FINAL PLAN OF REMEDIAL ACTION

FORMER PLAYTEX PROPERTY

519 East Division Street — *July 2014*
Dover, Delaware — *DNREC Project No. DE-1552*

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 Former Playtex Property site. The required remedy is:

1. Develop a remedial action plan to delineate the shallow PAH soil hotspot(s), excavate and properly dispose of the soil,

2. During demolition, consultant will notify DNREC of any soil/groundwater hotspot encountered and develop an appropriate course of action(s) with DNREC approval,

3. Install a DNREC-approved vapor barrier system under all occupied buildings on the Site,

4. An Environmental Covenant, consistent with Delaware's Uniform Environmental Covenants Act (Title 7, Del. Code Chapter 79, Subtitle II) (UECA), will be recorded in the office of the Recorder of Deeds to include the following:

   a. Use Restriction. Use of the Property shall be restricted solely to those non-residential type uses permitted within applicable zoning classifications;

   b. Limitation of Groundwater Withdrawal. No groundwater wells shall be installed, and no groundwater shall be withdrawn from any well, on the Property without the prior written approval of DNREC-SIRS and DNREC Division of Water;

   d. Compliance with Long Term Stewardship Plan. Perform all work required by the Long Term Stewardship Plan ("LTS Plan"), as issued, approved, modified or amended by DNREC;

   e. Compliance with CMMP Plan. Perform all work required by the Contaminated Materials Management Plan ("CMMP'), as issued, approved, modified or amended by DNREC.

5. Develop a DNREC approved CMMP to allow construction workers to safely handle any potentially contaminated soil and groundwater at the Site.

6. Develop and implement a DNREC-approved Long-Term Stewardship (LTS) Plan. The LTS Plan will detail: 1) the groundwater monitoring network and schedule to be followed in order to monitor the attenuation and potential migration of the groundwater contaminates of concern (COCs) and to ensure that groundwater COCs including iron do not impact the river. Depending on the monitoring results, additional monitoring or remedial actions may be required.

DNREC issued public notice of the Proposed Plan of Remedial Action (Proposed Plan) for the Site on July 7, 2014 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

July 29, 2014
Date

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PROPOSED PLAN OF REMEDIAL ACTION

Former Playtex Property
Dover, Delaware
DNREC Project No. DE-1552

July 2014

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

Former Playtex Property
Dover, Delaware
DNREC Project No. DE-1552

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

Approved by:

for TTR

Timothy T. Ratsep, Environmental Program Administrator
Site Investigation & Restoration Section

7/3/14

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 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 publishes a Final Plan of Remedial Action (Final Plan) for the Site.

What is the Former Playtex Property Site?

The Former Playtex Property site (Site), consists of one, 9.3-acre tax parcel (tax parcel ED-05-077.06-01-2.00-000) located at 519 East Division Street, Dover, Delaware 19901 (Figure 1). The property consists of one large main building and pavement with some open grassy land. The main building was used for rubber glove production, office/ laboratory space, and storage. There is a water tower, two production well sheds, guard houses, carpentry/paint shop and an oil storage building.

The Site is bordered by Kings Highway to the west, beyond which is parkland, a residence, and the upper reach of the St. Jones River. Bordering the property to the north / northwest is Maple Parkway, beyond which are state offices and a bank. The property is bordered to the east / northeast by Route 13/Bay Road, beyond which are mixed commercial properties including a gas station. The Site is bordered to the south by East Division Street, beyond which is a residential neighborhood. Surrounding land use is predominantly commercial and residential.

There are three current or former gas stations located hydraulically up-gradient of the Site (east of Bay Road), which have contributed to known groundwater impacts from petroleum products. A dry cleaner is also located up-gradient of the Site.

What happened at the Former Playtex Property Site?

The main building contains numerous concrete underground storage vaults that were used for the bulk storage and compounding of latex. The Site also contains an oil storage building. There were former fuel oil and ethanol underground storage tanks (USTs) outside the main building footprint. Site features are displayed on Figure 2.

What is the environmental problem at the Former Playtex Property Site?

A Brownfield Remedial Investigation performed in 2013 at the Site found that the surface soil in two locations contained poly-nuclear aromatic hydrocarbons (PAHs) compounds including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthrene, dibenz(a,h)anthracene and indeno (1,2,3-cd) pyrene present a potential risk to commercial use of the Site. No contaminants were detected in the subsurface soil.

Groundwater contained volatile organic compounds (VOCs) including benzene, chloroform, cis-1,2 dichloroethene, ethylbenzene, trichloroethylene (TCE), tetrachloroethene (PCE), and semi-volatile organic compounds (SVOCs) including 2-methyl naphthalene and naphthalene over DNREC groundwater standards. Metals including iron and manganese were detected in groundwater over DNREC standards. As noted above, the elevated metals were likely elevated due to localized changes in the groundwater caused by the presence of petroleum compounds. The pesticide dieldrin was detected over DNREC groundwater standards. Groundwater has a potential risk for ingestion.

Modeling results indicated that iron in groundwater has a potential risk to impact surface water. However, monitoring wells located down-gradient from the iron impacted well and between the impacted well and the St. Jones River did not show elevated iron concentrations.

Elevated VOCs including PCE, benzene, toluene, ethylbenzene, and xylene (BTEX) and carbon tetrachloride were detected in passive sub-slab soil gas samples. In addition, modeling results indicated a potential vapor intrusion risk over DNREC standards from groundwater to indoor air.

What does the owner want to do at the Former Playtex Property Site?

The Brownfield Developer plans to purchase the property, demolish the existing structures and develop the property as retail and commercial sites (banking, drugstore, restaurant, etc.).

What clean-up actions are needed at the Former Playtex Property Site?

DNREC proposes the following remedial actions for the Site, which need to be completed before a Certificate of Completion of Remedy (COCR) can be issued:

1. Develop a remedial action plan to delineate the shallow PAH soil hotspot(s), excavate and properly dispose of the soil,
2. During demolition, consultant will notify DNREC of any soil/groundwater hotspot encountered and develop an appropriate course of action(s) with DNRECs approval,
3. Install a DNREC-approved vapor barrier system under all occupied buildings on the Site,
4. An Environmental Covenant, consistent with Delaware's Uniform Environmental Covenants Act (Title 7, Del. Code Chapter 79, Subtitle II) (UECA), will be recorded in the office of the Recorder of Deeds to include the following:

    [a.] Use Restriction. Use of the Property shall be restricted solely to those non-residential type uses permitted by applicable zoning classifications;

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[d.] Compliance with Long Term Stewardship Plan. Perform all work required by the Long Term Stewardship Plan ("LTS Plan"), as issued, approved, modified or amended by DNREC;

[e.] Compliance with CMMP Plan. Perform all work required by the Contaminated Materials Management Plan ("CMMP'), as issued, approved, modified or amended by DNREC.

5. Implement a DNREC-approved Long-Term Stewardship (LTS) Plan. The LTS Plan Develop a DNREC approved CMMP to allow construction workers to safely handle any potentially contaminated soil and groundwater at the Site.

6. Develop and will detail: 1) the groundwater monitoring network and schedule to be followed in order to monitor the attenuation and potential migration of the groundwater contaminants of concern (COCs) and to ensure that groundwater COCs including iron do not impact the river. Depending on the monitoring results, additional monitoring or remedial actions may be required.

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

The Site will be redeveloped for commercial use.

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

The complete file on the Site including the Brownfield 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 July 6, 2014 and ends at close of business (4:30 pm) on July 28, 2014. 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 Layout and Surrounding Land Uses

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Figure 1: Site Location Map

Figure 2: Site Layout and Surrounding Land Uses

Glossary of Terms Used in this Proposed Plan

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.
Final Plan of Remedial Action (Final Plan)	DNREC's adopted plan for cleaning up a hazardous site.
Groundwater Management Zone (GMZ)	A geographical area where DNREC restricts drilling for ground water because it is contaminated
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 (OU)	A division of the site into separate parts. OUs can be divided based on the matrix (soil, groundwater, air, sediment, etc.) or surface features (part of a property).
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
Long-Term Stewardship (LTS) Plan	A plan to periodically check the status of a remedy to make sure that it remains in place and effective.
Uniform Environmental Covenants Act (UECA)	A restriction placed on a tax parcel that remains on the tax parcel regardless of property transfers.