FINAL PLAN OF REMEDIAL ACTION

Tieman Property

1965 DuPont Highway *December 2015*
Dover, Delaware *DNREC Project No. DE-1550*

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 Tieman Property Site.

DNREC issued public notice of the Proposed Plan of Remedial Action (Proposed Plan) for the Site on November 22, 2015 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

December 16, 2015
Date

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PROPOSED PLAN OF REMEDIAL ACTION

Tieman Property
Dover, Delaware
DNREC Project No. DE-1550

November 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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PROPOSED PLAN OF REMEDIAL ACTION

Tieman Property
Dover, Delaware
DNREC Project No. DE-1550

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

Approved by:

Timothy Ratsep, Environmental Program Administrator
Site Investigation & Restoration Section

November 18, 2015
Date

PROPOSED PLAN
Questions & Answers

Tieman Property

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 Tieman Property Site?

The Tieman Property Site is located at 1965 DuPont Highway in Dover, Delaware, and is identified as tax parcel 2-00-08520-01-0900-00001, totaling approximately 3.77 acres (Figure 1). The Site is bounded to the west by U.S. 13, to the south by Isaacs Branch, to the east by Moore's Lake, and to the north by commercial property. The nearest intersection to the Site is U.S. 13 and Charles Polk Road. The Site consists of vacant garage and office buildings, paved and gravel areas, grassy areas, piles of dumped material including tires and yard waste, and is zoned industrial general (Figure 2).

What happened at the Tieman Property Site?

The Site was historically used as a gasoline filling station, and an automobile salvage yard with two garages (one for cars, and one for boats) on site.

What is the environmental problem at the Tieman Property Site?

A Brownfield Investigation performed in 2014 at the Site found that the surface soil in an area on the northeastern portion of the Site contained various metals and polycyclic aromatic hydrocarbons (PAHs) above DNREC soil standards for residential and commercial use; also, there is a surface soil hot spot contaminated with PAHs in the southwest portion of the Site that poses a potential risk to construction workers. There is localized groundwater and soil contamination adjacent to the south end of the existing building that presents a potential vapor intrusion risk for any future structure (Figure 3). In addition, the surface soil conditions for the entire Site pose a potential risk for future residential use.

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

The Site is planned to be developed into a commercial property which will most likely include some type of retail business.

What clean-up actions are needed at the Tieman 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. Submit a Remedial Action Work Plan for DNREC's approval within 60 days after the issuance of the Final Plan of Remedial Action.

2. Excavate and dispose of the PAH impacted area near sample PS-09, in the southwestern corner of the Site, with necessary confirmatory sampling.

3. Cap the area of metal and PAH impacted soil in the northeast corner of the Site with at least one foot of DNREC-approved fill or impervious material such as buildings, asphalt, or concrete to limit exposure to the soil.

4. Perform a soil gas investigation in the area of PH/PZ-9, adjacent to the southern end of the existing building, to determine if further remediation will be necessary if a new structure is built in the area.

5. Submit an Environmental Covenant for DNREC's approval within 60 days of DNREC approving the Long Term Stewardship Plan.

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

    b. Interference with Remedy. There shall be no digging, drilling, excavating, grading, constructing, earth moving, or any other land disturbing activities on the Property, including any repair, renovation or demolition of the existing structures on the Property, without the prior written approval of DNREC;

    c. 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; and

    e. Compliance with Contaminated Material Management Plan. All work required by the Contaminated Materials Management Plan (CMMP) shall be performed to the satisfaction of DNREC in accordance with the Plan.

7. Submit to DNREC a CMMP within 60 days of the issuance of a Final Plan of Remedial Action. The CMMP will allow construction workers to safely handle any potential contaminated soil and groundwater at the Site.

8. Implement the CMMP upon DNREC approval.

9. Submit a Long-Term Stewardship (LTS) Plan as per the schedule set in the DNREC approved Remedial Action Work Plan. The LTS plan will detail: 1) the groundwater monitoring requirements and schedule to be followed in order to monitor the attenuation of the groundwater Contaminants of Concern (COC); and 2) the site-inspection schedule to be followed in order to ensure the long-term integrity of the remedy.

10. Implement the LTS Plan within 60 days upon DNREC approval.

11. Submit Remedial Action Completion Report to DNREC within 60 days of the completion of the remedial actions required in this Proposed Plan.

12. Request a COCR within 60 days of DNREC'S approval of the Remedial Action Completion Report.

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

The Site use will be used for commercial purposes, and the groundwater use will be restricted by recording the environmental covenant. The CMMP will be completed and available for the Site.

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 November 22, 2015 and ends at close of business (4:30 pm) on December 14, 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 Map
Figure 2: Site Map
Figure 3: Impacted Areas Map

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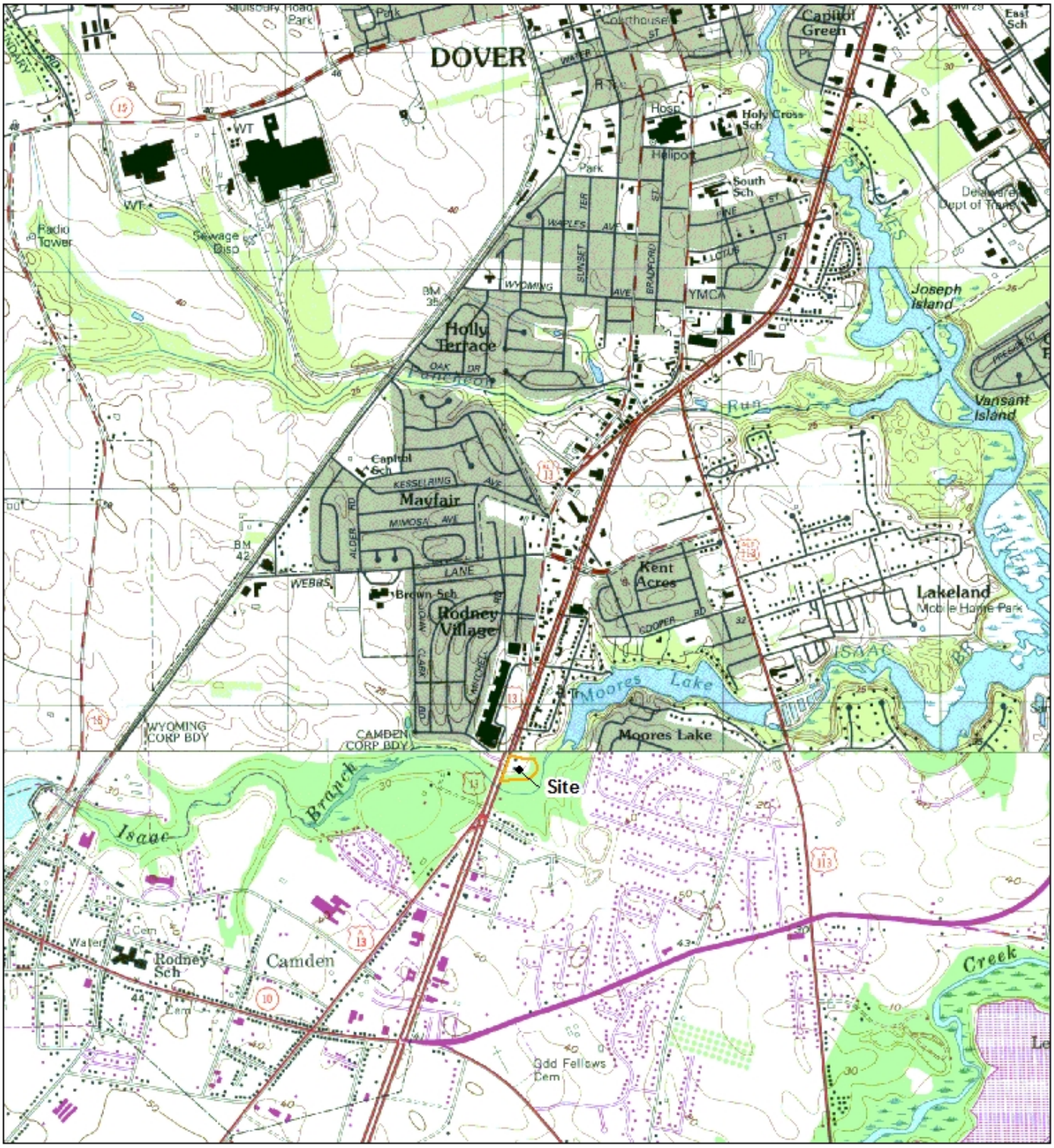

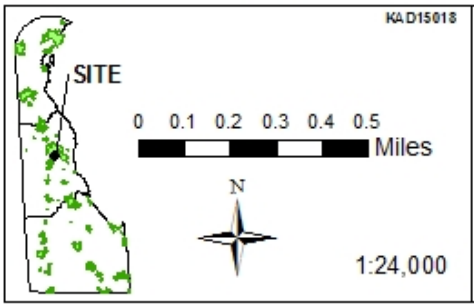

DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL

WHS
Site Investigation & Restoration Section
391 Lukens Dr.,
New Castle, DE 19720
302.395.2600

FIGURE 1
SITE LOCATION
TIEMAN PROPERTY
DOVER, DE (DE-1550)
USGS 7.5 MIN TOPO

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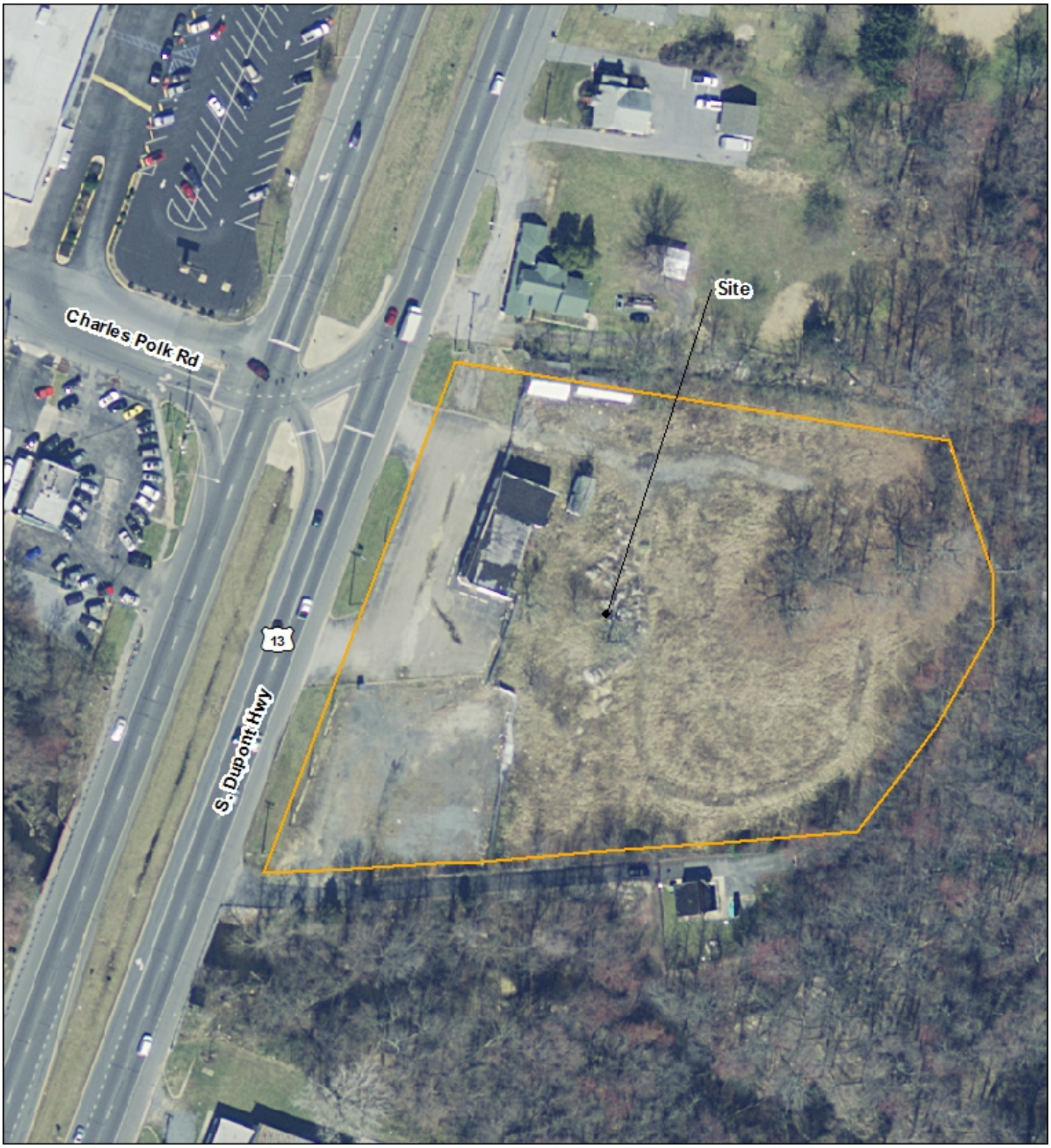
September 2015



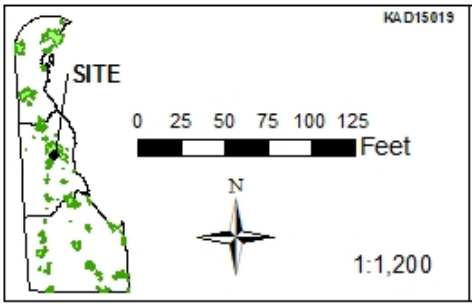


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FIGURE 2
SITE MAP
TIEMAN PROPERTY
DOVER, DE (DE-1550)
2012 AERIAL PHOTO

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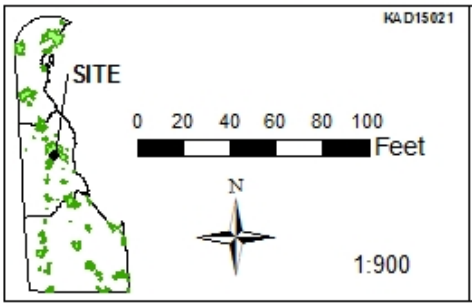

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FIGURE 3
IMPACTED AREAS
TIEMAN PROPERTY
DOVER, DE (DE-1550)
2012 AERIAL PHOTO

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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.
Contaminant of Concern (COC)	Potentially harmful substances at concentrations above acceptable levels.
Contaminated Materials Management Plan	A written plan specifying how potentially contaminated material at a Site will be sampled, evaluated, staged, transported and disposed of properly.
Exposure	Contact with a substance through inhalation, ingestion, or direct contact with the skin. Exposure may be short term (acute) or long term (chronic).
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