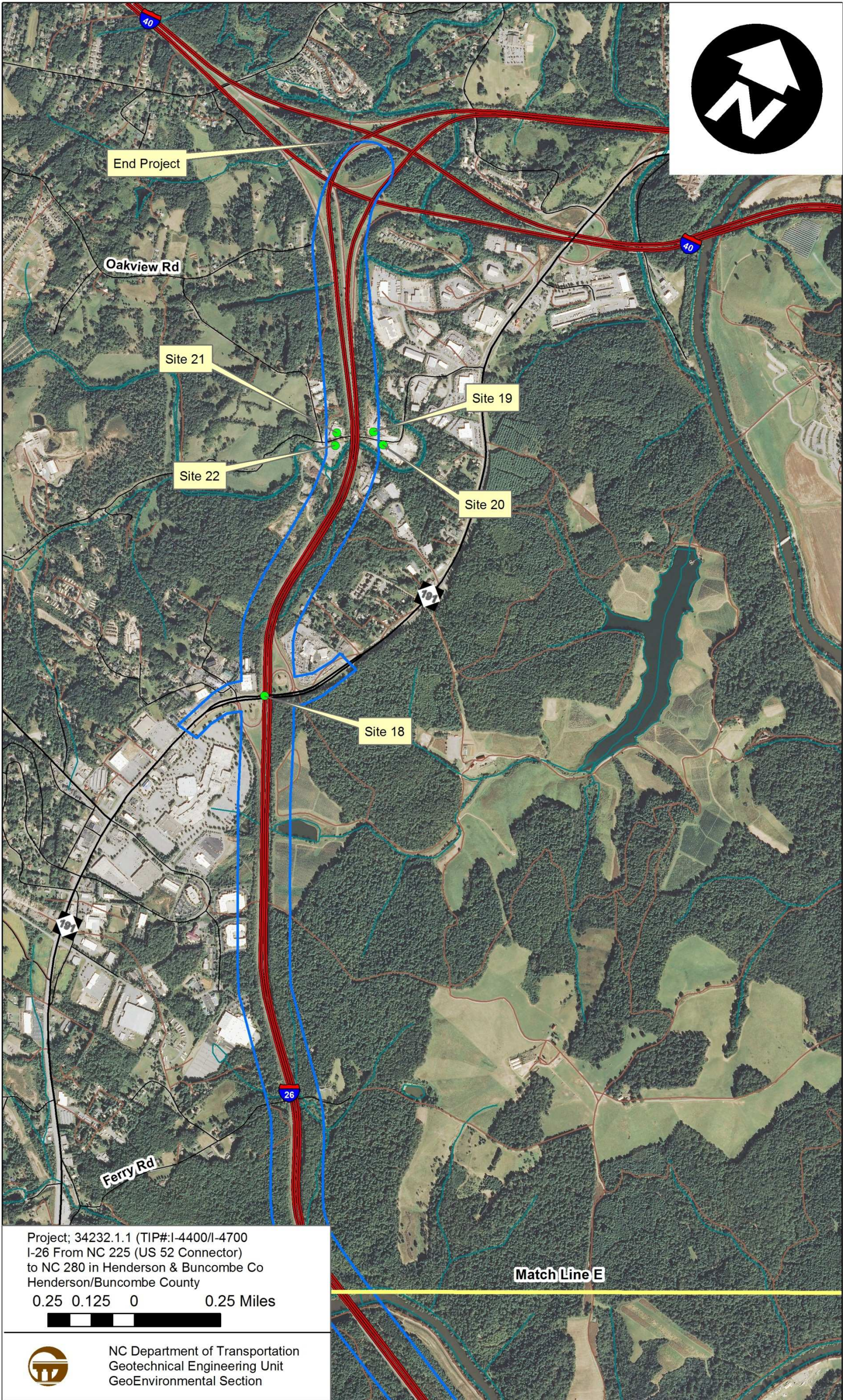


Terry W. Fox, LG  
GeoEnvironmental Project Manager  
GeoEnvironmental Section  
Geotechnical Engineering Unit

cc:

John Pilipchuk, LG, PE, State Geotechnical Engineer  
David Chang, Ph. D, PE, State Hydraulics Engineer  
Charles Brown, PE, PLS, State Locations and Surveys Engineer  
Tom Koch, PE, Assistant State Structures Engineer  
Jay Bennett, PE, State Roadway Design Engineer  
Brian Burch, PE, Area Roadway Construction Engineer  
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Teddy Greene, Division Right of Way Agent  
Eric Williams, PE, Geotechnical Regional Manager  
Jody Kuhne, LG, PE, Regional Geological Engineer  
Dennis Li, Ph. D, LG, Production Support Supervisor  
File

Appendix A (Map 6 of 6)  
Location of USTs, landfills & Other Potentially Contaminated Sites

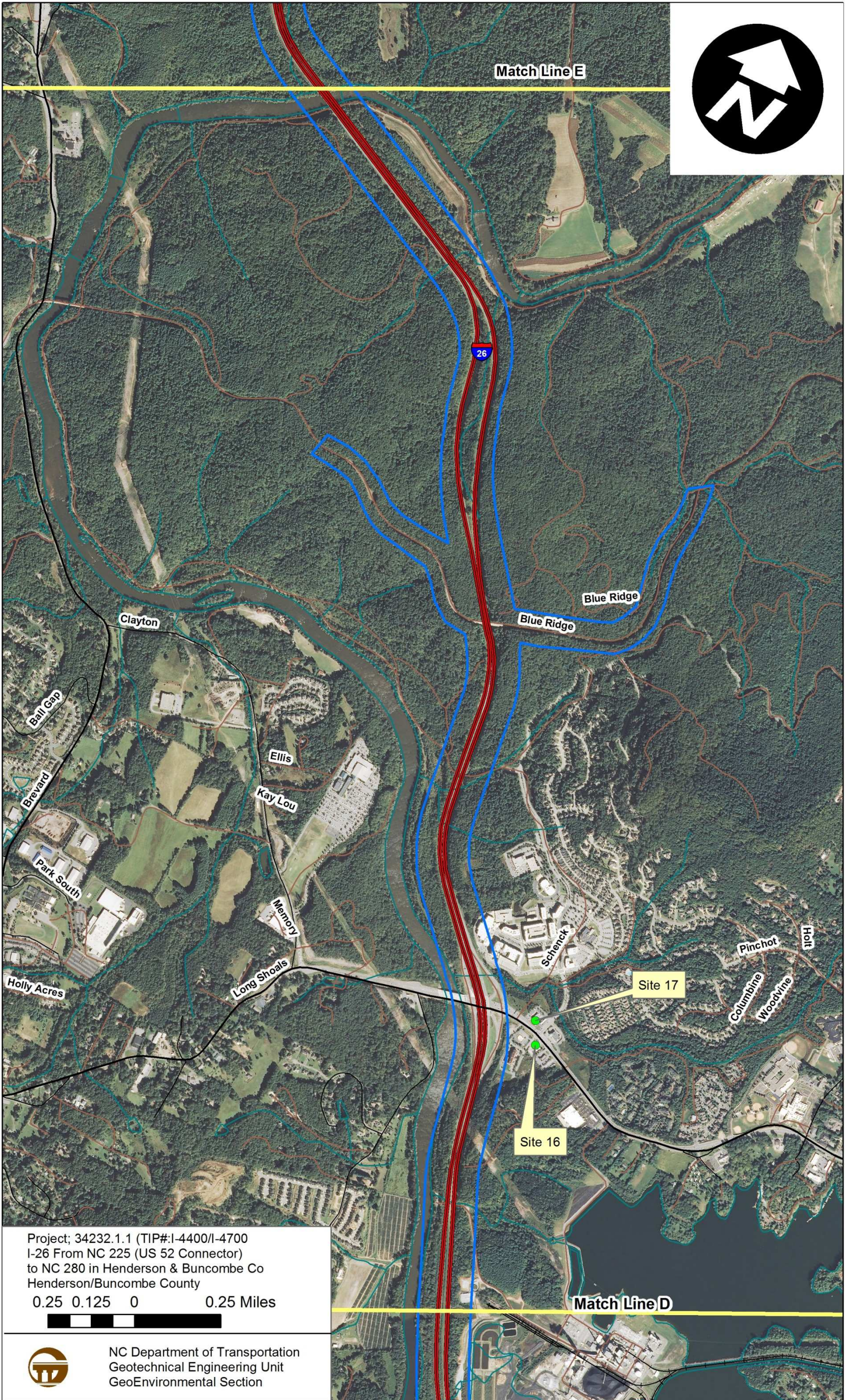


Project; 34232.1.1 (TIP#:I-4400/I-4700)  
I-26 From NC 225 (US 52 Connector)  
to NC 280 in Henderson & Buncombe Co  
Henderson/Buncombe County  
0.25 0.125 0 0.25 Miles



NC Department of Transportation  
Geotechnical Engineering Unit  
GeoEnvironmental Section

Appendix A (Map 5 of 6)  
Location of USTs, landfills & Other Potentially Contaminated Sites

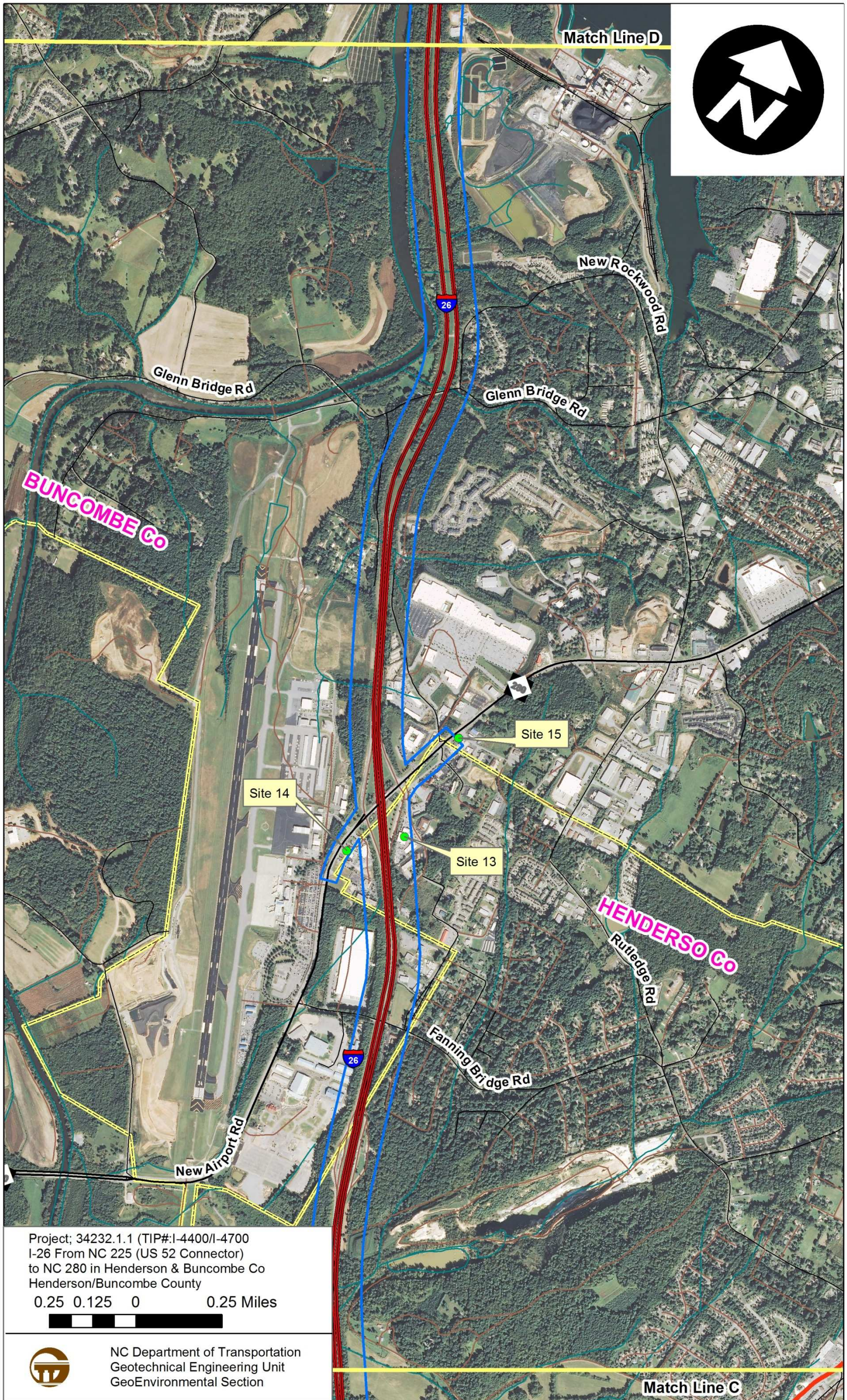


Project: 34232.1.1 (TIP#:I-4400/I-4700  
I-26 From NC 225 (US 52 Connector)  
to NC 280 in Henderson & Buncombe Co  
Henderson/Buncombe County  
0.25 0.125 0 0.25 Miles

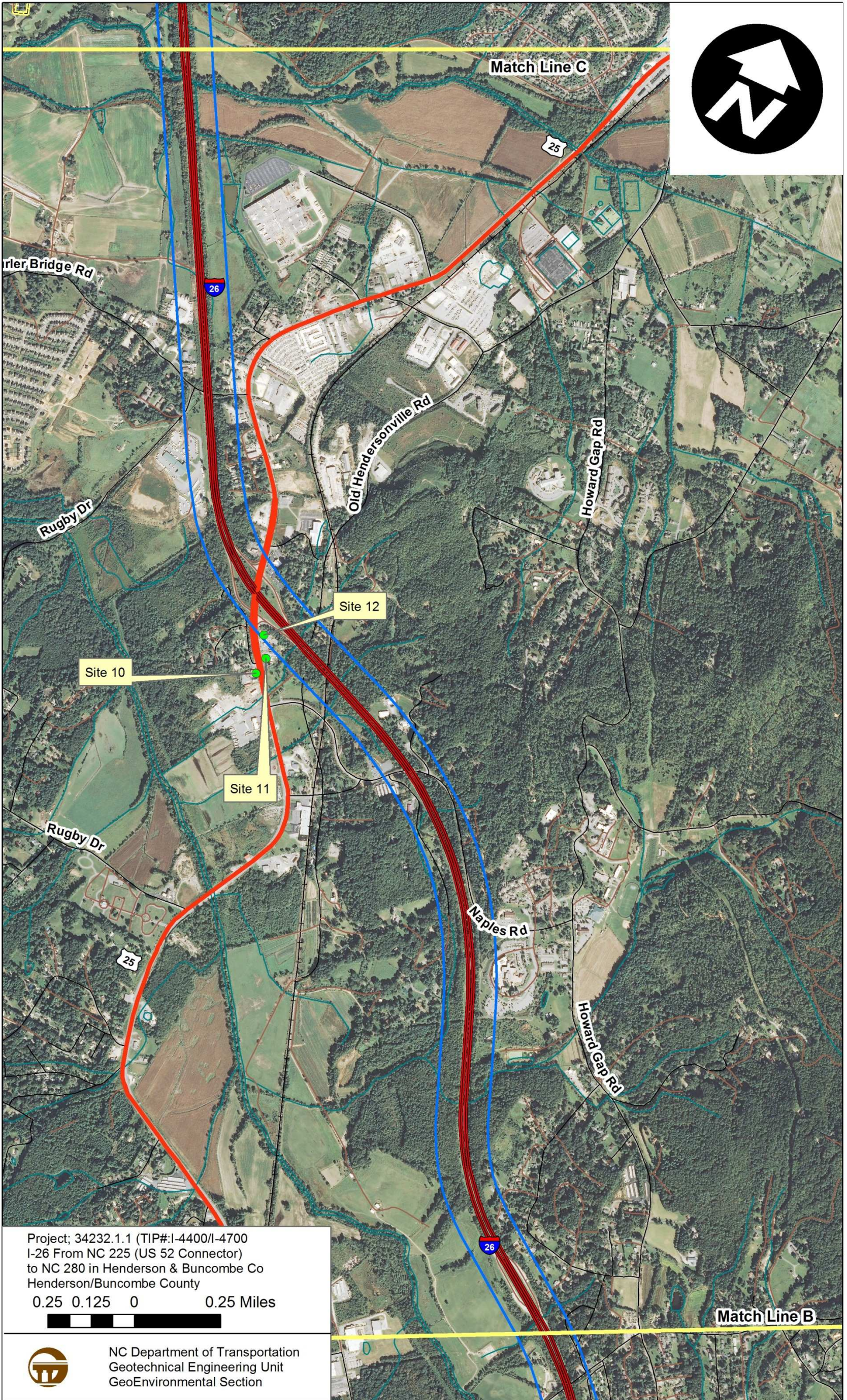


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Geotechnical Engineering Unit  
GeoEnvironmental Section

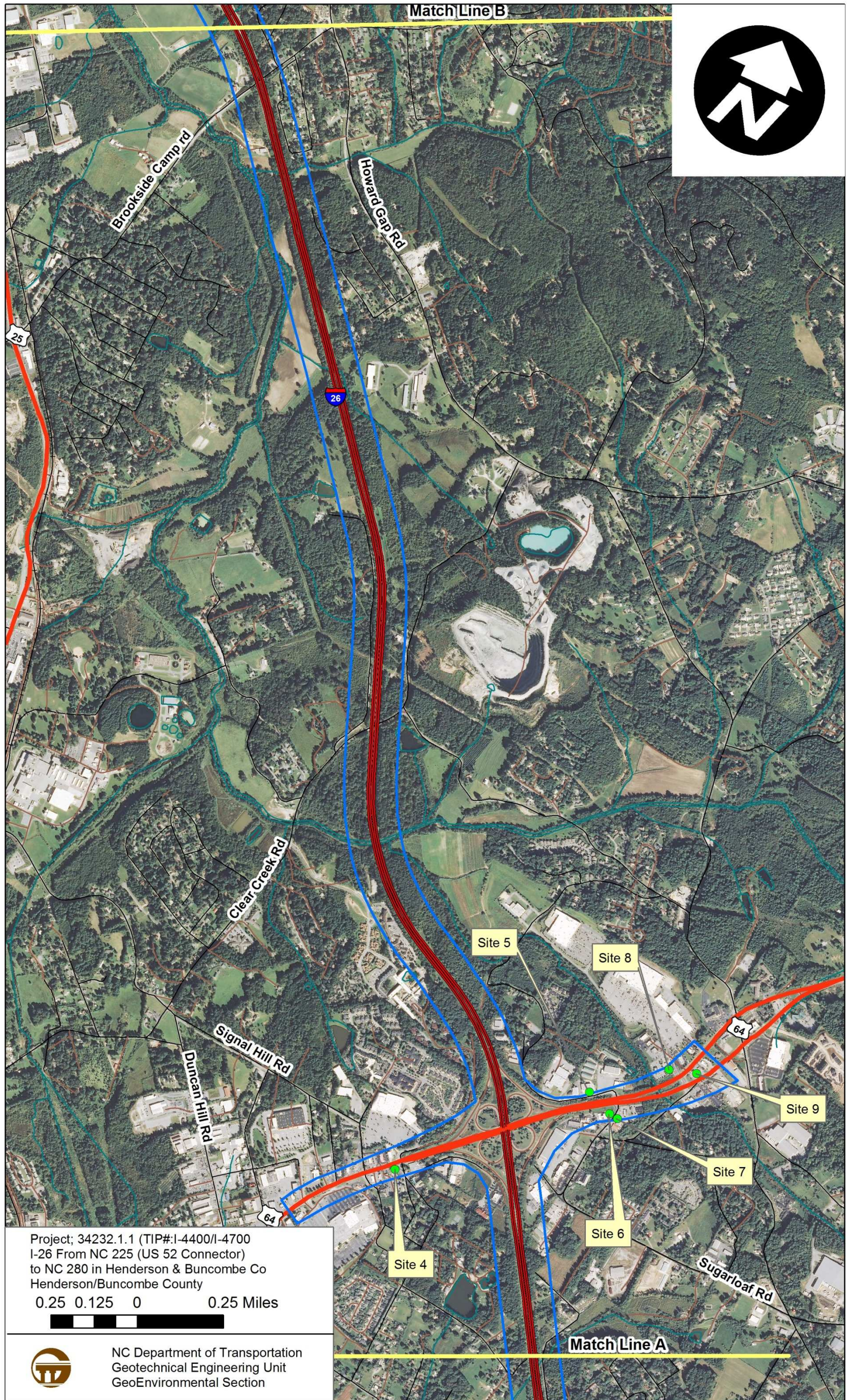
Appendix A (Map 4 of 6)  
Location of USTs, landfills & Other Potentially Contaminated Sites



Appendix A (Map 3 of 6)  
Location of USTs, landfills & Other Potentially Contaminated Sites



Appendix A (Map 2 of 6)  
Location of USTs, landfills & Other Potentially Contaminated Sites



Appendix A (Map 1 of 6)  
Location of USTs, landfills & Other Potentially Contaminated Sites

