

Montgomery County

1920 – Present	Property privately owned.
1953 – 1972	Historic gasoline operations
1972 - Present	Dry cleaning operations.
06/20/01	The property owner submitted a VCP application as a responsible person seeking a certificate of completion.

19609 FREDERICK ROAD PROPERTY
19609 Frederick Road
Germantown, Maryland
(Voluntary Cleanup Program)

Site Description

This 1.4-acre commercial property is located in a mixed-use commercial-residential area in the city of Germantown. The property is bordered by a shopping center to the north. Improvements to the property include a dry cleaning facility (1855 ft²), a split-level residence, an asphalt parking lot, and a wooded area that abuts to an unnamed creek on the southern portion of the property.

The unnamed creek discharges to an unnamed tributary of the Great Seneca Creek, located 1000' northeast of the property. The unnamed tributary of the Great Seneca Creek flows southeasterly towards the Great Seneca Creek, which in turn flows southerly to Seneca Creek and the Potomac River. Overland flow across the property is south for the dry cleaners and east for the residence. Based on local topography, groundwater flow is presumably to the south. The site and vicinity receive municipal water and a septic system is maintained on the property.

Site History

Land title information for the property lists private owners from the 1920s to the present. A gas station and auto repair shop occupied the property from 1953 to circa 1972 and was subsequently decommissioned to accommodate a dry cleaning facility. For over 30 years, dry cleaning operations have been performed on-site. Currently, the property serves dual purposes; commercial and residential use. The commercial portion of the property is leased to a dry cleaning operator.

Environmental Concerns

In June 1995, the Maryland State Highway Administration (SHA) conducted an environmental assessment to investigate the use of the property as a stormwater management pond for its road expansion program. Several underground storage tanks (UST) were discovered and a soil gas survey concluded the presence of elevated petroleum hydrocarbons and chlorinated solvents across the property. In 1998, the SHA removed two gasoline USTs from the western perimeter of the property that was acquired for road expansion. On March 2, 2001, the Maryland Department of the Environment's Oil Control Program oversaw the removal of two heating oil USTs (550 and 1000 gallon) and the removal of 10 tons of petroleum-impacted soils. A 75-gallon drum with unknown content was also discovered at the southeast corner of the dry cleaning facility. Product was pumped from the drum and containerized for disposal purposes.

Limited subsurface investigations conducted in 2001 revealed chlorinated solvents commonly associated with the on-site dry cleaning operation and residual petroleum hydrocarbons from former gas station operations. Soil contaminants included tetrachloroethene (PCE) and diesel range petroleum compounds. Groundwater contaminants included trichloroethene, cis 1,2-dichloroethene, vinyl chloride, PCE, and both gasoline and diesel range petroleum compounds.

Voluntary Cleanup Program (VCP) Status

On June 20, 2001, the property owner submitted a VCP application seeking a certificate of completion as a responsible person. An internal review of the Department's files revealed two unresolved Notices of Violation issued by the Oil Control Program on May 3, 1995 and August 25, 1997. On July 26, 2001, the Department requested that both violations be addressed before resumption of the VCP review. On August 23 and October 1, 2001, the Oil Control Program issued Notices of Compliance for these outstanding violations and the Department continued its review of the VCP application. On October 24, 2001, the Department requested additional information to complete the application package.

Facility Contact

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