



Facts About...

Oakmont at Turf Valley
(VOLUNTARY CLEANUP PROGRAM)

Site Description:

This 9.73-acre parcel, a subdivision of the Turf Valley Golf Course and Resort, is located at 11030, 11050, 11070 and 11090 Resort Road in Marriottsville, Howard County, Maryland. Bordering the property to the north and south are the remaining acres of the Turf Valley Golf Course and Resort. The property is bordered to the east by the Turf Valley Maintenance Facility – Village Phase 4 Voluntary Cleanup Program (VCP) property, and to the west by the Turf Valley Golf Course and Resort property, beyond which is Marriottsville Road and private residences. There are no surface water bodies located on the property and the closest surface water body is the Little Patuxent River approximately 50 feet west of the property.

The property is located in a groundwater use area of Howard County and groundwater flow beneath the property is to the west. The closest potable water supply wells, which are all located within a 0.5-mile radius of the property, are to the northwest on Albeth Road and the remaining acres of the Turf Valley Golf Course and Resort, and to the southwest on Marriottsville Road and the Turf Valley Golf Course and Resort property.

Site History:

Land title records indicate private ownership of the property until 1996, when the current owners, Mangione Enterprises of Turf Valley Limited Partnership, acquired the property. The property was utilized as agricultural land until 1952, and as a golf course between 1990 and 2000. The property currently consists of woods, dense vegetation and an out-of-play golf hole complex with associated asphalt paved golf cart paths.

Environmental Investigations and Actions:

Several environmental investigations have been performed at the property. Phase I environmental site assessments (ESAs) were conducted at the property in March 2005 and September 2007, which identified nuisance debris piles on the property.

In May 2005, soil samples were collected at the property that identified lead and arsenic in the surface soil located on-site. Between November 2005 and January 2006, several nuisance debris piles located at the property were removed and transported off-site, and areas on the eastern portion of the property were excavated. Soil samples were collected in the excavated areas located at the property. The analytical results of the soil samples collected indicated the presence of metals at the property at concentrations below the Maryland Department of the Environment's (MDE's) Cleanup Standards for Soil and Groundwater.

In August 2007, a Phase II ESA was performed at the property that included the collection of additional soil samples in the area of the out-of-play golf hole complex. The analytical results from these soil samples identified mercury in the surface soil at the property at concentrations below MDE's Cleanup Standards for Soil and Groundwater.



In May 2008, an additional environmental investigation was conducted, which included the collection of groundwater, additional soil samples and the removal of the remaining debris piles at the property. The analytical results for the groundwater samples collected at the property indicated trace amounts of nickel and zinc with concentrations barely above their respective laboratory detection limits. The soil analytical results continued to show concentrations of metals in the soils located on the property. The nuisance debris piles removed from the property were transported to a nearby landfill.

Current Status:

Three entities, Oakmont Condominium, LLC, M-10 Residential Land, and Mangione Enterprises of Turf Valley, Limited Partnership submitted VCP applications for the property on December 7, 2007 seeking a No Further Requirement Determination (NFRD) for future residential use.

The Department issued a NFRD to Mangione Enterprises of Turf Valley, Limited Partnership for the Oakmont at Turf Valley property on July 22, 2008, conditioned on use of the property for restricted residential, restricted commercial or restricted industrial purposes and a prohibition on the use of groundwater beneath the property for any purpose.

On August 6, 2008, the Department issued a NFRD to Oakmont Condominium, LLC for the Oakmont at Turf Valley property, conditioned on use of the property for restricted residential, restricted commercial or restricted industrial purposes and a prohibition on the use of groundwater beneath the property for any purpose.

The VCP issued a denial letter for the VCP application submitted by M-10 Residential Land for the Oakmont at Turf Valley Property on September 10, 2008.

Contact:

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

Last Update: December 2008

