

# FINAL PLAN OF REMEDIAL ACTION



512 S. Claymont Street Site

*Wilmington, Delaware*

*October 20, 2010  
DNREC Project No. DE-0326*

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This Final Plan of Remedial Action (Final Plan) presents the Department of Natural Resources and Environmental Control's (DNREC's) intention to address environmental contamination at the 512 S. Claymont Street Site.

DNREC issued public notice of the Proposed Plan of Remedial Action (Proposed Plan) for the Site on August 11, 2010 and opened a 20-day public comment period. The Proposed Plan is attached. There were no comments from the public; therefore, the Proposed Plan is adopted as the Final Plan.

DNREC requires the following remedial actions be performed the 512 S. Claymont Street Site:

1. Excavate, segregate, and remove the impacted material and dispose of the material at an approved disposal facility.
2. Regrade the site with the remaining soils and clean fill to facilitate building construction.
3. Construct the proposed townhouse units so that direct exposure to the remaining historical fill material is eliminated by the concrete building slab.
4. Prepare an environmental covenant pursuant to the Uniform Environmental Covenants Act (UECA) that will be recorded with the property deed in perpetuity. This institutional control will describe the remaining soil impact identified at the property and will prevent future construction and/or disturbance of site soils without prior approval from DNREC.
5. An Operations and Maintenance plan (O&M plan) for the site will be drafted to assure that the enacted protective measures are properly maintained.

**Approval:**

**This Final Plan meets the requirements of the Hazardous Substance Cleanup Act.**

  
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Kathleen Stiller, Program Manager II  
Site Investigation and Restoration Branch



## PROPOSED PLAN OF REMEDIAL ACTION

512 S. Claymont Street  
Wilmington, DE

DNREC Project No. DE-0326



August 2010

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

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# PROPOSED PLAN OF REMEDIAL ACTION

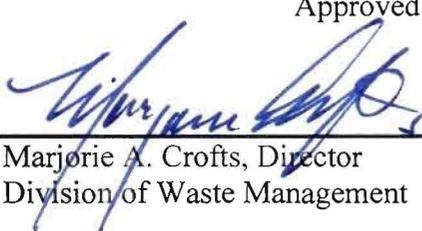
512 S. Claymont Street  
Wilmington, DE

DNREC Project No. DE-0326



**Approval:**

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

Approved by:

Marjorie A. Crofts, Director Division of Waste Management
8.3.10
Date



### **What is the Proposed 512 S. Claymont Street Site?**

The site is bound by Claymont Street to the west, Bradford Street to the east, B Street to the north and C Street to the south in the City of Wilmington. Currently the site is undeveloped. The proposed development plan for the property includes the construction of three to four townhomes by the Habitat for Humanity. See Figure 1 for location map.

**Tax Parcel Number:** 2605810194

**Address:** 512 S. Claymont Street

**Nearest major intersection:** Claymont Street and B Street

**Area:** 0.19 acres

**Surrounding Property:** Surrounding land use is residential and commercial.

**Zoning:** Residential

**Site Utilities:** None

**Surface water:** Christina River, ½ mile north

**Topography:** Flat

**Groundwater:** Approx. 10-20' below ground surface, flows to the north

### **What happened at the 512 S. Claymont Street Site?**

Previous owners used the property as residential housing from approximately 1900 through the 1920's. Currently the site is undeveloped.

### **What is the environmental problem at the 512 S. Claymont Street Site?**

The laboratory results from the Site Specific Assessment (SSA) indicate slightly elevated levels of various metals and volatile organic compounds (VOCs). The wide range of contaminant concentrations in soil is typical of historical fill material in Wilmington.

A Site Specific Investigation was conducted by DNREC with the assistance of consulting firm EA Engineering in May 2006. The investigation included soil borings, and soil and ground water sampling. The objective of the work performed was to identify and characterize the nature and extent of contaminants that may have been released due to historic and/or current activities including contaminants potentially released from underground storage tanks.

### **What does the owner want to do at the 512 S. Claymont Street Site?**

Three to four townhomes are proposed to be constructed.

The plan for site redevelopment includes the construction of townhomes for affordable housing.

### **What clean-up actions have been taken at the 512 S. Claymont Street Site?**

The existing property is undeveloped. No clean-up actions have been taken at the site. The proposed clean-up activities are discussed below.

**What additional clean-up actions are needed at the 512 S. Claymont Street Site?**

Analytical results indicate that shallow soils are impacted across the majority of the site, and the impact is associated with the fill material. The proposed clean-up action will involve excavating the impacted soil to depths of at least two feet for off-site disposal. The proposed construction of three to four townhouse units will prevent exposure to any remaining impacted soils.

The following cleanup actions are proposed for the site:

1. Excavate, segregate, and remove the impacted material and dispose of the material at an approved disposal facility.
2. Regrade the site with the remaining soils and clean fill to facilitate building construction.
3. Construct the proposed townhouse units so that direct exposure to the remaining historical fill material is eliminated by the concrete building slab.
4. Prepare an environmental covenant pursuant to the Uniform Environmental Covenants Act (UECA) that will be recorded with the property deed in perpetuity. This institutional control will describe the remaining soil impact identified at the property and will prevent future construction and/or disturbance of site soils without prior approval from DNREC.
5. An Operations and Maintenance plan (O&M plan) for the site will be drafted to assure that the enacted protective measures are properly maintained.

**What are the long term plans for the Site after the cleanup?**

After the proposed townhouse units are built, the site will be used for residential purposes.

Following removal of the impacted material, the site will be regraded with clean fill and the proposed townhouse units will form a protective cap and eliminate exposure pathways to any remaining soil impacts. An environmental covenant will then be prepared pursuant to the UECA and the cap will be required to be maintained so that exposure pathways continue to be eliminated in perpetuity. DNREC plans to issue a Certificate of Completion of Remedy for the site after the completion of clean-up, the redevelopment of the property, and the implementation of the uniform environmental covenants at the site.

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

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

<http://www.awm.delaware.gov/SIRB/Pages/SIRBPlans.aspx>

The 20-day public comment period begins on August 11, 2010, and ends at close of business (4:30 pm) on August 31, 2010. Please send written comments to the DNREC office or call Wendy March, Project Manager, at:

302-395-2600.

Figure 1. 512 S. Claymont Street Location

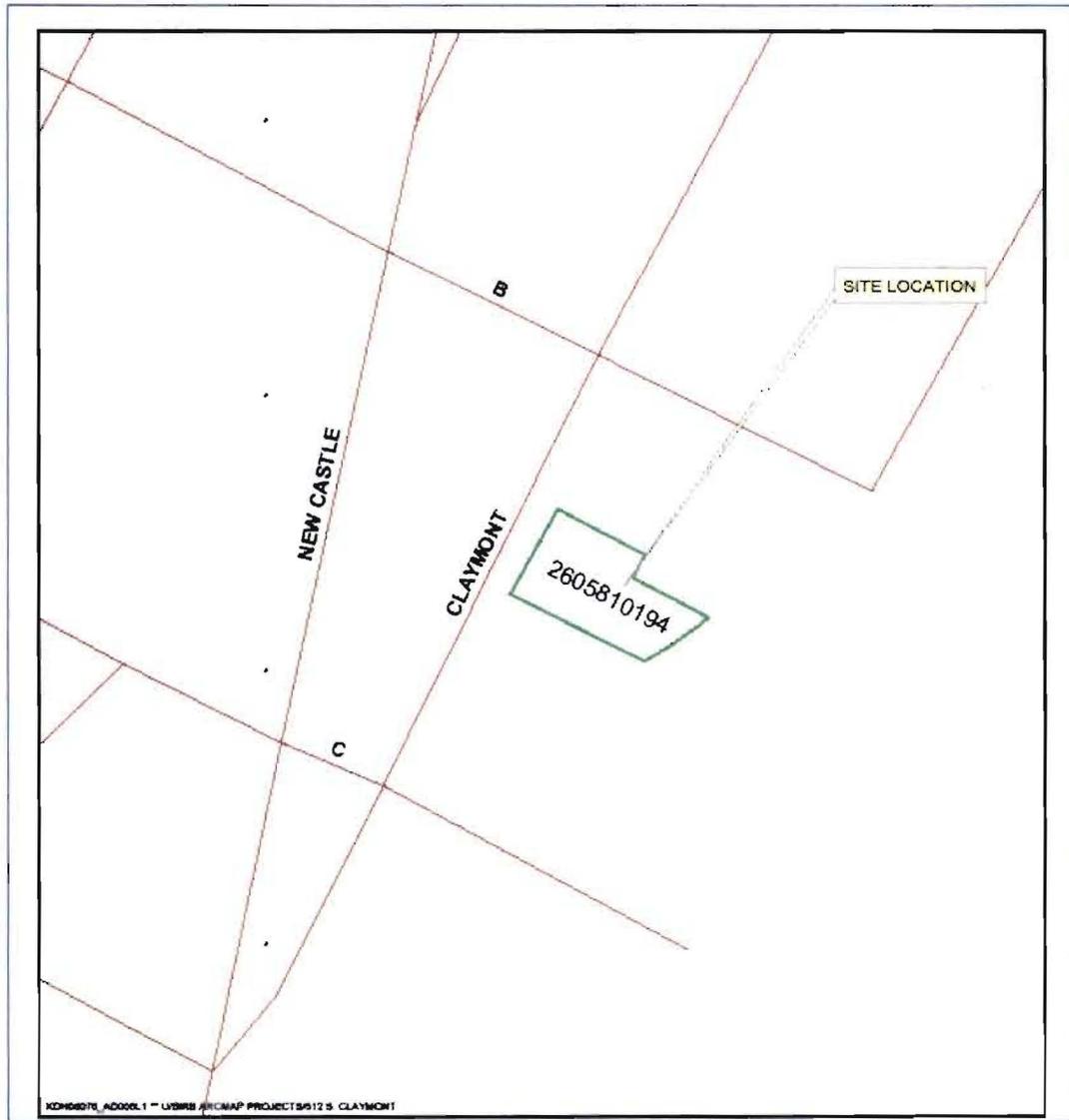


Figure 2. View from Claymont Street to the east



Figure 3. View from Claymont Street to the west



## Glossary of Terms

### Used in this Proposed Plan

<b>Certificate of Completion of Remedy (COCR)</b>	A formal determination by the Secretary of DNREC that remedial activities required by the Final Plan of Remedial Action have been completed.
<b>Environmental Covenant</b>	A legal device which restricts activities on sites where some contamination remains in place
<b>*Exposure</b>	Contact with a substance through inhalation, ingestion, or direct contact with the skin. Exposure may be short term (acute) or long term (chronic).
<b>Final Plan of Remedial Action</b>	DNREC's proposal for cleaning up a hazardous site after it has been reviewed by the public and finalized.
<b>Hazardous Substance Cleanup Act (HSCA)</b>	Delaware Code Title 7, Chapter 91. The law that enables DNREC to identify parties responsible for hazardous substances releases and requires cleanup with oversight of the Department.
<b>O &amp; M plan</b>	Operations and Maintenance plan
<b>Proposed Plan of Remedial Action</b>	A plan for cleaning up a hazardous site submitted by DNREC and subject to public comments.
<b>Risk</b>	Likelihood or probability of injury, disease, or death.
<b>Site Specific Assessment (SSA) and Site Inspection (SI)</b>	Environmental studies of a site including sampling of soils, groundwater, surface water, sediment and/or wastes on the property.
<b>UECA</b>	Uniform Environmental Covenants Act: Establishes requirements for environmental covenants
<b>VOCs</b>	Volatile organic compounds

## **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.

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