



ENVIRONMENTAL PROTECTION DIVISION

Richard E. Dunn, Director

Land Protection Branch
2 Martin Luther King, Jr. Drive
Suite 1054, East Tower
Atlanta, Georgia 30334
404-657-8600

September 9, 2016

VIA E-MAIL AND REGULAR MAIL

James F. Hickman Trust
c/o Lynda Jane Hickman and James Hickman
9110 East Tyson Road
Villa Rica, Ga 30180

Del American, Inc.
c/o Anthony DelGuidice
4462 Paces Battle NW
Atlanta, Georgia 30327

Re: Voluntary Investigation and Remediation Plan and Application, July 27, 2016
Proposed Chamblee Apartments
5211 Peachtree Industrial Boulevard
Chamblee, DeKalb County, Georgia
Tax Parcel: 18 299 13 005

Dear Ms. Hickman, Mr. Hickman, and Mr. DelGuidice:

The Georgia Environmental Protection Division (EPD) has reviewed the Voluntary Investigation and Remediation Plan (VIRP) and application dated July 27, 2016, submitted voluntarily for the above referenced property (the Property) pursuant to the Georgia Voluntary Remediation Program Act (the Act). EPD is approving your VIRP and application, which specifies corrective action consisting of the following:

- **Groundwater** – Conduct additional groundwater sampling and testing to prepare a fate and transport model to predict the migration of groundwater impacts off-site and to assist in the evaluation of vapor intrusion risks.
- **Vapor Intrusion** – Evaluate and mitigate vapor intrusion on-site based on the results from groundwater sampling and testing.
- **Soil** – Develop an Environmental Management Plan, and evaluate and remove impacted soils above residential risk reduction standards by excavation prior to or during general site grading and redevelopment activities.
- **Environmental Covenant** – Execute an environmental covenant for the site in conformance with O.C.G.A. 44-16-1, et seq., the “Georgia Uniform Environmental Covenants Act” to restrict the use of groundwater at the site.

Therefore, EPD is accepting the James F. Hickman Trust as a participant as defined in the Act for the following qualifying property, provided the James F. Hickman Trust implements the VIRP in compliance with the Act and the proposed schedule.

Qualifying property:

Proposed Chamblee Apartments
5211 Peachtree Industrial Boulevard
Chamblee, DeKalb County, Georgia
Tax Parcel: 18 299 13 005

EPD requires that the James F. Hickman Trust (Trust) and the professional engineer/geologist specified in the VIRP oversee the implementation of the VIRP in accordance with the provisions, purposes, standards and policies of the Act. EPD may, at its sole discretion, review and comment on documents submitted by the Trust. However, failure of EPD to respond to a submittal within any timeframe does not relieve the Trust from complying with the specified schedule and the provisions, purposes, standards and policies of the Act. Should the Trust fail to comply with the above schedule, EPD may terminate enrollment of the participant and the qualifying property from the voluntary remediation program.

EPD anticipates receipt of the first semiannual progress on March 10, 2017 and a Compliance Status Report by December 31, 2018 per the schedule provided. If you have any questions regarding this matter, please contact Robin Futch, PG of the Response and Remediation Program at (404) 657-8686.

Sincerely,



Jason Metzger
Program Manager
Response and Remediation Program

C: Chuck Ferry, AMEC Foster Wheeler (via email)

File: 218-0045, Proposed Chamblee Apartments

Document1