



Facts About...

E. Stewart Mitchell Facility
(Voluntary Cleanup Program)

Site Location

This 18.77-acre E. Stewart Mitchell Facility property, located at 1400 Ceddox Street and 1500 Benhill Avenue, Baltimore, Maryland 21226, is in a mixed-land use area. A residential area and several light industry facilities are located east of the property and wooded areas and the closed Baltimore City Landfill are west and south of the facility. To the north, the site is bordered by wooded areas with residential areas beyond. The property consists of five buildings, paved parking areas, and a wooded area. Runoff from the site flows south to an unnamed tributary of Curtis Bay. Regional groundwater likely flows east.

Site History

E. Stewart Mitchell, Inc. (Mitchell) purchased and developed the site in 1968. At that time, the office and maintenance building were constructed. This property has always been used by a trucking company. In April 2003, Diamond Waste Services, Inc. began leasing a portion of the property from Mitchell. In August 2004, Hoffberger Oil Company began leasing another portion of the property from Mitchell.

Currently, Mitchell uses the site for administrative purposes and for tractor storage for the asphalt transportation business. Mitchell also operates a maintenance shop on the site for vehicle repair work. Hoffberger Oil Company leases four acres for administrative purposes, for the fueling and servicing of their fleet of trucks, and for storage of equipment including new and used oil tanks. Diamond Waste Services leases a portion (1/2-acre) of the property for staging of roll-off containers.

Environmental Investigations

The May 2005 Phase I Environmental Site Assessment (ESA) concluded that groundwater and soil were impacted. Volatile organic compounds (VOCs) exceeded groundwater standards at the eastern area of the property. Another area of concern was the maintenance shop (located on the west side of the property) where maintenance activities have been conducted on-site for at least 15 years. Although light maintenance activities are currently conducted on the property, at one time full services were conducted at the maintenance shop.

A limited Phase II Investigation completed in May 2005 and additional environmental investigations conducted in November 2005 and February 2006 indicated that arsenic exceeded nonresidential soil criteria, but this may be attributed to background levels in the area. Groundwater results indicated that VOCs (MTBE and others) and metals (chromium) exceeded groundwater standards.

Current Status

On May 11, 2005, Mitchell submitted a Voluntary Cleanup Program application for the property seeking a No Further Requirements Determination (NFRD) as a responsible person. The NFRD issued on January 11,



2007 authorized use of the property for commercial/industrial purposes, imposed a groundwater use prohibition, required groundwater characterization prior to disposal, and use of a vapor barrier or additional subsurface testing for new building construction.

Contact

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