



PROPOSED PLAN OF REMEDIAL ACTION

Hamilton Park/Pyles Lane Site
Operable Units 16, 17, 18, 19, and 20
(OU-16, OU-17, OU-18, OU-19, and OU-20)
New Castle, Delaware
DNREC Project No. DE-1284



July 2015

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

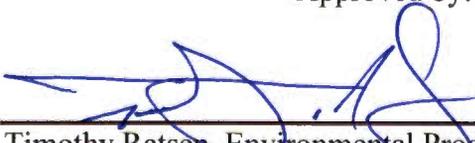
PROPOSED PLAN OF REMEDIAL ACTION

Hamilton Park/Pyles Lane Site
Operable Units 16, 17, 18, 19, and 20
(OU-16, OU-17, OU-18, OU-19, and OU-20)
New Castle, Delaware
DNREC Project No. DE-1284



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 <u>July 20, 2015</u>



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 a Site. A legal notice is published in the newspaper advertising the Proposed Plan 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 are Operable Units 16, 17, 18, 19, and 20 or OU-16, OU-17, OU-18, OU-19, and OU-20 of the Hamilton Park/Pyles Lane Site?

The Hamilton Park/Pyles Lane Site (“Site”) is a residential neighborhood located off of New Castle Avenue (Route 9) in New Castle, Delaware. The individual properties are owned by private parties. The location of the Site is depicted on Figure 1.

The Site has been divided into multiple operable units (OUs). OU-16, OU-17, OU-18, OU-19, and OU-20 refer to the soils beneath the properties located at 8 Pyles Lane, 12 Pyles Lane, and 22 (West) Pyles Lane, 23 Pyles Lane, and 41 Pyles Lane, respectively. The properties can also be identified as tax parcels 10-005.20-134, 10-005.20-136, 10-005.20-152, 10-005.20-118, and 10-006.10-060, respectively. Subsequent operable units will include the soils beneath the other properties of the neighborhood. This Proposed Plan of Remedial Action applies only to the OU-16, OU-17, OU-18, OU-19, and OU-20 properties (Figure 1).

What happened at the Hamilton Park/Pyles Lane Site?

DNREC initially investigated the surface soil at the Site in 2002. The soil samples collected during the initial environmental investigation did reveal elevated concentrations of metals in the soil on some properties in the neighborhood above unrestricted (residential) use standards. A review of historical records, along with soil boring logs documented during multiple investigations, indicated that the source of elevated metals concentrations in soil across the Hamilton Park neighborhood is most likely from the fill placed when the homes were built.

What is the environmental problem at OU-16, OU-17, OU-18, OU-19, and OU-20 of the Hamilton Park/Pyles Lane Site?

According to environmental investigations conducted between 2002 and 2014, these properties were identified as having concentrations of metals and/or polycyclic aromatic hydrocarbons (PAHs) in the surface soil above background concentrations on select portions of the OU-16,

OU-17, OU-18, OU-19, and OU-20 properties.(Figure 2). Repeated exposure to this soil could potentially pose an unacceptable risk to residents.

What do the owners want to do at the OU-16, OU-17, OU-18, OU-19, and OU-20 properties of the Hamilton Park/Pyles Lane Site after the cleanup?

There is no anticipated change in the use of the OU-16, OU-17, OU-18, OU-19, and OU-20 properties within the Hamilton Park neighborhood. The properties are currently residences and will remain so for the foreseeable future.

What clean-up actions are needed at Operable Units 16, 17, 18, 19, and 20 of the Hamilton Park/Pyles Lane Site?

DNREC proposes the following clean-up or remedial action for OU-16, OU-17, OU-18, OU-19, and OU-20 of the Site, which needs to be completed before a Certification of Completion of Remedy (COCR) can be issued:

1. A Remedial Action Work Plan must be submitted to DNREC for approval within thirty (30) days of the issuance of the Final Plan of Remedial Action.
2. Soil within the top two (2) feet identified as having concentrations of metals and/or PAHs that could potentially pose an unacceptable risk to residents who are exposed to it, and not covered with a building or impervious surface, e.g. concrete, asphalt, must be removed and replaced with DNREC-approval material that meets residential use requirements. This must be performed pursuant to the schedule indicated in the DNREC-approved Remedial Action Work Plan.
3. A Remedial Action Completion Report must be submitted to DNREC within ninety (90) days of the completion of the remedial actions required in the Final Plan of Remedial Action.
4. A request for a Certification of Completion of Remedy (COCR) must be submitted to DNREC within ninety (90) days of the approval of the Remedial Action Completion Report.

How can I find additional information or comment on the Proposed Plan for Operable Units 16, 17, 18, 19, and 20 of the Hamilton Park/Pyles Lane Site?

The complete file on the Site, including the Remedial Investigation Report and other 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 July 22, 2015 and ends at close of business (4:30 pm) on August 10, 2015. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Lindsay Hall, Project Officer, or Robert Newsome, Public Information Officer.

Figure 1: Overall Area and Property Locations

Figure 2: Aerial Map of Operable Units 16, 17, 18, 19, and 20 of the Hamilton Park Site and the Approximate Extents of Excavation

LJH:vdh;
LJH15055.doc
DE 1284 II B 8



Legend

 Property Boundary

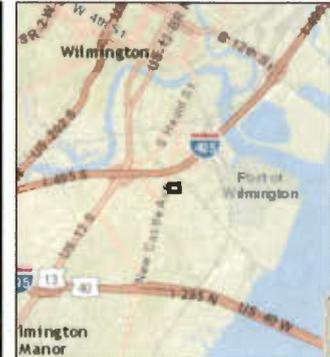
Map Date: July 2015
 Image Source: ESRI 2011
 Projection: NAD 1983 UTM Zone 18N



EA EA Engineering,
 Science, and
 Technology, Inc., PBC

Figure 1
 Overall Area and Property Locations

\s\GIS\Projects\GIS\Projects\Map_20150728\workspace\Map_20150728\workspace\Map_20150728.aprx



- Legend**
- Property Boundary
 - Approximate Excavation Area (0-1' depth)
 - Approximate Excavation Area (0-2' depth)
 - Approximate Excavation Area (1-2' depth)

Map Date: July 2015
 Image Source: ESRI 2011
 Projection: NAD 1983 UTM Zone 18N

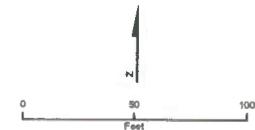


Figure 2
 Aerial Map of Operable Units (OU) 16, 17, 18, 19 and 20 of the Hamilton Park Site and the Approximate Extents of Excavation

I:\CD\Work\Hamilton\Drawings\Drawings - Final\OU\Operable Unit\OU-16-20 - Dibs and Excavation.mxd

Glossary of Terms Used in this Proposed Plan

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 site on which hazardous substances have been identified as present in site media (e.g. soil, groundwater) in concentrations and extent that exceed an acceptable risk level to human health and/or the environment
Hazardous Substance Cleanup Act (HSCA)	Delaware Code Title 7, Chapter 91. The law that enables DNREC to identify parties responsible for hazardous substance releases and requires cleanup with oversight of the Department
Risk	Likelihood or probability of injury, disease, or death
SIRS	Site Investigation Restoration Section of DNREC, which oversees the investigation and cleanup of sites that were contaminated as a result of past or current use.
Surface soil	Soil present in the interval between the ground surface down to 2 feet below the ground surface