



Facts About...

River Harbor Development (Voluntary Cleanup Program)

Site Location

The approximately 60-acre River Harbor Development property is located on Riverside Drive Extension in Salisbury, Wicomico County, Maryland. Most of the surrounding acreage is classified as wetlands. The property is characterized primarily by sand and sandy soils. The site and vicinity is a groundwater use area with groundwater used for both agricultural and potable supply. The site is bounded by White Creek to the west, the Wicomico River to the north and northwest, the Sherman Branch to the east, and Riverside Drive Extension to the south. A former marina was located along the western edge of the property, adjacent to the Wicomico River. A large pier/docking area that was utilized by former marina operations remains in place and is in reasonably good condition. The property is currently vacant and overgrown with grass, brush, vines, and trees.

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 Investigations

A 1989 environmental assessment of the property indicated elevated levels of lead (one sample contained 559 parts per million-ppm) and total petroleum hydrocarbons (TPH), up to 46,426 ppm, in the on-site soils. The soils containing elevated concentrations of TPH and lead were excavated and placed on double plastic sheeting in an area within Spoil Area "C". The limits of soil excavation were reportedly determined by field monitoring and confirmatory laboratory analyses. Elevated levels of cadmium (0.040 ppm), chromium (0.26 ppm), lead (0.72 ppm), and TPH (up to 12.5 ppm) were detected in shallow groundwater that was collected from a test pit. A groundwater sample was collected from three on-site monitoring wells. No metals or TPH were detected in the groundwater samples except for chromium (0.22 ppm) in one sample. During **this time**,



