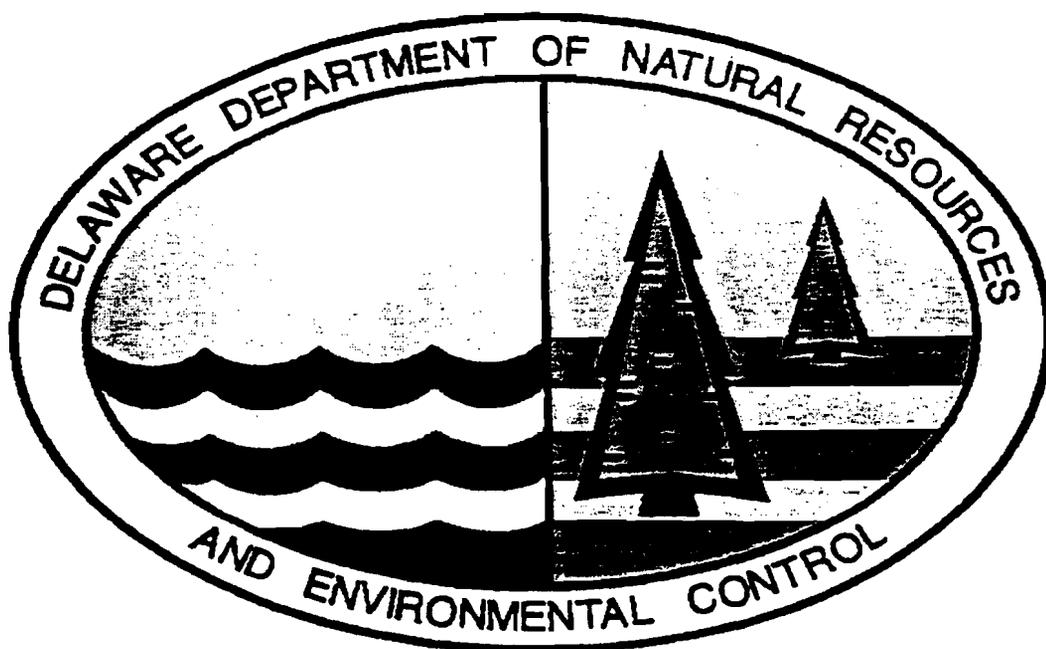


Final Plan of Remedial Action

400 S. Madison Street Site
South Wilmington, DE



October 1995

Prepared by:
Department of Natural Resources and Environmental Control
Division of Air and Waste Management
Superfund Branch

Table of Contents

INTRODUCTION	1
BACKGROUND	1
PROPOSED PLAN AND PUBLIC PARTICIPATION	1
FURTHER ACTION	2
DECLARATION	2
LIST OF FIGURES	3
Figure 1: Site Location	4
Figure 2: Sample Location Map	5
Figure 3: Sampling Grid	6
Figure 4: Newspaper Legal Notice	7

Final Plan of Remedial Action 400 S. Madison Street Site

Introduction

The Department of Natural Resources and Environmental Control (the Department) issues this Final Plan of Remedial Action under the provisions of the Delaware Hazardous Substance Cleanup Act (HSCA) and the Delaware Regulations Governing Hazardous Substance Cleanup (the Regulations). The Final Plan presents to the public the Department's final selection of remedial activities to occur at 400 S. Madison Street, Wilmington, Delaware.

Background

In July 1995, the Superfund Branch of the Department of Natural Resources and Environmental Control (the Department) was asked to perform a document review of the 400 S. Madison Street site in South Wilmington. Included in the document review were the Phase I and Phase II Environmental Assessment (EA) reports completed by Tetra Tech, Inc., for the site, as well as a Freedom of Information Act (FOIA) addendum containing numerous other documents and reports regarding the 400 S. Madison Street site. Based on the review of the Phase I and II reports and prior investigations, the Department has determined that the 400 S. Madison Street site does not pose a significant threat to human health or the environment. The Department, therefore, recommends that no further action or investigation take place at the site, with the following provisions:

- A deed restriction is placed on the property limiting it to industrial/commercial use only;
- The deed restriction include provisions which limit excavation of the contaminated fill material or area of past remediation conducted by Pettinaro Associates; and
- The Department is contacted for approval before any excavation is performed should the owner/operator need to excavate beyond the clean fill area (the clean fill area shall be defined as the fill which exists above the concrete drainage way located to the north of the property (see Figure 2)).

Proposed Plan and Public Participation

The Department drafted a Proposed Plan of Remedial action for the site and recommended that no further action take place at the 400 S. Madison Street property. The Department provided public notice in The News Journal and Delaware State News on September 24, 1995. During the comment period, the Department received no objections to the Proposed Plan. Therefore, the

Final Plan of Remedial Action was issued designating the selected procedures and stipulations concerning current and future activities.

Further Action

Based upon the information and results of the investigation performed at the 400 S. Madison Street property, the Department recommends that no further investigation or remediation take place at the site. However, since fill material was discovered at the site, the Department shall require that the following actions occur:

- A deed restriction is placed on the property limiting it to industrial/commercial use only;
- The deed restriction include provisions which restrict excavation of the contaminated fill material or area of past remediation conducted by Pettinaro Associates; and
- The Department is contacted for approval before any excavation is performed should the owner/operator need to excavate beyond the clean fill area (the clean fill area is defined as the fill which exists above the concrete drainage way located to the north of the property).

Declaration

This Final Plan of Remedial Action for Process Industries, Inc. is protective of human health, welfare, and the environment and is consistent with the requirements of the Delaware Hazardous Substance Cleanup Act.


Nicholas A. Di Pasquale
Division of Air and Waste Management

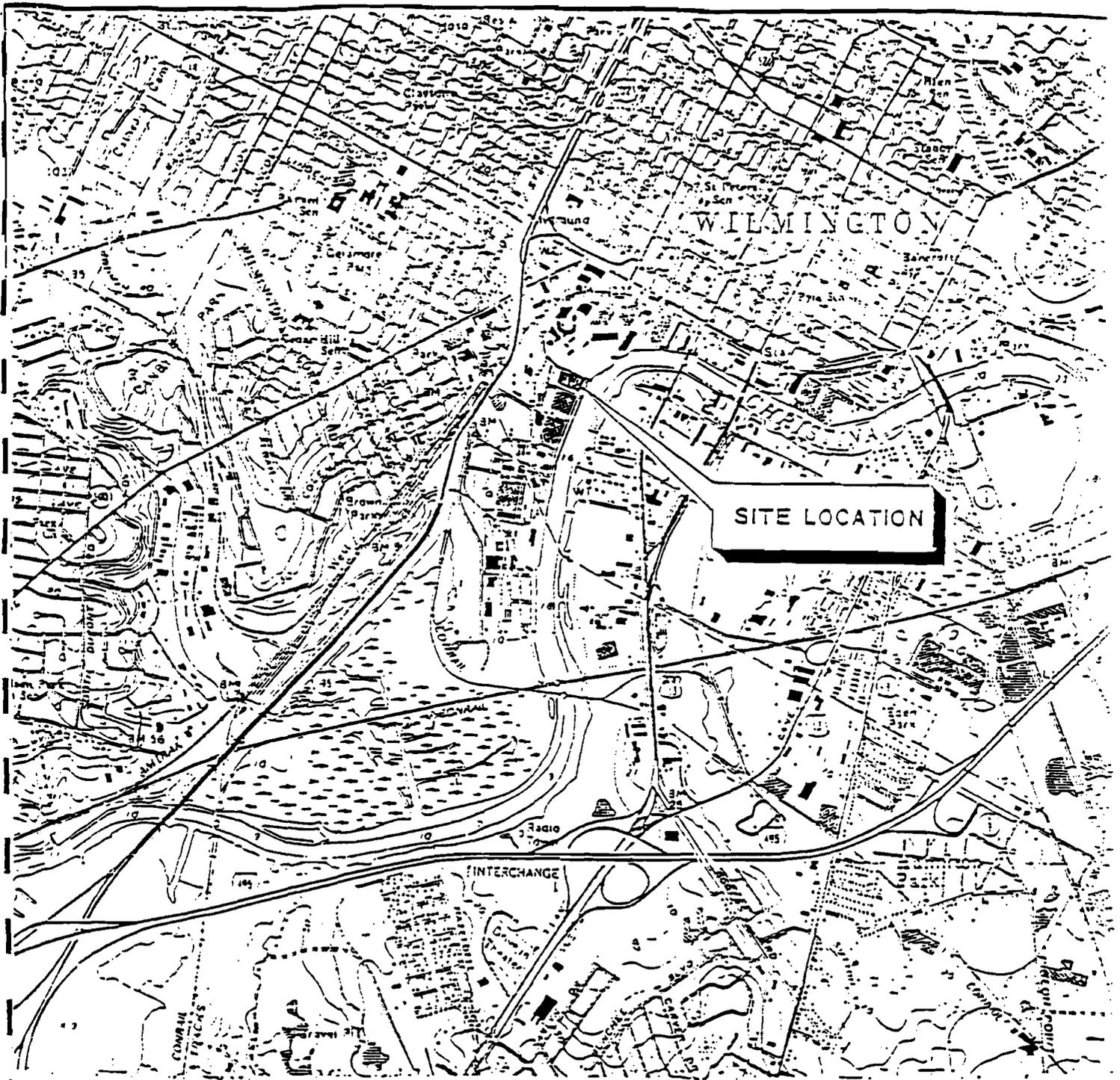
List of Figures

Figure 1: Site Location

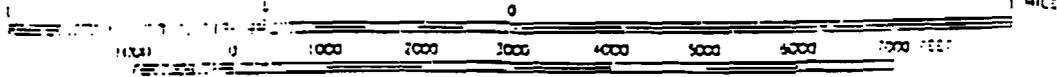
Figure 2: Sample Location Map

Figure 3: Sampling Grid

Figure 4: Newspaper Legal Notice



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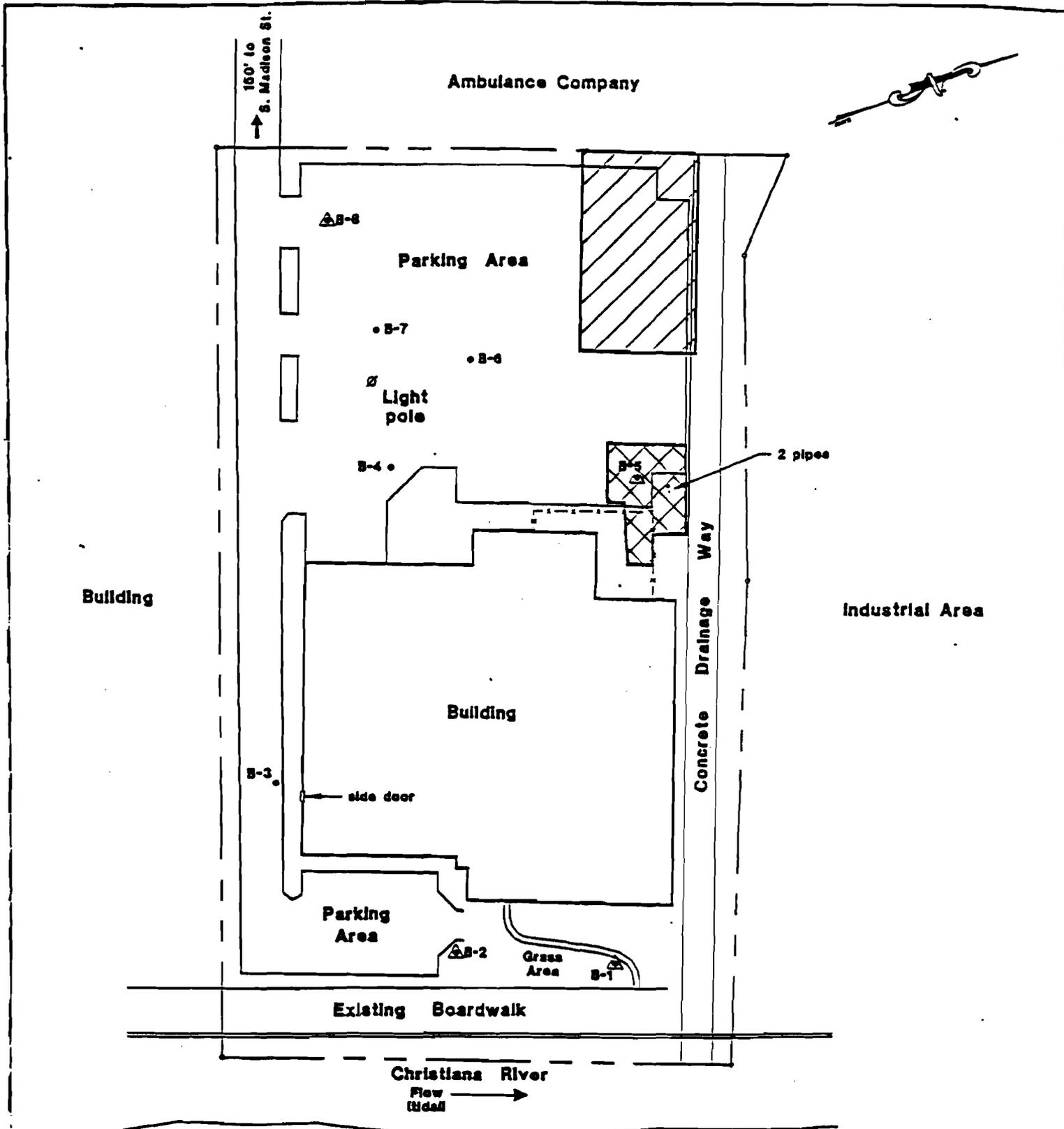


SOURCE: USGS, 7.5 QUADRANGLE WILMINGTON SOUTH, DE.



TETRA TECH, INC.

FIGURE 1
 GENERAL LOCATION MAP
 MADISON BUILDING SITE
 400 S. MADISON STREET
 WILMINGTON, DELAWARE



LEGEND:

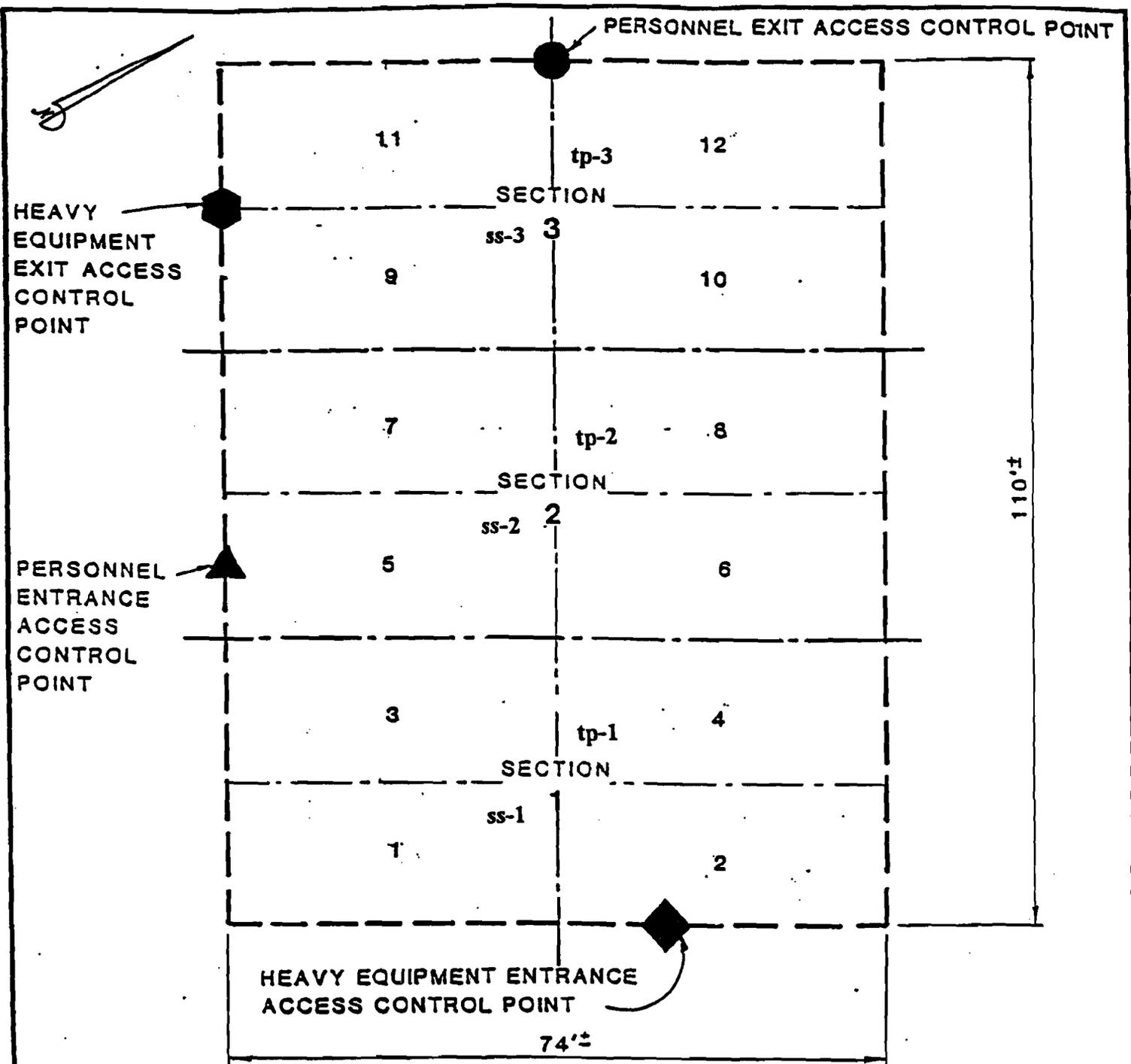
-  Approx. area of former surface soil investigation (for Pettinaro, by Duffield Assoc.)
-  Area surveyed for underground metal features
- B-3 • Soil Sample Location
- B-2  Soil and Ground-Water Sample Location

NOT TO SCALE



TETRA TECH, INC.

FIGURE 2
SAMPLE LOCATION MAP
MADISON BUILDING SITE
400 S. MADISON STREET
WILMINGTON, DELAWARE



- SYNOPSIS OF SAMPLES:**
- 3 SURFACE SOIL COMPOSITES
 - 3 SUBSURFACE SOIL COMPOSITES
 - 1 SOIL COMPOSITE DUPLICATE
 - 1 BACKGROUND SOIL COMPOSITE
 - 2 BACKGROUND ENCOUNTERED GROUNDWATER

FIGURE 3
SAMPLING GRID
FOR THE EXCLUSION ZONE
HARBOR PLACE INDUSTRIAL PARK
WILMINGTON, DELAWARE


DUFFIELD ASSOCIATES, INC.
 CONSULTING GEOTECHNICAL ENGINEERS

Drawn: OSH	Chk'd: MCM	Date: 9/14/88
Scale: 1"=20'	W.O.: 1275-HA	
File No.: A-1275HA-4		

**PROPOSED PLAN OF
REMEDIAL ACTION
FOR**

400 S. MADISON STREET

The Delaware Department of Natural Resources and Environmental Control (the "Department") announces the release of the Proposed Plan of Remedial Action for the 400 S. Madison Street Site located in South Wilmington, under the authority of the Hazardous Substance Cleanup Act (HSCA).

In July 1995, the Superfund Branch of the Delaware Department of Natural Resources and Environmental Control (DNREC) was asked to perform a document review of the 400 S. Madison Site. Included in the document review were the Phase I and Phase II Environmental Assessment Reports completed by Tetra Tech Inc. as well as a Freedom of Information Act addendum containing numerous other documents and reports regarding this site.

Based on the review of the Phase I and II reports and prior investigations, the Department has determined that the 400 S. Madison Street site does not pose a significant threat to human health or the environment. The Department recommends that no further action or investigation take place at the site with the following provisions:

- A deed restriction is placed on the property limiting it to industrial/commercial use only;
- the deed restriction include provisions which limit excavation of the contaminated fill material or the area of past remediation;

- the Department is contacted for approval before any excavation is performed should the owner/operator need to excavate beyond the clean fill area (as defined in the Proposed Plan).

A copy of the Proposed Plan of Remedial Action for 400 S. Madison Street is available at the following location:

DNREC's

New Castle Office
715 Grantham Lane
New Castle, De. 19720
(302) 323-4540

DNREC invites written comments on this Plan. Members of the public may also request a public hearing on the Proposed Plan of Remedial Action pursuant to 7 Del. C § 9112. The comment period begins on September 25, 1995 and ends on October 16, 1995.

Comments and/or requests for a public hearing may be submitted in writing to Jennifer Kyle by the close of business (4:30 p.m.) on October 16, 1995 at the above address.

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