

VRP Semi-Annual Progress Report #2

Proposed Chamblee Apartments
5211 Peachtree Industrial Boulevard
Chamblee, DeKalb County, Georgia

Submitted to:

Georgia Department of Natural Resources
Response and Remediation Program
Suite 1054, East Tower
2 Martin Luther King, Jr. Drive, SE
Atlanta, Georgia 30334

Prepared for:

SLX GRAND Atlanta, LLC
1600 Atlanta Financial Center
3343 Peachtree Road, NE
Atlanta, GA 30326

Prepared by:

Amec Foster Wheeler Environment & Infrastructure, Inc.
2677 Buford Hwy.
Atlanta, Georgia 30324
(404) 873-4761

September 8, 2017

Project No. 6121-16-0351

September 8, 2017



Mr. David DuBose
Georgia Department of Natural Resources
Response and Remediation Program
Suite 1054, East Tower
2 Martin Luther King, Jr. Drive, SE
Atlanta, Georgia 30334

**Subject: VRP Semi-Annual Progress Report #2
Proposed Chamblee Apartments
5211 Peachtree Industrial Boulevard
Tax Parcel 18-299-13-005
Amec Foster Wheeler Project No. 6121-16-0351**

Dear Mr. DuBose:

Amec Foster Wheeler Environment and Infrastructure, Inc. (Amec Foster Wheeler) respectfully submits this Semi-Annual Progress Report #2 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.

Please send all official correspondence to the site developer who is implementing the corrective action under the VRP at:

SLX GRAND Atlanta, LLC
1600 Atlanta Financial Center
3343 Peachtree Road, NE
Atlanta, GA 30326
Attn: Mr. Anthony DelGuidice

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 and 2.

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 plans to redevelop 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 was submitted to the EPD. The progress report 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.

ACTIONS TAKEN SINCE LAST SUBMITTAL

Mr. Steve Davenport of Amec Foster Wheeler visited the Site on August 24, 2017 to observe current site conditions. Since submittal of the initial VRP Semi-Annual Progress Report in March 2017, the sales and attached service building have been demolished. The concrete floor slabs and associated paved parking areas remain intact. The secondary service building located at the south corner of the Site has not yet been demolished. No disturbance of subsurface soils has occurred. Photographs depicting the current condition of the property are attached.


Amec Foster Wheeler understands that ground breaking will occur on October 2, 2017. The first phase of construction will be completed in 15 months and the second phase will be completed in 24 months. Office trailers that will support upcoming construction efforts have been installed on the northern portion of the Site adjacent to Peachtree Industrial Boulevard.

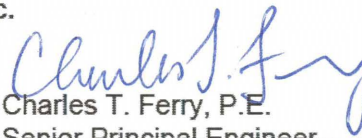
CLOSING

If additional information is required, please contact Mr. Chuck Ferry at 404-817-0107 or by email at chuck.ferry@amecfw.com. A summary of professional engineer service hours is attached.

Sincerely,

Amec Foster Wheeler Environment & Infrastructure, Inc.


Steve Davenport
Project Geologist


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

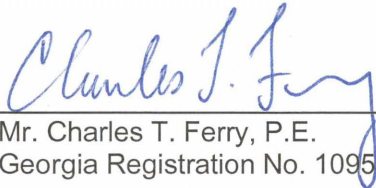
Cc: Mr. Anthony DelGuidice, SLX GRAND Atlanta, LLC
Ms. Lynda Jane Hickman and Mr. James Hickman, James F. Hickman Trust

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

GROUNDWATER SCIENTIST STATEMENT

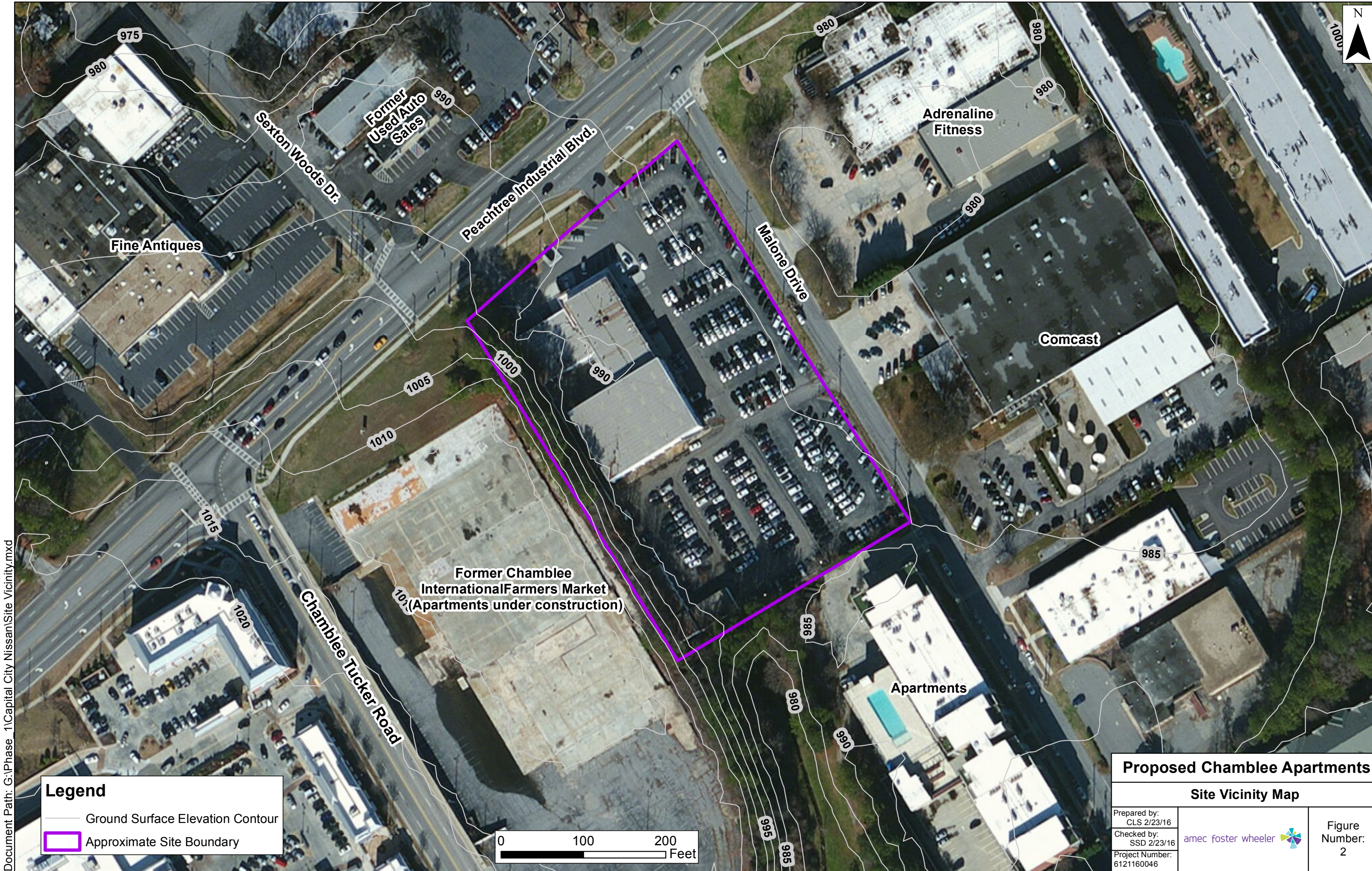
GROUNDWATER SCIENTIST STATEMENT

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



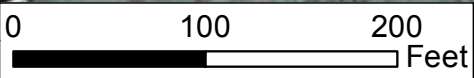
FIGURES




Legend

Ground Surface Elevation Contour

Approximate Site Boundary



Proposed Chamblee Apartments		
Site Vicinity Map		
Prepared by: CLS 2/23/16		Figure Number: 2
Checked by: SSD 2/23/16		
Project Number: 6121160046		

PHOTOGRAPHS



Photo 1. View northwest across site from east site corner. Former building pad remains on left side.



Photo 2. View west across site toward construction trailers left of Peachtree Industrial.



Photo 3. View west across site toward remaining secondary service building.



Photo 4. View south across site from north site corner. Malone Drive on left.

P.E. SERVICE HOURS

Charles T. Ferry, P.E.
Summary of Hours and Services During 2nd Semi-Annual Progress Period
Proposed Chamblee Apartments
5211 Peachtree Industrial Boulevard
Tax Parcel 18-299-13-005

Summary of Hours for Voluntary Remediation Program Activities

Hours	Description
1.5	Planning and Technical Review