



## 11. Phase I Environmental Site Assessment and Other Environmental Permitting

### Data Required:

- *The applicant must provide a Phase I Environmental Site Assessment report on the site and its surroundings, conducted by a qualified Environmental Professional, which met the standards of the United States Environmental Protection Agency at the time it was conducted. It is not necessary for the ESA to be current according to standards in effect at this time; in other words, GDEcD will accept an ESA that is more than 180 days old. Applicants arranging for a new ESA of their site should acquaint themselves with current EPA standards (such as the need for an “All Appropriate Inquiries” investigation and the current minimum standard of the American Society for Testing and Materials as a Phase I Environmental Site Assessment) and assure that their technical provider meets them. This report submitted as part of the GRAD Site Application should include a clear statement of the Environmental Professional’s opinion that the site is capable of being developed for industrial purposes and setting forth any conditions, limits, or other observations regarding this conclusion.*

A Phase I Environmental Site Assessment has been completed for Park 53 Industrial/Technology Complex. The report was prepared by ECS, and a copy of the report can be found in Tab 11.

- *If the Phase I ESA identifies issues of contamination or other environmental problems related to the candidate site, it will be necessary for additional studies to be conducted, to the degree necessary to remedy the problem(s) and allow the Environmental Professional to state an opinion that the site is capable of being developed for industrial purposes.*

Based upon the ECS report, there appears to be no Business Environmental Risks associated with this project. Also no Historical RECS, or Controlled RECs were identified within the limits of this location





- *The applicant must provide current data about the status of the local area (usually the county in which the site is located) identifying any special permitting requirements or other limits on development resulting from any environmental conditions, regulations, or policies including its attainment/ nonattainment status for all pollutants, and other characteristics, such as proximity to Class I protected areas or other environmentally sensitive areas.*

N/A – There are no additional special environmental permits required for Park 53. Barrow County is no longer listed as a non-attainment area for 8-Hr Ozone (1997) based on the enclosed letter from Joe Tanner & Associates dated May 15, 2012 found in Tab 11. Barrow County is designated as “unclassifiable / attainment” for PM-2.5 (1997) criteria pollutants as indicated in the December 17, 2013 letter from Joe Tanner & Associates found in Tab 11. Additional information can be found on the U.S. Environmental Protection Agency Green Book website: <http://www.epa.gov/oaqps001/greenbk/index.html>

- *The applicant must provide a list of permits, approvals, and other data which a prospective industry must obtain from local, state, and other regulatory bodies in order to acquire, develop, and use the site for industrial purposes. This should include the permit, the basic data required to apply for it, the issuing agency, and the typical schedule for obtaining each permit.*

❖ Land Disturbance / Site Development Permit

- Issued by Barrow County
- Permitting Time – Typically approximately 30-45 day period, depending on size and complexity
- Required Data:
  - Site Development Plans
    - Topographic Survey
    - Erosion, Sedimentation & Pollution Control Plan
    - Site Grading & Paving Plan
    - Storm Drainage Plan
    - Water & Sanitary Sewer Plan
  - Storm Drainage Design Calculations
  - Water & Sewer Design Calculations (Highway 316 is the divider between City of Winder and Barrow County water and sewer service areas. North side is within the City of Winder’s Water Service Area. Plans for the north side must be submitted to the City of Winder for water plan review.)
  - Landscape Plan





- ❖ NPDES Construction Stormwater Permit
  - Managed by Georgia EPD
  - File Notice of Intent at least 14 days prior to disturbance. After 14 days, work can proceed (with approved Barrow County permit)
  - If disturbing more than 50 AC at one time, will need to request permission in advance.
  - Required Data:
    - Notice of Intent
    - Erosion, Sedimentation & Pollution Control Plan
  
- ❖ Building Permit
  - Issued by Barrow County
  - Permitting Time – Typically 1 to 2 weeks.
  - Required Data:
    - Building Plans
      - Site Plan
      - Front & Side Elevations
      - Floor Plan
      - Cut Section of Exterior Walls
      - Mechanical, Electrical, Plumbing Plan
    - Certificate of Elevation
  
- ❖ As built certifications
  
- ❖ Depending on the type of facility, there may be additional permits required for construction and/or facility operation, i.e. sanitary sewer pretreatment permits, air quality permits and industrial storm water permits.