



10333 OLD FORT ROAD PROPERTY (BMI# MD0963)

What You Need to Know

Site Location

This 0.5175-acre property is located in Fort Washington, Prince George's County at 10333 Old Fort Road and consists of a vacant lot that was formerly occupied by a gas station. Overland flow from the property discharges to an unnamed tributary of Broad Creek, located southeast from the property. No water or sanitary sewer services currently exist at the property, Washington Suburban Sanitary Commission supplies water and sanitary sewer services to the vicinity. The property is zoned for residential use.

Site History

In the 1960s, the property was developed as a gas station. Until 1994, the property had been a gas station, and at that time, the former building was demolished and the underground storage tanks were removed. In January 1968, A.C. Besche Real Estate Company, Inc. acquired the property from Mary C. Tolbert, who with Theodore Tolbert acquired the property in December 1944 from Florence Maud Thorne. In 1974, A.C. Besche Real Estate Company, Inc. merged with Besche Oil Company, Inc., the current property owner.

Environmental Investigation

In 1994, eight petroleum underground storage tanks were removed from the property. On July 21, 1994, the Maryland Department of the Environment (MDE) Oil Control Program (OCP) issued Besche Oil Company a notice of compliance closing the case in reference to the property.

In November 2004, a limited Phase II environmental site assessment was conducted that identified petroleum contamination in soil and groundwater in the area of the former underground storage tanks.

On July 21, 1994, the MDE's OCP issued Sevag Balian of Haverford Homes a site status letter for the former service station at 10333 Old Fort Road. The letter indicated that; "Based on our review and the commercial use of the subject property, there does not appear to be any significant risk from the residual contamination reported on site". The OCP letter also indicated that future excavations in the area of the former tanks may create exposure pathways to contaminated soils, and if encountered, the soil must be handled according to State and federal law.

In March 2006, a Phase I environmental site assessment was completed, which concluded that residual petroleum contamination may exist in the soil and groundwater at the property.

Current Status

On April 17, 2006, Thorne Corners, LLC submitted a Voluntary Cleanup Program (“VCP”) application for the property seeking a Certificate of Completion as an inculpable person. On October 3, 2006, the Department determined that a response action plan was unnecessary at the property and issued a No Further Requirements Determination (“NFRD”) accepting the property into the Program. The NFRD is based on a residential (Tier 1B), restricted (no use of groundwater for drinking water purposes) future use for the property. The NFRD was recorded in the land records of Prince George’s County on October 26, 2006.