

Site Name: Wacky Waters, Davenport

Brownfield Initial Site Screening (ISS)

Project Manager: Hylton Jackson

Date: July 9, 2007

**CON 12-15
Doc #15904**

3931 - Phase II Assessment Review - standard

Phase II submitted as part of standard real estate development, pre-purchase agreement, or other due diligence, not a part of a community grant project, or

3837 - Phase II Assessment – grant funded

Phase II submitted as part of an EPA grant funded community-wide or targeted assessment project – see Mel Pins if questions on this determination

Location:

Latitude: 41.603796 Longitude: 90.633872
(Decimal Degree format)

County: Scott

USGS Quadrant: Davenport W 7.5'

Site Size: 15

Site Dimension:

Acres Square Feet
 Feet Square Miles Miles

Site Alias Name(s): _____

Congressional District: 1

Current Owner & Address:

Union Building Company
306 West River Drive
Davenport, IA 52801

Responsible Party Name(s) & Address, if different from current owner:

Site Street Address or Tier, Range, Section & Subsections (if street address is unknown)

8228 N. Fairmount Street
Davenport, IA 52806

Directions to site: From I-80 west of Davenport, take exit 295A to merge onto N Brady St/US-61 S. Continue to follow US-61 S for 5.7 miles. Turn right at W River Dr/US-61/US-67. Site is on the right.

Summarize the site history (past usages, past ownerships, wastes, known or suspected contamination pathways such as tanks, septic tank/tile field, lagoon, land applications, S.W. burial, etc)

The site was a former water park which closed in 2006. At that time, the Davenport Fire Department was awarded a \$400,000.00 state grant to build a burn tower training facility and it selected this site. A Phase 1 Environmental Assessment was completed before acquisition from Wacky Waters.

Briefly describe the site assessment that was conducted (number of borings, monitoring wells, number of samples, depth of soil samples and monitoring wells, analysis, etc.)

A Soil Remediation Report was submitted to the IDNR on June 28, 2007 by Terracon Inc. on behalf of the Union Building Company. On April 5, 2007 Terracon Inc. viewed the site. Significant soil staining was observed in two areas of the site. One AST marked "Diesel Fuel" and two 55-gallon drums were observed in one area (Area 1) of the site. Area 1 covered 690 square feet and was excavated to a maximum depth of 3 feet bgs. One 55-gallon drum was observed in a second area (Area 2) on a concrete pad near the maintenance facility. Area 2 covered 25 square feet and was excavated to a depth of 1 foot bgs.. On April 30, 2007 Safety-Kleen Systems removed the AST and the 55-gallon drums. Waste material profile forms indicate a total of 305 gallons of waste oil and diesel fuel were removed. On May 3, 2007 soil that was visually impacted was removed from the two areas. A total of 52.48 tons of soil and concrete was removed and transported to the Scott County Area Landfill for disposal. A confirmation soil sample was collected from the base of each excavation area and analyzed for BTEX (OA-1) and TEH (OA-2) contamination. No soil borings were advanced on-site and no groundwater samples were collected. The excavated areas were backfilled with non-impacted soils obtained on-site. Information contained in the prior Phase 1 Environmental Assessment was not provided to Terracon personnel.

Summarize the findings and conclusions regarding the contaminants found and their extent and concentrations. Relate those values to known criteria such as statewide standards, MCLs, water quality standards, background levels or other benchmarks used to determine site priority.

TEH waste oil was detected in both soil samples with the highest concentration being 114 mg/kg with no applicable Tier 1 standard. TEH diesel was detected in 1 soil sample at 11.9 mg/kg, below the tier 1 standard of 3,800 mg/kg. No other soil contamination was detected above the laboratory detection limits or the Tier 1 levels in either of the samples.

Identify on-site or off-site potential and actual targets (e.g., municipal wells, private wells, drinking water intakes). What is known of the neighboring area, i.e., are there residences, businesses, public use areas, etc.? Are there utility lines that could be impacted by site contaminants? Identify any other use/location issues that deserve consideration.

A private water well is located on-site and is within 30 feet of Area 2. According to Mr. Richard Horst of Union Building Company, the well is completed in a deep aquifer and was used by Wacky Waters to fill one of the ponds on the property. The site is located in the northwestern portion of the incorporated City of Davenport but the presence of utilities is not noted. The site is not within any source water protection area.

Rate the site on a scale of 1 to 4, in decreasing order of severity or priority.

Summarize the reasoning, knowledge or any other information used in determining your recommendation regarding the priority assigned to this site.

The very limited soil confirmation sampling (one soil sample from each of the two areas and no groundwater sampling) performed after soil excavation did not detect any petroleum impacted soil above Tier 1 standards. The potential sources for a future contaminant release in Area 1 and Area 2 of this site have been removed.

Site recommended for:

No further action

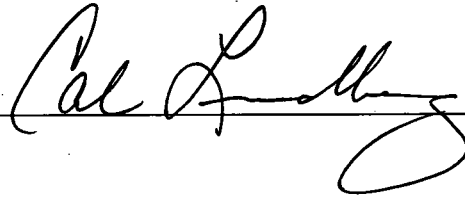
Additional investigation under state program (activity code 2824)

Additional investigation under CERCLA (Extended Site Screening)

Additional investigation by responsible party

Transfer to LUST/UST

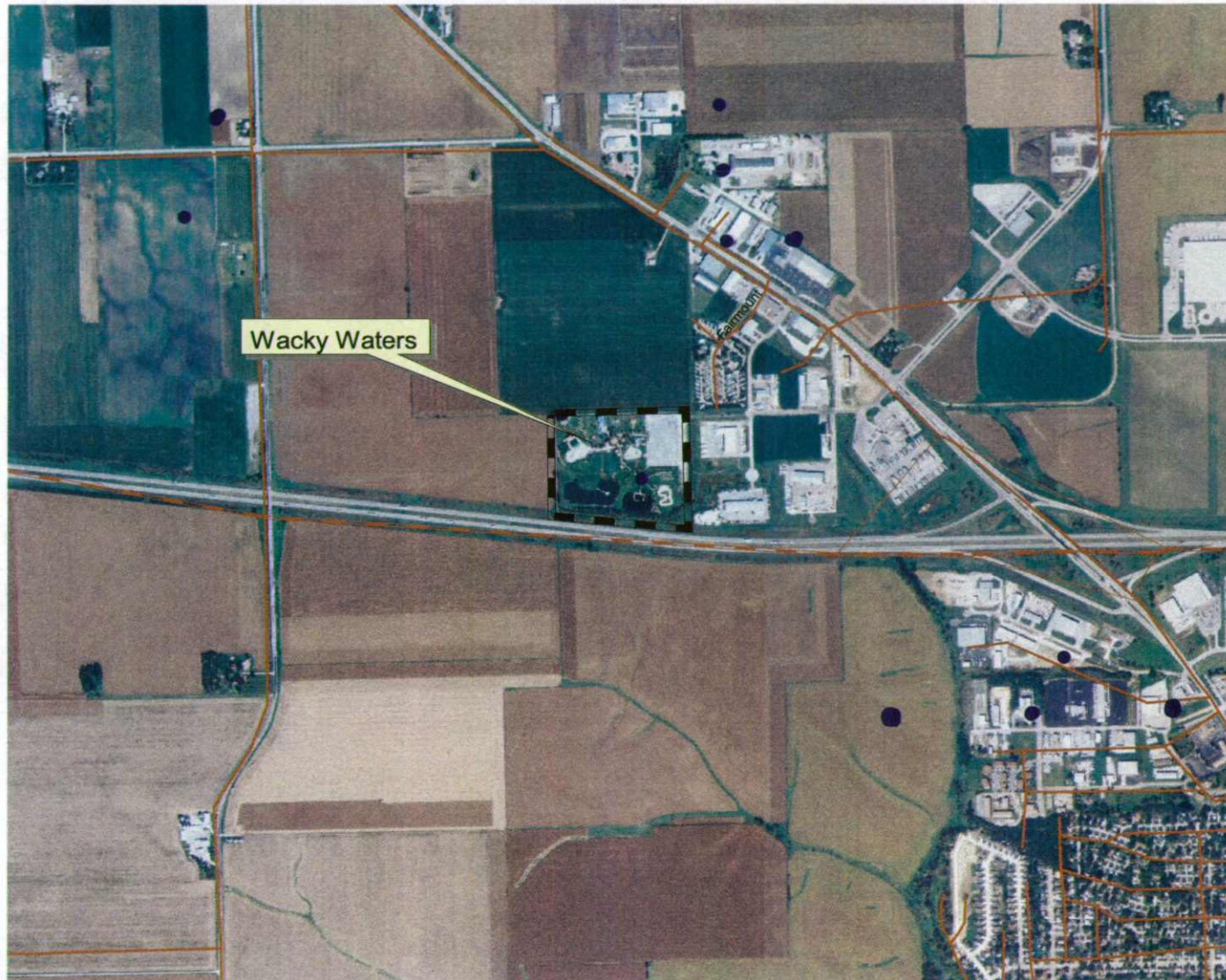
Form Reviewed:



Date Reviewed:

7/17/07

Wacky Waters Site Davenport



- All_wells_public.shp
 - ▲ Nonmunicipal PWS
 - Municipal wells
- Source Water Protection Area
- 2-year
 - 5-year
 - 10-year
 - 2500-foot
 - 1-mile
 - primary protection area
 - surface runoff area
 - hydrologic boundary
 - County

