



CERTIFIED MAIL RECEIPT 7019 2280 0001 4551 4818  
RETURN RECEIPT REQUESTED

March 3, 2023

Brian Alligood  
Beaufort County Manager  
121 W. 3<sup>rd</sup> Street  
Washington, North Carolina 27889

RE: Notice of Residual Petroleum and Conditional Notice of No Further Action  
Former Ferrell's Gas Station – 1929 Carolina Avenue  
Washington, Beaufort County, North Carolina  
Incident Number 48806  
Risk Classification: Low  
Ranking: L 141 D

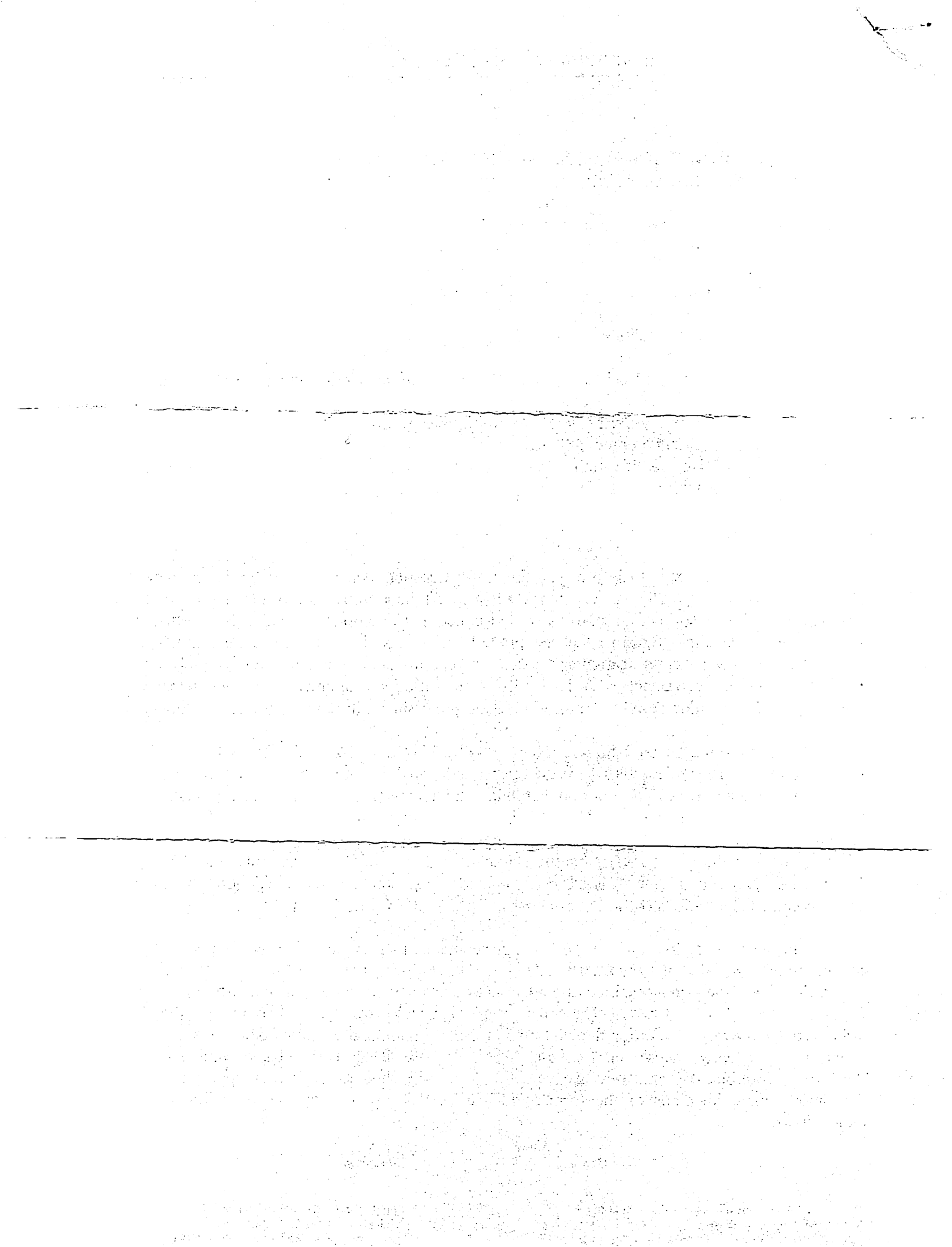
Dear Mr. Alligood,

This letter is to inform you the North Carolina Department of Environmental Quality (NCDEQ) Division of Waste Management (DWM), UST Section has approved a Notice of Residual Petroleum (NRP) for soil and ground water, and issued a “Conditional Notice of No Further Action” for the referenced site. Because the site property is located in your jurisdiction, the State rules governing groundwater classification and standards, require that you be notified of the “Notice of No Further Action” in accordance with Title 15A North Carolina Administrative Code Subchapter 2L (15A NCAC 2L), Section .0409. The location of the site is shown in Figure 1 of the attachments.

North Carolina General Statute (NCGS) 143B-279.9 and 143B-279-11 require a NRP to be filed with the Register of Deeds where the release is located, when a release from an petroleum-fuel underground storage tank (UST) or aboveground storage tank (AST) has not been remediated to less than “unrestricted use standards”. The NRP is required either prior to conveyance of a contaminated property or prior to receiving a “Notice of No Further Action”. “Unrestricted use standards” for ground water are the ground-water quality standards and interim standards contained in 15A NCAC 2L, Section .0202 and “unrestricted use standards” for soil are the residential maximum soil contaminant concentrations (MSCCs) established in 15A NCAC 2L, Section .0411.

The source area for soil and ground-water contamination is located at the former Ferrell's Gas Station which is located at 1929 Carolina Avenue (US Highway 17) in Washington, Beaufort County, North Carolina. The primary source of contamination is a non-regulated petroleum-fuel UST and four (4) petroleum-fuel AST systems. The construction, size, and petroleum-fuel contents of the UST and ASTs are not known. In addition the UST and AST installation and operating dates are not known. A property owner representative reports the UST and dispenser island were located immediately east of the former store building and were excavated/removed from the site property in approximately 2009. The approximate locations of the former UST and AST systems are shown in Figure 2 of the attachments.

*Soil and Groundwater Specialists*  
Charlotte      Roanoke Rapids      Williamston



Soil and ground-water analytical data for the subsurface investigation conducted for the site property in December 2022 indicate a release(s) from the former AST and, or UST systems which has impacted both soil and groundwater beneath the site. The December 2022 soil analytical data indicate benzene, ethylbenzene, *o,m,p*-xylenes, naphthalene, *n*-butylbenzene, isopropylbenzene, *p*-isopropyltoluene, *n*-propylbenzene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, and, or 1-methylnaphthalene are present in soil samples at concentrations exceeding the maximum soil contaminant concentration (MSCC) soil-to-water cleanup levels. In addition, the soil analytical data indicate naphthalene is present in soil samples at concentrations exceeding the MSCC residential soil cleanup level. The December 2022 ground-water analytical data indicate benzene, toluene, ethylbenzene, *o,m,p*-xylenes, naphthalene, isopropylbenzene, *n*-propylbenzene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, 1-methylnaphthalene, and 2-methylnaphthalene are present in water samples at concentrations exceeding the 15A NCAC 2L ground-water standards. In addition, the ground-water analytical data indicate the detected contaminants are not present at concentrations exceeding the gross contamination levels (GCLs). The soil and ground-water sampling locations (e.g., soil borings and temporary monitoring wells) are shown in Figure 3 of the attachments.

The approved NRP will be filed with the Register of Deeds in Beaufort County pursuant to NCGS 143B-279.9 and 143B-279.11. The referenced site exceeds the “unrestricted use standards” for soil and ground water, and thus, the perpetual land use restriction in the filed NRP for the site applies to soil and ground water. “Unrestricted use standards” for ground water are the ground-water quality standards and interim standards contained in 15A NCAC 2L, Section .0202. “Unrestricted use standards” for soil are the soil-to-groundwater MSCCs established in 15A NCAC 2L, Section .0411. The following perpetual land use restrictions apply to the site property:

- Soil – The Site shall be used for industrial/commercial use only. Industrial/commercial use means a use where exposure to soil contamination is limited in time and does not involve exposure to children or other sensitive populations such as the elderly or sick. The real property shall not be developed or utilized for residential purposes including but not limited to: primary or secondary residences (permanent or temporary), schools, daycare centers, nursing homes, playgrounds, parks, recreation areas and/or picnic areas.
- Groundwater – Groundwater from the site is prohibited from use as a water supply. Water supply wells of any kind shall not be installed or operated on the site.

The NCDEQ DWM, UST Section WaRO issued Michael Arnold a “Conditional Notice of No Further Action” in a letter dated March 2, 2023. A copy of the “Conditional Notice of No Further Action” is included in the attachments. Final approval of the “Notice of No Further Action” status for the site will not become valid until the approved NRP is filed with the Beaufort County Register of Deeds and all public notice requirements are completed.

The NCDEQ DWM, UST Section Washington Regional Office has the approved NRP along with other site information on file and available for public review. You may make copies of this information for a small fee. Any written comments concerning the NRP and issuance of “No Further Action” for the site should be submitted to the following address within thirty (30) days of the date that this letter was issued:

Sylvia Newsom-Hunneke – Regional UST Section Supervisor



North Carolina Department of Environmental Quality  
Division of Waste Management  
UST Section Washington Regional Office  
943 Washington Square Mall  
Washington, NC 27889  
Telephone (252) 946-6481

Sylvia Hunneke may be contacted during normal weekday business hours to answer questions or to arrange an appointment to review the information on file pertaining to the site petroleum-fuel UST releases. Notification of the filed NRP and "Notice of No Further Action" for the site is also being made by USPS certified mail to the Beaufort County Health Director and all owners of property adjacent to the site.

Sincerely,  
Labrador Environmental Consultants, P.C.



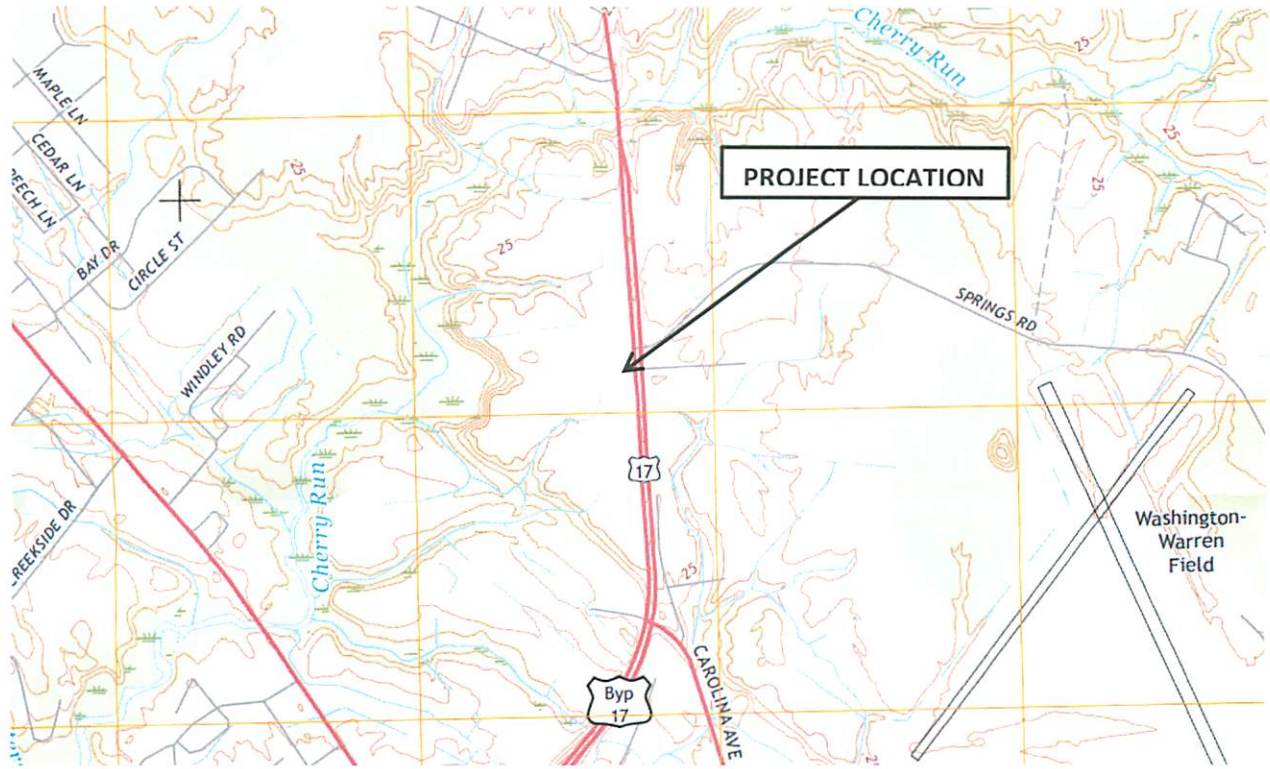
Thomas J. Benthall, Jr.  
Environmental Geologist, G.I.T.

Attachments

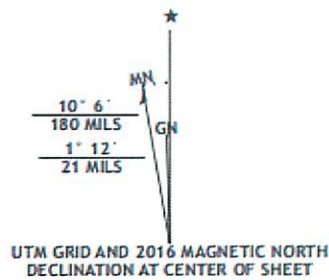
Cc: Michael Arnold  
NCDEQ, DWM, UST Section WaRO



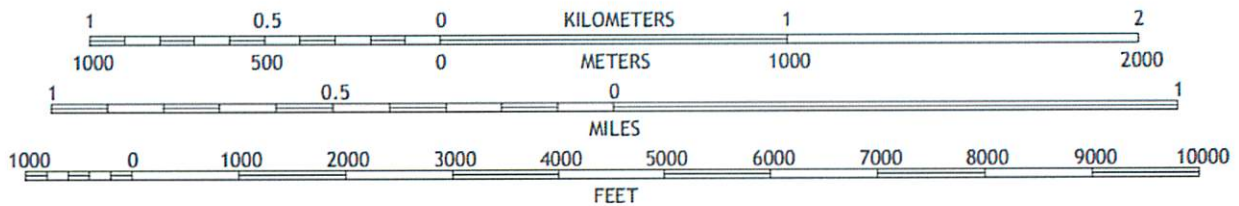
## **ATTACHMENTS**



Washington Quadrangle – North Carolina  
USGS 7.5 Minute Topographic Series



SCALE 1:24 000

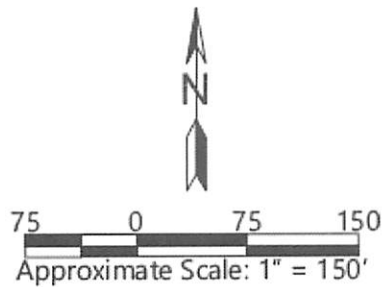
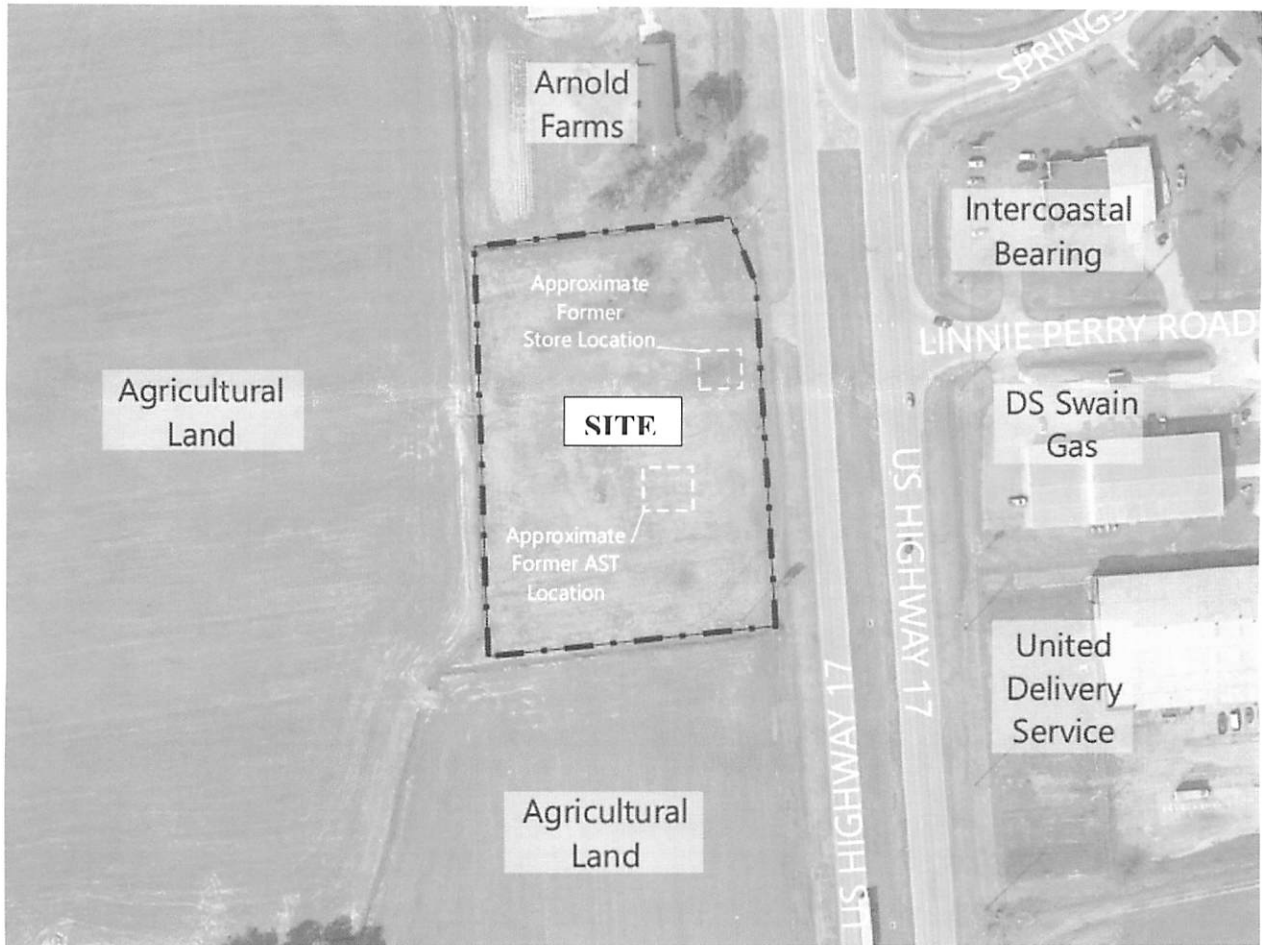


CONTOUR INTERVAL 5 FEET  
NORTH AMERICAN VERTICAL DATUM OF 1988

Labrador Environmental Consultants, P.C.

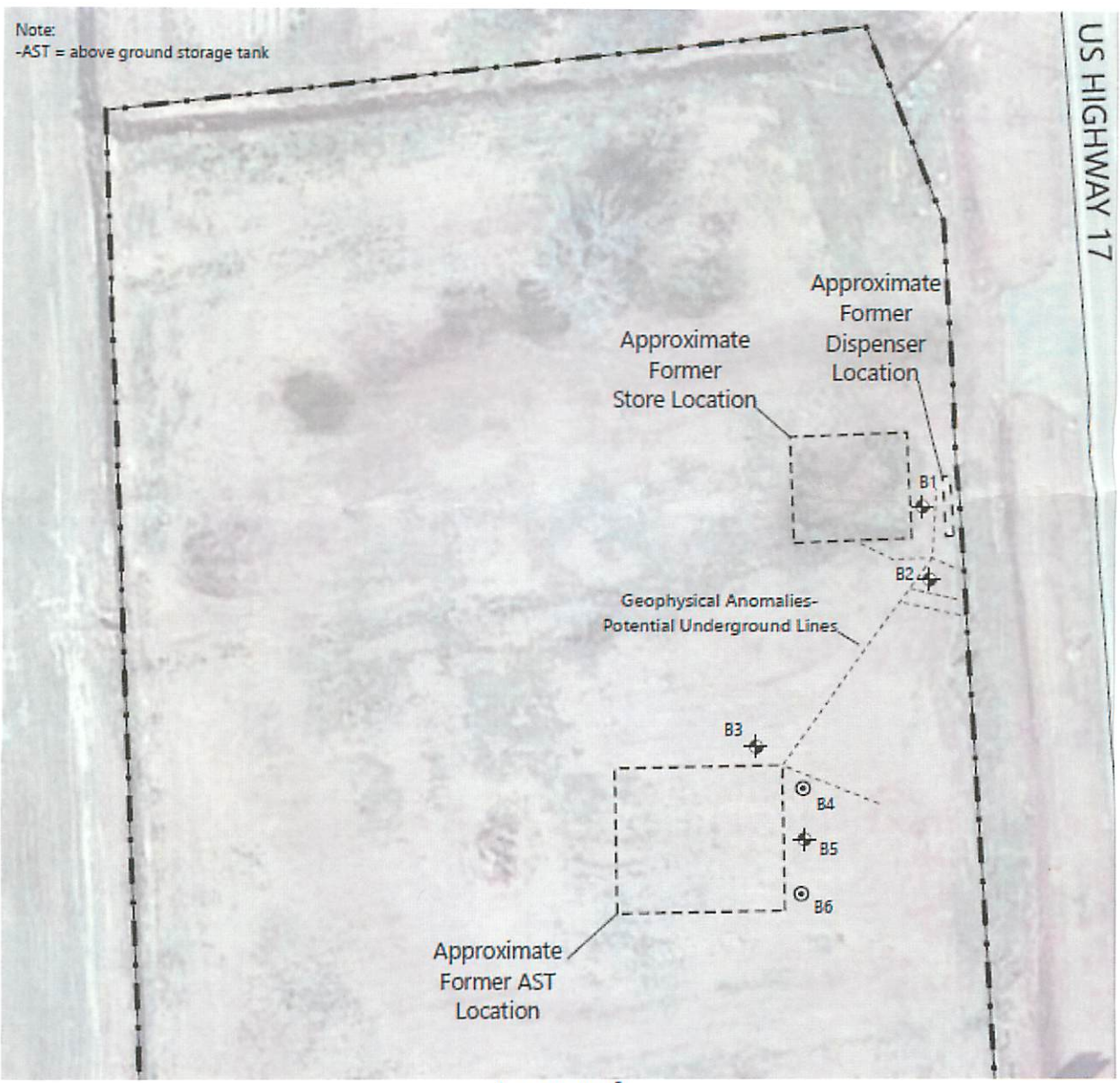
Former Ferrell's Gas Station  
1929 Carolina Avenue (US Highway 17S)  
Washington, Beaufort County, North Carolina  
Latitude 35.578279, Longitude -77.066885

Figure 1  
Project Location Map



\* MAP OBTAINED FROM PARTNER PHASE II SUBSURFACE INVESTIGATION REPORT DATED DECEMBER 27, 2022

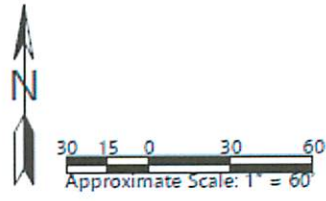
<p><b>Labrador Environmental Consultants, P.C.</b></p>	<p><b>Former Ferrell's Gas Station</b>  <b>1929 Carolina Avenue (US Highway 17S)</b>  <b>Washington, Beaufort County, North Carolina</b>  <b>Latitude 35.578279, Longitude -77.066885</b></p>
<p><b>Figure 2</b>  <b>Source Area Locations</b></p>	



Note:  
-AST = above ground storage tank

### Legend

- Subject Property 
- Boring Location 
- Boring Location with Temp Well 



\*MAP OBTAINED FROM PARTNER PHASE II SUBSURFACE INVESTIGATION REPORT DATED DECEMBER 27, 2022

<p><b>Labrador Environmental Consultants, P.C.</b></p>	<p><b>Former Ferrell's Gas Station</b>  <b>1929 Carolina Avenue (US Highway 17S)</b>  <b>Washington, Beaufort County, North Carolina</b>  <b>Latitude 35.578279, Longitude -77.066885</b></p>
<p><b>Figure 3</b>  <b>Soil Boring and Temporary Monitoring Well Locations</b></p>	

ROY COOPER  
*Governor*  
ELIZABETH S. BISER  
*Secretary*  
MICHAEL SCOTT  
*Director*



NORTH CAROLINA  
*Environmental Quality*

March 2, 2023

Attn: Outer Limits Self Storage  
Mr. Michael Arnold  
217 Perry Road  
Grimesland, North Carolina 27837

Re: **Conditional Notice of No Further Action**  
15A NCAC 2L .0407(d)  
Risk-based Assessment and Corrective Action  
for Petroleum Underground Storage Tanks

**Former Ferrell's Gas Station**  
1929 Carolina Ave. (US Highway 17N)  
Washington, Beaufort County  
**Incident Number: 48806**  
Risk Classification: Low  
Rank: L 0141 D

Dear Mr. Arnold:

The Notice of Residual Petroleum received on March 2, 2023, has been reviewed and signed. The review indicates that soil contamination exceeds the residential maximum soil contaminant concentrations (MSCCs) established in Title 15A NCAC 2L .0411 and groundwater contamination meets the cleanup requirements for a low-risk site but exceeds the groundwater quality standards established in Title 15A NCAC 2L .0202.

The UST Section determines the subject incident to be eligible conditionally for no further action status. **However, final approval of no further action status is contingent on the filing of the approved NRP (attached) with the Register of Deeds in the county in which the release is located, verified by the receipt of a certified copy of the filed NRP by this office; and on receipt of confirmation that public notice requirements have been completed, as described in the following paragraphs.**

Be advised that as groundwater contamination exceeds the groundwater quality standards established in Title 15A NCAC 2L .0202, groundwater within the area of contamination or within the area where groundwater contamination is expected to migrate is not suitable for use as a water supply as stipulated in the Notice of Residual Petroleum (attached). Be advised that as soil contamination exceeds the residential MSCCs, the property containing the contamination is suitable only for **industrial/commercial use** as stipulated in the Notice of Residual Petroleum (attached).



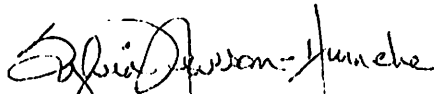
North Carolina Department of Environmental Quality | Division of Waste Management | UST Section  
Washington Regional Office | 943 Washington Square Mall | Washington, NC 27889 | (252) 946-6481

As groundwater contamination exceeds the groundwater quality standards established in Title 15A NCAC 2L .0202, public notice in accordance with 15A NCAC 2L .0409(b) also is required. Thus, within 30 days of receipt of this letter, a copy of the letter must be provided by certified mail, or by posting in a prominent place, if certified mail is impractical, to the local health director, the chief administrative officer of each political jurisdiction in which the contamination occurs, all property owners and occupants within or contiguous to the area containing contamination, and all property owners and occupants within or contiguous to the area where the contamination is expected to migrate. **Within 60 days of receiving this letter, this office must be provided with proof of receipt of the copy of the letter or of refusal by the addressee to accept delivery of the copy of the letter or with a description of the manner in which the letter was posted.** Interested parties may examine the information on file by contacting this regional office and may submit comments on the site to the regional office at the address or telephone number listed below.

**This conditional No Further Action determination will not become valid until the UST Section receives a certified copy of the Notice of Residual Petroleum which is filed with the Register of Deeds and until the UST Section receives proof of public notice requirements.**

If you have any questions regarding this notice, please contact me at the address or telephone number listed below.

Sincerely,



Sylvia Newsom-Hunneke  
Regional UST Supervisor  
Washington Regional Office  
UST Section, Division of Waste Management, NCDEQ

Attachments: Notice of Residual Petroleum

cc: T J Benthall – Labrador Environmental Consultants, P. C. (hand delivery)  
Washington (WAS) – 943 Washington Square Mall, Washington, NC 27889 (252) 946-6481