



SANDY SPRINGS

GEORGIA

PLANNING COMMISSION

CITY HALL · STUDIO THEATER
1 GALAMBOS WAY, SANDY SPRINGS, GEORGIA 30328

Reed Haggard, Chair
Andy Porter, Vice Chair
Elizabeth Kelly
Kevin King
Dave Nickles
Andrea Settles
Karen Trylovich

Wednesday, August 18, 2021

Regular Meeting

6:00 p.m.

Live-stream:	Public Meeting Portal (CivicClerk): https://sandyspringsga.civicclerk.com Zoom Webinar: http://spr.gs/2021pc
Teleconference:	Phone: (646) 558-8656 Webinar ID: 848 3485 8444
Public Comment:	http://spr.gs/publiccomment

I. Call to Order

II. Roll Call and General Announcements

III. Approval of Meeting Agenda

IV. Approval of Meeting Minutes

A. Approval of the May 19, 2021 Planning Commission Minutes

V. Cases

A. U21-0004
7800 Mount Vernon Road
Request for a Conditional Use Permit for a government facility (Fire Station 5).
(Presented by Alexandra Horst, Planner III)

VI. Ongoing Business

VII. New Business

VIII. Adjournment

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in a public meeting, or who have questions regarding the accessibility of the meeting or facilities should contact the City Clerk at 770-730-5600 promptly for assistance. The City will make reasonable accommodations for those persons.

1 Galambos Way, Sandy Springs, Georgia 30328 • 770-730-5600 • SandySpringsGA.gov



SANDY SPRINGS

CITY CLERK'S OFFICE

PLANNING COMMISSION MEETING MINUTES

CITY HALL · STUDIO THEATER
1 GALAMBOS WAY, SANDY SPRINGS, GEORGIA 30328

Reed Haggard, Chair
Andy Porter, Vice Chair
Elizabeth Kelly
Kevin King
Dave Nickles
Andrea Settles
Karen Trylovich

Wednesday, May 19, 2021

Regular Meeting

6:00 p.m.

Call to Order

The Chair called the meeting to order at 6:00pm.

Roll Call and General Announcements

Members Present: Elizabeth Kelly, Andy Porter, Andrea Settles, Karen Trylovich, Dave Nickles, Reed Haggard
Members Absent: Kevin King

Approval of Meeting Agenda

A motion was made by Commissioner Elizabeth Kelly, seconded by Commissioner Andrea Settles, to approve the Meeting Agenda.

Passed Yes 5, No 0, Abstained 0

Yeas: Elizabeth Kelly, Andy Porter, Andrea Settles, Karen Trylovich, Dave Nickles

Nays: None

Approval of Meeting Minutes

A motion was made by Commissioner Andrea Settles, seconded by Commissioner Elizabeth Kelly, to approve the Meeting Minutes.

Passed Yes 5, No 0, Abstained 0

Yeas: Elizabeth Kelly, Andy Porter, Andrea Settles, Karen Trylovich, Dave Nickles

Nays: None

Cases

A.

RZ21-0002

6096 Barfield Road

Request for a Zoning Map Amendment (Rezoning) from OX-3 (Office Mixed Use, 3 stories maximum height) to PR-3 (Perimeter Residential, 3 stories maximum height).

A motion was made by Commissioner Andrea Settles, seconded by Commissioner Dave Nickles, to recommend approval of RZ21-0002 per the staff's conditions.

May 19, 2021 Planning Commission Meeting
Page 1 of 2



SANDY SPRINGS

CITY CLERK'S OFFICE

Passed Yes 5, No 0, Abstained 0

Yeas: Elizabeth Kelly, Andy Porter, Andrea Settles, Karen Trylovich, Dave Nickles

Nays: None

B.

TA21-0001

An Ordinance to amend the following Development Code Division: Div. 9.2. State Waters Buffer Protection

A motion was made by Commissioner Elizabeth Kelly, seconded by Commissioner Dave Nickles, to recommend approval of **TA21-0001**.

Passed Yes 5, No 0, Abstained 0

Yeas: Elizabeth Kelly, Andy Porter, Andrea Settles, Karen Trylovich, Dave Nickles

Nays: None

C.

TA21-0002

(Party House) An Ordinance to amend the following Development Code Article and Division: Art. 7. Use Provisions

A motion was made by Commissioner Dave Nickles, seconded by Commissioner Andrea Settles, to recommend approval of **TA21-0002**.

Commissioner Andrea Settles withdrew their second to the motion. Commissioner Dave Nickles withdrew their motion.

A motion was made by Commissioner Dave Nickles, seconded by Commissioner Andrea Settles, to recommend approval of **TA21-0002** with the consideration of appropriate language to disconflict with non-profit or non-party house events to be exempt.

Passed Yes 5, No 0, Abstained 0

Yeas: Elizabeth Kelly, Andy Porter, Andrea Settles, Karen Trylovich, Dave Nickles

Nays: None

Ongoing Business

New Business

Adjournment

The Chair adjourned the meeting at 7:15pm.



SANDY SPRINGS

GEORGIA

P&Z STAFF REPORT

Planning Commission Meeting, August 18, 2021

Case: **U21-0004 – 7800 Mount Vernon Road**
Staff Contact: Alexandra Horst (AHorst@SandySpringsga.gov)
Report Date: August 11, 2021

REQUEST

Request for a Conditional Use Permit for a government facility (Fire Station 5).

APPLICANT

Property Owner: City of Sandy Springs (contact: Andrea Surratt)	Petitioner: City of Sandy Springs (contact: Octavia Baynes)	Representative: N/A
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SUMMARY

The Applicant requests a Conditional Use Permit for a government facility (Fire Station 5) at 7800 Mount Vernon Road in the Panhandle area of the City.

RECOMMENDATION

Department of Community Development

Staff recommends **Approval with Conditions** of **Conditional Use Permit** U21-0004.

MATERIALS SUBMITTED AND REVIEWED**Materials:**

1. Application, received June 1, 2021
2. Revised Letter of Intent and Conditional Use Analysis, received June 17, 2021
3. Correspondence Regarding Traffic Study, received June 7, 2021
4. CMI Presentation, received June 2, 2021
5. CMI Summary and Sign-In Sheets, received June 9 and 14, 2021
6. CMII Presentation, received June 22, 2021
7. CMII Summary and Sign-In Sheets, received June 24 and July 8, 2021

Plans:

1. “*New Fire Station 5: Preliminary Site Plan*,” prepared by Hussey Gay Bell, received June 1, 2021
2. “*New Fire Station 5: Building Elevation*,” prepared by Hussey Gay Bell, received June 1, 2021
3. “*New Fire Station 5: Preliminary Furniture Plan*,” prepared by Hussey Gay Bell, received June 21, 2021
4. Site Image Rendering, prepared by Hussey Gay Bell, received June 3, 2021
5. Mount Vernon Road Renderings, prepared by Hussey Gay Bell, received June 3 and 21, 2021
6. Spalding Drive Rendering, prepared by Hussey Gay Bell, received June 3, 2021

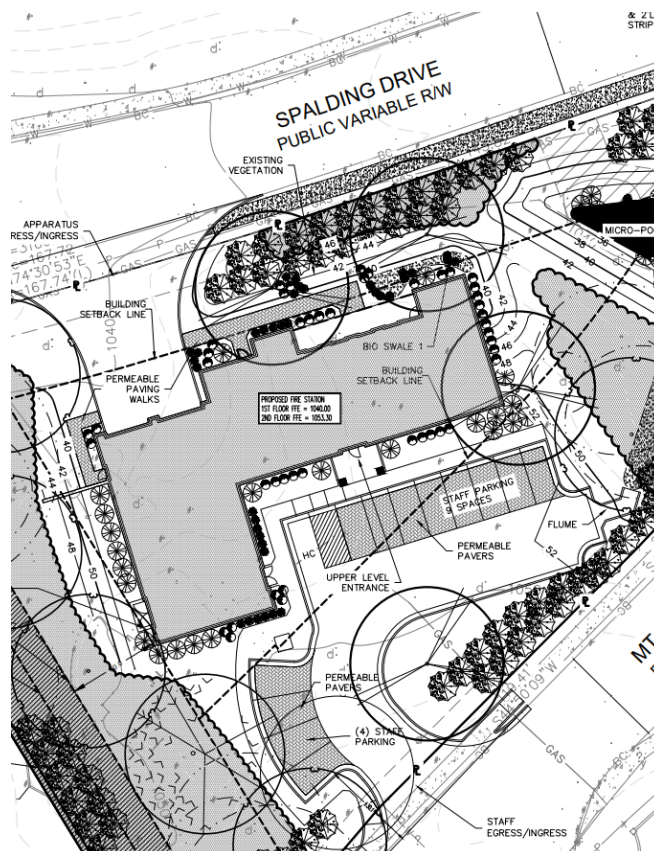
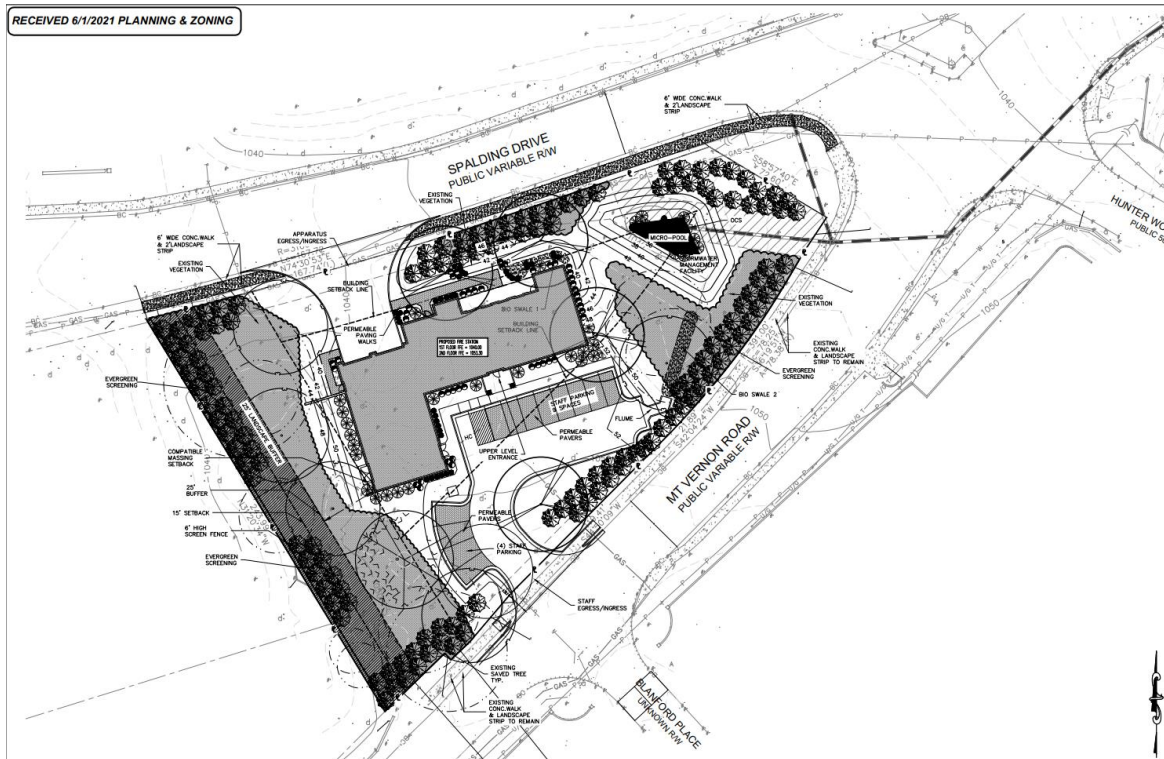
PROPERTY INFORMATION

Location:	7800 Mount Vernon Road (Parcel # 06 0337 LL0358)
Council District:	1 – John Paulson
Road frontage:	Approximately 345.1’ of frontage on Spalding Drive Approximately 348.1’ of frontage on Mount Vernon Road Approximately 36.1’ along curve of intersection
Acreage:	Approximately 1.04 acres
Current Zoning: Existing Land Use:	RE-1 (Residential Estate, 1 acre minimum lot size) Single unit detached residence
Character Area:	Protected Neighborhood

PROCESS

Initial Community Meeting (CMI): June 3, 2021	Second Community Meeting (CMII): June 23, 2021	Planning Commission Hearing: August 18, 2021	Mayor and City Council Hearing: September 21, 2021
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SITE PLAN (received June 1, 2021) (full size Site Plan in Package)



ELEVATIONS (received June 1, 2021) (full size Elevations in Package)

RECEIVED 6/1/2021 PLANNING & ZONING



1 BUILDING ELEVATION SOUTH
1/8" = 1'-0"



2 BUILDING ELEVATION - NORTH
1/8" = 1'-0"

PROPOSED DEVELOPMENT

The approximately 1.04-acre subject property is almost triangular in shape and is located in between Mount Vernon Road and Spalding Drive. Just to the northeast is the intersection of Mount Vernon Road, Spalding Drive, and Hunters Woods Drive. The subject property is currently developed with a single unit detached residence, detached garage, driveway off of Mount Vernon Road, and other features and improvements.

The Applicant requests a Conditional Use Permit for a government facility (Fire Station 5). Per the Applicant, “The new Station 5 will reduce department response time within the panhandle area from approximately 8-10 minutes (as served from Station 1 [currently located at 1425 Spalding Drive, 3.3 miles from the subject property]) to most areas being served within 2-5 minutes. When Fire Station 1 is relocated [to the future Public Safety Headquarters at 620 Morgan Falls Road, 5.2 miles from the subject property] the response time would only increase if Station 5 is not constructed. Response times as served from the existing Station 5 [Roswell Station 7 at 8025 Holcomb Bridge Road, outside of the City of Sandy Springs] would also be reduced from approximately 5-8 minutes to 2-5 minutes.”

The proposed Fire Station would consist of a 4,150 square foot, two (2)-story, maximum 40’ high building, two (2) driveways (staff ingress/egress from Mount Vernon Road and apparatus ingress/egress from Spalding Drive), 13 vehicle parking spaces, a stormwater management facility, and other features and improvements. Per the Applicant, “There would be at most 30 cars added to traffic which would be spread out over 3 time periods minimizing the impact on traffic congestion.” A 25’ landscape buffer, evergreen screening, bioswales, and permeable pavers are also proposed on site. The proposed lot coverage is 36%. The building, which is intended to appear residential in nature, is proposed to contain an apparatus bay, dorm rooms, a fitness room, a training room, a dining area, and other features essential to a fire station. It would operate 24/7/365, with three (3) or four (4) firefighters/medics on duty at a time.

The following images show the existing conditions of 7800 Mount Vernon Road from Mount Vernon Road and then Spalding Drive.



View northeast, with the subject property on the left



View northwest from Mount Vernon Road



View southwest from Mount Vernon Road



View northeast from the northeast tip of the property



View southwest from the northeast tip of the property



View south from Spalding Drive

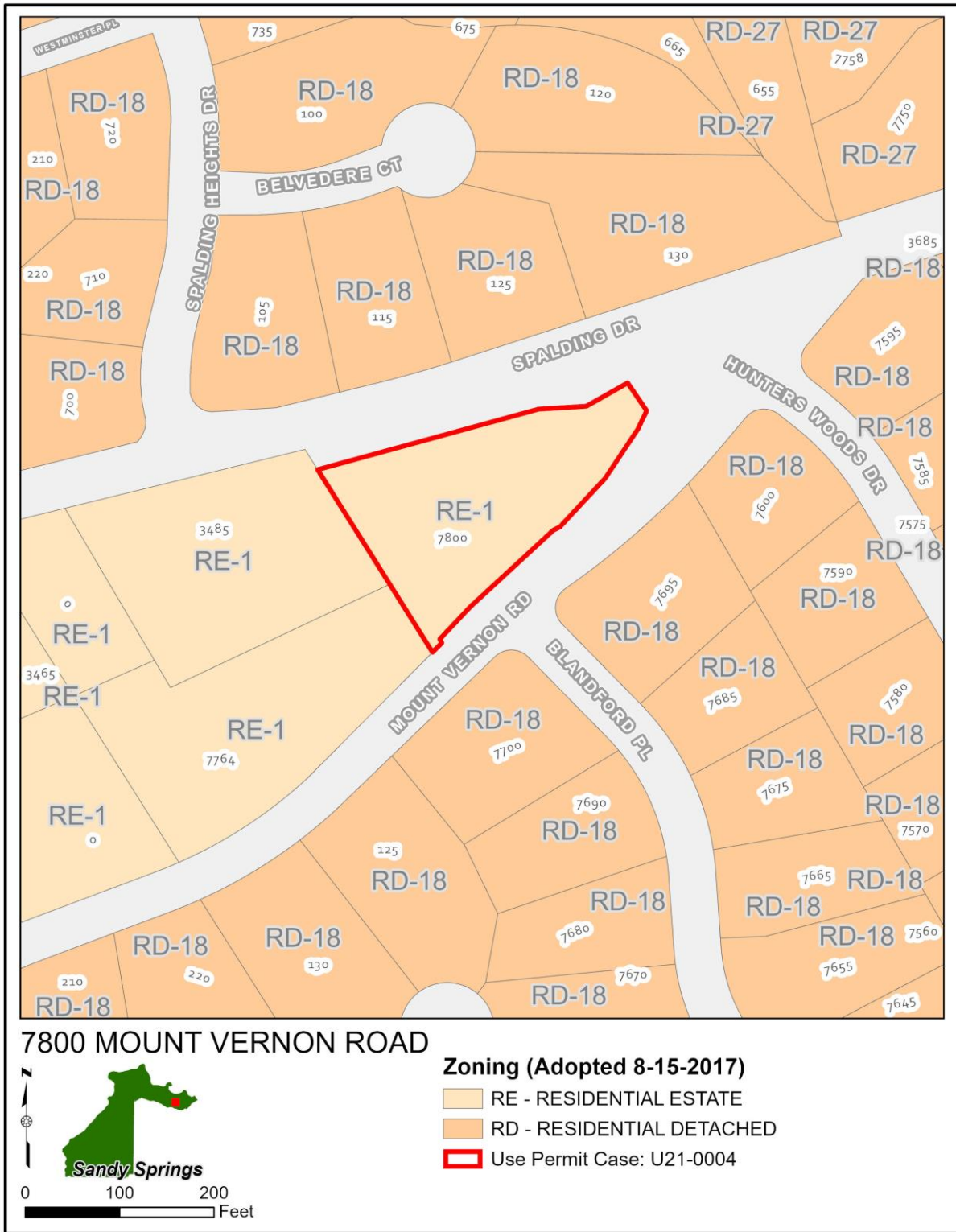
(All photographs by Alexandra Horst, June 19, 2021)

EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to subject property	Zoning / Land use	Address(es)	Land area (acres) (approximate)
North	--	Spalding Drive	--
Northwest	RD-18 / Single unit detached residence	105 Belvedere Court	0.56
North	RD-18 / Single unit detached residence	115 Belvedere Court	0.49
North	RD-18 / Single unit detached residence	125 Belvedere Court	0.52
Northeast	RD-18 / Single unit detached residence	130 Belvedere Court	0.83
Northeast	--	Mount Vernon Road	--
Northeast	RD-18 / Single unit detached residence	7595 Hunters Woods Drive	0.54
South	RD-18 / Single unit detached residence	7695 Blandford Place	0.41
Southeast	RD-18 / Single unit detached residence	7600 Hunters Woods Drive	0.45
Southwest	RD-18 / Single unit detached residence	7700 Blandford Place	0.54
Southwest	RE-1 / Single unit detached residence	7764 Mount Vernon Road	1.07
West	RE-1 / Single unit detached residence	3485 Spalding Drive	1.00
PROPOSED DEVELOPMENT			
--	RE-1 / Government facility	7800 Mount Vernon Road	1.04

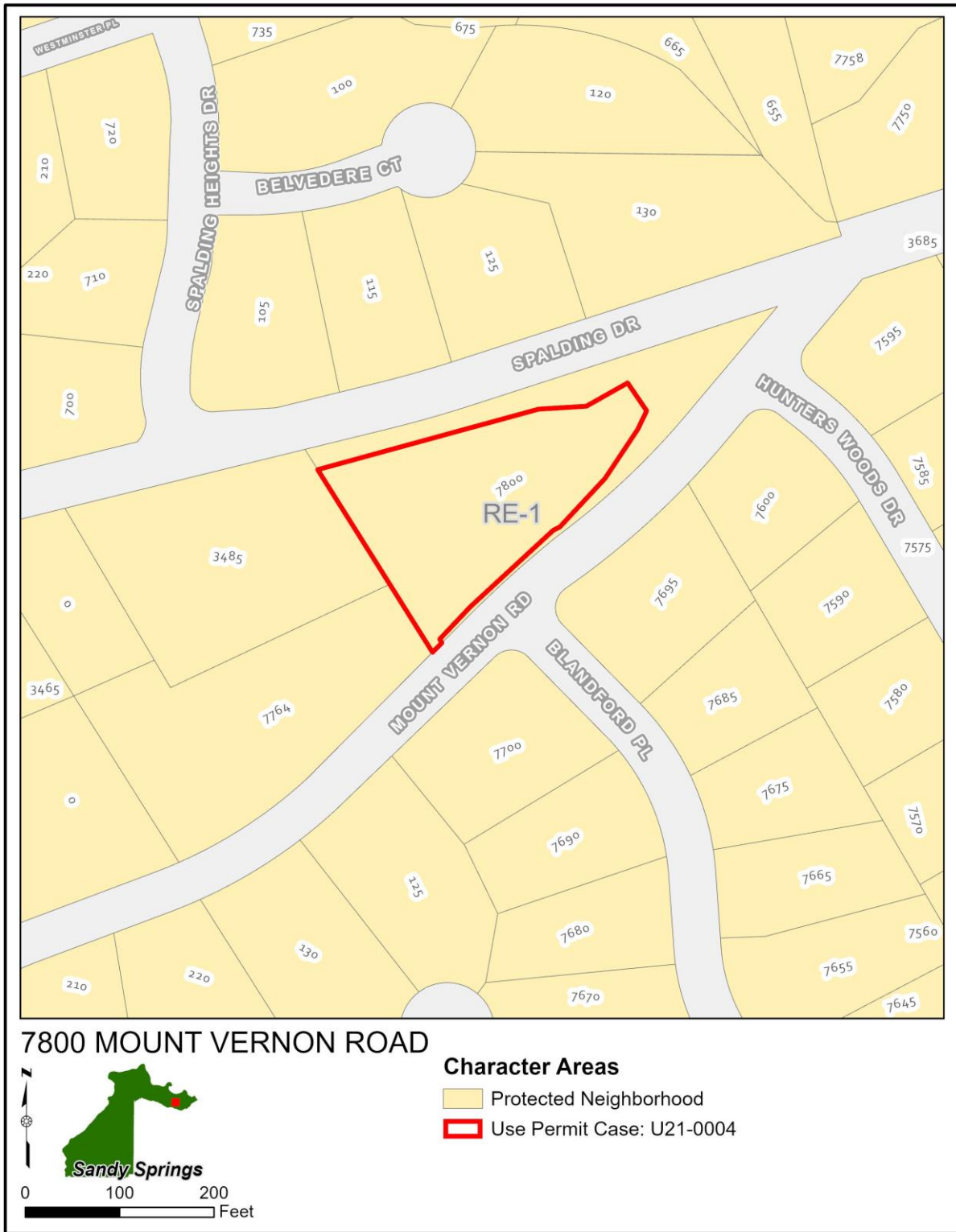
AERIAL IMAGE



ZONING MAP



CHARACTER AREA MAP



CONDITIONAL USE PERMIT CONSIDERATIONS

Per Sec. 11.3.6.D. of the Development Code, the following list of approval criteria for a Conditional Use Permit provides guidance for making decisions on approval:

1. The use is allowed as a conditional use in the respective zoning district (see Div. 7).

Finding: The proposed use, a Government Facility, is allowed in the RE- District with a Conditional Use Permit.

2. The use complies with the applicable specific use standard listed in Article 7 without the granting of any Variance.

Finding: There are no use standards for Government Facility. However, the proposed Government Facility (Fire Station) use complies with the definitions in the Development Code. Civic is defined as, “Places of public assembly that provide ongoing governmental, life safety, educational and cultural services to the general public, as well as meeting areas for religious practice” (Sec. 7.4.1.A.). Government Facility within this Use Category is defined as, “Any building, structure, or use owned or operated by the federal government, State of Georgia, Fulton County, or other county, the City of Sandy Springs or other municipality, or any authority, agency, board, or commission of the above governments, that is employed to serve a public purpose, including, but not limited to, government administrative buildings, post offices, police, fire and EMS stations, public health facilities, public works facilities and community centers” (Sec. 7.4.1.D.1.).

3. The use is compatible with adjacent uses in terms of location, scale, site design, hours of operation and operating characteristics.

Finding: The proposed use is compatible with adjacent and nearby single unit detached residential uses. The subject property is located in between Mount Vernon Road and Spalding Drive, and to the northeast is the intersection of Mount Vernon Road, Spalding Drive, and Hunters Woods Drive. The proposed Fire Station would consist of a 4,150 square foot, two (2)-story, maximum 40’ high building, which is intended to appear residential in nature and blend into the character of the area. A 25’ landscape buffer, evergreen screening, bioswales, and permeable pavers are proposed on site.

4. Any significant adverse impacts resulting from the proposed use in the affected area will be effectively mitigated or offset.

Finding: Any significant adverse impacts resulting from the proposed use in the affected area will be effectively mitigated or offset. According to the Applicant, “The worst condition would be increased noise due to emergencies. This is mitigated by increased safety...If the Station were located in a more commercial area, away from the public that it serves, response times would worsen not alleviate the reason for locating the Station on this property. Sirens will not be utilized in responding to non-emergency calls and will not be utilized unless necessary during emergency calls.” In addition, a 25’ landscape buffer, evergreen screening, bioswales, and permeable pavers are proposed on site.

5. *The City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, police, fire and emergency medical services, while maintaining sufficient levels of service to existing development.*

Finding: The City and other service providers will be able to provide sufficient public facilities and services. The purpose of this request for a Conditional Use Permit is for Fire Station 5, which is proposed in order to enhance fire and emergency medical services in the Panhandle area of the City. Per the Applicant, "The new Station 5 will reduce department response time within the panhandle area from approximately 8-10 minutes (as served from Station 1 [currently located at 1425 Spalding Drive, 3.3 miles from the subject property]) to most areas being served within 2-5 minutes. When Fire Station 1 is relocated [to the future Public Safety Headquarters at 620 Morgan Falls Road, 5.2 miles from the subject property] the response time would only increase if Station 5 is not constructed. Response times as served from the existing Station 5 [Roswell Station 7 at 8025 Holcomb Bridge Road, outside of the City of Sandy Springs] would also be reduced from approximately 5-8 minutes to 2-5 minutes."

COMMENTS FROM OTHER PARTIES**Sandy Springs Public Works:**

The existing bike lanes should be preserved on Mount Vernon Road and Spalding Drive.

Sandy Springs Transportation Engineer:

No comment provided.

Sandy Springs City Engineer:

No comment provided.

Sandy Springs Chief Environmental Compliance Officer:

No comment provided.

Sandy Springs Arborist:

Application included a plan showing vegetation planted as part of the permitting, but no details have been provided for the landscaping.

Sandy Springs Sustainability Manager:

No comment provided.

Sandy Springs Building Official:

No comment provided.

Sandy Springs Fire Marshal:

No comment provided.

MARTA:

No comment provided.

Fulton County Schools:

No comment provided.

Fulton County Board of Health:

No comment provided.

Fulton County Public Services and Utilities:

No comment provided.

PUBLIC PARTICIPATION

Community Meeting I

There were more than 75 attendees, including the City of Sandy Springs Fire Chief and a City Council Member, at the Initial Community Meeting on June 3, 2021, held in person and virtually for approximately two (2) hours. The Chief explained that the Department has considered many parcels in the Panhandle area of the City in order to provide better distribution of fire and emergency medical services. Questions and comments regarded the proposed location, accesses, traffic, parking, noise, property values, the character of the neighborhood and proposed use, detention, and trash collection. Attendees included both people in support of and in opposition to the proposed project.

Community Meeting II

There were more than 40 attendees, including the Fire Chief, a City Council Member, and the President of the Sandy Springs Council of Neighborhoods at the Second Community Meeting on June 23, 2021, held in person and virtually for approximately one (1) hour and a quarter. Questions and comments regarded the proposed location and property values. Attendees included people in support of and in opposition to the proposed project.

Correspondence Received

Three (3) public comments were submitted in writing by property owners in support of the proposed project because of its public safety benefits.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Following review, and based on the findings, Staff recommends **Approval with Conditions** of **Conditional Use Permit** U21-0004, request for a Conditional Use Permit for a government facility (Fire Station 5), subject to the following conditions:

1. That Fire Station 5 be constructed substantially similar to what is shown on the “*New Fire Station 5: Preliminary Site Plan*,” prepared by Hussey Gay Bell, received June 1, 2021, the “*New Fire Station 5: Building Elevation*,” prepared by Hussey Gay Bell, received June 1, 2021, the Mount Vernon Road Renderings, prepared by Hussey Gay Bell, received June 3 and 21, 2021, and the Spalding Drive Rendering, prepared by Hussey Gay Bell, received June 3, 2021.
2. To a maximum lot coverage of 36% of the total site.
3. To a maximum building height of two (2)-stories/40’.



SANDY SPRINGS™
GEORGIA

Case No.: **U21-0004**
Planner's initials: **AH**

APPLICATION

ZONING MAP AMENDMENT (REZONING) & CONDITIONAL USE PERMIT

☐ ZONING MAP AMENDMENT - OR - ☐ CONDITIONAL USE PERMIT

Application Checklist:

Page No.	Item	Completed/ Included in Submittal
2	Project Information Sheet	☐
3-6	Detailed Process and Instructions	N/A
7	Application Form	☐
8-10	Authorization and Disclosure Forms	☐
11	Letter of Intent	☐
11	Zoning Impact Analysis	☐ or N/A ☐
11-12	Conditional Use Analysis	☐ or N/A ☐
12	Traffic Impact Study	☐ or N/A ☐
12	Development of Regional Impact	☐ or N/A ☐
12	Chattahoochee River Corridor Certificate	☐ or N/A ☐
12-13	8½" x 11" copy of Survey	☐
12-13	8½" x 11" copy of Site Plan	☐ or N/A ☐
12-13	11" x 17" copy of Survey	☐
12-13	11" x 17" copy of Site Plan	☐ or N/A ☐
12-13	Two (2) full-scale copies of Survey	☐
12-13	Two (2) full-scale copies of Site Plan	☐ or N/A ☐
12	8½" x 11" copy of Legal Description (must be in Word format)	☐
	11" x 17" copy of Elevations and/or Sections	☐ or N/A ☐
14	Meeting Schedule	N/A
15	Fee Schedule	N/A
15	Fee Payment	☐
16	Sign Specifications	N/A
17	Sign-In Sheet Template	N/A
4	Summary of and Sign-In Sheet Completed at CMI	☐
	All documents in electronic form (email)	☐

The Director reserves the right to request additional information deemed necessary to analyze the request. Incomplete applications will not be accepted.

Planner's initials: **AH**



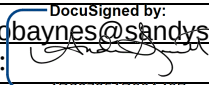
SANDY SPRINGS™
GEORGIA

Case No.: **U21-0004**
Planner's initials: **AH**

PROJECT INFORMATION SHEET

PROPERTY	Address(es): 7800 Mount Vernon Road	
	Parcel Tax ID(s): 06 0337 LL0358	
	Total acreage: 1.04	Council District: 1
	Current zoning: RE-1	Current use: residential
	Character Area: Protected Neighborhood	

APPLICATION	Purpose of the Application: Conditional Use Permit	
	Check all that apply:	
	☐ Zoning Map Amendment (Rezoning)	☒ Conditional Use Permit
	Detailed request: Request for a Conditional Use Permit for a government facility (Fire Station 5)	
	Petitioner: City of Sandy Springs, Octavia Baynes	
Petitioner's address: 1 Galambos Way Sandy Springs, GA 30328		
Phone: 770-206-2532		Email: obaynes@sandyspringsga.gov

OWNER	Property owner: City of Sandy Springs, Andrea Surratt	
	Owner's address: 1 Galambos Way Sandy Springs, GA 30328	
	Phone: 770-730-5600	Email: obaynes@sandyspringsga.gov
	Signature (authorizing initiation of the process): 	
If the property is under contract, provide a copy of the contract		

- TO BE FILLED OUT BY P&Z STAFF -

Pre-Application Meeting date:	Anticipated Application date: 6/1/2021
CMI date, time, and location:	6/3/2021 at 6 PM at Spalding Lake Clubhouse, 3880 Spalding Drive, Sandy Springs, GA 30350, with Zoom/call-in option
ADDITIONAL INFORMATION	
SUBMITTAL ITEMS WAIVED BY DIRECTOR:	

DETAILED PROCESS & INSTRUCTIONS

Legend: ☐ and o: Action required by Applicant

•: For information

Before the Pre-Application Meeting:

- ☐ Read this Application packet in its entirety.
- ☐ Consult the Sandy Springs Development Code (available online at https://library.municode.com/ga/sandy_springs/codes/development_code).
- A Character Area Map Amendment is required prior to a Zoning Map Amendment (Rezoning) Application whenever the proposed zoning is not allowed in the applicable Character Area. See Sec. 1.2.1. of the Development Code.
- If a change to the Character Area Map is required in order to maintain consistency with the Comprehensive Plan, the Character Area Map Amendment must be approved prior to initiation of the Rezoning, and the Application for Rezoning must be filed within one (1) year of the Character Area Map Amendment decision.
- ☐ Fill out the Project Information Sheet of this Application packet.
- ☐ Prepare a plan to scale of the proposed project.
- ☐ Obtain written permission from the property owner to pursue the project. If the property is under contract, provide a copy of the contract at the Pre-Application Meeting.
- ☐ Contact a Planner at pz@sandyspringsga.gov or (770) 730-5600 to schedule the Meeting.
- A stormwater concept plan and/or corresponding meeting may be required depending on the scope of work of the particular project or request.

Pre-Application Meeting:

- The Pre-Application Meeting must take place at least one (1) month but no more than three (3) months before the Application filing date.

After the Pre-Application Meeting:

- ☐ Organize the First Community Meeting (CMI):
 - o Select a location as close to the site as possible, capable of holding a large audience with social distancing, and ADA accessible or with reasonable accommodation. It is the applicant's responsibility to secure a location for the CMI. The location must have the capacity to hold at least twenty (20) socially-distanced people and comply with ADA requirements (or can provide reasonable accommodations to disabled persons).
 - o Confirm the proposed location, date, and time with the Lead Planner prior to advertising.
- ☐ Advertise the CMI at least **fifteen (15) calendar days** prior to the Meeting:
 - o Order and post signage on the subject property containing the date, time, place, and purpose of and virtual option for the Meeting (see p. 16). Send date-stamped pictures of the signage once in place to the Lead Planner.
 - o Mail written notice to all property owners within 500' of the boundaries of the subject property, containing the date, time, place, and purpose of and virtual option for the Meeting, the location of the property, and the nature of the Application; use Staff's mailing template. Notices must be postmarked at least fifteen (15) calendar days prior to the CMI. *Obtain a Certificate of Mailing from the Post Office and keep for your records; Applicant must produce a Certificate of Mailing upon request from Staff.*
- Where a Zoning Map Amendment (Rezoning) follows a Character Area Map Amendment, only the CMII is required.

- Staff will post the Project Information Sheet and plan on the City website for public information.

First Community Meeting (CMI):

- ☐ Follow the Community Meeting Protocol for Petitioner.
- This Meeting and the Summary are the Applicant's responsibility. Staff will attend, briefly introduce the Meeting, and read the ground rules, but will not intervene otherwise.
- ☐ Ensure a copy of the proposed site plan is available at the Meeting.
- ☐ Allocate at least thirty (30) minutes to address questions and comments from the audience.
- ☐ Take notes and summarize the discussion, including the points of contention, and use Sign-In Sheets (see p. 17). The Applicant is responsible for collecting the names and addresses of all attendees.
- ☐ Remove signage within 48 hours of the CMI.
- ☐ Provide a Summary of and Sign-In Sheets from the CMI when filing the Application.
- Where an Application is revised significantly following the CMI, the Director may require an additional Community Meeting on the revised Application prior to placing the Application on the PC Public Hearing Agenda.

Filing:

- ☐ Contact the Lead Planner prior to filing.
- ☐ Complete the Application packet, and submit a complete Application to the Department. The Applicant must provide a Summary of and Sign-In Sheets the CMI when filing the Application.
- ☐ Provide payment (verify the amount with the Lead Planner beforehand); see p. 15.
- Where a Zoning Map Amendment (Rezoning) and Conditional Use Permit Applications are requested simultaneously, two (2) separate Applications must be filed.
- Applications are due by **4:00 PM** on the **first (1st) Tuesday** of each month. No more than five (5) Applications, all types included, will be accepted each month.
- Staff will initiate review, ask for more information if needed (at which point the Application may be placed on administrative hold), and send an Initiation Letter.

After receiving the Initiation Letter:

- ☐ Organize and advertise the Second Community Meeting (CMII):
 - Contact the Lead Planner to select a date (the CMII will be held at City Hall and virtually). Confirm the proposed date and time with the Lead Planner prior to advertising.
 - Order and post signage on the subject property containing the date, time, place, and purpose of and virtual option for the Meeting (see p. 16). Send date-stamped pictures of the signage once in place to the Lead Planner.
 - Mail written notice to all property owners within 500' of the boundaries of the subject property, containing the date, time, place, and purpose of and virtual option for the Meeting, the location of the property, and the nature of the Application; use Staff's mailing template. Notices must be postmarked at least fifteen (15) calendar days prior to the CMII. *Obtain a Certificate of Mailing from the Post Office and keep for your records; Applicant must produce a Certificate of Mailing upon request from Staff.*
- Where a Zoning Map Amendment (Rezoning) follows a Character Area Map Amendment, only the CMII is required.
- Staff will post the Application on the City website for public information.

Second Community Meeting (CMII):

- The CMII will take place at City Hall and virtually. There may be other cases discussed at the same time, but they will be in a separate room.

- ☐ Follow the Community Meeting Protocol for Petitioner.
 - This Meeting and the Summary are the Applicant's responsibility. Staff will attend, briefly introduce the Meeting, and read the ground rules, but will not intervene otherwise.
- ☐ Arrive before the Meeting for set-up; bring your own equipment, including easels.
- ☐ Ensure a copy of the proposed site plan is available at the Meeting.
- ☐ Be prepared to address the issues raised at the CMI.
- ☐ Allocate at least thirty (30) minutes to address questions and comments from the audience.
- ☐ Take notes and summarize the discussion, including the points of contention, and use Sign-In Sheets (see p. 17). The Applicant is responsible for collecting the names and addresses of all attendees.
- ☐ Remove signage within 48 hours of the CMII.
- ☐ Provide a Summary of and Sign-In Sheets from the CMII following the Meeting.

Before the Planning Commission (PC) Meeting:

- ☐ Submit any revision to the Application at least **thirty (30) days** prior to a scheduled Public Meeting or Public Hearing to allow time for proper revision by Staff and legal advertisement.
- The Pre-Application Meeting and the PC Meeting must not be more than six (6) months apart, unless the Applicant submits a written request to the Director stating the reasons for the delay. The Director has the discretion to allow a one (1)-time extension of no more than three (3) months.
- The Staff Report, including the recommendation, will be posted on the City website at least one (1) week prior to the PC Meeting.
- Staff will publish a legal ad in the newspaper.
- ☐ Order and post signage using Staff's sign template on the subject property (see p. 16) at least **fifteen (15) calendar days** prior to the PC Meeting before **8:30 AM**. Send date-stamped pictures of the signage once in place to the Lead Planner.
- ☐ Mail written notice to property owners within 500' of the boundaries of the subject property at least **fifteen (15) calendar days but not more than 45 calendar days** prior to the PC Meeting; use Staff's mailing template. *Obtain a Certificate of Mailing from the Post Office and keep for your records; Applicant must produce a Certificate of Mailing upon request from Staff.*

Planning Commission (PC) Meeting:

- Staff will briefly introduce your request and present its recommendation.
- ☐ You will have ten (10) minutes to present your case to PC, including any supporters speaking in favor of your request. You may save any remaining time for rebuttal to the opposition.
- The opposition will also have ten (10) minutes to speak.
- PC will discuss and formulate its recommendation for MCC. PC may recommend approval, approval with conditions, or denial of the request. PC may also defer the case to another regularly scheduled Meeting.

Before the Mayor and City Council (MCC) Meeting:

- No major revision will be accepted after the PC Meeting.
- Where an Application is significantly revised following the PC Meeting, the Director may require an additional Community Meeting and/or an additional PC Meeting on the revised Application prior to placing the Application on the MCC Meeting Agenda.
- ☐ Mail written notice to property owners within 500' of the boundaries of the subject property at least **fifteen (15) calendar days but not more than 45 calendar days** prior to the MCC Meeting; use Staff's mailing template. *Obtain a Certificate of Mailing from the Post Office and keep for your records; Applicant must produce a Certificate of Mailing upon request from Staff.*

Mayor and City Council (MCC) Meeting:

- The MCC Meeting procedure will be similar to that of the PC Meeting.
- MCC may approve, approve with conditions, defer, or deny the request.
- ☐ Remove signage within 48 hours of final action on the petition.

TYPICAL SEQUENCE OF EVENTS

See p. 14 for Meeting Schedule

Week (approx.)	Activity & Timeframe
1	Pre-Application Meeting: Between one (1) and three (3) months prior to the filing deadline
1-2	CMI advertising: At least fifteen (15) calendar days prior to the CMI
3-4	CMI: At least two (2) weeks prior to filing the Application
5	Filing: Before 4:00 PM on the first (1st) Tuesday of the month
6	Initial review and Initiation Letter: Approx. one (1) week after the filing deadline
4-7	CMII advertising: At least fifteen (15) calendar days prior to the CMII
5-14	Staff Report production
6-9	CMII: Approximately one (1) month after the filing deadline
11-13	Revised Application, if necessary: At least thirty (30) days prior to PC
13/15	PC advertising: At least fifteen (15) calendar days prior to the date of PC for sign posting, and at least fifteen (15) calendar days but not more than 45 calendar days prior to the date of PC for mailed notice
14-16	Staff Report posted on website at least one (1) week prior to the PC Meeting
15-17	PC Meeting: Third (3 rd) Wednesday of the month
Days After PC	Staff Report update
18-20	MCC advertising: At least fifteen (15) calendar days prior to the date of MCC for sign posting, and at least fifteen (15) calendar days but not more than 45 calendar days prior to the date of MCC for mailed notice
20-22	MCC Meeting: 3 rd Tuesday of the month
Days After MCC	Decision Letter: A few days after MCC (maximum seven (7) days)

Failure to complete any of these events within the above timeframe may result in an administrative hold, and the case will be rescheduled to a future filing cycle.



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GEORGIA

Case No.: **U21-0004**
Planner's initials: **AH**

APPLICATION FORM

APPLICATION	Purpose of the Application: Conditional Use Permit
	Check all that apply: ☐ Zoning Map Amendment (Rezoning) ☒ Conditional Use Permit
	Detailed request: Request for a Conditional Use Permit for a government facility (Fire Station 5)

COMMUNITY MEETING I REPORT	Date and location of CMI: June 3, 2021- Spalding Lakes Clubhouse
	Beginning time: 6:00pm End time:
	Summary of concerns discussed:
	Does the Application address the concerns discussed at the CMI? ☐ Yes ☐ No
Explain:	

- TO BE FILLED OUT BY P&Z STAFF -

Application date: 6/1/2021	Tentative Planning Commission date: 8/18/2021
CMI date and time: 6/23/2021 at 6 PM, with	Tentative Mayor and City Council date: 9/21/2021
OFFICIAL REQUEST: Zoom/call-in option	
Request for a Conditional Use Permit for a government facility (Fire Station 5)	



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GEORGIA

AUTHORIZATION FORM – PART I

A- The property owner must fill out the following section and have it notarized. If a property has multiple owners, each owner must separately fill out a copy of the Authorization Form.

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this Application.	
Owner's name: City of Sandy Springs, Andrea Surratt	Sworn and subscribed before me this
Address: 1 Galambos Way	1 st day of June 20 21
City, State, Zip Code: Sandy Springs, Georgia 30328	Notary public:
Email address: obaynes@sandyspringsga.gov	Seal:
Phone number: 770-730-5600	
Owner's signature: DocuSigned by: 1D287951D30A40B...	

B- If the Applicant is *not* the current owner of the subject property:

Fill out the following section, check the appropriate statement, and have it notarized.

Applicant states under oath that:		
☐ He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (<i>attach a copy of the contract</i>); or ☐ He/she has an option to purchase the subject property (<i>attach a copy of the contract</i>); or ☐ He/she has an estate of years which permits the Applicant to apply (<i>attach a copy of the lease</i>)		
Applicant's name:	Sworn and subscribed before me this	
Company name:	_____th day of _____ 20 _____	
Address:	Notary public:	
City, State, Zip Code:	Seal:	
Email address:		
Phone number:		Commission expires:
Applicant's signature:		



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AUTHORIZATION FORM – PART II

C- If an agent or attorney will represent the owner and/or the Applicant:
Fill out the following section and have it notarized.

Agent's name:
Company:
Address:
City, State, Zip Code:
Email address:
Phone number:
Agent's signature:
Applicant's signature:

Sworn and subscribed before me this
_____th day of _____ 20____
Notary public:
Seal:
Commission expires:



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GEORGIA

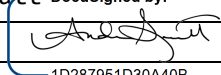
DISCLOSURE OF CONTRIBUTION FORM

Within the two (2) years immediately preceding the filing of this Application, have you made any campaign contributions aggregating \$250.00 or more or made gifts having an aggregate value of \$250.00 to the Mayor or any member of the City Council? ☐ Yes ☒ No

List all individuals or business entities which have an ownership interest in the property which is the subject of this Application:

Campaign Contributions:			
Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name: Andrea Surra	DocuSigned by:
Signature: 	Date: 5/28/2021

1D287951D30A40B...

Note: Each party involved in the Application must sign an individual copy of this form.



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GEORGIA

DISCLOSURE OF CONTRIBUTION FORM

Within the two (2) years immediately preceding the filing of this Application, have you made any campaign contributions aggregating \$250.00 or more or made gifts having an aggregate value of \$250.00 to the Mayor or any member of the City Council? ☐ Yes ☒ No

List all individuals or business entities which have an ownership interest in the property which is the subject of this Application:

Campaign Contributions:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name: <u>Deborah Baumes</u>	Date: <u>6/1/2021</u>
Signature: <u>[Signature]</u>	

Note: Each party involved in the Application must sign an individual copy of this form.



SANDY SPRINGS™

GEORGIA

DISCLOSURE OF CONTRIBUTION FORM

Within the two (2) years immediately preceding the filing of this Application, have you made any campaign contributions aggregating \$250.00 or more or made gifts having an aggregate value of \$250.00 to the Mayor or any member of the City Council? ☐ Yes ☒ No

List all individuals or business entities which have an ownership interest in the property which is the subject of this Application:

Campaign Contributions:			
Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name: <i>Richard Collins</i>	Date: <i>6/1/2021</i>
Signature: <i>Richard Collins</i>	

Note: Each party involved in the Application must sign an individual copy of this form.

ADDITIONAL REQUIREMENTS**Letter of Intent**Required for **all** cases

Address the following in detail, on a separate sheet:

1. Requested Zoning Map Amendment (Rezoning) and/or Conditional Use Permit
2. Factual details about the proposal:
 - Number and size of buildings
 - Square footage of gross floor area of nonresidential uses
 - Type and number of residential units
 - Number of employees and customers, number of classrooms, hours of operation, etc.

Zoning Impact Analysis (Sec. 11.3.6.C.)Required for **Zoning Map Amendment (Rezoning)** cases

Provide a written analysis of the impact of the proposed Official Zoning Map change with respect to each of the approval criteria in Sec. 11.3.6. Address the following in detail, on a separate sheet:

1. The Zoning Map Amendment corrects an error or meets the challenge of some changing condition, trend or fact.
2. The Zoning Map Amendment substantially conforms with the Comprehensive Plan.
3. The Zoning Map Amendment substantially conforms with the stated purpose and intent of this Development Code.
4. The Zoning Map Amendment will reinforce the existing or planned character of the area.
5. The subject property is appropriate for the development allowed in the proposed district and the use and development of adjacent properties.
6. There are substantial reasons why the property must not be used according to the existing zoning.
7. There is a need for the proposed use at the proposed location.
8. The City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, police, fire and emergency medical services, while maintaining sufficient levels of service to existing development.
9. The Zoning Map Amendment will not significantly impact the natural environment, including air, water, noise, stormwater management, wildlife and vegetation.
10. The Zoning Map Amendment will not have a significant adverse impact on property in the vicinity of the subject property.

Conditional Use Analysis (Sec. 11.3.6.D.)Required for **Conditional Use Permit** cases

Provide a written analysis of the impact of the proposed Conditional Use with respect to each of the approval criteria in Sec. 11.3.6. Address the following in detail, on a separate sheet:

1. The use is allowed as a Conditional Use in the respective zoning district (see Div. 7.2).
2. The use complies with the applicable specific use standard listed in Article 7. if any, without the granting of any Variance.
3. The use is compatible with adjacent uses in terms of location, scale, site design, hours of operation and operating characteristics.
4. Any significant adverse impacts resulting from the proposed use in the affected area will be effectively mitigated or offset.
5. The City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and

stormwater facilities, police, fire and emergency medical services, while maintaining sufficient levels of service to existing development.

Traffic Impact Study (Sec. 11.5.1.E.4.)

Required when any development generates 100 or more trips during the peak hour

Contact Jon Amsberry, City Engineer, at (770) 206-1514 or jamsberry@sandyspringsga.gov.

Development of Regional Impact

Required for proposals that meet the latest **thresholds** set by the Atlanta Regional Commission; see <http://atlantaregional.com/land-use/developments-of-regional-impact>

Note: Cases subject to DRI follow a custom-tailored Meeting schedule.

Chattahoochee River Corridor Certificate

Required for properties located within the Chattahoochee River Corridor (within 2,000' of the Chattahoochee River)

Contact Lindsay Walker, City Arborist, at (770) 206-1568 or lwalker@sandyspringsga.gov

Survey and Site Plan

Required for **all** cases

Note: For Zoning Map Amendment (Rezoning) cases, the site plan is for conceptual and illustrative purposes and not likely to be conditioned. Proposed future development or specific use of the property should not be discussed in detail during this process. However, potential uses based on what is permitted in the requested zoning district should be conceptualized and discussed. (Survey is required. Site plan is optional.)

Provide one (1) copy printed on 11" x 17" paper and two (2) copies printed to scale no larger than 30" x 42"; also include in the electronic package.

The survey and Conditional Use Permit site plan must include, at a minimum, the following:

Basic Information	☐ Legal description (metes and bounds; should also be submitted as a separate document)
	☐ Key and/or legend, site location map with North arrow, and scale
	☐ Boundary survey of the subject property, which includes dimensions along property lines that match the metes and bounds of the subject property's written legal description, and clearly indicate the point of beginning
	☐ Acreage of the subject property
	☐ Location of the subject property's land lot lines and identification of land lots
	☐ Current zoning district of the subject and adjacent properties
	☐ Layout and minimum lot size of proposed single unit detached residential lots
	☐ Topography on the subject and adjacent properties within 200' to assess runoff effects
	☐ Location of overhead and underground electrical and pipeline transmission/conveyance lines
	☐ Building setback lines and build-to zones, transitions, buffers, etc.
Roads	☐ Existing and proposed dedicated and reserved rights-of-way of all streets on and adjacent to the subject property
	☐ Posted speeds of existing streets
	☐ Proposed streets on the subject property

Improvements	☐ Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property ☐ Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on adjacent properties within 400' of the subject property ☐ Location of proposed buildings with total square footage ☐ Required and proposed parking spaces, loading areas, service areas, etc. ☐ Development Statistics Summary Chart with % of total lot coverage: ○ Total area of site (acres and sq. ft.) ○ Building footprints (sq. ft. and %) ○ Parking spaces (number and %) ○ Lot coverage (sq. ft. and %)
Environmental	☐ 100-year floodplain horizontal limits and flood zone designations as shown on survey or Federal Emergency Management Agency Flood Insurance Rate Maps ☐ State waters and associated buffers ☐ Existing and proposed stormwater management facilities ☐ Community wastewater facilities, including preliminary areas reserved for septic drain fields and points of access ☐ Availability of water and sanitary sewer systems ☐ Trees and open space on the subject property ☐ Wetlands

The Director reserves the right to request additional information deemed necessary to analyze the request.

2021 REZONING, CONDITIONAL USE PERMIT, AND CHARACTER AREA MAP AMENDMENT SCHEDULE

Pre-Application Meeting Deadline	Initial Community Meeting (CMI) Deadline	Application Filing Deadline (1 st Tuesday)	Second Community Meeting (CMII) Deadline	Planning Commission Meeting Sign Posting Deadline	Planning Commission Meeting (3 rd Wednesday)	Mayor and City Council Meeting (3 rd Tuesday)
N/A	N/A	N/A	N/A	N/A	N/A	N/A
10/06/2020	10/26/2020	11/03/2020	11/30/2020	01/05/2021	01/20/2021	02/16/2021
11/03/2020	11/23/2020	12/01/2020	12/28/2020	02/02/2021	02/17/2021	03/16/2021
12/01/2020	12/29/2021	01/05/2021	02/02/2021	03/02/2021	03/17/2021	*04/20/2021
12/29/2020	01/26/2021	02/02/2021	03/02/2021	04/06/2021	04/21/2021	05/18/2021
01/26/2021	02/23/2021	03/02/2021	03/30/2021	05/04/2021	05/19/2021	06/15/2021
03/02/2021	03/30/2021	04/06/2021	05/04/2021	06/01/2021	06/16/2021	07/20/2021
03/30/2021	04/27/2021	05/04/2021	06/01/2021	07/06/2021	07/21/2021	08/17/2021
04/27/2021	05/25/2021	06/01/2021	06/29/2021	08/03/2021	08/18/2021	09/21/2021
06/01/2021	06/29/2021	07/06/2021	08/03/2021	09/07/2021	09/22/2021	*10/19/2021
06/29/2021	07/27/2021	08/03/2021	08/31/2021	10/05/2021	10/20/2021	11/16/2021
08/03/2021	08/31/2021	09/07/2021	10/05/2021	11/02/2021	11/17/2021	12/21/2021
08/31/2021	09/28/2021	10/05/2021	11/02/2021	12/07/2021	12/22/2021	TBD
09/28/2021	10/26/2021	11/02/2021	11/30/2021	TBD	TBD	TBD
11/02/2021	11/30/2021	12/07/2021	01/04/2022	TBD	TBD	TBD

NOTE: All Meetings will have a virtual option available for attendees, if necessary, due to any continuance of a Pandemic.

***Character Area Map Amendment requests will be placed on the April and October MCC Agendas only; bold cell used to indicate two (2) available sequences.**

The deadlines for the Pre-Application and Community Meetings are flexible at the discretion of the Director.

“Blackout Dates” for Community Meetings:

- Mayor & City Council Meetings (typically 1st and 3rd Tuesdays of the month)
- Board of Appeals Meetings (typically 1st Wednesday (after MCC Meeting) of the month)
- Federal, State, and City Observed Holidays
- Holiday Season:
 - First (full) week of January (Jan. 1-8, 2021)
 - Week of Thanksgiving (Nov. 22-26, 2021)
 - Last two (2) weeks of December (Dec. 20-24 & 27-31, 2021)
- Major Jewish Holidays:
 - Purim (Feb. 25-26, 2021)
 - Passover (Mar. 27-Apr. 4, 2021)
 - Rosh Hashanah (Sep. 6-8, 2021)
 - Yom Kippur (Sep. 15-16, 2021)
 - Sukkot (Sep. 20-22, 2021)
 - Simchat Torah (Sep. 28-29, 2021)
 - Hanukkah (Nov. 29-Dec. 6, 2021)

FEE SCHEDULE

Type	Adopted Fee	
Zoning Map Amendment (Rezoning)	To:	
	RE-, RD-	\$750 + \$100/acre*
	RU-, RT, RM-, RX-, PR-	\$2,000 + \$50/acre*; max. fee: \$10,000
	ON-, OX-, CX-, SX-, TX-, CS-, IX-, CC-, PX-, PM-	\$1,000 + \$50/acre*; max. fee: \$10,000
	PK, CON	\$500**
Conditional Use Permit	\$1,000	
Revisions to a filed Application	Zoning Map Amendment (Rezoning)	\$350
	Conditional Use Permit	\$350
Public Notice	Public Notice (newspaper)	Actual cost
	Readvertisement (newspaper)	Actual cost
PC & MCC Meeting Signage (min. one (1) sign/street frontage)	Applicant handles	
<i>*Additional cost per acre for each additional acre (or portion thereof) over the first acre</i>		
<i>**If donating or deeding to the City, fees may be waived</i>		
Notes:		
- Debit and credit card transactions are subject to a 5% surcharge - All fees are based on each request		

SIGN SPECIFICATIONS**For Community Meetings:**

- At least one (1) sign on each public or private street frontage at a point visible from the nearest public or private street, installed parallel to the roadway; in the case of multiple lots, sufficient signs must be posted to provide reasonable notice to interested persons
- Minimum 3' x 3' in size, printed on durable material
- Letters to be minimum 2" in height
- Provide the following information:

<i>Case number</i> <i>Address of the subject property</i> <i>Nature of the request</i>
COMMUNITY MEETING <i>Date and time of the CM</i> <i>Location of the CM</i>
Applicant <i>Name</i> <i>Phone</i>
Virtual Option <i>Provide information</i>

Example:

Case RZ00-0000 000 Particular Road Rezoning from OX-3 to OX-6
COMMUNITY MEETING I MONTH DD, YYYY, at HH:MM PM ABC Center 0000 Street Name Drive
Applicant Excellent Developers, Inc. (123) 456-7890
Virtual Option <i>Provide information</i>

- Signage must be removed within 48 hours of the Meeting

For Planning Commission and Mayor and City Council:

- At least one (1) sign on each public or private street frontage at a point visible from the nearest public or private street, installed parallel to the roadway; in the case of multiple lots, sufficient signs must be posted to provide reasonable notice to interested persons
- Printed on durable material; 8' wide x 4' tall in dimension
- Example sign template:

	REZONING REQUEST FOR A ZONING MAP AMENDMENT (REZONING) FROM OX-3 TO OX-6 *Virtual Meeting Options: See Case Online*					
	<table border="0"> <tr> <td>PLANNING COMMISSION 8/18/21; 6:00 PM</td> <td>7840 ROSWELL ROAD RZ21-0003</td> </tr> <tr> <td>MAYOR & COUNCIL 9/21/21; 6:00 PM</td> <td>FIND THIS CASE ONLINE: spr.gs/rz21-0003</td> </tr> <tr> <td>CITY HALL 1 GALAMBOS WAY</td> <td>CITY OF SANDY SPRINGS PLANNING AND ZONING DIVISION, 770-730-5600</td> </tr> </table>	PLANNING COMMISSION 8/18/21; 6:00 PM	7840 ROSWELL ROAD RZ21-0003	MAYOR & COUNCIL 9/21/21; 6:00 PM	FIND THIS CASE ONLINE: spr.gs/rz21-0003	CITY HALL 1 GALAMBOS WAY
PLANNING COMMISSION 8/18/21; 6:00 PM	7840 ROSWELL ROAD RZ21-0003					
MAYOR & COUNCIL 9/21/21; 6:00 PM	FIND THIS CASE ONLINE: spr.gs/rz21-0003					
CITY HALL 1 GALAMBOS WAY	CITY OF SANDY SPRINGS PLANNING AND ZONING DIVISION, 770-730-5600					

- Signage must be removed within 48 hours of final action on the petition

SIGN-IN SHEET TEMPLATE

<i>Case number – Community Meeting I</i> <i>Date, time, and location</i>		
Name and Organization	Address	Email Address

Example:

Case RZ00-0000 – Community Meeting I MONTH DD, YYYY, at HH:MM PM ABC Center		
Name and Organization	Address	Email Address
John Smith, Greatest Subdivision HOA	1234 Best Street	johnsmith@something.com

Letter of Intent/ Conditional Use Analysis

Conditional Use Permit

For Construction of Fire Station in Residential Area

May 17, 2021

Overview of Proposal/Letter of Intent

7800 Mount Vernon is a one-building property located on 1.041-acres with a total square footage of +/- 11,570 SF.

The total area of Non-residential classification utilizes: 4,150sf on two levels. This area consists of fire department apparatus bays, training rooms, exercise rooms and administrative space.

Proposed plans include 6 sleeping rooms serving the staff on call and 13 total staff parking spaces (including 1 HC). These are dorm-type rooms sleeping 1 person with 5 of them sharing toilet and showering facilities with shared kitchen, living, and dining. The station program includes additional bedrooms in case of emergencies and inclement weather during shift changes.

There is 1 classroom, 1 exercise room serving the staff only. Hours of operation are 24/7/365. Four firefighter/medics are assigned 3-24 hour shifts 365 days a year out of the station. Minimum staffing is 3 firefighters/medics.

Conditional Use Analysis

The site is in an RE (residential estate) zoning area. As such, Government Facilities are a conditional use as per table 7.2.

The facility contributes to the city providing fire and emergency medical services. Fire stations are specifically mentioned as an allowed government facility. In addition to responding to fires, many of today's fire departments respond to vehicle accidents, hazmat incidents, and technical and specialized rescues; and provide support for large-scale special events; preparation for mass-causality incidents; and accommodate expanded community fire education programs; become basic life support (BLS) and advanced life support (ALS) non-transport first responders or BLS and ALS transport, providers. This Facility will aid firefighter response in being more effective and efficient in their service delivery to the local public. The new Station 5 will reduce department response time within the panhandle area from approximately 8-10 minutes (as served from Station 1) to most areas being served within 2-5 minutes. When Fire Station 1 is relocated the response time would only increase if Station 5 is not constructed. Response times as served from the existing Station 5 would also be reduced from approximately 5-8 minutes to 2-5 minutes. As everyone knows, response times in emergency situations often mean the difference between life and death.

The scale is in keeping with the neighboring zoning. The maximum height is 40' (taken from the average ground plane around the building to the top of the roof). We meet this without taking an average. Our

average will bring this lower. The chimney is 3' higher than the allowable height but comes within the additional 6' allowed for chimneys and other specific items.

The design is within the criteria (durable materials, articulation) and the architectural character of the neighborhood. In fact, it has more character than many adjacent houses.

Fire trucks would enter and exit via Spalding only.

There would be at most 30 cars added to traffic which would be spread out over 3 time periods minimizing the impact on traffic congestion. The number is finite, unlike commercial uses. These cars would enter exclusively from Mount Vernon.

The worst condition would be increased noise due to emergencies. This is mitigated by increased safety. It is not located within a transition zone but within a neighborhood. If the Station were located in a more commercial area, away from the public that it serves, response times would worsen not alleviate the reason for locating the Station on this property.

Baynes, Octavia

From: Amsberry, Jon
Sent: Thursday, May 6, 2021 5:38 PM
To: Baynes, Octavia
Subject: RE: Traffic Impact Study for Fire Station 5 CUP

Octavia,

Do we have a Gross Floor Area number for the new station? I can be approximate. The trip generation will only be 0.48 trips per 1,000 Gross SF per the ITE Manual. But if I have the approximate gross square footage I can put a hard number to that.

The station will NOT generate a traffic study.

Thank you.

Jon Amsberry, P.E., CFM, MS4CECI
 City Engineer
 City of Sandy Springs

Phone: 770.206.1514 | Cell: 470.626.6946
 1 Galambos Way, Sandy Springs, Georgia 30328
SandySpringsGA.gov | [Facebook.com/SandySpringsGA](https://www.facebook.com/SandySpringsGA) | [Twitter.com/SandySpringsGA](https://twitter.com/SandySpringsGA)

City Springs - CitySprings.com | [Facebook.com/CitySprings](https://www.facebook.com/CitySprings) | [Twitter.com/CitySprings](https://twitter.com/CitySprings) | [Instagram.com/VisitCitySprings](https://www.instagram.com/VisitCitySprings)

City Hall is located at 1 Galambos Way, Sandy Sprngs, Ga. 30328. The United States Postal Service (USPS) recognizes Sandy Springs as a legal mailing address. Residents and Businesses should use Sandy Springs in their mailing address. For business, to avoid confusion with adjacent cities and ensure proper sales tax application, please include "Sandy Springs" as the city in your business address and on websites.

From: Baynes, Octavia <OBaynes@SandySpringsga.gov>
Sent: Thursday, May 6, 2021 2:32 PM
To: Amsberry, Jon <JAmsberry@SandySpringsga.gov>
Subject: Traffic Impact Study for Fire Station 5 CUP

Hello Jon,

I wanted to follow up to see if you needed anything more from me to look up the ITE data and get with Public Works on this item for the CUP for Fire Station 5.

Octavia Baynes
 Assistant to the Construction Manager
 City of Sandy Springs
 1 Galambos Way, Sandy Springs 30328
 Phone 770.206.2532 Cell 404.791.2949
[Twitter.com/SandySpringsga](https://twitter.com/SandySpringsga) – Breaking News & Traffic Alerts
[Facebook.com/sandyspringsga](https://www.facebook.com/sandyspringsga) – LIKE for Community News
sandyspringsga.gov



Phase I Environmental Site Assessment

Residential Property

7800 Mount Vernon Road

Sandy Springs, Fulton County, Georgia

Maxis Project No. 1-21-104A

March 12, 2021

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
RESIDENTIAL PROPERTY
7800 MOUNT VERNON ROAD
SANDY SPRINGS, FULTON COUNTY, GEORGIA**

Project No. 1-21-104A

Prepared for:



City of Sandy Springs
1 Galambos Way
Sandy Springs, Georgia 30328

Prepared by:



Maxis Engineering, LLC
501 Hickory Ridge Trail, Ste 110
Woodstock, GA 30188

March 2021

March 12, 2021

City of Sandy Springs
1 Galambos Way
Sandy Springs, Georgia 30328

Attention: Mr. Kerry Missel, Land Administration Manager

Reference: Phase I Environmental Site Assessment

Residential Property
7800 Mount Vernon Road
Sandy Springs, Fulton County, Georgia
Project No. 1-21-104A

Dear Mr. Missel:

Maxis Engineering, LLC (Maxis) has completed a Phase I Environmental Site Assessment (ESA) for the above-referenced property. The Phase I ESA was conducted in general accordance with ASTM E-1527-13. The purpose of the ESA was to identify recognized environmental conditions in connection with the property.

This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the Property.

Please feel free to call us should you have any questions regarding this report.

Sincerely,
Maxis Engineering, LLC



Rebecca K. Donnelly
Senior Project Manager



Peter G. Milewski, P.G.
Principal



TABLE OF CONTENTS

Executive Summary	1
1.0 Introduction.....	2
1.1 Purpose.....	2
1.2 Scope of Work.....	2
1.3 Assumptions.....	3
1.4 Limiting Conditions or Exceptions	4
1.5 Reliance	4
2.0 Site Description	5
2.1 Site Location	5
2.2 Site and Vicinity Characteristics	5
2.3 Description of Property Improvements	5
2.4 Current Use of Property	5
2.5 Current Use of Adjoining Properties	5
3.0 User Provided Information.....	6
3.1 User Questionnaire	6
3.2 Title Records	6
3.3 Environmental Liens or Activity and Use Limitations.....	6
3.4 Specialized Knowledge	6
3.5 Commonly Known or Reasonably Ascertainable Information.....	6
3.6 Valuation Reduction for Environmental Issues.....	6
3.7 Owner, Property Manager and Occupant Information	6
3.8 User's Reason for Performing the Phase I ESA.....	7
4.0 Records Review	8
4.1 Environmental Record Sources.....	8
4.2 Additional Environmental Record Sources	8
4.3 Physical Setting Sources.....	8
4.4 Historical Resources	8
4.4.1 Historical Use of the Subject Property.....	9
4.4.2 Historical Use of Adjoining Properties	9
4.5 Data Failure.....	9
4.6 Data Gaps	9
4.7 Prior Environmental Reports	10
5.0 Site Reconnaissance	11
5.1 Methodology and Limiting Conditions.....	11
5.2 Hazardous Substances and Petroleum Products.....	11
5.2.1 Hazardous/Petroleum Substances-Identified Uses	11
5.2.2 Hazardous/Petroleum Substances-Unidentified Uses.....	11
5.3 Storage Tanks.....	11
5.3.1 Underground Storage Tanks (USTs).....	11
5.3.2 Aboveground Storage Tanks (ASTs).....	11
5.4 Odors	11
5.5 Pools of Liquid.....	11
5.6 Drums and Containers	12
5.7 Unidentified Substance Containers	12
5.8 Polychlorinated Biphenyls (PCBs).....	12



5.9 Heating and Cooling.....	12
5.10 Stains or Corrosion.....	12
5.11 Drains or Sumps	12
5.12 Pits, Ponds or Lagoons	12
5.13 Stained Soil or Pavement.....	12
5.14 Stressed Vegetation	12
5.15 Solid Waste	12
5.16 Indications of Burial Activities.....	12
5.17 Waste Water	13
5.18 Wells	13
5.19 Septic Systems	13
5.20 Other Areas of Concern	13
5.21 Non-Scope Considerations	13
6.0 Interviews	14
6.1 Interview(s) with Current or Past Owners.....	14
6.2 Interview(s) with On-Site Personnel or Occupants.....	14
6.3 Interview(s) with State or Local Government Officials.....	14
6.4 Interview(s) with Nearby Property Owners or Others	14
7.0 Findings, Opinions and Conclusions.....	15
7.1 Findings and Opinions.....	15
7.2 Conclusions.....	15
8.0 Additional Services.....	16
9.0 References	16
10.0 Statement(s) of Environmental Professional(s)	16
11.0 Qualification(s) of Environmental Professional(s)	16

Figures

- | | |
|---|--------------------------|
| 1 | Site Location Map |
| 2 | USGS Topographic Map |
| 3 | Recent Aerial Photograph |

Appendices

- | | |
|-----|---|
| I | List of Acronyms |
| II | Site Photographs (Photolog) |
| III | User/Property Owner Provided Information |
| IV | Electronic Database Report and Referenced Documents |
| V | Resume of EP |



EXECUTIVE SUMMARY

Maxis Engineering, LLC (Maxis) has performed a Phase I Environmental Site Assessment (ESA) of one land parcel, 06 0337 LL0358, located at 7800 Mount Vernon Road in Sandy Springs, Fulton County, Georgia (Property). This summary is provided as a convenience to the reader and should not be relied upon without reading the full content of this report including information provided in the appendices.

The Property consists of approximately 1.04 acres according to the Fulton County Tax Assessor and is located at the corner of Mount Vernon Road and Spalding Drive. The Property is developed with an approximately 1,870 square-foot (sq ft), wood-sided residential structure on a crawl space and a 560-sq ft detached garage. The Property is located in an area developed with residential properties.

Historical review and interview information indicates the Property was developed with a residential structure in 1920 and has remained residential use since that time.

The Property was not identified in the environmental records database report.

Several off-site properties were identified within the ASTM standard search radii with environmental database listings. However, based on distance from the Property, regulatory status, nature of the listing and/or topography, none of the listings are considered environmentally significant for purposes of this assessment.

This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the Property.

1.0 INTRODUCTION

Maxis has conducted a Phase I ESA on the Property in general accordance with the American Society for Testing and Materials (ASTM) E 1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

1.1 Purpose

The purpose of this Phase I ESA was to identify, to the extent feasible pursuant to the processes described herein, RECs in connection with the Property.

ASTM defines a REC as the presence or likely presence of any hazardous substances or petroleum products in, on or at the property due to release to the environment; under conditions indicative of a release to the environment or under conditions that pose a material threat of a future release. The term does 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 the subject of enforcement action if brought to the attention of appropriate governmental agencies.

ASTM defines a controlled recognized environmental condition (CREC) resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

ASTM defines an historical recognized environmental condition (HREC) 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 (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

A list of environmental related acronyms is provided in **Appendix I**.

1.2 Scope of Work

Our approach to performing this ESA consisted of four major tasks in accordance with the ASTM Standard Practice E1527-13.

First Task: A review of reasonably ascertainable public records for the Property and the immediate vicinity was conducted. This review was performed to characterize environmental features and to identify past and present land use

activities, on or in the vicinity of the Property, which may indicate a potential for RECs. The review of the public records included:

1. Examination of federal, state, tribal and local public records for the site and immediate vicinity.
2. Examination of one or more of the following resources: aerial photographs, fire insurance maps, municipal records, land use records, street directories and topographic maps of the site and vicinity for evidence indicating past uses that might have involved hazardous materials or petroleum products.
3. Examination of land title records back to 1940, or first developed use as well as a copy of the current deed, if the documents are provided to Maxis.

Second Task: A site reconnaissance was performed in an effort to identify signs of present or past environmental concerns on or adjacent to the Property. This reconnaissance was also performed to further assess items noted during our public record review. The site reconnaissance included the following activities:

1. A reconnaissance of the Property and adjacent properties. Portions of the Property were viewed and a walk-through of accessible areas of the interior of on-site structures.
2. Portions of the Property were photographed to document the current use(s), as well as conditions such as unusually discolored soil, stressed vegetation, or other significant features associated with the Property.

Third Task: Interviews of accessible past and present Property owners, operators and occupants as well as with appropriate local officials were conducted to consider any local knowledge of hazardous substances or petroleum products on the Property or on adjacent properties.

Fourth Task: The collected data were evaluated, and this report was prepared. Unless specifically authorized as an addition to the Phase I ESA work scope, the assessment did not include any assessment of environmental conditions not specifically included in the ASTM E 1527-13 standard such as the assessment of business risk issues; wetlands; asbestos-containing materials; lead-based paint; lead in drinking water; mold, fungi or bacteria in on-site buildings; regulatory compliance; cultural/historic risks; industrial hygiene; health/safety; ecological resources; endangered species; soil and groundwater sampling, indoor air quality (including vapor intrusion); radon or high voltage power lines. Maxis could provide any of these additional services upon request.

1.3 Assumptions

Any assumptions made about the apparent flow of shallow groundwater are based on area topography as depicted on the topographic map included in this report and surface features observed during the site reconnaissance. Within the scope of this investigation, no subsurface data was obtained to determine the actual groundwater flow direction or hydraulic gradient beneath the Property. Local

factors, such as underground structures, seasonal fluctuations, soil and bedrock geology, water supply wells, utility lines, and other features may influence the actual direction of groundwater flow at and near the Property. Perennial surface waters (creeks, streams, rivers, etc.) are assumed to act as a discharge point for groundwater flow.

1.4 Limiting Conditions or Exceptions

The Phase I ESA was conducted in general accordance with ASTM E 1527-13. The findings of this report are representative of conditions encountered at the Property on the date of the field reconnaissance and may not represent conditions at a later date. The review of public records was limited to that information which was available at the time this report was prepared. Interviews with past owners, local and state government authorities were limited to those people we were able to contact during the preparation of this report.

1.5 Reliance

The resulting report is provided for the sole use of the **City of Sandy Springs**. Use of this report by any third parties will be at such party's sole risk except when granted in writing by Maxis. Any such authorized use or reliance by third parties will be subject to the same contractual agreement, under which the work was conducted for our client.

2.0 SITE DESCRIPTION

2.1 Site Location

The Property consists of one parcel, 06 0337 LL0358, located at 7800 Mount Vernon Road in Sandy Springs, Fulton County, Georgia. A Site Location Map is presented as **Figure 1**.

2.2 Site and Vicinity Characteristics

The Property consists of approximately 1.04 acres according to the Fulton County Tax Assessor and is located at the corner of Mount Vernon Road and Spalding Drive. The Property is located in an area developed with residential properties.

2.3 Description of Property Improvements

The Property is developed with an approximately 1,870 square-foot (sq ft), wood-sided residential structure on a crawl space and a 560-sq ft detached garage.

2.4 Current Use of Property

The Property is currently residential. Site photographs are included in **Appendix II**.

2.5 Current Use of Adjoining Properties

The current uses of the adjoining properties were identified to the extent that they were visually observed from the Property during field reconnaissance or were identified in interviews or in the records review. Descriptions of the adjacent properties are outlined as follows: South, East, North and West are all residential.

3.0 USER PROVIDED INFORMATION

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the “*Brownfields Amendments*”), the *user* should provide the following types of information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that “*all appropriate inquiry*” is not complete.

3.1 User Questionnaire

A User Questionnaire was completed by Mr. David Wells, Deputy City Manager with the City of Sandy Springs. Information reported is described in the following paragraphs and incorporated into other parts of this report as appropriate. A copy of the User Questionnaire is included in **Appendix III**.

3.2 Title Records

A title certificate provided to the City of Sandy Springs by the Law Firm of John W. Bell, P.C. were reviewed as part of this assessment. The title documentation did not provide information regarding the current or historic use of the Property indicative of significant environmental concern. A copy of the title records has been included in **Appendix III**.

3.3 Environmental Liens or Activity and Use Limitations

The User did not report environmental liens currently recorded against or relating to the Property. In addition, the User did not report any activity or use limitations currently recorded against or relating to the Property.

3.4 Specialized Knowledge

The User did not report any specialized knowledge or experience that is material to RECs in connection with the Property.

3.5 Commonly Known or Reasonably Ascertainable Information

The User did not report any commonly known or *reasonably ascertainable* information within the local community about the Property that is material to RECs in connection with the Property.

3.6 Valuation Reduction for Environmental Issues

The User did not report a significantly lower purchase price or valuation for the Property due to environmental reasons or conditions.

3.7 Owner, Property Manager Occupant Information

The owner of the Property is Mr. Khalid Yahya Siddiq. Mr. Siddiq was interviewed regarding the property. Mr. Siddiq's responses are included in Section 6.1.

3.8 User's Reason for Performing the Phase I ESA

According to ASTM E 1527-13, either the User shall make known to the environmental professional the reason why the User wants to have the Phase I ESA performed or, if the User does not identify the purpose of the Phase I ESA, the environmental professional shall assume the purpose is to qualify for the Landowner Liability Protections under the Brownfields Amendments.

The User identified the reason for conducting this Phase I as due diligence for a potential property transaction.

4.0 RECORDS REVIEW

4.1 Environmental Record Sources

Maxis utilized Environmental Data Resources (EDR) to generate a compilation of Federal and State environmental database information from the environmental records of the United States Environmental Protection Agency (USEPA) and the Georgia Environmental Protection Division (EPD). The purpose of the EDR report was to identify environmental sites and activities of potential concern within an approximate minimum search distance from the Property, as established by ASTM E 1527-13. The EDR environmental records report is included in **Appendix IV** and contains detailed information regarding the release date and search distance for each database researched.

Maxis evaluated Standard Federal and State databases, non-standard environmental databases, Tribal Records and EDR proprietary databases that were researched. The EDR report also includes a list of "orphan sites" which are not plottable by EDR due to inadequate, incorrect or incomplete geographic information. These sites were also reviewed and evaluated if determined to be located within the approximate search distance.

The Property was not identified in the environmental records database report.

Several off-site properties were identified within the ASTM standard search radii with environmental database listings. However, based on distance from the Property, regulatory status, nature of the listing and/or topography, none of the listings are considered environmentally significant for purposes of this assessment.

4.2 Additional Environmental Record Sources

No other environmental records were researched.

4.3 Physical Setting Sources

The topography of the Property and the surrounding area were reviewed from a portion of the U.S. Geologic Survey (USGS), 7.5-minute series, Topographic Maps, *Chamblee, GA* Quadrangles. A USGS Topographic Map is included as **Figure 2**.

The map shows the elevation of the Property is approximately 1,050 feet above mean sea level near Mount Vernon Road and 1,039 feet above mean sea level near Spalding Drive. Topography at the site slopes slightly from the south to north.

4.4 Historical Resources

The following standard historical sources were researched for completion of this report:

Record	Date/s	Source/Comments
Aerial Photographs	2020, 2019, 2018, 2017 , 2016, 2015, 2014, 2013 , 2012, 2011, 2010 , 2009, 2008, 2007 , 2006, 2005, 2004, 2003, 2002, 1999, 1993, 1988, 1981, 1978, 1968, 1966, 1955, 1949, 1940 , and 1938	EDR, Google Earth Pro
USGS 7.5 Minute Topographic Maps	2014	USGS-EDR
Sanborn Fire Maps	Unmapped Property	EDR

4.4.1 Historical Use of the Subject Property

The following uses/occupants of the Property were identified from the historical review, interviews, and/or other information obtained within the scope of this investigation:

Past Use of the Property	Year From	Year To
Residential	1920*	Present

*Date shown on the Fulton County Tax Assessor’s website as “year built.”

4.4.2 Historical Use of Adjoining Properties

The following uses/occupants of the adjoining properties were identified to the extent that the information was revealed in the course of researching the Property itself. The residential property located to the west was developed between 1955 and 1966, the remaining surrounding residential properties located in subdivisions were developed between 1981 and 1988 (to the south and east) and between 1993 and 1999, respectively. Prior to that time, they appeared to be undeveloped and wooded.

4.5 Data Failure

ASTM E 1527-13 defines a data failure as a failure to achieve the historical research objectives of AAI even after reviewing the *standard historical sources* that are *reasonably ascertainable* and likely to be useful. Specifically, the historical research objectives include identifying all obvious uses of the property from the present, back to the property’s first developed use, or back to 1940, whichever is earlier.

Usage of the Property was identified back to 1938, at which time it appears to be residential. As such, a data failure was not encountered.

4.6 Data Gaps

ASTM E 1527-13 defines a data gap as a lack of or an inability to obtain information required by this practice despite *good faith* efforts by the *environmental professional* to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance, interviews, data failure, or lack of a User



Questionnaire. Data gaps of significance affecting our ability to render an opinion regarding the Property were not encountered within the scope of this investigation.

4.7 Prior Environmental Reports

The User did not provide prior environmental reports and such reports were not obtained from other sources.

5.0 SITE RECONNAISSANCE

Ms. Rebecca Donnelly of Maxis conducted the site reconnaissance on February 5, 2021, to visually observe the current uses of the Property, adjoining properties and the surrounding area, as well as the geologic, hydraulic, and topographic features of the area.

5.1 Methodology and Limiting Conditions

The reconnaissance included walking the boundaries and portions of accessible interior areas of the Property. The purpose of the site reconnaissance was to characterize features and environmental conditions at the Property relevant to past or present activities related to the potential for deposition of hazardous substances or petroleum products. Conditions encountered on the date of this site reconnaissance may not represent conditions at a later date. Photographs of various areas of the Property were taken to document existing site conditions. Copies of selected photographs are included in **Appendix II**. A recent aerial photograph is included as **Figure 3**.

5.2 Hazardous Substances and Petroleum Products

5.2.1 Hazardous/Petroleum Substances-Identified Uses

Hazardous substances and petroleum products in connection with identified uses indicating a REC were not observed at the Property at the time of the site reconnaissance.

5.2.2 Hazardous/Petroleum Substances-Unidentified Uses

Hazardous substances or petroleum products not necessarily in connection with identified uses indicating a REC were not observed at the Property at the time of the site reconnaissance.

5.3 Storage Tanks

5.3.1 Underground Storage Tanks (USTs)

Evidence indicating current or past use or presence of USTs at the Property was not discovered within the scope of this investigation.

5.3.2 Aboveground Storage Tanks (ASTs)

Evidence indicating current or past use or presence of ASTs at the Property was not discovered within the scope of this investigation.

5.4 Odors

Strong, pungent, or noxious odors were not observed during the site reconnaissance.

5.5 Pools of Liquid

Standing surface water or pools of liquid were not noted at the Property.

5.6 Drums and Containers

Drums or other small containers indicating a *REC* were not observed during the site reconnaissance. In addition, such containers were not identified from interviews or records review.

5.7 Unidentified Substance Containers

Open or damaged containers housing unidentified substances suspected of being hazardous substances or petroleum products were not observed during the site reconnaissance.

5.8 Polychlorinated Biphenyls (PCBs)

Transformers suspected to contain PCBs were not observed on the Property.

5.9 Heating and Cooling

Electric cooling and natural gas heat are utilized to condition air in the residence.

5.10 Stains or Corrosion

Staining or corrosion indicating a *REC* was not observed at the Property at the time of the site reconnaissance.

5.11 Drains or Sumps

Floor drains or sumps were not observed at the Property at the time of the site reconnaissance.

5.12 Pits, Ponds or Lagoons

Pits, ponds or lagoons were not observed at the Property at the time of the site reconnaissance. A tributary of Long Island Creek is located along the western property line.

5.13 Stained Soil or Pavement

Areas of stained soil or pavement indicating a *REC* were not observed at the Property at the time of the site reconnaissance.

5.14 Stressed Vegetation

Stressed vegetation indicating a *REC* was not observed at the Property at the time of the site reconnaissance.

5.15 Solid Waste

Filled areas, graded areas, mounds, or depressions suggesting the on-site disposal of construction debris, demolition debris, or other solid waste disposal, were not observed at the Property at the time of the site reconnaissance.

5.16 Indications of Burial Activities

Indications of burial activities were not observed at the Property at the time of the site reconnaissance.

5.17 Waste Water

Waste water or other liquid (excluding storm water) or any discharge into a drain, ditch, underground injection system, or stream on or adjacent to the property was not identified.

5.18 Wells

Dry wells, irrigation wells, injection wells, or abandoned wells were not observed at the Property at the time of the site reconnaissance.

5.19 Septic Systems

Interview information indicates the property is serviced by an on-site septic system; residential usage for the septic system is not an environmental concern.

5.20 Other Areas of Concerns

No other areas of environmental concern were noted within the scope of this investigation.

5.21 Non-Scope Considerations

Non-scope considerations, as defined by ASTM E 1527-13, were not requested by the client.

6.0 INTERVIEWS

Maxis contacted individuals and local authorities that may have information concerning existing conditions, activities, and history of the Property and off-site facilities. Brief summaries of the information from those contacted are presented in the following sections.

6.1 Interview(s) with Current or Past Owners

Mr. Khalid Siddiq, the property owner, was interviewed on February 5, 2021. Mr. Siddiq indicated they purchased the property in 2017. Mr. Siddiq indicated the house is serviced by an on-site septic system and municipal water. Mr. Siddiq did not provide information regarding the current or historic use of the Property indicative of significant environmental concern.

6.2 Interview(s) with On-Site Personnel or Occupants

Mr. Khalid Siddiq, the property owner, was interviewed by Maxis on February 5, 2021 (See Section 6.1).

6.3 Interview(s) with State or Local Government Officials

Maxis filed a written information request with the City of Sandy Springs Open Records Office, regarding the Property. Maxis has not received a response as of the date of this report. Should information indicating an environmental concern associated with the subject property be received in the future, the client will be notified.

6.4 Interview(s) with Nearby Property Owners or Others

No additional interviews were conducted.

7.0 FINDINGS, OPINIONS AND CONCLUSIONS

7.1 Findings and Opinions

No environmental findings were discovered on the Property.

Several off-site properties with environmental database listings were identified within the ASTM standard search radii. Based on distance from the Property, regulatory status, nature of the listing and/or intervening topography, the off-site listings are not considered environmentally significant for purposes of this assessment.

7.2 Conclusions

We have performed this Phase I ESA in general conformance with the scope and limitations of ASTM Standard Practice E 1527-13.

This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the Property.

8.0 ADDITIONAL SERVICES

The clients' requested scope of services did not include additional services for the Property.

9.0 REFERENCES

1. *Aerial Photograph*, <http://googleearth.com> website.
2. The EDR Radius Map Report and Historic Aerial Maps, Residential Property, 7800 Mount Vernon Road, Environmental Data Resources, Inc., February 3, 2021.
3. *Chamblee, GA*, 7.5 Minute Series Topographic Maps, U.S. Department of Interior, Geologic Survey, 2014.

10.0 STATEMENT(S) OF ENVIRONMENTAL PROFESSIONAL(S)

I, Rebecca Donnelly, declare that, to the best of my knowledge, I meet the definition of Environmental Professional (EP) as defined in paragraph 312.10 of 40 CFR 312, and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Property. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Rebecca K Donnelly, Project Manager & EP
(As attested by signature on cover letter)

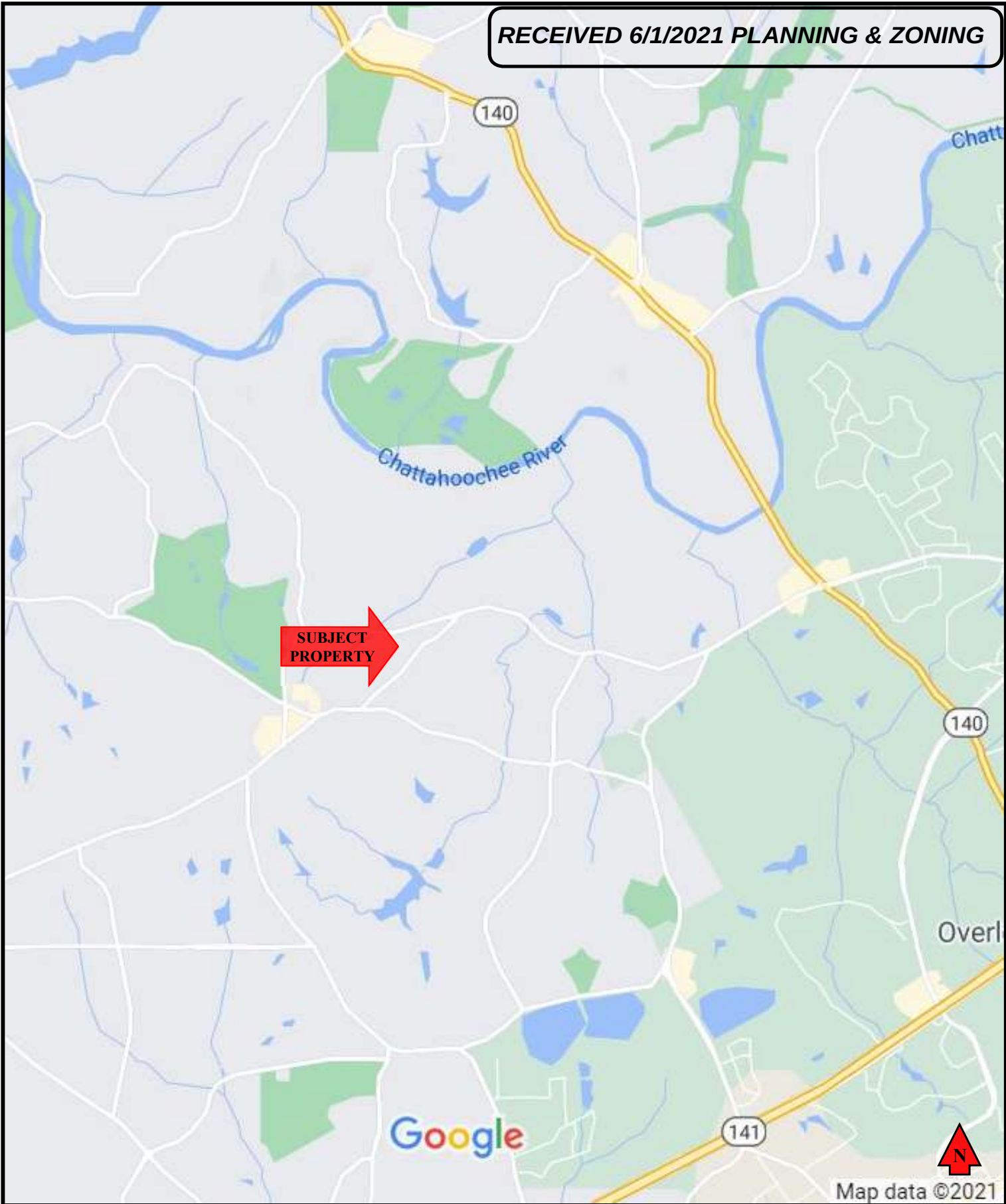
11.0 QUALIFICATION(S) OF ENVIRONMENTAL PROFESSIONAL(S)

Maxis provides numerous environmental and engineering services, including due diligence and site assessment activities for real estate transactions.

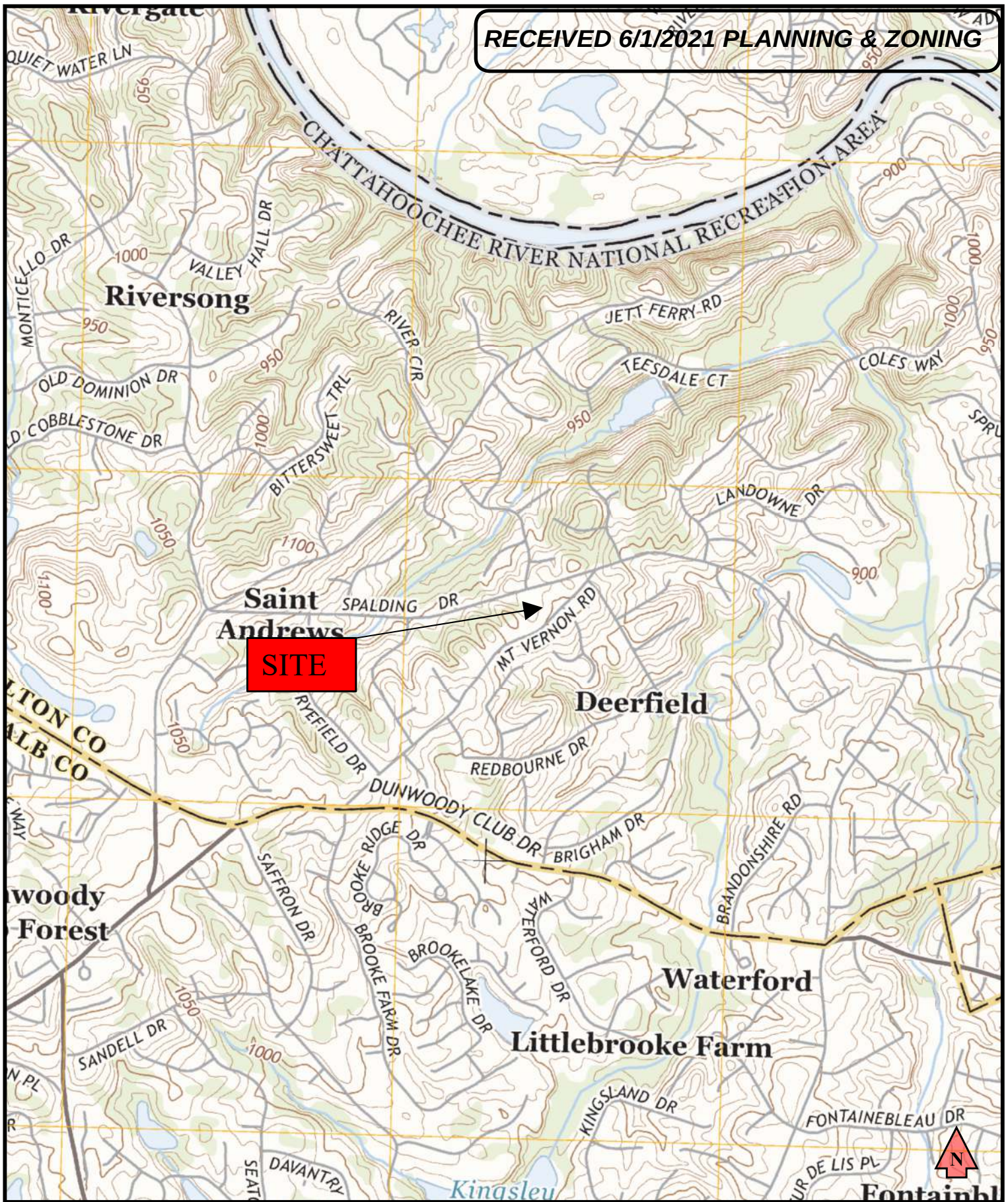
Ms. Donnelly has over nineteen years of experience conducting Phase I and II ESAs, soil and groundwater evaluations and remedial designs and implementation. She has attended multiple Phase I ESA seminars conducted by the American Society for Testing and Materials (ASTM) and has been designated by Maxis as an environmental professional (EP). Ms. Donnelly's resume is attached as **Appendix V**.



FIGURES



	SITE LOCATION MAP Residential Property 7800 Mount Vernon Road Sandy Springs, Fulton County, Georgia	FIGURE NUMBER:	1
		SOURCE:	Google Maps
		JOB NUMBER:	1-21-104A
		SCALE:	NA



USGS TOPOGRAPHIC MAP

Residential Property
7800 Mount Vernon Road
Sandy Springs, Fulton County, Georgia

FIGURE NUMBER: 2

SOURCE: USGS Quad, Chamblee, GA 2014

JOB NUMBER: 1-21-104A

SCALE: 1 in = 1,760 ft
Page 65 of 238



	RECENT AERIAL PHOTOGRAPH (March 2021) Residential Property 7800 Mount Vernon Road Sandy Springs, Fulton County, Georgia	FIGURE NUMBER:	3
		SOURCE:	Google Earth Pro
		JOB NUMBER:	1-21-104A
		SCALE:	Not Shown



APPENDIX I

LIST OF ACRONYMS

List of Acronyms

AAI	All Appropriate Inquiry	MLTS	Material Licensing Tracking System
ACM	Asbestos-Containing Material	MOR	Monitoring Only Report
ACBM	Asbestos-Containing Building Material	MSL	Mean Sea Level
AIRS	Aerometric Information Retrieval System	MTBE	Methyl Tertiary Butyl Ether
AST	Aboveground Storage Tank	MW	Monitoring Well
ASTM	American Society for Testing of Materials	NFA	No Further Action
BDL	Below Detection Limit	NFAP	No Further Action Planned
bgs	Below Ground Surface	NAPL	Non-Aqueous Phase Liquid
BTEX	Benzene, Toluene, Ethylbenzene, Xylenes	NPL	National Priority List
CAP	Corrective Action Plan	NWI	National Wetland Inventory
CESQG	Conditionally Exempt SQG	O&M	Operation and Maintenance
CERCLIS	Comprehensive Environmental Response Compensation and Liability Information System	ORC	oxygen release compound
COCs	Contaminants of Concern	ORP	oxidation reduction potential
CORRACTS	Corrective Action Report	OW	observation well
CTS	Complaint Tracking System	OWS	oil water separator
CW	Compliance Well	PADS	PCB Activity Database System
DCA	Department of Community Affairs	PAH	polynuclear aromatic hydrocarbons
DNR	Department of Natural Resources	PID	photoionization detector
DPE	Dual-Phase Extraction	PMW	proposed monitoring well
DRO	Diesel Range Organics	ppb	parts per billion
EDR	Environmental Data Resources, Inc.	ppm	parts per million
EPA	Environmental Protection Agency	PVC	polyvinyl chloride
EPD	Environmental Protection Division	pVIC	Potential Vapor Intrusion Condition
ERNS	Emergency Response Notification System	RAATS	RCRA Administrative Action Tracking
ESA	Environmental Site Assessment	<RL	below reporting limits
FEMA	Federal Emergency Management Agency	RCRA	Resource Conservation Recovery Act
FFD	Fuel Fluorescence Detector	RCRIS	Resource Conservation Recovery Info.
FINDS	Facility Index System	RECs	recognized environmental conditions
FIRM	Flood Insurance Rate Map	ROD	Record of Decision
FTTS	TSCA Tracking System	ROW	Right of Way
GDOT	Georgia Department of Transportation	SARA	Superfund Amend. and Reauthorization
GHFA	Georgia Housing Finance Authority	SQG	Small Quantity Generator
GRO	Gasoline Range Organics	SVOCs	Semi-volatile organic compounds
HMIRS	Haz. Materials Information Reporting System	TFR	total fluid recovery
HUD	Housing and Urban Development	TMW	temporary monitoring well
HSI	Hazardous Site Inventory	TPH	Total Petroleum Hydrocarbons
HSRA	Hazardous Site Response Act	TRI	Toxic Release Inventory
HSRP	Hazardous Sites Response Program	TRIS	Toxic Chemical Release Inventory
ICIS	Integrated Compliance Information System	TSCA	Toxic Substance Control Act
LBP	Lead-Based Paint	TSDF	Treatment Storage and Disposal Facility
LQG	Large Quantity Generator	ug/L	Micrograms Per Liter
LUST	Leaking Underground Storage Tank	USGS	United States Geological Survey
MCL	Maximum Contaminant Levels	UST	Underground Storage Tank
MEME	Mobile, Enhanced, Multi-phase Extraction	USTMP	Underground Storage Tank Management
mg/kg	milligrams per kilogram	VOCs	Volatile Organic Compounds
mg/L	milligrams per liter	VIA	Vapor Intrusion Assessment
MINES	Mines Master Index File	VIC	Vapor Intrusion Condition



APPENDIX II

SITE PHOTOGRAPHS



Front of structure



Side of structure



Interior: Kitchen



Interior



Interior



Interior



Detached garage



Interior of Detached garage



Exterior (looking east)



Exterior: front yard (looking east)



Looking northeast on Mount Vernon Rd. toward Spalding Drive



Looking southwest on Mount Vernon Rd.



APPENDIX III

USER/PROPERTY OWNER PROVIDED INFORMATION

PHASE I ENVIRONMENTAL SITE ASSESSMENT

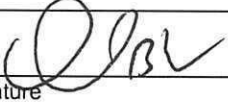
QUESTIONNAIRE FOR LENDER (USER)

Residential Property, 7800 Mount Vernon Road, Sandy Springs, Fulton County, GA

In order to qualify for *Landowner Liability Protections (LLPs)*, ASTM E1527-13 specifies that the ESA User must provide the following information, if available, to the Environmental Professional. Failure to provide this information could make the ESA incomplete and the User unable to qualify for *LLPs*.

1. Are you aware of any environmental clean-up liens against the property that are filed or recorded under federal, tribal, state or local laws?
NO
2. Are you aware of any Activity and Use Limitations (AUL's) such as engineering controls, land use restrictions, or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, state or local laws?
NO
3. As the User of this ESA, do you have any specialized knowledge or experience related to the subject property or nearby properties?
NO
4. Does the purchase/sales price assigned to this property reasonably reflect the fair market value of the property? Yes or No (circle one); If not, is the lower purchase/sales price attributable to known or suspected environmental contamination?
5. Are you aware of information about the property that would be helpful in identifying conditions indicative of contaminant releases, such as: a) past use of the property; b) presence of specific chemicals (past or present); c) spills or chemical releases at the property; or d) environmental cleanups that have taken place at the property?
NO
6. As the User/Landowner of this Phase I ESA and based on your knowledge and experience of the property, are there any obvious indicators that point to the presence or likely presence of contamination on the property?
NO

In addition, certain other information should be provided, although not necessarily to qualify for *LLPs*, including: contact information for past and current property owners, operators and occupants; the reason for performing this ESA; and documentation showing the property address, location and boundaries.

 Signature	<u>11 MAR 21</u> Date
David Lwells Deputy City Manager Printed Name & Title	

THE LAW FIRM OF JOHN W. BELL, P.C.

ATLANTA OFFICE:
5 CONCOURSE PARKWAY
SUITE 3000
ATLANTA, GEORGIA 30328

ALPHARETTA OFFICE:
12600 DEERFIELD PARKWAY
SUITE 100
ALPHARETTA, GEORGIA 30004

TELEPHONE: (678) 762-3394
DIRECT DIAL: (678) 457-1198
TELECOPIER: (770) 783-8706
EMAIL: jwbell@jwb-law.com

ATTORNEY'S TITLE CERTIFICATE AND OPINION ON THE PROPERTY OF

**YAHYA KHALID SIDDIQ and KAMRAN KHALID SIDDIQ,
as joint tenants with rights of survivorship**

CLIENT:	City of Sandy Springs	TAX PARCEL:	06-0337-LL-035-8
PROJECT:	New Fire Station	OUR FILE:	20-51005CK
DISTRICT:	6	LAND LOT(S):	337
PARCEL:	7800 Mount Vernon Road	EFFECTIVE DATE:	December 12, 2020

This is to certify that in consideration of a fee to be paid to the undersigned attorneys, the undersigned does hereby certify that a careful examination has been made of the public records of Fulton County, Georgia affecting title to property described in Caption insofar as is correctly shown by indexes to said records from which indexes this certificate is furnished; and we hereby certify that record fee simple title to said property is now vested in **YAHYA KHALID SIDDIQ and KAMRAN KHALID SIDDIQ, as joint tenants with rights of survivorship**, by virtue of a **Quitclaim Deed** dated **November 29, 2017** and recorded in **Deed Book 58272, Page 669**, Fulton County, Georgia records, as described therein; subject, however to the below referenced objections. This title certificate and opinion is prepared solely for the use of the client and project listed herein for the property interests described by the above referenced parcel designation and may not be relied upon by any third party or for any other purpose.

STANDARD EXCEPTIONS

- (a) The exact location of boundary lines, unrecorded easements, possible encroachments and other facts or conditions which would be disclosed by an accurate survey and inspection of the property.
- (b) Any matters not shown by the public records or which are improperly indexed of record.
- (c) Any documents, instruments, or encumbrances filed under names other than those appearing in the chain of title.
- (d) Title to that portion of the property included within the bounds of roads, highways, easements and rights of way, particularly roads and easements which are created by adverse or prescriptive usage.
- (e) Rights of upper and lower riparian owners to the streams, creeks and branches crossing, abutting, or located on the property, free from diminution or pollution thereof.
- (f) Rights, if any, of tenants or other persons who may be in possession under claims not appearing of record, and those matters filed according to the names of any tenants or lessees of the subject property, as no lessee or tenant search is included herewith.
- (g) Possible liens of architects, laborers and materialmen for improvement of the property, not filed as of the effective date of this Certificate of Title.
- (h) All municipal or county zoning laws, ordinances and regulations, and all governmental regulations of the use and occupancy of the property.
- (i) Any matters relating to the presence or absence of any hazardous materials or waste on or within the property, and any violations with regard to hazardous materials or waste under any and all Federal and State environmental protection laws, rules or regulations.
- (j) Pay-as-you-enter water or sewer lines, which, while not technically liens, will be payable upon connection with such lines.
- (k) The location of any portion of the property within the limits of any "wet lands," and any laws, rules and regulations affecting wet land areas.
- (l) Any matters relating to past due utility bills, including but not limited to gas, water, electricity, telephone, sewer, and sanitary services.
- (m) Liens for taxes not yet due and payable.

SPECIAL EXCEPTIONS**SECURITY DEEDS**

1. Security Deed from Yahya Khalid Siddiq to American Finance House LARIBA, dated November 29, 2017, filed December 18, 2017 and recorded in Deed Book 58272, Page 654, Fulton County, Georgia records, listing an original principal amount of \$245,728.00 and a maturity date of December 1, 2047.

PROTECTIVE COVENANTS AND PLAT RESTRICTIONS

1. None.

EASEMENTS, RIGHT-OF-WAY DEEDS, AND AGREEMENTS

1. Permit for Anchors, Guy Poles and Wires from F. Grady Adams to Georgia Power Company, dated May 16, 1951, filed June 6, 1951 and recorded in Deed Book 2654, Page 548, aforesaid records.
2. Permit for Anchors, Guy Poles and Wires from F. Grady Adams to Georgia Power Company, dated April 13, 1954, filed April 28, 1954 and recorded in Deed Book 2644, Page 62, aforesaid records.
3. Permit for Anchors, Guy Poles and Wires from Mrs. F. Grady Adams to Georgia Power Company, dated October 30, 1961, filed November 18, 1961 and recorded in Deed Book 3799, Page 376, aforesaid records.
4. Permit for Anchors, Guy Poles and Wires from Mary Lee Adams to Georgia Power Company, dated November 13, 1979, filed January 10, 1980 and recorded in Deed Book 7456, Page 387, aforesaid records.
5. Right of Way Deed and associated easement from Kathryn E. Brown and Richard N. Brown to The City of Sandy Springs, Georgia, dated October 30, 2014, filed December 3, 2014 and recorded in Deed Book 54434, Page 364, aforesaid records.

LIENS AND JUDGMENTS

1. Fieri Facias for 2018 City of Sandy Springs, Georgia real property taxes styled Yahya Khalid Siddiq and 06-0337-LL-035-8, dated January 28, 2019, filed January 30, 2019 and recorded in Lien Book 4347, Page 670, Fulton County, Georgia records, in the original amount of \$34.86.

TAXES

1. For informational purposes, please see the attached information obtained from the Fulton County Tax Commissioner's office. The property is located within the limits of the City of Sandy Springs. Tax information is not certified.

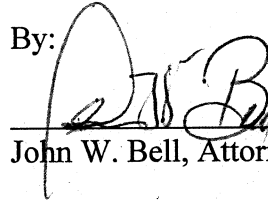
OTHER EXCEPTIONS

1. None.

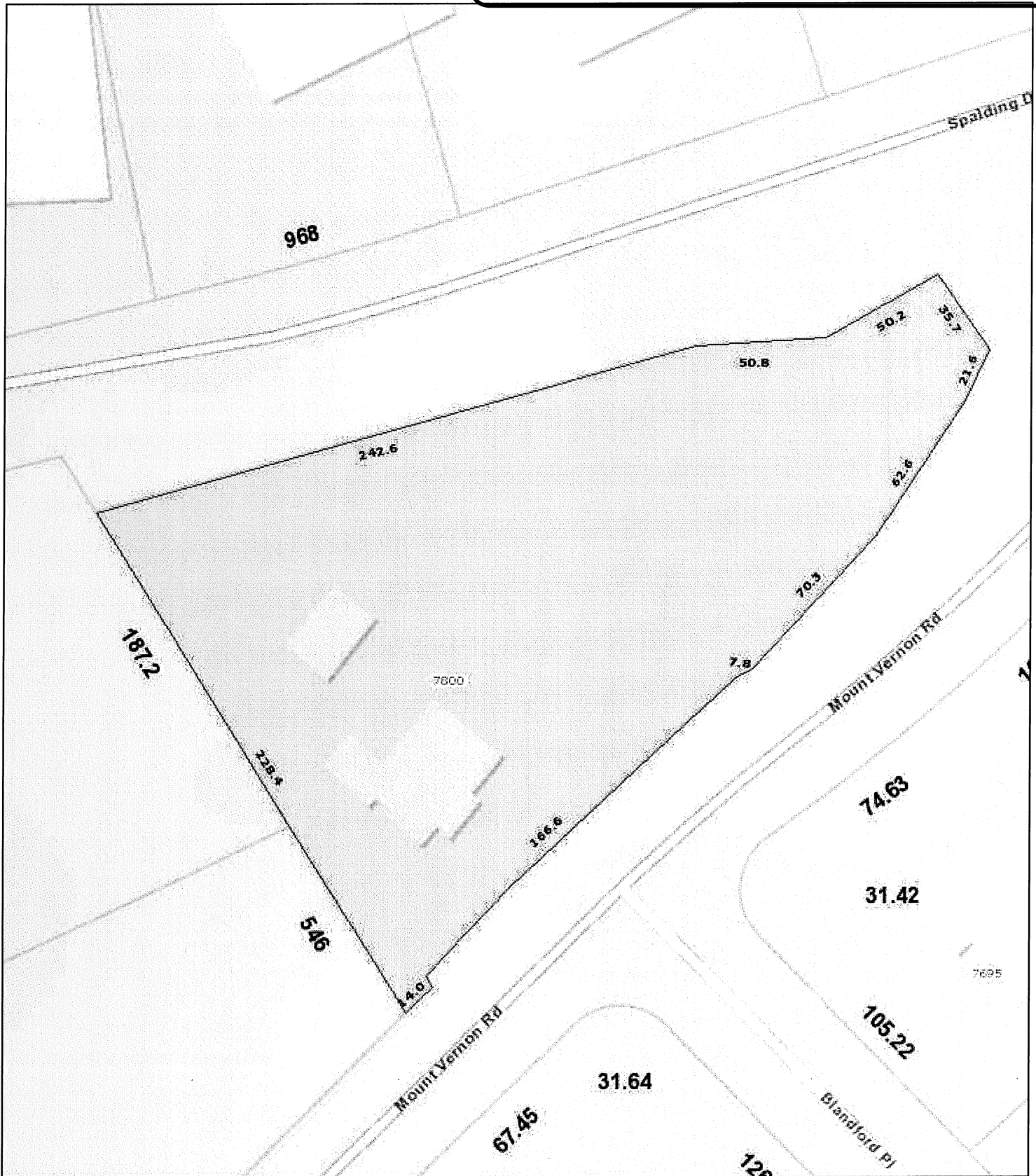
This the 15th day of January, 2021.

JOHN W. BELL, P.C.

By:

A handwritten signature in black ink, appearing to read 'JWB', is written over a horizontal line.

John W. Bell, Attorney at Law



0 0.0055 0.011 0.0165 mi

Date: 1/14/2021

Map Size: 8.5x11 (LETTER)



Fulton County GIS

Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use these data, even if Fulton County is advised of the possibility of such losses

Prepared By

GIS Section
Department of IT
Fulton County Government

1/14/2021

<https://www.fultoncountytaxes.org/property-taxes/TaxBill?ParcelID=06-0337-LL-035-8&Year=>

Arthur E. Ferdinand
Tax Commissioner
Fulton County, Georgia

141 Pryor Street
 Atlanta, Georgia 30303
 (404) 613-6100

TAX BILL

Property Owner	Parcel Identification	Description	User ID
SIDDIQ YAHYA KHALID & SIDDIQ KAMRAN KHALID	06 -0337- LL-035-8	Real Estate	IWR

Tax District: 59 - SANDY SPRINGS

Property Address	Account Number	Current Fair Market Value	Current Assessed Value
7800 MOUNT VERNON ROAD	2988801	351,200	140,480

City Exemption:

County Exemption:

City Sales Tax Credit: \$0.00

County Sales Tax Credit: \$30.06

<u>Tax Year</u>	<u>Cycle</u>	<u>Principal Amount</u>	<u>Interest</u>	<u>Penalties/Fees</u>	<u>Paid</u>	<u>Total</u>	<u>Due Date</u>
<u>2020</u>	County	4,568.83	0.00	0.00	4,568.83	0.00	11/15/2020
<u>2019</u>	County	3,041.31	27.76	0.00	3,069.07	0.00	10/15/2019
<u>2018</u>	County	2,559.54	21.85	0.00	2,581.39	0.00	10/31/2018
	City	429.01	4.91	13.66	447.58	0.00	10/31/2018
<u>2017</u>	County	1,636.65	0.00	0.00	1,636.65	0.00	1/15/2018
	City	250.93	0.00	0.00	250.93	0.00	1/15/2018
<u>2016</u>	County	1,631.64	0.00	0.00	1,631.64	0.00	11/15/2016
	City	250.36	0.00	0.00	250.36	0.00	11/15/2016
<u>2015</u>	County	1,638.09	0.00	0.00	1,638.09	0.00	10/15/2015
	City	250.36	0.00	0.00	250.36	0.00	10/15/2015
<u>2014</u>	County	1,889.95	0.00	0.00	1,889.95	0.00	10/31/2014
	City	281.02	0.00	0.00	281.02	0.00	10/31/2014
<u>2013</u>	County	1,823.86	0.00	0.00	1,823.86	0.00	10/15/2013
	City	281.02	0.00	0.00	281.02	0.00	10/15/2013

Grand Total Due: \$0.00

Mailing Address:

SIDDIQ YAHYA KHALID &
 SIDDIQ KAMRAN KHALID
 7800 MOUNT VERNON RD
 SANDY SPRINGS GA 30350

Property owners with current legal matters, such as bankruptcy or foreclosure, must contact the Tax Commissioner's office at (404) 613-6100 for the official balance due on their parcel(s).

[Sign up For E-Billing](#)

[Return to Search Results](#)

1/14/2021

<https://www.fultoncountytaxes.org/property-taxes/TaxBill/Detail?ParcelID=06-0337-LL-035-8&Year=2020>

DETAILED TAX SUMMARY



City of Sandy Springs

TAX YEAR: 2020

Owner NameSIDDIQ YAHYA KHALID &
SIDDIQ KAMRAN KHALID**Parcel Identification**

06 -0337- LL-035-8

Account Number

2988801

Property Location

7800 MOUNT VERNON ROAD

Tax District

59 - SANDY SPRINGS

Fair Market Value

351,200

Assessed Value

140,480

Temporary Assessment

Not Found

City Exemption:**County Exemption:**

Levies	Assessment	Exemptions	Net Assessment	X	Net Rate	State Credit	TAX
Fulton Cycle							
FULTON BONDS	140,480	0	140,480	X	.000220	\$0.00	\$30.91
FULTON OPER	140,480	0	140,480	X	.009776	\$0.00	\$1,373.33
SANDY SPRINGS	140,480	0	140,480	X	.004731	\$0.00	\$664.61
FULTON SCHOOL GEN	140,480	0	140,480	X	.017796	\$0.00	\$2,499.98
INTEREST							\$0.00
PENALTIES/FEES							\$0.00
Last Payment: 10/15/2020			Total Amount Billed				\$4,568.83
			Less Amount Paid				\$4,568.83
			Total Due				\$0.00
City of Sandy Springs Cycle							
INTEREST							\$0.00
PENALTIES/FEES							\$0.00
Last Payment: Not Found			Total Amount Billed				\$0.00
			Less Amount Paid				\$0.00
			Total Due				\$0.00

Property owners with current legal matters, such as bankruptcy or foreclosure, must contact the Tax Commissioner's office at (404) 613-6100 for the official balance due on their parcel(s).

[Return to Tax Bill](#) | [Return to Search Results](#)

Deed Book 58272 Pg 669
 Filed and Recorded Dec-18-2017 09:36am
 2017-0350668
 Real Estate Transfer Tax \$0.00
CATHELENE ROBINSON
 Clerk of Superior Court
 Fulton County, Georgia

Return To:
 GANEK PC
 Renee Dillon
 4170 Ashford-Dunwoody Road, Suite 525
 Brookhaven, GA 30319
 Phone: (770)391-0073 Fax: (770)395-9610
 AD171165

QUITCLAIM DEED

STATE OF GEORGIA
 COUNTY OF DEKALB

THIS INDENTURE, made November 29, 2017 between

Yahya Khalid Siddiq

as party or parties of the first part, hereinafter called Grantor, and

Yahya Khalid Siddiq and Kamran Khalid Siddiq
 As Joint Tenants With Rights of Survivorship

as party or parties of the second part, hereinafter called Grantee (the words, "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATION - (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, remise, release and quitclaim unto the said Grantee,

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR A MORE COMPLETE DESCRIPTION.

1. This conveyance is made subject to those certain Deed(s) to Secure Debt between Grantor of even date herewith regardless of the order of recording of same. By acceptance of this deed, Grantees subordinate this conveyance to the priority of those security instruments.

TO HAVE AND TO HOLD the said described premises unto the said Grantee, so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

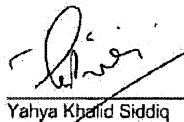
Signed, sealed and delivered
 this 29th day of November, 2017
 in the presence of:

Witness

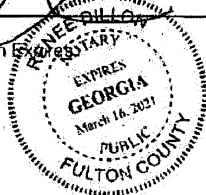
Notary Public
 My Commission Expires

(Notary Seal)

GRANTOR(S)


 Yahya Khalid Siddiq

11/27/17 (Seal)



Deed Book 58272 Pg 670
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, Georgia

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 337 of the 6th District of Fulton County, Georgia and being Lot 3, Block A, Unit One of the Adams Estates Subdivision and being more particularly described as follows, to wit:

Begin at a point marked by an iron pin at the intersection of the Northwestern right of way of Mt. Vernon Road (60 foot r/w) and the Southeasterly right of way of Spalding Drive (60 foot r/w) and run along said right of way of Mt. Vernon Road and following the curvature thereof an arc distance of 298.01 feet and which arc is subtended by a chord running South 43 degrees 49 minutes 04 seconds West 297.48 feet to a point; continue thence along said right of way South 49 degrees 44 minutes 10 seconds West 72.17 feet to a point; continuing thence along said right of way an arc distance of 128.65 feet and which arc is subtended by a chord running South 47 degrees 51 minutes 27 seconds West 128.52 feet to a point; thence leaving said right of way, run North 30 degrees 32 minutes 06 seconds West 241.77 feet to a point marked by an iron pin on the Southeasterly right of way of Spalding Drive; run thence along said right of way an arc distance of 213.27 feet which arc is subtended by a chord running North 74 degrees 52 minutes 35 seconds East 213.24 feet to a point continuing thence along said right of way North 72 degrees 58 minutes 31 seconds East 285.93 feet to a point marked by an iron pin at the intersection of the aforesaid right of ways and the true point of beginning hereof.

Said tract continuing 1.4 acres according to a survey by Perry E. McClung, Georgia RLS #1541 for Gary S. Hayes and Cristy A. Hayes, dated February 24, 1992.

AD171165

Legal Description

AD171165/75

Deed Book 58272 Pg. 652
 Filed and Recorded Dec-18-2017 09:36am
 2017-0350666
 Real Estate Transfer Tax \$351.10
CATHELENE ROBINSON
 Clerk of Superior Court
 Fulton County, Georgia

Return To:
GANEK PC
 Renee Dillon
 4170 Ashford-Dunwoody Road, Suite 525
 Brookhaven, GA 30319
 Phone: (770)391-0073 Fax: (770)395-9610
 AD171165

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF DEKALB

THIS INDENTURE, made the 29th day of November, 2017 between **RICHARD NELSON BROWN AND KATHRYN ELLWOOD BROWN**, as party or parties of the first part, hereinafter called Grantor, and **YAHYA KHALID SIDDIQ**, as party or parties of the second part, hereinafter called Grantee (the words, "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATION ----- (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR A MORE COMPLETE DESCRIPTION.

This conveyance is made subject to the following:

1. Ad Valorem real property taxes and assessments for 2018 not yet due and payable and subsequent years.
2. All easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

IN WITNESS WHEREOF, the Grantor will, subject to the exceptions, warrant and forever defend the right and title to the premises unto the Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

Signed, sealed and delivered
 this 29th day of November, 2017
 in the presence of:

Margaret Parrett
 Witness

Richard Nelson Brown (Seal)
 Richard Nelson Brown

[Signature]
 Notary Public
 My Commission Expires:

Kathryn Ellwood Brown (Seal)
 Kathryn Ellwood Brown

(Notary Seal)

AD171165



Deed Book 58272 Pg 653
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, Georgia

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 337 of the 6th District of Fulton County, Georgia and being Lot 3, Block A, Unit One of the Adams Estates Subdivision and being more particularly described as follows, to wit:

Begin at a point marked by an iron pin at the intersection of the Northwestern right of way of Mt. Vernon Road (60 foot r/w) and the Southeasterly right of way of Spalding Drive (60 foot r/w) and run along said right of way of Mt. Vernon Road and following the curvature thereof an arc distance of 298.01 feet and which arc is subtended by a chord running South 43 degrees 49 minutes 04 seconds West 297.48 feet to a point; continue thence along said right of way South 49 degrees 44 minutes 10 seconds West 72.17 feet to a point; continuing thence along said right of way an arc distance of 128.65 feet and which arc is subtended by a chord running South 47 degrees 51 minutes 27 seconds West 128.52 feet to a point; thence leaving said right of way, run North 30 degrees 32 minutes 06 seconds West 241.77 feet to a point marked by an iron pin on the Southeasterly right of way of Spalding Drive; run thence along said right of way an arc distance of 213.27 feet which arc is subtended by a chord running North 74 degrees 52 minutes 35 seconds East 213.24 feet to a point continuing thence along said right of way North 72 degrees 58 minutes 31 seconds East 285.93 feet to a point marked by an iron pin at the intersection of the aforesaid right of ways and the true point of beginning hereof.

Said tract continuing 1.4 acres according to a survey by Perry E. McClung, Georgia RLS #1541 for Gary S. Hayes and Cristy A. Hayes, dated February 24, 1992.

AD171165

Legal Description

AD171165/65

Deed Book 58272 Pg 654
 Filed and Recorded Dec-18-2017 09:36am
 2017-0350667
 Georgia Intangible Tax Paid \$738.00
CATHELENE ROBINSON
 Clerk of Superior Court
 Fulton County, Georgia

When recorded, return to:
 American Finance House LARIBA
 Attn: Final Document Department
 15141 E. Whittier Blvd., Suite 400
 Whittier, CA 90603

Ganek Wright Minsk PC
 4170 Ashford Dunwoody Rd
 Suite 525
 Atlanta, GA 30319
AD171165

Title Order No.: AD171165
 Escrow No.: AD171165
 LOAN #: 0658810615

[Space Above This Line For Recording Data]

SECURITY DEED

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated **November 29, 2017**, together with all Riders to this document.

(B) "Borrower" is **YAHYA KHALID SIDDIQ, MARRIED MAN.**

Borrower is the grantor under this Security Instrument.
 (C) "Lender" is **American Finance House LARIBA.**

Lender is a Corporation,
 California,
 400, Whittier, CA 90603

organized and existing under the laws of
 Lender's address is **15141 E. Whittier Blvd., Suite**

Lender is the grantee under this Security Instrument.

(D) "Note" means the promissory note signed by Borrower and dated **November 29, 2017**. The Note states that Borrower owes Lender **TWO HUNDRED FORTY FIVE THOUSAND SEVEN HUNDRED TWENTY EIGHT AND NO/100** Dollars (U.S. \$245,728.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **December 1, 2047**.

(E) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(F) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(G) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- | | | |
|--|---|---|
| ☐ Adjustable Rate Rider | ☐ Condominium Rider | ☐ Second Home Rider |
| ☐ Balloon Rider | ☐ Planned Unit Development Rider | ☐ Other(s) [specify] |
| ☒ 1-4 Family Rider | ☐ Biweekly Payment Rider | |
| ☐ V.A Rider | | |

GEORGIA--Single Family--Fannie Mae/Freddie Mac UNIFORM INSTRUMENT
 Ellie Mae, Inc. Page 1 of 9

Form 3011 1/01

Initials: *[Signature]*
 GAUDEED 0315
 GAUDEED (CLS)
 11/27/2017 10:54 AM PST



Deed Book 58272 Pg 663

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 337 of the 6th District of Fulton County, Georgia and being Lot 3, Block A, Unit One of the Adams Estates Subdivision and being more particularly described as follows, to wit:

Begin at a point marked by an iron pin at the intersection of the Northwestern right of way of Mt. Vernon Road (60 foot r/w) and the Southeastern right of way of Spalding Drive (60 foot r/w) and run along said right of way of Mt. Vernon Road and following the curvature thereof an arc distance of 298.01 feet and which arc is subtended by a chord running South 43 degrees 49 minutes 04 seconds West 297.48 feet to a point; continue thence along said right of way South 49 degrees 44 minutes 10 seconds West 72.17 feet to a point; continuing thence along said right of way an arc distance of 128.65 feet and which arc is subtended by a chord running South 47 degrees 51 minutes 27 seconds West 128.52 feet to a point; thence leaving said right of way, run North 30 degrees 32 minutes 06 seconds West 241.77 feet to a point marked by an iron pin on the Southeastern right of way of Spalding Drive; run thence along said right of way an arc distance of 213.27 feet which arc is subtended by a chord running North 74 degrees 52 minutes 35 seconds East 213.24 feet to a point continuing thence along said right of way North 72 degrees 58 minutes 31 seconds East 285.93 feet to a point marked by an iron pin at the intersection of the aforesaid right of ways and the true point of beginning hereof.

Said tract continuing 1.4 acres according to a survey by Perry E. McClung, Georgia RLS #1541 for Gary S. Hayes and Cristy A. Hayes, dated February 24, 1992.

AD171165



Legal Description

AD171165/63

FIERI FACIAS**THE CITY OF SANDY SPRINGS, GEORGIA****VS****SIDDIQ YAHYA KHALID &****AND 06 -0337- LL-035-8**7800 MOUNT VERNON RD
SANDY SPRINGS GA 30350**7800 MOUNT VERNON RD****CFN# 2019-0032156
GEORGIA, FULTON COUNTY
FILED AND RECORDED****2019 JAN - 30 AM 9:00****CATHELENE ROBINSON
CLERK, SUPERIOR COURT
LIEN BOOK****BOOK 4347 PAGE 670**

YEAR	FIERI FACIAS NUMBER	PROPERTY DESCRIPTION	TAX DISTRICT
2018	2988801	06 -0337- LL-035-8 7800 MOUNT VERNON RD	59 SANDY SPRINGS

TAX	PENALTY	FIFA	INTEREST	COSTS	TOTAL DUE
24.38	0.00	10.00	0.48	0.00	34.86

TO ALL AND SINGULAR THE SHERIFFS AND CONSTABLES OF THIS STATE GREETING: YOU ARE HEREBY REQUIRED, THAT OF THE GOODS AND CHATTELS, LAND AND TENEMENTS OF THE TAX PAYER NAMED ABOVE, OR THE PROPERTY DESCRIBED ABOVE, YOU CAUSE TO BE MADE BY LEVY AND SALE SUFFICIENT THEREOF TO MAKE THE SUM OF THE DOLLARS AND CENTS SHOWN ABOVE. THE AMOUNT OF CITY OF ATLANTA TAXES FOR THE ABOVE YEAR ALSO THE FURTHER LEGAL SUM IN DOLLARS FOR THIS FIERI FACIAS AND SUFFICIENT AMOUNT TO COVER INTEREST ON SAID PRINCIPAL TAX AT THE RATE ALLOWED BY LAW FROM THE DATE THE PRINCIPAL AMOUNT BECAME DUE UNTIL PAID, TOGETHER WITH ALL COSTS THAT MAY HEREAFTER ACCRUE AND HAVE YOU THE SAID SUM OF MONEY TO BE PAID TO ME UPON COLLECTION THEREOF. TO BE RENDERED TO THE CITY OF ATLANTA THE PRINCIPAL, INTEREST AND COSTS AFORESAID, AND HAVE YOU THEN AND THERE THIS WRIT. GIVEN UNDER MY HAND AND OFFICIAL SIGNATURE THIS JANUARY 28, 2019.

ARTHUR E. FERDINAND, TAX COMMISSIONER
EX-OFFICIO SHERIFF, FULTON COUNTY, GA

TRANSFER OF FIERI FACIAS

FOR AND IN CONSIDERATION OF THE SUM OF _____ DOLLARS, EQUAL TO THE TAX, COST AND INTEREST DUE THE WITHIN FIERI FACIAS, I HEREBY TRANSFER AND ASSIGN THE SAME TO:

DATE_____
TAX COMMISSIONER, EX-OFFICIO SHERIFF
FULTON COUNTY, GA

3-2007-02-2-1-1-4-25

807: 959

PERMIT FOR ANCHORS, GUY POLES AND WIRES

BOOK 2654 PAGE 548
1208395

STATE OF GEORGIA,
Fulton COUNTY.

For and in consideration of the sum of One + no/100
(100) Dollars in hand paid by Georgia Power Company, a Corporation, the receipt and
sufficiency whereof is hereby acknowledged, the undersigned,
F. Brady Adams
whose Post Office Address is Rt 1, Chambliss, Georgia,
does hereby grant to said Company, its successors and assigns, the right to implant, install and main-
tain on anchors and guy poles of wood or other material, with guy wires,
at the places where said Company may find it necessary or desirable in the construction
and maintenance of transmission lines now erected or hereafter to be erected on lands adjacent to
Spalding & Mt Vernon Hwy Road, said lands being located in Land Lot
No. 337 of the 6th District, Fulton County, Georgia.

Said lands being described as follows:

Bounded on the North by lands of Spalding Drive
on the South by lands of Mt Vernon Hwy
on the East by lands of H. H. H. H.
on the West by lands of Dr. H. H. H.

Said Company shall not be liable for, or bound by, any statement, agreement or understanding
not herein expressed.

IN WITNESS WHEREOF, the said F. Brady Adams
has hereunto set H. H. H. hand and seal, this 16 day of May, 1954

Signed, sealed and delivered

in the presence of:

Mrs. F. Brady Adams
B. H. H.

F. Brady Adams (Seal)

(Seal)

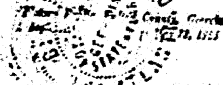
GEORGIA, Fulton County, Clerk's Office, Superior Court

Filed for Record, this, the 6 day of June, 1954

APPROVED By Recorded in Book 2654

Page 548 this 6 day of June, 1954

J. H. H.



This permit to be signed in the presence of two (2) witnesses, one of whom should be a Notary Public.

2644/62

2-227-2K-2-1-6-2

807: 486

PERMIT FOR ANCHORS, GUY POLES AND WIRES

2644/62
1408652STATE OF GEORGIA,
Fulton COUNTY.

For and in consideration of the sum of one hundred Dollars in hand paid by Georgia Power Company, a Corporation, the receipt and sufficiency whereof is hereby acknowledged, the undersigned,

J. Grady Adams, Georgia,
whose Post Office Address is Summerville,

does hereby grant to said Company, its successors and assigns, the right to implant, install and maintain anchors and guy poles of wood or other material, with guy wires,

at places where said Company may find it necessary or desirable in the construction and maintenance of transmission lines now erected or hereafter to be erected on lands adjacent to
Mr. Vernon Road, said lands being located in Land Lot
No. 337 of the 6th District, Fulton County, Georgia.

Said lands being described as follows:

Bounded on the North by lands of S. W. Co. of Spalding Co.
on the South by lands of and Mr. Vernon
on the East by lands of
on the West by lands of

Said Company shall not be liable for, or bound by, any statement, agreement or understanding not herein expressed.

IN WITNESS WHEREOF, the said J. Grady Adams
has hereunto set his hand and seal, this 13th day of April, 1954

Signed, sealed and delivered

in the presence of:

J. Grady Adams
J. Grady Adams
Notary Public, Georgia State of Love
My Commission Expires March 6, 1955

FILED

RECORDED

APR 28 10 22 AM '54

APR 30 '54

CLERK, SUPERIOR COURT

CLERK, SUPERIOR COURT

This permit to be signed in the presence of two (2) witnesses, one of whom should be a Notary Public.

HPT-14-6444

E07: 1357

1750875

PERMIT FOR ANCHORS, GUY POLES AND WIRES

FILED
FULTON CO., GA.

NOV 18 10 30 AM '61

L. F. #4-32

STATE OF GEORGIA,
FULTON COUNTY.J. W. Simmons
CLERK, SUPERIOR COURT

For and in consideration of the sum of ONE & NO/100
(\$ 1.00) Dollars in hand paid by Georgia Power Company, a Corporation, the receipt and
sufficiency whereof is hereby acknowledged, the undersigned,

MRS. E. GRADY ADAMS

whose Post Office Address is DUNWOODY, Georgia,
does hereby grant to said Company, its successors and assigns, the right to implant, install and main-
tain 1 (ONE) anchors and guy poles of wood or other material, with guy wires,
at 1 (ONE) places where said Company may find it necessary or desirable in the construction
and maintenance of transmission lines now erected or hereafter to be erected on lands adjacent to
SPALDING DRIVE near said lands being located in Land Lot
No. 337-118 of the 6TH District FULTON County, Georgia.

Said lands being described as follows:

Bounded on the North by lands of KACUN AS 7500 MT VERNON ROAD,
on the South by lands of _____,
on the East by lands of _____,
on the West by lands of _____.

Said Company shall not be liable for, or bound by, any statement, agreement or understanding
not herein expressed.

IN WITNESS WHEREOF, the said UNDERSIGNED
has hereunto set HER hand and seal, this 30TH day of OCTOBER, 1961.

Signed, sealed and delivered

in the presence of:

Miss J. R. AdamsLarry L. Lilly

Notary Public, Georgia State at Large
My Commission Expires March 19, 1963

RECORDED

B33746 P376
NOV 15 '61N.P.
SEALJ. W. Simmons
CLERK, SUPERIOR COURT

This permit to be signed in the presence of two (2) witnesses, one of whom should be a Notary Public.

BOOK 3799 PAGE 375

7456/387

NOT-CL-15-21-71

PERMIT FOR ANCHORS, GUY POLES AND WIRES

ID 11-NF-12
NORTH FULTONSTATE OF GEORGIA, GEORGIA Fulton County, Clerk's Office Superior Court
FULTON COUNTY & Recorded, JAN 10 1980 at 10:40For and in consideration of the sum of ONE AND NO/100
(\$1.00) Dollars in hand paid by Georgia Power Company, a Corporation, the receipt a
sufficiency whereof is hereby acknowledged, the undersigned,MARY LEE ADAMS
whose Post Office Address is Dunwoody, Georgdoes hereby grant to said Company, its successors and assigns, the right to implant, install a
maintain 1 anchors and guy poles of wood or other material, with guy wir
at 1 places where said Company may find it necessary or desirable in the constructand maintenance of transmission lines now erected or hereafter to be erected on lands adjacent
MOUNT VERNON HWY Road, said lands being located in Land 1
No. 337 of the 6 District FULTON County, GeorgSaid lands being described as follows:
~~Bounded on the North by lands of~~ KNOWN AS: 7800 MT. VERNON HWY
~~on the South by lands of~~ DUNWOODY, G.D.
~~on the East by lands of~~
~~on the West by lands of~~Said Company shall not be liable for, or bound by, any statement, agreement or understand
not herein expressed.IN WITNESS WHEREOF, the said undersigned
has hereunto set her hand and seal, this 13 day of November 1987Signed, sealed and delivered
in the presence of:
John A. Jefferson
John B. TurnerMary Lee Adams. (Se
(Se
(SeNotary Public, Georgia State at Large
My Commission Expires May 9, 1982N. P.
SEAL

This permit to be signed in the presence of two (2) witnesses, one of whom should be a Notary Public.

7456 PAGE

Revised E Return
 Riley McLendon, LLC
 315 Washington Avenue
 Marietta GA 30060

Deed Book 54434 Pg 364
 Filed and Recorded Dec-03-2014 02:46pm
 2014-0333787A
 Real Estate Transfer Tax \$0.00
 Cathelene Robinson
 Clerk of Superior Court
 Fulton County, Georgia

RIGHT OF WAY DEED

STATE OF GEORGIA FULTON COUNTY

THIS INDENTURE, made this 30 day of October, 2014, between KATHRYN E. BROWN AND RICHARD N. BROWN, parties of the first part, and THE CITY OF SANDY SPRINGS, GEORGIA, a Municipal Corporation of the State of Georgia, party of the second part.

WITNESSETH, That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, in hand paid and the project hereinafter described, parties of the first part, do grant and convey unto party of the second part, its successors and assigns, the following property to-wit:

That tract of land lying and being in Land Lot 337 of the 6th Land District of Fulton County, Georgia, as described in Deed Book# 28271, Page# 219, and more particularly described as follows:

See Exhibits "A" and "B"

It is the intent of both parties that the City of Sandy Springs, GA shall acquire a total of 14,781.00 square feet of fee simple right of way for the purpose of the construction of intersection improvements as more particularly described in Exhibits "A" and "B".

To have and to hold the bargained premises unto grantee, its successors and assigns forever in fee simple.

Parties of the first part will forever warrant and defend the title to the bargained premises unto party of the second party, its successors and assigns against the claims of any persons claiming by, through or under the parties of the first part.

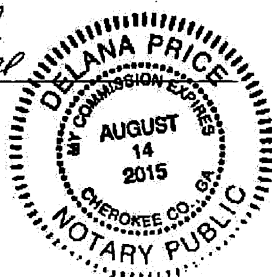
IN WITNESS WHEREOF, parties of the first part have hereunto set their hands and seals the day and year above written.

Signed, sealed and delivered
 in the presence of:

Judy A. Poy
 WITNESS

Kathryn E. Brown (L.S.)
 KATHRYN E. BROWN

Delana Price
 NOTARY PUBLIC



Richard N. Brown (L.S.)
 RICHARD N. BROWN

EXHIBIT "A"**PERMANENT DRAINAGE EASEMENT:**

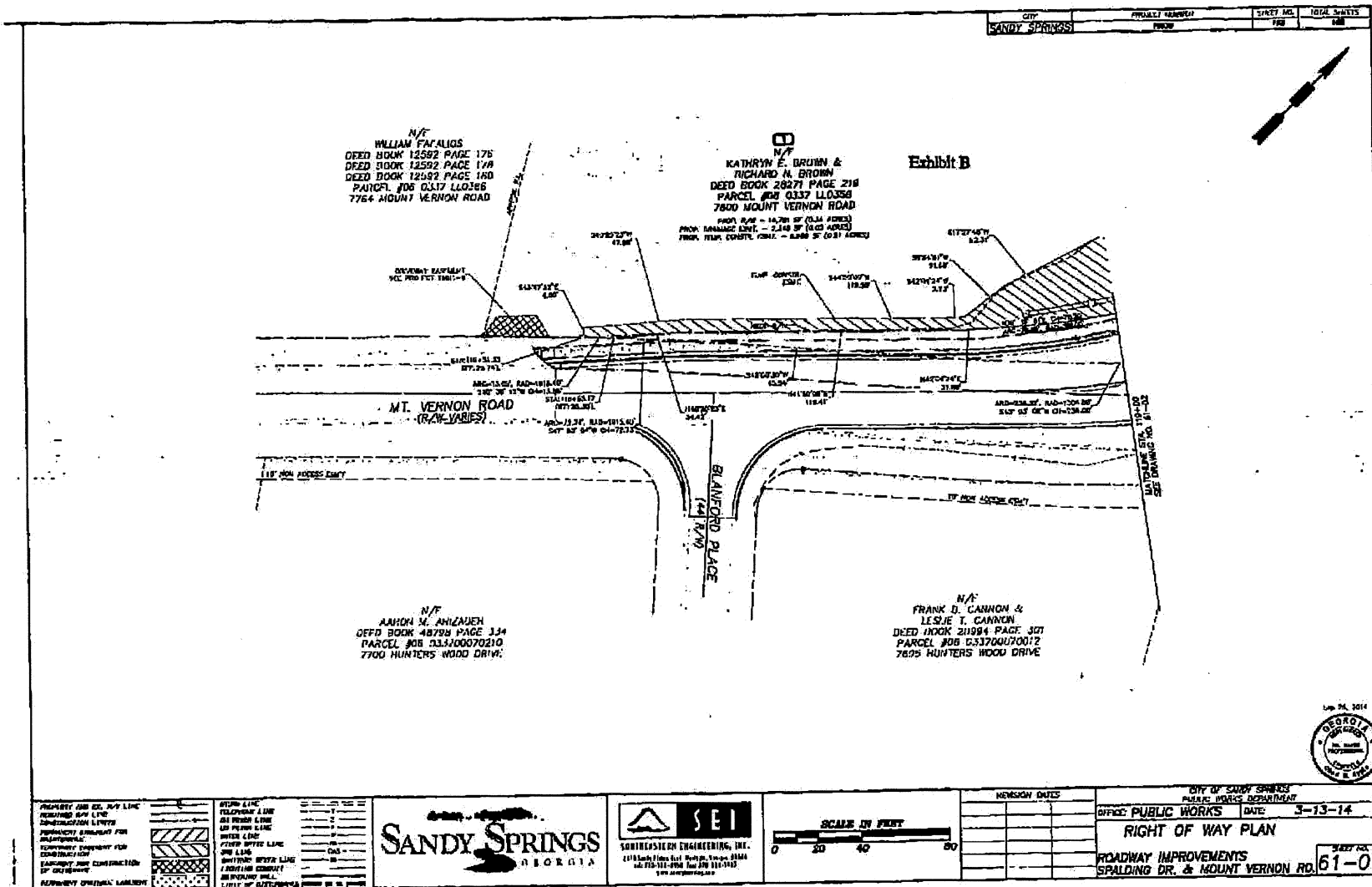
ALL THAT TRACT or parcel of land lying and being in Land Lot 337 of the 17th District of Fulton County, city of Sandy Springs, Georgia and being more particularly described as follows:

BEGINNING at a point 28.00 feet right and opposite of Spalding Drive Station 96+66.62 of City of Sandy Springs Project No. T0039; THENCE proceeding NORTH 71 DEGREES 16 MINUTES 35 SECONDS EAST a distance of 20.02 feet; THENCE proceeding SOUTH 20 DEGREES 57 MINUTES 00 SECONDS EAST a distance of 15.69 feet; THENCE proceeding SOUTH 81 DEGREES 29 MINUTES 30 SECONDS EAST a distance of 79.58 feet; THENCE proceeding NORTH 17 DEGREES 55 MINUTES 37 SECONDS WEST a distance of 10.39 feet; THENCE proceeding SOUTH 58 DEGREES 57 MINUTES 40 SECONDS EAST a distance of 17.96 feet; THENCE proceeding SOUTH 33 DEGREES 21 MINUTES 03 SECONDS WEST a distance of 21.44 feet; THENCE proceeding SOUTH 30 DEGREES 35 MINUTES 18 SECONDS WEST a distance of 3.20 feet; THENCE proceeding NORTH 81 DEGREES 29 MINUTES 30 SECONDS WEST a distance of 93.02 feet; THENCE proceeding NORTH 20 DEGREES 57 MINUTES 00 SECONDS WEST a distance of 28.14 feet and POINT OF BEGINNING.

Said easement having an area of 2,346 square feet (0.05 acres)

CMC/SEI (092514)

Deed Book 54434 Pg 366



<https://search.gscoca.org/Imaging/HTML5Viewer.aspx?id=65490465&key1=54434&key2=364&county=60&countyname=FULTON&userid=148068&ap...>



[illegible]



APPENDIX IV

ELECTRONIC DATABASE REPORT AND REFERENCED DOCUMENTS

Residential Property

7800 Mount Vernon Road
Atlanta, GA 30350

Inquiry Number: 6354443.2s
February 03, 2021

The EDR Radius Map™ Report with GeoCheck®



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

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	8
Orphan Summary	16
Government Records Searched/Data Currency Tracking	GR-1
 <u>GEOCHECK ADDENDUM</u>	
Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting Source Map	A-7
Physical Setting Source Map Findings	A-8
Physical Setting Source Records Searched	PSGR-1

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**

7800 MOUNT VERNON ROAD
ATLANTA, GA 30350

COORDINATES

Latitude (North):	33.9656400 - 33° 57' 56.30"
Longitude (West):	84.2893080 - 84° 17' 21.50"
Universal Transverse Mercator:	Zone 16
UTM X (Meters):	750468.3
UTM Y (Meters):	3761463.5
Elevation:	1046 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	6046886 CHAMBLEE, GA
Version Date:	2014

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20150915
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
7800 MOUNT VERNON ROAD
ATLANTA, GA 30350

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	ORCHARD PARK SHOPPIN	2090 DUNWOODY CLUB D	GA NON-HSI, SPILLS	Higher	4021, 0.762, WSW
2	ORCHARD PARK SHOPPIN	2090 DUNWOODY CLUB D	DEL SHWS	Higher	4684, 0.887, WSW
A3	JETT FERRY DRY CLEAN	2482 JETT FERRY RD.	GA NON-HSI, DRYCLEANERS	Higher	4919, 0.932, SW
A4	FORMER ARBY'S RESTAU	2480 JETT FERRY ROAD	GA NON-HSI	Higher	4920, 0.932, SW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

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
 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

EXECUTIVE SUMMARY

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

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
 UST..... Underground Storage Tank Database
 AST..... Above Ground Storage Tanks
 INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

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

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

SWRCY..... Recycling Center Listing
 HIST LF..... Historical Landfills
 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

EXECUTIVE SUMMARY

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
 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
 SCRDRYCLEANERS..... 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
 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
 UXO..... Unexploded Ordnance Sites

EXECUTIVE SUMMARY

ECHO.....	Enforcement & Compliance History Information
DOCKET HWC.....	Hazardous Waste Compliance Docket Listing
FUELS PROGRAM.....	EPA Fuels Program Registered Listing
AIRS.....	Permitted Facility and Emissions Listing
COAL ASH.....	Coal Ash Disposal Site Listing
DRYCLEANERS.....	Drycleaner Database
Financial Assurance.....	Financial Assurance Information 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 Auto.....	EDR Exclusive Historical Auto Stations
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 - equivalent CERCLIS

GA NON-HSI: Georgia Non Hazardous Site Inventory Sites.

A review of the GA NON-HSI list, as provided by EDR, and dated 01/06/2021 has revealed that there are 3 GA NON-HSI sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>ORCHARD PARK SHOPPIN</i>	<i>2090 DUNWOODY CLUB D</i>	<i>WSW 1/2 - 1 (0.762 mi.)</i>	<i>1</i>	<i>8</i>

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
JETT FERRY DRY CLEAN FORMER ARBY'S RESTAU	2482 JETT FERRY RD. 2480 JETT FERRY ROAD	SW 1/2 - 1 (0.932 mi.) SW 1/2 - 1 (0.932 mi.)	A3 A4	13 15

ADDITIONAL ENVIRONMENTAL RECORDS**Local Lists of Hazardous waste / Contaminated Sites**

DEL SHWS: A listing of sites delisted from the Hazardous Site Inventory.

A review of the DEL SHWS list, as provided by EDR, and dated 07/01/2020 has revealed that there is 1 DEL SHWS site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ORCHARD PARK SHOPPIN	2090 DUNWOODY CLUB D	WSW 1/2 - 1 (0.887 mi.)	2	12

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 2 records.

Site Name

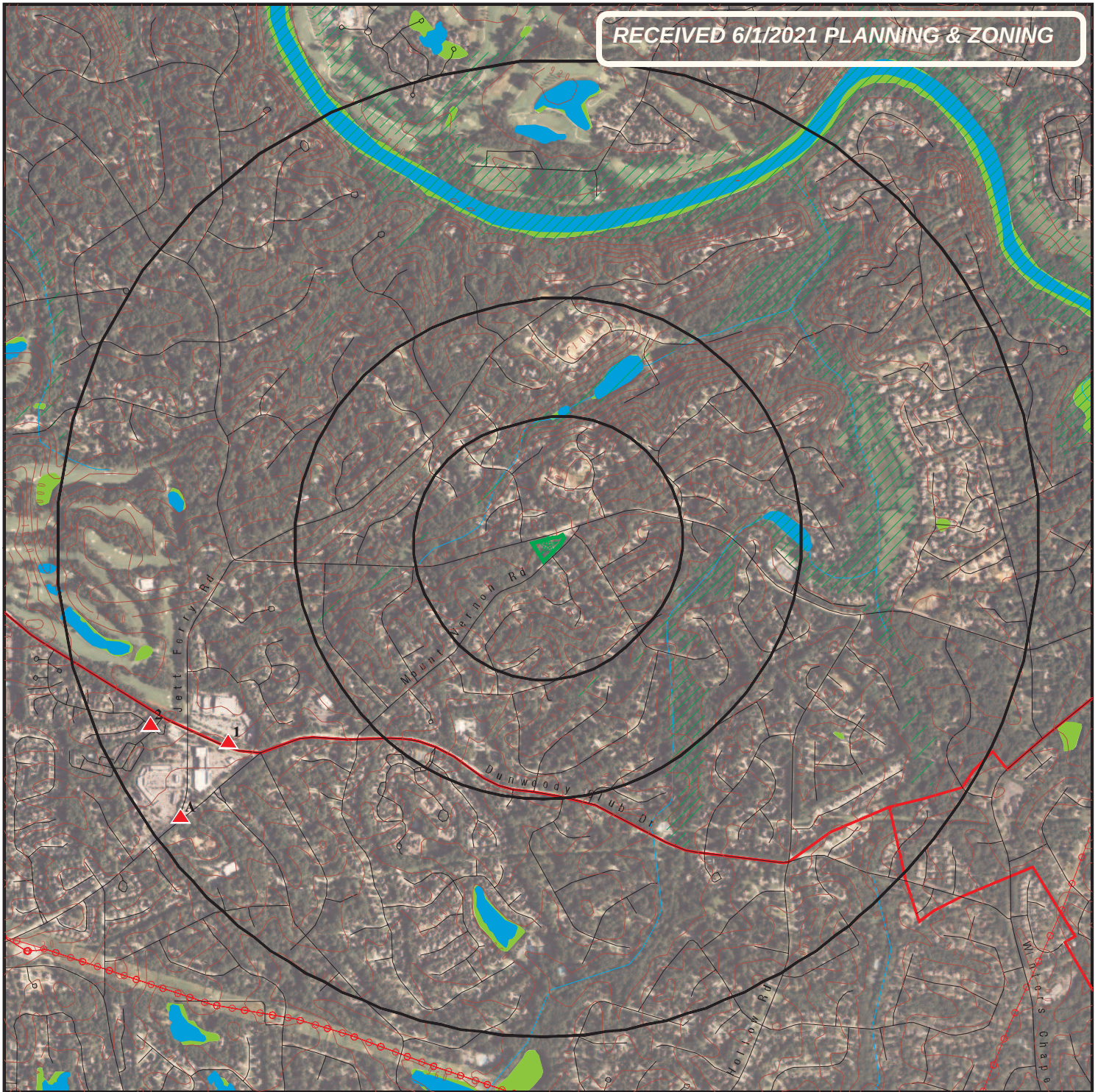
HEDGEWOOD PROPERTIES 100 SPALDING
PERIMETER POINTE CLEANERS

Database(s)

SWF/LF
DRYCLEANERS

OVERVIEW MAP - 6354443.2S

RECEIVED 6/1/2021 PLANNING & ZONING



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

County Boundary

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

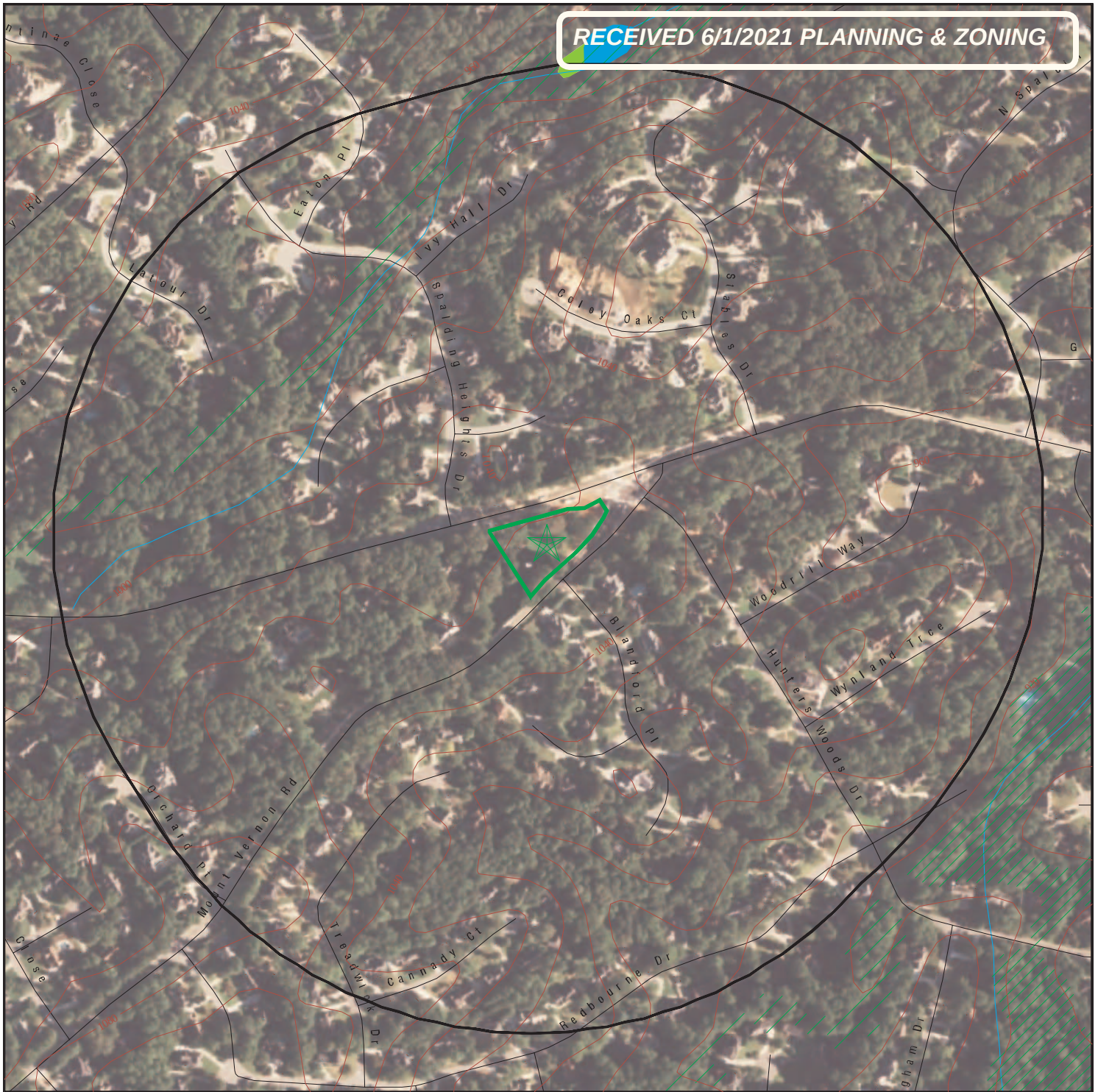
This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Residential Property
ADDRESS: 7800 Mount Vernon Road
Atlanta GA 30350
LAT/LONG: 33.96564 / 84.289308

CLIENT: Maxis Engineering LLC
CONTACT: Rebecca Donnelly
INQUIRY #: 6354443.2s
DATE: February 03, 2021 10:56 am

DETAIL MAP - 6354443.2S

RECEIVED 6/1/2021 PLANNING & ZONING



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

0 1/16 1/8 1/4 Miles



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: Residential Property
ADDRESS: 7800 Mount Vernon Road
Atlanta GA 30350
LAT/LONG: 33.96564 / 84.289308

CLIENT: Maxis Engineering LLC
CONTACT: Rebecca Donnelly
INQUIRY #: 6354443.2s
DATE: February 03, 2021 10:58 am

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	3	NR	3
<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		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
INST CONTROL	0.500		0	0	0	NR	NR	0
AUL	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								
SWRCY	0.500		0	0	0	NR	NR	0
HIST LF	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	1	NR	1
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
UXO	1.000		0	0	0	0	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	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		0	0	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
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		0	NR	NR	NR	NR	0
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 --		0	0	0	0	4	0	4

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
WSW
1/2-1
0.762 mi.
4021 ft.

ORCHARD PARK SHOPPING CTR.
2090 DUNWOODY CLUB DR.
ATLANTA, GA

GA NON-HSI
SPILLS
S103537913
N/A

Relative:
Higher

NON HSI:

Actual:
1081 ft.

Name: ORCHARD PARK SHOPPING CTR.
Address: 2090 DUNWOODY CLUB DR.
City,State,Zip: ATLANTA, GA
Latitude: 33.960
Longitude: -84.301
Ground Water Pathway Score: 8.13
On-Site Pathway Score: 0
Report Date: Not reported
Additional Info: Not reported
Notif ID: Not reported
Non HSRA Unit: Not reported
Non HSRA CO: Not reported
HSRA CO: Not reported
HSRA Unit: Not reported
Date Assnd: Not reported
Date Back: Not reported
hsi: Not reported
HSI#: Not reported
Date to Director: Not reported
Date Ltr: Not reported
Comments: Not reported
Pre RQSM Cleanup: Not reported
Deferred on Site Scoring: Not reported
Additional Data Requested: Not reported
VRP Deferral: Not reported
Contamination: Not reported

SPILLS:

Name: CONSULT TECH ENGINEERING
Address: 2090 DUNWOODY CLUB DR
City,State,Zip: ATLANTA, GA
CTS Number: Not reported
Spill Number: Not reported
UN Number: Not reported
UN Number2: Not reported
Report Number: Not reported
Report Date: Not reported
Report Time: Not reported
Spill Date: Not reported
Spill Time: Not reported
Incident Type: Not reported
Material Involved: NATURAL GAS
Quantity: Not reported
Phase: Not reported
Radioactive: Not reported
Material 2: Not reported
Quantity 2: Not reported
Phase 2: Not reported
Radioactive 2: Not reported
Waterway Impctd: Not reported
Evacuation: Not reported
Caller: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ORCHARD PARK SHOPPING CTR. (Continued)

S103537913

Organization:	Not reported
Org Phone:	Not reported
Primary Concern:	Not reported
Associate Name:	Not reported
Investigation Date:	Not reported
Resolved:	Not reported
Closure Date:	Not reported
Ten Days Follow Up:	Not reported
Transferred Record:	Not reported
Fire:	Not reported
Police:	Not reported
Sheriff:	Not reported
GSP:	Not reported
Medical:	Not reported
EPA:	Not reported
USCG:	Not reported
EMA:	Not reported
DRN:	Not reported
DOT:	Not reported
Responsible Prty:	Not reported
RP Contact:	Not reported
RP Address:	Not reported
RP Phone:	Not reported
RP City:	Not reported
Action Code:	Not reported
Action:	Not reported
Investigator:	Not reported
EOC Operator:	Not reported
Time EOC Notifd:	Not reported
Time Dispatched:	Not reported
Complaint Code:	Not reported
Complaint ID:	Not reported
Complaint Referred:	Not reported
Report Sum:	Not reported
At:	Not reported
DDO:	Not reported
Date Recieved:	Not reported
Comments:	Not reported
Comments 1:	Not reported
Referred:	Not reported
Comments 2:	Not reported
Substance:	NATURAL GAS
Comments 3:	Not reported
Location:	NONE
Comments 4:	Not reported
Source:	Not reported
Comments 5:	Not reported
Details:	Not reported
Additional Info:	Not reported
Comments 6:	Not reported
Comments 7:	Not reported
Incident:	Not reported
Primary Concern 1 Description:	Not reported
Primary Concern 2:	Not reported
Primary Concern 2 Description:	Not reported
Source Address 1:	Not reported
Source Address 2:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ORCHARD PARK SHOPPING CTR. (Continued)

S103537913

Source City: Not reported
Source State: Not reported
Source Zip: Not reported
Direction: Not reported
Caller Address 1: Not reported
Caller Address 2: Not reported
Caller City: Not reported
Caller State: Not reported
Caller Zip: Not reported
Comp City: Not reported
Branch: Not reported
BDesc: Not reported
Program: Not reported
Prog Desc: Not reported
Accept Date: Not reported
Assign Date: Not reported
FUI Need: Not reported
Refer 2: Not reported
Contact: Not reported
Active: Not reported
Facility ID: Not reported
Approved Date: Not reported
Facility Status: Not reported

Name: CONSULT TECH ENGINEERING
Address: 2090 DUNWOODY CLUB DR
City,State,Zip: ATLANTA, GA
CTS Number: Not reported
Spill Number: Not reported
UN Number: Not reported
UN Number2: Not reported
Report Number: Not reported
Report Date: Not reported
Report Time: Not reported
Spill Date: Not reported
Spill Time: Not reported
Incident Type: Not reported
Material Involved: NATURAL GAS
Quantity: Not reported
Phase: Not reported
Radioactive: Not reported
Material 2: Not reported
Quantity 2: Not reported
Phase 2: Not reported
Radioactive 2: Not reported
Waterway Impctd: Not reported
Evacuation: Not reported
Caller: Not reported
Organization: Not reported
Org Phone: Not reported
Primary Concern: Not reported
Associate Name: Not reported
Investigation Date: Not reported
Resolved: Not reported
Closure Date: Not reported
Ten Days Follow Up: Not reported
Transferred Record: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ORCHARD PARK SHOPPING CTR. (Continued)

S103537913

Fire:	Not reported
Police:	Not reported
Sheriff:	Not reported
GSP:	Not reported
Medical:	Not reported
EPA:	Not reported
USCG:	Not reported
EMA:	Not reported
DRN:	Not reported
DOT:	Not reported
Responsible Prty:	Not reported
RP Contact:	Not reported
RP Address:	Not reported
RP Phone:	Not reported
RP City:	Not reported
Action Code:	Not reported
Action:	Not reported
Investigator:	Not reported
EOC Operator:	Not reported
Time EOC Notifd:	Not reported
Time Dispatched:	Not reported
Complaint Code:	Not reported
Complaint ID:	Not reported
Cmplaint Referred:	Not reported
Report Sum:	Not reported
At:	Not reported
DDO:	Not reported
Date Recieved:	Not reported
Comments:	Not reported
Comments 1:	Not reported
Referred:	Not reported
Comments 2:	Not reported
Substance:	NATURAL GAS
Comments 3:	Not reported
Location:	NONE
Comments 4:	Not reported
Source:	Not reported
Comments 5:	Not reported
Details:	Not reported
Additional Info:	Not reported
Comments 6:	Not reported
Comments 7:	Not reported
Incident:	Not reported
Primary Concern 1 Description:	Not reported
Primary Concern 2:	Not reported
Primary Concern 2 Description:	Not reported
Source Address 1:	Not reported
Source Address 2:	Not reported
Source City:	Not reported
Source State:	Not reported
Source Zip:	Not reported
Direction:	Not reported
Caller Address 1:	Not reported
Caller Address 2:	Not reported
Caller City:	Not reported
Caller State:	Not reported
Caller Zip:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ORCHARD PARK SHOPPING CTR. (Continued)

S103537913

Comp City: Not reported
Branch: Not reported
BDesc: Not reported
Program: Not reported
Prog Desc: Not reported
Accept Date: Not reported
Assign Date: Not reported
FUI Need: Not reported
Refer 2: Not reported
Contact: Not reported
Active: Not reported
Facility ID: Not reported
Approved Date: Not reported
Facility Status: Not reported

2
WSW
1/2-1
0.887 mi.
4684 ft.

ORCHARD PARK SHOPPING CENTER
2090 DUNWOODY CLUB DRIVE
DUNWOODY, GA 30338

DEL SHWS S104885392
N/A

Relative:
Higher

DEL SHWS:

Actual:
1076 ft.

Name: ORCHARD PARK SHOPPING CENTER
Address: 2090 DUNWOODY CLUB DRIVE
City,State,Zip: DUNWOODY, GA 30338
Delist Date: 07/01/2010
HIS Id Number: 10805
Latitude: 33 57 ' 36 "N
Longitude: 84 18 ' 3 "W
Owner Name: Not reported
Owner Address: Not reported
Owner City: Not reported
Owner State: Not reported
Owner ZIP: Not reported
Parcel ID: Not reported
Cleanup Priority: Not reported
Reg Sub: Not reported
Last Known Property Owner NAME B: Not reported
Last Known Property Owner ADDRESS B: Not reported
Last Known Property Owner CITY B: Not reported
Last Known Property Owner STATE B: Not reported
Last Known Property Owner ZIP B: Not reported
Last Known Property Owner NAME C: Not reported
Last Known Property Owner ADDRESS C: Not reported
Last Known Property Owner CITY C: Not reported
Last Known Property Owner STATE C: Not reported
Last Known Property Owner ZIP C: Not reported
Last Known Property Owner NAME D: Not reported
Last Known Property Owner ADDRESS D: Not reported
Last Known Property Owner CITY D: Not reported
Last Known Property Owner STATE D: Not reported
Last Known Property Owner ZIP D: Not reported
Status of Cleanup Activities: Not reported
GA EPD Dir Determination Re Correction Action: Not reported
RS Released/Threats to Health Env: Not reported

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

A3
SW
1/2-1
0.932 mi.
4919 ft.
JETT FERRY DRY CLEANERS
2482 JETT FERRY RD.
DUNWOODY, GA 30338
Site 1 of 2 in cluster A

GA NON-HSI
DRYCLEANERS
S107150750
N/A

Relative:
Higher

NON HSI:

Actual:
1112 ft.

Name: JETT FERRY DRY CLEANERS
Address: 2482 JETT FERRY RD.
City,State,Zip: DUNWOODY, GA 30338
Latitude: 33.95900
Longitude: 84.303700
Ground Water Pathway Score: 6.20
On-Site Pathway Score: 0.00
Report Date: 04/01/1999
Additional Info: Not reported
Notif ID: Not reported
Non HSRA Unit: Not reported
Non HSRA CO: Not reported
HSRA CO: Not reported
HSRA Unit: Not reported
Date Assnd: Not reported
Date Back: Not reported
hsi: Not reported
HSI#: Not reported
Date to Director: Not reported
Date Ltr: Not reported
Comments: Not reported
Pre RQSM Cleanup: Not reported
Deferred on Site Scoring: Not reported
Additional Data Requested: Not reported
VRP Deferral: Not reported
Contamination: Not reported

DRYCLN:

Name: JETT FERRY CLEANERS
Address: 2482 JETT FERRY ROAD
City,State,Zip: ATLANTA, GA 30338
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

JETT FERRY DRY CLEANERS (Continued)

S107150750

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
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

JETT FERRY DRY CLEANERS (Continued)

S107150750

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
Bookno: Not reported

**A4
SW
1/2-1
0.932 mi.
4920 ft.**

**FORMER ARBY'S RESTAURANT (PROPOSED CHICK-FIL-A)
2480 JETT FERRY ROAD
DUNWOODY, GA 30338
Site 2 of 2 in cluster A**

**GA NON-HSI S112834586
N/A**

**Relative:
Higher
Actual:
1112 ft.**

NON HSI:
Name: FORMER ARBY'S RESTAURANT (PROPOSED CHICK-FIL-A)
Address: 2480 JETT FERRY ROAD
City,State,Zip: DUNWOODY, GA 30338
Latitude: 33.95777
Longitude: 84.302778
Ground Water Pathway Score: 6.50
On-Site Pathway Score: 12.60
Report Date: 04/18/2013
Additional Info: Not reported
Notif ID: Not reported
Non HSRA Unit: Not reported
Non HSRA CO: Not reported
HSRA CO: Not reported
HSRA Unit: Not reported
Date Assnd: Not reported
Date Back: Not reported
hsi: Not reported
HSI#: Not reported
Date to Director: Not reported
Date Ltr: Not reported
Comments: Not reported
Pre RQSM Cleanup: Not reported
Deferred on Site Scoring: Not reported
Additional Data Requested: Not reported
VRP Deferral: Not reported
Contamination: tetrachloroethene

Count: 2 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
ATLANTA	S109506044	PERIMETER POINTE CLEANERS	1155 MOUNT VERNON HWY # 440	30338	DRYCLEANERS
FULTON COUNTY	S109495889	HEDGEWOOD PROPERTIES 100 SPALDING	100 SPALDING HEIGHTS DR.; LOT		SWF/LF

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: 10/28/2020	Source: EPA
Date Data Arrived at EDR: 11/05/2020	Telephone: N/A
Date Made Active in Reports: 11/25/2020	Last EDR Contact: 01/14/2021
Number of Days to Update: 20	Next Scheduled EDR Contact: 04/12/2021
	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: 10/28/2020	Source: EPA
Date Data Arrived at EDR: 11/05/2020	Telephone: N/A
Date Made Active in Reports: 11/25/2020	Last EDR Contact: 01/14/2021
Number of Days to Update: 20	Next Scheduled EDR Contact: 04/12/2021
	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: 10/28/2020
 Date Data Arrived at EDR: 11/05/2020
 Date Made Active in Reports: 11/25/2020
 Number of Days to Update: 20

Source: EPA
 Telephone: N/A
 Last EDR Contact: 01/14/2021
 Next Scheduled EDR Contact: 04/12/2021
 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: 04/03/2019
 Date Data Arrived at EDR: 04/05/2019
 Date Made Active in Reports: 05/14/2019
 Number of Days to Update: 39

Source: Environmental Protection Agency
 Telephone: 703-603-8704
 Last EDR Contact: 12/23/2020
 Next Scheduled EDR Contact: 04/12/2021
 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 known 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: 10/28/2020
 Date Data Arrived at EDR: 11/05/2020
 Date Made Active in Reports: 11/25/2020
 Number of Days to Update: 20

Source: EPA
 Telephone: 800-424-9346
 Last EDR Contact: 01/14/2021
 Next Scheduled EDR Contact: 04/26/2021
 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: 10/28/2020	Source: EPA
Date Data Arrived at EDR: 11/05/2020	Telephone: 800-424-9346
Date Made Active in Reports: 11/25/2020	Last EDR Contact: 01/14/2021
Number of Days to Update: 20	Next Scheduled EDR Contact: 04/26/2021
	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: 12/14/2020	Source: EPA
Date Data Arrived at EDR: 12/17/2020	Telephone: 800-424-9346
Date Made Active in Reports: 12/22/2020	Last EDR Contact: 12/17/2020
Number of Days to Update: 5	Next Scheduled EDR Contact: 04/05/2021
	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: 12/14/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/17/2020	Telephone: (404) 562-8651
Date Made Active in Reports: 12/22/2020	Last EDR Contact: 12/17/2020
Number of Days to Update: 5	Next Scheduled EDR Contact: 04/05/2021
	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: 12/14/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/17/2020	Telephone: (404) 562-8651
Date Made Active in Reports: 12/22/2020	Last EDR Contact: 12/17/2020
Number of Days to Update: 5	Next Scheduled EDR Contact: 04/05/2021
	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: 12/14/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/17/2020	Telephone: (404) 562-8651
Date Made Active in Reports: 12/22/2020	Last EDR Contact: 12/17/2020
Number of Days to Update: 5	Next Scheduled EDR Contact: 04/05/2021
	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: 12/14/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/17/2020	Telephone: (404) 562-8651
Date Made Active in Reports: 12/22/2020	Last EDR Contact: 12/17/2020
Number of Days to Update: 5	Next Scheduled EDR Contact: 04/05/2021
	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: 08/06/2020	Source: Department of the Navy
Date Data Arrived at EDR: 08/21/2020	Telephone: 843-820-7326
Date Made Active in Reports: 11/11/2020	Last EDR Contact: 11/05/2020
Number of Days to Update: 82	Next Scheduled EDR Contact: 02/22/2021
	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: 10/28/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/05/2020	Telephone: 703-603-0695
Date Made Active in Reports: 11/18/2020	Last EDR Contact: 11/05/2020
Number of Days to Update: 13	Next Scheduled EDR Contact: 03/08/2021
	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: 10/28/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/05/2020	Telephone: 703-603-0695
Date Made Active in Reports: 11/18/2020	Last EDR Contact: 11/05/2020
Number of Days to Update: 13	Next Scheduled EDR Contact: 03/08/2021
	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: 12/14/2020

Date Data Arrived at EDR: 12/15/2020

Date Made Active in Reports: 12/22/2020

Number of Days to Update: 7

Source: National Response Center, United States Coast Guard

Telephone: 202-267-2180

Last EDR Contact: 12/15/2020

Next Scheduled EDR Contact: 04/05/2021

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

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 Environmental Protection

Telephone: 404-657-8600

Last EDR Contact: 12/15/2020

Next Scheduled EDR Contact: 04/05/2021

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: 01/06/2021

Date Data Arrived at EDR: 01/20/2021

Date Made Active in Reports: 02/01/2021

Number of Days to Update: 12

Source: Rindt-McDuff Associates, Inc.

Telephone: N/A

Last EDR Contact: 01/19/2021

Next Scheduled EDR Contact: 04/19/2021

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

Date Data Arrived at EDR: 01/10/2019

Date Made Active in Reports: 04/10/2019

Number of Days to Update: 90

Source: Department of Natural Resources

Telephone: 404-362-2696

Source: Center for GIS, Georgia Institute of Technology

Telephone: 404-385-0900

Last EDR Contact: 01/29/2021

Next Scheduled EDR Contact: 05/10/2021

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: 07/02/2020	Source: Environmental Protection Division
Date Data Arrived at EDR: 09/09/2020	Telephone: 404-362-2687
Date Made Active in Reports: 12/01/2020	Last EDR Contact: 12/08/2020
Number of Days to Update: 83	Next Scheduled EDR Contact: 03/22/2021
	Data Release Frequency: Quarterly

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

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

Date of Government Version: 04/14/2020	Source: EPA Region 10
Date Data Arrived at EDR: 05/20/2020	Telephone: 206-553-2857
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 05/03/2021
	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: 04/29/2020	Source: EPA Region 1
Date Data Arrived at EDR: 05/20/2020	Telephone: 617-918-1313
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 05/03/2021
	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: 04/14/2020	Source: EPA Region 4
Date Data Arrived at EDR: 05/26/2020	Telephone: 404-562-8677
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 78	Next Scheduled EDR Contact: 05/03/2021
	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: 04/14/2020	Source: EPA, Region 5
Date Data Arrived at EDR: 05/20/2020	Telephone: 312-886-7439
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 05/03/2021
	Data Release Frequency: Varies

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: 04/08/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/20/2020	Telephone: 415-972-3372
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 05/03/2021
	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: 04/14/2020	Source: EPA Region 8
Date Data Arrived at EDR: 05/20/2020	Telephone: 303-312-6271
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 05/03/2021
	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: 04/15/2020	Source: EPA Region 7
Date Data Arrived at EDR: 05/20/2020	Telephone: 913-551-7003
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 05/03/2021
	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: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 05/03/2021
	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: 07/21/2020	Source: FEMA
Date Data Arrived at EDR: 09/03/2020	Telephone: 202-646-5797
Date Made Active in Reports: 11/25/2020	Last EDR Contact: 01/04/2021
Number of Days to Update: 83	Next Scheduled EDR Contact: 04/19/2021
	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: 07/02/2020	Source: Environmental Protection Division
Date Data Arrived at EDR: 09/09/2020	Telephone: 404-362-2687
Date Made Active in Reports: 12/03/2020	Last EDR Contact: 12/08/2020
Number of Days to Update: 85	Next Scheduled EDR Contact: 03/22/2021
	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: 11/11/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 03/01/2021
	Data Release Frequency: No Update Planned

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: 04/03/2020	Source: EPA Region 7
Date Data Arrived at EDR: 05/20/2020	Telephone: 913-551-7003
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 05/03/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 04/14/2020	Source: EPA Region 5
Date Data Arrived at EDR: 05/20/2020	Telephone: 312-886-6136
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 05/03/2021
	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: 04/29/2020	Source: EPA, Region 1
Date Data Arrived at EDR: 05/20/2020	Telephone: 617-918-1313
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 05/03/2021
	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: 04/14/2020	Source: EPA Region 4
Date Data Arrived at EDR: 05/26/2020	Telephone: 404-562-9424
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 78	Next Scheduled EDR Contact: 05/03/2021
	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: 04/08/2020	Source: EPA Region 9
Date Data Arrived at EDR: 05/20/2020	Telephone: 415-972-3368
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 05/03/2021
	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: 04/14/2020	Source: EPA Region 10
Date Data Arrived at EDR: 05/20/2020	Telephone: 206-553-2857
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/15/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 05/03/2021
	Data Release Frequency: Varies

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: 04/14/2020	Source: EPA Region 8
Date Data Arrived at EDR: 05/20/2020	Telephone: 303-312-6137
Date Made Active in Reports: 08/13/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 85	Next Scheduled EDR Contact: 05/03/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 05/03/2021
	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: 11/02/2020	Source: Department of Natural Resources
Date Data Arrived at EDR: 11/03/2020	Telephone: 404-657-8600
Date Made Active in Reports: 01/21/2021	Last EDR Contact: 02/02/2021
Number of Days to Update: 79	Next Scheduled EDR Contact: 05/17/2021
	Data Release Frequency: Varies

AUL: Uniform Environmental Covenants

A list of environmental covenants

Date of Government Version: 11/02/2020	Source: Department of Natural Resources
Date Data Arrived at EDR: 11/03/2020	Telephone: 404-657-8600
Date Made Active in Reports: 01/21/2021	Last EDR Contact: 02/02/2021
Number of Days to Update: 79	Next Scheduled EDR Contact: 05/17/2021
	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: 04/20/2009
Number of Days to Update: 27	Next Scheduled EDR Contact: 07/20/2009
	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: 12/15/2020
Number of Days to Update: 142	Next Scheduled EDR Contact: 04/05/2021
	Data Release Frequency: Varies

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: 11/16/2020
Number of Days to Update: 62	Next Scheduled EDR Contact: 03/08/2021
	Data Release Frequency: Varies

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: 11/02/2020
 Date Data Arrived at EDR: 11/03/2020
 Date Made Active in Reports: 01/21/2021
 Number of Days to Update: 79

Source: Department of Natural Resources
 Telephone: 404-657-8600
 Last EDR Contact: 02/02/2021
 Next Scheduled EDR Contact: 05/17/2021
 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: 09/14/2020
 Date Data Arrived at EDR: 09/15/2020
 Date Made Active in Reports: 12/10/2020
 Number of Days to Update: 86

Source: Environmental Protection Agency
 Telephone: 202-566-2777
 Last EDR Contact: 12/11/2020
 Next Scheduled EDR Contact: 03/29/2021
 Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

HIST LF: Historical Landfills

Landfills that were closed many years ago.

Date of Government Version: 01/15/2003
 Date Data Arrived at EDR: 01/20/2004
 Date Made Active in Reports: 02/06/2004
 Number of Days to Update: 17

Source: Department of Natural Resources
 Telephone: 404-362-2696
 Last EDR Contact: 01/20/2004
 Next Scheduled EDR Contact: N/A
 Data Release Frequency: Varies

SWRCY: Recycling Center Listing

A listing of recycling facility locations.

Date of Government Version: 09/21/2020
 Date Data Arrived at EDR: 09/22/2020
 Date Made Active in Reports: 12/11/2020
 Number of Days to Update: 80

Source: Department of Community Affairs
 Telephone: 404-679-1598
 Last EDR Contact: 12/17/2020
 Next Scheduled EDR Contact: 04/05/2021
 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
 Date Data Arrived at EDR: 12/03/2007
 Date Made Active in Reports: 01/24/2008
 Number of Days to Update: 52

Source: Environmental Protection Agency
 Telephone: 703-308-8245
 Last EDR Contact: 01/25/2021
 Next Scheduled EDR Contact: 05/10/2021
 Data Release Frequency: Varies

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: 01/19/2021
 Next Scheduled EDR Contact: 05/03/2021
 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: 01/29/2021
 Next Scheduled EDR Contact: 05/10/2021
 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: 03/18/2020
 Date Data Arrived at EDR: 03/19/2020
 Date Made Active in Reports: 06/09/2020
 Number of Days to Update: 82

Source: Drug Enforcement Administration
 Telephone: 202-307-1000
 Last EDR Contact: 11/16/2020
 Next Scheduled EDR Contact: 03/08/2021
 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: 11/05/2020
 Next Scheduled EDR Contact: 02/22/2021
 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: 12/15/2020
 Next Scheduled EDR Contact: 04/05/2021
 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: 03/18/2020	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 03/19/2020	Telephone: 202-307-1000
Date Made Active in Reports: 06/09/2020	Last EDR Contact: 11/16/2020
Number of Days to Update: 82	Next Scheduled EDR Contact: 03/08/2021
	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: 10/28/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/05/2020	Telephone: 202-564-6023
Date Made Active in Reports: 11/25/2020	Last EDR Contact: 01/14/2021
Number of Days to Update: 20	Next Scheduled EDR Contact: 04/12/2021
	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: 09/20/2020	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 09/22/2020	Telephone: 202-366-4555
Date Made Active in Reports: 12/14/2020	Last EDR Contact: 12/17/2020
Number of Days to Update: 83	Next Scheduled EDR Contact: 04/05/2021
	Data Release Frequency: Quarterly

SPILLS: Spills Information

Oil or Hazardous Material Spills or Releases.

Date of Government Version: 12/17/2020	Source: Department of Natural Resources
Date Data Arrived at EDR: 12/18/2020	Telephone: 770-387-4900
Date Made Active in Reports: 12/31/2020	Last EDR Contact: 12/15/2020
Number of Days to Update: 13	Next Scheduled EDR Contact: 04/05/2021
	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: 12/14/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/17/2020	Telephone: (404) 562-8651
Date Made Active in Reports: 12/22/2020	Last EDR Contact: 12/17/2020
Number of Days to Update: 5	Next Scheduled EDR Contact: 04/05/2021
	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: 09/29/2020	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 11/17/2020	Telephone: 202-528-4285
Date Made Active in Reports: 01/25/2021	Last EDR Contact: 11/17/2020
Number of Days to Update: 69	Next Scheduled EDR Contact: 03/01/2021
	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: 01/15/2021
Number of Days to Update: 62	Next Scheduled EDR Contact: 04/26/2021
	Data Release Frequency: Semi-Annually

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: 01/07/2021
Number of Days to Update: 574	Next Scheduled EDR Contact: 04/19/2021
	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: 11/09/2020
Number of Days to Update: 63	Next Scheduled EDR Contact: 02/22/2021
	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: 09/21/2020
 Date Data Arrived at EDR: 09/22/2020
 Date Made Active in Reports: 12/14/2020
 Number of Days to Update: 83

Source: Environmental Protection Agency
 Telephone: 202-566-1917
 Last EDR Contact: 12/17/2020
 Next Scheduled EDR Contact: 04/05/2021
 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: 02/02/2021
 Next Scheduled EDR Contact: 05/17/2021
 Data Release Frequency: Quarterly

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: 11/06/2020
 Next Scheduled EDR Contact: 02/15/2021
 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: 12/18/2020
 Next Scheduled EDR Contact: 03/29/2021
 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: 02/02/2021
 Next Scheduled EDR Contact: 03/01/2021
 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: 10/19/2020
 Date Data Arrived at EDR: 10/19/2020
 Date Made Active in Reports: 01/04/2021
 Number of Days to Update: 77

Source: EPA
 Telephone: 202-564-4203
 Last EDR Contact: 01/21/2021
 Next Scheduled EDR Contact: 05/03/2021
 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: 10/28/2020
 Date Data Arrived at EDR: 11/05/2020
 Date Made Active in Reports: 11/25/2020
 Number of Days to Update: 20

Source: EPA
 Telephone: 703-416-0223
 Last EDR Contact: 01/14/2021
 Next Scheduled EDR Contact: 03/15/2021
 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: 11/02/2020
 Date Data Arrived at EDR: 11/12/2020
 Date Made Active in Reports: 01/25/2021
 Number of Days to Update: 74

Source: Environmental Protection Agency
 Telephone: 202-564-8600
 Last EDR Contact: 01/19/2021
 Next Scheduled EDR Contact: 05/03/2021
 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: 04/27/2020
 Date Data Arrived at EDR: 05/06/2020
 Date Made Active in Reports: 06/09/2020
 Number of Days to Update: 34

Source: EPA
 Telephone: 202-564-6023
 Last EDR Contact: 01/14/2021
 Next Scheduled EDR Contact: 02/15/2021
 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: 10/09/2019
 Date Data Arrived at EDR: 10/11/2019
 Date Made Active in Reports: 12/20/2019
 Number of Days to Update: 70

Source: EPA
 Telephone: 202-566-0500
 Last EDR Contact: 01/08/2021
 Next Scheduled EDR Contact: 04/19/2021
 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: 12/30/2020
 Next Scheduled EDR Contact: 04/19/2021
 Data Release Frequency: Quarterly

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: 08/05/2020
 Date Data Arrived at EDR: 08/10/2020
 Date Made Active in Reports: 10/08/2020
 Number of Days to Update: 59

Source: Nuclear Regulatory Commission
 Telephone: 301-415-7169
 Last EDR Contact: 01/19/2021
 Next Scheduled EDR Contact: 05/03/2021
 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: 12/31/2018
 Date Data Arrived at EDR: 12/04/2019
 Date Made Active in Reports: 01/15/2020
 Number of Days to Update: 42

Source: Department of Energy
 Telephone: 202-586-8719
 Last EDR Contact: 12/01/2020
 Next Scheduled EDR Contact: 03/15/2021
 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: 11/30/2020
 Next Scheduled EDR Contact: 03/15/2021
 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: 11/06/2021
 Next Scheduled EDR Contact: 02/15/2021
 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: 01/08/2021
 Next Scheduled EDR Contact: 04/12/2021
 Data Release Frequency: Quarterly

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: 01/27/2021
 Next Scheduled EDR Contact: 05/10/2021
 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: 09/30/2020	Source: Department of Justice, Consent Decree Library
Date Data Arrived at EDR: 10/08/2020	Telephone: Varies
Date Made Active in Reports: 01/04/2021	Last EDR Contact: 01/04/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 04/19/2021
	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: 12/23/2020
Number of Days to Update: 151	Next Scheduled EDR Contact: 04/05/2021
	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: 01/08/2021
Number of Days to Update: 546	Next Scheduled EDR Contact: 04/19/2021
	Data Release Frequency: Semi-Annually

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: 02/02/2021
Number of Days to Update: 3	Next Scheduled EDR Contact: 05/17/2021
	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: 11/20/2020
Number of Days to Update: 74	Next Scheduled EDR Contact: 03/01/2021
	Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 10/28/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/05/2020	Telephone: 703-603-8787
Date Made Active in Reports: 11/25/2020	Last EDR Contact: 01/14/2021
Number of Days to Update: 20	Next Scheduled EDR Contact: 04/12/2021
	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
 Date Data Arrived at EDR: 10/27/2010
 Date Made Active in Reports: 12/02/2010
 Number of Days to Update: 36

Source: American Journal of Public Health
 Telephone: 703-305-6451
 Last EDR Contact: 12/02/2009
 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
 Date Data Arrived at EDR: 10/26/2016
 Date Made Active in Reports: 02/03/2017
 Number of Days to Update: 100

Source: EPA
 Telephone: 202-564-2496
 Last EDR Contact: 09/26/2017
 Next Scheduled EDR Contact: 01/08/2018
 Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
 Date Data Arrived at EDR: 10/26/2016
 Date Made Active in Reports: 02/03/2017
 Number of Days to Update: 100

Source: EPA
 Telephone: 202-564-2496
 Last EDR Contact: 09/26/2017
 Next Scheduled EDR Contact: 01/08/2018
 Data Release Frequency: Annually

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: 11/03/2020
 Date Data Arrived at EDR: 11/23/2020
 Date Made Active in Reports: 01/25/2021
 Number of Days to Update: 63

Source: Department of Labor, Mine Safety and Health Administration
 Telephone: 303-231-5959
 Last EDR Contact: 11/23/2020
 Next Scheduled EDR Contact: 03/08/2021
 Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

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

Date of Government Version: 11/24/2020
 Date Data Arrived at EDR: 11/30/2020
 Date Made Active in Reports: 01/25/2021
 Number of Days to Update: 56

Source: DOL, Mine Safety & Health Admini
 Telephone: 202-693-9424
 Last EDR Contact: 11/24/2020
 Next Scheduled EDR Contact: 03/15/2021
 Data Release Frequency: Quarterly

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
 Date Data Arrived at EDR: 05/27/2020
 Date Made Active in Reports: 08/13/2020
 Number of Days to Update: 78

Source: USGS
 Telephone: 703-648-7709
 Last EDR Contact: 11/25/2020
 Next Scheduled EDR Contact: 03/08/2021
 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: 11/25/2020
Number of Days to Update: 97	Next Scheduled EDR Contact: 03/08/2021
	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: 09/16/2020	Source: Department of Interior
Date Data Arrived at EDR: 09/17/2020	Telephone: 202-208-2609
Date Made Active in Reports: 12/10/2020	Last EDR Contact: 12/10/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 03/22/2021
	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: 11/04/2020	Source: EPA
Date Data Arrived at EDR: 12/01/2020	Telephone: (404) 562-9900
Date Made Active in Reports: 01/25/2021	Last EDR Contact: 12/01/2020
Number of Days to Update: 55	Next Scheduled EDR Contact: 03/15/2021
	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: 05/31/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/26/2018	Telephone: 202-564-0527
Date Made Active in Reports: 10/05/2018	Last EDR Contact: 11/17/2020
Number of Days to Update: 71	Next Scheduled EDR Contact: 03/08/2021
	Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

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

Date of Government Version: 10/03/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/06/2020	Telephone: 202-564-2280
Date Made Active in Reports: 01/04/2021	Last EDR Contact: 01/08/2021
Number of Days to Update: 90	Next Scheduled EDR Contact: 04/19/2021
	Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2018
 Date Data Arrived at EDR: 07/02/2020
 Date Made Active in Reports: 09/17/2020
 Number of Days to Update: 77

Source: Department of Defense
 Telephone: 703-704-1564
 Last EDR Contact: 01/15/2021
 Next Scheduled EDR Contact: 04/26/2021
 Data Release Frequency: Varies

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: 11/13/2020
 Date Data Arrived at EDR: 11/13/2020
 Date Made Active in Reports: 01/25/2021
 Number of Days to Update: 73

Source: EPA
 Telephone: 800-385-6164
 Last EDR Contact: 11/13/2020
 Next Scheduled EDR Contact: 03/01/2021
 Data Release Frequency: Quarterly

AIRS: Permitted Facility & Emissions Listing

A listing of permitted Air facilities and emissions data.

Date of Government Version: 11/13/2020
 Date Data Arrived at EDR: 11/13/2020
 Date Made Active in Reports: 11/20/2020
 Number of Days to Update: 7

Source: Department of Natural Resources
 Telephone: 404-363-7000
 Last EDR Contact: 11/11/2020
 Next Scheduled EDR Contact: 03/01/2021
 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: 01/25/2021
 Next Scheduled EDR Contact: 05/10/2021
 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: 08/24/2020
 Date Data Arrived at EDR: 10/30/2020
 Date Made Active in Reports: 01/19/2021
 Number of Days to Update: 81

Source: Department of Natural Resources
 Telephone: 404-363-7000
 Last EDR Contact: 02/01/2021
 Next Scheduled EDR Contact: 05/17/2021
 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: 02/13/2020
 Date Data Arrived at EDR: 02/14/2020
 Date Made Active in Reports: 04/24/2020
 Number of Days to Update: 70

Source: Department of Natural Resources
 Telephone: 404-362-4892
 Last EDR Contact: 12/03/2020
 Next Scheduled EDR Contact: 03/22/2021
 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: 01/04/2021
 Next Scheduled EDR Contact: 04/19/2021
 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: 11/02/2020	Source: Department of Natural Resources
Date Data Arrived at EDR: 11/05/2020	Telephone: 404-362-2680
Date Made Active in Reports: 01/26/2021	Last EDR Contact: 02/02/2021
Number of Days to Update: 82	Next Scheduled EDR Contact: 05/17/2021
	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: 11/16/2020
Number of Days to Update: 81	Next Scheduled EDR Contact: 03/08/2021
	Data Release Frequency: Annually

UIC: Underground Injection Control

Underground injection control

Date of Government Version: 10/21/2020	Source: Department of Natural Resources
Date Data Arrived at EDR: 10/22/2020	Telephone: 404-463-2382
Date Made Active in Reports: 01/12/2021	Last EDR Contact: 12/02/2020
Number of Days to Update: 82	Next Scheduled EDR Contact: 03/22/2021
	Data Release Frequency: Varies

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: 01/04/2021
Number of Days to Update: 55	Next Scheduled EDR Contact: 04/19/2021
	Data Release Frequency: Semi-Annually

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: 01/04/2021
Number of Days to Update: 120	Next Scheduled EDR Contact: 04/19/2021
	Data Release Frequency: Semi-Annually

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: 12/30/2020
Number of Days to Update: 29	Next Scheduled EDR Contact: 04/19/2021
	Data Release Frequency: Varies

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: 11/25/2020
Number of Days to Update: 3	Next Scheduled EDR Contact: 03/08/2021
	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
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: 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
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: 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
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA 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: 08/10/2020
 Date Data Arrived at EDR: 10/20/2020
 Date Made Active in Reports: 11/02/2020
 Number of Days to Update: 13

Source: Department of Energy & Environmental Protection
 Telephone: 860-424-3375
 Last EDR Contact: 11/09/2020
 Next Scheduled EDR Contact: 02/22/2021
 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: 01/08/2021
 Next Scheduled EDR Contact: 04/19/2021
 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: 01/29/2021
 Next Scheduled EDR Contact: 05/10/2021
 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: 01/11/2021
 Next Scheduled EDR Contact: 04/26/2021
 Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2018
 Date Data Arrived at EDR: 10/02/2019
 Date Made Active in Reports: 12/10/2019
 Number of Days to Update: 69

Source: Department of Environmental Management
 Telephone: 401-222-2797
 Last EDR Contact: 11/11/2020
 Next Scheduled EDR Contact: 03/01/2021
 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: 12/03/2020
 Next Scheduled EDR Contact: 03/22/2021
 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**

RESIDENTIAL PROPERTY
7800 MOUNT VERNON ROAD
ATLANTA, GA 30350

TARGET PROPERTY COORDINATES

Latitude (North):	33.96564 - 33° 57' 56.30"
Longitude (West):	84.289308 - 84° 17' 21.51"
Universal Tranverse Mercator:	Zone 16
UTM X (Meters):	750468.3
UTM Y (Meters):	3761463.5
Elevation:	1046 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	6046886 CHAMBLEE, 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).

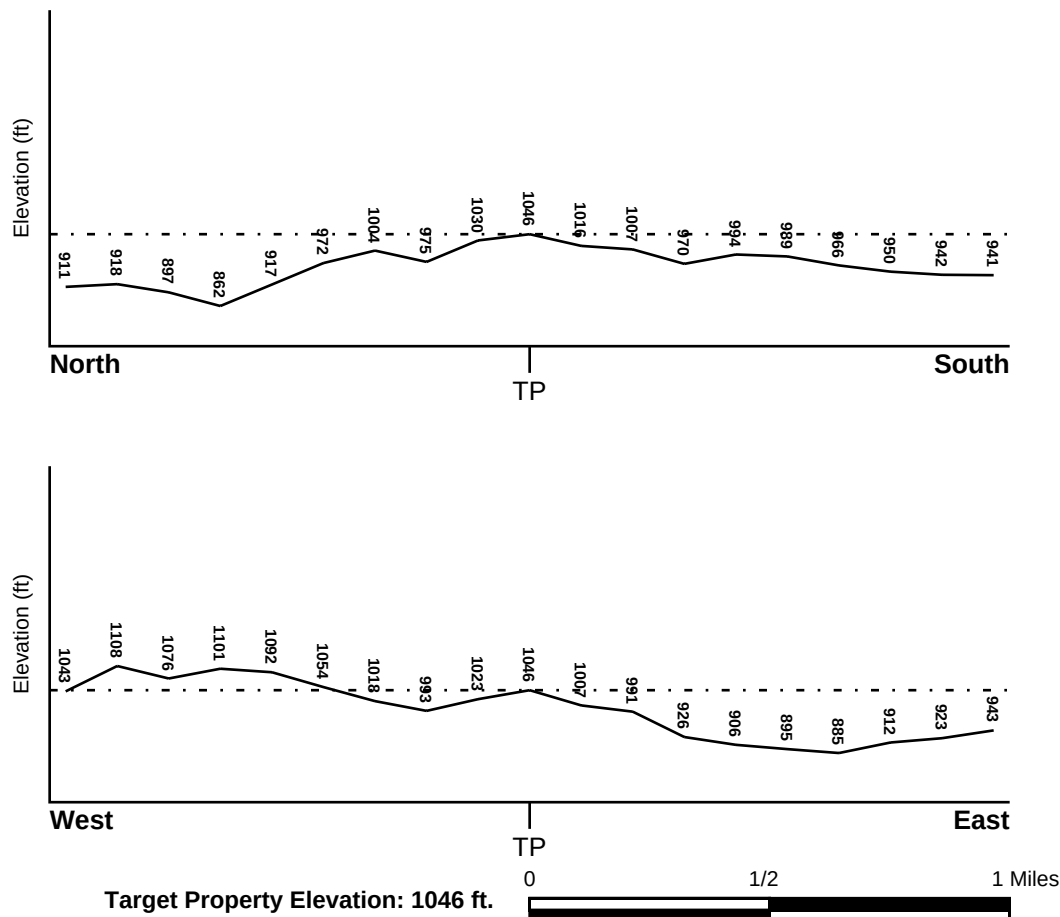
TOPOGRAPHIC INFORMATION

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 NNE

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 ZONEFlood Plain Panel at Target Property

13089C0010J

FEMA Source Type

FEMA FIRM Flood data

Additional Panels in search area:FEMA Source Type

Not Reported

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property
CHAMBLEE

NWI Electronic
Data Coverage
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:	Pennsylvanian
Series:	Cataclastic rocks
Code:	cat (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).

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. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: URBAN LAND

Soil Surface Texture: variable

Hydrologic Group: Not reported

Soil Drainage Class: Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 10 inches

Depth to Bedrock Max: > 10 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	6 inches	variable	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: sandy clay loam
loam
fine sandy loam

Surficial Soil Types: sandy clay loam
loam
fine sandy loam

Shallow Soil Types: clay
sandy clay
gravelly - loam

Deeper Soil Types: loamy fine sand
sandy loam
weathered bedrock

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

FEDERAL USGS WELL INFORMATION

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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID _____	WELL ID _____	LOCATION FROM TP _____
No PWS System Found		

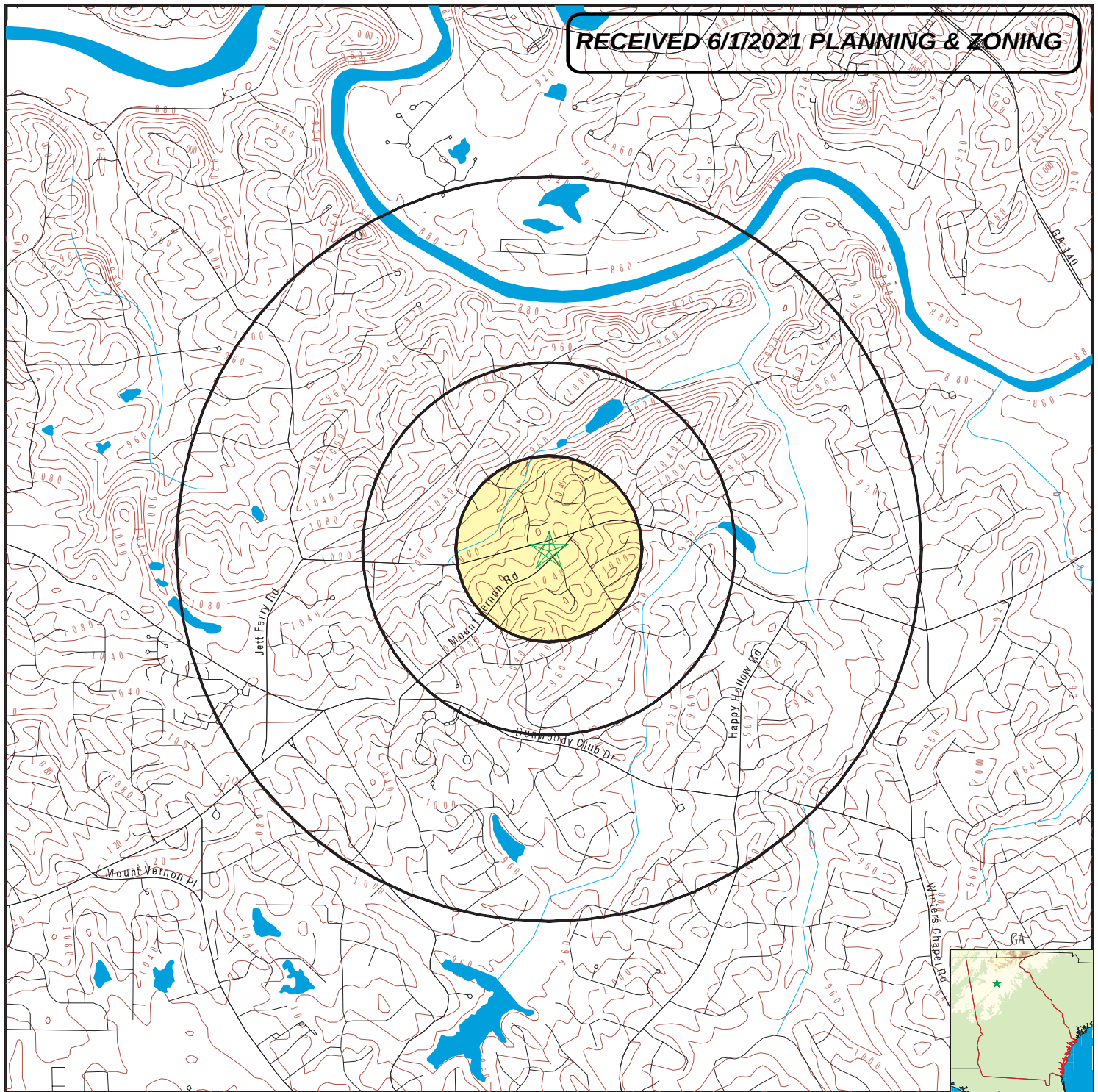
Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID _____	WELL ID _____	LOCATION FROM TP _____
No Wells Found		

PHYSICAL SETTING SOURCE MAP - 6354443.2s

RECEIVED 6/1/2021 PLANNING & ZONING



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

SITE NAME: Residential Property
 ADDRESS: 7800 Mount Vernon Road
 Atlanta GA 30350
 LAT/LONG: 33.96564 / 84.289308

CLIENT: Maxis Engineering LLC
 CONTACT: Rebecca Donnelly
 INQUIRY #: 6354443.2s
 DATE: February 03, 2021 10:58 am

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for FULTON 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: 30350

Number of sites tested: 1

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	2.400 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	2.700 pCi/L	100%	0%	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 State Geological Survey

PHYSICAL SETTING SOURCE RECORDS SEARCHED**STREET AND ADDRESS INFORMATION**

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Residential Property

7800 Mount Vernon Road

Atlanta, GA 30350

Inquiry Number: 6354443.5

February 03, 2021

The EDR Aerial Photo Decade Package



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

EDR Aerial Photo Decade Package

02/03/21

Site Name:

Residential Property
7800 Mount Vernon Road
Atlanta, GA 30350
EDR Inquiry # 6354443.5

Client Name:

Maxis Engineering LLC
501 Hickory Ridge Trail Suite 110
Woodstock, GA 30188
Contact: Rebecca Donnelly



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: February 27, 1993	USGS/DOQQ
1988	1"=500'	Flight Date: February 09, 1988	NAPP
1981	1"=500'	Flight Date: March 10, 1981	NHAP
1978	1"=500'	Flight Date: December 12, 1978	USDA
1968	1"=500'	Flight Date: December 05, 1968	USGS
1966	1"=500'	Flight Date: March 09, 1966	ASCS
1955	1"=500'	Flight Date: May 09, 1955	ASCS
1949	1"=500'	Flight Date: December 29, 1949	USDA
1940	1"=500'	Flight Date: January 06, 1940	USDA
1938	1"=500'	Flight Date: May 04, 1938	USDA

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INQUIRY #: 6354443.5

YEAR: 2017

— = 500'



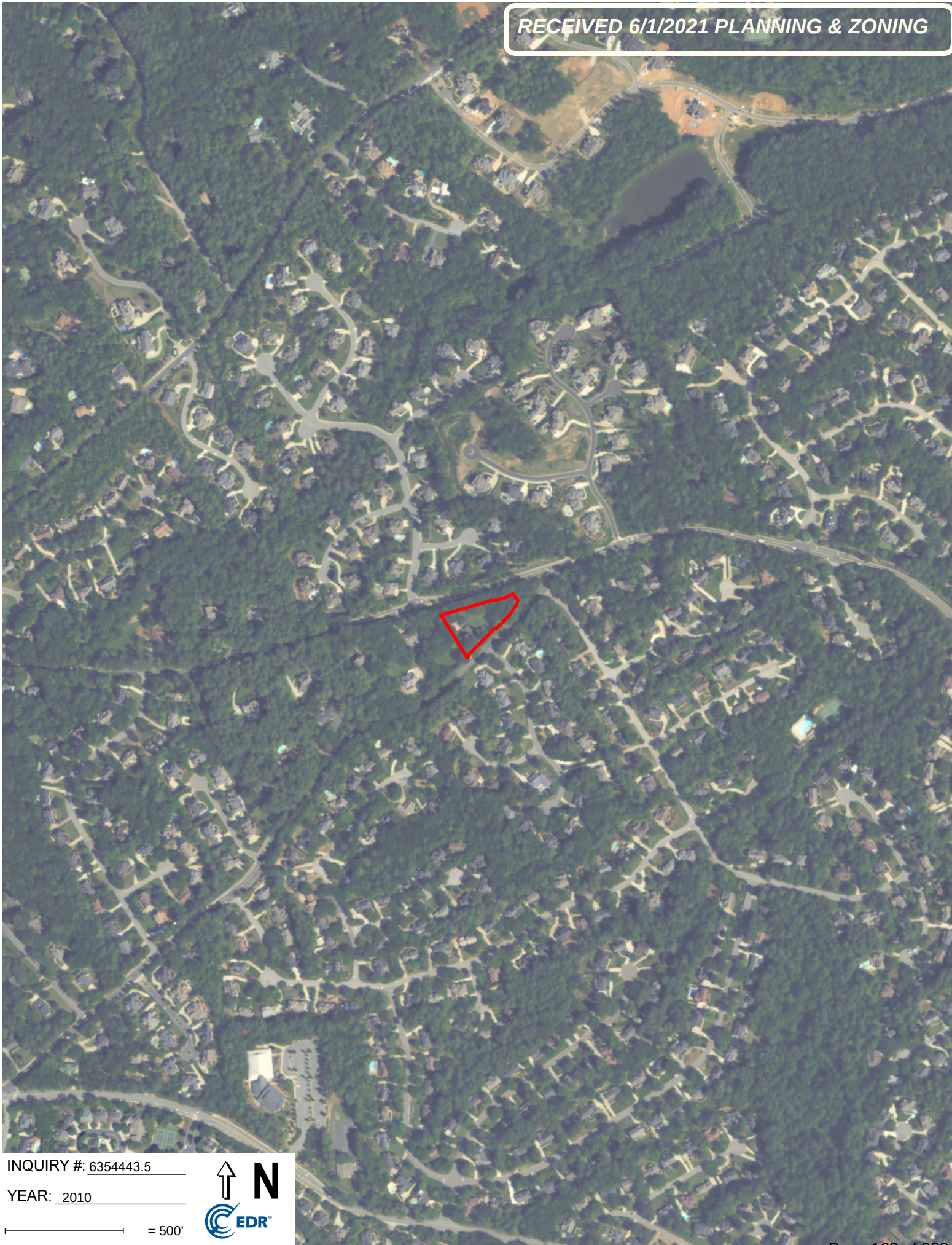


INQUIRY #: 6354443.5

YEAR: 2013

— = 500'



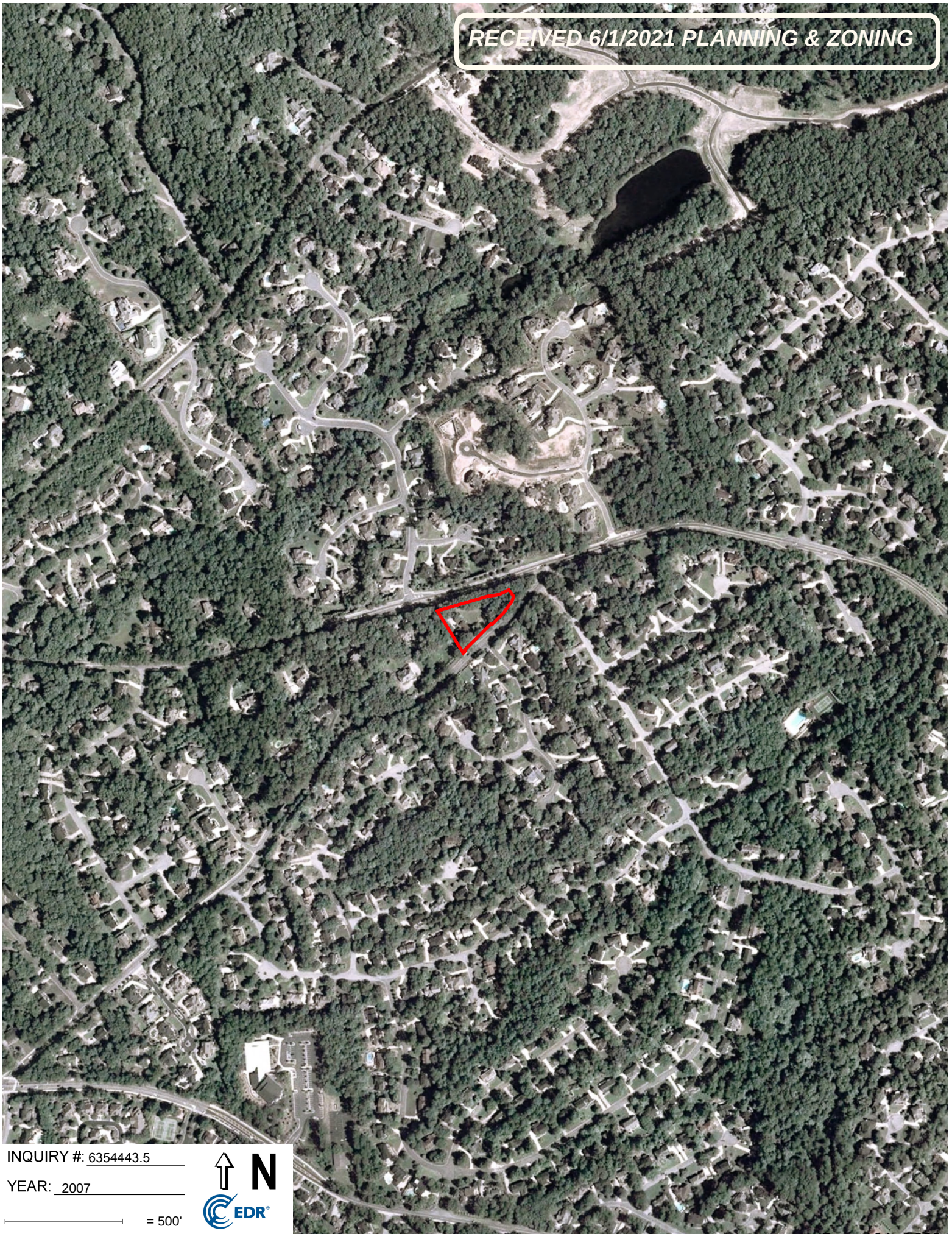


INQUIRY #: 6354443.5

YEAR: 2010

— = 500'





INQUIRY #: 6354443.5

YEAR: 2007

— = 500'





INQUIRY #: 6354443.5

YEAR: 1999



= 500'



INQUIRY #: 6354443.5

YEAR: 1993

— = 500'





INQUIRY #: 6354443.5

YEAR: 1988



= 500'



INQUIRY #: 6354443.5

YEAR: 1981

— = 500'





INQUIRY #: 6354443.5

YEAR: 1978

— = 500'





INQUIRY #: 6354443.5

YEAR: 1968

500'





INQUIRY #: 6354443.5

YEAR: 1966

— = 500'





INQUIRY #: 6354443.5

YEAR: 1955

— = 500'





INQUIRY #: 6354443.5

YEAR: 1949

— = 500'





INQUIRY #: 6354443.5

YEAR: 1940

— = 500'





Residential Property

7800 Mount Vernon Road

Atlanta, GA 30350

Inquiry Number: 6354443.3

February 03, 2021

Certified Sanborn® Map Report



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

Certified Sanborn® Map Report

02/03/21

Site Name:

Residential Property
7800 Mount Vernon Road
Atlanta, GA 30350
EDR Inquiry # 6354443.3

Client Name:

Maxis Engineering LLC
501 Hickory Ridge Trail Suite 110
Woodstock, GA 30188
Contact: Rebecca Donnelly



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Maxis Engineering LLC 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.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 033F-44B9-8FD2
PO # 1-21-105A
Project Residential Property

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.



Sanborn® Library search results

Certification #: 033F-44B9-8FD2

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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APPENDIX V

RESUME OF EP



Education

B.S., Marine Science, Coastal Carolina University, 1998

Years of Experience

19 years of experience

Professional Certifications

Asbestos Inspector, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020

Asbestos Management Planner, 2016, 2017, 2018, 2019, 2020

Lead-Based Paint Inspector, 2015

REBECCA K. DONNELLY

SENIOR PROJECT MANAGER

Ms. Donnelly is a Senior Project Manager for Maxis Engineering, LLC and has been designated as a certified Environmental Professional (EP). Her past experience includes serving as a Project Manager for the Atlanta Branch of a regional engineering firm. She is skilled in the following disciplines: Project Management; Cost Accounting; Quality Assurance/Quality Control (QA/QC) Supervision; Environmental Due Diligence; Geologic and Hydrogeologic Subsurface Investigations; Environmental Remediation Design, Installation, Operation and Maintenance; Fate-and-Transport Groundwater Modeling; Risk-Based Corrective Action (RBCA), Environmental Program Management; Occupational Health and Safety services, Ecological and Natural Resource Evaluations, and Asbestos Inspections.

RELEVANCE TO PROJECTS

- Business Development/Client Negotiations;
- Proposal Development;
- Environmental Due Diligence, Phase I and II Environmental Site Assessment (ESA);
- Underground Storage Tank (UST)/Aboveground Storage Tank (AST) Removal and Closure Assessments;
- Soil and Groundwater Assessments; Environmental Protection Division (EPD) and Hazardous Site Response Act (HSRA) and Comprehensive Environmental Response, Compensation and Liability Act (CERCLA, a.k.a. "Superfund") Regulations and Reporting;
- Design and Installation of Soil and Groundwater Remediation Systems;
- Vapor Intrusion Assessment (VIA)/Modeling; and
- Groundwater Risk Assessment

KEY PROJECTS AND ASSIGNMENTS

Aerosol Manufacturing Facility, Marietta, Georgia

Project Manager/Project Professional for a HSRA Compliance Status Report and Corrective Action Plan and addendums associated with soil and groundwater impacted by chlorinated solvents. Impacts at this site were not limited to unconsolidated zone but also found in underlying bedrock. Interaction/negotiation with HSRA was required throughout this project. Additionally, off-site vapor intrusion assessments/studies were conducted to evaluate potential future liabilities. Recently, assisted with Emergency Response efforts following a fire to include demolition oversight of buildings, re-

installation of a damaged water treatment system, and post fire assessment of soil and groundwater.

Former Aerosol Manufacturing Facility, Cartersville, Georgia

Project Manager/Project Professional for a HSRA Compliance Status Report and Corrective Action Plan (CAP) associated with soil and groundwater impacted by chlorinated solvents. Extensive water well surveys were conducted within a 3-mile radius of the site.

Interaction/negotiation with HSRA was required throughout this project. Additionally, on-site vapor intrusion assessments/studies were conducted to evaluate potential future liabilities.

Digital Printing/Label Facility, Smyrna, Georgia

Project Manager for Due Diligence services including Phase I Environmental Site Assessment, Phase II Environmental Site Assessment of property prior to sale. Included Release Notification to the Georgia Environmental Protection Division and negotiations which resulted in a Non-listing letter for the Property.

Commercial Properties, City of Sandy Springs, Georgia

Project Manager responsible for due diligence services, asbestos testing and reporting, and demolition oversight for multiple commercial properties for development of City Center.

Residential Properties, Cherokee County, Georgia

Project Manager/Business Develop consultant for properties to be developed as 55 and over retirement communities. Project included ASTM Phase I and Phase II Environmental Site Assessments, and UST removal oversight.

University, Carrollton, Georgia

Project Manager responsible for providing clearance activities for asbestos removal at a university prior to demolition of the building. Included clearing the property for asbestos removal on the interior and exterior of the building.

Hotel Property, Troup County, Georgia

Project Manager/Professional for ASTM Phase I Environmental Site Assessment of hotel property for lender client pursuing SBA funding. Project included evaluation and risk assessment modeling of potential vapor intrusion condition associated with adjacent petroleum pipeline release.

Re-Development of Former Elementary School, Georgia

Project Manager responsible for the due diligence associated with a Georgia Department of Community Affairs (DCA) application for Housing Urban Development (HUD) loans/tax credits. Followed guidelines established in the Environmental Manual established by the DCA Office of Affordable Housing. Project included: Phase I ESA, asbestos and lead-based paint survey, radon inspection, mold inspection, wetland/floodplain evaluation, endangered species assessment, noise assessment/attenuation plan, and a historic preservation evaluation per Section 106 - National Historic Preservation Act (NHPA). Additionally, a VIA was conducted per the ASTM standards.

Development of Multi-Family Housing Unit, Georgia

Project Manager for the due diligence associated with a Georgia DCA application for HUD loans/tax credits. Followed guidelines established in the Environmental Manual established by the DCA Office of Affordable Housing. Project included: Phase I ESA, wetland/floodplain evaluation, State Waters determination, endangered species assessment, noise assessment/attenuation plan, and a historic preservation evaluation per Section 106 - NHPA. Additionally, a VIA was conducted per the ASTM standards.

Residential Properties, City of Sandy Springs, Georgia

Project Manager/Project Professional responsible for due diligence services, asbestos testing and reporting, and demolition oversight for multiple residential properties per Federal Emergency Management Agency and Georgia Emergency Management Agency Hazard Mitigation Grant Program standards.

Former Furniture Manufacturing Facility, South Carolina

Project Manager/Project Professional responsible for due diligence services associated with a 42-acre site. Services included a Phase I ESA.

Former Carpet Mill, Cartersville, Georgia

Project Manager/Project Professional responsible for due diligence services associated with a 6.5-acre site. Services included completion of a Phase I and Phase II ESA, and completion of a drainage assessment.

Residential Subdivision Parcels, Woodstock, Georgia

Project Manager/Project Professional responsible for the due diligence services associated with a 15-acre site for potential further residential development.

Residential Subdivision Parcels, Woodstock, Georgia

Project Manager/Project Professional responsible for due diligence services associated with a 72-acre site for potential further residential development.

GDOT Maintenance Headquarters Jessup, Georgia

Project Manager/Project Professional for a HSRA environmental investigation and remediation of soil and groundwater impacted by chlorinated solvents. Interpretation of complex geology, including three confined aquifers, was required to assist with defining the target areas for remediation.

GDOT Maintenance Headquarters Gainesville, Georgia

Project Manager/Project Professional for a HSRA environmental investigation and preparation of CAP Addendum. Utilized chemical oxidation (Chem-Ox) technology to remediate groundwater impacted by chlorinated solvents.

Convenience Store Facility, Jonesboro, Georgia

Project Manager during assessment, design and implementation of remedial operations for a petroleum release. Assisted with the design and implementation of surfactant injections to accelerate site closure. Project involved coordination with the GUST Trust Fund, interaction with multiple off-site property owners and interaction with the Georgia EPD.

**Gwinnet County Fleet Maintenance Fire Station,
Gwinnett County, Georgia**

Project Manager for a UST environmental assessment/remediation project. Coordinated the operation and maintenance of a Multi-pump Dual Phase Extraction (DPE) remediation system. Assisted with the design and implementation of Chem-Ox injections to accelerate site closure.

GA Building Authority Pullman Yards, Atlanta, Georgia

Project Manager/Professional for HSRA project with on-site soils impacted with lead associated with a former train yard. The remediation and/or stabilization of the lead not only saved the client hundreds of thousands of dollars but also kept the site from listing on the EPD's Hazardous Site Inventory (HSI) list. *Awarded the State Engineering Excellence Award (2008).*

Airport Runway Expansion, Greene County, Georgia

Project Professional during ecological and natural resource services including wetlands assessment.

Convenience Store Facility, Gainesville, Georgia

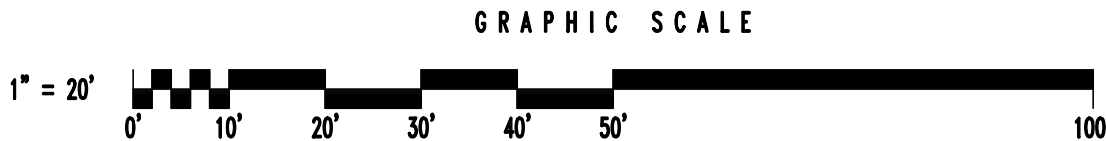
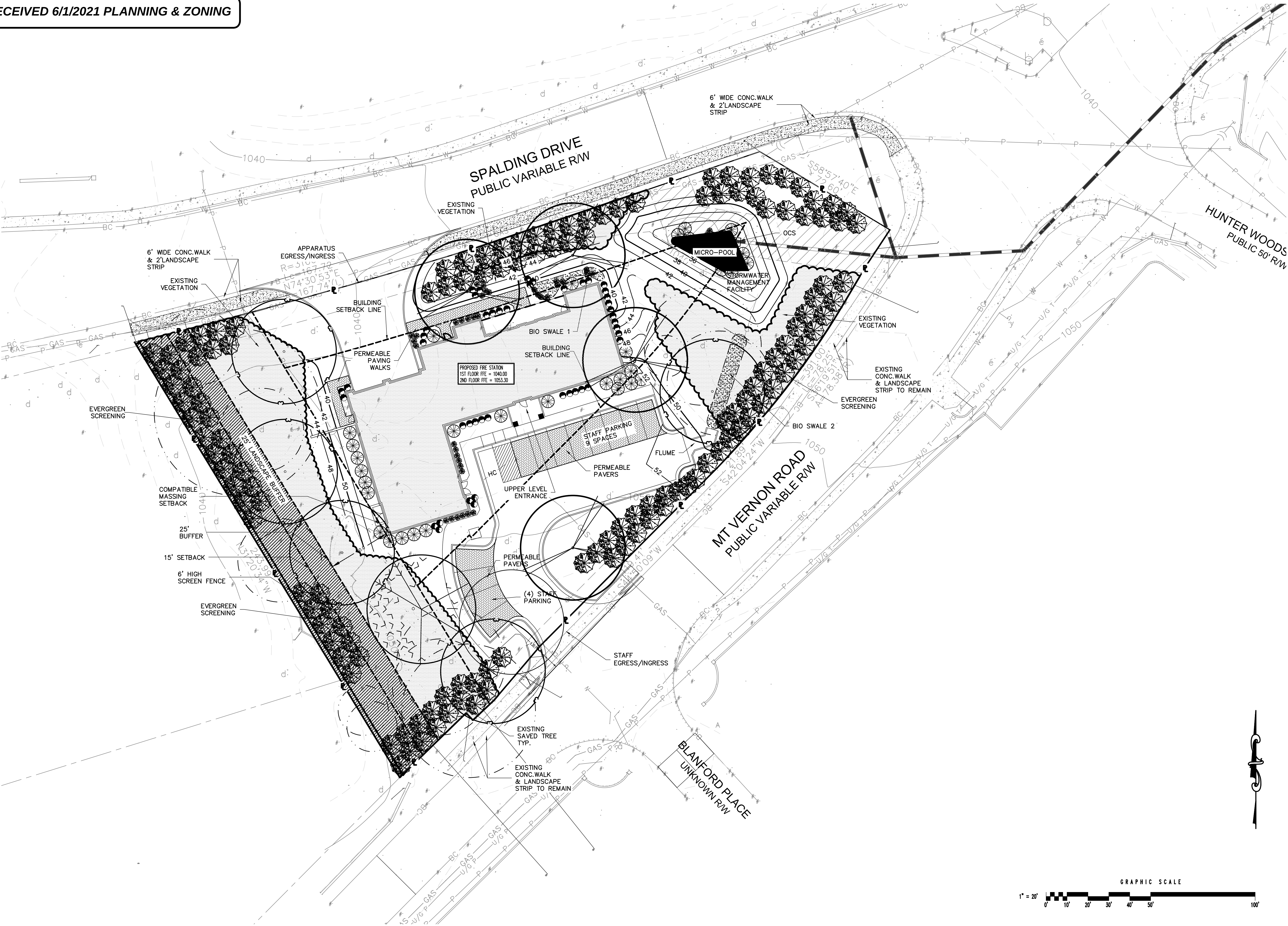
Project Manager/Project Professional during assessment, design and implementation of remedial operations for a petroleum release. Contamination at this site was found not only in the unconsolidated zone but also in bedrock. Project involved risk-based assessment and modeling to establish alternative remediation objectives. The project required coordination with the GUST Trust Fund and interaction with the Georgia EPD and the Georgia DOT.

CONTINUING EDUCATION

- OSHA Hazardous Waste Site Operations Training 29 CFR 1910.120 (40 hrs.)
- OSHA Hazardous Waste Site Operations Training 29 CFR 1910.120 (8 hr)-yearly
- OSHA Supervisor Course (8hr)
- American Red Cross Adult CPR and Standard First Aid (8 hrs.)
- Fate-and-Transport Modeling: 1-D, BIOSCREEN Course (8 hrs.)
- Slug Test Workshop (8 hrs)
- Vapor Intrusion Seminar (8 hrs)
- Vapor Intrusion Seminar (24 hrs)
- Asbestos Inspection Training (40 hrs)
- Lead-based Paint Inspection Training (24 hrs)
- Asbestos Project Management Training (24 hrs)

AWARDS/HONORS

- 2007 Engineering Excellence Award – *State Award* – ACEC, Innovative Solution for Complex Lead Contamination



SCHEMATIC DESIGN

HUSSEY GAY BELL
Established 1958

2160 SATELLITE BOULEVARD, SUITE 250, DULUTH, GA 30097 / T: 770.476.7782

REVISIONS:		

DESIGNED	DRAWN	CHECKED
CMC	CMC	CMC
DATE: May 10, 2020		
JOB NO. Issue Date		
SCALE: SEE SHEET		

NEW FIRE STATION 5
CITY OF SANDY SPRINGS
SANDY SPRINGS, GA
PRELIMINARY SITE PLAN

DRAWING
NUMBER

SD-1

EXHIBIT "A"

All Of That Tract Or Parcel Of Land Lying And Being In Land Lot 337 Of The 6th District Of Fulton County, Georgia And Being More Particularly Described As Follows:

Beginning At An Iron Pin Placed (1/2 Inch Rebar W/Cap) At The Northwesternly Most Point Of Mitered Right Of Way Intersection Formed By The Southeasterly Right Of Way Line Of Spalding Drive (Variable R/W) With The Northwesternly Right Of Way Line Of Mount Vernon Road (Variable R/W), Thence Proceed Along Said Mitered Right Of Way Line South 58°57'40" East, A Distance Of 72.60 Feet To An Iron Pin Placed (1/2 Inch Rebar W/Cap); Thence Depart The Aforesaid Mitered Right Of Way Line, And Proceed Along The Northwesternly Right Of Way Of Mount Vernon Road (Variable R/W) The Following Courses And Distances:

- 1) South 33°21'03" West For A Distance Of 21.44 Feet To A Point;
- 2) Thence South 30°35'18" West For A Distance Of 19.85 Feet To A Point;
- 3) Thence 78.38 Feet Along The Arc Of A Curve To The Right, Said Curve Having A Radius Of 391.00 Feet And Being Subtended By A Chord Of South 36°19'51" West, 78.25 Feet To A Point;
- 4) Thence South 42°04'24" West For A Distance Of 21.89 Feet To A Point;
- 5) Thence South 44°50'09" West For A Distance Of 119.41 Feet To A Point;
- 6) Thence South 40°20'23" West For A Distance Of 34.42 Feet To A Point;
- 7) Thence 13.85 Feet Along The Arc Of A Curve To The Right, Said Curve Having A Radius Of 1915.40 Feet And Being Subtended By A Chord Of South 46°38'12" West, 13.85 Feet To A Point;
- 8) Thence North 43°47'52" West For A Distance Of 4.73 Feet To A Point;
- 9) Thence 44.25 Feet Along The Arc Of A Curve To The Left, Said Curve Having A Radius Of 1961.78 Feet And Being Subtended By A Chord Of South 45°49'05" West, 44.25 Feet To An Iron Pin Placed (1/2 Inch Rebar W/Cap);

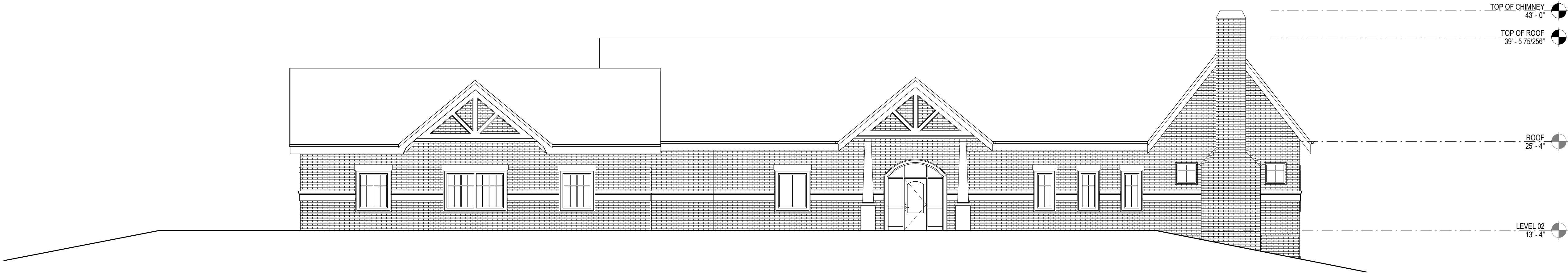
Thence Depart The Northwesternly Right Of Way Line Of Mount Vernon Road (Variable R/W) And Proceed North 31°20'34" West For A Distance Of 243.99 Feet To An Iron Pin Placed At The Southeasterly Right Of Way Line Of Spalding Drive (Variable R/W); Thence Proceed Along The Southeasterly Right Of Way Line Of Spalding Drive (Variable R/W) The Following Courses And Distances:

- 1) North 79°55'17" East For A Distance Of 1.35 Feet To A Point;
- 2) Thence 167.74 Feet Along The Arc Of A Curve To The Left, Said Curve Having A Radius Of 3166.86 Feet And Being Subtended By A Chord Of North 74°30'53" East, 167.72 Feet To A Point;
- 3) Thence North 71°16'35" East For A Distance Of 143.82 Feet To **The Point Of Beginning.**

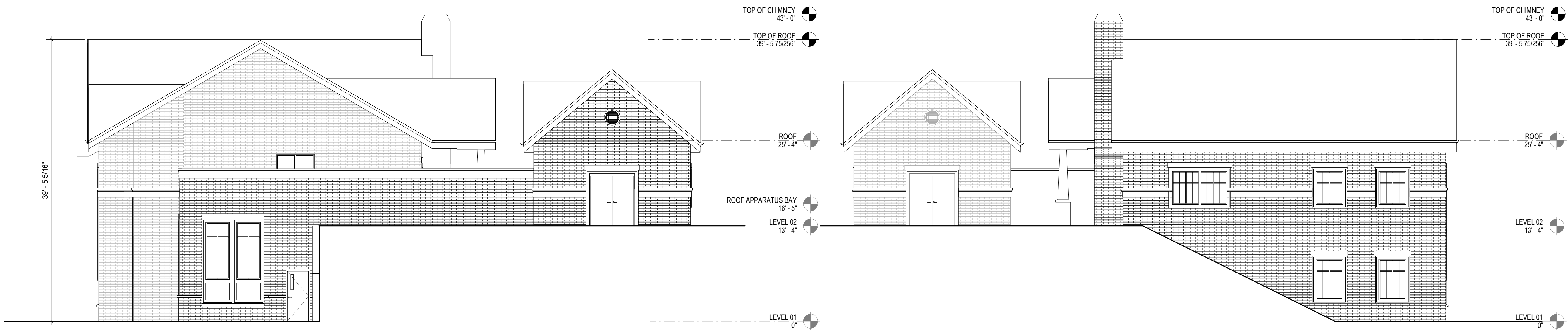
Said Tract Or Parcel Containing 1.19075 Acres, Or 51,869 Square Feet.



1 BUILDING ELEVATION SOUTH
1/8" = 1'-0"



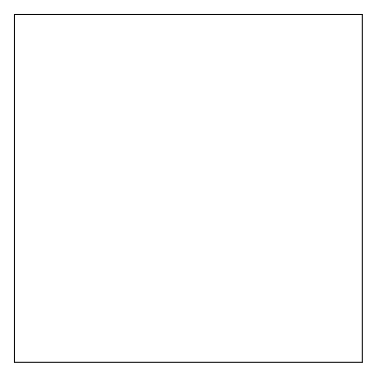
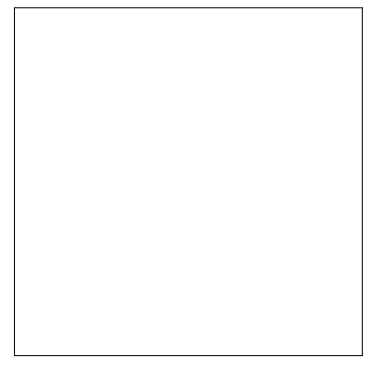
2 BUILDING ELEVATION - NORTH
1/8" = 1'-0"



3 BUILDING ELEVATION - EAST
1/8" = 1'-0"

4 BUILDING ELEVATION - WEST
1/8" = 1'-0"

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HUSSEY GAY BELL
— Established 1958 —
2160 Satellite Boulevard, Suite 250 Duluth GA 30097 T: 770.476.7782

REVISIONS		

DESIGNED	DRAWN	CHECKED
CC	NL	CC
DATE:	APRIL 26, 2021	
JOB NO.	621 1007 02	
	01/28/19	

NEW FIRE STATION 5
CITY OF SANDY SPRINGS
SANDY SPRING, GA
BUILDING ELEVATION

DRAWING NUMBER
A2.1

Letter of Intent/ Conditional Use Analysis

Conditional Use Permit

For Construction of Fire Station in Residential Area

May 17, 2021

Overview of Proposal/Letter of Intent

7800 Mount Vernon is a one-building property located on 1.041-acres with a total square footage of +/- 11,570 SF.

The total area of Non-residential classification utilizes: 4,150sf on two levels and 36% lot coverage. This area consists of fire department apparatus bays, training rooms, exercise rooms and administrative space.

Proposed plans include 6 sleeping rooms serving the staff on call. These are dorm-type rooms sleeping 1 person with 5 of them sharing toilet and showering facilities with shared kitchen, living, and dining. The station program includes additional bedrooms in case of emergencies and inclement weather during shift changes.

There is 1 classroom, 1 exercise room serving the staff only. Hours of operation are 24/7/365. Four firefighter/medics are assigned 3-24 hour shifts 365 days a year out of the station. Minimum staffing is 3 firefighters/medics.

A total of 12 parking spaces are included with one being handicap accessible and one loading zone. Existing older growth trees will be saved and incorporated into the design to the greatest extent possible. A wall, constructed per zoning regulations, separates the station from neighboring homes is included on the West side. On site water will be controlled via bio-retention (rain gardens), pervious pavers, an infiltration trench, and a detention pond on the East end of the property.

*The maximum lot coverage listed in the zoning ordinance, Article 2, Division 2.2.1 – Lot Parameters indicates all other uses other than residential are “**By uses permit**”. No specific percentage of the total lot is provided for this use with this zoning in the ordinance.

The maximum building height listed in the zoning ordinance, Article 2, Division 2.2.2 – Placement and Height indicates all other uses other than residential are “**By uses permit**”. No specific percentage of the total lot is provided for this use with this zoning in the ordinance.

Conditional Use Analysis**1.) The use is allowed as a Conditional Use in respective zoning district (see Div. 7.2)**

The site is in an RE (residential estate) zoning area. As such, Government Facilities are a conditional use as per table 7.2. Fire Station 5 is considered a government facility.

2.) The use complies with the applicable specific use standard listed in Article 7. If any, without the granting of any Variance.

The facility contributes to the city providing fire and emergency medical services. Fire stations are specifically mentioned as an allowed government facility. In addition to responding to fires, many of today's fire departments respond to vehicle accidents, hazmat incidents, and technical and specialized rescues; and provide support for large-scale special events; preparation for mass-causality incidents; and accommodate expanded community fire education programs; become basic life support (BLS) and advanced life support (ALS) non-transport first responders or BLS and ALS transport, providers. This Facility will aid firefighter response in being more effective and efficient in their service delivery to the local public. The new Station 5 will reduce department response time within the panhandle area from approximately 8-10 minutes (as served from Station 1) to most areas being served within 2-5 minutes. When Fire Station 1 is relocated the response time would only increase if Station 5 is not constructed. Response times as served from the existing Station 5 would also be reduced from approximately 5-8 minutes to 2-5 minutes. As everyone knows, response times in emergency situations often mean the difference between life and death.

3.) The use is compatible with adjacent uses in terms of location, scale, site design. Hours of operation and operations characteristics.

The scale is in keeping with the neighboring zoning. The maximum height is 40' (taken from the average ground plane around the building to the mid-point of the highest roof). We meet this without taking an average height. Our averaged height is 24'-3". The chimney is 3' higher than the allowable height but comes within the additional 6' allowed for chimneys and other specific items.

The design is within the criteria (durable materials, articulation) and the architectural character of the neighborhood. In fact, it has more character than many adjacent houses.

Fire trucks would enter and exit via Spalding only.

There would be at most 30 cars added to traffic which would be spread out over 3 time periods minimizing the impact on traffic congestion. The number is finite, unlike commercial uses. These cars would enter exclusively from Mount Vernon.

4.) Any significant adverse impacts resulting from the proposed use in the affected area will be effectively mitigated or offset.

The worst condition would be increased noise due to emergencies. This is mitigated by increased safety. It is not located within a transition zone but within a neighborhood. If the Station were located in a more commercial area, away from the public that it serves, response times would worsen not alleviate the reason for locating the Station on this property. Sirens will not be utilized in responding to non-emergency calls and will not be utilized unless necessary during emergency calls.

5.) The City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, waste treatment, water supply and storm water facilities, police, fire and emergency medical services, while maintaining sufficient levels of service to existing development.

There will be no impact to existing services due to this facility.

Horst, Alexandra

From: Baynes, Octavia
Sent: Monday, June 7, 2021 11:21 AM
To: Horst, Alexandra
Cc: Sottile, Ginger; McIntosh-Ross, Michele
Subject: FW: Traffic Impact Study

Hi Alexandra,

Per our CUP Application meeting please see the email responses below regarding the traffic study for FS#5 to incorporate into our backup documentation.

Octavia Baynes

Assistant to the Construction Manager

City of Sandy Springs

1 Galambos Way, Sandy Springs 30328

Phone 770.206.2532 Cell 404.791.2949

[Twitter.com/SandySpringsga](https://twitter.com/SandySpringsga) – Breaking News & Traffic Alerts

[Facebook.com/sandyspringsga](https://facebook.com/sandyspringsga) – LIKE for Community News

sandyspringsga.gov

From: Baynes, Octavia
Sent: Monday, May 10, 2021 3:41 PM
To: Amsberry, Jon <JAmsberry@SandySpringsga.gov>
Subject: Fwd: Traffic Impact Study

Hello,

Please see email below regarding the gross floor area for FS #5.

Begin forwarded message:

From: "Baynes, Octavia" <OBaynes@sandyspringsga.gov>
Date: May 7, 2021 at 4:02:17 PM EDT
To: "Christopher M. Caudle, AIA" <ccaudle@husseygaybell.com>
Subject: Re: Traffic Impact Study

No worries. Thank you so much- Have a great weekend!

Thanks,
 Octavia Baynes

On May 7, 2021, at 3:47 PM, Christopher M. Caudle, AIA
 <ccaudle@husseygaybell.com> wrote:

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Octavia, sorry, I have been travelling today.

I think it is 10,600sf.

Thanks,

C

CHRISTOPHER M. CAUDLE, AIA
PRINCIPAL



2021 ENR TOP 500 DESIGN FIRM
2021 ENR TOP SOUTHEAST DESIGN FIRM
SAVANNAH • ATLANTA • STATESBORO • COLUMBIA
• CHARLESTON • NASHVILLE

2160 Satellite Boulevard, Suite 250 Duluth, GA 30096

T 770.476.7782 M [REDACTED] ccaudle@husseygaybell.com
husseygaybell.com [Facebook](#) [Twitter](#) [LinkedIn](#) [FTP](#)

On Fri, May 7, 2021 at 9:26 AM Baynes, Octavia
<OBaynes@sandyspringsga.gov> wrote:

Good morning,

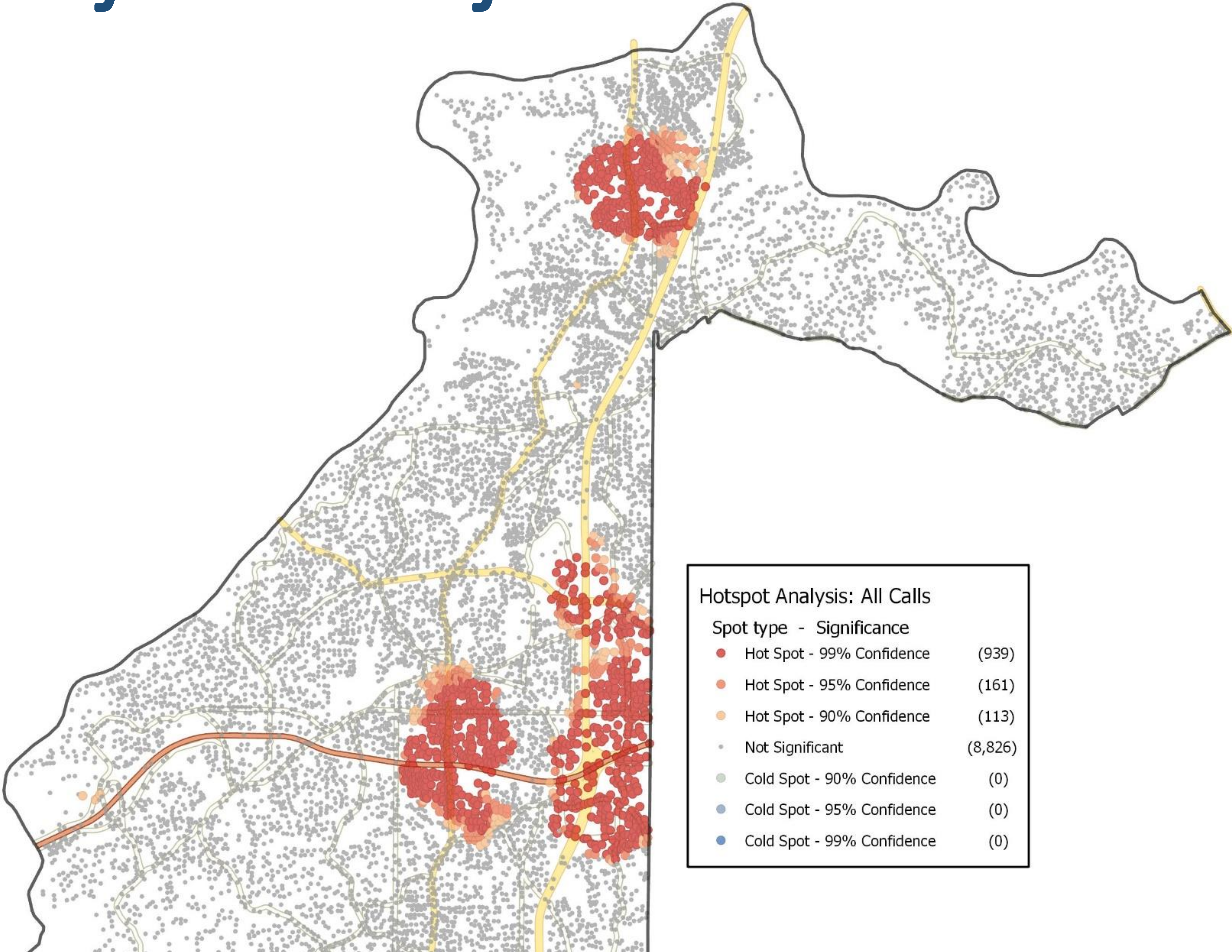
I am still gathering some information for the CUP application for Fire Station 5 are you able to tell me the gross floor area number for Fire Station 5? It can approximate.

Octavia Baynes

Assistant to the Construction Manager

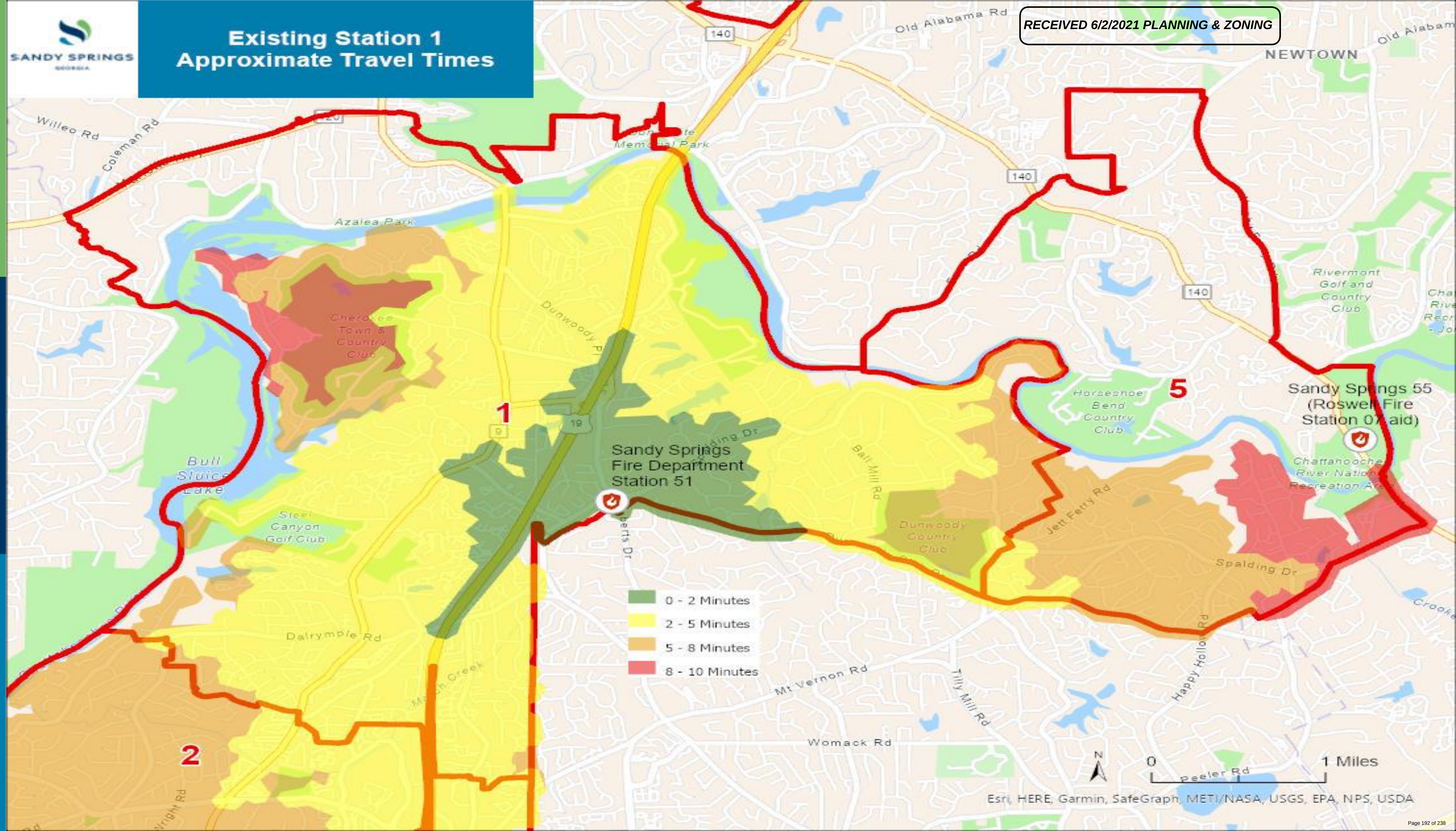
City of Sandy Springs

12 year history of FIRE and EMS calls



Existing Station 1 Approximate Travel Times

RECEIVED 6/2/2021 PLANNING & ZONING



October 2014 Community Meeting at Spalding Lakes Clubhouse

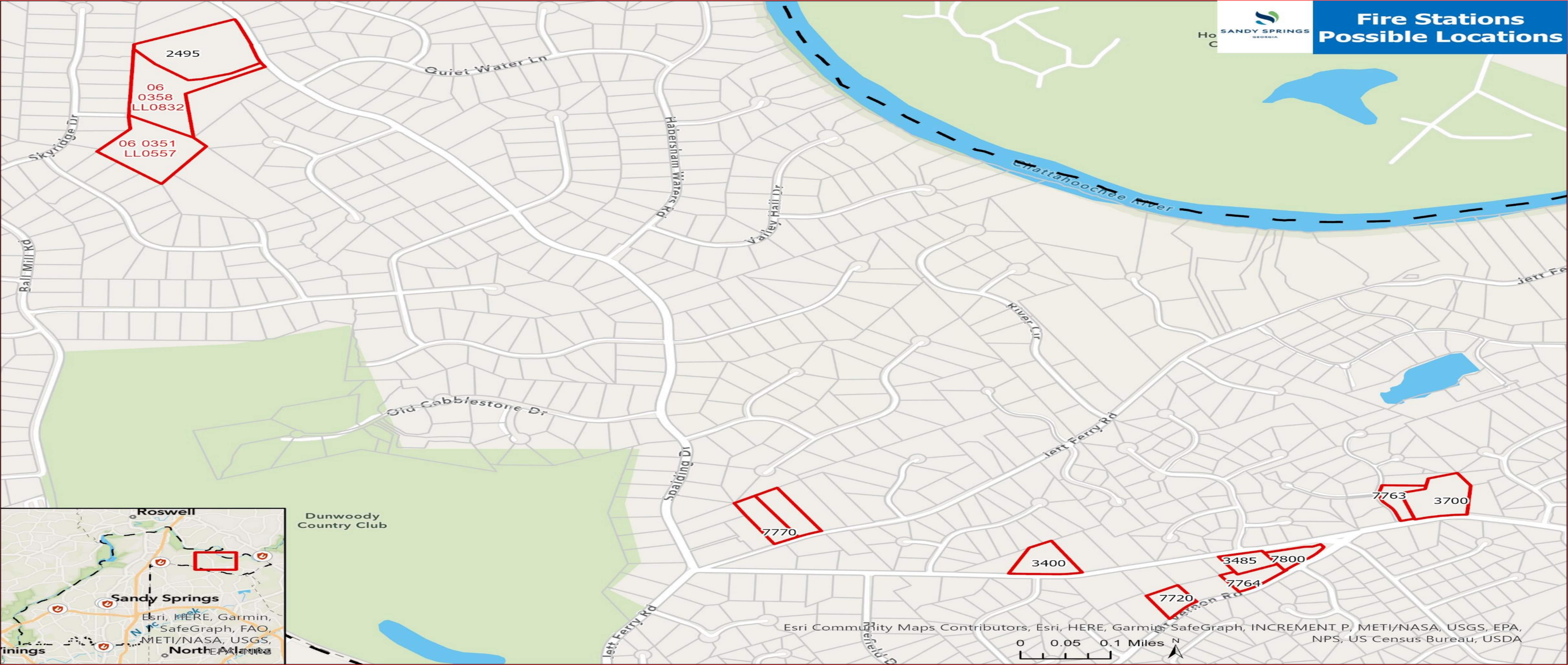
Councilman Paulson and fire department management met with Mt. Vernon and Spalding community at the Spalding Lakes clubhouse citizens expressed the following concerns:

- **The community requested a fire station within the community to improve the following:**
 - **Long response times noted by citizens from Sandy Springs Fire Rescue (SSFR)**
 - **Long response times noted by citizens from Rural Metro Ambulance (RMA)**
 - **Impact of new assisted living center on River Exchange Drive**

Actions taken until a fire station could be funded and built:

- **The fire department entered into an Automatic Aid with the City of Roswell and also housed a fire engine in Roswell Station 7.**
- **AMR posted ambulance in Mt. Vernon shopping center during peak hours**
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Panhandle Fire Station Site Search/ Identified as Possible Sites



March 2018 Community Meeting at City Hall on 7775 Jett Ferry Road

- What studies have been done that project the impact on values for properties close to fire stations constructed in residential neighborhoods?
- How many other locations were explored as possibilities for this new fire station?
- Is there some logic for selecting this location rather than a location on one of our major roads? (Like Mt. Vernon, Spalding, or Dunwoody Club Dr.)
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- Because the proposed location is on a minor dead-end street almost all calls will need to navigate the Jett Ferry/Spalding intersection. What is the annual estimated number of emergency responses from this station?
- What percentage of these calls will require use of horns and sirens to clear the intersection for response vehicles to pass?
- What plan is there for traffic control lights at the proposed fire station and the Jett Ferry/Spalding intersection?

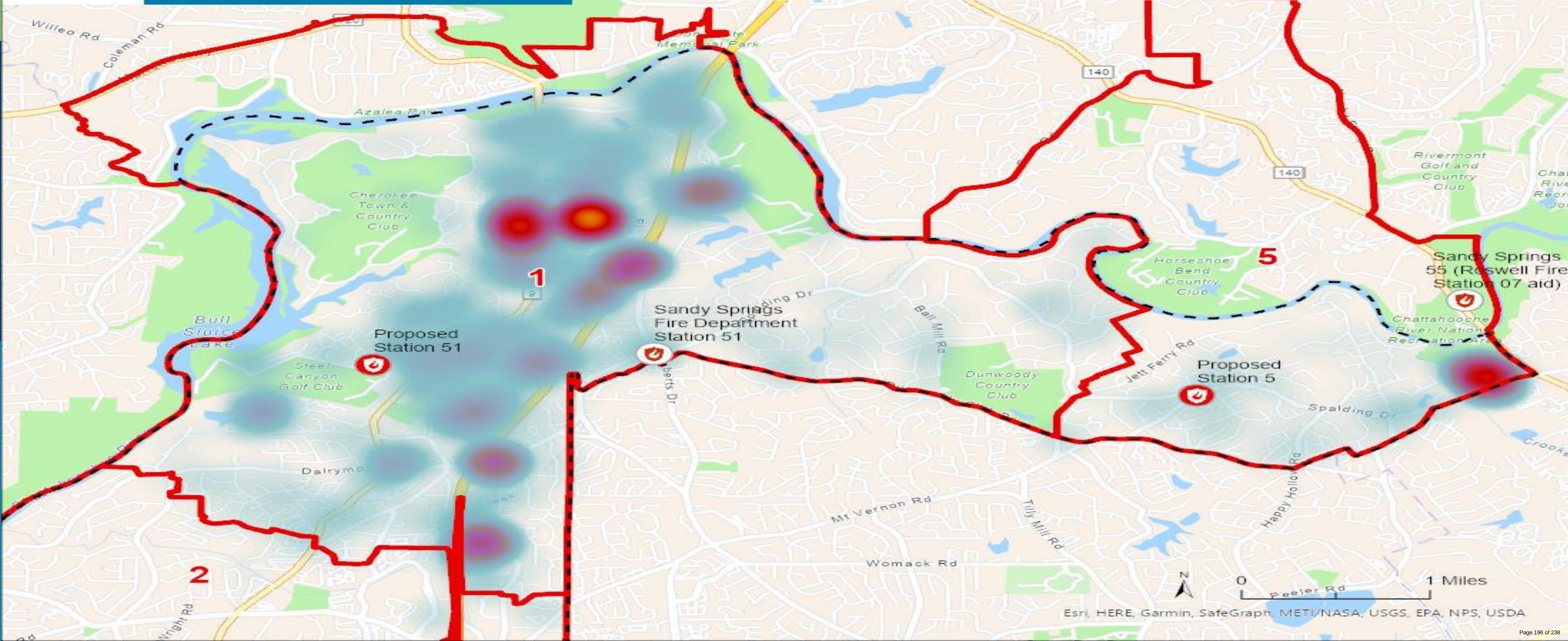


Call Locations (1 year – total calls)



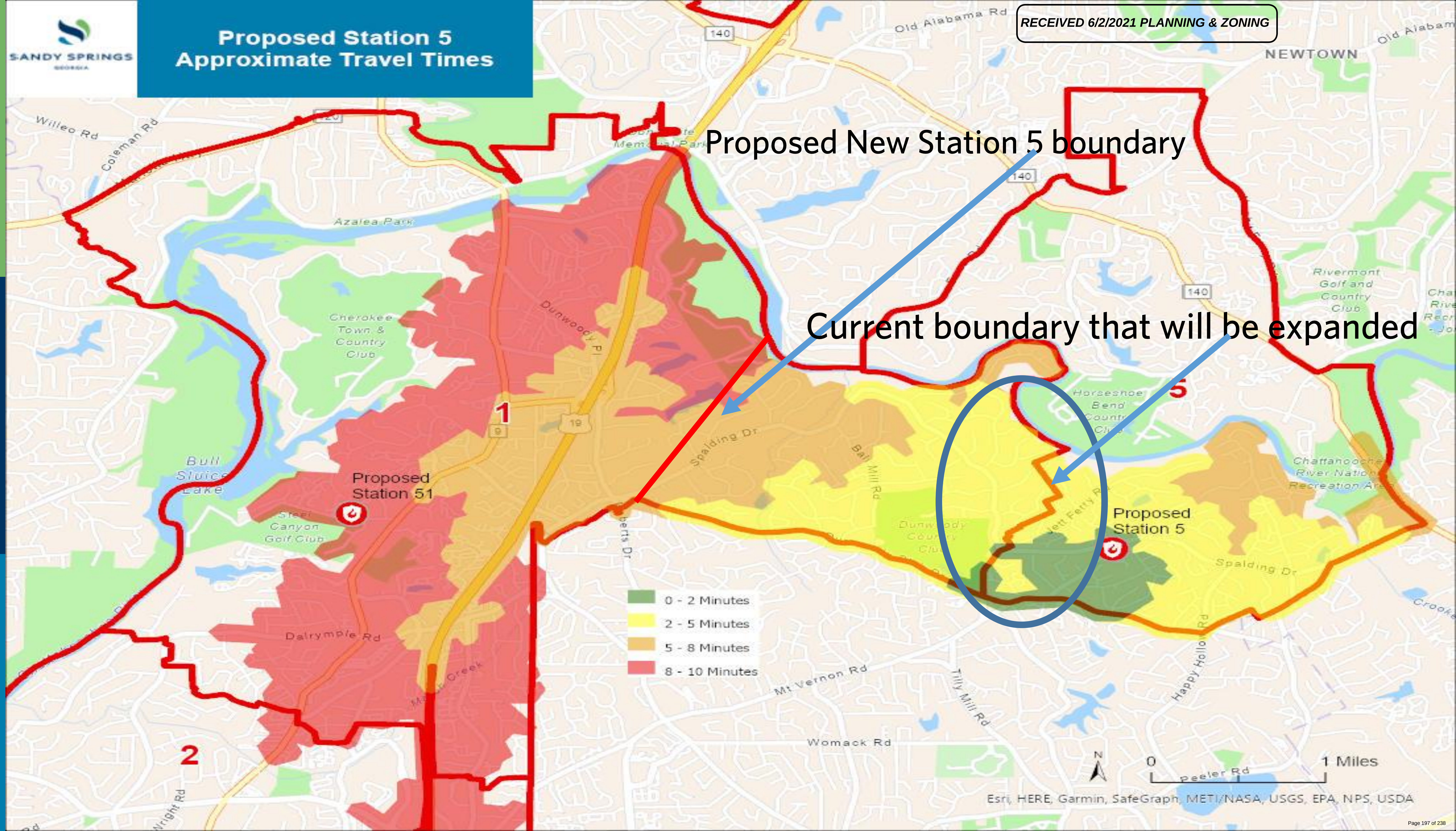
**Station 1 and Station 5
September 2019 - August 2020**

Stations	51	55
1 Year Total Responses	1641	285



Proposed Station 5 Approximate Travel Times

RECEIVED 6/2/2021 PLANNING & ZONING



Summary of CM 1

The City of Sandy Springs Fire Station 5 CM 1 was held via Zoom and in-person on June 3rd, 2021, from 6:00 pm to 8:25 pm. 16 individuals joined virtually and 49 in person the City of Sandy Springs responded to questions from attendees following the presentations.

The following City of Sandy Springs staff attended in-person or via Zoom

- Dan Coffey, Community Relations Manager
- Ginger Sottile, Director of Community
- Octavia Baynes, Assistant to the Construction Manager
- Haleigh Stinson, Public Relations Assistant
- Richard Collins, Construction Manager
- Keith Sanders, Fire Chief
- Councilman John Paulson- District 1
- Alexandra Horst, Planner III
- Charles Clayton, Senior Public Relations Specialist
- Michele McIntosh-Ross- Planning and Zoning Manager

Presenter(s)

City of Sandy Springs staff and Hussey Gay Bell.

Attendees expressed specific concerns about the location, lights, noise, and cost of the Fire Station 5, diminishing property value, and property selection. Participants asked some factual questions which were answered by Chief Keith Sanders and Councilman Paulson.

Summary of the meeting:

Welcome, introductions, and project overview:

- Alexandra Horst welcomed group and gave information about the intent of the meeting and ground rules.
- Dan Coffey welcomed the group and explained the purpose of the meeting and instructions regarding questions and answers following the presentations.
- The project team introduced themselves and their influence on the overall design of the project. Chief Sanders provided history on the project leading up to the present.

Proposed site Plan:

Hussey Gay Bell presented the proposed site plan, including buffers site entry and exit, landscape areas, parking as well as provided building size and elevations.

Building Design:

Hussey Gay Bell gave an overview of the building design, describing archetype and precedence, materials.

Summary of Issues Discussed at Meeting:

Traffic concerns: Attendees expressed concerns about the volume of traffic along Mount Vernon and the potential increase due to the project. Chief Sanders informed the group of the shifts and the staff that will be housed on the property and described the proposed plan for traffic signaling when emergencies arise.

Noise Issues: Attendees expressed concerns about the amount of noise that the station will produce given that it is a 24/7 operation and that emergencies can strike at any time.

- Siren/Equipment testing; Chief stated that they are conscious of the potential impact they have when locating stations adjacent to residential uses. He discussed how the proposed plans will help mitigate the impacts of noise on the neighborhood from truck engine noise and garage opening and closing and about the station only using sirens in more urgent life safety issues, but sirens will be used the least amount practical unless there is high traffic in the area, and have also proposed illuminating lights that would alert citizens of an emergency vs strobing lights and sirens, etc.

Trees: Attendees were concerned about the number of existing trees that would remain. Chief advised the maximum of good healthy trees will remain.

Stormwater: There were questions about how the team will be addressing water retention. Storm strategy and general grading that will address the issue. No further comments were received.

Property Selection: Attendees questioned other locations that had been considered before selecting 7800. Chief gave a list of parcels that were considered over the last 5 plus years, and why they weren't a good fit for Fire Station. Properties included 3400 Spalding, 7763 Spalding, 3400 Spalding, 2495 Mt. Vernon, 7720 Mt. Vernon, 3 parcels on Jett Ferry to name a few.

Building Design: There were mixed positive and negative responses to the building design as some attendees were concerned with the look in a residential area. Chief informed the attendees that while they are still emergency responders the design will make the property recognizable as a Fire Station while being respectful to the neighborhood.

He also gave examples like brick coloring, building having a softer look, pitched roof similar to residential roofs, detached garage concept to house exterior generator to capsule sound, fire place chimney common to residential construction, and heavy timber corbels at soffit and gables similar to residential design.

We believe that the foregoing is an accurate and complete account of the items discussed and conclusions reached during this meeting. We assume this information to be correct.



SANDY SPRINGS™
GEORGIA

Fire Station 5-Community Information Meeting-June 3, 2021		
Name	HOA	Email
ANNE GUNO	DEERFIELD NORTH	
MAX ANNEKE	DEERFIELD NORTH	
RAY Cioci	Slope HOA	
Craig Gilchrist	SS council N'hoods	
Angela Ilse	Deerfield North	
Linda & Frank Wherty	Hunters Woods Sub.	
Tom ALLARDYCE	DEERFIELD NORTH	
PAUL Ilse	Deerfield North	
Joni Clark	Spalangy Cshc	

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SANDY SPRINGS™

GEORGIA

Fire Station 5-Community Information Meeting-June 3, 2021

Name	HOA	Email
VASILIOS FAFALIOS	N/A.	
Lynn Einfeldt	Spalding Lake	
Bill Pickens	Deerfield	
Ged and Sherry Daigee	n/a	
RYAN MILLARD	n/a	
Jason Guy	Deerfield North	
Hector Orrego	Deerfield North	
Theresa Magan	Spalding Drive	
Richard Collins	H/A	rcollins@sandy-springs.ga.gov

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**SANDY SPRINGS™**
GEORGIA**Fire Station 5-Community Information Meeting-June 3, 2021**

Name	HOA	Email
Alexandra Horst, COSS		ahorst@sandy-springs.ga.gov
MARC MASLANIA	SSCA	
Michele McIntosh-Ross	COSS	mmcintosh-ross@sandy-springs.ga.gov
Bob Mitchell	River Bluff HOA	
Dennis Fowler/Louella PINTS		
GARY LAYNE	SPALDING LAKE	
PAUL + JOY BOKER	SPALDING HEIGHTS	
Paul Kingston	Hunter's Woods	
Dennis Ahlzaich	Deerfield North	

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SANDY SPRINGS™
GEORGIA

Fire Station 5-Community Information Meeting-June 3, 2021		
Name	HOA	Email
Melissa Jacobs Cook	Orchards	
Kasey Swann		
Rebecca Swann		
Charles Swann		
Lisa Dempster	Deerfield North	
KAREN DEMPSTER	DEERFIELD NORTH	
Jay Moody	Spalding Stables Estates	
Robert Shambaugh	Deerfield North	
Nancy SciRocco	Deerfield North	

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RECEIVED 6/9/2021 PLANNING & ZONING

SANDY SPRINGS™

GEORGIA

Fire Station 5-Community Information Meeting-June 3, 2021

Name	HOA	Email
Monique Strode	N/A Mt Vernon	
Andrew & Lydia	Bonapart Ct.	
Mik & Nancy Scrow	—	
Michael Scirocco	—	
Heather Gentner	Spalding Lake	
Ryan Scirocco		
Megan Yarrick	Caswell Manor	
Sunny Chan	Hunters Woods.	

PLEASE PRINT CLEARLY



Zoom Attendee List

Connie

Michael

Simonoff

Anita

Amy Wenk

Patty Spall

Dan

Carol S Niemi

Loren Filson

Lawrie Horst

Jon Bernstein

Paul H

Megan Harris

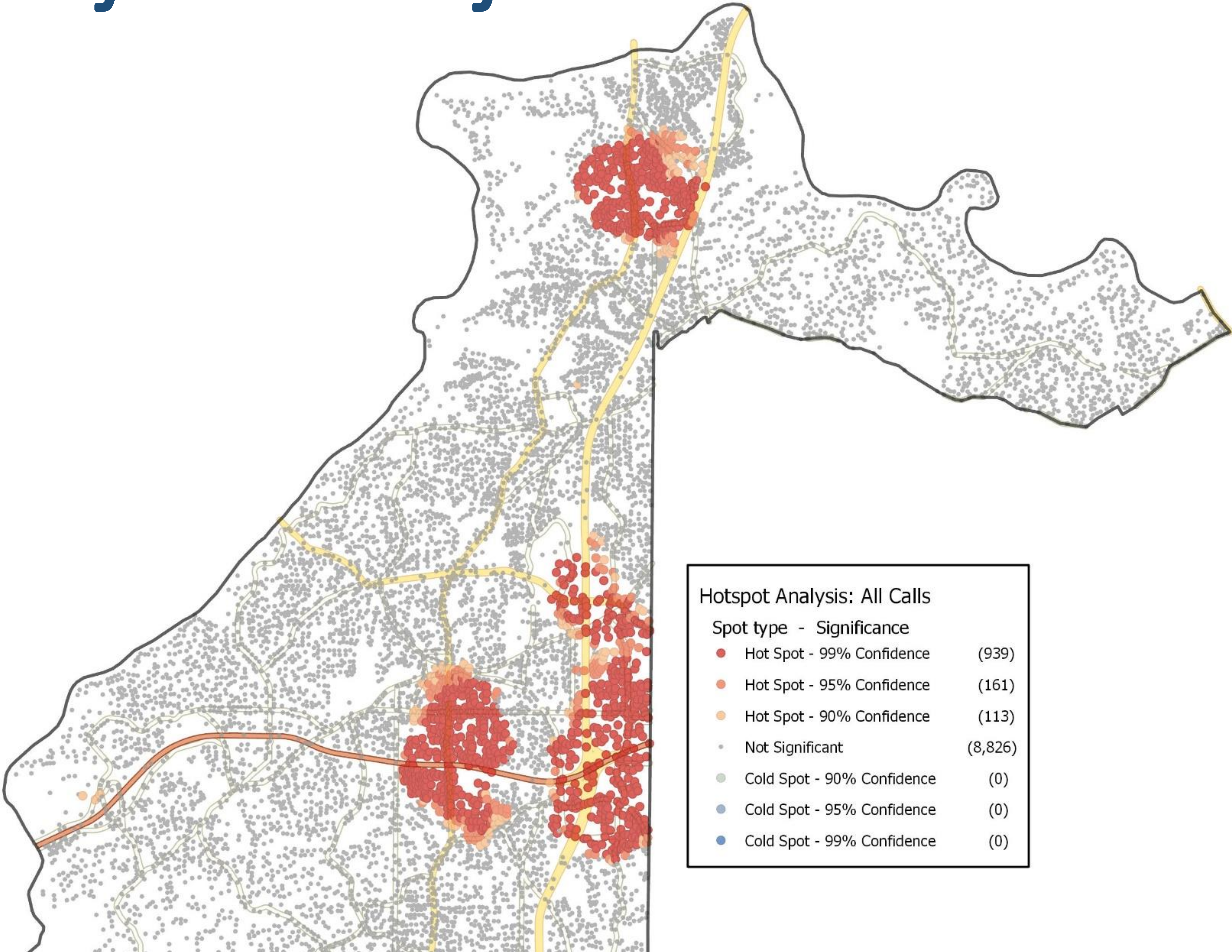
Betsy Flesig

Iphone User?

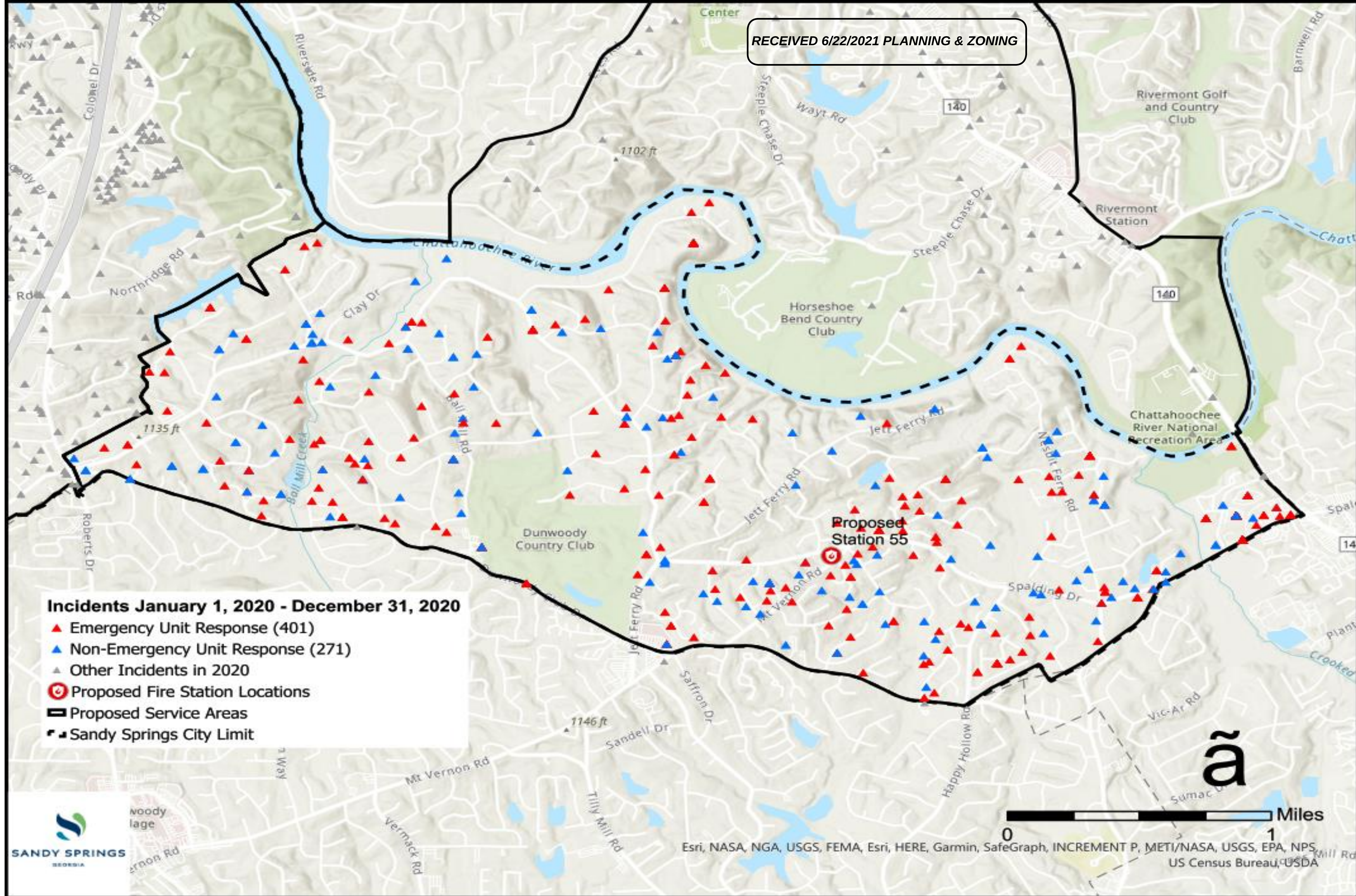
Ginger Sottile

*This list was generated based on the ZOOM screen names listed upon sign in.

12 year history of FIRE and EMS calls

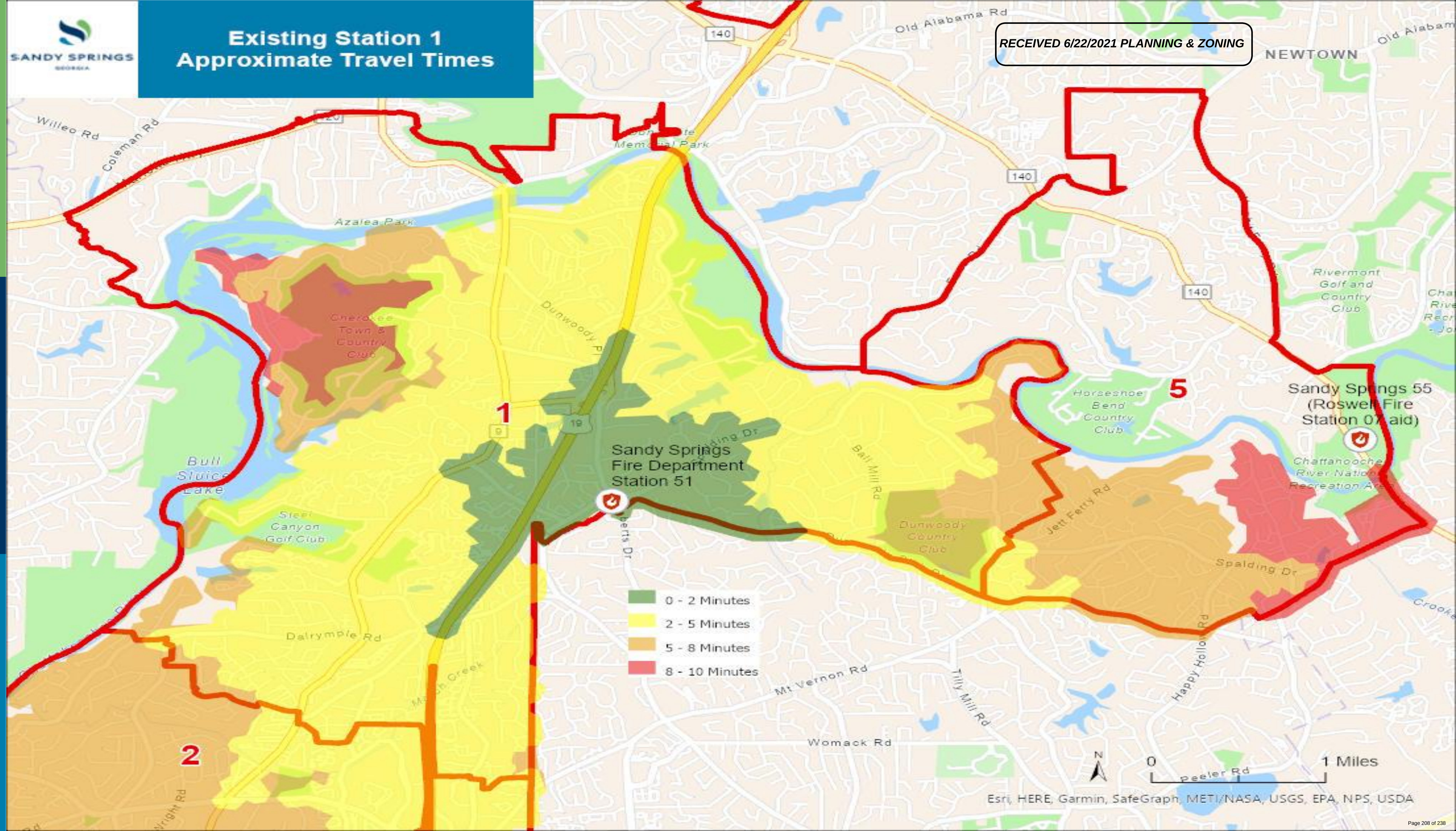


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Existing Station 1 Approximate Travel Times

RECEIVED 6/22/2021 PLANNING & ZONING



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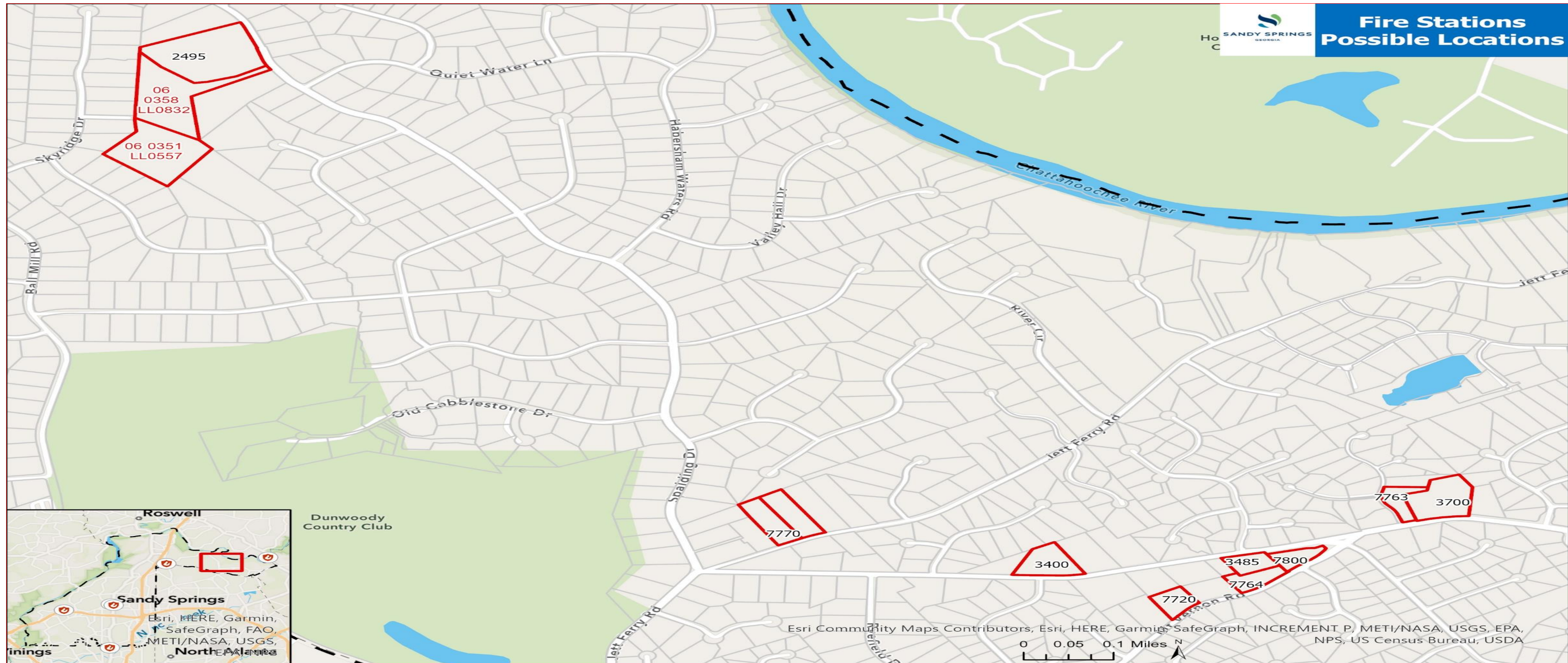
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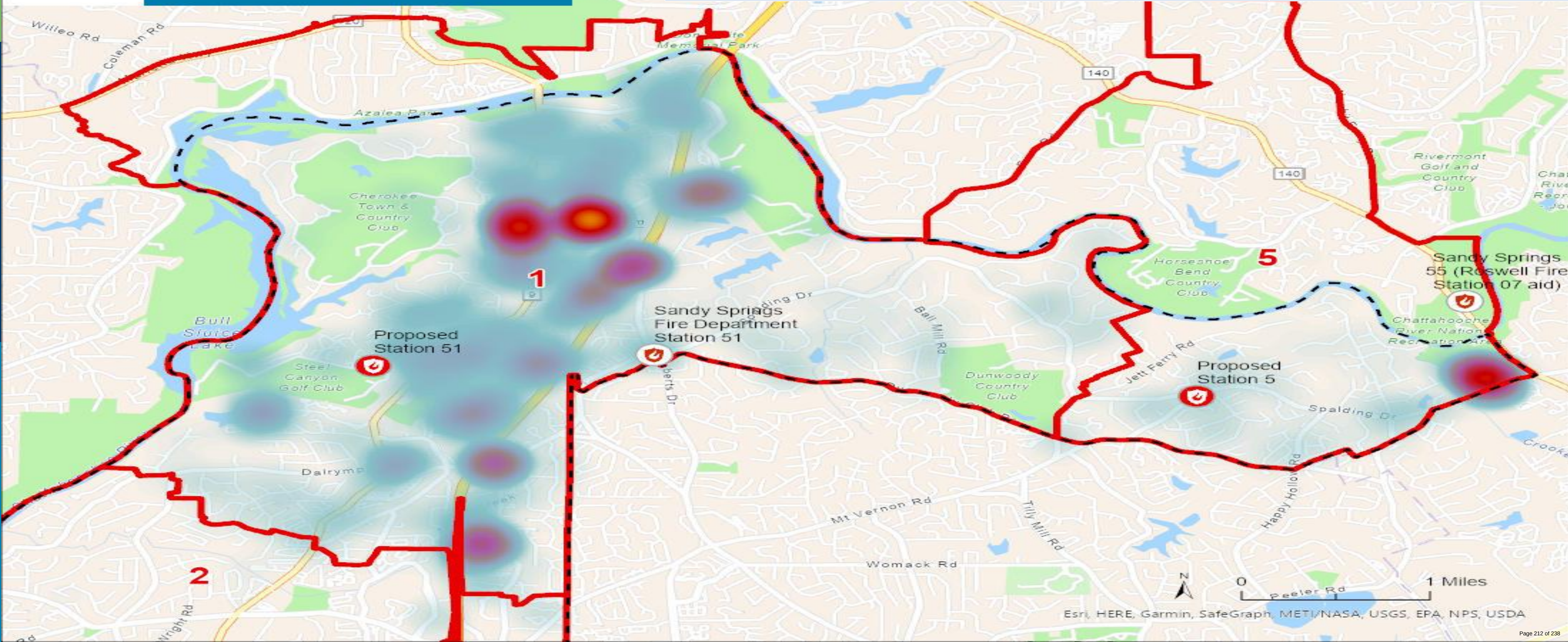


Call Locations (1 year – total calls)



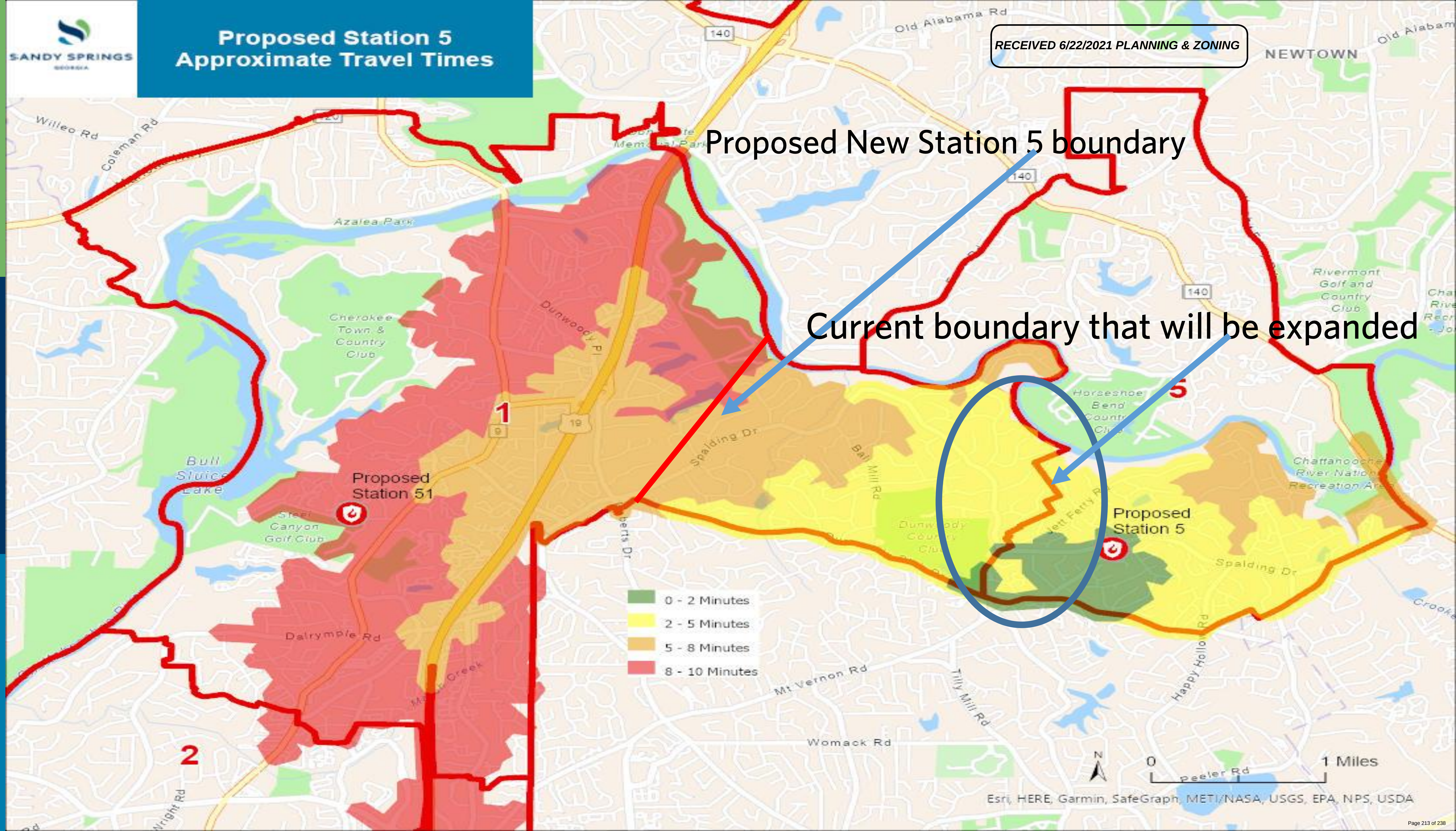
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Proposed Station 5 Approximate Travel Times

RECEIVED 6/22/2021 PLANNING & ZONING





HUSSEY GAY BELL
Established 1958

2160 SATELLITE BOULEVARD, SUITE 250, DULUTH, GA 30097 / T: 770.476.7782



HUSSEY GAY BELL
Established 1958

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HUSSEY GAY BELL
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HUSSEY GAY BELL
— Established 1958 —

2160 SATELLITE BOULEVARD, SUITE 250, DULUTH, GA 30097 / T: 770.476.7782

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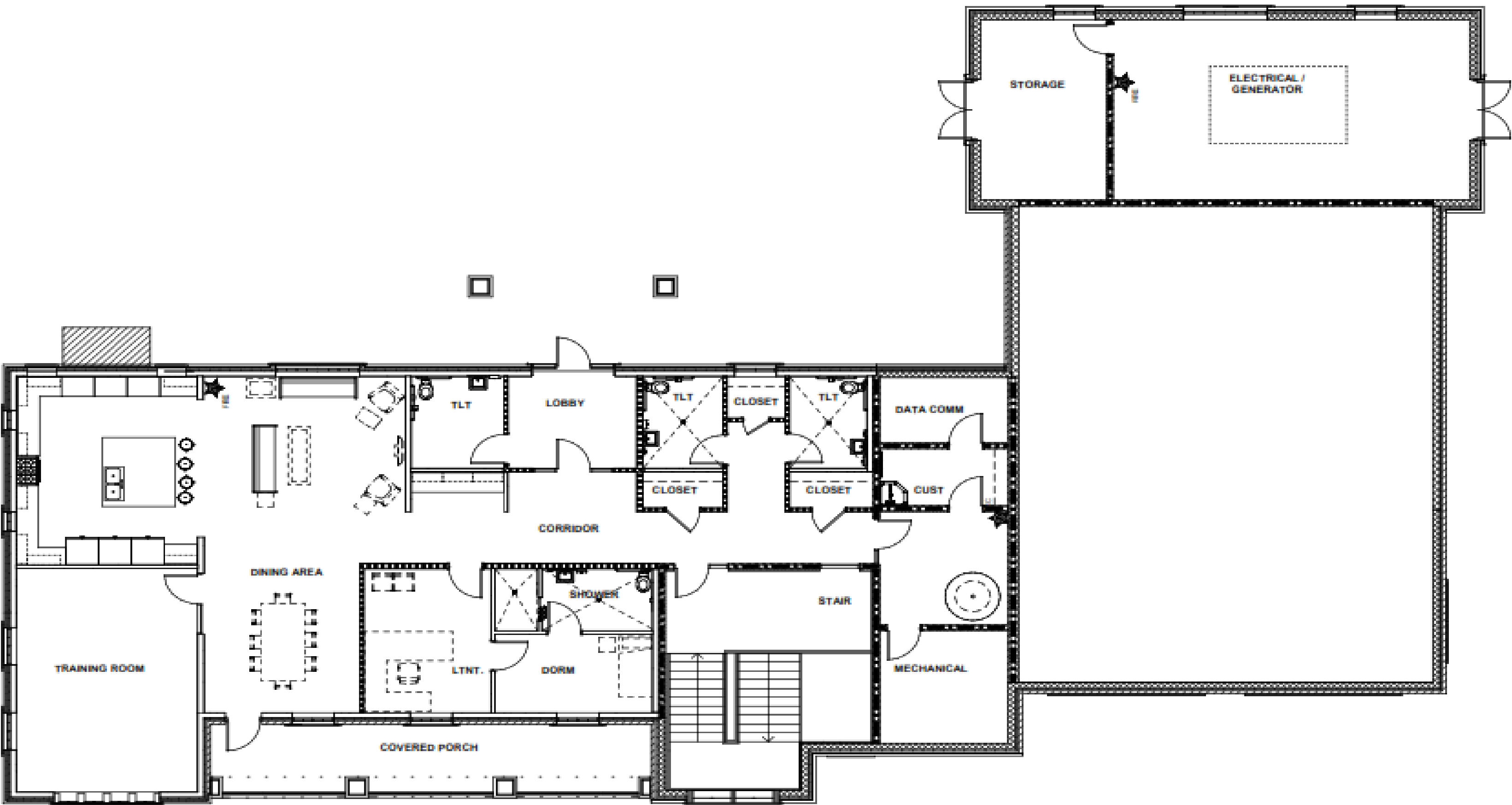


Journal of Interpersonal Violence, Vol. 28 No. 10, October 2013 2079–2096
DOI: 10.1177/0886260513506111
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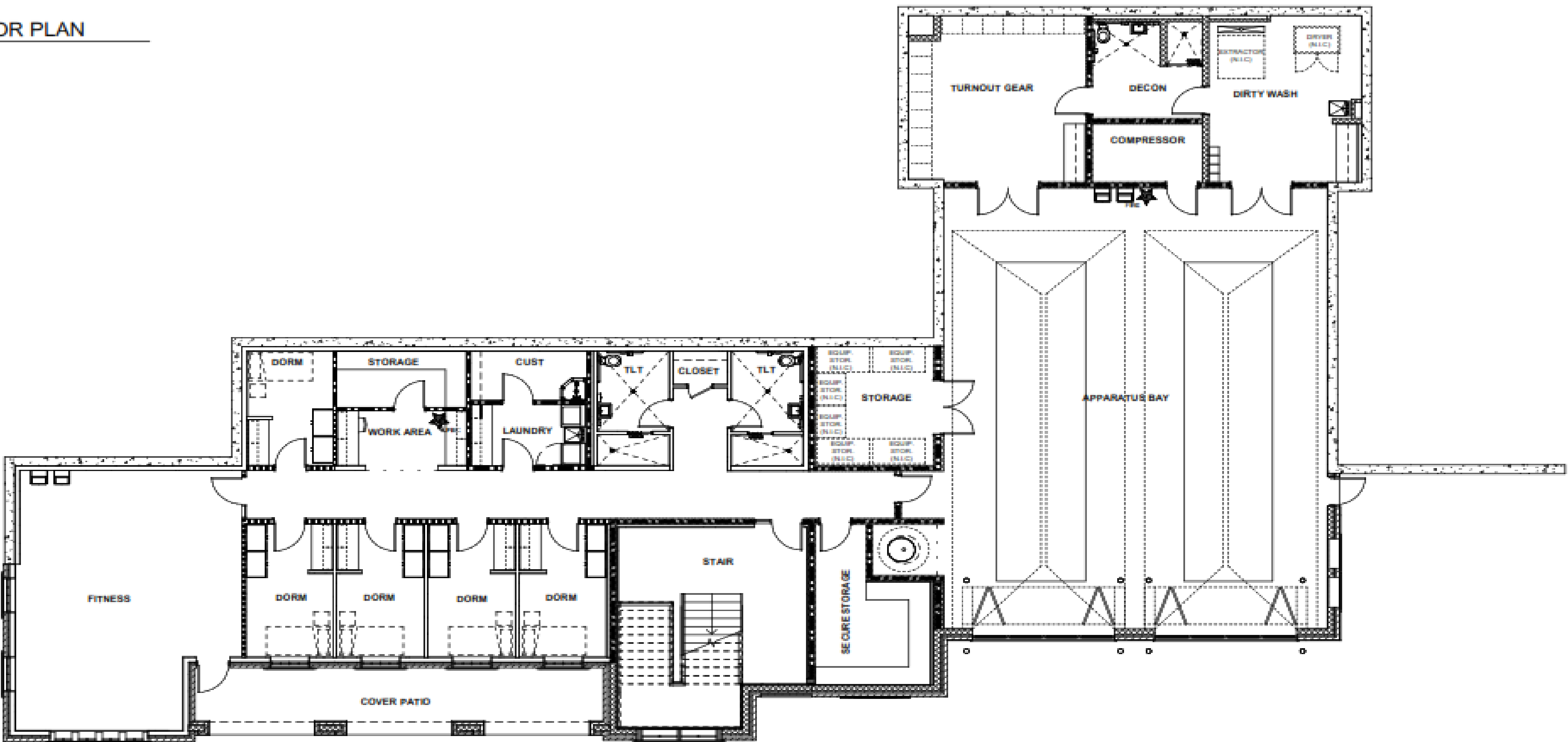
NEW FIRE STATION 5
CITY OF SANDY SPRINGS
SANDY SPRINGS, GA

PRELIMINARY SITE PLAN

SD-1



2 LEVEL 02 FURNITURE FLOOR PLAN
1/8" = 1'-0"



1 LEVEL 01 FURNITURE FLOOR PLAN
1/8" = 1'-0"

DESIGN DEVELOPMENT

HUSSEY GAY BELL
— *Established 1958* —

2160 Saddle Back Road, Suite 200 Dallas, TX 75244-4782

REVISIONS

DESIGNED	DRAWN	CHECKED
CC	ML	JCC
DATE: APRIL 26, 2021		
JOB NO. 6211087-02		

NEW FIRE STATION 5
CITY OF SANDY SPRINGS

SANDY SPRINGS, GA

PRELIMINARY FURNITURE PLAN

DRAWING NUMBER

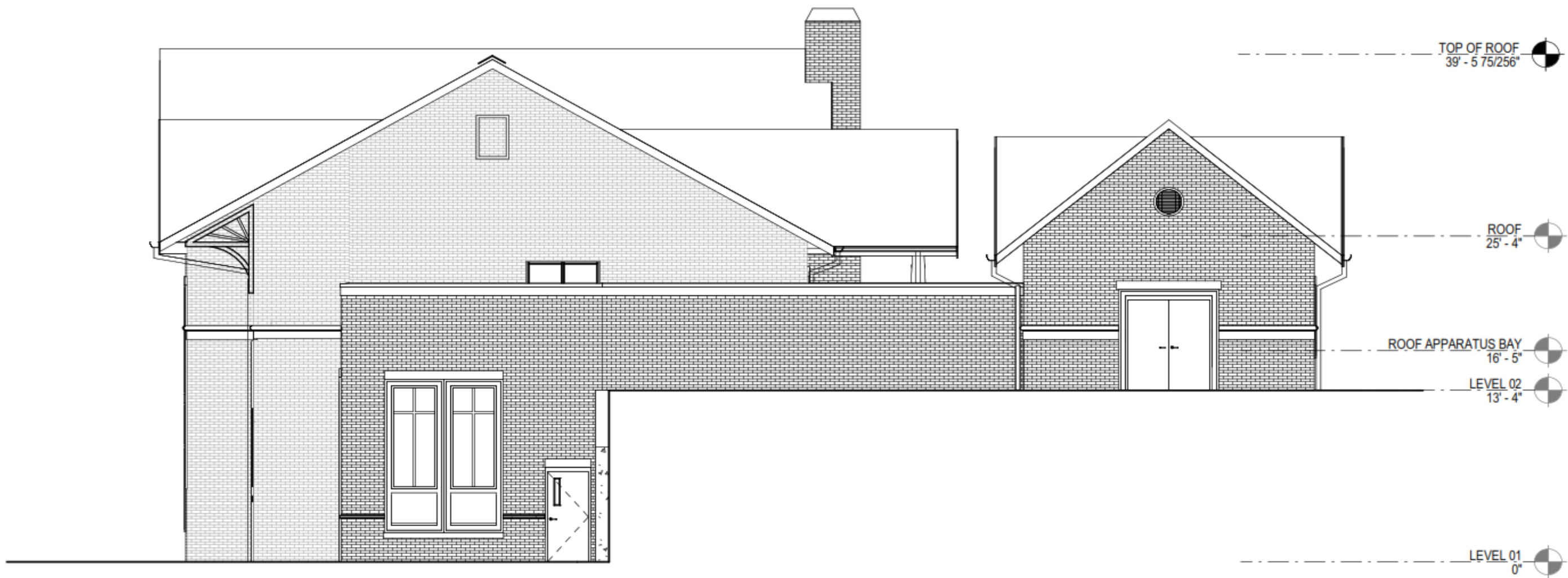
A10.1



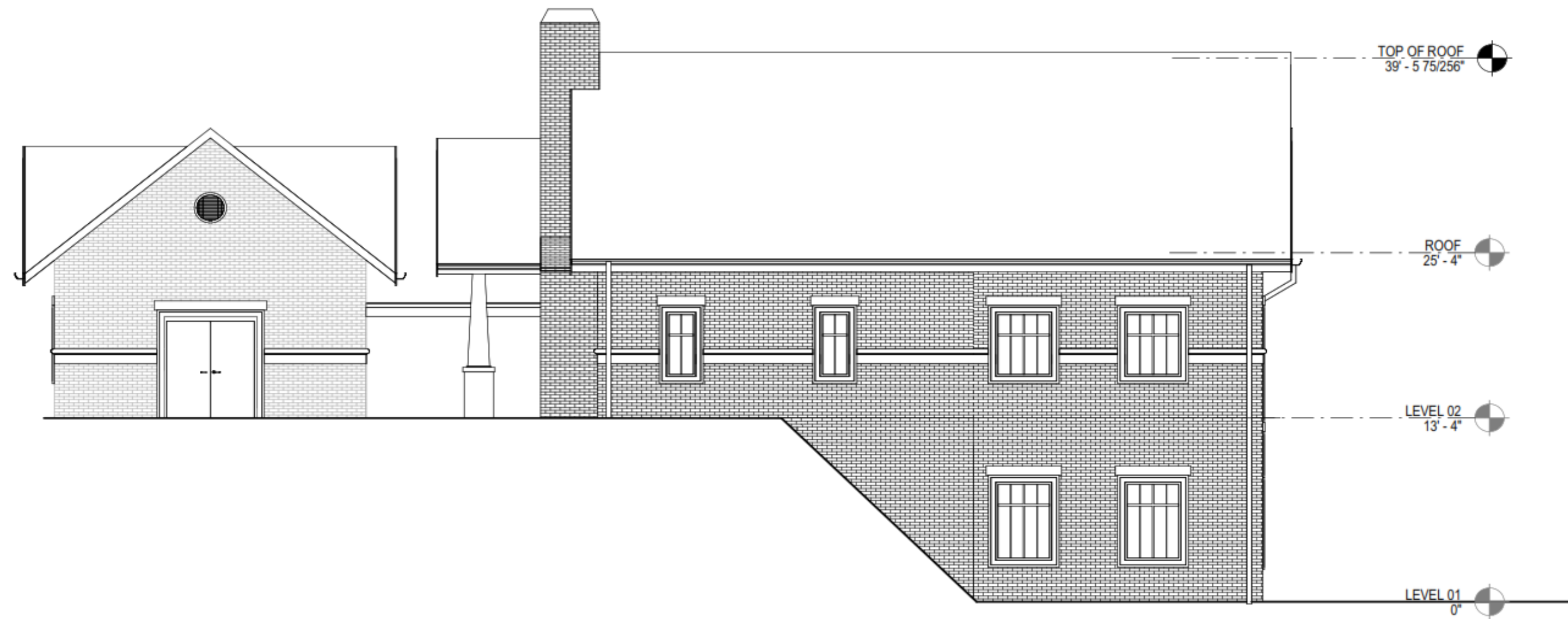
1 Mount Vernon Elevation
1/8" = 1'-0"



2 Spalding Drive Elevation
1/8" = 1'-0"

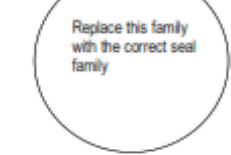


3 East Elevation
1/8" = 1'-0"



4 West Elevation
1/8" = 1'-0"

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01/28/19

HUSSEY GAY BELL
— Established 1958 —

2160 Satellite Boulevard, Suite 250 Duluth GA 30097 T: 770.476.7782

REVISIONS

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker
DATE:	APRIL 26, 2021	
JOB NO.	621 1007 02	
	01/28/19	

NEW FIRE STATION 5
CITY OF SANDY SPRINGS
SANDY SPRING, GA

ELEVATIONS

DRAWING NUMBER

A10.2

Community Meeting II

The City of Sandy Springs Fire station 5 CM 2 was held via Zoom and in-person on June 23rd, 2021, from 6:00 pm to 7:00 pm. approximately 15-20 individuals joined virtually and 20 in person. The City of Sandy Springs responded to questions from attendees following the presentation.

Dan Coffey welcomed the group and explained the purpose of the meeting. Chief Sanders introduced himself and began the presentation by mentioning the community meetings from earlier this month and the previous year(s) as well as their influence on the overall design and location of the project. The presentation included existing and proposed response times along with some properties that the city looked into before the current proposed location.

Based on the last community meeting, Chief Sanders reached out to Dunwoody Country Club regarding potential properties that they may have for sale. Their general manager reiterated that they do not intend to sell any property but are looking to expand.

Chief also provided updated renderings of the proposed site plan as well as addressed concerns from previous meeting relating to driveway connection to Spalding/ Mt.Vernon by providing a secondary option that is proven to be less effective but is an option, updated rendering also indicates the removal of 1 parking space and more vegetation to hide building. There will be no pole lighting in the parking lot, instead floodlighting will be at the ends of the building as seen in residential houses. The architect is revising the interior rendering but this will not affect the outside appearance.

Questions & Comments

Q1. Can you cite any other fire station that is not adjacent to single-family residents?

A1. Sanders: There is a station in Alpharetta similar to this plan, but I don't know if there is a fire station that is surrounded by residents

Q2. There is concern that opening a fire station to this location will open the door to other commercial properties. Can't you provide service by keeping a truck at fire station 1, and also in fire station 5 (in Roswell)? Or can we put a station at the tip of the panhandle?

A2. Sanders: This would not provide a response time you need – less than 8 minutes 90% of the time. The current average time is 10-12 minutes

Q3. Based on slide #3, most of the emergencies seem to occur by the "mansion" area – can't we put a station there?

A3. Sanders: No, we cannot. If we put a station there, we would not have adequate response times.

Q4. Is the area/property in question a protected neighborhood?

A4. Sanders: Yes it is. The zoning will not change, this will be a conditional use permit. We are proposing, this is not final. This will go to the planning commission and ultimately city council has the final say on this project.

Q5. The size of your entrance is huge and is right in front of my house. There are 12 parking spots – if there is only 1 truck, why do you need 12 spots?

A5. Sanders: There will be 4 people assigned – the shift changes at 7 am, so at that time you may have 8 cars in the parking lot.

Q6. What about the park right across from the mansions? Why didn't we build the fire station there?

A6. Sanders: We need to have equitable distribution according to ISO – we need an equitable property that can serve all the people of Sandy Springs. This is all about response times, getting to everyone – minimizing response times.

Q7. Looking at data and response times, if there is a mega event, there is no guarantee of what a response time is.

A7. Sanders: From time to time, when we have incidents like this, we pull trucks from other areas. The hope is to get station 5 at Mount Vernon as it is the best place for this community.

Q8. On the plan, why are there are 2 entrances: one on Spalding and another on Mount Vernon? We made changes to this intersection years ago and now it will get congested.

A8. Sanders: Spalding is for the fire truck, while employees and citizens go thru Mount Vernon.

Q9a. If you keep Station 1 (at Roberts Drive) and then this new station it makes sense, but if you move Roberts station further west (west of GA-400), then it doesn't make sense. This station 5 should be closer to station 1 rather than further east.

A9a. Sanders: if you look at the 12-year history of calls all those calls on the north end of Roswell Road are on the other side of GA-400. To get there, we need station 51 over at the Morgan Falls area.

Q9b. Then why don't you build the Morgan Falls station, leave Roberts station and then build Station 5 at the "mansions".

Comment 1. On behalf of the residents that would be served with this new station, and reducing the response time to save lives and protect property, I would like to thank you and the City for your efforts.

Comment 2. (Linda Bain) Lives right around the corner from this proposed station. Very grateful to the City for looking at this problem. When this area was part of Fulton, a house almost burned due to not having an operating truck to get to the fire. I am very sensitive to the situation and protective of my investment – I am very pleased with this and hopefully, this moves forward.

Q10. I appreciate your efforts and appreciate the information regarding the response time, but I still don't understand why the station can't be by the "mansions". I understand that Station 1 is over 60 years old and has lived its life, as well as the property at Morgan Falls Road. But why can't we have a station at Morgan Falls, keep Station 1, and then have a station by the "mansions". We don't know what your future plans are for Station 1. We don't want to see a recycle bin at the corner of our intersection, and I really don't want to see a huge flag pole. If you want this station to blend in, then why can't you put the flag on the side of the station? Very few houses have a flag pole that ostentatious. If you want this to blend in, then you need more landscaping as well. I have talked to multiple people and it seems that our concerns are being dismissed. If you want to appease us, and I know that you have the entrance coming out to Spalding rather than Mount Vernon, but there's still more work to be done. We want guarantees of the zoning that when your use of this building is done, we are not going to have a commercial space here. This is going to affect our property values whether your data shows

this or not. I asked about the Life Center Church – their white building; to me, that intersection is unusable space, why can't you put the station there if the "mansions" area isn't going to work.

A10. Sanders: As we shared last time, we did approach life church about selling property. They wanted to sell the entire parcel, not just a part of that property. As for station 1 and its location, would I like to keep it, build a new station there and keep a single house there? Absolutely. But it costs a lot of money to build another single house station (\$3-\$5 million), you also need another truck and more personnel. Station 1 is our 2nd busiest house, it's the busiest structure firehouse we have. We have most of our structure fires on the west side of GA-400; that's why it makes the most sense to move station 1 to that side. . I would like to keep an engine at Spalding, but I know that the building has got to eventually be re-built. As for the cell tower, it was there way before Sandy Springs became a city. I don't like my people sleeping under it but this station is in very poor condition, it floods in the back. As far as looking at what our needs are, we have a lot of needs where we need service areas and we have a plan to address them. As far as taking the numbers and telling a story we want to tell, I would never do that. I can give you as much data that you would like.

Q11. I feel that this is just a Band-Aid and that in 10 years, you will come back and say we didn't build it big enough. We should have fixed station 1. You're only putting 1 truck here (at Station 5) and that we won't have a truck in Roswell. Why is there no plan to refurbish station 1 and having a station at Morgan Falls? From a logical perspective, the data points on the over-arching on the response times – we want to see that. We want to see how you came to this. You had the opportunity to purchase the Life Church property, you could have built a community center, it's adjacent to community property instead of disrupting these neighborhoods and affecting our property values. I was at the meeting for the intersection and we thought we would keep the neighborhood as it was.

A11. Coffey – We've been working on finding station 5 for years and we've been looking. In Oct 2014 the neighborhood talked about not having enough coverage and that's why we have been looking for a solution. There will be no recycling there at the station (as mentioned at the last meeting). That's why we are having these meetings to get this input - to reiterate, no final decision has been made. As for the intersection, we had proposed a roundabout and people didn't want it and we redesigned it. That's why we are here – to listen and address any concerns. In terms of location, we have been looking.

Q12. – I understand that you have been looking for property: there's a property by Jett Ferry & Spalding, land by the water tower, etc.

A12. Sanders – the people that live at Jett Ferry don't want a station across from their home (similar to all of you). One thing I do want to make clear: we do not have the funding to build fire station 1 by Police HQ at Morgan Falls nor do we have the funding to build the new training facility. The City has bought the property but there is no funding for this today or in the next 2-3 years. To assume Fire station 1 is going away is incorrect. It is not going away – we are currently working to get fire station 2 finished so that we can use the temporary buildings at Mt. Vernon and Roswell Road. We will re-locate them to the Morgan Falls site so that we can split Station 1 (one truck will stay at Roberts Drive, while the other truck will stay at the temporary station) as they tear down the Pitts Road Bridge. The bridge will be out of service for over a year. We plan to do this and station 1 will become a single house until the bridge is re-designed then station 1 will become a double house. During this time, City Council will need to come up with funding to build a new station 1 (\$10-\$11 million in today's prices, which may be higher in 3 years) if funding is available at that timeline.

Comment. Council member Paulson – There are a lot of things that have been said tonight and a good number of them are not true. Let's clear up some things:

- Since I've been a council member I have gone to the fire department and said we need a better response in District. The first thing we did is we went to the City of Roswell and put a truck there. Our response times have improved but 4 out of 5 calls are for Roswell; this is not an efficient use of the City's money. This is the single best solution the Fire Chief has come up with; this is not a Band-Aid – this is the best way to improve response times at District 1. I don't know how to do fire station designs or the logistics on where is the best area to put a fire station – that's why we have a fire department. They have come back to us, and the community – this is the best way that they can see to improve response times in District 1.
- Somebody asked how many people this services. All of District 1 services about 17,000. East of GA-400 is probably 13,000 – that's how many people will probably be serviced by fire station 5
- One of the questions the Fire Chief is always asked: how do we improve response time across the entire community? You saw the hot spot at the North end that is west of GA-400. One of the challenges is how do we get better response times there? As soon as we move a piece of equipment or move a station closer to that area, then it just makes the response time in District 1 even worse. The whole idea is to put station 5 in a spot where we think we can (we have designed it using community feedback).
- One comment made was that police and prisoners would be coming here to this station. Again, this is a fire station – there will be 4 people here at one time; when the shift changes yes, there will be 8 cars there. But then 30 minutes later there will be 4. The concept that there will be cars in and out of there is just not true
- This is not a re-zoning – this is a conditional use permit. This means that we are conditioning this property just for this use. The conditions of the use of this property do not allow recycling, it does not re-zone it commercially. This allows us to put a fire station at this property. This is not a subtle way to make a commercial strip off Mount Vernon – this is a conditional use permit for a fire station on one piece of property only.
- Somebody mentioned that they didn't want a flag in front of a fire station, but I think it's a great idea. It's a flag in front of a public building in front of a fire station.
- As has been said repeatedly: this is not a done deal; it still needs to go in front of the Planning Commission. They have to decide if this is a good idea, whether improving emergency response to District 1 is worth it. This then has to go to the City council. The Council votes on this in September. My goal is to improve response times in District 1 and I believe this is the best solution we have.

Coffer – The next meeting will be on August 18, 2021. The staff report will be posted 1 week before the August planning commission public hearing and will be on the website.

Q13. Could you look at purchasing Life Center Church (2690 Mount Vernon) – I know it's big but you can use the other space or sell off what you don't need. Buy as full parcel, then can sell what you don't need.

A13: [REDACTED] this property is residential (zoned the same as 7800 Mount Vernon).

A13. Paulson – you are requesting that we look again at Life Center Church (even though it is not for sale). But if it were for sale, what could we do with this property. Ok, we will look into this.

SANDY SPRINGS™
GEORGIA

Fire Station 5-Community Information Meeting II-June 23, 2021

Name	Address	Email
Lisa Dempster		
LIZEN DEMPSTER		
Alexandra Horst, WSS		ahorst@sandy SpringsGa.gov
Lane Frostbaum		
Robert & George Shambaugh		
RYAN MILLARD		
ERIN HARTWIG		
RONDA SMITH		
Jim Waldron		President Sandy Springs Council .ORG

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Fire Station 5-Community Information Meeting II-June 23, 2021		
Name	Address	Email
Jim Spall		
David Baker		
Christine Berthelin-Baker		

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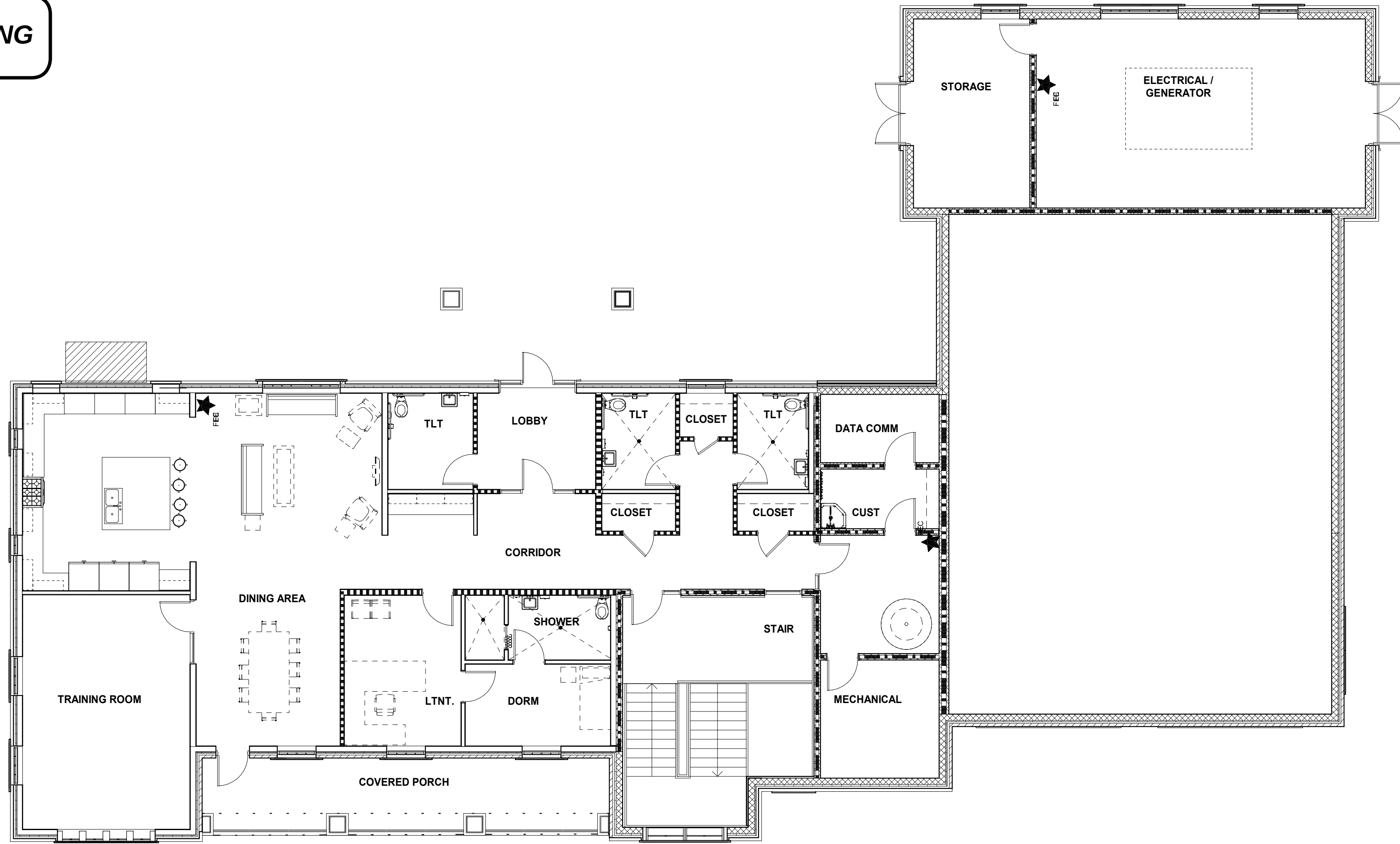


SANDY SPRINGS

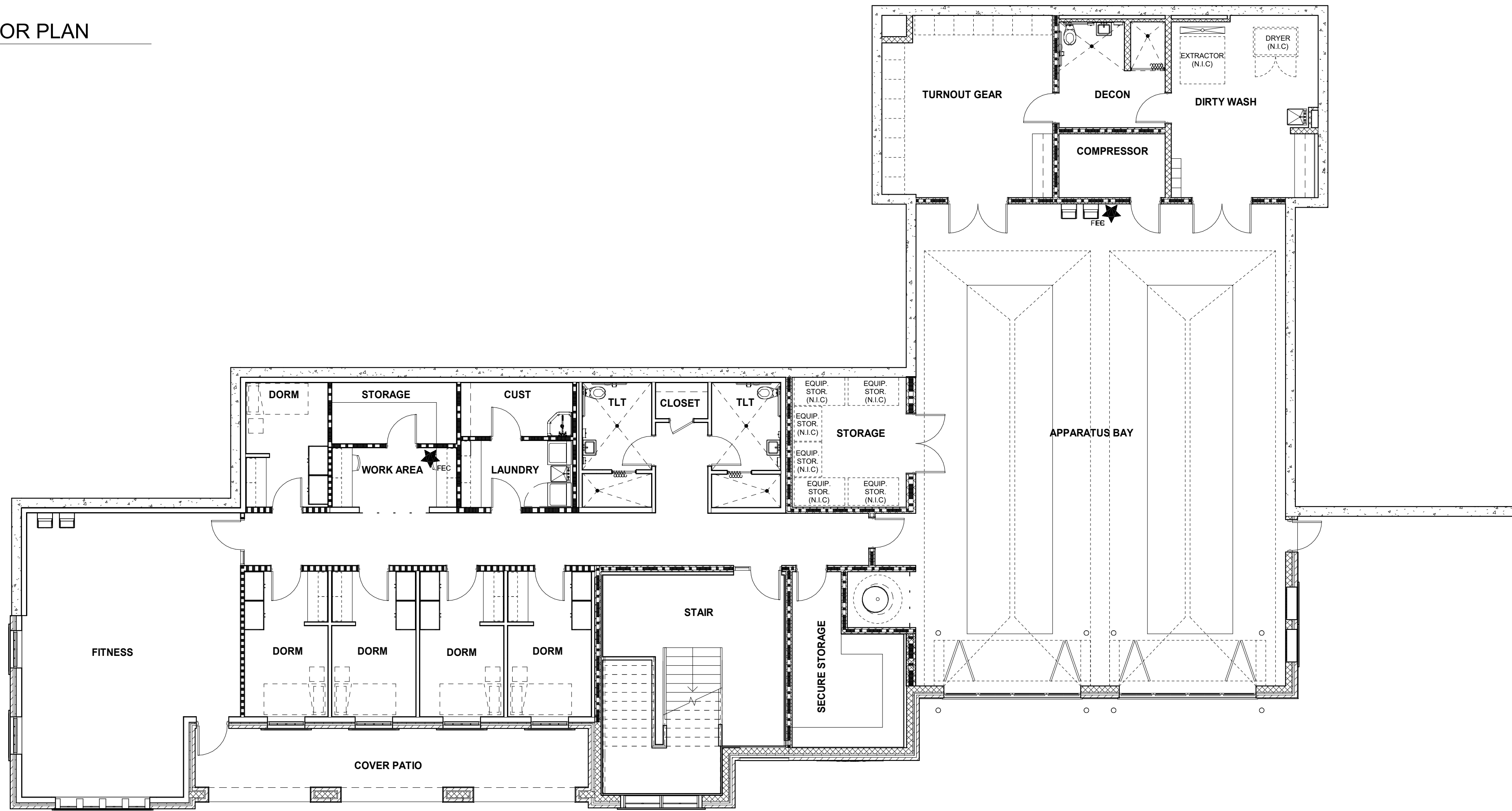
GEORGIA

Community Meeting 2 Virtual Sign-In Sheet

- ☐ Hussey Gay Bell
- ☐ John Pickens
- ☐ Linda Bain
- ☐ Hannah Garrick
- ☐ Steve
- ☐ Alexandra Horst
- ☐ Latoya Goudeau
- ☐ Katherine Booth
- ☐ Bob
- ☐ Haleigh Stinson
- ☐ Paul Lise
- ☐ City of Sandy Springs



2 LEVEL 02 FURNITURE FLOOR PLAN
1/8" = 1'-0"



1 LEVEL 01 FURNITURE FLOOR PLAN
1/8" = 1'-0"

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REVISIONS

DESIGNED	DRAWN	CHECKED
CC	NL	CC
DATE:	APRIL 26, 2021	
JOB NO.	621 1007 02	

NEW FIRE STATION 5
CITY OF SANDY SPRINGS
SANDY SPRING, CA

PRELIMINARY FURNITURE PLAN

DRAWING NUMBER

A10.1



HUSSEY GAY BELL

Established 1958

2160 SATELLITE BOULEVARD, SUITE 250, DULUTH, GA 30097 / T: 770.476.7782



HUSSEY GAY BELL
— *Established 1958* —
2160 SATHLITE BOULEVARD, SUITE 250, DULUTH, GA 30097 / T. 770.476.7782



HUSSEY GAY BELL
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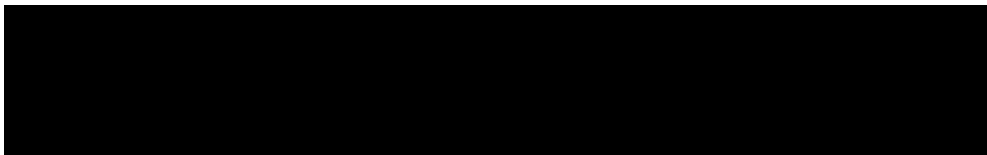


HUSSEY GAY BELL
— *Established 1958* —

2160 SATELLITE BOULEVARD, SUITE 250, DULUTH, GA 30097 / T: 770.476.7782

Horst, Alexandra

From: Paulson, John
Sent: Monday, July 12, 2021 8:25 AM
To: COSS City Hall
Cc: Surratt, Andrea; Sanders, Keith; Coffey, Dan
Subject: Fwd: New Fire Station for District #1



Begin forwarded message:

From: David Wallace [REDACTED]
Date: July 10, 2021 at 5:26:05 PM EDT
To: "Paulson, John" <JPaulson@sandyspringsga.gov>
Subject: New Fire Station for District #1

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

John- I support the building of a new fire station closer to us in the Panhandle unequivocally. Dissenters would be the first to scream and wail if their or their next door neighbor's home burned to the ground. Some folks are just afraid of change in any form!

Build it and make Deerfield (and its suburbs) safer!

David Wallace

[REDACTED] in Deerfield

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Horst, Alexandra

From: Paulson, John
Sent: Monday, July 12, 2021 8:23 AM
To: COSS City Hall
Cc: Surratt, Andrea
Subject: Fwd: Fire Station in the Panhandle

Sent from my iPad

Begin forwarded message:

From: "Joseph E. Denny" [REDACTED]
Date: July 11, 2021 at 5:04:23 PM EDT
To: "Paulson, John" <JPaulson@sandyspringsga.gov>
Cc: [REDACTED]
Subject: Fire Station in the Panhandle

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Hello, John.

Although we have met (regarding a neighborhood traffic issue a few years ago), I'll re-introduce myself.

My name is Joe Denny. My wife and I have been homeowners in Spalding Lake for 24 years. I have served as President of the SLHOA and also been a board member, while Andrea has served on several committees. I also served on the Board of the Committee for Sandy Springs, 2004-2005.

As have others who have sent you letters/emails, given the identified constraints, we are all for having the panhandle station at the corner of Mt. Vernon Rd. and Spalding Drive - not just for fire/rescue, but also for EMS response. My personal view is that any SSFR sirens would sound even less frequently, and any noise would be less objectionable, than the weather-warning siren at that same intersection - which we cannot hear indoors. Lastly, the presence of a permanent City facility housing a public safety service adds a welcome measure of security that we currently do not have.

In short, the many advantages far outweigh the few disadvantages of having the station at this location.

So, please vote YES on the Mt. Vernon-Spalding plan.

Best regards,

Joe
Joseph E. Denny
[REDACTED]



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Horst, Alexandra

From: Sottile, Ginger
Sent: Tuesday, July 13, 2021 3:07 PM
To: Horst, Alexandra
Subject: FW: Fire Station



Ginger Sottile

Community Development Director
City of Sandy Springs

Phone: 770.206.1577

1 Galambos Way, Sandy Springs, Georgia 30328

SandySpringsGA.gov | Facebook.com/SandySpringsGA | Twitter.com/SandySpringsGA

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From: Paulson, John <JPaulson@SandySpringsga.gov>
Sent: Tuesday, July 13, 2021 1:19 PM
To: COSS City Council <CityCouncil@SandySpringsga.gov>
Cc: Sottile, Ginger <GSottile@SandySpringsga.gov>; Surratt, Andrea <ASurratt@SandySpringsga.gov>
Subject: Fwd: Fire Station

FYI
Jp

Sent from my iPhone

Begin forwarded message:

From: Lee Dunn 
Date: July 13, 2021 at 12:34:18 PM EDT
To: "Paulson, John" <JPaulson@sandyspringsga.gov>
Subject: Fire Station

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Mr. Paulson,

My name is Lee Dunn and my husband and I are District 1 constituents living at [REDACTED] [REDACTED] and we are writing to you to extend our support to the proposed fire station at Spalding Drive and Mt. Vernon Road. Having waited more than 15 minutes for the Sandy Springs Fire Department to arrive at our home we can tell you how very much the fire station is needed at our end of the city. However, once the firemen arrived they were thorough, professional and couldn't have been more wonderful. They are the best of the best! I am hoping you will vote YES on the Mt. Vernon-Spalding plan.

Sincerely,

Lee and Mike Dunn

[REDACTED]

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