



Facts About...

Communis McCorquodale Property (Voluntary Cleanup Program)

Site Location

This 17.04-acre property, comprised of two active manufacturing buildings (Plant 1 and Plant 2), is located on Highway 136 in Harford County, Maryland. Agricultural lands and private residences surround the property. The nearest surface water body is an intermittent unnamed tributary of Broad Creek, located southeast of the property. Surface water runoff from the property discharges to this unnamed tributary. Ground water occurs under unconfined water table conditions and flows southeasterly. Domestic wells are located within a half-mile radius of the property. Ground water is supplied to the facility by two on-site production wells and bottled water is provided for drinking purposes.

Site History

Prior to 1957, the property was privately owned and utilized for residential and agricultural purposes. Pitts Realty/Mahwah Color Company first developed the property for industrial use in 1957 with the construction of the manufacturing building referred to as Plant 1. In 1964, McCorquodale Process, Inc. assumed ownership and, in 1972, Plant 2 was constructed. For over 40 years, the facility has manufactured pre-printed cards for the cosmetic and paint industries. In April 2004, Colwell Industries purchased the stock and property of Communis McCorquodale.

During the 1980s, the facility mixed the nitrocellulose-based lacquer on-site. The components of the mixture included nitrocellulose, isopropyl alcohol, butyl acetate, ethyl acetate, toluene, di-octyl phthalate, silicone, and propylene oxide. The mixing operation conducted in Plant 2 was discontinued in 1989. Currently, all lacquer is delivered in pre-packaged containers to the property. The lacquer is stored in the color departments of the manufacturing facility and a residual lacquer storage area is also located in a concrete block warehouse east of Plant 1.

During the early 1980s, nail polish was manufactured in Plant 2, but the process was discontinued between 1984 and 1985. Waste streams generated by manufacturing operations included waste paint (e.g. toluene, isopropyl alcohol, N-butyl acetate, acetone, xylene, ethylbenzene, and 4-Methyl-2-Pentanone), barium, and waste nitric acid. Waste nitric acid was stored in underground concrete tanks. Controlled hazardous material was stored in 55-gallon drums in a hazardous waste storage area for off-site disposal by a certified hazardous waste hauler.

Environmental Investigations and Actions

The facility is listed with the Environmental Protection Agency as a large quantity generator of hazardous waste and has operated under several MDE permits. The Communis McCorquodale facility obtained a water appropriation permit from the Maryland Water Rights Division in 1957. The facility is authorized to withdraw 3000 gallons daily from two ground water wells for non-potable uses. This permit was modified in 2003 to reflect a non-transient non-community water supply.



In 1968, the McCorquodale facility filed a boiler registration with the Maryland Division of Air Quality Control. This permit was upgraded in 1976 to include two boilers and seven presses and in 1979 one additional press was added. In 1990, a catalytic incinerator was added to the facility's process to capture excess volatile organic compounds given off from the presses and the production operation.

In 1986, the facility registered seven underground storage tanks (USTs) with the State. One UST was listed as being abandoned in place in 1983 but was subsequently removed in 1991. Three USTs were listed as removed in 1990 and two chemical USTs were removed in 1991. A 10,000-gallon heating oil UST is currently in use at the property.

Phase II environmental investigations conducted in May 1999 and March-May 2000 revealed elevated levels of manganese, benzene and toluene in the shallow overburden ground water. Ground water sampling in 2003 identified trichloroethene (TCE) in one of the production wells at the property.

In January 2006, the Harford County Health Department conducted groundwater sampling at twelve properties having private wells directly adjacent to the property. Only one property, a contractor's business, indicated detection (1.64 ug/L) of tetrachloroethene (PCE), which was below the MDE groundwater standard of 5 ug/L. Supplemental sampling occurred at the property in June 2006 to establish the potential exposure risk to future populations from indoor air and drinking water for development of the proposed RAP.

Quarterly sampling of groundwater at the property has been occurring since November 2006, as required by the Response Action Plan (RAP). Elevated levels of toluene in well MW-FT-S during quarterly sampling prompted additional environmental investigation in May 2006. The well purge of MW-FT-S resulted in an order of magnitude reduction in the toluene concentration (65,000 ug/L to 7,500 ug/L).

In 2007, a soil removal occurred at the property in the area of well MW-FT-S to characterize the source of toluene and replace the monitoring well. Quarterly sampling of wells continues to indicate that the elevated levels of toluene have not significantly decreased, injections of oxidizers has been pilot tested.

Current Status

In November 2001, Communisis McCorquodale, Inc. submitted a VCP application seeking a Certificate of Completion (COC) as a responsible person. The applicant completed supplemental sampling in July 2003 and submitted results to the Department in September 2003. Colwell Industries submitted an application to the VCP on March 25, 2004 requesting inculpable person status prior to assuming ownership of the property.

On May 19, 2004, the Department accepted the property into the VCP and requested the development and completion of a RAP to address soil and ground water contamination at the property. Additional downgradient wells were installed and additional supplemental sampling was completed prior to development of a proposed RAP.

On September 7, 2005, a proposed RAP was received by the VCP addressing possible contaminant sources and residual impacted media. The participant informed the Department on September 15, 2005 that the facility was planning to cease operations in October 2005. On June 22, 2006, 2737 Whiteford Road, LLC submitted an application to the VCP requesting inculpable person status prior to assuming ownership of the property. On September 12, 2006, a revised RAP was submitted and was approved by the VCP on October 27, 2006. The approved RAP addresses remediation of the identified groundwater contamination.



Contact

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

Last Update: February 2, 2012

