

## **VRP SEMI-ANNUAL PROGRESS REPORT #4**

Proposed Chamblee Apartments  
5211 Peachtree Industrial Boulevard  
Chamblee, DeKalb County, Georgia  
Wood Project No. 6121-16-0351



10 September 2018

Mr. David DuBose  
Georgia Department of Natural Resources  
Response and Remediation Program  
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Atlanta, Georgia 30334

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**Subject: VRP Semi-Annual Progress Report #4  
Proposed Chamblee Apartments,  
5211 Peachtree Industrial Boulevard  
Tax Parcel 18-299-13-005  
Wood Project No. 6121-16-0351**

Dear Mr. DuBose:

Wood Environment and Infrastructure Solutions, Inc. (Wood, formerly Amec Foster Wheeler Environment & Infrastructure, Inc.) respectfully submits this Semi-Annual Progress Report #4 on behalf of the James F. Hickman, Jr. Trust. This progress report is required by the Voluntary Remediation Program (VRP) statute and requested by the Georgia Environmental Protection Division (EPD) in its VRP acceptance letter dated September 9, 2016.

## **PROJECT SUMMARY**

The Proposed Chamblee Apartments property (Site) is an approximate 3.86-acre parcel addressed at 5211 Peachtree Industrial Boulevard in Chamblee, DeKalb County, Georgia. The Site is identified on the DeKalb County Tax Assessor's website as 18-299-13-005. Historically, the Site was developed with a trucking company and a filling station beginning in the late 1950s, then various automobile dealerships from 1978 through 2016. Refer to Figures 1.

Soil and groundwater assessments conducted between 2005 and 2016 indicated impacts to soil and groundwater. As a result, a VRP Application for the Site was submitted to the EPD on July 28, 2016. The Site was accepted into the VRP as indicated in a letter from the EPD dated September 9, 2016.

SLX GRAND Atlanta, LLC has initiated redevelopment of the Site with a five-story 240-unit multifamily apartment building and an associated parking structure.

The initial VRP Semi-Annual Progress Report dated March 9, 2017 documented installation of an additional monitoring well on the property and the results of laboratory testing of a groundwater sample obtained from the new well along with groundwater samples obtained from three existing monitoring wells on the property. The report also included the results of hydraulic conductivity testing conducted at the Site along with the results of contaminant fate and transport modeling. EPD issued a review letter dated July 19, 2017 with no comments.

VRP Semi-Annual Progress Report #2, dated September 8, 2017 documented the Site condition at the time of the report. The report indicated that the sales and attached service building had been



demolished, the secondary service building remained intact at the south corner of the Site, and no ground-disturbing activities had yet occurred. EPD issued a review letter dated September 26, 2017 with no comments.

VRP Semi-Annual Progress Report #3, dated March 29, 2018 documented the Site condition at the time of the report. The report indicated that construction had begun on the property and that the secondary service building had been demolished. The report indicated that the automobile lifts which were present in the building were found to be pneumatic lifts rather than hydraulic lifts and that no subsurface tanks or piping containing hydraulic fluid were present. As such, no soil testing was warranted. Progress Report #3 also documented the assessment and remediation of a mechanic's pit encountered near the northeast corner of the property and delineation and remediation of petroleum-impacted soils at the boring SB-6 area, also in the northeast corner of the Site. Refer to Figure 3 for conditions in March 2018.

#### **ACTIONS TAKEN SINCE LAST SUBMITTAL**

No new environmental testing or remediation activities have been performed at the subject Site since the submittal of Semi-Annual Progress Report #3. No suspect conditions were reported by Whiting-Turner, the on-site general contractor.

#### **ROUTINE INSPECTION**

Mr. Chuck Ferry of Wood performed a drive-by to observe construction progress at the Site on August 14, 2018 and Mr. Steve Davenport of Wood visited the Site on September 7, 2018 to conduct a routine inspection. At the time of the Site visit, construction of the two buildings in the northern two-thirds of the Site was well underway. Excavations for footings for a retaining wall were in progress along the southern property boundary. Photos of recent Site conditions are attached.

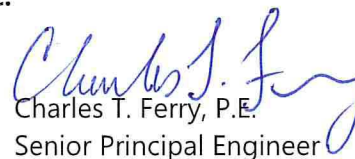
#### **CLOSING**

This report is for the exclusive use of SLX GRAND Atlanta, LLC and for regulatory submittal. If additional information is required, please contact Mr. Chuck Ferry at (404) 817-0107 or by email at [chuck.ferry@woodplc.com](mailto:chuck.ferry@woodplc.com).

Sincerely,

**Wood Environment & Infrastructure Solutions, Inc.**

  
Steve Davenport  
Project Geologist

  
Charles T. Ferry, P.E.  
Senior Principal Engineer

Cc: Mr. Anthony DelGuidice, SLX GRAND Atlanta, LLC  
Ms. Lynda Jane Hickman and Mr. James Hickman, James F. Hickman Trust

Attachments: Groundwater Scientist Statement  
Figure  
Photographs  
P.E. Service Hours

**GROUNDWATER SCIENTIST STATEMENT**

## GROUNDWATER SCIENTIST STATEMENT

I certify that I am a qualified groundwater scientist or engineer who has received a baccalaureate or post-graduate degree in the natural sciences or engineering and have sufficient training and experience in groundwater hydrology and related fields, as demonstrated by state registration and completion of accredited university courses, that enable me to make sound professional judgments regarding groundwater monitoring and contaminant fate and transport. I further certify that this report was prepared in conjunction with others working under my direction.

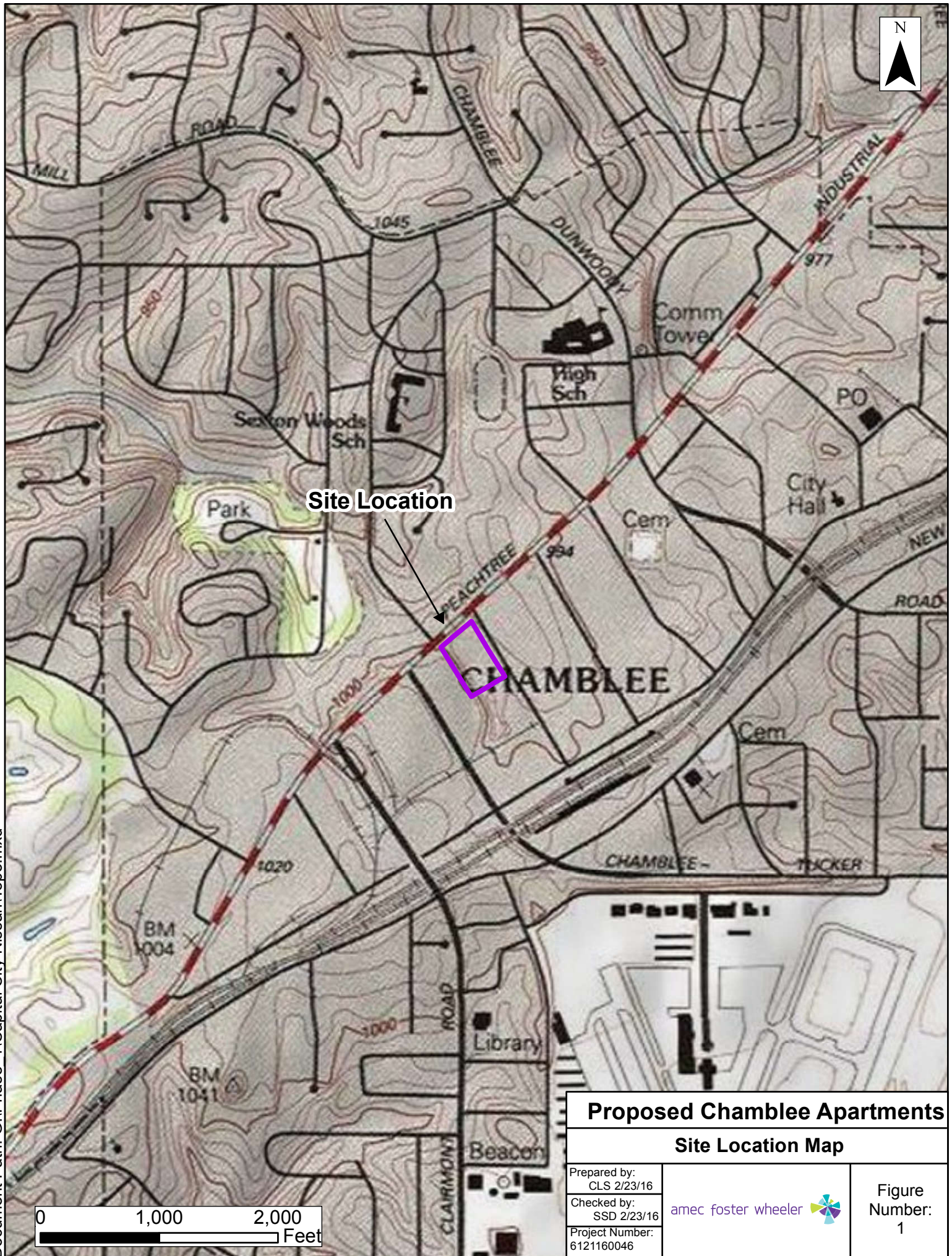


Mr. Charles T. Ferry, P.E.  
Georgia Registration No. 10957



**FIGURE**





## Proposed Chamblee Apartments

### Site Location Map

Prepared by:  
CLS 2/23/16  
Checked by:  
SSD 2/23/16  
Project Number:  
6121160046

amec foster wheeler



Figure  
Number:  
1

## **PHOTOGRAPHS**





Photo 1. View of on-site apartment building under construction from northeast.



Photo 2. View north along east property boundary across former SB-6 area.





Photo 3. View west across southern third of site.



Photo 4. View west along excavation for retaining wall footings along southern property boundary.





Photo 5. View east along excavation for retaining wall footings along southern property boundary.



Photo 6. View of south side of on-site building currently under construction.

**P.E. SERVICE HOURS**

Charles T. Ferry, P.E.  
Summary of Hours and Services During 4rd Semi-Annual Progress Period  
Proposed Chamblee Apartments  
5211 Peachtree Industrial Boulevard  
Tax Parcel 18-299-13-005

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Summary of Hours for Voluntary Remediation Program Activities

Hours	Description
7.5	Planning and Technical Review