



PROPOSED PLAN OF REMEDIAL ACTION

Amer Industrial Technologies OU-2
Wilmington, Delaware
DNREC Project No. DE-1268



December 2015

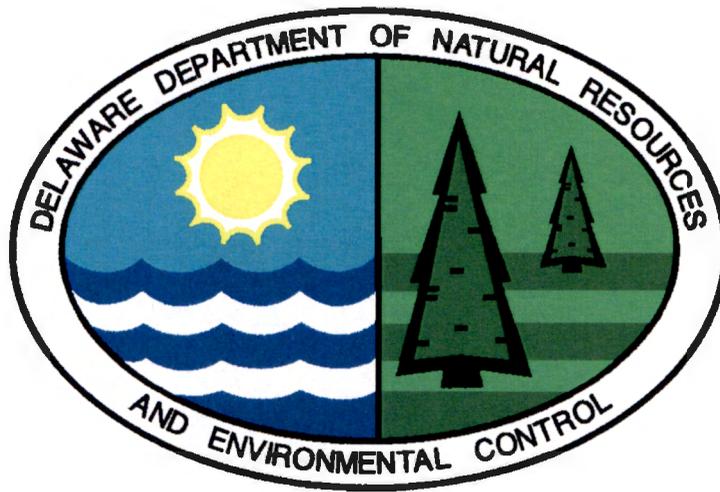
Delaware Department of Natural Resources and Environmental Control
Division of Waste and Hazardous Substances
Site Investigation & Restoration Section
391 Lukens Drive
New Castle, Delaware 19720

CONTENTS

- Figures: 1 & 2
- Glossary of Terms

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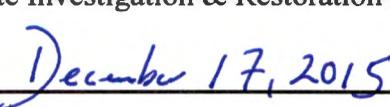
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Approval:

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

Approved by:

_____ Timothy Ratsep, Environmental Program Administrator Site Investigation & Restoration Section

_____ Date



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 Amer Industrial Technologies OU-2?

The Amer Industrial Technologies Site is located at 100 Amer Road, Fox Point Industrial Park in Wilmington, Delaware, and consists of two tax parcels (06-156.00-003 and 26-039.00-004), totaling approximately 25 acres (Figure 1). The nearest intersection to the Site is Amer Road and Hay Road. The Site consists of a 15 buildings, 11 warehouse buildings, 2 office buildings, fire house, gatehouse and is zoned heavy industrial and general industrial (Figure 2). The Site is located on the western banks of the Delaware River.

This proposed plan addresses Operable Unit-2 (OU-2). OU-1 covers the majority of the Site. OU-2 addresses three (3) areas of elevated lead in the soil known as Lead Area 1, Lead Area 2, and Lead Area 3 (Figure 3). After the remedial actions are completed, a survey will be conducted to identify the metes and bounds of OU-2.

What happened at the Amer Industrial Technologies OU-2?

The Site was developed in late the 1880s for production of iron and subsequently used in heavy manufacturing. The last owner, Amer Industrial Technologies, Inc., used the Site to manufacture tanks, heat exchangers and other metal products for industrial use.

The Site contained operations including but not limited to iron manufacturing, tank car manufacturing, steel fabrication, and metal finishing. The lead source for Lead Areas 1 and 2 is likely lead paint. The lead source for Lead Area 3 is likely from a petroleum release. Releases occurred at the Site likely as a result of historic operations, which impacted the soil and groundwater beneath the Site.

What is the environmental problem at the Amer Industrial Technologies Site OU-2?

The 2015 Brownfield investigation found that the surface and subsurface soil in OU-2 in Lead Areas 1-3 contained lead above soil standards for residential and commercial use of the property. Lead was found in one groundwater monitoring well in Lead Area 3 above DNREC groundwater standards. Lead in the soil is considered to be a source of leaching from the soil into the groundwater. The contaminants do not present a risk to the Delaware River.

What clean-up actions have been taken at the Amer Industrial Technologies Site OU-2?

No clean-up actions have taken place at OU-2.

What does the owner want to do at the Amer Industrial Technologies Site OU-2?

The Site is planned to be redeveloped for commercial use, specifically office, and both indoor and outdoor storage of products and/or material.

What additional clean-up actions are needed at the Amer Industrial Technologies Site OU-2?

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) 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) An 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 the issuance of the Final Plan of Remedial Action. 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;
 - [c.] Compliance with Contaminated Materials Management Plan. All work required by the Contaminated Materials Management Plan must be performed to DNREC’s satisfaction in accordance with the Plan; and
 - [d.] Compliance with the Long Term Stewardship Plan. All work required by the Long Term Stewardship Plan must be performed to DNREC’s satisfaction in accordance with the Plan.
- 3) A Contaminated Materials Management Plan (CMMP) must be submitted to DNREC within 60 days of the issuance of the Final Plan of Remedial Action. The CMMP will provide guidance to enable construction workers to safely handle any potentially contaminated soil and groundwater at the Site.

- 4) Excavate Lead Area 1 and consolidate the soil into Lead Area 2. Cap Lead Area 2 with asphalt pursuant to the schedule indicated in the DNREC approved Remedial Action Work Plan.
- 5) Excavate Lead Area 3 and properly dispose of the soil offsite pursuant to the schedule indicated in the DNREC approved Remedial Action Work Plan.
- 6) A Long-Term Stewardship (LTS) Plan shall be submitted to DNREC for approval in accordance with the schedule set forth in the approved Remedial Action Work Plan. The LTS plan will detail: 1) the groundwater monitoring requirements and the schedule to be followed in order to monitor the attenuation of the groundwater Contaminants of Concern (COC), specifically lead; and 2) the site-inspection schedule to be followed in order to ensure the long-term integrity of the remedy.
- 7) The LTS Plan must be implemented within 60 days of its approval by DNREC.
- 8) Remedial Action Completion Report must be submitted to DNREC within 60 days of the completion of the remedial actions required in this Proposed Plan.
- 9) 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 will continue to be restricted (non-residential use and groundwater withdraw) and the Site will be monitored and inspected as required by the LTS plan.

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/>

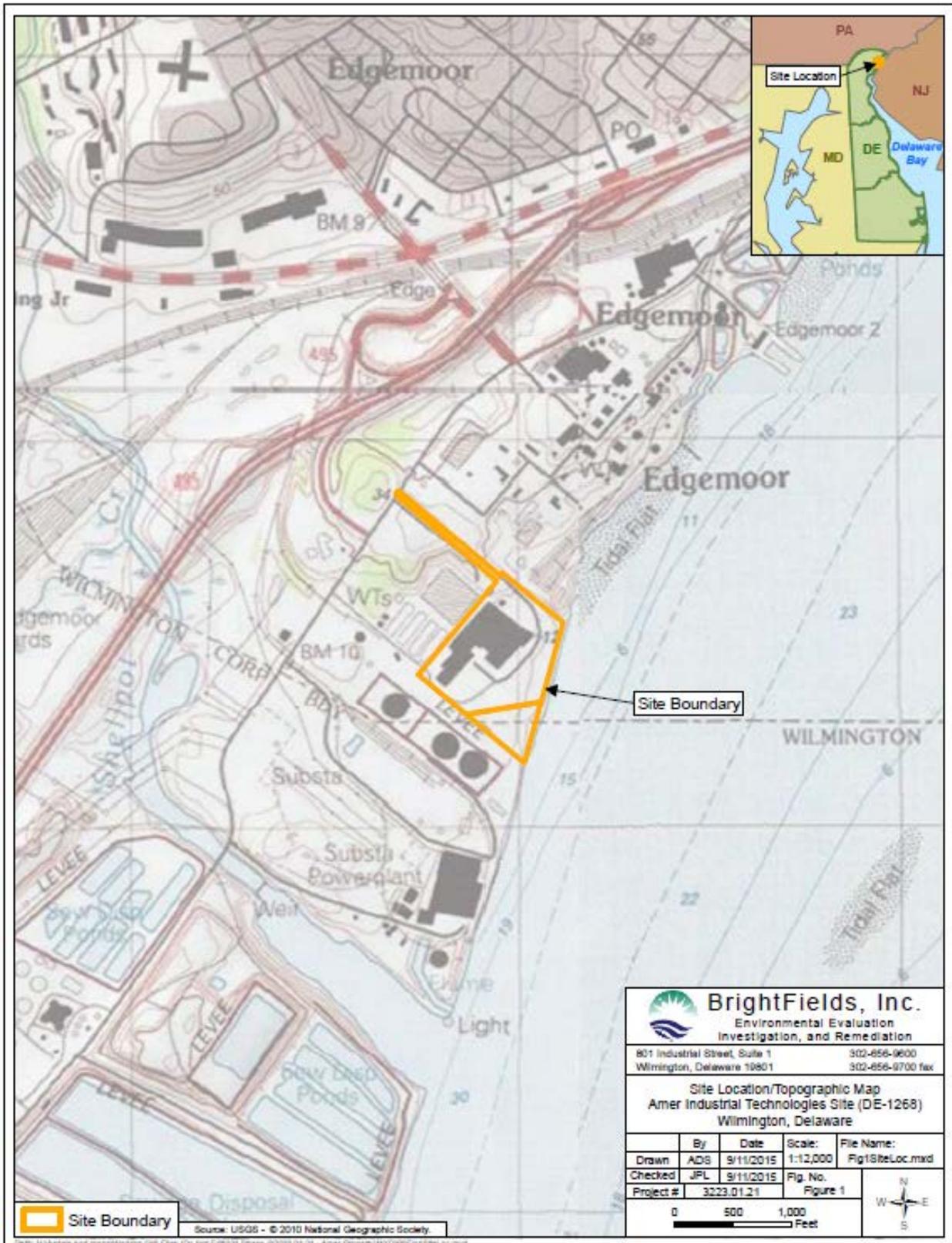
The 20-day public comment period begins on December 20, 2015 and ends at close of business (4:30 pm) on January 12, 2016. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Rick Galloway, Project Officer or Robert Newsome, Public Information Officer.

Figure 1: Site Location Map

Figure 2: Site Map with Operable Units

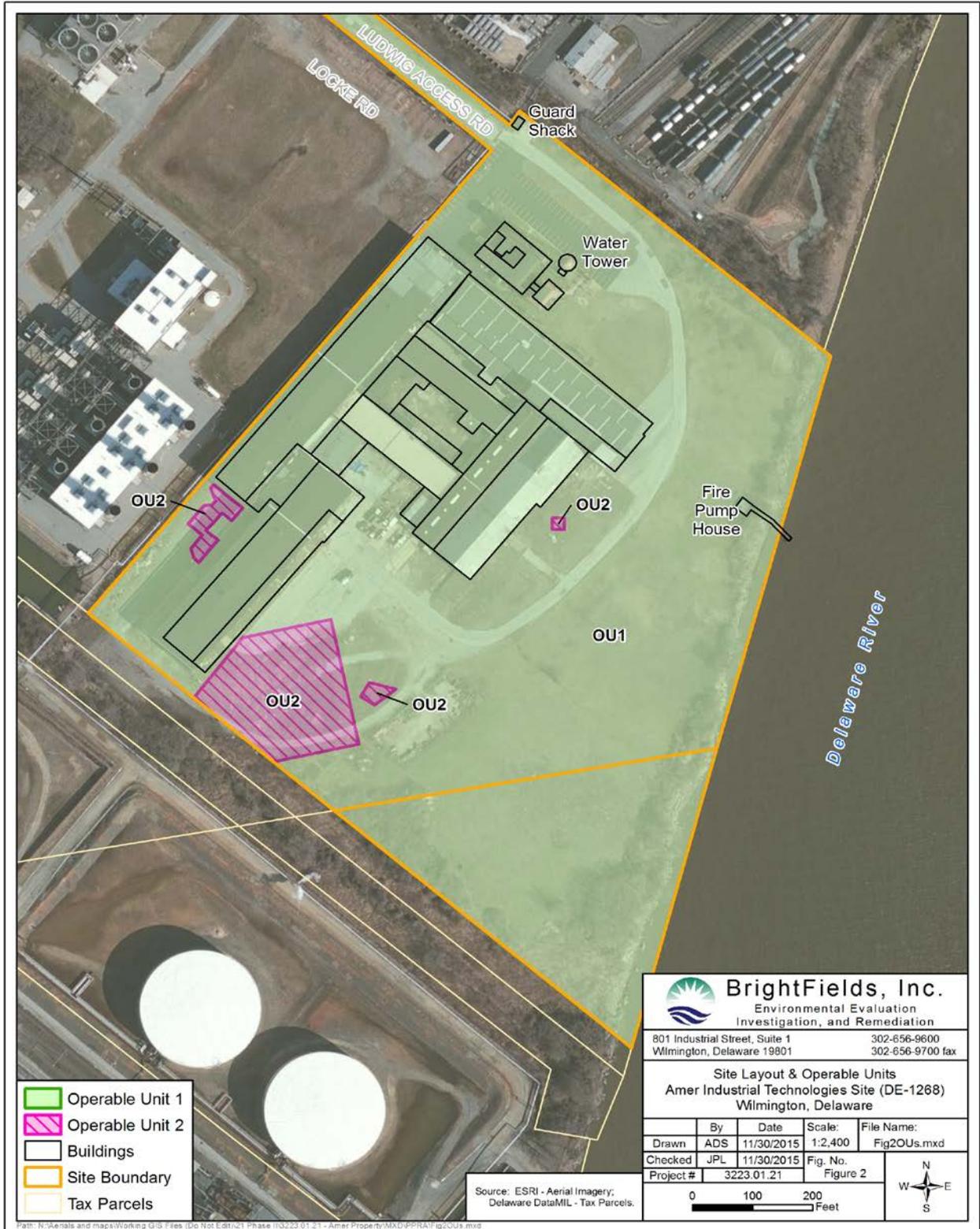
Figure 3: Lead Area Map

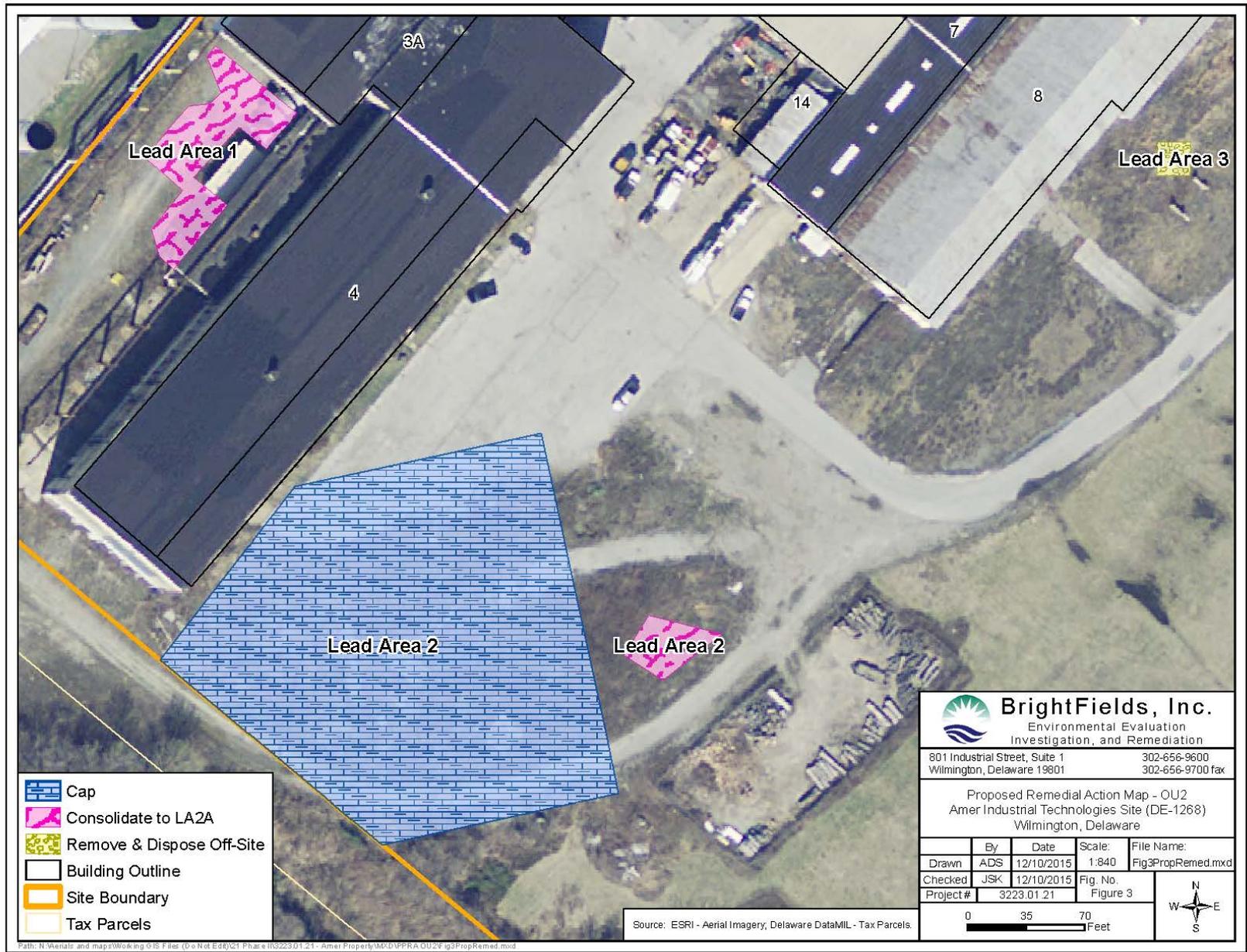
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Glossary of Terms Used in this Proposed Plan

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.
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.
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





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