



PROPOSED PLAN OF REMEDIAL ACTION

DMA Expansion Site Operable Unit- 2
Wilmington, Delaware
DNREC Project No. DE-1484



May 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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Approval:

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

Approved by:

Timothy Ratsep, Environmental Program Administrator Site Investigation & Restoration Section
May 19, 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 DMA Expansion Site- Operable Unit 2?

The DMA Expansion OU-2 is located at 118 Middleboro Road in Wilmington, Delaware, and consists of one tax parcel (07-043.30-179), totaling approximately 5.97 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 broken asphalt and gravel, office building, maintenance garage, pole barn, concrete slab with several underground ground storage tanks (USTs) and above ground storage tanks (ASTs) (Figure 2). The USTs and ASTs were previously removed. The office building and maintenance garage had burnt down during a fire on the property.

What happened at the DMA Expansion Site- Operable Unit 2?

Operable Unit 2 of the Site contained several ASTs and USTs located near a former concentrate slab on the property. 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- Operable Unit 2?

A Brownfield Investigation performed in 2010 at the Site found that surface soil of OU2 was impacted with arsenic and benzo(a)pyrene for unrestricted use. The subsurface soil had no contaminants reported results above HSCA Screening Values. Groundwater at the Site showed exceedances of arsenic within the vicinity of DMA-GP02/MW02. Additional sampling occurred in 2015 under the concrete slab. This was performed to determine if the USTs and ASTs impacted the surrounding soil. Results showed that none of the samples exceeded the DNREC HSCA Screening Levels. The risk assessment showed an unacceptable risk under residential use for groundwater. The soil does not pose a risk to human health, welfare and the environment under the proposed reuse as a school.

What clean-up actions have been taken at the DMA Expansion Site- Operable Unit 2?

No interim actions have been performed at the Site.

What does the owner want to do at the DMA Expansion Site- Operable Unit 2?

The Delaware Military Academy would like to use OU-2 for the parking areas for the school expansion and a ball field. Redevelopment plans involve grading the property, installing landscaping, utilities and paving for the parking area.

What additional clean-up actions are needed at the DMA Expansion Site- Operable Unit 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 proposed Environmental Covenant must be submitted to DNREC for approval within 60 days of the issuance of the Final Plan of Remedial Action (FPRA).
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 30 days within the approval of the Environmental Covenant. 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 recording of the Environmental Covenant.

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

An environmental covenant will be recorded for the Site restricting groundwater withdrawal.

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:

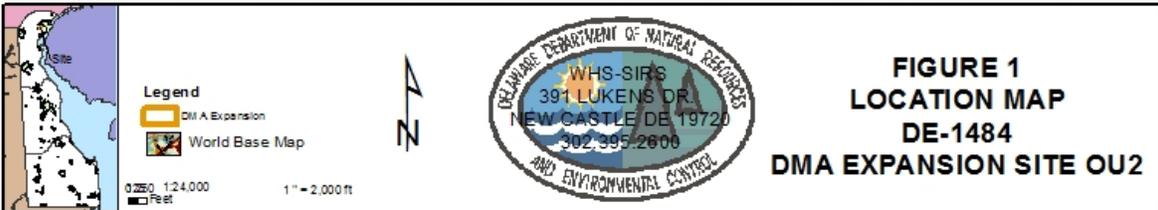
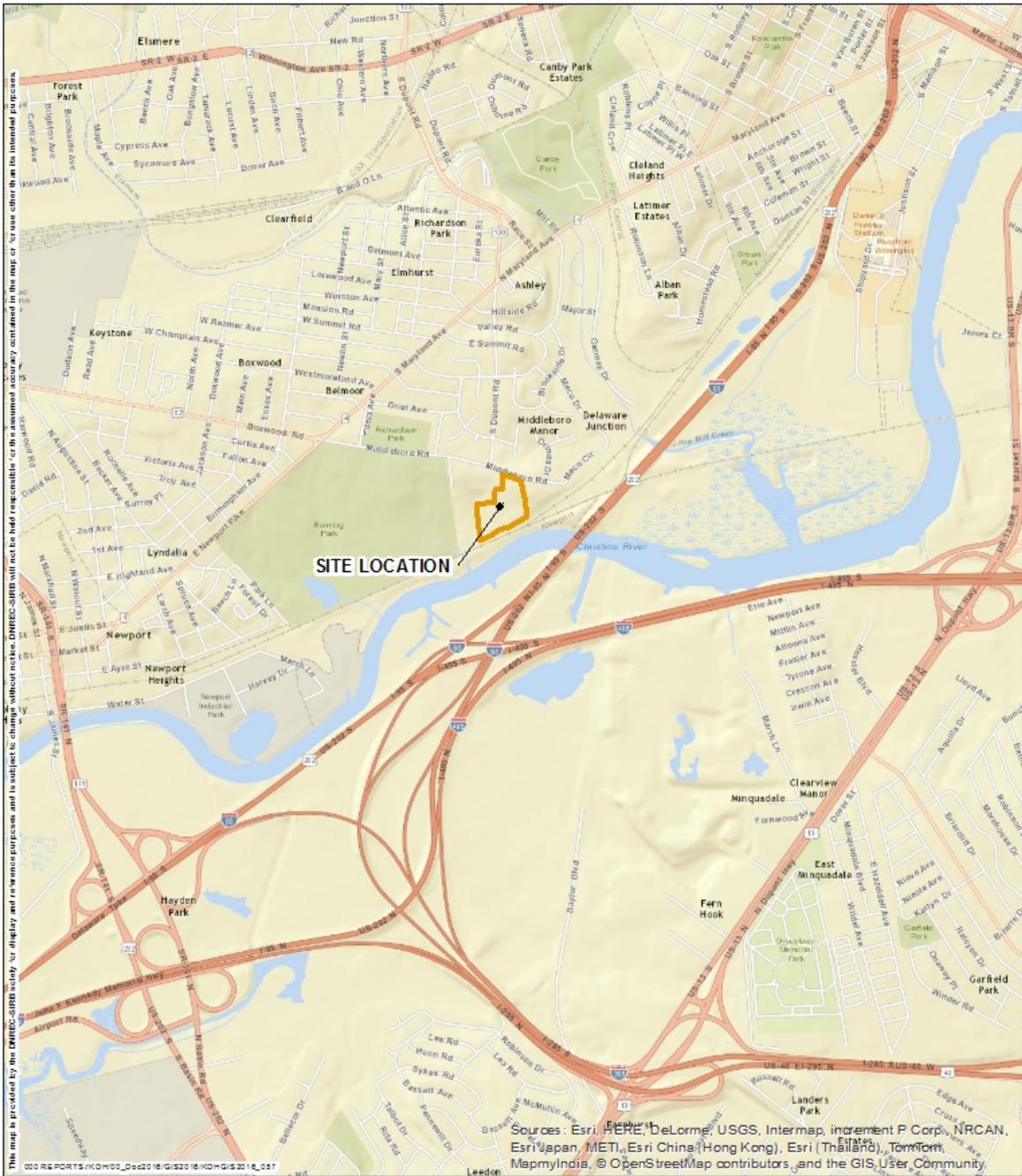
<http://www.nav.dnrec.delaware.gov/DEN3/>

The 20-day public comment period begins on May 22, 2016 and ends at close of business (4:30 pm) on June 13, 2016. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Morgan Price, Project Officer or Robert Newsome, Public Information Officer.

Figure 1: Location Map

Figure 2: Site Map

MMP:tlw; MMP16060.doc; DE 1484 II B 8



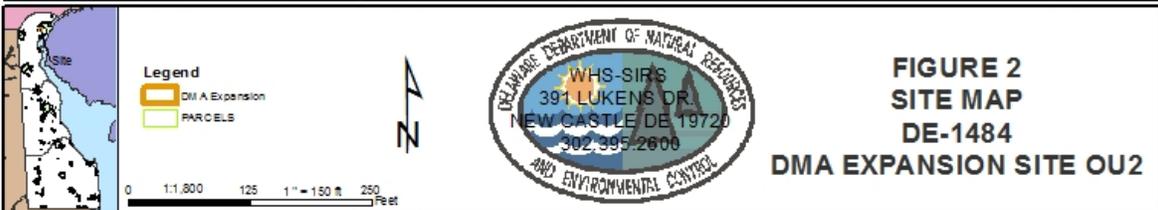


Figure 2

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.
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