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PHASE I ENVIRONMENTAL SITE ASSESSMENT

of

**Parcel 561
7150 Northwest Route 1
Elkridge, MD**

**Prepared
for the
Howard County Bureau of Environmental Services**

June 2002

Prepared by

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LIST OF ACRONYMS

ACM	asbestos-containing material
AHERA	Asbestos Hazard Emergency Response Act
ASTM	American Society for Testing and Materials
AST	aboveground storage tank
BTEX	benzene, toluene, ethylbenzene, and xylene
CAA	Clean Air Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation, and Liabilities Information System
CFC	chlorofluorocarbon
CORRACTS	Corrective Action Report
CWA	Clean Water Act
CZM	Coastal Zone Management
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
FIFRA	Federal Insecticide, Fungicide, and Rodenticide Act
FINDS	Facility Index System
FIRM	Flood Insurance Rate Map
FOIA	Freedom of Information Act
FSA	Farm Services Agency
FTTS	FIFRA and TSCA Tracking System
FWS	U.S. Fish and Wildlife Service
HMIRS	Hazardous Materials Information Reporting System
HUD	U.S. Department of Housing and Urban Development
LQG	large-quantity generator
LUST	leaking underground storage tank
MSDS	Material Safety Data Sheet
NFRAP	No Further Remedial Action Planned
NPDES	National Pollutant Discharge Elimination System
NPL	National Priorities List
NRCS	National Resources Conservation Service
NWI	National Wetland Inventory
OSHA	Occupational Safety and Health Administration

PA	Preliminary Assessment
PADS	PCB Activity Database System
PCB	polychlorinated biphenyl
PCS	Permit Compliance System
POTW	publicly owned treatment works
ppb	parts per billion
ppm	parts per million
RA	Remedial Action
RAATS	RCRA Administration Action Tracking System
RCRA	Resource Conservation and Recovery Act
RCRIS	Resource Conservation and Recovery Information System
RI/FS	Remedial Investigation/Feasibility Study
ROD	Record of Decision
SCS	Soil Conservation Service
SDWA	Safe Drinking Water Act
SI	Site Investigation
SIC	Standard Industrial Code
SPCC	Spill Prevention, Control, and Countermeasures
SQG	small-quantity generator
SVOC	semivolatile organic compound
SWDA	Solid Waste Disposal Act
SWLF	solid waste landfill
TPH	total petroleum hydrocarbons
TSCA	Toxic Substances Control Act
TSD	treatment, storage, and/or disposal
TRIS	Toxic Chemical Release Inventory System
USDA	U. S. Department of Agriculture
U.S. EPA	U. S. Environmental Protection Agency
USGS	U. S. Geological Survey
UST	underground storage tank
VOC	volatile organic compound
WESTON	Weston Solutions, Inc.

EXECUTIVE SUMMARY

Weston Solutions, Inc. (WESTON®) performed a Phase I Environmental Site Assessment (ESA) of the Troy Historic Site and associated grounds, located at 7150 Northwest Route 1, Elkrige Maryland. The purpose of the Phase I ESA is to identify recognized environmental conditions associated with the historical use of the property, the physical condition of the building(s) and adjacent grounds, and present operational practices. The Phase I site reconnaissance was performed on May 22, 2002.

This assessment report includes the results of the property reconnaissance; an off-site records review; interviews conducted with representatives familiar with the property, and local government officials.

SITE DESCRIPTION/BACKGROUND

The subject property consists of a 52-acre parcel that is currently owned by the Howard County Department of Recreation and Parks. The property is currently vacant and mostly vegetated. The property includes the historic Troy Mansion and the remnants of as many as four outbuildings. The date of construction of the Troy Mansion has been debated, but may date to the late 1600s. A junkyard/dump area consisting of approximately 43 abandoned cars, furniture, computer parts, and various solid waste is present on the southwest corner of the subject property. A small stream crosses Parcel 561, flowing from north to south/southeast.

The property is bounded by Interstate 95 to the north, residential and wooded property to the south, Route 100 to the west, and wooded properties and the Troy Hill Corporate Park to the east.

FINDINGS, OPINIONS, AND CONCLUSIONS

Based on WESTON's findings from the records review, interviews, and observations made during the site reconnaissance, the following environmental conditions were identified in connection with the property:

Recognized Environmental Conditions

- Large volumes of solid waste, including furniture, computer parts and approximately 43 vehicles were observed on the subject property during the site visit. Stained soils may exist beneath some vehicles from leaking fluids such as oil and antifreeze.

Solid waste should be removed and properly disposed of at a permitted waste facility. Leaking automotive fluids may have impacted surface soils. Upon removal of the vehicles, the soils should be inspected for staining and sampled, if necessary, to quantify such impact.

- Uneven terrain and several sinkholes were observed in an area of possible fill in the southwest corner of the property. Scrap metal debris was observed protruding from a bank along a portion of eroded land at the perimeter of the suspect fill area.

The presence of debris buried beneath the surface soils and uneven terrain may indicate historical activities of dumping and/or fill. Due to the presence of large quantities of solid waste disposed on adjacent parcels, some of which may have contained hazardous materials or petroleum products, WESTON recommends for this area to be further investigated. Specifically, geophysical surveys of the area may identify the presence of buried metal debris such as containers or drums. Subsurface soil samples should also be collected to characterize and identify impact to area soils.

Other Findings

- A 2 foot diameter circular hole, resembling a hand-dug well was observed just north of the residence. The concrete covering was partially removed. No well permits were on file at the Howard County Department of Health. Based on reports from another site survey, it is possible that a second well is located closer to the residence.

The open hole prevents a safety hazard to those walking on the site. It is recommended that the well be properly abandoned and sealed according to State and local regulations. The area surrounding the house is covered by dense vegetation, making locating this second well difficult. The presence of the second well should be confirmed and then properly abandoned according to state and local regulations.

- A septic tank may still be present on the subject property. No records were on file at the Howard County Department of Health.

The location of a septic system should be identified by tracing the household waste disposal lines. The septic system should then be properly closed according to state and local regulations.

1.0 INTRODUCTION

1.1 PURPOSE

The purpose of the Phase I Environmental Site Assessment (ESA) is to identify recognized environmental conditions associated with the historical use of the property, the physical condition of the building(s) and adjacent grounds, and the present operational practices. The Standard Practice for Site Assessments: Phase I Environmental Site Assessment Process, E 1527-00, as issued by the American Society for Testing and Materials (ASTM) defines recognized environmental conditions as:

“The presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property (ASTM E 1527).”

WESTON has conducted a Phase I ESA for the property located at 7150 Northwest Route 1, Elkridge, Maryland. It is WESTON’s understanding the subject property is under consideration for use as an active recreation area by the Howard County Department of Recreation and Parks.

1.2 DETAILED SCOPE OF SERVICES

This Phase I ESA was conducted in accordance with ASTM E-1527-00. A Phase I ESA consists of four general elements: (1) a records review, (2) a site reconnaissance, (3) interviews, and (4) a report. The first three elements are conducted to identify recognized environmental conditions related to the subject property. The Phase I ESA report provides the evaluation and results of the other three elements. These elements are described below:

1. Records Review

- A database search by Environmental Data Resources, Inc. (EDR) of Southport, CT on May 16, 2002, including aerial photographs and historic topographic maps.
- Review of published documents including aerial photographs, floodplain maps, wetlands maps, zoning maps and geologic information.
- Review of a title report for the subject property provided by Howard County.

2. Site Reconnaissance

- A reconnaissance of the subject property and surrounding properties was conducted on May 22, 2002 with Mr. Kris Singleton of HCBES.

3. Interviews

- Ken Alban, Howard County Department of Recreation and Parks, was interviewed on May 29 by telephone.
- Helen Voris, author of Elkridge, Where it All Began, was interviewed on May 29 by telephone.
- Mrs. Alice Doll, who rented the Troy mansion in the late 1950s and 60s, was interviewed on June 3 by telephone.
- Mr. Jeff Hobbs, Howard County Department of Recreation and Parks, was interviewed on June 3 by telephone.
- Clara Gouin, Howard County Department of Recreation and Parks, was interviewed on June 5 and 14, 2002 by telephone regarding the UST on the property.

This assessment was completed by the following team of WESTON environmental professionals in conjunction with client representatives:

- Susan B. Simonson, Site Investigator
- Michelle New, Site Investigator
- Jeffrey Nelson, P.E., Project Manager

1.3 DEVIATIONS

WESTON performed a Phase I ESA in substantial accordance with the scope and limitations of ASTM E-1527-00 and subject to the conditions and limitations herein and in the WESTON Site Assessment Terms and Conditions for the property located at 7150 Northwest Route 1, Elkridge, MD 21075. This scope of services may not satisfy the needs of all users. No exceptions to, or deletions from, this protocol were required, except as set forth out below:

- Aerial photographs with less than 10 year intervals were not readily available.
- The interior of the residence could not be inspected. All windows and doors were sealed with brick and/or cinderblock.
- Portions of the property were covered by dense woods and/or brush, therefore limiting the site reconnaissance.

2.0 SITE DESCRIPTION & RECONNAISSANCE

2.1 METHODOLOGY AND LIMITING CONDITIONS

The method used to observe the property included exterior inspections of the buildings and a site walk along the property perimeter, with transects across the wooded areas. Dense wood and underbrush limited the property inspection.

2.2 LOCATION AND LEGAL DESCRIPTION

The subject property is located at 7150 Northwest Route 1 in Howard County, Elkrige, MD. The subject property consists of 52.31 acres and is identified as Parcel 561 on Tax Map 37, Grid 22, Group 82 for Howard County, MD (Figure 2-1). The subject property is zoned "Manufacturing Light (M1)." Howard County Department of Recreation and Parks is listed as the current owner of the subject property in the Maryland Real Property System.

2.3 GENERAL SITE SETTING

2.3.1 Subject Property Description and Use

Parcel 561 is located to the south of Interstate 95 and to the east of Route 100. The property is irregular in shape and consists of 52.31 acres. Access to Parcel 561 is obtained via a dirt driveway which connects to Amberton Road. Amberton Road connects with U.S. Route 1. The property is currently vacant and densely vegetated with trees, brush, and poison ivy. The property includes the historic Troy Mansion and the remnants of as many as four outbuildings. The date of construction of the Troy Mansion has been debated, but may date to the late 1600s. The dilapidated remnants and foundations of the outbuildings were observed during the site visit. A junkyard/dump area consisting of approximately 43 abandoned cars, computer parts, furniture and various solid waste is present on the southwest corner of the subject property. A stream traverses the property from north to south/southeast in the eastern portion of the property.

There is currently no connection to electrical service or any other public utility.

FIGURE 2-1

FIGURE 2-2

2.3.2 Adjoining and Surrounding Properties Description and Use

Adjacent properties to Parcel 561 include Interstate 95 to the north and Maryland Route 100 to the west. Wooded properties owned by Howard County and the Prologis Development Services, Inc. are located to the east. The Troy Hill Corporate Park is also located to the east. Residential and wooded properties are located to the south of Parcel 561. Parcel 342 is located to the south/southwest of Parcel 561. Parcel 342 is subdivided into two portions. The first portion of Parcel 342, owned by Mr. Herbert Nickels, et. al is an approximately 1.3 acre residential property. Mr. Nickels has accumulated numerous junk vehicles and solid waste on the property. The second portion of Parcel 342 is an undeveloped wooded property, owned by the State Roads Commission of Maryland. Various solid waste and junk cars are stored on the property. Parcel 137 is located to the adjoining southeast of Parcel 561. Parcel 137 is a residential property currently owned by Mary D. White. A cell tower is located on Parcel 137.

2.3.3 Roads

Interstate 95 serves as the northern boundary for Parcel 561. Maryland Route 100 borders the property to the west. There is no access to either of these highways from the subject property. Access to the property is obtained by a dirt driveway, which connects to Amberton Road. Amberton Road is perpendicular to Route 1, south of the property.

2.3.4 Water Supply

Parcel 561 is currently vacant. The interior of the house was gutted by a fire in 1991, and no connection to a water supply remains intact. What appeared to be hand-dug well, with a partially removed concrete slab, was observed just north of the mansion. A request for information regarding any onsite wells was submitted to the Howard County Department of Health. No information was on file for the subject property.

A site walk was conducted by a member of the Elkridge Kiwanis Club, who showed an interest in purchasing the property for restoration in 1971. According to a write-up by Mr. Roy Crostic of the Kiwanis Club, a driven well was located adjacent to the house with a concrete slab over it. At the time of WESTON's site visit, dense vegetation covered the ground surface, and the location of this second well could not be determined.

2.3.5 Waste Water and Sewage Disposal System

A request for information regarding any onsite septic systems was submitted to the Howard County Department of Health. No information was on file for the subject property. According to a former tenant of the Troy Mansion, it is possible that the home was connected to an onsite septic system. The tenant, Mrs. Alice Doll, had no information on the location of the septic tank. According to a document provided by Howard County Department of Parks and Recreation, a septic tank was identified adjacent to the mansion in 1971, but at that time, the exact location

could not be determined due to dense vegetation covering the ground surface. At the time of WESTON's site visit, the location of a septic tank could not be determined due to the dense vegetation.

2.3.6 Stormwater

Stormwater generally runs south/southeast following the topography of the parcel. There are no stormdrains on the subject property.

2.4 PHYSICAL SETTING SOURCES

2.4.1 Topography

The Savage, Maryland 1974 USGS 7.5-minute topographic quadrangle map illustrates the subject property at approximately 200-260 feet above mean sea level, sloping south/southeast. The residence is depicted at the northwest corner of the property. Four outbuildings are depicted to the southeast of the residence. Amberton Road extends from Route 1 north in the direction of Parcel 561, connecting to a driveway which leads to the residence and outbuildings.

2.4.2 Soil

The soils at the subject property are largely Beltsville silt loam, moderately eroded (1-5 percent slopes and 5-10 percent slopes), Mixed alluvial land, and Leonardtown silt loam (USDA Soil Conservation Service, 1968).

Beltsville soils consist of moderately well drained, very strongly acid soils that have a fragipan at a depth of about 22 inches. The native vegetation is mixed upland hardwoods, mainly oaks. These soils developed in unconsolidated, stratified alluvium or Coastal Plain deposits of gravel, sand, silt, or other material. Because of its location within the Coastal Plain, the depth to bedrock can not be determined. The depth to water is about 1.5 – 3 feet bgs.

Mixed alluvial land consists of material washed from uplands and deposited on flood plains. It ranges from sand to clay in texture and is gravelly in places. Drainage varies but is commonly poor. This land type is often not cultivated. Some areas are used to a limited extent for pasture. Leonardtown soils consist of poorly drained, extremely acid, level to very gently sloping soils that have a fragipan. The native vegetation consists of wetland hardwoods, including sweetgum and maple. Leonardtown soils have a moderate available moisture capacity. They are generally low in natural fertility, but if well managed they are moderately productive. Like Beltsville soils, these soils developed in unconsolidated, stratified alluvium of Coastal Plain deposits of gravel, sand, silt or other material. Because of its location within the Coastal Plain, the depth to bedrock can not be determined. The depth to water is 0 – 1 foot.

Minor soil types that are also present on Parcel 561 include:

- Chillum silt loam, 1-5 percent slopes, moderately eroded (ChB2)
- Chillum Fairfax loam, 1-5 percent slopes, moderately eroded (CmB2)
- Iuka loam, local alluvium, 1-5 percent slopes (IuB)
- Kelly silt loam, 3-8 percent slopes, moderately eroded (KeB2)
- Neshaminy silt loam, 8-15 percent slopes, moderately eroded (NeC2)
- Neshaminy silt loam 15-25 percent slopes, severely eroded (NsD3)
- Sassafras soils, 15-40 percent slopes (SsE)
- Sassafras gravelly silt loam 1-5 percent slopes, moderately eroded (SfB2)
- Sassafras gravelly silt loam 10-15 percent slopes, moderately eroded (SfD2)

2.4.3 Geology

The subject property is located in the Coastal Plain physiographic province. The Coastal Plain accounts for approximately 10 percent of Howard County, in the extreme eastern part of the county. The Coastal Plain Province is underlain by a wedge of unconsolidated sediments including gravel, sand, silt, and clay. These unconsolidated sediments range in age from Cretaceous to Recent. The sediments are underlain by basement rock of Precambrian age (Dine, 1995).

The subject property is underlain by alluvium and colluvium sedimentary rocks and the Patuxent formation (Edwards, 1993). Alluvium and colluvium rocks include interbedded gravel, sand, silt and clay in tidal marshlands and in flood plains of perennial streams. Alluvium and colluvium rocks are only found in the Coast Plain of Howard County. The Patuxent formation includes medium to coarse quartz-cobble gravel, white to tan locally ferruginous cross-bedded sand, and white, gray, tan and red clay.

2.4.4 Surface Water

Surface water is likely to flow in a south/southeast direction, following the topography of the property. A small unnamed stream is present in the northeast area of the property, flowing in north to south/southeast direction. A small intermittent stream was also observed in the southern portion of the property. The streambed was dry at the time of the site visit. Several small depressions/pools of standing water were observed in the southeast portion of the property. No odors or sheens were observed.

The Savage, MD U.S. Department of Interior National Wetlands Inventory (NWI) map illustrates Palustrine, forested, broad-leaved deciduous and Palustrine, scrub/shrub, broad-leaved deciduous wetlands surrounding the stream in the northeastern area of the property, in the vicinity of the west boundary of the subject property. The Howard County Nontidal Wetlands Guidance Map

illustrates Palustrine wetlands surrounding the same stream in the northeastern portion of the subject property.

The Flood Insurance Rate Map (FIRM) identifies the majority of the subject property area as zone C – area of minimal flooding, outside the 100- and 500- year flood zone. The areas immediately adjacent to the stream in the eastern portion of the property are designated as Zone A4 – areas within the 100-year flood zone; with base flood elevations and flood hazards determined. The Clarksville, MD Flood Prone Area Map (1945) illustrates the property as outside the flood prone area.

2.4.5 Groundwater

The Maryland Geological Society reports the groundwater quality in Howard County as generally good, although the water is somewhat acidic. Specific data for direction of groundwater flow within the subject property area is not available. It is expected for shallow groundwater to flow in an south-southeasterly direction, following surface topography and surface water direction.

2.5 INTERIOR AND EXTERIOR OBSERVATIONS

2.5.1 Hazardous Waste

No hazardous waste was observed on the subject property during the time of the site visit.

2.5.2 Hazardous Substances

Small quantities of hazardous substances were observed on the subject property in the area of the junkyard/dump area during the time of the site visit. A 1-qt can of Arco motor lubricant, a one-gallon plastic container of weed killer, a five-gallon rusted container of roofing compound and three one-gallon cans rusted cans of exterior oil stain were observed. In addition, several empty metal gas cans and an empty 10-gallon plastic bucket labeled “flammable liquid” were observed. Other materials may be stored within vehicles. The contents of the vehicles were not inventoried during the site visit.

2.5.3 Storage Tanks

The database report indicated that an underground storage tank is associated with Parcel 561. The tank reportedly contained #2 heating oil and is permanently out of use. According information provided by Clara Gouin, Howard County Department of Parks and Recreation, a 1000-gallon UST formerly containing #2 heating oil was removed from the property on 2/1/93. The tank was excavated by a contractor named RR International and taken to a salvage company named Deckers Salvage Company. Documentation and a receipt for the removal are on file at the Department of Parks and Recreation. According to the file, MDE reported that the tank was

in good condition at the time of the removal. No leaks were noted, and no soil contamination was detected.

An empty 100 gallon aboveground storage tank was observed in the junkyard/dump area in the southwest corner of the property. The former contents of the tank could not be determined.

2.5.4 PCB-Containing Equipment

There are no electrical lines associated with the subject property. No pole or pad mounted transformers were observed during the site visit.

2.5.5 Solid Waste

The County historically provided solid waste disposal. A junkyard/dump area was noted in the southwest corner of the property, bordering adjacent Parcel 342. The area consisted of approximately 43 abandoned motor vehicles, including cars, a boat, and ride-on lawn mower. Additional solid waste was stored in the interiors of many vehicles. Not all contents were viewed at the time of the site visit. Numerous tires and a variety of car parts were noted in this area. Computer equipment accounted for a large portion of refuse in the dump area. As many as 100 CPUs, monitors and keyboards were observed. Several pieces of furniture including metal cabinets and chairs were observed.

2.6 OTHER ISSUES OF POTENTIAL CONCERN

- Asbestos-containing materials/Lead-based Paint

The interior of the former residence could not be inspected. Howard County reports that the building was gutted by a fire in 1991. Based on the age of the home when tenants still occupied the residence, and assuming that renovations occurred during this occupancy, asbestos and lead-based paint may exist in remnant interior building materials (likely in debris on the ground surface). When arrangements are made to access the building, the interior should be inspected and sampled as necessary to confirm the presence of such hazards.

3.0 RECORD REVIEWS

3.1 STANDARD ENVIRONMENTAL RECORD SOURCES

As part of this assessment, WESTON relied on an electronic search of the Standard Environmental Record Sources provided by Environmental Data Resources, Inc. (EDR) on May 16, 2002 to identify environmental concerns at or near the subject property in accordance with the Howard County Statement of Work for this contract. This section summarizes the results of the database search for the subject property and surrounding properties. For a complete listing of all the properties included in the Federal or state records, refer to the EDR report included as Appendix C.

WESTON followed the Howard County Statement of Work in the review of regulatory agency materials to one-mile search radius. This practice is more conservative than the ASTM guidelines. This process allows the identification of facilities of potential environmental concern at distances commensurate with their potential risk to the subject property. These risk/distance relationships are summarized below:

Database	Distance Search from Subject Property
Standard ASTM	
Federal National Priority List	1 mile radius
Resource Conservation and Recovery Act (RCRA) Corrective Action Sites	
State Hazardous Waste Sites (State-equivalent NPL/CERCLIS)	
Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) Sites	
RCRA Treatment, Storage and Disposal Sites (TSD)	
Maryland Equivalent CERCLIS Sites	
Landfills	
Leaking Underground Storage Tanks (USTs)	
CERC-“No Further Remedial Action Planned” Sites	Subject and adjoining properties
RCRA Generator list	
Registered Underground Storage Tanks	
Emergency Response Notification System (ERNS)	
Supplemental Data Searches	
Aboveground Storage Tanks	1 mile radius
Historical UST	
Maryland Oil Control Program Cases	

Federal Databases

3.1.1.1 National Priorities List (NPL)

The NPL is the US Environmental Protection Agency (US EPA) listing of uncontrolled or abandoned hazardous waste sites targeted for priority remedial action under the Superfund program.

No NPL sites were identified within a one-mile search radius of the subject property.

3.1.1.2 Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)

The CERCLIS list identifies potential hazardous waste sites that were reported to the US EPA. The US EPA has investigated or is currently investigating these sites for a release or threatened release of hazardous substances.

No CERCLIS sites were identified within a one-mile search radius of the subject property.

3.1.1.3 Comprehensive Environmental Response, Compensation – No Further Remedial Action Planned (NFRAP) Sites

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.

No CERCLIS-NFRAP sites were identified at the subject property or adjoining properties.

3.1.1.4 Resource Conservation and Recovery Act (RCRA) Corrective Action (CORRACTS) Database

This database is a compilation of RCRA facilities, which are undergoing "corrective action"; a corrective action order is issued pursuant to RCRA Section 3008 (h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility.

No CORRACTS sites were identified within a one mile search radius of the subject property.

3.1.1.5 RCRA Information System - Treatment, Storage, and Disposal Facilities (RCRIS-TSD), Small Quantity Generator (RCRIS-SQG) and Large Quantity Generator (RCRIS-LQG)

The RCRA Facilities database is a compilation of facilities that notified the US EPA that they generate, transport, store, or dispose of hazardous waste. Large quantity generators generate at least 1000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste. Small quantity generators generate less than 1000 kg/month of non-acutely hazardous waste.

No RCRA treatment, storage and disposal (TSD) facilities or RCRA generators (large or small quantity) sites are identified at the subject property or adjacent properties. No RCRA generators were identified at the subject or adjoining properties.

3.1.1.6 Emergency Response Notification System (ERNS)

The ERNS is a national database of reported releases of oil and hazardous substances. Spill reports from the US EPA, US Coast Guard, the National Response Center and the US Department of Transportation are the sources of the information.

No ERNS sites are identified at the subject property. Two ERNS sites were identified on the roadways adjacent to the subject property. The first incident took place on I-95 Southbound, near the Route 100 exit, just north of the subject property. The second incident took place at the intersection of Route 1 and 100, just south of the subject property. A request for information was submitted to MDE regarding these ERNS sites. MDE did not have any information on file regarding these events. A request for information was also submitted to Howard County Fire Department regarding these events. No information was on file.

3.1.2 State Databases

3.1.2.1 Maryland State Hazardous Site Inventory (SHWS)

The Maryland Hazardous Waste Site or Priority List database is the state equivalent to the CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where potentially responsible parties will pay for cleanup.

Three sites were identified on the SHWS list within a one-mile radius of the subject property. Olga Nelson Enterprises, also listed on the CERC-NFRAP list, is located approximately 0.75-miles south and downgradient of the property. According to the SHWS list, this site's status is listed as NFRAP. Due to the distance from the property and the site's downgradient location, it is unlikely that past releases hazardous of materials have the potential to affect the environmental integrity of the property.

Cemetery Lane, also known as the Howard County Drum Dump, is located approximately one-mile west and crossgradient to the property. According to the SHWS list, this site's status is listed as NFRAP. Due to the distance from the property and the groundwater gradient in the area, it is unlikely that past releases of hazardous materials have the potential to affect the environmental integrity of the property.

Mayfield Repair Facility, also known as the Mayfield Shop Bureau of Highway is located approximately one-mile west and crossgradient to the property. According to the SHWS list, this site's status is listed as NFRAP. Due to the distance from the property and the groundwater gradient in the area, it is unlikely that past releases of hazardous materials have the potential to affect the environmental integrity of the property.

3.1.2.2 Maryland Solid Waste Landfill (SWLF)

State of Maryland Department of the Environment maintains an inventory of active and inactive solid waste management facilities (i.e., landfills, incinerators, or transfer stations).

No SWLF sites are identified within a one-mile radius of the subject property.

3.1.2.3 Maryland Leaking Underground Storage Tank Report (LUST)

The State LUST database, formerly known as "the Recovery Sites Database" listed sites of known or suspected LUST sites. As of June 1999, all LUST data is provided by OCPCASES, see section 3.1.2.5.

Two confirmed LUSTs were identified within one-mile of the subject property from this database. Each of the LUSTs that were identified are located downgradient of Parcel 561 and are unlikely to affect the subject property.

3.1.2.4 Maryland Underground Storage Tank (UST) Report

The UST report is a state database listing registered UST and historical UST sites.

There were no registered USTs listed on the subject property or on any adjoining properties.

3.1.2.5 Maryland Oil Control Program Cases (OCPCASES)

OCPCASES are cases monitored by the Maryland Department of the Environment's Oil Control Program. These cases may include registered USTs, LUSTs, or spills.

The subject property is listed as an OCPCASE. A request to MDE was submitted regarding the Troy Historic Site's listing as an OCPCASE. On 2/1/93, a 1000 gallon UST formerly used to store #2 heating oil was removed from the property. The tank was excavated by a company named RR International and taken to Decker Salvage Company to be used as scrap metal. At the time of removal, some surface rusting and pitting was observed, however no holes were detected. There was no visual evidence of any leaking and no odors or soil contamination was noted. MDE required that no further action was required at this time and the case was closed.

Eighteen OCPCASES were identified within the one-mile search radius of the subject property. One site listed as Carl Blackstone is located approximately one-mile west and crossgradient to the site. The remaining seventeen sites are located downgradient and are between one-half and one-mile from the property. Based on the location from the subject property and the groundwater gradient in the area, it is unlikely that contaminants from these sites could affect the environmental integrity of the property.

3.1.2.6 Orphan Site Summary

Some sites identified as orphans were identified within the site's zip code. An orphan site is incapable of being mapped by EDR, due to poor or inadequate address information. None of the orphan sites appear likely to impact the subject property.

3.2 ADDITIONAL RECORDS

3.2.1 County Records

A request was placed with the County Department of Health for well/septic information. No information was found pertaining to UST leaks, hazardous chemical spills, historical wells or septic systems, or any other environmental concerns at the subject property.

A request for information regarding any fires, spills, or hazardous material incidents at the property was directed to the Howard County Department of Fire and Rescue Services. No records for any incidents were on file in the area of the property.

Permit information was requested from the Howard County Department of Inspections, Licenses, and Permits. Ms. Avis Corbin of this department reported that no permits or other information were on file for the subject property.

3.2.2 Environmental Liens

No environmental liens were identified with relation to the subject property.

3.2.3 Miscellaneous maps

The 1878 G.M. Hopkins Atlas, First District map displays a driveway extending from U.S. Route 1 (Washington Turnpike in atlas) north to a structure labeled “residence”. The property is included in a larger piece of land labeled “Pfeiffer, 225 acres.” According to the Old Homes and Families of Howard County, MD, by Celia Holland, the Pfeiffers owned the Troy property from 1860-1913.

3.2.4 City Directories

The address 7150 Washington Blvd., Elkridge, MD. was not listed in the Stewart City Directory. From 1970-1996. According to a file at the Howard County Historical Society, the property has been vacant since approximately 1970.

3.2.5 Prior Assessments

No previous environmental assessments were identified for the subject property.

3.3 HISTORICAL USE INFORMATION ON THE SUBJECT AND ADJOINING PROPERTIES

The objective of consulting historical sources is to develop a history of the previous uses and/or occupancies of the property and surrounding area. The history of previous uses should extend from the present back to 1940 or until a time when the property was not yet developed, whichever is earlier, in order to identify those uses or occupancies that are likely to have led to recognized environmental conditions in connection with the property. The following information was noted during the review:

3.3.1 Aerial Photographs

WESTON reviewed historical aerial photographs available from the Howard County Department of Planning and Zoning, the Howard County Historical Society and the Howard County Soil Conservation District. Photocopies of these aerials are provided in Appendix E. The following discussion presents changes identified from the review of the photographs:

1943 – A driveway is visible leading from Route 1, north, to the west, then north leading to a structure, presumably the Troy Mansion. Due to the small scale of the photo, additional outbuildings and structures could not be seen. The grounds on Parcel 561 are cleared of trees, and appear to be landscaped around the residence. Adjoining properties appear to be a mix of agricultural and residential plots. The Meadow Ridge Memorial Park Cemetary is visible to the west of the property. An additional clearing with

associated structures is visible to the adjoining northwest, in the area where the interchange for I-95 and MD 100 currently exists.

1957 – The subject property appears similar to the 1943 photograph. A few additional structures/outbuildings are visible in the immediate vicinity of the residence. A small wooded area is visible in the area surrounding the residence; the majority of the property remains cleared. A structure is visible to the adjoining south, on Parcel 342. Additional residences are visible to the south and southeast of the subject property. A roadway appears to lead from Route 1, directly to the residence, in the area where current day MD Route 100 exists.

1963 – The subject property and adjoining properties appear similar to the 1957 photograph.

1970 – The grounds appear more vegetated than in previous photographs. Interstate 95 has been constructed and borders Parcel 561 to the north. An interchange for adjoining MD Route 100 has been constructed, and the highway serves as the western boundary. Adjoining properties remain a mix of wooded and residential parcels.

1971 – The subject property and adjoining properties appear similar to the 1970 photograph.

1973 – The subject property and adjoining properties appear similar to the 1970 photograph.

1977 – The subject property and adjoining properties appear similar to the 1973 photograph. A small dirt/sandy clearing is visible at the southeast corner of Parcel 561.

1980 – The subject property and adjoining properties appear similar to the 1977 photograph. A large corporate park is visible on the south side of Route 1.

1982 – The subject property and adjoining properties appear similar to the 1980 photograph.

1984 – The subject property and adjoining properties appear similar to the 1982 photograph.

1998 – The subject property is very densely vegetated. The mansion is visible at the northwest corner of the property. The outbuildings are no longer visible. The Troy Hill Corporate Park is visible to the east of the property. Numerous cars are noted on Parcel 342, located to the south of the subject property.

3.3.2 Property Tax Files and Recorded Land Title Records

3.3.3 USGS 7.5 Minute Topographic Maps

WESTON reviewed the historical topographic maps of the Laurel and Savage, MD quadrangles available from EDR:

1926 - An access road, now called Amberton Road, is visible leading north from U.S. Route 1 (labeled Baltimore Road). The road connects to a driveway, ultimately leading to a structure, presumably the Troy Mansion. The road and driveway both appear the similar to their current day configuration. The driveway continues to another structure, in line with current day Interstate 95. A stream is visible traversing the property from north to southeast. A structure is present on the property to the adjacent south, Parcel 342.

1949 – Three outbuildings are visible adjacent to the mansion. The driveway differs from the 1926 map, forming a circular driveway around the residence and outbuildings. Additional development is noted in the surrounding area, including many labels for schools, and cemeteries.

1950 – The subject property and adjoining properties appear similar to the 1949 map.

1957 – The subject property appears similar to the 1950 map. An additional outbuildings is visible adjacent to the residence, along the circular driveway.

1966 – The subject property appears similar to the 1957 map. Interstate 95 now borders the property to the north, and Route 100 serves as the boundary to the west.

3.3.4 Local Street Directories

The Howard County ADC Map shows an access road leading from Route 1 north, in the direction of Parcel 561. The road leads to the driveway which leads to the area of the Troy Mansion. The location is labeled “Troy Historic Site” on the map. I-95 serves as the northern boundary, while Route 100 borders the property to the west. The Troy Hill Corporate Center is visible east of the site.

3.3.5 Building Department Records

A request was submitted to the Howard County Department of Licenses and Permits regarding the subject property. Ms. Avis Corbin of this department reported that no permits or other information was on file for the subject property.

3.3.6 Zoning and Land Use Records

The subject property is zoned as manufacturing light (M-1). The M-1 District is established to permit a mix of manufacturing, warehousing and business uses with provisions for limited retail sales.

3.3.7 Sanborn Fire Insurance Maps

Sanborn Maps did not provide coverage of the subject property area.

3.3.8 Other Historical Sources

Howard County Historical Society Research

According to Old Homes and Families of Howard County, Maryland, John Dorsey purchased the property, which consisted of 736 acres in 1695. There is controversy over the specific date of construction of the Troy Mansion, but it has been dated to prior to 1700. The property was subdivided over the years. By 1825, much of the estate had passed out of family control and was subdivided to 200 acres. In 1962, the property was sold to Maryland State Roads Commission for the proposed route for I-95. Mr. and Mrs. Doll rented the house from the state for approximately 9 years. Mr. and Mrs. Doll expressed an interest in purchasing the property, but backed out when informed that an interchange would be constructed at the base of the hill where the house stands.

It has been rumored that a burial ground for members of the Dorsey family is located to the side of the house. No markers or signs of the cemetery remain on the property.

The property has possible historical significance. It has been rumored to have been a possible secret meeting place for Revolutionary War patriots.

Numerous newspaper clippings from 1958 to the present were viewed. According to the clippings, the Troy house was placed on the National Register of Historic Places on June 22, 1979. It was also listed as #44 on the Historic Sites Inventory of Howard County in the 1970s. According to the Maryland Historical Trust, it is believed that the house was built in the 1st quarter of the 19th century. It is rumored that John Wilkes Booth may have stopped at the home during his flight after assassinating Abraham Lincoln. In 1991, a fire destroyed the structure. Prior to the fire, the home had 12 rooms, and a underground pit often referred to as the "dungeon." The dungeon was likely used as a root cellar or a meat cellar. Howard County completed a re-stabilization of the fire-damaged ruins in 1992, including a new roof, floor beams, repointed stone walls, sealing of opening of windows and doors and erecting a fence around the structure.

No archeological work has ever been conducted on the property.

According to one article, the son of the owner of the adjoining property to the south (Parcel 342), has stored numerous junk cars on the Parcel 342 for the past 20 years.

Troy, A Title Abstract

Troy, A Title Abstract, was prepared for Howard County Department of Recreation and Parks in 1978 by Joetta Koppenhoeffter (now Joetta Cramm) a local historian. According to Ms. Cramm's research, the Troy Historic Site which now encompasses 52 acres, was originally included as part of a 763-acre parcel patented to John Dorsey in 1695. Over the years, the property transferred through a series of owners and was subdivided into several parcels.

Interview with Helen Voris:

Ms. Voris wrote a book entitled, Elkridge, Where it All Began, 1800-1899. Ms. Voris hiked to the site in the 1970s to get a picture for her book. She indicated that at that time, the property was inundated with poison ivy and brush. Ms. Voris said that the property went up for sale in the late 1960s or early 1970s. It was rumored that the property was going to go up for auction for one dollar. Ms. Voris and her husband showed some interest, but when found out how high the selling price was, they backed out.

Interview with Alice Doll:

Mrs. Doll rented the Troy mansion from the State Roads Commission in the late 1950s and 1960s. Mrs. Doll indicated that she enjoyed living in the home. They often had parties and people stopping by due to the historical significance of the home. Mrs. Doll was told that a cemetery did exist on the property, but said that there was not aware of its location. The house was not connected to a public water supply. Mrs. Doll indicated that the water possibly came from a spring or well on the property. She had no complaints about the water quality. Mrs. Doll had no knowledge of an underground storage tank on the property. She believed that a tank for heating oil may have been located in the basement of the house.

Interview with Jeff Hobbs:

Jeff Hobbs conducted land surveys on several properties to the south of Parcel 561, but did not actually walk the Troy site. He indicated that there have been plans to survey that piece of land, but this has not yet taken place. Mr. Hobbs indicated that he accompanied individuals from Howard County when itemizing the number, vintage, and make of the cars located on Parcel 561. According to Mr. Hobbs, Mr. Nickel's son formerly ran a computer business, and that is likely

the source of the numerous CPUs, monitors and keyboards that were observed on the property. He also indicated that in his experience, it is typical to see dumps on properties in ravine areas. There is a ravine along the southwest boundary of Parcel 561.

Interview with Clara Gouin:

Clara Gouin indicated that a 1000 gallon UST formerly containing #2 heating oil was removed from the property on 2/1/93. The tank was excavated by a contractor named RR International and taken to a salvage company named Decker's Salvage Company. Documentation and a receipt for the removal are on file at the Department of Parks and Recreation. According to the file, the tank was in good condition at the time of the removal, no leaks were noted, and no soil contamination was detected. Refer to Section 2.5.3 for additional information.

Ms. Gouin also indicated that, to her knowledge, the property was never connected to a public water supply. Copper piping was observed in the house, indicating a connection to a water supply, possibly a well or a spring. The copper piping was removed by vandals over the years. Ms. Gouin was unsure of the location of a septic tank, but believed it was likely that the house was connected to a septic system.

4.0 FINDINGS, OPINIONS AND CONCLUSIONS

WESTON has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of the ASTM Standard Practice E 1527-00 of Parcel 561 at 7150 W. Washington Boulevard, Elkridge, MD. Any exceptions to, or deletions from, this practice are described in Section 1 of this report.

Based on WESTON's findings from the records review, interviews, and observations made during the conduct of this Phase I ESA, the following environmental conditions were identified in connection with the property.

Recognized Environmental Conditions

- Large volumes of solid waste, including furniture, computer parts and approximately 43 vehicles were observed on the subject property during the site visit. Stained soils may exist beneath some vehicles from leaking fluids such as oil and antifreeze.

Solid waste should be removed and properly disposed of at a permitted waste facility. Leaking automotive fluids may have impacted surface soils. Upon removal of the vehicles, the soils should be inspected for staining and sampled, if necessary, to quantify such impact.

- Uneven terrain and several sinkholes were observed in an area of possible fill in the southwest corner of the property. Scrap metal debris was observed protruding from a bank along a portion of eroded land at the perimeter of the suspect fill area.

The presence of debris buried beneath the surface soils and uneven terrain may indicate historical activities of dumping and/or fill. Due to the presence of large quantities of solid waste disposed on adjacent parcels, some of which may have contained hazardous materials or petroleum products, WESTON recommends for this area to be further investigated. Specifically, geophysical surveys of the area may identify the presence of buried metal debris such as containers or drums. Subsurface soil samples should also be collected to characterize and identify impact to area soils.

Other Findings

- A 2 foot diameter circular hole, resembling a hand-dug well was observed just north of the residence. The concrete covering was partially removed. No well permits were on file at the Howard County Department of Health. Based on reports from another site survey, it is possible that a second well is located closer to the residence.

The open hole prevents a safety hazard to those walking on the site. It is recommended that the well be properly abandoned and sealed according to State and local regulations.

The area surrounding the house is covered by dense vegetation, making locating this second well difficult. The presence of the second well should be confirmed and then properly abandoned according to state and local regulations.

- A septic tank may still be present on the subject property. No records were on file at the Howard County Department of Health.

The location of a septic system should be identified by tracing the household waste disposal lines. The septic system should then be properly closed according to state and local regulations.

5.0 DISCLAIMERS

5.1 SIGNIFICANT ASSUMPTIONS

No significant assumptions, except those outlined in ASTM 1597-00, were made for the completion of this Phase I ESA.

5.2 LIMITATIONS AND EXCEPTIONS

ASTM E-1527-00 acknowledges that "...no environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property." The ESA "...is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and...recognize reasonable limits of time and cost....There is a point at which the cost of information obtained or the time required to gather it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of transactions."

This Phase I ESA is based on the conditions existing on the date of WESTON's site visit. The conclusions presented herein are professional opinions based solely on visual observations of the facility and vicinity, interpretation of information provided to WESTON, or reasonably available to WESTON. Past conditions were considered on the basis of observations, readily available records, interviews, and recollections.

WESTON does not warrant or guarantee the correctness, completeness, and/or currentness of the information contained in the environmental record sources and recollections used for this assessment. Such information is the product of independent investigation by parties other than WESTON and/or information maintained by government agencies.

This report is based on the current environmental regulations. Future regulatory modifications, agency interpretations, and/or policy changes may affect the compliance status of this facility. This report discusses certain relevant environmental laws and regulations associated with the compliance evaluation of facility operations. References to relevant laws and regulations are not intended to be exhaustive, nor to provide legal advice or interpretation. The user should seek legal advice and review as to the applicable laws and their implications as to any proposed transaction.

Detailed asbestos, indoor air quality, lead paint, occupational health and safety, radon, and wetland surveys, which require specialized expertise, were not requested nor included as part of this project.

5.3 SPECIAL TERMS AND CONDITIONS/USER RELIANCE

This document has been prepared by Roy F. Weston, Inc. (WESTON®) solely for the use and benefit of Howard County, Maryland. Any use of this document or information herein by persons or entities other than Howard County without the express written consent of WESTON shall be at the sole risk and liability of said person or entity, and WESTON shall not be liable to Howard County or such persons or entities for any damages resulting therefrom. It is understood that this document may not include all information pertaining to the described site.

6.0 REFERENCES AND CONTACTS

American Society for Testing and Materials. 2000. *E 1527-00, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. West Conshohocken, Pennsylvania.

Dine, J.R., Adamski, J.C., and Duigon, M.T., 1995. Water Resources of Howard County, Maryland. Maryland Geological Survey Bulletin 38. 128 p.

Edwards, Jr. J., 1993. Geologic Map of Howard County: Maryland Geological Survey, Baltimore, MD. Scale 1:62,500 Bulletin 38, Plate 1.

Delorme Software Photorevised 1979. Savage Quadrangle, Maryland, 15 Minute Series Topographic Map.

Environmental Data Resources, Inc. May 16, 2002. The EDR-Radius Map with GeoCheck. Southport, Connecticut. Inquiry #: 781981.4s

Environmental Data Resources, Inc. 2002. The EDR-Historical Topographic Map Report. Southport, Connecticut.

FEMA. December 4, 1986. Flood Insurance Rate Map (FIRM). Howard County, Panel 35 of 45. Community Panel #2400440035B.

Holland, Celia M. 1987. Old Homes and Families of Howard County, MD. Wickersham Printing Company, Lancaster, PA.

Hopkins, G.M., 1878. Atlas of 15 miles around Baltimore including Howard County, Philadelphia, PA.

Maryland State Department of Assessment and Taxation, Real Property System Web Site. <http://www.dat.state.md.us/sdat/CICS/>

U.S. Department of Agriculture (United States Department of Agriculture). Soil Conservation Service July 1968. *Soil Survey of Howard County, Maryland*.

Agency/Contact

Topic of Discussion

Howard County Licenses & Permits Division
Department of Inspections, Licenses & Permits
George Howard Building
3430 Court House Drive
Ellicott City, MD 21043
Avis Corbin
(410) 313-2455

Property permits

Howard County Department of Planning & Zoning
3430 Court House Drive
Ellicott City, Maryland 21043
Michael White
(410) 313-2354

Aerial Photographs

Howard County Geographical Information Systems
3450 Court House Drive
Carroll Building
Ellicott City, MD 21043
John Bussiere
(410) 313-3044

Property GIS files

Howard County Department of Health
Environmental Health Division
3525 Ellicott Mills Drive
Court Square, Suite H
Ellicott City, MD 21043
Kevin Francis
(410) 313-2340

Property Well/Septic Info

Howard County Historical Society
P. O. Box 109
8324 - 8328 Court Ave.
Ellicott City, MD 21041 – 0109
(410) 750-0370

Property historical information, maps

Howard County Soil Conservation District
708 Lisbon Center, Suite E
Woodbine, MD 21797
(410) 489-7987

Soil Survey/Aerial Photographs/
Wetland Maps

Maryland Department of the Environment
2500 Broening Highway
Baltimore, MD 21224
(410)631-3000
Maria Stephens

Public Information

Maryland Geological Society
2300 St. Paul Street
Baltimore, MD 21218
(410)554-5500

Geology\Hydrogeology

Environmental Data Resources, Inc.
3530 Post Road
Southport, CT 06490
1-800-352-0050

Environmental Database
Acquisition, Historical Topographic
Maps, Sanborn Map Search, Aerial
Photographs

7.0 SIGNATURES & QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Weston Solutions, Inc. (WESTON®), founded in 1957, is a full-service environmental design, engineering, and management consulting firm with more than 1,900 employees in 60 offices. WESTON provides diversified environmental services and has completed projects throughout the world. WESTON's staff represents a variety of disciplines, including chemical, civil, and environmental engineering as well as biosciences, computer and information services, construction management, ecology, geosciences, hazardous waste management, occupational health and safety, toxicity and water resource management. An expansive Statement of Qualifications and Experience for conducting environmental consulting services is available from WESTON upon request.

The following WESTON environmental professionals completed the Phase I ESA for the Troy Historic Site located at 7150 Northwest Route 1, Elkridge, MD:

Michelle New
Site Investigator

Date

Jeffrey Nelson, P.E.
Project Manager

Date

Copies of their professional profiles follow.

APPENDIX A

SITE PHOTOGRAPHS

APPENDIX B

RECORD REVIEW DOCUMENTATION

MDE Record for Subject Property

Database Report

APPENDIX C

USER PROVIDED INFORMATION

Documents provided by Howard County

- Historic Background Information Outline on Troy Historic Site, April 5, 2000.
- Troy, A Title Abstract, prepared for Howard County department of Recreation and Parks by Joetta Koppenhoefer (now Joetta Cramm), 1978.

APPENDIX D

OTHER SUPPLEMENTAL INFORMATION

APPENDIX E

AERIAL PHOTOGRAPHS
