



Facts About...

11731 Somerset Avenue
(Brownfields Investigation)

Site Location

11731 Somerset Avenue is located on the east side of the main route through downtown Princess Anne in Somerset County. It is in a mixed residential and commercial area within the city limits. The 0.25-acre site is situated in an area that has been used for commercial/industrial purposes since the 1960s. The property is located at an elevation of approximately 10 feet above mean sea level. The geographic coordinates of the central portion of the site are latitude 038° 12.1975' north and longitude 075° 41.568' west based on NAD83 data collected from the Princess Anne 1:24000 quadrangle map. The property is currently owned by the Palmetto Farms Corporation and is referenced on the Maryland Department of Assessments and Taxation as Map 202 Parcel 219A in Princess Anne, Somerset County, Maryland.

Site History

A Texaco gasoline service station occupied the site during an undefined period prior to the 1960s. Cato Oil Company purchased the property in 1968 and operated on the site through 1984. The property was transferred in 1984 and again in 1993. Since 1993 it has not operated as a gasoline station and currently sits vacant.

One structure exists on the site; it is a traditional gas station style building with an office/waiting area on the left hand side of the building and three work bays on the right hand side of the building. In addition, there is a fourth work bay attached to the rear of the structure. There were two fuel islands located on the property each having multiple dispensers. There were several underground storage tanks for the station's several grades of fuel.

Underground storage tanks were reportedly removed under MDE's Oil Control Program's (OCP) direction in the period between 1984 and 2003. However, since there was no record of a final remediation being performed, the site has been classified as an orphaned oil control site that requires investigation. All OCP files for the removal were destroyed.

Environmental Investigations and Actions

In 2008, the Town of Princess Anne requested that MDE conduct a Brownfields Assessment of the property. MDE conducted a Phase II environmental assessment of the site in June 2009. A toxicological evaluation, assuming a commercial use scenario, was prepared by MDE for the site using data collected for the Phase II assessment. The toxicological evaluation found that no detected carcinogenic or non-carcinogenic contaminants exceeded MDE or EPA recommended risk levels.

Current Status

The property is currently vacant and awaits future redevelopment.

Planned or Potential Future Action

The Town of Princess Anne plans to redevelop the property.

Contact

For additional information, please contact the Land Restoration Program at (410) 537-3440.

Last Update: November 2009