



- Public Informational Meeting
Response Action Plan

K I P REALTY LLC : 6264 Race Rd - Elkridge Md 21075

PUBLIC NOTICE OF A RESPONSE ACTION PLAN AND
PUBLIC INFORMATIONAL MEETING
6264 Race Rd., Elkridge MD 21075

The property located at 6264 Race Rd. in Elkridge Maryland has been accepted into Maryland’s Voluntary Cleanup Program. A proposed response action plan (RAP) has been submitted to the Maryland Department of the Environment (MDE) for approval. The contaminants of concern include total petroleum hydrocarbons - diesel range organics (TPH-DRO) in surface and sub-surface soils and the groundwater above the MDE cleanup standards. The proposed RAP discusses the Response Actions Necessary to remediate and mitigate the contaminants of concern.

This RAP is based upon future use of the property for industrial purposes only. The proposed RAP and the informational meeting presentation are posted on the MDE website under the site name in the Howard County list:

https://mde.maryland.gov/programs/LAND/MarylandbrownfieldVCP/Pages/errp_factsheets.aspx

Participant: Kip Realty, LLC 6264 Race Rd.,
Elkridge, MD 21075

Contact: Mr. Ilie Pintilie (443) 799-9097

Eligible Property: 6264 Race Rd.,
Elkridge, MD 21075

Public Informational Meeting: January 12th of 2021 at 5 pm
The public may join the meeting on the following link or phone number:

Join with Google Meet: meet.google.com/tcz-zxag-uch

Join by phone: (US) +1 402-994-1256 (PIN: 623622043)

Any person wishing to request further information or make comments regarding the proposed RAP must do so in writing or email. Comment or requests should be submitted to the attention of the Voluntary Cleanup Program project manager. Chris Hartman, christopher.hartman@maryland.gov, at the Maryland Department of the Environment, 1800 Washington boulevard, Suite 625, Baltimore, Maryland 21230; telephone 410-537-3493.

All comments and requests must be received by the department in writing no later than January 22nd, 2021.



Source: ngmdb.usgs.gov

KIP REALTY LLC

Figure 1 Site Location
 6264 Race Road
 Elkridge, Maryland 21075

Date:	September 2019	Figure:	1
Approximate Scale:	Not to Scale	Project Number:	284-001-19



KIP Realty, LLC Aerial View

Date: 12/07/2020
Scale: As Shown

Property Facts



PROPERTY FACTS

Property Type	Industrial
Property Subtype	Manufacturing
Building Class	C
Lot Size	4.00 AC
Building Area	8,358 SF
No. Stories	1
Year Built	1955
Tenancy	Single
Parking Ratio	2.39/1,000 SF

KIP REALTY

Single-story concrete block building
underlain by a concrete slab-on-grade
foundation
(MD UST, MDE OCPCASES)



6330 Race Road
Laurel Sand & Gravel, Inc. –
Elkridge Asphalt Plant

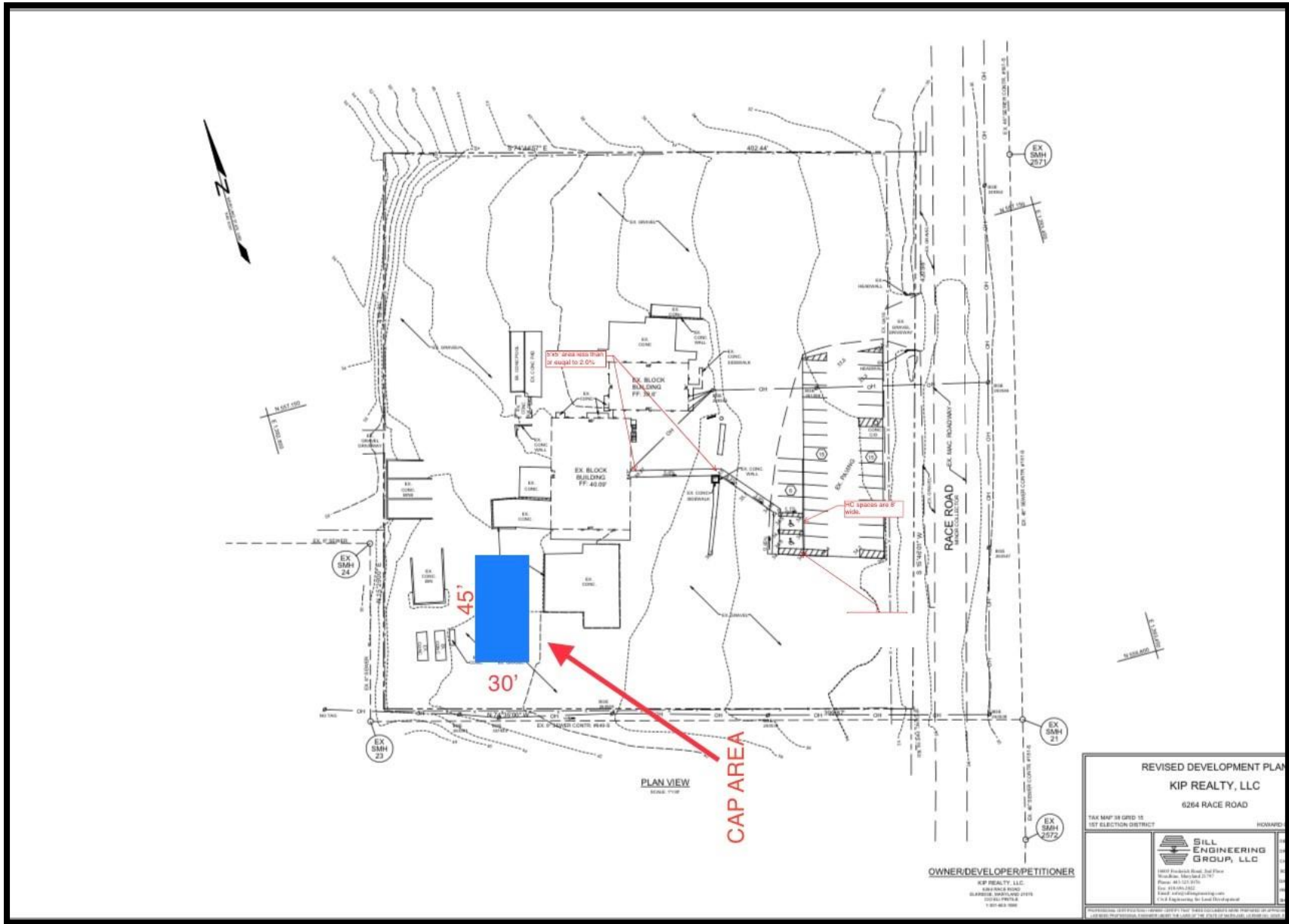
Wooded land

Wooded land

Race Road

LEGEND

- Site boundary
- Building footprint
- Deep Run (Patapsco River Tributary)
- Soil boring location
- Soil boring/ temporary well location
- Well sampling location
- AST
- Historical UST (removed)
- Pole-mounted transformer
- Well location
- Septic tank/ holding tank



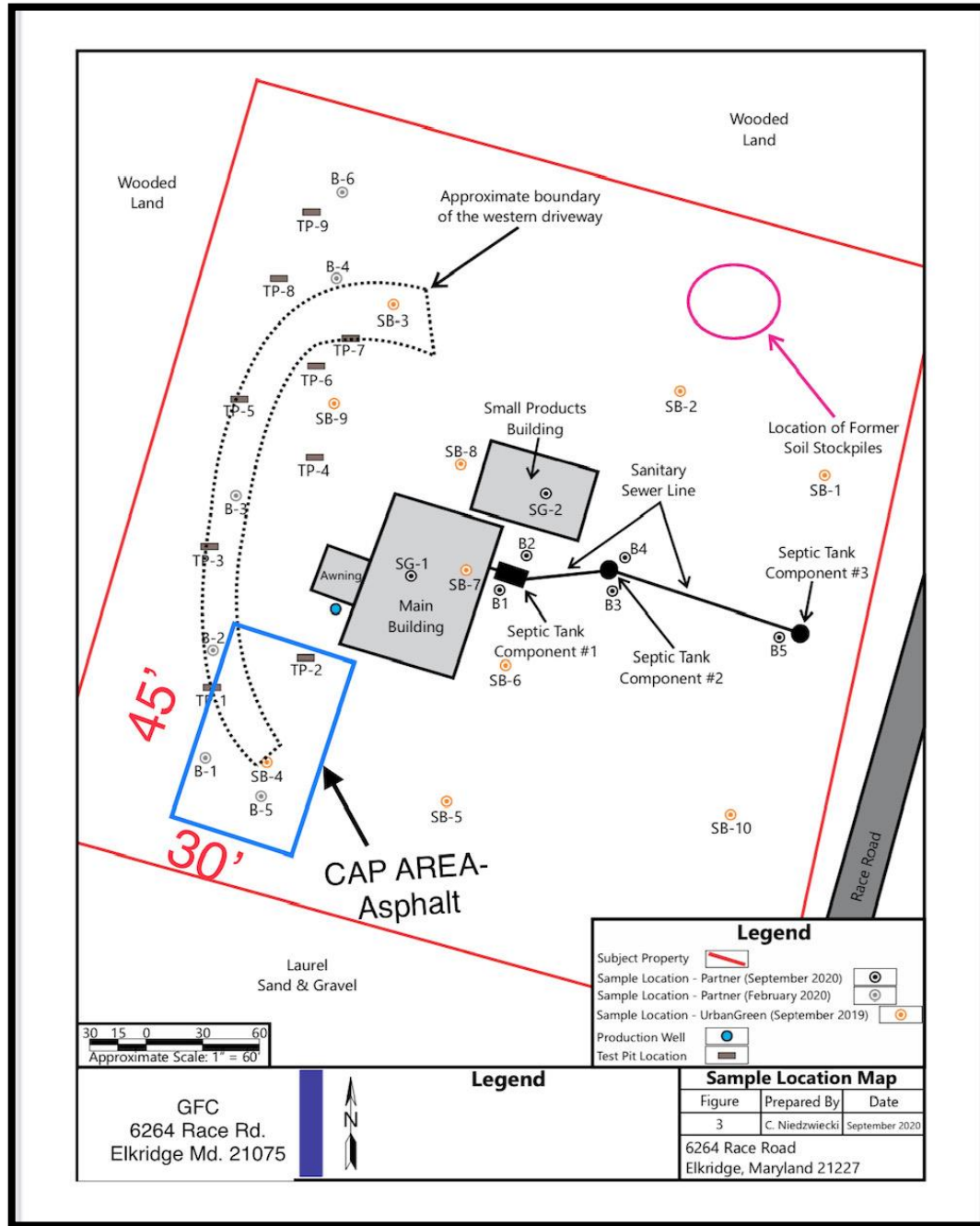


Table 1 Summary of Analytes Reported in Soil

6264 Race Road
Elkridge, Maryland 21075

ANALYTE	MDE Cleanup Standard - Non-Residential ⁽¹⁾	ATC ⁽²⁾	Sample ID Interval (ft bg) Date	SB-1 2-4	SB-2 2-4	SB-3 2-4	SB-4 1-3	SB-5 1-3	SB-6 10-12	SB-7 1-3	SB-8 2-4	SB-9 1-3	SB-10 2-4	Surface Comp	Subsurface Comp	SB-1 Surface	SB-2 Surface	SB-3 Surface	SB-4 Surface	SB-5 Surface	SB-6 Surface	SB-7 Surface	SB-8 Surface	SB-9 Surface	SB-10 Surface
				7/23/19	7/23/19	7/23/19	7/23/19	7/23/19	7/23/19	7/23/19	7/23/19	7/23/19	7/23/19	7/23/19	7/23/19	7/23/19	7/23/19	8/15/19	8/15/19	8/15/19	8/15/19	8/15/19	8/15/19	8/15/19	8/15/19
Volatile Organic Compounds (SW8260B / ug/kg)																									
Acetone	61,000,000	NA		14.2	29.1	18.5	44.3	ND(7.8)	ND(8.8)	42.5	ND(9.2)	30.4	19.7	---	---	---	---	---	---	---	---	---	---	---	---
1,1-Dichloroethane	16,000	NA		ND(1.9)	ND(1.8)	ND(1.6)	15.6	ND(1.6)	ND(1.8)	ND(1.8)	ND(1.8)	ND(2.3)	ND(1.8)	---	---	---	---	---	---	---	---	---	---	---	---
1,2,4-Trimethylbenzene	180,000	NA		ND(1.9)	ND(1.8)	ND(1.6)	2.7 J	ND(1.6)	ND(1.8)	ND(1.8)	ND(1.8)	ND(2.3)	ND(1.8)	---	---	---	---	---	---	---	---	---	---	---	---
1,3,5-Trimethylbenzene	150,000	NA		ND(1.9)	ND(1.8)	ND(1.6)	2.3 J	ND(1.6)	ND(1.8)	ND(1.8)	ND(1.8)	5.5 J	ND(1.8)	---	---	---	---	---	---	---	---	---	---	---	---
Semi-Volatile Organic Compound/Polycyclic Aromatic Hydrocarbons (SW8270C / ug/kg)																									
Acenaphthene	4,500,000	NA		---	---	---	---	---	---	---	---	---	---	188	ND(11.0)	---	---	---	---	---	---	---	---	---	---
Anthracene	23,000,000	NA		---	---	---	---	---	---	---	---	---	---	114	ND(11.0)	---	---	---	---	---	---	---	---	---	---
Benzo[a]anthracene	21,000	NA		---	---	---	---	---	---	---	---	---	---	103	ND(11.0)	---	---	---	---	---	---	---	---	---	---
Benzo[b]fluoranthene	21,000	NA		---	---	---	---	---	---	---	---	---	---	193	ND(11.0)	---	---	---	---	---	---	---	---	---	---
Benzo[k]fluoranthene	210,000	NA		---	---	---	---	---	---	---	---	---	---	59.6	ND(11.0)	---	---	---	---	---	---	---	---	---	---
Benzo[g,h,i]perylene	---	NA		---	---	---	---	---	---	---	---	---	---	159	ND(11.0)	---	---	---	---	---	---	---	---	---	---
Benzo[a]pyrene	2,100	NA		---	---	---	---	---	---	---	---	---	---	134	ND(11.0)	---	---	---	---	---	---	---	---	---	---
Chrysene	2,100,000	NA		---	---	---	---	---	---	---	---	---	---	179	ND(11.0)	---	---	---	---	---	---	---	---	---	---
Fluoranthene	3,000,000	NA		---	---	---	---	---	---	---	---	---	---	266	ND(11.0)	---	---	---	---	---	---	---	---	---	---
Fluorene	3,000,000	NA		---	---	---	---	---	---	---	---	---	---	267	ND(11.0)	---	---	---	---	---	---	---	---	---	---
Indeno[1,2,3-cd]pyrene	21,000	NA		---	---	---	---	---	---	---	---	---	---	132	ND(11.0)	---	---	---	---	---	---	---	---	---	---
Naphthalene	17,000	NA		---	---	---	---	---	---	---	---	---	---	67.6	ND(11.0)	---	---	---	---	---	---	---	---	---	---
Phenanthrene	2,300,000	NA		---	---	---	---	---	---	---	---	---	---	532	ND(11.0)	---	---	---	---	---	---	---	---	---	---
Pyrene	2,300,000	NA		---	---	---	---	---	---	---	---	---	---	349	ND(11.0)	---	---	---	---	---	---	---	---	---	---
Priority Pollutant List Metals (SW6020A / mg/kg)																									
Arsenic	3 ⁽⁴⁾	6 ⁽⁴⁾		---	---	---	---	---	---	---	---	---	---	2.8	4.04	---	---	---	---	---	---	---	---	---	---
Beryllium	230	6.6		---	---	---	---	---	---	---	---	---	---	0.403	0.397	---	---	---	---	---	---	---	---	---	---
Chromium	---	28		---	---	---	---	---	---	---	---	---	---	20.4	21.2	---	---	---	---	---	---	---	---	---	---
Copper	4,700	12		---	---	---	---	---	---	---	---	---	---	15.5	9.53	---	---	---	---	---	---	---	---	---	---
Lead	800	45		---	---	---	---	---	---	---	---	---	---	144	7.96	---	---	---	---	---	---	---	---	---	---
Mercury	---	0.51		---	---	---	---	---	---	---	---	---	---	0.0305	0.0331	---	---	---	---	---	---	---	---	---	---
Nickel	2,200	13		---	---	---	---	---	---	---	---	---	---	16.3	8.2	---	---	---	---	---	---	---	---	---	---
Selenium	580	2.2		---	---	---	---	---	---	---	---	---	---	1.03	1.25	---	---	---	---	---	---	---	---	---	---
Zinc	35,000	63		---	---	---	---	---	---	---	---	---	---	49.7	25.4	---	---	---	---	---	---	---	---	---	---
Polychlorinated Biphenyls (SW8082 / mg/kg)																									
Aroclor 1260	0.99	NA		---	---	---	---	---	---	---	---	---	---	0.408	ND(0.0912)	ND(0.083)	ND(0.083)	ND(0.083)	ND(0.083)	ND(0.083)	ND(0.083)	ND(0.083)	ND(0.083)	ND(0.083)	ND(0.083)
Aroclor 1262	0.94	NA		---	---	---	---	---	---	---	---	---	---	ND(0.0902)	ND(0.0912)	ND(0.083)	ND(0.083)	ND(0.083)	ND(0.083)	0.166	ND(0.083)	0.0997	ND(0.083)	ND(0.083)	ND(0.083)
Herbicides (SW8151A / ug/kg)																									
Herbicides	Varies	NA		---	---	---	---	---	---	---	---	---	---	ND(varies)	---	---	---	---	---	---	---	---	---	---	---
Pesticides (SW8081A / ug/kg)																									
Pesticides	Varies	NA		---	---	---	---	---	---	---	---	---	---	ND(varies)	---	---	---	---	---	---	---	---	---	---	---
Total Petroleum Hydrocarbons (SW6020 / mg/kg)																									
Diesel Range Organics	620	---		27.1	22.7	67.8	4,640	20	ND(9.2)	70.3	ND(8.8)	766	353	---	---	---	---	---	---	---	---	---	---	---	---
Gasoline Range Organics	620	---		ND(0.08)	ND(0.09)	ND(0.09)	0.48	ND(0.08)	ND(0.09)	ND(0.09)	ND(0.09)	0.34	ND(0.10)	---	---	---	---	---	---	---	---	---	---	---	---

Notes / Superscripts

- (1) State of Maryland Department of the Environment Cleanup Standards for Soil and Groundwater, Interim Final Guidance, Update No. 3.1 (MDE 2018).
 - (2) Anticipated Typical Concentrations (ATCs) represent reference or background levels published by the MDE for the Site area.
 - (3) Toxicity Characteristic Leaching Procedure (TCLP) concentrations set forth in Title 40 of the Code of Federal Regulation (CFR) Part 261, Subpart C, 261.24 (b)
 - (4) Pursuant to the July 2013 Memorandum issued by the MDE regarding the bioavailability of arsenic, the standards presented are adjusted based on the assumption that 60% of the arsenic reported is bioavailable.
- Bold cell indicates a concentration above the lowest level of quantitation (LLQ).
 Bold and shaded cells indicate a detection above the MDE Cleanup Standard for Non-Residential Soil or the ATC
 --- = No standard or sample not analyzed for select compound
 ft bg = feet below grade
 mg/kg = milligram per kilogram
 ND = Not Detected. The quantitation limit is in parentheses.
 ug/kg = micrograms per kilogram

Table 2 Summary of Analytes Reported in Groundwater

6264 Race Road

Elkridge, Maryland 21075

Analyte	MDE Cleanup Standard - Groundwater ⁽¹⁾	USEPA Drinking Water Regulations ⁽²⁾	Sample ID Date	TW-3 7/23/19	TW-10 7/23/19	Well Water 7/23/19
<i>Volatile Organic Compounds (USEPA 8260B / ug/L)</i>						
Acetone	1,400	---		11.9	90.2	---
Chlorobenzene	100	---		4.5	ND(1.0)	---
Naphthalene	0.17	---		ND(1.0)	4.8	---
<i>Volatile Organic Compounds (USEPA 524.2 / ug/L)</i>						
VOCs (varies)	Varies	Varies		---	---	ND(varies)

Notes / Superscripts

(1) State of Maryland Department of the Environment Cleanup Standards for Soil and Groundwater, Interim Final Guidance, Update No. 3 (MDE 2018).

(2) United States Environmental Protection Agency National Primary Drinking Water Regulations (EPA 2009).

Bold cell indicates a concentration detected above the laboratory quantitation limit.

Bold and shaded cells indicate a detection above the MDE Groundwater Cleanup Standard

ND = Not detected. The quantitation limit is in parentheses.

ug/L = Micrograms per liter

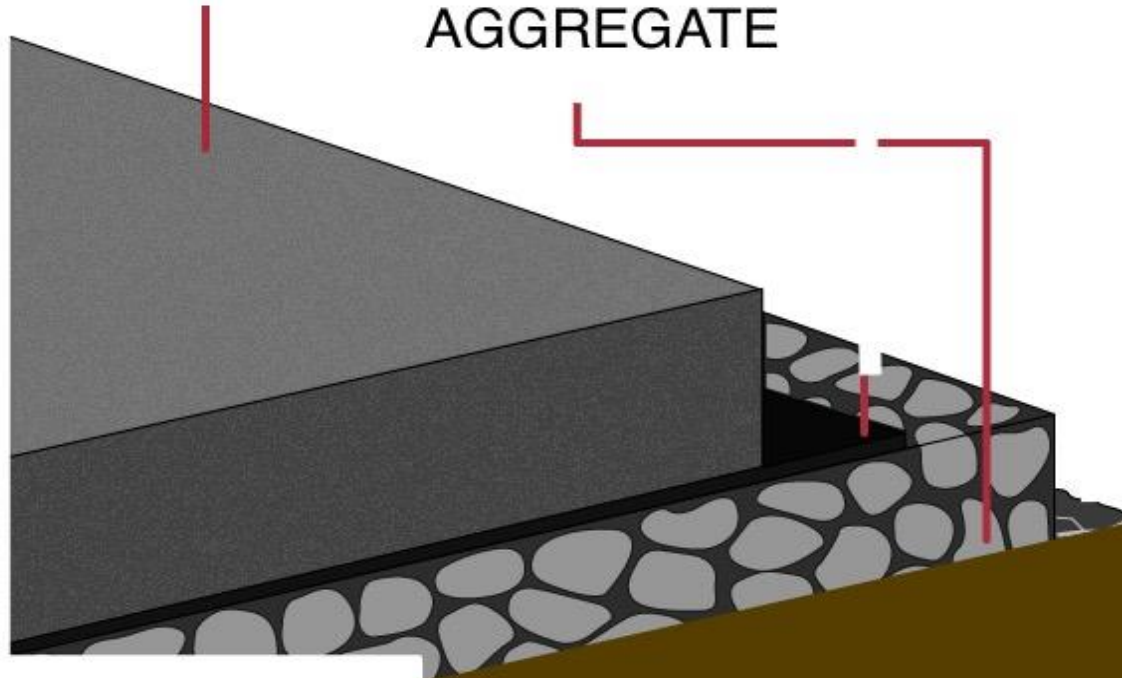
--- = No standard or sample not analyzed for select compound

RESPONSE ACTION #1



ASPHALT CAP-4"
thickness

2" #57
AGGREGATE



SUBGRADE

CAP DIAGRAM-
For MDE / Contaminated
area

RESPONSE ACTION #2

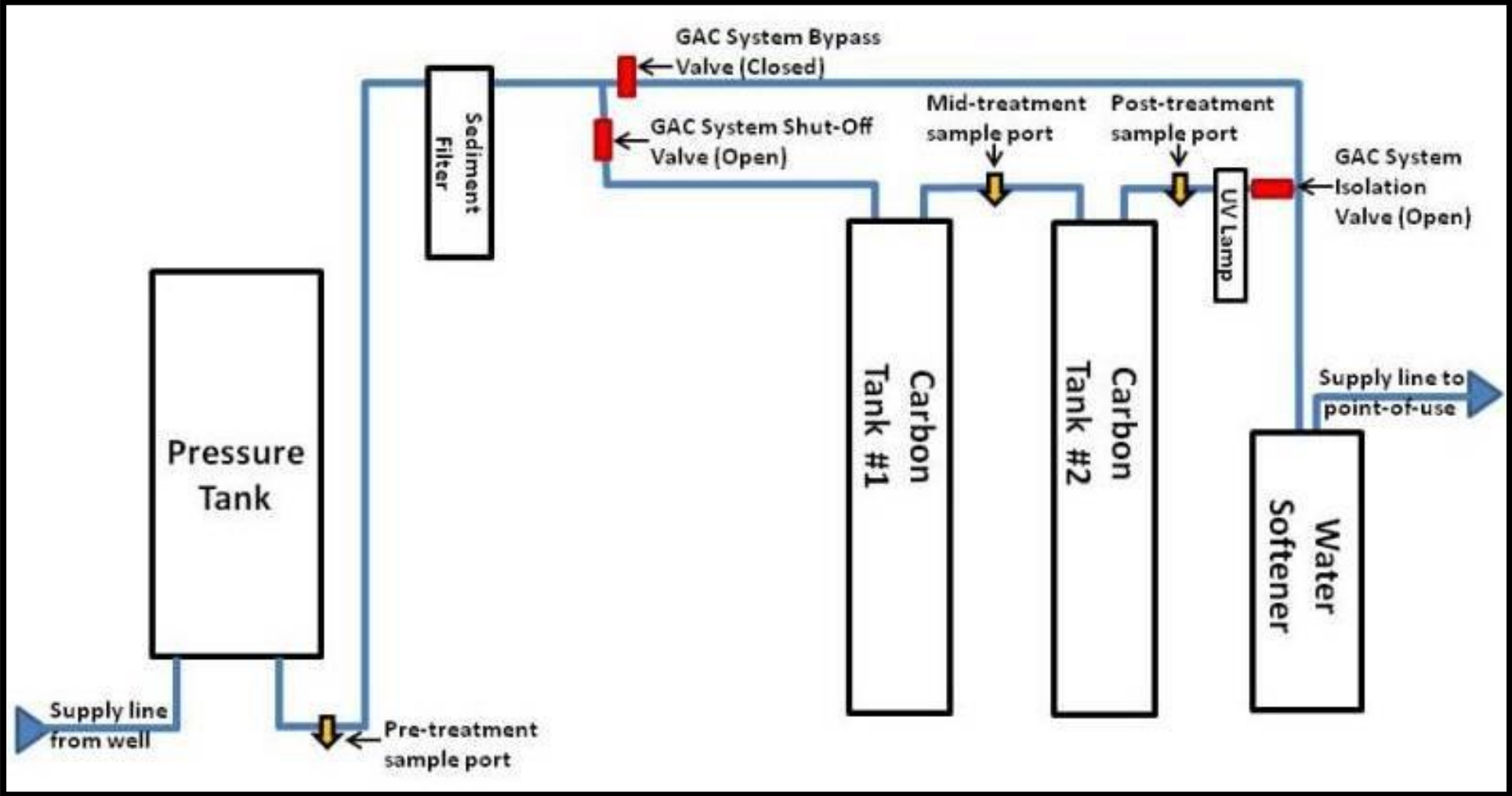
Production well
Carbon system installation



RESPONSE ACTION #2

Production Well- Proposed Carbon system installation





Proposed Response Action 1-4

Installation of Protective Cap: Petroleum was detected at 1-3ft GB in boring SB4 at a concentration of 4,640 mg/kg. See attached Phase II Diagram (See Attachment 2). GFC is ready and willing to cap the contaminated areas as shown in the attached diagram within 30 days of RAP approval. The cap consists of 2" of #57 aggregate and an additional 4" of Asphalt as shown in the diagram attached (See attachment 3). No soil will be removed or disturbed.

Monitoring and Continuing Maintenance: GFC will maintain the area every 12-months. The inspections will consist of checking for alligator cracks, separations/erosions, and settlements. If any of these elements occur GFC will address it immediately.

Installation of Water Well Filtration: While TPH-DRO was detected above the EPA Tap water MCLs for both aromatic and aliphatic medium TPH ranges in the water well sample, the water well is not utilized for potable purposes. The water is currently only being used for toilet water. The proposed response action here is to install and maintain two carbon filters within the well to ensure there won't be any ingestion of contaminated water. The installation will be done following the diagram attached and can be done immediately after approval (See Attachment 4). KIP is working diligently in securing funds to have public water installed in the property within 24-month. KIP has already contacted a government agency and applied for a grant for this purpose.

Water Well long-term Monitoring: The well testing (3 samples for DRO, 1-raw water, 2-between GAC 1&2, 3-after GACs) will be conducted at 6-month, 1 year, and annual until public water connection.

Summary of contamination (detections):

total petroleum hydrocarbons - diesel range organics (TPH-DRO) in surface/sub-surface soils and the non-potable supply well above the MDE cleanup standards.

Potentially exposed populations:

Industrial and Construction Adult (18 years old and up) Worker.

Open pathways:

surface/sub-surface soils and GW non-potable supply well.

TPH-DRO in Soil

Urban Green Sampling – September 2019

Total Petroleum Hydrocarbons (mg/kg)	SB-4 1-3"	SB-9 1-3"
Diesel Range Organics	4,640	766

Partner Sampling – February 2020

Total Petroleum Hydrocarbons (mg/kg)	B1	B2	B3	B5
Diesel Range Organics	8,760	2,640	726	1,350

Partner Sampling – October 2020

Water Well Sample	MDE Cleanup Standard	Results
TPH DRO (µg/l)	47 µg/l	292 µg/l

Total Petroleum Hydrocarbons (mg/kg)	TP-2
Diesel Range Organics	8,350

Questions?

**All comments and requests must be received by the
Department in writing no later than January 22nd, 2021.**

Chris Hartman, Project Manager
Land Restoration Program
Maryland Department of the Environment
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