




STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

01/05/2022

TIP NO: U-4700A
WBS: 35993.1.7
COUNTY: CATAWBA
DESCRIPTION: US 321 FROM US 70 IN HICKORY TO US 321A
(COMBINED WITH B-4450: TO REPLACE BRIDGE 367
OVER CATAWBA RIVER ON US 321)

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
Parcels # 23,27,28,35,41,70,76,154,161,180,191**

Per your request, posted to Sharepoint is a copy of the assessment report prepared by for the GeoEnvironmental Section. This potentially contaminated parcel located at the western end of the above-described project corridor was investigated. Upon reviewing the report, the GeoEnvironmental Section offers the following Right of Way recommendation(s):

PARCEL # 23, PEAK AUTO REPAIR, MICHAEL AND SHARON MAULDING PROPERTY (NOT CONTAMINATED) 1349 1ST AVE. SW, HICKORY, NC 28602

The site is occupied by automotive repair facility and was a former gas station. No USTs were identified during the geophysical survey or field activities. Eight (8) soil samples were collected to determine if petroleum contamination associated with this possible former gas station was present by UVF analysis. The analytical results indicated that petroleum contaminated soil does not exist within the area tested. **The necessary right of way should be acquired as fee simple with no money withheld.**

Mailing Address:
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Website: www.ncdot.gov

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

PARCEL # 27, STATE FARM, WILLIAM HENRY GRAHAM JR AND RACHEL L. GRAHAM PROPERTY (SOIL NOT CONTAMINATED), 15 HWY 321 SW, HICKORY, NORTH CAROLINA

The site contained an active, one-story building occupied by the business Natural Elements of NC. No USTs were identified during the geophysical survey or field activities. Seven (7) soil samples and one (1) groundwater sample from a temporary monitoring well installed on site were collected to determine if petroleum contamination associated with this possible former gas station was present by UVF analysis. The analytical results indicated that petroleum contaminated soil does not exist within the area tested while lead was the only constituent in the groundwater sample detected above NC 2L standard. The lead cannot be ruled out as natural occurrence. **The entire property as right of way should be acquired as fee simple with no money withheld.**

PARCEL # 28, AMES OXYGEN AND SUPPLY, JAMES VANCE TURNER JR PROPERTY (NOT CONTAMINATED) 30 HWY 321 NW, HICKORY, NORTH CAROLINA

The site contained an active, one-story building for James Oxygen and Supply. A number of aboveground storage tanks (ASTs) were present on site. No USTs were identified during the geophysical survey or field activities. Five (5) soil samples and one (1) groundwater sample from a temporary monitoring well installed on site were collected to determine if petroleum contamination associated with this possible former gas station was present by UVF analysis. The analytical results indicated that petroleum contaminated soil or groundwater do not exist within the area tested. **The necessary right of way should be acquired as fee simple with no money withheld.**

PARCEL # 35, CUBBARD EXPRESS EXXON, BUMGARNER OIL COMPANY, INC PROPERTY (CONTAMINATED) 191 HWY 321 NW, HICKORY, NC 28601

The site is occupied by an active Exxon gas station, Cubbard Express Exxon. The ground in the study area was covered by grass, concrete pavement, and asphalt pavement. The primary tank bed is located on the north side of the study area partially within the proposed PDE. **5 USTs are located outside the proposed right of way and 4 of the 5 are partially inside the PDE.** No USTs were identified during the geophysical survey or field activities within the study area. Eight (8) soil samples were collected to determine if petroleum contamination associated with this active gas station was present by UVF analysis. **The analytical results indicated that petroleum contaminated soil exists within the area tested at an estimated amount of 631 tons. A minor amount of contaminates soil is anticipated to be encountered during construction. The necessary right of way should be acquired as permanent easement and with no money withheld.**

PARCEL # 41, STRICKLAND BROTHERS 10 MINUTE OIL CHANGE, STRICKLAND BROTHERS, LLC ROPERTY (CONTAMINATED) 226 16TH STREET NW, HICKORY, NC 28601.

The site was occupied by an active oil change service station, Strickland Brothers 10 Minute Oil Change. No USTs were identified during the geophysical survey or field activities. Seven (7) soil samples were collected to determine if petroleum contamination associated with this oil change facility was present by UVF analysis. The analytical results indicated that only one soil sample out of seven revealed 110.7 ppm DRO that is slightly

above NCDEQ regulatory action limit of 100 ppm. **An estimated 129 cubic yard of petroleum contaminated soil presided within the construction zone. The entire property as right of way should be acquired as fee simple with no money withheld.**

PARCEL # 70, HERITAGE PROPANE, RETAIL PROPANE COMPANY LLC PROPERTY (CONTAMINATED) 625 12TH ST. DR. NW, HICKORY.

The site was occupied by an active retail propane business, Heritage Propane. The ground in the study area was covered by grass, asphalt pavement, gravel, and areas of propane above-ground storage tanks (ASTs). A number of monitoring wells were observed on the site. No USTs were identified during the geophysical survey or field activities. No intrusive sampling was performed in this investigation, the evaluation is based on the review of the existing soil and groundwater assessment report file with NCDEQ. The analytical data summarized in this report indicates that it is likely that construction will encounter small amount soils contaminated with SVOCs, VOCs, and inorganics (arsenic), such as in the area between the 2010 MGP excavation and 12th St. Dr. NW, and in the vicinity of the former UST. It should be assumed that on-site soils outside of the 2010 MGP excavation and backfill are contaminated. **The necessary right of way should be acquired as fee simple with no money withheld.**

PARCEL # 76, SUNOCO FOOD MART, S & S USA, INC. ROPERTY (CONTAMINATED) 820 HIGHWAY 321 NW, HICKORY, NC 28601.

The site is occupied by an active Sunoco gas station and market (Sunoco Food Mart). The ground in the study area was covered by grass, concrete pavement, and asphalt pavement. The tank bed is located in the northeast corner of the study area and is partially within the proposed construction easement (E). The inventory report provided by Sunoco Food Mart lists two 10,000-gallon tanks (diesel and supreme gasoline), one 15,000-gallon tank (regular gasoline), and one 8,000-gallon tank (kerosene). No monitoring wells were observed on the site. The geophysical data did not indicate the presence of abandoned USTs in the study area. The east edge of the existing 4 USTs may be partially within the proposed construction easement and is on the edge of the proposed ROW. Eight (8) soil samples were collected to determine if petroleum contamination associated with this oil change facility was present by UVF analysis. The analytical results indicated that only one soil sample out of eight revealed DRO above NCDEQ regulatory action limit of 100 ppm. **An estimated 86 cubic yard (116 ton) of petroleum contaminated soil presided within the construction zone. The necessary right of way should be acquired as fee simple with no money withheld.**

PARCEL # 154, OUTDOOR EXPRESSIONS, CHARLES DAVID JR & MARLA R. NUTTING PROPERTY (NOT CONTAMINATED) 5020 HICKORY BLVD, HICKORY, NC 28601

The site is occupied by a landscaping service company, Outdoor Expressions was possibly a former gas station. No USTs or monitoring wells were observed on site. The geophysical data did not indicate the presence of abandoned USTs in the study area. Nine (9) soil samples were collected to determine if petroleum contamination associated with this possible former gas station was present by UVF analysis. The analytical results indicated that petroleum contaminated soil does not exist within the area tested. **The necessary right of way should be acquired as fee simple with no money withheld.**

PARCEL # 161, Foothills Monument, Yount & Starnes LLC Property (Not Contaminated) 4861 Hickory Blvd, Granite Falls, NC 28630

The site is occupied by an active monument maker, Foothills Monument Company and it was a former gas station. The ground in the study area was covered by grass, asphalt pavement, concrete pavement, and areas of granite monuments. The former dispenser island was indicated by an asphalt patch in front of the building. A dispenser, vent pipe, and fill pipe were observed by the northwest corner of the building indicating a probable UST. The probable UST is outside of the proposed ROW and proposed easements. No monitoring wells were observed on this site. The geophysical data did not indicate the presence of abandoned USTs in the study area. Ten (10) soil samples were collected to determine if petroleum contamination associated with this former gas station was present by UVF analysis. The analytical results indicated that petroleum contaminated soil does not exist within the area tested. **The necessary right of way should be acquired as fee simple with no money withheld.**

PARCEL # 180, Classic Cleaners (Vacant), John Long and Timothy R Long Property (Not Contaminated) 1167 1st Ave. SW, Hickory, NC 28602

The site contained a vacant, two-story, brick building with a business sign stating “Classic Cleaners.” The ground in the study area was covered by asphalt pavement, overgrown grassy areas, and heavily wooded areas. No evidence was seen for USTs or monitoring wells. The geophysical data did not indicate the presence of abandoned USTs in the study area. Ten (10) soil samples were collected to determine if petroleum contamination associated with this former dry-cleaning facility was present by UVF analysis. The same 10 soil samples were selected for testing by Pace Analytical (Pace) using EPA Method 8260D to check for VOCs associated with the former dry-cleaning operations. The analytical results indicated that one location (1 to 1.5 foot below the ground surface) with a soil sample that was above the NCDEQ Action Levels for GRO and DRO. Several chemicals, including PERC, were detected but were below the corresponding Residential MSCCs. Groundwater was not encountered in the upper 15 feet at the site. **An estimated 41 cubic yard (56 ton) of petroleum contaminated soil resided within the construction zone. The entire property as right of way should be acquired as fee simple with no money withheld.**

PARCEL # 191, Kerr's Hickory Ready-Mixed Concrete, Southern Concrete Materials, Inc Property (Not Contaminated), 1126/1120 1st Ave SW, Hickory, NC 28602

The site is occupied by an active concrete batch plant, Kerr's Concrete (Figure 2). The ground in the study area was covered by asphalt and concrete pavement. Seven monitoring wells were observed in the center portion of the parcel. No USTs or monitoring wells were observed on site. The geophysical data did not indicate the presence of abandoned USTs in the study area. Nine (9) soil samples were collected to determine if petroleum contamination associated with this property was present by UVF analysis. The analytical results indicated that petroleum contaminated soil does not exist within the area tested. **The necessary right of way should be acquired as fee simple 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 are available at the link below:

<https://connect.ncdot.gov/site/Preconstruction/division/div12/U-4700A/Geoenvironmental/Forms/By%20Topic.aspx#InplviewHash17acfd8a-bae9-4187-a2dd-fc33dc97fc0d=WebPartID%3D%7B17ACFD8A--BAE9--4187--A2DD--FC33DC97FC0D%7D>

Please contact me at (919) 707-6868 if you have any questions or comments concerning these sites or our assessment work on them.

EJC/DGL

cc

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File