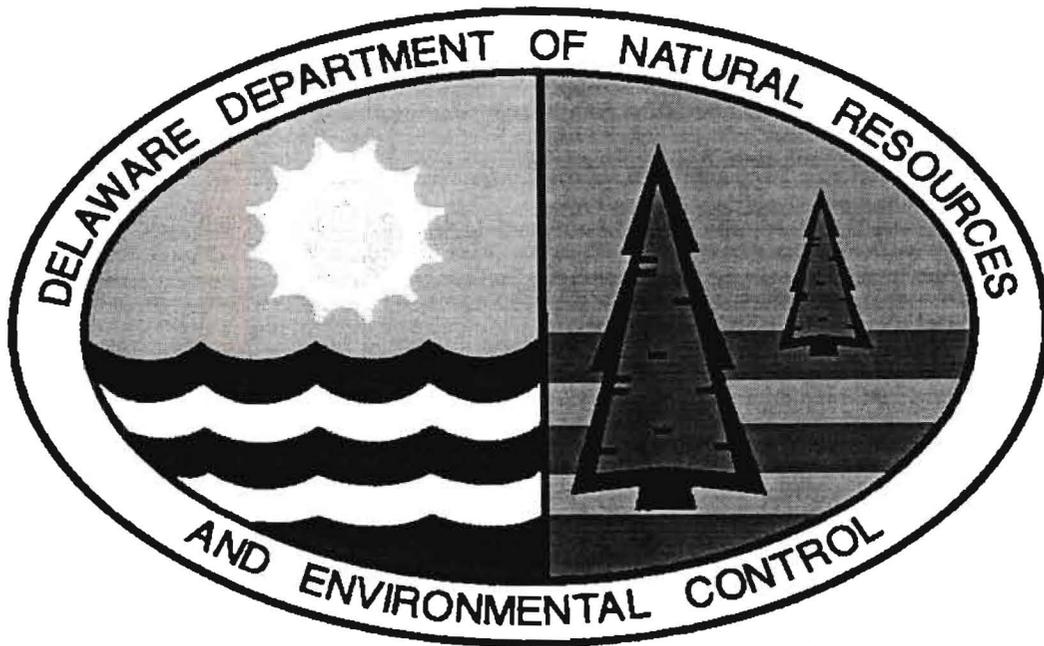


Final Plan of Remedial Action

**CSX Property
1 S. Madison Street Site
South Wilmington, DE**



March 1996

Prepared by:

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

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**Final Plan of Remedial Action
CSX Property
1 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 the CSX Property, 1 S. Madison Street, Wilmington, Delaware.

Background

In August 1995, the Superfund Branch of the Department of Natural Resources and Environmental Control (the Department) reached agreement with the Christina Gateway Corporation to perform a Remedial Investigation/Focused Feasibility Study (RI/FFS) of the soil under the Delaware Hazardous Substance Cleanup Act (HSCA) at the CSX property, 1 S. Madison Street in South Wilmington. The CSX property is situated on the southwest corner of South Market Street and Water Street (see Figure 1 and 2). Included in the RI/FFS was a document review of the Phase I and Phase II Environmental Site Assessment (ESA) reports completed by WIK Associates, Inc., for the site. Based on the review of the Phase I and II ESA reports and the RI/FFS, the Department has determined that the CSX property does pose a threat to human health or the environment.

Proposed Plan and Public Participation

The Department drafted a Proposed Plan of Remedial Action for the site and recommended that further action take place at the CSX property, 1 S. Madison Street. The Department preferred remedy is capping.

The Department provided public notice of its Proposed Plan of Remedial Action in The News Journal and Delaware State News on February 18, 1996. 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 CSX property, 1 S. Madison Street, the Department has determined that the most appropriate remedial alternative is capping. Capping would involve the construction of a modified RCRA "D" cap over the entire site. The cap would include spreading a minimum 2-foot thick layer of clean fill across the surface of the site. The clean fill would be capped with an impermeable material, in this case asphalt and/or a structure. This option would be consistent with the anticipated use of the site. Capping will provide a cost effective means of meeting all remedial objectives. A development plan has been forwarded to DNREC illustrating the proposed construction (see Figure 3). When a final design is developed, it will also be forwarded. If the future use of the property should change to residential, the remedy may no longer be protective and appropriate remedy should be considered at that time. In addition the following limitations also will apply at this site after the implementation of the remedy:

- A deed restriction is placed on the property limiting it to industrial/commercial use only;
- The deed restriction includes provisions which limit excavation of the contaminated fill material which will be left in place as part of the remedy for this property as defined in the CSX property Proposed Plan of Remedial Action; 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 is placed above the contaminated fill material as part of the remedy for the site.

Declaration

This Final Plan of Remedial Action for CSX Property 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

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List of Figures

Figure 1: Site Location

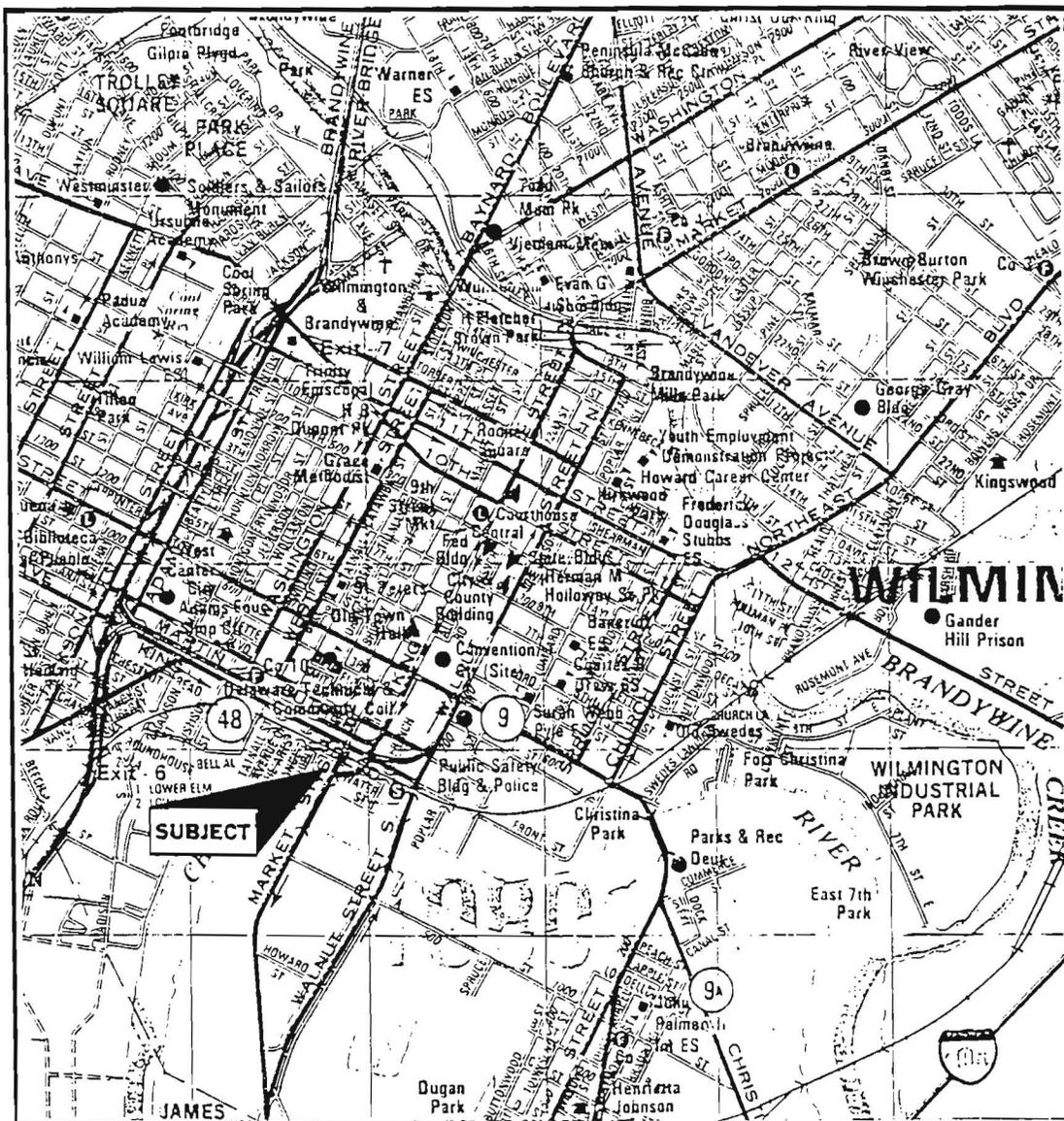
Figure 2: Sample Location Map

Figure 3: Large Site Plan

Figure 4: Newspaper Legal Notice

FIGURE 1 SITE LOCATION MAP

CSX Property
South Market Street
Wilmington, Delaware 19807



Scale: 1 inch = 2,000 feet

NJ 2/18/96

Division of Air and
Waste Management
37 Kings Highway,
P.O. Box 1401
Covey, DE 19903
218-21NJ 15812
655156

**PROPOSED PLAN
OF REMEDIAL ACTION
FOR CSX PROPERTY
SITE**

The Delaware Department of Natural Resources and Environmental Control (DNREC) announces the release of the Proposed Plan of Remedial Action (PPRA) for the CSX Property site located in Wilmington, Delaware, under the authority of the Hazardous Substance Cleanup Act (HSCA).

In August 1995, the Department of Natural Resources and Environmental Control (DNREC) reached an agreement with the Christiana Gateway Corporation, to perform a Remedial Investigation a t i o n / F o c u s e d Feasibility Study (RI/FFS) of the soil at the CSX Property.

Based upon the analytical results from soil testing at the CSX Property during the Remedial Investigation, PCB's and Benz(a)pyrene are the chemicals of concern. These chemicals exceed risk based thresholds for adequate protection to human health. The Department has determined that remediation of soils in exceedance of risk based levels is appropriate for the CSX Property.

The most appropriate remedial alternative is capping the site in conjunction with a restriction on the deed of the property limiting its use to nonresidential purposes. If the future use of the property should change to residential, the remedy may no longer be protective and appropriate remedy should be considered at that time. Capping will provide a cost effective means of meeting all remedial objectives while satisfying a majority of the evaluation criteria. A copy of the Proposed Plan of Remedial Action for the CSX Property, Site is available at the following location:

DNREC's
New Castle Office
715 Grantham Lane
New Castle, DE 19720
(302) 323-1540

DNREC invites written comments on this Plan. The comment period begins on Monday, February 19, 1996 and ends at 4:30 p.m. on Friday, March 15, 1996. If requested, a public hearing on this plan will be held on Friday, March 8, 1996 at 7 p.m. at the DNREC, New Castle Office.

Comments may be submitted in writing to Karl F. Kaibacher by the close of business (4:30 p.m.) on March 15, 1996 at the above address.
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