



Groundwater Investigation

Urbana Pike CMF (Case No. 2026-0042-FR)

The Maryland Department of the Environment's (MDE) Oil Control Program (OCP) received notification of petroleum constituents in the groundwater and is currently evaluating this notification for CMF 2137, located at 1904 Urbana Pike in Clarksburg. This facility is owned and operated by Carroll Independent Fuel, LLC and has been an active gasoline retail station since 1989 under various ownership. OCP is monitoring this facility under Case No. 2026-0042-FR.

Site Location

The facility is located in a high-risk groundwater use area (HRGUA). The facility has three active underground storage tank (UST) systems at the site, installed in March 2008. One 12,000-gallon UST stores gasoline, one 10,000-gallon UST stores diesel, and one 8,000-gallon UST stores gasoline. The USTs are double-walled and are equipped with double-walled fiberglass piping. Currently, three groundwater monitoring wells and a transient non-community drinking water supply well are located on the site.

Site History

In October 2005, OCP was made aware of groundwater contamination at the property upon receiving groundwater sampling results from three newly installed monitoring wells. The monitoring wells were installed in accordance with Code of Maryland Regulations (COMAR) requirements for gasoline UST systems operating in HRGUAs. Methyl tert-butyl ether (MTBE) was detected up to 33,000 parts per billion (ppb), which exceeds the State action level of 20 ppb. Case number 2006-0317-FR was opened and a half-mile citizen notification was performed by Frederick County Health Department (FCHD) and Montgomery County Health Department (MCHD) for the MTBE detection. In 2007, Carroll Independent Fuel, LLC purchased the property. In 2007, the first generation USTs were removed, and in 2008 the current USTs were installed. Case no. 2006-0317-FR was closed on June 17, 2008.

In January 2022, OCP was made aware of a dumping of motor oil containers and ground staining around the facility's used fry oil container. This dumping was located on an unpaved portion of the lot. The cleanup was performed under case number 2022-0309-FR, which was closed on February 28, 2025.

Environmental Investigations and Actions

On July 17, 2025, OCP received a sampling report showing the detection of benzene in two monitoring wells above notification standards established in § 4-411.2 of the Environment Article, [Annotated Code of Maryland](#). The monitoring well samples were collected June 18, 2025. Benzene was reported at a concentration of 86.7 ppb in MW-4 and 76.6 ppb in MW-5, which exceed the notification level of 5 ppb



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for benzene. The on-site private supply well was also sampled on June 18, 2025, and the results were non-detect for petroleum compounds.

In response to the monitoring well detections, OCP required the collection of confirmation samples from all three monitoring wells, which were collected on July 25, 2025. Benzene was confirmed at concentrations of 30.8 ppb in MW-4 and 366 ppb in MW-5. In addition, methyl tert-butyl ether (MTBE) was detected at 20.3 ppb in MW-5, which exceeds the 20 ppb groundwater standard.

Current Status

MDE is working with the Frederick County and Montgomery County Health Departments to notify property owners within one-half mile of the site, as required by state law. MDE will require additional sampling of the on-site monitoring wells and on-site drinking water supply well and evaluate the need for additional actions to ensure protection of human health and the environment.

Future Updates

Postings available: <https://mde.maryland.gov/programs/land/OilControl/Pages/remediationsites.aspx>.

File available at MDE's headquarters in Baltimore.

CONTACTS

Oil Control Program: 410-537-3442 or 1-800-633-6101, ext. 3442

Frederick County Health Department: 301-600-1029

Montgomery County Department of Environmental Protection: 240-777-7746

Carroll Independent Fuel, LLC: 410-261-5450

DISCLAIMER

The intent of this fact sheet is to provide the reader with a summary of site events as they are contained within documents available to MDE. To fully understand the site and surrounding environmental conditions, MDE recommends that the reader review the case file, which can be requested through the Public Information Act. The inclusion of a person or company's name within this fact sheet is for informational purposes only and should not be considered a conclusion by MDE on liability, involvement in a wrongful act, or contribution to environmental damage.