



Facts About...

Pecoraro Property
(VOLUNTARY CLEANUP PROGRAM)

Site Location:

The Pecoraro property, totaling 7.22 acres, is located on the south side of Old Washington Boulevard in Elkridge, Howard County, Maryland. This undeveloped property is located in a residential area and bordered to the east by the former Elkridge Elementary School and to the north, west and south by single-family homes. The area in the vicinity of the site utilizes public water and sewer systems; however, several domestic wells were identified within one-half mile of the property.

The property is primarily an open partially grass-covered field with several stands of trees and bushes. The property is located along a ridgeline and slopes to the east. The center and southern portions of the site are underlain by fill consisting of concrete, wood, rubble and asphalt varying from one to twenty-three feet in thickness. The fill is underlain by unconsolidated sand, silts and clays of the Patuxent Formation. Competent bedrock of the Relay Gneiss member of the James Run Formation was encountered across the site at depths ranging from seven to fifteen feet below grade. Potentially perched groundwater was encountered approximately four to ten feet below grade. An unnamed tributary to the Patapsco River is located adjacent to the southwest portion of the property.

Site History:

Prior to 1978, the property was utilized for agricultural purposes. Between 1978 and 1982 the property was used as a rubble fill by a demolition contractor. The fill was placed in ephemeral stream channels and covered with a layer of topsoil and grass in 1982. The property was used as a staging area for a local contractor for fill dirt, mulch and concrete until July 2005.

Environmental Investigations and Actions:

Environmental and geotechnical site assessments conducted in 1998 and 2004 revealed portions of the property had received an unknown amount of fill material. In July 2005, the Voluntary Cleanup Program (VCP) applicant began removal of the fill material, which was predominantly comprised of large pieces of concrete, with small amounts of metal and asphalt. The excavated material was sorted on-site into separate piles of concrete, debris and soil. The concrete material was removed off-site for recycling and non-concrete debris was removed as solid waste. Soil material was tested for priority pollutant metals, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), pesticides, herbicides and polychlorinated biphenyls (PCBs). The removal process was completed in 2008. Soil piles that did not meet the VCP residential criteria were removed from the site. Prior to transport to the site, off-site clean fill material was also tested for VOCs, SVOCs, pesticides, herbicides and PCBs. After the removal activities, additional soil and groundwater samples were collected from undisturbed portions of the property. Additional sampling for methane was also conducted throughout the property, based on elevated levels of methane detected during previous environmental investigations.



Current Status:

On September 20, 2004, a VCP application was submitted by Brantly Development Group, Inc. seeking a No Further Requirements Determination as an inculpable person. The applicant is seeking limited residential use of the property. On June 14, 2010, the Department issued a No Further Requirements Determination with a prohibition on the use of groundwater and installation of a vapor barrier in all new construction. Confirmatory indoor air sampling will be required to ensure the vapor barrier and/or sub-slab venting system is functional after construction is completed.

Contact

For additional information, please contact the Land Restoration Program at (410) 537-3493

Last Update: December 2010