



## **PROPOSED PLAN OF REMEDIAL ACTION**

600 North DuPont Hwy  
New Castle, Delaware  
DNREC Project No. DE-1539



October 2014

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

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 600 North DuPont Hwy Site?**

The 600 North DuPont Hwy Site is located at 600 North DuPont Highway in New Castle, Delaware, and consists of one tax parcel (10-019.10-159), approximately 0.2 acres in size (Figure 1). The nearest intersection to the Site is North DuPont Hwy and East Jackson Avenue. The Site consists of a single story masonry building constructed on a concrete slab, asphalt paved surfaces, and concrete covered surfaces. The Site is zoned for commercial use (Figure 2).

### **What happened at the 600 North DuPont Hwy Site?**

The Site was previously used as a gasoline filling station and service station. Most recently the Site was used as storage for a towing company, in addition to tow truck maintenance and repair. The Site has been vacant since 2012. Historical operations may have impacted the soil and groundwater beneath the Site.

### **What is the environmental problem at the 600 North DuPont Hwy Site?**

A Brownfield Investigation performed in May 2014 at the Site found that the surface and subsurface soil contaminants of concern were detected below the respective DNREC January 2014 Screening Values. As a result, the surface and subsurface soil does not present a risk. The groundwater showed elevated concentrations of several dissolved metals including: cobalt, iron, and manganese. The groundwater also had elevated concentrations of several volatile organic compounds (VOCs) including: chloroform, cis-1,2-dichloroethene, ethylbenzene, tetrachloroethene (PCE), and trichloroethene (TCE) above DNREC January 2014 Screening Values. Human health risk assessment (HHRA) calculations, under the groundwater industrial use scenario, showed that the groundwater poses a risk. The groundwater does not pose a vapor intrusion risk.

### **What clean-up actions have been taken at the 600 North DuPont Hwy Site?**

No interim actions have been performed at the site.

## **What does the owner want to do at the 600 North DuPont Hwy Site?**

The Site will be redeveloped into an automobile repair and maintenance facility. The redevelopment includes the removal of the hydraulic underground lifts, renovations to the existing building and site work outside of the building.

## **What additional clean-up actions are needed at the 600 North DuPont Hwy Site?**

DNREC proposes the following remedial actions for the Site, which needs to be completed before a Certificate of Completion of Remedy (COCR) can be issued:

1. An Environmental Covenant, consistent with Delaware's Uniform Environmental Covenants Act (Title 7, Del. Code Chapter 79, Subtitle II) (UECA), will be recorded in the office of the Recorder of Deeds. The Environmental Covenant will include the following:
  - [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;
  - [b.] Compliance with the Long Term Stewardship Plan. Perform all work required by the Long Term Stewardship Plan ("LTS Plan"), as issued, approved, modified or amended by DNREC;
2. Submit to DNREC a Contaminated Materials Management Plan (CMMP) for DNREC's approval. The CMMP will allow construction workers to safely handle any potential contaminated groundwater at the Site.
3. Submit a Long-Term Stewardship (LTS) Plan for DNREC's approval. The LTS plan will detail: 1) the groundwater monitoring requirements to be followed in order to monitor the attenuation of the groundwater COCs.

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

An environmental covenant will be filed restricting groundwater on the Site and a Long Term Stewardship Plan for groundwater monitoring will be completed. The CMMP will be completed and available for the Site.

## **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:

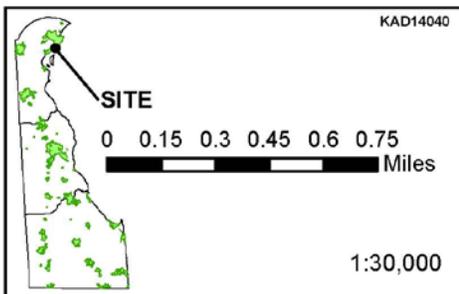
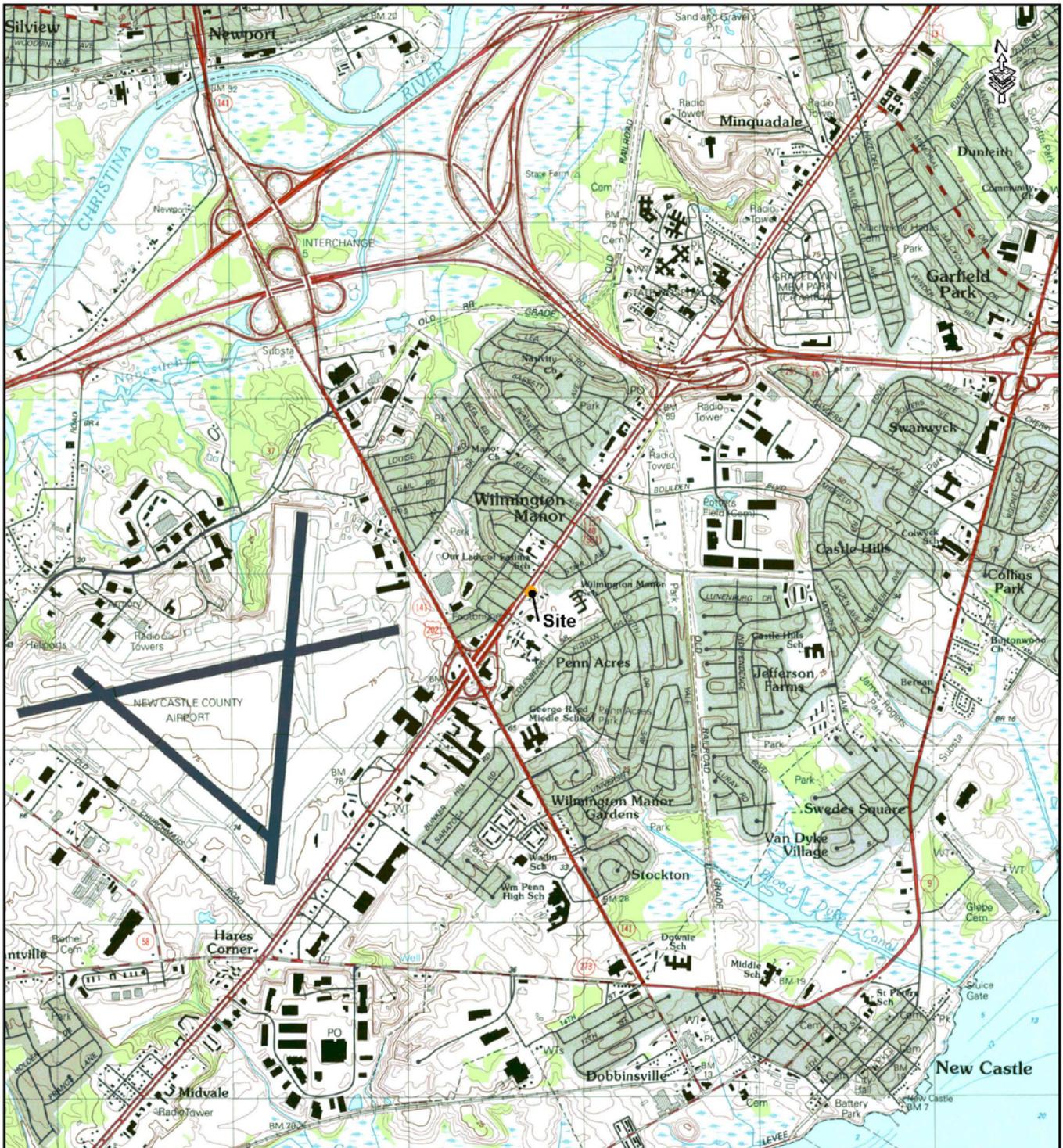
<http://www.nav.dnrec.delaware.gov/DEN3/>

The 20-day public comment period begins on November 2, 2014 and ends at close of business (4:30 pm) on November 24, 2014. 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: List

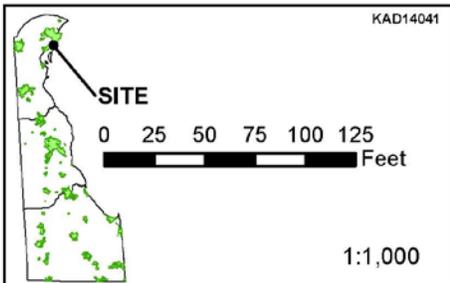
Figure 2: List

MMP:vdh  
MMP14058.doc  
DE 1539 II B 8



**FIGURE 1**  
**SITE LOCATION MAP**  
**600 N. DUPONT HWY (DE-1539)**  
**NEW CASTLE, DE**  
**USGS 7.5 MIN TOPO**

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**FIGURE 2  
 SITE MAP  
 600 N. DUPONT HWY (DE-1539)  
 NEW CASTLE, DE  
 2012 AERIAL**

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## Glossary of Terms Used in this Proposed Plan

<b>Brownfield Investigation (BFI)</b>	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.
<b>Certification of Completion of Remedy (COCR)</b>	A formal determination by the Secretary of DNREC that remedial activities required by the Final Plan of Remedial Action have been completed.
<b>Contaminant of Concern (COC)</b>	Potentially harmful substances at concentrations above acceptable levels.
<b>Contaminated Materials Management Plan</b>	A written plan specifying how potentially contaminated material at a Site will be sampled, evaluated, staged, transported and disposed of properly.
<b>Final Plan of Remedial Action</b>	DNREC's adopted plan for cleaning up a hazardous site.
<b>Hazardous Substance Cleanup Act (HSCA)</b>	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.
<b>Human Health Risk Assessment (HHRA)</b>	An assessment done to characterize the potential human health risk associated with exposure* to site related chemicals.
<b>Risk</b>	Likelihood or probability of injury, disease, or death.
<b>SIRS</b>	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