Site Location

The Lakes at Stansbury Shores property, totaling 63.38-acres, is located at 8315 Stansbury Road, Baltimore County, Maryland. The property is located in a mixed commercial/residential area and is bounded to the north by Stansbury Road, to the south by the Peninsula Expressway and a State Highway Administration facility, to the east by Bear Creek and to the west by Chesterwood Road. The property is currently undeveloped open field with woodlands on the southern portion of the site. The property is located on a peninsula surrounded by Bear Creek, which abuts the eastern portion of the property, Lynch Cove to the north and Bullneck Creek to the south. Bear Creek is a tributary to the Patapsco River.

Site History

Prior to the early 1950s, the site was used for agricultural purposes with a farm complex on the southeastern portion of the site.   In 1951, Industrial Development Corporation acquired the property and constructed a petroleum terminal including a 1,000,000-gallon above ground storage tank (AST). The petroleum terminal reportedly ceased operations in the 1980s. Also during the 1950s, a one-story warehouse structure and storage facility was constructed on the northeastern portion of the site. These structures were demolished in January 2008. Johns Hopkins University acquired the property in June 1992. The AST was razed in August 2003. The current property owner, Stansbury Shores LLC, acquired the property in November 2006.

Environmental Investigations

In April 1992, a phase II environmental site assessment was conducted in the vicinity of the 1,000,000-gallon petroleum AST and an abandoned underground storage tank (UST) in the northern portion of the site. The investigation consisted of 27 soil borings and 23 temporary piezometers. Free phase petroleum product was observed in the vicinity of the AST. Two USTs were removed from the vicinity of the warehouse in the northeastern portion of the site in 1996. A supplemental site assessment report that included an additional 16 soil samples and 6 groundwater samples was completed in June 2003. In May 2005, an approved corrective action plan (CAP) was initiated to remediate the petroleum-contaminated soils and groundwater. Approximately 21,890 cubic yards of soil was excavated and treated using ex-situ bioremediation. After reviewing the Risk Assessment report dated July 2006, the Maryland Department of the Environment's Oil Control Program issued a case closure letter on July 14, 2006

A January 2007 report detailed the excavation of 15 test pits throughout the property including the former petroleum AST and the warehouse building, which had formerly been occupied by a printing company. Soil samples collected in the vicinity of the warehouse building contained elevated levels of arsenic in a black silt material. In January 2007 an additional 23 soil borings and 18 test pits were conducted near the former AST and warehouse. In May 2007, the VCP requested three additional surface soil samples and three groundwater samples to evaluate potential impacts from past agricultural use and petroleum storage tanks.

1800 Washington Boulevard | Baltimore, MD 21230-1718 | www.mde.state.md.us
410-537-3000 | 800-633-6101 | TTY Users: 800-735-2258

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Current Status

On April 4, 2007, Stansbury Shores, LLC submitted an application to the Voluntary Cleanup Program as a inculpable person, seeking a Certificate of Completion (COC) for future restricted residential land use (Tier 1B). On August 23, 2007, the Department accepted the property into the program and notified the applicant that the property was not eligible for a No Further Requirements Determination and must pursue a Certificate of Completion. The proposed response action plan (RAP) was submitted on May 5, 2008. The public information meeting is scheduled for June 4, 2008. On May 16, 2007, Ryland Homes submitted an application as an inculpable person, seeking a COC for future restricted residential land use (Tier 1B) of the property.

Contact

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

Last Update: May 29, 2008