



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J.R. "JOEY" HOPKINS
SECRETARY

January 2, 2024

MEMORANDUM TO: Trace Howell, PE, PMP
Senior Project Manager
Project Development Unit-Division 3

FROM: Craig Haden ^{DocuSigned by:}
Craig Haden
GeoEnvironmental Project Manager
GeoEnvironmental Section
Geotechnical Engineering Unit

TIP NO: HB-0039
WBS: 50603.1.1
COUNTY: NEW HANOVER
DIVISION 3
DESCRIPTION: Replace Bridge # 13 over Cape Fear River on US 421

SUBJECT: **GeoEnvironmental Phase I Report**

The GeoEnvironmental Section of the Geotechnical Engineering Unit performed a Phase I field investigation on December 19, 2023 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

Nine (9) 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.

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

Telephone: (919) 707-6850
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
1020 BIRCH RIDGE DRIVE
RALEIGH, NC 27610

If there are questions regarding the geoenvironmental issues, please contact me, at (919) 707-6871.

cc:

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(01) Property Name:

Eagle Island Engineer Yard
232 Battleship Rd
Leland, NC 28451

Property Owner:

United States of America
1849 C Street NW
Washington, DC 20240

Facility ID: N/A

Incident Type/Number: 85428

UST Owner:

N/A

N/A



Anticipated Impacts: Low

This site is currently the Engineer Yard owned by the US Army Corp of Engineer. The site is used as a repair and storage/maintenance facility. It is located on the east side of Battleship Rd at US 17 Business on the west of the Cape Fear River. In 1996 petroleum contaminated soil and groundwater was encountered while excavating for a new boat slip. Approximately 1000 tons of contaminated soil and 7300 gallons of contaminated water were removed from the site. Source of the contamination appeared to be from localized spills occurring from past operations at Eagle Island.

(02) Property Name:

Former Wilmington Coal Gas Plant
606 Surry St
Wilmington, NC 28401

Property Owner:

Duke Energy Progress LLC.
PO Box 1007
Charlotte, NC 28201

Facility ID: NCD986188910



Anticipated Impacts: Low-Medium

This parcel is currently a vacant lot. It is the former location of the Wilmington Manufactured Gas Plant. The site is listed as an Inactive Hazardous Waste Site under the Superfund Section. According to DEQ online reports, Bi-Annual groundwater sampling is currently on going. For the exception of one monitoring well the area of groundwater sampling appears to be outside the proposed study area.

(03) Property Name:

NCDOT Property (Former Riverman II LLC
Property)
712 Surry St
Wilmington, NC 28401

Property Owner:

NC Department of Transportation
1546 Mail Service Center
Raleigh, NC 27611

Facility ID: N/A

Incident Type/Number: 8250

UST Owner:

N/A

N/A



Anticipated Impacts: Low

This parcel is currently a vacant lot. It was acquired by NCDOT as an advanced acquisition in May 2023. According to the October 20, 2022, Phase II Environmental Site Assessment provided by the former property minor soil and groundwater contamination is present at the property.

(04) Property Name:

Vacant Lot (Former City Gas & Transmission)
801 Surry St
Wilmington, NC 28401

Property Owner:

Colonial Carolina Inc
1002 S. Front St
Wilmington, NC 28401

Facility ID: NCD986186518

Incident Type/Number: 3493, 8119

UST Owner:

N/A

N/A



Anticipated Impacts: Low-Medium

This vacant lot is part of the former Oil Refinery that operated at 801 Surry St from the 1970s to the mid-1990s. The facility was declared a superfund site in the mid-1990s. In 1997 the US EPA took over cleanup. The site was cleaned up and approximately 50,000 cubic yards of contaminated soil was removed. The area within the study area appears to be where the former office building was located. This site was identified as site 1 in the 2018 U-5734 GeoEnvironmental Phase I report.

(05) Property Name:
Southern Metals Recycling
13 Wright St
Wilmington, NC 28401

Property Owner:
Southern Metals Recycling
PO Box 2139
Wilmington, NC 28402

Facility ID: NCN000407584
Incident Type/Number: N/A

UST Owner:
N/A
N/A



Anticipated Impacts: Medium-High

This active Metal Recycling facility is located in the northwest quadrant of S. Front St and Wright St. The site is being cleaned up and is scheduled to permanently close December 22, 2023. The Facility is listed in the DEQ Waste management Superfund - Inactive hazardous site database. The facility is not listed in the UST Section Registry and there are no known incidents associated with it. This site was identified as site # 2 in the 2018 U-5734 GeoEnvironmental Phase I report.

(06) Property Name:

Colonial Terminals
1002 S. Front St
Wilmington, NC 28401

Property Owner:

CTI of North Carolina, Inc
PO Box 576
Savannah, GA 31402

Facility ID: 00-0-0000022441, NCD981476708

Incident Type/Number: 5059, 6107, 3283

UST Owner:

Colonial Terminals Inc
1002 S. Front St
Wilmington, NC 28401



Anticipated Impacts: Medium

This site currently operates as Colonial Fuels bulk storage facility. It is located on the southwest quadrant of S. Front St and Wright St. The facility occupies approximately 33 acres. The Facility is listed in the DEQ Waste management Superfund - Inactive hazardous site database. It is listed as a large quantity generator. There are numerous bulk storage ASTs on the property and several incidents are associated with the site. According to the UST Section Registry there is one current 1000-gallon oil/water separator. One tank was closed in 1955, two in 1976, one in 1978 and one in 1994. There were several monitoring wells observed during the site investigation. This site was identified as site # 4 in the 2018 U-5734 GeoEnvironmental Phase I report.

(07) Property Name:

DTS LLC Property
102 Wright St
Wilmington, NC 28401

Property Owner:

DTS LLC
401 Chestnut ST
Suite A
Wilmington, NC 28401

Facility ID: 00-0-0000020574

Incident Type/Number: 19136

UST Owner:

Springer-Eubank Co Inc.
123 Shipyard Blvd
Wilmington, NC 28412



Anticipated Impacts: Low

This site is currently a vacant lot. It is located on the east side of S. Front between Wright St and Meares St. It is the former location of Springer Eubanks Bulk Plant. According to the UST Section Registry four (4) tanks were removed in 1993. Incident # 19136 is associated with this facility and was closed out in 2004. There is a possible old pump island located in the middle of the gravel lot. No monitoring wells were observed during the site investigation. This site was identified as site # 3 & 5 in the 2018 U-5734 GeoEnvironmental Phase report. This property (parcel 019_U-5734) was investigated in August 2023 for advanced ROW acquisition. NO USTs or contamination were identified.

(08) Property Name:

Scotchman #3325
901 S. 3rd St
Wilmington, NC 28401

Property Owner:

RILP NC2, LP
11995 El Camino Real
San Diego, CA 92130

Facility ID: 00-0-0000021405

Incident Type/Number: 14965, 48249

UST Owner:

RILP NC2, LP
11955 El Camina Real
San Diego, CA 92130



Anticipated Impacts: Low

This site currently operates as a convenience store/gas station. It is located on the southeast quadrant of S. 3rd St and Dawson St. According to the UST Section Registry there are four USTs currently in use. Incident #'s 14965 and 48249 are associated with this site and both have been closed out. Four monitoring wells that appeared to be abandoned were observed during the site investigation. There is a "Notice of Residual Petroleum" attached to the property deed.

(09) Property Name:

Vacant Lot Former Exxon # 4-3957
315 Wooster St
Wilmington, NC 28401

Property Owner:

3RD and Wooster LLC
82 Hanover St, Suite 5
Portland, ME 4101

Facility ID: NONCD0003064, 00-0-0000020189**Incident Type/Number:** 10031**UST Owner:**

Exxon Co. USA
4550 Dacoma, 3rd Floor.
Houston, TX 77092

**Anticipated Impacts:** Medium-High

This site is currently a vacant lot. It is the former location of Exxon # 4-3957. It is located on the northeast quadrant of S. 3rd St and Wooster St. According to the UST Section Registry seven USTs were removed in 1993. Incident # 10031 is associated with this site and was closed out in 1998. The site was turned over to Inactive Hazardous Waste Section for the Tetrachloroethane (PCE) contaminated groundwater identified in a 1998 phase II investigation. The source of PCE contaminated groundwater is unknown and may be from an off-site source. In October 2021 the current property owner submitted Brownfields Property application and Consent Fee. On February 9, 2022 DEQ issued a Letter of Eligibility. A 2022 Phase II conducted for the prospective developer identified PCE and Vinyl chloride above DEQ 2L standards but below the Non-Residential groundwater screening levels in one groundwater sample. No monitoring wells were observed during the site investigation.

Appendix A
Location of GeoEnvironmental Sites of Concern

