

March, 1996
Project No. 95-425

PHASE I

ENVIRONMENTAL SITE ASSESSMENT

**MORGAN LODGE PROPERTY
HARRISON COUNTY
WEST VIRGINIA**

Performed for:

**ALPHA ASSOCIATES, INC.
P.O. Box 1200
109 Prairie Avenue, Suite 209
Morgantown, West Virginia 26505**

Performed by:

**MSES CONSULTANTS, INC.
609 West Main Street
P.O. Drawer 190
Clarksburg, West Virginia 26302-0190**

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

**MORGAN LODGE PROPERTY
HARRISON COUNTY
WEST VIRGINIA**

MSES PROJECT NO. 95-425

MARCH, 1996

**MSES CONSULTANTS, INC.
609 WEST MAIN STREET
P.O. DRAWER 190
CLARKSBURG, WEST VIRGINIA 26302-0190**

TABLE OF CONTENTS

	<u>Page</u>
List of Appendices	--
List of Figures	--
List of Maps--	
1.0 Purpose and Scope.....	1
2.0 Executive Summary	1
3.0 Location of the Site.....	2
4.0 Ownership History of the Site.....	2
5.0 History of the Site	2
6.0 Information Sources	3
6.1 Maps and Photographs.....	3
6.2 Interviews.....	4
7.0 Current Condition of the Site.....	4
8.0 Enforcement Agency Review	6
9.0 Conclusions.....	7
Appendices.....	--
Figures	--
Map	--

LIST OF APPENDICES

<u>Appendix</u>	<u>Description</u>
A	Electronic Database Search
B	Title Notes
C	Interview Questionnaires

LIST OF FIGURES

<u>Figure</u>	<u>Description</u>
1	Vicinity Map
2	Photographic Record

LIST OF MAPS

<u>Map</u>	<u>Description</u>
Provided by Alpha Associates	Morgan Lodge Property

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
MORGAN LODGE PROPERTY**

1.0 PURPOSE AND SCOPE

MSES Consultants, Inc. (MSES) was retained by Alpha Associates, Inc. (Alpha) to perform a Phase I Environmental Site Assessment (ESA) of the property located along Route 24/3, Simpson District, Harrison County, West Virginia. The site is approximately 25.42 acres in size.

The Phase I Environmental Site Assessment consisted of the following:

- C A thorough reconnaissance of the site and properties immediately surrounding the subject site conducted on March 12, 1996.
- C A review of historical records and documents concerning the owners and users associated with the subject site.
- C Identification and interviews with individuals associated with the site.
- C A review of the site's past and present users.
- C A review of aerial photography (1939 to 1990).

MSES began the Phase I Environmental Site Assessment of the approximately 25.42 acre site in earnest on February 28, 1996. The following sections of this report will provide the findings and conclusions of this Phase I Environmental Site Assessment.

2.0 EXECUTIVE SUMMARY

MSES was retained to perform a Phase I Environmental Site Assessment (ESA) for the acreage located on Tax Map 13.1, Simpson District, in the town of Bridgeport, West Virginia.

The subsequent sections of this report contain the description of the activity involved in this ESA. There were no significant current or past adverse environmental conditions observed with respect to the subject property.

3.0 LOCATION OF THE SITE

Located in the town of Bridgeport, the site is bound on the south by State Route 24/3, on the north by FBI property, on the west by the Meadowbrook Mall and undeveloped property to the east. Figure 1, located in the figures section of this report, provides the site location.

4.0 OWNERSHIP HISTORY OF THE SITE

The subject is currently owned by Morgan Lodge, Jr. Mr. Lodge, son of Morgan Lodge, has owned the property, through division, since Mr. Lodge Sr.'s death in 1974. This deed information was researched by thorough visits to various agencies in Harrison County, such as Harrison County Courthouse. This research, listed as "Title Notes," may be found in Appendix B.

5.0 HISTORY OF THE SITE

The subject site consists of approximately 25.42 acres located as one contiguous piece per plat survey reported by Thrasher Engineering, Inc., July 24, 1995. This acreage is located in the City of Bridgeport, Simpson District, Harrison County. It was determined through interviews with knowledgeable persons that the subject property was once used as a dairy farm. The farmhouse was dismantled in the late 1960s as was the dairy barn. The silo is the only remaining structure on the property. The mobile home was installed in the late 1970s and was rental property until Mr. Morgan Lodge returned in early 1994. The sight has been fenced since the United States Government and Meadowbrook Mall occupied the adjoining properties.

6.0 INFORMATION SOURCES

This section of the report provides in outline form the information sources utilized, along with pertinent information obtained from each source.

6.1 Maps and Photographs

1. U.S.G.S. Topographic Quadrangle
 - A. 7.5 minute Clarksburg Quadrangle, West Virginia, prepared in 1969, photo revised 1976, showing the area under study as it existed in 1976
2. Aerial photographs by the United States Department of Agriculture, Agriculture Stabilization and Conservation Service, Salt Lake City, Utah

A review of aerial photographs, which include the subject site, taken by the United States Department of Agriculture, Soil Conservation Service, was conducted by MSES. The following photographs were reviewed and observations made are noted:

<u>Photograph Dates</u>	<u>Photograph Number</u>	<u>Site Description</u>
4/8/39	AMU-21-38	Primarily agricultural use, house and barn in place - silo also appears
9/15/53	AMU-5M-17	Agricultural use portion of subject acreage cleared of trees - silo appears. Strip mining activity to the northwest.
10/22/67	AMU-4HH-30	Agricultural use, house and silo in place. Golf course to west with houses appearing. No commercial development.
10/30/80	54033-180-59	Subject property still agricultural. Mall under construction, houses appear to south. I-79 appears complete. Silo appears. House is missing.
10/30/90	3223-222	Subject property still agricultural. Mall in place. Commercial development apparent to south and southwest.

6.2 Interviews

Interviews were conducted with four (4) individuals familiar with the site.

Mr. Morgan Lodge, Jr.
Bridgeport, West Virginia

Mr. Morgan Lodge, Jr. was interviewed on March 8, 1996, via telephone. Mr. Lodge is the son of Morgan Lodge and currently resides in the mobile home located on the subject property. He responded to the questionnaire as listed in ASTM Standards on Environmental Site Assessments E 1528-93, "Transaction Screen Process". He further stated he knows of no adverse environmental condition related to the subject site to the best of his knowledge. The mobile home is served by a water well, is heated by natural gas and is served by the City of Bridgeport's sewage system.

Mr. James E. Garner
Bridgeport, West Virginia

Mr. Garner was interviewed via telephone on March 12, 1996. Mr. Garner owns property located across Route 24/3, to the south of the subject property. Mr. Garner states, to the best of his knowledge, that there are no adverse environmental conditions on the subject property.

Mr. Eugene Molinaro
Bridgeport, West Virginia

Mr. Molinaro, interviewed on March 12, 1996 via telephone, is a landowner on adjacent property to the subject property. Mr. Molinaro states the property has not significantly changed in the eleven (11) years of which he is familiar. He is also unaware of any adverse environmental conditions which may exist on the subject property.

Mr. Kelly Blackwell
Bridgeport, West Virginia

Mr. Blackwell is currently Fire Chief of the City of Bridgeport Fire Department. He is familiar with the site and knows of no adverse environmental conditions which may exist on the subject property.

Questionnaires may be found in Appendix C.

7.0 CURRENT CONDITION OF THE SITE

Site reconnaissance on the subject property was conducted on March 12, 1996. The site was found to be moderately wooded on the western portion of the subject property, with trees ranging in size from 4" to 10" in diameter. Few large trees (larger than 10" diameter) exist over the entire property. The western portion is plateaued on top, near the Meadowbrook Mall, and slopes sharply toward Route 24/3 to the south.

The northern portion of the subject property abuts United States Government property and follows a clearly marked property line toward the southwest. A portion of this northern limit has been cleared as pasture land. A wet weather spring was discovered toward the northern extent of the property. Conversation with Mr. Morgan Lodge reveals this spring dries with advent of warmer weather.

The western portion of the property abuts United States Government property. It is best characterized as pasture land.

The southern portion contains a mobile home which is occupied by Mr. Morgan Lodge. The mobile home is heated by natural gas. The gas line was traced from the mobile home to the stream ditch line, then through a large diameter concrete culvert pipe under Route 24/3 and subsequently to a gas meter set up on the opposite side of the road. Mr. Lodge is receiving free gas for his consumption. The agreement will terminate upon his departure from the property according to Mr. Lodge. An abandoned silo stands to the rear of the mobile home. A debris pile near the silo contains remodeling rubbish, such as a porcelain commode, sink, wood, fiberglass

panels, an air conditioner and several cement blocks. Possible asbestos containing materials were not identified within this debris. This was a visual examination only conducted by Richard Wyont, West Virginia Asbestos Inspector License No. I-03953245, expiration date 3/31/96.

Two drilled wells were identified behind a cement block outbuilding to the rear of the mobile home. One well, nearest the outbuilding, is not in use. There is also a hand dug well beside the outbuilding which is no longer in use. The primary sewer line traversed underground on the southern portion of the subject property. Access to the property from Route 24/3 is gained along a gravel road from the highway to the mobile home. A concrete pad, approximately 12' x 10', was also observed. Mr. Lodge stated this was the floor from the milking area of the dairy barn which once stood on the property.

8.0 ENFORCEMENT AGENCY INTERVIEWS/RECORD REVIEW

MSES reviewed electronic databases to determine any registered or leaking storage tanks, CERCLIS sites, RCRIS notifiers, evaluations or violations, State of West Virginia Division of Environmental Protection sites, National Priority List facilities, Facility Index System sites, Toxic Release sites, Pollution Discharge elimination System facilities, or Emergency Response Notification System sites within a one (1) mile radius of the subject site. There were several identified sites within the limits of the researched area, as is common in an urban environment. The complete report is contained in Appendix A of this report.

Due to the location and type of sites identified, none of the sites identified within the research were found to have significant adverse environmental impact on the subject site. In the event that subsequent information pertaining to this information becomes available, MSES reserves the right to re-evaluate its findings and conclusions.

9.0 CONCLUSIONS

The history of the site was researched by MSES via a detailed review of the available records and interviews with persons knowledgeable of the site. As documented by the historical review, the site is residential and agricultural. There has not been commercial development on the subject site, but development continues on adjoining properties.

Based upon the site reconnaissance conducted by MSES in March, 1996, review of aerial photography of the subject site and surrounding area and interviews conducted with individuals familiar with past uses of the subject site, MSES has identified no concerns which pose significant environmental liability. The water wells, located behind the mobile home, should be properly sealed and the West Virginia Bureau of Health notified before excavation or construction commences.

These conclusions are based upon the March 12, 1996 site reconnaissance, the interviews conducted, and the premise that the information provided by the sources listed in this report is true and accurate. In the event that subsequent information pertinent to this Phase I Environmental Site Assessment becomes available, MSES reserves the right to re-evaluate its findings and conclusions.

In preparing this report, the professional services of MSES Consultants, Inc. have been performed, findings obtained, and conclusions reached in accordance with present State and Federal regulations, and generally accepted review principles and practices.

Respectfully submitted,

Richard A. Wyont
Environmental Specialist

John J. Keeling, P.E., C.S.P.
Project Manager

RAW/mjp