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PROPOSED PLAN OF REMEDIAL ACTION

Limestone Road Shopping Center Site
Operable Unit (OU)-1
Marshallton, New Castle County, Delaware
DNREC Project No. DE-1418

May, 2008

Delaware Department of Natural Resources and Environmental Control
Division of Air and Waste Management
Site Investigation & Restoration Branch
391 Lukens Drive
New Castle, Delaware 19720

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Marshallton, New Castle County, Delaware
DNREC Project No. DE-1418

Approval:
This Proposed Plan meets the requirements of the Hazardous Substance Cleanup Act.

Approved by:

Kathleen Stuller Banning for
James D. Werner, Director
Division of Air & Waste Management

5/20/08
Date

Limestone Road Shopping Center Site Operable Unit (OU)-1

What is the Limestone Road Shopping Center Site? The site is a certified Brownfield site which is currently a retail shopping center. The site is located at 2060 Limestone Road in Marshallton, New Castle County, Delaware.

What is Limestone Road Shopping Center Site Operable Unit (OU)-1? OU-1 consists of the shallow and deep soil on the undeveloped southern and central portions of the site where Limestone Land Holdings LLC plans to construct a 14,300 square foot steel framed retail and office building and a 5,589 square foot convenience store. The location of the site and the proposed buildings are depicted on Figures 1 and 2.

Tax Parcel Numbers: 08-044.30-072
Address: 2060 Limestone Road, Wilmington, Delaware 19802
Nearest major intersection: Limestone Road and Kirkwood Highway
Area: 4.67 acres
Surrounding Property: The surrounding land use is primarily commercial with some residential use.
Zoning: Commercial/Retail
Site Utilities: Water and sewer are provided to the property by Artesian Water Company. There are no known private or public wells within the vicinity of the site.
Surface water: The Calf Run Creek is located approximately 0.4 miles east of the site.
Topography: The site is approximately 80 feet above mean sea level and is relatively flat.
Groundwater: Shallow groundwater at the site flows in a south-southeast direction.

What happened at the Limestone Road Shopping Center Site? The northern portion of the site, which will be addressed under a separate proposed plan as Operable Unit (OU)-2, has operated a retail shopping center since 1958. It is paved and is covered by a 10,644 square-foot building with several retail stores. A 1,008 square foot building was added to the central portion of the site in 1983 and demolished in 2008. Previous occupants of the retail center include a dry cleaner, delicatessen, liquor store and a lawn mower repair shop. The southern portion of the site was undeveloped.

The southern and central portion of the site (OU-1) is currently undergoing additional commercial development. Limestone Holdings LLC plans to construct a

14,300 square-foot steel framed retail and office building in the central portion of the site and a 5,589 square-foot convenience store on the undeveloped southern portion of the site. The remainder of the area is to be paved, with the exception of parking islands and a bioretention stormwater management basin in the southwest corner of the site.

Previous assessments reported that Wampler's Dry Cleaners was located at 2082 Limestone Road at the northern end of the retail center. Contaminants of concern (COC) typically associated with this type of business include chlorinated solvents such as tetrachloroethene (PCE). PCE was found in the groundwater beneath the southern portion of the site during a Phase II assessment above applicable standards.

As part of the Brownfield Investigation, additional soil samples were collected on OU-1 and soil and groundwater samples were collected on the northern portion of the site. The soil samples contained only low levels of polycyclic aromatic hydrocarbons (PAHs)

What is the environmental problem at the 2060 Limestone Road Shopping Center Operable Unit OU-1 Site? Due to the historical use of the adjacent property as a dry cleaner, soil and groundwater were suspected to contain elevated concentrations of tetrachloroethene. No VOCs were detected in OU1 soil above the laboratory detection limits. Elevated concentrations of trichloroethene were detected in groundwater on the northern portion of the site (OU-2), with lower concentrations detected in OU-1 groundwater. Vapor intrusion calculations indicated that the volatile organic compound (VOC) contaminants concentrations do not exceed the screening criteria and no vapor intrusion risks are anticipated.

A Phase II Environmental Site Assessment (Phase II ESA) was performed at the site in June 2007. No compounds were detected above the laboratory detection limit in soil, but VOC compounds were detected in the groundwater at levels exceeding their respective DNREC Uniform Risk-Based Remediation Standards (URS) values.

A supplemental Brownfield Investigation (BFI) was performed at the site in April 2008. No VOCs were detected in the soil samples that were analyzed. Only benzo(a)pyrene was found to exceed the URS at one location, which will be located under a future building. The cumulative groundwater risk to human health due to the contaminants is above DNREC's restricted use standard.

What does the owner want to do at the Limestone Road Shopping Center Site? Limestone Holdings, LLC plan to construct an approximately 14,300 square-foot steel-framed retail and office building for use as office and retail space and construct a 5,580 square-foot convenience store on the OU-1 area. The new buildings will consist of slab-on-grade construction and include asphalt-paved parking areas. Upon completion, the site will remain covered by concrete slab and asphalt.

What clean-up actions have been taken at the 2060 Limestone Road Shopping Center Operable Unit OU-1 Site? To date, no cleanup actions have been deemed necessary for OU-1.

What additional clean-up actions are needed at the 2060 Limestone Road Shopping Center Operable Unit OU-1 Site? DNREC's Proposed Plan includes limiting the site use for non-residential purposes and prohibiting the use of groundwater at the site through implementation of a groundwater management zone (GMZ).

DNREC recommends the following remedial actions:

1. Placing an Environmental Covenant (EC), consistent with the Uniform Environmental Covenants Act (UECA), on the property limiting its use only to non-residential purposes.

2. Prohibiting the installation of groundwater wells for drinking water purposes through implementation of a GMZ.

What are the long term plans for the Limestone Road Shopping Center Site? The future commercial use of the site will include a 2-story retail building, a 1-story convenience center and associated parking areas. Preserving the coverage of the site with the building and pavement as well as maintaining the integrity of the parking area are the requirements for the site.

What are the long term plans for the Site after the cleanup? Limestone Land Holdings LLC plans to construct a 14,300 square foot steel framed retail and office building in the central portion of the site and a 5,589 square foot convenience store on the undeveloped southern portion of the site.

DNREC plans to issue a Certificate of Completion of Remedy for the OU-1 after the completion of the proposed remedial action and the redevelopment of the property.

How can I find additional information or comment on the Proposed Plan?

The complete file on the site, including the Brownfields Investigation Report, is available at the DNREC office, 391 Lukens Drive in New Castle. Most documents are also found on:

http://www.dnrec.state.de.us/dnrec2000/Divisions/AWM/sirb/

The 20-day public comment period begins on Tuesday, May 27, 2008 and ends at close of business (4:30 pm) on Monday, June 16, 2008. Please send written comments to the DNREC office or call Mr. Robert Asreen, Project Manager, at 302-395-2600.

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Glossary of Terms
Used in this Proposed Plan

Brownfield	Property that is vacant or underutilized because of the perception or presence of an environmental problem.
Certified Brownfield	A Brownfield that DNREC has determined is eligible for partial funding through the Delaware Brownfields Program.
Contaminant of Concern (COC)	These are potentially harmful substances at concentrations above acceptable levels (e.g., metals and PAH).
***Exposure**	Contact with a substance through inhalation, ingestion, or direct contact with the skin. Exposure may be short term (acute) or long term (chronic).
Final Plan of Remedial Action	DNREC's proposal for cleaning up a hazardous site after it has been reviewed by the public and finalized.
Proposed Plan of Remedial Action	A plan for cleaning up a hazardous site submitted by DNREC and subject to public comments.
Risk	Likelihood or probability of injury, disease, or death.

What is a *Proposed Plan?*

A Proposed Plan of Remedial Action (Proposed Plan) is a summary of how DNREC plans to clean up a contaminated site. A Final Plan of Remedial Action (Final Plan) is the adoption of the Proposed Plan, after all comments made by the public within the comment period of twenty days have been considered and addressed by DNREC.

The Delaware State Legislature passed the Hazardous Substance Cleanup Act (HSCA) in 1990. The Legislature made sure that members of the public would be informed about environmental problems in their own neighborhoods and have a chance to express their opinion concerning the clean up of those environmental problems before DNREC takes action.

After DNREC studies a site, it summarizes the problems there and proposes one or more possible solutions in a Proposed Plan. The Proposed Plan contains enough information to allow lay persons to understand the site. More detailed information can be found in the reports and documents approved by DNREC. All of the documents and reports created by DNREC or consultants during the course of the investigation of the site are available to the public at the offices of DNREC-SIRB or at DNREC's website:

http://www.dnrec.state.de.us/dnrec2000/Divisions/AWM/sirb/sitefiles.asp .

DNREC issues the Proposed Plan by advertising it in at least one newspaper in the county where the site is located. The legal notices for the Proposed Plans and the Final Plans usually run on Wednesdays or Sundays in the legal classified section of the News Journal and/or the Delaware State News. The public comment period begins on the day (Wednesday), or the day after (Sunday) the newspaper publishes the legal notice for the Proposed Plan.

DNREC frequently holds public meetings during the comment period. Those meetings are usually held near the site in the evening. Citizens can request a public meeting if DNREC did not already schedule one.

Comments are collected at the public meetings, by phone or in writing. DNREC considers all comments and questions from the public before the Proposed Plan is finalized and adopted as a Final Plan.

Figure 1: Site Location Map

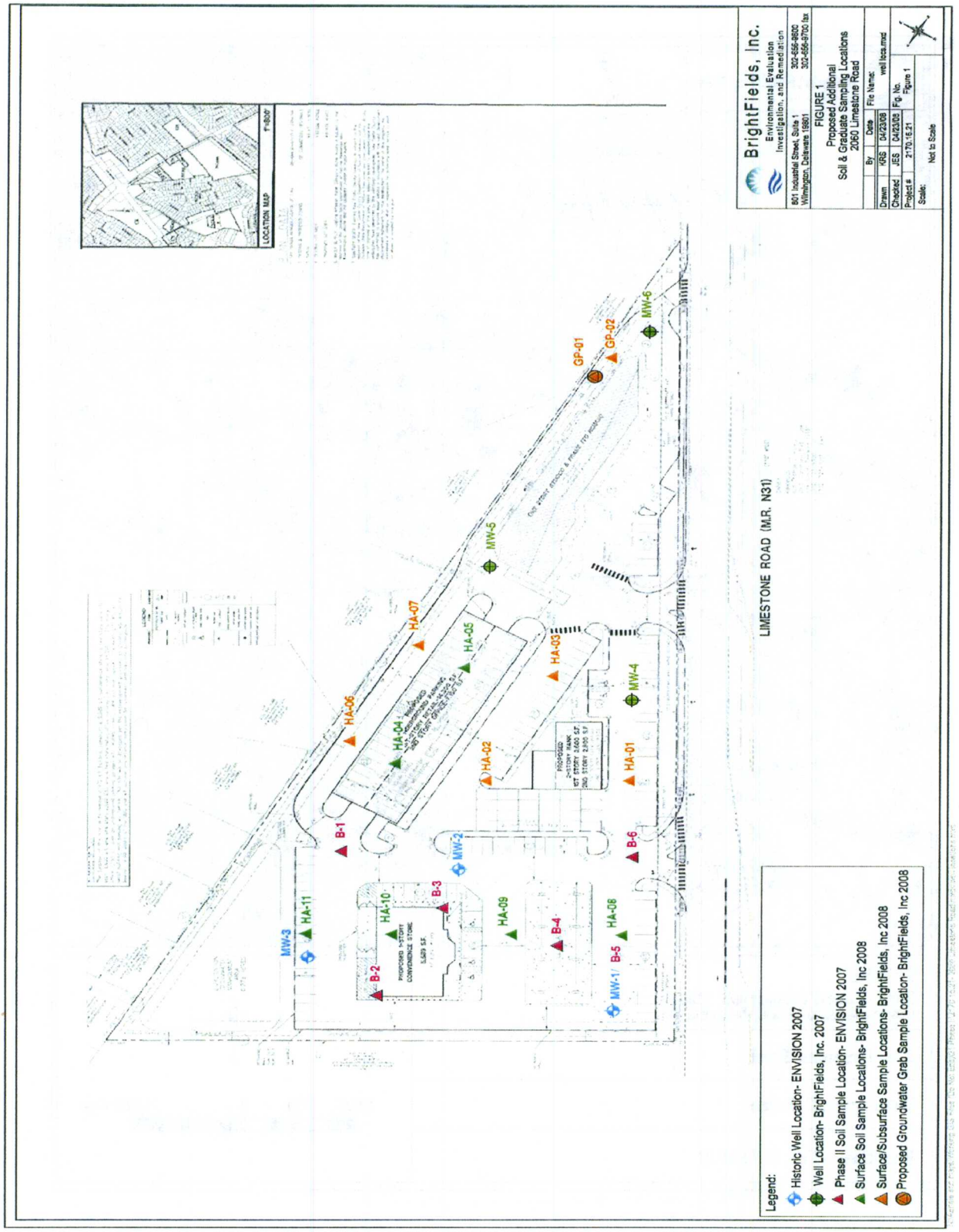

Figure 2: Sample Location Map