

5 WEST AYLESBURY ROAD PROPERTY (BMI# MD1794)

What You Need to Know

Site Location

The 5 West Aylesbury Road property is located at that address in Timonium, Baltimore County, Maryland. The property consists of one parcel, totaling 5.31-acres and is situated in a mixed commercial and industrial area. The property is bounded directly to the north by West Aylesbury Road and to the east, west, and south, by other industrial and commercial properties. Water and sewer for the property are supplied by Baltimore County. Surface water from the property discharges to the local stormwater system; the closest surface water is Roland Run, located about 500 feet west of the property.

Site History

The property was generally vacant land until the 1960's when the first of two buildings were constructed at the property. Different manufacturers of industrial products generally occupied the property, and by 2015, they had ceased operations.

Environmental Investigation

Several Phase I Environmental Site Assessments (ESAs) have been conducted for the property and noted the following recognized environmental conditions for the property: an oil-water separator and several underground and above-ground storage tanks. In 1989, MDE issued a fine of \$4,000 for an oil-water separator that was connected to the storm sewer and the oil-water separator was subsequently decommissioned.

Several Phase II ESAs have been conducted at the property, which identified arsenic in the surface and sub-surface soils, but the concentrations did not exceed the MDE non-residential cleanup standards. Additional sampling in 2015 did not identify any petroleum compounds or volatile organic compounds that exceeded the MDE non-residential cleanup standards in the groundwater, soils, or soil vapor.

Current Status

On October 17, 2016, Brands RE, LLC, submitted an application to the Voluntary Cleanup Program (VCP) as an inculpable person seeking a No Further Requirements Determination for Tier 3B, Industrial Restricted, future use of the property.

The property was issued a No Further Requirements Determination on December 15, 2016 for Tier 2B, Commercial Restricted, future use of the property with a restriction prohibiting the use of groundwater for any purpose and an excavation restriction.
Protection of the second of the seable pair in appoint of the company to the condection of the Mills of the Condection o
randeelich verd ad dinamente zie, despile webenörkeit geograpi zie, diese beitkung beit ist wertwood Despile Geographie werde die despile des die despile die despile die despile despile despile despile despile d
sext territo constat varanti, lleg by basticione Laning, some computer participal and computer property of the constant and constant an
and the property was generally believed the bound of the land top the commence with the commence of the commence of the substitute of the commence of the comm
mount of the second of the sec
o de gargodinaci desenda de ser en esta de el propresenza del 2 listà retirante en esta de esta de esta de el La contexa de la companya de entre de altres la resembal via desenza en traditat adi il esta fair.
and the second of gradies of him as whose equal to an ending thouse so the second of the second space which is The significant content of the second of
obene grandski kalendari politika i projekt komen i 1900 kalendari projekt i projekt i projekt projekt politik Politika i projekt projekt i projekt pro Projekt i projekt i
One solve on E. 2016 Hamele (4) set a sedomenten personale anne or me Veli selegi Grangop. Personale (2) Para separationale resconsecutive on Normer services escentive con estandologicale. Personale (2) Para separationale resconsecutive on Normer services escentive con estandologicale.