



Facts About...

3310 Childs Street Property
(Voluntary Cleanup Program)

Site Location

The 3310 Childs Street property, totaling 2.61-acres, is located at 3310 Childs Street, Baltimore, Maryland 21226. The property is located in an industrial area and is bounded to the north by an auto repair facility and masonry fireplace fabricator, to the south by a truck and trailer repair company, to the east by Childs Street and a cardboard box manufacturer and to the west by a automobile transport facility parking lot. One two-story building is located on-site, surrounded by a gravel and asphalt parking grass areas. An oil/water separator is located on the exterior of the building. The nearest surface water is the Patapsco River basin located approximately 2,500 feet north of the site. The topography slopes to the east, southeast and northeast. Groundwater is located approximately 8 feet below ground surface and is estimated to flow northeast. Municipal water and sewer service the property.

Site History

Prior to 1966, the property was owned by numerous parties (Mark Kenny and James Kenny, Frank A. Furst Realty Company and Arundel Corporation) and was undeveloped land. In 1966, Tuscan Properties, Inc., took possession of the property and a building was constructed to function as a forklift maintenance facility. Prior to 1966, the property was undeveloped land. In 1981, the Burman Family Limited Partnership purchased the property and in 1985 Thomas O'Rourke purchased the property. In 1995, an addition to the second story office space was added to the building.

Environmental Investigations and Actions

In June 2005, a Phase I Environmental Site Assessment (ESA) indicated that an oil/water separator was installed on-site in 1992. There was minor staining near two floor drains and on the floor in the rear of the floor shop and pole-mounted transformers were identified on-site. In August 2005, a Phase II ESA was conducted that identified chromium and total petroleum hydrocarbons-diesel range organics (TPH-DRO) in the soil below the non-residential soil standard. Nickel and volatile organic compounds (VOCs) were detected in groundwater samples at concentrations below the groundwater cleanup standards and slightly elevated TPH-DRO/GRO were detected in the groundwater. In September 2006, a subsurface investigation identified high levels of metals and DRO confined in the surface soil to one small location. In December 2006, a second subsurface investigation was conducted to further evaluate the area surrounding the previously identified "hotspot". The results identified slightly elevated levels of mercury and TPH-DRO in the soil. Mercury differentiation determined that the semi-mobile species was not detected. In July 2007, an Interim Removal Measure was performed to remove the localized "hot spot". Confirmatory and disposal sampling revealed that the removal measure removed the high levels of metals and TPH-DRO from the soil.



Current Status

On August 31, 2005, The Pheasant Warner Company, LLC submitted an application to the Voluntary Cleanup Program as an inculpable person, seeking a No Further Requirements Determination for future restricted industrial use (tier 3B) for the property. In August 2007, the Pheasant Warner Company, LLC amended their VCP application, changing the intended property use to restricted commercial (tier 2B) or restricted industrial (tier 3B). The Department issued a No Further Requirements Determination on September 11, 2007, conditioned on use of the property for restricted commercial (Tier 2B) or restricted industrial (Tier 3B) purposes and included a prohibition on the use of ground water located beneath the property.

Contact

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Land Restoration Program

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