

MONITORING AND MAINTENANCE PLAN (MMP)

1.0 BACKGROUND

Implementation of this plan represents a part of the institutional controls that are required to meet the Type 5 risk reduction (RRS) standard for the Eastside Trail of the Atlanta BeltLine.

The Eastside Trail is the first phase of the development of the Eastside Corridor of the Atlanta BeltLine. The Eastside Corridor has been designed as a public transportation right-of-way within a “green” setting. This phase of the trail extends 2.25-miles from the intersection of 10th Street and Monroe Drive to Irwin Street. Refer to Figure 1. It will connect Piedmont Park, Freedom Park and the new Historic Fourth Ward Park.

Amendment #2 to Approved Corrective Action Plan (CAP) was submitted to GA-EPD on March 25, 2011 and approved by GA-EPD on April 14, 2011. The CAP presented a Type 5 RRS for the Eastside Trail which involves implementation of institutional controls at the property to restrict unauthorized disturbances and maintain the existing integrity of the in-place engineering controls. This will be accomplished by semi-annual inspections to monitor the existing hard cover and soil barrier, performance of routine maintenance and implementation of a Ground Disturbance Notification process which will continue until such time as the corridor soils meet a Type 1, 2, 3 or 4 RRS.

Interim Compliance Status Report (CSR) dated February 02, 2015 was submitted to GA-EPD. The CSR documented soil and groundwater assessment and characterization conducted along the Eastside Trail. Additionally, the CSR documented corrective actions performed along the trail including implementation of engineering and institutional controls as well as soil removal and disposal and soil barrier sampling and testing.

2.0 OVERVIEW

The purpose of this document is to establish a Monitoring and Maintenance Plan (MMP) as part of implementation of the Type 5 RRS to address the hard cover and soil barrier. In addition, Atlanta BeltLine, Inc. (ABI) will maintain the engineering controls in accordance with this MMP as described herein, and ensure that any future engineering controls or modifications associated with the Eastside Trail will be designed to ensure continued compliance with the Type 5 RRS.

The MMP consists of the following elements:

- Regular inspection and maintenance of the corridor cover;
- Inspection and repair, if necessary, of disturbances to the hard cover and/or soil barrier;
and
- Restrictions and controls for planned penetrations of the hard cover and/or soil cover.

3.0 BASIC REQUIREMENTS

3.1 USE OF THE PROPERTY

A 14-foot wide concrete multi-use trail has been constructed along the eastern side of the corridor to accommodate walking, jogging, biking, roller skating and roller blading, as well as wheelchairs and mobility aids for the disabled. The Eastside Corridor has preserved space for future transit on the western side of the trail. As part of the Eastside Trail, the preserved transit corridor will be planted with wildflower and native grass mixes to provide corridor visitors with a visual representation of the future limits of the transit corridor. In addition to establishing native groundcovers, approximately 675 trees (1,547 caliper-inches) will be planted as part of the project.

3.2 SUPERVISION OF THE PROPERTY

The following property owners, collectively or separately Atlanta BeltLine, Inc. (“ABI”) and The Atlanta Development Authority (“ADA”), will control activities on the corridor.

Atlanta BeltLine, Inc.
100 Peachtree Street, NW
Ste. 2300
Atlanta, GA 30303
Attn: Mr. Lee Harrop
Director of Program Management

Invest Atlanta, dba
Atlanta Development Authority
133 Peachtree Street, NE,
Suite 2900
Atlanta, GA 30303
Attn: Kent Spencer

3.2 COVER

As part of the MMP the soil barrier and hard cover will be maintained.

The soil barrier shall:

- Remain a minimum of 12 inches thick; and
- Remain in-tact within the property boundaries except for when penetrations are made through a Notification of Ground Penetration approved by ABI which restricts penetrations including, but not limited to, the following: drilling, digging, use of any equipment which brings subsurface soils to the surface, bulldozing or earthwork.

In the event that future disturbance of the ground results in damage to or alteration of the existing soil barrier, repairs to the soil barrier will be completed in accordance with the approved Corrective Action Plan.

The hard cover shall:

- Remain in-tact so as to drain and prevent leaching of storm water into the underlying sub-grade soils.

In the event that future disturbance of the ground results in damage to or alteration of the existing hard cover, repairs to the hard cover will be completed in accordance with the approved Corrective Action Plan.

4.0 ROUTINE INSPECTION/MAINTENANCE

The Site will be inspected on a semi-annual basis to ensure that the integrity of the existing hard cover and soil barrier are maintained. At least one inspection per year will be conducted by the site owner/operator or its designated representative who is knowledgeable of the requirements of the MMP.

4.1 RESTORATION

Any repair work on the soil barrier that may be required will meet or exceed the requirements outlined in approved Corrective Action Plan. Sufficient cover will be restored in any areas noted to have inadequate cover.

4.2 REPORTING

The inspector will complete the attached Corridor Inspection and Maintenance Report checklist during each site visit. The inspection report will provide photographic documentation of the engineering control systems and any items that warrant documentation such as alterations or damage to such features. Records concerning inspections and repairs will be included with the Annual Report submitted to EPD.

5.0 GROUND DISTURBANCE

Any planned construction activities which require penetrating the hard cover or the soil barrier to expose the underlying soils will require approval of a Notification in advance by ABI. Refer to the attached Notification of Ground Disturbance form.

The Notification of Ground Disturbance shall:

- Restrict access to the area to only those parties covered in the Notification.
- Require all activities involving contact with soil to be performed under the control of an Environmental Health and Safety Plan.
- Require complete restoration of the hard cover or the soil barrier which is disturbed.
- Restrict the use of material used to replace barrier soil to that soil which does not contain any constituents of concern (COCs) as defined in the approved Brownfield corrective action plan.

INSPECTION CHECKLIST

Date: _____

Inspector: _____

**ATLANTA BELTLINE – EASTSIDE TRAIL CORRIDOR
Semi-Annual Monitoring and Maintenance Report**

INSPECTION ITEM	OBSERVATION		CONDITION			COMMENTS (Indicate Locations by Stationing and distance from road intersections)
	YES	NO	NA	MN	IA	

DEVELOPMENT CONTROL						
Ground Penetration Notifications Issued This Period						
Institutional Controls Maintained						
HARD COVER CONDITION						
Damage						
Ponded Water						
SOIL BARRIER CONDITION						
Erosion						
Cracks						
Burrows						
Other						
OTHER OBSERVATIONS						

**ATLANTA BELTLINE – EASTSIDE TRAIL CORRIDOR
Semi-Annual Monitoring and Maintenance Report**

ITEM	MAINTENANCE OR REPAIRS REQUIRED	TO BE CONDUCTED BY	DATE COMPLETED	REINSPECTED DATE/INTL.
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DATE OF INSPECTION: _____ **INSPECTOR:** _____

(print)

_____ (signature)

NOTIFICATION
OF
GROUND DISTURBANCE

**NOTIFICATION
OF GROUND DISTURBANCE
TO DISTURB SOIL BARRIER OR HARD COVER
ATLANTA BELTLINE PROPERTIES
EASTSIDE TRAIL**

**For Coverage Under the Environmental Covenant as part of the
Georgia Brownfield Program Approved Corrective Action Plan**

NOTIFICATION (Check Only One):

- Initial Notification
- Notification Renewal – Prior Approval Number _____
- Change of Information

I. SITE/OWNER/OPERATOR INFORMATION

Owner/Operator's Name: ATLANTA BELTLINE, INC. Phone: (404)-880-4100

Duly Authorized Representative (optional): Lee Harrop Phone: _____

E-mail Address: LHarrop@Beltline.org

Address: 100 Peachtree Street, NW, Suite 2300 City: Atlanta State: GA Zip Code: 30303

II. PRIMARY APPLICANT INFORMATION

Company: _____ Phone: _____

Duly Authorized Representative: _____ Phone: _____

E-mail Address: _____

Address: _____ City: _____ State: _____ Zip Code: _____

III. CONSTRUCTION SITE ACTIVITY INFORMATION

Construction Site Contact: _____ Phone: _____

E-mail Address: _____

Project Construction Location(s): _____

Description of Proposed Work: _____

Start Date (month/date/year): ____ / ____ / ____ Completion Date (month/date/year): ____ / ____ / ____

Estimated Disturbed Acreage (acres, to the nearest tenth (1/10th) acre): _____

IV. CERTIFICATIONS (Primary Applicant)

I certify under penalty of law and as a condition of payment by Atlanta BeltLine, Inc. or any other entity of The City of Atlanta that:

1. This document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that the information submitted is accurate and complete.
2. I have reviewed the Monitoring and Maintenance Plan.
3. The work will be performed in accordance with the requirements of a site-specific Health and Safety Plan designed to protect site workers and the general public.
4. Upon completion of the work, I understand an Environmental Professional (EP*) must confirm in writing to Atlanta BeltLine, Inc. that all disturbances of the soil barrier or hard cover have been rectified consistent with the engineering and institutional controls described in the Approved Corrective Action Plan and the Monitoring and Maintenance Plan.
5. The acceptance of the Notification shall constitute a binding agreement between the Primary Applicant and Atlanta BeltLine, Inc. and is a condition of performing the work.

*EP is a PE, PG, CHMM or CIH with experience in the performance of similar projects

Authorized Representative Printed Name: _____

Title: _____

Signature: _____

Date: _____

VI. FOR OFFICIAL USE ONLY

Application Complete

_____ Date Received _____ Notification Approval Number

Atlanta BeltLine, Inc. representative signature

INSTRUCTIONS

NOTIFICATION

For Coverage Under the Monitoring and Maintenance Plan as part of the Georgia Brownfield Program Approved Corrective Action Plan

This NOTIFICATION is Associated With Ground Disturbing Activity on the Atlanta Beltline Site

Please print or type information into the Notification form. Any illegible or incomplete information will not be accepted, and the form will be returned and the construction site will not be granted coverage. All information requested on the Notification must be submitted in order for the Notification and permit application to be valid. Any information requested on the Notification that is not applicable must be marked "N/A." Please do not leave any sections blank in the Notification.

Who must file a Notification Form - The Construction Company who will be performing soil and ground disturbing activities The Approvals that have been granted will be on file at the Site Owner's Atlanta Beltline, Inc. offices and are available on the GA EPD website, www.gaepd.org. It is highly recommended that the applicants read and understand the terms and conditions of the Notification prior to submitting a Notification form. Please contact the appropriate EPD District Office as listed on the following pages for assistance in completing the Notification form.

Where to file a Notification Form - The Notification and the attachments, as applicable, must be submitted to the Atlanta BeltLine, Inc. as Site Owner and to the appropriate GA EPD representative as listed on the following pages.

Section I - Site/Owner/Operator Information

The Site Owner/Operator is the Atlanta Beltline, Inc. which is a not for profit entity responsible for the implementation of the Atlanta Beltline. Atlanta Beltline, Inc. is part of the Invest Atlanta, which is the development arm of the City of Atlanta. The Atlanta Beltline, Inc. information is already provided in the form.

Section II – Construction Company Information

Provide the name of the construction company who will be performing the work.

A duly authorized representative may be either a named individual or any individual occupying a named position that the primary applicant has authorized to sign all reports, certification statements, or other information requested by Atlanta Beltline, Inc and GA EPD.

Section III – Construction Site Activity Information

The construction site contact is the person who the primary applicant has assigned the responsibility for the daily on-site operational control.

The construction site name and location information (i.e., GPS location of construction exit, street address, city, county, extent define by Atlanta BeltLine Mile Markers) must be sufficient to accurately locate the construction site. If the construction site does not have a street address, please provide sufficient information to accurately locate the construction site. If additional space is needed, attach the location information to the Notification.

Describe the work that is going to be performed.

The start date (*month/date/year*) must be the actual start date of construction activities.

Estimated disturbed acreage is the total number of acres, *to the nearest tenth (1/10th) acre*, that will be disturbed by the primary applicant and all secondary entities.

Please do not leave any blanks in this section. Any information requested on the Notification that is not applicable to the primary applicant or to the construction site must be mark "N/A."

Section IV – Attachments (for new construction sites)

Items that must be attached to this Notification include, Location map identifying construction site, acknowledgement of receipt of a copy of the Environmental Covenant, Site Specific Health and Safety Plan and a Schedule for the timing of the major construction activities.

Section V – Certifications

The owner and/or operator must sign the Notification and initial the certification statement on the lines provided. Federal and State statutes provide specific requirements as to who is authorized to sign the Notification forms. A Notification form signed by an unauthorized person will not be valid. Please be aware that Federal and State statutes provide for severe penalties for submitting false information on this Notification form. Federal and State regulations require that the Notification form be signed as follows:

- For a corporation, by a responsible corporate officer;
- For a partnership or sole proprietorship, by a general partner or the proprietor; and
- For a municipality, State, Federal or other public facility, by either a principal executive officer or ranking elected official.