



Maryland Department of the  
Environment

## FACTS ABOUT: TRAVILAH GROVE

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### Site Location

The 13.3-acre Travilah Grove property is located at 14211-14219 Travilah Road in Rockville, Montgomery County, Maryland. The property consists of six adjoining parcels (671, 679, 725, 728, 834, and N777). The property may have been known formerly as the Travilah Trading Post, Travilah Recovery Industries, Travilah Recovery Corp., Continental Petroleum or Calco. The property is located in a mixed-use area and is bounded to the west by Travilah Road with residences beyond, to the north and south by residential properties, to the northeast by a business park and the east by a forest conservation area with residences beyond. The site currently consists of vacant, vegetated land with one building located along Travilah Road on parcel N777.

### Site History

The property remained wooded, undeveloped land until the 1950s when one residence was present on the northern portion of the property (parcel 671). The residence was demolished in 2008. Between 1951 and 1965, an additional six buildings were built on the property and the property was used for various purposes including a sawmill, landscaping and sod business in the 1950s and 1960s. A restaurant operated on the property during the 1970s until it closed after a fire in 1979.

Between 1979 and 1995, parcels 679, 725 and 728 were used as the Travilah Recovery Corporation, a solid waste transfer station. As a part of operations, parcels 679 and 725 included several buildings, truck scales and six underground storage tanks (USTs). The operation was permitted as a transfer station for construction debris and rubble; however, reports document that the facility accepted items including appliances, vehicles, residential waste, tires, scrap metal, cylinders, pallets and included mulching operations. Parcel 728 and part of parcel 679 were used as the receiving area for solid waste. While the facility was intended to serve as a drop-off location for commercial and residential solid waste prior to transfer to the landfill, solid waste was placed on parcels 728 and 679.

The property has a long history of involvement with Montgomery County and the MDE's Solid Waste Program regarding unpermitted solid waste disposal and two fires in the debris in 1994. The fire resulted in the removal of 95,000 cubic yards of debris from the site by Montgomery County. The County then foreclosed on the property to recover expenses related to the removal.



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## **Environmental Investigations and Actions**

In 1995, MDE's Oil Control Program (OCP) oversaw the removal of four diesel USTs and 2 gasoline USTs. One gasoline UST was documented as leaking and MDE directed the owner to remove the contaminated soil and aerate and treat the soil. In addition, a monitoring well was installed in the former tank field. On December 2, 1999 MDE's OCP issued a Notice of Compliance for case 95-1435MO1.

In August 2010, a Phase I environmental site assessment (ESA) identified the historic use of the property for waste storage as a recognized environmental condition at the property. Concurrent with the Phase I, exploratory test pits were excavated on the property in June 2010. Composite samples of test pit spoils from three test pits were collected. Three samples were analyzed for petroleum hydrocarbons and two were analyzed for RCRA 8 metals. The samples identified the presence of metals and petroleum impacts in the soils at the property and suggested that additional investigation was warranted. An additional investigation was completed in July 2010 that included the collection of additional soil samples across the property. The report concluded that soil was impacted by petroleum and estimated an extent of impact across the property. The report also documented the presence of a water well to the east of the former 14215 building.

In February 2011, a passive soil gas survey was conducted that used 25 passive absorbent samplers installed in a 100 foot grid across the site. The report concluded that localized impacts may exist to soil gas at the property.

In May 2012, each parcel at the property was the subject of a Phase I ESA. Each parcel was subject to a Phase I review and collection of soil samples from discrete depths with analysis for metals and diesel range organics (TPH-DRO). The sampling conducted as a part of the Phase I ESAs indicates the presence of elevated concentrations of arsenic and nickel in soils across the Travilah Grove property. Localized areas of impacts from petroleum and polycyclic aromatic hydrocarbons (PAHs) were identified in soil on some parcels. The Phase I ESA also state that during the investigation on parcels 679, 725, and 834 petroleum impacted soils were removed from the properties and disposed of at Clean Earth in Hagerstown, Maryland. Approximately 200 tons, 5,000 tons and 1,200 tons of soil were removed, respectively.

In February 2013, a Limited Phase II ESA was conducted at the property to more further characterize the nature and extent of soil impacts across the entire property. The sample results demonstrated that the impacts to soil are present in soils beyond the extent of the solid waste.

The VCP approved an Interim Removal Measures Work Plan to address solid waste present at the property on July 27, 2013. The IRM activities are ongoing.



## **Current Status**

On May 4, 2012, Travilah Grove, LLC, submitted an application to the Voluntary Cleanup Program (VCP) seeking a Certificate of Completion for future residential use of the property. On May 21, 2013, the VCP accepted the application for participation in the VCP, confirmed the responsible person status of Travilah Grove, LLC and notified Travilah Grove, LLC that a Response Action Plan (RAP) must be developed for the property and submitted within 18 months. The proposed RAP was submitted on May 29, 2013 and a public informational meeting was held on June 12, 2013 at 6:45 p.m. at the Stone Mill Elementary School located at 14323 Stonebridge View Drive in Gaithersburg, Maryland. The RAP was approved on August 1, 2013 and is currently being implemented.



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