



Kerr Environmental Services Corp.

sustainable ecological restoration and environmental consulting

CONTAMINANT STUDIES

Former Mount Rogers Citgo UST Site Assessment and Closure, Boddie Noell, Town of Chilhowie, Smyth County, Virginia

Kerr Environmental Services (KES) conducted various services for the purposes of devising methods for the permanent closure of three underground storage tanks (USTs) used to store gasoline and diesel fuel on the subject property. Goals included: resolving Pollution Complaints with the DEQ and allowing the purchaser to develop the site without incurring environmental liability. Multiple pollution complaints (PC) for significant petroleum contamination in soils and groundwater were on record. The three USTs were manufactured with urethane coated steel making the tanks difficult and costly to dispose. In fact, at the time, the Virginia Department of Environmental Quality (DEQ) had minimal experience with the removal and disposal of urethane coated USTs and as a result had no guidance or procedures for this circumstance. KES conducted groundwater sampling of existing monitoring wells located within the UST basin. The laboratory results identified high concentrations of petroleum constituents in the groundwater beneath the subject property as a result of previous petroleum releases from former USTs no longer buried on the subject property. A strategy was prepared in coordination with an environmental attorney to permanently close the existing USTs while minimizing our client's exposure to environmental liability for historic petroleum releases for which they were not responsible. The property transaction involved leasing only the top six inches of the property.



KES secured approval from DEQ that the USTs could be closed in place by pumping their contents and filling each tank with a flowable concrete so that excavation of contaminated soil and groundwater could be avoided. A tank tightness test was performed on each UST and its associated piping to ensure that the UST system's integrity had not been compromised resulting in any new release of petroleum. Upon successful completion of the UST tightness testing, the pump islands and associated piping were removed. DEQ reviewed and approved the UST closure report with no further investigation warranted. The subject property has been redeveloped and is now in operation as a Hardee's fast food restaurant.