



REVISED PROPOSED PLAN OF REMEDIAL ACTION

DMA Expansion Site OU-3
Wilmington, Delaware
DNREC Project No. DE-1484



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

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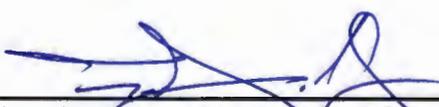
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Approval:

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

Approved by:

Timothy Ratsep, Environmental Program Administrator Site Investigation & Restoration Section
Date: <u>December 18, 2015</u>



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 DMA Expansion Site, OU-3?

The DMA Expansion OU-3 is located at 116 Middleboro Road in Wilmington, Delaware, and consists of one tax parcel (07-043.30-167), totaling approximately 1.46 acres (Figure 1). The property is a portion of the DMA Expansion Site. The nearest intersection to the Site is DuPont Street and Middleboro Road. The Site consisted of a two story dwelling, single story garage, paved driveway, grass covered areas, graded areas and lightly vegetated areas (Figure 2). The buildings have since been demolished.

What happened at the DMA Expansion Site, OU-3?

The Site contained two 250 gallon above ground storage tanks (AST), a 1,000 gallon propane AST, and a 1,000 gallon underground storage tank (UST) that was stored above ground. Additionally, two ASTs were located inside the garage on the property and a fuel oil tank was observed within the basement of the dwelling. Based on the presence of the ASTs and USTs on the property, there is a potential of soil contamination from historical operations. All ASTs and USTs have since been removed. The Site is currently zoned I-UDC-Industrial.

What is the environmental problem at the DMA Expansion Site, OU-3?

The Brownfield Investigation was performed in December 2012 and found surface soil contamination near the waste oil AST over DNREC soil standards for residential use. The soil contamination concentrated in the area of one soil boring, 116-GP-07. The contamination detected onsite was the semi-volatile organic compound (SVOCs), benzo(a)pyrene. All other potential contaminants of concern were detected below residential use standard. The soil does not pose a risk to human health welfare and the environment under the proposed reuse as a school. Groundwater was not encountered and could not be tested.

What clean-up actions have been taken at the DMA Expansion Site, OU-3?

No interim actions have been performed on the site.

What does the owner want to do at the DMA Expansion Site, OU-3?

The Delaware Military Academy would like to use OU-3 as a parking lot for the school and dome-structured classrooms. Redevelopment plans involve demolishing the existing structures, grading the property, installing landscaping, utilities and paving for the proposed parking lot area and dome-structured classrooms.

What additional clean-up actions are needed at the DMA Expansion Site, OU3?

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 proposed Environmental Covenant 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. The Environmental Covenant must include the following activity and/or use restrictions:
 - [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;
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 potential contaminated soil and groundwater at the Site.
4. The CMMP will be implemented upon its approval by DNREC.
5. 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 unrestricted but will have a limitation of groundwater withdrawal by recording the environmental covenant. The CMMP will be completed and available for the Site should any contaminated soil or groundwater be encountered during the redevelopment.

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 December 23, 2015 and ends at close of business (4:30 pm) on January 11, 2016. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Morgan M. Price, Project Officer or Robert Newsome, Public Information Officer.

Figure 1: Site Location

Figure 2: Site Map

MMP:tlw
MMP15117.doc
DE 1484 II B 8



Figure 1



Figure 2

Glossary of Terms Used in this Proposed Plan

Brownfield Development Agreement (BDA)	This legal agreement is between a potential developer of a Delaware-certified Brownfields Site and the DNREC. The developer agrees to investigate and cleanup a Brownfields property under the oversight of the Department in exchange for liability protection.
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.
Certified Brownfield	A Brownfield that DNREC has determined is eligible for partial funding through the Delaware Brownfields Program
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.
Groundwater Management Zone	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.
Human Health Risk Assessment (HHRA)	An assessment done to characterize the potential human health risk associated with exposure* to site related chemicals.
Risk	Likelihood or probability of injury, disease, or death.
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
US EPA	United States Environmental Protection Agency