



Facts About...

Karll Property
(Voluntary Cleanup Program)

Site Location

The 41.53-acre property is located at North Point Road (350 feet North of Lodge Farm Road) in Baltimore County. The property is bordered to the north by Chesapeake Avenue /Chesapeake Drive and single family residences, beyond which is Back River, while Sparrows Point Middle School and High School is located to the west. Mixed single and multi-family residences and small retail operations are located to the south, beyond which is North Point Road, and Willow Avenue is located to the east, beyond which are single family residences and open fields. An unnamed stream enters the property from the southeast and flows into a large area of tidal marsh which nearly bisects the property. The tidal marsh exits the property to the north into Back Creek via a small tidal channel that flows through the residential area. The land surface is relatively flat and mostly wooded, and the tidal area contains significant areas of reeds and various water grasses. No buildings are on the property. Groundwater beneath the property occurs at variable depths within an unconsolidated, gray clay matrix from approximately 8 feet to 20 feet below grade. Groundwater within the vicinity is not used as a potable source. Significant areas of the property, especially in the southern portion, contain historic accumulations of slag and cinders, which were apparently dumped as a byproduct of local industrial operations.

Site History

According to historic records, the property has never been developed, and no buildings are present. Based on aerial photographs from 1971 and 1980, the property shows an apparent lack of vegetation, which may be indicative of slag and cinder dumping. The 1989 photograph indicates that the property had been re-vegetated, and suggests that dumping activities had ceased. An April 2006 site visit by personnel from the Maryland Department of the Environment-Voluntary Cleanup Program (MDE-VCP) confirmed the vacant, wooded and overgrown nature of the property. Physical evidence of dumping of slag and cinders and occasional scrap tires and demolition-type solid wastes were identified. Historical research has not identified any previous land uses of the property.

Environmental Investigations and Actions

In March 2007, the VCP applicant (Joppa Forest Development, LLC) performed a Phase II Environmental Site Assessment on the property that detected elevated levels of certain metals in the soil and groundwater (arsenic, chromium). In June 2007, the MDE-VCP supervised the removal of approximately 59 tons of arsenic-contaminated soil from the property.



Current Status

On April 11, 2006, Joppa Forest Development, LLC submitted a VCP application seeking a No Further Requirements Determination as an inculpable person. On June 26, 2006, the Department requested additional information and sampling. The requested work was performed during March 2007. In June 2007, the applicant performed additional supplemental soil sampling and excavation work. On June 20, 2007, the Department accepted the 41.53-acre property into the VCP, confirmed the inculpable person status of Joppa Forest Development, LLC, and issued a No Further Requirements Determination to the applicant. On May 8, 2007, Baltimore County, prior to purchasing a portion of the property, submitted an application to the VCP for the Karll Property-Western Portion seeking a No Further Requirements Determination as an inculpable person for the western 20.49-acres of the property. On September 11, 2007, the VCP accepted the 20.49-acre property into the VCP, confirmed the inculpable person status of Baltimore County, and issued a No Further Requirements Determination to the applicant. On August 22, 2008, Baltimore County, prior to purchasing a second portion of the property, submitted an application to the VCP for the Karll Property-Eastern Portion seeking a No Further Requirements Determination as an inculpable person for the eastern 20.98-acres of the property. The VCP is currently awaiting clarification of certain details of the application.

Contact

For additional information, please contact the Land Restoration Program at (410) 537-3493.

Last Update: October 2, 2008