

CARROLLTOWN CENTER
6400 Ridge Road
Eldersburg, Carroll County, Maryland
(VOLUNTARY CLEANUP PROGRAM)

Site Location

This 31.8-acre property is located within a zoned commercial area of Eldersburg, Maryland at the intersection of Liberty and Ridge Roads. Bordering the property to the north, west, and east are commercial developments, including the Carroll County Health Department, a gas station, a branch of the Carroll County Public Library, and a strip mall. Residential areas and an elementary school border the property to the south. The property is improved with paved parking areas and a single story retail shopping center containing approximately 50 tenants, including a Blockbuster video store, clothing stores, dry cleaners and a movie theater.

Groundwater flow beneath the property is multidirectional. Across the northern portion of the property, groundwater flow is to the northeast. Groundwater flow beneath the southern portion of the property is to the southwest. Water and sewer for the site are serviced by Carroll County Bureau of Utilities.

Site History

Construction of the shopping center began in 1976 and was completed in the early 1980s. Prior to the construction of the shopping center's Super Fresh grocery store in 1976, the property was undeveloped land. South Charles Realty acquired the Carrolltown Center property from the Maryland National Bank in 1991. Carrolltown Center Development Co., LLC (CCDC) purchased the property from South Charles Realty in January 1993.

The property is used as a shopping center with various tenants and a separate movie theatre space. A martial arts studio now leases the dry cleaning tenant space on the southern portion of the property.

Environmental Investigations and Actions

Dry cleaning operations have been conducted at the Carrolltown Center property since 1979, with the opening of Nu-Look Cleaners. Environmental investigations of the property identified tetrachloroethene (PCE), a cleaning solvent commonly used in dry cleaning operations, as impacting the soil in the vicinity of the dry cleaning tenant space.

The Maryland Department of the Environment (MDE) conducted a site inspection of the Carrolltown Center property in 1991. The inspection noted that in February and June 1990, PCE containing aboveground storage tanks located inside the dry cleaning tenant space overflowed when the tank truck driver left the truck unattended while fueling, resulting in unreported spills totaling approximately 32-40 gallons of PCE. In addition, another suspected source of PCE was a possible leak in the piping system connecting a floor drain in the dry cleaner to the sanitary sewer system.

MARYLAND DEPARTMENT OF THE ENVIRONMENT

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In February 1991, South Charles Realty commissioned an environmental consulting firm to undertake an environmental investigation of the property. Between April 1991 and September 1992, South Charles Realty commissioned the installation and quarterly sampling of seven monitoring wells to evaluate the groundwater.

During January 1993, CCDC performed additional environmental investigations at the property. Carrolltown Center Development Co., LLC commissioned a pipe inspection and aquifer tests to ascertain groundwater flow properties. A pipe integrity test revealed that the pipe carrying wastewater from the facility floor drain to the sanitary sewer was intact, eliminating the pipe as a possible source of PCE contamination. Carrolltown Center Development Co., LLC continued to sample the seven monitoring wells and submitted the results to the Department on a quarterly basis from Spring 1993 to Fall 1994. Between May and September 1994, five additional monitoring wells were installed and sampled in order to evaluate the horizontal and vertical extent of the groundwater contamination. Three of the wells were installed along the perimeter of the property to determine if contaminated groundwater was migrating off site. PCE was not detected in any of the perimeter monitoring wells.

Current Status

Carrolltown Center Development Co., LLC submitted an application package to the Voluntary Cleanup Program (VCP) on September 22, 1997 seeking a No Further Requirements Determination as a responsible person. Following review of the application package, the Department requested additional information and sampling relating to the use of PCE, and the handling of PCE contaminated wastes, at the facility.

The requested information was submitted to the Department and on January 7, 1998, the Carrolltown Center property was accepted into the VCP. During the review, the Department determined that a proposed response action plan was needed to address soil and groundwater contamination at the property.

The Carrolltown Center Development Co., LLC submitted a proposed response action plan to the Department in April 1998, and the Department approved the plan in December 1998. Following the first semiannual sampling event in February 1999 and confirmatory samples collected in March and April, a pilot test was conducted in May and June to identify an acceptable remediation method to address the PCE soil and groundwater contamination. Following the pilot test, a full-scale vacuum-enhanced recovery system was installed. Operation of the remediation system commenced on November 10, 1999. The March 8, 2000 Progress report indicates PCE concentrations in the source area have been reduced by 84%.

EIG Carrolltown, LLC submitted an application to the VCP for the Carrolltown Center property on June 30, 1999, seeking inculpable person status. The Department approved the application and granted inculpable person status on May 18, 2000.

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A Certificate of Completion (COC) was issued for the Carrolltown Center property on March 18, 2002. The COC is conditioned on the property's use for commercial or industrial purposes, a groundwater restriction, a soil restriction and long-term monitoring of the on-site remediation system.

Contact

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