



Facts About...

13501 Layhill Road
(Indian Springs Country Club or Poplar Run)

Site Description:

This 308.36-acre property is located at 13501 Layhill Road in Silver Spring, Montgomery County, Maryland. The property consists of an out-of-play golf course and cart paths, ponds, a clubhouse, tennis courts, basketball courts, a pool facility, maintenance facility, chemical storage shed and paved driveways and parking areas. The property is bordered to the north, east and south by private residences and wooded areas. Bordering the property to the west are private residences and Layhill Road.

In addition to the ponds located on the property, the nearest surface water bodies are Bel Pre Creek, located on the southwestern portion of the property, and the Northwest Branch of the Potomac River, which is located approximately 400 feet east of the property. The property is located in a groundwater use area of Montgomery County and the closest potable water supply wells, located within a 0.5-mile radius of the property, are located to the north and northwest of the property. Groundwater flow beneath the northwestern portion of the property is to the southeast.

Site History:

Land title records indicate that the property was owned by private citizens and foundations until 2001, when the property was purchased by Indian Spring Country Club, LLC. The clubhouse, chemical storage shed and maintenance facility were constructed between 1956 and 1957, and the property was utilized as a golf course and country club until December 2006.

The property contained 11 underground storage tanks (USTs) for fueling golf carts and providing heat for the clubhouse, pool facilities and maintenance building. The Oil Control Program (OCP) of the Maryland Department of the Environment has several cases regarding the USTs at the property. In 1987, a 15,000 gallon heating oil UST adjacent to the clubhouse was replaced with a new, smaller model. A small crack was found in the older UST during removal activities and two monitoring wells were installed at the property in order to evaluate the groundwater beneath the site. In 1990, a total of 6 USTs, located near the maintenance building, were removed from the property. The USTs contained gasoline, kerosene and diesel oil. During the 1990 UST removal, 72 tons of contaminated soil was excavated from the UST tank area and disposed of off site. An additional monitoring well was installed at the property to evaluate the groundwater for dissolved petroleum constituents. An additional gasoline UST adjacent to the clubhouse was removed from the property in 1999. There were no environmental impacts reported with this UST removal and the gasoline UST was replaced with an aboveground storage tank (ASTs). There are several ASTs located on the property which have not been removed. The OCP granted case closure for the UST removals in 1999.

In 2008, the three remaining USTs adjacent to the maintenance building and clubhouse were removed from the property. During removal of the 6,000 gallon diesel UST adjacent to the clubhouse, petroleum contaminated soil was encountered in the excavation. The UST area was excavated to a total depth of 31 feet below ground surface, and approximately 73 tons of petroleum contaminated soil was removed from the property between September 2008 and January 2009. The OCP closure report is currently under review.



Environmental Investigations and Actions:

Several environmental investigations have been performed at the property. A Phase I environmental site assessment conducted in February 2007 noted the presence of ASTs on the property, three USTs on the property, and containers of insecticides, fungicides, herbicides pesticides, solvents and powdered chlorine in the maintenance facility and chemical storage shed. The maintenance facility also contained drums containing waste oil.

In November 2007, a limited Phase II environmental site assessment was conducted at the property which included the collection of surface soil samples from the out-of-play greens, tees and fairways at the property. The soil samples were analyzed primarily for arsenic, lead, mercury and pesticides and elevated concentrations for all chemicals were reported.

In August 2008, an additional environmental investigation was conducted at the property which included the collection of surface soil, subsurface soil, sediment, surface water and groundwater samples at the property in the areas of the maintenance facility, chemical storage shed, ponds and portions of Bel Pre Creek located on the southwestern portion of the property. The groundwater samples reported trace amounts of metals and volatile organic compounds. The soil and sediment samples collected from the property reported concentrations of arsenic, mercury, lead, chromium, copper, nickel and zinc.

In November 2008, additional subsurface soil samples were collected across the property in order to characterize subsurface soil conditions on site. The subsurface soil samples reported concentrations of arsenic, mercury, lead, chromium, copper, nickel and zinc.

In January 2008, additional surface soil samples were collected from the tees, greens and fairways at the property. The additional samples were analyzed specifically for lead, arsenic and mercury. The soil analytical results continued to show concentrations of lead, arsenic and mercury in the soils on site.

Additional sampling occurred on the property in 2009. The additional sampling consisted of the collection of surface soil, subsurface soil and mercury vapor samples. The results of the surface and subsurface soil samples indicated elevated concentrations of pesticides in the surficial soil onsite, and that the mercury concentrations present in the surficial soils at the property represented elemental mercury. In order to determine if the elemental mercury concentrations in the surface soils posed a potential vapor intrusion to indoor air risk at the property, several rounds of mercury vapor samples were collected. Based on the results of the mercury vapor sampling, it was determined the mercury concentrations in the in the surficial soils on site did not pose a potential vapor intrusion to indoor air risk at the property at the site.

Current Status:

Winchester Homes, Inc. submitted a Voluntary Cleanup Program (VCP) application for the 13501 Layhill Road (Indian Springs Country Club) property on April 1, 2008 seeking a Certificate of Completion as an inculpable party. The Department granted inculpable person status to Winchester Homes, Inc. on May 5, 2008 and subsequently, on May 13, 2008, the VCP issued comments on the application package.

On August 19, 2009, Winchester Homes, Inc. requested that the VCP application package for the 13501 Layhill Road (Indian Springs Country Club) property be considered withdrawn from the VCP and that construction activities at the property be managed under the oversight of the Land Restoration Program. The VCP application for the 13501 Layhill Road property was considered withdrawn, with all prior VCP correspondence void, on September 9, 2009. Additionally, on September 9, 2009 the

Controlled Hazardous Substance (CHS) Enforcement Division began project oversight of all ongoing site activities.

On September 1, 2009, an Environmental Management Plan for the 13501 Layhill Road (Poplar Run, Former Indian Spring County Club) property was submitted to the CHS Enforcement Division for review and approval. The revised Environmental Management Plan was approved on October 14, 2009 and is currently being implemented at the property.

Contact:

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

Last Update: April 2010

