

## Construction Business Site Remediation Program

*Johnston, RI*

---

In advance of a pending real estate transaction, a general contracting firm retained Lake Shore Environmental, Inc. (LSE) to assess its property for compliance with applicable environmental regulations and develop a program for remediation.

LSE identified two floor drains within the garage portion of the building that drained to subsurface drywells. Laboratory analysis of soil cores collected from the drywells by LSE using direct-push soil sampling methods identified solvents and petroleum hydrocarbons at concentrations exceeding RIDEM's Method 1 Soil Objectives. Consequently, LSE submitted an underground injection control (UIC) closure application to RIDEM and directed the excavation and disposal of 25 cubic yards of contaminated soil from under the floor of the building.

LSE's due diligence investigations also identified the presence of petroleum contaminated fill that had historically been used as backfill between the garage building and an adjoining river. LSE developed a soil management plan and directed the excavation and disposal at the RIRRC of over 1,850 tons of contaminated soil. Since the proposed use of the property was for commercial/industrial purposes, soil cleanup objectives were selected to correspond to RIDEM's commercial/industrial numerical criteria. LSE also helped record an



environmental land use restriction on the parcel in the Town's Land Evidence Records. Following soil remediation, LSE also installed a groundwater monitor well near a waste oil storage tank and conducted periodic monitoring until low levels of dissolved gasoline constituents were in compliance with the Site's Groundwater Classification.

### **Pertinent Features:**

- Investigation & remediate impacted soils under floor in accordance with RIDEM's UIC Program.
- Direct large-scale interactive soil excavation program to achieve compliance with RIDEM's Remediation Regulations.
- Assist with recording ELUR on property restricting future use to industrial /commercial activities.