

Cheshire Bridge Road Property
Atlanta, Georgia, Fulton County

Maintenance and Monitoring Plan
Dated December 7, 2018

The Cheshire Bridge Road (Property) is located at 1989 Cheshire Bridge Road in the City of Atlanta, Fulton County, and consists of 7.469 acres of land divided for the purposes of the Georgia Brownfield Program into two parcels, each with a specific use (as shown on the attached figure). The residential parcel of the Property consists of 2.017 acres and is located in the northwest portion of the Property and improved with a multifamily apartment complex. The non-residential parcel includes 5.452 acres and generally consists of the main driveway running along the eastern boundary, the parking areas, and the retention pond and open wooded land within the eastern portion of the Property.

Due to the existence of impacted subsurface soil remaining beneath the non-residential parcel, engineering controls have been established on the non-residential parcel to prevent exposure such soil. An Environmental Covenant (EC) has been prepared to ensure that the engineer controls remain in place. The EC defines the non-residential parcel as a “restricted use zone” (RUZ) where an engineered control has been established to prevent exposure to any underlying subsurface soil impacts. The RUZ is restricted to non-residential use only and requires this Maintenance and Monitoring Plan (M&M Plan) be followed to ensure that the integrity of the engineered control on the RUZ remains effective.

Annual Inspections

The RUZ was remediated under the Georgia’s Environmental Protection Division (EPD) Brownfield Program to a Type 5 risk reduction standard using engineering controls. This consisted of the placement of clean soil cover two feet thick over the entire RUZ. The majority of the RUZ is also covered with concrete and asphalt paved surface level parking and drive areas, which will serve to further prevent potential for exposure. A methane venting system was installed near the northern boundary of the RUZ and adjacent to the residential building to the north of the RUZ. See attached figures.

The RUZ will be inspected annually by a qualified environmental professional to evaluate the integrity of the engineered controls on the RUZ, as described in the EC. The Annual Inspection will consist of visual reconnaissance of the RUZ, as well as interviews with property management concerning the site conditions. The Annual Inspections will not address issues beyond the restrictions set forth in the Environmental Covenant, such as building code compliance, zoning issues, structural integrity, fitness for occupancy, etc.

During the Annual Inspections, the surface of the RUZ will be visually inspected to confirm the integrity of the cap across the RUZ. If any issues with the CAP are identified, the inspection report should note necessary recommendations for repair. The qualified environmental professional will also confirm that no residential occupancy or use of groundwater

for drinking water purposes is occurring within any portion of the RUZ and that the methane venting system has not been damaged or otherwise compromised.

Except for emergency utility repairs, no penetrations that exceed a depth of two (2) feet in the capped areas of the RUZ shall occur without prior written notice to and approval of EPD. All work which will require the breach of the cap greater than two (2) feet shall be overseen by a qualified environmental professional and performed pursuant to a Health and Safety Plan, which when completed, a summary of such work shall be submitted to EPD.

During each Annual Inspection, the attached Evaluation Form will be completed. A copy of the Evaluation Form signed by a person responsible for the property, along with a brief narrative describing the inspection, will be provided to Georgia EPD within 30 days of the inspection. After the first year, the Evaluation Form from the previous year's inspection will be reviewed with property management during each Annual Inspection to evaluate how recommendations for repairs have been implemented.

Reporting and Recordkeeping Requirements

Annually, but no later than June 30th of each year, completed copies of the below Evaluation Form and reports documenting necessary repairs will be submitted to EPD. These documents and the Evaluation Form shall be kept on the premises of the property for a minimum of three years.

The annual report shall be submitted to the Brownfield Program of EPD at the following address (or via email as detail below).

Georgia Environmental Protection Division
Land Protection Branch, Brownfields
2 Martin Luther King Jr. Drive, Suite 1052-East
Atlanta, GA 30334

If submitting by email, please obtain the email address for the Brownfield associate assigned to this Property. If a return email from EPD acknowledging receipt of the annual report is not received, it is the Property owner's responsibility to follow up or resubmit the annual report by US mail.

Brownfield Annual Certification Form

Cheshire Bridge Road Property
Atlanta, Fulton County, Georgia

Name of environmental professional conducting the inspection: _____

		Yes?	No?
1	Has residential occupancy occurred within the RUZ over the past year?		
1(a)	If yes to 2 above, then provide a written explanation to EPD within 30 days.		
2	Has any portion of the cap which was placed across the RUZ been breached at a depth greater than two (2) feet for any reason in the past year?		
2(a)	If yes to 3 above, then provide a written explanation to EPD within 30 days.		
3	Is the methane venting system on the RUZ in apparent good operating condition and with no visible need of repair?		
3(a)	If yes, then provide a written explanation to EPD within 30 days.		
4	Have any fully enclosed structures without methane controls been constructed within the RUZ?		
4(a)	If yes, then provide a written explanation to EPD within 30 days.		
5	After review of the previous annual report, are there any unresolved or outstanding issues or deficiencies?		
5(a)	If yes, then provide a written explanation to EPD within 30 days with sufficient detail regarding the outstanding issues.		

Certification by property management:

I certify under penalty of law that this document and any 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 to a State agency.

Signature

Date

