

FINAL PLAN OF REMEDIAL ACTION



VEI DOVER CROSSROADS

*747 North DuPont Highway
Dover, Delaware*

*February 2016
DNREC Project No. DE-1611*

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 VEI Dover Crossroads Site.

DNREC issued public notice of the Proposed Plan of Remedial Action (Proposed Plan) for the Site on February 3, 2016 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

2/29/2016

Date



PROPOSED PLAN OF REMEDIAL ACTION

VEI Dover Crossroads Site
Dover, Delaware
DNREC Project No. DE-1611



February 2016

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

PROPOSED PLAN OF REMEDIAL ACTION

VEI Dover Crossroads Site
Dover, Delaware
DNREC Project No. DE-1611



Approval:

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

Approved by:

Timothy Ratsep *for TTR*

Timothy Ratsep, Environmental Program Administrator
Site Investigation & Restoration Section

2/1/16

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 VEI Dover Crossroads site?

The VEI Dover Crossroads site is located at 747 North DuPont Highway in Dover, Delaware and consists of a total of 25 acres of land and one tax parcel, identified as, ED-05-06805-01-1500. (Figure 1). Approximately nine acres of the site was formally used by Berry Van Lines, Inc. for moving and storage operations, and is located on the southwestern portion of the Site. Berry Van Lines used Underground Storage Tanks (USTs) and buildings on-site for refueling and vehicle maintenance. Concrete building foundations remain on the southwestern part of the Site where the buildings used to be present. The northwestern portion of the Site has historically been undeveloped or used for agricultural purposes. Recently, the northwestern portion of the property has been used for parking associated with events at the Dover Downs International Speedway (Figure 2).

What happened at the VEI Dover Crossroads site?

The Site was used by Berry Van Lines, Inc., for moving and storage operations in the 1950's and 1960's. Four USTs containing various petroleum products were present on-site for refueling and vehicle maintenance, but were since removed. Berry Van Lines has since vacated the property and there are no longer buildings on the southwestern part of the Site. Historically the northwestern portion of the property has been undeveloped or used for agricultural purposes. Dover Downs International Speedway has used the northwestern part of the Site for event parking.

What is the environmental problem at the VEI Dover Crossroads site?

The groundwater at the Site contains Dieldrin and Manganese exceeding DNREC-SIRS screening levels.

In November 2015, Duffield Associates performed a Brownfield Investigation (BFI) at the Site. Groundwater results reported elevated Dieldrin in one groundwater sample exceeding DNREC-SIRS screening levels at the Site, and Manganese in five of the six groundwater samples also exceeding DNREC-SIRS screening levels. The Human Health Risk Assessment (HHRA) shows

that groundwater at the entire Site is unacceptable for potable use under the residential and indoor worker scenarios due to the elevated Manganese and Dieldrin. Soil results indicated SVOC (Benzo(a)pyrene) was present in one shallow soil sample at a concentration of 0.094 mg/kg compared to DNREC-SIRS Screening Level concentration of 0.09 mg/kg at the Site. The HHRA showed that the shallow soils do not pose a risk under resident, commercial, and excavation worker scenarios. No contaminants were detected above DNREC-SIRS screening values in the deep soil samples.

A Limited Subsurface Investigation was conducted prior to the BFI that had detected petroleum contamination in a small portion of the southwestern part of the Site. However, the full Brownfield Investigation did not find any indication of petroleum at the Site.

What clean-up actions have been taken at the VEI Dover Crossroads site?

The property previously contained four Underground Storage Tanks (USTs) containing various petroleum products. The four USTs were removed between 1986 and 1999.

What does the owner want to do at the VEI Dover Crossroads site?

The owner plans to develop the Site for commercial and/or residential purposes. The owner also wants to continue to use the northwestern portion of the Site for parking for events associated with the Dover Downs International Speedway in the next coming months.

What additional clean-up actions are needed at the VEI Dover Crossroads 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. A proposed Environmental Covenant (EC) 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 Recorder of Deeds within 60 days of DNREC's approval of the EC. 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 request for a Certification of Completion of Remedy (COCR) must be submitted to DNREC within 60 days of the approval of the Environmental Covenant.

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

An Environmental Covenant will be filed restricting groundwater use at the Site.

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

The complete file on the Site including the Remedial 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:

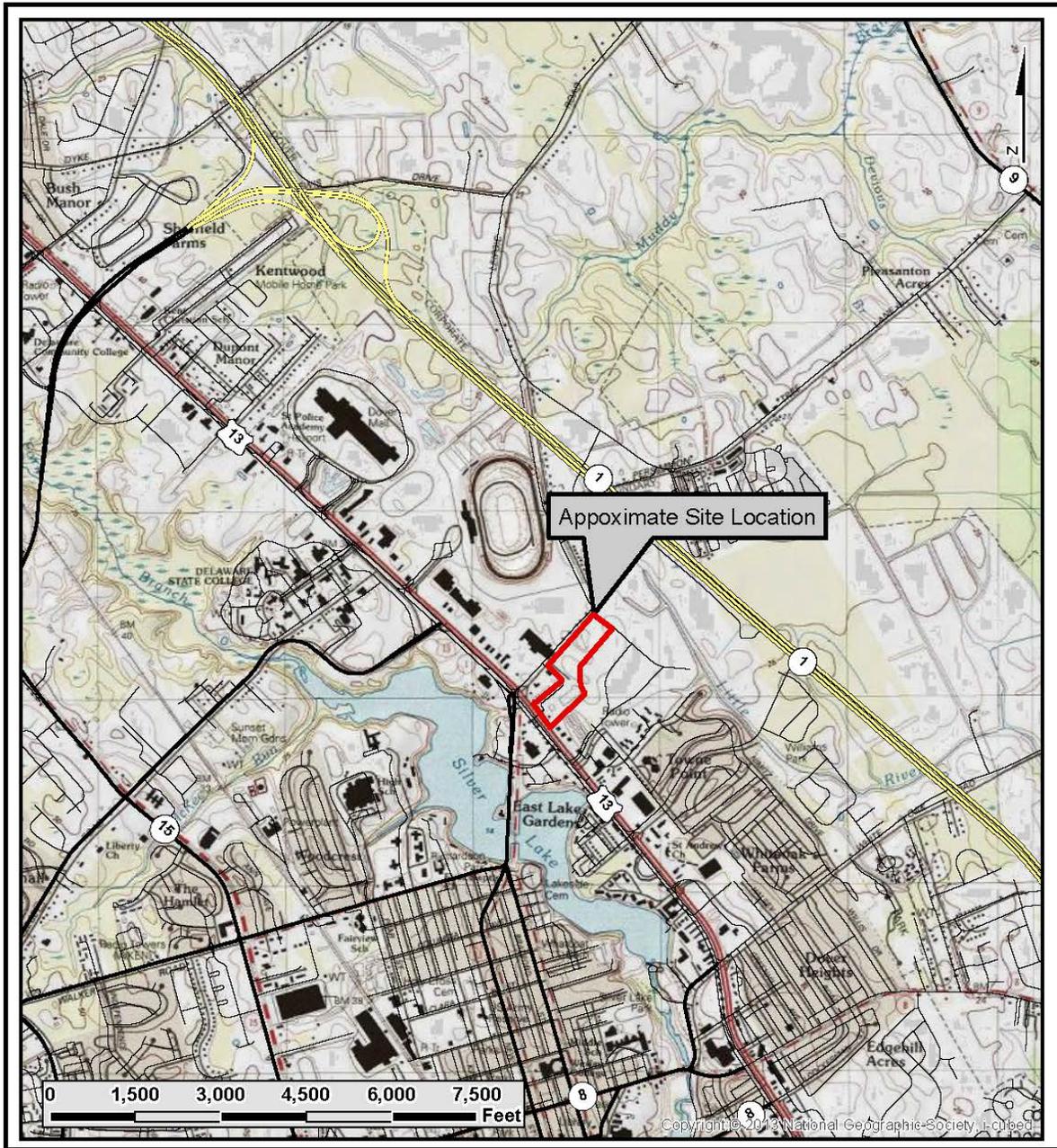
<http://www.nav.dnrec.delaware.gov/DEN3/>

The 20-day public comment period begins on February 3, 2016 and ends at close of business (4:30 pm) on February 23, 2016. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Eileen Capitoli, Project Officer or Robert Newsome, Public Information Officer.

Figure 1: Site Location Map

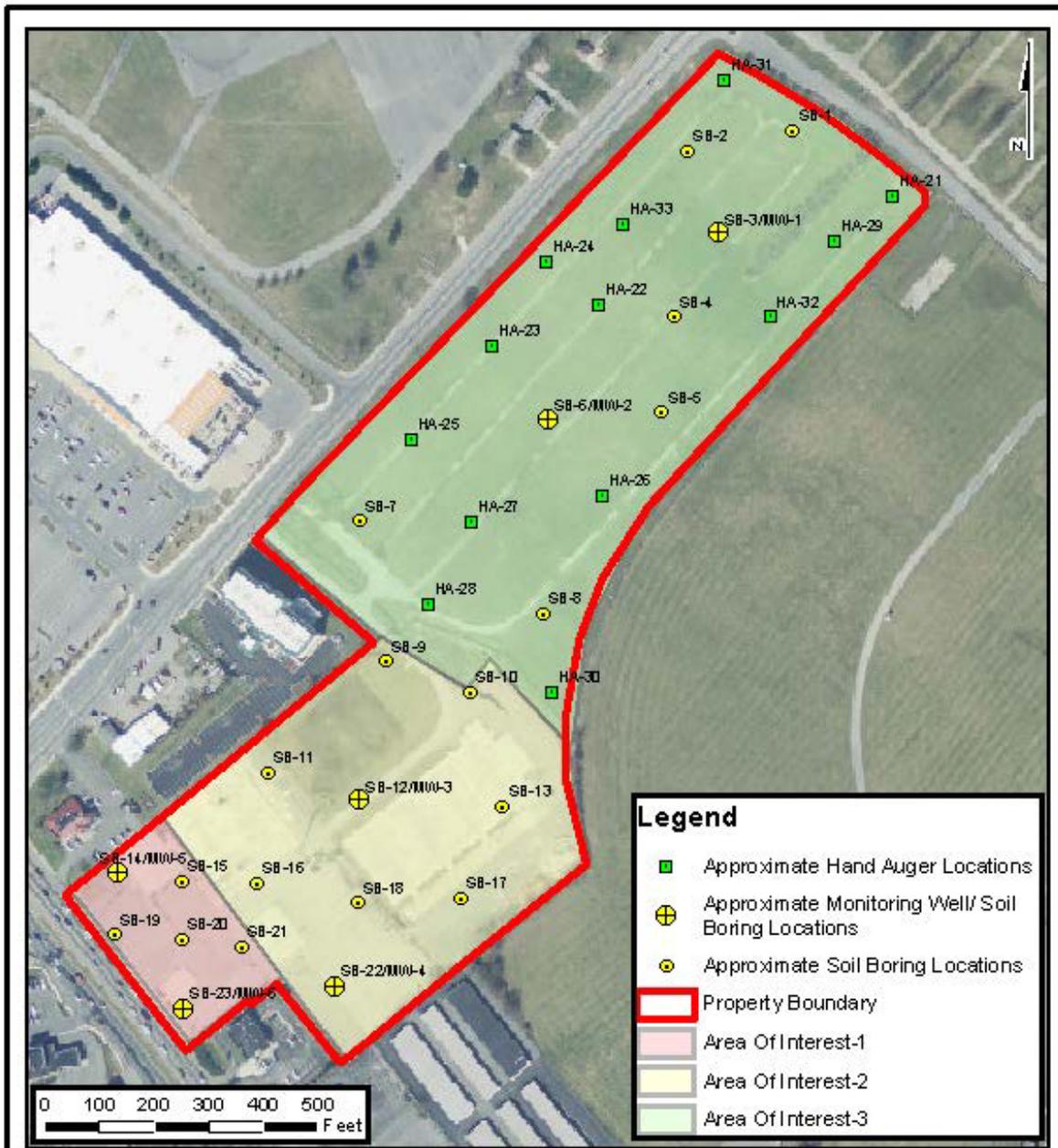
Figure 2: Site Features Map

EJC:vdh; EJC16007.doc; DE 1611 II B 8



Date: 07/2015	FIGURE 1 OVERVIEW MAP VEI DOVER CROSSROADS PROPERTY 779 N. DUPONT HWY. DOVER, DELAWARE DOVER-KENT COUNTY-DELAWARE	DESIGNED BY: DLH	 DUFFIELD ASSOCIATES Soil, Water & the Environment 5400 LIMESTONE ROAD WILMINGTON, DE 19808-1232 TEL. (302)239-6634 FAX (302)239-8485 OFFICES IN PENNSYLVANIA, SOUTHERN DELAWARE, MARYLAND AND NEW JERSEY EMAIL: DUFFIELD@DUFFNET.COM
SCALE: AS SHOWN		DRAWN BY: DLH	
PROJECT NO. 10734.EC		CHECKED BY: JCR	
SHEET: 1 OF 1		FILE: 10734.EC.OverviewMap.mxd	

Figure 1: Site Location Map



Date: 11/2015	FIGURE 2 SITE FEATURES SKETCH VEI DOVER CROSSROADS PROPERTY (DE-1611) BROWNFIELD INVESTIGATION 747 N. DUPONT HWY. DOVER, KENT COUNTY, DELAWARE	DESIGNED BY: DLH	 3401 LINESI GNE HGAU WILMINGTON, DE 19802-2352 TEL: 302.639-8834 FAX: 302.639-8835 OFFICES IN PENNSYLVANIA, SOUTHERN DELAWARE, MARYLAND AND NEW JERSEY EMAIL: DUFFIELD@DUFFIELD.COM
SCALE: AS SHOWN		DRAWN BY: DLH	
PROJECT NO. 10734 ED		CHECKED BY: JCR	
SHEET: 1 OF 1		FILE: 10734 ED Site Features Sketch.mxd	

Figure 2: 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.
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.
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.
Contaminant of Concern (COC)	Potentially harmful substances at concentrations above acceptable levels.