

Phase 1 Environmental Site Assessment

E. Trafficway at National Avenue (former Ash Grove Quarry)

Date of Report: March 24, 2010
Assessment Funding:
Acres: 9.44

Site Background

The subject site is at the northwest corner of the and



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~~The subject site consists of approximately 9.44 acres of mostly vacant land with red clay mixed with rock, asphalt and concrete covering the site except the concrete washout area. The site is a former quarry that is currently approximately 100 percent filled with soil and concrete.~~

Land use records indicate the site operated as a limestone quarry from circa 1900 through the 1960s. After quarry operations ceased, the quarry was used to land fill various materials such as concrete wash, construction fill (dirt and rock), demolition debris, and certain organic wastes (e.g. trees, tree trimmings, brush, etc.).

Findings

Terracon Consultants Inc. completed a Phase I Environmental Site Assessment (ESA) of the property in March 2010. The Phase I stated that associated methane levels measured (excess of MDNR solid waste regulations in Tract 1 – Southwest portion of the site) in 2008 represent a recognized environmental condition (REC) in connection with the site.

Historical documents provided by the City (MDNR Certificate of Completion letter dated June 14, 2004, with the Declaration of Restrictive Covenant and Grant of Access) outline 1.57 acres of land subject to a Missouri Department of Natural Resources (MDNR) restrictive covenant (“Tract 1”). MDNR records indicate associated restrictions primarily based on elevated methane levels in subsurface soil. The remaining portions of the site (“Tract 2”) have been closed under the MDNR B/VCP.

Future development practices should be maintained consistent with the Tract 1 Restrictive Covenant recorded with the Greene County Recorder of Deeds. Associated restrictions exclude building construction within the surveyed Tract 1 boundaries.