



# ***Facts About...***

Major Packaging  
(Voluntary Cleanup Program)

---

## **Site Location**

The Major Packaging property is comprised of two adjacent parcels 3700 4<sup>th</sup> Avenue (0.502 acres) and 3800 4<sup>th</sup> Avenue (0.38 acres) that total approximately 0.882 acres in the Wagners Point area of Baltimore City, Maryland, 21226. The property is situated in a industrial area used predominantly as a distribution for various petroleum products, is bounded to the north by Northbridge Avenue and vacant land beyond, to the south by the Citgo Baltimore Terminal, to the west by Griffith Fuel Oil and the Sunoco Baltimore Terminal, and to the east by 4<sup>th</sup> Avenue and vacant land beyond. The site is currently fenced and improved with a single story slab-on-grade office and small warehouse space and single story slab-on grade garage structure. The topography of the area is relatively flat and ground water is located approximately 10 to 15 feet below grade. The nearest surface water body is the Curtis Bay, located approximately 1,000 feet to the south of the property. Public water and sewer service the property.

## **Site History**

The site appears to be developed in 1936 with three structures; an office, a drum shop and a carpentry shop. The property appeared to be vacant until 1960 until the development of the current improvements. From approximately 1960 to 1987 the site was occupied by Texaco, Inc. The site is currently occupied by Major Packing Products, a distribution company for shipping supplies and an excavation company which utilizes a portion of the property for material storage and truck parking. A ten-foot wide section that runs along the western portion of the property formerly contained a railroad spur that has been removed.

## **Environmental Investigations and Actions**

In April 2008, a Phase I Environmental Site Assessment (ESA) was conducted on the property that recognized environmental concerns associated with past uses of the property. In August 2008, a Phase II ESA was conducted on the property that identified elevated levels of metals and petroleum hydrocarbons in the soil and detected petroleum constituents and chlorinated solvents in the groundwater. On September 16, 2008, a 2,000 gallon heating oil underground storage tank as associated piping was removed under the supervision of the Department's Oil Control Program. A soil sample collected from the tank excavation after removal of a small amount of petroleum contaminated soil indicated that additional soil removal was not required. In response to the Voluntary Cleanup Program (VCP) comments issued in October 2008, additional soil samples were collected on October 24, 2008.

## **Current Status**

On September 2, 2008, a VCP application was submitted by Turtle Properties, LLC as an inculpable person seeking a No Further No Further Requirements for future industrial use for the property. The application is currently under review.

## **Contact**

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

## **Last Update:**

November 24, 2008

