



5 WEST AYLESBURY ROAD PROPERTY (BMI# MD1794)

What You Need to Know

Site Location

The 5 West Aylesbury Road property is located at that address in Timonium, Baltimore County, Maryland. The property consists of one parcel, totaling 5.31-acres and is situated in a mixed commercial and industrial area. The property is bounded directly to the north by West Aylesbury Road and to the east, west, and south, by other industrial and commercial properties. Water and sewer for the property are supplied by Baltimore County. Surface water from the property discharges to the local stormwater system; the closest surface water is Roland Run, located about 500 feet west of the property.

Site History

The property was generally vacant land until the 1960's when the first of two buildings were constructed at the property. Different manufacturers of industrial products generally occupied the property, and by 2015, they had ceased operations.

Environmental Investigation

Several Phase I Environmental Site Assessments (ESAs) have been conducted for the property and noted the following recognized environmental conditions for the property: an oil-water separator and several underground and above-ground storage tanks. In 1989, MDE issued a fine of \$4,000 for an oil-water separator that was connected to the storm sewer and the oil-water separator was subsequently decommissioned.

Several Phase II ESAs have been conducted at the property, which identified arsenic in the surface and sub-surface soils, but the concentrations did not exceed the MDE non-residential cleanup standards. Additional sampling in 2015 did not identify any petroleum compounds or volatile organic compounds that exceeded the MDE non-residential cleanup standards in the groundwater, soils, or soil vapor.

Current Status

On October 17, 2016, Brands RE, LLC, submitted an application to the Voluntary Cleanup Program (VCP) as an inculpable person seeking a No Further Requirements Determination for Tier 3B, Industrial Restricted, future use of the property.

The property was issued a No Further Requirements Determination on December 15, 2016 for Tier 2B, Commercial Restricted, future use of the property with a restriction prohibiting the use of groundwater for any purpose and an excavation restriction.