



REZONING ANALYSIS

Petition Number:	RZ 23-012
Applicant:	Ihsan Sharif D/B/A Advance Business Solutions Kemp White and Associates, Inc. Info@theabsnetwork.com
Property Owner:	Panola Road Group Holdings, LLC 1420 Peachtree Street, Suite 100 Atlanta, GA 30309 Info@theabsnetwork.com
Project Location:	3893 Panola Road (Parcel ID 16 019 01 010)
District:	4 – Councilman George Turner, Jr
Acreage:	+/- 5.95 acres
Existing Zoning:	R-100 (Residential Medium Lot) District
Proposed Zoning:	C-1 (Local Commercial) District
Overlay:	N/A
Future Land Use:	Suburban Neighborhood (SN)
Proposed Development/Request:	The applicant is seeking a rezoning and map amendment of the parcel from R-100 (Residential Medium Lot) to C-1 (Local Commercial) for commercial business development.
CPIM:	May 9, 2024
Planning Commission:	June 4, 2024
Mayor & City Council	June 26, 2024
Sign Posted/ Legal Ad(s) submitted:	April 23, 2024
Staff Recommendations:	Conditionally Approved.
Planning Commission:	Deferral until the July 2, 2024 Planning Commission meeting.

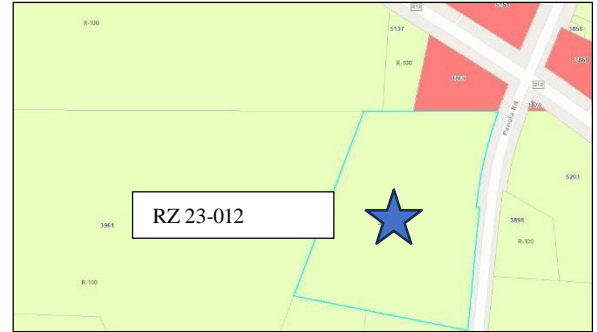
Location

The subject property is located at 3893 Panola Road, Stonecrest, GA 30058. The property currently has one (1) access point on Panola Road. Panola Road is classified as a major arterial road and is maintained by Dekalb County.

The property abuts C-1 (Local Commercial) zoning district to the north and R-100 (Residential Medim Lot) zoning district to the east.

Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use
Adjacent: North	C-1 (Local Commercial) District	Undeveloped Land
Adjacent: West	R-100 (Residential Med Lot) District	Undeveloped Land
Adjacent: East	R-100 (Residential Med Lot) District	Single-Family Residential Dwelling
Adjacent: South	R-100 (Residential Med Lot) District	Single-Family Residential Dwelling

PROJECT OVERVIEW



Background

The subject property zoning classification is R-100 - Residential Med Lot.

The property is undeveloped land and heavily wooded with no display of any floodway nor floodplain on the subject property. The proposed project envisions combining these parcels into a unified development. The revised plan includes six (6) proposed buildings, featuring High-End Restaurants, a Medical Facility, Financial Institution, Business Center, and a Sports Shop, in addition to alternative uses. According to the applicant, the development will showcase a comprehensive approach, incorporating a mix of amenities and services. The central feature is a high-end, environmentally conscious development that adheres to the U.S. Department of Energy’s Net Zero energy model.

According to [Division 5, Section 2.5.1](#), the purpose and intent of the city council in establishing R-100 is to provide for the protection of neighborhoods within the city where lots have a minimum area of 15,000 square feet; to provide for compatible infill development in neighborhoods.

According to [Division 26, Section 2.26.1](#), the purpose and intent of the city council in establishing C-1 is to provide convenient local retail shopping and service areas within the city for all residents; to provide for quality control in development through materials and building placement, to ensure that the uses authorized within the C-1 (Local Commercial) District are those uses which are designed to serve the convenience shopping and service needs of groups of neighborhoods, and to implement the future development map of the city's comprehensive plan.

Traffic and Environmental Assessment

The applicant submitted a traffic study and an environmental assessment that’s included in this application packet.



- CODE OF ORDINANCES
Chapter 27 - ZONING ORDINANCE
ARTICLE 2. - DISTRICT REGULATIONS
DIVISION 5. R-100 (RESIDENTIAL MEDIUM LOT-100) DISTRICT

DIVISION 5. R-100 (RESIDENTIAL MEDIUM LOT-100) DISTRICT

Sec. 2.5.1. Statement of purpose and intent.

The purpose and intent of the City Council in establishing the R-100 (Residential Medium Lot-100) District is as follows:

- A. To provide for the protection of neighborhoods within the city where lots have a minimum area of 15,000 square feet;
- B. To provide for compatible infill development in neighborhoods;
- C. To provide "For Sale", Single family detached residential subdivisions and For Sale Communities;
- D. To provide flexibility in design on the interior of new development while protecting surrounding development;
- E. To ensure that the uses and structures authorized in the R-100 (Residential Medium Lot-100) District are those uses and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood;
- F. To provide for appropriately sized accessible and useable open space in new developments for health, recreational and social opportunities for city residents; and
- G. To implement the future development map of the city's comprehensive plan.

(Ord. of 8-2-2017, § 1(2.5.1); Ord. No. 2022-10-03 , § 2(Exh. A), 10-24-2022)



- CODE OF ORDINANCES
Chapter 27 - ZONING ORDINANCE
ARTICLE 2. - DISTRICT REGULATIONS
DIVISION 26. C-1 (LOCAL COMMERCIAL) DISTRICT

DIVISION 26. C-1 (LOCAL COMMERCIAL) DISTRICT

Sec. 2.26.1. Statement of purpose and intent.

The purpose and intent of the City Council in establishing the C-1 (Local Commercial) District is as follows:

- A. To provide convenient local retail shopping and service areas within the city for all residents;
- B. To provide for quality control in development through materials and building placement;
- C. To ensure that the uses authorized within the C-1 (Local Commercial) District are those uses which are designed to serve the convenience shopping and service needs of groups of neighborhoods;
- D. To implement the future development map of the city's comprehensive plan.

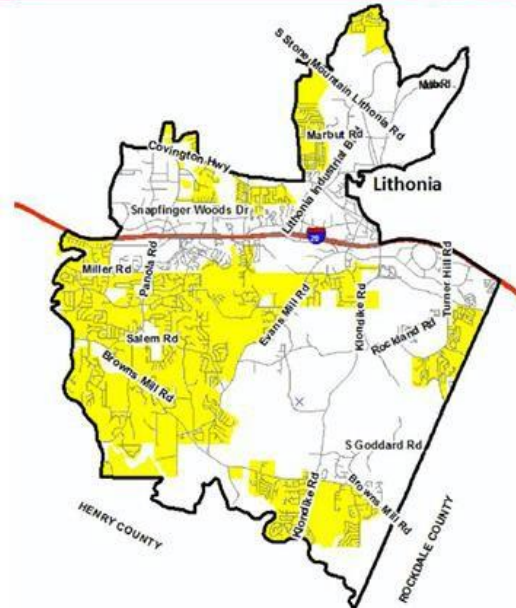
(Ord. of 8-2-2017, § 1(2.26.1); Ord. No. 2021-06-03, § 1(Exh. A, § X), 8-23-2021)

COMPREHENSIVE PLAN ELEMENTS

LAND USE

Suburban Neighborhood (SN)

The intent of the Suburban Neighborhood character area is to recognize those areas of the city that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. These areas include those developed (built out) and those under development pressures. Those areas are characterized by low pedestrian orientation, limited transit access, scattered civic buildings and curvilinear street patterns. The proposed density for areas of this type is up to 8 dwelling units per acre.



Suburban Neighborhood Character Area Locations

- Marbut Road & Phillips Road
- Rock Springs Road
- Salem Road
- Browns Mill Road
- Evans Mill Road West
- Klondike Road south of Browns Mill Road
- Turner Hill Road

COMPREHENSIVE PLAN ELEMENTS

LAND USE

Suburban Neighborhood Primary Land Uses

- Single-Family Detached Residential
- Townhome (Detached; Small Lot)
- Assisted Living Facilities
- Neighborhood Retail
- Schools
- Libraries
- Healthcare Facilities
- Parks and Recreational Facilities
- Public and Civic Facilities
- Institutional Uses

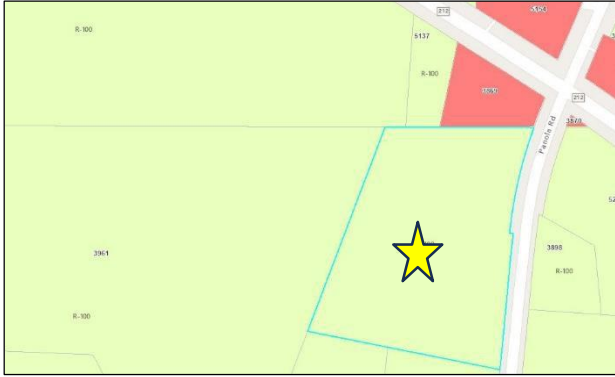


Permitted Zoning in SN Areas

R-100, R-85, R-75, R-60, RNC, NS, OI, OIT



Zoning Map



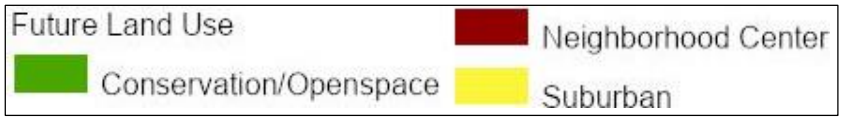
Legend



Future Land Use Map



Legend





STANDARDS OF REZONING REVIEW

[Section 7.3.5](#) of the Stonecrest Zoning Ordinance list eight factors to be considered in a technical review of a zoning case completed by the Community Development Department and Planning Commission. Each element is listed with staff analysis.

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.

The subject property is located within the Suburban Neighborhood character area of the 2038 Stonecrest Comprehensive Plan. The intent of the Suburban Neighborhood is to recognize those areas of the city that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. These areas include those developed (built out) and those under development pressures. Those areas are characterized by low pedestrian orientation, limited transit access, scattered civic buildings and curvilinear street patterns. The proposed density for areas of this type is up to 8 dwelling units per acre. The proposed zoning is in an area that is primarily medium density residential. The rezoning request does not align with the permitted zoning districts listed for City Center Future Land Use Destination.

The proposed zoning is in an area that is primarily medium density residential zoned parcels. The rezoning request does align with the permitted zoning districts listed for Suburban Neighborhood Future Land Use Destination. However, the applicant submitted an additional application to amend the future land use destination.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.

The proposed rezoning of C-1 (Local Commercial) will permit a use that is suitable in view of existing commercial uses of the service stations at the intersection of Panola Road and Browns Mill Road. The development proposes uses and services of retail, restaurant, a medical care facility, a financial institution, and amenities that are conveniently accessible to support health care and needs of the local neighborhoods within the community. The development of adjacent and nearby property or properties can develop existing lots in accordance to the zoning requirements of land.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

Currently zoned R-100 (Residential Medium Lot) District, the site may have a reasonable economic use a presently zoned. R-100 (Residential Medium Lot) District maxim density. The current zoning classification allows development of one single family dwelling only. Consequently, to develop the lot under the current zoning classification R-100 (Residential Medium Lot) for its maximum economic value requires subdivision of the land with an approved preliminary and final plat at the maximum density of 17 lots.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.

The zoning proposal to the C-1 (Local Commercial) District will not adversely affect the existing use or usability of adjacent and nearby commercial zoned properties along Browns Mill Road and Panola Road. The development



installation of sidewalks along its frontage will enhance the accessibility to existing commercial developments near the intersection providing pedestrian friendly pathway for walkability where there is none currently.

E. Whether there are other existing or changing conditions affecting the use and development of the property, which gives supporting grounds for either approval or disapproval of the zoning proposal.

There are no changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal. Currently, there are no active land development construction projects, and no additional discussion with the Planning & Zoning Department for this area.

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.

There are no known historic buildings, sites, districts, or archaeological resources near or on the subject site that would be affected by the rezoning proposal to the C-1 (Local Commercial) District.

G. Whether the zoning proposal will result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The proposed rezoning of the C-1 (Local Commercial) District should not have a major impact on existing streets and transportation facilities given that Browns Mill and Panola Road are major thoroughfares. The request for commercial development will not have an impact on area schools. The developer is actively communicating with GDOT encouraging its commencement with improvement of the state roadway for expansion, alignment, and approval of a decel lane for management of the traffic flow at the intersection of Browns Mill and Panola Rd.

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

The applicant submitted an environmental assessment that elaborates on the environmental conditions of the subject property and the proposed development. A tree plan will be required that minimizes the removal of trees and to ensure the required tree density coverage through replanting. Additionally, the project will incorporate greenspace that's useable and open space for an environmentally sustainable development which decreases impervious surfaces.



STAFF RECOMMENDATION(S)

Staff recommends **CONDITIONAL APPROVAL** of the rezoning request with the following conditions:

1. Project shall conform to the attached conceptual site plan and comply with all Local Commercial (C-1) zoning and development standards.
2. Any deviations from the approved conceptual site plan to final plan approval shall be resubmitted to the Planning and Zoning Department for review and final approval by the City Council.
3. Applicant/developer must submit approval of any/all roadway improvements from the Georgia Department of Transportation.
4. Applicant/developer shall provide a 5FT sidewalk for the entire parcel frontage of the proposed development.
5. Applicant/developer shall submit a Land Disturbance Permit (LDP) for approval prior to groundwork.
6. The proposed development must have the following:
 - a. Interactive greenspace amenities.
 - b. A minimum of one (1) rooftop dining area.
 - c. Adequate lighting throughout development per an approved lighting plan.
 - d. An adequate waste management plan to ensure consistent cleanliness of the development.
7. The list of prohibited uses shall include;
 - a. Package/Liquor store or similar use(s).
 - b. Smoke Shops or similar.
 - c. Convenience stores with fuel pumps or similar uses.

PLANNING COMMISSION RECOMMENDATION – June 4, 2024

The Planning Commission recommends **DEFERRING** until the July 2, 2024 Planning Commission meeting.





Attachment(s): RZ 23-012 Application Materials

LETTER OF INTENT

APPLICATION FOR REZONING CITY OF STONECREST, GEORGIA

Kemp White and Associates, Inc. dba Advanced Business Solutions (the “Applicant”) hereby submits a request for the Rezoning of properties 3893 Panola Rd (Parcel Identification Number 16 019 01 010), and 5137 Browns Mill Rd (Parcel Identification Number 16 020 03 006). This request seeks to change the zoning from R100 and R100 to C1, with the intention of modifying the zoning conditions to allow for a Commercial Development.

The current status of the properties comprises vacant lots, predominantly zoned for residential use. The proposed project envisions combining these parcels into a unified development. The revised plan includes six (6) proposed buildings, featuring High-End Restaurants, a Medical Facility, Financial Institution, Business Center, and a Sports Shop, in addition to alternative uses. Please refer to the attached renderings for comprehensive details. Pedestrian and vehicular access will be facilitated from the north and west sides of the properties, with sidewalks seamlessly connecting to storefronts and a recreational park situated at the heart of the development.

Renamed as The Kemps at Stonecrest, the development will showcase a comprehensive approach, incorporating a mix of amenities and services. The central feature is a high-end, environmentally conscious development that adheres to the U.S. Department of Energy’s Net Zero energy model. This approach aligns with the BREEAM method for construction, ensuring an eco-friendly and sustainable system governs the entire built environment.

Given these alterations and the alignment of the requested Rezoning with the stipulations outlined in Section 2.19.1 of the City of Stonecrest Zoning Ordinance, as detailed in the enclosed Zoning Impact Analysis, the Applicant respectfully urges the City Manager and City Council of the City of Stonecrest to approve the Rezoning as presented.

Sincerely,

Kemp White and Associates, Inc. dba Advanced Business Solutions

Ihsan Sharif

Amendment Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)



Amendment Application

PROPERTY

Site Address(es): 5137 Browns Mill Rd. Stonecrest, GA 30038		Parcel#:	Zip:
Project Name (If applicable):			
Current Zoning	Residential	Proposed Zoning	Commercial
Current Use	Single Family House	Proposed Use	Commercial Business Center

OWNER INFORMATION

Name:	Elliot Marlon		
Address:			
Email:	Derrickelliot49@aol.com	Phone:	1(404) 844-6899

APPLICANT

Name:	Kemp White & Associates, Inc.....Franklin Kemp		
Address:	1420 Peachtree St. Suite 100 Atlanta, GA 30309		
Email:	Info@theabsnetwork.com	Phone:	1(404) 418-8116

AFFIDAVIT

To the best of my knowledge, this application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Stonecrest Zoning Ordinance. I understand that failure to supply all required information (per the relevant Applicant Checklists and Requirements of the Stonecrest Zoning Ordinance) will result in the rejection of this application. I have read the provisions of the Georgia Code Section 36-67A-3 as required regarding Campaign Disclosures. My Signed Campaign Disclosure Statement is included.

Applicant's Name:	Franklin Kemp		
Applicant's Signature:		Date:	8 \ QQ.-\ 3

NOTARY

Sworn to and subscribed before me this	31	Day of	OC. +- 20-:2--3
Notary Public:			
Signature:		Date:	3 OCT-23

Ashley Robinson
a.lfTADV PI IRI Ir.



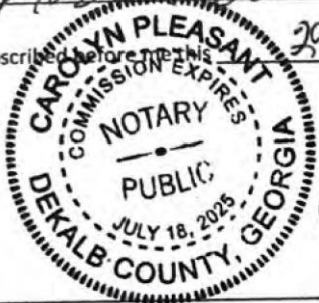
Amendment Application

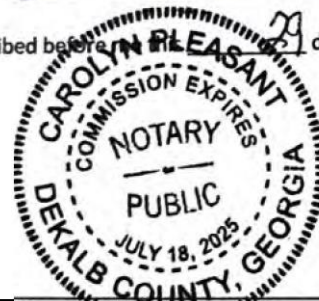
All applications and plans must be submitted through the

[crve Online Portal](#)

Property Owner(s) Notarized Certification

The owner and petitioner acknowledge that this amendment application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application for amendment(s), and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

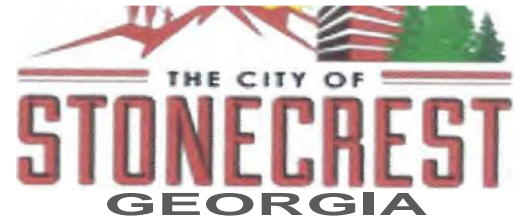
Property owner			
Name:	MARLON DERRICK ELLIOTT	City, State:	Stonecrest GA Zip: 30058
Address:	4086 Windermere Dr	Date:	10-29-2023
Signature:	<i>[Handwritten Signature]</i>		
Sworn to and subscribed before me this 29 day of October, 2023			
Notary Public:	 <i>Carolyn Pleasant</i>		

Additional Property Owner (if applicable)			
Name:	Antoinette Elliott	City, State:	Stonecrest GA Zip: 30058
Address:	4086 Windermere Dr	Date:	10-29-23
Signature:	<i>Antoinette Elliott</i>		
Sworn to and subscribed before me this 29 day of October, 2023			
Notary Public:	 <i>Carolyn Pleasant</i>		

Additional Property Owner (if applicable)			
Name:			
Address:	City, State:	Zip:	
Signature:	Date:		
Sworn to and subscribed before me this _____ day of _____ 20__			
Notary Public:			

Amendment Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)



Applicant(s) Notarized Certification

The petitioner acknowledged that this amendment application form is correct and complete. By completing this form, all applicant of the subject property certifies authorization of the filing of the application for amendment(s), and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

Applicant

Name:	Kemp White & Associates, Inc.		
Address:	1420 Peachtree St. Suite 100	City, State: Atlanta, GA	Zip: 30309
Signature:			Date:
<p>Sworn to and subscribed before me this <u>3rd</u> day of <u>Dec</u> • <u>2023</u></p> <p>Notary Public, Ashley Robinson NOTARY PUBLIC Gwinnett County, GEORGIA My Commission Expires 03/15/2027</p>			

Applicant (if applicable)

Name:			
Address:		City, State:	Zip:
Signature:			Date:
<p>Sworn to and subscribed before me this _____ day of _____ 20__</p> <p>Notary Public:</p>			

Applicant (if applicable)

Name:			
Address:		City, State:	Zip:
Signature:			Date:
<p>Sworn to and subscribed before me this _____ day of _____ 20__</p> <p>Notary Public:</p>			

Amendment Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)




Campaign Disclosure Statement

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Stonecrest City Council or a member of the City of Stonecrest Planning Commission?

Yes

No

Applicant/Property Owner			
Name:	Kemp White & Associates, inc.		
Address:	1420 Peachtree St. Suite 100	City, State: Atlanta, GA	Zip: 30309
Signature:		Date:	10/31/2023

If the answer above is yes, please complete the following section:

Date	Government Official & Position	Description	Amount

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 20 of the 16th District of DeKalb County, Georgia, and being more particularly described as follows:

Beginning in the center of Browns Mill Road at a point located 356.9' northwesterly from the intersection of the center line of Browns Mill Road (100' right-of-way) and the center line of Panola Road, as measured along the center line of Browns Mill Road, and running thence northwesterly along the center line of Browns Mill Road a distance of 125.0'; thence leaving said center line and running S0°20'W a distance of 376.0' to an iron pin found on the south line of said land lot; thence N88°33'E along said land lot line a distance of 40.0' to an iron pin; thence continuing along said land lot line N88°33'E a distance of 49.6' to an iron pin; thence N12°17'E a distance of 227.6' to an iron pin set on the southwestern right-of-way of Browns Mill Road; thence N60°13'W a distance of 49.9' along the southwestern right-of-way of Browns Mill Road to an iron pin; thence leaving said right-of-way and running N12°26'E a distance of 62.3' to the center of Browns Mill Road at the point of beginning; according to plat of survey dated March 22, 1957, made by Richard T. Conner, Georgia Registered Land Surveyor, for H. W. Chandler, who was the same person as Hoyt W. Chandler, erroneously named as H.C. Chandler, as grantee in warranty deed from E. L. Mulkey to H. C. Chandler (correct name H. W. Chandler) dated May 31, 1951, of record in Deed Book 877, Page 11, DeKalb County, Georgia Records, which referenced warranty deed described the western portion of the above described property.

Parcel ID: 16 020 03 006

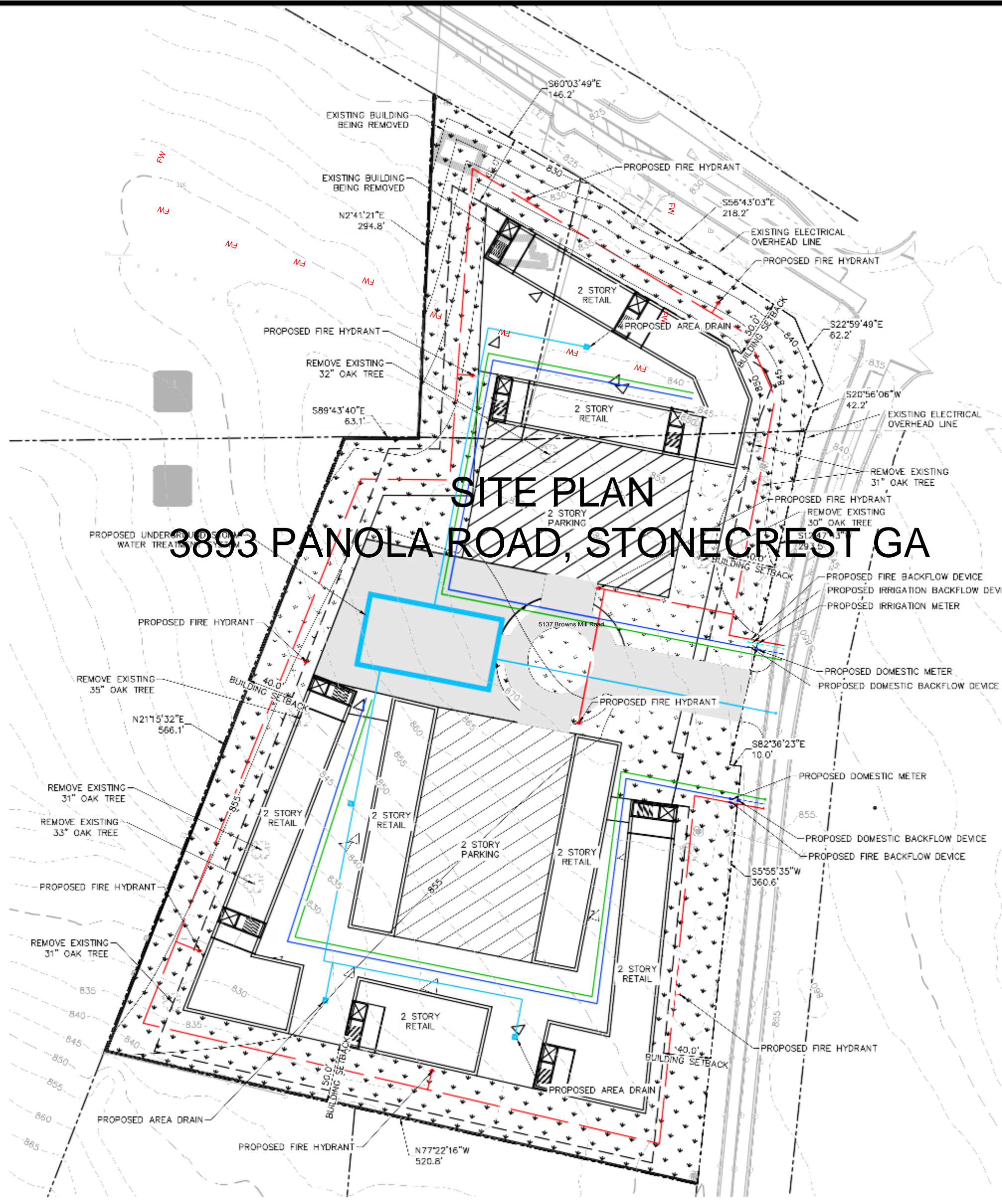


N/F
 CITY OF STONECREST
 P.I.N.:16 013 02 032
 DB 29057 PG 519

N/F
 ROBERT DANE WAGNER
 P.I.N.:16 019 01 012
 DB 21344 PG 352

LEGAL DESCRIPTION

SITE INFORMATION



SITE PLAN
3893 PANOLA ROAD, STONECREST GA

- EXISTING PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR LINE
- 850
- 850
- PROPOSED CONTOUR LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED SEWER LINE
- PROPOSED IRRIGATION LINE
- PROPOSED FIRE WATER LINE
- PROPOSED DOMESTIC WATER LINE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED LANDSCAPING

LAND LOT 19 & 20, 16TH DISTRICT DEKALB COUNTY

APN: 16 020 03 006
 EXISTING ZONING: R100 - RESIDENTIAL MEDIUM LOT
 PROPOSED ZONING: C1 - LOCAL COMMERCIAL DISTRICT

APN: 16 020 03 008
 EXISTING ZONING: C1 - LOCAL COMMERCIAL DISTRICT NORTH
 PROPOSED ZONING: C1 - LOCAL COMMERCIAL DISTRICT

APN: 16 019 01 010
 EXISTING ZONING: R100 - RESIDENTIAL MEDIUM LOT
 PROPOSED ZONING: C1 - LOCAL COMMERCIAL DISTRICT

PROJECT AREA: 7.62 AC / 331,227 SF

PROPOSED BUILDING AREA/PERCENTAGE: 140,000 SF

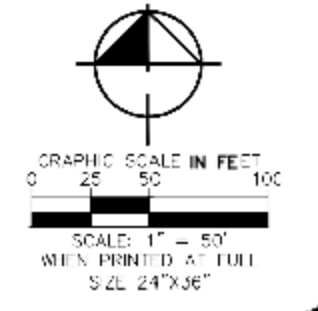
PROPOSED IMPERVIOUS AREA/PERCENTAGE: 190,500 SF / 59.28%

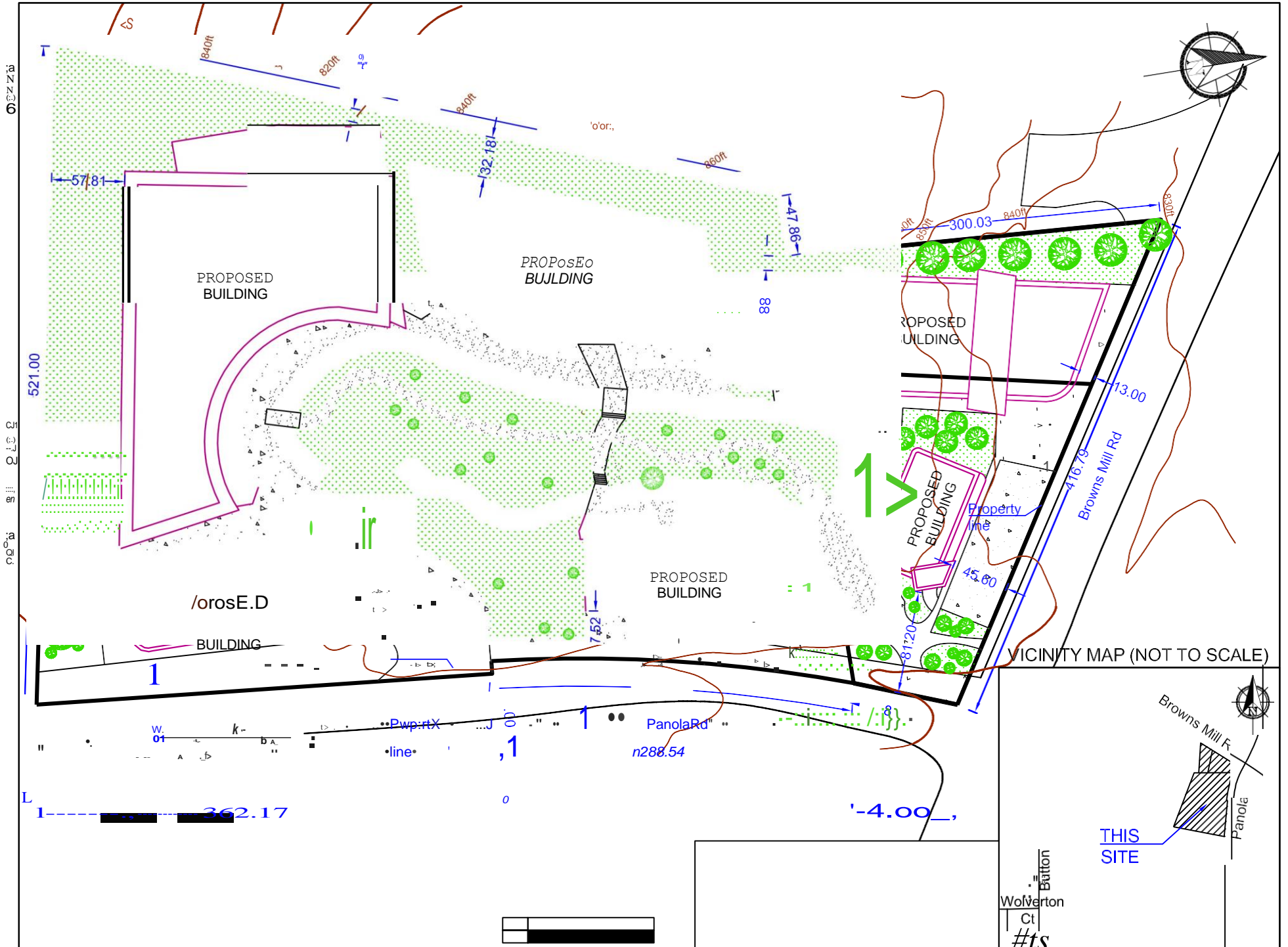
PROPOSED PERVIOUS AREA/PERCENTAGE: 130,727 SF / 40.78%

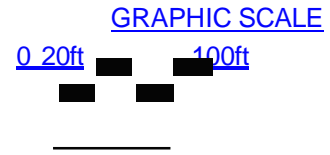
PROPOSED PARKING SPACES: 280 SPACES

PARKING REQUIRED (1 CAR PER 500 SF): 280 SPACES

RZ23-011







200ft

Address: 3869 Panola Road,
3893 Panola Road and
5137 Browns Mill Road
Stonecrest, GA 30038
Scale 1"= 100'

LD

SITE PLAN - CONCEPTUAL 140,000 SF commercial
Parking Spaces - 280 spaces (1 car per 500 sf)



Panola Rd

Browns Mill Rd & Panola

RZ 23-011



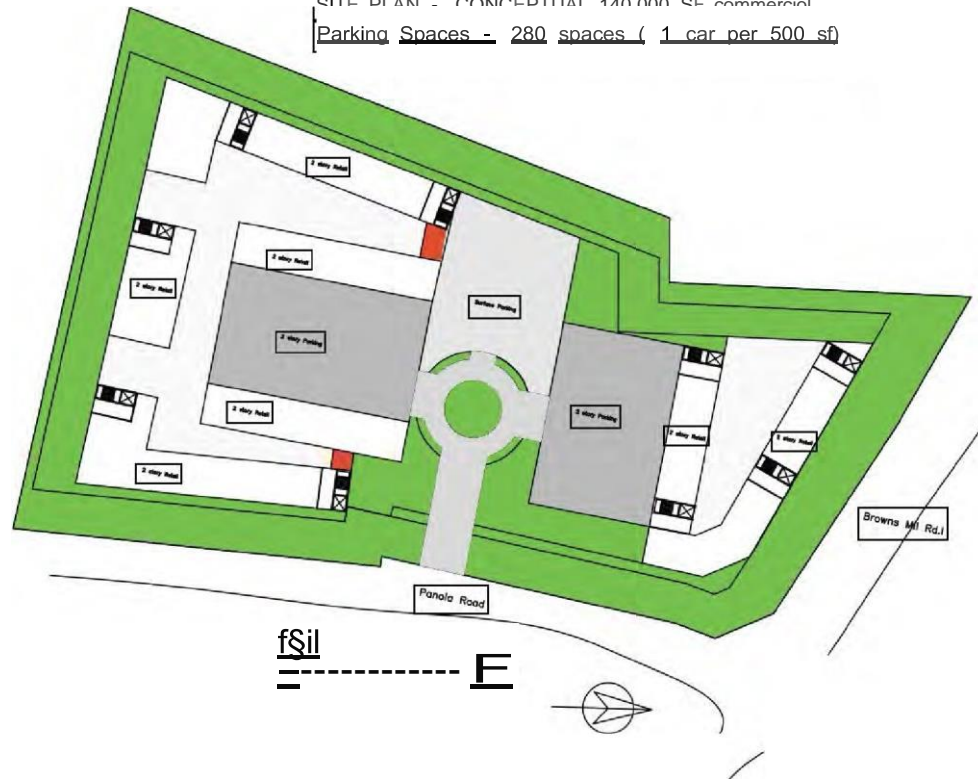
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5137 Browns Mill Road

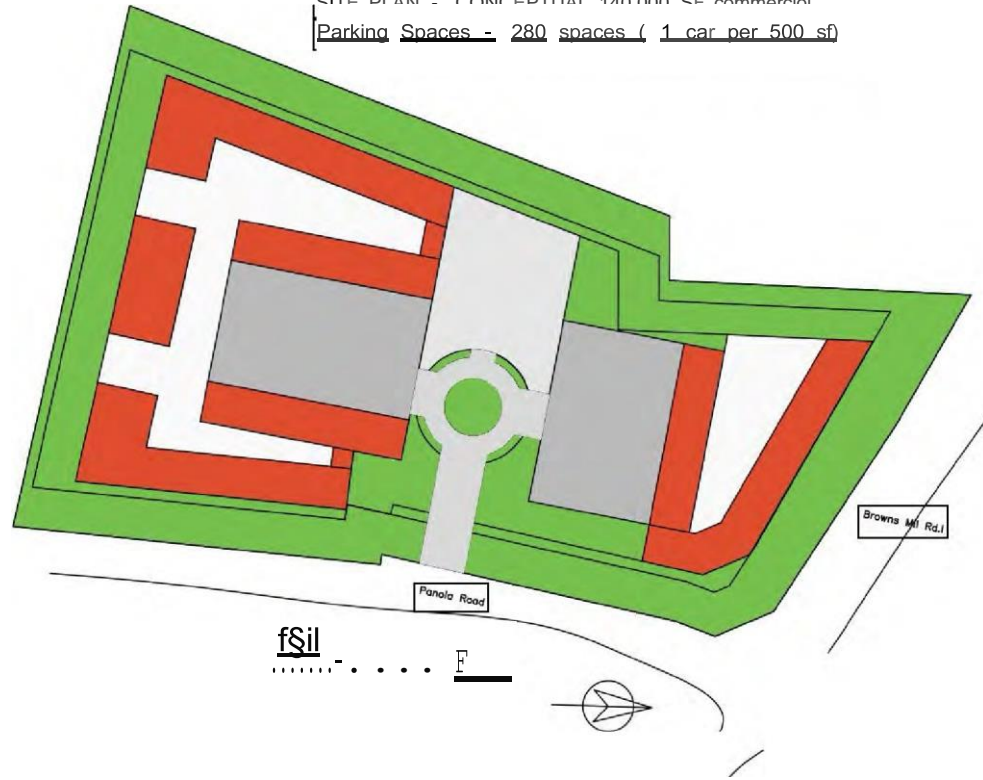
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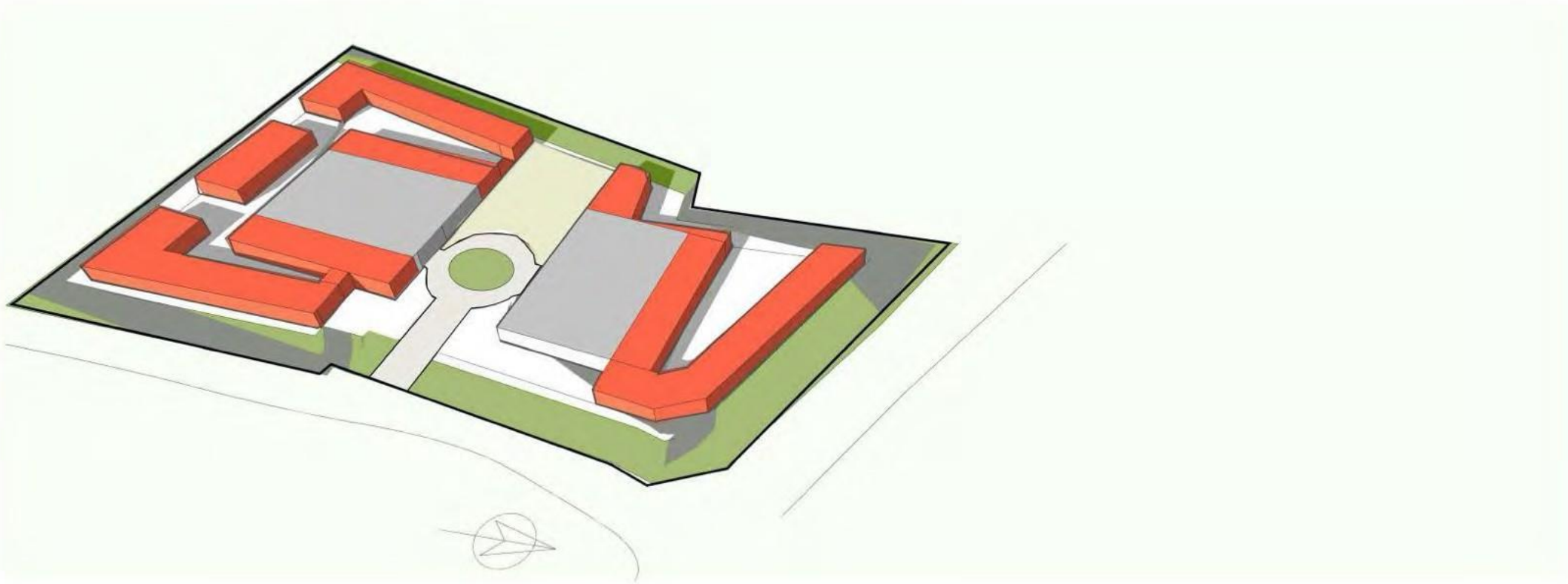
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SITE PLAN - CONCEPTUAL 140,000 SF commercial
Parking Spaces - 280 spaces (1 car per 500 sf)



SITE PLAN - CONCEPTUAL 140,000 SF commercial
Parking Spaces - 280 spaces (1 car per 500 sf)





Multifamily Housing (Low-Rise) (220)

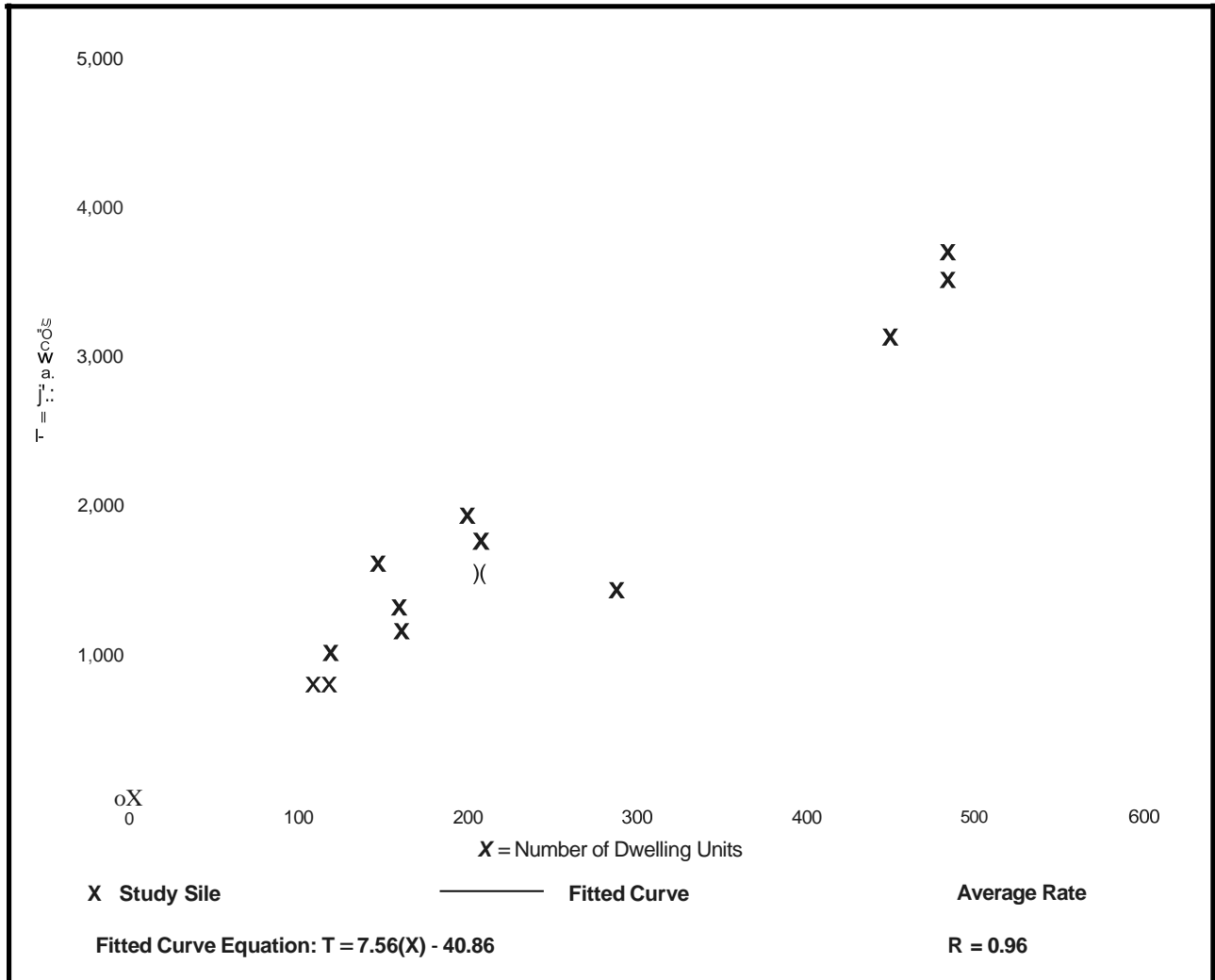
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 29
Avg. Num. of Dwelling Units: 168
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.32	4.45 - 10.97	1.31

Data Plot and Equation



Browns Mill Crossing



Current Issues



Property Values in Stonecrest District 4 have current diminished.

The area has been overlooked by commercial real estate developers.

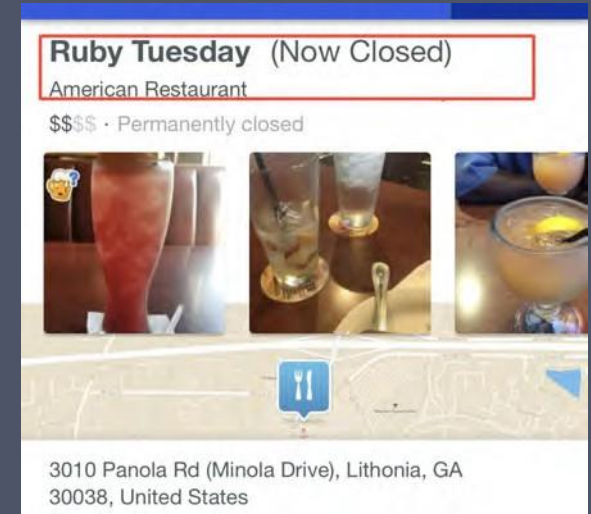
Recently, staple businesses in the community have been closing down.



RZ 23-011



5137 Browns Mill Road



26



Recap of Last Meeting

- During our last meeting we discussed the 7 acres on Panola Road and the 1 acre lot at 5137 Browns Mill Road and the potential new constructions plans and also the commercial corner lot adjacent .
- The results of the meeting led to us sending out a form to the residents of the area who attended that meeting.
- The form results encapsulated the suggestions that we received from the community members who participated in it.
- What we show and discuss today will be a direct reflection of what the community wants to see in this area.



Results from the Community Form

Community Supports

- High End Restaurants
- Medical Facility
- Financial Institution
- Business Center
- Sports Shop to accommodate the The Arabian Mountain Trail and Recreation Center

Community Does Not Support

- Barbershops
- Low End Restaurants
- Liquor Store
- Another Gas Station

Sustainability Standards

BREEAM

- There are sustainable design elements incorporated into the development, such as rainwater harvesting systems, energy-efficient buildings, and native landscaping, all aiming to achieve BREEAM (Building Research Establishment Environmental Assessment Method) certification, ensuring the highest standards of environmental performance and sustainability.





Benefits & Expectations

- Lower Crime Rates in area due to the Complimentary suite for the Dekalb Police Department
- Increased Property Values to the immediate surrounding are
- Higher Tax Base for the Surrounding Area
- Potentially Increase of 500+ New Jobs

Property Info

5137



5137 Browns Mill Road Stonecrest, GA

Parcel: 16 020 03 006

Current Zoning: R100

Proposed Zoning: C1

Acreage: 0.



3893

3893 Panola Road Stonecrest, GA

Parcel: 16 019 01 010

Current Zoning: R100

Proposed Zoning: C1

Acreage: 5.9

CurfeMEIraad cSld b

Proposed Zoning: Neighborhood Use

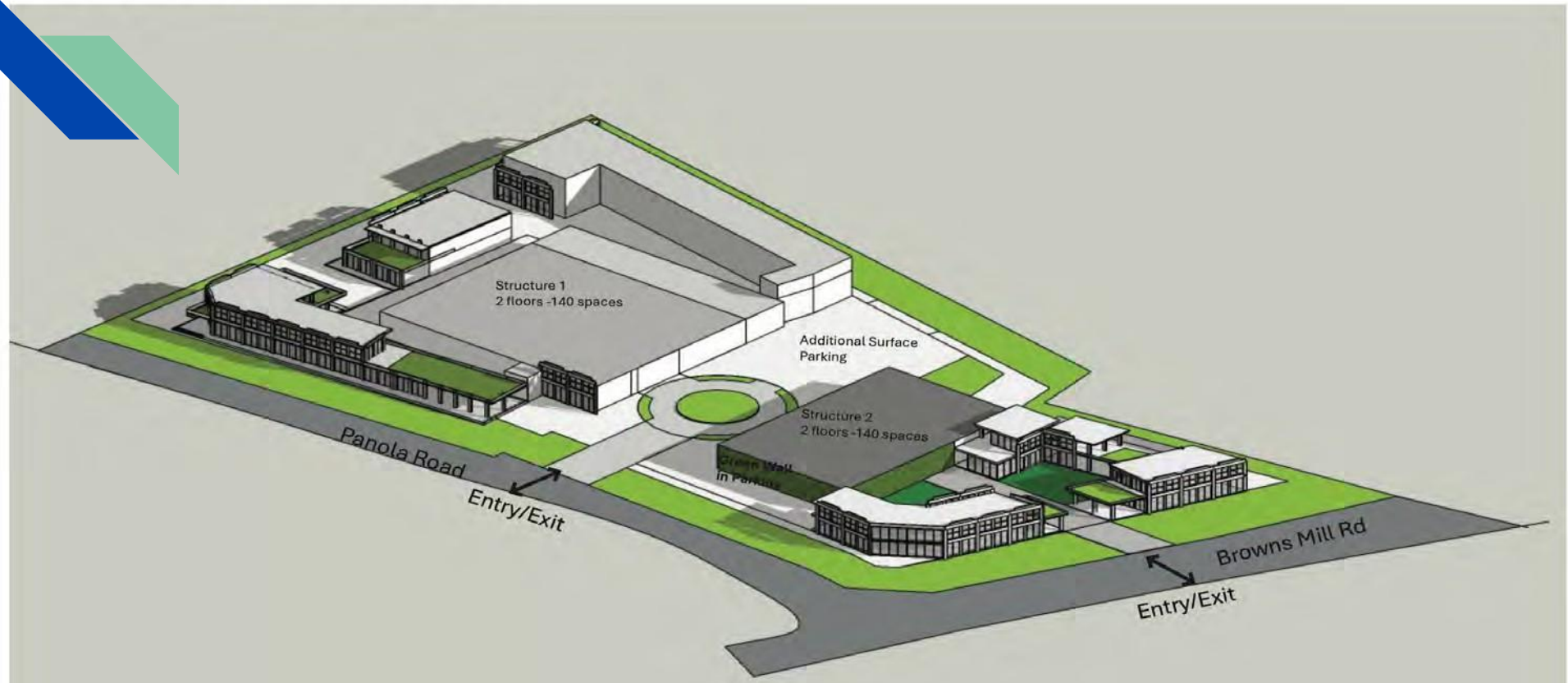
RZ 23-011



31

**Acr
eag
e:
5.9**

Conceptual Massing Diagram



Conceptual Renderings - Corner of Browns Mill Road and Panola Road



Conceptual Renderings - Courtyard Space Inner Court Activation



RZ 23-011

5137 Browns Mill Road

35

Conceptual Renderings - View From Rear End Courtyard and Green Wall Parking



RZ 23-011

5137 Browns Mill Road

36

Conceptual Renderings - View From Panola Road



RZ 23-011

5137 Browns Mill Road

37

Conceptual Renderings - Browns Mill Rd Entry



RZ 23-011

5137 Browns Mill Road



Credit Union or Bank


Complimentary Suite
Dedicated to Police
Department or the Sheriff





Upscale Restaurants



- 
- Urgent Care Facility
 - Business Center and Offices
 - Parking Deck



- SkyZone
Indoor Trampoline Park
- Event Space



Fresh Food Market



Indoor Commercial Suites...

- Indoor Food Court
- A few brands that are interested are Steami's Lobster Restaurant, Slutty Vegan, and more



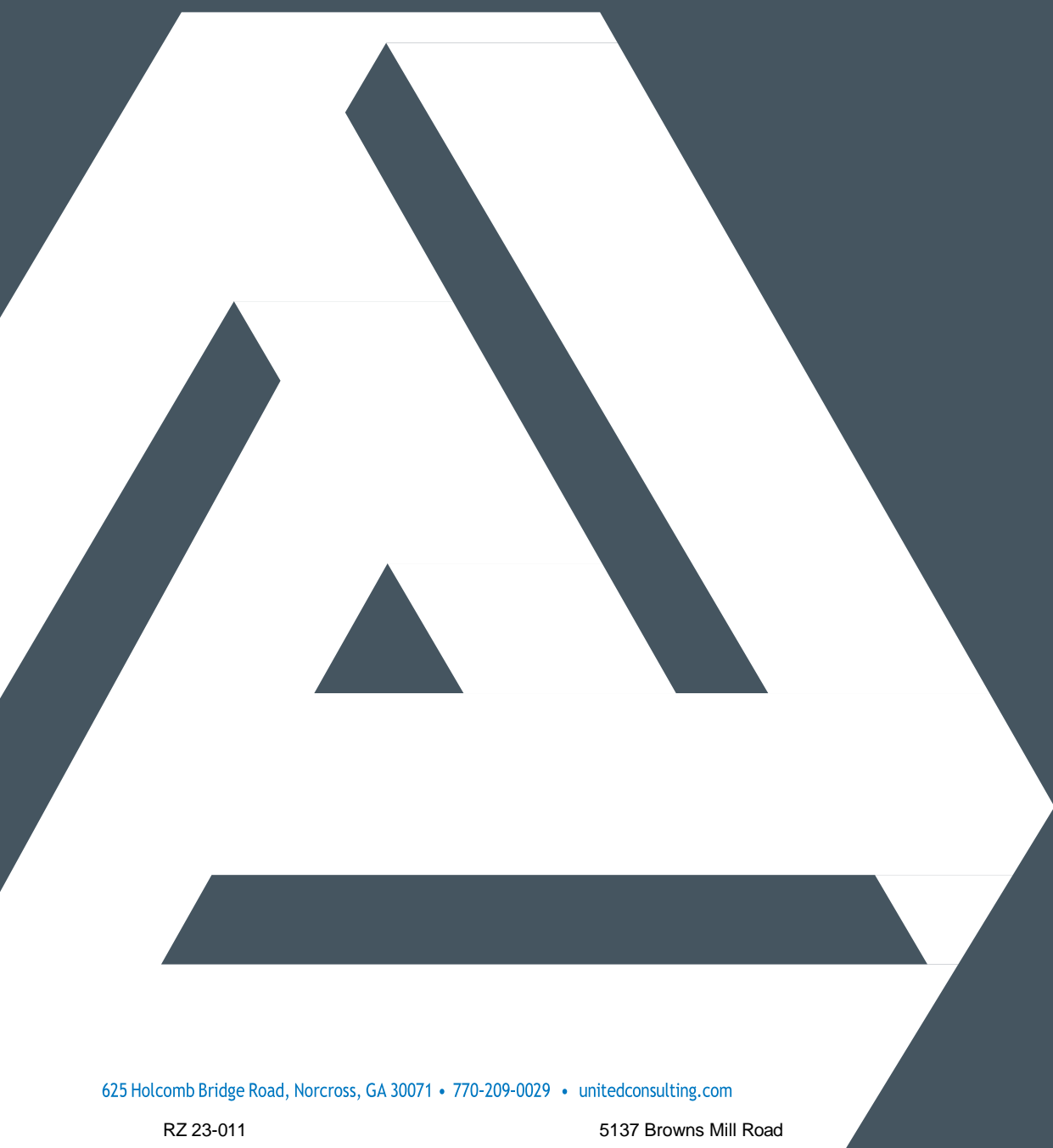


UNITED
CONSULTING

REPORT

**For Advanced Business
Solutions and City of
Stonecrest**

Phase I Environmental Assessment
Browns Mill Site
Panola Road at Browns Mill Road
Stonecrest, DeKalb County, Georgia



September 7, 2021

City of Stonecrest

Mr. Franklin Kemp, Founder & CEO
Advanced Business Solutions
1420 Peachtree Street
Atlanta, GA 30309

Via Email: kwaiconsulting@gmail.com

RE: Phase I Environmental Assessment
Browns Mill Site
Panola Road at Browns Mill Road
Stonecrest, DeKalb County, Georgia
Project No. ADBUS-21-GA-05644-01

Dear Mr. Kemp:

United Consulting is pleased to submit this report of our Phase I Environmental Assessment for the above-referenced project. We appreciate the opportunity to assist you with this project and look forward to working with you again. Please contact us if you have any questions or if we can be of further assistance.

Sincerely,

UNITED CONSULTING



David P. Huetter
Associate Environmental Specialist

CTW/GAB/DPH/rg

SharePoint: ADBUS-21-GA-05644-01



Gregory A. Brooker
Project Environmental Specialist

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1.0 EXECUTIVE SUMMARY ¹

United Consulting has completed a Phase I Environmental Assessment on the **Browns Mill Site** located west of the intersection of Panola Road and Browns Mill Road in Stonecrest, DeKalb County, Georgia. This property is hereafter referred to in this report as the Project Site. The results from this investigation are briefly summarized below. The text of the report should be reviewed for a discussion of these items.

1. At the time of the site reconnaissance, the Project Site contained a single-family home, a cleared flat area, and wooded land with cleared access roads. Solid waste dumping was prevalent on the Project Site. The Project Site also appeared to contain approximately 150 tires and trash. Although not a recognized environmental concern (REC), resources will need to be allocated for the proper disposal of the tires at a licensed landfill.
2. The Project Site was listed as an Underground Storage Tank (UST) facility associated with a former gasoline station located on the Project Site. In addition, there were two off-site listed, regulated facilities and two historical facilities identified within the prescribed search distances of the Project Site, some on multiple databases. Based on distance and area topography, in our opinion, the on-site listing and two of the off-site identified facilities (both on the same parcel) represent RECs to the Project Site at this time.
3. This assessment has revealed no evidence of RECs in connection with the Project Site, **except** for the following:
 - **Former on-site Martin's Grocery**, a former UST facility; and
 - **Chevron Food Shop/Quick Cleaners**, a side-gradient adjoining UST and drycleaner facility.
4. Based on a Tier 1 Vapor Encroachment Screening, a vapor encroachment condition (VEC) cannot be ruled out at the Project Site.
5. United Consulting recommends conducting a Phase II Environmental Assessment to assess whether the on-site and/or off-site RECs have impacted (i.e., contaminated) the Project Site.

¹ This Executive Summary is not intended to be used or relied upon without reference to the entire report and cannot otherwise be properly understood and interpreted. It is provided solely for the convenience of the Client and not as a substitute for the report or review of the report.

2.0 INTRODUCTION

2.1 Contractual Details

2.1.1 Purpose

United Consulting was retained by **Advanced Business Solutions** to perform a Phase I Environmental Assessment of the Project Site. The purpose of this assessment was to determine whether there is evidence of recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), or controlled recognized environmental conditions (CRECs), in connection to the Project Site. The protocol used for this assessment is in substantial conformance with the American Society for Testing and Materials (ASTM) Practice E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, and the All Appropriate Inquiry (AAI) Rules, 40 CFR 312².

Recognized environmental conditions (RECs) is a term defined by ASTM as the presence or likely presence of hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment; 2) under conditions that indicate an existing release to the environment; or 3) under conditions that pose a material threat of a future release to the environment.

RECs do not include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be subject to an enforcement action if brought to the attention of government agencies. RECs also do not include items such as asbestos-containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality and high voltage power-lines. United Consulting can assist you with these non-scope items if needed.

Historical recognized environmental condition (HREC), is a term defined by ASTM as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority *or* meeting unrestricted use criteria established by a regulatory authority without subjecting the property to any required controls (such as property use restrictions or engineering controls). The HREC may or may not be considered to be a REC.

Controlled recognized environmental condition (CREC), is a term defined by ASTM as a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (such as property use restrictions, activity and use limitations or engineering controls). A CREC is also a REC.

The Practice E 1527-13 and the AAI Rule were developed to satisfy one of the requirements to qualify for the innocent landowners liability protection, the contiguous property owner protection, and/or the bona

² Title 40 of the Code of Federal Regulations, Part 312 (40 CFR 312), Standards and Practices for All Appropriate Inquiries, Effective November 1, 2006, as published in the Federal Register: updated December 30, 2013 (Volume 78, Number 250), pages 79319-79324.

vide prospective purchaser protection provided for in the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and the Small Business Liability Relief and Brownfields Revitalization Act of 2002. The ASTM approach constitutes a limited, but commercially prudent and reasonable, inquiry. The E 1527-13 Standard has been prepared to meet the AAI requirements. This assessment was, therefore, performed to identify environmental concerns that may be discerned by visual observation and information-gathering procedures.

2.1.2 Scope

The scope of our services, which substantially follows ASTM Standard E 1527-13 and the AAI Rule, included the following items:

1. Research of readily available Federal and State environmental agency records for evidence of hazardous substance or related activities on or near the Project Site. This included the: LUST, NPL, SEMS, Registered UST, RCRA-TSD, RCRA-Generators, ERNS and other reasonably ascertainable files;
2. Research of reasonably available tribal records for the property and nearby properties;
3. Conduct regulatory file reviews for adjoining and nearby regulated facilities, as deemed necessary by the Environmental Professional;
4. Review of historic maps, city directories and aerial photographs to assess area history and past use of the Project Site;
5. Reconnaissance of the Project Site and surrounding area, with a focus on environmental issues;
6. Interviews with the current property owner, past property owners, local residents, government agencies, and firms adjoining to the Project Site, as possible, to assess past use and present activities which may have impacted the Project Site;
7. Assess for potential vapor intrusion risks, including a tier one screening per the ASTM Standard Guide for "Vapor Encroachment Screening on Property Involved in Real Estate Transactions", E2600-10;
8. Review of the chain of title, records of environmental liens, and records of institutional and engineering controls for the property, if provided by the client, as part of the all appropriate inquiry
9. Preparation of this report to document the results of the site reconnaissance, historical and regulatory research and interviews, and to provide United Consulting's professional opinion of the environmental condition of the Project Site.

2.1.3 Significant Assumptions

This Assessment was based on the following significant assumptions in the preparation of this report:

- Site Use – This assessment was conducted with the understanding that the Client is considering purchasing the Project Site;
- Groundwater Flow Direction – The direction of groundwater flow in the area of the property has been inferred based on the site observations of topographic slope, proximity of nearby water bodies, and review of USGS topographic maps;
- Regulatory Records Information – This assessment is based on information provided by EDR regarding the regulatory status of facilities within the minimum search distances, and that this data is complete, accurate, and current;
- Data Gaps – Only the identified significant data gaps affect the assessment; and
- Other – This assessment is also based on all information provided through interviews of pertinent agencies, occupants, users, and persons familiar with the property being complete and unbiased.

These limitations are referred to in the ASTM Standard as assumptions. They form part of the basis for the assessment performed for this Project Site. If any of these items are not accurate, United Consulting must be so informed so appropriate re-assessment can be performed.

2.1.4 Limitations

United Consulting has performed appropriate inquiry for this Phase I Environmental Assessment in general conformance with the scope and limitations of ASTM Practice E 1527-13 and 40 CFR 312, the AAI Rule. In accordance with this practice, asbestos, mold, lead-based paint testing, radon, endangered species, and wetlands work are excluded from the standard scope of work for Phase I Environmental Assessments. No environmental site assessment can wholly eliminate uncertainty regarding the potential for RECs in connection with a site. United Consulting's assessment is based on a visual evaluation of the surficial conditions, and is a professional opinion, only. No other warranty or guarantee is expressed or implied. This report must be considered in its entirety.

United Consulting's conclusions, opinions and suggestions have been prepared using generally accepted standards prevailing within the relevant disciplines as practiced within the southeastern United States. Nothing contained within this report is intended to supersede or replace the judgment of the Client. All decisions relating to the aforementioned project or site are the sole responsibility of said user(s).

United Consulting's conclusions, opinions and suggestions are based upon information furnished including governmental records, as well as United Consulting's professional experience. This assessment may not detect or account for all conditions or factors present at a project area or Project Site. Should such unexpected conditions or factors become manifest during subsequent activities at a site, it will be necessary for United Consulting to review and re-evaluate any and all conclusions, opinions and suggestions made with respect to this project or Project Site. Accordingly, United Consulting should be contacted immediately in such a situation.

2.1.5 Special Terms and Conditions

The terms and conditions for this Phase I Environmental Assessment were set forth in United Consulting's proposal dated August 18, 2021. Mr. Franklin Kemp, representative of Advanced Business Solutions, authorized United Consulting's proposal on August 20, 2021.

2.1.6 User Reliance

This report is for the exclusive use of **Advanced Business Solutions** and the **City of Stonecrest** and may be used only in reference to the project described herein. United Consulting is not responsible for the conclusions, opinions or recommendations of others, and shall not be liable for unauthorized use of this report.

The right to rely upon this report and the data herein may not be assigned without the express written permission of United Consulting. As a prerequisite for the granting of such permission, the third-party user(s) (including, but not limited to, the Client's successors and assigns) must agree to be bound by the terms and conditions of the original agreement between United Consulting and the Client. Further, reliance is dependent on similar uses of the property and the document.

2.2 Site Description

2.2.1 Location and Legal Description

The Project Site consisted of approximately seven acres located at the west corner of Panola Road and Browns Mill Road in Stonecrest, DeKalb County, Georgia. The site is referenced by the street addresses of 3869 and 3893 Panola Road and 5137 Browns Mill Road and Parcel IDs: 16 020 03 008, 16 019 01 010, and 16 020 03 006, respectively. United Consulting was provided with a proposed site plan, a survey, and a plat map of the Project Site. United Consulting utilized these documents to determine the site boundaries during the site reconnaissance. The location of the Project Site is illustrated on Figure 1, which is located in Appendix A. The client provided maps are reproduced in Appendix B. A legal description of the Project Site was not provided.

Exhibit 1: Aerial Photograph of the Project Site



2.2.2 Site and Vicinity General Characteristics

The Project Site contained a single-family home, a cleared flat area, and undeveloped wooded areas with access roads. Solid waste dumping was prevalent on the Project Site. The Project Site is generally located in a primarily mixed residential, commercial, and undeveloped area.

2.2.3 Previous Environmental Assessments

United Consulting has not been provided with previous environmental assessments associated with the Project Site.

3.0 USER PROVIDED INFORMATION

United Consulting provided Advanced Business Solutions with a user questionnaire. Mr. Franklin Kemp, representative of Advanced Business Solutions completed the questionnaire on August 20, 2021. A summary of provided information is below:

3.1 Title Records

Mr. Kemp stated in the provided User Questionnaire that chain-of-title information would not be provided for the Project Site.

3.2 Environmental Liens or Activity and Use Limitations

Mr. Kemp stated that he was unaware of environmental liens or activity and use limitations in connection with the Project Site.

3.3 Specialized Knowledge of User

Mr. Kemp indicated he had no specialized knowledge of environmental conditions at the Project Site.

3.4 Commonly Known Information

Mr. Kemp indicated he was not aware of commonly known information within the community regarding environmental conditions. United Consulting also conducted interviews with available local persons during the reconnaissance in an attempt to obtain commonly known information concerning the Project Site. Details of the interviews performed are included in Section 6 of this report.

3.5 Valuation Reduction for Environmental Issues

Mr. Kemp indicated that the purchase price of the Project Site was within the fair market value of other non-contaminated property in the vicinity.

3.6 Owner, Property Manager, and Occupant Information

Mr. Kemp provided himself as the owner contact for the Project Site. However, he did not indicate who the current owners of the Project Site are or provide contact information for the Project Site owners.

3.7 Reason for Performing Phase I

This Phase I Environmental Assessment was conducted with the understanding that the client wishes to re-zone the Project Site and wishes to assess potential regulatory, liability and valuation issues.

4.0 RECORDS REVIEW

4.1 Physical Setting Sources

The topography, geology and hydrogeology commonly control the migration of chemicals released at a site/facility. The relative location of the properties will often define their potential interaction and hydraulic connection. The description of the physical setting for the Project Site is provided below, starting with the topography and geology. The estimated surface water and groundwater flow directions are then estimated and described.

4.1.1 Geology and Topography

The Project Site is located in the Piedmont Physiographic Province of Georgia, which is characterized by medium- to high-grade metamorphic rocks and scattered igneous intrusions. Topography in the province is variable and ranges from gently rolling hills in the south to moderate to steep hills in the north. Based on the United States Geological Survey (USGS) 7.5-minute topographic quadrangle map of the area, *Radan, Georgia*, 2020, elevations in the vicinity of the Project Site range from approximately 700 feet above mean sea level (ft msl) to approximately 920 ft msl. Elevation of the Project Site was approximately 820 ft msl to approximately 870 ft msl. Due to the Project Site's location on a knoll the southern half of the Project Site topography generally sloped to the southwest towards an unnamed tributary of South River and the northern section of the Project Site topography generally slopes to the northeast towards an unnamed tributary of Kelly Lake. Figure 2, which is located in Appendix A, shows the topography of the Project Site and surrounding areas.

The metamorphic rocks comprising the Piedmont were formed when older "parent" rocks were subjected to high temperatures and/or pressures during regional metamorphism that occurred during the creation of the Appalachian Mountains. The same high temperatures and pressures also caused some "parent" rocks to fully melt and subsequently re-crystallize as intrusive igneous rocks. According to the *Geologic Map of Georgia*, the rock types underlying the Project Site have been mapped as Biotitic Gneiss/Mica Schist/Amphibolite.

4.1.2 Groundwater Flow

In the Piedmont Physiographic Province the upper groundwater zone is located in residual soils, which is underlain by bedrock. Groundwater flow in the upper zone is generally unconfined. Groundwater flow in this region is generally contained in joints, fractures and other openings in bedrock and the pore spaces in the overlying residual soil. Groundwater recharge occurs by seepage of water through the soil and/or rock or by flowing directly into openings in outcropping rock. The primary source of recharge water is from precipitation that falls in the area, but can also originate from river discharge during dry periods. The movement of groundwater typically follows the original surface topography, moving from hilltops and uplands to stream valleys. The water table is generally 30 to 100 feet below the ground surface on hilltops and hillsides, but is at or near the ground surface in stream valleys and draws. In this type of geologic setting, the direction of groundwater flow can be anticipated to generally conform to that of the surface water.

Based on the USGS topographic map of the area, groundwater below the Project Site is generally anticipated to flow both to the southwest and northeast toward an unnamed tributary of South River and Kelly Lake, respectively. Properties considered up-gradient to the Project Site are located within

approximately 300 feet south. This anticipated direction of groundwater flow was used to assist in the evaluation of potential impacts from nearby properties.

4.2 Standard Environmental Record Sources

4.2.1 Search Basis:

Reasonably ascertainable Federal and State environmental agency records were reviewed for evidence of regulated or investigated facilities within the minimum search distances outlined by ASTM E 1527-13 and 40 C.F.R. Part 312, which are presented below in Table 1.

4.2.2 Record Search:

United Consulting utilized a commercial database reporting company (Environmental Data Resources, Inc., or EDR) to provide Federal, State, and Tribal environmental records. The search was conducted by outlining the property boundaries within the EDR mapping tool and requesting a search of applicable environmental databases for the required search distances. Due to the EDR Geocoding capabilities, facility locations are not always exact; therefore, some facilities may appear within the database reports that are actually beyond the required search distances. United Consulting field located the listed facilities and only those facilities confirmed to be within the respective ASTM or AAI search distances are referenced in this report. Therefore, some facilities may be shown in the database report that are not within the applicable search distances and as such, are not discussed in this report. A copy of the database report used for the regulatory agency review is included in Appendix C. The facilities identified and search records reviewed are listed in Table 1.

Table 1: Regulatory Databases

Environmental Database	Number On Site	Number Off Site
SEARCH DISTANCE: 1-MILE		
United States Environmental Protection Agency (US EPA) National Priority List (NPL)	0	0
US EPA CORRACTS database	0	0
Georgia EPD Hazardous Site Inventory (HSI), also referred to as the State Priority List (SPL) or State Superfund or a Georgia EPD State Hazardous Waste Site (SHWS)	0	0
SEARCH DISTANCE: 1/2-MILE		
US Tribal Records (Indian Reservations) ¹	0	0
US Tribal LUST Records (Indian LUST) ¹	0	0
US EPA delisted National Priority List (Delisted NPL)	0	0
US EPA Brownfields (US BROWNFIELDS)	0	0
US EPA Resource Conservation and Recovery Act – Treatment, Storage and Disposal (RCRA TSD) Facilities List	0	0
US EPA US EPA Superfund Enterprise Management System (SEMS), formerly the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database	0	0
US EPA SEMS Archive , formerly CERCLIS - No Further Action (NFRAP)	0	0
Georgia Brownfields Public Records List (BROWNFIELDS)	0	0

Environmental Database	Number On Site	Number Off Site
Georgia EPD delisted State Hazardous Waste Site (DEL SHWS)	0	0
Georgia Compensation and Liability Information System (SCL) also referred to as Non-HSI .	0	0
Georgia Leaking UST List (LUST)	0	0
Georgia Voluntary Remediation Program (VRP)	0	0
Georgia Environmental Protection Division (EPD) Operating Solid Waste Facilities List (SWLF)	0	0
SEARCH DISTANCE: PROPERTY AND ADJOINING		
US Tribal UST Records (Indian UST) ¹	0	0
US EPA Resource Conservation and Recovery Act (RCRA) Generators database (GNRTR) ²	0	0
Georgia EPD Registered Underground Storage Tanks (UST) List	1	2
SEARCH DISTANCE: PROPERTY ONLY		
US EPA Emergency Response Network System (ERNS) and Georgia Spills List database (SPILLS)	0	0
US Engineering Controls (US ENG CONTROLS)	0	0
US and State Institutional Controls (INST CONTROLS)	0	0
Facility Index System (FINDS)	0	0
NOTES: The list/database information was obtained from Environmental Data Resources, Inc. (EDR). EDR updates their system information routinely. Their databases are derived from databases developed by various government agencies. United Consulting cannot warrant the accuracy of the information included in these databases. The EDR data was relied upon for this Assessment. ¹ No Federal Tribal Lands are located within Georgia; therefore, no Tribal LUST or UST files exist for Georgia. ² The RCRA-Generators database includes Large Quantity Generators (LQG), Small Quantity Generators (SQG), Conditionally Exempt-Small Quantity Generators (CESQG), and Non-Generators (Non-Gen)		

4.2.3 Listed Regulated Facilities:

There were three listed, regulated facilities identified within the prescribed search distances of the Project Site, some on multiple databases. This included the Project Site, an apparent UST facility. In addition to the facilities identified in Table 1, there were also two facilities identified on databases with no specified ASTM/AAI search radii. These included two historical automotive facilities adjoining the Project Site. These facilities are further discussed in and below in Section 4.4.

4.2.4 Orphan Facilities:

The regulatory database report includes a list (Orphan List) of facilities that could not be mapped due to poor or incomplete address information. There were no orphaned facilities within the respective search distances from the Project Site on the regulatory documents reviewed.

4.2.5 Other Notable Facilities:

Other notable facilities include those businesses, properties or facilities that were not listed as regulated facilities, but were observed during the reconnaissance and appear to represent potential RECs. Other notable facilities also include those facilities that were listed under non-ASTM or AAI databases or were

outside the required search distances. No other notable facilities were identified during our reconnaissance.

4.3 Additional Environmental Record Sources

4.3.1 Internet Searches

A Google search was conducted for the address of the Project Site (3869 and 3893 Panola Road, and 5137 Browns Mill Road). The query did not provide results of environmental significance for the Project Site. United Consulting also conducted a search for the address of the Project Site using the EPA EnviroFacts Multi-system search (<https://enviro.epa.gov/>). No results were found for the address of the Project Site.

4.3.2 Historical Facilities:

EDR has compiled a proprietary list of potential historical facilities by searching business directories available to EDR. The facilities identified in this compilation include those facilities that may have operated as gasoline stations/filling stations/service stations or dry-cleaning establishments. EDR identified two historical automotive facilities within 660 feet of the Project Site. These facilities are further discussed below.

4.4 Discussion of Identified Facilities:

A total of three regulated facilities were identified, which included a total of three regulatory database listings within the applicable ASTM/AAI search distances. Additional environmental records identified two database listings. United Consulting’s conclusion whether the identified facility(s) represent a REC to the Project Site is further discussed below.

Table 2: Summary of Identified Facilities

No.	Facility & Address	Program	Proximity & Direction	Apparent Hydraulic Relation	REC Y/N
1	Martin’s Grocery 3869 Panola Road	UST	Onsite	Connected	Y
2	Chevron Food Shop/Quick Cleaners 5154 Browns Mill Road	EDR Historic Auto, UST, Drycleaners	Adjoining north	Side-gradient	Y
3	Texaco Food Mart/CLS Signature Cleaners 3860 Panola Road	EDR Historic Auto, UST, Drycleaners	Adjoining northeast	Cross-gradient	N

Note:

Facilities identified in **BOLD** are considered RECs

Facilities identified in the EDR Report and not listed in Table 2 are not considered to be RECs

4.4.1 Facilities Identified on the Project Site

Review of the EDR regulatory database report identified the Project Site on the underground storage tank (UST) database. The additional environmental records review did not identify additional facilities of environmental concern on the Project Site. A brief discussion of the identified facility follows:

1. Martin's Grocery 3869 Panola Road

United Consulting reviewed files pertaining to this UST facility at the Environmental Protection Divisions' (EPD) Underground Storage Tank Management Program (USTMP) office. File review revealed that the Project Site formerly contained two (1,060-gallon) and one (560-gallon) galvanized steel gasoline USTs, which were removed between April 22 and June 13, 1996. Martin's Grocery appeared to operate from sometime since 1949 until the late 1980s. The USTs were removed due to the expansion of the roadway by the Department of Transportation. The EPD file document did not indicate that soil and/or groundwater samples were taken at the time of removal. These operations pre-date many modern environmental regulations and were highly susceptible to spills or releases. Due to the time in operation and the apparent lack soil and groundwater samples at the time of removal, it is United Consulting's opinion that **Martin's Grocery represents a REC to the Project Site.**

4.4.2 Facilities Identified Outside of the Project Site Boundaries

Review of the EDR regulatory review and other research identified the following off-site facilities in the vicinity of the Project Site.

2. Chevron Food Shop/Quick Cleaners 5154 Browns Mill Road Adjoining north

Chevron Food Mart was listed on the EDR historic automotive (due to apparent gasoline station operations) and UST databases. One 8,000-gallon and one 12,000-gallon epoxy gasoline USTs were installed on February 20, 2006. No reports of leaks or spills were discovered in the files reviewed pertaining to this UST facility at the EPD USTMP office. Although no leaks were reported, reviewed files indicated that the facility had multiple violations reported for failure to monitor release detection indicators, such as conducting annual line tightness test or performing monthly monitoring on pressurized pipes, as well as conducting an annual test of the operation of the automatic line leak detector. Chevron Food Mart is located adjoining north across Browns Mill Road and in an apparent side-gradient topographic relationship to the Project Site. Based on known violations at the facility, the potential for undetected releases, and the adjoining and side-gradient location to the Project Site, it is United Consulting's opinion that **Chevron Food Mart represents a REC to the Project Site.**

Quick Cleaners was located on the same property as the Chevron Food Mart and was listed on the EDR drycleaners database beginning in December of 2008 as a dry-cleaning and laundry service. From a publication entitled "Vapor Intrusion Issues at Brownfield Sites", by Interstate Technology & Regulatory Council, December 2003 it is stated that "In 1998, EPA estimated that there were 36,000 active dry-cleaning facilities in operation in the U.S. In 2001, it was estimated

that 75% of the active dry cleaner sites are contaminated with volatile chemical solvents". Based on this information, the potential for undetected releases, and the adjoining and side-gradient location to the Project Site, it is United Consulting's opinion that **Quick Cleaners represents a REC to the Project Site.**

3. Texaco Food Mart/CLS Signature Cleaners
3860 Panola Road
Adjoining northeast

Texaco Food Mart was listed on the EDR historic automotive (due to apparent gasoline station operations) and UST databases. Three 10,000-gallon composite USTs, two gasoline USTs, and one diesel UST were installed at this facility on September 1, 1999. No reports of leaks or spills were discovered in the files reviewed pertaining to this UST facility at the EPD USTMP office. Within the regulatory files reviewed, the facility had multiple violations reported for failure to monitor release detection indicators, such as monitoring tanks every 30 days and maintaining inspection logs. During the September 2015 inspection the facility was given a notice of violation for failing to take precautions to prevent spillage during the transfer of product. In 2016 EPD notified the facility of intent to prohibit fuel delivery to the facility. Groundwater beneath Texaco Food Mart appears to flow southeast along Browns Mill Road and away from the Project Site. Based on the lack of reported releases and as groundwater appears to flow away from the Project Site, it is United Consulting's opinion that Texaco Food Mart does not represent a REC to the Project Site.

CLS Signature Cleaners was listed on the EDR drycleaners database beginning in December of 2008. This facility reportedly operated at the same property as Texaco Food Mart; however, the facility appeared to be within a suite approximately 300 feet from the Project Site. Based on the apparent distance of this facility to the Project Site, the short term of operation, and as groundwater beneath the facility appears to flow away from the Project Site, it is United Consulting's opinion that CLS Signature Cleaners does not represent a REC to the Project Site.

4.5 Historic Document Review

4.5.1 Approach:

Historical research was conducted to assess the history of the Project Site and surrounding areas from an environmental perspective. This research included reviewing available aerial photography/satellite imagery, city directories, Sanborn® Fire Insurance Maps, and topographic maps, as readily available and outlined below.

- Aerial Photographs, dated 1939, 1949, 1950, 1955, 1960, 1968, 1972, 1978, 1981, 1988, 1993, 1999, 2007, 2010, 2013, and 2017
- City Directories, dated 1966 through 2017
- 30-Minute USGS Topographic Map: *Atlanta, Georgia*, dated 1888 and 1895
- 7.5-Minute USGS Topographic Map: *Redan, Georgia*, dated 1956, 1968, 1973, 1983, 2002, and 2014

Sanborn® Fire Insurance Maps do not exist for the Project Site area. No other pertinent historic aerial photography, area specific documentation or maps were readily available for review. Copies of the historic review documents are located in Appendix D.

4.5.2 Project Site Review:

4.5.2.1 Aerial Photography/Satellite Imagery

The 1939 aerial photograph showed the Project Site as partially wooded and cleared land.

The 1949 aerial photograph showed two apparent structures at the northeastern corner of the Project Site, at the corner of Browns Mill Road and Panola Road. One of these structures may have been an operational gasoline station, while the western structure was likely a residence.

No significant changes to the Project Site were observed on the 1950 aerial photograph.

The 1955 aerial photograph showed the northwestern corner of the Project Site cleared.

The 1960 aerial photograph showed an apparent single-family home on the northwestern corner of the Project Site.

The 1968 aerial photograph showed another structure in the northwestern corner along with the single-family home, possibly a barn or adjoining single-family home. The southern portion of the Project Site had become completely wooded.

No significant changes to the Project Site were observed on the 1972 through 1981 aerial photographs.

The 1988 aerial photograph showed the apparent single-family home on the northeastern corner removed and cleared.

With exception to the general increase in tree canopy on the Project Site, no significant changes to the adjoining properties were noted within the 1993, 1999, 2007, 2010, 2013, and 2017 aerial photographs.

4.5.2.2 City Directories

United Consulting reviewed the available city directories for the address of the Project Site. The Project Site at 3869 Panola Road was identified beginning in the 1976 City Directory. The Project Site was listed under Donald Martin until the 2000 city directory, when this address was listed as Occupant Unknown. United Consulting believes that Donald Martin was the owner of Martin's Grocery which formerly operated on the Project Site. This facility is further discussed in Section 4.4.1 of this report. According to the city directory the property at 5137 Browns Mill Road has been residential property since 1995.

4.5.2.3 Sanborn® Fire Insurance Maps

Sanborn® Fire Insurance Maps do not exist for the Project Site.

4.5.2.4 Topographic Maps

Due to the scale of the 1888 and 1895 topographic maps, no individual structures were mapped in the vicinity of the Project Site.

The 1956 USGS topographic map showed three structures on the northern edge of the Project Site.

No significant changes were observed on the Project Site in the 1968, 1973, and 1983 USGS topographic maps.

The 2002 USGS topographic map no longer showed one of the structures on the Project Site.

The 2014 USGS topographic map did not map individual structures.

4.5.3 Adjoining Property Review:

4.5.3.1 Aerial Photography/Satellite Imagery

The 1939 aerial photograph showed currently identified Browns Mill Road and Panola Road bounding the Project Site to the north and east, respectively. An apparent single-family home was observed on the north corner of the intersection of Browns Mill Road and Panola Road, adjoining the Project Site. An apparent single-family home was observed adjoining the Project Site to the south. The area surrounding the Project Site was mainly wooded and cleared land for apparent agricultural uses.

The 1949 aerial photograph showed an apparent single-family home adjoining the Project Site to the east across Panola Road, as well as an apparent single-family home adjoining the Project Site to the north across Browns Mill Road.

No significant changes were observed to the properties adjoining the Project Site in the 1950 and 1955 aerial photographs.

The 1960 aerial photograph showed an apparent single-family home on the east corner of Browns Mill Road and Panola Road, adjoining the Project Site.

No significant changes were observed to the properties adjoining the Project Site in the 1968 and 1972 aerial photographs.

The 1978 aerial photograph showed a commercial building built on the north corner of Browns Mill Road and Panola Road, adjoining the Project Site to the north.

No significant changes were observed to the properties adjoining the Project Site in the 1981, 1988, 1993, and 1999 aerial photographs.

The 2007 aerial photograph showed a gasoline station built on the east corner of Browns Mill Road and Panola Road, adjoining the Project Site to the northeast. A gasoline station was also shown adjoining north of the Project Site, north of Browns Mill Road.

With exception to the general build-up in the larger surrounding area, no significant changes to the adjoining properties were noted within the 2010, 2013, and 2017 aerial photographs.

4.5.3.2 City Directories

United Consulting reviewed the City Directories for addresses in the vicinity of the Project Site. Carlyle & Associates Insurance, Chevron Food Shop, Computers on Call, Quick Cleaners, and Triton Properties were identified adjoining the Project Site at 5154 Browns Mill Road in the 2010 city directory through

2017 city directory. Fabricare Cleaners was identified adjoining the Project Site at 3860 Panola Road in the 2005 city directory. The 2010 city directory showed CLS Signature Cleaners and Texaco at 3860 Panola Road. Rockstar Bar Salon & Boutique replaced CLS Signature Cleaners in the 2014 city directory through the 2017 city directory. The facilities of apparent environmental concern are further discussed in Section 4.4.2 of this report.

4.5.3.3 Sanborn® Fire Insurance Maps

Sanborn® Fire Insurance Maps do not exist for the Project Site area.

4.5.3.4 Topographic Maps

Due to the scale of the 1888 and 1895 topographic maps, no individual structures were mapped in the vicinity of the Project Site.

The 1956 USGS topographic map showed three apparent single-family homes adjoining the Project Site to the east across Panola Road, two apparent single-family homes adjoining the Project Site to the north across Browns Mill Road, an apparent single-family home adjoining the Project Site to the south, and an apparent single-family home on the east corner of Panola Road and Browns Mill Road adjoining the Project Site to the northeast.

The 1968 USGS topographic map showed an apparent commercial business adjoining the Project Site to the northeast across the intersection of Panola Road and Browns Mill Road.

No significant changes were observed on the 1973 USGS topographic map.

The 1983 USGS topographic map showed an apparent commercial business adjoining the Project Site to the north across Browns Mill Road. Two apparent single-family homes were noted adjoining the Project Site to the south along with the one apparent single-family home noted in the 1956 USGS topographic map.

With the exception to the general build-up of the surrounding area, no significance changes were noted in the 2002 USGS topographic map.

The 2014 USGS topographic map did not map individual structures.

4.5.4 Summary of Historic Document Review:

4.5.4.1 On-site

Based on the historic documents reviewed, the Project Site was historically undeveloped land, prior to the development of the site with a gasoline station and an apparent residence sometime between 1939 and 1949. Several additional residences and outbuildings were constructed on the Project Site, some of which have been removed.

4.5.4.2 Adjoining Properties

Based on the historic documents reviewed, properties adjoining to the Project Site have historically been utilized as residential property for single-family homes. The property adjoining the Project Site to the north was developed into a gasoline service station around 2006 according to aerial photographs. The property adjoining the Project Site to the northeast was developed into a gasoline service station around 2007. City directory review identified the gasoline stations in the 2010 city directory and following directories.

5.0 RECONNAISSANCE

5.1 Project Site Reconnaissance

5.1.1 Methodology and Limiting Conditions:

United Consulting’s reconnaissance of the Project Site was performed on September 2, 2021. The reconnaissance was conducted to look for evidence of recognized environmental conditions at the Project Site. The reconnaissance consisted of an on-site, visual review by a representative from United Consulting: Mr. Cameron Ware, Staff II Environmental Specialist. The reconnaissance was performed by walking portions of the perimeter boundaries of the Project Site and accessible portions of the interior of the Project Site. Mr. Ware encountered no limiting conditions while performing the reconnaissance of the Project Site.

5.1.2 Results:

The results of the reconnaissance are summarized in the table below. Additional discussion is provided following the table as appropriate. Photographs of the Project Site are included in Appendix E.

Table 3: Site Reconnaissance Information

Items	Observed (Yes/No)	Discussion (Blanks indicate items not observed on the Project Site)
Current Use of the Project Site	Yes	Discussed below.
Contracted Maintenance Services	No	
Drums	Yes	Discussed below.
Easements	No	
Hazardous Substances and Petroleum Products in Connection with identified uses	No	
Hazardous Substances and Petroleum Products Containers	Yes	Used empty oil 5-gallon buckets were noted on the Project Site. Staining around the containers were not observed.
Odors	No	
Polychlorinated Biphenyl (PCB) Equipment	No	Pole mounted transformers were noted along Browns Mill Road and Panola Road bordering the Project Site. The transformers appeared to be in good condition and staining on the ground beneath the transformers was not observed.
Ponds and/or Pools of Liquid or Sludge	No	
Roads and Access	Yes	The Project Site was accessed via Browns Mill Road, as well as a cleared access road through the Project Site.
Sewage Service	Yes	Sewage service is reportedly supplied by DeKalb County.
Solid Waste	Yes	Discussed below.

Items	Observed (Yes/No)	Discussion (Blanks indicate items not observed on the Project Site)
Stained Soil or Pavement	No	Only a <i>de minimis</i> amount of staining was observed in the parking areas.
Storage Tanks (ASTs/USTs)	No	
Stressed Vegetation	No	No stressed vegetation was observed on the Project Site.
Sumps and/or Pools of Liquid or Sludge	No	
Waste Water/Process Water	No	
Water Service	Yes	Water was reportedly supplied by DeKalb County.
Wells	No	
Interior Observations		
Drains/Sumps/Trenches	No	
Heating/Cooling	Yes	Buildings utilized central HVAC systems.
Hydraulic Equipment	No	
Service/Equipment Pit	No	
Stains or Corrosion	No	

5.1.2.1 Site Structures/Property Use:

At the time of the site reconnaissance, the Project Site contained a single-family home with a storage shed/garage and wooded land. Most of the wooded land was undeveloped, except for a cleared area located at the corner of Browns Mill Road and Panola Road. A cleared access road led from the cleared area southwest into the property adjoining to the west. This access road appeared to be used by some individuals as a dumping area for solid waste trash.

5.1.2.2 Solid Waste/Drums:

A variety of trash was noted on the Project Site, including over 150 tires, couches, vacuums, and other household garbage. Empty oil containers were noted on the Project Site around the dumping area as well as approximately five empty, rusted 55-gallon drums. Staining around the containers and/or drums was not observed.

5.2 Area Reconnaissance

5.2.1 Methodology:

A foot and automobile tour of the surrounding area was conducted to assess area land use and to look for evidence of potential sources of hazardous substances on adjoining or nearby properties. The reconnaissance was performed by Cameron Ware while walking along the Project Site boundaries, and driving along the nearby public roads. Observations were limited to what could be seen from publicly accessible areas.

5.2.2 Results:

The results of the reconnaissance are summarized below. Photographs of the surrounding area are included in Appendix E. In the major directions, the properties were:

5.2.2.1 North:

The Project Site is bound by Browns Mill Road to the north. The properties immediately to the north of the Project Site were developed with a single-family home and Chevron gasoline station.

5.2.2.2 East:

The Project Site is bound by Panola Road to the east. The properties immediately to the north of the Project Site were developed with single-family homes. A gasoline station was located adjoining northeast of the Project Site.

5.2.2.3 South:

The properties immediately to the south of the Project Site were developed with a single-family home and wooded land.

5.2.2.4 West:

The properties immediately to the west of the Project Site were undeveloped, wooded land.

6.0 INTERVIEWS

6.1 Interview Methodology

During and following the reconnaissance, interviews were conducted with persons familiar with the Project Site. These persons were questioned as to their knowledge of any past activities at the Project Site, which might present the potential for recognized environmental conditions. The interviews provided the following information. Copies of interview forms are included in Appendix F.

6.2 Property Owner(s)

As of the issuance of this report, the contact information for the current owners of the Project Site has yet to be provided. Therefore, interviews with the Project Site owners were not obtained.

6.3 Site Manager/Occupants/Local Residents

During the site reconnaissance, United Consulting personnel interviewed the clerk at Chevron. She did not wish to give her name but had been with the company for seven years. The clerk indicated that she was unaware of any fires, hazardous spills, or anything of environmental concern at the Project Site or surrounding area.

6.4 Local Government Officials

United Consulting reached out to DeKalb County for an open records request pertaining to environmental concerns at the Project Site and the surrounding area. As of the issuance of this report, DeKalb County has not responded to our request. If a response is provided that changes United Consulting's opinion, an amendment to the report will be issued.

7.0 VAPOR ENCROACHMENT SCREEN

7.1 Purpose

The purpose of the vapor encroachment screening was to assess for a potential vapor encroachment condition (VEC) at the Project Site. A VEC is generally defined as the presence or likely presence of certain volatile chemicals that can migrate as a vapor into the sub-surface of the Project Site caused by the release of vapors from contaminated soil or groundwater or both either on or near the Project Site as identified by the Tier 1 or Tier 2 procedures in the ASTM Standard Guide for “Vapor Encroachment Screening on Property Involved in Real Estate Transactions,” E2600-10.

7.2 Tier 1 Vapor Encroachment Condition Screening:

Using the information as gathered and documented within this Phase I Environmental Assessment, have known or suspected potentially contaminated properties with Chemicals of Concern (COC) been identified within the Area of Concern (AOC):

Chemical of Concern (COC)	Search Distance*	Facilities Identified? (Y/N)
Petroleum Constituents	1/10 Mile	Y
Non-Petroleum Volatile Chemicals	1/3 Mile	Y
Notes: *Approximate minimum search distance from the perimeter of the Project Site.		

For down-gradient, off-site potentially contaminated properties, the AOC is reduced to the critical distance. For cross-gradient, off-site potentially contaminated properties, the AOC is reduced to the critical distance plus one half of a reasonable estimation of the contaminated plume width.

Is potential source within the critical distance as outlined above?

Chemical of Concern (COC)	Critical Distance (+ width for cross-gradient)	Potential Source Within Critical Distance? (Y/N)
Petroleum Constituents	30 Feet	y
Non-Petroleum Volatile Chemicals	100 Feet	y

7.2.1 Identified Facilities within AOC or Critical Distance:

- The on-site former Martin’s Grocery gasoline station
- The northern adjoining Chevron Food Shop/Quick Cleaners
- The northeastern adjoining Texaco Food Mart/CLS Signature Cleaners

Based on the above information, as supported with information documented in the Phase I Environmental Assessment Report, the Tier 1 screening conclusion is:

Check which Applies	
A VEC exists	<input type="checkbox"/>
A VEC likely exists	<input type="checkbox"/>
A VEC cannot be ruled out	<input checked="" type="checkbox"/>
A VEC can be ruled out	<input type="checkbox"/>

7.3 Tier 2 Vapor Encroachment Condition Screening:

A Tier 2 vapor encroachment screening was completed using the non-invasive data collection technique through regulatory file information and previously performed environmental reports, as available. Invasive data collection is outside the scope of our services.

Is data available regarding the limits of the contaminated plume at the above identified facilities? No. If no, based on environmental professional judgment, is plume within the critical distance? Unknown. The critical distance is the lineal distance in any direction from the nearest edge of the contaminated plume to the nearest edge of the Project Site.

Chemical of Concern (COC)	Critical Distance	Plume Within Critical Distance? (Y/N/U)
Petroleum Constituents	30 Feet	U
Non-Petroleum Volatile Chemicals and petroleum LNAPL (i.e. free product)	100 Feet	U

The northeastern adjoining Texaco Food Mart/CLS Signature Cleaners does not represent a VEC as groundwater beneath the facility appears to flow away from the Project Site and the facility is located outside the critical distance. From review of regulatory file information for the former on-site and current northern adjoining gasoline station, as well as the operation of Quick Cleaners adjoining north of the Project Site, a VEC at the Project Site cannot be ruled out.

Based on available documentation of contaminant plume information, the non-invasive Tier 2 Screening conclusion is:

Check which Applies	
A VEC exists	<input type="checkbox"/>
A VEC likely exists	<input type="checkbox"/>
A VEC cannot be ruled out	<input checked="" type="checkbox"/>
A VEC can be ruled out	<input type="checkbox"/>

8.0 FINDINGS

The Project Site was located in the west corner of Panola Road and Browns Mill Road in Stonecrest, DeKalb County, Georgia and consisted of an approximate seven-acre tract. At the time of our site reconnaissance, the Project Site contained a single-family home, a cleared flat area, and undeveloped wooded area with an access road. Solid waste dumping was prevalent on the Project Site. The Project Site was previously developed with an apparent gasoline station potentially from sometime before 1949 through the 1990s.

The Project Site was listed as a UST facility. Further, there were two UST/historical automotive and drycleaner facilities identified adjoining the Project Site. Chevron Food Shop/Quick Cleaners, an adjoining side-gradient facility, was listed on the historic automotive, UST and drycleaners databases. Texaco Food Mart/CLS Signature Cleaners, an adjoining cross-gradient facility, was listed on the historic automotive, UST, and drycleaners databases.

9.0 DATA GAPS

9.1 Purpose

United Consulting conducted a thorough review on the use of the Project Site during completion of this Phase I Environmental Assessment. The below table summarizes many of the *common* data failures/gaps encountered during the completion of a Phase I Environmental Assessment. Per ASTM and AAI standards, United Consulting has relied on ‘User Provided Information’ to complete this property assessment. If the user fails to provide this information to United Consulting, it could result in a determination that “all appropriate inquiry” for this site is incomplete. Further, United Consulting is not responsible for any errors or omissions associated with the User Provided Information.

Table 4: Summary of Potential Data Failures/Gaps

Report Section	Information/Data	Comment	Significant Data Gap (Y/N/NA)	Additional Action(s) (Y/N/NA)
Section 3 - User Provided Information				
3.1	Title History	Not Provided	N	Y
3.2	Environmental Lien Review	Client Commented	N	N
3.3	Specialized Knowledge	Obtained	N	N
3.4	Commonly Known Information	Obtained	N	N
3.5	Valuation Reduction for Environmental Issues	Client Commented	N	N
Section 4 - Historical Use Information				
4.5.2.1	4.5.3.1 Aerial Photographs	Obtained	N	N
4.5.2.2	4.5.3.2 City Directories	Obtained	N	N
4.5.2.3	4.5.3.3 Topographic Maps	Obtained	N	N
4.5.2.4	4.5.3.4 Sanborn Fire Insurance Maps	N/A	N	N
Section 5 - Site Reconnaissance				
5.1.2	Exterior Accessibility	Accessible	N	N
5.1.2	Interior Accessibility	Accessible	N	N
Section 5 - Area Reconnaissance				
5.2	Accessibility	Accessible	N	N
Section 6 - Interviews				
6.2	Property Owner	Not Provided	N	Y
6.3	Site Manager/Occupants/Local Residents	Obtained	N	N
6.4	Local Government Officials	Not Obtained	N	Y
Notes:				
Common Data Descriptions: Not Provided, Provided, Not Contacted, Contacted, Accessible, Not Accessible, Obtained, Not Obtained, Gap, Failure, NA = Not Available Per ASTM E 1527-13, failure to provide the ‘user provided information’ to the environmental professional could result in a determination that “all appropriate inquiry” for this site is incomplete.				

9.2 Discussion of Data Gaps

United Consulting conducted a thorough historical review on the past use of the Project Site during completion of this Phase I Environmental Assessment.

The historical research included sources from 1888 to present. The lack of title documentation, lack of owner interview, and lack of a government interview represent data gaps to this report. These data gaps did not prevent United Consulting from forming an opinion regarding RECs at the Project Site, and therefore are not deemed to be significant data gaps.

United Consulting recommends that the individual conducting the title research for the Project Site also search for environmental liens and activity and use limitations connected with the Project Site. If environmental liens and activity and use limitations are found, United Consulting should be contacted to assess their significance.

10.0 OPINION

The Project Site was listed on the as an UST facility. In addition, there were two listed, regulated and historic facilities identified within the prescribed search distances of the Project Site, some on multiple databases. The northeastern portion of the Project Site was historically developed with a gasoline station since sometime between 1939 and 1949 through the 1990s. The USTs on the Project Site were reportedly removed in 1996, but soil or groundwater testing did not appear to occur at the time of removal. Based on the previous operation of this facility and lack of testing regarding the former USTs, it is United Consulting's opinion that the former Martin's Grocery UST facility represents a REC to the Project Site.

The location of the Chevron Food Shop and Quick Cleaners, a gasoline station, UST, and drycleaners facility was located adjoining north and side-gradient to the Project Site. No reports of leaks or spills were discovered in the regulatory files reviewed, but the facility had multiple violations. Based on the potential for undetected releases associated with this gasoline station and the potential for releases due to the chemicals and activities surrounding the dry-cleaning process, it's United Consulting's opinion that the Chevron Food Shop/Quick Cleaners represents a REC to the Project Site.

It is United Consulting's opinion that the remaining identified facility does not represent a REC to the Project Site due to the lack of reported releases, and as it appears groundwater beneath the facility flows away from the Project Site.

The Vapor Encroachment Screening included a Tier 1 and a non-invasive Tier 2 screening. Based on the results of the screening, a VEC cannot be ruled out at the Project Site, which is associated with the former on-site gasoline station and northern adjoining Chevron Food Shop/Quick Cleaners.

11.0 CONCLUSIONS

United Consulting has performed a Phase I Environmental Assessment for the Project Site in substantial conformance with the scope and limitations of ASTM Practice E 1527-13 and the AAI Rule (in 40 CFR 312). Any exceptions to, or deletions from, this practice are described in section 12.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Project Site, **except** for the following:

- The former on-site Martin's Grocery gasoline station
- The northern adjoining Chevron Food Shop/Quick Cleaners

The Vapor Encroachment Screening included a Tier 1 and Tier 2 screening. Based on the results of the screening, a VEC at the Project Site cannot be ruled out.

United Consulting recommends that a Phase II Environmental Assessment be performed to assess potential soil, soil vapor and groundwater impacts from the identified RECs.

12.0 DEVIATIONS

The Phase I Environmental Assessment was performed to substantially meet the requirements of ASTM for such investigations. The technical requirements of the ASTM standard, revised in the year 2013, were followed.

United Consulting's opinions included issues beyond strict liability under CERCLA, or Superfund. No substantial deviations or limiting conditions to the ASTM were made outside of those previously stated and our recommendations for a Phase II Environmental Assessment.

13.0 REFERENCES

A summary of the references used in this assessment is provided below, as required by ASTM.

1. All Appropriate Inquiry (AAI) Rules, 40 CFR 312
2. American Society for Testing and Materials (ASTM) Practice E 1527-13
3. ASTM Standard for “Vapor Encroachment Screening on Property Involved in Real Estate Transactions,” E 2600-10
4. Butts, C., and Gildersleeve, B., 1948, Geology and Mineral Resources of the Paleozoic Area in Northwest Georgia, Georgia Geological Survey Bulletin 54.
5. Environmental Data Resources, Inc (edrnet.com), provider of:
 - a. Aerial Photography
 - b. City Directory Review
 - c. Regulatory Review
 - d. Sanborn® Fire Insurance Map Review
 - e. Topographic Maps Review
6. Google Earth, provider of satellite imagery and geolocation services, www.GoogleEarth.com
7. Lawton, D.E., et al., 1976, Geologic Map of Georgia, Georgia Geological Survey.
8. Miller, J.A., 1990, Groundwater Atlas of the United States, Segment 6, Alabama, Florida, Georgia, South Carolina, United States Geological Survey Hydrologic Investigations Atlas HA-730-G.
9. United States Department of Agriculture (USDA), Natural Resource and Conservation Service (NRCS), websoil survey, www.usda.gov
10. “ITRC (Interstate Technology & Regulatory Council). 2003 Vapor Intrusion Issues at Brownfield Sites. BRNFLD-1. Washington, D.C.: Interstate Technology & Regulatory Council, Brownfields Team. Available on the internet at <http://www.itrcweb.org>. “

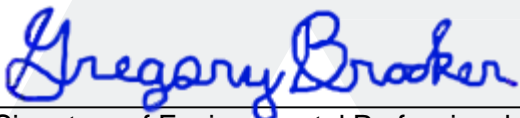
14.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

I declare that, to the best of my professional knowledge and belief, and based on a reasonable interpretation of the applicable regulatory language, I meet the definition of Environmental Professional defined in 40 CFR 312.10. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR 312.

Notwithstanding the above, I have prepared this report in conformance with standards and practices prevailing among environmental professionals practicing in our locality, which standards and practices have governed our interpretation and application of regulatory standards, including without limitation, 40 CFR 312. This practice does not address requirements of any state or local laws. Users are cautioned that state or local laws may impose environmental assessment obligations that are beyond the scope of this practice.

Further, this report has been prepared in accordance with instructions, guidance, standards or limitations communicated to me by its initial user, as identified in the report. In the case of any conflict, apparent or actual, between regulatory standards and such user directives, I will give priority to the expressed wishes of the user.

In signing this report, I am not attesting to or certifying the accuracy of matter set forth herein (including, without limitation, the accuracy of the information received from sources such as interviews, regulatory databases, public records, photographs, maps and prospective recipients of this report). Rather, this report contains opinions and conclusions based upon my knowledge and experience applied in reasonable accordance with the prevailing industry standards as described above. No environmental assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance with this practice is intended to reduce, but not eliminate, uncertainty regarding the existence of recognized environmental conditions, and this practice recognizes reasonable limits of time and cost.



Signature of Environmental Professional
Gregory A. Brooker
Project Environmental Specialist
UNITED CONSULTING

15.0 QUALIFICATIONS

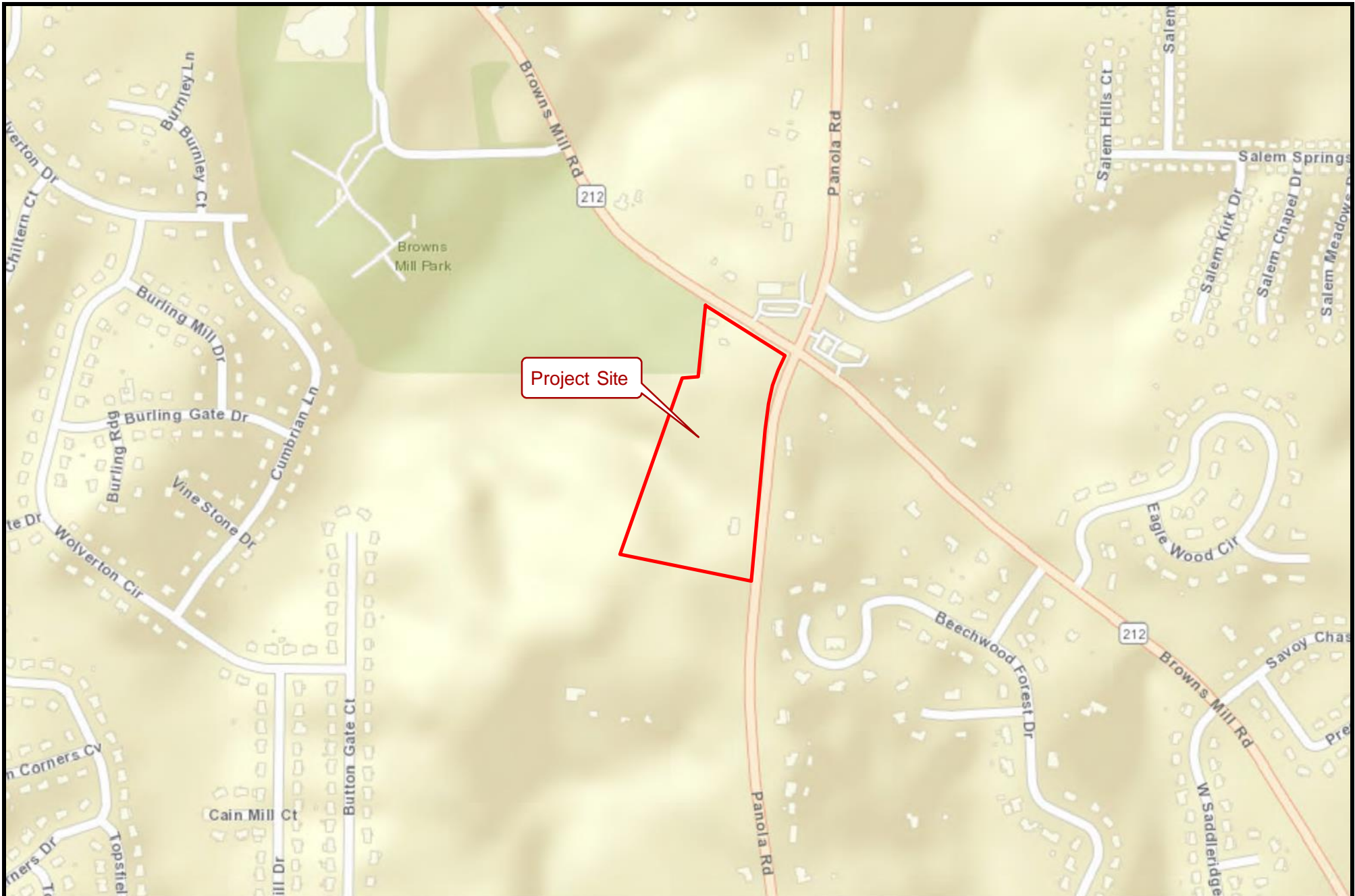
United Consulting's qualifications are summarized in Appendix H. The resume for the Environmental Professional is also provided in this appendix.

UNITED CONSULTING

APPENDIX A

Figures





Project Site



UNITED
CONSULTING

RZ 23-011

Figure Scale

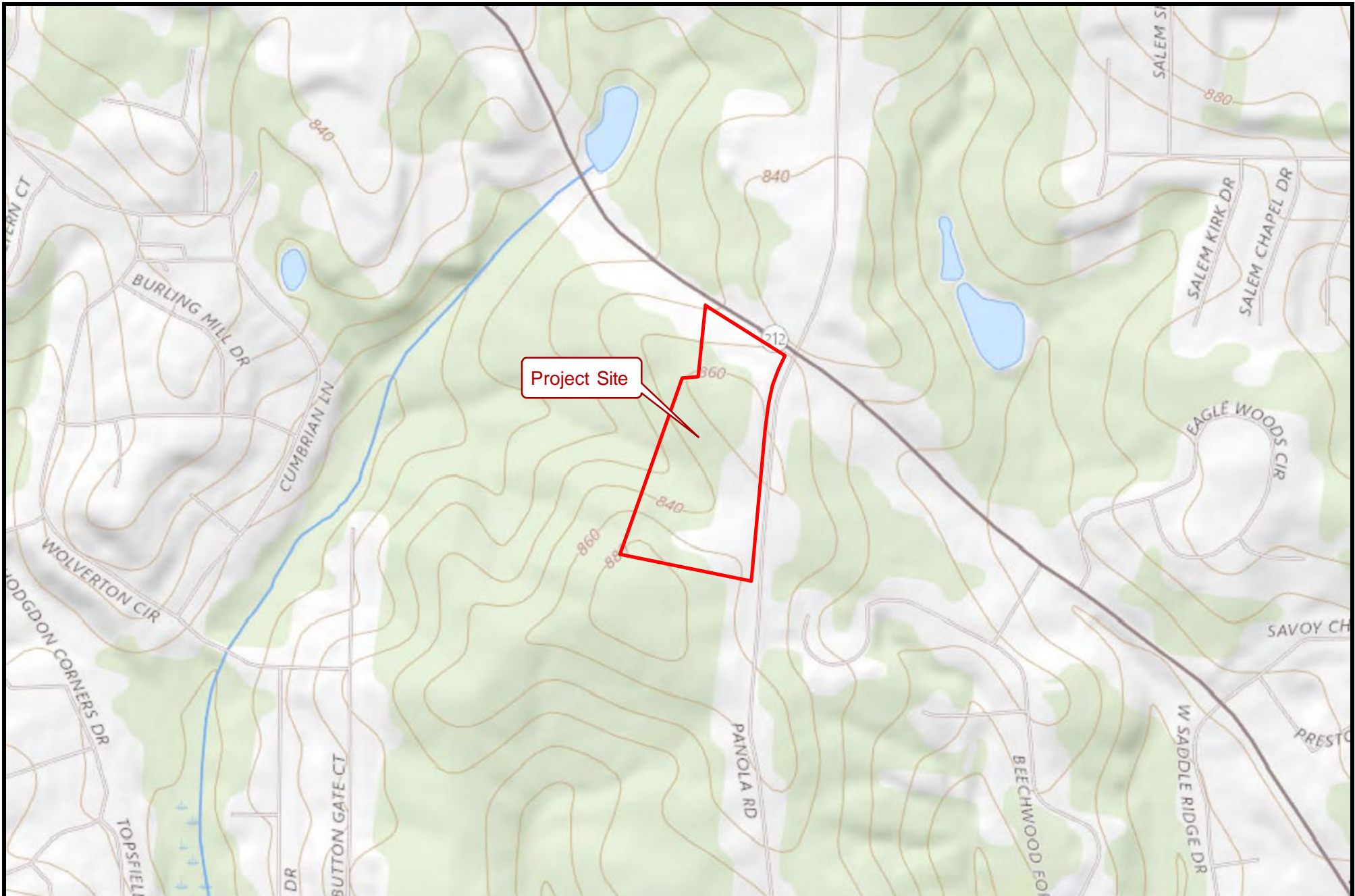


0 450 900
1 inch = 600 feet

Prepared: CTW
Checked: DPH
Date: 08/07/21

Title: Site Location Map
Project: Browns Mill Site
Project No.: ADBUS-21-GA-05644-01
Client: Advanced Business Solutions

FIG. 1



Project Site



UNITED CONSULTING

RZ 23-011

Figure Scale



0 450 900
1 inch = 600 feet

Prepared:	CTW
Checked:	DPH
Date:	08/07/21

Title:	USGS Topographic Map
Project:	Browns Mill Site
Project No.:	ADBUS-21-GA-05644-01
Client:	Advanced Business Solutions

FIG. 2

APPENDIX B

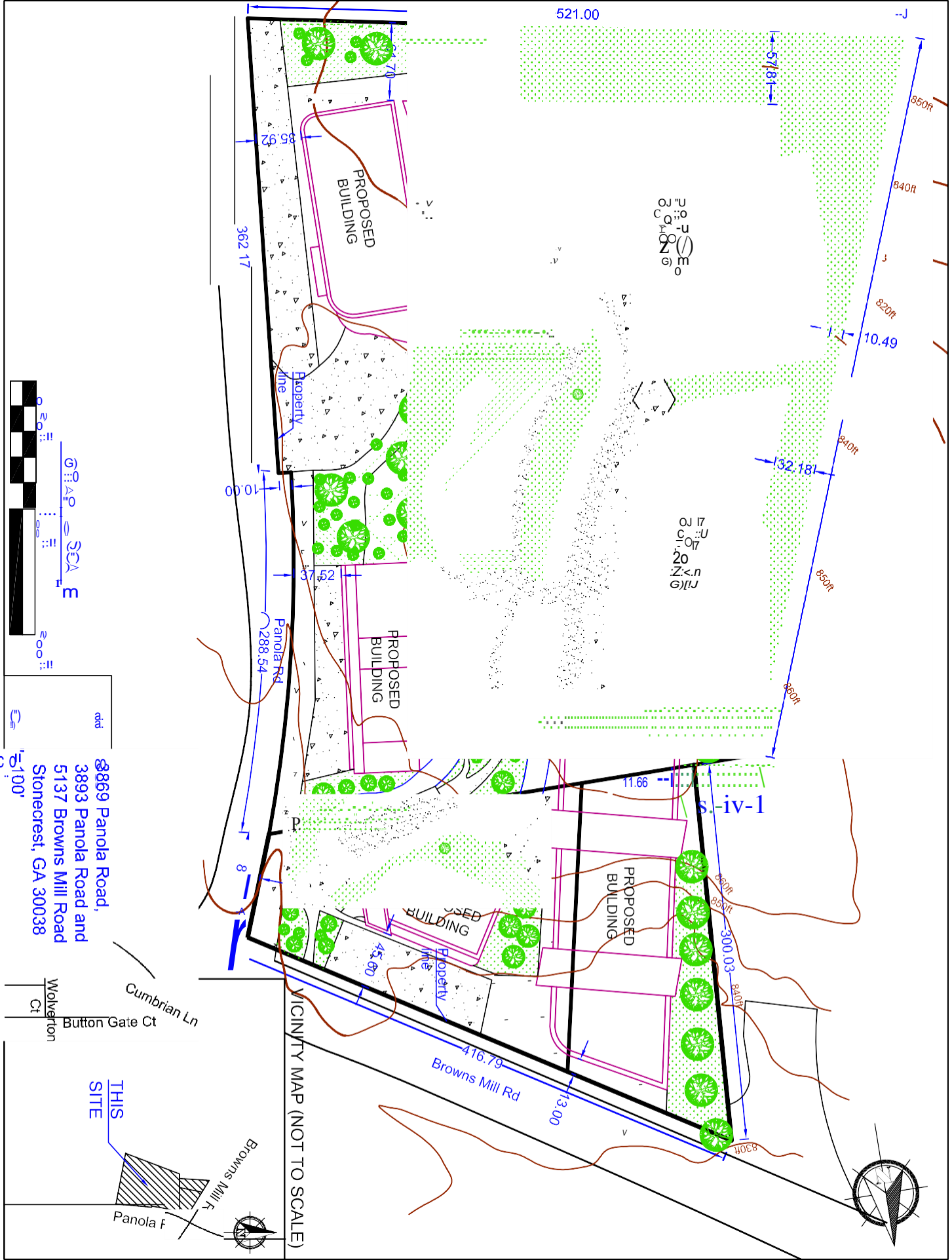
Client Provided Information



7 Acres
 Panola Road and State Rt. 212 (Browns Mill Road)
 Lithonia, GA 30038



Exhibit "A"



P.O. BOX
 03402
 (6)

0317
 C.O. 17
 20
 Z.C. 17
 (N) 9

S-iv-1

VICINITY MAP (NOT TO SCALE)

THIS SITE

0 20 40
 Feet
 0 10 20
 Meters
 SCA
 1" = 50'

8869 Panola Road,
 3893 Panola Road and
 5137 Browns Mill Road
 Stoncrest, GA 30038

Cumbrion Ln
 Button Gate Ct
 Wolverton Ct
 Browns Mill Rd
 Panola F

APPENDIX C

Regulatory Database Information

Browns Mill Site
3869 Panola Road
Lithonia, GA 30038

Inquiry Number: 6631601.2s
August 23, 2021

The EDR Radius Map™ Report with GeoCheck®



RZ 23-011

5137 Browns Mill Road

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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FORM-LBC-DW

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

3869 PANOLA ROAD
LITHONIA, GA 30038

COORDINATES

Latitude (North): 33.6703120 - 33° 40' 13.12"
Longitude (West): 84.1803940 - 84° 10' 49.41"

Universal Tranverse Mercator: Zone 16
UTM X (Meters): 761432.9
UTM Y (Meters): 3728976.5
Elevation: 868 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 6046938 REDAN, GA
Version Date: 2014

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20150728, 20150826
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
 3869 PANOLA ROAD
 LITHONIA, GA 30038

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	MARTIN GROCERY	3869 PANOLA RD	UST, Financial Assurance		TP
A2	CHEVRON FOOD SHOP	5154 BROWNS MILL RD	EDR Hist Auto	Lower	208, 0.039, NNE
A3	QUICK CLEANERS	5154 BROWNS MILL RD	DRYCLEANERS	Lower	208, 0.039, NNE
A4	CHEVRON FOOD SHOP	5154 BROWNSMILL ROAD	UST, Financial Assurance	Lower	208, 0.039, NNE
B5	TEXACO FOOD MART	3860 PANOLA ROAD	AST	Lower	332, 0.063, ENE
B6	TEXACO ON RUN	3860 PANOLA RD	EDR Hist Auto	Lower	332, 0.063, ENE
B7	CLS SIGNATURE CLEANER	3860 PANOLA RD	DRYCLEANERS	Lower	332, 0.063, ENE
B8	TEXACO FOOD MART	3860 PANOLA DR	UST, FINDS, DRYCLEANERS, Financial Assurance	Lower	332, 0.063, ENE
A9	CHEVRON FOOD SHOP	3849 PANOLA ROAD	AST	Lower	378, 0.072, NNE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
MARTIN GROCERY 3869 PANOLA RD LITHONIA, GA	UST Facility Id: 9044286 Status: Removed from Ground Financial Assurance Database: Financial Assurance 1, Date of Government Version: 03/09/2021 Facility Id: 9044286	N/A

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY..... Federal Facility Site Information listing
SEMS..... Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators

EXECUTIVE SUMMARY

RCRA-SQG..... RCRA - Small Quantity Generators
RCRA-VSQG..... RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System
US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROLS..... Institutional Controls Sites List

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent CERCLIS

SHWS..... Hazardous Site Inventory
GA NON-HSI..... Non-Hazardous Site Inventory

State and tribal landfill and/or solid waste disposal site lists

SWF/LF..... Solid Waste Disposal Facilities

State and tribal leaking storage tank lists

LUST..... List of Leaking Underground Storage Tanks
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing
INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

AUL..... Uniform Environmental Covenants
INST CONTROL..... Public Record List

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing
VCP..... Voluntary Cleanup Program site

State and tribal Brownfields sites

BROWNFIELDS..... Brownfields Public Record List

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

HIST LF..... Historical Landfills

EXECUTIVE SUMMARY

SWRCY.....	Recycling Center Listing
INDIAN ODI.....	Report on the Status of Open Dumps on Indian Lands
ODI.....	Open Dump Inventory
DEBRIS REGION 9.....	Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS.....	Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL.....	Delisted National Clandestine Laboratory Register
CDL.....	Clandestine Drug Labs
DEL SHWS.....	Delisted Hazardous Site Inventory Listing
US CDL.....	National Clandestine Laboratory Register

Local Land Records

LIENS 2.....	CERCLA Lien Information
--------------	-------------------------

Records of Emergency Release Reports

HMIRS.....	Hazardous Materials Information Reporting System
SPILLS.....	Spills Information
SPILLS 90.....	SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR.....	RCRA - Non Generators / No Longer Regulated
FUDS.....	Formerly Used Defense Sites
DOD.....	Department of Defense Sites
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR.....	Financial Assurance Information
EPA WATCH LIST.....	EPA WATCH LIST
2020 COR ACTION.....	2020 Corrective Action Program List
TSCA.....	Toxic Substances Control Act
TRIS.....	Toxic Chemical Release Inventory System
SSTS.....	Section 7 Tracking Systems
ROD.....	Records Of Decision
RMP.....	Risk Management Plans
RAATS.....	RCRA Administrative Action Tracking System
PRP.....	Potentially Responsible Parties
PADS.....	PCB Activity Database System
ICIS.....	Integrated Compliance Information System
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS.....	Material Licensing Tracking System
COAL ASH DOE.....	Steam-Electric Plant Operation Data
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER.....	PCB Transformer Registration Database
RADINFO.....	Radiation Information Database
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS.....	Incident and Accident Data
CONSENT.....	Superfund (CERCLA) Consent Decrees
INDIAN RESERV.....	Indian Reservations
FUSRAP.....	Formerly Utilized Sites Remedial Action Program
UMTRA.....	Uranium Mill Tailings Sites
LEAD SMELTERS.....	Lead Smelter Sites

EXECUTIVE SUMMARY

US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
US MINES.....	Mines Master Index File
ABANDONED MINES.....	Abandoned Mines
FINDS.....	Facility Index System/Facility Registry System
ECHO.....	Enforcement & Compliance History Information
DOCKET HWC.....	Hazardous Waste Compliance Docket Listing
UXO.....	Unexploded Ordnance Sites
FUELS PROGRAM.....	EPA Fuels Program Registered Listing
AIRS.....	Permitted Facility and Emissions Listing
COAL ASH.....	Coal Ash Disposal Site Listing
NPDES.....	NPDES Wastewater Permit List
TIER 2.....	Tier 2 Data Listing
UIC.....	Underground Injection Control
MINES MRDS.....	Mineral Resources Data System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
EDR Hist Cleaner.....	EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS.....	Recovered Government Archive State Hazardous Waste Facilities List
RGA LF.....	Recovered Government Archive Solid Waste Facilities List
RGA LUST.....	Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Natural Resources' Underground Storage Tank Database.

A review of the UST list, as provided by EDR, and dated 01/20/2021 has revealed that there are 2 UST

EXECUTIVE SUMMARY

sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CHEVRON FOOD SHOP Facility Id: 10001224 Status: Currently in Use	5154 BROWNSMILL ROAD	NNE 0 - 1/8 (0.039 mi.)	A4	11
TEXACO FOOD MART Facility Id: 9044504 Status: Currently in Use	3860 PANOLA DR	ENE 0 - 1/8 (0.063 mi.)	B8	15

AST: A listing of LP gas tank site locations.

A review of the AST list, as provided by EDR, and dated 05/13/2020 has revealed that there are 2 AST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TEXACO FOOD MART	3860 PANOLA ROAD	ENE 0 - 1/8 (0.063 mi.)	B5	12
CHEVRON FOOD SHOP	3849 PANOLA ROAD	NNE 0 - 1/8 (0.072 mi.)	A9	18

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

DRYCLEANERS: A list of drycleaners in the state. The listing includes drycleaner facilities, that use perchloroethylene, that responded to the Notification of Compliance Status forms. It also includes those businesses that are pick-up stores only and do not conduct dry cleaning on site.

A review of the DRYCLEANERS list, as provided by EDR, and dated 02/01/2021 has revealed that there are 3 DRYCLEANERS sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
QUICK CLEANERS	5154 BROWNS MILL RD	NNE 0 - 1/8 (0.039 mi.)	A3	9
CLS SIGNATURE CLEANER	3860 PANOLA RD	ENE 0 - 1/8 (0.063 mi.)	B7	13
TEXACO FOOD MART	3860 PANOLA DR	ENE 0 - 1/8 (0.063 mi.)	B8	15

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk

EXECUTIVE SUMMARY

Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

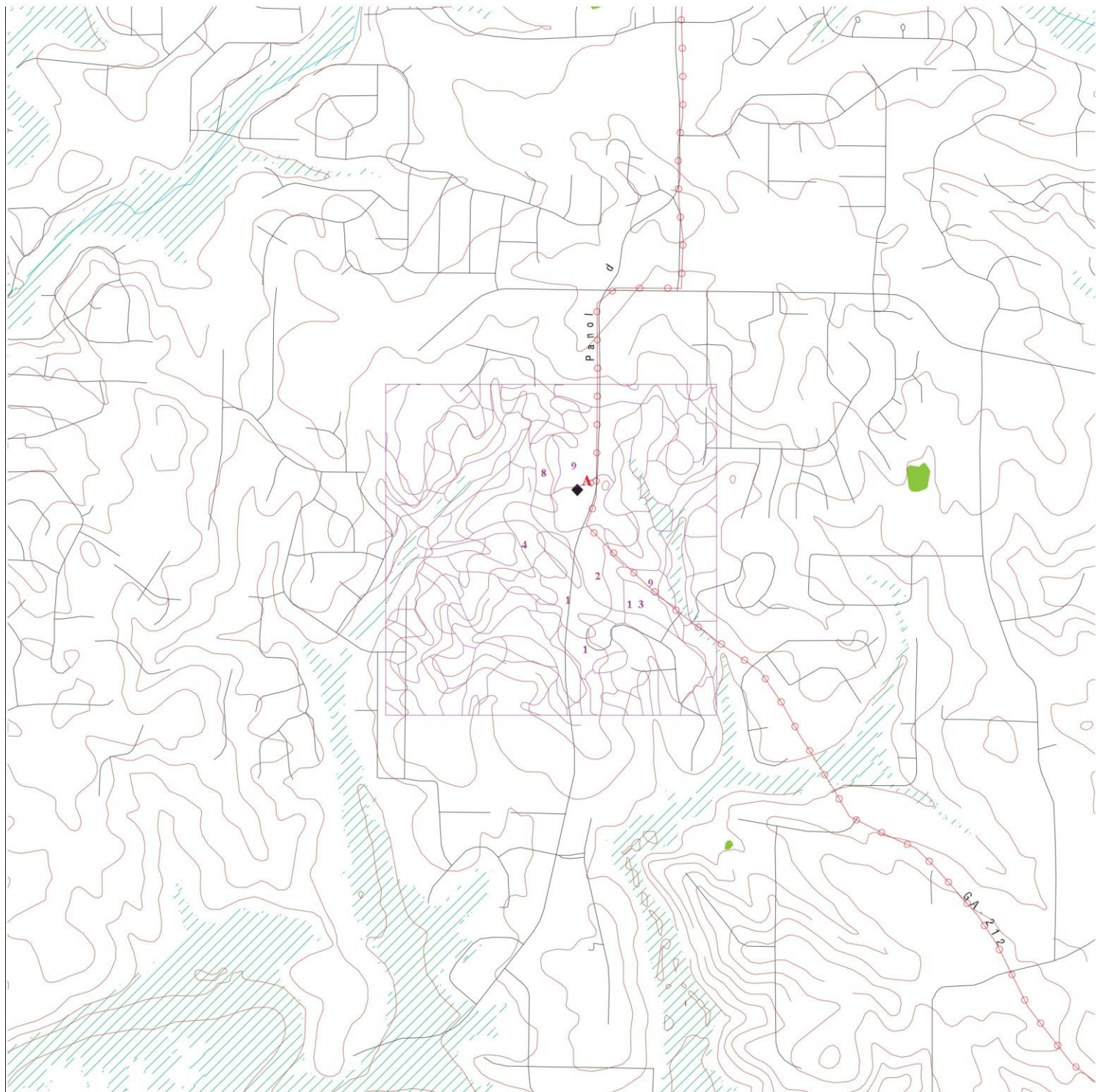
A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 2 EDR Hist Auto sites within approximately 0.125 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
CHEVRON FOOD SHOP	5154 BROWNS MILL RD	NNE 0 - 1/8 (0.039 mi.)	A2	9
TEXACO ON RUN	3860 PANOLA RD	ENE 0 - 1/8 (0.063 mi.)	B6	13

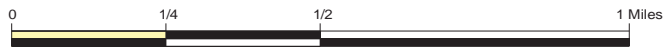
EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 6631601.2S



- N Target Property
- ⋯ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- i. Manufactured Gas Plants
- [] National Priority List Sites



- Indian Reservations BIA
- N Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
-

display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Browns Mill Site
ADDRESS: 3869 Panola Road
 Roswell, GA 30038
LAT/LONG: 33.670312 / 84.180394

CLIENT: United Consulting Group Ltd.
CONTACT: Myguel Roberson
PROJECT #: 6631601.2s
DATE: August 23, 2021 2:23 pm

OVERVIEW MAP - 6631601.2S

ell Dept. Defense Sites

State Wetlands

This report includes Interactive Map Layers to



display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Browns Mill Site
ADDRESS: 3869 Panola Road
Lithonia GA 30038
LAT/LONG: 33.670312 / 84.180394

5137 Browns Mill Rd

CLIENT: United Consulting Group Ltd.
CONTACT: Myguel Roberson
PROJECT #: 6631601.2s
DATE: August 23, 2021 2:23 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site list</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
SHWS	1.000		0	0	0	0	NR	0
GA NON-HSI	1.000		0	0	0	0	NR	0
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>State and tribal registered storage tank lists</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
UST	0.250	1	2	0	NR	NR	NR	3
AST	0.250		2	0	NR	NR	NR	2
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
AUL	0.500		0	0	0	NR	NR	0
INST CONTROL	0.500		0	0	0	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
HIST LF	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
DEL SHWS	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	0.001		0	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
SPILLS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
AIRS	0.001		0	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
DRYCLEANERS	0.250		3	0	NR	NR	NR	3
Financial Assurance	0.001	1	0	NR	NR	NR	NR	1
NPDES	0.001		0	NR	NR	NR	NR	0
TIER 2	0.001		0	NR	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
MINES MRDS	0.001		0	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		2	NR	NR	NR	NR	2
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS	0.001		0	NR	NR	NR	NR	0
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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		2	9	0	0	0	0	11

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

1
Target
Property

MARTIN GROCERY
3869 PANOLA RD
LITHONIA, GA

UST
Financial Assurance

U003005541
N/A

Actual:
868 ft.

Facility:

Name: MARTIN GROCERY
Address: 3869 PANOLA RD
City,State,Zip: LITHONIA, GA
Facility Id: 9044286
Facility Status: Inactive
Facility Type: Gas Station
District: Not reported
Owner Name: MARTIN GROCERY
Contact ID: Not reported
Owner Address: 3869 PANOLA RD
Owner City: LITHONIA
Owner State: GA
Owner Zip: 30058
Owner Telephone: 404 9813367

Tank:

Tank ID: 1
Tank Status: Removed from Ground
Tank Material: Bare Steel
Pipe Type: Not reported
Tank Overfill Type: Not reported
Install Date: Not reported
Facility ID: 9044286
Status Date: Not reported
Product: Gas (Historical Use)
Pipe Material: Galvanized Steel
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported
Tank Capacity: 1060

Tank ID: 2
Tank Status: Removed from Ground
Tank Material: Bare Steel
Pipe Type: Not reported
Tank Overfill Type: Not reported
Install Date: Not reported
Facility ID: 9044286
Status Date: Not reported
Product: Gas (Historical Use)
Pipe Material: Galvanized Steel
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported
Tank Capacity: 560

Tank ID: 3
Tank Status: Removed from Ground
Tank Material: Bare Steel
Pipe Type: Not reported
Tank Overfill Type: Not reported
Install Date: 01/01/1978
Facility ID: 9044286

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

MARTIN GROCERY (Continued)

U003005541

Status Date:	Not reported
Product:	Gas (Historical Use)
Pipe Material:	Galvanized Steel
Overfill Protection:	Not reported
Overfill Installed:	Not reported
Tank Exempt From Spill:	Not reported
Date Spill Device Installed:	Not reported
Tank Capacity:	1060

GA Financial Assurance 1:

Name:	MARTIN GROCERY
Address:	3869 PANOLA RD
City,State,Zip:	LITHONIA, GA 30058
Region:	1
Facility ID:	9044286
Financial Responsibility:	Not reported
Location Start Date:	04/21/1986
Location End Date:	11/15/1996
Location Status:	Close
Location Type:	Gas Station
Facility Status:	INACTIVE

A2 CHEVRON FOOD SHOP EDR Hist Auto 1020327370

NNE 5154 BROWNS MILL RD LITHONIA, GA 30038 N/A

< 1/8 0.039 mi. 208 ft. Site 1 of 4 in cluster A

Relative: Lower EDR Hist Auto

Actual: 845 ft.	Year:	Name:	Type:
	2013	CHEVRON FOOD SHOP	Convenience Stores
	2014	CHEVRON FOOD SHOP	Convenience Stores

A3 QUICK CLEANERS DRYCLEANERS S109506201

NNE 5154 BROWNS MILL RD # C LITHONIA, GA 30038 N/A

< 1/8 0.039 mi. 208 ft. Site 2 of 4 in cluster A

Relative: Lower	DRYCLN:	Metro Micro Indicator: CSA code:
	Name:	Csa descr: Census tract:
Actual: 845 ft.	Address:	
	City,State,Zip:	
	Contact Name:	
	Phone Number:	
	Contact Name:	
	MSA code:	
	MSA desc:	
	CBSA code:	
	CBSA descr:	

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

Map ID	Direction	Distance	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
QUICK CLEANE RS				N o t r e p o r t e d 5 2 0 A T L A N T A , G A 1 2 0 6 0 A T L A N T A S P G S , G A 2 122 A T L A N T A - S A N D Y S P R I N G S -			
5 1 5 4 B R O W N S M I L L R D # C L I T H O N I A , G A 3 0 0 3 8 - 7 6 0 4 N o t r e p o r t e d 7 7 0 - 3 2 3 - 2 5 5 4				GAINESVILLE, GA-AL 23416			

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

QUICK CLEANERS (Continued)

S109506201

Census block group: 2
Latitude: 33.67153100000002
Longitude: -84.18032100000006
Match level code: 0
Secondary address: 5154 Browns Mill Rd # C
Secondary city: Lithonia
Secondary state: GA
Secondary zip10: 30038-7604
Secondary carrier route code: R023
Fax number: Not reported
Toll free number: Not reported
Web site: Not reported
Selected SIC code: 721201
Selected SIC desc: Cleaners
Primary SIC code: 721201
Primary SIC desc: Cleaners
NAICS code: 81232002
NAICS desc: Drycleaning & Laundry Svcs
Location employment size code: A
Location employment size desc: 2008-01-04 00:00:00
Actual location employment size: 1
Modeled employment size: A
Location sales volume code: A
Location sales volume desc: Less Than \$500,000
Actual location sales volume: 60
Corporate sales volume code: Not reported
Corporate sales volume desc: Not reported
Actual corporate sales volume: Not reported
Asset size: S
Name: Not reported
Title: Not reported
Ethnicity code: Not reported
Infousa id: 639814144
Site Number: 639814144
HQ branch code: 9
HQ branch desc: Single Loc
Public company indicator code: 0
Public filing indicator: N
Individual firm code: 2
Individual firm desc: Firm/Business
Year SIC added: 200707
Year first appeared in yellow pages: 2007
Yellow page code: 18306
Transaction date: 200707
Call status code: W
Call status desc: Employee Size Only
Credit score code: C
Credit score desc: 70 to 74
Actual credit score: 72
Ad size code: Regular
Population code: 1
Population desc: Less Than 25,000
Square footage code: A
Square footage desc: 0 - 2,499
Radial distance from target element: .
Actnumbus multitenant location: 4-Feb
Building num multi tenant: 2625987

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

QUICK CLEANERS (Continued)

S109506201

Number of pcs code: 0 - 1 PCs
Affluent neighborhood location: N
Big business: N
Female owner exec: N
Highincomeexec: N
Hightechbusiness: N
Medium size business entrepreneur: N
Small business entrepreneur: N
Tertiary address: Not reported
Tertiary city: Not reported
Tertiary state: Not reported
Tertiary zip10: Not reported
White collar percentage: 29
White collar indicator: 0
Production date: 12/02/2008
Obsolescence date: 06/02/2009
Source: infoUSA
Bookno: 13190

A4
NNE
< 1/8
0.039 mi.
208 ft.

CHEVRON FOOD SHOP
5154 BROWNSMILL ROAD
LITHONIA, GA

UST **U004117118**
Financial Assurance **N/A**

Site 3 of 4 in cluster A

Relative:
Lower

Facility:
Name: CHEVRON FOOD SHOP
Address: 5154 BROWNSMILL ROAD
City,State,Zip: LITHONIA, GA
Facility Id: 10001224
Facility Status: Active
Facility Type: Gas Station
District: Not reported
Owner Name: Not reported
Contact ID: Not reported
Owner Address: 1671 Stoney Chase Dr
Owner City: Lawrenceville
Owner State: GA
Owner Zip: 30044
Owner Telephone: 678 7939132

Actual:
845 ft.

Tank:
Tank ID: 1
Tank Status: Currently in Use
Tank Material: Epoxy
Pipe Type: Pressurized
Tank Overfill Type: Ball Float
Install Date: 02/20/2006
Facility ID: 10001224
Status Date: Not reported
Product: Regular
Pipe Material: Double-Walled Fiberglass
Overfill Protection: False
Overfill Installed: 03/08/2006
Tank Exempt From Spill: False
Date Spill Device Installed: 03/08/2006
Tank Capacity: 8000

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHEVRON FOOD SHOP (Continued)

U004117118

Tank ID: 2
Tank Status: Currently in Use
Tank Material: Epoxy
Pipe Type: Pressurized
Tank Overfill Type: Ball Float
Install Date: 02/20/2006
Facility ID: 10001224
Status Date: Not reported
Product: Premium
Pipe Material: Double-Walled Fiberglass
Overfill Protection: False
Overfill Installed: 02/20/2006
Tank Exempt From Spill: False
Date Spill Device Installed: 02/20/2006
Tank Capacity: 12000

GA Financial Assurance 1:

Name: CHEVRON FOOD SHOP
Address: 5154 BROWNSMILL RD
City,State,Zip: LITHONIA, GA 30038
Region: 1
Facility ID: 10001224
Financial Responsibility: G.U.S.T. Trust Fund
Location Start Date: 11/17/2006
Location End Date: Not reported
Location Status: Active
Location Type: Gas Station
Facility Status: ACTIVE

B5
ENE
< 1/8
0.063 mi.
332 ft.

TEXACO FOOD MART
3860 PANOLA ROAD
LITHONIA, GA 30051
Site 1 of 4 in cluster B

AST A100503805
N/A

Relative:
Lower
Actual:
845 ft.

AST:
Name: TEXACO FOOD MART
Address: 3860 PANOLA ROAD
City,State,Zip: LITHONIA, GA 30051
Owner Name: Food & Ga, Inc.
Owner Address: Not reported
Owner City/State/Zip: Not reported
Number Of Tanks: Not reported
Tank Capacity: Not reported
File No: 044-SSS-577

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CLS SIGNATURE CLEANERS (Continued)

S109505408

Actual corporate sales volume: Not reported
Asset size: S
Name: Mr Cecel Spenscer
Title: Owner
Ethnicity code: Not reported
Infousa id: 612532572
Site Number: 612532572
HQ branch code: 9
HQ branch desc: Single Loc
Public company indicator code: 0
Public filing indicator: N
Individual firm code: 2
Individual firm desc: Firm/Business
Year SIC added: 200612
Year first appeared in yellow pages: 2005
Yellow page code: 18306
Transaction date: 200612
Call status code: N
Call status desc: Refusal
Credit score code: C+
Credit score desc: 75 to 79
Actual credit score: 76
Ad size code: Regular
Population code: 1
Population desc: Less Than 25,000
Square footage code: B
Square footage desc: 2,500 - 9,999
Radial distance from target element: .
Actnumbus multitenant location: 4-Feb
Building num multi tenant: 735319
Number of pcs code: 0 - 1 PCs
Affluent neighborhood location: N
Big business: N
Female owner exec: N
Highincomeexec: N
Hightechbusiness: N
Medium size business entrepreneur: N
Small business entrepreneur: Y
Tertiary address: Not reported
Tertiary city: Not reported
Tertiary state: Not reported
Tertiary zip10: Not reported
White collar percentage: 29
White collar indicator: 0
Production date: 12/02/2008
Obsolescence date: 06/02/2009
Source: infoUSA
Bookno: 13190

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

B8
ENE
< 1/8
0.063 mi.
332 ft.

TEXACO FOOD MART
3860 PANOLA DR
LITHONIA, GA 30038
Site 4 of 4 in cluster B

UST **1006794918**
FINDS **N/A**
DRYCLEANERS
Financial Assurance

Relative:
Lower
Actual:
845 ft.

Facility:
Name: TEXACO FOOD MART
Address: 3860 PANOLA RD
City,State,Zip: LITHONIA, GA
Facility Id: 9044504
Facility Status: Active
Facility Type: Gas Station
District: Not reported
Owner Name: Not reported
Contact ID: Not reported
Owner Address: 556 Northside Drive SW
Owner City: Atlanta
Owner State: GA
Owner Zip: 30310
Owner Telephone: 404 5210560

Tank:
Tank ID: 1
Tank Status: Currently in Use
Tank Material: Composite
Pipe Type: Pressurized
Tank Overfill Type: Ball Float
Install Date: 09/01/1999
Facility ID: 9044504
Status Date: Not reported
Product: Gas (Historical Use)
Pipe Material: Fiberglass Reinforced Plastic
Overfill Protection: Not reported
Overfill Installed: 09/01/1999
Tank Exempt From Spill: Not reported
Date Spill Device Installed: 09/01/1999
Tank Capacity: 10000

Tank ID: 2
Tank Status: Currently in Use
Tank Material: Composite
Pipe Type: Pressurized
Tank Overfill Type: Ball Float
Install Date: 09/01/1999
Facility ID: 9044504
Status Date: Not reported
Product: Gas (Historical Use)
Pipe Material: Fiberglass Reinforced Plastic
Overfill Protection: Not reported
Overfill Installed: 09/01/1999
Tank Exempt From Spill: Not reported
Date Spill Device Installed: 09/01/1999
Tank Capacity: 10000

Tank ID: 3
Tank Status: Currently in Use
Tank Material: Composite
Pipe Type: Pressurized
Tank Overfill Type: Ball Float

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TEXACO FOOD MART (Continued)

1006794918

Install Date: 09/01/1999
Facility ID: 9044504
Status Date: Not reported
Product: Gas (Historical Use)
Pipe Material: Fiberglass Reinforced Plastic
Overfill Protection: Not reported
Overfill Installed: 09/01/1999
Tank Exempt From Spill: Not reported
Date Spill Device Installed: 09/01/1999
Tank Capacity: 10000

FINDS:

Registry ID: 110013643799

Click Here:

Environmental Interest/Information System:

GEIMS (Geographic Environmental Information Management System) provides the EPA and Public a single point of access to core data for all facilities and sites regulated or monitored by the EPA and a single system for the reporting of all environmental data.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

DRYCLN:

Name: CLS SIGNATURE CLEANERS
Address: 3860 PANOLA ROAD
City,State,Zip: LITHONIA, GA 30036
Contact Name: Not reported
Phone Number: Not reported
Contact Name: Not reported
MSA code: Not reported
MSA desc: Not reported
CBSA code: Not reported
CBSA descr: Not reported

Metro Micro Indicator: Not reported
CSA code: Not reported
Csa descr: Not reported
Census tract: Not reported
Census block group: Not reported
Latitude: Not reported
Longitude: Not reported
Match level code: Not reported
Secondary address: Not reported
Secondary city: Not reported
Secondary state: Not reported
Secondary zip10: Not reported
Secondary carrier route code: Not reported
Fax number: Not reported
Toll free number: Not reported
Web site: Not reported
Selected SIC code: Not reported
Selected SIC desc: Not reported
Primary SIC code: Not reported
Primary SIC desc: Not reported
NAICS code: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TEXACO FOOD MART (Continued)

1006794918

NAICS desc:	Not reported
Location employment size code:	Not reported
Location employment size desc:	Not reported
Actual location employment size:	Not reported
Modeled employment size:	Not reported
Location sales volume code:	Not reported
Location sales volume desc:	Not reported
Actual location sales volume:	Not reported
Corporate sales volume code:	Not reported
Corporate sales volume desc:	Not reported
Actual corporate sales volume:	Not reported
Asset size:	Not reported
Name:	Not reported
Title:	Not reported
Ethnicity code:	Not reported
Infousa id:	Not reported
Site Number:	Not reported
HQ branch code:	Not reported
HQ branch desc:	Not reported
Public company indicator code:	Not reported
Public filing indicator:	Not reported
Individual firm code:	Not reported
Individual firm desc:	Not reported
Year SIC added:	Not reported
Year first appeared in yellow pages:	Not reported
Yellow page code:	Not reported
Transaction date:	Not reported
Call status code:	Not reported
Call status desc:	Not reported
Credit score code:	Not reported
Credit score desc:	Not reported
Actual credit score:	Not reported
Ad size code:	Not reported
Population code:	Not reported
Population desc:	Not reported
Square footage code:	Not reported
Square footage desc:	Not reported
Radial distance from target element:	Not reported
Actnumbus multitenant location:	Not reported
Building num multi tenant:	Not reported
Number of pcs code:	Not reported
Affluent neighborhood location:	Not reported
Big business:	Not reported
Female owner exec:	Not reported
Highincomeexec:	Not reported
Hightechbusiness:	Not reported
Medium size business entrepreneur:	Not reported
Small business entrepreneur:	Not reported
Tertiary address:	Not reported
Tertiary city:	Not reported
Tertiary state:	Not reported
Tertiary zip10:	Not reported
White collar percentage:	Not reported
White collar indicator:	Not reported
Production date:	Not reported
Obsolescence date:	Not reported
Source:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TEXACO FOOD MART (Continued)

1006794918

Bookno: Not reported

GA Financial Assurance 1:

Name: TEXACO FOOD MART
Address: 3860 PANOLA RD
City,State,Zip: LITHONIA, GA 30038
Region: 1
Facility ID: 9044504
Financial Responsibility: G.U.S.T. Trust Fund
Location Start Date: 10/12/2000
Location End Date: Not reported
Location Status: Active
Location Type: Gas Station
Facility Status: ACTIVE

**A9
NNE
< 1/8
0.072 mi.
378 ft.**

**CHEVRON FOOD SHOP
3849 PANOLA ROAD
LITHONIA, GA**

**AST A100494896
N/A**

Site 4 of 4 in cluster A

**Relative:
Lower**

AST:

**Actual:
849 ft.**

Name: CHEVRON FOOD SHOP
Address: 3849 PANOLA ROAD
City,State,Zip: LITHONIA, GA
Owner Name: Trinton Properties Inc,
Owner Address: Not reported
Owner City/State/Zip: Not reported
Number Of Tanks: Not reported
Tank Capacity: Not reported
File No: 044-SSS-648

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address
NO SITES FOUND			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 04/27/2021	Source: EPA
Date Data Arrived at EDR: 05/03/2021	Telephone: N/A
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 08/04/2021
Number of Days to Update: 16	Next Scheduled EDR Contact: 10/11/2021
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 04/27/2021	Source: EPA
Date Data Arrived at EDR: 05/03/2021	Telephone: N/A
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 08/04/2021
Number of Days to Update: 16	Next Scheduled EDR Contact: 10/11/2021
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 16

Source: EPA
Telephone: N/A
Last EDR Contact: 08/04/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 02/22/2021
Date Data Arrived at EDR: 03/30/2021
Date Made Active in Reports: 06/17/2021
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 06/23/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 16

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 08/04/2021
Next Scheduled EDR Contact: 10/25/2021
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 04/27/2021	Source: EPA
Date Data Arrived at EDR: 05/03/2021	Telephone: 800-424-9346
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 08/04/2021
Number of Days to Update: 16	Next Scheduled EDR Contact: 10/25/2021
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/22/2021	Source: EPA
Date Data Arrived at EDR: 03/23/2021	Telephone: 800-424-9346
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 06/21/2021
Number of Days to Update: 57	Next Scheduled EDR Contact: 10/04/2021
	Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/22/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/23/2021	Telephone: (404) 562-8651
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 06/21/2021
Number of Days to Update: 57	Next Scheduled EDR Contact: 10/04/2021
	Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/22/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/23/2021	Telephone: (404) 562-8651
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 06/21/2021
Number of Days to Update: 57	Next Scheduled EDR Contact: 10/04/2021
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 03/22/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/23/2021	Telephone: (404) 562-8651
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 06/21/2021
Number of Days to Update: 57	Next Scheduled EDR Contact: 10/04/2021
	Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/22/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/23/2021	Telephone: (404) 562-8651
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 06/21/2021
Number of Days to Update: 57	Next Scheduled EDR Contact: 10/04/2021
	Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/10/2021	Source: Department of the Navy
Date Data Arrived at EDR: 05/13/2021	Telephone: 843-820-7326
Date Made Active in Reports: 08/03/2021	Last EDR Contact: 08/05/2021
Number of Days to Update: 82	Next Scheduled EDR Contact: 11/22/2021
	Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 05/17/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/21/2021	Telephone: 703-603-0695
Date Made Active in Reports: 08/11/2021	Last EDR Contact: 05/21/2021
Number of Days to Update: 82	Next Scheduled EDR Contact: 09/06/2021
	Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 05/17/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/21/2021	Telephone: 703-603-0695
Date Made Active in Reports: 08/11/2021	Last EDR Contact: 05/21/2021
Number of Days to Update: 82	Next Scheduled EDR Contact: 09/06/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 06/14/2021

Source: National Response Center, United States Coast Guard

Date Data Arrived at EDR: 06/17/2021

Telephone: 202-267-2180

Date Made Active in Reports: 08/17/2021

Last EDR Contact: 06/17/2021

Number of Days to Update: 61

Next Scheduled EDR Contact: 10/04/2021

Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

SHWS: Hazardous Site Inventory

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 07/01/2020

Source: Department of Environmental Protection

Date Data Arrived at EDR: 07/08/2020

Telephone: 404-657-8600

Date Made Active in Reports: 09/24/2020

Last EDR Contact: 07/01/2021

Number of Days to Update: 78

Next Scheduled EDR Contact: 10/04/2021

Data Release Frequency: Annually

NON HSI: Non-Hazardous Site Inventory

This list was obtained by EDR in 1998 and contains property listings that have reported contamination of soil or groundwater under the Georgia Hazardous Site Response Act (HSRA). These sites were not placed on the Georgia Priority list (Hazardous Site Inventory or HSI) because their hazard evaluation scores did not exceed the threshold levels established for sites posing an imminent threat to health or the environment. Disclaimer provided by Rindt-McDuff Associates - the database information has been obtained from publicly available sources produced by other entities. While reasonable steps have been taken to insure the accuracy of the data, RMA does not guarantee the accuracy of the data. No claim is made for the actual existence of pollution at any site. This data does not constitute a legal opinion.

Date of Government Version: 07/30/2021

Source: Rindt-McDuff Associates, Inc.

Date Data Arrived at EDR: 08/03/2021

Telephone: N/A

Date Made Active in Reports: 08/06/2021

Last EDR Contact: 07/19/2021

Number of Days to Update: 3

Next Scheduled EDR Contact: 10/18/2021

Data Release Frequency: Annually

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: Solid Waste Disposal Facilities

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 10/11/2018

Source: Department of Natural Resources

Date Data Arrived at EDR: 01/10/2019

Telephone: 404-362-2696

Date Made Active in Reports: 04/10/2019

Source: Center for GIS, Georgia Institute of Technology

Number of Days to Update: 90

Telephone: 404-385-0900

Last EDR Contact: 07/23/2021

Next Scheduled EDR Contact: 11/08/2021

Data Release Frequency: Semi-Annually

State and tribal leaking storage tank lists

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST: List of Leaking Underground Storage Tanks

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 01/20/2021	Source: Environmental Protection Division
Date Data Arrived at EDR: 03/09/2021	Telephone: 404-362-2687
Date Made Active in Reports: 05/26/2021	Last EDR Contact: 08/05/2021
Number of Days to Update: 78	Next Scheduled EDR Contact: 09/20/2021
	Data Release Frequency: Quarterly

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 10/01/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/16/2020	Telephone: 415-972-3372
Date Made Active in Reports: 03/12/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 86	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 10/07/2020	Source: EPA, Region 5
Date Data Arrived at EDR: 12/16/2020	Telephone: 312-886-7439
Date Made Active in Reports: 03/12/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 86	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 11/12/2020	Source: EPA Region 10
Date Data Arrived at EDR: 12/16/2020	Telephone: 206-553-2857
Date Made Active in Reports: 03/12/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 86	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/08/2020	Source: EPA Region 6
Date Data Arrived at EDR: 05/20/2020	Telephone: 214-665-6597
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 06/11/2021
Number of Days to Update: 84	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 10/01/2020	Source: EPA Region 1
Date Data Arrived at EDR: 12/16/2020	Telephone: 617-918-1313
Date Made Active in Reports: 03/12/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 86	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 10/02/2020	Source: EPA Region 4
Date Data Arrived at EDR: 12/18/2020	Telephone: 404-562-8677
Date Made Active in Reports: 03/12/2021	Last EDR Contact: 06/17/2021
Number of Days to Update: 84	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 09/30/2020	Source: EPA Region 7
Date Data Arrived at EDR: 12/22/2020	Telephone: 913-551-7003
Date Made Active in Reports: 03/12/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 80	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/09/2020	Source: EPA Region 8
Date Data Arrived at EDR: 12/16/2020	Telephone: 303-312-6271
Date Made Active in Reports: 03/12/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 86	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/29/2021	Source: FEMA
Date Data Arrived at EDR: 02/17/2021	Telephone: 202-646-5797
Date Made Active in Reports: 03/22/2021	Last EDR Contact: 06/29/2021
Number of Days to Update: 33	Next Scheduled EDR Contact: 10/18/2021
	Data Release Frequency: Varies

UST: Underground Storage Tank Database Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 01/20/2021	Source: Environmental Protection Division
Date Data Arrived at EDR: 03/09/2021	Telephone: 404-362-2687
Date Made Active in Reports: 05/27/2021	Last EDR Contact: 08/05/2021
Number of Days to Update: 79	Next Scheduled EDR Contact: 09/20/2021
	Data Release Frequency: Annually

AST: Above Ground Storage Tanks A listing of LP gas tank site locations.

Date of Government Version: 05/13/2020	Source: Office of Insurance & Safety Fire Commissioner
Date Data Arrived at EDR: 05/14/2020	Telephone: 404-656-5875
Date Made Active in Reports: 08/06/2020	Last EDR Contact: 08/10/2021
Number of Days to Update: 84	Next Scheduled EDR Contact: 11/29/2021
	Data Release Frequency: No Update Planned

INDIAN UST R6: Underground Storage Tanks on Indian Land The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/08/2020	Source: EPA Region 6
Date Data Arrived at EDR: 05/20/2020	Telephone: 214-665-7591
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 06/11/2021
Number of Days to Update: 84	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 09/30/2020	Source: EPA Region 7
Date Data Arrived at EDR: 12/22/2020	Telephone: 913-551-7003
Date Made Active in Reports: 03/12/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 80	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 10/01/2020	Source: EPA Region 9
Date Data Arrived at EDR: 12/16/2020	Telephone: 415-972-3368
Date Made Active in Reports: 03/12/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 86	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/01/2020	Source: EPA, Region 1
Date Data Arrived at EDR: 12/16/2020	Telephone: 617-918-1313
Date Made Active in Reports: 03/12/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 86	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 11/12/2020	Source: EPA Region 10
Date Data Arrived at EDR: 12/16/2020	Telephone: 206-553-2857
Date Made Active in Reports: 03/12/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 86	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 10/02/2020	Source: EPA Region 4
Date Data Arrived at EDR: 12/18/2020	Telephone: 404-562-9424
Date Made Active in Reports: 03/12/2021	Last EDR Contact: 06/17/2021
Number of Days to Update: 84	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 10/07/2020	Source: EPA Region 5
Date Data Arrived at EDR: 12/16/2020	Telephone: 312-886-6136
Date Made Active in Reports: 03/12/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 86	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 10/09/2020	Source: EPA Region 8
Date Data Arrived at EDR: 12/16/2020	Telephone: 303-312-6137
Date Made Active in Reports: 03/12/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 86	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

INST CONTROL: Public Record List

Sites on the Public Record Listing that have institutional controls or limitations on use are sites with Risk Reduction Standards of 3, 4, and 5.

Date of Government Version: 04/30/2021	Source: Department of Natural Resources
Date Data Arrived at EDR: 04/30/2021	Telephone: 404-657-8600
Date Made Active in Reports: 07/19/2021	Last EDR Contact: 07/30/2021
Number of Days to Update: 80	Next Scheduled EDR Contact: 11/15/2021
	Data Release Frequency: Varies

AUL: Uniform Environmental Covenants

A list of environmental covenants

Date of Government Version: 04/23/2021	Source: Department of Natural Resources
Date Data Arrived at EDR: 04/23/2021	Telephone: 404-657-8600
Date Made Active in Reports: 04/26/2021	Last EDR Contact: 07/30/2021
Number of Days to Update: 3	Next Scheduled EDR Contact: 11/15/2021
	Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008	Source: EPA, Region 7
Date Data Arrived at EDR: 04/22/2008	Telephone: 913-551-7365
Date Made Active in Reports: 05/19/2008	Last EDR Contact: 07/08/2021
Number of Days to Update: 27	Next Scheduled EDR Contact: 07/20/2009
	Data Release Frequency: No Update Planned

VCP: Voluntary Cleanup Program site

Georgia's Voluntary Remediation Program Act was created to encourage voluntary investigation and remediation of contaminated properties.

Date of Government Version: 06/26/2019	Source: DNR
Date Data Arrived at EDR: 08/27/2019	Telephone: 404-657-8600
Date Made Active in Reports: 10/28/2019	Last EDR Contact: 05/19/2021
Number of Days to Update: 62	Next Scheduled EDR Contact: 09/06/2021
	Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015	Source: EPA, Region 1
Date Data Arrived at EDR: 09/29/2015	Telephone: 617-918-1102
Date Made Active in Reports: 02/18/2016	Last EDR Contact: 06/15/2021
Number of Days to Update: 142	Next Scheduled EDR Contact: 10/04/2021
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

State and tribal Brownfields sites

BROWNFIELDS: Brownfields Public Record List

The Brownfields Public Record lists properties where response actions under the Georgia Hazardous Site Reuse and Redevelopment Act are planned, ongoing or completed.

Date of Government Version: 04/30/2021	Source: Department of Natural Resources
Date Data Arrived at EDR: 04/30/2021	Telephone: 404-657-8600
Date Made Active in Reports: 07/19/2021	Last EDR Contact: 07/30/2021
Number of Days to Update: 80	Next Scheduled EDR Contact: 11/15/2021
	Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 06/10/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/10/2021	Telephone: 202-566-2777
Date Made Active in Reports: 08/17/2021	Last EDR Contact: 06/10/2021
Number of Days to Update: 68	Next Scheduled EDR Contact: 09/27/2021
	Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: Recycling Center Listing

A listing of recycling facility locations.

Date of Government Version: 03/23/2021	Source: Department of Community Affairs
Date Data Arrived at EDR: 03/24/2021	Telephone: 404-679-1598
Date Made Active in Reports: 06/11/2021	Last EDR Contact: 06/17/2021
Number of Days to Update: 79	Next Scheduled EDR Contact: 10/04/2021
	Data Release Frequency: Varies

HIST LF: Historical Landfills

Landfills that were closed many years ago.

Date of Government Version: 01/15/2003	Source: Department of Natural Resources
Date Data Arrived at EDR: 01/20/2004	Telephone: 404-362-2696
Date Made Active in Reports: 02/06/2004	Last EDR Contact: 01/20/2004
Number of Days to Update: 17	Next Scheduled EDR Contact: N/A
	Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/03/2007	Telephone: 703-308-8245
Date Made Active in Reports: 01/24/2008	Last EDR Contact: 07/20/2021
Number of Days to Update: 52	Next Scheduled EDR Contact: 11/08/2021
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 07/13/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Services, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 07/20/2021
Next Scheduled EDR Contact: 11/08/2021
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 05/18/2021
Date Data Arrived at EDR: 05/18/2021
Date Made Active in Reports: 08/03/2021
Number of Days to Update: 77

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: No Update Planned

CDL: Clandestine Drug Labs

A listing of clandestine drug lab site locations in the state.

Date of Government Version: 06/02/2016
Date Data Arrived at EDR: 06/13/2016
Date Made Active in Reports: 08/15/2016
Number of Days to Update: 63

Source: Georgia Bureau of Investigation
Telephone: 404-244-2639
Last EDR Contact: 08/05/2021
Next Scheduled EDR Contact: 11/22/2021
Data Release Frequency: Varies

DEL SHWS: Delisted Hazardous Site Inventory Listing

A listing of sites delisted from the Hazardous Site Inventory.

Date of Government Version: 07/01/2020
Date Data Arrived at EDR: 07/08/2020
Date Made Active in Reports: 09/24/2020
Number of Days to Update: 78

Source: Department of Natural Resources
Telephone: 404-657-8636
Last EDR Contact: 07/01/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 05/18/2021	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 05/18/2021	Telephone: 202-307-1000
Date Made Active in Reports: 08/03/2021	Last EDR Contact: 08/17/2021
Number of Days to Update: 77	Next Scheduled EDR Contact: 12/06/2021
	Data Release Frequency: Quarterly

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 04/27/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/03/2021	Telephone: 202-564-6023
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 08/04/2021
Number of Days to Update: 16	Next Scheduled EDR Contact: 10/11/2021
	Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 03/22/2021	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 03/24/2021	Telephone: 202-366-4555
Date Made Active in Reports: 06/17/2021	Last EDR Contact: 06/17/2021
Number of Days to Update: 85	Next Scheduled EDR Contact: 10/04/2021
	Data Release Frequency: Quarterly

SPILLS: Spills Information

Oil or Hazardous Material Spills or Releases.

Date of Government Version: 04/06/2021	Source: Department of Natural Resources
Date Data Arrived at EDR: 04/07/2021	Telephone: 770-387-4900
Date Made Active in Reports: 06/28/2021	Last EDR Contact: 06/15/2021
Number of Days to Update: 82	Next Scheduled EDR Contact: 10/04/2021
	Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 10/04/2012	Source: FirstSearch
Date Data Arrived at EDR: 01/03/2013	Telephone: N/A
Date Made Active in Reports: 02/11/2013	Last EDR Contact: 01/03/2013
Number of Days to Update: 39	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

Other Ascertainable Records

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 03/22/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/23/2021	Telephone: (404) 562-8651
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 06/21/2021
Number of Days to Update: 57	Next Scheduled EDR Contact: 10/04/2021
	Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 05/04/2021	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 05/18/2021	Telephone: 202-528-4285
Date Made Active in Reports: 08/11/2021	Last EDR Contact: 08/17/2021
Number of Days to Update: 85	Next Scheduled EDR Contact: 11/29/2021
	Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005	Source: USGS
Date Data Arrived at EDR: 11/10/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 07/13/2021
Number of Days to Update: 62	Next Scheduled EDR Contact: 10/25/2021
	Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018	Source: U.S. Geological Survey
Date Data Arrived at EDR: 04/11/2018	Telephone: 888-275-8747
Date Made Active in Reports: 11/06/2019	Last EDR Contact: 07/09/2021
Number of Days to Update: 574	Next Scheduled EDR Contact: 10/18/2021
	Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/03/2017	Telephone: 615-532-8599
Date Made Active in Reports: 04/07/2017	Last EDR Contact: 08/06/2021
Number of Days to Update: 63	Next Scheduled EDR Contact: 11/22/2021
	Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/22/2021
Date Data Arrived at EDR: 03/23/2021
Date Made Active in Reports: 06/17/2021
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 06/21/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 07/26/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: No Update Planned

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 08/06/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/17/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 85

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 06/17/2021
Next Scheduled EDR Contact: 09/27/2021
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 08/14/2020
Date Made Active in Reports: 11/04/2020
Number of Days to Update: 82

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/19/2021
Date Data Arrived at EDR: 04/20/2021
Date Made Active in Reports: 07/16/2021
Number of Days to Update: 87

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 07/19/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 16

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 08/04/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 05/07/2021
Date Data Arrived at EDR: 05/13/2021
Date Made Active in Reports: 08/03/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 07/14/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 12/30/2020
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 03/05/2021
Number of Days to Update: 50

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 08/04/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/19/2020
Date Data Arrived at EDR: 01/08/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 73

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 07/09/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: No Update Planned

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/11/2021
Date Made Active in Reports: 05/11/2021
Number of Days to Update: 61

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 07/14/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 12/01/2020
Date Made Active in Reports: 02/09/2021
Number of Days to Update: 70

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 05/27/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 05/27/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 08/06/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Varies

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 06/22/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: No Update Planned

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transportation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 07/23/2021
Next Scheduled EDR Contact: 11/08/2021
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 06/30/2021	Source: Department of Justice, Consent Decree Library
Date Data Arrived at EDR: 07/14/2021	Telephone: Varies
Date Made Active in Reports: 07/16/2021	Last EDR Contact: 07/02/2021
Number of Days to Update: 2	Next Scheduled EDR Contact: 10/18/2021
	Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2017	Source: EPA/NTIS
Date Data Arrived at EDR: 06/22/2020	Telephone: 800-424-9346
Date Made Active in Reports: 11/20/2020	Last EDR Contact: 06/21/2021
Number of Days to Update: 151	Next Scheduled EDR Contact: 10/04/2021
	Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014	Source: USGS
Date Data Arrived at EDR: 07/14/2015	Telephone: 202-208-3710
Date Made Active in Reports: 01/10/2017	Last EDR Contact: 07/02/2021
Number of Days to Update: 546	Next Scheduled EDR Contact: 10/18/2021
	Data Release Frequency: Varies

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 08/08/2017	Source: Department of Energy
Date Data Arrived at EDR: 09/11/2018	Telephone: 202-586-3559
Date Made Active in Reports: 09/14/2018	Last EDR Contact: 07/23/2021
Number of Days to Update: 3	Next Scheduled EDR Contact: 11/15/2021
	Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019	Source: Department of Energy
Date Data Arrived at EDR: 11/15/2019	Telephone: 505-845-0011
Date Made Active in Reports: 01/28/2020	Last EDR Contact: 08/12/2021
Number of Days to Update: 74	Next Scheduled EDR Contact: 11/29/2021
	Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 04/27/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/03/2021	Telephone: 703-603-8787
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 08/04/2021
Number of Days to Update: 16	Next Scheduled EDR Contact: 10/11/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001	Source: American Journal of Public Health
Date Data Arrived at EDR: 10/27/2010	Telephone: 703-305-6451
Date Made Active in Reports: 12/02/2010	Last EDR Contact: 12/02/2009
Number of Days to Update: 36	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016	Source: EPA
Date Data Arrived at EDR: 10/26/2016	Telephone: 202-564-2496
Date Made Active in Reports: 02/03/2017	Last EDR Contact: 09/26/2017
Number of Days to Update: 100	Next Scheduled EDR Contact: 01/08/2018
	Data Release Frequency: No Update Planned

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016	Source: EPA
Date Data Arrived at EDR: 10/26/2016	Telephone: 202-564-2496
Date Made Active in Reports: 02/03/2017	Last EDR Contact: 09/26/2017
Number of Days to Update: 100	Next Scheduled EDR Contact: 01/08/2018
	Data Release Frequency: No Update Planned

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 05/27/2021	Source: DOL, Mine Safety & Health Admi
Date Data Arrived at EDR: 05/27/2021	Telephone: 202-693-9424
Date Made Active in Reports: 06/10/2021	Last EDR Contact: 07/01/2021
Number of Days to Update: 14	Next Scheduled EDR Contact: 09/13/2021
	Data Release Frequency: Quarterly

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 05/03/2021	Source: Department of Labor, Mine Safety and Health Administration
Date Data Arrived at EDR: 05/25/2021	Telephone: 303-231-5959
Date Made Active in Reports: 08/11/2021	Last EDR Contact: 05/25/2021
Number of Days to Update: 78	Next Scheduled EDR Contact: 09/06/2021
	Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020	Source: USGS
Date Data Arrived at EDR: 05/27/2020	Telephone: 703-648-7709
Date Made Active in Reports: 08/13/2020	Last EDR Contact: 05/27/2021
Number of Days to Update: 78	Next Scheduled EDR Contact: 09/06/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011	Source: USGS
Date Data Arrived at EDR: 06/08/2011	Telephone: 703-648-7709
Date Made Active in Reports: 09/13/2011	Last EDR Contact: 05/27/2021
Number of Days to Update: 97	Next Scheduled EDR Contact: 09/06/2021
	Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 06/15/2021	Source: Department of Interior
Date Data Arrived at EDR: 06/16/2021	Telephone: 202-208-2609
Date Made Active in Reports: 08/17/2021	Last EDR Contact: 06/14/2021
Number of Days to Update: 62	Next Scheduled EDR Contact: 09/20/2021
	Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 05/05/2021	Source: EPA
Date Data Arrived at EDR: 05/18/2021	Telephone: (404) 562-9900
Date Made Active in Reports: 08/17/2021	Last EDR Contact: 05/18/2021
Number of Days to Update: 91	Next Scheduled EDR Contact: 09/13/2021
	Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/21/2021	Telephone: 202-564-0527
Date Made Active in Reports: 08/11/2021	Last EDR Contact: 05/21/2021
Number of Days to Update: 82	Next Scheduled EDR Contact: 09/06/2021
	Data Release Frequency: Varies

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2018	Source: Department of Defense
Date Data Arrived at EDR: 07/02/2020	Telephone: 703-704-1564
Date Made Active in Reports: 09/17/2020	Last EDR Contact: 07/07/2021
Number of Days to Update: 77	Next Scheduled EDR Contact: 10/25/2021
	Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/04/2021
Date Data Arrived at EDR: 04/06/2021
Date Made Active in Reports: 06/25/2021
Number of Days to Update: 80

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 07/01/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Quarterly

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 05/14/2021
Date Data Arrived at EDR: 05/14/2021
Date Made Active in Reports: 08/03/2021
Number of Days to Update: 81

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 08/13/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Quarterly

AIRS: Permitted Facility & Emissions Listing

A listing of permitted Air facilities and emissions data.

Date of Government Version: 05/12/2021
Date Data Arrived at EDR: 05/13/2021
Date Made Active in Reports: 07/30/2021
Number of Days to Update: 78

Source: Department of Natural Resources
Telephone: 404-363-7000
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Varies

COAL ASH: Coal Ash Disposal Site Listing

A listing of coal ash landfills.

Date of Government Version: 08/01/2014
Date Data Arrived at EDR: 08/05/2014
Date Made Active in Reports: 09/02/2014
Number of Days to Update: 28

Source: Department of Natural Resources
Telephone: 404-362-2537
Last EDR Contact: 07/20/2021
Next Scheduled EDR Contact: 11/08/2021
Data Release Frequency: Varies

DRYCLEANERS: Drycleaner Database

A list of drycleaners in the state. The listing includes drycleaner facilities, that use perchloroethylene, that responded to the Notification of Compliance Status forms. It also includes those businesses that are pick-up stores only and do not conduct dry cleaning on site.

Date of Government Version: 02/01/2021
Date Data Arrived at EDR: 02/02/2021
Date Made Active in Reports: 04/26/2021
Number of Days to Update: 83

Source: Department of Natural Resources
Telephone: 404-363-7000
Last EDR Contact: 07/27/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

A listing of financial assurance information for underground storage tank facilities.

Date of Government Version: 03/09/2021
Date Data Arrived at EDR: 03/11/2021
Date Made Active in Reports: 05/27/2021
Number of Days to Update: 77

Source: Department of Natural Resources
Telephone: 404-362-4892
Last EDR Contact: 06/10/2021
Next Scheduled EDR Contact: 09/20/2021
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

Financial assurance information listing for solid waste facilities.

Date of Government Version: 07/08/2019
Date Data Arrived at EDR: 07/09/2019
Date Made Active in Reports: 08/26/2019
Number of Days to Update: 48

Source: Department of Natural Resources
Telephone: 404-362-2537
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NPDES: NPDES Wastewater Permit List

A listing of NPDES wastewater permits issued by the Watershed Protection Branch.

Date of Government Version: 02/01/2021	Source: Department of Natural Resources
Date Data Arrived at EDR: 02/02/2021	Telephone: 404-362-2680
Date Made Active in Reports: 05/03/2021	Last EDR Contact: 07/21/2021
Number of Days to Update: 90	Next Scheduled EDR Contact: 11/15/2021
	Data Release Frequency: Varies

TIER 2: Tier 2 Data Listing

A listing of facilities which store or manufacture hazardous materials and submit a chemical inventory report.

Date of Government Version: 12/31/2019	Source: Department of Natural Resources
Date Data Arrived at EDR: 08/21/2020	Telephone: 404-656-4852
Date Made Active in Reports: 11/10/2020	Last EDR Contact: 08/17/2021
Number of Days to Update: 81	Next Scheduled EDR Contact: 12/06/2021
	Data Release Frequency: Annually

UIC: Underground Injection Control

Underground injection control

Date of Government Version: 03/25/2021	Source: Department of Natural Resources
Date Data Arrived at EDR: 03/26/2021	Telephone: 404-463-2382
Date Made Active in Reports: 04/21/2021	Last EDR Contact: 06/02/2021
Number of Days to Update: 26	Next Scheduled EDR Contact: 09/20/2021
	Data Release Frequency: Varies

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014	Source: EPA
Date Data Arrived at EDR: 02/05/2015	Telephone: 202-564-2497
Date Made Active in Reports: 03/06/2015	Last EDR Contact: 06/30/2021
Number of Days to Update: 29	Next Scheduled EDR Contact: 10/18/2021
	Data Release Frequency: No Update Planned

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011	Source: EPA, Office of Water
Date Data Arrived at EDR: 08/05/2011	Telephone: 202-564-2496
Date Made Active in Reports: 09/29/2011	Last EDR Contact: 06/30/2021
Number of Days to Update: 55	Next Scheduled EDR Contact: 10/18/2021
	Data Release Frequency: No Update Planned

PCS INACTIVE: Listing of Inactive PCS Permits

An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014	Source: EPA
Date Data Arrived at EDR: 01/06/2015	Telephone: 202-564-2496
Date Made Active in Reports: 05/06/2015	Last EDR Contact: 06/30/2021
Number of Days to Update: 120	Next Scheduled EDR Contact: 10/18/2021
	Data Release Frequency: No Update Planned

MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 04/06/2018	Source: USGS
Date Data Arrived at EDR: 10/21/2019	Telephone: 703-648-6533
Date Made Active in Reports: 10/24/2019	Last EDR Contact: 05/27/2021
Number of Days to Update: 3	Next Scheduled EDR Contact: 09/06/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A	Source: EDR, Inc.
Date Data Arrived at EDR: N/A	Telephone: N/A
Date Made Active in Reports: N/A	Last EDR Contact: N/A
Number of Days to Update: N/A	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A	Source: EDR, Inc.
Date Data Arrived at EDR: N/A	Telephone: N/A
Date Made Active in Reports: N/A	Last EDR Contact: N/A
Number of Days to Update: N/A	Next Scheduled EDR Contact: N/A
	Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A	Source: EDR, Inc.
Date Data Arrived at EDR: N/A	Telephone: N/A
Date Made Active in Reports: N/A	Last EDR Contact: N/A
Number of Days to Update: N/A	Next Scheduled EDR Contact: N/A
	Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGH HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Protection in Georgia.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/24/2013
Number of Days to Update: 176

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Natural Resources in Georgia.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Environmental Protection Division in Georgia.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/24/2013
Number of Days to Update: 176

Source: Environmental Protection Division
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 03/24/2021
Date Data Arrived at EDR: 05/11/2021
Date Made Active in Reports: 07/28/2021
Number of Days to Update: 78

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/22/2021
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 07/09/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 04/29/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 72

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 07/29/2021
Next Scheduled EDR Contact: 11/08/2021
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 07/07/2021
Next Scheduled EDR Contact: 10/25/2021
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 02/11/2021
Date Made Active in Reports: 02/24/2021
Number of Days to Update: 13

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 08/11/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 06/03/2021
Next Scheduled EDR Contact: 09/20/2021
Data Release Frequency: Annually

Oil/Gas Pipelines

Source: Endeavor Business Media

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data

Source: Endeavor Business Media

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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.
Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Child Care Centers

Source: Department of Human Resources

Telephone: 404-651-5562

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory

Source: Georgia GIS Clearinghouse

Telephone: 706-542-1581

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

BROWNS MILL SITE
3869 PANOLA ROAD
LITHONIA, GA 30038

TARGET PROPERTY COORDINATES

Latitude (North):	33.670312 - 33° 40' 13.12"
Longitude (West):	84.180394 - 84° 10' 49.42"
Universal Transverse Mercator:	Zone 16
UTM X (Meters):	761432.9
UTM Y (Meters):	3728976.5
Elevation:	868 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	6046938 REDAN, GA
Version Date:	2014

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

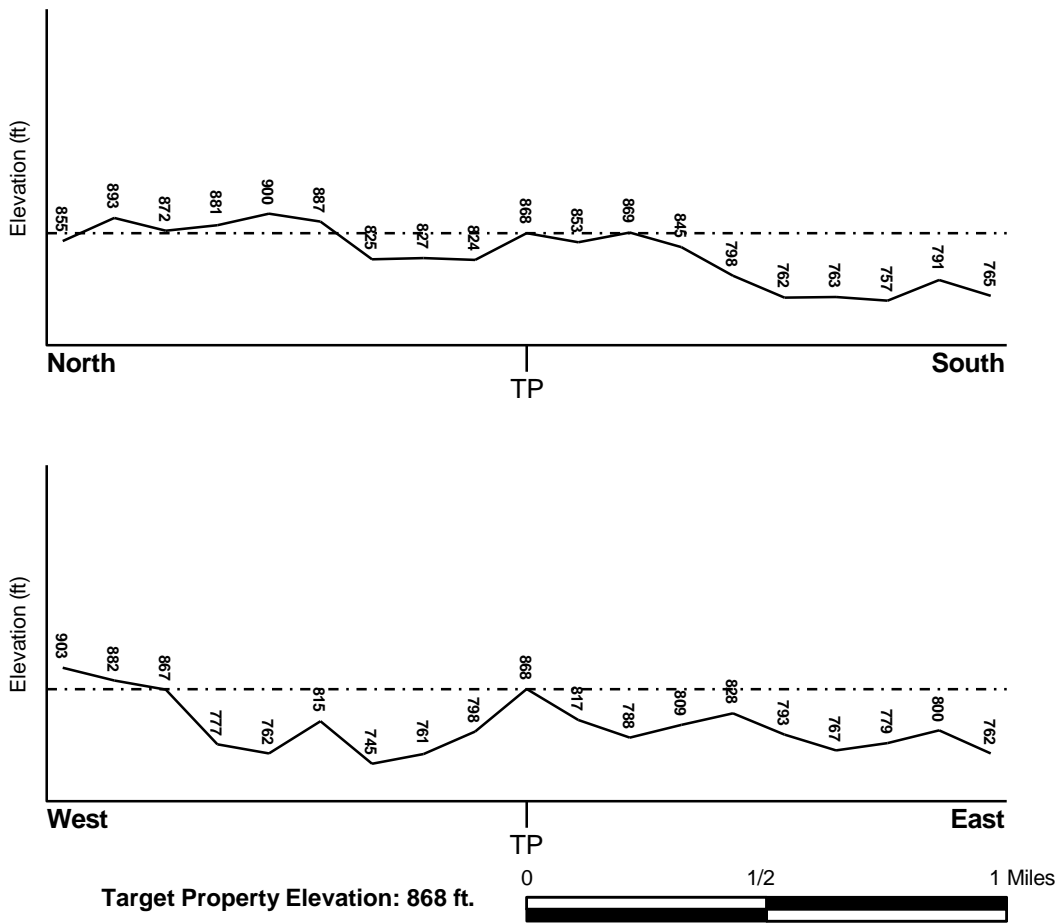
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General NNW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
13089C0166J	FEMA FIRM Flood data

<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
13089C0162J	FEMA FIRM Flood data
13089C0168J	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
REDAN	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era: Paleozoic
System: Mississippian
Series: migmatite

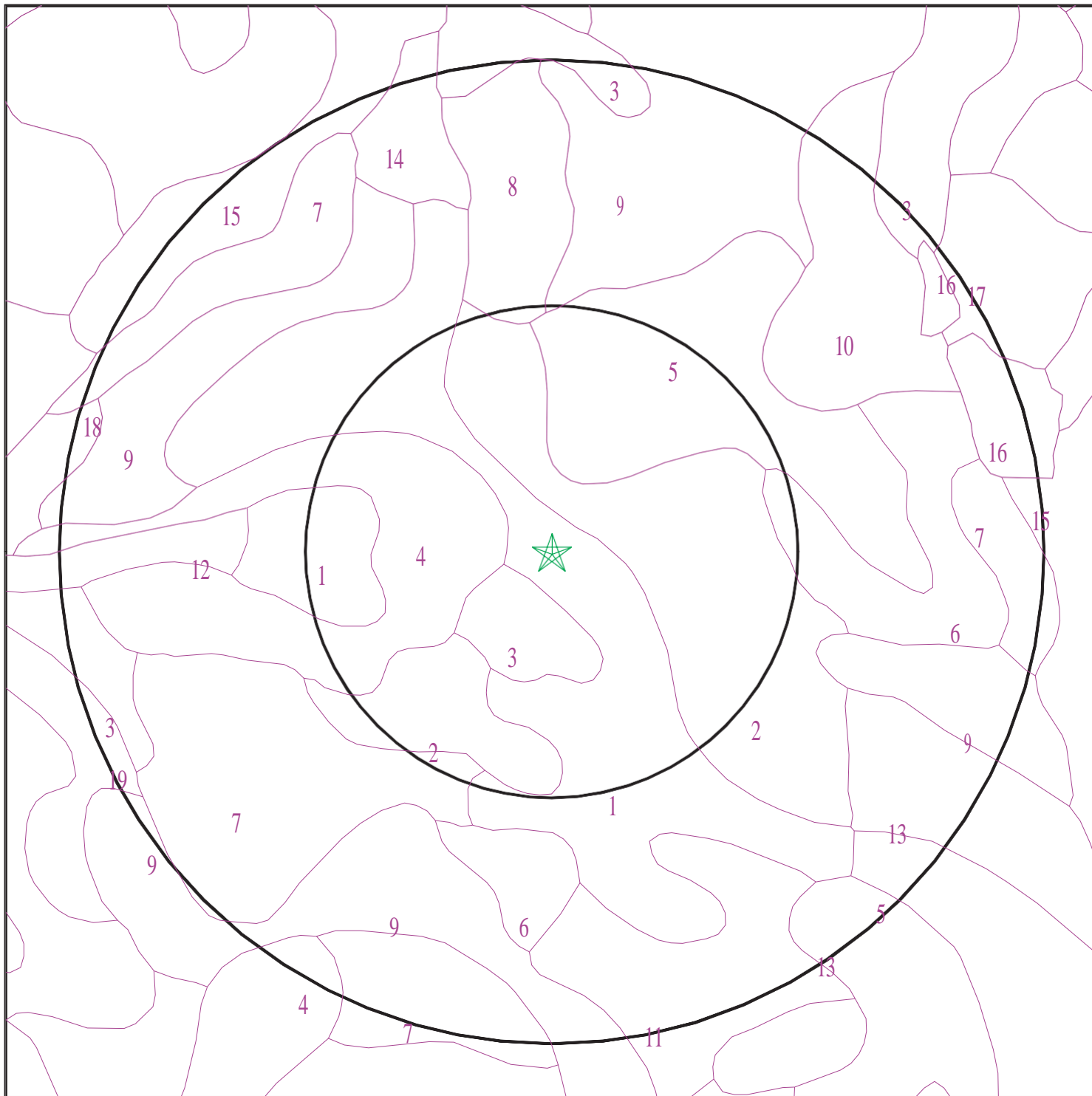
Code: mm3 (*decoded above as Era, System & Series*)

GEOLOGIC AGE IDENTIFICATION

Category: Metamorphic Rocks

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 6631601.2s



- ★ Target Property
- SSURGO Soil
- Water



SITE NAME: Browns Mill Site
ADDRESS: 3869 Panola Road
 5137 Browns Mill Road
 Z120111 GA 30038
LAT/LONG: 33.670312 / 84.180394

CLIENT: United Consulting Group Ltd.
CONTACT: Myguel Roberson
INQUIRY # 6631601.2s
DATE: August 23, 2021 2:24 pm

150

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Madison

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
2	5 inches	20 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
3	20 inches	27 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
4	27 inches	61 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5

Soil Map ID: 2

Soil Component Name: Madison

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
2	5 inches	20 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
3	20 inches	27 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
4	27 inches	61 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5

Soil Map ID: 3

Soil Component Name: Ashlar

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 77 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	Not reported	Max: Min:	Max: Min:

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
2	7 inches	24 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	Not reported	Max: Min:	Max: Min:
3	24 inches	31 inches	unweathered bedrock	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	Not reported	Max: Min:	Max: Min:

Soil Map ID: 4

Soil Component Name: Madison

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5

GEOCHECK[®] - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
2	5 inches	20 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
3	20 inches	27 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
4	27 inches	61 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5

Soil Map ID: 5

Soil Component Name: Cecil

Soil Surface Texture: loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	51 inches	61 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
2	0 inches	5 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	5 inches	9 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
4	9 inches	51 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5

Soil Map ID: 6

Soil Component Name: Pacolet

Soil Surface Texture: sandy clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	3 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
2	3 inches	25 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
3	25 inches	35 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
4	35 inches	61 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5

Soil Map ID: 7

Soil Component Name: Pacolet

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
2	5 inches	25 inches	clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
3	25 inches	35 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
4	35 inches	66 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5

Soil Map ID: 8

Soil Component Name: Ashlar

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 77 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	24 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	Not reported	Max: Min:	Max: Min:
2	24 inches	31 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	Not reported	Max: Min:	Max: Min:
3	31 inches	35 inches	unweathered bedrock	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	Not reported	Max: Min:	Max: Min:

Soil Map ID: 9

Soil Component Name: Pacolet

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
2	5 inches	25 inches	clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
3	25 inches	35 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
4	35 inches	66 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5

Soil Map ID: 10

Soil Component Name: Madison

Soil Surface Texture: sandy clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK[®] - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
2	5 inches	20 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
3	20 inches	27 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
4	27 inches	61 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5

Soil Map ID: 11

Soil Component Name: Madison

Soil Surface Texture: sandy clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
2	5 inches	20 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
3	20 inches	27 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
4	27 inches	61 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5

Soil Map ID: 12

Soil Component Name: Toccoa

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Moderately well drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 114 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	11 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 6.5 Min: 5.1
2	11 inches	61 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 6.5 Min: 5.1

Soil Map ID: 13

Soil Component Name: Pacolet

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
2	5 inches	25 inches	clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
3	25 inches	35 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
4	35 inches	66 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5

Soil Map ID: 14

Soil Component Name: Wedowee

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	11 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 4	Max: 5.5 Min: 3.6
2	11 inches	14 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 4	Max: 5.5 Min: 3.6
3	14 inches	38 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 4	Max: 5.5 Min: 3.6
4	38 inches	75 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 4	Max: 5.5 Min: 3.6

Soil Map ID: 15

Soil Component Name: Cartecay

Soil Surface Texture: silt loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Somewhat poorly drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 31 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 6.5 Min: 5.1
2	7 inches	59 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 6.5 Min: 5.1
3	59 inches	64 inches	loamy sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 6.5 Min: 5.1

Soil Map ID: 16

Soil Component Name: Water

Soil Surface Texture: silt loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class:
Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 17

Soil Component Name: Pacolet

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
2	5 inches	25 inches	clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
3	25 inches	35 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
4	35 inches	66 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 18

Soil Component Name: Altavista

Soil Surface Texture: sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Moderately well drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 61 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	53 inches	57 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 6 Min: 3.6
2	0 inches	12 inches	fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 6 Min: 3.6
3	12 inches	53 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 6 Min: 3.6

Soil Map ID: 19

Soil Component Name: Soil Drainage Class:

Soil Surface Texture:

Hydrologic Group:

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 77 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	24 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	Not reported	Max: Min:	Max: Min:
2	24 inches	31 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	Not reported	Max: Min:	Max: Min:
3	31 inches	35 inches	unweathered bedrock	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	Not reported	Max: Min:	Max: Min:

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

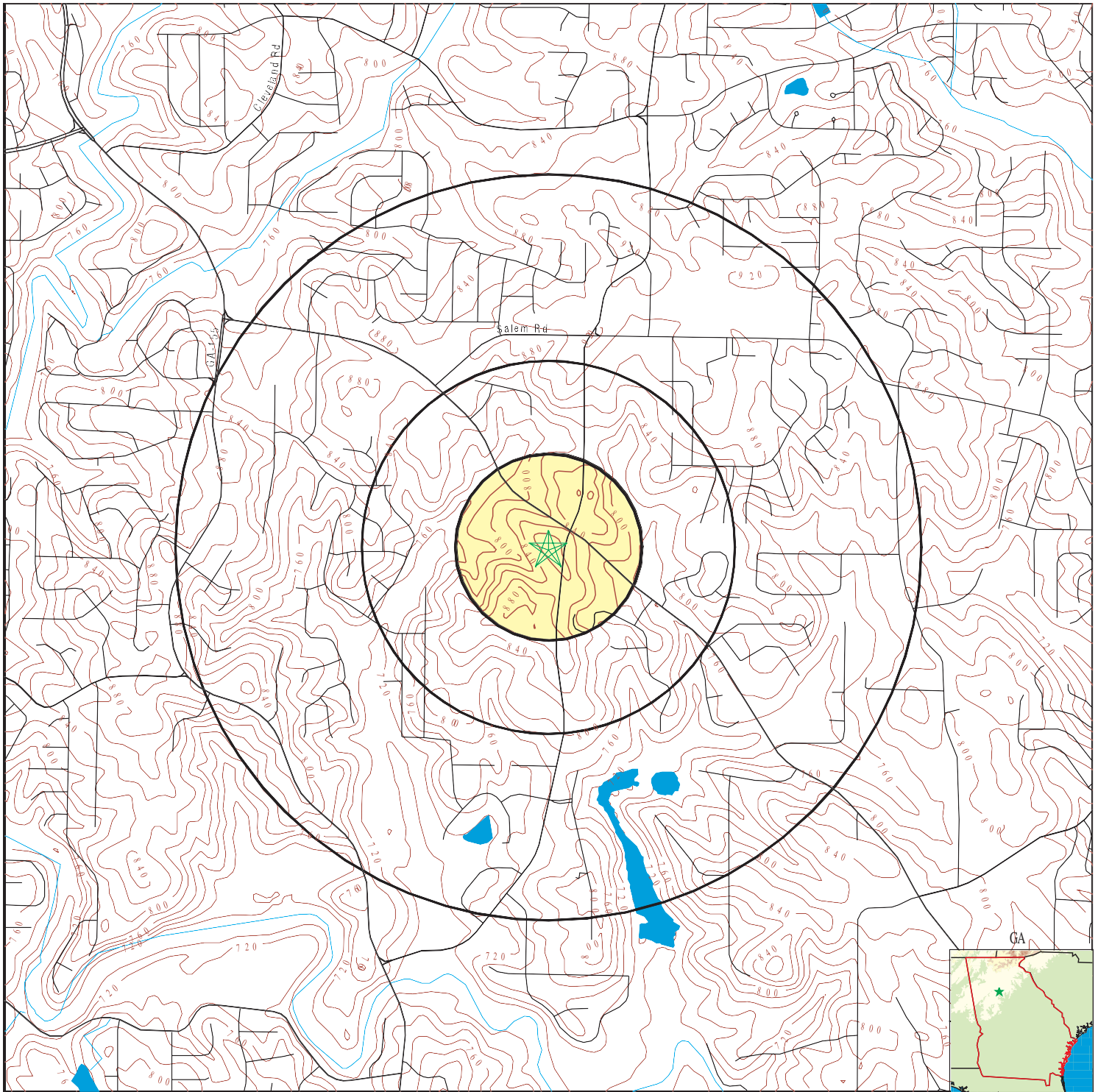
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

PHYSICAL SETTING SOURCE MAP - 6631601.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Wildlife Areas
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location



SITE NAME: Browns Mill Site
 ADDRESS: 3869 Panola Road
 Roswell, GA 30038
 LAT/LONG: 33.670312 / 84.180394

CLIENT: United Consulting Group Ltd.
 CONTACT: Myguel Roberson
 5137 Browns Mill Road # 6631601.2s
 DATE: August 23, 2021 2:24 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for DEKALB County: 1

- Note: Zone 1 indoor average level > 4 pCi/L.
- : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
- : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 30038

Number of sites tested: 2

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	2.450 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	10.000 pCi/L	0%	100%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory

Source: Georgia GIS Clearinghouse

Telephone: 706-542-1581

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Georgia Public Supply Wells

Source: Georgia Department of Community Affairs

Telephone: 404-894-0127

USGS Georgia Water Wells

Source: USGS, Georgia District Office

Telephone: 770-903-9100

OTHER STATE DATABASE INFORMATION

DNR Managed Lands

Source: Department of Natural Resources

Telephone: 706-557-3032

This dataset provides 1:24,000-scale data depicting boundaries of land parcels making up the public lands managed by the Georgia Department of Natural Resources (GDNR). It includes polygon representations of State Parks, State Historic Parks, State Conservation Parks, State Historic Sites, Wildlife Management Areas, Public Fishing Areas, Fish Hatcheries, Natural Areas and other specially-designated areas. The data were collected and located by the Georgia Department of Natural Resources. Boundaries were digitized from survey plats or other information.

RADON

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared

in 1975 by the United States Geological Survey 5137 Browns Mill Road

TC6631601.2 s⁷⁴ Page PSGR-2

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

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APPENDIX D

Historic Information





Browns Mill Site

3869 Panola Road

Lithonia, GA 30038

Inquiry Number: 6631601.8

August 23, 2021

The EDR Aerial Photo Decade Package



RZ 23-011

5137 Browns Mill Road

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Site Name:

Browns Mill Site
 3869 Panola Road
 Lithonia, GA 30038
 EDR Inquiry # 6631601.8

Client Name:

United Consulting Group Ltd.
 625 Holcomb Bridge Road
 Norcross, GA 30071
 Contact: Myguel Roberson



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2017	1"=500'	Flight Year: 2017	USDA/NAIP
2013	1"=500'	Flight Year: 2013	USDA/NAIP
2010	1"=500'	Flight Year: 2010	USDA/NAIP
2007	1"=500'	Flight Year: 2007	USDA/NAIP
1999	1"=500'	Acquisition Date: January 01, 1999	USGS/DOQQ
1993	1"=500'	Acquisition Date: January 25, 1993	USGS/DOQQ
1988	1"=500'	Acquisition Date: January 01, 1988	USGS/DOQQ
1981	1"=500'	Flight Date: March 06, 1981	NHAP
1978	1"=500'	Flight Date: December 12, 1978	USDA
1972	1"=500'	Flight Date: February 20, 1972	ASCS
1968	1"=500'	Flight Date: December 05, 1968	USGS
1960	1"=500'	Flight Date: February 12, 1960	ASCS
1955	1"=500'	Flight Date: April 29, 1955	ASCS
1950	1"=500'	Flight Date: February 18, 1950	USDA
1949	1"=500'	Flight Date: December 30, 1949	USDA
1939	1"=500'	Flight Date: December 21, 1939	ASCS

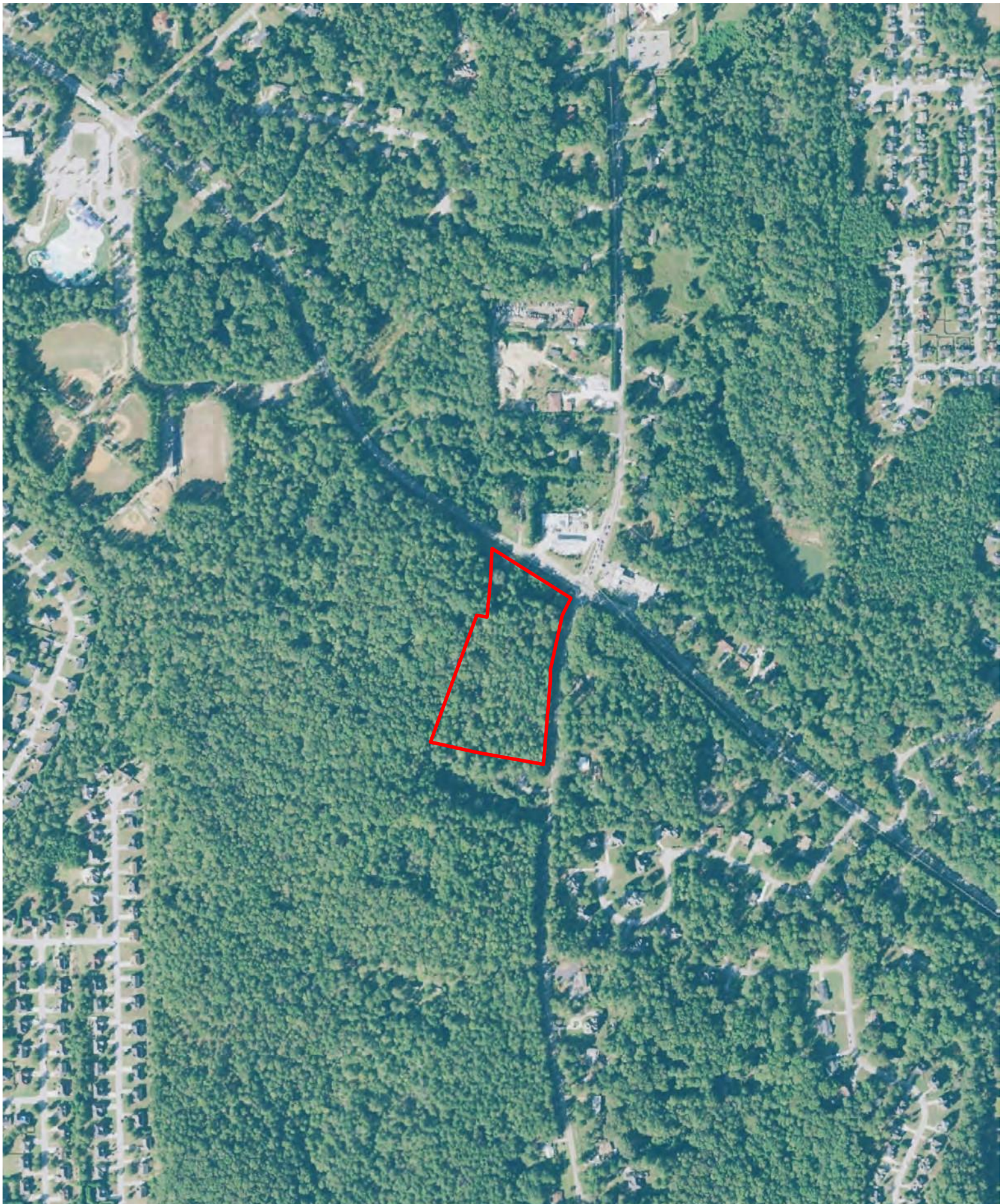
When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.

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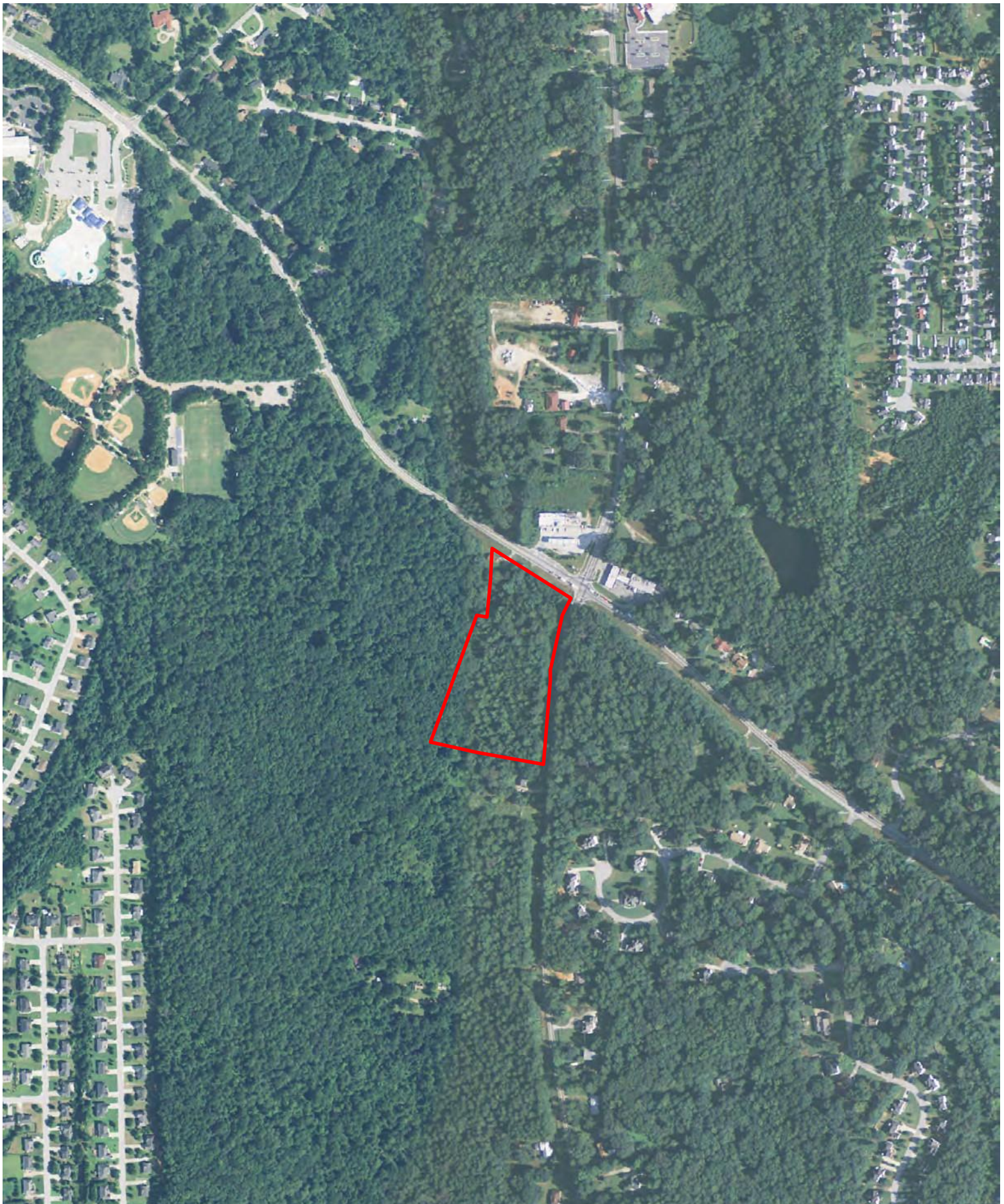
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RZ 23-011
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5137 Browns Mill Road

179



INQUIRY #: 6631601.8

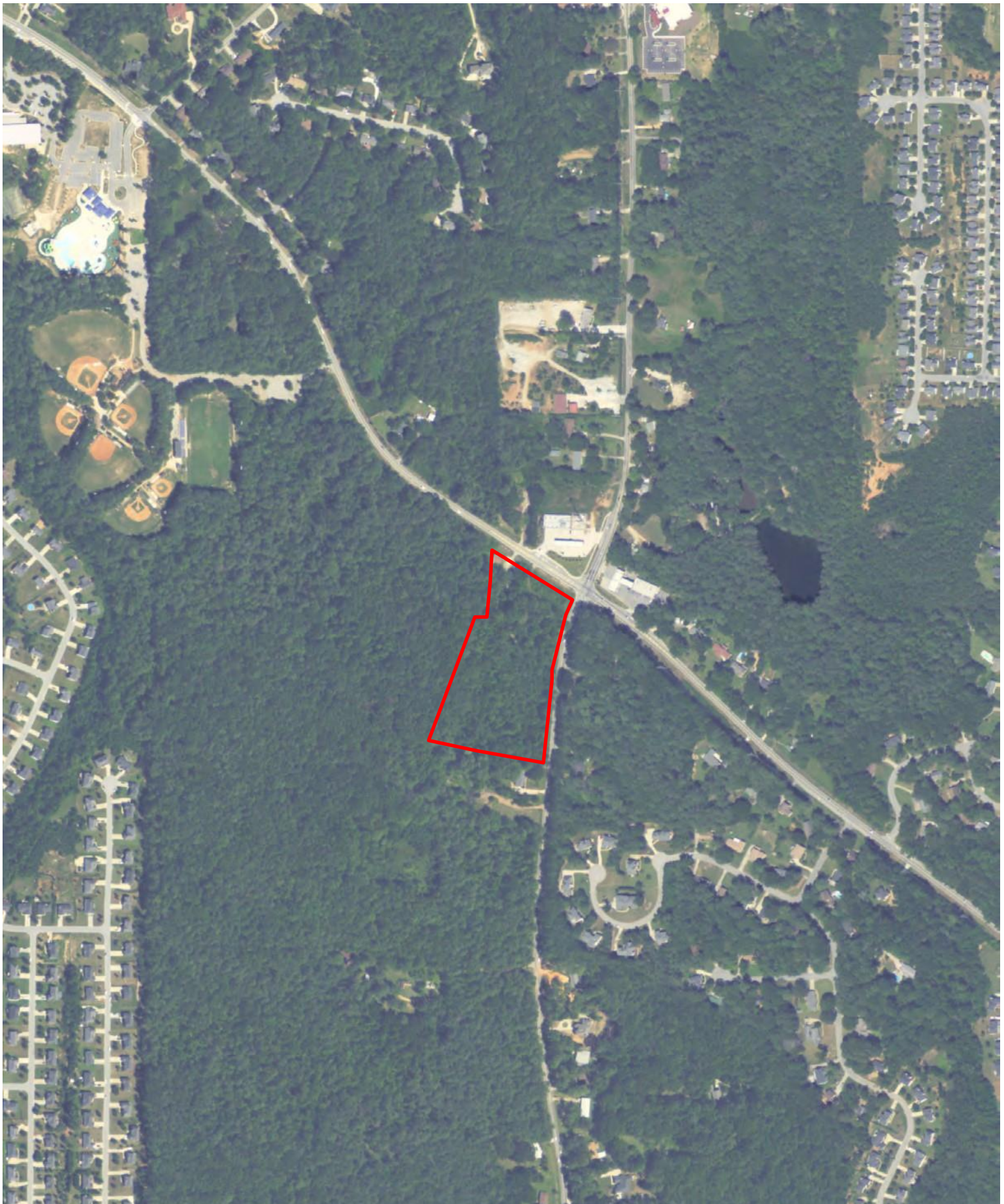
YEAR: 2013

RZ 23-011
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5137 Browns Mill Road

180



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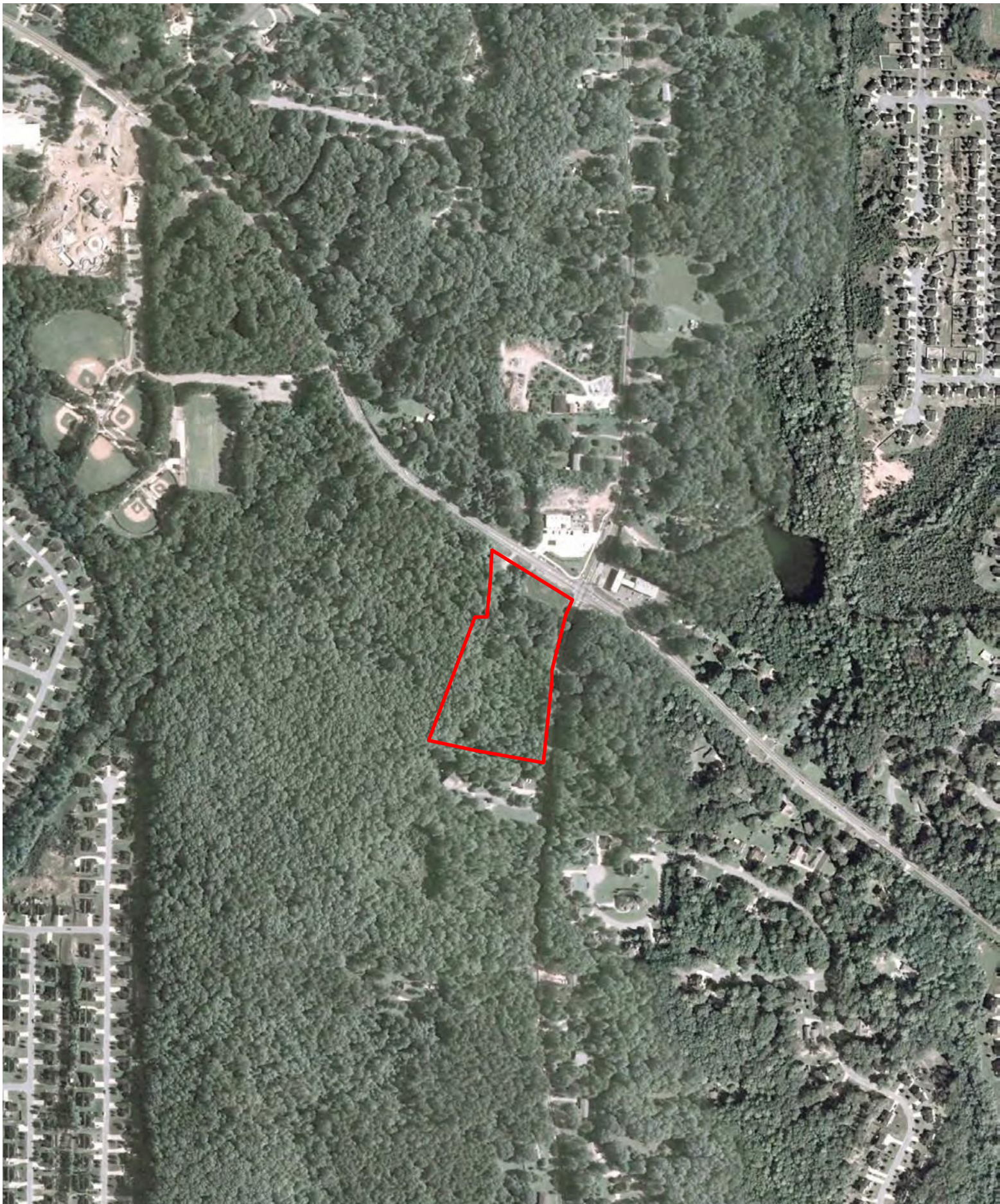
YEAR: 2010

RZ 23-011
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5137 Browns Mill Road

181



INQUIRY #: 6631601.8

YEAR: 2007

RZ 23-011
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5137 Browns Mill Road



INQUIRY #: 6631601.8

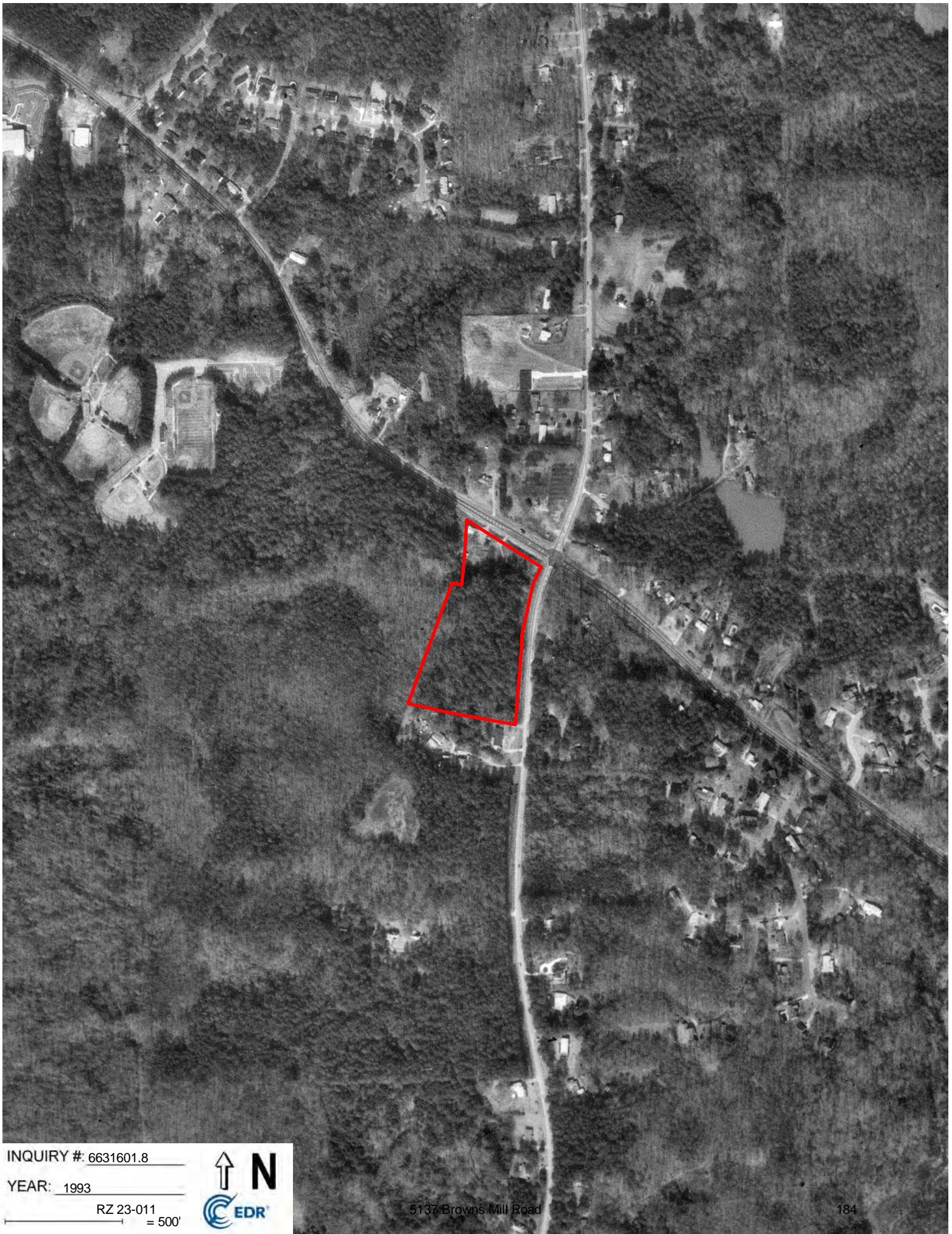
YEAR: 1999

RZ 23-011
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5137 Browns Mill Road

183



INQUIRY #: 6631601.8

YEAR: 1993

RZ 23-011
= 500'



5137 Browns Mill Road

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INQUIRY#: 6631601.8.....

YEAR: 1988-----
RZ 23-011

EDR

Subject boundary not shown because it exceeds image extent or image is not

= 500'

georeferenced.

185



5137 Browns Mill Road





INQUIRY #: 6631601.8

YEAR: 1981

RZ 23-011
= 500'



5137 Browns Mill Road

186



INQUIRY #: 6631601.8

YEAR: 1978

RZ 23-011
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5137 Browns Mill Road

187



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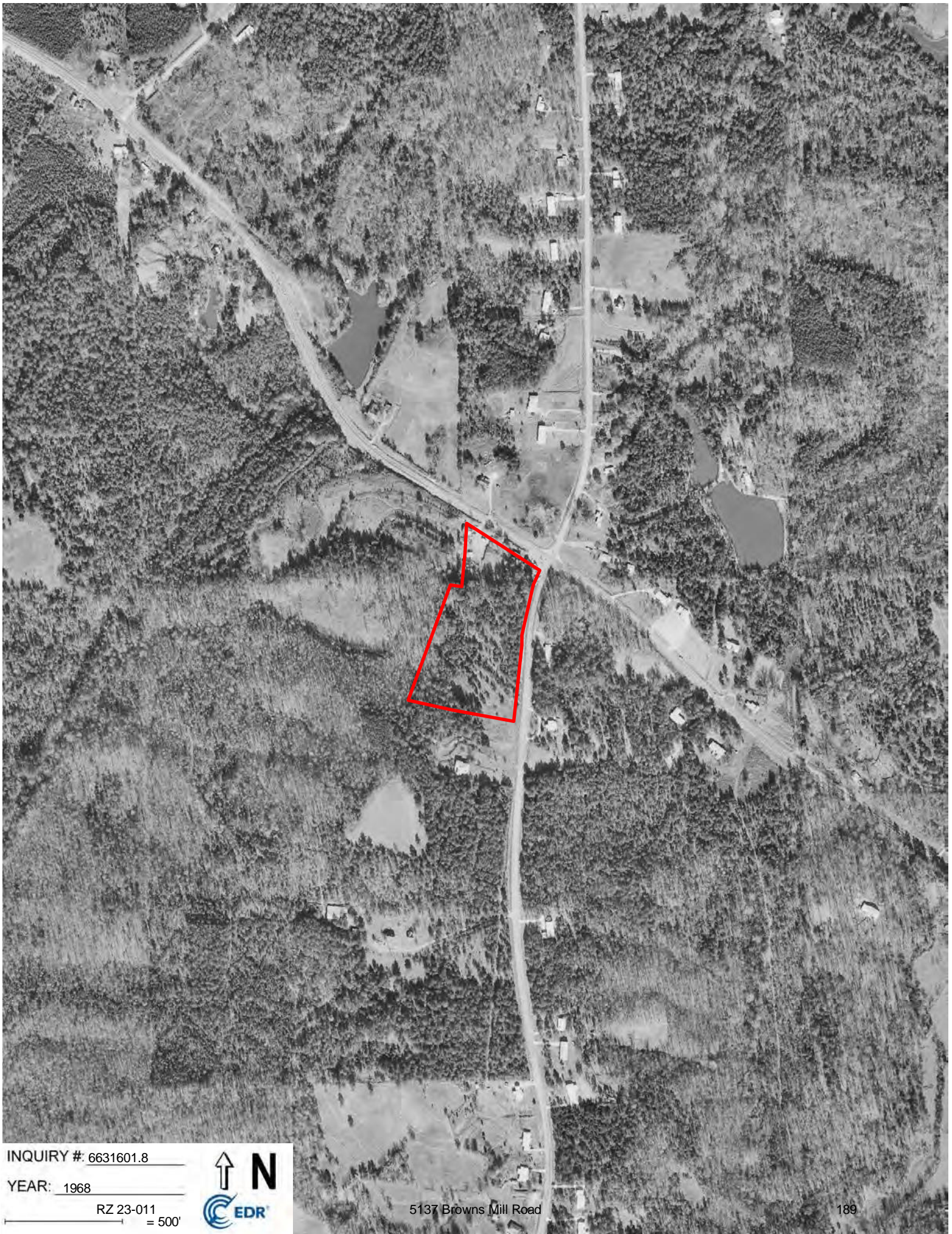
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5137 Browns Mill Road

188



INQUIRY #: 6631601.8

YEAR: 1968

RZ 23-011
= 500'



5137 Browns Mill Road

189



INQUIRY #: 6631601.8

YEAR: 1960

RZ 23-011
= 500'



5137 Browns Mill Road

190



INQUIRY #: 6631601.8

YEAR: 1955

RZ 23-011
= 500'



5137 Browns Mill Road

191



INQUIRY #: 6631601.8

YEAR: 1950

RZ 23-011
= 500'



5137 Browns Mill Road

192



INQUIRY #: 6631601.8

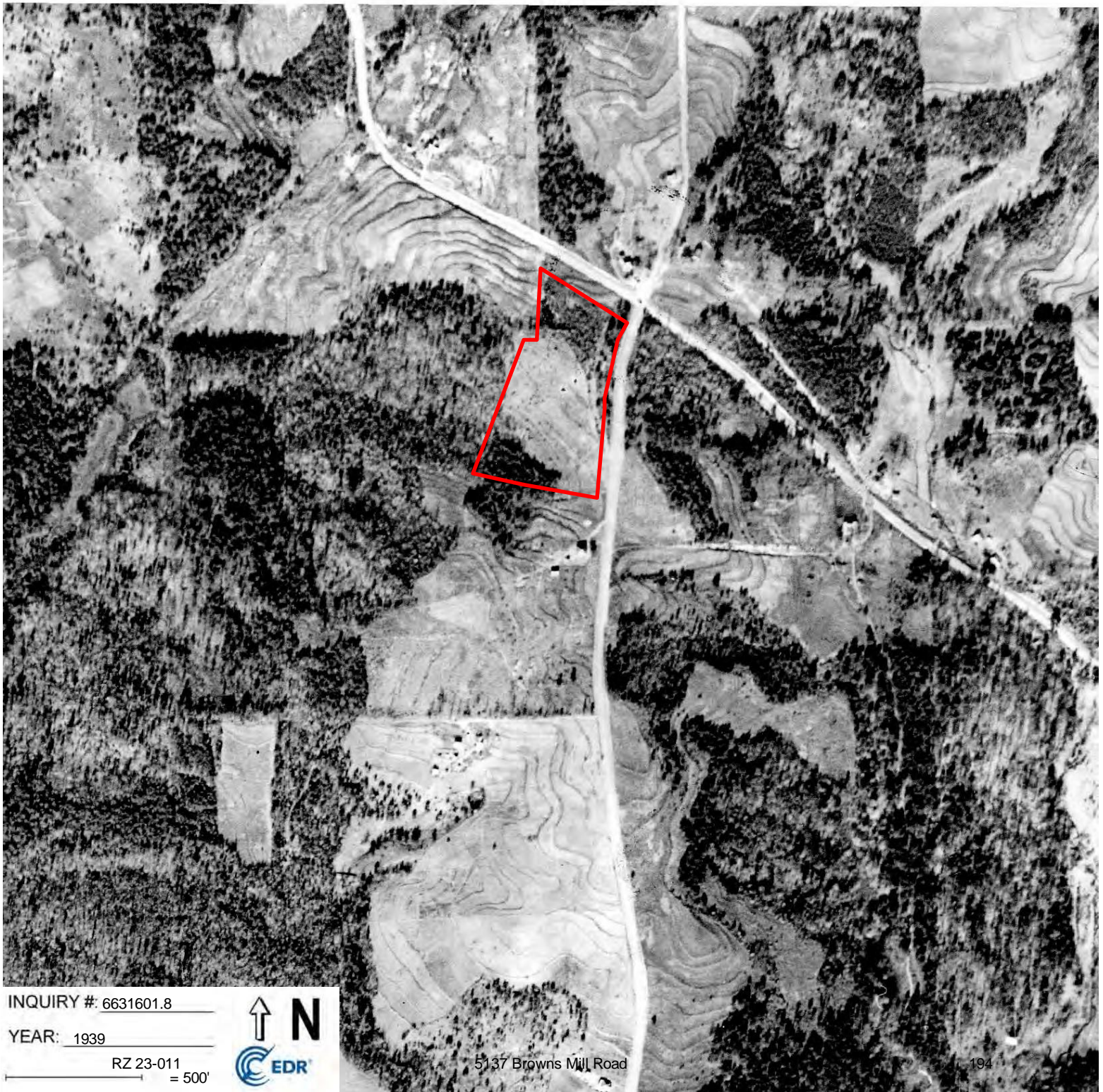
YEAR: 1949

RZ 23-011
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5137 Browns Mill Road

193



INQUIRY #: 6631601.8

YEAR: 1939

RZ 23-011
= 500'



5137 Browns Mill Road

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Browns Mill Site
3869 Panola Road
Lithonia, GA 30038

Inquiry Number: 6631601.4
August 23, 2021

EDR Historical Topo Map Report with QuadMatch™



RZ 23-011

5137 Browns Mill Road

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050

195

EDR Historical Topo Map Report

08/23/21

Site Name:

Browns Mill Site
3869 Panola Road
Lithonia, GA 30038
EDR Inquiry # 6631601.4

Client Name:

United Consulting Group Ltd.
625 Holcomb Bridge Road
Norcross, GA 30071
Contact: Myguel Roberson



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by United Consulting Group Ltd. were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:**Coordinates:**

P.O.#	011694	/atitXGe:	33.670312 33° 40' 13" North
Project:	ADBUS-21-GA-05644-01	/onJitXGe:	-84.180394 -84° 10' 49" West
		UTM Zone:	Zone 16 North
		UTM X Meters:	761427.10
		UTM Y Meters:	3729169.86
		Elevation:	867.54' above sea level

Maps Provided:

2014
2002
1983
1973
1968
1956
1895
1888

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2014 Source Sheets



Redan

7.5-minute, 24000

2002 Source Sheets



Redan

7.5-minute, 24000
Aerial Photo Revised 1999

1983 Source Sheets



Redan

7.5-minute, 24000
Aerial Photo Revised 1981

1973 Source Sheets



Redan

7.5-minute, 24000
Aerial Photo Revised 1973

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1968 Source Sheets



Redan

7.5-minute, 24000
Aerial Photo Revised 1968

1956 Source Sheets



Redan

7.5-minute, 24000
Aerial Photo Revised 1955

1895 Source Sheets



Atlanta

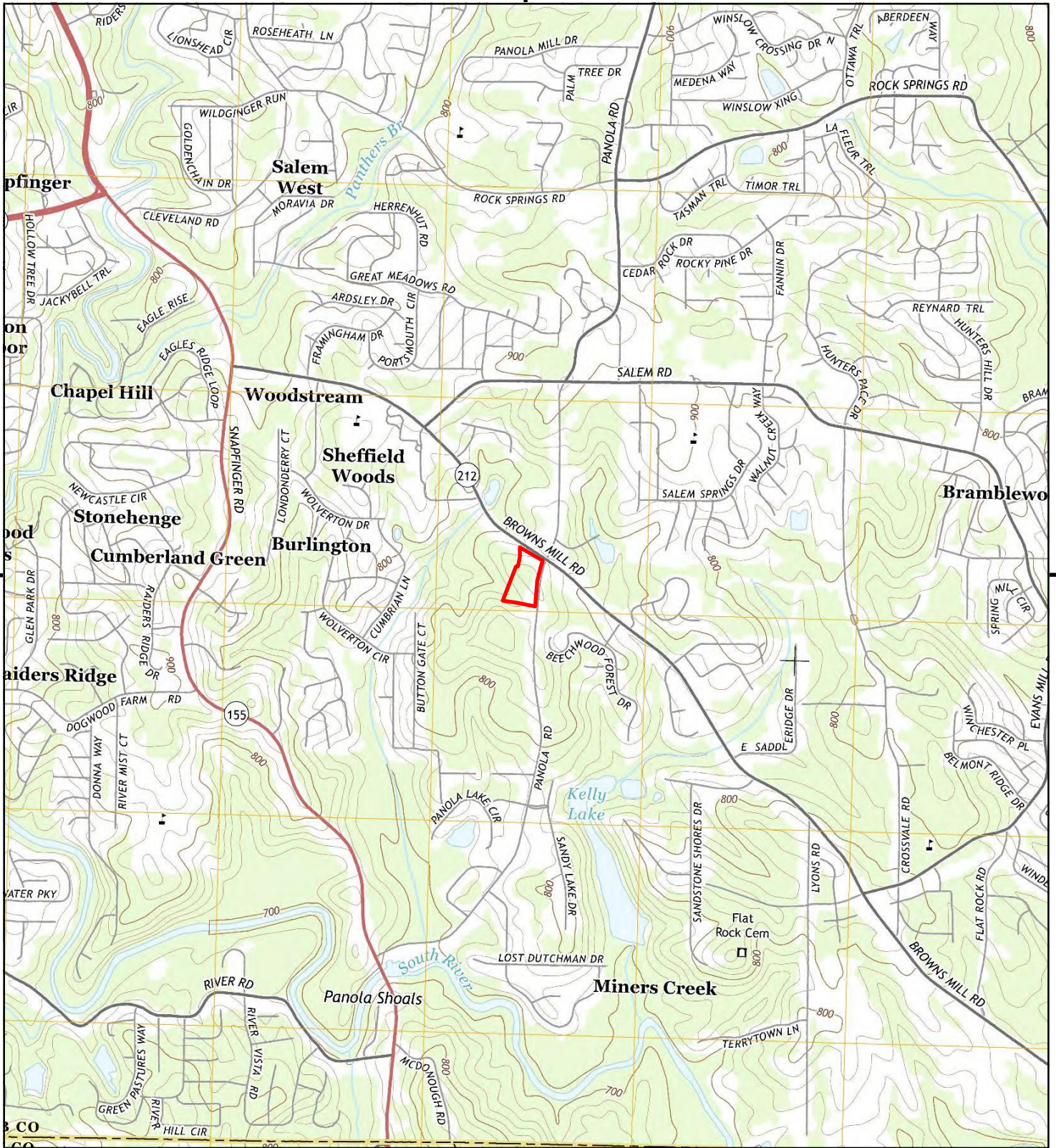
30-minute, 125000

1888 Source Sheets



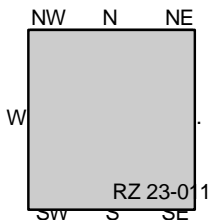
Atlanta

30-minute, 125000



This report includes information from the following map sheet(s).

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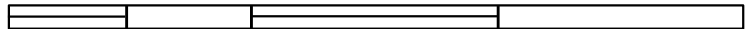
TP, Redan, 2014, 7.5-minute

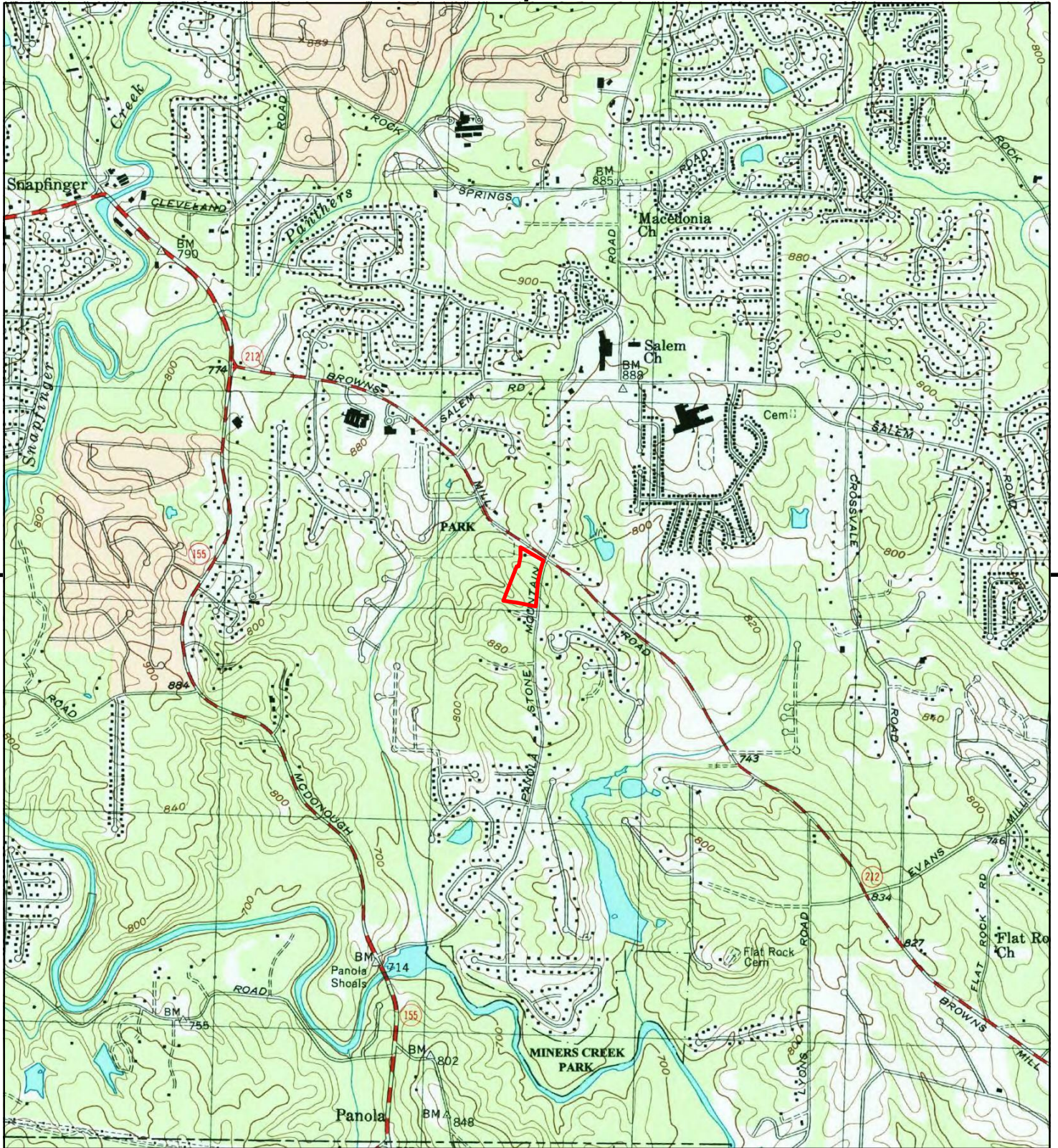
SITE NAME: Browns Mill Site
ADDRESS: 3869 Panola Road
Lithonia, GA 30038
CLIENT: United Consulting Group Ltd.



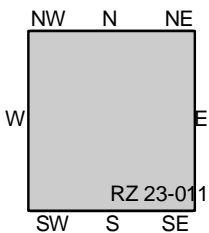
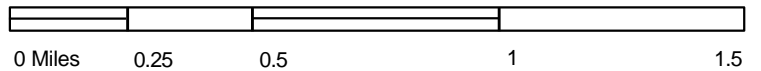
5137 Browns Mill Road

199





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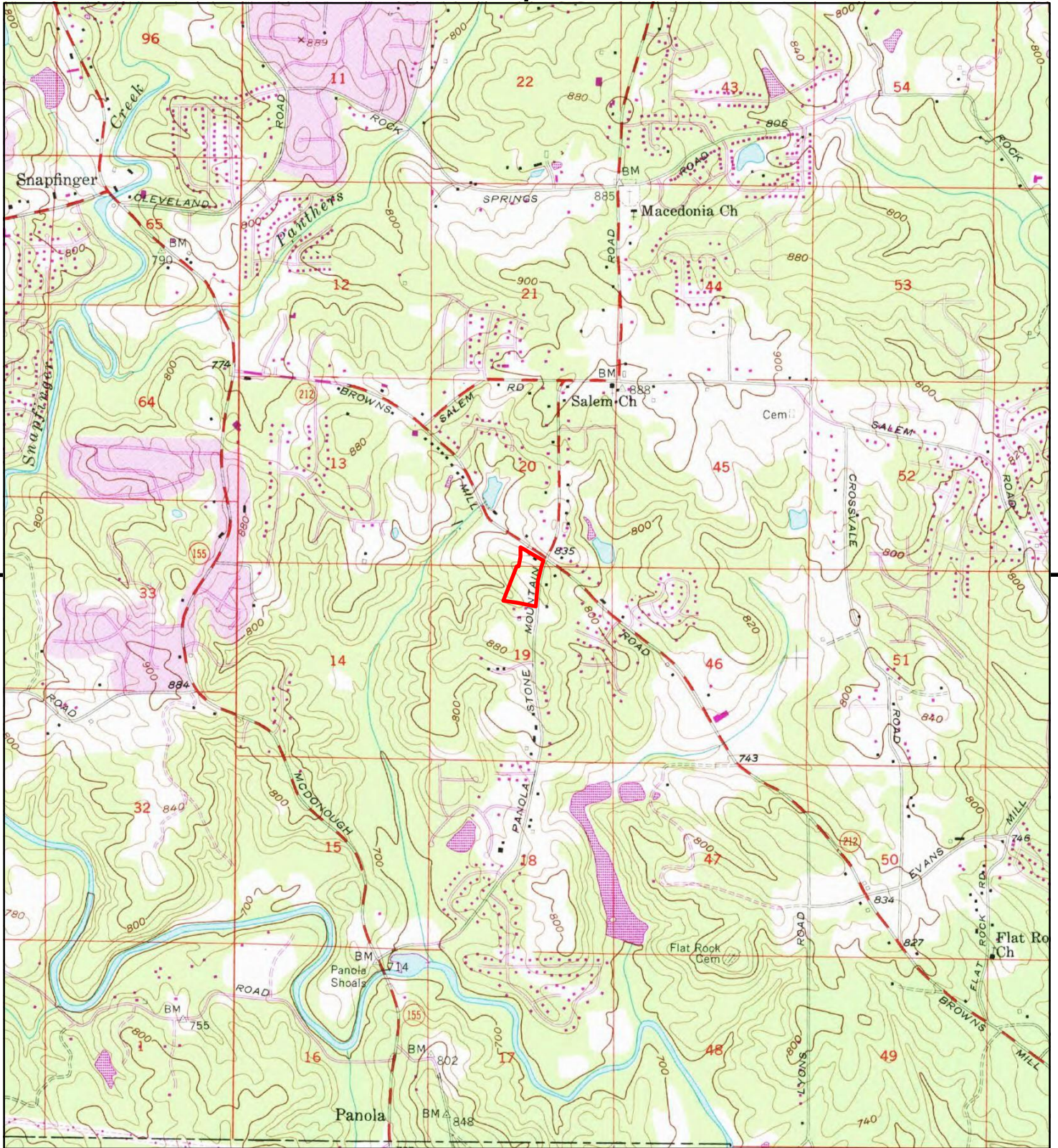
TP, Redan, 2002, 7.5-minute

SITE NAME: Browns Mill Site
 ADDRESS: 3869 Panola Road
 Lithonia, GA 30038
 CLIENT: United Consulting Group Ltd.

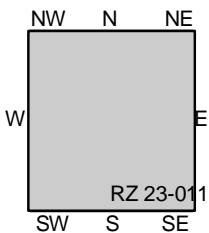
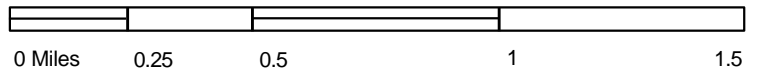
5137 Browns Mill Road

200





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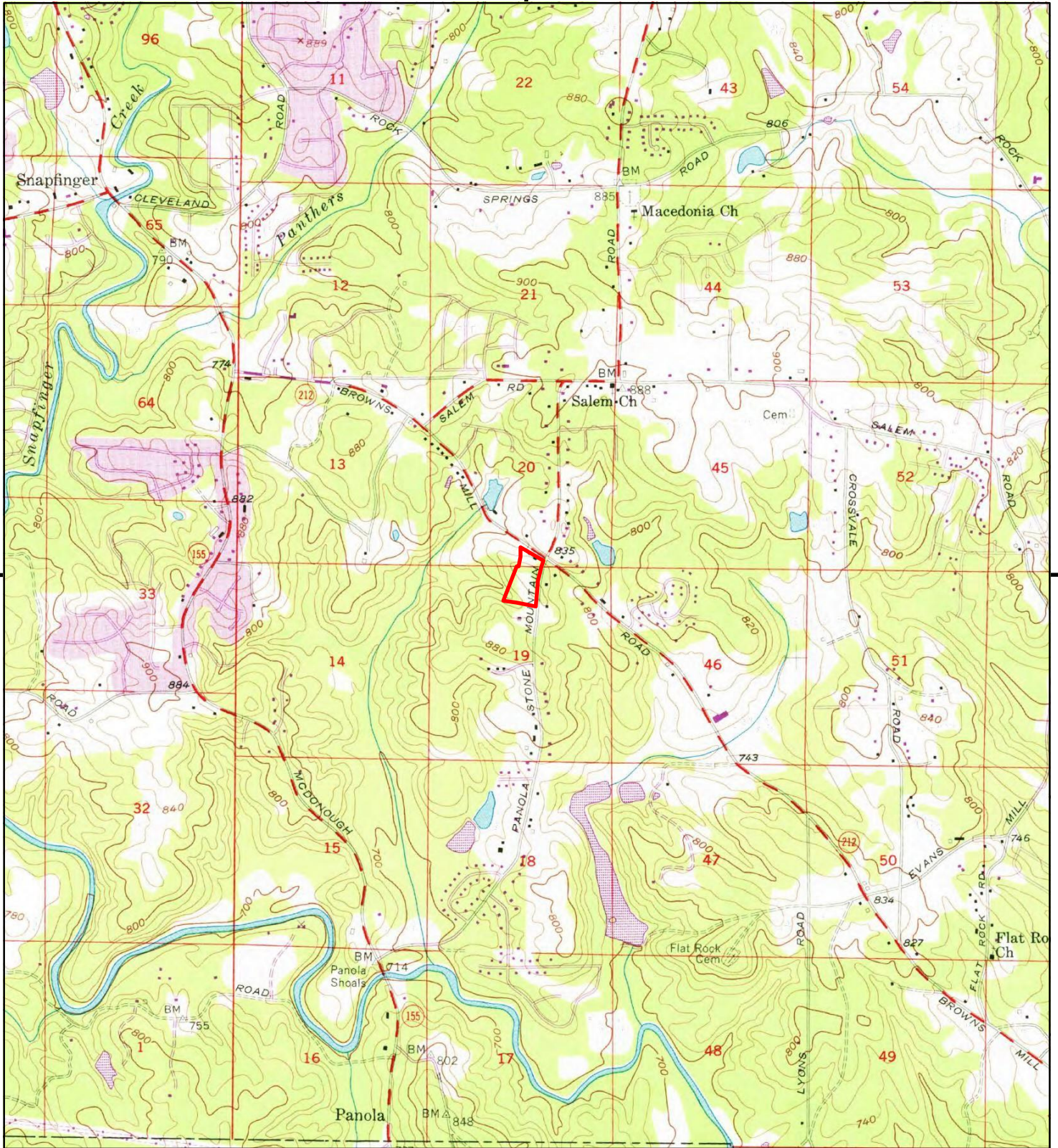
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SITE NAME: Browns Mill Site
ADDRESS: 3869 Panola Road
 Lithonia, GA 30038
CLIENT: United Consulting Group Ltd.

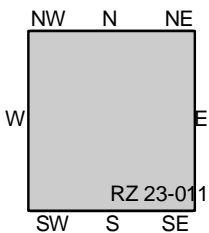
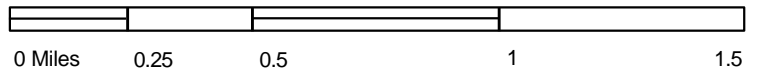
5137 Browns Mill Road

201





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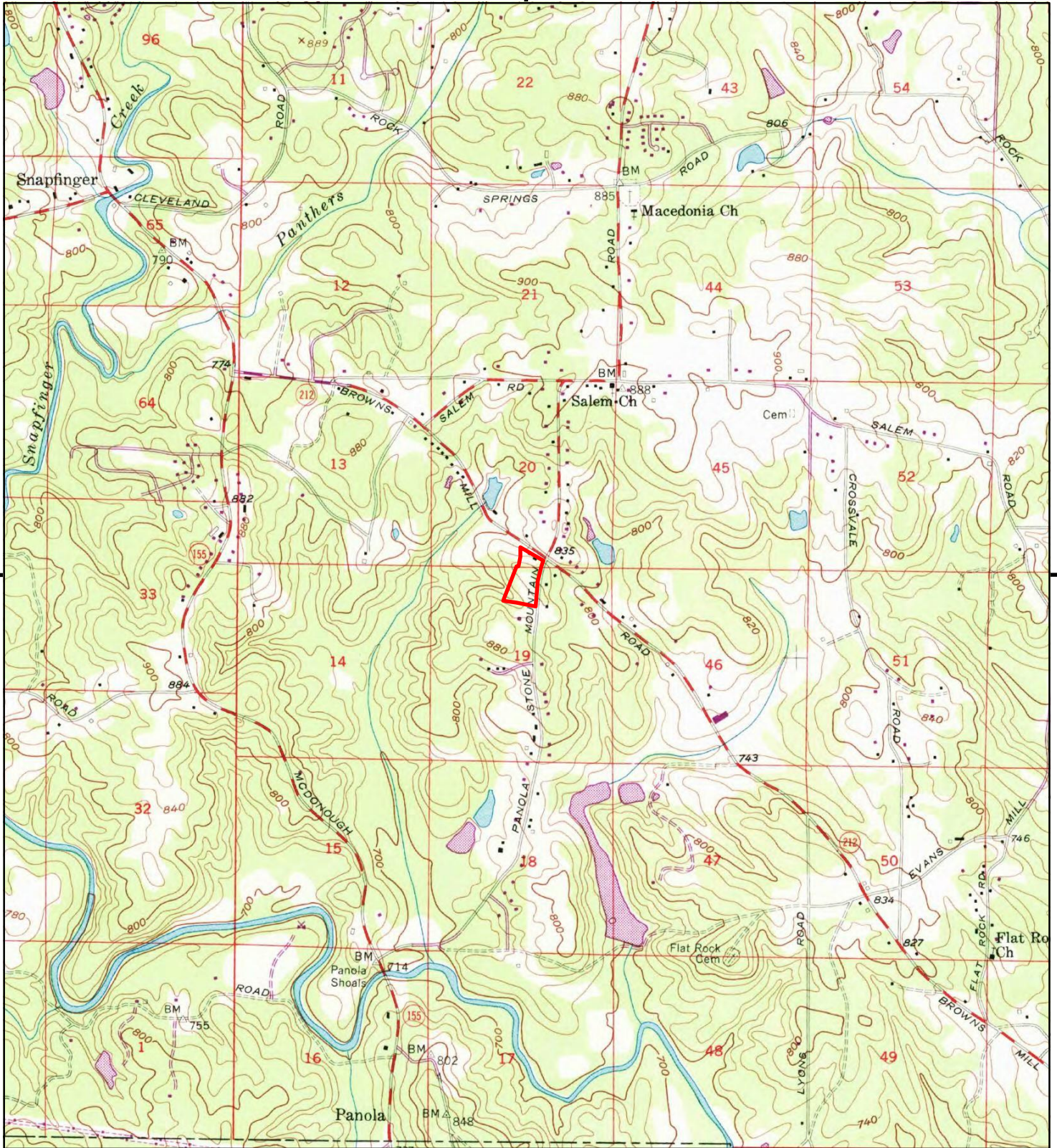
TP, Redan, 1973, 7.5-minute

SITE NAME: Browns Mill Site
ADDRESS: 3869 Panola Road
 Lithonia, GA 30038
CLIENT: United Consulting Group Ltd.

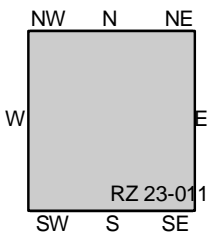
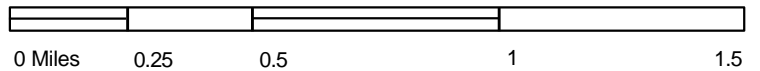
5137 Browns Mill Road

202





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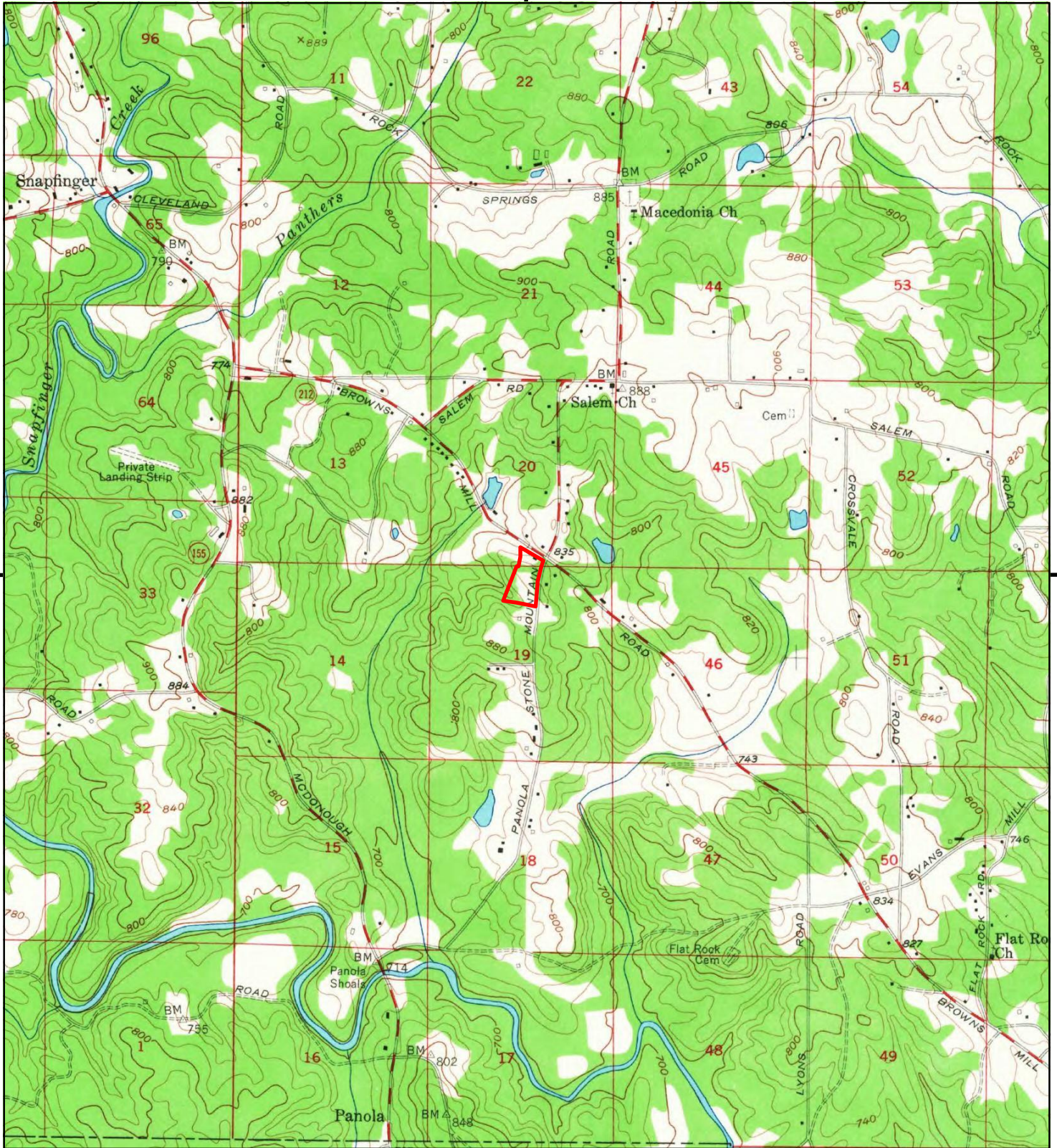


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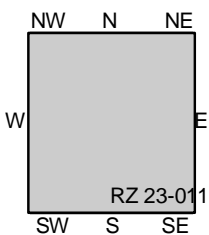
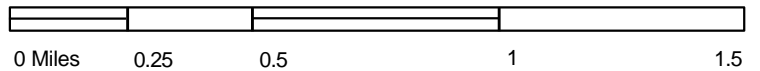
SITE NAME: Browns Mill Site
ADDRESS: 3869 Panola Road
 Lithonia, GA 30038
CLIENT: United Consulting Group Ltd.

5137 Browns Mill Road

203



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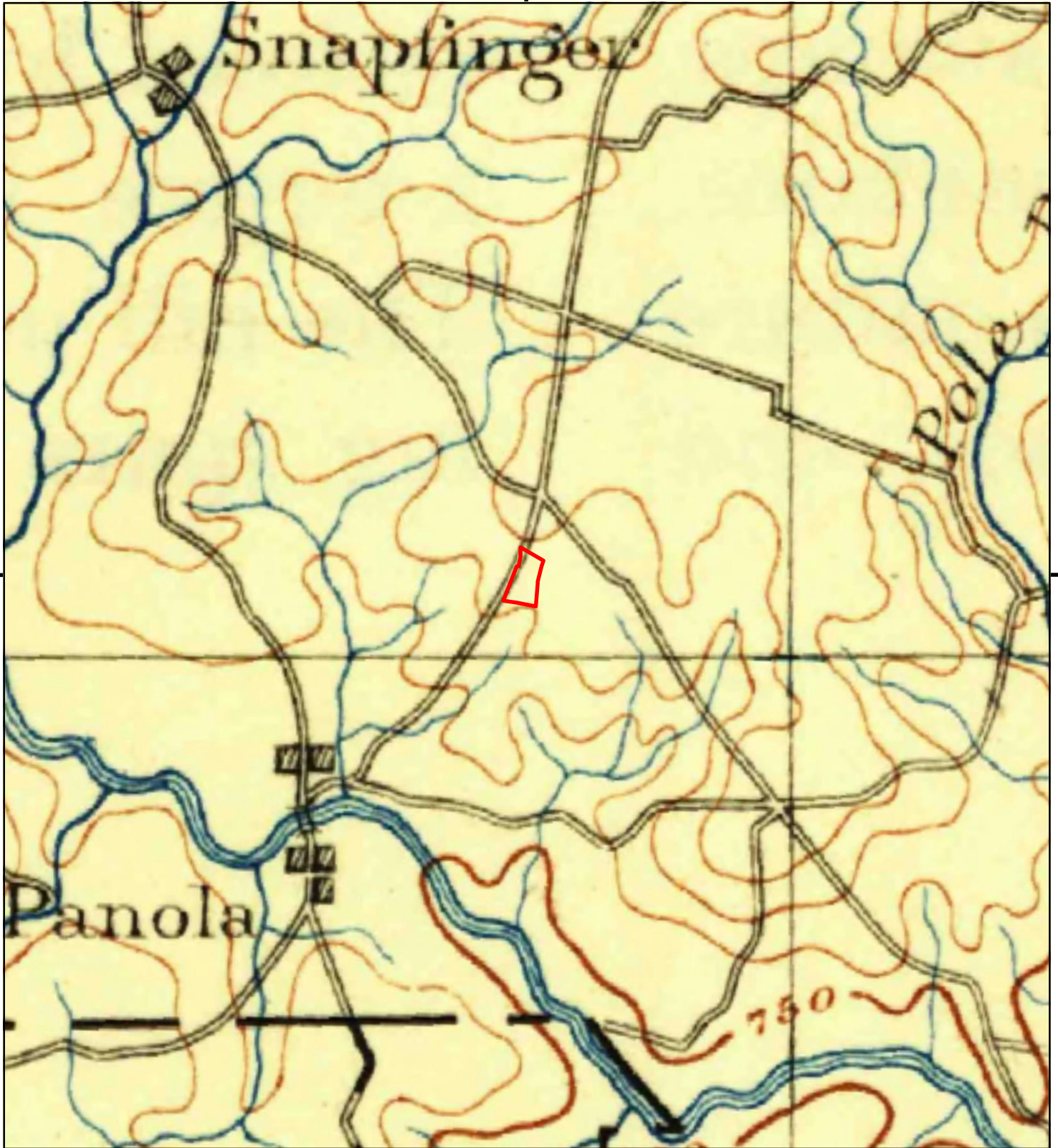


TP, Redan, 1956, 7.5-minute

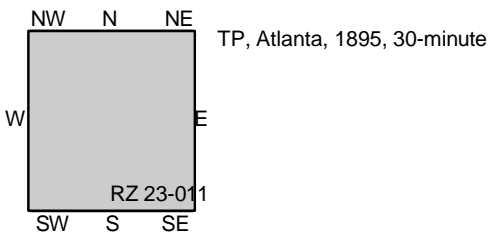
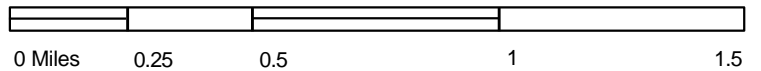
SITE NAME: Browns Mill Site
 ADDRESS: 3869 Panola Road
 Lithonia, GA 30038
 CLIENT: United Consulting Group Ltd.

5137 Browns Mill Road

204



This report includes information from the following map sheet(s).

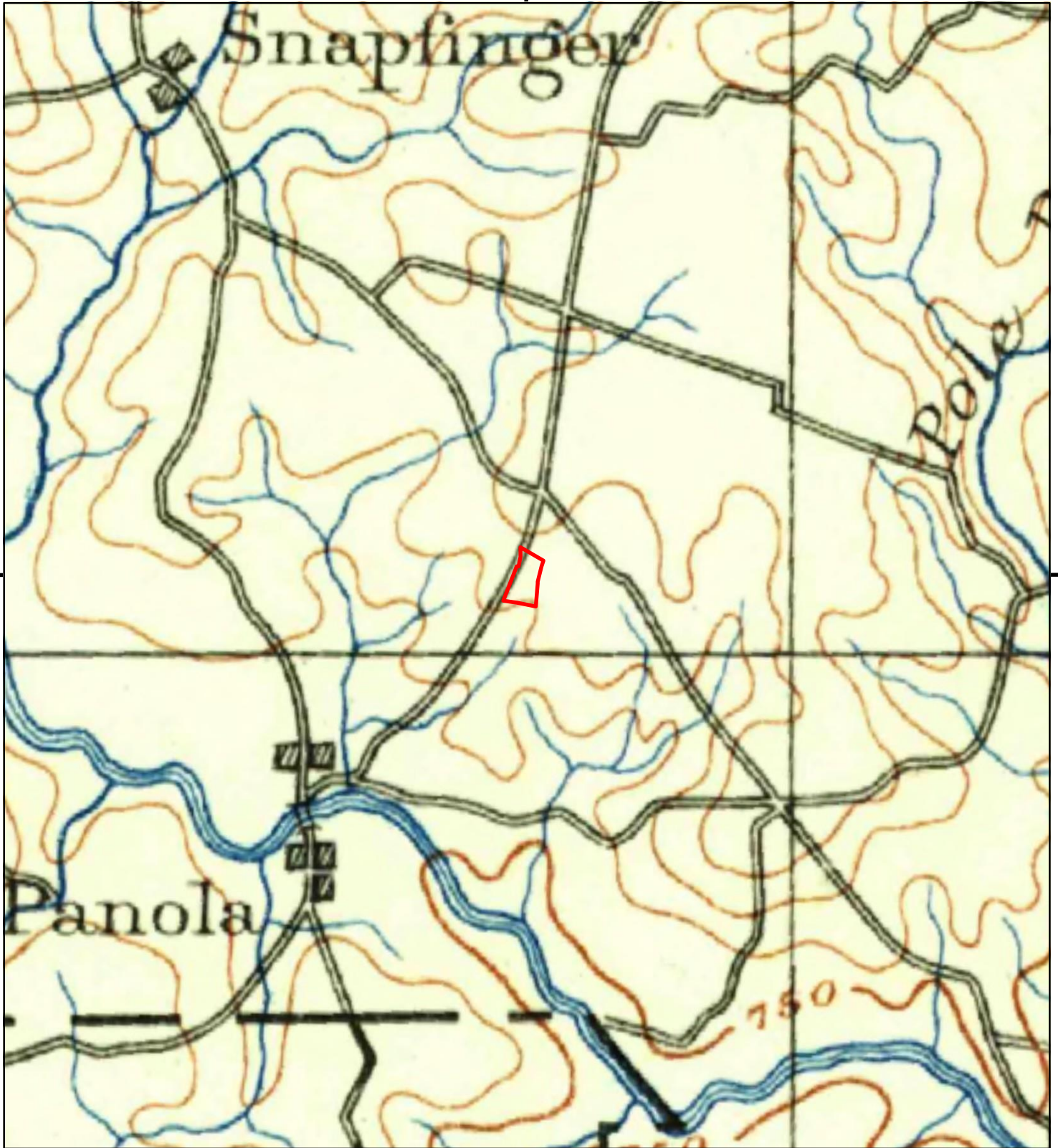


SITE NAME: Browns Mill Site
 ADDRESS: 3869 Panola Road
 Lithonia, GA 30038
 CLIENT: United Consulting Group Ltd.

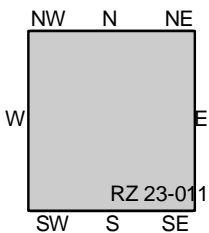
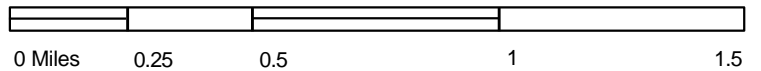
5137 Browns Mill Road

205





This report includes information from the following map sheet(s).



TP, Atlanta, 1888, 30-minute

SITE NAME: Browns Mill Site
 ADDRESS: 3869 Panola Road
 Lithonia, GA 30038
 CLIENT: United Consulting Group Ltd.

5137 Browns Mill Road

206



Browns Mill Site
3869 Panola Road
Lithonia, GA 30038

Inquiry Number: 6631601.3
August 23, 2021

Certified Sanborn® Map Report



RZ 23-011

5137 Browns Mill Road

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050

207

Certified Sanborn® Map Report

08/23/21

Site Name:

Browns Mill Site
3869 Panola Road
Lithonia, GA 30038
EDR Inquiry # 6631601.3

Client Name:

United Consulting Group Ltd.
625 Holcomb Bridge Road
Norcross, GA 30071
Contact: Myguel Roberson



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by United Consulting Group Ltd. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

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Certified Sanborn Results:

Certification # 1288-441E-A21F
PO # 011694
Project ADBUS-21-GA-05644-01



Sanborn® Library search results

Certification #: 1288-441E-A21F

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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Additionally, the information provided in this Report is not to be construed as legal advice.

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APPENDIX E

Site/Area Photographs



Photographic Record



Photo 1: Northern adjoining property.



Photo 2: Eastern adjoining property.

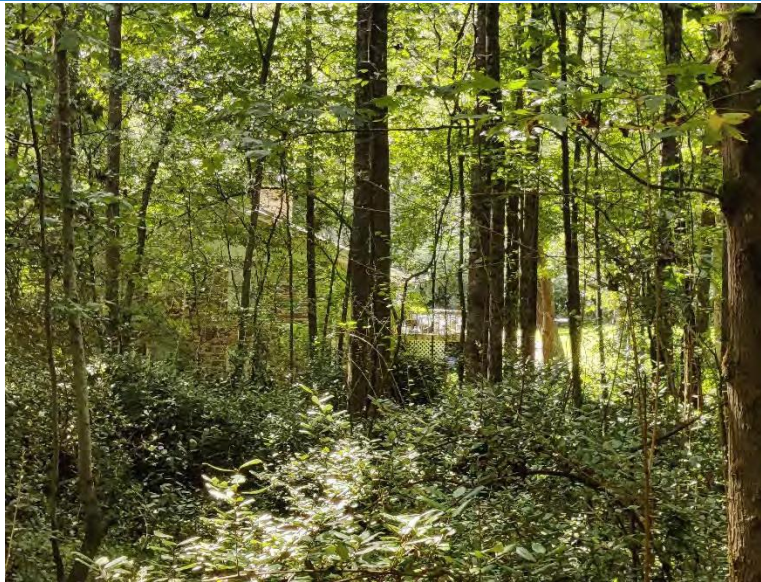


Photo 3: Southern adjoining properties.



Photo 4: Western adjoining property.

Photographic Record



Photo 5: Large pile of tires dumped on the Project Site.



Photo 6: Solid waste on the Project Site.



Photo 7: Former location of Martin's Grocery on the Project Site.



Photo 8: Single-family home located on the Project Site.

Photographic Record



Photo 9: Empty rusted 55-gallon drums located on the Project Site.



Photo 10: Chevron Food Mart and Quick Cleaners adjoining the Project Site.

APPENDIX F

Interview Forms



RECORD OF COMMUNICATION

Project Name Browns Mill Site Date / Time 09/02/21 12:30 am/pm

Project Number ADBUS-21-GA-05644-01 UC Employee Cameron Ware

Spoke with did not provide name, clerk Firm Chevron Food Shop

Location 5154 Browns Mill Road Phone ()

Relationship to Property Owner Owner Property Manager Neighbor Other

Communication via

Phone () During site inspection 09/02/21

Email Fax ()

Scheduled Meeting Client office UC office Other

Summary of Communication and Concerns

Overall Topic Phase 1

Subject Environmental Concerns

Familiar with Property? Yes No How long 7 years

Past use of property? residential, and wooded land

<u>Yes</u>	<u>No</u>		<u>Yes</u>	<u>No</u>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fires	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Monitoring Wells
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Chemical Spills	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drinking Water Wells
<input type="checkbox"/>	<input checked="" type="checkbox"/>	UST	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous Material Stored on Site
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Petroleum Products Stored on Site
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Concerns (explain)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Liens or Use Restrictions (explain)

Additional Comments

Conclusions, Actions or Recommendations

Follow-up



Document Control No. 6000-1015 Rev. 1
RZ 23-011

5137 Browns Mill Road





QUESTIONNAIRE/REQUESTED ITEMS (PAGE 1 OF 2)

Project Name: Browns Mill Site

Project ID: P2021.5876.01

In order to qualify for *Landowner Liability Protections* (LLPs), by the Superfund Reauthorization (in the “*Brownfields Amendments*”), the **user** (normally the entity acquiring the property) **must** provide the following information, if available, or a definitive answer that the information does not exist. Failure to provide this information could result in a determination by the EPA that “*all appropriate inquiry*” is not complete.

Site Information	Response
Purpose for conducting Environmental Assessment: If other: Zoning	<input type="checkbox"/> Purchase <input type="checkbox"/> Lease <input checked="" type="checkbox"/> Other <input type="checkbox"/> Refinance
Current Site Owner or Owner's Representative: Franklin Kemp Phone Number: 404 596 5565 Email: franklin.kemp@theabsnetwork.com	
Will other entities need to rely on this Environmental Assessment? (i.e. lenders, partners, etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Entity Name(s): City of Stonecrest	
Site History	Response
If available, past site owner: Phone Number: Email:	
Past Property Usage: <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Residential <input type="checkbox"/> Retail <input type="checkbox"/> Commercial <input type="checkbox"/> Other	
Petroleum (gasoline, oil, etc) or other chemicals used on-site? If yes, what products?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
Have there been spills or other releases on-site? If yes, please describe:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
Have there been clean-up or remedial actions performed on-site? If yes, please describe:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
Environmental History/Site Condition(s)	Response
Does the purchase price reasonably reflect fair market value of the property, if the property were not contaminated? (EPA wants to know if you are getting a better price because of site contamination)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Do you have specialized knowledge related to environmental conditions in connection with the property? (This can include past investigations, un-recorded site development, unique information you have about the operations at the site, etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are you aware of commonly known information within the local community about the property regarding potential environmental conditions? (This is generally community known information, such as a fire or large spill.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any obvious indicators that point to the possible presence of contamination of the property? Describe these indicators. If Yes, please describe:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No



QUESTIONNAIRE/REQUESTED ITEMS (PAGE 2 OF 2)

Project Name: Browns Mill Site

Project ID: P2021.5876.01

Title/Env. Liens/AULs	Response
Are there environmental clean-up liens on the property filed or recorded under federal, state, tribal, or local laws? (<i>EPA requires you to <u>look for these and answer</u></i>)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
Are there any activity and/or use limitations, such as engineering controls, land use restrictions (such as excavation), or institutional controls filed under federal, state, tribal, or local laws? (EPA requires you to check and answer)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
Will you provide the Chain of title? (this is an item we recommend) If not, would you like United Consulting to conduct a Chain of Title/AUL/Lien search? Please note an additional fee of \$700 per parcel will be incurred for this service.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Supporting Documentation	
Do you have any of the following documents available for review?	
Building Plans	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Current/Former tenant list	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Environmental compliance reports	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Environmental permits (UST, waste disposal, air discharge, etc...)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Hazardous waste generation documentation	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Past Phase I / Phase II Environmental Site Assessments	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Safety Data Sheets (aka Material Safety Data Sheets [MSDS])	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Completed by: **Name:** Franklin Kemp

Company: Advanced Business Solutions

Title: CEO

Date: 8/20/2021

H:\Admin\Phase I Master Docs\AAI User Questionnaire 2017

APPENDIX G

File Review Documents/Previous Environmental Reports

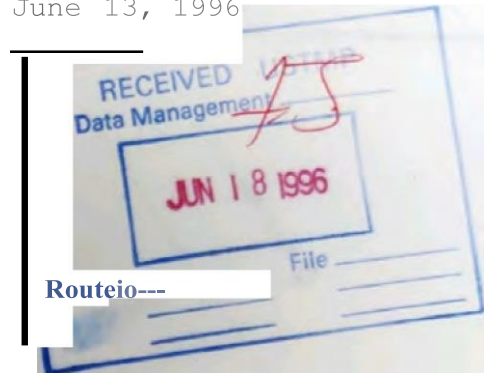


RC FILE
DEKALB; LITHO IA
MARTI GROCERY
3869 PAOLA RD

9-044286

June 13, 1996

Darnell Manning
Department Of atural Resources
4244 International Pwy. Suite 104
Atlanta, Ga. 30354



Certified Mail:

Ref: Tank Removal otification

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Dear Mr. Manning,

Per our conversation on April 22,1996 and again on June 13, 1996 pertaining to my property listed as Martins Grocery located at 3869 Panola Rd. Lithonia Dekalb Co., Ga. 30038.

With reference to the gasoline tanks your office has listed as still in the ground at this location; Please accept this letter as formal notification that the Georgia State Department of Transportation has removed those tanks as part of a road widening project #PPL-2112(23) containing your I.D.#9044-286. This project by the D.O.T.involved the acquisition of my property along with and including the gasoline tanks removal by the D.O.T..

Therefore, please remove my name and property site from your records upon receipt of this notification.

Sincerely,

Linda Martin
3850 Beechwood Forest L ne
Lithoni , G . 30038
770-981-3205

cc: Linda Martin
Atty. Phil Johnson
Jerry Arienzo
Attachment:

Nam•111d olf,cl8l t1lle ot owner 01owner511u1ho111ed represnntalllll

5137 Browns Mill Road

221

Tank Identification No. (e.g., ABC-123), or Affix Labelled Sequential Number (e.g., 1,2,3...)	To/No.	T No.	T -	Ta No.	TanxNJ	
1. Status of Tank (A fair all IMT apply 111)	Currently in Use Temporarily Out of Use Permanently Out of Use Brought into Use after 5/16/86	C;;gJ C::=J C=:J CJ	C:::J C:::J CJ CJ	C;;zJ) [=:J CJ C::J	C::J C:::J C:::J C:::J	C:::J CJ C:::J C::J
2. Estimated Age (Years)		h ,,,E/,h./ J	///,,1-,,A, /	y		
3. Estimated Total Weight (Gross)		//L,,,	5C,,,	/hLA		
4. Material of Construction (11/tamoneJJ)	Steel Concrete Fiberglass Reinforced Plastic Unknown Other. Please Specify	C:::J C:::J C::=J	CE3- CJ C:::J CJ	C:::J C:::J C:::J C:::J	C:::J C:::J C:::J C:::J	
5. Inland/Protection (Mart 8/IMI apply)	Cathodic Protection Interior Lining (e.g., epoxy resins) None Unknown Other, Please Specify	C:::J C:::J C:::J	C:::J C:::J C:::J	C::J [=:J C:::J C:::J	C:::J C:::J C:::J C:::J	
6. Estimated Volume (Malt all,,,,,,)	Cathodic Protection Painted (e.g., asphalt, c) Fiberglass Reinforced Plastic Coated None Unknown Caw, PINN Specify	C:::J C:::J C:::J C:::J 12:13-	C:::J C:::J C::=J C:::J (23--	C::J C::J C::J C::J C:::J	C:::J C:::J C:::J C::=J C:::J	
7. Piping	Bare Steel Galvanized Steel Fiberglass Reinforced Plastic Cathodically Protected Unknown Caw, PIMMSpec,ty	C::J C:::J C:::J	C::J C::J C::J	C::J C:::J C:::J C:::J	C:::J C:::J C:::J C:::J	
8. Estimated Weight (11/a...CMnara.r		C:::J	C:::J	CJ	C:::J	
9. Estimated Volume (Gillolife (Including alcohol blends) Used Oil Other. Please Specify C. = ls& ... b.t:»		C:::J C:::J CJ	C::J C:::J C:::J	C:::J C:::J C:::J	C:::J C:::J C:::J C::J	
10. Name of Principal CERCLA Substance Chemical Abstract Service (CAS) No. Manufacturer & Intentional Mixture of Ingredients		C:::J	C:::J	(=:J	CJ	
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Notification for Underground Storage Tanks

FORM APPROVED
OSM NO. 2002-0048
APPROVAL EXPIRES 6-30-88

FOR
TANKS
IN
GA

RETURN
COMPLETED
FORM
TO

Georgia Department of Natural Resources
Environmental Protection Div., UST Program
3420 Norman Berry Drive
Hapeville, GA 30354

STATE USE ONLY
ID Number 3440540
Date Received 042186

GENERAL INFORMATION

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INSTRUCTIONS

Please type or print the name of the person who submitted this form. This form must be completed for each location where tanks are stored. If more than 5 tanks are owned at the location, please indicate the number of tanks on the reverse side and attach a continuation sheet to this form.

Indicate number of continuation sheets attached

I. OWNERSHIP OF TANK(S)		II. LOCATION OF TANK(S)	
Owner Name (Corporation, Individual, Public Agency, or Other Entity) <u>MARTIN G.R.O.</u>		(If same as Section I, mark box here <input checked="" type="checkbox"/>)	
Street Address <u>3869 PANOLA ROAD</u>		Facility Name or Company Name (if different from above, as applicable)	
County <u>Lt-J</u> State <u>GA</u> ZIP Code <u>30505-2</u>		Street Address or State Road, as applicable	
Area <u>WBE3767</u>		County	
Type of Owner (Mark appropriate box) <input checked="" type="checkbox"/> Current <input type="checkbox"/> Former		City (nearest) State ZIP Code	
<input type="checkbox"/> State or Local Gov't <input type="checkbox"/> Federal Gov't (GSA facility)		Indicate number of tanks at this location W	
<input type="checkbox"/> Private or Corporate <input type="checkbox"/> Owner's property		Mark box here if tank(s) are located on land within an Indian reservation or on other Indian trust lands <input type="checkbox"/>	
III. CONTACT PERSON AT TANK LOCATION			
Name (If same as Section I, mark box here <input checked="" type="checkbox"/>)		Job Title	Phone Number
Area Code			
IV. TYPE OF NOTIFICATION			
<input checked="" type="checkbox"/> Mark box here only if this is an amended or subsequent notification for this location.			
V. CERTIFICATION (Read and sign after completing Section VI.)			
I certify under penalty of law that I have personally examined and am familiar with the information submitted in this and all attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the submitted information is true, accurate, and complete.			
Name and official title of owner or owner's representative		Signature	Date Signed
<u>[Redacted]</u>		<u>[Signature]</u>	<u>4-16-86</u>
CONTINUE ON REVERSE SIDE			

VI. DESCRIPTION OF UNDERGROUND STORAGE TANKS (Complete for each tank at this location.)

Tan IdenUllcallon No. (e.g., ABC-123), or Arbltrary Auigntod Sequenua Numb« (e.g., 1,2,3...)	Tank No.	Tank No.	Tank No.	Tank No.	Tank No.
1. Status of Tank (Mark all that apply)					
Currently in Use	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Temporarily Out of Use	<input type="checkbox"/>	CJ	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Permanently Out of Use	<input type="checkbox"/>	CJ	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brought into Use after 5/8/86	<input type="checkbox"/>	CJ	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Estimated Age (Years)	UNKNOWN	UNKNOWN	8		
3. Estimated Total Capacity (Gallons)	1060	560	1060		
4. Material of Construction (Mark all that apply)					
Steel	5? :J			C :J	CJ
Concrete	CJ	CJ	CJ	CJ	CJ
Fiberglass Reinforced Plastic	CJ	CJ	CJ	CJ	C :J
Unknown	CJ	C :J	CJ	C :J	C :J
Other, Please Specify					
5. Cathodic Protection (Mark all that apply)					
Cathodic Protection	C :J	C :J	C :J	C :J	C :J
Other Linings (e.g., epoxy resins)	C :J	C :J	C :J	C :J	C :J
None	C :J	C :J	C :J	C :J	C :J
Unknown	CJ		C :J	C :J	C :J
Other, Please Specify					
6. External Protection (Mark all that apply)					
Cathodic Protection	C :J	CJ	CJ	C :J	CJ
Painted (e.g., asphaltic)	CJ	CJ	C :J	CJ	CJ
Fiberglass Reinforced Plastic Coated	CJ	CJ	C :J	C :J	CJ
None	CJ	CJ	C :J	CJ	CJ
Unknown		123--	CJ	C :J	CJ
Other, Please Specify					
7. Piping (Mark all that apply)					
Bare Steel	CJ	CJ	09	CJ	CJ
Galvanized Steel				CJ	CJ
Fiberglass Reinforced Plastic	C :J		CJ	CJ	CJ
Cathodically Protected	CJ	CJ	CJ	C :J	C :J
Unknown	CJ	CJ	C :J	CJ	CJ
Other, Please Specify					
8. Substance (Mark all that apply)					
Empty	CJ	CJ	CJ	C :J	CJ
Other	CJ	C :J	CJ	CJ	CJ
Gasoline (including alcohol blends)	CJ	CJ	C :J	C :J	C :J
Used Oil	C :J	CJ	CJ	CJ	CJ
Other, Please Specify					
9. HMM Substance (Mark all that apply)	CJ	C :J	C :J	C :J	CJ
10. PINN Indicate Name of Principal CERCLA Substance OR Chemical Abstract Service (CAS) No.					
11. Mark box if tank stores a mixture of substances a. Known b. Unknown	CJ	CJ	C :J	C :J	CJ
12. Additional Information (for Mark permanent) a. Estimated date of installation (mo/yr) b. Estimated quantity of substance remaining (g/l) c. Mark box if tank was filled with inert material (e.g., sand, concrete)					

C
3d oR)VVi C;; J MILL RD
-K , , ,
ur... ..L.D
10001224

Location ID #: 1000 Due Date: _____
 Air Station #: 37-2-8 Inspection Date: 2/15/19
 County: Oeko Phone: _____
 Fax: _____
 Facility Name & Address:
C.J., w/m r-ootl Skop



REGULATORY COMPLIANCE UNIT
INSPECTION CHECKLIST
 4244 International Parkway, Suite 104
 Atlanta, Georgia 30354

(404) 362-2687

Owner Name & Address: Sts Row Mill R. L. -onia, GA 30038
Dr. S'hrj Jz.; 1h71 sf -io/C, s, GA 30044

Jobber name & Address: "Bv r-l-l 0, \

Annual Tank Registration Certificate () YES () NO Financial Responsibility
 Notification Status (7530 Form) () PK () CORRECTED [] GUST Trust Fund Part 1c1 part _____
 Air Database Checked () YES () NO [] Self-Insured _____
 UST Database Checked () YES () NO [] Insurance Expiration Date: _____
 UST Training Certificates () YES () NO [] Name of Insurance Co _____
 UST Training Certificate () YES () NO
 Last Inspection Status () NOC () NOV [] Suspected Release () Reported () Not Reported

TANKS/PIPING PRODUCT	CORROSION PROTECTION TYPE	OVERFILL PREVENTION TYPE	SPILL PREVENTION STATUS	PRESSURIZED SUCTION OR GRAVITY FEED PIPING
1 Reg Premium	Epoxy	Fiber/Flex composite	Bullfloat	Pressure
2	Installed			
3	2ro			

Inventory Control [] Water check [] Monthly Reconciliation []
 Tank Tightness Testing (TTT) Test date: _____
 Vapor Monitoring [] GW Monitoring []
 Spill Bucket test date: _____
 For OW spill bucket. Interstitial Monthly Monitoring Log () YES () NO () IA
 Overfill prevention test date: _____ () YES () NO () IA

Inventory Control [] Water check [] Monthly Reconciliation () YES () NO () IA
 Tank Tightness Testing (TTT) Test date: _____ () YES () NO () IA
 Vapor Monitoring [] GW Monitoring [] () YES () NO () IA
 Spill Bucket test date: _____ () YES () NO () IA
 For OW spill bucket. Interstitial Monthly Monitoring Log () YES () NO () IA
 Overfill prevention test date: _____ () YES () NO () IA

Compatibility
 [] More than 10% Ethanol [] Certification or listing of the certified equipments.
 [] More than 20% Biodiesel [] Written statement from the manufacturer affirming these equipments are compatible with the regulated substance
 [] other

COMMENTS:
Red jacket STP MLD-FLEX copper tube severely corr Flex
RTG wires are wrapped with electrical tape
Vapor Recovery Adapter poppet needs duct
Regular -

p

LEAK DETECTION (PIPING) Emergency Generator [] Airport Hydrant Fuel [] Field Constructed piping []

Pressurized Piping:
 Total Dispensers # [5] (MLLD # [2] ELLD # ())
 Sensor # [Sump () - Dispenser ()]
 MLLD Test date 4/9/18
 Line TT Line # [2] Test date 4/9/18
 ELLD / 3.0 GPH Monthly () YES () NO () N/A
 Date of function Test annually _____ () Alarm Printout report.
 ELLD/ WLLD 0.2 GPH Monthly () YES () NO () N/A
 ELLD/ WLLD 0.1 GPH Annually () YES () NO () N/A
 DW w/Sensor Annual Test Date _____ () Alarm Printout report.
 Interstitial Monthly Monitoring Log () YES () NO () N/A
 SIR records for 36 months
 Sump Containment test date _____
 For DW sump, Interstitial Monthly Monitoring Log () YES () NO () N/A

Suction Piping
 Check valve under the dispenser (Safe Suction)
 Check valve at tanks. Line TT every 3 years
 Test date _____
 DW w/ Sensor Test Date _____ (not for safe suction)
 Interstitial Monthly Monitoring Log () YES () NO () N/A
 SIR records for 36 months () YES () NO () N/A

TANK CORROSION PROTECTION

Bare Steel & Impressed Current Test date _____
 Stip-3 & Impressed Current Test date _____
 Lined Interior & IC Test date _____
 60 days log (36 months) Rectifier [] On Amp [] V []
 Off
 Stip-3 [] Lined Interior
Non Corrodible Material
 Fiberglass [] Composite Epoxy [] Act 100 [] Tank Jacketed
 Tank Closure date: _____ Closure report Yes () No ()

PIPING CORROSION PROTECTION

Galvanic (Anodes) Test date _____
 Impressed Current Test date _____
 Fiberglass [] Fiberglass Double Wall
 Flex Connector
 Environ Flex [] Environ Flex Double Wall
 Flexible piping
 Line Closure date: _____ Closure report Yes () No ()

REPAIRS

Repair records submitted: _____ Test date: _____

COMMENTS:

LTT on 4/9/18 ✓ 4/12/17 ✓ 4/5/16 ✓
 LLDT on 4/9/18 ✓ 4/12/17 ✓ 4/5/16 ✓
 Ball Float ✓
 Premium - Red Jacket STP MLLD-FXIV ATG - Good
 Vapor capped off spill bucket good Flex connectors

ON NUMBR In Compliance: (✓) YES () NO () N/A <input checked="" type="checkbox"/> Stage I EVR Configuration <input checked="" type="checkbox"/> Two-point <input type="checkbox"/> Multi Port Spill Containment <input type="checkbox"/> One Sump <input type="checkbox"/> Double Fill Configuration <input type="checkbox"/> Below Grade <input type="checkbox"/> Remote Fill Tank Top Configuration <input type="checkbox"/> Grade Level <input type="checkbox"/> Remote Fill additive Executive Order # <u>160 VR-105 Emma CO</u> EVR Certification Test date <u>4/9/18</u> (✓) PASS () FAIL () NC	EQUIPMENT DEFECT or Missing <input type="checkbox"/> Dry Break <input type="checkbox"/> Dust Cap <input type="checkbox"/> Swivel adaptor <input type="checkbox"/> Drop tube <input type="checkbox"/> Vent cap <input type="checkbox"/> Drain Valve <input type="checkbox"/> Spill bucket Other: _____ Description of Defect: <input type="checkbox"/> Broken <input type="checkbox"/> Damage <input type="checkbox"/> Missing <input type="checkbox"/> Not CARB EVR Certified
--	---

Station EVR Components

Tank Vapor Manifold: None; Above Ground; Below Ground; Both
 Vents Brand rlv-k.v SiXi: Settings (2.5 - 6) / (6 - 10) In. W.C Height Zif\ # of PN valves: ..
 Spill Bucket Brand .. Vapor .. Product .. Drain Valve Brand c-o plugged
 Dust Caps Brand .. LO Vapor Aoc q9 Product Af.o Swivel Adaptor Brand b VaporA-007, Product Aocq
 Drop Tube Brand .. Drop Tube Sealant Brand .. Remote fill Brand .. Remote drop tube fill
 Remote fill Drop Tube Seal .. Remote fill adaptor .. ATG Cap & Adaptor Brand At0°>-0
 ATG other adaptors Brand .. Ji, oaa, 7

EPA/RS

Repair records submitted _____ Test date: _____

COMMENTS:

EVR Test on 4/9/18 ✓ 4/15/16 ✓
NO Dust cap on ~~top~~ Vapor Recovery Adaptor

Information Received by: _____
 1. Additional Information Requested on: _____ Additional Information Received by: _____
 2. Notice of Violation / ECO Issued on _____ or Status Letter Issued on _____
 3. Notice of Compliance Issued on: _____

I certify under penalty of law that all information on this report is true, accurate and complete to the best of my knowledge.

Owner/Operator Name & Signature: _____ Date: _____
 Inspector name & Signature Ryan Pich Phone 404-392-3608 Fax: _____ Date: 2/15/19

*Please send additional information requested to Inspector via fax or mail to the address at top of first page. February 2018



RICHARD E. DUNN, DIR R

D PROTE TIO BRANCH
INT r TIO I P WAY
UITE 104
An TA rrrnRGIA 30354

ADDITIONAL COMPLIANCE RECORDS TO BE SUBMITTED:

LOCATION ID # ODO 121... AIR STATION ID# :>7 28'

1. UST NOTIFICATION REQUIREMENTS- CHECK THE APPROPRIATE ITEM.

- 6 k, Submit a copy of the current Annual Tank Registration Certificate (ATR).
D Submit a Notification Data for Underground Storage Tank by logging into GEOS.
D Submit a Notification Data for Underground Storage Tank form (7530-1) if the site is new or reconstructed and /or any changes to the financial responsibility needed.

2. FINANCIAL RESPONSIBILITY ASSURANCE- CHECK THE APPROPRIATE BOX.

- ri r5 GUST TRUST FUND PARTICIPANT:
1 . Submit a copy of one petroleum invoice for each Quarter for the fast three years (12 Invoices). These invoices must show that the Environmental Assurance Fees (EAFs) have been paid on each gallon of petroleum product purchased. This may also be listed as the GUST Fees.
D NOT A GUST TRUST FUND PARTICIPANT, Submit a copy of one of the following:
D Self-Insured
D Insurance
D letter of Credit
D Surety Bond
D Guarantee
D Other than Gust Trust Fund

3. SPILLOVERFILL PREVENTION & SUMP TESTING INFORMATION-CHECK THE APPROPRIATE ITEM.

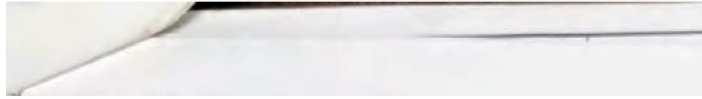
- If the site installed after December 15, 2017, provide proof of the TYPE of OVERFILL prevention devices and copy of the overfill functionality test for every three years

0"--

- 0 If the site is existing, verify that the overfill devices are present and functional
D If the site installed after December 15, 2017, provide a copy of the spill bucket test for every three years
D If the site installed after December 15, 2017 w/1h double- walled spill bucket, provide the monthly interstitial monitoring log.
D If the site installed after December 15, 2017, provide copy of the sumps Containment test for every 3 years or for sumps with double walled, provide the monthly interstitial monitoring log.

4. CORROSION PROTECTION INFORMATION - CHECK THE APPROPRIATE BOX.

- 0 CORROSION PROTECTION FOR NONCORROSIVE MATERIAL
D Documentation that the tanks and/or piping are made of a noncorrosive material
0 IMPRESSED CURRENT SYSTEM
D Copy of the last TWO most recent Cathodic Protection System tests conducted on the tank and/or piping.
D Copy of the Rectifier log for the last 36 months.
0 GALVANIC (STI-P3) CATHODIC PROTECTION SYSTEM
D Copy of the last TWO most recent Cathodic Protection System tests conducted on the tank and/or piping
INTERNAL LINING
D Documentation that internal lining was Applied and 10 year an or 5 year intern inspection report.
D FLEX CONNECTOR (FC)
D Copy of the l t TWO mo t r nt Cathodic Protection Sy tern tests conducted on the FC



COMPATIBILITY for:

More than 10 % Ethanol 20% Biodiesel, other, Submit the following:

- Certification or history of the certified equipments.
- Written statement from the manufacturer affirming these equipments are compatible with the regulated substance.

The Monthly Interstitial monitoring report or visual log showing that the Interstitial space has been checked at least once per month for the last past 36 months

D MANUAL TANK GAUGING (MTG)

The last 36 months reports of stick readings and results for the tank capacity Less than 1,000 gallons.

6. REPAIRS - CHECK THE APPROPRIATE ITEM.

- Submit all Overfill and/or spill repair records, within 30 days after a repair to spill or overfill prevention equipment or secondary containment area.
- Submit all tanks and/or piping repair records, if applicable
- Submit release detection equipment repairs, if applicable. (i.e. all ATG wire connections, Clearing alarms and reposition devices Property, etc).
- Submit record of tightness test conducted after repair.
- Submit record of cathodic protection system test conducted within 6 months following repair.
- Remove the Product, water, liquid, debris and mud from the spill bucket.
- Remove the Product, water, liquid, debris and mud from sump, repair conduit and entry boots.

7. RELEASE DETECTION FOR TANKS - Monthly Monitoring Method- check the appropriate box and submit copy of the following:

Note: Go to item 9, if needed

0 STATISTICAL INVENTORY RECONCILIATION

The reports of last 36 months of SIR results and the daily inventory data. The reports should include documentation of monthly water checks.

1/ AUTOMATIC TANK GAUGING (ATG)

The last 36 monthly passing leak test report for 0.2 gph leak rate per month per tank.

0 INTERSTITIAL MONITORING

The Annual tank sensors functionality test report along with the alarm printout reports

8. RELEASE DETECTION FOR PIPING - check the appropriate box and submit copy of the following:

0 SUCTION PIPING

- Documentation that the piping system has only one check valve, which is located beneath the dispenser and the piping slopes back towards the tank. **OR**
- The last tightness test conducted or a copy of the last 12 month reports of the monthly monitoring method used.
- If the site installed after **December 15, 2017**, provide the sump containment test for every 3 years or with double-walled sump containment, provide the monthly interstitial monitoring log.

0 (PRESSURIZED PIPING

0-1 Mechanical line leak detectors for 3 years

0-2 Line tightness test results for 3 years.

- Electronic line leak detector annual functionality test (for 3.0 GPH) for 3 years along with the alarm printout reports.
- Electronic line leak tightness tests for last 36 Months for:
 - 0.2 GPH Monthly test
 - 0.3 GPH Monthly test
- The annual sump and/or dispenser pans sensors functionality test report for the last 3 years along with alarm printout reports
- The annual dispenser pans log
- Last 36 months of the monthly interstitial monitoring reports

9. SUSPECTED RELEASES

Submit Gust-1 form when

- Monthly monitoring (failed, leak sensor or alarm).
- SIR report shows 2 consecutive months of inconclusive results

GEORGIA

DEPARTMENT OF NATURAL RESOURCES

ENVIRONMENTAL PROTECTION DIVISION

Richard E. Dunn, Director

Department of Natural Resources
4244 International Parkway
Suite 104
Atlanta, Georgia 30354
404-362-2537

March 01, 2019

hahid Aziz
Chevron Food Shop
Facility 10001224
1671 Stone Chase Dr
Lawrenceville, GA 30044

Subject: Notice of Compliance:
Inspection of Underground Storage Tank (UST) system
Chevron Food Shop,
5154 Browns Mill Road
Lithonia, GA; DeKalb County
facility ID: 10001224 /Air Station: 3728

Dear hahid Aziz:

The Georgia Environmental Protection Division (EPD) has received documentation in response to an additional information request issued following the [02/15/2019] inspection conducted at above-referenced UST facility. Based on this documentation, EPD has determined that the UST facility has achieved compliance with the Georgia Rules for Underground Storage Tank Management Chapter 391-3-15 (GUST Rules), which incorporate Title 40 of the Code of Federal Regulations, Part 280 (40 CFR 280). **No further action is required for this inspection.**

If you have any questions please contact Ryan Diederich at (404) 675-6012.

Sincerely,



Ryan Diederich
UST Management Program
Regulatory Compliance Unit

File (R): DeKalb County; Facility ID: 10001224 / Air Station: "72"



GEORGIA DEPARTMENT OF NATURAL RESOURCES
 Environmental Protection Division
 Underground Storage Tank Management Program
 4244 International Parkway, Suite 104 Atlanta Georgia 30354
 (404) 322-2677

UST NOTICE OF VIOLATION

FACILITY NAME _____
 FACILITY COUNTY _____

INSPECTION DATE 12/16
 FACILITY ID J-19 1221
 STATION NO. 721

Based on this inspection, the above facility was found to be in violation of the following technical standards of the Georgia Rules for Underground Storage Tank Management (GUST Rules), which incorporate Title 40 of the Code of Federal Regulations Part 280 (40 CFR 280). An X is marked in the left-hand column of the GUST Rule that was violated:

1. UST

ANNUAL TANK REGISTRATION

X	GUST Rule	Violation Description
	391-3-15-.05(4)	Failure to provide annual registration.
	280.22(b)	Failure to notify of existing tank
	391-3-15-.05(4)(e)	Failure to verify annual UST notification confirmation prior to placing product in a regulated UST.

UPGRADE/NEW CONSTRUCTION REQUIREMENTS

	280.21(b)	Failure to meet all tank upgrade standards.
	<u>21(c)</u>	Failure to meet piping upgrade requirements.
	280.21(d)	Failure to provide spill or overfill prevention for an UST.
	280.31(a)	Failure to operate and/or maintain corrosion protection continuously.
	280.31(b)	Failure to conduct a cathodic protection test within 6 months of cathodic protection installation and every 3 years thereafter.
	280.31(c)	Failure to inspect an impressed current system every 60 days.
	280.21(b)(1)(i)(Q)	Failure to inspect internal lining 10 years after installation and every 5 years thereafter.

RELEASE DETECTION

	28Q.40(a)	Failure to provide adequate release detection method.
I/	280.41(a)	Failure to monitor tanks at least every 30 days.
	280.41(a)	Failure to conduct a tank tightness test every 5 years.
	280...41(b)(1)(i)	Failure to equip pressurized piping with automatic line leak detector
V	280.41(b)(1)(ii)	Failure to conduct an annual line tightness test or perform monthly monitoring on pressurized piping.
	280.41(b)(2)	Failure to conduct a line tightness test every three years or use monthly monitoring on suction piping.
I/	280.44(a)	Failure to conduct an annual test of the operation of the automatic line leak detector.

FINANCIAL RESPONSIBILITY

I 280.93(a) Failure to comply with financial responsibility requirements

CLOSURE/RELEASE REPORTING

	280.70(c)	Failure to permanently close an UST after 12 months of temporary closure.
	391-3-15-.11(3)	Failure to submit a closure report within 45 days of a permanent UST closure
	280.50	Failure to report a suspected release within 24 hours
	280.52	Failure to investigate a suspected release within 7 days
	280.61	Failure to report a confirmed release within 24 hours

#PAIRS

280.33(a)	Failure to repair UST system in accordance with accepted codes and standards.
280.33(d)	Failure to ensure repaired tank systems are tightness tested within 30 days of repair.
280.33(e)	Failure to test Cathodic Protection system within 6 months of repair of an UST system.

2. AIR

	Stage I (rr)	
	391-3-1-02(rr)(i)(II)(A)	Failure to install a Div1s1 on approved Stage I Enh need Vapor Recovery (EVR) system
	391-3-1-02(rr)1(i)(II)(B)	Failure to install a Division approved Stage I vapor recovery system
✓	391-3-1-02(rr)10	Failure to maintain a Division approved Stage I vapor recovery system
	391-3-1-02(rr)8(i)11	Failure to accomplish required Stage I Certification testing
✓	391-3-1-02(rr)8(iv)	Failure to accomplish required Stage I Certification testing (EVA)
	391-3-1-02(rr)12	Failure to maintain certification, re-certification and compliance test records on site
	Stage II (tz)	
	391-3-1-02(zz)5	Failure to install a Div1s1 on approved Stage II vapor recovery system
	391-3-1-02(zz)15	Failure to maintain a Division approved Stage II vapor recovery system
	391-3-1-02(zz)13	Failure to provide Stage II training
	391-3-1-02(zz)9	Failure to maintain certify Stage II system
	391-3-1-02(zz)11	Failure to accomplish required Stage II testing
	391-3-1-02(zz) 18 & 19	Failure to maintain certification, re-certification and compliance test records on site

OTHER

✓ 280.30(a)	Failure to talk during the training to prevent spillage
✓ 391-3-15-16(A)	Failure to have a certified class A operator training
✓ 391-3-15-16(B)	
✓ 391-3-15-16(C)	

Please see the attached Notice of Violation addendum for instructions on how to correct the violations cited above. You must submit documentation of your actions to correct these violations within 30 days to:

 (PIRT Associate)
 4244 International Parkway, Suite 104
 Atlanta, Georgia 30354

Use the facility ID number on **all correspondence**. If you have questions contact the Technical Assistance Duty Officer at (404) 362-2687.

Sincerely,

I acknowledge receipt of this Notice of Violation, understand the nature of the violations cited and **will take** necessary actions to correct them.



 Compliance Officer Signature

 Owner/Operator/Representative Signature

 Print Name

 Date

For Official Use Only

cc: District Compliance Officer

File (RC). County ; FID

Field NOV (GUST- 140)

Mary Srruley

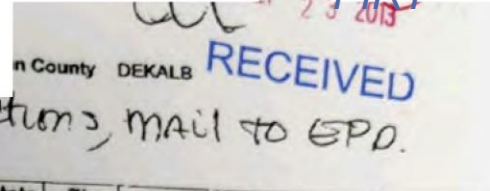
7703578040

p'2

STATE OF GEORGIA

NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

PIRT



FACILITY ID: 10001224

Organization Name	Contact Name	Address	City	State	Zip
NUMBER OF ACTIVE TANK(S) 2 ON PROPERTY: 2 GSMAN GANDHI	Shahid Aziz	5154 BROWNSMILL RD	LITHONIA	GA	30038-4

City: Lithonia
 State: GA
 Zip: 30038-4
 Phone Number: 770-357-8040
 Fax Number: [redacted]
 Email: [redacted]

OPERATOR
 [redacted] Comet...

OPERATOR OF TANKS: OW B CerSiftdi. ; D 1)t"2 13 /Jffi.

Organization Name: [redacted]
 Contact Name: [redacted]
 Address: [redacted]
 City: [redacted]
 State: [redacted]
 Zip: [redacted]
 Phone Number: [redacted]
 Fax: [redacted]
 Email: [redacted]

LOCATION OF TANKS

Facility Name: C SHOP SVC.VVO
 Address: 5154 BROWNSMILL RD
 City: LITHONIA

Operator: AJo
 Title: la11ti.
 Date: 0/3

ADYIPI(I);
 { }AIR:rlftOwner { }Alrtne { } Auto Dnlerlhip { } Commercial tracIDr

- Educational
- Farm
- Federal Military
- Federal Non-Military
- Gas Station
- Government City
- Government County
- Government State
- Hospital
- Industrial
- Petroleum Oil
- Railroad
- Residential
- Transportation
- Utility

!!PAIIGfII7A0-1

1 of 6

Ilon 111-ily/2010

State started at this facility	Date ended at this facility	Certificate Number	Certificate Date
GA	12/26/2012		12/20/2012

RATOR OF TANKS - Class

Address	City	State	Zip	Telephone Number	Address
FLAT SHOALS RD	DECATUR	GA	30030		LISMANGANDHI@GMAIL.COM
11671 Stony Creek Dr	Lawrenceville	GA	30044		Alikhanosob@gmail.com

State started at this facility	Date ended at this facility	Certificate Number	Certificate Date
GA	12/26/2012	GRCO-1003642	07/30/2012
			12/20/2012

ATION OF TANKS

Number
770-593-1995
8/5/10

STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

FACILITYID: 10001224

Location County: DEKALB

PART 2 Tank DIIIa

Tank Status:

Tank ID	Install Data	Tank Age	Tank Capacity	Current In Use	Temporarily Out of Use	Removed from Ground	Removal Date	Closed in Ground
				X	X			

Tank Status (Continued)

ID	Date Closed In Ground	Date Last Inspected	Flammable/Inert
1			
2			

Installation Form (GUST_21)
Raceland Data

Emergency Generator
N
N

Substance Stored In Tank

Tank ID	Gas	Other	UN 011	AVIOL Fuel
2	X			

Hazardous Substance Storage ID Tank

Material ID - Hazardous - Number - 11 -

Material of Construction:

Current (Install Data)	(Install Date)	Welded	Jetted	Jacket / Double Walled
2		X		X

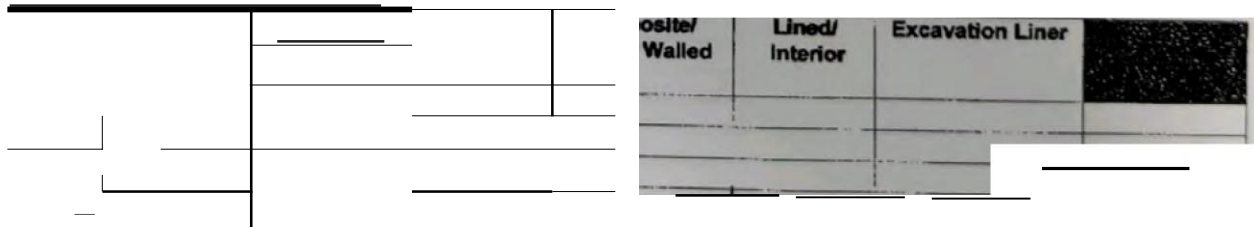
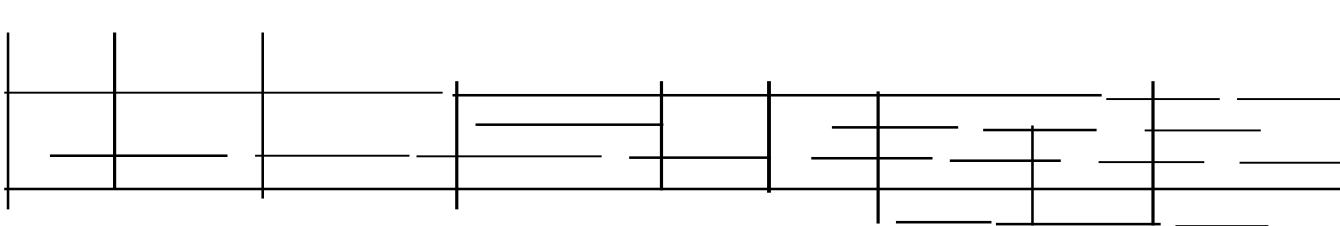
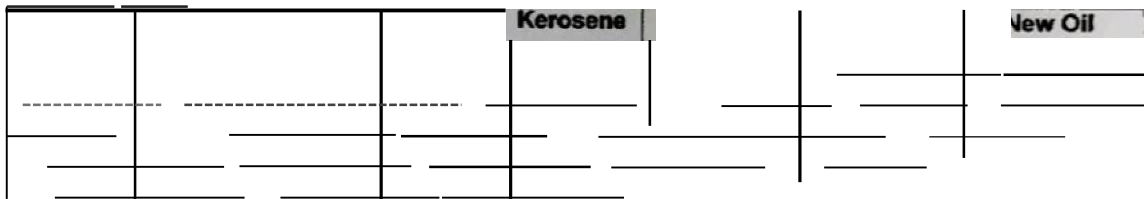
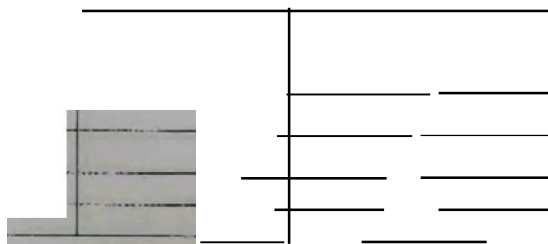
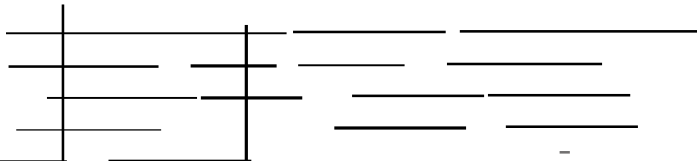
Material of Construction of Containment

Double Walled Corapoint

KIP

spm os1 Qmfl

1	02/20/2006	7	8,000
2	02/20/2006	7	12,000



STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANKS

FACILITY ID: 10001224 Location County: OGLETHORPE

Tank ID	Overfill Type	Overfill Install Date	Overfill Exempt	Spill Prevention Date	Spill Prevention Status
1	...	02/08/2006	...	03/08/2006	...

Part 3: Piping

Piping Status

Tank ID	Install Date	Reverted from Ground	Material	Ground	Condition	Insulation	Filled with	Intent To Close	Form
2	03/20/2006	...	...	...	...	...	...	...	...

Piping Material

Piping Material (Continued)

Material	Double Walled	Walled flange	Double Walled Flange	Copper	8 INCH Secondary
...

Piping

Tank ID	Suction Valve at Tank	Suction Valve at Tank	Gravel Bed
1
2

e.u; B-I It D11011111

EPA Form 71»-1

..._i 0111J /2010

ID	Install Date	Above Ground Piping	Bare Steel	Impressed Current	Galvanic	Fiberglass Reinforced Plastic
1	03/20/2006					
2	03/20/2006					X

Tank ID					
1					
2					

X

change

Release Detection - Tank(s)

STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

FACILITY ID: 10001224

Location County DEKALB

Tank ID	Automatic Tank Gauge	Intracitital MonIDring / Secondary ContalnmNrt	SIR (Statialical Irwventory Reconcillation)	Inventory Control/Tank T. . ang	Manual Tank Gauging (OnlJ va. lld for tanka * <2000 gals)	Ground Wat ^{at} Jilonitoring
1	y	N	N		N	
2	y	N	N			

Release Detection - Tank (fl (Continued):

Tank ID	Vapor Monitoring (Wot Stage It)	Ex-nPt7
1		
2		

- 1 -

Release Detection - (Piping)

Tank ID	Mechanic:al	Electronic	Line	.....till	SIR	Ground	Vapor	Exempt
	Detector	Detector	Primary	Secondary	Inventory	Monitoring	(Hot Stage ID)	

ContalnmNt ":-:onalllatlon_")

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EPA Form 7500-1 RZ 23-011

P.....1 9.PI Browns Mill Road

Facility Id 10001224

Location County: DEKALB

wner 10: 54995

Have you had any Underground Storage Tanks (USTs) or Lines (Piping) installed/replaced on or after April 7, 2008?

Are the new/replaced USTs piping doubled walled?

Have you had any Underground Storage Tanks (USTs) dispenser installed/replaced on or after April 07, 2008?

Do the new/replaced dispensers have under dispenser containment?

Is Every tank(s) provided with functional Spill Prevention (Used Oil tanks are exempt)?

Is SP operationally functional?

Is Every tank(s) provided with functional Overfill Prevention (Used Oil tanks are exempt)?

Is OP operationally functional?

Is Every Bare Steel tank(s) and/or Pipe(s) provided with Corrosion Protection

Is CP operationally functional?

Does this facility meet the Financial Responsibility and Leak Detection Requirements?

Does this facility have certified Class A operator(s)

Does this facility have certified Class B operator(s)



Tank ID	1	2
Product	Gas	Gas
Size	8000	12000
Status	Currently In Use	Currently In Use

LOCATION OF TANK(S)

Facility Name	Location Contact	Location Address	Location City	Location State	Location Zip	Phone Number
CHEVRON FOOD SHOP	USMAN GANDHI	5154 BROWNSMILL RD	LITHONIA	GA	30038	770-593-1995

OWNERSHIP OF TANK(S)

New Owner? { }

Organization Name	Contact Name	Address	City	State	Zip	Phone Number	Email Address
TRITON PROPERTIES INC	USMAN GANDHI	5154 BROWNSMILL RO	LITHONIA	GA	30038	404-630-4761	gandhiuf;g:aimcaslnet

CERTIFICATION

Date

USMAN I. GANDHI
Print Name

NER

{ } OPERATOR

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STATE OF GEORGIA ANNUAL UNDERGROUND STORAGE TANK REGISTRATION FORM (2013

Facility Id 10001224

Release Detection - Tanks

Tank ID	Automatic Tank Gauge	Interstitial Monitoring/ Secondary Containment	SIR (Statistical Inventory Reconciliation)	Inventory Control/ Tank Tightness Testing	Manual Tank Gauging (only valid for tanks < 2000 gals)	Ground Water Monitoring	Vapor Monitoring (Not Stage II)	Exempt
2	y	N	N	N	N	N		
1	y	N	N	N	N	N	y	

Belowground Pipelines - Piecing:

Tank ID	Mechanical Line Leak Detector	Line Tightness Testing	Electronic Line Leak Detector	Interstitial Monitoring / Secondary Containment	SIR (Statistical Inventory Reconciliation)	Ground Water Monitoring	Vapor Monitoring (Not Stage II)
1	y	y	N	N	N	N	N
2	y	y	N	N	N	N	N

STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

FACILITY ID: _____

County: DEKALB

FINANCIAL RESPONSIBILITY:

Meet the financial responsibility requirements of §12-13-9 Official Code of Georgia Annotated by providing or participating in one of the following financial assurance mechanisms.

Primary/Financial Responsibility Mechanism: **(check one)**

- GUST Trust Fund Risk Retention Group Guarantee Surety Bond
- Self-Insured Trust Fund (other than GUST) Letter of Credit **Insurance**

If a primary coverage mechanism other than GUST Trust Fund is checked provide the following information pursuant to GUST Rule 391-15-12(1)

Financial Responsibility Provider (Primary):

Name: _____

Address: _____

City: _____ state: _____ Zip: _____

Mechanism ID Number: _____ Mechanism Anniversary Date: _____

Deductible Financial Responsibility Mechanism: (check one)

Note: If your primary Financial Responsibility Mechanism is provided through participation in GUST Trust Fund by payment of Environmental Assurance Fees, as required under GUST Rule 391-3-15-13, you must also check one of the following boxes indicating how coverage for the GUST Trust Fund \$10,000 deductible is being provided.

If your primary Financial Responsibility Mechanism is other than GUST Trust Fund and it has a deductible, you must also check one of the following boxes indicating how coverage for the deductible is being provided.

- Surety Bond Risk Retention Group GUST Trust Fund Insurance
- Self-Insured Trust Fund (other than GUST) Letter of Credit

Provide the name and address of Financial Responsibility Provider for deductible pursuant to GUST Rule 391-15-12.

Financial Responsibility Provider (Deductible):

Name: _____

Address: _____

Address:

City: _____

Mechanism ID Number: _____

EPA Form 7530-1

State: _____ Zip: _____

Mechanism Anniversary Date: _____

2 o li

ion Date Sep/2005

STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

FACILITY ID: _____

County: DEKALB

PART 2: Tank Data

Tank Status:

Tank ID	Install Date	Tank Age	Tank Capacity	Currently in Use	Temporarily Out of Use	Removed from Ground	Removed Date	Closed In Ground
51639	02/20/06	NEW	8,000					
51129	02/20/06	NEW	8,000					

Tank Status (Continued):

Tank ID	Date Closed In Ground	Date Last Used	Filled with Inert Material	Intent To Close Form (GUST-29) Received Date	Emergency Generator?
51639	3/20	NEW			
51129	3/20	NEW			

Substance Stored in Tank:

Tank ID	Gas	Gasohol	Diesel	Kerosene	Used Oil	Aviation Fuel	New Oil
51639	Regular						
51129	Super						

Hazardous Substance Stored in Tank:

Tank ID	Hazardous ID	Hazardous Name	Case Number	Circle Number

Material of Construction:

Tank ID	Bare Steel	Steel-Immersed Current (Install Date)	Steel-Galvanic (Install Date)	STIP-3	Epoxy	Epoxy/Double Walled	Tank Jacket
51639					✓		
51129					✓		

Material of Construction (Continued):

Tank ID	Fiberglass	Fiberglass/Double Walled	Composite	Composite/Double Walled	Lined Interior	Excavation Liner	Concrete (Historical Use Only)

STATE OF GEORGIA
 NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

FACILITY ID: _____

County: _____

Tank ID	Overfill Type	Overfill Install Date	Overfill Exempt	Spill Install Date	Spill Exempt
51639	5 gallon	03/08/06			
51129	5 gallon	03/08/06			

PART 3: Piping On

Tank ID	Install Date	Currently in Use	Temporarily Out of Use	Removed from Ground	Removed Date	Closed in Ground
51639	3/08	new				
51129	3/08	new				

Tank ID	Date Closed in Ground	Date Last Used	Filled with Inert Material	Intent To Close Form (GUST 28) Received Date
51639	3/20/06	new		
51129	3/20/06	new		

Tank ID	Install Date	Above Ground Piping	Bare Steel	Steel-Immersed Current (Install Date)	Steel-Galvanic (Install Date)	Fiberglass Reinforced Plastic

Tank ID	Fiberglass/Double Walled	Single Walled Flex	Double Walled Flex	Copper	Steel Secondary Containment	Double Walled (Historical Use Only)
51639	✓					
51129	✓					

STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

FACILITY ID: _____

County: _____

Piping Type:

Tank ID	Suction Valve at Tank	Suction Valve at Tank	Pressure	Gravity Fed
51639			YES	
51129			YES	

PART 4: Release Detection

Release Detection - Tank(s):

Tank ID	Automatic Tank Gauge	Interstitial Monitoring/ Secondary Containment	SIR (Statistical Inventory Reconciliation)	Inventory Control/Tank Tightness Testing	Manual Tank Gauging (Only valid for tanks <2000 gals)	Ground Water Monitoring
51639	YES					
51129	YES					

Release Detection - Tank(s) (Continued):

Tank ID	Vapor Monitoring (Not Stage II)	Exempt
51639	YES	
51129	YES	

Release Detection - Piping:

Tank ID	Mechanical Line Leak Detector	Electronic Line Leak Detector	Line Tightness Testing	Interstitial Monitoring/ Secondary Containment	SIR (Statistical Inventory Reconciliation)	Ground Water Monitoring	Vapor Monitoring (not Stage II)	Exempt
51639	YES							
51129	YES							

STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

FACILITY ID: _____

Company: _____

PART 5: Certification

Oath of Installation:

I certify the information concerning installation of the UST system, release detection, and spill/overflow protection specified in Part 2: Tank Data is true to the best of my belief and knowledge.

Payless Piping
Company
Johnny Spears
Authorized Representative

915 Coff Ari vvv o.f.T bo (company Address'

[Signature]
Signature

owner
Title

(070-09- 27CfS
Telephone Number (ndwe Aill.IL Code)

10/17/06
Date

owner Certification:

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this and the attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the submitted information is true, accurate and complete.

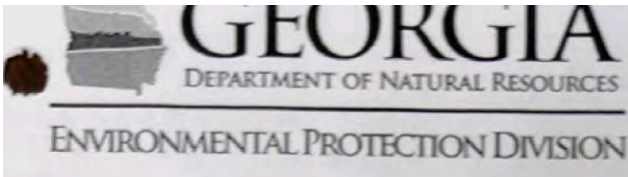
Usman I. Gao
Owner Name (print)
[Signature]
Owner Signature

VICE PRESIDENT
Title

11/16/06
Date

RC FILE
DEKALB; LITHO IA
TEXACO FOOD MART
5180 BROWNS MILL ROAD

9-044504



Richard E. Dunn, Director
Land Protection Branch
4244 International Parkway
Suite 104
Atlanta, Georgia 30354
404-362-2537

US NOTICE OF VIOLATION
2018

0 [redacted] O. OR TIO

Mehmor
DQRA Properties, LLC
556 Northside Drive Southwest
Atlanta, Georgia 30310

FACILITY I FOR ATIO

[redacted] Facility I
860 Palmetto Road
Athens, Georgia 30038; De...
9 504/ r Sta n D 3273

Underground Storage Tank Management (GUST Rules), Chapter 391-3-15. The facility was also found to be in violation of the Georgia Rules of Air Quality Control (Air Rules), Chapter 391-3-1. The violation () occurred during the inspection are as follows:

GUST Rule 391-3-5-.07 (40 CFR 280.44(a)): Failure to maintain tanks at least every (30) days.

GUST Rule 391-3-5-.07 [40 CFR 280.44(b)(1)]: Failure to conduct annual leak tightness test

GUST Rule 391-3-5-.07 (40 CFR 280.44(a)): Failure to conduct annual test of the operation of the automatic leak detection system

GUST Rule 391-3-15-.05 (40 CFR 280.21(d)). Failure to provide overfill prevention system for an existing tank

GUST Rule 391-3-5-.12. (40 CFR 280.111): Failure to comply with financial responsibility requirements. This violation is subject to Delivery Prohibition.

GUST Rule 391-3-1-.02(2)(rr)8: Failure to accomplish required Stage I Enhanced Vapor Recovery certification

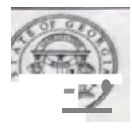
The above violation(s) must be corrected within thirty (30) days of receipt of this letter. You may submit documentation of your actions to correct the above violations to the Compliance Officer listed below. Failure to correct these violation(s) will result in additional enforcement actions which may include **fuel delivery prohibition** and **termination of GUST Trust Fund** eligibility.

COMPLIANCE OFFICER: ~~Judy Phillips~~
PHONE: ~~404-362-2694~~
EMAIL: ~~Judy.Phillips@dnr.ga.gov~~
MAILING ADDRESS: ~~4244 International Parkway, Suite 104, Atlanta GA 30356~~

Official Use Only

(RC). County DeKalb FID 9_044_5_04, UST/MGR

ID #: 9044504 Due Date: Nov. 9, 2017
 Air Station #: 3273 Inspection Date: Oct. 26, 2017
 County: DeKalb Phone: 788314484
 Owner Name: J (p) P re t V--0a L t+\\OIVI t A.30038
 Way of Cart 4 y'



PETROLEUM INDUSTRY
 REGULATORY TEAM (PIRT)
 INSPECTION CHECKLIST
 244 International Parkway, Suite 104
 Atlanta, Georgia 30354
 (404) 362-2687

Annual Tank Registration Certificate YES NO
 Notification Status OK CORRECTED
 Air Database Checked YES NO
 UST Database Checked YES NO
 UST

Financial Responsibility:
 GUST Trust Fund Participant
 Self-Insured
 Insurance Expiration Date: _____
 Name of Insurance Co. _____

TANK	SIPIPING	CORROSION PROTECTION	OVERFILL PREVENTION TYPE	SPILL PREVENTION	PRESSURIZED OR SUCTION PIPING
	Gas	Composite Tanks	FGRP	Yes	Pressure
2					
3					

LEAK DETECTION (TANKS) *See comments section for explanation of NO

Inventory Control Water check Monthly Reconciliation
 Tank Tightness Testing (TTT) Test date _____
 ATG: Records available for 12 months Brand: J.L.S-3SV
 SIR records for 12 months Vendor: _____

EMERGENCY GENERATOR
 YES NO N/A
 YES NO N/A
 YES NO N/A

LEAK DETECTION (PIPING)
 Manual Tank Gauging TTT Test date _____
 Va or Monitorin GW Monitorin _____

EMERGENCY GENERATOR
 YES NO N/A
 YES NO N/A
 YES NO N/A

Pressurized Piping
 Mechanical LLD Test date _____
 Line TT Test date _____
 ELLO/ 3.0 gph Test date _____
 ATG 0.2 gph for lines

Suction Piping
 Check valve under the dispenser (Safe Suction)
 Check valve at tanks. Line TT every 3 years
 Test date _____
 SIR records for 12 months

TANK CORROSION PROTECTION
 SIR records for 12 months Interstitial Monthly Monitorin

ON PROTECTION

Impressed Current Test date _____
 60 day log Rectifier On Off
 Fiberglass Jacket

PIPING CORROSI
 Impressed Current Test date _____
 Galvanic (n es) Test date _____
 Fiberglass It' Fiberglass Double Wall

REPAIRS
 Lined Interior Test date _____
 Glass Epoxy Act 100 Composite

Environ Flex Environ Flex Double Wall

COMMENTS:

"----- Z 23-0:1:1 1 ----- 5137'. Browns Mill Road _____ 249

Facility ID# 9044504

Air Station # 3273

In Compliance: () YES () NO () N/A

EQUIPMENT DEFECT

[] Stage I [] Stage II [x] Stage I EVR

[] Dispenser [] Nozzle [] Hose [] Breakaway
[] Dry Break [] Dust Cap [] Other: _____

Inspector Signature: _____
Coaxial [] Two-point

Phone # _____ Fax # _____
E-mailed to Inspector via fax or m1111 to the address at top of first page. M rch 2012

Certification Test date: _____ () PASS () FAIL () NC
Compliance Test date: _____ () PASS () FAIL () NC
Training Certificate: _____ () YES () NO () N/A
Daily Inspection Log _____ () YES () NO () N/A
Healy Vacuum Monitor 62 80 _____ () PASS () FAIL () N/A
Vapor Recovery Manifolded _____ () YES () NO () N/A

Description of Defect:
1. Drybreak missing cap,
2. Continuous alarm not working.

DISPENSER AREA: Stage II System Components
System Type: [] Vapor Assist

[] Select
Wayne
A53V

[x] Catlow ICV
[] Healy 600

Hose Length(s): _____ Height Above Curb: 0
Vents: [] Setting (3/8) _____ Height _____ Manifold: [] None [] Above Ground [] Below Ground

Stage I EVR Components
Vents Brand _____ Settings (3/8"), (2.5 - 6) / (6 - 10) _____ Height _____ # of P/V valves _____
Spill Bucket Brand _____ Vapor _____ Product _____ Drain Valve Brand _____
Dust Caps Brand _____ Vapor _____ Product _____ ATG Cap Brand _____ ATG Adaptor Brand _____
Swivel Adaptor _____ Vapor _____ Product _____ Drop Tube Brand _____

[] Owner/Operator Signature:
M [Signature]

22.54

*Please send additional information req

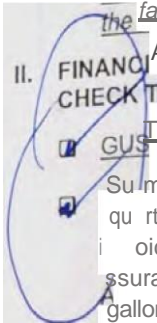
ADDITIONAL INFORMATION REQUEST- RECORD TO BE SUBMITTED:

FACILITY ID#: 0 Df-15c1± AIR STATIC ID --3.1-

NOTIFICATION REQUIREMENTS. CHECK THE APPROPRIATE BOX.

III. FINANCIAL RESPONSIBILITY ASSURANCE
CHECK THE APPROPRIATE BOX.

Submit a "Notification Data for Underground Storage Tank Form (7530-1)" with an original signature if there have been any changes to the UST System or ownership since the last Annual Tank B is/ration.



II. FINANCIAL CHECK
CHECK THE APPROPRIATE BOX.

GUST TRUST FUND PARTICIPANT:

Submit a copy of one petroleum invoice for each quarter for the last three years (12 invoices). These invoices must show that the Environmental Assurance Fees (EAFs) have been paid on each gallon of petroleum product purchased. This may also be listed on the invoices as the GUST Fee or Tax.

NOT A GUST TRUST FUND PARTICIPANT.
SUBMIT A COPY OF ONE OF THE FOLLOWING:

- Self-Insured
- Insurance
- Letter of Credit
- Surety Bond
- Documentation showing that company's net worth exceeds \$10,000,000

111. RELEASE DETECTION FOR TANKS-
CHECK THE APPROPRIATE BOX.

INVENTORY CONTROL WITH TANK TIGHTNESS TESTING

Submit a copy of the monthly report, including the last 36 months of inventory readings and reconciliation results.

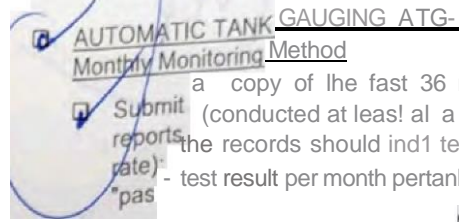
Copy of the report of the last tank tightness test. *The reports should include documentation of monthly water checks.*

STATISTICAL INVENTORY RECONCILIATION (SIR)-Monthly Monitoring Method

Copy of the reports of the last 36 months of SIR results. *The reports should include documentation of monthly water checks.*

MANUAL TANK GAUGING /MTG:

- Submit a copy of the last 36 month reports of slick readings and results.
- Submit a copy of the last tank tightness test if tank is 1,001 to 2,000 gallons in capacity.



VAPOR AND GROUNDWATER MONITORING:
Monthly Monitoring Method

Copy of initial site assessment fixed Documentation that portable or monitoring device is functional and calibrated.

Submit a copy of the monitoring well log reporting the monitoring 109 reporting that the interstitial space has been checked at (least once per month for the past 36 months.

INTERSTITIAL MONITORING
Monthly Monitoring Method

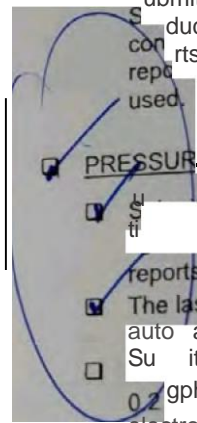
- Submit annual functionality Test Report for the sensor.
- Submit a copy of the interstitial monitoring log reporting that the interstitial space has been checked at least once per month for the past 36 months.

IV: RELEASE DETECTION FOR PIPING-
CHECK THE APPROPRIATE BOX.

SUCTION PIPING

Documentation that the piping system has only one check valve, which is located beneath the dispenser and the piping slopes back towards the tank.

Piping system with check valve at tank: Submit a copy of the last line tightness test conducted or a copy of the last 36 months reports of the monthly monitoring method used.



PRESSURIZED PIPING

Submit a copy of the last annual line tightness test result or a copy of the last 36 months of the monthly monitoring results.

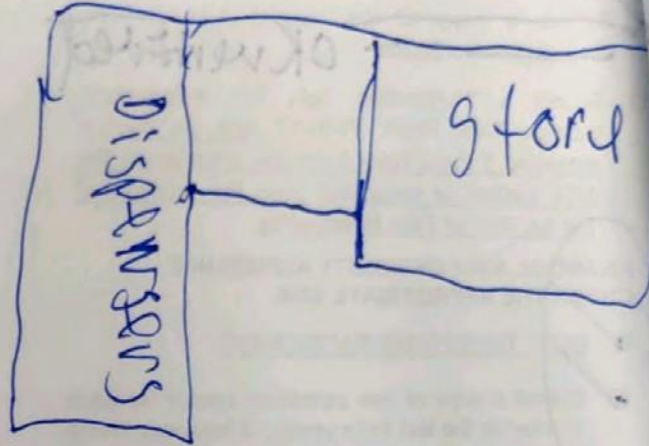
The last test results of all mechanical automatic line leak detectors.

Submit a copy of the last 36 months of the 0.2 gph line tightness test conducted by the electronic line leak detection

Submit copies of the electronic line leak detector report verifying that the device is operable and a 3.0 gph test was conducted and passed each of the last 3 years

Setup

09044504



Tanks

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(DB)

(ATG)

(sumps)

(D)

(ATG)

(sumps)

(them)

(ATG)

(sump)

Facility ID #09044504

17579 M

FF 3273

V. REPAIRS- CHECK THE APPROPRIATE ITEM

Submit all tanks and/or piping repair records, if applicable. Submit release detection equipment repairs, if applicable. Submit record of lightness test conducted after repair.

VI. SPILLOVERFILL PREVENTION INFORMATION- CHECK THE APPROPRIATE ITEM.

Submit proof of installation and TYPE of overfill prevention. Submit proof of installation of spill prevention

VII. CORROSION PROTECTION INFORMATION - CHECK THE APPROPRIATE BOX.

CORROSION PROTECTION Documentation that the tanks and/or piping is made of a noncorrosive material. 10 year and/or 5 year internal inspection

INTERNAL LINING

Documentation that internal lining was applied.

IMPRESSED CURRENT SYSTEM

Copy of the last Cathodic Protection System test conducted on the tank and/or piping. Copy of the Rectifier log for the last 36 months.

CATHODIC PROTECTION SYSTEM (STI-P3)

Copy of the last Cathodic Protection System test conducted on the tank and/or piping.

VIII. STAGE II VAPOR RECOVERY- CHECK THE APPROPRIATE BOX.

Copy of the Stage I / Stage I EVR Vapor Recovery Certification Test results Copy of the Stage II Vapor Recovery Compliance or Certification Test results Copy of the Stage II training certificate Copy of the Stage II Daily Inspection Log for the last 12 months. Documentation that the Stage II Vapor Recovery System was decommissioned prior to the 2016 deadline.

IX. OPERATOR

following disciplines: Operator A, Operator B, Operator C. Sateem, Darshan, Sutariya. 1. replace dry cap, 2. If applicable, repair continuous alarms.

Please be sure to include your Facility ID on each page of the information you send in response.

Please submit the information requested no later than (date):

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Send the information to my attention via fax to (404) 362-2654, ATTN:

You may also e-mail the documentation to: @dnr.state.ga.us

Or send it via US Mail to.

Georgia EPO, UST Program ATTN: Compliance Officer (name) 4244 International Parkway, Suite 104 Atlanta, Georgia 30354

DARSHAN Representative Name

Date Od, 2-1, lotr Oc:1,1: ,14r<-r

Date o {, 2-u, Ma

Compliance... 511



STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

PART 1: Facility Data

11
FACILITY ID: 09044504

Location County DEKALB

NUMBER OF ACTIVE TANK(S): 3

OWNERSHIP OF TANKS

Organization Name	Contact Name	Address	City	State	Zip	Phone Number	Fax Number	Email Address
IIRA PROPERTIES LLC	MEHMOOD SOHA	3860 PANOLA RD	LITHONIA	GA	30038	618 828 3111 <i>f(f-\$%)-J.78!.,</i>		<i>na bot 786 @ Comcast.NET</i> <i>Na bot 786@ COMCAST.NET</i>

OPERATOR

Organization Name	Contact Name	Address	City	State	Zip	Phone Number	Fax Number	Email Address
IIRA Properties LLC								

OPERATOR OF TANKS - Class A Certified: *t613*

Organization Name	Contact Name	Address	City	State	Zip	Phone Number	Fax Number	Email Address

OPERATOR OF TANKS - Class B Certified:

Organization Name	Contact Name	Address	City	State	Zip	Phone Number	Fax Number	Email Address
		<i>Same as above</i>						

PRODUCT HISTORY

Product	Quantity	Location	Date

LOCATION OF TANKS

Location Name	Location City	Location State	Location Zip	Phone Number
TEXACO FOOD MART	IMRAM	3860 PANOLA RD	LITHONIA	GA 30038

FACILITY TYPE(S):

- Aircraft Owner
- Airline
- Auto Dealership
- Commercial
- Contractor
- Educational
- Farm
- Federal Military
- Federal Non-Military
- Gas Station
- Government City
- Government County
- Government State
- Hospital
- Industrial
- Petroleum Distributor
- Railroad
- Residential
- Truck/Transport
- Utilities

RECEIVED USTMP
Data Management

PEP- 2:J

Revision Date: July/2014

STAT OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

FACILITY ID: 09044504

Location County KALB

FINANCIAL RESPONSIBILITY:

I meet the financial responsibility requirements of Official Code of Georgia Annotated by providing or participating in one of the following financial assurance mechanisms

Primary Financial Responsibility Mechanism: (check one) G.U.S.T. Trust Fund
 GUST Trust Fund Risk Retention Group Guarantee Surety Bond
 Self-Insured Trust Fund (other than GUST) Letter of Credit Insurance

If a primary coverage mechanism other than GUST Trust Fund is checked provide the following information pursuant to GUST Rule 391-15-12 (1)

Financial Responsibility Provider (Primary):

Name:

Address:

City: State Zip

Mechanism Id Number: Mechanism Anniversary Date

Deductible Financial Responsibility (check one) Self Insurance

Note: If your primary Financial Responsibility Mechanism is provided through participation in GUST Trust Fund by payment of Environmental Assurance Fees, as required under GUST Rule 391-3-15-13, you must also check one of the following boxes indicating how coverage for the GUST Trust Fund \$10,000 deductible is being provided

If your primary Financial Responsibility Mechanism is other than GUST Trust Fund and it has deductible, you must also check one of the following boxes indicating how coverage for the deductible is being provided

Surety Bond Risk Retention Group Guarantee Insurance
 Self-Insured Trust Fund (Other than GUST) Letter of Credit

Provide the name and address of Financial Responsibility Provider for deductible pursuant to GUST Rule 391-15-12

Financial Responsibility Provider (Deductible):

Name:

Address:

City:

Zip

Mechanism Id Number:

Mechanism Anniversary

PART 2 Tank Data

STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

UTILITY ID: 09044504

LocaUon County DEKALB

Tank Status:

Tank ID	Install Date	Tank Age	Tank capacity	Currenty In Use	Temporarily Out of Use	Removed from Ground	Removed Date	Closed in Ground
2	09/01/1999	17	10,000	X				
3	09101/1999	17	10,000	X				
	09/0111999	17	10,000	X				

Tan

(Continued)

Tank ID	Date	Date	Inert Material	Form (GUST_29)	Emergency Generator
	Closed In Ground	LMtUMd		Received Date	
2					
3					

1

Please change per w/ tags KenP

Diesel is Tank #1 KenP

Substance Stored in Tank							
Tank ID	Gas	Gashol	Diesel	Kerosene	Used Oil	Aviation Fuel	New Oil
2	X		X				
3	X		X				

casNumber Cercla Number

Hazardous Substance Stored in Tank		
Tank ID	Hazardous ID	Hazardous Name

Material of Construction:					
Tank ID	Bare Steel	Steel-Imprinted Current (Install Date)	Steel-Galvanic (Install Date)	STIP-3	Epoxy
2					
3					
1					

exopy/DOuble Walled Tank Jacket Tank Jacket I Double Walled

Material of Construction (Continued)						
Tank ID	FiberGlass	Fiberglass Double Wall	Composite	Composite/ Double Walled	Lined/ Interior	ExcavetOnLiner
			X			

Concrete (Historical Use Only)
Revision Date July/2014

STATE OF GEORGIA
 NOTIFICATION DATA FOR UNDERGROUND STORAGE TANKS

FACILITY 10: 09044504
 Location county: DEKALB

Tank ID	FiberGlass	Fiberglass	Composite	Composite/	Lined!	Excavation Liner
		Double Wall		Double Walled	Interior	

Concrete (Historical Use Only)

3			X
			X

Spill and Overfill

Tank ID	Overfill Type	Overfill Install Date	Overfill Exempt	Spill Install Date	Spill Exempt
2	Ball Float	09/01/1999		09/01/1999	
3	Ball Float	09/01/1999		09/01/1999	
	Ball Float	09/01/1999		09/01/1999	

Part 3: Piping Data

Piping Status

Tank ID	Install Date	Removed Data	Closed In Ground	Closed Date	Date Last Used	Filled with Inner Material	Intent To Close Form (GUST-29) Received Date
2	09/01/1999						
3	09/01/1999						
	09/01/1999						

Piping Material

Tank ID	Install Date	Above Ground Piping	8're S.l.i.NI	Impreued Current	Galvanic	Fiberglass Reinforced Plastic
2	09/01/1999					X
3	09/01/1999					X
	09/01/1999					X

Piping Material (Continued)

Tank ID	Fiberglass Double Walled	Single Walled Flex	Doubled Walled Flex	Copper	Steel/ Secondary Containment	Double Walled (Historical Use Only)
2						
3						

Piping Type

EPA Form 7530-1

A of 1

A..vi..lhn 11 t 1111unn1.t



STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

IDENTIFICATION NUMBER: **09044504**

Location County: **DEKALB**

Tank ID	Suction Valve at Tank	Suction Valve at Tank	Pressure	Gravity Fed
2			X	
3			X	

Part 4: Release Detection

Tank ID	Automatic Tank Gauge	Interstitial Monitoring / Secondary Containment	SIR (Statistical Inventory Reconciliation)	Control/Tank Tightness Testing	Manual Tank	Ground Water
					Gauging (Only valid for tanks <2000 gals)	Monitoring
2	y					
3	y					

Release Detection - Tank(s) (Continued):

Tank ID	Vapor Monitoring (Not Stage II)	Exempt
2		
3		
1		

Release Detection - (Piping)

Tank ID	Mechanical Line Leak Detector	Electronic Line Leak Detector	Line Tightness Testing	Interstitial Monitoring / Secondary Containment	SIR (Statistical Inventory Reconciliation)	Ground Water Monitoring	Vapor Monitoring (Not Stage II)	Exempt
2	Y		Y					
3	Y							
1								

|| ftf ||

Revision Date July/2014

5137 Browns Mill Road



258

STATE OF GEORGIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
UNIVERSITY SYSTEM



FACILITY ID: **09044504**

Location Code: _____ DEc

Certification

Oath of Installation:

I certify that the information provided concerning the installation of the UST system, release detection and spill/overfill protection system is true and accurate to the best of my belief and knowledge.

Company

Company Address

Authorized Representative

Signature

Title

Telephone Number (Include Area Code)

Date

Owner Certification:

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this application and all attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the submitted information is true, accurate and complete.

Owner Name (print) **SULE AN B** 10

Title **OWNER OPERATOR**

#?/4/
Signature

Date **2...0 h .**

Georgia Department of Natural Resources

Environmental Protection Division • Land Protection Branch
Underground Storage Tank Management Program 4244
International Parkway • Suite 104 • Atlanta • Georgia 30354
(404) 362-2687. Fax (404) 362-2654
Richard E. Dunn, Director

September 1, 2016

Mr. Mehmood Sohani
IQRA Properties LLC
3860 Panola Road
Lithonia, Georgia 30038

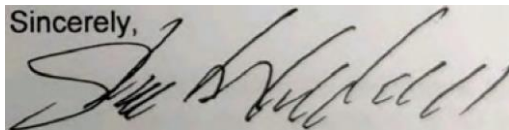
SUBJECT: Withdrawal of Proposed Expedited Consent Order
Underground Storage Tank (UST) System
Texaco Food Mart
3860 Panola Road
Lithonia, Georgia • DeKalb County
Facility ID: 8044504 / Air Station ID: 3273

Dear Mr. Sohani:

In a Notice of Violation letter dated January 1, 2016, the Environmental Protection Division (EPD) offered to resolve and settle alleged violations documented at your UST facility by means of a Proposed Expedited Consent Order (Order).

Based on information received by EPD, your UST facility is in compliance with the Georgia Rules for Underground Storage Tank Management, Chapter 391-3-15. Hereby, the Order is withdrawn and no further action is required by you for this Order.

Please be **advised** that the facility can be inspected for compliance at any time. If you have any questions, **please** contact Shaheer Muhanna at (404) 362-2687 or Shaheer.Muhanna@dnr.ga.gov.

Sincerely,


Shaheer Muhanna
Unit Coordinator
UST Regulatory Compliance Unit 1

SM/kwp
File (PIRT/RC): DeKalb County; Facility ID: 8044504 / Air Station ID: 3273

Georgia Department of Natural Resources

Environmental Protection Division • Land Protection Branch
Underground Storage Tank Management Program
4244 International Parkway • Suite 104 • AUanta • Georgia 30354
(404) 362-2687, Fax (404) 362-2654
Richard E. Dunn, Director

JUL 25)016

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
7015 3430 0001 0453 5483

Mr. Mehmood Sohani
OQRA Properties LLC
3860 Panola Road
Lithonia, Georgia 30038

SUBJECT: **Notice of Intent to Prohibit Fuel Delivery** and Terminate GUST
Trust Fund Coverage
Texaco Food Mart
3860 Panola Road
Lithonia, GA; DeKalb County
Facility ID: 9044504 / Air Station ID: 3273

Dear Mr. Sohani:

The purpose of this letter is to notify you of the Georgia Environmental Protection Division's (EPD) intent to initiate a prohibition of fuel delivery at the above subject facility for failing to correct violation(s) noted during EPD's inspection of the facility, as documented in a Notice of Violation (NOV) dated January 29, 2016.

On September 30, 2015, a representative of EPD conducted an inspection of your UST facility **and found one** or more violations of the Georgia Rules for Underground Storage Tank **Management**, Chapter 391-3-15 (GUST Rules), which incorporate the Title 40 of the Code of Federal Regulations, Part 280 (40 CFR 280).

At the time of the **inspection**, EPD requested additional information to determine your facility's compliance **with the above** referenced Rules. Since the inspection, EPD has attempted to work with you to **obtain** this information and bring the facility into compliance. However, the requested information was not submitted or was incomplete. The violation(s) identified during the inspection and the conditions required to achieve compliance were outlined in the NOV. Moreover, EPD offered the related "Expedited Consent Order (Order) to **resolve the penalty associated** with each violation and settle this matter once you had corrected the **violation(a)**.

The NOV directed you to correct the violation(s) within thirty (30) days of receipt and submit documentation to the EPD **Underground Storage** Tank Management Program.

Mr. Mehmood Sohani
Texaco Food Mart
Page 2

Also, the 7530-1 Notification Form (7530 Form) must be corrected to include current ownership and AfB operator contacts with valid addresses, phone numbers and email addresses. As of the date of this letter, EPD has not received documentation from you that the cited violation(s) have been corrected, nor have we received a request from you to meet with EPD to resolve this matter.

Moreover, EPD's records indicate that your financial assurance mechanism is the Georgia Underground Storage Tank (GUST) Trust Fund. GUST Rule 391-3-15-.13(1)(c), states among other things, that a GUST Trust Fund participating owner or operator shall maintain records of tank system tightness tests, receipts of all Environmental Assurance Fee payments and records of compliance with operator training and examination, release detection, secondary containment, interstitial monitoring, under dispenser containment requirements and any other records as may be required by EPD. This Rule further states, if after thirty (30) days, the GUST Trust Fund participating owner or operator fails to resolve a NOV issued by EPD, the Director shall issue a "**Notice of Termination**" of GUST Trust Fund eligibility.

You must correct the violation(s) noted in the NOV within thirty (30) days of receipt of this Notice of Intent to Prohibit Fuel Delivery. Failure to do so will result in my recommendation to the Director to initiate fuel delivery prohibition and issuance of Notice of Termination of GUST Trust Fund eligibility. Per GUST Rules, within sixty (60) days of receiving such notice of GUST Trust Fund termination, the tank owner or **operator must provide an alternate** financial assurance mechanism to operate the USTs at the facility.

If you have questions regarding this correspondence, please contact Shaheer Muhanna at (404) 362-2687.

Sincerely,

The logo for the Environmental Protection Agency's Land Protection Branch, featuring the letters 'EFL' in a stylized, bold, serif font. The 'E' is unique, with a horizontal bar at the top that curves to the left. The 'F' and 'L' are also bold and serifed. A horizontal line extends to the right from the top of the 'L'.

Land Protection Branch

JWC/kwp: NOi

cc: elmasohanl@gmaH.com

nabat786@comcast.net

Hallmark Petroleum, LLC

File(PIRT/RC): **DeKalb County**;Facilly ID: **1044504** / Air Station ID: 3273

Georgia Department of Natural Resources

Environmental Protection Division • Land Protection Branch

Underground Storage Tank Management Program

4244 International Parkway • Surte 104 Atlanta • Georgia 30354

(404) 362-2687, Fax (404) 362-2654

Judson H. Turner Director

CERTIFIED MAIL

RETURN RECEIPT REQUESTED
7014 1200 0000 0265 6608

JAN 29 2016

Mr. Mehmood Sohani
OQRA Properties LLC
3860 Panola Road
Lithonia, Georgia 30038

SUBJECT: **Notice of Violation:**

Proposed Expedited Consent Order (Order)
Underground Storage Tank (UST) System
Texaco Food Mart
3860 Panola Road
Lithonia, Georgia 30038; DeKalb County
Facility ID: 9044504 / Air Station ID: 3273

Dear Mr. Sohani:

On September 30, 2015, a representative of the Georgia Environmental Protection Division (EPD), conducted an inspection of your UST facility and found one or more violations of the Georgia Rules for Underground Storage Tank Management, Chapter 391-3-15 (GUST Rules), which incorporate Title 40 of the Code of Federal Regulations, Part 280 (40 CFR 280). The facility was also found to be in violation of Chapter 391-3-1-.02(2)(22) of the Georgia rules for Air Quality Control (Air Rules).

At the time of the inspection, EPD requested additional information to determine your facility's compliance with the above referenced Rules. Since the inspection, EPD has attempted to work with you to obtain this information and bring the facility into compliance. However, you either failed to provide the requested information, or the information you submitted was insufficient. The specific violation along with the conditions that must be met to bring the facility back into compliance and resolve the violation(s) identified during the inspection are as follows:

- **GUST Rule 391-3-15-.06, [40 CFR 280.30(a)];** Failure to take necessary **precautions** to prevent spillage during the transfer of product. Owner/operators of UST systems must ensure that releases due to spills do not occur. All spill buckets contained fuel, water, and debris at the time of inspection. You must routinely inspect all spill buckets prior to and after each delivery, and remove and properly dispose any fuel, and fuel-contaminated water or debris to maintain a 5-gallon capacity for spillage. Invoices or photos that show all spill buckets have been cleaned must be submitted to the EPD Underground Storage Tank Management Program within 30 days of your receipt of this Notice of Violation.
- **GUST Rule 391-3-15-.07, [40 CFR 280.41(a)];** Failure to monitor tanks **at least** every 30 **days**. Tanks must be monitored at least every 30 day for releases. **our**

Monthly leak test reports from the automatic tank gauge (ATG) console were missing from September 2012 to August 2013. In the future, you must always print leak test reports from your ATG console every month and keep those reports with your compliance records for a minimum of three years.

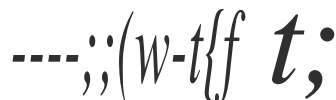
- **Air Rule 391-3-1-.02(2)(zz)15; Failure to maintain a Division approved Stage II vapor recovery system (VRS).** Owner/operators shall maintain the Stage II VRS in proper operating condition and free of defects that could impair the effectiveness of the system. The damaged hoses at dispenser 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, and 12, and the whip hoses at dispenser 1, 2, 3, 4, 5, 9, and 10 must be replaced. You must make the repairs, retest the system, and submit invoices for those repairs and any test results to the EPD Underground Storage Tank Management Program within 30 days of your receipt of this Notice of Violation.
- **Air Rule 391-3-1-.02(2)(zz)17; Failure to maintain Stage II VRS daily inspection records.** Owner/operators shall inspect all nozzles and nozzle boots or faceplates on a daily basis. Daily inspections of the Stage II VRS were not conducted and documented. You must immediately conduct daily inspections of all equipment and submit inspection logs to the EPD Underground Storage Tank Management Program within 30 days of your receipt of this Notice of Violation.

Decommissioning of your Stage II VRS is required by April 30, 2016. Rather than correcting the Stage II VRS violation noted above, you must decommission your Stage II VRS and submit to the EPD USTM Program your Stage II VRS decommissioning checklist within 30 days of your receipt of this Notice of Violation.

You must correct the violation(s) within 30 days of your receipt of this Notice of Violation, and submit records to the EPD USTM Program that document correction of the cited violation(s). In addition, EPD is offering the enclosed "Expedited Consent Order" (Order) to resolve the penalty associated with each violation and settle this matter once you have corrected the violation(s). If you agree to the terms of the Order, please submit the signed Order and remit payment for the settlement amount, according to the instructions enclosed with this Order. If you choose not to accept the terms of this Order, EPD may choose to address this matter through other formal enforcement methods.

If you have any **questions, please** contact Shaheer Muhanna at (404) 362-2579 or Shaheer.Muhanna@dnr.ga.gov.

Sincerely,



Land Protection Branch

JWC/dkr/iy
Enclosure

File (PIRT/RC): DeKalb County; Facility ID: 9044504 / Air Station ID: 3273

STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANKS

PART 1: Facility Data

FACILITY ID: 09044504 DeKalb County DEKALB

NUMBER OF ACTIVE TANK(S) 3

OPERATORSHIP OF TANKS

Organization Name	Contact Name	Address	City	State	Zip	Phone Number	Fax Number	Email Address
RA PROPERTIES	MEHMOOD SOHANI	3860 PANOLA RD	LITHONIA	GA	30038	878-825-3311		elmasohani@gmail.com

OPERATOR

Organization Name	Contact Name	Address	City	State	Zip	Phone Number	Fax Number	Email Address

OPERATOR OF TANKS - Class A Certified:

Saleem Ali - new A/B operator information

Organization Name	Contact Name	Address	City	State	Zip	Phone Number	Fax Number	Email Address
Fatima Business Inc	Suleman Bhaidani	1307 Brockett Rd	Clarkston	GA	30021	404-514-8174		FATIMABUSINESS@ATT.NET

Date started at this facility	Date ended at this facility	Certificate Number	Certificate Date
12/20/2012		GA00822012402	08/02/2012

OPERATOR OF TANKS - Class B Certified:

Organization Name	Contact Name	Address	City	State	Zip	Phone Number	Fax Number	Email Address
Fatima Business Inc	Suleman Bhaidani	1307 Brockett Rd	Clarkston	GA	30021	404-514-8174		FATIMABUSINESS@ATT.NET
Fatima Business Inc	Suleman Bhaidani	1307 Brockett Rd	Clarkston	GA	30021	404-514-8174		FATIMABUSINESS@ATT.NET

Date started at this facility	Date ended at this facility	Certificate Number	Certificate Date
12/20/2012		GA00822012402	08/28/2012
12/20/2012		GA00822012402	08/02/2012

PRODUCT HISTORY

Product Provider	Product	Gallons	Registration

Imran, store mgr nabat 786@comcast

Facility Name	Location Contact	Location Address	Location City	Location State	Location Zip	Phone Number
TEXACO FOOD MART	MEHMOOD SOHANI	3860 PANOLA RD	LITHONIA	GA	30038	404-512-2786

FACILITY TYPE (F):

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Aircraft Owner | <input type="checkbox"/> Educational | <input type="checkbox"/> Government City | <input type="checkbox"/> Petroleum Distributor |
| <input type="checkbox"/> Airline | <input type="checkbox"/> Farm | <input type="checkbox"/> Government County | <input type="checkbox"/> Railroad |
| <input type="checkbox"/> Auto Dealership | <input type="checkbox"/> Federal Military | <input type="checkbox"/> Government State | <input type="checkbox"/> Residential |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Federal Non-Military | <input type="checkbox"/> Hospital | <input type="checkbox"/> Tank/Transport |
| <input type="checkbox"/> Contractor | <input type="checkbox"/> Gas Station | <input type="checkbox"/> Industrial | <input type="checkbox"/> Utility |

STATE OF GEORGIA
 NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

FACILITY ID: 09044504

Location County DEKA 8

Tank Status:

Tank ID	Install Date	Tank Age	Tank Capacity	Currently In Use	Temporarily Out of Use	Removed from Ground	Removed Date	Closed In Ground
2	09/01/1999	17	10,000	X				
3	09/01/1999	17	10,000	X				
1	09/01/1999	17	10,000	X				

Tank Status (Continued)

Tank ID	Date Closed In Ground	Date Last Used	Filled with Inert Material	Intent To Close Form (GUST 29) Received Date	Emergency Generator
2					
3					
1					

Substance Stored in Tank

Tank ID	Gas	Gasohol	Diesel	Kerosene	Used Oil	Aviation Fuel	Non Oil
2	X						
3	X						
	X						

Hazardous Substance Stored in Tank

Tank ID	Hazardous ID	Hazardous Name	Gas Number	Carroll Number

Material of Construction

Tank ID	Bare Steel	Steel Impressed Current (Install Date)	Steel Galvanic (Install Date)	STIP 3	Epoxy	Epoxy Double Walled	Tank Jacket	Tank Jacket Double Walled
2								
3								
1								

Material of Construction (Continued)

Tank ID	Fiber Glass	Fiber Glass Double Wall	Composite	Composite Double Walled	Lined Interior	Excavation Liner

STATE OF GEORGIA
 NOIIFICATO DATA FO U DERGROU D STOFFAGE TANK

FACILJTV ID:

09044504

Lo tlon Countv OE.KALB

Tank ID	Suction Valve at Tank	Suction Valve at Tank	Pressure	Gravity Fed
2			X	
3			X	
1			X	

Release Detection - Tank(s)

Part 4: Release Detection

Tank ID	Automatic Tank Gauge	Interstitial Monitoring/Secondary Containment	SIR (Statistical Inventory Recognition)	Inventory Control/Tank Tightness Testing	Manual Tank Gauging (only valid for tank >2000 gals)	Ground Water Monitoring
2	Y					
3	Y					
1	Y					

Release Detection Tank(9) (Continued):

Tank ID	Vapor Monitoring	Exempt
2		
3		

Release Detection - (Piping)

Tank ID	Mechanical Line Leak Detector	Electronic Line Leak Detector	Line Tightness Testing	Interstitial Monitoring/Secondary Containment	SIR (Statistical Inventory Recognition)	Ground Water Monitoring	Vapor Monitoring	Exempt
2	Y		Y					
3	Y		Y					
1	Y		Y					

STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

FACILITYID: 09044504

Location County DE L8

PART 5: Certification

Owner Certification:
I certify the information concerning Installation of the UST & its emergency release detection, and spill/overflow protection provided in Part 2-Tank Data is true to the best of my belief and knowledge.

Company (PGJ2...): S: C.C

5Li G OJE o L 1
company Address Y 3007 g-

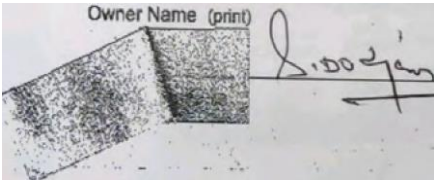
Authorized Representative
5m Title
C) vitJ, uL.
Date 7/29/16

Sig118bJre
b f f - s, j 0 f i r 2 0 e, ' L r
Telephone Number (Include Area Code)

Owner Certification:

I certify, under penalty of law that I have personally examined and am familiar with the information submitted in this and an attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the submitted information is true, accurate and complete.

SALI <8-0, ' >



OWNER
Title
Date 7/29/16

Georgia Department of Natural Resources

Environmental Protection Division
Underground Storage Tank Management
4244 International Parkway Suite 104, Atlanta, GA 30340
Noel Holcomb, Director
Carol A. Collier, Assistant Director



November 15, 2005
CERTIFIED MAIL
RETURN RECEIPT REQUESTED
7002 0860 0006 5395 4362

Mr. Allen Hajiani
Alfa Holdings Inc.
Texaco On the Run
3860 Panola Road
Lithonia, Georgia 30038

SUBJECT: **Notice of Violation:**
Proposed Expedited Consent Order (Consent Order)
Underground Storage Tank (UST) system
Texaco On the Run
3860 Panola Road
Lithonia, GA; DeKalb County
Facility ID #9044504 / Air Station #3273

Dear Mr. Hajiani:

On July 22, 2005, a representative of the Environmental Protection Division (EPD), conducted an inspection of your facility and has determined that the subject UST facility has violated the Georgia Rules for Underground Storage Tank Management, Chapter 391-3-15 (GUST Rules), which incorporate Title 40 of the Code of Federal Regulations, Part 280 (40 CFR 280). The facility was also found to be in violation with Chapter 391-3-1-.02(2)(zz) of the Georgia Rules for Air Quality Control (Air Rules). During the inspection the following violations were documented:

- GUST Rule 391-3-15-.06, [40 CFR § 280.41(a)J]; Failure to monitor tanks every 30 **days**: A copy of the Automatic Tank Gauge results for the last 12 months were requested at the time of inspection. The facility has not provided the records for the Automatic Tank Gauge. Please submit the results to EPD immediately. If ATG repair is needed please repair the ATG system and submit the first test result to EPS immediately.
- **Air Rule 391-3-1-.02(zz)17; Failure to maintain daily inspection logs:** Daily inspections of Stage II vapor recovery system were not conducted and documented. Daily inspections should be performed, and the records for the first month must be submitted to EPD immediately.
- Air Rule 391-3-1-.02(zz)13; Failure to provide **Stage II training:** Please contact a certified Stage II trainer and receive the required Stage II training. A copy of the training certificate must be submitted to EPD.

- tr. Allen H j1 ni
November 15, 2005
Page Two

EPD is offering to resolve these violations and settle this matter through the enclosed Expedited Consent Order (Order). If you agree to the terms of the Order, please correct the violations immediately. Within thirty (30) days of receipt of this notice of Violation, submit the signed Order and remit payment of the \$1,100.00 settlement amount, according to the instructions on page two of the Order. Additionally, please submit records documenting the immediate correction of the violations cited. If you choose not to accept the terms of this Consent Order, EPO may choose to address this matter through other formal enforcement methods.

If you have questions or comments concerning this matter please contact Shaheer Muhanna at (404) 362-2687.

Sincerely,

C+ W

J.P. nni k, Chief
Air Pollution Protection Branch

JK:kdg

Enclosure

cc: Dick Swanson, GA EPD
Shaheer Muhanna, GA EPD

File (PIRT/RC): DeKalb County; Facility ID 044504 / Air Station #3273

STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

PART I: Facility Data



FACILITY ID NUMBER: 2044504

OWNER'S ID: _____

INITIAL DATE RECEIVED: _____

DATE AMENDED LAST: _____

NOTIFICATION TYPE : New Amended Closure

OWNERSHIP OF TANK(S):

Name : BAY COUNTY ENTERPRISES, INC STE 255
Mailing Address: 3850 HOLCOMB BRIDGE RD.
City: NORCROSS State: GEORGIA Zip Code: 30092
Phone: (770)447-9490 County: GWINNETT

LOCATION OF TANK(S):

Name : TEXACO FOOD MART
Street Address : RD.
City : LITHONIA State : GEORGIA Zip Code: 30038
County: DEKALB Latitude: : : Longitude: : :
Phone: (770)323-4987

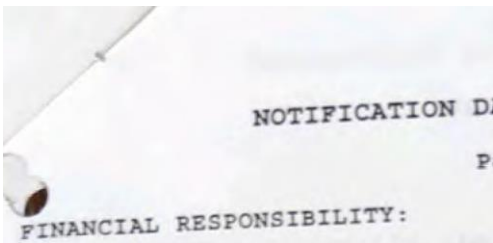
OWNER TYPE Federal State Local) (commercial Private

FACILITY TYPE(S)

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Gas Station | <input type="checkbox"/> Local Government | <input type="checkbox"/> Contractor |
| <input type="checkbox"/> Petroleum Dist | <input type="checkbox"/> State Government | <input type="checkbox"/> Fuel/Transport |
| <input type="checkbox"/> Air Taxi (Airport) | <input type="checkbox"/> Fed Non-Military | <input type="checkbox"/> Utilities |
| <input type="checkbox"/> Aircraft Owner | <input type="checkbox"/> Fed Military | <input type="checkbox"/> Farm |
| <input type="checkbox"/> Auto Dealership | <input type="checkbox"/> Commercial | <input type="checkbox"/> Residential |
| <input type="checkbox"/> Railroad | <input type="checkbox"/> Industrial | Other _____ |
| <input type="checkbox"/> Hospital | <input type="checkbox"/> Educational | |

CONTACT PERSON IN CHARGE OF TANK(S):

Name : HENRI ETZLER Title: DIR. OF RETAIL OPER.
Address: 3850 HOLCOMB BRIDGE RD. STE 255
City: NORCROSS State: GA Zip Code: 30092
Phone: (770)447-9490



FOR UNDERG... tORGIA BRGRO STO T
Pr ac i y D t

X Meet the financial responsibility mechanism. Code of Georgia Annotated § 43-3-30 of the Official Code of Georgia Annotated. Financial Responsibility Mechanism.

Primary Financial Responsibility Mechanism: (check one)

Surety Bond Insurance

Letter of Credit Trust Fund (other than GUST)
 Risk Retention Group Other Method
 Self-insured Other

If a primary coverage mechanism other than GUST Trust Fund is checked, provide the following information pursuant to GUST Rule 391-15-12 (1):

Financial Responsibility Provider (primary):

Name: _____

Address: _____ City: _____ State: _____

Mechanism Id Number: _____

Mechanism Anniversary Date: / /

Deductible Financial Responsibility, if any: (check one)

NOTE: If your primary Financial Responsibility Mechanism is provided through participation in the GUST Trust Fund by payment of Environmental Insurance Fees, as required under GUST Rule 391-3-15-.13, you must also check one of the following boxes indicating how coverage for the GUST Trust Fund \$10,000 deductible is being provided.

If your primary Financial Responsibility Mechanism is other than GUST Trust Fund and it has a deductible, you must also check one of the following boxes indicating how coverage for the deductible is being provided.

Surety Bond Insurance
 Letter of Credit Guarantee
 Risk Retention Group Trust Fund (other than GUST)
 Self-insured Other Method _____

Provide the name and address of Financial Responsibility Provider for Deductible pursuant to GUST Rule 391-15-12 (1):

Financial Responsibility Provider (Deductible):

Name: BAY COUNTY ENTERPRISES
Address: 3850 HOLCOMB BRIDGE RD City: NORCROSS State: GA
STE 255
30092

Mechanism Id Number: _____

Mechanism Anniversary Date: / /

STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

Part III: Certification

OATH OF
INSTALLATION: I certify the information concerning installation of the UST
system, release detection, and spill/overflow protection
specified in Part II-Tank Data is true to the best of my belief
and knowledge.

Installer: -7 E. QUINN
Company

36, D CioR < SE'7owN :s::u,qR. -YY
S % g'ot, A-r.tA...rr,tJ,f>-<t 30.3.3?
Company Address

Authorized Representative
OWNER
Title

Signature _____ Date _____
Telephone Number (include

(include Area Code)

CERTIFICATION: I certify under penalty of law that I have personally examined
and am familiar with the information submitted in this and 1
attached documents, and that based on my inquiry of those
individuals immediately responsible for obtaining the
information, I believe that the submitted information is true,
accurate, and complete.

Owner:

JEFF RUSSELL
Owner Name
[Signature]
Owner's Signature

DEC
Title
/Oho/4o
oee 7



STATZ OP GEORGIA
NOTIFICATION DATA POR ONDBRGROUND STORA<U T

Part II: T nk Data

FACILITY ID	TAm ID				
SU tu* of T&nk<			X	2	y
currently in use					
re= . Ollto! Ume					
Pend. Out of Use					
Data of Iiatallatioo	99	71	44		
Age	11	11	000		
Int. Total Capacity	10,000	10,000			
MATDLAL of Ca&rrHOCTION					
Asphalt or Bare Steel					
each, Protected Steel					
Elbow Coated Steel					
Composite				X	
Lined Interior					
Double Walled					
Poly, Tank Jacket					
Concrete					
Excavation Liner					
Unknown					
Other, Explanation					
Date Tank Repaired					
PIPIIC KA?DUI.					
Bare Steel					
Galvanized Steel					
Fiberglass		V		X	
Copper					
Cathodically Protected					
Double Walled	V	X			
Secondary Containment					
unknown					
Other, Explanation					
Date Piping Installed					
Piping Type					
Suction: No Valv					
Suction: Valve					
Pressure					
Gravity Fed		X		X	
Date Piping Redalred					
Material					
Gasoline					
DiHel					
Gasobol					
Caroune					
Reatina 011					
Oil Oil					
Pr-					
\, tv					

j Othar, Explanation

IPA Para 7530-1

Page 11

Georgia **Reviaion** 111, . OUST I

NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

Part II: Tank Data

FACILITY ID	1		2		3					
TANK ID										
Substance Stored in Tank	[REDACTED]									
Hazardous Substance	[REDACTED]									
CS.C.A. #										
CAS Number										
Nature										
Material Specification										
Out of Use/Ch9. Ser.	Tank	Piping	Tank	Piping	Tank	Piping	Tank	Piping	Tank	Piping
Date Last Used										
Date Closed										
Reason for Closure										
Method of Closure										
Change in Service										
Site Assessment Compl.										
Leak Detected										
Installation										
Certified by II&Aufac										
Certified by State AgD.										
Inspected by Engineer										
Checklist Completed										
Approval Allowed										
Method Description										
Leak Detection	Tank	Piping	Tank	Piping	Tank	Piping	Tank	Piping	Tank	Piping
Tank Tightness Test	X		X		X					
IDYatory Control	X		X		X					
SIR	X		X		X					
Automatic Tank Gauging										
Inter. Mon./Double Wall										
Groundwater Monitoring										
Manual Tank Gauging										
Vapor Monitoring										
Inter. Mon./Sec.Cont.										
Auto. Line Leak Detect.		X		X		X		X		X
Line Tightness Testing		X		X		X		X		X
Other Method										
Other Description										
Spill and Overfill										
Date Overfill Device		9/99		9/99		9/99				
Date Spill Device		9/99		9/99		9/99				
Installer Certification										
Name										
Position										
Date										

APPENDIX H

Qualifications

United Consulting was formed on January 1, 1990, to provide engineering, environmental and related services. Having evolved directly from a predecessor firm, with all the files and owners from that firm, United Consulting has been in business for almost a quarter of a century providing engineering and environmental services. The Principals started performing Phase I Environmental Assessments in 1986 and have adapted the ASTM standards as they were developed and modified. The company has performed thousands of these assessments, and over 500 in each of the last seven years. All senior personnel reviewing Phase I Environmental Assessments have been practicing in the environmental field for at least four years and have been responsible for over 100 Phase I Environmental Assessments.

GREGORY BROOKER

<i>Location</i>	
Norcross, Georgia	
<i>Years of Experience</i>	
Firm - 7	Total - 7
<i>Education</i>	
BS | Ecology | University of Georgia | 2013	
<i>Expertise</i>	
<ul style="list-style-type: none"> - Phase I Environmental Assessments - Phase II Environmental Assessments - Asbestos Surveys - Ecological Evaluations - Wetland Permitting 	

Summary

Mr. Greg Brooker has completed more than 100 Phase I Environmental Site Assessments over the last five years and helped with more than 200. He has successfully completed environmental assessments utilizing standards that are more stringent than current ASTM guidelines, such as outlined by individual clients. Mr. Brooker is qualified as an Environmental Professional and has worked with a variety of clients including private landowners and corporate clients. Finally, Mr. Brooker has also assisted in numerous asbestos surveys, sediment surveys, and wetland investigations.

Project Experience

Mr. Brooker performed Phase I Environmental Assessments following the most current ASTM/AAI guidelines. Projects of this nature include work for banks such as Bank of North Georgia, developers such as CalAtlantic Group, Traton Homes, and various other corporate clients and individuals. Examples of this work include the following assessments:

CLARKESVILLE STATION – CLARKESVILLE, GEORGIA – GEORGIA DCA. Mr. Brooker completed a Phase I Environmental Assessment on this property in accordance with the Georgia Department of Community Affairs standards. These duties included conducting a Phase I ESA site reconnaissance, reviewing historical documentation,

assisting in delineation of streams and wetlands, conducting interviews, determining RECs to the Project Site, reviewing potential endangered species, historical preservation review, HUD documentation and completing multiple other parameters. The Assessment concluded no evidence of recognized environmental conditions.

EAST COLLEGE AVENUE – AVONDALE ESTATES, GEORGIA. Mr. Brooker performed a Phase I Environmental Site Assessment on a tract which formerly contained a gasoline station, adjoining historic cleaners and automobile facilities and an adjoining gasoline station with a former leak in their underground storage tank. Based on determination of groundwater flow and file review data from the Georgia Environmental Protection Division, United Consulting determined several historic operations represented RECs to the Project Site. Subsequently, a Phase II Environmental Site Assessment was performed to determine the environmental conditions at the Project Site.

DEERFIELD PODS A & B - ALPHARETTA, GEORGIA. Mr. Brooker was the project manager for the evaluation of this undeveloped tract. The evaluation included a standard Phase I Assessment conducted in accordance with the current ASTM standard (1527-13) along with several additional requirements. The property had previously been utilized as a farm and some prior grading and drainage improvements had been made to the site. Additional evaluations including completing a preliminary wetland investigation, archaeological/historical research and endangered species review. No significant environmental concerns were identified.

In addition to the standard Phase I ESA requirements and above mentioned experience, Mr. Brooker has also assisted in projects which required lead in soil testing, radon testing, testing for lead based paint and asbestos containing materials, sediment surveys, receptor surveys, and additional work exceeding that of the standard Phase I Assessment.



DAVID P. HUETTER

Summary

Mr. Huetter has extensive experience conducting and reviewing over 500 Phase I Environmental Assessments since 1994. He has successfully completed environmental due diligence investigations utilizing standards that are more stringent than current ASTM guidelines, such as outlined by agencies such as the Georgia Department of Community Affairs and Alabama Housing Finance Authority. He has reviewed hundreds of sites for compliance with the *National Environmental Policy Act*, *Georgia Environmental Policy Act* and/or the *National Historic Preservation Act*. Mr. Huetter has also conducted sediment surveys on several ponds and lakes to determine the effects of sediment loading as a result of upstream construction activities. In addition, Mr. Huetter has performed ecological research and assessments for state and federal government agencies, as well as for private individuals. His experience includes mapping of wetlands and vegetative communities, investigations for protected species and their related habitat. Mr. Huetter has conducted wetland delineations and assisted with wetland permitting throughout the Southeast. In addition, Mr. Huetter has assisted with the preparation of several wetland mitigation plans as well as supervising wetland creation and restoration projects. He has provided several Environmental and Wetland training seminars to clients and to professional organizations such as the American Consulting Engineers Council, Gwinnett County, and the City of Peachtree City.

Project Experience

ENVIRONMENTAL ASSESSMENTS – GEORGIA DCA. Mr. Huetter has been involved with conducting or reviewing more than 30 projects conducted in accordance with the Georgia Department of Community Affairs standards. His duties included conducting the Phase I ESA site reconnaissance, reviewing historical documentation, conducting Phase II field investigations, delineating streams and wetlands, providing environmental expertise regarding evaluating RECs, and reviewing final reports. Many of the projects included review of additional environmental and ecological items as required by HUD or HOME funding. Some of the projects Mr. Huetter has been involved with include: Marcus Street Senior Residences, Hope Estates Senior Residences, Grove Park, MLK Senior Residences, Mossy Branch Apartments, Columbia Senior Residences at Wheat Street, Mechanicsville Apartments, William Holmes Borders Senior Residences, and Thomson Senior Residences.

MULTI-MODAL PASSENGER TERMINAL – ATLANTA, GEORGIA. Mr. Huetter was the project manager and team leader for the evaluation of a large area within downtown Atlanta adjacent to the World Congress Center complex. The evaluation included completion of an Environmental Assessment on a large study, as well as more detail assessment and testing on the former Constitution Building. The assessment included review of historical data, site reconnaissance, review of regulatory records, and report preparation. The assessment identified several potential environmental concerns within the overall study area. Further, the evaluation of the Constitution Building identified concerns related to contamination and the interior condition of the building.

BELLWOOD QUARRY – ATLANTA, GEORGIA. Mr. Huetter was the project manager and team leader for a series of investigations involving the reclamation of this former quarry and conversion to a park. The reclamation included the removal of concrete and other debris, and the importing of thousands of cubic yards of soil from off-site locations. Since the future use of the property would be a park and drinking water storage facility, the City of Atlanta was concerned with the soil material

Location
Norcross, Georgia
Years Experience
Firm - 24 Total - 25
Certification
GSWCC - Level 1A Certified-00000165284
Education
BS | Forest Resources Majoring in Wildlife Biology | University of Georgia | 1993
Specialized Training
<ul style="list-style-type: none"> • 36 Hour Wetland Delineation Course • Red-Cockaded Woodpecker, Identification and Management • Wetland Plant Identification Course • 40 Hour OSHA Training • Fundamentals of Erosion and Sedimentation Control • Restoring Forested Wetlands Workshop • Applied Fluvial Geomorphology • Stream Restoration Design Principles • NPDES Level 1A Inspector • Stream Restoration Project Implementation and Evaluation • Endangered Species – Section 7 Consultation • Identification of Intermittent and Perennial Streams

identified several potential environmental concerns within the overall study area. Further, the evaluation of the Constitution Building identified concerns related to contamination and the interior condition of the building.



UNITED CONSULTING DAVID P. HUETTER CONTINUED

being brought onto the property. Mr. Huetter worked as a liaison between personnel from the City of Atlanta, the quarry company, and the contractor involved in the excavation and hauling of the soil. Mr. Huetter generated a sampling plan to include the collection of soil samples from multiple depths at each of the borrow soil locations and assisted with the collection of the soils for laboratory analysis. A wide range of chemical analysis was performed on each of the samples. Mr. Huetter reviewed the analysis results and prepared reports with recommendations regarding whether the material was suitable for use at the property. Mr. Huetter was involved with coordinating and implementing the field work, reviewing the testing results, report preparation, client consultation, and overall project management.

GLENWOOD PROPERTY – ATLANTA, GEORGIA. Mr. Huetter is serving as the team leader and primary point of contact for this site assessment project that involves the delineation and removal of contaminated soil. Soil contamination was identified above the State of Georgia notification concentration as outlined under the Hazardous Site Response Act. Mr. Huetter assisted with the planning of the site delineation testing, analysis of the data, and reviewed documents for submittal to the Georgia Environmental Protection Division. A letter was received from the EPD indicating the site would not be listed on the Hazardous Site Inventory. Mr. Huetter is assisting with the coordination for excavation and removal of the contaminated soils and final reporting to the EPD.

5755 BUFORD HIGHWAY TRACT – NORCROSS, GEORGIA. Mr. Huetter served as the Team Leader as City of Norcross needed to acquire a tract located at a key location for their efforts to renovate the area and expand the City's Lillian Webb Park. United Consulting conducted an ASTM-compliant Phase I Environmental Assessment of the property as well as an Asbestos Survey of the existing 4,500 square foot building. A complicating factor was that the project was confidential, so our personnel used extreme tact to access the building and interview the tenant, as well as obtain multiple samples of suspect asbestos containing materials. The assessment identified one recognized environmental condition (REC) associated with the Project Site, which was a former gasoline service station up-gradient of the Project Site. Subsequently, United Consulting completed a Phase II Environmental Assessment to determine whether the up-gradient former service station had impacted the Project Site. Three direct push borings were advanced at strategic locations. Soil samples were screened for organic vapors with our in-house MiniRAE gas monitoring instrument. Groundwater samples and soil vapor samples were collected and tested. A low level petroleum constituent was detected in one of the groundwater samples. We utilized the EPA's Office of Superfund Remediation and Technology Innovation (OSRTI) Vapor Intrusion Screening Level (VISL) to assess the results. The cumulative cancer and hazard risks were below recommended levels, when constituents were removed which were assumed to be laboratory/sampling artifacts. Our results indicated that a soil vapor risk was not found at the Project Site.

BENTON HOUSE OF ALPHARETTA – ALPHARETTA, GEORGIA. Mr. Huetter served as the Project Manager as United Consulting performed a Phase I Environmental Assessment and a Phase II Environmental Assessment for the Principal Senior Living Group's planned Senior Living Development. Several petroleum related constituents were identified in the soil and groundwater samples collected from one boring advanced adjacent to a former gasoline UST on the eastern portion of the site. Three non-petroleum related constituents and low concentrations of some pesticides were detected.

FULTON COUNTY SCHOOLS TRANSPORTATION FACILITY – FAIRBURN, GEORGIA. Mr. Huetter served as the Project Manager as United Consulting was retained by the Fulton County School System to provide environmental services for the proposed expansion of an existing Fulton County transportation facility. The county system needed to determine if there were environmental concerns associated with the proposed property, which consisted of six (6) separate parcels including a former concrete plant. The challenge of this particular project was the completion of six (6) separate Phase I Environmental Assessments and reports in a compressed time frame. United Consulting's environmental department completed Phase I Environmental Site Assessments on six different properties. Upon identification of potential environmental concerns associated with some of the sites and surrounding properties, United Consulting visited the Georgia Environmental Protection Division's (EPD's) Underground Storage Tank Management Program (USTMP) office in Atlanta to review files associated with surrounding leaking underground storage tank (LUST) facilities and one on-site underground storage tank (UST) facility. The Phase I Assessment, conducted to Environmental Protection Agency (EPA) standards, identified several environmental concerns relative to three of the six sites. Six separate reports were submitted to the client presenting United Consulting's findings.

DECATUR PUBLIC WORKS FACILITY – DECATUR, GEORGIA. Mr. Huetter served as the Team Leader on the Decatur Public Works Facility included an almost complete demolition of two buildings owned by the City of Decatur. One of the buildings was a warehouse type structure built in 1971, while the other was a multi-story office building with a maintenance area. United Consulting served as the project Environmental Consultant for the evaluation of the two buildings prior to demolition and renovation. Our evaluation services included Phase I Environmental Assessment, a Hazardous Material Survey, Hazardous Material Abatement Specifications, and Final Abatement Inspection. The evaluation identified a variety of hazardous materials including multiple asbestos-containing materials, fluorescent light tubes, ballasts, refrigeration units, containerized paint, petroleum products/lubricants, backup batteries, hydraulic equipment, roofing tars/asphalt/grouts, vessels and gas cylinders, drums, parts washer, underground storage tanks, air compressors, pesticides/herbicides, and other chemicals.

PHASE I ENVIRONMENTAL ASSESSMENTS – AHFA. Mr. Huetter has been involved with conducting and reviewing several properties for application to the Alabama Housing Finance Authority. The scope of services provided included project and client coordination, field data collection/site reconnaissance, reviewing historical documentation, delineating streams and wetlands, GPS Mapping, evaluating facilities, and report reviews.

HINESVILLE POST OFFICE SITE – HINESVILLE/FT. STEWART, GEORGIA. Mr. Huetter supervised the completion of a Phase I Environmental Assessment on a wooded parcel in accordance with the USPS guidelines. In addition, Mr. Huetter conducted a follow-up investigation of the site to delineate wetlands and conduct a detailed investigation for protected species. A small area of wetlands on the site was delineated and no protected species were discovered. Construction was able to proceed with limited permit coordination.

FULTON COUNTY SCHOOL SITES – FULTON COUNTY, GEORGIA. Mr. Huetter conducted Environmental Evaluations in accordance with the Georgia Environmental Policy Act guidelines to assess potential environmental impacts associated with construction of several new school sites. Evaluations included assessing potential impacts to various natural resources including; streams, wetlands, protected species, forest resources, and soil erosion.

REYNOLDS NATURE PRESERVE – MORROW, GEORGIA. United Consulting was contracted to prepare a Master Plan for long-term management of this 146-acre nature preserve. Our services included the initial data collection phase, which consisted of wetland and stream delineation, lake sedimentation surveys, GPS mapping, stream morphology analysis, protected species surveys, and vegetation surveys. The lake sedimentation surveys included evaluating 5 ponds on the property and providing management recommendations for each. Mr. Huetter was responsible for the oversight of and assisting with the field data collection activities. The field data was then analyzed to present a report outlining the findings of the field investigations and provided recommendations for future use and management of the preserve. Natural resource management recommendations of the plan included dredging of some of the on-site lakes, annual stream surveys to track changes in stream morphology, and exotic vegetation management. Mr. Huetter provided technical information for the lake dredging and was a member of the review committee for the selection of a contractor to conduct the lake dredging.

FORSYTH MALL – CUMMING, FORSYTH COUNTY, GEORGIA. United Consulting was contracted to conduct the site evaluations and analysis associated with the development of an approximately 163-acre tract. The proposed development consists of a master planned, multi-use project incorporating commercial/retail, hotel, office, and multi-family residential uses. Our services included Phase I Environmental Site Assessment, Asbestos Investigations of the existing structures, Wetland and Stream Delineation, Protected Species Survey, and GPS Mapping of identified features. Mr. Huetter served as the project manager for this project, assisting with and/or completing the above services. Mr. Huetter also provided third-party review of the proposed design and permitting for a major through road associated with the development and coordinated the purchase of the required mitigation credits from a commercial mitigation bank. Mr. Huetter also completed additional field delineation and permitting associated with expansion of an existing sanitary sewer that will service the project. Further, we are still working with the developer and design engineer regarding the final site layout, stream impact analysis, and permitting options.



Attachment(s): Comprehensive Plan and Ordinance(s)

COMPREHENSIVE PLAN ELEMENTS

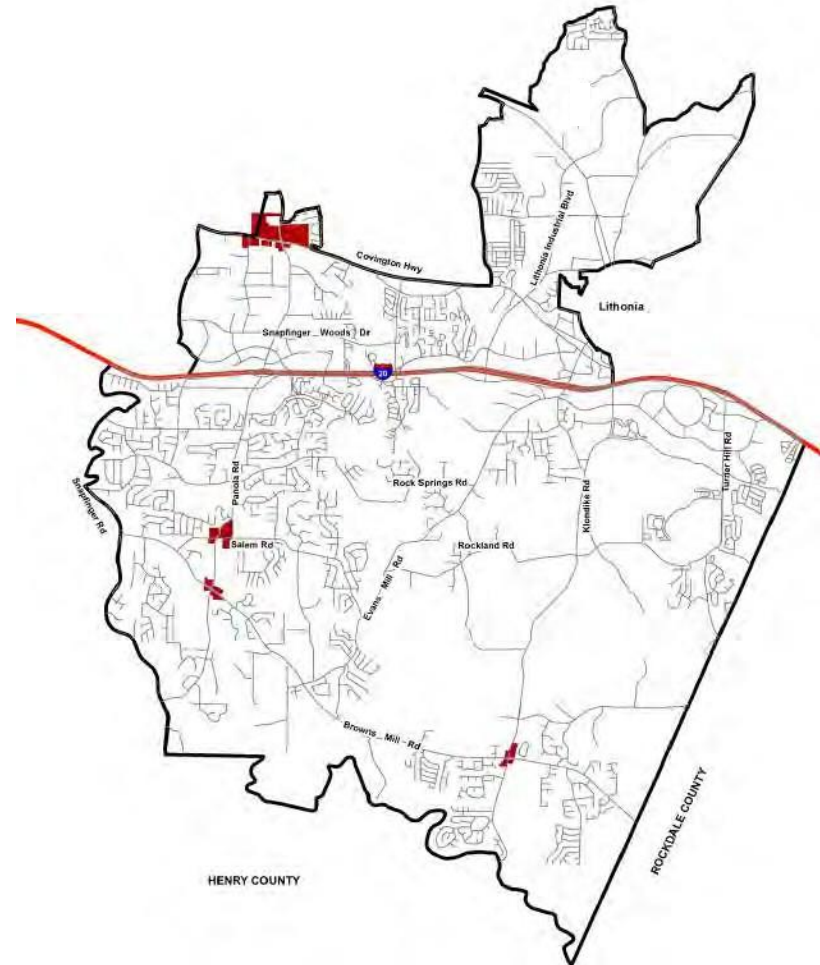
LAND USE

Neighborhood Center (NC)

The intent of the Neighborhood Center Character Area is to identify areas that can serve everyday local neighborhood needs, for goods and services. These areas shall complement the character of neighborhoods and have locations that promote walkability, reduce automobile travel, and increase transit usage. These areas should consist of a neighborhood focal point with a concentration of activities such as general retail, neighborhood services, professional office, higher-density housing in the suggested range, and appropriate public open spaces that are easily accessible by pedestrians. The proposed density for the Neighborhood Center Character Area is up to 24 dwelling units per acre.

Neighborhood Center Character Area Locations

- Covington Hwy and Panola Road
- Salem and Panola Roads
- Browns Mill and Panola Roads
- Browns Mill and Klondike Roads



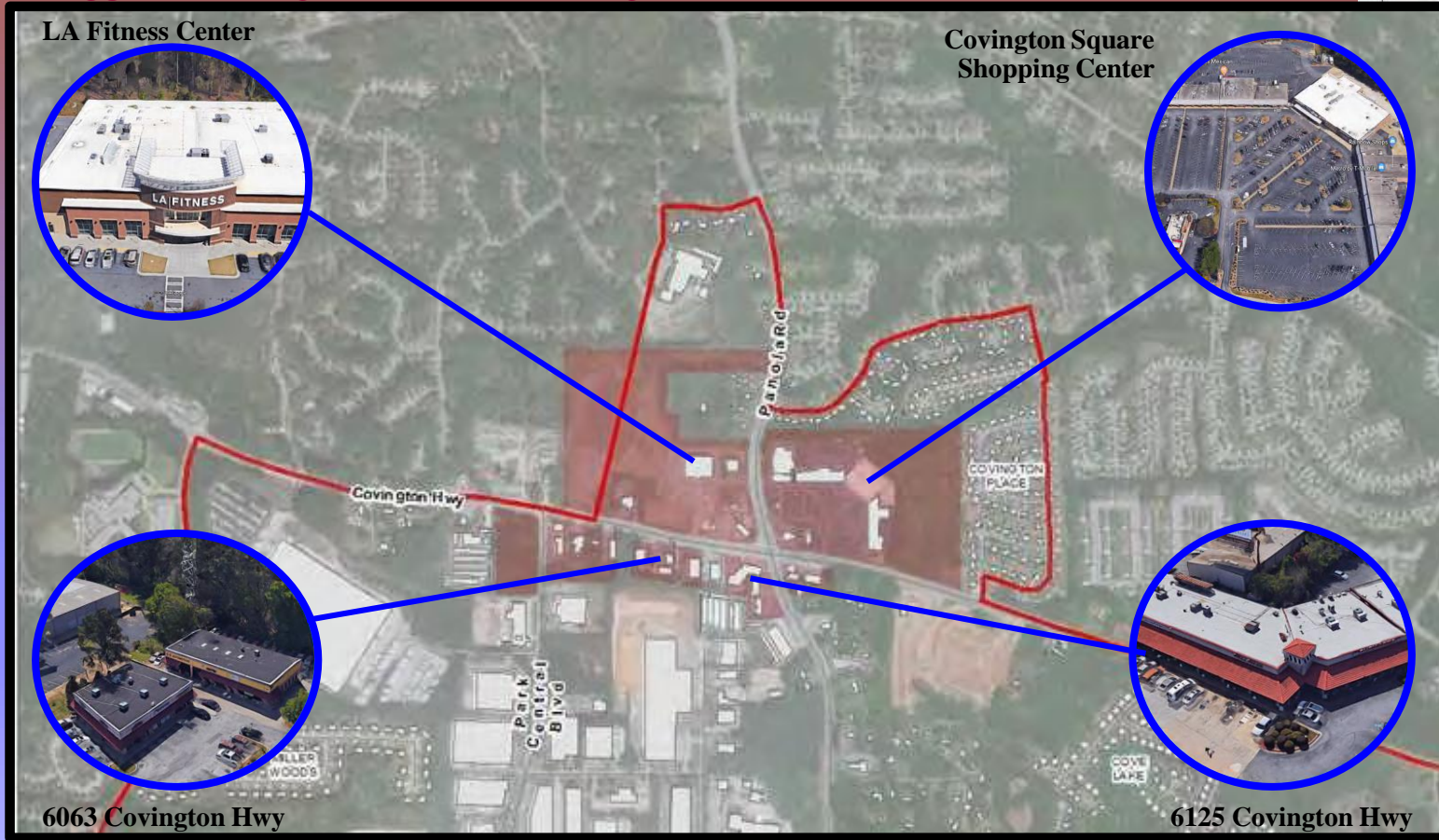
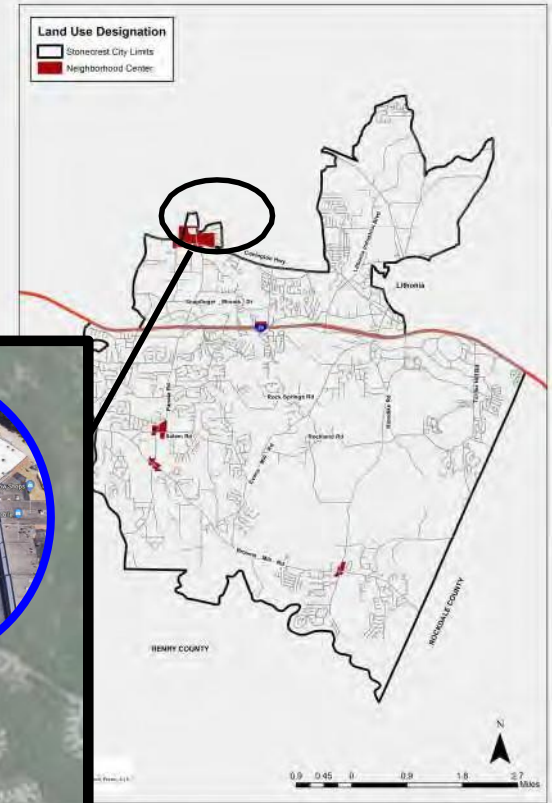
Neighborhood Center (NC)

City of Stonecrest

Comprehensive Plan 2038

“The City of Innovation and Excellence”

COMPREHENSIVE PLAN ELEMENTS

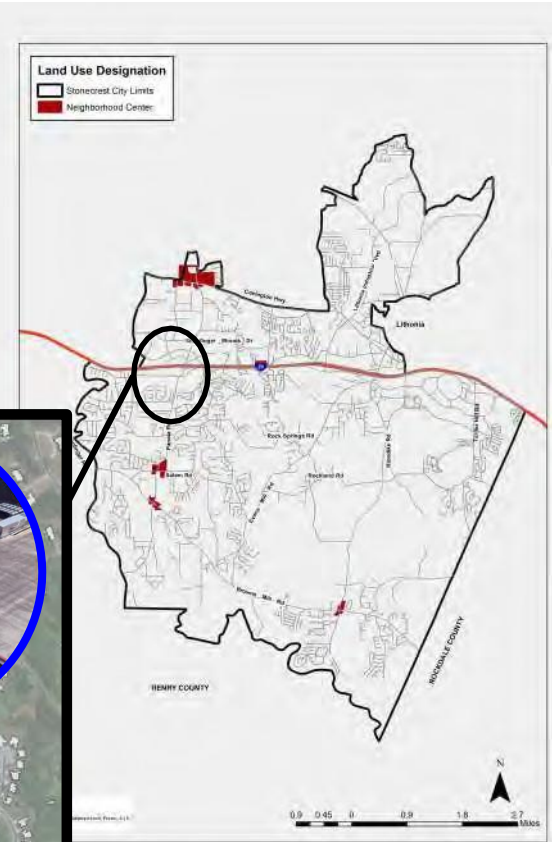


City of Stonecrest Neighborhood Center (NC)

Comprehensive Plan 2038

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COMPREHENSIVE PLAN ELEMENTS

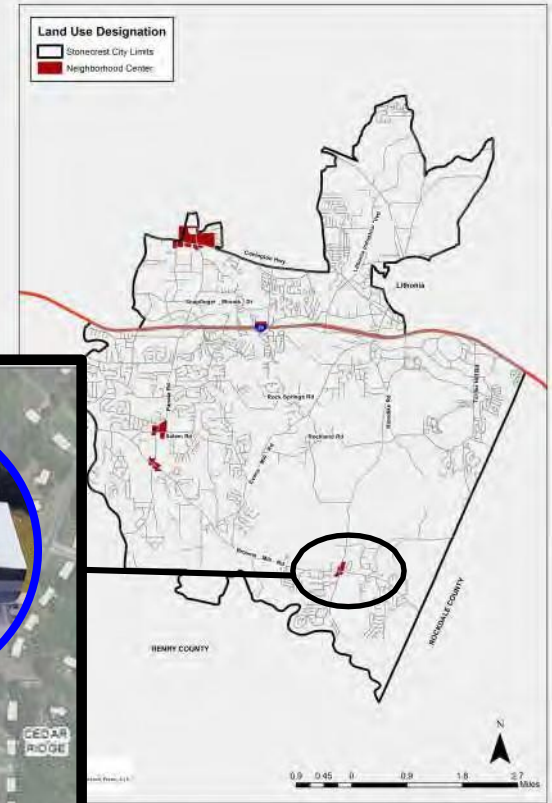


City of Stonecrest Neighborhood Center (NC)

Comprehensive Plan 2038

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COMPREHENSIVE PLAN ELEMENTS



Arabia Mountain High School

COMPREHENSIVE PLAN ELEMENTS

LAND USE

Neighborhood Center Primary Land Uses

- Townhouses
- 4-8 Story Condominiums and Lofts
- Healthcare Facilities
- Small scale Retail and Commercial
- Office
- Institutional Uses
- Entertainment and Cultural Facilities
- Parks and Small Scale Recreation Facilities
- Public and Civic Facilities

Public Market



plannersweb.com

Neighborhood Retail



metrocommercial.com

Permitted Zoning in NC Areas

RSM, MR-1, MR-2, MU-1, MU-2, MU-3, NS, C-1, OI, OIT

Art Studio



studio1219.com

Medical Clinic

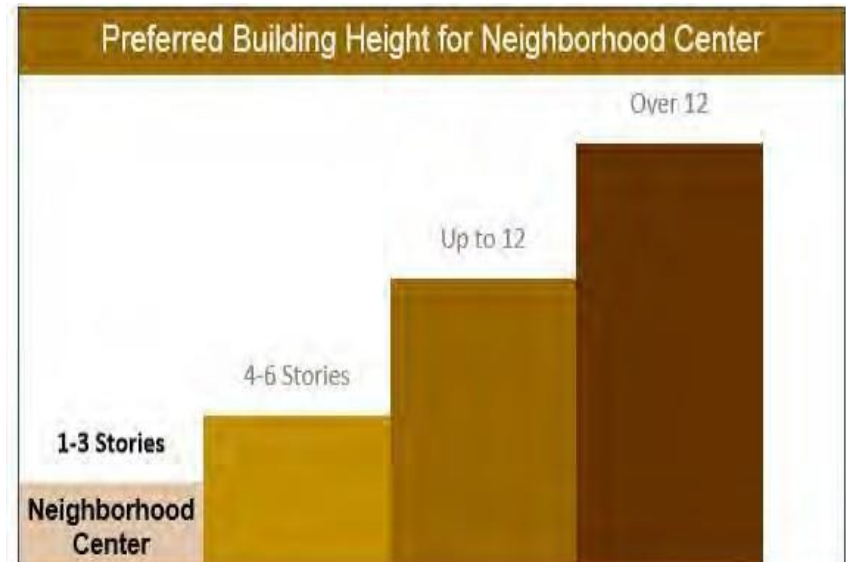
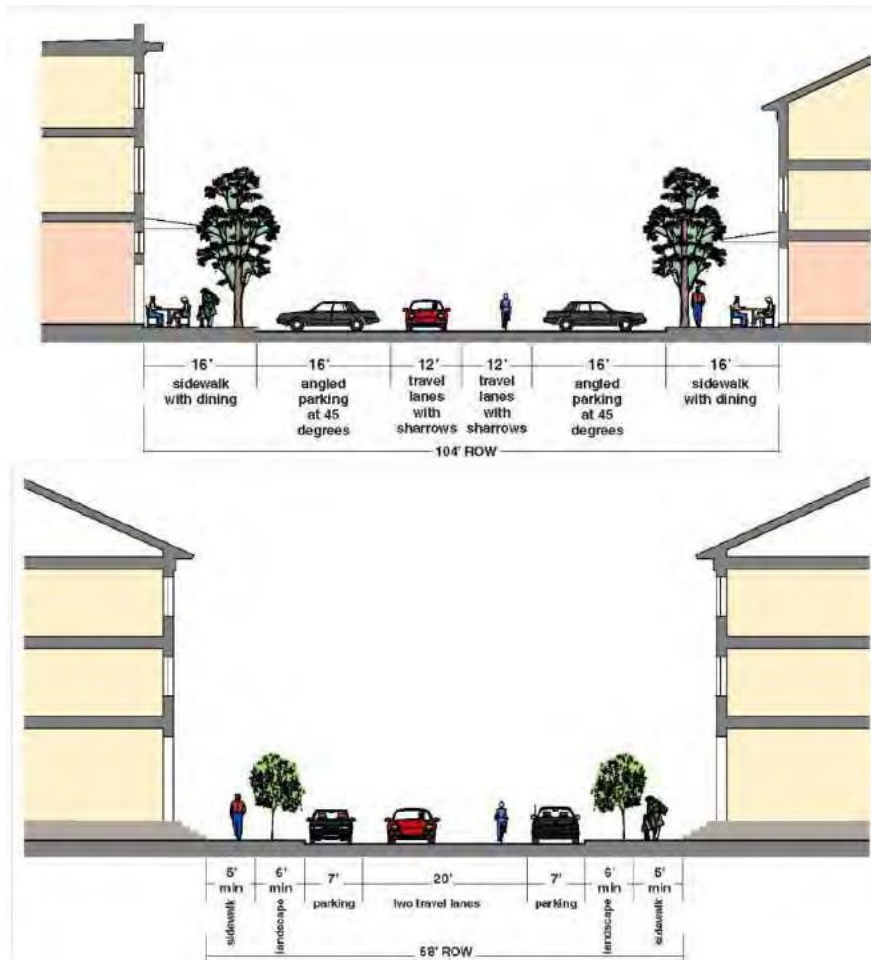


yelp.com

Building Community, Culture & Commerce For Now and Into The Future!

COMPREHENSIVE PLAN ELEMENTS

LAND USE



- #### Design Guidelines
- Setbacks** - Greater setbacks shall be required when adjacent to lower density residential uses and transitional buffers shall be required.
 - Buffers** - Development shall incorporate enhanced buffers in an effort to protect single family neighborhoods.
 - Heights** - Proposed development shall consider and implement staggered heights when adjacent to single family residential neighborhoods.

Building Community, Culture & Commerce For Now and Into The Future!

City of Stonecrest

Comprehensive Plan 2038

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COMPREHENSIVE PLAN ELEMENTS

LAND USE

Building Community, Culture & Commerce For Now and Into The Future!

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DIVISION 26. C-1 (LOCAL COMMERCIAL) DISTRICT

Sec. 2.26.1. Statement of purpose and intent.

The purpose and intent of the City Council in establishing the C-1 (Local Commercial) District is as follows:

- A. To provide convenient local retail shopping and service areas within the city for all residents;
- B. To provide for quality control in development through materials and building placement;
- C. To ensure that the uses authorized within the C-1 (Local Commercial) District are those uses which are designed to serve the convenience shopping and service needs of groups of neighborhoods;
- D. To implement the future development map of the city's comprehensive plan.

(Ord. of 8-2-2017, § 1(2.26.1); Ord. No. 2021-06-03 , § 1(Exh. A, § X), 8-23-2021)

Sec. 2.26.2. Permitted and special land uses.

Permitted uses and uses requiring special land use permits shall be as provided below. In cases where a use is permitted, but there are supplemental use regulations for that use specified in article 4 of this chapter, such regulations shall also apply and must be complied with.

- A. Permitted Uses. The following uses are permitted as of right under this Code:
 - 1. Agricultural Activities.
 - a. Urban Community Garden, up to 5 acres; see section 4.2.
 - 2. Residential.
 - a. Bed and breakfast establishment; see section 4.2.
 - b. Child care facility, 6 or more.
 - c. Child care home, 5 or less; see section 4.2.
 - d. Child day care center.
 - e. Hotel/motel.
 - f. Live/work unit; see section 4.2.
 - g. Nursing care facility or hospice.
 - h. Personal care home, 6 or less; see section 4.2.
 - i. Personal care home, 7 or more; see section 4.2.
 - j. Shelter for homeless persons, 7—20; see section 4.2.
 - k. Transitional housing facilities, 7—20 persons; see section 4.2.
 - 3. Institutional/Public.
 - a. Club, order or lodge, fraternal, non-commercial.

-
- b. Coliseum or stadium/not associated with church or school; see section 4.2.
 - c. Colleges, universities, research and training facilities.
 - d. Funeral home, mortuary.
 - e. Government facilities.
 - f. Library or museum.
 - g. Places of worship; see section 4.2.
 - h. School, private kindergarten, elementary, middle or high schools; see section 4.2.
 - i. School, public kindergarten, elementary, middle or high schools.
 - j. School, specialty; see section 4.2.
 - k. School, vocational; see section 4.2.
 - l. Swimming pools, commercial; see section 4.2.
 - m. Tennis courts, swimming pools, play or recreation areas, community; see section 4.2.
4. Commercial.
- a. Adult daycare center, 7 or more; see section 4.2.
 - b. Adult daycare facility, up to 6; see section 4.2.
 - c. Ambulance service or emergency medical services, private.
 - d. Animal hospital, veterinary clinic; see section 4.2.
 - e. Art gallery.
 - f. Automobile brokerage; see section 4.2.
 - g. Automobile or truck rental or leasing facilities; see section 4.2.
 - h. Automobile or truck sales; see section 4.2.
 - i. Automobile wash/was service; see section 4.2.
 - j. Automobile repair, minor; see section 4.2.
 - k. Banks, credit unions or other similar financial institutions.
 - l. Barber shop/beauty salon or similar establishments.
 - m. Brewpub/beer growler.
 - n. Building or construction office; see section 4.2.
 - o. Catering establishments.
 - p. Check cashing establishment, accessory; see section 4.2.
 - q. Child day care facility, up to 6; see section 4.2.
 - r. Child day care center (kindergarten), 7 or more.
 - s. Clinic, health services.
 - t. Coin laundry.
 - u. Commercial greenhouse or plant nursery; see section 4.2.

-
- v. Dog day care; see section 4.2.
 - w. Dog grooming; see section 4.2.
 - x. Drive-through facilities; see section 4.2.
 - y. Dry cleaning agencies, pressing establishments or laundry pick-up stations.
 - z. Farmer's market, permanent; see section 4.2.
 - aa. Fitness center.
 - bb. Kennel, commercial.
 - cc. Kidney dialysis center.
 - dd. Medical or dental laboratories.
 - ee. Landscape business.
 - ff. Mini-warehouse; see section 4.2.
 - gg. Office, medical.
 - hh. Office, professional.
 - ii. Parking, commercial lot; see section 4.2.
 - jj. Parking, commercial garage.
 - kk. Personal services establishment.
 - ll. Recreation, indoor.
 - mm. Recreational vehicle, boat and trailer sales and service.
 - nn. Restaurants (accessory to hotel/motel).
 - oo. Restaurants (non drive-thru).
 - pp. Retail, 5,000 sf or less (with the exception of small box discount stores).
 - qq. Retail, over 5,000 sf (with the exception of small box discount stores, see also shopping center).
 - rr. Retail warehouses/wholesales providing sales of merchandise with no outdoor storage.
 - ss. Shopping center.
 - tt. Special events facility.
 - uu. Taxi stand.
 - vv. Theaters with live performance, assembly or concert halls, or similar entertainment within enclosed building.
 - ww. Trade shops.
- 5. Communications—Utility.
 - a. Essential services.
 - b. Satellite television antenna; see section 4.2.
 - 6. Wireless Telecommunications.
 - a. Attached wireless telecommunication facility; see section 4.2.

-
- b. Carrier on Wheels (declared emergency); see section 4.2.
- B. Special Administrative Uses. The following uses are permitted only with administrative approval:
- 1. Agricultural.
 - a. Urban, community garden, over 5 acres.
 - 2. Institutional/Public.
 - a. School, vocational; see section 4.2.
 - 3. Commercial.
 - a. Farmer's market, temporary/seasonal; see section 4.2.
 - b. Temporary outdoor retail sales; see section 4.2.
 - c. Temporary outdoor sales; seasonal; see section 4.2.
 - d. Temporary outdoor sales or events, seasonal; see section 4.2.
 - e. Temporary produce stand; see section 4.2.
 - f. Temporary trailer, as home sales office or construction trailer; see section 4.2.
 - 4. Wireless Telecommunications.
 - a. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2.
 - b. New support structure from 50 feet up to 199 feet; see section 4.2.
 - c. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2.
- C. Special Land Use Permit. The following uses are permitted only with a special land use permit:
- 1. Residential.
 - a. Hotel/motel, extended stay; see section 4.2.
 - b. Shelter for homeless persons for no more than 6 persons; see section 4.2.
 - 2. Institutional/Public.
 - a. Cultural facilities.
 - 3. Commercial.
 - a. Alcohol outlet—beer and/or wine store, beer growler, primary; see section 4.2.
 - b. Alcohol outlet—beer and wine, accessory to retail less than 12,000 sf; see section 4.2.
 - c. Alcohol outlet—package store, primary; see section 4.2.
 - d. Automobile service stations; see section 4.2.
 - e. Bus or rail stations or terminals for passengers.
 - f. Crematoriums; see section 4.2.
 - g. Fuel pumps; see section 4.2.
 - h. Heliport; see section 4.2.
 - i. Liquor store (see alcohol outlet); see section 4.2.

-
- j. Nightclub or late night establishment; see section 4.2.
 - k. Restaurants with a drive-thru configuration; see section 4.2.
- D. Permitted Accessory. The following uses are permitted as accessory only to a principal use:
- 1. Residential.
 - a. Accessory uses or structures.
 - b. Dormitory.
 - 2. Commercial.
 - a. Fuel pumps, accessory to large scale retail within 1,000 feet of interstate highway interchange measured from ROW to property line; see section 4.2.
 - b. Kennel, breeding.
 - 3. Industrial.
 - a. Recycling collection.

(Ord. of 8-2-2017, § 1(2.26.2); Ord. No. 2022-06-01 , § 2(Exh. A), 8-2-2022)

Sec. 2.26.3. Dimensional requirements.

Dimensional requirements for the C-1 (Local Commercial) District shall be as provided in Table 2.24, Nonresidential Zoning Districts Dimensional Requirements.

(Ord. of 8-2-2017, § 1(2.26.3))

Sec. 2.26.4. Site and building design standards.

Site and building design standards and regulations to be applied in this zoning district shall be as provided in article 5 of this chapter, site design and building form standards.

(Ord. of 8-2-2017, § 1(2.26.4))



Attachment(s): Community Planning Information Meeting (CPIM) Summary Minutes



CITY OF STONECREST, GEORGIA

Community Planning Information Meeting (CPIM)

Summary Minutes

May 9, 2024, at 6:00 P.M.

Planning-zoning@stonecrestga.gov

***IN-PERSON MEETING**

[Stonecrest's YouTube Broadcast Link](#)

Citizens wishing to actively participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request including your full name, address, and position on the agenda item you are commenting on (for or against) via email to Planning-zoning@stonecrestga.gov by 2 p.m. the day before the meeting, May 8, 2024, to be read into the record at the meeting.

- I. **CALL TO ORDER AND INTRODUCTIONS:** Cobi Brown, Planning Administrative Technician, Director of Planning and Zoning Shawanna Qawiy, Deputy Director Ellis Still, and Planner Fellisha Blair were in attendance.

The meeting was called to order at 6:00 p.m.

- II. **REVIEW OF THE PURPOSE AND INTENT OF THE COMMUNITY PLANNING INFORMATION MEETING AND RULES OF CONDUCT**

A review was given by staff.

- III. **Item(s) of Discussion:**

PETITION:	<i>Draft</i> -City of Stonecrest Comprehensive Plan 5-Year Update
PETITIONER:	City of Stonecrest/SIZEMORE Group
LOCATION:	City-Wide
REQUEST:	Public Hearing: Review of the <i>draft</i> City of Stonecrest Comprehensive Plan 5-Year Update.

Director Shawanna Qawiy informed the attendees that the Draft City of Stonecrest Comprehensive 5 -Year Plan updated is available for review.

Dave Marcus a resident made comments on the Plan and referenced density, the future land use map updates, cost estimates of the work program projects and the general fund, the establishment of a city police/public safety department, patrol officers, better response time from DeKalb County police, the historical elements and beaches.



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Larry Kaiser representing the Stonecrest Industrial Council referenced Roger Lake and Maddox Road not listed on the roadway functional classification map. Roger Lake and Maddox Road listed as light Industrial and not heavy industrial.

CASE Nos. RZ 23-011/ RZ 23-012/ RZ 23-014

PETITIONER: KEMP WHITE AND ASSOCIATES, INC. D/B/A ADVANCED BUSINESS SOLUTIONS

RZ- 23-011 5137 Browns Mill Road, Stonecrest, GA

The applicant is seeking a rezoning and map amendment of the parcel from R-100 (Residential Medium Lot) to C-1 (Local Commercial) for a commercial business development

RZ- 23-012 3893 Panola Road, Stonecrest, GA

The applicant is seeking a rezoning and map amendment of the parcel from R-100 (Residential Medium Lot) to C-1 (Local Commercial) for commercial business development.

RZ - 23-014 3893 Panola Road, Stonecrest, GA

The applicant is seeking a future land use map amendment to change the land use of the parcel from SUB (Suburban Neighborhood) to NC (Neighborhood Center) for a commercial business development

The applicant(s) presented all cases under one presentation.

Ihsan Sharif, the applicant spoke. He stated that the proposal is a comprehensive development that will be used to increase property values by improving the diminishing area. The (development) team representative stated that he and his team have had several meetings with the community where they solicited a list of what the locals support and did not support. They will partner with BREEAM for this project to incorporate sustainable.

Herman Howard, the architect, spoke. His goal is to make sure the site is a quality-built development focused on working, shopping, and playing. Parking will be provided for 300 cars with the decks being covered with garden walls. They also wanted to make sure that access was provided from Browns Mill and Panola Rd. The type of materials ample open space is priority.

Franklin Kemp, the CEO of Advanced Business Solutions spoke. He stated that his team has been working on this project for four (4) years and during those years met with the community for input. He stated that the community's priorities are to gain a financial institution, public safety in the area, upscale restaurants, urgent care facility, business center, offices, parking deck, and a Sky Zone. He explained their solution for traffic concerns with proposed GDOT improvements.

The following attendees made comments, questions, and/or stated their concerns.

Julie Taylor Cobb, a resident, spoke. She stated that her property value has increased since she bought her home. She liked the idea of the proposal and said that potential traffic issues have been addressed. She gave ideas for the open space and asked about how businesses will be sustained.

Bola Tolesa a resident, spoke. She asked about funding for the development and maintaining the longevity of the commercial businesses. She also asked about soil testing to determine the amount of buildable land that is available. She also inquired about the percentage makeup of the proposed uses, sidewalks, overlay districts, and the projected timeline for the development.



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Anita Aaron, a resident, came to speak. She wanted to address lighting and security. She also stated that the property values have increased in the area and asked about the type of businesses that will come. Traffic is a concern.

Dave Marcus, a resident asked if the developer would accept zoning conditions one including that the land will not be cleared until they have received commitments from businesses that will satisfy the community. He also asked about the effect potential competitors would have on these proposed developments.

Renee Kale, a resident asked about the push for the cleanliness of the area and waste management.

Director Qawiy assisted with facilitating the comments, questions and concerns from the public at this time.

Franklin Kemp the CEO of Advanced Business Solutions responded to the comments, questions, and concerns. He stated that they have a partnership with Foris for financing and they expect Phase one (1) to be completed in 18 months. The proposed office spaces will be for medical facilities, retail and dining. Questions about crime, sidewalks, topography, traffic studies, sustaining businesses, and zoning conditions were addressed. The property owners stated that they do not plan to sell the 140,000 square feet upscale development once completed.

I. **ADJOURNMENT** The meeting was adjourned at 7:17 p.m.

Americans with Disabilities Act

The City of Stonecrest does not discriminate on the basis of disability in its programs, services, activities, and employment practices.

If you need auxiliary aids and services for effective communication (such as a sign language interpreter, an assistive listening device or print material in digital format) or reasonable modification to programs, services or activities contact the ADA Coordinator, Sonya Isom, as soon as possible, preferably 2 days before the activity or event.

Respectfully submitted by Cobi Brown

APPROVED:

Shawanna Qawiy

May 16, 2024

DIRECTOR, PLANNING & ZONING

DATE

ATTEST:

Cobi Brown

May 20, 2024

SECRETARY

DATE



CITY OF STONECREST, GEORGIA