

Phase 1 Environmental Site Assessment with visual asbestos survey

2420 W. Grand Street

Date of Report: June 14, 2011

Assessment Funding: EPA Brownfields Hazardous Assessment Grant

Acres: 4.7

Site Background

Environmental Works, Inc. (EWI) conducted a Phase I Environmental Site Assessment (ESA) of the property located at 2420 West Grand Street in northwestern Springfield, Missouri. The subject property has been vacant since approximately 2010. From 1963 until 2010, the Site was occupied by a residence. Bill's Sales and Service, a small engine repair shop, also occupied the Site from 1987 until 2010. In 2009, analytical reports of soil samples obtained from the site indicated elevated levels of arsenic in soils in the northeastern portion of the subject property. In 2010, approximately 20.87 tons of arsenic impacted soil was excavated and removed from the site. Non-friable asbestos containing material (ACM) was documented during sampling activities conducted in the former residence at the site. The ACM was abated and disposed of at the Prairie View Landfill in Lamar, Missouri in 2010. Prior to 1963, the Site was historically utilized as agricultural property.



Findings

No recognized environmental conditions (RECs) or vapor encroachment issues were identified for the subject property during this assessment. No structures are located at the Site; therefore, a visual asbestos survey of the Site was not conducted.