

# **Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58**

## **Project Information**

**Project Name:** Five Points Crossing

**Project Location:** 218 Tarboro Street, 226 Tarboro Street, 242 Tarboro Street, and 213 Rose Street, Rocky Mount, Edgecombe County, North Carolina 27801

**Federal Agency:** U.S. Department of Housing & Urban Development (HUD)

**Responsible Entity:** North Carolina Office of Recovery and Resiliency (NCORR)

**Project Administrator:** North Carolina Housing Finance Agency (NCHFA)

**Grant Recipient:** Five Points Crossing Limited Partnership

**State/Local Identifier:** B-19-DV-37-0001 and B-19-DV-37-0002

**Preparer:** Andrea Gievers, Environmental SME, NCORR

**Certifying Officer Name and Title:** Laura Hogshead, Director, NCORR

**Consultant (if applicable):**

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**Project Location:**

The site is located northeast of Tarboro Street between Rose Street and Atlantic Avenue in Rocky Mount, Edgecombe County, North Carolina. The site consists of four parcels totaling approximately 1.33 acres (See **Attachments**). According to the Edgecombe County Online GIS Database website, the parcels are identified by Parcel Identification Numbers (PINs) 3850-70-2066 (213 Rose Street), 3759-79-1944 (218 Tarboro Street), 3759-79-1899 (226 Tarboro Street), and 3759-79-2873 (242 Tarboro Street).

**Description of the Proposed Project** [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The Five Points Crossing development (proposed project) consists of a four-story, multi-family apartment building which will include 50 units of affordable housing and associated amenities including a laundry room, mail area, office, multipurpose room with kitchen, tenant storage, playground, covered picnic area, outdoor sitting areas, exercise room, and covered patio with seating. The apartment building is proposed to be 56,425 square feet in size. The associated parking area includes 49 parking spaces, 8 of which are designated for handicapped use only. The proposed project will have a density of 37.6 units per acre. The Sketch Plans for the proposed project are included in **Attachments**.

**Statement of Purpose and Need for the Proposal** [40 CFR 1508.9(b)]:

The purpose of the proposed project is to construct 50 units of affordable residential rental housing in the City of Rocky Mount. The City is seeking affordable housing to address the shortage in inventory exacerbated by the effects of the landfall of Hurricanes Matthew (October 8, 2016) and Florence (September 14, 2018). The availability of housing affordable to lower income families was reduced by flooding effects of the storm which disproportionately affected older, more affordable housing stock, leaving it uninhabitable. In addition, the cost of housing closer to the city center was driven too high to be affordable to those who provide vital labor to downtown businesses, so the City wants to contribute a downtown site as the location for an affordable housing development.

According to the Rocky Mount Affordable Housing Strategic Plan dated April 2021, the objectives of affordable housing in Rocky Mount include expanding housing choices and access to opportunity, increasing homeownership among low-income households and members of the protected classes, improving the utility of public transit for low-income and disabled persons, strengthening fair housing enforcement and operations, and increasing the level of fair housing knowledge and understanding among landlords and the general public. The proposed project meets several of these objectives included in the City of Rocky Mount vision for future development.

**Existing Conditions and Trends** [24 CFR 58.40(a)]:

The site currently includes asphalt, concrete, and gravel areas. Prior buildings slabs are present on the site. The areas surrounding the site includes commercial development. Photographs of the site and surrounding areas are included in **Attachments**. According to a review of historical Sanborn maps and aerial photographs, the subject property was originally developed with dwellings from 1901 until 1923. Commercial development was present on the site from at least 1912. The majority of the buildings were demolished prior to 1993. One remaining building was demolished between 2014 and 2016.

## Funding Information

Grant Numbers	HUD Program	Funding Amount
B-19-DV-37-0001	CDBG-DR	\$4,850,000.00
B-19-DV-37-0002		

**Estimated Total HUD Funded Amount:** \$4,850,000.00

**Non-HUD Funding Source:** Bank Loan

**Non-HUD Funding Amount:** \$675,000.00

**Non-HUD Funding Source:** Federal LIHTC

**Non-HUD Funding Amount:** \$3,852,139.00

**Non-HUD Funding Source:** Deferred Development Fee

**Non-HUD Funding Amount:** \$79,545.00

**Estimated Total Non-HUD Funded Amount:** \$4,606,684.00

**Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:** \$9,456,684.00

## Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6</b>		
<b>Airport Hazards</b>  24 CFR Part 51 Subpart D	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	According to the NEPAassist and Airport IQ 510 website, the closest airport to the site is the Rocky Mount- Wilson Regional Airport located approximately 37,000 feet southwest of the site. The location of the airport in relation to the site is depicted on the Airport Hazards Map. There are no military airfields within 15,000 feet or civil airports within 2,500 feet of the proposed project. <b>The proposed project is in compliance with Airport Hazards, 24 CFR Part 51 Subpart D.</b>  See <b>Attachments</b> – Airport Hazards Maps
<b>Coastal Barrier Resources</b>  Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	According to the U.S. Fish and Wildlife Service Coastal Barrier Resources System (CBRS) map for North Carolina, Edgecombe County has no CBRS units. Therefore, the proposed project will not impact coastal barrier resources. <b>The</b>

		<p><b>proposed project is in compliance with the Coastal Barrier Resources Act, 16 USC 3501.</b></p> <p>See <b>Attachments</b> – USFWS John H. Chafee Coastal Barrier Resources System North Carolina</p>
<p><b>Flood Insurance</b></p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMette) 3720375900K and 3720385000K, dated June 18, 2013 depict the site in Zone X. The site is not located in a Special Flood Hazard Area, therefore, flood insurance is not required. Preliminary maps are not available for the vicinity of the proposed project according to the FEMA Map Service Center. <b>The proposed project is in compliance with the Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994, 42 USC 4001-4128 and 42 USC 5154a.</b></p> <p>See <b>Attachments</b> – National Flood Hazard Layer FIRMette</p>

**STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5**

<p><b>Clean Air</b></p> <p>Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to the EPA Nonattainment Areas for Criteria Pollutants (Green Book), Edgecombe County is in a maintenance area for 8-hour ozone (1997). The construction and operation of the facility is exempted from NC State air quality permit requirements under 15A NCAC 02Q. 0102(d) since emissions will be below the established thresholds. Thus, the proposed project's emissions are automatically considered de minimis (40 CFR § 93.153(c)(2)) and the proposed project is considered compliant with the State Implementation Plan. The proposed project would not exceed de minimis emissions levels for federal general conformity purposes (40 CFR § 93.153(c)(2)).</p> <p>The proposed project includes a multi-family residential structure with amenities. Construction related activities (land clearing, grading) could cause short-term exposures to sensitive receptors from particulate matter (PM 10) such as fugitive dust leaving the construction site and emissions from construction equipment. Mitigation measures for dust control will be implemented to reduce potential impacts to air quality during construction. Therefore, there will be no significant impact to air quality from the proposed project. The operation of the proposed project</p>
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		<p>following the completion of construction activities will not increase emissions.</p> <p>The operation of the proposed project will not require a permit due to the minimal anticipated emissions. <b>Therefore, the proposed project is in compliance with the Clean Air Act, 40 CFR Parts 6, 51, 93.</b></p> <p>See <b>Attachments</b> – EPA Green Book - North Carolina Nonattainment/Maintenance Status for Each County by Year for All Criteria Pollutants.</p>
<p><b>Coastal Zone Management</b></p> <p>Coastal Zone Management Act, sections 307(c) &amp; (d)</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>Edgecombe County is not listed as one of the 20 counties in North Carolina covered by the North Carolina Coastal Management Program. Therefore, the proposed project is not anticipated to impact coastal resources. <b>The proposed project is in compliance with the Coastal Zone Management Act, sections 307(c) &amp; (d).</b></p> <p>See <b>Attachments</b> – Coastal Zone Management Information.</p>
<p><b>Contamination and Toxic Substances</b></p> <p>24 CFR Part 50.3(i) &amp; 58.5(i)(2)</p>	<p>Yes    No</p> <p><input checked="" type="checkbox"/>    <input type="checkbox"/></p>	<p>A Phase I Environmental Site Assessment (ESA) was completed for the property by ECS Southeast, LLP (ECS). In addition, a HUD Environmental Standards Review was completed to ensure that the project complies with HUD environmental standards (See <b>Attachments</b>).</p> <p>In summary, identified documented soil, groundwater, and soil vapor contamination on the subject property due to the prior presence of a dry cleaner on a portion of the subject property, the prior presence of automotive sales and service activities on the adjacent property to the east, the presence of a vent pipe observed on the western adjacent property which could be associated with an unregistered underground storage tank (UST), and the prior presence of a gasoline station on the property and associated Notice of Residual Petroleum (NRP) with a land use restriction prohibiting the use of groundwater. However, the NC DEQ and DSCA Program have established requirements including institutional controls allowing the subject property to be redeveloped. Notice of Dry-Cleaning Solvent Remediation (Notice) documents have been filed at the Edgecombe County Register of Deeds (ROD) (See <b>Attachments</b>). These Notices include land use restrictions (LURs). The restrictions are summarized and the actual Notices should be referenced for full details. The LURs and requirements included in the Notices will be</p>

strictly adhered to during development of the site, including pre-construction, construction, and post-construction activities.

The DSCA Program completed the process of public notice to notify local municipal agencies as well as nearby property owners of the contamination present. The above-mentioned Notices have been filed with the Edgecombe County ROD associated with the identified parcels. On October 18, 2021, the Division of Waste Management (DWM) concluded that for 242 Tarboro Street, the criteria for a “No Further Action” (NFA) determination as defined in 15A NCAC 02S .0509(a) have been met. A Notice of No Further Action has been issued for DSCA Site #DC330006 (See **Attachments**). The Land Use Restriction (LUR) Map enclosed with the NFA Letter is included in **Attachments**.

To prevent exposure to the soil and groundwater contamination identified in the Phase I ESA, the following actions will be conducted:

- Continuous communication with the DEQ – DSCA Program during the construction of the proposed project.
- Prior to disturbing soils in “Area A” and/or if groundwater is proposed to be encountered during construction activities, the DEQ – DSCA Program is to be notified of how the soils and/or groundwater will be managed during construction. No removal of contaminated soils or water will occur until the DEQ – DSCA Program have approved.
- If groundwater is unexpectedly encountered during construction activities, the DEQ – DSCA Program will be notified and management of the groundwater will be discussed.
- Groundwater will not be used as a water source for drinking, irrigation, and/or recreation. Municipal water is available and will be used for this proposed project.
- A vapor intrusion system will be incorporated into the proposed project to prevent exposure to soil gas vapors and as required by the DEQ – DSCA Program in order to allow residential use on the property.
- Indoor vapor samples will be collected per the DEQ – DSCA Program to confirm that the development of the property did not create a pathway for vapors into the building.

		<p>A Memorandum of Agreement (MOA) with NCORR and NCHFA will be required for the proposed project to ensure the above requirements are adhered to. The LUR Map identifies Area A as an area with impacted soils exceeding the Protection of Groundwater PSRGs where soil disturbance restriction should be implemented. Area A will be used as a paved asphalt and concrete parking area according to the Sketch Plans.</p> <p><b>The required mitigation measures and institutional controls will ensure the identified hazards will not pose a health risk to future site occupants or conflict with the intended use of the Subject Property. Therefore, the proposed project is in compliance with Contamination and Toxic Substances, 24 CFR Part 50.3(i) &amp; 58.5(i)(2).</b></p> <p>See <b>Attachments</b> and <b>References</b> – HUD Environmental Standards Review with maps and reports, Notice of Dry-Cleaning Solvent Remediation (Notice) documents, NFA Letter and LUR Map and Phase I ESA.</p>
<p><b>Endangered Species</b></p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>According to a letter from the US Fish and Wildlife Service (USFWS) dated May 12, 2021, the USFWS indicated that the proposed project is not likely to adversely affect federally-listed endangered or threatened species, their formally designated critical habitat, or species currently proposed for listing. However, the USFWS notes that aquatic resources are highly susceptible to sedimentation and recommends that all practicable measures be taken to avoid adverse impacts to aquatic species.</p> <p>Proper best management practices will be implemented during construction activities to prevent significant erosion from occurring and impacting water bodies that may provide habitat to these species. An Erosion Control Plan for the proposed project is attached. However, it is unlikely that silt erosion from this proposed project will migrate to potential habitat for any of the listed species.</p> <p>According to the Species/Community Search on the North Carolina Natural Heritage Program (NCNHP) website, 68 species have been identified in Edgecombe County, North Carolina. According to a letter dated April 20, 2021 from the North Carolina Department of Natural and</p>

		<p>Cultural Resources (NCDNCR), there are several species, managed areas, and a natural area documented within a one-mile radius of the site. The species include 9 State protected status species listings consisting of the Neuse River Waterdog, Roanoke Slabshell, Eastern Big-eared Bat (special concern), Septima's Clubtail (significantly rare), Triangle Floater, Creeper, Carolina Madtom (threatened), Yellow Lampmussel, and Green Floater (endangered). The critical habitat for these species is not located on the site.</p> <p>The managed areas include four City of Rocky Mount Open Spaces. The natural area is the TAR/Lower Tar River Aquatic Habitat. The managed areas and natural area are located approximately 4,500 feet to the northeast of the site. Based on the distance from the site, the managed and natural areas will not be impacted by the proposed project.</p> <p><b>Based on the lack of impacts to threatened and endangered species, their habitats, and managed and natural areas, the proposed project is in compliance with the Endangered Species Act of 1973, 50 CFR Part 402.</b></p> <p>See <b>Attachments</b> – NCORR USFWS Letter, USFWS Response Letter, NCDNCR Response Letter, NC Natural Heritage Program Natural Area and Managed Area Map and Erosion Control Plan</p>
<p><b>Explosive and Flammable Hazards</b></p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>The following was conducted regarding explosive and flammable hazards:</p> <p>A site visit was conducted on January 15, 2021. A vent pipe, likely associated with a UST or AST, was observed on an adjacent property. No other ASTs or other storage of hazardous materials associated with the site or surrounding properties were observed.</p> <p>NEPAssist identified 10 leaking aboveground storage tanks (LASTs) incidences. Based on review of the information for these releases and distance from the site, these incidents are not expected to impact the proposed project, and mitigation measures will not be required for these potential ASTs.</p>

		<p>Based on the above research and the calculated Acceptable Separation Distances associated with the ASTs identified within one mile of the proposed project site, explosive and flammable hazards were not identified that would adversely impact the site. <b>The proposed project is in compliance with Explosive and Flammable Hazards, 24 CFR Part 51 Subpart C.</b></p> <p>See <b>Attachments</b> – Correspondence with William Hale at City of Rocky Mount and NEPA Assist AST Incidents Map</p>
<p><b>Farmlands Protection</b></p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes    No  <input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>According to the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS), the soils at the site consist of Urban Land (Ur). In addition, the proposed project site is located in an urbanized area and has been in commercial and residential use since the early 1900s. <b>The proposed project will not impact farmland. The proposed project is in compliance with the Farmland Protection Policy Act of 1981, 7 CFR Part 658.</b></p> <p>See <b>Attachments</b> – 2010 Census – Urbanized Area Reference Map: Rocky Mount, NC, USDA NRCS</p>
<p><b>Floodplain Management</b></p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes    No  <input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>FEMA FIRMettes 3720375900K and 3720385000K, dated June 18, 2013 depict the site in Zone X. The proposed project site is not located in a Special Flood Hazard Area. Preliminary maps are not available for the vicinity of the proposed project site according to the FEMA Map Service Center. <b>The proposed project is in compliance with Floodplain Management, Executive Order 11988, 24 CFR Part 55.</b></p> <p>See <b>Attachments</b> – National Flood Hazard Layer FIRMette</p>
<p><b>Historic Preservation</b></p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes    No  <input checked="" type="checkbox"/>    <input type="checkbox"/></p>	<p>According to the U.S. Department of the Interior National Park Service National Register of Historic Places website, the Rocky Mount Central City Historic District is located approximately 500 feet north and 900 feet west of the proposed project site and the Edgemont Historic District is located approximately 1,100 feet southeast of the proposed project site. National Historic Places are not located on the site.</p> <p>According to the North Carolina State Historic Preservation Office (SHPO) Online GIS service (HPOweb), the proposed project site is located in</p>

the Rocky Mount Central City Historic District (Amended) (NS1212). In addition, listings for historic Commercial Buildings (ED 0533, ED 0536, ED 0538, and ED 0544) are identified on the property. The four buildings are no longer present, therefore, the proposed project will not remove historic listed structures. Three of the Commercial Building listings (ED 0536, ED 0538, and ED 0544) are identified as “Gone” and were demolished prior to 1993. The fourth Commercial Building listing (ED0533) does not have information indicating when it was demolished.

Several listings are identified north, south, and west of the site. The Rocky Mount Central City Local Historic District (NS0012) and additional areas of the Rocky Mount Central City Historic District (Amended) (NS1212) are located northwest of the proposed project site.

The proposed four-story multi-family apartment building will not impact the Rocky Mount Central City Local Historic District (NS0012) viewshed since areas located southwest, west, and northwest are currently developed with two- and three-story buildings. The proposed project does not provide historical relevance to the Rocky Mount Central City Historic District (Amended) (NS1212), but rather develops an area that currently includes parking areas and concrete slabs into a more beneficial use. According to a letter dated June 25, 2021 from SHPO, SHPO agrees to No Adverse Effect on above-ground resources within the District.

According to a letter dated June 25, 2021 from SHPO, the proposed activity will take place within the Rocky Mount Central City Historic District (Amended) (NS1212), which is listed in the National Register of Historic Places. SHPO states “that the proposed undertaking will have no adverse effect on any archaeological deposits associated with the [Rocky Mount] Central City Historic District provided that an archaeologist experienced in historical archaeology develops and implements a monitoring plan for the proposed project. The purpose of the monitoring activities will be to identify, document, and sample any intact cultural features exposed during ground disturbing activities in the project area. The monitoring plan should be developed in consultation with the Office of State Archaeology.”

An appropriate archaeologist meeting SHPO's requirements has been retained to develop the monitoring plan in consultation with the Office of State Archaeology prior to ground disturbance, to implement the monitoring plan, and to monitor accordingly during ground disturbing activities to identify, document, and sample any intact cultural features exposed per the SHPO requirements. As required by SHPO, one paper and one digital copy of all resulting archaeological reports, as well as one digital copy of the North Carolina site form for each site recorded, will be forwarded to the Office of State Archaeology through SHPO for review and comment as soon as they are available and in advance of any construction or ground disturbance activities.

The Catawba Indian Nation and Tuscarora Nation are the only Tribes identified with interests in Edgecombe County on the Tribal Directory Assessment Tool (TDAT). According to a letter dated May 19, 2021 from the Catawba Indian Nation, the Catawba have no immediate concerns with regard to traditional cultural properties, sacred sites, or Native American archaeological sites within the boundaries of the proposed project area. The Catawba are to be notified if Native American artifacts and/or human remains are located during the ground disturbing activities.

A letter was sent to the Tuscarora Nation as a formal request for concurrence that the proposed project is not proposed to impact archeological or cultural resources. A response has not been received, but will be included in the ERR if received.

**Based on the implementation of a SHPO-approved monitoring plan for the identification of items of historical significance during ground disturbance activities, the proposed project is in compliance with the National Historic Preservation Act of 1966, 36 CFR Part 800.**

See **Attachments** – National Park Service National Register of Historic Places Map, NC HPOweb Map, NCORR SHPO Letter, SHPO Response Letter, NCORR Catawba Indian Nation Letter, Catawba Indian Nation Response Letter, and NCORR Tuscarora Nation Letter

<p><b>Noise Abatement and Control</b></p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>Several roads are located within 1,000 feet of the proposed project site. Tarboro Street is located along the southern property boundary, East Thomas Street is to the north, Atlantic Avenue is located along the eastern property boundary, and Hill Street, Arlington Street, and Marigold Street are located south of the proposed project site.</p> <p>A request was submitted to the North Carolina Department of Transportation (NCDOT) for the 10-year traffic projections for these roads. According to Mr. Keith Dixon with the NCDOT, traffic forecasts have not been completed in the Rocky Mount area. Mr. Dixon recommended contacting Rocky Mount directly regarding traffic forecasts that may have been conducted. According to Mr. Bob League, the Rocky Mount Principal Transportation Planner, Rocky Mount has not conducted traffic forecasts (June 17, 2021).</p> <p>A request was submitted to the NCDOT Traffic Data Request Line for the traffic data associated with the above referenced roads. According to a response by the NCDOT Traffic Data Request Line, that group does not provide projections. However, the NCDOT representative provided 2021 Annual Average Daily Traffic (AADT) data for Tarboro Street, Hill Street, Arlington Street, Atlantic Avenue, and Marigold Street.</p> <p>Data from the NCDOT AADT Mapping Application was reviewed for the roads above. Based on a collection of data between 2003 and 2021, it appears that AADT values are generally decreasing. In the absence of a 10-year projection, the most current data was used for each road as a conservative value.</p> <p>Since Tarboro Street, Arlington Street, and Atlantic Avenue are within line of sight of the proposed project site, these roads have been used in the calculation of noise levels.</p> <p>A railroad owned by CSX Railroad is located approximately 525 feet west of the site. A HUD information request was submitted on the CSX website. According to CSX Transportation Community Affairs, there are eleven total day thru trains, nine total night thru trains, and seven total switching trains that use the railroad. The trains may sound horns at pedestrian crossings</p>
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		<p>located near the Amtrak and Greyhound stations located approximately 1,500 feet southeast. The vehicular crossings in the vicinity of the site are within a 24-hour quiet zone.</p> <p>The trains are diesel, have an average speed of 40 miles per hour, include two to three engines, have 60 to 150 railway cars per train, 25 to 30 train operations per day, an approximate 50% night fraction, and welded tracks. The information provided by CSX has been used in the calculation of noise levels for the proposed project.</p> <p>Five airports are located within 15 miles of the site and the Rocky Mount-Wilson Regional Airport and the Wilson Industrial Air Center Airport services jets. According to the AirportIQ 5010 Airport Master Records and Reports, the annual number of operations for the four classes of users tracked by the FAA: air carriers, air taxis/commuters, general aviation operators, and the military do not exceed the established thresholds. Therefore, the noise attributed to the airplanes will not extend beyond the boundaries of the airport.</p> <p>The information obtained regarding the nearby roads and the railroad was input into the online DNL Calculator at the HUD Exchange website. The combined day/night noise level (DNL) for the road and railroad sources was 65, which is not greater than 65 and is considered acceptable. Also, the operation of the proposed project will not increase noise levels in the area.</p> <p>Construction noise will be limited to daytime hours. Construction equipment will be required to meet sound control requirements.</p> <p><b>The proposed project is in compliance with the Noise Control Act of 1972, 24 CFR Part 51 Subpart B.</b></p> <p>See <b>Attachments</b> – Email Correspondence with Mr. Keith Dixon, State Traffic Forecasting Engineer with the NCDOT, NCDOT Traffic Data Request Line Correspondence, AADT Data, Email Correspondence with CSX Transportation Community Affairs, and DNL Calculator Output</p>
<p><b>Sole Source Aquifers</b></p>	<p>Yes    No  <input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>According to the EPA, sole source aquifers are not present in North Carolina. No further action is required.    <b>The proposed project is in</b></p>

<p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>		<p><b>compliance with the Safe Drinking Water Act of 1974, 40 CFR Part 149.</b></p> <p>See <b>Attachments</b> – EPA Region IV Designated Sole Source Aquifers Map</p>
<p><b>Wetlands Protection</b></p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes    No  <input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>According to the USFWS National Wetlands Inventory (NWI) Mapper, wetland features are not depicted on the site.</p> <p>The site consists of Urban land (Ur). This soil type is not included on the NRCS Hydric Soils list for Edgecombe County.</p> <p>Evidence of suspect hydric vegetation, open waters, standing water, and suspected wetland areas were not observed at the site during the site visit conducted on January 15, 2021.</p> <p><b>The proposed project is in compliance with Wetlands Protection, Executive Order 11990.</b></p> <p>See <b>Attachments</b> – USFWS National Wetlands Inventory Map</p>
<p><b>Wild and Scenic Rivers</b></p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes    No  <input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>According to the Department of the Interior National Park Service Nationwide Rivers Inventory and National Wild and Scenic Rivers System Map, Wild and Scenic Rivers are not located within 10 miles of the proposed project site. Based on the distance, the proposed project will not impact Wild and Scenic Rivers. <b>The proposed project is in compliance with the Wild and Scenic Rivers Act of 1968.</b></p> <p>See <b>Attachments</b> – Nationwide Rivers Inventory Map and National Wild and Scenic Rivers System Map</p>
<p><b>ENVIRONMENTAL JUSTICE</b></p>		
<p><b>Environmental Justice</b></p> <p>Executive Order 12898</p>	<p>Yes    No  <input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>According to the EPA Environmental Justice Screening and Mapping Tool, the proposed project site is located in a potential Environmental Justice area. The demographic indicators indicate that there is a higher percentage of minority population, low-income population, and population with less than a high school education within a one-mile radius as compared to the State, EPA Region, and US averages.</p> <p>The proposed project does not facilitate development which would result in disproportionate adverse environmental impacts on low-income or minority populations. Rather, the proposed project will benefit low- and moderate-income residents through the</p>

		<p>construction of 50 units of affordable residential rental housing. The proposed project is located near a historical district area with many existing housing options containing lead-based paint. The proposed project will provide more options for safe and affordable housing in an area that needs it.</p> <p><b>The proposed project is in compliance with Environmental Justice, Executive Order 12898.</b></p> <p>See <b>Attachments</b> – EJScreen Report</p>
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**Environmental Assessment Factors** [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

**Impact Codes:** Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>LAND DEVELOPMENT</b>		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	<p>The site is currently zoned as Central Business District (B- 4) which permits multifamily dwellings as a land use. A letter from Mr. JoSeth Bocook, Planning Administrator with the Rocky Mount Development Services does stipulate parking requirements for the proposed project. The parking provided in the site plans does not exceed the maximum number of allowable parking spaces.</p> <p>This project will provide an opportunity to both create much needed affordable housing and redevelop an underdeveloped property. According to the <i>Atlantic-Arlington Corridor Land Use Study (2019)</i>, the “Atlantic-Arlington Corridor is home to a concentration of minority and low to moderate income residents, and many minority and women owned businesses. The study area is contrasted by longstanding anchor institutions and businesses with highly visible stretches of properties that are suffering from disinvestment.”</p>

		<p>The <i>Atlantic-Arlington Corridor Land Use Study's</i> stated goals include to "[a]n improved housing supply accessible for a diversity of citizens in age, income level, household type, and lifestyle that is safe, affordable, and preserves the character of existing neighborhoods" and "[p]rovide facilities that support a variety of community and individual needs and ensure a sufficient infrastructure of modern, adequate, convenient and affordable services." Further, it notes that the "study area is also burdened with relatively low household incomes, high unemployment, a shrinking population, and high numbers of distressed residential assets." The proposed affordable housing project will provide new, safe and affordable housing options to an area that needs and welcomes it.</p> <p>See <b>Attachments</b> and <b>References</b> – Mr. JoSeth Bocook, Planning Administrator Letter, Zoning Certification, US Census Bureau, City of Rocky Mount, NC, and <i>Atlantic-Arlington Corridor Land Use Study (2019)</i></p>
<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</p>	<p>2</p>	<p>According to the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS), the soils at the site consist of Urban Land (Ur).</p> <p>Based on observations made during the site visit, the site is generally flat, but has a slight slope from south to north. According to the USGS Rocky Mount North Carolina Quadrangle Topographic Map dated 1998, topography on the site drops less than 10 feet from the southeast corner to the northern side, which is a slope of less than 3%. Increased velocity of stormwater runoff will not occur based on the relatively flat site. The surrounding roads include curb and gutter systems that route water to stormwater inlets which discharge to a stormwater collection system. Impervious areas associated with the proposed project are consistent with the current impervious areas. Therefore, stormwater runoff will not increase and will not adversely affect the existing stormwater collection system.</p> <p>Since the site is generally flat, the proposed project does not include significant grading and excavation activities will be limited to footers in the proposed building footprint and utility trenches. Clean fill will not be brought to the site from offsite sources as part of the proposed project. The soils and groundwater will be managed in accordance with the requirements of the LURs and the DSCA Program as described previously.</p> <p>Rules and applicable regulations will be followed as per the State and Municipal Erosion and Sediment Control requirements to reduce the amount of sediment leaving the site during the construction of the proposed project.</p> <p>Based on the surrounding and prior commercial development, the soil is likely suitable for the proposed project. Proper geotechnical evaluation will be conducted to confirm suitability of the soil, if needed.</p>

		<p>Impacts from erosion, drainage, or stormwater runoff will not be encountered as part of the proposed project.</p> <p>See <b>Attachments</b> and <b>References</b> –2010 Census – Urbanized Area Reference Map: Rocky Mount, NC, USDA NRCS, No Further Action and Land Use Restriction Map enclosed with the NFA Letter and Erosion Control Plan</p>
<p>Hazards and Nuisances including Site Safety and Noise</p>	<p>3</p>	<p>Contaminated soil and groundwater will be managed in accordance with the requirements of the LURs and the DSCA Program as described previously.</p> <p>Short-term construction work will adhere to local noise control standards/regulations. Construction noise will be limited to daytime hours. Construction equipment will be required to meet sound control requirements.</p> <p>Hazards and nuisances including site safety and noise associated with the proposed project will not negatively impact the occupants and surrounding properties. The operation of the proposed project will not increase noise levels in the area.</p> <p>See <b>Attachments</b> and <b>References</b> – No Further Action and Land Use Restriction Map enclosed with the NFA Letter</p>
<p>Energy Consumption</p>	<p>2</p>	<p>The proposed project will obtain an Energy Efficiency Certification. To obtain this, new construction projects must meet the standards and requirements of the North Carolina Model Energy Code as verified by an independent, third-party expert who assists with project design, verify construction quality, and tests completed units. The following must be part of the certification:</p> <ul style="list-style-type: none"> <li>• Performance testing according to ANSI/RESNET/ICC 380. Testing Protocol following ANSI/RESNET/ICC 301 Standard.</li> <li>• Maximum duct leakage: 5% total; 4% leakage to outside (LTO).</li> <li>• Maximum blower door testing: 5ACH.</li> <li>• Final compliance reports to include registry ID.</li> <li>• Thermal insulation fully aligned with barriers.</li> <li>• Air seal all bottom plates and around windows and doors to rough framing.</li> <li>• Any openings between conditioned and unconditioned spaces or ambient air are fully sealed.</li> </ul> <p>Third party accredited energy professional raters will perform blower door tests on the greater of 10% of the total number of units or 8 units. The units tested will be different unit types and in different building locations.</p> <p>The proposed project will cause an increase in energy use as compared to the current use. However, the proposed project will be connected into an existing grid and will not require additional infrastructure. The proposed project will comply with NCHFA energy requirements, which is similar to a former Energy Star 2.0 requirement. This includes LED light fixtures, Energy Star rated appliances (dishwashers, refrigerators, and range hoods),</p>

	<p>windows that meet the 2018 North Carolina Energy Code with a maximum U-value and SHGC of 0.30, exterior walls will have R- 19 batt insulation, and the roof/ceiling assembly will have R-30 poly-iso board installed on the roof deck.</p> <p>The proposed project is located in a densely developed area which includes public transportation as an alternative to depending on the use of a personal vehicle for transportation.</p>
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Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>SOCIOECONOMIC</b>		
Employment and Income Patterns	1	<p>The proposed project will be consistent with the surrounding community and provide needed affordable housing for area citizens. The proposed project is located within one mile to grocery stores, restaurants, and churches. The proposed project is located in the vicinity of a commercial district and approximately 10 businesses are located in close proximity (within 250 feet) of the site which include a barber shop, restaurants/diners, a corner grocery store, cafés, an electronics store, an insurance business, and a family practice doctor. Occupants of the housing development have the potential to gain employment at these or other surrounding businesses. Occupants will also revitalize businesses in the area which have encountered difficult times during Covid-19.</p> <p>The proposed project will provide new temporary construction jobs during the construction activities. The vicinity of the proposed project is serviced by public transportation to allow easy access for residents to travel to jobs in the area.</p> <p>According to the U.S. Census Bureau, the median annual household income in 2019 was \$40,633 and the annual per capita income in 2019 was \$24,480.</p> <p>See <b>Reference</b> – U.S. Census Bureau Quick Facts Rocky Mount</p>
Demographic Character Changes, Displacement	2	<p>The proposed project is located in a commercial and residential area of development. Currently, the site is undeveloped and includes parking areas and concrete slabs from prior development. The site is zoned Central Business District (B-4), which permits the proposed project. The residents are expected to come from the surrounding communities, and therefore the proposed project will not contribute to reducing or significantly altering the racial, ethnic, or income segregation of the area’s housing nor will the proposed project create physical barriers or access difficulties for the surrounding area. The proposed project will not create significant demographic changes in the surrounding area.</p> <p>The site is currently undeveloped; therefore, displacement will not occur.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>COMMUNITY FACILITIES AND SERVICES</b>		
Educational and Cultural Facilities	2	<p>A Public Education Certification was submitted to Ms. Valarie Bridges, Edgecombe County Public Schools Superintendent, on April 20, 2021. A response has not been obtained from Ms. Bridges regarding which school system this area serves and if the school system will be adversely affected by the proposed project.</p> <p>However, the residents are expected to come from the surrounding area. There are two elementary schools, a middle school, a high school, and an academy that is a middle and high school within one mile of the site. In addition, Edgecombe Community College is located across Tarboro Street to the southwest. Due to the number of schools in the area, classrooms will have availability for students at the proposed project.</p> <p>Rocky Mount includes several museums and cultural centers within 0.5 miles of the site.</p>
Commercial Facilities	1	<p>The proposed project is located in the vicinity of a commercial district and approximately 10 businesses are located in close proximity (within 250 feet) of the site which include a barber shop, restaurants/diners, a corner grocery store, cafés, an electronics store, an insurance business, and a family practice doctor. There are also several vacant business locations in the vicinity of the site that have the potential to be revitalized by the proposed project.</p> <p>According to the <i>Atlantic-Arlington Corridor Land Use Study</i> (2019) completed by Rocky Mount Development Services, the objectives and strategies of the land use and zoning in the vicinity of the site includes the balance of development to allow for growth while supporting the needs of existing residents and businesses, preserve existing housing and maintain affordability for residents, increase the number of housing units and variety of housing options, promote infill development, and support neighborhood retail. The proposed project satisfies several of these objectives and strategies.</p>
Health Care and Social Services	2	<p>A Health Services Certification was submitted to Ms. Karen Lachapelle, Edgecombe County Health Department Director, on April 20, 2021. A response has not been obtained from Ms. Lachapelle regarding the availability of health services in the vicinity of the proposed project. However, FastMed Urgent Care is located approximately 2 miles northwest, Nash County General Hospital is located approximately 4 miles northwest, and the Nash County EMS Station 700 is located approximately 3 miles southwest of the proposed project site.</p> <p>The residents are expected to come from the surrounding area, and therefore adequate and appropriate social services are available for the proposed project. Available social services will not be adversely affected by this proposed project according to the Social Services Certification. Edgecombe County Department of Social Services will be available to residents living in the proposed project.</p>

		See <b>Attachments</b> and <b>References</b> – Social Services Certification
Solid Waste Disposal / Recycling	2	<p>Solid waste removal services are available in the project area. During the construction phase of the proposed project, wastes generated are expected to consist of primarily packaging from construction materials, and mixed municipal wastes generated daily by site workers. These materials will be disposed of in designated receptacles and transported to permitted landfills accepting these types of wastes by a licensed waste hauler.</p> <p>Solid wastes generated from the completed project will consist of mixed municipal waste materials. A local garbage hauler will be used to move refuse off site to a permitted landfill accepting these types of wastes. No significant quantities of chemical/hazardous material are expected to be generated. Types, quantities, and composition of regulated wastes will be typical of residential activities. The DWM Solid Waste Section strongly recommends that Five Points Crossing require all contractors to provide proof of proper disposal for all generated waste to permitted facilities.</p>
Waste Water / Sanitary Sewers	2	<p>According to Mr. William “Brad” Kerr, Rocky Mount Director of Public Works, sewer service is available to the proposed project through Rocky Mount and the capacity is sufficient. Tap installation is the responsibility of the developer. The closest sewer lines are 8 inches in size and is approximately 65 feet from the site. The system is gravity flow and located in Tarboro and Rose Streets.</p> <p>See <b>Attachments</b> – Rocky Mount Availability of Water and Sewer Letter and Public Sewer Certification</p>
Water Supply	2	<p>According to Mr. William “Brad” Kerr, Rocky Mount Director of Public Works, water service is available to the proposed project through Rocky Mount and the capacity is sufficient. Tap installation is the responsibility of the developer. The closest water line is 6 inches in size, and is approximately 50 feet from the site, located in Tarboro Street. In addition, there is an 8-inch line and a 1-inch line in Rose Street. Plans and specifications will be approved by the Division of Water Resources/Public Water Supply Section prior to the award of a contract or the initiation of construction as per 15A NCAC 18C .0300 et. seq.</p> <p>The proposed project will include water and energy saving fixtures incorporated into the plumbing including bathroom faucets, shower heads, and toilets being EPA WaterSense rated, domestic water lines not in unconditioned spaces, and electric water heaters with a Uniform Energy Factor of 0.92 efficiency or an Energy Factor of at least 0.95 efficiency.</p> <p>See <b>Attachments</b> – Rocky Mount Availability of Water and Sewer Letter and Public Water Certification</p>
Public Safety - Police, Fire and Emergency Medical	2	<p>The Site is located within the city limits of Rocky Mount. Local public safety entities (police, fire, emergency medical) are located within five miles of the Site. According to the Law Enforcement Certification, police service is available and</p>

		<p>adequate for the proposed project with a five minute average response time. The proposed buildings are similar in size to other buildings in the city, so local fire services will be equipped to service the buildings. As the tenants are primarily going to come from existing residents of Rocky Mount the proposed project is not expected to create a significant new burden on local public safety entities.</p> <p>See <b>Attachments</b> – Law Enforcement Certification</p>
Parks, Open Space and Recreation	2	<p>Open spaces including a playground, covered picnic areas, outdoor sitting areas, and covered patio with seating are incorporated into the proposed project. There are no State Parks located in Rocky Mount that would be affected by the proposed project.</p> <p>There are approximately 13 parks within one mile of the proposed project site. One is a monument, two are open areas with no playground equipment, one is a wooded area with a creek, nine have playground equipment, and five have sports facilities including baseball diamonds and basketball courts. Since this project is proposing to provide affordable housing to residents in the area, parks and recreational areas will not be adversely impacted by the proposed project.</p> <p>See <b>References</b></p>
Transportation and Accessibility	2	<p>According to a letter from Mr. Bob League, Rocky Mount Principal Transportation Planner, public roads conveying traffic to and from the proposed project site will not be adversely affected by the development. The NCDOT recorded AADT for 2019 were 5,300 and 2,600 for Atlantic Avenue to the east and Tarboro Street to the south, respectively. The vehicle capacities for these roads are each 22,000 vehicles per day. Generally, traffic congestion is not an issue in the vicinity of the proposed project site. Police records indicate that approximately four crashes per year occur at the intersection of Atlantic Avenue and Tarboro Street. The five-points intersection to the west had two crashes in the past five years. Traffic fatalities have not been recorded in the vicinity of the site in the past five years. Based on trip generation data from the Institute of Transportation Engineers, it is expected that the proposed project will generate less than 500 vehicle trips per day. The local street network in the vicinity of the proposed project will accommodate the anticipated traffic increase.</p> <p>Public transportation is available to serve the proposed project via bus and Para-Transit van service. Bus stops are located along Tarboro Street and Atlantic Avenue, immediately adjacent to the site.</p> <p>See <b>Attachments</b> and <b>References</b> – Rocky Mount Transportation Letter and Transportation Certification</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
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<b>NATURAL FEATURES</b>		
Unique Natural Features, Water Resources	2	<p>According to a letter dated April 20, 2021, from the North Carolina Department of Natural and Cultural Resources (NCDNCR), managed areas and a natural area are documented within a one-mile radius of the site. The managed areas include four City of Rocky Mount Open Spaces. The natural area includes the TAR/Lower Tar River Aquatic Habitat. The managed areas and natural area are located approximately 4,500 feet to the northeast of the site. Based on the distance from the site, the managed and natural areas will not be impacted by the proposed project.</p> <p>The site is previously developed urban land that does not include unique natural features and does not include, nor is adjacent to, water resources. In addition, groundwater will not be used based on previously mentioned DSCA Program restrictions due to contamination.</p> <p>Proper best management practices will be implemented during construction activities to prevent significant erosion from occurring and impacting water resources. An Erosion Control Plan for the proposed project is attached. However, it is unlikely that silt erosion from this proposed project will migrate into surface waters due to the distance from the site.</p> <p>See <b>Attachments</b> – NCDNCR Response Letter, NC Natural Heritage Program Natural Area and Managed Area Map and Erosion Control Plan</p>
Vegetation, Wildlife	2	<p>The site is undeveloped and includes asphalt, gravel, and concrete areas including building slabs from former buildings. Minimal vegetation is currently present on the site. The proposed project will incorporate some trees and landscaping.</p> <p>According to a letter from the USFWS dated May 12, 2021, the USFWS indicated that the proposed project is not likely to adversely affect federally-listed endangered or threatened species, their formally designated critical habitat, or species currently proposed for listing. However, the USFWS notes that aquatic resources are highly susceptible to sedimentation and recommends that all practicable measures be taken to avoid adverse impacts to aquatic species.</p> <p>Proper best management practices will be implemented during construction activities to prevent significant erosion from occurring and impacting water bodies that may provide habitat to these species. An Erosion Control Plan for the proposed project is attached.</p> <p>See <b>Attachments</b> – NCORR USFWS Letter, USFWS Response Letter, NCDNCR Response Letter, NC Natural Heritage Program Natural Area and Managed Area Map and Erosion Control Plan</p>
Other Factors	2	No other factors were identified which would be impacted by the proposed project.

**Additional Studies Performed:**

Phase I Environmental Site Assessment, Five Point Crossing, 218 – 242 Tarboro Street, Rocky Mount, Edgecombe County, North Carolina, prepared by ECS, dated February 2, 2021.

**Field Inspection (Date and completed by):**

Field inspection was completed on January 15, 2021 by Ms. Shannon Priester and Mr. Emery Lovekamp with ECS.

**List of Sources, Agencies and Persons Consulted** [40 CFR 1508.9(b)]:**Attachments**

- USGS Topographic Map
- Site Location Map
- Five Points Crossing Sketch Plan, Baldwin Design Consultants, PA, dated August 11, 2020.
- Proposed Project Site Photographic Log
- Airport Hazards, Google Earth 2018 Aerial Photograph.
- Airport Hazards with 15,000 feet buffer, NEPAAssist.
- John H. Chafee Coastal Barrier Resources System North Carolina, US Fish and Wildlife Service, dated May 4, 2015.
- National Flood Hazard Layer FIRMette, FEMA.
- EPA Nonattainment Areas for Criteria Pollutants (Green Book) for Edgecombe County.
- Coastal Zone Management Information, US Department of Housing and Urban Development, dated August 6, 2020.
- HUD Environmental Standards Review with Maps and Reports.
- Phase I Environmental Site Assessment, ECS Southeast, LLP, dated February 2, 2021 (pgs. 1-75, full Phase I ESA available upon request).
- Notice of Dry-Cleaning Solvent Remediation, 213 Rose Street, Rocky Mount, Edgecombe County, North Carolina.
- Notice of Dry-Cleaning Solvent Remediation, 226 Tarboro Street, Rocky Mount, Edgecombe County, North Carolina.
- Notice of Dry-Cleaning Solvent Remediation, 242 Tarboro Street, Rocky Mount, Edgecombe County, North Carolina.
- Survey Exhibit “A” to the Notice of Dry-Cleaning Solvent Remediation, 213 Rose Street, Rocky Mount, Edgecombe County, North Carolina.
- Survey Exhibit “A” to the Notice of Dry-Cleaning Solvent Remediation, 226 Tarboro Street, Rocky Mount, Edgecombe County, North Carolina.
- Survey Exhibit “A” to the Notice of Dry-Cleaning Solvent Remediation, 242 Tarboro Street, Rocky Mount, Edgecombe County, North Carolina.
- Notice of No Further Action Letter and Land Use Restrictions Map, Quality Cleaners, 242 Tarboro Street, DSCA Site #C330006, NC DEQ DWM, dated October 18, 2021
- NCORR US Fish and Wildlife Service Letter, W. StephanieRichardson, April 26, 2021.
- US Fish and Wildlife Service Response Letter, John Ellis for Mr. Pete Benjamin, May 12, 2021.
- NC Department of Natural and Cultural Resources Response Letter, NC Natural Heritage Program, dated April 20, 2021.
- NHP Natural Area and Managed Area Map, NC Natural Heritage Program.
- Five Points Crossing Erosion Control Plan and Sanitary Sewer & Waterline System Details, Baldwin Design Consultants, P.A., dated October 1, 2021
- Email Correspondence with Mr. William W. Hale, Fire Marshal, City of Rocky Mount Fire Department, dated June 22, 2021.
- AST 1-Mile Aerial Map, Google Earth 2018 Aerial Photograph.
- NEPAAssist AST Incidents Location Map, NEPAAssist.
- Urbanized Area Map, US Census Bureau 2010 Census – Urbanized Area Reference Map.

- National Park Service National Register of Historic Places Map.
- HPOweb Map, North Carolina State Preservation Historic Office.
- NCORR State Historic Preservation Office Letter, W. Stephanie Richardson, April 26, 2021.
- State Historic Preservation Office Letter, NC Department of Natural and Cultural Resources, Ms. Ramona M. Bartos, dated June 25, 2021.
- NCORR Catawba Indian Nation Letter, W. Stephanie Richardson, April 26, 2021.
- Catawba Indian Nation Response Letter, Ms. Wenonah G. Haire, Tribal Historic Preservation Officer, dated May 19, 2021.
- NCORR Tuscarora Nation Letter, W. Stephanie Richardson, April 26, 2021.
- Email Correspondence with Mr. Keith G. Dixon, State Traffic Forecasting Engineer, NC Department of Transportation, dated June 15, 2021.
- NC Department of Transportation Traffic Data Request Line Correspondence, dated June 18, 2021.
- Average Annual Daily Traffic Data
- Email Correspondence with CSX Transportation Community Affairs, dated June 16, 2021.
- DNL Calculator Output, dated July 7, 2021.
- EPA Region IV Designated Sole Source Aquifers Map.
- U.S. Fish and Wildlife Service National Wetlands Inventory Map.
- Nationwide Rivers Inventory Map - Wild and Scenic Rivers Map.
- National Wild and Scenic Rivers System Map.
- EJSscreen Report, Environmental Protection Agency, dated June 18, 2021.
- Mr. JoSeth Bocook, Planning Administrator Letter, City of Rocky Mount, dated July 20, 2020.
- Zoning Certification, Mr. William Deaton, Director, City of Rocky Mount Development Services, dated April 20, 2021.
- US Census Bureau, Rocky Mount City, NC.
- Health Services Certification, Ms. Karen Lachapelle, Edgecombe County Health Department Director, April 20, 2021 (will be added to ERR).
- Social Services Certification, Ms. Betty Battle, Director, Edgecombe County Department of Social Services, dated May 6, 2021.
- Rocky Mount Availability of Water and Sewer Letter, Mr. William "Brad" Kerr, PE, Director, City of Rocky Mount Public Works, dated October 20, 2020.
- Public Sewer Certification, Mr. Brenton Bent, Director, City of Rocky Mount Water Resources, dated June 3, 2021.
- Public Water Certification, Mr. Brenton Bent, Director, City of Rocky Mount Water Resources, dated April 28, 2021.
- Law Enforcement Certification, Mr. Charles D. Williams, Interim Chief of Police, City of Rocky Mount Police Department, contacted April 29, 2021.
- Mr. Bob League, Principal Transportation Planner, City of Rocky Mount Public Works, contacted April 21, 2021.
- Public Transportation Certification, Mr. Todd Gardner, Transit Administrator, City of Rocky Mount Public Works, contacted April 20, 2021.
- Public-Private Partnerships (P3s) for Housing project history and next steps Memo, The University of North Carolina School of Government Development Finance Initiative, dated March 25, 2019.
- NCORR to North Carolina State Clearinghouse Correspondence and State Clearinghouse Responses (to be incorporated into the ERR).

## **References**

- Airport IQ 5010 Airport Master Records and Reports, <https://www.gcr1.com/5010web/>.
- Edgecombe County GIS, <https://gis.edgecombecountync.gov/maps/default.htm>.
- EPA Environmental Justice Screening and Mapping Tool, <https://www.epa.gov/ejscreen>.
- EPA Nonattainment Areas for Criteria Pollutants (Green Book), <https://www.epa.gov/green-book>.
- Rocky Mount Affordable Housing Strategic Plan, Rocky Mount, 2021 Edition.
- Google Earth.

- HUD Exchange website, Acceptable Separation Distance Electronic Assessment Tool, <https://www.hudexchange.info/programs/environmental-review/asd-calculator/>.
- HUD Exchange website, Day/Night Noise Level Calculator, <https://www.hudexchange.info/programs/environmental-review/dnl-calculator/>.
- National Park Service, Nationwide Rivers Inventory, <https://www.nps.gov/subjects/rivers/nationwide-rivers-inventory.htm>.
- National Wild and Scenic Rivers System Map, <https://www.rivers.gov/north-carolina.php>
- NC Department of Transportation Annual Average Daily Traffic Mapping Application, <https://www.arcgis.com/apps/webappviewer/index.html?id=5f6fe58c1d90482ab9107ccc03026280>.
- North Carolina Natural Heritage Program website, Species/Community Search, <https://www.ncnhp.org/data/speciescommunity-search>.
- North Carolina State Historic Preservation Office Online GIS service, <https://www.ncdcr.gov/about/history/division-historical-resources/gis-maps-and-data>.
- Telephone Conversation, Mr. Al Chapman, Project Manager, Dry Cleaning Solvent Cleanup Act Program June 28, 2021.
- Rocky Mount, North Carolina website, <https://rockymountnc.gov/>.
- U.S. Census Bureau, <https://www.census.gov/quickfacts>.
- U.S. Department of Agriculture Natural Resource Conservation Service, Web Soil Survey, <https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>.
- U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper, <https://www.fws.gov/wetlands/data/mapper.html>.
- Atlantic-Arlington Corridor Land Use Study, Rocky Mount Development Services at <https://rockymountnc.gov/RockyMountNC/Documents/DevServices/PlansAndStudies/Atlantic%20Arlington%20Corridor%20Land%20Use%20Study%20%282019%29.pdf>
- Together Tomorrow – Tier I Smart Growth Comprehensive Plan for the City of Rocky Mount, adopted on June 9, 2003 at <https://rockymountnc.gov/?s=comprehensive+plan>
- U.S. Geological Survey website, <https://www.usgs.gov/>.
- North Carolina State Parks and Recreation, State Parks and Trails Map, <https://www.ncparks.gov/find-a-park>
- On-site Archaeological Monitoring Cost Estimate and Authorization to Proceed, Apogee Environmental and Archaeological Inc. (Apogee) and Five Points Crossing Limited Partnership, dated September 2021

**List of Permits to be Obtained** (later identified permits will be added to the ERR):

Unit of Government	Type of Application	Status
<b>FEDERAL</b>		
United States Treasury Department	Low-Income Housing Tax Credit (LIHTC)	Approved
<b>STATE AND LOCAL</b>		
NC DEQ	NPDES/SDS Construction Stormwater Permit	To be applied for
City of Rocky Mount	SAC Determination Request	To be applied for
	Special Discharge Approval	To be applied for, if needed
	Sanitary Sewer and Water Access Permit	To be applied for, if needed
	Building Permits	To be applied for
	Erosion and Sedimentation Control Plan Approval and Grading Permit	To be applied for
	Stormwater Management Plan Approval	To be applied for
	Zoning Approval (CUP for a PUD, Site Plan Review, Variances, etc.)	To be applied for
	Temporary Water Discharge Permit	To be applied for, if needed
	Utility Repair Permit	To be applied for, if needed

**Public Outreach** [24 CFR 50.23 & 58.43]:

This Environmental Review will be published for public comment in accordance with 24 CFR 58.43. Significant comments will be addressed. In addition, the proposed project has been publicly discussed as listed below:

- April 23, 2018 – The University of North Carolina School of Government Development Finance Initiative (DFI) presentation to the Rocky Mountain City Council (Council) regarding housing needs.
- December 12, 2018 – DFI presentation to the Council regarding the potential Tarboro Street program.
- February 20, 2019 – DFI presentation to the Council retreat regarding conveyance of the Tarboro Street site.

- February 25, 2019 – The Council votes to convey land for development of affordable housing contingent on identification of the development partner.
- April 02, 2019 – Community information session.
- January 13, 2020 – DFI presentation to the Council on the developer responses to the solicitation.
- March 25, 2019, memo regarding Public-Private Partnerships (P3s) for Housing project history and next steps from DFI was submitted to Ms. Rochelle Small-Toney, City of Rocky Mount Manager.

**Cumulative Impact Analysis [24 CFR 58.32]:**

The proposed project will add a multi-family, affordable housing residential building to a currently vacant, undeveloped parcel. Upon completion, vehicle traffic, waste generation, and activity will increase on the Subject Property, but are not expected to create significant impacts to the surrounding area. In its current state, the Subject Property does not encompass endangered species, surface water, wetland, important farmlands, or sole source aquifers. The proposed project responds to a great need in the community for quality affordable rental housing. There are no other known future projects in the area of the proposed project that would create environmental or social impacts in the community.

This proposed project will have positive cumulative socioeconomic and aesthetic impacts on the neighborhood by promoting a neighborhood with mixed-income residents. It is expected that the proposed project will increase the tax base of the City of Rocky Mount, reduce blight, and encourage re-investment in the area. There are no adverse cumulative impacts identified for this proposed project on natural resources, socioeconomic conditions, cultural/historic resources, or quality of life for residents of these neighborhoods. Thus, the proposed project will be in conformance with the Rocky Mount overall land use, zoning, and plan goals for the property and neighborhood. The identified mitigation measures shall be strictly adhered to ensure the health and safety of the occupants.

The purpose of the proposed project is to construct 50 units of affordable residential rental housing in the City of Rocky Mount using a vacant undeveloped tract of land. The City is seeking affordable housing to address the shortage in inventory exacerbated by the effects of the landfall of Hurricanes Matthew (October 8, 2016) and Florence (September 14, 2018). The availability of housing affordable to lower income families was reduced by flooding effects of the storm which disproportionately affected older, more affordable housing stock, leaving it uninhabitable. In addition, the cost of housing closer to the city center was driven too high to be affordable to those who provide vital labor to downtown businesses, so the City wants to contribute a downtown site as the location for an affordable housing development.

**Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]**

The City of Rocky Mount staff identified multiple sites that initially met the required criteria. DFI conducted an analysis to identify the site most suitable for Low-Income Housing Tax Credit (LIHTC) development that would meet the Public-Private Partnerships for Housing goals. DFI and the City of Rocky Mount ultimately decided on the City-owned parcels associated with this proposed project site.

**No Action Alternative [24 CFR 58.40(e)]:**

Without this housing development, options for low-income housing for residents in Rocky Mount and the vicinity will continue to be limited. Due to the location and character of the site and surrounding properties, the parcels would likely be developed as multifamily or commercial in the absence of the proposed project.

**Summary of Findings and Conclusions:**

The preceding Statutory Checklist and Environmental Assessment Checklist, and the discussion below, document that the proposed work will comply with regulations in 24 CFR part 58 and that there are no direct or cumulative adverse environmental impacts anticipated as a result of the proposed action.

**Mitigation Measures and Conditions [40 CFR 1505.2(c)]**

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Any change to the approved scope of work will require re-evaluation by the Certifying Officer for compliance with NEPA and other laws and Executive Orders.

This review does not address all federal, state, and local requirements. Acceptance of federal funding requires recipient to comply with all federal, state and local laws. Failure to obtain all appropriate federal, state, and local environmental permits and clearances may jeopardize federal funding.

Law, Authority, or Factor	Mitigation Measure
<b>Clean Air</b>  Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	The proposed project includes a multi-family residential structure with amenities. Construction related activities (land clearing, grading) could cause short-term exposures to sensitive receptors from particulate matter (PM 10) such as fugitive dust leaving the construction site and emissions from construction equipment. Mitigation measures for dust control will be implemented to reduce potential impacts to air quality during construction. Therefore, there will be no significant impact to air quality from the proposed project.
<b>Contamination and Toxic Substances</b>  24 CFR Part 50.3(i) & 58.5(i)(2)	The No Further Action Letter, LUR Map, and Notice of Dry-Cleaning Solvent Remediation (Notice) associated with three parcels of the site include several LURs including, but are not limited to, the following:

- Activities that encounter, expose, remove, or use groundwater may not occur on these parcels without prior approval by the DEQ.
- Soil in “Area A” (depicted on the survey plat included as an Exhibit to the Notice) may not be removed or disturbed unless approved in writing in advance by DEQ.
- Construction activities or change in property use that cause or create an unacceptable human health risk from vapor intrusion may not occur on these parcels without prior approval of DEQ. These activities include a change from non-residential to residential property, which is the proposed use of this property.

To prevent exposure to the soil and groundwater contamination, the following actions will be conducted:

- Continuous communication with the DEQ – DSCA Program during the construction of the proposed project.
- Prior to disturbing soils in “Area A” and/or if groundwater is proposed to be encountered during construction activities, the DEQ – DSCA Program is to be notified of how the soils and/or groundwater will be managed during construction. No removal of contaminated soils or water will occur until the DEQ – DSCA Program have approved.
- If groundwater is unexpectedly encountered during construction activities, the DEQ – DSCA Program will be notified and management of the groundwater will be discussed.
- Groundwater will not be used as a water source for drinking, irrigation, and/or recreation. Municipal water is available and will be used for this proposed project.
- A vapor intrusion system will be incorporated into the proposed project to prevent exposure to soil gas vapors and as required by the DEQ – DSCA Program in order to allow residential on the property.
- Indoor vapor samples will be collected per the DEQ – DSCA Program to confirm that the development of the property did not create a pathway for vapors into the building.

	<p>A Memorandum of Agreement (MOA) with NCORR and NCHFA will be required for the proposed project to ensure the above requirements are adhered to.</p>
<p><b>Historic Preservation</b></p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>According to a letter dated June 25, 2021 from SHPO, the proposed activity will take place within the Rocky Mount Central City Historic District (Amended) (NS1212), which is listed in the National Register of Historic Places. SHPO states “that the proposed undertaking will have no adverse effect on any archaeological deposits associated with the [Rocky Mount] Central City Historic District provided that an archaeologist experienced in historical archaeology develops and implements a monitoring plan for the proposed project. The purpose of the monitoring activities will be to identify, document, and sample any intact cultural features exposed during ground disturbing activities in the project area. The monitoring plan should be developed in consultation with the Office of State Archaeology”.</p> <p>An appropriate archaeologist meeting SHPO’s requirements has been retained to develop the monitoring plan in consultation with the Office of State Archaeology prior to ground disturbance, to implement the monitoring plan, and to monitor accordingly during ground disturbing activities to identify, document, and sample any intact cultural features exposed per the SHPO requirements. As required by SHPO, one paper and one digital copy of all resulting archaeological reports, as well as one digital copy of the North Carolina site form for each site recorded, will be forwarded to the Office of State Archaeology through SHPO for review and comment as soon as they are available and in advance of any construction or ground disturbance activities.</p> <p>The Catawba Indian Nation and Tuscarora Nation are the only Tribes identified with interests in Edgecombe County on the Tribal Directory Assessment Tool (TDAT). According to a letter dated May 19, 2021 from the Catawba Indian Nation, the Catawba have no immediate concerns with regard to traditional cultural properties, sacred sites, or Native American archaeological sites within the boundaries of the proposed project area. The Catawba are to be notified if Native American artifacts and/or human remains are located during the ground disturbing activities.</p>

<b>Noise Abatement and Control</b>  Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Short-term construction work will adhere to local noise control standards/regulations. Construction noise will be limited to daytime hours. Construction equipment will be required to meet sound control requirements.
--	---

**Determination:**

**Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]  
The project will not result in a significant impact on the quality of the human environment.

**Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]  
The project may significantly affect the quality of the human environment.

Preparer Signature: Andrea Sievers Date: 2/1/22

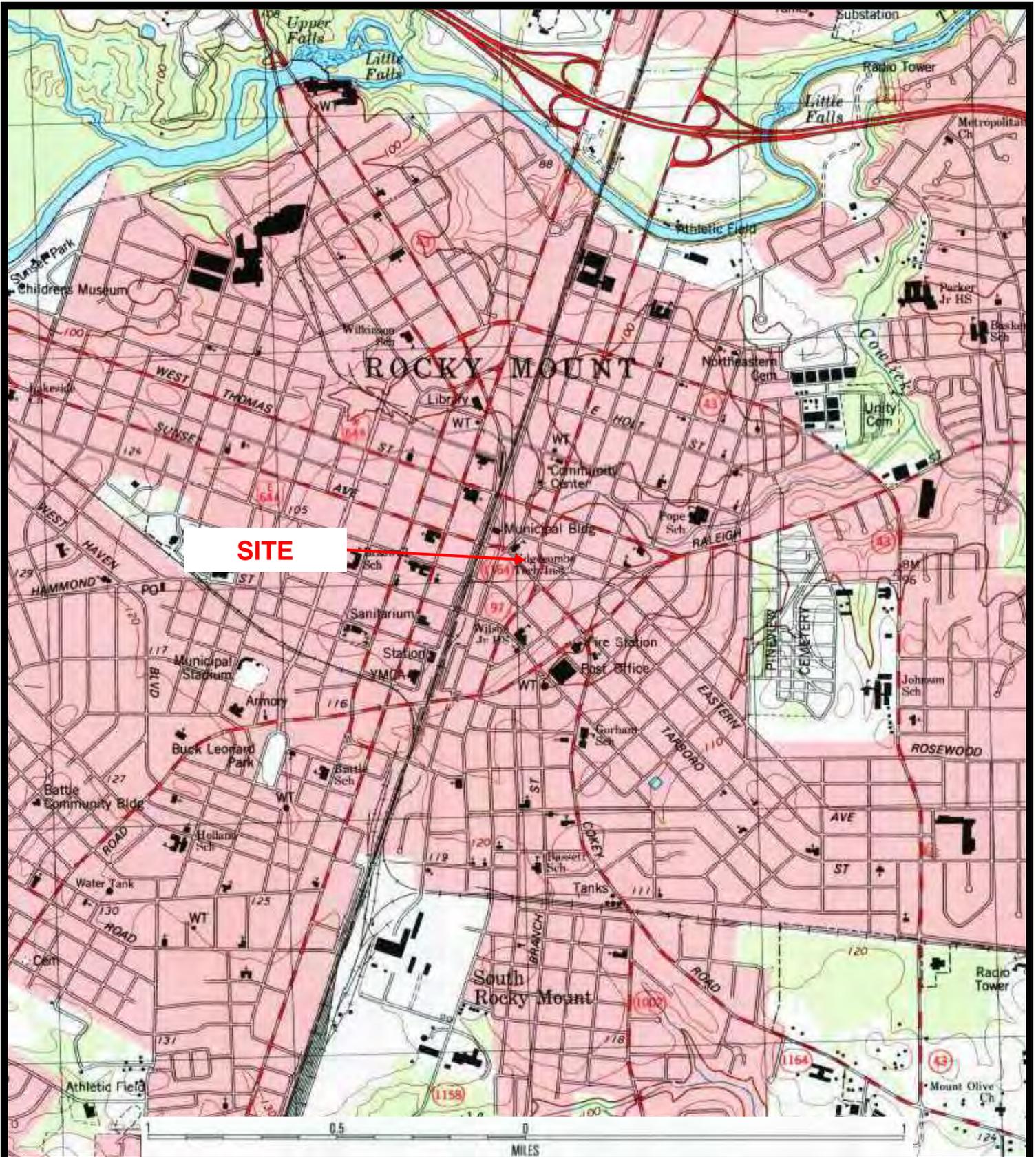
Name/Title/Organization: Andrea Gievers, Environmental SME, NCORR

Certifying Officer Signature: Laura Hogshead Date: 2/1/22

Name/Title: Laura H. Hogshead, Director, NCORR

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

**ATTACHMENTS**



**SOURCE:**

UNITED STATES GEOLOGIC SURVEY  
 7.5 - MINUTE SERIES TOPO MAP:  
 ROCKY MOUNT, NC QUADRANGLE  
 DATED 1998  
 CONTOUR INTERVAL = 10 FEET

**FIGURE 1**  
**USGS TOPOGRAPHIC MAP**  
 FIVE POINTS CROSSING  
 TARBORO STREET  
 ROCKY MOUNT, EDGECOMBE COUNTY, NC



**SOURCE:**  
EDGECOMBE COUNTY GIS

————— = 275 FEET

**FIGURE 2**  
**SITE LOCATION MAP**  
FIVE POINTS CROSSING  
TARBORO STREET  
ROCKY MOUNT, EDGECOMBE COUNTY, NC



# FIVE POINTS CROSSING

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## FAMILY LIVING

### UNIT MIX

50 Total Units:

- (9) Unit 1B (1 Bedroom, Type B Accessible): 660 sf
- (15) Unit 1LB (1 Bedroom, Type B Accessible): 672 sf
- (1) Unit 1A W/ TUB (1 BR, Accessible Type A): 660 sf
- (1) Unit 1LA W/ TUB (1BR, Accessible Type A): 672 sf
- (2) Unit 1LA-S W/ ROLL-IN SHOWER (1 Bedroom, Accessible Type A): 672 sf  
(Includes Audio-Visual Impairment Accommodations in Designated Unit)
  
- (8) Unit 2B (2 Bedroom, Type B Accessible): 900 sf
- (12) Unit 2LB (2 Bedroom, Type B Accessible): 901 sf
- (1) Unit 2LA W/ TUB (2 Bedroom, Accessible Type A): 901 sf
- (1) Unit 2LA-S W/ ROLL-IN SHOWER (2 Bedroom, Accessible Type A): 901 sf  
(Includes Audio-Visual Impairment Accommodations)

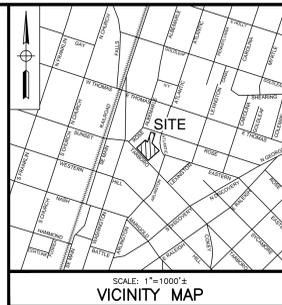
### BUILDING AREAS

Total Net Area: 56,425 sf  
Total Gross Area: 56,764 sf

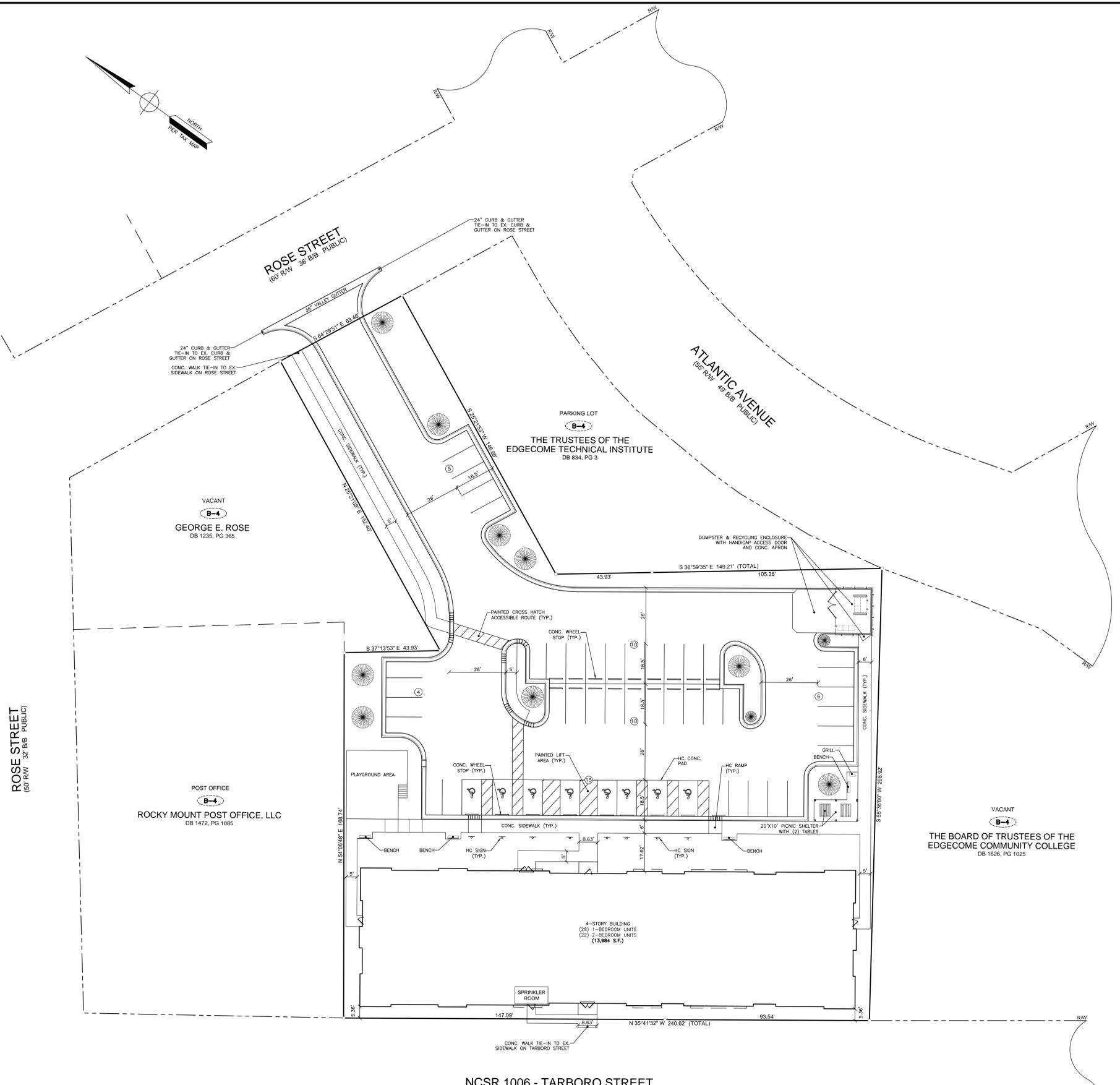
### AMENITIES

Laundry Room, Mail Area, Office, Multipurpose Room w/ Kitchen, Tenant Storage, Playground, Covered Picnic Area, Outdoor Sitting Areas, Exercise Rm, Covered Patio w/ Seating

SITE DATA	
TOTAL AREA IN TRACT	1.313 ACRES
ZONING CLASSIFICATION	B-4
BUILDING HEIGHT	44'
NUMBER OF 1 BEDROOM UNITS	28
NUMBER OF 2 BEDROOM UNITS	22
NUMBER OF UNITS CREATED	50
IMPERVIOUS BUILDING AREA	13,984 S.F.
IMPERVIOUS DRIVEWAY / PARKING AREA	22,355 S.F.
IMPERVIOUS CONCRETE SIDEWALK	6,790 S.F.
TOTAL IMPERVIOUS AREA	43,129 S.F.
% OF IMPERVIOUS AREA	75.4 %
NUMBER OF PARKING SPACES REQUIRED	N/A
MAXIMUM NUMBER OF PARKING SPACES ALLOWED	50
NUMBER OF PARKING SPACES PROVIDED	50
NUMBER OF HANDICAP SPACES REQUIRED	2
NUMBER OF HANDICAP SPACES PROVIDED	8



LEGEND	
ABS	= ACRYLONITRILE-BUTADIENE-STYRENE
BB	= BOTTOM OF BANK
BBB	= BACK OF CURB TO BACK OF CURB
BC	= BACK OF CURB
BD	= BOLLARD
BFE	= BASE FLOOD ELEVATION
BLD	= BUILDING CORNER
BM	= BENCH MARK
BMP	= BEST MANAGEMENT PRACTICE
BO	= BLOW-OFF
BOV	= BLOW-OFF IN VALVE BOX
BSP	= BACTERIOLOGICAL SAMPLING POINT
BV	= BALL VALVE
CATV	= CABLE TELEVISION BOX
CB	= CATCH BASIN
CLD	= CENTERLINE DITCH
CLP	= CENTERLINE PATH
CLR	= CENTERLINE ROAD
CMP	= CORRUGATED METAL PIPE
CO	= CLEAN OUT
CONC	= CONCRETE
CP	= COMPACT PARKING SPACE
CPP	= CORRUGATED PLASTIC PIPE
DI	= DROP INLET
DIP	= DUCTILE IRON PIPE
DS	= DOWNSPOUT
DV	= DRIVEWAY
EQM	= ELECTRICAL BOX
ECM	= EXISTING CONCRETE MONUMENT
EIA	= EXISTING IRON ANGLE
EIP	= EXISTING IRON PIPE
EIS	= EXISTING IRON STAKE
ELEC	= ELECTRICAL
ELM	= ELECTRIC METER BOX
ELMH	= ELECTRIC METER HOOK
EP	= EDGE OF PAVEMENT
EPKH	= EXISTING PARKER KALON NAIL
ERRS	= EXISTING RAILROAD SPIKE
ESCP	= EXTRA STRENGTH CONCRETE PIPE
FES	= FLARED END SECTION
FEE	= FINISHED FLOOR ELEVATION
FI	= FIRE HYDRANT
FIRM	= FLOOD INSURANCE RATE MAP
FM	= FORCE MAIN
FMV	= FORCE MAIN VALVE
FOM	= FIBER OPTIC MARKER
FOV	= FIBER OPTIC VAULT
GM	= GAS METER
GV	= GAS VALVE
GUY	= GUY WIRE
HB	= HOSE BIB
ICV	= IRRIGATION CONTROL VALVE
INV	= INVERT
JB	= JUNCTION BOX
LP	= LIGHT POLE
LSA	= LANDSCAPED AREA
MB	= MAIL BOX
MBL	= MINIMUM BUILDING LINE
MH	= MANHOLE
MHW	= MEAN HIGH WATER
MP	= METAL PIPE
MW	= MONITORING WELL
NTS	= NOT TO SCALE
OCS	= OUTLET CONTROL STRUCTURE
OUP	= OVERHEAD UTILITY POLE
PV	= POST INDICATOR VALVE
PC	= POINT OF CURVATURE
PCC	= POINT OF COMPOUND CURVATURE
POB	= POINT OF BEGINNING
PRC	= POINT OF REVERSE CURVATURE
PT	= POINT OF TANGENCY
PVC	= POLYVINYL CHLORIDE
R	= RADIUS
RCP	= REINFORCED CONCRETE PIPE
R/W	= RIGHT-OF-WAY
SIP	= SET IRON PIPE
SMN	= SET MAG NAIL
SPKH	= SET PARKER KALON NAIL
SRRS	= SET RAILROAD SPIKE
SS	= SEWER SERVICE
SSMH	= SANITARY SEWER MANHOLE
SSMH	= STORM SEWER MANHOLE
SV	= SEWER VENT
SW	= SIDEWALK
SWHDP	= SMOOTH WALL HDPE
SWPP	= SMOOTH WALL PLASTIC PIPE
TB	= TOP OF BANK (TOPO ONLY)
TBK	= TOP OF BLOCK
TBR	= TO BE REMOVED
TC	= TOP OF CURB
TCD	= TRUNCATED DOME
TCO	= TOP OF CONCRETE
TG	= TOP OF GRAVEL
TMH	= TELEPHONE MANHOLE
TP	= TOP OF PAVEMENT
TSW	= TOP OF SIDEWALK
TMH	= TELEPHONE MH
TOT	= TOTAL
TRED	= TELEPHONE PEDESTAL
TRANS	= ELECTRICAL TRANSFORMER
TSB	= TRAFFIC SIGNAL BOX
TSP	= TRAFFIC SIGNAL SUPPORT POLE
UTP	= UTILITY POLE
VG	= VALLEY GUTTER
WOL	= WOODS LINE
WM	= WATER METER BOX
WP	= WETLAND POINT
WS	= WRAPPED STEEL
WV	= WATER VALVE
---	= NOT TO SCALE
---	= CLASS 'B' STONE APRON
---	= CONSTRUCTION ENTRANCE/EXIT
---	= EXISTING OVERHEAD UTILITIES
---	= EXISTING SANITARY SEWER LINE
---	= SANITARY SEWER FORCE MAIN
---	= EXISTING WATER LINE
---	= LIMITS OF CONSTRUCTION
---	= UNDERGROUND TELEPHONE LINE
---	= GAS LINE
---	= FIBER OPTIC LINE
---	= UNDERGROUND ELECTRICAL LINE
---	= UNDERGROUND CABLE
---	= SILT FENCE
---	= DRAINAGE EASEMENT
---	= RIPARIAN BUFFER
---	= SIGHT TRIANGLE
---	= SIGN EASEMENT
---	= ZONING CLASSIFICATION
---	= AREA TO BE DEMOLISHED
---	= TREE



- GENERAL NOTES**
- ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
  - THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. REFERENCE EDGECOM COUNTY FIRM 372037500K DATED LINE 18, 2013.
  - REFERENCE: DEED BOOK 1635, PAGE 454; DEED BOOK 1074, PAGE 403; DEED BOOK 1639, PG 1176, AND DEED BOOK 1651, PG 1025 OF THE EDGECOM COUNTY REGISTER OF DEEDS.
  - VERTICAL DATUM REFERENCED TO NAVD 88.

PROPERTY ADDRESS: 242 TARBORO STREET  
ROCKY MOUNT, NC 27802

GRAPHIC SCALE: 1"=20'

SHEET 1 OF 1  
SKETCH PLAN

**FIVE POINTS CROSSING**

REFERENCE: MAP BOOK N/A, PAGE N/A OF THE  
EDGECOM COUNTY REGISTER OF DEEDS

CITY OF ROCKY MOUNT, EDGECOM COUNTY, N.C.

OWNER: CITY OF ROCKY MOUNT  
ADDRESS: PO BOX 1180  
ROCKY MOUNT, NC 27802  
PHONE: (252) 327-8100

DEVELOPER: WODA GROUP  
500 SOUTH FRONT STREET 10th FLOOR  
COLUMBUS, OHIO 43215  
(614) 396-0053  
email: dblackburne@wodagroup.com

**Baldwin Design**  
CONSULTANTS, PA  
ENGINEERING - SURVEYING - PLANNING  
1700-C EAST ARNOLD BOULEVARD  
GREENVILLE, NC 27656 252.756.1390

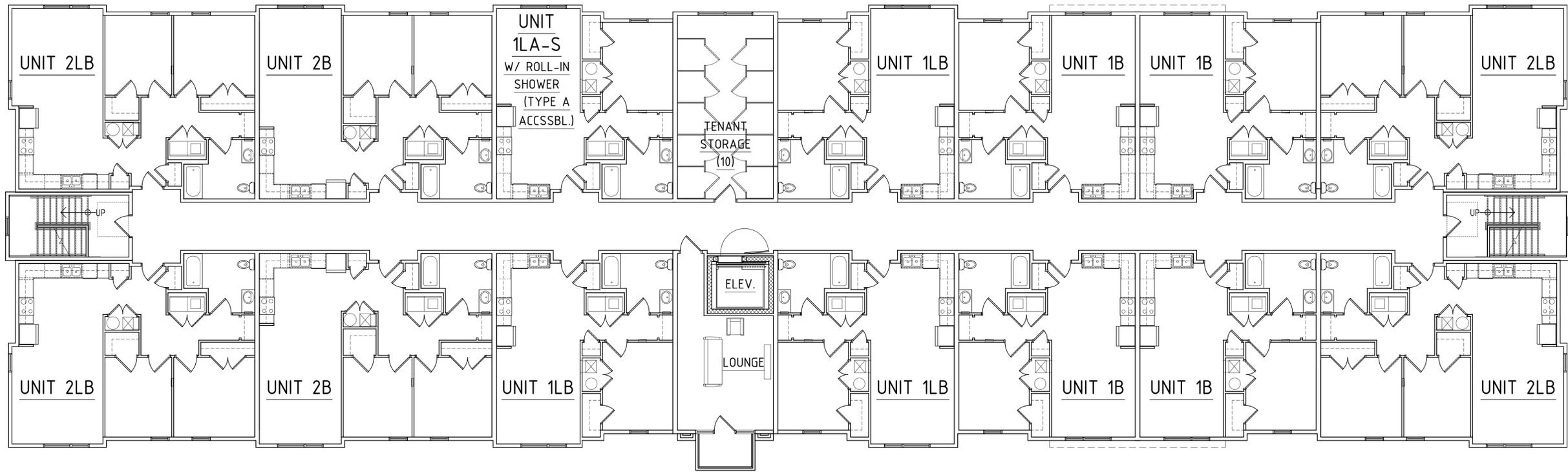


CLOSURE CHECK BOUNDARY  
CHECKED: MAH DATE: 08/11/2020

DESIGNED: IP APPROVED: IP  
DRAWN: MAH DATE: 08/11/2020  
CHECKED: IP SCALE: 1"=20'



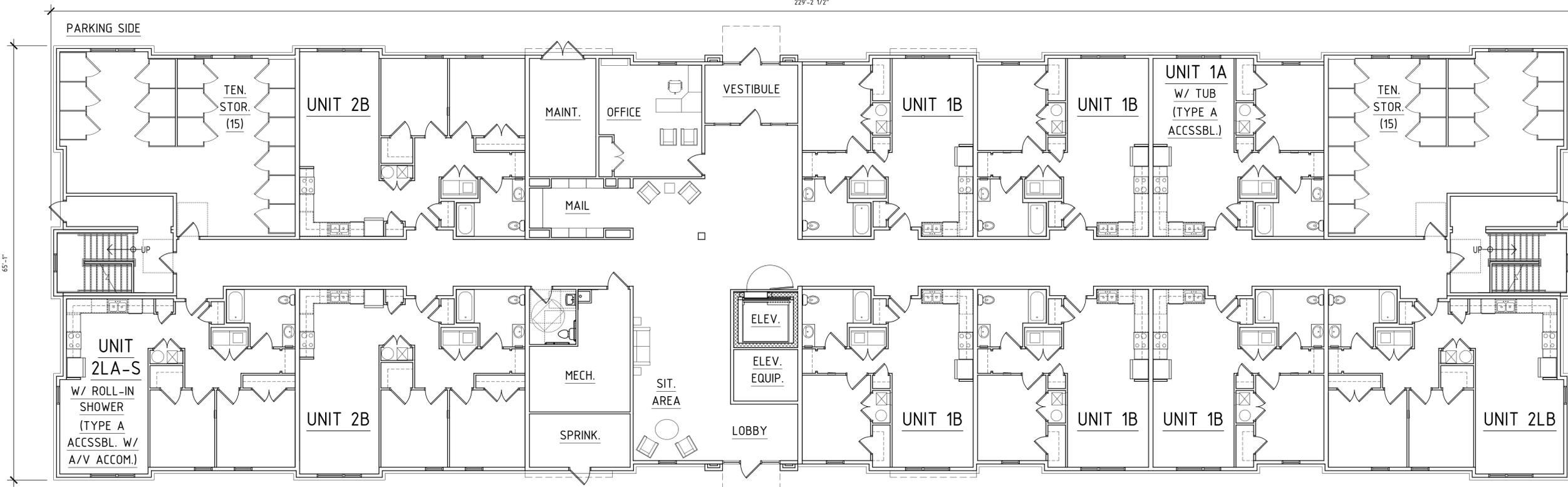
V:\DRAWINGS\20-085 WODA GROUP\ROCKY MOUNT\DESIGN\20-085 SKETCH PLAN.dwg P1r, Aug 21, 2020, 7:48am WHERSON



SECOND FLOOR PLAN

1/8" = 1'-0"

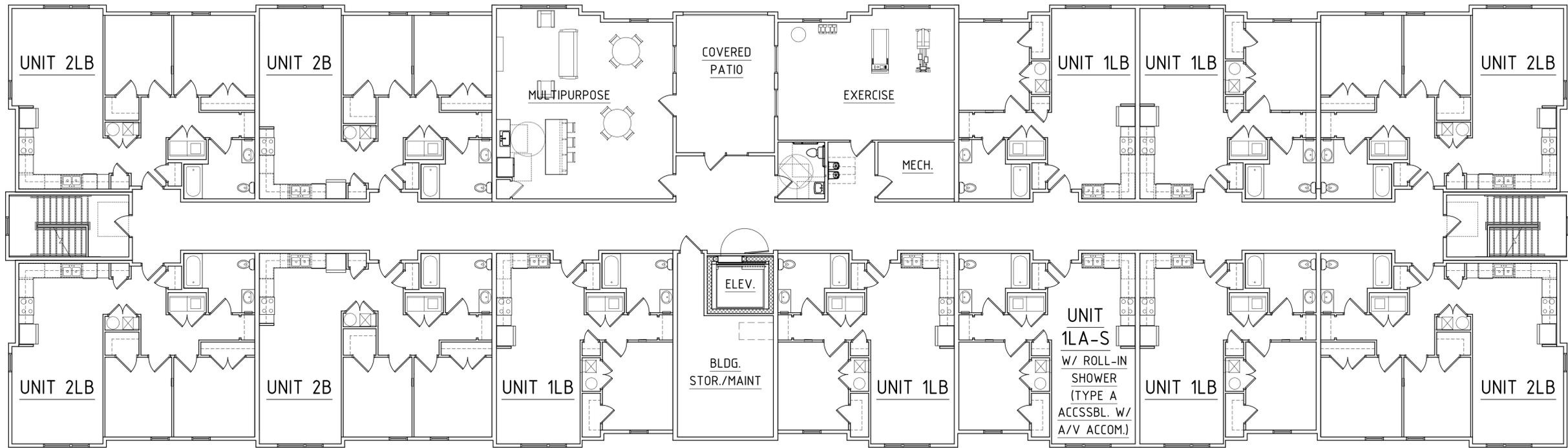
229'-2 1/2"



TARBORO STREET SIDE

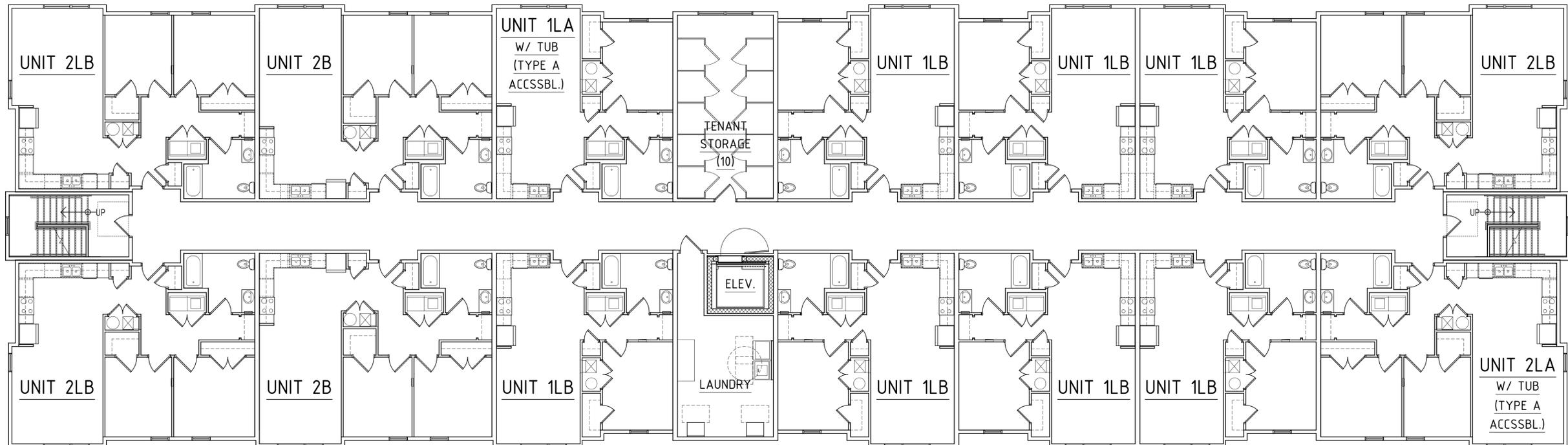
FIRST FLOOR PLAN

1/8" = 1'-0"



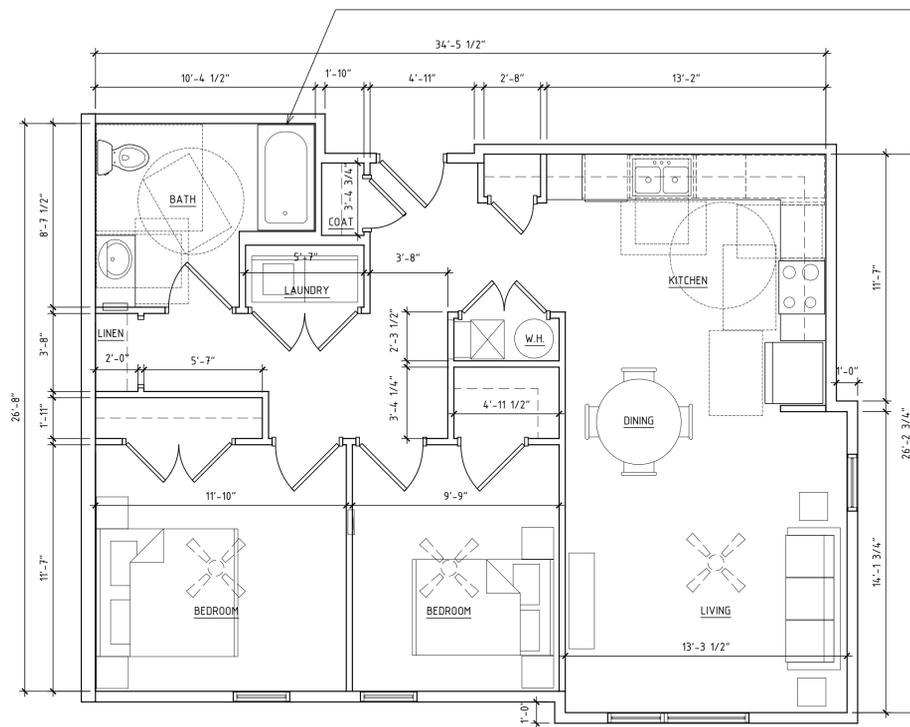
FOURTH FLOOR PLAN

1/8" = 1'-0"



THIRD FLOOR PLAN

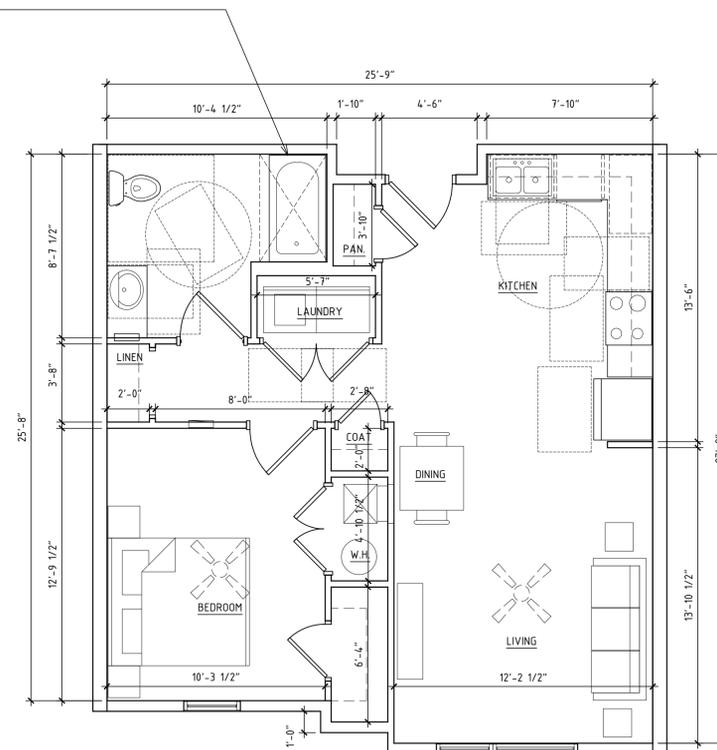
1/8" = 1'-0"



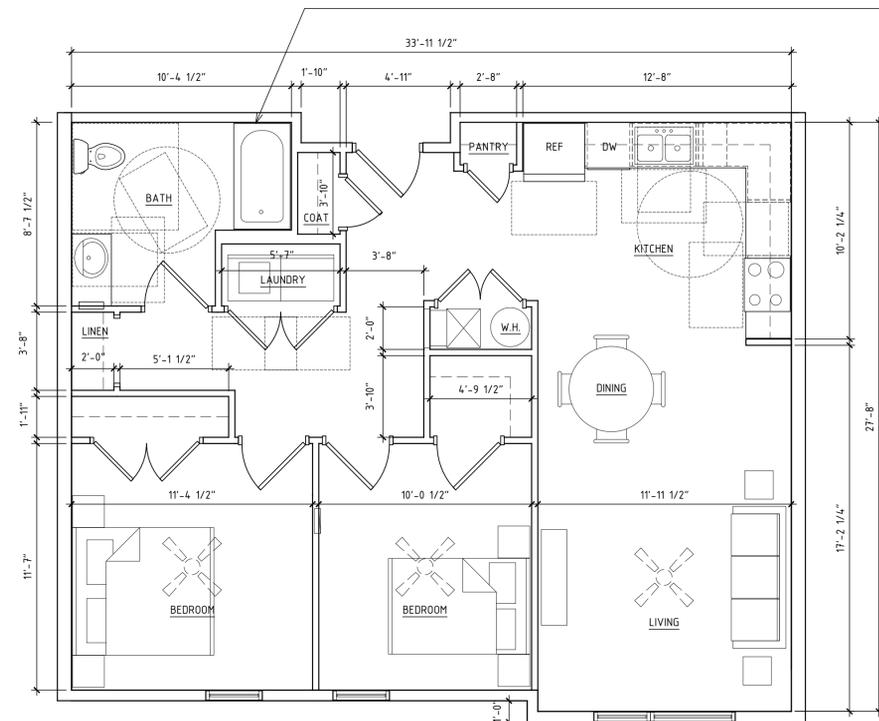
**UNIT 2LB & 2LA**    **901 SF**  
 1/4" = 1'-0"

UNIT 1LB & UNIT 2LB TO HAVE TUB.  
 UNIT 1LA W/ TUB & UNIT 2LA W/ TUB TO HAVE ACCESSIBLE TUB WITH REMOVABLE SEAT.  
 UNIT 1LA-S W/ ROLL-IN SHOWER & UNIT 2LA-S W/ ROLL-IN SHOWER TO HAVE ACCESSIBLE 3'-0"x5'-0" ROLL-IN SHOWER.  
 (SEE BUILDING PLANS FOR UNIT DESIGNATIONS.)

NOTE: WINDOWS VARY THROUGHOUT THE BUILDING. SEE BUILDING PLANS AND ELEVATIONS FOR WINDOW SIZES AND LOCATIONS FOR EACH UNIT.

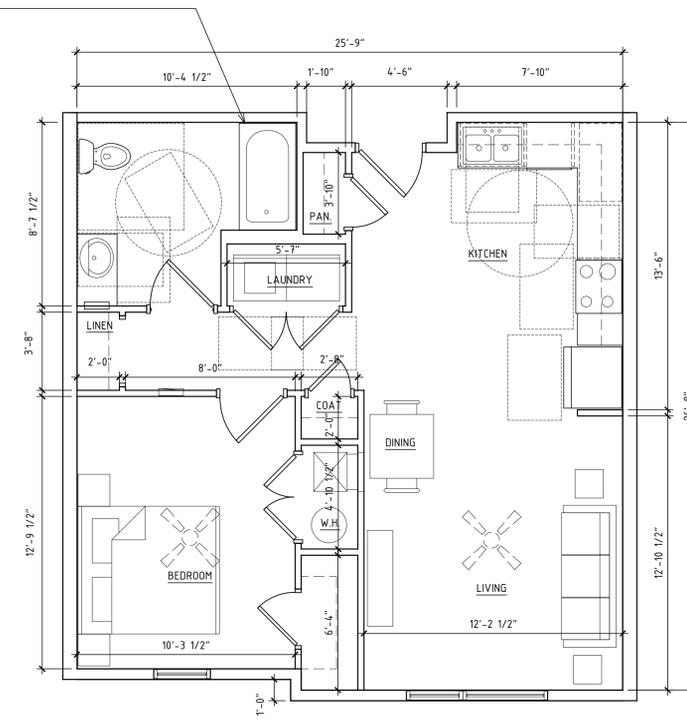


**UNIT 1LB & 1LA**    **672 SF**  
 1/4" = 1'-0"



**UNIT 2B & 2A**    **900 SF**  
 1/4" = 1'-0"

UNIT 1B & UNIT 2B TO HAVE TUB.  
 UNIT 1A W/ TUB TO HAVE ACCESSIBLE TUB WITH REMOVABLE SEAT.  
 (SEE BUILDING PLANS FOR UNIT DESIGNATIONS.)



**UNIT 1B & 1A**    **600 SF**  
 1/4" = 1'-0"



4 REAR ELEVATION  
SCALE: 1/16" = 1'-0"

**BUILDING MATERIALS:**  
**SIDING & TRIM:** VINYL LAP SIDING AND TRIM (TYP.)  
**ACCENT SIDING:** VERTICAL VINYL SIDING  
**WINDOWS:** VINYL  
**MASONRY:** BRICK VENEER W/ CONTINUOUS ROWLOCK CAP  
**MASONRY BASE & COLUMNS:** SPLIT FACE CONCRETE BLOCK VENEER W/ CAP



3 LEFT ELEVATION  
SCALE: 1/16" = 1'-0"



2 RIGHT ELEVATION  
SCALE: 1/16" = 1'-0"



1 FRONT ELEVATION  
SCALE: 1/16" = 1'-0"

**PHOTOGRAPHIC LOG**

*Five Points Crossing Apartments  
Tarboro Street, Rocky Mount, Edgecombe County, North Carolina*



Photograph 1. View of the site, facing north.



Photograph 2. View of the site, facing south.

*Five Points Crossing Apartments  
Tarboro Street, Rocky Mount, Edgecombe County, North Carolina*



Photograph 3. View of commercial buildings to the north.



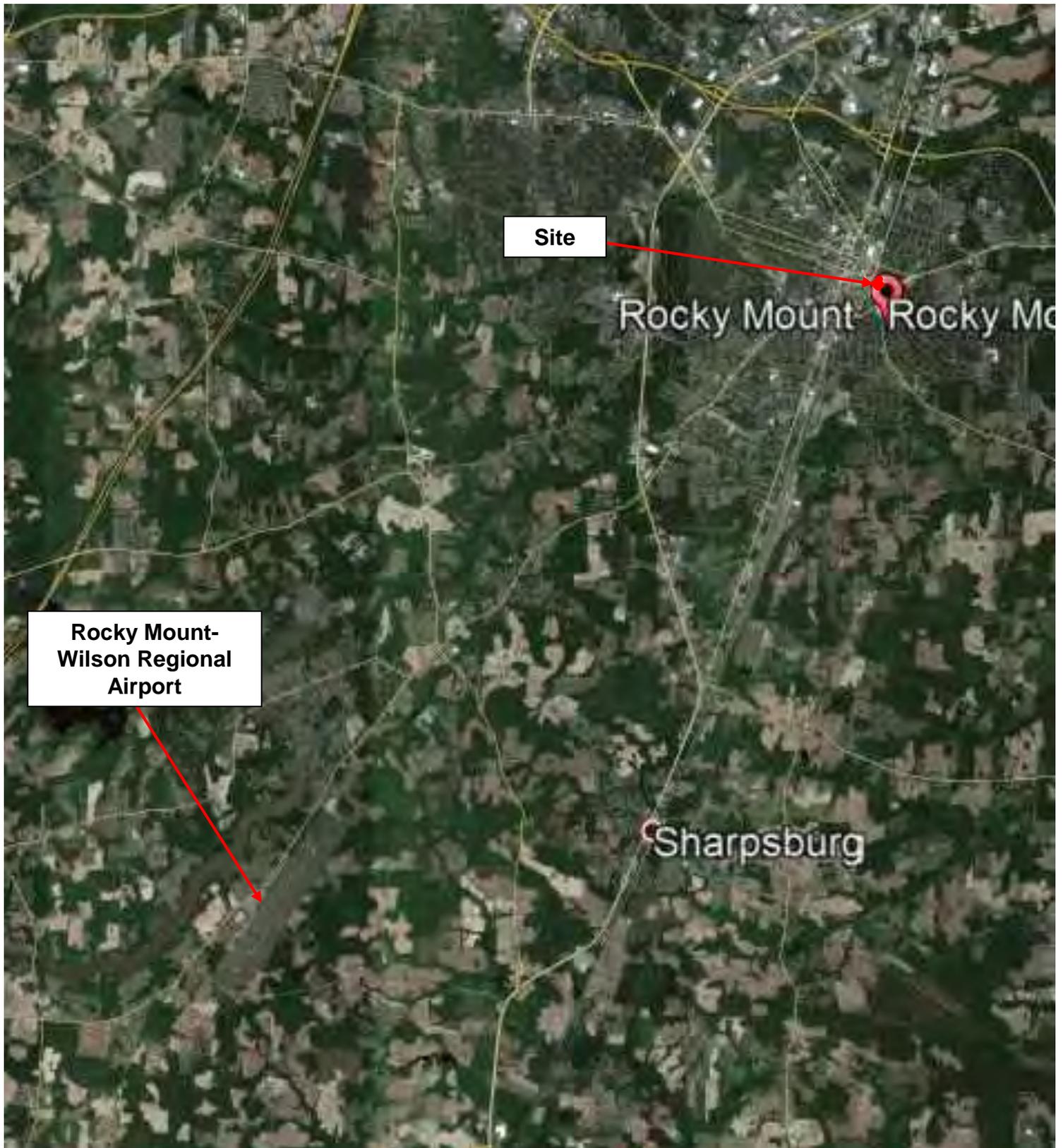
Photograph 4. View of commercial buildings to the south.

*Five Points Crossing Apartments  
Tarboro Street, Rocky Mount, Edgecombe County, North Carolina*



Photograph 5. View of commercial buildings to the west.

# AIRPORT HAZARDS



Rocky Mount-  
Wilson Regional  
Airport

Site

Rocky Mount Rocky Mo

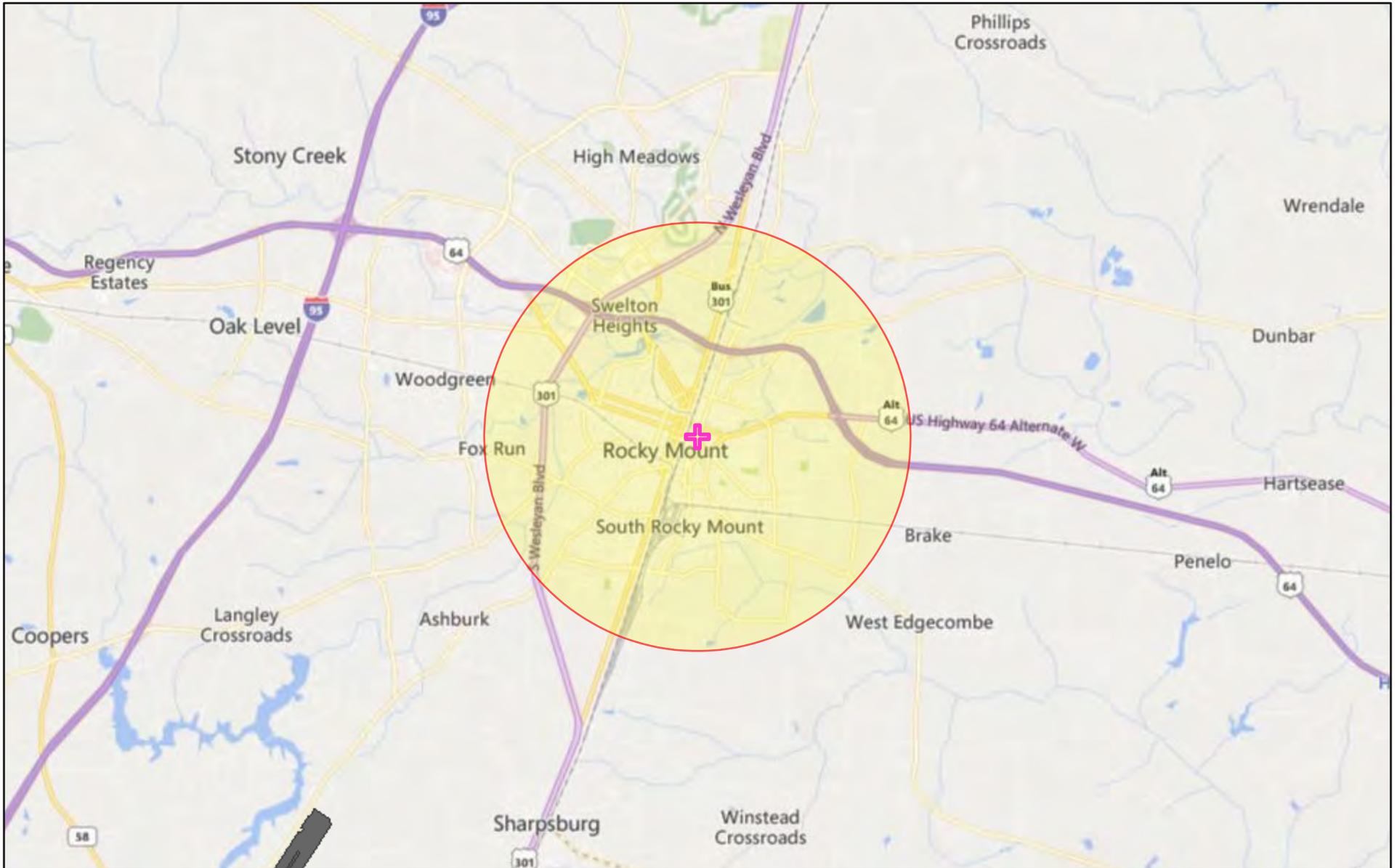
Sharpsburg

————— = 2 miles

Source: Google Earth 2018 Aerial Photograph

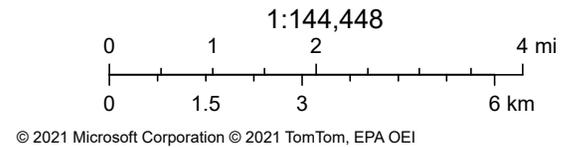
Location of the Rocky Mount-Wilson Regional  
Airport identified by the Airport IQ 510 website

# Five Points Crossing - Airports



November 24, 2021

-  Project Buffer
-  Five Points Crossing
-  Airport Points
-  Airport Polygons



# JOHN H. CHAFEE COASTAL BARRIER RESOURCES SYSTEM NORTH CAROLINA

← EDGECOMBE  
COUNTY



Number of CBRS Units:	16
Number of System Units:	9
Number of Otherwise Protected Areas:	7
Total Acres:	149,379
Upland Acres:	23,814
Associated Aquatic Habitat Acres:	125,565
Shoreline Miles:	193

Boundaries of the John H. Chafee Coastal Barrier Resources System (CBRS) shown on this map were transferred from the official CBRS maps for this area and are depicted on this map (in red) for informational purposes only. The official CBRS maps are enacted by Congress via the Coastal Barrier Resources Act, as amended, and are maintained by the U.S. Fish and Wildlife Service. The official CBRS maps are available for download at <http://www.fws.gov/CBRA>.



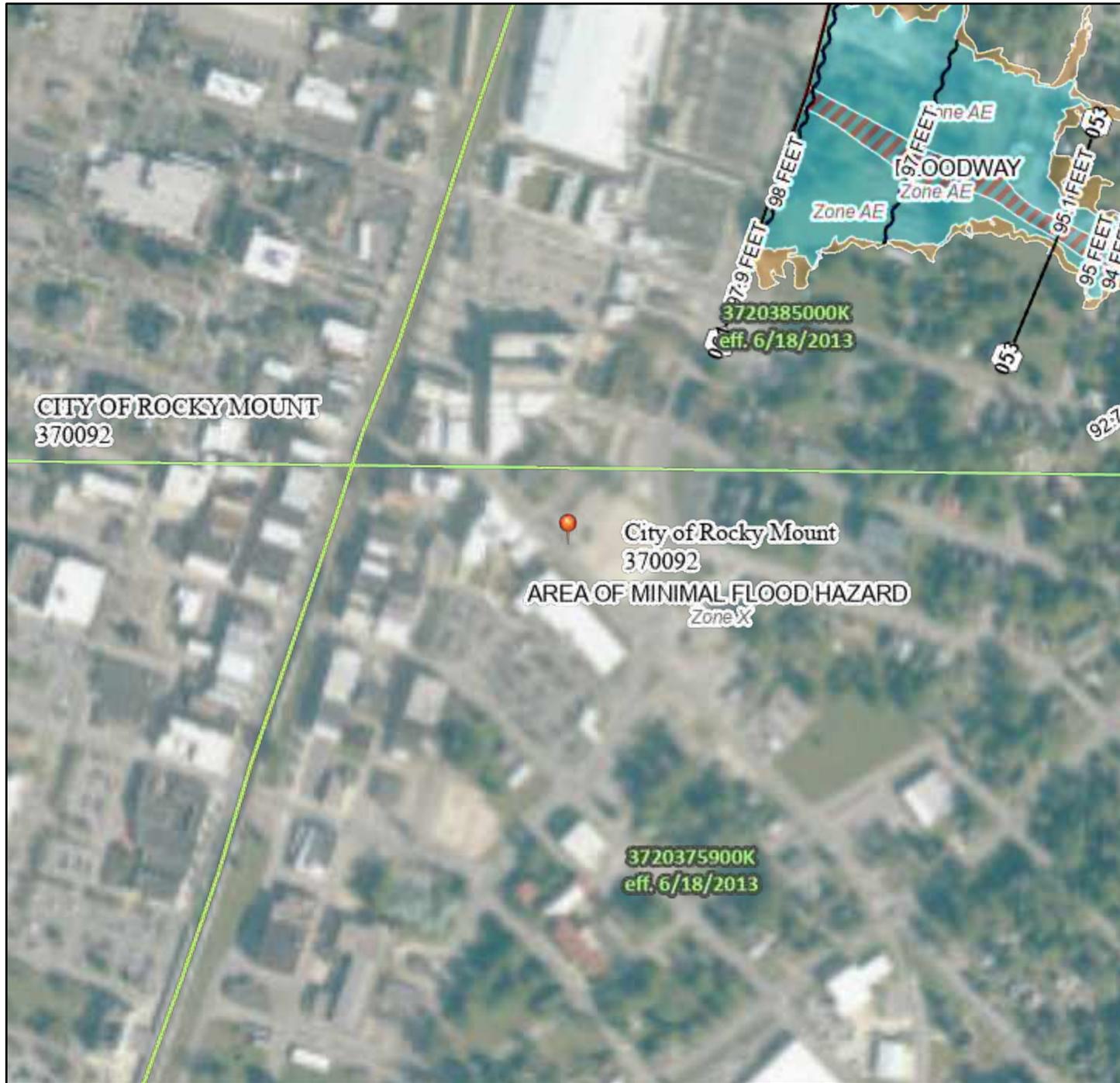
Map date: May 4, 2015

\*A portion of the unit falls outside of the state border.

# National Flood Hazard Layer FIRMMette



77°47'55"W 35°56'44"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **7/20/2021 at 1:38 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

77°47'18"W 35°56'15"N

EPA Green Book - North Carolina Nonattainment/Maintenance Status for Each County by Year for All Criteria Pollutants

State	County	Pollutant	Area Name	yr1992	yr1993	yr1994	yr1995	yr1996	yr1997	yr1998
NORTH CAROLINA	Cabarrus County	8-Hour Ozone (1997)	Charlotte-Gastonia-Rock Hill, NC-SC							
NORTH CAROLINA	Cabarrus County	8-Hour Ozone (2008)	Charlotte-Rock Hill, NC-SC							
NORTH CAROLINA	Catawba County	PM-2.5 (1997)	Hickory-Morganton-Lenoir, NC							
NORTH CAROLINA	Chatham County	8-Hour Ozone (1997)	Raleigh-Durham-Chapel Hill, NC							
NORTH CAROLINA	Davidson County	1-Hour Ozone (1979)	Greensboro-Winston-Salem-High Point, NC	92						
NORTH CAROLINA	Davidson County	PM-2.5 (1997)	Greensboro-Winston Salem-High Point, NC							
NORTH CAROLINA	Davie County	1-Hour Ozone (1979)	Greensboro-Winston-Salem-High Point, NC	92						
NORTH CAROLINA	Durham County	1-Hour Ozone (1979)	Raleigh-Durham, NC	92	93					
NORTH CAROLINA	Durham County	8-Hour Ozone (1997)	Raleigh-Durham-Chapel Hill, NC							
NORTH CAROLINA	Durham County	Carbon Monoxide (1971)	Raleigh-Durham, NC	92	93	94				
NORTH CAROLINA	Edgecombe County	8-Hour Ozone (1997)	Rocky Mount, NC							
NORTH CAROLINA	Forsyth County	1-Hour Ozone (1979)	Greensboro-Winston-Salem-High Point, NC	92						
NORTH CAROLINA	Forsyth County	Carbon Monoxide (1971)	Winston-Salem, NC	92	93					
NORTH CAROLINA	Franklin County	8-Hour Ozone (1997)	Raleigh-Durham-Chapel Hill, NC							
NORTH CAROLINA	Gaston County	1-Hour Ozone (1979)	Charlotte-Gastonia, NC	92	93	94				
NORTH CAROLINA	Gaston County	8-Hour Ozone (1997)	Charlotte-Gastonia-Rock Hill, NC-SC							
NORTH CAROLINA	Gaston County	8-Hour Ozone (2008)	Charlotte-Rock Hill, NC-SC							
NORTH CAROLINA	Granville County	1-Hour Ozone (1979)	Raleigh-Durham, NC	92	93					
NORTH CAROLINA	Granville County	8-Hour Ozone (1997)	Raleigh-Durham-Chapel Hill, NC							
NORTH CAROLINA	Guilford County	1-Hour Ozone (1979)	Greensboro-Winston-Salem-High Point, NC	92						
NORTH CAROLINA	Guilford County	PM-2.5 (1997)	Greensboro-Winston Salem-High Point, NC							
NORTH CAROLINA	Haywood County	8-Hour Ozone (1997)	Haywood and Swain Cos (Great Smoky NP), NC							
NORTH CAROLINA	Iredell County	8-Hour Ozone (1997)	Charlotte-Gastonia-Rock Hill, NC-SC							
NORTH CAROLINA	Iredell County	8-Hour Ozone (2008)	Charlotte-Rock Hill, NC-SC							
NORTH CAROLINA	Johnston County	8-Hour Ozone (1997)	Raleigh-Durham-Chapel Hill, NC							
NORTH CAROLINA	Lincoln County	8-Hour Ozone (1997)	Charlotte-Gastonia-Rock Hill, NC-SC							
NORTH CAROLINA	Lincoln County	8-Hour Ozone (2008)	Charlotte-Rock Hill, NC-SC							
NORTH CAROLINA	Mecklenburg County	1-Hour Ozone (1979)	Charlotte-Gastonia, NC	92	93	94				
NORTH CAROLINA	Mecklenburg County	8-Hour Ozone (1997)	Charlotte-Gastonia-Rock Hill, NC-SC							
NORTH CAROLINA	Mecklenburg County	8-Hour Ozone (2008)	Charlotte-Rock Hill, NC-SC							
NORTH CAROLINA	Mecklenburg County	Carbon Monoxide (1971)	Charlotte, NC	92	93	94				
NORTH CAROLINA	Nash County	8-Hour Ozone (1997)	Rocky Mount, NC							
NORTH CAROLINA	Orange County	8-Hour Ozone (1997)	Raleigh-Durham-Chapel Hill, NC							
NORTH CAROLINA	Person County	8-Hour Ozone (1997)	Raleigh-Durham-Chapel Hill, NC							
NORTH CAROLINA	Rowan County	8-Hour Ozone (1997)	Charlotte-Gastonia-Rock Hill, NC-SC							
NORTH CAROLINA	Rowan County	8-Hour Ozone (2008)	Charlotte-Rock Hill, NC-SC							
NORTH CAROLINA	Swain County	8-Hour Ozone (1997)	Haywood and Swain Cos (Great Smoky NP), NC							
NORTH CAROLINA	Union County	8-Hour Ozone (1997)	Charlotte-Gastonia-Rock Hill, NC-SC							
NORTH CAROLINA	Union County	8-Hour Ozone (2008)	Charlotte-Rock Hill, NC-SC							
NORTH CAROLINA	Wake County	1-Hour Ozone (1979)	Raleigh-Durham, NC	92	93					
NORTH CAROLINA	Wake County	8-Hour Ozone (1997)	Raleigh-Durham-Chapel Hill, NC							
NORTH CAROLINA	Wake County	Carbon Monoxide (1971)	Raleigh-Durham, NC	92	93	94				





## Coastal Zone Management Information

### COASTAL COUNTIES

Beaufort	Bertie	Brunswick	Camden
Carteret	Chowan	Craven	Currituck
Dare	Gates	Hertford	Hyde
New Hanover	Onslow	Pamlico	Pasquotank
Pender	Perquimans	Tyrrell	Washington

Source Documentation: <https://deq.nc.gov/about/divisions/coastal-management/about-coastal-management/cama-counties>

### You may affect an Area of Environmental Concern (AEC) if you project is:

- in, or on the shore of a navigable water within one of the 20 CAMA counties;
- on a marsh or wetland;
- within 75 feet of the normal high water along and estuarine shoreline;
- near the ocean beach;
- within an ocean high hazard flood area;
- near an inlet;
- within 30 feet of the normal high-water level of areas designated as inland fishing waters by the N.C. Marine Fisheries Commission and the N.C. Wildlife Resources Commission;
- near a public water supply;
- within 575 feet of Outstanding Resource Waters defined by the Environmental Management Commission.
- For an official list of AECs please consult N.C.G.S. 113A-113.

For assistance in identifying AECs you may contact the appropriate Regional Office (see below).

**WARNING: Due to the use of federal funds, a Consistency Determination will be required for projects with potential coastal effects, as defined at 15 CFR § 930.11[g], regardless of the absence of impacts to an Area of Environmental Concern or a finding by Regional Staff indicating that a CAMA permit is not required.**

**Elizabeth City District: Bertie, Camden, Chowan, Currituck, Dare, Gates, Hertford, Pasquotank and Perquimans County.**

401 South Griffin Street  
Elizabeth City, NC 27909  
252-264-3901

Fax: 252-331-2951

Ron Renaldi, District Manager

E-mail: [ronald.renaldi@ncdenr.gov](mailto:ronald.renaldi@ncdenr.gov)

## **Five Points Crossing HUD Environmental Standards Review**

**Subject Property Address:** 218 Tarboro Street, 226 Tarboro Street, 242 Tarboro Street, and 213 Rose Street, Rocky Mount, Edgecombe County, North Carolina 27801

### **Introduction**

The purpose of this review is to ensure that the project complies with U.S. Department of Housing and Urban Development (HUD) environmental standards in relation to 24 CFR Part 58.5. Properties that are proposed for use in HUD programs “must be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of occupants or conflict with the intended utilization of the property.”

A desktop review was performed to identify whether the Subject Property referenced in the title of this document complies with the following criteria:

- (i) is not Listed on an U.S. Environmental Protection Agency (EPA) Superfund National Priorities or Comprehensive Environmental Response Superfund National Priorities or Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) List, or equivalent State list;
- (ii) is not located within 3,000 feet of a toxic or solid waste landfill site;
- (iii) does not have an underground storage tank; and
- (iv) is not known or suspected to be contaminated by toxic chemicals or radioactive materials.

### **Summary of Findings**

#### **Subject Property Records Review**

##### **EPA Records:**

The Subject Property is not listed on an EPA Superfund National Priorities or CERCLA list or equivalent State list according to a NEPAAssist search and NC Superfund File Records search at <https://deq.nc.gov/about/divisions/waste-management/superfund-section/sf-file-records>. The subject property was identified as Quality Laundry, (238-242 Tarboro Street) on the Resource Conservation and Recovery Act (RCRA) database. The subject property is listed as both a small quantity generator (SQG) and a non-generator for the use of chlorinated solvents and is a participant in the North Carolina Dry-cleaning Solvent Cleanup Act (NCDSCA) program with the ID DC330006. The subject property is also listed on the leaking underground storage tank (LUST), Drycleaners, and US Brownfields databases.

##### **North Carolina Department of Environmental Quality (NCDEQ) Records:**

According to the attached NC DEQ maps, available at <https://deq.nc.gov/about/divisions/waste-management/science-data-and-reports/waste-management-gis-data-and-maps>, there are no Active Temporary Debris Storage and Reduction Sites, Manufactured Gas Plants, NC State Pre-regulatory Landfills, or Federal Remediation Sites located on the subject property.

A State level records review was conducted in the NC DEQ DWM Site Locator Tool, available at <https://deq.nc.gov/about/divisions/waste-management/science-data-and-reports/waste-management-gis-data-and-maps> and the results are attached. The Quality Laundry & Dry Cleaners and NCDSCA DC 330006 Quality Laundry & Dry Cleaners on the subject property is identified as a NC Hazardous Waste

Site, Dry Cleaning Remediation Program, Dry Cleaning Historical Boiler Inspection Site, and in the Dry Cleaning City Directory.

**County/Region/Town Records:**

No records were available for the subject property at the County or City.

**Site Inspection:**

A site inspection was performed on the Subject Property on January 15, 2021. Two groundwater monitoring wells were observed on the subject property. These wells should be properly closed prior to construction of the proposed project. No hazards that could affect the health and safety of occupants or conflict with the intended utilization of the subject property were observed.

**Surrounding Properties Records Review**

**EPA Records:**

One or more off-site properties within the minimum search distance of inquiry were reported as being on the Federal RCRA Generators database:

NCDSCA DC330004 **Sunshine Laundry & Cleaners**, 200 Tarboro Street, Suite 100 – located adjacent to the south and cross-gradient of the subject property. According to the EDR report, the facility was listed as a non-generator in 2016 meaning it did not generate hazardous waste at that time. The site was entered into the DCSA program in 2014. The US EPA RCRA ECHO Facility Report lists the site as a Small Quantity Generator (SQG) and information regarding this property is attached from NEPAassist. Groundwater samples obtained in the vicinity of the former Sunshine Laundry and Cleaners did not identify PCE above the applicable NC Standard. Therefore, this facility is not considered to be a hazard that could affect the health and safety of occupants or conflict with the intended utilization of the subject property.

NCDSCA DC330007 **Rocky Mount Laundry & Cleaners**, 219 South Washington Street - located approximately 625 feet southwest and topographically upgradient of the subject property. According to the EDR report, this facility is listed as a RCRA very small quantity generator (VSGQ). The US EPA RCRA ECHO Facility Report lists the site as a Small Quantity Generator (SQG) and information regarding this property is attached from NEPAassist. Based on investigations in the area, groundwater is expected to flow to the north to northwest. The inferred direction of groundwater flow is to the northwest and away from the subject property. Therefore, this facility is not considered to be a hazard that could affect the health and safety of occupants or conflict with the intended utilization of the subject property.

NCDSCA DC640008 **One Hour Koretizing**, 202 Falls Road - located approximately 900 feet northwest and cross-gradient of the subject property. According to the EDR report, this facility participates in the NCDSCA program. The US EPA RCRA information is attached from NEPAassist. Based on the inferred direction of groundwater flow, this facility is located to the northwest and away from the subject property. Therefore, this facility is not considered to be a hazard that could affect the health and safety of occupants or conflict with the intended utilization of the subject property.

The EDR report lists three additional facilities within the search radius for the database. These facilities are located greater than 1,000 feet from the subject property. Based on the distance from the subject property, these facilities are not considered to be a hazard that could affect the health and safety of occupants or conflict with the intended utilization of the subject property. A NEPAassist 0.5-

mile radius search for Hazardous Waste Sites (RCRA) identifies 13 RCRA sites, including the 6 addressed above:

- Quickprint Of Rocky Mount Inc, 118 N CHURCH ST.
- NCDSCA DC640007 (Bishops Laundry), 301 S CHURCH ST.
- City Of Rocky Mount, 331 SOUTH FRANKLIN ST.
- CSX Transportation Inc, 101 HAMMOND ST
- Rocky Mt Train Station, 100 COAST LINE ST
- Shehadeh Antiques, 401 S WASHINGTON STREET
- Imperial Cleaners Inc, 571 N RALEIGH ST
- NCDSCA DC330002 THORNE'S DRY CLEANERS, 502 ROSE ST
- Prestige Cleaners Of Rocky Mt, 620 EAST THOMAS STREET
- Phillips Body Shop, 357 FALLS RD

These facilities are all located more than 1,000 feet from the subject property and are therefore not considered to be a hazard that could affect the health and safety of occupants or conflict with the intended utilization of the subject property.

A NEPAassist 0.5-mile radius search identified the following sites on the Brownfields databases:

- Powell Properties, 256 and 268 Tarboro Street (discussed below);
- 219, 223, 227, 231 South Washington Street; 125 & 213 Rose Street;
- 135 Albemarle Ave./200 Rose St.;
- 19 sites on East Thomas Street;
- 4 sites (201, 205, 207, 209, 211-213, 215 NE Main St, 202 Falls Rd, 211 Ivey St. and Rocky Mount Event Center);
- Hunter-Odom Funeral Home, 240 ATLANTIC AVENUE;
- 357 Falls Road; and
- Bills Spur Station, 101 MARIGOLD STREET.

Based on their distance or direction of groundwater flow relative to the subject property, these sites are not expected to represent a hazard that could affect the health and safety of the occupants or conflict with the intended utilization of the subject property.

**Powell Properties**, 256 268 Tarboro Street - located on the eastern adjacent topographically cross-gradient parcel. The City of Rocky Mount received a US EPA Brownfields Assessment Cooperative Agreement grant to perform a Phase II Assessment of the site in 2014. The site was assessed as part of the assessment of the Quality Laundry facility. The investigation detected volatile organic compounds (VOCs) in groundwater at concentrations above regulatory threshold. Based on the investigation, the inferred direction of the groundwater flow is to the northwest, and away from the subject property. Based on this information, this facility is not expected to be a hazard that could affect the health and safety of occupants or conflict with the intended utilization of the subject property.

A NEPAassist 1-mile radius search did not identify sites listed for Superfund (NPL). A NEPAassist 0.5-mile radius search did not identify sites listed for Toxic Substances Control Act (TSCA), Toxics Release Inventory (TRI), or the Water Dischargers National Pollutant Discharge Elimination System (NPDES) permit program.

**NCDEQ State Records:**

According to the attached NC DEQ maps, available at <https://deq.nc.gov/about/divisions/waste-management/science-data-and-reports/waste-management-gis-data-and-maps>, there are no Active Temporary Debris Storage and Reduction Sites, Manufactured Gas Plants, NC State Pre-regulatory Landfills, or Federal Remediation Sites located near the subject property. Also, there are no permitted solid waste landfills within 3,000 feet of the subject property according to the NC DEQ DWM Site Locator Tool.

A NC Brownfield Program Site review was made in the NC DEQ DWM Site Locator Tool and the listings are attached. A 0.5-mile radius search identified the following three sites for the NC Brownfields Program:

- Rocky Mount Downtown Event Center;
- Cultural Arts Center and
- Tobacco Warehouse.

The Rocky Mount Downtown Event Center and Tobacco Warehouse are located within 1,000 feet of the subject property. The inferred direction of groundwater flow from the subject property is to the north-northwest. These three properties are located in a downgradient location from the subject property and therefore are not expected to represent a hazard that could affect the health and safety of the occupants or conflict with the intended utilization of the subject property.

A NC Hazardous Waste Site review was made in the NC DEQ DWM Site Locator Tool and the listings are attached. A 0.5-mile radius search identified the following six sites as NC Hazardous Waste Sites:

- City of Rocky Mount;
- Thornes's Dry Cleaners;
- Prestige Cleaners;
- One Hour Koretizing;
- Sunshine Laundry & Cleaners; and
- Rocky Mount Laundry & Dry Cleaners.

Based on their distance from the subject property and/or the direction of groundwater flow, these facilities are not expected to represent a hazard that could affect the health and safety of the occupants or conflict with the intended utilization of the subject property.

The NC DEQ DWM Site Locator Tool also identified a closed Coal Ash Structural Fill at Imperial Tobacco-Rocky Mount which is approximately 2,000 feet from the subject property. Based on its distance from the subject property and/or the direction of groundwater flow, this facility is not expected to represent a hazard that could affect the health and safety of the occupants or conflict with the intended utilization of the subject property

The State Hazardous Substance Disposal Site (HSDS) records are locations of uncontrolled and unregulated hazardous waste sites. The records include sites on the NPL as well as those on the state priority list. The EDR report lists two facilities within the search radius for the database. These facilities are located greater than 1,000 feet from the subject property. Based on the distance from the

subject property, ECS does not consider these listings to represent a hazard that could affect the health and safety of the occupants or conflict with the intended utilization of the subject property. Additional information pertaining to these listings can be viewed in the regulatory report included in the Phase I ESA.

State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not be already listed on the federal CERCLIS database. The EDR report lists five facilities within the one mile search radius for the database. These facilities are located greater than 1,000 feet from the subject property. Based on the distance from the subject property, ECS does not consider these listings to represent a hazard that could affect the health and safety of the occupants or conflict with the intended utilization of the subject property. Additional information pertaining to these listings can be viewed in the regulatory report included in the Phase I ESA.

The LAST list is a record of reported leaking aboveground storage tank incidents. The NC DEQ DWM Site Locator Tool identified five AST Incidents within a 0.5-mile radius search. Based on their distance and/or inferred groundwater flow location relative to the subject property, these facilities are not expected to represent a hazard that could affect the health and safety of the occupants or conflict with the intended utilization of the subject property.

The LUST list is a record of reported leaking underground storage tank incidents. The LUST list may also identify properties that have had soil and/or groundwater contamination associated with documented releases from aboveground storage tanks, surface spills, and other sources. One or more off-site properties within the minimum search distance of inquiry was reported as being on the LUST database. The NC DEQ DWM Site Locator Tool identified 69 UST Incidents and eight Active UST Sites within a 0.5-mile radius search. The NC DEQ UST Incident Map, at <https://deq.nc.gov/about/divisions/waste-management/waste-management-rules-data/waste-management-gis-maps/rust-map>, was reviewed and 15 sites were located within 1,000 feet of the subject property. Sites which are greater than 1,000 feet are not expected to represent a hazard that could affect the health and safety of the occupants or conflict with the intended utilization of the subject property. The 15 sites within 1,000 feet are as follows:

- Edgcombe Community College, 225 Tarboro Street
- Pantry 4026 DBA Sharif's Smrkt, 111 Atlantic Avenue
- Carolina Telephone, 143 North Washington Street
- Central Amoco, 300 Tarboro
- Exxon, 301 Tarboro Street
- Former Thorpe Building, 207 East Thomas Street
- SE Main Street UST, 100 Block of SE Main Street
- Rocky Mount NE Main Street Row, 201 NE Main Street
- Slim Wilde Property, 146 SW Main Street
- Rocky Mount (Purvis Cleaners), 132 Sunset Avenue
- Former Tobacco Warehouse, 214 NE Main Street
- Howard Street UST, 184 Howard Street
- Charles Harris Jr. Property, 101 South Church Street
- Unity Bank Rocky Mount, 115 North Church Street
- First Citizens Bank, 119 North Church Street

These facilities are all located topographically cross to downgradient of the subject property. Based on this information, these facilities are not expected to represent a hazard that could affect the health and safety of the occupants or conflict with the intended utilization of the subject property.

**In Summary:**

A Phase I ESA and a review of available federal (NEPAssist), State and local environmental records were performed for the Subject Property and surrounding area. The Phase I ESA and records review identified documented soil, groundwater, and soil vapor contamination on the subject property due to the prior presence of a dry cleaner on a portion of the subject property, documented soil and groundwater contamination due to the prior presence of automotive sales and service activities on the adjacent property to the east, the presence of a vent pipe observed on the western adjacent property which could be associated with an unregistered underground storage tank (UST), and documented soil and groundwater contamination due to the prior presence of a gasoline station on the property and associated Notice of Residual Petroleum (NRP) with a land use restriction prohibiting the use of groundwater. However, the NC DEQ and DSCA Program have established requirements including institutional controls allowing the subject property to be redeveloped. Notice of Dry-Cleaning Solvent Remediation (Notice) documents have been filed at the Edgecombe County Register of Deeds (ROD) associated with parcels addressed as 213 Rose Street, 226 Tarboro Street, and 242 Tarboro Street. These Notices include land use restrictions (LURs) and are attached for reference. On October 18, 2021, the Division of Waste Management (DWM) concluded that for 242 Tarboro Street, the criteria for a “No Further Action” (NFA) determination as defined in 15A NCAC 02S .0509(a) have been met. A Notice of No Further Action has been issued for DSCA Site #DC330006 at the subject property including a Land Use Restriction Map. Mitigation measures to be taken at the site will include strict compliance with the provisions included in the Notices, NFA Letter and LUR map. These mitigation measures include:

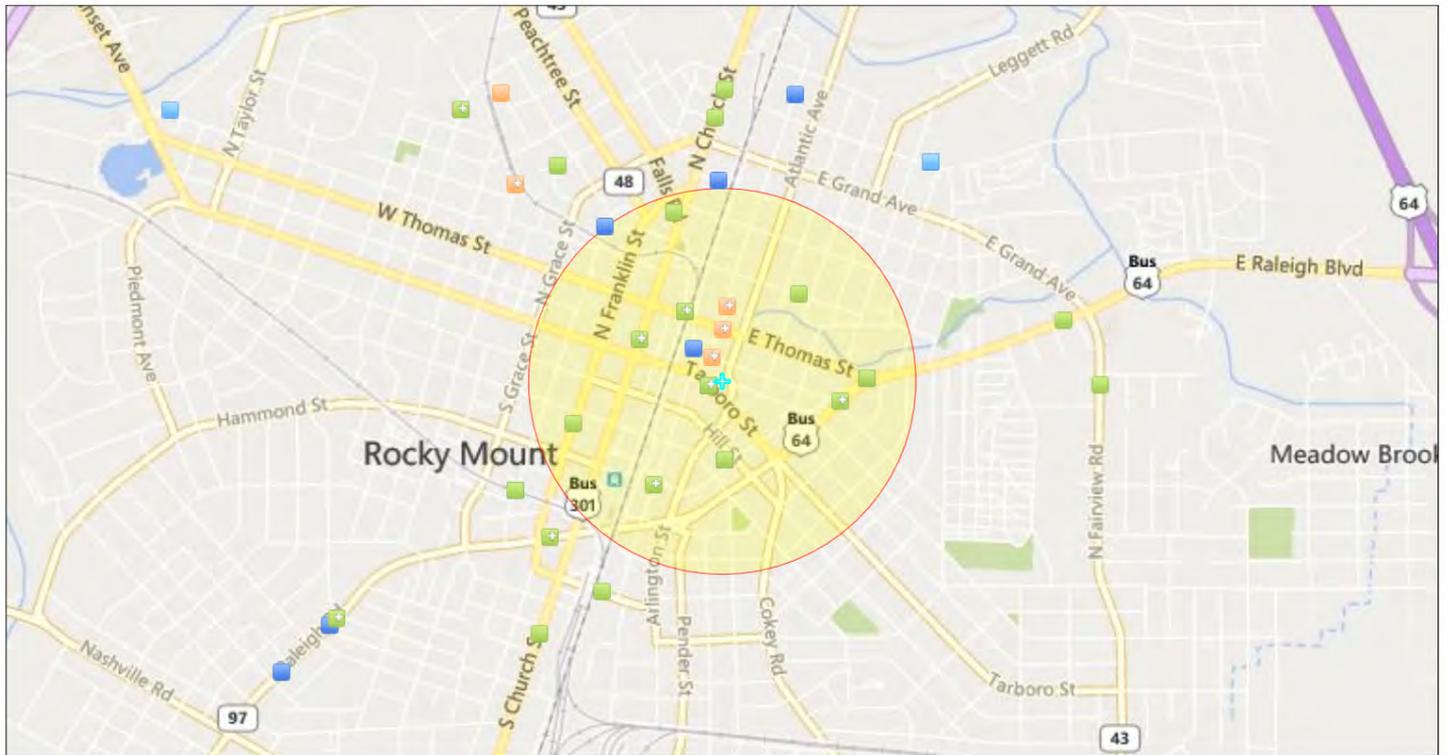
- Continuous communication with the DEQ – DSCA Program during the construction of the proposed project.
- Prior to disturbing soils in “Area A” and/or if groundwater is proposed to be encountered during construction activities, the DEQ – DSCA Program is to be notified of how the soils and/or groundwater will be managed during construction. No removal of contaminated soils or water will occur until the DEQ – DSCA Program have approved.
- If groundwater is unexpectedly encountered during construction activities, the DEQ – DSCA Program will be notified and management of the groundwater will be discussed.
- Groundwater will not be used as a water source for drinking, irrigation, and/or recreation. Municipal water is available and will be used for this proposed project.
- A vapor intrusion system will be incorporated into the proposed project to prevent exposure to soil gas vapors and as required by the DEQ– DSCA Program in order to allow residential use on the property.
- Indoor vapor samples will be collected per the DEQ – DSCA Program to confirm that the development of the property did not create a pathway for vapors into the building.

A Memorandum of Agreement (MOA) with NCORR and NCHFA will be required for the proposed project to ensure the above requirements are adhered to and mitigation measures are properly implemented. The LUR Map identifies Area A as an area with impacted soils exceeding the Protection of Groundwater PSRGs where soil disturbance restriction should be implemented. Area A will be used as a paved asphalt and concrete parking area according to the Sketch Plans. With these mitigation

measures implemented, the Subject Property is unlikely to present a hazard that could affect the health and safety of occupants or conflict with the intended utilization of the property.

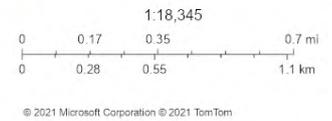
# NEPAssist Report

## Five Points Crossing



November 24, 2021

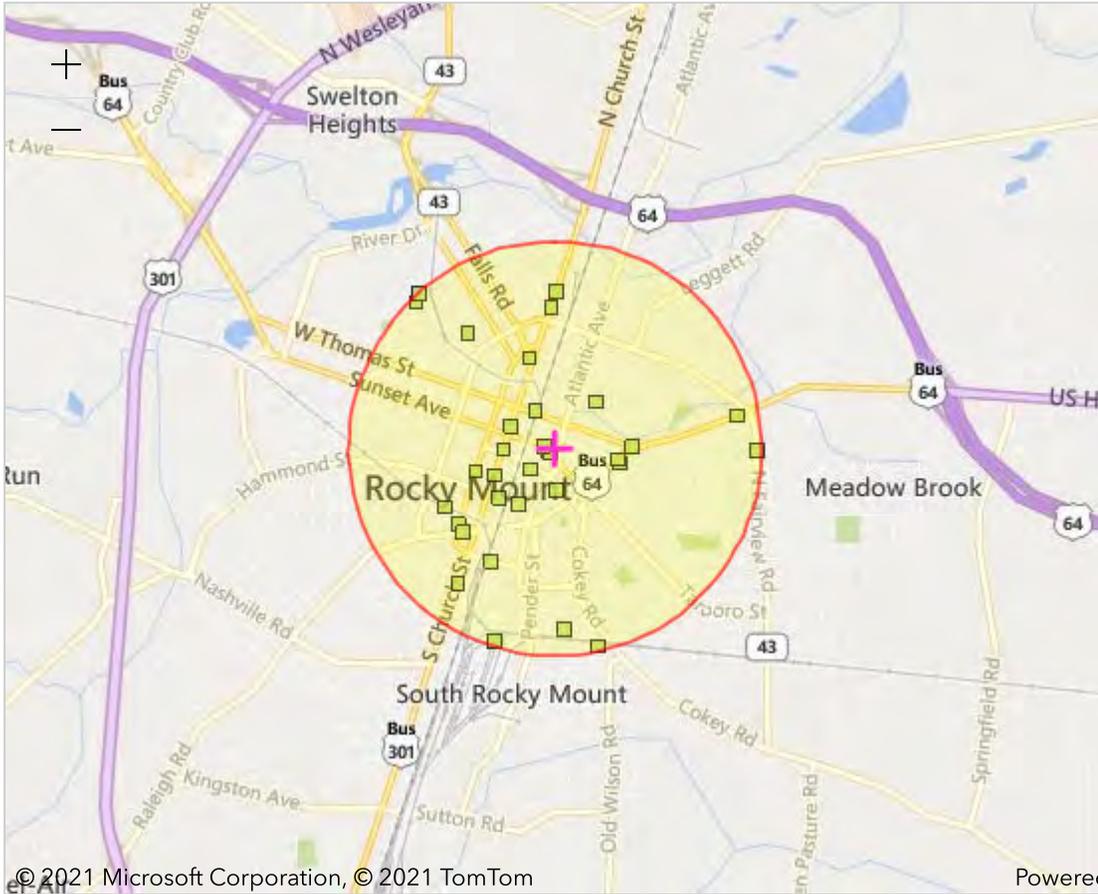
- Water Dischargers (NPDES)
- Hazardous Waste (RCRAInfo)
- Toxic Releases (TRI)
- + Air Pollution (ICIS-AIR)
- + Brownfields (ACRES)
- Project Buffer
- + Air Pollution (ICIS-AIR)
- + Brownfields (ACRES)
- + Five Points Crossing



Project Location	35.941753,-77.792929
Within 0.5 miles of an Ozone 8-hr (1997 standard) Non-Attainment/Maintenance Area?	yes
Within 0.5 miles of an Ozone 8-hr (2008 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of a Lead (2008 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of a SO2 1-hr (2010 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of a PM2.5 24hr (2006 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of a PM2.5 Annual (1997 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of a PM2.5 Annual (2012 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of a PM10 (1987 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of a Federal Land?	no
Within 0.5 miles of an impaired stream?	no
Within 0.5 miles of an impaired waterbody?	no
Within 0.5 miles of a waterbody?	no
Within 0.5 miles of a stream?	yes
Within 0.5 miles of an NWI wetland?	Available Online
Within 0.5 miles of a Brownfields site?	yes
Within 0.5 miles of a Superfund site?	no
Within 0.5 miles of a Toxic Release Inventory (TRI) site?	no
Within 0.5 miles of a water discharger (NPDES)?	no
Within 0.5 miles of a hazardous waste (RCRA) facility?	yes
Within 0.5 miles of an air emission facility?	yes

Within 0.5 miles of a school?	yes
Within 0.5 miles of an airport?	no
Within 0.5 miles of a hospital?	no
Within 0.5 miles of a designated sole source aquifer?	no
Within 0.5 miles of a historic property on the National Register of Historic Places?	no
Within 0.5 miles of a Toxic Substances Control Act (TSCA) site?	no
Within 0.5 miles of a Land Cession Boundary?	no
Within 0.5 miles of a tribal area (lower 48 states)?	no
Within 0.5 miles of the service area of a mitigation or conservation bank?	yes
Within 0.5 miles of the service area of an In-Lieu-Fee Program?	yes

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**Report question: Within 0.5 miles of a hazardous waste (RCRA) facility? yes**

Modify question by entering a new buffer distance and unit for the selected study area:

Features within Study Area

Features found: 36

Name	Distance	Units
NCDSCA DC330006 (QUALITY LDY & CLNRS)	.03	miles
QUALITY LAUNDRY & CLEANERS INC	.04	miles
NCDSCA DC330004 SUNSHINE LAUNDRY & CLNRS	.06	miles
NCDSCA DC330007 ROCKY MT LDY & DRY CLNR	.16	miles
IMPERIAL CLEANERS INC	.20	miles
ONE HOUR KORETIZING INC	.20	miles
NCDSCA DC640008 (ONE HOUR KORETIZING)	.20	miles
QUICKPRINT OF ROCKY MOUNT INC	.24	miles
NCDSCA DC640003 (ONE HOUR KORETIZING)	.25	miles
ONE HOUR KORETIZING	.25	miles
CSX TRANSPORTATION INC	.30	miles
THORNES DRY CLEANERS	.31	miles
NCDSCA DC330002( THORNE'S DRY CLEANERS )	.32	miles
NCDSCA DC640007 (BISHOP'S LAUNDRY)	.32	miles
SHEHADEH ANTIQUES	.32	miles
ROCKY MT TRAIN STATION	.36	miles
CSX TRANSPORTATION INC	.36	miles
PRESTIGE CLEANERS	.37	miles
NCDSCA DC330003 (PRESTIGE CLEANERS)	.37	miles
CITY OF ROCKY MOUNT	.40	miles
PHILLIPS BODY SHOP	.45	miles

KELLY`S CLEANERS	.59	miles
T-BODIES	.60	miles
EASTERN ENVIRONMENTAL MANAGEMENT LLC	.60	miles
MOORE`S BODY SHOP	.63	miles
ORKIN PEST CONTROL CO INC	.68	miles
BUCKMAN AUTO SUPPLY CO INC	.70	miles
C & J AUTO MACHINE SERVICE INC	.76	miles
DAVENPORT MOTOR CO	.81	miles
KAISER AGRICULTURAL CHEMICALS	.87	miles
WALGREENS 18400	.89	miles
ENGINE SYSTEMS INC	.97	miles
WILFAB METAL CORP	.97	miles
BURLINGTON INDUSTRIES	.98	miles
ARMY RESERVE XVIII AIRBORNE CORPS	.98	miles
DOESPUN INC	1.00	miles

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## RCRAInfo Facility Information

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<p><b>NCSCA DC330006 (QUALITY LDY &amp; CLNRS)</b> Handler ID: NCR000165985 242 TARBORO ST ROCKY MOUNT, NC 27801</p> <p><b>County Name:</b> EDGECOMBE</p> <p><b>Latitude:</b> 35.94141 <b>Longitude:</b> -77.79334</p> <p><b>Hazardous Waste Generator:</b> Small Quantity Generator</p> <p><b>Owner Name:</b> WILLIAM HOPKINS</p>	<p><i>*You can navigate within the map with your mouse.</i></p>

No BIENNIAL REPORT data is available for the facility listed above.

**LIST OF FACILITY CONTACTS**

NAME	STREET	CITY	STATE	ZIP CODE	PHONE	TYPE OF CONTACT
SCOTT STUPAK	MAIL SERVICE CENTER	RALEIGH	NC	27699-1646	919-707-8359	Public
SCOTT STUPAK	MAIL SERVICE CENTER	RALEIGH	NC	27699-1646	919-707-8359	Permit
AL CHAPMAN	MAIL SERVICE CENTER	RALEIGH	NC	27699-1646	919-707-8368	Permit

**HANDLER / FACILITY CLASSIFICATION**

Unspecified Universe for the facility listed above.

HANDLER TYPE	LAND DISPOSAL	INCINERATOR	BOILER AND OR INDUSTRIAL FURNACE	STORAGE	TREATMENT
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HANDLER TYPE
Small Quantity Generator

No PROCESS INFORMATION is available for the facility listed above.

**LIST OF NAICS CODES AND DESCRIPTIONS**

NAICS CODE	NAICS DESCRIPTION
812320	DRYCLEANING AND LAUNDRY SERVICES (EXCEPT COIN-OPERATED)

**LIST OF WASTE CODES AND DESCRIPTIONS**

WASTE CODE	WASTE DESCRIPTION
F002	THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

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# Detailed Facility Report

## Facility Summary

**NCDSCA DC330004 SUNSHINE LAUNDRY &  
CLNRS  
200 TARBORO ST STE 100, ROCKY MOUNT,  
NC 27801**

FRS (Facility Registry Service) ID: 110063682732  
 EPA Region: 04  
 Latitude: 35.94192  
 Longitude: -77.79392  
 Locational Data Source: FRS  
 Industries: Personal and Laundry Services  
 Indian Country: N

## Enforcement and Compliance Summary

Statute	RCRA
Insp (5 Years)	--
Date of Last Inspection	--
<b>Current Compliance Status</b>	<b>No Violation Identified</b>
Qtrs with NC (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

## Regulatory Information

Clean Air Act (CAA): No Information  
 Clean Water Act (CWA): No Information  
 Resource Conservation and Recovery Act (RCRA): Inactive Other (NCR000165241)  
 Safe Drinking Water Act (SDWA): No Information

## Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

Compliance and Emissions Data Reporting Interface (CEDRI): No Information

### Known Data Problems

## Facility/System Characteristics

### Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110063682732					N	35.94192	-77.79392
RCRAInfo	RCRA	NCR000165241	Other	Inactive ( )			N		

### Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110063682732	NCDSCA DC330004 SUNSHINE LAUNDRY & CLNRS	200 TARBORO ST STE 100, ROCKY MOUNT, NC 27801	Edgecombe County
RCRAInfo	RCRA	NCR000165241	NCDSCA DC330004 SUNSHINE LAUNDRY & CLNRS	200 TARBORO ST STE 100, ROCKY MOUNT, NC 27801	Edgecombe County

### Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
No data records returned			

### Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
RCRAInfo	NCR000165241	81232	Drycleaning and Laundry Services (except Coin-Operated)

### Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
No data records returned			

## Enforcement and Compliance

### Compliance Monitoring History (5 years)

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
No data records returned							

*Entries in italics are not counted in EPA compliance monitoring strategies or annual results.*



### Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	NCR000165241	No	11/20/2021	0	11/19/2021

## Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
	<b>RCRA (Source ID: NCR000165241)</b>	01/01-03/31/19	04/01-06/30/19	07/01-09/30/19	10/01-12/31/19	01/01-03/31/20	04/01-06/30/20	07/01-09/30/20	10/01-12/31/20	01/01-03/31/21	04/01-06/30/21	07/01-09/30/21	10/01-12/31/21
	<b>Facility-Level Status</b>	No Violation Identified											

## Informal Enforcement Actions (5 Years)

Statute	System	Source ID	Type of Action	Lead Agency	Date
No data records returned					

*Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.*

## Formal Enforcement Actions (5 Years)

Statute	System	Law/Section	Source ID	Action Type	Case No.	Lead Agency	Case Name	Issued/Filed Date	Settlements/Actions	Settlement/Action Date	Federal Penalty Assessed	State/Local Penalty Assessed	Penalty Amount Collected	SEP Cost	Comp Action Cost
No data records returned															

## Environmental Conditions

### Watershed(s)

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
No data records returned						

### Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Aquatic Life	Fish Consumption Use	Recreation Use	Other Use
No data records returned										

### Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
No data records returned				

## Pollutants

### Toxics Release Inventory History of Reported Chemicals Released in Pounds per Year at Site

TRI Facility ID	Year	Total Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Releases to Land	Total On-site Releases	Total Off-site Transfers
No data records returned								

### Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name
No data records returned

# Community

## EJSCREEN EJ Indexes

Eleven primary environmental justice (EJ) indexes of EJSCREEN, EPA's screening tool for EJ concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. The index values below are for the Census block group in which the facility is located. Note that use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJSCREEN provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the [EJSCREEN home page](#).

Census Block Group EJ Indexes (percentile)	
Particulate Matter (PM 2.5)	77.1
Ozone	78.1
NATA Diesel PM	73.8
NATA Air Toxics Cancer Risk	77.8
NATA Respiratory Hazard Index (HI)	77.1
Traffic Proximity	76.5
Lead Paint Indicator	92.8
National Priority List (NPL) Site Proximity	66.2
Risk Management Plan (RMP) Site Proximity	85.9
Hazardous Waste Proximity	76.8
Wastewater Discharge Proximity	77.8

Number of EJ Indexes Above 80th Percentile
2

[View EJSCREEN Report](#)

## Demographic Profile of Surrounding Area (1 Mile)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 U.S. Census and 2014 - 2018 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. EPA's spatial processing methodology considers the overlap between the selected radii and the census blocks (for U.S. Census demographics) and census block groups (for ACS demographics) in determining the demographics surrounding the facility. For more detail about this methodology, see the [DFR Data Dictionary](#).

General Statistics	
Total Persons (U.S. Census)	7,681
Population Density	2,469/sq.mi.
Percent People of Color	93%
Households in Area	2,614
Housing Units in Area	4,320
Total Persons (ACS (American Community Survey))	5,918
Households on Public Assistance	76
Persons With Low Income	3,946
Percent With Low Income	67%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	35.94215
Center Longitude	-77.79364
Land Area	100%
Water Area	0%

Income Breakdown - Households (%)	
Less than \$15,000	811 (31.04%)
\$15,000 - \$25,000	414 (15.84%)

Age Breakdown - Persons (%)	
Children 5 years and younger	480 (6%)
Minors 17 years and younger	1,781 (23%)
Adults 18 years and older	5,899 (77%)
Seniors 65 years and older	1,030 (13%)

Race Breakdown - Persons (%)	
White	803 (10%)
African-American	6,649 (87%)
Hispanic-Origin	130 (2%)
Asian/Pacific Islander	22 (0%)
American Indian	48 (1%)
Other/Multiracial	159 (2%)

Education Level (Persons 25 & older) - Persons (%)	
Less than 9th Grade	338 (7.73%)
9th through 12th Grade	941 (21.52%)
High School Diploma	1,519 (34.74%)
Some College/2-year	1,012 (23.14%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	564 (12.9%)

**Income Breakdown - Households (%)**

\$25,000 - \$50,000	803 (30.73%)
\$50,000 - \$75,000	378 (14.47%)
Greater than \$75,000	207 (7.92%)



# Detailed Facility Report

## Facility Summary

**NCDSCA DC330007 ROCKY MT LDRY & DRY  
CLNR  
219 S WASHINGTON ST, ROCKY MOUNT, NC  
27801**

FRS (Facility Registry Service) ID: 110066975134  
 EPA Region: 04  
 Latitude: 35.9403  
 Longitude: -77.79508  
 Locational Data Source: FRS  
 Industries: Personal and Laundry Services  
 Indian Country: N

## Enforcement and Compliance Summary

Statute	RCRA
Insp (5 Years)	--
Date of Last Inspection	--
<b>Current Compliance Status</b>	<b>No Violation Identified</b>
Qtrs with NC (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

## Regulatory Information

Clean Air Act (CAA): No Information  
 Clean Water Act (CWA): No Information  
 Resource Conservation and Recovery Act (RCRA): Active SQG (NCR000166330)  
 Safe Drinking Water Act (SDWA): No Information

## Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

Compliance and Emissions Data Reporting Interface (CEDRI): No Information

### Known Data Problems

## Facility/System Characteristics

### Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110066975134					N	35.9403	-77.79508
RCRAInfo	RCRA	NCR000166330	SQG	Active (H)			N		

### Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110066975134	NCDSCA DC330007 ROCKY MT LDRY & DRY CLNR	219 S WASHINGTON ST, ROCKY MOUNT, NC 27801	Edgecombe County
RCRAInfo	RCRA	NCR000166330	NCDSCA DC330007 ROCKY MT LDRY & DRY CLNR	219 S WASHINGTON ST, ROCKY MOUNT, NC 27801-5522	Edgecombe County

### Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
No data records returned			

### Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
RCRAInfo	NCR000166330	812320	Drycleaning and Laundry Services (except Coin-Operated)

### Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
No data records returned			

## Enforcement and Compliance

### Compliance Monitoring History (5 years)

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
No data records returned							

*Entries in italics are not counted in EPA compliance monitoring strategies or annual results.*

### Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	NCR000166330	No	11/20/2021	0	11/19/2021

## Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
	RCRA (Source ID: NCR000166330)	01/01-03/31/19	04/01-06/30/19	07/01-09/30/19	10/01-12/31/19	01/01-03/31/20	04/01-06/30/20	07/01-09/30/20	10/01-12/31/20	01/01-03/31/21	04/01-06/30/21	07/01-09/30/21	10/01-12/31/21
	Facility-Level Status	No Violation Identified											

## Informal Enforcement Actions (5 Years)

Statute	System	Source ID	Type of Action	Lead Agency	Date
No data records returned					

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

## Formal Enforcement Actions (5 Years)

Statute	System	Law/Section	Source ID	Action Type	Case No.	Lead Agency	Case Name	Issued/Filed Date	Settlements/Actions	Settlement/Action Date	Federal Penalty Assessed	State/Local Penalty Assessed	Penalty Amount Collected	SEP Cost	Comp Action Cost
No data records returned															

## Environmental Conditions

### Watershed(s)

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
No data records returned						

### Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Aquatic Life	Fish Consumption Use	Recreation Use	Other Use
No data records returned										

### Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
No data records returned				

## Pollutants

### Toxics Release Inventory History of Reported Chemicals Released in Pounds per Year at Site

TRI Facility ID	Year	Total Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Releases to Land	Total On-site Releases	Total Off-site Transfers
No data records returned								

### Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name
No data records returned

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## RCRAInfo Facility Information

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<p><b>NCDSCA DC330007 ROCKY MT LDY &amp; DRY CLNR</b> Handler ID: NCR000166330 219 S WASHINGTON ST ROCKY MOUNT, NC 27801-5522</p> <p><b>County Name:</b> EDGECOMBE</p> <p><b>Latitude:</b> 35.9403 <b>Longitude:</b> -77.79508</p> <p><b>Hazardous Waste Generator:</b> Small Quantity Generator</p> <p><b>Owner Name:</b> EDGECOMBE COMMUNITY COLLEGE</p>	<p><i>*You can navigate within the map with your mouse.</i></p>

No BIENNIAL REPORT data is available for the facility listed above.

**LIST OF FACILITY CONTACTS**

NAME	STREET	CITY	STATE	ZIP CODE	PHONE	TYPE OF CONTACT
SCOTT STUPAK	MAIL SERVICE CENTER	RALEIGH	NC		919-707-8359	Public
AL CHAPMAN	MAIL SERVICE CENTER	RALEIGH	NC		919-707-8363	Permit
SCOTT STUPAK	MAIL SERVICE CENTER	RALEIGH	NC		919-707-8359	Permit

**HANDLER / FACILITY CLASSIFICATION**

Unspecified Universe for the facility listed above.

HANDLER TYPE	LAND DISPOSAL	INCINERATOR	BOILER AND OR INDUSTRIAL FURNACE	STORAGE	TREATMENT
--------------	---------------	-------------	----------------------------------	---------	-----------

HANDLER TYPE
Small Quantity Generator

No PROCESS INFORMATION is available for the facility listed above.

**LIST OF NAICS CODES AND DESCRIPTIONS**

NAICS CODE	NAICS DESCRIPTION
812320	DRYCLEANING AND LAUNDRY SERVICES (EXCEPT COIN-OPERATED)

**LIST OF WASTE CODES AND DESCRIPTIONS**

WASTE CODE	WASTE DESCRIPTION
F002	THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

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**Total Number of Facilities Retrieved: 1**

**Data Refresh Information** <<https://epa.gov/resources/echo-data/about-the-data#sources>>



# Property Details for Powell Properties

## On this page:

- [Profile Information](#)
- [Property Location](#)
- [Property Progress](#)
- [CAs Associated with this Property](#)
- [Assessment Activities at this Property](#)
- [Contaminants and Media](#)
- [Cleanup Activities](#)
- [Institutional & Engineering Controls](#)
- [Redevelopment and Other Leveraged Accomplishments](#)
- [Additional Property Attributes](#)

[Legal Notices](#)

## Profile Information

Property Alias

Property Owner

**Government**

ACRES Property ID

**192281**

Property Address

**256 268 Tarboro Street ROCKY MOUNT, NC 27801**

Size

**.62**

Parcel Numbers

**3759-79-3725-00, 3759-79-3656-00**

Latitude/Longitude

**35.941218 / -77.792739**

Congressional District

**2**

Property Contact

**Egetter, David**

**Egetter.David@epa.gov**

**404-562-4300**

## Property Location



## Property Progress

Assessment



Clean Up



Institutional Controls in Place



Engineering Controls in Place



Ready for Anticipated Use



Redevelopment Underway



## CAs Associated with this Property

CA Name	CA #	State	Type	Ann Year
Upper Coastal Plain Council of Governments	BF00D25814	NC	<u>Assessment</u>	2014

## Assessment Activities at this Property

Activity	EPA Funding	Start Date	Completion Date
<u>Phase I Environmental Assessment</u>	\$7,058.00	09/29/2014	05/26/2015
<u>Phase I Environmental Assessment</u>	\$7,058.00	09/29/2014	05/26/2015
<u>Phase II Environmental Assessment</u>	\$22,040.00	10/21/2014	05/01/2015
<u>Phase II Environmental Assessment</u>	\$22,040.00	10/21/2014	05/01/2015

Is Cleanup Necessary? **Yes**  
 EPA Assessment Funding: **\$58,196.00**  
 Leveraged Funding:  
 Total Funding: **\$58,196.00**

## Contaminants and Media

Contaminant Found

**Asbestos**  
**PAHS**  
**Petroleum Products**  
**SVOCs**  
**VOCs**

Remediating Action for Contaminants

**Cleaned Up**  
**NOT Cleaned up**  
**NOT Cleaned up**  
**NOT Cleaned up**  
**NOT Cleaned up**

Media Affected

**Building Materials**  
**Ground Water**  
**Soil**

Remediating Action for Media

**Cleaned Up**  
**NOT Cleaned up**  
**NOT Cleaned up**

## Cleanup Activities

<b>Start Date</b>	<b>EPA Funding</b>	<b>Completion Date</b>	<b>CA</b>	<b>A C</b>
10/29/2015		11/05/2015	Upper Coastal Plain Council of Governments	Y

Cleanup/Treatment Implemented:  
 Cleanup/Treatment Categories:

Addl Cleanup/Treatment info:  
Address of Data Source:  
Total ACRES Cleaned Up: **.62**  
Number of Cleanup Jobs Leveraged: **2**  
EPA Cleanup Funding:  
Leveraged Funding: **\$21,000.00**  
Cost Share Funding:  
Total Funding: **\$21,000.00**

## Institutional and Engineering Controls

Indicate whether Institutional Controls are required

**No**

Categories of Controls

Additional Institutional Controls Information

Address of Data Source (URL if available)

Are Institutional Controls in Place

**No**

Date Institutional Controls were put in place

Indicate whether Engineering Controls are required

**No**

Categories of Controls

Additional Engineering controls information

Address of Data Source (URL if available)

Indicate whether Engineering Controls are in place

**No**

Date Engineering Controls were put in place

# Redevelopment and Other Leveraged Accomplishments

<b>Start Date</b>	<b>Leveraged Funding</b>	<b>CA</b>	<b>Completion Date</b>
10/27/2015	\$21,100.00	Upper Coastal Plain Council of Governments	11/16/2016

Number of Redevelopment Jobs Leveraged:  
Actual Acreage of Greenspace Created:  
Leveraged Funding:

## Additional Property Attributes

Property Highlights

**Site has been demolished and will be used as a parking lot to support the local community college and the planned Rocky Mount Event Center**

**Former Use: The property is developed with one unoccupied structure located northwest of the intersection of Tarboro Street and Atlantic Avenue. The site consists of two contiguous parcels that total approximately 0.62 acres of land and is currently zoned B-4 (Central Business District). Former uses of the site include automotive sales, service, and repair. The site, including structure, was developed in approximately 1949 and used as an automotive service and repair facility from approximately 1949 to 2003. Prior to 1949, the site consisted of two dwellings as early as 1901.**

Predominant Past Usage

**Commercial (.62)**

What types of funding are being used on this property?

**Hazardous & Petroleum**

State and Tribal Program Information

Date No Further Action Letter Received

Date Letter/Signed Report Received from a Qualified Professional

Other Cleanup Documentation



LAST UPDATED ON FEBRUARY 8, 2017

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[Data Disclaimer](http://www.epa.gov/wastes/disclaimer2.htm) <http://www.epa.gov/wastes/disclaimer2.htm>

**RCRAInfo Facility Information**

[<< Return](#)

<p><b>ONE HOUR KORETIZING INC</b>                  Handler ID: NCD981858764                  202 FALLS RD                  ROCKY MOUNT, NC 27802</p> <p><b>County Name:</b> EDGECOMBE</p> <p><b>Latitude:</b> 35.94438  <b>Longitude:</b> -77.79464</p> <p><b>Hazardous Waste Generator:</b></p> <p><b>Owner Name:</b> MARY WELLS</p>		<p><i>*You can navigate within the map with your mouse.</i></p>
<p><b>No BIENNIAL REPORT data is available for the facility listed above.</b></p>		

**LIST OF FACILITY CONTACTS**

NAME	STREET	CITY	STATE	ZIP CODE	PHONE	TYPE OF CONTACT
MARY WELLS	202 FALLS RD	ROCKY MOUNT	NC	27802	919-977-1610	Public
MARY WELLS	202 FALLS RD	ROCKY MOUNT	NC	27802	919-977-1610	Permit

**HANDLER / FACILITY CLASSIFICATION**

**Unspecified Universe for the facility listed above.**

HANDLER TYPE	LAND DISPOSAL	INCINERATOR	BOILER AND OR INDUSTRIAL FURNACE	STORAGE	TREATMENT

**No Handler information is available for the facility listed above.**

**No PROCESS INFORMATION is available for the facility listed above.**

<b>HANDLER TYPE</b>
---------------------

**No NAICS Codes are available for the facility listed above.**

**LIST OF WASTE CODES AND DESCRIPTIONS**

WASTE CODE	WASTE DESCRIPTION

F002	THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
------	---

Go To Top Of The Page

**Total Number of Facilities Retrieved: 1**

**Data Refresh Information** <<https://epa.gov/resources/echo-data/about-the-data#sources>>



# Property Details for 125 & 213 Rose Street

## On this page:

- [Profile Information](#)
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- [Institutional & Engineering Controls](#)
- [Redevelopment and Other Leveraged Accomplishments](#)
- [Additional Property Attributes](#)

## [Legal Notices](#)

## Profile Information

Property Alias

Property Owner

**Private**

ACRES Property ID

**219947**

Property Address

**125 & 213 Rose Street ROCKY MOUNT, NC 27801**

Size

**.52**

Parcel Numbers

**385070119000 & 385070206600**

Latitude/Longitude

**35.942409 / -77.793033**

Congressional District

**2**

Property Contact

**Egetter, David**

**Egetter.David@epa.gov**

**404-562-4300**

## Property Location



## Property Progress

Assessment



Clean Up



Institutional Controls in Place



Engineering Controls in Place



Ready for Anticipated Use



Redevelopment Underway



## CAs Associated with this Property.

CA Name	CA #	State	Type	Ann Year
Upper Coastal Plain Council of Governments	BF00D25814	NC	<a href="#">Assessment</a>	2014

## Assessment Activities at this Property.

Activity	EPA Funding	Start Date	Completion Date
<a href="#">Phase I Environmental Assessment</a>	\$3,893.00	04/01/2016	05/25/2016

Is Cleanup Necessary? **No**  
 EPA Assessment Funding: **\$3,893.00**  
 Leveraged Funding:  
 Total Funding: **\$3,893.00**

## Contaminants and Media

Contaminant Found

Remediating Action for Contaminants

Media Affected

**Ground Water**

Remediating Action for Media

**NOT Cleaned up**

## Cleanup Activities

There are no current cleanup activities.

Cleanup/Treatment Implemented:  
Cleanup/Treatment Categories:  
Addl Cleanup/Treatment info:  
Address of Data Source:

## Institutional and Engineering Controls

Indicate whether Institutional Controls are required

**No**

Categories of Controls

Additional Institutional Controls Information

Address of Data Source (URL if available)

Are Institutional Controls in Place

**No**

Date Institutional Controls were put in place

Indicate whether Engineering Controls are required

**No**

Categories of Controls

Additional Engineering controls information

Address of Data Source (URL if available)

Indicate whether Engineering Controls are in place

**No**

Date Engineering Controls were put in place

## Redevelopment and Other Leveraged Accomplishments

There are no current redevelopment activities.

Number of Redevelopment Jobs Leveraged:

Actual Acreage of Greenspace Created:

Leveraged Funding:

## Additional Property Attributes

Property Highlights

**Site to be used as a parking lot to support the Rocky Mount Event Center**

**Former Use:** The subject site is currently developed as a parking lot and is finished with a combination of grass and gravel. The subject site is comprised of Parcel A (0.313 acres) and Parcel B (0.205 acres) which total 0.518 acres. The City of Rocky Mount Tax Administration Office records the Parcel ID Number for 125 Rose Street (Parcel A) as 3850-7011-9000 and the Parcel ID Number for 213 Rose Street (Parcel B) as 3850-7020-6600. The subject site is currently zoned B-4 or "Heavy Business" by the Town of Rocky Mount Planning Department. Based on Sanborn fire insurance maps, Parcel A has been developed as a parking lot since approximately 1969. From approximately 1901 to 1964, the Sanborn maps appear to show the parcel developed for residential uses (either single-family homes or as apartment buildings with two dwellings). From approximately 1885 to 1901, Parcel A is not shown on the Sanborn maps. Parcel A is currently developed with gravel and grass. Parcel B has been developed as a parking lot (or is shown with no designated use) since approximately 1949. From approximately 1901 to 1923, the Sanborn maps appear to show the parcel developed for residential uses. From approximately 1885 to 1901, Parcel B is not shown on the Sanborn maps. Parcel B is currently developed with gravel and grass. Parcel A is owned by George E. Rose and Parcel B by Carolina Telephone and Telegraph Company.

Predominant Past Usage

**Residential (.52)**

What types of funding are being used on this property?

**Hazardous & Petroleum**

State and Tribal Program Information

Date No Further Action Letter Received

Date Letter/Signed Report Received from a Qualified Professional

Other Cleanup Documentation



LAST UPDATED ON FEBRUARY 8, 2017



# Property Details for 135 Albemarle Ave./200 Rose St.

## On this page:

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- [Institutional & Engineering Controls](#)
- [Redevelopment and Other Leveraged Accomplishments](#)
- [Additional Property Attributes](#)

## [Legal Notices](#)

## Profile Information

Property Alias

Property Owner

**Private**

ACRES Property ID

**92405**

Property Address

**135 Albemarle Ave./200 Rose St. Rocky Mount, NC 27801-5302**

Size

**.29**

Parcel Numbers

**3850-70-2249-00**

Latitude/Longitude

**35.563481 / -77.473637**

Congressional District

**3**

Property Contact

**Curry, Kathleen**

**Curry.Kathleen@epa.gov**

**404-562-8660**

## Property Location



## Property Progress

Assessment



Clean Up



Institutional Controls in Place



Engineering Controls in Place



Ready for Anticipated Use



Redevelopment Underway



## CAs Associated with this Property

CA Name	CA #	State	Type	Announce Year
Rocky Mount, City of	BF96432205	NC	<a href="#">Assessment</a>	2005

## Assessment Activities at this Property

Activity	EPA Funding	Start Date	Completion Date
<a href="#">Phase I Environmental Assessment</a>	\$2,800.00	09/15/2008	09/26/2008

Is Cleanup Necessary? **Unknown**  
 EPA Assessment Funding: **\$2,800.00**  
 Leveraged Funding:  
 Total Funding: **\$2,800.00**

## Contaminants and Media

Contaminant Found

**Unknown**

Remediating Action for Contaminants

**NOT Cleaned up**

Media Affected

**Unknown**

Remediating Action for Media

**NOT Cleaned up**

## Cleanup Activities

There are no current cleanup activities.

Cleanup/Treatment Implemented:

Cleanup/Treatment Categories:

Addl Cleanup/Treatment info:

Address of Data Source:

## Institutional and Engineering Controls

Indicate whether Institutional Controls are required

**No**

Categories of Controls

Additional Institutional Controls Information

Address of Data Source (URL if available)

Are Institutional Controls in Place

Date Institutional Controls were put in place

Indicate whether Engineering Controls are required

Categories of Controls

Additional Engineering controls information

Address of Data Source (URL if available)

Indicate whether Engineering Controls are in place

Date Engineering Controls were put in place

## Redevelopment and Other Leveraged Accomplishments

There are no current redevelopment activities.

Number of Redevelopment Jobs Leveraged:

Actual Acreage of Greenspace Created:

Leveraged Funding:

## Additional Property Attributes

Property Highlights

**No Recognized Environmental Conditions (RECs) were noted during the Phase I ESA. However, due to the age of the building, it's likely that lead-based paint and asbestos is present in the building. However, nearby historical activities may have impacted the subject property and a Phase II ESA was recommended but has not been completed. The property is on a corner within the Douglas Block Redevelopment Area and it is anticipated the current owner will donate the property to the City of Rocky Mount for redevelopment.**

**Former Use: The property currently consists of a single story building constructed of brick walls, wood and steel framing and concrete floors. Since the early 1900's it has been used as various commercial businesses, most recently as a paint store and insurance company. The property has been vacant for several years and is in a state of disrepair with part of the roof collapsed.**

Predominant Past Usage

**Commercial (.29)**

What types of funding are being used on this property?

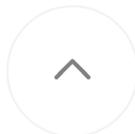
**Hazardous**

State and Tribal Program Information

Date No Further Action Letter Received

Date Letter/Signed Report Received from a Qualified Professional

Other Cleanup Documentation



LAST UPDATED ON FEBRUARY 8, 2017



# Property Details for 219, 223, 227, 231 South Washington Street

## On this page:

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- [Institutional & Engineering Controls](#)
- [Redevelopment and Other Leveraged Accomplishments](#)
- [Additional Property Attributes](#)

[Legal Notices](#)

## Profile Information

Property Alias

Property Owner

ACRES Property ID

**178721**

Property Address

**219, 223, 227, 231 South Washington Street Rocky Mount,  
NC 27801**

Size

**.24**

Parcel Numbers

**3759-6973-4000, 3759-6972-3700, 3759-6972-3500, 3759-6972-0300**

Latitude/Longitude

**35.940139 / -77.794851**

Congressional District

**2**

Property Contact

**Egetter, David**

**Egetter.David@epa.gov**

**404-562-4300**

## Property Location



## Property Progress

Assessment



Clean Up



Institutional Controls in Place



Engineering Controls in Place



Ready for Anticipated Use



Redevelopment Underway



## CAs Associated with this Property.

CA Name	CA #	State	Type	Ann Year
Upper Coastal Plain Council of Governments	BF95482811	NC	<u>Assessment</u>	2011

## Assessment Activities at this Property.

Activity	EPA Funding	Start Date	Completion Date
<u>Phase I Environmental Assessment</u>	\$7,354.00	02/03/2014	04/21/2014

Is Cleanup Necessary? **Unknown**  
EPA Assessment Funding: **\$7,354.00**  
Leveraged Funding:  
Total Funding: **\$7,354.00**

# Contaminants and Media

Contaminant Found

Remediating Action for Contaminants

Media Affected

Remediating Action for Media

# Cleanup Activities

There are no current cleanup activities.

Cleanup/Treatment Implemented:

Cleanup/Treatment Categories:

Addl Cleanup/Treatment info:

Address of Data Source:

# Institutional and Engineering Controls

Indicate whether Institutional Controls are required

Categories of Controls

Additional Institutional Controls Information

Address of Data Source (URL if available)

Are Institutional Controls in Place

Date Institutional Controls were put in place

Indicate whether Engineering Controls are required

Categories of Controls

Additional Engineering controls information

Address of Data Source (URL if available)

Indicate whether Engineering Controls are in place

Date Engineering Controls were put in place

## Redevelopment and Other Leveraged Accomplishments

There are no current redevelopment activities.

Number of Redevelopment Jobs Leveraged:

Actual Acreage of Greenspace Created:

Leveraged Funding:

## Additional Property Attributes

Property Highlights

**Former Use: The site consists of four parcels totaling approximately 0.24 acres and is developed with four buildings. The buildings contain vehicles and laundry and dry-cleaning equipment including boilers, UST and AST's, air compressors and chemical vessels. Three parcels are vacant with the fourth parcel currently rented to a vehicle detailing business. The parcels have been used as a Pepsi Cola bottling plant (1954-1956), dry cleaning (1917-2000), auto supply (1917-1923), auto painting (1949-1956) and auto repair (1923-1970).**

Predominant Past Usage

What types of funding are being used on this property?

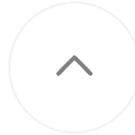
**Petroleum**

State and Tribal Program Information

Date No Further Action Letter Received

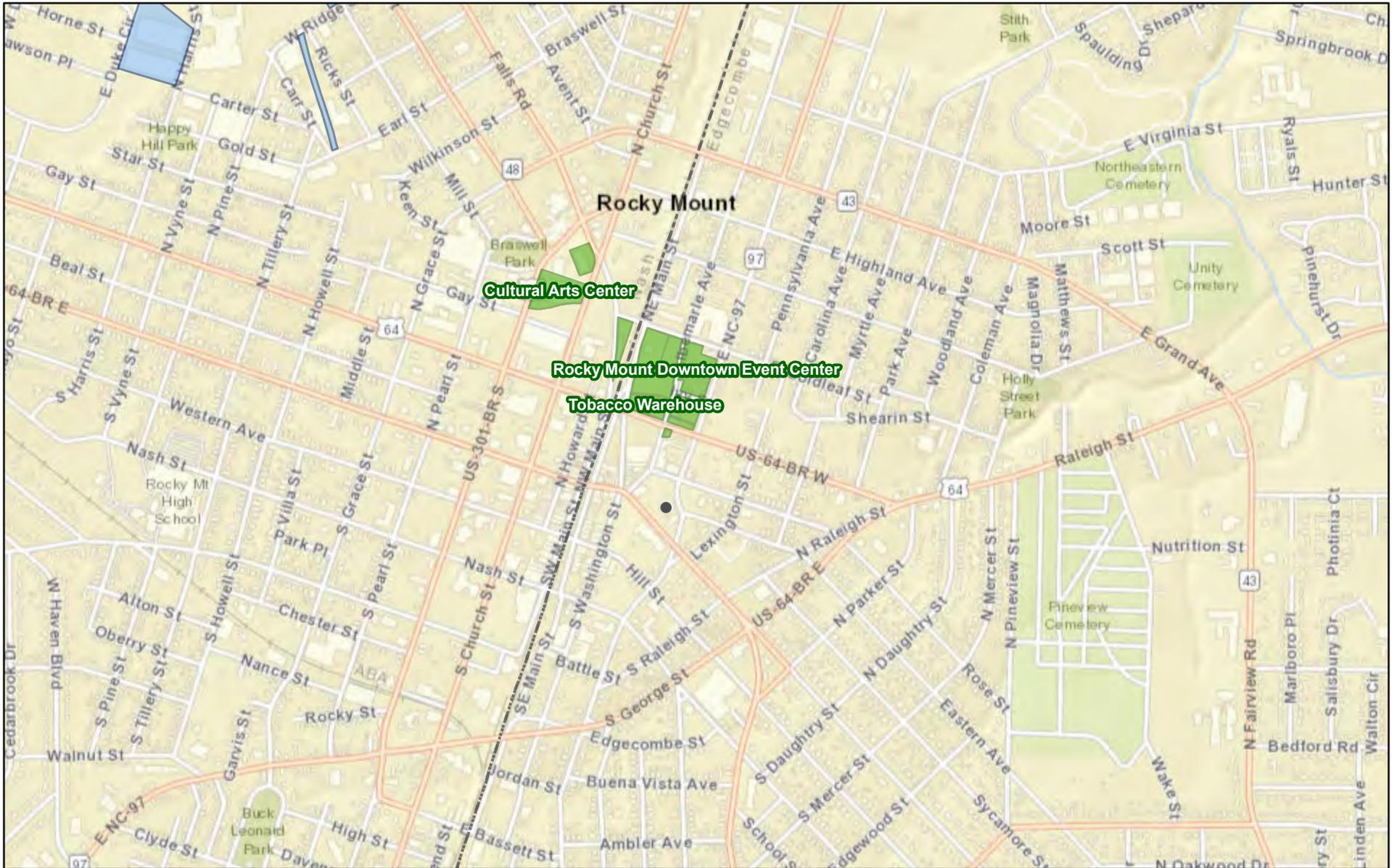
Date Letter/Signed Report Received from a Qualified Professional

Other Cleanup Documentation



LAST UPDATED ON FEBRUARY 8, 2017

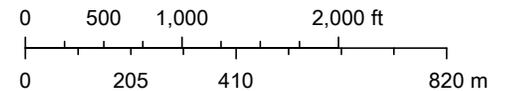
# Brownfields Location Map



11/24/2021, 7:45:39 AM

NC Brownfields - Boundary  Active Eligible  
 Recorded  NCBoundaryCounty

1:18,056



State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, NGA,

Web AppBuilder for ArcGIS  
 State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, NGA, USGS |



# Active TDSR Sites

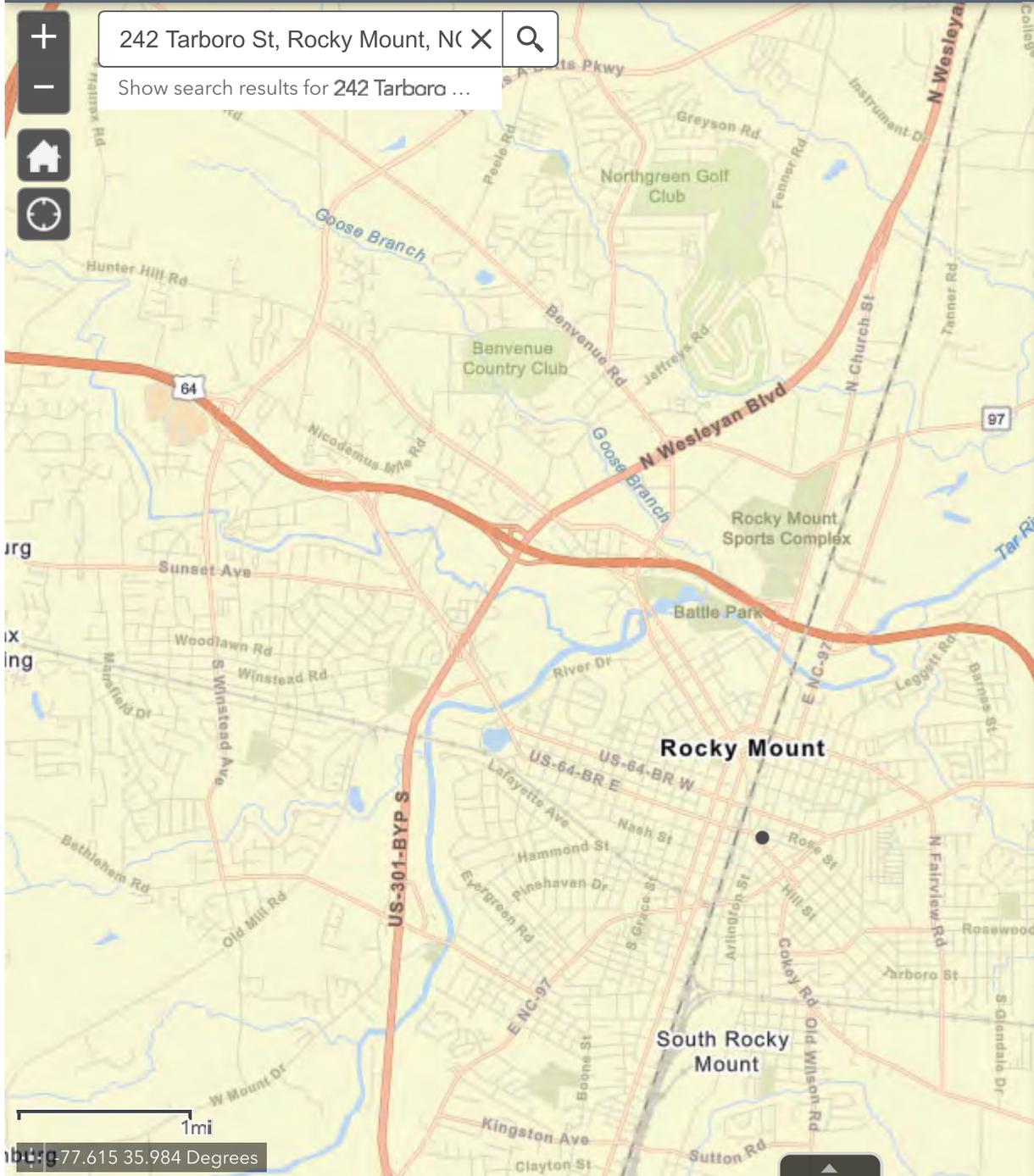
with ArcGIS Web AppBuilder



242 Tarboro St, Rocky Mount, NC



Show search results for 242 Tarboro ...

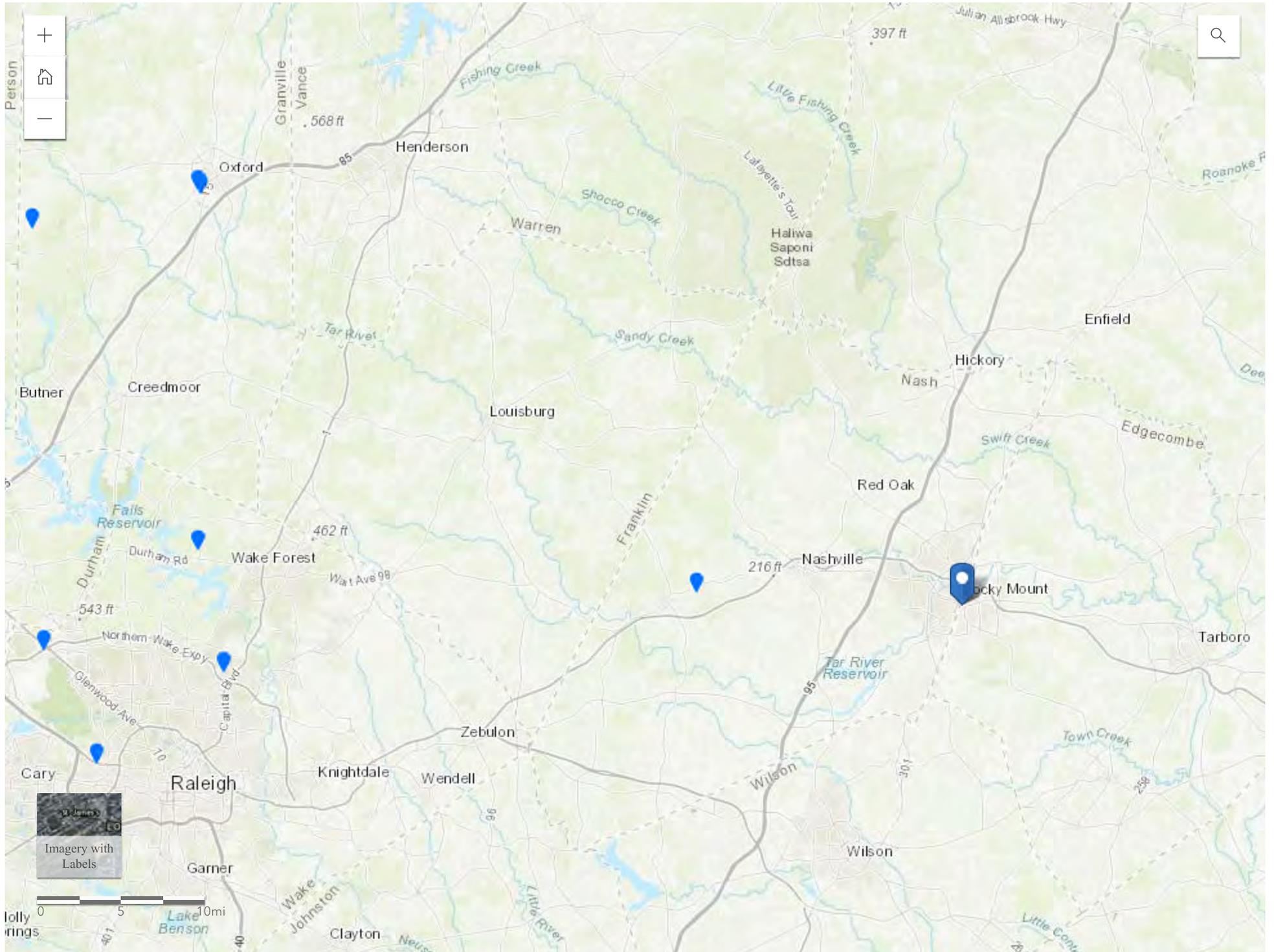


## Legend

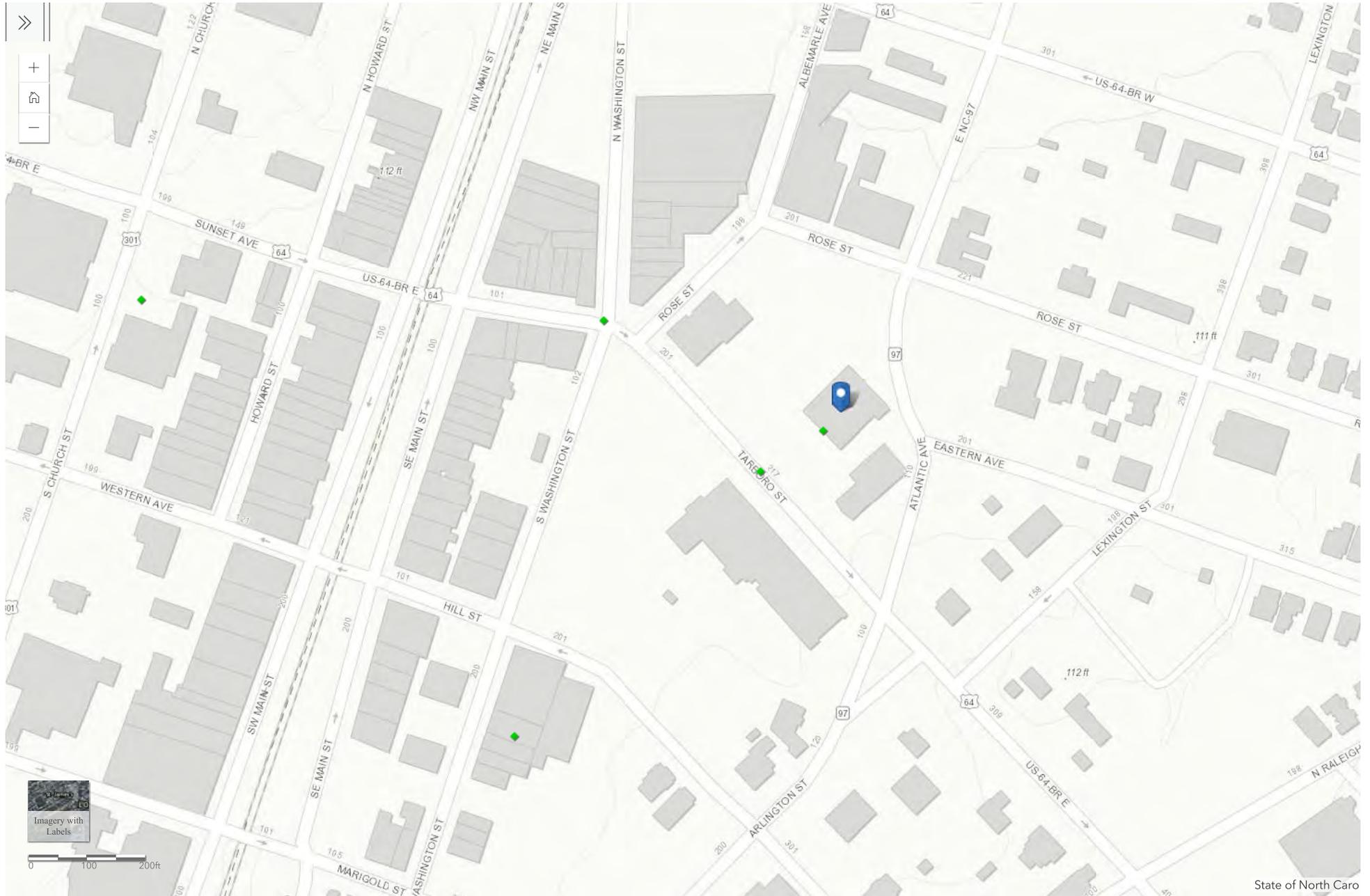
### SolidWaste\_TDSRSites\_View

- Active
- Not Active
- Archived

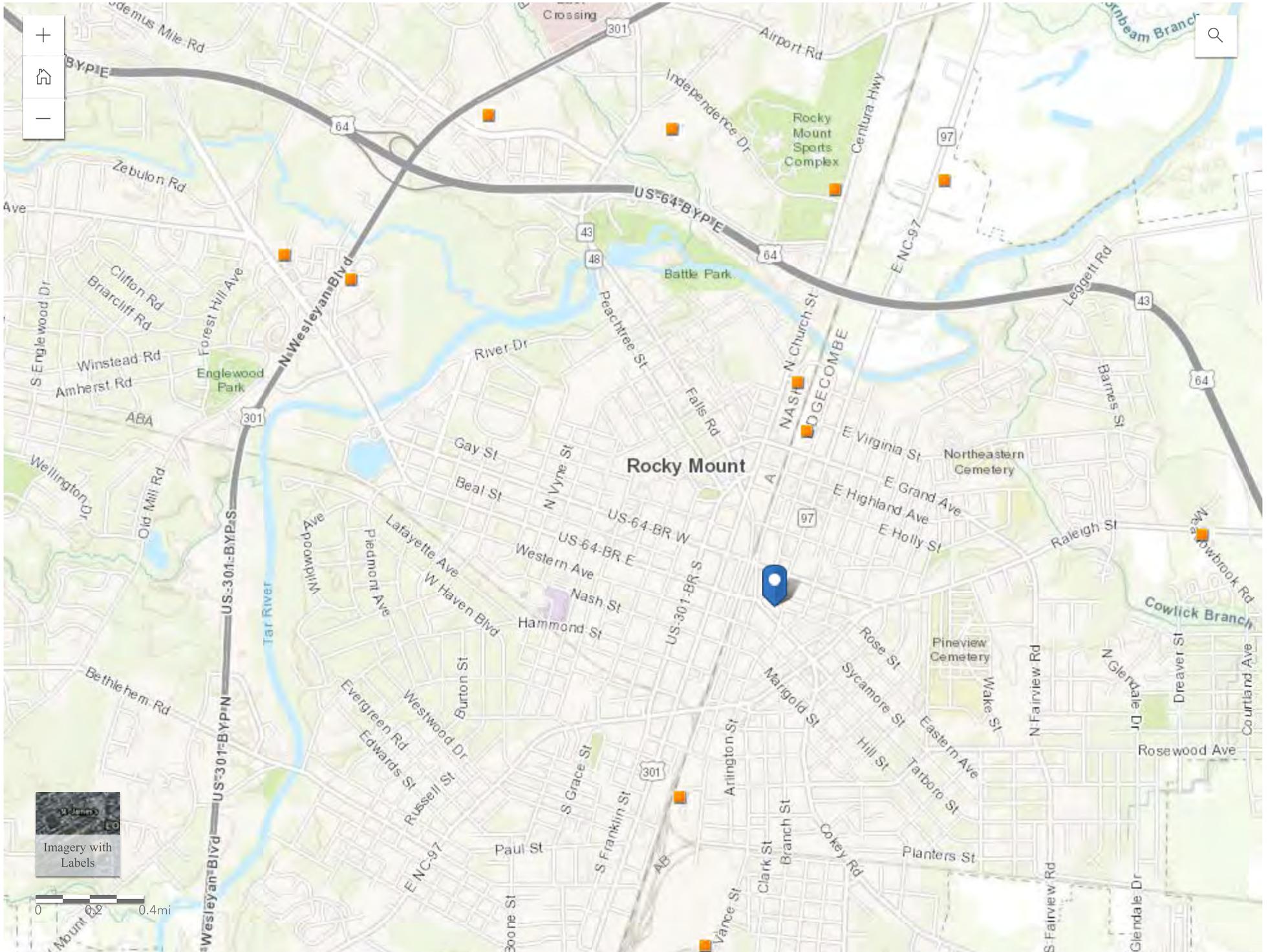
77.615 35.984 Degrees

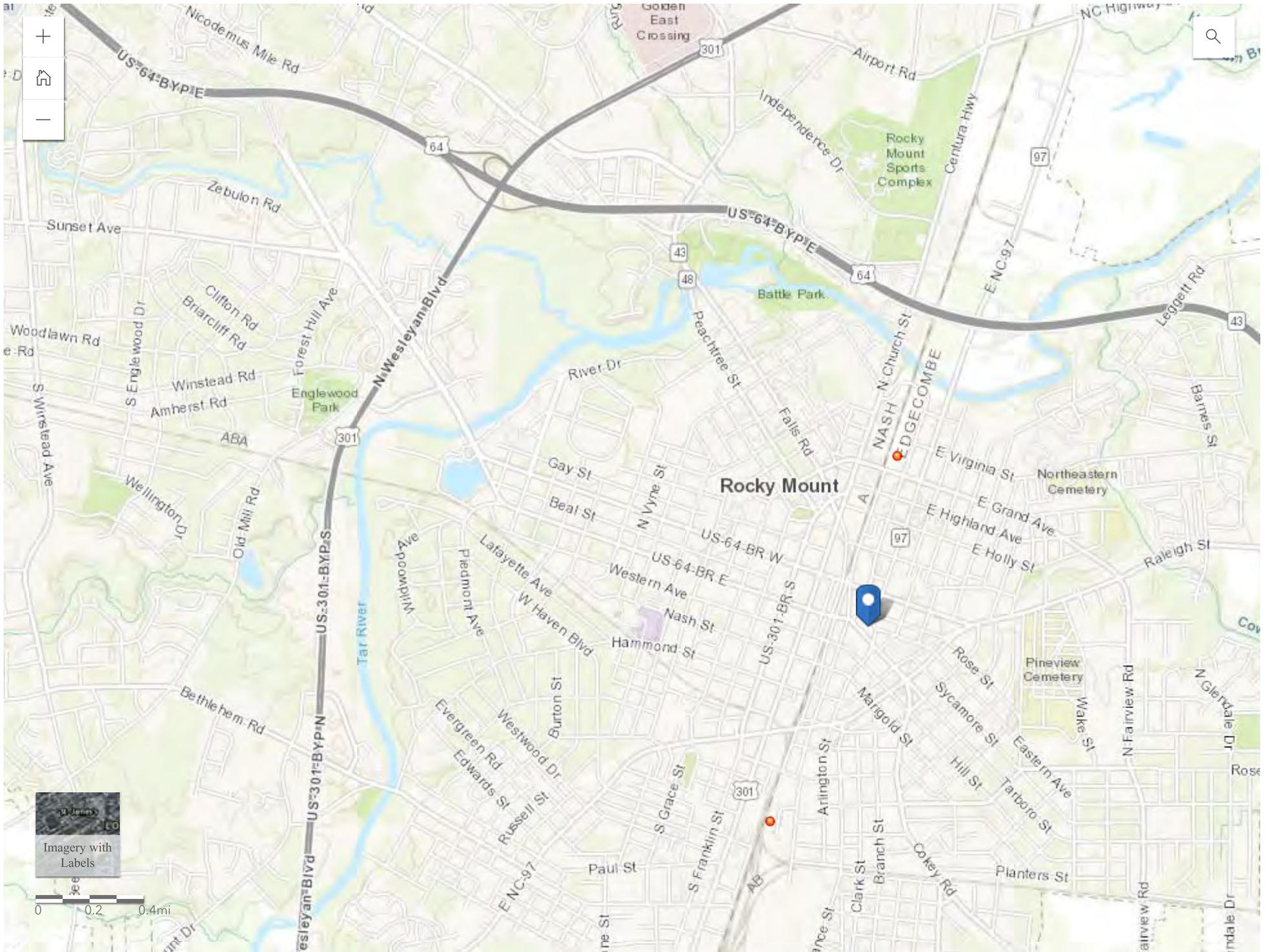


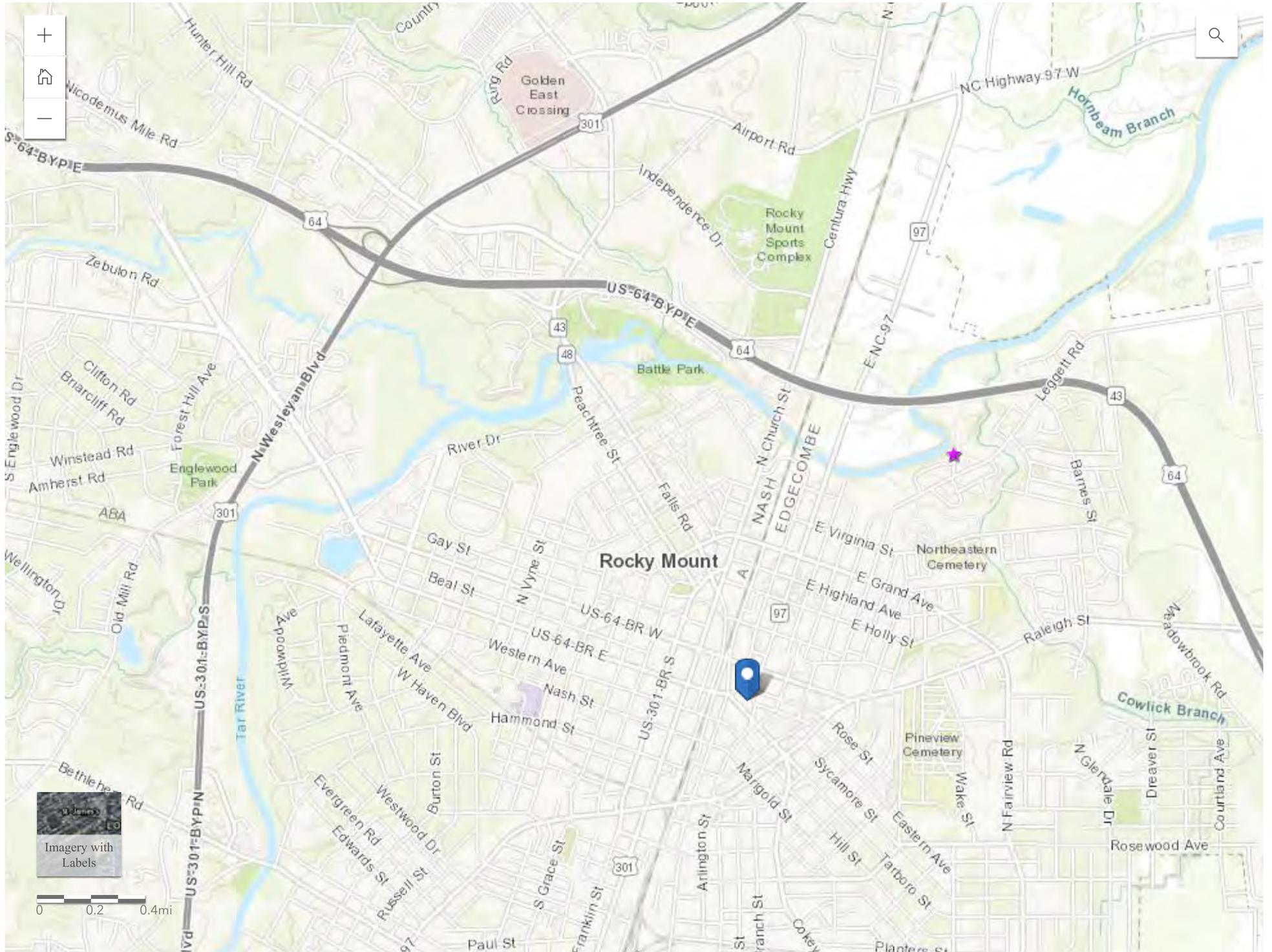




State of North Caro





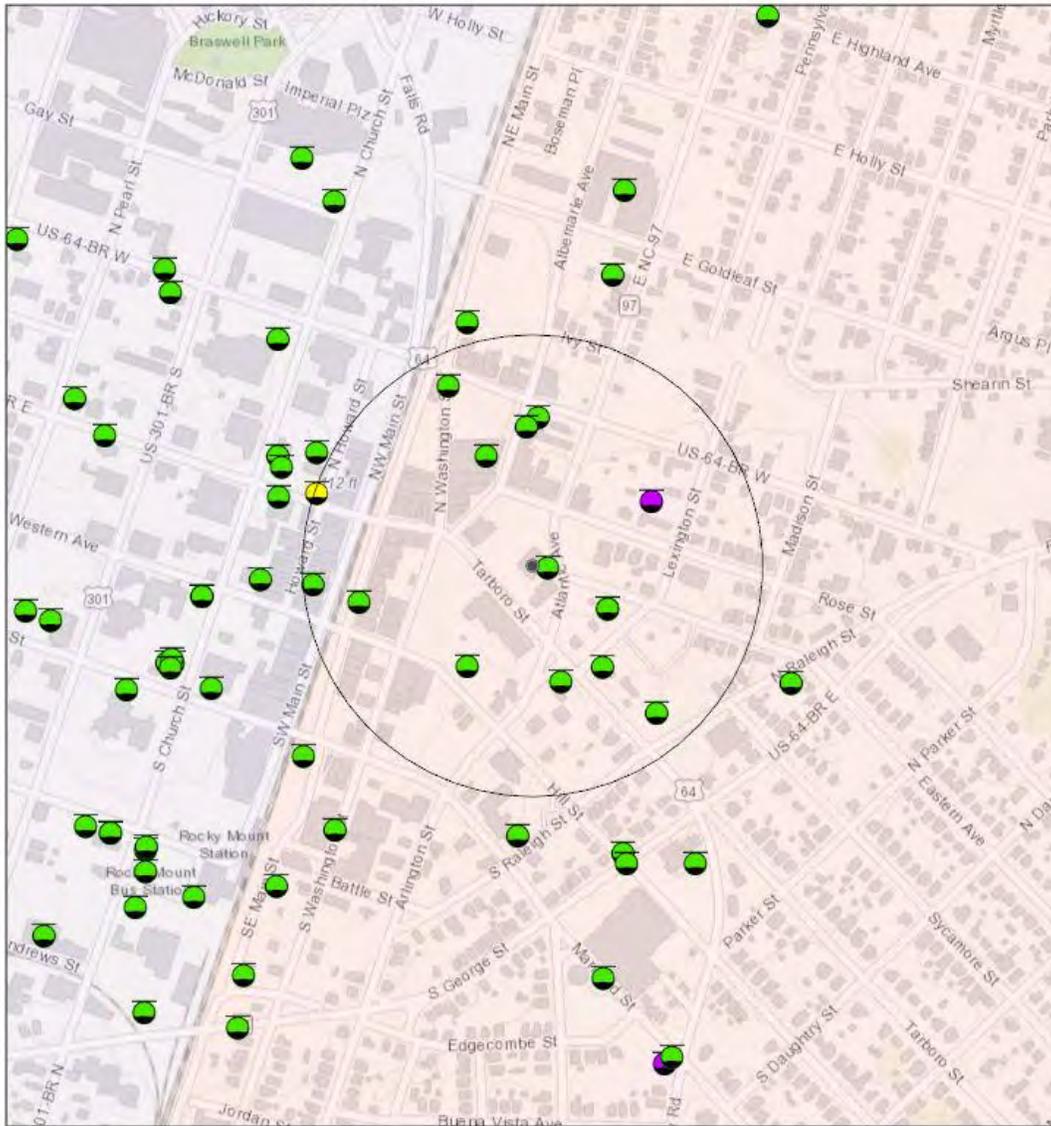


# UST Screening Report

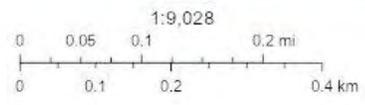
## Area of Interest (AOI) Information

Area : 3,134,508.74 ft<sup>2</sup>

Nov 24 2021 7:59:49 Eastern Standard Time



- UST Incidents (All Risk)
- Intermediate Risk
- Low Risk
- Unknown Risk
- UST\_CAB\_Regional\_Offices - UST\_Regional\_Offices
- Raleigh
- Washington



State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

## Summary

Name	Count	Area(ft <sup>2</sup> )	Length(ft)
UST Incidents (All Risk)	15	N/A	N/A

## UST Incidents (All Risk)

#	IncidentNumber	USTNum	IncidentName	FacilID	Address
1	3299	RA-522	EDGEcombe TECHNICAL COLLEGE	00-0-0000034095	225 TARBORO ST.
2	5365	RA-726	CENTRAL AMOCO	00-0-0000020009	300 TARBORO ST.
3	5597	RA-817	DOUGLAS AMOCO	<i>No Data</i>	257 ATLANTIC AVE.
4	10333	RA-1656	WILDE, SIM B. PROPERTY	<i>No Data</i>	146 SOUTHWEST MAIN ST.
5	14318	RA-2245	ESSO STATION-RICKS PROP (FMR)	0-034137	301 TARBORO STREET
6	16165	RA-2604	CAROLINA TELEPHONE-ROCKY MT.	0-003013	143 N. WASHINGTON ST.
7	20110	RA-2965	SHARIF'S	00-0-0000020007	111 ATLANTIC AVE
8	21756	RA-3367	SHARIF'S #2	00-0-0000020201	111 ATLANTIC AVENUE
9	26641	RA-375	ROCKY MOUNT, CITY OF(PURVIS CLEANER)	<i>No Data</i>	132 SUNSET AVENUE
10	33855	RA-6698	former thorpe bldg	<i>No Data</i>	207 E. thomas St
11	33979	RA-6830	Rocky Mt NE Main St ROW	<i>No Data</i>	201 NE Main Street
12	39133	RA-6995	SE Main St UST	<i>No Data</i>	100 Block SE Main St
13	39298	RA-7168	Thorpe UST Site	<i>No Data</i>	201 E Thomas St
14	39835	RA-7728	Quality Laundry, Former	<i>No Data</i>	238-242 Tarboro Street
15	47754	WA-28502	Rose place lexington park	<i>No Data</i>	242 rose street

#	CityTown	County	ZipCode	Mgr	ROCode
1	ROCKY MOUNT	EDGEc	27801-5430	RKD	WAS
2	ROCKY MOUNT	EDGEc	27801-	BRH	WAS
3	ROCKY MOUNT	EDGEc	27801-	BRH	WAS
4	ROCKY MOUNT	NASH	27804-5715	KRE	RAL
5	ROCKY MOUNT	EDGEc	27801-5456	BRH	WAS
6	ROCKY MOUNT	EDGEc	27801-5436	ZMB	WAS
7	ROCKY MOUNT	EDGEc	27801-	JFM	WAS
8	ROCKY MOUNT	EDGEc	27801-5403	JFM	WAS
9	ROCKY MOUNT	NASH	27332-9744	ZMB	RAL
10	rocky mount	EDGEc	27801	BRH	WAS
11	Rocky Mount	EDGEc	27801	BRH	WAS
12	Rocky Mount	EDGEc	27801	HMM	WAS
13	Rocky Mount	EDGEc	27801	HMM	WAS
14	Rocky Mount	EDGEc	27801	BRH	WAS
15	rocky mount	EDGEc	27801	ABE	WAS

#	DateOccurred	DateReported	CloseOut	Comm	Reg
1	September 25, 1986	September 24, 1986	January 22, 2007	C	R
2	January 31, 1990	December 28, 1989	January 24, 2019	C	R
3	April 11, 1990	July 24, 1989	August 27, 2014	C	R
4	March 25, 1993	April 7, 1993	June 8, 1993	N	N
5	May 26, 1995	May 26, 1995	No Data	C	R
6	October 23, 1991	January 6, 1992	November 25, 2003	B	B
7	February 19, 1999	December 29, 1993	August 30, 2000	C	R
8	February 19, 1999	December 29, 1993	August 30, 2000	C	R
9	June 18, 1999	July 14, 1999	No Data	N	N
10	April 19, 2010	May 17, 2010	November 3, 2010	N	N
11	January 19, 2011	January 20, 2011	July 19, 2011	N	N
12	October 20, 2011	October 21, 2011	June 12, 2013	C	R
13	January 29, 2013	February 18, 2013	November 7, 2014	C	R
14	March 6, 2014	August 28, 2015	April 10, 2019	C	R
15	March 19, 2021	April 8, 2021	No Data	N	N

#	ConfRisk	RRARankCURR	RRAAbate	RRADate	LandUse
1	Low Risk	0	No Data	No Data	No Data
2	Low Risk	20	R	September 30, 2018	RES
3	Low Risk	135	D	May 12, 2014	RES
4	Low Risk	0	No Data	No Data	No Data
5	Low Risk	120	D	September 24, 2018	RES
6	Low Risk	0	No Data	No Data	RES
7	Low Risk	0	No Data	No Data	RES
8	Low Risk	0	No Data	No Data	No Data
9	Intermediate Risk	150	D	May 26, 2010	No Data
10	Low Risk	95	D	August 30, 2010	RES
11	Low Risk	0	No Data	No Data	RES
12	Low Risk	0	No Data	No Data	No Data
13	Low Risk	105	D	July 18, 2013	No Data
14	Low Risk	60	D	August 8, 2018	RES
15	Unknown Risk	0	No Data	No Data	No Data

#	LURFiled	LUR_State	LUR_Resc	DocsLink	LatDec	LongDec	Count
1	No Data	No Data	No Data	<a href="http://edocs.deq.nc.gov/WasteManagement/Search.aspx?dbid=0&amp;searchcommand=%7B%5BWM%5D%3A%5BProgram_ID%5D%3D%22%2ARA-522%2A%22%7D">http://edocs.deq.nc.gov/WasteManagement/Search.aspx?dbid=0&amp;searchcommand=%7B%5BWM%5D%3A%5BProgram_ID%5D%3D%22%2ARA-522%2A%22%7D</a>	35.940555	-77.793888	1
2	January 14, 2019	G	No Data	<a href="http://edocs.deq.nc.gov/WasteManagement/Search.aspx?dbid=0&amp;searchcommand=%7B%5BWM%5D%3A%5BProgram_ID%5D%3D%22%2ARA-726%2A%22%7D">http://edocs.deq.nc.gov/WasteManagement/Search.aspx?dbid=0&amp;searchcommand=%7B%5BWM%5D%3A%5BProgram_ID%5D%3D%22%2ARA-726%2A%22%7D</a>	35.940548	-77.791902	1
3	September 4, 2014	B	No Data	<a href="http://edocs.deq.nc.gov/WasteManagement/Search.aspx?dbid=0&amp;searchcommand=%7B%5BWM%5D%3A%5BProgram_ID%5D%3D%22%2ARA-817%2A%22%7D">http://edocs.deq.nc.gov/WasteManagement/Search.aspx?dbid=0&amp;searchcommand=%7B%5BWM%5D%3A%5BProgram_ID%5D%3D%22%2ARA-817%2A%22%7D</a>	35.940000	-77.791111	1
4	No Data	No Data	No Data	<a href="http://edocs.deq.nc.gov/WasteManagement/Search.aspx?dbid=0&amp;searchcommand=%7B%5BWM%5D%3A%5BProgram_ID%5D%3D%22%2ARA-1656%2A%22%7D">http://edocs.deq.nc.gov/WasteManagement/Search.aspx?dbid=0&amp;searchcommand=%7B%5BWM%5D%3A%5BProgram_ID%5D%3D%22%2ARA-1656%2A%22%7D</a>	35.941524	-77.796148	1
5	No Data	No Data	No Data	<a href="http://edocs.deq.nc.gov/WasteManagement/Search.aspx?dbid=0&amp;searchcommand=%7B%5BWM%5D%3A%5BProgram_ID%5D%3D%22%2ARA-2245%2A%22%7D">http://edocs.deq.nc.gov/WasteManagement/Search.aspx?dbid=0&amp;searchcommand=%7B%5BWM%5D%3A%5BProgram_ID%5D%3D%22%2ARA-2245%2A%22%7D</a>	35.940370	-77.792514	1

6	No Data	No Data	No Data	<a href="http://edocs.deq.nc.gov/WasteManagement/Search.aspx?dbid=0&amp;searchcommand=%7B%5BWM%5D%3A%5BProgram_ID%5D%3D%22%2ARA-2604%2A%22%7D">http://edocs.deq.nc.gov/WasteManagement/Search.aspx?dbid=0&amp;searchcommand=%7B%5BWM%5D%3A%5BProgram_ID%5D%3D%22%2ARA-2604%2A%22%7D</a>	35.943055	-77.793611	1
7	No Data	No Data	No Data	<a href="http://edocs.deq.nc.gov/WasteManagement/Search.aspx?dbid=0&amp;searchcommand=%7B%5BWM%5D%3A%5BProgram_ID%5D%3D%22%2ARA-2965%2A%22%7D">http://edocs.deq.nc.gov/WasteManagement/Search.aspx?dbid=0&amp;searchcommand=%7B%5BWM%5D%3A%5BProgram_ID%5D%3D%22%2ARA-2965%2A%22%7D</a>	35.941239	-77.791827	1
8	No Data	No Data	No Data	<a href="http://edocs.deq.nc.gov/WasteManagement/Search.aspx?dbid=0&amp;searchcommand=%7B%5BWM%5D%3A%5BProgram_ID%5D%3D%22%2ARA-3367%2A%22%7D">http://edocs.deq.nc.gov/WasteManagement/Search.aspx?dbid=0&amp;searchcommand=%7B%5BWM%5D%3A%5BProgram_ID%5D%3D%22%2ARA-3367%2A%22%7D</a>	35.941239	-77.791827	1
9	No Data	No Data	No Data	<a href="http://edocs.deq.nc.gov/WasteManagement/Search.aspx?dbid=0&amp;searchcommand=%7B%5BWM%5D%3A%5BProgram_ID%5D%3D%22%2ARA-375%2A%22%7D">http://edocs.deq.nc.gov/WasteManagement/Search.aspx?dbid=0&amp;searchcommand=%7B%5BWM%5D%3A%5BProgram_ID%5D%3D%22%2ARA-375%2A%22%7D</a>	35.942613	-77.796095	1
10	December 9, 2010	B	No Data	<a href="http://edocs.deq.nc.gov/WasteManagement/Search.aspx?dbid=0&amp;searchcommand=%7B%5BWM%5D%3A%5BProgram_ID%5D%3D%22%2ARA-6698%2A%22%7D">http://edocs.deq.nc.gov/WasteManagement/Search.aspx?dbid=0&amp;searchcommand=%7B%5BWM%5D%3A%5BProgram_ID%5D%3D%22%2ARA-6698%2A%22%7D</a>	35.943516	-77.792844	1

11	No Data	No Data	No Data	<a href="http://edocs.deq.nc.gov/WasteManagement/Search.aspx?dbid=0&amp;searchcommand=%7B%5BWM%5D%3A%5BProgram_ID%5D%3D%22%2ARA-6830%2A%22%7D">http://edocs.deq.nc.gov/WasteManagement/Search.aspx?dbid=0&amp;searchcommand=%7B%5BWM%5D%3A%5BProgram_ID%5D%3D%22%2ARA-6830%2A%22%7D</a>	35.943888	-77.794166	1
12	June 18, 2013	B	No Data	<a href="http://edocs.deq.nc.gov/WasteManagement/Search.aspx?dbid=0&amp;searchcommand=%7B%5BWM%5D%3A%5BProgram_ID%5D%3D%22%2ARA-6995%2A%22%7D">http://edocs.deq.nc.gov/WasteManagement/Search.aspx?dbid=0&amp;searchcommand=%7B%5BWM%5D%3A%5BProgram_ID%5D%3D%22%2ARA-6995%2A%22%7D</a>	35.941316	-77.795470	1
13	December 2, 2014	B	No Data	<a href="http://edocs.deq.nc.gov/WasteManagement/Search.aspx?dbid=0&amp;searchcommand=%7B%5BWM%5D%3A%5BProgram_ID%5D%3D%22%2ARA-7168%2A%22%7D">http://edocs.deq.nc.gov/WasteManagement/Search.aspx?dbid=0&amp;searchcommand=%7B%5BWM%5D%3A%5BProgram_ID%5D%3D%22%2ARA-7168%2A%22%7D</a>	35.943398	-77.793012	1
14	February 14, 2019	G	No Data	<a href="http://edocs.deq.nc.gov/WasteManagement/Search.aspx?dbid=0&amp;searchcommand=%7B%5BWM%5D%3A%5BProgram_ID%5D%3D%22%2ARA-7728%2A%22%7D">http://edocs.deq.nc.gov/WasteManagement/Search.aspx?dbid=0&amp;searchcommand=%7B%5BWM%5D%3A%5BProgram_ID%5D%3D%22%2ARA-7728%2A%22%7D</a>	35.941728	-77.792708	1
15	No Data	No Data	No Data	<a href="http://edocs.deq.nc.gov/WasteManagement/Search.aspx?dbid=0&amp;searchcommand=%7B%5BWM%5D%3A%5BProgram_ID%5D%3D%22%2AWA-28502%2A%22%7D">http://edocs.deq.nc.gov/WasteManagement/Search.aspx?dbid=0&amp;searchcommand=%7B%5BWM%5D%3A%5BProgram_ID%5D%3D%22%2AWA-28502%2A%22%7D</a>	35.942516	-77.791179	1

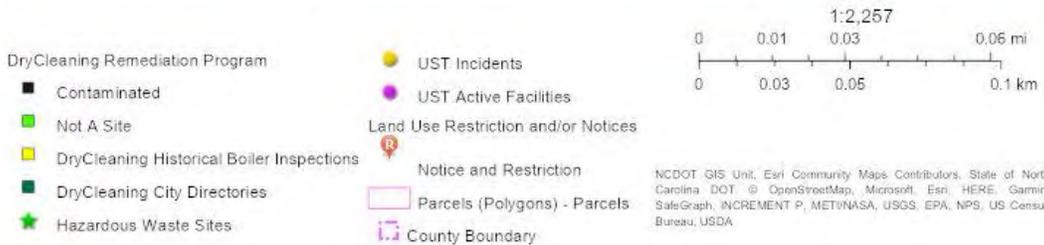
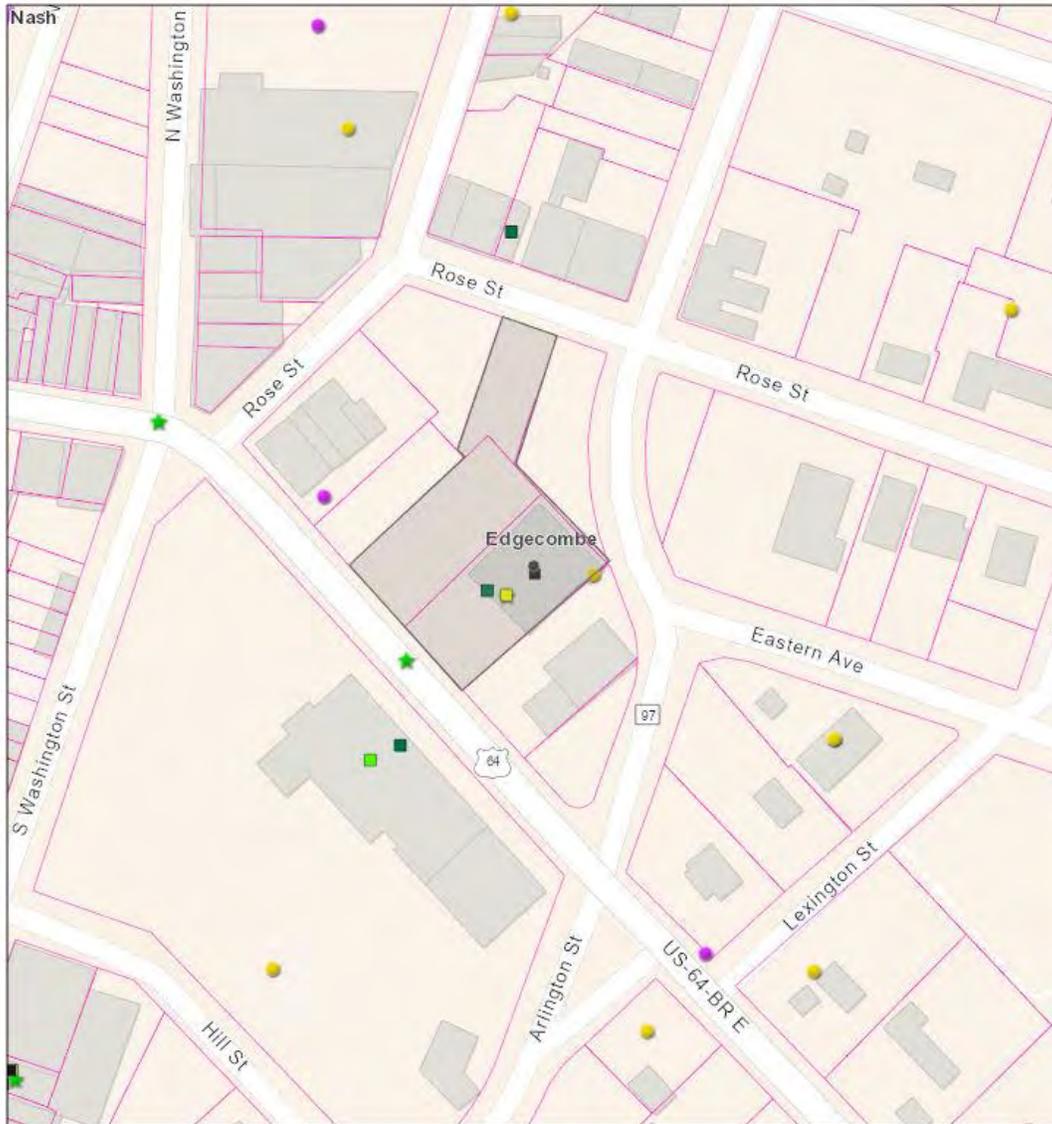


# DWM Site Locator Tool Screening Report

## Area of Interest (AOI) Information

Area : 24,631,077.19 ft<sup>2</sup>

Nov 24 2021 12:21:08 Eastern Standard Time



## Brownfields Program Sites

#	BF_ID	BF_Name	Count
1	2001216064	Rocky Mount Downtown Event Center	1
2	801804064	Cultural Arts Center	1
3	1100207033	Tobacco Warehouse	1

## Hazardous Waste Sites

#	HANDLER_ID	SITE_NAME	Count
1	NCD981922669	CITY OF ROCKY MOUNT	1
2	NCD981858947	QUALITY LAUNDRY & CLEANERS INC	1
3	NCR000148726	NCDSKA 033-0002( THORNE'S DRY CLEANERS )	1
4	NCR000148924	NCDSKA 033-0003 (PRESTIGE CLEANERS)	1
5	NCR000147157	NCDSKA 064-0003 (ONE HOUR KORETIZING)	1
6	NCR000165241	NCDSKA DC330004 SUNSHINE LAUNDRY & CLNRS	1
7	NCR000165985	NCDSKA DC330006 (QUALITY LDY & CLNRS)	1
8	NCR000166330	NCDSKA DC330007 ROCKY MT LDY & DRY CLNR	1

## UST Incidents

#	IncidentNumber	IncidentName	Count
1	3299	EDGEcombe TECHNICAL COLLEGE	1
2	5365	CENTRAL AMOCO	1
3	5448	LINDY'S GULF	1
4	5519	FIRESTONE RETAIL	1
5	5592	MARKS BROTHERS TIRE	1
6	5597	DOUGLAS AMOCO	1
7	6420	QUICKPRINT	1
8	8222	HOTEL BP (GULF)	1
9	10333	WILDE, SIM B. PROPERTY	1
10	10418	STRETCHLON INDUSTRIES-USTS	1
11	10513	THOMAS STREET SHELL	1
12	10515	ROCKY MOUNT POST OFFICE	1
13	11082	CAROLINA TRAILWAYS-ROCKY MT	1
14	11670	PIONEER BANK OPN CTR	1
15	11676	PIONEER SAVINGS BANK (MORT.CTR	1
16	12077	PIONEER SAVINGS MAIN BLDG.	1
17	12078	FIRST BAPTIST CHURCH-ROCKY MT.	1
18	12521	WEEKS, H.H. RENTAL PROPERTY	1
19	14102	FIRST CITIZENS BANK (FMR)	1
20	14318	ESSO STATION-RICKS PROP (FMR)	1
21	14332	USPS ROCKY MOUNT	1
22	14333	BOBBY WOOTEN GAS STATION	1
23	14804	UNITY BANK-ROCKY MOUNT(SOUTHSTAR INSURANCE)	1
24	15903	CSX #27 HAMMOND-ROAD MASTER	1
25	15908	COCA-COLA ROCKY MOUNT	1
26	15923	HUNTER-ODOM FUNERAL SERVICES	1
27	16013	CSX #26 EAST MAIN	1
28	16139	WATSON Property - Former	1
29	16165	CAROLINA TELEPHONE-ROCKY MT.	1
30	17133	MIXON INSURANCE & REALTY CORP	1
31	17213	Pantry #3090 (ZIPMART #23)	1
32	18210	SHIELDS BUILDING-ROCKY MOUNT	1
33	18634	US POSTAL SERVICE	1
34	20110	SHARIF'S	1
35	20767	BP STATION CHURCH ST. (FORMER)	1
36	20772	UNITED ELECTRIC (FORMER)	1
37	21321	"434 A FALLS ROAD"	1
38	21756	SHARIF'S #2	1
39	21759	PARKVIEW HOSPITAL - FORMER	1
40	22383	CHERRY BLDG.-CITY OF ROCKY MOUNT	1

41	22589	WEAVER BUILDING/CITY OF ROCKY MOUNT	1
42	22703	FIRST BAPTIST CHURCH ROCKY MOUNT( 1995)	1
43	22709	MARKS BROTHERS BUILDING	1
44	22947	HAMILTON, R. -PROPERTY (PARCEL 49)	1
45	23207	HARRIS, CHARLES C. JR. PROPERTY	1
46	23559	RICHARDSON, CHARLES - PROPERTY	1
47	24330	WHITEHURST EXXON	1
48	26355	IMPERIAL TOBACCO	1
49	26572	FORMER TOBACCO WAREHOUSE	1
50	26641	ROCKY MOUNT, CITY OF(PURVIS CLEANER)	1
51	26652	IMPERIAL TOBACCO (GAY STREET UST)	1
52	33113	MT. ZION BAPTIST CHURCH	1
53	33134	Dillon Supply Company	1
54	33317	WATSON ELECTRICAL SUPPLY-ROCKY T	1
55	33322	CENTURA BANK	1
56	33333	Fast Trax	1
57	33455	Former Bill's Spur Station	1
58	33523	First Baptist Church (2008)	1
59	33535	Fast Trax (2008)	1
60	33855	former thorpe bldg	1
61	33858	Tarboro High School	1
62	33979	Rocky Mt NE Main St ROW	1
63	39133	SE Main St UST	1
64	39136	Howard St UST	1
65	39298	Thorpe UST Site	1
66	39579	RM Wilson Apartments	1
67	39835	Quality Laundry, Former	1
68	46250	city of Rocky Mount - Franklin St	1
69	47754	Rose place lexington park	1

### AST Incidents

#	IncidentNumber	IncidentName	Count
1	19090	STRETCHLON INDUSTRIES-AST	1
2	86997	GOODYEAR #9033 (FORMER)	1
3	92177	Douglas Block redevelopment	1
4	92181	RBC Centura	1
5	96548	515 Goldleaf Property	1

### UST Active Facilities

#	FACILID	FACILNAME	Count
1	00-0-000003013	ROCKY MOUNT-WASHINGTON ST	1
2	00-0-0000015372	MRS. ARMISTEAD GILL	1
3	00-0-0000020009	CENTRAL AMOCO	1
4	00-0-0000020014	MKW POWER SYSTEMS INC.	1
5	00-0-0000015904	FIRE STATION 1	1
6	00-0-0000020746	LEA LUMBER & TRADING COMPANY	1
7	00-0-0000035757	CITY HALL	1
8	00-0-0000034095	EDGECOMBE COMMUNITY COLLEGE	1

### Land Use Restriction and/or Notices

#	Prj_Number	Prj_Name	Count
1	RA-766	LINDY'S GULF	1
2	RA-817	DOUGLAS AMOCO	1
3	RA-1909	PIONEER SAVINGS BANK (MORT.CTR	1
4	RA-1959	FIRST BAPTIST CHURCH-ROCKY MT.	1
5	RA-2701	Pantry #3090 (ZIPMART #23)	1
6	RA-2809	SHIELDS BUILDING-ROCKY MOUNT	1
7	RA-3161	UNITED ELECTRIC (FORMER)	1
8	RA-3891	RICHARDSON, CHARLES - PROPERTY	1
9	RA-4081	WHITEHURST EXXON	1
10	RA-4665	IMPERIAL TOBACCO	1
11	RA-5108	IMPERIAL TOBACCO (GAY STREET UST)	1
12	RA-379	MT. ZION BAPTIST CHURCH	1
13	RA-5793	Fast Trax	1
14	RA-5900	Former Bill's Spur Station	1
15	RA-6698	former thorpe bldg	1
16	RA-6995	SE Main St UST	1
17	RA-6998	Howard St UST	1
18	RA-7168	Thorpe UST Site	1
19	RA-7458	RM Wilson Apartments	1
20	08018-04-064	Cultural Arts Center	1
21	11002-07-033	Tabacco Warehouse	1

### Coal Ash Structural Fills (Closed)

#	Location_ID	Site_Name	Count
1	CCB0036	Imperial Tobacco-Rocky Mount	1

### DryCleaning Remediation Program

#	Site_ID	Site_Name	Count
1	DC330001	Imperial Cleaners Inc	1
2	DC330002	Thorne's Dry Cleaners	1
3	DC330003	Prestige Cleaners	1
4	DC330004	Sunshine Laundry and Cleaners	1
5	DC330006	Quality Laundry & Cleaners	1
6	DC330007	Rocky Mount Laundry and Dry Cleaners	1
7	DC640003	One Hour Koretizing Cleaners	1
8	DC640007	Bishop's Laundry	1
9	DC640008	One Hour Koretizing	1

### DryCleaning Historical Boiler Inspections

#	Drycleaner	InspDate	Count
1	PURVIS CLEANERS	5/3/1983	1
2	KORETIZING ONE HOUR CLEANERS	5/18/2002	1
3	ONE HOUR KORETIZING CLEANERS	9/23/1994	1
4	KORETIZING CLEANERS & LAUNDRY	8/14/2004	1
5	CLEAN CLEAN DRY CLEANERS	10/3/2003	1
6	CLEAN CLEAN	9/17/1993	1
7	QUALITY CLEANERS LAUNDRY	2/13/1976	1
8	JOHN WIMBERLY CLEANERS	11/6/1973	1
9	GLAM O RAMA CLEANERS	10/3/1972	1
10	IMPERIAL CLEANERS	9/23/1977	1
11	KWIK KLEAN	10/18/1983	1

### DryCleaning City Directories

#	Drycleaner	Address	Count
1	Clarke The Cleaner	117 Nash, Rocky Mount,NC	1
2	Purvis 1 Hour Cleaners & Laundry	122 Sunset Avenue, Rocky Mount,NC	1
3	Bishop Laundry Co	128 Coast Line, Rocky Mount,NC	1
4	Bishop Laundry Co Inc	128 Coast Line, Rocky Mount,NC	1
5	Oakley Cleaners The	137 Nash Street, Rocky Mount,NC	1
6	One Hour Koretizing of Rocky Mount NC	202 Falls Road, Rocky Mount,NC	1
7	Ideal Cleaners (c)	204 East Thomas, Rocky Mount,NC	1
8	Peerless Cleaners	206 Rose Street, Rocky Mount,NC	1
9	Peerless Cleaners	206 Rose, Rocky Mount,NC	1
10	Speed Way Wash	221 South Washington Street, Rocky Mount,NC	1
11	Speed Way Wash	221 South Washington, Rocky Mount,NC	1
12	Rocky Mount Laundry & Dry Cleaners Inc	223 South Washington Street, Rocky Mount,NC	1
13	Walker-Carter	235 Main South East, Rocky Mount,NC	1
14	Two Hour Laundry & Dry Cleaners	235 Main Street South East, Rocky Mount,NC	1
15	Quaility Laundry & Cleaners Inc	238 Tarboro Street, Rocky Mount,NC	1
16	Sunshine Laundry & Cleaners	247-251 Tarboro, Rocky Mount,NC	1
17	Sunshine Laundry of Rocky Mount Inc	247-51 Tarboro, Rocky Mount,NC	1
18	Wimberly Cleaners	307 East Highland Avenue at Atlantic Street (27801), Rocky Mount,NC	1
19	Cokey Raod Laundry	315 Cokey Road, Rocky Mount,NC	1
20	Zirkles Laundry & Launderette	418 North Parker, Rocky Mount,NC	1
21	Ikes Laundromat	422 North Parker, Rocky Mount,NC	1
22	Norge Cleaning & Laundry	430 West Thomas Street, Rocky Mount,NC	1
23	Glam-O-Rama Coin Op Laundry	500 Rose Street, Rocky Mount,NC	1
24	Glam-O-Rama Cleaners	504 Rose Street, Rocky Mount,NC	1
25	Imperial Cleaners Inc	571 E Raleigh Blvd, Rocky Mount, NC 27801	1
26	One Hour Martinizing	620 East Thomas Street, Rocky Mount,NC	1
27	Purvis Cleaners & Dyers	122 Sunset Avenue, Rocky Mount,NC	2
28	Rocky Mount Laundry & Dry Cleaners Inc	223 South Washington, Rocky Mount,NC	2
29	Quality Laundry & Cleaners Inc	238 Tarboro, Rocky Mount,NC	2
30	Edgemont Launder-It	314 Cokey Road, Rocky Mount,NC	2

# PHASE I ENVIRONMENTAL SITE ASSESSMENT



FIVE POINT CROSSING

218-242 TARBORO STREET  
ROCKY MOUNT, EDGEcombe COUNTY, NORTH CAROLINA 27801  
ECS PROJECT NO. 49:12952

FOR

WODA COOPER COMPANIES, INC.

FEBRUARY 2, 2021





February 2, 2021

Ms. Casie Hutchinson  
Woda Cooper Companies, Inc.  
500 South Front Street, 10th Floor  
Columbus, Ohio 43215

ECS Project No. 49: 12952

Reference: Phase I Environmental Site Assessment Report, Five Point Crossing, 218-242 Tarboro Street, Rocky Mount, Edgecombe County, North Carolina 27801

Dear Ms. Hutchinson:

ECS Southeast, LLP (ECS) is pleased to provide you with the results of our Phase I Environmental Site Assessment (ESA) for the referenced site. ECS services were provided in general accordance with ECS Proposal No. 49:22016P authorized on December 30, 2020 and generally meet the requirements of ASTM E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and EPA Standards and Practices for All Appropriate Inquiries contained in 40 CFR Part 312.

If there are questions regarding this report, or a need for further information, please contact the undersigned.

ECS Southeast, LLP

Shannon L. Priester  
Staff Project Manager  
spriester@ecslimited.com  
919-291-9200

David E. Valentine, REM, PWS  
Environmental Principal  
dvalentine@ecslimited.com  
704-525-5152

**Project Summary**

Five Point Crossing  
218-242 Tarboro Street  
Rocky Mount, North Carolina 27801

Report Section		No Further Action	REC	CREC	HREC	BER	Comment
<u>4.0</u>	User Provided Information		✓				ECS considers the presence of soil and groundwater contamination on the subject property to be a Recognized Environmental Condition (REC).
<u>5.1</u>	Federal ASTM Databases		✓	✓			ECS considers the historical use of the subject property as a dry cleaner, the documented soil and groundwater contamination, the groundwater use restrictions and the potential for vapor intrusion on the subject property to be a REC. ECS considers the historical use of the subject property as a gasoline station with documented soil and groundwater contamination associated with a Notice of Residual Petroleum with land use restriction prohibiting the use of groundwater on the site to be a CREC.

Report Section		No Further Action	REC	CREC	HREC	BER	Comment
5.2	State ASTM Databases		✓	✓			ECS considers the historical use of the subject property as a dry cleaner, the documented soil and groundwater contamination, the groundwater use restrictions and the potential for vapor intrusion on the subject property to be a REC. ECS considers the historical use of the subject property as a gasoline station with documented soil and groundwater contamination associated with a Notice of Residual Petroleum with land use restriction prohibiting the use of groundwater on the site to be a CREC.



Report Section		No Further Action	REC	CREC	HREC	BER	Comment
5.3	Additional Environmental Record Sources		✓	✓			ECS considers the historical use of the subject property as a dry cleaner, the documented soil and groundwater contamination, the groundwater use restrictions and the potential for vapor intrusion on the subject property to be a REC. ECS considers the historical use of the eastern adjacent property for automotive sales and service and the documented soil and groundwater contamination to be a REC. ECS considers the historical use of the subject property as a gasoline station with documented soil and groundwater contamination associated with a Notice of Residual Petroleum with land use restriction prohibiting the use of groundwater on the site to be a CREC.

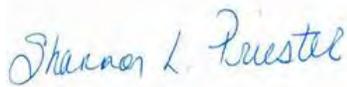


Report Section		No Further Action	REC	CREC	HREC	BER	Comment
<u>6.0</u>	Historical Use Information		✓	✓			ECS considers the historical use of the subject property as a dry cleaner, the documented soil and groundwater contamination, the groundwater use restrictions and the potential for vapor intrusion on the subject property to be a REC. ECS considers the historical use of the subject property as a gasoline station with documented soil and groundwater contamination associated with a Notice of Residual Petroleum with land use restriction prohibiting the use of groundwater on the site to be a CREC. ECS considers the historical use of the eastern adjacent property for automotive sales and service and the documented soil and groundwater contamination to be a REC.
<u>7.0</u>	Site and Area Reconnaissance		✓				ECS considers the presence of monitoring wells associated with documented soil, groundwater, and soil gas on the subject property to be a REC. ECS considers the presence of an observed vent pipe potentially associated with an unregistered UST on the western adjacent property to be a REC.

Report Section		No Further Action	REC	CREC	HREC	BER	Comment
<u>8.0</u>	Additional Services		✓				ECS considers the presence of monitoring wells associated with documented soil, groundwater, and soil gas on the subject property to be a REC.
<u>9.0</u>	Interviews	✓					

**ENVIRONMENTAL PROFESSIONAL STATEMENT**

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Shannon L. Priester  
Staff Project Manager  
February 2, 2021



David E. Valentine, REM, PWS  
Environmental Principal  
February 2, 2021

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## 1.0 EXECUTIVE SUMMARY

ECS Southeast, LLP (ECS) was contracted by Woda Cooper Companies, Inc. to perform an ASTM E1527-13, Phase I Environmental Site Assessment (ESA) of the Five Point Crossing located at 218-242 Tarboro Street in Rocky Mount, Edgecombe County, North Carolina (i.e. subject property). This Executive Summary is an integral part of the Phase I ESA report. ECS recommends that the report be read in its entirety.

The subject property is identified by the Edgecombe County Online GIS Database as Parcel Identification Numbers (PINs) 3850-70-2066, 3759-79-1944, 3759-79-1899 and 3759-79-2873 and is owned by City of Rocky Mount. The approximate 1.33-acre subject property is occupied by asphalt and gravel parking lots, a concrete building pad, and landscaped areas. A billboard is located along the northeastern property boundary. Municipal water, sanitary sewer, and electricity is provided to the area by the City of Rocky Mount. ECS observed two monitoring wells associated with the documented release from a former on-site dry-cleaner and gasoline station. Additional information regarding the soil and groundwater assessment of the property can be found below and in the regulatory section (Section 5). ECS also observed a vent pipe on the western adjacent property (200 Tarboro Street) that has potential to be associated with an underground storage tank (UST).

The subject property is located in a commercial and institutional area of Rocky Mount, North Carolina. The subject property is bound on the north by Rose Street, beyond which are vacant commercial buildings; on the east by a parking lot, grass-covered, undeveloped land and Atlantic Avenue; on the south by Tarboro Street, beyond which are building associated with Edgecombe Community College; and on the west by a vacant commercial building (former post office) and parking lot. ECS did not identify environmental issues at adjoining or nearby properties during the site reconnaissance that are believed to present a recognized environmental condition (REC) at the subject property except for an observed a vent pipe on the western adjacent property (200 Tarboro Street) that could potentially be associated with an unregistered UST.

The subject property was originally developed with dwellings from 1901 until approximately 1923. From at least 1912 until 1923, a livery, automobile garages, sheds, stables, a gentleman's store, medical offices, and an auto storage facility were present on the property. From at least 1949 until the early 1970s, a gasoline station was present on the southeastern portion of the property. A drycleaner was present on the northeastern portion from the late 1930s until 2012. The western and northern portion has consisted of a parking lot/driveway since at least 1993 and the former drycleaner appears to have been removed between 2014 and 2017. Historical records prior to 1901 were not reasonably ascertainable for the subject property.

Historical aerial photographs depict apparent residential structures on the subject property that were not located on the subject property during our site reconnaissance. ECS does not have technical evidence how these structures were heated, or if the structures utilized septic tanks or water supply wells. Based on the age, it is possible that the structures were heated with oil stored in USTs. ECS did not observe evidence of USTs, septic tanks, or water supply wells during our site reconnaissance. While not considered a REC, if encountered during site development, USTs, septic systems, and water supply wells should be closed in accordance with applicable laws.

The surrounding area was originally developed with residential properties that increased in commercial and retail businesses including tailors, livery, tobacco warehouses, and additional retail stores in the early 1910s and 1920s. Gasoline stations and drycleaners were present in the vicinity along with the post office, automotive repair and medical offices after the early 1940s. The eastern adjacent property was occupied by automotive sales and service. The southern adjacent property has been occupied by Edgecombe Community College buildings since the early 1990s. The eastern adjacent property was used for automotive sales and service from at least 1949 until the late 2000s. ECS considers the historical use of the eastern adjacent property for automotive sales and service and the documented soil and groundwater contamination to be a REC.

A regulatory database search report was provided by Environmental Data Resources Inc. (EDR). The database search involves researching a series of Federal, State, Local, and other databases for facilities and properties that are located within specified minimum search distances from the subject property. The report identified the subject property on the databases researched.

**Quality Laundry (NCDSCA DC330006), 238-242 Tarboro Street** - The subject property is listed as both a small quantity generator (SQG) and a non-generator for the use of chlorinated solvents and is a participant in the North Carolina Drycleaning Solvent Cleanup Act (NCDSCA) program with the ID DC330006. The property is also listed on the leaking underground storage tank (LUST), Drycleaners, and US Brownfields databases. According to the EDR report and reports reviewed associated with the DSCA investigation, the property historically operated as a laundry business from the late 1930s until 2005. Quality Laundry operated at the address from 2005 until 2012. The property was also historically operated as a bowling ally, US Postal Service office, and a gasoline station on the western portion from the late 1930s until the early 1970s.

ECS reviewed a Limited Site Assessment (LSA) Report prepared by Mid Atlantic dated June 2014. According to the report, a Phase II ESA was previously completed by Hart & Hickman for the Quality Laundry site in 2013; however, a copy of the report was not available for review. During the LSA, ground penetrating radar (GPR) identified what could potentially be USTs in the vicinity of those depicted on sanborn fire insurance maps. Soil and groundwater sampling was performed in the vicinity of the locations where potential USTs were located, in a former UST pit, on either side of the existing fuel oil UST, and inside the building within a pit used to house a former air compressor and near where former dry-cleaning operations formerly took place. Laboratory of soil samples identified targeted constituents at or above regulator action levels in six samples. Gasoline related compounds were present in soil boring (SB-3) above the protection of groundwater (PGW) regional screening level (RSL). Samples from the vicinity of the fuel oil UST exhibited several volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs) above action levels. Concentrations for naphthalene, 1-methylnathlhalene (1-MN), and 2-MN exceed the health-based residential maximum soil contaminant concentrations (MSCCs). Samples in SB-5 and SB-6 exceed the industrial/commercial MSCCs for naphthalene. Dry-cleaning related VOCs perchloroethylene (PCE) and tetrachloroethylene (TCE) were detected in soil samples collected inside the building with breakdown products of PCE, including TCE and cis-1,2-dichloroethylene (cis-1,2-DCE) above the the most stringent action levels. Lead was also identified in soil samples at concentrations ranging from 7 mg/kg to 11 mg/KG, below the action levels for lead.

Laboratory analysis of groundwater sampling identified petroleum constituents above the 15A NCAC 2L Groundwater Quality Standard in five samples. Three of the samples were collected from the western portion of the property in the vicinity of the former gasoline station. Contaminants associated with dry-cleaning chemicals or the natural breakdown were collected from below the building, adjacent to the south side of the building, and in the western part of the property near Tarboro Street. The highest concentration of PCE was measured in TW-5 (14,000 ug/L) and TW-4 (22 ug/L). TW-5 was located near the former 100 gallon PCE aboveground storage tank (AST) and former wet transfer dry-cleaning machine. The concentration of PCE is above the Gross Contamination Level (GCL). Well TW-4 was located in a pit in the east end of the building. TCE is a common chemical used in spot removers and degreasing solvent and is a major degradation compound of PCE. Cis-1,2-DCE was identified as a concentration of 1,800 ug/L in TW-4. Outside of TW-4 and TW-5, PCE concentrations ranged from near the groundwater standard at 0.72 ug/L up to 6.8 ug/L. Four volatile organic compounds (VOCs) were detected at concentrations above the Inactive Hazardous Sites Branch (IHSB) screening levels for non-residential vapor intrusion. In TW-2, 1,2,4-trimethylbenzene and total xylenes were above screen levels. Concentrations of PCE and TCE in TW-5 were also above screening levels. The report concluded the contaminants of concern are present on the subject property that could be an impediment, depending on the type of redevelopment planned. The report indicated that vapor intrusion may also represent a concern if the current building is slated for reuse or new buildings are constructed on the site.

ECS reviewed a Soil and Soil Gas Sampling Report prepared by AECOM dated August 2019. According to the report, the assessment was performed based on a conversation between AECOM and The City of Rocky Mount, the property owner, in respect to completing a risk assessment and possibly closing the incident using Land Use Restrictions (LURs), on properties owned by the City of Rocky Mount and Edgecombe Community College. In May 2019, two soil samples were obtained to further define the extent of soil impacts exceeding the unrestricted use Preliminary Soil Remediation Goals (PSRG) and provide a more detailed map of soil quality data. Laboratory analysis identified chlorinated VOCs as well as petroleum compounds in SB-08. Based on those results, four additional soil samples were collected. Three of the four samples (SB-10, SB-12, and SB-13) are below the PSRGs and were stated to have adequately delineated the southeastern extent of affected soils. SB-11 was not analyzed based on the results of the other samples. Five temporary soil gas sampling points were installed. Samples were tested for five DSCA contaminants of concern (COCs) along with petroleum constituents based on historical data. According to the laboratory information obtained during the assessment, SG-7r, which is located along the southern boundary, did not exceed acceptable residential risk based on the DSCA Indoor Air/Soil Gas Residential Risk Calculator. SG-8, located on the central portion of the property, exceeds both the residential and non-residential acceptable cumulative carcinogenic risk and cumulative hazard risk. SG-10, which is located near the western boundary on the central portion of the property does not exceed acceptable residential risk based on the DSCA Indoor Air/Soil Gas Residential Risk Calculator.

ECS reviewed a Risk Assessment Report prepared by AECOM dated August 12, 2020. According to the report, The City of Rocky Mount contracted Mid Atlantic to remove three USTs from the property. Petroleum impacts associated with the USTs were assigned incident number 39835 and considered to be a low risk classification. A Notice of Residual Petroleum (NORP) was

filed with Edgecombe County in February 2019. The NORP stated that "Groundwater from the site is prohibited from use as a water supply and water supply wells of any kind shall not be installed or operated on the site". The report indicated that the closest surface water is located approximately 820 feet northeast of the subject property. Based on historical soil assessment performed on the property, the report stated that soil contaminant concentrations existing at the site above both the NCDEQ PSRGs as well as calculated Site-Specific Target Levels (SSTLs) and are present on four individual properties. Soil remediation activities were conducted in April and June 2016 in the vicinity of the former drycleaning machine, located along the western wall of the former drycleaning building. Approximately 166 tons of impacted soils were removed from approximately 390 square feet. Several groundwater assessments have been conducted on the subject property as part of the assessment and delineation of groundwater contamination associated with the Quality Cleaners site. According to a Groundwater Quality Summary Map, samples from five wells exceed acceptable residential and non-residential risk and two samples exceed the acceptable residential risk but do not exceed the acceptable non-residential risk. Groundwater on the subject property ranges from 4.6 feet below ground surface (bgs) to 14.23 feet bgs. Groundwater flow beneath the site is north to northwest toward the Tar River. The report indicated numerous vapor intrusion assessment activities have been performed on the property, the most recent in 2019 previously discussed.

AECOM also evaluated current and future exposure pathways for five exposure units which include the subject property and surrounding properties. The subject property consists of Exposure Unit 1, Exposure Unit 2, and a portion of Exposure Units 3 and 4. Exposure Units 1 and 2, identified as 226 and 242 Tarboro Street, were not within acceptable risk levels for current residential or non-residential worker conditions or future residential or non-residential conditions due to potential vapor intrusion risk to affect indoor air quality based on soil gas contaminant concentrations. AECOM lists restrictions as follows: except for routine maintenance, no construction activities or change in property use that cause or create an unacceptable human health risk from vapor intrusion may occur on the property without prior approval of the NCDEQ. These include but are not limited to: construction of new buildings, removal and construction of part of a building, construction of sub-grade structures that encounter contaminated soil or close proximity to contaminated groundwater, change from non-residential to residential property, change in tenant space usage, and addition of residential property use on higher floors. Land use controls should be implemented preventing the installation of future water supply wells on properties within Exposure Units 1 and 2. Soils in Units 1 and 2 may not be removed or disturbed without approval in writing from the NCDEQ.

In Exposure Unit 3, which includes the property located at 213 Rose Street, the results of the risk assessment were not within acceptable levels for current residential or future residential conditions due to potential vapor intrusion risk to affect indoor air quality. The results of the assessment were within acceptable risk levels for current non-residential and future non-residential worker conditions. The same vapor intrusion restrictions are present for Unit 3. Land use controls should be implemented preventing the installation of future water supply wells on the property within Exposure Unit 3. Soils in Unit 3 may not be removed or disturbed without approval in writing from the NCDEQ. In Exposure Unit 4, which includes the property at 218 Tarboro Street, the results of the risk assessment were within acceptable risk levels

for current residential and non-residential worker, and future residential and non-residential conditions. The report indicates that Land use controls should be implemented preventing the installation of future water supply wells based on groundwater contamination above 2L.

Ms. Priester spoke to Mr. Al Chapman with the NCDEQ DSCA program on February 1, 2021. According to Mr. Chapman, a Risk Management Plan (RMP) is expected to be submitted by the consultant which will include land use restrictions (LURs). Mr. Chapman stated that once the plan is submitted, there is a review process and public comment process prior to the plan being finalized and the LURs are in place. Mr. Chapman stated that at this time, the incident associated with the dry-cleaning release is still open.

ECS considers the historical use of the subject property as a dry cleaner, the documented soil and groundwater contamination, the groundwater use restrictions and the potential for vapor intrusion on the subject property to be a REC. According to documentation available from the NCDEQ and the DSCA program, the incident has not been closed. ECS considers the historical use of the subject property as a gasoline station with documented soil and groundwater contamination associated with a Notice of Residual Petroleum with land use restriction prohibiting the use of groundwater on the site to be a CREC.

The EDR report identified several off-site properties within the minimum ASTM search distances. Based on our review of available public records, none of the listings are believed to represent a REC for the subject property except for the following:

**Powell Properties, 256 268 Tarboro Street** - located on the eastern adjacent topographically cross-gradient parcel. The City of Rocky Mount received a US EPA Brownfields Assessment Cooperative Agreement grant to perform a Phase II Assessment of the site in 2014. The site was assessed as part of the assessment of the Quality Laundry facility. The facility historically contained a commercial building occupied by automotive sales and service and operated from 1949 until 2003. Prior to the development with the automotive facility, it was occupied by two dwellings. ECS considers the historical use of the property for automotive sales, service and refueling with documented soil and groundwater contamination to be a REC.

ASTM E1527-13 defines a "data gap" as: "a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information." Data gaps which would be expected to impact our ability to render a professional opinion concerning the subject property were not identified.

We have performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM E1527-13 of the Five Point Crossing located at 218-242 Tarboro Street, in Rocky Mount, Edgecombe County, North Carolina. Exceptions to, or deletions from, this practice are described in Section 2.6 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for the following:

- ECS considers the historical use of the subject property as a dry cleaner and the documented soil, groundwater, and soil vapor contamination to be a REC.
- ECS considers the historical use of the eastern adjacent property for automotive sales and service and the documented soil and groundwater contamination to be a REC.

- ECS considers the presence of a vent pipe observed on the western adjacent property which could be associated with an unregistered UST to be a REC.

The following Controlled Recognized Environmental Condition (CREC) was identified during this assessment:

- ECS considers the historical use of the subject property as a gasoline station with documented soil and groundwater contamination associated with a Notice of Residual Petroleum with land use restriction prohibiting the use of groundwater on the site to be a CREC.

### **1.1 Opinion**

It is the opinion of ECS Southeast, LLP that additional assessment of this site may be warranted. Additionally, ECS recommends continued communication with the DSCA program.

## 2.0 INTRODUCTION

### 2.1 Purpose and Reason for Performing Phase I ESA

The purpose of the ESA was to:

- evaluate the probability of impact to the surface water, groundwater and/or soils within the property boundaries through a review of regulatory information and a reconnaissance of the subject property and vicinity;
- evaluate historical land usage to identify previous conditions that could potentially impact the environmental condition of the subject property;
- conduct all appropriate inquiry as defined by ASTM E1527-13 and 40 CFR Part 312;
- evaluate the potential for on-site and off-site contamination; and,
- provide a professional opinion regarding the potential for environmental impact at the site and a list of Recognized Environmental Conditions (RECs).

The ESA should allow the Users the opportunity to qualify for landowner liability protection under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) provided certain stipulations are met. The landowner liability protections are: an innocent landowner, a contiguous property owner, or a bona fide prospective purchaser. The User must meet the protection stipulations detailed in CERCLA to qualify as well as meet the User Obligations contained within the ASTM E1527- 13 standard.

The reason for conducting this ESA is to perform all appropriate inquiries into the uses and prior ownership of the subject property pending a real estate transaction.

### 2.2 Scope of Services

The environmental assessment was conducted in general accordance with ASTM E1527-13 and EPA Standards and Practices for All Appropriate Inquiry (40 CFR §312.10). The environmental assessment was conducted under the supervision or responsible charge of an individual that qualifies as an environmental professional, as defined in 40 CFR §312.10.

ECS was contracted by Woda Cooper Companies, Inc. to perform an ASTM E1527-13, Phase I Environmental Site Assessment (ESA) of the Five Point Crossing property located at 218-242 Tarboro Street in Rocky Mount, Edgecombe County, North Carolina. ECS was not contracted to address non-scope consideration except for those identified in Section 8.0.

### 2.3 Definitions

ASTM E1527-13 defines a "recognized environmental condition (REC)" as "the presence or likely presence of any hazardous substances or petroleum products in, on or at a property: 1) due to release to the environment, 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment." For the purposes of this practice, "migrate" and "migration" refer to the movement of hazardous substances or petroleum products in any form including solid and liquid at the surface or subsurface and vapor in the subsurface.

ASTM E1527-13 defines a "business environmental risk" (BER) as "a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice". ECS also uses the term "Other Environmental Considerations" to discuss BERs and environmental concerns outside of the ASTM E1527-13 requirements (radon, asbestos, lead, wetlands, etc.). Client-imposed limitations and site condition limitations, if encountered, are detailed in Section 7.1 Methodology and Limiting Conditions.

ASTM E1527-13 defines a "*de minimis* condition" as a condition that generally does not represent a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. De minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions.

ASTM E1527-13 defines a "controlled recognized environmental condition (CREC)" as a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example property use restrictions, activity and use limitations, institutional controls, or engineering controls). A condition identified as a controlled recognized environmental condition does not imply that the Environmental Professional has evaluated or confirmed the adequacy, implementation or continued effectiveness of the required control that has been, or is intended to be, implemented.

ASTM E1527-13 defines a "historical recognized environmental condition (HREC)" as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (for example property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the Environmental Professional must determine whether the past release is a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria).

## 2.4 Limitations

The ESA involved a reconnaissance of the subject property and contiguous properties and a review of regulatory and historical information in general accordance with the ASTM standard and EPA regulation referenced herein. No non-scope considerations or additional issues such as asbestos, radon, wetlands or mold were investigated, unless otherwise described in Section 8.0 of this report.

The conclusions and/or recommendations presented within this report are based upon a level of investigation consistent with the standard of care and skill exercised by members of the same profession currently practicing in the same locality under similar conditions. The intent of this assessment is to identify the potential for recognized environmental conditions in connection with the subject property; however, no environmental site assessment can completely eliminate

uncertainty regarding the potential for recognized environmental conditions in connection with the subject property. The findings of this ESA are not intended to serve as an audit for health and safety compliance issues pertaining to improvements or activities at the subject property. ECS is not liable for the discovery or elimination of hazards that may potentially cause damage, accidents or injury.

Observations, conclusions and/or recommendations pertaining to environmental conditions at the subject property are necessarily limited to conditions observed, and or materials reviewed at the time this study was undertaken. It was not the purpose of this study to determine the actual presence, degree or extent of contamination, if any, at this subject property. This could require additional exploratory work, including sampling and laboratory analysis. No warranty, expressed or implied, is made with regard to the conclusions and/or recommendations presented within this report.

This report is provided for the exclusive use of Woda Cooper Companies, Inc. This report is not intended to be used or relied upon in connection with other projects or by other unidentified third parties. The use of this report by any undesignated third party or parties will be at such party's sole risk and ECS disclaims liability for any such third party use or reliance. The use of this report is subject to the same terms, conditions and scope of work reflected in this report and the associated proposal.

## **2.5 Data Gaps**

Data failures (historical data gaps) were identified during the historical research of this subject property. Use of the subject property was generally documented back to 1901. Historical information was missing for various periods. The property was historically residential prior to the development of commercial buildings and a livery in the early 1900s. A Laundry and Cleaning company was present from the 1930s until 2012 and a filling station from at least 1949 until the early 1970s. The remainder of the property contained various commercial buildings or parking areas. There, the historical data gaps are not expected to impact our ability to render a professional opinion regarding the subject property.

## **2.6 Limiting Conditions/Deviations**

ASTM E1527-13 requires that the Environmental Professional identify limiting conditions, deletions, and deviations from the ASTM E1527-13 standard, if any, including client-imposed constraints. Limiting conditions and/or deviations from the standard practice that would be expected to impact our ability to provide a professional opinion concerning the subject property were not encountered during the performance of this Phase I ESA.

### 3.0 SUBJECT PROPERTY DESCRIPTION

#### 3.1 Subject Property Location and Legal Description

<b>Site Name</b>	Five Point Crossing
<b>Property Address</b>	218-242 Tarboro Street
<b>Property City, State</b>	Rocky Mount, North Carolina
<b>Property County</b>	Edgecombe County
<b>Number of Parcels</b>	Four
<b>Property ID Number(s)</b>	3850-70-2066, 3759-79-1944, 3759-79-1899 and 3759-79-2873
<b>Property Size</b>	1.33 Acres
<b>Property Owner of Record</b>	City of Rocky Mount
<b>Property Legal Description</b>	Not provided

#### 3.2 Physical Setting and Hydrogeology

<b>USGS Topographic Map</b>	
<b>Quad Designation</b>	Rocky Mount, North Carolina
<b>Date</b>	2013
<b>Subject Property Settings</b>	
<b>Average Subject Property Elevation (in feet or meters)</b>	105 feet above mean sea level (msl)
<b>General Sloping Direction</b>	North to northwest
<b>Bodies of Water</b>	None
<b>General Directions of Surface Flow</b>	North to northwest toward the Tar River
<b>Presumed Direction of Groundwater Flow</b>	North to northwest
<b>Geologic Province</b>	Piedmont
<b>Up-gradient Property Direction</b>	South

<b>Nearby Properties' Setting</b>	
<b>General Sloping Direction</b>	North with limited areas to the northeast
<b>Bodies of Water</b>	An unnamed tributary to Cowlick Branch is located to the northeast. The Tar River is located to the north
<b>General Directions of Surface Flow</b>	North
<b>Presumed Direction of Groundwater Flow</b>	North

Regional influences may have an impact on groundwater flow. The actual groundwater flow direction cannot be determined without site-specific information obtained through the gauging of groundwater monitoring wells. Based on multiple assessments performed for the subject property as part of the DSCA program, groundwater flows north to northwest toward the Tar River.

### **3.3 Current Use and Description of the Site**

The subject property consists of an approximately 1.33-acre parcel of land that is currently utilized as parking lots. The subject property is located in an area that can generally be described as commercial and institutional.

## 4.0 USER PROVIDED INFORMATION

The ASTM standard includes disclosure and obligations of the User to help the Environmental Professional identify the potential for Recognized Environmental Conditions associated with the subject property. The ASTM E1527-13 User Questionnaire was submitted to and completed by Ms. Casie Hutchinson, representing Woda Cooper Companies, Inc. (User of the report). Section 4.0 is based on the completed User Questionnaire. A copy of the completed User Questionnaire is included in Appendix II.

### 4.1 Title Information

ECS was not provided with title information by the User. If this information is provided following issuance of this report and information contained therein materially changes the outcome of this report, ECS will issue an addendum to this report.

### 4.2 Environmental Liens or Activity and Use Limitations

ECS was neither contracted to obtain information on environmental liens or activity and use limitations, nor have we been provided with information on environmental liens or activity and use limitations for our review. It should be noted by the User of this report that if the User does not obtain activity and use limitation information, the User that is seeking to qualify for an innocent landowner, a contiguous property owner, or a bona fide prospective purchaser liability defense may lose these rights to qualify under CERCLA. If the activity and use information is provided following issuance of this report and information contained therein materially changes the outcome of this report, ECS will issue an addendum to this report. The User stated they were not aware of any AULs associated with the subject property.

### 4.3 Specialized Knowledge

The User indicated that they did not possess specialized knowledge of the subject property.

### 4.4 Commonly Known or Reasonably Ascertainable Information

The User indicated that the property was historically developed with a residence, bowling alley, gas station, dry cleaner/laundry business. The User also indicated that PCE and CVOCs were present on the property.

### 4.5 Valuation Reduction for Environmental Issues

According to the User, the purchase price being paid for the subject property reasonably reflects its fair market value.

### 4.6 Owner, Property Manager, and Occupant Information

Owner, manager, and occupant information was not provided by the User.

**4.7 Degree of Obviousness**

The User stated that they were not aware of obvious indicators that point to the presence or likely presence of contamination at the subject property.

## 5.0 RECORDS REVIEW

A regulatory records search of ASTM standard and supplemental databases was conducted for the subject property and is included in Appendix III. The regulatory search report in the appendix includes additional details about the regulatory databases that were reviewed. The regulatory records search involves searching a series of databases for facilities that are located within a specified distance from the subject property. The ASTM standard specifies an approximate minimum search distance from the subject property for each database. Pursuant to ASTM, the approximate minimum search distance may be reduced for each standard environmental record except for Federal NPL site list, and Federal RCRA TSD list. According to ASTM, government information obtained from nongovernmental sources may be considered current if the source updates the information at least every 90 days or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public. The following table indicates the standard environmental record sources and the approximate minimum search distances for each record.

<b>Standard Environmental Record Sources</b>	<b>Approximate Minimum Search Distance Per ASTM (miles)</b>	<b>Subject Property</b>	<b>Off-Site Properties</b>
Federal NPL	1.0	No	0
Federal Delisted NPL	0.5	No	0
Federal CERCLIS	0.5	No	0
Federal CERCLIS NFRAP	0.5	No	0
Federal RCRA CORRACTS	1.0	No	0
Federal RCRA non-CORRACTS TSD	0.5	No	0
Federal RCRA Generators	Subject Site and Adjoining Properties	No	8 (plus 2 non-gen)
Federal IC/EC	Subject Site Only	No	N/A
Federal ERNS	Subject Site Only	No	N/A
State and Tribal Hazardous Waste Sites (NPL Equivalent)	1.0	No	2
State and Tribal Hazardous Waste Sites (CERCLIS Equivalent)	0.5	No	5
State and Tribal Landfill and/or solid waste disposal sites	0.5	No	0

<b>Standard Environmental Record Sources</b>	<b>Approximate Minimum Search Distance Per ASTM (miles)</b>	<b>Subject Property</b>	<b>Off-Site Properties</b>
State and Tribal Leaking Tanks	0.5	Yes	67
State and Tribal Registered UST and AST	Subject Site and Adjoining Properties	No	22
State and Tribal IC/EC	Subject Site Only	No	N/A
State and Tribal Voluntary Cleanup (VCP)	0.5	No	0
State and Tribal Brownfield Sites	0.5	No	2

Based on our knowledge of the subject property and the surrounding area, ECS attempts to verify and interpret this data. While this attempt at verification is made with due diligence, ECS cannot guarantee the accuracy of the record(s) search beyond that of information provided by the regulatory report(s). ECS makes no warranty regarding the accuracy of the database report information included within the regulatory report(s).

The regulatory database search was performed by EDR, dated January 11, 2021. ECS did not reduce the minimum ASTM search distances stipulated in the standard. The regulatory databases reviewed by ECS included supplemental databases researched by EDR.

## 5.1 Federal ASTM Databases

### 5.1.1 Federal RCRIS - Generators

RCRIS identifies facilities that generate hazardous wastes as defined by the RCRA. Very small quantity generators (VSQG) (previously identified as conditionally exempt small quantity generators or CESQGs) generate less than 100 kilograms of hazardous waste, or less than 1 kilogram of acutely hazardous waste, per month. Small quantity generators (SQGs) generate between 100 and 1,000 kilograms of hazardous waste per month. Large quantity generators (LQGs) generate more than 1,000 kilograms of hazardous waste or more than 1 kilogram of acutely hazardous waste per month.

The subject property was identified on the RCRIS Generator database.

**Quality Laundry (NCDSCA DC330006), 238-242 Tarboro Street** - The subject property is listed as both a SQG and a non-generator for the use of chlorinated solvents and is a participant in the NCDSCA program with the ID DC330006. The property is also listed on the LUST, Drycleaners, and US Brownfields databases. According to the EDR report and reports reviewed associated with the DSCA investigation, the property historically operated as a laundry business from the late 1930s until 2005. Quality Laundry operated at the address from 2005 until 2012. The property was also historically operated as a bowling ally, US Postal Service office, and a gasoline station on the western portion from the late 1930s until the early 1970s.

ECS reviewed a LSA Report prepared by Mid Atlantic dated June 2014. According to the report, a Phase II ESA was previously completed by Hart & Hickman for the Quality Laundry site in 2013; however, a copy of the report was not available for review. During the LSA, ground penetrating radar (GPR) identified what could potentially be USTs in the vicinity of those depicted on sanborn fire insurance maps. Soil and groundwater sampling was performed in the vicinity of the locations where potential USTs were located, in a former UST pit, on either side of the existing fuel oil UST, and inside the building within a pit used to house a former air compressor and near where former dry-cleaning operations formerly took place. Laboratory of soil samples identified targeted constituents at or above regulator action levels in six samples. Gasoline related compounds were present in soil boring (SB-3) above the PGW RSL. Samples from the vicinity of the fuel oil UST exhibited several VOCs and SVOCs above action levels. Concentrations for naphthalene, 1-MN, and 2-MN exceed the health-based residential MSCCs. Samples in SB-5 and SB-6 exceed the industrial/commercial MSCCs for naphthalene. Dry-cleaning related VOCs PCE and TCE were detected in soil samples collected inside the building with breakdown products of PCE, including TCE and cis-1,2-DCE above the the most stringent action levels. Lead was also identified in soil samples at concentrations ranging from 7 mg/kg to 11 mg/KG, below the action levels for lead.

Laboratory analysis of groundwater sampling identified petroleum constituents above the 15A NCAC 2L Groundwater Quality Standard in five samples. Three of the samples were collected from the western portion of the property in the vicinity of the former gasoline station. Contaminants associated with dry-cleaning chemicals or the natural breakdown were collected from below the building, adjacent to the south side of the building, and in the western part of the property near Tarboro Street. The highest concentration of PCE was measured in TW-5 (14,000 ug/L) and TW-4 (22 ug/L). TW-5 was located near the former 100 gallon PCE AST and former wet transfer dry-cleaning machine. The concentration of PCE is above the GCL. Well TW-4 was located in a pit in the east end of the building. TCE is a common chemical used in spot removers and degreasing solvent and is a major degradation compound of PCE. Cis-1,2-DCE was identified as a concentration of 1,800 ug/L in TW-4. Outside of TW-4 and TW-5, PCE concentrations ranged from near the groundwater standard at 0.72 ug/L up to 6.8 ug/L. Four VOCs were detected at concentrations above the IHSB screening levels for non-residential vapor intrusion. In TW-2, 1,2,4-trimethylbenzene and total xylenes were above screen levels. Concentrations of PCE and TCE in TW-5 were also above screening levels. The report concluded the contaminants of concern are present on the subject property that could be an impediment, depending on the type of redevelopment planned. The report indicated that vapor intrusion may also represent a concern if the current building is slated for reuse or new buildings are constructed on the site.

ECS reviewed a Soil and Soil Gas Sampling Report prepared by AECOM dated August 2019. According to the report, the assessment was performed based on a conversation between AECOM and The City of Rocky Mount, the property owner, in respect to completing a risk assessment and possibly closing the incident using Land Use Restrictions (LURs), on properties owned by the City of Rocky Mount and Edgecombe Community College. In May 2019, two soil samples were obtained to further define the extent of soil impacts exceeding the unrestricted use PSRG and provide a more detailed map of soil quality data. Laboratory analysis identified chlorinated VOCs as well as petroleum compounds in SB-08. Based on those results, four

additional soil samples were collected. Three of the four samples (SB-10, SB-12, and SB-13) are below the PSRGs and were stated to have adequately delineated the southeastern extent of affected soils. SB-11 was not analyzed based on the results of the other samples. Five temporary soil gas sampling points were installed. Samples were tested for five DSCA COCs along with petroleum constituents based on historical data. According to the laboratory information obtained during the assessment, SG-7r, which is located along the southern boundary, did not exceed acceptable residential risk based on the DSCA Indoor Air/Soil Gas Residential Risk Calculator. SG-8, located on the central portion of the property, exceeds both the residential and non-residential acceptable cumulative carcinogenic risk and cumulative hazard risk. SG-10, which is located near the western boundary on the central portion of the property does not exceed acceptable residential risk based on the DSCA Indoor Air/Soil Gas Residential Risk Calculator.

ECS reviewed a Risk Assessment Report prepared by AECOM dated August 12, 2020. According to the report, The City of Rocky Mount contracted Mid Atlantic to remove three USTs from the property. Petroleum impacts associated with the USTs were assigned incident number 39835 and considered to be a low risk classification. A NORP was filed with Edgecombe County in February 2019. The NORP stated that "Groundwater from the site is prohibited from use as a water supply and water supply wells of any kind shall not be installed or operated on the site". The report indicated that the closest surface water is located approximately 820 feet northeast of the subject property. Based on historical soil assessment performed on the property, the report stated that soil contaminant concentrations existing at the site above both the NCDEQ PSRGs as well as calculated SSTLs and are present on four individual properties. Soil remediation activities were conducted in April and June 2016 in the vicinity of the former drycleaning machine, located along the western wall of the former drycleaning building. Approximately 166 tons of impacted soils were removed from approximately 390 square feet. Several groundwater assessments have been conducted on the subject property as part of the assessment and delineation of groundwater contamination associated with the Quality Cleaners site. According to a Groundwater Quality Summary Map, samples from five wells exceed acceptable residential and non-residential risk and two samples exceed the acceptable residential risk but do not exceed the acceptable non-residential risk. Groundwater on the subject property ranges from 4.6 feet below ground surface (bgs) to 14.23 feet bgs. Groundwater flow beneath the site is north to northwest toward the Tar River. The report indicated numerous vapor intrusion assessment activities have been performed on the property, the most recent in 2019 previously discussed.

AECOM also evaluated current and future exposure pathways for five exposure units which include the subject property and surrounding properties. The subject property consists of Exposure Unit 1, Exposure Unit 2, and a portion of Exposure Units 3 and 4. Exposure Units 1 and 2, identified as 226 and 242 Tarboro Street, were not within acceptable risk levels for current residential or non-residential worker conditions or future residential or non-residential conditions due to potential vapor intrusion risk to affect indoor air quality based on soil gas contaminant concentrations. AECOM lists restrictions as follows: except for routine maintenance, no construction activities or change in property use that cause or create an unacceptable human health risk from vapor intrusion may occur on the property without prior approval of the NCDEQ. These include but are not limited to: construction of new

buildings, removal and construction of part of a building, construction of sub-grade structures that encounter contaminated soil or close proximity to contaminated groundwater, change from non-residential to residential property, change in tenant space usage, and addition of residential property use on higher floors. Land use controls should be implemented preventing the installation of future water supply wells on properties within Exposure Units 1 and 2. Soils in Units 1 and 2 may not be removed or disturbed without approval in writing from the NCDEQ.

In Exposure Unit 3, which includes the property located at 213 Rose Street, the results of the risk assessment were not within acceptable levels for current residential or future residential conditions due to potential vapor intrusion risk to affect indoor air quality. The results of the assessment were within acceptable risk levels for current non-residential and future non-residential worker conditions. The same vapor intrusion restrictions are present for Unit 3. Land use controls should be implemented preventing the installation of future water supply wells on the property within Exposure Unit 3. Soils in Unit 3 may not be removed or disturbed without approval in writing from the NCDEQ. In Exposure Unit 4, which includes the property at 218 Tarboro Street, the results of the risk assessment were within acceptable risk levels for current residential and non-residential worker, and future residential and non-residential conditions. The report indicates that Land use controls should be implemented preventing the installation of future water supply wells based on groundwater contamination above 2L.

Ms. Priester spoke to Mr. Al Chapman with the NCDEQ DSCA program on February 1, 2021. According to Mr. Chapman, a Risk Management Plan (RMP) is expected to be submitted by the consultant which will include land use restrictions (LURs). Mr. Chapman stated that once the plan is submitted, there is a review process and public comment process prior to the plan being finalized and the LURs are in place. Mr. Chapman stated that at this time, the incident associated with the dry-cleaning release is still open.

ECS considers the historical use of the subject property as a dry cleaner, the documented soil and groundwater contamination, the groundwater use restrictions and the potential for vapor intrusion on the subject property to be a REC. ECS considers the historical use of the subject property as a gasoline station with documented soil and groundwater contamination associated with a Notice of Residual Petroleum with land use restriction prohibiting the use of groundwater on the site to be a CREC.

One or more off-site properties within the minimum search distance of inquiry were reported as being on the Federal RCRIS Generators database.

**NCDSCA DC330004 Sunshine Laundry & Cleaners, 200 Tarboro Street, Suite 100** - located adjacent to the south and cross-gradient of the subject property. According to the EDR report, the facility was listed as a non-generator in 2016 meaning it did not generate hazardous waste at that time. The site was entered into the DCSA program in 2014. Historical sanborn fire insurance maps depict the property at 200 Tarboro Street. Maps associated with the subject property identify Sunshine Laundry south of the subject property. City directories list Sunshine Laundry & Cleaners at 247-251 Tarboro Street in the 1952 and 1960 City Directories which was located south of the property. Sanborn Fire Insurance maps also depict a laundry at 247-251

Tarboro Street from 1949 until 1964. Groundwater samples obtained in the vicinity of the former Sunshine Laundry and Cleaners did not identify PCE above the 2L Standard. Therefore, ECS does not consider this facility to be a REC for the subject property.

**NCDSCA DC330007 Rocky Mount Laundry & Cleaners, 219 South Washington Street** - located approximately 625 feet southwest and topographically upgradient of the subject property. According to the EDR report, this facility is listed as a VSGQ. The most recent data for the property was received in 2006. The facility entered the DSCA program in 2020. According to a Prioritization Report prepared by AECOM dated January 2016, this property began dry-cleaning operations in 1917 and ceased in 2000. The facility utilized chlorinated solvents prior to switching to petroleum based solvents. The property also historically contained a gasoline station and during a previous Phase I ESA by Mid Atlantic in 2014, three USTS, petroleum aboveground storage tanks (AST), a former petroleum, a PCE storage tank, a heating oil UST, and two 275-gallon petroleum and PCE ASTs which were ceiling mounted were observed. Soil sampling as part of the 2015 assessment did not detect PCE, TCE, cis-1,2-DCE in samples above laboratory detection limits. Vinyl chloride was identified in one sample above the DSCA Tier 1 RSBL. PCE, TCE, cis-1,2-DCE and vinyl chloride were detected above their respective 2L Standards in at least one sample collected at the site. Based on investigations in the area, groundwater is expected to flow to the north to northwest. The inferred direction of groundwater flow is to the northwest and away from the subject property. Therefore, ECS does not consider this facility to be a REC for the subject property.

**NCDSCA DC640008 One Hour Koretizing, 202 Falls Road** - located approximately 900 feet northwest and cross-gradient of the subject property. According to the EDR report, this facility participates in the NCDSCA program. Based on the inferred direction of groundwater flow to the northwest and away from the subject property, ECS does not consider this listing to be a REC for the subject property.

The EDR report lists three additional facilities within the search radius for the database. These facilities are located greater than 1,000 feet from the subject property. Based on the distance from the subject property, ECS does not consider these listings to be RECs for the subject property. Additional information pertaining to these listings can be viewed in the regulatory report included in Appendix III.

## 5.2 State ASTM Databases

### 5.2.1 State Hazardous Substance Disposal Site (HSDS)

The State HSDS records are locations of uncontrolled and unregulated hazardous waste sites. The records include sites on the NPL as well as those on the state priority list.

The EDR report lists two facilities within the search radius for the database. These facilities are located greater than 1,000 feet from the subject property. Based on the distance from the subject property, ECS does not consider these listings to be RECs for the subject property. Additional information pertaining to these listings can be viewed in the regulatory report included in Appendix III.

### 5.2.2 State Hazardous Waste Sites (SHWS) Inventory

State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not be already listed on the federal CERCLIS database.

The EDR report lists five facilities within the search radius for the database. These facilities are located greater than 1,000 feet from the subject property. Based on the distance from the subject property, ECS does not consider these listings to be RECs for the subject property. Additional information pertaining to these listings can be viewed in the regulatory report included in Appendix III.

### 5.2.3 State LAST

The LAST list is a record of reported leaking aboveground storage tank incidents.

**Former Thorpe Building, 207 East Thomas Street** - located approximately 370 feet away and topographically downgradient. According to the EDR report, this facility is also listed under LUST and IMD databases. According to the Initial Abatement Action Report performed by Hart & Hickman Environmental Consultants, UST incident number 33855 was reported on July 19, 2010. The date of discovery of release was April 19, 2010. The suspected tank was an orphaned in-floor concrete 118-gallon oil-water separator discovered during debris removal and construction in March 2010. Laboratory analysis of soil samples obtained during the assessment indicated concentrations above Total Petroleum Hydrocarbons of Gasoline Range Organics (TPH-GRO) and Diesel Range Organics (TPH-DRO) above Action Levels (580mg/kg and 330 mg/kg respectively). Subsequently, on April 28, 2010 a temporary monitoring well was installed and four additional hand-augured borings were performed in the vicinity of the former oil-water separator and in areas of known contamination. Laboratory analysis of sidewall samples exceeded SVOCs, VPH, and EPH at 8.4 mg/kg, 650 mg/kg and 553 mg/kg respectively. The NCDEQ issued a NFA letter based on a Limited Site Assessment Report and a Notice of Residual Petroleum which was filed with Nash County. The letter stated that soil contamination exceeds the residential MSCCs and groundwater exceeds the 2L Standard. Based on the distance and topographic relationship to the subject property, ECS does not consider this facility to be a REC for the subject property.

The EDR report lists an additional four facilities within the search radius for the database. These facilities are located greater than 1,000 feet from the subject property. Based on the distance from the subject property, ECS does not consider these listings to be RECs for the subject property. Additional information pertaining to these listings can be viewed in the regulatory report included in Appendix III.

### 5.2.4 Leaking Underground Storage Tank (LUST) List

The LUST list is a record of reported leaking underground storage tank incidents. The LUST list may also identify properties that have had soil and/or groundwater contamination associated with documented releases from aboveground storage tanks, surface spills, and other sources.

The subject property was identified on the LUST database.

**Quality Laundry (NCDEQ DC330006), 238-242 Tarboro Street** - The subject property is listed on the Federal RCRIS, LUST, Drycleaners, and US Brownfields databases. Please see the Federal RCRIS listing in Section 5.1.1 for additional information.

One or more off-site properties within the minimum search distance of inquiry was reported as being on the LUST database.

**Edgecombe Community College, 225 Tarboro Street** - Located adjacent to the south and topographically cross-gradient of the subject property. According to the EDR report, soil contamination was identified in 1986 during construction of a new building. Notes in the EDR report indicated that the file was unable to be found in 1996 and in January 2007, paperwork was located and the NCDEQ reviewed a Rocky Mount Fire Department report stating a UST was identified during the excavation for a new structure at the community college. Notes stated on September 27, 1987, a monitoring well abandonment report was received from unknown consultant saying investigation was complete. Soils were removed to visual and olfactory limits and the UST pit filled with clean backfill per the regional office request. The notes stated that it appeared that everything was done that the regional office requested in 1986-87. The NCDEQ issued a NFA letter in January 2007 that the incident was closed. Based on the lack of identified groundwater contamination and the closed regulatory incident, ECS does not consider this listing to be a REC for the subject property.

**Pantry 4026 DBA Sharif's Smrkt, 111 Atlantic Avenue** - located approximately 100 feet east and topographically cross-gradient of the subject property. ECS reviewed a UST Closure report prepared by Marshall Miller & Associates dated February 1999. According to the report, three 10,000-gallon USTs were installed in 1981 and were removed in 1998. The report also stated that ENSCI Engineering Group reported a release to the NCDEQ in December 1993. The facility was inactive at the time of the UST Closure assessment. Groundwater sampling was not performed during the assessment. Laboratory analysis identified petroleum impacted soils above the action level of 10 mg/kg. The NCDEQ issued a No Further Action letter on August 30, 2000 which references a LSA report with Site Closure Request; however, those records were not located on the NCDEQ Laserfish data management system for review by ECS. The NFA stated that soil and groundwater samples do not exceed soil-to-groundwater MSCCs or the 15A NCAC 2L Groundwater Quality Standard. Based on the lack of soil and groundwater samples above MSCCs or the 2L Standard and the closed regulatory incident, ECS does not consider this facility to be a REC for the subject property.

**Carolina Telephone, 143 North Washington Street** - located approximately 300 feet northwest and topographically cross to downgradient of the subject property. According to the EDR report, soil and groundwater contamination were reported on the property in 1991. The incident was closed with the NCDEQ in 2003. Based on the distance and topographic relationship to the subject property and groundwater flow to the north-northwest, away from the subject property, ECS does not consider this facility to be a REC for the subject property.

**Central Amoco, 300 Tarboro Street** - located approximately 300 feet southeast and topographically cross-gradient of the subject property. According to the EDR report, soil and groundwater contamination were identified in 1989. According to the EDR report, free product was identified during the removal of three USTs. Notes in the EDR report stated that a low risk

commercial closure letter was submitted in June 2018. ECS submitted a request to the NCDEQ to review documents associated with the incident; however, they have been submitted for archiving and are not available for review. The incident was closed by the NCDEQ in January 2019. Data on the NCDEQ Division of Waste Management does not indicate that restrictions are associated with the property. Based on the distance to the subject property and the closed regulatory status, ECS does not consider this facility to be a REC for the subject property.

**Exxon, 301 Tarboro Street** - located approximately 300 feet southeast and topographically cross-gradient of the subject property. According to the EDR report, soil and groundwater contamination were identified in 1995 during the removal of eight USTs. According to a UST Closure report prepared by Front Royal Environmental Services Inc. dated July 1995, the USTs had been most recently in operation in 1974 and included gasoline, used oil and heating oil tanks. The report indicated soil beneath the gasoline USTs was stained. Laboratory analysis identified petroleum constituents above the NCDEQ Action level in at least one sample. ECS reviewed a Comprehensive Site Assessment (CSA) report prepared by Front Royal dated January 1996. According to the report, approximately 165 cubic yards of petroleum impacted soil were removed from the property. Five shallow groundwater wells were installed in October and November 1995. Laboratory analysis indicated that petroleum hydrocarbons exceeding the 2L Standard were present in three wells. Groundwater flow was determined to flow to the northeast and away from the subject property. A Notice of Residual Petroleum was filed for the property in September 2018 and received by the NCDEQ in January 2020; however, the incident is still listed as open. Based on the distance to the subject property and the groundwater flow to the northeast, away from the subject property, ECS does not consider this facility to be a REC for the subject property.

**Former Thorpe Building, 207 East Thomas Street** - located approximately 370 feet away and topographically downgradient. Please see the LAST listing in Section 5.2.3 for additional information.

**SE Main Street UST, 100 Block of SE Mainstreet** - located approximately 530 feet west-southwest and topographically cross-gradient of the subject property. According to the EDR report, soil contamination was identified in 2011 during the removal of an orphan UST in an alley. The incident was closed with a NRP in 2013. Based on the distance to the subject property, ECS does not consider this incident to be a REC for the subject property.

**Rocky Mount NE Main Street Row, 201 NE Main Street** - located approximately 675 feet north-northwest and topographically cross to downgradient of the subject property. According to the EDR report, soil contamination was identified in January 2011 and the incident was closed out with the NCDEQ in July 2011. Based on the distance to the subject property and the closed out regulatory incident, ECS does not consider this facility to be a REC for the subject property.

**Sim Wilde Property, 146 SW Main Street** - located approximately 700 feet west-southwest and topographically cross-gradient of the subject property. According to the EDR report, soil contamination was identified in March 1993 and the incident was closed with the NCDEQ in June 1993. Based on the distance to the subject property and the closed out regulatory incident, ECS does not consider this facility to be a REC for the subject property.

**Rocky Mount (Purvis Cleaners), 132 Sunset Avenue-** located approximately 750 feet north-northwest and topographically downgradient of the subject property. According to the EDR report, soil contamination was identified in 1999 associated with a heating oil UST. According to notes in the EDR report, groundwater contamination was not identified associated with the release. Based on the distance and topographic relationship to the subject property, ECS does not consider this facility to be a REC for the subject property.

**Former Tobacco Warehouse, 214 NE Main Street** - located approximately 760 feet north-northwest and topographically downgradient of the subject property. According to the EDR report, soil contamination was identified in 2004 associated with a 650-gallon home heating oil UST. The incident is still open with the NCDEQ. Based on the distance and topographic relationship to the subject property, ECS does not consider this facility to be a REC for the subject property.

**Howard Street UST, 184 Howard Street** - located approximately 860 feet west and topographically cross to downgradient of the subject property. According to the EDR report, soil and groundwater contamination were identified in 2012. The property is adjacent to a DSCA site and TCE was identified in groundwater samples on the site. Based on the distance and topographic relationship to the subject property, ECS does not consider this facility to be a REC for the subject property.

**Charles Harris Jr. Property, 101 South Church Street** - located approximately 940 feet west and topographically cross-gradient of the subject property. According to the EDR report, soil contamination was identified in April 2001 and closed out with the NCDEQ in May 2001. Based on the distance to the subject property, ECS does not consider this facility to be a REC For the subject property.

**Unity Bank Rocky Mount, 115 North Church Street** - located approximately 945 feet north-northwest and topographically cross to downgradient of the subject property. According to the EDR report, soil and groundwater contamination were identified in 1995 associated with a non-regulated UST. Based on the distance and topographic relationship to the subject property, ECS does not consider this facility to be a REC for the subject property.

**First Citizens Bank 119 North Church Street** - located approximately 975 feet west-northwest and topographically cross to downgradient of the subject property. According to the EDR report, soil contamination was identified in 1995. Based on the distance and topographic relationship to the subject property, ECS does not consider this facility to be a REC for the subject property.

The EDR report lists 47 additional facilities within the search radius for the database. These facilities are located greater than 1,000 feet from the subject property. Based on the distance from the subject property, ECS does not consider these listings to be RECs for the subject property. Additional information pertaining to these listings can be viewed in the regulatory report included in Appendix III.

### 5.2.5 Registered Underground Storage Tank (UST) List

The Registered UST List inventories underground storage tanks registered with the state. This list does not identify USTs that have not been registered or are exempt, such as home heating oil tanks and other unregulated tanks.

**Edgecomb Community College, 225 Tarboro Street** - Located adjacent to the south and topographically cross-gradient of the subject property. Please see the LUST listing in Section 5.2.4 for additional information.

**Pantry 4026 DBA Sharif's Smrkt, 111 Atlantic Avenue** - located approximately 100 feet east and topographically cross-gradient of the subject property. Please see the LUST listing in Section 5.2.4 for additional information.

**Commercial Builders, 224 Rose Street** - located approximately 200 feet northeast and topographically downgradient of the subject property. According to the EDR report, this facility historically contained a fuel oil UST that was removed in 1985. Based on the distance and topographic relationship to the subject property, ECS does not consider this facility to be a REC for the subject property.

**Rocky Mount (AKA Carolina Telephone), 143 North Washington Street** - located approximately 300 feet northwest and topographically cross to downgradient of the subject property. Please see the LUST listing in Section 5.2.4 for additional information.

**Central Amoco, 300 Tarboro Street** - located approximately 300 feet southeast and topographically cross-gradient of the subject property. Please see the LUST listing in Section 5.2.4 for additional information.

**Exxon, 301 Tarboro Street** - located approximately 300 feet southeast and topographically cross-gradient of the subject property. Please see the LUST listing in Section 5.2.4 for additional information.

**Trailways Terminal, 401 South Main Street** - located approximately 425 feet west-northwest and topographically cross to downgradient of the subject property. According to the EDR report, this facility historically contained a UST that was removed in 1993. Based on the distance and topographic relationship to the subject property, ECS does not consider this facility to be a REC for the subject property.

**R & R Tarboro Street Union 76, 317 Tarboro Street** - located approximately 625 feet southeast and topographically cross to upgradient of the subject property. According to the EDR report, this facility historically contained USTs that were removed in 1989. Based on the distance to the subject property, ECS does not consider this facility to be a REC for the subject property.

The EDR report lists 14 additional facilities within the search radius for the database. These facilities are located greater than 1,000 feet from the subject property. Based on the distance from the subject property, ECS does not consider these listings to be RECs for the subject property. Additional information pertaining to these listings can be viewed in the regulatory report included in Appendix III.

### 5.2.6 State Brownfield Projects Inventory

The State Brownfield Projects Inventory identifies brownfield projects. The properties in the inventory are working toward a brownfield agreement for cleanup and liability control.

One or more off-site properties within the minimum search distance of inquiry was reported as being on the State Brownfield database.

**Tobacco Warehouse, 221-223 NE Main Street** - located approximately 750 feet northwest and topographically cross-gradient of the subject property. According to the EDR report, this facility has a finalized Brownfield Agreement identified as Project No 11002-07-33. Additional information is not located in the EDR report. Based on the distance to the subject property, ECS does not consider this facility to be a REC for the subject property.

The EDR report lists one facility within the search radius for the database. This facility is located greater than 1,000 feet from the subject property. Based on the distance from the subject property, ECS does not consider this listing to be a REC for the subject property. Additional information pertaining to this listing can be viewed in the regulatory report included in Appendix III.

## 5.3 Additional Environmental Record Sources

### 5.3.1 Additional Non-ASTM Federal Databases

#### 5.3.1.1 US Brownfields

The US Brownfields identifies brownfields properties inventoried with the USEPA. The properties in the listing are addressed by Cooperative Agreement Recipients and Targeted Brownfields Assessments.

The subject property was identified on the US Brownfields database.

**Quality Laundry (NCDSCA DC330006), 238-242 Tarboro Street** - The subject property is listed on the Federal RCRIS, LUST, Drycleaners, and US Brownfields databases. The City of Rocky Mount received a US EPA Brownfields Assessment Cooperative Agreement grant to perform a Phase II Assessment of the subject property in 2014. Please see the Federal RCRIS listing in Section 5.1.1 for additional information.

One or more off-site properties within the minimum search distance of inquiry was reported as being on the US Brownfields database.

**Powell Properties, 256 268 Tarboro Street** - located on the eastern adjacent topographically cross-gradient parcel. The City of Rocky Mount received a US EPA Brownfields Assessment Cooperative Agreement grant to perform a Phase II Assessment of the site in 2014. The site was assessed as part of the assessment of the Quality Laundry facility. The facility historically contained a commercial building occupied by automotive sales and service and operated from 1949 until 2003. Prior to the development with the automotive facility, it was occupied by two dwellings. ECS considers the historical use of the property for automotive sales, service and refueling with documented soil and groundwater contamination to be a REC.

**135 Albemarle Avenue/200 Rose Street** - located approximately 100 feet northwest and topographically downgradient of the subject property. According to the EDR report, The site was assessed during a Phase I ESA in 2008 and RECs were not identified. According to the EDR report, the site is within the Douglas Block Redevelopment Area. Based on the lack of identified RECs for the property and the downgradient relationship to the subject property, ECS does not consider this facility to be a REC for the subject property.

**216 East Thomas Street** - located approximately 440 feet northeast and topographically downgradient of the subject property. According to the EDR report, the City of Rocky Mount received a US EPA Brownfields Assessment Cooperative Agreement grant to perform a Phase II Assessment of the site in 2006. Based on the distance and topographic relationship to the subject property, ECS does not consider this facility to be a REC for the subject property.

**207 - 215 Albermarle Street** - located approximately 450 feet northeast and topographically downgradient of the subject property. According to the EDR report, the City of Rocky Mount received a US EPA Brownfields Assessment Cooperative Agreement grant to perform a Phase II Assessment of the site in 2007. Based on the distance and topographic relationship to the subject property, ECS does not consider this facility to be a REC for the subject property.

**200 - 212 East Thomas Street** - located approximately 465 feet northeast and topographically downgradient of the subject property. According to the EDR report, the City of Rocky Mount received a US EPA Brownfields Assessment Cooperative Agreement grant to perform a Phase II Assessment of the site in 2006. Based on the distance and topographic relationship to the subject property, ECS does not consider this facility to be a REC for the subject property.

The EDR report lists 25 additional facilities within the search radius for the database. These facilities are located greater than 500 feet from the subject property. Based on the distance from the subject property, ECS does not consider these listings to be RECs for the subject property. Additional information pertaining to these listings can be viewed in the regulatory report included in Appendix III.

### 5.3.2 Additional Non-ASTM State Databases

### 5.3.2.1 Drycleaners

The Drycleaners database identifies potential and known drycleaning sites, active and abandoned.

The subject property was identified on the Drycleaners database.

**Quality Laundry (NCDSCA DC330006), 238-242 Tarboro Street** - The subject property is listed on the Federal RCRIS, LUST, Drycleaners, and US Brownfields databases. Please see the Federal RCRIS listing in Section 5.1.1 for additional information.

One or more off-site properties within the minimum search distance of inquiry was reported as being on the Drycleaners database.

**Sunshine Laundry & Cleaners, 200 Tarboro Street, Suite 100** - located adjacent to the northwest and topographically cross-gradient of the subject property. Please see the Federal RCRIS listing in Section 5.1.1 for additional information.

**Peerless Cleaners, 206 Rose Street** - located adjacent to the north and topographically cross-gradient of the subject property. According to the EDR report, this facility was listed on the 1952 and 1970 City Directories as a dry-cleaner. The facility is also listed on Sanborn fire insurance maps to the north from at least 1949 until 1969. The property is not listed in the NCDSCA program. Groundwater samples obtained to the north of the facility in 2019 as part of the assessment on the subject property did not identify solvents above detectable limits. Based on the topographic relationship to the subject property and the groundwater flow to the north, away from the subject property, an undocumented release from this facility is not anticipated to negatively impact the subject property. Therefore, ECS does not consider this facility to be a REC for the subject property.

**Ideal Cleaners, 204 East Thomas** - located approximately 450 feet northeast and topographically downgradient of the subject property. According to the EDR report, this property was listed as a drycleaner in the 1952 city directories. Based on the distance and topographic relationship to the subject property, ECS does not consider this facility to be a REC for the subject property.

The EDR report lists 21 additional facilities within the search radius for the database. These facilities are located greater than 1,000 feet from the subject property. Based on the distance from the subject property, ECS does not consider these listings to be RECs for the subject property. Additional information pertaining to these listings can be viewed in the regulatory report included in Appendix III.

### 5.3.2.2 Leaking Underground Storage Tanks (LUST TRUST)

The LUST TRUST database contains information about claims against the State Trust Funds for reimbursements for expenses incurred while remediating Leaking USTs.

One or more off-site properties within the minimum search distance of inquiry was reported as being on the LUST Tust database.

**Esso Station (Exxon), 301 Tarboro Street** - located approximately 300 feet southeast and topographically cross-gradient of the subject property. Please see the LUST listing in Section 5.2.4 for additional information.

### 5.3.2.3 Incident Management Database (IMD)

The IMD is a database of groundwater and soil contamination incidents.

The subject property was identified on the IMD database.

**Quality Laundry (NCDSCA DC330006), 238-242 Tarboro Street** - The subject property is listed on the Federal RCRIS, LUST, Drycleaners, and US Brownfields databases. Please see the Federal RCRIS listing in Section 5.1.1 for additional information.

One or more off-site properties within the minimum search distance of inquiry was reported as being on the IMD database.

**Edgecombe Community College, 225 Tarboro Street** - Located adjacent to the south and topographically cross-gradient of the subject property. Please see the LUST listing in Section 5.2.4 for additional information.

**Pantry 4026 DBA Sharif's Smrkt, 111 Atlantic Avenue** - located approximately 100 feet east and topographically cross-gradient of the subject property. Please see the LUST listing in Section 5.2.4 for additional information.

**Carolina Telephone, 143 North Washington Street** - located approximately 300 feet northwest and topographically cross to downgradient of the subject property. Please see the LUST listing in Section 5.2.4 for additional information. Please see the LUST listing in Section 5.2.4 for additional information.

**Central Amoco, 300 Tarboro Street** - located approximately 300 feet southeast and topographically cross-gradient of the subject property. Please see the LUST listing in Section 5.2.4 for additional information.

**Former Thorpe Building, 207 East Thomas Street** - located approximately 370 feet away and topographically downgradient. Please see the LAST listing in Section 5.2.3 for additional information.

**Esso Station (Exxon), 301 Tarboro Street** - located approximately 300 feet southeast and topographically cross-gradient of the subject property. Please see the LUST listing in Section 5.2.4 for additional information.

**SE Main Street UST, 100 Block of SE Mainstreet** - located approximately 530 feet west-southwest and topographically cross-gradient of the subject property. Please see the LUST listing in Section 5.2.4 for additional information.

**Rocky Mount NE Main Street Row, 201 NE Main Street** - located approximately 675 feet north-northwest and topographically cross to downgradient of the subject property. Please see the LUST listing in Section 5.2.4 for additional information.

**Sim Wilde Property, 146 SW Main Street** - located approximately 700 feet west-southwest and topographically cross-gradient of the subject property. Please see the LUST listing in Section 5.2.4 for additional information.

**Rocky Mount (Purvis Cleaners), 132 Sunset Avenue-** located approximately 750 feet north-northwest and topographically downgradient of the subject property. Please see the LUST listing in Section 5.2.4 for additional information.

**Former Tobacco Warehouse, 214 NE Main Street** - located approximately 760 feet north-northwest and topographically downgradient of the subject property. Please see the LUST listing in Section 5.2.4 for additional information.

**Howard Street UST, 184 Howard Street** - located approximately 860 feet west and topographically cross to downgradient of the subject property. Please see the LUST listing in Section 5.2.4 for additional information.

The EDR report lists 58 additional facilities within the search radius for the database. These facilities are located greater than 1,000 feet from the subject property. Based on the distance from the subject property, ECS does not consider these listings to be RECs for the subject property. Additional information pertaining to these listings can be viewed in the regulatory report included in Appendix III.

### 5.3.3 Other Proprietary Databases

#### 5.3.3.1 EDR Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc.

**Rossie Griffin, 300 Tarboro Street (AKA Central Amoco)** - located approximately 300 feet southeast and topographically cross-gradient of the subject property. According to the EDR report, this facility was listed as a gasoline station from 1970 until 1983. Please see the Central Amoco LUST listing in Section 5.2.4 for additional information.

**Walkers Alignment and Brake Shop, 301 Tarboro Street (AKA Exxon)** - located approximately 300 feet southeast and cross-gradient of the subject property. According to the EDR report, this facility was listed as an automotive repair facility from 1970 until 2014 under various names. Most recently, it was identified as Khalid Hazin Auto Repair in 2013 and 2014. Please see the Exxon LUST listing in Section 5.2.4 for additional information.

**Brazelton Auto AC Repairs, 317 Tarboro Street** - located approximately 630 feet southeast and topographically upgradient of the subject property. According to the EDR report, this facility was known as Tarboro Street Union 76 from 1977 to 10979 and Brazelton Auto from 2005 to 2014. Based on the distance to the subject property, ECS does not consider this facility to be a REC for the subject property.

### 5.3.3.2 EDR Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc.

**Peerless Cleaners, 206 Rose Street** - located adjacent to the north and topographically cross to downgradient of the subject property. Please see the Drycleaners listing in Section 5.3.2.1 for additional information.

### 5.3.3.3 EDR Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800s to 1950s to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste.

The EDR report lists two facilities within the search radius for the database. These facilities are located greater than 1,000 feet from the subject property. Based on the distance from the subject property, ECS does not consider these listings to be RECs for the subject property. Additional information pertaining to these listings can be viewed in the regulatory report included in Appendix III.

### 5.3.4 Unmapped (Orphan) Facilities and Sites

Several properties were identified on the Orphan Summary List. These facilities are considered as unmappable because the facility information in the database is insufficient and does not report accurate facility location. Quality Cleaners is listed on the dry-cleaners database and is an on-site property. ECS did not observe the remaining properties within 1,000 feet of the subject property during out site visit.

## 5.4 Regulatory Review Summary

A regulatory database search report was provided by EDR. The database search involves researching a series of Federal, State, Local, and other databases for facilities and properties that are located within specified minimum search distances from the subject property. The report identified the subject property on the databases researched.

**Quality Laundry (NCDSCA DC330006), 238-242 Tarboro Street** - The subject property is listed as both a SQG and a non-generator for the use of chlorinated solvents and is a participant in the NCDSCA program with the ID DC330006. The property is also listed on the LUST, Drycleaners, and US Brownfields databases. According to the EDR report and reports reviewed associated with the DSCA investigation, the property historically operated as a laundry business from the late 1930s until 2005. Quality Laundry operated at the address from 2005 until 2012. The property was also historically operated as a bowling ally, US Postal Service office, and a gasoline station on the western portion from the late 1930s until the early 1970s.

ECS reviewed a LSA Report prepared by Mid Atlantic dated June 2014. According to the report, a Phase II ESA was previously completed by Hart & Hickman for the Quality Laundry site in 2013; however, a copy of the report was not available for review. During the LSA, ground penetrating radar (GPR) identified what could potentially be USTs in the vicinity of those depicted on sanborn fire insurance maps. Soil and groundwater sampling was performed in the vicinity of the locations where potential USTs were located, in a former UST pit, on either side of the existing fuel oil UST, and inside the building within a pit used to house a former air compressor and near where former dry-cleaning operations formerly took place. Laboratory of soil samples identified targeted constituents at or above regulator action levels in six samples. Gasoline related compounds were present in soil boring (SB-3) above the PGW RSL. Samples from the vicinity of the fuel oil UST exhibited several VOCs and SVOCs above action levels. Concentrations for naphthalene, 1-MN, and 2-MN exceed the health-based residential MSCCs. Samples in SB-5 and SB-6 exceed the industrial/commercial MSCCs for naphthalene. Dry-cleaning related VOCs PCE and TCE were detected in soil samples collected inside the building with breakdown products of PCE, including TCE and cis-1,2-DCE above the the most stringent action levels. Lead was also identified in soil samples at concentrations ranging from 7 mg/kg to 11 mg/KG, below the action levels for lead.

Laboratory analysis of groundwater sampling identified petroleum constituents above the 15A NCAC 2L Groundwater Quality Standard in five samples. Three of the samples were collected from the western portion of the property in the vicinity of the former gasoline station. Contaminants associated with dry-cleaning chemicals or the natural breakdown were collected from below the building, adjacent to the south side of the building, and in the western part of the property near Tarboro Street. The highest concentration of PCE was measured in TW-5 (14,000 ug/L) and TW-4 (22 ug/L). TW-5 was located near the former 100 gallon PCE AST and former wet transfer dry-cleaning machine. The concentration of PCE is above the GCL. Well TW-4 was located in a pit in the east end of the building. TCE is a common chemical used in spot removers and degreasing solvent and is a major degradation compound of PCE. Cis-1,2-DCE was identified as a concentration of 1,800 ug/L in TW-4. Outside of TW-4 and TW-5, PCE concentrations ranged from near the groundwater standard at 0.72 ug/L up to 6.8 ug/L. Four VOCs were detected at concentrations above the IHSB screening levels for non-residential vapor intrusion. In TW-2, 1,2,4-trimethylbenzene and total xylenes were above screen levels. Concentrations of PCE and TCE in TW-5 were also above screening levels. The report concluded the contaminants of concern are present on the subject property that could be an impediment, depending on the type of redevelopment planned. The report indicated that vapor intrusion may also represent a concern if the current building is slated for reuse or new buildings are constructed on the site.

ECS reviewed a Soil and Soil Gas Sampling Report prepared by AECOM dated August 2019. According to the report, the assessment was performed based on a conversation between AECOM and The City of Rocky Mount, the property owner, in respect to completing a risk assessment and possibly closing the incident using Land Use Restrictions (LURs), on properties owned by the City of Rocky Mount and Edgecombe Community College. In May 2019, two soil samples were obtained to further define the extent of soil impacts exceeding the unrestricted use PSRG and provide a more detailed map of soil quality data. Laboratory analysis identified chlorinated VOCs as well as petroleum compounds in SB-08. Based on those results, four additional soil samples were collected. Three of the four samples (SB-10, SB-12, and SB-13) are below the PSRGs and were stated to have adequately delineated the southeastern extent of affected soils. SB-11 was not analyzed based on the results of the other samples. Five temporary soil gas sampling points were installed. Samples were tested for five DSCA COCs along with petroleum constituents based on historical data. According to the laboratory information obtained during the assessment, SG-7r, which is located along the southern boundary, did not exceed acceptable residential risk based on the DSCA Indoor Air/Soil Gas Residential Risk Calculator. SG-8, located on the central portion of the property, exceeds both the residential and non-residential acceptable cumulative carcinogenic risk and cumulative hazard risk. SG-10, which is located near the western boundary on the central portion of the property does not exceed acceptable residential risk based on the DSCA Indoor Air/Soil Gas Residential Risk Calculator.

ECS reviewed a Risk Assessment Report prepared by AECOM dated August 12, 2020. According to the report, The City of Rocky Mount contracted Mid Atlantic to remove three USTs from the property. Petroleum impacts associated with the USTs were assigned incident number 39835 and considered to be a low risk classification. A NORP was filed with Edgecombe County in February 2019. The NORP stated that "Groundwater from the site is prohibited from use as a water supply and water supply wells of any kind shall not be installed or operated on the site". The report indicated that the closest surface water is located approximately 820 feet northeast of the subject property. Based on historical soil assessment performed on the property, the report stated that soil contaminant concentrations existing at the site above both the NCDEQ PSRGs as well as calculated SSTLs and are present on four individual properties. Soil remediation activities were conducted in April and June 2016 in the vicinity of the former drycleaning machine, located along the western wall of the former drycleaning building. Approximately 166 tons of impacted soils were removed from approximately 390 square feet. Several groundwater assessments have been conducted on the subject property as part of the assessment and delineation of groundwater contamination associated with the Quality Cleaners site. According to a Groundwater Quality Summary Map, samples from five wells exceed acceptable residential and non-residential risk and two samples exceed the acceptable residential risk but do not exceed the acceptable non-residential risk. Groundwater on the subject property ranges from 4.6 feet below ground surface (bgs) to 14.23 feet bgs. Groundwater flow beneath the site is north to northwest toward the Tar River. The report indicated numerous vapor intrusion assessment activities have been performed on the property, the most recent in 2019 previously discussed.

AECOM also evaluated current and future exposure pathways for five exposure units which include the subject property and surrounding properties. The subject property consists of Exposure Unit 1, Exposure Unit 2, and a portion of Exposure Units 3 and 4. Exposure Units 1 and 2, identified as 226 and 242 Tarboro Street, were not within acceptable risk levels for current residential or non-residential worker conditions or future residential or non-residential conditions due to potential vapor intrusion risk to affect indoor air quality based on soil gas contaminant concentrations. AECOM lists restrictions as follows: except for routine maintenance, no construction activities or change in property use that cause or create an unacceptable human health risk from vapor intrusion may occur on the property without prior approval of the NCDEQ. These include but are not limited to: construction of new buildings, removal and construction of part of a building, construction of sub-grade structures that encounter contaminated soil or close proximity to contaminated groundwater, change from non-residential to residential property, change in tenant space usage, and addition of residential property use on higher floors. Land use controls should be implemented preventing the installation of future water supply wells on properties within Exposure Units 1 and 2. Soils in Units 1 and 2 may not be removed or disturbed without approval in writing from the NCDEQ.

In Exposure Unit 3, which includes the property located at 213 Rose Street, the results of the risk assessment were not within acceptable levels for current residential or future residential conditions due to potential vapor intrusion risk to affect indoor air quality. The results of the assessment were within acceptable risk levels for current non-residential and future non-residential worker conditions. The same vapor intrusion restrictions are present for Unit 3. Land use controls should be implemented preventing the installation of future water supply wells on the property within Exposure Unit 3. Soils in Unit 3 may not be removed or disturbed without approval in writing from the NCDEQ. In Exposure Unit 4, which includes the property at 218 Tarboro Street, the results of the risk assessment were within acceptable risk levels for current residential and non-residential worker, and future residential and non-residential conditions. The report indicates that Land use controls should be implemented preventing the installation of future water supply wells based on groundwater contamination above 2L.

Ms. Priester spoke to Mr. Al Chapman with the NCDEQ DSCA program on February 1, 2021. According to Mr. Chapman, a Risk Management Plan (RMP) is expected to be submitted by the consultant which will include land use restrictions (LURs). Mr. Chapman stated that once the plan is submitted, there is a review process and public comment process prior to the plan being finalized and the LURs are in place. Mr. Chapman stated that at this time, the incident associated with the dry-cleaning release is still open.

ECS considers the historical use of the subject property as a dry cleaner, the documented soil and groundwater contamination, the groundwater use restrictions and the potential for vapor intrusion on the subject property to be a REC. ECS considers the historical use of the subject property as a gasoline station with documented soil and groundwater contamination associated with a Notice of Residual Petroleum with land use restriction prohibiting the use of groundwater on the site to be a CREC.

The EDR report identified several off-site properties within the minimum ASTM search distances. Based on our review of available public records, ECS does not consider the listings to be potential sources of soil, groundwater or vapor impact to the subject property. Therefore, ECS does not consider the listed sites to be RECs for the subject property except for the following:

**Powell Properties, 256 268 Tarboro Street** - located on the eastern adjacent topographically cross-gradient parcel. The City of Rocky Mount received a US EPA Brownfields Assessment Cooperative Agreement grant to perform a Phase II Assessment of the site in 2014. The site was assessed as part of the assessment of the Quality Laundry facility. The facility historically contained a commercial building occupied by automotive sales and service and operated from 1949 until 2003. Prior to the development with the automotive facility, it was occupied by two dwellings. ECS considers the historical use of the property for automotive sales, service and refueling with documented soil and groundwater contamination to be a REC.

## 6.0 HISTORICAL USE INFORMATION

### 6.1 Aerial Photograph Review

ECS reviewed aerial photographs of the subject property and immediately surrounding properties for evidence of former usage which may indicate potential environmental issues. The aerial photographs were obtained from Google Earth and EDR. The aerial photographs reviewed were dated 1950, 1957, 1961, 1964, 1974, 1977, 1983, 1993, 1998, 2006, 2009, 2012, 2016, and 2020. Aerial photographs dated prior to 1950 were not available for review. The ECS review is dependent on the quality and scale of the photographs. The following is a description of relevant information from the aerial photographs:

Year(s)	Subject Property	Adjoining Properties	REC? (yes or no)
1950	Several commercial buildings including a <b>gasoline station</b> on the southeastern portion	North - a road now known as Rose Street followed by commercial buildings East - commercial buildings South - a road now known as Tarboro Street and commercial buildings West - commercial buildings followed by Rose Street	Yes
1957 through 1961	Several commercial buildings including a <b>gasoline station</b> on the southeastern portion	Similar to previous aerial	Yes
1964	Several commercial buildings including a <b>gasoline station</b> on the southeastern portion	Similar to previous aerial with a road now known as Atlantic Avenue to the east of the subject property	Yes
1974 through 1983	Similar to previous aerial. The gasoline station does not appear to be present	Similar to previous aerial	No
1993	Buildings on the western portion of the subject property appear to be replaced by an asphalt parking lot	Similar to previous aerial with commercial buildings to the southwest being replaced by an asphalt parking lot	No
1998 through 2012	Similar to previous aerial	Similar to previous aerial	No

<b>Year(s)</b>	<b>Subject Property</b>	<b>Adjoining Properties</b>	<b>REC? (yes or no)</b>
2016 and 2020	Asphalt and gravel parking lots	Similar to previous aerial without the previous commercial building adjacent and southeast, with more commercial buildings to the southwest	No

## 6.2 Sanborn Fire Insurance Map Review

In an effort to identify past uses, ECS reviewed historical fire insurance maps obtained from EDR for information regarding the subject property and surrounding area. Historical Sanborn<sup>TM</sup> Fire Insurance Maps (Sanborns) dated 1885, 1891, 1896, 1901, 1907, 1912, 1917, 1923, 1949, 1954, 1956, 1964, and 1969 provided coverage of the subject property area. A copy of the EDR report is included in Appendix IV. The following is a description of relevant information from the Sanborns:

<b>Year(s)</b>	<b>Subject Property</b>	<b>Adjoining Properties</b>	<b>REC? (yes or no)</b>
1885	No structures depicted	Northwest - tenements, shanty, store, dwelling, and sheds to the northwest East - no structures depicted South - Tarboro Street followed by a store	No
1891	No structures depicted	Northwest - tenements, dwellings, a shanty, and sheds East - no structures depicted South - Tarboro Street followed by Taylor's Livery	No
1896	A portion of a structure is depicted near the western boundary	Northwest - dwellings and a shanty East - no structures depicted South - Tarboro Street followed by Taylor's Livery and a carriage shed	No

<b>Year(s)</b>	<b>Subject Property</b>	<b>Adjoining Properties</b>	<b>REC? (yes or no)</b>
1901	Dwellings and sheds	North - dwellings, sheds, and Rose Street East - dwellings and sheds South - Dwellings, Tarboro Street, a livery, and more dwellings West/southwest - Tarboro Street followed by Edgcombe Bottling Warehouse, a dwelling, and a shelter	No
1907	Similar to previous map	Similar to previous map with a grocery store, sewing machine store, and other commercial industries to the northwest	No
1912	Dwellings, livery and stable, gentlemen's store and two doctors offices	North - Rose Street and dwellings followed by additional dwellings East - dwellings and sheds South - Tarboro Street followed by livery, and Sales, auto repair shop and garage, and grocer West - Dwelling, gentlemen's club, and various retail stores	No
1917	Dwelling, garages, a livery, sheds, offices, and and gentlemen's store	North -Dwellings and Rose Street, beyond which are additional dwellings East - dwellings and sheds South - Tarboro Street, beyond which is a livery, garage, auto repair, pressing and cleaning and a meat store. Based on groundwater sampling performed as part of the NCDSCA assessment, ECS does not consider the southern adjacent dry-cleaner to be a REC. West - Post office, dwelling ,and a commercial building	No
1923	Dwellings, livery, auto storage, offices, gentlemen's store, and a carpenter/blacksmith stable	Similar to previous map	No

Year(s)	Subject Property	Adjoining Properties	REC? (yes or no)
1949, 1954, and 1956	<b>Laundry &amp; Dry Cleaning, Filling station,</b> offices, a store, Whole Paper Drugs & Confectionary, Awning manufacturing	North - Dwellings followed by Rose Street, stores, a warehouse, dry cleaning, tin shop, auto repair shops. Based on groundwater sampling performed as part of the NCDSCA assessment, ECS does not consider the southern adjacent dry-cleaner to be a REC. East - <b>Auto Sales and Service</b> South - Tarboro Street, beyond which is a auto sales and service, paint store, laundry and dry cleaning, and various additional retail stores. Based on groundwater sampling performed as part of the NCDSCA assessment, ECS does not consider the southern adjacent dry-cleaner to be a REC. West - Post Office, dwellings, and commercial and retail buildings	Yes
1964 through 1969	Similar to previous map with a parking area depicted in the north, central region of the subject property	Similar to previous map with Atlantic avenue now present to the east	Yes

### 6.3 Property Tax Files

Property tax files may include records of past ownership, appraisals, maps, sketches, photos or other information kept by the local jurisdiction for property tax assessment purposes. According to the Edgecombe County tax assessor on-line information, the subject property is owned by City of Rocky Mount. The subject property is listed as a 1.33-acre parcel with an identification number of 3850-70-2066, 3759-79-1944, 3759-79-1899 and 3759-79-2873.

### 6.4 Recorded Land Title Records

Recorded land title records may include leases, land contracts, and AULs recorded by the local jurisdiction. Land title records may provide only a list of the names of previous owners and may be of limited use; however, they may provide useful information about uses or occupancy of the property when employed in combination with other sources.

ECS was not provided with Land Title Records.

### 6.5 Historical USGS Topographic Maps

Topographic maps are produced by the United States Geological Survey (USGS) for various time periods. ECS reviewed topographic maps of the subject property and immediately surrounding properties for evidence of former usage which may indicate potential environmental issues. The topographic maps were obtained from EDR and were dated 1902, 1904, 1977, 1998, and 2013. Topographic maps dated prior to 1902 were not available for review. The following is a description of relevant information from the topographic maps:

Year(s)	Subject Property	Adjoining Properties	REC? (yes or no)
1902	Two residential structures depicted on the southwestern portion of the subject property	North - residential structures followed by a road now known as Rose Street East - residential structures South - a road now known as Tarboro Street followed by residential structures West - Tarboro Street followed by residential structures	No
1904	Similar to previous map	Similar to previous map	No
1977	No structures depicted. Located in a developed area of downtown	North - a commercial building depicted followed by Rose Street East - a road now known as Atlantic Avenue South- Tarboro Street West - Tarboro Street	No
1998	Similar to previous map	Similar to previous map	No
2013	Similar to previous map	Similar to previous map without the commercial structure to the northwest	No

### 6.6 City Directory Review

One of the ASTM standard historical sources to be reviewed for previous subject property uses is local street directories, commonly known as City Directories. The purpose of the directory review is to identify past occupants of the subject property, adjoining properties, or nearby properties. In some rural areas, street directories information is limited.

ECS reviewed city directories obtained from EDR. The directories reviewed were dated 1950, 1964, 1968, 1970, 1975, 1980, 1985, 1992, 1995, 2000, 2005, 2010, 2014, and 2017. The directories reviewed prior to 1950 did not provide listings for the subject property or surrounding area. Directories dated prior to 1950 were not available for review. The subject property address utilized for the research was 218-242 Tarboro Street. A copy of the city directory report is included in Appendix IV. The following is a description of relevant information from the city directories:

Year(s)	Listed Occupants	REC? (yes or no)
<b>Subject Property (218 - 242 Tarboro Street and 213 Rose Street)</b>		
1950	Justa Saml H physician (218) Speight Apartments (220) Woodley's Market grocery store (222) Farmer & Brock Co. whole merchandise (224-226) Newell's Jewelers watch repair (230) Southern Sales & Supply Co. metal awnings (232) Arrington Dental, Atlantic Discount Corp. auto loans, Anita's Beauty shop, Pettitt Loftin L Lawyer & real estate, Gorham John C insurance, Diehl Kenneth C architect, Reserve Life Insurance Co. (234) Hertzberg Furs furrier (236) <b>Quality Laundry &amp; Cleaners Inc. (236-242)</b> <b>Quality Service Station filling station (238)</b> Gorham J S Hardware Co. Inc. (238-241)	Yes
1964	Alford Insurance & Realty Co. (218) Farmer & Brock Co. whole merchandise (224-226) Five Points Barber Shop (230) Anita's Beauty Shop (232) Offices (234) Hertzberg Furs (236) <b>Quality Laundry &amp; Cleaners Inc. (236-242)</b> <b>Quality Service Station filling station (240)</b>	Yes
1968 through 1975	Similar to previous listing without fueling station	Yes
1980	Hodgins Supply Co. Building Supply (224) Five Points Barber Shop (230) Hodgen's Storage (232) Odom Dental Laboratory, Horton Dental Laboratory (234) <b>Quality Laundry &amp; Cleaners Inc. (238)</b>	Yes
1985	Similar to previous listing	Yes
1992	<b>Quality Laundry, Teddy's Diaper Service (238)</b>	Yes
1995	Teddy's Baby Diaper Service (238)	No

Year(s)	Listed Occupants	REC? (yes or no)
2000	<b>Quality Laundry &amp; Cleaners Inc., Teddy's Baby Diaper Service (238)</b>	Yes
2005, 2010, 2014, and 2017	<b>Quality Laundry &amp; Cleaners Inc., TDS Linen Services (238)</b>	Yes
<b>Northern Adjacent (125 &amp; 200-217 Rose Street) Downgradient</b>		
1950	Rose D J & Son building contractors (125-129) Davenport Travis grocery (200) General Wholesale Corp. whole hardware (202) Peerless Cleaners clothing cleaners (206-208) - based on sampling performed as part of the NCDSCA assessment, ECS does not consider this facility to be a REC Waters Brothers sheet metal workers (210-212) Thurman J W & Son plumbers (214) Browning Auto Parts Inc. (216-218) Builders Hardware Co. (217)	No
1964, 1968, and 1970	Judge Floyd H accounting (125) Davenport Travis grocery (200) Whole Paint Center Inc. (202) Peerless Cleaners clothing cleaners (206). based on sampling performed as part of the NCDSCA assessment, ECS does not consider this facility to be a REC Star Furniture Co. Inc. (210) Thurman J W & Son plumbers (212) Killebrew's Radio I & M Service (216) Vacant (217)	No
1975	Edwards Service Station Supply (200) Whole Paint Center Inc. (202) Vacant (206) Star Furniture Co. Inc. (210) Thorpe Music wholesale (212) Killebrew's Radio I & M Service (216)	No
1980	Whole Paint Center Inc. (202) Shehadeh's Refinishing & Repair Antique Sales (206) Thorpe Music wholesale (212) Killebrew's Radio I & M Service (216)	No
1985 through 1995	Similar to previous listing	No

Year(s)	Listed Occupants	REC? (yes or no)
2000	Edward's Automotive (200) Bottom's Insurance Service (202) Killebrew's Radio I & M Service, Skytel Communications (216)	No
2005 through 2010	Similar to previous listing	No
2014 through 2017	Hair unlimited (200) Moore County Governmental Offices (202)	No
<b>Eastern Adjacent (221-229 Rose Street and 256-268 Tarboro Street) Cross-gradient</b>		
1950	<b>Caddell Motors auto shop (256)</b>	Yes
1964, 1968, and 1970	Whitehurst R Luther dentist (225) <b>Caddell Motors auto shop (256)</b>	Yes
1975	<b>Rocky Mount Chrysler-Plymouth Inc. (256)</b>	Yes
1980 through 1985	Cameron Blue Print & Supply Co. (256)	No
1992 through 2000	<b>Quality Auto Body (256)</b>	Yes
2005 through 2017	No listing	No
<b>Southern Adjacent (215-251 Tarboro Street) Cross-gradient</b>		
1950	Builders Hardware Co. (217) Weeks H H Seed Store (219) Land Claude T barber (221) Mims Allan Inc. auto shop (225-227) Rose Buick Co. auto shop (235-237) Sunshine Laundry of Rocky Mount Inc. (247-251) Based on groundwater sampling which did not identify PCE above the 2L Standard, ECS does not consider this facility to be REC for the subject property	No
1964	Hudson Typewriter Co. (217) Weeks H H Seed Store (219) Mims Allan Inc. auto shop (225-237) Gorham J Saml jr. lawyer (239-241)	No
1968 through 1970	Hudson Typewriter Co. (217)	No
1975	Hudson Business Co. (219)	No
1980	Hudson Business Machines Inc. (219) Western Edgecomb Health Center (235) Dixon's Furniture Co. Inc. (239)	No

Year(s)	Listed Occupants	REC? (yes or no)
1985	Edgecomb Technical College (225) Edgecomb County Health Department (235) Dixon's Furniture Co. Inc. (239)	No
1992 through 2017	Edgecomb College (225)	No
<b>Western Adjacent (200 &amp; 201-213 Tarboro Street) Cross-gradient</b>		
1950	Rocky Mount Production Credit association (201) Lane & Holt doctors (203) Rocky Mount Hatcheries Inc. (205-209) Gordar's Bakery (213)	No
1964	Federal Building (200) Union Finance Co. of Rocky Mount (201) William Hugh R optometrist (203) Rocky Mount Hatcheries Inc. (205-209) Gordar's Bakery (213)	No
1968 through 1970	Similar to previous year	No
1975 through 1980	Edgecomb Technical Institute (200)	No
1985 through 2017	No listing	No

### 6.7 Building Department Records

The term building department records means those records of the local government indicating permissions of the local government to construct, alter or demolish improvements on the property.

ECS contacted the City of Rocky Mount Building Department to determine if they had historical information regarding construction dates, inspections, or other information regarding the subject property. A Freedom of Information Act request was submitted to the Building Department on January 15, 2021. No information has been received at the time of the report completion. If information is received that changes the conclusions or recommendations of this report, ECS will forward the information to the Client.

### 6.8 Zoning/Land Use Records

The term zoning/land use records refers to records of the local government indicating the uses permitted by the government in particular zones within its jurisdictions. According to the City of Rocky Mount, the property is zoned B-4 or Heavy Business.

### 6.9 Other Historical Sources

Other credible historical sources may be reviewed to identify past uses of the subject property. These sources may include websites, county or state road maps, historical society documents, or local library information.

The City of Rocky Mount Fire Department was contacted to determine if they had historical information regarding environmental issues or responses at the subject property. A Freedom of Information Act request was submitted to the Fire Department on January 15, 2021. No information has been received at the time of the report completion. If information is received that changes the conclusions or recommendations of this report, ECS will forward the information to the Client.

ECS contacted the Environmental Health Department on January 15, 2021 to determine if they had historical information regarding environmental issues or responses at the subject property. No information has been received at the time of the report completion. If information is received that changes the conclusions or recommendations of this report, ECS will forward the information to the Client.

### **6.10 Previous Reports**

Mid Atlantic Engineering and Environmental Solutions previously conducted a Phase I Environmental Site Assessment for the subject property in September 2020. The report indicated that the subject property was currently developed with asphalt and gravel parking lots. The report identified the historical use of the subject property with dry cleaning operations of 242 Tarboro Street and the documented soil, groundwater, and soil vapor contamination to be a REC; the eastern adjacent property historically operated as automotive sales and service and the documented soil and groundwater contamination to be a REC; the former northern adjacent dry-cleaner and automotive repair facilities identified on sanborn maps or city directories to be RECs; and the presence of an unregistered UST on the western adjacent property (200 Tarboro Street) as observed during the site visit to be a REC. The report identified the historical use of the subject property as a gasoline station with documented soil and groundwater contamination, and the associated Notice of Residential Petroleum with land use restrictions for groundwater use to be a CREC. ECS cannot attest to the accuracy of the information reviewed.

### **6.11 Historical Use Summary**

The subject property was originally developed with dwellings from 1901 until approximately 1923. From at least 1912 until 1923, a livery, automobile garages, sheds, stables, a gentleman's store, medical offices, and an auto storage facility were present on the property. From at least 1949 until the early 1970s, a gasoline station was present on the southeastern portion of the property. A drycleaner was present on the northeastern portion from the late 1930s until 2012. The western and northern portion has consisted of a parking lot/driveway since at least 1993 and the former drycleaner appears to have been removed between 2014 and 2017. Historical records prior to 1901 were not reasonably ascertainable for the subject property.

Historical aerial photographs depict apparent residential structures on the subject property that were not located on the subject property during our site reconnaissance. ECS does not have technical evidence how these structures were heated, or if the structures utilized septic tanks or water supply wells. Based on the age, it is possible that the structures were heated with oil stored in USTs. ECS did not observe evidence of USTs, septic tanks, or water supply wells during our site reconnaissance. While not considered a REC, if encountered during site development, USTs, septic systems, and water supply wells should be closed in accordance with applicable laws.

The surrounding area was originally developed with residential properties that increased in commercial and retail businesses including tailors, livery, tobacco warehouses, and additional retail stores in the early 1910s and 1920s. Gasoline stations and drycleaners were present in the vicinity along with the post office, automotive repair and medical offices after the early 1940s. The eastern adjacent property was occupied by automotive sales and service. The southern adjacent property has been occupied by Edgecombe Community College buildings since the early 1990s. The eastern adjacent property was used for automotive sales and service from at least 1949 until the late 2000s. ECS considers the historical use of the eastern adjacent property for automotive sales and service and the documented soil and groundwater contamination to be a REC..

The following recognized environmental conditions were identified through a review of available historical records:

- ECS considers the historical use of the subject property identified as 238 to 242 Tarboro Street as a dry cleaner the documented soil, groundwater, and soil vapor contamination to be a REC.
- ECS considers the historical use of the eastern adjacent property for automotive sales and service and the documented soil and groundwater contamination to be a REC.

The following Controlled Recognized Environmental Conditions (CREC) were identified during this assessment:

- ECS considers the historical use of the subject property as a gasoline station with documented soil and groundwater contamination associated with a Notice of Residual Petroleum with land use restriction prohibiting the use of groundwater on the site to be a CREC.

## 7.0 SITE AND AREA RECONNAISSANCE

### 7.1 Methodology

Ms. Shannon Priester and Mr. Emery Lovekamp of ECS conducted the field reconnaissance on January 15, 2021. The weather at the time of the reconnaissance was approximately 45 degrees Fahrenheit and sunny. Observations were made from a walking reconnaissance around the perimeter and along several transects across the subject property. Access or visibility limitations, if any, are discussed in Section 2.6. Subject property photographs are included in Appendix V.

### 7.2 On-Site Features

The approximate 1.33-acre subject property is occupied by asphalt and gravel parking lots, a concrete building pad, and landscaped areas. A billboard is located along the northeastern property boundary. Municipal water, sanitary sewer, and electricity is provided to the area by the City of Rocky Mount. ECS observed two monitoring wells associated with the documented release from a former on-site dry-cleaner and gasoline station. Additional information regarding the soil and groundwater assessment of the property can be found in the regulatory section (Section 5). ECS also observed a vent pipe on the western adjacent property (200 Tarboro Street) that could potentially be associated with an unregistered UST.

The table below lists pertinent features of interest that were assessed for the subject property. Relevant information regarding pertinent features is discussed further in this section.

Feature	Yes	No
Underground or aboveground storage tanks		✓
Strong, pungent or noxious odors		✓
Surface waters		✓
Standing pools of liquid likely containing petroleum or hazardous substances		✓
Drums or containers of petroleum or hazardous substances greater than five-gallons		✓
Drums or containers of petroleum or hazardous substances less than or equal to five-gallons		✓
Unidentified opened or damaged containers of hazardous substances or petroleum products		✓
Known or suspect PCB-containing equipment (excluding light ballasts)		✓
Stains or corrosion to floors, walls or ceilings		✓
Floor drains and sump pumps		✓
Pits, ponds or lagoons		✓

Feature	Yes	No
Stained soil or pavement		✓
Stressed vegetation		✓
Solid waste mounds or non-natural fill materials		✓
Wastewater discharges into drains, ditches or streams		✓
Groundwater wells including potable, monitoring, dry, irrigation, injections and/or abandoned	✓	
Septic systems or cesspools		✓
Elevators		✓
Dry cleaning		✓
Onsite emergency electrical generators		✓
Specialized industrial equipment (paint booths, bag houses, etc.) on-site		✓
Hydraulic lifts		✓
Oil-water separators		✓
Compressors on-site		✓
Grease traps		✓

### Groundwater wells including potable, monitoring, dry, irrigation, injections and/or abandoned

We observed approximately two groundwater monitoring wells on the subject property. The wells were flush mounted and appeared to be in [good, fair, poor] condition. The wells are associated with a documented release and assessment on the subject property from a gasoline station and drycleaner. Additional information is discussed in Section 5.

### 7.3 Adjoining and Nearby Properties

Contiguous and nearby properties were observed during a walking and vehicular reconnaissance of the subject property boundary and public places. The subject property is located in a commercial and institutional area of Rocky Mount, Edgecombe County, North Carolina.

Direction	Description	Relative Gradient	REC
North	Ross Street, beyond which are vacant commercial buildings	Down-gradient	No
East	Parking lot and grass-covered land, beyond which is Atlantic Avenue	Cross-gradient	No

<b>Direction</b>	<b>Description</b>	<b>Relative Gradient</b>	<b>REC</b>
South	Tarboro Street, beyond which are two buildings associated with Edgecombe Community College	Cross-gradient	No
West	Vacant commercial building (former post office) with an observed <b>vent pipe</b> on the eastern side of the building. The vent pipe is potentially associated with an unregistered UST.	Cross-gradient	Yes

#### 7.4 Site and Area Reconnaissance Summary

According to our observations of the subject and surrounding properties, the subject property is utilized for parking areas. Details pertaining to our on-site and off-site observations are referenced previously. The following RECs were identified during our on-site and off-site reconnaissance

- ECS considers the presence of monitoring wells associated with documented soil, groundwater, and soil gas on the subject property to be a REC.
- ECS considers the presence of an observed vent pipe potentially associated with an unregistered UST on the western adjacent property to be a REC.

## 8.0 ADDITIONAL SERVICES

ASTM guidelines identify non-scope issues, which are beyond the scope of this practice. Non-scope issues have the potential to be business environmental risks. Some of these non-scope issues include; asbestos-containing building materials, radon, lead-based paint, lead in drinking water, wetlands and mold.

We were authorized to conduct the following non-scope issues for the subject property:

### **Vapor Encroachment Screen**

The following information has been collected for the subject property to facilitate the opinion as to whether a VEC may exist or cannot be ruled out for the subject property:

**Existing/Planned Use:** The subject property currently is undeveloped, asphalt parking with landscaped areas. The planned future use of the site is multi-family residential.

**Existing/Planned Structures:** Currently no structures with plans of a four-story, 50 unit multi-family residential unit which includes 28 one-bedroom and 22 two-bedroom units. The building will also include an office, multipurpose room, fitness room, elevator, laundry room, and tenant storage space. Asphalt parking and driveway, a picnic shelter, and playground area, are also identified on the plan.

**Surrounding Area:** Adjacent and surrounding properties are discussed in Section 7.3 above.

**Governmental Records:** As part of the Phase I ESA, governmental and tribal records were reviewed for the subject site and within the AOC. Those records are discussed in Section 5.0 above.

**Historical Records:** Topographic maps, aerial photographs, City Directories, and Sanborn Maps, were utilized in preparation of the VES and Phase I ESA. Those records are discussed in Section 6.

**Preferential Pathways:** The subject site is in a commercial area of Rocky Mount, North Carolina and various subsurface utility corridors are known to be present in the vicinity of the property. While ECS has not conducted, nor been provided with, a survey of existing utilities, water, gas, electric, and sewer lines are believed to be present along Tarboro Road, Rose Street, and Atlantic Avenue. Thus, various utility corridors are present that could potentially act as preferential pathways for the migration of vapors. A portion of the subject property was historically occupied by a dry-cleaner and gasoline station with documented soil, groundwater and soil gas contamination. A Notice of Residual Petroleum and a groundwater use restriction are also present for the property.

**User Provided Information:** A Vapor Encroachment User Questionnaire was submitted to Mr. Ian Matey with Woda Cooper Companies. The Vapor Encroachment User Questionnaire was completed by Ms. Matey (user of the report). A copy of the completed questionnaire is attached in Appendix II.

**Other Pertinent Information:** Additional information applicable to the preparation of the VES as discussed in the ASTM standard (i.e. site reconnaissance information, interviews with knowledgeable people, etc.) are provided throughout the Phase I ESA and have been incorporated into the Tier I Screening Evaluation discussed below.

### Tier I Screening Evaluation

Based on the information reviewed as part of the Phase I ESA and VES, the subject property with documented soil, groundwater, and soil gas contamination from historical use as both a drycleaner and a gasoline station is considered a vapor intrusion risk. Additionally, based on the Risk Assessment prepared by AECOM as part of the DSCA assessment, multiple parcels within the subject property have been identified as having Vapor Intrusion Restrictions due to unacceptable risk levels for residential and non-residential worker conditions, or future residential or non-residential conditions due to potential vapor intrusion risk to affect indoor air quality based on soil gas contaminant concentrations.

## 9.0 INTERVIEWS

Ms. Shannon L. Priester contacted Mr. Brad Kerr, the City Engineer with Rocky Mount, on February 1, 2021. According to Mr. Kerr, the subject property contains four parcels. Parcel one, identified as PIN 375979287300 acquired on September 8, 2015. The property was developed with a structure formerly occupied by a dry cleaner at the time of purchase. Mr. Kerr stated that the building was demolished and existing USTs removed. The property was enrolled in the DSCA program by the property owner prior to closing as a condition of acquisition. Mr. Keer stated the DSCA consultant under contract by the DSCA program has completed mitigation monitoring and are currently in the public comment period. City will record land use restrictions upon notification by DSCA program.

Notice of Residual Petroleum land use restriction restricting ground water wells has been recorded as a result of the UST removal. Mr. Kerr stated PIN 375979189900 acquired on January 10, 1992 from Sound and Print United, Inc. Mr. Kerr stated he did not know the condition of the property when it was acquired. It has been developed with a parking lot in its current configuration since at least 1993. Mr. Kerr stated PIN 375979194400 was acquired January 12, 2016 from Edgecombe County and PIN 385070206600 was acquired September 29, 2016 from CenturyLink. Both properties were in the existing condition at the time of purchase. Mr. Kerr indicated that he is not aware of additional 1) environmental concerns associated with the subject property; 2) any pending, past, or threatened administrative litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or 3) any government notices regarding any possible violation of environmental laws or possible liability related to hazardous substances or petroleum products not previously mentioned.

Ms. Priester spoke to Mr. Al Chapman with the NCDEQ DSCA program on February 1, 2021. According to Mr. Chapman, a Risk Management Plan (RMP) is being developed which will include land use restrictions (LURs). Mr. Chapman stated that once the plan is submitted, there is a review process and public comment process prior to the plan being finalized and the LURs are in place. Mr. Chapman stated that at this time, the incident associated with the dry-cleaning release is still open.

## 10.0 FINDINGS AND CONCLUSIONS

The subject property is identified by the Edgecombe County Online GIS Database as Parcel Identification Numbers (PINs) 3850-70-2066, 3759-79-1944, 3759-79-1899 and 3759-79-2873 and is owned by City of Rocky Mount. The approximate 1.33-acre subject property is occupied by asphalt and gravel parking lots, a concrete building pad, and landscaped areas. A billboard is located along the northeastern property boundary. Municipal water, sanitary sewer, and electricity is provided to the area by the City of Rocky Mount. ECS observed two monitoring wells associated with the documented release from a former on-site dry-cleaner and gasoline station. Additional information regarding the soil and groundwater assessment of the property can be found below and in the regulatory section (Section 5). ECS also observed a vent pipe on the western adjacent property (200 Tarboro Street) that has potential to be associated with an underground storage tank (UST).

The subject property is located in a commercial and institutional area of Rocky Mount, North Carolina. The subject property is bound on the north by Rose Street, beyond which are vacant commercial buildings; on the east by a parking lot, grass-covered, undeveloped land and Atlantic Avenue; on the south by Tarboro Street, beyond which are building associated with Edgecombe Community College; and on the west by a vacant commercial building (former post office) and parking lot. ECS did not identify environmental issues at adjoining or nearby properties during the site reconnaissance that are believed to present a recognized environmental condition (REC) at the subject property except for an observed a vent pipe on the western adjacent property (200 Tarboro Street) that could potentially be associated with an unregistered UST.

The subject property was originally developed with dwellings from 1901 until approximately 1923. From at least 1912 until 1923, a livery, automobile garages, sheds, stables, a gentleman's store, medical offices, and an auto storage facility were present on the property. From at least 1949 until the early 1970s, a gasoline station was present on the southeastern portion of the property. A drycleaner was present on the northeastern portion from the late 1930s until 2012. The western and northern portion has consisted of a parking lot/driveway since at least 1993 and the former drycleaner appears to have been removed between 2014 and 2017. Historical records prior to 1901 were not reasonably ascertainable for the subject property.

Historical aerial photographs depict apparent residential structures on the subject property that were not located on the subject property during our site reconnaissance. ECS does not have technical evidence how these structures were heated, or if the structures utilized septic tanks or water supply wells. Based on the age, it is possible that the structures were heated with oil stored in USTs. ECS did not observe evidence of USTs, septic tanks, or water supply wells during our site reconnaissance. While not considered a REC, if encountered during site development, USTs, septic systems, and water supply wells should be closed in accordance with applicable laws.

The surrounding area was originally developed with residential properties that increased in commercial and retail businesses including tailors, livery, tobacco warehouses, and additional retail stores in the early 1910s and 1920s. Gasoline stations and drycleaners were present in the vicinity along with the post office, automotive repair and medical offices after the early 1940s. The eastern adjacent property was occupied by automotive sales and service. The southern adjacent property has been occupied by Edgecombe Community College buildings since the early 1990s. The eastern

adjacent property was used for automotive sales and service from at least 1949 until the late 2000s. ECS considers the historical use of the eastern adjacent property for automotive sales and service and the documented soil and groundwater contamination to be a REC.

A regulatory database search report was provided by Environmental Data Resources Inc. (EDR). The database search involves researching a series of Federal, State, Local, and other databases for facilities and properties that are located within specified minimum search distances from the subject property. The report identified the subject property on the databases researched.

**Quality Laundry (NCDSCA DC330006), 238-242 Tarboro Street** - The subject property is listed as both a small quantity generator (SQG) and a non-generator for the use of chlorinated solvents and is a participant in the North Carolina Drycleaning Solvent Cleanup Act (NCDSCA) program with the ID DC330006. The property is also listed on the leaking underground storage tank (LUST), Drycleaners, and US Brownfields databases. According to the EDR report and reports reviewed associated with the DSCA investigation, the property historically operated as a laundry business from the late 1930s until 2005. Quality Laundry operated at the address from 2005 until 2012. The property was also historically operated as a bowling ally, US Postal Service office, and a gasoline station on the western portion from the late 1930s until the early 1970s.

ECS reviewed a Limited Site Assessment (LSA) Report prepared by Mid Atlantic dated June 2014. According to the report, a Phase II ESA was previously completed by Hart & Hickman for the Quality Laundry site in 2013; however, a copy of the report was not available for review. During the LSA, ground penetrating radar (GPR) identified what could potentially be USTs in the vicinity of those depicted on sanborn fire insurance maps. Soil and groundwater sampling was performed in the vicinity of the locations where potential USTs were located, in a former UST pit, on either side of the existing fuel oil UST, and inside the building within a pit used to house a former air compressor and near where former dry-cleaning operations formerly took place. Laboratory of soil samples identified targeted constituents at or above regulator action levels in six samples. Gasoline related compounds were present in soil boring (SB-3) above the protection of groundwater (PGW) regional screening level (RSL). Samples from the vicinity of the fuel oil UST exhibited several volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs) above action levels. Concentrations for naphthalene, 1-methylnathlhalene (1-MN), and 2-MN exceed the health-based residential maximum soil contaminant concentrations (MSCCs). Samples in SB-5 and SB-6 exceed the industrial/commercial MSCCs for naphthalene. Dry-cleaning related VOCs perchloroethylene (PCE) and tetrachloroethylene (TCE) were detected in soil samples collected inside the building with breakdown products of PCE, including TCE and cis-1,2-dichloroethylene (cis-1,2-DCE) above the the most stringent action levels. Lead was also identified in soil samples at concentrations ranging from 7 mg/kg to 11 mg/KG, below the action levels for lead.

Laboratory analysis of groundwater sampling identified petroleum constituents above the 15A NCAC 2L Groundwater Quality Standard in five samples. Three of the samples were collected from the western portion of the property in the vicinity of the former gasoline station. Contaminants associated with dry-cleaning chemicals or the natural breakdown were collected from below the building, adjacent to the south side of the building, and in the western part of the property near Tarboro Street. The highest concentration of PCE was

measured in TW-5 (14,000 ug/L) and TW-4 (22 ug/L). TW-5 was located near the former 100 gallon PCE aboveground storage tank (AST) and former wet transfer dry-cleaning machine. The concentration of PCE is above the Gross Contamination Level (GCL). Well TW-4 was located in a pit in the east end of the building. TCE is a common chemical used in spot removers and degreasing solvent and is a major degradation compound of PCE. Cis-1,2-DCE was identified as a concentration of 1,800 ug/L in TW-4. Outside of TW-4 and TW-5, PCE concentrations ranged from near the groundwater standard at 0.72 ug/L up to 6.8 ug/L. Four volatile organic compounds (VOCs) were detected at concentrations above the Inactive Hazardous Sites Branch (IHSB) screening levels for non-residential vapor intrusion. In TW-2, 1,2,4-trimethylbenzene and total xylenes were above screen levels. Concentrations of PCE and TCE in TW-5 were also above screening levels. The report concluded the contaminants of concern are present on the subject property that could be an impediment, depending on the type of redevelopment planned. The report indicated that vapor intrusion may also represent a concern if the current building is slated for reuse or new buildings are constructed on the site.

ECS reviewed a Soil and Soil Gas Sampling Report prepared by AECOM dated August 2019. According to the report, the assessment was performed based on a conversation between AECOM and The City of Rocky Mount, the property owner, in respect to completing a risk assessment and possibly closing the incident using Land Use Restrictions (LURs), on properties owned by the City of Rocky Mount and Edgecombe Community College. In May 2019, two soil samples were obtained to further define the extent of soil impacts exceeding the unrestricted use Preliminary Soil Remediation Goals (PSRG) and provide a more detailed map of soil quality data. Laboratory analysis identified chlorinated VOCs as well as petroleum compounds in SB-08. Based on those results, four additional soil samples were collected. Three of the four samples (SB-10, SB-12, and SB-13) are below the PSRGs and were stated to have adequately delineated the southeastern extent of affected soils. SB-11 was not analyzed based on the results of the other samples. Five temporary soil gas sampling points were installed. Samples were tested for five DSCA contaminants of concern (COCs) along with petroleum constituents based on historical data. According to the laboratory information obtained during the assessment, SG-7r, which is located along the southern boundary, did not exceed acceptable residential risk based on the DSCA Indoor Air/Soil Gas Residential Risk Calculator. SG-8, located on the central portion of the property, exceeds both the residential and non-residential acceptable cumulative carcinogenic risk and cumulative hazard risk. SG-10, which is located near the western boundary on the central portion of the property does not exceed acceptable residential risk based on the DSCA Indoor Air/Soil Gas Residential Risk Calculator.

ECS reviewed a Risk Assessment Report prepared by AECOM dated August 12, 2020. According to the report, The City of Rocky Mount contracted Mid Atlantic to remove three USTs from the property. Petroleum impacts associated with the USTs were assigned incident number 39835 and considered to be a low risk classification. A Notice of Residual Petroleum (NORP) was filed with Edgecombe County in February 2019. The NORP stated that "Groundwater from the site is prohibited from use as a water supply and water supply wells of any kind shall not be installed or operated on the site". The report indicated that the closest surface water is located approximately 820 feet northeast of the subject property. Based on historical soil assessment performed on the property, the report stated that soil contaminant concentrations existing at the site above both the NCDEQ PSRGs as well as calculated Site-Specific Target Levels (SSTLs)

and are present on four individual properties. Soil remediation activities were conducted in April and June 2016 in the vicinity of the former drycleaning machine, located along the western wall of the former drycleaning building. Approximately 166 tons of impacted soils were removed from approximately 390 square feet. Several groundwater assessments have been conducted on the subject property as part of the assessment and delineation of groundwater contamination associated with the Quality Cleaners site. According to a Groundwater Quality Summary Map, samples from five wells exceed acceptable residential and non-residential risk and two samples exceed the acceptable residential risk but do not exceed the acceptable non-residential risk. Groundwater on the subject property ranges from 4.6 feet below ground surface (bgs) to 14.23 feet bgs. Groundwater flow beneath the site is north to northwest toward the Tar River. The report indicated numerous vapor intrusion assessment activities have been performed on the property, the most recent in 2019 previously discussed.

AECOM also evaluated current and future exposure pathways for five exposure units which include the subject property and surrounding properties. The subject property consists of Exposure Unit 1, Exposure Unit 2, and a portion of Exposure Units 3 and 4. Exposure Units 1 and 2, identified as 226 and 242 Tarboro Street, were not within acceptable risk levels for current residential or non-residential worker conditions or future residential or non-residential conditions due to potential vapor intrusion risk to affect indoor air quality based on soil gas contaminant concentrations. AECOM lists restrictions as follows: except for routine maintenance, no construction activities or change in property use that cause or create an unacceptable human health risk from vapor intrusion may occur on the property without prior approval of the NCDEQ. These include but are not limited to: construction of new buildings, removal and construction of part of a building, construction of sub-grade structures that encounter contaminated soil or close proximity to contaminated groundwater, change from non-residential to residential property, change in tenant space usage, and addition of residential property use on higher floors. Land use controls should be implemented preventing the installation of future water supply wells on properties within Exposure Units 1 and 2. Soils in Units 1 and 2 may not be removed or disturbed without approval in writing from the NCDEQ.

In Exposure Unit 3, which includes the property located at 213 Rose Street, the results of the risk assessment were not within acceptable levels for current residential or future residential conditions due to potential vapor intrusion risk to affect indoor air quality. The results of the assessment were within acceptable risk levels for current non-residential and future non-residential worker conditions. The same vapor intrusion restrictions are present for Unit 3. Land use controls should be implemented preventing the installation of future water supply wells on the property within Exposure Unit 3. Soils in Unit 3 may not be removed or disturbed without approval in writing from the NCDEQ. In Exposure Unit 4, which includes the property at 218 Tarboro Street, the results of the risk assessment were within acceptable risk levels for current residential and non-residential worker, and future residential and non-residential conditions. The report indicates that Land use controls should be implemented preventing the installation of future water supply wells based on groundwater contamination above 2L.

Ms. Priester spoke to Mr. Al Chapman with the NCDEQ DSCA program on February 1, 2021. According to Mr. Chapman, a Risk Management Plan (RMP) is expected to be submitted by the consultant which will include land use restrictions (LURs). Mr. Chapman stated that once

the plan is submitted, there is a review process and public comment process prior to the plan being finalized and the LURs are in place. Mr. Chapman stated that at this time, the incident associated with the dry-cleaning release is still open.

ECS considers the historical use of the subject property as a dry cleaner, the documented soil and groundwater contamination, the groundwater use restrictions and the potential for vapor intrusion on the subject property to be a REC. According to documentation available from the NCDEQ and the DSCA program, the incident has not been closed. ECS considers the historical use of the subject property as a gasoline station with documented soil and groundwater contamination associated with a Notice of Residual Petroleum with land use restriction prohibiting the use of groundwater on the site to be a CREC.

The EDR report identified several off-site properties within the minimum ASTM search distances. Based on our review of available public records, none of the listings are believed to represent a REC for the subject property except for the following:

**Powell Properties, 256 268 Tarboro Street** - located on the eastern adjacent topographically cross-gradient parcel. The City of Rocky Mount received a US EPA Brownfields Assessment Cooperative Agreement grant to perform a Phase II Assessment of the site in 2014. The site was assessed as part of the assessment of the Quality Laundry facility. The facility historically contained a commercial building occupied by automotive sales and service and operated from 1949 until 2003. Prior to the development with the automotive facility, it was occupied by two dwellings. ECS considers the historical use of the property for automotive sales, service and refueling with documented soil and groundwater contamination to be a REC.

ASTM E1527-13 defines a "data gap" as: "a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information." Data gaps which would be expected to impact our ability to render a professional opinion concerning the subject property were not identified.

We have performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM E1527-13 of the Five Point Crossing located at 218-242 Tarboro Street, in Rocky Mount, Edgecombe County, North Carolina. Exceptions to, or deletions from, this practice are described in Section 2.6 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for the following:

- ECS considers the historical use of the subject property as a dry cleaner the documented soil, groundwater, and soil vapor contamination to be a REC.
- ECS considers the historical use of the eastern adjacent property for automotive sales and service and the documented soil and groundwater contamination to be a REC.
- ECS considers the presence of a vent pipe observed on the western adjacent property which could be associated with an unregistered UST to be a REC.

The following Controlled Recognized Environmental Condition (CREC) was identified during this assessment:

- ECS considers the historical use of the subject property as a gasoline station with documented soil and groundwater contamination associated with a Notice of Residual Petroleum with land use restriction prohibiting the use of groundwater on the site to be a CREC.

### **10.1 Opinion**

It is the opinion of ECS Southeast, LLP that additional assessment of this site may be warranted. Additionally, ECS recommends continued communication with the DSCA program.

## 11.0 REFERENCES

ASTM E 1527-13. Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

City of Rocky Mount Zoning Department.

Edgecombe County GIS Department website.

Edgecombe County Tax Department.

Edgecombe County Register of Deeds

EDR Aerial Photo Decade Package (1950, 1957, 1961, 1964, 1974, 1977, 1983, 1993, 1998, 2006, 2009, 2012, and 2016), Environmental Data Resources, Inc., January 12, 2021

EDR City Directory Abstract (1950, 1964, 1968, 1970, 1975, 1980, 1985, 1992, 1995, 2000, 2005, 2010, 2014, and 2017), Environmental Data Resources, Inc., January 14, 2021

EDR Historical Topo Map Report (1902, 1904, 1977, 1998, and 2013), Environmental Data Resources, Inc., January 12, 2021

EDR Radius Map Report, Environmental Data Resources, Inc., January 11, 2021

EDR Sanborn Map Report (1885, 1891, 1896, 1901, 1907, 1912, 1917, 1923, 1949, 1954, 1956, 1964, and 1969), Environmental Data Resources, Inc., January 11, 2021

Google Earth Aerial Imagery, 2020.

Interview, City of Rocky Mount Environmental Health Department.

Interview, City of Rocky Mount Fire Department.

Interview, Mr. Brad Kerr, City Manager, City of Rocky Mount, February 1, 2021.

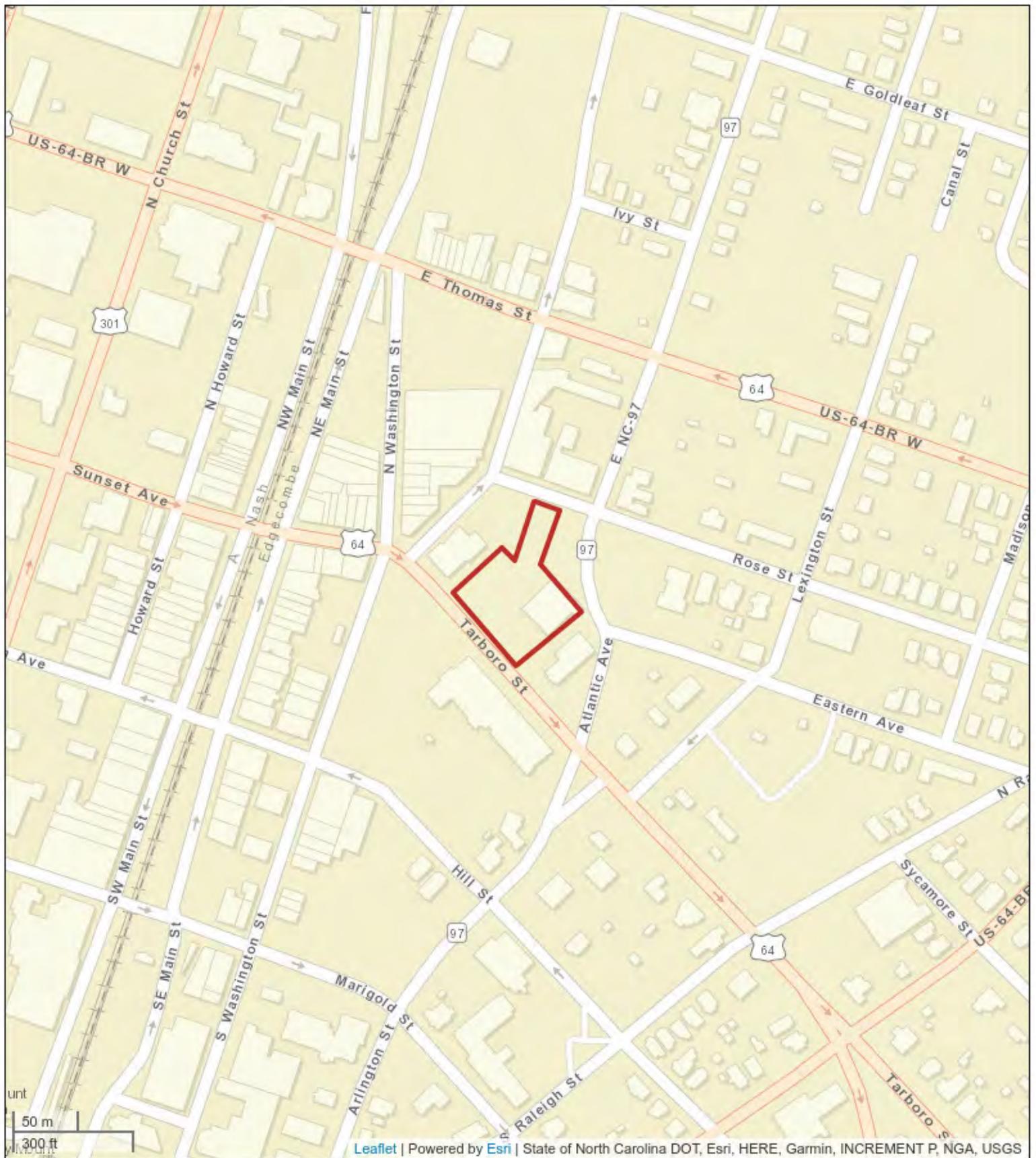
NCDEQ Regulatory Files

Phase I ESA, Mid Atlantic Engineering & Environmental Solutions (text only) dated September 14, 2020.

VES Questionnaire, completed by Mr. Ian Matel with Woda Cooper Companies, dated January 19, 2021.

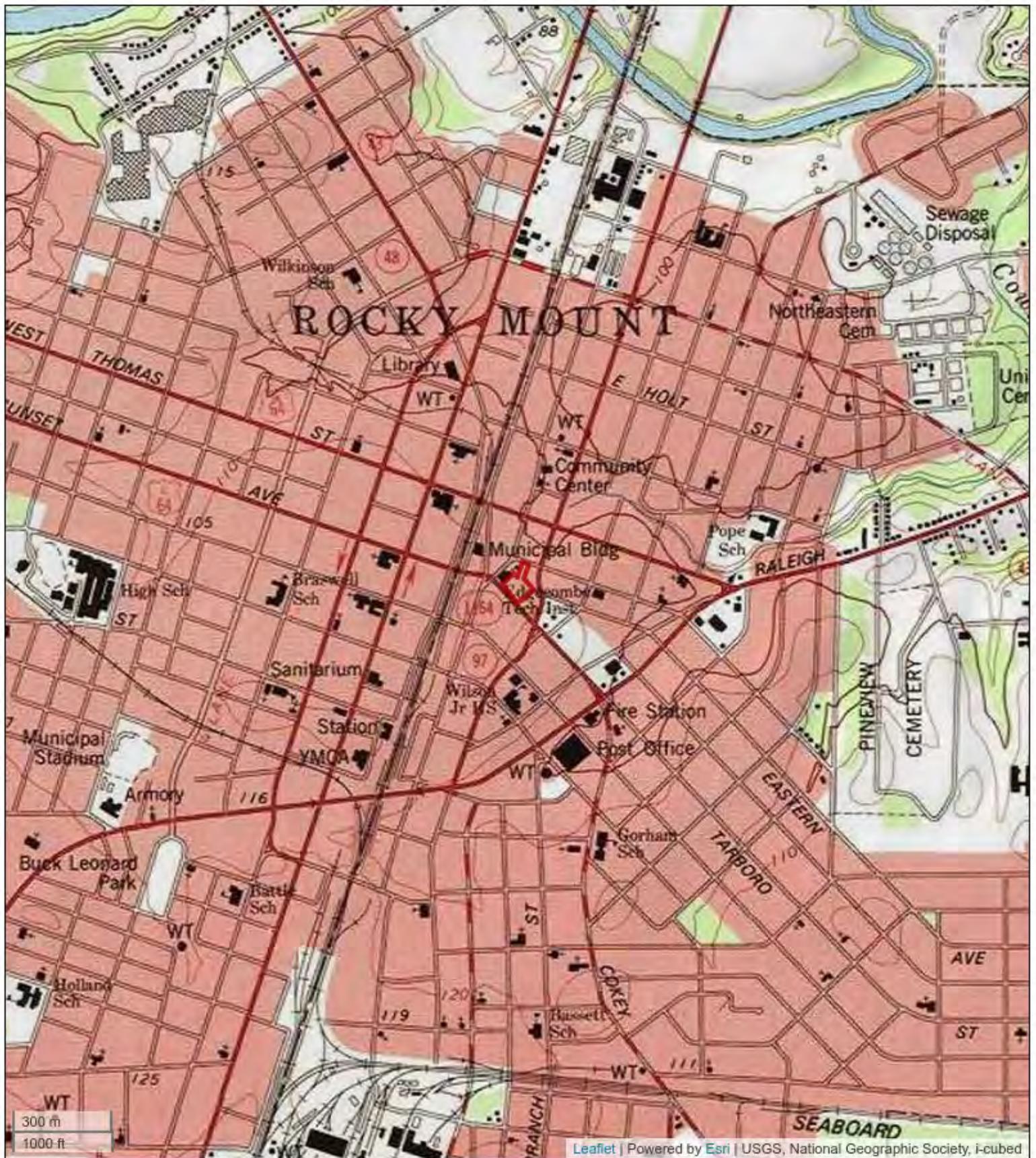
User Questionnaire, completed by Casie Hutchinson, Woda Cooper Companies, dated December 30, 2020.

# **Appendix I: Figures**



**Figure 1 - Site Location Map**  
 Proposed Five Point Crossing  
 218 to 242 Tarboro Street  
 Rocky Mount, North Carolina  
 ECS Project No. 49-12952

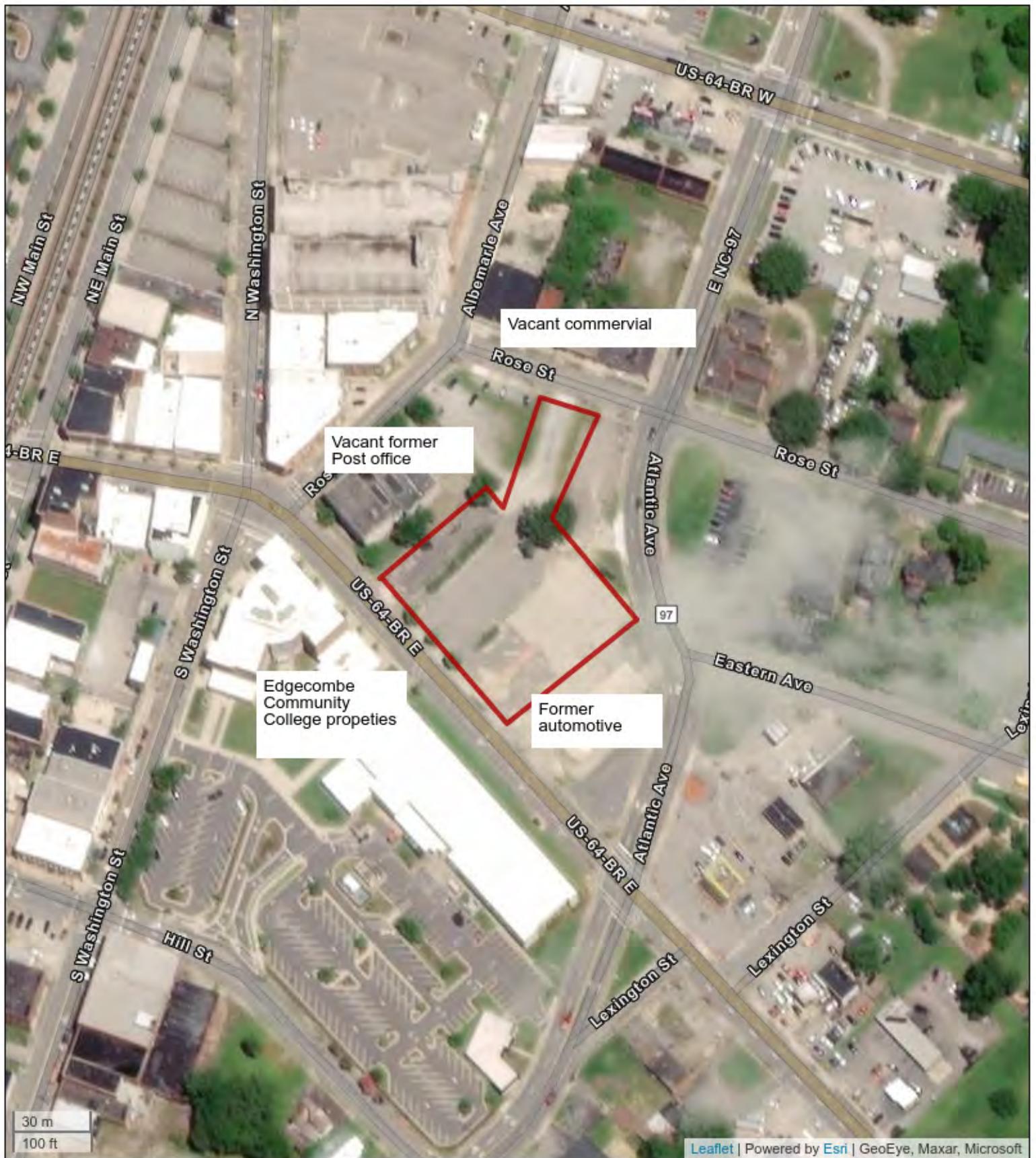




**Figure 2 - USGS Topographic Map**

Proposed Five Point Crossing  
 218 to 242 Tarboro Street  
 Rocky Mount, North Carolina  
 ECS Project No. 49-12952





**Figure 3a - Site Features Map**

Proposed Five Point Crossing  
 218 to 242 Tarboro Street  
 Rocky Mount, North Carolina  
 ECS Project No. 49-12952





**Figure 3a - Site Details Map**  
 Proposed Five Point Crossing  
 218 to 242 Tarboro Street  
 Rocky Mount, North Carolina  
 ECS Project No. 49-12952



## NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: City of Rocky Mount  
Recorded in Deed Book \_\_\_\_\_, Page \_\_\_\_\_  
Associated plat recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_

This documentary component of a Notice of Dry-Cleaning Solvent Remediation (hereinafter "Notice") is hereby recorded on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by Edgecombe Community College (hereinafter "Property Owner"). The survey plat component of the Notice is being recorded concurrently with this documentary component. The real property (hereinafter "Property") which is the subject of this Notice is located at 213 Rose Street, Rocky Mount, Edgecombe County, North Carolina, Parcel Identification Number (PIN) 3850702066.

The Property is contaminated with dry-cleaning solvent, as defined at North Carolina General Statutes (hereinafter "N.C.G.S."), Section (hereinafter "§") 143-215.104B(b)(9), and other contaminants and is one of 24 parcels that make up the dry-cleaning solvent contamination site (hereinafter "Contamination Site"). This Notice has been approved by the North Carolina Department of Environmental Quality, or its successor in function (hereinafter "DEQ") under the authority of the Dry-Cleaning Solvent Cleanup Act of 1997, as amended, N.C.G.S. § 143-215.104A *et seq.* (hereinafter "DSCA"), and is required to be filed in the Register of Deeds' Office in the county or counties in which the land is located, pursuant to NCGS § 143-215.104M. A Notice will be recorded separately in each chain of title of the Contamination Site.

Soil and groundwater under the Property is contaminated with dry-cleaning solvents associated with dry-cleaning operations at the former Quality Cleaners (DSCA Site ID DC330006) located at 242 Tarboro Street, Rocky Mount.

Pursuant to N.C.G.S. § 143-215.104M, this Notice is being filed in order to reduce or eliminate the danger to public health or the environment posed by the Property. Attached hereto as **Exhibit A** is a reduction, to 8 1/2" x 11", of the survey plat component of the Notice required by N.C.G.S. § 143-215.104M. The survey plat has been prepared and certified by a professional land surveyor and meets the requirements of G.S. 47-30, and contains the following information required by N.C.G.S. § 143-215.104M:

(1) A description of the location and dimensions of the areas of potential environmental concern with respect to permanently surveyed benchmarks; and

(2) The type, location and quantity of regulated dry-cleaning solvent contamination and other contaminants known to exist on the Property.

Attached hereto as **Exhibit B** is a legal description of the Property that would be sufficient as a description in an instrument of conveyance.

Pursuant to NCGS § 143-215.104M, a certified copy of this Notice must be filed within 15 days of receipt of DEQ's approval of the Notice or the effective date of the dry-cleaning solvent remediation agreement, whichever is later. Pursuant to NCGS § 143-215.104M, the copy of the Notice certified by DEQ must be recorded in the grantor index under the names of the owners of the land.

### **LAND-USE RESTRICTIONS**

N.C.G.S. § 143-215.104M requires that the Notice identify any restrictions on the current or future use of the Property that are necessary to assure adequate protection of public health and the environment. The restrictions shall continue in perpetuity and cannot be amended or canceled unless and until the County Register of Deeds receives and records the written concurrence of DEQ. Those restrictions are hereby imposed on the Property, and are as follows:

1. The Property shall not be used for mining, extraction of coal, oil, gas or any other minerals or non-mineral substances.
2. No activities that encounter, expose, remove, or use groundwater (for example, installation of water supply wells, fountains, ponds, lakes or swimming pools that use groundwater, or construction or excavation activities that encounter or expose groundwater) may occur on the Property without prior approval by DEQ. No subsurface structures for access of personal use, such as basements, may be constructed on the Property without prior approval by DEQ.
3. Soil in "Area A" may not be removed or disturbed unless approved in writing in advance by DEQ or its successor in function, except for routine landscape maintenance and emergency utility repair. In the event of emergency utility repair, DEQ shall be given written notice of any such emergency repair no later than the next business day, and further related assessment and remedial measures may be required.
4. Except for routine maintenance, no construction activities or change in property use that cause or create an unacceptable human health risk from vapor intrusion may occur on the Property without prior approval of DEQ. These activities include but are not limited to: construction of new buildings, removal and construction of part of a building, construction of sub-grade structures that encounter contaminated soil or places building users in close proximity to contaminated groundwater, change from non-residential to residential property, change in tenant space usage, and addition of residential property use on higher floors.

5. No person conducting environmental assessment or remediation at the Property, or involved in determining compliance with applicable land-use restrictions, at the direction of, or pursuant to a permit or order issued by DEQ may be denied access to the Property for the purpose of conducting such activities.
6. The owner of the Property which is the subject of this Notice shall cause the instrument of any sale, lease, grant, or other transfer of any interest in the Property to include a provision expressly requiring the lessee, grantee, or transferee to comply with this Notice. The failure to include such provision shall not affect the validity or applicability of any land-use restriction identified in this Notice.
7. In January of each year, on or before January 31<sup>st</sup>, the owner of any portion of the Property shall submit a notarized Annual Certification of Land-Use Restrictions to DEQ certifying that this Notice remains recorded at the Register of Deeds' office, and that the land-use restrictions are being complied with.

For purposes of the land-use restrictions set forth above, DEQ's point of contact shall be:

North Carolina Division of Waste Management  
Dry-Cleaning Solvent Cleanup Act (DSCA) Program  
1646 Mail Service Center  
Raleigh, NC 27699-1646

#### **RIGHT OF ENTRY**

The property owner grants and conveys to DEQ, its agents, contractors, and employees, and any person performing pollution remediation activities under the direction of DEQ, access at reasonable times and under reasonable security requirements to the Property to determine and monitor compliance with the land-use restrictions set forth in this Notice. Such investigations and actions are necessary by DEQ to ensure that use, occupancy, and activities of and at the Property are consistent with the land-use restrictions and to ensure that the structural integrity and continued effectiveness of any engineering controls (if appropriate) described in the Notice are maintained. Whenever possible, at least 48 hours advance notice will be given to the Property Owner prior to entry. Advance notice may not always be possible due to conditions such as response time to complaints and emergency situations.

#### **REPRESENTATIONS AND WARRANTIES**

The Property Owner hereby represents and warrants to the other signatories hereto:

- i) that the Property Owner is the sole owner of the Property; or that the Property Owner has provided to DEQ the names of all other persons that own an interest in or hold an encumbrance on the Property and have notified such persons of the Property Owner's intention to enter into this Notice;

- ii) that the Property Owner has the power and authority to enter into this Notice, to grant the rights and interests herein provided and to carry out all obligations hereunder; and
- iii) that this Notice will not materially violate or contravene or constitute a material default under any other agreement, document or instrument to which the Property Owner is a party or by which the Property Owner may be bound or affected.

### **ENFORCEMENT**

The above land-use restrictions shall be enforceable without regard to lack of privity of estate or contract, lack of benefit to particular land, or lack of any property interest in particular land. The land-use restrictions shall be enforced by any owner of the Property. The land-use restrictions may also be enforced by DEQ through the remedies provided in NCGS § 143-215.104P or by means of a civil action; by any unit of local government having jurisdiction over any part of the Property; and by any person eligible for liability protection under the DSCA who will lose liability protection if the restrictions are violated. Any attempt to cancel any or all of this Declaration without the approval of the Secretary of DEQ (or its successor in function), or his/her delegate, shall be subject to enforcement by DEQ to the full extent of the law. Failure by any party required or authorized to enforce any of the above restrictions shall in no event be deemed a waiver of the right to do so thereafter as to the same violation or as to one occurring prior or subsequent thereto.

If a land-use restriction set out in this Notice required under NCGS § 143-215.104.M is violated, the owner of the Property at the time the land-use restriction is violated, the owner's successors and assigns, and the owner's agents who direct or contract for alteration of the contamination site in violation of a land-use restriction shall be liable for remediation of all contaminants to unrestricted use standards.

### **FUTURE SALES, LEASES, CONVEYANCES, TRANSFERS AND PETITIONS OR FILINGS FOR REZONING**

When any portion of the Property subject to this Notice is sold, leased, conveyed or transferred, the deed or other instrument of transfer shall contain in the description section, in no smaller type than that used in the body of the deed or instrument, (1) a statement that the property has been contaminated with dry-cleaning solvent and, if appropriate, cleaned up under the Act and (2) a reference by book and page to the recordation of this Notice.

The Property Owner shall notify DEQ within fourteen (14) calendar days of the effective date of any conveyance, grant, gift, or other transfer, whole or in part, of the Property Owner's interest in the Property. This notification shall include the name, business address and phone number of the transferee and the expected date of transfer.

The Property Owner shall notify DEQ within thirty (30) days following the petitioning or filing of any document by any person initiating a rezoning of the Property that would change the base zone of the Property.

This provision shall not apply to leases that do not provide for the right to take actions that would violate the prohibitions and restrictions of this Notice.

**PROPERTY OWNER SIGNATURE**

IN WITNESS WHEREOF, Property Owner has caused this instrument to be duly executed this 19 day of May, 2021.

Representative of the City of Rocky Mount

By: Tanika D. Cooper  
Name of contact

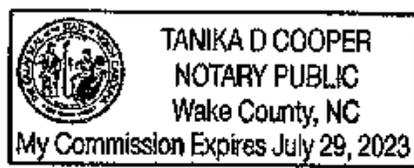
STATE OF North Carolina  
COUNTY OF Wake

I, Tanika D. Cooper, a Notary Public of the county and state aforesaid, certify that Richard D. Smith personally came before me this day and acknowledged that he/she is a Representative of the City of Rocky Mount, and that by authority duly given and as the act of the City, the foregoing Notice of Dry-Cleaning Solvent Remediation was signed in its name by him.

WITNESS my hand and official stamp or seal, this 19 day of May, 2021.

Tanika D. Cooper  
Name typed or printed  
Notary Public

My Commission expires: 7/29/23  
[Stamp/Seal]



**APPROVAL AND CERTIFICATION**

The foregoing Notice of Dry-Cleaning Solvent Remediation is hereby approved and certified.

North Carolina Department of Environmental Quality

By: \_\_\_\_\_  
Jim Bateson, LG  
Chief, Superfund Section  
Division of Waste Management

\_\_\_\_\_ Date

ATTACHMENT

LIMITED POWER OF ATTORNEY

I Rochelle D. Small-Tony "Property Owner", do hereby grant a limited power of attorney to DEQ and to DEQ's independent contractors, as follows:

DEQ and DEQ's independent contractors shall have the limited power of attorney to record this Notice, including its documentary and survey plat components, in accordance with N.C.G.S. § 143-215.104M on my "Property Owner" behalf. This limited power of attorney shall terminate upon completion of the recordation of the Notice.

Signature of Property Owner Rochelle D. Small-Tony

Dated this 18 day of May, 2021.

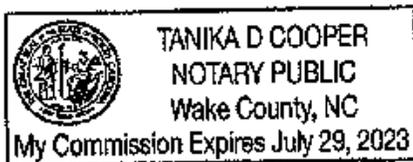
STATE OF North Carolina  
COUNTY OF Wake

I, Tanika D. Cooper, a Notary Public, do hereby certify that Rochelle D. Small-Tony personally appeared before me this day and signed this "Limited Power of Attorney".

WITNESS my hand and official stamp or seal, this 19 day of May, 2021.

Tanika D. Cooper  
Name typed or printed  
Notary Public

My Commission expires: 7/29/23  
[Stamp/Seal]





**EXHIBIT A**  
**REDUCTION OF SURVEY PLAT**



**EXHIBIT B**  
**PROPERTY LEGAL DESCRIPTION**

**Exhibit A to Special Warranty Deed  
(Legal Description of the Property)**

The following described tract of land situated and lying in the County of Edgecombe, State of North Carolina, to wit:

Known as 213 Rose Street, Rocky Mount, NC. Beginning at a stake in the southern property line of Rose Street, 60 feet westerly from its intersection with the western property line of Atlantic Avenue extended southerly across Rose Street, T. L. Worsley Estate corner; thence with the southern property line of Rose Street N. 67° 16' W. 62 feet to a stake, Rose's corner; thence with Rose's line S. 23° W. 152.4 feet to a stake, Speight's corner; thence with Speight's line S. 38° 4' E. 9.6 feet to a stake in Marion Hines Robbins' line; thence with her line N. 51° 11' E. 34 feet to a stake; thence continuing with her line S. 38° 11' E. 46.2 feet to a stake, Worsley's corner; thence with his line N. 21° 54' E. 147.3 feet to the beginning, by survey made by Hunley and Dasher, Engineers, March 10, 1948, and being the identical property conveyed to I. Woodall Rose by Beulah R. Van Sant et al, by deed recorded in Book 461, Page 199, Edgecombe County Registry.

## NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: City of Rocky Mount  
Recorded in Deed Book \_\_\_\_\_, Page \_\_\_\_\_  
Associated plat recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_

This documentary component of a Notice of Dry-Cleaning Solvent Remediation (hereinafter "Notice") is hereby recorded on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by Edgecombe Community College (hereinafter "Property Owner"). The survey plat component of the Notice is being recorded concurrently with this documentary component. The real property (hereinafter "Property") which is the subject of this Notice is located at 226 Tarboro Street, Rocky Mount, Edgecombe County, North Carolina, Parcel Identification Number (PIN) 3759791899.

The Property is contaminated with dry-cleaning solvent, as defined at North Carolina General Statutes (hereinafter "N.C.G.S."), Section (hereinafter "§") 143-215.104B(b)(9), and other contaminants and is one of 24 parcels that make up the dry-cleaning solvent contamination site (hereinafter "Contamination Site"). This Notice has been approved by the North Carolina Department of Environmental Quality, or its successor in function (hereinafter "DEQ") under the authority of the Dry-Cleaning Solvent Cleanup Act of 1997, as amended, N.C.G.S. § 143-215.104A *et seq.* (hereinafter "DSCA"), and is required to be filed in the Register of Deeds' Office in the county or counties in which the land is located, pursuant to NCGS § 143-215.104M. A Notice will be recorded separately in each chain of title of the Contamination Site.

Soil and groundwater under the Property is contaminated with dry-cleaning solvents associated with dry-cleaning operations at the former Quality Cleaners (DSCA Site ID DC330006) located at 242 Tarboro Street, Rocky Mount.

Pursuant to N.C.G.S. § 143-215.104M, this Notice is being filed in order to reduce or eliminate the danger to public health or the environment posed by the Property. Attached hereto as **Exhibit A** is a reduction, to 8 1/2" x 11", of the survey plat component of the Notice required by N.C.G.S. § 143-215.104M. The survey plat has been prepared and certified by a professional land surveyor and meets the requirements of G.S. 47-30, and contains the following information required by N.C.G.S. § 143-215.104M:

- (1) A description of the location and dimensions of the areas of potential environmental concern with respect to permanently surveyed benchmarks; and
- (2) The type, location and quantity of regulated dry-cleaning solvent contamination and other contaminants known to exist on the Property.

Attached hereto as **Exhibit B** is a legal description of the Property that would be sufficient as a description in an instrument of conveyance.

Pursuant to NCGS § 143-215.104M, a certified copy of this Notice must be filed within 15 days of receipt of DEQ's approval of the Notice or the effective date of the dry-cleaning solvent remediation agreement, whichever is later. Pursuant to NCGS § 143-215.104M, the copy of the Notice certified by DEQ must be recorded in the grantor index under the names of the owners of the land.

### LAND-USE RESTRICTIONS

N.C.G.S. § 143-215.104M requires that the Notice identify any restrictions on the current or future use of the Property that are necessary to assure adequate protection of public health and the environment. The restrictions shall continue in perpetuity and cannot be amended or canceled unless and until the County Register of Deeds receives and records the written concurrence of DEQ. Those restrictions are hereby imposed on the Property, and are as follows:

1. The Property shall not be used for mining, extraction of coal, oil, gas or any other minerals or non-mineral substances.
2. No activities that encounter, expose, remove, or use groundwater (for example, installation of water supply wells, fountains, ponds, lakes or swimming pools that use groundwater, or construction or excavation activities that encounter or expose groundwater) may occur on the Property without prior approval by DEQ. No subsurface structures for access of personal use, such as basements, may be constructed on the Property without prior approval by DEQ.
3. Soil in "Area A" may not be removed or disturbed unless approved in writing in advance by DEQ or its successor in function, except for routine landscape maintenance and emergency utility repair. In the event of emergency utility repair, DEQ shall be given written notice of any such emergency repair no later than the next business day, and further related assessment and remedial measures may be required.
4. Except for routine maintenance, no construction activities or change in property use that cause or create an unacceptable human health risk from vapor intrusion may occur on the Property without prior approval of DEQ. These activities include but are not limited to: construction of new buildings, removal and construction of part of a building, construction of sub-grade structures that encounter contaminated soil or places building users in close proximity to contaminated groundwater, change from non-residential to residential property, change in tenant space usage, and addition of residential property use on higher floors.

5. No person conducting environmental assessment or remediation at the Property, or involved in determining compliance with applicable land-use restrictions, at the direction of, or pursuant to a permit or order issued by DEQ may be denied access to the Property for the purpose of conducting such activities.
6. The owner of the Property which is the subject of this Notice shall cause the instrument of any sale, lease, grant, or other transfer of any interest in the Property to include a provision expressly requiring the lessee, grantee, or transferee to comply with this Notice. The failure to include such provision shall not affect the validity or applicability of any land-use restriction identified in this Notice.
7. In January of each year, on or before January 31<sup>st</sup>, the owner of any portion of the Property shall submit a notarized Annual Certification of Land-Use Restrictions to DEQ certifying that this Notice remains recorded at the Register of Deeds' office, and that the land-use restrictions are being complied with.

For purposes of the land-use restrictions set forth above, DEQ's point of contact shall be:

North Carolina Division of Waste Management  
Dry-Cleaning Solvent Cleanup Act (DSCA) Program  
1646 Mail Service Center  
Raleigh, NC 27699-1646

#### **RIGHT OF ENTRY**

The property owner grants and conveys to DEQ, its agents, contractors, and employees, and any person performing pollution remediation activities under the direction of DEQ, access at reasonable times and under reasonable security requirements to the Property to determine and monitor compliance with the land-use restrictions set forth in this Notice. Such investigations and actions are necessary by DEQ to ensure that use, occupancy, and activities of and at the Property are consistent with the land-use restrictions and to ensure that the structural integrity and continued effectiveness of any engineering controls (if appropriate) described in the Notice are maintained. Whenever possible, at least 48 hours advance notice will be given to the Property Owner prior to entry. Advance notice may not always be possible due to conditions such as response time to complaints and emergency situations.

#### **REPRESENTATIONS AND WARRANTIES**

The Property Owner hereby represents and warrants to the other signatories hereto:

- i) that the Property Owner is the sole owner of the Property; or that the Property Owner has provided to DEQ the names of all other persons that own an interest in or hold an

encumbrance on the Property and have notified such persons of the Property Owner's intention to enter into this Notice;

- ii) that the Property Owner has the power and authority to enter into this Notice, to grant the rights and interests herein provided and to carry out all obligations hereunder; and
- iii) that this Notice will not materially violate or contravene or constitute a material default under any other agreement, document or instrument to which the Property Owner is a party or by which the Property Owner may be bound or affected.

### **ENFORCEMENT**

The above land-use restrictions shall be enforceable without regard to lack of privity of estate or contract, lack of benefit to particular land, or lack of any property interest in particular land. The land-use restrictions shall be enforced by any owner of the Property. The land-use restrictions may also be enforced by DEQ through the remedies provided in NCGS § 143-215.104P or by means of a civil action; by any unit of local government having jurisdiction over any part of the Property; and by any person eligible for liability protection under the DSCA who will lose liability protection if the restrictions are violated. Any attempt to cancel any or all of this Declaration without the approval of the Secretary of DEQ (or its successor in function), or his/her delegate, shall be subject to enforcement by DEQ to the full extent of the law. Failure by any party required or authorized to enforce any of the above restrictions shall in no event be deemed a waiver of the right to do so thereafter as to the same violation or as to one occurring prior or subsequent thereto.

If a land-use restriction set out in this Notice required under NCGS § 143-215.104.M is violated, the owner of the Property at the time the land-use restriction is violated, the owner's successors and assigns, and the owner's agents who direct or contract for alteration of the contamination site in violation of a land-use restriction shall be liable for remediation of all contaminants to unrestricted use standards.

### **FUTURE SALES, LEASES, CONVEYANCES, TRANSFERS AND PETITIONS OR FILINGS FOR REZONING**

When any portion of the Property subject to this Notice is sold, leased, conveyed or transferred, the deed or other instrument of transfer shall contain in the description section, in no smaller type than that used in the body of the deed or instrument, (1) a statement that the property has been contaminated with dry-cleaning solvent and, if appropriate, cleaned up under the Act and (2) a reference by book and page to the recordation of this Notice.

The Property Owner shall notify DEQ within fourteen (14) calendar days of the effective date of any conveyance, grant, gift, or other transfer, whole or in part, of the Property Owner's

interest in the Property. This notification shall include the name, business address and phone number of the transferee and the expected date of transfer.

The Property Owner shall notify DEQ within thirty (30) days following the petitioning or filing of any document by any person initiating a rezoning of the Property that would change the base zone of the Property.

This provision shall not apply to leases that do not provide for the right to take actions that would violate the prohibitions and restrictions of this Notice.

**PROPERTY OWNER SIGNATURE**

IN WITNESS WHEREOF, Property Owner has caused this instrument to be duly executed this 19 day of May, 2024.

Representative of the City of Rocky Mount

By: *Rockelle D. Small Agency*  
Name of contact

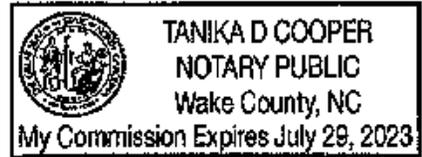
STATE OF North Carolina  
COUNTY OF Wake

I, Tanika D. Cooper, a Notary Public of the county and state aforesaid, certify that Rockelle D. Small personally came before me this day and acknowledged that he/she is a Representative of the City of Rocky Mount, and that by authority duly given and as the act of the City, the foregoing Notice of Dry-Cleaning Solvent Remediation was signed in its name by him. her.

WITNESS my hand and official stamp or seal, this 19 day of May, 2024.

Tanika D. Cooper  
Name typed or printed  
Notary Public

My Commission expires: 7/29/23  
[Stamp/Seal]



**APPROVAL AND CERTIFICATION**

The foregoing Notice of Dry-Cleaning Solvent Remediation is hereby approved and certified.

North Carolina Department of Environmental Quality

By: \_\_\_\_\_  
Jim Bateson, LG  
Chief, Superfund Section  
Division of Waste Management

\_\_\_\_\_ Date

ATTACHMENT

LIMITED POWER OF ATTORNEY

I Rochelle D. Small-Toney "Property Owner", do hereby grant a limited power of attorney to DEQ and to DEQ's independent contractors, as follows:

DEQ and DEQ's independent contractors shall have the limited power of attorney to record this Notice, including its documentary and survey plat components, in accordance with N.C.G.S. § 143-215.104M on my "Property Owner" behalf. This limited power of attorney shall terminate upon completion of the recordation of the Notice.

Signature of Property Owner Rochelle D. Small-Toney

Dated this 18 day of May, 2021.

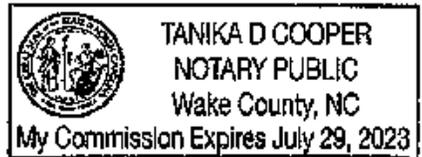
STATE OF North Carolina  
COUNTY OF Wake

I, Tanika D. Cooper, a Notary Public, do hereby certify that Rochelle D. Small-Toney personally appeared before me this day and signed this "Limited Power of Attorney".

WITNESS my hand and official stamp or seal, this 19 day of May, 2021.

Tanika D. Cooper  
Name typed or printed  
Notary Public

My Commission expires: 7/29/2023  
[Stamp/Seal]





**EXHIBIT A**  
**REDUCTION OF SURVEY PLAT**



**EXHIBIT B**  
**PROPERTY LEGAL DESCRIPTION**

226-234 Tarboro Street

BEGINNING at the southeast corner of the office building brick wall, corner for Peoples Bank and Trust Company, Trustee for Louise G. Greathouse (formerly Dr. Galloway's corner), which is 270.8 feet east of Rose Street and 10.25 feet north of the north curb line of Tarboro Street, the eastern edge of brick wall of the office building having been placed on the dividing line by survey made August 12, 1913, by Jno. J. Wells; thence along the northern property line of Tarboro Street and at an interior angle of  $87^{\circ} 20'$  with the Greathouse line and in a northwesterly direction 94.27 feet to the center of  $17^{\circ}$  brick party wall, Mrs. Elizabeth S. Lewis' (formerly Speight's) corner, which is 11.4 feet north of curb line; thence along the center of said brick wall and same line extended a true course N.  $53^{\circ} 10'$  E. 202 feet to the northern line of what was formerly the livery stable and wagon shed building; thence along the northern edge of livery stable and wagon shed building in a southeasterly direction 945 feet to the Greathouse line; thence along the Greathouse line a true course S.  $53^{\circ} 10'$  W. 208.9 feet to the BEGINNING, and being the identical lot conveyed as Parcel 2 in that deed dated September 9, 1974, from Erwin Robbins Blackburn and husband, Edward S. Blackburn, to The Planters National Bank and Trust Company, Trustee, for Erwin Robbins Blackburn under an agreement dated July 31, 1974, recorded in Book 835, Page 777, Edgecombe County Registry.

## NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: City of Rocky Mount

Recorded in Book \_\_\_\_\_, Page \_\_\_\_\_

Associated plat recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_

This documentary component of a Notice of Dry-Cleaning Solvent Remediation (hereinafter "Notice") is hereby recorded on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by the City of Rocky Mount (hereinafter "Property Owner"). The survey plat component of the Notice is being recorded concurrently with this documentary component. The real property (hereinafter "Property") which is the subject of this Notice is located at 242 Tarboro Street, Rocky Mount, Edgecombe County, North Carolina, Parcel Identification Number (PIN) 3759792873.

The Property is contaminated with dry-cleaning solvent, as defined at North Carolina General Statutes (hereinafter "N.C.G.S."), Section (hereinafter "§") 143-215.104B(b)(9) and other contaminants, and is one of 24 parcels that make up the dry-cleaning solvent contamination site (hereinafter "Contamination Site"). This Notice has been approved by the North Carolina Department of Environmental Quality, or its successor in function (hereinafter "DEQ") under the authority of the Dry-Cleaning Solvent Cleanup Act of 1997, as amended, N.C.G.S. § 143-215.104A *et seq.* (hereinafter "DSCA"), and is required to be filed in the Register of Deeds' Office in the county or counties in which the land is located, pursuant to NCGS § 143-215.104M. A Notice will be recorded separately in each chain of title of the Contamination Site.

Soil and groundwater at the Property are contaminated with dry-cleaning solvents associated with dry-cleaning operations at the former Quality Cleaners (DSCA Site ID DC330006) located at 242 Tarboro Street, Rocky Mount, North Carolina. Dry-cleaning operations were conducted on the Property from approximately the 1930s to 2012.

Pursuant to N.C.G.S. § 143-215.104M, this Notice is being filed in order to reduce or eliminate the danger to public health or the environment posed by the Property. Attached hereto as **Exhibit A** is a reduction, to 8 1/2" x 11", of the survey plat component of the Notice required by N.C.G.S. § 143-215.104M. The survey plat has been prepared and certified by a professional land surveyor and meets the requirements of G.S. 47-30, and contains the following information required by N.C.G.S. § 143-215.104M:

(1) A description of the location and dimensions of the areas of potential environmental concern with respect to permanently surveyed benchmarks; and

(2) The type, location and quantity of regulated dry-cleaning solvent contamination and other contaminants known to exist on the Property.

Attached hereto as **Exhibit B**, is a legal description of the Property that would be sufficient as a description in an instrument of conveyance.

Pursuant to NCGS § 143-215.104M, a certified copy of this Notice must be filed within 15 days of receipt of DEQ's approval of the Notice or the effective date of the dry-cleaning solvent remediation agreement, whichever is later. Pursuant to NCGS § 143-215.104M, the copy of the Notice certified by DEQ must be recorded in the grantor index under the names of the owners of the land.

### **LAND-USE RESTRICTIONS**

NCGS § 143-215.104M requires that the Notice identify any restrictions on the current and future use of the Property that are necessary or useful to maintain the level of protection appropriate for the designated current or future use of the Property and that are designated in the dry-cleaning remediation agreement. The restrictions shall remain in force in perpetuity unless canceled by the Secretary of DEQ, or his/her designee, after the hazards have been eliminated, pursuant to NCGS §143-215.104M. Those restrictions are hereby imposed on the Property, and are as follows:

1. Without prior written approval from DEQ, the Property shall not be used for:
  - a. child care centers or schools; or
  - b. mining or extraction of coal, oil, gas or any mineral or non-mineral substances.
2. No activities that encounter, expose, remove or use groundwater (for example, installation of water supply wells, fountains, ponds, lakes or swimming pools that use groundwater, or construction or excavation activities that encounter or expose groundwater) may occur on the Property without prior approval of DEQ.
3. Soil in "Area A" may not be removed or disturbed unless approved in writing in advance by DEQ or its successor in function, except for routine landscape maintenance and emergency utility repair. In the event of emergency utility repair, DEQ shall be given written notice of any such emergency repair no later than the next business day, and further related assessment and remedial measures may be required.
4. Except for routine maintenance, no construction activities or change in property use that cause or create an unacceptable human health risk from vapor intrusion may occur on the Property without prior approval of DEQ. These activities include but are not limited to: construction of new buildings, removal and construction of part of a building, construction of sub-grade structures that encounter contaminated soil or places building users in close proximity to contaminated groundwater, change from non-residential to

residential property, change in tenant space usage, and addition of residential property use on higher floors.

5. In January of each year, on or before January 31<sup>st</sup>, the owner of any portion of the Property shall submit a notarized Annual Certification of Land-Use Restrictions to DEQ certifying that this Notice remains recorded at the Register of Deeds' office, and that the land-use restrictions are being complied with.
6. No person conducting environmental assessment or remediation at the Property or involved in determining compliance with applicable land-use restrictions, at the direction of, or pursuant to a permit or order issued by DEQ may be denied access to the Property for the purpose of conducting such activities.
7. The owner of any portion of the Property shall cause the instrument of any sale, lease, grant, or other transfer of any interest in the property to include a provision expressly requiring the lessee, grantee, or transferee to comply with this Notice. The failure to include such a provision shall not affect the validity or applicability of any land-use restriction in this Notice.

For purposes of the land-use restrictions set forth above, DEQ's point of contact shall be:

North Carolina Division of Waste Management  
Dry-Cleaning Solvent Cleanup Act (DSCA) Program  
1646 Mail Service Center  
Raleigh, NC 27699-1646

### **RIGHT OF ENTRY**

The property owner grants and conveys to DEQ, its agents, contractors, and employees, and any person performing pollution remediation activities under the direction of DEQ, access at reasonable times and under reasonable security requirements to the Property to determine and monitor compliance with the land-use restrictions set forth in this Notice. Such investigations and actions are necessary by DEQ to ensure that use, occupancy, and activities of and at the Property are consistent with the land-use restrictions and to ensure that the structural integrity and continued effectiveness of any engineering controls (if appropriate) described in the Notice are maintained. Whenever possible, at least 48 hours advance notice will be given to the Property Owner prior to entry. Advance notice may not always be possible due to conditions such as response time to complaints and emergency situations.

### **REPRESENTATIONS AND WARRANTIES**

The Property Owner hereby represents and warrants to the other signatories hereto:

- i) that the Property Owner is the sole owner of the Property; or that the Property Owner has provided to DEQ the names of all other persons that own an interest in or hold an

encumbrance on the Property and have notified such persons of the Property Owner's intention to enter into this Notice;

- ii) that the Property Owner has the power and authority to enter into this Notice, to grant the rights and interests herein provided and to carry out all obligations hereunder; and
- iii) that this Notice will not materially violate or contravene or constitute a material default under any other agreement, document or instrument to which the Property Owner is a party or by which the Property Owner may be bound or affected.

### **ENFORCEMENT**

The above land-use restrictions shall be enforceable without regard to lack of privity of estate or contract, lack of benefit to particular land, or lack of any property interest in particular land. The land-use restrictions shall be enforced by any owner of the Property. The land-use restrictions may also be enforced by DEQ through the remedies provided in NCGS § 143-215.104P or by means of a civil action; by any unit of local government having jurisdiction over any part of the Property; and by any person eligible for liability protection under the DSCA who will lose liability protection if the restrictions are violated. Any attempt to cancel any or all of this Declaration without the approval of the Secretary of DEQ (or its successor in function), or his/her delegate, shall be subject to enforcement by DEQ to the full extent of the law. Failure by any party required-or authorized to enforce any of the above restrictions shall in no event be deemed a waiver of the right to do so thereafter as to the same violation or as to one occurring prior or subsequent thereto.

If a land-use restriction set out in this Notice required under NCGS § 143-215.104.M is violated, the owner of the Property at the time the land-use restriction is violated, the owner's successors and assigns, and the owner's agents who direct or contract for alteration of the contamination site in violation of a land-use restriction shall be liable for remediation of all contaminants to unrestricted use standards.

### **FUTURE SALES, LEASES, CONVEYANCES, TRANSFERS AND PETITIONS OR FILINGS FOR REZONING**

When any portion of the Property subject to this Notice is sold, leased, conveyed or transferred, the deed or other instrument of transfer shall contain in the description section, in no smaller type than that used in the body of the deed or instrument, (1) a statement that the property has been contaminated with dry-cleaning solvent and, if appropriate, cleaned up under the Act and (2) a reference by book and page to the recordation of this Notice.

The Property Owner shall notify DEQ within fourteen (14) calendar days of the effective date of any conveyance, grant, gift, or other transfer, whole or in part, of the Property Owner's interest in the Property. This notification shall include the name, business address and phone number of the transferee and the expected date of transfer.

The Property Owner shall notify DEQ within thirty (30) days following the petitioning or filing of any document by any person initiating a rezoning of the Property that would change the base zone of the Property.

This provision shall not apply to leases that do not provide for the right to take actions that would violate the prohibitions and restrictions of this Notice.

**PROPERTY OWNER SIGNATURE**

IN WITNESS WHEREOF, Property Owner has caused this instrument to be duly executed this 19 day of May, 2021.

Representative of the City of Rocky Mount

By: Rochelle D. Small  
Name of contact

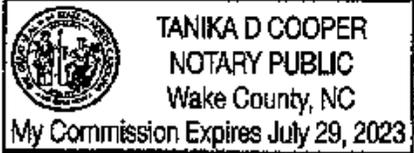
STATE OF North Carolina  
COUNTY OF Wake

I, Tanika D. Cooper, a Notary Public of the county and state aforesaid, certify that Rochelle D. Small personally came before me this day and acknowledged that he/she is a Representative of the City of Rocky Mount, and that by authority duly given and as the act of the company, the foregoing Notice of Dry-Cleaning Solvent Remediation was signed in its name by him. her.

WITNESS my hand and official stamp or seal, this 19<sup>th</sup> day of May, 2021.

Tanika Cooper  
Name typed or printed  
Notary Public

My Commission expires: 7/29/23  
[Stamp/Seal]



**APPROVAL AND CERTIFICATION**

The foregoing Notice of Dry-Cleaning Solvent Remediation is hereby approved and certified.

North Carolina Department of Environmental Quality

By: \_\_\_\_\_ Date \_\_\_\_\_  
Jim Bateson, LG  
Chief, Superfund Section  
Division of Waste Management

ATTACHMENT

LIMITED POWER OF ATTORNEY

I Rachelle D. Small-Toney "Property Owner", do hereby grant a limited power of attorney to DEQ and to DEQ's independent contractors, as follows:

DEQ and DEQ's independent contractors shall have the limited power of attorney to record this Notice, including its documentary and survey plat components, in accordance with N.C.G.S. § 143-215.104M on my "Property Owner" behalf. This limited power of attorney shall terminate upon completion of the recordation of the Notice.

Signature of Property Owner Rachelle D. Small-Toney

Dated this 18 day of May, 2021.

STATE OF North Carolina  
COUNTY OF Wake

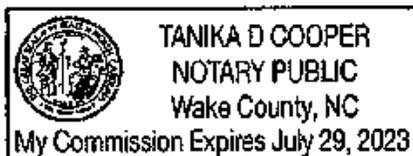
I, Tanika D. Cooper, a Notary Public, do hereby certify that Rachelle D. Small-Toney personally appeared before me this day and signed this "Limited Power of Attorney".

WITNESS my hand and official stamp or seal, this 19 day of May, 2021.

Tanika D. Cooper

Name typed or printed  
Notary Public

My Commission expires: 7/29/23  
[Stamp/Seal]



**CERTIFICATION OF REGISTER OF DEEDS**

The foregoing documentary component of the Notice of Dry-Cleaning Solvent Remediation, and the associated plat, are certified to be duly recorded at the date and time, and in the Book and on the Page(s), shown on the first page hereof.

Register of Deeds for Edgecombe County

By: \_\_\_\_\_  
(signature)

\_\_\_\_\_ Date

Name typed or printed: \_\_\_\_\_  
Deputy/Assistant Register of Deeds

**EXHIBIT A**  
**REDUCTION OF SURVEY PLAT**



**EXHIBIT B**  
**PROPERTY LEGAL DESCRIPTION**

KNOWN AS 242 Tarboro Street, Rocky Mount, Edgecombe County, North Carolina.

Lying and being in the City of Rocky Mount, Edgecombe County, North Carolina, and more particularly described as follows:

BEGINNING at a stake in the northeastern property line of Tarboro Street 270.8 feet southeasterly of its intersection with the southeastern property line of Rose Street, 2 inches southeasterly of the brick wall of the building known as the Daughtride Building, and 10.25 feet from the curb line of said street, corner for Hodgin Supply Company, Inc.; thence along the northeastern property line of Tarboro Street, S. 35° 50' E. 91.5 feet to a stake 10.25 feet from the curb line, corner for John W. Styers, et al; thence along the Styers line, N. 55° 36' E. 208 feet to a stake in the line of Edgecombe Technical Institute; thence along the Edgecombe Technical Institute line, N. 37° 04' W. 104.17 feet to a stake, corner for Hodgin Supply Company, Inc.; thence along the Hodgin Supply Company line, S. 52° 06' W. 205.7 feet to a stake in the northeastern property line of Tarboro Street, the point of BEGINNING, and being the identical property conveyed by Samuel Stevens Toler and wife, Charlotte W. Toler, et al, to Louise G. Greathouse, by Deed dated February 15, 1969, recorded in Book 759, Page 21, Edgecombe County Registry.

ARCH D 24" x 36"  
 Approved: HBD  
 Checked: JMF  
 Drafter: GLB  
 Project Management Initials:  
 List saved by: GRANT.BEEBE (2021-05-19) List Plotted: 2021-05-12  
 Filename: C:\P\PROJECT\ROCKY MOUNT\INDINGS\PARCEL 3.DWG

**NC DEQ ACKNOWLEDGEMENT:**

APPROVED FOR THE PURPOSES OF N.C.G.S. 143-215.104M.

JIM BATESON, LG  
 CHIEF SUPERFUND SECTION  
 DIVISION OF WASTE MANAGEMENT

**NOTARY CERTIFICATE:**

STATE OF: \_\_\_\_\_  
 COUNTY OF: \_\_\_\_\_

I, \_\_\_\_\_, A NOTARY PUBLIC OF SAID COUNTY AND  
 STATE, DO HEREBY CERTIFY THAT \_\_\_\_\_ DID PERSONALLY  
 APPEAR AND SIGN BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC (SIGNATURE)

(OFFICIAL SEAL)

MY COMMISSION EXPIRES: \_\_\_\_\_

**CONTAMINATION STATEMENT:**

SOIL BORINGS CS-3, CS-4, CS-7, CS-8, SB-05, SB-08, AND SB-09 EXCEED THE APPLICABLE WATER QUALITY STANDARDS (155 NCAC 2L.0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: BENZENE, N-BUTYLBENZENE, SEC-BUTYLBENZENE, TERT-BUTYLBENZENE, 1,2-DICHLOROBENZENE, CIS-1,2-DICHLOROETHYLENE, ISOPROPYLBENZENE, NAPHTHALENE, N-PROPYLBENZENE, TETRACHLOROETHYLENE, TRICHLOROETHYLENE, 1,2,4-TRIMETHYLBENZENE, AND 1,3,5-TRIMETHYLBENZENE.

GROUNDWATER IN MW-1, MW-2, MW-3, AND MW-4 EXCEED THE APPLICABLE WATER QUALITY STANDARDS (155 NCAC 2L.0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: BENZENE, N-BUTYLBENZENE, SEC-BUTYLBENZENE, TERT-BUTYLBENZENE, 1,2-DICHLOROBENZENE, CIS-1,2-DICHLOROETHYLENE, ISOPROPYLBENZENE, NAPHTHALENE, N-PROPYLBENZENE, TETRACHLOROETHYLENE, TRICHLOROETHYLENE, 1,2,4-TRIMETHYLBENZENE, AND 1,3,5-TRIMETHYLBENZENE.

THE DOCUMENTARY COMPONENT OF THIS NOTICE OF DRY-CLEANING SOLVENT REMEDIATION, WHICH IDENTIFIES CONTROLS OR LIMITATIONS ON THE USE OF THIS PROPERTY, IS RECORDED AT DEED BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

**OWNER ACKNOWLEDGEMENT:**

I ACKNOWLEDGE THAT I HAVE FULL AUTHORITY TO LEGALLY EXECUTE A DEED FOR THIS PROPERTY.

(SIGNATURE) (DATE)

**NOTARY CERTIFICATE:**

STATE OF: \_\_\_\_\_  
 COUNTY OF: \_\_\_\_\_

I, \_\_\_\_\_, A NOTARY PUBLIC OF SAID COUNTY AND  
 STATE, DO HEREBY CERTIFY THAT \_\_\_\_\_ DID PERSONALLY  
 APPEAR AND SIGN BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC (SIGNATURE)

(OFFICIAL SEAL)

MY COMMISSION EXPIRES: \_\_\_\_\_

MONITORING WELL	NORTHING	EASTING
MW-1	N: 799604.79	E: 2357281.16
MW-2	N: 799851.43	E: 2357120.60
MW-4	N: 799723.07	E: 2357354.87
MW-5	N: 800119.78	E: 2357122.95
MW-6	N: 800334.36	E: 2356826.30
MW-7	N: 800353.79	E: 2357228.29

**FLOOD NOTE:**

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR EDGEcombe COUNTY, NORTH CAROLINA, MAP NUMBER 372885000K, PANEL 3650, DATED JUNE 18, 2013 AND HEREBY STATE BY GRAPHIC PLOTTING ONLY THAT THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT IN THE 100 YEAR FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**SURVEY CONTROL/GRID TIE NOTES:**

- DATUM DESCRIPTION: NC STATE PLANE COORDINATE SYSTEM NAD83 (2011) (EPOCH 2011.0)
- UNIT OF MEASUREMENT: U.S. SURVEY FOOT
- GPS FIELD PROCEDURE: REAL TIME NETWORK (RTS)
- DATE OF GPS SURVEY: 11/16/2020 - 12/10/2020
- GPS ANTENNA: LEICA GST18T (SERIAL # 3603186)
- PUBLISHED / FIELD CONTROL USED:
- NAME: ROCKY MOUNT WEST BASE RM 4 PID AF6063  
 LATITUDE: 35°55'35.1351" N LONGITUDE: 77°46'06.09850" W  
 GEOD HEIGHT: -114.452'
- ADJUSTMENT: SURVEY DATA WAS POST PROCESSED WITH LEICA INFINITY SOFTWARE USING A NETWORK LEAST SQUARES ADJUSTMENT AT THE 95% CONFIDENCE LEVEL
- CLASS OF SURVEY: CLASS A
- POSITIONAL ACCURACY: 0.05'
- POINT OF LOCALIZATION: CONTROL POINT #1008
- COMBINED FACTOR: 0.99994165

**DEED STATEMENT:**

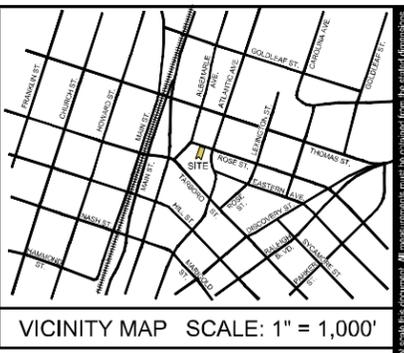
N.C.G.S. 143-215.104M(d) REQUIRES THAT WHEN PROPERTY FOR WHICH A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION HAS BEEN FILED IS SOLD, LEASED, CONVEYED OR TRANSFERRED, THE DEED OR OTHER INSTRUMENT OF TRANSFER SHALL CONTAIN IN THE DESCRIPTION SECTION, IN NO SMALLER TYPE THAN THAT USED IN THE BODY OF THE DEED OR INSTRUMENT, A STATEMENT THAT THE PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT AND, IF APPROPRIATE, CLEANED UP UNDER THIS PART, USE THE FOLLOWING STATEMENT TO SATISFY N.C.G.S. 143-215.104M(g).

"THIS PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT, A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION IS RECORDED IN THE LENIOR COUNTY REGISTER OF DEEDS' OFFICE AT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_. QUESTIONS CONCERNING THIS MATTER MAY BE DIRECTED TO THE NORTH CAROLINA DIVISION OF WASTE MANAGEMENT, SUPERFUND SECTION, DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM, OR ITS SUCCESSOR IN FUNCTION: 1648 MAIL SERVICE CENTER, RALEIGH, NC 27699-1646."

**CERTIFICATE OF REVIEW OFFICER:**

STATE OF NORTH CAROLINA COUNTY OF EDGEcombe COUNTY  
 I, \_\_\_\_\_ REVIEW OFFICER OF EDGEcombe COUNTY,  
 CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED  
 MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_



**LEGEND**

- AC □ AIR CONDITIONER
- B ● BOLLARD
- C --- CENTERLINE
- CO ○ SEWER CLEAN OUT
- CTVP □ CABLE TV PEDESTAL
- EM ○ ELECTRIC METER
- GM ○ GAS METER
- LP ☆ LIGHT POLE
- MW-1 ○ MONITORING WELL
- WSW-1 ○ WATER SUPPLY WELL
- PP ○ POWER POLE
- RW --- RIGHT OF WAY
- SB-1 ○ SOIL BORING
- TPED □ TELEPHONE PEDESTAL
- WM ○ WATER METER
- FOC-MRKR --- FIBER OPTIC LINE MARKER
- GUY WIRE
- ▲ GROUND LIGHT
- ICV ○ IRRIGATION CONTROL VALVE
- WV ○ WATER VALVE
- AREA A

**LINE LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- AREA A PERMETER
- OVERHEAD POWER
- FENCE LINE

**NOTES:**

- THIS IS NOT A VALID, TRUE COPY OF THIS DOCUMENT UNLESS IT BEARS THE ORIGINAL SIGNATURE, SIGNATURE DATE, AND THE RAISED, EMBOSSED SEAL OF THE REGISTERED PROFESSIONAL LAND SURVEYOR NOTED HEREON.
- THE PURPOSE OF THIS PLAT IS TO DISPLAY THE LOCATIONS AND ELEVATIONS OF MONITORING WELLS INSTALLED IN COMPLIANCE WITH THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY (NCEM) DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM.
- ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
- THE EASEMENTS SHOWN HEREON ARE ALL THOSE OF WHICH THE SURVEYOR WAS AWARE AS OF THE DATE OF THIS SURVEY. THE LOCATIONS OF THOSE EASEMENTS SHOWN HEREON ARE BASED ON EVIDENCE APPARENT IN THE FIELD AND DOCUMENTS WHICH HAVE BEEN PROVIDED TO US. THERE MAY BE ADDITIONAL EASEMENTS WHICH AFFECT THIS PROPERTY BUT WERE NOT KNOWN TO US.
- ALL PROPERTY CORNERS SIZES ARE MEASURED TO THE OUTSIDE DIMENSION.
- THE AREAS AND TYPE OF CONTAMINATION DEPICTED UPON THE MAP ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING.
- SOIL BORINGS CS-3, CS-4, CS-7, CS-8, SB-01, SB-02, SB-04, SB-07, SB-08, SB-09, SB-10, AND SB-11 IN THE PLAT WERE SCALED FROM A MAP ENTITLED ATTACHMENT 10 - SOIL QUALITY SUMMARY PROVIDED BY AECOM AND DATED MARCH 18, 2019.
- THE DATE OF FIELD SURVEY COMPLETION: DECEMBER 9, 2020.

I, HENRY B. DINGLE, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1851, PAGE 1025) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION INDICATED HEREON THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED EXCEEDS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITH MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 12TH DAY OF MAY, A.D. 2021.

I, HENRY B. DINGLE, JR., CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECONSTRUCTION OF EXISTING PARCELS, A GOVERNMENT SURVEY, OR OTHER CATEGORY OR EXCEPTION TO THE DEFINITION OF SUCH A SURVEY.

HENRY B. DINGLE, JR.  
 PROFESSIONAL LAND SURVEYOR  
 LICENSE NUMBER: 1393



**REFERENCE IS MADE TO THE FOLLOWING:**

- DEED BOOK 1851 PAGE 1025 IN THE EDGEcombe COUNTY REGISTER OF DEEDS.
- EDGEcombe COUNTY TAX MAP #3850702066.

AREA = 0.204 ACRE OR 8,879 SQUARE FEET



PROJECT  
 PROPERTY OF  
 CITY OF ROCKY MOUNT

PIN 3850702066

213 ROSE STREET  
 ROCKY MOUNT,  
 EDGEcombe COUNTY,  
 NORTH CAROLINA, 27801  
 TOWNSHIP 12

CONTAMINATION SOURCE:  
 QUALITY CLEANERS  
 DSCA SITE ID DC330006  
 PIN 3759792873  
 242 TARBORO STREET  
 TOWNSHIP 12

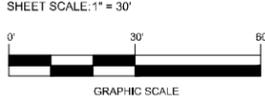
**CONSULTANT**

AECOM  
 101 Research Drive,  
 Columbia, SC 29203  
 803.254.4400 tel 803.771.6676 fax  
 www.aecom.com

**ISSUE/REVISION**

IR	DATE	DESCRIPTION
	05/12/2021	

**SCALE**



**PROJECT & FILE NUMBER**

PROJECT NUMBER: 60640151  
 FIELD BOOK: 2393/13  
 FILE NUMBER: 37,521-997

**SHEET TITLE**

**SURVEY EXHIBIT "A"  
 TO THE NOTICE OF  
 DRY-CLEANING  
 SOLVENT  
 REMEDIATION**

**SHEET NUMBER**

1 OF 1

This drawing was prepared for the use of AECOM's client. It may not be used, modified, reproduced or filed, in any part, without the written consent of AECOM. AECOM accepts no responsibility for any errors or omissions in this drawing. All measurements must be obtained from the stated dimensions.

ARCH D 24" x 36" Approved: HBD Checked: JMF Drafter: GLB Project Management Initials: Grant Bebee (2021-05-12) Last Printed: 2021-05-12 File Name: C:\P\PROJECTS\ROCKY MOUNT\INDINGS\PARCEL 2.DWG

**NC DEQ ACKNOWLEDGEMENT:**

APPROVED FOR THE PURPOSES OF N.C.G.S. 143-215.104M.

JIM BATESON, LG  
CHIEF SUPERFUND SECTION  
DIVISION OF WASTE MANAGEMENT

**NOTARY CERTIFICATE:**

STATE OF: \_\_\_\_\_  
COUNTY OF: \_\_\_\_\_

I, \_\_\_\_\_, A NOTARY PUBLIC OF SAID COUNTY AND  
STATE, DO HEREBY CERTIFY THAT \_\_\_\_\_ DID PERSONALLY  
APPEAR AND SIGN BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC (SIGNATURE)

(OFFICIAL SEAL)

MY COMMISSION EXPIRES: \_\_\_\_\_

**CONTAMINATION STATEMENT:**

SOIL BORINGS CS-3, CS-4, CS-7, CS-8, SB-05, SB-08, AND SB-09 EXCEED THE APPLICABLE ZL WATER QUALITY STANDARDS (15% NCAC 2L(200)) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: BENZENE, N-BUTYLBENZENE, SEC-BUTYLBENZENE, TERT-BUTYLBENZENE, 1,2-DICHLOROBENZENE, CIS-1,2-DICHLOROETHYLENE, ISOPROPYLBENZENE, NAPHTHYLENE, N-PROPYLBENZENE, TETRACHLOROETHYLENE, TRICHLOROETHYLENE, AND TRICHLOROETHYLENE.

GROUNDWATER IN MW-1, MW-2, MW-3, AND MW-4 EXCEED THE APPLICABLE ZL WATER QUALITY STANDARDS (15% NCAC 2L(200)) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: BENZENE, N-BUTYLBENZENE, SEC-BUTYLBENZENE, TERT-BUTYLBENZENE, 1,2-DICHLOROBENZENE, CIS-1,2-DICHLOROETHYLENE, ISOPROPYLBENZENE, NAPHTHYLENE, N-PROPYLBENZENE, TETRACHLOROETHYLENE, TRICHLOROETHYLENE, AND TRICHLOROETHYLENE.

THE DOCUMENTARY COMPONENT OF THIS NOTICE OF DRY-CLEANING SOLVENT REMEDIATION, WHICH IDENTIFIES CONTROLS OR LIMITATIONS ON THE USE OF THIS PROPERTY, IS RECORDED AT DEED BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

**OWNER ACKNOWLEDGEMENT:**

I ACKNOWLEDGE THAT I HAVE FULL AUTHORITY TO LEGALLY EXECUTE A DEED FOR THIS PROPERTY.

(SIGNATURE) (DATE)

**NOTARY CERTIFICATE:**

STATE OF: \_\_\_\_\_  
COUNTY OF: \_\_\_\_\_

I, \_\_\_\_\_, A NOTARY PUBLIC OF SAID COUNTY AND  
STATE, DO HEREBY CERTIFY THAT \_\_\_\_\_ DID PERSONALLY  
APPEAR AND SIGN BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC (SIGNATURE)

(OFFICIAL SEAL)

MY COMMISSION EXPIRES: \_\_\_\_\_

MONITORING WELL	NORTHING	EASTING
MW-1	N: 799604.79	E: 2357281.16
MW-2	N: 799851.43	E: 2357120.60
MW-4	N: 799723.07	E: 2357354.87
MW-5	N: 800119.78	E: 2357122.95
MW-6	N: 800334.36	E: 2356826.30
MW-7	N: 800353.79	E: 2357228.29

**FLOOD NOTE:**

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR EDGEcombe COUNTY, NORTH CAROLINA, MAP NUMBER 372385000K, PANEL 3650, DATED JUNE 18, 2013 AND HEREBY STATE BY GRAPHIC PLOTTING ONLY THAT THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT IN THE 100 YEAR FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**SURVEY CONTROL/GRID TIE NOTES:**

- DATUM DESCRIPTION: NC STATE PLANE COORDINATE SYSTEM NAD83 (2011) (EPOCH 2010.00) NAVD88 (GEOID 2012B)
- UNIT OF MEASUREMENT: U.S. SURVEY FOOT
- GPS FIELD PROCEDURE: REAL TIME NETWORK (RTS)
- DATE OF GPS SURVEY: 11/16/2020 - 12/10/2020
- GPS ANTENNA: LEICA GST18T (SERIAL # 3603186)
- PUBLISHED / FINED CONTROL USED: NAME: ROCKY MOUNT WEST BASE RM 4 PID: AF6063 LATITUDE: 35°55'35.1351" N LONGITUDE: 77°46'06.09850" GEOID HEIGHT: -114.52'
- ADJUSTMENT: SURVEY DATA WAS POST PROCESSED WITH LEICA INFINITY SOFTWARE USING A NETWORK LEAST SQUARES ADJUSTMENT AT THE 95% CONFIDENCE LEVEL
- CLASS OF SURVEY: CLASS A
- POSITIONAL ACCURACY: 0.05'
- POINT OF LOCALIZATION: CONTROL POINT #1008
- COMBINED FACTOR: 0.99994165

**DEED STATEMENT:**

N.C.G.S. 143-215.104M(d) REQUIRES THAT WHEN PROPERTY FOR WHICH A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION HAS BEEN FILED IS SOLD, LEASED, CONVEYED OR TRANSFERRED, THE DEED OR OTHER INSTRUMENT OF TRANSFER SHALL CONTAIN IN THE DESCRIPTION SECTION, IN NO SMALLER TYPE THAN THAT USED IN THE BODY OF THE DEED OR INSTRUMENT, A STATEMENT THAT THE PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT AND, IF APPROPRIATE, CLEANED UP UNDER THIS PART, USE THE FOLLOWING STATEMENT TO SATISFY N.C.G.S. 143-215.104M(d).

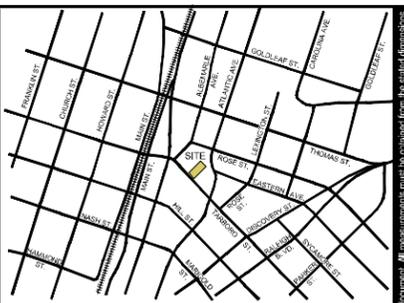
"THIS PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT, A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION IS RECORDED IN THE LENOIR COUNTY REGISTER OF DEEDS' OFFICE AT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_. QUESTIONS CONCERNING THIS MATTER MAY BE DIRECTED TO THE NORTH CAROLINA DIVISION OF WASTE MANAGEMENT, SUPERFUND SECTION, DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM, OR ITS SUCCESSOR IN FUNCTION: 1648 MAIL SERVICE CENTER, RALEIGH, NC 27699-1646."

**CERTIFICATE OF REVIEW OFFICER:**

STATE OF NORTH CAROLINA COUNTY OF EDGEcombe COUNTY

I, \_\_\_\_\_, REVIEW OFFICER OF EDGEcombe COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_



**LEGEND**

- AC □ AIR CONDITIONER
- B ● BOLLARD
- C ○ CENTERLINE
- CO ○ SEWER CLEAN OUT
- CTVP □ CABLE TV PEDESTAL
- EM ○ ELECTRIC METER
- GM ○ GAS METER
- LP ☆ LIGHT POLE
- MW-1 ○ MONITORING WELL
- WSW-1 ○ WATER SUPPLY WELL
- PP ○ POWER POLE
- RW ○ RIGHT OF WAY
- SB-1 ○ SOIL BORING
- TPED □ TELEPHONE PEDESTAL
- WM ○ WATER METER
- FOC-MRKR ○ FIBER OPTIC LINE MARKER
- GUY WIRE
- ▲ GROUND LIGHT
- ICV ○ IRRIGATION CONTROL VALVE
- WV ○ WATER VALVE
- AREA A

**LINE LEGEND**

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - AREA A PERMETER
- - - OVERHEAD POWER
- - - FENCE LINE

**NOTES:**

- THIS IS NOT A VALID, TRUE COPY OF THIS DOCUMENT UNLESS IT BEARS THE ORIGINAL SIGNATURE, SIGNATURE DATE, AND THE RAISED, EMBOSSED SEAL OF THE REGISTERED PROFESSIONAL LAND SURVEYOR NOTED HEREON.
- THE PURPOSE OF THIS PLAT IS TO DISPLAY THE LOCATIONS AND ELEVATIONS OF MONITORING WELLS INSTALLED IN COMPLIANCE WITH THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY (NCEM) DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM.
- ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
- THE EASEMENTS SHOWN HEREON ARE ALL THOSE OF WHICH THE SURVEYOR WAS AWARE AS OF THE DATE OF THIS SURVEY. THE LOCATIONS OF THOSE EASEMENTS SHOWN HEREON ARE BASED ON EVIDENCE APPARENT IN THE FIELD AND DOCUMENTS WHICH HAVE BEEN PROVIDED TO US. THERE MAY BE ADDITIONAL EASEMENTS WHICH AFFECT THIS PROPERTY BUT WERE NOT KNOWN TO US.
- ALL PROPERTY CORNERS SIZES ARE MEASURED TO THE OUTSIDE DIMENSION.
- THE AREAS AND TYPE OF CONTAMINATION DEPICTED UPON THE MAP ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING.
- SOIL BORINGS CS-3, CS-4, CS-7, CS-8, SB-01, SB-02, SB-04, SB-07, SB-08, SB-09, SB-10, AND SB-11 IN THE PLAT WERE SAMPLED FROM A MAP ENTITLED "ATTACHMENT 1D - SOIL QUALITY SUMMARY" PROVIDED BY AECOM AND DATED MARCH 19, 2019.
- THE DATE OF FIELD SURVEY COMPLETION: DECEMBER 9, 2020.

I, HENRY B. DINGLE, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1074, PAGE 403); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION INDICATED HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED EXCEEDS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITH MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 12TH DAY OF MAY, A.D. 2021.



HENRY B. DINGLE, JR.  
PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER L-3590

**REFERENCE IS MADE TO THE FOLLOWING:**

- DEED BOOK 1074 PAGE 403 IN THE EDGEcombe COUNTY REGISTER OF DEEDS.
- EDGEcombe COUNTY TAX MAP #3759791899.

AREA = 0.437 ACRE OR 19,055 SQUARE FEET



PROJECT  
PROPERTY OF  
CITY OF ROCKY MOUNT

PIN 3759791899

226 TARBORO STREET  
ROCKY MOUNT,  
EDGEcombe COUNTY,  
NORTH CAROLINA, 27801  
TOWNSHIP 12

CONTAMINATION SOURCE:  
QUALITY CLEANERS  
DSCA SITE ID DC330006  
PIN 3759792873  
242 TARBORO STREET  
TOWNSHIP 12

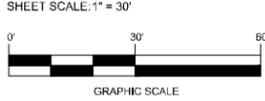
**CONSULTANT**

AECOM  
101 Research Drive,  
Columbia, SC 29203  
803.254.4400 tel 803.771.6676 fax  
www.aecom.com

**ISSUE/REVISION**

NO.	DATE	DESCRIPTION
1	05/12/2021	

**SCALE**



**PROJECT & FILE NUMBER**

PROJECT NUMBER: 60640151  
FIELD BOOK: 2393/13  
FILE NUMBER: 37,520-897

**SHEET TITLE**

**SURVEY EXHIBIT "A"  
TO THE NOTICE OF  
DRY-CLEANING  
SOLVENT  
REMEDATION**

**SHEET NUMBER**

1 OF 1

This drawing has been prepared for the use of AECOM's client. It may not be used, modified, reproduced or relied upon by third parties, without the written consent of AECOM. AECOM accepts no responsibility for any party that uses or relies on this drawing without AECOM's express written consent. Do not scale this document. All measurements must be obtained from the stated dimensions.

APCH D 24" x 36" Approved: HBD Checked: JMF Drafter: GLB Project Management Initials: GRANT,BEEBE(2021-05-12) Last Plotted: 2021-05-12 Filename: C:\P\PROJECTS\ROCKY MOUNT - REMEDIATION\PARCEL\_1.DWG

**NC DEQ ACKNOWLEDGEMENT:**

APPROVED FOR THE PURPOSES OF N.C.G.S., 143-215, 104M.

JIM BATESON, LG  
CHIEF SUPERFUND SECTION  
DIVISION OF WASTE MANAGEMENT

**NOTARY CERTIFICATE:**

STATE OF: \_\_\_\_\_  
COUNTY OF: \_\_\_\_\_

I, \_\_\_\_\_, A NOTARY PUBLIC OF SAID COUNTY AND  
STATE, DO HEREBY CERTIFY THAT \_\_\_\_\_ DID PERSONALLY  
APPEAR AND SIGN BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC (SIGNATURE)

(OFFICIAL SEAL)

MY COMMISSION EXPIRES: \_\_\_\_\_

**CONTAMINATION STATEMENT:**

SOIL BORINGS CS-3, CS-6, CS-7, CS-8, SB-05, SB-08, AND SB-09 EXCEED THE ASSOCIATED RESIDENTIAL RISK BASED SCREENING LEVELS (15A, NCAC 2S) FOR THE FOLLOWING CONTAMINANTS: CARBON TETRACHLORIDE, TETRACHLOROETHYLENE, AND TRICHLOROETHYLENE.

GROUNDWATER IN MW-1, MW-2, MW-3, AND MW-4 EXCEED THE APPLICABLE WATER QUALITY STANDARDS (15S NCAC 2L(200)) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: BENZENE, N-BUTYLBENZENE, SEC-BUTYLBENZENE, TERT-BUTYLBENZENE, 1,2-DICHLOROBENZENE, CIS-1,2-DICHLOROETHYLENE, ISOPROPYLBENZENE, NAPHTHALENE, N-PROPYLBENZENE, TETRACHLOROETHYLENE, TRICHLOROETHYLENE, 1,2,4-TRIMETHYLBENZENE, AND 1,3,5-TRIMETHYLBENZENE.

THE DOCUMENTARY COMPONENT OF THIS NOTICE OF DRY-CLEANING SOLVENT REMEDIATION, WHICH IDENTIFIES CONTROLS OR LIMITATIONS ON THE USE OF THIS PROPERTY, IS RECORDED AT DEED BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

**OWNER ACKNOWLEDGEMENT:**

I ACKNOWLEDGE THAT I HAVE FULL AUTHORITY TO LEGALLY EXECUTE A DEED FOR THIS PROPERTY.

(SIGNATURE) (DATE)

**NOTARY CERTIFICATE:**

STATE OF: \_\_\_\_\_  
COUNTY OF: \_\_\_\_\_

I, \_\_\_\_\_, A NOTARY PUBLIC OF SAID COUNTY AND  
STATE, DO HEREBY CERTIFY THAT \_\_\_\_\_ DID PERSONALLY  
APPEAR AND SIGN BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC (SIGNATURE)

(OFFICIAL SEAL)

MY COMMISSION EXPIRES: \_\_\_\_\_

MONITORING WELL	NORTHING	EASTING
MW-1	N: 799604.79	E: 2357281.16
MW-2	N: 799851.43	E: 2357120.60
MW-4	N: 799723.07	E: 2357354.87
MW-5	N: 800119.78	E: 2357122.95
MW-6	N: 800334.36	E: 2356826.30
MW-7	N: 800353.79	E: 2357228.29

**FLOOD NOTE:**

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR EDGEcombe COUNTY, NORTH CAROLINA, MAP NUMBER 372385000K, PANEL 3650, DATED JUNE 18, 2013 AND HEREBY STATE BY GRAPHIC PLOTTING ONLY THAT THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT IN THE 100 YEAR FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**SURVEY CONTROL/GRID TIE NOTES:**

- DATUM DESCRIPTION: NC STATE PLANE COORDINATE SYSTEM NAD83 (2011) (EPOCH: 2010.00) NAVD88 (GEOID 2011.25)
- UNIT OF MEASUREMENT: U.S. SURVEY FOOT
- GPS FIELD PROCEDURE: REAL TIME NETWORK (RTS)
- DATE OF GPS SURVEY: 11/16/2020 - 12/10/2020
- GPS ANTENNA: LEICA GST18T (SERIAL # 3603186)
- PUBLISHED / FIELD CONTROL USED:
- NAME: ROCKY MOUNT WEST BASE RM 4 PID: AF6063  
LATITUDE: 35°55'35.1351" N LONGITUDE: 77°46'06.09850" W  
GEOID HEIGHT: -114.52'
- ADJUSTMENT: SURVEY DATA WAS POST PROCESSED WITH LEICA INFINITY SOFTWARE USING A NETWORK LEAST SQUARES ADJUSTMENT AT THE 95% CONFIDENCE LEVEL
- CLASS OF SURVEY: CLASS A
- POSITIONAL ACCURACY: 0.05'
- POINT OF LOCALIZATION: CONTROL POINT #1008
- COMBINED FACTOR: 0.99994165

**DEED STATEMENT:**

N.C.G.S. 143-215.104M(d) REQUIRES THAT WHEN PROPERTY FOR WHICH A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION HAS BEEN FILED IS SOLD, LEASED, CONVEYED OR TRANSFERRED, THE DEED OR OTHER INSTRUMENT OF TRANSFER SHALL CONTAIN IN THE DESCRIPTION SECTION, IN NO SMALLER TYPE THAN THAT USED IN THE BODY OF THE DEED OR INSTRUMENT, A STATEMENT THAT THE PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT AND, IF APPROPRIATE, CLEANED UP UNDER THIS PART. USE THE FOLLOWING STATEMENT TO SATISFY N.C.G.S. 143-215.104M(d).

"THIS PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT, A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION IS RECORDED IN THE LENOIR COUNTY REGISTER OF DEEDS' OFFICE AT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_. QUESTIONS CONCERNING THIS MATTER MAY BE DIRECTED TO THE NORTH CAROLINA DIVISION OF WASTE MANAGEMENT, SUPERFUND SECTION, DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM, OR ITS SUCCESSOR IN FUNCTION: 1648 MAIL SERVICE CENTER, RALEIGH, NC 27699-1646."

**CERTIFICATE OF REVIEW OFFICER:**

STATE OF NORTH CAROLINA COUNTY OF EDGEcombe COUNTY  
I, \_\_\_\_\_ REVIEW OFFICER OF EDGEcombe COUNTY,  
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED  
MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_



**LEGEND**

- AC □ AIR CONDITIONER
- B ● BOLLARD
- C ○ CENTERLINE
- CO ○ SEWER CLEAN OUT
- CTVP □ CABLE TV PEDESTAL
- EM ○ ELECTRIC METER
- GM ○ GAS METER
- LP ☆ LIGHT POLE
- MW-1 ○ MONITORING WELL
- WSW-1 ○ WATER SUPPLY WELL
- PP ○ POWER POLE
- RW ○ RIGHT OF WAY
- SB-1 ○ SOIL BORING
- TPED □ TELEPHONE PEDESTAL
- WM ○ WATER METER
- FOC-MRKR ○ FIBER OPTIC LINE MARKER
- GUY WIRE
- ▲ GROUND LIGHT
- ICV ○ IRRIGATION CONTROL VALVE
- WV ○ WATER VALVE
- AREA A

**LINE LEGEND**

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - AREA A PERMETER
- - - OVERHEAD POWER
- - - FENCE LINE

**NOTES:**

- THIS IS NOT A VALID, TRUE COPY OF THIS DOCUMENT UNLESS IT BEARS THE ORIGINAL SIGNATURE, SIGNATURE DATE, AND THE RAISED, EMBOSSED SEAL OF THE REGISTERED PROFESSIONAL LAND SURVEYOR NOTED HEREON.
- THE PURPOSE OF THIS PLAT IS TO DISPLAY THE LOCATIONS AND ELEVATIONS OF MONITORING WELLS INSTALLED IN COMPLIANCE WITH THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY (NCDEQ) DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM.
- ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
- THE EASEMENTS SHOWN HEREON ARE ALL THOSE OF WHICH THE SURVEYOR WAS AWARE AS OF THE DATE OF THIS SURVEY. THE LOCATIONS OF THOSE EASEMENTS SHOWN HEREON ARE BASED ON EVIDENCE APPARENT IN THE FIELD AND DOCUMENTS WHICH HAVE BEEN PROVIDED TO US. THERE MAY BE ADDITIONAL EASEMENTS WHICH AFFECT THIS PROPERTY BUT WERE NOT KNOWN TO US.
- ALL PROPERTY CORNERS SIZES ARE MEASURED TO THE OUTSIDE DIMENSION.
- THE AREAS AND TYPE OF CONTAMINATION DEPICTED UPON THE MAP ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING.
- SOIL BORINGS CS-3, CS-6, CS-7, CS-8, SB-01, SB-02, SB-04, SB-07, SB-08, SB-09, SB-10, AND SB-11 IN THE PLAT WERE SCALED FROM A MAP ENTITLED ATTACHMENT 10 - SOIL QUALITY SUMMARY PROVIDED BY AECOM AND DATED MARCH 18, 2019.
- THE DATE OF FIELD SURVEY COMPLETION: DECEMBER 9, 2020.

I, HENRY B. DINGLE, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1635, PAGE 454); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION INDICATED HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED EXCEEDS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITH MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 12TH DAY OF MAY, A.D. 2021.



HENRY B. DINGLE, JR.  
PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER: 1-1011

**REFERENCE IS MADE TO THE FOLLOWING:**

- DEED BOOK 1635 PAGE 454 IN THE EDGEcombe COUNTY REGISTER OF DEEDS.
- EDGEcombe COUNTY TAX MAP #3759792873.

AREA = 0.463 ACRE OR 20,189 SQUARE FEET



**PROJECT**  
QUALITY CLEANERS  
DSCA SITE ID DC330006  
**PROPERTY OF**  
CITY OF ROCKY MOUNT  
PIN 3759792873  
242 TARBORO STREET  
TOWNSHIP 12  
EDGEcombe COUNTY,  
ROCKY MOUNT  
NORTH CAROLINA

**CONSULTANT**  
AECOM  
101 Research Drive,  
Columbia, SC 29203  
803.254.4400 tel 803.771.6676 fax  
www.aecom.com

**ISSUE/REVISION**

IR	DATE	DESCRIPTION
	05/12/2021	

**SCALE**  
SHEET SCALE: 1" = 30'  
GRAPHIC SCALE

**PROJECT & FILE NUMBER**  
PROJECT NUMBER: 60640151  
FIELD BOOK: 2393/13  
FILE NUMBER: 37,519-897

**SHEET TITLE**  
SURVEY EXHIBIT "A"  
TO THE NOTICE OF  
DRY-CLEANING  
SOLVENT  
REMEDATION

**SHEET NUMBER**  
1 OF 1

ROY COOPER

*Governor*

ELIZABETH S. BISER

*Secretary*

MICHAEL SCOTT

*Director*



NORTH CAROLINA  
*Environmental Quality*

October 18, 2021

MR. BRAD KERR  
331 S. FRANKLIN STREET  
ROCKY MOUNT, NC 27804-5712

Subj: Notice of No Further Action  
Quality Cleaners, 242 Tarboro Street  
Rocky Mount, Edgecombe County, North Carolina  
DSCA Site # DC330006

Dear Mr. Kerr:

On October 18, 2021, the Division of Waste Management concluded that for the above referenced site, the criteria for a "No Further Action" determination as defined in 15A NCAC 02S .0509(a) have been met. Therefore, the attached Notice of No Further Action is being issued for DSCA Site #DC330006.

In accordance with the Notice of No Further Action, the recordation and maintenance of land-use restrictions are the only actions necessary to meet the requirements for closure of this site as defined in 15A NCAC 02S .0509. The land-use restrictions referenced above are described in the Notice of Dry-Cleaning Solvent Remediation (NDCSR) signed by the property owner and the Division of Waste Management. A copy of these restrictions, as documented in the NDCSR and recorded with the Edgecombe County Register of Deeds, is provided along with this package.

Please review the Notice of No Further Action and the NDCSR. **Note that annually, on or by January 31<sup>st</sup> of each calendar year, the owner of any portion of the DSCA Site shall submit a notarized Annual Certification of Land-Use Restrictions to DEQ certifying that this Notice remains recorded at the Edgecombe County Register of Deeds' office, that the Land-Use Restrictions are being complied with.**

The NCDSR further states that if a land-use restriction set out in a NDCSR required under NCGS § 143-215.104.M is violated, the owner of the contamination site at the time the land-use restriction is violated, the owner's successors and assigns, and the owner's agents who direct or contract for alteration of the contamination site in violation of a land-use restriction shall be liable for remediation of all contaminants to unrestricted use standards.

In order to send you a copy of the NFA today, the copy of the Risk Management Plan Implementation Report that contains a copy of the deed recorded NDCSR, and a copy of the Annual Certification of Land-Use Restrictions form to be completed and mailed to the DSCA

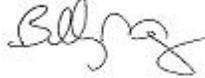


North Carolina Department of Environmental Quality | Division of Waste Management  
217 West Jones Street | 1646 Mail Service Center | Raleigh, North Carolina 27699-1646  
919.707.8200

Program each calendar year by March 1<sup>st</sup> each calendar year will be provided to you under a separate letter within the next couple of weeks. Please contact me directly if there is a problem with any of the attached documentation and we will resolve it directly.

If you have any questions concerning these documents or the site, please contact Al Chapman at [al.chapman@ncdenr.gov](mailto:al.chapman@ncdenr.gov) or (919) 707-8368.

Sincerely,



Billy Meyer, DSCA Remediation Unit Supervisor  
Division of Waste Management, NCDEQ

Cc: DC330006file

Attachments: Notice of No Further Action



North Carolina Department of Environmental Quality | Division of Waste Management  
217 West Jones Street | 1646 Mail Service Center | Raleigh, North Carolina 27699-1646  
919.707.8200

ROY COOPER  
Governor  
ELIZABETH S. BISER  
Secretary  
MICHAEL SCOTT  
Director



NOTICE of NO FURTHER ACTION  
UNDER THE NORTH CAROLINA DRY-CLEANING SOLVENT CLEANUP ACT OF 1997

Site: Quality Cleaners, 242 Tarboro Street  
Rocky Mount, Edgecombe County, North Carolina  
DSCA Site #DC330006

This “No Further Action” determination is issued for the above-referenced site by the Division of Waste Management (Division) under the authority of N.C.G.S. § 143-215.104A et seq, *and is contingent upon receipt of payment for the final co-payment invoice, which will be sent to the petitioner in approximately 90 days if any co-pay amount is due.*

The risk management plan prepared by the Division’s independent contractor indicates that the recordation and maintenance of land-use restrictions are the only actions necessary to meet the requirements for closure of this site as defined in 15A NCAC 02S .0509. A Notice of Intent to Remediate a Dry-Cleaning Solvent Facility or Abandoned Site and a summary of the Notice of Intent approved by the Division was submitted for public notice in accordance with N.C.G.S. § 143-215.104L. No comments to the Notice of Intent were received by the Division during the required thirty-day public comment period which ended on July 2, 2021. The land-use restrictions were recorded on October 11, 2021 with the Edgecombe County Register of Deeds.

The Division has concluded that all criteria for a “No Further Action” determination as defined in 15A NCAC 02S .0509(a) have been met for this site. Therefore, no further remedial action is required at this site unless site conditions change, or additional information becomes available to the Division to indicate that: (1) this “No Further Action” letter no longer applies; (2) the site poses an unacceptable risk to human health, safety or the environment; or (3) the land-use restrictions recorded for this site are violated. If any of these conditions occur, the Division may rescind this “No Further Action” determination and require further remedial action at the site.

In accordance with the recorded land-use restrictions, the property owner is required to submit an annual certification documenting compliance with the restrictions. These restrictions shall remain in place until the property owner can demonstrate that the restrictions are no longer required.

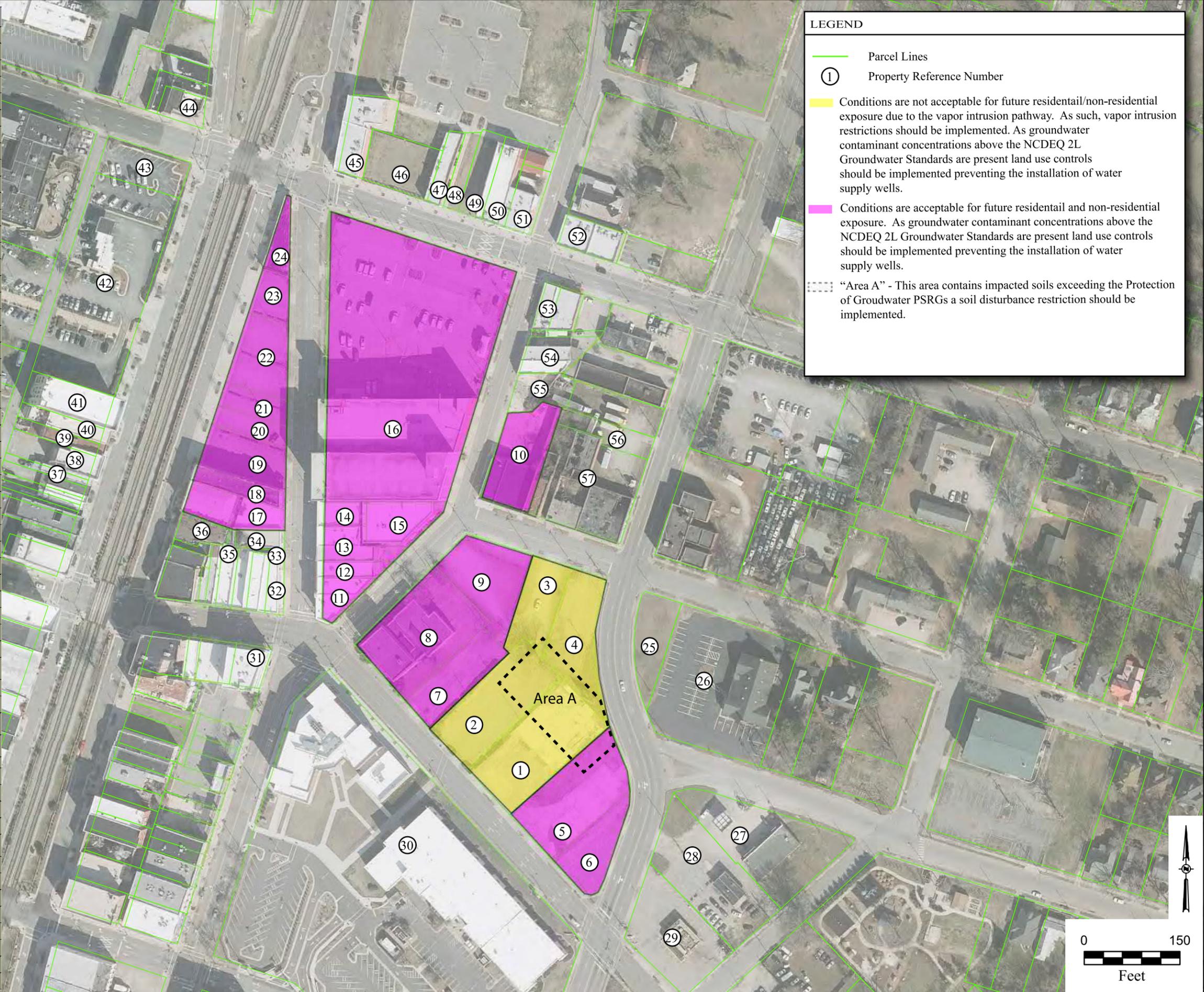
Date 10/18/21

  
for Jim Bateson, Chief, Superfund Section  
Division of Waste Management, NCDEQ



North Carolina Department of Environmental Quality | Division of Waste Management  
217 West Jones Street | 1646 Mail Service Center | Raleigh, North Carolina 27699-1646  
919.707.8200

Ref. No./Map No.	Property Address	Property Owner Name and Mailing Address	Property PIN Number
1	242 Tarboro Street Rocky Mount, NC 27801	City of Rocky Mount PO Box 1180 Rocky Mount, NC 27801	37597287300
2	226 Tarboro Street Rocky Mount, NC 27801	City of Rocky Mount PO Box 1180 Rocky Mount, NC 27801	37597189900
3	213 Rose Street Rocky Mount, NC 27801	City of Rocky Mount 331 South Franklin Street Rocky Mount, NC 27801	38507026060
4	217 Rose Street Rocky Mount, NC 27801	Edgecombe Community College 2009 West Wilson Street Tarboro, NC 27886	38507030350
5	256 Tarboro Street Rocky Mount, NC 27801	Edgecombe Community College 2009 West Wilson Street Tarboro, NC 27886	37597372500
6	268 Tarboro Street Rocky Mount, NC 27801	Edgecombe Community College 2009 West Wilson Street Tarboro, NC 27886	37597365600
7	218 Tarboro Street Rocky Mount, NC 27801	City of Rocky Mount PO Box 1180 Rocky Mount, NC 27801	37597194400
8	200 Tarboro Street Rocky Mount, NC 27801	Rocky Mount Post Office, LLC PO Box 3619 Darham, NC 27702	375979096700
9	125 Rose Street Rocky Mount, NC 27801	George E. Rose 3100 Zebulon Road Rocky Mount, NC 27804	385070119000
10	200 Rose St. Rocky Mount, NC 27801	City of Rocky Mount a NC Municipal Corp. PO BOX 1180 Rocky Mount, NC 27801	385070224900
11	105 N Washington St Rocky Mount, NC 27801	Largo LLC PO Box 52717 Darham, NC 27717	385066905700
12	111 N Washington St Rocky Mount, NC 27801	Largo LLC PO Box 52717 Darham, NC 27717	385066918100
13	115 N Washington St Rocky Mount, NC 27801	Clark Garland 120 Lockwood Ct Rocky Mount, NC 27804	385066917500
14	123 N Washington St Rocky Mount, NC 27801	123 N Washington Inc 2224 Summit St Darham, NC 27707	385066926000
15	128 Rose St. Rocky Mount, NC 27801	123 N Washington Inc 2224 Summit St Darham, NC 27707	385070015800
16	Washington St Rocky Mount, NC 27801	Carolina Telephone and Telegraph Company P O Box 12913 Shelton Station, NC 27882	385070047300
17	115 NE Main St Rocky Mount, NC 27801	Lepay Legoy LLC 200 Braswell Street, Suite 200 Rocky Mount, NC 27804	385066729000
18	127 NE Main St Rocky Mount, NC 27801	Lepay Legoy LLC 200 Braswell Street, Suite 200 Rocky Mount, NC 27804	385066820300
19	129 NE Main St Rocky Mount, NC 27801	City of Rocky Mount P O Box 1180 Rocky Mount, NC 27801	385066821800
20	141 NE Main St Rocky Mount, NC 27801	City of Rocky Mount P O Box 1180 Rocky Mount, NC 27801	385066832300
21	147 NE Main St Rocky Mount, NC 27801	City of Rocky Mount P O Box 1180 Rocky Mount, NC 27801	385066832700
22	151 NE Main St Rocky Mount, NC 27801	City of Rocky Mount PO Box 1180 Rocky Mount, NC 27801	385066844400
23	173 NE Main St Rocky Mount, NC 27801	City of Rocky Mount PO Box 1180 Rocky Mount, NC 27801	385066855400
24	181 NE Main St Rocky Mount, NC 27801	Manor Ernest N Jr et al PO Box 136 Goldboro, NC 27322	385066866200
25	113 Atlantic Ave Rocky Mount, NC 27801	NC State Highway Commission 522 Mathews St Rocky Mount, NC 27801	375979494600
26	155 Atlantic Ave Rocky Mount, NC 27801	Edgecombe County PO Box 10 Tarboro, NC 27886	375979598200
27	111 S Atlantic Ave Rocky Mount, NC 27801	Sharr's Realty LLC 625 Sunset Ave Rocky Mount, NC 27804	375979664700
28	103 Atlantic Ave Rocky Mount, NC 27801	Sharr's Realty LLC 625 Sunset Ave Rocky Mount, NC 27804	375979565000
29	101 Atlantic Ave Rocky Mount, NC 27801	Williams J B Jr 1500 West Haven Blvd Rocky Mount, NC 27801	375979455400
30	225 Tarboro St Rocky Mount, NC 27801	Edgecombe County PO Box 10 Tarboro, NC 27886	375979057800
31	121 Tarboro St Rocky Mount, NC 27801	106 S Washington Inc 2224 Summit St Darham, NC 27707	375969891600
32	128 Tarboro St Rocky Mount, NC 27801	Carlier Antoinette 600 Barnes St Rocky Mount, NC 27801	385066805800
33	114 N Washington St Rocky Mount, NC 27801	Clark Garland 120 Lockwood Ct Rocky Mount, NC 27804	385066815300
34	116 N Washington St Rocky Mount, NC 27801	Knight Virginia C 2110 Concord St Darham, NC 27707	385066813500
35	116 Tarboro St Rocky Mount, NC 27801	Virginia Knight 2916 Wellington Dr Rocky Mount, NC 27804	385060718000
36	115 NE Main St Rocky Mount, NC 27801	Virginia Knight 2916 Wellington Dr Rocky Mount, NC 27804	385060714700
37	122 NW Main St Rocky Mount, NC 27804	Roscoe F Speight 412 Greenwood Ave Rocky Mount, NC 27804	385082604118
38	126 NW Main St Rocky Mount, NC 27804	RLM Investments LLC 700 N Church St Rocky Mount, NC 27804	385082604221
39	132 NW Main St Rocky Mount, NC 27804	Gina Ade Rami RGA Insurance 132 NW Main St Rocky Mount, NC 27804	385082604245
40	134 NW Main St Rocky Mount, NC 27804	RBW Consulting 550 West Pt Nesles, IL 31108	385082604247
41	140 NW Main St Rocky Mount, NC 27804	Vera M Vivienne 201 Westview Park Dr Rocky Mount, NC 27804	385082604350
42	131 N Church St Rocky Mount, NC 27804	Costara Bank Inc 4219 Attn: National Tax Search LLC 130 S Jefferson St Suite 300 Chicago, IL 60661	385019603501
43	N/A	Attn: National Tax Search LLC 130 S Jefferson St Suite 300 Chicago, IL 60661	385082605676
44	202 Falls Rd Rocky Mount, NC 27804	1507 Concord Inc. Darham, NC 27717	385082606735
45	215 NE Main St Rocky Mount, NC 27801	City of Rocky Mount PO Box 1180 Rocky Mount, NC 27801	385070079000
46	F Thomas St (Vacant Parcel) Rocky Mount, NC 27801	City of Rocky Mount PO Box 1180 Rocky Mount, NC 27801	385070075400
47	122 E Thomas St Rocky Mount, NC 27801	City of Rocky Mount a NC Municipal Corp. PO Box 1180 Rocky Mount, NC 27801	385070172300
48	124 E Thomas St Rocky Mount, NC 27801	City of Rocky Mount PO Box 1180 Rocky Mount, NC 27801	385070175300
49	162 E Thomas St Rocky Mount, NC 27801	Rocky Mount T/Edgecombe Comm Dev 148 S Washington St Harrabee Square Suite 103 Rocky Mount, NC 27801	385070178300
50	130 E Thomas St Rocky Mount, NC 27801	City of Rocky Mount a NC Municipal Corp. PO Box 1180 Rocky Mount, NC 27801	385070272200
51	132 E Thomas St Rocky Mount, NC 27801	City of Rocky Mount a NC Municipal Corp. PO Box 1180 Rocky Mount, NC 27801	385070265900
52	200 E Thomas St Rocky Mount, NC 27801	City of Rocky Mount a NC Municipal Corp. PO Box 1180 Rocky Mount, NC 27801	385070365300
53	207 E Thomas St Rocky Mount, NC 27801	City of Rocky Mount PO Box 1180 Rocky Mount, NC 27801	385070258200
54	171 Albemarle Ave Rocky Mount, NC 27801	Rocky Mount Mills LLC 427 West Main St Darham, NC 27701	385070249400
55	210 Rose St Rocky Mount, NC 27801	Rocky Mount Mills LLC 427 West Main St Darham, NC 27701	385070255600
56	112 Atlantic Ave Rocky Mount, NC 27801	Rocky Mount Mills LLC 427 West Main St Darham, NC 27701	385070319200
57	161 Albemarle Ave Rocky Mount, NC 27801	Rocky Mount Mills LLC 427 West Main St Darham, NC 27701	385070237900

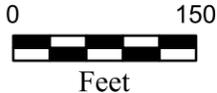


**LEGEND**

- Parcel Lines
- Property Reference Number
- Conditions are not acceptable for future residential/non-residential exposure due to the vapor intrusion pathway. As such, vapor intrusion restrictions should be implemented. As groundwater contaminant concentrations above the NCDEQ 2L Groundwater Standards are present land use controls should be implemented preventing the installation of water supply wells.
- Conditions are acceptable for future residential and non-residential exposure. As groundwater contaminant concentrations above the NCDEQ 2L Groundwater Standards are present land use controls should be implemented preventing the installation of water supply wells.
- "Area A" - This area contains impacted soils exceeding the Protection of Groudwater PSRGs a soil disturbance restriction should be implemented.

Land Use Restrictions Map  
Quality Laundry & Cleaners  
242 Tarboro Street  
Rocky Mount, NC  
DSCA Site ID DC330006

AECOM TECHNICAL SERVICES OF NORTH CAROLINA, INC  
5925 CARNEGIE BOULEVARD, SUITE 370  
CHARLOTTE, NC 28209  
TEL: (704) 553-6150  
FAX: (704) 553-6151



Drawn By: AJW - 9/28/2020  
Checked By: RHM - 9/28/2020  
Project Number: 60619033  
SHEET: Figure 6



# North Carolina Department of Public Safety

## Office of Recovery and Resiliency

Roy Cooper, Governor  
Erik A. Hooks, Secretary

Michael A. Sprayberry, Director  
Laura H. Hogshead, Chief Operating Officer

April 26, 2021

Mr. John Ellis  
United States Department of the Interior  
Fish and Wildlife Service  
Raleigh ES Field Office  
Post Office Box 33726  
Raleigh, North Carolina 27636-3726

Reference: Request for Project Review, HUD CDBG-DR  
Five Points Crossing  
213 Rose Street, 218 Tarboro Street, 226 Tarboro Street, and 242 Tarboro Street  
Rocky Mount, Edgecombe County, North Carolina  
GPS Coordinates: 35.941818, -77.793143

Dear Mr. Ellis:

North Carolina Office of Recovery and Resiliency (NCORR), under the U.S. Department of Housing and Urban Development (HUD), Community Development Block Grant Disaster Recovery (CDBG-DR) program is considering funding a housing project at the above listed addresses in order to assist the City of Rocky Mount recover from damages resulting from Hurricane Matthew occurring September 28 through October 10, 2016. Through HUD's CDBG-DR program, NCORR provides federal grant assistance for the repair, replacement or restoration of disaster damaged housing facilities. Pursuant to the Endangered Species Act (ESA) of 1973, as amended, NCORR is hereby requesting informal consultation for the above-referenced project.

The proposed project site is located northeast of Tarboro Street between Rose Street and Atlantic Avenue in Rocky Mount, Edgecombe County, North Carolina (Figures 1 and 2). The site is approximately 1.33 acres in size and is currently used for parking. Evidence of building slabs appear on aerial photography. The proposed project is a four-story, multi-family apartment building containing 50 units and associated amenities including a laundry room, mail area, office, multipurpose room with kitchen, tenant storage, playground, covered picnic area, outdoor sitting areas, exercise room, and covered patio with seating. The proposed building is 56,425 square feet in area.

According to a review of historical Sanborn maps and aerial photographs, the subject property was originally developed with dwellings from 1901 until 1923. Commercial development was present on the site from at least 1912. Based on this information, the site has been historically disturbed for over 100 years.

Mailing Address:  
Post Office Box  
110465  
Durham, NC 27709



An Equal Opportunity

Telephone:  
984.833.5350  
[www.ncdps.gov](http://www.ncdps.gov)  
[www.rebuildnc.gov](http://www.rebuildnc.gov)

ECS reviewed the U.S. Fish & Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) website. According to the USFWS IPaC website, 4 species are listed in the vicinity of the project area. Following is information regarding the listed species obtained from the USFWS website:

**Neuse River Waterdog** (*Necturus lewisi*) proposed threatened:

The Neuse River waterdog specific habitat characteristics include low current velocity streams which are generally wider than 15 meters. The fully aquatic salamander never leaves the water due to the use of external gills to obtain oxygen from water. The species thrives in cold water and is more active when water is near freezing. The waterdogs spend the majority of time under large granite rocks or in burrows, but move to leaf beds over mud banks in early spring.

**Carolina Madtom** (*Noturus furiosus*) proposed endangered:

The Carolina madtom is found in riffles, runs, and pools in medium to large freshwater streams and rivers with year-round flow. Optimal substrate for the Carolina madtom is predominantly silt-free, stable, gravel and cobble bottom habitat, and it must have cover for nest sites, including under rocks, bark, relic mussel shells, and even cans and bottles.

**Atlantic Pigtoe** (*Fusconaia masoni*) proposed threatened:

The Atlantic pigtoe habitat includes coarse sand and gravel. Historically, the best populations existed in small creeks to larger rivers with excellent water quality, where flows were sufficient to maintain clean, silt-free substrates.

**Tar River Spiny mussel** (*Elliptio steinstansana*) endangered:

The Tar River spiny mussel habitat includes relatively silt-free unconsolidated beds of coarse sand and gravel in relatively fast-flowing, well oxygenated stream reaches. It is found in association with other mussels, but it is never very numerous.

Since the habitats of these four species includes surface waters, none of these habitats are anticipated to be present on the project property. The nearest water body that may be sufficient to provide habitat for these species is over 4,500 feet northeast of the project area. A prominent habitat requirement of these species includes silt-free conditions. Therefore, proper best management practices should be implemented during construction activities to prevent erosion from occurring and impacting water bodies that may provide habitat to these species. However, it is unlikely that silt erosion from this project will migrate to potential habitat for any of the above listed species.

Therefore, in accordance with Section 7 of the ESA and its implementing regulations through 50 CFR Part 402, NCORR has determined that the proposed construction of the multi-family apartment building is not likely to adversely affect threatened or endangered species or their designated critical habitats.

To facilitate NCORR's evaluation of this project, written concurrence with this determination is requested. Your prompt response would be greatly appreciated, and may be submitted in writing

Mailing Address:  
Post Office Box  
110465  
Durham, NC 27709



Telephone:  
984.833.5350  
[www.ncdps.gov](http://www.ncdps.gov)  
[www.rebuildnc.gov](http://www.rebuildnc.gov)

to the following address: P.O. Box 110465, Durham, NC 27709 Attn: Stephanie Richardson or via email (preferred) at [stephanie.richardson@ncdps.gov](mailto:stephanie.richardson@ncdps.gov).

Should you have any questions regarding this project, please do not hesitate to contact me via email listed above. Thank you in advance for your attention to this matter.

Sincerely,

*W. Stephanie Richardson*

W. Stephanie Richardson  
North Carolina Office of Recovery and Resiliency  
Environmental Manager  
PO Box 110465  
Durham, North Carolina 27709  
984-232-1958

Enclosures: Project maps

Mailing Address:  
Post Office Box  
110465  
Durham, NC 27709



Telephone:  
984.833.5350  
[www.ncdps.gov](http://www.ncdps.gov)  
[www.rebuildnc.gov](http://www.rebuildnc.gov)



# United States Department of the Interior

## FISH AND WILDLIFE SERVICE

Raleigh ES Field Office

551-F Pylon Drive

Raleigh, North Carolina 27606

May 12, 2021

Stephanie Richardson  
NCORR  
PO Box 110465  
Durham, NC 27709

Re: Five Points Crossing Apartments – Edgecombe County

Dear Mrs. Richardson:

This letter is to inform you that the Service has established an on-line project planning and consultation process which assists developers and consultants in determining whether a federally-listed species or designated critical habitat may be affected by a proposed project. For future projects, please visit the Raleigh Field Office's project planning website at <https://www.fws.gov/raleigh/pp.html>. If you are only searching for a list of species that may be present in the project's Action Area, then you may use the Service's Information, Planning, and Consultation System (IPaC) website to determine if any listed, proposed, or candidate species may be present in the Action Area and generate a species list. The IPaC website may be viewed at <https://ecos.fws.gov/ipac/>. The IPaC web site contains a complete and frequently updated list of all endangered threatened species protected by the provisions of the Endangered Species Act of 1973, as amended (16 U.S.C. 1531 et seq.)(Act), a list of federal species of concern<sup>1</sup> that are known to occur in each county in North Carolina, and other resources.

Section 7 of the Act requires that all federal agencies (or their designated non-federal representative), in consultation with the Service, insure that any action federally authorized, funded, or carried out by such agencies is not likely to jeopardize the continued existence of any federally-listed endangered or threatened species. A biological assessment or evaluation may be prepared to fulfill that requirement and in determining whether additional consultation with the Service is necessary. In addition to the federally-protected species list, information on the species' life histories and habitats and information on completing a biological assessment or

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<sup>1</sup> The term "federal species of concern" refers to those species which the Service believes might be in need of concentrated conservation actions. Federal species of concern receive no legal protection and their designation does not necessarily imply that the species will eventually be proposed for listing as a federally endangered or threatened species. However, we recommend that all practicable measures be taken to avoid or minimize adverse impacts to federal species of concern.

evaluation and can be found on our web page at <http://www.fws.gov/raleigh>. Please check the web site often for updated information or changes.

If your project contains suitable habitat for any of the federally-listed species known to be present within the county where your project occurs, the proposed action has the potential to adversely affect those species. As such, we recommend that surveys be conducted to determine the species' presence or absence within the project area. The use of North Carolina Natural Heritage program data should not be substituted for actual field surveys.

If you determine that the proposed action may affect (i.e., likely to adversely affect or not likely to adversely affect) a federally-protected species, you should notify this office with your determination, the results of your surveys, survey methodologies, and an analysis of the effects of the action on listed species, including consideration of direct, indirect, and cumulative effects, before conducting any activities that might affect the species. If you determine that the proposed action will have no effect (i.e., no beneficial or adverse, direct or indirect effect) on federally listed species, then you are not required to contact our office for concurrence (unless an Environmental Impact Statement is prepared). However, you should maintain a complete record of the assessment, including steps leading to your determination of effect, the qualified personnel conducting the assessment, habitat conditions, site photographs, and any other related articles.

With regard to the above-referenced project, we offer the following remarks. Our comments are submitted pursuant to, and in accordance with, provisions of the Endangered Species Act.

Based on the information provided and other information available, it appears that the proposed action is not likely to adversely affect any federally-listed endangered or threatened species, their formally designated critical habitat, or species currently proposed for listing under the Act at these sites. We believe that the requirements of section 7(a)(2) of the Act have been satisfied for your project. Please remember that obligations under section 7 consultation must be reconsidered if: (1) new information reveals impacts of this identified action that may affect listed species or critical habitat in a manner not previously considered; (2) this action is subsequently modified in a manner that was not considered in this review; or, (3) a new species is listed or critical habitat determined that may be affected by the identified action.

However, the Service is concerned about the potential impacts the proposed action might have on aquatic species. Aquatic resources are highly susceptible to sedimentation. Therefore, we recommend that all practicable measures be taken to avoid adverse impacts to aquatic species, including implementing directional boring methods and stringent sediment and erosion control measures. An erosion and sedimentation control plan should be submitted to and approved by the North Carolina Division of Land Resources, Land Quality Section prior to construction. Erosion and sedimentation controls should be installed and maintained between the construction site and any nearby down-gradient surface waters. In addition, we recommend maintaining natural, vegetated buffers on all streams and creeks adjacent to the project site.

The North Carolina Wildlife Resources Commission has developed a Guidance Memorandum (a copy can be found on our website at (<http://www.fws.gov/raleigh>) to address and mitigate secondary and cumulative impacts to aquatic and terrestrial wildlife resources and water quality.

We recommend that you consider this document in the development of your projects and in completing an initiation package for consultation (if necessary).

We hope you find our web page useful and informative and that following the process described above will reduce the time required, and eliminate the need, for general correspondence for species' lists. If you have any questions or comments, please contact John Ellis of this office at (919) 856-4520 ext. 26.

Sincerely,

A handwritten signature in blue ink that reads "John Ellis for". The signature is written in a cursive style.

Pete Benjamin  
Field Supervisor



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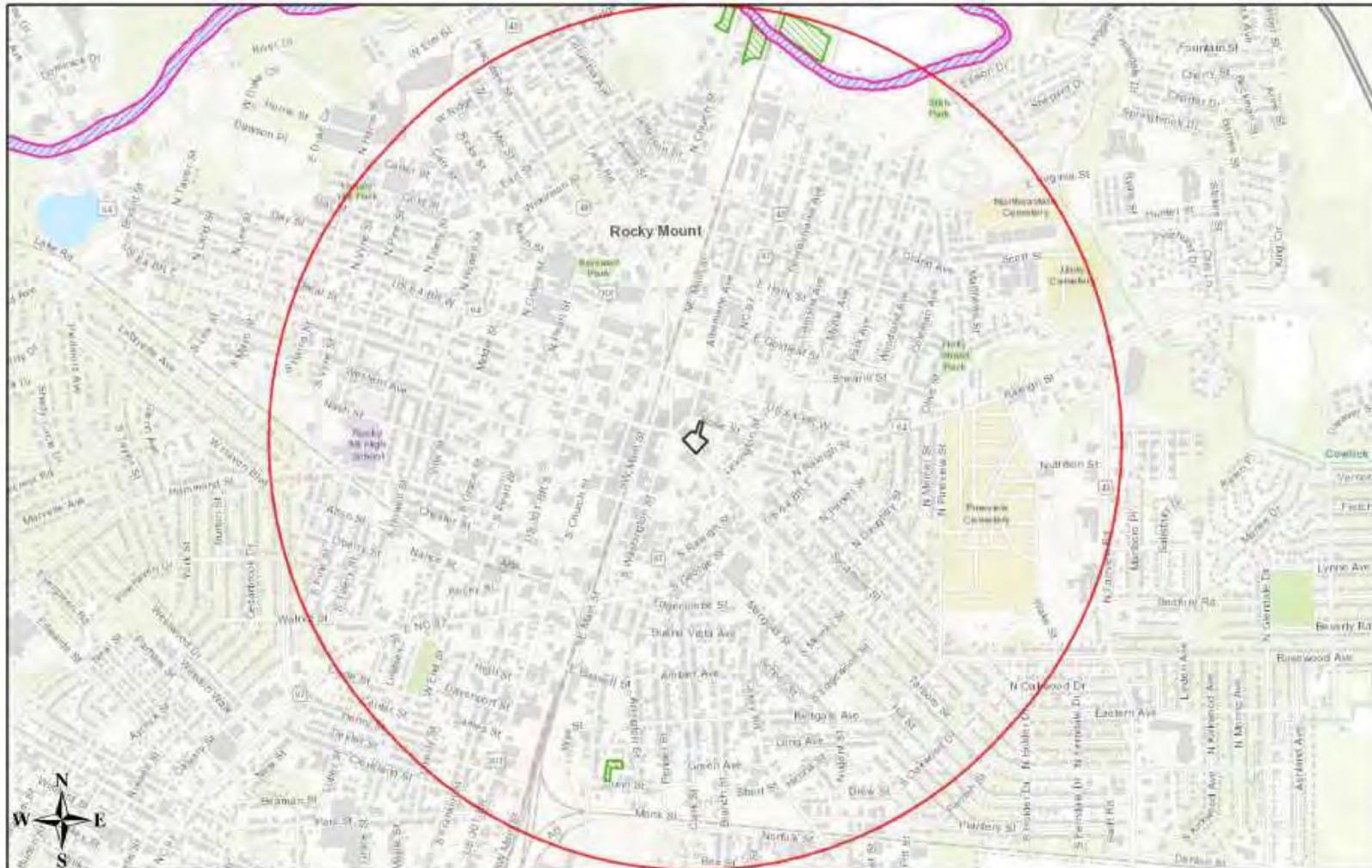
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N' ye v Y b x f tvx	N' ye v Y	Wvt R x x	

Oxy ''' t wt x t t' y t wx'z t' t wv wx vt uxy wt : [07 v' wx6t x x x6 z7 x](#) 60t t x zx x t xw L ' : 84: 8: 9 vxDa Na Sc4d= Ut t : 8: 9c xt x

x u ' ' y t' x x 'y x 't x xt xt x uxy x xv ''t' t x 'y t' ' v ' t twxw 'x aNaSc wt tut x6

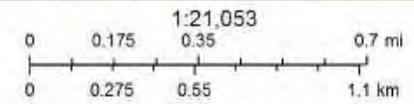
ctzx; y=

# NCNHDE-14510: Five Points Crossing Apartments



April 20, 2021

- Project Boundary
- Buffered Project Boundary
- NHP Natural Area (NHNA)
- Managed Area (MAREA)



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

**GRADING AND EARTHWORK NOTES**

- APPROVAL OF THIS PLAN PERMITS ONLY THOSE CLEARING AND GRADING ACTIVITIES LISTED WITHIN THIS PLAN. THIS PLAN DOES NOT PERMIT THE CONSTRUCTION OF ANY IMPERVIOUS SURFACE OR STRUCTURE.
- APPROVAL OF THIS PLAN CONSTITUTES APPROVAL FROM THE CITY OF ROCKY MOUNT ONLY. ADDITIONAL APPROVALS (SUCH AS 401-404 WETLANDS, ETC.) MAY BE REQUIRED PRIOR TO AUTHORIZATION TO BEGIN CLEARING AND GRADING. COPIES OF ALL ADDITIONAL APPROVALS MUST BE PROVIDED TO THE DEPARTMENT OF ENGINEERING UPON REQUEST.
- A COPY OF THE APPROVED SEDIMENTATION AND EROSION CONTROL PLAN MUST BE KEPT ON SITE AT ALL TIMES IN A PERMIT BOOK THAT IS CONSPICUOUSLY LOCATED AND EASILY ACCESSIBLE DURING CONSTRUCTION.
- THE APPROVED PLAN SHOULD BE CONSIDERED AS DEPENDING ON THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES SHALL BE PUT IN PLACE AS NEEDED TO ENSURE THAT NO SEDIMENT IS RELEASED FROM THE SITE.
- EROSION CONTROL MEASURES SHALL BE CONSTRUCTED PRIOR TO ANY CLEARING OR GRADING ACTIVITIES BEYOND THE NECESSARY TO INSTALL SUCH MEASURES. APPROVAL OF CONSTRUCTED EROSION CONTROL MEASURES SHALL BE OBTAINED IN WRITING FROM ENGINEERING DEPARTMENT STAFF PRIOR TO SITE CLEARING AND GRADING. CONTACT CITY OF ROCKY MOUNT ENGINEERING INSPECTOR BILL BRIDGEN AT (252) 343-1396 TO INSPECT EROSION CONTROL MEASURES PRIOR TO ANY GRADING ACTIVITIES.
- CITY OF ROCKY MOUNT ENGINEERING DEPARTMENT PERSONNEL MUST BE GRANTED ACCESS UPON REASONABLE REQUEST TO ANY AND ALL AREAS OF THE SUBJECT SITE FOR THE INSPECTION OF SEDIMENTATION AND EROSION CONTROL ADEQUACY.
- ADDITIONAL EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED TO PREVENT OFFSITE SEDIMENTATION. THESE PLANS MUST BE MODIFIED AND SUBMITTED TO THE DEPARTMENT OF ENGINEERING WITHIN FIVE BUSINESS DAYS FOR APPROVAL AND ADDITION TO THEIR RECORDS.
- ANY GRADING BEYOND THE LIMITS OF DISTURBANCE SHOWN ON THE APPROVED PLAN IS IN VIOLATION OF THE CITY OF ROCKY MOUNT LAND DEVELOPMENT CODE AND THE N.C. SEDIMENTATION AND POLLUTION CONTROL ACT. SUCH VIOLATIONS MAY RESULT IN FINES TO THE PROPERTY OWNER(S).
- THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL TAKE ALL THE NECESSARY PRECAUTIONS TO ENSURE THAT PAINTS, LIQUID WASTES, DEMOLITION MATERIALS, CONCRETE AND CEMENT DO NOT ENTER STREAMS OR STORM DRAINS OR HAVE CONTACT WITH SURFACE WATERS, WETLANDS OR BUFFERS. FAILURE TO DO SO WILL BE CONSIDERED A VIOLATION OF THE NPDES GENERAL PERMIT AND/OR FOR CONSTRUCTION ACTIVITIES AND MAY RESULT IN STATE OR FEDERAL CIVIL OR CRIMINAL PENALTIES.
- CONTRACTOR SHALL CONTACT EROSION CONTROL INSPECTOR 48 HOURS BEFORE CONSTRUCTION.
- REFER TO EROSION CONTROL PLAN FOR CONSTRUCTION SEQUENCE REQUIREMENTS.
- ANY GRADING BEYOND THE DISTURBED AREA INDICATED ON THE CONSTRUCTION DOCUMENTS IS A VIOLATION OF EROSION CONTROL ORDINANCES AND IS SUBJECT TO THE PENALTIES THEREOF.
- APPROVAL OF THIS PLAN DOES NOT AUTHORIZE TO GRADE EXHAUST PIPERIFES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE WETLANDS PROTECTION DIVISION. EROSION CONTROL PLAN WILL BE REVISED IF LIMITS OF DISTURBANCE CHANGE.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTIONS PRIOR TO PROCEEDING.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION.
- LIMITS OF CLEARING SHOWN ON GRADING PLAN ARE BASED UPON THE APPROXIMATE CUT AND FILL SLOPE LIMITS, OR OTHER GRADING REQUIREMENTS.
- ALL ELEVATIONS ARE IN REFERENCE TO THE SITE BENCHMARK. CONTRACTOR SHALL VERIFY THE BENCHMARK PRIOR TO CONSTRUCTION. ELEVATIONS SHOWN WITHIN ROADSIDE MARKING LIMITS AND HIGHWAY RIGHT-OF-WAY ARE REFLECTED ON THE ROADWAY PAVEMENT. REFER TO THE PAVEMENT CROSS SECTION FOR THE EXISTING PROFILE. ELEVATIONS ON ADJACENT COURSE ELEVATIONS TO BE COMPLETED UNDER THIS CONTRACT.
- GRADES SHALL BE ESTABLISHED TO PROVIDE A SMOOTH SURFACE FREE FROM IRREGULAR SURFACE CHANGES. GRADING SHALL COMPLY WITH COMPACTION REQUIREMENTS AND GRADE CROSS SECTION LIMITS AND ELEVATION REQUIREMENTS.
- WHERE NO SPOT GRADES ARE INDICATED, THE GRADE SHALL BE ESTABLISHED BASED ON INTERPOLATION OF THE ELEVATIONS BETWEEN ADJACENT SPOT GRADES WHILE MAINTAINING APPROPRIATE TRANSITION AT STRUCTURES AND PAVING, AND UNINTERRUPTED DRAINAGE FLOW INTO DRAINS.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE SUCH THAT RUNOFF WILL DRAIN BY GRAVITY FLOW ACROSS NEW GRADED AREAS TO NEW OR EXISTING DRAINAGE SLEETS OR SHEET PILE OVERLAND.
- ALL SIDEWALKS, STAIRS, TERRACES, AND OTHER PAVED AREAS SHALL SLOPE AWAY FROM BUILDINGS.
- ALL FILL SHALL BE PLACED IN A MAXIMUM OF 8-INCH LIFTS AND COMPACTED. ALL FILL WITHIN LIMITS OF BUILDING AND PERMIT SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM STANDARD PROCTOR DENSITY.
- FILL WITH LANDSCAPE AREAS SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM STANDARD PROCTOR DENSITY. MAXIMUM STANDARD PROCTOR DENSITIES SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D 1557.
- ALL PROJECT SUBGRADE SHALL BE INSPECTED BY THE ENGINEER. IF THE ENGINEER DETERMINES THAT UNSATISFACTORY RESULTS ARE PRESENT, THE UNSATISFACTORY MATERIAL SHALL BE REMOVED AND REPLACED WITH COMPACTED BACKFILL. SUCH ADDITIONAL AUTHORIZED EXCAVATION SHALL BE PAID FOR ACCORDING TO THE CONTRACT PROVISIONS FOR UNIT PRICE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL FILL AND BACKFILL MATERIAL WITHIN 3 PERCENT OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D 1557. SOIL MATERIAL THAT EXCEEDS THE OPTIMUM MOISTURE CONTENT BY 1 PERCENT OR MORE, AND IS TO BE TIGHTLY COMPACTED TO THE SPECIFIED SOIL TYPE, SHALL BE COVERED AND MOISTURE LOST.
- CONTRACTOR SHALL PROVIDE ALL Dewatering MEASURES NECESSARY, INCLUDING WELL POINTS, DEEP PUMPS, TEMPORARY SHORING, ETC., TO INSURE COMPLETION OF STABLE EXCAVATION AND BACKFILL OPERATIONS. GROUNDWATER SHALL BE MAINTAINED A MINIMUM OF 2 FT. BELOW THE BOTTOM OF ALL EXCAVATIONS.
- CONTRACTOR SHALL CONSULT WITH THE ENGINEER AND PROVIDE ANY AND ALL SHOWING DETERMINED TO BE NEEDED TO PROTECT EXISTING BUILDING FOUNDATIONS OR OTHER ADJACENT IMPROVEMENTS.
- ALL GRADED OR DISTURBED AREAS BEYOND THE LIMITS OF PAVING, SIDEWALKS, BUILDINGS, ETC., THAT ARE NOT OTHERWISE LANDSCAPED PER LANDSCAPING PLAN, SHALL BE STABILIZED WITH A NEW LAWN SEEDING IN ACCORDANCE WITH THE SEEDING SPECIFICATIONS. CONTRACTOR SHALL MAINTAIN SEEDED AREA UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- CONTRACTOR SHALL LANDSCAPE PER THE SEEDING SPECIFICATIONS. CONTRACTOR SHALL NOTIFY CITY OF ROCKY MOUNT PRIOR TO CONSTRUCTION AND ORDERING OF ANY MATERIALS. IF CONDITIONS ARE ENCOUNTERED DIFFERENT FROM THOSE SHOWN, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY AND ADJUSTMENTS SHALL BE MADE.
- SELECT FILL SHALL BE CLASS II TYPE 2 SELECT MATERIAL.

- CONSTRUCTION SCHEDULE:**
- OBTAIN PLAN APPROVALS AND ALL APPLICABLE PERMITS (45 DAYS)
  - INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE (1 DAY)
  - REMOVE EXISTING GRAVEL ASPHALT AND CONCRETE ALONG THE PERIMETER OF PROJECT SITE AS NECESSARY TO ALLOW FOR THE INSTALLATION OF SILT FENCES (2 DAYS)
  - INSTALL PERMANENT PERIMETER SEDIMENT FENCES AS THE FIRST CONSTRUCTION ACTIVITY PRIOR TO THE INSTALLATION OF ANY FILL (1 DAY)
  - PERFORM GRADING ACTIVITIES AND BUILDING PAD (14 DAYS)
  - INSTALL STORM DRAINAGE PIPES AND STRUCTURES (7 DAYS)
  - INSTALL EROSION CONTROL MEASURES AT ENDS OF STORM DRAINAGE PIPES AND INLETS (1 DAY)
  - INSTALL UNDERGROUND UTILITIES (14 DAYS)
  - FINE GRADE PARKING LOT & BUILDING PAD (14 DAYS)
  - APPLY TEMPORARY SEEDING TO ALL DISTURBED AREAS WHERE WORK IS DELAYED AND/OR WHERE WORK IS COMPLETE (1 DAY)
  - INSTALL CURB AND GUTTER, SIDEWALKS, AND HC RAMPS (14 DAYS)
  - INSTALL CURB UNDER ASPHALT (3 DAYS)
  - FINE GRADE OPEN AREAS TO BE SOODED (1 DAY)
  - SOIL EXPOSED AREAS (1 DAY)
  - PERFORM THICKNESS AND COMPACTION TESTING ON CARBONY (OWNER) (1 DAY)
  - PAVE PARKING LOT AND STRIPE (3 DAYS)
  - PERFORM THICKNESS AND COMPACTION TESTING ON ASPHALT (BY OWNER) (1 DAY)
  - ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES MAY BE REQUIRED BY THE CITY OR ENGINEER IF DEEMED NECESSARY (1 DAY)
  - FINE GRADE AND MAINTAIN ALL LANDSCAPED AREAS (1 DAY)
  - REMOVE ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES UPON COMPLETION AND STABILIZATION OF PROJECT (480% (1 DAY)

DISTURBED AREA = 1.4 ACRES

NOTE: DISTURBED AREAS TO BE STABILIZED WITH CENTIPESSE 300L

GRADING SCALE: 1" = 20'

SHEET 6 OF 10  
EROSION CONTROL PLAN

**FIVE POINTS CROSSING**

REFERENCE: DEED BOOK 1074, PAGE 403; DEED BOOK 1654, PAGE 1002; DEED BOOK 1633, PAGE 454 AND DEED BOOK 1639, PAGE 1176 OF THE EDGECOMBE COUNTY REGISTER OF DEEDS

CITY OF ROCKY MOUNT, EDGECOMBE COUNTY, N.C.

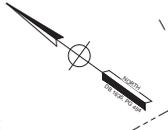
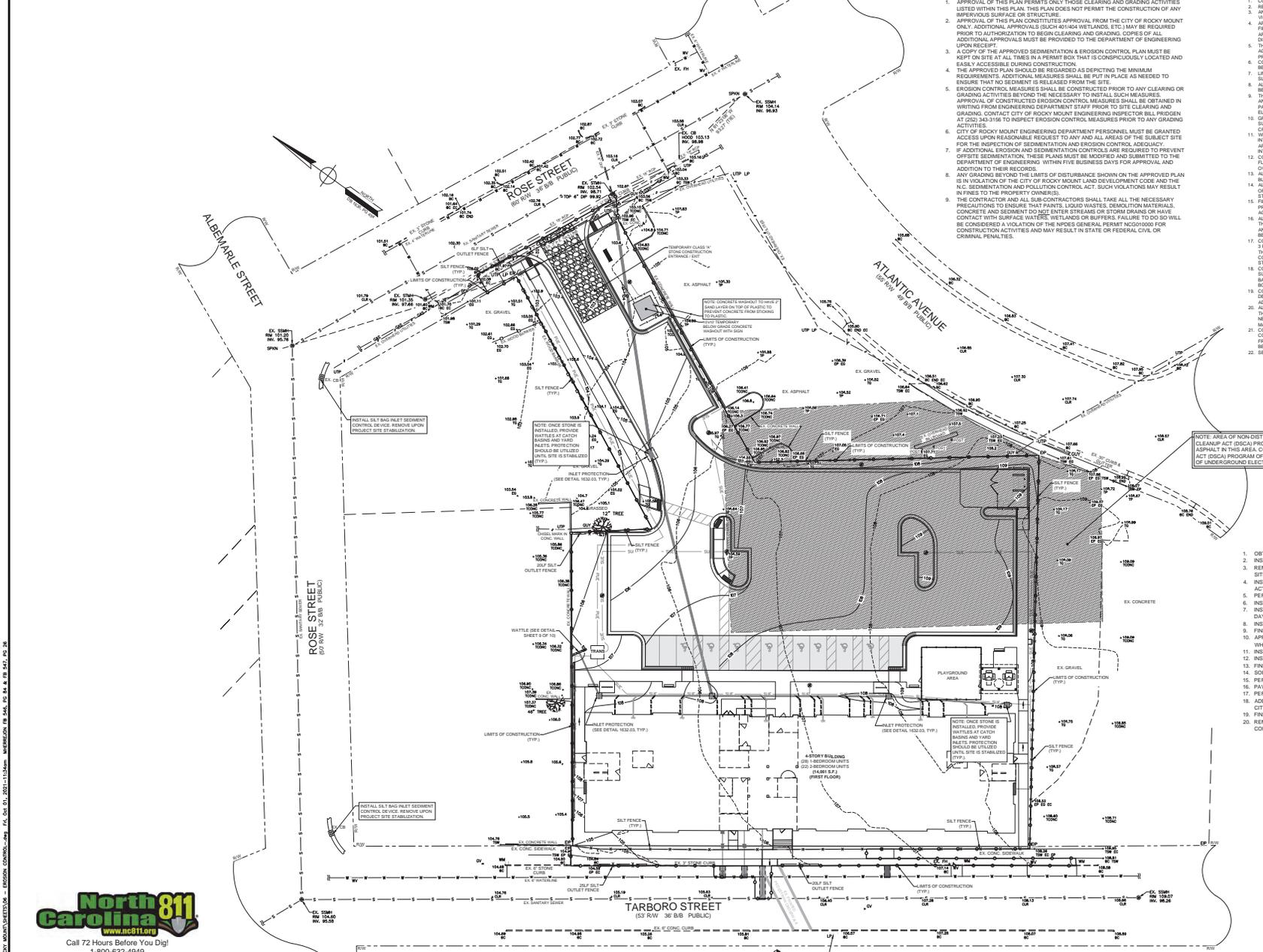
OWNER: CITY OF ROCKY MOUNT  
ADDRESS: PO BOX 1180  
ROCKY MOUNT, NC 27802

PHONE: (252) 852-1525  
DESIGNED BY: [ ]  
CHECKED BY: [ ]  
DATE: 10/01/2021  
SCALE: 1" = 20'

Baldwin Design Consultants, PA  
CONSULTANTS - PLANNING  
1700 S. WILSON BLVD., SUITE 200  
ROCKY MOUNT, NC 27802  
PHONE: 252-764-3300

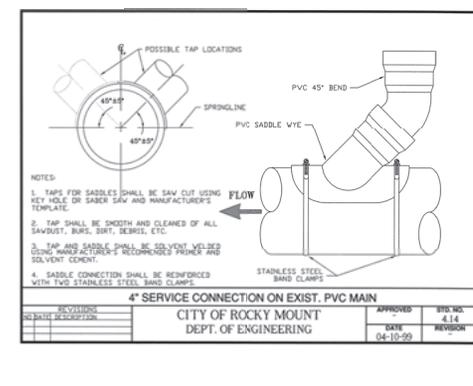
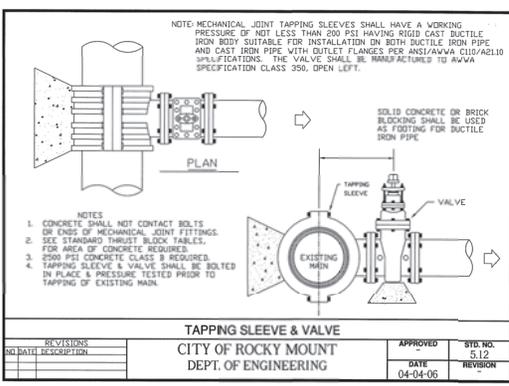
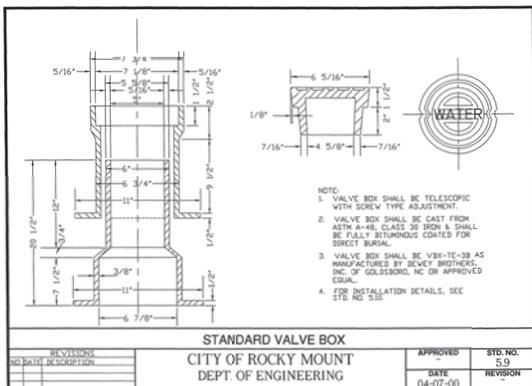
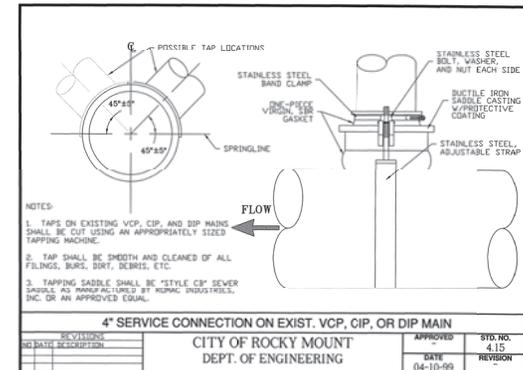
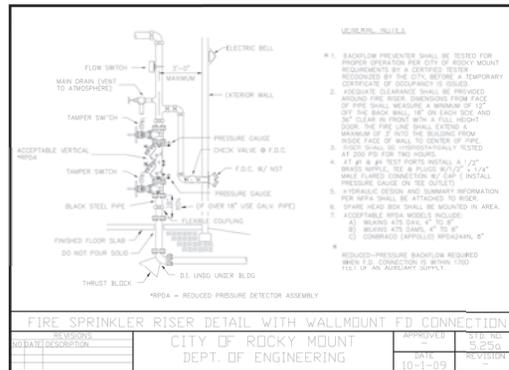
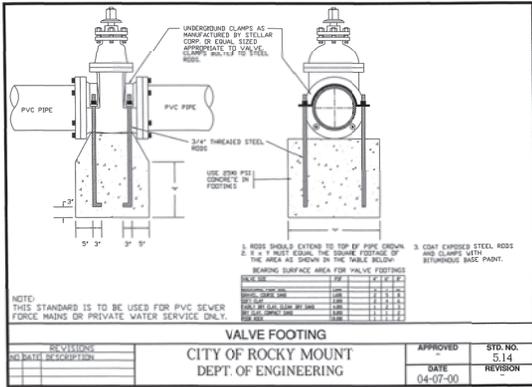
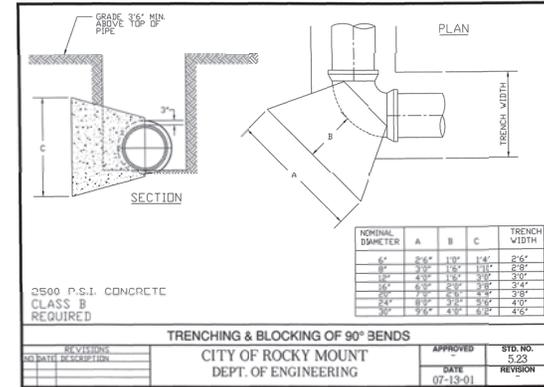
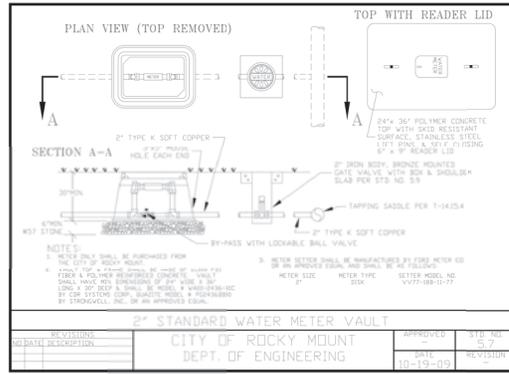
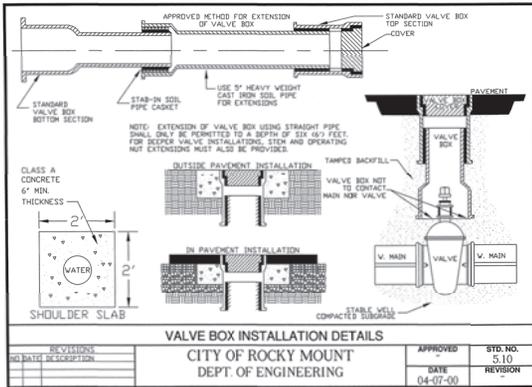
email: bdm@baldwindesignconsultants.com

**EROSION CONTROL NOTES:**



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE SAFETY OF THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT ARE TO BE PLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION OR LOCAL JURISDICTION.
- WHOEVER IS MORE STRINGENT SMOKING SHALL BE IN ACCORDANCE WITH OSHA TRAINING STANDARDS, 29 PART 1926, SUBPART 'OR AS AMENDED.





SHEET 10 OF 10  
SANITARY SEWER & WATERLINE SYSTEM DETAILS

**FIVE POINTS CROSSING**

REFERENCE: DEED BOOK 1074, PAGE 403, DEED BOOK 1654, PAGE 1402;  
DEED BOOK 1633, PAGE 464 AND DEED BOOK 1633, PAGE 1176 OF THE  
EDGECOMBE COUNTY REGISTER OF DEEDS

CITY OF ROCKY MOUNT, EDGECOMBE COUNTY, N.C.

OWNER: CITY OF ROCKY MOUNT  
ADDRESS: PO BOX 1180  
ROCKY MOUNT, NC 27802

PHONE: (252) 327-8100

**Baldwin Design Consultants, PA**  
DESIGNER - SAH  
CHECKED - JH  
SCALE - NA

DESIGNED - NA  
DATE - 10/01/02  
DRAWN - MMV  
DATE - 10/01/02  
CHECKED - JH  
SCALE - NA

email: sahn@baldwindesignconsultants.com

## James C. Bevers, P.E.

---

**From:** William Hale <William.Hale@rockymountnc.gov>  
**Sent:** Tuesday, June 22, 2021 11:28 AM  
**To:** James C. Bevers, P.E.  
**Cc:** Ryan Johnson; Karen Murray; Tracey Drewery  
**Subject:** [EXTERNAL] Re: Five Point Crossing- Tarboro St

Mr. Bevers,

Unfortunately, we do not have a database specifically tracking above ground storage tanks other than generic operational permits for flammable liquids. Usually these are issued to gas stations that use underground tanks. We can provide a list of these facilities within a 1-mile radius, but I am not sure if you would consider gas stations "hazardous" in the sense of what HUD is looking for. I am confident that there are some above ground tanks present along with other general hazards in a 1-mile radius given the industrial nature of our downtown area and proximity to the railroad. Likely any existing above ground tanks nearby are used to supply diesel generators. This specific tank use has not been interpreted to require a permit by our office in the past, so we do not have any records indicating their whereabouts. I will continue to investigate our records and let you know if I discover any additional information.

Please give me a call or reply if we can provide any additional information.

I have provided a link from the NC DEQ with some language regarding AST registration. They are probably a better resource for any specific questions regarding AST questions.

<https://deq.nc.gov/about/divisions/waste-management/ust/ast-program>

### NC DEQ: Aboveground Storage Tanks

Registration of Aboveground Storage Tanks (ASTs) Aboveground storage tanks are only required to be registered with NCDEQ – Underground Storage Tanks (UST) Section if they meet the definition of an Oil Terminal Facility. Most ASTs do not meet this definition and do not require registration.

deq.nc.gov

William W Hale

Fire Marshal  
City of Rocky Mount Fire Department  
(252)-972-1377 Office  
(252)-343-3127 Mobile  
william.hale@rockymountnc.gov

**“Do the best you can until you know better. Then when you know better, do better.”**

– Maya Angelou

Email sent to and from this address is subject to the North Carolina Public Records Law.

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**From:** James C. Bevers, P.E. <jbevers@ecslimited.com>  
**Sent:** Tuesday, June 22, 2021 9:27 AM  
**To:** William Hale <William.Hale@rockymountnc.gov>  
**Cc:** Ryan Johnson <ryan.johnson@rockymountnc.gov>; Karen Murray <karen.murray@rockymountnc.gov>  
**Subject:** FW: Five Point Crossing- Tarboro St

First off, I thank you all for your assistance with this. I see the conversation below and appreciate the attention you have put towards this request.

William,

I understand the difficulty of this request and I agree that 1-mile is a bit much, but that is what HUD is requesting. Unfortunately, I do not have a request for a specific hazard. In lieu of requesting for specific hazards, do you have the capability of generating a list of aboveground storage tanks that might be in a database at your department that staff needed to inspect or have a response to? If not, that is fine, but this is just what needs to be done as part of this type of due diligence.

Thanks!

**JAMES C. BEVERS, P.E.** | Environmental Staff Project Manager  
**ECS SOUTHEAST, LLP** | T 828.665.2307 | D 828.785.4179 | C 828.575.7183  
www.ecslimited.com

*Confidential/proprietary message/attachments. Delete message/attachments if not intended recipient.*

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**From:** Ryan Johnson <ryan.johnson@rockymountnc.gov>  
**Sent:** Tuesday, June 22, 2021 9:15 AM  
**To:** James C. Bevers, P.E. <jbevers@ecslimited.com>  
**Subject:** [EXTERNAL] Five Point Crossing- Tarboro St

Mr. Bevers,

Please see below.

According to GIS these addresses are:

242 Tarboro ST  
226 Tarboro St  
218 Tarboro St  
213 Rose St

I have researched our files and do not have anything on any of these addresses.

Karen S. Murray  
Administrative Secretary  
City of Rocky Mount Fire Department

404 S Church Street  
Rocky Mount, NC 27804  
[karen.murray@rockymountnc.gov](mailto:karen.murray@rockymountnc.gov)

Thanks Karen. I looked and visually confirmed that there are no above ground tanks at these locations.

Ryan, one of the requests was **"other hazards located within a 1-mile radius of the property."**

We cannot provide a reliable report without knowing what specific hazards they are referring to. Since this is in the center of downtown, there are thousands of occupancies within a 1-mile radius with potentially hundreds of "hazards". CSX and rail-related activities comes to mind first; however, I am sure there are other industrial activities that may be considered hazardous. If the firm would like to contact us directly or provide a narrower scope of concern, we will do everything we can to assist them.

Thanks.

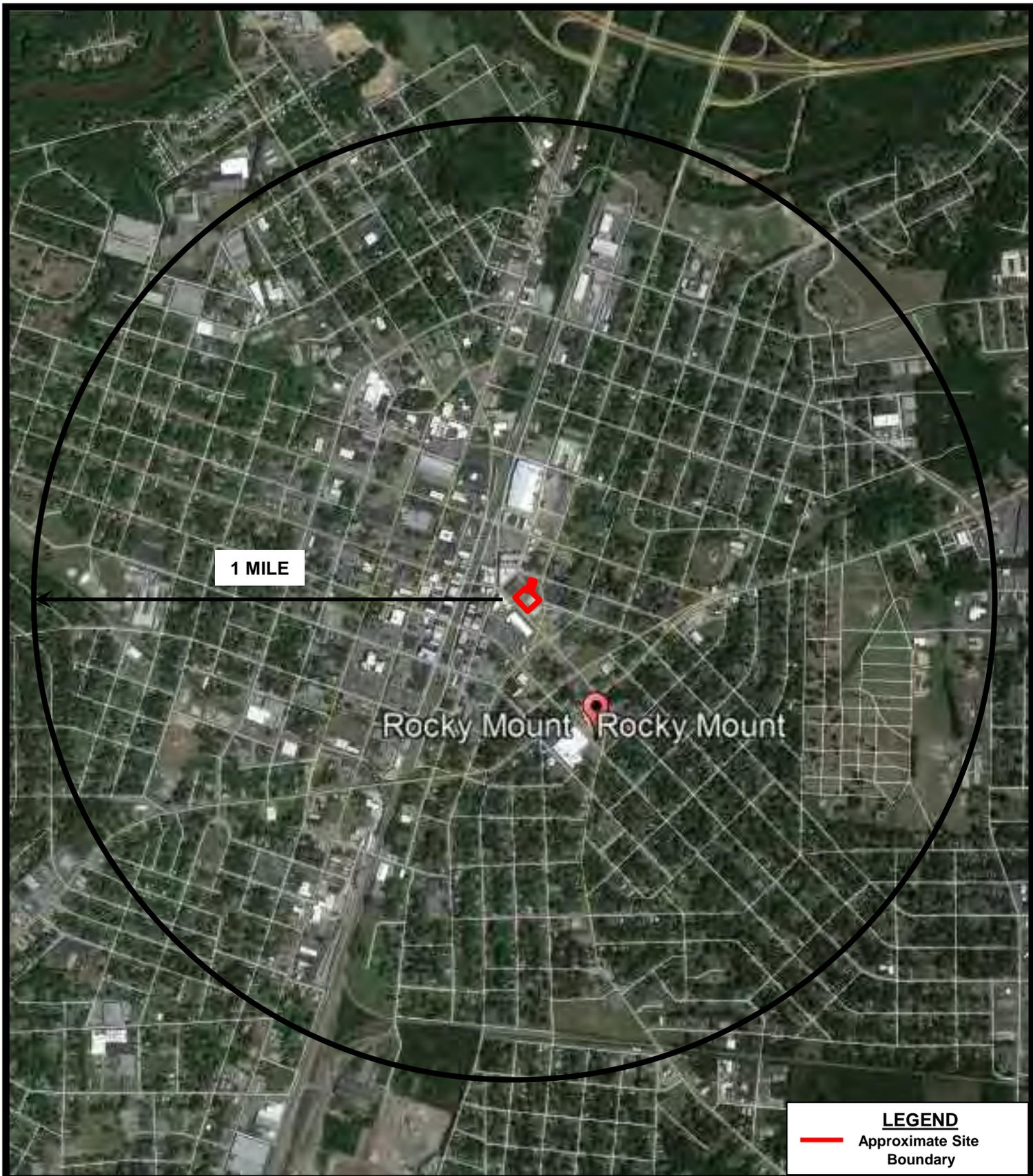
William W Hale

Fire Marshal  
City of Rocky Mount Fire Department  
(252)-972-1377 Office  
(252)-343-3127 Mobile  
[william.hale@rockymountnc.gov](mailto:william.hale@rockymountnc.gov)

Please feel free to reach out to Mr. Hale if you have any further questions or concerns.

Thank you

**Ryan Johnson**  
City of Rocky Mount  
Construction Development Coordinator  
252.972.1113



1 MILE

Rocky Mount Rocky Mount

**LEGEND**  
— Approximate Site Boundary

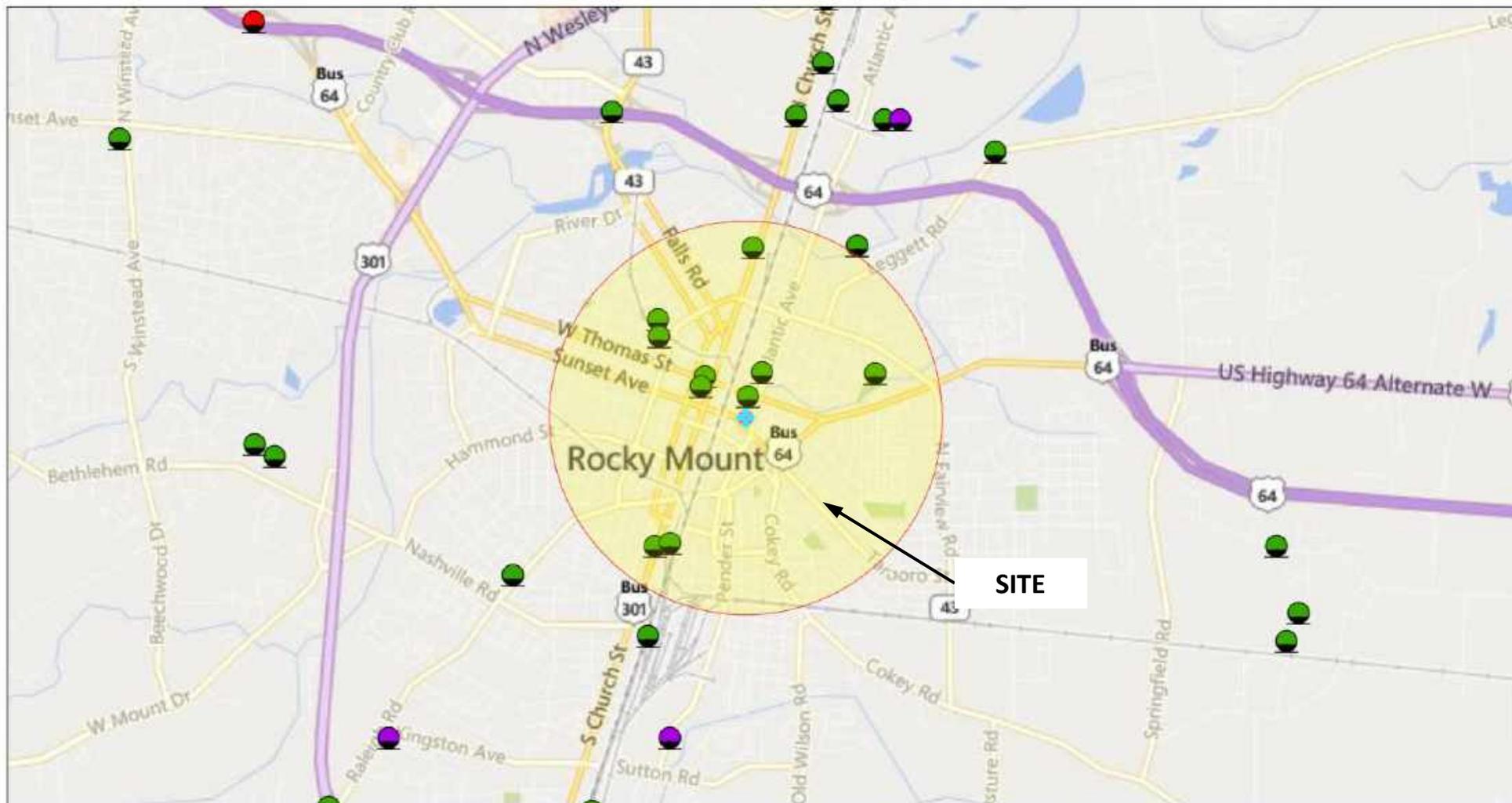
**SOURCE:**

GOOGLE EARTH  
2018 AERIAL PHOTOGRAPH

**AST 1 MILE AERIAL MAP**  
FIVE POINTS CROSSING  
TARBORO STREET  
ROCKY MOUNT, EDGECOMBE COUNTY, NC

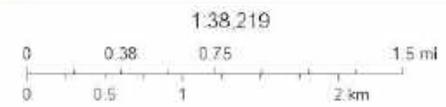
————— = 0.5 MILES

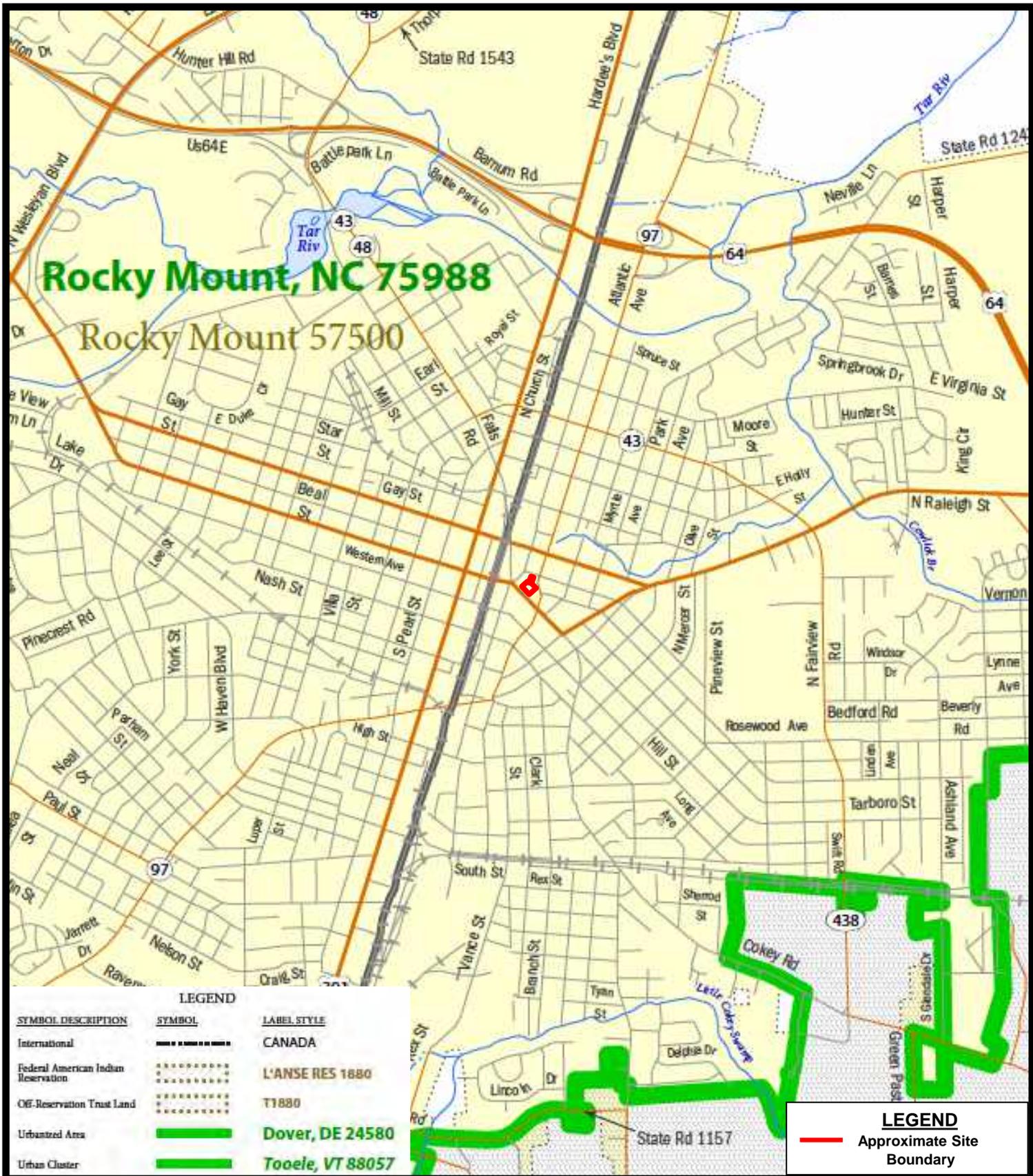
# NEPAssist AST Location Map



September 14, 2021

- Project Buffer
- AST Incidents
- Low Risk
- High Risk
- Unknown Risk
- Five Points Crossing





**Rocky Mount, NC 75988**

Rocky Mount 57500

LEGEND		
SYMBOL DESCRIPTION	SYMBOL	LABEL STYLE
International	— — — — —	CANADA
Federal American Indian Reservation	•••••	L'ANSE RES 1880
Off-Reservation Trust Land	•••••	T1880
Urbanized Area	— (thick green)	Dover, DE 24580
Urban Cluster	— (thin green)	Toolee, VT 88057

LEGEND	
— (red line)	Approximate Site Boundary

**SOURCE:**

US CENSUS BUREAU  
2010 CENSUS – URBANIZED AREA  
REFERENCE MAP

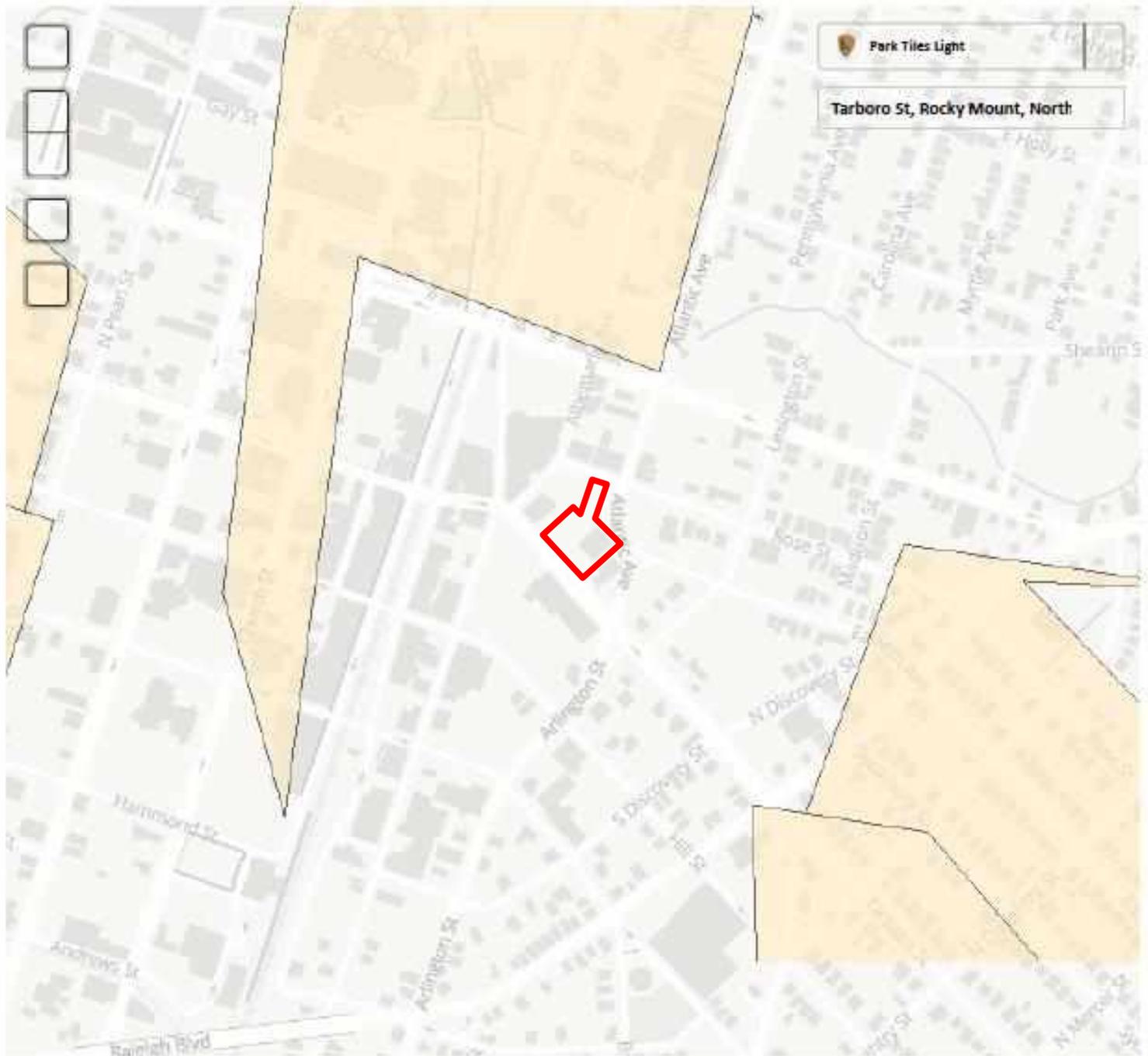
**URBANIZED AREA MAP**  
FIVE POINTS CROSSING  
TARBORO STREET  
ROCKY MOUNT, EDGECOMBE COUNTY, NC

— = 1 MILE

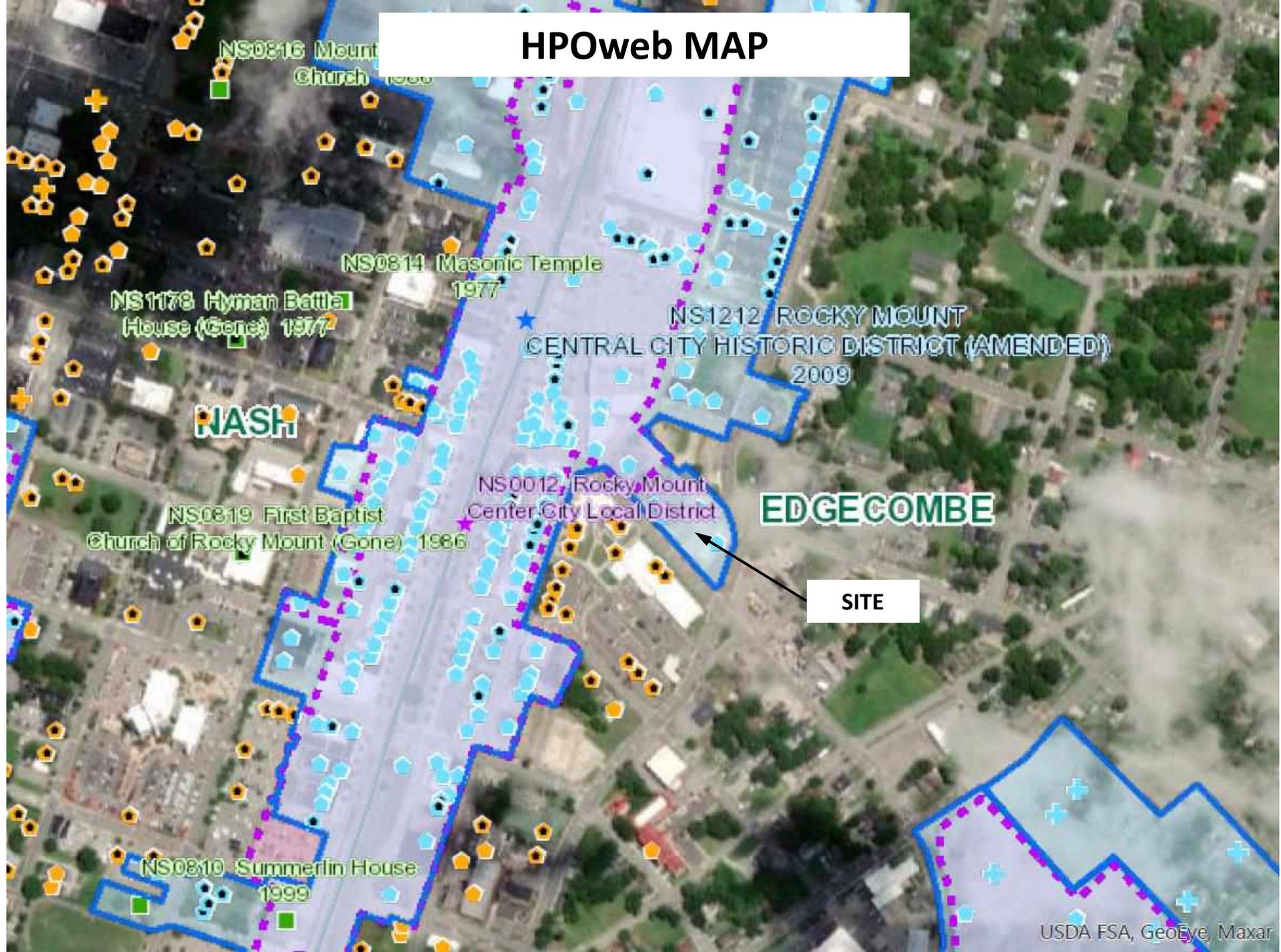
# National Register of Histori...

National Park Service  
U.S. Department of the Interior

Public, non-restricted data depicting National Register spatial data proce...



# HPOweb MAP





# North Carolina Department of Public Safety

## Office of Recovery and Resiliency

Roy Cooper, Governor  
Erik A. Hooks, Secretary

Michael A. Sprayberry, Director  
Laura H. Hogshead, Chief Operating Officer

April 26, 2021

Ramona Bartos  
State Historic Preservation Office  
NC Department of Natural and Cultural Resources  
4617 Mail Service Center  
Raleigh, North Carolina 27699-4617

RE: Five Points Crossing Apartments  
213 Rose Street, 218 Tarboro Street, 226 Tarboro Street, and 242 Tarboro Street  
Rocky Mount, Edgecombe County, North Carolina  
Multi-Family Rental Housing

Dear Ms. Bartos:

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, we are providing information for your review and concurrence regarding the above-referenced project. It is being considered for assistance in the Multi-Family Rental Housing Program through the Community Development Block Grant – Disaster Recovery (CDBG-DR) funds awarded by the U.S Department of Housing and Urban Development (HUD) to the State of North Carolina and is subject to review under 24 CFR Part 58.

Based on our research of the property in the State Historic Preservation Office (SHPO) HPOWEB 2.0 GIS website and a site visit performed by ECS Southeast, LLP in consultation with SHPO staff, we have defined the Area of Potential Effect (APE) as a 1.33 acre area of land bounded on the north generally by Rose Street, on the east by Atlantic Avenue, and on the southwest by Tarboro Street. The site location is depicted on Figure 1 and the boundaries are depicted on Figure 2.

We have determined that the project will have “**No Adverse Effect**” pursuant to 36 CFR 800.5 based on the following:

The 1.33-acre site currently consists of deteriorated asphalt and concrete areas used for parking and does not include buildings. Evidence of buildings slabs are present on the site. The area surrounding the site generally consists of commercial development. The Five Points Crossing Apartments project includes the development of a four-story multi-family apartment building which includes 50 units and associated amenities including a laundry room, mail area, office, multipurpose room with kitchen, tenant storage, playground, covered picnic area, outdoor sitting areas, exercise room, and covered patio with seating.

Mailing Address:  
Post Office Box  
110465  
Durham, NC 27709



An Equal Opportunity

Telephone:  
984.833.5350  
[www.ncdps.gov](http://www.ncdps.gov)  
[www.rebuildnc.gov](http://www.rebuildnc.gov)

The building is proposed to be 56,425 square feet in size. It is anticipated that the building slabs and other hard surfaces will be removed and typical ground disturbance activities associated with the construction of a multi-story building will be conducted.

According to a review of historical Sanborn maps and aerial photographs, the subject property was originally developed with dwellings from 1901 until 1923. Commercial development was present on the site from at least 1912.

Based on a review of the SHPO HPOWEB 2.0 GIS website, the site is located in the Rocky Mount Central City Historic District (Amended) (NS1212). In addition, listings for historic Commercial Buildings (ED 0533, ED 0536, ED 0538, and ED 0544) are identified on the site. The four buildings are no longer present and the project is not removing historic listed structures. Three of the Commercial Building listings (ED 0536, ED 0538, and ED 0544) are identified as “Gone”. Additional information indicates that these buildings were demolished prior to 1993. The fourth Commercial Building listing (ED0533) does not have information indicating when it was demolished.

In addition to the on-site listings identified through a review of the SHPO HPOWEB 2.0 GIS website, surround properties to the north, south, and west include listings. The Rocky Mount Central City Local Historic District (NS0012) and additional areas of the Rocky Mount Central City Historic District (Amended) (NS1212) is located northwest of the site. A screenshot of the SHPO HPOWEB 2.0 GIS website depicting the site and the vicinity is included on Figure 3.

The proposed four-story multi-family apartment building is not anticipated to impact the nearby Rocky Mount Central City Local Historic District (NS0012) viewshed since areas located southwest, west, and northwest are currently developed with two- and three-story buildings. The proposed development is anticipated to improve the Rocky Mount Central City Historic District (Amended) (NS1212), which is where the property the proposed development is located in, since the property currently consists of parking areas and concrete slabs.

Based on the historical development and disturbance of the site since 1901, it is not likely that archeological resources remain. Therefore, ground disturbance activities at the property are not anticipated to impact archeological resources. Although there are records of prior historic buildings on the property, the buildings are no longer present. No known archeological or cultural resources are known to currently be present on the site.

We have reviewed the Criteria of Adverse Effect and have determined that none apply to the activities that will be carried out in this project.

Attached for your review are copies of relevant documents supporting our finding, including the above referenced figures showing the location of the property, plans showing the proposed development, and photographs of the property. This documentation satisfies requirements set forth at §800.11(e).

Mailing Address:  
Post Office Box  
110465  
Durham, NC 27709



Telephone:  
984.833.5350  
[www.ncdps.gov](http://www.ncdps.gov)  
[www.rebuildnc.gov](http://www.rebuildnc.gov)

In accordance with §800.5(c), your office has thirty days to object to this finding. Please respond within this timeframe, otherwise we will assume that you concur with our finding. If you concur, please sign on the line below and return a copy of this letter by email to [stephanie.richardson@ncdps.gov](mailto:stephanie.richardson@ncdps.gov) or mail to: P.O. Box 110465, Durham, NC 27709 Attn: Stephanie Richardson.

Should you need to discuss this project in greater detail, you may contact me at the above email or by phone at 984-232-1958. Thank you very much for your assistance with this request. We look forward to your response.

Sincerely,

*W. Stephanie Richardson*

W. Stephanie Richardson  
North Carolina Office of Recovery and Resiliency  
Environmental Manager  
PO Box 110465  
Durham, North Carolina 27709  
984-232-1958

Enclosures: Project maps, Site photos, and Site plans

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**North Carolina Department of Natural and Cultural Resources  
State Historic Preservation Office**

Ramona M. Bartos, Administrator

Governor Roy Cooper  
Secretary Reid Wilson

Office of Archives and History  
Deputy Secretary Kevin Cherry

June 25, 2021

**MEMORANDUM**

**TO:** W. Stephanie Richardson  
Environmental Manager  
North Carolina Office of Recovery and Resiliency

**FROM:** Ramona M. Bartos *RMB for Ramona M. Bartos*  
Deputy State Historic Preservation Officer

**SUBJECT:** Construct Five Points Crossing Apartments, Rocky Mount, Edgecombe County, ER 21-1101

Thank you for your submission concerning the above referenced project. We have reviewed the materials provided and offer the following comments.

The proposed activity will take place within the Rocky Mount Central City Historic District (Amended) (NS1212), which is listed in the National Register of Historic Places. Sanborn maps indicate that as early as 1885, the project area housed poorer residents of Rocky Mount in a tenement and shanties, which were replaced by single-family dwellings by 1901. These dwellings were subsequently replaced by businesses. A variety of subsurface cultural features were likely associated with these buildings such as wells, privies, cellar pits, and drains. Such features have the potential to provide important information about daily life in the Five Points area during the late nineteenth and early twentieth centuries. At this time no investigation has been done to document these archaeological remains, but it is likely they exist.

We find that the proposed undertaking will have no adverse effect on any archaeological deposits associated with the Central City Historic District provided that an archaeologist experienced in historical archaeology develops and implements a monitoring plan for the proposed project. The purpose of the monitoring activities will be to identify, document, and sample any intact cultural features exposed during ground disturbing activities in the project area. The monitoring plan should be developed in consultation with the Office of State Archaeology. You can find the Review Archaeologist for your region at <https://archaeology.ncdcr.gov/about/contact>.

A list of archaeological consultants who have conducted or expressed an interest in contract work in North Carolina is available at <https://archaeology.ncdcr.gov/archaeological-consultant-list>. The archaeologists listed, or any other experienced historical archaeologist, may be contacted to conduct the recommended monitoring.

One paper and one digital copy of all resulting archaeological reports, as well as one digital copy of the North Carolina site form for each site recorded, should be forwarded to the Office of State Archaeology through this office for review and comment as soon as they are available and in advance of any construction or ground disturbance activities. Office of State Archaeology report guidelines are available at [https://files.nc.gov/dncr-arch/OSA\\_Guidelines\\_Dec2017.pdf](https://files.nc.gov/dncr-arch/OSA_Guidelines_Dec2017.pdf).

All buildings on site that is in the Rocky Mount Central City Historic District (Amended) (NS1212) are gone and area around site, even in the NRHD is changed or changing due to demolitions and new buildings. We agree to No Adverse Effect on above-ground resources within the District.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-814-6579 or [environmental.review@ncdcr.gov](mailto:environmental.review@ncdcr.gov). In all future communication concerning this project, please cite the above referenced tracking number.



# North Carolina Department of Public Safety

## Office of Recovery and Resiliency

Roy Cooper, Governor  
Erik A. Hooks, Secretary

Michael A. Sprayberry, Director  
Laura H. Hogshead, Chief Operating Officer

April 26, 2021

Catawba Indian Nation  
C/O Dr. Wenonah G. Haire  
THPO and Catawba Cultural Center Executive Director  
1536 Tom Steven Road  
Rock Hill, South Carolina 29730

RE: Five Points Crossing Apartments  
213 Rose Street, 218 Tarboro Street, 226 Tarboro Street, and 242 Tarboro Street  
Rocky Mount, Edgecombe County, North Carolina  
Multi-Family Rental Housing

Dear Dr. Haire:

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, we are providing information for your review and concurrence regarding the above-referenced project. It is being considered for assistance in the Multi-Family Rental Housing Program through the Community Development Block Grant – Disaster Recovery (CDBG-DR) funds awarded by the U.S Department of Housing and Urban Development (HUD) to the State of North Carolina and is subject to review under 24 CFR Part 58.

Based on our research of the property in the State Historic Preservation Office (SHPO) HPOWEB 2.0 GIS website and a site visit performed by ECS Southeast, LLP in consultation with SHPO staff, we have defined the Area of Potential Effect (APE) as a 1.33 acre area of land bounded on the north generally by Rose Street, on the east by Atlantic Avenue, and on the southwest by Tarboro Street. The site location is depicted on Figure 1 and the boundaries are depicted on Figure 2.

We have determined that the project will have “**No Adverse Effect**” pursuant to 36 CFR 800.5 based on the following:

The 1.33-acre site currently consists of deteriorated asphalt and concrete areas used for parking and does not include buildings. Evidence of buildings slabs are present on the site. The area surrounding the site generally consists of commercial development. The Five Points Crossing Apartments project includes the development of a four-story multi-family apartment building which includes 50 units and associated amenities including a laundry room, mail area, office, multipurpose room with kitchen, tenant storage, playground, covered picnic area, outdoor sitting areas, exercise room, and covered patio with seating.

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Post Office Box  
110465  
Durham, NC 27709



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984.833.5350  
[www.ncdps.gov](http://www.ncdps.gov)  
[www.rebuildnc.gov](http://www.rebuildnc.gov)

The building is proposed to be 56,425 square feet in size. It is anticipated that the building slabs and other hard surfaces will be removed and typical ground disturbance activities associated with the construction of a multi-story building will be conducted.

According to a review of historical Sanborn maps and aerial photographs, the subject property was originally developed with dwellings from 1901 until 1923. Commercial development was present on the site from at least 1912.

Based on the historical development and disturbance of the site since 1901, it is not likely that archeological resources remain. Therefore, ground disturbance activities at the property are not anticipated to impact archeological resources. Although there are records of prior historic buildings on the property, the buildings are no longer present. No known archeological or cultural resources are known to currently be present on the site.

We have reviewed the Criteria of Adverse Effect and have determined that none apply to the activities that will be carried out in this project.

Attached for your review are copies of relevant documents supporting our finding, including the above referenced figures showing the location of the property, plans showing the proposed development, and photographs of the property. This documentation satisfies requirements set forth at §800.11(e).

In accordance with §800.5(c), your office has thirty days to object to this finding. Please respond within this timeframe, otherwise we will assume that you concur with our finding. If you concur, please sign on the line below and return a copy of this letter by email to [stephanie.richardson@ncdps.gov](mailto:stephanie.richardson@ncdps.gov) or mail to: P.O. Box 110465, Durham, NC 27709 Attn: Stephanie Richardson.

Should you need to discuss this project in greater detail, you may contact me at the above email or by phone at 984-232-1958. Thank you very much for your assistance with this request. We look forward to your response.

Sincerely,

*W. Stephanie Richardson*

W. Stephanie Richardson  
North Carolina Office of Recovery and Resiliency  
Environmental Manager  
PO Box 110465  
Durham, North Carolina 27709  
984-232-1958

Enclosures: Project maps, Site photos and Site plans

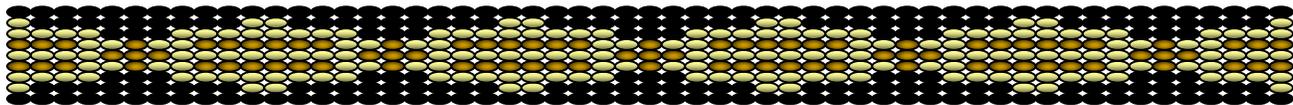
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Catawba Indian Nation  
Tribal Historic Preservation Office  
1536 Tom Steven Road  
Rock Hill, South Carolina 29730

Office 803-328-2427  
Fax 803-328-5791



May 19, 2021

Attention: Stephanie Richardson  
NCORR  
P.O. Box 110465  
Durham, NC 27709

Re. THPO #	TCNS #	Project Description
2021-1119-1		Five Points Crossing Apartments – 213 Rose St., 218 Tarboro St., 226 Tarboro St and 242 Tarboro St., Rocky Mount, Edgecombe Co., NC

Dear Ms. Richardson,

The Catawba have no immediate concerns with regard to traditional cultural properties, sacred sites or Native American archaeological sites within the boundaries of the proposed project areas. **However, the Catawba are to be notified if Native American artifacts and / or human remains are located during the ground disturbance phase of this project.**

If you have questions please contact Caitlin Rogers at 803-328-2427 ext. 226, or e-mail [Caitlin.Rogers@catawba.com](mailto:Caitlin.Rogers@catawba.com).

Sincerely,

Wenonah G. Haire  
Tribal Historic Preservation Officer



# North Carolina Department of Public Safety

## Office of Recovery and Resiliency

Roy Cooper, Governor  
Erik A. Hooks, Secretary

Michael A. Sprayberry, Director  
Laura H. Hogshead, Chief Operating Officer

April 26, 2021

Tuscarora Nation  
Chief Leo Henry  
C/O Representative Bryan Printup  
5226 Walmore Road  
Lewiston, New York 14092

RE: Five Points Crossing Apartments  
213 Rose Street, 218 Tarboro Street, 226 Tarboro Street, and 242 Tarboro Street  
Rocky Mount, Edgecombe County, North Carolina  
Multi-Family Rental Housing

Dear Chief Henry:

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, we are providing information for your review and concurrence regarding the above-referenced project. It is being considered for assistance in the Multi-Family Rental Housing Program through the Community Development Block Grant – Disaster Recovery (CDBG-DR) funds awarded by the U.S Department of Housing and Urban Development (HUD) to the State of North Carolina and is subject to review under 24 CFR Part 58.

Based on our research of the property in the State Historic Preservation Office (SHPO) HPOWEB 2.0 GIS website and a site visit performed by ECS Southeast, LLP in consultation with SHPO staff, we have defined the Area of Potential Effect (APE) as a 1.33 acre area of land bounded on the north generally by Rose Street, on the east by Atlantic Avenue, and on the southwest by Tarboro Street. The site location is depicted on Figure 1 and the boundaries are depicted on Figure 2.

We have determined that the project will have “**No Adverse Effect**” pursuant to 36 CFR 800.5 based on the following:

The 1.33-acre site currently consists of deteriorated asphalt and concrete areas used for parking and does not include buildings. Evidence of buildings slabs are present on the site. The area surrounding the site generally consists of commercial development. The Five Points Crossing Apartments project proposes the development of a four-story multi-family apartment building containing 50 units and associated amenities including a laundry room, mail area, office, multipurpose room with kitchen, tenant storage, playground, covered picnic area, outdoor sitting areas, exercise room, and covered patio with seating. The

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proposed building is 56,425 square feet. It is anticipated that the building slabs and other hard surfaces will be removed and typical ground disturbance activities associated with the construction of a multi-story building will be conducted.

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We have reviewed the Criteria of Adverse Effect and have determined that none apply to the activities that will be carried out in this project.

Attached for your review are copies of relevant documents supporting our finding, including the above referenced figures showing the location of the property, plans showing the proposed development, and photographs of the property. This documentation satisfies requirements set forth at §800.11(e).

In accordance with §800.5(c), your office has thirty days to object to this finding. Please respond within this timeframe, otherwise we will assume that you concur with our finding. If you concur, please sign on the line below and return a copy of this letter by email to [stephanie.richardson@ncdps.gov](mailto:stephanie.richardson@ncdps.gov) or mail to: P.O. Box 110465, Durham, NC 27709 Attn: Stephanie Richardson.

Should you need to discuss this project in greater detail, you may contact me at the above email or by phone at 984-232-1958. Thank you very much for your assistance with this request. We look forward to your response.

Sincerely,

*W. Stephanie Richardson*

W. Stephanie Richardson  
North Carolina Office of Recovery and Resiliency  
Environmental Manager  
PO Box 110465  
Durham, North Carolina 27709  
984-232-1958

Enclosures: Project maps, Site photos and Site plans

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[www.ncdps.gov](http://www.ncdps.gov)  
[www.rebuildnc.gov](http://www.rebuildnc.gov)

## James C. Bevers, P.E.

---

**From:** Dixon, Keith G <kgdixon@ncdot.gov>  
**Sent:** Tuesday, June 15, 2021 3:59 PM  
**To:** James C. Bevers, P.E.; TrafficForecast  
**Subject:** RE: [External] Five Points Crossing, Rocky Mount, Edgecombe County HUD - 10-year Traffic

James,

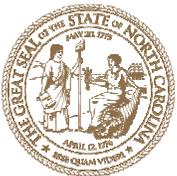
The request form you sent is for NCDOT roadway improvement projects. The Traffic Forecasts we produce can be used for noise studies, but we don't do forecasts for noise studies without a related NCDOT project.

I've reviewed the area in Rocky Mount, and there are no traffic forecasts that have been completed in that area. I recommend you check with Rocky Mount to see if they have any traffic data available.

**Keith G. Dixon**  
State Traffic Forecast Engineer  
Transportation Planning Division  
North Carolina Department of Transportation

919 707 0984 office  
919 593 5270 mobile  
[kgdixon@ncdot.gov](mailto:kgdixon@ncdot.gov)

1 South Wilmington St  
1554 Mail Service Center  
Raleigh, NC 27699-1554



*Email correspondence to and from this address is subject to the North Carolina Public Records Law and may be disclosed to third parties.*

---

**From:** James C. Bevers, P.E. <jbevers@ecslimited.com>  
**Sent:** Monday, June 14, 2021 5:56 PM  
**To:** TrafficForecast <trafficforecast@ncdot.gov>  
**Subject:** [External] Five Points Crossing, Rocky Mount, Edgecombe County HUD - 10-year Traffic

**CAUTION:** External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to [Report Spam](#).

I am conducting a HUD assessment for a proposed residential apartment in an area of land between Tarboro Street, Atlantic Avenue, and Rose Street in Rocky Mount, Edgecombe County, NC. As part of the HUD assessment, we need to obtain the 10-year traffic projections for main roads within 1,000 feet of the site for the purposes of the noise assessment within the HUD. I believe these would include Tarboro Street, South Church Street, East Thomas Street, Atlantic Avenue, Hill Street, Arlington Street, and Marigold Street. I have provided figures showing the location of the

site as well as the Forecast Request Form filled out to the best of my ability. Please let me know if you have any questions.

Thanks!

**JAMES C. BEVERS, P.E.** | Environmental Staff Project Manager  
**T** 828.665.2307 | **D** 828.785.4179 | **C** 828.575.7183  
1900 Hendersonville Road, Suite 10 | Asheville | NC | 28803

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# NCDOT Contact Us

---

## Comment Details

[Print](#)

### Comment History

**Tracking Number:**

8QW1U7CYPL

**Unit Name:**

Traffic Analysis

**Sent By:** James Bevers**Date/Time:** 6/16/2021 5:20:15 PM**Comment:**

I am conducting a HUD assessment for a proposed residential apartment in an area of land between Tarboro Street, Atlantic Avenue, and Rose Street in Rocky Mount, Edgecombe County, NC. As part of the HUD assessment, we need to obtain the 10-year traffic projections for main roads within 1,000 feet of the site for the purposes of the noise assessment within the HUD. I believe these would include Tarboro Street, South Church Street, East Thomas Street, Atlantic Avenue, Hill Street, Arlington Street, and Marigold Street. I have provided figures showing the location of the site. Please let me know if you have any questions.

**File Attachment:** 1650KB, I am conducting a HUD assessment for a propos....zip [Download](#)

**Sent By:** Contact Us Administrator**Date/Time:** 6/18/2021 8:06:48 AM**Comment:**

James,

Thank you for contacting the Traffic Survey Group. Our group does not provide projections, we only provide data. AADTs may be found at the link below. I've attached hourly data and unofficial 2021 AADT for the roads you indicated in hopes that this may be of some assistance to you.

<https://ncdot.maps.arcgis.com/apps/webappviewer/index.html?id=5f6fe58c1d90482ab9107ccc03026280>

Kind regards,

Wendy

TDR21-WE031

**File Attachment:** 36KB, James,Thank you for contacting the Traffi....zip  
Download

**Your Response**

**File Attachment:**

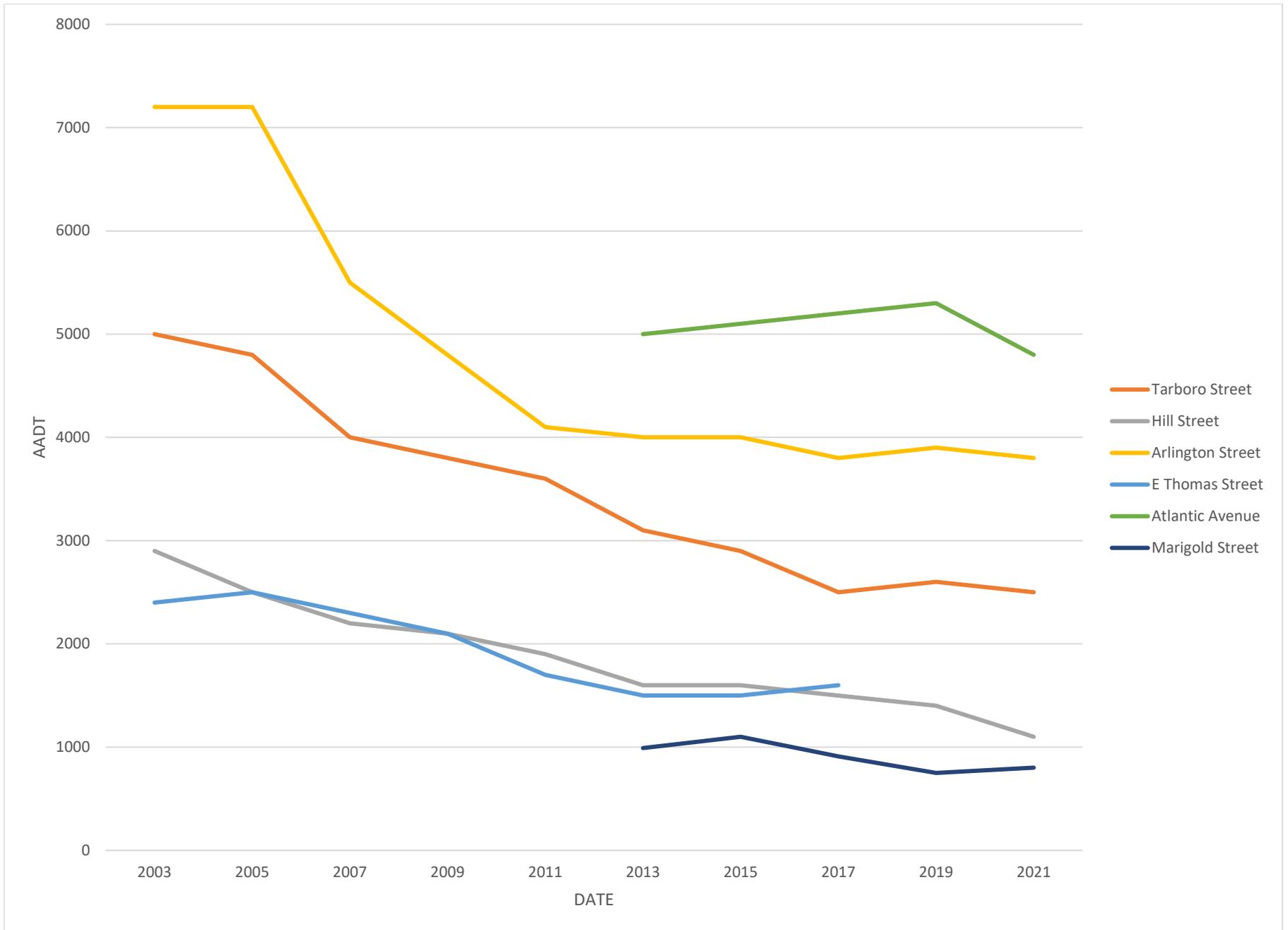
No file chosen

[NCDOT \(http://ncdot.gov/\)](http://ncdot.gov/)   [NCDMV \(http://ncdot.gov/dmv/\)](http://ncdot.gov/dmv/)

[ACCESSIBILITY \(https://www.ncdot.gov/initiatives-policies/access-for-all/accessibility-program/\)](https://www.ncdot.gov/initiatives-policies/access-for-all/accessibility-program/)

[PRIVACY STATEMENT \(https://www.ncdot.gov/about-us/how-we-operate/policy-process/Pages/privacy-policy.aspx\)](https://www.ncdot.gov/about-us/how-we-operate/policy-process/Pages/privacy-policy.aspx)

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	AADT Values					
Date	Tarboro Street	Hill Street	Arlington Street	E Thomas Street	Atlantic Avenue	Marigold Street
2003	5000	2900	7200	2400		
2005	4800	2500	7200	2500		
2007	4000	2200	5500	2300		
2009	3800	2100	4800	2100	5000	1100
2011	3600	1900	4100	1700		
2013	3100	1600	4000	1500	5000	990
2015	2900	1600	4000	1500	5100	1100
2017	2500	1500	3800	1600	5200	910
2019	2600	1400	3900		5300	750
2021	2500	1100	3800		4800	800
<b>Vehicle Fraction</b>						
SU	0.02	0	0.02	0.03	0.07	0
MU	0	0	0.01	0	0.02	0
Cars	2450	1100	3686	1552	4368	800
Medium Trucks	50	0	76	48	336	0
Heavy Trucks	0	0	38	0	96	0

AADT traffic data obtained from NCDOT

AADT traffic data obtained from NCDOT Traffic Data Request Line

## James C. Bevers, P.E.

---

**From:** Community Affairs and Safety <CommunityAffairsAndSafety@csx.com>  
**Sent:** Wednesday, June 16, 2021 3:47 PM  
**To:** James C. Bevers, P.E.  
**Subject:** [EXTERNAL] RE: HUD Form Request

Are the trains electric or diesel? diesel  
What is the average train speed? 40  
How many engines per train? 2-3  
How many railway cars per train? 60-150  
What is the average train operations? 25 to 30 train operations per day ( 9 + 11 + 7 ) switch trains could produce two movements per train  
What is the night fraction? ~ 50% switch trains can run into the night hours as well  
Are the tracks bolted? Welded

The number of train movements vary based on customer need and our schedules change often, so I have provided a range above. And switch trains may or may not operate on a given day based on customer needs.

---

**From:** James C. Bevers, P.E. <jbevers@ecslimited.com>  
**Sent:** Wednesday, June 16, 2021 3:25 PM  
**To:** Community Affairs and Safety <CommunityAffairsAndSafety@csx.com>  
**Subject:** [E] RE: HUD Form Request

To address the HUD noise section and calculate the DNL, I will need information regarding the following:

Are the trains electric or diesel?  
What is the average train speed?  
How many engines per train?  
How many railway cars per train?  
What is the average train operations? I assume this would be 11 based on your information below.  
What is the night fraction? I assume this would be 82% (9/11).  
Are the tracks bolted?

Thanks!

**JAMES C. BEVERS, P.E.** | Environmental Staff Project Manager  
**ECS SOUTHEAST, LLP** | T 828.665.2307 | D 828.785.4179 | C 828.575.7183  
www.ecslimited.com

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---

**From:** Community Affairs and Safety <[CommunityAffairsAndSafety@csx.com](mailto:CommunityAffairsAndSafety@csx.com)>  
**Sent:** Tuesday, June 15, 2021 10:27 AM  
**To:** James C. Bevers, P.E. <[jbevers@ecslimited.com](mailto:jbevers@ecslimited.com)>  
**Subject:** [EXTERNAL] RE: HUD Form Request

There are 4 at grade vehicular crossings within 3000' of the location shown. There are also an Amtrak and Greyhound bus stations on the south end of that limit.

Total Day Thru Trains: 11  
Total Night Thru Trains: 09  
Total Switching Trains: 07

The at grade vehicular crossings are all within a 24 hour quiet zone, but the Amtrak & Greyhound stations pedestrian crossings are not. Therefore, there may be horns sounded for those crossings.

**Community Affairs**  
CSX Transportation

---

**From:** James C. Bevers, P.E. <[jbevers@ecslimited.com](mailto:jbevers@ecslimited.com)>  
**Sent:** Tuesday, June 15, 2021 9:52 AM  
**To:** Community Affairs and Safety <[CommunityAffairsAndSafety@csx.com](mailto:CommunityAffairsAndSafety@csx.com)>  
**Subject:** [E] RE: HUD Form Request

---

[E] - EXTERNAL SENDER

Use discretion when clicking links, opening attachments, or replying.

---

Thanks for making me aware there were 2 crossings with Tarboro Street. Near the intersection of Tarboro Street and NE Main Street in Rocky Mount, Edgecombe County, NC, there is a double track crossing. Attached are figures of the property being assessed. Figure 2 is an aerial which shows the railroad in blue along the western side of the figure. Please let me know if this helps.

**JAMES C. BEVERS, P.E.** | Environmental Staff Project Manager  
**ECS SOUTHEAST, LLP** | T 828.665.2307 | D 828.785.4179 | C 828.575.7183  
[www.ecslimited.com](http://www.ecslimited.com)

*Confidential/proprietary message/attachments. Delete message/attachments if not intended recipient.*

---

**From:** Community Affairs and Safety <[CommunityAffairsAndSafety@csx.com](mailto:CommunityAffairsAndSafety@csx.com)>  
**Sent:** Tuesday, June 15, 2021 9:18 AM  
**To:** James C. Bevers, P.E. <[jbevers@ecslimited.com](mailto:jbevers@ecslimited.com)>  
**Subject:** [EXTERNAL] RE: HUD Form Request

Mr. Beavers,

Where on Tarboro Street? Two rail lines may be within the 3000' of the location, so the answers may vary significantly based upon the actual location.

**Community Affairs**  
CSX Transportation

-----Original Message-----

From: [noreply-csx@csx.com](mailto:noreply-csx@csx.com) <[noreply-csx@csx.com](mailto:noreply-csx@csx.com)>  
Sent: Monday, June 14, 2021 5:00 PM  
To: Community Affairs and Safety <[CommunityAffairsAndSafety@csx.com](mailto:CommunityAffairsAndSafety@csx.com)>  
Subject: HUD Form Request

This form was sent at: Jun 14, 2021 5:00 PM

REASON: HUD Forms Request

NAME: James Bevers

PHONENUMBER: 8285757183

EMAILADDRESS: JBevers@ecslimited.com

AFFECTEDLOCATIONORDOT: Tarboro Street, Rocky Mount, Edgecombe County, NC

YOURMESSAGE: Can you please provide me the Total Day Thru Trains, Total Night Thru Trains, and Total Switching Trains at the location provided?

[Home \(/\)](#) > [Programs \(/programs/\)](#) > [Environmental Review \(/programs/environmental-review/\)](#) > DNL Calculator

## DNL Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the [Day/Night Noise Level Calculator Electronic Assessment Tool Overview \(/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/\)](#).

### Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

## DNL Calculator

---

<b>Site ID</b>	Five Points Crossing
<b>Record Date</b>	07/07/2021
<b>User's Name</b>	James Bevers

<b>Road # 1 Name:</b>	<b>Tarboro Street</b>
-----------------------	-----------------------

**Road #1**

<b>Vehicle Type</b>	<b>Cars <input checked="" type="checkbox"/></b>	<b>Medium Trucks <input checked="" type="checkbox"/></b>	<b>Heavy Trucks <input type="checkbox"/></b>
Effective Distance	30	30	
Distance to Stop Sign	500	500	
Average Speed	25	25	
Average Daily Trips (ADT)	2450	50	
Night Fraction of ADT	15	15	
Road Gradient (%)			
Vehicle DNL	57	50	0
<b>Calculate Road #1 DNL</b>	58	Reset	

<b>Road # 2 Name:</b>	<b>Arlington Street</b>
-----------------------	-------------------------

**Road #2**

<b>Vehicle Type</b>	<b>Cars <input checked="" type="checkbox"/></b>	<b>Medium Trucks <input checked="" type="checkbox"/></b>	<b>Heavy Trucks <input checked="" type="checkbox"/></b>
---------------------	---	--	---

Effective Distance	250	250	250
Distance to Stop Sign			
Average Speed	25	25	25
Average Daily Trips (ADT)	3686	76	38
Night Fraction of ADT	15	15	15
Road Gradient (%)			2
Vehicle DNL	46	39	50
Calculate Road #2 DNL	51	Reset	

Road # 3 Name:

Atlantic Avenue

**Road #3****Vehicle Type**Cars Medium Trucks Heavy Trucks 

Effective Distance

150

150

150

Distance to Stop Sign

Average Speed

25

25

25

Average Daily Trips (ADT)	4368	336	96
Night Fraction of ADT	15	15	15
Road Gradient (%)			2
Vehicle DNL	50	49	57
Calculate Road #3 DNL	58	Reset	

**Railroad #1 Track Identifier:**

CSX

### Rail # 1

**Train Type**

Electric

Diesel

Effective Distance

525

Average Train Speed

40

Engines per Train

2

Railway cars per Train

150

Average Train Operations (ATO)

30

Night Fraction of ATO

50

Railway whistles or horns?

Yes:  No:

Yes:  No:

Bolted Tracks?

Yes:  No:

Yes:  No:

**Train DNL**

0

62

Calculate Rail #1 DNL

62

Reset

Add Road Source

Add Rail Source

Airport Noise Level

Loud Impulse Sounds?

Yes  No

Combined DNL for all  
Road and Rail sources

65

Combined DNL including Airport

N/A

Site DNL with Loud Impulse Sound

Calculate

Reset

## Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative:** Cancel the project at this location
- **Other Reasonable Alternatives:** Choose an alternate site
- **Mitigation**
  - Contact your Field or Regional Environmental Officer (</programs/environmental-review/hud-environmental-staff-contacts/>)
  - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
  - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
  - Incorporate natural or man-made barriers. See *The Noise Guidebook* (</resource/313/hud-noise-guidebook/>)
  - Construct noise barrier. See the **Barrier Performance Module** (</programs/environmental-review/bpm-calculator/>)

## Tools and Guidance

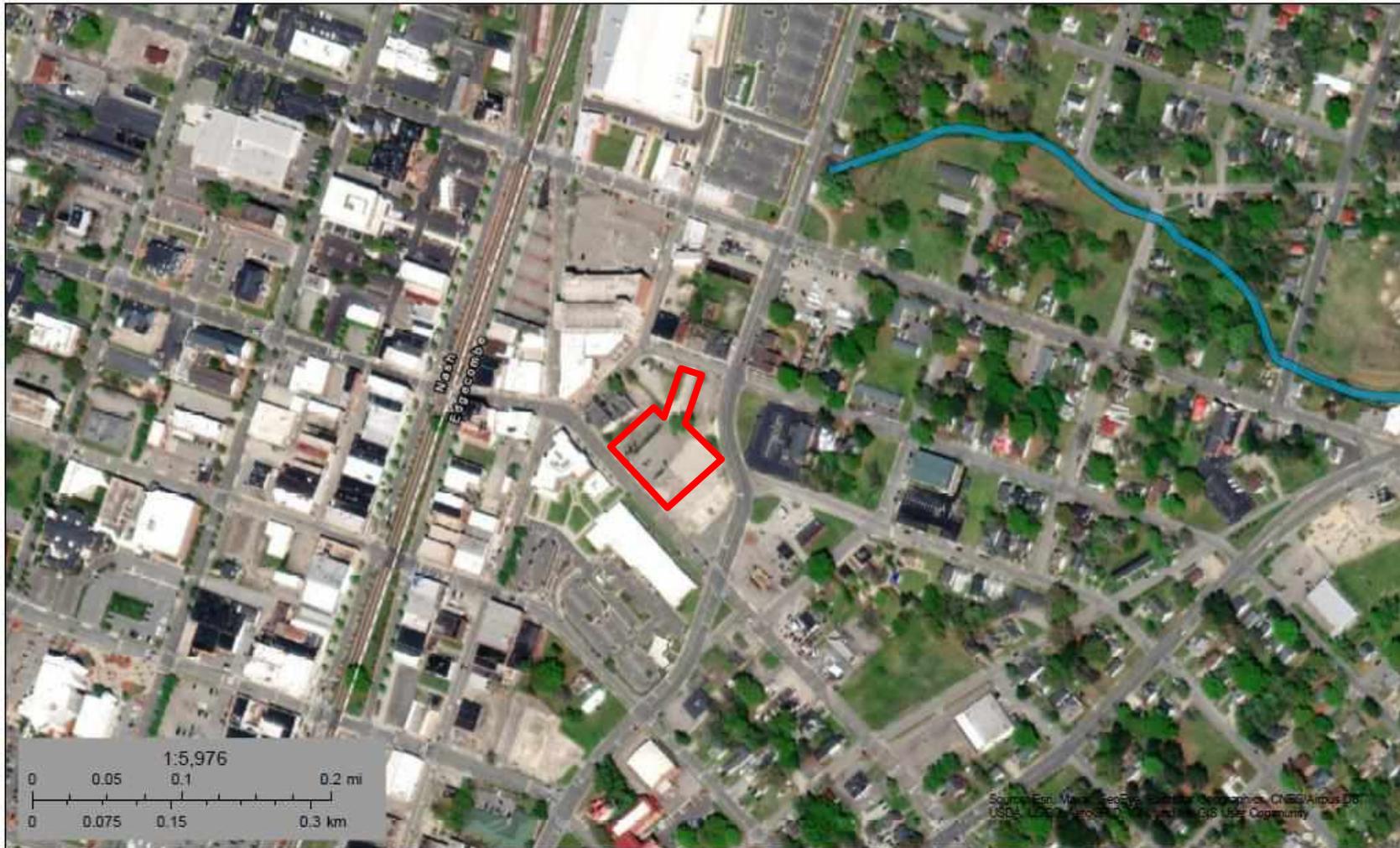
Day/Night Noise Level Assessment Tool User Guide (</resource/3822/day-night-noise-level-assessment-tool-user-guide/>)

Day/Night Noise Level Assessment Tool Flowcharts (</resource/3823/day-night-noise-level-assessment-tool-flowcharts/>)

# EPA REGION IV DESIGNATED SOLE SOURCE AQUIFERS MAP



\*Sole Source Aquifers and Recharge Zones are approximate



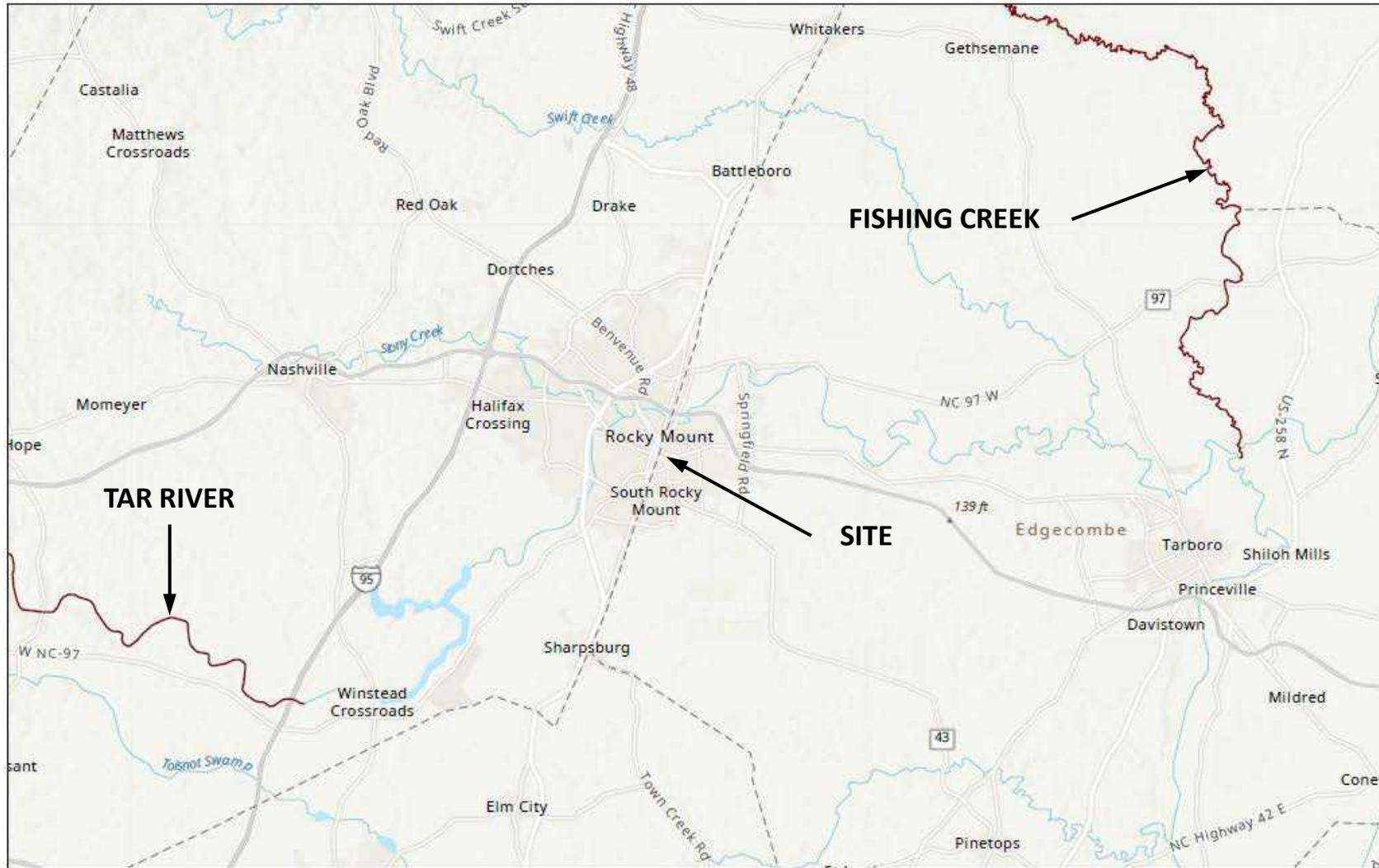
June 18, 2021

**Wetlands**

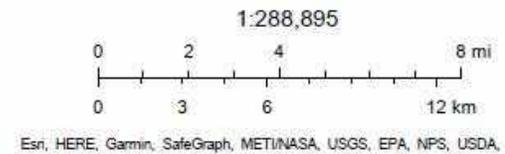
- |  |   |  |
|--|---|--|
|  Estuarine and Marine Deepwater |  Freshwater Emergent Wetland       |  Lake     |
|  Estuarine and Marine Wetland   |  Freshwater Forested/Shrub Wetland |  Other    |
|  |  Freshwater Pond                   |  Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

# WILD AND SCENIC RIVERS MAP



6/18/2021





## NORTH CAROLINA

North Carolina has approximately 37,853 miles of river, of which 144.5 miles are designated as wild & scenic—less than 4/10ths of 1% of the state's river miles.



Choose A State

Choose A River

*Rivers of the Southeast define diversity, from bayous and rivers pushed by the tides to clear mountain streams with world-class whitewater.*

[+ View larger map](#)

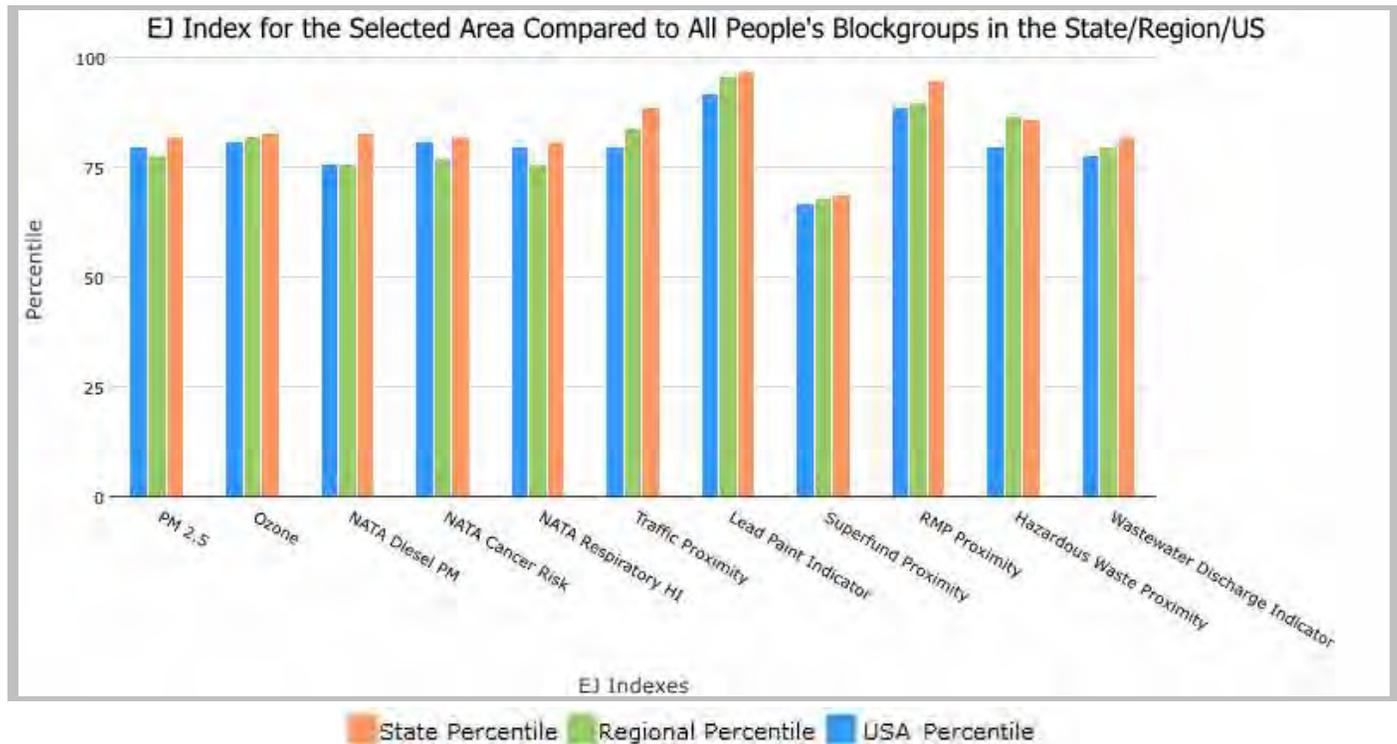
- Chattooga River
- Horsepasture River
- Lumber River
- New River
- Wilson Creek

1 mile Ring Centered at 35.941485,-77.793059, NORTH CAROLINA, EPA Region 4

Approximate Population: 6,594

Input Area (sq. miles): 3.14

Selected Variables	State Percentile	EPA Region Percentile	USA Percentile
<b>EJ Indexes</b>			
EJ Index for PM2.5	82	78	80
EJ Index for Ozone	83	82	81
EJ Index for NATA* Diesel PM	83	76	76
EJ Index for NATA* Air Toxics Cancer Risk	82	77	81
EJ Index for NATA* Respiratory Hazard Index	81	76	80
EJ Index for Traffic Proximity and Volume	89	84	80
EJ Index for Lead Paint Indicator	97	96	92
EJ Index for Superfund Proximity	69	68	67
EJ Index for RMP Proximity	95	90	89
EJ Index for Hazardous Waste Proximity	86	87	80
EJ Index for Wastewater Discharge Indicator	82	80	78

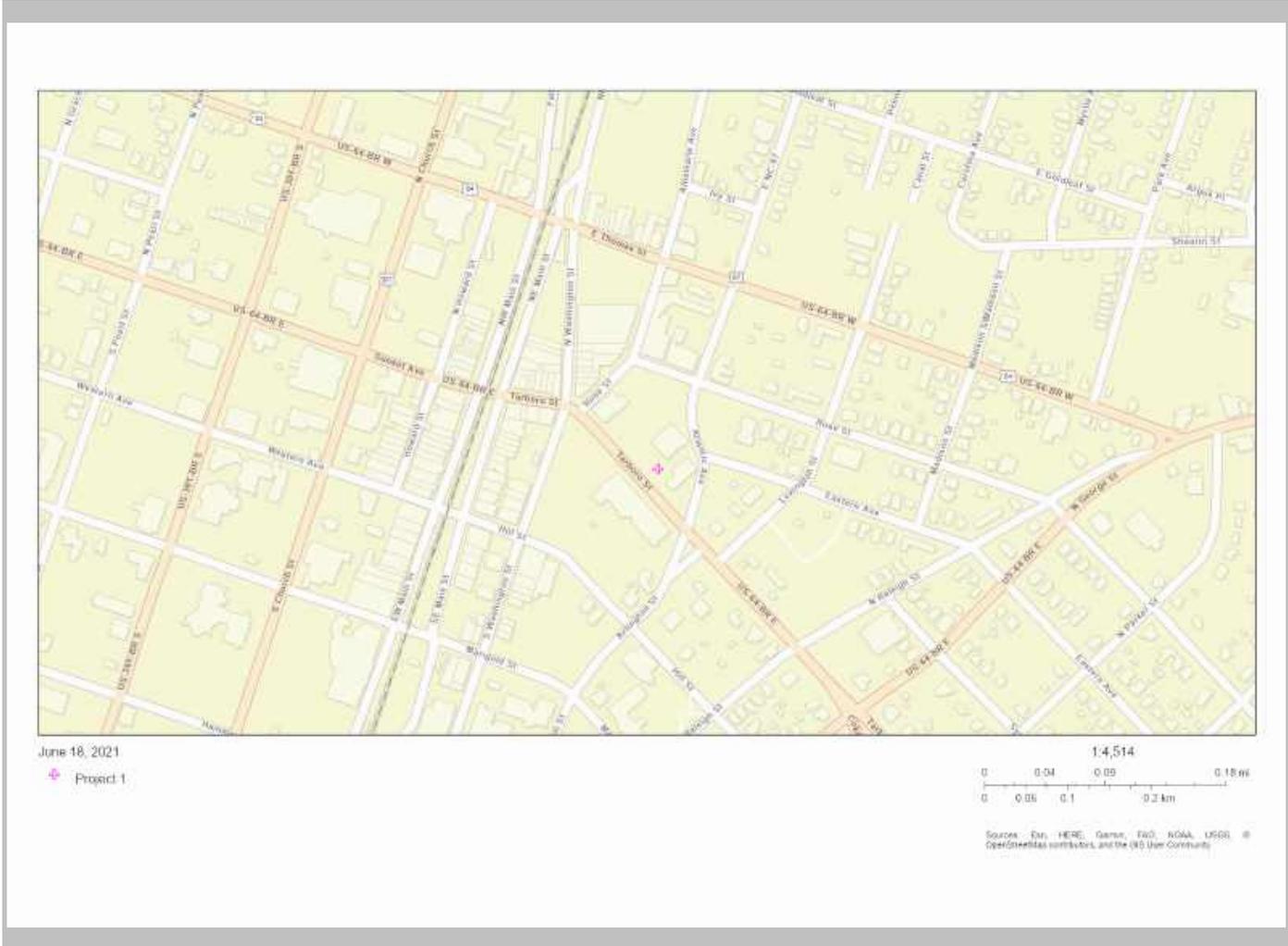


This report shows the values for environmental and demographic indicators and EJSCREEN indexes. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports.

1 mile Ring Centered at 35.941485,-77.793059, NORTH CAROLINA, EPA Region 4

Approximate Population: 6,594

Input Area (sq. miles): 3.14



Sites reporting to EPA	
Superfund NPL	0
Hazardous Waste Treatment, Storage, and Disposal Facilities (TSDF)	1

## EJSCREEN Report (Version 2020)



1 mile Ring Centered at 35.941485,-77.793059, NORTH CAROLINA, EPA Region 4

Approximate Population: 6,594

Input Area (sq. miles): 3.14

Selected Variables	Value	State Avg.	%ile in State	EPA Region Avg.	%ile in EPA Region	USA Avg.	%ile in USA
<b>Environmental Indicators</b>							
Particulate Matter (PM 2.5 in $\mu\text{g}/\text{m}^3$ )	8.01	8.25	30	8.57	21	8.55	32
Ozone (ppb)	41.3	42.9	19	38	63	42.9	38
NATA* Diesel PM ( $\mu\text{g}/\text{m}^3$ )	0.321	0.309	60	0.417	<50th	0.478	<50th
NATA* Cancer Risk (lifetime risk per million)	32	34	33	36	<50th	32	50-60th
NATA* Respiratory Hazard Index	0.43	0.46	30	0.52	<50th	0.44	<50th
Traffic Proximity and Volume (daily traffic count/distance to road)	360	230	80	350	74	750	61
Lead Paint Indicator (% Pre-1960 Housing)	0.61	0.16	97	0.15	96	0.28	83
Superfund Proximity (site count/km distance)	0.013	0.082	2	0.083	16	0.13	8
RMP Proximity (facility count/km distance)	1.4	0.39	94	0.6	88	0.74	84
Hazardous Waste Proximity (facility count/km distance)	1.6	1.3	72	0.91	82	5	60
Wastewater Discharge Indicator (toxicity-weighted concentration/m distance)	1.6E-05	0.16	58	0.65	55	9.4	46
<b>Demographic Indicators</b>							
Demographic Index	80%	36%	97	37%	96	36%	96
People of Color Population	92%	37%	96	39%	93	39%	91
Low Income Population	68%	36%	93	36%	92	33%	93
Linguistically Isolated Population	2%	2%	63	3%	60	4%	53
Population With Less Than High School Education	29%	13%	93	13%	91	13%	89
Population Under 5 years of age	7%	6%	62	6%	62	6%	59
Population over 64 years of age	19%	15%	71	17%	69	15%	72

\* The National-Scale Air Toxics Assessment (NATA) is EPA's ongoing, comprehensive evaluation of air toxics in the United States. EPA developed the NATA to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that NATA provides broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. More information on the NATA analysis can be found at: <https://www.epa.gov/national-air-toxics-assessment>.

For additional information, see: [www.epa.gov/environmentaljustice](http://www.epa.gov/environmentaljustice)

EJSCREEN is a screening tool for pre-decisional use only. It can help identify areas that may warrant additional consideration, analysis, or outreach. It does not provide a basis for decision-making, but it may help identify potential areas of EJ concern. Users should keep in mind that screening tools are subject to substantial uncertainty in their demographic and environmental data, particularly when looking at small geographic areas. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports. This screening tool does not provide data on every environmental impact and demographic factor that may be relevant to a particular location. EJSCREEN outputs should be supplemented with additional information and local knowledge before taking any action to address potential EJ concerns.



July 20, 2020

Woda Cooper Companies, Inc.  
127 Abercorn Street, Suite 402  
Savannah, GA 31401

Re: 213 Rose Street and 218, 226, 238 Tarboro Street, Rocky Mount, NC 27801

To Whom It May Concern:

The above-mentioned properties, having parcel numbers 375979194400, 375979189900, 375979287300, and 385070206600 are zoned as Central Business District (B-4). Based on the General Use Table 5-2 contained in Chapter 5 of the City's Land Development Code (LDC), multifamily dwellings are a permitted land use by right in the B-4 district without the necessity of rezoning, special exceptions, use permit, variance or other approval.

The development of multifamily dwellings on the subject property would require an approved site development plan that complies with the standards found in the City's LDC. Within the B-4 district, there are no density requirements for multifamily dwellings.

Water and sewer utilities are available to the subject site.

Also, the subject properties are located within the Central City Area Core Subdistrict, which is exempt from off-street parking and loading ratios; thus, there is no minimum parking required. The maximum number of parking provided shall not exceed one-half the number of spaces required by the LDC Sec. 708 for the subject use [two spaces per dwelling unit, plus .50 for each bedroom over two].

If you have any further questions, please contact the Department of Development Services at (252) 972-1172.

Sincerely,

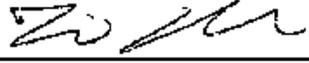
JoSeth Bocook, AICP  
Planning Administrator

## ZONING CERTIFICATION

Project Name: Proposed Five Points Crossing  
Proposed No. of Units: Development of a four-story multi-family apartment building which includes 50 units and associated amenities  
Address: Tarboro Street  
Rocky Mount, Edgecombe County, North Carolina  
Closest street intersection or landmark: The site is located northwest of intersection of Tarboro Street and Atlantic Avenue

The above project site is zoned B-4 and permits  or does not permit  the proposed use; or, zoning is not present, and the proposed use has  has not  been approved for the site.

Additional Comments/Conditions/Concerns \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

04/20/2021                        
Date                                      (Official's Signature)  
William Deaton  
(Official's Name - Print or Type)  
Director  
(Official's Title)  
Development Services  
(Department Name)

Note: Copying official letterhead onto this certification is encouraged.

**QuickFacts**

**Rocky Mount city, North Carolina**

QuickFacts provides statistics for all states and counties, and for cities and towns with a *population of 5,000 or more*.

**Table**

All Topics 	Rocky Mount city, North Carolina
<b>Population estimates, July 1, 2019, (V2019)</b>	<b>53,922</b>
 <b>PEOPLE</b>	
<b>Population</b>	
<b>Population estimates, July 1, 2019, (V2019)</b>	<b>53,922</b>
Population estimates base, April 1, 2010, (V2019)	57,695
Population, percent change - April 1, 2010 (estimates base) to July 1, 2019, (V2019)	-6.5%
Population, Census, April 1, 2020	54,341
Population, Census, April 1, 2010	57,477
<b>Age and Sex</b>	
Persons under 5 years, percent	 5.3%
Persons under 18 years, percent	 23.1%
Persons 65 years and over, percent	 17.3%
Female persons, percent	 54.6%
<b>Race and Hispanic Origin</b>	
White alone, percent	 30.1%
Black or African American alone, percent (a)	 63.6%
American Indian and Alaska Native alone, percent (a)	 0.2%
Asian alone, percent (a)	 1.3%
Native Hawaiian and Other Pacific Islander alone, percent (a)	 0.1%
Two or More Races, percent	 3.1%
Hispanic or Latino, percent (b)	 3.1%
White alone, not Hispanic or Latino, percent	 28.8%
<b>Population Characteristics</b>	
Veterans, 2015-2019	3,299
Foreign born persons, percent, 2015-2019	3.4%
<b>Housing</b>	
Housing units, July 1, 2019, (V2019)	X
Owner-occupied housing unit rate, 2015-2019	50.7%
Median value of owner-occupied housing units, 2015-2019	\$113,100
Median selected monthly owner costs -with a mortgage, 2015-2019	\$1,160
Median selected monthly owner costs -without a mortgage, 2015-2019	\$492
Median gross rent, 2015-2019	\$793
Building permits, 2020	X
<b>Families &amp; Living Arrangements</b>	
Households, 2015-2019	22,260
Persons per household, 2015-2019	2.40
Living in same house 1 year ago, percent of persons age 1 year+, 2015-2019	82.9%
Language other than English spoken at home, percent of persons age 5 years+, 2015-2019	4.3%
<b>Computer and Internet Use</b>	
Households with a computer, percent, 2015-2019	83.5%
Households with a broadband Internet subscription, percent, 2015-2019	72.2%
<b>Education</b>	
High school graduate or higher, percent of persons age 25 years+, 2015-2019	85.2%
Bachelor's degree or higher, percent of persons age 25 years+, 2015-2019	20.3%
<b>Health</b>	
With a disability, under age 65 years, percent, 2015-2019	11.7%
Persons without health insurance, under age 65 years, percent	 10.9%
<b>Economy</b>	
In civilian labor force, total, percent of population age 16 years+, 2015-2019	60.8%
In civilian labor force, female, percent of population age 16 years+, 2015-2019	57.8%
Total accommodation and food services sales, 2012 (\$1,000) (c)	150,431

Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	346,025
Total manufacturers shipments, 2012 (\$1,000) (c)	940,144
Total retail sales, 2012 (\$1,000) (c)	1,014,022
Total retail sales per capita, 2012 (c)	\$17,748

#### Transportation

Mean travel time to work (minutes), workers age 16 years+, 2015-2019	21.5
--	------

#### Income & Poverty

Median household income (in 2019 dollars), 2015-2019	\$40,633
Per capita income in past 12 months (in 2019 dollars), 2015-2019	\$24,480
Persons in poverty, percent	▲ 19.2%

### BUSINESSES

#### Businesses

Total employer establishments, 2019	X
Total employment, 2019	X
Total annual payroll, 2019 (\$1,000)	X
Total employment, percent change, 2018-2019	X
Total nonemployer establishments, 2018	X
All firms, 2012	4,713
Men-owned firms, 2012	2,135
Women-owned firms, 2012	1,984
Minority-owned firms, 2012	2,348
Nonminority-owned firms, 2012	2,086
Veteran-owned firms, 2012	411
Nonveteran-owned firms, 2012	3,981

### GEOGRAPHY

#### Geography

Population per square mile, 2010	1,312.6
Land area in square miles, 2010	43.79
FIPS Code	3757500

About datasets used in this table

#### Value Notes

 Estimates are not comparable to other geographic levels due to methodology differences that may exist between different data sources.

Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable. Click the Quick Info  icon to the row in TABLE view to learn about sampling error.

The vintage year (e.g., V2019) refers to the final year of the series (2010 thru 2019). *Different vintage years of estimates are not comparable.*

#### Fact Notes

- (a) Includes persons reporting only one race
- (c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data
- (b) Hispanics may be of any race, so also are included in applicable race categories

#### Value Flags

- Either no or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest or upper in open ended distribution.
- F Fewer than 25 firms
- D Suppressed to avoid disclosure of confidential information
- N Data for this geographic area cannot be displayed because the number of sample cases is too small.
- FN Footnote on this item in place of data
- X Not applicable
- S Suppressed; does not meet publication standards
- NA Not available
- Z Value greater than zero but less than half unit of measure shown

QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small Area Income and F Estimates, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.

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#### CONNECT WITH US

[Accessibility](#) | [Information Quality](#) | [FOIA](#) | [Data Protection and Privacy Policy](#) | [U.S. Department of Commerce](#)

## SOCIAL SERVICES CERTIFICATION

Project Name: Proposed Five Points Crossing  
Proposed No. of Units: Development of a four-story multi-family apartment building which includes 50 units and associated amenities  
Address: Tarboro Street  
Rocky Mount, Edgecombe County, North Carolina  
Closest street intersection or landmark: The site is located northwest of intersection of Tarboro Street and Atlantic Avenue

Adequate and appropriate Social Services are  are not  available for this project  
Furthermore, available Social Services will  will not  be adversely affected  
by this project.

Social organizations that may serve the project are: Edgecombe County Department of Social Services. We will be available to any resident living in the new development

Additional Comments/Conditions/Concerns \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5/6/2021

Date

Betty Battle

(Official's Signature)

Betty Battle

(Official's Name - Print or Type)

Director

(Official's Title)

Edgecombe County Department of Social Services  
(Department Name)

Note: Copying official letterhead onto this certification is encouraged.



**ROCKY MOUNT**  
PUBLIC WORKS  
THE CENTER OF IT ALL

October 20, 2020

Denis Blackburne  
Woda Cooper Companies, Inc.  
127 Abercorn Street, Suite 402  
Savannah, GA 31401

RE: Five Points Crossing – Availability of water and sewer  
Tarboro Street

Dear Mr. Blackburne:

The City of Rocky Mount is responsible for providing water and sewer service to the proposed site consisting of 1.30 acres located at 218, 226, & 242 Tarboro Street and 213 Rose Street, Rocky Mount, NC 27803. We understand Five Points Crossing is a proposed development consisting of up to 50 residential units. Both water and sewer service are available to the site and we have the capacity to serve your development.

Below are the new meter and capacity fees for each unit. All tap installation will be the responsibility of the developer.

<b>Water Meter Size – ¼ x 5/8" MF</b>	<b>Unit Cost</b>	<b>No. of Units</b>	<b>Total</b>
Meter Fee	\$215	50	\$10,750
Water Capacity Fee	\$50	50	\$2,500
Sewer Capacity Fee	\$75	50	\$3,750

Sincerely,

William "Brad" Kerr, PE  
Director of Public Works

cc: Brenton Bent, Director of Water Resources  
Donald Perry, Assistant City Engineer – Water Resources



**ROCKY MOUNT**  
WATER RESOURCES  
THE CENTER OF IT ALL

### PUBLIC SEWER CERTIFICATION

Project Name: Proposed Five Points Crossing  
 Proposed No. of Units: Development of a four-story multi-family apartment building which includes 50 units and associated amenities  
 Address: Tarboro Street  
Rocky Mount, Edgecombe County, North Carolina  
 Closest street intersection or landmark: The site is located northwest of intersection of Tarboro Street and Atlantic Avenue

Public Sewer is available and adequate  or is not available  to serve the above project. The closest tap is a 8 inch line located about 65 feet off-site.

This line is approximately \_\_\_\_\_ feet deep. This will be a gravity flow system ; a lift station will be required  or will not be required

Location of line: an 8 inch line is available off Tarboro St and Rose St

Additional Comments/Conditions/Concerns \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

6/3/2021  
Date

B.F. BOW  
(Officials Signature)

BRENTON BOW  
(Officials Name - Print or Type)

DIRECTOR OF WATER RESOURCES  
(Official's Title)

WATER RESOURCES  
(Department Name)

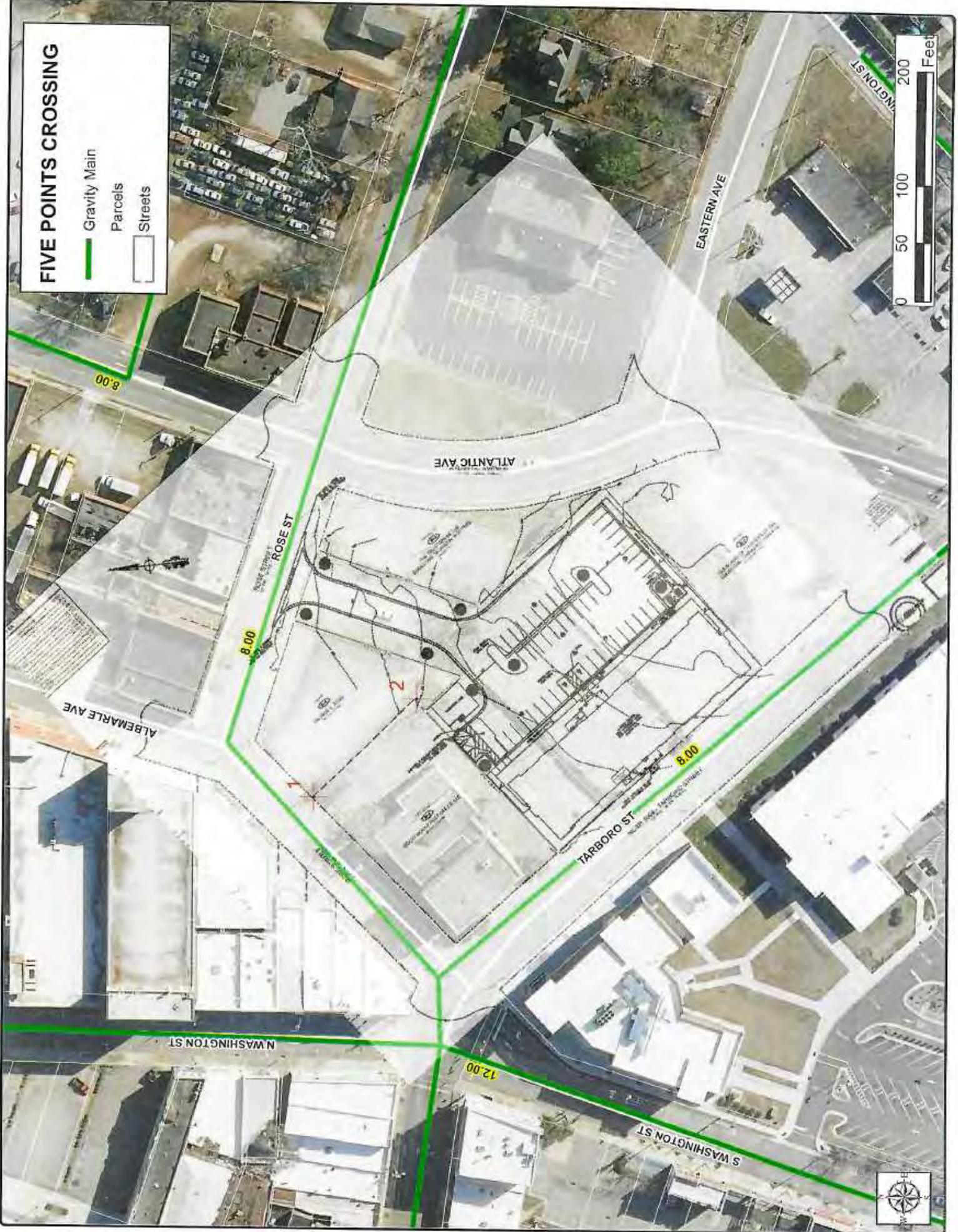
Note: Copying official letterhead onto this certification is encouraged.

# FIVE POINTS CROSSING

Gravity Main

Parcels

Streets





**ROCKY MOUNT**  
WATER RESOURCES  
THE CLIMATE OF IT ALL

## PUBLIC WATER CERTIFICATION

Project Name: Proposed Five Points Crossing  
 Proposed No. of Units: Development of a four-story multi-family apartment building which includes 50 units and associated amenities  
 Address: Tarboro Street  
Rocky Mount, Edgecombe County, North Carolina  
 Closest street intersection or landmark: The site is located northwest of intersection of Tarboro Street and Atlantic Avenue

Public Water is available and adequate  or is not available  to serve the above project. The closest tap is a 6 inch line located about ±50 feet off-site.  
 Location of line: Tarboro Street

Additional Comments/Conditions/Concerns There is an 8 in line and a 1 in line accessible off of Rose Street.

4/28/2021  
Date

B.F. Bent  
(Officials Signature)

BRENTON BENT  
(Officials Name - Print or Type)

DIRECTOR OF WATER RESOURCES  
(Official's Title)

WATER RESOURCES  
(Department Name)

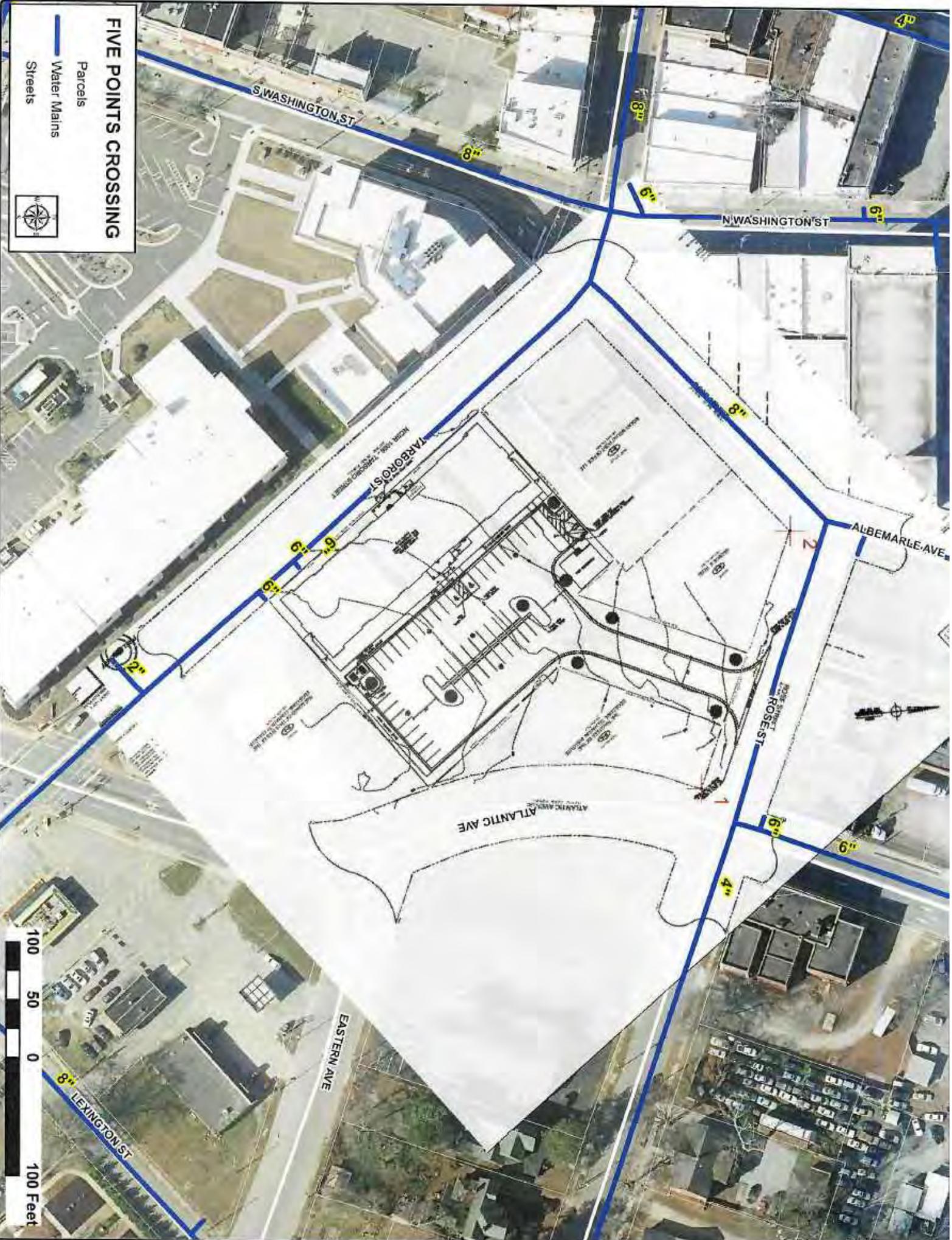
Note: Copying official letterhead onto this certification is encouraged.

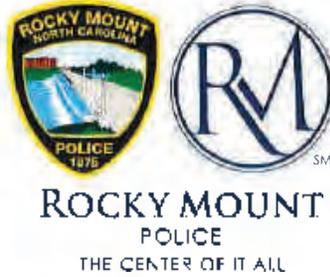
# FIVE POINTS CROSSING

Parcels

Water Mains

Streets





## Law Enforcement Certification

Project Name: Proposed Five Point Crossing

Proposed No. of Units: Development of a four-story multi-family apartment building which includes 50 units and associated amenities.

Address: Tarboro Street  
Rocky Mount, Edgecombe County, North Carolina

Closest street intersection or landmark: The site is located northwest of intersection of Tarboro Street and Atlantic Avenue

Police Service is available and adequate for the project as the average response time of five (5) minutes fall within the average community response time of eleven (11) minutes. Furthermore, available Police Service will not be adversely affected by the project.

Additional Comments/Conditions/Concerns: None

04/29/2021

Date

(Official's Signature)

Charles D. Williams

(Official's Name – Print or Type)

Interim Chief of Police

(Official's Title)

Rocky Mount Police Department

(Department Name)



## ECS SOUTHEAST, LLP

Geotechnical • Construction Materials • Environmental • Facilities

"Setting the Standard for Service"

NC Registered Engineering Firm F-107B  
NC Registered Geologists Firm C-553  
SC Registered Engineering Firm 3228

April 20, 2021

Mr. Will Deaton, Director  
Rocky Mount Development Services  
331 South Franklin Street  
Rocky Mount, North Carolina 27802  
Tel: 252-972-1172  
E-mail: [devserv@rockymountnc.gov](mailto:devserv@rockymountnc.gov)

Reference: HUD Environmental Review  
Five Points Crossing  
Tarboro Street  
Rocky Mount, Edgecombe County, North Carolina

Dear Mr. Deaton:

We are conducting an Environmental Assessment for HUD-funded proposed development on the above listed property. As part of this assessment the attached certification is required to be completed by your department. I have also attached a USGS map depicting the location of the site and an Edgecombe County Tax Map. Please complete the attached Certification and either e-mail it to [jbevers@ecslimited.com](mailto:jbevers@ecslimited.com) or mail to:

James C. Bevers, P.E.  
Environmental Project Manager  
ECS Southeast, LLP  
1900 Hendersonville Road  
Suite 10  
Asheville, North Carolina 28803

Thank you for your time in this matter. If you have any questions or need any additional information, please contact Mr. James C. Bevers at 828-785-4179.

Respectfully submitted,

James C. Bevers, P.E.  
Environmental Project Manager

Enclosures: Transportation Certification  
Zoning Certification  
Figures  
Proposed Development Plan

## TRANSPORTATION CERTIFICATION

Project Name: Proposed Five Points Crossing  
Proposed No. of Units: Development of a four-story multi-family apartment building which includes 50 units and associated amenities  
Address: Tarboro Street  
Rocky Mount, Edgecombe County, North Carolina  
Closest street intersection or landmark: The site is located northwest of intersection of Tarboro Street and Atlantic Avenue

Nearby public roadways conveying traffic to and from the project site will  will not  be adversely affected by the project (If applicable, please attach a copy of the supporting traffic impact study).

Additional Comments/Conditions/Concerns See attached letter of April 21, 2021.

April 22, 2021  
Date

Bob League  
(Official's Signature)

Bob League  
(Official's Name - Print or Type)

Principal Transportation Planner  
(Official's Title)

Public Works/Engineering/Traffic  
(Department Name)

Note: Copying official letterhead onto this certification is encouraged.



ROCKY MOUNT  
PUBLIC WORKS  
THE CENTER OF IT ALL

April 21, 2021

ECS Southeast, LLP  
1900 Hendersonville Road  
Asheville, NC 28803

Mr. Bevers, P.E.

The Transportation Certification for Proposed Five Points Crossing, a 50-unit multi-family development in downtown Rocky Mount, is provided for your use and the HUD Environmental Assessment.

It is my opinion that nearby public roadways conveying traffic to and from the project site will not be adversely affected by the project. The site is bound by Atlantic Avenue, Rose Street and Tarboro Street. The NC Department of Transportation recorded traffic volume counts in 2019 as follows. Atlantic Ave 5,300 Average Annual Daily Traffic (AADT), Tarboro Street 2,600 AADT.

As a four-lane street the practical carrying capacity of Atlantic Ave is 22,000 vehicles per day. The capacity of Tarboro Street, which is a three-lane one-way street is 22,000 vehicles per day. Rose Street is a local street with an estimated traffic count of 1,000 AADT and a capacity of 6,000 vehicles per day. Nearby streets, Thomas Street and Hill Street, also have low traffic volumes, which are less than 15% capacity. Generally, traffic congestion is not an issue in this area.

Traffic crashes have not been a significant factor in the area of the project site over recent years. Police records report approximately four crashes per year at the Atlantic/Tarboro intersection. The five-points intersection had two crashes in the past five years. No traffic fatality has been recorded near the site in the last five years. The City of Rocky Mount averages 5 crashes per day.

Based on trip generation data from the Institute of Transportation Engineers, one may expect the number of daily vehicle trips associated with the Proposed Five Points Crossing to be on the order of 500 per day. The local street network around the project will accommodate the anticipated traffic increase due to this project.

Sincerely,

Bob League  
Principal Transportation Planner

## PUBLIC TRANSPORTATION CERTIFICATION

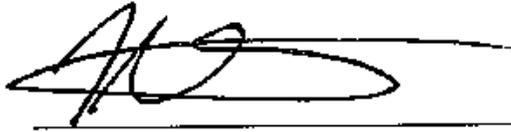
Project Name: Proposed Five Points Crossing  
Proposed No. of Units: Development of a four-story multi-family apartment building which includes 50 units and associated amenities  
Address: Tarboro Street  
Rocky Mount, Edgecombe County, North Carolina  
Closest street intersection or landmark: The site is located northwest of intersection of Tarboro Street and Atlantic Avenue

Public transportation is  or is not available  to serve the above project.  
If available, Public transportation includes: bus  train  cab  other

Additional Comments/Conditions/Concerns Para-Transit Van service is also available within this area.

4-20-21

Date



(Officials Signature)

Todd Gardner

(Officials Name - Print or Type)

Transit Administrator

(Official's Title)

Public Works

(Department Name)

Note: Copying official letterhead onto this certification is encouraged.



**To:** Rochelle Small-Toney, Manager, City of Rocky Mount  
**From:** Sarah Odio, Project Manager, Development Finance Initiative (DFI)  
**Date:** March 25, 2019  
**Re:** *Public-Private Partnerships (P3s) for Housing project history and next steps*

---

### Project History

In November 2017, NC Emergency Management (NCEM) engaged DFI to assist with attracting private investment for the development of affordable housing for low- and/or moderate-income households in Hurricane Matthew-impacted communities. The effort, known as Public-Private Partnerships (P3) for Housing, is now aligned with the NC Office of Recovery and Resiliency (NCORR) and seeks to leverage state resources to create opportunities for more private development of affordable housing by a “for profit” or “nonprofit” developer.

In February 2018, NCEM selected Edgecombe County, with a focus on Rocky Mount, from the 50 counties impacted by Hurricane Matthew. The selection criteria established by DFI included: level of damage from Hurricane Matthew, affordable housing demand, projected employment growth, NC county tier designation, municipal fiscal health, fair market rents and the availability of publicly-owned, development ready sites outside the 100-year and 500-year flood zones. DFI sought a responsive municipal partner with an explicit interest in the development of housing for displaced households.

The City of Rocky Mount staff identified multiple sites that met the required criteria. DFI conducted an analysis to identify the site most suitable for Low-Income Housing Tax Credit (LIHTC) development that would meet the P3s for Housing goals. DFI and the City ultimately decided on the City-owned parcels at 218-242 Tarboro Street.

DFI conducted a pre-development process that includes market analysis, site analysis, and financial feasibility modeling with the goal of attracting a private development partner. Through the process, DFI identified a program that includes 60 units, a mix of studio, 1- and 2-bedrooms, affordable to households earning 60% of the Area Median Income.

On February 25, 2019, the Rocky Mount City Council voted to convey the Tarboro Street property, via sale or lease, for the development of affordable workforce housing contingent upon the selection of a qualified developer. G.S. 157-9 exempts affordable housing from property conveyance procedures. DFI will still conduct a competitive process, but the City is not required to use competitive bid procedures such as sealed bid, upset bid or public auction to convey property to an affordable housing developer. <sup>1</sup>

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<sup>1</sup> Please refer to Tyler Mulligan’s blog post, “Conveyance of Local Government Property for Affordable Housing”, for additional information: <https://ced.sog.unc.edu/conveyance-of-local-government-property-for-affordable-housing/>

## Next Steps

- A Community Information Session with an open house, a presentation by DFI and question-and-answer session will be held on April 2. The session was announced by the City of Rocky Mount Public Information Office with two weeks of notice. Response from this session will be critical to the continuation of this process.
- Following a constructive information session, DFI will release a Solicitation for Development Partner Qualifications. DFI will solicit experienced local and regional developers. At a minimum, the qualified partner must be eligible for Low-Income Housing Tax Credit (LIHTC) awards in North Carolina and have experience with federal funding sources such as Community Development Block Grants (CDBG).
- Once responses are received, DFI will conduct extensive due diligence on all potential development partners.
- The responses and due diligence will be presented publically to the Rocky Mount City Council. DFI will ask the Council to select a preferred partner. The final decision, however, will rest with NCORR.
- Once NCORR and the City select a development partner, the City and developer will enter into Memorandum of Understanding (MOU) negotiations. The MOU will grant the developer exclusivity and outline the key milestones that the development partner must meet prior to the conveyance of the City-owned land.
- The execution of the MOU will trigger the development partner's pre-development process, which will include finalizing the program and design and securing project financing such as LIHTCs and State funds. Additional opportunities for public engagement will occur at this time.
- A final Development Agreement between the City and the developer will define the terms of the land conveyance.

DFI will remain involved until a development agreement is executed between the City and developer.

*The University of North Carolina at Chapel Hill's School of Government established the Development Finance Initiative (DFI) in 2011 to assist North Carolina communities with achieving their community economic development goals. Working with local governments and their partners, DFI provides specialized finance and real estate development expertise to attract private investment into transformative projects.*

## Gievers, Andrea

---

**From:** Gievers, Andrea  
**Sent:** Tuesday, December 28, 2021 9:37 AM  
**To:** crystal.best@doa.nc.gov  
**Cc:** State Clearinghouse  
**Subject:** Five Points Crossing

Dear Ms. Best:

Please distribute the NEPA Draft EA for the proposed Five Points Crossing project, available at the link below. The North Carolina Office of Recovery and Resiliency (**NCORR**) as a recipient of Community Development Block Grant – Disaster Recovery (CDBG-DR) funds from the United States Department of Housing and Urban Development (HUD) is considering funding this proposed affordable housing project, **Five Points Crossing located at 218 Tarboro Street, 226 Tarboro Street, 242 Tarboro Street, and 213 Rose Street, Rocky Mount, Edgecombe County, North Carolina 27801**. The proposed project involves the construction of a four-story, multi-family apartment building which will include 50 units of affordable housing and associated amenities including a laundry room, mail area, office, multipurpose room with kitchen, tenant storage, playground, covered picnic area, outdoor sitting areas, exercise room, and covered patio with seating. The proposed development will provide affordable housing for low and middle income families in the local community.

The Draft EA is available at [DPS ReBuildNC PMO - Five Points Crossing - Draft EA - All Documents \(sharepoint.com\)](#) with access granted to Crystal Best's and the State Clearinghouse email addresses. Please let me know if you are unable to access.

Thank you so much for distributing this project to the State Clearinghouse's project review team and participating agencies. If you have any questions or require additional information regarding this project review request, please feel free to contact me at (845) 682-1700 or via email at [Andrea.L.Gievers@Rebuild.NC.gov](mailto:Andrea.L.Gievers@Rebuild.NC.gov). Thank you for your time and assistance!

Sincerely,

Andrea

Andrea Gievers, JD, MSEL, ERM  
Environmental SME  
Community Development  
NC Office of Recovery and Resiliency  
[Andrea.L.Gievers@Rebuild.NC.Gov](mailto:Andrea.L.Gievers@Rebuild.NC.Gov)  
(845) 682-1700



# North Carolina Department of Public Safety

## Office of Recovery and Resiliency

Roy Cooper, Governor  
Eddie M. Buffaloe, Jr., Secretary

Laura H. Hogshead, Director

December 28, 2021

State Environmental Review Clearinghouse  
1301 Mail Service Center  
Raleigh, NC 27699-1301

Sent via Email to: [crystal.best@doa.nc.gov](mailto:crystal.best@doa.nc.gov)  
[State.Clearinghouse@doa.nc.gov](mailto:State.Clearinghouse@doa.nc.gov)

RE: NEPA Scoping/Draft EA - HUD CDBG-DR Program  
**Five Points Crossing**  
218 Tarboro Street, 226 Tarboro Street,  
242 Tarboro Street, and 213 Rose Street  
Rocky Mount, NC 27801

Dear Project Review Team:

The North Carolina Office of Recovery and Resiliency (NCORR) as a recipient of Community Development Block Grant – Disaster Recovery (CDBG-DR) funds from the United States Department of Housing and Urban Development (HUD) is considering funding this proposed affordable housing project, Five Points Crossing located at 218 Tarboro Street, 226 Tarboro Street, 242 Tarboro Street, and 213 Rose Street, Rocky Mount, Edgecombe County, North Carolina 27801. The State of North Carolina was adversely impacted by the landfall of Hurricanes Matthew (October 8, 2016) and Florence (September 14, 2018). These hurricanes damaged or destroyed hundreds of homes worsening the affordable housing shortage. This proposed project will increase affordable housing inventory for low- and moderate-income families. Therefore, funding for the proposed project will be provided in part by the HUD CDBG-DR North Carolina Affordable Housing Development Fund Program for Hurricane Matthew storm recovery activities in North Carolina.

NCORR is serving as the responsible entity for compliance with the HUD environmental review procedures set forth in 24 CFR Part 58, and processes environmental reviews for proposed projects on a case-by-case basis. The Five Points Crossing development (proposed project) consists of a four-story, multi-family apartment building which will include 50 units of affordable housing and

**Mailing Address:**  
Post Office Box 110465  
Durham, NC 27709



**Phone: (984) 833-5350**  
[www.ncdps.gov](http://www.ncdps.gov)  
[www.rebuild.nc.gov](http://www.rebuild.nc.gov)

*An Equal Opportunity Employer*

associated amenities including a laundry room, mail area, office, multipurpose room with kitchen, tenant storage, playground, covered picnic area, outdoor sitting areas, exercise room, and covered patio with seating. The apartment building is proposed to be 56,425 square feet in size. The associated parking area includes 49 parking spaces, 8 of which are designated for handicapped use only. The proposed project will have a density of 37.6 units per acre.

According to a letter dated June 25, 2021 from NC SHPO, the proposed activity will take place within the Rocky Mount Central City Historic District (Amended) (NS1212), which is listed in the National Register of Historic Places. SHPO states “that the proposed undertaking will have no adverse effect on any archaeological deposits associated with the [Rocky Mount] Central City Historic District provided that an archaeologist experienced in historical archaeology develops and implements a monitoring plan for the proposed project. The purpose of the monitoring activities will be to identify, document, and sample any intact cultural features exposed during ground disturbing activities in the project area. The monitoring plan should be developed in consultation with the Office of State Archaeology.” According to a letter dated May 19, 2021 from the Catawba Indian Nation, the Catawba have no immediate concerns with regard to traditional cultural properties, sacred sites, or Native American archaeological sites within the boundaries of the proposed project area. The Catawba are to be notified if Native American artifacts and/or human remains are located during the ground disturbing activities.

According to a letter from the US Fish and Wildlife Service (USFWS) dated May 12, 2021, the USFWS indicated that the proposed project is not likely to adversely affect federally-listed endangered or threatened species, their formally designated critical habitat, or species currently proposed for listing.

If you have any questions or require additional information regarding this project review request, please feel free to contact Andrea Gievers at (845) 682-1700 or via email at [Andrea.L.Gievers@Rebuild.NC.gov](mailto:Andrea.L.Gievers@Rebuild.NC.gov). Thank you for your time and assistance.

Sincerely,



Andrea Gievers, JD, MSEL, ERM  
NCORR Environmental Subject Matter Expert

Attachments:

- Draft Environmental Assessment



STATE OF NORTH CAROLINA  
DEPARTMENT OF ADMINISTRATION

Roy Cooper  
GOVERNOR

Pamela B. Cashwell  
Secretary

February 1, 2022

Andrea Gievers  
Five Points Crossing  
c/o NC Department of Public Safety  
Office of Recovery and Resiliency  
Durham, NC 27709-

Re: SCH File # 22-E-4600-0141 Proposed project is for the construction of Five Points Crossing. Project consists of a four-story, multi-family apartment building which will include 50 units of affordable housing and 2 associated amenities including a laundry room, mail area, office, multipurpose room with kitchen, tenant storage

Dear Andrea Gievers:

The above referenced environmental impact information has been submitted to the State Clearinghouse under the provisions of the National Environmental Policy Act. According to G.S. 113A-10, when a state agency is required to prepare an environmental document under the provisions of federal law, the environmental document meets the provisions of the State Environmental Policy Act. Attached to this letter for your consideration are comments made by the agencies in the review of this document.

If any further environmental review documents are prepared for this project, they should be forwarded to this office for intergovernmental review.

Should you have any questions, please do not hesitate to call.

Sincerely,

CRYSTAL BEST  
State Environmental Review Clearinghouse

Attachments

*Mailing Address:*  
NC DEPARTMENT OF ADMINISTRATION  
1301 MAIL SERVICE CENTER  
RALEIGH, NC 27699-1301

*Telephone:* (919)807-2425  
*Fax:* (919)733-9571  
*COURIER:* #51-01-00  
*Email:* [state.clearinghouse@doa.nc.gov](mailto:state.clearinghouse@doa.nc.gov)  
*Website:* [www.ncadmin.nc.gov](http://www.ncadmin.nc.gov)

*Location:*  
116 WEST JONES STREET  
RALEIGH, NORTH CAROLINA

Control No.: 22-E-4600-0141

Date Received: 12/29/2021

County.: EDGECOMBE

Agency Response: 1/28/2022

Review Closed: 1/28/2022

LYN HARDISON  
CLEARINGHOUSE COORDINATOR  
DEPT OF ENVIRONMENTAL QUALITY

Project Information

Type: National Environmental Policy Act ping

Applicant: Five Points Crossing

Project Desc.: Proposed project is for the construction of Five Points Crossing. Project consists of a four-story, multi-family apartment building which will include 50 units of affordable housing and 2 associated amenities including a laundry room, mail area, office, multipurpose room with kitchen, tenant storage, playground, covered picnic area, outdoor sitting areas, exercise room, and covered patio with seating. The apartment building is proposed to be 56,425 square feet in size. The associated parking area includes 49 parking spaces, 8 of which are designated for handicapped use only.

As a result of this review the following is submitted:

No Comment

Comments Below

Documents Attached

Reviewed By: LYN HARDISON

Date: 1/27/2022

Control No.: 22-E-4600-0141

Date Received: 12/29/2021

County.: EDGECOMBE

Agency Response: 1/28/2022

Review Closed: 1/28/2022

JINTAO WEN  
CLEARINGHOUSE COORDINATOR  
DPS - DIV OF EMERGENCY MANAGEMENT

Project Information

Type: National Environmental Policy Act ping

Applicant: Five Points Crossing

Project Desc.: Proposed project is for the construction of Five Points Crossing. Project consists of a four-story, multi-family apartment building which will include 50 units of affordable housing and 2 associated amenities including a laundry room, mail area, office, multipurpose room with kitchen, tenant storage, playground, covered picnic area, outdoor sitting areas, exercise room, and covered patio with seating. The apartment building is proposed to be 56,425 square feet in size. The associated parking area includes 49 parking spaces, 8 of which are designated for handicapped use only.

As a result of this review the following is submitted:

No Comment

Comments Below

Documents Attached

Reviewed By: JINTAO WEN

Date: 1/24/2022

Control No.: 22-E-4600-0141

Date Received: 12/29/2021

County.: EDGECOMBE

Agency Response: 1/28/2022

Review Closed: 1/28/2022

JINTAO WEN  
CLEARINGHOUSE COORDINATOR  
DPS - DIV OF EMERGENCY MANAGEMENT

Project Information

Type: National Environmental Policy Act ping

Applicant: Five Points Crossing

Project Desc.: Proposed project is for the construction of Five Points Crossing. Project consists of a four-story, multi-family apartment building which will include 50 units of affordable housing and 2 associated amenities including a laundry room, mail area, office, multipurpose room with kitchen, tenant storage, playground, covered picnic area, outdoor sitting areas, exercise room, and covered patio with seating. The apartment building is proposed to be 56,425 square feet in size. The associated parking area includes 49 parking spaces, 8 of which are designated for handicapped use only.

As a result of this review the following is submitted:

No Comment

Comments Below

Documents Attached

Reviewed By: JINTAO WEN

Date: 1/24/2022



NORTH CAROLINA  
Environmental Quality

ROY COOPER  
Governor

ELIZABETH S. BISER  
Secretary

To: Crystal Best  
State Clearinghouse  
NC Department of Administration

From: Lyn Hardison  
Division of Environmental Assistance and Customer Service  
Washington Regional Office

RE: 22-0141  
Scoping - Proposed project is for the construction of Five Points Crossing which will consist of a four-story, multi-family apartment building which will include 50-units of affordable housing, a laundry room, mail area, office, multipurpose room with kitchen, tenant storage, playground, covered picnic area, outdoor sitting areas, exercise room, and covered patio with seating.  
Edgecombe County

Date: January 27, 2022

The Department of Environment Quality has reviewed the proposal for the referenced project. Based on the information provided, fifteen (15) contamination site were identified within one mile of the project site. In addition, several of our agencies have identified permits that may be required and offered some valuable guidance. The comments are attached for the applicant's review.

The Department will continue to be available to assist the applicant with any question or concerns.

Thank you for the opportunity to respond.

Attachments



North Carolina Department of Environmental Quality

217 West Jones Street | 1601 Mail Service Center | Raleigh, North Carolina 27699-1601

919.707.8600

ROY COOPER  
Governor  
ELIZABETH S. BISER  
Secretary  
MICHAEL SCOTT  
Director



Date: January 26, 2022

To: Michael Scott, Director  
Division of Waste Management

Through: Janet Macdonald  
Inactive Hazardous Sites Branch – Special Projects Unit

From: Bonnie S. Ware  
Inactive Hazardous Sites Branch

Subject: NEPA Project # 22-0141, North Village Apartments/HUD, Edgecombe County, North Carolina

The Superfund Section has reviewed the proximity of sites under its jurisdiction to the North Village Apartments/HUD project. Proposed project is for the construction of North Village Apartments., which will consist of 12 three-story structures and 1 clubhouse containing a total of 288 one-, two- and three-bedroom units. Additional onsite improvements will consist of a pool located at the clubhouse/leasing office building, a playground, a pond, outdoor open space, paved surface parking areas, and community landscaping.

Fifteen (15) Superfund Section sites were identified within one mile of the project as shown on the attached report. The Superfund Section recommends that site files be reviewed to ensure that appropriate precautions are incorporated into any construction activities that encounter potentially contaminated soil or groundwater. Superfund Section files can be viewed at: <http://deq.nc.gov/waste-management-laserfiche>.

Please contact Janet Macdonald at 919.707.8349 if you have any questions concerning the Superfund Section review portion of this SEPA/NEPA inquiry.



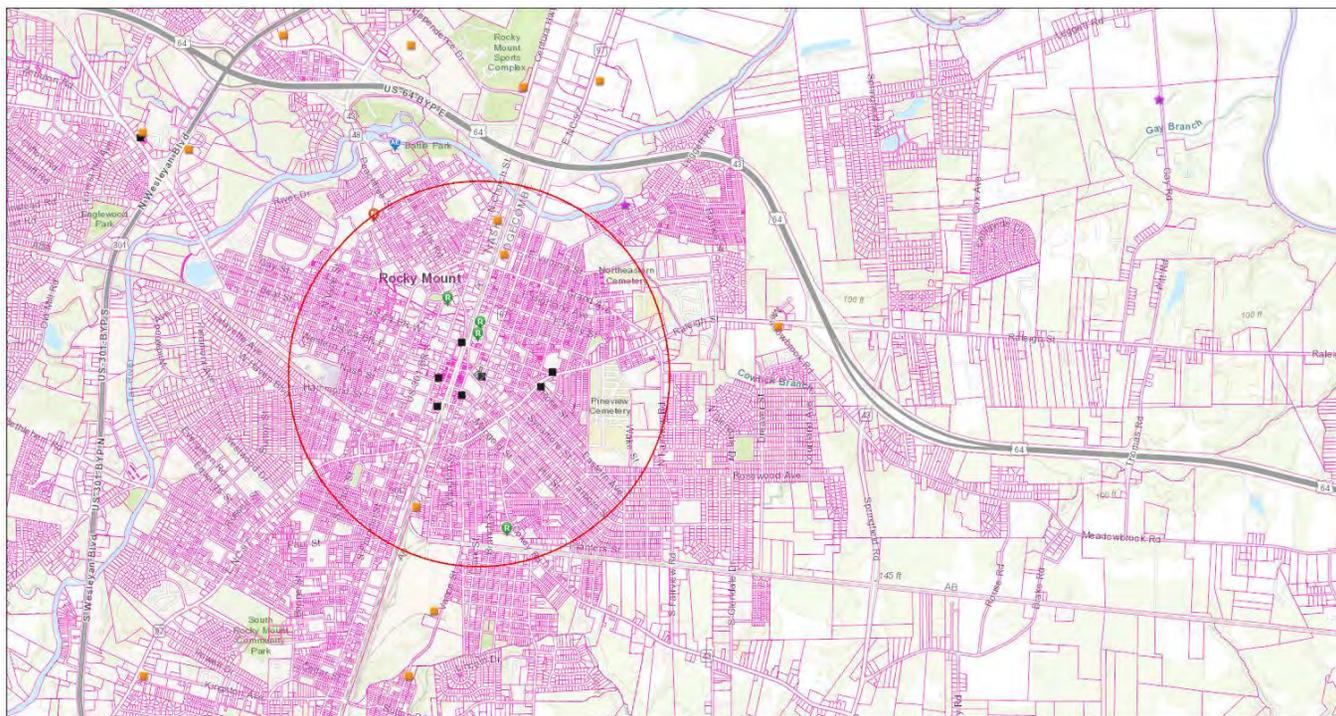
North Carolina Department of Environmental Quality | Division of Waste Management  
217 West Jones Street | 1646 Mail Service Center | Raleigh, North Carolina 27699-1646  
919.707.8200

# SUPERFUND SECTION SITES ONLY : SEPA/NEPA

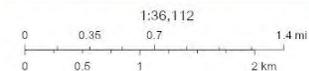
## Area of Interest (AOI) Information

Area : 2,141.42 acres

Jan 26 2022 15:08:38 Eastern Standard Time



- NC Brownfields Location\_View
- Recorded
- Active Eligible
- No Further Interest
- Pre Regulatory Landfill Sites
- DryCleaning Contaminated
- Inactive Hazardous Sites
- Parcels (Polygons) - Parcels



State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, USGS, METINASA, EPA, USDA

Superfund Section Sites Only : 22-0141 Edgecombe County

## Summary

Name	Count	Area(acres)	Length(mi)
Certified DSCA Sites	7	N/A	N/A
Federal Remediation Branch Sites	0	N/A	N/A
Inactive Hazardous Sites	3	N/A	N/A
Pre-Regulatory Landfill Sites	0	N/A	N/A
Brownfields Program Sites	5	N/A	N/A

## Certified DSCA Sites

#	Site_ID	Site_Name	Count
1	DC330002	Thorne's Dry Cleaners	1
2	DC330003	Prestige Cleaners	1
3	DC330006	Quality Laundry & Cleaners	1
4	DC330007	Rocky Mount Laundry and Dry Cleaners	1
5	DC640003	One Hour Koretizing Cleaners	1
6	DC640007	Bishop's Laundry	1
7	DC640008	One Hour Koretizing	1

## Inactive Hazardous Sites

#	EPAID	SITENAME	Count
1	NCD986197317	ROCKY MOUNT COAL GAS PLANT NO. 2	1
2	NCD986197325	ROCKY MOUNT COAL GAS PLANT NO. 1	1
3	NONCD0001837	HEILIG MYERS DIST. WHSE. (FORMER)	1

## Brownfields Program Sites

#	BF_ID	BF_Name	Count
1	2001216064	Rocky Mount Downtown Event Center	1
2	1301909033	Planters Oil Mill	1
3	801804064	Cultural Arts Center	1
4	1100207033	Tobacco Warehouse	1
5	1801314064	Rocky Mount Villas	1

ROY COOPER

Governor

ELIZABETH S. BISER

Secretary

MICHAEL SCOTT

Director



NORTH CAROLINA  
Environmental Quality

## MEMORANDUM

TO: Michael Scott, Division Director through Sharon Brinkley

FROM: Drew Hammonds, Eastern District Supervisor - Solid Waste Section

DATE: January 25, 2022

SUBJECT: Review: SW 22-0141 – Edgecombe County (Scoping – Five Points Crossing/CDBG-DR – Proposed project is for the construction of Five Points Crossing)

---

The Division of Waste Management, Solid Waste Section (Section) has reviewed the documents submitted for the subject project in Edgecombe County, NC. Based on the information provided in these documents, the Section at this time does not see an adverse impact on the surrounding communities and likewise knows of no situations in the communities, which would affect this project.

As always for any planned or proposed projects, it is recommended that during any land clearing, demolition, and construction, Five Points Crossing and/or its contractors would make every feasible effort to minimize the generation of waste, to recycle materials for which viable markets exist, and to use recycled products and materials in the development of this project where suitable. **Any waste generated by and of the projects that cannot be beneficially reused or recycled must be disposed of at a solid waste management facility permitted by the Division. The Section strongly recommends that Five Points Crossing require all contractors to provide proof of proper disposal for all generated waste to permitted facilities.**

Permitted solid waste management facilities are listed on the Division of Waste Management, Solid Waste Section portal site at: <https://deq.nc.gov/about/divisions/waste-management/waste-management-rules-data/solid-waste-management-annual-reports/solid-waste-permitted-facility-list>

Questions regarding solid waste management for this project should be directed to Mr. John College, Environmental Senior Specialist, Solid Waste Section, at (919) 268-1524.

cc: John College, Environmental Senior Specialist



North Carolina Department of Environmental Quality | Division of Waste Management  
Fayetteville Regional Office | 225 Green Street, Suite 714 | Fayetteville, North Carolina 28301  
910.433.3300

State of North Carolina Department of Environmental Quality  
 INTERGOVERNMENTAL REVIEW PROJECT COMMENTS

Reviewing Regional Office: Raleigh  
 Project Number: 22-0141 Due Date: 1/26/2022  
 County: Edgecombe

After review of this project it has been determined that the DEQ permit(s) and/or approvals indicated may need to be obtained in order for this project to comply with North Carolina Law. Questions regarding these permits should be addressed to the Regional Office indicated on the reverse of the form. All applications, information and guidelines relative to these plans and permits are available from the same Regional Office.

	PERMITS	SPECIAL APPLICATION PROCEDURES or REQUIREMENTS	Normal Process Time (statutory time limit)
<input type="checkbox"/>	Permit to construct & operate wastewater treatment facilities, non-standard sewer system extensions & sewer systems that do not discharge into state surface waters.	Application 90 days before begins construction or award of construction contracts. On-site inspection may be required. Post-application technical conference usual.	30 days (90 days)
<input type="checkbox"/>	Permit to construct & operate, sewer extensions involving gravity sewers, pump stations and force mains discharging into a sewer collection system	Fast-Track Permitting program consists of the submittal of an application and an engineer's certification that the project meets all applicable State rules and Division Minimum Design Criteria.	30 days (N/A)
<input type="checkbox"/>	NPDES - permit to discharge into surface water and/or permit to operate and construct wastewater facilities discharging into state surface waters.	Application 180 days before begins activity. On-site inspection. Pre-application conference usual. Additionally, obtain permit to construct wastewater treatment facility-granted after NPDES. Reply time, 30 days after receipt of plans or issue of NPDES permit-whichever is later.	90-120 days (N/A)
<input type="checkbox"/>	Water Use Permit	Pre-application technical conference usually necessary.	30 days (N/A)
<input type="checkbox"/>	Well Construction Permit	Complete application must be received and permit issued prior to the installation of a groundwater monitoring well located on property not owned by the applicant, and for a large capacity (>100,000 gallons per day) water supply well.	7 days (15 days)
<input type="checkbox"/>	Dredge and Fill Permit	Application copy must be served on each adjacent riparian property owner. On-site inspection. Pre-application conference usual. Filling may require Easement to Fill from N.C. Department of Administration and Federal Dredge and Fill Permit.	55 days (90 days)
<input type="checkbox"/>	Permit to construct & operate Air Pollution Abatement facilities and/or Emission Sources as per 15 A NCAC (2Q.0100 thru 2Q.0300)	Application must be submitted and permit received prior to construction and operation of the source. If a permit is required in an area without local zoning, then there are additional requirements and timelines (2Q.0113).	90 days
<input checked="" type="checkbox"/>	Any open burning associated with subject proposal must be in compliance with 15 A NCAC 2D.1900	N/A	60 days (90 days)
<input checked="" type="checkbox"/>	Demolition or renovations of structures containing asbestos material must be in compliance with 15 A NCAC 20.1110 (a) (1) which requires notification and removal prior to demolition. Contact Asbestos Control Group 919-707-5950	Please Note - The Health Hazards Control Unit (HHCU) of the N.C. Department of Health and Human Services, must be notified of plans to demolish a building, including residences for commercial or industrial expansion, even if no asbestos is present in the building.	60 days (90 days)
<input checked="" type="checkbox"/>	The Sedimentation Pollution Control Act of 1973 must be properly addressed for any land disturbing activity. An erosion & sedimentation control plan will be required if one or more acres are to be disturbed. Plan must be filed with and approved by applicable Regional Office (Land Quality Section) at least 30 days before beginning activity. A NPDES Construction Stormwater permit (NCG010000) is also usually issued should design features meet minimum requirements. A fee of \$65 for the first acre or any part of an acre. An express review option is available with additional fees.		20 days (30 days)
<input type="checkbox"/>	Sedimentation and erosion control must be addressed in accordance with NCDOT's approved program. Particular attention should be given to design and installation of appropriate perimeter sediment trapping devices as well as stable Stormwater conveyances and outlets.		(30 days)
<input type="checkbox"/>	Sedimentation and erosion control must be addressed in accordance with _____ <b>Local Government's</b> approved program. Particular attention should be given to design and installation of appropriate perimeter sediment trapping devices as well as stable Stormwater conveyances and outlets.		Based on Local Program
<input type="checkbox"/>	Compliance with 15A NCAC 2H .0126 - NPDES Stormwater Program which regulates three types of activities: Industrial, Municipal Separate Storm Sewer System & Construction activities that disturb ≥1 acre.		30-60 days (90 days)
<input type="checkbox"/>	Compliance with 15A NCAC 2H 1000 -State Stormwater Permitting Programs regulate site development and post-construction stormwater runoff control. Areas subject to these permit programs include all 20 coastal counties, and various other counties and watersheds throughout the state.		45 days (90 days)

State of North Carolina Department of Environmental Quality  
 INTERGOVERNMENTAL REVIEW PROJECT COMMENTS

Reviewing Regional Office: Raleigh  
 Project Number: 22-0141 Due Date: 1/26/2022  
 County: Edgecombe

	PERMITS	SPECIAL APPLICATION PROCEDURES or REQUIREMENTS	Normal Process Time (statutory time limit)
<input type="checkbox"/>	Mining Permit	On-site inspection usual. Surety bond filed with DEQ Bond amount varies with type mine and number of acres of affected land. Affected area greater than one acre must be permitted. The appropriate bond must be received before the permit can be issued.	30 days (60 days)
<input type="checkbox"/>	Dam Safety Permit	If permit required, application 60 days before begin construction. Applicant must hire N.C. qualified engineer to: prepare plans, inspect construction, and certify construction is according to DEQ approved plans. May also require a permit under mosquito control program. And a 404 permit from Corps of Engineers. An inspection of site is necessary to verify Hazard Classification. A minimum fee of \$200.00 must accompany the application. An additional processing fee based on a percentage or the total project cost will be required upon completion.	30 days (60 days)
<input type="checkbox"/>	Oil Refining Facilities	N/A	90-120 days (N/A)
<input type="checkbox"/>	Permit to drill exploratory oil or gas well	File surety bond of \$5,000 with DEQ running to State of NC conditional that any well opened by drill operator shall, upon abandonment, be plugged according to DEQ rules and regulations.	10 days N/A
<input type="checkbox"/>	Geophysical Exploration Permit	Application filed with DEQ at least 10 days prior to issue of permit. Application by letter. No standard application form.	10 days N/A
<input type="checkbox"/>	State Lakes Construction Permit	Application fee based on structure size is charged. Must include descriptions & drawings of structure & proof of ownership of riparian property	15-20 days N/A
<input type="checkbox"/>	401 Water Quality Certification	Compliance with the T15A 02H .0500 Certifications are required whenever construction or operation of facilities will result in a discharge into navigable water as described in 33 CFR part 323.	60 days (130 days)
<input type="checkbox"/>	Compliance with Catawba, Goose Creek, Jordan Lake, Randleman, Tar Pamlico or Neuse Riparian Buffer Rules is required. Buffer requirements: <a href="http://deq.nc.gov/about/divisions/water-resources/water-resources-permits/wastewater-branch/401-wetlands-buffer-permits/401-riparian-buffer-protection-program">http://deq.nc.gov/about/divisions/water-resources/water-resources-permits/wastewater-branch/401-wetlands-buffer-permits/401-riparian-buffer-protection-program</a>		
<input type="checkbox"/>	Nutrient Offset: Loading requirements for nitrogen and phosphorus in the Neuse and Tar-Pamlico River basins, and in the Jordan and Falls Lake watersheds, as part of the nutrient-management strategies in these areas. DWR nutrient offset information: <a href="http://deq.nc.gov/about/divisions/water-resources/planning/nonpoint-source-management/nutrient-offset-information">http://deq.nc.gov/about/divisions/water-resources/planning/nonpoint-source-management/nutrient-offset-information</a>		
<input type="checkbox"/>	CAMA Permit for MAJOR development	\$250.00 - \$475.00 fee must accompany application	75 days (150 days)
<input type="checkbox"/>	CAMA Permit for MINOR development	\$100.00 fee must accompany application	22 days (25 days)
<input type="checkbox"/>	Abandonment of any wells, if required must be in accordance with Title 15A. Subchapter 2C.0100.		
<input type="checkbox"/>	Notification of the proper regional office is requested if "orphan" underground storage tanks (USTS) are discovered during any excavation operation.		
<input checked="" type="checkbox"/>	Plans and specifications for the construction, expansion, or alteration of a public water system must be approved by the Division of Water Resources/Public Water Supply Section prior to the award of a contract or the initiation of construction as per 15A NCAC 18C .0300 et. seq., Plans and specifications should be submitted to 1634 Mail Service Center, Raleigh, North Carolina 27699-1634. All public water supply systems must comply with state and federal drinking water monitoring requirements. For more information, contact the Public Water Supply Section, (919) 707-9100.		30 days
<input checked="" type="checkbox"/>	If existing water lines will be relocated during the construction, plans for the water line relocation must be submitted to the Division of Water Resources/Public Water Supply Section at 1634 Mail Service Center, Raleigh, North Carolina 27699-1634. For more information, contact the Public Water Supply Section, (919) 707-9100.		30 days
<input type="checkbox"/>	Plans and specifications for the construction, expansion, or alteration of the _____ water system must be approved through the _____ delegated plan approval authority. Please contact them at _____ for further information.		

State of North Carolina Department of Environmental Quality  
 INTERGOVERNMENTAL REVIEW PROJECT COMMENTS

Reviewing Regional Office: Raleigh  
 Project Number: 22-0141 Due Date: 1/26/2022  
 County: Edgecombe

Other Comments (attach additional pages as necessary, being certain to comment authority)

Division	Initials	No comment	Comments	Date Review
DAQ	MRFL	<input type="checkbox"/>	See checked boxes above.	1/3/2022
DWR-WQROS (Aquifer & Surface)	JSB &	<input checked="" type="checkbox"/>	&	1/4/2022
DWR-PWS	SG	<input type="checkbox"/>	See checked boxes above.	1/4/2022
DEMLR (LQ & SW)		<input type="checkbox"/>	See checked box above	/ /
DWM – UST	SNH	<input type="checkbox"/>	See attached comments	1/18/2022
Other Comments		<input type="checkbox"/>		/ /

**REGIONAL OFFICES**

Questions regarding these permits should be addressed to the Regional Office marked below.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> <b>Asheville Regional Office</b><br>2090 U.S. 70 Highway<br>Swannanoa, NC 28778-8211<br>Phone: 828-296-4500<br>Fax: 828-299-7043  | <input type="checkbox"/> <b>Fayetteville Regional Office</b><br>225 Green Street, Suite 714,<br>Fayetteville, NC 28301-5043<br>Phone: 910-433-3300<br>Fax: 910-486-0707 | <input type="checkbox"/> <b> Mooresville Regional Office</b><br>610 East Center Avenue, Suite 301,<br>Mooresville, NC 28115<br>Phone: 704-663-1699<br>Fax: 704-663-6040 |
| <input checked="" type="checkbox"/> <b>Raleigh Regional Office</b><br>3800 Barrett Drive,<br>Raleigh, NC 27609<br>Phone: 919-791-4200<br>Fax: 919-571-4718 | <input type="checkbox"/> <b>Washington Regional Office</b><br>943 Washington Square Mall,<br>Washington, NC 27889<br>Phone: 252-946-6481<br>Fax: 252-975-3716           | <input type="checkbox"/> <b>Wilmington Regional Office</b><br>127 Cardinal Drive Ext.,<br>Wilmington, NC 28405<br>Phone: 910-796-7215<br>Fax: 910-350-2004              |
|  | <input type="checkbox"/> <b>Winston-Salem Regional Office</b><br>450 Hanes Mill Road, Suite 300,<br>Winston-Salem, NC 27105<br>Phone: 336-776-9800<br>Fax: 336-776-9797 |   |

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



TO: Lyn Hardison, Environmental Coordinator

FROM: Sylvia Newsom-Hunneke, Regional UST Supervisor

COPY: Scott Bullock, Corrective Action Branch Head

COPY: Sharon Brinkley, Administrative Secretary

DATE: January 18, 2022

RE: Environmental Review – Project Number 22-0141- Proposed project is for the construction of Five Points Crossing, consisting of 50 units, four-story, multi-family affordable housing apartment building in Rocky Mount, Edgecombe County.

I searched the Petroleum Underground Storage Tank (UST) and Non-UST Databases and review of those databases indicated one petroleum incident at this location (UST #39835). The incident was issued a No Further Action status on 4/10/2019. Contact Sylvia Hunneke at [sylvia.hunneke@ncdenr.gov](mailto:sylvia.hunneke@ncdenr.gov) to review the file. I reviewed the above proposal and determined that this project should not have any adverse impact upon groundwater. The following comments are pertinent to my review:

1. The Washington Regional Office (WaRO) UST Section recommends removal of any abandoned or out-of-use petroleum USTs or petroleum above ground storage tanks (ASTs) within the project area. The UST Section should be contacted regarding use of any proposed or on-site petroleum USTs or ASTs. We may be reached at (252) 946-6481.
2. Any petroleum USTs or ASTs must be installed and maintained in accordance with applicable local, state, and federal regulations. For additional information on petroleum ASTs, it is advisable that the North Carolina Department of Insurance at (919) 661-5880 ext. 239, USEPA (404) 562-8761, local fire department, and Local Building Inspectors be contacted.
3. Any petroleum spills must be contained, and the area of impact must be properly restored. Petroleum spills of significant quantity must be reported to the North Carolina Department of Environmental Quality – Division of Waste Management Underground Storage Tank Section in the Washington Regional Office at (252) 946-6481
4. Any soils excavated during demolition or construction that show evidence of petroleum contamination, such as stained soil, odors, or free product must be reported immediately to the local Fire Marshall to determine whether explosive or inhalation hazards exist. Also, notify the UST Section of the Washington Regional Office at (252) 946-6481. Petroleum contaminated soils must be handled in accordance with all applicable regulations.
5. Any questions or concerns regarding spills from petroleum USTs, ASTs, or vehicles should be directed to the UST Section at (252) 946-6481.



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

# Department of Environmental Quality Project Review Form

**Project Number: 22-0141**

**County: Edgecombe**

**Date Received: 12-29-2021**

**Due Date: 1-26-2022**

**Project Description:** *Scoping - Proposed project is for the construction of Five Points Crossing, which will consists of a four-story, multi-family apartment building which will include 50 units of affordable housing and 2 associated amenities including a laundry room, mail area, office, multipurpose room with kitchen, tenant storage, playground, covered picnic area, outdoor sitting areas, exercise room, and covered patio with seating.*

This Project is being reviewed as indicated below:

Regional Office	Regional Office Area	In-House Review	
<input type="checkbox"/> Asheville	<input checked="" type="checkbox"/> Air	<input type="checkbox"/> Air Quality	<input type="checkbox"/> Coastal Management
<input type="checkbox"/> Fayetteville	<input checked="" type="checkbox"/> DWR	<input type="checkbox"/> Parks & Recreation	<input type="checkbox"/> Marine Fisheries
<input type="checkbox"/> Mooresville	<input checked="" type="checkbox"/> DWR - Public Water	<input checked="" type="checkbox"/> Waste Mgmt	<input type="checkbox"/> Military Affairs
<input checked="" type="checkbox"/> Raleigh	<input checked="" type="checkbox"/> DEMLR (LQ & SW)	<input type="checkbox"/> Water Resources Mgmt (Public Water, Planning & Water Quality Program)	<input type="checkbox"/> DMF-Shellfish Sanitation
<input type="checkbox"/> Washington	<input checked="" type="checkbox"/> DWM <u>WaRO</u>	<input type="checkbox"/> DWR-Transportation Unit	<input checked="" type="checkbox"/> Wildlife <u>Maria</u>
<input type="checkbox"/> Wilmington			<input type="checkbox"/> Wildlife/DOT
<input type="checkbox"/> Winston-Salem			

Manager Sign-Off/Region:	Date: 1/25/22	In-House Reviewer/Agency: Melodi Deaver, Hazardous Waste Section
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Response (check all applicable)

X

No objection to project as proposed.       No Comment

Insufficient information to complete review       Other (specify or attach comments)

If you have any questions, please contact:  
**Lyn Hardison at [lyn.hardison@ncdenr.gov](mailto:lyn.hardison@ncdenr.gov) or (252) 948-3842**  
**943 Washington Square Mall Washington NC 27889**  
**Courier No. 16-04-01**

Control No.: 22-E-4600-0141

Date Received: 12/29/2021

County.: EDGECOMBE

Agency Response: 1/28/2022

Review Closed: 1/28/2022

DEVON BORGARDT  
CLEARINGHOUSE COORDINATOR  
DEPT OF NATURAL & CULTURAL  
RESOURCE

Project Information

Type: National Environmental Policy Act ping

Applicant: Five Points Crossing

Project Desc.: Proposed project is for the construction of Five Points Crossing. Project consists of a four-story, multi-family apartment building which will include 50 units of affordable housing and 2 associated amenities including a laundry room, mail area, office, multipurpose room with kitchen, tenant storage, playground, covered picnic area, outdoor sitting areas, exercise room, and covered patio with seating. The apartment building is proposed to be 56,425 square feet in size. The associated parking area includes 49 parking spaces, 8 of which are designated for handicapped use only.

As a result of this review the following is submitted:

No Comment

Comments Below

Documents Attached

Reviewed By: DEVON BORGARDT

Date: 2/1/2022



**North Carolina Department of Natural and Cultural Resources  
State Historic Preservation Office**

Ramona M. Bartos, Administrator

Governor Roy Cooper  
Secretary D. Reid Wilson

Office of Archives and History  
Deputy Secretary, Darin J. Waters, Ph.D.

January 25, 2022

**MEMORANDUM**

**TO:** Crystal Best [crystal.best@doa.nc.gov](mailto:crystal.best@doa.nc.gov)  
North Carolina State Clearinghouse  
Department of Administration

**FROM:** Ramona M. Bartos, Deputy  
State Historic Preservation Officer *RMB for Ramona M. Bartos*

**SUBJECT:** Construct Five Points Crossing Apartments, Rocky Mount, Edgecombe County, ER 21-1101

Thank you for your submission concerning the above-referenced project. We have reviewed the materials provided and offer the following comments.

The proposed activity will take place within the Rocky Mount Central City Historic District (Amended) (NS1212), which is listed in the National Register of Historic Places. Sanborn maps indicate that as early as 1885, the project area housed poorer residents of Rocky Mount in a tenement and shanties, which were replaced by single-family dwellings by 1901. These dwellings were subsequently replaced by businesses. A variety of subsurface cultural features were likely associated with these buildings such as wells, privies, cellar pits, and drains. Such features have the potential to provide important information about daily life in the Five Points area during the late nineteenth and early twentieth centuries. At this time no archaeological investigation has been done to document these archaeological remains, but it is likely they exist.

We find that the proposed undertaking will have no adverse effect on any archaeological deposits associated with the Central City Historic District provided that an archaeologist experienced in historical archaeology develops and implements a monitoring plan for the proposed project. The purpose of the monitoring activities will be to identify, document, and sample any intact cultural features exposed during ground disturbing activities in the project area. The monitoring plan should be developed in consultation with the Office of State Archaeology. You can find the Review Archaeologist for your region at <https://archaeology.ncdcr.gov/about/contact>.

A list of archaeological consultants who have conducted or expressed an interest in contract work in North Carolina is available at <https://archaeology.ncdcr.gov/archaeological-consultant-list>. The archaeologists listed, or any other experienced historical archaeologist, may be contacted to conduct the recommended monitoring.

One paper and one digital copy of all resulting archaeological reports, as well as one digital copy of the North Carolina site form for each site recorded, should be forwarded to the Office of State Archaeology through this office for review and comment as soon as they are available and in advance of any construction or ground disturbance activities. Office of State Archaeology report guidelines are available at [https://files.nc.gov/dncr-arch/OSA\\_Guidelines\\_Dec2017.pdf](https://files.nc.gov/dncr-arch/OSA_Guidelines_Dec2017.pdf).

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-814-6579 or [environmental.review@ncdcr.gov](mailto:environmental.review@ncdcr.gov). In all future communication concerning this project, please cite the above referenced tracking number.

Control No.: 22-E-4600-0141

Date Received: 12/29/2021

County.: EDGECOMBE

Agency Response: 1/28/2022

Review Closed: 1/28/2022

JEANNE STONE  
CLEARINGHOUSE COORDINATOR  
DEPT OF TRANSPORTATION

Project Information

Type: National Environmental Policy Act ping

Applicant: Five Points Crossing

Project Desc.: Proposed project is for the construction of Five Points Crossing. Project consists of a four-story, multi-family apartment building which will include 50 units of affordable housing and 2 associated amenities including a laundry room, mail area, office, multipurpose room with kitchen, tenant storage, playground, covered picnic area, outdoor sitting areas, exercise room, and covered patio with seating. The apartment building is proposed to be 56,425 square feet in size. The associated parking area includes 49 parking spaces, 8 of which are designated for handicapped use only.

As a result of this review the following is submitted:

No Comment

Comments Below

Documents Attached

Reviewed By: JEANNE STONE

Date: 1/20/2022