PROPOSED PLAN OF REMEDIAL ACTION

2712-2714 Kirkwood Highway
Wilmington, Delaware
DNREC Project No. DE-1584

July 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

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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

July 1, 2015
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 2712-2714 Kirkwood Highway Site?

The 2712-2714 Kirkwood Highway site is located at 2712-2714 Kirkwood Highway in Wilmington, Delaware, and consists of one tax parcel (07-038.10-176), totaling approximately 0.18 acre (Figure 1). The nearest intersection to the Site is Roselawn Avenue and Kirkwood Highway. The Site consists of an office/warehouse building and asphalt paved parking/driveway areas and is zoned commercial (Figure 2).

What happened at the 2712-2714 Kirkwood Highway Site?

The Site historically operated as a drycleaner and a print shop. A Limited Phase II Site Investigation in August 2014 indicated that groundwater has been contaminated with chemicals potentially associated with the previous use of the site as a drycleaner and print shop.

What is the environmental problem at the 2712-2714 Kirkwood Highway Site?

A Brownfield Investigation performed in 2014 at the Site found that the surface and subsurface soils do not exceed the acceptable risk levels for residential (unrestricted) use, or indoor workers, outdoor workers, and construction workers. The groundwater contains chloroform and bromodichloromethane contamination that exceeded the DNREC groundwater screening levels. There is a potential risk to residents from the groundwater if no action is taken, but there is no potential risk to commercial/industrial workers.

What does the owner want to do at the 2712-2714 Kirkwood Highway Site?

The Site will be used by Squinktinite for office space and product sale activities.

What additional clean-up actions are needed at the 2712-2714 Kirkwood Highway 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. Submit an Environmental Covenant for DNREC's approval within 60 days of DNREC approving the Long Term Stewardship Plan.

2. Record an Environmental Covenant, consistent with Delaware's Uniform Environmental Covenants Act (Title 7, Del. Code Chapter 79, Subtitle II) (UECA), in the office of the Recorder of Deeds within 60 days of DNREC approving the Long Term Stewardship Plan. The Environmental Covenant will include the following:

   [a.] 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;

   [b.] 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.

3. Submit a Long-Term Stewardship (LTS) Plan within 60 days of the issuance of the Final Plan of Remedial Action. The LTS plan will detail the groundwater monitoring requirements and schedule to be followed in order to monitor the attenuation of the groundwater COCs.

4. Implement the LTS Plan within 60 days of DNREC's approval.

5. Request a COCR within 60 days of recording the Environmental Covenant.

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

The groundwater use at the Site will be restricted by recording the environmental covenant.

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

The complete file on the Site including the Brownfield Investigation 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 5, 2015 and ends at close of business (4:30 pm) on July 27, 2015. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Kathryn Durant, Project Officer, or Robert Newsome, Public Information Officer.

Figure 1: Site Location
Figure 2: Site Map

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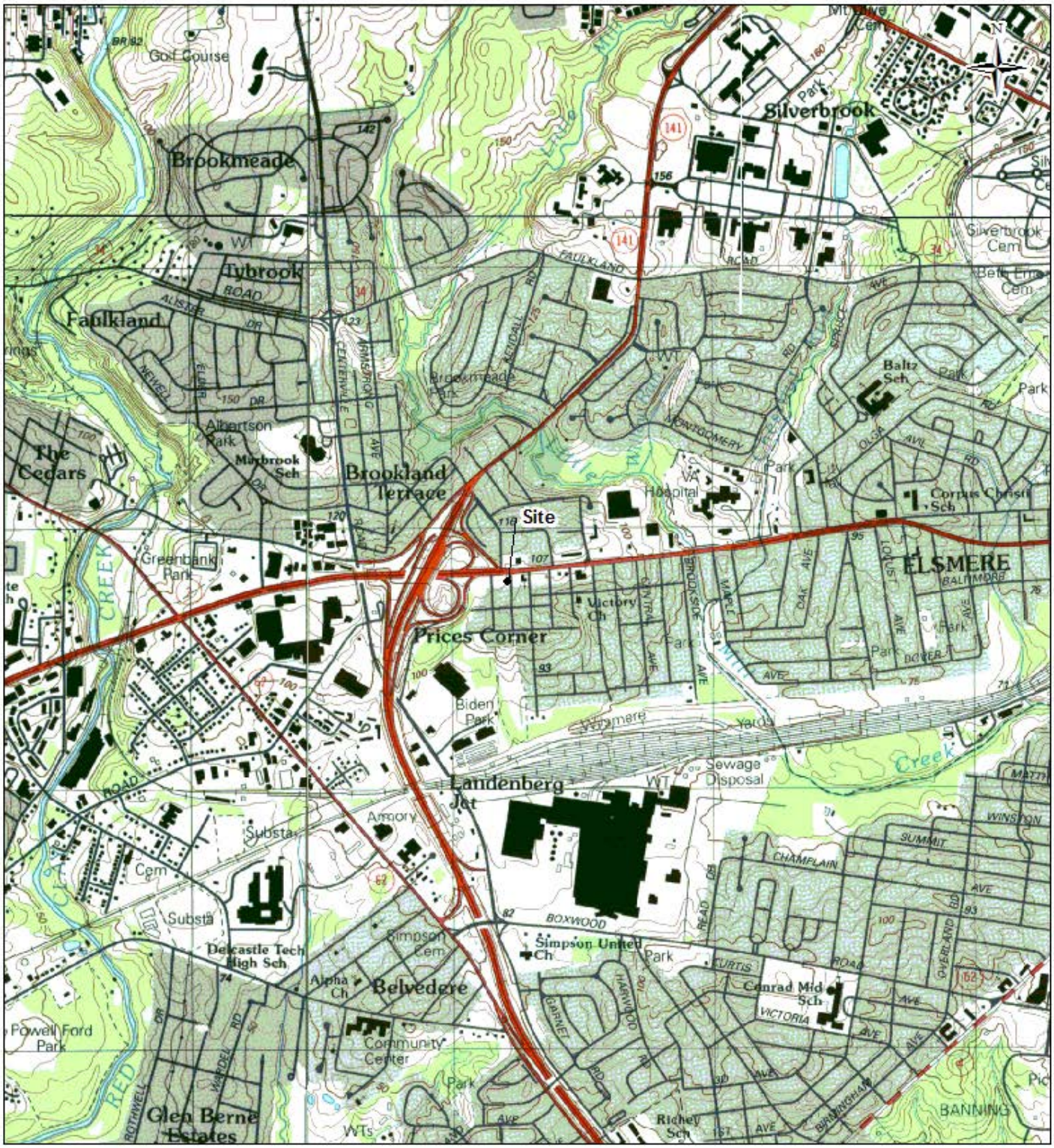

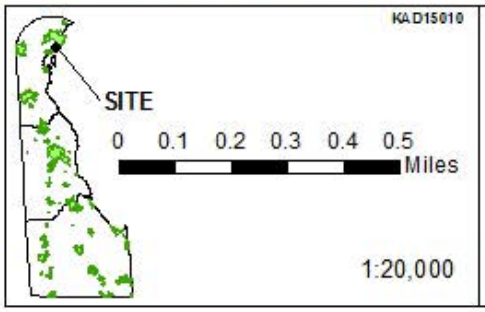

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New Castle, DE 19720
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FIGURE 1
SITE LOCATION
2712-2714 KIRKWOOD HIGHWAY
WILMINGTON, DE (DE-1584)
USGS 7.5 MIN TOPO

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June 2015

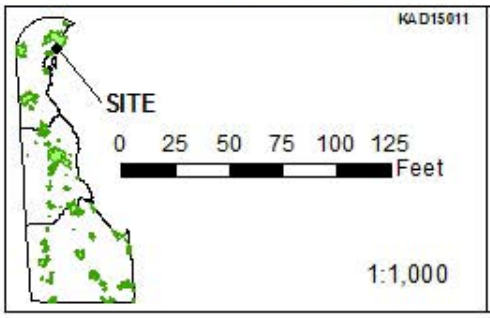

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FIGURE 2
SITE MAP
2712-2714 KIRKWOOD HIGHWAY
WILMINGTON, DE (DE-1584)
2012 AERIAL PHOTO

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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.
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