FINAL PLAN OF REMEDIAL ACTION

Stevenson Lane Site

100 Stevenson Lane *April 2016*
Georgetown, Delaware *DNREC Project No. DE-0224*

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 Stevenson Lane Site.

DNREC issued public notice of the Proposed Plan of Remedial Action (Proposed Plan) for Stevenson Lane Site on March 20, 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

April 14, 2016
Date

MC:tlw; MC16012.doc; DE 0224 II B 9

PROPOSED PLAN OF REMEDIAL ACTION

Stevenson Lane Site
Stevenson Lane
Georgetown, Delaware
DNREC Project No. DE-0224

March 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

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PROPOSED PLAN OF REMEDIAL ACTION

Stevenson Lane Site
Stevenson Lane
Georgetown, Delaware
DNREC Project No. DE-0224

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

Approved by:

Timothy Ratsep, Environmental Program Administrator
Site Investigation & Restoration Section

March 15, 2016
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 Stevenson Lane site?

The Stevenson Lane Site is located on Stevenson Lane, approximately 700 feet south of Railroad Avenue (Road 319) in Georgetown, Delaware (Figure 1). The Site is a 2.02 acre portion of a 7 acre parcel of land (135-20.00-68.00) (Figure 2) (see Attachment A for the metes and bounds of the site). A wastewater treatment facility which exists west of the Site and operated by the Town of Georgetown's Department of Public Works has been largely unused since 2003. It is accessed by a paved roadway (Stevenson Lane) and landscaped with maintained lawn. The Site is roughly half open area and half wooded; the wooded area has never been placed into any "use" according to the Director of the Georgetown Public Works Department. The Site is a generally open area with piles of soil, rubble, and general solid debris randomly distributed on the surface of approximately 2.02 acres, with dirt access roads to Stevenson Lane.

What happened at the Stevenson Lane Site?

A structure interpreted as a likely farm building was seen on the southern portion of the Treatment Plant area west of Stevenson Lane in 1937 and 1954 photos. The Town Wastewater Treatment Plant (west of Stevenson Lanes site) began after 1954 but before 1961 based upon aerial photos. Use as Wastewater Treatment ceased in about 2002, according to a representative from the Town of Georgetown Public Works Department, at which time a new treatment plant at a different location was placed into service. Some dumping of rubble, soil and solid debris occurred at the site.

What is the environmental problem at the Stevenson Lane Site?

A Remedial Investigation and risk assessment performed in 2014 at the Site found that there are potential future Site user risks from exposure to shallow soil and groundwater, under a residential use scenario.

Future possible residential use was found to potentially pose an unacceptable level of risk due to benzo(a)pyrene in soil. However, under current and future commercial / industrial use scenario risk from exposure to soil was found to be acceptable.

Groundwater concentrations were determined to have an unacceptable level of risk if used as residential drinking water; however, it did not result in an unacceptable risk for possible future indoor commercial /industrial worker tap water use. An Environmental Covenant at the property restricting the use of groundwater without prior written approval of DNREC will be required.

What clean-up actions have been taken at the Stevenson Lane Site?

There have been no previous clean-up actions taken at the Site.

What does the owner want to do at the Stevenson Lane Site?

The Site will continue to remain as an open area.

What additional clean-up actions are needed at the Stevenson Lane 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 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 Sussex Recorder of Deeds within 30 days of the signing of the Environmental Covenant by DNREC. 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.] Interference with Remedy. There shall be no digging, drilling, excavating, grading, constructing, earth moving, or any other land disturbing activities on the Property, or demolition of the existing structures on the 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 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.

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 restricted to non-residential (commercial/industrial) purposes by recording the environmental covenant which will include a requirement to use DNREC-approved Contaminated Materials Management Plan (CMMP) to guide any future removal of soil from the Site and limit groundwater to non-residential use. 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 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 March 20, 2016 and ends at close of business (4:30 pm) on April 8, 2016. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Meghan Crystall, Project Officer or Robert Newsome, Public Information Officer.

Figure 1: Site Location Sketch
Figure 2: Site Layout Map
Attachment A: Metes and Bounds Survey

MC:vdh
MC16006.doc
DE 0224 II B 8

Legend

Site

DNREC-SIRS SITE BOUNDARY

N

0 1:7,240 0.25 Miles

DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL
WHS
DNREC-SIRS
391 Lukens Dr.
New Castle DE 19720
302-395-2600

FIGURE 1
DE-0224
Stevenson Lane
Site Location Sketch

Legend

DNREC-SIRS SITE BOUNDARY

N

0 1:1,500

DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL
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302-395-2600

FIGURE 2
DE-0224
Stevenson Lane
Site Layout Map

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.
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.
Preliminary Risk Assessment	A quantitative evaluation of only the most obvious and likely risks at a 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

Attachment A

Metes and Bounds Survey

Karins and Associates

Engineers • Planners • Surveyors
Newark, DE and Georgetown, DE

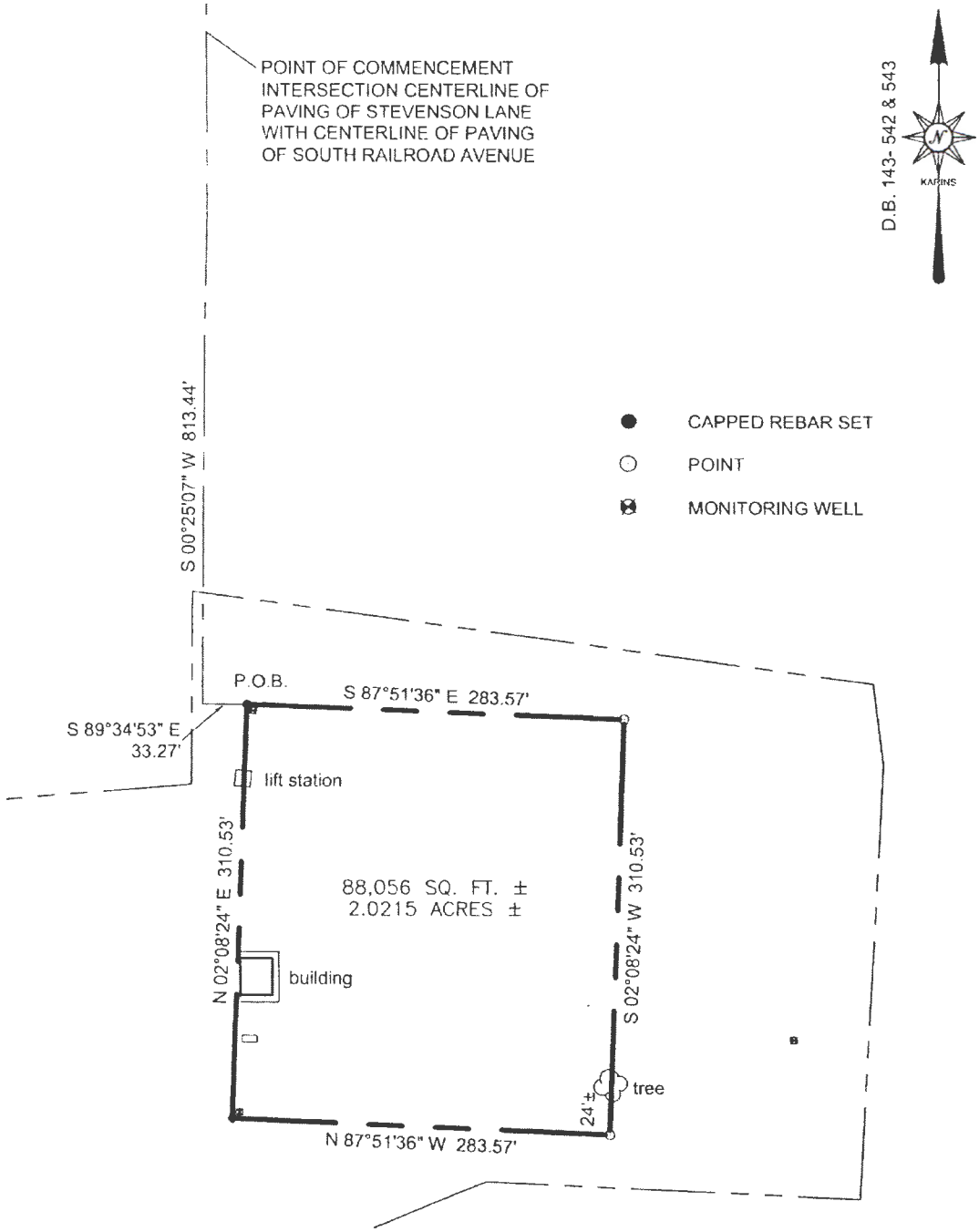
121 West Market Street, Georgetown, Delaware 19947
Phone: (302) 858-2331 Fax (302) 629-2175

December 29, 2015

LEGAL DESCRIPTION OF
REMEDIAL INVESTIGATION SAMPLE BOUNDARY
STEVENSON LANE VCP PROPERTY
TOWN OF GEORGETOWN
TAX MAP #1-35-20.00-68.00

All that certain piece, parcel and tract of land being situate in the Town of Georgetown, Sussex County and State of Delaware described more particularly in accordance with a survey plan by Karins and Associates dated December 29, 2015 as follows to wit:

COMMENCING at the intersection of the centerline of paving of Stevenson lane and the centerline of paving of South Railroad Avenue; thence with said centerline of paving Stevenson Lane South 00°-25'-07" West a distance of 813.44 feet; thence turning and leaving said centerline of paving South 89°-34'-53" East a distance of 33.27" feet to a capped rebar set said **POINT OF BEGINNING**; thence with the following four (4) courses and distances through said parcel (1) South 87°-51'-36" East a distance of 283.57 feet to a point (2) South 02°-08'-24" West a distance of 310.53 feet to a point (3) North 87°-51'-36" West a distance of 283.57 feet to a capped rebar set (4) North 02°-08'-24" East a distance of 310.53 feet home to the point and place of beginning said to contain 88,056 square feet and or 2.0215 acres of land more or less.



NO BOUNDARY SURVEY WAS PERFORMED BY KARINS AND ASSCIATES. LINES SHOWN HEREON ARE APPROXIMATE BASED ON FIELD AND DEED INFORMATION.

REMEDIAL INVESTIGATION SAMPLE BOUNDARY PLAN
STEVENSON LANE VCP PROPERTY
FOR
TOWN OF GEORGETOWN
TAX PARCEL NO. 1-35-20.00-68.00

SITUATE IN: TOWN OF GEORGETOWN, SUSSEX COUNTY, DELAWARE

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128 WEST MARKET STREET
GEORGETOWN, DELAWARE 19947
PHONE: (302) 858-4331 FAX: (302) 629-2175

STEPHEN M. SELLERS, PLS 566

APPROVED: PROFESSIONAL LAND SURVEYOR

DATE: 12-29-15	SCALE: 1" = 100'	DRAWN: SMS	CHECKED: SMS	DRAWING: C:\ACAD\3739.dwg