

## CASE STUDY PHASE I & II ENVIRONMENTAL SITE ASSESSMENT Former Powder Mill

Southwestern Pennsylvania

## BACKGROUND

Insite Group, Inc. (IGI) was retained to complete Phase I and Phase II Environmental Site Assessments (ESAs) for a 900-acre wooded parcel in southwestern Pennsylvania.

## FINDINGS

During the Phase I ESA, IGI identified that a powder mill had operated on the property prior to 1946. The remnants of more than 60 industrial structures and



several railroad lines associated with the former powder mill were identified on the property. The former industrial operations associated with the powder mill were deemed a *recognized environmental condition (REC)* because operations may have

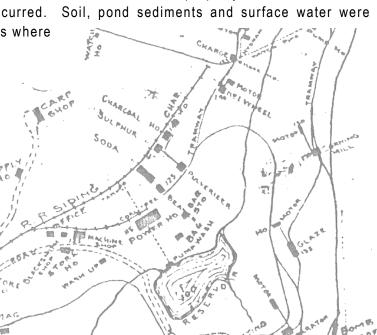


included the manufacture of products containing trinitrotoluene (TNT) or other potentially hazardous materials.

A Phase II ESA was completed to evaluate the *REC*. Historical records from a variety of sources were obtained and evaluated in order to determine industrial processes and materials used

at the powder mill, as well as the locations on the property where the various manufacturing activities occurred. Soil, pond sediments and surface water were

analyzed for TNT, and areas where fuel storage occurred were inspected for evidence of gasoline or diesel contamination. Based on the results of analytical testing, the REC was reduced to a *de minimis* condition, and the property transaction was completed successfully.



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