

FINAL PLAN OF REMEDIAL ACTION



THOMPSON PROPERTY

*Freeman Highway and Monroe Ave.
Lewes, Delaware*

*April 2013
DNREC Project No. DE-1527*

This Final Plan of Remedial Action (Final Plan) presents clean-up actions required by the Department of Natural Resources and Environmental Control (DNREC) to address environmental contamination at the Thompson Property.

DNREC issued public notice of the Proposed Plan of Remedial Action (Proposed Plan) for the Site on March 17, 2013 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.

Approval:

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

Timothy T. Ratsep, Program Administrator
Site Investigation and Restoration Section

4/4/2013

Date



PROPOSED PLAN OF REMEDIAL ACTION

Thompson Property
Lewes, Delaware
DNREC Project No. DE-1527



March 2013

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

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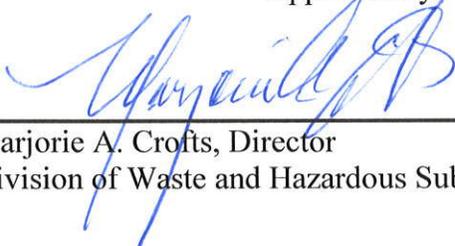
PROPOSED PLAN OF REMEDIAL ACTION

Thompson Property
Lewes, Delaware
DNREC Project No. DE-1527



Approval:

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

Approved by:

Marjorie A. Crofts, Director Division of Waste and Hazardous Substances
3.11.13
Date



What is the Proposed Plan of Remedial Action?

The Proposed Plan of Remedial Action (Proposed Plan) summarizes the clean-up (remedial) actions that are being proposed to address contamination found at the Thompson Property Site for public comment. A legal notice is published in local the newspaper for a 20-day comment period. DNREC considers and addresses all public comments received and publishes a Final Plan of Remedial Action (Final Plan) for the Site.

What is the Thompson Property Site?

The Thompson Property Site is located at the intersection of Freeman Highway and Monroe Avenue in Lewes, Delaware (Figure 1), and consists of the 5.95-acre Sussex County tax parcel 3-35-08.15-0040.00 (Figure 2). The Site consists of vacant land and the remains of an old farm house (Figure 3) and rail beds (Figure 4) to the southeast. DNREC accepted the Thompson Property into the Brownfields Program on July 27, 2012 establishing a Brownfields Development Agreement.

What happened at the Thompson Property Site?

The Site was entered into the Brownfields Program due to its proximity to the Lewes Coal Gas Site, and the presence of potential contamination due to the railroad bed remains. Ownership of the Site can be traced back to 1918 when the property appeared to be undeveloped except for a railroad track. Based on historical maps, there was at least one residence on the property, to the southwest, in the past that was demolished and removed. Historical data suggests that the Site may have been used for agriculture in the past.

What is the environmental problem at the Thompson Property Site?

A Brownfield Investigation (BFI) was conducted in September 2012. Arsenic and benzo(a)pyrene were detected in only one (1) surface soil sample taken along the former railroad tracks at concentrations above the screening level criteria. There is no risk associated with the groundwater at the Site. The concentration of arsenic and benzo(a)pyrene in surface soil, the contaminants of concern (COCs), poses a risk to the Site under commercial use.

What does the owner want to do at the Thompson Property Site?

The owner wants to develop a new library for the City of Lewes and an associated parking lot for patrons.

What additional clean-up actions are needed at the Thompson Property Site?

Excavate surface soil and debris in the area affected by the former railroad tracks as required, that contains contaminants above the screening level for the Uniform Risk-Based Remediation Standards (URS) and backfill with DNREC-approved fill. A Certificate of Completion of Remedy (COCR) will be issued once construction of the future library facility is completed.

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

Build a library and associated parking lot. Since contaminants that drive the unacceptable risk will be removed, long term monitoring will not be required.

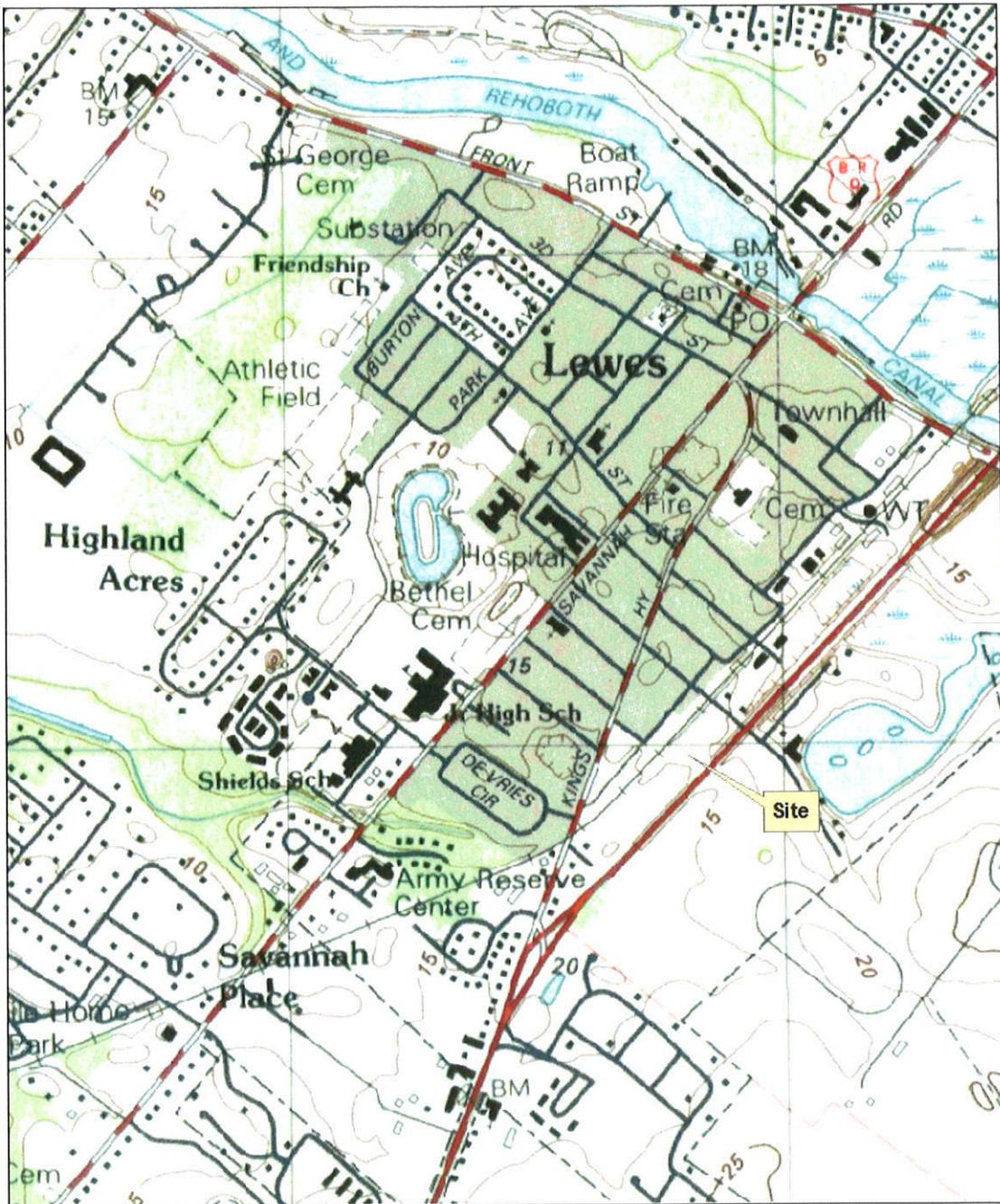
How can I find additional information or comment on the Proposed Plan?

The complete file on the Site including the Remedial Investigation Report and the various reports are available at the DNREC office, 391 Lukens Drive in New Castle, 19720. Most documents are also found on: <http://www.nav.dnrec.delaware.gov/DEN3/>

The 20-day public comment period begins on March 13, 2013 and ends at close of business (4:30 pm) on April 2, 2013. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Chelsea Halley, Project Officer or Robert Newsome, Public Information Officer.

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Figure 1 - Site Location



0 570 1,140 1,710 2,280 Feet



**Thompson Property
Site Location
Lewes, DE**

Figure 2 - Proposed Sample Locations



Figure 3 - Farm House



Figure 4 - Abandoned Railroad Beds



Figure 5 - Proposed Site Redevelopment Plan



Glossary of Terms Used in this Proposed Plan

Area of Concern (AOC)	A discrete section of the Site representing the local bounds of contamination in soil or ground water.
Brownfield Development Agreement (BDA)	This legal agreement is between a potential developer of a Delaware-certified Brownfields Site and the DNREC. The developer agrees to investigate and cleanup a Brownfields property under the oversight of the Department in exchange for liability protection.
Brownfield Investigation (BFI)	Thorough environmental study of a site which includes 1) sampling of site environmental media and/or wastes on the property and 2) conducting a preliminary risk assessment using the data collected to determine the risk posed to human health and the environment.
Certified Brownfield	A Brownfield that DNREC has determined is eligible for partial funding through the Delaware Brownfields Program
Certification of Completion of Remedy (COCR)	A formal determination by the Secretary of DNREC that remedial activities required by the Final Plan of Remedial Action have been completed.
Contaminant of Concern (COC)	Potentially harmful substances at concentrations above acceptable levels.
Final Plan of Remedial Action	DNREC's adopted plan for cleaning up a hazardous site.
Risk	Likelihood or probability of injury, disease, or death.
Restricted Use	Commercial or Industrial setting
SIRS	Site Investigation Restoration Section of DNREC, which oversees cleanup of sites that were contaminated as a result of past use, from dry cleaners to chemical companies
Uniform Risk-Based Remediation Standards (URS)	A set of concentration criteria for various contaminants potentially present in site media that are developed for protection of human health and the environment