



Maryland Department of the
Environment

FACTS ABOUT: RIVER HARBOR DEVELOPMENT SITE

Site Location

The River Harbor Development site is a 160-acre property located off the 27400 block of Riverside Drive Extended in Salisbury, Maryland, 21801. The site is on the south bank of the Wicomico River and is bounded on the south by Riverside Drive, on the east by Sabers Creek, and on the west by White Creek. The coordinates for entrance to the development are latitude 38° 20.286' North and longitude 075° 39.827' West.

Site History

Prior to 1949, the property was privately owned and utilized for agricultural purposes. In 1949, the property was sold to the Fish Products Company (Delaware) and in 1950 the property was transferred to the Fish Products Company of Maryland, Inc., which merged with Seacoast Products, Inc. the same year. In 1956, a marina was built on a portion of the property adjacent to the Wicomico River to service a commercial fishing fleet. In 1975, private parties purchased the property. In 1977, Eastern Marine Builders and Supply Company purchased the property and, in 1986, merged with the American Original Corporation. From 1977 to 1989, the property continued to be utilized as a commercial marina/maintenance facility and commercial fishing operation. In 1989, marina operations at the site ceased.

During 1976-1989, several buildings were constructed in the marina area, which were subsequently demolished in 1990. While the marina was in operation, Wicomico County utilized three areas on-site to stockpile dredge material from the Wicomico River. The stockpile areas were subsequently referred to as Spoil Areas "A", "B" and "C". In 1989, the River Harbor Limited Partnership purchased the property to develop the land for residential use. In 1989-1990, localized "hotspots" of petroleum-based contamination and some metals were excavated and the stockpiled dredge material was spread over the former marina area and Spoil Area "A" to a reported depth of 6 to 8 feet, and the property was graded. In 1998, a private party purchased the property. In May 2005, Terra Firma, LLC purchased the property for future residential use.

Environmental Investigation and Action

Froehling and Robertson (F&R) conducted an assessment in 1989 for Maizell-Neff, Inc. F&R found that soil in the area of the former marina contained elevated levels of petroleum hydrocarbons, lead and barium. Several tons of this soil were excavated and staged on plastic sheets for removal. Following this excavation, Maizell-Neff, Inc. covered the area with 6 to 8 feet of clean topsoil.



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In January 1990 MDE performed a Preliminary Assessment of the property. MDE determined that the impact on groundwater could potentially be severe and recommended further assessment of the site. As a result MDE drafted an SSI Sampling Plan in April 1990. The plan proposed an EM-31 electromagnetic survey of the property to identify contamination zones and a targeted groundwater survey to identify the nature of area groundwater contamination. In December 1990 and January 1991, MDE conducted an investigation per the SSI sampling plan. Results indicated trace to non-detectable levels of organic vapors across the site, and trace to non-detectable levels of naturally occurring metals. Analytical results of the excavated soil stockpile in Spoil Area "C" indicated low levels of semi-volatile organic compounds (SVOCs) and metals and an elevated level of Total Petroleum Hydrocarbons (TPH). Analytical results of the sediment and shallow/deep groundwater generally indicated acceptable levels of metals and volatile organic compounds.

In November 1993, the site was sampled by the MDE as part of an Expanded Site Inspection (ESI), which included groundwater, surface water, sediment, and soil samples. Results indicated no significant levels of organic contaminants and slightly elevated levels of certain metals.

In May 2004, the stockpile of excavated soil in Spoil Area "C" was sampled for TPH-diesel range organics (DRO) and TPH-gasoline range organics (GRO). TPH-DRO was detected at low levels and TPH-GRO was not detected. In July 2004, the stockpile of excavated soil was sampled and analyzed for TPH-DRO, and results indicated that TPH-DRO was not detected.

In March 2005, an updated environmental site assessment was performed which confirmed that the property had been vacant since 1989, when the commercial marina ceased operations.

Current Status

Following a review of the SSI and ESI, the USEPA classified the site as "no further remedial action planned". Upon submission of an application to the Voluntary Cleanup Program (VCP), the MDE adjusted the site designation to "formerly investigated site" in the State Master List files.

On April 29, 2005, the MDE received an application to the Voluntary Cleanup Program from Terra Firma, LLC seeking a No Further Requirements Determination as an Inculpable Person. The Department requested additional soil and groundwater sampling data to further characterize the site. The requested data was collected during August, September, and October 2005. In April 2006, MDE issued a No Further Requirements Determination to Terra Firma, LLC.

