HSI SITE NO. 10406, FORMER MCKENZIE TANK LINES SITE

111 GRANGE ROAD, PORT WENTWORTH, GA

# MONITORING & MAINTENANCE PLAN

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June 26, 2023

**Reference File: 460025**

Prepared for:
**McKENZIE TANK LINES, INC.**
1966 Commonwealth Lane
Tallahassee, FL 32304

Prepared by:
**ENVIRONMENTAL INTERNATIONAL CORPORATION**
161 Kimball Bridge Road, Suite 100, Alpharetta, GA 30009, USA
Phone 770.772.7100 • Fax 770.772.0555
http://www.eicusa.com

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SECTION

1

# 1.0 INTRODUCTION

## 1.1 BACKGROUND

The former McKenzie Tank Lines (MTL) site or property is located southeast of the intersection of Grange Road and South Coastal Hwy (State Route 25) in Port Wentworth, Georgia (Lat: 32.137093, Long: -81.153281). Figure 1-1 is a site layout map that illustrates the layout of the facility as it was in 2019 with historical site features prior to 2019 superimposed over the 2019 aerial imagery. The former historical site features include an office building, a 10,000-gallon diesel aboveground storage tank (AST), a pump dispenser, tire shop, and a truck wash rack. During its site redevelopment program for container storage, the Georgia Ports Authority (GPA) removed all superstructures and related substructures.

The first reported environmental incident at the site was a release of diesel and black liquor (a non-hazardous byproduct generated during the conversion of wood to paper) into the stormwater drainage system and western (north-south oriented) stormwater ditch in 1992. As a result of this incident, The Georgia Environmental Protection Division (EPD) listed the site on the Georgia Hazardous Site Index (HSI), designating the site as HSI Site No. 10406. During subsequent site investigations, MTL discovered additional onsite contamination, primarily chlorinated solvents, at various locations. MTL attributed the source of the chlorinated solvents to former Detrex operations at the site.

The site has been the subject of multiple soil and groundwater investigations and remediation activities since 1992. These activities are documented in the 2014 Voluntary Investigation and Remediation Plan (VIRP) (EIC, 2014) that Environmental International Corporation (EIC) prepared under the Georgia Voluntary Remediation Program (VRP). Upon successfully implementing the VIRP, EIC submitted a Compliance Status Report (CSR) (EIC, 2019) to the EPD for review and approval. Subsequently, EIC submitted a CSR Addendum to address certain data gaps.

To address residual groundwater contamination at the site, MTL proposed Type 5 risk reduction standards. Consequently, EPD required MTL to submit a Uniform Environmental Covenant (UEC) that prohibits use of the land parcel as residential property, extraction of groundwater for drinking purposes, and soil excavation and earth moving activities (MTL, 2023).

### 1.1.1 Constituents of Concern

The primary constituents of concern (COCs) established in the VIRP for the groundwater are chlorinated volatile organic compounds (CVOCs). These COCs include perchloroethylene or tetrachloroethylene (PCE) and its daughter products trichloroethylene (TCE), cis-1,2-dichloroethylene (1,2-DCE), and vinyl chloride (VC), as well as 1,1-dichloroethylene (1,1-DCE). Figure 1-2 illustrates the shallow residual COC footprint in groundwater. Table 1-1 tabulates the maximum groundwater concentrations and Type 4 risk reduction standards (RRS) for each COC within the footprint.

## 1.2 PURPOSE

As a condition of UEC approval, EPD required the preparation of this Monitoring and Maintenance Plan (MMP) consistent with the requirement of the VRP Act. The purpose of the MMP is to establish procedures for monitoring and maintaining institutional and engineering controls described in the UEC.

The MMP will be effective until EPD determines that the groundwater is in compliance with Type 1, 2, 3, or 4 RRS, as defined in Georgia Rules for Hazardous Site Response (Rules), Chapter 391-3-19. MTL or GPA can then petition for the termination or amendment of the UEC. Upon EPD's concurrence, the deed restrictions will then be removed, and the covenants would no longer be applicable for this site.

SECTION

2

# 2.0 CONTROL MEASURES

The MMP covers both institutional and engineering controls for the site. The following sections discuss the specific control measures in place at the site.

## 2.1 INSTITUTIONAL CONTROLS

Institutional controls are a valuable preventative method of reducing the potential exposure of site personnel and visitors to underlying COCs at the site by implementing property use or access restrictions. As such, institutional controls shall be the primary method of limiting COC exposure at the site. The following subsections discuss the institutional control measures to be utilized at the site.

### 2.1.1 PROPERTY USE LIMITATIONS

The site shall be used only for non-residential purposes, as defined in Section 391-3-19-.02 of the Georgia Hazardous Site Response Act (HSRA) rules, as of the effective date of the UEC (OCGA, 2015). Any residential use of the site shall be prohibited unless approved in advance by the director of the EPD. Additionally, plans to construct enclosed buildings designed for continuous human occupancy will require a vapor intrusion study to evaluate potential COC exposure.

### 2.1.2 PROPERTY ACCESS RESTRICTIONS

GPA is a secure, restricted access facility such that anyone entering the site must have a valid Transportation Workers Identification Credential (TWIC) card or be escorted by someone with a TWIC card. Additionally, site access is only granted to individuals required to perform GPA's site activities. These restrictions, enforced by GPA police and the US Coast Guard, prohibit unauthorized access to the site.

### 2.1.3 LAND DISTURBANCE

Any activity at the site that may result in exposure to or create new exposure pathways for the COCs, is prohibited. Any land disturbance activities or other intrusive work that affect ground cover, pavement cover, building foundations, or soil, must be conducted in accordance with this plan.

Intrusive activities include, but are not limited to, drilling; digging/excavating; placement of any objects or use of any equipment which deforms or stresses the surface beyond its load-bearing capacity; piercing the surface with a rod, spike, or similar item; bulldozing; or any earthwork in general.

Before implementation, all intrusive activities must be evaluated by an environmentally qualified GPA employee or its contractor to determine applicable health and safety requirements and waste management and disposal requirements. While conducting intrusive activities, appropriate personal protective equipment (PPE) will be utilized per a site health and safety plan (HASP). At a minimum, air monitoring for VOCs shall be conducted with a calibrated photoionization detector (PID), and all field work shall be performed within appropriate Occupational Health and Safety Administration (OSHA) exposure levels. Table 2-1 lists OSHA permissible exposure limits (PELs) for the primary COCs.

During the implementation of potential intrusive activities, any ground cover, soil, or other subsurface materials that were exposed to groundwater within the COC footprint, will be adequately characterized and appropriately managed onsite. Any waste material requiring offsite transfer and disposal will be transported to an approved certified disposal facility with prior approval from GPA personnel.

Any excavations performed within the COC footprint will be backfilled with certified clean soil or fill material. The ground surface will be restored with a material compatible with the protective surface cover and consistent with similar vegetation that existed prior to the excavation. However, it may be permissible to construct an impermeable surface (pavement and/or building foundation) in areas with no such features, as these improvements would further limit human exposure to COCs. All intrusive activities will be conducted in compliance with applicable OSHA requirements.

### 2.1.4 GROUNDWATER USE RESTRICTIONS

Any use of groundwater from the site is prohibited under the UEC. Annual inspections will confirm that groundwater from the site is not being extracted or utilized without EPD approval. Use of groundwater refers to all extraction methods that include but are not limited to, irrigation, cooling, fire suppression, and drinking water.

## 2.2 ENGINEERING CONTROLS

Since the soil contamination at the site has been delineated and removed and, since the site has been characterized for non-residential use, EPD has determined that that the fence line surrounding the property is not necessary as an engineering control. As such, no engineering controls have been established or are proposed for the site.

SECTION

3

# 3.0 PLANNED USES OF THE PROPERTY

GPA currently uses the site as a container storage yard. In accordance with the Environmental Covenant, the site's primary use does not and will not include residential use. An annual inspection will verify the use of the site by the owners to be consistent with a non-residential use. In addition, all lease agreements and other agreements concerning the use of the site will be reviewed to ensure the language is consistent with the non-residential use of the site.

Advance written notice to EPD will be provided for any planned future changes in the use of the site that will significantly change the conditions of the security fencing and protective surface cover or otherwise significantly impact the institutional or engineering controls.

SECTION

4

# 4.0 MONITORING AND INSPECTIONS

## 4.1 POST VIRP MONITORING

As a condition to the approval of the CSR, EPD has stipulated the following additional requirements:

### 4.1.1 GROUNDWATER MONITORING

The post-CSR groundwater sampling events indicate that the primary COC plume is stable and shrinking. Also, GPA has constructed relatively impermeable pavement for its container storage operations. This pavement covers a substantial portion of the restrictive use zone (RUZ). A survey map of the RUZ is included as Exhibit 4-1. MTL believes that the groundwater seepage rate will be reduced, thereby minimizing plume migration into downgradient areas. GPA's newly constructed stormwater detention pond illustrated in Figure 1-2 will also act as an additional barrier to groundwater flow. Lastly, GPA is unable to install downgradient replacement wells for the wells destroyed during pond construction due to buried power and communication utilities (part of critical infrastructure) and is unable to reinstall wells impacted during GPA's container area redevelopment program. Consequently, MTL petitioned the EPD to waive further groundwater sampling and monitoring tasks. In its February 23, 2023 comments letter, EPD concurred that continued post-VIRP groundwater monitoring is not required for the site.

### 4.1.2 SURFACE WATER MONITORING

To verify whether any measurable concentrations of COCs from the COC plume are reaching and negatively impacting the surface water quality standards the surface water in the stormwater detention pond, MTL will conduct annual surface water sampling at selected locations, as shown in Figure 4-1, within site stormwater collection and conveyance systems. MTL will submit surface water samples to a Georgia environmental laboratory for analysis via EPA method 8260B for the monitored COCs listed in Table 1-1. MTL will collect surface water samples for three years following the approval of this MMP by EPD. Further sampling will be terminated if the three-year post-VIRP monitoring period verifies that the COCs at the site are not impacting the water quality in the stormwater features in excess of the Georgia instream water quality standards (IWQS). If the COC concentrations in the surface water samples exceed the IWQS, MTL will meet with EPD to discuss subsequent actions.

## 4.2 ANNUAL INSPECTIONS

A qualified environmental professional, under the guidance of a professional engineer (P.E.) or professional geologist (P.G.), will conduct the annual inspection to confirm the adequacy of current engineering and institutional controls as well as the condition of the monitoring well network described in this plan. This inspection will be documented using the attached Annual Inspection Report Form, Attachment 4-1.

Per Attachment 4-1, the inspection will include:

1) Confirming non-residential use of the site
2) Documentation of construction or other alterations to the site
3) A review of the adequacy of the established institutional controls
4) An inspection of the paved surface at the site, particularly within the RUZ area
5) Review of any new leases and other property instruments to confirm they have the applicable deed notice language.
6) Observations and notation of any significant changes to the condition of the ground surface/cover.
7) Gathering any additional information related to COC access and exposure, including:
    a) Confirming no groundwater usage at the site
    b) Observations and notation on the conditions of all surface water features, groundwater monitoring wells, and structures related to both
    c) Monitoring COC concentrations in groundwater and surface water as discussed in Section 4.1.

SECTION

5

# 5.0 REPORTING

The site property owner shall complete and submit to EPD an annual report by July 31 of each year, which will include at a minimum:

- A certification of non-residential use of the property;
- Documentation stating whether or not the activity and use limitations in the UEC are being abided by;
- As applicable, groundwater and surface water monitoring data including a description of methods, field forms, data tables, and analytical reports;
- All forms, logs, and other paperwork related to inspections and maintenance of engineering and institutional controls;
- Details of activities associated with the property, which may potentially affect the engineering or institutional controls set in place; and
- Documentation and an evaluation of the status of engineering controls effectiveness in preventing COC exposure;

The cover letter for the annual report will include the name, mailing address, telephone number, facsimile number, and e-mail of the person that EPD should contact regarding the requirements associated with the property. A qualified P.E. or P.G. will certify the annual report.

SECTION

6

# 6.0 REFERENCES


Environmental International Corporation (EIC), 2014. *VIRP Application, Former McKenzie Tank Lines Site, Port Wentworth Georgia*. Alpharetta, Georgia. January 29, 2014.

EIC, 2019. *Compliance Status Report, HSI Site 10406, Former McKenzie Tank Lines Site*. Alpharetta, Georgia. August 2, 2019.

McKenzie Tank Lines (MTL), 2023. *Uniform Environmental Covenant.* Port Wentworth, Georgia. January 25, 2023.

Official Code of Georgia Annotated (OCGA), 2015. *The Georgia Hazardous Site Response Act (HSRA) – OCGA §12-8-90 et seq.* Title 12, Chapter 8, Article 3, Part 2, 2015.

# TABLES

# Table 1-1: Groundwater Constituents of Concern Concentrations

| COC | Greatest Detected Concentration in Groundwater* (µg/L) | Type 4 RRS (µg/L) |
|---|---|---|
| Tetrachloroethylene (PCE) | 5,600 | 98 |
| Trichloroethylene (TCE) | 16,000 | 5 |
| cis-1,2-Dichloroethylene | 42,000 | 204 |
| Vinyl Chloride | 1,100 | 3 |
| 1,1-Dichloroethene | 93 | NA |

**Notes:**

* - greatest concentration detected in groundwater from March 2019 to October 2022.

COC - constituent of concern

RRS - risk reduction standard

## Table 2-1: COC Toxicity Information

| No. | Chemical Identification | | Source | | Control Measures | | | Exposure Limits | |
|---|---|---|---|---|---|---|---|---|---|
| | Chemical Name | CAS Number | Soil | Groundwater | Engineering Controls | Exposure Monitoring | PPE | OSHA PEL and NIOSH REL (ppm)* | IDLH (ppm) |
| 1 | Tetrachloroethylene (PCE) | 127-18-4 | NA | X | X | X | X | 100 | Ca, 150 |
| 2 | Trichloroethylene (TCE) | 79-01-6 | NA | X | X | X | X | NIOSH 25*[2] OSHA 100 | Ca, 1000 |
| 3 | cis-1,2-Dichloroethylene (1,2-DCE) | 540-59-0 | NA | X | X | X | X | 200 | 1000 |
| 4 | Vinyl Chloride (VC) | 75-01-4 | NA | X | X | X | X | 1 | Ca, Not Established |
| 5 | 1,1-Dichloroethene (1,1-DCE) | 75-35-4 | NA | X | X | X | X | Not Established | Ca, Not Established |

**Notes:**

Table was derived from information provided in NIOSH Pocket Guide to Chemical Hazards (NIOSH, 2007)

* = unless otherwise stated OSHA PEL and NIOSH REL are the same

Ca = denotes potential occupational carcinogens

*[2] - NIOSH considers trichloroethylene (TCE) to be a potential occupational carcinogen and recommends a REL of 2 ppm (as a 60-minute ceiling) during the use of TCE as an anesthetic agent, and 25 ppm (as a 10--hour TWA) during all other exposures.

NA - Not Applicable

# FIGURES


## Legend

- SHALLOW WELLS
- DEEP WELLS
- ABANDONED/NOT UTILIZED WELLS
- STORMWATER POND AREA
- FORMER MCKENZIE PROPERTY BOUNDRY
- FORMER STRUCTURE
- FORMER CONCRETE APRONS
- FORMER WATER FEATURE
- STORMWATER DRAINAGE PIPES
- (ABD) ABANDONED

NOTES: AERIAL PHOTO IS FROM THE ESRI BASEMAP DATABASE AND REPRESENTS THE SITE CONDITIONS AS OF NOVEMBER 2022. FORMER MCKENZIE PROPERTY BOUNDARY IS DERIVED FROM HISTORICAL TAX PLAT MAPS AVAILABLE FROM THE CHATHAM COUNTY TAX ASSESSORS OFFICE. WELL LOCATIONS AND OTHER SITE FEATURES ARE BASED UPON SURVEYS CONDUCTED BETWEEN 2013 AND 2019. OTHER FORMER SITE FEATURES WERE PLOTTED BASED UPON HISTORICAL SITE MAPS FROM MCKENZIE TANK LINES. WELLS SCREENED AT INTERVALS APPROXIMATELY BETWEEN 10 AND 20 FEET BELOW GROUND SURFACE ARE CONSIDERED SHALLOW WELLS. WELLS SCREENED AT INTERVALS APPROXIMATELY 20 FEET OR GREATER BELOW GROUND SURFACE ARE CONSIDERED DEEP WELLS.

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

N

150 75 0 150

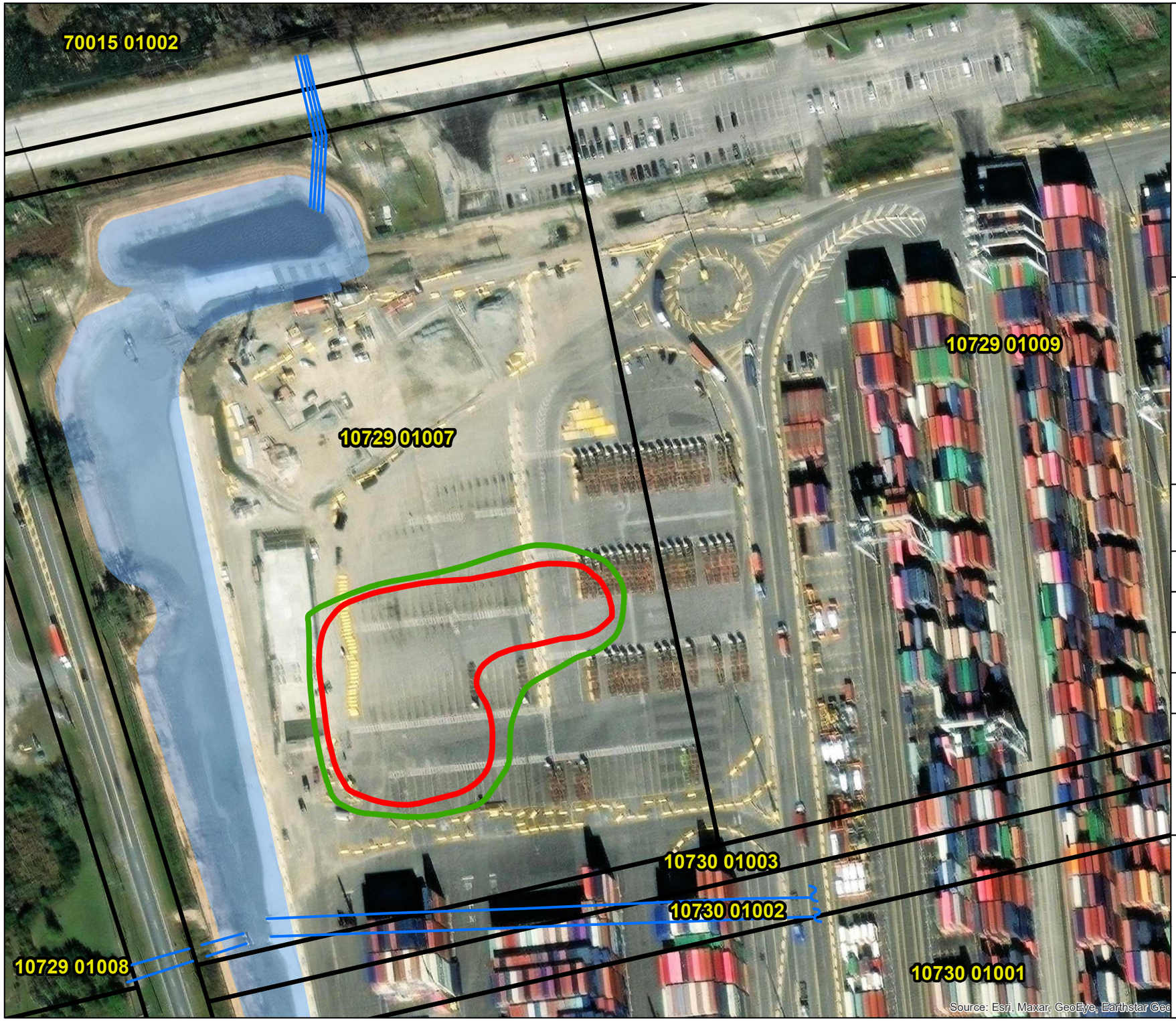
Feet

| DESIGNED BY: A.G. | REVISIONS NO. | REVISIONS DATE | DATE: 6/26/2023 |
|---|---|---|---|
| DRAWN BY: S.F.H. | | | SCALE: SEE BAR SCALE |
| CHECKED BY: A.S. | | | SHEET NO.: 1 OF 1 |
| APPROVED BY: R.M. | | | |

# FIGURE 1-1: SITE LAYOUT MAP

MCKENZIE TANK LINES
111 GRANGE ROAD
PORT WENTWORTH, GEORGIA 31047

ENVIRONMENTAL INTERNATIONAL CORP.
161 KIMBALL BRIDGE RD.
ALPHARETTA, GEORGIA 30009




## Legend

- DELINEATION CRITERION OUTLINE
- RRS TYPE 4 OUTLINE
- STORMWATER POND AREA
- PARCEL BOUNDARIES
- 10729 01009 TAX PARCEL PIN
- STORMWATER DRAINAGE PIPES

NOTES: AERIAL PHOTO IS FROM THE ESRI BASEMAP DATAVASE AND REPRESENTS THE SITE CONDITIONS AS OF NOVEMBER 2022. WELLS SCREENED AT INTERVALS APPROXIMATELY BETWEEN 10 AND 20 FEET BELOW GROUND SURFACE ARE CONSIDERED SHALLOW WELLS. WELLS SCREENED AT INTERVALS APPROXIMATELY 20 FEET OR GREATER BELOW GROUND SURFACE ARE CONSIDERED DEEP WELLS.

STORMWATER POND BASED ON AMENDMENT DRAWINGS "PROPOSED WELL INSTALLATION" PROVIDED BY GEORGIA PORTS AUTHORITY ON 5/3/2022. DELINEATION CRITERION AND RRS TYPE 4 ARE DERIVED FROM A SAMPLING EVENT IN MARCH 2019 COMPLETED BY EIC.

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

N

150 75 0 150

Feet

| | | | |
|---|---|---|---|
| DESIGNED BY: A.G. | REVISIONS | | DATE: 6/23/2023 |
| | NO. | DATE | SCALE: SEE BAR SCALE |
| DRAWN BY: C.C. | | | SHEET NO.: 1 OF 1 |
| CHECKED BY: A.S. | | | |
| APPROVED BY: R.M. | | | |

# FIGURE 1-2 SHALLOW GROUNDWATER RESIDUAL COC FOOTPRINT AND TAX PARCELS

MCKENZIE TANK LINES
111 GRANGE ROAD
PORT WENTWORTH, GEORGIA 31047

ENVIRONMENTAL INTERNATIONAL CORP.
161 KIMBALL BRIDGE RD.
ALPHARETTA, GEORGIA 30009


## Legend

- EXISTING SHALLOW WELLS
- EXISTING DEEP WELLS
- SURFCE WATER SAMPLING POINTS
- STORMWATER POND AREA
- DELINEATION CRITERION OUTLINE
- RRS TYPE 4 OUTLINE
- STORMWATER DRAINAGE PIPES

NOTES: AERIAL PHOTO IS FROM THE ESRI WORLD IMAGERY BASEMAP AND REPRESENTS THE SITE CONDITIONS AS OF NOVEMBER 2022. WELLS SCREENED AT INTERVALS APPROXIMATELY BETWEEN 10 AND 20 FEET BELOW GROUND SURFACE ARE CONSIDERED SHALLOW WELLS. WELLS SCREENED AT INTERVALS APPROXIMATELY 20 FEET OR GREATER BELOW GROUND SURFACE ARE CONSIDERED DEEP WELLS.

STORMWATER POND BASED ON AMENDMENT DRAWINGS "PROPOSED WELL INSTALLATION" PROVIDED BY GEORGIA PORTS AUTHORITY ON 5/3/2022. DELINEATION CRITERION AND RRS TYPE 4 ARE DERIVED FROM A SAMPLING EVENT IN OCTOBER 2022 COMPLETED BY EIC.

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

N

190 95 0 190

Feet

| DESIGNED BY: A.G. | REVISIONS NO. | REVISIONS DATE | DATE: 6/26/2023 |
|---|---|---|---|
| DRAWN BY: C.C. | | | SCALE: SEE BAR SCALE |
| | | | SHEET NO.: 1 OF 1 |
| CHECKED BY: A.S. | | | |
| APPROVED BY: R.M. | | | |

# FIGURE 4-1: POST-VIRP SURFACE WATER SAMPLING LOCATIONS

MCKENZIE TANK LINES
111 GRANGE ROAD
PORT WENTWORTH, GEORGIA 31047

ENVIRONMENTAL INTERNATIONAL CORP.
161 KIMBALL BRIDGE RD.
ALPHARETTA, GEORGIA 30009

# ATTACHMENT 4-1
# ANNUAL INSPECTION REPORT FORM

Evaluator(s) Initials:_____
Date:_____

# Annual Inspection Report Form

Site Location: Former McKenzie Tank Lines Facility, Georgia Ports Authority, Savannah Terminal, Port Wentworth, Georgia

Name of Evaluator(s):_____

Signature(s):_____

Date of Evaluation:_____

The following evaluation form is for the purpose of evaluating site conditions as they pertain to the environmental covenant set in place at the site. Additional information such as photos, figures, or tables, can be attached to this form as needed.

## Section 1: Land Use

1. Does the Property meet the definition of non-residential property as defined in HSRA Rule 391-3-19-.02(2)?
   **Circle one ( Yes , No )**
   "Non-residential property means any property or portion of a property not currently being used for human habitation or for other purposes with similar potential for human exposure, at which activities have been or are being conducted that can be categorized in one of the 1987 Standard Industrial Classification major group..."
   If not, provide a written explanation below.

_____

_____

_____

_____

2. Has the use of the property changed or has construction occurred on the property?
   **Circle one ( Yes , No )**

If yes, provide a description including an explanation of whether this changes the exposure determinations pursuant to the VRP CSR.

_____

_____

_____

_____

# Annual Inspection Report Form

## Section 2: Routine Maintenance

3. The pavement, particularly within the restricted use zone (RUZ), should be observed for any cracks and areas of weakness that negatively impact its structural durability.
4. Is the pavement at the site, particularly within the RUZ, in good condition?
   **Circle one ( Yes , No )**

   If not, provide an explanation below.

## Section 3: Property Instruments and Permanent Monuments

5. Do all leases or other property instruments for the site have the applicable deed notice language inserted into them? (i.e. HSRA Rule 391-3-19-.08 and O.C.G.A. 44.5-48)
   **Circle one ( Yes , No )**

   If not, provide a written explanation below.

# Annual Inspection Report Form

6. Are permanent markers in place at the site to provide notice that the site is subject to an environmental covenant and that the GA EPD or property owner should be contacted prior to digging or performing land disturbing activities?
   **Circle one ( Yes , No )**

   If not, provide a written explanation below.

_____

_____

_____

_____

_____

*Inspect the following elements and determine their condition.*

| Item | Condition | | | | |
|---|---|---|---|---|---|
| | Poor | Fair | Acceptable | Good | Excellent |
| **Monument** *(should be visible, legible, and in a conspicuous location; void of surrounding tall vegetation; not deformed, cracked, or otherwise broken.* | | | | | |
| **Surrounding Area** *(should be neatly landscaped if in grass area, if in paved area, pavement should be level and without cracks or other holes* | | | | | |

Evaluator(s) Initials:_____
Date:_____

# Annual Inspection Report Form

## Section 4: Monitoring Well Network

7. Are the remaining monitoring wells at the site in good condition?

**Circle one ( Yes , No )**

If not, provide a written explanation below and note any damage to wells, such as "MW-51D – well cap damaged and casing cracked". Additionally, list any wells that have been abandoned since the prior annual inspection was conducted.

_____

_____

_____

_____

_____

| Item | Condition | | | | |
|---|---|---|---|---|---|
| | Poor | Fair | Acceptable | Good | Excellent |
| **Well Head** *(should have concrete or asphalt surrounding which is undamaged or cracked with metal lid on well vault intact)* | | | | | |
| **Well Plug** *(well plug is present and forms adequate seal to prevent surface water intrusion)* | | | | | |
| **Well Casing and Screen** *(well casing is not bent or cracked and well screen is accessible, comparing the current depth to bottom to historical records)* | | | | | |

# Annual Inspection Report Form

## Section 5: Exposure Control

8. Overall, have there been any significant changes to the condition of the ground surface/cover at the site since the previous evaluation? (e.g. more or less paved area; leveling or construction activities)
   **Circle one ( Yes , No )**

   If yes, provide a detailed description of the changes and include photographs or illustrations of the changes as needed.

## Section 6: Additional Notes

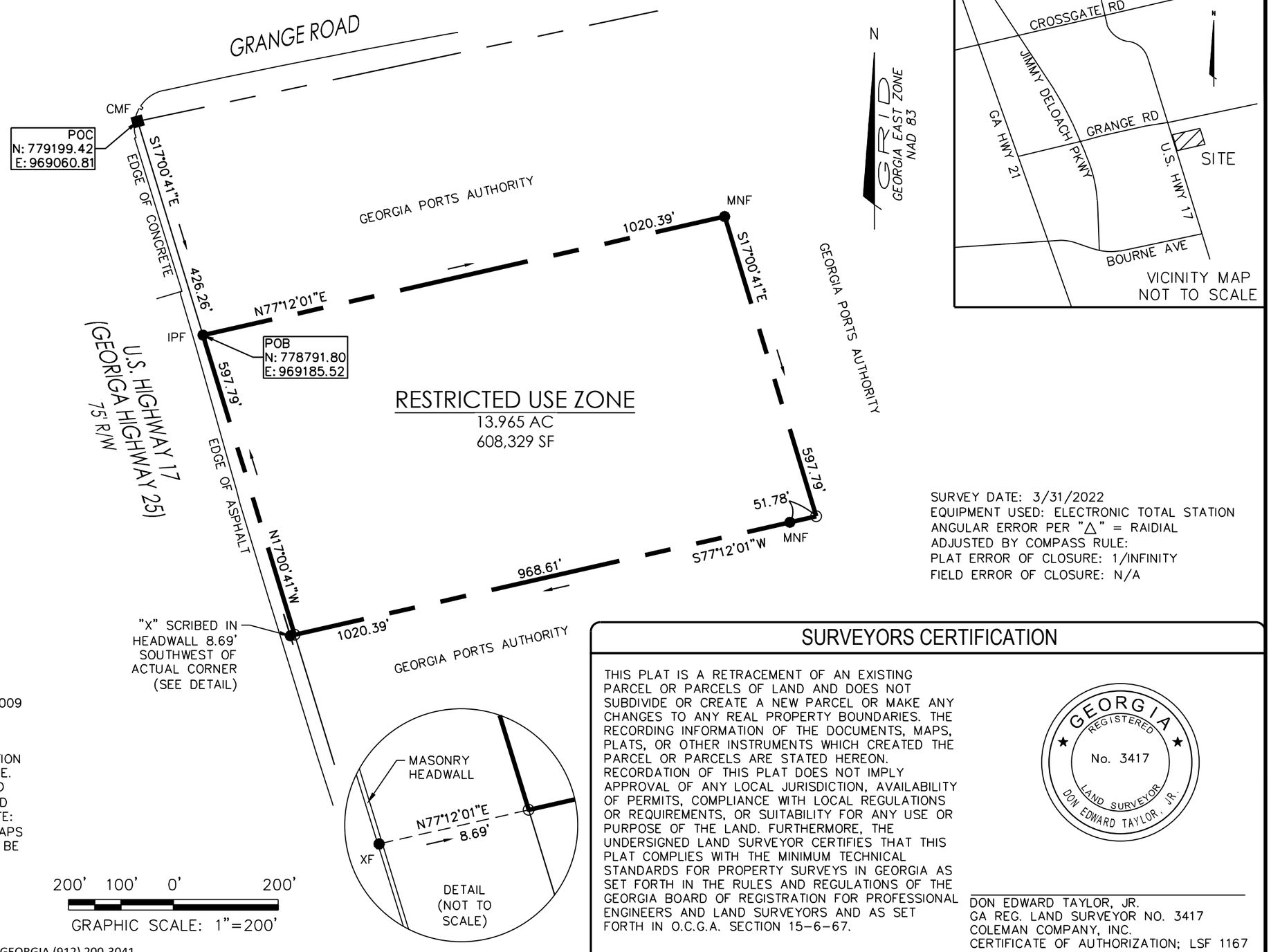
9. Provide any additional notes regarding relevant site conditions not addressed above, which may adversely impact the effectiveness of engineering controls or exposure prevention.

# EXHIBIT 4-1
# RUZ SURVEY MAP

PROPERTY DESCRIPTION

ALL THAT CERTAIN TRACT OF LANDS KNOWN AS A RESTRICTED USE ZONE, WITHIN PARCEL NUMBERS 10729 01007 & 10729 01009, GEORGIA PORTS AUTHORITY GARDEN CITY TERMINAL, GEORGIA PORTS AUTHORITY, 8TH G.M. DISTRICT, CHATHAM COUNTY GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT MARKING THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF GRANGE ROAD AND THE EASTERN RIGHT-OF-WAY OF U.S. HIGHWAY 17 (GEORGIA HIGHWAY 25) HAVING A GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83 COORDINATE OF NORTH: 779,199.42 AND EAST: 969,060.81, THENCE ALONG THE EASTERN RIGHT-OF-WAY OF U.S. HIGHWAY 17 (GEORGIA HIGHWAY 25), S17°00'41"E A DISTANCE OF 426.26' TO AN IRON PIPE BEING THE POINT OF BEGINNING; THENCE THROUGH LANDS NOW OR FORMERLY OWNED BY GEORGIA PORTS AUTHORITY THE FOLLOWING COURSES AND DISTANCES; N77°12'01"E A DISTANCE OF 1020.39' TO A MAG NAIL, S17°00'41"E A DISTANCE OF 597.79' TO A POINT, S77°12'01"W A DISTANCE OF 1020.39' TO A POINT (PASSING A MAG NAIL AT 51.78') AND EXTENDING SOUTHWESTERLY 8.69' TO "X" SCRIBED IN HEADWALL; THENCE ALONG THE EASTERN RIGHT-OF-WAY OF U.S. HIGHWAY 17 (GEORGIA HIGHWAY 25), N17°00'41"W A DISTANCE OF 597.79' TO THE POINT OF BEGINNING; AND CONTAINING 13.965 ACRES OR 608,329 SQUARE FEET.







LEGEND

| | | |
|---|---|---|
| ■ | CMF | CONCRETE MONUMENT FOUND |
| ● | XF | "X" FOUND |
| ● | MNF | MAG NAIL FOUND |
| ● | IPF | IRON PIPE FOUND |
| ○ | | CALCULATED POINT |
| | POC | POINT OF COMMENCEMENT |
| | POB | POINT OF BEGINNING |

NOTES:

1. PARCEL IDENTIFICATION NUMBERS: 10729 01007 & 10729 01009
2. THIS PROPERTY IS CURRENTLY ZONED P-I-2.
3. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
4. AS OF THE DATE OF THIS SURVEY; BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, X-SHADED AND AE. ZONE AE IS A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0045G, EFFECTIVE DATE: 8/16/2018, BASE FLOOD ELEVATION: 9', NAVD 88. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION. FLOOD LINES ARE NOT SHOWN FOR CLARITY PURPOSES.
5. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
6. ADDITIONAL IMPROVEMENTS EXIST, BUT ARE NOT SHOWN.

SURVEY DATE: 3/31/2022
EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "△" = RAIDIAL
ADJUSTED BY COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/INFINITY
FIELD ERROR OF CLOSURE: N/A

## SURVEYORS CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED No. 3417 LAND SURVEYOR DON EDWARD TAYLOR, JR.

DON EDWARD TAYLOR, JR.
GA REG. LAND SURVEYOR NO. 3417
COLEMAN COMPANY, INC.
CERTIFICATE OF AUTHORIZATION; LSF 1167

COLEMAN COMPANY, INC • 1480 CHATHAM PARKWAY, SUITE 100 • SAVANNAH, GEORGIA (912) 200-3041

SHEET#: 1/1

| | |
|---|---|
| JOB NUMBER: | 22-155 |
| DATE: | 4/6/2022 |
| DRAWN BY: | JPA |
| CHECKED BY: | JPA |
| SCALE: | 1"=200' |

# A PLAT OF A RESTRICTED USE ZONE,
WITHIN PARCEL NUMBERS 10729 01007 & 10729 01009,
GEORGIA PORTS AUTHORITY GARDEN CITY TERMINAL,
8TH G.M. DISTRICT, CHATHAM COUNTY, GEORGIA
PREPARED FOR: GEORGIA PORTS AUTHORITY

COLEMAN COMPANY ENGINEERS • SURVEYORS