PROPOSED PLAN OF REMEDIAL ACTION

Bell Funeral Home/Brandywine Village Site
Wilmington, Delaware
DNREC Project No. DE-0327

April 2015

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

CONTENTS

- Figures: 1 & 2
- Glossary of Terms

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

Approved by:
Timothy Ratsep, Environmental Program Administrator Site Investigation & Restoration Section
Date

Bell Funeral Home Site

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 Bell Funeral Home Site?

The Bell Funeral Home Site is located at the corner of 19th and North Market Streets in Wilmington, Delaware. The site consists of fifteen tax parcels (2602910013 through 2602910017, 2602910018, and 2602910030 through 2602910038) totaling approximately 1.25 acres (Figure 1). Several buildings currently occupy the Site, including the former Mammeles Paint Store, former Village Printing, and two stone or concrete warehouses. The property is bounded to the north by North Market Street; to the south by Race Street; to the east by Hutton Street; and to the west by 19th Street (Figure 2).

What happened at the Bell Funeral Home Site?

The Site has been used historically for commercial and residential purposes. Several previous environmental investigations have occurred at the Site, including two Phase I Environmental Site Assessments, two Phase II Environmental Site Assessments, and three underground storage tank abandonments. During these investigations, regulated compounds including volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), and metals were detected in soil and/or groundwater. These contaminants are attributed mainly to historic commercial operations or imported fill material at the Site.

What is the environmental problem at the Bell Funeral Home?

The Brownfield Investigation performed at the Site in 2007, and updated in 2015, verified results found during previous investigations. Several SVOCs and metals were detected in soil samples above DNREC screening values. In addition, chlorinated solvents were detected in groundwater beneath the site at concentrations in excess of applicable screening levels. The groundwater contaminant distributions suggest that the source of impact is from an offsite, and upgradient source. A 2015 risk assessment indicates that soil contaminants, specifically SVOCs, represent an unacceptable risk to outdoor workers and future residents. In addition, asbestos containing materials have been documented in the commercial and warehouse buildings on the Site. Risks associated with vapor intrusion from chlorinated solvents in groundwater were evaluated and found to be within DNREC's acceptable risk range.

What clean-up actions have been taken at the Bell Funeral Home Site?

Three 1,000-gallon underground storage tank abandonments have taken place at the Site. One occurred in 2003 and two occurred in 2006.

What does the owner want to do at the Bell Funeral Home Site?

One half of the site will be re-developed as a Dollar General Store in 2015. The other half of the site will remain vacant and available for future development.

What additional clean-up actions are needed at the Bell Funeral Home 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. Removal and disposal of a limited area of SVOC contaminated soils is required at the Site to eliminate risk to Outdoor Workers at the Site. A Remedial Action Work Plan must be submitted to DNREC for approval within 60 days of the issuance of the Final Plan of Remedial Action.

2. Properly remove and dispose of all Asbestos Containing Materials (ACM) from the interior/exterior of Site structures prior to demolition.

3. A proposed Environmental Covenant must be submitted to DNREC for approval within 60 days of the issuance of the Final Plan of Remedial Action.

4. The Environmental Covenant, consistent with Delaware's Uniform Environmental Covenants Act (7 Del.C. Chapter 79, Subchapter II) must be recorded in the Office of the New Castle County Recorder of Deeds within 60 days of DNREC approval. The Environmental Covenant must include the following activity and/or use restrictions:

   [a.] Use Restriction. Use of the Property shall be restricted solely to those non-residential type uses permitted within Commercial, Manufacturing, or Industrial Districts;

   [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;

5. Properly abandon or remove all site related groundwater monitoring wells in accordance with the Delaware Regulations Governing the Construction and Use of Wells within 90 days of issuance of the Final Plan of Remedial Action. Well abandonment reports must be submitted with the Remedial Action Completion Report.

6. A Remedial Action Completion Report must be submitted to DNREC within 60 days of the completion of the remedial actions required in this Proposed Plan.

7. A request for a Certification of Completion of Remedy (COCR) must be submitted to DNREC within 60 days of approval of the Remedial Action Completion Report.

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

The Site use will be restricted to non-residential (commercial/industrial) purposes by recording the environmental covenant. Removal and disposal of the worst area of soil contamination will result in no additional restrictions for future Site use.

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

The complete file on the Site including the 2007 Brownfield Investigation Report, the 2015 Supplemental Brownfield Investigation Report, and the various historic 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 April 12, 2015 and ends at close of business (4:30 pm) on May 4, 2015. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to John G. Cargill, Project Officer or Robert Newsome, Public Information Officer.

Figure 1: Site Location Map
Figure 2: Site Features Map

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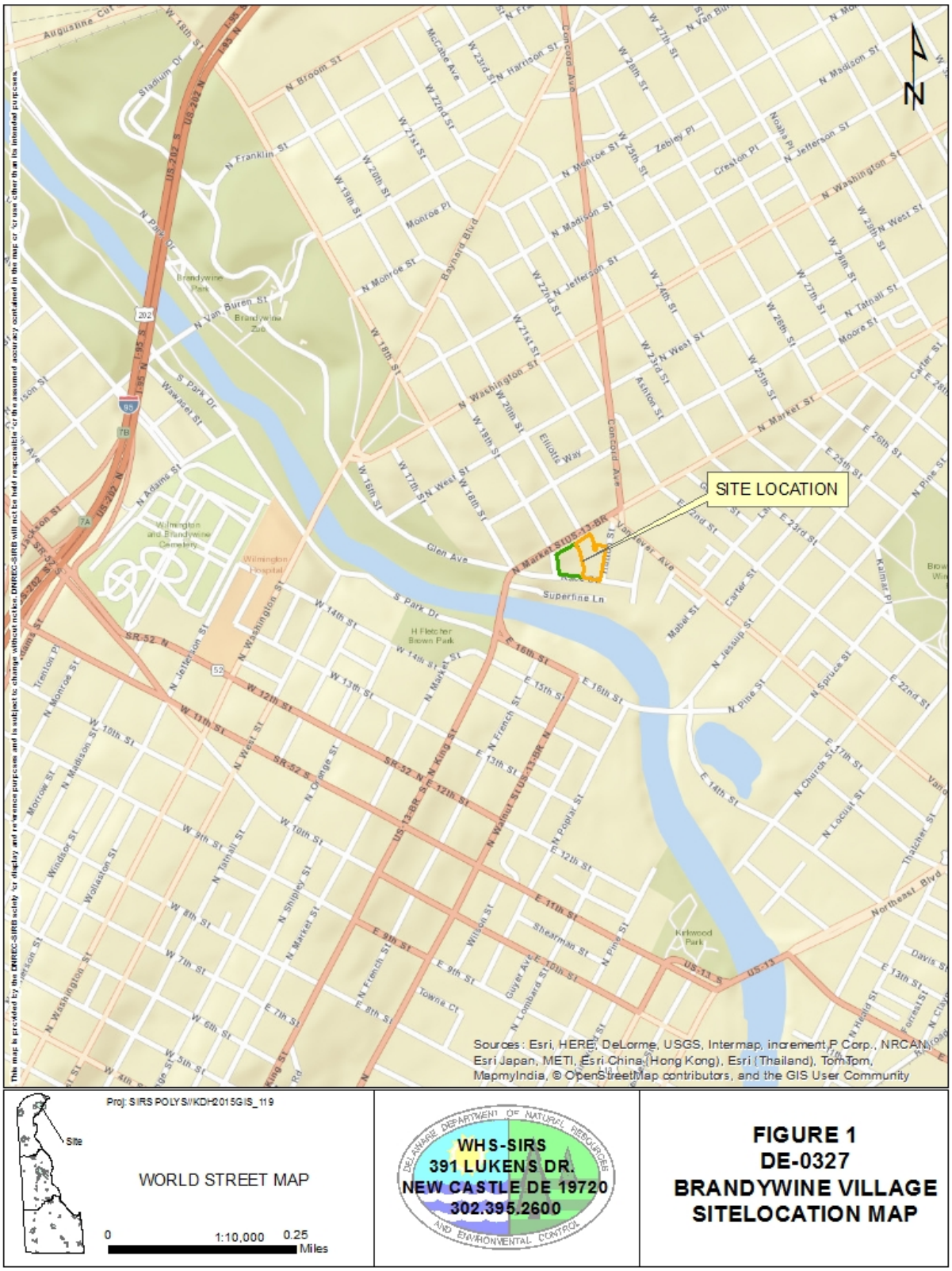
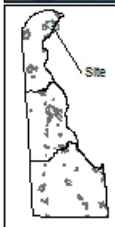


FIGURE 1
DE-0327
BRANDYWINE VILLAGE
SITELOCATION MAP



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2012 AERIAL

0 100 Feet 1:900

WHS-SIRS
391 LUKENS DR.
NEW CASTLE DE 19720
302.395.2600

FIGURE 2
DE-0327
BRANDYWINE VILLAGE
SITE FEATURES MAP

Glossary of Terms Used in this Proposed Plan

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.
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.
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.
Human Health Risk Assessment (HHRA)	An assessment done to characterize the potential human health risk associated with exposure* to site related chemicals.
Preliminary Risk Assessment	A quantitative evaluation of only the most obvious and likely risks at a 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

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