PROPOSED PLAN OF REMEDIAL ACTION

Nanticoke Homes Operable Unit 2
Greenwood, Delaware
DNREC Project No. DE-0235

October 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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Greenwood, Delaware
DNREC Project No. DE-0235

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

Approved by:

Timothy Ratsep, Environmental Program Administrator
Site Investigation & Restoration Section

10/17/2013
Date

Nanticoke Homes Operable Unit 2 (OU-2)

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 Site for public comment. A legal notice is published in the newspaper for a 20-day comment period. DNREC considers and addresses all public comments received and publish a Final Plan of Remedial Action (Final Plan) for the Site.

What is the Nanticoke Homes OU-2?

The Nanticoke Homes site is located at on US 13 north of Greenwood, Delaware, and consists of five tax parcels (530-5.00-29.00, 530-5.00-31.00, 530-5.00-31.02, 530-5.00-4.01, and 530-5.00-4.02), totaling approximately 61.84 acres (Figure 1). Nanticoke Homes OU-1 is tax parcel 530-5.00-31.00. Nanticoke Homes OU-2 is tax parcel IDs 530-5.00-29.00, 530-5.00-31.00, 530-5.00-31.02, 530-5.00-4.01, and 530-5.00-4.02.

The nearest intersection to the Site is Greenwood Road and Route 13. The Site consists of multiple office/warehouse buildings, gravel/asphalt parking area and is zoned commercial (Figure 2).

This proposed plan addresses Nanticoke Homes OU-2 (Site) (Figure 2). There was no contamination above DNREC-SIRS residential standards found at Nanticoke Homes OU-2.

What happened at the Nanticoke Homes OU-2?

A remedial investigation was conducted at Nanticoke Homes in 2004 to address concerns about contamination that may have been present at the Site. However, no contamination above DNREC-SIRS residential standards found at Nanticoke Homes OU-2.

What is the environmental problem at the Nanticoke Homes OU-2?

No contamination above DNREC-SIRS residential standards is present at Nanticoke Homes OU-2.

What clean-up actions have been taken at the Nanticoke Homes OU-2?

No interim actions have been conducted on Nanticoke Homes OU-2.

What does the owner want to do at the Nanticoke Homes OU-2?

There are no plans to change the Site or Site use. The Site will continue to be used for office space and manufacturing activities.

What additional clean-up actions are needed at the Nanticoke Homes OU-2?

No remedial actions are necessary since no contamination above DNREC-SIRS residential standards is present at Nanticoke Homes OU-2. A No Further Action Certificate of Completion of Remedy (COCR) can be issued.

What are the long term plans for Nanticoke Homes OU-2 after the cleanup?

The Site is currently used by Beracah Homes, Inc. to build manufactured homes. There is no planned change in Site use.

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 October 23, 2013 and ends at close of business (4:30 pm) on November 12, 2013. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Rick Galloway, Project Officer or Robert Newsome, Public Information Officer.

Figure 1: Site Location Map
Figure 2: Site Map

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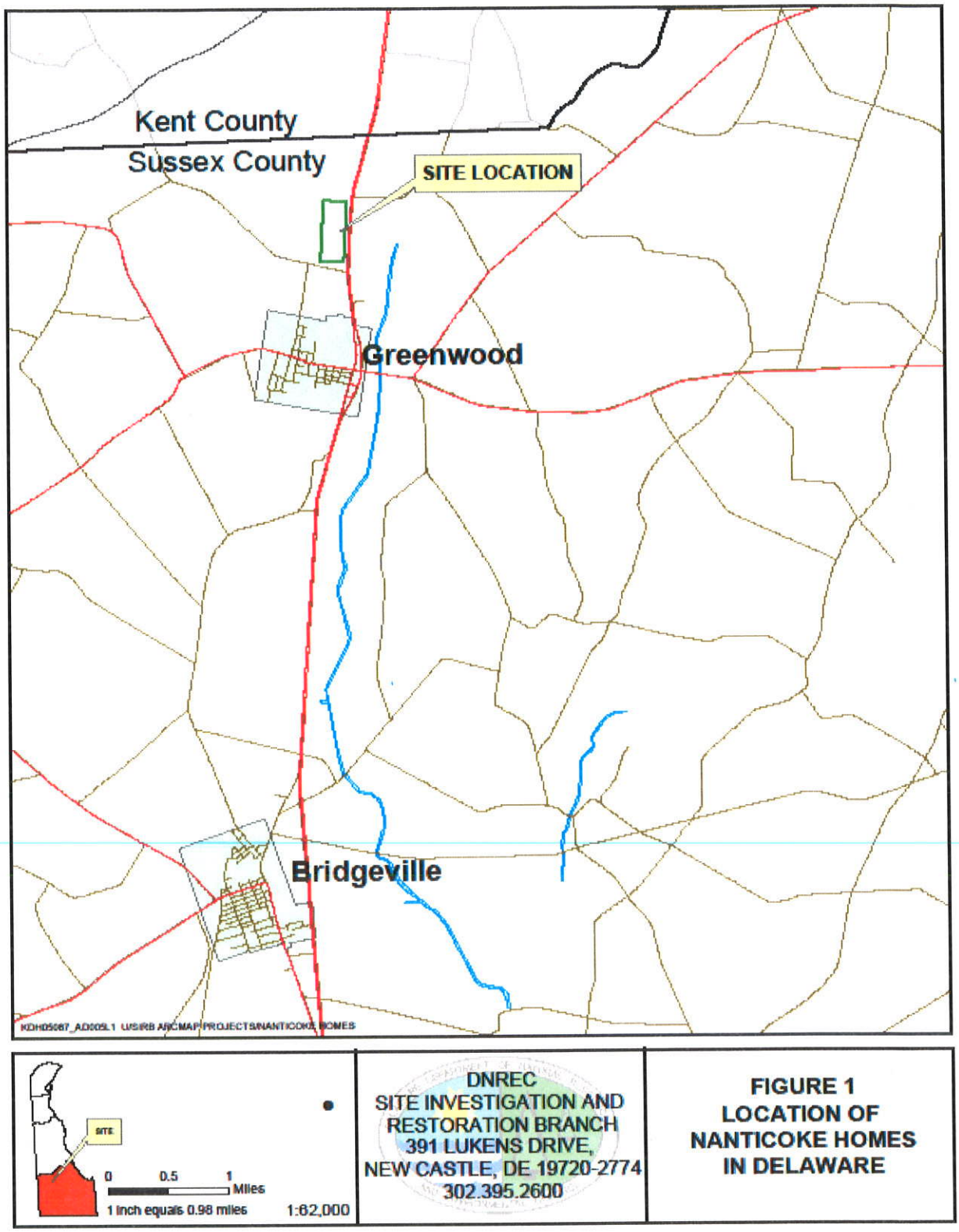

FIGURE 1
LOCATION OF
NANTICOKE HOMES
IN DELAWARE

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This map is provided by the DNREC-SIRS solely for display and reference purposes and is subject to change without notice. DNREC-SIRS will not be held responsible for the assumed accuracy contained in the map or for use other than its intended purposes.

0 0.25 1:16,000 0.5 Miles

DNREC
SITE INVESTIGATION & RESTORATION SECTION
391 LUKENS DR
NEW CASTLE, DE 19720-2774
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FIGURE 2
NANTICOKE HOMES
OU-1 & OU-2
GREENWOOD DE

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Glossary of Terms Used in this Proposed Plan

Environmental Covenant	Land Use control place on a property deed to restrict the use of the property to protect human health or the environment.
Remedial Investigation (RI)	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.
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.
Exposure	Contact with a substance through inhalation, ingestion, or direct contact with the skin. Exposure may be short term (acute) or long term (chronic).
Proposed/Final Plan of Remedial Action	DNREC's adopted plan for cleaning up a hazardous site.
Hazardous Substance Cleanup Act (HSCA)	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.
Operable Unit	Term for each of a number of separate activities/areas addressed as part of a Superfund site cleanup.
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.
Semi-Volatile Organic Compounds (SVOCs)	A semi-volatile organic compound is an organic compound which has a boiling point higher than water and which may vaporize when exposed to temperatures above room temperature. SVOCs include phenols and polynuclear aromatic hydrocarbons (PAHs).
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
US EPA	United States Environmental Protection Agency
Volatile Organic Compounds (VOCs)	VOCs are organic chemicals that have a high vapor pressure and form vapors at normal temperature and pressure.