



SUN CHEMICAL FACILITY PROPERTY (MD781)

What You Need to Know

Site Location

This 4.29-acre property is located at 9025 Junction Drive in a mixed commercial and light industrial area of Annapolis Junction, Howard County, Maryland. The area generally slopes to the Little Patuxent River and its unnamed tributary, located within one-half mile of the property, to the south and west, respectively. The property is serviced by public water and sewer.

Site History

Before 1988, the property was rural and undeveloped. In 1988 the property was improved with an approximately 61,820-square-foot commercial building, asphalt-covered parking areas, concrete sidewalks, and landscaped areas. The building contained an on-site plant, laboratories, and a warehouse.

Since 1988 Kohl and Madden Printing Ink Corporation, a subsidiary of Sun Chemical, manufactured printing ink. GFC Junction Limited Partnership (Sun Chemical Corporation) sold the property to Merritt-JD1, LLC in June 2008.

Environmental Investigation

Four 4,000-gallon and two 6,000-gallon above-ground storage tanks (ASTs) utilized for storage of petroleum-based products were removed from the property in October 2002. The July 2006 Report of Subsurface Investigation described soil contamination from three borings in the former AST area.

The January 2008 Limited Phase II Environmental Sampling and Testing report described contamination detected in soil, perched water, and groundwater south and southwest of the former AST area. The volatile organic compounds, total petroleum hydrocarbons diesel range organics (TPH-DRO), and metals in soil were non-detectable or detected in concentrations below the non-residential cleanup standards. Metals and TPH-DRO in perched water were detected in concentrations above the MDE's non-residential cleanup standards.

The July 2008 Phase I Environmental Site Assessment (ESA) was completed as part of an application for participation in the Voluntary Cleanup Program (VCP). The January 2009 Limited Phase II Environmental Study revealed the presence of semivolatile organic hydrocarbons (SVOCs) in surface soil above the MDE cleanup standards in localized areas.

Current Status

In August 2008, Merritt-JD1, LLC submitted a VCP application for the property seeking a No Further Requirements Determination (NFRD) as an inculpable person. The inculpable status letter was issued to Merritt-JD1, LLC in February 2008.

MDE issued comments on the VCP application in September 2008. In July 2009, VCP approved the Interim Removal Measures (IRM) to remove and dispose of the SVOCs contaminated soil, and the IRM activities were completed in November 2009.

In January 2010, the MDE issued the NFRD document for the property for restricted commercial (Tier 2B) and industrial (Tier 3B) purposes with requirements for handling groundwater encountered during future excavation activities and the prohibition on using groundwater beneath the property. Future property use has been designated as commercial.