



PROPOSED PLAN OF REMEDIAL ACTION

Former Chestnut Hill Exxon
Newark, Delaware
DNREC Project No. DE-1520



February 2013

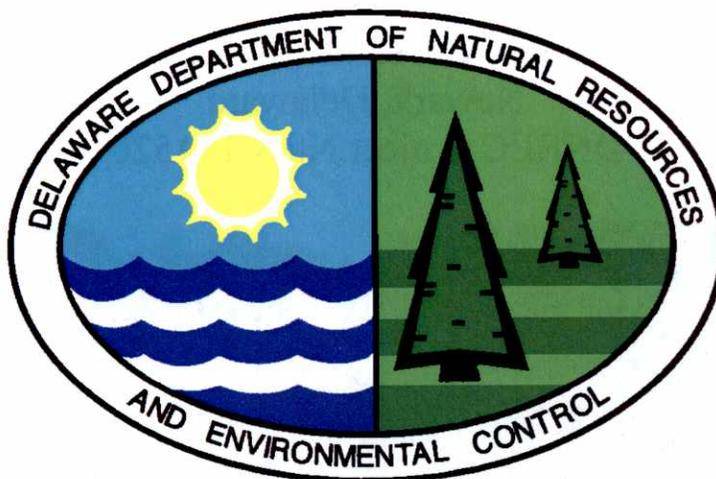
Delaware Department of Natural Resources and Environmental Control
Division of Waste and Hazardous Substances
Site Investigation & Restoration Section
391 Lukens Drive
New Castle, Delaware 19720

CONTENTS

- Figures: 1 & 2
- Glossary of Terms

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Approval:

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

Approved by:

Marjorie A. Crofts, Director Division of Waste Management
2.21.13
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 publish a Final Plan of Remedial Action (Final Plan) for the Site.

What is the Former Chestnut Hill Exxon Site?

The Former Chestnut Hill Exxon Site is located at 366 East Chestnut Hill Road in Newark, Delaware. The Site consists of one tax parcel (11-006.20-002) and is approximately 0.82 acre (Figure 1). The nearest intersection to the Site is East Chestnut Hill Road and Marrows Road. The Site is a former gasoline station and currently consists of one building formally used as an auto repair garage.

What happened at the Former Chestnut Hill Exxon Site?

The Site formally contained gasoline and used oil Underground Storage Tanks (USTs), pumping islands, and hydraulic lifts (Figure 2). Leaks from the USTs impacted the site soil. A 1,000 gallon used oil tank and impacted soil was removed in September of 1997. The remaining three USTs, six pumping dispensers, all associated product lines, three hydraulic lifts and assorted impacted soil was removed in September 2010.

What is the environmental problem at the Former Chestnut Hill Exxon Site?

A Brownfield Investigation was performed on the Site in June 2012. The analytical results indicated that historically impacted surface and subsurface soils on the site were generally absent due to over excavation of impacted soils during previous investigations. Three inorganic compounds in the soil were detected; aluminum, iron, and manganese. However, these compounds did not exceed DNREC's remedial standards. As part of the redevelopment of this Site, the surface soil will be covered with top soil and paved with asphalt. No organic compounds, pesticides or PCBs were detected in the soil.

Aluminum, iron, and manganese were also found in the groundwater above the Secondary Maximum Contaminate Levels (SMCLs). The SMCLs are based on aesthetics such as color, odor and taste of the water. These compounds do not pose risk to human health or the environment. Two organic compounds that were detected in the groundwater were Methyl terbutyl ether (MTBE) and tetrachloroethylene (PCE) at concentrations well below DNREC's remedial standards for groundwater. No other organics, pesticides or PCBs were identified in the groundwater.

What clean-up actions have been taken at the Former Pep-Up Site?

Contaminated soil at the Site was excavated after the removal of the USTs, pumping dispensers, associated product lines and the hydraulic lifts.

What does the owner want to do at the Former Chestnut Hill Exxon Site?

The Site will be redeveloped into a pharmacy store.

What additional clean-up actions are needed at the Former Chestnut Hill Exxon Site?

Based on the investigation, DNREC determined that there is no risk under the unrestricted use scenario at the Site and a No Further Action Certificate of Completion of Remedy (COCR) will be issued for the Site.

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

The Site will remain a commercial business until such time the owner choses to redevelop the property.

How can I find additional information or comment on the Proposed Plan?

The complete file on the Site including the Brownfield 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/>

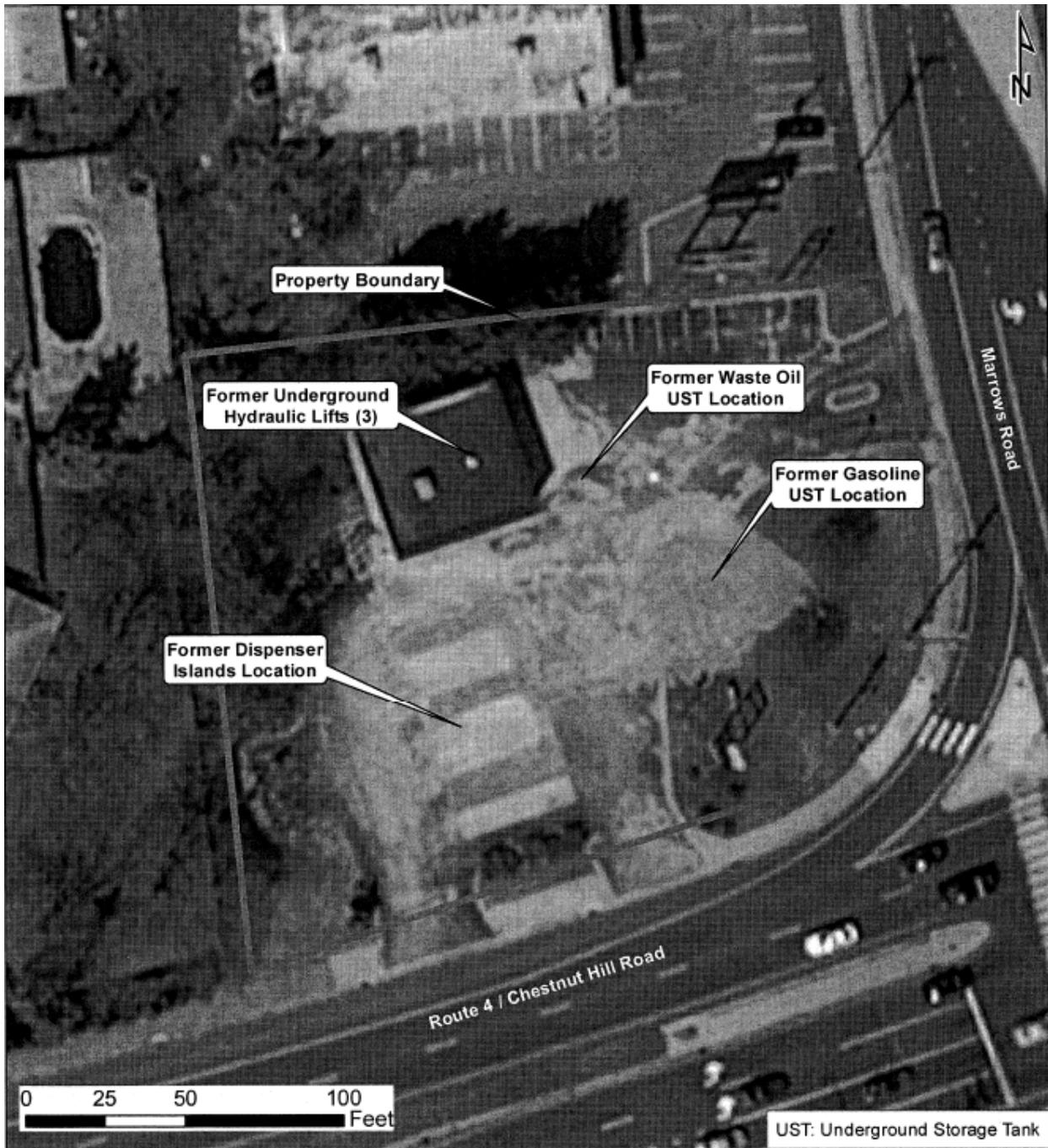
The 20-day public comment period begins on February 27, 2013 and ends at close of business (4:30 pm) on March 18, 2013. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Krystal A. Stanley, Project Officer or Robert Newsome, Public Information Officer.

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 <p>DWHS Site Investigation & Restoration Section 391 Lukens Dr., New Castle, DE 19720 302.395.2600</p> <p>1:1,024</p>		<p>Former Chestnut Hill Exxon DE-1520</p> <p><small>This map is provided by the DNREC-SIRB solely for display and reference purposes and is subject to change without notice. DNREC-SIRB will not be held responsible for the assumed accuracy contained in the map or for use other than its intended purposes. February 2008</small></p>
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Figure 1



NOTES: Basemap image provided by Bing Aerial Maps.

DATE: JULY 2012	SITE FEATURES SKETCH FORMER CHESTNUT HILL EXXON SITE (DE 1520) BROWNFIELD INVESTIGATION REPORT NEWARK-NEW CASTLE COUNTY - DELAWARE	BASEMAP: Bing Aerial Maps	DUFFIELD ASSOCIATES <small>OFFICES IN DELAWARE, MARYLAND, PENNSYLVANIA, AND NEW JERSEY</small> <small>EMAIL: DUFFIELD@DUFFNET.COM</small>
SCALE: As Shown		DRAWN BY: KAS	
PROJECT NO. 8920.EE		CHECKED BY: <i>aw</i>	
SHEET: FIGURE 2		FILE: 8920EE_Figure2_SiteFeatures.mxd	

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.
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.
Poly chlorinated biphenyls (PCBs)	A synthetic, carcinogenic chemical formerly used in a wide variety of industrial applications but banned from most uses by the US EPA in 1979.
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
Uniform Risk-Based Remediation Standards (URS)	A set of concentration criteria for various contaminants potentially present in site media that are developed for protection of human health and the environment
US EPA	United States Environmental Protection Agency