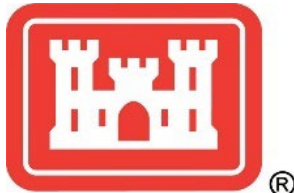


**FINAL
REMEDIAL ACTION COMPLETION REPORT**

**NON-REFUGE LAND BUFFER MRS 09
PLUM TREE ISLAND RANGE
FORMERLY USED DEFENSE SITE, PROPERTY NUMBER C03VA0202
POQUOSON, VIRGINIA**

Contract No.: W912DR-21-D-0003
Task Order No.: W912DR21F0396

Prepared For:



**U.S. ARMY CORPS OF ENGINEERS
BALTIMORE DISTRICT**
2 Hopkins Plaza
Baltimore, MD 21201

May 2026

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Appendix A	Letter to Landowner(s)
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LIST OF ACRONYMS AND ABBREVIATIONS

3Rs	Recognize, Retreat, and Report
AFB	Air Force Base
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
DD	Decision Document
DoD	U.S. Department of Defense
DQO	data quality objective
FS	Feasibility Study
ft	foot (feet)
FUDS	Formerly Used Defense Site
Hana	Hana Engineers and Consultants, LLC
IC	Institutional Control
JATO	jet-assisted takeoff
lb	pound(s)
MC	munitions constituent
MEC	munitions and explosives of concern
MMRP	Military Munitions Response Program
MR-QAPP	Munitions Response – Quality Assurance Project Plan
MRS	Munitions Response Site
NPL	National Priorities List
PIP	Public Involvement Plan
PP	Proposed Plan
PTI	Plum Tree Island
RA	remedial action
RAB	Restoration Advisory Board
RACR	Remedial Action Completion Report
RAO	Remedial Action Objective
RC	response complete
RI	Remedial Investigation
Shaw	Shaw Environmental, Inc.
USACE	U.S. Army Corps of Engineers
USEPA	U.S. Environmental Protection Agency
USFWS	U.S. Fish and Wildlife Service
VDEQ	Virginia Department of Environmental Quality
WESTON®	Weston Solutions, Inc.

1. OVERVIEW

Weston Solutions, Inc. (WESTON[®]) conducted the remedial action (RA) selected in the Decision Document (DD) (U.S. Army Corps of Engineers [USACE], 2019) for the Non-Refuge Land Buffer Munitions Response Site (MRS) 09 on the Plum Tree Island (PTI) Range Formerly Used Defense Site (FUDS), Property Number C03VA0202, Poquoson, Virginia. The remedy included implementation of the following Institutional Control (IC) as prescribed in the DD:

- Letter written by USACE to private property landowner to include information about what was found at the site, refer to the DD, and remind the landowner to exercise the 3Rs of the Explosive Safety Education Program (Recognize, Retreat, and Report) if they believe they come across a suspected munitions item.

The purpose of the Remedial Action Completion Report (RACR) is to present background and site information, identify the Remedial Action Objective (RAO), and document that the remedy has been completed and all remediation goals have been achieved for MRS 09. The RAO for this MRS is provided as follows:

- Reduce the unacceptable risk due to the potential presence of munitions and explosives of concern (MEC) within the boundary of MRS 09 by informing the landowner of what was found at the site, provide reference to the DD, and remind the landowner to exercise the 3Rs of the Explosive Safety Education Program [Recognize, Retreat, and Report] if they believe they come across a suspected munitions item.

PTI Range FUDS property is not a National Priorities List (NPL) site; however, this RACR was created in accordance with joint guidance prepared by the U.S. Department of Defense (DoD) and the U.S. Environmental Protection Agency (USEPA) *DoD/EPA Joint Guidance on Streamlined Site Closeout and NPL Deletion Process for DoD Facilities* (DoD/USEPA, 2006), which provides specific guidance for documenting a Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) RA. The *Formerly Used Defense Sites (FUDS) Handbook* (USACE, 2022) was also used to define requirements for a response complete (RC) determination.

The purpose of this RACR is to show the following actions were achieved with the submittal of the letter to the landowner and no unacceptable risks remain at MRS 09:

- IC (i.e., letter to landowner) is in place, as appropriate.
- RAO has been achieved.

The DD (USACE, 2019) is the controlling document for the RA and was referenced throughout the remedial process. The RACR has been prepared in accordance with USEPA Region 3 and Virginia Department of Environmental Quality (VDEQ) regulatory criteria with VDEQ being the primary regulatory stakeholder for the project.

1.1 PLUM TREE ISLAND RANGE FUDS LOCATION AND DESCRIPTION

1.1.1 Plum Tree Island Range FUDS

The PTI Range FUDS comprises 3,276 acres and is located at the southwestern corner of Chesapeake Bay in the City of Poquoson, Virginia. The FUDS property is located approximately 28 miles southeast of Williamsburg, Virginia, and approximately 16 miles northeast of Newport News, Virginia (**Figure 1-1**). The FUDS property is almost entirely composed of salt marsh bordered by the City of Poquoson and other salt marshes to the west, Chesapeake Bay to the north and east, and Back River to the south.

There are eight MRSs associated with the FUDS property, covering both land and water areas, and expanding beyond the property boundary for 4,766 acres. The eight MRSs include U.S. Fish and Wildlife Service (USFWS) and Commonwealth of Virginia-owned MRSs and a privately owned MRS. USFWS-owned MRSs include the Northern Bomb Cluster MRS 04 (5.4 acres), Central Target Area MRS 03 (37.7 acres), Southeast Target Area MRS 01 (449 acres), and Refuge Land Buffer MRS 07 (1,921 acres); the privately owned MRS includes the Non-Refuge Land Buffer MRS 09 (36.9 acres); and the Commonwealth of Virginia-owned MRSs include the Low Probability FUDS Water Buffer MRS 08 (770 acres), High Probability Shallow Water Buffer MRS 06 (599 acres), and High Probability Deep Water Buffer MRS 05 (947 acres). Their locations are presented on **Figure 1-2**.

1.1.2 Non-Refuge Land Buffer MRS 09

MRS 09 is 36.9 acres and represents three small undeveloped privately owned plots of land that are not part of the FUDS property. MRS 09 is located just west of the northwestern boundary of the PTI Range FUDS. **Figure 1-3** presents a site map for the Non-Refuge Land Buffer MRS 09. This area is considered a buffer area where stray military munitions may have landed or where short-lived bombing activities occurred. No investigations have been conducted on this MRS; however, MEC density is expected to be similar to the adjacent Refuge Land Buffer MRS 07.

1.2 FUDS HISTORY

The PTI Range FUDS property was acquired by DoD in 1917 to support operations at the nearby Langley Air Force Base (AFB). Shortly after its establishment, the property transitioned into an extensively used bombing, gunnery, and rocket range. Little information is available on the use of the property from 1917 to 1933. From October to November 1933, construction/repair occurred on a Machine Gun Range located on Back River opposite Messick Point and at a Bombing Range located near Plum Tree Point. This construction/repair included the building of boardwalks and several observation towers, as well as the installation of 12 sets of foundations for machine gun targets. By July 1935, the property contained 750 personnel targets southwest of the Gunnery Range, 30 Type “C” Targets southeast of the Gunnery Range, a Ship Target southeast of the Gunnery Range, a Concrete Pier Target southeast of the Gunnery Range, a 200-yard Square Target northwest of the Bombing Target, and a Practice Bombing Target west of the Bombing Range.

Ordnance activity occurred on the PTI Range FUDS from the beginning of the property’s operational use until 1959. In 1959, the National Aeronautics and Space Administration (NASA) began using the property to test free-flight aircraft models and vertical take-off and landing airplanes.

In May 1971, the FUDS property was excecised by the U.S. Air Force (USAF). The FUDS property was turned over to the Department of the Interior, Bureau of Fish and Wildlife, in June 1972 for use as a wildlife refuge. In 1988, USFWS personnel observed corroded bombs at low tide near Plum Tree Point. In 1994, the Poquoson Police reported finding an old style 100-lb demolition bomb casing devoid of explosives or hazardous components. This item was discovered near the center of the property on the eastern shore.

1.3 SITE INVESTIGATION HISTORY

1.3.1 Site Characterization

Although no investigations were performed in the Non-Refuge Land Buffer Area (subsequently called MRS 09), MEC density is expected to be similar to density in the adjacent Refuge Land Buffer MRS 07; therefore, it was recommended MRS 09 be further evaluated for potential action in a Feasibility Study (FS) to address hazards due to the potential presence of MEC (Shaw, 2013).

1.3.2 Feasibility Study

The FS and addendums (USACE, 2013, 2016, and 2018a) were developed to provide project decision-makers with the necessary data to develop, screen, and evaluate a range of potential alternatives and select a response to manage the MEC hazards to human health and the environment at the MRS 09. The FS addressed the RA goal and potential applicable or relevant and appropriate requirements (ARARs) and evaluated RA alternatives for MRS 09. Six alternatives were selected for detailed analysis for MRS 09. The evaluated alternatives included the following:

- Land Alternative 1 – No Action
- Land Alternative 2 – ICs
- Land Alternative 3 – Surface MEC Removal and ICs
- Land Alternative 4 – Subsurface MEC Removal to 2 feet (ft) and ICs
- Land Alternative 5 – Shoreline Surface MEC Removal and ICs
- Land Alternative 6 – Shoreline Subsurface MEC Removal and ICs

The RA goal was developed for MRS 09 to inform the landowner of potential explosive hazards and the Explosive Safety Education Program (Recognize, Retreat, and Report) to prevent direct human contact with potential MEC in soil and sediment by minimizing potential exposures to MEC and providing a response process in the event a suspected munitions item is found.

Alternative 2, an IC in the form of a letter to the landowner, was selected for MRS 09. VDEQ (on behalf of the Commonwealth of Virginia) agreed with the selected remedy. Virginia's formal agreement with the selected remedy is contained in the PTI Range FUDS Administrative Record (AR). Alternative 2 indicated an IC (letter to the landowner) was to be implemented for MRS 09 to reduce the likelihood of receptor exposure risk to MEC through behavior control mechanisms. The letter served to include information about what was found at the site, refer to the DD, and remind the landowner to exercise the 3Rs of the Explosive Safety Education Program (Recognize, Retreat, and Report) if they come across a suspected munitions item.

1.3.3 Proposed Plan

Pursuant to CERCLA Section 113(k) and Section 117, USACE released the Proposed Plan (PP) for the PTI Range FUDS property (and MRS 09) to the public for comment on July 8, 2018 (USACE, 2018b). A public comment period was held from July 9, 2018, through August 17, 2018, and a public meeting was held on July 26, 2018, to present the PP at the City of Poquoson Council Chambers. At the Public Meeting comments were accepted and considered prior to the selection of a remedial alternative for the MRSs in the DD (USACE, 2019). Based on the comparative analysis presented in the FS Report (USACE, 2013), the following alternative was selected for MRS 09:

- Non-Refuge Land Buffer (MRS 09): Land Alternative 2 – IC (Letter written by USACE to include information about what was found at the site, make reference to the DD, and remind the landowner to exercise the 3Rs of the Explosive Safety Education Program [Recognize, Retreat, and Report] if they believe they come across a suspected munitions item.)

1.3.4 Decision Document

The DD, signed on September 25, 2019 (USACE, 2019), approved funding for the selected remedy for MRS 09.

1.4 SELECTED REMEDY

The selected remedy for MRS 09 included the following IC:

- Letter written by USACE to the landowner to include information about what was found at the site, refer to the DD, and remind the landowner to exercise the 3Rs of the

Explosive Safety Education Program (Recognize, Retreat, and Report) if they believe they may come across a suspected munitions item.

Figure 1-1 Site Location Map

Figure 1-2 MRS Location Map

Figure 1-3 Non-Refuge Land Buffer MRS 09 Location Map

2. REMEDIAL ACTION OBJECTIVES

During the preparation of the Final DD (USACE, 2019), various objectives, criteria, and standards, including ARARs, were developed that were critical to and guided the design of the RA. The RAO was developed based on the findings of the assessments and comparative analysis presented in the FS Report (USACE, 2013, 2016, and 2018a; Shaw, 2013). The RAO for the RA at MRS 09 is provided as follows (USACE, 2019):

- Reduce the unacceptable risk due to the potential presence of munitions and explosives of concern (MEC) within the boundary of MRS 09 by informing the landowner of what was found at the site, provide reference to the DD, and remind the landowner to exercise the 3Rs of the Explosive Safety Education Program [Recognize, Retreat, and Report] if they believe they come across a suspected munitions item.

3. REMEDIAL ACTION

The selected remedy for MRS 09 consisted of a letter to the landowner. The objective of the letter is to minimize the potential exposure to MEC by providing information to the landowner about the potential for munitions and to educate the landowner on avoidance and reporting procedures. This objective is met by implementing the IC (letter to landowner) which warns of potential hazards and provides up-to-date information on how to recognize and report encounters with potential MEC. USACE implemented the IC at MRS 09.

3.2 PRIVATE LANDOWNER NOTIFICATION

As noted in the *Final Institutional Control Implementation Technical Memorandum* (WESTON, 2025), a notification letter to include 3Rs information will be submitted by USACE every 5 years to the private landowner whose properties occupy portions of MRS 09. The trifold brochure with 3Rs information to be attached to the notification letter will provide information to educate the landowner on the actions to be taken if they should encounter or suspect they have encountered a military munitions item in MRS 09. The initial letter, including a trifold brochure with 3Rs information attached to the letter, was submitted to the landowner in February 2026.

3.3 FIELD CHANGES

No components of the RA (i.e., letter to the landowner) differed from the DD for MRS 09 (USACE, 2019).

4. DEMONSTRATION OF COMPLETION

4.1 RAO ATTAINMENT

The RAO for MRS 09 is as follows:

- Reduce the unacceptable risk due to the potential presence of munitions and explosives of concern (MEC) within the boundary of MRS 09 by informing the landowner of what was found at the site, provide reference to the DD, and remind the landowner to exercise the 3Rs of the Explosive Safety Education Program [Recognize, Retreat, and Report] if they believe they come across a suspected munitions item.

The remedy has been implemented in accordance with the signed DD (USACE, 2019). The IC is in place, and there is no unacceptable risk for explosive hazards due to MEC at this MRS. The RAO for MRS 09 has been achieved. The specific action conducted for the selected remedy to meet the requirements of the RAO is as follows.

- Letter written by USACE to private property landowner to include information about what was found at the site, refer to the DD, and remind the landowner to exercise the 3Rs of the Explosive Safety Education Program (Recognize, Retreat, and Report) if they believe they come across a suspected munitions item.

Although not part of the remedy for MRS 09, signage installed as part of the remedy for the Refuge Land Buffer MRS 07 and Low Probability FUDS Water Buffer MRS 08 are adjacent to MRS 09 and provide an additional form of hazard notification to the landowner who may access MRS 09.

4.2 DATA QUALITY OBJECTIVES COMPLIANCE

The primary data quality objective (DQO) identified in the MR-QAPP (WESTON, 2024) for MRS 09 included the following:

- **Letter to Private Landowner.** This requirement was met through submitting a written notification in February 2026 to the private landowner concerning potential hazards associated with MEC which could be present on the property.

The RA attained compliance with the above DQOs by providing a letter with the prescribed information to the private landowner of MRS 09. A copy of the letter, trifold brochure, and confirmation of delivery are included in the project file.

4.3 PROGRAM MILESTONES

Milestones are associated with the end of response phases. RC is the milestone signifying that USACE has met the RAO for a site, documented the determination (through preparation of this RACR), and sought regulatory agreement. For MRS 09, RC signifies the RA has achieved the RAO. Post-RA activities will continue for MRS 09 in the form of maintaining the IC listed in Section 5.

As prescribed in the FUDS Handbook (USACE, 2022), USACE will seek regulatory agreement on RC determinations and document these in the FUDS document repository. Documentation of regulatory agreement of RC will include written agreement in the form of a dated, official letter or email from VDEQ reflecting agreement and official sanction of the RC determination.

5. ONGOING ACTIVITIES

Ongoing periodic maintenance activities for the MRS 09 IC include the following:

- Provide a letter to private landowner of MRS 09 and conduct 5-year reviews every 5 years which meets the RAO (letter will be sent prior to conducting the 5-year reviews).

6. COMMUNITY INVOLVEMENT

The initial Public Involvement Plan (PIP) for the PTI Range FUDS property was published in March 2009 (Shaw, 2009) while an updated version was finalized in July 2023 (Hana Engineers and Consultants, LLC [Hana], 2023). The updated version was prepared to outline community issues and concerns related to Military Munitions Response Program (MMRP) activities at the PTI Range FUDS property to identify community outreach and involvement activities to be conducted. Community participation included the following:

- Public interest in a Restoration Advisory Board (RAB) was initially solicited in 2008 and interest was insufficient to establish the RAB. The RAB was additionally solicited in 2014, 2016, and 2018 and public interest remained insufficient to form a RAB.
- A public meeting was conducted by USACE on May 24, 2005, to discuss the planned project at the PTI Range FUDS property, which included the demolition of two observation towers.
- Public interviews were conducted in 2008 to assist in the development of the initial 2009 PIP.
- The PTI Range FUDS CERCLA reports, which contain information for MRS 09, including the Final Remedial Investigation (RI) Report (Shaw, 2013), Final FS Report (USACE, 2018a), and the Final Proposed Plan (USACE, 2018b), were made available for a public comment period from July 9 to August 17, 2018. Requests were made to the public in the public notice concerning interest in a public meeting, which was held on July 26, 2018. Public comments and responses were provided in the Responsive Summary in the DD (USACE, 2019).
- Representatives from USACE and USFWS set up a booth at the 2022, 2023, and 2025 Poquoson Seafood Festival to discuss planned activities at the PTI Range FUDS with the public. Maps were on display and a fact sheet was distributed.

7. REFERENCES

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APPENDIX A

LETTER TO LANDOWNER(S)



DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, BALTIMORE DISTRICT
2 HOPKINS PLAZA
BALTIMORE, MD 21201-2930

5 February 2026

Notice to Property Owner
Plum Tree Island Range Formerly Used Defense Site
Poquoson, Virginia



Dear Mr. [REDACTED],

You are receiving this notice because you have been identified as the owner of a parcel (City of Poquoson TAX ID No. [REDACTED]) adjacent to boundaries of the Plum Tree Island Range (PTI) Formerly Used Defense Site (FUDS) which is situated in and around the Plum Tree Island National Wildlife Refuge currently managed by the US Fish & Wildlife Service. The U.S. Army Corps of Engineers (USACE) has designated this referenced parcel as Munitions Response Site (MRS) 09 – Non-Refuge Land Buffer. The PTI Range was created in 1917 to support operations at nearby Langley Air Force Base (AFB), including experiments involving aerial bombing. A map showing the PTI Range FUDS and MRS 09 is attached.

USACE, Baltimore District has worked to determine the nature and extent of potential munitions leftover from past military use at the FUDS property. This work included extensive field investigations under a Remedial Investigation (RI) to determine the nature and extent of Munitions and Explosives of Concern (MEC) and munitions constituents (MC). This information was used to determine the risk posed to human health and the environment by MEC and MC. During the RI, eight (8) MRSs (to include MRS 09) were identified. This delineation enables us to divide the site into manageable units that may require different remedial actions, based on MRS-specific risk determinations or specific physical differences. Based on the RI results and a subsequent feasibility study, a Decision Document was developed, endorsed by the Virginia Department of Environmental Quality (VDEQ) and approved by USACE Headquarters, which describes required actions for all MRSs (including your property).

a. The remedial goal developed in the Decision Document for all MRSs is to prevent direct human contact with MEC by minimizing potential exposures. This goal will be reached by a combination of actions; where there is a higher risk to encounter MEC, active remediation in conjunction with Institutional Controls (ICs) will be performed, and, for lower risk areas, only the implementation of ICs is required.

b. Your property is located next to an area considered a buffer zone (referred in our documentation as MRS 07) where stray bombs may have landed or short-lived bombing activities may have occurred. Therefore, your property would have a similar risk to the buffer zone (lower risk) and requires only the implementation of ICs. To meet the IC requirement for MRS09, this letter is provided to make you aware of this situation, and to provide information on the 3Rs of the Explosive Safety Education Program (Recognize, Retreat, and Report) in case you encounter a munitions item or some other unknown metallic item that could be a munitions item. The following attachments have been included to provide the required information:

(1) Figure – provides spatial context and location of your property with respect of the FUDS property boundary.

(2) Trifold – provides a summary of past and ongoing activities, access to the information repository (QR code), and guidance on how to apply 3Rs if you see a metallic item that cannot be easily identified. There is a need to be aware of safety and the proper response should you encounter a munitions item on your property. If you encounter a munition item or some other unknown metallic item that could be a munition item, please exercise the 3Rs of the Explosive Safety Education Program (Recognize, Retreat, and Report) as detailed in the tri-fold attachment.

Please be assured that, while the risk of encountering munitions is low on your property, it is important to remain vigilant in the event that you, your guests, or trespassers encounter an unidentified item that may be a munition and to follow the 3Rs as directed in the tri-fold.

If you have any questions, please contact the USACE at nab-pao@usace.army.mil.

Sincerely,

A redacted signature consisting of a solid black rectangular block.

Brent Graybill
FUDS Project Manager

A redacted signature consisting of a solid black rectangular block.

Frances Delano Collazo
FUDS Technical Manager

Enclosures



**US Army Corps
of Engineers®**
Baltimore District



Plum Tree Island provides habitat for many species.

Where is Plum Tree Island Range?



Plum Tree Island National Wildlife Refuge is located 11.2 miles east of Newport News and includes the largest portion of the Plum Tree Island Range.



A USACE Remedial Investigation team removes Jet-Assisted Takeoff rockets from Plum Tree Island Range.

Preserving the future along the Chesapeake

Many federal, state, and regional stakeholders are involved in the restoration of the lands and waters in and around the former Plum Tree Island Bombing Range. These agencies are committed to human health and safety, preservation of environmental resources for the Commonwealth of Virginia, and the individuals who rely on the waters of the Chesapeake Bay for their livelihood. Some of the organizations involved in this effort include:



**Virginia Department
of Environmental Quality**



U.S. Fish and Wildlife Service



**Virginia Marine
Resources Commission**



**United States Army Corps
of Engineers**



City of Poquoson

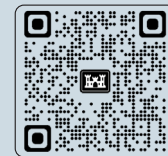
Plum Tree Island Range

**Military Munitions Response Project
at a Formerly Used Defense Site**



Find more information

Scan QR code or contact
US Army Corps of Engineers:
nab-pao@usace.army.mil



**US Army Corps
of Engineers®**
Baltimore District

Why this project matters

The Plum Tree Island Military Munitions Response Project is a restoration effort to



remove unexploded ordnance (UXO) from the island and the surrounding waters that could be dangerous to people and wildlife. Five land-based practice targets along with three water-based targets have been identified as possibly having munitions on the land

and in the waters, estuaries, salt marshes, and rivers flowing into the Chesapeake Bay.

What's Next



To increase public awareness of hazards, warning signs (see left), fact sheets, and 3Rs information were installed and distributed in 2024. Access restrictions and public education will be ongoing. Future actions include removal and disposal of military

munitions found on land and in waters on and adjacent to the former range.

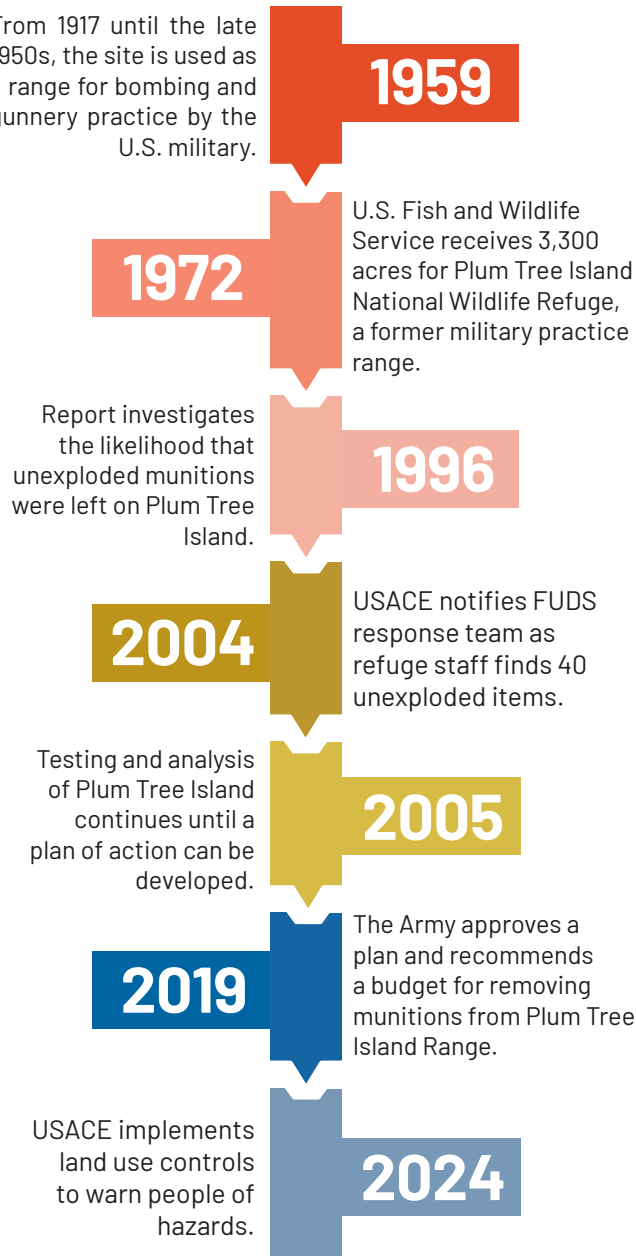
Get in touch

The U.S. Army Corps of Engineers (USACE) is working with local and state officials to keep you up to date about the work being conducted at Plum Tree Island Range. For questions, contact USACE by email at nab-pao@usace.army.mil

Plum Tree Island Range

How we got here Military Use and Range History

From 1917 until the late 1950s, the site is used as a range for bombing and gunnery practice by the U.S. military.



What should I do if I find unexploded munitions?

Unexploded ordnance can look like everyday items such as soda cans, golf balls, or other safe objects. Never take a chance. If you see an item that cannot be easily identified, leave the area and notify someone. If you are unsure what an object might be, don't pick it up.



U.S. Army Corps of Engineers Remedial Investigation team removes a World War I MK-I fuze from Plum Tree Island Range. (USACE Photo)

Don't forget the 3 Rs



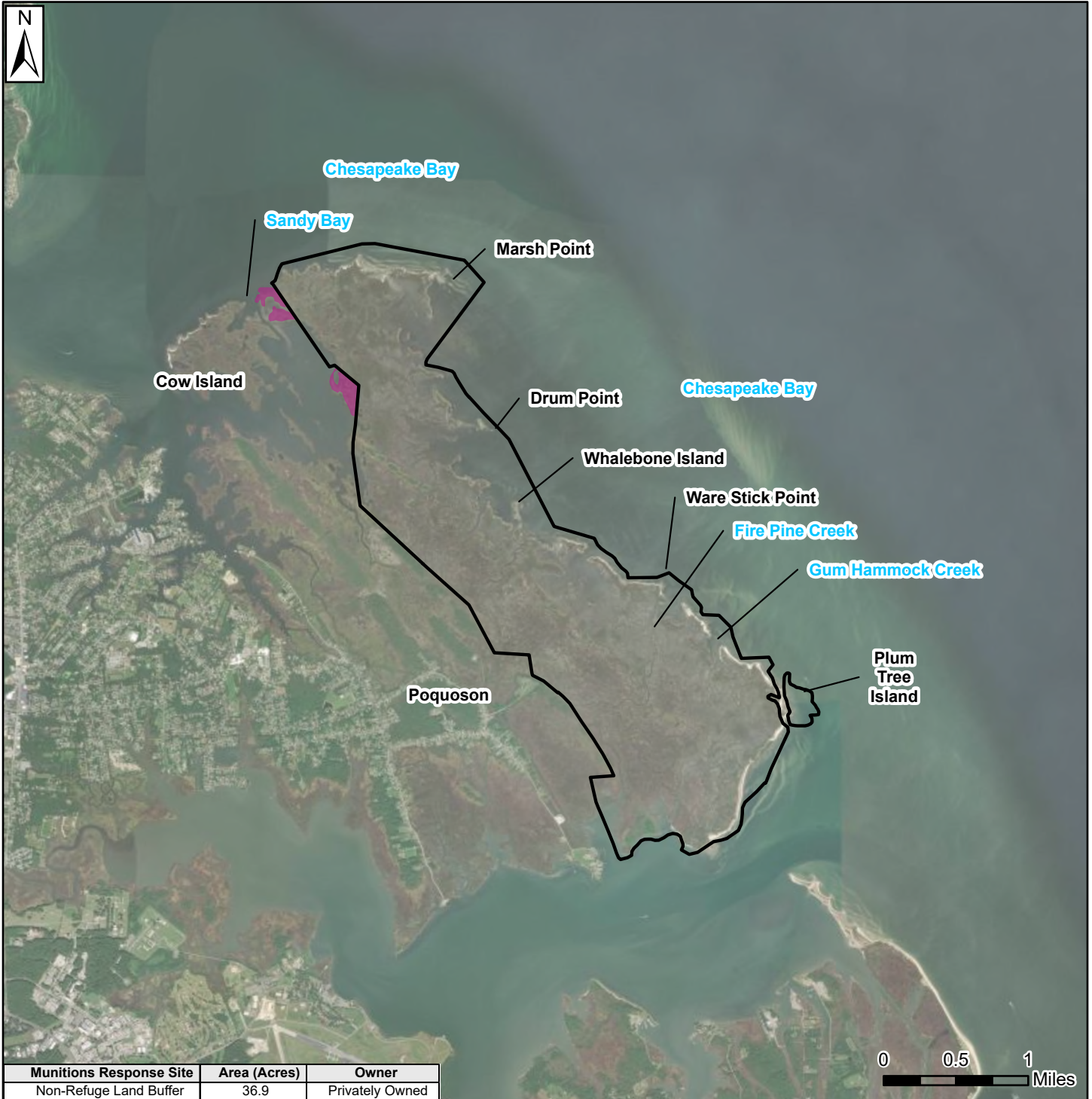
Recognize when you may have found a munition.
Retreat by carefully leaving the area.
Report what you encountered. Tell officials what you saw and where.

CALL 757-868-3510 or 911
 (City of Poquoson Fire and Rescue)

Plum Tree Island Range FUDS
Poquoson, Virginia



Non-Refuge Land Buffer MRS 09 Location Map



Munitions Response Site	Area (Acres)	Owner
Non-Refuge Land Buffer	36.9	Privately Owned

Legend

- Non- Refuge Land Buffer MRS 09
- FUDS Boundary

Data Sources:
ESRI 2020

Date: September 2025
Prepared For: USACE
Projection: WGS 84 UTM 18N