



Facts About...

Ridge Road Parcel
(Voluntary Cleanup Program)

Site Description:

This irregularly shaped 5.9490-acre parcel is located at 7140 Ridge Road in Hanover, Anne Arundel County, Maryland. Wooded areas border the property to the east, beyond which is Ridge Road. Bordering the property to the west are wooded areas, and to the north are residential developments. The property is bordered to the south by automotive shops and commercial and residential developments. An intermittent stream is located along the north-western border of the property.

The property is currently vacant and consists of two abandoned buildings, which may have previously been utilized as an automotive garage and shed. In addition, several 55-gallon drums, two pits and miscellaneous dumped debris (i.e. cars, vehicle parts, tires) are present in wooded areas of the property. Public water and sewer services are not currently being supplied to the property and the property is located within a groundwater use area of Anne Arundel County. The groundwater flow direction beneath the property is multi-directional: to the west in the southern portion of the site, to the north in the central portion of the site and to the north-west in the northern portion of the site.

Site History:

Based on information provided in the Phase I site assessment for the property, prior to 1907 the site was an undeveloped lot. A review of historical topographic maps shows that the property was cleared in 1957 and the first structures appeared on site in 1963. The property was privately owned until 2003, when it was purchased by Shiv Krupa, LLC.

Environmental Investigations and Actions:

Environmental investigations have been performed for this property. An environmental due diligence report and two Phase I environmental site assessments (ESAs) were completed for the property in February 2007, March 2008 and February 2009. The reports noted the presence of abandoned drums, automotive parts and two pits.

A limited Phase II ESA was performed at the property in March 2008 and included the collection of soil and groundwater samples at the property, including samples from the two pits on site and the intermittent stream at the property. The results from the soil samples and groundwater samples collected in the shallow aquifer beneath the property reported the elevated levels of total petroleum gasoline range organics and volatile organic compounds.

In July 2009, additional soil and groundwater samples were collected at the property. The analytical results from these samples confirmed the presence of total petroleum gasoline range organics and volatile organic compounds at the property, as well as reported concentrations of priority pollutant metals in the soil on site.



Between September 2010 and April 2011, surface debris, impacted soil and sediment and impacted surface water was excavated and transported off-site to a property disposal facility as described in the approved response action plan dated October 18, 2009 for the property.

Current Status:

Hanover Place, LLC was granted expedited inculcable person status for the Ridge Road Parcel property on December 31, 2008, and subsequently submitted a Voluntary Cleanup Program (VCP) application package for the property on April 3, 2009, seeking a No Further Requirements Determination. During the review of the application package, the Department determined that the property required the submittal of a response action plan (RAP) in order to address potential risks associated with the property.

On December 11, 2009, the Department accepted the Ridge Road Parcel property into the VCP and requested the development of a proposed RAP. Hanover Place, LLC submitted a proposed RAP to the Department on May 5, 2010 and a public informational meeting to discuss the proposed RAP was held on June 8, 2010 at 6:30 pm at the Elkridge Library located at 6450 Washington Boulevard in Elkridge, Maryland. The VCP approved the revised proposed RAP for the Ridge Road Parcel property on November 16, 2010. Approval of the revised proposed RAP was based on future use of the property for restricted commercial purposes.

The approved RAP was successfully implemented at the property and on June 2, 2011, the Department issued a Certificate of Completion (COC) to Hanover Place, LLC for the Ridge Road Parcel property for restricted commercial or restricted industrial use of the property with the adherence to the following restrictions: a requirement for the development and implementation of a site-specific Health and Safety Plan during future excavations at the property, a requirement for sampling and disposal of excavated soil, sampling and disposal requirements for groundwater encountered during an excavation, the requirement for a vapor barrier in new buildings, and the prohibition on the use of groundwater beneath the property.

Contact:

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

Last Update: June 2011