

CITY COUNCIL
GIL MCDUGAL, MAYOR
SHIRLEY MARCHMAN
MATTHEW MONTAHAN, MAYOR PRO TEM
LESLIE MCPHERSON
ANNA MCCOY
DANNY CARTER

City of Villa Rica



CITY MANAGER: TOM BARBER
CITY CLERK: ALISA DOYAL
CITY ATTORNEY: C. DAVID MECKLIN

571 W BANKHEAD HWY
VILLA RICA, GA. 30180
770.459.7000 | VILLARICA.ORG

MAYOR & COUNCIL WORK SESSION AGENDA

Holt-Bishop Justice Center, Municipal Courtroom, 101 Main Street

October 4, 2022 | 10:00 AM

Review of the Agenda (Mayor Gil McDougal)

A. Governing Body (Mayor Gil McDougal)

1. Project Update on Downtown Placemaking and Alleyway Activation Program with Georgia Conservancy (Nick Johnson and Luben Raytchev)
2. Acceptance of Deed of Gift of 46 Acres (C. David Mecklin, City Attorney)

B. Community Development (Tracy Jarvis, Director)

1. VA-13-22 - 395 West Bankhead Highway - Stream Buffer Variance and Public Hearing (Ron Johnson, Planning & Zoning Specialist)
2. Amendment to Section 7.02 - *Offstreet Parking and Loading* (Contained in the City of Villa Rica Zoning Code) and Public Hearing (Ron Johnson, Planning & Zoning Specialist)
3. Amendment to Section 9.04 - *Nonresidential Design Standards* (Contained in the City of Villa Rica Zoning Code) and Public Hearing (Ron Johnson, Planning & Zoning Specialist)
4. Amendment to Section 7.08 - *Tree Conservation, Buffers, and Landscaping Compliance* (Contained in the City of Villa Rica Zoning Code) and Public Hearing (Ron Johnson, Planning & Zoning Specialist)
5. Amendment to the Old Town Revitalization Plan (Ron Johnson, Planning & Zoning Specialist)
6. ALT-02-22 - 200 Walton Way - Walton Trail - Alteration to Planned Unit and Public Hearing - (Ronald Johnson, Planning & Zoning Specialist)

C. Human Resources (Lena Taylor, Director)

1. Approve 5% Cost of Living Adjustment

D. Information Technology (Jim Chambers, Manager)

1. Partial City Copier Replacement

E. Economic Development (Janet Chumley, Manager)

1. 2022 Mural Request via the Georgia Mural Trail Project

F. Police (Michael Mansour, Chief)

1. Discussion of Potential Cameras for Adding Cameras in School Zones for Speed Enforcement (Ryan Moore with Blue Line Solutions)

G. Public Works (Bobby Elliott, Director)

1. Acceptance of Street Dedication for Meadowlark Drive

H. Utilities (John Bain, Director)

1. Change Order #1 for Pump Station and Manhole Rehabilitation Project

I. Finance (Jennifer Hallman, Finance Director)

1. Approval of updated Utility Rates to be effective January 1, 2023

J. City Manager (Tom Barber)

1. Resolution of Support - Improving Neighborhood Outcomes in Disproportionally Impacted Communities Program Grant Application and Match Commitment (Chris Montesinos, Special Projects Director)
2. Development Agreement with Fuqua Acquisitions II, LLC
3. Escrow Agreement with Fuqua Acquisitions II, LLC

K. Consent Agenda Review (Mayor Gil McDougal)

L. Public Comment (We ask that you sign in for Public Comment before the meeting begins. Please state your Name and Address for the record and limit your comments to three minutes.)

M. Adjournment (Mayor Gil McDougal)



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Deed of gift from Carroll City-County Hospital Authority

AGENDA DATE: October 4, 2022

DATE PREPARED: October 3, 2022

PREPARED BY: C. David Mecklin, Jr., City Attorney

AMOUNT: N/A

GL ACCOUNT #: N/A

FUNDING SOURCE: N/A

BUDGETED ITEM? N/A

PURPOSE: The Carroll City-County Hospital Authority proposes to gift a tract of land of approximately 46 acres in size located on Reed Road to the City of Villa Rica. A copy of the plat of said tract as well as the Deed of Gift is attached to this cover sheet. The gift is being made to the City without restrictions for use as deemed necessary by the City.

STAFF RECOMMENDATION: Staff recommends that the Council approve the proposed Deed of Gift and accept the contribution from the hospital authority (Tanner Medical Center).

MOTION: I move to accept the donation of the 46-acre tract of land from the Carroll City-County Hospital Authority as set forth in the attached plat and proposed Deed of Gift.

AFTER RECORDING, RETURN TO:

Carroll Co. Parcel No. V06-0040139 (portion thereof)

STATE OF GEORGIA
COUNTY OF CARROLL

DEED OF GIFT

THIS INDENTURE, made the ____ day of _____, 2022, between

CARROLL CITY-COUNTY HOSPITAL AUTHORITY

as party or parties of the first part (hereinafter referred to collectively as "Grantor"), and

**CITY OF VILLA RICA, GEORGIA,
a political subdivision of the State of Georgia,**

as party or parties of the second part (hereinafter referred to as "Grantee");

W I T N E S S E T H: Grantor, by these presents does hereby gift, convey and confirm unto the said Grantee any and all interest Grantor has in:

All that tract or parcel of land lying and being in Land Lots 127 and 130 of the 6th District, Carroll County, Georgia, as more particularly described in Exhibit "A" attached hereto and by reference made a part hereof;

with all the rights, members, and appurtenances to the said described premises in anywise appertaining or belonging.

THIS CONVEYANCE IS BEING MADE SUBJECT TO any encumbrances, easements, restrictions, and other matters of record.

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

The conveyance set forth herein is made from Grantor to Grantee for use only by the public for a park or passive recreational uses. The property conveyed by this Deed is

subject to the Declaration of Restrictive Covenants dated September____, 2022, recorded in the Carroll County public deed records.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

[SIGNATURES BEGIN ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and affixed its seal as of the day and year above written.

GRANTOR:

Signed, sealed and delivered in
the presence of:

**CARROLL CITY-COUNTY
HOSPITAL AUTHORITY**

Unofficial Witness

By: _____(SEAL)
Timothy I. Warren, Chairman

Notary Public

[NOTARY SEAL]

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

Signed, sealed and delivered in
the presence of:

Unofficial Witness

Notary Public

[NOTARY SEAL]

ACCEPTED BY:

CITY OF VILLA RICA, GEORGIA

By: _____(SEAL)
Name: _____
Title: _____

ATTEST:

City Clerk

[CITY SEAL]

APPROVED AS TO FORM:

City Attorney

[END OF SIGNATURES]

EXHIBIT “A”

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 127 and 130 of the 6th District, City of Villa Rica, Carroll County, Georgia, and being more particularly described as follows: COMMENCE at a 1/2" rebar found at the intersection of the Easterly R/W line of Reed Road (60' public R/W) and the Land Lot Line common to Land Lots 127 and 130; thence, leaving the said R/W of Reed Road and along the said Land Lot Line, also being the southerly property line of the Twin Oaks Subdivision (PB 56, PG 191), bearing South 88 degrees, 14 minutes, 32 seconds East, a distance of 1721.11' to a 1/2" rebar found; said rebar being the TRUE POINT OF BEGINNING. With the TRUE POINT OF BEGINNING thus established and leaving the said Land Lot Line, bearing North 62 degrees, 00 minutes, 02 seconds East, a distance of 284.56' to a point on the centerline of Keaton Creek; thence following the meanderings of Keaton Creek in an easterly direction $\pm 695.29'$ to a point; thence, leaving the said creek centerline, bearing South 00 degrees, 12 minutes, 41 seconds East, a distance of 5.15' to a point; thence bearing South 55 degrees, 52 minutes, 43 seconds West, a distance of 14.03' to a point; thence bearing South 00 degrees, 06 minutes, 13 seconds West, a distance of 80.42' to a 1/2" rebar found; thence bearing South 01 degrees, 19 minutes, 00 seconds West, a distance of 95.39' to an angle iron found on the Land Lot Line common to Land Lots 127 and 130; thence bearing South 01 degrees, 14 minutes, 27 seconds West, a distance of 370.24' to a 1/2" rebar found; thence bearing South 01 degrees, 16 minutes, 19 seconds West, a distance of 370.30' to a 1/2" rebar found at a scrape blade; thence bearing South 01 degrees, 13 minutes, 16 seconds West, a distance of 370.10' to a 1/2" rebar found at a scrape blade; thence bearing South 01 degrees, 19 minutes, 37 seconds West, a distance of 370.10' to a 3/4" otp found; thence, along the northerly line of Augusta Woods Subdivision Phase I (PB 89, PG 82) bearing North 88 degrees, 52 minutes, 40 seconds West, a distance of 1502.84' to a 1" round bar found on the Land Lot Line common to Land Lots 130 and 131; thence bearing North 01 degrees, 38 minutes, 14 seconds East, a distance of 417.87' to a point on the centerline of Keaton Creek; thence following the meanderings of Keaton Creek in a northeasterly direction $\pm 1296.30'$ to a point; thence, leaving the said creek centerline, bearing North 16 degrees, 03 minutes, 50 seconds East, a distance of 56.61' to a 1/2" rebar found; said rebar being the TRUE POINT OF BEGINNING. Said Tract contains ± 46.807 Acres ($\pm 2,038,913$ sqft)

CABLE / TV		SEWER	
	Cable / TV Marker		Grease Trap
	Cable / TV Pedestal		Sanitary Sewer Manhole
	Cable / TV Manhole		Cleanout
	Cable / TV Handhole		Sanitary Sewer Vent Pipe
	Cable / TV Cable Box		Sanitary Sewer Marker
			Sanitary Sewer Force Main Valve

	Transformer
	Guy Wire
	Electric Meter
	Power Pole/Utility Pole
	Street Light/Light Pole
	Electric Panel
	Electric Box
	Electric Manhole
	Electric Handhole
	Electric / Power Marker
	Spot Light

	Fiber Optic Marker
	Fiber Optic Manhole
	Fiber Optic Pedestal

	Gas Meter
	Gas Valve
	Gas Fill Cap
	Gas Manhole
	Gas Marker
	Gas Pressure Relief Valve
	Gas Vault
	Gas Vent Pipe
	Gas Something :)

BUS ONLY	Pavement Marking
SCHOOL	Pavement Marking
	Pavement Marking
	Turn Arrow Left/Right

Turn Arrow Right
Traffic Arrow Straight
Traffic Arrow Straight/Left

	Traffic Arrow Straight/Right
	Traffic Arrow U-Turn
	Handicap Pavement Marking
	Bike Lane Pavement Marking

☒ RWM	Right-of-Way Monument Found
☒ CMF	Concrete Monument Found
☐ IPS	Iron Pin Set
☐ IFF	Iron Pin Found (Rebar found)
☐ PKS	PK Nail Set
☐ PKF	PK Nail Found
☐ P	Point
☒ BM	Benchmark

 Land Lot Symbol

	Grease Trap
	Sanitary Sewer Manhole
	Cleanout
	Sanitary Sewer Vent Pipe
	Sanitary Sewer Marker
	Sanitary Sewer Force Main Valve
	Sanitary Sewer Lift Station

	Street Sign
	Air Condition Unit
	Bollard
	Mailbox
	Satellite Dish
	Flag Pole
	Monitoring Well
	Antenna
	Column
	Camera Pole / Camera
	Bore Hole Location
	Mile Post
	Rail Road
	Mile Post

	Storm Structure Lid
	Drop Inlet
	Catch Basin
	Single Wing Catch Basin
	Double Wing Catch Basin
	Weir Inlet
	Head Wall
	Junction Box
	Curb Inlet
	Flared-in Section
	Down Spout
	Square or Round Outlet Structure

	Telephone Terminal Box
	Telephone Marker
	Telephone Handhole Box
	Telephone Manhole
	Telephone Cabinet

	Overhead Traffic Signal
	Traffic Handhole Box
	Traffic Signal Loop Control Box
	Traffic & Crosswalk Signal Pole

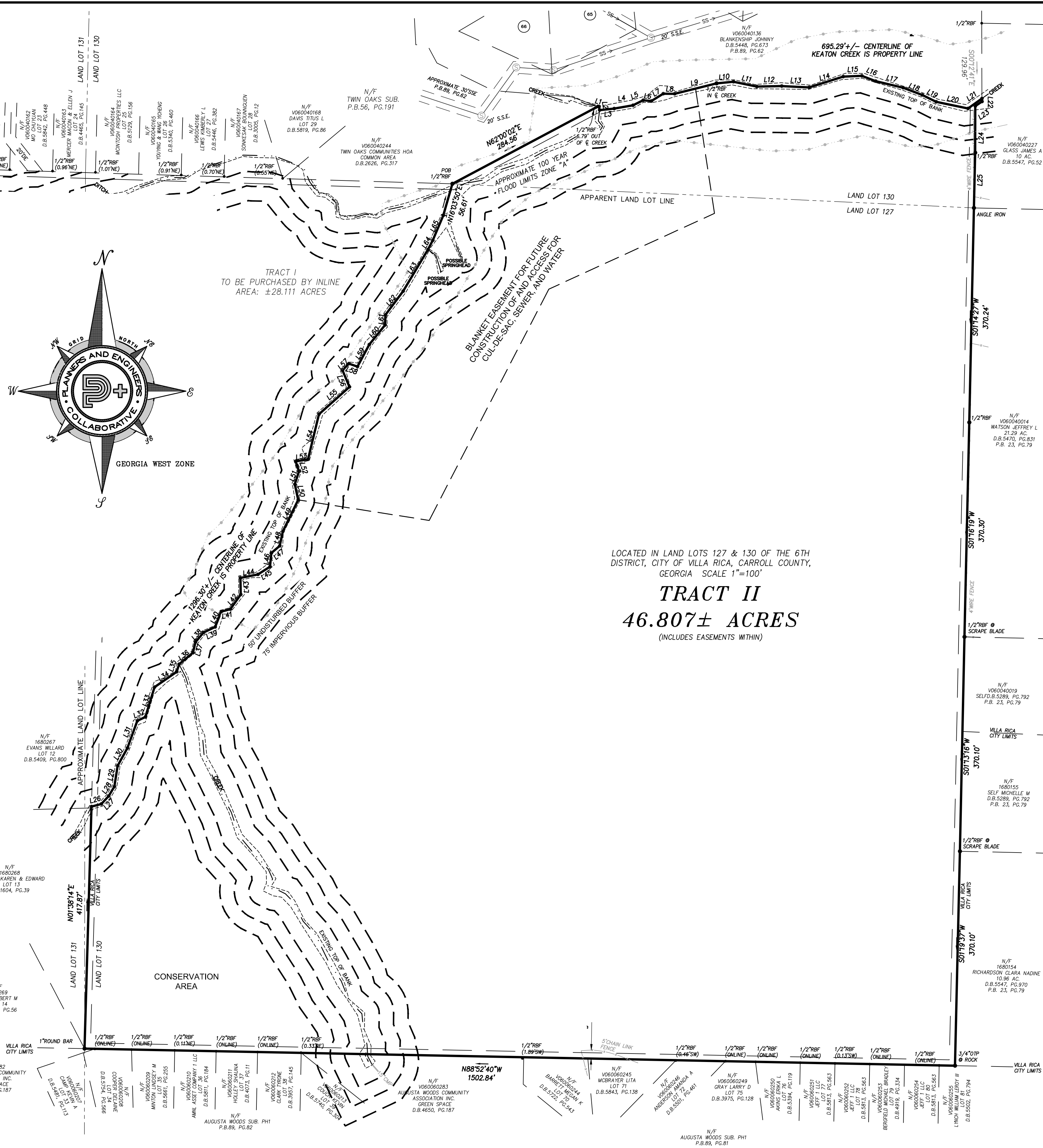
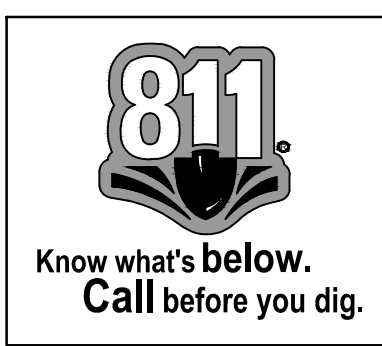
	Fire Hydrant
	Irrigation Control Valve
	Water Meter
	Water Valve
	Fire Department Connection
	Water Vault
	Pressure Irrigation Valve
	Water Vent Pipe
	Water Valve Marker
	Water Marker
	Water Manhole
	Water Air Release Valve
	Water Back Flow Preventer
	Sprinkler Head
	Sprinkler Valve

U Utility Structure

APPROX.	Approximate	IPS	Iron Pin Set
#4	1/2" Rebar	LP	Light Pole
C&G	Curb and Gutter	MCW	Monitoring Well
CMB	Chain Fence	N/F	Now or Formerly
COMP	Corrugated Metal Pipe	OCU	Output Control Structure
COP	Clean Out	OTB	Open Top Pipe
CTP	Corrugated Plastic Pipe	PT	Plot Book
CTP	Crimped Pipe	PG	Page
DB	Dead Book	PK Half	PK Half
DI	Drop Inlet	PKS	PK Nail Set
DE	Drainage Easement	POB	Point of Beginning
EDP	Edge of Pavement	POC	Point of Commencement
ESP	Electric Pole	PVC	Polyvinyl Chloride Pipe
ESM	Electric Panel	R&C	Rebar Curb
EPAN	Electric Panel	RCP	Reinforced Concrete Pipe
F&S	Finish Floor Section	RSM	Right of Way Monument
FF	Finish Floor Elevation	RWS	Sanitary Sewer Easement
FH	Fire Hydrant	S&M	Sanitary Sewer Manhole
FIS	Finish Floor Section	TRAN	Transformer
FL	Flag	TRB	Telephone Terminal Box
GA	Geologic	TSGR	Traffic Signal Pole
GL	Flow Gage	TRH	Traffic Right Loop Co
GM	Flow Gage Marker	USU	Utility Structure
GR	Gas Meter	W.C.P.	Wetfired Clay Pipe
GM	Gas Meter	W.D.F.	Wood Fence
GW	Guy Wire	WM	Water Meter
H&W	Hard Wood	WP	Water Valve
HW	Headwall	XX	Crosswalk Signal Pole
IPV	Irrigation Control Valve		
INV	Inversion		
IPC	Inlet Pin Flood		

LINE TABLE		
LINE	LENGTH	BEARING
L1	1.87	S78°23'14"E
L2	6.03	S09°46'21"E
L3	25.36	N88°19'14"E
L4	32.97	N75°57'59"E
L5	19.42	N63°34'18"E
L6	14.34	S84°19'59"E
L7	24.02	N58°08'41"E
L8	18.64	S89°44'19"E
L9	79.55	N76°03'32"E
L10	24.58	N84°23'36"E
L11	41.25	S78°18'10"E
L12	42.95	N85°49'27"E
L13	47.47	S87°12'14"E
L14	61.76	N72°24'54"E
L15	32.19	N87°40'25"E
L16	25.53	S69°05'30"E
L17	48.81	S76°29'32"E
L18	35.22	S69°16'36"E
L19	26.82	S63°45'19"E
L20	56.11	S78°07'02"E
L21	29.67	N64°25'58"E
L22	5.15	S01°24'21"E
L23	14.03	S55°52'43"W
L24	80.42	S00°06'13"W
L25	95.39	S01°19'00"W
L26	17.64	N74°49'33"E
L27	18.65	N43°07'56"E
L28	18.94	N30°46'11"E
L29	36.53	N05°58'48"E
L30	34.83	N28°55'55"E
L31	50.16	N19°55°57"E
L32	15.30	N65°01'32"E
L33	53.96	N17°06'52"E

LINE TABLE		
LINE	LENGTH	BEARING
L34	46.52'	N5922°23'E
L35	13.71'	N17°12'58"E
L36	31.17'	N50°09'20"E
L37	18.65'	N13°44'24"E
L38	21.80'	N39°55'42"E
L39	22.05'	N6°42'41"E
L40	28.56'	N21°47'29"E
L41	16.20'	N7°02'19"E
L42	31.02'	N35°18'41"E
L43	28.66'	N00°50'48"W
L44	30.73'	N78°36'42"E
L45	24.79'	N57°14'46"E
L46	23.69'	N05°19'58"E
L47	19.09'	N49°33'53"E
L48	25.40'	N33°34'42"E
L49	60.55'	N22°50'45"E
L50	27.48'	N12°10'29"W
L51	23.59'	N17°30'07"E
L52	17.93'	N18°03'25"W
L53	21.51'	N80°34'16"E
L54	80.18'	N13°35'30"E
L55	70.72'	N46°10'48"E
L56	31.06'	N22°50'41"E
L57	15.95'	N44°11'35"E
L58	15.70'	S70°53'29"E
L59	43.06'	N28°03'41"E
L60	43.49'	N39°54'56"E
L61	17.36'	N0°46'55"E
L62	51.11'	N39°48'40"E
L63	83.73'	N30°46'17"E
L64	18.04'	N27°34'52"E
L65	46.69'	N22°56'00"E



REVISIONS			
5			
4			
3			
2			
1			
REV	DATE	DESCRIPTION	BY

LAND LOT(S) 127 & 130
DISTRICT 6th DISTRICT

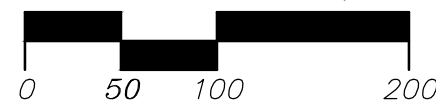
CITY DEDICATION EXHIBIT
FOR

INLINE COMMUNITIES

CITY of VILLA RICA

CARROLL COUNTY
GEORGIA

DRAWN BY: DFG
CHECKED BY: MK
FILE NO.: 21153.00
DATE: 08-29-2022
SCALE: 1" = 100'
DATE OF FIELD WORK: N/A



RESTRICTIVE COVENANTS

1. RESTRICTED MEDICAL USES.

(a) No portion of the Property may be used for the construction, maintenance or operation of medical offices for licensed physicians (M.D., D.O. or D.D.S.) or other allied health care practitioners (R.N., L.P.N., C.R.N.A., P.A., etc.) (collectively, "Practitioners") or otherwise used in the private practice of medicine, for the care and treatment of human beings.

(b) No portion of the Property may be used for any of the following activities: (i) the provision or operation of any "Ancillary Medical Care Service or Facility" (as hereinafter defined); (ii) the operation of a hospital, a rehabilitation center, an extended care facility, elder care center or nursing home, an outpatient or inpatient clinic, ambulance service, surgical center, emergency center, urgent care clinic, a home health service, a health maintenance organization or similar direct care provider, a birthing center or an inhalation or physical therapy center; (iii) the operation of a pharmacy or a residential assisted living facility (whether owner-occupied or leased); or (iv) any operation which creates a public nuisance. As used herein, an "Ancillary Medical Care Service or Facility" shall mean and include any form of human testing for diagnostic or therapeutic purposes, provision or operation of a laboratory (including, without limitation, a pathology laboratory or a clinical laboratory), diagnostic or invasive imaging services (which include, without limitation, the following testing facilities: fluoroscopy, x-ray, plane film radiography, computerized tomography (CT), ultrasound, radiation therapy, positron emission tomography, echocardiography, endoscopy, colonoscopy, radiology, mammography and breast diagnostics, nuclear medicine testing and magnetic resonance imaging), physical therapy services, cardiac catheterization services, radiation oncology services, or respiratory therapy services.

(c) No portion of the Property may be used for any purpose that is reasonably likely to: (i) result in the creation of any noise or sound that would be objectionable to TMC due to the intermittence, beat, frequency, shrillness, or loudness of the noise; (ii) result in any obnoxious odor; (iii) involve the storage of any flammable, combustible or explosive fluid, or chemical substance, other than reasonable amounts of cleaning fluids or solvents or other materials required in the normal operation of offices on the Property; (iv) constitute an improper dumping, disposal, treatment, storage, incineration, or reduction of wastes, garbage or refuse.

(d) The restrictions set forth herein shall not apply to any portion of the Property that is now or hereafter owned or leased by the Carroll City – County Hospital Authority ("CCCHA") or Tanner Medical Center, Inc. ("TMC").

2. Restrictions on Ownership and Occupancy. The owner from time to time of any portion of the Property shall not convey all or any portion of the Property to any competitor to TMC or any person or entity that owns (other than an ownership interest not exceeding five percent (5%) of the publicly traded stock of a hospital company) or operates a hospital or medical treatment facility (other than TMC). For purposes of this Paragraph 2, a transfer of an ownership interest in any entity that owns all or any portion of the Property shall be deemed a conveyance of the Property.

3. DURATION AND BINDING EFFECT. The covenants and restrictions set forth herein shall be effective on the date hereof and shall continue in effect for a period of forty (40) years from the date hereof. The covenants and restrictions set forth herein shall be binding upon and shall inure to be the benefit of CCCHA and TMC and their successors, successors-in-title, legal representatives, heirs and assigns. All leases of space on the Property shall refer to these restrictions. All restrictions hereunder may be waived by CCCHA or TMC or their successors or assigns) in its sole discretion.



SAILORS ENGINEERING ASSOCIATES, INC.

1675 SPECTRUM DRIVE • LAWRENCEVILLE, GEORGIA 30043 • TEL (770) 962-5922 • FAX 962-7964

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
116 REED ROAD
VILLA RICA, CARROLL COUNTY, GEORGIA**

SEA JOB #212-098



SAILORS ENGINEERING ASSOCIATES, INC.

1675 SPECTRUM DRIVE • LAWRENCEVILLE, GEORGIA 30043 • TEL (770) 962-5922 • FAX 962-7964

October 14, 2021

Mr. Brain Ehram
InLine Communities
1776 Peachtree Street, Suite 260S
Atlanta, GA 30309

RE: Phase I Environmental Site Assessment
116 Reed Road
Villa Rica, Georgia
SEA Job #212-098

Dear Mr. Musolf:

Sailors Engineering Associates, Inc. (SEA) has conducted a Phase I Environmental Site Assessment for the property referenced above and is pleased to provide this report with a summary of our findings.

The subject property under investigation is an undeveloped wooded tract that measures approximately 75-acres and has a physical address of 116 Reed Road, Villa Rica, Carroll County, Georgia. According to the Carroll County Tax Assessor's website, the subject property consists of one (1) parcel that is identified by Parcel ID number V06-0040139, currently owned by Carroll City-County Hospital Authority. The subject property is located in Land Lot 126 of the 6th District of Carroll County. Access to the subject property is via an unpaved road east of Tolbert Drive. The subject property consists of undeveloped wooded land with no buildings and is not currently connected to utilities.

The subject property is located along and to the east of Tolbert Drive and approximately 0.7 miles south of Tom Murphy Freeway/Highway 20 in an area of Carroll County that consists primarily of residential property and undeveloped wooded land. The subject property is bordered to the north by a wooded buffer followed by a residential neighborhood, to the west by Tolbert Drive followed by commercial property, to the south by rural residential property, and to the east by undeveloped wooded land.

ON-SITE FINDINGS

The subject property does not appear on any of the regulatory lists reviewed. Based on ownership records and other historic resources reviewed, the subject property was initially developed with residential buildings as early as 1938, the on-site buildings were razed as early as 2007, the subject property is currently occupied by undeveloped vegetated and wooded land. No on-site RECs were identified on the subject property.

OFF-SITE FINDINGS

World Cleaners – located at 594 Carrollton Villa Rica Highway was misidentified in the EDR Radius Report as being on the adjacent property to the west of the subject property. The facility is actually located approximately 2,800 feet north and cross-gradient to the subject property. The site is listed on the Historic Drycleaners, and Drycleaners databases. Due to the facility being topographically cross-gradient from the subject property and the distance from the subject property, World Cleaners is not identified as a REC with regard to the subject property.

Kwik Shop Food Store/Texaco Service Station – located at 736 Carrollton Villa Rica Highway approximately 450 feet southwest and cross-gradient to the subject property. The site is listed on the Historical Automotive, AST, LUST, UST, and Financial Assurance databases. Due to the facility being topographically cross-gradient from the subject property and the distance from the subject property, Kwik Shop Food Store/Texaco Service Station is not identified as a REC with regard to the subject property.

CONCLUSIONS AND OPINIONS

We have performed a Phase I Environmental Site Assessment in accordance with the scope and limitations of ASTM E 1527-13 for the subject property located at 116 Reed Road, Villa Rica, Carroll County, Georgia. Our investigation did not identify any RECs with regard to the subject property. No further investigation is warranted.



Respectfully submitted,

SAILORS ENGINEERING ASSOCIATES, INC.

Paul Miles

Paul Miles,
Staff Geologist

Michael J. Haller

Michael J. Haller, P.G.

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Appendix

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Site Plan

Site Photographs

EDR Aerial Photo Decade Package[®]

EDR Sanborn Report[®]

EDR Radius Map Report[®]

EDR City Directory Report[®]

EDR Historical Topo Map Report[®]

Deeds and Legal Description

User Questionnaire

Qualification(s) of the Environmental Professional(s)

1.0 INTRODUCTION

1.1 Purpose

This assessment followed the American Society for Testing and Materials (ASTM) Practice E 1527-13, *Phase I Environmental Site Assessment Process*. Practice E 1527 has been developed to define “*all appropriate inquiry*” for purposes of establishing any of the four Landowner Liability Protections (LLPs) available under CERCLA as amended by the *Brownfields Amendments*. The purpose of the ASTM practice is to identify recognized environmental conditions, controlled recognized environmental conditions and historical recognized environmental conditions. The term “*recognized environmental conditions*” (REC) means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property (1) due to a release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions. The term “*controlled recognized environmental condition*” (CREC) means a *recognized environmental condition* resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The term “*historical recognized environmental condition*” (HREC) means 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.

1.2 Detailed Scope-of-Services

Our Scope-of-Services includes, but may not be limited to, the following:

- a visual inspection of the site
- a visual inspection of surrounding properties which could affect the site
- personal interviews with current and/or former property owners or residents of the area who may have knowledge of the site history
- a review of ownership records to determine past uses of the property
- a review of current U.S. Environmental Protection Agency (EPA) and Georgia Environmental Protection Division (EPD) reports and lists to include, but not be limited to, the following:
 - a. EPA National Priorities List (NPL) and delisted NPL sites list
 - b. EPA SEMS (CERCLIS) and SEMS ARCHIVE (CERCLIS NFRAP) Lists
 - c. EPA RCRIS Generators, TSD and CORRACTS Lists
 - d. EPA Federal Brownfield Sites listing
 - e. Federal institutional control/engineering control registries
 - f. EPA National Spill Reports Emergency Response Notification System

- g. State and tribal lists of hazardous waste sites identified for investigation or remediation
 - h. State and tribal equivalent NPL
 - i. State and tribal equivalent CERCLIS
 - j. State and tribal landfill and/or solid waste disposal sites lists
 - k. State and tribal leaking storage tank lists
 - l. State and tribal registered underground storage tank lists
 - m. State and tribal institutional control/engineering control registries
 - n. State and tribal voluntary cleanup sites list
 - o. State and tribal Brownfield sites lists
- a review of available aerial photographs, Sanborn Fire Insurance Maps and USGS topographic maps to aid in determining past site uses and disturbances
 - a report presenting our investigative procedures and results

Our scope of services did not include assessments for the extended scope issues such as those noted in the ASTM E 1527-13 standard including archaeological/historical/cultural resources, wetlands/State Waters, asbestos-containing materials, lead-based paint, lead in drinking water, mold, radon gas, flood zones, or endangered/threatened species.

1.3 Significant Assumptions

Sailors Engineering Associates, Inc. (SEA) relies upon regulatory records made available by local, state and federal authorities. We assume this information to be accurate and reliable. We assume that information given during interviews is correct and accurate.

1.4 Limitations and Exceptions

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and this practice recognizes reasonable limits of time and cost.

1.5 Special Terms and Conditions

This investigation had no special terms or conditions.

1.6 User Reliance

This report was prepared for the exclusive use of Inline Communities, LLC and/or their lender.

2.0 SITE DESCRIPTION

2.1 Site Description and Current Use

The subject property under investigation is an undeveloped wooded tract that measures approximately 75-acres and has a physical address of 116 Reed Road, Villa Rica, Carroll County, Georgia. According to the Carroll County Tax Assessor's website, the subject property consists of one (1) parcel that is identified by Parcel ID number V06-0040139, currently owned by Carroll City-County Hospital Authority. The subject property is located in Land Lot 126 of the 6th District of Carroll County. Access to the subject property is via an unpaved road east of Tolbert Drive. The subject property consists of undeveloped wooded land with no buildings and is not currently connected to utilities.

2.2 Adjoining Properties and Current Use

The subject property is located along and to the east of Tolbert Drive and approximately 0.7 miles south of Tom Murphy Freeway/Highway 20 in an area of Carroll County that consists primarily of residential property and undeveloped wooded land. The subject property is bordered to the north by a wooded buffer followed by a residential neighborhood, to the west by Tolbert Drive followed by commercial property, to the south by rural residential property, and to the east by undeveloped wooded land.

2.3 Physical Setting

2.3.1 Area Geology

The subject property is located in the physiographic province known as the Piedmont, which extends from the Hudson River at the north to Alabama at the south. The Piedmont, the least mountainous portion of the Appalachian Highlands, is an area of intensely folded and faulted igneous and metamorphic rocks. The surface of the Piedmont can be described as a broadly undulating or rolling topography with low knobs or ridges, and valleys 30 to 300 feet thick. The underlying crystalline rocks of the Piedmont are metamorphic schists, gneisses, quartzites and slates, and igneous granites and gabbros. Based upon a review of Georgia Geologic Survey Bulletin 96 entitled *Geology of the Greater Atlanta Region* (McConnell and Abrams, 1984), the bedrock underlying the site is the unit known as the Sandy Springs Group that includes an eastern and western belt. The subject property is situated in an area that consist of garnet-muscovite schist, and amphibolite (dru).

According to the United States Department of Agriculture Soil Conservation Service Soil Survey web page, the predominant soil types associated with the subject property are Louisa gravelly fine sand (LkE), Congaree soils (Cng), Madison gravelly clay loam (MDC3, and MDD3), and Madison gravelly fine sandy loam (MhD2).

2.3.2 Area Hydrogeology

Shallow unconfined water table conditions are present throughout the Piedmont physiographic province. Recharge to the groundwater occurs from precipitation that averages approximately 49 inches per year within the greater Atlanta area. Rainfall occurs throughout the year, although increased amounts of rainfall are typical during the spring months. Soils within the area consist predominantly of sandy silts and silty sands that allow rapid percolation of rainfall. Typically, the infiltration of precipitation through the soil to the groundwater occurs within a few days after rainfall.

According to the Georgia Geologic Survey Information Circular 63 entitled *Ground Water in the Greater Atlanta Region*, the subject site is located on Plate 1, in Unit D. Well depths in Unit D range from 82 feet to 710 feet, averaging 270 feet. Well yields range from 20 gallons to 351 gallons per minute, averaging 56 gallons per minute.

3.0 USER PROVIDED INFORMATION

On September 30, 2021, SEA forwarded a User Questionnaire to the User, Mr. Brian Ehram, Project Manager for InLine Communities, LLC, who completed the questionnaire. A copy of the completed User Questionnaire is included in the appendix. The following information was contained in the User Questionnaire.

3.1 Title Records, Environmental Liens or Activity and Use Limitations

The User did not provide SEA with a chain of ownership for the subject property. SEA independently researched documents comprising the chain of ownership for the subject parcels on the Carroll County Government Tax Assessor's Office website, or through the Georgia Superior Court Clerk's Cooperative Authority's website. Our property ownership research was performed to determine more completely the past uses of the subject property.

According to the Carroll County Tax Assessor's website, the subject property consists of undeveloped wooded land. Based on ownership records and other historic resources reviewed, the subject property was initially developed with residential buildings as early as 1958. The on-site buildings were razed as early as 2007. The subject property is currently undeveloped wooded land. According to the Carroll County Tax Assessor's website the current owner of the subject property is listed as Carroll City-County Hospital Authority.

The current deed and legal description for the subject property are included in the appendix. The User was not aware of any Environmental Liens or any Activity and Use Limitations for the subject property. SEA found no environmental liens or Activity and Use Limitations in our deed research of the subject property.

3.2 Specialized Knowledge

The User did not provide any Specialized Knowledge with regard to the subject property.

3.3 Commonly Known or Reasonably Ascertainable Information

The User stated they are aware that the subject property was previously occupied with several single-family residential buildings and is currently raw land.

3.4 Valuation Reduction for Environmental Issues

The User was not aware of any reduction in price due to environmental issues.

3.5 Owner, Property Manager, and Occupant Information

According to the Carroll County Tax Assessor's website the current owner of the subject property is listed as Carroll City-County Hospital Authority.

3.6 Reason for Performing Phase I

The User requested the Phase I ESA in order to perform due diligence regarding a pending real estate transaction.

4.0 RECORDS REVIEW

4.1 Standard Environmental Record Sources

The following lists and reports, maintained by SEA, were reviewed to determine if the subject property or properties in the surrounding vicinity were contained on the lists. Additionally, SEA requested, and has received, "The EDR Radius Map Report®" for the subject property from Environmental Data Resources, Inc. (EDR), Milford, Connecticut. The approximate minimum search distances (AMSD) used were equal to or greater than the distances recommended in ASTM (American Society for Testing and Materials) Practice E 1527-13. For listings not mentioned in ASTM E 1527-13, a minimum search distance of an equivalent list was used.

1. United States Environmental Protection Agency National Priorities List (NPL) dated December 30, 2020 (AMSD = 1.0 mile) and the Delisted NPL Site List dated December 30, 2020 (AMSD = 1.0 mile).
2. United States Environmental Protection Agency Superfund Enterprise Management System (SEMS)/(CERCLIS) list dated December 30, 2020 and the SEMS ARCHIVE/CERCLIS No Further Remedial Action Planned (NFRAP) listing dated December 30, 2020 (AMSD = 0.5 mile).
2. United States Environmental Protection Agency Resource, Conservation and Recovery Act (RCRA) Corrective Action sites (CORRACTS) listing dated December 14, 2020 (AMSD = 1.0 mile).

4. United States Environmental Protection Agency RCRA non-CORRACTS and Treat Storage and Disposal (TSD) facilities listing dated December 14, 2020 (AMSD = 0.5 mile).
5. United States Environmental Protection Agency RCRA generators listing December 14, 2020 (AMSD = 0.25 mile).
6. United States Environmental Protection Agency institutional controls/engineering control registries dated October 28, 2020 (AMSD = 0.5 mile).
7. United States Environmental Protection Agency Emergency Response Notification System (ERNS) National Response Center (NRC) spill reports through December 14, 2020 (AMSD = subject property only).
8. Georgia Department of Natural Resources Hazardous Site Inventory (HSI) dated July 1, 2020 (AMSD = 1.0 mile).
9. Georgia Department of Natural Resources Hazardous Sites Response Act release notification files (non-HSI) through January 6, 2021 (AMSD = 1.0 mile).
10. Georgia Department of Natural Resources Solid Waste landfill listing including active, closed and inert landfills dated October 11, 2018 (AMSD = 0.5 mile).
11. Georgia Department of Natural Resources Underground Storage Tank Management Program list of leaking underground storage tanks (LUST) dated October 14, 2020 (AMSD = 0.5 mile).
12. Georgia Department of Natural Resources Underground Storage Tank Management Program list of registered Underground Storage Tanks dated September 14, 2020 (AMSD = 0.25 mile).
13. Georgia Department of Natural Resources institutional control/engineering control registries dated November 2, 2020 (AMSD = 0.5 mile).
14. Georgia Department of Natural Resources Hazardous Site Reuse and Redevelopment Act list of properties that have entered the Voluntary Brownfield Program dated November 2, 2020 (AMSD = 0.5 mile).

There are no current or delisted NPL sites within a one-mile radius of the subject property. There are no Federally recognized or State-recognized tribal lands in Carroll, County, Georgia. There are no Federal or State Institutional/Engineering Controls registered for the subject property.

The subject property does not appear on any of the regulatory lists reviewed. Facility identified as being within the ASTM prescribed search distances from the subject property are discussed below.

World Cleaners – located at 594 Carrollton Villa Rica Highway approximately 2,800 feet north and cross-gradient to the subject property. The EDR Radius Report mistakenly reported World Cleaners as being on the adjacent property to the west of the subject property. World Cleaners is listed on the Historic Drycleaners, and Drycleaners databases. The Historic Drycleaners database identifies World Cleaners as a dry-cleaning facility operating on the site from 2003-2004, and 2012 thru 2014. The Drycleaners database identifies the site as a dry cleaning and laundry service facility. Due to the facility being topographically cross-gradient from the subject property and the distance from the subject property World Cleaners is not identified as a REC with regard to the subject property.

Kwik Shop Food Store/Texaco Service Station – located at 736 Carrollton Villa Rica Highway approximately 450 feet southwest and cross-gradient to the subject property. The site is listed on the Historical Automotive, AST, LUST, UST, and Financial Assurance databases. The Historic Automotive database identifies the Kwik Shop Food Store as a convenience store operating on the site in 1995, and 1996, and Texaco Service Station operating on the site in 2011 through 2013. During our site reconnaissance, it was observed that the listed ASTs on the site are twenty (20) pound consumer propane tanks serviced by a private provider. The LUST database listing identifies the facility as a No Further Action, Clean Closure dated March 9, 2004. The UST database identifies six (6) tanks that have been removed from ground. The facility currently operates three (3) tanks, two (2) gasoline and one (1) diesel, installed December 17 1998. The Financial Assurance database lists the site as an active gas station insured under the G.U.S.T. Trust Fund as of August 30, 2012. Due to the facility being topographically cross-gradient from the subject property and the distance from the subject property, Kwik Shop Food Store/Texaco Service Station is not identified as a REC with regard to the subject property.

Further information on these facilities is available in the attached EDR Radius Map Report with GeoCheck.

4.2 Additional Environmental Record Sources

On September 29, 2021 SEA queried the United States Environmental Protection Agency's (USEPA's) Enforcement and Compliance History Online (ECHO) and Envirofacts database for reported enforcement or compliance issues at the subject property. A search of these databases did not produce any results.

4.3 Historical Use Information on the Property and Vicinity

To determine past uses of the subject property, ownership records were reviewed on the Georgia Superior Court Clerk's Cooperative Authority website or at the Carroll County Tax Assessor's website. In addition, aerial photograph, topographic maps, city directories and Sanborn Fire Insurance Maps were researched.

Sanborn Fire Insurance Maps for the subject property and its vicinity were requested from Environmental Data Resources (EDR), Milford, Connecticut. Map coverage for the subject property was not available.

Aerial photographs dated 1938, 1950, 1960, 1972, 1981, 1988, 1993, 1999, 2007, 2010, 2013, and 2017 were available from EDR review for the subject property. The 1938 aerial photograph shows the subject property as predominantly undeveloped wooded and agricultural land, rural residential buildings are shown along the western property boundary, an access road runs from the western boundary of the subject property into the northwestern interior, Tolbert Drive is shown bordering the western property boundary. No significant changes are seen on the 1950 aerial photograph. The 1960 aerial photograph shows an increase in undeveloped wooded land in the eastern extent of the subject property. No significant changes are seen in the 1972 to 1999 aerial photographs. No buildings are seen on the 2007 aerial photograph. No significant changes are seen in the 2010 to 2017 aerial photographs.

Historic city directories were requested from Environmental Data Resources (EDR), Milford, Connecticut. The city directories available for review date from 1992 to 2017. No city directory reviewed identified any occupants at the address 116 Reed Road, which is associated with the subject property.

Historic topographic maps were requested from Environmental Data Resources (EDR), Milford, Connecticut. Topographic maps available for review included 1901, 1958, 1973, 1983, and 2014. The 1901 topographic map does not show development on the subject property, a river tributary is shown in the central and southeastern extents of the subject property. The 1958 topographic map shows a rural residential building along the western property boundary. No significant changes are seen in the 1973 or 1982 topographic maps. The 2014 topographic map does not show any development on the subject property.

Sanborn Fire Insurance Maps reviewed for the subject property were also reviewed for the surrounding vicinity. Map coverage for the subject property was not available.

Aerial photographs reviewed for the subject property were also reviewed for the surrounding vicinity. The 1938 to 1960 aerial photograph shows the surrounding vicinity to consist primarily of undeveloped wooded land, rural residential property and agricultural land. Tolbert Drive and Carrollton Villa Rica Highway are shown to the west, West Liberty Street is shown to the south of the subject property. The 1972 aerial photograph shows an increase in residential property to the southwest of the subject property. No significant changes are seen in the 1981 to 1993 aerial photographs. The 1999 to 2013 aerial photographs show an increase in residential and commercial property in the site vicinity. No significant changes are seen in the 2017 aerial photograph.

Historic city directories reviewed for the subject property were also reviewed for the surrounding vicinity. A review of the city directories identified the surrounding vicinity to consist predominantly of residential properties.

Historic topographic maps reviewed for the subject property were also reviewed for the surrounding vicinity. The 1901 topographic map of the surrounding area show little detail beyond undeveloped land in the vicinity of the subject property, rivers are shown to the southwest and west, a railroad and the city of Villa Rica are shown to the north of the subject property. The 1958 topographic map depicts the development of residential property in the site vicinity. The 1973 and 1982 topographic maps show the increase in development of commercial and residential property

in the site vicinity, and the development of Highway 20 to the north of the subject property. The 2014 topographic map shows the development of additional roadways in the site vicinity.

5.0 SITE RECONNAISSANCE

On October 7, 2021 Mr. Paul Miles, Staff Geologist with SEA, conducted a visual inspection of the subject property and vicinity. The subject property is indicated on the Area and Site Plans in the Appendix. The purpose of the inspection was to locate any obvious signs of environmental impacts present at the surface of the property, such as discolored soil, stressed vegetation, improperly dumped materials or containers, or evidence of activity that may have an adverse environmental effect on the property. The property boundary was walked, and the remainder of the property was crisscrossed on foot.

5.1 Exterior Observations

The subject property is currently undeveloped vegetated and wooded land. Several access trails crisscross the subject property. No hazardous materials, USTs or suspect environmental conditions were identified on the subject property.

5.2 Interior Observations

No buildings exist on the subject property.

6.0 INTERVIEWS

6.1 Interview with Owner or Past Owner

No owner or past owner was available for interview.

6.2 Interview with Site Manager

No site manager was available for interview.

6.3 Interview with Occupants

The subject property is vacant; therefore, no occupants were available for interview.

6.4 Interviews with Local Government Officials

SEA contacted the City of Villa Rica Clerks Office with regard to any documented environmental issues or violations associated with the subject property. The City of Villa Rica Clerks Office had no records of any environmental issues or violations associated with the subject property.

7.0 FINDINGS

7.1 On-Site

The subject property does not appear on any of the regulatory lists reviewed. Based on ownership records and other historic resources reviewed, the subject property was initially developed with residential buildings as early as 1938, the on-site buildings were razed as early as 2007, the subject property is currently occupied by undeveloped vegetated and wooded land. No on-site RECs were identified on the subject property.

7.2 Off-Site

Several facilities were identified as being within the ASTM prescribed search distances from the subject property.

World Cleaners – located at 594 Carrollton Villa Rica Highway was misidentified in the EDR Radius Report as being on the adjacent property to the west of the subject property. The facility is actually located approximately 2,800 feet north and cross-gradient to the subject property. The site is listed on the Historic Drycleaners, and Drycleaners databases. Due to the facility being topographically cross-gradient from the subject property and the distance from the subject property, World Cleaners is not identified as a REC with regard to the subject property.

Kwik Shop Food Store/Texaco Service Station – located at 736 Carrollton Villa Rica Highway approximately 450 feet southwest and cross-gradient to the subject property. The site is listed on the Historical Automotive, AST, LUST, UST, and Financial Assurance databases. Due to the facility being topographically cross-gradient from the subject property and the distance from the subject property, Kwik Shop Food Store/Texaco Service Station is not identified as a REC with regard to the subject property.

Further information on these facilities is available in the attached EDR Radius Map Report with GeoCheck.

8.0 CONCLUSIONS AND OPINIONS

We have performed a Phase I Environmental Site Assessment in accordance with the scope and limitations of ASTM E 1527-13 for the subject property located at 116 Reed Road, Villa Rica, Carroll County, Georgia. Our investigation did not identify any RECs with regard to the subject property. No further investigation is warranted.

9.0 DATA GAP

No significant data gaps were encountered as part of our investigation.

10.0 REFERENCES

The following references were utilized in the preparation of this report:

- Georgia Department of Natural Resources, Environmental Protection Division, Georgia Geologic Survey, Bulletin 96 “Geology of the Greater Atlanta Region,” McConnell and Abrams, 1984.
- Georgia Department of Natural Resources, Environmental Protection Division, Georgia Geologic Survey, Geologic Map of Georgia,” Clark and Zisa, 1976.
- Georgia Geologic Survey Information Circular 63 entitled "Groundwater in the Greater Atlanta Region", Hester and Black, 1983.
- Environmental Data Resources, Inc. (EDR), Milford, Connecticut: The EDR Aerial Photo Decade Package for Reed Road, Villa Rica, Georgia dated September 27, 2021.
- Environmental Data Resources, Inc. (EDR), Milford, Connecticut: The EDR Radius Map Report for Reed Road, Villa Rica, Georgia dated September 23, 2021.
- Environmental Data Resources, Inc. (EDR), Milford, Connecticut. The EDR Sanborn Map Report for Reed Road, Villa Rica, Georgia dated September 23, 2021.
- United States Geological Survey 7.5-minute topographic series "Villa Rica, Georgia" dated 2014.

11.0 SIGNATURE(S) AND QUALIFICATIONS

11.1 Signature(s) of Environmental Professional(s)

The signatures of the Environmental Professionals responsible for this Report appear on the Transmittal Letter.

11.2 Qualification(s) of Environmental Professional(s)

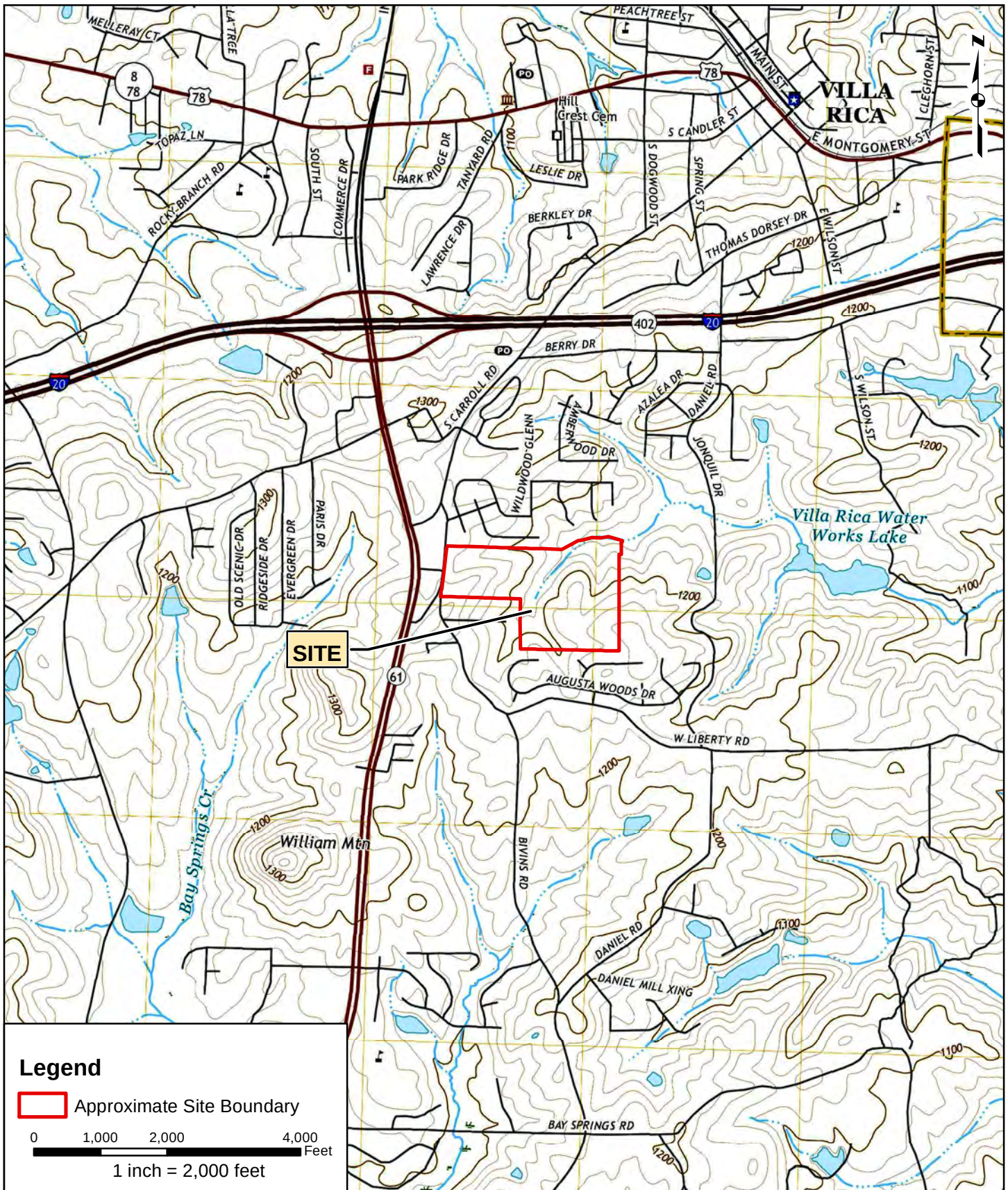
Mr. Michael J. Haller, P.G. with Sailors Engineering Associates, Inc., served as project manager and has over 35 years of experience completing Geotechnical and Environmental Investigations.

Paul Miles, Staff Geologist with Sailors Engineering Associates, Inc., holds a Bachelor’s Degree in Geology from the University of West Georgia and has first-hand experience with completing Geotechnical and Environmental Investigations.

Sailors Engineering Associates, Inc. (SEA) declares that to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as outlined in §312.10 of 40 CFR 312 and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Appendix

Area Plan
Site Plan
Site Photographs
EDR Aerial Photo Decade Package®
EDR Sanborn Report®
EDR Radius Map Report®
EDR City Directory Report®
EDR Historical Topo Map Report®
Deeds and Legal Description
User Questionnaire
Qualification(s) of the Environmental Professional(s)



Imagery Sources:

SEA

**SAILORS
ENGINEERING
ASSOCIATES, INC.**
ENVIRONMENTAL/GEOTECHNICAL
1675 SPECTRUM DRIVE
LAWRENCEVILLE, GEORGIA 30043
(770) 962-5922 FAX 962-7964

SITE PLAN

COMMERCIAL PROPERTY

116 Reed Rd
Villa Rica, Carroll County, GA

SEA Job No. 212-098



Legend

Approximate Site Boundary

0 250 500 1,000
Feet
1 inch = 500 feet

Imagery Sources: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

SEA

**SAILORS
ENGINEERING
ASSOCIATES, INC.**
ENVIRONMENTAL/GEOTECHNICAL
1675 SPECTRUM DRIVE
LAWRENCEVILLE, GEORGIA 30043
(770) 962-5922 FAX 962-7964

SITE PLAN

COMMERCIAL PROPERTY

116 Reed Rd
Villa Rica, Carroll County, GA

SEA Job No. 212-098



View facing east into subject property showing undeveloped vegetated and wooded land beyond.



View facing west showing adjacent roadway Tolbert Drive and adjacent commercial property beyond.



View facing north showing adjacent roadway Tolbert Drive and adjacent residential and commercial property.



View facing south along property boundary showing adjacent roadway Tolbert Drive and adjacent commercial property.



View from western property interior facing west showing undeveloped vegetated land, wooded buffer, and commercial property beyond.



View from western property interior facing south showing undeveloped vegetated land and residential property beyond.



View from western property interior facing south-southeast showing undeveloped vegetated land and residential property beyond.



View from western property interior facing northeast showing undeveloped vegetated land and wooded land beyond.



View from central interior of subject property facing southeast showing undeveloped wooded land and vegetated land beyond.



View from northern interior of subject property facing north showing undeveloped wooded land and residential property beyond.

Reed Road

116 Reed Road

Villa Rica, GA 30180

Inquiry Number: 6674898.8

September 27, 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

09/27/21

Site Name:

Reed Road
116 Reed Road
Villa Rica, GA 30180
EDR Inquiry # 6674898.8

Client Name:

Sailors Eng Assoc Inc.
1675 Spectrum Drive
Lawrenceville, GA 30043
Contact: Paul Miles



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

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2017	1"=500'	Flight Year: 2017	USDA/NAIP
2013	1"=500'	Flight Year: 2013	USDA/NAIP
2010	1"=500'	Flight Year: 2010	USDA/NAIP
2007	1"=500'	Flight Year: 2007	USDA/NAIP
1999	1"=500'	Acquisition Date: January 01, 1999	USGS/DOQQ
1993	1"=500'	Acquisition Date: January 01, 1993	USGS/DOQQ
1988	1"=500'	Flight Date: March 14, 1988	USGS
1981	1"=500'	Flight Date: February 24, 1981	USDA
1972	1"=500'	Flight Date: February 10, 1972	USGS
1960	1"=500'	Flight Date: January 26, 1960	USDA
1950	1"=500'	Flight Date: February 20, 1950	USDA
1938	1"=500'	Flight Date: February 10, 1938	USDA

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INQUIRY #: 6674898.8

YEAR: 2017

— = 500'





INQUIRY #: 6674898.8

YEAR: 2013

— = 500'





INQUIRY #: 6674898.8

YEAR: 2010

— = 500'





INQUIRY #: 6674898.8

YEAR: 2007

— = 500'





INQUIRY #: 6674898.8

YEAR: 1999

— = 500'





INQUIRY #: 6674898.8

YEAR: 1993

— = 500'





INQUIRY #: 6674898.8

YEAR: 1981

— = 500'





INQUIRY #: 6674898.8

YEAR: 1972

— = 500'





INQUIRY #: 6674898.8

YEAR: 1960

— = 500'





INQUIRY #: 6674898.8

YEAR: 1950

— = 500'





INQUIRY #: 6674898.8

YEAR: 1938

— = 500'





Reed Road

116 Reed Road

Villa Rica, GA 30180

Inquiry Number: 6674898.3

September 23, 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

09/23/21

Site Name:

Reed Road
116 Reed Road
Villa Rica, GA 30180
EDR Inquiry # 6674898.3

Client Name:

Sailors Eng Assoc Inc.
1675 Spectrum Drive
Lawrenceville, GA 30043
Contact: Paul Miles



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Sailors Eng Assoc Inc. 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 # 92BA-4ABD-B16A

PO # 212-098

Project Reed Road

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.



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Certification #: 92BA-4ABD-B16A

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- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

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Reed Road

116 Reed Road

Villa Rica, GA 30180

Inquiry Number: 6674898.2s

September 23, 2021

The EDR Radius Map™ Report with GeoCheck®



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

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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

116 REED ROAD
VILLA RICA, GA 30180

COORDINATES

Latitude (North):	33.7114000 - 33° 42' 41.04"
Longitude (West):	84.9304200 - 84° 55' 49.51"
Universal Transverse Mercator:	Zone 16
UTM X (Meters):	691785.6
UTM Y (Meters):	3731886.8
Elevation:	1176 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	6045625 VILLA RICA, GA
Version Date:	2014

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20150731
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
116 REED ROAD
VILLA RICA, GA 30180

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	WORLD CLEANERS	594 CARROLLTON VILLA	EDR Hist Cleaner	Higher	340, 0.064, WNW
A2	WORLD CLEANERS	594 CARROLLTON VILLA	DRYCLEANERS	Higher	340, 0.064, WNW
B3	KWIK SHOP FOOD STORE	736 CARROLLTON VILLA	EDR Hist Auto	Higher	454, 0.086, West
B4	TEXACO SERVICE STATI	736 CARROLLTN VLA RC	EDR Hist Auto	Higher	454, 0.086, West
B5	TEXACO	736 CARROLLTON VILLA	AST	Higher	454, 0.086, West
B6	SHIV FOOD MART	736 CARROLLTON VILLA	LUST, UST, Financial Assurance	Higher	454, 0.086, West
7	OT 810	650 HWY 61	LUST, UST, FINDS, Financial Assurance	Higher	1665, 0.315, NW
8	A C'S GROCERY	US HWY 78 W	LUST, UST, Financial Assurance	Higher	1794, 0.340, SSE

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

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

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

State and tribal leaking storage tank lists

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

State and tribal registered storage tank lists

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

State and tribal institutional control / engineering control registries

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

State and tribal voluntary cleanup sites

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

State and tribal Brownfields sites

BROWNFIELDS..... Brownfields Public Record List

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

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

Local Lists of Landfill / Solid Waste Disposal Sites

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

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register

EXECUTIVE SUMMARY

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

Local Land Records

LIENS 2..... CERCLA Lien Information

Records of Emergency Release Reports

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

Other Ascertainable Records

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

EXECUTIVE SUMMARY

COAL ASH.....	Coal Ash Disposal Site Listing
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
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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 leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Natural Resources' Confirmed Release List.

A review of the LUST list, as provided by EDR, and dated 01/20/2021 has revealed that there are 3 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>SHIV FOOD MART</i> Cleanup Status: NFA - Clean Closure Facility Id: 09022044	<i>736 CARROLLTON VILLA</i>	<i>W 0 - 1/8 (0.086 mi.)</i>	<i>B6</i>	<i>10</i>
<i>OT 810</i>	<i>650 HWY 61</i>	<i>NW 1/4 - 1/2 (0.315 mi.)</i>	<i>7</i>	<i>14</i>

EXECUTIVE SUMMARY

Cleanup Status: NFA - Suspected Release
Facility Id: 09022110

A C'S GROCERY

Cleanup Status: NFA - Clean Closure
Facility Id: 04220039

US HWY 78 W

SSE 1/4 - 1/2 (0.340 mi.) 8

17

State and tribal registered storage tank lists

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

A review of the UST list, as provided by EDR, and dated 07/08/2021 has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SHIV FOOD MART Facility Id: 9022044 Status: Removed from Ground Status: Currently in Use Status: Temporarily out of use	736 CARROLLTON VILLA	W 0 - 1/8 (0.086 mi.)	B6	10

AST: A listing of LP gas tank site locations.

A review of the AST list, as provided by EDR, and dated 05/13/2020 has revealed that there is 1 AST site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TEXACO	736 CARROLLTON VILLA	W 0 - 1/8 (0.086 mi.)	B5	10

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

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

A review of the DRYCLEANERS list, as provided by EDR, and dated 02/01/2021 has revealed that there is 1 DRYCLEANERS site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WORLD CLEANERS	594 CARROLLTON VILLA	WNW 0 - 1/8 (0.064 mi.)	A2	8

EXECUTIVE SUMMARY

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

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

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

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
KWIK SHOP FOOD STORE	736 CARROLLTON VILLA	W 0 - 1/8 (0.086 mi.)	B3	10
TEXACO SERVICE STATI	736 CARROLLTN VLA RC	W 0 - 1/8 (0.086 mi.)	B4	10

EDR Hist Cleaner: 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.

A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there is 1 EDR Hist Cleaner site within approximately 0.125 miles of the target property.

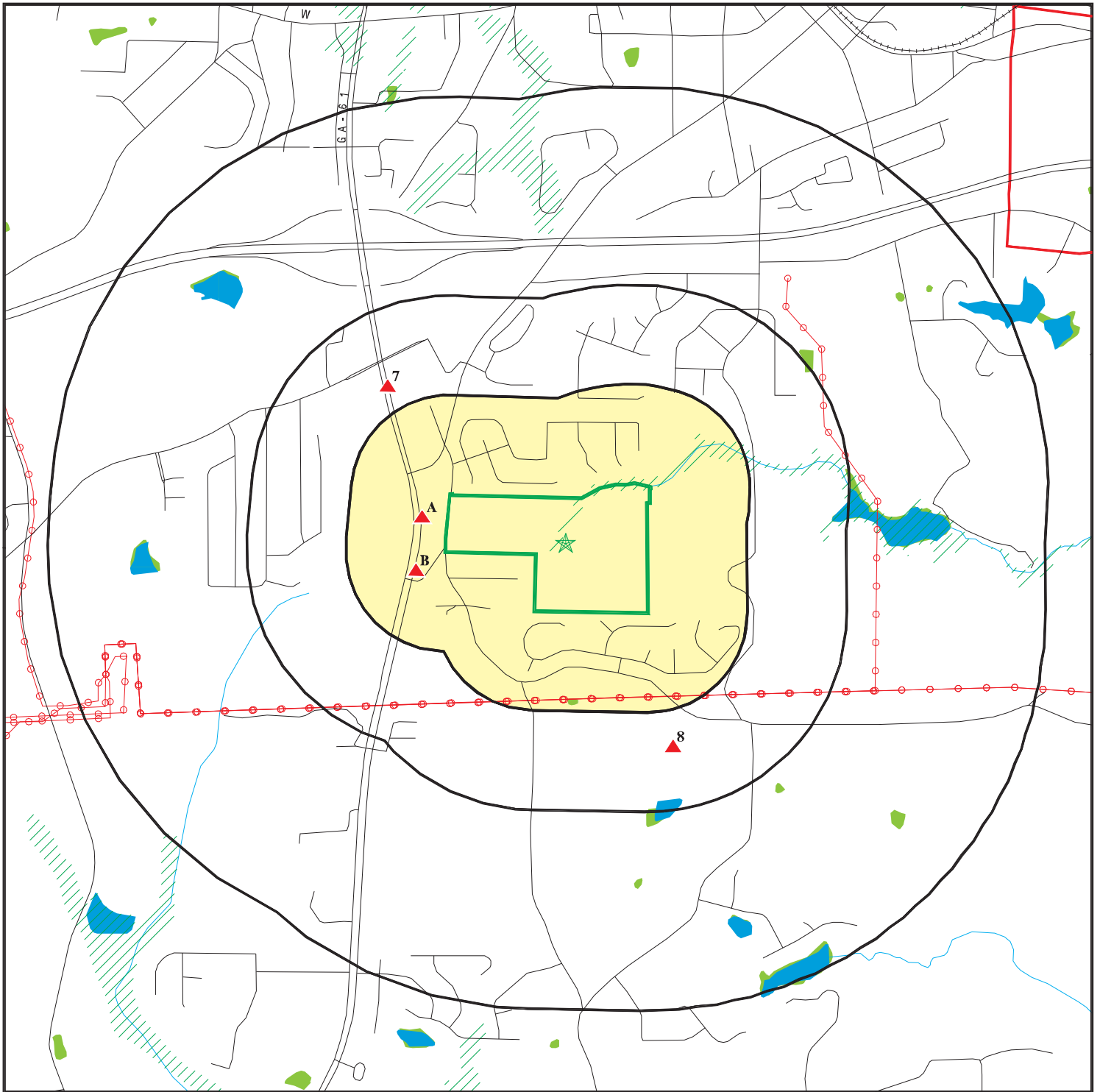
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WORLD CLEANERS	594 CARROLLTON VILLA	WNW 0 - 1/8 (0.064 mi.)	A1	8

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 3 records.

<u>Site Name</u>	<u>Database(s)</u>
NEWBERN COMMERCIAL AT SR 61 & REED	NPDES
DOUGLAS CO PW/LIBERTY ROAD INERT L	RGA LF
DOUGLAS CO PW/LIBERTY ROAD INERT	RGA LF

OVERVIEW MAP - 6674898.2S



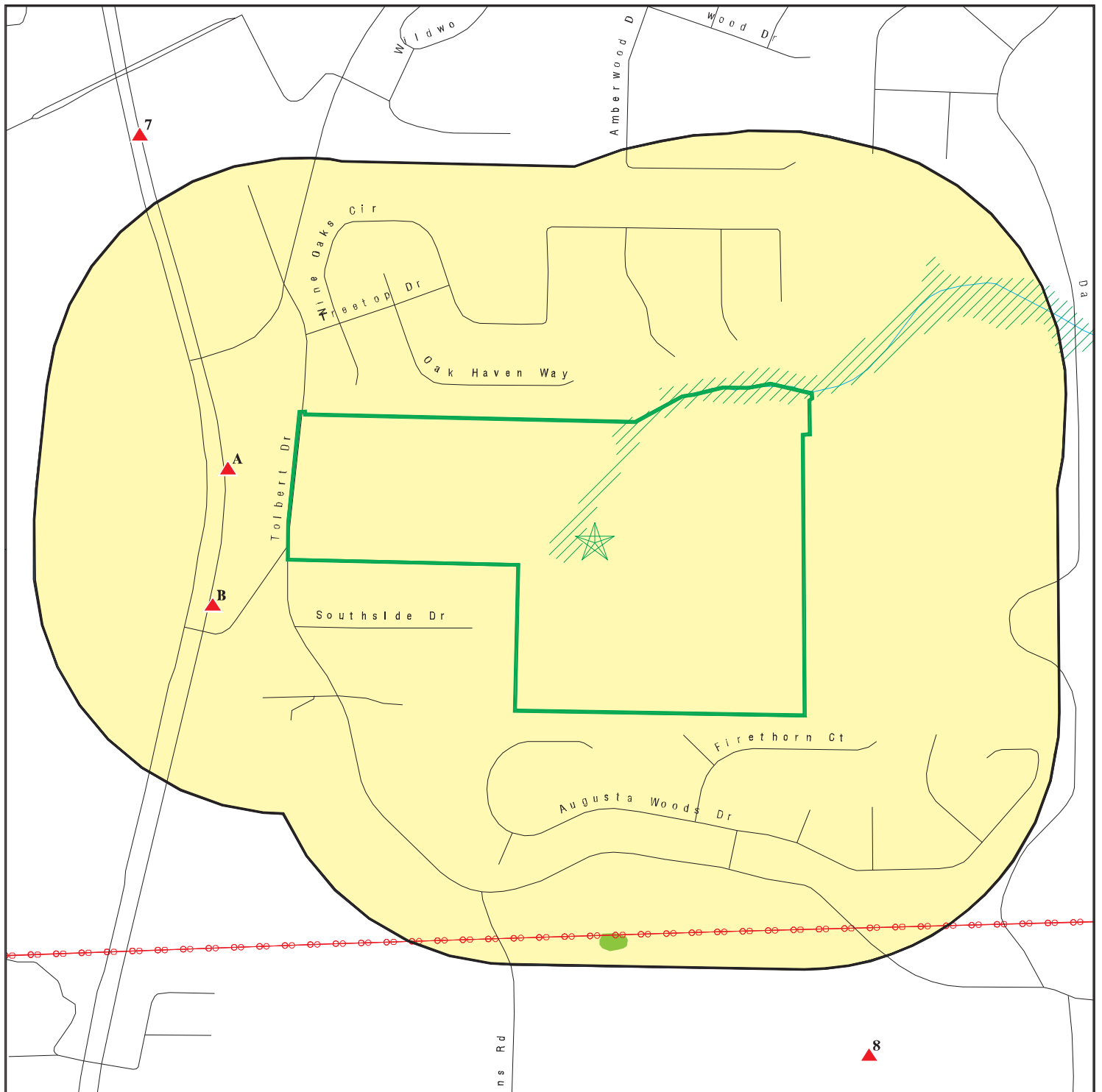
- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- County Boundary
- Power transmission lines
- Special Flood 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: Reed Road
 ADDRESS: 116 Reed Road
 Villa Rica GA 30180
 LAT/LONG: 33.7114 / 84.93042

CLIENT: Sailors Eng Assoc Inc.
 CONTACT: Paul Miles
 INQUIRY #: 6674898.2s
 DATE: September 23, 2021 1:12 pm

DETAIL MAP - 6674898.2S



-  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
-  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: Reed Road
 ADDRESS: 116 Reed Road
 Villa Rica GA 30180
 LAT/LONG: 33.7114 / 84.93042

CLIENT: Sailors Eng Assoc Inc.
 CONTACT: Paul Miles
 INQUIRY #: 6674898.2s
 DATE: September 23, 2021 1:15 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site list</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
SHWS	1.000		0	0	0	0	NR	0
GA NON-HSI	1.000		0	0	0	0	NR	0
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST	0.500		1	0	2	NR	NR	3
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>State and tribal registered storage tank lists</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

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

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	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		1	0	NR	NR	NR	1
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	2	NR	NR	NR	NR	2
EDR Hist Cleaner	0.125	1	NR	NR	NR	NR	1

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	7	0	2	0	0	9

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

EDR ID Number
EPA ID Number

A1 **WORLD CLEANERS** **EDR Hist Cleaner** **1020122741**
WNW **594 CARROLLTON VILLA RICA** **N/A**
< 1/8 **VILLA RICA, GA 30180**

0.064 mi.
340 ft. **Site 1 of 2 in cluster A**

Relative: EDR Hist Cleaner
Higher

Actual: 1244 ft.	Year:	Name:	Type:
	2003	WORLD CLEANERS	Drycleaning Plants, Except Rugs
	2004	WORLD CLEANERS	Drycleaning Plants, Except Rugs
	2012	WORLD CLEANERS	Drycleaning Plants, Except Rugs
	2013	WORLD CLEANERS	Drycleaning Plants, Except Rugs
	2014	WORLD CLEANERS	Drycleaning Plants, Except Rugs

A2 **WORLD CLEANERS** **DRYCLEANERS** **S109506484**
WNW **594 CARROLLTON VILLA RICA HWY** **N/A**
< 1/8 **VILLA RICA, GA 30180**

0.064 mi.
340 ft. **Site 2 of 2 in cluster A**

Relative: DRYCLN:
Higher

Actual: 1244 ft.	Name:	WORLD CLEANERS
	Address:	594 CARROLLTON VILLA RICA HWY
	City,State,Zip:	VILLA RICA, GA 30180-4980
	Contact Name:	Not reported
	Phone Number:	770-456-7032
	Contact Name:	Not reported
	MSA code:	520
	MSA desc:	ATLANTA, GA
	CBSA code:	12060
	CBSA descr:	ATLANTA SPGS, GA
	Metro Micro Indicator:	2
	CSA code:	122
	Csa descr:	ATLANTA-SANDY SPRINGS-GAINESVILLE, GA-AL
	Census tract:	990102
	Census block group:	4
	Latitude:	33.713372999999997
	Longitude:	-84.936925000000002
	Match level code:	0
	Secondary address:	594 Carrollton Villa Rica Hwy
	Secondary city:	Villa Rica
	Secondary state:	GA
	Secondary zip10:	30180-4980
	Secondary carrier route code:	R011
	Fax number:	Not reported
	Toll free number:	Not reported
	Web site:	Not reported
	Selected SIC code:	721201
	Selected SIC desc:	Cleaners
	Primary SIC code:	721201
	Primary SIC desc:	Cleaners
	NAICS code:	81232002
	NAICS desc:	Drycleaning & Laundry Svcs
	Location employment size code:	A
	Location employment size desc:	2008-01-04 00:00:00
	Actual location employment size:	2
	Modeled employment size:	C
	Location sales volume code:	A
	Location sales volume desc:	Less Than \$500,000

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WORLD CLEANERS (Continued)

S109506484

Actual location sales volume:	120
Corporate sales volume code:	Not reported
Corporate sales volume desc:	Not reported
Actual corporate sales volume:	Not reported
Asset size:	S
Name:	Not reported
Title:	Not reported
Ethnicity code:	Not reported
Infousa id:	226946259
Site Number:	226946259
HQ branch code:	9
HQ branch desc:	Single Loc
Public company indicator code:	0
Public filing indicator:	N
Individual firm code:	2
Individual firm desc:	Firm/Business
Year SIC added:	200309
Year first appeared in yellow pages:	2003
Yellow page code:	18306
Transaction date:	200309
Call status code:	E
Call status desc:	Electronic Equipment
Credit score code:	C+
Credit score desc:	75 to 79
Actual credit score:	79
Ad size code:	Regular
Population code:	1
Population desc:	Less Than 25,000
Square footage code:	A
Square footage desc:	0 - 2,499
Radial distance from target element:	.
Actnumbus multitenant location:	Not reported
Building num multi tenant:	743232
Number of pcs code:	0 - 1 PCs
Affluent neighborhood location:	N
Big business:	N
Female owner exec:	N
Highincomeexec:	N
Hightechbusiness:	N
Medium size business entrepreneur:	N
Small business entrepreneur:	N
Tertiary address:	Not reported
Tertiary city:	Not reported
Tertiary state:	Not reported
Tertiary zip10:	Not reported
White collar percentage:	29
White collar indicator:	0
Production date:	12/02/2008
Obsolescence date:	06/02/2009
Source:	infoUSA
Bookno:	13600

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

B3
West
< 1/8
0.086 mi.
454 ft.

KWIK SHOP FOOD STORE
736 CARROLLTON VILLA RICA
VILLA RICA, GA 30180

EDR Hist Auto **1020442978**
N/A

Site 1 of 4 in cluster B

Relative: EDR Hist Auto
Higher

Actual:	Year:	Name:	Type:
1271 ft.	1995	KWIK SHOP FOOD STORE	Convenience Stores
	1996	KWIK SHOP FOOD STORE	Convenience Stores

B4
West
< 1/8
0.086 mi.
454 ft.

TEXACO SERVICE STATION
736 CARROLLTN VLA RCA HWY
VILLA RICA, GA 30180

EDR Hist Auto **1020700823**
N/A

Site 2 of 4 in cluster B

Relative: EDR Hist Auto
Higher

Actual:	Year:	Name:	Type:
1271 ft.	2011	TEXACO SERVICE STATION	Gasoline Service Stations
	2012	TEXACO SERVICE STATION	Gasoline Service Stations
	2013	TEXACO SERVICE STATION	Gasoline Service Stations, NEC

B5
West
< 1/8
0.086 mi.
454 ft.

TEXACO
736 CARROLLTON VILLA RICA HWY.
VILLA RICA, GA 30180

AST **A100503871**
N/A

Site 3 of 4 in cluster B

Relative:	AST:
Higher	Name: TEXACO
Actual:	Address: 736 CARROLLTON VILLA RICA HWY.
1271 ft.	City,State,Zip: VILLA RICA, GA 30180
	Owner Name: Atul Patel
	Owner Address: Not reported
	Owner City/State/Zip: Not reported
	Number Of Tanks: Not reported
	Tank Capacity: Not reported
	File No: 022-SSS-017

B6
West
< 1/8
0.086 mi.
454 ft.

SHIV FOOD MART
736 CARROLLTON VILLA RICA HWY
VILLA RICA, GA

LUST **U003004539**
UST **N/A**
Financial Assurance

Site 4 of 4 in cluster B

Relative:	LUST:
Higher	Name: SHIV FOOD MART
Actual:	Address: 736 CARROLLTON VILLA RICA HWY
1271 ft.	City,State,Zip: VILLA RICA, GA 30180
	Facility ID: 09022044
	Leak ID: Not reported
	Description: Not reported
	Cleanup Status: NFA - Clean Closure
	Date Received: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHIV FOOD MART (Continued)

U003004539

Project Officer: Calvin Jones
Project Name: UST - CLOSURE - SHELL FOOD MART
Site Code Description: Owner/Operator funded site
No Further Action Date: 03/09/2004

UST:

Name: SHIV FOOD MART
Address: 736 CARROLLTON VILLA RICA HWY
City,State,Zip: VILLA RICA, GA

Contact:

LEMIR ID: 152487
Facility ID: 9022044
Facility Status: Active
Location Status: Active
Contact First Name: Jerry
Contact Last Name: Tolbert
Contact Email: jerrytolbert11@gmail.com
Company Name: Shell Food Mart
Mailing Address: 2664 S. Van Wert Rd.
Mailing City: Villa Rica
Mailing State: GA
Mailing Zip: 30180
Start Date: Not reported
End Date: Not reported
Contact Telephone: 770 4594503

Tank Info:

Tankid: 1
Name: SHIV FOOD MART
Address: 736 CARROLLTON VILLA RICA HWY
Tank Status: Removed from Ground
City: VILLA RICA
Tank Material: Not Marked/Unknown
Pipe Type: Not reported
Overfill Type: Not reported
Install Date: 04/01/1995
Facility ID: 9022044
Status Date: Not reported
Product: Gas (Historical Use)
Pipe Material: Unknown
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Tankid: 2
Name: SHIV FOOD MART
Address: 736 CARROLLTON VILLA RICA HWY
Tank Status: Removed from Ground
City: VILLA RICA
Tank Material: Not Marked/Unknown
Pipe Type: Not reported
Overfill Type: Not reported
Install Date: 04/01/1995
Facility ID: 9022044
Status Date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHIV FOOD MART (Continued)

U003004539

Product:	Gas (Historical Use)
Pipe Material:	Unknown
Overfill Protection:	Not reported
Overfill Installed:	Not reported
Tank Exempt From Spill:	Not reported
Date Spill Device Installed:	Not reported
Tankid:	3
Name:	SHIV FOOD MART
Address:	736 CARROLLTON VILLA RICA HWY
Tank Status:	Removed from Ground
City:	VILLA RICA
Tank Material:	Not Marked/Unknown
Pipe Type:	Not reported
Overfill Type:	Not reported
Install Date:	04/01/1995
Facility ID:	9022044
Status Date:	Not reported
Product:	Gas (Historical Use)
Pipe Material:	Unknown
Overfill Protection:	Not reported
Overfill Installed:	Not reported
Tank Exempt From Spill:	Not reported
Date Spill Device Installed:	Not reported
Tankid:	4
Name:	SHIV FOOD MART
Address:	736 CARROLLTON VILLA RICA HWY
Tank Status:	Removed from Ground
City:	VILLA RICA
Tank Material:	Not Marked/Unknown
Pipe Type:	Not reported
Overfill Type:	Not reported
Install Date:	04/01/1995
Facility ID:	9022044
Status Date:	Not reported
Product:	Gas (Historical Use)
Pipe Material:	Unknown
Overfill Protection:	Not reported
Overfill Installed:	Not reported
Tank Exempt From Spill:	Not reported
Date Spill Device Installed:	Not reported
Tankid:	5
Name:	SHIV FOOD MART
Address:	736 CARROLLTON VILLA RICA HWY
Tank Status:	Removed from Ground
City:	VILLA RICA
Tank Material:	Not Marked/Unknown
Pipe Type:	Not reported
Overfill Type:	Not reported
Install Date:	04/01/1995
Facility ID:	9022044
Status Date:	Not reported
Product:	Diesel
Pipe Material:	Unknown
Overfill Protection:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHIV FOOD MART (Continued)

U003004539

Overfill Installed:	Not reported
Tank Exempt From Spill:	Not reported
Date Spill Device Installed:	Not reported
Tankid:	6
Name:	SHIV FOOD MART
Address:	736 CARROLLTON VILLA RICA HWY
Tank Status:	Removed from Ground
City:	VILLA RICA
Tank Material:	Not Marked/Unknown
Pipe Type:	Not reported
Overfill Type:	Not reported
Install Date:	04/01/1995
Facility ID:	9022044
Status Date:	Not reported
Product:	Diesel
Pipe Material:	Unknown
Overfill Protection:	Not reported
Overfill Installed:	Not reported
Tank Exempt From Spill:	Not reported
Date Spill Device Installed:	Not reported
Tankid:	7
Name:	SHIV FOOD MART
Address:	736 CARROLLTON VILLA RICA HWY
Tank Status:	Currently in Use
City:	VILLA RICA
Tank Material:	Not reported
Pipe Type:	Pressurized
Overfill Type:	Flapper Valve
Install Date:	12/17/1998
Facility ID:	9022044
Status Date:	Not reported
Product:	Regular
Pipe Material:	Flex
Overfill Protection:	0
Overfill Installed:	05/10/1995
Tank Exempt From Spill:	0
Date Spill Device Installed:	05/10/1995
Tankid:	8
Name:	SHIV FOOD MART
Address:	736 CARROLLTON VILLA RICA HWY
Tank Status:	Currently in Use
City:	VILLA RICA
Tank Material:	Not reported
Pipe Type:	Pressurized
Overfill Type:	Flapper Valve
Install Date:	12/17/1998
Facility ID:	9022044
Status Date:	Not reported
Product:	Premium
Pipe Material:	Flex
Overfill Protection:	0
Overfill Installed:	05/10/1995
Tank Exempt From Spill:	0
Date Spill Device Installed:	05/10/1995

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHIV FOOD MART (Continued)

U003004539

Tankid: 9
Name: SHIV FOOD MART
Address: 736 CARROLLTON VILLA RICA HWY
Tank Status: Temporarily out of use
City: VILLA RICA
Tank Material: Not reported
Pipe Type: Pressurized
Overfill Type: Flapper Valve
Install Date: 12/17/1998
Facility ID: 9022044
Status Date: Not reported
Product: Diesel
Pipe Material: Flex
Overfill Protection: 0
Overfill Installed: 05/10/1995
Tank Exempt From Spill: 0
Date Spill Device Installed: 05/10/1995

GA Financial Assurance 1:

Name: SHELL FOOD MART
Address: 736 CARROLLTON VILLA RICA HWY
City,State,Zip: VILLA RICA, GA 30180
Region: 1
Facility ID: 9022044
Financial Responsibility: G.U.S.T. Trust Fund
Location Start Date: 08/30/2012
Location End Date: Not reported
Location Status: Active
Location Type: Gas Station
Facility Status: ACTIVE

7
NW
1/4-1/2
0.315 mi.
1665 ft.

OT 810
650 HWY 61
VILLA RICA, GA 30180

LUST **1006777249**
UST **N/A**

FINDS
Financial Assurance

Relative:
Higher
Actual:
1280 ft.

LUST:
Name: QUIKTRIP #810
Address: 650 HWY 61
City,State,Zip: VILLA RICA, GA 30180
Facility ID: 09022110
Leak ID: Not reported
Description: Not reported
Cleanup Status: NFA - Suspected Release
Date Received: Not reported
Project Officer: EPD Migration
Project Name: UST - 1 - QUIKTRIP #810
Site Code Description: Owner/Operator funded site
No Further Action Date: Not reported

UST:
Name: QUIKTRIP #810
Address: 650 HWY 61
City,State,Zip: VILLA RICA, GA

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

OT 810 (Continued)

1006777249

Contact:

LEMIR ID: 152547
Facility ID: 9022110
Facility Status: Active
Location Status: Active
Contact First Name: Laura
Contact Last Name: Thompson
Contact Email: lthompso@quiktrip.com
Company Name: QuikTrip Corporation
Mailing Address: 4705 S. 129th E. Ave.
Mailing City: Tulsa
Mailing State: OK
Mailing Zip: 74134
Start Date: Not reported
End Date: Not reported
Contact Telephone: 918 6157658

Tank Info:

Tankid: 1
Name: QUIKTRIP #810
Address: 650 HWY 61
Tank Status: Currently in Use
City: VILLA RICA
Tank Material: Fiberglass Double Walled
Pipe Type: Pressurized
Overfill Type: Flapper Valve
Install Date: 11/01/2001
Facility ID: 9022110
Status Date: Not reported
Product: Regular
Pipe Material: Double-Walled Flex
Overfill Protection: 0
Overfill Installed: 01/01/2002
Tank Exempt From Spill: 0
Date Spill Device Installed: 01/01/2002

Tankid: 2
Name: QUIKTRIP #810
Address: 650 HWY 61
Tank Status: Currently in Use
City: VILLA RICA
Tank Material: Fiberglass Double Walled
Pipe Type: Pressurized
Overfill Type: Flapper Valve
Install Date: 11/01/2001
Facility ID: 9022110
Status Date: Not reported
Product: Regular
Pipe Material: Double-Walled Flex
Overfill Protection: 0
Overfill Installed: 01/01/2002
Tank Exempt From Spill: 0
Date Spill Device Installed: 01/01/2002

Tankid: 3
Name: QUIKTRIP #810

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

OT 810 (Continued)

1006777249

Address: 650 HWY 61
Tank Status: Currently in Use
City: VILLA RICA
Tank Material: Fiberglass Double Walled
Pipe Type: Pressurized
Overfill Type: Flapper Valve
Install Date: 11/01/2001
Facility ID: 9022110
Status Date: Not reported
Product: Premium
Pipe Material: Double-Walled Flex
Overfill Protection: 0
Overfill Installed: 01/01/2002
Tank Exempt From Spill: 0
Date Spill Device Installed: 01/01/2002

Tankid: 4A
Name: QUIKTRIP #810
Address: 650 HWY 61
Tank Status: Temporarily out of use
City: VILLA RICA
Tank Material: Fiberglass Double Walled
Pipe Type: Not reported
Overfill Type: Not reported
Install Date: 03/30/2015
Facility ID: 9022110
Status Date: Not reported
Product: Not reported
Pipe Material: Double-Walled Flex
Overfill Protection: 0
Overfill Installed: 03/26/2015
Tank Exempt From Spill: 0
Date Spill Device Installed: 03/28/2015

Tankid: 4B
Name: QUIKTRIP #810
Address: 650 HWY 61
Tank Status: Currently in Use
City: VILLA RICA
Tank Material: Fiberglass Double Walled
Pipe Type: Pressurized
Overfill Type: Flapper Valve
Install Date: 03/30/2015
Facility ID: 9022110
Status Date: Not reported
Product: Diesel
Pipe Material: Double-Walled Flex
Overfill Protection: 0
Overfill Installed: 03/26/2015
Tank Exempt From Spill: 0
Date Spill Device Installed: 03/28/2015

FINDS:

Registry ID: 110013465552

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

OT 810 (Continued)

1006777249

Click Here:

Environmental Interest/Information System:

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

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

GA Financial Assurance 1:

Name: QUIKTRIP #810
Address: 650 HWY 61
City,State,Zip: VILLA RICA, GA 30180
Region: 1
Facility ID: 9022110
Financial Responsibility: Self Insured
Location Start Date: 01/14/2008
Location End Date: Not reported
Location Status: Active
Location Type: Gas Station
Facility Status: ACTIVE

8
SSE
1/4-1/2
0.340 mi.
1794 ft.

A C'S GROCERY
US HWY 78 W
VILLA RICA, GA

LUST U001487427
UST N/A
Financial Assurance

Relative:
Higher

LUST:

Actual:
1223 ft.

Name: A C'S GROCERY
Address: US HWY 78 W
City,State,Zip: VILLA RICA, GA 30180
Facility ID: 04220039
Leak ID: Not reported
Description: Not reported
Cleanup Status: NFA - Clean Closure
Date Received: Not reported
Project Officer: William Logan
Project Name: UST - CLOSURE - A C'S GROCERY
Site Code Description: Owner/Operator funded site
No Further Action Date: 03/24/1998

UST:

Name: A C'S GROCERY
Address: US HWY 78 W
City,State,Zip: VILLA RICA, GA

Tank Info:

Tankid: 1
Name: A C'S GROCERY
Address: US HWY 78 W
Tank Status: Removed from Ground
City: VILLA RICA
Tank Material: Bare Steel
Pipe Type: Suction (American)
Overfill Type: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

A C'S GROCERY (Continued)

U001487427

Install Date: 04/11/1970
Facility ID: 4220039
Status Date: Not reported
Product: Gas (Historical Use)
Pipe Material: Galvanized Steel
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Tankid: 2
Name: A C'S GROCERY
Address: US HWY 78 W
Tank Status: Removed from Ground
City: VILLA RICA
Tank Material: Bare Steel
Pipe Type: Suction (American)
Overfill Type: Not reported
Install Date: 04/11/1970
Facility ID: 4220039
Status Date: Not reported
Product: Gas (Historical Use)
Pipe Material: Galvanized Steel
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Tankid: 3
Name: A C'S GROCERY
Address: US HWY 78 W
Tank Status: Removed from Ground
City: VILLA RICA
Tank Material: Bare Steel
Pipe Type: Suction (American)
Overfill Type: Not reported
Install Date: 04/11/1970
Facility ID: 4220039
Status Date: Not reported
Product: Gas (Historical Use)
Pipe Material: Galvanized Steel
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

GA Financial Assurance 1:

Name: A C'S GROCERY
Address: US HWY 78 W
City,State,Zip: VILLA RICA, GA 30180
Region: 1
Facility ID: 4220039
Financial Responsibility: G.U.S.T. Trust Fund
Location Start Date: 04/21/1986
Location End Date: 03/31/1998
Location Status: Close

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

A C'S GROCERY (Continued)

U001487427

Location Type: Gas Station
Facility Status: INACTIVE

Count: 3 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
CARROLL COUNTY	S127190772	NEWBERN COMMERCIAL AT SR 61 & REED	GA SR 61 & REED ROAD		NPDES
VILLA RICA	S115525368	DOUGLAS CO PW/LIBERTY ROAD INERT L	ON LIBERTY BET.CHURCH/HELTON R		RGA LF
VILLA RICA	S115525367	DOUGLAS CO PW/LIBERTY ROAD INERT	ON LIBERTY BET.CHURCH/HELTON R		RGA LF

EDR ZIP Code Scan Report

ZIP	EDR-ID	Facility ID	Name	Address	Map/Dir/Dist	City	State	Databases
** - Indicates location may or may not be in requested radius. Site has not been assigned a latitude/longitude coordinate. Further review recommended.								
30180	1025739350		VILLA RICA QUARRY			VILLA RICA	GA	
30180	1025561571		LASSETER PROSPECT			VILLA RICA	GA	
30180	1025776184		HART			VILLA RICA	GA	
30180	1025575686		NO NAME, LOT 77 2ND DIST.			VILLA RICA	GA	
30180	1025561575		KEATEN-THOMAS PROSPECT			VILLA RICA	GA	
30180	1025575687		PINE MT. MINE			VILLA RICA	GA	
30180	1025561569		JENNY STONE PROSPECT			VILLA RICA	GA	
30180	1025575802		JONES MINE			VILLA RICA	GA	
30180	1025671374		VILLA RICA PLANT & QUARRY			VILLA RICA	GA	
30180	1025561570		A. C. WATKINS PROSPECT			VILLA RICA	GA	
30180	S112368881		MIRROR LAKE COUNTRY CLUB			VILLA RICA	GA	
30180	1025575685		CHAMBERS MINE			VILLA RICA	GA	
30180	1025739525		KEATON-THOMAS PROSPECT			VILLA RICA	GA	
30180	1024107847		PLANTATION PIPE LINE CO			VILLA RICA	GA	DOT OPS
30180	1025575682		HIXON			VILLA RICA	GA	
30180	1025663147		VILLA RICA MINE			VILLA RICA	GA	
30180	1025776177		LASSETTER			VILLA RICA	GA	
30180	1025575683		J.L.DAVIS PROPERTY			VILLA RICA	GA	
30180	S112374900		MIRROR LAKE COUNTRY CLUB			VILLA RICA	GA	
30180	1025561927		VILLA RICA			VILLA RICA	GA	
30180	1025776139		S. KLONDYKE MINE			VILLA RICA	GA	
30180	A100496168		DOCKSIDE GROCERY	ROUTE #1, FAIRFIELD PLANTATION	**	VILLA RICA	GA	AST
30180	1021656311		HUNTER J F & SON	ROUTE #2 ROCKMART RD	**	VILLA RICA	GA	EDR Historical Auto Stations
30180	1022149672		HUNTERS GROCERY	ROUTE #2 ROCKMART TD	**	VILLA RICA	GA	EDR Historical Auto Stations
30180	1020469994		OSBORN GROCERY	RT #2 HWY 61	**	VILLA RICA	GA	EDR Historical Auto Stations
30180	1021599983		HUNTER J F & SON	RT #2 ROCKMART RD	**	VILLA RICA	GA	EDR Historical Auto Stations
30180	1020908103		VILLA RICA WELDING SERVICE	HWY #61	**	VILLA RICA	GA	EDR Historical Auto Stations
30180	1021581841		ELLIS GROCERY	HWY #61 N	**	VILLA RICA	GA	EDR Historical Auto Stations
30180	1024236477	110070236926	THE GEORGIAN UNIT 1 LOTS 50-52	194, 204, & 216 YORKSHIRE LANE	**	VILLA RICA	GA	FINDS
30180	1024139153		THE GEORGIAN UNIT 1 LOTS 50-52	194, 204, & 216 YORKSHIRE LANE	**	VILLA RICA	GA	
30180	S127248364		THE GEORGIAN UNIT 1 LOTS 50-52	194, 204, & 216 YORKSHIRE LANE	**	VILLA RICA	GA	NPDES
30180	S110995797		CARROLL CO-SOUTHEASTERN WASTE &	110 H.D. (DORRIS) WILLIAMS INDUSTSRIA	**	VILLA RICA	GA	SWF/LF
30180	1004545453		WARREN COUNTY SANITARY LANDFILL	RT 10, BOX 394	**	VICKSBURG	MS	FTTS
30180	1016605611	110011773697	WARREN COUNTY SANITARY LANDFILL	RT 10, BOX 394	**	VICKSBURG	MS	FINDS
30180	1026099244	110070668915	THE GEORGIAN LOT 101 & 102	96 & 118 WENTWORTH LANE	**	VILLA RICA	GA	FINDS
30180	S127266415		THE GEORGIAN LOT 101 & 102	96 & 118 WENTWORTH LANE	**	VILLA RICA	GA	NPDES
30180	1026027655		THE GEORGIAN LOT 101 & 102	96 & 118 WENTWORTH LANE	**	VILLA RICA	GA	
30180	1025820290	110070564148	THE GEORGIAN LOT 33,36,38 & 44	93,137,169 & 142 WENTWORTH LANE	**	VILLA RICA	GA	FINDS
30180	1025900353		THE GEORGIAN LOT 33,36,38 & 44	93,137,169 & 142 WENTWORTH LANE	**	VILLA RICA	GA	
30180	S127262422		THE GEORGIAN LOT 33,36,38 & 44	93,137,169 & 142 WENTWORTH LANE	**	VILLA RICA	GA	NPDES
30180	1006777416	110013467239	RACETRAC # 495	HWY 161 & COMMERCE ST	**	VILLA RICA	GA	FINDS
30180	1024135870		MANCHESTER MEADOWS LOTS 31-35	228, 204, 188, 172, & 158 SUSIE CREEK LA	**	VILLA RICA	GA	
30180	S127246914		MANCHESTER MEADOWS LOTS 31-35	228, 204, 188, 172, & 158 SUSIE CREEK LA	**	VILLA RICA	GA	NPDES
30180	1024232823	110070230960	MANCHESTER MEADOWS LOTS 31-35	228, 204, 188, 172, & 158 SUSIE CREEK LA	**	VILLA RICA	GA	FINDS
30180	1021601110		HUNTER J F & SONS	RT 2	**	VILLA RICA	GA	EDR Historical Auto Stations
30180	U001487466	4220083	DALLAS HWY SHOPPETTE	RT 2 GA HWY 61		VILLA RICA	GA	UST
30180	1026659992		THE GEORGIAN LOT 58-60 & 97-98	173,189,192,206 & 209 WENTWORTH CIR	**	VILLA RICA	GA	
30180	S127275711		THE GEORGIAN LOT 58-60 & 97-98	173,189,192,206 & 209 WENTWORTH CIR	**	VILLA RICA	GA	NPDES
30180	1026693417	110070865697	THE GEORGIAN LOT 58-60 & 97-98	173,189,192,206 & 209 WENTWORTH CIR	**	VILLA RICA	GA	FINDS
30180	1026027020		INDIAN LAKE SUBDIVISION LOTS 10-12	212, 214, 216 INDIAN LAKE TRAIL	**	VILLA RICA	GA	
30180	S127266533		INDIAN LAKE SUBDIVISION LOTS 10-12	212, 214, 216 INDIAN LAKE TRAIL	**	VILLA RICA	GA	NPDES
30180	1026098653	110070668265	INDIAN LAKE SUBDIVISION LOTS 10-12	212, 214, 216 INDIAN LAKE TRAIL	**	VILLA RICA	GA	FINDS
30180	1026389179	110070686726	INDIAN LAKE SUBDIVISION LOT 15-17	222, 224, 226 INDIAN LAKE TRAIL	**	VILLA RICA	GA	FINDS
30180	1026117753		INDIAN LAKE SUBDIVISION LOT 15-17	222, 224, 226 INDIAN LAKE TRAIL	**	VILLA RICA	GA	
30180	S127268342		INDIAN LAKE SUBDIVISION LOT 15-17	222, 224, 226 INDIAN LAKE TRAIL	**	VILLA RICA	GA	NPDES
30180	1026405219	110070711818	INDIAN LAKE SUBDIVISION LOTS 122-124	231, 229, 227 INDIAN LAKE TRAIL	**	VILLA RICA	GA	FINDS
30180	1026138240		INDIAN LAKE SUBDIVISION LOTS 122-124	231, 229, 227 INDIAN LAKE TRAIL	**	VILLA RICA	GA	
30180	S127269569		INDIAN LAKE SUBDIVISION LOTS 122-124	231, 229, 227 INDIAN LAKE TRAIL	**	VILLA RICA	GA	NPDES
30180	S127268344		INDIAN LAKE SUBDIVISION LOT 18-20	228, 230, 232 INDIAN LAKE TRAIL	**	VILLA RICA	GA	NPDES
30180	1026119394		INDIAN LAKE SUBDIVISION LOT 18-20	228, 230, 232 INDIAN LAKE TRAIL	**	VILLA RICA	GA	
30180	1026390699	110070688401	INDIAN LAKE SUBDIVISION LOT 18-20	228, 230, 232 INDIAN LAKE TRAIL	**	VILLA RICA	GA	FINDS
30180	1026138241		INDIAN LAKE SUBDIVISION LOTS 125-127	239, 237, 235 INDIAN LAKE TRAIL	**	VILLA RICA	GA	

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30180	S127269570	110070704867	INDIAN LAKE SUBDIVISION LOTS 125-127	239, 237, 235 INDIAN LAKE TRAIL	**	VILLA RICA	GA	NPDES
30180	1026398546		INDIAN LAKE SUBDIVISION LOTS 125-127	239, 237, 235 INDIAN LAKE TRAIL	**	VILLA RICA	GA	FINDS
30180	1026507314	110070832128	INDIAN LAKE SUBDIVISION LOT 21-22	234 & 236 INDIAN LAKE TRAIL	**	VILLA RICA	GA	
30180	1026539259		INDIAN LAKE SUBDIVISION LOT 21-22	234 & 236 INDIAN LAKE TRAIL	**	VILLA RICA	GA	FINDS
30180	S127273371	110070877486	INDIAN LAKE SUBDIVISION LOT 21-22	234 & 236 INDIAN LAKE TRAIL	**	VILLA RICA	GA	NPDES
30180	1026701431		THE GEORGIAN LOT 94-96	220 - 246 WENTWORTH CIRCLE		VILLA RICA	GA	FINDS
30180	S127277358	110070376931	THE GEORGIAN LOT 94-96	220 - 246 WENTWORTH CIRCLE		VILLA RICA	GA	NPDES
30180	1026667594		THE GEORGIAN LOT 94-96	220 - 246 WENTWORTH CIRCLE		VILLA RICA	GA	
30180	S127252378	110070373641	SOMERSPORT AT MIRROR LAKE LOT 45-4	2514 - 2520 GRAYTON LOOP		VILLA RICA	GA	NPDES
30180	1024450360		SOMERSPORT AT MIRROR LAKE LOT 45-4	2514 - 2520 GRAYTON LOOP		VILLA RICA	GA	FINDS
30180	S127252377	110070838176	SOMERSPORT AT MIRROR LAKE LOT 34-4	2524 - 2546 GRAYTON LOOP		VILLA RICA	GA	NPDES
30180	1024447700		SOMERSPORT AT MIRROR LAKE LOT 34-4	2524 - 2546 GRAYTON LOOP		VILLA RICA	GA	FINDS
30180	S127275245	110070877522	INDIAN LAKE SUBDIVISION LOTS 32-33	260 & 262 INDIAN LAKE TRAIL	**	VILLA RICA	GA	NPDES
30180	1026543136		INDIAN LAKE SUBDIVISION LOTS 32-33	260 & 262 INDIAN LAKE TRAIL	**	VILLA RICA	GA	FINDS
30180	1026666991	110070876883	INDIAN LAKE SUBDIVISION LOTS 34-35	264 & 266 INDIAN LAKE TRAIL	**	VILLA RICA	GA	
30180	S127277302		INDIAN LAKE SUBDIVISION LOTS 34-35	264 & 266 INDIAN LAKE TRAIL	**	VILLA RICA	GA	NPDES
30180	1026700882	110070065188	INDIAN LAKE SUBDIVISION LOTS 34-35	264 & 266 INDIAN LAKE TRAIL	**	VILLA RICA	GA	FINDS
30180	1023654380		THE GEORGIAN UNIT D LOTS 1 & 83	26 & 27 HANOVER	**	VILLA RICA	GA	FINDS
30180	S127233988	110070877522	THE GEORGIAN UNIT D LOTS 1 & 83	26 & 27 HANOVER	**	VILLA RICA	GA	NPDES
30180	1026701462		INDIAN LAKE SUBDIVISION LOTS 42-44	282 & 284 INDIAN LAKE TRAIL	**	VILLA RICA	GA	FINDS
30180	S127277303	110070875377	INDIAN LAKE SUBDIVISION LOTS 42-44	282 & 284 INDIAN LAKE TRAIL	**	VILLA RICA	GA	NPDES
30180	1026667630		INDIAN LAKE SUBDIVISION LOTS 42-44	282 & 284 INDIAN LAKE TRAIL	**	VILLA RICA	GA	
30180	1026665488	110070884358	INDIAN LAKE SUBDIVISION LOT 45-49	286, 288, 290, 292, 294 INDIAN LAKE TRAIL	**	VILLA RICA	GA	FINDS
30180	1026699529		INDIAN LAKE SUBDIVISION LOT 45-49	286, 288, 290, 292, 294 INDIAN LAKE TRAIL	**	VILLA RICA	GA	NPDES
30180	S127277781	110070551968	INDIAN LAKE SUBDIVISION LOT 45-49	286, 288, 290, 292, 294 INDIAN LAKE TRAIL	**	VILLA RICA	GA	FINDS
30180	1026676353		INDIAN LAKE SUBDIVISION LOT 147-151	289, 291, 293, 295, 297 INDIAN LAKE TRAIL	**	VILLA RICA	GA	NPDES
30180	S127278442	110070552524	INDIAN LAKE SUBDIVISION LOT 147-151	289, 291, 293, 295, 297 INDIAN LAKE TRAIL	**	VILLA RICA	GA	FINDS
30180	1026704074		INDIAN LAKE SUBDIVISION LOT 147-151	289, 291, 293, 295, 297 INDIAN LAKE TRAIL	**	VILLA RICA	GA	
30180	1025474534	11007055355	FALLS AT MIRROR LAKE PHASE 1 LOTS 4	3007, 3005, 3003, 3001 CHRIS CIRCLE	**	VILLA RICA	GA	NPDES
30180	S127261126		FALLS AT MIRROR LAKE PHASE 1 LOTS 4	3007, 3005, 3003, 3001 CHRIS CIRCLE	**	VILLA RICA	GA	FINDS
30180	1025813155	110070555254	FALLS AT MIRROR LAKE PHASE 1 LOTS 4	3007, 3005, 3003, 3001 CHRIS CIRCLE	**	VILLA RICA	GA	NPDES
30180	1025814801		FALLS AT MIRROR LAKE PHASE 1 LOTS 2	3004, 3006, 3008, 3010 CHRIS CIRCLE	**	VILLA RICA	GA	FINDS
30180	S127261129	110070555355	FALLS AT MIRROR LAKE PHASE 1 LOTS 2	3004, 3006, 3008, 3010 CHRIS CIRCLE	**	VILLA RICA	GA	NPDES
30180	1025477746		FALLS AT MIRROR LAKE PHASE 1 LOTS 2	3004, 3006, 3008, 3010 CHRIS CIRCLE	**	VILLA RICA	GA	FINDS
30180	S127261130	110070555355	FALLS AT MIRROR LAKE PHASE 1 LOTS 3	3013, 3011, 3009 CHRIS CIRCLE	**	VILLA RICA	GA	NPDES
30180	1025814850		FALLS AT MIRROR LAKE PHASE 1 LOTS 3	3013, 3011, 3009 CHRIS CIRCLE	**	VILLA RICA	GA	FINDS
30180	1025477843	110070530822	FALLS AT MIRROR LAKE PHASE 1 LOTS 3	3013, 3011, 3009 CHRIS CIRCLE	**	VILLA RICA	GA	NPDES
30180	S127258589		INDIAN LAKE SUBDIVISION LOTS 112-114	305, 303, 301 BLACKFOOT TRAIL	**	VILLA RICA	GA	FINDS
30180	1024932298	110070530759	INDIAN LAKE SUBDIVISION LOTS 112-114	305, 303, 301 BLACKFOOT TRAIL	**	VILLA RICA	GA	NPDES
30180	1025457605		INDIAN LAKE SUBDIVISION LOTS 112-114	305, 303, 301 BLACKFOOT TRAIL	**	VILLA RICA	GA	FINDS
30180	1025813561	110070552796	FALLS AT MIRROR LAKE PHASE 1 LOT 33	3021, 3019, 3017, 3015 CHRIS CIRCLE	**	VILLA RICA	GA	
30180	1025475340		FALLS AT MIRROR LAKE PHASE 1 LOT 33	3021, 3019, 3017, 3015 CHRIS CIRCLE	**	VILLA RICA	GA	NPDES
30180	S127261147	110070530822	FALLS AT MIRROR LAKE PHASE 1 LOT 33	3021, 3019, 3017, 3015 CHRIS CIRCLE	**	VILLA RICA	GA	FINDS
30180	S127258588		INDIAN LAKE SUBDIVISION LOTS 109-111	313, 311, 309 BLACKFOOT TRAIL	**	VILLA RICA	GA	NPDES
30180	1025457662	110070673903	INDIAN LAKE SUBDIVISION LOTS 109-111	313, 311, 309 BLACKFOOT TRAIL	**	VILLA RICA	GA	FINDS
30180	1024932297		INDIAN LAKE SUBDIVISION LOTS 109-111	313, 311, 309 BLACKFOOT TRAIL	**	VILLA RICA	GA	
30180	S127267176	110070673903	OLD TOWN VILLAGE LOT 68-70	306 - 313 KENMORE CT		VILLA RICA	GA	NPDES
30180	1026036353		OLD TOWN VILLAGE LOT 68-70	306 - 313 KENMORE CT		VILLA RICA	GA	FINDS
30180	1026103432	110070530159	OLD TOWN VILLAGE LOT 68-70	306 - 313 KENMORE CT		VILLA RICA	GA	NPDES
30180	S127258591		INDIAN LAKE SUBDIVISION LOTS 107-108	317 & 315 BLACKFOOT TRAIL	**	VILLA RICA	GA	FINDS
30180	1025457063	110070530159	INDIAN LAKE SUBDIVISION LOTS 107-108	317 & 315 BLACKFOOT TRAIL	**	VILLA RICA	GA	
30180	1024932296		INDIAN LAKE SUBDIVISION LOTS 107-108	317 & 315 BLACKFOOT TRAIL	**	VILLA RICA	GA	NPDES
30180	1025478492	110070556014	FALLS AT MIRROR LAKE PHASE 1 LOTS 2	4000, 40002, 4004, 4006, 4007 EDGEWATE	**	VILLA RICA	GA	FINDS
30180	S127261128		FALLS AT MIRROR LAKE PHASE 1 LOTS 2	4000, 40002, 4004, 4006, 4007 EDGEWATE	**	VILLA RICA	GA	NPDES
30180	1025815157	110070667370	FALLS AT MIRROR LAKE PHASE 1 LOTS 2	4000, 40002, 4004, 4006, 4007 EDGEWATE	**	VILLA RICA	GA	FINDS
30180	1026097823		OLD TOWN VILLAGE LOT 22 & 23	434 - 440 VANDENBURG DR		VILLA RICA	GA	
30180	1026026137	110070620538	OLD TOWN VILLAGE LOT 22 & 23	434 - 440 VANDENBURG DR		VILLA RICA	GA	NPDES
30180	S127266481		OLD TOWN VILLAGE LOT 22 & 23	434 - 440 VANDENBURG DR		VILLA RICA	GA	FINDS
30180	1025945800	110070624994	OLD TOWN VILLAGE LOT 59 & 60	437 & 461 VANDENBURG DR	**	VILLA RICA	GA	NPDES
30180	1025998443		OLD TOWN VILLAGE LOT 59 & 60	437 & 461 VANDENBURG DR	**	VILLA RICA	GA	FINDS
30180	S127264967	110070824994	OLD TOWN VILLAGE LOT 59 & 60	437 & 461 VANDENBURG DR	**	VILLA RICA	GA	NPDES
30180	1026002389		OLD TOWN VILLAGE LOT 31 - 36	488 - 518 VANDENBURG DR		VILLA RICA	GA	FINDS
30180	1026019053	110070713230	OLD TOWN VILLAGE LOT 31 - 36	488 - 518 VANDENBURG DR		VILLA RICA	GA	
30180	S127265248		OLD TOWN VILLAGE LOT 31 - 36	488 - 518 VANDENBURG DR		VILLA RICA	GA	NPDES
30180	1026406584	110070824994	OLD TOWN VILLAGE LOT 51 - 54	503 - 521 VANDENBURG DR		VILLA RICA	GA	FINDS
30180	1026146256		OLD TOWN VILLAGE LOT 51 - 54	503 - 521 VANDENBURG DR		VILLA RICA	GA	
30180	S127269780	110070824994	OLD TOWN VILLAGE LOT 51 - 54	503 - 521 VANDENBURG DR		VILLA RICA	GA	NPDES
30180	1026460679		OLD TOWN VILLAGE LOT 47-48	551 - 557 VANDENBURG DR		VILLA RICA	GA	FINDS
30180	S127272548	110070824994	OLD TOWN VILLAGE LOT 47-48	551 - 557 VANDENBURG DR		VILLA RICA	GA	NPDES
30180	1026504379		OLD TOWN VILLAGE LOT 47-48	551 - 557 VANDENBURG DR		VILLA RICA	GA	
30180	A100495862		CROSSROADS COUNTRY STORE	1480 HIGHWAY 6	**	VILLA RICA	GA	AST

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30180	1024125399	110070217325	MANCHESTER MEADOWS LOTS 36-42	32, 46, 60, 94, 102, 124, & 142 SUSIE CREE	**	VILLA RICA	GA	NPDES FINDS EDR Historical Cleaners AST EDR Historical Auto Stations
30180	S127244571		MANCHESTER MEADOWS LOTS 36-42	32, 46, 60, 94, 102, 124, & 142 SUSIE CREE	**	VILLA RICA	GA	
30180	1024222022		MANCHESTER MEADOWS LOTS 36-42	32, 46, 60, 94, 102, 124, & 142 SUSIE CREE	**	VILLA RICA	GA	
30180	1018720563		CUSTOM CARE CLEANERS	118 HIGHWAY 61	**	VILLA RICA	GA	
30180	A100502134		RACETRAC	123 HIGHWAY 61	**	VILLA RICA	GA	
30180	1020926972		ROSWELL MARKETING INC	157 HIGHWAY 61	**	VILLA RICA	GA	EDR Historical Auto Stations
30180	1004688120	110006162062	WALMART SUPERCENTER #2732	600 HIGHWAY 61	** 7, NW, 1/2 - 1	VILLA RICA	GA	RCRAInfo-SQG, FINDS
30180	A100501926	110013465552	QUIKTRIP STORE # 810	650 HIGHWAY 61		VILLA RICA	GA	AST
30180	1006777249		OT 810	650 HWY 61		VILLA RICA	GA	FINDS, LUST, UST
30180	A100497549		GEORGIA PANTRY	HIGHWAY 61		VILLA RICA	GA	AST
30180	1021586601		ROSWELL MARKETING INC	HWY 61		VILLA RICA	GA	EDR Historical Auto Stations
30180	U004188723		RT # 495 VILLA RICA	HWY 61 & COMMERCE ST	**	VILLA RICA	GA	UST
30180	1021693837		RACETRAC PETROLEUM INC	HWY 61 & COMMERCE ST	**	VILLA RICA	GA	EDR Historical Auto Stations
30180	1020787792		RACETRAC PETROLEUM INC	HWY 61 AND COMMERCE ST	**	VILLA RICA	GA	EDR Historical Auto Stations
30180	1021757908		OSBORNS GROCERY	HWY 61 N	**	VILLA RICA	GA	EDR Historical Auto Stations
30180	1020867207		PARKS GROCERY	HWY 61 S RURAL ROUTE 1	**	VILLA RICA	GA	EDR Historical Auto Stations
30180	1016107045	110005715556	OLAM EDIBLE NUTS - BLAKELY PLANT	HWY 62 E	**	VILLA RICA	GA	FINDS
30180	1025471752	110070547419	THE GEORGIAN LOTS H20, H21, H22, H23,	34, 46, 68, 90, 108 WINDSOR VIEW LANE A	**	VILLA RICA	GA	FINDS NPDES AST LUST FINDS, UST UST FINDS UST FINDS RCRA-CESQG FINDS TIER 2 TIER 2 TIER 2 TIER 2 TIER 2 TIER 2 TIER 2 TIER 2 FINDS RCRAInfo-SQG LUST, UST EDR Historical Auto Stations
30180	1025811150		THE GEORGIAN LOTS H20, H21, H22, H23,	34, 46, 68, 90, 108 WINDSOR VIEW LANE A	**	VILLA RICA	GA	
30180	S127258844		THE GEORGIAN LOTS H20, H21, H22, H23,	34, 46, 68, 90, 108 WINDSOR VIEW LANE A	**	VILLA RICA	GA	
30180	A100328510		EASY QUICK SHOP	1607 HIGHWAY 78 WEST		VILLA RICA	GA	
30180	S124392403	110013492327	EASY QUICK STOP	1607 HWY 78 W		VILLA RICA	GA	LUST FINDS, UST UST FINDS UST FINDS RCRA-CESQG FINDS TIER 2 TIER 2 TIER 2 TIER 2 TIER 2 TIER 2 TIER 2 FINDS RCRAInfo-SQG LUST, UST EDR Historical Auto Stations
30180	1006779883		EASY QUICK STOP	1607 HWY 78 W		VILLA RICA	GA	
30180	U001920324		WAYNE DAVIS CONCRETE CO	1706 HWY 78 WEST		VILLA RICA	GA	
30180	1006777188		WAYNE DAVIS CONCRETE - VILLA RICA	1706 HWY 78 WEST		VILLA RICA	GA	
30180	U003727972	9022091	VILLA RICA AMOCO	650 HWY 78		VILLA RICA	GA	UST
30180	1006781553	110013509186	VILLA RICA AMOCO	650 HWY 78		VILLA RICA	GA	FINDS
30180	1014952374	110045536522	CVS PHARMACY #5637	736 HIGHWAY 78 WEST		VILLA RICA	GA	RCRA-CESQG
30180	1015918168		CVS PHARMACY #5637	736 HWY 78 WEST		VILLA RICA	GA	FINDS
30180	S117053830		AMERIGAS PROPANE	8037 HWY 78 EAST		VILLA RICA	GA	TIER 2
30180	S113909155		AMERIGAS PROPANE	8037 HWY 78 EAST		VILLA RICA	GA	TIER 2
30180	S126411443		AMERIGAS - WINSTON (SATELLITE)	8037 HWY 78 EAST		VILLA RICA	GA	TIER 2
30180	S125321058		AMERIGAS PROPANE	8037 HWY 78 EAST		VILLA RICA	GA	TIER 2
30180	S125321128		AMERIGAS PROPANE	8037 HWY 78 EAST		VILLA RICA	GA	TIER 2
30180	S121116335		HERITAGE BAG VILLA RICA	8096 HIGHWAY 78		VILLA RICA	GA	TIER 2
30180	S123104565		HERITAGE BAG-VILLA RICA	8096 HIGHWAY 78		VILLA RICA	GA	TIER 2
30180	1024397268	110070310698	HERITAGE BAG COMPANY	8096 US 78		VILLA RICA	GA	FINDS
30180	1024424585	110070344334	SOUTHERN ALUMINUM FINISHING D.B.A.	8370 HIGHWAY 78		VILLA RICA	GA	FINDS
30180	1010316046	GAR000046284	SAF METAL FABRICATION	8370 HWY 78		VILLA RICA	GA	RCRAInfo-SQG
30180	U001480374	710016	AT&T COMMUNICATIONS	9505 HWY 78		VILLA RICA	GA	LUST, UST
30180	1020946507		VILLA RICA QUICK LUBE EXHAUST	HIGHWAY 78 WEST	**	VILLA RICA	GA	EDR Historical Auto Stations
30180	1021463302		LEATHERS LEROY GROCERY	HWY 78	**	VILLA RICA	GA	EDR Historical Auto Stations
30180	1021851648		EILAND INC	HWY 78 & VAN WERT RD		VILLA RICA	GA	EDR Historical Auto Stations
30180	1021061227		LEATHERS HAROLD H	HWY 78 E	**	VILLA RICA	GA	EDR Historical Auto Stations
30180	1020615251		LEATHERS LEROY	HWY 78 W	**	VILLA RICA	GA	EDR Historical Auto Stations
30180	A100328445	110043259149	ACE HARDWARE (CLOSED)	HIGHWAY 78, 131 TRI CO. PLAZA	**	VILLA RICA	GA	AST
30180	S117049876		AT&T - GA2510	9505 HWY 78E		VILLA RICA	GA	TIER 2
30180	S111277892		AT&T - GA2510	9505 HWY 78E		VILLA RICA	GA	TIER 2
30180	1014696466		JOHN DEERE LANDSCAPE, INC.	HWY 8	**	VILLA RICA	GA	FINDS
30180	S127239144	110070153130	TOWNSEND VILLAGE	ALTON CIRCLE AND REEDELL WAY		VILLA RICA	GA	NPDES
30180	1024030091		TOWNSEND VILLAGE	ALTON CIRCLE AND REEDELL WAY		VILLA RICA	GA	FINDS
30180	1024600367		FALLS AT MIRROR LAKE PHASE 1	1008 AND 1006 SUMMER CYPRESS DRIVE		VILLA RICA	GA	FINDS
30180	S127253958		FALLS AT MIRROR LAKE PHASE 1	1008 AND 1006 SUMMER CYPRESS DRIVE		VILLA RICA	GA	NPDES
30180	1024599720	110070387122	FALLS AT MIRROR LAKE PHASE 1	1019,1021,1023,1025,1027 AND 1029 SUMM	**	VILLA RICA	GA	FINDS
30180	S127253966		FALLS AT MIRROR LAKE PHASE 1	1019,1021,1023,1025,1027 AND 1029 SUMM	**	VILLA RICA	GA	NPDES
30180	A100328490	304500048	SOUTHWIRE	105 ANDREW WAY		VILLA RICA	GA	AST
30180	S108468784		SNL DISTRIBUTION SERVICES	215 ANDREW WAY		VILLA RICA	GA	NPDES, SPILLS
30180	S107750515		FINISHING DYNAMICS INC	28 ANDREW WAY		VILLA RICA	GA	AIRS
30180	1014695333		FINISHING DYNAMICS INC	28 ANDREW WAY		VILLA RICA	GA	ICIS
30180	1007117702	110042011836	FINISHING DYNAMICS LLC	28 ANDREW WAY		VILLA RICA	GA	RCRA-NonGen, FINDS

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ZIP	EDR-ID	Facility ID	Name	Address	Map/Dir/Dist	City	State	Databases
30180	S107772875	FATR20062UPHFL0042SK -- PRINTPACK INCORPORATED --	285 ANDREW WAY	VILLA RICA		GA	NPDES, TIER 2	
30180	1016082296	110041967841	PRINTPACK INCORPORATED	285 ANDREW WAY		GA	FINDS	
30180	S117052324		DUPLICATE - PRINTPACK INCORPORATEI	285 ANDREW WAY		GA	TIER 2	
30180	1007118615	GAR000032540	PRINTPACK INCORPORATED	285 ANDREW WAY		GA	RCRAInfo-LQG	
30180	S121800297		PRINTPACK INC PLANT 2	295 ANDREW WAY		GA	AIRS	
30180	S127165645		PRINTPACK, INC. VILLA RICA PLANT 2 FIL	297 ANDREW LANE	**	GA	NPDES	
30180	1022971671	110070008017	PRINTPACK, INC. VILLA RICA PLANT 2 FIL	297 ANDREW LANE		GA	FINDS	
30180	1007217376	04500039	PRINTPACK INC.	297 ANDREW WAY		GA	AIRS, NPDES, TIER 2	
30180	1022985702		PRINTPACK INC.	297 ANDREW WAY		GA		
30180	S117051488		PRINTPACK INCORPORATED	297 ANDREW WAY		GA	TIER 2	
30180	S107751618	04500039	PRINTPACK INCORPORATED	297 ANDREW WAY		GA	AIRS, TIER 2	
30180	1014695325		PRINTPACK INC	297 ANDREW WAY		GA	ICIS	
30180	1026062932	110070022070	PRINTPACK INC.	297 ANDREW WAY		GA	FINDS	
30180	A100328501		PRINTPACK, INC.	297 ANDREW WAY		GA	AST	
30180	1007118073	GAD981241300	PRINTPACK INC	297 ANDREW WAY		GA	RCRAInfo-LQG	
30180	S117052323		PRINTPACK INCORPORATED	375 ANDREW WAY		GA	TIER 2	
30180	S107772876	FATR20062UPJ7301B4TC -- PRINTPACK -- 375 ANDREW WAY		VILLA RICA		GA	NPDES, TIER 2	
30180	1004687189	GAD984317586	PRINTPACK INC	375 ANDREW WAY		GA	RCRA-CESQG	
30180	1024596492	110070021609	PRINTPACK	375 ANDREW WAY		GA	FINDS	
30180	1022985242		PRINTPACK	375 ANDREW WAY		GA		
30180	S108994074		COCA-COLA REFRESHMENTS USA, INC.	75 ANDREW WAY		GA	TIER 2	
30180	S121116224		ENERGY CUSTOMER SERVICE CENTER	105 ANDREWS WAY		GA	NPDES, TIER 2	
30180	S127168546		SOUTHWIRE EXPANSION	105 ANDREWS WAY		GA	NPDES	
30180	S117050585		RYDER TRANSPORTATION SERVICES #12	215 ANDREWS WAY		GA	TIER 2	
30180	S107774864	FATR20064WYXR0007C06 -- RYDER TRANSPORTATION SERVICES #1215 -- 215 ANDREWS WAY		VILLA RICA		GA	AST, TIER 2	
30180	1024380808	110070284866	COCA-COLA ENTERPRISES	75 ANDREWS WAY		GA	FINDS	
30180	S127248817		STONECRESTK PHASE II LOT - 104	ARBOR DESIGN GROUP, LLC	**	GA	NPDES	
30180	1024236955	110070237470	STONECRESTK PHASE II LOT - 57	ARBOR DESIGN GROUP, LLC	**	GA	FINDS	
30180	1024235177	110070235405	STONECRESTK PHASE II LOT - 104	ARBOR DESIGN GROUP, LLC	**	GA	FINDS	
30180	1024139657		STONECRESTK PHASE II LOT - 57	ARBOR DESIGN GROUP, LLC	**	GA		
30180	1024137762		STONECRESTK PHASE II LOT - 104	ARBOR DESIGN GROUP, LLC	**	GA		
30180	S127248816		STONECRESTK PHASE II LOT - 57	ARBOR DESIGN GROUP, LLC	**	GA	NPDES	
30180	1025916953		AUGUSTA WOODS LOT - 127	307 AUGUSTA WOODS DRIVE		GA		
30180	S127263760		AUGUSTA WOODS LOT - 127	307 AUGUSTA WOODS DRIVE	**	GA	NPDES	
30180	1025986128	110070598884	AUGUSTA WOODS LOT - 127	307 AUGUSTA WOODS DRIVE		GA	FINDS	
30180	1025916499		AUGUSTA WOODS LOT - 179	308 AUGUSTA WOODS DRIVE		GA		
30180	S127263757		AUGUSTA WOODS LOT - 179	308 AUGUSTA WOODS DRIVE	**	GA	NPDES	
30180	1025985708	110070598428	AUGUSTA WOODS LOT - 179	308 AUGUSTA WOODS DRIVE		GA	FINDS	
30180	1025916110		AUGUSTA WOODS LOT - 128	309 AUGUSTA WOODS DRIVE		GA		
30180	S127263761		AUGUSTA WOODS LOT - 128	309 AUGUSTA WOODS DRIVE	**	GA	NPDES	
30180	1025985350	110070598037	AUGUSTA WOODS LOT - 128	309 AUGUSTA WOODS DRIVE		GA	FINDS	
30180	S127263753		AUGUSTA WOODS LOT - 173	312 AUGUSTA WOODS DRIVE	**	GA	NPDES	
30180	1025916938		AUGUSTA WOODS LOT - 173	312 AUGUSTA WOODS DRIVE		GA		
30180	1025986113	110070598869	AUGUSTA WOODS LOT - 173	312 AUGUSTA WOODS DRIVE		GA	FINDS	
30180	1025920921		AUGUSTA WOODS LOT - 172	314 AUGUSTA WOODS DRIVE		GA		
30180	S127263752		AUGUSTA WOODS LOT - 172	314 AUGUSTA WOODS DRIVE	**	GA	NPDES	
30180	1025989799	110070602896	AUGUSTA WOODS LOT - 172	314 AUGUSTA WOODS DRIVE		GA	FINDS	
30180	1025985256	110070597936	AUGUSTA WOODS LOT - 147	315 AUGUSTA WOODS DRIVE		GA	FINDS	
30180	S127263759		AUGUSTA WOODS LOT - 147	315 AUGUSTA WOODS DRIVE	**	GA	NPDES	
30180	1025916011		AUGUSTA WOODS LOT - 147	315 AUGUSTA WOODS DRIVE		GA		
30180	1025986676	110070599473	AUGUSTA WOODS LOT - 171	316 AUGUSTA WOODS DRIVE		GA	FINDS	
30180	1025917538		AUGUSTA WOODS LOT - 171	316 AUGUSTA WOODS DRIVE		GA		
30180	S127263751		AUGUSTA WOODS LOT - 171	316 AUGUSTA WOODS DRIVE	**	GA	NPDES	
30180	1025901901		AUGUSTA WOODS LOT - 148	317 AUGUSTA WOODS DRIVE		GA		
30180	S127262949		AUGUSTA WOODS LOT - 148	317 AUGUSTA WOODS DRIVE	**	GA	NPDES	
30180	1025822879	110070567982	AUGUSTA WOODS LOT - 148	317 AUGUSTA WOODS DRIVE		GA	FINDS	
30180	S127263750		AUGUSTA WOODS LOT - 170	318 AUGUSTA WOODS DRIVE	**	GA	NPDES	
30180	1025987540	110070600418	AUGUSTA WOODS LOT - 170	318 AUGUSTA WOODS DRIVE		GA	FINDS	
30180	1025918470		AUGUSTA WOODS LOT - 170	318 AUGUSTA WOODS DRIVE		GA		
30180	1025822238	110070567339	AUGUSTA WOODS LOT - 149	319 AUGUSTA WOODS DRIVE		GA	FINDS	
30180	1025901268		AUGUSTA WOODS LOT - 149	319 AUGUSTA WOODS DRIVE		GA		
30180	S127262950		AUGUSTA WOODS LOT - 149	319 AUGUSTA WOODS DRIVE	**	GA	NPDES	
30180	1020244916		COUNTRY MARKET	650 NORTH AVE		GA	EDR Historical Auto Stations	
30180	1026703492	110070883722	ARROWHEAD S/D	1255 AWENASA DRIVE		GA	FINDS	
30180	S127278342		ARROWHEAD S/D	1255 AWENASA DRIVE		GA	NPDES	
30180	1026669205		ARROWHEAD S/D	1255 AWENASA DRIVE		GA		
30180	1020585038		ALL SWEET TRANSMISSIONS	156 AZALEA DR		GA	EDR Historical Auto Stations	
30180	S127174278		DICKINSON INVESTMENTS, LLP	BAKER INDUSTRIAL COURT	**	GA	NPDES	
30180	1024444012	110070368314	ASIMPA	BAKER INDUSTRIAL PARK	**	GA	FINDS	

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ZIP	EDR-ID	Facility ID	Name	Address	Map/Dir/Dist	City	State	Databases
30180	1020441735		SMITH HAROLD SERVICE STATION*	116 W BANK HEAD		VILLA RICA	GA	EDR Historical Auto Stations
30180	1020108437	09022093	TRICO CLEANERS INC	113 W BANKHEAD HWY		VILLA RICA	GA	EDR Historical Cleaners
30180	U003727974		VILLA RICA AUTO SERVICE	116 W BANKHEAD HWY		VILLA RICA	GA	LUST, UST
30180	1021547828		SMITH BOBBY GULF SERVICE	121 BANKHEAD HWY		VILLA RICA	GA	EDR Historical Auto Stations
30180	1021868878		SMITH BOBBY GULF SERVICE	121 W BANKHEAD HWY		VILLA RICA	GA	EDR Historical Auto Stations
30180	U003727982	09022101	ESTATE OF CELESTINE W HOBBS	121 W BANKHEAD HWY		VILLA RICA	GA	LUST, UST
30180	1021190791		TRENTS TRANSMISSION	131 W BANKHEAD HWY		VILLA RICA	GA	EDR Historical Auto Stations
30180	1018911918		HILLSIDE CLEANERS	131 WEST BANKHEAD HWY		VILLA RICA	GA	EDR Historical Cleaners
30180	A100328461		LITTLE OF THIS LITTLE OF THAT	1506 W. BANKHEAD HIGHWAY		VILLA RICA	GA	AST
30180	1020354833		E-Z SHOP FOOD STORE	1607 W BANKHEAD HWY		VILLA RICA	GA	EDR Historical Auto Stations
30180	1010462727	110031467277	WAYNE DAVIS CONCRETE - VILLA RICA	1706 BANKHEAD HIGHWAY		VILLA RICA	GA	FINDS
30180	S117052067		WAYNE DAVIS CONCRETE-VILLA RICA	1706 BANKHEAD HWY		VILLA RICA	GA	TIER 2
30180	S109697263		WAYNE DAVIS CONCRETE-VILLA RICA	1706 BANKHEAD HWY		VILLA RICA	GA	NPDES, TIER 2
30180	A100328464		VILLA RICA TIRE	216 WEST BANKHEAD HIGHWAY		VILLA RICA	GA	AST
30180	S109507937		BELLSOUTH - W BANKHEAD HWY - R3930	261 W BANKHEAD HWY		VILLA RICA	GA	TIER 2
30180	1018747230		FAMILY CLOTHES CARE CENTER	361 W BANKHEAD HWY		VILLA RICA	GA	EDR Historical Cleaners
30180	1020447478		HERRELL D C B P STATION	369 W BANKHEAD		VILLA RICA	GA	EDR Historical Auto Stations
30180	S127177261		BAIN DENTAL GROUP	427 WEST BANKHEAD HIGHWAY		VILLA RICA	GA	NPDES
30180	1026101203	110070671043	BAIN DENTAL GROUP	427 WEST BANKHEAD HIGHWAY		VILLA RICA	GA	FINDS
30180	1026029746		BAIN DENTAL GROUP	427 WEST BANKHEAD HIGHWAY		VILLA RICA	GA	
30180	1026456724	110070816643	BAIN MOB	427 WEST BANKHEAD HWY		VILLA RICA	GA	FINDS
30180	1026220180		BAIN MOB	427 WEST BANKHEAD HWY		VILLA RICA	GA	
30180	S127178397		BAIN MOB	427 WEST BANKHEAD HWY		VILLA RICA	GA	NPDES
30180	S109113591		451 WEST BANKHEAD HIGHWAY(EL TACC	451 WEST BANKHEAD HIGHWAY		VILLA RICKA	GA	BROWNFIELDS, INST CONTROL, NON HSI
30180	1004460999	110006777899	VILLA RICA, CITY OF (NORTH SWEETWAT	571 W. BANKHEAD HWY.		VILLA RICA	GA	FINDS
30180	S125319012	110070052164	CITY OF VILLA RICA MS4	571 WEST BANKHEAD HIGHWAY		VILLA RICA	GA	NPDES
30180	1023643011		CITY OF VILLA RICA MS4	571 WEST BANKHEAD HIGHWAY		VILLA RICA	GA	FINDS
30180	A100500069		MCCURLEY'S	610 EAST BANKHEAD HIGHWAY		VILLA RICA	GA	AST
30180	1020276784		J R MORGAN OIL COMPANY INC	650 W BANKHEAD HWY		VILLA RICA	GA	EDR Historical Auto Stations
30180	1021206997		DISCOUNT SMOKES & BEER	733 W BANKHEAD HWY		VILLA RICA	GA	EDR Historical Auto Stations
30180	1006793042	110013624890	DISCOUNT SMOKES & BEER	733 WEST BANKHEAD AVE		VILLA RICA	GA	FINDS
30180	A100497654		GOLDEN CITY MARKET	733 WEST BANKHEAD HIGHWAY		VILLA RICA	GA	AST
30180	U001474627	220271	DISCOUNT SMOKES & BEER	733 WEST BANKHEAD HWY		VILLA RICA	GA	UST
30180	U001487402	04220009	GA DEPT PUBLIC SAFETY/GA STATE P	746 WEST BANKHEAD HWY		VILLA RICA	GA	LUST, UST
30180	1006779602	110013489475	DAY NITE FOOD STORE	764 W BANKHEAD HWY		VILLA RICA	GA	FINDS, LUST, UST
30180	1021272900		WARREN DAVE ENTERPRISES INC	764 W BANKHEAD HWY		VILLA RICA	GA	EDR Historical Auto Stations
30180	A100328506		DAY-NITE FOOD STORE	764 W. BANKHEAD HWY.		VILLA RICA	GA	AST
30180	1020672788		E-Z SHOP FOOD STORE	78 W BANKHEAD HWY	**	VILLA RICA	GA	EDR Historical Auto Stations
30180	S125321013	110070074200	AMERIGAS	8037 E BANKHEAD HWY		VILLA RICA	GA	TIER 2
30180	1023660089		VILLA RICA DAIRY QUEEN	811 W BANKHEAD HWY		VILLA RICA	GA	FINDS
30180	S127170869		VILLA RICA DAIRY QUEEN	811 W BANKHEAD HWY		VILLA RICA	GA	NPDES
30180	A100489504		BLUE STREAK (CLOSED)	8896 BANKHEAD HIGHWAY		VILLA RICA	GA	AST
30180	1006781759	9022047	HAROLD SMITHS TIRE SERVICE	900 W BANKHEAD HWY		VILLA RICA	GA	LUST, UST
30180	1020385177		SMITH KAWASAKI INC	900 WEST BANKHEAD HWY		VILLA RICA	GA	EDR Historical Auto Stations
30180	1008219350	110022433892 GAR000041095 9048040	CUSTOM BUILT CABINET CO	9981 E BANKHEAD HWY		VILLA RICA	GA	FINDS
30180	1008372537		CUSTOM BUILT CABINET CO	9981 E BANKHEAD HWY		VILLA RICA	GA	RCRA-NonGen
30180	U001629203		CUSTOM BUILT CABINET CO	9981 E BANKHEAD HWY		VILLA RICA	GA	LUST, UST
30180	1020558792		MCCURLEYS OIL CO	BANKHEAD HWY	**	VILLA RICA	GA	EDR Historical Auto Stations
30180	1022185864		RIVERVIEW MARKET BAIT & TACKLE	BANKHEAD HWY 78 W	**	VILLA RICA	GA	EDR Historical Auto Stations
30180	1020155272		LEATHERS LEROY	BANKHEAD WHY	**	VILLA RICA	GA	EDR Historical Auto Stations
30180	S127006885	110064625044	VILLA RICA, CITY OF (WEST WPCP)	185 BARBER INDUSTRIAL CT		VILLA RICA	GA	NPDES
30180	S127007746		VILLA RICA, CITY OF (WEST WPCP)	185 BARBER INDUSTRIAL CT		VILLA RICA	GA	NPDES
30180	1017768982	110018920998	CITY OF VILLA RICA - TALLAPOOSA WEST	185 BARBER INDUSTRIAL CT		VILLA RICA	GA	ICIS, FINDS
30180	1007734587		TALLAPOOSA WEST WWTP	205 BARBER INDUSTRIAL COURT		VILLA RICA	GA	FINDS
30180	S125320342		PRINTPAK INC.	5 5 BARBER INDUSTRIAL CT		VILLA RICA	GA	NPDES
30180	1009316839	110024429965	PRINTPAK INC.	5 BARBER INDUSTRIAL CT		VILLA RICA	GA	FINDS

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ZIP	EDR-ID	Facility ID	Name	Address	Map/Dir/Dist	City	State	Databases
30180	1009216799	GAR000043711	PRINTPACK-CORPORATE SERVICES BUIL	5 BARBER INDUSTRIAL CT		VILLA RICA	GA	RCRA-CESQG
30180	1006777253	110013465598	BAY SPRINGS MIDDLE SCHOOL	122 BAY SPRINGS RD		VILLA RICA	GA	AST, FINDS, UST
30180	1020730287		FAIR OAKS TEXACO SERVICE STN	504 BAY SPRINGS RD		VILLA RICA	GA	EDR Historical Auto Stations
30180	1024439285	110070362368	BAY SPRINGS EAST PHASE TWO LOT 108	807 N BAY OVERLOOK		VILLA RICA	GA	FINDS
30180	S127174224		BAY SPRINGS EAST PHASE TWO LOT 108	807 N BAY OVERLOOK		VILLA RICA	GA	NPDES
30180	1026695231	110070867734	BAY SPRINGS EAST LOT 87	844 N BAY OVERLOOK		VILLA RICA	GA	FINDS
30180	S127276710		BAY SPRINGS EAST LOT 87	844 N BAY OVERLOOK		VILLA RICA	GA	NPDES
30180	1026661968		BAY SPRINGS EAST LOT 87	844 N BAY OVERLOOK		VILLA RICA	GA	
30180	1026661836		BAY SPRINGS EAST LOT 98	847 N. BAY OVERLOOK		VILLA RICA	GA	
30180	S127276739		BAY SPRINGS EAST LOT 98	847 N. BAY OVERLOOK		VILLA RICA	GA	NPDES
30180	1026695111	110070867602	BAY SPRINGS EAST LOT 98	847 N. BAY OVERLOOK		VILLA RICA	GA	FINDS
30180	S127212999		THE GEORGIAN UNIT G LOT G7-G11	149-197 BAYWOOD LN		VILLA RICA	GA	NPDES
30180	1023623907	110070030939	THE GEORGIAN UNIT G LOT G7-G11	149-197 BAYWOOD LN		VILLA RICA	GA	FINDS
30180	1023622580	110070029609	THE GEORGIA UNIT G LOT G28	74 BAYWOOD LN		VILLA RICA	GA	FINDS
30180	S127213000		THE GEORGIA UNIT G LOT G28	74 BAYWOOD LN		VILLA RICA	GA	NPDES
30180	S127279469		TSEMA LOT 9A - CAMDEN LAKE	110 BEAVER POINTE		VILLA RICA	GA	NPDES
30180	1026733770		TSEMA LOT 9A - CAMDEN LAKE	110 BEAVER POINTE		VILLA RICA	GA	
30180	1026769009	110070891486	TSEMA LOT 9A - CAMDEN LAKE	110 BEAVER POINTE		VILLA RICA	GA	FINDS
30180	S113244472		JERRY SEALS AND EDWARD ROBERTS C	2826 BELMONT RD	**	VILLA RICA	GA	SWF/LF
30180	S127263868		NOLANDWOOD LAKE - LOT #65	3561 MS. BETTY'S PLACE	**	VILLA RICA	GA	NPDES
30180	1025920806		NOLANDWOOD LAKE - LOT #65	3561 MS. BETTY'S PLACE		VILLA RICA	GA	
30180	1025989693	110070602781	NOLANDWOOD LAKE - LOT #65	3561 MS. BETTY'S PLACE		VILLA RICA	GA	FINDS
30180	1025818314	110070562144	NOLANDWOOD - LOT 68	3582 MS BETTYS PLACE		VILLA RICA	GA	FINDS
30180	1025493778		NOLANDWOOD - LOT 68	3582 MS BETTYS PLACE		VILLA RICA	GA	
30180	S127262326		NOLANDWOOD - LOT 68	3582 MS BETTYS PLACE		VILLA RICA	GA	NPDES
30180	1026505765		BRANDYWINE LAKE SUBDIVISION LOT 16	1203 BORDEAU WAY		VILLA RICA	GA	
30180	1026537842	110070830579	BRANDYWINE LAKE SUBDIVISION LOT 16	1203 BORDEAU WAY		VILLA RICA	GA	FINDS
30180	S127274230		BRANDYWINE LAKE SUBDIVISION LOT 16	1203 BORDEAU WAY		VILLA RICA	GA	NPDES
30180	1026506240		BRANDYWINE LAKE SUBDIVISION LOT 16	1205 BORDEAU WAY		VILLA RICA	GA	
30180	S127274229		BRANDYWINE LAKE SUBDIVISION LOT 16	1205 BORDEAU WAY		VILLA RICA	GA	NPDES
30180	1026538282	110070831054	BRANDYWINE LAKE SUBDIVISION LOT 16	1205 BORDEAU WAY		VILLA RICA	GA	FINDS
30180	1026505457		BRANDYWINE LAKE SUBDIVISION LOT 16	1211 BORDEAU WAY		VILLA RICA	GA	
30180	S127274228		BRANDYWINE LAKE SUBDIVISION LOT 16	1211 BORDEAU WAY		VILLA RICA	GA	NPDES
30180	1026537561	110070830271	BRANDYWINE LAKE SUBDIVISION LOT 16	1211 BORDEAU WAY		VILLA RICA	GA	FINDS
30180	S127274227		BRANDYWINE LAKE SUBDIVISION LOT 16	1213 BORDEAU WAY		VILLA RICA	GA	NPDES
30180	1026507709		BRANDYWINE LAKE SUBDIVISION LOT 16	1213 BORDEAU WAY		VILLA RICA	GA	
30180	1026539610	110070832523	BRANDYWINE LAKE SUBDIVISION LOT 16	1213 BORDEAU WAY		VILLA RICA	GA	FINDS
30180	1026506199		BRANDYWINE LAKE SUBDIVISION LOT 15	1217 BORDEAU WAY		VILLA RICA	GA	
30180	1026538241	110070831013	BRANDYWINE LAKE SUBDIVISION LOT 15	1217 BORDEAU WAY		VILLA RICA	GA	FINDS
30180	S127274226		BRANDYWINE LAKE SUBDIVISION LOT 15	1217 BORDEAU WAY		VILLA RICA	GA	NPDES
30180	1026537619	110070830336	BRANDYWINE LAKE SUBDIVISION LOT 15	1219 BORDEAU WAY		VILLA RICA	GA	FINDS
30180	S127274225		BRANDYWINE LAKE SUBDIVISION LOT 15	1219 BORDEAU WAY		VILLA RICA	GA	NPDES
30180	1026505522		BRANDYWINE LAKE SUBDIVISION LOT 15	1219 BORDEAU WAY		VILLA RICA	GA	
30180	1026539055	110070831900	BRANDYWINE LAKE SUBDIVISION LOT 15	1224 BORDEAU WAY		VILLA RICA	GA	FINDS
30180	S127274223		BRANDYWINE LAKE SUBDIVISION LOT 15	1224 BORDEAU WAY		VILLA RICA	GA	NPDES
30180	1026507086		BRANDYWINE LAKE SUBDIVISION LOT 15	1224 BORDEAU WAY		VILLA RICA	GA	
30180	S127274224		BRANDYWINE LAKE SUBDIVISION LOT 15	1225 BORDEAU WAY		VILLA RICA	GA	NPDES
30180	1026537781	110070830511	BRANDYWINE LAKE SUBDIVISION LOT 15	1225 BORDEAU WAY		VILLA RICA	GA	FINDS
30180	1026505697		BRANDYWINE LAKE SUBDIVISION LOT 15	1225 BORDEAU WAY		VILLA RICA	GA	
30180	S113244473		RANDY JARRELL JR. AND BOBBIE J. BRO	P.O. BOX 603	**	VILLA RICO	GA	SWF/LF
30180	S127232423		LIBERTY POINTE LOT 12	503 BRADY DR	**	VILLA RICA	GA	NPDES
30180	1023662873	110070076985	LIBERTY POINTE LOT 12	503 BRADY DR		VILLA RICA	GA	FINDS
30180	S127276552		SUMMERGATE LOT 73	0 BROOKHAVEN ROAD	**	VILLA RICA	GA	NPDES
30180	1026695070	110070867558	SUMMERGATE LOT 73	0 BROOKHAVEN ROAD	**	VILLA RICA	GA	FINDS
30180	1026661792		SUMMERGATE LOT 73	0 BROOKHAVEN ROAD	**	VILLA RICA	GA	
30180	S127215523		SUMMERGATE, LOT 59	140 BROOKHAVEN DR		VILLA RICA	GA	NPDES
30180	1022978316	110070014669	SUMMERGATE, LOT 59	140 BROOKHAVEN DR		VILLA RICA	GA	FINDS
30180	S113244474		AAA SANITATION	11 BROOKS PINE STREET		VILLA RICA	GA	SWF/LF
30180	1022978234		REID PLANTATION - LOT -44	1013 BUCKEYE LN		VILLA RICA	GA	
30180	1023545978	110070014587	REID PLANTATION - LOT -44	1013 BUCKEYE LN		VILLA RICA	GA	FINDS
30180	S127221288		REID PLANTATION - LOT -44	1013 BUCKEYE LN		VILLA RICA	GA	NPDES
30180	S127215519		REID PLANTATION LOT 234	1024 BUCKEYE LN		VILLA RICA	GA	NPDES
30180	1022985360	110070021727	REID PLANTATION LOT 234	1024 BUCKEYE LN		VILLA RICA	GA	FINDS
30180	S127215520		REID PLANTATION LOT 53	1026 BUCKEYE LN		VILLA RICA	GA	NPDES
30180	1022989123	110070025493	REID PLANTATION LOT 53	1026 BUCKEYE LN		VILLA RICA	GA	FINDS
30180	S127250804		CAMDEN LAKES LOT 139	100 CAMDEN LAKES WAY	**	VILLA RICA	GA	NPDES
30180	1024150916	110070257913	CAMDEN LAKES LOT 139	100 CAMDEN LAKES WAY		VILLA RICA	GA	FINDS
30180	1024243868	110070249958	CAMDEN LAKES LOT 138	104 CAMDEN LAKES LAY		VILLA RICA	GA	FINDS
30180	1024145037		CAMDEN LAKES LOT 138	104 CAMDEN LAKES LAY		VILLA RICA	GA	
30180	S127249167		CAMDEN LAKES LOT 138	104 CAMDEN LAKES LAY	**	VILLA RICA	GA	NPDES

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ZIP	EDR-ID	Facility ID	Name	Address	Map/Dir/Dist	City	State	Databases
30180	1024149637	110070256569	CAMDEN LAKES LOT 137	108 CAMDEN LAKES WAY		VILLA RICA	GA	FINDS
30180	S127250806		CAMDEN LAKES LOT 137	108 CAMDEN LAKES WAY	**	VILLA RICA	GA	NPDES
30180	1024146988		CAMDEN LAKES LOT 17	203 CAMDEN LAKES DRIVE		VILLA RICA	GA	
30180	S127249165		CAMDEN LAKES LOT 17	203 CAMDEN LAKES DRIVE	**	VILLA RICA	GA	NPDES
30180	1024245706	110070251996	CAMDEN LAKES LOT 17	203 CAMDEN LAKES DRIVE		VILLA RICA	GA	FINDS
30180	1024242808	110070248793	CAMDEN LAKES LOT 129	224 CAMDEN LAKES WAY		VILLA RICA	GA	FINDS
30180	S127249168		CAMDEN LAKES LOT 129	224 CAMDEN LAKES WAY	**	VILLA RICA	GA	NPDES
30180	1024143924		CAMDEN LAKES LOT 129	224 CAMDEN LAKES WAY		VILLA RICA	GA	
30180	S127249166		CAMDEN LAKES LOT 24	279 CAMDEN LAKES DRIVE	**	VILLA RICA	GA	NPDES
30180	1024245193	110070251438	CAMDEN LAKES LOT 24	279 CAMDEN LAKES DRIVE		VILLA RICA	GA	FINDS
30180	1024146456		CAMDEN LAKES LOT 24	279 CAMDEN LAKES DRIVE		VILLA RICA	GA	
30180	S127239902		CAMDEN LAKES LOTS 128-147 & 149	CAMDEN LAKES DRIVE, CAMDEN LAKES	**	VILLA RICA	GA	NPDES
30180	1024030811	110070153867	CAMDEN LAKES LOTS 128-147 & 149	CAMDEN LAKES DRIVE, CAMDEN LAKES	**	VILLA RICA	GA	FINDS
30180	1025989792	110070602888	AUGUSTA WOODS LOT - 174	900 CAMILLA COURT		VILLA RICA	GA	FINDS
30180	S127263754		AUGUSTA WOODS LOT - 174	900 CAMILLA COURT	**	VILLA RICA	GA	NPDES
30180	1025920913		AUGUSTA WOODS LOT - 174	900 CAMILLA COURT		VILLA RICA	GA	
30180	S127263756		AUGUSTA WOODS LOT - 178	903 CAMILLA COURT	**	VILLA RICA	GA	NPDES
30180	1025916849		AUGUSTA WOODS LOT - 178	903 CAMILLA COURT		VILLA RICA	GA	
30180	1025986027	110070598780	AUGUSTA WOODS LOT - 178	903 CAMILLA COURT		VILLA RICA	GA	FINDS
30180	S127263755		AUGUSTA WOODS LOT - 177	905 CAMILLA COURT	**	VILLA RICA	GA	NPDES
30180	1025920785		AUGUSTA WOODS LOT - 177	905 CAMILLA COURT		VILLA RICA	GA	
30180	1025989674	110070602760	AUGUSTA WOODS LOT - 177	905 CAMILLA COURT		VILLA RICA	GA	FINDS
30180	A100328453		RICHARDSON COLE HARDWARE	119 S. CANDLER STREET		VILLA RICA	GA	AST
30180	1004462843	110001750677	ROYAL CREATIONS INC	900 CANNON RD		VILLA RICA	GA	AIRS, FINDS
30180	1014694838	110043462801	MIRROR LAKE , DOUGLAS CO., GA	CANONGATE PKWY		VILLA RICA	GA	FINDS
30180	1022007148		ZOHRA INC	4921A CARRLLTN VLLA RC HW	**	VILLA RICA	GA	EDR Historical Auto Stations
30180	1022256117		FIVE POINTS FOOD MART	4921A CARRLLTN VLLA RICA		VILLA RICA	GA	EDR Historical Auto Stations
30180	1006779657	110013490025	CARROLL RD SHOPPETTE	205 S CARROLL RD		VILLA RICA	GA	FINDS
30180	U001487459	4220076	QUICKER TRIP	205 S CARROLL RD		VILLA RICA	GA	UST
30180	1022078220		CARROLL ROAD SHOPETTE	205 S CARROLL RD		VILLA RICA	GA	EDR Historical Auto Stations
30180	1020700823		TEXACO SERVICE STATION	736 CARROLLTN VLA RCA HWY	B, West, 1/4 - 1/2	VILLA RICA	GA	EDR Historical Auto Stations
30180	S109505630		FAMILY CLEANER INC	118 CARROLLTON VILLA RICA HWY		VILLA RICA	GA	DRYCLEANERS
30180	1025990146	110070603278	BAY SPRINGS GOODWILL	1281 CARROLLTON VILLA RICA HWY		VILLA RICA	GA	FINDS
30180	S127176474		BAY SPRINGS GOODWILL	1281 CARROLLTON VILLA RICA HWY		VILLA RICA	GA	NPDES
30180	1025921301		BAY SPRINGS GOODWILL	1281 CARROLLTON VILLA RICA HWY		VILLA RICA	GA	
30180	A100496983		FIVE POINTS CUPBOARD	4921 CARROLLTON HIGHWAY	**	VILLA RICA	GA	AST
30180	1020154335		COHRA INC	4921 CARROLLTON VILLA RIC		VILLA RICA	GA	EDR Historical Auto Stations
30180	1021225089		FIVE POINTS FOOD MART	4921A CARROLLTON VILLA RH		VILLA RICA	GA	EDR Historical Auto Stations
30180	1020218576		FIVE POINTS FOOD MART	4921A CARROLLTON VILLA RI		VILLA RICA	GA	EDR Historical Auto Stations
30180	1020122742		WORLD CLEANERS	594 CARROLLTON VILLA RIC	**	VILLA RICA	GA	EDR Historical Cleaners
30180	1020122741		WORLD CLEANERS	594 CARROLLTON VILLA RICA	A, WNW, 1/4 - 1/2	VILLA RICA	GA	EDR Historical Cleaners
30180	1021151424		RACETRAC PETROLEUM INC	61 CARROLLTON VILLA HWY	**	VILLA RICA	GA	EDR Historical Auto Stations
30180	1022010560		RACETRAC PETROLEUM INC	61 CARROLLTON VILLA RICA	**	VILLA RICA	GA	EDR Historical Auto Stations
30180	1022203027		KWIK SHOP FOOD STORE	736 CARROLLTON VILLA	**	VILLA RICA	GA	EDR Historical Auto Stations
30180	1020442978		KWIK SHOP FOOD STORE	736 CARROLLTON VILLA RICA	B, West, 1/4 - 1/2	VILLA RICA	GA	EDR Historical Auto Stations
30180	1006781775	110013511440	TEXACO FOOD MART	736 CARROLLTON VILLA RICA HWY		VILLA RICA	GA	FINDS
30180	U003004539	9022044	SHELL FOOD MART	736 CARROLLTON VILLA RICA HWY	B, West, 1/4 - 1/2	VILLA RICA	GA	LUST, UST
30180	A100503871		TEXACO	736 CARROLLTON VILLA RICA HWY	B, West, 1/4 - 1/2	VILLA RICA	GA	AST
30180	S109508223		RSC EQUIPMENT RENTAL #59	1275 CARROLLTON-VILLA RICA HIGHWAY		VILLA RICA	GA	TIER 2
30180	1011918258	110037385736	NEAL MANUFACTURING LLC	3807 CARROLLTON-VILLA RICA WY		VILLA RICA	GA	FINDS
30180	1011488504	GAR000052977	NEAL MANUFACTURING LLC	3807 CARROLLTON-VILLA RICA WY		VILLA RICA	GA	RCRA-NonGen
30180	1006793017	110013624649	FIVE POINTS FOOD MART #131	4921 CARROLLTON/VILLA RICA HWY		VILLA RICA	GA	FINDS
30180	U003295548	222001	FIVE POINTS FOOD MART #131	4921 CARROLLTON/VILLA RICA HWY		VILLA RICA	GA	UST
30180	S127178936		THE TRAILS AT CHARLESTON PLACE	419 CHARLESTON PLACE	**	VILLA RICA	GA	NPDES
30180	1026543633	110070838721	THE TRAILS AT CHARLESTON PLACE	419 CHARLESTON PLACE	**	VILLA RICA	GA	FINDS
30180	1026436286	110070791877	THE TRAILS AT CHARLESTON PLACE	428 CHARLESTON PLACE	**	VILLA RICA	GA	FINDS
30180	1026208943		THE TRAILS AT CHARLESTON PLACE	428 CHARLESTON PLACE	**	VILLA RICA	GA	
30180	S127178186		THE TRAILS AT CHARLESTON PLACE	428 CHARLESTON PLACE	**	VILLA RICA	GA	NPDES
30180	S127254937		FALLS AT MIRROR LAKE PHASE 1 LOT 46	3002 CHRIS CIRCLE	**	VILLA RICA	GA	NPDES
30180	S127254427		FALLS AT MIRROR LAKE PHASE 1 LOT 19	3002 CHRIS CIRCLE	**	VILLA RICA	GA	NPDES

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30180	1024599349	110070386751	FALLS AT MIRROR LAKE PHASE 1 LOT 46	3002 CHRIS CIRCLE		VILLA RICA	GA	FINDS
30180	1024602403	110070389805	FALLS AT MIRROR LAKE PHASE 1 LOT 18	3002 CHRIS CIRCLE		VILLA RICA	GA	FINDS
30180	1024599533	110070386935	FALLS AT MIRROR LAKE PHASE 1 LOT 19	3002 CHRIS CIRCLE		VILLA RICA	GA	FINDS
30180	S127254437		FALLS AT MIRROR LAKE PHASE 1 LOT 18	3002 CHRIS CIRCLE	**	VILLA RICA	GA	NPDES
30180	1026396751	110070696641	FALLS AT MIRROR LAKE PHASE II	CHRIS CIRCLE		VILLA RICA	GA	FINDS
30180	1026123453		FALLS AT MIRROR LAKE PHASE II	CHRIS CIRCLE		VILLA RICA	GA	
30180	S127269005		FALLS AT MIRROR LAKE PHASE II	CHRIS CIRCLE	**	VILLA RICA	GA	NPDES
30180	U001489970	9022020	CITY OF VILLA RICA	25 WEST CHURCH ST		VILLA RICA	GA	UST
30180	S127261131		FALLS AT MIRROR LAKE PHASE 1 LOT 32	3023CHRIS CIRCLE	**	VILLA RICA	GA	NPDES
30180	1025475551		FALLS AT MIRROR LAKE PHASE 1 LOT 32	3023CHRIS CIRCLE		VILLA RICA	GA	
30180	1025813671	110070553019	FALLS AT MIRROR LAKE PHASE 1 LOT 32	3023CHRIS CIRCLE		VILLA RICA	GA	FINDS
30180	1020679600		CHALLA ENTERPRISES LLC	157 COMMERCE DR		VILLA RICA	GA	EDR Historical Auto Stations
30180	1006777368	110013466748	CARROLL FOOD & FUEL INC DBA SHELL F	157 COMMERCE DR		VILLA RICA	GA	FINDS
30180	U003936264	9022090	SCORIPO HOLDING INC CARROLL FOOD ,	157 COMMERCE DR		VILLA RICA	GA	UST
30180	1006261348	110010708984	WETLANDS	CONNER ROAD, STOCKMAR ROAD, PUNK	**	VILLA RICA	GA	ICIS, FINDS
30180	S125319996		MARY ANN IND	40 CONNERS ROAD		VILLA RICA	GA	NPDES
30180	1024381244	110070285381	GMT INTERNATIONAL CORP.	56 CONNERS ROAD		VILLA RICA	GA	FINDS
30180	S125319997		MARY ANN IND	82 CONNERS ROAD		VILLA RICA	GA	NPDES
30180	1025817990	110070561818	VILLA RICA PRIMARY TS PERIMETER CLE	8480 CONNERS ROAD		VILLA RICA	GA	FINDS
30180	S127186859		VILLA RICA PRIMARY TS PERIMETER CLE	8480 CONNERS ROAD		VILLA RICA	GA	NPDES
30180	1025499819		VILLA RICA PRIMARY TS PERIMETER CLE	8480 CONNERS ROAD		VILLA RICA	GA	
30180	1022988215	110070024585	THE HAWTHORNE AT MIRROR LAKE PHA	9400 CONNERS RD		VILLA RICA	GA	FINDS
30180	S127170256		THE HAWTHORNE AT MIRROR LAKE PHA	9400 CONNERS RD		VILLA RICA	GA	NPDES
30180	U004117200		SWIFTY SAVE VILLA RICA	9600 CONNERS RD		VILLA RICA	GA	UST
30180	S127170596		NEW HOLIDAY INN EXPRESS & SUITES	100 COOLEY WAY		VILLA RICA	GA	NPDES
30180	1022976843	110070013195	NEW HOLIDAY INN EXPRESS & SUITES	100 COOLEY WAY		VILLA RICA	GA	FINDS
30180	S127173189		VILLA RICA DOLLAR TREE	106 COOLEY WAY		VILL RICA	GA	NPDES
30180	1024132030		VILLA RICA DOLLAR TREE	106 COOLEY WAY		VILL RICA	GA	
30180	1024229174	110070226932	VILLA RICA DOLLAR TREE	106 COOLEY WAY		VILL RICA	GA	FINDS
30180	S110592262		THE HOME DEPOT STORE #6861	210 COOLEY WAY		VILLA RICA	GA	TIER 2
30180	S117049608		THE HOME DEPOT STORE #6861	210 COOLEY WAY		VILLA RICA	GA	TIER 2
30180	1010316114	GAR000046904	HOME DEPOT #6861	210 COOLEY WAY		VILLA RICA	GA	RCRAInfo-SQG
30180	1010428039	110031281235	HOME DEPOT #6861	210 COOLEY WAY		VILLA RICA	GA	FINDS
30180	1025995750	110070617281	MERIWEATHER PLACE PHASE 1	COTTON TAIL LANE		VILLA RICA	GA	FINDS
30180	1025943157		MERIWEATHER PLACE PHASE 1	COTTON TAIL LANE		VILLA RICA	GA	
30180	S127265160		MERIWEATHER PLACE PHASE 1	COTTON TAIL LANE	**	VILLA RICA	GA	NPDES
30180	S125320829		UPC GA, LLC	100 H D WILLIAMS INDUSTRIAL DR		VILLA RICA	GA	NPDES
30180	1024382874	110070287311	SOUTHERN RAIL	1165 DALLAS HIGHWAY		VILLA RICA	GA	FINDS
30180	1006772986	110013422705	CROSSROADS COUNTRY STORE	1480 DALLAS HWY		VILLA RICA	GA	FINDS
30180	1020384075		JAY AMBA MATAJI CORPORATION	1480 DALLAS HWY		VILLA RICA	GA	EDR Historical Auto Stations
30180	U003158064	9048079	CROSSROADS COUNTRY STORE	1480 DALLAS HWY		VILLA RICA	GA	UST
30180	95288212		PARAS CORPORATION	3653 DALLAS RD	**	VILLARICA	GA	ERNS
30180	1021280002		PARAS CORPORATION	516 DALLAS HWY		VILLA RICA	GA	EDR Historical Auto Stations
30180	U003003837	4220129	JUNIOR FOOD STORE #113	516 DALLAS RD		VILLA RICA	GA	UST
30180	1006774921	110013442168	JUNIOR FOOD STORE #113	516 DALLAS RD		VILLA RICA	GA	FINDS
30180	A100499075		JUNIOR FOOD STORE	516 DALLAS ROAD	**	VILLA RICA	GA	AST
30180	1023967368	110070207736	TANNER MEDICAL CENTER - VILLA RICA	601 DALLAS HIGHWAY		VILLA RICA	GA	RCRAInfo-SQG, FINDS
30180	1024037389		TANNER MEDICAL CENTER - VILLA RICA	601 DALLAS HIGHWAY		VILLA RICA	GA	
30180	A100490754		TANNER MEDICAL CENTER	601 DALLAS HWY	**	VILLA RICA	GA	AST
30180	U001474623	00220263	TANNER MEDICAL CENTER VILLA RICA	601 DALLAS RD	**	VILLA RICA	GA	LUST, UST
30180	1006781372	110013507375	VILLA RICA FOODMART	820 DALLAS HWY		VILLA RICA	GA	FINDS, LUST, UST
30180	1021034286		TEXACO GAS STATION	820 DALLAS HWY	**	VILLA RICA	GA	EDR Historical Auto Stations
30180	1022974621	110070010971	VILLA RICA PUBLIC LIBRARY	869 DALLAS HWY	**	VILLA RICA	GA	FINDS
30180	S127167962		VILLA RICA PUBLIC LIBRARY	869 DALLAS HWY	**	VILLA RICA	GA	NPDES
30180	1020586274		SILVEY GROCERY	DALLAS HWY	**	VILLA RICA	GA	EDR Historical Auto Stations
30180	1020329537		MC BRIDE L L	DALLAS RD	**	VILLA RICA	GA	EDR Historical Auto Stations
30180	S108994373		REINHART FOODSERVICE, LLC	100 DORIS WILLIAMS INDUSTRIAL BLVD.		VILLA RICA	GA	TIER 2
30180	1006329103	110012707204	MCNEILUS TRUCK & MFG INC	110 DORIS WILLIAMS DR.		VILLA RICA	GA	FINDS
30180	S125320020		MCNEILUS TRUCK & MANUFACTURING DI	110H. DORIS WILLIAMS DRIVE	**	VILA RICA	GA	NPDES
30180	S107750546	304500044	FLOWERS BAKING	134 DOYLE MCCAIN DR		VILLA RICA	GA	AIRS, NPDES, TIER 2, SPILLS
30180	S117051309		FLOWERS BAKING COMPANY OF VILLA R	134 DOYLE MCCAIN DRIVE		VILLA RICA	GA	TIER 2
30180	S107773323	FATR20063JPGPR0025RY -- FLOWERS BAKING COMPANY OF	FLOWERS BAKING	VILLA RICA, LLC. -- 134 DOYLE MCCAIN DRIVE		VILLA RICA	GA	TIER 2
30180	1008247033	110021338471	THE GEORGIAN LOT K44 TERTIARY	134 DOYLE MCCAIN DRIVE		VILLA RICA	GA	ICIS, FINDS
30180	1026038516			46 DUVAL COURT		VILLA RICA	GA	

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30180	1026103303	110070673769	THE GEORGIAN LOT K44 TERTIARY	46 DUVAL COURT		VILLA RICA	GA	FINDS
30180	S127267071		THE GEORGIAN LOT K44 TERTIARY	46 DUVAL COURT		VILLA RICA	GA	NPDES
30180	A100494899		CHEVRON LIBERTY ROAD	102 EDGE ROAD		VILLA RICA	GA	AST
30180	1001227509	110005715495	EAST SHORE TECHNOLOGIES INC	128 EDGE RD		VILLA RICA	GA	RCRA-NonGen, FINDS
30180	1025469108	110070544734	THE FALLS AT MIRROR LAKE PHASE 1 LC	4001 EDGE WATER COURT		VILLA RICA	GA	FINDS
30180	S127259546		THE FALLS AT MIRROR LAKE PHASE 1 LC	4001 EDGE WATER COURT	**	VILLA RICA	GA	NPDES
30180	S127173837		SELF STORAGE 434 EDGE RD	434 EDGE RD		VILLA RICA	GA	NPDES
30180	1021926311		CHEVRON EDGE RD	701 EDGE RD	**	VILLA RICA	GA	EDR Historical Auto Stations
30180	U003984342	10000700	LINDBERGH TRADERS	701 EDGE ROAD		VILLA RICA	GA	UST
30180	1025814757	110070555176	FALLS AT MIRROR LAKE PHASE 1 LOTS 2	4005, 4003 EDGEWATER COURT		VILLA RICA	GA	FINDS
30180	1025477668		FALLS AT MIRROR LAKE PHASE 1 LOTS 2	4005, 4003 EDGEWATER COURT		VILLA RICA	GA	
30180	S127261127		FALLS AT MIRROR LAKE PHASE 1 LOTS 2	4005, 4003 EDGEWATER COURT	**	VILLA RICA	GA	NPDES
30180	1025817116	110070560926	LIBERTY POINTE - PHASE 3 (F.K.A. THE E	ENCLAVE DRIVE		VILLA RICA	GA	FINDS
30180	S127176152		LIBERTY POINTE - PHASE 3 (F.K.A. THE E	ENCLAVE DRIVE	**	VILLA RICA	GA	NPDES
30180	1025491074		LIBERTY POINTE - PHASE 3 (F.K.A. THE E	ENCLAVE DRIVE		VILLA RICA	GA	
30180	1026753790		LIBERTY POINTE - PHASE 4 (F.K.A. THE E	ENCLAVE DRIVE	**	VILLA RICA	GA	
30180	1024243430	110070249486	HARLAN TRACE PHASE TWO	END OF CRANMORE PLACE	**	VILLA RICA	GA	FINDS
30180	1024144585		HARLAN TRACE PHASE TWO	END OF CRANMORE PLACE	**	VILLA RICA	GA	
30180	S127250178		HARLAN TRACE PHASE TWO	END OF CRANMORE PLACE	**	VILLA RICA	GA	NPDES
30180	S127173622		HARLAN TRACE PHASE TWO	END OF CRANMORE PLACE	**	VILLA RICA	GA	NPDES
30180	1026733386		COLOMBO DEVELOPMENT	8890 EPHEASAS CHURCH		VILLA RICA	GA	
30180	1026768659	110070891099	COLOMBO DEVELOPMENT	8890 EPHEASAS CHURCH	**	VILLA RICA	GA	FINDS
30180	S127179558		COLOMBO DEVELOPMENT	8890 EPHEASAS CHURCH	**	VILLA RICA	GA	NPDES
30180	1026790922	110070924358	PARKVIEW AT MIRROR LAKE LOTS 405-4C	1006 FAIRWAY SEVEN & 1008 FAIRWAY S	**	VILLA RICA	GA	FINDS
30180	1026757583		PARKVIEW AT MIRROR LAKE LOTS 405-4C	1006 FAIRWAY SEVEN & 1008 FAIRWAY S	**	VILLA RICA	GA	
30180	1021152942		SAND HILL FLAG CO	35 FAWN DR		VILLA RICA	GA	EDR Historical Auto Stations
30180	1012088905	110038672086	MATTHEWS C W CONTRACT	FLAT ROCK ROAD		VILLA RICA	GA	FINDS
30180	S121799689		MATTHEWS C W CONTRACT	FLAT ROCK ROAD		VILLA RICA	GA	AIRES
30180	S107752372	304500009	VULCAN MATERIALS CO.	RT.2, FLAT ROCK	**	VILLA RICA	GA	AIRES
30180	1017806546	110064140656	VULCAN MATERIALS CO.	RT.2, FLAT ROCK		VILLA RICA	GA	FINDS
30180	1001116133		SPECTRUM INC	111 FLEET DR		VILLA RICA	GA	
30180	S109942089		CARROLL CO-VILLA RICA WASTE TRANSF	111 FLEET DR		VILLA RICA	GA	SWF/LF
30180	S108118566		VILLA RICA SAMS	140 FLEET DRIVE		VILLA RICA	GA	TIER 2, SPILLS
30180	S117053245		SADDLE CREEK CORPORATION - VILLA R	140 FLEET DRIVE		VILLA RICA	GA	TIER 2
30180	1010784137	GAR000052456	LARMAC INC	151 FLEET DR		VILLA RICA	GA	RCRA-NonGen
30180	1011397200	110035441457	LARMAC INC	151 FLEET DR		VILLA RICA	GA	FINDS
30180	S110694571		VILLA RICA BINS	157 FLEET DR		VILLA RICA	GA	NPDES
30180	1022982731	110070019095	VILLA RICA BINS	157 FLEET DR		VILLA RICA	GA	FINDS
30180	1024383479	110070288042	K & K MACHINE SHOP, INC.	161 FLEET DRIVE		VILLA RICA	GA	FINDS
30180	1004687977	110001971108	TANDEM TECHNOLOGIES INTERNATIONAL	165 FLEET DR		VILLA RICA	GA	ICIS, RCRA-NonGen, FINDS
30180	1026227455		TANDEM TECHNOLOGIES INTERNATIONAL	165 FLEET DR		VILLA RICA	GA	SSTS
30180	S121800278		PRECISION WEB, LLC	165 FLEET DRIVE		VILLA RICA	GA	AIRES
30180	S107752402	304500049	WEB PLUS	165 FLEET DRIVE		VILLA RICA	GA	AIRES, TIER 2, SPILLS
30180	1010043622	110028144327	CITY OF VILLA RICA	FLEET DRIVE	**	VILLA RICA	GA	FINDS
30180	S127250477		WATERMIST @ MIRROR LAKE	FOUNTAIN OAK	**	VILLA RICA	GA	NPDES
30180	S127255338		WATERMIST AT MIRROR LAKE LOTS 18-1	FOUNTAIN OAK	**	VILLA RICA	GA	NPDES
30180	1024151139	110070258141	WATERMIST @ MIRROR LAKE	FOUNTAIN OAK	**	VILLA RICA	GA	FINDS
30180	1024599383	110070386785	WATERMIST AT MIRROR LAKE LOTS 18-1	FOUNTAIN OAK	**	VILLA RICA	GA	FINDS
30180	1022987242	110070023612	SUMMERGATE, LOT 21	, GEORGIA	**	VILLA RICA	GA	FINDS
30180	1025995662	110070617163	THE FROG GOLF AND COUNTRY CLUB	2699 GEORGIAN PKWY		VILLA RICA	GA	FINDS
30180	S127176662		THE FROG GOLF AND COUNTRY CLUB	2699 GEORGIAN PKWY		VILLA RICA	GA	NPDES
30180	1025953122		THE FROG GOLF AND COUNTRY CLUB	2699 GEORGIAN PKWY		VILLA RICA	GA	
30180	S127226810		MERIWEATHER PHASE I LOTS 82-122, 65-6	GEORGIAN PARKWAY	**	VILLA RICA	GA	NPDES
30180	1022984745	110070021112	MERIWEATHER PHASE I LOTS 82-122, 65-6	GEORGIAN PARKWAY	**	VILLA RICA	GA	FINDS
30180	S127255448		SOMERSPORT AT MIRROR LAKE LOT 83-4	9136-9138 GLADWYNE CROSSING , 2561 C		VILLA RICA	GA	NPDES
30180	1024711222	110070505761	SOMERSPORT AT MIRROR LAKE LOT 83-4	9136-9138 GLADWYNE CROSSING , 2561 C		VILLA RICA	GA	FINDS
30180	1023546331	110070016608	SOMERSPORT AT MIRROR LAKE LOT 70-	9137 GLADWYNE XING		VILLA RICA	GA	FINDS
30180	1022980247		SOMERSPORT AT MIRROR LAKE LOT 70-	9137 GLADWYNE XING		VILLA RICA	GA	
30180	S127220994		SOMERSPORT AT MIRROR LAKE LOTS 70-	9137 GLADWYNE XING		VILLA RICA	GA	NPDES
30180	S127165553		GLANTON HINDSMAN ELEMENTARY	118 GLANTON ST		VILLA RICA	GA	NPDES
30180	1024394067	110070306669	AGRI BUSINESS INTERNATIONAL	70 GRADY KNIGHT INDUSTRIAL COURT		VILLA RICA	GA	FINDS
30180	1026208297		WINCHESTER FARMS - PHASE II	GRAYSON MYERS DRIVE	**	VILLA RICA	GA	
30180	S127271615		WINCHESTER FARMS - PHASE II	GRAYSON MYERS DRIVE	**	VILLA RICA	GA	NPDES
30180	1026435696	110070791228	WINCHESTER FARMS - PHASE II	GRAYSON MYERS DRIVE	**	VILLA RICA	GA	FINDS
30180	S127253423		SOMERSPORT AT MIRROR LAKE LOT 27-3	2550-2562 GRAYTON LOOP		VILLA RICA	GA	NPDES
30180	1024453724	110070381746	SOMERSPORT AT MIRROR LAKE LOT 27-3	2550-2562 GRAYTON LOOP		VILLA RICA	GA	FINDS
30180	S127236430		SOMERSPORT AT MIRROR LAKE LOT -86-	2559 GRAYTON LOOP		VILLA RICA	GA	NPDES
30180	1023701651	110070098775	SOMERSPORT AT MIRROR LAKE LOT -86-	2559 GRAYTON LOOP		VILLA RICA	GA	FINDS
30180	1023701650	110070098774	SOMERSPORT AT MIRROR LAKE LOT -25-	2566-2564 GRAYTON LOOP		VILLARICA	GA	FINDS

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ZIP	EDR-ID	Facility ID	Name	Address	Map/Dir/Dist	City	State	Databases
30180	S127236429	110070368866	SOMERSPORT AT MIRROR LAKE LOT -25-	2566-2564 GRAYTON LOOP		VILLARICA	GA	NPDES
30180	1024444445		SOMERSPORT AT MIRROR LAKE LOT 22-	2568-2572 GRAYTON LOOP		VILLA RICA	GA	FINDS
30180	S127252375	110070392170	SOMERSPORT AT MIRROR LAKE LOT 22-	2568-2572 GRAYTON LOOP		VILLA RICA	GA	NPDES
30180	1024604768		SOMERSPORT AT MIRROR LAKE LOT 18-	2576-2580 GRAYTON LOOP		VILLA RICA	GA	FINDS
30180	S127254606	110070530240	SOMERSPORT AT MIRROR LAKE LOT 18-	2576-2580 GRAYTON LOOP		VILLA RICA	GA	NPDES
30180	1025457135		SOMERSPORT AT MIRROR LAKE LOT 76-	9135-9133 GRAYTON LOOP	**	VILLA RICA	GA	FINDS
30180	S127258510	110070211244	SOMERSPORT AT MIRROR LAKE LOT 76-	9135-9133 GRAYTON LOOP	**	VILLA RICA	GA	NPDES
30180	1024934942		SOMERSPORT AT MIRROR LAKE LOT 76-	9135-9133 GRAYTON LOOP	**	VILLA RICA	GA	NPDES
30180	S127243815	110070211244	TWIN OAKS LOT -63	522 GREAT OAK PLACE		VILLA RICA	GA	NPDES
30180	1024216537		TWIN OAKS LOT = 63	528 GREAT OAK PLACE		VILLA RICA	GA	FINDS
30180	S127243816	110070050477	TWIN OAKS LOT = 63	528 GREAT OAK PLACE		VILLA RICA	GA	NPDES
30180	S127243817		TWIN OAKS LOT -62	528 GREAT OAK PLACE		VILLA RICA	GA	NPDES
30180	1024119476	110070050477	TWIN OAKS LOT = 63	528 GREAT OAK PLACE		VILLA RICA	GA	NPDES
30180	S127232716		THE GEORGIAN UNIT D LOT 6	125 HANOVER DR		VILLA RICA	GA	NPDES
30180	1023641328	110070065192	THE GEORGIAN UNIT D LOT 6	125 HANOVER DR		VILLA RICA	GA	FINDS
30180	S127233995		THE GEORGIAN UNIT D LOTS 9-11	183-191 HANOVER DRIVE		VILLA RICA	GA	NPDES
30180	1023654384	110070077265	THE GEORGIAN UNIT D LOTS 9-11	183-191 HANOVER DRIVE		VILLA RICA	GA	FINDS
30180	S127233990		THE GEORGIAN UNIT D LOT 17	331 HANOVER DR		VILLA RICA	GA	NPDES
30180	1023663153	110070065190	THE GEORGIAN UNIT D LOT 17	331 HANOVER DR		VILLA RICA	GA	FINDS
30180	S127233991		THE GEORGIAN UNIT D LOTS 27-32	531-615 HANOVER DRIVE		VILLA RICA	GA	NPDES
30180	1023654382	110070548169	THE GEORGIAN UNIT D LOTS 27-32	531-615 HANOVER DRIVE		VILLA RICA	GA	FINDS
30180	S127258785		LOT D56 THE GEORGIAN	542 HANOVER DRIVE		VILLA RICA	GA	NPDES
30180	1025472489	110070065191	LOT D56 THE GEORGIAN	542 HANOVER DRIVE		VILLA RICA	GA	FINDS
30180	1023654383		THE GEORGIAN UNIT D LOTS 32-35, 46, &	685 HANOVER DR		VILLA RICA	GA	FINDS
30180	S127233993	110070064892	THE GEORGIAN UNIT D LOTS 32-35, 46, &	685 HANOVER DR		VILLA RICA	GA	NPDES
30180	S127257945		HARLAN TRACE PHASE THREE	890 HARLAN ROAD	**	VILLA RICA	GA	NPDES
30180	1023654084	110070707375	HARLAN TRACE PHASE ONE	890 HARLAN ROAD	**	VILLA RICA	GA	FINDS
30180	S127252796		HARLAN TRACE PHASE ONE	890 HARLAN ROAD		VILLA RICA	GA	NPDES
30180	1026400950	110070707375	YATES LATERAL LOCATION 1	5764 N HELTON RD		VILLA RICA	GA	FINDS
30180	S127187197		YATES LATERAL LOCATION 1	5764 N HELTON RD		VILLA RICA	GA	NPDES
30180	1026157620	110070796763	TANNER MEDICAL CENTER BEHAVIORAL	20 HERRELL RD		VILLA RICA	GA	NPDES
30180	S127165858		WILLOWBROOKE @ TANNER	20 HERRELL ROAD		VILLA RICA	GA	FINDS
30180	1026440114	GAR000087429	WILLOWBROOKE @ TANNER	20 HERRELL ROAD		VILLA RICA	GA	RCRA-CESQG
30180	1026157314		WILLOWBROOKE @ TANNER	20 HERRELL ROAD		VILLA RICA	GA	FINDS
30180	1026058165	110070018615	ASHBROOK VILLAGE SENIOR LIVING ADC	75 HERRELL RD		VILLA RICA	GA	NPDES
30180	1022982252		ASHBROOK VILLAGE SENIOR LIVING ADC	75 HERRELL RD		VILLA RICA	GA	NPDES
30180	S127168192	110070687441	POPEYES VILLA RICA	100 HICKORY LEVEL ROAD	**	VILLA RICA	GA	NPDES
30180	S127177469		POPEYES VILLA RICA	100 HICKORY LEVEL ROAD	**	VILLA RICA	GA	FINDS
30180	1026389841	110038294896	POPEYES VILLA RICA	100 HICKORY LEVEL ROAD		VILLA RICA	GA	FINDS
30180	1026118453		DELTA TEN INC	27 HICKORY GLEN		VILLA RICA	GA	FINDS
30180	1016344797	110038294896	DELTA TEN INC	27 HICKORY GLEN		VILLA RICA	GA	SSTS
30180	1012006784		DELTA TEN INC	27 HICKORY GLEN		VILLA RICA	GA	EDR Historical Auto Stations
30180	1021115039	110070023687	MIAHNAHRI INC	10135 E HIGHWAY 78	**	VILLA RICA	GA	AST
30180	A100501001		ONE STOP #2 TEXACO	10135 EAST HIGHWAY 78		VILLA RICA	GA	FINDS
30180	1022987317	110070023687	FIRST BAPTIST CHURCH OF VILLA RICA F	1483 W HIGHWAY 78		VILLA RICA	GA	NPDES
30180	S127170286		FIRST BAPTIST CHURCH OF VILLA RICA F	1483 W HIGHWAY 78		VILLA RICA	GA	AST
30180	A100495854	110070023687	CROSS ROADS SHOPETTE	160 E HIGHWAY 5		ROOPVILLE	GA	AST
30180	S121801424		WAYNE DAVIS CONCRETE - VILLA RICA	1706 W HIGHWAY 78		VILLA RICA	GA	AIRS
30180	1021471273	110070023687	KENS AUTOMATIC TRANSMISSION	1801 W HIGHWAY 78		VILLA RICA	GA	EDR Historical Auto Stations
30180	S120785454		HERITAGE BAG COMPANY	8096 E HIGHWAY 78		VILLA RICA	GA	NPDES
30180	1022988933	110070292198	HERITAGE BAG COMPANY	8096 E HIGHWAY 78		VILLA RICA	GA	FINDS
30180	1024386842		NOVOLEX	8096 EAST HIGHWAY 78		VILLA RICA	GA	FINDS
30180	S117054178	110070874429	SCRUGGS BLENDING & PACKAGING	9400 E HIGHWAY 78		VILLA RICA	GA	TIER 2
30180	A100494392		BROWN BAY FOOD STORE	U.S. HIGHWAY 78 WEST	**	VILLA RICA	GA	AST
30180	S127277549	110070874429	INDIAN LAKE SUBDIVISION LOT 102	401 HOPI LANE	**	VILLA RICA	GA	NPDES
30180	1026698677		INDIAN LAKE SUBDIVISION LOT 102	401 HOPI LANE	**	VILLA RICA	GA	FINDS
30180	1026664545	110070599155	INDIAN LAKE SUBDIVISION LOT 102	401 HOPI LANE	**	VILLA RICA	GA	FINDS
30180	S127263303		BOULDER CREST RESIDENTIAL SUBDIVIS	0 N. HULETT ROAD	**	VILLA RICA	GA	NPDES
30180	1025986374	110070599155	BOULDER CREST RESIDENTIAL SUBDIVIS	0 N. HULETT ROAD		VILLA RICA	GA	FINDS
30180	1025917220		BOULDER CREST RESIDENTIAL SUBDIVIS	0 N. HULETT ROAD		VILLA RICA	GA	FINDS
30180	1026120305	110070693449	LITTLE VINE LIFE STORAGE	50 NORTH HULETT RD		VILLA RICA	GA	FINDS
30180	1026393918		LITTLE VINE LIFE STORAGE	50 NORTH HULETT RD		VILLA RICA	GA	NPDES
30180	S127177740	GAR000046896	LITTLE VINE LIFE STORAGE	50 NORTH HULETT RD		VILLA RICA	GA	RCRA-CESQG
30180	1010316113		WATTS COLLISION CENTER	100 HUNTERS INDUSTRIAL		VILLA RICA	GA	FINDS
30180	1010428038	110013505340	WATTS COLLISION CENTER	100 HUNTERS INDUSTRIAL		VILLA RICA	GA	FINDS
30180	1006781171		THE STOP TEXACO	10135 E HWY 78		VILLA RICA	GA	FINDS, LUST, UST
30180	1021058227	4220123	MIAHNAHRI INC	10135 EAST HWY 78	**	VILLA RICA	GA	EDR Historical Auto Stations
30180	U001487499		BROOKSIDE CUPBOARD	1238 GA HWY 101 N		VILLA RICA	GA	LUST, UST

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30180	S108994403		VILLA RICA (WEST)	1456 W HWY 78		VILLA RICA	GA	TIER 2
30180	U001487543	4220175	BOBBY WINKLES GROCERY	1536 US HWY 78 W		VILLA RICA	GA	LUST, UST
30180	1006781363	110013507286	FOOD MART	1707 WEST HWY 78		VILLA RICA	GA	FINDS, UST
30180	1021410680		MIAHNAHRI INC	610 EAST HWY 78	**	VILLA RICA	GA	EDR Historical Auto Stations
30180	1007085810	110015656244	SAF METAL FABRICATION	8370 US HWY 78		VILLA RICA	GA	FINDS
30180	S107751777	309700065	SAF METAL FABRICATION	8370 US HWY 78		VILLA RICA	GA	AIRS, NPDES
30180	U001477030	00480090	BARRETT'S FOOD MART	8486 US HWY 78		VILLA RICA	GA	LUST, UST
30180	U001920449	09048041	BLUE STREAK SVC STA	8927 US HWY 78		VILLA RICA	GA	LUST, UST
30180	1022971382	110070007728	THE SCRUGGS COMPANY NEW WAREHO	9400 US HWY 92	**	VILLA RICA	GA	FINDS
30180	S123104537		AT&T - R0G40	9505 E HWY 78		VILLA RICA	GA	TIER 2
30180	1006780031	110013493816	BROOKSIDE CUPBOARD	GA HWY 101 N	**	VILLA RICA	GA	FINDS
30180	S121801301		VILLA RICA FEED	GA HWY 78 NR HWY 61	**	VILLA RICA	GA	AIRS
30180	1012080748	110038655531	VILLA RICA FEED	GA HWY 78 NR HWY 61		VILLA RICA	GA	FINDS
30180	U001487544	4220176	LEROY LEATHERS 76	US HWY 78 W		VILLA RICA	GA	UST
30180	U001487427	4220039	A C'S GROCERY	US HWY 78 W	8, SSE, 1/2 - 1	VILLA RICA	GA	LUST, UST
30180	S127266535		INDIAN LAKE SUBDIVISION LOT 115	209 INDIAN LAKE TRAIL		VILLA RICA	GA	NPDES
30180	1026098748	110070668366	INDIAN LAKE SUBDIVISION LOT 115	209 INDIAN LAKE TRAIL		VILLA RICA	GA	FINDS
30180	1026027119		INDIAN LAKE SUBDIVISION LOT 115	209 INDIAN LAKE TRAIL		VILLA RICA	GA	
30180	1026029630		INDIAN LAKE SUBDIVISION LOT 9	210 INDIAN LAKE TRAIL		VILLA RICA	GA	
30180	S127266532		INDIAN LAKE SUBDIVISION LOT 9	210 INDIAN LAKE TRAIL		VILLA RICA	GA	NPDES
30180	1026101097	110070670927	INDIAN LAKE SUBDIVISION LOT 9	210 INDIAN LAKE TRAIL		VILLA RICA	GA	FINDS
30180	S127266536		INDIAN LAKE SUBDIVISION LOT 121	221 INDIAN LAKE TRAIL		VILLA RICA	GA	NPDES
30180	1026098060	110070667624	INDIAN LAKE SUBDIVISION LOT 121	221 INDIAN LAKE TRAIL		VILLA RICA	GA	FINDS
30180	1026026386		INDIAN LAKE SUBDIVISION LOT 121	221 INDIAN LAKE TRAIL		VILLA RICA	GA	
30180	S127273376		INDIAN LAKE SUBDIVISION LOT 24	240 INDIAN LAKE TRAIL		VILLA RICA	GA	NPDES
30180	1026538213	110070830984	INDIAN LAKE SUBDIVISION LOT 24	240 INDIAN LAKE TRAIL		VILLA RICA	GA	FINDS
30180	1026506170		INDIAN LAKE SUBDIVISION LOT 24	240 INDIAN LAKE TRAIL		VILLA RICA	GA	
30180	S127273373		INDIAN LAKE SUBDIVISION LOT 27	248 INDIAN LAKE TRAIL		VILLA RICA	GA	NPDES
30180	1026539174	110070832031	INDIAN LAKE SUBDIVISION LOT 27	248 INDIAN LAKE TRAIL		VILLA RICA	GA	FINDS
30180	1026507217		INDIAN LAKE SUBDIVISION LOT 27	248 INDIAN LAKE TRAIL		VILLA RICA	GA	
30180	1026704212	110070884512	INDIAN LAKE SUBDIVISION LOT 146	287 INDIAN LAKE TRAIL		VILLA RICA	GA	FINDS
30180	1026676352		INDIAN LAKE SUBDIVISION LOT 146	287 INDIAN LAKE TRAIL		VILLA RICA	GA	
30180	S127278441		INDIAN LAKE SUBDIVISION LOT 146	287 INDIAN LAKE TRAIL		VILLA RICA	GA	NPDES
30180	S127277780		INDIAN LAKE SUBDIVISION LOT 50	296 INDIAN LAKE TRAIL		VILLA RICA	GA	NPDES
30180	1026666598		INDIAN LAKE SUBDIVISION LOT 50	296 INDIAN LAKE TRAIL		VILLA RICA	GA	
30180	1026700521	110070876489	INDIAN LAKE SUBDIVISION LOT 50	296 INDIAN LAKE TRAIL		VILLA RICA	GA	FINDS
30180	S127154423		THE WASTE WATER GROUP LLC (INDIAN	INDIAN LAKE	**	TRAILVILLA RICA	GA	NPDES
30180	1026113276		THE WASTE WATER GROUP LLC (INDIAN	INDIAN LAKE TRAIL		VILLA RICA	GA	
30180	1018121172	110064584828	THE WASTE WATER GROUP LLC (INDIAN	INDIAN LAKE TRAIL		VILLA RICA	GA	FINDS
30180	S125320859		VILLA RICA COMPONENTS	100 INDUSTRIAL CT E		VILLA RICA	GA	NPDES
30180	1026391762	110070690757	GEORGIA ARMS, INC	15 INDUSTRIAL COURT EAST		VILLA RICA	GA	FINDS
30180	1026395376	110070695106	STRUKTOL	150 E. INDUSTRIAL CT.		VILLA RICA	GA	FINDS
30180	S127177675		STRUKTOL	150 E. INDUSTRIAL CT.		VILLA RICA	GA	NPDES
30180	1026121938		STRUKTOL	150 E. INDUSTRIAL CT.		VILLA RICA	GA	
30180	S118839342		STRUKTOL COMPANY OF AMERICA	150 EAST INDUSTRIAL COURT		VILLA RICA	GA	TIER 2
30180	A100503132		SOUTHERN ENTERPRISES, LLC	150 EAST INDUSTRIAL COURT		VILLA RICA	GA	AST
30180	1025961075	110070012176	STRUKTOL CO. OF AMERICA	150 INDUSTRIAL CT E		VILLA RICA	GA	FINDS
30180	S127165866		INDUSTRIAL DEVELOPMENT	150 INDUSTRIAL CT E		VILLA RICA	GA	NPDES
30180	1024116869		STRUKTOL CO. OF AMERICA	150 INDUSTRIAL CT E		VILLA RICA	GA	
30180	S125465605		STRUKTOL CO. OF AMERICA	150 INDUSTRIAL CT E		VILLA RICA	GA	NPDES
30180	1015916442	110045456314	CITY OF VILLA RICA	330 INDUSTRIAL COURT W.		VILLA RICA	GA	FINDS
30180	1025937563		INTERNATIONAL COMPONENT REPAIR	330 INDUSTRIAL COURT WEST		VILLA RICA	GA	
30180	1025997253	110070619114	INTERNATIONAL COMPONENT REPAIR	330 INDUSTRIAL COURT WEST		VILLA RICA	GA	FINDS
30180	S127176708		INTERNATIONAL COMPONENT REPAIR	330 INDUSTRIAL COURT WEST		VILLA RICA	GA	NPDES
30180	S118479389		MARY ANN INDUSTRIES	34 INDUSTRIAL COURT EAST		VILLA RICA	GA	NPDES
30180	1022957238	110061683085	PHOENIX MANUFACTURING OF GA.	34 INDUSTRIAL COURT EAST		VILLA RICA	GA	FINDS
30180	S113909191		MARY ANN INDUSTRIES	34 INDUSTRIAL COURT EAST		VILLA RICA	GA	TIER 2
30180	S117051458		MARY ANN INDUSTRIES	34 INDUSTRIAL COURT EAST		VILLA RICA	GA	TIER 2
30180	S110694147		DUPLICATE - MARY ANN INDUSTRIES	40 INDUSTRIAL COURT EAST		VILLA RICA	GA	NPDES
30180	1022975125	110070011475	MARY ANN INDUSTRIES	40 INDUSTRIAL CT		VILLA RICA	GA	FINDS
30180	1000507351	110005698771	DENMON TOOL INC	420 INDUSTRIAL COURT WEST		VILLA RICA	GA	RCRA-NonGen, FINDS
30180	94270234			500 INDUSTRIAL CT W		VILLA RICA	GA	ERNS
30180	1016166855	110055580072	SOUTHWIRE COMPANY - VILLA RICA PLA	540 INDUSTRIAL COURT	**	VILLA RICA	GA	FINDS
30180	1016448264	GAR000072090	SOUTHWIRE COMPANY - VILLA RICA PLA	540 INDUSTRIAL COURT W		VILLA RICA	GA	RCRAInfo-SQG
30180	S112207373		ARCH ALUMINUM	540 INDUSTRIAL COURT WEST		VILLA RICA	GA	NON HSI, NPDES, TIER 2
30180	1023623138	110070030168	SOUTHWIRE VILLA RICA PLANT	540 INDUSTRIAL CT W		VILLA RICA	GA	FINDS
30180	S118160479		SOUTHWIRE COMPANY VILLA RICA PLAN	540 INDUSTRIAL CT. WEST		VILLA RICA	GA	TIER 2
30180	1023963320	3018WSTHWR54	SOUTHWIRE CO VILLA RICA PLANT	540 W INDUSTRIAL CT		VILLA RICA	GA	TRIS
30180	S117053051		SOUTHWIRE COMPANY VILLA RICA PLAN	540 W INDUSTRIAL CT.		VILLA RICA	GA	TIER 2

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ZIP	EDR-ID	Facility ID	Name	Address	Map/Dir/Dist	City	State	Databases
30180	1016939416		SOUTHWIRE COMPANY - VILLA RICA PLAI	540 WEST INDUSTRIAL COURT		VILLA RICA	GA	
30180	S121800876		SOUTHWIRE COMPANY - VILLA RICA PLAI	540 WEST INDUSTRIAL COURT		VILLA RICA	GA	AIRS
30180	S105707628		580 INDUSTRIAL COURT WEST	580 INDUSTRIAL COURT WEST		VILLA RICA	GA	NON HSI
30180	1001492984	110005709812	SUGAR FOODS	580 INDUSTRIAL COURT WEST		VILLA RICA	GA	RCRAInfo-SQG, FINDS
30180	1023637268	110070046027	SUGAR FOODS CORP	580 W INDUSTRIAL CT		VILLA RICA	GA	FINDS
30180	S120785669		SUGAR FOODS CORP	580 W INDUSTRIAL CT		VILLA RICA	GA	NPDES
30180	S121800946		SUGAR FOODS CORPORATION	580 WEST INDUSTRIAL CT		VILLA RICA	GA	AIRS
30180	1024235769	110070236083	SUGAR FOODS CORPORATION	580 WEST INDUSTRIAL CT		VILLA RICA	GA	FINDS
30180	1024138392		SUGAR FOODS CORPORATION	580 WEST INDUSTRIAL CT		VILLA RICA	GA	
30180	1018350715	110070720659	RITE AID # 11756	62 INDUSTRIAL BLVD		VILLA RICA	GA	FINDS
30180	1010493110	110032649542	HARRISON CONTRACTING COMPANY INC	65 E INDUSTRIAL COURT		VILLA RICA	GA	FINDS
30180	1010563112	GAR000050930	HARRISON CONTRACTING COMPANY INC	65 E INDUSTRIAL COURT		VILLA RICA	GA	RCRAInfo-SQG
30180	1008944427	110023160381	READY MIX USA LLC	70 INDUSTRIAL COURT EAST		VILLA RICA	GA	AST, AIRS, NPDES, TIER 2, FINDS
30180	1007447412	GAR000037101	PENSKE TRUCK LEASING CO LP	80 INDUSTRIAL COURT EAST		VILLA RICA	GA	RCRA-CESQG
30180	S107774547	FATR200646XFB10	0AE1JQ -- PENSKE TRUCK LEASING CO., LP	-- 80 INDUSTRIAL COURT EAST		VILLA RICA	GA	TIER 2
30180	S117051151		PENSKE TRUCK LEASING CO., LP VILLA F	80 INDUSTRIAL COURT EAST		VILLA RICA	GA	TIER 2
30180	S106980299		PENSKE TRUCK LEASING	80 INDUSTRIAL COURT EAST		VILLA RICA	GA	AST, TIER 2, SPILLS
30180	1007733156	110018901090	PENSKE TRUCK LEASING CO LP	80 INDUSTRIAL COURT EAST		VILLA RICA	GA	FINDS
30180	S120785455		HICKORY LEVEL & SOUTH VAN WERT BO	S/E INTERSECTION OF HICKORY LEVEL F		VILLA RICA	GA	NPDES
30180	1022972490	110070008839	HICKORY LEVEL & SOUTH VAN WERT BO	S/E INTERSECTION OF HICKORY LEVEL F	**	VILLA RICA	GA	FINDS
30180	1026098089	110070667656	OLD TOWN VILLAGE LOT 66	130 INVERNESS DR		VILLA RICA	GA	FINDS
30180	1026026418		OLD TOWN VILLAGE LOT 66	130 INVERNESS DR		VILLA RICA	GA	
30180	S127266476		OLD TOWN VILLAGE LOT 66	130 INVERNESS DR		VILLA RICA	GA	NPDES
30180	1024453865	110070381910	OLD TOWN VILLAGE LOT 9	148 INVERNESS DRIVE		VILLA RICA	GA	FINDS
30180	S127253408		OLD TOWN VILLAGE LOT 9	148 INVERNESS DRIVE		VILLA RICA	GA	NPDES
30180	1025902857		OLD TOWN VILLAGE 16,18-21	149- 167 INVERNESS DRIVE 418 & 428 VAI		VILLA RICA	GA	
30180	S127262641		OLD TOWN VILLAGE 16,18-21	149- 167 INVERNESS DRIVE 418 & 428 VAI		VILLA RICA	GA	NPDES
30180	1025823852	110070568960	OLD TOWN VILLAGE 16,18-21	149- 167 INVERNESS DRIVE 418 & 428 VAI		VILLA RICA	GA	FINDS
30180	S127264233		OLD TOWN VILLAGE 17	161 INVERNESS DR		VILLA RICA	GA	NPDES
30180	1025919517		OLD TOWN VILLAGE 17	161 INVERNESS DR		VILLA RICA	GA	
30180	1025988496	110070601480	OLD TOWN VILLAGE 17	161 INVERNESS DR		VILLA RICA	GA	FINDS
30180	1024453937	110070382000	OLD TOWN VILLAGE LOT 12	166 INVERNESS DRIVE		VILLA RICA	GA	FINDS
30180	S127253412		OLD TOWN VILLAGE LOT 12	166 INVERNESS DRIVE		VILLA RICA	GA	NPDES
30180	S127253415		OLD TOWN VILLAGE LOT 13	172 INVERNESS DRIVE		VILLA RICA	GA	NPDES
30180	1024453932	110070381995	OLD TOWN VILLAGE LOT 13	172 INVERNESS DRIVE		VILLA RICA	GA	FINDS
30180	1024454327	110070382452	OLD TOWN VILLAGE LOT 15	173 INVERNESS DRIVE		VILLA RICA	GA	FINDS
30180	S127253417		OLD TOWN VILLAGE LOT 15	173 INVERNESS DRIVE		VILLA RICA	GA	NPDES
30180	1024452947	110070380855	OLD TOWN VILLAGE LOT 14	178 INVERNESS DRIVE		VILLA RICA	GA	FINDS
30180	S127253416		OLD TOWN VILLAGE LOT 14	178 INVERNESS DRIVE		VILLA RICA	GA	NPDES
30180	1014695853	110041216911	METRO SUPPLY CO.	2625 JASON INDUSTRIAL PARKWAY, SUIT		WINSTON	GA	ICIS, FINDS
30180	1014347563		METRO SUPPLY CO	2625 JASON INDUSTRIAL PKWY STE 800		WINSTON	GA	SSTS
30180	1021813203		BROOKWOOD KWIK SERV	1126 LAKESHORE CT		VILLA RICA	GA	EDR Historical Auto Stations
30180	1020500850		J & M FOOD MART	1001 LAKEVIEW PKWY		VILLA RICA	GA	EDR Historical Auto Stations
30180	1006774715	110013440099	CAFE MARINA MR SUNG LEE	10234 LAKEVIEW PARKWAY		VILLA RICA	GA	FINDS
30180	U001487566	4220198	FAIRFIELD PLANTATION MARINA	10234 LAKEVIEW PARKWAY		VILLA RICA	GA	UST
30180	S125318842		CARROLL COUNTY WATER AUTHORITY (I	5605 LAKEVIEW PKY		VILLA RICA	GA	NPDES
30180	1018121796	110064608777	CARROLL COUNTY WATER AUTHORITY (I	5605 LAKEVIEW PKY		VILLA RICA	GA	FINDS
30180	1024710666	110070505204	TANYARD VILLAGE	106 LAWRENCE DRIVE		VILLA RICA	GA	FINDS
30180	S127256395		TANYARD VILLAGE	106 LAWRENCE DRIVE		VILLA RICA	GA	NPDES
30180	1025952663		TANYARD VILLAGE	142 LAWRENCE DR		VILLA RICA	GA	
30180	1025996985	110070618787	TANYARD VILLAGE	142 LAWRENCE DR		VILLA RICA	GA	FINDS
30180	S127176786		TANYARD VILLAGE	142 LAWRENCE DR		VILLA RICA	GA	NPDES
30180	S127176785		TANYARD VILLAGE	143 LAWRENCE DR		VILLA RICA	GA	NPDES
30180	1025998474	110070620582	TANYARD VILLAGE	143 LAWRENCE DR		VILLA RICA	GA	FINDS
30180	1025952664		TANYARD VILLAGE	143 LAWRENCE DR		VILLA RICA	GA	
30180	S127176787		TANYARD VILLAGE	148 LAWRENCE DR		VILLA RICA	GA	NPDES
30180	1025952665		TANYARD VILLAGE	148 LAWRENCE DR		VILLA RICA	GA	
30180	1025998785	110070620944	TANYARD VILLAGE	148 LAWRENCE DR		VILLA RICA	GA	FINDS
30180	1025999956	110070622293	TANYARD VILLAGE	155 LAWRENCE DR		VILLA RICA	GA	FINDS
30180	1025952666		TANYARD VILLAGE	155 LAWRENCE DR		VILLA RICA	GA	
30180	S127176791		TANYARD VILLAGE	155 LAWRENCE DR		VILLA RICA	GA	NPDES
30180	S127176784		TANYARD VILLAGE	160 LAWRENCE DR		VILLA RICA	GA	NPDES
30180	1025996208	110070617850	TANYARD VILLAGE	160 LAWRENCE DR		VILLA RICA	GA	FINDS
30180	1025952667		TANYARD VILLAGE	160 LAWRENCE DR		VILLA RICA	GA	
30180	S127176790		TANYARD VILLAGE	166 LAWRENCE DR		VILLA RICA	GA	NPDES
30180	1025998786	110070620945	TANYARD VILLAGE	166 LAWRENCE DR		VILLA RICA	GA	FINDS
30180	1025952668		TANYARD VILLAGE	166 LAWRENCE DR		VILLA RICA	GA	
30180	S127177276		TANYARD VILLAGE	167 LAWRENCE DR		VILLA RICA	GA	NPDES

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ZIP	EDR-ID	Facility ID	Name	Address	Map/Dir/Dist	City	State	Databases
30180	1026026896	110070668140 110070669542	TANYARD VILLAGE	167 LAWRENCE DR		VILLA RICA	GA	FINDS FINDS NPDES
30180	1026098533		TANYARD VILLAGE	167 LAWRENCE DR		VILLA RICA	GA	
30180	1026099824		TANYARD VILLAGE	173 LAWRENCE DR		VILLA RICA	GA	
30180	S127177275		TANYARD VILLAGE	173 LAWRENCE DR		VILLA RICA	GA	
30180	1026028266		TANYARD VILLAGE	173 LAWRENCE DR		VILLA RICA	GA	
30180	1020642953		WARREN DAVE ENTERPRISES INC	58 LEGEND DR		VILLA RICA	GA	EDR Historical Auto Stations
30180	1022956927	110059429765	INTEX, A BOLLAG INTL CO	100 LEGGETT DR.	**	VILLA RICA	GA	FINDS
30180	2001554385	110070673285		100 LEGGETT DR.		BILLARICA	GA	ERNS
30180	1026102851		100 LEGGETT DRIVE	100 LEGGETT DRIVE		VILLA RICA	GA	FINDS
30180	1025441647		INTEX DIY, INC.	100 LEGGETT DRIVE		VILLA RICA	GA	SSTS
30180	S110694047		LEGGETT AND PLATT INC.	100 LEGGETT DRIVE		VILLA RICA	GA	NPDES
30180	1026007200		100 LEGGETT DRIVE	100 LEGGETT DRIVE		VILLA RICA	GA	
30180	S127177401	110043975954	100 LEGGETT DRIVE	100 LEGGETT DRIVE		VILLA RICA	GA	NPDES
30180	1014883947		NEW GEORGIA COLLISION	163 LIBERTY RD.		VILLA RICA	GA	FINDS
30180	1022124868		BEAVERS TRANSM & AUTO REPR	3320 LIBERTY RD		VILLA RICA	GA	EDR Historical Auto Stations
30180	1006774987	110013442827	WILCO TRAVEL PLAZA #3010	95 LIBERTY RD		VILLA RICA	GA	TIER 2, FINDS, UST
30180	S108469388		LEATHER'S TRUCK STOP AKA PILOT TRA	95 LIBERTY RD		VILLA RICA	GA	TIER 2, LUST, SPILLS
30180	1021748307		VILLA RICA TRAVEL STOP L P	95 LIBERTY RD		VILLA RICA	GA	EDR Historical Auto Stations
30180	S110592319		WILCO #3010	95 LIBERTY ROAD	**	VILLA RICA	GA	TIER 2
30180	A100504716		WILCO TRAVEL PLAZA #3010	95 LIBERTY ROAD		VILLA RICA	GA	AST
30180	S117049416		WILCO #3010	95 LIBERTY ROAD		VILLA RICA	GA	TIER 2
30180	1020154529		RICHARDSONS TRUCK STOP INC	LIBERTY RD A I-20		VILLA RICA	GA	EDR Historical Auto Stations
30180	1020730293		RICHARDSONS TRUCK STOP INC	LIBERTY RD AT I-20 EXIT 6	**	VILLA RICA	GA	EDR Historical Auto Stations
30180	S109508877	110070231922	AT&T - GA2510	LT33.43.00 LN84.53.00	**	VILLA RICA	GA	TIER 2
30180	1024233681		DANIELLE ESTATES LOT 55(KEVIN ELLIS)	5075 LONGRIDGE DRIVE		VILLIA RICA	GA	FINDS
30180	1024136787		DANIELLE ESTATES LOT 55(KEVIN ELLIS)	5075 LONGRIDGE DRIVE		VILLIA RICA	GA	
30180	S127246448		DANIELLE ESTATES LOT 55(KEVIN ELLIS)	5075 LONGRIDGE DRIVE		VILLIA RICA	GA	NPDES
30180	1021669013		C & L UNION 76 SERVICE STATION	419 MAIN ST		VILLA RICA	GA	EDR Historical Auto Stations
30180	U001487542	4220174	FRED'S AUTO SERVICE	MAIN ST	**	VILLA RICA	GA	UST
30180	1021228014		C & L UNION 76 SERVICE STATION	N MAIN ST		VILLA RICA	GA	EDR Historical Auto Stations
30180	S127176788	110070621689	TANYARD VILLAGE	306 MALLORY PLACE	**	VILLA RICA	GA	NPDES
30180	1025952669		TANYARD VILLAGE	306 MALLORY PLACE	**	VILLA RICA	GA	
30180	1025999426		TANYARD VILLAGE	306 MALLORY PLACE		VILLA RICA	GA	FINDS
30180	S127176789		TANYARD VILLAGE	307 MALLORY PLACE		VILLA RICA	GA	NPDES
30180	1025952670		TANYARD VILLAGE	307 MALLORY PLACE		VILLA RICA	GA	
30180	1025996036	110070617643 00222000	TANYARD VILLAGE	307 MALLORY PLACE		VILLA RICA	GA	FINDS
30180	U001474630		BST/VILLA RICA CO/R3930	206 MAPLE ST		VILLA RICA	GA	LUST, UST
30180	S121799768	110042078300	MCNEILUS TRUCK AND MANUFACTURING	1 MCNEILUS COURT	**	VILLA RICA	GA	AIRS
30180	1014695449		MCNEILUS TRUCK AND MANUFACTURING	1 MCNEILUS COURT		VILLA RICA	GA	
30180	1000203064		MCNEILUS TRUCK AND MANUFACTURING	1 MCNEILUS COURT		VILLA RICA	GA	RCRA-CESQG, FINDS
30180	S127267600		BRANDYWINE LAKE SUBDIVISION LOT 19	1002 MERLOT COURT		VILLA RICA	GA	NPDES
30180	1026117991		BRANDYWINE LAKE SUBDIVISION LOT 19	1002 MERLOT COURT		VILLA RICA	GA	
30180	1026389406	110070686969 110070673407	BRANDYWINE LAKE SUBDIVISION LOT 19	1002 MERLOT COURT		VILLA RICA	GA	FINDS
30180	1026102965		BRANDYWINE LAKE SUBDIVISION LOT 19	1003 MERLOT COURT		VILLA RICA	GA	FINDS
30180	1026031060	110070672905	BRANDYWINE LAKE SUBDIVISION LOT 19	1003 MERLOT COURT		VILLA RICA	GA	
30180	S127267225		BRANDYWINE LAKE SUBDIVISION LOT 19	1003 MERLOT COURT		VILLA RICA	GA	NPDES
30180	S127267223		BRANDYWINE LAKE SUBDIVISION LOT 19	1005 MERLOT COURT		VILLA RICA	GA	NPDES
30180	1026031059		BRANDYWINE LAKE SUBDIVISION LOT 19	1005 MERLOT COURT		VILLA RICA	GA	
30180	1026102506		BRANDYWINE LAKE SUBDIVISION LOT 19	1005 MERLOT COURT		VILLA RICA	GA	FINDS
30180	S127267603		BRANDYWINE LAKE SUBDIVISION LOT 19	1006 MERLOT COURT		VILLA RICA	GA	NPDES
30180	1026118537		BRANDYWINE LAKE SUBDIVISION LOT 19	1006 MERLOT COURT		VILLA RICA	GA	
30180	1026389918		BRANDYWINE LAKE SUBDIVISION LOT 19	1006 MERLOT COURT		VILLA RICA	GA	FINDS
30180	1026389697		BRANDYWINE LAKE SUBDIVISION LOT 19	1007 MERLOT COURT		VILLA RICA	GA	FINDS
30180	S127267606		BRANDYWINE LAKE SUBDIVISION LOT 19	1007 MERLOT COURT		VILLA RICA	GA	NPDES
30180	1026118299	110070687282	BRANDYWINE LAKE SUBDIVISION LOT 19	1007 MERLOT COURT		VILLA RICA	GA	
30180	S127267602		BRANDYWINE LAKE SUBDIVISION LOT 19	1008 MERLOT COURT		VILLA RICA	GA	NPDES
30180	1026118516		BRANDYWINE LAKE SUBDIVISION LOT 19	1008 MERLOT COURT		VILLA RICA	GA	
30180	1026389898		BRANDYWINE LAKE SUBDIVISION LOT 19	1008 MERLOT COURT		VILLA RICA	GA	FINDS
30180	1026119200		BRANDYWINE LAKE SUBDIVISION LOT 19	1009 MERLOT COURT		VILLA RICA	GA	
30180	S127267605		BRANDYWINE LAKE SUBDIVISION LOT 19	1009 MERLOT COURT		VILLA RICA	GA	NPDES
30180	1026390522		BRANDYWINE LAKE SUBDIVISION LOT 19	1009 MERLOT COURT		VILLA RICA	GA	FINDS
30180	1026389097		BRANDYWINE LAKE SUBDIVISION LOT 19	1040 MERLOT COURT		VILLA RICA	GA	FINDS
30180	1026117662		BRANDYWINE LAKE SUBDIVISION LOT 19	1040 MERLOT COURT		VILLA RICA	GA	
30180	S127267601		BRANDYWINE LAKE SUBDIVISION LOT 19	1040 MERLOT COURT		VILLA RICA	GA	NPDES

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30180	1026117299	110070686265	BRANDYWINE LAKE SUBDIVISION LOT 19	1110 MERLOT COURT		VILLA RICA	GA	
30180	1026388769		BRANDYWINE LAKE SUBDIVISION LOT 19	1110 MERLOT COURT		VILLA RICA	GA	FINDS
30180	S127267604		BRANDYWINE LAKE SUBDIVISION LOT 19	1110 MERLOT COURT		VILLA RICA	GA	NPDES
30180	1024124745	110070216645	DOUG & TONI SMITH RESIDENCE - 3016 N	3016 MILLERTOWN ROAD	**	VILLA RICA	GA	
30180	S127173038		DOUG & TONI SMITH RESIDENCE - 3016 N	3016 MILLERTOWN ROAD	**	VILLA RICA	GA	NPDES
30180	1024221416		DOUG & TONI SMITH RESIDENCE - 3016 N	3016 MILLERTOWN ROAD	**	VILLA RICA	GA	FINDS
30180	1018629533	110070910216	FAIRWAY CLEANERS INC	2000 MIRROR LAKE BLVD		VILLA RICA	GA	EDR Historical Cleaners
30180	1026783543		PUBLIX SUPERMARKET 145 THE VILLAGE	2000 MIRROR LAKE BOULEVARD		VILLA RICA	GA	FINDS
30180	1026495160		PUBLIX SUPERMARKET 145 THE VILLAGE	2000 MIRROR LAKE BOULEVARD		VILLA RICA	GA	RCRA-CESQG
30180	1026737114	GAR000090498	PUBLIX SUPERMARKET 145 THE VILLAGE	2000 MIRROR LAKE BOULEVARD		VILLA RICA	GA	
30180	1019911597		VILLA RICA (NORTH SWEETWATER)	800 MIRROR LAKE PKWY		VILLA RICA	GA	ICIS
30180	S125320860		VILLA RICA, CITY OF (NORTH SWEETWAT	800 MIRROR LAKE PKWY		VILLA RICA	GA	NPDES
30180	1021192435		SMITH MICHAEL SV STN & TIRE CO	116 MONTGOMERY ST	**	VILLA RICA	GA	EDR Historical Auto Stations
30180	1020302023		VILLA RICA CHEVRON STATION	143 E MONTGOMERY ST		VILLA RICA	GA	EDR Historical Auto Stations
30180	1006774969	110013442649	VILLA RICA CHEVRON	143 E MONTGOMERY ST		VILLA RICA	GA	FINDS, UST
30180	A100495308		CITGO FOOD MART	143 E. MONTGOMERY STREET		VILLA RICA	GA	AST
30180	1021917855		ARIAILS TENNECO	205 MONTGOMERY ST	**	VILLA RICA	GA	EDR Historical Auto Stations
30180	1016080594	110005682957	DON - RICH FORD CO., INC.	221 MONTGOMERY RD		VILLA RICA	GA	FINDS
30180	1000238037		DON-RICH FORD	221 MONTGOMERY ST		VILLA RICA	GA	RCRAInfo-SQG, LUST, UST
30180	1021059711		HUEY BILLY BODY SHOP	261 E MONTGOMERY ST		VILLA RICA	GA	EDR Historical Auto Stations
30180	2020276192	4220220		261 E MONTGOMERY STREET		VILLA RICA	GA	ERNS
30180	U001487587		S&J QUICK STOP	271 EAST MONTGOMERY ST		VILLA RICA	GA	UST
30180	1020130310		YORK ROBERT R	271 MONTGOMERY	**	VILLA RICA	GA	EDR Historical Auto Stations
30180	1020527533		ELLERS STANDARD SERVICE STN	407 MONTGOMERY ST	**	VILLA RICA	GA	EDR Historical Auto Stations
30180	1004686012	110005711916	ALL FLEET REFINISHING INC	530 E MONTGOMERY ST		VILLA RICA	GA	RCRA-NonGen, FINDS
30180	1019946474		C & S CLEANERS INC	MONTGOMERY ST	**	VILLA RICA	GA	EDR Historical Cleaners
30180	1020788857		SMITH HERMAN	MONTGOMERY ST	**	VILLA RICA	GA	EDR Historical Auto Stations
30180	1026396674	110070696553	GEORGIAN- UNIT Z1	MONTGOMERY VIEW COURT	**	VILLA RICA	GA	FINDS
30180	1026123366		GEORGIAN- UNIT Z1	MONTGOMERY VIEW COURT	**	VILLA RICA	GA	
30180	S127268519		GEORGIAN- UNIT Z1	MONTGOMERY VIEW COURT	**	VILLA RICA	GA	NPDES
30180	U001489972	9022022	PLANTATION EQUITY GROUP/GOLF MAI	7500 MONTICELLO DR		VILLA RICA	GA	LUST, UST
30180	1025985884	110070598622	AUGUSTA WOODS LOT - 145	10105 NANDINA COURT	**	VILLA RICA	GA	FINDS
30180	S127263758		AUGUSTA WOODS LOT - 145	10105 NANDINA COURT	**	VILLA RICA	GA	NPDES
30180	1025916692		AUGUSTA WOODS LOT - 145	10105 NANDINA COURT	**	VILLA RICA	GA	
30180	S127274761	110070838076	BRANDYWINE LAKE SUBDIVISION LOT 21	2442 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	1026543048		BRANDYWINE LAKE SUBDIVISION LOT 21	2442 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	1026537799		BRANDYWINE LAKE SUBDIVISION LOT 11	2445 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	1026505720	110070830534	BRANDYWINE LAKE SUBDIVISION LOT 11	2445 NAPA VALLEY DRIVE		VILLA RICA	GA	
30180	S127274236		BRANDYWINE LAKE SUBDIVISION LOT 11	2445 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	S127274237		BRANDYWINE LAKE SUBDIVISION LOT 11	2447 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	1026538533	110070831338	BRANDYWINE LAKE SUBDIVISION LOT 11	2447 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	1026506524		BRANDYWINE LAKE SUBDIVISION LOT 11	2447 NAPA VALLEY DRIVE		VILLA RICA	GA	
30180	1026543314	110070838369	BRANDYWINE LAKE SUBDIVISION LOT 21	2448 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	S127274760		BRANDYWINE LAKE SUBDIVISION LOT 21	2448 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	1026540488		BRANDYWINE LAKE SUBDIVISION LOT 11	2449 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	1026508695	110070833511	BRANDYWINE LAKE SUBDIVISION LOT 11	2449 NAPA VALLEY DRIVE		VILLA RICA	GA	
30180	S127274238		BRANDYWINE LAKE SUBDIVISION LOT 11	2449 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	S127274759		BRANDYWINE LAKE SUBDIVISION LOT 21	2450 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	1026542422	110070837392	BRANDYWINE LAKE SUBDIVISION LOT 21	2450 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	S127274758		BRANDYWINE LAKE SUBDIVISION LOT 21	2452 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	1026542566		BRANDYWINE LAKE SUBDIVISION LOT 21	2452 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	1026544320	110070839471	BRANDYWINE LAKE SUBDIVISION LOT 21	2454 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	S127274757		BRANDYWINE LAKE SUBDIVISION LOT 21	2454 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	1026505609		BRANDYWINE LAKE SUBDIVISION LOT 11	2455 NAPA VALLEY DRIVE		VILLA RICA	GA	
30180	S127274266	110070830423	BRANDYWINE LAKE SUBDIVISION LOT 11	2455 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	1026537698		BRANDYWINE LAKE SUBDIVISION LOT 11	2455 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	1026544109		BRANDYWINE LAKE SUBDIVISION LOT 21	2456 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	S127274756	110070839236	BRANDYWINE LAKE SUBDIVISION LOT 21	2456 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	1026505944		BRANDYWINE LAKE SUBDIVISION LOT 11	2457 NAPA VALLEY DRIVE		VILLA RICA	GA	
30180	S127274267		BRANDYWINE LAKE SUBDIVISION LOT 11	2457 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	1026538010	110070830758	BRANDYWINE LAKE SUBDIVISION LOT 11	2457 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	S127274268		BRANDYWINE LAKE SUBDIVISION LOT 11	2459 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	1026504883		BRANDYWINE LAKE SUBDIVISION LOT 11	2459 NAPA VALLEY DRIVE		VILLA RICA	GA	

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ZIP	EDR-ID	Facility ID	Name	Address	Map/Dir/Dist	City	State	Databases
30180	1026537031	110070829697	BRANDYWINE LAKE SUBDIVISION LOT 11	2459 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	1026506934		BRANDYWINE LAKE SUBDIVISION LOT 12	2461 NAPA VALLEY DRIVE		VILLA RICA	GA	
30180	1026538914	110070831748	BRANDYWINE LAKE SUBDIVISION LOT 12	2461 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	S127274269		BRANDYWINE LAKE SUBDIVISION LOT 12	2461 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	S127274755		BRANDYWINE LAKE SUBDIVISION LOT 21	2462 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	1026544243	110070839386	BRANDYWINE LAKE SUBDIVISION LOT 21	2462 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	1026507554		BRANDYWINE LAKE SUBDIVISION LOT 12	2463 NAPA VALLEY DRIVE		VILLA RICA	GA	
30180	1026539473	110070832368	BRANDYWINE LAKE SUBDIVISION LOT 12	2463 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	S127274271		BRANDYWINE LAKE SUBDIVISION LOT 12	2463 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	S127274571		BRANDYWINE LAKE SUBDIVISION LOT 21	2464 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	1026543647	110070838736	BRANDYWINE LAKE SUBDIVISION LOT 21	2464 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	1026537277	110070829961	BRANDYWINE LAKE SUBDIVISION LOT 12	2465 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	S127274273		BRANDYWINE LAKE SUBDIVISION LOT 12	2465 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	1026505147		BRANDYWINE LAKE SUBDIVISION LOT 12	2465 NAPA VALLEY DRIVE		VILLA RICA	GA	
30180	1026507415		BRANDYWINE LAKE SUBDIVISION LOT 12	2467 NAPA VALLEY DRIVE		VILLA RICA	GA	
30180	S127274509		BRANDYWINE LAKE SUBDIVISION LOT 12	2467 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	1026539350	110070832229	BRANDYWINE LAKE SUBDIVISION LOT 12	2467 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	S127274275		BRANDYWINE LAKE SUBDIVISION LOT 12	2467 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	1026544283	110070839428	BRANDYWINE LAKE SUBDIVISION LOT 21	2468 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	S127274570		BRANDYWINE LAKE SUBDIVISION LOT 21	2468 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	S127274510		BRANDYWINE LAKE SUBDIVISION LOT 12	2469 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	1026542206	110070837158	BRANDYWINE LAKE SUBDIVISION LOT 12	2469 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	1026542910	110070837918	BRANDYWINE LAKE SUBDIVISION LOT 12	2471 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	S127274511		BRANDYWINE LAKE SUBDIVISION LOT 12	2471 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	1026543825	110070838927	BRANDYWINE LAKE SUBDIVISION LOT 21	2472 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	S127274568		BRANDYWINE LAKE SUBDIVISION LOT 21	2472 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	S127274512		BRANDYWINE LAKE SUBDIVISION LOT 12	2473 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	1026543554	110070838635	BRANDYWINE LAKE SUBDIVISION LOT 12	2473 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	1026544719	110070839896	BRANDYWINE LAKE SUBDIVISION LOT 12	2475 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	S127274513		BRANDYWINE LAKE SUBDIVISION LOT 12	2475 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	1026544731	110070839908	BRANDYWINE LAKE SUBDIVISION LOT 12	2477 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	S127274514		BRANDYWINE LAKE SUBDIVISION LOT 12	2477 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	1026542316	110070837273	BRANDYWINE LAKE SUBDIVISION LOT 20	2478 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	S127274567		BRANDYWINE LAKE SUBDIVISION LOT 20	2478 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	1026543991	110070839104	BRANDYWINE LAKE SUBDIVISION LOT 12	2479 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	S127274515		BRANDYWINE LAKE SUBDIVISION LOT 12	2479 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	1026544694	110070839868	BRANDYWINE LAKE SUBDIVISION LOT 13	2481 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	S127274516		BRANDYWINE LAKE SUBDIVISION LOT 13	2481 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	S127274565		BRANDYWINE LAKE SUBDIVISION LOT 20	2482 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	1026542936	110070837950	BRANDYWINE LAKE SUBDIVISION LOT 20	2482 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	S127274517		BRANDYWINE LAKE SUBDIVISION LOT 13	2483 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	1026543914	110070839022	BRANDYWINE LAKE SUBDIVISION LOT 13	2483 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	1026542720	110070837716	BRANDYWINE LAKE SUBDIVISION LOT 20	2484 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	S127274564		BRANDYWINE LAKE SUBDIVISION LOT 20	2484 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	1026544410	110070839563	BRANDYWINE LAKE SUBDIVISION LOT 13	2485 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	S127274518		BRANDYWINE LAKE SUBDIVISION LOT 13	2485 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	S127274562		BRANDYWINE LAKE SUBDIVISION LOT 20	2486 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	1026542955	110070837970	BRANDYWINE LAKE SUBDIVISION LOT 20	2486 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	S127274519		BRANDYWINE LAKE SUBDIVISION LOT 13	2487 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	1026543448	110070838520	BRANDYWINE LAKE SUBDIVISION LOT 13	2487 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	S127274561		BRANDYWINE LAKE SUBDIVISION LOT 20	2488 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	1026544751	110070839929	BRANDYWINE LAKE SUBDIVISION LOT 20	2488 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	1026543922	110070839030	BRANDYWINE LAKE SUBDIVISION LOT 13	2489 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	S127274520		BRANDYWINE LAKE SUBDIVISION LOT 13	2489 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	1026543930	110070839038	BRANDYWINE LAKE SUBDIVISION LOT 13	2491 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	S127274521		BRANDYWINE LAKE SUBDIVISION LOT 13	2491 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	S127274559		BRANDYWINE LAKE SUBDIVISION LOT 20	2492 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	1026544415	110070839569	BRANDYWINE LAKE SUBDIVISION LOT 20	2492 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	1026544317	110070839468	BRANDYWINE LAKE SUBDIVISION LOT 13	2493 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	S127274522		BRANDYWINE LAKE SUBDIVISION LOT 13	2493 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	S127274557		BRANDYWINE LAKE SUBDIVISION LOT 20	2494 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	1026542935	110070837949	BRANDYWINE LAKE SUBDIVISION LOT 20	2494 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	1026504959		BRANDYWINE LAKE SUBDIVISION LOT 13	2495 NAPA VALLEY DRIVE		VILLA RICA	GA	
30180	1026537101	110070829773	BRANDYWINE LAKE SUBDIVISION LOT 13	2495 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	S127274231		BRANDYWINE LAKE SUBDIVISION LOT 13	2495 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	1026540114	110070833095	BRANDYWINE LAKE SUBDIVISION LOT 20	2496 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	S127274235		BRANDYWINE LAKE SUBDIVISION LOT 20	2496 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	1026508281		BRANDYWINE LAKE SUBDIVISION LOT 20	2496 NAPA VALLEY DRIVE		VILLA RICA	GA	
30180	1026504992		BRANDYWINE LAKE SUBDIVISION LOT 13	2497 NAPA VALLEY DRIVE		VILLA RICA	GA	
30180	1026537133	110070829806	BRANDYWINE LAKE SUBDIVISION LOT 13	2497 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	S127274232		BRANDYWINE LAKE SUBDIVISION LOT 13	2497 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES

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ZIP	EDR-ID	Facility ID	Name	Address	Map/Dir/Dist	City	State	Databases
30180	1026538836	110070831662	BRANDYWINE LAKE SUBDIVISION LOT 20	2498 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	S127274234		BRANDYWINE LAKE SUBDIVISION LOT 20	2498 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	1026506848		BRANDYWINE LAKE SUBDIVISION LOT 20	2498 NAPA VALLEY DRIVE		VILLA RICA	GA	
30180	1026506933		BRANDYWINE LAKE SUBDIVISION LOT 13	2499 NAPA VALLEY DRIVE		VILLA RICA	GA	
30180	S127274233		BRANDYWINE LAKE SUBDIVISION LOT 13	2499 NAPA VALLEY DRIVE		VILLA RICA	GA	NPDES
30180	1026538913	110070831747	BRANDYWINE LAKE SUBDIVISION LOT 13	2499 NAPA VALLEY DRIVE		VILLA RICA	GA	FINDS
30180	1024245215	110070251463	NOLANDWOOD LAKE UNIT TWO LOT -38	8340 NOLANDWOOD LANE		DOUGLAS	GA	FINDS
30180	1024146481		NOLANDWOOD LAKE UNIT TWO LOT -38	8340 NOLANDWOOD LANE		DOUGLAS	GA	
30180	S127249413		NOLANDWOOD LAKE UNIT TWO LOT -38	8340 NOLANDWOOD LANE		DOUGLAS	GA	NPDES
30180	1024031146	110070154213	NOLANDWOOD LAKE UNIT TWO LOT -36	8360 NOLANDWOOD LANE		DOUGLAS	GA	FINDS
30180	S127240308		NOLANDWOOD LAKE UNIT TWO LOT -36	8360 NOLANDWOOD LANE		DOUGLAS	GA	NPDES
30180	S127240310		NOLANDWOOD LAKE UNIT TWO LOT -50	8445 NOLANDWOOD LANE		DOUGLAS	GA	NPDES
30180	1024031148	110070154215	NOLANDWOOD LAKE UNIT TWO LOT -50	8445 NOLANDWOOD LANE		DOUGLAS	GA	FINDS
30180	S127248830		NOLANDWOOD UNIT ONE	8570 NOLANDWOOD LANE		NA	GA	NPDES
30180	S127239090		NOLANDWOOD LAKE S/D- UNIT ONE	8570 NOLANWOOD LANE	**	VILLA RICA	GA	NPDES
30180	1024030050	110070153088	NOLANDWOOD LAKE S/D- UNIT ONE	8570 NOLANWOOD LANE		VILLA RICA	GA	FINDS
30180	S112373259		NORFOLK-SOUTHERN RR	100 NORFOLK SO IND BLVD		VILLA RICA	GA	
30180	1025820746	110070564613	365 OAKHAVEN WAY	365 OAKHAVEN WAY		VILLA RICA	GA	FINDS
30180	1025480245		365 OAKHAVEN WAY	365 OAKHAVEN WAY		VILLA RICA	GA	
30180	S127262063		365 OAKHAVEN WAY	365 OAKHAVEN WAY	**	VILLA RICA	GA	NPDES
30180	1026539655	110070832569	LEGACY AT WALTON TRAIL PHASE 1	NW OF INTERSECTION OF HWY 61 AND C	**	VILLA RICA	GA	FINDS
30180	S127178712		LEGACY AT WALTON TRAIL PHASE 1	NW OF INTERSECTION OF HWY 61 AND C	**	VILLA RICA	GA	NPDES
30180	1026507755		LEGACY AT WALTON TRAIL PHASE 1	NW OF INTERSECTION OF HWY 61 AND C	**	VILLA RICA	GA	
30180	1007153072	110016681303	INDIAN LAKE SUBDIVISION	OFF LEDBETTER ROAD		VILLA RICA	GA	FINDS
30180	1012080936	110038656228	APAC GEORGIA, INC.	25 OLD ROCK QUARRY RD		VILLA RICA	GA	FINDS
30180	1022973438	110070009787	VULCAN CONSTRUCTION MATERIALS, LL	25 OLD ROCK QUARRY RD		VILLA RICA	GA	FINDS
30180	1022990978		C. W. MATHEWS - VILLA RICK ASPHALT P	25 OLD ROCK QUARRY RD		VILLA RICA	GA	
30180	1023548173	110070027351	C. W. MATHEWS - VILLA RICK ASPHALT F	25 OLD ROCK QUARRY RD		VILLA RICA	GA	FINDS
30180	S107749763	304500056	C W MATTHEWS CONTRACTING CO INC	25 OLD ROCK QUARRY RD		VILLA RICA	GA	AIRS
30180	S107749875	304500055	BANKHEAD CONTRACTING	25 OLD ROCK QUARRY RD		VILLA RICA	GA	AIRS, NPDES, TIER 2
30180	1026007743		C W MATTHEWS CONTRACTING CO INC	25 OLD ROCK QUARRY RD		VILLA RICA	GA	
30180	1005658453	110001322328	C W MATTHEWS CONTRACTING CO INC	25 OLD ROCK QUARRY RD		VILLA RICA	GA	ICIS, FINDS
30180	S127007923		VULCAN CONSTRUCTION MATERIALS, LL	25 OLD ROCK QUARRY RD		VILLA RICA	GA	NPDES
30180	S127007586		VULCAN CONSTRUCTION MATERIALS, LL	25 OLD ROCK QUARRY RD		VILLA RICA	GA	NPDES
30180	1024908306		VILLA RICA QUARRY	25 OLD ROCK QUARRY RD.		VILLA RICA	GA	
30180	1000741502	4220112	VULCAN MATERIALS	25 OLD ROCK QUARRY ROAD		VILLA RICA	GA	AST, UST
30180	S121801321		VULCAN CONSTRUCTION MATERIALS LLC	25 OLD ROCK QUARRY ROAD		VILLA RICA	GA	AIRS
30180	S108415905	FATR20064YNFS	SD06J9YZ -- C. W. MATTHEWS CONTRACTING	CO., INC PLANT #16 VILLA RICA -- 25 OLD ROCK QL		VILLA RICA	GA	TIER 2
30180	1016058494	110006836308	VULCAN CONSTRUCTION MATERIALS LLC	25 OLD ROCK QUARRY ROAD		VILLA RICA	GA	ICIS, FINDS
30180	A100489406		ARMY RECREATIONAL AREA	40 OLD SANDTOWN ROAD, S.E.		CARTERSVILLE	GA	AST
30180	1020442247		H & W KWIK STOP INC	650 OLD TANYARD RD		VILLA RICA	GA	EDR Historical Auto Stations
30180	1012080768	110038655513	CRUMP & CO	OLD BANKHEAD HWY		VILLA RICA	GA	FINDS
30180	S121798291		CRUMP & CO	OLD BANKHEAD HWY	**	VILLA RICA	GA	AIRS
30180	1026757318		OVERLOOK AT MIRROR LAKE UNIT ONE I	1004 OVERLOOK DRIVE & 1001 OVERLOO	**	VILLA RICA	GA	
30180	1026791318	110070924801	OVERLOOK AT MIRROR LAKE UNIT ONE I	1004 OVERLOOK DRIVE & 1001 OVERLOO	**	VILLA RICA	GA	FINDS
30180	1026757319		OVERLOOK AT MIRROR LAKE UNIT THREE	1035 OVERLOOK DRIVE & 1037 OVERLOO	**	VILLA RICA	GA	
30180	1026793729	110070927401	OVERLOOK AT MIRROR LAKE UNIT THREE	1035 OVERLOOK DRIVE & 1037 OVERLOO	**	VILLA RICA	GA	FINDS
30180	1020108439		TRICO INC	215 PEACHTREE ST		VILLA RICA	GA	EDR Historical Cleaners
30180	1026788821	110070918361	VILLA RICA ELEMENTARY SCHOOL-RENC	314 PEACHTREE STREET		VILLA RICA	GA	FINDS
30180	1026739332		VILLA RICA ELEMENTARY SCHOOL-RENC	314 PEACHTREE STREET		VILLA RICA	GA	
30180	1020333137		TIMOTHY LEE SMITH	80 POPE RD		VILLA RICA	GA	EDR Historical Auto Stations
30180	1026456862	110070816818	DOLLAR GENERAL VILLA RICA	101 PROSPECTOR DRIVE		VILLA RICA	GA	FINDS
30180	S127178499		DOLLAR GENERAL VILLA RICA	101 PROSPECTOR DRIVE	**	VILLA RICA	GA	NPDES
30180	S107751285	304500053	MCNEILUS TRUCK & MFG.	148 PUNKINTOWN RD		VILLA RICA	GA	AIRS, NPDES
30180	1026121128		TANNER ASSISTED LIVING	QUARTZ DRIVE		VILLA RICA	GA	
30180	1026394656	110070694286	TANNER ASSISTED LIVING	QUARTZ DRIVE		VILLA RICA	GA	FINDS
30180	S127177700		TANNER ASSISTED LIVING	QUARTZ DRIVE	**	VILLA RICA	GA	NPDES
30180	1021558379		ELLIS GROCERY	RFD #2 HWY #61	**	VILLA RICA	GA	EDR Historical Auto Stations
30180	1026793730	110070927402	THE GEORGIAN UNIT C C-17 & C-18	155 RICHMOND WAY & 159 RICHMOND W.	**	VILLA RICA	GA	FINDS
30180	1026763127		THE GEORGIAN UNIT C C-17 & C-18	155 RICHMOND WAY & 159 RICHMOND W.	**	VILLA RICA	GA	
30180	1014695840	110041211319	GTC PAULDING COUNTY	RIDGE ROAD		VILLA RICA	GA	FINDS
30180	1022841159		SUGGS DREDGE	S. RIVER RD.		DOUGLASVILLE	GA	
30180	A100328507		BROOKSIDE SHOPPETTE	1217 ROCKMART ROAD		VILLA RICA	GA	AST
30180	1021797801		SUNOCO INC	1238 ROCKMART RD		VILLA RICA	GA	EDR Historical Auto Stations
30180	1006774697	110013439911	HUNTERS GROCERY	2743 ROCKMART HWY		VILLA RICA	GA	FINDS
30180	U003921081	4220213	JAI AMBEE LLC	2743 ROCKMART HWY		VILLA RICA	GA	UST
30180	1020129939		HUNTERS GROCERY AND APPAREL	2743 ROCKMART RD UNIT A		VILLA RICA	GA	EDR Historical Auto

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30180	U001487596	4220231	OPEN PANTRY	408 ROCKMART RD		VILLA RICA	GA	Stations
30180	1006774669	110013439635	OPEN PANTRY	408 ROCKMART RD		VILLA RICA	GA	LUST, UST
30180	1022257510		FULLERVILLE OPEN PANTRY INC	408 ROCKMART RD		VILLA RICA	GA	FINDS
								EDR Historical Auto
								Stations
30180	A100501017		OPEN PANTRY SHELL	408 ROCKMART ROAD		VILLA RICA	GA	AST
30180	U001487550	4220182	INTEGRATED PRODUCTS	627 ROCKMART RD		VILLA RICA	GA	UST
30180	1008153570	110020496328	REPROCESSING C C INC	627 ROCKMART RD		VILLA RICA	GA	AIRS, FINDS
30180	1000179541	110009356678	HOLCOMBE ARMATURE CO AARLIN DIV	905 ROCKMART HWY		VILLA RICA	GA	FINDS
30180	1004461733	110001139009	AUTOMOTIVE ELECTRONICS INC	905 ROCKMART HWY		VILLA RICA	GA	FINDS
30180	S125319332		EUTREE INC.	905 ROCKMART RD		VILLA RICA	GA	NPDES
30180	1021335466		HUNTER J F & SONS	ROCKMART RD	**	VILLA RICA	GA	EDR Historical Auto
								Stations
								LUST, UST
30180	U001487416	04220026	VILLA RICA HIGH SCHOOL	600 ROCKY BRANCH RD		VILLA RICA	GA	
30180	1026687754		VILLA RICA HIGH SCHOOL-STADIUM & PA	600 ROCKY BRANCH ROAD		VILLA RICA	GA	
30180	1026704400	110070884711	VILLA RICA HIGH SCHOOL-STADIUM & PA	600 ROCKY BRANCH ROAD		VILLA RICA	GA	FINDS
30180	S127179429		VILLA RICA HIGH SCHOOL-STADIUM & PA	600 ROCKY BRANCH ROAD		VILLA RICA	GA	NPDES
30180	1005656954	110010702659	WETLANDS	GA RT. 61/GA RT 101/FLEET DR	**	VILLA RICA	GA	ICIS, FINDS
30180	S125321232		SUNBELT RENTALS PC #1036	100 SABER PARKWAY		VILLA RICA	GA	TIER 2
30180	A100328454		UNITED RENTALS, INC.	100 SABER PARKWAY		VILLA RICA	GA	AST
30180	1024378425	110070282028	SABER DIAMOND TOOLS, INC.	101 SABER PARKWAY		VILLA RICA	GA	FINDS
30180	U003004538	9022043	VILLA RICA REALTY INVESTMENTS LLC	725 SAND HILL HULETT RD		VILLA RICA	GA	UST
30180	1006777437	110013467453	H & W FOODMART LLC	725 SAND HILL HULETT RD		VILLA RICA	GA	FINDS
30180	1020067699		PROFESSIONAL CLEANERS	721 SANDHILL HULETT RD		VILLA RICA	GA	EDR Historical Cleaners
30180	A108889891		FAIRFIELD CLOTHING CTR	725 SANDHILL HULETT RD		VILLA RICA	GA	EDR Historical Cleaners
30180	A100495728		COUNTRY BOY	725 SANDY HILL ROAD	**	VILLA RICA	GA	AST
30180	1024084025	110070163261	TNT PARTNERS	WEST SIDE OF S.R. 61/ SOUTH CARROLL	**	VILLA RICA	GA	FINDS
30180	S127172689		TNT PARTNERS	WEST SIDE OF S.R. 61/ SOUTH CARROLL	**	VILLA RICA	GA	NPDES
30180	S127279759		THE GEORGIAN - POD I- LOTS 23, 25, 26	SNOWDON WAY	**	VILLA RICA	GA	NPDES
30180	1026736306		THE GEORGIAN - PODS G & I	SNOWDON WAY	**	VILLA RICA	GA	
30180	S127279039		THE GEORGIAN - PODS G & I	SNOWDON WAY	**	VILLA RICA	GA	NPDES
30180	1026771309	110070894031	THE GEORGIAN - PODS G & I	SNOWDON WAY	**	VILLA RICA	GA	FINDS
30180	S127241360		THE GEORGIAN UNIT A LOTS 2, 5, 7, 8, 9,	STAFFORD LANE AT GEORGIAN PARKWA	**	VILLA RICA	GA	NPDES
30180	1024083479	110070162534	THE GEORGIAN UNIT A LOTS 11, 12, 14, 1	STAFFORD LANE AT ROWLAND WAY		VILLA RICA	GA	FINDS
30180	S127245829		THE GEORGIAN UNIT A LOTS 11, 12, 14, 1	STAFFORD LANE AT ROWLAND WAY	**	VILLA RICA	GA	NPDES
30180	1024226371	110070222134	THE GEORGIAN UNIT A LOTS 11, 12, 14, 1	STAFFORD LANE AT ROWLAND WAY		VILLA RICA	GA	FINDS
30180	1020507396		BARNES WILLIAM F	STATE HWY 61 RT 1	**	VILLA RICA	GA	EDR Historical Auto
								Stations
								LUST, UST
30180	U001476995	480044	STOCKMAR AVIATION SERVICES INC	9283 STOCKMAR RD		VILLA RICA	GA	
30180	A100490713		STOCKMART AVIATION	7382 STOCKMART RD.	**	VILLA RICA	GA	AST
30180	1023643632	110070052789	THE GEORGIAN UNIT C LOTS 53-62	24-65 STOCKTON PLACE		VILLA RICA	GA	FINDS
30180	S127232253		THE GEORGIAN UNIT C LOTS 53-62	24-65 STOCKTON PLACE		VILLA RICA	GA	NPDES
30180	1026458558	110070818651	O. JOE FAIRES	658 SUMMER RIDGE DR		VILLA RICA	GA	FINDS
30180	1026504351		O. JOE FAIRES	658 SUMMER RIDGE DR		VILLA RICA	GA	
30180	S127272458		O. JOE FAIRES	658 SUMMER RIDGE DR		VILLA RICA	GA	NPDES
30180	S127237751		SUMMER GATE LOT -10	218 SUMMERGATE LN	**	VILLA RICA	GA	NPDES
30180	1024017858	110070113091	SUMMER GATE LOT- 10	218 SUMMERGATE LN		VILLA RICA	GA	FINDS
30180	S127237752		SUMMER GATE LOT- 10	218 SUMMERGATE LN	**	VILLA RICA	GA	NPDES
30180	1023547803	110070025173	SUMMERGATE, LOT 37	225 SUMMERGATE LN		VILLA RICA	GA	FINDS
30180	S127220981		SUMMERGATE, LOT 37	225 SUMMERGATE LN	**	VILLA RICA	GA	NPDES
30180	1022988803		SUMMERGATE, LOT 37	225 SUMMERGATE LN		VILLA RICA	GA	
30180	S127220980		SUMMERGATE, LOT -15	228 SUMMERGATE LN	**	VILLA RICA	GA	NPDES
30180	1022969070		SUMMERGATE, LOT -15	228 SUMMERGATE LN		VILLA RICA	GA	
30180	1023544311	110070005416	SUMMERGATE, LOT -15	228 SUMMERGATE LN		VILLA RICA	GA	FINDS
30180	1022991087	110070027460	SUMMERGATE LOT 18	234 SUMMERGATE LN		VILLA RICA	GA	FINDS
30180	S127216407		SUMMERGATE LOT 18	234 SUMMERGATE LN	**	VILLA RICA	GA	NPDES
30180	S127215545		SUMMERGATE, LOT19	236 SUMMERGATE LN	**	VILLA RICA	GA	NPDES
30180	S127216402		SUMMERGATE LOT 17	236 SUMMERGATE LN	**	VILLA RICA	GA	NPDES
30180	S127215551		SUMMERGATE LOT 29	236 SUMMERGATE LN	**	VILLA RICA	GA	NPDES
30180	1022981314	110070017677	SUMMERGATE, LOT19	236 SUMMERGATE LN		VILLA RICA	GA	FINDS
30180	S127215558		SUMMERGATE LOT 29	238 SUMMERGATE LN	**	VILLA RICA	GA	NPDES
30180	1022976639	110070012991	SUMMERGATE, LOT 20	238 SUMMERGATE LN		VILLA RICA	GA	FINDS
30180	S127215564		SUMMERGATE, LOT 20	238 SUMMERGATE LN	**	VILLA RICA	GA	NPDES
30180	S127215527		SUMMERGATE, LOT 30	239 SUMMERGATE LN	**	VILLA RICA	GA	NPDES
30180	1022976389	110070012741	SUMMERGATE, LOT 30	239 SUMMERGATE LN		VILLA RICA	GA	FINDS
30180	S127215572		SUMMERGATE LOT 22	242 SUMMERGATE LN	**	VILLA RICA	GA	NPDES
30180	1022990877	110070027250	SUMMERGATE LOT 22	242 SUMMERGATE LN		VILLA RICA	GA	FINDS
30180	1022969585	110070005931	SUMMERGATE, LOT 28	243 SUMMERGATE LN		VILLA RICA	GA	FINDS
30180	S127215585		SUMMERGATE, LOT 28	243 SUMMERGATE LN	**	VILLA RICA	GA	NPDES
30180	1024028523	110070147739	SUMMERGATE, LOT 27	245 SUMMERGATE LN		VILLA RICA	GA	FINDS
30180	S127215579		SUMMERGATE, LOT 27	245 SUMMERGATE LN	**	VILLA RICA	GA	NPDES

EDR ZIP Code Scan Report

ZIP	EDR-ID	Facility ID	Name	Address	Map/Dir/Dist	City	State	Databases
30180	1024148044	110070254868	MANCHESTER MEADOWS LOT 9	510 SUSIE CREEK LANE		VILLA RICA	GA	FINDS
30180	S127250810		MANCHESTER MEADOWS LOT 9	510 SUSIE CREEK LANE		VILLA RICA	GA	NPDES
30180	S127250807		MANCHESTER MEADOWS LOT 8	524 SUSIE CREEK LANE		VILLA RICA	GA	NPDES
30180	1024150997	110070257995	MANCHESTER MEADOWS LOT 8	524 SUSIE CREEK LANE		VILLA RICA	GA	FINDS
30180	1024149018	110070255910	MANCHESTER MEADOWS LOT 5	562 SUSIE CREEK LANE		VILLA RICA	GA	FINDS
30180	S127250809		MANCHESTER MEADOWS LOT 5	562 SUSIE CREEK LANE		VILLA RICA	GA	NPDES
30180	1024141053		MANCHESTER MEADOWS LOT 3	87 SUSIE CREEK LANE		VILLA RICA	GA	
30180	S127248522		MANCHESTER MEADOWS LOT 3	87 SUSIE CREEK LANE		VILLA RICA	GA	NPDES
30180	1024238249	110070238976	MANCHESTER MEADOWS LOT 3	87 SUSIE CREEK LANE		VILLA RICA	GA	FINDS
30180	1024232447	110070230548	MANCHESTER MEADOWS LOTS 46-51	SUSIE CREEK LANE		VILLA RICA	GA	FINDS
30180	1024135479		MANCHESTER MEADOWS LOTS 46-51	SUSIE CREEK LANE		VILLA RICA	GA	
30180	S127246913		MANCHESTER MEADOWS LOTS 46-51	SUSIE CREEK LANE	**	VILLA RICA	GA	NPDES
30180	S101009224	10261	VININGS CHEMICAL COMPANY	5249 SWEETWATER TRAIL		VILLA RICA	GA	DEL SHWS
30180	1025470206		TOWNSEND VILLAGE LOT 163	TBD ALTON CIRCLE	**	VILLA RICA	GA	
30180	S127259055		TOWNSEND VILLAGE LOTS 117, 119, 121	TBD ALTON CIRCLE	**	VILLA RICA	GA	NPDES
30180	1025810479	110070545850	TOWNSEND VILLAGE LOT 163	TBD ALTON CIRCLE	**	VILLA RICA	GA	FINDS
30180	S127259056		TOWNSEND VILLAGE LOT 163	TBD ALTON CIRCLE	**	VILLA RICA	GA	NPDES
30180	1025469749		TOWNSEND VILLAGE LOTS 410, 412, 414,	TBD ERIN COURT	**	VILLA RICA	GA	
30180	S127259057		TOWNSEND VILLAGE LOT 409 AND 411	TBD ERIN COURT	**	VILLA RICA	GA	NPDES
30180	S127259059		TOWNSEND VILLAGE LOTS 400-408	TBD ERIN COURT	**	VILLA RICA	GA	NPDES
30180	1025810258	110070545381	TOWNSEND VILLAGE LOTS 410, 412, 414,	TBD ERIN COURT	**	VILLA RICA	GA	FINDS
30180	S127259058		TOWNSEND VILLAGE LOTS 410, 412, 414,	TBD ERIN COURT	**	VILLA RICA	GA	NPDES
30180	S127259054		TOWNSEND VILLAGE LOT 324	TBD REEDELL WAY	**	VILLA RICA	GA	NPDES
30180	1025470272		TOWNSEND VILLAGE LOT 324	TBD REEDELL WAY	**	VILLA RICA	GA	
30180	S127259053		TOWNSEND VILLAGE LOTS 304-310 & 320	TBD REEDELL WAY	**	VILLA RICA	GA	NPDES
30180	1025810508	110070545917	TOWNSEND VILLAGE LOT 324	TBD REEDELL WAY	**	VILLA RICA	GA	FINDS
30180	1026098352	110070667944	DOGWOOD TRACE LOTS 15-23, 33, 37, 42	TBD WHITE FLOWER CIRCLE	**	VILLA RICA	GA	FINDS
30180	1026026704		DOGWOOD TRACE LOTS 15-23, 33, 37, 42	TBD WHITE FLOWER CIRCLE	**	VILLA RICA	GA	
30180	S127266396		DOGWOOD TRACE LOTS 15-23, 33, 37, 42	TBD WHITE FLOWER CIRCLE	**	VILLA RICA	GA	NPDES
30180	1026794611	110070928376	THE GEORGIAN LOT 73,74,76	30, TBD, WENTWORTH COURT 377 WENT	**	VILLA RICA	GA	FINDS
30180	1026763125		THE GEORGIAN LOT 73,74,76	30, TBD, WENTWORTH COURT 377 WENT	**	VILLA RICA	GA	
30180	1022974628	110070010978	CITY OF VILLA RICA GARAGE	106 TEMPLE ST		VILLA RICA	GA	FINDS
30180	1005415762	110012241145	AVANTI MOTOR CORP	106 TEMPLE ST		VILLA RICA	GA	RCRA-NonGen, FINDS
30180	S108118616		AVANTI MOTOR CORPORATION	106 TEMPLE STREET		VILLA RICA	GA	NON HSI, NPDES
30180	1025441419		ASYMMETRY TECHNOLOGIES, INC.	104 THREE WEST PKWY	**	VILLA RICA	GA	SSTS
30180	1023640295	110070049188	ASYMMETRY TECHNOLOGIES, INC.	104 THREE WEST PKWY		VILLA RICA	GA	FINDS
30180	1025919014		113 THREE WEST PARKWAY	113 THREE WEST PARKWAY		VILLA RICA	GA	
30180	1025988038	110070600969	113 THREE WEST PARKWAY	113 THREE WEST PARKWAY		VILLA RICA	GA	FINDS
30180	S127176598		113 THREE WEST PARKWAY	113 THREE WEST PARKWAY		VILLA RICA	GA	NPDES
30180	S127172483		FACILITY#3 TRADE CENTER OURT	5280 TRADE CENTER COURT	**	VILLA RICA	GA	NPDES
30180	1024029700	110070152735	FACILITY#3 TRADE CENTER OURT	5280 TRADE CENTER COURT	**	VILLA RICA	GA	FINDS
30180	S113909215		SOUTHWIRE WEST GEORGIA CUSTOMER	5810 TRADE CENTER COURT		VILLA RICA	GA	NPDES, TIER 2
30180	1023659628	110061543272	SOUTHWIRE WEST GEORGIA CUSTOMER	5810 TRADE CENTER COURT		VILLA RICA	GA	FINDS
30180	S117052000		SOUTHWIRE COMPANY WEST GEORGIA	5810 TRADE CENTER COURT		VILLA RICA	GA	TIER 2
30180	1026494921	GAR000087783	SOUTHWIRE WEST GEORGIA CUSTOMER	5810 TRADE CENTER CT		VILLA RICA	GA	RCRAInfo-SQG
30180	S127208708		SOUTHWIRE VILLA RICA	5810 TRADE CENTER CT		VILLA RICA	GA	NPDES
30180	1026508159		RETAIL EAST CSC DISTRIBUTION	5820 TRADE CENTER CT		VILLA RICA	GA	
30180	1026540003	110070916729	USEF BUCK LLC	5820 TRADE CENTER CT		VILLA RICA	GA	FINDS
30180	1026737729		USEF BUCK LLC	5820 TRADE CENTER CT		VILLA RICA	GA	
30180	S126344677		RETAIL EAST CSC DISTRIBUTION	5820 TRADE CENTER CT		VILLA RICA	GA	NPDES
30180	S109508005		TURANO GEORGIA BREAD, LLC	5830 TRADE CENTER COURT		VILLA RICA	GA	AIRS, TIER 2
30180	S117052407		TURANO GEORGIA BREAD, LLC	5830 TRADE CENTER COURT		VILLA RICA	GA	TIER 2
30180	1010438830	110031470922	TURANO GEORGIA BREAD, LLC	5830 TRADE CENTER COURT		VILLA RICA	GA	ICIS, FINDS
30180	A100328489		SOUTHWIRE (WEST GA.)	5810 TRADING COURT CENTER		VILLA RICA	GA	AST
30180	1019932904		AVAIL CLEANERS	113 TRI COUNTY	**	VILLA RICA	GA	EDR Historical Cleaners
30180	1018428506		TRICO INC	113 TRI COUNTY PLAZA	**	VILLA RICA	GA	EDR Historical Cleaners
30180	1020108438		TRICO CLEANERS INC	TRI COUNTY PLAZA	**	VILLA RICA	GA	EDR Historical Cleaners
30180	U001489975	9022025	BRYANT HEMBREE	NORTH TYSON RD		VILLA RICA	GA	UST
30180	S127249175		AUGUSTA WOODS LOTS - 17-21,24-26,28-	USE 232 AUGUSTA WOODS DRIVE	**	VILLA RICA	GA	NPDES
30180	1024244586	110070250755	AUGUSTA WOODS LOT - 110, 112-190, & 1	USE 232 AUGUSTA WOODS DRIVE		VILLA RICA	GA	FINDS
30180	1024244166	110070250284	AUGUSTA WOODS LOTS - 17-21,24-26,28-	USE 232 AUGUSTA WOODS DRIVE		VILLA RICA	GA	FINDS
30180	S127249176		AUGUSTA WOODS LOT - 110, 112-190, & 1	USE 232 AUGUSTA WOODS DRIVE	**	VILLA RICA	GA	NPDES
30180	1024145796		AUGUSTA WOODS LOT - 110, 112-190, & 1	USE 232 AUGUSTA WOODS DRIVE		VILLA RICA	GA	
30180	1024145346		AUGUSTA WOODS LOTS - 17-21,24-26,28-	USE 232 AUGUSTA WOODS DRIVE		VILLA RICA	GA	
30180	1012083994	110038434165	HUDDER PROPERTY	NORTH VAN WERT RD		VILLA RICA	GA	FINDS
30180	1025945802		OLD TOWN VILLAGE LOT 65	407 VANDENBURG DR		VILLA RICA	GA	
30180	1025997164	110070619007	OLD TOWN VILLAGE LOT 65	407 VANDENBURG DR		VILLA RICA	GA	FINDS
30180	S127264941		OLD TOWN VILLAGE LOT 65	407 VANDENBURG DR		VILLA RICA	GA	NPDES
30180	1026146257		OLD TOWN VILLAGE LOT 64	413 VANDENBURG DR		VILLA RICA	GA	
30180	S127269486		OLD TOWN VILLAGE LOT 64	413 VANDENBURG DR		VILLA RICA	GA	NPDES
30180	1026398083	110070704387	OLD TOWN VILLAGE LOT 64	413 VANDENBURG DR		VILLA RICA	GA	FINDS

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ZIP	EDR-ID	Facility ID	Name	Address	Map/Dir/Dist	City	State	Databases
30180	S127266298		OLD TOWN VILLAGE LOT 63	419 VANDENBURG DR		VILLA RICA	GA	NPDES
30180	1026029196		OLD TOWN VILLAGE LOT 63	419 VANDENBURG DR		VILLA RICA	GA	
30180	1026100699	110070670486	OLD TOWN VILLAGE LOT 63	419 VANDENBURG DR		VILLA RICA	GA	FINDS
30180	1025988215	110070601165	OLD TOWN VILLAGE 35	425 VANDENBURG DR		VILLA RICA	GA	FINDS
30180	1025919208		OLD TOWN VILLAGE 35	425 VANDENBURG DR		VILLA RICA	GA	
30180	S127264232		OLD TOWN VILLAGE 35	425 VANDENBURG DR		VILLA RICA	GA	NPDES
30180	1025945801		OLD TOWN VILLAGE LOT 61	431 VANDENBURG DR		VILLA RICA	GA	
30180	1025996776	110070618525	OLD TOWN VILLAGE LOT 61	431 VANDENBURG DR		VILLA RICA	GA	FINDS
30180	S127264940		OLD TOWN VILLAGE LOT 61	431 VANDENBURG DR		VILLA RICA	GA	NPDES
30180	1025997153	110070618992	OLD TOWN VILLAGE LOT 24	447 VANDENBURG DR		VILLA RICA	GA	FINDS
30180	S127264966		OLD TOWN VILLAGE LOT 24	447 VANDENBURG DR		VILLA RICA	GA	NPDES
30180	1025945798		OLD TOWN VILLAGE LOT 24	447 VANDENBURG DR		VILLA RICA	GA	
30180	1025989765	110070602858	OLD TOWN VILLAGE 25	452 VANDENBURG		VILLA RICA	GA	FINDS
30180	S127264231		OLD TOWN VILLAGE 25	452 VANDENBURG		VILLA RICA	GA	NPDES
30180	1025920883		OLD TOWN VILLAGE 25	452 VANDENBURG		VILLA RICA	GA	
30180	1026002611	110070626745	OLD TOWN VILLAGE LOT 26	458 VANDENBURG DR		VILLA RICA	GA	FINDS
30180	S127265595		OLD TOWN VILLAGE LOT 26	458 VANDENBURG DR		VILLA RICA	GA	NPDES
30180	S127264951		OLD TOWN VILLAGE LOT 27	464 VANDENBURG DR		VILLA RICA	GA	NPDES
30180	1025945799		OLD TOWN VILLAGE LOT 27	464 VANDENBURG DR		VILLA RICA	GA	
30180	1025996135	110070617765	OLD TOWN VILLAGE LOT 27	464 VANDENBURG DR		VILLA RICA	GA	FINDS
30180	1026103855	110070674375	OLD TOWN VILLAGE LOT 28	470 VANDENBURG DR		VILLA RICA	GA	FINDS
30180	S127266976		OLD TOWN VILLAGE LOT 28	470 VANDENBURG DR		VILLA RICA	GA	NPDES
30180	1026036352		OLD TOWN VILLAGE LOT 28	470 VANDENBURG DR		VILLA RICA	GA	
30180	1026028798		OLD TOWN VILLAGE LOT 29	476 VANDENBURG DR		VILLA RICA	GA	
30180	S127266753		OLD TOWN VILLAGE LOT 29	476 VANDENBURG DR		VILLA RICA	GA	NPDES
30180	1026100328	110070670083	OLD TOWN VILLAGE LOT 29	476 VANDENBURG DR		VILLA RICA	GA	FINDS
30180	S127267969		OLD TOWN VILLAGE LOT 58	479 VANDENBURG DR		VILLA RICA	GA	NPDES
30180	1026116907		OLD TOWN VILLAGE LOT 58	479 VANDENBURG DR		VILLA RICA	GA	
30180	1026388415	110070685864	OLD TOWN VILLAGE LOT 58	479 VANDENBURG DR		VILLA RICA	GA	FINDS
30180	S127266297		OLD TOWN VILLAGE LOT 30	482 VANDENBURG DR		VILLA RICA	GA	NPDES
30180	1026100728	110070670518	OLD TOWN VILLAGE LOT 30	482 VANDENBURG DR		VILLA RICA	GA	FINDS
30180	1026029227		OLD TOWN VILLAGE LOT 30	482 VANDENBURG DR		VILLA RICA	GA	
30180	1026406499	110070713141	OLD TOWN VILLAGE LOT 37 & 38	524-530 VANDENBURG DR		VILLA RICA	GA	FINDS
30180	1026146254		OLD TOWN VILLAGE LOT 37 & 38	524-530 VANDENBURG DR		VILLA RICA	GA	
30180	S127269553		OLD TOWN VILLAGE LOT 37 & 38	524-530 VANDENBURG DR		VILLA RICA	GA	NPDES
30180	1026504355		OLD TOWN VILLAGE LOT 49-50	527-545 VANDENBURG DR		VILLA RICA	GA	
30180	S127272441		OLD TOWN VILLAGE LOT 49-50	527-545 VANDENBURG DR		VILLA RICA	GA	NPDES
30180	1026458805	110070818914	OLD TOWN VILLAGE LOT 49-50	527-545 VANDENBURG DR		VILLA RICA	GA	FINDS
30180	S127269557		OLD TOWN VILLAGE LOT 39 & 40	536-542 VANDENBURG DR		VILLA RICA	GA	NPDES
30180	1026146255		OLD TOWN VILLAGE LOT 39 & 40	536-542 VANDENBURG DR		VILLA RICA	GA	
30180	1026399904	110070706278	OLD TOWN VILLAGE LOT 39 & 40	536-542 VANDENBURG DR		VILLA RICA	GA	FINDS
30180	1026462008	110070826432	OLD TOWN VILLAGE LOT 41-42	548-554 VANDENBURG DR		VILLA RICA	GA	FINDS
30180	1026504403		OLD TOWN VILLAGE LOT 41-42	548-554 VANDENBURG DR		VILLA RICA	GA	
30180	S127272544		OLD TOWN VILLAGE LOT 41-42	548-554 VANDENBURG DR		VILLA RICA	GA	NPDES
30180	1026460486	110070824782	OLD TOWN VILLAGE LOT 43-44	560-566 VANDENBURG DR		VILLA RICA	GA	FINDS
30180	1026504376		OLD TOWN VILLAGE LOT 43-44	560-566 VANDENBURG DR		VILLA RICA	GA	
30180	S127272545		OLD TOWN VILLAGE LOT 43-44	560-566 VANDENBURG DR		VILLA RICA	GA	NPDES
30180	S127272059		OLD TOWN VILLAGE LOT 45-46	563-570 VANDENBURG DR		VILLA RICA	GA	NPDES
30180	1026224366		OLD TOWN VILLAGE LOT 45-46	563-570 VANDENBURG DR		VILLA RICA	GA	
30180	1026456199	110070816072	OLD TOWN VILLAGE LOT 45-46	563-570 VANDENBURG DR		VILLA RICA	GA	FINDS
30180	S112187487		CITY OF VILLA RICA WATER TREATMENT	204 N VANWERT RD.		VILLA RICA	GA	TIER 2
30180	S113909414		CITY OF VILLA RICA WATER TREATMENT	204 N VANWERT RD.		VILLA RICA	GA	TIER 2
30180	1012117698	110039019503	SOUTHERN ALUMINUM FINISHING CO WII	14100 VETERANS MEMORIAL HWY		VILLA RICA	GA	FINDS, TRIS
30180	S125321191		AT&T - R0G40	14851 VETERANS MEMORIAL HWY		VILLA RICA	GA	TIER 2
30180	S127203838		THE TRAILS @ CHARLESTON PLACE	100 VICKSBURG DR		VILLA RICA	GA	NPDES
30180	1022978120	110070014473	THE TRAILS @ CHARLESTON PLACE	100 VICKSBURG DR		VILLA RICA	GA	FINDS
30180	1009216791	GAR000043620	ELLIS ASTIN GRADING CO INC	9139 VILLA RICA HWY		VILLA RICA	GA	RCRA-NonGen
30180	U003003095	1100046	ELLIS ASTIN GRADING CO INC	9139 VILLA RICA HWY		VILLA RICA	GA	LUST, SPILLS, UST
30180	1006771770	110013410451	ELLIS ASTIN GRADING CO INC	9139 VILLA RICA HWY		VILLA RICA	GA	FINDS
30180	1022989314	110070025684	COLE CREEK PHASE 1 LOT 21	9141 VILLA RICA HWY		VILLA RICA	GA	FINDS
30180	A100495325		CITGO FOOD MART	9388 VILLA RICA HWY		VILLA RICA	GA	AST
30180	1007453823	110017744128	ECONO FLASH	9388 VILLA RICA HWY		VILLA RICA	GA	FINDS
30180	U003921063	10000410	ECONO FLASH	9388 VILLA RICA HWY		VILLA RICA	GA	UST
30180	A100353769		NEW GEORGIA SELF STORAGE	9495 VILLA RICA HIGHWAY		VILLA RICA	GA	AST
30180	S127258184		PAULDING COUNTY WATER SYSTEM (UPI	9542 VILLA RICA HWY		VILLA RICA	GA	NPDES
30180	1016342842	110037260120	PAULDING COUNTY WATER SYSTEM (UPI	9542 VILLA RICA HWY		VILLA RICA	GA	FINDS
30180	S125320253		PAULDING COUNTY WATER SYSTEM (UPI	9542 VILLA RICA HWY		VILLA RICA	GA	NPDES
30180	1026703173	110070883375	HUDSON LAKE DAM MAINTENANCE	3190 WATERPLACE COVE		VILLA RICA	GA	FINDS
30180	S127179439		HUDSON LAKE DAM MAINTENANCE	3190 WATERPLACE COVE		VILLA RICA	GA	NPDES
30180	S127253912		THE GEORGIAN LOT 34	111 WENTWORTH LANE		VILLA RICA	GA	NPDES
30180	1024603891	110070391293	THE GEORGIAN LOT 34	111 WENTWORTH LANE		VILLA RICA	GA	FINDS

EDR ZIP Code Scan Report

ZIP	EDR-ID	Facility ID	Name	Address	Map/Dir/Dist	City	State	Databases
30180	1024604653	110070392055	THE GEORGIAN LOT 35	119 WENTWORTH LANE		VILLA RICA	GA	FINDS
30180	S127253914		THE GEORGIAN LOT 35	119 WENTWORTH LANE		VILLA RICA	GA	NPDES
30180	1026435989	110070791551	THE GEORGIAN LOT 53-57 & 100	14,20 WENTWORTH POINT & 133,147,159,	**	VILLA RICA	GA	FINDS
30180	1026208618		THE GEORGIAN LOT 53-57 & 100	14,20 WENTWORTH POINT & 133,147,159,	**	VILLA RICA	GA	
30180	S127271359		THE GEORGIAN LOT 53-57 & 100	14,20 WENTWORTH POINT & 133,147,159,	**	VILLA RICA	GA	NPDES
30180	1025919409		THE GEORGIAN LOT 43	170 WENTWORTH LANE		VILLA RICA	GA	
30180	1025988394	110070601370	THE GEORGIAN LOT 43	170 WENTWORTH LANE		VILLA RICA	GA	FINDS
30180	S127264102		THE GEORGIAN LOT 43	170 WENTWORTH LANE		VILLA RICA	GA	NPDES
30180	S127253917		THE GEORGIAN LOT 39	177 WENTWORTH LANE		VILLA RICA	GA	NPDES
30180	1024605397	110070392799	THE GEORGIAN LOT 39	177 WENTWORTH LANE		VILLA RICA	GA	FINDS
30180	1026103199	110070673659	THE GEORGIAN LOT 41-42	180-186 WENTWORTH LANE		VILLA RICA	GA	FINDS
30180	1026038515		THE GEORGIAN LOT 41-42	180-186 WENTWORTH LANE		VILLA RICA	GA	
30180	S127267268		THE GEORGIAN LOT 41-42	180-186 WENTWORTH LANE		VILLA RICA	GA	NPDES
30180	1026395699	110070695468	THE GEORGIAN LOT 99	182 WENTWORTH LANE		VILLA RICA	GA	FINDS
30180	1026122298		THE GEORGIAN LOT 99	182 WENTWORTH LANE		VILLA RICA	GA	
30180	S127268835		THE GEORGIAN LOT 99	182 WENTWORTH LANE		VILLA RICA	GA	NPDES
30180	S127253919		THE GEORGIAN LOT 40	183 WENTWORTH LANE		VILLA RICA	GA	NPDES
30180	1024603301	110070390703	THE GEORGIAN LOT 40	183 WENTWORTH LANE		VILLA RICA	GA	FINDS
30180	1026795779	110070929652	THE GEORGIAN LOT 91-93	204-302 WENTWORTH CIR		VILLA RICA	GA	FINDS
30180	1026763126		THE GEORGIAN LOT 91-93	204-302 WENTWORTH CIR		VILLA RICA	GA	
30180	1025477402	110070554902	THE GEORGIAN LOT 45	21 WENTWORTH CIRCLE		VILLA RICA	GA	FINDS
30180	S127261000		THE GEORGIAN LOT 45	21 WENTWORTH CIRCLE		VILLA RICA	GA	NPDES
30180	1026104449	110070675012	THE GEORGIAN LOT 103-107	22,36,50,74 WENTWORTH CIR & 80 WENTW	**	VILLA RICA	GA	FINDS
30180	S127267269		THE GEORGIAN LOT 103-107	22,36,50,74 WENTWORTH CIR & 80 WENTW	**	VILLA RICA	GA	NPDES
30180	1026038514		THE GEORGIAN LOT 103-107	22,36,50,74 WENTWORTH CIR & 80 WENTW	**	VILLA RICA	GA	
30180	1026794483	110070928229	THE GEORGIAN LOT 61-63	229-257 WENTWORTH CIR		VILLA RICA	GA	FINDS
30180	1026763124		THE GEORGIAN LOT 61-63	229-257 WENTWORTH CIR		VILLA RICA	GA	
30180	S127278547		THE GEORGIAN LOT 64	271 WENTWORTH CIR		VILLA RICA	GA	NPDES
30180	1026704779	110070885135	THE GEORGIAN LOT 64	271 WENTWORTH CIR		VILLA RICA	GA	FINDS
30180	1026686586		THE GEORGIAN LOT 64	271 WENTWORTH CIR		VILLA RICA	GA	
30180	1026795824	110070929698	THE GEORGIAN LOT 65-70	285,301,311,325 WENTWORTH CIR, TBD , ;	**	VILLA RICA	GA	FINDS
30180	S127277284		THE GEORGIAN LOT 46-49, 50-52	39-105 WENTWORTH CIRCLE , 11 WENTW		VILLA RICA	GA	NPDES
30180	1026665093		THE GEORGIAN LOT 46-49, 50-52	39-105 WENTWORTH CIRCLE , 11 WENTW		VILLA RICA	GA	
30180	1026699179	110070874979	THE GEORGIAN LOT 46-49, 50-52	39-105 WENTWORTH CIRCLE , 11 WENTW		VILLA RICA	GA	FINDS
30180	S127259278		THE GEORGIAN LOT 32	55 WENTWORTH LANE		VILLA RICA	GA	NPDES
30180	1025468868	110070544488	THE GEORGIAN LOT 32	55 WENTWORTH LANE		VILLA RICA	GA	FINDS
30180	S127253915		THE GEORGIAN LOT 37	153 WENTWOTH LANE	**	VILLA RICA	GA	NPDES
30180	1024601519	110070388921	THE GEORGIAN LOT 37	153 WENTWOTH LANE		VILLA RICA	GA	FINDS
30180	1020088228		SIMS MARTHA	211 WILSON ST	**	VILLA RICA	GA	EDR Historical Cleaners
30180	1026699980	110070875882	HERITAGE POINTE AT THE GEORGIAN	31 WOODBURN DRIVE		VILLA RICA	GA	FINDS
30180	1026665993		HERITAGE POINTE AT THE GEORGIAN	31 WOODBURN DRIVE		VILLA RICA	GA	
30180	S127277363		HERITAGE POINTE AT THE GEORGIAN	31 WOODBURN DRIVE		VILLA RICA	GA	NPDES
30180	1026789639	110070919259	THE GEORGIAN - POD C- LOTS 12-16,19-2	WORTHINGTON LANE	**	VILLA RICA	GA	FINDS
30180	1026740228		THE GEORGIAN - POD C- LOTS 12-16,19-2	WORTHINGTON LANE	**	VILLA RICA	GA	
30180	1022978721		THE GEORGIAN UNIT 1 LOT 147	252 YORKSHIRE LN	**	VILLA RICA	GB	
30180	S127217489		THE GEORGIAN UNIT 1 LOT 147	252 YORKSHIRE LN		VILLA RICA	GA	NPDES

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: 07/29/2021	Source: EPA
Date Data Arrived at EDR: 08/04/2021	Telephone: N/A
Date Made Active in Reports: 08/31/2021	Last EDR Contact: 09/01/2021
Number of Days to Update: 27	Next Scheduled EDR Contact: 10/11/2021
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

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

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

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

Date of Government Version: 07/29/2021	Source: EPA
Date Data Arrived at EDR: 08/04/2021	Telephone: N/A
Date Made Active in Reports: 08/31/2021	Last EDR Contact: 09/01/2021
Number of Days to Update: 27	Next Scheduled EDR Contact: 10/11/2021
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

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

Date of Government Version: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: EPA
Telephone: N/A
Last EDR Contact: 09/01/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

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

Date of Government Version: 05/25/2021
Date Data Arrived at EDR: 06/24/2021
Date Made Active in Reports: 09/20/2021
Number of Days to Update: 88

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

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly 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: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 09/01/2021
Next Scheduled EDR Contact: 10/25/2021
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

Date of Government Version: 07/29/2021	Source: EPA
Date Data Arrived at EDR: 08/04/2021	Telephone: 800-424-9346
Date Made Active in Reports: 08/31/2021	Last EDR Contact: 09/01/2021
Number of Days to Update: 27	Next Scheduled EDR Contact: 10/25/2021
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/22/2021	Source: EPA
Date Data Arrived at EDR: 03/23/2021	Telephone: 800-424-9346
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 09/15/2021
Number of Days to Update: 57	Next Scheduled EDR Contact: 01/03/2022
	Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

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

Date of Government Version: 03/22/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/23/2021	Telephone: (404) 562-8651
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 09/15/2021
Number of Days to Update: 57	Next Scheduled EDR Contact: 01/03/2022
	Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

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

Date of Government Version: 03/22/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/23/2021	Telephone: (404) 562-8651
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 09/15/2021
Number of Days to Update: 57	Next Scheduled EDR Contact: 01/03/2022
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA-SQG: RCRA - Small Quantity Generators

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

Date of Government Version: 03/22/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/23/2021	Telephone: (404) 562-8651
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 09/15/2021
Number of Days to Update: 57	Next Scheduled EDR Contact: 01/03/2022
	Data Release Frequency: Quarterly

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

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

Date of Government Version: 03/22/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/23/2021	Telephone: (404) 562-8651
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 09/15/2021
Number of Days to Update: 57	Next Scheduled EDR Contact: 01/03/2022
	Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

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

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

US ENG CONTROLS: Engineering Controls Sites List

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

Date of Government Version: 05/17/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/21/2021	Telephone: 703-603-0695
Date Made Active in Reports: 08/11/2021	Last EDR Contact: 08/23/2021
Number of Days to Update: 82	Next Scheduled EDR Contact: 12/06/2021
	Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

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

Date of Government Version: 05/17/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/21/2021	Telephone: 703-603-0695
Date Made Active in Reports: 08/11/2021	Last EDR Contact: 08/23/2021
Number of Days to Update: 82	Next Scheduled EDR Contact: 12/06/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal ERNS list

ERNS: Emergency Response Notification System

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

Date of Government Version: 06/14/2021

Date Data Arrived at EDR: 06/17/2021

Date Made Active in Reports: 08/17/2021

Number of Days to Update: 61

Source: National Response Center, United States Coast Guard

Telephone: 202-267-2180

Last EDR Contact: 09/21/2021

Next Scheduled EDR Contact: 01/03/2022

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: 09/14/2021

Next Scheduled EDR Contact: 01/03/2022

Data Release Frequency: Annually

NON HSI: Non-Hazardous Site Inventory

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

Date of Government Version: 07/30/2021

Date Data Arrived at EDR: 08/03/2021

Date Made Active in Reports: 08/06/2021

Number of Days to Update: 3

Source: Rindt-McDuff Associates, Inc.

Telephone: N/A

Last EDR Contact: 07/19/2021

Next Scheduled EDR Contact: 10/18/2021

Data Release Frequency: Annually

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

SWF/LF: Solid Waste Disposal Facilities

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

Date of Government Version: 10/11/2018

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: 07/23/2021

Next Scheduled EDR Contact: 11/08/2021

Data Release Frequency: Semi-Annually

State and tribal leaking storage tank lists

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST: List of Leaking Underground Storage Tanks

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

Date of Government Version: 01/20/2021	Source: Environmental Protection Division
Date Data Arrived at EDR: 03/09/2021	Telephone: 404-362-2687
Date Made Active in Reports: 05/26/2021	Last EDR Contact: 09/10/2021
Number of Days to Update: 78	Next Scheduled EDR Contact: 12/20/2021
	Data Release Frequency: Quarterly

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: 05/27/2021	Source: EPA Region 8
Date Data Arrived at EDR: 06/11/2021	Telephone: 303-312-6271
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 06/01/2021	Source: EPA Region 7
Date Data Arrived at EDR: 06/11/2021	Telephone: 913-551-7003
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

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

Date of Government Version: 04/28/2021	Source: EPA Region 1
Date Data Arrived at EDR: 06/11/2021	Telephone: 617-918-1313
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 11/01/2021
	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: 05/27/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/11/2021	Telephone: 415-972-3372
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

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

Date of Government Version: 04/27/2021	Source: EPA Region 10
Date Data Arrived at EDR: 06/11/2021	Telephone: 206-553-2857
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

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

Date of Government Version: 05/28/2021	Source: EPA Region 4
Date Data Arrived at EDR: 06/22/2021	Telephone: 404-562-8677
Date Made Active in Reports: 09/20/2021	Last EDR Contact: 06/17/2021
Number of Days to Update: 90	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 05/17/2021	Source: EPA Region 6
Date Data Arrived at EDR: 06/11/2021	Telephone: 214-665-6597
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/06/2021	Source: EPA, Region 5
Date Data Arrived at EDR: 06/11/2021	Telephone: 312-886-7439
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

State and tribal registered storage tank lists

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

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

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

Date of Government Version: 07/08/2021	Source: Environmental Protection Division
Date Data Arrived at EDR: 08/05/2021	Telephone: 404-362-2687
Date Made Active in Reports: 08/27/2021	Last EDR Contact: 09/10/2021
Number of Days to Update: 22	Next Scheduled EDR Contact: 12/20/2021
	Data Release Frequency: Annually

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

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

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

Date of Government Version: 05/17/2021	Source: EPA Region 6
Date Data Arrived at EDR: 06/11/2021	Telephone: 214-665-7591
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 05/28/2021	Source: EPA Region 4
Date Data Arrived at EDR: 06/22/2021	Telephone: 404-562-9424
Date Made Active in Reports: 09/20/2021	Last EDR Contact: 06/17/2021
Number of Days to Update: 90	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

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

Date of Government Version: 04/28/2021	Source: EPA, Region 1
Date Data Arrived at EDR: 06/11/2021	Telephone: 617-918-1313
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

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

Date of Government Version: 04/27/2021	Source: EPA Region 10
Date Data Arrived at EDR: 06/11/2021	Telephone: 206-553-2857
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

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

Date of Government Version: 04/06/2021	Source: EPA Region 5
Date Data Arrived at EDR: 06/11/2021	Telephone: 312-886-6136
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

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: 06/01/2021	Source: EPA Region 7
Date Data Arrived at EDR: 06/11/2021	Telephone: 913-551-7003
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 11/01/2021
	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: 05/27/2021	Source: EPA Region 8
Date Data Arrived at EDR: 06/11/2021	Telephone: 303-312-6137
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 05/27/2021	Source: EPA Region 9
Date Data Arrived at EDR: 06/11/2021	Telephone: 415-972-3368
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

AUL: Uniform Environmental Covenants

A list of environmental covenants

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

INST CONTROL: Public Record List

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

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

State and tribal voluntary cleanup sites

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: 09/15/2021
Number of Days to Update: 142	Next Scheduled EDR Contact: 01/03/2022
	Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Listing

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

Date of Government Version: 03/20/2008	Source: EPA, Region 7
Date Data Arrived at EDR: 04/22/2008	Telephone: 913-551-7365
Date Made Active in Reports: 05/19/2008	Last EDR Contact: 07/08/2021
Number of Days to Update: 27	Next Scheduled EDR Contact: 07/20/2009
	Data Release Frequency: 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: 08/26/2021
Number of Days to Update: 62	Next Scheduled EDR Contact: 12/06/2021
	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: 04/30/2021
Date Data Arrived at EDR: 04/30/2021
Date Made Active in Reports: 07/19/2021
Number of Days to Update: 80

Source: Department of Natural Resources
Telephone: 404-657-8600
Last EDR Contact: 07/30/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

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

Date of Government Version: 06/10/2021
Date Data Arrived at EDR: 06/10/2021
Date Made Active in Reports: 08/17/2021
Number of Days to Update: 68

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 09/14/2021
Next Scheduled EDR Contact: 12/27/2021
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: Recycling Center Listing

A listing of recycling facility locations.

Date of Government Version: 06/17/2021
Date Data Arrived at EDR: 06/17/2021
Date Made Active in Reports: 09/13/2021
Number of Days to Update: 88

Source: Department of Community Affairs
Telephone: 404-679-1598
Last EDR Contact: 09/21/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Varies

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

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: 07/20/2021
Next Scheduled EDR Contact: 11/08/2021
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

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

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

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

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

IHS OPEN DUMPS: Open Dumps on Indian Land

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

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

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

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

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

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

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

CDL: Clandestine Drug Labs

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

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

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

DEL SHWS: Delisted Hazardous Site Inventory Listing

A listing of sites delisted from the Hazardous Site Inventory.

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

Source: Department of Natural Resources
Telephone: 404-657-8636
Last EDR Contact: 09/14/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

US CDL: Clandestine Drug Labs

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

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

Local Land Records

LIENS 2: CERCLA Lien Information

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

Date of Government Version: 07/29/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/04/2021	Telephone: 202-564-6023
Date Made Active in Reports: 08/31/2021	Last EDR Contact: 09/01/2021
Number of Days to Update: 27	Next Scheduled EDR Contact: 10/11/2021
	Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

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

Date of Government Version: 03/22/2021	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 03/24/2021	Telephone: 202-366-4555
Date Made Active in Reports: 06/17/2021	Last EDR Contact: 09/13/2021
Number of Days to Update: 85	Next Scheduled EDR Contact: 10/04/2021
	Data Release Frequency: Quarterly

SPILLS: Spills Information

Oil or Hazardous Material Spills or Releases.

Date of Government Version: 04/06/2021	Source: Department of Natural Resources
Date Data Arrived at EDR: 04/07/2021	Telephone: 770-387-4900
Date Made Active in Reports: 06/28/2021	Last EDR Contact: 09/14/2021
Number of Days to Update: 82	Next Scheduled EDR Contact: 01/03/2022
	Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

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

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

Other Ascertainable Records

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

Date of Government Version: 03/22/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/23/2021	Telephone: (404) 562-8651
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 09/15/2021
Number of Days to Update: 57	Next Scheduled EDR Contact: 01/03/2022
	Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

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

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

DOD: Department of Defense Sites

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

Date of Government Version: 12/31/2005	Source: USGS
Date Data Arrived at EDR: 11/10/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 07/13/2021
Number of Days to Update: 62	Next Scheduled EDR Contact: 10/25/2021
	Data Release Frequency: 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: 07/09/2021
Number of Days to Update: 574	Next Scheduled EDR Contact: 10/18/2021
	Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

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

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

US FIN ASSUR: Financial Assurance Information

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

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

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

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 07/26/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: 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: 08/06/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

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

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

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 09/17/2021
Next Scheduled EDR Contact: 12/27/2021
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

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

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

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

SSTS: Section 7 Tracking Systems

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

ROD: Records Of Decision

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

Date of Government Version: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 09/01/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Annually

RMP: Risk Management Plans

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

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

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

RAATS: RCRA Administrative Action Tracking System

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

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

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

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

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

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 09/01/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

ICIS: Integrated Compliance Information System

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

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

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: 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: 03/08/2021
Date Data Arrived at EDR: 03/11/2021
Date Made Active in Reports: 05/11/2021
Number of Days to Update: 61

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

COAL ASH DOE: Steam-Electric Plant Operation Data

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

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

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 09/03/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database

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

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

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

RADINFO: Radiation Information Database

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

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

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 06/22/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: 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: 07/23/2021
Next Scheduled EDR Contact: 11/08/2021
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CONSENT: Superfund (CERCLA) Consent Decrees

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

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

BRS: Biennial Reporting System

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

Date of Government Version: 12/31/2017	Source: EPA/NTIS
Date Data Arrived at EDR: 06/22/2020	Telephone: 800-424-9346
Date Made Active in Reports: 11/20/2020	Last EDR Contact: 09/15/2021
Number of Days to Update: 151	Next Scheduled EDR Contact: 01/03/2022
	Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

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

Date of Government Version: 12/31/2014	Source: USGS
Date Data Arrived at EDR: 07/14/2015	Telephone: 202-208-3710
Date Made Active in Reports: 01/10/2017	Last EDR Contact: 07/02/2021
Number of Days to Update: 546	Next Scheduled EDR Contact: 10/18/2021
	Data Release Frequency: 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: 07/23/2021
Number of Days to Update: 3	Next Scheduled EDR Contact: 11/15/2021
	Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

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

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

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 07/29/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/04/2021	Telephone: 703-603-8787
Date Made Active in Reports: 08/31/2021	Last EDR Contact: 09/01/2021
Number of Days to Update: 27	Next Scheduled EDR Contact: 10/11/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LEAD SMELTER 2: Lead Smelter Sites

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

Date of Government Version: 04/05/2001
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

MINES VIOLATIONS: MSHA Violation Assessment Data

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

Date of Government Version: 05/27/2021
Date Data Arrived at EDR: 05/27/2021
Date Made Active in Reports: 06/10/2021
Number of Days to Update: 14

Source: DOL, Mine Safety & Health Admini
Telephone: 202-693-9424
Last EDR Contact: 09/09/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Quarterly

US MINES: Mines Master Index File

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

Date of Government Version: 05/03/2021
Date Data Arrived at EDR: 05/25/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 78

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 08/24/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

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

Date of Government Version: 05/06/2020
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: 08/26/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

US MINES 3: Active Mines & Mineral Plants Database Listing

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

Date of Government Version: 04/14/2011	Source: USGS
Date Data Arrived at EDR: 06/08/2011	Telephone: 703-648-7709
Date Made Active in Reports: 09/13/2011	Last EDR Contact: 08/26/2021
Number of Days to Update: 97	Next Scheduled EDR Contact: 12/06/2021
	Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

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

Date of Government Version: 06/15/2021	Source: Department of Interior
Date Data Arrived at EDR: 06/16/2021	Telephone: 202-208-2609
Date Made Active in Reports: 08/17/2021	Last EDR Contact: 09/14/2021
Number of Days to Update: 62	Next Scheduled EDR Contact: 12/20/2021
	Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

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

Date of Government Version: 05/05/2021	Source: EPA
Date Data Arrived at EDR: 05/18/2021	Telephone: (404) 562-9900
Date Made Active in Reports: 08/17/2021	Last EDR Contact: 08/31/2021
Number of Days to Update: 91	Next Scheduled EDR Contact: 12/13/2021
	Data Release Frequency: Quarterly

ECHO: Enforcement & Compliance History Information

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

Date of Government Version: 04/04/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/06/2021	Telephone: 202-564-2280
Date Made Active in Reports: 06/25/2021	Last EDR Contact: 07/01/2021
Number of Days to Update: 80	Next Scheduled EDR Contact: 10/18/2021
	Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

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

Date of Government Version: 05/06/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/21/2021	Telephone: 202-564-0527
Date Made Active in Reports: 08/11/2021	Last EDR Contact: 08/26/2021
Number of Days to Update: 82	Next Scheduled EDR Contact: 12/06/2021
	Data Release Frequency: Varies

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: 07/07/2021
Next Scheduled EDR Contact: 10/25/2021
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: 05/14/2021
Date Data Arrived at EDR: 05/14/2021
Date Made Active in Reports: 08/03/2021
Number of Days to Update: 81

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

AIRS: Permitted Facility & Emissions Listing

A listing of permitted Air facilities and emissions data.

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

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

COAL ASH: Coal Ash Disposal Site Listing

A listing of coal ash landfills.

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

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

DRYCLEANERS: Drycleaner Database

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

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

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

Financial Assurance 1: Financial Assurance Information Listing

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

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

Source: Department of Natural Resources
Telephone: 404-362-4892
Last EDR Contact: 09/10/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

Financial assurance information listing for solid waste facilities.

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

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NPDES: NPDES Wastewater Permit List

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

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

TIER 2: Tier 2 Data Listing

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

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

UIC: Underground Injection Control

Underground injection control

Date of Government Version: 03/25/2021	Source: Department of Natural Resources
Date Data Arrived at EDR: 03/26/2021	Telephone: 404-463-2382
Date Made Active in Reports: 04/21/2021	Last EDR Contact: 08/31/2021
Number of Days to Update: 26	Next Scheduled EDR Contact: 12/20/2021
	Data Release Frequency: Varies

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014	Source: EPA
Date Data Arrived at EDR: 02/05/2015	Telephone: 202-564-2497
Date Made Active in Reports: 03/06/2015	Last EDR Contact: 06/30/2021
Number of Days to Update: 29	Next Scheduled EDR Contact: 10/18/2021
	Data Release Frequency: Varies

PCS INACTIVE: Listing of Inactive PCS Permits

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

Date of Government Version: 11/05/2014	Source: EPA
Date Data Arrived at EDR: 01/06/2015	Telephone: 202-564-2496
Date Made Active in Reports: 05/06/2015	Last EDR Contact: 06/30/2021
Number of Days to Update: 120	Next Scheduled EDR Contact: 10/18/2021
	Data Release Frequency: Semi-Annually

PCS: Permit Compliance System

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

Date of Government Version: 07/14/2011	Source: EPA, Office of Water
Date Data Arrived at EDR: 08/05/2011	Telephone: 202-564-2496
Date Made Active in Reports: 09/29/2011	Last EDR Contact: 06/30/2021
Number of Days to Update: 55	Next Scheduled EDR Contact: 10/18/2021
	Data Release Frequency: Semi-Annually

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: 08/26/2021
Number of Days to Update: 3	Next Scheduled EDR Contact: 12/06/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

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

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

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

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

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

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

NY MANIFEST: Facility and Manifest Data

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

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

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

RI MANIFEST: Manifest information

Hazardous waste manifest information

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

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

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

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

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 09/01/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Annually

Oil/Gas Pipelines

Source: Endeavor Business Media

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

Electric Power Transmission Line Data

Source: Endeavor Business Media

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

AHA Hospitals:

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

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

Medical Centers: Provider of Services Listing

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

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

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

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

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

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

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

Daycare Centers: Child Care Centers

Source: Department of Human Resources

Telephone: 404-651-5562

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

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

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

State Wetlands Data: Wetlands Inventory

Source: Georgia GIS Clearinghouse

Telephone: 706-542-1581

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

REED ROAD
116 REED ROAD
VILLA RICA, GA 30180

TARGET PROPERTY COORDINATES

Latitude (North):	33.7114 - 33° 42' 41.04"
Longitude (West):	84.93042 - 84° 55' 49.51"
Universal Transverse Mercator:	Zone 16
UTM X (Meters):	691785.6
UTM Y (Meters):	3731886.8
Elevation:	1176 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	6045625 VILLA RICA, 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).

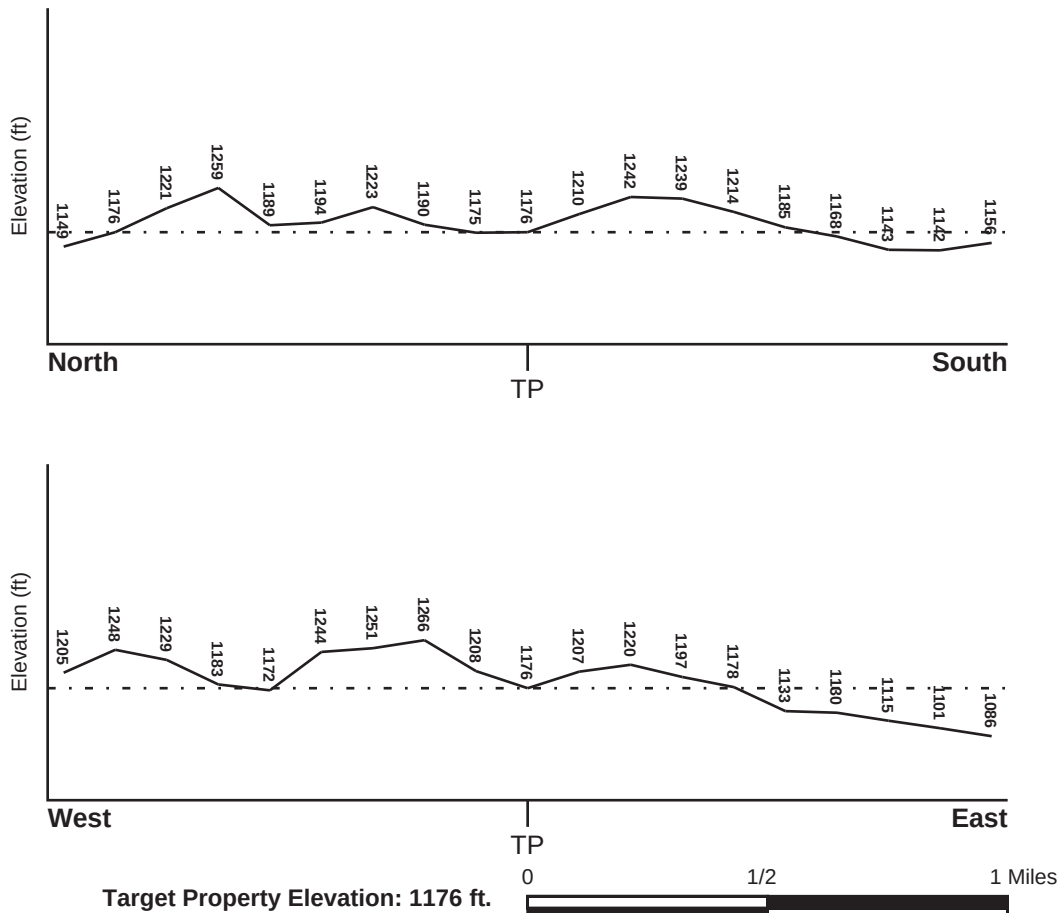
TOPOGRAPHIC INFORMATION

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 ENE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

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

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

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
13045C0158D	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
13045C0152D	FEMA FIRM Flood data
13045C0156D	FEMA FIRM Flood data
13045C0154D	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
VILLA RICA	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: Ordovician
Series: Lower Paleozoic
Code: IPz (decoded above as Era, System & Series)

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

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: DAVIDSON

Soil Surface Texture: clay loam

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

Soil Drainage Class: Well drained. Soils have intermediate water holding capacity. Depth to water table is more than 6 feet.

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

Corrosion Potential - Uncoated Steel: HIGH

Depth to Bedrock Min: > 60 inches

Depth to Bedrock Max: > 60 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	7 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 2.00 Min: 0.60	Max: 6.50 Min: 4.50
2	7 inches	12 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 2.00 Min: 0.60	Max: 6.50 Min: 4.50
3	12 inches	53 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 2.00 Min: 0.60	Max: 6.50 Min: 4.50
4	53 inches	72 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 2.00 Min: 0.60	Max: 6.50 Min: 4.50

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 loam
sandy clay loam
gravelly - clay loam

Surficial Soil Types: sandy loam
sandy clay loam
gravelly - clay loam

Shallow Soil Types: clay
sandy clay
sandy clay loam
gravelly - clay loam

Deeper Soil Types: fine sandy loam
sandy loam
loamy sand
weathered bedrock

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

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>
1	USGS40000264583	1/2 - 1 Mile SW
2	USGS40000264577	1/2 - 1 Mile SSW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

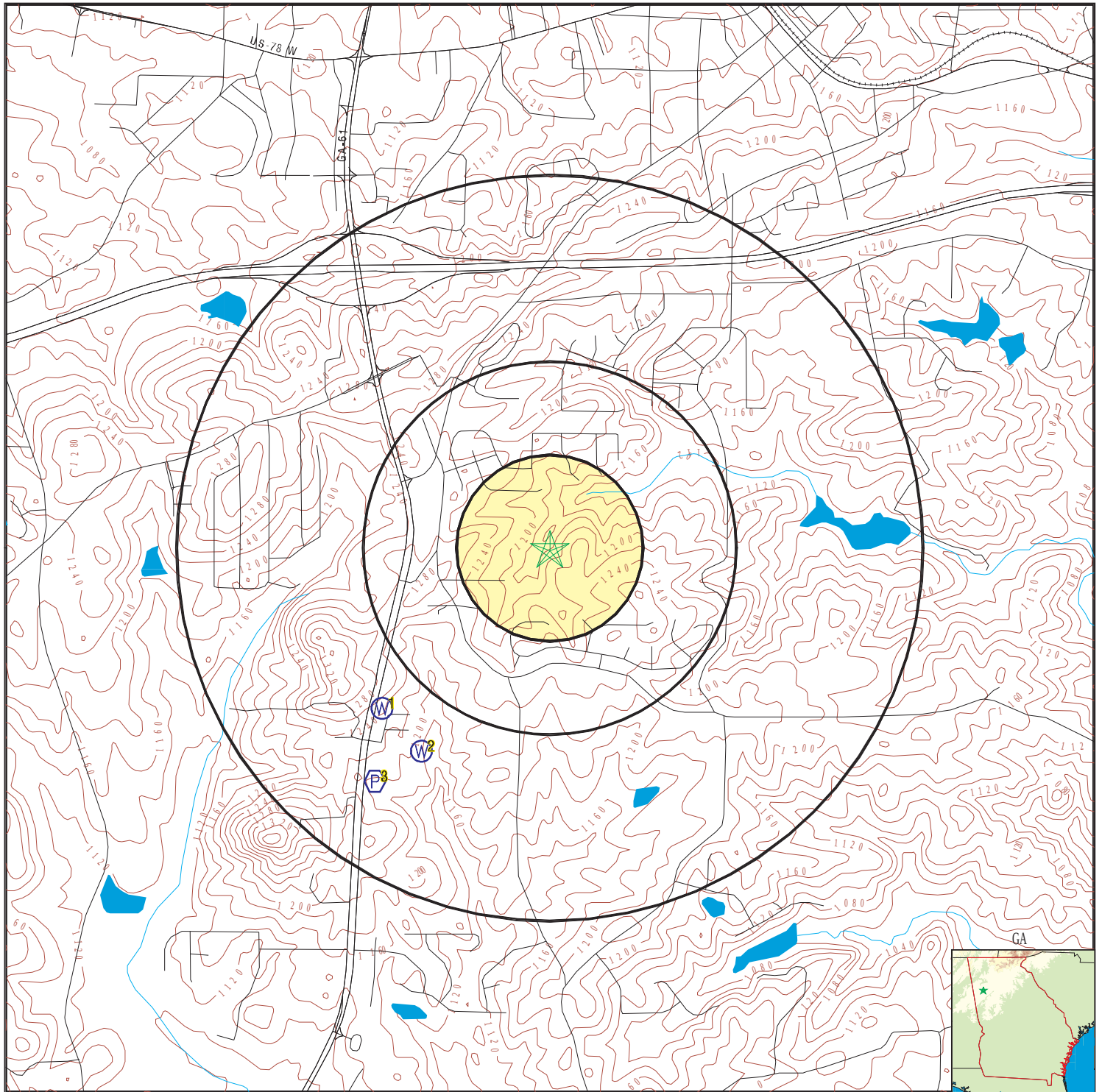
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
3	GA0450045	1/2 - 1 Mile SW

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

STATE DATABASE WELL INFORMATION

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

PHYSICAL SETTING SOURCE MAP - 6674898.2s



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

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

SITE NAME: Reed Road
 ADDRESS: 116 Reed Road
 Villa Rica GA 30180
 LAT/LONG: 33.7114 / 84.93042

CLIENT: Sailors Eng Assoc Inc.
 CONTACT: Paul Miles
 INQUIRY #: 6674898.2s
 DATE: September 23, 2021 1:16 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

1
SW
1/2 - 1 Mile
Higher

FED USGS USGS40000264583

Organization ID:	USGS-GA	Organization Name:	USGS Georgia Water Science Center
Monitor Location:	06DD21	Type:	Well
Description:	Not Reported	HUC:	03130002
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	Not Reported
Well Depth:	Not Reported	Well Depth Units:	Not Reported
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

2
SSW
1/2 - 1 Mile
Higher

FED USGS USGS40000264577

Organization ID:	USGS-GA	Organization Name:	USGS Georgia Water Science Center
Monitor Location:	06DD22	Type:	Well
Description:	Not Reported	HUC:	03130002
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	Not Reported
Well Depth:	Not Reported	Well Depth Units:	Not Reported
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

3
SW
1/2 - 1 Mile
Higher

FRDS PWS GA0450045

Epa region:	04	State:	GA
Pwsid:	GA0450045	Pwsname:	VILLA FOREST MOBILE HOME PARK
Cityserved:	Not Reported	Stateserved:	GA
Zipsserved:	Not Reported	Fipscounty:	13045
Status:	Active	Retpopsrzd:	73
Pwssvcconn:	32	Psource longname:	Groundwater
Pwstype:	CWS	Owner:	Private
Contact:	CRANE, JOE	Contactorgname:	CRANE, JOE
Contactphone:	770-459-8262	Contactaddress1:	134 VILLA FOREST DRIVE
Contactaddress2:	Not Reported	Contactcity:	VILLA RICA
Contactstate:	GA	Contactzip:	30180
Pwsactivitycode:	A		
Pwsid:	GA0450045	Facid:	365
Facname:	TREATMENT PLANT	Factype:	Treatment_plant
Facactivitycode:	A	Trtobjective:	disinfection
Trtprocess:	hypochlorination, post	Factypecode:	TP
PWS ID:	GA0450045	PWS name:	VILLA FOREST MOBILE HOME PARK
Address:	134 VILLA FOREST DRIVE	Care of:	VILLA FOREST MOBILE HOME PK.
City:	VILLA RICA	State:	GA

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Zip:	30180	Owner:	VILLA FOREST MOBILE HOME PARK
Source code:	Ground water	Population:	90
PWS ID:	GA0450045	PWS type:	Not Reported
PWS name:	Not Reported	PWS address:	Not Reported
PWS city:	Not Reported	PWS state:	Not Reported
PWS zip:	Not Reported	PWS name:	VILLA FOREST MOBILE HOME PARK
PWS type code:	C	Retail population served:	73
Contact:	CRANE, JOE	Contact address:	134 VILLA FOREST DRIVE
Contact address:	VILLA RICA	Contact city:	GA
Contact state:	30	Contact zip:	770-459-82
Contact telephone:	Not Reported		
County:	CARROLL	Source:	Ground water
Treatment Objective:	DISINFECTION	Process:	HYPOCHLORINATION, POST
Population:	90		
PWS ID:	GA0450045	Activity status:	Active
Date system activated:	Not Reported	Date system deactivated:	Not Reported
Retail population:	00000045	System name:	VILLA FOREST MOBILE HOME PARK
System address:	VILLA FOREST MHP	System address:	101 VILLA FOREST DRIVE
System city:	VILLA RICA	System state:	GA
System zip:	30180		
Population served:	Under 101 Persons	Treatment:	Treated
Latitude:	334203	Longitude:	0845611
Latitude:	334208	Longitude:	0845619
State:	GA	Latitude degrees:	33
Latitude minutes:	42	Latitude seconds:	3.0000
Longitude degrees:	84	Longitude minutes:	56
Longitude seconds:	11.0000		
State:	GA	Latitude degrees:	33
Latitude minutes:	42	Latitude seconds:	8.0000
Longitude degrees:	84	Longitude minutes:	56
Longitude seconds:	19.0000		
Violation id:	20101	Orig code:	S
State:	GA	Violation Year:	2001
Contamination code:	7000	Contamination Name:	Consumer Confidence Rule
Violation code:	71	Violation name:	CCR Complete Failure to Report
Rule code:	420	Rule name:	CCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	07/01/2001
Cmp edt:	Not Reported		
Violation id:	20611	Orig code:	S
State:	GA	Violation Year:	2010
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	23	Violation name:	Monitoring, Routine Major (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	10/01/2010
Cmp edt:	10/31/2010		
Violation ID:	20101	Orig Code:	S
Enforcemnt FY:	2001	Enforcement Action:	08/27/2001
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Violation ID:	20101	Orig Code:	S
Enforcemnt FY:	2001	Enforcement Action:	07/02/2001
Enforcement Detail:	St Intentional no-action	Enforcement Category:	Resolving
PWS name:	VILLA FOREST MOBILE HOME PARK		
Population served:	73	PWS type code:	C
Violation ID:	20101	Contaminant:	7000
Violation type:	71	Compliance start date:	7/1/2001 0:00:00
Compliance end date:	8/27/2001 0:00:00	Enforcement date:	7/2/2001 0:00:00
Enforcement action:	State Intentional no-action		
Violation measurement:	Not Reported		
PWS name:	VILLA FOREST MOBILE HOME PARK		
Population served:	73	PWS type code:	C
Violation ID:	20101	Contaminant:	7000
Violation type:	71	Compliance start date:	7/1/2001 0:00:00
Compliance end date:	8/27/2001 0:00:00	Enforcement date:	8/27/2001 0:00:00
Enforcement action:	State Compliance Achieved	Violation measurement:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for CARROLL County: 2

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: 30180

Number of sites tested: 6

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	1.533 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	1.200 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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Reed Road

116 Reed Road
Villa Rica, GA 30180

Inquiry Number: 6674898.5
September 27, 2021

The EDR-City Directory Image Report

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SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2017	☒	☐	EDR Digital Archive
2014	☒	☐	EDR Digital Archive
2010	☒	☐	EDR Digital Archive
2005	☒	☐	EDR Digital Archive
2000	☒	☐	EDR Digital Archive
1995	☒	☐	EDR Digital Archive
1992	☒	☐	EDR Digital Archive
1987	☐	☐	Haines Criss-Cross Directory
1981	☐	☐	Haines Criss-Cross Directory
1976	☐	☐	Haines Criss-Cross Directory
1970	☐	☐	Haines Criss-Cross Directory
1966	☐	☐	Haines Criss-Cross Directory

FINDINGS

TARGET PROPERTY STREET

116 Reed Road
Villa Rica, GA 30180

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

REED RD

2017	pg A1	EDR Digital Archive	
2014	pg A2	EDR Digital Archive	
2010	pg A3	EDR Digital Archive	
2005	pg A4	EDR Digital Archive	
2000	pg A5	EDR Digital Archive	
1995	pg A6	EDR Digital Archive	
1992	pg A7	EDR Digital Archive	
1987	-	Haines Criss-Cross Directory	Street not listed in Source
1981	-	Haines Criss-Cross Directory	Street not listed in Source
1976	-	Haines Criss-Cross Directory	Street not listed in Source
1970	-	Haines Criss-Cross Directory	Street not listed in Source
1966	-	Haines Criss-Cross Directory	Street not listed in Source

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

REED RD 2017

150	BROWN, PAUL A
157	DUKES, SARA M
192	NORMAN, TIM
206	MCCOY, TYRE
225	MONSON, CHARLES
231	JOHNSON, SETH E
233	TATUM, YOLANDA
247	CHAMBLEY, JUANITA
258	GONZALES, CHRIS J
268	SCHIRMER, GLEN W
285	TATUM, CHANDA
290	MADDEN, PEARL
391	BUSCH, BRIAN J
501	PADGETT, MARK R
511	MAYFIELD, COLT T
551	PATE, LISA
621	AKIN, JEAN W
635	WILLIAMS, BOBBY J
780	JOHNSON, JOHN

REED RD**2014**

132	CREW, SHELLY N
150	BROWN, DAVID J
157	DUKES, SARA M
175	GREEN, HENRY
192	NORMAN, DOROTHY M
206	TATUM, WILLIE J
209	MCDOWELL, EMMA J
225	MONSON, CHARLES
231	JOHNSON, MARIE
233	JEFFERSON, NOREJAI
247	GREEN, MARY L
258	LOPEZ, GLORIA E
268	LIGON, JEFF
269	CHAPPELL, RICHARD L
285	PATUM, CHANDA
290	MADDEN, PEARL
391	KENDRICK, MICHAEL A
501	PADGETT, MARK R
511	MAYFIELD, COLT T
551	KEITH, THOMAS A
591	OCCUPANT UNKNOWN,
621	AKIN, JEAN W
635	WILLIAMS, BOBBY J
680	HIPPS, NATHAN

REED RD 2010

132	CREW, ERNEST R
150	BROWN, DAVID J
157	DUKES, SARA M
175	ELI, CRYSTAL E
192	JONES, MARCUS
206	TATUM, WILLIE J
209	MCDOWELL, EMMA J
225	MINSON, MARY
231	JOHNSON, MARIE
233	TATUM, YOLANDA
247	GREEN, MARY L
258	GONZALES, CHRISTOPHER J
268	SCHIMER, MARITZA
269	PEREZ, PEDRO B
285	PATUM, CHANDA
290	MADDEN, PEARL
345	HOLOMAN, ROBERT R
391	SHADRIX, RICHARD A
501	PADGETT, JANET
511	MAYFIELD, HEATHER J
551	KEITH, THOMAS A
621	AKIN, JEAN W
635	WILLIAMS, BOBBY J
680	BAILEY, BRUCE B
695	HALL, ED R
720	BAILEY, WALTER
721	BAILEY, JESSE B
780	MATTHEWS, JACK
	SMARR, RICKY
	WILLIAMSON, CYNTHIA
880	MOODY, FRANK B
900	DAVIS, GENE
910	ALSTON, DERRICK
920	LANCASTER, WAYNE H
960	TIPTON, THOMAS W
970	CHAPPELL, RICHARD L
	SOUTHEASTERN GRADING

REED RD 2005

150	BROWN, DORIS J
157	DUKES, SARA M
175	HILL, RASHUNDA L
192	NORMAN, DOROTHY M
206	TATUM, WILLIE J
209	MCDOWELL, JEFFERSON D
225	MINSON, MARY
231	JOHNSON, MARIE
233	TATUM, YOLANDA
247	GREEN, MARY L
268	LOVE, PATRICK
269	HARRIS, CASEY
285	TATUM, SARA A
290	CHISM, AILEEN
391	SHADRIX, RICHARD A
501	PADGETT, ROY C
551	KEITH, THOMAS
591	MORROW, DANIEL G
621	AKIN, JEAN W
635	WILLIAMS, BOBBY J
680	BAILEY, FRANCIS M
700	ARMSTRONG, ROSE C
720	BAILEY, WALTER
760	BROOKS, WILLIAM M
780	BAILEY, BRUCE B
900	MCGIRR, JEFF L
920	LANCASTER, WAYNE
960	KANZLER, TED R
	RIZZO TRUCKING
970	ELDREDGE PLUMBING CO INC

REED RD 2000

132	CREW, SHELLY
150	BROWN, DORIS J
157	DUKES, SARA M
175	HILL, R L
192	NORMAN, TIM
231	TATUM, CHANDA
233	TATUM, YOLANDA
246	TATUM, WILLIE
285	TATUM, SARA A
290	TAYLOR, SANDY
391	SHADRIX, RICHARD
501	PADGETT, ROY C
513	CULBERSON, BILLY
551	WILLIAMS, LULA M
591	MORROW, DANIEL G
621	AKIN, JEAN W
635	BECK, D
	WILLIAMS, BOBBY
680	BAILEY, FLOYD W
695	HALL, ANNETTE A
721	HAIRSTON, C F
760	BAILEY, C B
	BROOKS, W M
780	BAILEY, CHARLES B
	MARSH, JEANETT
920	LANCASTER, WAYNE
	MCADAMS, K

REED RD 1995

132	CREW, SHELLY
150	BROWN, DORIS J
157	DUKES, SARA M
175	OCCUPANT UNKNOWNN
206	MCCOY, TYRIE
225	TAYLOR, SUSIE T
231	TATUM, CHANDA
246	TATUM, WILLIE SR
258	TATUM, YOLANDA
259	OCCUPANT UNKNOWNN
268	OCCUPANT UNKNOWNN
269	TAYLOR, DAMIEN
285	TATUM, SARA A
290	OCCUPANT UNKNOWNN
501	PADGETT, ROY C
509	OCCUPANT UNKNOWNN
511	OCCUPANT UNKNOWNN
551	WILLIAMS, SEABORN F
591	MORROW, DANIEL G
621	AKIN, JEAN W
680	BAILEY, FLOYD W
695	OCCUPANT UNKNOWNN
700	OCCUPANT UNKNOWNN
720	BAILEY, C B
721	HAIRSTON, C F
740	HODGES, JERRY
760	BROOKS, W M
780	BAILEY, CHARLES B
	MARSH, JEANETT

REED RD**1992**

175	TURNER, RODNEY
259	SMITH, L C
285	TATUM, SARA A
290	BOHANAN, IDELLA
501	PADGETT, ROY C
591	MORROW, DANIEL G
621	AKIN, JEAN W
680	BAILEY, FLOYD W
695	BAILEY, B G
700	CHISM, TRACY
720	BAILEY, C B
721	HAIRSTON, C F
760	BROOKS, W M
780	BAILEY, CHARLES B
	MARSH, J
920	RIVERS, BARBARA



Reed Road

116 Reed Road

Villa Rica, GA 30180

Inquiry Number: 6674898.4

September 23, 2021

EDR Historical Topo Map Report

with QuadMatch™



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

EDR Historical Topo Map Report

09/23/21

Site Name:

Reed Road
116 Reed Road
Villa Rica, GA 30180
EDR Inquiry # 6674898.4

Client Name:

Sailors Eng Assoc Inc.
1675 Spectrum Drive
Lawrenceville, GA 30043
Contact: Paul Miles



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

Search Results:**Coordinates:**

P.O.#	212-098	Latitude:	33.7114 33° 42' 41" North
Project:	Reed Road	Longitude:	-84.93042 -84° 55' 50" West
		UTM Zone:	Zone 16 North
		UTM X Meters:	691781.28
		UTM Y Meters:	3732080.20
		Elevation:	1175.53' above sea level

Maps Provided:

2014
1982
1973
1958
1901

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Topo Sheet Key

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

2014 Source Sheets



Villa Rica

7.5-minute, 24000

1982 Source Sheets



Villa Rica

7.5-minute, 24000

Aerial Photo Revised 1981

1973 Source Sheets



Villa Rica

7.5-minute, 24000

Aerial Photo Revised 1972

1958 Source Sheets



Villa Rica

15-minute, 62500

Aerial Photo Revised 1955

Topo Sheet Key

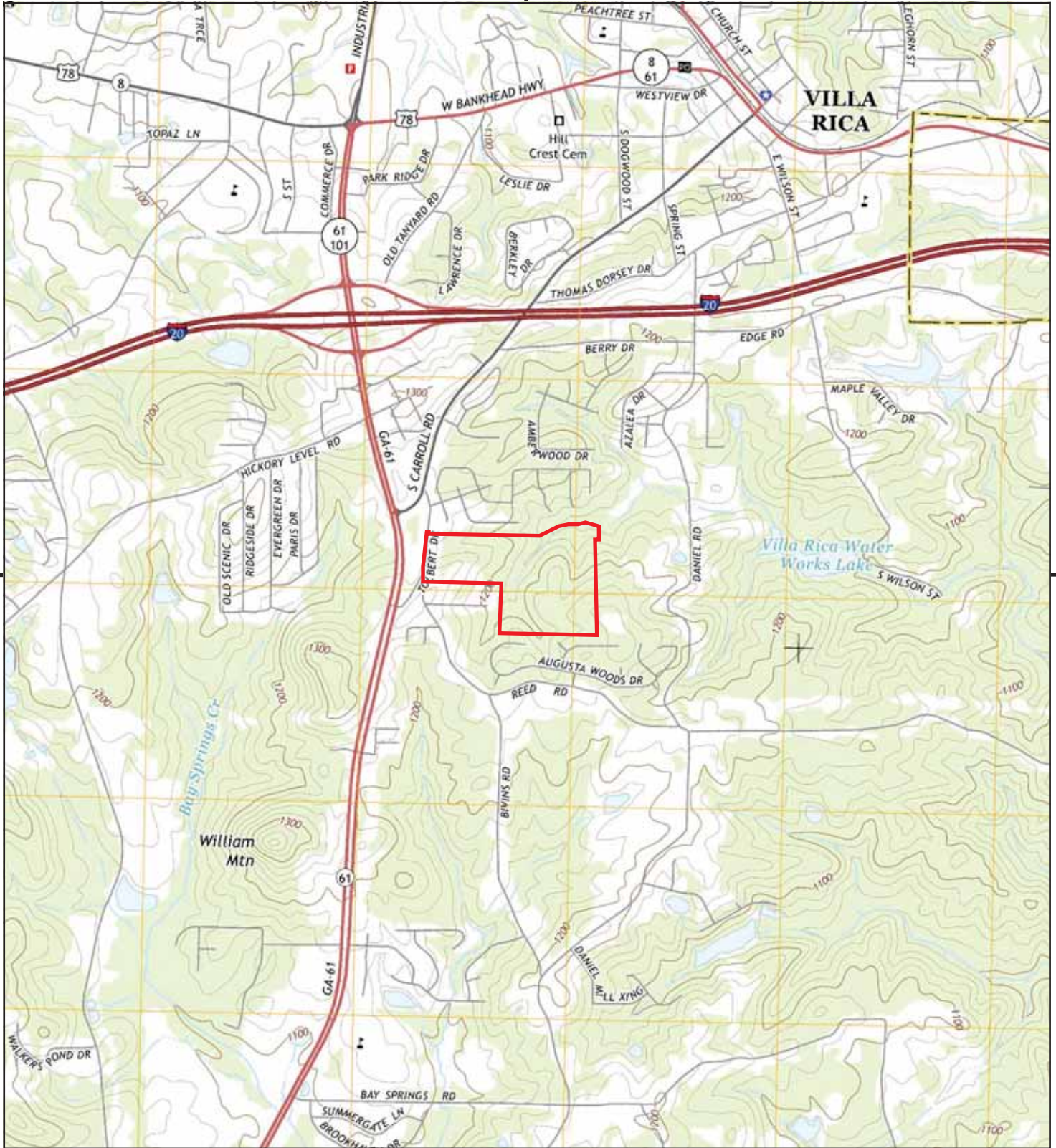
This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1901 Source Sheets

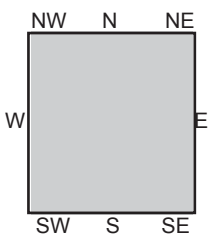
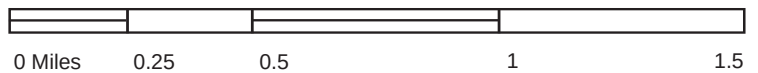


Marietta

30-minute, 125000



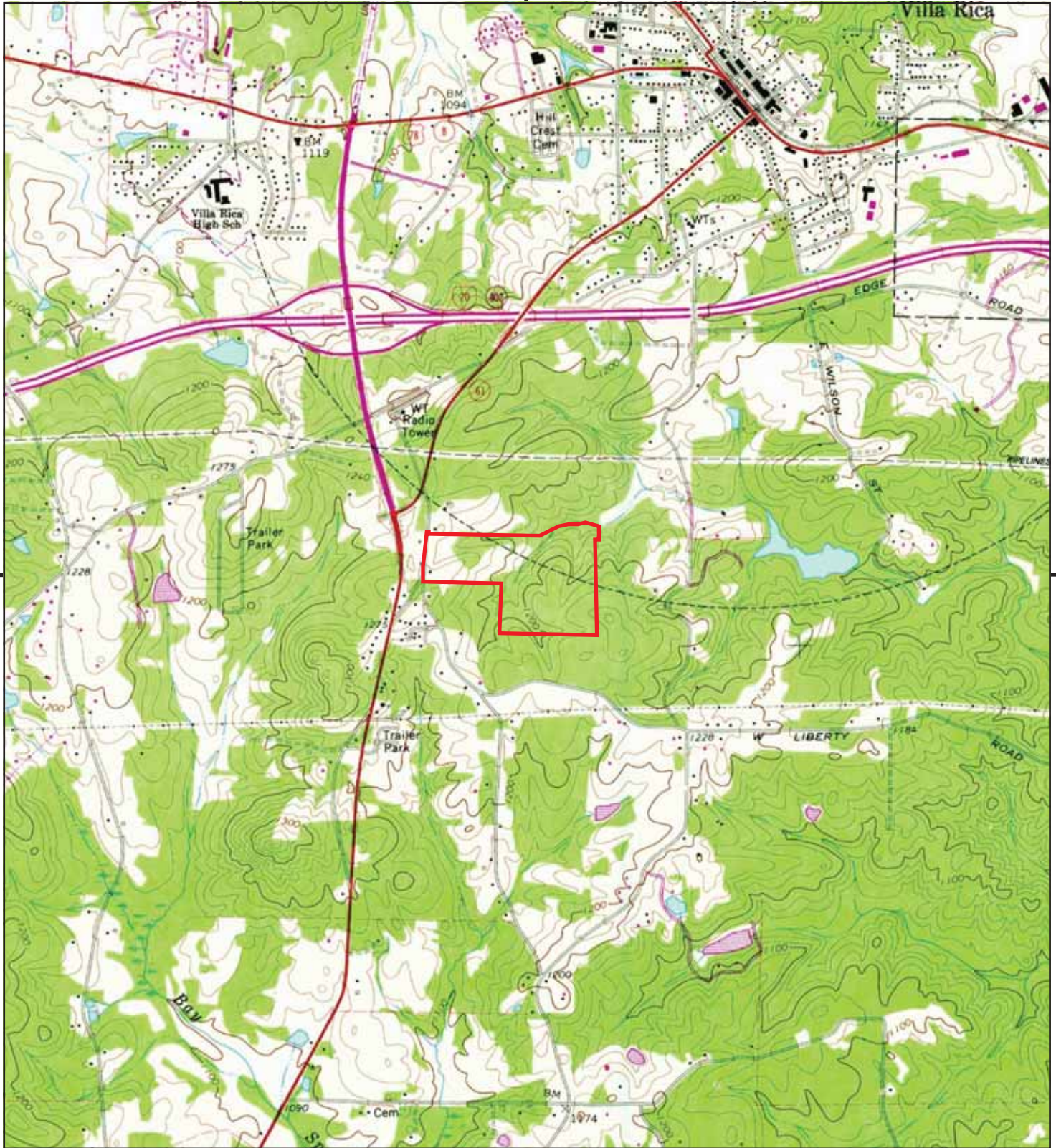
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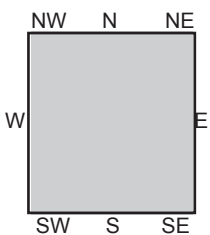
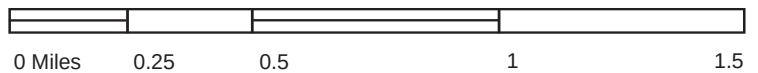
TP, Villa Rica, 2014, 7.5-minute

SITE NAME: Reed Road
 ADDRESS: 116 Reed Road
 Villa Rica, GA 30180
 CLIENT: Sailors Eng Assoc Inc.





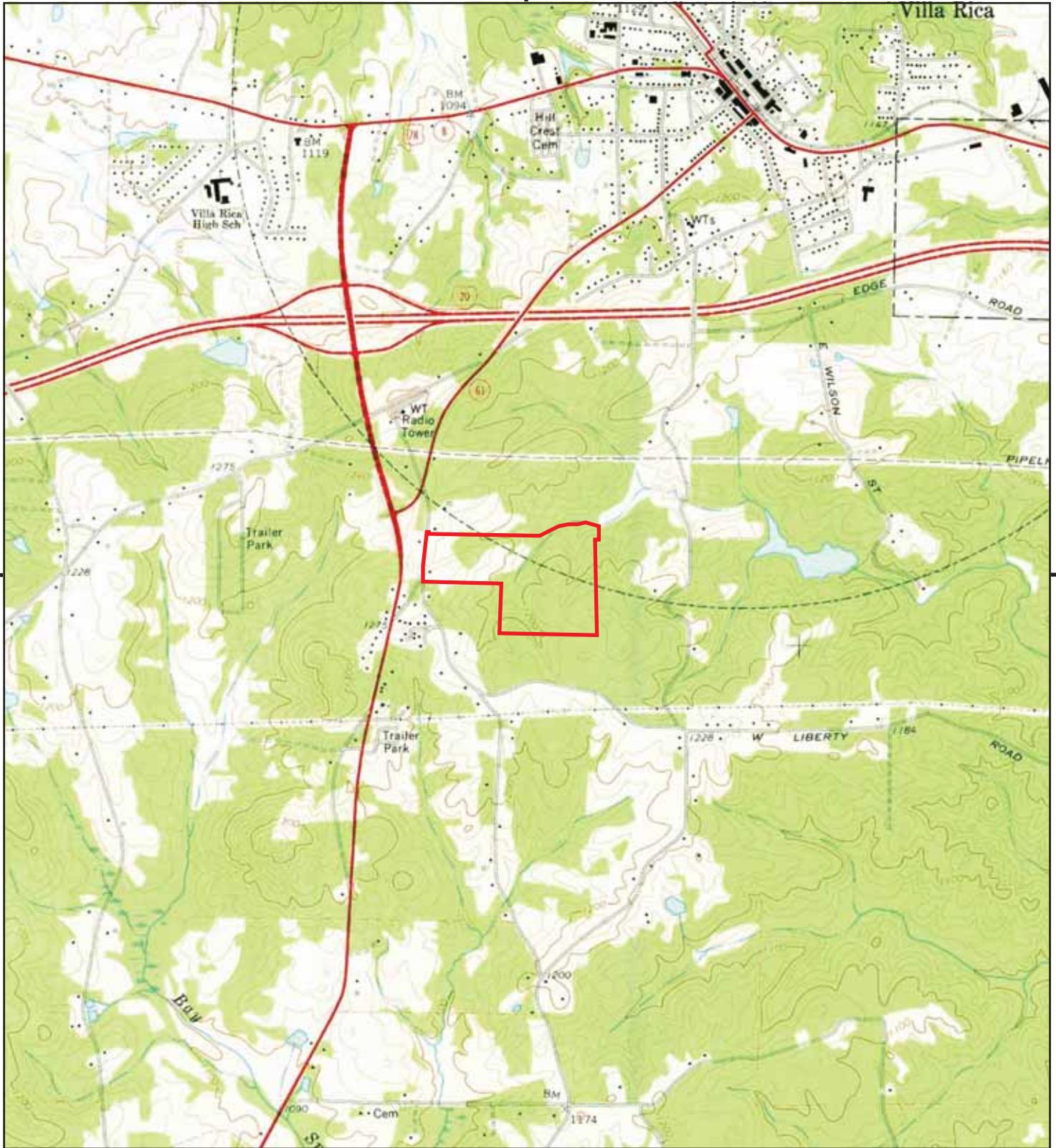
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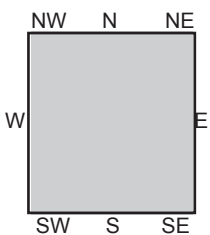
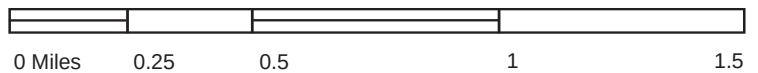
TP, Villa Rica, 1982, 7.5-minute

SITE NAME: Reed Road
ADDRESS: 116 Reed Road
Villa Rica, GA 30180
CLIENT: Sailors Eng Assoc Inc.





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



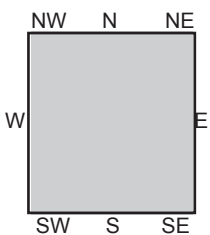
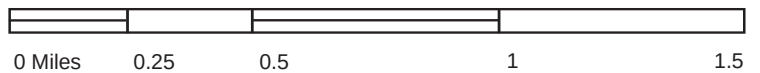
TP, Villa Rica, 1973, 7.5-minute

SITE NAME: Reed Road
ADDRESS: 116 Reed Road
Villa Rica, GA 30180
CLIENT: Sailors Eng Assoc Inc.





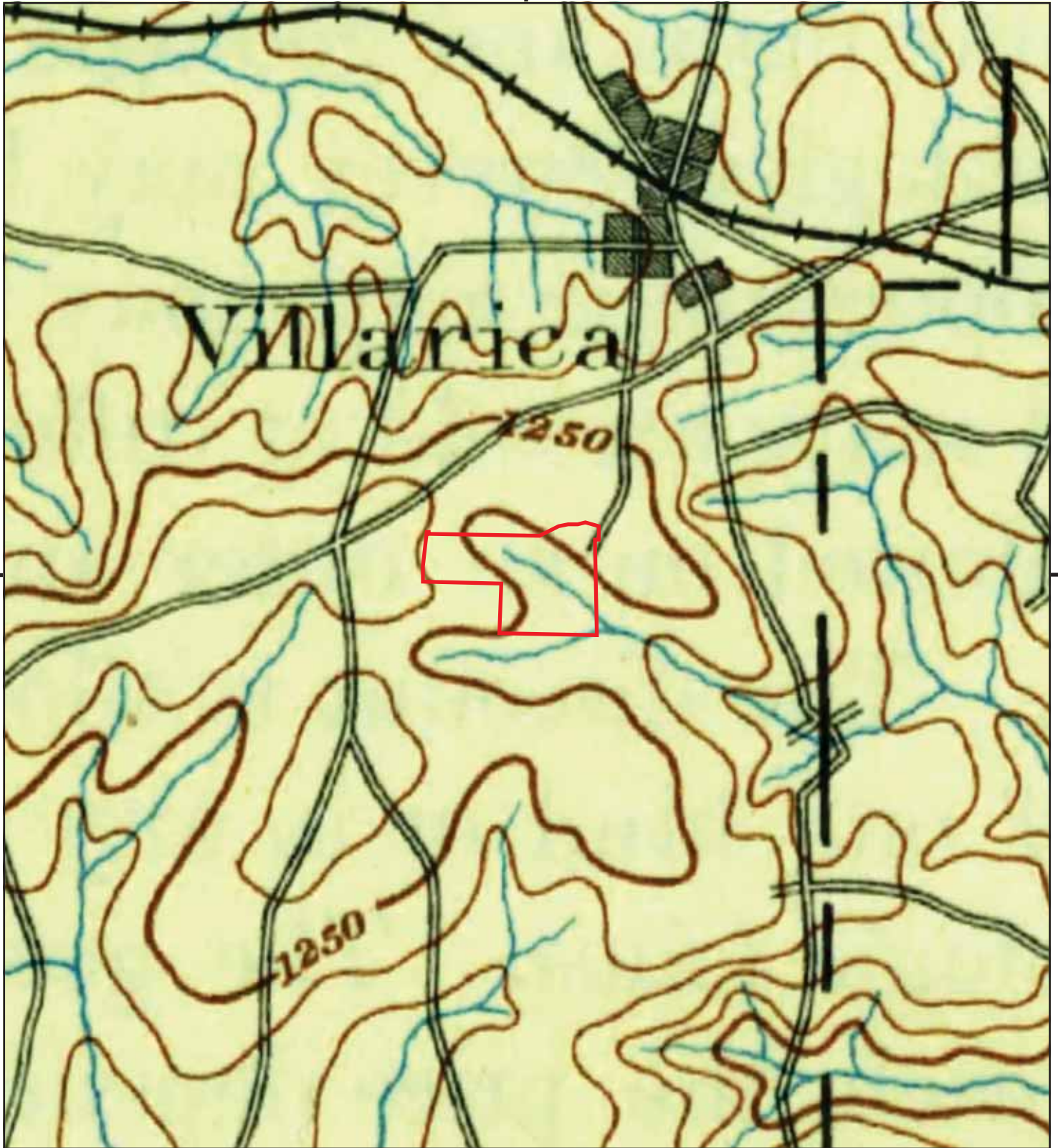
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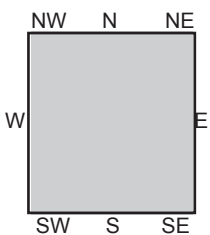
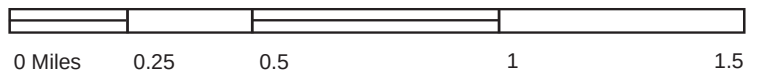
TP, Villa Rica, 1958, 15-minute

SITE NAME: Reed Road
ADDRESS: 116 Reed Road
Villa Rica, GA 30180
CLIENT: Sailors Eng Assoc Inc.





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



TP, Marietta, 1901, 30-minute

SITE NAME: Reed Road
 ADDRESS: 116 Reed Road
 Villa Rica, GA 30180
 CLIENT: Sailors Eng Assoc Inc.



110431

BK PG
3755 248

PT-61 022-2001-007635
 CARROLL COUNTY, GEORGIA
 REAL ESTATE TRANSFER TAX
 PAID - 0 -
 DATE 10-25-06
Heather H. Hines
 CLERK OF SUPERIOR COURT

FILED
 GA. CARROLL COUNTY
 CLERK OF SUPERIOR COURT

06 OCT 25 PM 4: 04

Heather H. Hines
 CLERK OF SUPERIOR COURT

Prepared by:
 Stacey L. Blackmon
 ✓ Tisinger Vance, P.C.
 100 Wagon Yard Plaza
 P.O. Box 2069
 Carrollton, Georgia 30117

CORRECTIVE WARRANTY DEED

GEORGIA, CARROLL COUNTY

THIS INDENTURE, made this 20th day of October, 2006, between **JAMES R. GIFFIN** of said State and County, as party of the first part, hereinafter called "Grantor" and **CARROLL CITY -COUNTY HOSPITAL AUTHORITY**, as party of the second part, hereinafter called "Grantee." (The words "Grantor" and "Grantee" to include their respective heirs, successors and assigns, and to include the masculine, feminine or neuter gender where the context requires or permits).

WITNESSETH, that Grantor, for and in consideration of the correction of prior deed has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee:

All that tract or parcel of land lying and being in Land Lots 126, 127 and 130 of the 6th District, Carroll County, Georgia, described as BEGINNING at the corner common to Land Lots 126, 127, 130 and 131; from thence east along the north line of Land Lot 127 a distance of 610.5 feet to a corner; thence north 63 degrees east 280.5 feet; thence north 89 degrees east 660 feet; thence south 82.5 feet; thence east 49.5 feet; thence south 82.5 feet to the north line of Land Lot 127; thence south 1518 feet; thence west 1,534.5 feet to the east line of Land Lot 126; thence north along said land lot line 759 feet; thence west 1435.5 feet to the eastern right-of-way of Bankhead Highway; thence along said right-of-way north 12 degrees east 792 feet to the north line of Land Lot 126; thence east along the northern line of said lot a distance of 1,320 feet to the POINT OF BEGINNING.

LESS AND EXCEPT all property conveyed by O. F. Boyd to the Department of Transportation by right-of-way deed dated November 9, 1972, recorded in Deed Book 269, page 295, Carroll County, Georgia, Deed Records.

The purpose of this Corrective Warranty Deed is to correct the legal description contained in that certain Warranty Deed from James R. Giffin to Carroll City-County Hospital Authority, dated October 1, 1985, recorded in Deed Book 507, page 592, Carroll County, Georgia, Public Real Estate Records.

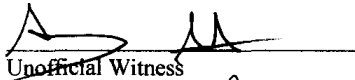
TO HAVE AND TO HOLD, said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to same, being, belonging or in anywise appertaining, to the proper use, benefit and behoof of said Grantee, forever in FEE SIMPLE.

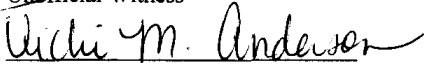
AND SAID GRANTOR WILL WARRANT and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, said Grantor has signed, sealed and delivered this Corrective Warranty Deed, the day and year first above written.

 (SEAL)
JAMES R. GIFFIN

Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar 25, 2007
BORNED THIS NOTARY PUBLIC UNDERWRITERS

My Commission Expires: _____



439948-1

OCT 26 2006
RECORDED _____ KENNETH SKINNER, CLERK

USER QUESTIONNAIRE

(to be completed by purchaser only)

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 "*Brownfield Amendments*"), the *user* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees.

Site Name: Reed Road

Name and Title of Person Completing Questionnaire

Brian Ehrsam, Project Manager

Date: 1/30/2021

The *user* should provide the following information to the *environmental professional*. Failure to conduct these inquiries could result in a determination that "*all appropriate inquiries*" is not complete.

(1.) Environmental liens that are files or recorded against the *property* (40 CFR 312.25).

Did a search of *recorded land title records* (or judicial records where appropriate, see Note 1 below) identify any environmental liens filed or recorded against the *property* under federal, tribal, state or local law?

☒ No ☐ Yes (Describe or attach information) Attachment No. _____

Note 1 – In certain jurisdictions, federal, tribal, state or local statutes, or regulations specify that environmental liens and AULs be filed in judicial records rather than in land title records. In such cases, judicial records must be searched for environmental liens and AULs.

(2.) Activity and use limitations that are in place on the *property* or that have been filed or recorded against the *property* (40 CFR 312.26(a)(1)(v) and (vi)).

Did a search of recorded land title records (or judicial records where appropriate see Note 1 above) identify any AULs such as engineering controls, land use restrictions or institutional controls that are in place at the *property* and/or have been filed or recorded against the *property* under federal, tribal, state or local law?

☒ No ☐ Yes (Describe or attach information) Attachment No. _____

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

Do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the *property* or an *adjoining property* so that you would have specialized knowledge of the chemicals and processes used by this type of business?

☒ No ☐ Yes (Describe or attach information) Attachment No. _____

(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*?

☐ No ☒ Yes (Describe or attach information) Attachment No. _____

If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

☒ No ☐ Yes (Describe or attach information) Attachment No. _____

(5.) Commonly known or reasonably ascertainable information about the *property* (CFR 312.30).

Are you aware of commonly known or reasonably ascertainable information about the property that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example,

(a.) Do you know the past uses of the *property*?

☐ No ☒ Yes (Describe or attach information) Attachment No. _____

Raw land with several single-family residences on property.

(b.) Do you know of specific chemicals that are present or once were present at the *property*?

☒ No ☐ Yes (Describe or attach information) Attachment No. _____

(c.) Do you know of spills or other chemical releases that have taken place at the *property*?

☒ No ☐ Yes (Describe or attach information) Attachment No. _____

(d.) Do you know of any environmental cleanups that have taken place at the *property*?

☒ No ☐ Yes (Describe or attach information) Attachment No. _____

(e.) Do you know of any underground or above ground storage tanks at the *property*?

☒ No ☐ Yes (Describe or attach information) Attachment No. _____

(f.) Are you aware of any previous environmental reports pertaining to the *property*?

☒ No ☐ Yes (Describe or attach information) Attachment No. _____

(6.) The degree of obviousness or the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31)

Based on your knowledge and experience related to the *property* are there any obvious indicators that point to the presence or likely presence of releases at the *property*?

☒ No ☐ Yes (Describe or attach information) Attachment No. _____

Additional information provided to the *environmental professional* by the user.

(a.) The reason why the Phase I Environmental Site Assessment is being performed?

Land purchase for future residential development.

(b.) The type of property and the type of property transaction (examples: sale, purchase, exchange, construction loan, etc.)?

Land purchase for future residential development.

MICHAEL J. HALLER, P.G.

**Sailors Engineering Associates, Inc.
1675 Spectrum Drive
Lawrenceville, GA 30043**

EDUCATION

1991 B.S. in Geology, University of Pittsburgh, Johnstown, PA
Numerous industry related short courses, seminars and conferences

EXPERIENCE

Technical Manager, Sailors Engineering Associates, Inc., Lawrenceville, GA. June 1988 - Present;
Manage a department of registered professionals and support staff, including work assignments, technical oversight, performance reviews and equipment purchases • Responsible for business development including prime and subcontract work for commercial, State and Federally funded projects • Prepare and review bid packages for investigation and remediation projects including organic and inorganic contaminants • Perform environmental investigations for projects including Phase I and Phase II Environmental Site Assessments, Compliance Status Reports and Corrective Action Plans at HSI sites and at HSI and Non-HSI Brownfield sites • Prepare Corrective Action Plans for non-petroleum and petroleum releases including hazardous and non-hazardous contaminants and perform design of soil and groundwater remediation systems.

Engineering Geologist, Edgil Engineering, Inc., Jasper, AL. January 1988 - April 1988; Computer simulation models for design, hydrology and sedimentology • Surface and ground water sampling and analysis • Pre-mining field reconnaissance.

Engineering Geologist, GeoMechanics, Elizabeth, PA. April 1986 - January 1988; Boring plan design • Field Geologist for soil core drilling and reconnaissance operations • Project Geologist for local and out of state projects • Blast monitoring/seismic activity • Water sampling and analysis • Surface water hydrologic studies • Vertical and horizontal inclinometer installation and monitoring.

PROFESSIONAL REGISTRATIONS

- Georgia Registered Professional Geologist
- Kentucky Registered Professional Geologist
- Pennsylvania Registered Professional Geologist

PROFESSIONAL ORGANIZATION MEMBERSHIPS

- Member, Georgia Groundwater Association
- Member, National Groundwater Association - AGWSE Division
- Member, Society of American Military Engineers

G. PAUL MILES

Sailors Engineering Associates, Inc
1675 Spectrum Drive
Lawrenceville, GA 30043

EDUCATION

2019 – Bachelor of Science in Geology – University of West Georgia

EXPERIENCE

Staff Geologist – Sailors Engineering Associates, Inc Lawrenceville, GA
May 2021 - Present

- Supervised and performed environmental investigations
- Complete various environmental reports including Phase I/II Environmental Site Assessment
- Familiar with sampling methods and protocols
- Experienced in Geographic Information Systems (GIS)
- Experienced with field surveying and in situ laboratory equipment

Waste Water Operator – Coweta County Water and Sewage Authority, Newnan, GA
December 2020 – May 2021

- Operate the wastewater treatment plant and its processes
- Perform and document various hydrologic quality tests required by state and federal agencies
- Use computer systems to monitor plant processes
- Read meters and gauges to determine treatment plan equipment is working properly
- Perform the installation, maintenance, and repair of the physical plant and pump stations and all of their components

Assistant Geologist- Geotechnical & Environmental Consultants, Inc - Macon, GA
July 2019- April 2020

- Phase I Environmental Reporting and Editing
- Environmental Site Analysis (ESA) Format
- Department of Community Affairs (DCA) Format
- American Society for Testing and Materials (ASTM) Format
- Asbestos and Lead Inspection and Assessment

PROFESSIONAL ORGANIZATION MEMBERSHIPS AND CERTIFICATIONS

- Asbestos in Buildings: Inspection and Assessment Certificate Number: 5333
- OSHA 40 Hour Hazwoper
- CPR/First AID Certification



SAILORS ENGINEERING ASSOCIATES, INC.

1675 SPECTRUM DRIVE • LAWRENCEVILLE, GEORGIA 30043 • TEL (770) 962-5922 • FAX 962-7964

August 23, 2022

City of Villa Rica, Georgia
Attn: City Manager
571 W Bankhead Hwy
Villa Rica, GA 30180

RE: Letter of Reliance
Phase I Environmental Site Assessment
116 Reed Road
Villa Rica, Georgia
SEA Job #212-098

To Whom It May Concern:

Sailors Engineering Associates, Inc. (SEA) is pleased to provide this letter of reliance so that City of Villa Rica, Georgia can rely upon the information presented in the Phase I Environmental Site Assessment dated October 14, 2021 which was prepared for the property located at 116 Reed Road, Villa Rica, Carroll County, Georgia (the “Report”).

SEA represents that (a) the Report has not been modified, edited, altered, or amended in any respect by the undersigned; (b) the Report completely and accurately describes the assessments conducted by SEA at the property referenced therein; and (c) the Report was prepared in general accordance with professional and industry standards. SEA performed the above investigations independently and is not affiliated with InLine Communities, LLC nor City of Villa Rica, Georgia. Reliance by City of Villa Rica, Georgia is subject to the limitations expressly set forth in the Report.

This confirmation is given with the understanding that City of Villa Rica, Georgia is relying on the above report in connection with a pending real estate transaction. SEA agrees that City of Villa Rica, Georgia shall be entitled to rely on the accuracy of all the information and findings, evaluation of data, professional opinions and conclusions contained in the Report, as though City of Villa Rica, Georgia were the original client. City of Villa Rica, Georgia shall also be entitled to reproduce and provide copies of the report in connection with the real estate transaction.

August 23, 2022
116 Reed Rd
Villa Rica, GA

The undersigned hereby certifies that he is duly authorized to sign, acknowledge and deliver this confirmation. Should you have questions, please contact the undersigned.



Respectfully submitted,

SAILORS ENGINEERING ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Michael J. Haller", written over the company name.

Michael J. Haller, P.G.
Manager, Environmental Engineering



CITY OF VILLA RICA

City Council Packet

SUBJECT: VA-13-22 – 395 West Bankhead Highway –Stream Buffer Variance

CITY COUNCIL AGENDA DATE: October 4th, 2022

DATE: September 27, 2022

PREPARED BY: Ronald Johnson, Planning and Zoning Specialist

FISCAL IMPACT: N/A

PUBLIC HEARING REQUIRED: Yes

PURPOSE: MQSK, LLC of Villa Rica, GA is requesting a variance for an encroachment of 9,235 square feet into the 75' stream buffer and 2,552 square feet within the 50' stream buffer in order to construct a 1,300 square foot Little Caesar's restaurant, a gasoline service station with a canopy, and a 3,250 sq. ft. convenience store.

BACKGROUND: The applicant proposes to construct a gasoline station, restaurant and convenience store, which are all permitted uses in the Commercial Low-Density (C1) Zone. The applicant states that the purpose of the request is because the encroachment will allow the site to be developed as proposed and will address stormwater quality and control through on-site improvements.

STAFF RECOMMENDATION: DENIAL

Reasons: The applicant's plans to increase impervious coverage and impact the stream buffers is significant. The applicant's request covers approximately 22.5% of the total site area, which is one of the highest, if not the highest, percentages of total site area approved in a variance application concerning stream buffers. This calculation does not include the state's 25' buffer. The precedent set for such a large variation is met with concern by staff until a water quality system and stormwater plans are reviewed in detail.

PLANNING COMMISSION: N/A

MOTION:

- (1) I move to approve the variance request by MQSK, LLC of Villa Rica, GA to encroach into the city's 75' stream buffer by 9,235 square feet.
- (2) I move to approve the variance request by MQSK, LLC of Villa Rica, GA to encroach into the city's 50' stream buffer by 2,552 square feet.



Date: August 11, 2022

To: City of Villa Rica
Zoning Department

Subject: 395 West Bankhead Highway
Villa Rica, Georgia
Stream Buffer Variance Request
Carroll County

To Whom it May Concern,

We are providing this letter of explanation to support our request for a Stream Buffer Variance for the property located at 395 West Bankhead Highway in the City of Villa Rica, Georgia. This property is located in the Village Residential District, and it is currently developed with an existing vacant building and partially demolished structure where the slab is still intact. The site is predominately paved with asphalt. We are proposing to redevelop the 1.2-acre lot with a new 3,250 square-foot convenience store and new fuel pumps as shown on our provided site plan.

This parcel is triangular and has a stream that is located along the north and west property lines. A storm conveyance system located at the northeast corner of the lot outfalls into this stream. The site is in poor condition and has multiple utilities that need stabilization and repair. There are currently no water quality or water quantity mitigation measures for this site in place and the stream buffers are significantly impacted by the existing structures and pavement.

The existing encroachment into the 25-foot state buffer is approximately 1,855 square feet. We propose to reduce the encroachment to 213 square feet. The existing 50-foot buffer encroachment is approximately 8,945 square-feet and the proposed encroachment is reduced to approximately 2,552 square-feet. The 75-foot buffer is completely paved in the exiting condition. The existing 75 square feet encroachment is 10,880 square feet and we propose to reduce the encroachment to 9,235 square feet. Please refer below to the table below:

BUFFER ENCROACHMENT			
BUFFER	ENCROACHMENT AREA (S.F.)		
	EXISTING	PROPOSED	TOTAL REDUCTION
25-FOOT	1855	213	1642
50-FOOT	8945	2552	6393
75-FOOT	10880	9235	1645



Without relief from the 50-foot and 75-foot stream buffers and taking into consideration the required building set-backs, a hardship is created that renders the property undevelopable.

If the requested variance is granted, improved landscaping and stormwater management mitigation can be achieved with improvements via an underground water quality system and by providing enhanced landscaping strips and buffer areas.

The proposed improvements to the site have the potential to greatly improve the site and its character for the surrounding area. In addition to mitigating water quality and landscaping, which do not currently exist on the site, the proposed improvements will design for stream bank protection that does not currently exist and will allow for discharge mitigation that is not currently in place.

If granted, the proposed variance will not create or cause excessive or burdensome use of existing infrastructure, transportation facilities, or schools, and will have no adverse effects on the environment or surrounding natural resources.

We appreciate your consideration of our request.

Please contact me anytime with questions or thoughts you may have and thank you.

Sincerely,

Amanda Kathleen Woodruff, P.E.



APPLICATION FOR VARIANCE/APPEAL

☐ APPEAL ☒ VARIANCE

The procedure for requesting a Variance or filing an Appeal is set forth in Section 2.03.J and 2.03.K respectively, of the Unified Development Code (UDC). Generally, the amendment process involves review by the Community Development Manager and City Council.

Please complete the blanks with the requested information. If any of the information or required materials is missing or incomplete, the application will not be processed. Also, please note the required information requested on the back of this page.

Date of Application: 07/29/2022

APPLICANT

Applicant Name: MQSK LLC

Address: 395 West Bankhead Hwy City: Villa Rica State: GA Zip: 30180

Phone: (404-610-6630) Fax: () - Email: office@ataiconstruction.com

Agent Name: Rohail Hada

Address: 1400 Indian Trail Lilburn Road City: Norcross State: GA Zip: 30093

Phone: (404-610-6630) Fax: () - Email: hadarohail@gmail.com

Owner Name (If different from applicant): _____

Address: 395 West Bankhead Hwy City: Villa Rica State: GA Zip: 30180

Phone: () - Fax: () - Email: _____

(Note: A notarized statement signed by the property owner(s) authorizing the applicant to make this request shall be attached to the application.)

VARIANCE OR APPEAL INFORMATION

Address of Variance or Appeal Location: 401 West Bankhead Hwy, Villa Rica, GA, 30180

I, MQSK LLC, hereby state that all of the above statements and statements contained in the documents submitted with this application are true. I hereby request processing of this application.

Signature of Applicant

08/12/2022

Date



CASE # _____
VARIANCE/APPEAL

Required Materials to Accompany the Application

The Community Development Manager may waive informational requirements upon finding that the information is not required to determine compliance with UDC requirements.

Variance:

1. Copy of deed, lease, option agreement or other evidence of ownership or applicant's interest in the property. If the applicant is not the owner, attach a notarized statement signed by the owner authorizing the applicant to request the amendment.
2. A site plan demonstrating the requested variance, showing the affected property, adjacent property, zoning and existing land use;
3. A statement of why the variance is necessary;
4. A statement as to how the applicant's request satisfies each required finding;
5. A listing of the owners of property within 250 feet of the subject property and the mailing addresses for said owners on file with the County Assessor; and
6. Any other exhibits as may be required by the Community Development Manager.

Appeals from Staff Determinations:

1. Copy of deed, lease, option agreement or other evidence of ownership or applicant's interest in the property. If the applicant is not the owner, attach a notarized statement signed by the owner authorizing the applicant to request the amendment;
2. A statement as to why the applicant believes the Staff's determination is contrary to the intent and requirements of the Code; and
3. Any other exhibits as may be required by the Community Development Manager.

Return Form to:
Planning & Zoning
Office of Community Development
City of Villa Rica
571 West Bankhead
Villa Rica, GA 30180

678.785.1004 (T)
770.459.7003 (F)

For Department Use Only

Case No: _____

Filing Fee: _____

Date Received: _____

Pre-Application Conf: _____

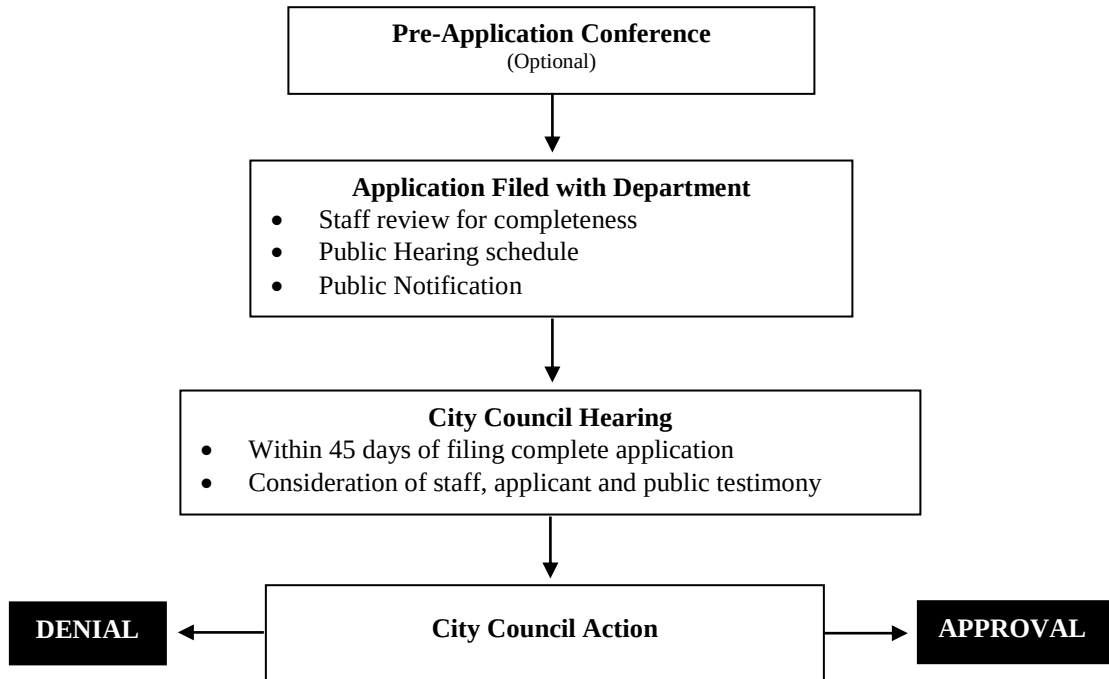
Staff Comments/Findings: _____

Action and Date: _____



CASE # _____
VARIANCE/APPEAL

PROCESS



STATE OF GEORGIA

COUNTY OF Dallas

AFTER RECORDING RETURN TO
ROBERT L. LANEY, ESQ. (2644.22-3)
SLUTZKY, WOLFE AND BAILEY, LLP
2255 CUMBERLAND PARKWAY
BUILDING 1300
ATLANTA, GEORGIA 30339-4517

LIMITED WARRANTY DEED

THIS DEED made this 26th day of February 2018, between L. Sherman Strickland ("Grantor") and MQSK, LLC, a Georgia limited liability company ("Grantee") (the terms Grantor and Grantee to include their respective heirs, successors and assigns, where the context hereof requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of Ten and 00/100ths Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantee, the following described real property, to wit:

SEE THE ATTACHED EXHIBIT "A"

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

AND, SUBJECT TO those matters of title described on the attached EXHIBIT "B" if any, Grantor will warrant and forever defend the right and title to the above-described tract or parcel of land unto the Grantee against the claims by, under or through Grantor, but not otherwise.

SIGNATURES APPEAR ON FOLLOWING PAGE

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

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GRANTOR

Gregory D. Strickland

L. Sherman Strickland

by Gregory D. Strickland his attorney in fact
pursuant to General Power of Attorney
attached hereto as Exhibit "C"

Dana P. Segoni
UNOFFICIAL WITNESS

[SEAL]

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:

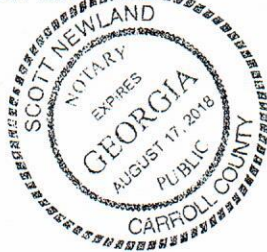


Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 162 of the 9th District of Carroll County, Georgia, and being more particularly described as follows: -- BEGIN-
NING at the intersection of the westerly right of way line of North Dogwood Street
(50 ft. right of way) and the northerly right of way line of West Bankhead Highway
(60 ft. right of way); thence along the northerly right of way line of West Bankhead
Highway south 73 degrees 39 minutes west 378.7 feet to an iron pin found; thence north
16 degrees 0 minutes west 251 feet to a point; thence to a point in the center of a stream;
thence in a southeasterly direction following the meanderings of the center of said stream
to the point of intersection of the center line of said stream and the west right of way
line of North Dogwood Street; thence along said right of way line of North Dogwood
Street south 1 degree 27 minutes east 36.2 feet to the point of beginning.

EXHIBIT "B"

1. Taxes and assessments for the year 2018 and subsequent years not yet due and payable.
2. Easement from L. Sherman Strickland to Georgia Power Company, dated September 3, 1993, recorded at Deed Book 803, page 542, Records of the Clerk of the Superior Court of Carroll County, Georgia.
3. Right of Way Easement from B.P. Neal and W.N. Tillman to State Highway Department of Georgia dated November 3, 1960, recorded at Deed Book 129, page 234, Records of the Clerk of the Superior Court of Carrol County, Georgia.

EXHIBIT "C"

General Power of Attorney

STATE OF GEORGIA

COUNTY OF DOUGLAS

GENERAL POWER OF ATTORNEY

I, LOUIE SHERMAN STRICKLAND, residing at 9685 Highway 166, Winston Georgia 30187, hereby appoint GREGORY D. STRICKLAND as my Attorney-in-Fact ("Agent").

If my Agent is unable to serve for any reason, I designate ANGELA STRICKLAND BOWEN as my Successor Agent.

I revoke any and all general powers of attorney that previously have been signed by me.

My Agent shall have full power and authority to act on my behalf. This power and authority shall authorize my Agent to manage and conduct all of my affairs and to exercise all of my legal rights and powers, including all rights and powers that I may acquire in the future. My Agent's powers shall include, but not be limited to, the power to do the following:

1. **BANK AND CREDIT UNION TRANSACTIONS:** To make, receive, sign, endorse, execute, acknowledge, deliver and possess checks, drafts, bills of exchange, letters of credit, notes, stock certificates, withdrawal receipts and deposit instruments relating to but not limited to, (i) accounts or deposits; (ii) individual retirement accounts (IRA's), annuities, investment accounts; (iii) certificates of deposit of banks, savings and loans, credit unions, or other institutions or associations; or (iv) money market accounts.

2. **PAYMENT TRANSACTIONS:** To pay all sums of money, at any time or times, that may hereafter be owing by me upon any account, bill of exchange, check, draft, purchase, contract, note, or trade acceptance made, executed, endorsed, accepted, and delivered by me or for me in my name, by my Agent.

3. **REAL PROPERTY TRANSACTIONS:** To lease, sell, mortgage, purchase, exchange, and acquire, and to agree, bargain, and contract for the lease, sale, purchase, exchange, and acquisition of, and to accept, take, receive, and possess any interest in real property whatsoever, on such terms and conditions, and under such covenants, as my Agent shall deem proper, and to maintain, repair, tear down, alter, rebuild, improve manage, insure, move, rent, lease, sell, convey, subject to liens, mortgages, and security deeds, and in any way or manner deal with all or any part of any interest in real property whatsoever, including specifically, but without limitation, real property lying and being situated in the State of Georgia, under such terms and conditions, and under such covenants, as my Agent shall deem proper and may for all deferred payments accept purchase money notes payable to me and secured by mortgages or deeds to secure debt, and may from time to time collect and cancel any of said notes, mortgages, security interests, or deeds to secure debt. The Agent is specifically authorized to exercise the aforesaid powers with respect to any real property

Initial LS

which I own or in which I have an interest, including, but not limited to, any real property which may be identified on Exhibit "A" attached hereto and by reference made a part hereof.

4. **PERSONAL PROPERTY TRANSACTIONS:** To lease, sell, mortgage, purchase, exchange, and acquire, and to agree, bargain, and contract for the lease, sale, purchase, exchange, and acquisition of, and to accept, take, receive, and possess any personal property whatsoever, tangible or intangible, or interest thereto, on such terms and conditions, and under such covenants, as my Agent shall deem proper; and to maintain, repair, improve, manage, insure, rent, lease, sell, convey, subject to liens or mortgages, or to take any other security interests in said property which are recognized under the Uniform Commercial Code as adopted at that time under the laws of Georgia or any applicable state, or otherwise hypothecate (pledge), and in any way or manner deal with all or any part of any real or personal property whatsoever, tangible or intangible, or any interest therein, that I own at the time of execution or may thereafter acquire, under such terms and conditions, and under such covenants, as my Agent shall deem proper.
5. **STOCK AND BOND TRANSACTIONS:** To purchase, sell, exchange, surrender, assign, redeem, vote at any meeting, or otherwise transfer any and all shares of stock, bonds, or other securities in any business, association, corporation, partnership, or other legal entity, whether private or public, now or hereafter belonging to me.
6. **SAFE DEPOSITS:** To have free access at any time or times to any safe deposit box or vault to which I might have access.
7. **BORROWING:** To borrow from time to time such sums of money as my Agent may deem proper and execute promissory notes, security deeds or agreements, financing statements, or other security instruments in such form as the lender may request and renew said notes and security instruments from time to time in whole or in part.
8. **BUSINESS OPERATING TRANSACTIONS:** To conduct, engage in, and otherwise transact the affairs of any and all lawful business ventures of whatever nature or kind that I may now or hereafter be involved in.
9. **INSURANCE TRANSACTIONS:** To exercise or perform any act, power, duty, right, or obligation, in regard to any contract of life, accident, health, disability, liability, or other type of insurance or any combination of insurance; and to procure new or additional contracts of insurance for me and to designate the beneficiary of same; provided, however, that my Agent cannot designate himself or herself as beneficiary of any such insurance contracts.
10. **DISPUTES AND PROCEEDINGS:** To commence, prosecute, discontinue, or defend all actions or other legal proceedings touching my property, real or personal, or any part thereof, or touching any matter in which I or my property, real or personal, may be in any way concerned. To defend, settle, adjust, make allowances, compound, submit to arbitration, and compromise all accounts, reckonings, claims, and demands whatsoever that now are, or hereafter shall be, pending between me and any person, firm, corporation, or other legal entity, in such manner and in all respects as my Agent shall deem proper.

11. **MAKING GIFTS:** To make gifts to members of my family and to such other persons or charitable organizations, including churches, with whom I have an established pattern of giving.
12. **BROAD POWERS:** Without, in any way, limiting the foregoing, I authorize my Agent generally to do, execute, and perform any other act, deed, matter, or thing whatsoever, that should be done, executed, or performed, including, but not limited to, powers conferred by O.C.G.A. § 53-12-261, or that in the opinion of my Agent, should be done, executed, or performed, for my benefit or the benefit of my property, real or personal, and in my name of every nature and kind whatsoever, as fully and effectually as I could do if personally present. In additions, my Agent shall have the right to establish and fund a Supplemental Needs Trust (a.k.a. Special needs Trust) on my behalf. However, my Agent shall not have the power to waive my right to a jury trial in favor of binding arbitrations.
13. **RELEASE OF MEDICAL INFORMATION:** I provide that my Agent shall be authorized to obtain any and all health information and other medical records concerning my personal health. This release authority applies to any information governed by the Health Insurance Portability and Accountability Act of 1996 ("HIPAA"), 42 U.S.C. 1320d and 45 C.F.R. 160-164. I hereby authorize any physician, health-care professional, dentist, health plan, hospital, clinic, laboratory, pharmacy or other covered health-care provider, my insurance company or other health-care provider that has provided treatment or services to me, or that has paid for or is seeking payment from me for such services, to give notice and release to my Agent without restriction, all of my individually identifiable health information and medical records regarding any past, present or future medical or mental health condition including all information relating to the diagnosis and treatment of HIV/AIDS, sexually transmitted diseases, mental illness, and drug or alcohol abuse.
14. **DEALING WITH TAXING AUTHORITIES:** I authorize my Agent to act in my place and stead with all taxing authorities, including the Internal Revenue Service and the Department of Revenue. This power extends to and includes particularly the right to file returns, meet with revenue officers and agents, proceed on my behalf in Tax Court, and to otherwise represent my interests in any and all tax matters.
15. **DESIGNATION OF GUARDIAN:** I request that no guardianship proceeding for my property be instituted in the event of my disability, it being my intention that this power of attorney shall permit my Agent to act on my behalf. In the event that it becomes necessary for any court to appoint a guardian for my property, I direct that my Agent shall serve as such guardian. In the event that my Agent fails for any reason to qualify or continue as such, I constitute and appoint my Successor Agent to serve as such in my Agent's place. Any guardian who at any time shall be appointed by any court shall be excused from the necessity of giving bond.
16. **EFFECTIVE DATE:** This document shall become effective upon the date of my signature.

This Power of Attorney shall be construed broadly as a General Power of Attorney. The aforesaid listing of specific powers is not intended to limit or restrict the general powers granted in this Power of Attorney in any manner.

It is my desire and intention that this power of attorney shall not be affected by my subsequent disability, incapacity, or mental incompetence. Any and all acts done by my Agent pursuant to the powers conveyed herein during any period of my disability or incapacity shall have the same force and effect as if I were competent and not disabled.

I may, at any time, revoke this power of attorney, but it shall be deemed to be in full force and effect as to all persons, institutions, and organizations which shall act in reliance thereon prior to the receipt of written revocation thereof signed by me and prior to receipt of actual notice of my death.

I do hereby ratify and confirm all acts whatsoever which my Agent shall do, or cause to be done, in or about the premises, by virtue of this power of attorney.

All parties dealing in good faith with my Agent may fully rely upon the power of and authority of my Agent to act for me on my behalf and in my name, and may accept and rely on agreements and other instruments entered into or executed by the agent pursuant to this power of attorney. I authorize my Agent to indemnify and hold harmless any third party who accepts and acts under this document.

My Agent shall not be liable for any loss that results from a judgment made in good faith. However, my Agent shall be liable for willful misconduct in the exercise to act in good faith while acting under the authority of this Power of Attorney.

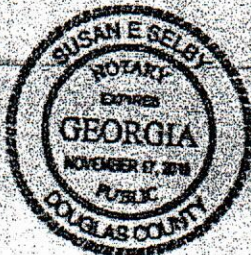
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 9th day of January, 2015.

Louie Sherman Strickland
LOUIE SHERMAN STRICKLAND

Signed, sealed and delivered
in the presence of:

Ami H. H.
WITNESS

Susan E. Selly
NOTARY



362945.1

Initial S. S.



Date: August 11, 2022

To: City of Villa Rica
Zoning Department

Subject: 395 West Bankhead Highway
Villa Rica, Georgia
Stream Buffer Variance Request
Carroll County

To Whom it May Concern,

We are providing this letter of explanation to support our request for a Stream Buffer Variance for the property located at 395 West Bankhead Highway in the City of Villa Rica, Georgia. This property is located in the Village Residential District, and it is currently developed with an existing vacant building and partially demolished structure where the slab is still intact. The site is predominately paved with asphalt. We are proposing to redevelop the 1.2-acre lot with a new 3,250 square-foot convenience store and new fuel pumps as shown on our provided site plan.

This parcel is triangular and has a stream that is located along the north and west property lines. A storm conveyance system located at the northeast corner of the lot outfalls into this stream. The site is in poor condition and has multiple utilities that need stabilization and repair. There are currently no water quality or water quantity mitigation measures for this site in place and the stream buffers are significantly impacted by the existing structures and pavement.

The existing encroachment into the 25-foot state buffer is approximately 2,200 square feet which we plan to remove and plant to restore the state buffer. The existing 50-foot buffer encroachment is approximately 6,650 square-feet and the proposed encroachment is reduced to approximately 5,175 square-feet. The 75-foot buffer is completely paved in the exiting condition and will remain paved under the prosed plans for proper traffic circulation and parking.

Without relief from the 50-foot and 75-foot stream buffers and taking into consideration the required building set-backs, a hardship is created that renders the property undevelopable.

If the requested variance is granted, improved landscaping and stormwater management mitigation can be achieved with improvements via an underground water quality system and by providing enhanced landscaping strips and buffer areas.

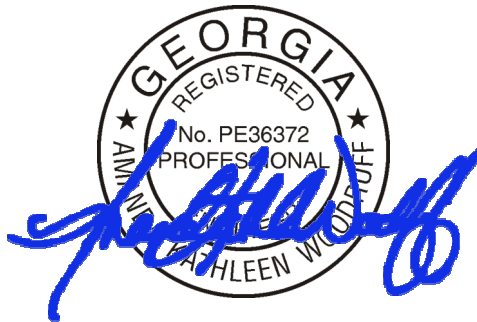
The proposed improvements to the site have the potential to greatly improve the site and its character for the surrounding area. In addition to mitigating water quality and landscaping, which do not currently exist on the site, the proposed improvements will design for stream bank protection that does not currently exist and will allow for discharge mitigation that is not currently in place.

If granted, the proposed variance will not create or cause excessive or burdensome use of existing infrastructure, transportation facilities, or schools, and will have no adverse effects on the environment or surrounding natural resources.

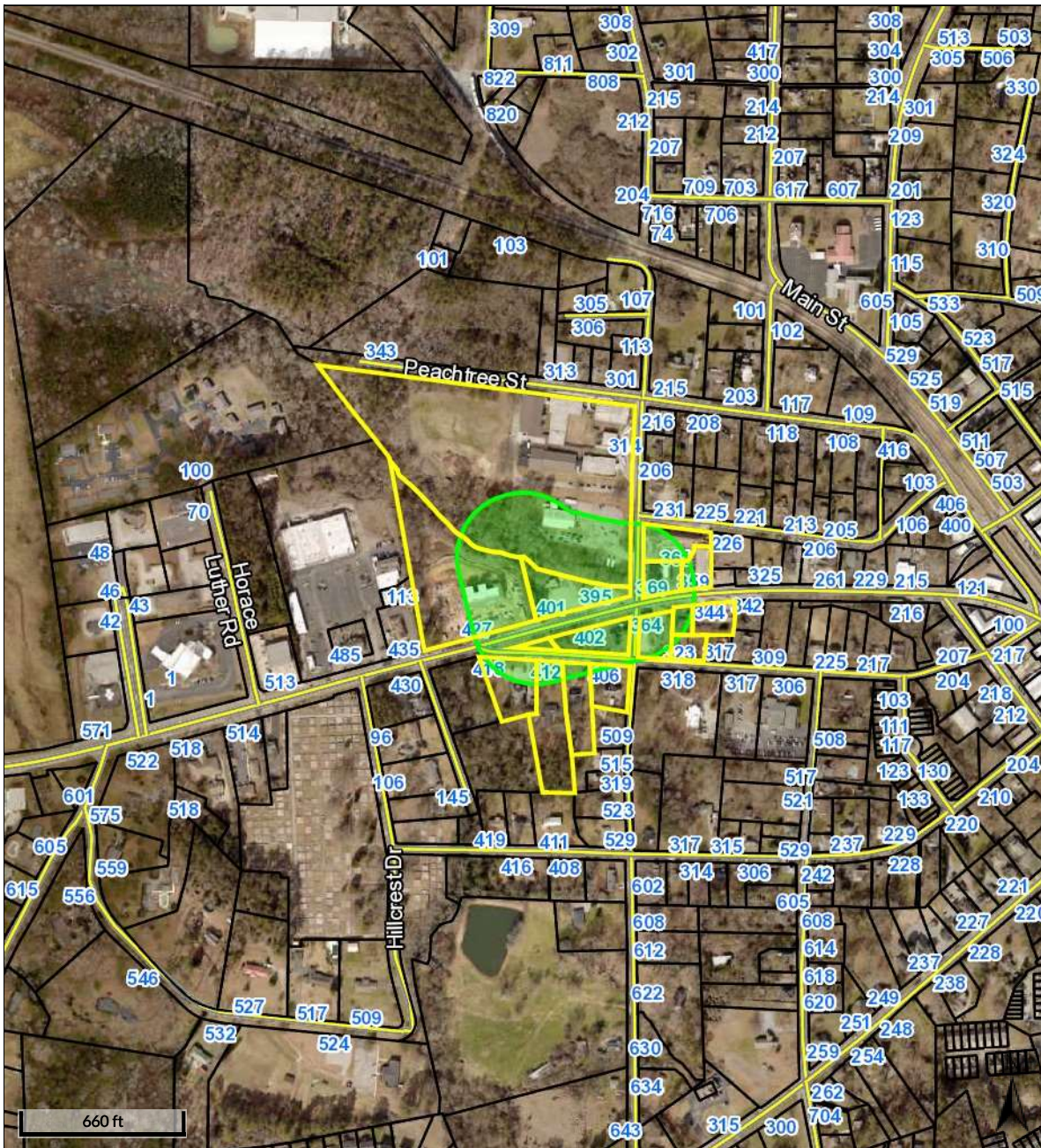
We appreciate your consideration of our request.

Please contact me anytime with questions or thoughts you may have and thank you.

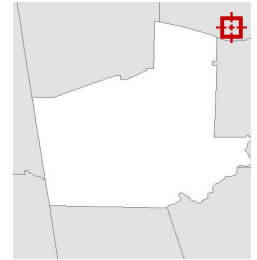
Sincerely,

A circular professional engineer seal for the state of Georgia. The seal contains the text 'GEORGIA' at the top, 'REGISTERED' below it, 'No. PE36372' in the center, and 'PROFESSIONAL' below that. The name 'AMANDA KATHLEEN WOODRUFF' is written around the bottom edge. A blue ink signature is written over the seal.

Amanda Kathleen Woodruff, P.E.



Overview



Legend

-  Parcels
-  Address Numbers
-  Roads

Date created: 8/1/2022
Last Data Uploaded: 7/29/2022 6:18:31 PM

Developed by  **Schneider**
GEOSPATIAL

Search Results

16 Results

☒ Show Property Photos

Parcel ID	Alternate ID	Owner	Property Address	Map
 V02 0010001	29790	 PIKE DOYCE R SR	363 W BANKHEAD HWY	Map
 V02 0010017	29803	 PIKE DOYCE R SR	359 BANKHEAD HWY	Map
 V02 0010022	37228	 PIKE DOYCE RAY SR	361 BANKHEAD HWY	Map
 V02 0060001	38890	 CARROLL CO BOARD OF ED	314 PEACHTREE ST	Map
 V02 0070017	29869	 HAWSKBILL INVESTMENTS LLC	427 W BANKHEAD HWY	Map
 V02 0070104	29915	 MQSK LLC	395 BANKHEAD HWY	Map
 V07 0010001	31084	 NORTON JASON K	364 W BANKHEAD HWY	Map
 V07 0010002	31085	 HAROLD E CRYE TRUSTEE OF THE AROLD E CRYE REVOCABLE LIVING TRUST	354 W BANKHEAD HWY	Map
 V07 0010014	31096	 UPTOWN COUNTRY LLC	344 W BANKHEAD HWY	Map
 V07 0010017	31099	 ALLEN MICHELLE	323 WESTVIEW DR	Map
 V07 0020001	31101	 NORTON JASON K	402 W BANKHEAD HWY	Map
V07 0020002	31102	 BURNETT STUART E JR	MONTGOMERY ST	Map
V07 0030002	31103	 BELISLE ROSE M	412 WESTVIEW DR	Map
V07 0030003	31104	 NORTON JASON K	408 WESTVIEW DR	Map
V07 0030004	31105	 NORTON JASON K	406 WESTVIEW DR	Map
V07 0030016	31117	 MMV CONSTRUCTION LLC	418 WESTVIEW DR	Map

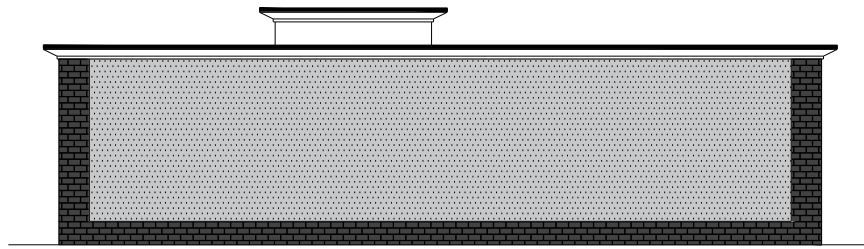
The Carroll County Tax Assessors makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem purposes.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

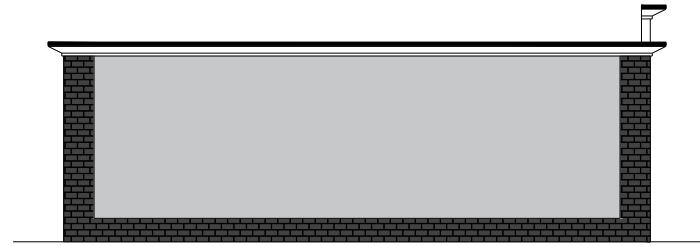
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Developed by
 **Schneider**
GEOSPATIAL

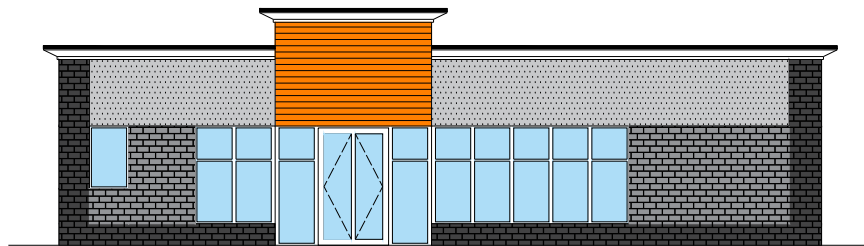
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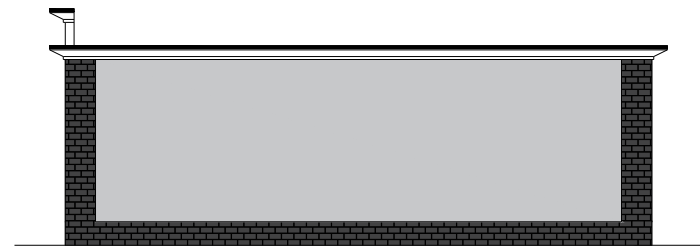
BACK ELEVATION



LEFT ELEVATION

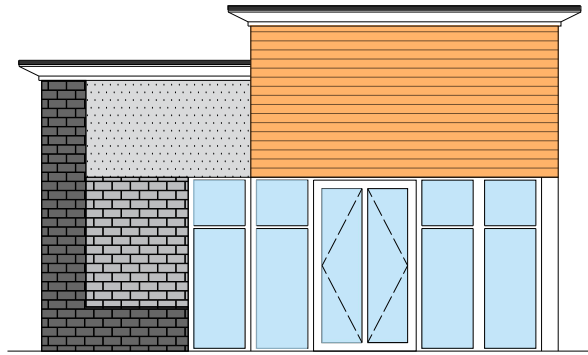


FRONT ELEVATION

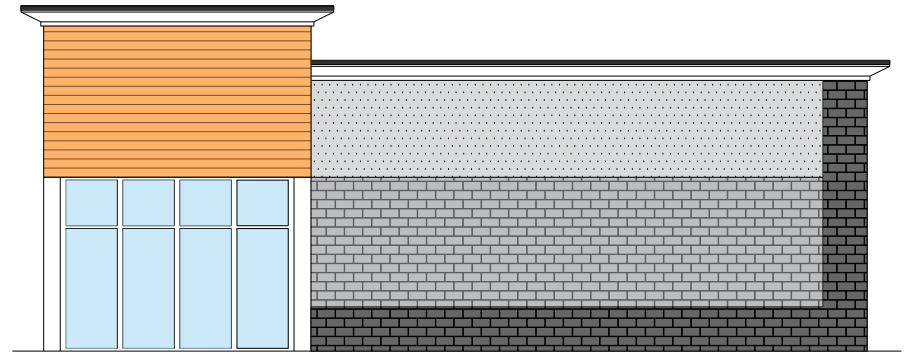


RIGHT ELEVATION

Proposed Elevation - C-Store



FRONT ELEVATION



SIDE ELEVATION

Proposed Elevation - Little Caesars









- LEGEND**
- RBF REBAR FOUND
(1/2" REBAR)
CRS CAPPED REBAR SET
(1/2" REBAR)
OTF OPEN TOP FOUND
CTF CRIMP TOP FOUND
JUNCTION BOX
LL LAND LOT LINE
L.P. LIGHT POLE
MH MANHOLE
P.P. PROPERTY LINE
BL BUILDING LINE
CLF CHAIN LINK FENCE
C/O SEWER CLEAN OUT
DE DRAINAGE EASEMENT
DI DROP INLET
RBF REBAR FOUND
R/W RIGHT-OF-WAY
SE SANITARY SEWER EASEMENT
CRZ CRITICAL ROOT ZONE
- UE UTILITY EASEMENT
FIRE HYDRANT
SINGLE WING CATCHBASIN
DOUBLE WING CATCHBASIN
WATER VALVE
GAS VALVE
HEADWALL
P-PINE TREE
HW-HARDWOOD

- TITLE EXCEPTIONS**
- ITEMS FROM SCHEDULE B-I FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 2844.22-0 DATED AUGUST 31, 2017
8. Easement from L. Sherman Strickland to Georgia Power Company, dated September 3, 1993, recorded at Deed Book 803, Page 542, Records of the Clerk of the Superior Court of Carroll County, Georgia. DOES AFFECT-SHOWN
9. Right of Way Easement from B.P. Neal and W.N. Tillman to State Highway Department of Georgia dated November 3, 1960, recorded at Deed Book 129, Page 234, aforesaid records MAY AFFECT-CANNOT PLOT
10. Rights of upper, lower and adjacent riparian owners in and to the waters of a creek and the natural flow thereof, free from diminution or pollution. DOES AFFECT-SHOWN

RECORD LEGAL DESCRIPTION

All that tract or parcel of land, lying and being in Land Lot 762 of the 6th District, Carroll County, Georgia, and being more described as follows:

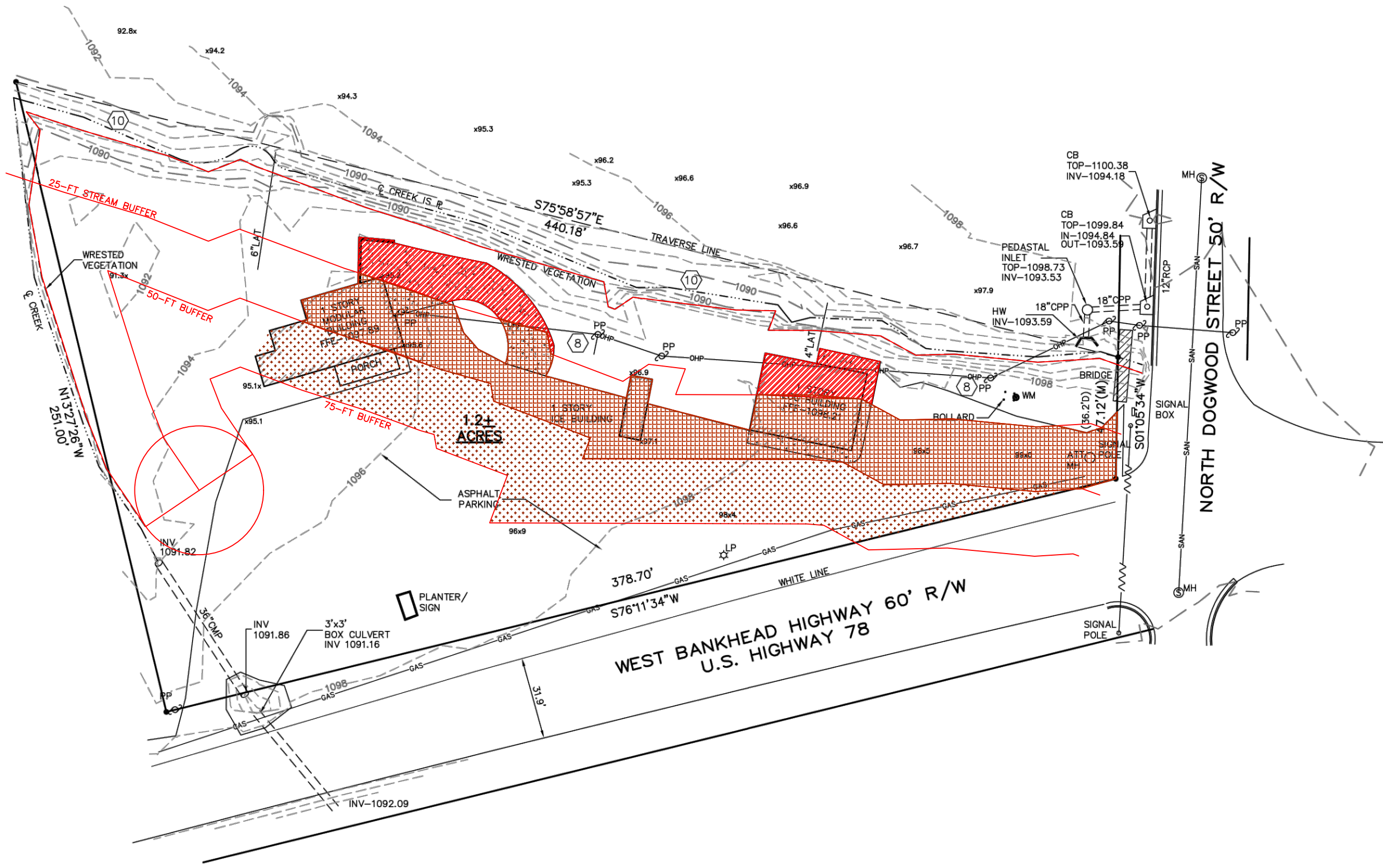
BEGINNING at the intersection of the westerly right-of-way line of North Dogwood Street (50' r/w) and the northerly right-of-way line of West Bankhead Highway (60' r/w); thence along the northerly right-of-way line of West Bankhead Highway S73°39'W 378.7 feet to an iron pin found; thence N16°0'W 251 feet to a point; thence to a point in the center of a stream, thence in a southeasterly direction following the meanderings of the center of said stream to the point of intersection of the center line of said stream and the west right-of-way line of North Dogwood Street; thence along said right-of-way line of North Dogwood Street S01°27'E 36.2 feet to the point of beginning.

SURVEYED LEGAL DESCRIPTION

All that tract or parcel of land, lying and being in Land Lot 762 of the 6th District, Carroll County, Georgia, and being more completely described as follows:

BEGINNING at the intersection of the westerly right-of-way line of North Dogwood Street (50' r/w) and the northerly right-of-way line of West Bankhead Highway (aka U.S. Highway 78) (60' r/w); running thence along the northerly right-of-way line of West Bankhead Highway S76°11'34"W a distance of 378.70 feet to a capped rebar set; thence leaving said right-of-way and running N13°27'26"W a distance of 251.0' to a point in the centerline of a stream and being Point "A"; thence following the meanderings of said stream 450 +/- feet to the intersection of said stream and the westerly right-of-way line of North Dogwood Street, said point being Point "B"; (to get from Point "A" to Point "B" and following a traverse line, leaving point "A" to the centerline of said stream and running S75°58'57"E a distance of 440.18 feet to Point "B"); thence following the westerly right-of-way line of North Dogwood Street S01°05'34"W a distance of 47.12 feet to the POINT OF BEGINNING.

Said tract or parcel of land contains 1.2 +/- acres



SURVEYOR'S CERTIFICATION

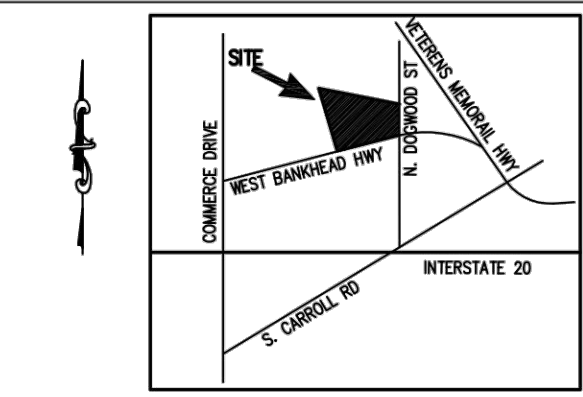
To: Casey Investment Group, LLP and Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1-5, 6(b)(7)(a), 7(b)(1), 7(c), 8, 11(a), 13, 14, 16, 17-19, and 20(a) of Table A thereof.

Date of Plat: September 12, 2017

John A. Steerman
Registration No. 2576 Expiration Date: 12/31/18

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



GENERAL NOTES

THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.

THERE WAS NO OBSERVED EVIDENCE OF ANY CEMETERIES OR FAMILY BURIAL SITES.

THERE ARE NO PROPOSED CHANGES IN THE STREET RIGHT OF WAY FOUND AT THIS TIME.

THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

THERE WAS NO EVIDENCE OF ANY SOIL WASTE DUMP, SLUMP OR SANITARY LANDFILL.

THERE WERE NO ENCROACHMENTS OBSERVED AT TIME OF SURVEY EXCEPT AS SHOWN.

THERE WERE NO WETLAND AREAS FLAGGED AT TIME OF SURVEY.

UTILITIES SHOWN HEREON ARE THOSE VISIBLE OR MARKED. SCL DID NOT SUBMIT ANY REQUEST TO UTILITY LOCATORS AND NONE WERE FLAGGED AT THE TIME OF SURVEY.

THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO WEST BANKHEAD HIGHWAY AND NORTH DOGWOOD STREET, BOTH BEING PUBLIC RIGHT-OF-WAYS.

SUBJECT PROPERTY IS FULLY SERVED BY ALL PUBLIC UTILITIES LOCATED IN THE ADJACENT RIGHT-OF-WAY.

SURVEY NOTES

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 288,828 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 288,828 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

A WINK - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

PROPERTY ADDRESS:

395 WEST BANKHEAD HIGHWAY
VILLA RICA, GA.

FLOOD NOTE

BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE IN A SPECIAL F.E.M.A./F.I.R.M. FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 13045C01050 DATED 8/19/07

TRACT AREA:

1.2+/- ACRES

ZONING: VR

*ZONING INFORMATION PER ZONING REPORT BY ZONING INFO, INC DATED NOVEMBER 9, 2017
VILLAGE RESIDENTIAL DISTRICT (CITY OF CHAMBLEE)

SETBACKS:

FRONT-10 FEET
SIDE -7.5 FEET
REAR - 20 FEET

MAX. BUILDING HEIGHT: 48 FEET

PARKING REQUIREMENTS:
1.5 SPACES/UNIT, UP TO 1,500 S.F.
(11,500 UNITS=435 SPACES REQUIRED)

2.5 SPACES/UNIT > THAN 1,500 S.F.
(2,540 UNITS=100 SPACES REQUIRED)

TOTAL REQUIRED SPACES: 535

PARKING PROVIDED

STANDARD: 601
HAND-CAP: 18
TOTAL: 617

CURRENT OWNER

AV HUNTINGTON STATION, LLC
1221 AVE. OF THE AMERICAS
NEW YORK, NY 10020
DEED BOOK 22458, PAGE 572

REVISIONS				
1.	2.	3.	4.	5.

SCI Development Services
ENGINEERS - SURVEYORS - PLANNERS
2055 SHELLEY DRIVE - SUITE E - SNELLVILLE, GEORGIA 30078
(770) 728-7666 FAX (770) 728-4623
MAIL@SURVEYCONCEPTS.NET

SHERMAN STRICKLAND
395 WEST BANKHEAD HIGHWAY
LAND LOT 762 6th DISTRICT
CITY OF VILLA RICA
CARROLL COUNTY, GEORGIA REF. IN DB. 481, PG. 72

DATE	DRAWN	CHECKED
3/15/17	DCP	JAS
SCALE 1"=30'		
SHEET TITLE		
SURVEY		

PROJECT NUMBER
53015



September 27th, 2022

Alisa Doyal, City Clerk
City of Villa Rica
571 W. Bankhead Highway
Villa Rica, GA 30180

Re: Planning Report
MQSK, LLC
VA-13-22
395 West Bankhead Highway
Land Lot 162, District 6th
Parcel # V02 0070104
Acreage: 1.2
Ward: 5
Planning Board Member: Mac Pilgrim
City Council Member: Danny Carter
City of Villa Rica, Carroll County, Georgia

Dear Mrs. Doyal:

MQSK, LLC (the Applicant) seeks a variance to encroach into the city's 75' impervious buffer and 50' stream buffer. The applicant is requesting relief totaling 9,235 sq. ft. of encroachment into the 75' impervious buffer and 2,552 sq. ft. of encroachment into the 50' stream buffer. The variances would advance the construction of a Little Caesar's restaurant, and a gas station with convenience store. The variances are outlined in Section D.

The following documents, which were submitted in support of the Application, have been reviewed:

1. Application for a Variance, dated July 29th, 2022;
2. Applicant Letter of Intent, dated August 11, 2022, prepared by Kathleen Woodruff of Woodruff Design Associates;
3. Limited Warranty deed, dated February 26th, 2018, signed by Gregory D. Strickland;
4. Site Plan, Dated August 10th, 2022, prepared by Kathleen Woodruff of Woodruff Design Associates (2 pages);
5. Proposed Elevations, undated, by an unknown preparer (6 pages);
6. Property Survey dated March 15, 2017, prepared by SCI Development Services (1 page);



A. Existing Conditions

The subject property is located north of Georgia Highway 78 (West Bankhead Highway) and west of South Dogwood Street. The parcel has 378.70' of frontage along Georgia Highway 78 and 35.94' of frontage along South Dogwood Street. The parcel is partially developed with a vacant trailer/structure and an ice machine that continues to operate. These are the only structures on the 1.2 acre site. The site also features a large amount of broken asphalt throughout the lot. The property is relatively flat with a stream that forms the northern and western property lines.

The parcel is currently zoned Commercial Low-Density (C1). The parcel does not border a city boundary/unincorporated area. The parcel is directly adjacent to the C1 Zone to the west and south, and the Single-family Urban (R2) Zone to the north. The property borders the Commercial Mixed-Use (CMU) Zone to the west across South Dogwood Street.

The developer owns two parcels that border the subject parcel to the generally eastern direction of the parcel (V07 0140004 and V07 0140151), which are not subject to this application. One of those parcels, (Parcel 0004) is partially developed with a single-family home, whereas Parcel 0151 is undeveloped. The parcel also borders the following parcels (the current use on each is included):

- V02 0060001– Northern border along South Dogwood Street –4.15 acres; **Dental Office.**
- V02 0070017– Western border – 14.65 acres acre; **Villa Rica Elementary School.**
- V07 0020001 – South of site across Georgia Highway 78 – 0.70 acres; **Office.**
- V02 0010001 – East of site across South Dogwood Street – 0.45 acres; **Restaurant**

Surrounding Properties:

TABLE 1 – SURROUNDING LAND USES		
	Current Zoning	Land Use Character Area
North	Single-Family Urban (R2)	Urban Village
East	Commercial Mixed-Use (CMU)	Downtown Activity Area
South	Commercial Low-Density (C1)	Downtown Activity Area
West	Commercial Low-Density (C1)	Conservation/Open Space Downtown Activity Area



Figure 1: Carroll County GIS image of the site, with the property boundaries approximated.

B. Site History

The vast majority of the parcel is vacant, including a trailer/building. An ice machine occupies a portion of the lot that is still in operation. More than half of the lot is paved with asphalt. The trailer is listed as a “relocatable office” on the Tax Assessor’s summary. The trailer was constructed in 1986 and the lot was paved last in 2000. The Unified Development Code (UDC) zoned the property as Downtown Commercial (DO-COM). The property was rezoned from DO-COM to C1 in 2020 during the citywide rezoning efforts.

C. Proposed Development

The applicant’s request for a variance is to encroach into the impervious 75’ setback by 9,235 sq. ft. and encroach into the 50’ stream buffer by 2,552 sq. ft. in order to utilize the property for a Little Caesar’s restaurant and a gas service station with a 3,250 sq. ft. convenience store. The applicant proposes to reduce the current 1,855 sq. ft. encroachment within the state’s 25’ stream buffer to 213 sq. ft. and replant within all three buffers in areas surrounding the site. This state stream buffer is not a part of this application and is outside of the jurisdiction of the City of Villa Rica City Council.



The applicant states that “without relief from the 50’ and 75’ stream buffers and taking into consideration the required building set-backs, a hardship is created that renders the property undevelopable.” The applicant also states that the current plan will improve landscaping and stormwater management mitigation via an underground water quality system and provide enhanced landscaping strips and buffer areas.

Flood Plain

This parcel is considered in “Flood Zone X”, which is an area of minimal flood hazard. Figure 2, below, indicates the flood zone map:

National Flood Hazard Layer FIRMette

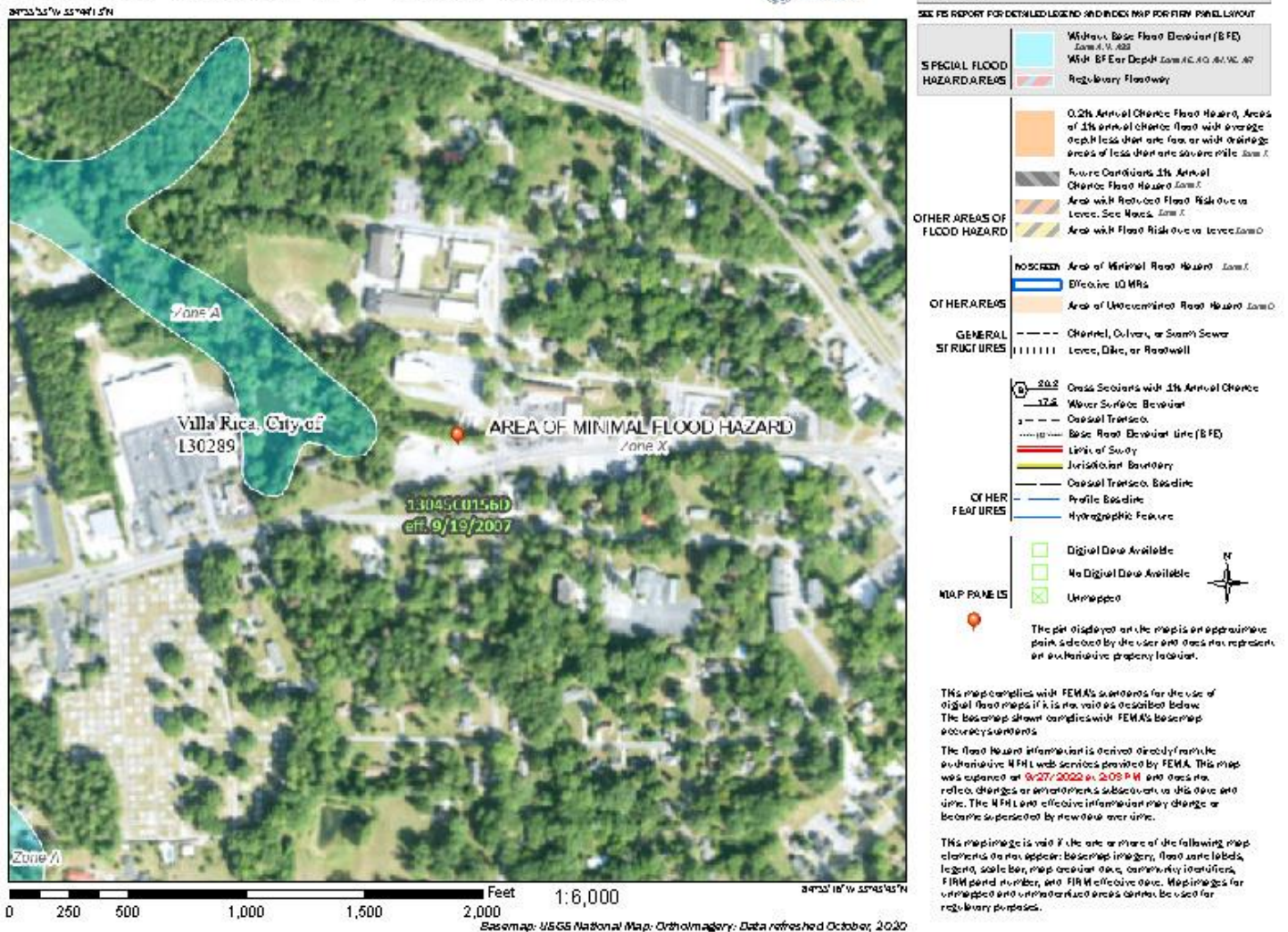


Figure 2: FEMA Flood Map



D. Variances

The developer has requested variance relief from two subsections of Section 905 of the Villa Rica Development Regulations as outlined below. The applicant has cited feasibility of developing the buildings on site as the purpose of their request as outlined in Section C.

The Applicant has requested variance relief for the following:

1. Section 905.1(1) – An undisturbed natural vegetative buffer shall be maintained for 50 feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank.

The applicant proposes an encroachment of 2,552 sq. ft. into the 50' buffer.

2. Section 905.1(2) – An additional setback shall be maintained for 25 feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.

The applicant proposes an encroachment of 9,235 sq. ft. into the 75' impervious buffer.

Proofs for Variances

In review of the variance requests and design standard deviations requested for the development, the “benefits vs. detriments” of such an approval was reviewed in addition to the purposes of the Comprehensive Plan. The purposes of the request were made clear by the applicant in their application and stem from topographic challenges on the site that make developability difficult.

Benefits may arise from an approval by the creation of an underground water quality system, replanted buffers surrounding the creek area, and improved landscaping to capture the stormwater on site. In addition, the granting of the variance is necessitated in order to construct the project as envisioned on the concept plans at the time of the rezoning.

Detriments to the granting of the variances may arise from incompliance with previous agreements between the state and the city to establish and maintain 50' and 75' impervious buffers as a settlement for previous citywide disputes. Staff has a general concern over erosion of these agreements by continued variance relief which can potentially cause adverse action by the state in the future.

The Comprehensive Plan sets aside various areas of the city for Open Space/Conservation Character Areas that are to protect environmentally sensitive areas from development pressures. The Comprehensive Plan does not indicate this area is a sensitive area or includes this section of the lot within the Open Space/Conservation Character Area. Therefore, it is concluded that the Comprehensive Plan will not be negatively impacted by the variances. Staff advises that the benefits of the variances would substantially outweigh any detriment.



Variance Decision Criteria

In taking action on all variance requests, the Council shall use the following decision criteria, consistent with the requirements of the Georgia Code.

- a) Development Standards Variance. The Council may grant a variance from the development standards of this ordinance (such as height, bulk, area) if, after a public hearing, it makes a determination in writing (consistent with O.C.G.A. 36-66-1), that:
- i) General Welfare. The approval will not be injurious to the public health, safety, morals, and general welfare of the community;

The city staff have concerns that the applicant's request may trigger adverse reaction by the state in regards to previous bilateral agreements that must be upheld concerning the city's stream buffers. The impact of approving the variances, in addition to previously granting similar requests within the city, may impact our standings with the Environmental Protection Division (EPD) and the US Army Corps of Engineers. In addition, flooding from a 100-year storm must be studied in this area before staff can indicate if the request will be injurious to the public health, safety and general welfare of the community.

- ii) Adjacent Property. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

The value of the surrounding properties is not expected to decline or be otherwise reduced in value by permitting the variances.

- i) Practical Difficulty. The strict application of the terms of this ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

The application of the development code will result in a practical difficulty in the use of the property as proposed. The building placements would need to be dramatically altered in addition to the general site layout should the variances be denied. It does not appear that the request is self-imposed based on the plans submitted.

E. Comments

1. A Landscape Plan, Open Space Plan and other details, will be required to be submitted to the City Engineer for review prior to construction drawing approvals.
2. Should council agree to approve this request, it is recommended that conditions be attached that specify the following:
 - The applicant shall seek receive approval from the US Army Corps of Engineers and the Georgia EPD in order to vary within the 25' stream buffer by no more than the amount specified within the Letter of Intent, dated August 11, 2022 and prepared by Amanda Kathleen Woodruff, P.E.. Should either agency deny the



request, the variances from the 50' and 75' stream buffer shall be automatically revoked.

Recommendation:

Staff recommendation:

Variances: DENIAL

Reasons: The applicant's plans to increase impervious coverage and impact the stream buffers is significant. The applicant's request covers approximately 22.5% of the total site area, which is one of the highest, if not the highest, percentages of total site area approved in a variance application concerning stream buffers. This calculation does not include the state's 25' buffer. The precedent set for such a large variation is met with concern by staff until a water quality system and stormwater plans are reviewed in detail.

Public Notifications:

As required by *Section 11.05* in the Code of the City of Villa Rica, the public has been notified in *Times-Georgian* on September 21th, 2022; a sign has been posted on the subject properties; and all abutting property owners have received notification via regular and certified mail.

Public Response:

In response to the public notifications, no residents have contacted the city objecting to the proposed variances.

Should you have any questions concerning the above comments please do not hesitate to contact my office. We reserve the right to make additional comments based upon further review or submission of revised plans or new information.

Very truly yours,

Ronald Johnson
Planning & Zoning Specialist

cc: Tom Barber, City Manager (via email)

Tracy Jarvis, Community Development Director



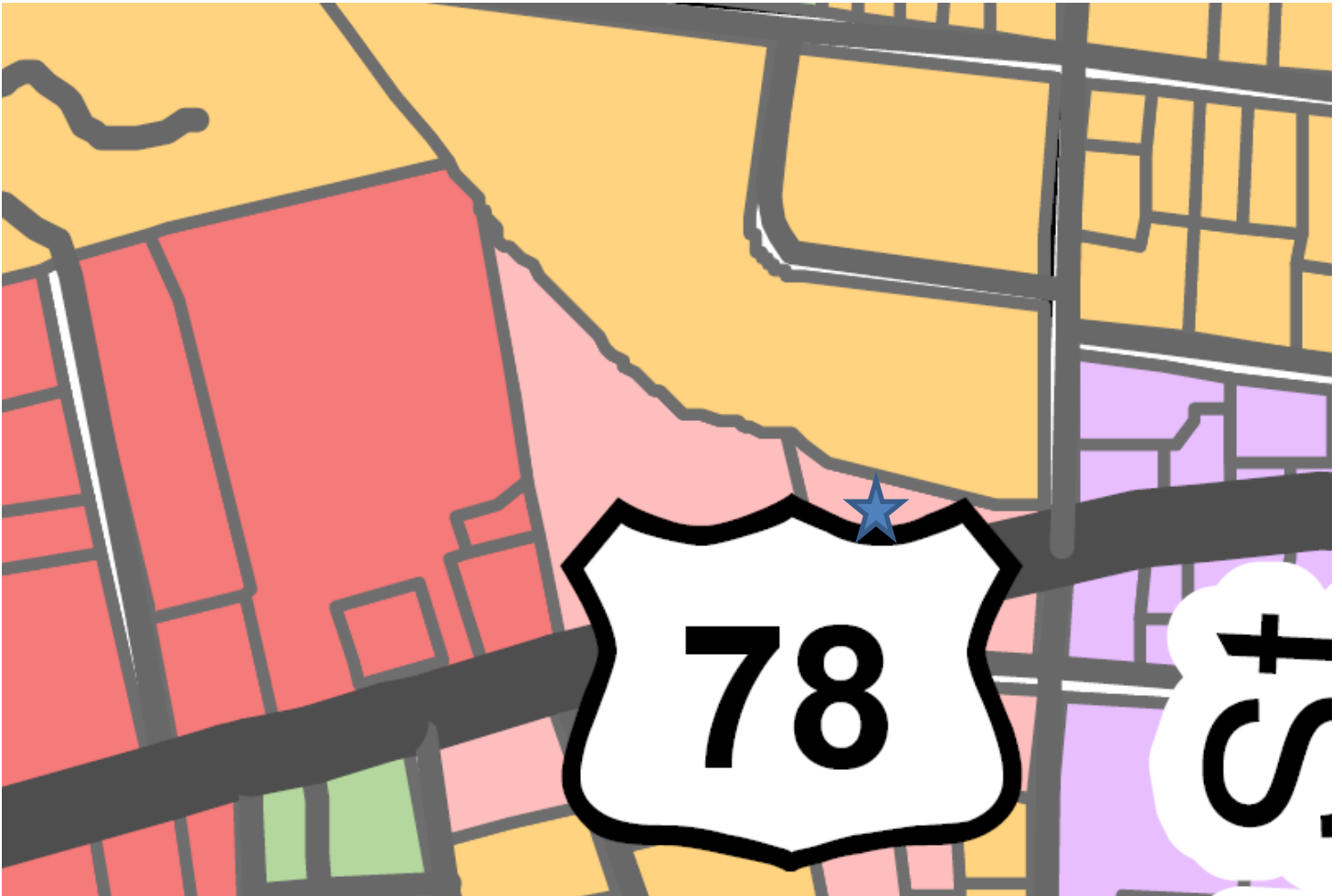
395 West Bankhead Highway

VA-13-22

September 27th, 2022

Page 8 of 9

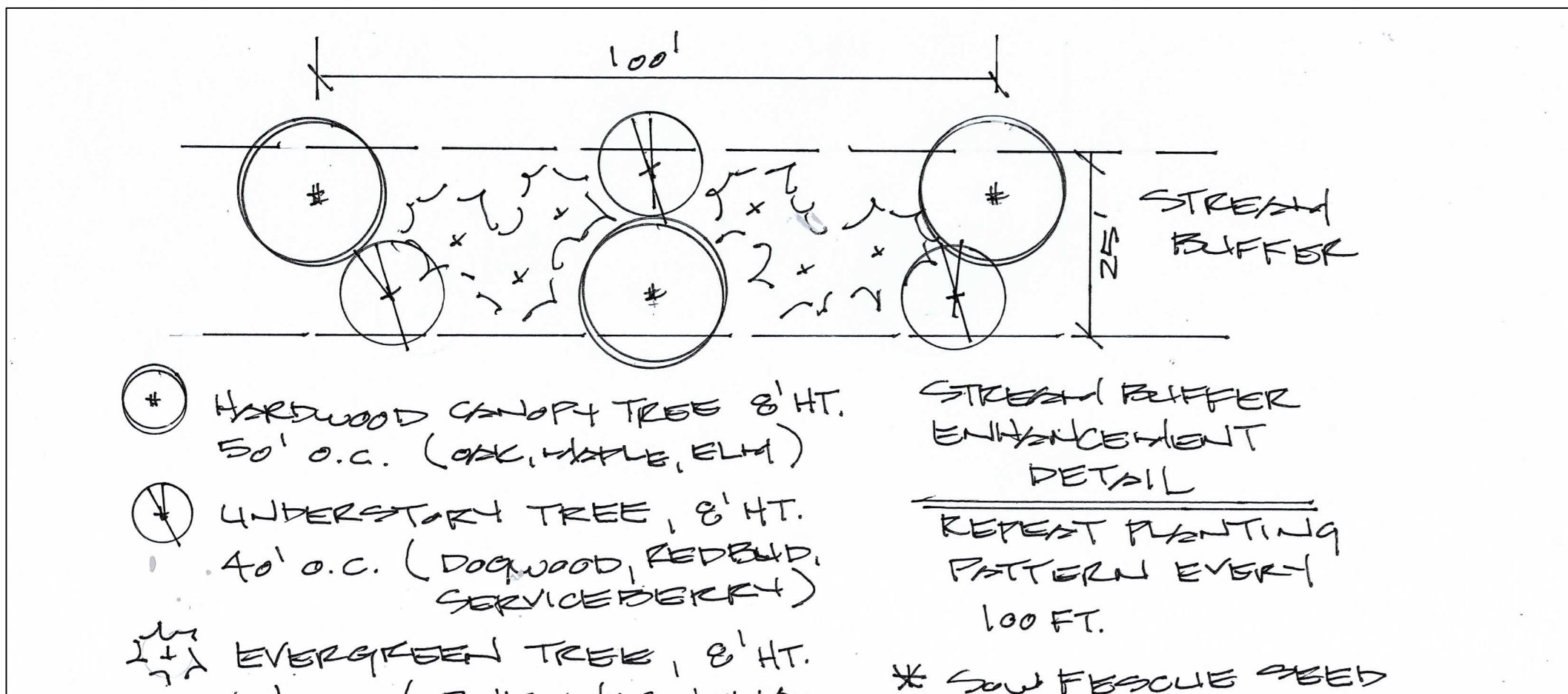
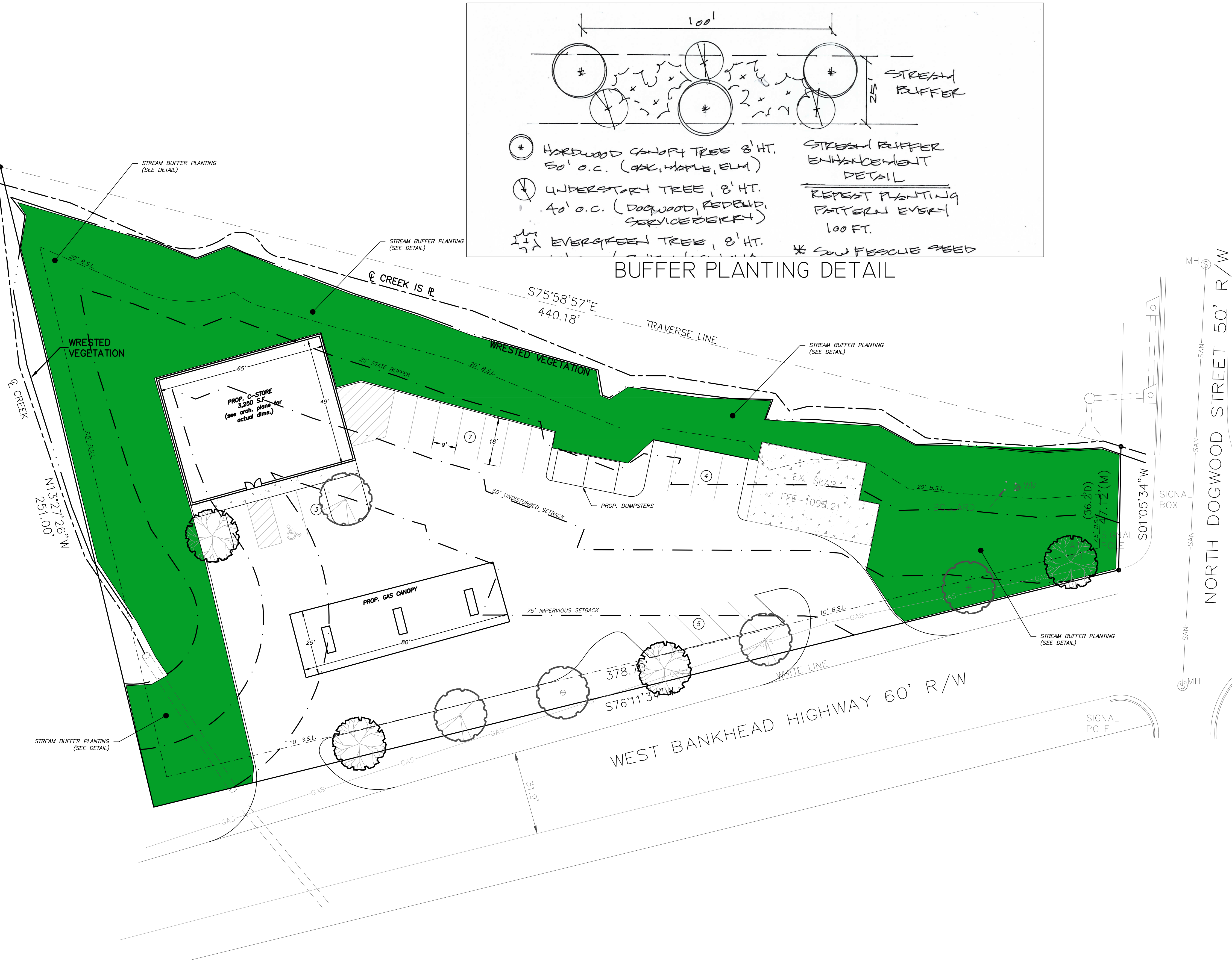
Zoning Map (C1 Zone):





Future Land Use Map (Downtown Activity Center):





BUFFER PLANTING DETAIL

Magnetic North

- PROJECT NOTES:**
- Owner:** MOSEK LLC, 1400 INDIAN TRAIL, LILBURN, GA 30093
Developer: Atai Construction, 1400 INDIAN TRAIL, LILBURN, GA 30093
Contact: Rohail Hada, 404-610-6630
Contact: Rohail Hada, 404-610-6630
- Property located in L.L. 162, 6th Dist, Carroll Co.
 - Zoning: VR.
 - Building Setbacks: Front- 10 feet, Side- 7.5 feet, Rear- 20 feet
 - Proposed Bldg use is Commercial.
 - Total tract contains 1.2 acres
 - Boundary information obtained from survey by SCI Development Services dated 9/12/2017.
 - Topographical information obtained from SCI Development Services dated 9/12/2017.
 - Contour interval is 2 feet feet.
 - This property is shown on F.I.R.M. panel number 13045C0156D, dated 9/19/2007 and is not located within a special flood hazard zone.
 - Utilities: Water - Carroll County, Sanitary Sewer - Carroll County
 - The location of underground utilities shown is approximate based on surface field evidence and information supplied by utility agencies. The survey makes no certification as to the completeness of the locations shown hereon. Appropriate utility companies should be contacted for verification of locations prior to any construction activity.
 - The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.
 - Contractor shall notify the engineer and owner/developer of any information found in the field that is different from what is shown on these design plans.
 - There are no drive-up window(s) to be installed.
 - No billboards are permitted.
 - There are two dumpster(s) associated with this project.
 - There are no overhead doors on this project.
 - No outside storage proposed, this includes supplies equipment, vehicles, products, etc.
 - All new utility lines shall be located underground.

LEVEL II CERTIFIED DESIGN PROFESSIONAL



CERTIFICATION NUMBER: 0000039604

PREPARED BY

Land Solution Associates, Inc.
 P.O. Box 187, Tiger, GA 30576
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 CONTACT: ROBERT "BO" CONE

DEVELOPER:

ATAI CONSTRUCTION
 1400 INDIAN TRAIL LILBURN RD. NW
 NORCROSS, GA 30093
 678-392-2999
24-CONTACT:
 ROHAIL HADA
 404-610-6630
 rohail@ataiconstruction.com

VILLA RICA C-STORE

LAND LOT 162, 6TH DISTRICT
 CITY OF VILLA RICA
 CARROLL COUNTY, GEORGIA

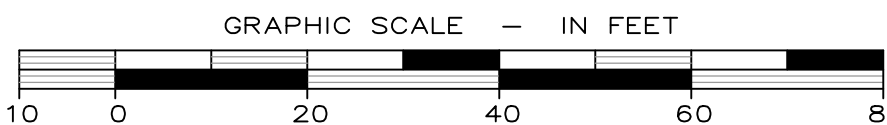
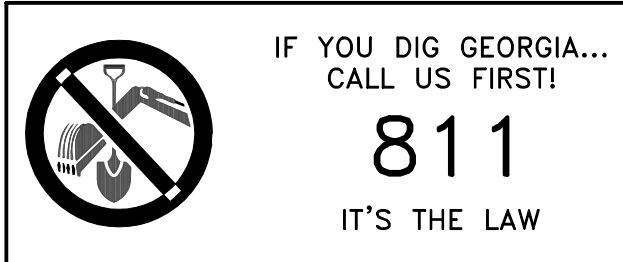
SITE PLAN

SHEET TITLE:

SIGNED / SEALED

GEORGIA REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 NO. 1151
 ROBERT A. CONE

DATE:	REVISION	No.	DESIGNED BY:	SCALE:
			MJW	AS SHOWN
			DRAWN BY:	
			MJW	
			CHECKED BY:	
			RAC	
			SHEET	
			22-LSA-17	10-AUG-22





CITY OF VILLA RICA

City Council Packet

SUBJECT: Amendment to Section 7.02 – *Offstreet Parking and Loading* (Contained in the City of Villa Rica Zoning Code)

CITY COUNCIL AGENDA DATE: October 4th, 2022

DATE: September 22, 2022

PREPARED BY: Ronald Johnson, Planning & Zoning Specialist

FUNDING SOURCE: N/A

PUBLIC HEARING REQUIRED: Yes

PURPOSE: Section 7.02 of the Villa Rica Zoning Code is a part of the City's Zoning Ordinance. The purpose of this proposed amendment is to revise parking space size requirements, which is currently 10' x 20', and remove all applicable illustrations showing such parking space sizes for 45 degree, 60 degree and 90 degree parking orientations in favor of referencing standards already in existence in the Development Code that call for 9' x 18' spaces.

BACKGROUND: Staff has identified the need to revise Section 7.02 in order to remove competing regulations that require parking spaces to be a minimum size of 10' x 20' within the zoning ordinance, and 9' x 18' in the Development Code. This amendment will remove all references to 10' x 20' spaces in favor of 9' x 18' spaces as called for within the Development Code.

STAFF RECOMMENDATION: Staff recommends approval of the proposed amendment.

PLANNING COMMISSION: APPROVAL (5-0)

MOTION:

1. I move to approve the proposed amendment to Section 7.02 of the City of Villa Rica Zoning Ordinance as attached hereto.

CHAPTER VII – DEVELOPMENT STANDARDS**Sec. 7.01 – INTRODUCTION AND APPLICATION**

- 1) INTRODUCTION. All structures, land uses, land use changes, structural alterations, structural relocations, structural additions, and structural enlargements of legally conforming uses that are constructed, created, established, or occur after the effective date of this Ordinance (except as may otherwise be provided within this Ordinance) shall be subject to all Development Standards and regulations applicable to the zoning district in which they are located. All development plans approved prior to the effective date of this Ordinance shall adhere to the terms and conditions of approval and/or written commitments made under the zoning ordinance that was in place at the time of filing.
- 2) REQUIREMENTS FOR USES PERMITTED BY SPECIAL EXCEPTION. Any use which is permitted by Special Exception shall be consistent with the standards for the zoning district in which the use is permitted by this Ordinance. The City Council may adopt conditions of approval for any use permitted by Special Exception.
- 3) USES PERMITTED PER LOT. Only one principal use (whether a permitted or Special Exception use) of a lot shall be permitted. All other uses occurring on a lot shall be accessory to or a subordinate component of the principal use. For properties proposed to include a mix of uses or platted under the horizontal property regime, several compatible principal uses sharing a structure/structures may be considered collectively as the principal use. This shall apply to uses including and similar to shopping centers, retail and residential contained within the same structure, or residential condominiums.

Sec. 7.02 – OFF-STREET PARKING AND LOADING

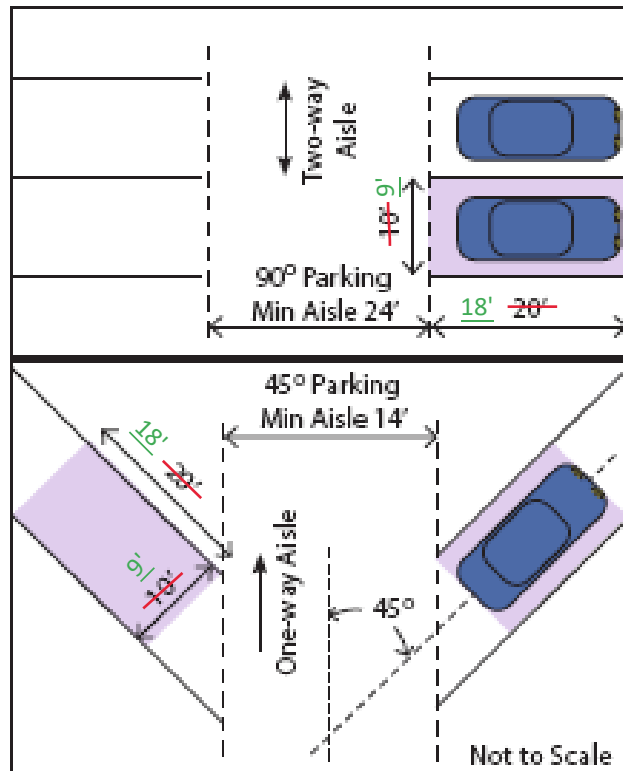
- 1) PURPOSE. The purpose of this section is to provide adequate and appropriate areas for the size, location and construction of off-street parking areas and loading areas for new or converted uses within the City. Refer to *Section 7.03 – Entrance/Drive Standards* for parking lot entrance drive standards.
- 2) GENERAL REQUIREMENTS
 - a) Any building, structure or use of land, when erected or enlarged, shall provide for off-street parking spaces for automobiles in accordance with the following provisions of this section. A parking plan shall be required for all uses except single- and two-family dwellings (ADU). The parking plan shall be submitted to the City as part of the Development Plan Review process. The plan shall show the boundaries of the property, parking spaces, access driveways, circulation patterns, drainage and construction plans, illumination, boundary walls, fences and screening, as appropriate.
 - b) Whenever a building or use constructed or established after the effective date of this Zoning Ordinance is changed in use or enlarged in floor area, number of employees, number of dwelling units, seating capacity or otherwise to create a need for an increase of ten percent (10%) or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change.

- c) Whenever a building or use existing prior to the effective date of this Ordinance is enlarged to the extent of thirty-five percent (35%) or more in floor area or in the area used, such building or use shall then comply with the parking requirements set forth herein.
- 3) REVIEW PRIOR TO ISSUANCE OF IMPROVEMENT LOCATION PERMIT. Any proposed new development or conversion for which a Land Disturbance Permit (LDP) is required as specified in *Chapter XI: Petitions, Permits, and Procedures* shall be reviewed for conformance to the requirements of this chapter.
- 4) DESIGN STANDARDS. All off-street parking facilities shall be in accordance with the following standards and specifications:
- a) DESIGN AND CONSTRUCTION OF PARKING AREAS. The following standards shall apply to the design of off-street parking areas as they are required in this section for all new or converted multifamily, commercial, industrial or quasi-public uses:
- i) Minimum Size and Maneuvering Space. The minimum size of a parking space shall be as shown on *Table 7.1: Parking Dimensions* and *Figure 7.2: Parking Aisle and Space Dimensions*. In no instance shall the overhang of a vehicle be considered as part of the required parking space area. Minimum dimensions for semi tractor-trailer parking at truck stops shall be 12.5' x 65'.
- (1) All parking spaces shall be provided with adequate maneuvering space into which vehicles can back for the purpose of exiting the parking space.
- (2) Proximity. The parking spaces for dwelling units shall be located on the lot.
- (3) Location. Off-street parking spaces may be located in front of a structure, but not within the required landscape buffer or utility and drainage easements, unless approved by the Planning & Zoning Commission.
- (4) Setbacks. In no case shall a parking area be located closer than ten (10) feet from any right-of-way or adjacent property line. Parking areas shall be separated by a minimum of five (5) feet from the façade of a building or structure by an elevated sidewalk or planting strip.
- b) DESIGN AND CONSTRUCTION OF THE PARKING LOT ENTRANCE DRIVE. Refer to *Section 7.03 – Entrance/Drive Standards*.
- c) PARKING LAYOUT. In addition to the minimum requirements, a maximum of fifty (50) percent of the required parking shall be located between the front facade and the primary street. The balance of the parking shall be on the rear or side of the primary building.

Table 7.1: Parking Dimensions			
Angle of Parking	Minimum Parking Space Size		Minimum Aisle Width
	Width	Length	
Parallel	8 feet	22 feet	on-street
90 Degree	<u>9 feet</u> 10 feet	<u>18 feet</u> 20 feet	24 feet (two-way aisle)
60 Degree	<u>9 feet</u> 10 feet	<u>18 feet</u> 20 feet	18 feet (one-way aisle)
45 Degree	<u>9 feet</u> 10 feet	<u>18 feet</u> 20 feet	14 feet (one-way aisle)
Disabled	(refer to ADA guidelines)		

- 5) **PAVING AND DRAINAGE.** All parking areas, regardless of size, shall be a hard, dust-free surface. Pavement type and thickness shall be reviewed by the City Engineer prior to Planning & Zoning Commission approval, taking into consideration soil conditions and traffic loading. Porous pavement and pavers may also be used if approved by the Technical Advisory Committee or the Community Development Director. Pavers shall include durable materials, suitable for parking such as cobblestones, brick, concrete formed blocks or cut stone, the system of which is specifically installed and designed for vehicular loads.
- 6) **EXCEPTIONS.** Loose paving materials, including gravel, may be used on lots of five (5) acres or more with primarily agricultural uses, as approved by the City Engineer, or for other uses by Special Exception by the Villa Rica City Council.
- 7) **STORMWATER MANAGEMENT.** Stormwater runoff created as a result of the improvements to the parking area shall be controlled in such a manner so as to eliminate draining onto neighboring properties. Improved parking areas shall be incorporated into the stormwater management plan for the proposed project. Innovative drainage techniques or stormwater best management practices (BMPs) are recommended. Site grading as well as stormwater control provisions shall be reviewed and approved by the City Engineer prior to site construction.
- 8) **BARRIERS.** Wherever a parking space extends to a property line, sidewalk, walkway, landscaping, or fencing, the inclusion of wheel stops, concrete curbs, or other suitable barriers shall be required in order to prevent any part of a parked vehicle from extending beyond the property line, sidewalk, or walkway, and from destroying the screening materials.
- 9) **VISIBILITY.** Entrance drives for parking areas shall be located in such a way that any vehicle entering or leaving such parking area shall be clearly visible by any pedestrian or motorist approaching the access or driveway from a public street, private street or alley.
- 10) **MARKING.** All parking areas for more than five (5) vehicles shall be marked with paint lines or in some other manner approved by the City and shall be maintained in a clearly visible condition.
- 11) **MAINTENANCE.** All off-street parking areas shall be continually maintained in satisfactory condition so as to be safe, attractive and free of any hazard, nuisance or other unsafe condition.
- 12) **SIGNAGE.** Signs shall be in conformance with the *Article 9: Villa Rica Sign Ordinance*.

Figure 7.2: Parking Aisle and Space Dimensions

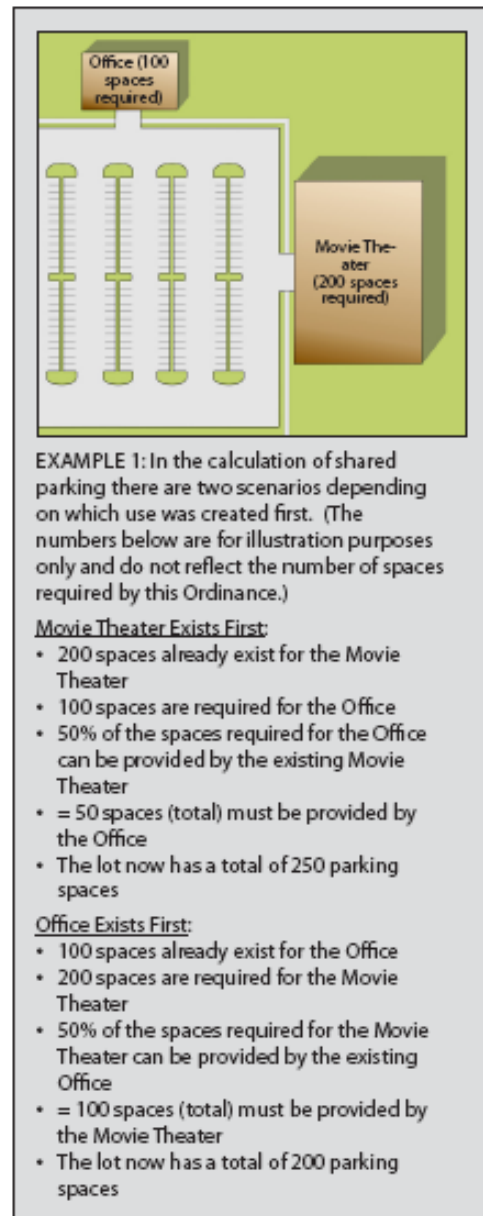


Top: Double-Loaded
Parking (minimums)

Bottom: Diagonal
Parking (minimums)

- 13) **LIGHTING.** When lighting facilities are used, such lighting shall be in accordance with *Section 7.12 – Outdoor Lighting*.
- 14) **LANDSCAPING.** Refer to *Section 7.05 – Landscaping Standards* for landscaping requirements. Refer to *Subsection 7.05(6)(c)(ii)* if the minimum number of parking spaces is exceeded.
- 15) **STACKING SPACES FOR DRIVE-THROUGH BUSINESSES**
- For the purposes of this Ordinance, one stacking space shall be construed as a minimum of nine (9) feet in width and nineteen (19) feet in length.
 - Businesses utilizing drive-through windows or those that offer drive-through facilities shall provide a minimum of:
 - seven (7) stacking spaces per vehicular service window for restaurants and coffee houses;
 - five (5) stacking spaces per vehicular service window or automated teller machine for banks and other financial institutions;
 - seven (7) stacking spaces per service bay for car-washing establishments;
 - three (3) stacking spaces per fuel pump or air compressor for gas stations;
 - five (5) stacking spaces per vehicular service window for all other uses.
 - Additional stacking space may be required based on the number of vehicles utilizing the drive-through at peak hour.
 - Lane widths should be delineated with pavement markings. However, individual spaces within the lane need not be marked.
 - Exception: Automobile filling stations do not need to delineate lane widths or individual spaces with pavement markings.
 - Stacking spaces shall be in addition to the required parking spaces and must not be located within a required driveway, internal circulation system, or parking aisle.
 - Stacking spaces shall begin at the point of transaction including all service windows, service bays, and automated teller machines.
- 16) **TURNING RADII.** Sufficient turning radii shall be provided in accordance with approved engineering standards so as to be adequate for all vehicle movement, including fire and safety vehicles, school buses or other oversize vehicles which may make use of the area.

Figure 7.1: Parking Calculation Example



17) PARKING OF COMMERCIAL VEHICLES.

- a) In commercial and industrial districts, commercial vehicles with or without signage which are over eight (8) feet in width and/or nineteen (19) feet in length shall not be stored in a parking area. Such vehicles shall be parked or stored in the required off-street loading space(s) or to the rear of the principal building when not in use or during non-business hours. Truck stops shall be exempt from this section.
- b) Where Special Exception approval is required, the City Council shall evaluate the potential impacts of noise, glare, dust, debris, traffic, public safety, and security, among other measures. Such locations, where approved, will need to be appropriately buffered, screened, and surfaced as to minimize quality of life and environmental impacts. Truck stops shall not be located within 500 feet of a property zoned R-1, R-2, SFA, MF-1, MF-2, or OMI.
 - i) Truck parking as a primary use on any commercial or industrial lot shall not have any trucks that are parked or stationary on the lot for more than more than forty-eight (48) hours at a time.
 - ii) In the event that there is not a principal building on site, all trucks must be parked behind the front yard setback. Under no circumstance may trucks be parked within a required setback area.
 - iii) Trailers may not be parked on any lot without being directly connected to a semi-tractor.
- c) With the exception of properties utilized for agricultural use, truck parking (except the temporary parking for the delivery of goods and/or services) and the outdoor storage of trucks over seventy-five hundred (7,500lbs.) pounds gross vehicle weight and or eight (8) feet in height, buses, and semi-tractor and/or trailers shall not be permitted in residential districts. No vehicles shall be parked for the purposes of advertising alongside interstates and highways in any zoning district.

18) PARKING OF NON-COMMERCIAL MOTOR VEHICLES. The parking of recreational vehicles, travel-trailers, boats, vehicle carrier trailers (including automobiles, snowmobiles, motorcycles, etc.), equipment trailers, and other non-commercial motor vehicles associated with residential uses are subject to the following requirements:

- a) At no time shall any parked or stored recreational vehicle be occupied or used for living, sleeping, or housekeeping purpose.
- b) The Director may require a land owner to verify that the vehicle is licensed and operational.
- c) In any District the wheels or any similar transporting devices of any recreational vehicle shall not be removed except for repairs, nor shall such vehicle be otherwise permanently fixed to the ground in a manner that would prevent ready removal of said types of mobile structures.
- d) The outside storage of motor vehicles used for motorsports shall be prohibited.

19) SPECIAL AREA DESIGNATION. Development Plans for proposed projects shall identify the location of handicapped spaces, trash receptacles, cart corrals, fire lanes or other special areas as may be required by other local, state or federal laws.

20) OFF -SITE AND SHARED PARKING

- a) Off-Site Parking. Off-site parking may be allowed on another lot that is within five-hundred (500) feet of the lot occupied by the use(s) for which it is required. A formal agreement between property owners shall be provided prior to Development Plan approval. The agreement shall be recorded with the Plat.

- b) Shared Parking. Shared parking may be allowed between two (2) or more lots that share property lines.
 - i) Uses with Similar Business Hours. The total of such off-street parking spaces supplied collectively for multiple uses with similar business hours, where all uses are located within a shopping center or a retail/office/business park subdivision, may be less than the sum of the requirements for the various uses computed separately. In no case shall the sum of the requirements for the various uses be reduced by more than fifteen percent (15%) of the required parking for uses when computed separately as determined by the planning staff.
 - ii) Uses with Dissimilar Business Hours. Churches, civic clubs, auditoriums, lodge halls, banquet halls, movie theaters, and stadiums may make arrangements with existing business establishments which normally have different hours of operation for sharing up to fifty percent (50%) of their required parking spaces (Example 1), provided however, where there is a sharing of facilities by different owners or tenants, there shall be a written agreement approved by the Planning & Zoning Commission. In addition, should any of the uses having a joint agreement after passage of this Ordinance be changed or facilities discontinued, then the required spaces for the use or uses remaining shall be provided elsewhere as a condition precedent to the continued use of the building or buildings. The approved agreement shall be recorded with the County Recorder, and a copy kept on file with the Community Development department.
 - c) Approval Requirements. All off-site and shared parking space arrangements are subject to the approval of the Director. Approvals shall be based on the determination that the use of off-site and/or shared parking will not provide hardships for pedestrians, will not result in potentiality hazardous traffic conditions, and will provide an adequate number of parking spaces for the uses involved. The parking needs of possible future uses of the property shall also be considered by the Director.
- 21) **PARKING LOTS IN SPECIAL AREAS**. Refer to *Chapter V: Infill Development Standards* for additional parking standards.
- 22) **PARKING LOTS IN RESIDENTIAL DISTRICTS**. The Planning & Zoning Commission may approve parking lots in the residential zoning districts subject to the following conditions:
- a) The parking lot shall be accessory to and for the use in connection with one or more permitted or Special Exception permitted uses in and adjoining commercial and industrial districts.
 - b) The parking lot shall contain not less than five-thousand (5,000) square feet, which shall abut at least fifty (50) feet, either directly or across an alley or street, on the district in which the use for which the parking is provided, permitted or conditionally permitted.
 - c) The parking lot shall be used solely for the parking of passenger vehicles and no commercial repair work or service of any kind shall be conducted on the parking lot.
 - d) No sign of any kind, other than those designating entrances, exits, conditions or use and penalties for improper use shall be maintained on the parking lot.
 - e) The parking lot located in a residential district shall not be illuminated after 9 p.m., with the exception of multifamily developments.
 - f) Entrances and exits shall be at least twenty (20) feet from any adjacent property located in a residential district.

- g) Refer to *Section 7.05 – Landscaping Standards* for landscaping and screening standards.
- 23) BICYCLE PARKING. When located within five-hundred (500) linear feet from the nearest property line to a dedicated public bike/ped trail system, all non-residential uses shall provide one designated bicycle parking area for every twenty-five (25) vehicle parking spaces required by this Ordinance, with a minimum provision for three (3) bicycle spaces. Each bicycle area shall provide adequate facilities for securing the parked bicycles.
- 24) MODIFICATION. The Planning & Zoning Commission shall have the authority to modify any of the requirements of this section in accordance with *Subsection 2.02(9)(a)ix*.
- 25) LOADING AND UNLOADING SPACES REQUIRED. Every building used for nonresidential purposes which customarily receives or distributes goods by motor vehicle shall provide sufficient space on the premises for all loading and service purposes on the basis of the following minimum regulations:
- a) Number of Loading and Unloading Spaces Required
 - i) Loading space as required under this section shall be provided as area additional to off-street parking spaces required by other provisions of this chapter and shall not be considered as supplying off-street parking space.
 - b) Loading and Unloading Space Design Standards
 - i) Dimensions. Every loading and unloading space shall not be less than twelve (12) feet in width, forty (40) feet in length, and fourteen (14) feet clearance.
 - ii) Access. Access to truck loading and unloading spaces shall be provided directly from a public street or alley or from any right-of-way that will not interfere with public convenience and that will permit the orderly and safe movement of such trucks.
 - iii) Surfacing. All open loading spaces shall be graded and provided with a durable and dustless hard surface of asphalt, concrete, or other suitable materials capable of withstanding one thousand (1,000) pounds per square inch (psi).
 - iv) Drainage. All loading spaces shall be provided with adequate drainage facilities as approved by the City Engineer during the Development Plan Review process.
 - v) Location. No loading shall occur in a yard abutting a residential use and/or zone unless approved by the Planning & Zoning Commission.
 - vi) Screening. Landscaping and screening shall be as indicated in *Section 7.05 – Landscaping Standards*. The Planning & Zoning Commission shall have the power to determine the need for an additional amount of planting/landscaping, materials, walls, fences or any combination of these as deemed necessary.
 - vii) Lighting. When lighting facilities are used, such lighting shall be in accordance with *Section 7.12 – Outdoor Lighting*.

Table 7.2: Number of Loading Spaces	
Buiding Area	Number of Loading Spaces Required
Less than 5,000 square feet	No spaces required
5,000 square feet but less than 20,000 square feet	One (1) space required
20,000 square feet or more	Two (2) spaces required plus one (1) additional space for each 20,000 square feet over the initial 20,000 square feet

26) MINIMUM NUMBER OF PARKING SPACES. *Table 7.3: Minimum Parking Space Requirements* shall be used to determine the minimum number of parking spaces required for the specified use.

- a) Maximum Spaces. The maximum number of permitted parking spaces is the minimum required number of spaces plus ten percent (10%).
 - i) For proposed parking lots of more than one-hundred (100) parking spaces that exceed the maximum number of permitted spaces (see *Section 7.02(26)a* above), the Planning & Zoning Commission may increase the minimum amount of required interior landscaping by five percent (5%), and may require that the additional paved area be constructed with pervious pavement.
- b) Requirements for Uses Not Specified. Where a use is not specifically mentioned in *Table 7.3: Minimum Parking Space Requirements*, the requirements for a use which is so mentioned and to which said use is similar shall apply.
- c) Right-of-Way. No parking, loading or servicing of vehicles shall be done on the right-of-way of any publicly dedicated thoroughfare. This section is not intended to exclude vehicles from on-street parking in areas zoned CBD.
- d) Net Floor Area Measurement. For the purpose of determining parking space requirements in this section, the term “net floor area” means the area used for service to the public and excludes area used principally for non-public purposes such as storage, incidental repair, processing, show window, mechanical rooms, elevator shafts, stairwells, rest rooms and dressing rooms. Any derived number with a fractional value of more than fifty percent (50%) shall be rounded to the next highest whole number.

1) PARKING FOR PERSONS WITH DISABILITIES

- i) Required in All Parking Lots Parking spaces for persons with disabilities shall be provided in all parking lots in accordance with Americans with Disabilities Act Accessibility Guidelines (ADAAG) for Buildings and Facilities.
- ii) Standards Vehicular access aisle widths shall be the same as for perpendicular parking spaces. A handicap access aisle shall be provided adjacent to each handicap parking space and may be shared between adjacent handicapped parking spaces. If parking spaces are provided for self-parking by employees or visitors, or both, then accessible spaces shall be provided in each such parking area in conformance with the table below. Spaces required by the table need not be provided in the particular lot. They may be provided in a different location if equivalent or greater accessibility, in terms of distance from an accessible entrance, cost and convenience is ensured. Dimensions for disabled parking are provided in *Figure 7.4*.
- iii) Number of Required Parking Spaces The number of parking spaces to be provided for persons with disabilities shall comply with *Table 7.3: Parking for the Disabled*.
- iv) Marking All handicapped accessible spaces shall be clearly marked as such.

Table 7.3: Parking for the Disabled	
Parking Capacity	Required Minimum Spaces for Persons with Disabilities
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1000	2% of total
1,001 and over	20 plus 1 for each 100 over 1,000

Table 7.4: Minimum Parking Space Requirements	
Type of Use	Minimum Required Parking
Agricultural	
Animal Breeding (commercially)	one (1) space per employee on largest shift
Farm Equipment Sales & Service	one (1) space per five hundred (500) square feet of enclosed sales area, plus one (1) space per two thousand five hundred (2,500) square feet of open sales area, plus one (1) space per employee on the largest shift
General Farming Uses	two (2) spaces per dwelling unit
Greenhouse or Plant Nursery	one (1) space per three hundred (300) square feet of interior sales, plus one (1) space per employee on the largest shift
Horse Stable (commercial)	one (1) space per four (4) stalls, plus one (1) space per employee on the largest shift
Truck Garden or Produce Stand	four (4) spaces per individual owner-occupied stand
Residential	
Accessory Apartments	one (1) space per dwelling unit
Amenity Area	one (1) space per three hundred (300) square feet of clubhouse or lodge space, plus one (1) space per two hundred fifty (250) square feet of non-competition pool
Assisted living/Senior Housing	eight-tenths (0.8) spaces for every patient/resident room/unit
Bed and Breakfast Establishment or Boarding House (owner must live on-premises)	one (1) space for each guest room, plus two (2) spaces for the owner
Facility for the Developmentally / Mentally Disabled	one (1) space for each employee on the largest shift, plus one (1) space per three (3) clients
Group Home	one (1) space per five (5) residents, plus one (1) space per employee on the largest shift
Manufactured Home Park	two (2) spaces per unit, plus one (1) visitor space for every two (2) units
Multi-Family	
Studio or 1 Bedroom	one (1) space per unit, plus one (1) visitor space per three (3) units
2 Bedrooms	1.6 spaces per unit, plus one (1) visitor space per three (3) units
3 Bedrooms	1.8 spaces per unit, plus one (1) visitor space per three (3) units
4 Bedrooms	two (2) spaces per unit, plus one (1) visitor space per three (3) units
each bedroom after 4	add 0.5 spaces per additional bedroom
Nursing home or convalescent care facility	one (1) space for every four (4) beds, plus one (1) per employee on the largest shift
Single-, two-family, and manufactured home	
Up to 3 Bedrooms	two (2) spaces per unit
4 or more Bedrooms	three (3) spaces per unit
Institutional	
Education	
Elementary and Junior High/Middle School	two and one-half (2.5) spaces per classroom
High School	one (1) space for every five (5) students of design capacity, plus two (2) spaces for each classroom OR one (1) space for every four (4) seats in any auditorium or assembly hall, whichever is greater
Nursery School	one (1) space per employee on largest shift, plus one (1) space per five (5) attendees
University, College or Vocational School	one (1) space for every three (3) students of design capacity
Other	
Club or Lodge	one (1) space for every fifty (50) square feet of net floor area
Community Center	one (1) space for every three (3) people at maximum capacity
Funeral Home	one space for every seventy-five (75) square feet of parlor or chapel space; or one (1) space per five (5) seats, whichever is greater. This number shall be exclusive of spaces dedicated to hearses, company vehicles or ambulances
Government and Municipal Building	one (1) space for each three hundred (300) square feet of net floor area
Hospital	one (1) space for each two (2) patient beds (excluding bassinets), plus one (1) space for each person on largest shift
Places of Worship	one (1) space per four (4) fixed seats or eighteen (18) linear feet of bench; if no fixed seating, one (1) space per twenty-eight (28) square feet of main auditorium space
Police/Fire Station	one (1) space for every three hundred (300) square feet of net floor area, plus one (1) space for each vehicle used for fire or police protection
Post Office	one (1) space for each employee, plus one (1) space for every two hundred (200) square feet of usable floor area
Public Library, Art Gallery, or Museum	one (1) space for every five hundred (500) square feet of net floor area
Recycling Center (public)	one (1) space per two thousand five hundred (2,500) square feet of processing /storage space
Recycling Center (sorting/distribution)	one (1) space per five thousand (5,000) square feet of processing / storage space, plus one (1) space per three hundred (300) square feet of administrative/office area
Utility Service Facility/Office	one (1) space per three hundred (300) square feet of administrative/office area, plus one (1) space per company vehicle
Veterinarian Clinic/Animal Hospital (temporary boarding only, for ill or injured animals)	one (1) space for each examination room plus two (2) space for each fifty (50)square feet of reception area

Table 7.4: Minimum Parking Space Requirements	
Type of Use	Minimum Required Parking
Parks & Recreation	
Active Recreation Area (athletic fields, tennis courts, basketball, soccer, baseball, softball, football, playgrounds, etc.)	one (1) space per acre, plus twenty (20) spaces per field, plus five (5) spaces per court
Amphitheater	one (1) space per three (3) seats, plus one (1) space per twenty-five (25) square feet of open seating area, plus one (1) space per employee on the largest shift
Driving Range	one and one-half (1.5) spaces per tee
Golf Course	two (2) spaces for each hole plus one (1) space for each one hundred (100) square feet of net floor area of the clubhouse
Passive/Low Intensity Recreation (unimproved backpacking trails, unimproved hiking trails, picnic areas, primitive camping areas, canoeing and rafting areas, etc.)	two (2) spaces per mile of trail; or one (1) space per three (3) acres
Swimming Pool (excluding private pools on residential lots)	one space for each one hundred (100) square feet of pool and pool deck area
Commercial	
Adult	
Sexually Oriented Business (unlicensed massage parlors, adult book stores, adult entertainment services, etc.)	one (1) space for every three (3) seats; OR one (1) space per two hundred (200) square feet of net floor area, whichever is greater
Motor Vehicle Services	
Motor Vehicle Filling Station	one (1) space for each pump
with service bays	add one (1) space for each bay or work area
with convenience store	one (1) space for each three hundred (300) square feet of enclosed net floor area
Motor Vehicle Sales (automobile, recreational vehicles, motorcycle, truck, trailer, etc.) Customer & Employee Parking	one (1) space for each five hundred (500) square feet of net floor area of sales, shop or garage, plus one (1) space per two thousand five hundred (2,500) square feet of open sales area
Motor Vehicle Service and Repair	three (3) spaces for each bay or work area
Entertainment	
Auditoriums and places of assembly with or without fixed seats	one (1) space per one hundred fifty (150) square feet of seating/display area
Drive-In Movie Theater	one (1) space per vehicle at maximum capacity plus three (3) spaces for employees
Indoor Recreation (billiards, video arcades, ice/roller skating rink)	one (1) space for every four (4) seats; or one (1) space for every four (4) people at maximum capacity
Miniature Golf	one (1) space for every hole
Movie Theater	one (1) space for every four (4) seats, plus one (1) space for each employee
Recreation, Commercial (water parks, sports arenas, batting cages, amusement parks, motor vehicle or animal racing facilities, etc.)	one (1) space for each three (3) seats; or one (1) space for each participant at maximum utilization, whichever is greater
Service Businesses	
Animal Boarding Facility (includes kennel)	one (1) space for every four hundred (400) square feet of net floor area, excluding animal exercise areas
Business, Commercial Service	one space for each three hundred (300) square feet of net floor area
Contractors Service	one (1) space for each five hundred (500) square feet of net floor area
Dance/Aerobics/Gymnastics/Martial Arts Studios	one (1) space for every two hundred fifty (250) square feet of floor area, plus adequate area for safe and convenient loading and unloading of students
Day Care Center (child/adult)	one (1) space for every four (4) attendees; minimum six (6) spaces
Health Service (health club, fitness facility, health spa, etc.)	one (1) space for every three hundred (300) square feet of net floor area
Hotel/Motel	one (1) space for each sleeping room plus one (1) space for each four hundred (400) square feet of public meeting area and/or restaurant space
Personal Service (barber shops, beauty parlors, nail salon, etc.)	two and one half (2.5) spaces per customer services chair
Self Service Storage Facility	one (1) space for each twenty (20) rental storage units; no less than three (3) spaces
Shoe Repair	one (1) space for every four hundred (400) square feet of net floor area
Professional/Office	
Clinics	one (1) space for every four hundred (400) square feet of net floor area
Financial Institutions	one (1) space for every three hundred (300) square feet net floor area, plus stacking space for five (5) vehicles at each vehicular service window
Bank Machine / AT M Walk-Up Facility	two (2) spaces per AT M
Professional Office (general, law, insurance, travel, design, etc.)	one (1) space for each three hundred (300) square feet of net floor area
Restaurant/Food Preparation	
Bakery, Retail	one (1) space for every five hundred (500) square feet of floor area; minimum five (5) spaces
Coffee Shop	one (1) space per two (2) seats; minimum six (6) spaces
Restaurant	one (1) space per three (3) seats, plus one (1) space for each employee on largest shift
with vehicular service window	one (1) space per two (2) seats, plus seven (7) stacking spaces per drive-through lane, where applicable
if no indoor seating	minimum ten (10) spaces
Bar / Tavern	one (1) space for every three (3) seats; OR one space for each one hundred square feet of net floor area, whichever is greater(100)

Table 7.4: Minimum Parking Space Requirements	
Type of Use	Minimum Required Parking
Retail Businesses	
Business, Retail	one space for each three hundred (300) square feet of net floor area; minimum six (6) spaces
Supermarket / Convenience Store	up to 5,000 square feet: one (1) space for every two hundred fifty (250) square feet of net floor area greater than 50,000 square feet: one (1) space for every three hundred (300) square feet of net floor area
Hardware Store / Appliance Sales	one (1) space for every four hundred (400) square feet of net floor area
Apparel / Shoe Store	one (1) space for every three hundred (300) square feet of net floor area
Furniture Store	one and one half (1.5) spaces for every one thousand (1000) square feet of net floor area
Business, Wholesale	one (1) space for each five hundred (500) square feet of net floor area
Shopping Center / Big Box	
≤ 100,000 square feet gross leasable	one (1) space per three hundred (300) square feet for the first ten thousand (10,000) square feet and one (1) space per each four hundred (400) square feet thereafter
between 100,001-500,000 sq ft gross leasable area	one (1) space per three hundred fifty (350) square feet for the first ten thousand (10,000) square feet and one (1) space per each four hundred (400) square feet thereafter
> 500,000 sq ft gross leasable area	one (1) space four hundred (400) square feet
Industrial	
Manufacturing	one (1) space per employee on largest shift, plus one (1) visitor space per ten (10) employees
Research and Testing	
Salvage Yard	
Solid Waste Transfer Station	
Warehousing, Distribution, or Flex Tenant	

Sec. 7.03 – ENTRANCE/DRIVE STANDARDS

- 1) **INTENT.** The purpose of these entrance and drive standards is to provide for a safe and efficient vehicular and pedestrian transportation system by establishing minimum standards for site entrance drives, driveways, and interior drives.
- 2) **GENERAL ENTRANCE/DRIVE STANDARDS APPLICABLE TO ALL ZONING DISTRICTS.**
 - a) General Requirements. All driveways and interior drives shall conform to the following design requirements:
 - i) **Entrance Drives and Driveway Widths.** Entrance drives shall conform to the following minimum pavement widths up to and at the point which they intersect the public right-of-way. The distances for these standards shall be determined by measuring from the outside edges of the curb or pavement (whichever is more) of the entrance or drive at the public right-of-way which it accesses. The distance shall not include any acceleration or deceleration lanes or turning radii. The width shall be:
 - (1) Fourteen (14) feet per lane (exclusive of any medians) if from a non-residential or multifamily residential use onto any type of street, and
 - (2) Twenty-four (24) feet total if from a residential major subdivision onto any type of street.
 - (3) Twelve (12) feet for an individual residential driveway onto a local street and fourteen (14) feet for one and two-family residential driveways onto arterial or collector streets.
 - ii) **Design and Construction of the Parking Lot Entrance Drive.** For every new or converted multi-family, commercial, industrial and quasi-public use, the following standards shall apply:



CITY OF VILLA RICA

City Council Packet

SUBJECT: Amendment to Section 9.04 – *Nonresidential Design Standards*
(Contained in the City of Villa Rica Zoning Code)

CITY COUNCIL AGENDA DATE: October 4th, 2022

DATE: September 22, 2022

PREPARED BY: Ronald Johnson, Planning & Zoning Specialist

FUNDING SOURCE: N/A

PUBLIC HEARING REQUIRED: Yes

PURPOSE: Section 9.04 of the Villa Rica Zoning Code is a part of the City's Zoning Ordinance. The purpose of this proposed amendment is to exempt industrial developments from providing offsets and projections on façade walls. Staff also proposes to clarify wordage related to storefront transparency as related to industrial buildings.

BACKGROUND: Staff has identified the need to revise Section 9.04 in order to revise standards related to industrial developments. Section 9.04 is written to establish design regulations for both commercial and industrial developments that has caused certain code sections to be difficult to accomplish in industrial projects. Many regulations are not specific to commercial developments, but are meant for commercial application. Offsets and projections on industrial buildings have been a consistent objection by industrial developers in the city and the staff agrees that tilt-up structures, which is the predominant structure-type for light-industrial uses, are difficult to construct with such requirements. The practicality and safety of warehouse forklift operators has been the basis of such developer complaints. This amendment will exempt industrial buildings from this requirement, and remove requirements for ground floor retail to be 75% transparent in primarily industrial buildings (i.e., showrooms).

STAFF RECOMMENDATION: Staff recommends approval of the proposed amendment.

PLANNING COMMISSION: APPROVAL (5-0)

MOTION:

1. I move to approve the proposed amendment to Section 9.04 of the City of Villa Rica Zoning Ordinance as attached hereto.



CITY OF VILLA RICA

City Council Packet

SUBJECT: Amendment to Section 7.08 – *Tree Conservation, Buffers, and Landscaping Compliance* (Contained in the City of Villa Rica Zoning Code)

CITY COUNCIL AGENDA DATE: October 4th, 2022

DATE: September 22, 2022

PREPARED BY: Ronald Johnson, Planning & Zoning Specialist

FUNDING SOURCE: N/A

PUBLIC HEARING REQUIRED: Yes

PURPOSE: Section 7.08 of the Villa Rica Zoning Code is a part of the City's Zoning Ordinance. The purpose of this proposed amendment is to remove three tree species from our list of approved trees: Leyland Cypress, Hybrid American Arborvitae, and Hetz Midget Arborvitae.

BACKGROUND: Staff has identified the need to revise Section 7.08 in order to remove Leyland cypress, Hybrid American Arborvitae, and Hetz Midget Arborvitae from our list of approved trees. Staff has seen a high failure rate of these plants when planted within parking lots and near other hardy surfaces. Staff recommends that other trees on the list be used in lieu of these trees. Staff will come back to the City Council at a later date to fully address other more comprehensive proposed changes to this section.

STAFF RECOMMENDATION: Staff recommends approval of the proposed amendment.

PLANNING COMMISSION: APPROVAL (5-0)

MOTION:

1. I move to approve the proposed amendment to Section 7.08 of the City of Villa Rica Zoning Ordinance as attached hereto.

Sec. 7.08 – TREE CONSERVATION, BUFFERS, AND LANDSCAPING COMPLIANCE

- 1) Tree Removal.
 - a) An application for a tree removal permit when land disturbing activity is involved shall comply with the following requirements.
 - i) Site inspections
 - (1) Authority.
 - (a) The Community Development Director or their designee has the authority to perform site inspections and enforce the provisions of this chapter.
 - (2) Visits to site for discussions regarding regulations.
 - (a) Prior to the issuance of a tree removal permit or right-of-way encroachment permit, a visit shall be made to the proposed site by the Community Development Director or their designee and the applicant for the purpose of discussing the provisions of this chapter.
 - (b) After a permit is issued and tree protection measures have been installed, and prior to any land disturbance, another site inspection shall be made by the Community Development Director or their designee.
 - (c) Another site inspection shall occur prior to the issuance of final plat approval or a certificate of occupancy. All provisions of this chapter shall be met before final plat approval or a certificate of occupancy can be issued.
 - (d) Other site inspections may take place without notice at any time prior to or after the issuance of a certificate of occupancy or final plat approval to ensure continuing compliance with the provisions of this chapter.
 - (3) Access by authorized representatives.
 - (a) No person, corporation or association shall refuse entry or access to any authorized representative or agent of the Community Development Director or their designee who requests entry for the purposes of inspection and who presents appropriate credentials, nor shall any person obstruct, hamper, or interfere with any such representative while in the process of carrying out their official duties.
- 2) Tree maintenance
 - a) The owner shall be responsible for maintaining the health of all conserved and new trees. The owner shall replace any new tree that dies within three years, or prior to issuance of the final certificate of occupancy for the project, whichever occurs last.
- 3) Penalties
 - a) Failure to obtain permit
 - i) If any person commences any land disturbing activity, tree destruction, tree cutting, tree removal or building activity requiring a tree removal permit without first obtaining said permit, the person shall be deemed to be in violation of the provisions of this chapter.
 - b) Violations
 - i) The owner of any property wherein a violation exists, and any builder, contractor, or agent who may have assisted in the commission of any such violation, may be chargeable with separate offenses for each such violation. Any person violating any of the provisions of this chapter other than as hereinabove provided shall, upon conviction, be punished as prescribed in subsection (e) of this section. Each day during which such violation occurs or continues shall constitute and be punishable as a separate offense.

- c) Stop work orders
 - i) A stop work order may be issued by the Community Development Director or their designee for violation of any provision of this chapter. All stop work orders shall be effective immediately upon issuance and shall remain in effect until the necessary corrective action or mitigation has occurred and permission has been granted by the city to resume work. No certificate of occupancy or final plat approval shall be issued while a stop work order is in effect or until an assessed fine has been paid and permission has been granted by the city in writing for a certificate of occupancy or final plat approval.
- d) Responsibility
 - i) The Community Development Director, or their designee is responsible for determining whether a violation has occurred. Violations may include, but are not limited to: failure to obtain a tree removal permit, deviation from the approved plan; failure to properly install tree protection structures; failure to maintain tree protection structures in effective condition; evidence of harmful activities occurring within the tree protection zone; improper planting; failure to conserve or establish the required tree canopy cover; unauthorized delay in tree planting; damage to a conserved or established tree's crown, trunk, roots, or critical root zone; and damage to a city tree's crown, trunk, roots, or critical root zone.
- e) Monetary penalties
 - i) Any person who violates any provision of this chapter, any permit condition, or who negligently or intentionally fails or refuses to comply with any order, notice of code violation or formal charge of violation which the Community Development Director or their designee issues as provided in this chapter shall be liable for a penalty of up to one-thousand (\$1,000.00) dollars per day for each violation of the provisions of this chapter. Each day that such failure or refusal continues shall constitute a separate violation.

Figure 7.3: Recommended Tree Type and Placement

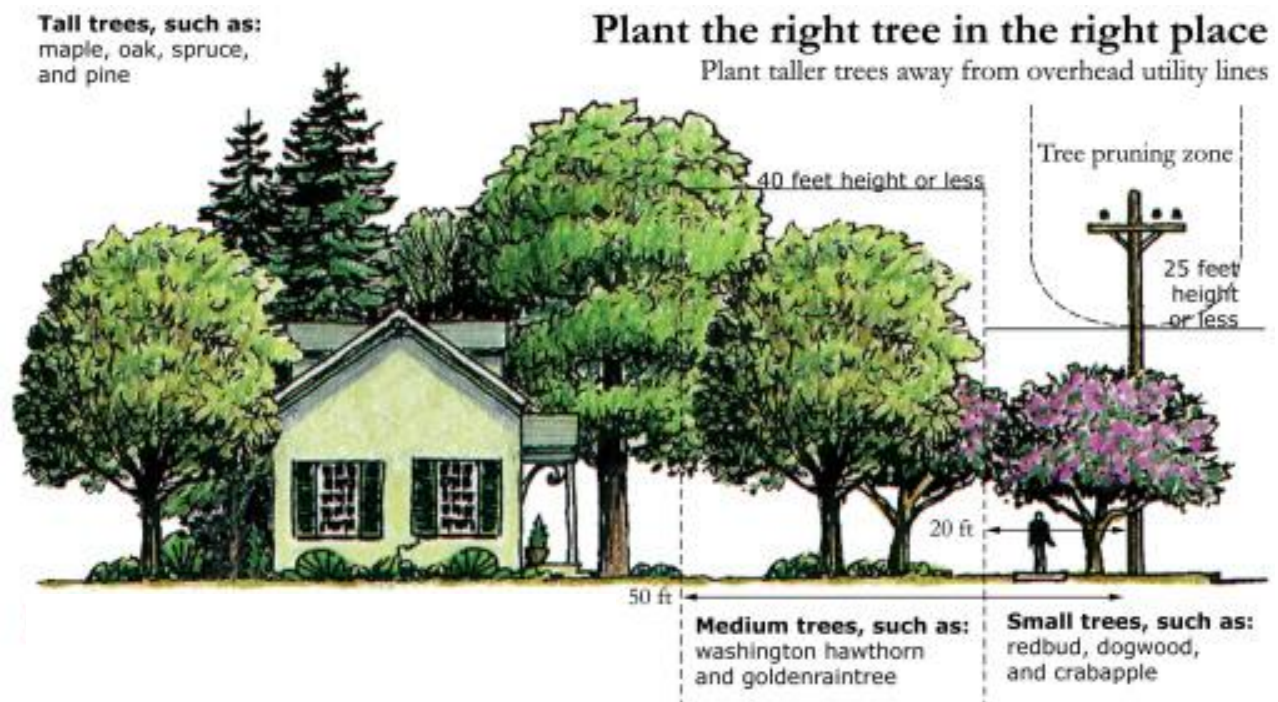


Table 7.13: Trees for Planting on Streets, Highways, and Parking Lots (generally with high canopies, shade producing, hardy)				
Botanic Name	Common Name	Type	Mature Height	Tree Category
Acer campestre	Hedge Maple	D	30'-40'	Ornamental
Acer Freemanii	Freeman Maple	D	50'-60'	Shade
Acer rubrum	Red Maple	D	40'-60'	Shade
Acer saccharum	Sugar Maple	D	50'-70'	Shade
Carpinus betulas 'Fastigiata'	Upright European Hornbeam	D	30'-40'	Shade
Carpinus caroliniana	American Hornbeam	D	25'-30'	Ornamental
Crataegus phaenopyrum	Washington Hawthorn	D	25'-30'	Ornamental
Ginkgo biloba (male only)	Ginkgo	D	40'-60'	Ornamental
Gleditsia triacanthos inermis	Thornless Honeylocust	D	30'-60'	Shade
Gleditsia triacanthos 'Imperial'	Imperial Honeylocust	D	30'-60'	Shade
Koelreuteria paniculata	Golden Rain Tree	D	30'-40'	Shade
Liquidambar styraciflua	American Sweet Gum	D	40'-60'	Ornamental
Liriodendron tulipifera	Tulip Tree	D	70'-80'	Shade
Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	D	70-85'	Shade
Pyrus calleryana 'Aristocrat'	Aristocrat Pear	D	35'-45'	Shade
Quercus alba	White Oak D 60'-80' Shade	D	60'-80'	Shade
Quercus bicolor	Swamp White Oak	D	40'-50'	Shade
Quercus coccinea	Scarlet Oak	D	60'-80'	Shade
Quercus palustris	Pin Oak	D	50'-80'	Shade
Quercus phellos	Willow Oak	D	50'-70'	Shade
Quercus robur	English Oak	D	50'-70'	Shade
Quercus rubra	Red Oak	D	40'-60'	Shade
Sorbus alnifolia	Korean Mountain Ash	D	20'-30'	Ornamental
Sorbus 'Aria'	White Beam Mountain Ash	D	25'-40'	Ornamental
Taxodium distichum	Bald Cypress	D	50'-100'	Shade
Tillia americana Basswood	Basswood Linden	D	40'-60'	Shade
Tillia cordata 'Green Spine'	Little-Leaf Linden	D	40'-50'	Shade
Tillia tomentosa	Silver Linden	D	40'-50'	Shade
Zelkova serrata 'Village Green'	Village Green Zelkova	D	40'-60'	Shade
D = Deciduous E = Evergreen				
Note: Several varieties of each species may be available and may substituted upon approval by the Director.				

Table 7.14: Trees for Planting on Streets and Highways that Minimize Conflict with Overhead Utilities

Botanic Name	Common Name	Type	Mature Height	Tree Category
Acer campestre	Hedge Maple	D	30'-40'	Ornamental
Carpinus caroliniana	American Hornbeam	D	25'-30'	Ornamental
Cercis canadensis	Eastern Redbud	D	20'-25'	Ornamental
Crataegus crus-galli	Cockspur Hawthorn	D	15'-25'	Ornamental
Crataegus phaenopyrum	Washington Hawthorn	D	20'-25'	Ornamental
Malus hybrids	Flowering Crabapple	D	15'-30'	Ornamental
Prunus 'Newport'	Newport Plum	D	15'-20'	Ornamental
Prunus maackii	Amur Chokecherry	D	25'-30'	Ornamental
Prunus virginiana	Chokecherry	D	20'-25'	Ornamental
Sorbus alnifolia	Korean Mountain Ash	D	20'-30'	Ornamental
Sorbus "Aria"	White Beam Mountain Ash	D	25'-40'	Ornamental
D = Deciduous E = Evergreen				

Table 7.15: Ornamental Trees for Use in Site Interior or Buffer

Botanic Name	Common Name	Type	Mature Height	Tree Category
Acer ginnala	Amur Maple	D	15'-20'	Ornamental
Acer griseum	Paperbark Maple	D	20'-30'	Ornamental
Acer palmatum	Japanese Maple	D	15'-20'	Ornamental
Amelanchier canadensis	Juneberry	D	30'-35'	Ornamental
Amelanchier grandiflora	Apple Serviceberry	D	25'-30'	Ornamental
Amelanchier laevis	Allegheny Serviceberry	D	25'-30'	Ornamental
Betula nigra	River Birch	D	40'-60'	Ornamental
Betula papyrifera	Paper Birch	D	40'-60'	Ornamental
Cercidiphyllum japonicum	Katsura Tree	D	25'-40'	Ornamental
Cercis Canadensis	Eastern Redbud	D	20'-30'	Ornamental
Cornus kousa	Japanese Dogwood	D	20'-25'	Ornamental
Cotinus coggyria	Smoke Tree	D	15'-20'	Ornamental
Magnolia loebneri	Magnolia	D	12'-15'	Ornamental
Magnolia soulangiana	Saucer Magnolia	D	15'-20'	Ornamental
Magnolia stellata	Star Magnolia	D	10'-15'	Ornamental
Prunus sargentii 'Columnaris'	Columnar Sargent Cherry	D	25'-30'	Ornamental
Prunus serrulata	Oriental Cherry	D	15'-25'	Ornamental
Prunus virginiana	Canada Red Select Cherry	D	20'-25'	Ornamental
Salix matsudana 'Tortuosa'	Corkscrew Willow	D	25'-30'	Ornamental
D = Deciduous E = Evergreen				

Table 7.16: Evergreen Trees for Use in Site Interior or Buffer

Botanic Name	Common Name	Type	Mature Height	Tree Category
Abies Concolor	White Fir	E	30'-50'	Evergreen
Cupressocyparis Leylandii	Leyland Cypress	E	60'-70'	Evergreen
Picea abies	Norway Spruce	E	50'-60'	Evergreen
Picea glauca densata	Black Hills Spruce	E	50'-60'	Evergreen
Picea omorika	Serbian Spruce	E	50'-60'	Evergreen
Picea pungens	Colorado Spruce	E	60'-75'	Evergreen
Picea pungens 'Glaucua'	Colorada Blue Spruce	E	60'-75'	Evergreen
Pinus nigra	Austrian Pine	E	30'-60'	Evergreen
Pinus ponderosa	Ponderosa Pine	E	40'-50'	Evergreen
Pinus strobus	Eastern White Pine	E	50'-100'	Evergreen
Tsuga canadensis	Canada Hemlock	E	60'-75'	Evergreen
D = Deciduous E = Evergreen				

Table 7.17: Vines for Walls and Fences

Botanic Name	Common Name	Type
Aristolochia durior	Dutchmans's Pipe	D
Campsis radicans	Trumpetvine	D
Celastrus scandens	American Bittersweet	D
Clematis jackmanii	Clematis Hybrids	D
Clematis laguninos	Clematis Hybrids	D
Lonicera brownii	Dropmore Scarlet Honeysuckle	D
Lonicera hechtii	Everblooming Honeysuckle	D
Parthenocissus quinquefolia	Virginia Creeper	D
Parthenocissus tricuspidata	Boston Ivy	D
D = Deciduous E = Evergreen		

Table 7.18: Small Shrubs Approved for Screens, Hedges, and Specimen Planting

Botanic Name	Common Name	Type	Mature Height
Aronia melanocarpa	Black Chokeberry	D	4'-6'
Berberis thunbergii	Japanese Barberry	D	3'-5'
Buxus microphylla 'Koreana'	Korean Boxwood	E	2'-3'
Chaenomeles species	Flowering Quince	D	2'-6'
Cotoneaster divaricata	Spreading Cotoneaster	D	5'-6'
Euonymus fortunei	Euonymous	E	4'-6'
Hydrangea macrophylla	Nikko blue Hydrangea	D	3'-4'
Ilex crenata	Japanese Holly	E	3'-5'
Mahonia aquifolium	Oregon Grape	E	3'-6'
Physocarpus opulifolius intermedius	Dwarf Ninebark	D	4'-5'
Prunus glandulosa	Dwarf Flowering Almond	D	4'-6'
Rhus aromatica	Fragment Sumac	D	4'-6'
Symphoricarpos alba	White Snowberry	D	5'-6'
Weigela florida	Flowering Weigela	D	4'-5'
Weigela vaniceki	Cardinal Shrub	D	4'-5'
D = Deciduous E = Evergreen			

Table 7.19: Large Shrubs Approved for Screens, Hedges, and Specimen Planting			
Botanic Name	Common Name	Type	Mature Height
Caragana arborescens	Siberian Peashrub	D	12'-15'
Cornus alba, 'Elegantissima'	Variegated Dogwood	D	6'-10'
Cornus alternifolia	Pagoda Dogwood	D	15'-20'
Cornus sericea baileyi	Redtwig Dogwood	D	8'-10'
Cotinus coggygia	Smoke Tree	D	8'-10'
Cotoneaster acutifolius	Peking Cotoneaster	D	4'-8'
Euonymus alatus 'compactus'	Burning Bush	D	7'-10'
Forsythia intermedia Hybrids	Hybrid Forsythia	D	7'-10'
Forsythia suspensa	Weeping Forsythia	D	8'-10'
Hamamelis virginiana	Common Witch Hazel	D	10'-15'
Hibiscus syriacus	Rose of Sharon	D	4'-12'
Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	D	4'-15'
Hydrangea paniculata 'Grandiflora'	Peegee Hydrangea	D	6'-10'
Ilex meserveae	Blue Holly	E	6'-8'
Ilex opaca	American Holly	E	8'-15'
Juniperus chinensis	Chinese Juniper	E	6'-15'
Juniperus scopulorum	Rocky Mountain Juniper	E	6'-15'
Ligustrum amurense	Amur Privet	D	4'-8'
Ligustrum 'Vicaryi'	Golden Vicary Privet	D	4'-12'
Myrica pennsylvanica	Northern Bayberry	D	5'-10'
Philadelphus coronarius	Sweet Mockorange	D	8'-10'
Philadelphus virginialis	Minnesota Snowflake	D	6'-8'
Picea glauca 'Conica'	Dwarf Alberta Spruce	E	6'-10'
Prunus cistena	Cistena Plum	D	6'-8'
Prunus triloba	Flowering Almond	D	8'-10'
Rhamnus frangula	Alder Buckthorn	D	12'-15'
Rhus glabra	Smooth Sumac	D	8'-10'
Rhus typhina	Staghorn Sumac	D	8'-12'
Salix caprea	French Pussy Willow	D	15'-20'
Sambucus canadensis	American Elderberry	D	6'-8'
Shepherdia argentea	Silver Buffaloberry	D	5'-8'
Sorbaria sorbifolia	Flase Spiraea	D	6'-8'
Syringa chinensis	Chinese Lilac	D	6'-8'
Syringa hyacinthiflora Hybrids	Hybrid Canadian Lilac	D	8'-12'
Syringa vulgaris	Common Lilac	D	8'-12'
Syringa vulgaris Hybrids	Hybrids Hybrid French Lilac	D	8'-12'
Taxus cuspidata 'Capitata'	Upright Japanese Yew	E	10'-25'
Taxus 'Hicksi'	Hick's Yew	E	10'-12'
Thuja occidentalis Hybrids	Hybrids American Arborvitae	E	4'-15'
Viburnum dentatum	Arrowwood Viburnum	D	0'-15'
Viburnum lantana	Wayfaring Tree	D	8'-15'
Viburnum lantago	Nannyberry	D	8'-15'
Viburnum opulus	European Cranberry Bush	D	10'-12'
Viburnum placatum tomentosum	Doublefile Viburnum	D	8'-10'
Viburnum prunifolium	Black Haw Viburnum	D	10'-12'
Viburnum rhytidophyllum	Leatherleaf Viburnum	D	6'-15'
Viburnum trilobum	American Cranberry Bush	D	8'-12'

D = Deciduous E = Evergreen

Table 7.20: Low Spreading Shrubs Approved for Borders, Parking Islands, and Groundcover			
Botanic Name	Common Name	Type	Mature Height
Berberis mentorensis	Mentor Barberry	E	3'-4'
Berberis thunbergii Hybrids	Japanese Barberry	D	2'-4'
Berberis verruculosa	Warty Barberry	E	2'-3'
Buxus sempervirens	Boxwood	E	2'-3'
Cotoneaster apiculata	Cranberry Cotoneaster	D	2'-3'
Cotoneaster horizontalis	Rockspray Cotoneaster	D	1'-3'
Daphne burkwoodii	Burkwood Daphne	D	3'-4'
Duetzia gracilis	Slender Duetzia	D	2'-3'
Euonymus fortunei 'Sarcxie'	Sarcxie Euonymus	E	3'-4'
Forsythia viridissima 'Bronxensis'	Dwarf Forsythia	D	1'-2'
Hypericon patulum	St. John's Wort	D	2'-3'
Juniperus (spreading varieties)	Juniper	E	1'-3'
Mahonia aquifolium 'Compacta'	Dwarf Oregon Grape	E	2'
Microbiota decussata	Siberian Cypress	E	1'
Philadelphus virginialis	Miniature Snowflake	D	2'-3'
Picea abies 'Nidiformis'	Birdnest Spruce	E	2'
Picea abies 'Pumila'	Dwarf Norway Spruce	E	2'-3'
Picea pungens 'Globosa'	Blue Globe Spruce	E	3'-4'
Pinus mugo	Mugho Pine	D	3'-4'
Potentilla fruticosa Hybrids	Bush Cinqufoil	D	2'-3'
Rhus aromatica 'Low Grow'	Low Grow Fragrant Sumac	D	1'-2'
Ribes alpinum	Alpine Currant	D	3'-5'
Spirea bumalda	Spirea	D	2'-3'
Spirea japonica	Japanese Spirea	D	2'-3'
Spirea nipponica	Nippon Spirea	D	2'-3'
Symphoricarpos orbiculatus	Coral Berry	D	3'-4'
Syringa patula 'Miss Kim'	Dwarf Korean Lilac	D	3'-5'
Taxus cupidata 'Nana'	Dwarf Japanese Yew	E	2'-3'
Taxus media	Spreading Yew	E	2'-4'
Thuja occidentalis 'Hetzii Midget'	Hetz Midget Arborvitae	E	2'-3'
Viburnum opulus 'Nana'	European Cranberry Bush	D	1'-2'
D = Deciduous E = Evergreen			

Table 7.21: Non-Qualifying Trees		
Common Name	Botanical Name	Negative Feature(s)
Boxelder	Acer negundo	Aggressive, Shallow roots, Weak wood
Norway Maple	Acer platanoides	Invasive
Silver Maple	Acer saccharinum	Aggressive, Shallow roots, Weak wood
Tree of Heaven	Ailanthus altissima	Seeds, Suckers, Weak wood, Invasive
Mimosa	Albizia julibrissin	Invasive
European White Birch	Betula pendula	Insect prone, Invasive
Hackberry	Celtis occidentalis	Disease prone
Camphor Tree	Cinnamomum camphora	Invasive
Russian Olive	Elaeagnus angustifolia	Poor form, Disease prone, Invasive
Ash	Fraxinus	Disease prone
Ginkgo (Female)	Ginkgo biloba	Female Fruits
White Lead Tree	Leucaena leucocephala	Invasive
Chinaberry Tree	Melia azedarach	Invasive
Mulberry	Morus species	Fruits, Shallow roots, Invasive
Princess Tree	Paulownia tomentosa	Invasive
Senegal Date Palm	Phoenix reclinata	Invasive
White Poplar	Populus alba	Suckers, Shallow roots, Weak wood, Invasive
Cottonwood	Populus deltoides	Weak wood, Shallow roots, Seeds
Lombardy Poplar	Populus nigra 'Italica'	Insects, Disease, Short-lived
(Wild) Black Cherry	Prunus serotina	Disease prone
Bradford Pear	Pyrus calleryana 'Bradford'	Weak branching, Low branches
Brazilian Pepper Tree	Schinus terebinthifolius	Invasive
Tallow Tree	Triadica sebifera	Invasive
American Elm*	Ulmus americana*	Insects, Disease
Siberian Elm	Ulmus pumila	Weak wood, Seeds
* Note that suitable disease resistant cultivars and hybrids exist as substitutes for this species		



CITY OF VILLA RICA

City Council Packet

SUBJECT: Amendment to the Old Town Revitalization Plan

CITY COUNCIL AGENDA DATE: October 4, 2022

DATE: September 22, 2022

PREPARED BY: Ronald Johnson, Planning and Zoning Specialist

PURPOSE: To amend the Old Town Revitalization Plan to incorporate 615 Old Town Road into the revitalization plan area.

BACKGROUND: Walton Communities, in partnership with the Villa Rica Housing Authority, is proposing to construct a 233-unit mixed-income, partially age-restricted development. The developer received rezoning approvals in 2019 (RA-08-19) and now proposes to increase the unit count, amenities, density, open space, number of parking spaces, and to decrease the parking ratio for the development. Walton has completed the 90-unit Phase I (senior-only) and the second phase is to consist of family housing. The applicant has come back to the Council with an alteration application (ALT-02-22) that seeks to make the changes outlined above. The developer is proposing to increase the site area by incorporating 615 Old Town Road into the development and utilizing this lot for increased parking and open space. The amendment to the revitalization plan would update the plan to reflect these changes.

STAFF RECOMMENDATION: Staff recommends approval of the Alteration.

PLANNING COMMISSION: Approval (5-0)

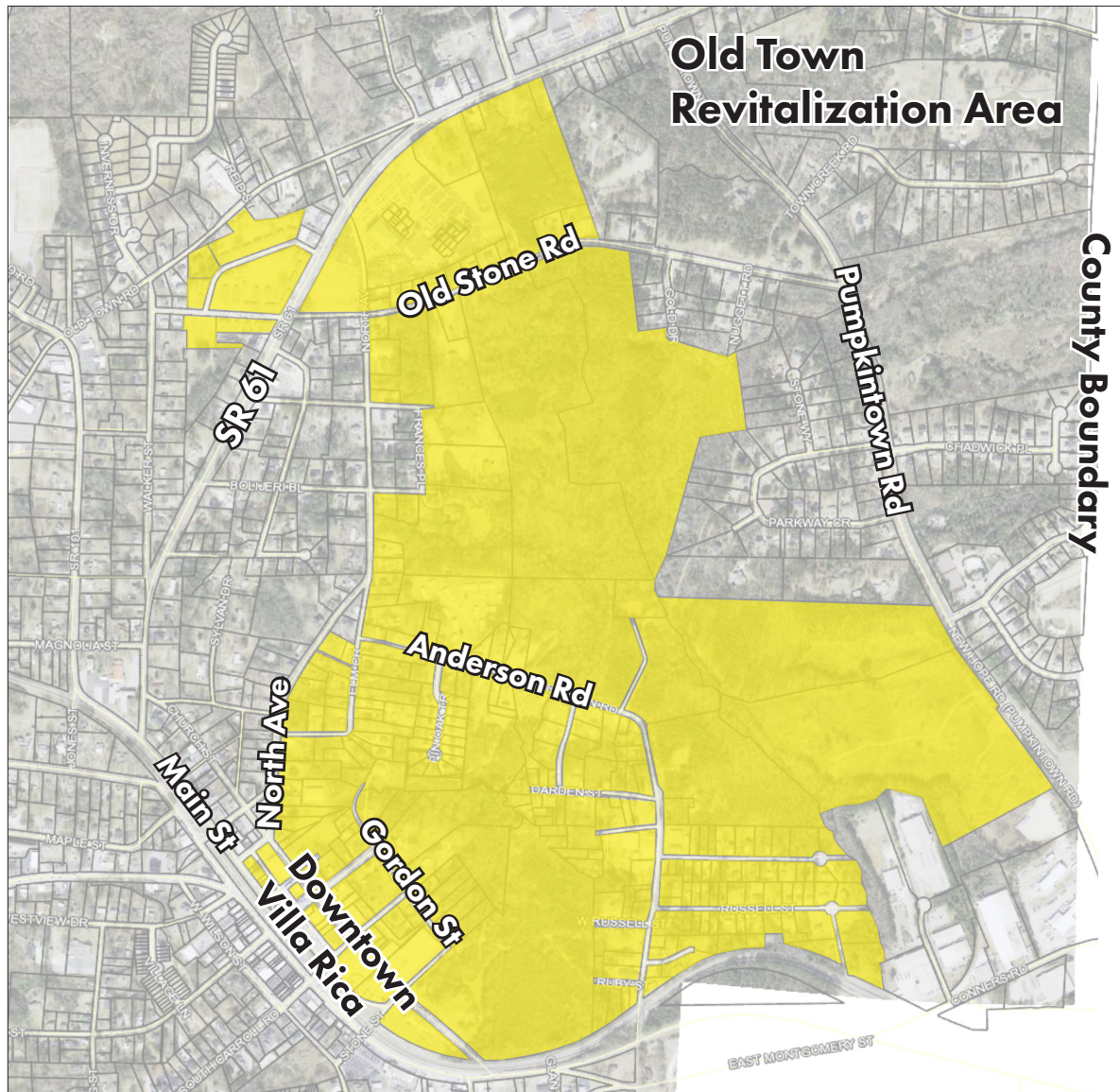
MOTIONS:

- (1) I move to approve the amendment to the Old Town Revitalization Plan, as presented by Walton Communities, LLC for property located at 200 Walton Way.

CONTEXT MAPS TARGET AREA

REGIONAL CONTEXT

The Community Redevelopment Area is within close proximity to key employment facilities such as the Tanner Medical Center Complex, Willowbrooke at Tanner Senior Living Facility and adjacent to downtown amenities. Downtown businesses are diverse including the health care industry, public sector employers (City-County government, Board of Education, etc.) and large industrial/distribution centers less than a mile to the west. Due to the redevelopment area's proximity to downtown Villa Rica and major employers there presents considerable opportunities for redevelopment.



August 12, 2022

Chris Montesinos, AICP
Special Projects Director
Office of the City Manager
City of Villa Rica, GA

Cover Letter Re: Old Town Neighborhood Revitalization Plan – Defined Area Amendment Request

On April 23, 2019, the City of Villa Rica formally adopted the Old Town Neighborhood Revitalization Plan. This revitalization plan included a focus on the redevelopment efforts of the Old Town Housing Authority Redevelopment Area, an area located in the northern portion of the City of Villa Rica, due north of the downtown area and generally defined by Old Town Road to the west and north, Old Stone Road to the south, and Dallas Highway (Georgia State Route 61) to the east and directly across the street from the Tanner Medical Center. The Old Town Homes Redevelopment Site is just west of the new Villa Rica Library and the Tanner Medical Center.

The Old Town Homes Housing Authority site is being redeveloped as a two-phase master planned community named Walton Trail. The first phase of Walton Trail, which encompasses roughly 2.45 acres of the overall site, completed construction in July of 2022. The second phase, which is to include roughly 6.62 acres of the overall site, is in the planning stages with an anticipated construction commencement in Q3 2023.

As a part of the second phase, an additional parcel of land (Parcel ID: V04 0070010) is under contract to be included with the overall site to be redeveloped, which was not initially contemplated at the time the Old Town Neighborhood Revitalization Plan was initially prepared and approved. In order to conform with the spirit of the Old Town Neighborhood Revitalization Plan, as it relates to redeveloping this site area into affordable housing, we are requesting that an amendment to include this additional parcel within the Revitalization Plan's Defined Area Map be considered for approval.



CITY OF VILLA RICA

City Council Packet

SUBJECT: ALT-02-22 – 200 Walton Way -Walton Trail- Alteration to Planned Unit Development

CITY COUNCIL AGENDA DATE: October 4, 2022

DATE: September 22, 2022

PREPARED BY: Ronald Johnson, Planning and Zoning Specialist

PURPOSE: Walton Communities, LLC of Marietta, GA is requesting an Alteration to a Planned Unit Development located at 200 Walton Way (Parcel # V04 0060001) in order to increase units, density, open space and number of parking spaces, and to incorporate a neighboring lot (615 Old Town Road) into the plan for additional space.

BACKGROUND: Walton Communities is applying to alter the 2019 rezoning approval (RA-08-19) for a 200-unit multifamily development to increase the number of units, amenities, density, open space, number of parking spaces, and to decrease the parking ratio for the development. Walton has completed the 90-unit Phase I (senior-only) and this alteration is only for the second phase. The unit count is proposed to increase from 110 units in Phase II to 143, an increase of 33 units. Phase II will feature family housing.

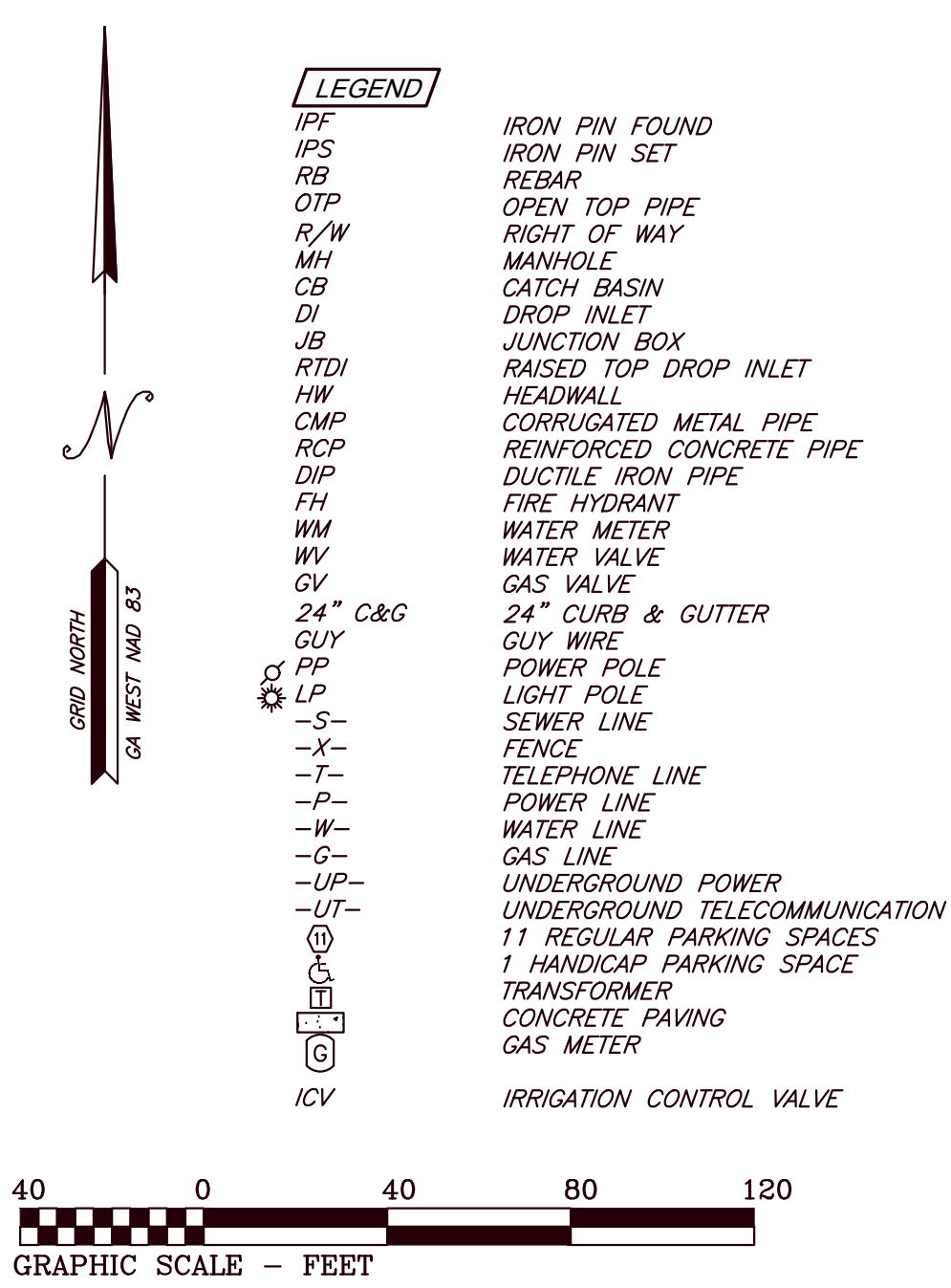
The developer is proposing to increase the site area by incorporating 615 Old Town Road into the development and utilizing this lot for increased parking and open space. The amenities have also been increased/improved. The development directly supports the Comprehensive Plan goals of redeveloping aging sites, providing several housing choices in the community and providing more senior housing opportunities. Walton is proposing to build and manage the new low/moderate income development whereas the Villa Rica Housing Authority will continue to own the land.

STAFF RECOMMENDATION: Staff recommends approval of the Alteration.

PLANNING COMMISSION: Approval (5-0)

MOTIONS:

- (1) I move to approve the Alteration to PUD application as presented by Walton Communities, LLC for property located at 200 Walton Way.
- (2) I move to rezone 615 Old Town Road from Single-Family Urban (R2) to Planned Unit Development (PUD).
- (3) I move to request for staff to make the necessary changes to the zoning map in order to reflect the change of zoning for 615 Old Town Road.



CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 42,956 FEET AND AN ANGULAR ERROR OF .06 PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

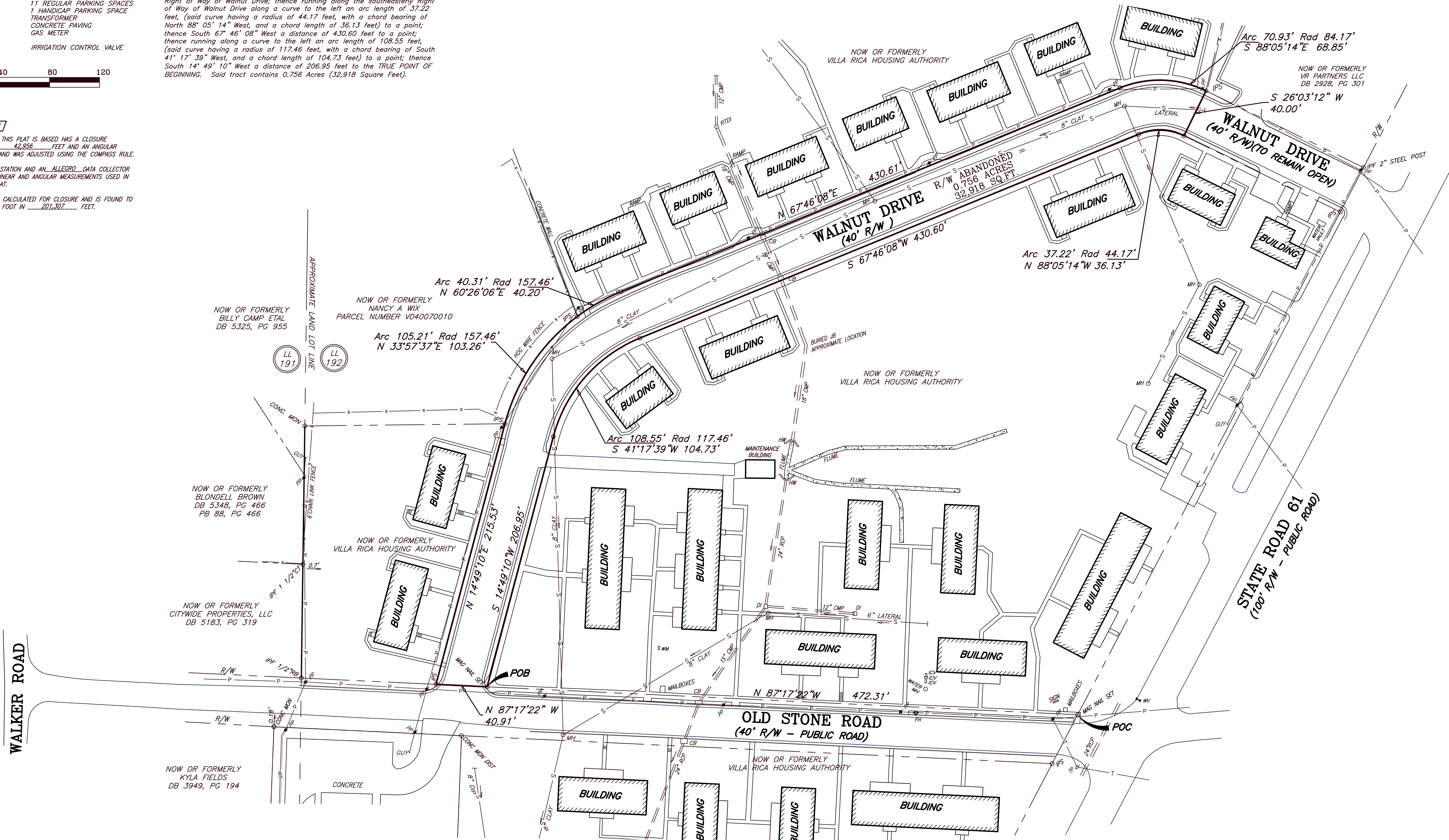
A TOPCON GTS 223 TOTAL STATION AND AN ALLEGRO DATA COLLECTOR WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 201,307 FEET.

Legal Description
Walnut Drive R/W Abandonment

All that tract or parcel of land lying and being in Land Lot 192 of the 6th District of the City of Villa Rica, Carroll County, Georgia and being more particularly described as follows:

To reach the True Point of Beginning, commence at a magnetic nail set at the intersection of the northwesterly Right of Way of State Road 61 (100' R/W) and the northerly Right of Way of Old Stone Road (40' R/W), from point thus established and running along the northerly Right of Way of Old Stone Road North 87° 17' 22" West a distance of 472.31 feet to a magnetic nail set at the intersection of the southeasterly Right of Way of Walnut Drive (40' R/W) and the northerly Right of Way of Old Stone Road and the TRUE POINT OF BEGINNING, from point thus established and continuing along said Right of Way of Old Stone Road North 87° 17' 22" West a distance of 40.91 feet to a point on the westerly Right of Way of Walnut Drive; thence leaving said Right of Way of Old Stone Road and running along the northwesterly Right of Way of Walnut Drive North 14° 49' 10" East a distance of 215.53 feet to an iron pin set; thence running along a curve to the right an arc length of 105.21 feet, (said curve having a radius of 157.43 feet, with a chord bearing of North 33° 57' 37" East, and a chord length of 103.26 feet) to an iron pin set; thence running along a curve to the right an arc length of 40.31 feet, (said curve having a radius of 157.46 feet, with a chord bearing of North 60° 26' 06" East, and a chord length of 40.20 feet) to a point; thence North 67° 46' 08" East a distance of 430.61 feet to a point; thence running along a curve to the right an arc length of 70.93 feet, (said curve having a radius of 84.17 feet, with a chord bearing of South 88° 05' 14" East, and a chord length of 68.85 feet) to an iron pin set; thence crossing Walnut Drive South 26° 03' 12" West a distance of 40.00 feet to a point on the southeasterly Right of Way of Walnut Drive; thence running along the southeasterly Right of Way of Walnut Drive along a curve to the left an arc length of 37.22 feet, (said curve having a radius of 44.17 feet, with a chord bearing of North 88° 05' 14" West, and a chord length of 36.13 feet) to a point; thence South 67° 46' 08" West a distance of 430.60 feet to a point; thence running along a curve to the left an arc length of 108.55 feet, (said curve having a radius of 117.46 feet, with a chord bearing of South 41° 17' 39" West, and a chord length of 104.73 feet) to a point; thence South 14° 49' 10" West a distance of 206.95 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.756 Acres (32,918 Square Feet).



Date	7/28/2022
Revision	REMOVE PORTION OF WALNUT DRIVE
No	1
Field Date: 03/28/2019	
Plat Date: 03/29/2019	
Scale: 1" = 40'	

RIGHT OF WAY ABANDONMENT PLAT
OF
WALNUT DRIVE
LAND LOT 192 6TH DISTRICT
CITY OF VILLA RICA, CARROLL COUNTY, GEORGIA





Application Checklist

Please complete this form when accepting an Alteration to Rezoning Conditions. For processing a Rezoning request or map/text amendments, application shall be submitted in accordance with a schedule adopted annually by the City Council. Each application shall be submitted at least 50 days prior to the date on which it is to be considered by the City Council and in any event in sufficient time so as to permit advance advertising and notice of any public hearing(s).

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT APPLICATION.

Please check the following items being submitted:

- ☐ 1. **Application Form:** Completed, signed and **notarized** by property owner. Application must have property owner's original signature.
- ☐ 2. **Campaign Disclosure Form:** Signed and notarized by the applicant and agent.
- ☐ 3. **Letter of Ownership:** Letter stating that the property owner is aware of the request and/or owns the property in question.
- ☐ 4. **Letter of Intent:** Must clearly state the proposed use and development intent
- ☐ 5. **Survey Plat (8 ½ x 11):** Prepared plat of the **Subject Property** that has been sealed within the last ten years by a professional engineer, landscape architect or land surveyor registered in the State of Georgia. Said survey plat shall: 1) indicate the complete boundaries of the subject property and all buildings and structures existing therein; 2) Include a notation as to whether or not any portion of the subject property is within the boundaries of the 100 year floodplain; and 3) Include a notation as to the total acreage or square footage of the subject property
- ☐ 6. **Conceptual Site Plans (max. 24 x 36):** Twenty (20) copies that illustrates minimum details of the development standards: Buildings, setbacks, buffers, road frontage, correct scale, north arrow, present zoning classification, topographic information to show elevation and drainage, location and extent of required buffers, proposed lot layout.
- ☐ 7. **Fee:** As listed on the Fee Schedule to defray the administrative and processing costs.

Name of Applicant: Chase Davidson- Walton Trail Phase 2 LP

Signature of Applicant:  Date: 8/1/22



Alteration to Rezoning Condition

Name of Applicant: Walton Trail Phase 2 LP Phone: 678-303-4100 Date: 7/28/22
Address Applicant: 2281 Akers Mill Rd, Bldg 4100 Fax: _____ Pager/Cell: 615-630-3926
City: Atlanta State: GA Zip: 30339 E-mail: c.davidson@waltoncommunities.com
Name of Agent: Chase Davidson Phone: 615-630-3926 Date: 7/28/22
Address Agent: 2281 Akers Mill Rd, Bldg 4100 Fax: _____ Pager/Cell: _____
City: Atlanta State: GA Zip: 30339 E-mail: c.davidson@waltoncommunities.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS: (PLEASE CHECK THE TYPE OF REQUEST OR APPEAL AND FILL IN ALL APPLICABLE INFORMATION LEGIBLY AND COMPLETELY).

For the Purpose of 2nd phase multi-family development at Walton Trail
(Type of Development)
Address of Property: 400 Walton Way Nearest intersection to the property: old stone Rd
(Street Address, if Applicable, Nearest Intersection, Etc.)
Land Lot Number(s): 191 + 192, District(s): 6th, County: Carroll
Size of Tract: 6.62 acre(s) Gross Density: 22 units per acre Net Density: 22 units per acre
Property Tax Parcel Number(s): V04 006001 + V04 0070010 (Required)

Adjacent Property Owners:

North: Gaming Amy Crystal Godoy East: VR Partners LLC
South: Patel Rashesh/Parul West: Brooks Adrienne Jenean + Ediale Josephine + Potts Johnny M + Brown Blondell Beck Ellis + Citywide properties LLC

Chase Davidson

Witness' Signature

Printed Name of Witness

Notary



Richard Chambers

Signature of Owners/s

RICHARD CHAMBERS

Printed Name of Owners/s

Signature of Agent

(For Office Use Only)

Total Amount Paid \$ _____ Cash _____ Check # _____ Received by: _____ (FEES ARE NON-REFUNDABLE)

Application checked by: _____ Date: _____ Map Number(s): _____

Planning Commission action: Approved ☐ Denied ☐ Date: _____ Conditions: No ☐ Yes ☐ How many: _____

City Council Decision: Approved ☐ Denied ☐ Date: _____ Conditions: No ☐ Yes ☐ How many: _____

Manager's Signature: _____ Date: _____



Alteration to Rezoning Condition

Name of Applicant: Walton Trail Phase 2 LP Phone: 678-303-4100 Date: 7/28/22
 Address Applicant: 2281 AKers Mill Rd, Bldg 4100 Fax: _____ Pager/Cell: _____
 City: Atlanta State: GA Zip: 30339 E-mail: cdauidson@waltoncommunities.com
 Name of Agent: Chase Davidson Phone: 615-630-3926 Date: 7/28/22
 Address Agent: " Fax: _____ Pager/Cell: "
 City: _____ State: _____ Zip: _____ E-mail: "

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS: (PLEASE CHECK THE TYPE OF REQUEST OR APPEAL AND FILL IN ALL APPLICABLE INFORMATION LEGIBLY AND COMPLETELY).

For the Purpose of 2nd phase multi-family development at Walton Trail
 (Type of Development)
 Address of Property: 4100 Walton Way Nearest intersection to the property: Old Stone Rd
 (Street Address, if Applicable, Nearest Intersection, Etc.)
 Land Lot Number(s): 191+192, District(s): 6th, County: Carroll
 Size of Tract: 6.62 acre(s) Gross Density: 22 units per acre Net Density: 22 units per acre
 Property Tax Parcel Number(s): 004006001 + 0040070010 (Required)

Adjacent Property Owners:

North: Camino Amy Crystal Goody East: Villa Rica Housing Authority
 South: Villa Rica Housing Authority West: Patric Johnson M.

Chase Davidson
 Witness' Signature

Chase Davidson
 Printed Name of Witness

Megan Collins
 Notary

(For Office Use Only)



Melvin Wade Sudduth
 Signature of Owners/s

Melvin Wade Sudduth
 Printed Name of Owners/s

 Signature of Agent

Total Amount Paid \$ _____ Cash _____ Check # _____ Received by: _____ (FEES ARE NON-REFUNDABLE)

Application checked by: _____ Date: _____ Map Number(s): _____

Planning Commission action: Approved ☐ Denied ☐ Date: _____ Conditions: No ☐ Yes ☐ How many: _____

City Council Decision: Approved ☐ Denied ☐ Date: _____ Conditions: No ☐ Yes ☐ How many: _____

Manager's Signature: _____ Date: _____



Applicant Campaign Disclosure Form

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Has the applicant¹ made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the City Council or Planning Commission who will consider the application?

Yes _____ No X

If **Yes**, the applicant and the attorney representing the applicant must file a disclosure report with the City within ten (10) days after this application is first filed. Please supply the following information that will be considered as the required disclosure:

Council/Planning Commission Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 29 day of July, 2022

RICHARD CHAUBERS
Applicant's Name - Printed

Richard Chaubers
Signature of Applicant

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 29th day of July, 2022



Rita Redolfi
Notary Public

1. Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning or other action.



Applicant Campaign Disclosure Form

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Has the applicant¹ made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the City Council or Planning Commission who will consider the application?

Yes _____ No X

If **Yes**, the applicant and the attorney representing the applicant must file a disclosure report with the City within ten (10) days after this application is first filed. Please supply the following information that will be considered as the required disclosure:

Council/Planning Commission Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 29th day of July, 2022.

Melvin Wade Sudduth
Applicant's Name - Printed

Melvin Wade Sudduth
Signature of Applicant

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 29th day of July, 2022.



Rita Redolfi
Notary Public

1. Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning or other action.

July 27, 2022

City of Villa Rica
Planning Department
571 Bankhead Highway
Villa Rica, Georgia 30180

RE: Walton Trail Phase 2– Alteration to Rezoning Condition

To Whom It May Concern,

The City of Villa Rica approved the rezoning of parcel V04006001 to Planned Unit Development (PUD) on November 26, 2019 for a two-phase planned community named Walton Trail which is being developed in partnership by the Villa Rica Housing Authority (“VRHA”) and Walton Communities, LLC (“Applicant”). The total site area includes approximately 9.95 acres. Additionally, the partnership has placed an additional 0.72-acre parcel (V040070010) under contract to expand the overall site area.

I am the owner of parcel V04 006001 and acknowledge that the applicant is submitting the Alteration to Rezoning Condition application.

Sincerely,



Dick Chambers
Executive Direction
Villa Rica Housing Authority

July 27, 2022

City of Villa Rica
Planning Department
571 Bankhead Highway
Villa Rica, Georgia 30180

RE: Walton Trail Phase 2– Alteration to Rezoning Condition

To Whom It May Concern,

The City of Villa Rica approved the rezoning of parcel V04006001 to Planned Unit Development (PUD) on November 26, 2019 for a two-phase planned community named Walton Trail which is being developed in partnership by the Villa Rica Housing Authority (“VRHA”) and Walton Communities, LLC (“Applicant”). The total site area includes approximately 9.95 acres. Additionally, the partnership has placed an additional 0.72-acre parcel (V040070010) under contract to expand the overall site area.

I am the owner of parcel V04 0070010 and acknowledge that the applicant is submitting the Alteration to Rezoning Condition application.

Sincerely,



Melvin Wade Sudduth



Walton Trail Phase 2

Planned Unit Development Alteration to Rezoning Condition

Owner:

Villa Rica Housing Authority

Contact: Richard Chambers

490 Old Stone Rd

Villa Rica GA 30180

770-456-4946

Submitted:

August 1st, 2022

Prepared By Applicant:

Walton Trail Phase 2, L.P.

Contact: Chase Davidson

2281 Akers Mill Road, Bldg. 4100

Atlanta, GA 30339

678-303-4100

I. **Existing Site Description:**

The City of Villa Rica approved the rezoning of parcel V04 006001 to Planned Unit Development (“PUD”) on November 26th, 2019, for a planned multi-phase housing development. The first phase of redevelopment, Legacy at Walton Trail, was completed on July 29th, 2022. This phase includes 90 units built on 2.45-acres plus common area supporting the project (stormwater detention pond and main street on ~1.61 acres). The remainder of the existing site area is currently occupied by VRHA residents in existing buildings.

II. **Proposed Development:**

Walton Trail (Phase 2) will replace the remainder of VRHA public housing with 143 homes spread across three buildings as depicted in the site plan. The community will be developed, constructed, leased, and managed by Walton Communities.

The site area for this final phase of redevelopment will include a portion of Walnut Drive (0.76-acres), subject to the formal R.O.W. abandonment process, and will add an adjacent parcel under contract with Walton (V040070010 / 0.86-acres) but currently owned by Mr. Wade Sudduth. *Supporting documentation is provided with the application.*

The primary residential building and community amenities are situated along Walton Way, which provides a walkable environment with mature trees and shrubs and colorful seasonal planting beds. This entry point provides a small number of parking spaces for visitors and future residents to access the leasing office(s). Phase 2 will have an abundance of amenities including: **Clubhouse/community center, outdoor grilling and picnic area(s), playground and multi-use space, fitness center, equipped laundry center and multiple green spaces.**

Site information:

- Phase 2 Area: 6.62 acres
- Phase 2 Density: 22 units / acre
- Phase 2 Parking:
 - Regular: 256 spaces
 - H/C: 14 spaces
 - Ratio: 1.89 spaces / unit (or 270 spaces)

III. **Boundary Survey, Preliminary Plat & future R.O.W. Abandonment Plat:**

The attached survey of the Property was prepared by Aubrey Jonathan Akins, Georgia Registered land surveyor on 7/27/22 and contains 5.86 acres.

The attached Right of Way Abandonment of Walnut Drive Plat was prepared by Aubrey Jonathan Akins, Georgia Registered land surveyor on 7/28/22 and contains 0.756-acres.

The attached Preliminary Plat prepared by Aubrey Jonathan Akins, Georgia Registered land surveyor on 10/1/20 and will be updated along with the final development site plan, abandonment, and addition of parcel V04 0070010.

IV. **Example Imagery of Amenity spaces**

Playground – Walton Oaks



Walton Summit

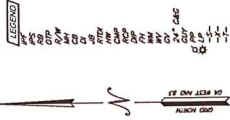


Grill and Picnic Areas – Walton Village



Courtyard – Walton Overlook





- LEGEND**
- IRON PIPE (20")
 - IRON PIPE (12")
 - IRON PIPE (8")
 - IRON PIPE (6")
 - IRON PIPE (4")
 - IRON PIPE (3")
 - IRON PIPE (2")
 - IRON PIPE (1")
 - IRON PIPE (1/2")
 - IRON PIPE (1/4")
 - IRON PIPE (1/8")
 - IRON PIPE (1/16")
 - IRON PIPE (1/32")
 - IRON PIPE (1/64")
 - IRON PIPE (1/128")
 - IRON PIPE (1/256")
 - IRON PIPE (1/512")
 - IRON PIPE (1/1024")
 - IRON PIPE (1/2048")
 - IRON PIPE (1/4096")
 - IRON PIPE (1/8192")
 - IRON PIPE (1/16384")
 - IRON PIPE (1/32768")
 - IRON PIPE (1/65536")
 - IRON PIPE (1/131072")
 - IRON PIPE (1/262144")
 - IRON PIPE (1/524288")
 - IRON PIPE (1/1048576")
 - IRON PIPE (1/2097152")
 - IRON PIPE (1/4194304")
 - IRON PIPE (1/8388608")
 - IRON PIPE (1/16777216")
 - IRON PIPE (1/33554432")
 - IRON PIPE (1/67108864")
 - IRON PIPE (1/134217728")
 - IRON PIPE (1/268435456")
 - IRON PIPE (1/536870912")
 - IRON PIPE (1/1073741824")
 - IRON PIPE (1/2147483648")
 - IRON PIPE (1/4294967296")
 - IRON PIPE (1/8589934592")
 - IRON PIPE (1/17179869184")
 - IRON PIPE (1/34359738368")
 - IRON PIPE (1/68719476736")
 - IRON PIPE (1/137438953472")
 - IRON PIPE (1/274877906944")
 - IRON PIPE (1/549755813888")
 - IRON PIPE (1/1099511627776")
 - IRON PIPE (1/2199023255552")
 - IRON PIPE (1/4398046511104")
 - IRON PIPE (1/8796093022208")
 - IRON PIPE (1/17592186044416")
 - IRON PIPE (1/35184372088832")
 - IRON PIPE (1/70368744177664")
 - IRON PIPE (1/140737488355328")
 - IRON PIPE (1/281474976710656")
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PURCHASE AND SALE AGREEMENT

Offer Date: July 13, 2022



2022 Printing

A. KEY TERMS AND CONDITIONS

1. Purchase and Sale. The undersigned buyer(s) ("Buyer") agree to buy and the undersigned seller(s) ("Seller") agree to sell the real property described below including all fixtures, improvements and landscaping therein ("Property") on the terms and conditions set forth in this Agreement. a. Property Identification: Address: <u>615 Old Town Road</u> City <u>Villa Rica</u> , County <u>Carroll</u> , Georgia, Zip Code <u>30180</u> MLS Number: _____ Tax Parcel I.D. Number: <u>V04-0070010</u> b. Legal Description: The legal description of the Property is <i>[select one of the following below]</i> : ☐ (1) attached as an exhibit hereto; ☐ (2) Condominium (attach F204 Condominium Resale Purchase and Sale Exhibit) ☐ (3) the same as described in Deed Book _____, Page _____, et. seq., of the land records of the above county; OR ☐ (4) Land Lot(s) _____ of the _____ District, _____ Section/GMD, Lot _____, Block _____, Unit _____, Phase/Section _____ Subdivision/Development, according to the plat recorded in Plat Book _____, Page _____, et. seq., of the land records of the above county.	
2. Purchase Price of Property to be Paid by Buyer. \$ <u>250,000.00</u>	3. Closing Costs. Seller's Contribution at Closing: \$ <u>0.00</u>
4. Closing Date and Possession. Closing Date shall be <u>30 days following the end of Due Diligence Period</u> with possession of the Property transferred to Buyer ☒ at Closing OR ☐ _____ days after Closing at _____ o'clock ☐ AM ☐ PM (attach F219 Temporary Occupancy Agreement).	
5. Closing Law Firm. Hughes White Kralicek Short	Phone Number: 770-955-9005
6. Holder of Earnest Money ("Holder"). (If Holder is Closing Attorney, F510 must be attached as an exhibit hereto, and F511 must be signed by Closing Attorney.) Hughes White Kralicek Short	
7. Earnest Money. Earnest Money shall be paid by ☐ check ☐ ACH ☐ cash or ☐ wire transfer of immediately available funds as follows: ☐ a. \$ _____ as of the Offer Date. ☐ b. \$ <u>5,000.00</u> within <u>3</u> days from the Binding Agreement Date. ☐ c. <u>\$20,000.00</u> within 3 days after the end of the Due Diligence Period	
8. Inspection and Due Diligence. a. Due Diligence Period: Property is being sold subject to a Due Diligence Period of <u>90</u> days from the Binding Agreement Date. b. Option Payment for Due Diligence Period: In consideration of Seller granting Buyer the option to terminate this Agreement, Buyer: (1) has paid Seller \$10.00 in nonrefundable option money, the receipt and sufficiency of which is hereby acknowledged; plus (2) shall pay directly to Seller additional option money of \$ <u>N/A</u> by ☐ check ☐ ACH or ☐ wire transfer of immediately available funds either ☐ as of the Offer Date; OR ☐ within _____ days from the Binding Agreement Date. Any additional option money paid by Buyer to Seller ☐ shall (subject to lender approval) or ☐ shall not be applied toward the purchase price at closing and shall not be refundable to Buyer unless the closing fails to occur due to the default of the Seller.	
9. Lead-Based Paint. To the best of Seller's knowledge, the residential dwelling(s) on the Property (including any portion thereof or painted fixture therein) ☒ was (attach F316 Lead-Based Paint Exhibit) OR ☐ was not built prior to 1978.	
10. Brokerage Relationships in this Transaction. a. Buyer's Broker is <u>Walton Communities, LLC</u> and is: (1) ☒ representing Buyer as a client. (2) ☐ working with Buyer as a customer. (3) ☐ acting as a dual agent representing Buyer and Seller. (4) ☐ acting as a designated agent where: _____ _____ has been assigned to exclusively represent Buyer. b. Seller's Broker is <u>n/a</u> and is: (1) ☐ representing Seller as a client. (2) ☐ working with Seller as a customer. (3) ☐ acting as a dual agent representing Buyer and Seller. (4) ☐ acting as a designated agent where: _____ _____ has been assigned to exclusively represent Seller. c. Material Relationship Disclosure: The material relationships required to be disclosed by either Broker are as follows:	
11. Time Limit of Offer. The Offer set forth herein expires at <u>4:00</u> o'clock <u>P</u> .m. on the date <u>July 15, 2022</u> .	

Buyer(s) Initials _____ Seller(s) Initials MWS

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B. FURTHER EXPLANATIONS TO CORRESPONDING PARAGRAPHS IN SECTION A.

1. **Purchase and Sale.**
 - a. **Warranty:** Seller warrants that at the time of closing Seller will convey good and marketable title to said Property by limited warranty deed subject only to: (1) zoning; (2) general utility, sewer, and drainage easements of record as of the Binding Agreement Date and upon which the improvements (other than any driveway or walkway) do not encroach; (3) declarations of condominium and declarations of covenants, conditions and restrictions of record on the Binding Agreement Date; and (4) leases and other encumbrances specified in this Agreement. Buyer agrees to assume Seller's responsibilities in any leases specified in this Agreement.
 - b. **Examination:** Buyer may examine title and/or obtain a survey of the Property and furnish Seller with a written statement of title objections at or prior to the closing. If Seller fails or is unable to satisfy valid title objections at or prior to the closing or any unilateral extension thereof, which would prevent the Seller from conveying good and marketable title to the Property, then Buyer, among its other remedies, may terminate the Agreement without penalty upon written notice to Seller. Good and marketable title as used herein shall mean title which a title insurance company licensed to do business in Georgia will insure at its regular rates, subject only to standard exceptions.
 - c. **Title Insurance:** Buyer hereby directs any mortgage lender involved in this transaction to quote the cost of title insurance based upon the presumption that Buyer will be obtaining an enhanced title insurance policy since such a policy affords Buyer greater coverage.
2. **Purchase Price to be Paid by Buyer.** The Purchase Price shall be paid in U.S. Dollars at closing by wire transfer of immediately available funds, or such other form of payment acceptable to the closing attorney.
3. **Closing Costs.**
 - a. **Seller's Contribution at Closing:** At closing, Seller shall make the referenced Seller's Monetary Contribution which Buyer may use to pay any cost or expense of Buyer related to this transaction, including without limitation, any commission obligations of Buyer. Buyer acknowledges that Buyer's mortgage lender(s) may not allow the Seller's Monetary Contribution, or the full amount thereof, to be used for some costs or expenses. In such event, any unused portion of the Seller's Monetary Contribution shall remain the property of the Seller. The Seller shall pay the fees and costs of the closing attorney: (1) to prepare and record title curative documents and (2) for Seller not attending the closing in person.
 - b. **Items Paid by Buyer:** At closing, Buyer shall pay: (1) Georgia property transfer tax; (2) the cost to search title and tax records and prepare the limited warranty deed; and (3) all other costs, fees and charges to close this transaction, except as otherwise provided herein.
 - c. **Prorations:** Ad valorem property taxes, community association fees, solid waste and governmental fees and utility bills for which service cannot be terminated as of the date of closing shall be prorated as of the date of closing. Notwithstanding any provision to the contrary, in the event ad valorem property taxes are based upon an estimated tax bill or tax bill under appeal, Buyer and Seller shall, upon the issuance of the actual tax bill or the appeal being resolved, promptly make such financial adjustments between themselves as are necessary to correctly prorate the tax bill. In the event there are tax savings resulting from a tax appeal, third party professional costs to handle the appeal may be deducted from the savings for that tax year before re-prorating. Any pending tax appeal for the year in which the Property is sold shall be deemed assigned to Buyer at closing. The liability to the county and if applicable, city, in which the Property is located for ad valorem real property taxes for the year in which the Property is sold shall be assumed by Buyer upon the Closing of the Property. Buyer agrees to indemnify Seller against any and all claims of the county and if applicable, city, for unpaid ad valorem real property taxes for the year in which the Property is sold.
4. **Closing Date and Possession.**
 - a. **Right to Extend the Closing Date:** Buyer or Seller may unilaterally extend the closing date for eight (8) days upon notice to the other party given prior to or on the date of closing if: (1) Seller cannot satisfy valid title objections (excluding title objections that: (a) can be satisfied through the payment of money or by bonding off the same; and (b) do not prevent Seller from conveying good and marketable title, as that term is defined herein, to the Property); (2) Buyer's mortgage lender (even in "all cash" transactions where Buyer is obtaining a mortgage loan) or the closing attorney is delayed and cannot fulfill their respective obligations by the date of closing, provided that the delay is not caused by Buyer; or (3) Buyer has not received required estimates or disclosures and Buyer is prohibited from closing under federal regulations. The party unilaterally extending the closing date shall state the basis for the delay in the notice of extension. If the right to unilaterally extend the closing date is exercised once by either the Buyer or Seller, the right shall thereafter terminate.
 - b. **Keys and Openers:** At Closing, Seller shall provide Buyer with all keys, door openers, codes and other similar equipment pertaining to the Property.
5. **Closing Law Firm.** Buyer shall have the right to select the closing attorney to close this transaction, and hereby selects the closing attorney referenced herein. In all cases where an individual closing attorney is named in this Agreement but the closing attorney is employed by or an owner, shareholder, or member in a law firm, the law firm shall be deemed to be the closing attorney. If Buyer's mortgage lender refuses to allow that closing attorney to close this transaction, Buyer shall select a different closing attorney acceptable to the mortgage lender. The closing attorney shall represent the mortgage lender in any transaction in which the Buyer obtains mortgage financing (including transactions where the method of payment referenced herein is "all cash"). In transactions where the Buyer does not obtain mortgage financing, the closing attorney shall represent the Buyer.

6. **Holder of Earnest Money.** The earnest money will be paid to Holder in a method of payment acceptable to the Holder. Holder has the right to charge Buyer for any cost associated with receiving of earnest money. Such charge shall be collected separately from the payment of earnest money. The earnest money will be deposited into Holder's escrow/trust account (with Holder being permitted to retain the interest if the account is interest bearing) not later than: (a) five (5) banking days after the Binding Agreement Date hereunder or (b) five (5) banking days after the date it is actually received if it is received after the Binding Agreement Date. If Buyer writes a check or pays with an ACH for earnest money and the same is deposited into Holder's escrow/trust account, Holder shall not return the earnest money until the check or ACH has cleared the account on which the check was written or from which the ACH was sent. In the event any earnest money check is dishonored by the bank upon which it is drawn, or earnest money is not timely paid, Holder shall promptly give notice of the same to Buyer and Seller. Buyer shall have three (3) banking days from the date of receiving the notice to cure the default and if Buyer does not do so, Seller may within seven (7) days thereafter terminate this Agreement upon notice to Buyer. If Seller fails to terminate the Agreement timely, Seller's right to terminate based on the default shall be waived.
7. **Earnest Money.**
- a. **Entitlement to Earnest Money:** Subject to the paragraph below, Buyer shall be entitled to the earnest money upon the: (1) failure of the parties to enter into a binding agreement; (2) failure of any unexpired contingency or condition to which this Agreement is subject; (3) termination of this Agreement due to the default of Seller; or (4) termination of this Agreement in accordance with a specific right to terminate set forth in the Agreement. Otherwise, the earnest money shall be applied towards the purchase price of the Property at closing or if other funds are used to pay the purchase price then the earnest money shall be returned to Buyer.
 - b. **Disbursement of Earnest Money:** Holder shall disburse the earnest money upon: (1) the closing of Property; (2) a subsequent written agreement of Buyer and Seller; (3) an order of a court or arbitrator having jurisdiction over any dispute involving the earnest money; or (4) the failure of the parties to enter into a binding agreement (where there is no dispute over the formation or enforceability of the Agreement). In addition, Holder may disburse the earnest money upon a reasonable interpretation of the Agreement, provided that Holder first gives all parties at least ten (10) days notice stating to whom and why the disbursement will be made. Any party may object to the proposed disbursement by giving written notice of the same to Holder within the ten (10) day notice period. Objections not timely made in writing shall be deemed waived. If Holder receives an objection and, after considering it, decides to disburse the earnest money as originally proposed, Holder may do so and send notice to the parties of Holder's action. If Holder decides to modify its proposed disbursement, Holder shall first send a new ten (10) day notice to the parties stating the rationale for the modification and to whom the disbursement will now be made. Holder shall disburse the earnest money to Seller by check in the event Holder: (1) makes a reasonable interpretation of the Agreement that the Agreement has been terminated due to Buyer's default; and (2) sends the required ten (10) day notice of the proposed disbursement to Buyer and Seller. The above-referenced check shall constitute liquidated damages in full settlement of all claims of Seller against Buyer and the Brokers in this transaction. Holder may require Seller to sign a W-9 before issuing a check to Seller for liquidated damages of \$600 or more. Such liquidated damages are a reasonable pre-estimate of Seller's actual damages, which damages the parties agree are difficult to ascertain and are not a penalty.
 - c. **Interpleader:** If an earnest money dispute cannot be resolved after a reasonable time, Holder may interplead the earnest money into a court of competent jurisdiction if Holder is unsure who is entitled to the earnest money. Holder shall be reimbursed for and may deduct its costs, expenses and reasonable attorney's fees from any funds interpleaded. The prevailing defendant in the interpleader lawsuit shall be entitled to collect its attorney's fees, court costs and the amount deducted by Holder to cover Holder's costs and expenses from the non-prevailing defendant.
 - d. **Hold Harmless:** All parties hereby covenant and agree to: (1) indemnify and hold Holder harmless from and against all claims, injuries, suits and damages (collectively, "Claims") arising out of the performance by Holder of its duties, including Claims caused, in whole or in part, by the negligence of the Holder; (2) not to sue Holder for any decision of Holder to disburse earnest money in accordance with this Agreement.
8. **Inspection and Due Diligence.**
- a. **Right to Inspect Property:** Upon prior notice to Seller, Buyer and/or Buyer's representatives shall have the right to enter the Property at Buyer's expense and at reasonable times (including immediately prior to closing) to inspect, examine, test, appraise and survey Property. If any portion of the Property was built prior to 1978, the Lead-Based Paint Exhibit (F316) is hereby attached an Exhibit to the Agreement. Buyer shall have the right to conduct a lead hazard evaluation within ten (10) days from the Binding Agreement Date (or other mutually agreed upon time period) and to terminate this Agreement without penalty upon notice to Seller if lead-based paint and/or lead hazards are found (unless these rights are waived by Buyer in the Lead-Based Paint Exhibit (F316)). If the Lead-Based Paint Exhibit (F316) gives Buyer the right to terminate this Agreement if lead-based paint or lead hazards are found and such notice of termination is not given within ten (10) days from Binding Agreement Date (or other mutually agreed upon time period), the right to terminate for lead-based paint and/or lead hazards shall be waived. The above right to enter the Property shall include the time period after the end of any Due Diligence Period to, among other things, and without limitation, conduct inspections, surveys and evaluations, meet contractors and vendors, measure for renovations and confirm that any agreed upon repairs have been made and the Property otherwise remains in the same condition. Seller shall cause all utilities, systems and equipment to be on so that Buyer may complete all inspections. Buyer agrees to hold Seller and all Brokers harmless from all claims, injuries and damages relating to the exercise of these rights and shall promptly restore any portion of the Property damaged or disturbed from testing or other evaluations to a condition equal to or better than the condition it was in prior to such testing or evaluation. If Buyer is concerned that the Property may have been used as a laboratory for the production of methamphetamine, or as a dumpsite for the same, Buyer should review the National Clandestine Laboratory Register – Georgia at www.dea.gov.
 - b. **Duty to Inspect Neighborhood:** In every neighborhood there are conditions which different buyers may find objectionable. Buyer shall have the sole duty to become familiar with neighborhood conditions that could affect the Property such as landfills, quarries, power lines, airports, cemeteries, prisons, stadiums, odor and noise producing activities, crime and school, land use, government and transportation maps and plans. It shall be Buyer's sole duty to become familiar with neighborhood conditions of concern to Buyer. If Buyer is concerned about the possibility of a registered sex offender residing in a neighborhood in which Buyer is interested, Buyer should review the Georgia Violent Sex Offender Registry available on the Georgia Bureau of Investigation Website at www.gbi.georgia.gov.

- c. **Warranties Transfer:** Seller agrees to transfer to Buyer, at closing, subject to Buyer's acceptance thereof (and at Buyer's expense, if there is any cost associated with said transfer), Seller's interest in any existing manufacturer's warranties, service contracts, termite treatment and/or repair guarantee and/or other similar warranties which, by their terms, may be transferable to Buyer.
- d. **Property Sold "As-Is" Unless this Agreement is Subject to Due Diligence Period:**
- (1) **General:** Unless the Property is being sold subject to a Due Diligence Period referenced herein, the Property shall be sold "as-is" with all faults. Even if the Property is sold "as-is" Seller is required under Georgia law to disclose to the Buyer latent or hidden defects in the Property which Seller is aware and which could not have been discovered by the Buyer upon a reasonable inspection of the property. The inclusion of a Due Diligence Period herein shall: (a) during its term make this Agreement an option contract in which Buyer may decide to proceed or not proceed with the purchase of the Property for any or no reason; and (b) be an acknowledgement by Seller that Buyer has paid separate valuable consideration of \$10 for the granting of the option.
- (2) **Purpose of Due Diligence Period:** During the Due Diligence Period, Buyer shall determine whether or not to exercise Buyer's option to proceed or not proceed with the purchase of the Property. If Buyer has concerns with the Property, Buyer may during the Due Diligence Period seek to negotiate an amendment to this Agreement to address such concerns.
- (3) **Notice of Decision Not To Proceed:** Buyer shall have elected to exercise Buyer's option to purchase the Property unless prior to the end of any Due Diligence Period, Buyer notifies Seller of Buyer's decision not to proceed by delivering to Seller a notice of termination of this Agreement. In the event Buyer does not terminate this Agreement prior to the end of the Due Diligence Period, then: (a) Buyer shall have accepted the Property "as-is" subject to the terms of this Agreement; and (b) Buyer shall no longer have any right to terminate this Agreement based upon the Due Diligence Period.
- e. **Repairs:** All agreed upon repairs and replacements shall be performed in a good and workmanlike manner prior to closing.
9. **Lead-Based Paint.** If any portion of a residential dwelling on the Property was built prior to 1978, the Lead-Based Paint Exhibit (F316) is hereby attached as an exhibit to this Agreement. The term "residential dwelling" includes any painted fixture or material used therein that was built or manufactured prior to 1978.
10. **Brokerage Relationships in this Transaction.**
- a. **Agency Disclosure:** No Broker in this transaction shall owe any duty to Buyer or Seller greater than what is set forth in their brokerage engagements and the Brokerage Relationships in Real Estate Transactions Act, O.C.G.A. § 10-6A-1 et. seq.;
- (1) **No Agency Relationship:** Buyer and Seller acknowledge that, if they are not represented by Brokers in a client relationship, they are each solely responsible for protecting their own interests, and that Broker's role is limited to performing ministerial acts for that party.
- (2) **Consent to Dual Agency:** If Broker is acting as dual agent in this transaction, Buyer and Seller consent to the same and acknowledge having been advised of the following:
- i. **Dual Agency Disclosure:** *[Applicable only if Broker is acting as a dual agent in this transaction.]*
- (a) As a dual agent, Broker is representing two clients whose interests are or at times could be different or even adverse;
- (b) Broker will disclose all adverse material facts relevant to the transaction and actually known to the dual agent to all parties in the transaction except for information made confidential by request or instructions from each client which is not otherwise required to be disclosed by law;
- (c) Buyer and Seller do not have to consent to dual agency and the consent of Buyer and Seller to dual agency has been given voluntarily and the parties have read and understand their brokerage engagement agreements.
- (d) Notwithstanding any provision to the contrary contained herein Buyer and Seller each hereby direct Broker while acting as a dual agent to keep confidential and not reveal to the other party any information which could materially and adversely affect their negotiating position.
- ii. **Designated Agency Disclosure:** If Broker in this transaction is acting as a designated agent, Buyer and Seller consent to the same and acknowledge that each designated agent shall exclusively represent the party to whom each has been assigned as a client and shall not represent in this transaction the client assigned to the other designated agent.
- b. **Brokerage:** Unless otherwise specified herein, the real estate commissions owing to the Seller's Broker and Buyer's Broker, if any, are being paid pursuant to separate brokerage engagement agreements. Buyer and Seller agree that any commissions to be paid to Broker(s) shall be shown on the settlement statement and collected by closing attorney as a pre-condition to Buyer and Seller closing on the Property so long as the same is permitted by Buyer's mortgage lender, if any. The closing attorney is hereby authorized and directed to pay the Broker(s) at closing, their respective commissions pursuant to written instructions from the Broker(s) at closing, their respective commissions pursuant to written instructions from the Broker(s). If the sale proceeds are insufficient to pay the full commission, the party owing the commission shall pay any shortfall at closing. The acceptance by the Broker(s) of a partial real estate commission at the closing shall not relieve the party owing the same from paying the remainder after the closing (unless the Broker(s) have expressly agreed in writing to accept the amount paid in full satisfaction of the Broker(s) claim to a commission). The Brokers herein are signing this Agreement to reflect their role in this transaction and consent to act as Holder if either of them is named as such. This Agreement and any amendment thereto shall be enforceable even without the signature of any Broker referenced herein. The broker(s) are express third-party beneficiaries to this Agreement.

c. **Disclaimer:** Buyer and Seller have not relied upon any advice or representations of Brokers other than what is included in this Agreement. Brokers shall have no duty to inspect the Property or to advise Buyer or Seller on any matter relating to the Property which could have been revealed through a survey, appraisal, title search, Official Georgia Wood Infestation Report, utility bill review, septic system inspection, well water test, tests for radon, asbestos, mold, methamphetamine, and lead-based paint; moisture test of stucco or synthetic stucco, inspection of the Property by a professional, construction expert, structural engineer or environmental engineer; review of this Agreement and transaction by an attorney, financial planner, mortgage consultant or tax consultant; and consulting appropriate governmental officials to determine, among other things and without limitation, the zoning of Property, the propensity of the Property to flood, flood zone certifications, whether any condemnation action is pending or has been filed or other nearby governmental improvements are planned. Buyer and Seller acknowledge that Broker does not perform or have expertise in any of the above tests, inspections, and reviews or in any of the matters handled by the professionals referenced above. Buyer and Seller should seek independent expert advice regarding any matter of concern to them relative to the Property and this Agreement. Buyer and Seller acknowledge that Broker shall not be responsible to monitor, supervise, or inspect any construction or repairs to Property and such tasks clearly fall outside the scope of real estate brokerage services. If Broker has written any special stipulations herein, the party for whom such special stipulations were written: a) confirms that each such stipulation reflects the party's complete understanding as to the substance and form of the special stipulations; b) hereby adopts each special stipulation as the original work of the party; and c) hereby agrees to indemnify and hold Broker who prepared the stipulation harmless from any and all claims, causes of action, suits, and damages arising out of or relating to such special stipulation. Buyer acknowledges that when and if Broker answers a question of Buyer or otherwise describes some aspect of the Property or the transaction, Broker is doing so based upon information provided by Seller rather than the independent knowledge of Broker (unless Broker makes an independent written disclosure to the contrary).

11. **Time Limit of Offer.** The Time Limit of the Offer shall be the date and time referenced herein when the Offer expires unless prior to that date and time both of the following have occurred: (a) the Offer has been accepted by the party to whom the Offer was made; and (b) notice of acceptance of the Offer has been delivered to the party who made the Offer.

C. OTHER TERMS AND CONDITIONS

1. **Notices.**

- a. **Generally:** All notices given hereunder shall be in writing, legible and signed by the party giving the notice. In the event of a dispute regarding notice, the burden shall be on the party giving notice to prove delivery. The requirements of this notice paragraph shall apply even prior to this Agreement becoming binding. Notices shall only be delivered: (1) in person; (2) by courier, overnight delivery service or by certified or registered U.S. mail (hereinafter collectively "Delivery Service"); or (3) by e-mail or facsimile. The person delivering or sending the written notice signed by a party may be someone other than that party.
- b. **Delivery of Notice:** A notice to a party shall be deemed to have been delivered and received upon the earliest of the following to occur: (1) the actual receipt of the written notice by a party; (2) in the case of delivery by a Delivery Service, when the written notice is delivered to an address of a party set forth herein (or subsequently provided by the party following the notice provisions herein), provided that a record of the delivery is created; (3) in the case of delivery electronically, on the date and time the written notice is electronically sent to an e-mail address or facsimile number of a party herein (or subsequently provided by the party following the notice provisions herein) even if it is not opened by the recipient. Notice to a party shall not be effective unless the written notice is sent to an address, facsimile number or e-mail address of the party set forth herein (or subsequently provided by the party following the notice provisions herein).
- c. **When Broker Is Authorized to Accept Notice for Client:** Except where the Broker is acting in a dual agency capacity, the Broker and any affiliated licensee of the Broker representing a party in a client relationship shall be authorized agents of the party for the limited purpose of receiving notice and such notice to any of them shall for all purposes herein be deemed to be notice to the party. Notice to an authorized agent shall not be effective unless the written notice is sent to an address, facsimile number or e-mail address of the authorized agent set forth herein (or subsequently provided by the authorized agent following the notice provisions herein) even if it is not opened by the recipient. Except as provided for herein, the Broker's staff at a physical address set forth herein of the Broker or the Broker's affiliated licensees are authorized to receive notices delivered by a Delivery Service. The Broker, the Broker's staff and the affiliated licensees of the Broker shall not be authorized to receive notice on behalf of a party in any transaction in which a brokerage engagement has not been entered into with the party or in which the Broker is acting in a dual agency capacity. In the event the Broker is practicing designated agency, only the designated agent of a client shall be an authorized agent of the client for the purposes of receiving notice.

2. **Default.**

- a. **Remedies of Seller:** In the event this Agreement fails to close due to the default of Buyer, Seller's sole remedy shall be to retain the earnest money as full liquidated damages. Seller expressly waives any right to assert a claim for specific performance. The parties expressly agree that the earnest money is a reasonable pre-estimate of Seller's actual damages, which damages the parties agree are difficult to ascertain. The parties expressly intend for the earnest money to serve as liquidated damages and not as a penalty.
- b. **Remedies of Buyer:** In the event this Agreement fails to close due to the default of Seller, Buyer may either seek the specific performance of this Agreement or terminate this Agreement upon notice to Seller and Holder, in which case all earnest money deposits and other payments Buyer has paid towards the purchase of the Property shall be returned to Buyer following the procedures set forth elsewhere herein.
- c. **Rights of Broker:** In the event this Agreement is terminated or fails to close due to the default of a party hereto, the defaulting party shall pay as liquidated damages to every broker involved in this Agreement the commission the broker would have received had the transaction closed. For purposes of determining the amount of liquidated damages to be paid by the defaulting party, all written agreements establishing the amount of commission to be paid to any broker involved in this transaction are incorporated herein by reference. The liquidated damages referenced above are a reasonable pre-estimate of the Broker(s) actual damages and are not a penalty.
- d. **Attorney's Fees:** In any litigation or arbitration arising out of this Agreement, including but not limited to breach of contract claims between Buyer and Seller and commission claims brought by a broker, the non-prevailing party shall be liable to the prevailing party for its reasonable attorney's fees and expenses.

3. **Risk of Damage to Property.** Seller warrants that at the time of closing the Property and all items remaining with the Property, if any, will be in substantially the same condition (including conditions disclosed in the Seller's Property Disclosure Statement or Seller's Disclosure of Latent Defects and Fixtures Checklist) as of the Offer Date, except for changes made to the condition of Property pursuant to the written agreement of Buyer and Seller. At time of possession, Seller shall deliver Property clean and free of trash, debris, and personal property of Seller not identified as remaining with the Property. Notwithstanding the above, if the Property is destroyed or substantially destroyed prior to closing, Seller shall promptly give notice to Buyer of the same and provide Buyer with whatever information Seller has regarding the availability of insurance and the disposition of any insurance claim. Buyer or Seller may terminate this Agreement without penalty not later than fourteen (14) days from receipt of the above notice. If Buyer or Seller do not terminate this Agreement, Seller shall cause Property to be restored to substantially the same condition as on the Offer Date. The date of closing shall be extended until the earlier of one year from the original date of closing, or seven (7) days from the date that Property has been restored to substantially the same condition as on the Offer Date and a new certificate of occupancy (if required) is issued.
4. **Other Provisions.**
- a. **Condemnation:** Seller shall: (1) immediately notify Buyer if the Property becomes subject to a condemnation proceeding; and (2) provide Buyer with the details of the same. Upon receipt of such notice, Buyer shall have the right, but not the obligation for 7 days thereafter, to terminate this Agreement upon notice to Seller in which event Buyer shall be entitled to a refund of all earnest money and other monies paid by Buyer toward the Property without deduction or penalty. If Buyer does not terminate the Agreement within this time frame, Buyer agrees to accept the Property less any portion taken by the condemnation and if Buyer closes, Buyer shall be entitled to receive any condemnation award or negotiated payment for all or a portion of the Property transferred or conveyed in lieu of condemnation.
 - b. **Consent to Share Non-Public Information:** Buyer and Seller hereby consent to the closing attorney preparing and distributing an American Land Title Association ("ALTA") Estimated Settlement Statement-Combined or other combined settlement statement to Buyer, Seller, Brokers and Brokers' affiliated licensees working on the transaction reflected in this Agreement for their various uses.
 - c. **Duty to Cooperate:** All parties agree to do all things reasonably necessary to timely and in good faith fulfill the terms of this Agreement. Buyer and Seller shall execute and deliver such certifications, affidavits, and statements required by law or reasonably requested by the closing attorney, mortgage lender and/or the title insurance company to meet their respective requirements.
 - d. **Electronic Signatures:** For all purposes herein, an electronic or facsimile signature shall be deemed the same as an original signature; provided, however, that all parties agree to promptly re-execute a conformed copy of this Agreement with original signatures if requested to do so by, the buyer's mortgage lender or the other party.
 - e. **Entire Agreement, Modification and Assignment:** This Agreement constitutes the sole and entire agreement between all of the parties, supersedes all of their prior written and verbal agreements and shall be binding upon the parties and their successors, heirs and permitted assigns. No representation, promise or inducement not included in this Agreement shall be binding upon any party hereto. This Agreement may not be amended or waived except upon the written agreement of Buyer and Seller. Any agreement to terminate this Agreement or any other subsequent agreement of the parties relating to the Property must be in writing and signed by the parties. This Agreement may not be assigned by Buyer except with the written approval of Seller which may be withheld for any reason or no reason. Any assignee shall fulfill all the terms and conditions of this Agreement.
 - f. **Extension of Deadlines:** No time deadline under this Agreement shall be extended by virtue of it falling on a Saturday, Sunday or federal holiday except for the date of closing.
 - g. **GAR Forms:** The Georgia Association of REALTORS®, Inc. ("GAR") issues certain standard real estate forms. These GAR forms are frequently provided to the parties in real estate transactions. No party is required to use any GAR form. Since these forms are generic and written with the interests of multiple parties in mind, they may need to be modified to meet the specific needs of the parties using them. If any party has any questions about his or her rights and obligations under any GAR form, he or she should consult an attorney. Provisions in the GAR Forms are subject to differing interpretations by our courts other than what the parties may have intended. At times, our courts may strike down or not enforce provisions in our GAR Forms, as written. No representation is made that the GAR Forms will protect the interests of any particular party or will be fit for any specific purpose. The parties hereto agree that the GAR forms may only be used in accordance with the licensing agreement of GAR. While GAR forms may be modified by the parties, no GAR form may be reproduced with sections removed, altered or modified unless the changes are visible on the form itself or in a stipulation, addendum, exhibit or amendment thereto.
 - h. **Governing Law and Interpretation:** This Agreement may be signed in multiple counterparts each of which shall be deemed to be an original and shall be interpreted in accordance with the laws of Georgia. No provision herein, by virtue of the party who drafted it, shall be interpreted less favorably against one party than another. All references to time shall mean the time in Georgia. If any provision herein is held to be unenforceable, it shall be severed from this Agreement while the remainder of the Agreement shall, to the fullest extent permitted by law, continue to have full force and effect as a binding contract.
 - i. **No Authority to Bind:** No Broker or affiliated licensee of Broker, by virtue of this status, shall have any authority to bind any party hereto to any contract, provisions therein, amendments thereto, termination thereof or to notices signed by Broker but not the party. However, if authorized in this Agreement, Broker shall have the right to accept notices on behalf of a party (but not send notices from Broker on behalf of a party unless they are signed by the party). Additionally, any Broker or real estate licensee involved in this transaction may perform the ministerial act of filling in the Binding Agreement Date. In the event of a dispute over the Binding Agreement Date, it shall be resolved by a court or arbitrator having jurisdiction over the dispute, by the written agreement of the Buyer and Seller, or by the Holder but only in making a reasonable interpretation of the Agreement in disbursing earnest money.
 - j. **Notice of Binding Agreement Date:** The Binding Agreement Date shall be the date when a party to this transaction who has accepted an offer or counteroffer to buy or sell real property delivers notice of that acceptance to the party who made the offer or counteroffer in accordance with the Notices section of the Agreement. Notice of the Binding Agreement Date may be delivered by either party (or the Broker working with or representing such party) to the other party. If notice of accurate Binding Agreement Date is delivered, the party receiving notice shall sign the same and immediately return it to the other party. Notwithstanding any other provision to the contrary contained in this Agreement, it is the express intent of this section that (1) a broker or licensee involved in the real estate transaction may perform the ministerial task of filling in the Binding Agreement Date and (2) sending a fully signed purchase and sale agreement with a specific Binding Agreement Date included, that one of the parties has agreed to, constitutes notice of the Binding Agreement Date to the other party.

- k. **Objection to Binding Agreement Date:** If the Buyer or Seller objects to the date entered as the Binding Agreement Date, then within one (1) day from receiving notice of Binding Agreement Date, the party objecting shall send notice of the objection to the other party. The objection shall be resolved by the written amendment between the Buyer and Seller by executing a binding agreement date confirmation (F733). The absence of an agreement on the Binding Agreement Date shall not render this Agreement unenforceable. The failure of a party to timely object will result in the parties accepting the Binding Agreement Date as entered.
- l. **Rules for Interpreting This Agreement:** In the event of internal conflicts or inconsistencies in this Agreement, the following rules for how those conflicts or inconsistencies shall be resolved will apply:
- (1) Handwritten changes shall control over pre-printed or typed provisions;
 - (2) Exhibits shall control over the main body of the Agreement;
 - (3) Special Stipulations shall control over both exhibits and the main body of the Agreement;
 - (4) Notwithstanding the above, any amendatory clause in an FHA or VA exhibit shall control over inconsistent or conflicting provisions contained in a special stipulation, another exhibit or the main body of the Agreement.
- m. **Statute of Limitations:** All claims of any nature whatsoever against Broker(s) and/or their affiliated licensees, whether asserted in litigation or arbitration and sounding in breach of contract and/or tort, must be brought within two (2) years from the date any claim or cause of action arises. Such actions shall thereafter be time-barred.
- n. **Survival of Agreement:** The following shall survive the closing of this Agreement: (1) the obligation of a party to pay a real estate commission; (2) any warranty of title; (3) all written representations of Seller in this Agreement regarding the Property or neighborhood in which the Property is located; (4) the section on condemnation; (5) the section on attorney's fees; (6) the obligations of the parties regarding ad valorem real property taxes; and (7) any obligations which the parties herein agree shall survive the closing or may be performed or fulfilled after the Closing.
- o. **Terminology:** As the context may require in this Agreement: (1) the singular shall mean the plural and vice versa; and (2) all pronouns shall mean and include the person, entity, firm, or corporation to which they relate. The letters "N.A." or "N/A", if used in this Agreement, shall mean "Not Applicable", except where the context would indicate otherwise.
- p. **Time of Essence:** Time is of the essence of this Agreement.
5. **Definitions.**
- a. **Banking Day:** A "Banking Day" shall mean a day on which a bank is open to the public for carrying out substantially all of its banking functions. For purposes herein, a "Banking Day" shall mean Monday through Friday excluding federal holidays.
 - b. **Binding Agreement Date:** The "Binding Agreement Date" shall be the date when a party to this transaction who has accepted an offer or counteroffer to buy or sell real property delivers notice of that acceptance to the party who made the offer or counteroffer in accordance with the Notices section of the Agreement. Once that occurs, this Agreement shall be deemed a Binding Agreement.
 - c. **Broker:** In this Agreement, the term "Broker" shall mean a licensed Georgia real estate broker or brokerage firm and its affiliated licensees unless the context would indicate otherwise.
 - d. **Business Day:** A "Business Day" shall mean a day on which substantially all businesses are open for business. For all purposes herein, a "Business Day" shall mean Monday through Friday excluding federal holidays.
 - e. **Day:** For the purposes of this Agreement, the term "Day" shall mean a full calendar day ending at 11:59 p.m., except as may be provided for elsewhere herein. For the purposes of counting days for determining deadlines, the specific date referenced as either the Binding Agreement Date or the date from which the deadline shall be counted will be day zero.
 - f. **Material Relationship:** A material relationship shall mean any actually known personal, familial, social, or business relationship between the broker or the broker's affiliated licensees and any other party to this transaction which could impair the ability of the broker or affiliated licensees to exercise fair and independent judgment relative to their client.
6. **WARNING TO BUYERS AND SELLERS: BEWARE OF CYBER-FRAUD.** Fraudulent e-mails attempting to get the buyer and/or seller to wire money to criminal computer hackers are increasingly common in real estate transactions. Specifically, criminals are impersonating the online identity of the actual mortgage lender, closing attorney, real estate broker or other person or companies involved in the real estate transaction. In that role, the criminals send fake wiring instructions attempting to trick buyers and/or sellers into wiring them money related to the real estate transaction, including, for example, the buyer's earnest money, the cash needed for the buyer to close, and/or the seller's proceeds from the closing. These instructions, if followed, will result in the money being wired to the criminals. In many cases, the fraudulent email is believable because it is sent from what appears to be the email address/domain of the legitimate company or person responsible for sending the buyer or seller wiring instructions. The buyer and/or seller should verify wiring instructions sent by email by independently looking up and calling the telephone number of the company or person purporting to have sent them. Buyers and sellers should never call the telephone number provided with wiring instructions sent by email since they may end up receiving a fake verification from the criminals. Buyer and sellers should be on special alert for: 1) emails directing the buyer and/or seller to wire money to a bank or bank account in a state other than Georgia; and 2) emails from a person or company involved in the real estate transaction that are slightly different (often by one letter, number, or character) from the actual email address of the person or company.
7. **LIMIT ON BROKER'S LIABILITY. BUYER AND SELLER ACKNOWLEDGE THAT BROKER(S):**
- a. SHALL, UNDER NO CIRCUMSTANCES, HAVE ANY LIABILITY GREATER THAN THE AMOUNT OF THE REAL ESTATE COMMISSION PAID HEREUNDER TO BROKER (EXCLUDING ANY COMMISSION AMOUNT PAID TO A COOPERATING REAL ESTATE BROKER, IF ANY) OR, IF NO REAL ESTATE COMMISSION IS PAID TO BROKER, THEN THE SUM OF \$100; AND
 - b. NOTWITHSTANDING THE ABOVE, SHALL HAVE NO LIABILITY IN EXCESS OF \$100 FOR ANY LOSS OF FUNDS AS THE RESULT OF WIRE OR CYBER FRAUD.

8. Exhibits and Addenda. All exhibits and/or addenda attached hereto, listed below, or referenced herein are made a part of this Agreement.

- ☐ All Cash Sale Exhibit (F401) " _____ "
- ☐ Back-up Agreement Contingency Exhibit (F604) " _____ "
- ☒ Closing Attorney Acting as Holder of Earnest Money Exhibit (F510) " _____ "
- ☐ Community Association Disclosure Exhibit (F322) " _____ "
- ☐ Condominium Resale Purchase and Sale Exhibit (F204) " _____ "
- ☐ Conventional Loan Contingency Exhibit (F404) " _____ "
- ☐ FHA Loan Contingency Exhibit (F407) " _____ "
- ☐ Lead-Based Paint Exhibit (F316) " _____ "
- ☐ Lease Purchase and Sale Exhibit (F207) (to be used with F916) " _____ "
- ☐ Lease for Lease/Purchase Agreement (F916) (to be used with F207) " _____ "
- ☐ Legal Description Exhibit (F807 or other) " _____ "
- ☐ Loan Assumption Exhibit (F416) " _____ "
- ☐ Sale or Lease of Buyer's Property Contingency Exhibit (F601) " _____ "
- ☐ Seller's Property Disclosure Statement Exhibit (F301, F302, F304, F307 or F310) " _____ "
- ☐ Survey of Property as Exhibit " _____ "
- ☐ Temporary Occupancy Agreement for Seller after Closing Exhibit (F219) " _____ "
- ☐ USDA-RD Loan Contingency Exhibit (F413) " _____ "
- ☐ VA Loan Contingency Exhibit (F410) " _____ "
- ☐ Other _____

SPECIAL STIPULATIONS: The following Special Stipulations are made a part of this Agreement.

☐ Additional Special Stipulations (F246) are attached.

By signing this Agreement, Buyer and Seller acknowledge that they have each read and understood this Agreement and agree to its terms.

Buyer Acceptance and Contact Information

1 Buyer's Signature

Walton Communities, LLC

Print or Type Name

7-13-2022

Date

2281 Akers Mill Rd SE, Bldg. 4100, Atlanta, GA 30339

Buyer's Address for Receiving Notice

404-661-6353

Buyer's Phone Number: ☒ Cell ☐ Home ☐ Work

jwilkinson@waltoncommunities.com

Buyer's E-mail Address

2 Buyer's Signature

Print or Type Name

Date

Buyer's Address for Receiving Notice

Buyer's Phone Number: ☐ Cell ☐ Home ☐ Work

Buyer's E-mail Address

☐ Additional Signature Page (F267) is attached.

Buyer's Broker/Affiliated Licensee Contact Information

Walton Communities, LLC

Buyer Brokerage Firm

Broker/Affiliated Licensee Signature

Date

Russell Smith

246997

Print or Type Name

GA Real Estate License #

(678) 303-4100

(678) 303-4110

Licensee's Phone Number

Fax Number

rsmith@waltoncommunities.com

Licensee's E-mail Address

REALTOR® Membership

2281 Akers Mill Rd. SE BLDG. 4100, Atlanta, GA 30339

Broker's Address

(678) 303-4100

(678) 303-4110

Broker's Phone Number

Fax Number

WALTO1

H-79084

MLS Office Code

Brokerage Firm License Number

Seller Acceptance and Contact Information

1 Seller's Signature

Melvin Wade Sudduth

Print or Type Name

7-13-22

Date

1508 Flat Rock Drive, Villa Rica, GA 30180

Seller's Address for Receiving Notice

770-459-6438

Seller's Phone Number: ☐ Cell ☒ Home ☐ Work

n/a

Seller's E-mail Address

2 Seller's Signature

Print or Type Name

Date

Seller's Address for Receiving Notice

Seller's Phone Number: ☐ Cell ☐ Home ☐ Work

Seller's E-mail Address

☐ Additional Signature Page (F267) is attached.

Seller's Broker/Affiliated Licensee Contact Information

Seller Brokerage Firm

Broker/Affiliated Licensee Signature

Date

Print or Type Name

GA Real Estate License #

Licensee's Phone Number

Fax Number

Licensee's Email Address

REALTOR® Membership

Broker's Address

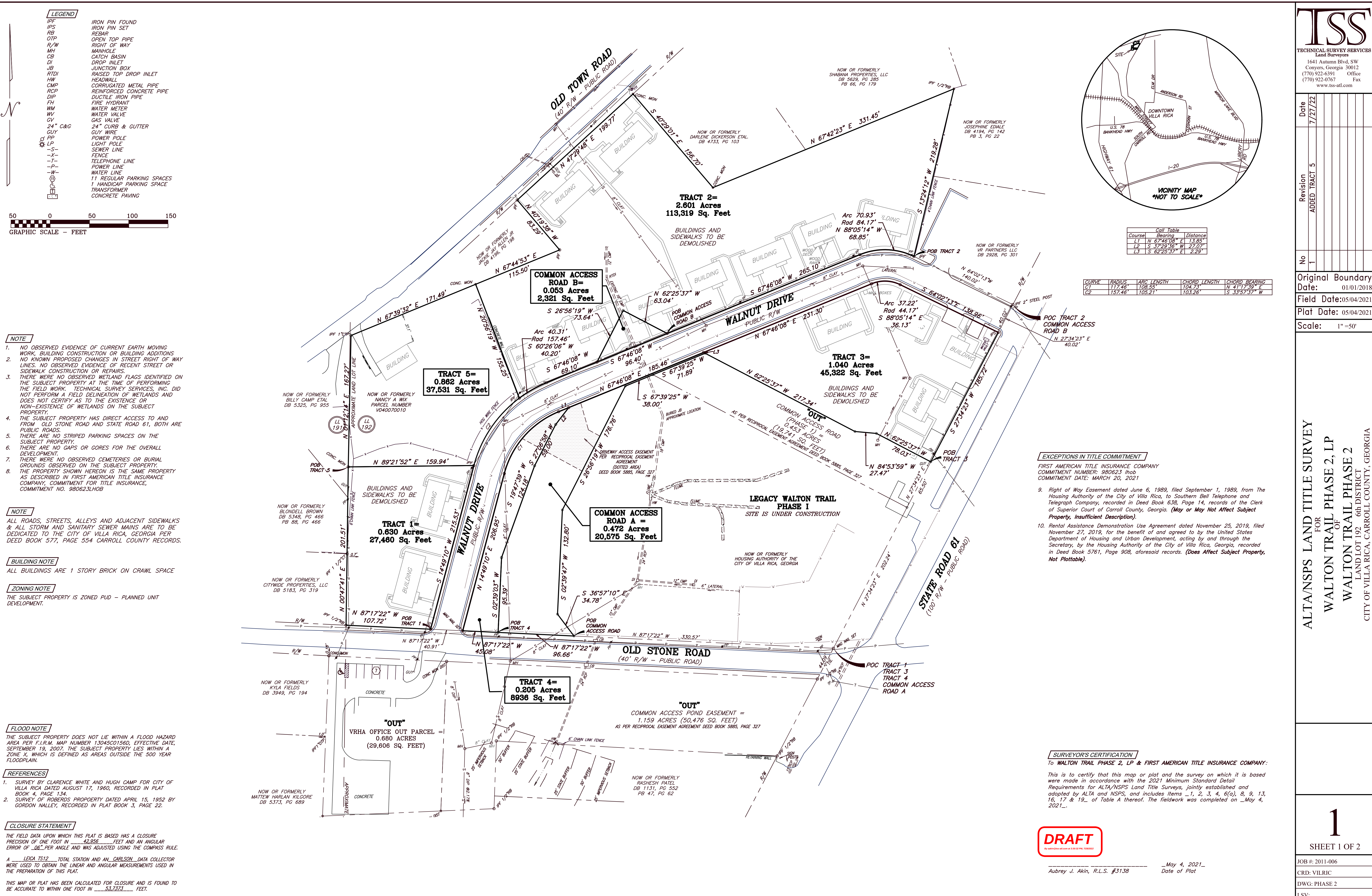
Broker's Phone Number

Fax Number

MLS Office Code

Brokerage Firm License Number

Binding Agreement Date: The Binding Agreement Date in this transaction is the date of July 13, 2022
and has been filled in by Jean W. Wilkerson



TRACT 1

All that tract or parcel of land lying and being in Land Lot 192, 6th District, City of Villa Rica, Carroll County, Georgia and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING commence at a mag nail set at the intersection of northwesterly Right of Way of State Road 61 (100' R/W) and the northly Right of Way of Old Stone Road (40' R/W); thence running along said Right of Way of Old Stone Road the following courses: North 87° 17' 22" West a distance of 330.57 feet to a point; thence North 87° 17' 22" West a distance of 96.66 feet to a point; thence North 87° 17' 22" West a distance of 45.08 feet to a mag nail set at the intersection of the northly Right of Way of Old Stone Road and the easterly Right of Way of Walnut Drive (40' R/W); thence North 87° 17' 22" West a distance of 40.91 feet to an iron pin set at the westerly Right of Way of Walnut Drive and the northerly Right of Way of Old Stone Road and the TRUE POINT OF BEGINNING; thence from the point thus established and leaving the Right of way of Walnut Drive and continuing along the Right of Way of Old Stone Road North 87° 17' 22" West a distance of 107.72 feet to a 1/2" rebar found; thence leaving said Right of Way of Old Stone Road North 00° 47' 41" East a distance of 201.51 feet to a concrete monument found on the Land Lot Line of Land Lots 191 and 192; thence North 89° 21' 52" East a distance of 159.94 feet to an iron pin found at the Right of Way of Walnut Drive; thence running along said Right of Way South 14° 49' 10" West a distance of 215.53 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.630 Acres (27,460 Square Feet).

TRACT 2

All that tract or parcel of land lying and being in Land Lot 192, 6th District, City of Villa Rica, Carroll County, Georgia and being more particularly described as follows:

Reach the TRUE POINT OF BEGINNING commence at a 2" steel post at the intersection of the northerly Right of Way of Walnut Drive (40' R/W) and the westerly Right of Way of State Road 61 (100' R/W); thence running along the northerly Right of Way of Walnut Drive North 64° 02' 13" West a distance of 140.02 feet to an iron pin found and the TRUE POINT OF BEGINNING; thence from the point thus established and continuing along the Right of Way of Walnut Drive the following courses: running along a curve to the left an arc length of 70.93 feet, (said curve having a radius of 84.17 feet, with a chord bearing of North 88° 05' 14" West, and a chord length of 68.85 feet) to a point; thence South 67° 46' 08" West a distance of 265.10 feet to a point; thence leaving said Right of Way of Walnut Drive North 62° 25' 37" West a distance of 63.04 feet to a point; thence South 26° 56' 19" West a distance of 73.64 feet to the northerly Right of Way of Walnut Drive; thence continuing along said Right of Way of Walnut Drive South 67° 46' 08" West a distance of 69.10 feet to a point; thence running along a curve to the left an arc length of 40.31 feet, (said curve having a radius of 157.46 feet, with a chord bearing of South 60° 26' 06" West, and a chord length of 40.20 feet) to a point; thence leaving said Right of Way of Walnut Drive North 20° 56' 19" West a distance of 155.25 feet to a concrete monument found; thence North 67° 44' 53" East a distance of 115.50 feet to an iron pin found; thence North 40° 19' 38" West a distance of 83.29 feet to an iron pin found at the southeasterly Right of Way of Old Town Road (40' R/W); thence running along the southeasterly Right of Way of Old Town Road North 47° 29' 48" East a distance of 199.77 feet to a concrete monument found; thence leaving said Right of Way of Old Town Road South 40° 29' 01" East a distance of 156.70 feet to a concrete monument found; thence North 67° 42' 23" East a distance of 331.45 feet to a 1/2" rebar found; thence South 13° 24' 12" West a distance of 219.28 feet to the TRUE POINT OF BEGINNING. Said tract contains 2.601 Acres (113,319 Square Feet).

TRACT .3

All that tract or parcel of land lying and being in Land Lot 192, 6th District, City of Villa Rica, Carroll County, Georgia and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING commence at a mag nail set at the intersection of northwesterly Right of Way of State Road 61 (100' R/W) and the northerly Right of Way of Old Stone Road (40' R/W); thence running along said Right of Way of State Road 61 North 27° 34' 23" East a distance of 202.24 feet to a point; thence continuing along said Right of Way North 27° 34' 23" East a distance of 65.50 feet to a point and the TRUE POINT OF BEGINNING; thence from the point thus established and leaving said Right of Way of State Road 61 North 62° 25' 37" West a distance of 78.03 feet to a point; thence North 84° 53' 59" West a distance of 27.47 feet to a point; thence North 62° 25' 37" West a distance of 217.34 feet to a point on the southeasterly Right of Way of Walnut Drive (40' R/W); thence running along said Right of Way of Walnut Drive the following courses: North 67° 46' 08" East a distance of 231.30 feet to a point; thence running along a curve to the right an arc length of 37.22 feet, (said curve having a radius of 44.17 feet, with a chord bearing of South 88° 05' 14" East, and a chord length of 36.13 feet) to a point; thence South 64° 02' 13" East a distance of 138.96 feet to an iron pin set at the intersection of the southerly Right of Way of Walnut Drive and the westerly Right of Way of the aforementioned State Road 61; thence running along said Right of Way of State Road 61 South 27° 34' 23" West a distance of 185.72 feet to the TRUE POINT OF BEGINNING. Said tract contains 1.040 Acres (45,322 Square Feet).

TRACT 4

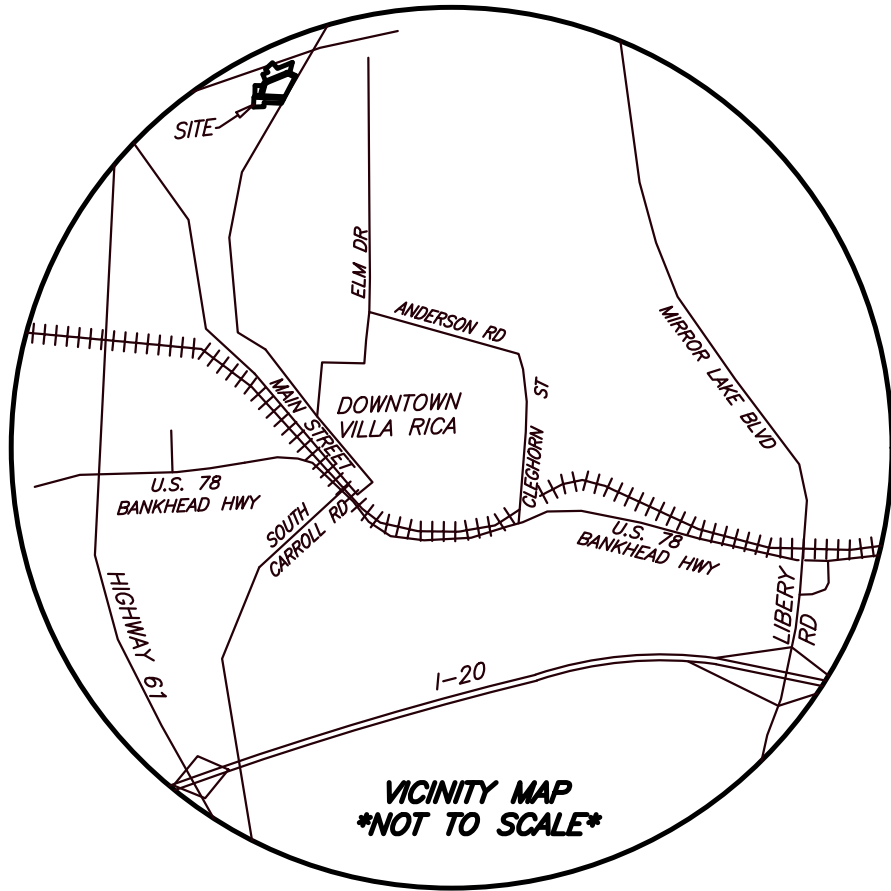
All that tract or parcel of land lying and being in Land Lot 192, 6th District, City of Villa Rica, Carroll County, Georgia and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING commence at a mag nail set at the intersection of northwesterly Right of Way of State Road 61 (100' R/W) and the northerly Right of Way of Old Stone Road (40' R/W); thence running along said Right of Way of Old Stone Road the following courses: North 87° 17' 22" West a distance of 330.57 feet to a point; thence North 87° 17' 22" West a distance of 96.66 feet to a point and the TRUE POINT OF BEGINNING; thence from the point thus established and continuing along said Right of Way of Old Stone Road North 87° 17' 22" West a distance of 45.08 feet to a mag nail set at the intersection of the northerly Right of Way of Old Stone Road and the easterly Right of Way of Walnut Drive(40' R/W); thence running along said Right of Way of Walnut Drive North 14° 49' 10" East a distance of 206.95 feet to a point; thence running along a curve to the right an arc length of 108.55 feet, (said curve having a radius of 117.46 feet, with a chord bearing of North 41° 17' 39" East, and a chord length of 104.73 feet) to a point; thence North 67° 46' 08" East a distance of 13.85 feet to a point; thence leaving said Right of Way South 37° 29' 36" West a distance of 27.07 feet to a point; thence South 27° 06' 58" West a distance of 59.00 feet to a point; thence South 19° 47' 39" West a distance of 124.18 feet to a point; thence South 02° 39' 03" West a distance of 95.39 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.205 Acres (8,936 Square Feet).

TRACT 5

All that tract or parcel of land lying and being in Land Lots 191 and 192, 6th District, City of Villa Rica, Carroll County, Georgia and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING commence at a mag nail set at the intersection of northwesterly Right of Way of State Road 61 (100' R/W) and the northly Right of Way of Old Stone Road (40' R/W); thence running along said Right of Way of Old Stone Road the following courses: North 87° 17' 22" West a distance of 330.57 feet to a point; thence North 87° 17' 22" West a distance of 96.66 feet to a point; thence North 87° 17' 22" West a distance of 45.08 feet to a mag nail set at the intersection of the northly Right of Way of Old Stone Road and the easterly Right of Way of Walnut Drive (40' R/W); thence North 87° 17' 22" West a distance of 40.91 feet to an iron pin set at the westerly Right of Way of Walnut Drive and the northerly Right of Way of Old Stone Road; thence leaving the Right of way of Walnut Drive and continuing along the Right of Way of Old Stone Road North 87° 17' 22" West a distance of 107.72 feet to a 1/2" rebar found; thence leaving said Right of Way of Old Stone Road North 00° 47' 41" East a distance of 201.51 feet to a concrete monument found on the Land Lot Line of Land Lots 191 and 192 and the TRUE POINT OF BEGINNING; from point thus established and running North 01° 12' 14" East a distance of 167.27 feet to a 1" crimp top pipe; thence leaving the aforementioned land lot line and running North 67° 39' 32" East a distance of 171.49 feet to a concrete monument found; thence South 20° 56' 19" East a distance of 155.25 feet to an iron pin found on the easterly Right of Way of Walnut Drive (40' R/W); thence continuing along said Right of Way along a curve to the left an arc length of 105.21 feet, (said curve having a radius of 157.46 feet, with a chord bearing of South 33° 57' 37" West, and a chord length of 103.26 feet) to an iron pin found; thence leaving said Right of Way and running South 89° 25' 58" West a distance of 159.94 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.862 Acres (37,531 Square Feet)



COMMON ACCESS ROAD A

All that tract or parcel of land lying and being in Land Lot 192, 6th District, City of Villa Rica, Carroll County, Georgia and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING commence at a mag nail set at the intersection of northwesterly Right of Way of State Road 61 (100' R/W) and the northerly Right of Way of Old Stone Road (40' R/W); thence running along said Right of Way of Old Stone Road the following courses: North 87° 17' 22" West a distance of 330.57 feet to a point and the TRUE POINT OF BEGINNING; thence from the point thus established and continuing along said Right of Way North 87° 17' 22" West a distance of 96.66 feet to a point; thence leaving said Right of Way of Old Stone Road North 02° 39' 03" East a distance of 95.39 feet to a point; thence North 19° 47' 39" East a distance of 124.18 feet to a point; thence North 27° 06' 58" East a distance of 59.00 feet to a point; thence North 37° 29' 36" East a distance of 27.07 feet to a point on the southeasterly Right of Way of Walnut Drive; thence running along said Right of Way North 67° 46' 08" East a distance of 185.46 feet to a point; thence leaving said Right of Way South 62° 25' 37" East a distance of 2.29 feet to a point; thence South 67° 39' 25" West a distance of 71.89 feet to a point; thence South 67° 39' 25" West a distance of 38.00 feet to a point; thence South 26° 56' 19" West a distance of 176.76 feet to a point; thence South 02° 39' 47" West a distance of 132.80 feet to a point; thence South 36° 57' 10" East a distance of 34.78 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.472 Acres (20,575 Square Feet).

COMMON ACCESS ROAD B

All that tract or parcel of land lying and being in Land Lot 192, 6th District, City of Villa Rica, Carroll County, Georgia and being more particularly described as follows:

To Reach the TRUE POINT of BEGINNING commence at a 2" steel post at the intersection of the northerly Right of Way of Walnut Drive (40' R/W) and the westerly Right of Way of State Road 61 (100' R/W); thence running along the northerly Right of Way of Walnut Drive the following courses: North 64° 02' 13" West a distance of 140.02 feet to an iron pin found; thence running along a curve to the left an arc length of 70.93 feet, (said curve having a radius of 84.17 feet, with a chord bearing of North 88° 05' 14" West, and a chord length of 68.85 feet) to a point; thence South 67° 46' 08" West a distance of 265.10 feet to a point and the TRUE POINT of BEGINNING; thence from point thus established continuing along said Right of Way of Walnut Drive South 67° 46' 08" West a distance of 96.40 feet to a point; thence leaving said Right of Way of Walnut Drive North 26° 56' 19" East a distance of 73.64 feet to a point; thence South 62° 25' 37" East a distance of 63.04 feet to the TRUE POINT of BEGINNING. Said tract contains 0.053 Acres (2,321 Square Feet).

[illegible]

Original	Boundary
Date:	01/01/2018

Field Date:05/04/2021

Plat Date: 05/04/2021

Scale: 1" = 50'

ALTA/NSPS LAND TITLE SURVEY
FOR
WALTON TRAIL PHASE 2, LP
OF
WALTON TRAIL PHASE 2
LAND LOT 192 6th DISTRICT
CITY OF VILLA RICA, CARROLL COUNTY, GEORGIA



Planning & Zoning Community Development Department

ALT-02-22

Council Ward: 1

Planning Board Member: Shirley Hillsman

City Council Member: Shirley Marchman

Public Hearing Dates

Planning Commission: September 20th, 2022

City Council: October 4th, 2022

Request: Approval of a Revised Phase II of the Walton Trail Planned Unit Development

Addendum to October 2019 (RA-08-19) Staff Report:

The applicant is requesting to revise the Planned Unit Development approvals to consider a revised Phase II, which has changes to open space, parking, land area and site orientation, and density amongst other changes. The developer and applicant, Walton Communities, recently completed construction of Phase I, which is the 90-unit senior portion of the 233-unit project. The family portion of the project, which is Phase II, is subject to the below land use changes as proposed by the applicant. The applicant is proposing to construct 143-units in the second phase, whereas the 2019 approval permitted 110 in the second Phase, increasing the total number of units by 33. Phase II is projected to remove the remaining Villa Rica Housing Authority units.

The applicant is under contract on an additional parcel (V04 0070010), which is a 0.86 acre parcel for inclusion within the project as shown on the submitted plans.

2019 vs 2022:

	<u>2019 (Phase I)</u>	<u>2019 (Phase II)</u>	<u>2022 (Phase II)</u>
Units	90	110	143
Site Area (acre)	2.90	5.36	6.62
Density (u/acre)	22.16	20.52	22
Parking Spaces	90 (+18 common area spaces)	220	270
Parking Ratio (spaces/unit)	1	2	1.88
Open Space (acres)	0.49	0.811	0.659
Open Space (as a percentage of total Phase area)	16.9%	15.1%	10.2%

The total site area has increased from 10.628 acres to 11.358 acres. Approximately 10.11% of the total site area is set aside for open space.

The applicant states that the following amenities will be constructed in Phase II: clubhouse/community center, outdoor grilling and picnic areas, playground and multiuse space, a fitness center, equipped laundry center and multiple green spaces.

Staff Comments:

While the density is increasing and the total on-site open space is decreasing, the addition of the 33 units does not appear to be injurious to the public health and welfare, and the infrastructure appears to be available to service the new development. The proposal is in line with the Comprehensive Plan.

The applicant appears to propose a remedy to the reduction in open space in the form of an increase in the amount of amenities provided. In 2019, the applicant proposed only three amenities: a landscaped courtyard/community seasonal planting garden, gazebo and playground area. The 2019 PUD plan had approximately 13.07% of the site reserved for open space, whereas 10.5% of the site is reserved for open space under the proposed revision.

In addition, much of the land under contract will include additional parking on-site in excess of the number proposed, but at a smaller unit-to-spaces ratio. In review of our recently approved projects, the applicant's proposed ratio is in-line with other apartment developments recently approved by the city:

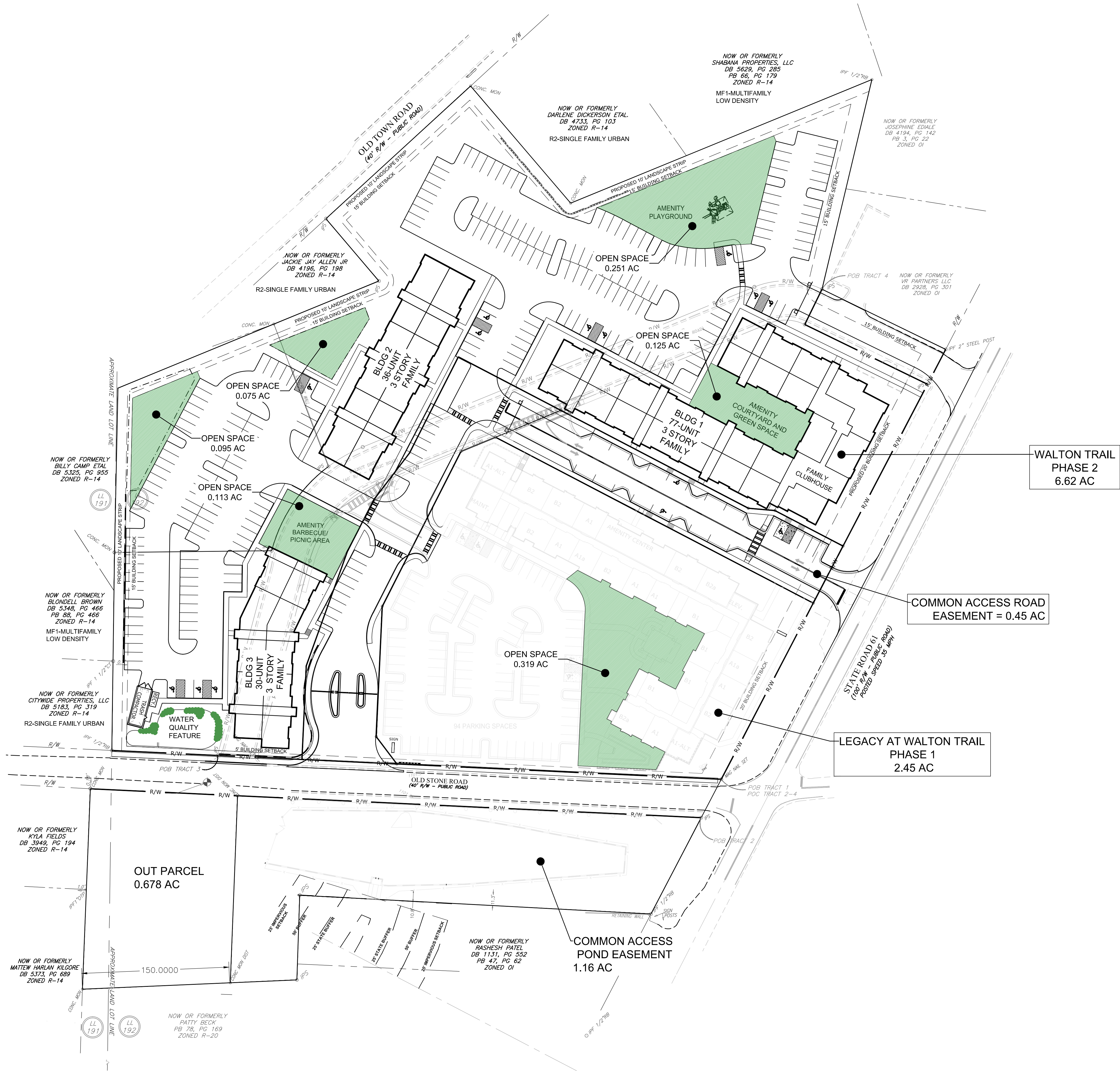
Parking Ratios for All Proposed Apartment Developments

	Units	Spaces	Spaces Per Unit
Arbours at Villa Rica	192	315	1.64
Old Stone Road Apartments	302	Unknown	1.6 - 2.0
Alta Villa Rica	305	499	1.636
Fuqua Apartments	208	416	2
Walton Trail	233	270	1.88

The nature of Phase I of this development as partially reserved for seniors may reduce the amount of cars using the on-site parking spaces in comparison with the above non-senior restricted developments.

STAFF RECOMMENDATION: APPROVAL

Reasons: Staff recommends approval as the decrease in open space is relatively small (less than 3% reduction), the parking ratio is in line with other approved developments, and the amenities package has been greatly improved to take into account the additional units and reduction in open space.



OPEN SPACE DATA:

TOTAL OPEN SPACE AREA =	0.075 AC
	0.095 AC
	0.113 AC
	0.125 AC
	0.251 AC
	0.319 AC
	0.978 AC
TOTAL SITE AREA =	2.45 AC (PHASE 1)
	6.62 AC (PHASE 2)
	0.45 AC (COMMON ACCESS ROAD)
	9.52 AC
PROPOSED OPEN SPACE =	0.978 AC
	÷ 9.52 AC
	10.27%

Open Space Plan

Walton Trail Phase 2

LAND LOTS 191 & 192, 6TH DISTRICT, CITY OF VILLA RICA, CARROLL COUNTY, GEORGIA

Walton Communities

The Housing Authority of the City of Villa Rica, Georgia

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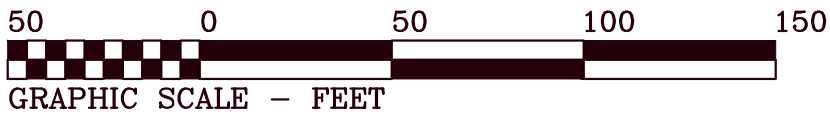
NO.	DATE	REVISION

SCALE:	1" = 50'
DATE:	9-19-22
JOB. NO.	2021-06
SHEET.	1

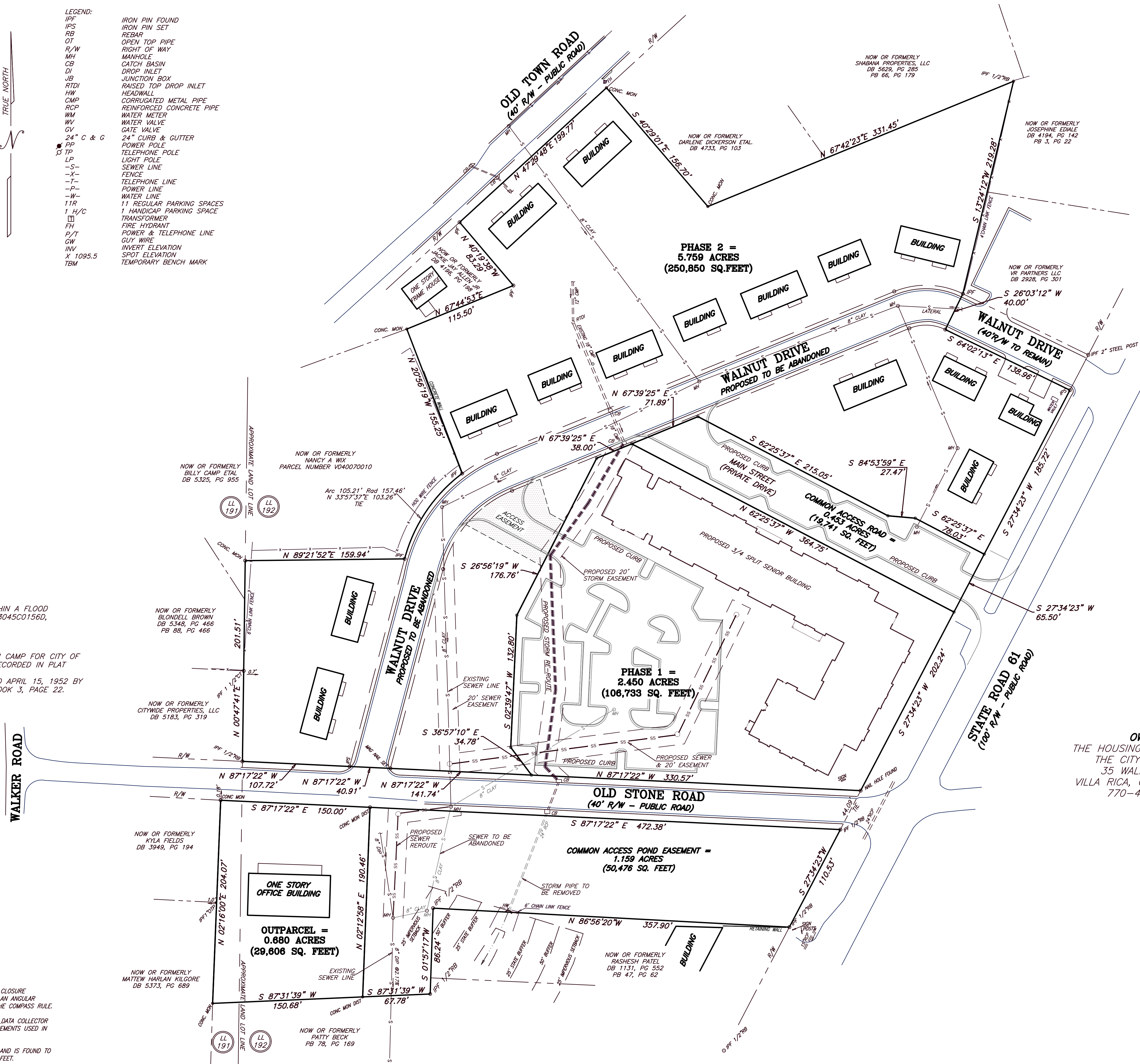
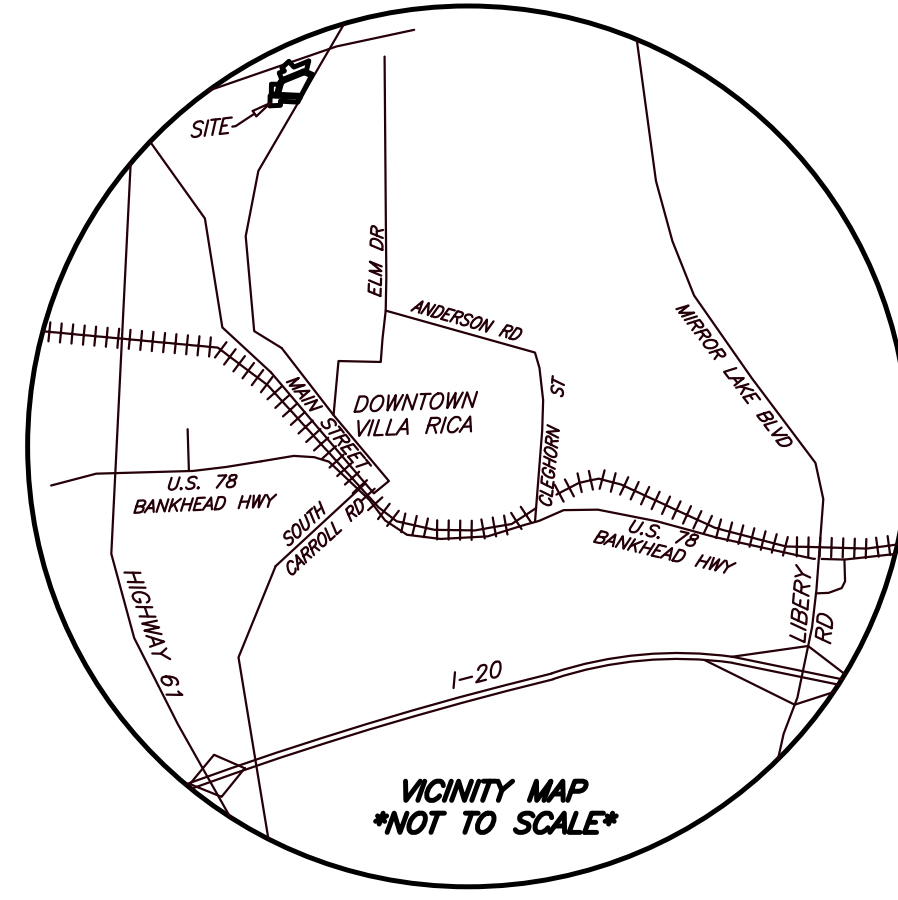
NOT FOR CONSTRUCTION

SCALES NOTED ARE ONLY VALID WHEN DRAWING IS PLOTTED AT THE ORIGINAL SIZE: 24" x 36"

DOULGERAKIS CONSULTING ENGINEERS, INC.
planning * civil engineering * sanitary engineering
400 Abbey Court, Alpharetta, Georgia 30004, phone: 770-753-9800



- LEGEND:
- IPF IRON PIN FOUND
 - IPS IRON PIN SET
 - RB REBAR
 - OT OPEN TOP PIPE
 - R/W RIGHT OF WAY
 - MH MANHOLE
 - CB CATCH BASIN
 - DI DROP INLET
 - JB JUNCTION BOX
 - RTDI RAISED TOP DROP INLET
 - HW HEADWALL
 - CMP CORRUGATED METAL PIPE
 - RCP REINFORCED CONCRETE PIPE
 - WM WATER METER
 - WV WATER VALVE
 - GV GATE VALVE
 - 24" C & G 24" CURB & GUTTER
 - PP POWER POLE
 - TP TELEPHONE POLE
 - LP LIGHT POLE
 - S- SEWER LINE
 - X- FENCE
 - T- TELEPHONE LINE
 - P- POWER LINE
 - W- WATER LINE
 - 11R 11 REGULAR PARKING SPACES
 - 1 H/C 1 HANDICAP PARKING SPACE
 - TR TRANSFORMER
 - FH FIRE HYDRANT
 - P/T POWER & TELEPHONE LINE
 - GW GUY WIRE
 - INV INVERT ELEVATION
 - X 1095.5 SPOT ELEVATION
 - TBM TEMPORARY BENCH MARK



FLOOD NOTE
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER F.I.R.M. MAP NUMBER 13045C0156D, EFFECTIVE DATE, SEPTEMBER 19, 2007.

- REFERENCES**
1. SURVEY BY CLARENCE WHITE AND HUGH CAMP FOR CITY OF VILLA RICA DATED AUGUST 17, 1960, RECORDED IN PLAT BOOK 4, PAGE 134.
 2. SURVEY OF ROBERTS PROPERTY DATED APRIL 15, 1952 BY GORDON NALLEY, RECORDED IN PLAT BOOK 3, PAGE 22.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 42,956 FEET AND AN ANGULAR ERROR OF .06" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

A TOPCON GTS 223 TOTAL STATION AND AN ALLEGRO DATA COLLECTOR WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 201,302 FEET.

CERTIFICATE OF DESIGN
I hereby certify that the design and layout of the proposed lots, blocks, streets and other planned features included in the preliminary plat have been prepared by me under my direct supervision.

By: _____ July 30, 2020
Aubrey J. Akin, R.L.S. #3138 Date

PRELIMINARY ENGINEERING CERTIFICATE
I hereby certify that this proposed preliminary plat correctly represents data compiled or verified through a survey completed by me on February 21, 2019, of property shown and described hereon.

By: _____ July 30, 2020
Aubrey J. Akin, R.L.S. #3138 Date

CERTIFICATE OF PRELIMINARY PLAT APPROVAL
All requirements of the City of Villa Rica Subdivision Regulations relative to the preparation and submission of a preliminary plat having been fulfilled, approval of this plat is hereby granted, subject to further revisions of said subdivision regulations.

Planning Commission Chairman Date

City Clerk Date

OWNER
THE HOUSING AUTHORITY OF
THE CITY VILLA RICA
35 WALNUT DRIVE
VILLA RICA, GEORGIA 30180
770-456-4946

DEVELOPER
WALTON COMMUNITIES
2281 AKERS MILL ROAD, BUILDING 4100
ATLANTA, GEORGIA 30339
678-303-4100

PRELIMINARY PLAT
FOR
WALTON COMMUNITIES AND THE HOUSING
AUTHORITY OF THE CITY OF VILLA RICA
OF

WALTON TRAIL

LAND LOTS 191 & 192 6TH DISTRICT
CARROLL COUNTY CITY OF VILLA RICA GEORGIA
SCALE: 1" = 50'
SEPTEMBER 16, 2011: ORIGINAL BOUNDARY
FEBRUARY 21, 2019: UPDATED SURVEY
OCTOBER 1 2020: PRELIMINARY PLAT

TECHNICAL SURVEY SERVICES, INC.
Land Surveyors

1641 AUTUMN BLVD Telephone (770) 922-6391
CONYERS, GEORGIA 30012 (770) 922-5075
JOB: VLIRIC.DWG NUMBER: 2011-006 SCREEN FILE: VILLARICA-OLDSTONE.DWG

[City of Villa Rica Letterhead]

October __, 2022

Georgia Department of Community Affairs
Housing and Finance Division
60 Executive Park South NE
Atlanta, Georgia 30329-2231

RE: Walton Trail Phase 2 – Walnut Drive Road Abandonment

To whom it may concern,

The City of Villa Rica Georgia (“City”) approved the rezoning of parcel V04 0060001 to Planned Unit Development (“PUD”) on November 6, 2019 for a proposed two-phase master planned community named Walton Trail. Since then, the City has reissued a revised rezoning approval for parcels V04 0060001 and V04 0070010 On October 4, 2022. This multi-phased project, which is being developed in partnership by the Villa Rica Housing Authority (“VRHA”) and Walton Communities, LLC (“Applicant”), includes a total site area of approximately 10.68 acres. Of the total site acreage, roughly 2.45 are attributable to Phase 1, which completed construction in July 2022, 6.62 attributable to Phase 2, the subject property for this LIHTC Application, and roughly 1.61 acres to common areas shared between the phases. The subject property (Phase 2) site currently includes 35 VRHA units within 15 existing Public Housing buildings, which are planned to be demolished and redeveloped through this second phase of the planned development.

The Phase 2 site area is currently bisected by a Right of Way (R.O.W.) road named Walnut Drive that is approximately 0.756 acres of the 6.62 attributed to Phase 2. This R.O.W. currently provides driving access to 12 of the 15 existing VRHA residential buildings that are associated with the Phase 2 site area. Additionally, it is our understanding that all 15 of the currently existing buildings will remain in place until at least the Phase 2 project has been approved for Tax Credit funding, after which the Applicant will coordinate the relocation of the existing residents prior to the demolition of the existing buildings. Based on this, we understand the need to keep this R.O.W. in place to provide sufficient public access to these existing Public Housing resident buildings, until the proposed Phase 2 development is officially approved by the Georgia Department of Community Affairs (“DCA”) to move forward.

As a necessary component of this proposed Walton Trail development, the City acknowledges that the applicant, Walton Communities, plans to obtain a formal abandonment of the Walnut Drive R.O.W. and incorporate that land area into the project. The applicant will follow the road abandonment process outlined by the City, which will include obtaining the formal approval of City Council, as part of the government approval process for the Walton Trail Phase 2 development. However, the concept of abandoning the Walnut Drive R.O.W was contemplated and conceptually approved by the City as a result of the PUD rezoning approval initially issued on November 26, 2019 and reissued as revised on October 4, 2022. Once the Applicant has received sufficient approvals from DCA to move forward, we look forward to working with Walton Communities and the VRHA to review and approve the Walnut Drive road abandonment associated with this project, pending receipt of the various plans and fees associated with the prescribed abandonment process.

[City of Villa Rica Letterhead]

Sincerely,

Chris Montesinos, AICP
Special Projects Director
Office of the City Manager
City of Villa Rica, Georgia

GIL MCDUGAL, MAYOR
CITY COUNCIL:
MICHAEL YOUNG, MAYOR PRO TEM
DANNY CARTER
SHIRLEY MARCHMAN
LESLIE MCPHERSON
MATTHEW MONTAHAN

City of Villa Rica



CITY MANAGER: TOM BARBER
CITY CLERK: ALISA DOYAL
CITY ATTORNEY: C. DAVID MECKLIN

571 W BANKHEAD HWY
VILLA RICA, GA. 30180
770.459.7000 | VILLARICA.ORG

May 5, 2021

Georgia Department of Community Affairs
Housing and Finance Division
60 Executive Park South NE
Atlanta, Georgia 30329-2231

RE: Walton Trail Phase 2 – Walnut Drive Road Abandonment

To Whom It May Concern,

The City of Villa Rica approved the rezoning of parcel V04006001 to Planned Unit Development (PUD) on November 26, 2019 for a planned two-phase master community named Walton Trail which is being developed in partnership by the Villa Rica Housing Authority ("VRHA") and Walton Communities, LLC ("Applicant"). The total site area includes approximately 9.95 acres, of which roughly 0.68 acres will be retained by VRHA outside of the project area, 2.45 acres are attributable to Phase 1, 5.23 acres to Phase 2, and roughly 1.612 acres to common areas shared between the phases.

The overall site is currently bisected by Walnut Drive (public Right of Way). This R.O.W. provides access to residential housing for current VRHA residents. Upon receipt of Tax Credit funding, the applicant will relocate these residents and demolish the remaining site area associated with parcel V04006001 and, with approved site plans and city approval, will abandon Walnut Drive. Based on this, we understand the need to keep the R.O.W. in place until the Phase 2 development is officially approved to move forward.

As part of the second phase of the proposed Walton Trail development, we acknowledge that the applicant, Walton Communities, plans to abandon the Walnut Drive R.O.W. in its entirety and incorporate that land area into the project. The applicant will follow the road abandonment process outlined by the City, including approval of City Council, as part of the government approval process for the second phase. This concept of the Walnut Drive road abandonment was contemplated and conceptually approved as a result of the PUD zoning approval. We look forward to working with Walton Communities to review and approve the Walnut Drive road abandonment associated with the second phase pending receipt of the various plans and fees associated with the project.

Sincerely,

Bobby C. Elliott, P.E.
Community Development Director
City Engineer
BCE



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: 5% Cost of Living Adjustment (COLA) Effective October 1, 2022

AGENDA DATE: October 4, 2022

DATE PREPARED: September 23, 2022

PREPARED BY: Lena Taylor

AMOUNT: 5% Increase

GL ACCOUNT #: N/A

FUNDING SOURCE: Payroll

BUDGETED ITEM? Yes

PURPOSE: To approve 5% Cost of Living Adjustment (COLA) effective October 1, 2022.

BACKGROUND:

The council approved the FY 2023 budget which included a 5% Cost of Living Adjustment (COLA) for the City of Villa Rica Employees effective October 1, 2022.

First payroll will be processed on October 11th and will include October 1-October 8.

STAFF RECOMMENDATION: Approval.

MOTION: I move to approve a 5% cost of living adjustment for all employees effective October 1, 2022.



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Replacement of Copiers at Multiple City Facilities
AGENDA DATE: October 4, 2022

DATE PREPARED: September 23, 2022
PREPARED BY: Jim Chambers, IT Manager

AMOUNT: \$1,531.83 per month
GL ACCOUNT #: 100-1535-522320
FUNDING SOURCE: NA
BUDGETED ITEM? NA

PURPOSE: To approve a five (5) year lease with Konica Minolta for copiers at eight (8) City facilities.

BACKGROUND: The copiers in use at city facilities have aged and become unserviceable or cost ineffective to use for city business. As a result of this staff have been using individual all in one printers at desks which has increased equipment and supply costs. In an effort to standardize and optimize infrastructure and be more cost effective and have equipment that is both dependable and serviceable we are asking to replace and upgrade copiers at multiple city facilities.

STAFF RECOMMENDATION: Approval

IMPACT:

MOTION: I move to approve a five (5) year lease of eight (8) copiers for use at multiple city facilities for a cost of \$1,531.83 per month.

Proposal for:



PARTNERING WITH:



Prepared by:

Lisa Miller
Sr. Account Executive
(404) 645-2550
Lmiller@kmbs.konicaminolta.us



City of Villa Rica – MFP Refresh & Technology Upgrade

City desires to:

- Standardize and Optimize Print Infrastructure
- City desires to remove desk top printers and replace with MFDs where applicable to reduce carbon footprint throughout the City
- Minimize multi-vendor Parts & Increased Supply Costs on Desktop Printers
- Single Vendor Accountability
- Increase visibility to all printing devices on the Network for more efficient Management of resources for IT



bizhub  **C360i**



- 1) CUSTOMER SERVICE, 2) CID, 3) VPLEX (Inner Finisher for Limited Space, 2/3 HP and NO FAX)

Item Number	Description	60 Month Lease
	MAIN UNIT	**Consult your local sales rep for leasing options
AA2J013	bizhub C360i Copier/Printer/Scanner/DF-714 - Includes PS, PCL & XPS Controller, 8 GB Standard Memory, Web Browser, Duplex Unit, 256 GB SSD, USB Interfaces for Scan-to-USB Thumb Drive/Print-from-USB Thumb Drive, USB Local Printing, Optional Authentication Device Connection, Service USB Firmware Updates, Developer Unit (1,000K Yield), and Drum Unit (K:170K/C:65K Yield).	
7670525506	Delivery Charge - Level 1	
7640018094	Basic Network Service - BNS04	
AAV5019	PC-416 CABINET	
A2YUWY3	FS-533 Finisher (50-sheet inner staple finisher)	
A3EUW12	PK-519 Punch Kit (2/3 hole - for FS-533)	



KONICA MINOLTA

bizhub

C360i



4) LIBRARY, 5) PARKS & REC (Standard Finisher with 2/3 HP, FAX)

Item Number	Description	60 Month Lease
MAIN UNIT		
AA2J013	bizhub C360i Copier/Printer/Scanner/DF-714 - Includes PS, PCL & XPS Controller, 8 GB Standard Memory, Web Browser, Duplex Unit, 256 GB SSD, USB Interfaces for Scan-to-USB Thumb Drive/Print-from-USB Thumb Drive, USB Local Printing, Optional Authentication Device Connection, Service USB Firmware Updates, Developer Unit (1,000K Yield), and Drum Unit (K:170K/C:65K Yield).	
7670525506	Delivery Charge - Level 1	
7640018094	Basic Network Service - BNS04	
AAV5019	PC-416 CABINET	
AAR4WY3	FS-539 50-SHEET STAPLE FINISHER	
AC28W11	PK-524 2-3 hole punch kit for FS-539/FS-539SD	
A87JWY2	RU-513 RELAY UNIT (must ship with FS-539 or FS-539 SD)	
A883012	FK-514 FAX KIT (1st/2nd LINES)	



KONICA MINOLTA



bizhub

C360i

6) CITY HALL, 7) AVANTI (CINDY/JANET) - Booklet Finisher and 2/3 HP, FAX

Item Number	Description	60 Month Lease
MAIN UNIT		
AA7P011	bizhub C360i Copier/Printer/Scanner - Includes PS, PCL & XPS Controller, 8 GB Standard Memory, Web Browser, Duplex Unit, 256 GB SSD, USB Interfaces for Scan-to-USB Thumb Drive/Print-from-USB Thumb Drive, USB Local Printing, Optional Authentication Device Connection, Service USB Firmware Updates, Developer Unit (1,000K Yield), and Drum Unit (K:170K/C:65K Yield).	
7670525507	Delivery Charge - Level 2	
7640018095	Basic Network Service - BNS05	
AAV5019	PC-416 CABINET	
A87JWY2	RU-513 RELAY UNIT (must ship with FS-539 or FS-539 SD)	
AAR4WYE	FS-539 SD 50-SHEET BOOKLET FINISHER	
AC28W11	PK-524 2-3 hole punch kit for FS-539/FS-539SD	



KONICA MINOLTA

bizhub

C360i



8) POLICE - Tight space/Inner Finisher with 2/3 HP and FAX

Item Number	Description	60 Month Lease
MAIN UNIT		
AA7P011	bizhub C360i Copier/Printer/Scanner - Includes PS, PCL & XPS Controller, 8 GB Standard Memory, Web Browser, Duplex Unit, 256 GB SSD, USB Interfaces for Scan-to-USB Thumb Drive/Print-from-USB Thumb Drive, USB Local Printing, Optional Authentication Device Connection, Service USB Firmware Updates, Developer Unit (1,000K Yield), and Drum Unit (K:170K/C:65K Yield).	
7670525507	Delivery Charge - Level 2	
7640018095	Basic Network Service - BNS05	
AAV5019	PC-416 CABINET	
A2YUWY3	FS-533 Finisher (50-sheet inner staple finisher)	
ACW5WY1	MK-607 mount kit for FS-533	
A3EUW12	PK-519 Punch Kit (2/3 hole - for FS-533)	
A883012	FK-514 FAX KIT (1st/2nd LINES)	



City of Villa Rica – MFP Refresh & Technology Upgrade

In Summary:

- Konica Minolta proposes a Managed Print/Technology Refresh for The City of Villa Rica.
- Monthly Lease = \$1,178.83/Month (60 Month).
- Plus \$353 Base Service = Includes 5,000 Color Prints & 20,000 Black and White Prints
- Monthly Total to The City = \$1,531.83
- Overages billed at .041 for Color, .0074 B/W
- This includes (8) new state of the art Konica Minolta i-Series MFDs
- All-inclusive Cost Per Copy Maintenance and Supply Agreement billed Monthly
- Konica Minolta will deliver, install and train at no additional charge to the City



Proposal for:



PARTNERING WITH:



Prepared by:

Lisa Miller
Sr. Account Executive
(404) 645-2550
Lmiller@kmbs.konicaminolta.us



City of Villa Rica – MFP Refresh & Technology Upgrade

City desires to:

- Standardize and Optimize Print Infrastructure
- City desires to remove desk top printers and replace with MFDs where applicable to reduce carbon footprint throughout the City
- Minimize multi-vendor Parts & Increased Supply Costs on Desktop Printers
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bizhub  **C360i**



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7670525506	Delivery Charge - Level 1	
7640018094	Basic Network Service - BNS04	
AAV5019	PC-416 CABINET	
A2YUWY3	FS-533 Finisher (50-sheet inner staple finisher)	
A3EUW12	PK-519 Punch Kit (2/3 hole - for FS-533)	



KONICA MINOLTA

bizhub

C360i



4) LIBRARY, 5) PARKS & REC (Standard Finisher with 2/3 HP, FAX)

Item Number	Description	60 Month Lease
MAIN UNIT		
AA2J013	bizhub C360i Copier/Printer/Scanner/DF-714 - Includes PS, PCL & XPS Controller, 8 GB Standard Memory, Web Browser, Duplex Unit, 256 GB SSD, USB Interfaces for Scan-to-USB Thumb Drive/Print-from-USB Thumb Drive, USB Local Printing, Optional Authentication Device Connection, Service USB Firmware Updates, Developer Unit (1,000K Yield), and Drum Unit (K:170K/C:65K Yield).	
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KONICA MINOLTA



bizhub

C550i

6) CITY HALL, 7) AVANTI (CINDY/JANET) - Booklet Finisher and 2/3 HP, FAX

Item Number	Description	60 Month Lease
MAIN UNIT		
AA7P011	bizhub C550i Copier/Printer/Scanner - Includes PS, PCL & XPS Controller, 8 GB Standard Memory, Web Browser, Duplex Unit, 256 GB SSD, USB Interfaces for Scan-to-USB Thumb Drive/Print-from-USB Thumb Drive, USB Local Printing, Optional Authentication Device Connection, Service USB Firmware Updates, Developer Unit (1,000K Yield), and Drum Unit (K:170K/C:65K Yield).	
7670525507	Delivery Charge - Level 2	
7640018095	Basic Network Service - BNS05	
AAV5019	PC-416 CABINET	
A87JWY2	RU-513 RELAY UNIT (must ship with FS-539 or FS-539 SD)	
AAR4WYE	FS-539 SD 50-SHEET BOOKLET FINISHER	
AC28W11	PK-524 2-3 hole punch kit for FS-539/FS-539SD	



KONICA MINOLTA

bizhub

C550i



8) POLICE - Tight space/Inner Finisher with 2/3 HP and FAX

Item Number	Description	60 Month Lease
MAIN UNIT		
AA7P011	bizhub C550i Copier/Printer/Scanner - Includes PS, PCL & XPS Controller, 8 GB Standard Memory, Web Browser, Duplex Unit, 256 GB SSD, USB Interfaces for Scan-to-USB Thumb Drive/Print-from-USB Thumb Drive, USB Local Printing, Optional Authentication Device Connection, Service USB Firmware Updates, Developer Unit (1,000K Yield), and Drum Unit (K:170K/C:65K Yield).	
7670525507	Delivery Charge - Level 2	
7640018095	Basic Network Service - BNS05	
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A2YUWY3	FS-533 Finisher (50-sheet inner staple finisher)	
ACW5WY1	MK-607 mount kit for FS-533	
A3EUW12	PK-519 Punch Kit (2/3 hole - for FS-533)	
A883012	FK-514 FAX KIT (1st/2nd LINES)	



City of Villa Rica – MFP Refresh & Technology Upgrade

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- Konica Minolta proposes a Managed Print/Technology Refresh for The City of Villa Rica.
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- This includes (8) new state of the art Konica Minolta i-Series MFDs
- All-inclusive Cost Per Copy Maintenance and Supply Agreement billed Monthly
- Konica Minolta will deliver, install and train at no additional charge to the City



EDGE

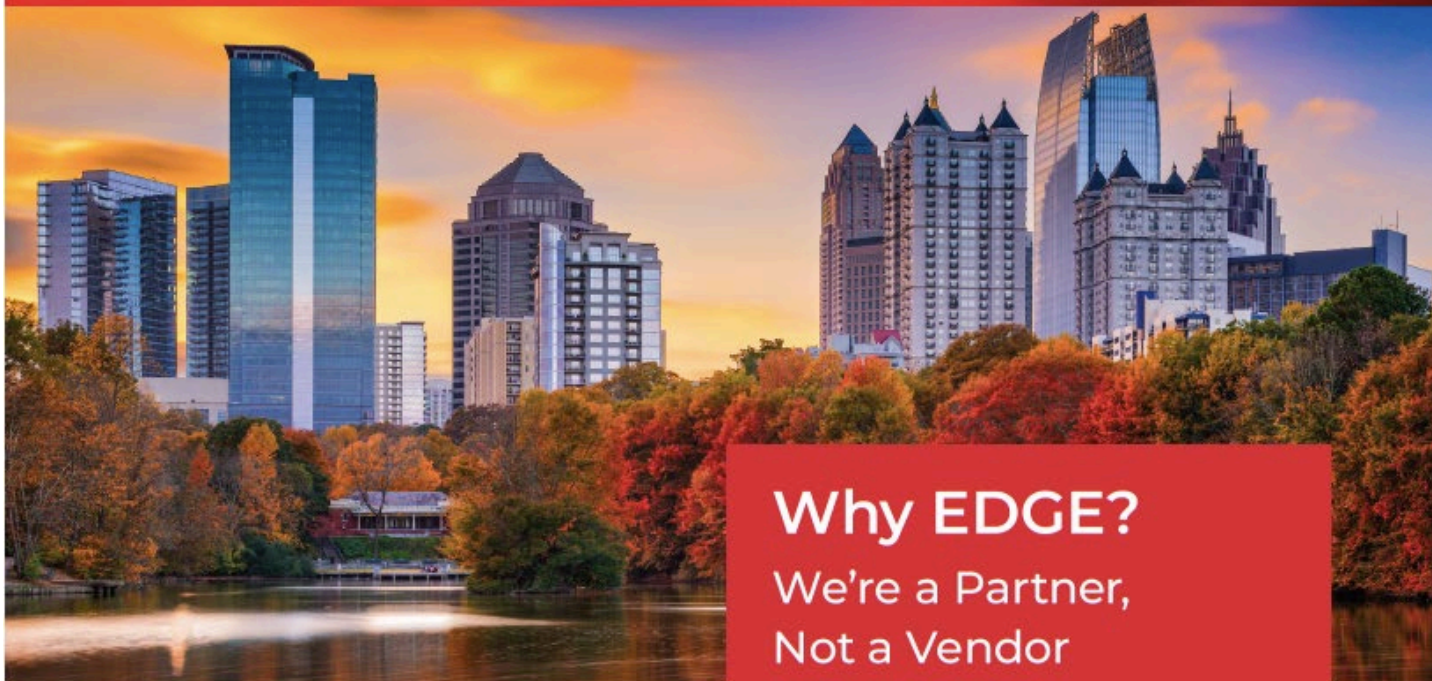
BUSINESS SYSTEMS



VILLA RICA

— GEORGIA —

EDEG BUSINESS SYSTEMS CANON STATEWIDE
CONTRACT PROPOSAL
Eric Denny
Giovernment Account Executive 770-882-3084



Why EDGE?

We're a Partner,
Not a Vendor



With more than 105 years of industry experience, EDGE Business Systems is a leading provider of document technology solutions to businesses in the Atlanta area.

We offer a range of services and solutions that enable you to optimize your environment including new office equipment solutions, scanning workflow processes and enhanced document security. Combining award-winning service with the latest and best in office technology, we help our clients achieve maximum productivity.



Nationally Awarded
Inc 5000 & ENX Magazine
While Being Locally Valued



Independent Dealer Offering
Customized Solutions for
Real World Office Needs



Very Fast Service Resolution with
3.6 hour Average Response Time,
99% Uptime & 86% First Time Fix Rate



Document Security Focus with
Validated Federal Government
Compliance



Local Ownership with Direct Path
for Quick Resolution



**Proposed Hardware Recommendation:
CUSTOMER SERVICE/CID/Vplex Proposed Equipment**

(3) CANON Color IR Advanced C3835i

***Fully Configured with:
Color/BW Copy, Print, Scan
Finishers with Staple and Hole Punch***



Additional Product Description

- Print/Copy Speed: up to 35 ppm (BW/Color, Letter)
- Scan Speed: up to 160 ipm (300 dpi) (BW/Color, Duplex)
- Print up to 12" x 18"
- Includes two 550-sheet paper cassettes
- Standard security feature set, including McAfee Embedded Control
- Includes uniFLOW Online Express for cloud-based accounting and cost control per user/department

CANON GEROGIA STATEWIDE CONTRACT #99999-SPD000137-005
Monthly Cost per System
\$148.51

All-Inclusive BW CPC \$.0075 / Color CPC \$.0411

**Proposed Hardware Recommendation:
LIBRARY / PARK AND REC**

(2) CANON Color IR Advanced C3835i

***Fully Configured with:
Color/BW Copy, Print, Scan, FAX
Finishers with Staple and Hole Punch***



Additional Product Description

- Print/Copy Speed: up to 35 ppm (BW/Color, Letter)
- Scan Speed: up to 160 ipm (300 dpi) (BW/Color, Duplex)
- Print up to 12" x 18"
- Includes two 550-sheet paper cassettes
- Standard security feature set, including McAfee Embedded Control
- Includes uniFLOW Online Express for cloud-based accounting and cost control per user/department

CANON GEROGIA STATEWIDE CONTRACT #99999-SPD000137-005
Monthly Cost per System
\$159.83

All-Inclusive BW CPC \$.0075 / Color CPC \$.0411

Proposed Hardware Recommendation: CITY HALL & AVANTI

(2) CANON Color IR Advanced

***Fully Configured with:
Color/BW Copy, Print, Scan,
Booklet Finisher with Hole Punch***



Additional Product Description

- Print/Copy Speed: up to 35 ppm (BW/Color, Letter)
- Scan Speed: up to 160 ipm (300 dpi) (BW/Color, Duplex)
- Print up to 12" x 18"
- Includes four 550-sheet paper cassettes
- Standard security feature set, including McAfee Embedded Control
- Includes uniFLOW Online Express for cloud-based accounting and cost control per user/department

CANON GEROGIA STATEWIDE CONTRACT #99999-SPD000137-005
Monthly Cost per System
\$209.04

All-Inclusive BW CPC \$.0075 / Color CPC \$.0411

Proposed Hardware Recommendation: PD

(1) CANON Color IR Advanced C3835i

***Fully Configured with:
Color/BW Copy, Print, Scan
Finishers with Staple and Hole Punch***



Additional Product Description

- Print/Copy Speed: up to 35 ppm (BW/Color, Letter)
- Scan Speed: up to 160 ipm (300 dpi) (BW/Color, Duplex)
- Print up to 12" x 18"
- Includes two 550-sheet paper cassettes
- Standard security feature set, including McAfee Embedded Control
- Includes uniFLOW Online Express for cloud-based accounting and cost control per user/department

CANON GEROGIA STATEWIDE CONTRACT #99999-SPD000137-005
Monthly Cost per System
\$148.51

All-Inclusive BW CPC \$.0075 / Color CPC \$.0411

COMPLETE FINANCIAL CONSIDERATION

**TOTAL MONTHLY PRICING FOR (8) NEW CANON C3835i
SYSTEMS :**

\$1,331.78

All-Inclusive cost per impression on ACTUAL usage

BW - \$.0075 / COLOR - \$.0411

*This includes all-service, all-parts, all-consumable (except
paper & Staples)*

**THIS AGREEMENT IS FOR ACTUAL CANON STATEWIDE
CONTRACT 99999-SPD0000137-005**

*The contract starts at installation and expires on June 30th of
2023. The City of Villa Rica can choose to renew a year at a time
on July 1, beginning July 1 2023.*

*Per Statewide Contract Terms and Conditions, the cost will
remain fixed for the full renewal terms. There will never be
additional charges not quoted in this proposal.*

PROPOSAL



The contents of this proposal are confidential trade secret information and intended for the use of City of Villa Rica only. The contents herein may not be reproduced without the specific written permission of Reach Technologies. This is a proposal only and informative in nature. Actual contract terms and conditions, as well as final pricing, may change, and will be submitted upon your request.

Pricing in this proposal expires 30 days after September 23, 2022.

FOR:
City of Villa Rica
City Council Members

BY: Brian Lewis

DATE: 9/22/22

September 23, 2022

City of Villa Rica

Dear Council members,

Thank you for considering Reach Technologies in your upcoming copier decision. Based on my discussions with Jim Chambers, and site visit, I have prepared the following proposal for your approval.

When selecting equipment, there are many variables you need to consider: the company, the features of the product, the quality of the product, the financing available, the cost to obtain the equipment, and the service support you will receive. Each company or individual has their own criteria when making a long-term decision, but we feel that we can offer you a complete solution to your needs, and we have a proven track record with the City of Villa Rica.

We have been in business since 1983. Our resources are strong and enable us to be the leader in handling large relationships in our market.

To continue to grow as we have over the past 39 years, we need to have complete client satisfaction. Our **"Total Satisfaction Guarantee"** ensures your satisfaction both now and in the future.

I appreciate the opportunity to propose a solution for. I look forward to implementing our programs and solutions for you.

Sincerely,

Brian Lewis

Brian Lewis

VP of Managed Print Services

O: 800.537.0669

E: blewis@reachtechnologies.com



PROPOSED SOLUTION FOR:

Equipment Proposed

QTY	MODEL	DESCRIPTION
7	5054ci	Kyocera / Copystar 50ppm Color copier (A3, Letter/Legal)
		7ea - 320 Sheet Single Pass Duplex Scanner
		7ea - 4 x 500 sheet trays, 1 x 150 MP Tray
		5 ea - 4,000 Sheet Finisher with Booklet Maker, 3 hole punch
		7ea - 10.1" Color TSI –Intuitive & Efficient User Interface
		7ea - Secure Scan to email, desktop, Ntwk folder
		6ea - Fax
		1,000 sheet Finisher, with 3 hole punch
1	408ci	Kyocera / Copystar 42 ppm color copier (letter/legal)
		100 Sheet Single Pass Duplex Scanner
		2 x 500 sheet paper Trays, 100 sheet MP Tray
		Secure Scan to email, desktop, Ntwk folder
		Printer Stand

Please see attached brochure or specification sheet for more details.

Kyocera / Copystar 5054ci Install Locations:

City Hall- (no fax) Community Development

Parks and Recreation Library

Crimes Investigation Welcome Center – (no booklet maker)

Police Department – (1000 sheet finisher, no booklet maker)

Kyocera / Copystar 408ci Install Location:

Customer Service Department

FMV Lease Options

Proposed*	Term
\$2,132.00	60 mo
\$2,539.00	48 mo
\$2,965.00	36 mo

Includes the following in one Monthly payment:

Installation of all devices – (up to five users per device)
 Buyout and return of Copystar lease at Police Dept
 Removal / Disposal of 5 Existing Copiers
 Comprehensive Break / Fix Maintenance and Supplies

Maintenance and Supplies

- All Parts, Labor, Maintenance Kits
- Auto Toner fulfillment (if monitoring software is installed)
- Firmware updates as necessary
- 4-hr response time
- Includes up to **24,500** BW images per month
- Includes Up to **4,500** Color Images per month
- BW Overages bill Quarterly @ \$0.008 per image
- Color Overages bill Quarterly @ \$0.0455 per Image

EXCLUDES: paper and staples



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: 2022 Mural request via the Georgia Mural Trail project
AGENDA DATE: 9.20.22

DATE PREPARED: 9.13.22
PREPARED BY: Janet Chumley

AMOUNT: \$18,000
GL ACCOUNT #: 275-7540-572010
FUNDING SOURCE: General Fund
BUDGETED ITEM? Yes

PURPOSE: On February 14, 2022, Villa Rica Main Street was awarded an in-kind grant to be apart of the Georgia Mural Trail via Go Georgia Arts with John W. Christian Studios. Once awarded the grant, the mural must be completed by the end of 2022. The mural will go on the side wall of Hixtown Brewing Co., located on North Ave-looking at Prospector's Park.

BACKGROUND: The Go Georgia Arts is a statewide arts origination located in Hapeville, GA. Their focus is to offer art programs and grants to smaller cities and other communities throughout the state through education, consulting, murals, public art, events, and fine art. Their goal is to run the trail close to all the major Welcome Centers. John Christian has set a date to begin painting the mural the week of October 3, 2022 (weather permitting). Some current cities on the mural trail are Powder Springs, Hapeville, Blue Ridge, Summerville, and Forest Park to name a few.

STAFF RECOMMENDATION: Staff recommends awarding \$18,000 to complete the proposed mural on the side wall of Hixtown Brewing Co. and officially become part of the Georgia Mural Trail.

MOTION: I move to approve the \$18,000 to complete the proposed mural on the side wall of Hixtown Brewing Co. and officially become part of the Georgia Mural Trail.



Mural Grant Offer and Contract

The City of Villa Rica, Ga. mural project.

Invoice Number #10121

Date February 15th, 2022

The Go Georgia Arts/John W. Christian and *The City of Villa Rica* agrees to the following terms and timeline for the painting a mural in the city of **Villa Rica, Georgia**. Our timeline for the mural is to be completed on or before December 30th, 2022, if however, if we can paint it sooner which would be our goal weather permitting. The projected square foot of the mural is 200'sf or a 10'x20' mural. If required added square foot painted the price ranges from \$35.00 to \$45.00.

Our Grant offer is a labor in kind grant for **(Project) wall location 407 Main Street**. Go Georgia Arts/John W. Christian will paint the first in kind 200'sf at no charge other than the cost for design, paint, supplies and expenses at \$3500.00. **The City of Villa Rica** will provide scaffolding or lift if needed, up to 50-man hours to pressure wash and help fix any bad spots and prep the wall. Also paint two coats of Kiln's primer on the mural surface and set up and or tear down of the scaffolding if needed.

The design process is as follows, The City will choose up to eight images, if needed and we will pick between five or six images. *If your images are chosen in advance, then all we will do is tweak the design as needed.* If you are adding extra square foot to this mural or this is one of other panels this contract/invoice will serve for all. Once you create a mission statement in advance, we will start the design process after this agreement is agreed and signed by all parties and the first payment of **\$2000.00** is received. We then will provide you up to three different design concepts for your review. If there are any changes after the design is approved there will be a \$100.00 charge for each added design change. Our complete design process is provided on our web page.

Value of the Mural can range however with your mural taking part in the **Georgia Mural Trail** the value will go up as well from an economic standpoint.

Timeline and offer to accept mural grant. There is a timeline to accept our offer. You have until **March 11th, 2022**, to respond to this offer and to provide a signed contract with your first **\$2000.00** Payment.

Grant opportunities for your mural project are very strong. There are only a small number of cities in Georgia. With your historic theme as your focus the chance of getting a grant is better. Most of the grants we can apply for are matching funds. The money you can raise and pay us and go towards your match. The larger the mural is the greater the impact to your tourism and as a resource to your city. We can help you find other grants and with the process.

Note: There are no changes of the design after the mural painting process has started.

1. The Villa Rica mural will be painted on a brick building that is in good condition if there is cracks or bad spot, the owners will need to repair it by a week before the painting process starts.
2. The wall will need to be cleaned and pressure washed by the owners of the mural one week before the painting to start.
3. **The City of Villa Rica** will be the owner of the mural and the exterior wall. The building owner must release and give permission to **City of Villa Rica** to manage as caretakers of the mural area of the wall. After the mural is completed there can be no changes or alterations to the mural without permission is writing from Go Georgia Art. Go Georgia Arts will inform the owners on how to take care of the mural.
4. **Go Georgia Arts** will give a 30-Day notice upon schedule to start project.
5. The Go Georgia Arts will add this mural to the Georgia Mural Trail and provide your very own stamp and number for the mural.

Cost and payment plan.

1. Total cost of project is **\$3,500.00** including design and unless there is painted square foot added.
2. The first payment of **\$2,000.00** is due upon signing this agreement.
3. The second payment would be for any **added square foot painted** would be due 30 days before starting project. Note we will up-date our start date 30 days out from projected start date.
4. The third and final payment of **\$1,500.00** would be due upon completion of the project.

(Make checks out to Go Georgia Arts, 3280 Sims Street Hapeville Ga. 30354 Phone 770 380-0420

Our EIN Number is 85-4147609

Signed: John W. Christian/Go Georgia Arts *John Christian* Date *February 15, 2022*

Signed Title _____ Signed _____ Date _____

Exhibit A

Added painted square foot and payments.

The mural new size is roughly 1000'sf or 14'x75' at a total cost of \$18,000.

Main Invoice Number is #10121

1. Payment one of \$2,000.00 Due upon signing of contract. **PAID March 2022 #10121**
Balance due \$16,000.00
2. Payment of \$8,000.00 due September 19th, 2022, invoice number **#10121B**
3. Payment three of \$4,000.00 due October 17th, 2022, invoice number **#10121C**
4. Final payment due upon completion of the mural \$4,000.00 invoice number **#10121D**

Lodging for one person for up to 20 nights for one person. I paint only four days a week during the weekday weather permitting.

John Christian, Go Georgia Arts 3280 Sims Street Hapeville, Ga. 30354 770 380-0420



City of Gold



STATE
Farmers
Market

The City of Forest Park

HERE WE GROW AGAIN

FORT GILLEM
1941



GILLEM
LOGISTICS CENTER



LIVE • WORK • PLAY

125th

Est. 1891

Celebrate
Hapeville

MILLERS
DEPT
STORE

MILLERS

CHAPMAN DRUGS



Welcome to Powder Springs

1838



770 380 0420





CITY OF VILLA RICA

City Council Packet

SUBJECT: Acceptance of Street Dedication for Meadowlark Drive

CITY COUNCIL AGENDA DATE: October 4th, 2022

DATE: September 22, 2022

PREPARED BY: Ronald Johnson, Planning and Zoning Specialist

PUBLIC HEARING REQUIRED: No

PURPOSE: MMCC, LLC proposes to dedicate a 0.032 acre portion of 135 Commerce Drive in order for the city to reconnect and reopen Meadowlark Drive to thru traffic.

BACKGROUND: In 2019, the City Council approved with conditions an application for annexation and a rezoning to Multifamily Low-Density (MF1) and Commercial Medium-Density for a collection of parcels in order to construct a multifamily apartment complex and a commercial outparcel. At that time, and with the subsequent rezoning of these properties in December 2021 to Multifamily Medium-Density (MF2) and C2, the City Council placed a condition on the property to “reopen Meadowlark Drive if permitted or approved by the city and school board”. The applicant is deeding a section of 135 Commerce Drive to the city in order for the roadway to be reopened. The applicant has stated that Carroll County School District has agreed to the roadway being reopened.

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: N/A

MOTION:

(1) I move to accept the deed of dedication from MMCC, LLC in order to reopen Meadowlark Drive and request for staff to execute the agreement.

After Recording Return to:
Tisinger Vance, P.C.
100 Wagon Yard Plaza
Carrollton, GA 30117
ATTN: C. David Mecklin, Jr.

STATE OF GEORGIA
COUNTY OF CARROLL

DEED OF DEDICATION

THIS INDENTURE, made the 14th day of SEPTEMBER in the year 2022, between

MMCC FUND, LLC

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

THE CITY OF VILLA RICA, GEORGIA

a political subdivision of the State of Georgia 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:

Grantor, for and in consideration of the mutual benefits flowing between the parties hereto by the dedication of this property for public purposes, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee for public purposes and uses, all that tract and parcel of property lying and being in **Land Lot 158 of the 6th District, Carroll County, Georgia** and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, COMMENCE at the concrete right of way monument found at the intersection of the westerly right of way of State Route 61 (300 foot right of way) with the northerly right of way of Interstate 20

(variable right of way); thence along said northerly right of way of Interstate 20 the following courses and distances: South 80 degrees 17 minutes 51 seconds West, a distance of 88.89 feet to a point; South 75 degrees 55 minutes 09 seconds West, a distance of 103.60 feet to a point; South 70 degrees 52 minutes 38 seconds West, a distance of 52.85 feet to a 1/2 inch rebar found; South 70 degrees 48 minutes 32 seconds West, a distance of 24.96 feet to a 1/2 inch rebar found; thence leaving said northerly right of way line of Interstate 20 and proceed along the common property line between VED Enterprises, Inc. and Mary Ann Smith Leathers, SR North 00 degrees 05 minutes 26 seconds West, a distance of 245.45 feet to a 1/2 inch rebar found, thence along the common property line between MMCC Fund, LLC and Mary Ann Smith Leathers, SR the following courses and distances: North 00 degrees 07 minutes 15 seconds West, a distance of 269.17 feet to a 1/2 inch rebar found; North 00 degrees 09 minutes 52 seconds East, a distance of 79.06 feet to a 1/2 inch rebar found; thence along the common property line between Virginia S. Cox and MMC Fund, LLC North 00 degrees 00 minutes 38 seconds West, a distance of 149.89 feet to a 1/2 inch rebar found on the southerly right of way line of Meadowlark Drive (40 foot right of way); said rebar being the TRUE POINT OF BEGINNING;

From the TRUE POINT OF BEGINNING, as thus established, thence North 0 degrees 03 minutes 14 seconds West, a distance of 49.98 feet to a 1/2 inch rebar found; thence South 89 degrees 27 minutes 36 seconds East a distance of 49.01 feet to point; thence South 40 degrees 58 minutes 24 seconds East a distance of 65.60 feet to a point; thence North 89 degrees 54 minutes 41 seconds West a distance of 5.94 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 0.032 acres

TO HAVE AND TO HOLD the above-described and dedicated rights in and to the property described unto the public forever in fee simple, for uses and purposes hereinabove stated.

The grantor hereby, covenant that it is the owner in fee simple and the property is free and clear of all liens and encumbrances; that the Grantor has good and legal right to grant its right in the above-described property, and Grantor will pay all taxes and assessments due and owing on the property up to the time of the acceptance of this deed of dedication.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

The purpose of this deed is to dedicate the described property as a public street.

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

Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public

My commission expires: 10/2/2024



MMCC FUND, LLC

 (SEAL)
Jeff Matthews, Member

Accepted by CITY OF VILLA RICA

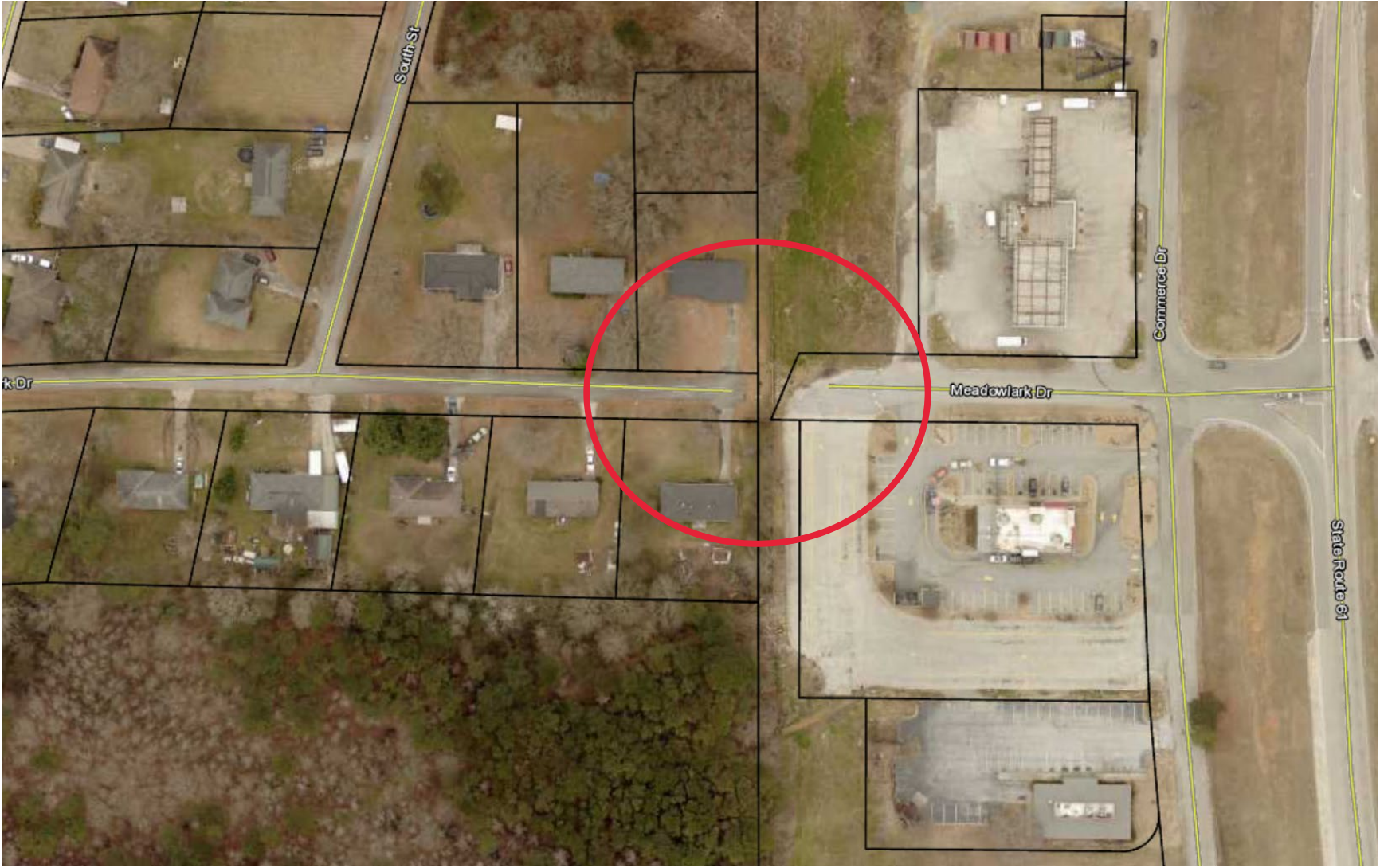
Gil McDougal, Mayor

This Deed of Dedication shall not be considered an acceptance of the property by the City of Villa Rica, Georgia as a Public Street or Public Road until the same has been formally accepted by the City. The Road(s) shall be deemed formally accepted as a public street or roadway upon the occurrence of: 1) placement of the signature of either the Mayor or the City Manager of the city, set out below, or, 2) by the placement of the above described property as a Public Street or Public Road on the official Roads Registry for Villa Rica, Georgia.

This Deed of Dedication accepted this _____ day of _____, 2022.

By:

Name: _____
Title: _____





CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Change Order #1 for Pump Station and Manhole Rehabilitation Project

AGENDA DATE: October 4, 2022

DATE PREPARED: September 22, 2022
PREPARED BY: John Bain

AMOUNT: \$ 349,582.75
GL ACCOUNT #: 505-4330-541400
FUNDING SOURCE: Water / Sewer Fund
BUDGETED ITEM? Yes

PURPOSE: To add additional manhole rehabilitation work as indicated in the attached spreadsheet. The estimated cost of the additional work is \$ 349,582.75.

BACKGROUND: The additional work requested is based on inspections performed by both City staff and the engineer. Through the inspection process, an additional 134 manholes have been identified as needing rehabilitation work.

STAFF RECOMMENDATION: Staff recommends approval of the change order to the manhole rehabilitation project to include the additional fifty-five manholes, at a cost of \$ 349,582.75.

IMPACT: The scope of the project is to reduce inflow and infiltration into the collection system, therefore reducing the flow into the lift stations and treatment facilities, reducing operating expenses and providing available capacity. To date, the project had decreased flow to the North Wastewater Plant by approximately 80,000 gallons per day - 15% of plant capacity.

MOTION: I move we approve the change order #1 for the manhole rehabilitation project, at a cost of \$ 349,582.75.

Change Order Tracking - Additional Work Authorized Through period ending 9/12/22
Villa Rica Pump Station and Manhole Rehabilitation

Total Change Order Amount Authorized # Additional MH Structures			This color Indicates completed to date									#8	#9
												Reconst Invert/Shelf	Reset Frame/Cover
\$349,582.75						Unit Cost							
134													
						#1	#2	#4	#5				
						Prep Type P-1	Prep Type P-2	Rehab Type R-1	Rehab Type R-2				
						\$40.00	\$60.00	\$165.00	\$415.00	\$400.00	\$700.00		
MANHOLE ID	STRUC_MAT	LOCATION	GPS_Y_12	GPS_X_12	Depth /(Quantity)								
326	Concrete	Cross Country	1,361,305	2,078,389	9.20			\$368.00			\$3,818.00	\$700.00	
328	Concrete	Cross Country	1,361,087	2,078,339	6.00			\$240.00			\$2,490.00		
423	Concrete	Roadway	1,362,907	2,079,969	12			\$480.00		\$1,980.00			
573	Concrete	Roadway	1,360,565	2,079,370	10.20			\$408.00		\$1,683.00			
1177	Concrete	Yard	1,360,217	2,074,630	10.80			\$432.00		\$1,782.00			
1244A	Concrete	Cross Country	1,362,895	2,073,833	18.4			\$736.00		\$3,036.00			
1265	Concrete	Cross Country	1,363,457	2,073,948	8.1			\$324.00		\$1,336.50			
1271	Concrete	Yard	1,363,787	2,074,045	9.85			\$394.00		\$1,625.25			
1349	Concrete	Roadway	1,362,428	2,074,623	7.5			\$300.00		\$1,237.50			
1403	Concrete	Yard	1,363,311	2,074,443	9.85			\$394.00		\$1,625.25			
1454	Concrete	Roadway	1,364,152	2,075,981	20.80			\$832.00		\$8,632.00			
1557	Concrete	Roadway	1,365,914	2,076,048	6.65			\$266.00		\$1,097.25			
1676	Concrete	Yard	1,364,644	2,076,279	9.00			\$360.00		\$3,735.00			
1720	Concrete	Yard	1,364,411	2,082,576	14.87			\$594.80		\$2,453.55			
1721	Concrete	ROW	1,364,450	2,082,604	13.4			\$536.00		\$2,211.00			
1734	Concrete	Roadway	1,364,714	2,082,605	9.60			\$384.00		\$1,584.00			
1755	Concrete	Roadway	1,364,737	2,082,246	10.40			\$416.00		\$1,716.00			
1756	Concrete	Roadway	1,365,133	2,082,258	10.90			\$436.00		\$1,798.50			
1757	Concrete	Roadway	1,365,332	2,082,263	10.85			\$434.00		\$1,790.25			
1760	Concrete	Roadway	1,365,431	2,082,299	12.70			\$508.00		\$2,095.50			
1769	Concrete	Roadway	1,365,691	2,082,302	3.32			\$132.80		\$547.80			
2278	Concrete	Roadway	1,365,167	2,083,810	19.60			\$784.00		\$3,234.00			
2289	Concrete	Roadway	1,366,131	2,083,682	7.3			\$292.00		\$1,204.50			
2302	Concrete	Roadway	1,365,830	2,082,682	12.33			\$493.20		\$2,034.45			
4037	Concrete	Yard	1,363,426	2,053,964	7.18			\$287.20		\$1,184.70			
4038	Concrete	Yard	1,363,102	2,053,708	8			\$320.00		\$1,320.00			
4044	Concrete	Roadway	1,363,281	2,054,056	3.72			\$148.80		\$613.80			
4045	Concrete	Roadway	1,363,293	2,054,243	3.5			\$140.00		\$577.50			
4055	Concrete	Yard	1,362,408	2,053,847	12.46			\$498.40		\$2,055.90			
4056	Concrete	Roadway	1,362,520	2,053,952	10.53			\$421.20		\$1,737.45			
4066	Concrete	Roadway	1,362,293	2,054,221	8.21			\$328.40		\$1,354.65			
4067	Concrete	Roadway	1,362,658	2,054,237	7.32			\$292.80		\$1,207.80			
4074	Concrete	Roadway	1,363,001	2,054,151	2.94			\$117.60		\$485.10			
4081	Concrete	Roadway	1,362,691	2,054,416	11.6			\$464.00		\$1,914.00			
4084	Concrete	Roadway	1,362,923	2,054,389	5.35			\$214.00		\$882.75			
4092	Concrete	Roadway	1,362,753	2,054,742	8.63			\$345.20		\$1,423.95			
4111	Concrete	Roadway	1,363,549	2,053,962	5.18			\$207.20		\$854.70			
4112	Concrete	Roadway	1,363,556	2,054,236	3.17			\$126.80		\$523.05			
4113	Concrete	Roadway	1,363,562	2,054,507	4.19			\$167.60		\$691.35			
4134	Concrete	Cross Country	1,363,101	2,053,069	8.48			\$339.20		\$1,399.20			
4135	Concrete	Cross Country	1,363,017	2,052,798	7.43			\$297.20		\$1,225.95			
4136	Concrete	Yard	1,363,141	2,052,820	8.89			\$355.60		\$1,466.85			
4145	Concrete	Yard	1,363,057	2,052,542	12.85			\$514.00		\$2,120.25			
10230	Concrete	Cross Country	1,358,264	2,078,975	5.85			\$234.00		\$965.25			
10234	Concrete	Cross Country	1,358,337	2,078,309	7.22			\$288.80		\$1,191.30			
10235	Concrete	Cross Country	1,358,270	2,078,160	6.12			\$244.80		\$1,009.80			
10242	Concrete	Roadway	1,358,037	2,079,539	8.8			\$352.00		\$1,452.00			
10262	Concrete	Roadway	1,358,477	2,077,447	9.35			\$374.00		\$1,542.75			
10486	Concrete	Yard	1,361,774	2,071,968	30.00			\$1,200.00		\$4,950.00			
10488	Concrete	ROW	1,361,755	2,071,607	22.00			\$880.00		\$3,630.00			
10725	Concrete	Cross Country	1,344,421	2,058,913	5.40			\$216.00		\$891.00			
10726	Concrete	Cross Country	1,344,559	2,059,028	6.00			\$240.00		\$990.00			
10727	Concrete	Cross Country	1,344,684	2,058,897	5.00			\$200.00		\$825.00			
10728	Concrete	ROW	1,344,839	2,058,841	8			\$320.00		\$1,320.00			
10729	Concrete	ROW	1,345,050	2,058,849	8			\$320.00		\$1,320.00			
79					12.00	P1	R1	\$480.00	\$0.00	\$1,980.00	\$0.00		
561					14.80	P1	R2	\$592.00	\$0.00	\$0.00	\$6,142.00		
562					6.20	P1	R2	\$248.00	\$0.00	\$0.00	\$2,573.00		
1323.1					8.40	P2	R2	\$0.00	\$504.00	\$0.00	\$3,486.00		
1325.1					8.30	P1	R2	\$332.00	\$0.00	\$0.00	\$3,444.50		
1326		Location?? - Verify			8.40	P1	R1	\$336.00	\$0.00	\$1,386.00	\$0.00		
1971.1					8.40	P1	R1	\$336.00	\$0.00	\$1,386.00	\$0.00		
1976		Additional Work Added			8.60	P1	R2	\$344.00	\$0.00	\$0.00	\$3,569.00		
1977		Additional Work Added			8.00	P1	R2	\$320.00	\$0.00	\$0.00	\$3,320.00		
1978		Additional Work Added			6.50	P1	R2	\$260.00	\$0.00	\$0.00	\$2,697.50		
1979		Additional Work Added			7.00	P1	R2	\$280.00	\$0.00	\$0.00	\$2,905.00		
1980		Additional Work Added			7.80	P1	R2	\$312.00	\$0.00	\$0.00	\$3,237.00		
1981		Additional Work Added			6.80	P1	R2	\$272.00	\$0.00	\$0.00	\$2,822.00		
1982		Additional Work Added			7.50	P1	R2	\$300.00	\$0.00	\$0.00	\$3,112.50		
1984.1		Additional Work Added			8.00	P1	R2	\$320.00	\$0.00	\$0.00	\$3,320.00		
1986		Additional Work Added			7.46	P1	R2	\$298.40	\$0.00	\$0.00	\$3,095.90		
2138		Additional Work Added			8.40	P1	R1	\$336.00	\$0.00	\$1,386.00	\$0.00		
2139		Additional Work Added			6.20	P1	R1	\$248.00	\$0.00	\$1,023.00	\$0.00		
2140		Additional Work Added			10.00	P1	R1	\$400.00	\$0.00	\$1,650.00	\$0.00		
2141		Additional Work Added			10.70	P1	R1	\$428.00	\$0.00	\$1,765.50	\$0.00		
2142		Additional Work Added			8.90	P1	R1	\$356.00	\$0.00	\$1,468.50	\$0.00		
2145		Additional Work Added			8.20	P1	R1	\$328.00	\$0.00	\$1,353.00	\$0.00		
2155		Additional Work Added			4.20	P1	R1	\$168.00	\$0.00	\$693.00	\$0.00		
2191		Additional Work Added			4.00	P1	R1	\$160.00	\$0.00	\$660.00	\$0.00		
2191		Additional Work Added	#9 Reset Frame/Cover					\$0.00	\$0.00	\$0.00	\$0.00	\$700.00	
2192		Additional Work Added		8.80	P1	R1		\$352.00	\$0.00	\$1,452.00	\$0.00		
2192		Additional Work Added	#9 Reset Frame/Cover					\$0.00	\$0.00	\$0.00	\$0.00	\$700.00	
2193		Additional Work Added		5.00	P1	R1		\$200.00	\$0.00	\$825.00	\$0.00		
2193		Additional Work Added		5.60	P1	R1		\$224.00	\$0.00	\$924.00	\$0.00		
2193		Additional Work Added	#9 Reset Frame/Cover					\$0.00	\$0.00	\$0.00	\$0.00	\$700.00	
2194		Additional Work Added		4.20	P1	R1		\$168.00	\$0.00	\$693.00	\$0.00		
2722		Additional Work Added		8.10	P1	R1		\$324.00	\$0.00	\$1,336.50	\$0.00		
2723		Additional Work Added		7.20	P1	R1		\$288.00	\$0.00	\$1,188.00	\$0.00		
2890.1		Additional Work Added?		5.30	P1	R1		\$212.00	\$0.00	\$874.50	\$0.00		
2909		Additional Work Added?		8.30	P1	R1		\$332.00	\$0.00	\$1,369.50	\$0.00		
4041				6.00	P1	R1		\$240.00	\$0.00	\$990.00	\$0.00		
4054				8.00	P1	R1		\$320.00	\$0.00	\$1,320.00	\$0.00		
4061				5.10	P1	R1		\$204.00	\$0.00	\$841.50	\$0.00		
4132				7.00	P1	R1		\$280.00	\$0.00	\$1,155.00	\$0.00	\$700.00	
4133				6.70	P1	R1		\$268.00	\$0.00	\$1,105.50	\$0.00		
4239				10.00	P1	R2		\$400.00	\$0.00	\$0.00	\$4,150.00		
4243				18.00	P1	R2		\$720.00	\$0.00	\$0.00	\$7,470.00		
4244				14.60	P1	R2		\$584.00	\$0.00	\$0.00	\$6,059.00		
4245				6.20	P1	R2		\$248.00	\$0.00	\$0.00	\$2,573.00		
4379				7.90	P1	R1		\$316.00	\$0.00	\$1,303.50	\$0.00		
4519				12.20	P1	R2		\$488.00	\$0.00	\$0.00	\$5,063.00		
10724				7.40	P1	R1		\$296.00	\$0.00	\$1,221.00	\$0.00		
11004				7.20	P1	R1		\$288.00	\$0.00	\$1,188.00	\$0.00		
11005				7.70	P1	R1		\$308.00	\$0.00	\$1,270.50	\$0.00		
11006				7.80	P1	R1		\$312.00	\$0.00	\$1,287.00	\$0.00		
11007				8.10	P1								

11008		11.20	P1	R1	\$448.00	\$0.00	\$1,848.00	\$0.00	
11009		10.20	P1	R1	\$408.00	\$0.00	\$1,683.00	\$0.00	
11011		11.20	P1	R1	\$448.00	\$0.00	\$1,848.00	\$0.00	
11012		12.60	P1	R1	\$504.00	\$0.00	\$2,079.00	\$0.00	
11013		14.80	P1	R1	\$592.00	\$0.00	\$2,442.00	\$0.00	
11019		15.20	P1	R1	\$608.00	\$0.00	\$2,508.00	\$0.00	
11020		19.20	P1	R1	\$768.00	\$0.00	\$3,168.00	\$0.00	
11021		14.60	P1	R1	\$584.00	\$0.00	\$2,409.00	\$0.00	
11022		12.20	P1	R1	\$488.00	\$0.00	\$2,013.00	\$0.00	
11023		12.80	P1	R1	\$512.00	\$0.00	\$2,112.00	\$0.00	
11054		11.00	P1	R2	\$440.00	\$0.00	\$0.00	\$4,565.00	
11055		5.20	P1	R2	\$208.00	\$0.00	\$0.00	\$2,158.00	
11056		5.20	P1	R2	\$208.00	\$0.00	\$0.00	\$2,158.00	
11057		11.00	P1	R2	\$440.00	\$0.00	\$0.00	\$4,565.00	
11058		19.80	P1	R2	\$792.00	\$0.00	\$0.00	\$8,217.00	
11059		10.40	P1	R2	\$416.00	\$0.00	\$0.00	\$4,316.00	
11060		17.40	P1	R2	\$696.00	\$0.00	\$0.00	\$7,221.00	
11061		8.00	P1	R2	\$320.00	\$0.00	\$0.00	\$3,320.00	
11063		10.00	P1	R2	\$400.00	\$0.00	\$0.00	\$4,150.00	
11064		7.00	P1	R2	\$280.00	\$0.00	\$0.00	\$2,905.00	
11065		14.60	P1	R2	\$584.00	\$0.00	\$0.00	\$6,059.00	
11066		11.90	P1	R2	\$476.00	\$0.00	\$0.00	\$4,938.50	
12542		6.00	P1	R2	\$240.00	\$0.00	\$0.00	\$2,490.00	
12607		10.20	P1	R1	\$408.00	\$0.00	\$1,683.00	\$0.00	
12612	#8 Reconst Invert/Shelf	11.00	P1	R1	\$440.00	\$0.00	\$1,815.00	\$0.00	\$400.00
12625		4.10	P1	R1	\$164.00	\$0.00	\$676.50	\$0.00	
12649		8.00	P1	R2	\$320.00	\$0.00	\$0.00	\$3,320.00	
13195		15.00	P1	R2	\$600.00	\$0.00	\$0.00	\$6,225.00	



Agenda Item: _____

CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Updated Utility Rates for FY23 – Water Volume Rate Increase
AGENDA DATE: 10/04/2022

DATE PREPARED: 09/15/2022
PREPARED BY: Jennifer Hallman, Finance Director

AMOUNT: n/a
GL ACCOUNT #: n/a

PURPOSE: To approve the updated Utility Rates to be effective January 1, 2023.

BACKGROUND: The FY23 budget included a water volume rate increase of 5%.

FY22 – CURRENT - Water Volume Rates

RESIDENTIAL				
Water Rate Schedule per 1,000 gallons of usage per month				
	Tier 1	Tier 2	Tier 3**	Tier 4
<i>Inside City Limits</i>	\$ 3.66	\$ 4.47	\$ 5.59	\$ 8.93
<i>Outside City Limits</i>	\$ 5.49	\$ 6.70	\$ 8.38	\$ 13.38
Senior (Low Income)	0-2,000	2,001-10,000	10,001-20,000	Over 20,000
Residential 3/4 & 5/8	0-2,000	2,001-10,000	10,001-20,000	Over 20,000
NON-RESIDENTIAL				
Water Rate Schedule per 1,000 gallons of usage per month				
	Tier 1***	Tier 2	Tier 3**	
<i>Inside City Limits</i>	\$ 4.47	\$ 5.59	\$ 8.93	
<i>Outside City Limits</i>	\$ 6.70	\$ 8.38	\$ 13.38	
Commercial 3/4 & 5/8	0-5,100	5,101-27,150K	Over 27,150K	
1" or 1 1/2" water meter	0-16,000	16,001-45K	Over 45K	
2" water meter	0-40,000	40,001-100K	Over 100K	
3" or 4" water meter	0-70,000	70,001-150K	Over 150K	
6" water meter	0-500,000	500,001-750K	Over 750K	
8" water meter	0-600,000	600,001-1.5m	Over 1.5m	
** All irrigation and hydrant meter usage will be calculated at Tier 3 rates regardless of consumption. No sewer charges or fees will be applied. (ORD-10-03-CCO 4-6-10)				
***All Industrial usage will be calculated at Tier 1 rates regardless of consumption (ORD-12-10-CCO-12/4/2012 with effective date of January 1, 2013)				

FY23 – NEW - Water Volume Rates

RESIDENTIAL				
Water Rate Schedule per 1,000 gallons of usage per month				
	<u>Tier 1</u>	<u>Tier 2</u>	<u>Tier 3**</u>	<u>Tier 4</u>
<i>Inside City Limits</i>	\$ 3.84	\$ 4.69	\$ 5.87	\$ 9.37
<i>Outside City Limits</i>	\$ 5.76	\$ 7.03	\$ 8.80	\$ 14.05
Senior (Low Income)	0-2,000	2,001-10,000	10,001-20,000	Over 20,000
Residential 3/4 & 5/8	0-2,000	2,001-10,000	10,001-20,000	Over 20,000
NON-RESIDENTIAL				
Water Rate Schedule per 1,000 gallons of usage per month				
	<u>Tier 1***</u>	<u>Tier 2</u>	<u>Tier 3**</u>	
<i>Inside City Limits</i>	\$ 4.69	\$ 5.87	\$ 9.37	
<i>Outside City Limits</i>	\$ 7.03	\$ 8.80	\$ 14.05	
Commercial 3/4 & 5/8	0-5,100	5,101-27,150K	Over 27,150K	
1" or 1 1/2" water meter	0-16,000	16,001-45K	Over 45K	
2" water meter	0-40,000	40,001-100K	Over 100K	
3" or 4" water meter	0-70,000	70,001-150K	Over 150K	
6" water meter	0-500,000	500,001-750K	Over 750K	
8" water meter	0-600,000	600,001-1.5m	Over 1.5m	
** All irrigation and hydrant meter usage will be calculated at Tier 3 rates regardless of consumption. No sewer charges or fees will be applied. (ORD-10-03-CCO 4-6-10) ***All Industrial usage will be calculated at Tier 1 rates regardless of consumption (ORD-12-10-CCO-12/4/2012 with effective date of January 1, 2013)				

STAFF RECOMMENDATION: To approve the updated utility rates to be effective January 1, 2023, as presented with the 2023 fiscal year budget.

MOTION: I make a motion that we approve the updated Utility Rates, as presented, to be effective for all utility bills sent on or after January 1, 2023.



City of Villa Rica

Utility Rates

Effective 01-1-2023

WATER

Base Fee	Water		Sewer	
Meter Sizes	Inside	Outside	Inside	Outside
Senior (Low Income)	\$ 5.50	\$ 16.25	\$ 6.00	\$ 17.50
3/4 & 5/8	\$ 13.00	\$ 19.50	\$ 14.00	\$ 21.00
1"	\$ 21.71	\$ 32.56	\$ 23.38	\$ 35.07
1 1/2"	\$ 43.29	\$ 64.93	\$ 46.62	\$ 69.93
2"	\$ 69.29	\$ 103.93	\$ 74.62	\$ 111.92
3"	\$ 130.00	\$ 194.99	\$ 139.99	\$ 209.99
4"	\$ 216.70	\$ 325.05	\$ 233.37	\$ 350.05
6"	\$ 433.28	\$ 649.92	\$ 466.59	\$ 699.89
8"	\$ 693.27	\$ 1,039.90	\$ 746.58	\$ 1,119.87

RESIDENTIAL

Water Rate Schedule per 1,000 gallons of usage per month				
	Tier 1	Tier 2	Tier 3**	Tier 4
Inside City Limits	\$ 3.84	\$ 4.69	\$ 5.87	\$ 9.37
Outside City Limits	\$ 5.76	\$ 7.03	\$ 8.80	\$ 14.05
Senior (Low Income)	0-2,000	2,001-10,000	10,001-20,000	Over 20,000
Residential 3/4 & 5/8	0-2,000	2,001-10,000	10,001-20,000	Over 20,000

NON-RESIDENTIAL

Water Rate Schedule per 1,000 gallons of usage per month			
	Tier 1***	Tier 2	Tier 3**
Inside City Limits	\$ 4.69	\$ 5.87	\$ 9.37
Outside City Limits	\$ 7.03	\$ 8.80	\$ 14.05
Commercial 3/4 & 5/8	0-5,100	5,101-27,150K	Over 27,150K
1" or 1 1/2" water meter	0-16,000	16,001-45K	Over 45K
2" water meter	0-40,000	40,001-100K	Over 100K
3" or 4" water meter	0-70,000	70,001-150K	Over 150K
6" water meter	0-500,000	500,001-750K	Over 750K
8" water meter	0-600,000	600,001-1.5m	Over 1.5m

** All irrigation and hydrant meter usage will be calculated at Tier 3 rates regardless of consumption. No sewer charges or fees will be applied.

(ORD-10-03-CCO 4-6-10)

***All Industrial usage will be calculated at Tier 1 rates regardless of consumption (ORD-12-10-CCO-12/4/2012 with effective date of January 1, 2013)

SEWER

RESIDENTIAL & NON-RESIDENTIAL

Sewer Rate Schedule per 1,000 gallons of usage per month		
Inside City Limits	\$ 8.96	
Outside City Limits	\$ 13.26	

SANITATION

RESIDENTIAL & NON-RESIDENTIAL

Sanitation & Solid Waste			
Curbside/Solid Waste Pickup			
Residential Customers	\$ 7.50		
Garbage			
First Cart	\$ 16.73		
Each Additional Cart	\$ 8.93		
Low-Income Senior	\$ 12.55		

UTILITY DEPOSITS

Deposit, Owner	\$ 125.00
Deposit, Renter	\$ 175.00
Deposit, Nonresidential	\$ 225.00
Deposit, Landlord	\$ 75.00
Deposit, Hydrant	\$ 1,250.00

Effective 04/01/18

TAP FEES

RESIDENTIAL

TAP FEES	Water		Sewer*
Meter Sizes	Inside	Outside	
Residential	\$ 1,500	\$ 2,000	\$ 4,000

NON-RESIDENTIAL

TAP FEES	Water		Sewer*
Meter Sizes	Inside	Outside	
5/8 to 3/4 "	\$ 1,500	\$ 2,000	\$ 4,000
1 "	\$ 2,800	\$ 3,300	\$ 8,250
1- 1/2"	\$ 6,000	\$ 6,000	\$ 15,000
2"	\$ 10,000	\$ 10,000	\$ 25,000
3"	\$ 20,000	\$ 20,000	\$ 45,000
4"	\$ 30,000	\$ 30,000	\$ 75,000
6"	\$ 60,000	\$ 60,000	\$ 150,000
8"	\$ 90,000	\$ 90,000	\$ 250,000
		Apartment	\$5,000 plus \$1200 each unit over three
		Hotels	\$5,000 plus \$600 each room over

Charges for Initial Water and Sewer Service: Each consumer subscribing to use the water and sewer service of the City of Villa Rica at a location which has not previously been served by those utilities shall pay a tapping fee unless otherwise specified. No new water or sewer lines will be run outside the City unless the entity requesting the tap-on agrees to be annexed.

*Sewer Tap Fee Calculation: Sewer tap fees are determined based on water meter size.

FIRELINE

Fireline Schedule			
Connection Size		Monthly Charge	
4"		\$ 7.17	
6"		\$ 20.83	
8"		\$ 44.40	
10"		\$ 79.85	
12"		\$ 128.94	

For non-metered connections with booster fire pumps, the monthly charge shall be \$20.83 per 500 gpm of pump capacity or the charge based on connection size, whichever is greater. (ORD-12-10-CCO-12/4/2012 with effective date of January 1, 2013)

UTILITY FEES

Administration Set-up	\$ 25.00
Transfer of Service	\$ 25.00
Temporary Svc (30 days)	\$ 50.00
72 Hour Walk-thru	\$ 50.00
Reconnect Fee	\$ 50.00
Return Check Fee	\$ 25.00
Weekly Rental, Hydrant	\$ 20.00
Customer Req Re-read	\$ 25.00
Meter Calibration, if no error	\$ 100.00

Effective 04/01/18



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Resolution of Support – Improving Neighborhood Outcomes in Disproportionally Impacted Communities Program Grant Application and Match Commitment

AGENDA DATE: October 4th, 2022

DATE PREPARED: September 23, 2022

PREPARED BY: Chris Montesinos, Director of Special Projects

AMOUNT: \$6,400,150

GL ACCOUNT #: TBD

FUNDING SOURCE: TBD

BUDGETED ITEM? No

PURPOSE: Resolution of Support – Reconnecting Communities Pilot (RCP) Program Grant Application and Match Commitment - Villa Rica Transportation Reunification Program

BACKGROUND: The Georgia Office of Planning & Budget has released a Notice of Funding Availability for the Improving Neighborhood Outcomes in Disproportionally Impacted (INODIC) Communities Program Grant. The City of Villa Rica is applying for state funding to cover \$2,000,000 of the cost of the Mirror Lake Connector – Segment 1, which includes the infrastructure between Shoreline Parkway and Cleghorn Street.

The geography and socioeconomic demography of the project area lend to a very competitive grant opportunity. The area is classified by HUD as a Historically Disadvantage Community – which provides extra consideration in the INODIC Program. The application also hit a number of threshold criteria including safety, environmental sustainability, quality of life, community connectivity, economic opportunity, and innovation.

The Villa Rica Transportation Reunification Program (TRP) was established to reunify the roadway networks within and around the historically disadvantaged Cleghorn-Anderson neighborhood and the adjacent Mirror Lake Community and downtown Villa Rica. This new roadway network will include a direct link from Shoreline Drive/Mirror Lake Boulevard to Anderson, Cleghorn, and

Darden Streets, and link the neighborhood to downtown Villa Rica through a North Carol Road connector. The new roadway, currently identified as the Mirror Lake Connector would be built in the Complete Streets model, to include dedicated bike/pedestrian and separate golf cart paths linking into the rest of the city's pedestrian path system.

The Reunification Program will greatly enhance our crosstown transportation network, linking areas to the west in Carroll County to the eastern area of the city located in Douglas County. This upgraded roadway network will improve equity of access, reduce trip miles, and promote environmental resiliency.

Preliminary engineering and cost analysis have been conducted on the roadway improvement project. There is a Low-Income Housing Tax Credit (LIHTC) project under construction at the apex of Cleghorn and Anderson in the center of the project area, which will address some of the areas affordable housing needs. The Arbors at Villa Rica will be a 9% LIHTC multifamily development with 192 affordable housing units. This will add to the "at need" community that the Villa Rica Transportation Reunification Program is intended to address.

The City is seeking a INODIC grant in the amount of \$2,000,000, with a City matching the balance of the project at \$4,400,150 – a 69% grant match commitment, for a total project cost of \$6,400,150.

STAFF RECOMMENDATION: No public hearing is necessary for this agenda item, and staff recommendation is for adoption.

IMPACT: If successful, this grant will cover \$2,000,000 of the cost of the Mirror Lake Connector from Shoreline Drive to Cleghorn Street, an important infrastructure improvement project identified in the Eastside Tax Allocation District – that would be a tremendous savings in taxpayer dollars.

MOTION: I move to adopt the Resolution of Support for the 2022 Improving Neighborhood Outcomes in Disproportionally Impacted Communities (INODIC) Program Grant Application and Match Commitment for the Villa Rica Transportation Reunification Program.

STATE OF GEORGIA

COUNTY OF CARROLL

COUNTY OF DOUGLAS

CITY OF VILLA RICA

RESOLUTION R-_____-2022

A RESOLUTION TO AUTHORIZE THE MAYOR OF THE CITY OF VILLA RICA, GEORGIA TO EXECUTE THE NECESSARY DOCUMENTS TO APPLY FOR AN IMPROVING NEIGHBORHOOD OUTCOMES IN DISPROPORTIONALLY IMPACTED COMMUNITIES PROGRAM GRANT FROM THE GEORGIA OFFICE OF PLANNING AND BUDGET FOR THE VILA RICA TRANSPORTATION REUNIFICATION PROGRAM.

WHEREAS: State grant funds are available through the Georgia Office of Planning & Budget to assist local governments with planning and implementation of transportation improvements in their communities; and

WHEREAS: The City of Villa Rica, Georgia desires to make an application for these grant funds for Villa Rica Transportation Improvement Program – also known as Segment 1 of the Mirror Lake Connector; and

WHEREAS: The City of Villa Rica will request grant funds for \$2,000,000; and

WHEREAS: The City is committed to spending the balance of the project to be contributed as a grant match – for a total project cost of \$6,400,150 – a match of 69%;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Villa Rica, Georgia that the Mayor is hereby authorized to execute the necessary documents to make an application to acquire grant funds from the Georgia Office of Planning & Budget for the Improving Neighborhood Outcomes in Disproportionally Impacted Communities Program Grant;

BE IT FURTHER RESOLVED THAT:

In the event this federal grant is approved, the Mayor and Council hereby confirm that the matching funds will be made available in the appropriate fiscal year budget, and that these funds will be used to meet the terms of this grant.

So Resolved, this the 4th day of October, 2022

Mayor

Date

Clerk

Date

Governor's Office of Planning and Budget
Improving Neighborhood Outcomes in Disproportionally Impacted Communities
CFDA 210.27 Coronavirus State Fiscal Recovery Funds
Notice of Funding Opportunity
August 24, 2022

DISCLAIMER

This Notice of Funding Opportunity ("NOFO") is intended to be a guide to the application process for prospective applicants applying for consideration of funding through the Improving Neighborhood Outcomes in Disproportionally Impacted Communities. This guidance is not exhaustive, binding, or final.

I. OVERVIEW

Investments in neighborhood features, including parks, recreation facilities, sidewalks, and healthy food access, can work to improve physical and mental health outcomes. Allowing people access to nature, including parks, has been connected to decreased levels of mortality and illness and increased well-being. Urban park use during the COVID–19 pandemic may have declined among lower-income individuals. Encouraging physical activity can also play a role in health outcomes, as a sedentary lifestyle is a risk factor for chronic diseases and more severe COVID–19 outcomes. Parks, recreation facilities, and sidewalks can promote healthier living environments by allowing for safe and socially distanced recreation during the COVID– 19 pandemic.

The US Treasury final rule includes enumerated eligible uses in disproportionately impacted communities for developing neighborhood features that promote improved health and safety outcomes, such as parks, green spaces, recreational facilities, sidewalks, pedestrian safety features like crosswalks, projects that increase access to healthy foods, streetlights, neighborhood cleanup, and other projects to revitalize public spaces.

The final rule also recognizes that the public health impacts of the pandemic are broader than just the COVID–19 disease itself and include substantial impacts on mental health and public safety challenges like rates of violent crime, which are correlated with a neighborhood's-built environment and features.

II. APPLICATION ASSISTANCE

The primary program specialist for the Improving Neighborhood Outcomes in Disproportionally Impacted Communities Grant Program is Jasmine Esquilin (jasmine.esquilin@opb.georgia.gov). For general questions on our grant programs, applicants may also reach out to grants@opb.georgia.gov.

III. FUNDING AVAILABLE FOR AWARD

OPB anticipates that approximately \$250,000,000 million may be available under this NOFO, which may be increased or decreased at OPB's discretion. Awards may be made up to up to \$ 2,000,000 per project. OPB reserves the right to fund, in whole or in part, any, all, or none of the applications submitted in response to this NOFO.

IV. ELIGIBLE ACTIVITY

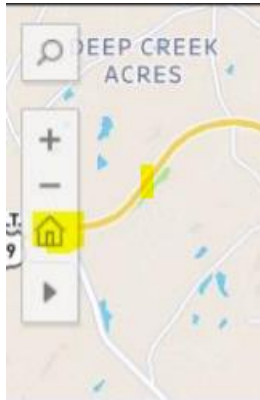
Program Categories:

1. Development of or improvements/maintenance to parks or recreational facilities in Qualified Census Tracts in Georgia.
2. Funding for increased repair or maintenance needs to respond to significantly greater use of public facilities during the pandemic (e.g., increased use of parks resulting in damage or increased need for maintenance).

Applicants must use the [Georgia QCT Tract Dashboard](#) to verify that the project proposed resides within a Qualified Census Tract (QCT) in the state. Applications received that are not within a QCT will not be eligible for review.

QCT Verification Steps

1. Go to the [QCT Dashboard](#)
2. Select County Name
3. Select Zip Code
4. Zoom in to view the QCT by street level to see if the proposed address falls within the QCT
5. Click Home to reset your map view if you want to start over



V. ELIGIBLE APPLICANTS

All ARPA applicants must have an organization, or subrecipient, that will serve as the fiduciary agent and assume overall responsibility for the grant. Eligible ARPA applicants include:

- A unit of local government
- County
- Non-profits
- The project must occur within a Qualified Census Tract
- Due to the timeframe of the grant preference will be given to projects focusing on revitalization and renovation.

VI. SCORING CRITERIA

The following criteria will be used by the committee to score applications for this Grant Program:

- Description of the Issue (30%)
- Project Design and Implementation (30%)

- Capabilities and Competencies (15%)
- Performance Measures (10%)
- Budget (15%)

VII. MATCHING FUNDS

Match funding is encouraged but not required.

VIII. PERIOD OF PERFORMANCE

All funds must be expended by October 31, 2026, which is the end of the period of performance. The awardee may use Improving Neighborhood Outcomes in Disproportionally Impacted Communities Grant funds to cover costs incurred beginning from the date of award approval by OPB through October 31, 2026.¹

Only new projects that have not started at the time of the release of this NOFO are eligible for the Improving Neighborhood Outcomes in Disproportionally Impacted Communities Grant Program.

IX. ELIGIBLE PROJECT COSTS

Allowable costs are determined in accordance with the cost principles identified in 2 C.F.R. Part 200, Subpart E. Federal funds committed to an award may only be used to cover allowable costs incurred during the period of performance for eligible activity outlined by the program category allowable activity.

X. PAYMENT REQUESTS

All payment requests for allowable activity will be paid using a reimbursement method.

XI. GRANT PROGRAM TIMELINE

August 26, 2022: NOFO Release

September 1, 2022: [Application Period Begins](#)

September 6, 2022: Virtual Applicant Workshop

November 18, 2022: Application Window Closes. Applications due by 11:59 PM EST (OPB Staff will be available until 5pm for technical assistance)

November 19-December 19, 2022: Application Review

January 2023: Final Recommendations and Preliminary Awards Announced (Date is dependent upon the volume of applications received)

XII. APPLICATION

The application link will be posted on the [Improving Neighborhood Outcomes in Disproportionally Impacted Communities](#) website on September 1, 2022. Applicants will be required to complete the application and associated tasks. Applicants will be asked for a detail budget breakdown to include a breakout of cost categories within their budget narrative for the following:

- Land and Structures
- Architectural and Engineering Fees
- Site Work

¹Award approval requires an executed Terms and Conditions agreement, active UEI, vendor location on file, and approved budget. The award status will move from 'awarded' to 'approved' when the requirements are met.

- iv. Demolition and Removal
- v. Construction

Applicants will also be required to provide the following:

- Project Images and Photos: Photos should show current site conditions, immediate needs, surrounding environment, and planned areas of work
- Plan or Sketch of the Site Features and Improvements: Identifying the location of planned recreational improvements or other features such as where the public will access the site, parking, etc. Can also be a plan layout or design from a qualified architectural or design professional.
- Recreation Area Map: Map showing the location of the project and the surrounding vicinity within of the QCT.
- Identify the qualified firms the applicant intends to use, has used in the past, or has partnered together on for the project: General Contractors, maintenance contractors, fixture and equipment suppliers or firms, design, and engineering firms, etc.

XIII. APPLICATION REVIEW PROCESS

- XIV.** All applications will be reviewed for eligibility and completeness, and then evaluated based the priorities and criteria identified herein. Recommendations will be made to the governor for final selection.

XV. APPLICATION AWARD AND NOTIFICATION

All applications will be reviewed and evaluated according to the scoring criteria, priorities, and preferences outlined in this NOFO. All award results will be posted on OPB's website and applicants notified in writing.

XVI. GRANT AGREEMENT AND TERMS AND CONDITIONS

An applicant selected for funding through the Improving Neighborhood Outcomes in Disproportionally Impacted Communities Grant Program that wishes to accept this award must execute the Grant Program Terms and Conditions within 60 days of award announcements. The State will not accept proposed changes or amendments to the Terms and Conditions. Failure or refusal to comply with this requirement will result in award funds being rescinded.

XVII. COMPLIANCE WITH OTHER REQUIREMENTS

Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, including 2 C.F.R. Part 200 apply to the awarded projects, except for any provisions the Treasury may determine are inapplicable to an award. Each award is further subject to such exceptions as may be otherwise provided by Treasury. More information on applicable policy requirement can be found under the [21.027 assistance listing](#) for Coronavirus State and Local Fiscal Recovery Funds (CSLFRF), Coronavirus State Fiscal Recovery Fund (CSFRF) and Coronavirus Local Fiscal Recovery Fund (CLFRF).

XVIII. REPORTING

Subrecipients awarded funding though the PSCVRS Grant Program will be subject to all reporting requirements as set forth by the State and Treasury.

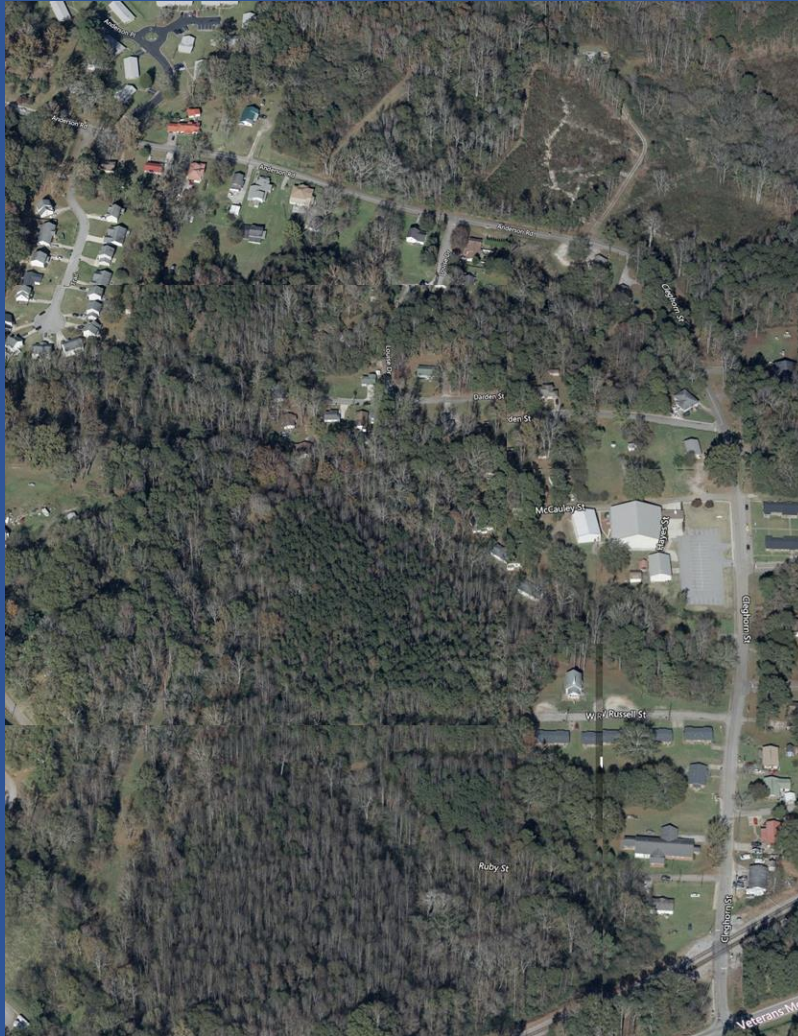
XIX. OVERSIGHT

Subrecipients awarded funding through the PSCVRS Grant Program will be subject to audit or review by the Treasury Inspector General and Government Accountability Office. Additionally, all subrecipients will undergo a subrecipient monitoring program.



City of Villa Rica, Georgia

TRANSPORTATION REUNIFICATION PROGRAM



**Improving Neighborhood Outcomes
in Disproportionally Impacted Communities**
Program Grant 2022

GA Department of Planning & Budget





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Threads of the Past: Exploring Fullerville's Textile History



Villa Rica History 4th Grading Room
Courtesy of Today Williams.



Self-Guided Tour



The Villa Rica Spur
of
The West Georgia Textile Heritage Trail

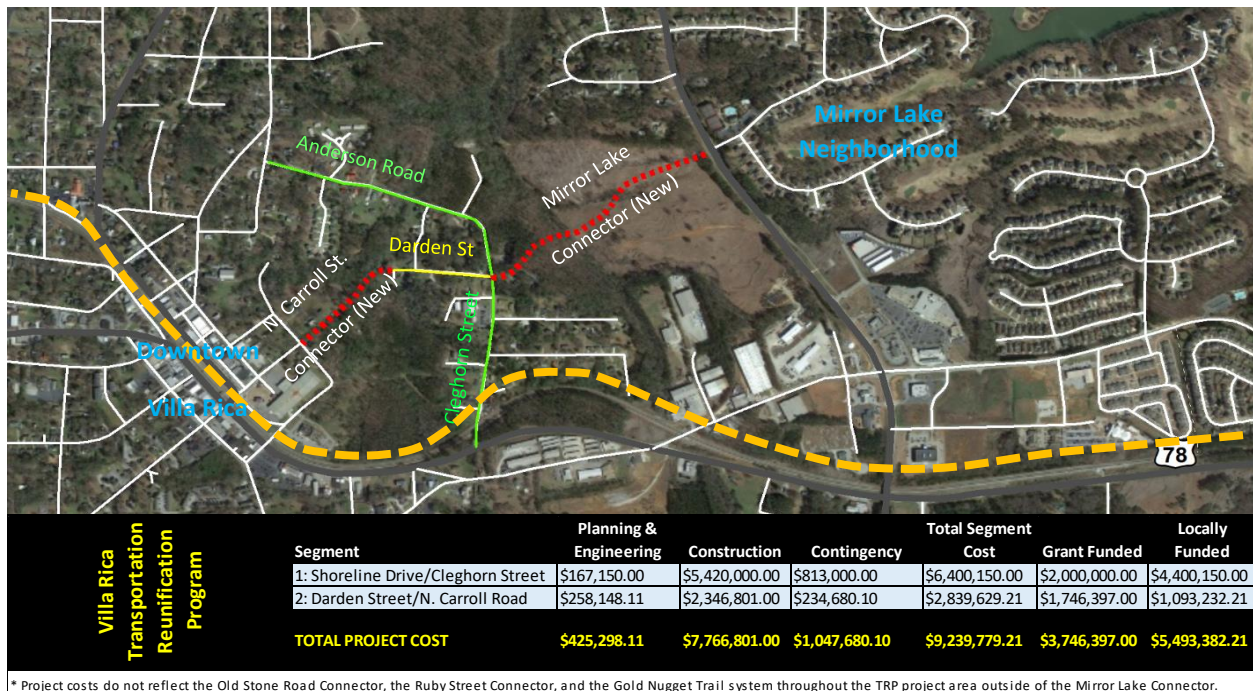


Villa Rica Transportation Reunification Program

I. PROJECT DESCRIPTION

The Villa Rica Transportation Reunification Program (TRP) was established to connect roadway networks between the Mirror Lake Community and downtown Villa Rica. The connector project will greatly benefit the residents of the Cleghorn-Anderson Community, a Historically Disadvantaged low-income minority neighborhood. This new roadway network will include a direct link from Shoreline Drive/Mirror Lake Boulevard to Anderson Road and Cleghorn/Darden Streets and link the neighborhood to downtown Villa Rica through a N. Carroll Road connector. The new roadway, currently identified as the Mirror Lake Connector will be built to the Complete Streets standard, to include dedicated bike/pedestrian and separate Personal Transportation Vehicle (PTV) facilities connecting into the rest of the city's bicycle/pedestrian path system.

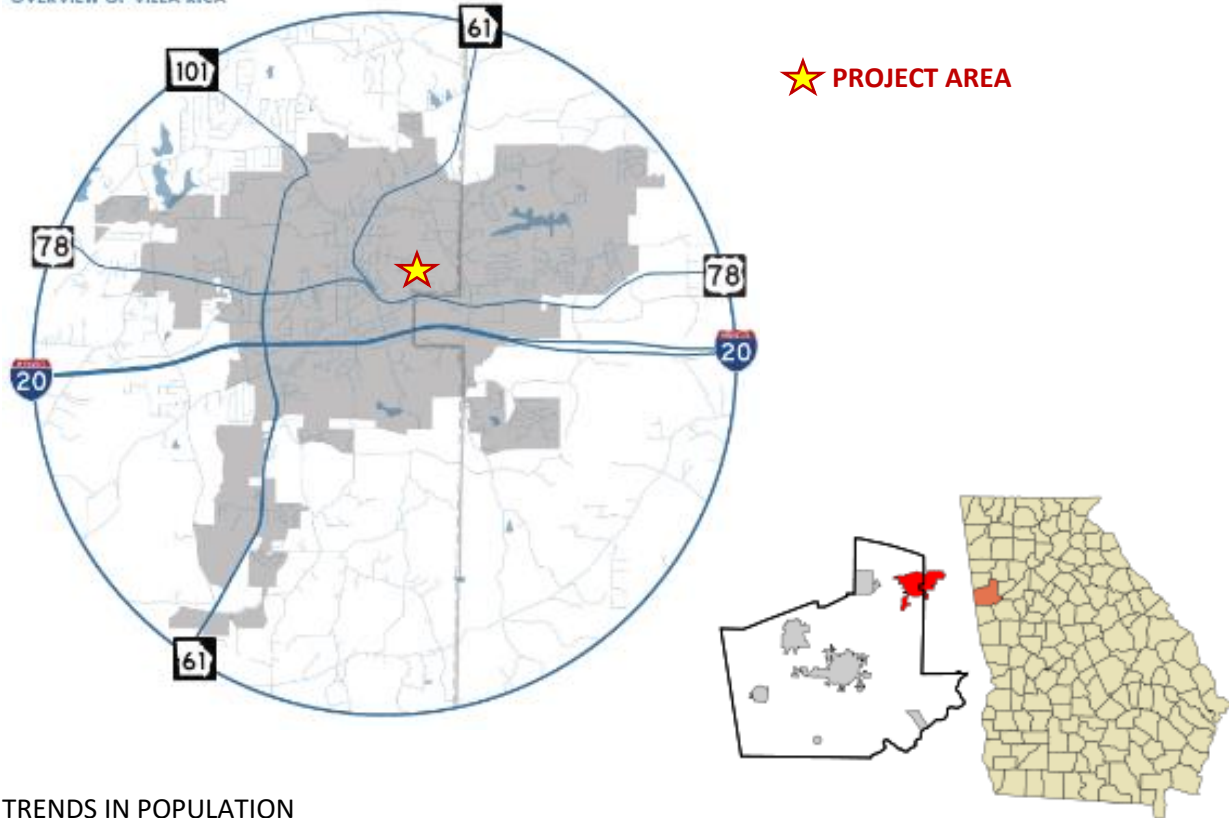
A new water line on Cleghorn and Anderson Streets, which is integrated in the roadway network upgrade, will dramatically improve water pressure in the central-north and east sides of the city – providing greatly enhanced fire protection for thousands of inner-city residents. The proposed water and roadway infrastructure improvements would directly benefit a historically disadvantaged area in the community by providing better access to employment opportunities and healthier food choices. The Transportation Reunification Program will greatly enhance our crosstown transportation network, linking areas to the west in Carroll County to the eastern area of the city located in Douglas County. This upgraded roadway network will improve equity of access, reduce trip miles, and promote environmental resiliency. The Improving Neighborhood Outcomes in Disproportionately Impacted Communities (INODIC) Grant Program will help construct Segment 1 of the Mirror Lake Connector, a project segment totaling \$6,400,150. The City is requesting \$2,000,000 and will be matching the balance of the project cost - \$4,400,150 – a **69% project match**.



Villa Rica Transportation Reunification Program

PROJECT LOCATION/COMMUNITY PROFILE

OVERVIEW OF VILLA RICA



TRENDS IN POPULATION

HISTORIC POPULATION OF VILLA RICA, 1880-2018

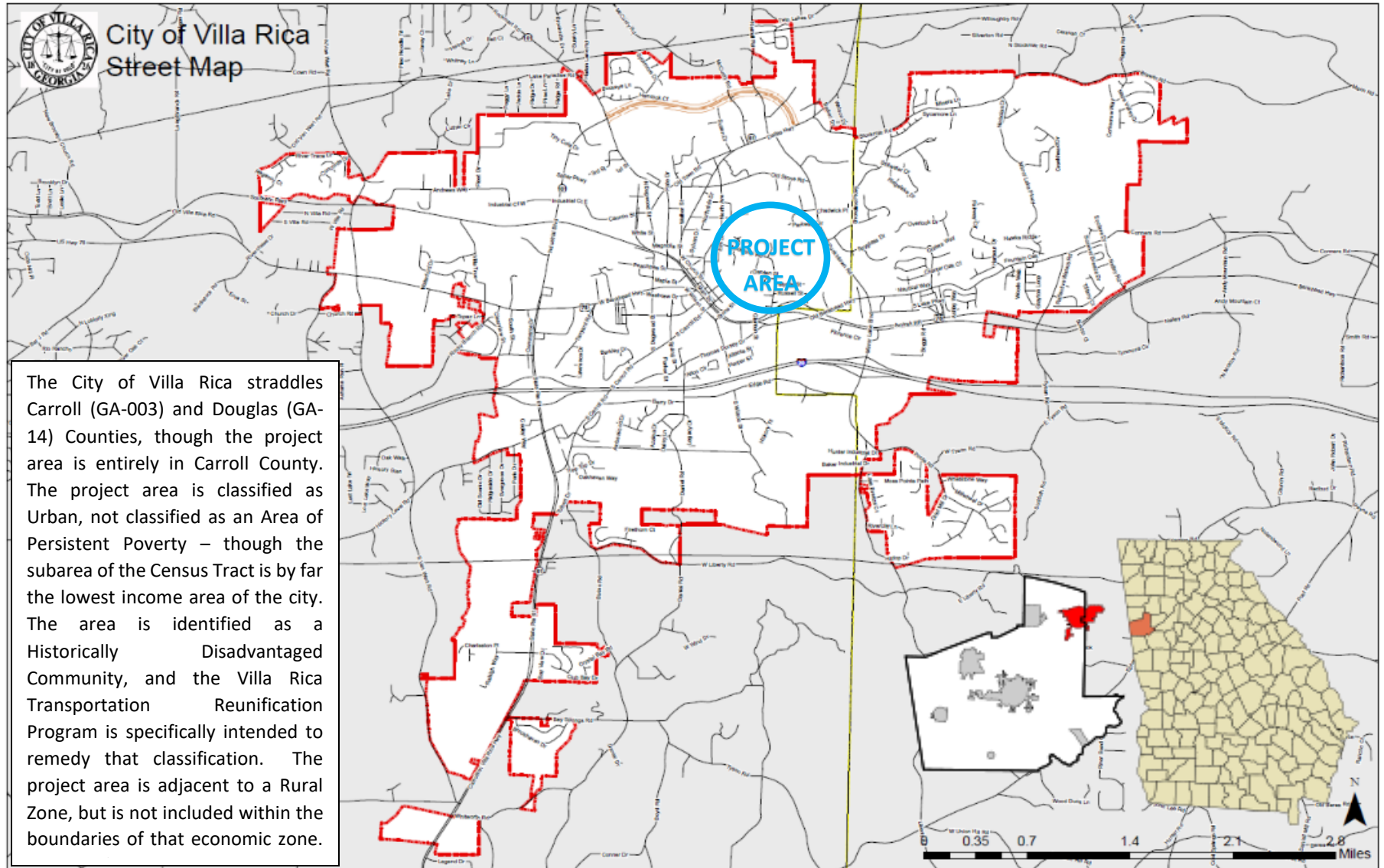


Villa Rica is a rapidly growing community. While the population stayed under 2,000 people through 1950, the period since then has seen quicker growth, especially in the last twenty years. In 1980, the U.S. Census reported that Villa Rica's population was 3,420 people. In 2018, the U.S. Census Bureau's American Community Survey (ACS) estimates the population was over 15,000 people, more than four times the population

less than forty years ago. Some of this population growth has occurred as a result of annexation, which brings people already living in the area into the city limits and thus into their population count, but much of the growth can be attributed to an overall increase in the residential population of the area. The Mirror Lake subdivision alone, which began construction in the late 1990s, will include thousands of homes upon completion, attracting new residents to Villa Rica.

Villa Rica Transportation Reunification Program

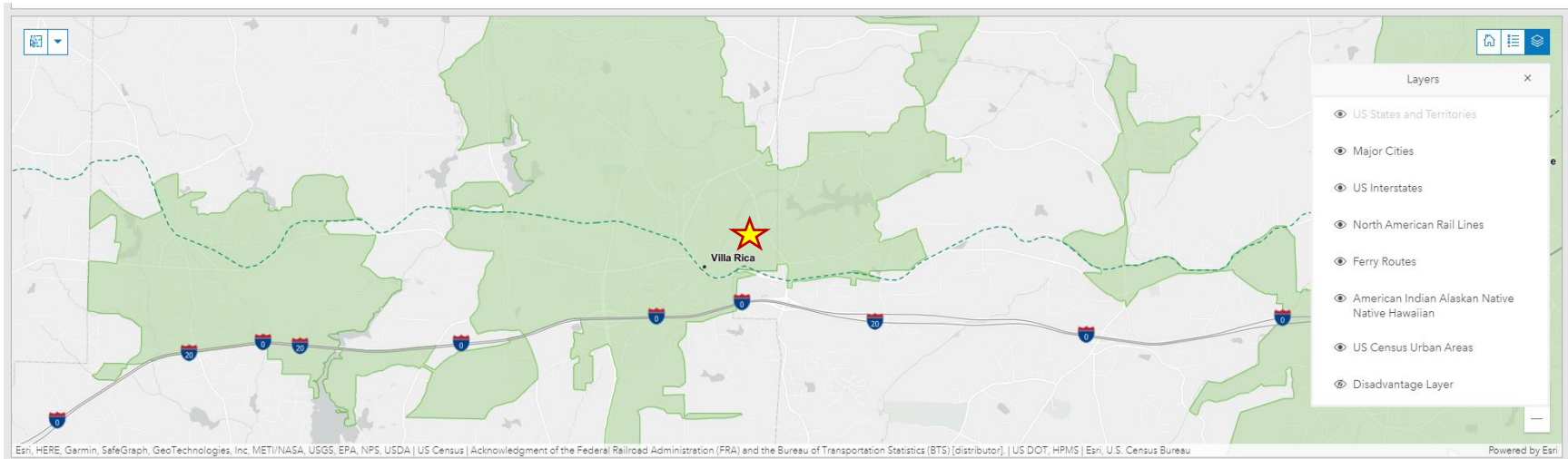
II. PROJECT LOCATION/COMMUNITY PROFILE



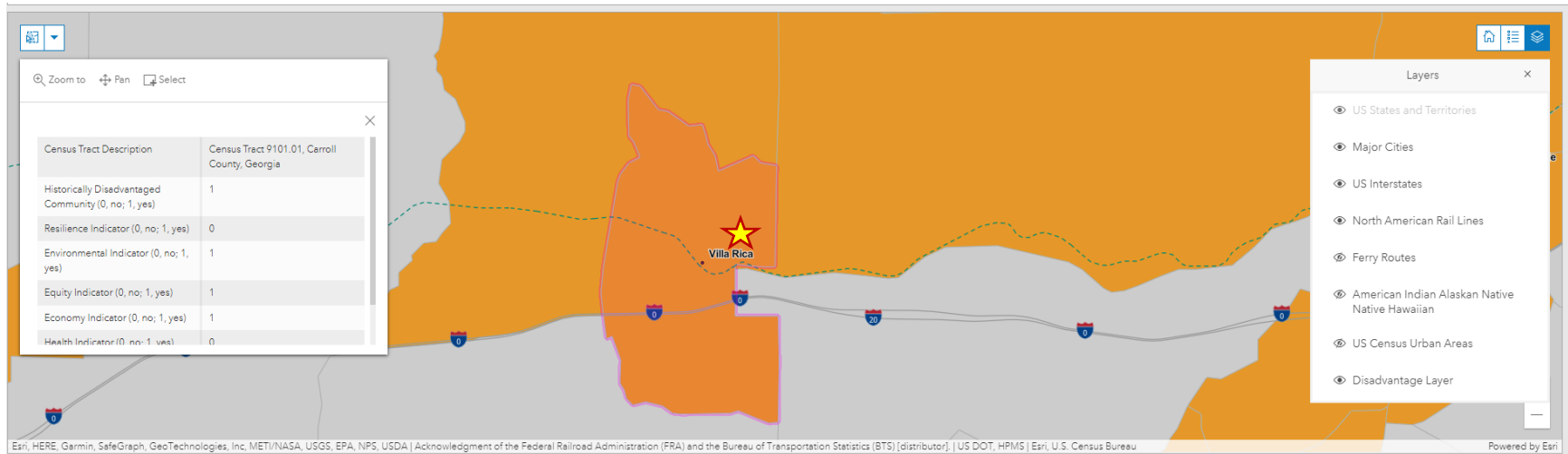
Villa Rica Transportation Reunification Program

PROJECT LOCATION/COMMUNITY PROFILE

Urban or Rural



Historically Disadvantaged Community



Beneficiaries within and around the project area live in the highest concentration of poverty in the city – 26.2% - and are designated as a Qualified Census Tract for CDBG, and fall under the category of **Historically Disadvantaged Community** under US Department of Transportation guidelines. The project is also classified by USDOT as an **Urbanized Area**.

Villa Rica Transportation Reunification Program

III. GRANT FUNDS, SOURCES AND USES OF PROJECT FUNDS

BACKGROUND

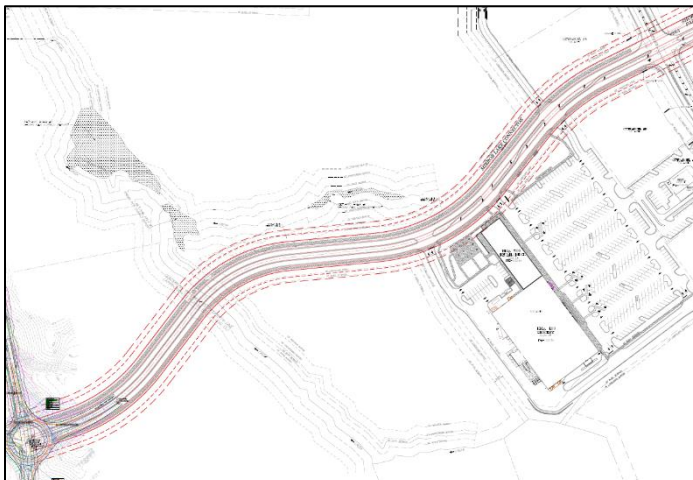
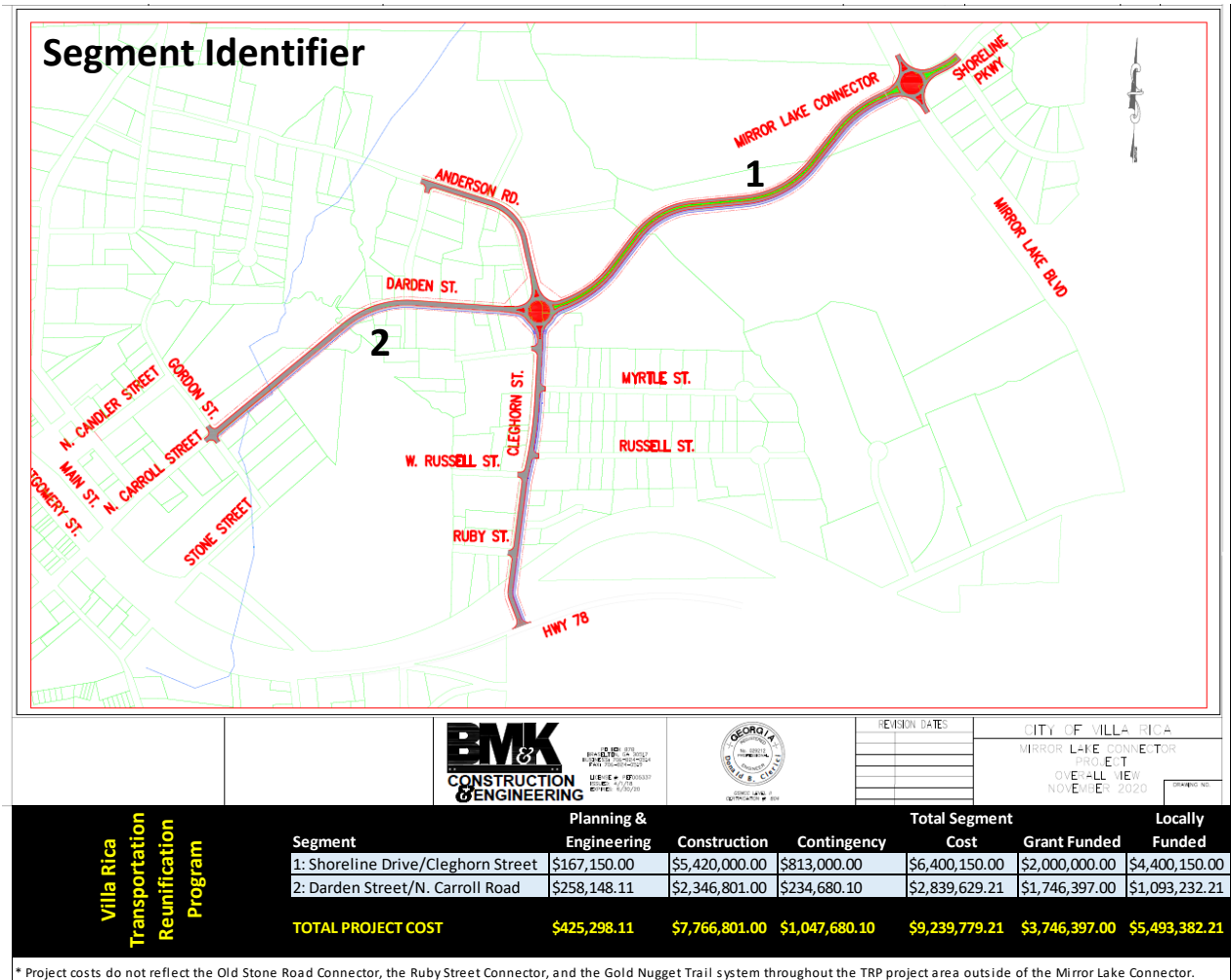
The **Transportation Reunification Program (TRP)** includes upgrades to Cleghorn Street, Anderson Road, Darden Street, and new Mirror Lake Connector. In this section, we will address each of the roadway segments by scope, project cost, and source and allocation of funding for each. First, we look at the overall project location.



The southern access to the Anderson/Cleghorn neighborhood via Hwy.78 is across the Norfolk Southern (yellow dashed line) railroad crossing. The rail line is extremely active and sees trains passing roughly every 20 minutes during peak hours. The proximity of the neighborhood to retail, commercial, and healthcare services in the commercial developments outside of the Mirror Lake Neighborhood, as well as small businesses and restaurants in downtown Villa Rica are frequently blocked for residents of this traditionally lower-income minority neighborhood. A 4% Low-Income Housing Tax Credit (LIHTC) multifamily development is currently under construction on the northeast side of Cleghorn/Anderson, north of the proposed Mirror Lake Connector.

It is a high priority for the city to improve access to this neighborhood and open it up to Mirror Lake and downtown Villa Rica, providing this Disproportionally Impacted Community enhanced access to employment opportunities, healthier food options, and urgent healthcare. The Villa Rica Transportation Reunification Program addresses equity and social justice, while promoting environmental resiliency by reducing trip times and improving access within the surrounding area. Lastly, as a part of the Anderson Road upgrades, a new 10" waterline will be installed, which will greatly improve water pressure for thousands of residents in the project area and in nearby neighborhoods to the north and east – enhancing public fire safety protection.

There are two segments to this project – 1) Shoreline Drive to Cleghorn Street and 2) Darden Street/N. Carroll Street Connector. Concepts and cost estimates were developed in April 2022 and are up to date for project costs. A 15% contingency has been budgeted to account for inflation and supply chain issues. **Segments 1 and 2 make up the Mirror Lake Connector, a new roadway connecting the Mirror Lake Community with Downtown Villa Rica – the INODIC Grant Proposal is only for Segment 1.**



Villa Rica Transportation Reunification Program

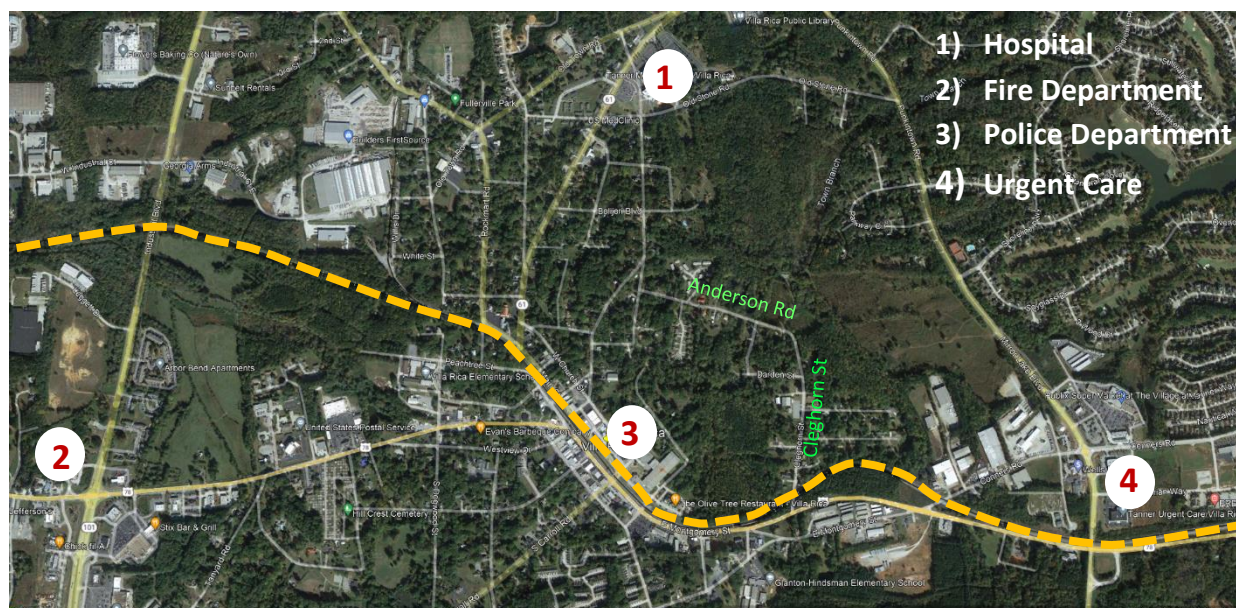
IV. MERIT CRITERIA

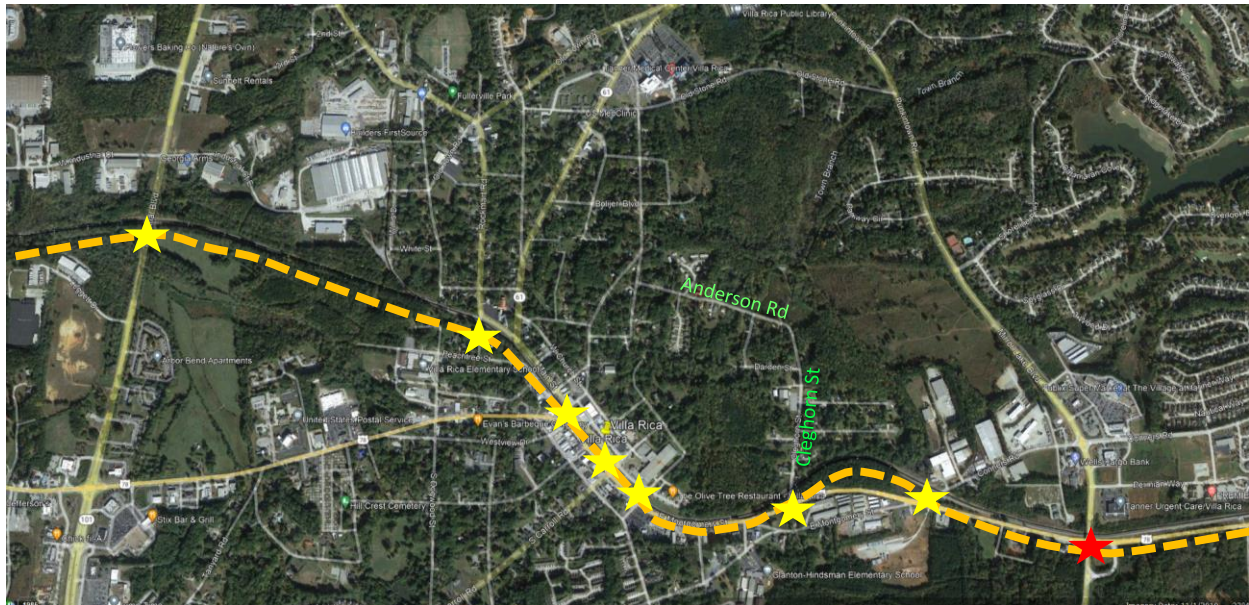
SAFETY

Public safety is a major tenet to the Villa Rica Transportation Reunification Program. There are numerous safety benefits to the program including alternative access by police, fire, and EMT, intersection and roadway upgrades, the addition of dedicated facilities for pedestrians and cyclists, greatly enhanced water pressure for fire hydrants for thousands of residents, and improved transportation networks to disperse concentrations of vehicular traffic.



(yellow dashed line is Norfolk Southern railroad)





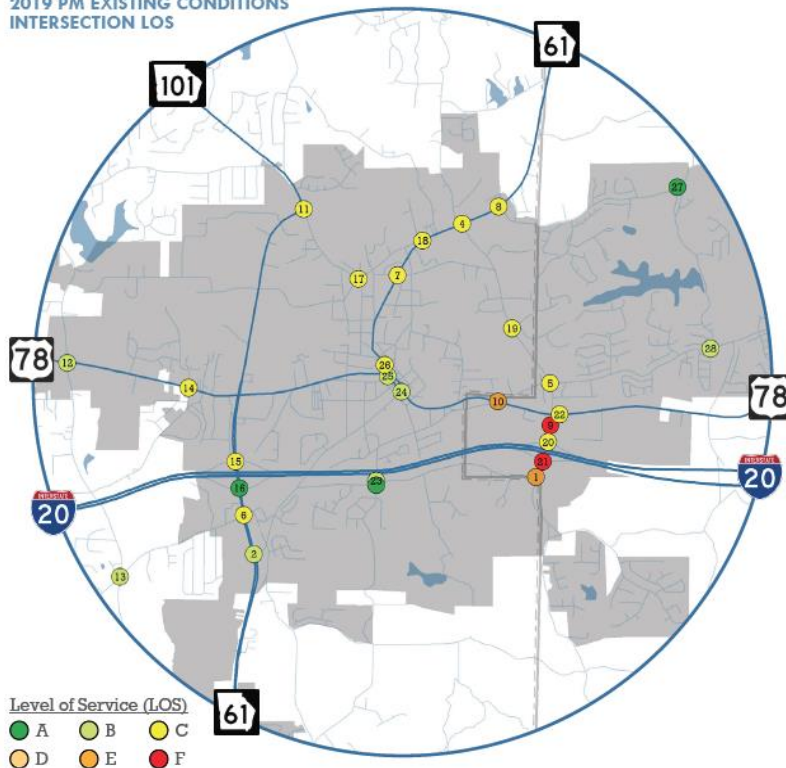
(yellow stars indicate at-grade RR crossings; red star indicated RR overpass)

The Cleghorn-Anderson neighborhood has only two points on ingress/egress – at Hwy. 78 and North Avenue. There is no direct access from downtown or from the Mirror Lake community. The Norfolk Southern railroad bifurcates the city north and south, and there is only one railroad overpass located at Mirror Lake Boulevard. At grade crossings include Industrial Boulevard, Jones Street, Cheeves Street, N. Carroll Road, Stone Street, Cleghorn Street, and Conners Road. The rail line is heavily trafficked as the sole rail link between Atlanta, Birmingham, and points west. Freight and passenger trains pass roughly every 20 minutes, and Villa Rica is used as a stopping point to transfer Georgia and Alabama engine crews. As such, there are constant delays and disruptions in our transportation network, which often result in delays for first responders, and headaches for local motorists.

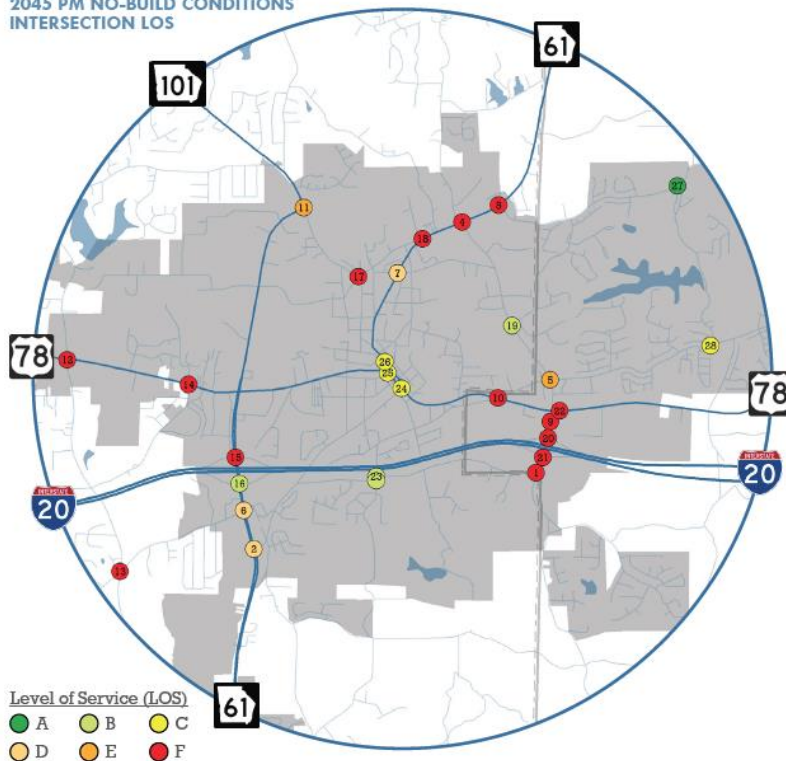
Cleghorn-Anderson benefits from being located on the north side of the railroad tracks relative to EMT and police access. However, in the case of fire protection, if any or multiple crossings are blocked, it could result in significant reduction in response time, and uncertain redirecting. To the same point, the police and hospital being located on the north side of the railroad means that train traffic also creates delays in responding to emergencies south of the railroad corridor. Conversely, the Fire Department is located close to the intersection of Hwy.78 and Industrial Boulevard, south of the railroad tracks, although good for “Southsiders,” can lead to significant reductions in response times for residents’ north of the railroad.

The construction of the Mirror Lake Connector will greatly increase emergency response times and improve the transportation network between the northeast and southwest parts of the city. The rebuilding of Cleghorn Street, Darden Street, and Anderson Road to include sidewalks, curb, gutter, and stormwater facilities, will provide a level of pedestrian safety not currently available. The construction of the Complete Streets model along the Mirror Lake Connector, which will include separate dedicated Personal Transport Vehicle (PTV) and bicycle/pedestrian paths, providing additional safety and alternative transportation options to help reduce emissions and greatly improve local air quality standards.

2019 PM EXISTING CONDITIONS
INTERSECTION LOS



2045 PM NO-BUILD CONDITIONS
INTERSECTION LOS

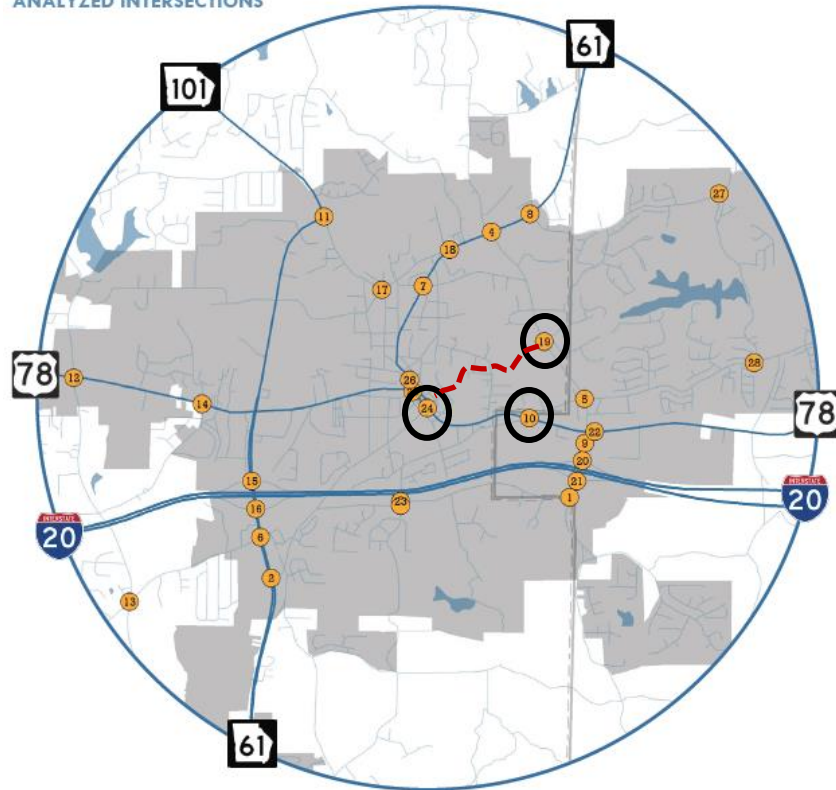


As mentioned in the previous section, the Transitory Beneficiaries are quantified by the number of vehicle trips surrounding the project area. The Villa Rica Transportation Master Plan measured traffic counts for numerous points throughout the city.

The Transitory Beneficiaries could be calculated at 35,324 vehicles passing through the project area each day (based on GDOT AADT data). Already, the Level of Service (LOS) at key intersections in the project area range from Level B through E (A being best, F being worst). Depending on the time of day, the LOS for three specific intersections in our project area, vary significantly.

Based on a no-build scenario, the lack of transportation improvement projects would result in a cascading failure in the LOS conditions at the majority of intersections throughout the city. The illustrations to the left show the LOS for existing conditions, and the LOS with no roadway improvements being made. Two major projects are critical to this outcome – the Highway 61 Bypass, and the Mirror Lake Connector. The former has already been funded and program by GDOT, and will; begin construction in 2023.

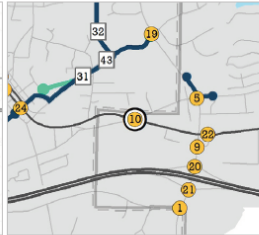
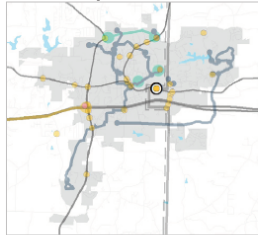
ANALYZED INTERSECTIONS



10 Conners Road at Veterans Memorial Highway



Project Location



Description

- Signalize
- Alternative consideration: Roundabout

Crash History

	Total	Perc.
Total Crashes	31	1
Angle	11	35%
Head On	0	0%
Rear End	17	55%
Sideswipe - Same Direction	0	0%
Sideswipe - Opposite Direction	1	3%
Not a Collision with a Motor Vehicle	2	6%
Unknown	0	0%
Fatality Crashes	0	0%
Injury Crashes	2	6%
Property Damage Only Crashes	29	94%

Performance

Scenario, Year	Period	Level of Service	Delay*
Existing, 2019	AM	C	20
	PM	E	41
No-Build, 2045	AM	F	218
	PM	F	**
Build, 2045	AM	B	16
	PM	E	60

Prioritization Scores

Goals Score	6.7
Public Score	0
Technical Score	4.8
Total Score	11.5
Project Rank	27 of 42

Planning-Level Cost Estimate

Preliminary Engineering	\$37,500
Right of Way	\$0
Utilities	\$37,500
Construction	\$250,000
Contingency	\$65,000
Total	\$390,000

Intersection 10 – Conners Road @ Veterans Memorial Drive (Hwy.78) has an AM Los of C, and a PM LOS of E. A no-build scenario has the intersection rated at LOS F for both AM and PM hours by 2045. Additionally, the crash history for this intersection shows 31 crashes between the years of 2014 to 2018, with 0 fatalities, and 2 injuries.

19 Punkintown Road at Shoreline Pkwy



Project Location		Description		Crash History	
		• Install westbound right turn bay			
Performance		Prioritization Scores			
		Planning-Level Cost Estimate			
Scenario, Year	Period	Level of Service	Delay*	Goals Score	1.6
Existing, 2019	AM	A	10	Public Score	5
No-Build, 2045	PM	C	22	Technical Score	2.9
Build, 2045	AM	B	19	Total Score	9.5
Build, 2045	PM	B	16	Project Rank	31 of 42
				Preliminary Engineering	\$7,500
				Right of Way	\$0
				Utilities	\$7,500
				Construction	\$50,000
				Contingency	\$13,000
				Total	\$78,000
				Total Crashes	29
				Angle	9
				Head On	2
				Rear End	9
				Sideswipe - Same Direction	5
				Sideswipe - Opposite Direction	0
				Not a Collision with a Motor Vehicle	3
				Unknown	1
				Fatality Crashes	0
				Injury Crashes	6
				Property Damage Only Crashes	23

Intersection 19 – Punkintown Road (Mirror Lake Boulevard) @ Shoreline Parkway (Drive) has an AM Los of A, and a PM LOS of C. A no-build scenario has the intersection rated at LOS B for both AM and PM hours by 2045. Additionally, the crash history for this intersection shows 28 crashes between the years of 2014 to 2018, with 0 fatalities, and 8 injuries.

24 Highway 78 at South Carroll Road



Project Location		Description		Crash History	
		• Install southbound right turn bay			
Performance		Prioritization Scores			
		Planning-Level Cost Estimate			
Scenario, Year	Period	Level of Service	Delay*	Goals Score	3.3
Existing, 2019	AM	B	12	Public Score	6.6
No-Build, 2045	PM	B	11	Technical Score	4
Build, 2045	AM	C	28	Total Score	13.9
Build, 2045	PM	C	31	Project Rank	24 of 42
				Preliminary Engineering	\$7,500
				Right of Way	\$0
				Utilities	\$7,500
				Construction	\$50,000
				Contingency	\$13,000
				Total	\$78,000
				Total Crashes	164
				Angle	73
				Head On	4
				Rear End	41
				Sideswipe - Same Direction	12
				Sideswipe - Opposite Direction	7
				Not a Collision with a Motor Vehicle	15
				Unknown	12
				Fatality Crashes	0
				Injury Crashes	9
				Property Damage Only Crashes	155

Intersection 24 – Highway 78 (E. Montgomery Street) @ S. Carroll Road (N. Carroll Road) has an AM Los of B, and a PM LOS of B. A no-build scenario has the intersection rated at LOS C for both AM and PM hours by 2045. Additionally, the crash history for this intersection shows 164 crashes between the years of 2014 to 2018, with 0 fatalities, and 9 injuries.

Safety Merit Criteria Snapshot

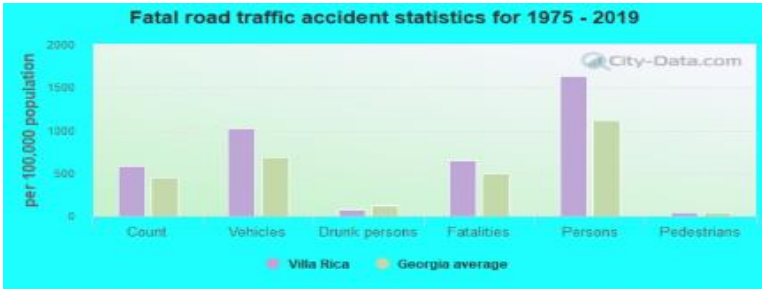
- New Sidewalks
- Dedicated bike/pedestrian paths
- Intersection improvements
- Enhanced fire safety protection
- More efficient access for police, fire, EMT (trains blocking access)
- Health and safety risk reduction
- Vehicle/Bicycle/Pedestrian accident safety at points entering the project area

Number of Beneficiaries:

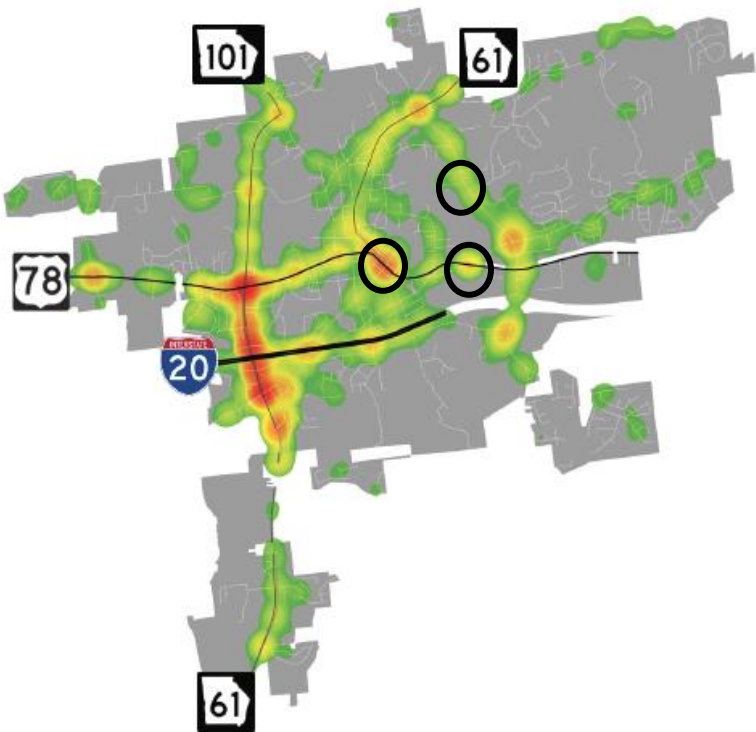
- **Direct:** 3,817
- **Adjacent:** 5,405
- **Transitory:** 27,626
- **Occasional:** 42,941
- **Annual:** 10,135,653



VILLA RICA, Ga. - Emergency and utility crews in Villa Rica had a busy night after a tractor-trailer that got stuck on the tracks in front of the police department was destroyed by a passing train. The entire incident was caught on camera.



HEATMAP OF VILLA RICA CRASH HISTORY

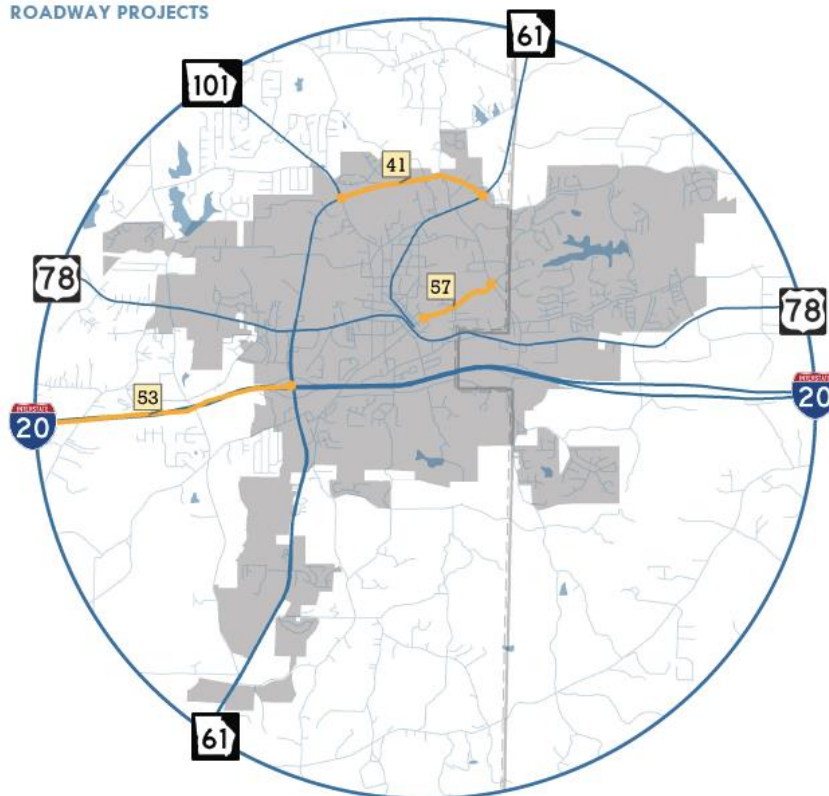


CRASH ANALYSIS

Vehicle crash history from the years 2014-2018 was collected for the affected area of each project using GEARS.

INTERSECTION ID	CRASHES	EXISTING WEIGHTED CONGESTION	NO BUILD WEIGHTED CONGESTION	BUILD WEIGHTED CONGESTION	VEHICLES SERVED
41	125	6,046	10,653	9,393	49,769
53	348	124,982	213,414	173,545	707,014
57	230	5,268	8,537	8,213	39,187

ROADWAY PROJECTS



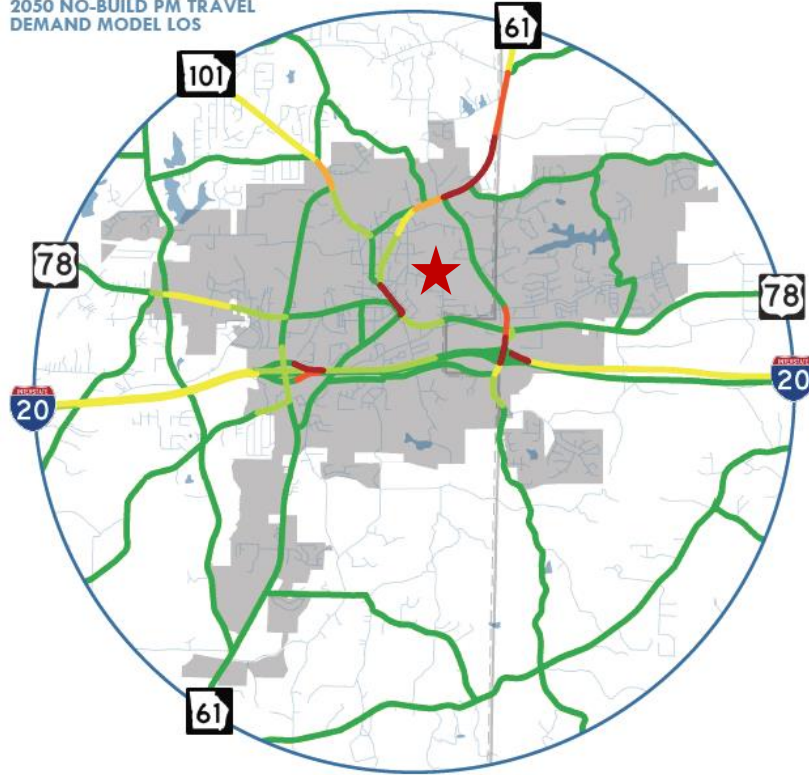
LOCAL ROADWAY PROJECTS

These projects consist of widening and new location projects that are currently not programmed by GDOT. They are expected to improve mobility, connectivity, and safety for vehicles.

PROJECT ID	PROJECT	TOTAL SCORE	RANK	PRIORITY
57	Shoreline Connector	21.1	1	High

Roadway improvement projects identified in the Villa Rica Transportation Master Plan include the Mirror Lake Connector as the City's #1 transportation project priority. Crash data associated with the Connector project currently number around 58 crashes per year – or 230 between the 2014-2018 reporting cycle. This could be mitigated through a variety of factors. First, the Villa Rica Transportation Reunification Program would dilute traffic from other key intersections, and along with intersection improvements will reduce the prevalence of vehicle crashes, and help reduce vehicle trip miles by provide more direct access on crosstown commutes. This reduction in trip times and distances will also result in decreased CO₂ emissions, and promote environmental resiliency.

2050 NO-BUILD PM TRAVEL DEMAND MODEL LOS

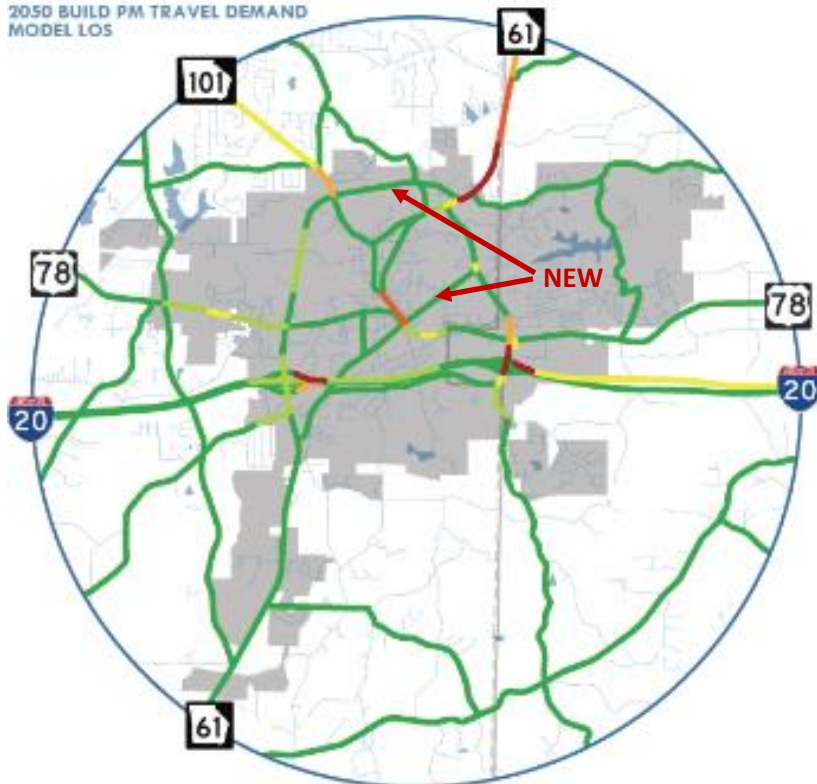


Level of Service (LOS)



★ Villa Rica Transportation Reunification Program (TRP)

2050 BUILD PM TRAVEL DEMAND MODEL LOS

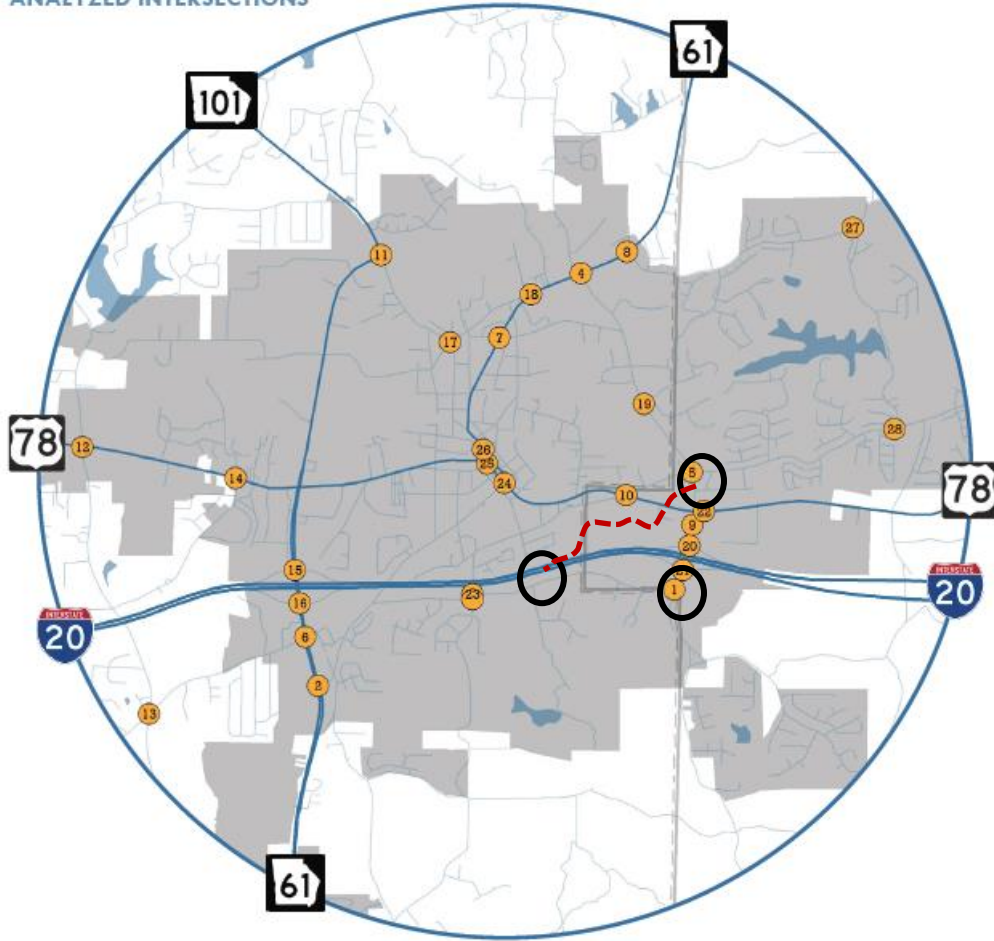


The current roadway network circumvents the project area, and impacts the efficiency and Level of Service (LOS) of surrounding intersections. This is especially evident with the LOS to the north, west and southeast of the TRP project area. The top illustration depicts the current issues with traffic and congestion. The lower illustration shows the impact on LOS with the expansion of the area's roadway network, including the Hwy 61 bypass (a GDOT project expected to begin construction in 2023) and the Shoreline Connector being submitted in the current Reconnecting Communities Pilot (RCP) Program Grant application.

You can see the beneficial impact on LOS for the street network around the perimeter of the TRP project area. The buildout of the Hwy 61 connector will push back traffic congestion away (north) of Punkintown Road, slightly decreasing the congestion at Mirror Lake Boulevard at Connors Road (south), and reducing the impact of traffic at Hwy 78 at S. Carroll Road in the heart of downtown Villa Rica. The difference between the two illustrations demonstrates the consequences of not building the TRP connector and other roadway enhancement projects.

A "NO BUILD" OPTION WOULD HAVE LONG LASTING NEGATIVE ENVIRONMENTAL AND SOCIOECONOMIC IMPACTS

ANALYZED INTERSECTIONS



ENVIRONMENTAL SUSTAINABILITY

The Villa Rica Transportation Reunification Program includes a number of elements that promote environmental sustainability and resiliency. According to data found in the Villa Rica Transportation Master Plan (2020), the roadway network surrounding the project area, specifically intersections 10, 19, and 24, is experiencing roughly 27,626 vehicle trips per day for data collected around the TRP project area.

To get from station 19 – Shoreline Drive at Mirror Lake Boulevard to station 24 – N./S. Carroll Road at Hwy 78, one would need to drive 1.65 miles on the eastern route – 2.11 miles if the railroad tracks are blocked. On the western route, one would drive 2.01 miles to get to the same point. A direct connection between points 19 and 24 would be 0.91 miles – as proposed in the TRP – an average reduction of 1.92 miles.

From the standpoint of vehicle trip reduction and decline in carbon emissions, we calculate the average daily trip level, multiplied by the difference between the current configuration with the TRP's introduction of the Mirror Lake Connector – the total is 1.92 miles (current configuration) minus 0.91 miles (TRP configuration), multiplied by the projected roadway utilization. This is the equivalent of 39,187 vehicle trips per day, not driving the extra 1.92 miles between the two points – that's a savings of 75,239 miles per day – 27,462,250 vehicle miles each year.

CARBON OFFSETS

Per the website www.epa.gov, A typical passenger vehicle emits about 4.6 metric tons of carbon dioxide per year. This assumes the average gasoline vehicle on the road today has a fuel economy of about 22.0 miles per gallon and drives around 11,500 miles per year. Every gallon of gasoline burned creates about 8,887 grams of CO₂.

Scenario A – Shoreline to Downtown Connector (Point A to Point B) – 0.91 miles

Scenario B – Point A to Point B with No Connector – 1.92 miles

22 miles per gallon - one gallon of gas produces 8,887 grams of CO₂ . . . $8,887/22 = 403.96$ g/mile

Scenario A – $0.91 \times 403.96 = 367.6$ g per vehicle trip X 39,187 vehicle trips per day = 14,405,141g/day

Scenario B – $1.92 \times 403.96 = 775.6$ g per vehicle trip X 39,187 vehicle trips per day = 30,393,437g/day

1-gram X 1,000 = 1 kilogram = 0.001 Metric Tons

Scenario A – 14,405 metric tons of CO₂ emitted each day = 5,257,825 metric tons of CO₂ annual output.

Scenario B – 30,393 metric tons of CO₂ emitted each day = 11,093,445 metric tons of CO₂ annual output.

The difference between current and buildout (Scenario B and A) is a reduction of 15,998 metric tons of CO₂ per day, or 5,835,620 metric tons of CO₂ emissions each year. The TRP, if implemented, would REDUCE LOCAL AREA CARBON OUTPUTS BY OVER 77%.

EQUITY AND ENVIRONMENTAL JUSTICE

The Villa Rica Transportation Reunification Program (TRP) introduces safe pedestrian infrastructure to a Historically Disadvantaged Community dominated by lower-income households. The new Mirror Lake Connector would link the Cleghorn-Anderson neighborhood with the downtown Villa Rica and Mirror Lake commercial districts, and provide greater equity and access to employment opportunities, healthcare, and healthier food options.

The Mirror Lake Connector is planned in a Complete Streets Model, with separate and dedicated bicycle/pedestrian path on one side of the roadway and Personal Transport Vehicle (PTV) path on the other. This provides an alternative form of transit, promoting exercise, and alternatives to higher emission producing modes of travel. The implementation of the TRP would allow people to access the downtown events and festivals by foot, bike, or PTV. Further, the dedicated pedestrian facilities are part of a larger city path program – the Improving Neighborhood Outcomes in Disproportionately Impacted Communities (INODIC) Program would help us with our second implementation segment. The TRP would offer a multimodal approach to crosstown mobility while promoting to use of lower carbon travel modes.

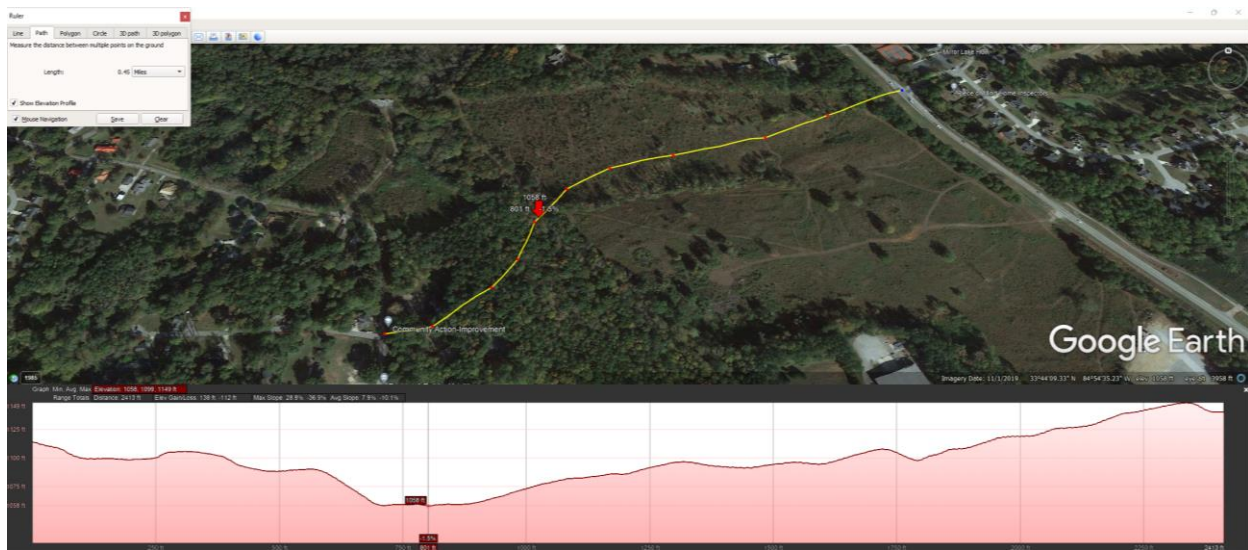
ENVIRONMENTAL PROTECTION

The TRP does not encroach into sensitive environments but does cross one or two dry streambeds. With that in mind, the design of the connector and roadway network enhancements will encourage the preservation of the natural environment, and introduce smaller parks throughout the project area for the protection of areas with significant slope, rock, or other natural features.

The new roadway system will be designed to accommodate local stormwater retention without adding to flood risks in the area or further down the watershed. This will help to reduce risk while ensuring natural groundwater quality. Also, the network will utilize, where practicable, bioswells and pervious surfaces in and around the new multimodal path system.

Mirror Lake Connector – Segments 1 and 2 – Duration and Elevation Profile

Segment 1 – 0.45 Miles/2,400 Linear Feet – Elevation Differential 1,058 to 1,149 (91 Feet In Elevation Change)



Segment 2 – 0.45 Miles/2,400 Linear Feet – Elevation Differential 1,140 to 1,065 (75 Feet In Elevation Change)



QUALITY OF LIFE

The impact on quality of life can be categorized into several points: connecting a historically lower-income minority neighborhood to employment opportunities and goods and services, greatly enhanced public safety, improved mobility options, and significant decrease on local environmental impacts.

The current roadway network isolates the Cleghorn-Anderson neighborhood from the more thriving parts of the city, including downtown Villa Rica and the Mirror Lake commercial districts. This disconnect has limited the neighborhood's access to local employment opportunities, and efficient access to healthcare and healthy food options. The TRP would create a direct conduit to these amenities and help improve the quality of life for residents of this community.

Public safety is also a contributor to quality of life. The roadway network enhancements included in the TRP will increase response times for police, fire and EMTs – potentially lifesaving for residents in need. The waterline upgrades associated with the TRP will greatly improve water pressure to roughly a third of the city's population and make fire prevention and protection more effective.

The TRP includes installation of sidewalks, curb, and gutter along Cleghorn Street and Anderson Road where none currently exist. This will greatly impact the safety of families in the neighborhood. Further, the development of the new Mirror Lake Connector will provide dedicated bicycle and pedestrian paths to link residents to downtown Villa Rica, and the Mirror Lake shopping district.

The investment brought by the TRP will contribute to the development of 192 low-income apartments, 75,000sf of commercial retail, 5 outparcels, 255 townhouses, and 208 multifamily units. This will add roughly 1,673 new residents to the area, attract new jobs, and provide additional goods and services not presently available.

Finally, the TRP will greatly reduce the impact on the local micro climate by reducing the impacts of CO₂ emissions by as much as 77%. The new Mirror Lake Connector will make the city's roadway network more efficient, reduce congestion and improve Levels of Service at key intersections throughout the city, improve mobility options, and lessen the local climate impacts from excessive vehicle CO₂ emissions.

IMPROVES MOBILITY AND COMMUNITY CONNECTIVITY

The Villa Rica Transportation Reunification Program is the essence of mobility and connectivity. The entire premise of the TRP is connecting the east and west sides of the city in a more efficient transportation network, which will result in the reunification of the Douglas County side of the city with the western side and downtown Villa Rica. In the process, the historically disadvantaged Cleghorn-Anderson Community will achieve greater access to employment, services and healthcare in the adjoining two commercial districts. This enhanced transportation connection will also benefit the residents of both Carroll and Douglas Counties facilitating crosstown mobility and relieving local traffic and congestion at existing network intersections.

The Transportation Reunification Program will be developed in compliance with the Complete Streets Model. Plans for the Mirror Lake Connector (Mirror Lake to downtown Villa Rica) are to have two opposing travel lanes with a center landscaped median. The roadway will be flanked on each side with

separate Personal Transport Vehicle (PTV) and bicycle/pedestrian paths. The bike/ped path will be one of two segments which have been applied for implementation and will make up part of a larger citywide Gold Nugget Trail system – which will be discussed later in greater detail.

The TRP includes a priority segment of the Gold Nugget Trail system, connecting Shoreline Drive to downtown Villa Rica (Segment 57). The Gold Nugget Trail, identified in City’s trails master plan, Comprehensive Plan, and downtown planning study, have the endorsement of the Atlanta Regional Commission, and remain a priority of the City Council. The City is currently undergoing a plan implementation phase for three segments of the trail network. Once complete, the 22.6-mile network will add to the mobility options for residents and visitors alike, and provide a zero-emission transit alternative to driving.

GOLD NUGGET TRAIL

The Gold Nugget Trail Master Plan details a 22.6-mile network of multiuse trails that can be developed in the City of Villa Rica. Identifying trail opportunities in the city was particularly challenging due to the limited access across the busy rail corridor that bisects the city and the intense car and truck traffic that dominates the downtown commercial district.

Most of the corridors recommended for trail construction involve reconfiguring existing public rights-of-way to include trails. Several miles of pristine greenway trail opportunities are identified and suggested as candidates for development within the next five years.

BICYCLE AND PEDESTRIAN PROJECTS

PROJECT ID	PROJECT	CRASH SCORE	POPULATION DENSITY SCORE	EMPLOYMENT DENSITY SCORE	HH W/ NO VEHICLE SCORE	DOWNTOWN CONNECTION SCORE	TECHNICAL SCORE
30	Downtown Connector Trail	1	2	2	2	2	9.3
32	Cleghorn to Old Stone Rd Trail	0	1	2	2	0	5.3
33	Tanner to Fullerville Trail	0.9	1.6	1.8	1.9	0	6.3
34	Downtown to Fullerville Trail	0	1.7	1.3	1.9	2	7
35	Gold Dust Park Connector Trail	0.7	1.1	1.5	1.8	0	5
36	Fullerville to Reid Plantation Trail	0	1.6	0.7	1.9	0	4.2
37	Mirror Lake Loop Trail	0	1.7	0.8	0.7	0	3.1
38	Connors Rd Park Trail	0	1.7	0.4	0	0	2.1
39	Tyson Rd Corridor Trail	0	1.8	0.3	1.3	0	3.3
40	South Connector Trail	2	1.7	1.3	1.4	2	8.4
47	Seniors Trail	0	1.3	0.7	1.1	0	3.1
57	Shoreline Connector	1	2	2	2	2	8.7
59	Downtown Grade-Separated Ped RR Crossing	1.3	2	2	2	2	9.3

The Gold Nugget Trail System is divided into segments with length, destinations, special features, and estimated cost shown for each segment. The report also proposes an order for construction which is presented as a five-year development plan. The five-year plan includes 3.3 miles of trail with an estimated cost of \$6.3 million dollars.

The Mirror Lake Connector (57) ranks in the top three priority projects for the Gold Nugget Trail implementation program and is an integral part of the Complete Streets Model for the Villa Rica Transportation Reunification Program.

ECONOMIC COMPETITIVENESS AND OPPORTUNITY

The Villa Rica Transportation Reunification Program (TRP) provides numerous community benefits that increase economic competitiveness and opportunity. Firstly, the residents of the Cleghorn-Anderson neighborhood, a Historically Disadvantaged Community, who have been isolated from the major commercial and employment districts, will, under the TRP, have direct access to downtown Villa Rica (0.35 miles) and the Mirror Lake commercial corridor (0.40 miles). The neighborhood currently has two points of ingress and egress, one being traversed by a very busy Norfolk Southern rail corridor, which limits access, and makes alternative routes to the same destinations take over 2 miles.

The creation of the Mirror Lake Connector will create a new roadway network between the Mirror Lake Community – with roughly 2,000 single-family homes, and the southwest side of the city linking downtown Villa Rica, and the Highway 61 and Mirror Lake commercial corridors. A halo effect of the TRP will be the development of 400 multifamily and 255 townhouse units, 75,000sf of retail, and 5 separate commercial outparcels.

The beneficiaries of the project are 3,817 in the immediate project area, 5,405 in areas immediately adjacent to the project area, and another 27,626 who drive through the project area each day – a total annual benefit to 52,163 persons, and 10,083,490 vehicle trips per year. The Mirror Lake Connector will relieve congestion of surround transportation corridors resulting in shorter trips times, improved Level of Service at key area intersections, improve the distribution of good and services, while reducing local carbon emissions. In concert with the Highway 61 Bypass, a GDOT project starting construction in 2023, the Mirror Lake Connector will further advance the top priority transportation infrastructure projects identified in the city's Transportation Master Plan.

The convergence of the Connector and the Bypass is expected to provide long-term benefits to the efficiency and functionality of this critical transportation system. The two projects are gateways to and from U.S. Interstate 20, and sees significant through traffic each day. On the following map, the red dashes represent the north Hwy.61 Bypass, and the Mirror Lake Connector – both proposed new roads. The green is Darden Street, Cleghorn Street and Anderson Road – existing/upgraded under the TRP. The orange arrows signify the majority of traffic flow AM/PM. Although the Villa Rica Transportation Master Plan identifies the usage of the Mirror Lake Connector will be at 39,187 trips per day. The inflow and outflow of traffic along the key corridors identified total up to 73,400 vehicle trips around the project area per day – a tally of the red encircled areas on the map where major inflows of traffic are located. These corridors are critical conduits for freight traffic, and the TRP improvements will make these corridors improve and/or retain their functional Level of Services well into the mid-21st Century.

Lastly, but none the less important, the Mirror Lake Connector will link the Mirror Lake Community, a planned neighborhood with over 1,982 existing homes, and another 1,307 platted and remaining to be built, to downtown Villa Rica. This long-absent connection will help bring thousands of residents into the greater downtown community, and help foster economic development and main street revitalization. The Connector is critical to our downtown revitalization and the mixed-income residential developments that have been approved along Cleghorn Street and Anderson Road, and along the Connector fronting Mirror Lake Boulevard.



STATE OF GOOD REPAIR

The Villa Rica Transportation Reunification Program (TRP) will include upgrades to Cleghorn Street, Darden Street, Anderson Road, and a completely new road linking Shoreline Drive at Mirror Lake Boulevard to Darden Street, and then continue from the dead-end of Darden Street to downtown Villa Rica at N. Carroll Road. This Mirror Lake Connector will be developed to the Complete Streets model and will provide separate dedicated bicycle/pedestrian and Personal Transit Vehicle (PTV) paths.

As mentioned, the majority of the existing street network within the TRP project area are lacking curb, gutter, and pedestrian facilities. This will change with the implementation of the TRP. The new Mirror Lake Connector will unify downtown and Mirror Lake through the Cleghorn-Anderson neighborhood, bringing this historically isolated community into the surrounding commercial and residential districts. The Connector, being built to the Complete Streets model, will provide dedicated bicycle/pedestrian and PVT paths. All of the new infrastructure will be maintained by the City in accordance with our Service Delivery Strategy and Capital Improvement Programs. With proper maintenance, the life of the waterline project is expected to last 40-60 years before replacement, and the road and path systems would be on a schedule rotation for resurfacing as needed.

PARTNERSHIP AND COLLABORATION

Over the past several years, the City has embarked on a number of public engagement campaigns – seeking input on community improvement projects. This started with the Villa Rica Renaissance Plan (RSVP) in 2018, the Villa Rica Transportation Master Plan in 2020, and the Livable Center Initiative (LCI) Study in 2021. RSVP was a great planning study for the downtown district, but was not associated with any implementation funding. The Transportation Master Plan also had a lot of community input related to access and the circulatory network throughout the city – which resulted in several immediate improvements by GDOT. The Livable Centers Initiative (LCI) Study – funded through a grant from the Atlanta Regional Commission – included extensive community engagement. The Mirror Lake Connector was identified as a high priority in all these planning efforts.

The Cleghorn-Anderson community was heavily engaged last year during the rezoning process for the Arbours at Villa Rica LIHTC multifamily development, and the adjacent Fuqua mixed-use project – townhomes, apartments, and commercial retail. The community has also been very supportive of the proposed waterline and street upgrades. The City is going through extensive efforts to reunite the Cleghorn-Anderson community with the surrounding commercial districts. The Anderson to Old Stone Road and the Ruby to E. Church Street Connectors – one linking to downtown and the other linking to the local hospital, are all part of the area revitalization plan, although those two projects are not a part of the INODIC Grant application (because we have not gotten beyond the initial concept phase for those segments).

Other partnerships in this effort have been between the City and private developers. The developer for the Arbors at Villa Rica on Cleghorn Street and Anderson Road, a 192-unit Low-Income Housing Tax Credit project, would not have been possible without a land swap between the developer and the City. The

developer's property was bifurcated by a city lift station, and an underutilized park on the project's south side. The City swapped the park for the developer's land west of the lift station to give the development the space they needed for the development. The neighborhood park will be rebuilt about a block west.

The City has also worked with Fuqua – a private sector developer of 205 townhouses, 198 apartments, 75,000sf of commercial retail, and 5 commercial outparcels with the understanding that both parties would cooperate in the construction of the Mirror Lake Connector – however, there is a caveat. The Mirror Lake Connector was to be funded by the issuance of funds through a Tax Allocation District (or Tax Increment Financing – TIF) which would have to be approved by the County and School Board. However, the School Board does not appear interested in participating at this time since the mixed-use development would increase the number of students enrolled in an area, where the schools are already nearing capacity. The Improving Neighborhood Outcomes in Disproportionately Impacted Communities (INODIC) Program Grant would keep the project on track and maintain our objective of reunifying Mirror Lake, Cleghorn-Anderson, and the downtown district, while greatly improving the city's transportation network and all other benefits outlined in the Benefit/Cost Analysis.

INNOVATION (TECHNOLOGIES, PROJECT DELIVERY, FINANCING)

Our entire approach to the Villa Rica Transportation Reunification Program embodies innovation. The Program seeks to upgrade existing transportation infrastructure to improve safety and quality of life for Disproportionally Impacted Communities, by upgrading streets, sidewalks, and water infrastructure. The Program promotes social justice and equity by opening new transportation corridors and providing efficient access to employment opportunities and healthy food choices. The Program promotes environmental resiliency by providing new access corridors for crosstown commutes, and reducing carbon emission by as much as 77% in and around the project area.

The program enhances public safety for pedestrians through the adoption of Complete Streets innovation. Improves flow and congestion through the use of roundabout intersections – which also helps to reduce CO₂ emissions. New water lines associated with the road upgrades on Cleghorn Street and Anderson Road will provide adequate pressure for consumption and fire control to a quarter of the city's population. The new Mirror Lake Connector will improve crosstown mobility, provide dedicated bicycle, pedestrian, and PTV paths, and promote climate and resilience. All of the design elements in the Transportation Resilience Program will be designed to the standards of the NHTSA, FMCSA, FMVSS, and the FMCSR.

Innovation in financing can be demonstrated by the City's adoption of a Tax Allocation District (TAD) – also called Tax Increment Financing (TIF) in other states. In this form of financing, the City, County, and School Board agree to freeze property taxes at the current level for parcels located only within the TAD boundaries. As development occurs, and property values rise, the difference – or incremental increase – from the frozen baseline are used to pay off infrastructure bonds that were issued for the TAD. It reduces the upfront cost to the City and developers to attract investment. TAD's typically last up to 25 years, but can be paid off much sooner depending on the extent of infrastructure improvements needed. We are

applying for the INODIC Grant to help reduce our overall TAD project expenses and to ensure that new investment materializes and that our community’s social and environmental justice goals are met.

We are requesting a Improving Neighborhood Outcomes in Disproportionately Impacted Communities (INODIC) Program Grant in the amount of \$2,000,000, with a local match of \$4,400,150, for a total project segment cost of \$6,400,150 – **a roughly 69% match on the part of the City.** The Villa Rica Transportation Reunification Program (TRP) – Segments 1 & 2 – are expected to surpass \$9,239, 779 in cost. The INODIC grant comprises 21.6% of the Transportation Reunification Program – the remainder will be funded by state and local contributions, which have already been allocated.

The TRP is only a fraction of the infrastructure investments that are being planned for the TAD – which also include the Ruby/E. Church Connector, and Louise/Old Stone Connector, and two segments of our citywide Gold Nugget Trail system – Downtown to Mirror lake Boulevard and Cleghorn Street Park to Old Stone Road. The entire public infrastructure investment within the Tax Allocation District is expected to cost \$18-20 million dollars. This reflects the City’s willingness to leverage local funds with federal funds though the INODIC Grant program.

Villa Rica Transportation Reunification Program	Segment	Planning & Engineering	Construction	Contingency	Total Segment Cost	Grant Funded	Locally Funded
	1: Shoreline Drive/Cleghorn Street	\$167,150.00	\$5,420,000.00	\$813,000.00	\$6,400,150.00	\$2,000,000.00	\$4,400,150.00
	2: Darden Street/N. Carroll Road	\$258,148.11	\$2,346,801.00	\$234,680.10	\$2,839,629.21	\$1,746,397.00	\$1,093,232.21
	TOTAL PROJECT COST	\$425,298.11	\$7,766,801.00	\$1,047,680.10	\$9,239,779.21	\$3,746,397.00	\$5,493,382.21

* Project costs do not reflect the Old Stone Road Connector, the Ruby Street Connector, and the Gold Nugget Trail system throughout the TRP project area outside of the Mirror Lake Connector.

Villa Rica Transportation Reunification Program

V. PROJECT READINESS

The Mirror Lake Connector of the Villa Rica Transportation Reunification Program was conceived as far back as the City's Comprehensive Plan, drafted in 2013. The initial goal was the unification of downtown Villa Rica with residents of the master planned Mirror Lake Community, a neighborhood with roughly 2,000 homes, and the capacity for another 1,300 at final buildout. Villa Rica is split between Douglas and Carroll Counties, and Mirror Lake is in Douglas, and residents there tend to associate themselves as being separate from the Villa Rica community. The Mirror Lake Community makes up one-third of the city population and is not directly connected to downtown Villa Rica.

The project was revisited last year with the announcement of a significant residential-commercial mixed-use development just east of the project area which would include 205 townhouses, 198 apartments, 75,000sf of commercial retail, and 5 commercial outparcels. With this development online the Mirror Lake Connector took on renewed importance to connect Mirror Lake and the Fuqua Development, the Cleghorn-Anderson Community, and downtown Villa Rica.

Conceptual plans were developed and a budget for the project was established. The new 0.91-mile roadway, currently identified as the Mirror Lake Connector, will be constructed in the Complete Streets model, to include dedicated bike/pedestrian and separate PTV paths linking into the rest of the city's pedestrian path system. Our projections identify plans for the construction and/or reconstruction of these streets will be completed by June 2022 and ready for the right of way acquisition process. We expect permitting and necessary state and federal approvals will take another 2 months, and construction to last for approximately 8 months. This project is considered shovel ready and could be completed by the summer of 2024.

Environmental Risk:

The City of Villa Rica anticipates minimal or no environmental risks on the project. One portion of the portion from Anderson Road/Cleghorn Street to North Carroll Street crosses approximately 0.64 acres of floodplain adjacent to Darden Street. All applicable permits will be obtained for this crossing. Environmental Phase I Assessments shall be conducted as part of the property acquisition process, however we do not anticipate any environmental issues.

Required Approvals:

All required permits and approvals shall be obtained prior to April 2023. This timeline will be confirmed as part of the Project Schedule with engineers. All current and proposed infrastructure upgrades will be local and maintained by the City of Villa Rica. The project does cross state waters, and all reviews and approvals will be sought after through the Georgia Environmental Protection Department.

Project Schedule:

Anderson Road and Cleghorn Street Improvements											
Activities	June 22'	July 22'	Aug 22'	Sept 22'	Oct 22'	Nov 22'	Dec 22'	Jan 23'	Feb 23'	Mar 23'	
Mobilization											
Traffic Control											
Erosion Control											
Demo, Clearing and Grubbing											
Utility Relocation											
Earthwork											
Drainage											
Roadway Construction											
Signing and Marking											
Final Stabilization and Grassing											
Erosion Control Removal											

Assessment of Project Risks and Mitigation Strategies:

We do not anticipate any risks at this point of the project – all project improvements will be on local roads, so, State DOT approval will not be necessary.

The Villa Rica Transportation Reunification Program has been in the planning and conceptualization stage for several years. During that time, the City has completed three major studies in support of the TRP – the Transportation Master Plan, greater downtown Livable Centers Initiative (LCI) Study, and the Renaissance Strategic Visioning and Plans (RSVP). All three plans included extensive community engagement and support for the identified projects.

We will ensure that any environmental risks – be they water, slope, or rock – will be sensitively designed during the engineering phase of the project. Further, we will ensure that disruptions to quality of life in the project area are best addressed during the construction phase. The project as conceptualized anticipates the acquisition of public right-of-way, and possibly to homes at the end of Darden Street where the connector will meet up with N. Carroll Road at Gordon Street – these two homes are located in a flood zone, so demolition of these structures will mitigate any current impacts to the watershed basin.

The National Environmental Policy Act (NEPA) process begins when a federal agency develops a proposal to take a major federal action. These actions are defined at 40 CFR 1508.1 on the EPA website. The environmental review under NEPA can involve three different levels of analysis:

- Categorical Exclusion determination (CATEX)
- Environmental Assessment/Finding of No Significant Impact (EA/FONSI)
- Environmental Impact Statement (EIS)

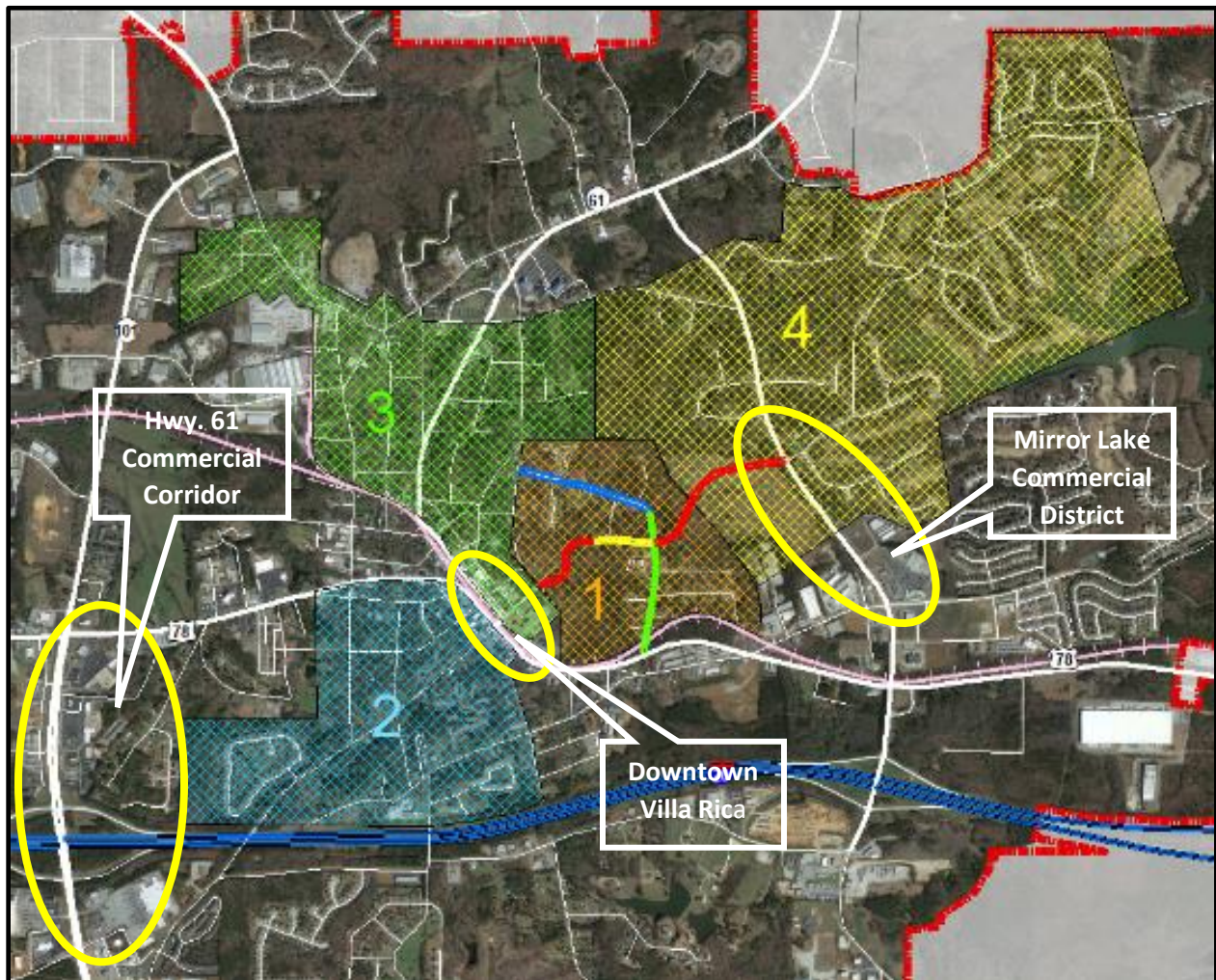
NEPA is only applicable to federal actions, including projects and programs entirely or partially financed by federal agencies and that require a federal permit or other regulatory decision. Activities that do not require a commitment of federal funds, such as approvals of access controls (e.g., a new interchange) or approval of an airport layout plan, are also federal actions. NEPA does not apply when actions by a state or local government or private entity do not require federal review. The City shall comply with all state and federal laws, where applicable.

Villa Rica Transportation Reunification Program

VI. BENEFIT COST ANALYSIS (BCA)

PROJECT AREA

In order to articulate the benefit/cost of the proposed project, it's important to look at the immediate and surrounding geography of the Transportation Reunification Program (TRP) project area. We can fairly accurately assess the resident impact based on US Census data provided by the Georgia State Redistricting Office which provides population on the neighborhood block level. We can make some assumptions on Transitory impacts on vehicles circumnavigating the perimeter of the project area – this gives us an idea of who may benefit, and how traffic patterns may be affected by the proposed Transportation Reunification Program (TRP). Here's how we look at the personal impacts based on the following map – Sectors 1-2-3-4.



Much of the benefit/cost analysis is linked to the Merit Criteria section of this application – which speaks to benefits in terms of project outcomes. The following section looks at the individuals, households, and commuter trips calculated into TRP beneficiaries.

SECTION 1

Section 1 is the Cleghorn-Anderson community, which is the direct beneficiary of most of the roadway improvement projects. The neighborhood accounts for 640 persons, primarily low-income minority households. Within Section 1, the green line is Cleghorn Street, the blue is Anderson Road, and the yellow is Darden Street. The red lines to the east and west of this network are two new connector roads that do not currently exist – Shoreline Drive Connector to the east, and N. Carroll Road Connector to the west. A new Low-Income Housing Tax Credit (LIHTC) has been approved on Cleghorn Street and Anderson Road which will attract 192 new households of predominantly lower-income residents. Based on statistics provided on occupancy by the Atlanta Regional Commission, the new multifamily development will add an additional 382 persons to the neighborhood, bringing the total number of Direct Beneficiaries in Section 1 to 1,022.

SECTION 2

Section 2 is the residential neighborhoods southwest of the TRP project corridor. This section houses the Adjacent Beneficiaries of the new roadway linkage with the Mirror Lake subdivision (within Section 4). The benefit to the new connection is more direct access to the Mirror Lake and the surrounding commercial and healthcare businesses. The population in Section 2 is 1,908 persons, based on US Census data.

SECTION 3

Both Sections 1 and 3 are direct beneficiaries of the new 10” water main planned for Anderson Road associated with the TRP upgrades. The increase of water availability will relieve pressure on an existing residential area with aged infrastructure and provide enhanced flow-through capacity for the city’s fire hydrants and for residential consumption in those two sectors. The beneficiaries of the upgraded water infrastructure are 1,932 persons.

SECTION 4

Section 4 comprises the residential areas of Mirror Lake with direct ingress and egress from Shoreline Drive. Shoreline is the terminus for the new/proposed Mirror Lake Connector, which will provide more efficient access to downtown Villa Rica and the Hwy.61 commercial corridor. The new Mirror Lake Connector will be constructed through an area that has been approved for a substantial mixed-use residential/commercial development adjacent to Section 1, which will include 75,000sf of commercial retail, 5 outparcels, 255 townhouses, and 208 multifamily units. According to occupancy statistics created by the Atlanta Regional Commission, these two additional housing developments will generate an additional 1,503 persons directly benefiting from the construction of the Shoreline Drive Connector. According to data, Section 4 contains 1,503 Direct Beneficiaries, and 3,497 Adjacent Beneficiaries, gaining more efficient access to downtown Villa Rica and the Hwy.61 commercial corridor.

BENEFICIARIES OVERVIEW

The beneficiary analysis was done based on population by block provided by the Georgia Office of Redistricting, and was generated by the US Census Bureau from 2020, so it is fairly current data. Additionally, analysis provided by the Atlanta Regional Commission (ARC) identified the average household size based on development type, as follows:

ARC data originates from the US Census American Community Survey conducted in 2019. Based on this analysis, we classify beneficiaries into three separate categories: Immediate Beneficiaries, Adjacent Beneficiaries, and Transitory Beneficiaries – the latter we will explore in a little more detail later. Immediate Beneficiaries are described as being within the Villa Rica Transportation Reunification Program (TRP) project area – within the network of roadway improvements, or in the water service delivery area for the new 10” water main.

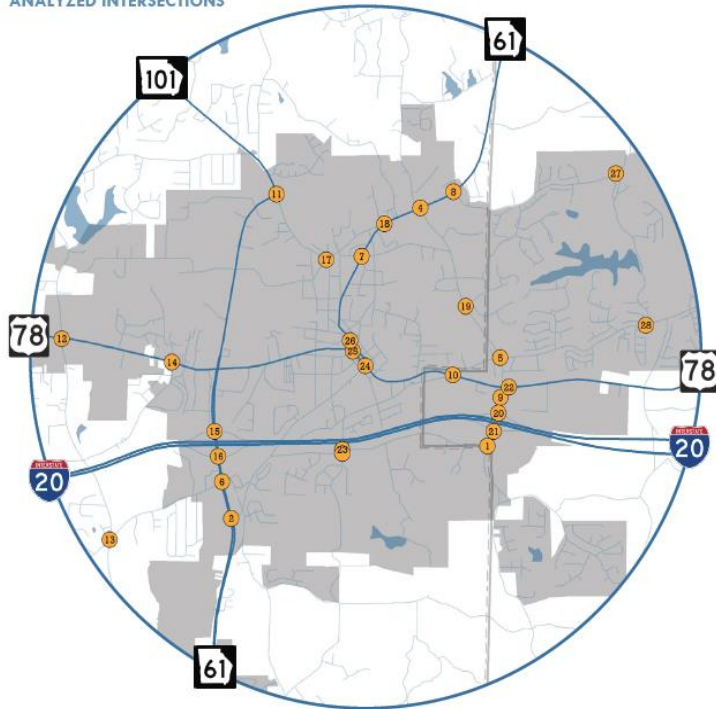
The total number of Direct Beneficiaries is calculated at 4,457 persons.

The Adjacent beneficiaries are defined geographically to the project area – specifically residents whose direct access points connect with the project area – via N./S. Carroll Connector and the Mirror Lake Connector – that don’t have a convenient alternative route to access a crosstown destination. Those persons are identified in Sectors 2 and 4. Sector 2 includes all of the residences who would connect to Mirror Lake via the new roadway network. Sector 4 includes all the residences in the Mirror lake subdivision whose main point of ingress and egress is Shoreline Drive – opposite the terminus of the Mirror Lake Connector – who would use the new roadway network to access goods and services in downtown Villa Rica or the Hwy. 61 commercial corridor.

The total number of Adjacent Beneficiaries is calculated at 5,405 persons.

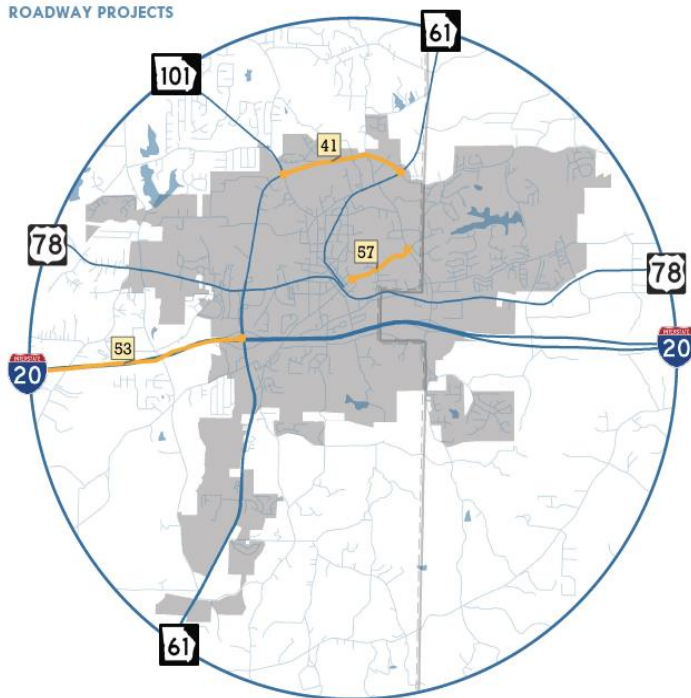
The third category would be classified as Transitory Beneficiaries, meaning, persons who may utilize the Villa Rica Transportation Reunification Program roadway network. This segment is a little more difficult to quantify. However, we can look at traffic counts to see where vehicles are traveling within the city at various points surrounding the TRP roadway network project. We look at key access points, based on data collected for the Villa Rica Transportation Master Plan conducted in 2020 – a fairly current resource for modeling. Within the data, we look at key access points, including Shoreline Drive at Mirror Lake Parkway, Conners Road at Hwy.78, and N./S. Carroll Road at W. Montgomery and Main Streets, in relative proximity to the TRP project area. These intersections are the current touchpoints of the Transportation Reunification Program network. Specifically, we look at data collected at checkpoints 10, 19, and 24 identified in the Transportation Master Plan. Based on data collected at these specific locations, the Annual Average Daily Traffic (AADT) was 8,232 (10), 10,950 (19), and 8,444 (24) – a total of 27,626 daily trips measured from direct access point around the project area.

ANALYZED INTERSECTIONS



The Villa Rica Transportation Master Plan identified the Mirror Lake Connector as the #1 priority transportation project. According to statistics cited in the Plan, the new connector road would accommodate an estimated 39,187 vehicles trips per day, but the true benefit would be the resulting condensed trip times and travel distances, resulting in reduced local carbon emissions. Further, the new connector would alleviate the congestion on other intersections around the TRP project area by diffusing some of the volume experienced at those points, contributing to a slower decay in the Level of Service (LOS) for the larger area network – this will be explored later in the Benefit/Cost Analysis.

ROADWAY PROJECTS



Estimates for vehicles traversing intersections (10, 19, and 24) adjoining the project area bear this out, and the average between the two serves as our calculated Transitory Beneficiaries for the Villa Rica Transportation reunification Project. The analysis also considers the difference between build and non-build scenarios with respect to vehicle trip distances and carbon emissions.

The Transitory Beneficiaries are calculated at 39,187 vehicles projected to use the Mirror Lake Connector EACH DAY, and up to 42,941 people who attend our downtown event series each year (according to reports to the Georgia Department of Community Affairs).

In total, the number of beneficiaries of the Villa Rica Transportation Reunification Program (TRP) is estimated at 52,803 persons, and 14,303,255 vehicle trips within the TRP project area PER YEAR.



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Creation of escrow account for Development Agreement with Fuqua Acquisitions

AGENDA DATE: October 4, 2022

DATE PREPARED: October 3, 2022

PREPARED BY: C. David Mecklin, Jr., City Attorney

AMOUNT: N/A

GL ACCOUNT #: N/A

FUNDING SOURCE: N/A

BUDGETED ITEM? N/A

PURPOSE: The City of Villa Rica will enter into a Development Agreement with Fuqua Acquisitions II, LLC for the purpose of constructing a road known as The Mirror Lake Connector Road. The terms of said Agreement provide that the City will reimburse Fuqua for contributions that Fuqua makes towards the construction of the road through the contemplated development which is also a part of the Eastside TAD project. As a part of the Development Agreement, the City has agreed to set aside \$7,208,947 to pay for the expected cost of the reimbursements to Fuqua for its contribution to the construction of the Mirror Lake Connector Road. The City has agreed to set aside funds in that amount to ensure that the funds will be present to reimburse Fuqua for its contribution to the construction of the Mirror Lake Connector Road.

The City contemplates that it will transfer existing funds on hand into a dedicated account with Synovus Bank in the sum set forth above in order to demonstrate to Fuqua and/or its lender that the funds are available for reimbursement on the construction of the road as it occurs. It is contemplated that City staff will transfer existing funds from other City accounts into the designated escrow fund for use in paying expenses pursuant to the Fuqua Development Agreement as it may accrue. The account will be established so that Fuqua and/or its lenders will have the ability to review the account and monitor what expenditures are made therefrom.

STAFF RECOMMENDATION: Staff recommends that the Council approve the creation of a designated account with Synovus Bank for the purposes of fulfilling the City's obligation to create an escrow account to comply with the terms of the Development Agreement with Fuqua.

MOTION: I move to authorize the City Manager to establish an account with Synovus Bank and to deposit the sum of \$7,208,947 in said account to serve as an escrow fund to pay costs incurred pursuant to the City's Development Agreement with Fuqua Acquisitions II, LLC.

RESOLUTION

WHEREAS, the City has or will enter into a Development Agreement with Fuqua Acquisitions II, LLC for the purpose of constructing a public road known as the Mirror Lake Connector Road; and

WHEREAS, the said Development Agreement provides that the City will set aside a dedicated escrow account from which to pay reimbursement to Fuqua for any costs incurred by Fuqua in the construction of said Mirror Lake Connector; and

WHEREAS, the City does desire to create a dedicated escrow account at Synovus Bank for said purpose.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the City Manager and City Financial Officer is authorized and directed to establish a dedicated escrow account with Synovus Bank and to deposit the sum of \$7,208,947 in said account for the stated purposes. The account may be created in such a way that Fuqua Acquisitions and/or its lenders may have the ability to review the status of the account in order to observe the integrity of the account.

IT IS SO RESOLVED on this _____ day of October, 2022.

Gil McDougal, Mayor

Attest:

Alisa Doyal, City Clerk

949438

DEVELOPMENT AGREEMENT

This Development Agreement dated this ____ day of____, 2022 (referenced herein as the “Agreement” or the “Development Agreement”) is made by and between the City of Villa Rica, a municipal corporation of the State of Georgia, acting by and through its duly elected Mayor and Council (hereinafter referred to as "Villa Rica" or the "City") and Fuqua Acquisitions II, LLC, a Georgia limited liability company (hereinafter referred to as "Developer").

WITNESSETH:

WHEREAS Developer is or will be the owner of a tract of land located in the City limits of Villa Rica including ,for purposes hereof, the right of way property described and depicted as “Future Right of Way” in **Exhibit “A”** attached hereto (the "Subject Property"); and

WHEREAS Developer intends to construct certain improvements to the Subject Property for the benefit of a mixed-use development on Developer’s adjacent land known as the "Development"; and

WHEREAS Developer will provide certain infrastructure for the Development, specifically including a portion of a road on the Subject Property commonly known as the Mirror Lake Connector Road (the “Connector”) from Mirror Lake Boulevard to Cleghorn Street (the “Developer’s Work”) within the City of Villa Rica as shown on **Exhibit “B”** attached hereto; and

WHEREAS, pursuant to Paragraph 5 below, the City currently has plans to construct the “Roundabout” at Cleghorn Street as depicted on **Exhibit “B”** , improve its road infrastructure in the general area of the Subject Property, particularly along Punkintown Road, and extend the Connector from the Roundabout to Veterans Memorial Highway, all to provide

transportation benefits to the citizens of the City of Villa Rica ; and

WHEREAS the parties have agreed on a plan to jointly move forward on the planning, design, construction and installation of the Developer's Work as described above and as shown on **Exhibit "B,"** which is attached hereto.

NOW THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

1. The Developer has been authorized pursuant to the codes and ordinances of the City of Villa Rica to begin the Development. As a part of the Development , a road commonly known as the Connector will be built as shown in **Exhibit "B"** attached hereto. Upon the completion of the Connector, the Connector shall be a public street as a part of the road system of the City of Villa Rica. In order to advance the Development, Developer has agreed to and does hereby contract to design and construct that portion of the Connector which will traverse a portion of the Subject Property and which is defined above as Developer's Work. In connection therewith, Developer will expend funds for the design and construction of the Connector from Mirror Lake Boulevard to Cleghorn Street. Those costs will include, but not be limited to, the following:

Design Phase (Soft Cost):

Survey and Topo

Geotechnical

Environmental Phase I and II

Civil Engineering to include clearing, grading, drainage, utilities, road plans, paving, striping, landscape, site lighting, site electrical, signage, and all other amenities required by the City. Plans detailing the foregoing and the other cost items below shall be referenced herein as the "Site Construction Documents" and shall, upon completion and approval by both parties₂ hereto, be specifically referenced

in **Exhibit “C”** attached hereto.

Environmental Engineering to prepare and submit an application for a stream crossing, buffer variance and wetland impacts. Plans detailing the foregoing shall be included in the Site Construction Documents Exhibit.

Any and all impact fees, permitting fees or applications

Stream Wetland mitigation fees (listed here but not part of the projected cost below. Payment of such fees shall be the responsibility of the City outside of the costs to be reimbursed to Developer as provided below)

Costs for As-built surveys and ROW and road dedication documents /Financing Costs (if any)Traffic Analysis/Engineering

Fees related to Development Services

Fees related to Construction Management Services

Legal fees to prepare Documents (i.e., Development Agreement, invoices, pay apps)

Construction Phase:

Permitting and Bid

Site Improvement Work -Hard Costs (As modified by Change Orders):

Site Construction Work as per the Site Construction Documents, the Construction Schedule, and the Budget

Payment and Performance Bonds

Temporary Charges for items such as power for construction lighting, staging areas, barricades, fencing, inspections and materials testing

Construction Administration

Construction Management

Assurances Regarding City's Funding; Payment of Costs:

Pay Apps delivered monthly by Developer to the City to be paid on a monthly basis

Source of funds for the Project to be set aside in City escrow fund

The projected costs for the goods and services listed above is

SEVEN MILLION, TWO HUNDRED EIGHT THOUSAND, NINE HUNDRED FORTY-SEVEN AND 00/100 DOLLARS (\$7,208, 947.00)

2. The City shall reimburse Developer for any costs incurred for the design and construction of Developer's Work as set forth in Paragraph 1 above.

3. The City shall place funds for Developer's Work in the amount of no less than SEVEN MILLION, TWO HUNDRED EIGHT THOUSAND, NINE HUNDRED FORTY-SEVEN AND 00/100 DOLLARS (\$7,208, 947.00) in an escrow with Synovus Bank to be used only to reimburse Developer for Developer's Work.

4. On a monthly basis, the Developer may submit to the City requests for reimbursement for any and all costs expended by it for the design and/or construction of Developer's Work. With the first such request, Developer shall include in such submittal reasonable evidence that (i) Developer has obtained a construction loan for the Development other than the Developer's work described herein (for example, a copy of the Deed to Secure Debt granted by Developer to its lender) and (ii) Developer has entered into a lease agreement with a regional or national anchor tenant (for example, a copy of the fully executed signature page of such lease agreement). Developer shall submit to the City all invoices and other required documentation for review and approval by the City, and the City shall have a period of no more than fifteen (15) calendar days after receipt to review and approve in writing the reimbursement request. It is understood and agreed that, provided that the portion of Developer's Work for which such reimbursement is requested has been completed in accordance with the Site Construction Documents, the City's approval shall not be withheld or delayed. Upon such approval, the City shall make payment to the Developer within fifteen (15) days. Both Developer and the City shall maintain records to document any expenditure and reimbursement towards Developer's Work.

5. The City shall construct the Roundabout, the Connector from the Roundabout to Veterans Memorial Highway and certain improvements within the Punkintown Road right of way abutting the Development, to include modification of the existing traffic signal at the Shoreline Parkway intersection, roadway modifications (including roadway realignment and widening, turn lanes) and sidewalks (collectively, the “City’s Work”). The City’s Work shall be coordinated, designed and constructed concurrently with the coordination, design and construction by Developer of the Developer’s Work. The City will use 2021 Carroll County SPLOST Funds to fund only that portion of the City’s Work described above as improvements within the Punkintown Road right of way. The City shall use other funds for design and construction of the Roundabout and the Connector from the Roundabout to Veterans Memorial Highway.

6. Obligations to Run With the Land.

The City and Developer agree in covenant that the terms and conditions of this Agreement shall run with the land and shall bind and inure to the benefit of the heirs, executors, successors in title and assigns of Developer’s fee simple interest in the Subject Property. Notwithstanding anything in this Agreement to the contrary, Developer may collaterally assign its rights hereunder to its lender, and no breach of this Agreement shall defeat or render invalid the lien of any mortgage, deed of trust or other similar instrument made in good faith and for value secured by the Subject Property; however, this Agreement shall be binding upon and effective against any record holder of fee simple title to the Subject Property, whose title is acquired by foreclosure, trustee sale, deed, or conveyance in lieu of foreclosure or otherwise.

7. Developer shall perform Developer’s Work, and City shall perform the City’s Work, in compliance with all applicable laws, regulations, codes, and ordinances.

8. Expenses of Agreement.

Except as expressly provided in Paragraphs 1, 2, 3 and 4 above with respect to

Developer's reimbursement, each party hereto shall pay its own expenses incident to the negotiation, preparation, and consummation of this Agreement and all other agreements executed and delivered by it hereunder or in connection herewith including all fees and expenses of its or their respective counsel and accountants.

9. To the extent permitted by Georgia law, each of the City and Developer hereby indemnify and hold each other harmless from any loss, cost, damage or expense (including, without limitation, court costs and attorneys' fees) arising from, out of or in any manner connected with the acts or omissions of the indemnifying party in exercising the rights and/or performing obligations granted and set forth herein. Notwithstanding the foregoing, the City agrees that there shall be no personal liability of Developer (or its members, managers, partners, officers, employees or directors) in respect to any of the terms of this Agreement. The City shall look solely to the equity interest of Developer in the Subject Property for the satisfaction of the remedies in this Paragraph 9, and in no event sue Developer for consequential, special, punitive or treble damages.

10. City hereby grants to Developer a temporary, non-exclusive, construction and access easement over that portion of the Connector owned by the City and reasonably necessary to enable Developer to perform Developer's Work, including but not limited to that portion of the Connector from the creek as depicted on **Exhibit "B"** to Cleghorn Street.

11. Entire Agreement

This Agreement sets forth the entire understanding of the parties with respect to the subject matter hereof, supersedes all existing agreements among them concerning such subject matter, and may be modified only by written instrument duly executed by each party hereto.

12. Miscellaneous.

- a) No amendment to this Agreement shall be effective unless it is in writing and signed by duly authorized representatives of both parties.

- b) This Agreement is solely for the benefit of the parties hereto, and creates no rights, benefits, or causes of action for any individual or entity not a party hereto; provided, however, [ENTITY TBD] (“Residential Developer”), and its successors and assigns, shall be a third-party beneficiary of this Agreement, and, pursuant to that certain Post-Closing Agreement by and between Developer and Residential Developer of even date herewith in the event of a failure by Developer to timely complete its portion of the Connector, Residential Developer shall have the right, upon at least thirty (30) prior notice to Developer and the City, to complete Developer’s portion of the Connector pursuant to the terms hereof and the Site Construction Documents and receive reimbursement from the City for Residential Developer’s costs in the same manner as Developer hereunder.
- c) This Agreement shall be interpreted and construed under the laws of the State of Georgia.
- d) This Agreement may be simultaneously executed in two (2) counterparts each of which shall be an original and all of which shall constitute but one and the same instrument. Counterpart signatures in pdf format are acceptable as originals.
- e) Time shall be of the essence with respect to the performance of each and every covenant and obligation, and the giving of all notices, under this Agreement;

provided, no delay or failure to exercise a right under this Agreement shall impair such party's right to enforce said right.

f) Any notice required or permitted to be given under this Agreement must be in writing and shall be deemed to be given (i) upon transmission if sent by email, (ii) one (1) business day after pickup by any nationally recognized overnight express service, or (iii) upon receipt if delivered by local messenger, in any case, to the address set forth below (or such other address provided by the applicable party in writing to the other party in accordance with this paragraph):

Developer:

Fuqua Acquisitions II, LLC
Fifteen Piedmont Center
3575 Piedmont Road NE, Suite 800
Atlanta, GA 30305
Attention: Jeffrey S. Fuqua
Email: jeff.fuqua@fuquadev.com

With a copy to:

Fuqua Acquisitions II, LLC
Fifteen Piedmont Center
3575 Piedmont Road NE, Suite 800
Atlanta, GA 30305
Attention: Heather Correa
Email: heather.correa@fuquadev.com

The City:

Villa Rica City Hall
571 W. Bankhead Hwy
Villa Rica, GA 30180
Attention: Tom Barber
City Manager
tbarber@villarica.org

With a copy to:

Tisinger Vance PC
100 Wagon Yard Plaza
Carrollton, GA 30117
Attention: C. David Mecklin, Esq.
dmecklin@tisingervance.com

g) Each party hereto warrants that (i) it has full power and authority to execute, deliver, perform and fulfill its obligations under this Agreement, (ii) no consent of any third party is required for such party to enter into this Agreement and perform its obligations hereunder, and (iii) the execution, delivery and performance of this Agreement has not and will not constitute a breach of or default under such party's organizational documents or any other contract, agreement, law or court order under which such party is a party or may be bound.

[The immediately following two pages are the signature pages.]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed under seal and delivered by their respective authorized representatives on the day and year first above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:

(NOTARY SEAL)

DEVELOPER:

FUQUA ACQUISITIONS II, LLC, a Georgia limited liability company

By:

Print Name: Jeff Fuqua
Title: Manager

Signed, sealed and delivered in the
presence of:

Unofficial Witness

Notary Public

My Commission Expires:

(NOTARY SEAL)

VILLA RICA:

THE CITY OF VILLA RICA,
a municipal corporation of the
State of Georgia

By:

Print Name: _____

Title: _____

EXHIBIT “A”

LEGAL DESCRIPTION OF SUBJECT PROPERTY TO BE ATTACHED PRIOR TO
EXECUTION OF THIS AGREEMENT

EXHIBIT “B”

DEPICTION OF CONNECTOR ROAD FROM MIRROR LAKE BOULEVARD TO CLEGHORN STREET

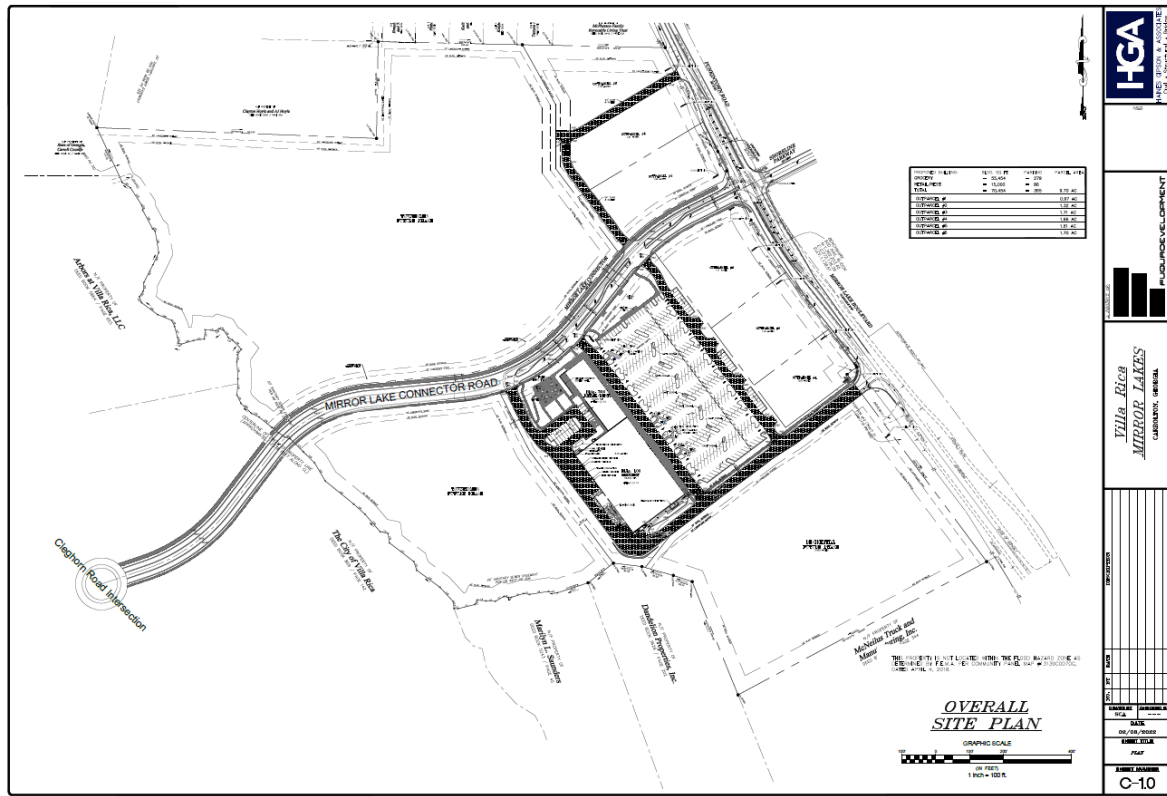


EXHIBIT “C”

SITE CONSTRUCTION DOCUMENTS

[TO BE LATER SPECIFICALLY REFERENCED PURSUANT TO SECTION 1 OF THIS
DEVELOPMENT AGREEMENT]



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Creation of escrow account for Development Agreement with Fuqua Acquisitions

AGENDA DATE: October 4, 2022

DATE PREPARED: October 3, 2022

PREPARED BY: C. David Mecklin, Jr., City Attorney

AMOUNT: N/A

GL ACCOUNT #: N/A

FUNDING SOURCE: N/A

BUDGETED ITEM? N/A

PURPOSE: The City of Villa Rica will enter into a Development Agreement with Fuqua Acquisitions II, LLC for the purpose of constructing a road known as The Mirror Lake Connector Road. The terms of said Agreement provide that the City will reimburse Fuqua for contributions that Fuqua makes towards the construction of the road through the contemplated development which is also a part of the Eastside TAD project. As a part of the Development Agreement, the City has agreed to set aside \$7,208,947 to pay for the expected cost of the reimbursements to Fuqua for its contribution to the construction of the Mirror Lake Connector Road. The City has agreed to set aside funds in that amount to ensure that the funds will be present to reimburse Fuqua for its contribution to the construction of the Mirror Lake Connector Road.

The City contemplates that it will transfer existing funds on hand into a dedicated account with Synovus Bank in the sum set forth above in order to demonstrate to Fuqua and/or its lender that the funds are available for reimbursement on the construction of the road as it occurs. It is contemplated that City staff will transfer existing funds from other City accounts into the designated escrow fund for use in paying expenses pursuant to the Fuqua Development Agreement as it may accrue. The account will be established so that Fuqua and/or its lenders will have the ability to review the account and monitor what expenditures are made therefrom.

STAFF RECOMMENDATION: Staff recommends that the Council approve the creation of a designated account with Synovus Bank for the purposes of fulfilling the City's obligation to create an escrow account to comply with the terms of the Development Agreement with Fuqua.

MOTION: I move to authorize the City Manager to establish an account with Synovus Bank and to deposit the sum of \$7,208,947 in said account to serve as an escrow fund to pay costs incurred pursuant to the City's Development Agreement with Fuqua Acquisitions II, LLC.