

MD 144
Montgomery County

7/69	Property purchased by England Family LLC.
1961	Property developed.
1962	Wood treatment operations commenced.
1973	County officials received site complaint of chemicals in surface runoff from the property. Facility upgraded.
1985	DHMH completed a Preliminary Assessment.
1990	EPA prepared a Site Screening Inspection report.
4/97	Wood treatment operations ceased. Subsequently, buildings were retrofitted, and leased to commercial tenants.
6/9/98	England Family LLC submitted a VCP application.
9/98	Entire property repaved.
9/3/99	MDE issued a NFRD for the property and confirmed the responsible person status of the England Family LLC.
9/28/99	NFRD recorded in the land records.

FORMER MARYLAND WOOD PRESERVING FACILITY
235 Derwood Circle
Rockville, Maryland
(Voluntary Cleanup Program)

Site Description

This former wood preserving facility, consisting of 2.1 acres, is located in Derwood Industrial Park, Montgomery County. Land use in the vicinity comprises residential and commercial neighborhoods. Surface run-off from the site drains southeast through a system of storm sewer drains that enter an unnamed intermittent tributary of Rock Creek. The intermittent tributary is located approximately 800 feet south of the site's southwestern boundary. Groundwater beneath the site flows easterly under confined conditions. The site and vicinity are supplied with drinking water and sewer services by the Washington Suburban Sanitary Commission. At least seven private wells are located within a three-quarter mile radius of the property, two of which are drinking water wells within a one-half mile radius.

Site History

The current owner, England Family L.L.C., purchased the property in July 1959 as part of a 58-acre parcel. Prior to the construction of the industrial park in 1961, the site was undeveloped. Between 1962 and April 1997, the site operated as a wood treatment facility that produced fire retardant wood and pressure treated lumber. Wood treatment methods involved the use of preservative chemicals such as chromated copper arsenate (CCA) and a boron-based product (Dricon). During the facility's operative years, improvements at the site included a treatment building, stacker building, a kiln, two storage sheds and a lumber storage yard.

Environmental Concerns

In 1973, local county officials received several reports concerning surface run-off of preservative chemicals to the nearby stream. The facility was subsequently upgraded to prevent further discharge to the stream. In June 1985, the Maryland Department of Health and Mental Hygiene (DHMH), Waste Management Administration, conducted a Preliminary Assessment of the facility. Although no evidence of serious or persistent environmental problems were indicated, minor incidents of soil stains from CCA treated wood drippings in the storage area and leakage of CCA fluid in the sump room were reported. Mitigative measures were subsequently implemented to remove stained soils, to cleanup leaks and to repair and maintain the concrete cap in the sump room.

A Site Inspection report prepared by the U.S. Environmental Protection Agency (EPA), Region III, in May 1990 detected low levels of volatile organic compounds and metals (copper, lead, iron and sodium) in two off-site private wells. The accompanying toxicological evaluation determined that these low levels would not adversely affect any receptors. Limited environmental investigations conducted in 1998 revealed soil contamination by arsenic and chromium in the CCA storage area and processing sumps; however, subsurface samples were analyzed for only arsenic, chromium and copper.

Voluntary Cleanup Program (VCP) Status

On June 9, 1998, the England Family L.L.C. submitted an application as a responsible person to the VCP seeking a No Further Requirements Determination (NFRD). The Department requested the collection of

additional soil and groundwater samples. Analysis of subsurface samples revealed soil contaminants including arsenic and chromium, and elevated levels of copper, nickel, and lead. Metals (chromium, selenium, nickel) were detected at trace levels in groundwater but none exceeded EPA's established drinking water standard. A dioxin compound was detected at trace levels in the groundwater.

In September 1998, the entire site was repaved and the building formerly used for wood treatment was demolished. The other three buildings on the property were renovated and leased to carpet and ceramic distributors. Access to the property is partially restricted by a perimeter fence and building abutments.

On September 3, 1999, the Department confirmed the England Family's status as responsible person and issued a NFRD for the property. The NFRD was contingent upon future use of the property for industrial/commercial purposes only, a prohibition on the use of groundwater, maintenance of the asphalt cover, and other physical maintenance requirements. On September 28, 1999, the NFRD was recorded on the property deed in the Montgomery County land records.

Facility Contact

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