



Facts About...

FALLS GROVE AT RIVA TRACE PROPERTY (VOLUNTARY CLEANUP PROGRAM)

Site Location

This 5.81-acre property consists of twenty-two single-family parcels and several conservation and open space/recreation parcels located at 2990 Riva Trace Parkway in Annapolis, Maryland. The property consists of a vacant church, associated buildings, and parking lots (paved and gravel). Overland flow from the property generally discharges to Gingerville Creek. Water and sanitary sewer services are publicly provided by Anne Arundel County. Domestic wells are located within one-half mile of the property.

Site History

Prior to construction of the church in 1985, the property was used for agricultural purposes from at least as early as 1943. A northern portion of the property was previously used as an orchard. Riva Trace, LC, who currently owns the property, purchased the property from Riva Trace Baptist Church in 2004.

Environmental Investigations and Actions

In 1999, a Phase I Environmental Site Assessment was conducted and it identified no recognized environmental conditions at the property. In March 2007, a second Phase I was conducted that identified the former orchard on the property as a recognized environmental condition. A Phase II investigation followed that identified elevated levels of arsenic in the soil at the property. Additional soil sampling in the local vicinity of the property supported the assertion that the elevated arsenic is naturally occurring in the Aquia formation greensands.

Current Status

On June 20, 2007, Riva Trace, LC submitted a VCP application for the property seeking a restricted No Further Requirements Determination (“NFRD”) as a responsible person. The NFRD was issued by the VCP on October 26, 2007 and recorded in the land records of Anne Arundel County on November 19, 2007.

Planned or Potential Future Action

The proposed future use of the property is residential.

Contact

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

Last Update: June 25, 2008

