



engineering and constructing a better tomorrow

August 2, 2010

Ms. Alex Cleary  
Program Manager  
Hazardous Waste Management Branch  
Suite 1462, East Tower  
2 Martin Luther King Jr. Drive SE  
Atlanta, Georgia 30334

Subject: **Revised Voluntary Remediation Plan Application**  
**B&L Discount Auto Repair**  
**3796 Flat Shoals Parkway**  
**Decatur, Georgia**  
**HSI Site No. 10890**


Dear Ms. Cleary:

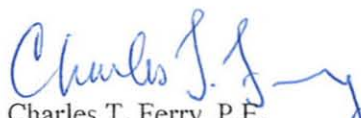
On behalf of Sandy Head, Inc. ("Sandy Head"), owner of the above-referenced property, MACTEC Engineering and Consulting, Inc. respectfully submits this Revised Voluntary Remediation Plan including a completed Application Form and Checklist. This submittal follows EPD's June 1, 2010 comment letter, which found the May 13, 2010 application to be incomplete. Subsequently, Mr. Scott Laseter, as Sandy Head's legal counsel, contacted Mr. Mark Smith of EPD to clarify requirements for Sandy Head to submit a complete Voluntary Remediation Plan application. Accordingly, this submittal addresses those issues described in a June 9, 2010 letter submitted to Mr. Smith from Mr. Laseter.

Please contact the undersigned if any questions arise.

Sincerely,

MACTEC Engineering and Consulting, Inc.

  
Tyler Boyles  
Project Geologist

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


cc: Mr. Eric Wallens, Sandy Head, Inc.  
Mrs. Scott Laseter, Kazmarek Geiger & Laseter, LLP

Attachments:	Appendix A	Warranty Deed and Tax Plat Map
	Appendix B	Figures
	Appendix C	Conceptual Site Model
	Appendix D	GANTT Schedule
	Appendix E	PE Supporting Documentation
	Appendix F	EPD HSI Listing Memorandum dated March 3, 2008

**Voluntary Remediation Plan**

A revised Voluntary Remediation Plan Application Form and Checklist follows.

# Voluntary Remediation Plan Application Form and Checklist

VRP APPLICANT INFORMATION					
COMPANY NAME	Sandy Head, Inc				
CONTACT PERSON/TITLE	Eric W. Wallens / Administrator				
ADDRESS	Post Office Box 8895, Atlanta, Georgia 31106-0895				
PHONE	404-888-0820	FAX	404-888-0045	E-MAIL	ewallens@bellsouth.net
GEORGIA CERTIFIED PROFESSIONAL GEOLOGIST OR PROFESSIONAL ENGINEER OVERSEEING CLEANUP					
NAME	Charles T. Ferry		GA PE/PG NUMBER	10957 (PE)	
COMPANY	MACTEC Engineering and Consulting, Inc.				
ADDRESS	396 Plasters Avenue, NE, Atlanta, Georgia 30324				
PHONE	404-817-0107	FAX	404-817-0175	E-MAIL	ctferry@mactec.com
APPLICANT'S CERTIFICATION					
<p>In order to be considered a qualifying property for the VRP:</p> <p>(1) The property must have a release of regulated substances into the environment;</p> <p>(2) The property shall not be:</p> <p style="margin-left: 20px;">(A) Listed on the federal National Priorities List pursuant to the federal Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601.</p> <p style="margin-left: 20px;">(B) Currently undergoing response activities required by an order of the regional administrator of the federal Environmental Protection Agency; or</p> <p style="margin-left: 20px;">(C) A facility required to have a permit under Code Section 12-8-66.</p> <p>(3) Qualifying the property under this part would not violate the terms and conditions under which the division operates and administers remedial programs by delegation or similar authorization from the United States Environmental Protection Agency.</p> <p>(4) Any lien filed under subsection (e) of Code Section 12-8-96 or subsection (b) of Code Section 12-13-12 against the property shall be satisfied or settled and released by the director pursuant to Code Section 12-8-94 or Code Section 12-13-6.</p> <p>In order to be considered a participant under the VRP:</p> <p style="margin-left: 20px;">(1) The participant must be the property owner of the voluntary remediation property or have express permission to enter another's property to perform corrective action.</p> <p style="margin-left: 20px;">(2) The participant must not be in violation of any order, judgment, statute, rule, or regulation subject to the enforcement authority of the director.</p> <p>I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.</p> <p>I also certify that this property is eligible for the Voluntary Remediation Program (VRP) as defined in Code Section 12-8-105 and I am eligible as a participant as defined in Code Section 12-8-106.</p>					
APPLICANT'S SIGNATURE					
APPLICANT'S NAME/TITLE (PRINT)	ERIC W. WALLENS, ADMINISTRATOR			DATE	AUG 5, 2010

QUALIFYING PROPERTY INFORMATION			
TAX PARCEL ID	15-089-02-005	PROPERTY SIZE (ACRES)	0.47
PROPERTY ADDRESS	3796 Flat Shoals Parkway		
CITY	Decatur	COUNTY	Dekalb
LATITUDE	33.69728 N	LONGITUDE	-84.2645 W
PROPERTY OWNER(S)	Sandy Head, Inc.	PHONE #	
MAILING ADDRESS	P.O. Box 8895		
CITY	Atlanta	STATE/ZIP	GA / 31106-0895
ITEM #	DESCRIPTION OF REQUIREMENT	Location in VRP (i.e. pg., Table #, Figure #, etc.)	For EPD Comment Only (Leave Blank)
1.	<b>\$5,000 APPLICATION FEE</b> IN THE FORM OF A CHECK PAYABLE TO THE GEORGIA DEPARTMENT OF NATURAL RESOURCES.	<b>Check #5420 Paid 9/18/2009</b>	
2.	<b>WARRANTY DEED(S)</b> FOR QUALIFYING PROPERTY.	<b>Appendix A</b>	
3.	<b>TAX PLAT</b> OR OTHER FIGURE INCLUDING QUALIFYING PROPERTY BOUNDARIES, ABUTTING PROPERTIES, AND TAX PARCEL IDENTIFICATION NUMBER(S).	<b>Appendix A</b>	
4.	<b>ONE (1) PAPER COPY AND TWO (2) COMPACT DISC (CD) COPIES</b> OF THE VOLUNTARY REMEDIATION PLAN IN A SEARCHABLE PORTABLE DOCUMENT FORMAT (PDF).		
5.	<p>The VRP participant's initial plan and application must include , using all reasonably available current information to the extent known at the time of application, a graphic three-dimensional preliminary conceptual site model (CSM) including a preliminary remediation plan with a table of delineation standards, brief supporting text, charts, and figures (no more than 10 pages, total) that illustrates the site's surface and subsurface setting, the known or suspected source(s) of contamination, how contamination might move within the environment, the potential human health and ecological receptors, and the complete or incomplete exposure pathways that may exist at the site; the preliminary CSM must be updated as the investigation and remediation progresses and an up-to-date CSM must be included in each semi-annual status report submitted to the director by the participant; a <b>PROJECTED MILESTONE SCHEDULE</b> for investigation and remediation of the site, and after enrollment as a participant, must update the schedule in each semi-annual status report to the director describing implementation of the plan during the preceding period. A Gantt chart format is preferred for the milestone schedule.</p> <p>The following four (4) generic milestones are required in all initial plans with the results reported in the participant's next applicable semi-annual reports to the director. The director may extend the time for or waive these or other milestones in the participant's plan where the director determines, based on a showing by the participant, that a longer time period is reasonably necessary:</p>	<b>Pgs 6,7, 8 and 9 Appendix B, Appendix C and Appendix D</b>	



5.a.	Within the first 12 months after enrollment, the participant must complete horizontal delineation of the release and associated constituents of concern on property where access is available at the time of enrollment;	Appendix D	
5.b.	Within the first 24 months after enrollment, the participant must complete horizontal delineation of the release and associated constituents of concern extending onto property for which access was not available at the time of enrollment;	Appendix D	
5.c.	Within 30 months after enrollment, the participant must update the site CSM to include vertical delineation, finalize the remediation plan and provide a preliminary cost estimate for implementation of remediation and associated continuing actions; and	Appendix D	
5.d.	Within 60 months after enrollment, the participant must submit the compliance status report required under the VRP, including the requisite certifications.	Appendix D	
6.	<p><b>SIGNED AND SEALED PE/PG CERTIFICATION AND SUPPORTING DOCUMENTATION:</b></p> <p>"I certify under penalty of law that this report and all attachments were prepared by me or under my direct supervision in accordance with the Voluntary Remediation Program Act (O.C.G.A. Section 12-8-101, <u>et seq.</u>). I am a professional engineer/professional geologist who is registered with the Georgia State Board of Registration for Professional Engineers and Land Surveyors/Georgia State Board of Registration for Professional Geologists and I have the necessary experience and am in charge of the investigation and remediation of this release of regulated substances.</p> <p>Furthermore, to document my direct oversight of the Voluntary Remediation Plan development, implementation of corrective action, and long term monitoring, I have attached a monthly summary of hours invoiced and description of services provided by me to the Voluntary Remediation Program participant since the previous submittal to the Georgia Environmental Protection Division.</p> <p>The information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."</p> <p>Charles T. Ferry #10957 Printed Name and GA PE/PG Number</p> <p>Charles T. Ferry Signature and Stamp</p> <p>8/2/10 Date</p> 	Appendix E	

## **Background**

The subject site is located at 3796 Flat Shoals Parkway in Decatur, Georgia, just south of Interstate 285 as shown on Figure 1 in Appendix B. The approximate one-half acre property encompasses a one-story concrete block building constructed in 1972 and measuring 80 feet by 25 feet. Refer to Figure 2 in Appendix B. Currently, the facility is operated as a commercial auto repair shop. However, dry cleaning operations were conducted from approximately 1973 until the late 1990s. A legal description of the property and tax map including adjoining parcels are included in Appendix A.

The property was listed on the Hazardous Site Inventory (HSI) in April 2008 as HSI #10890 for a “known release of Tetrachloroethene in soil at levels exceeding the reportable quantity.” Listing of the site on the HSI was based on the result from one soil test on the adjacent property to the south, Parkway Plaza convenience store, which has been sub-listed. A soil sample was collected at a depth of 4 feet from a soil boring designated EB-1 drilled near the common property boundary. Laboratory analysis detected a concentration of tetrachloroethene at 0.260 mg/kg in the soil sample, just above the notification concentration of 0.18 mg/kg. Refer to Figure 3, for the relative positions of the two properties and the location of EB-1.

## **Initial Site Assessment**

The initial assessment activities will be performed first to establish that soil and/or groundwater contamination actually occurs on the subject property and then to delineate the lateral and vertical extent of impacts to soil and groundwater, if applicable. Therefore, a subsurface environmental sampling program is proposed consisting of one or more rounds of sampling and testing through an iterative process at selected strategic locations.

To check for regulated impacts to soil and groundwater on the Site, an initial soil sampling program will be conducted, to be followed by analysis of groundwater conditions as indicated. Specifically, the initial investigation will consist of advancing a total of 9 soil borings on the subject property, 5 of which will be located inside the on-Site building and 4 will be located to the south of the building, and 3 soil borings on the adjacent Parkway Plaza convenience property.

Soil samples will be collected from various depths using accepted techniques and protocols and field screened for organic vapors using a photoionization detector (PID). The soil samples will be

placed in pre-cleaned, laboratory provided containers, packed on ice, and transported under chain-of-custody protocol to a selected laboratory for analyses. The selected samples will be tested for the presence of volatile organic compounds (VOCs, EPA Method 8260B), polynuclear aromatic hydrocarbons (PAHs, EPA Method 8270C) and metals (using EPA Methods 6010/7471).

Groundwater conditions will be investigated, as appropriate, depending on the results of the soil sampling and upon the agency's further guidance regarding procedures for the determination called for under O.C.G.A. § 12-8-107(g)(2). The soil data will be used to develop the scope of groundwater assessment, including the location and number of monitoring wells. Based on drilling conditions encountered during the assessment of the Parkway Plaza convenience property, drilling into rock may be necessary to install monitoring wells.

#### **Site Delineation Concentration Criteria**

Based on the results of a subsurface investigation on the adjacent property to the south, Parkway Plaza convenience store, the Constituents of Concern (COCs), at this time, appear to be isolated to tetrachloroethene only. In accordance with O.C.G.A. § 12-8-108(1), the current soil delineation concentration for tetrachloroethene will be the default Type 1 Risk Reduction Standard of 0.50 mg/kg.

However, as previously mentioned, a subsurface environmental sampling program will be performed at the Site and collected samples will be analyzed for VOCs, PAHs and metals. If additional COCs are identified in soil and/or groundwater at the Site during the course of future assessment activities, Sandy Head will update the Site Delineation Concentration Criteria which may include the use of one or more of the delineation criteria listed in O.C.G.A. § 12-8-108.

#### **Conceptual Site Model**

A Conceptual Site Model has been prepared using the limited data available at this time, and will be updated as a more thorough understanding of the subsurface conditions are assimilated. Refer to Appendix C.

Five borings drilled on the Plaza Parkway property (EB-1 through EB-5) encountered a layer of pavement underlain by some fill soil and residual soil transitioning to partially weather rock. Drilling refusal was encountered between 5 and 13 feet deep. No groundwater was encountered during drilling in January 2008.

Based on a large rock outcrop on the B&L property, the pavement covering much of the Site and shallow drilling refusal encountered on the Parkway Plaza property, the soil stratum is relatively thin and groundwater may not occur above the bedrock level.

### **Proposed Corrective Action**

As previously mentioned, an initial subsurface assessment program will be performed first to establish that contamination actually occurs on the subject property at levels above applicable RRS and then to delineate the lateral and vertical extent of impacts which exceed the delineation standards. If impacts are identified on Site which exceed applicable cleanup standards, Sandy Head will perform remedial action to achieve compliance with applicable criteria. The following corrective action alternatives will be evaluated:

- Fate and transport modeling to demonstrate compliance with applicable cleanup standards,
- Soil excavation and off-Site disposal at a pre-approved disposal facility permitted to accept the designated waste,
- In-situ treatment, such as chemical oxidation for reductive dechlorination,
- Vapor extraction, with or without thermal enhancement.

### **Potential Receptors and Exposure Pathways**

The subject Site is located in an area of commercial and multi-family residential development. Some common potential receptors in such areas include on-Site workers, local residents, surface water bodies and wetland areas and drinking water wells. Following the results of the subsurface assessment activities, an environmental exposure assessment will be conducted to better define the potential receptors and exposure pathways.



**Schedule and Future Submittals**

A Gantt Chart has been prepared in accordance with EPD's revised application process and is presented in Appendix D. Upon acceptance of this application, Sandy Head will proceed with the planned initial assessment activities. A semi-annual report along with an updated Conceptual Site Model will be submitted within 6 months of acceptance and every 6 months thereafter throughout the duration of this project.

Additionally, as requested by the EPD, Sandy Head has contacted the owner of the adjacent Parkway Plaza property in order to obtain access and/or add it as a VRP property. However, an executed agreement has not been finalized at this time. Therefore, Sandy Head will address the adjacent Parkway Plaza property and any other property that proves to be impacted by a release per item 5.b of the checklist and the attached GANTT schedule.

**O.C.G.A. § 12-8-107(g) Determination**

As previously indicated, Sandy Head requests reconsideration pursuant to O.C.G.A. § 12-8-107(g)(1) of the agency's determination that a release of a reportable quantity existed at the subject property at the time it was initially placed on the Hazardous Site Inventory. Sandy Head will submit the detailed basis for that request within 30 days of acceptance into the VRP.

Additionally, Sandy Head believes it should not be required to perform corrective action or certify compliance with groundwater pursuant to O.C.G.A. § 12-8-107(g)(2). In support, included in Appendix F is EPD's March 3, 2008 listing memo which shows there could not be a release of a reportable quantity to groundwater due to the absence of a drinking water receptor within the relevant distance. Sandy Head requests further guidance on what, if any, additional showing EPD believes is required.

**APPENDIX A**  
**WARRANTY DEED AND TAX PLAT MAP**

STATE OF GEORGIA, County of DeKalb

THIS INDENTURE, Made this 11<sup>th</sup> day of January in the  
Year of Our Lord One Thousand Nine Hundred and Seventy Three between  
JOAN GOWER STONE and MARY JEAN GOWER WRIGHT  
of the State of Georgia and County of DeKalb of the first part, and  
SANDY HEAD, INC.

of the State of Georgia and County of Fulton of the second part.

WITNESSETH: That the said part ies of the first part, for and in consideration of the  
sum of TEN (\$10.00) and other valuable consideration Dollars,  
in hand paid, at and before the sealing and delivery of these presents, the receipt of which is  
hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents  
do grant, bargain, sell and convey unto the said party of the second part, their  
heirs and assigns, all that tract or parcel of land lying and being in Land Lot 89  
of the 15th District of DeKalb County, Georgia, and being more  
particularly described as follows:

To arrive at the true point of beginning, begin at the concrete  
monument located on the south side of Interstate Highway No. 285 and  
the intersection of the northeast side of Flat Shoals Road; running  
thence south 22° 00 minutes east, a distance of eighty nine and seven-  
ty hundredths (89.70) ft. to a concrete monument located on the north-  
east side of Flat Shoals Road at the end of the Limited Access; and  
running thence south 36° 49 minutes east along the northeast right-  
of-way line of Flat Shoals Road, a distance of two hundred one and  
ninety hundredths (201.90) feet to an iron pin and the true point  
of beginning.

From said true point of beginning, running thence south 89°  
00 minutes east, a distance of two hundred fifty three and four hun-  
dredths (253.04) feet to an iron pin; running thence south 36° 49  
minutes east, a distance of eighty (80.0) feet to an iron pin;  
running thence north 89° 00 minutes west, a distance of two hundred  
fifty three and four hundredths (253.04) feet to an iron pin located  
on the northeast right-of-way line of Flat Shoals Road; running thence  
north 36° 49 minutes west along the northeast right-of-way line of  
Flat Shoals Road, a distance of eighty (80.0) feet to the point of  
beginning; containing 0.367 acres, according to plat of survey by  
Joe W. Arnold, III, Registered Land Surveyor, dated December 10, 1969.

Subject to easements and restrictions of record, if any. Subject  
also to 1973 advalorem taxes due DeKalb County, Georgia.

RECORDED  
DEKALB CO. GA.

JAN 11 4 32 PM '73

Clerk

Ga. Real Property Tax

\$ 35.00

Paid 1-11-73

Davis Hills  
Dep. Clerk DeKalb Sup. Ct.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said part Y of the second part, its heirs and assigns, forever, in Fee Simple.

AND THE SAID part ies of the first part, for their heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said part Y of the second part, its heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said part ies of the first part have hereunto set their hands and seals, the day and year above written.

Signed, sealed and delivered in presence of:

Roland Stokes Neeson  
Barry J. Wiener

BARRY J. WIENER  
Notary Public, Georgia State at Large  
My Commission Expires Nov. 8, 1976

Joan Gower Stone (Seal)  
Mary Jean Gower Wright (Seal)  
\_\_\_\_\_  
(Seal)



BOOK 2941 PAGE 123

<b>WARRANTY DEED</b> (Long Form)	
FROM	JOAN GOWER STONE and MARY JEAN GOWER WRIGHT
TO	SANDY HEAD, INC.
GEORGIA, County of DeKalb	
Clerk's Office, Superior Court GEORGIA, DEKALB COUNTY CLERK'S OFFICE, SUPERIOR COURT THE DEED BOOK AND PAGE OF THE RECORD AND THE DATE OF THE RECORDING OF THE WITHIN INSTRUMENT IS SHOWN HEREON. Recorded in Deed Book <u>Folio</u> <u>19</u> Clerk 19 Clerk	
ROLAND STOKES NEESON ATTORNEY AT LAW 100 COLLEGE RD. S.W. TE 2100 1175 PEACHTREE STREET, N.E. AT 14th ATLANTA, GEORGIA 30309 AD-292-6775	

2008115315 DEED BOOK 20887 Pg 320

Res: Estate Transfer Tax \$385.00

Filed and Recorded:  
6/17/2008 5:30:44 PM  
Linda Carter  
Clerk of Superior Court  
DeKalb County, Georgia

Return Recorded Document to:  
BURRELLSON JOHNSON ROBEWELL LLC  
6400 Old Hillside Drive  
Suite 100  
Lithonia, Georgia 30028  
7700001, Jerry A. Sore Enterprises, Inc.

# LIMITED WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF DeKalb

FILE #: 0800003

THIS INDENTURE made this 6th day of June, 2008, between Ivory Bacon, Sr. of the County of DeKalb and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Jerry A. Sore Enterprises, Inc., as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

All that tract or parcel of land lying and being in Land Lot 89 of the 15th District, DeKalb County, Georgia, and being more particularly described as follows:

Beginning at a point on the northeasterly right-of-way of Flat Shoals Road, (State Route 155), 281.7 feet southeasterly, as measured along the northeasterly right-of-way of Flat Shoals Road, from the southerly limit of access and right-of-way at J-285, said point of beginning also being the southwest corner of property now or formerly owned by L. J. Gower, running thence easterly along the south boundary of said Gower property 253.1 feet to a point; thence southerly 100 feet to a point; thence southwesterly 150 feet to a point on the northeasterly right-of-way of Flat Shoals Road which is 163.3 feet southeasterly, as measured along the northeasterly right-of-way of Flat Shoals Road from the point of beginning; being improved property and having a one-story brick building located thereon, and being known as 3806 Flat Shoals Parkway according to the present system of numbering in DeKalb County, Georgia.

This Deed is given subject to all easements and restrictions of record.

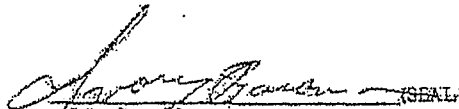
TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

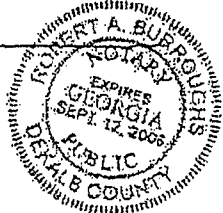
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:

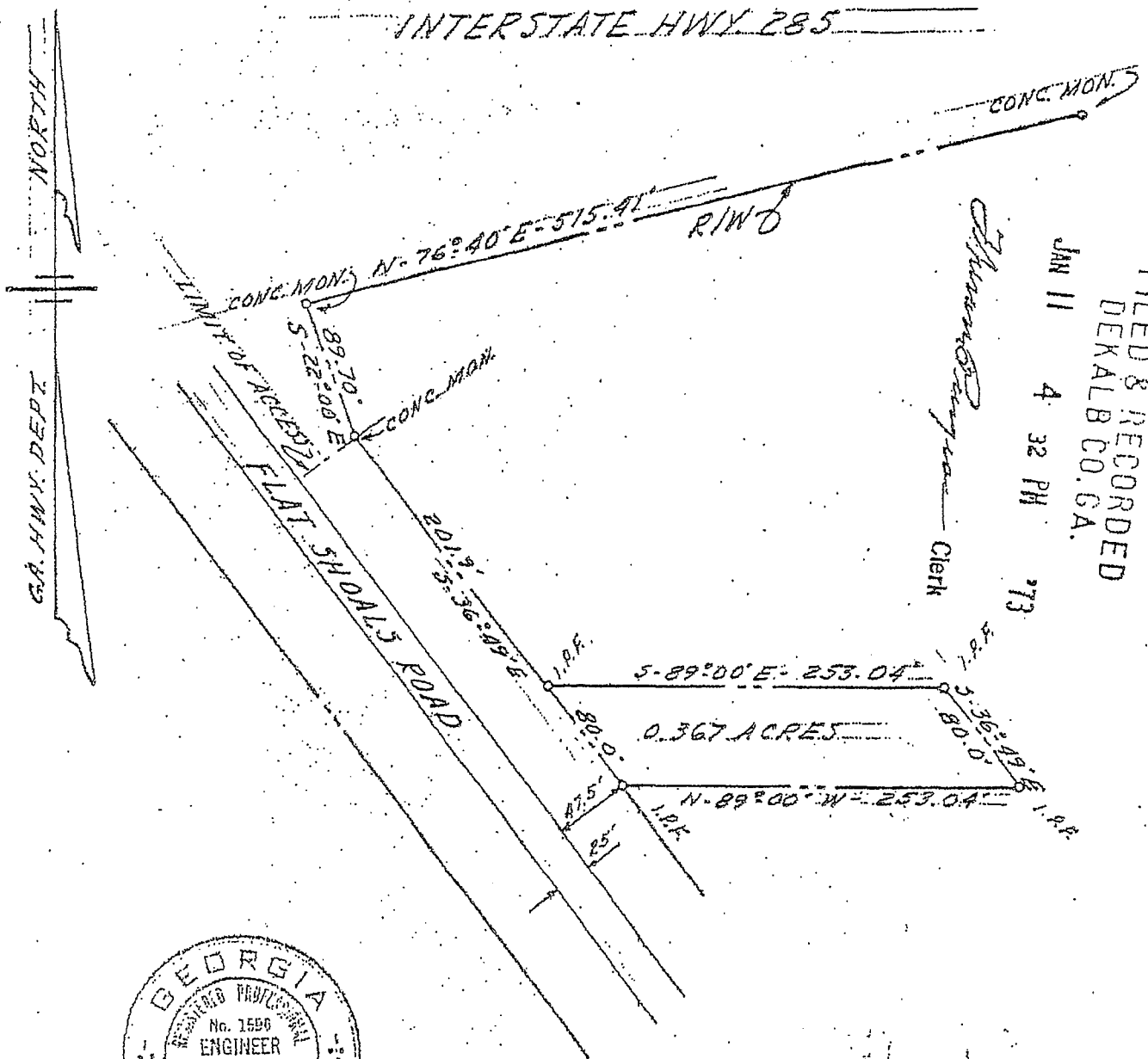
  
Witness

 (SEAL)  
Ivory Bacon, Sr.



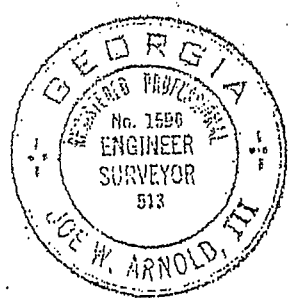
50787-0840





FILED & RECORDED  
DEKALB CO. GA.  
JAN 11 4 32 PM '73

*William D. ...*  
Clerk



In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

*Joe W. Arnold*

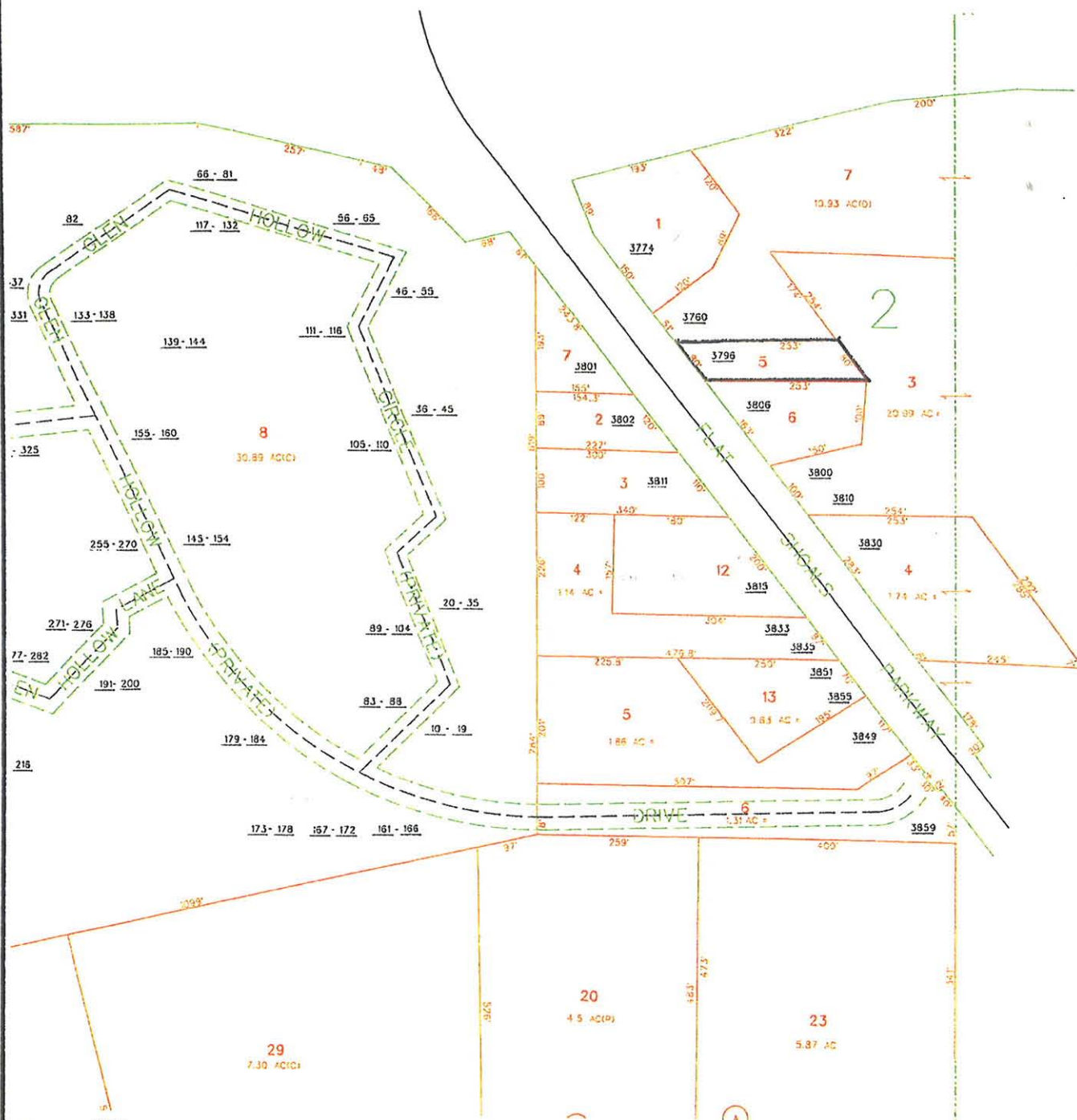
Member Ga. Assn. Reg. Land Surveyors

PLAN OF PROPERTY FOR:  
SANDY HEAD, INC.

LAND LOT 89 - 15TH DISTRICT  
DEKALB COUNTY, GA.

JOE W. ARNOLD CO.  
ENGINEERS & SURVEYORS  
ATLANTA, GA.

SCALE: 1" = 100' OCT. 10, 1972



SOURCE: DEKALB COUNTY TAX ASSESSORS

B&L DISCOUNT AUTO REPAIR  
3796 FLAT SHOALS PARKWAY  
DECATUR, GEORGIA

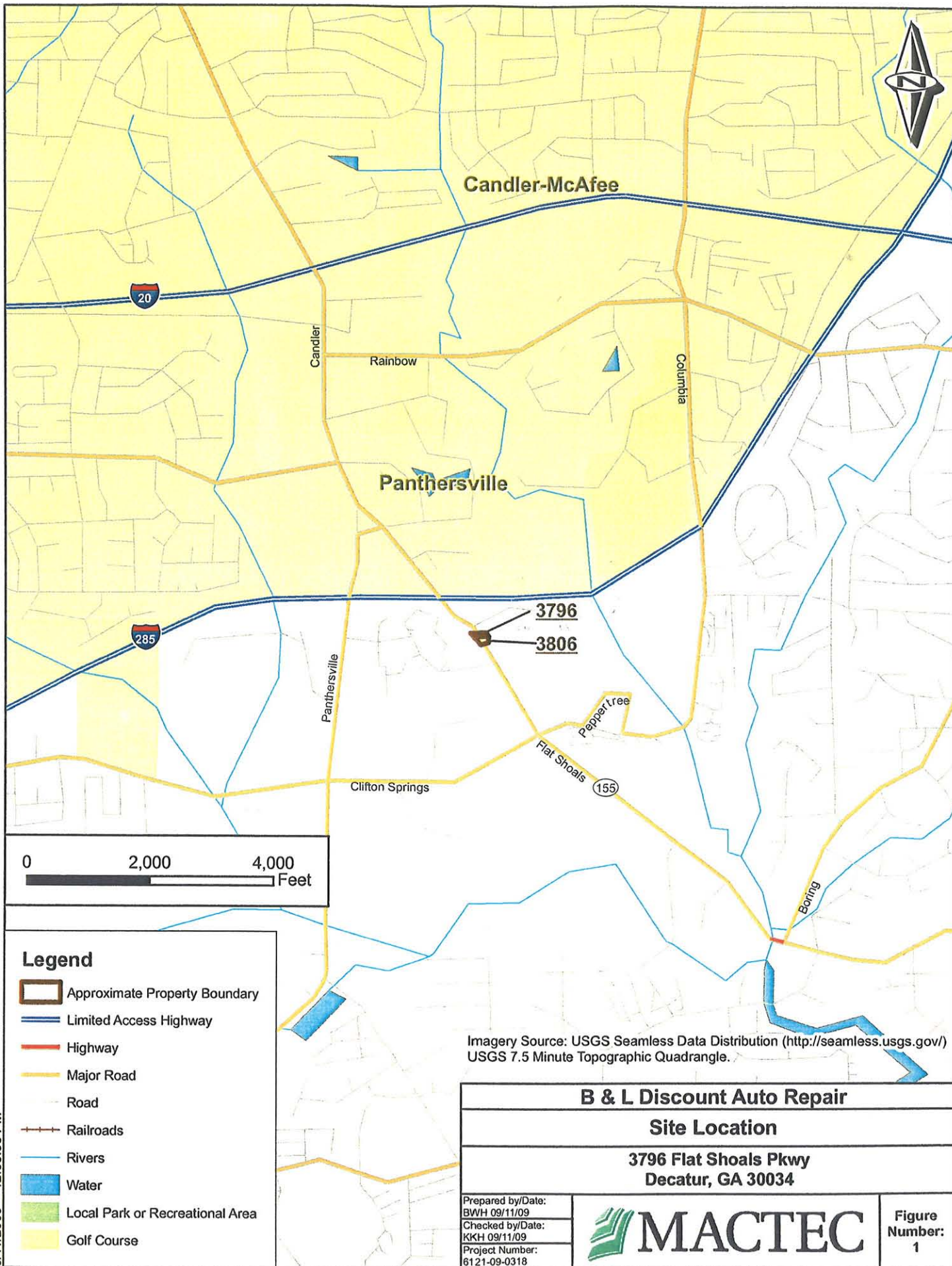
**MACTEC**  
Mactec Engineering and Consulting, Inc.  
396 PLASTERS AVENUE, N.E.  
ATLANTA, GEORGIA 30324  
(404)873-4761

## TAX PLAT MAP

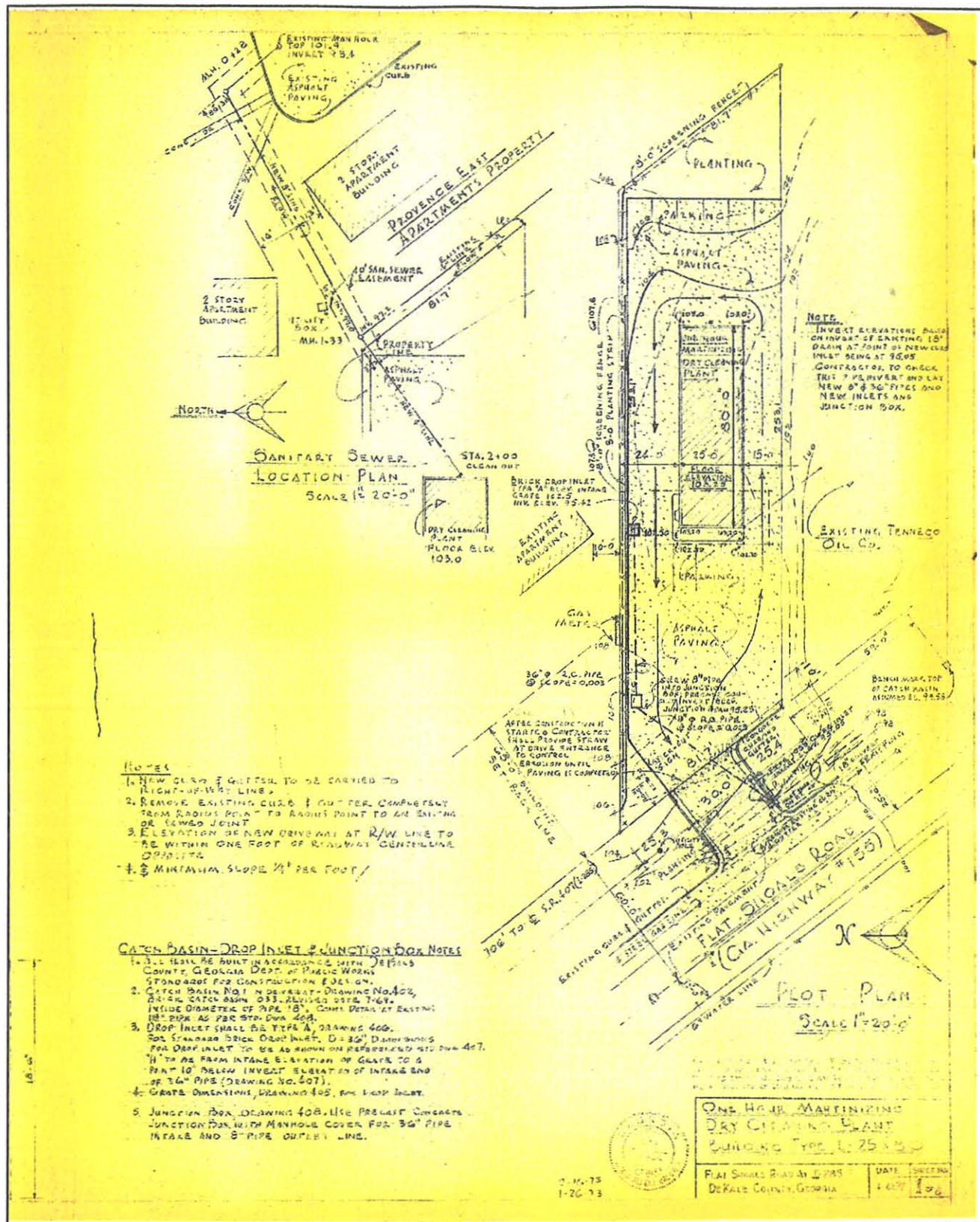
JOB NO. 6121-09-0318	DATE: APRIL 2010	FIGURE: 1	
TASK: 01	DRAWN: TB	APPROV.:	SCALE: NOT TO SCALE

**APPENDIX B**  
**FIGURES**













## Legend

- Boring
- Approximate Site Boundary
- Approximate Parkway Plaza Boundary

## B & L Discount Auto Repair

### Aerial Photograph of Site and Vicinity

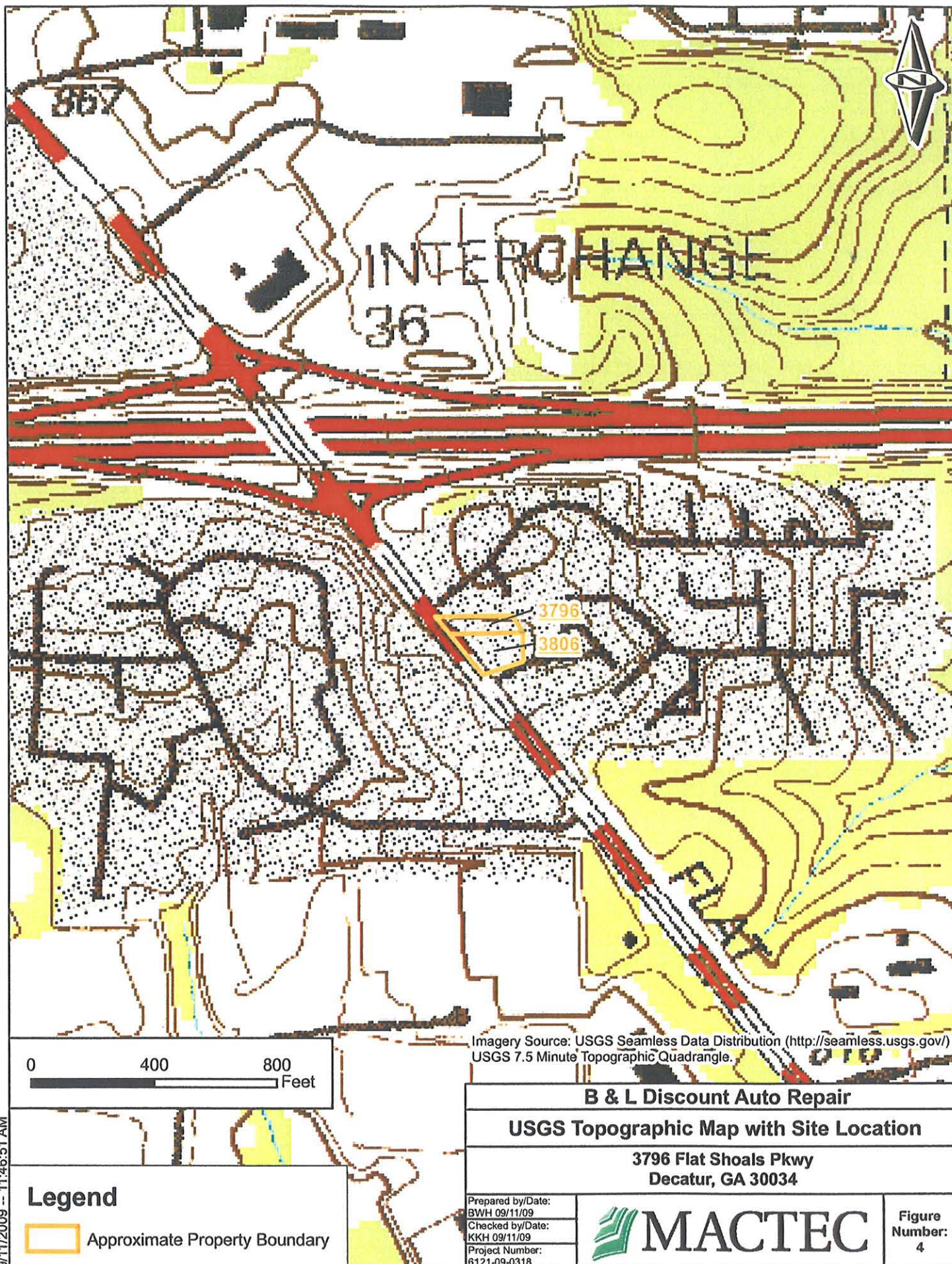
3796 Flat Shoals Pkwy  
Decatur, GA 30034

Prepared by/Date:  
BWH 09/11/09  
Checked by/Date:  
KKH 09/11/09  
Project Number:  
6121-09-0318

**MACTEC**

Figure  
Number:  
3



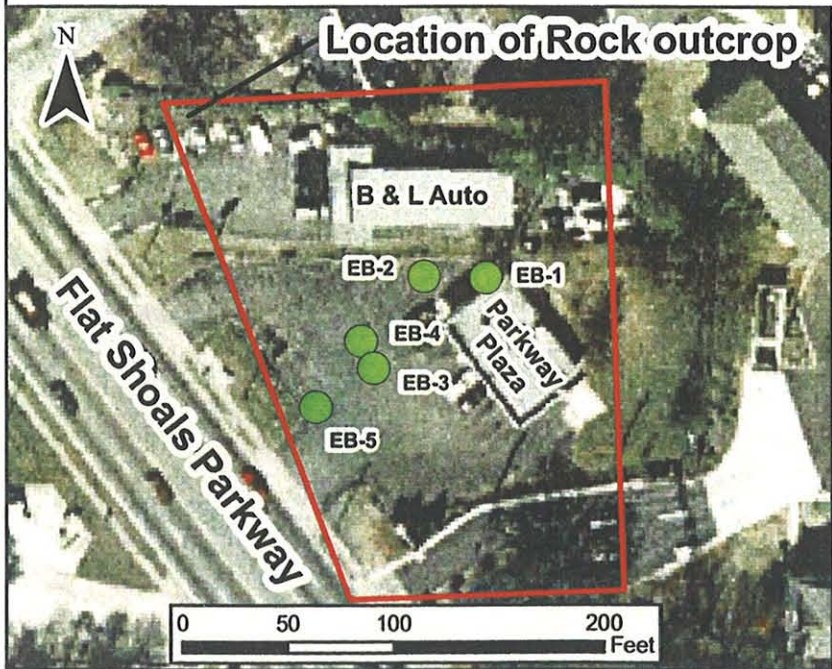
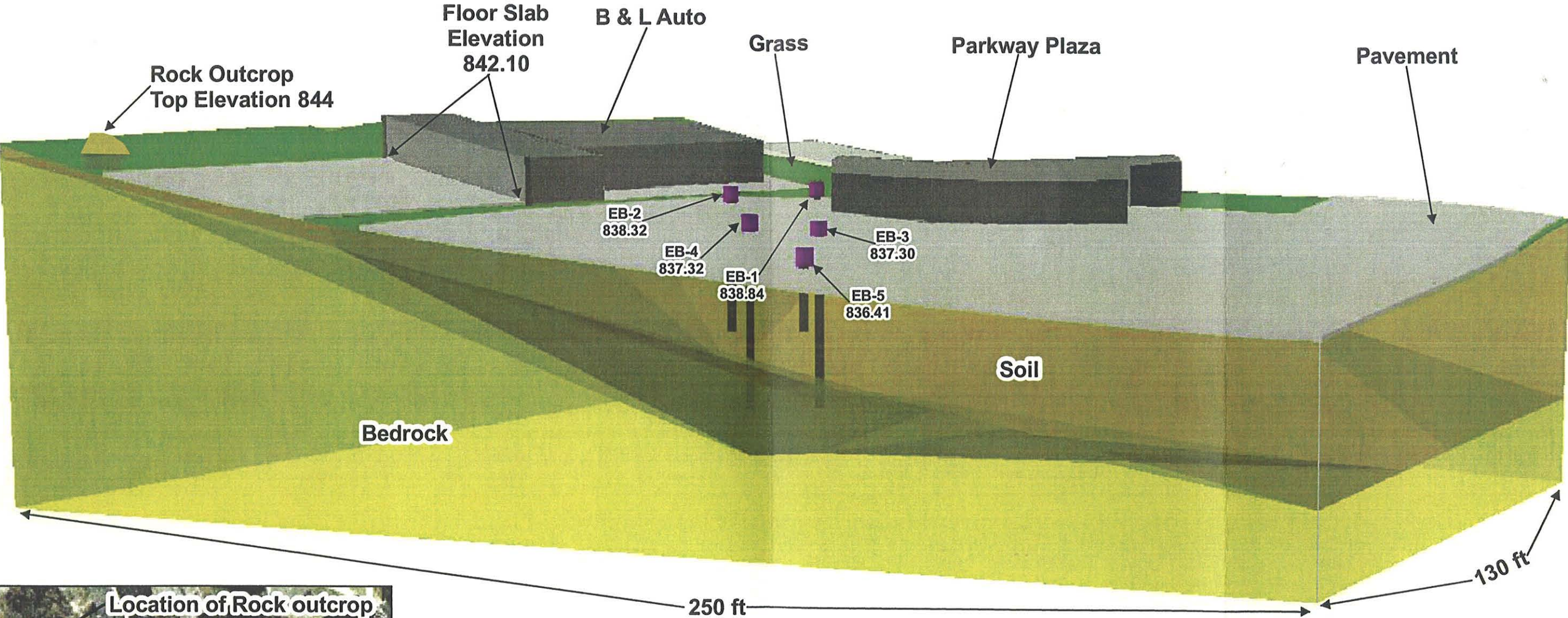




**APPENDIX C**  
**CONCEPTUAL SITE MODEL**



Conceptual Rendering of Geology  
 Scale Varies in This Perspective  
 Vertical Exaggeration X 3



**B & L Discount Auto Repair**  
**Aerial Photograph of Site and Vicinity**  
 3796 Flat Shoals Pkwy  
 Decatur, GA 30034

Prepared by/Date:  
 THP 5/13/10  
 Checked by/Date:  
 CTF 5/13/10  
 Project Number:  
 6121-09-0318

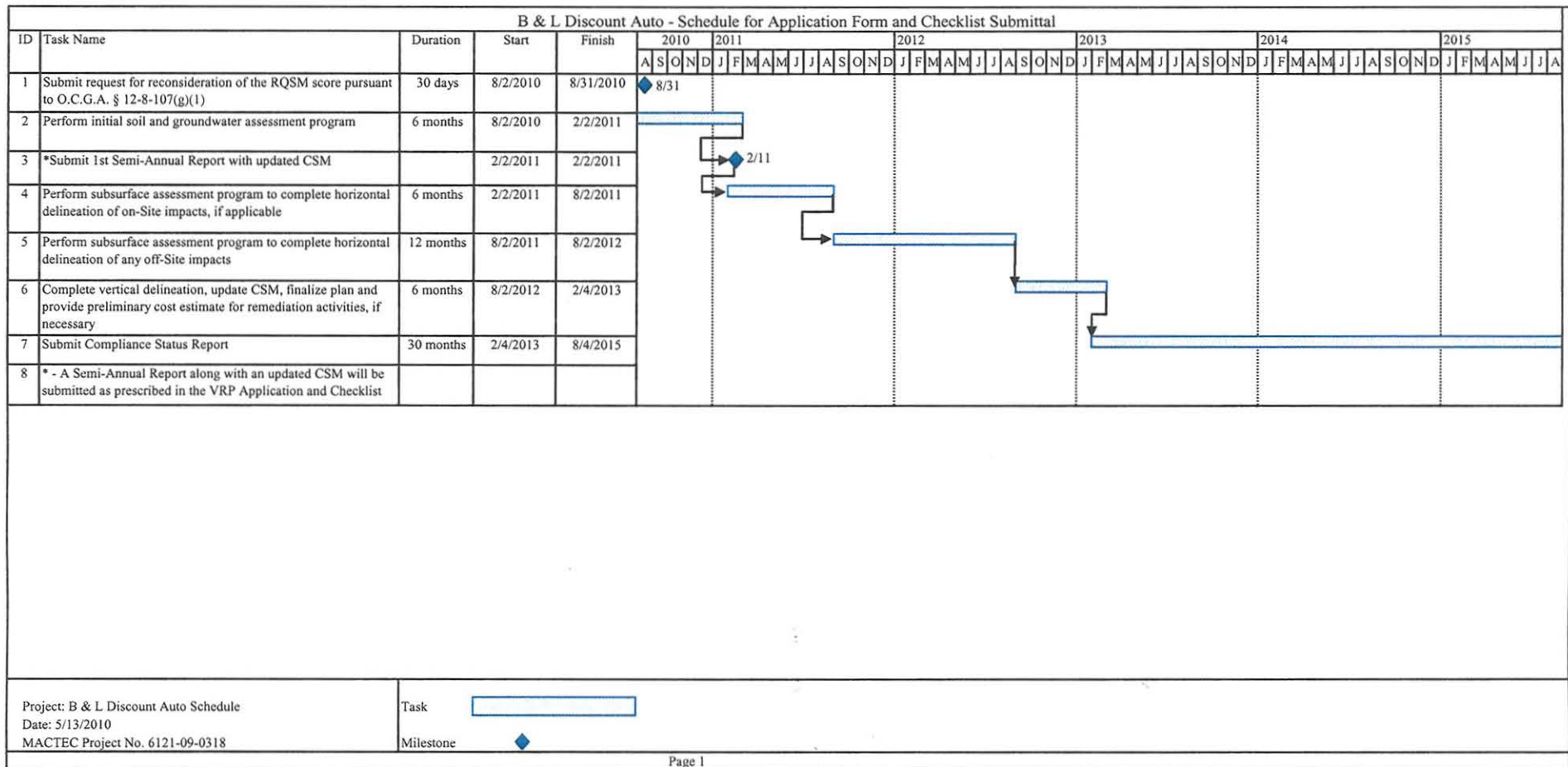


Figure  
 Number:  
 1



**APPENDIX D  
GANTT SCHEDULE**





**APPENDIX E**  
**PE SUPPORTING DOCUMENTATION**

Charles T. Ferry, P.E.  
Summary of Hours and Services  
B&L Discount Auto Repair  
HSI Site No. 10890  
MACTEC Project No. 6121-09-0318

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Submittal to EPD dated 9/17/09  
Voluntary Remediation Plan  
21.5 hours invoiced between 8/31/09 and 9/18/09  
Services included document review, site reconnaissance, meeting with applicant,  
preparation of submittal

Submittal to EPD dated 2/5/10  
Application Form and Checklist, and Schedule  
4.5 hours invoiced between 1/13/10 and 2/3/10  
Services included preparation of submittal

Submittal to EPD dated 5/13/10  
Revised Application Form and Checklist, and Schedule  
5.5 hours invoiced through 5/18/10  
Services included direction of staff and review of submittal

Submittal to EPD dated 8/2/10  
Revised Application Form and Checklist, and Schedule  
3.5 hours to be invoiced through 8/2/10  
Services included direction of staff and review of submittal

**APPENDIX F**  
**EPD HSI LISTING MEMORANDUM DATED MARCH 3, 2008**

# Georgia Department of Natural Resources

2 Martin Luther King, Jr. Dr., Suite 1462 East, Atlanta, Georgia 30334

Noel Holcomb, Commissioner  
Environmental Protection Division  
Carol A. Couch, Ph.D., Director  
404/657-8600

March 3, 2008

## MEMORANDUM

**TO:** Alex Cleary, Program Manager *ayc*  
**THROUGH:** David Brownlee, Unit Coordinator *DB*  
**FROM:** Renee Hill, Environmental Specialist 3 *RH*  
**SUBJECT:** B & L Auto Repair  
3796 Flat Shoals Parkway  
Decatur, DeKalb County, Georgia 30034  
HSI Listing Recommendation

Discover Realty, LLC submitted a release notification dated February 11, 2008 for a parcel of property, Parkway Plaza, located at 3806 Flat Shoals Parkway, Decatur, DeKalb County, Georgia. The property is presently developed with a 1,920 square foot commercial building housing two tenants, Dream Tax Service and a convenience store/delicatessen known as the Fun Food Depot. The site covers approximately 0.61 acres.

In January 2008, Corporate Environmental Risk Management (CERM) performed a Phase I Environmental Site Assessment (ESA) for Citizens Trust Bank Commercial Lending Department. In the ESA, CERM identified a former adjacent and upgradient dry cleaning facility, located at 3796 Flat Shoals Parkway that used tetrachloroethene as its dry-cleaning solvent. The ESA stated that the former dry cleaner had been issued numerous notices of violation relative to record-keeping and chemical storage. In order to verify this claim, Generator Compliance Program's files for One Hour Marlene Cleaners, formerly located at 3796 Flat Shoals Parkway Decatur, DeKalb County, Georgia, were reviewed. The file review revealed several record keeping violations. The ESA also revealed that a gas station formerly operated on site for an unknown period of time.

In January 2008, GLE was hired to perform a Limited Phase II Environmental Assessment (EA) to assess soil and groundwater underlying the site. Six soil samples were collected using direct push technology (DPT). No groundwater samples were collected due to DPT refusal on partially weathered rock prior to reaching the groundwater table. Tetrachloroethene was detected in one of the six soil samples above the notification concentration (NC). The following regulated substances were detected in soil above the detection limit but below the NC: Naphthalene, 1-Methylnaphthalene, 2-Methylnaphthalene, Phenanthrene, Fluoranthene, Pyrene, Benzo(a)anthracene, Chrysene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, Benzo(g,h,i)perylene, Ethylbenzene, m,p-Xylene, and o-Xylene.

On February 28, 2008 EPD conducted a listing inspection of the Parkway Plaza site. B & L Auto Repair currently occupies the former One Hour Marlene Cleaners property, which is listed on the Release Notification form as the suspected source for the Tetrachloroethene contamination. B & L Auto Repair is located adjacent to and topographically up gradient from Parkway Plaza (see Trip Report photo #s 3 and 7). Based on the site inspection and the information provided in the Release Notification, EPD believes that B & L Auto Repair is the source of contamination for the Parkway Plaza property. The RQSM scores for B & L Auto Repair are provided below.

The groundwater pathway was scored as a suspected release (10) of Tetrachloroethene (4) above the MCL of .005 mg/L (4), due to soil contamination (260 ppb) above the notification concentration at soil boring location SS-1@ 4 feet. No other chemicals of concern were detected at SS-1. The site has very good containment due to asphalt cover (0), and the physical state of the tetrachloroethene was liquid (3). The susceptibility rating was assigned a value of (6) since the site is located in a zone of most significant ground-water recharge according to Hydrologic Atlas 20.



No drinking water wells were identified within 1-mile of the property, so a distance of 1-2 miles was used to be conservative (4). Scoring the property for the groundwater pathway results in a score of 1.08, which does not exceed the threshold criteria.

The on-site pathway was scored as having unlimited access (4) with a known release (25) of Tetrachloroethene (4) and very good containment due to asphalt cover (0). The nearest resident, Orchard Walk Apartments, is less than 300 feet from the property (8). Scoring the property for the on-site pathway results in a score of 24.69, which exceeds the threshold criteria.

The on-site exposure pathway exceeds the threshold criteria; therefore, I recommend that the B & L Auto Repair be listed on the Hazardous Site Inventory and Parkway Plaza be sublisted.

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