

Expected Remediation Sequencing Soil Removal and Restoration Stephen Foster Neighborhood, Gainesville, Florida

The purpose of this information sheet is to describe the different phases of notification, property access and remedial activity needed to complete the off-site soil remediation to be conducted by Beazer East, Inc. (Beazer) under oversight of the U.S. Environmental Protection Agency (EPA) at residential parcels of land located to the west of the former Koppers facility portion of the Cabot Carbon-Koppers Superfund Site (Site) in Gainesville, Florida.

The steps for implementing off-site remediation and coordinating with landowners and residents for access to remediation parcels will include the following steps (which may be subject to change based on field conditions, continued discussions between EPA and Beazer, property access issues, and other factors).

1. **Identify Remediation Parcels.** Beazer will work with EPA to assist EPA in deciding which residential parcels require soil remediation and which parcels require additional soil sampling.
2. **Notify Owners/Residents of Remediation and Sampling Parcels.** At approximately the end of April or early May 2013, EPA will send a letter notifying property owners and residents that EPA has determined that their parcel requires soil remediation or, for a limited number of parcels, requires additional soil sampling. EPA's notice letter will include a copy of this information sheet, as well as a "Frequently Asked Questions" sheet.
3. **EPA Visit to Homes & Request for Access for Pre-Remediation Activities.** EPA's notice letter will request that property owners and residents sign a short pre-remediation design access authorization permitting Beazer's consultants and contractors to enter the property to conduct a pre-remediation survey on remediation parcels (measure and map location of structures, driveways, landscaping vegetation, utilities) or, for a limited number of parcels, a sampling access authorization to conduct additional surface soil sampling. In early May 2013, EPA plans to follow up each letter with a personal visit to homes requiring access.
4. **Community Meeting.** Near the end of May or in early June 2013, EPA and Beazer will conduct a joint public meeting to present a general description of the soil remediation process, present a schedule for soil remediation activities, and answer questions and concerns of residents whose properties are affected.
5. **Beazer's Contractors to Conduct Pre-Remediation Surveys or Sampling.** On those parcels where access has been granted, Beazer's contractors will conduct either a pre-remediation property survey or additional soil sampling, depending on whether the property is within the remediation area or the additional sampling area.
6. **Parcel Specific Remediation Design.** Beazer will complete a parcel-specific design for each property to be remediated. This design will: (1) specify the areas of soil removal on each parcel; (2) identify the replacement of any structures, fences, sheds or other fixtures that would be disturbed by soil removal activities; and (3) present a landscape restoration plan for each parcel, as selected by the resident (see item 9 below).
7. **Beazer Requests Access for Soil Remediation.** Once parcels within the remediation area have been surveyed and a parcel-specific design prepared, Beazer will contact the property owners/residents within the remediation area with a request to sign a short access agreement allowing Beazer's contractors to conduct the surface soil remediation and making clear that Beazer will be responsible to replace or repair any damage it causes to homes, structures, utilities, etc.
8. **Soil Remediation Is Conducted.** Remediation is scheduled to begin in January 2014. Parcels that grant access will be remediated in groups. Surface soils and most landscaping vegetation will be removed and replaced with clean soils. In some cases, underground utility lines (water, sewer) may be replaced if it is determined that they were damaged or beyond serviceable life. It is anticipated residents may desire to leave their property for approximately one week while remediation activities are ongoing. Residents will be provided with a temporary relocation stipend. Residents can use this stipend for a hotel or any other purpose if they have alternate living arrangements available.
9. **Landscaping Restoration.** Residents that grant access for soil remediation will be permitted to either select in-kind replacement landscaping (including grasses, plants, trees, shrubs) similar to what currently exists at their property or elect to work with local landscaping architects to select more native, natural landscaping of equivalent value consistent with an overall plan for the Stephen Foster Neighborhood.
10. **Confirmation of Completion.** Upon completion of soil remediation and replacement of landscaping, residents will be asked to verify that all work has been completed and the property returned to them.