

**BALTIMORE AIRCOIL COMPANY (BAC)  
NORTH PARCEL PROPERTY  
7595 Montevideo Road  
Jessup, Maryland  
(Voluntary Cleanup Program)**

***Site Description***

This 37.77-acre property comprises six parcels and is referred to as the BAC North Parcel. Located in Jessup in Howard County, the BAC North Parcel is situated on Montevideo Road. The North Parcel contains the BAC Manufacturing and Office Building and the Baltibond Building, which is also part of BAC manufacturing operations. The site is bounded to the east by railroad tracks and to the west by commercial entities and a wooded area. The property to the south has also been part of BAC and is referred to as the South Parcel. No surface water bodies are located within a half-mile of the property, although a ditch that traverses the east side of the property discharges to Licking Creek.

***Site History***

The northern portion of the subject property was vacant until circa 1957, the estimated construction date of the Manufacturing and Office building. Site operations primarily consisted of the manufacture of cooling towers and evaporative condensers. Additions and improvements were made to the Manufacturing and Office building in the 1960s and 1970s, the most recent improvements being made in 1975. The Baltibond Building was constructed in 1973. According to site personnel, BAC has been the sole property occupant since 1957.

Limited soil and groundwater sampling at the site in April 2001 did not show detections above Maryland Industrial Cleanup standards for metals, semi-volatile organic compounds (SVOCs), or volatile organic compounds. Additional samplings of soil and groundwater in January 2003 at locations near the Manufacturing and Office building and the main parking lot also did not show detections of the same analytes above Maryland Industrial Cleanup standards.

Sediment sampling was originally conducted during the April 2001 investigation. These samples exhibited levels of mercury and SVOCs above Maryland Residential Cleanup Standards. However, BAC will be subdividing the ditch into a separate property for the purpose of clarifying ownership and right-of-way issues with CSX, the owner of the train tracks, and to treat the environmental concerns of the ditch separately from the rest of the property.

***Voluntary Cleanup Program (VCP) Status***

On February 12, 2004, Baltimore Aircoil Company, Inc. submitted an application seeking a No Further Requirements Determination as a responsible person. The Department is currently reviewing the application package.

***Site Contact***

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Voluntary Cleanup/Brownfields Division

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