Draft

Environmental Assessment for Hart State Park Lake Hartwell Hartwell, Hart County, Georgia

US Army Corps of Engineers®
Savannah District

Prepared by:

UNITED CONSULTING

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ENVIRONMENTAL ASSESSMENT
PROPOSED MASTER PLAN

HART STATE PARK, LAKE HARTWELL
HARTWELL, HART COUNTY, GEORGIA

1.0 INTRODUCTION

This environmental assessment (EA) was prepared utilizing a systematic, interdisciplinary approach integrating the natural and social sciences and the design arts with planning and decision-making. The proposed action and its alternatives are evaluated in multiple contexts for short-term and long-term effects and for adverse and beneficial effects. This assessment indicates the effects on the human environment are well known and do not involve unique or unknown risks. It is not anticipated that this is a precedent-setting action, nor does it represent a decision in principle about any future consideration.

This EA was conducted in accordance with the National Environmental Policy Act (NEPA), the Council on Environmental Quality (CEQ) regulations implementing NEPA [40 Code of Federal Regulations (CFR) 1500-1508], and Engineer Regulation 200-2-2. A public review period for this action will be conducted prior to the issuance of any Finding by posting the Draft EA on the U.S. Army Corps of Engineers website.

This EA is intended to address the proposed Master Development Plan and change to the existing Hartwell Project Masterplan. The Master Development Plan has been prepared to meet the future growth needs of Hart State Park. In general, the proposed plan includes utility, road and common area infrastructure upgrades, additional and improved camping facilities, new cabins, a water front restaurant, various outdoor activities, wedding and other event venues, outdoor amphitheaters, and a future lodge. The intent of this EA is to assess potential environmental impacts from these proposed actions as further outlined below.

Hart State Park is located in the City of Hartwell and is located on 147 acres of wooded, rolling topography with over two miles of shoreline. The land is currently leased to the Georgia Department of Natural Resources (DNR) for use as a State Park through a Recreational Outgrant issued by the U.S. Army Corps of Engineers (USACE). Located on the property are five cottages, 62 tent/trailer/RV serviced campsites and 16 primitive camp sites, two boat ramps and other support facilities. Despite having significant public demand, decreases in state funding caused state services to be cut at the facility in 2009 and the rental cottages are currently closed. Currently, the park functions as a State Outdoor Recreation Area open seasonally between March and September. The campground is offered as self-registration only, available on a first-come, first-served basis. The property is notably underutilized and does not meet the demand for recreational opportunities in the region.

2.0 PURPOSE AND NEED

The proposed plan has been developed to meet the project needs of providing improved and additional outdoor recreation opportunities while also creating additional revenue generating activities to support the maintenance and management of the existing and planned facilities.

With the consent of DNR, the City of Hartwell is proposing to obtain a direct recreational lease with the USACE for the purpose of implementing facility and infrastructure improvements necessary to meet public demand for recreation in the region as supported by the attached Market Study by PKF Consulting. Should a Finding of No Significant Impact be issued following this environmental assessment process and an acceptable lease is issued by the USACE, the City of Hartwell will ask DNR to terminate its lease with the Corps whereupon a new lease between USACE and the City of Hartwell would be contemporaneously executed.

The following narrative and attached exhibits outlines the existing facilities, those which would be removed or enhanced, and future planned facilities, amenities and other infrastructure within the park. In summary, the city intends to phase-in utility, road and common area infrastructure that will support private sector sublessees who would operate and finance the following: additional and improved camping opportunities, new cabins for overnight accommodations, a water front restaurant, various outdoor activities such as zip lines and kayak rentals, wedding and other event venues, outdoor amphitheaters, and a future lodge once further market study supports it, among other things. The development plans contained on the drawings and explained in this narrative are entirely consistent with ER 1130-2-550 – Chapter 16 - Recreation Development Policy for Outgranted Corps Lands (March 30, 2009).

3.0 PROPOSED FEDERAL ACTION

The proposed action consists of a new Master Development Plan for Hart State Park and change to the existing Hartwell Project Masterplan. The Master Development Plan has been prepared to meet the future growth needs of Hart State Park. In general, the proposed plan includes utility, road and common area infrastructure upgrades, additional and improved camping facilities, new cabins, a water front restaurant, various outdoor activities, wedding and other event venues, outdoor amphitheaters, and a future lodge. A detailed discussion of the proposed federal actions is provided below. The proposed actions have been grouped together by resource area for clarity.

Entrance Area:

The park is located at the end of Hart Park Road, approximately 0.3 miles from its intersection with Ridge Road and 1.7 miles from downtown Hartwell. Currently a small, unmanned gate house and two lane entry road serve as the arrival point for the park. The proposed plans call for an upgraded park entry with a new gate house, a divided entrance road and new signage. In addition, the existing ranger residence will be converted to an Information Center serving the entire park.

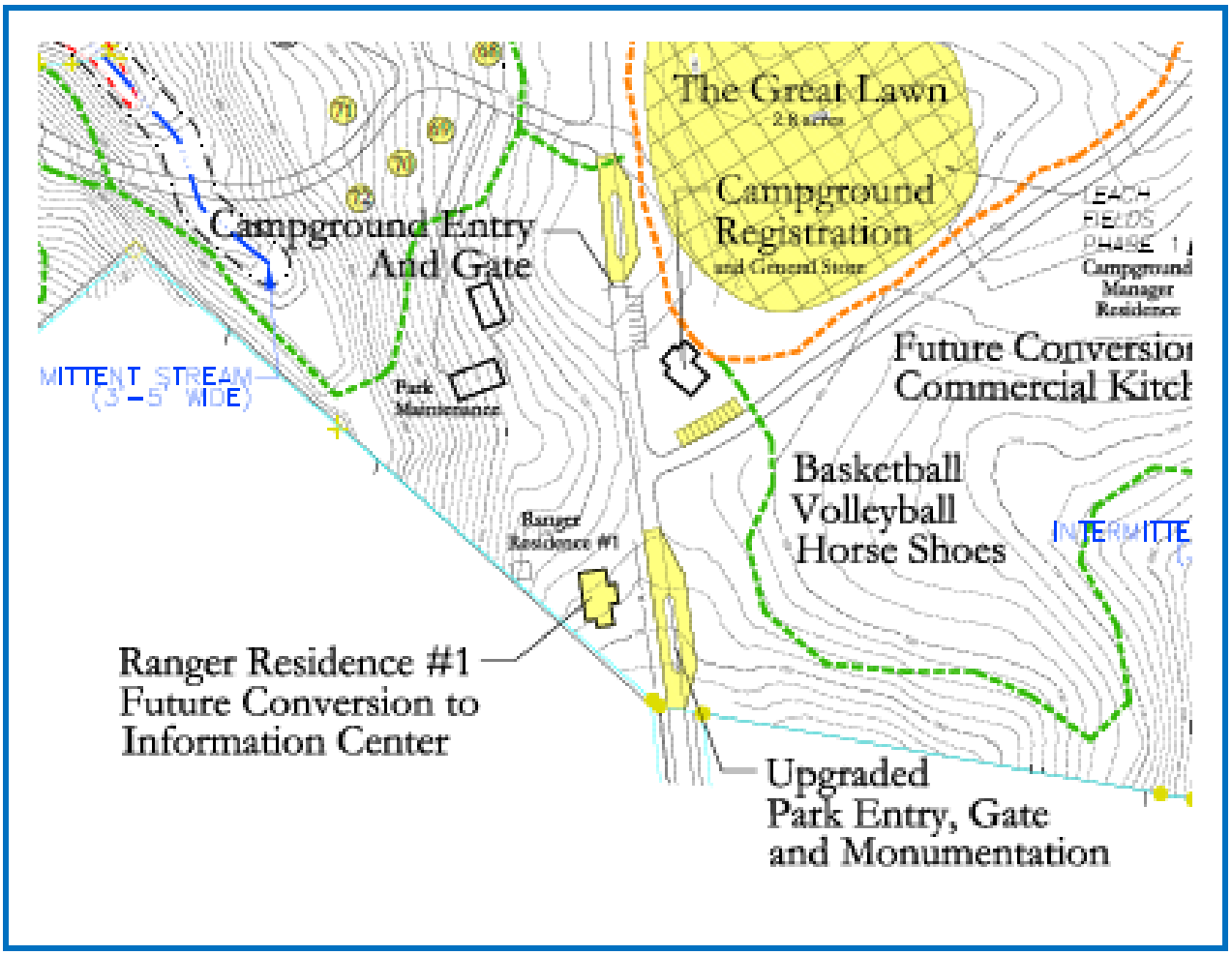


Exhibit 1: Entrance Area.

Stay Use Area:

The proposed action includes upgrading the former visitor center for use as the Campground Registration and General Store. The proposal includes the addition of paved parking and pull off areas for incoming guests and visitors to the General Store and registration area.

Existing road circulation within the Stay Use Area will be upgraded (widened where necessary and paved) and new sections of road will be added to serve additional proposed cabin sites. A number of existing support facilities within the Stay Use Area will remain including the maintenance compound, dump station, tot lot, and comfort stations. The comfort stations will be upgraded and a laundry component will be added to the comfort station near the proposed common lawn area. Both the dump station and existing comfort stations will be connected to the sanitary sewer system.

The proposed Camper's Park will be located on the peninsula that presently contains a primitive camping area. The Camper's Park will include a pavilion, restroom facility, picnic tables, a small beach area with a mod-u-dock swim enclosure and a four slip courtesy dock. These areas will be for the exclusive use of the Stay Use Area guests. Further, the proposed actions include upgrading and lengthening the existing boat ramp. Proposed boat ramp renovations will include additional paving for vehicle circulation/access and a trailer parking area with 10 spaces will be added nearby for short term storage of boat trailers. Two, four slip courtesy docks will be added adjacent to the boat ramp. The proposed actions include removing the existing pavilion near the boat ramp to allow for this expansion. Two other, four slip courtesy docks will be located within the Stay Use Area for short term use of guests and the three existing docks will remain. Proposed actions include the removal of the existing Cricket Theater and Pavilion area due to conflicts with the proposed facilities/upgrades. Other proposed, common use facilities in the Stay Use Area will include a common lawn, with fire pit, suitable for small gatherings and a swimming pool.

A variety of accommodation opportunities will be offered in the Stay Use Area. Of the existing 76 camping and RV sites, 54 will remain and 15 new sites are proposed bringing the total to 69. The majority of the waterfront RV sites will remain but will be upgraded with improved paving and upgraded utility hook ups. All the camping and RV sites will be accessed through existing roads which will be upgraded, as necessary. A new cabin product is proposed and the master plan can accommodate up to 60 cabins in three areas of the Stay Use Area. Twenty-three new cabins (1 – 23) are planned for an area along the existing loop road that served the lakeside tent camping area. Cabin sites 14 thru 38 are proposed for a ridge line located near the existing tent camping area and west of Hart Park Road. The third area of cabins (39 thru 60) are proposed for the southwest portion of the park near the existing RV sites. Each cabin is scheduled to have two paved parking spaces.

The proposed action includes the construction of a small waterfront store with docks. The developer envisions day use rentals of various water sport activities including paddle boards, kayaks, paddle boats and wind surf boards. An inflatable water obstacle and wakeboard course will be added in this area. A small parking area and beach with mod-u-dock swim enclosure are planned as ancillary facilities, and will provide separation from the adjacent cabins and RV sites. Additionally, located near this area will be an Adventure Course and Outdoor Activities area, which will include zip lines, ropes course and other outdoor activities. A small support building and parking area will serve the guests using these activities.

A new cabin product is proposed and the master plan can accommodate up to 51 cabins in three areas of the Stay Use Area. The cabins generally have a footprint of approximately 24'x40', including exterior decking, and are made of rot resistant, low maintenance, materials and require minimal grading. Fourteen new cabins (1 –4, 10-16, and 21-23) are planned for an area along the existing loop road that served the lakeside tent camping area. Cabin sites 24-38 are proposed for a ridge line located near the existing tent camping area and west of Hart Park Road. The third area of cabins (39 thru 60) are proposed for the southwest portion of the park near the existing RV sites.

Chickees will be erected on sites 5-9 and 17-20, most of which are currently used for overnight camping. These open-sided wooden huts have no impervious surface and do not incorporate any plumbing or electricity, other than pedestals, which already exist at most, if not all, of these sites. Chickees consist of wooden floors, suspended bedding areas, and natural materials used on the roofs such as palms or palmettos. The footprint of the Chickees is consistent with that of the existing campsites, approximately 100-200 square feet. This style of camping has grown in popularity throughout the country, particularly in south Florida. Each cabin and Chickee site is scheduled to have two paved parking spaces.

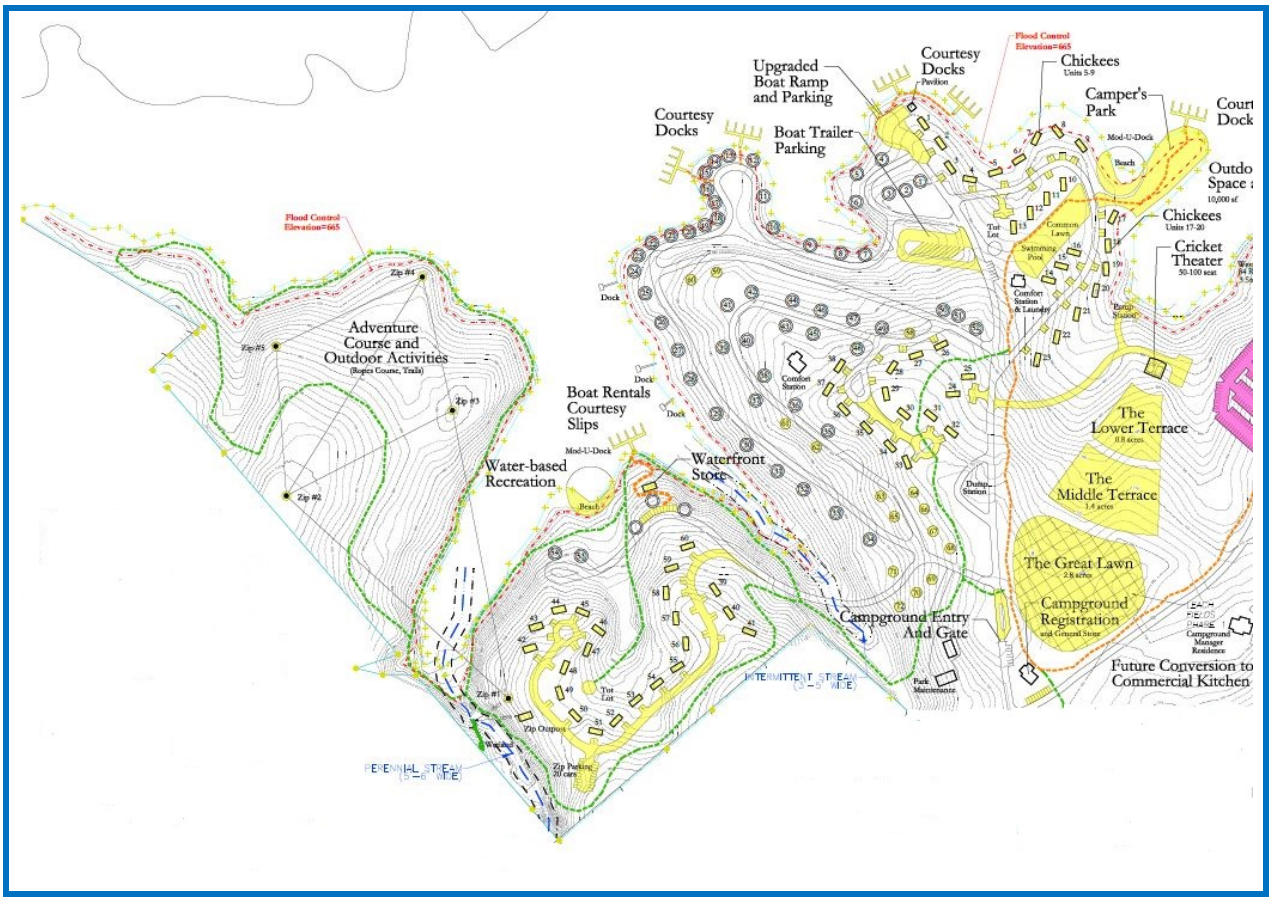


Exhibit 2: Stay Use Area.

Day Use Area:

The Day Use Area contains approximately 63 acres and is proposed to serve as a venue for a variety of private and public functions from small intimate weddings to large community events and concerts. The Day Use Area includes the property along both sides of Beach Road from its intersection with Hart State Park Road.

The Great Lawn, Terraces and Cricket Theater are proposed as outdoor venues with adaptability for a variety of events and functions. The Cricket Theater will replace the existing facility and serve as both a stage area for larger functions and as a 50 to 100 seat venue for smaller functions. Paved access from Hart State Park Road to the stage area will be provided for the purpose of

setup and breakdown logistics. Depending on the size of the event, the lower and middle Terraces will accommodate 500 to 1,500 guests based on lawn chair or blanket seating. The Terraces will have an amphitheater feel with elevated views of the stage area and the lake beyond.

The Great Lawn is proposed as a 2.8-acre area that will be graded and grassed. The Great Lawn will act as overflow parking for all events in the park, accommodating approximately 400 vehicles. As an event venue, the Great Lawn will be used for festivals and other community gatherings. Utility hookups will also be installed in support of the variety of functions and events that will utilize the Great Lawn. Additionally, the Great Lawn will initially serve as the drip field for effluent disposal from treatment of the sanitary sewer flow.

Plans for the northeastern peninsula include the development of a restaurant that will feature grand views of the lake. The restaurant is proposed as a two-story building with additional outdoor seating areas and parking. A 12 slip courtesy dock is planned for the eastern side of this peninsula for public access and use of the restaurant facility as well as a docking point for a future dinner boat cruise launching point. The existing building located on the peninsula as well as the existing boat ramp will ultimately be removed from this area. A beach, with mod-u-doc swim enclosure and picnic area is proposed in the cove near the existing picnic area for public use. This area will share parking with the restaurant during the day.

In addition to the restaurant facility, the northern most peninsula will also be developed with the Event/Wedding Venues. Five event/wedding venues (Valley, Woodlands, Cabins, Coveside, and Lakeside) with various improvements and themes with seating ranging from 50 to 200 guests are proposed at various locations. Several parking lots and access roads will be added to accommodate multiple functions occurring at the same time. Two eight-slip courtesy docks will be added in addition to 2 existing docks that will remain.

The Open Air Event Facility is proposed as a multi-use event center located to the east of Beach Road. Adjacent to the east of the Open Air Event Facility will be the Event Lawn and Open Air Pavilion/Chapel, which will overlook the lake on a prominent ridge and provide seating for approximately 400 guests. The proposed Master Plan includes the addition of an access road and parking to service the event center.

The proposed Master Plan includes upgrading the five existing cabins located east of Beach Road. These cabins will be made available for use in conjunction with the four outdoor pavilions planned for the eastern side of the site. Two additional parking areas are planned east of Beach Road to support these venues. The Day Use Area will also include areas for basketball and volley ball courts and a horseshoe pit. The Campground Manager’s Residence (formerly Ranger Residence #2) will be upgraded for staff use.

Proposed as a future improvement and although not supported by current market data, a Hotel & Conference Center consisting of 156 rooms, conference/meeting space, pool/outdoor function space and ancillary facilities is proposed for a prominent location just west of Beach Road. This development will also include support facilities for the hotel including additional parking spaces and a 12 slip courtesy dock.

Exhibit 3: Day Use Area.

Utilities:

The expanded use of the park as an overnight designation will require the expansion of basic utilities. Where practical, utilities will be buried to minimize visual obstructions. Further details are provided below.

Electrical Service - Existing electrical service in the park is provided by Hart EMC through a combination of overhead and underground facilities. Three phase service is available from the entrance area to the beginning of the RV camping area. The existing service consists of ten

service poles, twelve ground mounted transformers and five street lights. Fifty-amp electrical service is available at all RV camping locations and most other campsites have 20 amp services. Future service would most likely be provided from the existing facilities with upgrades where necessary. We anticipate additional transformers and individual camp site services will be required as well as service to the new cabins and the future hotel. Cost for these will vary depending on the use of overhead versus underground in the different locations where required.

Sanitary Sewer - The existing sanitary sewer needs are served through a series of traditional septic systems located throughout the park. Some locations are served by common systems with a few individual pump systems utilized. Locations of these septic fields were not verified but verbal information was received from Margaret Haley, a former Park Ranger. Future sanitary service is proposed as a central septic system with a community leach field located at the Great Lawn location. Individual EONE type grinder pumps will manifold into a pressured force main for transmission to the community treatment facility and leach field.

To serve the future addition of the hotel in Phase 2, a pump station and force main will be required to provide the necessary sewer capacity. A gravity sewer line will connect the hotel to the pump station and the Phase 1 flows will be redirected from the community treatment facility via a gravity sewer line to the pump station. The proposed pump station and service road is located in proximity of the new Cricket Theater location and will be designed to accept flows that previously were served by the community septic system. The force main will deliver flow to the City owned treatment system through a manhole located at Nancy Drive. At total of approximately 9,100 lf of force main will be required to reach the City's manhole. About 7,200 lf of the sewer will be located off-site, and will be located within the existing rights-of-way of Hart Park Road and Ridge Road.

Domestic Water - The existing water service in the park consists of a 4-inch water main along Hart State Park Road to the Welcome Center building. From this point, a network of smaller diameter lines (estimated at 2" diameter) serve the park and camping areas. Future service will require and extension and looping of the 6" water main from Ridge Road and throughout the park for domestic water needs and fire protection. All cabins and camping sites will have a ¾" service to individual sites. Approximately 1,400 lf of offsite water main extension will be required. The off-site water line will be installed along existing right-of-way of Hart Park Road and will connect with an existing water line that is located along Ridge Road.

Storm Sewer - The existing storm sewer serving the park is limited to small diameter culverts with rock or block headwalls. Future storm sewer needs will include upgraded culverts and headwalls and water quality and channel protection measures that mitigate the impacts of the increased impervious areas planned. Due to the project location, with storm water being directed to Lake Hartwell, separate storm water detention facilities to manage storm water volumes are not anticipated to be needed for the park.

Communications - Existing telephone service is located along the electrical service corridors in limited locations. Future telephone and cable/internet will follow existing and new electric service corridors and will have little additional impact.

Internal Circulation/Site Access:

Existing roads will be upgraded and repaired where needed and new paved roads (20' – asphalt) will be added to serve new and expanded areas of the park. A series of multi-use paths and natural trails will be developed throughout the park to provide pedestrian connectivity between different areas of the park. The multi-use paths are proposed a 10' wide concrete or asphalt surfaces primarily located adjacent to roadways. The natural trails are proposed as 6' wide mulch or graveled surfaces that provide various distance options for hiking and nature viewing. Several trail heads will be planned at the beginning or ending areas for the trail system.

A copy of the Proposed Master Plan has been included in **Appendix A**. Also included in Appendix A are maps of the planned on-site and off-site utility improvements.

4.0 ALTERNATIVES

Under NEPA, Federal agencies are required to consider the proposed action and evaluate the impacts compared to other alternatives, including the alternative of taking no action. There is no requirement for a specific number of alternatives to be included in an EA. The discussion of the proposed action and the no action alternative allows a reviewer to establish a baseline for comparing the impacts of the proposed action. The EA presents the environmental impacts of the proposed action and alternatives to provide a basis for evaluation about whether to proceed with the proposed action.

The objective of this alternative analysis is to identify reasonable alternatives to improve and enhance Hart State Park. Alternatives are evaluated relative to the ability to satisfy the objectives outlined in the Purpose and Need and the potential effects on the surrounding environment.

The environmental consequences of maintaining the park in its current layout will be evaluated as the no action alternative. The environmental consequences of implementing the Proposed Master Plan will be evaluated as the proposed action.

4.1 Alternatives to the Proposed Action

This section presents information used in evaluating and assessing alternative actions. This review helps identify a preferred alternative by evaluating comparable alternatives using the following criteria:

- Will the Alternative meet the project needs?
- Is the Alternative feasible, prudent and practical?
- What effect will the Alternative have on environmental factors?

4.1.1 No Action Alternative (Alternative A)

As evaluated in this EA, the "No-Action" alternative would consist only of maintenance of the existing facilities and infrastructure, as currently being managed. Regardless of whether improvements or modifications are made to Hart State Park, the demand for outdoor recreation opportunities will likely continue to grow. Under the "No Action" alternative, the plan would not satisfy the demand for additional outdoor recreation activities and facilities. Based on the 2015 Transition and Trend Report prepared by Georgia DNR, camping occupancy has increased from under 64,000 to over 116,000 from Financial Year (FY) 2013 to FY2015. Visitation to the park has increased 11% over the same period. It is anticipated that this trend will continue.

Disadvantages of this alternative are the continued degradation of facilities would likely result from the minimal maintenance and upkeep at the park. Further, the No Action alternative would not provide for improved and additional outdoor recreational opportunities, and community amenities. The primary advantage of this alternative would be the lack of disturbance to the environment that will occur from the considered improvements.

4.1.2 Proposed 2015 Master Plan Improvements (Alternative B)

The 2015 Master Plan Improvements alternative was developed to meet the project needs of providing improved and additional outdoor recreation opportunities while also creating additional revenue generating activities to support the maintenance and management of the existing and planned facilities. The 2015 Master Plan includes additional rental cabins, indoor and outdoor wedding/event venues, a restaurant, beach and picnic areas, event lawns, camping sites, courtesy docks, parking areas, pedestrian trails, adventure course, improved/upgraded utilities, and other supporting infrastructure. In addition, once supported by the market study, a hotel and conference center would be added.

4.1.3 Minimal Improvement/Maintenance Plan (Alternative C)

This alternative would include continued operation and management of Hart State Park, with some minor improvements and maintenance of the existing facilities. The minor improvements would include clearing overgrown vegetation, upgrades to the cabins and other structures, and general facility upkeep. No new structures, facilities, or utilities would be installed. While this alternative does provide for an improvement of the existing structures and facilities, this alternative does not allow for new or improved outdoor activities. Therefore, this alternative does not allow for a sufficient increase in revenue generating activities or additional recreation opportunities and does not satisfy the project purpose and need. As such, this alternative was not further evaluated.

Below provides a comparison of Alternatives B and C:

Alternative B

- Upgrades to existing cabins
- Additional rental cabins
- Indoor and outdoor wedding/event venues
- Restaurant
- Beach and picnic areas
- Event lawns
- Additional camping sites
- Courtesy docks
- Additional parking areas and drives
- New pedestrian trails
- Adventure course
- Improved/upgraded utilities & supporting infrastructure
- Hotel and conference center
- Regular maintenance and upkeep

Alternative C

- Clearing overgrown vegetation
- Upgrades to existing cabins
- Upgrades/maintenance of pavilions and bath facilities
- Regular maintenance

4.2 Selection of Proposed Action

Based on a review of the alternatives to the proposed action, while not likely resulting in significant environmental effects, Alternative C was eliminated from further consideration because it did not meet the project purpose and need.

Alternative B was specifically designed to maintain and expand the outdoor recreation opportunities at Hart State Park, while also providing additional revenue generating options to support the costs of continued management and maintenance of the park. Alternative B (2015 Master Plan) was selected as the preferred alternative, as it met the project needs and is anticipated to result in minimal impact on the natural and human environment.

The alternatives assessment, therefore, has identified Alternative B as the plan that meets the purpose and need with the lowest adverse environmental impact.

5.0 EXISTING ENVIRONMENT

This section provides background information on the existing physical, natural and cultural environments within and surrounding Hart State Park. Sources of this information include multiple research documents, site survey information, field data collection, and the Hart State Park Master Plan.

Hart State Park is located only 1.5 miles from downtown Hartwell, Georgia and approximately 40 miles northeast of Athens, Georgia. The property is accessible via a two-lane paved road located off Ridge Road in Hartwell, Georgia. The primary access to the Project Site is via Hart Park Road. Figure 1, Figure 2, and Figure 3 identify the location of the project and are attached to this document.

The project study area includes the existing footprint of Hart State Park and its immediate surrounding vicinity. The total project area is 147.45 acres. The project study area is defined in Figure 1. The project study area is used for a general reference to gather existing data/conditions of the area and to formulate the information contained in this section. The area is also used to evaluate any potential environmental impacts that will be discussed in Section 6.0, Environmental Consequences.

5.1 Air Quality

Hart State Park is located near the City of Hartwell, within Hart County, which is located in the humid subtropical climate zone of the Southeastern United States. The average temperature range in the Hartwell area is 41 degrees to 81 degrees Fahrenheit. High temperatures in the summer months typically reach over 90 degrees, while the winter months can find temperatures below 30 degrees with occasional snow and freezing rain. The prevailing wind direction is generally out of the west and northwest. Hartwell averages 51.96 inches of precipitation annually.

Hart State Park is located within Hart County, Georgia which is <u>not</u> located in the greater Atlanta nonattainment zone for ozone and particulate matter. The nonattainment is primarily due to vehicular emissions and particulate matter. Current activities at Hart State Park do not significantly contribute to the greater Atlanta nonattainment condition. The State of Georgia is currently working on a State Implementation Plan to mitigate the identified air nonattainment conditions.

5.2 Cultural Resources

5.2.1 Historic Buildings and Archeological Resources

A literature review and research of the Project Site area was conducted by a professional cultural resource firm, R.S. Webb & Associates, to determine if any of the previously identified historic and/or archaeological sites were located within the Project Area. The research included reviewing files at the State Historic Preservation Office (SHPO), which included the National Register of Historic Places (NRHP), Hart County historic resources survey records, Identified

Sites files, and Centennial Farms records. Georgia's Natural, Archeological, and Historic Resources Geographic Information System (GNAHRGIS) as well as the Georgia Archaeological Site Files at the University of Georgia (Athens) were also reviewed.

The literature review identified only one NRHP-listed property, the Jackson Morrison House, within one mile of Hart State Park. This property was located on the north side of the City of Hartwell, approximately 0.9 mile from the park. Based on the Hart County historic survey, the nearest surveyed historic property is the Milltown Church Cemetery, which is approximately 1,500 feet southeast of the park.

Three recorded archaeological sites are located within a one-mile radius of the park. The closest of these was approximately 600 feet west of the park. Based on this information, no previously identified NRHP listed or eligible properties have been identified within the boundaries of Hart State Park. A copy of the Literature Review is included in Appendix E.

In addition to the literature review of state records, information was also obtained from the Savannah District archaeology office. Based on the information obtained, a Phase I Archaeological Assessment of an area within Hart State Park was conducted in 1990. The survey area was conducted at the location of the existing cabins and associated roads, prior to construction of the cabins. A total of 16 shovel tests were excavated as part of the survey. No cultural materials were encountered in the shovel tests; therefore, no concern for archaeological resources was identified.

Additional cultural resource surveys will be conducted prior to construction in areas that have not been previously surveyed and show no signs of previous ground disturbance.

5.2.2 Native American Resources

In accordance with the Native American Graves Protection and Repatriation Act of 1990 and 43 CFR 10, the following provision must be observed. In the unlikely event that an inadvertent discovery of previously unknown cultural resources or potential human remains are uncovered during construction, all work must cease, the discovery must be protected, and the Savannah District Archaeologist, the Lake Hartwell project manager, as well as the Georgia State Archaeologist must be contacted immediately. A copy of the Inadvertent Discoveries Plan for Cultural Resources is included in Appendix F.

5.3 Noise

The facilities at Hart State Park are relatively isolated and therefore do not routinely disrupt typical day to day activities on the properties surrounding the lease. There are no significant noise sources that routinely occur at Hart State Park. Potential sources for noise at the park and the surrounding properties would be primarily from vehicular and boat traffic and typical maintenance activities (vehicle, engine repair, lawn mowers, leaf blowers, etc.).

5.4 Geology, Soils and Farmland

5.4.1 Soils

Hart State Park is located within the Piedmont Physiographic Province, where soil conditions include a mix of sands, silts, and clays over partially-weather rock (PWR) and competent bedrock at varying depths. Depth to competent bedrock in this region can range from near the surface to over 100 feet deep. The surface soils were weathered from igneous and metamorphic rocks and include tan to brown sandy loams to reddish-brown silt and clay loams. The United States Department of Agriculture (USDA) National Resources Conservation Service (NRCS) indicated the following soils mapped on the Project Site: Alluvial land, Grover sandy loam (2 to 6 percent slopes, eroded and 6 to 10 percent slopes, eroded), Madison gravelly sandy loam, thin solum (10 to 15 percent slopes, eroded), Madison sandy loam (2 to 6 percent slopes, eroded; 6 to 10 percent slopes, eroded; and 10 to 15 percent slopes, eroded), and Madison sandy clay loam (6 to 10 percent slopes, severely eroded and 10 to 15 percent slopes, severely eroded). A copy of the Soil Survey Map for Hart State Park is attached as Figure 5.

The soil types mapped on the Park are not included on either the local or the national hydric soils lists. Due to past farming activities, much of the topsoil in this area has eroded away. In areas where reforestation has occurred, a few inches of topsoil is usually present. Several erosional gullies were observed on the Park, as evidence of the past farming activities and poor soil management. Some bank scour and erosion is present along the shoreline due to wave action. Generally, the soils on the Park have a moderate erosion potential, but are suitable for building construction with standard engineering practices. Appropriate sediment and erosion controls and other best management practices should be suitable for proper soil management.

5.4.2 Farmland

The Farmland Protection Policy Act (FPPA) regulates Federal actions with the potential to convert farmland to non-agricultural uses. The FPPA is intended to minimize the impact federal programs have on the unnecessary and irreversible conversion of farmland to nonagricultural uses. Projects are subject to FPPA requirements if they may irreversibly convert farmland (directly or indirectly) to nonagricultural use and are completed by a federal agency or with assistance from a federal agency. For the purpose of FPPA, farmland includes prime farmland, unique farmland, and land of statewide or local importance. Farmland subject to FPPA requirements does not have to be currently used for cropland. It can be forest land, pastureland, cropland, or other land, but not water or urban built-up land. However, the Corps does not consider any lands within Hart State Park as being farmland, as the Hartwell Project Masterplan identifies the land use for the park.

5.4.3 Geology/Topography

The Project Site is located in the Piedmont Physiographic Province of Georgia, which is characterized by medium- to high-grade metamorphic rocks and scattered igneous intrusions. Topography in the province is variable and ranges from gently rolling hills in the south to moderate to steep hills in the north. Based on the United States Geological Survey (USGS) 7.5-

minute topographic quadrangle map of the area, *Hartwell, GA*, 1972 and *Reed Creek, GA-SC*, 1981 elevations in the vicinity of the Project Site had an approximate elevation range from 680 feet above mean sea level (ft amsl) to 740 ft amsl. The topography across the majority of the Park consist of gently rolling hills.

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

5.5 Threatened and Endangered Species

The Georgia DNR Wildlife website was searched for at-risk animal and plant species occurring in the HUC 8 watershed that includes Lake Hartwell. At-risk species are those that are identified by the U.S. Fish and Wildlife Service (FWS) or the State of Georgia as endangered, threatened, rare, unusual, or candidate species for listing. Federally listed threatened and endangered species are protected under the Endangered Species Act of 1973. This Act was designed to protect critically imperiled species from extinction due to "the consequences of economic growth and development untempered by adequate concern and conservation". The State of Georgia has its own lists of plants and animals (as developed by the Georgia DNR and approved by the legislature) that are considered threatened or endangered and may also be protected under state law. The listed species and their status are included below in Table 1.

Table 1 – Federal and State Listed Protected Species Identified In Lake Hartwell Watershed

SPECIES – Scientific Name (Common Name)	Lists Reviewed		Federal Status	State Status	Habitat
	DNR HUC 8	USFWS IPAC			
ANIMAL SPECIES					
Cambarus strigosus (Lean Crayfish)	X		None	Threatened	Burrows adjacent to streams or low, wet areas – Broad River & Little River systems
Distocambarus devexus (Broad River Burrowing Crayfish)	X		None	Threatened	Burrows adjacent to streams or low, wet areas – Broad River system
Elliptio arctata (Delicate Spike)	X		None	Endangered	Gravel or sand shoals in medium to large rivers
Haliaeetus leucocephalus (Bald Eagle)	X		None*	Threatened	Throughout GA, nesting typically near coast, major rivers & reservoirs
Moxostoma robustum (Robust Redhorse)	X		None	Endangered	Riffles, runs & pools of main-stem rivers – Broad River & Strom Thurmond Reservoir
Notropis scepticus (Sandbar Shiner)	X		None	Rare	Sandy bottoms in flowing pools near gravel/rocky riffles in medium sized streams
Peucaea aestivalis (Bachman's Sparrow)	X		None	Rare	Mature, open pine woods, regenerating clear cuts, utility ROW & old pasture
Myotis septentrionalis (northern long-eared Bat)	**	X	Threatened	Threatened	Winter in mines & caves; Summer roosting underneath bark, in cavities or crevices of live trees & snags
PLANT SPECIES					
Acmispon helleri (Carolina Trefoil)	X		None	Endangered	Openings in post oak & blackjack oak woodlands with clay soils over bedrock
Cypripedium acaule (Pink Ladyslipper)	X		None	Unusual	Upland pine & mixed pine/hardwood forests with acidic soils
Draba aprica (Sun-loving Draba)	X		None	Endangered	Shallow soils on & around granite outcrops
Hymenocallis coronaria (Shoals Spiderlily)	X		None	Threatened	Rocky shoals of large streams & rivers
Sedum pusillum (Granite Stonecrop)	X		None	Threatened	Granite outcrops
Nestronia umbellula (Indian Olive)	X		None	Rare	Dry, open, upland woods with mixed pine/hardwood canopy
Quercus oglethorpensis (Oglethorpe Oak)	X		None	Threatened	Poorly drained, heavy clay soils of seepage swamps & adjacent terraces
Monotropsis odorata (Sweet Pinesap)	X		None	Threatened	Mixed pine/hardwood forest with dry, acidic soil

Note: Results obtained from the Georgia Department of Natural Resources, List of Species located within the Lake Hartwell/Upper Savannah River 8-Digit Hydrologic Unit Code (HUC) and listed under the U.S. Fish and Wildlife Service Information Planning and Conservation System (IPAC).

*Protected under the Bald and Golden Eagle Protection Act

**Georgia DNR list had not been updated since the listing of the Northern long-eared bat by the USFWS.

Per Georgia DNR, only the bald eagle and the sandbar shiner have been documented as occurring in Hart County.

One federally listed threatened species (northern long-eared bat) was identified in the IPAC report for Hart County, Georgia and potentially occurring in the Park. Eight Georgia protected animals and eight Georgia protect plants were identified within the watershed of the Project Site. Some of these state species are only listed as 'rare' or 'unusual'. A copy of the IPAC report and the HUC-8 Species List are provided in Appendix D.

Following research and review of the species list, the habitat requirements for the identified species was evaluated. This evaluation included a review of the known ranges for the species as well as a comparison of the species habitat relative to the habitat conditions present within the Park. Based on the initial evaluation, it was determined that suitable habitat for the majority of the species was not present within the Park, as there was no medium to large rivers, open pine woods, or rock outcrops. It was determined that potential habitat may exist within the Park for two of the animal species (bald eagle and northern long-eared bat), and four of the plant species (pink ladyslipper, Indian olive, sweet pinesap, and Oglethorpe oak).

Following the initial evaluation, a field investigation was conducted on the property by wildlife biologist Mr. David P. Huetter with United Consulting in April of 2015. The site investigation included walking portions of the site, generally along trails through undeveloped portions of the Park, and observing the habitat conditions and looking for the presence of the listed species or suitable habitat.

During the field investigation, one small seepage wetland system was observed on the site and low terraces were present along some of the streams. These areas could provide habitat for the Oglethorpe oak; however, the soils in these areas were more sandy loam type soils and not the heavy clay soils preferred by the Oglethorpe oak. No specimens were observed on the site. Based on these observations, it is unlikely that Oglethorpe oak is present within the Park.

Three of the plant species occur in upland, mixed pine/hardwood forest. This forest community is present within the Park, although the prominent forest community is a climax hardwood forest. The site visit was conducted during April, which is generally within the preferred survey time for these species. None of these species were observed during the field visit.

No bald eagles or eagle nests were observed during the site visit. While bald eagles have been reported on Lake Hartwell for the past several years, we are not aware of eagle nests within the Park. The mature trees with the park could provide suitable nest sites for bald eagles and the surrounding lake could be utilized as feeding grounds for bald eagles.

The northern long-eared bat (NLEB) hibernates in caves in the winter, but utilizes forested areas to roost in the summer. NLEBs have been documented to roost underneath bark, in cavities or in crevices of both live trees and snags (dead trees). Preferred habitat seems to be snags with large plates of flaking bark or live trees with deeply furrowed or flaky bark. Several snags with cavities and flaking bark were observed within the forested areas across Hart State Park. These trees could provide nesting habitat for northern long-eared bats during the summer months.

5.6 Wetland and Floodplain Resources

5.6.1 Wetlands

A preliminary wetland investigation was performed on the Project Site by a wetland biologist from United Consulting. The wetland investigation included a review of available wetland map, soils map, and an on-site field evaluation. A summary of the map review and site investigation is provided below.

The National Wetland Inventory (NWI) map of the Project Site did not indicate previously mapped wetland areas on the Project Site. Lake Hartwell is mapped as a palustrine permanently flooded aquatic system, and would be classified as a deep water habitat.

The soil survey map for the Park indicated the following mapped soils: Alluvial land, Grover sandy loam (2 to 6 percent slopes, eroded; 6 to 10 percent slopes, eroded), Madison gravelly sandy loam, thin solum (10 to 15 percent slopes, eroded), Madison sandy loam (2 to 6 percent slopes, eroded; 6 to 10 percent slopes, eroded; 10 to 15 percent slopes, eroded), and Madison sandy clay loam (6 to 10 percent slopes, severely eroded; 10 to 15 percent slopes, severely eroded). These soil types are not included on either the local or the national hydric soils lists. Copies of the NWI map and soil survey map are included as Figures 4 and 5, respectively.

Although the NWI map and Soil Survey map did not indicate previously mapped wetlands, based on United Consulting's site reconnaissance of the Project Site in April of 2015 by a qualified wetlands biologist, a wetland seep was identified within the Project Site. The identified wetland seep was located within a small area on the southwestern portion of the Project Site just south of the southernmost cove. Areas within and along the wetlands were wooded and undeveloped. In addition, three intermittent streams were noted on the southwestern portion of the Project Site and one on the east-central portion of the Project Site.

5.6.2 Floodplains

The local FEMA Floodplain maps (13147C0050C and 13147C0125C) were reviewed. Based on the map review, the 100-year flood plain is located on small areas of the Project Site adjoining to Lake Hartwell. In addition, the majority of the far northern peninsula of the Project Site is also within the 100-year floodplain. The flood effects along Lake Hartwell are managed through discharges from Hartwell Dam. A copy of the floodplain map is included as Figure 6.

The highest possible level the lake could reach is 674 feet amsl, which is the 'spillway design flood', but the 'standard project flood' is calculated to be 668 feet amsl. However, the flood gate elevation for Lake Hartwell is 665 feet above mean sea level (amsl). Since construction of the lake, the lake level has been between 660 to 665.5 feet amsl on only five occasions, with the maximum level being 665.45 feet amsl.

5.7 Water/Wastewater Management

5.7.1 Water Resources

Three watersheds are located in Hart County: Upper Savannah River watershed, Broad River watershed, and Tugaloo River watershed. Hart State Park is located within Hydrologic Unit Code 03060103 of the Upper Savannah River watershed. Lake Hartwell was identified on the Draft 2014 Integrated 305(b)/303(d) List as a lake not supporting designated uses. Lake Hartwell was listed on the 303(d) list due to fish consumption guidelines associated with polychlorinated biphenyls (PCBs) and a potential cause was identified as industrial sources. No Section 303(d) listed streams are located on the Park.

The 55,900-acre Lake Hartwell was built between 1955 and 1963. The original authorized uses of the lake were for flood control, hydropower, and navigation; however, recreation, water quality, water supply, and fish/wildlife management were subsequently added as authorized uses (Corps 2015). The average lake elevation is 657.5 feet mean sea level and the shoreline encompasses 962 miles. Accessibility to public parks, campgrounds, and marinas makes Lake Hartwell one of the most visited Corps lakes in the nation.

Hart State Park is one of the many public access parks located adjoining to Lake Hartwell. The park currently offers recreational access to the lake, providing beach areas, two boat ramps, and eleven docks.

5.7.2 Water/Wastewater Infrastructure/Treatment

Hart County Water and Sewer supplies many of residents within Hart County water and wastewater services; however, many areas still utilize private drinking water wells and septic systems. Hart State Park uses Hart County water, but not wastewater services. Due to the expense associated with installing sewer lines for wastewater service in the area, the park uses septic systems for wastewater disposal at the current facilities.

5.8 Facilities

Currently, Hart State Park contains two boat ramps, three boat docks, restroom and shower houses, 78 primitive and RV campsites, a house for park staff, office, laundry and maintenance facilities, two miles of multi-use/nature trails, a small outdoor theater, two playgrounds and various covered pavilions and picnic areas. There are also five existing cabins that are not currently in use. The current park master plan also shows 9 additional boat docks, but these docks have not been constructed. All other facilities shown on the current plan have been constructed.

Surrounding properties are generally developed with single family residences and one self-storage facility. The remaining surrounding area consists of rural, pastureland or wooded land.

Public facilities and services at the Park and the surrounding area are limited, given the area's rural nature. Potable water is provided by Hart County Water and Sewer, while the facility

utilizes on-site septic systems. Emergency services are provided in the area by the Hart County Fire Department and Sheriff's office.

5.9 Socioeconomics

The Park is currently a minor contributor to the economic activity in Hart County, as the facility has been under funded by the state. The day users and overnight campers expend funds for supplies, which add to the local economy. Based on the trend report, current usage (FY2015) for camping was approximately 75,000 and total visitation was 116,202. The trend shows an increase in usage over the past two years.

5.9.1 Income

The 2010 census states that Hart County had a population of 25,213 residents. The per capita income in the County was $19,124 according to the 2010 census. The median household income in Hart County was $47,774, compared to the median household income of $66,620 in the State of Georgia.

Looking at income distribution, there is a wide range of incomes for households in Hart County. The largest grouping of household income occurs in the $50,000- $74,999 range; however, the 2010 Census stated that approximately 23.5% of households were below the poverty rate.

5.9.2 Population

Based on information from the U.S. Census Bureau (http://factfinder.census.gov/), Hart County had a population of 25,213 residents in 2010, with 50.6% female and 49.4% male. Approximately 22.3% of residents were under the age of 18, 59.8% were age 18 to 64, and 17.96% were age 65 or over. The largest racial/ethnic groups were White at 77.4% and Black/African America at 18.68%.

5.9.3 Employment

The 2010 census states that Hart County had a population of 25,213 residents. In 2010, the unemployment rate was 11.9%. However, since 2010, the unemployment rate has steadily dropped, with the rate being around 7% in 2015.

5.10 Environmental Justice and Protection of Children

5.10.1 Environmental Justice

To address environmental justice (EJ) concerns, the President issued Executive Order (EO) 12898, *Federal Actions to Address Environmental Justice in Minority and Low-Income Populations*, on February 11, 1994. EO 12898 requires Federal Agencies to address, as appropriate, "disproportionately high and adverse human health and environmental effects on minority and low-income populations." The primary objective of an environmental justice analysis is to ensure that vulnerable populations do not bear a disproportionately high and

adverse share of human health or environmental effects from proposed federal actions. Hart State Park does not appear to be located in an area with a high population of minority or low-income persons. According to the EPA Environmental Justice website (EJSCREEN Mapper), there is an area approximately one-half mile southwest of the Park that is listed as within the 70-80 percentile for minority populations and 80-90 percentile for low income.

5.10.2 Protection of Children

EO 13045 of April 21, 1997 requires, to the extent permitted by law and mission, identifying and assessing environmental health and safety risks to children posed by a proposed action. As this area is utilized by families and children, playgrounds and other family activities are present around the Park.

5.11 Energy

Energy consumption is a major infrastructure and budgetary challenge. The generation, transmission, and use of power have significant economic, environmental, and mission implications. The current Park operations that utilize local energy resources include RV camp sites, Ranger residences, and bathroom/support structures. The current energy usage at the Park appears to be minimal. Existing electrical service in the park is provided by Hart EMC through a combination of overhead and underground facilities.

5.12 Land Use

Currently, Hart State Park is utilized as a day use area for recreation, night use area for camping, boating access, and general outdoor recreation. The site has been developed accordingly, and includes parking areas, boat ramps, docks, restroom and shower houses, 78 primitive and RV campsites, a house for park staff, office, laundry, and maintenance facilities. Surrounding lands are generally developed with single family residences and one self-storage facility. The remaining surrounding land consists of rural, pastureland or wooded land. Other lake recreation properties are located nearby along the shores of Lake Hartwell and include Gum Branch Park and Hartwell Marina.

5.13 Hazardous Materials/Hazardous Wastes

5.13.1 Petroleum and Hazardous Substances

A review of federal and state environmental regulatory databases identified Hart State Park as a current and former operator of underground storage tanks (USTs). According to Georgia Environmental Protection Division (EPD) files, two USTs have been removed from the property. No petroleum detections were identified during removal of one of the tanks. However, low concentrations of petroleum constituents were identified in the soil and groundwater during removal of one of the tanks. The Georgia EPD issued ‘No Further Action’ letters for both removed tanks. In addition to the removed tanks, one gasoline UST, approximately 2,500 gallons in size, is still located in the maintenance area of the Park. This tank is listed as

temporarily out of service, but has not been removed from the ground. No testing data was available for this tank.

During the site visit, a few small containers of gasoline, oil, paint, and other materials utilized for Park maintenance were observed within the maintenance buildings on the Park. No visual indications of petroleum or hazardous substance contamination, such as stained soil, stressed vegetation, or chemical odors were observed on the Park.

5.13.2 Solid Waste

No indications of dumping, landfills, or excessive trash accumulation was observed on the Park. Typical trash receptacles are present throughout the Park for waste collection. Trash is currently collected and hauled to an off-site location for disposal. There is one licensed landfill located within Hart County; this landfill is not located in close proximity to the Park and does not represent a waste or contamination concern.

5.14 Traffic and Transportation

Hart State Park is located along Hart Park Road and the park also includes Hart State Park Road and Cottage Circle Road. Development/properties along these roads are single-family residential, rural pastureland, wooded land, and self-storage. Current vehicular traffic is limited to local residents, self-storage users and recreational users of the Park and lake.

Currently, the Georgia Department of Transportation does not maintain traffic counts along Hart Park Road or Ridge Road. According to the Trend Report, Hart State Park had approximately 116,000 visitors during FY2015. Based on an estimated average of 2.5 persons per vehicle, there is an average of about 127 vehicles per day. This number would be higher during the summer months when the campgrounds are open and lower in the winter months when usage of the Park and lake is lower.

6.0 ENVIRONMENTAL CONSEQUENCES – NO ACTION ALTERNATIVE

The following sections evaluate the direct, indirect, and cumulative impacts of the no action alternative.

6.1 Air Quality

Direct
Under the No Action Alternative, no direct changes or impacts would occur to Air Quality.

Indirect
Under the No Action Alternative, no indirect changes or impacts would occur to Air Quality.

Cumulative
Under the No Action Alternative, no cumulative changes or impacts would occur to Air Quality.

6.2 Cultural Resources

6.2.1 Historic Buildings and Archeological Resources

Direct
Under the No Action Alternative, no direct changes or impacts would occur to Historic Buildings or Archeological Resources.

Indirect
Under the No Action Alternative, no indirect changes or impacts would occur to Historic Buildings or Archeological Resources.

Cumulative
Under the No Action Alternative, no cumulative changes or impacts would occur to Historic Buildings or Archeological Resources.

6.2.2 Native American Resources

Direct
Under the No Action Alternative, no direct changes or impacts would occur to Native American Resources.

Indirect
Under the No Action Alternative, no indirect changes or impacts would occur to Native American Resources.

Cumulative
Under the No Action Alternative, no cumulative changes or impacts would occur to Native American Resources.

6.3 Noise

Direct
Under the No Action Alternative, no direct changes or impacts would occur to Noise.

Indirect
Under the No Action Alternative, no indirect changes or impacts would occur to Noise.

Cumulative
Under the No Action Alternative, no cumulative changes or impacts would occur to Noise.

6.4 Geology, Soils and Farmland

6.4.1 Soils

Direct
Under the No Action Alternative, no direct changes or impacts would occur to Soils.

Indirect
Under the No Action Alternative, no indirect changes or impacts would occur to Soils.

Cumulative
Under the No Action Alternative, no cumulative changes or impacts would occur to Soils.

6.4.2 Farmland

Direct
Under the No Action Alternative, no direct changes or impacts would occur to Farmland.

Indirect
Under the No Action Alternative, no indirect changes or impacts would occur to Farmland.

Cumulative
Under the No Action Alternative, no cumulative changes or impacts would occur to Farmland.

6.4.3 Geology/Topography

Direct
Under the No Action Alternative, no direct changes or impacts would occur to Geology/Topography.

Indirect
Under the No Action Alternative, no indirect changes or impacts would occur to Geology/Topography.

Cumulative
Under the No Action Alternative, no cumulative changes or impacts would occur to Geology/Topography.

6.5 Threatened and Endangered Species

Direct
Under the No Action Alternative, no direct changes or impacts would occur to Threatened and Endangered Species.

Indirect
Under the No Action Alternative, no indirect changes or impacts would occur to Threatened and Endangered Species.

Cumulative
Under the No Action Alternative, no cumulative changes or impacts would occur to Threatened and Endangered Species.

6.6 Wetland and Floodplain Resources

6.6.1 Wetland Resources

Direct
Under the No Action Alternative, no direct changes or impacts would occur to Wetland Resources.

Indirect
Under the No Action Alternative, no indirect changes or impacts would occur to Wetland Resources.

Cumulative
Under the No Action Alternative, no cumulative changes or impacts would occur to Wetland Resources.

6.6.2 Floodplains

Direct
Under the No Action Alternative, no direct changes or impacts would occur to Floodplains.

Indirect
Under the No Action Alternative, no indirect changes or impacts would occur to Floodplains.

Cumulative
Under the No Action Alternative, no cumulative changes or impacts would occur to Floodplains.

6.7 Water/Wastewater Management

6.7.1 Water Resources

Direct
Under the No Action Alternative, no direct changes or impacts would occur to Water Resources Management.

Indirect
Under the No Action Alternative, no indirect changes or impacts would occur to Water Resources Management.

Cumulative
Under the No Action Alternative, no cumulative changes or impacts would occur to Water Resources Management.

6.7.2 Water/Wastewater Infrastructure/Treatment

Direct
Under the No Action Alternative, no direct changes or impacts would occur to Water/Wastewater Infrastructure/Treatment.

Indirect
Under the No Action Alternative, no indirect changes or impacts would occur to Water/Wastewater Infrastructure/Treatment.

Cumulative
Under the No Action Alternative, no cumulative changes or impacts would occur to Water/Wastewater Infrastructure/Treatment.

6.8 Facilities

Direct
Under the No Action Alternative, no direct changes or impacts would occur to Facilities.

Indirect
Under the No Action Alternative, no indirect changes or impacts would occur to Facilities.

Cumulative
Under the No Action Alternative, no cumulative changes or impacts would occur to Facilities.

6.9 Socioeconomics

6.9.1 Income

Direct
Under the No Action Alternative, no direct changes or impacts would occur to Income.

Indirect
Under the No Action Alternative, no indirect changes or impacts would occur to Income.

Cumulative
Under the No Action Alternative, no cumulative changes or impacts would occur to Income.

6.9.2 Population

Direct
Under the No Action Alternative, no direct changes or impacts would occur to Population.

Indirect
Under the No Action Alternative, no indirect changes or impacts would occur to Population.

Cumulative
Under the No Action Alternative, no cumulative changes or impacts would occur to Population.

6.9.3 Employment

Direct
Under the No Action Alternative, no direct changes or impacts would occur to Employment.

Indirect
Under the No Action Alternative, no indirect changes or impacts would occur to Employment.

Cumulative
Under the No Action Alternative, no cumulative changes or impacts would occur to Employment.

6.10 Environmental Justice and Protection of Children

6.10.1 Environmental Justice

Direct
Under the No Action Alternative, no direct changes or impacts would occur concerning Environmental Justice.

Indirect
Under the No Action Alternative, no indirect changes or impacts would occur concerning Environmental Justice.

Cumulative
Under the No Action Alternative, no cumulative changes or impacts would occur concerning Environmental Justice.

6.10.2 Protection of Children

Direct
Under the No Action Alternative, no direct changes or impacts would occur concerning Protection of Children.

Indirect
Under the No Action Alternative, no indirect changes or impacts would occur concerning Protection of Children.

Cumulative
Under the No Action Alternative, no cumulative changes or impacts would occur concerning Protection of Children.

6.11 Energy

Direct
Under the No Action Alternative, no direct changes or impacts would occur to Energy.

Indirect
Under the No Action Alternative, no indirect changes or impacts would occur to Energy.

Cumulative
Under the No Action Alternative, no cumulative changes or impacts would occur to Energy.

6.12 Land Use

Direct
Under the No Action Alternative, no direct changes or impacts would occur concerning Land Use.

Indirect
Under the No Action Alternative, no indirect changes or impacts would occur concerning Land Use.

Cumulative
Ongoing developments within the County, while relatively minor, are contributing to land use becoming more suburban in some areas. This trend is expected to continue over time.

6.13 Hazardous Materials/Hazardous Wastes

6.13.1 Petroleum and Hazardous Substances

Direct
Under the No Action Alternative, no direct changes or impacts would occur concerning Petroleum and Hazardous Substances. The present operations at the Park result in the use and temporary storage of small amounts of materials such as cleaning supplies, motor oils, etc. These materials are stored at the Park in small volumes that do not require special agency approvals. The existing UST on the Park will likely remain and may not be removed.

Indirect
Under the No Action Alternative, no indirect changes or impacts would occur concerning Petroleum and Hazardous Substances.

Cumulative
Under the No Action Alternative, no cumulative changes or impacts would occur concerning Petroleum and Hazardous Substances.

6.13.2 Solid Waste

Direct
Under the No Action Alternative, no direct changes or impacts would occur concerning Solid Waste.

Indirect
Under the No Action Alternative, no indirect changes or impacts would occur concerning Solid Waste.

Cumulative
Under the No Action Alternative, no cumulative changes or impacts would occur concerning Solid Waste.

6.14 Traffic and Transportation

Direct
Under the No Action Alternative, no direct changes or impacts would occur to Traffic and Transportation.

Indirect
Under the No Action Alternative, no indirect changes or impacts would occur to Traffic and Transportation.

Cumulative
Under the No Action Alternative, vehicular traffic is expected to increase in the County as a result of continuing increases in population and increasing demand for outdoor recreation use.

7.0 ENVIRONMENTAL CONSEQUENCES – PREFERRED ALTERNATIVE (ALTERNATIVE B)

The following sections evaluate the direct, indirect, and cumulative impacts of the proposed alternative (Alternative B).

7.1 Air Quality

Direct
Hart State Park is not located in the greater Atlanta nonattainment zone for ozone and particulate matter. The proposed action is likely to result in additional vehicle emissions due to increased park use. Those increases are anticipated to be variable, with more use during weekends and holidays. Park use is also anticipated to be seasonal, with more park use expected during summer months. This additional traffic may directly affect air quality in the project study area but this potential increase in traffic is only anticipated to occur in short segments (i.e., weekends) and for short periods of time (i.e., day light hours). The additional emissions are not expected to result in the County becoming a "Non-Attainment Area".

Construction of the proposed action is also expected to directly impact air quality. Portions of the Park would be cleared and excavated during construction. A direct effect of this will be short term air impacts related to excavation and land clearing activities from the associated fugitive dust and emissions from construction equipment. To mitigate short term impacts to air quality, BMPs will be used during the excavation process, such as watering down dirt roads. In addition, the phasing of the project will also spread out the air impacts by extending the construction over a longer period.

Indirect
Park visitation is anticipated to increase as a result of the proposed action. As a result of increased park visitation, vehicular traffic will increase as well. Even though visitation/traffic will increase, it is not anticipated to affect the attainment level status of Hart County.

Cumulative
The minor and temporary impacts associated with construction are not anticipated to adversely affect the ambient air quality of the area. No release or discharge of contaminants into the air is proposed from construction of the project or from daily operations that would significantly impact the ambient air quality. Impacts to air quality from other activities in the area are not expected to be significant. Therefore, no long-term adverse impacts to air quality are anticipated as a result of the proposed action.

7.2 Cultural Resources

7.2.1 Historic Buildings and Archeological Resources

Direct
A detailed literature review was conducted for the Park. No historic or archeological resources were identified during the research. Further, based on review of historic aerial photographs and the determined age of the structures within the Park, none of the existing structures on the Park are considered to meet the criteria for listing on the NRHP, so no direct effects are expected on historic resources. Cultural resource surveys will be conducted prior to construction in areas that have not been previously surveyed and show no signs of previous ground disturbance. In the event of an inadvertent discovery during the proposed construction, all work will cease. The Corps' Hartwell Project Office will be notified immediately and work may not continue within the area of the finding until the site is examined and the Corps has given approval to proceed.

Indirect
Since no cultural resources have been identified within the Park or immediately adjacent to the Park, no indirect effects are expected on historic and archaeological resources from implementation of the proposed action.

Cumulative
Since no direct or indirect impacts to historic and archaeological resources are expected, implementation of the proposed action would not result in any adverse cumulative impacts to historic and archaeological resources.

7.2.2 Native American Resources

Direct
Native American Resources have not previously been identified within the Park. No direct impacts to Native American Resources are anticipated from the proposed action. In the unlikely event that an inadvertent discovery of previously unknown Native American resources are uncovered during construction, all work must cease in the affected area, the discovery must be protected, and the Corps' Lake Hartwell project manager and the Georgia State Archaeologist must be contacted immediately.

Indirect
Since no Native American resources are anticipated within the potential impact area, indirect impacts are not anticipated from the proposed action.

Cumulative
Since no direct or indirect impacts to Native American resources are expected, the proposed action would not produce any cumulative impacts to these resources.

7.3 Noise

Direct
Noise emissions from equipment during construction periods would be intermittent and temporary. The other potential increase in noise levels would be from the expected increase in park use and at times during special events. However, these increases are anticipated to be seasonal (e.g., increased park use during summer months versus winter months) as well as intermittent (e.g., increased park use during weekend days versus weekday use). The nearest residential community is located just outside the park entrance along Hart Park Road, but is located approximately 400 yards from the proposed outdoor theater area. Other proposed improvements that would generate noise such as the campgrounds and event venues are located 300 or more yards from the nearest residence. These areas are shielded from the residential homes by forested areas. The additional noise levels would not be sustained for long periods of time and noise impacts are anticipated to be minor.

Indirect
No indirect effects from noise impacts are anticipated from the proposed action because no unacceptable noise levels are expected beyond the boundary of the Park.

Cumulative
Construction noise will be generated by various work vehicles and other equipment that will be used to transport materials and construct the improvements. This equipment is similar to those used during construction of highways and range in noise levels from 70 – 92 dBA at 50 feet according to information published by the FHWA. Construction noise associated with the Park expansion will be temporary and minor due to project design and should not go beyond the proposed boundary of the site. Therefore, no reasonably foreseeable cumulative noise impacts are anticipated from the proposed action.

7.4 Geology, Soils and Farmland

7.4.1 Soils

Direct
Soils types mapped across Hart State Park include Alluvial land, Grover sandy loam, Madison gravelly sandy loam, Madison sandy loam, and Madison sandy clay loam. The Alluvial land soils were generally located along drainage features where no disturbance is proposed. The remaining soils are typical Piedmont upland soils. Direct soil impacts will include typical earthwork grading such as cut and fill. The soils on the Park are suitable for typical construction activities. BMPs will be utilized during implementation of the proposed plan to minimize run-off and soil erosion. A Stormwater and Erosion Control Plan will be prepared and implemented during construction to minimize erosion during the construction period.

Indirect
No indirect impacts to soils are anticipated due to the proposed action.

Cumulative
During the field evaluation, no evidence of active soil erosion was noted, other than typical shoreline erosion caused by wave action. While disturbance to the site soils will occur during construction activities, the site soils are suitable for construction activities and excessive soil erosion is not anticipated through the use of BMPs, such as appropriate sediment and erosion control measures. The proposed action would have only minor reasonably foreseeable cumulative effects to the soils in the area.

7.4.2 Farmland

Direct
As the Hartwell Project Masterplan identifies the land use for the park, the Corps does not consider any lands within Hart State Park as being farmland. Therefore, the proposed action will not directly impact areas of designated 'prime farmland' and/or 'farmland of statewide importance'.

Indirect
The Hartwell Project Masterplan identifies the land use for the park and none of the areas within the park are currently farmed; the Corps does not consider any lands within Hart State Park as being farmland. Further, most of the nearby properties are developed with residential homes or are forested, with limited surrounding farmland. Therefore, the proposed action should not indirectly affect farmland resources.

Cumulative
No direct impacts will occur to farmland, and indirect effects are not anticipated from the proposed action. Minimal active farmland or potential future farmland is located near the Project Site. The proposed action is not anticipated to result in additional future development on surrounding properties beyond what would occur without the park improvements.

Other development projects in the county could have the potential for impacts on farmland resources; however, such development would occur regardless of whether or not the project is constructed. While the proposed action would contribute to this trend, the proposed action is considered to be minor and significant cumulative effects to farmland resources are not expected.

7.4.3 Geology/Topography

Direct
Direct impacts to the topography at Park will include minor alterations of the existing grades for construction of roads, structures and other site improvements. The layout has been designed to minimize cut and fill and the grading will be kept to the minimum necessary for site development. Although geotechnical soil boring shave not been conducted, difficult excavation and grading due to underlying rock is not anticipated. The proposed action should not affect the site geology or topography, and the proposed actions should not be effected by these site conditions.

Indirect
No indirect impacts to geology/topography are anticipated.

Cumulative
As noted above, significant impacts to geology and topography are not anticipated either directly or indirectly. Further, additional development within the project area and county is not anticipated to occur as a result of the proposed action. Therefore, the proposed action would have only minor reasonably foreseeable cumulative effects to the geology and topography due to grading changes during development. Appropriate BMPs will minimize the minor effects.

7.5 Threatened and Endangered Species

Direct
As previously discussed, based on research and review of the site habitat, it was determined that potential habitat may exist within the Park for two of the animal species (bald eagle and northern long-eared bat), and four of the plant species (pink ladyslipper, Indian olive, sweet pinesap, and Oglethorpe oak). These four plant species are not Federally listed under the Endangered Species Act and only two of the plant species are listed as state threatened, the other two (Indian olive and pink ladyslipper) are listed as rare and unusual, respectively. Of these species, only the bald eagle has been documented by Georgia DNR as occurring in Hart County.

Based on the natural communities observed and the soil types noted in the park, it was determined that it is unlikely that Oglethorpe oak is present within the Park. The other three plant species occur in upland, mixed pine/hardwood forest. This forest community is present within the Park, although the prominent forest community is a climax hardwood forest. The site visit was conducted during April, which is generally within the preferred survey time for these species. None of these species were observed during the field visit.

No bald eagles or eagle nests were observed during the site visit. While bald eagles have been reported on Lake Hartwell for the past several years, we are not aware of eagle nests within the Park. The mature trees with the park could provide suitable nest sites for bald eagles and the surrounding lake could be utilized as feeding grounds for bald eagles.

The northern long-eared bat (NLEB) hibernates in caves in the winter, but utilizes forested areas to roost in the summer. NLEBs have been documented to roost underneath bark, in cavities or in crevices of both live trees and snags (dead trees). Preferred habitat seems to be snags with large plates of flaking bark or live trees with deeply furrowed or flaky bark. Several snags with cavities and flaking bark were observed within the forested areas across Hart State Park. These trees could provide nesting habitat for northern long-eared bats during the summer months.

No observations of the State or Federal listed species for the project area were noted during the field investigation. As direct impacts are not proposed to streams, wetlands or other aquatic systems, impacts to the listed aquatic species are not expected. Potential habitat was identified for the following faunal species: bald eagle and northern long-eared bat. No observations of these species were made during field efforts. None of the listed plants were Federally protected and none were observed during the field visit.

Follow up surveys will be completed prior to construction in areas where previous land disturbance has not occurred to further assess the presence/absence of these listed species. If specimens or evidence of these species are identified during those follow up surveys, mitigation for the species may include re-design of the proposed site plan and/or delay of construction start. Appropriate consultation with the U.S. Fish and Wildlife Service and Georgia DNR will be conducted.

Indirect

Only the northern long-eared bat was listed in the FWS IPAC report as potentially occurring in the project area. Indirect impacts to the northern long-eared bat could occur through modification of habitat on the Project Site, if project areas are utilized for traveling and feeding. Studies are on-going to further assess the distribution and numbers of long-eared bats in Georgia and modifications of the range maps are probable. While occurrence records and distribution is not well known, habitat use in the project area would likely be limited to summer roosting and feeding. Further assessment for this species or project modification will be conducted as deemed necessary based on additional species information becoming available.

Cumulative

No critical habitat has been identified within the project study area for any State or Federally protected species. In addition, no species were identified during the field investigation. The IPAC report only identified the northern long-eared bat as potentially occurring in the project area and the DNR records (Quarter Quad data: Reed Creek, GA-SC – SE quarter-quad and Hartwell, GA – NE quarter-quad) did not identify documented occurrences of protected species in the project area. Based on this information, it is unlikely that the listed species are present in the project area. Therefore, no reasonably foreseeable cumulative impacts to threatened and endangered species are anticipated by the proposed action. Should any threatened, endangered or protected species be discovered during construction, all activities within the area must cease and the Hartwell Project Office must be notified immediately. Activities within the immediate vicinity of the species will not proceed until the area is surveyed and approval is provided by the Hartwell Project Office.

7.6 Wetland and Floodplain Resources

7.6.1 Wetlands/Waters of the U.S.

Direct

Streams and a small area of wetlands are located on the Park, as well as the inlets and adjoining areas of the Lake. The limits of the streams and wetlands were determined by qualified personnel with United Consulting. The limits of the wetlands were identified and mapped using a Trimble GeoXH global positioning system. The location of the streams and wetlands are shown on the Site Map (Figure 1) and also on the Conceptual Development Plan (Proposed Master Plan). These waters would be considered Federal jurisdictional waters (Waters of the U.S) and are regulated under the Clean Water Act. No encroachment into the streams or wetlands is proposed; therefore, no direct impacts to streams or wetlands are anticipated. The only direct disturbance to the Lake will be for installation of docks (floating courtesy docks and anchored Mod-U docks)

and for upgrades to the existing boat ramp. Impacts for this work are anticipated to be minor, through the use of best management practices and due to the small amount of disturbance that is proposed.

Indirect
The proposed action will cause an increase in the area of impervious surfaces which in turn can cause an increase in the amount of surface runoff being discharged into Waters of the U.S. However, these impacts would be mitigated with the use of BMPs and proper engineering design. Design criteria would follow the Georgia storm water discharge permit specifications. Therefore, no unacceptable indirect impacts are anticipated from the implementation of the proposed action.

Cumulative
Minor increases in growth and development are occurring in Hart County; however, the proposed action is not anticipated to significantly increase this growth. Further, future development that impacts streams and/or wetlands must comply with state and federal regulations for impacts to jurisdictional Waters of the U.S. Therefore, the project is not considered to have a reasonably foreseeable cumulative impact to Waters of the U.S.

7.6.2 Floodplains

Direct
The flood gate elevation for Lake Hartwell is 665 feet above mean sea level (amsl). Since construction of the lake, the lake level has been between 660 to 665.5 feet amsl on only five occasions, with the maximum level being 665.45 feet amsl. The highest possible level the lake could reach is 674 feet amsl, which is the ‘spillway design flood’, but the ‘standard project flood’ is calculated to be 668 feet amsl. This would be equivalent to a 150-year flood event. Based on the history of the lake level and the low probability of the lake level exceeding the flood gate elevation, the project was designed considering that elevation. The 665 elevation line is included on the Proposed Master Plan. Only the periphery of the Park is located below this elevation with the exception of the northern peninsula, where the narrow access to and portions of the peninsula are below this flood elevation. The proposed action will include minor grading to areas below this flood elevation for access points to the lake (boat ramps, beaches, walkways), for some of the camp sites, and for portions of the parking area and Lakeside Pavillion on the northern peninsula. It is anticipated that development in these areas will follow the existing grades and significant fill placement in the floodplain is not expected. As such, the proposed action would result in only minor impact to floodplains.

Indirect
The proposed action should not indirectly result in other disturbance or development within the floodplain. Further, as the floodplain disturbance will be minor and flood control is maintained by the Hartwell dam and flood gates, the proposed action would not indirectly impact the flood elevation.

Cumulative
The proposed action would not result in adverse impacts to floodplain functions or result in significant fill placement or increased runoff that would increase flood elevations. Therefore, the proposed action would have no cumulative impact on floodplains.

7.7 Water/Wastewater Management

7.7.1 Water Resources

Direct
Direct impacts are those which will result in impacts to the water resources provided by Lake Hartwell. The lake is managed for flood control, hydropower, navigation, recreation, water quality, water supply, and fish/wildlife management. The project will provide additional recreational opportunities at the lake. During construction, minor impacts to water quality could result due to storm water runoff. These impacts should be minimized through the use of BMPs are not anticipated to be significant. Construction implementation design will include a storm water and erosion control plan.

Indirect
Following completion of the project, minor increases in the volume of storm water runoff could occur as a result of an increase in impervious surfaces. Again, these impacts will be minimized through the use of BMPs, storm water management facilities, outlet/channel protection, and/or directing storm water to natural areas to create sheet flow conditions that will slow runoff rates and provide pollutant filtering.

Cumulative
The proposed action will not contribute to changes in hydropower, flood control, navigation, or water supply. Impacts to other project purposes would be minimal and not significant when combined with similar impacts that would result from nearby projects.

7.7.2 Water/Wastewater Infrastructure/Treatment

Direct
Implementation of the proposed action will result in an increased demand for potable water over current usage. Additional water supply infrastructure will be needed for construction of the event venues, camp sites, future conference center, and other improvements. In addition, additional wastewater management facilities and upgrades will be needed for the park improvements. These facilities are being incorporated into the park plans as outlined in the Proposed Federal Action section of this report (Section 3.0). Planned facilities include upgrades to the water lines, new sewer piping system and a centralized septic system. The location of new water and sewer piping and the septic system has been incorporated into design of the other Park upgrades.

The project will include the construction of about 7,200 lf of off-site, force main sewer. In addition, approximately 1,400 lf of offsite water main extension will be required. The sewer will be located within the existing rights-of-way of Hart Park Road and Ridge Road. The off-site water line will be installed along existing right-of-way of Hart Park Road and will connect with

an existing water line that is located along Ridge Road. Based on a review of the site conditions of these areas, and the location within previously disturbed areas in the existing right-of-way, environmental impact from the water and wastewater upgrades is not expected.

Indirect
Improvements to the Park facilities should increase visitation at the park. As noted above, additional visitors would result in increased water demand and the need for wastewater treatment. Therefore, project implementation is anticipated to have minor indirect effects to Hart County's Water/Wastewater Infrastructure/Treatment.

Cumulative
Initial improvements at the park will not result in a significant increase in the demand for water services and wastewater services will be handled on-site through a new septic system. Phase 2 development of the park will result in a greater increase in the water use and wastewater treatment needs. At that point, additional wastewater infrastructure will be installed, which includes a new pump station and connection to the County sewer system. These improvements should not result in a significant increase in the needs for treatment capacity at County facilities. Further, the improvements at the Park are not expected to result in significant increases in development within the county or additional demands for water or wastewater treatment services.

7.8 Facilities

Direct
A significant improvement to the on-site facilities will occur as a result of the proposed actions. These include new boat ramps, additional parking, event venues, camping areas, and other supporting infrastructure. In addition to the new facilities, improvements to the site utilities will occur to support the facilities. The proposed action does not include additional property acquisition, so all improvements will be conducted within the existing Park boundaries. Phase 2 of the plan will include the installation of new sewer lines, which will extend off-site along the main entrance road. The proposed action is anticipated to have a positive impact on the site facilities.

Indirect
All of the proposed facilities associated with Phase 1 would be constructed within the Park boundaries, so no indirect impacts to local community facilities are anticipated. Phase 2 improvements will include the installation of new, off-site sewer lines, but the new sewer lines are planned to be located along existing right-of-way. The new sewer lines will direct sewage to the municipal sewer plant. At the time of implementation of Phase 2, assessment of the sewer plant capacity will be evaluated to ensure the necessary capacity is available.

Cumulative
As previously stated, expansion and improvement of the Park facilities is not anticipated to result in significant additional growth within the County. Further, since the proposed action will occur primarily within the existing Park boundaries, no cumulative effects are anticipated with the implementation of the proposed action.

7.9 Socioeconomics

7.9.1 Income

Direct
Implementation of the proposed action should not have a substantial long term direct effect on income of county residents. Implementation of the proposed action would beneficially impact the local economy through increased Park revenue. Based on the market study analysis, it is anticipated that the proposed project will result in approximately 15,000 to 25,000 additional visitors to the Park each year. In addition, it is estimated that by year three, the restaurant will average around 26,000 patrons per year. While many of the patrons to the restaurant will be persons already visiting the park or those boating on the lake, the restaurant is estimated to generate $1.1 million in total revenue.

Indirect
The increased recreational use of the Park should also increase the number of visitors that patronize surrounding businesses. That additional visitation should increase the revenues of those businesses.

Cumulative
No significant cumulative impacts to income are expected to occur if this proposed action is implemented.

7.9.2 Population

Direct
Implementation of the proposed action would have no significant direct effect on the residential population of Hart County.

Indirect
Implementation of the proposed action would have negligible indirect effects to the population of Hart County.

Cumulative
Implementation of the proposed action would not have a reasonably foreseeable cumulative effect on the population of Hart County.

7.9.3 Employment

Direct
Implementation of the proposed action should result in additional employment opportunities in the area. It is anticipated that a slight increase in the number of on-site staff will be needed for the expansion of the park facilities. In addition, short term employment would be provided during the proposed construction phases. Additional long term employment opportunities would occur as Part of Phase 2, for operation and maintenance associated with the conference center. It is anticipated that the proposed project will generate the need for 30 to 40 additional employees.

Indirect
No significant indirect impact is expected on employment levels.

Cumulative
A negligible positive cumulative impact is expected on employment levels.

7.10 Environmental Justice and Protection of Children

7.10.1 Environmental Justice

Direct
Implementation of the proposed action should not have a notable direct effect on low-income or minority populations as the Park is not located in an area with a high proportion of minority or low-income households. The nearest low-income or minority area is approximately one-half mile southwest of the Park that is listed as within the 70-80 percentile for minority populations and 80-90 percentile for low income. No disturbance or alteration to this community is proposed.

Indirect
Significant negative indirect impacts to minority and low-income populations are not anticipated. The proposed action will provide additional, low-cost outdoor recreation options. The proposed action will likely provide beneficial effects by increasing recreational opportunities and providing employment opportunities.

Cumulative
Implementation of the proposed action may cause a positive, cumulative effect for minority and low-income populations. Additional recreational and employment opportunities will be provided by the proposed actions that could result in improved quality of life for local populations.

7.10.2 Protection of Children

Direct
The proposed action will include the addition of children and family activities. These should provide a positive impact on local residents and patrons of the park. During construction, appropriate safety measures, such as fencing and signage will be utilized to protect children. Therefore, the proposed action should not adversely impact children.

Indirect
Safety measures to protect children would be implemented during construction. As a result, children living in the vicinity of the Park would not be indirectly, adversely impacted by the proposed action.

Cumulative
Implementation of the proposed action would not result in adverse cumulative impacts on children.

7.11 Energy

Direct
The construction phases of the proposed action will result in an increased demand on energy resources; however, this increase usage would be short term. The use of the event venues, cabins, and other proposed park improvements will also result in additional energy uses. These increases would likely be seasonal and short term. Operation and maintenance of the conference center (Phase 2) will also require an increase in energy consumption.

Indirect
The proposed action would have no indirect effects on the supply of energy supplies.

Cumulative
Although energy use would increase over the present condition, no significant cumulative adverse effects on energy resources would occur as a result of the proposed action.

7.12 Land Use

Direct
Currently, Hart State Park operates as an outdoor recreation area with opportunities for camping, boating, hiking, and other outdoor activities. The property has operated as a state park since the 1960s. No significant changes to the current land use are proposed except to provide additional recreation and outdoor opportunities. The proposed actions will result in the removal of some native vegetation and conversion of forested areas to other recreational and event uses.

Indirect
Properties surrounding the Park are primarily forest land and residential homes. The proposed action will not result in alteration of the surrounding properties, and is not anticipated to cause a change in the surrounding land uses.

Cumulative
Direct impacts will result in minor land use changes at the Park, but these changes are not expected to affect surrounding land uses. Some additional residential development could occur in surrounding areas, but it is expected that the surrounding area will continue to be mostly rural with low density residential uses. Therefore, the proposed action will not have significant reasonably foreseeable cumulative impacts on land use in the surrounding area.

7.13 Hazardous Materials/Solid Wastes

7.13.1 Petroleum and Hazardous Substances

Direct
No known hazardous substances are located in the Park area other than small quantities of typical cleaning and maintenance chemicals/fluids. A gasoline UST is currently located within the maintenance area of the park. It is not known if releases have occurred from the tank. It is anticipated that the existing UST will be removed prior to or concurrent with implementation of

the proposed action. Appropriate tank closure testing and documentation would be completed in accordance with state rules.

Additional development of the Park is likely to result in use and temporary storage of additional small amounts of materials such as cleaning supplies, paints, and petroleum products as needed for normal maintenance operations. These materials would be stored at the Park in small volumes that do not require special agency approvals or permits.

Indirect
The activities associated with the planned action would not result in conditions requiring environmental regulatory actions for petroleum or hazardous substances. Therefore, indirect effects from petroleum and hazardous materials are not anticipated from the implementation of the proposed action.

Cumulative
The proposed action is anticipated to increase operations and usage at the Park. However, the proposed action is not anticipated to create significant petroleum or hazardous substances. Therefore, the proposed action is not anticipated to result in cumulative effects from hazardous materials.

7.13.2 Solid Waste

Direct
An increase in solid waste is anticipated from implementation of the proposed action through increased park use and construction activities. This additional waste generation would directly impact municipal services, as additional waste collection and disposal would be needed. Construction waste generation would be only temporary in nature and would be disposed of properly. Impacts from these waste resources are anticipated to be minor. Waste generated from daily operations would be handled and disposed of in accordance with standard practices. The City of Hartwell has confirmed that they have the resources and infrastructure to handle the solid waste and other utility requirements of the proposed action.

Indirect
The proposed action is not anticipated to indirectly affect waste generation/disposal requirements outside of the direct effects within the Park.

Cumulative
Implementation of the proposed action would cause a reasonable foreseeable cumulative effect for solid waste generation. Additional solid waste generated by the Park would need to be disposed of with solid waste produced as a result of current and future growth in the project area.

7.14 Traffic and Transportation

Direct
Expansion and facility improvements at Hart State Park are expected to result in additional recreational opportunities and additional usage by residents and visitors to the area. That

additional visitation will increase traffic on area roads. According to the Trend Report, Hart State Park had approximately 116,000 visitors during FY2015. Based on an estimated average of 2.5 persons per vehicle, the Park currently averages about 127 vehicles per day. This average would be greater during the summer months, and less during winter months. Based on the market and feasibility studies, we estimate that the proposed plan (less the hotel and conference center) will result in a total increase of 20,000 to 30,000 visitors. That's an average increase of between 20 to 35 vehicles per day, based on an estimate of 2.5 persons per vehicle. Full build-out of the hotel and conference center is anticipated to generate an average of an additional 100 vehicles per day. Transportation resources are likely to be directly affected by the proposed action; however, these impacts are only anticipated to be minor direct impacts based on the numbers above and the because of the rural nature of the area. Using ITE (Institute of Traffic Engineers) Trip Generation Rates for State Parks, the maximum ADT (Average Daily Traffic) for the Park should not exceed 415 trips. The maximum ADT is well within the capacity of the existing infrastructure serving the Park.

Indirect

Hart State Park is located in a relatively rural area, but close to the City of Hartwell. Sufficient roadway infrastructure is present in the project area. Implementation of the proposed action is expected to result in only minor foreseeable indirect impacts.

Cumulative

Vehicular traffic is likely to increase in the area around the Park and on local feeder roads leading to the Park. Direct and indirect impacts are cumulatively going to affect transportation in the area. However, the impacts should be seasonal and variable, with more use during weekends, holidays and large special events. This potential increase in traffic in the project area is only anticipated to occur in short segments (i.e., weekends) and for short periods of time (i.e., day light hours). Therefore, the proposed action will have reasonably foreseeable minor effects on traffic and transportation as a result of the proposed action.

8.0 CONCLUSIONS

The table on the three following pages provides a summary comparison of the alternatives (Preferred Alternative and No Action Alternative) with respect to the resources discussed in this EA.

Based on a review of the information in this document, Alternative B appears to be the best course of action and is the Preferred Alternative to meet the project goals and result in only minimal adverse impacts. The proposed actions would increase development of Hart State Park to provide for additional outdoor recreation opportunities and increase revenue generation.

Table 2 – Summary of the Findings and Impacts

Summary of the Findings and Impacts Resources	Alternative B - (Preferred Alternative)	No Action Alternative
8.1 Air Quality		
Direct	Minor adverse impacts	No impact
Indirect	Minor adverse impacts	No impact
Cumulative	Minor adverse impacts	No impact
8.2 Cultural Resources		
8.2.1 Historic Buildings and Archaeological Resources		
Direct	No effects expected	No impact
Indirect	No effects expected	No impact
Cumulative	No effects expected	No impact
8.2.2 Native American Resources		
Direct	No effects expected	No impact
Indirect	No effects expected	No impact
Cumulative	No effects expected	No impact
8.3 Noise		
Direct	Minor adverse effects	No impact
Indirect	No effects expected	No impact
Cumulative	Negligible effect expected	No impact
8.4 Geology, Soils and Farmland		
8.4.1 Soils		
Direct	Minor effect expected	No impact
Indirect	No effects expected	No impact
Cumulative	Minor effect expected	No impact
8.4.2 Farmland		
Direct	Minor effect expected	No impact
Indirect	No effects expected	No impact
Cumulative	Minor effect expected	No impact
8.4.3 Geology/Topography		
Direct	Minor effect expected	No impact
Indirect	No effects expected	No impact
Cumulative	Minor effect expected	No impact
8.5 Threatened and Endangered Species		

Direct	No effects expected	No impact
Indirect	No effects expected	No impact
Cumulative	No effects expected	No impact
8.6 Wetland and Floodplain Resources		
8.6.1 Wetlands/Waters of the U.S.		
Direct	Negligible effect expected	No impact
Indirect	No effects expected	No impact
Cumulative	Negligible effect expected	No impact
8.6.2 Floodplain		
Direct	Minor effects expected	No impact
Indirect	No effects expected	No impact
Cumulative	No effects expected	No impact
8.7 Water/Wastewater Management		
8.7.1 Water Resources		
Direct	Negligible effect expected	No impact
Indirect	Negligible effect expected	No impact
Cumulative	Negligible effect expected	No impact
8.7.2 Water/Wastewater Infrastructure/Treatment		
Direct	No effects expected	No impact
Indirect	Minor effects expected	No impact
Cumulative	Negligible effect expected	No impact
8.8 Facilities		
Direct	Minor positive effect	No impact
Indirect	No effects expected	No impact
Cumulative	No effects expected	No impact
8.9 Socioeconomics		
8.9.1 Income		
Direct	Minor positive effect	No impact
Indirect	Minor positive effect	No impact
Cumulative	Minor positive effect	No impact
8.9.2 Population		
Direct	No effects expected	No impact
Indirect	No effects expected	No impact
Cumulative	No effects expected	No impact
8.9.3 Employment		
Direct	Minor positive effect	No impact
Indirect	No effects expected	No impact
Cumulative	Negligible effects expected	No impact
8.10 Environmental Justice and Protection of Children		
8.10.1 Environmental Justice		
Direct	No effects expected	No impact
Indirect	Minor positive effect	No impact
Cumulative	Negligible effects expected	No impact
8.10.2 Protection of Children		
Direct	No effects expected	No impact
Indirect	No effects expected	No impact
Cumulative	No effects expected	No impact

8.11 Energy		
Direct	Minor adverse effect	No impact
Indirect	No effects expected	No impact
Cumulative	Negligible adverse effect	No impact
8.12 Land Use		
Direct	Minor adverse effect	No impact
Indirect	No effects expected	No impact
Cumulative	Negligible adverse effect	No impact
8.13 Hazardous Materials/Solid Wastes		
8.13.1 Petroleum/Hazardous Substances		
Direct	Negligible adverse effect	No impact
Indirect	No effects expected	No impact
Cumulative	No effects expected	No impact
8.13.2 Solid Waste		
Direct	Minor adverse effect	No impact
Indirect	No effects expected	No impact
Cumulative	Negligible adverse effect	No impact
8.14 Traffic and Transportation		
Direct	Minor adverse effect	No impact
Indirect	Minor adverse effect	No impact
Cumulative	Minor adverse effect	No impact

9.0 REFERENCES

Geologic Map of Georgia

U.S. Army Corps of Engineers (USACE), Wetland Delineation Manual, 1987.

USACE, Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Eastern Mountains and Piedmont Region (Version 2.0), April 2012.

United States Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) map

United States Department of Agriculture, Soil Conservation Service, *Soil Survey of Hart County*

Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Map, Hart County, Georgia.

Department of Natural Resources (DNR), Natural Heritage Inventory Program (NHIP) – endangered species/species profiles

www.edrnet.com: Environmental Regulatory Databases
USGS Topographic Maps
Aerial Photographs

USGS 7.5-minute series quadrangle topographic map *Reed Creek, GA-SC*

USGS 7.5-minute series quadrangle topographic map *Hartwell, GA*

National Register of Historic Places, Georgia's Natural, Archeological and Historic Resources Geographic Information System (GNAHRGIS) – historic preservation

Source U.S. Census Bureau: State and County QuickFacts. Data derived from Population Estimates, American Community Survey, Census of Population and Housing, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits

https://en.wikipedia.org/wiki/Hartwell,_Georgia

https://en.wikipedia.org/wiki/Hart_County,_Georgia

http://www.hartcountyga.gov/employment.html

http://gastateparks.org/Hart

http://gastateparks.org/item/67911#hart

10.0 LIST OF ACRONYMS

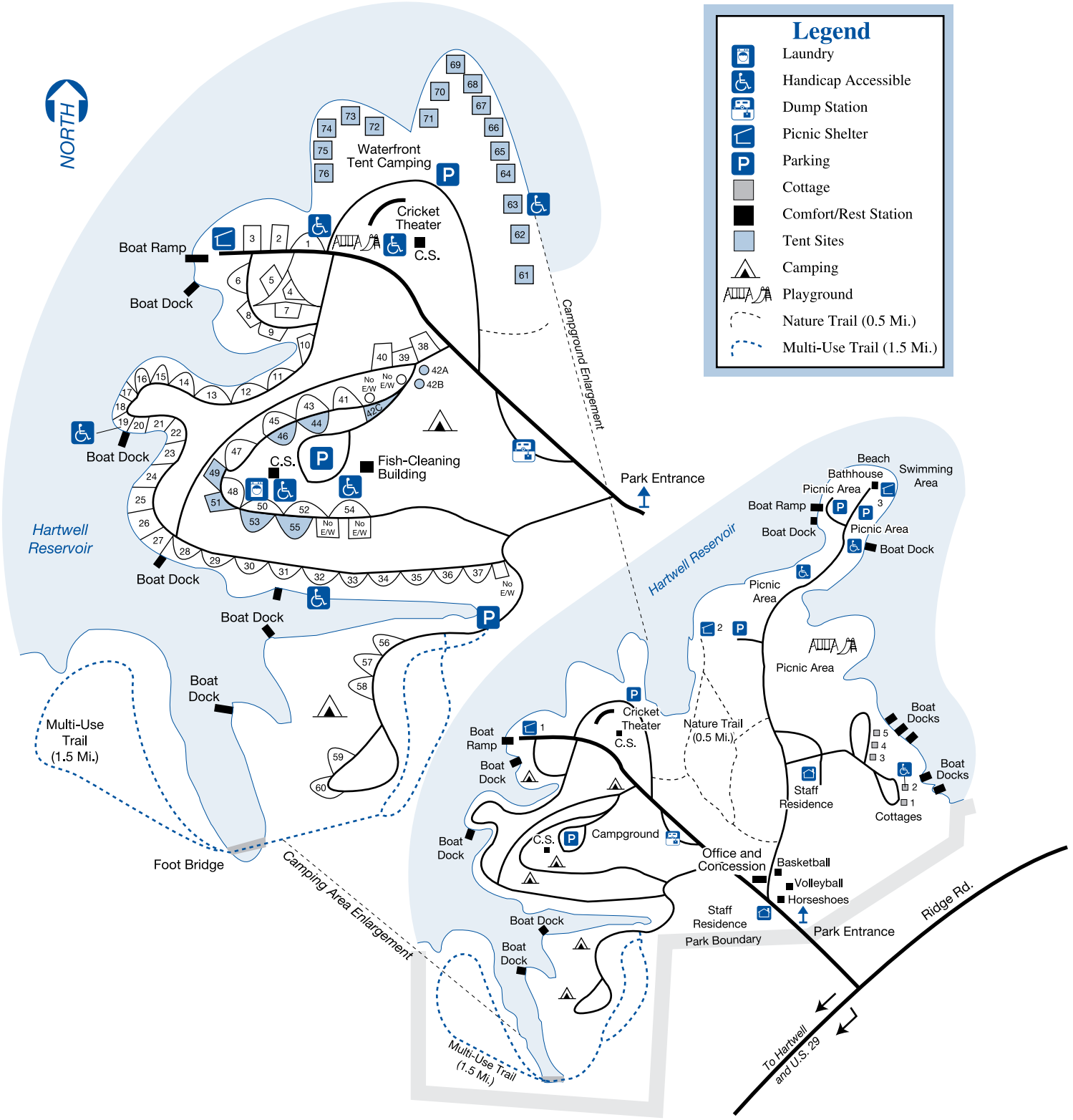
ADT – Average Daily Traffic
AMSL – above mean sea level
BMPs – Best Management Practices
CEQ – Council on Environmental Quality
CFR – Code of Federal Regulations
DNR – Department of Natural Resources
EA – Environmental Assessment
EPA – United States Environmental Protection Agency
EPD – Environmental Protection Division (Georgia)
EJ – Environmental Justice
EMC – Electric Membership Cooperative
EO – Executive Order
FEMA – Federal Emergency Management Agency
FHWA – Federal Highway Administration
FPPA – Farmland Protection Policy Act
FWS – United States Fish and Wildlife Service
FY – Financial Year
GNAHRGIS – Georgia's Natural, Archeological and Historic Resources Geographic Information System
HUC – Hydrologic Unit Code
IPAC – Information Planning and Conservation System
NEPA – National Environmental Policy Act
NHIP – Natural Heritage Inventory Program
NLEB – Northern long eared bat
NRCS – National Resources Conservation Service
NRHP – National Register of Historic Places
NWI – National Wetland Inventory
PCB – polychlorinated biphenyls
PWR – partially weathered rock
RV – Recreational Vehicle
SHPO – State Historic Preservation Office
USACE – United States Army Corps of Engineers
USDA – United States Department of Agriculture
UST – Underground Storage Tank
USGS – United States Geological Survey

MAPS AND FIGURES

Figure 1: Current Hart State Park Recreation Plan
Figure 2: Aerial Location Map
Figure 3: USGS Topographic Map
Figure 4: National Wetland Inventory Map
Figure 5: Soil Survey Map
Figure 6: FEMA Floodplain Map

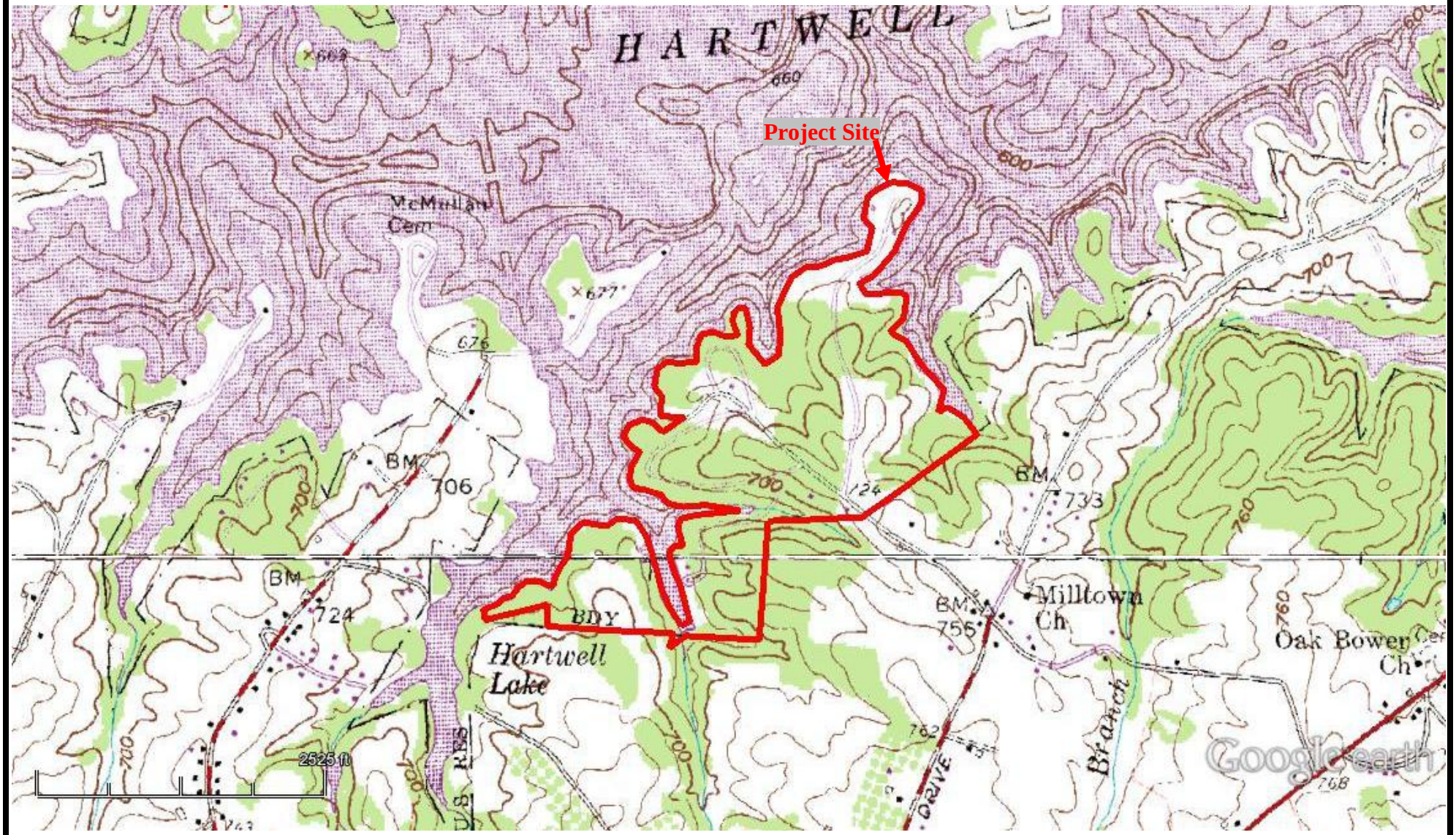
GEORGIA
DEPARTMENT OF NATURAL RESOURCES

HART STATE OUTDOOR RECREATION AREA



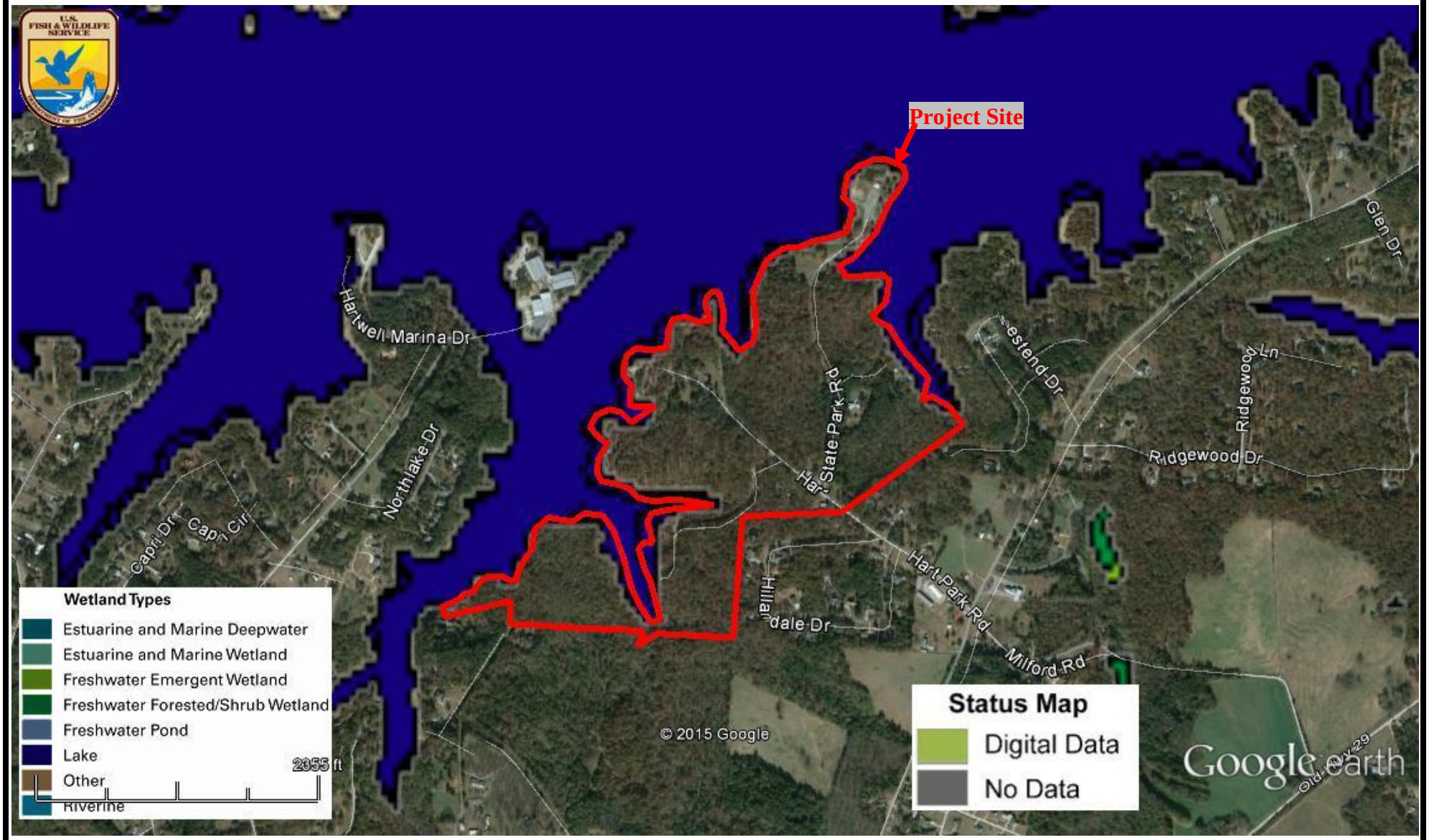
UNITED CONSULTING — We're here for you	N	Scale:	As Shown	Notes:	Client:	City of Hartwell
		Prepared:	GAB		Site:	Hart State Park
		Checked:	dh		Title:	Site Location Map
		Project No.:	2015.0299.01			

FIG. 2



UNITED CONSULTING — We're here for you	N	Scale:	As Shown	Notes:	Client:	City of Hartwell
		Prepared:	GAB		Site:	Hart State Park
		Checked:	dh		Title:	USGS Topographic Map
		Project No.:	2015.0299.01			

FIG. 3



We're here for you UNITED CONSULTING	N	Scale:	As Shown	Notes:	Client:	City of Hartwell	FIG. 4
		Prepared:	GAB		Site:	Hart State Park	
		Checked:	dh		Title:	USFWS Wetland Inventory Map	
		Project No.:	2015.0299.01				

Map Unit Symbol	Map Unit Name
Alm	Alluvial land
GhB2	Grover sandy loam, 2 to 6 percent slopes, eroded
GhC2	Grover sandy loam, 6 to 10 percent slopes, eroded
MDD2	Madison gravelly sandy loam, thin solum, 10 to 15 percent slopes, eroded
MgB2	Madison sandy loam, 2 to 6 percent slopes, eroded
MgC2	Madison sandy loam, 6 to 10 percent slopes, eroded
MgD2	Madison sandy loam, 10 to 15 percent slopes, eroded
MIC3	Madison sandy clay loam, 6 to 10 percent slopes, severely eroded
MID3	Madison sandy clay loam, 10 to 15 percent slopes, severely eroded
W	Water

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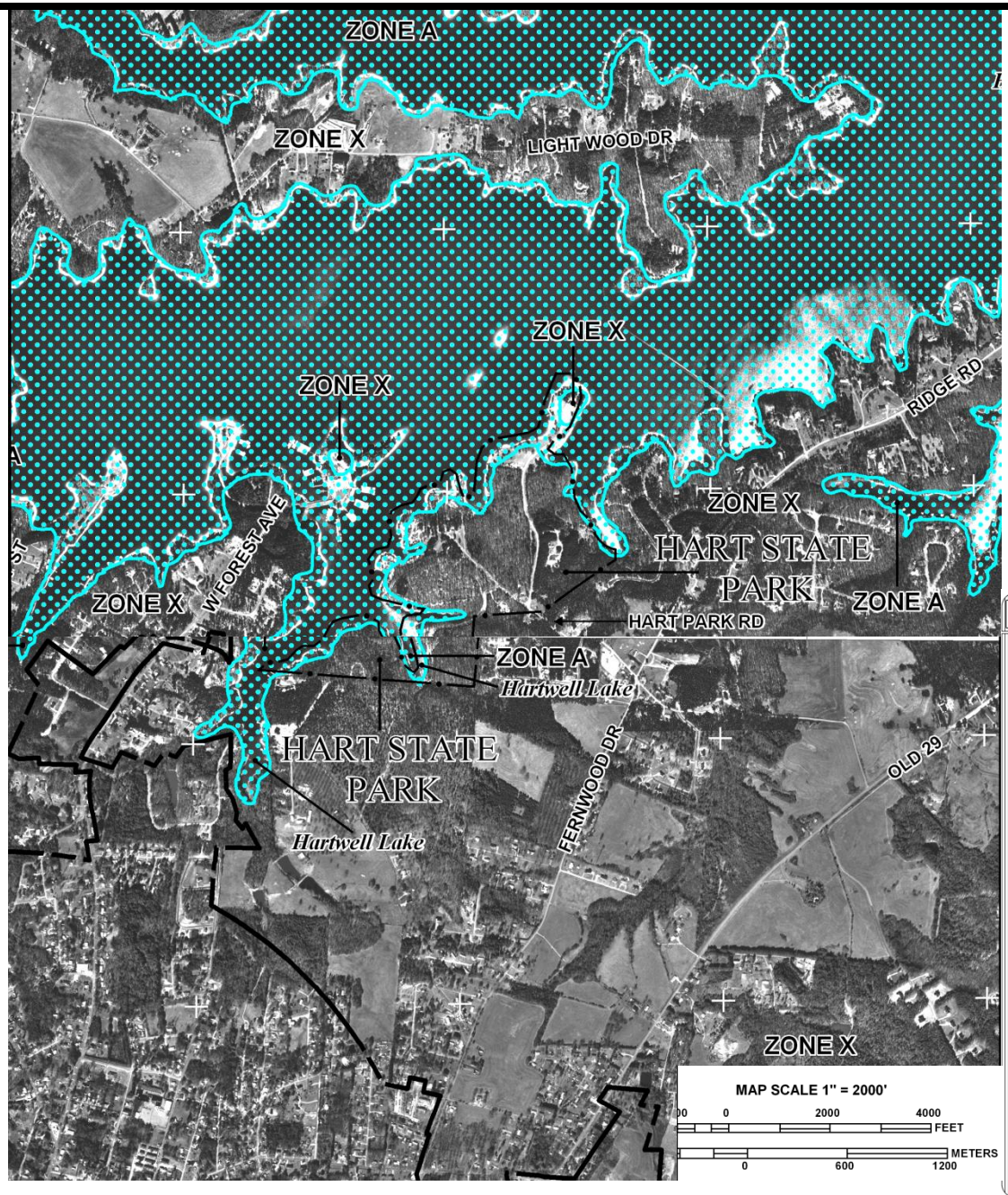
Scale:	As Shown	Client:	City of Hartwell
Prepared:	GAB	Site:	Hart State Park
Checked:	dh	Title:	Soil Survey Map
Project No.:	2015.0299.01		

Notes:

FIG. 5



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0050C

FIRM

FLOOD INSURANCE RATE MAP

HART COUNTY, GEORGIA

AND INCORPORATED AREAS

PANEL 50 OF 200

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
HART COUNTY	130467	0050	C
HARTWELL, CITY OF	130480	0050	C

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
13147C0050C

EFFECTIVE DATE
SEPTEMBER 26, 2008

Federal Emergency Management Agency

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0125C

FIRM

FLOOD INSURANCE RATE MAP

HART COUNTY, GEORGIA

AND INCORPORATED AREAS

PANEL 125 OF 200

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
HART COUNTY	130467	0125	C
HARTWELL, CITY OF	130480	0125	C

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
13147C0125C

EFFECTIVE DATE
SEPTEMBER 26, 2008

Federal Emergency Management Agency

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N

Scale:	As Shown
Prepared:	GAB
Checked:	
Project No.:	2015.0299.01

Notes:

Client:	City of Hartwell
Site:	Hart State Park
Title:	FEMA Floodplain Map

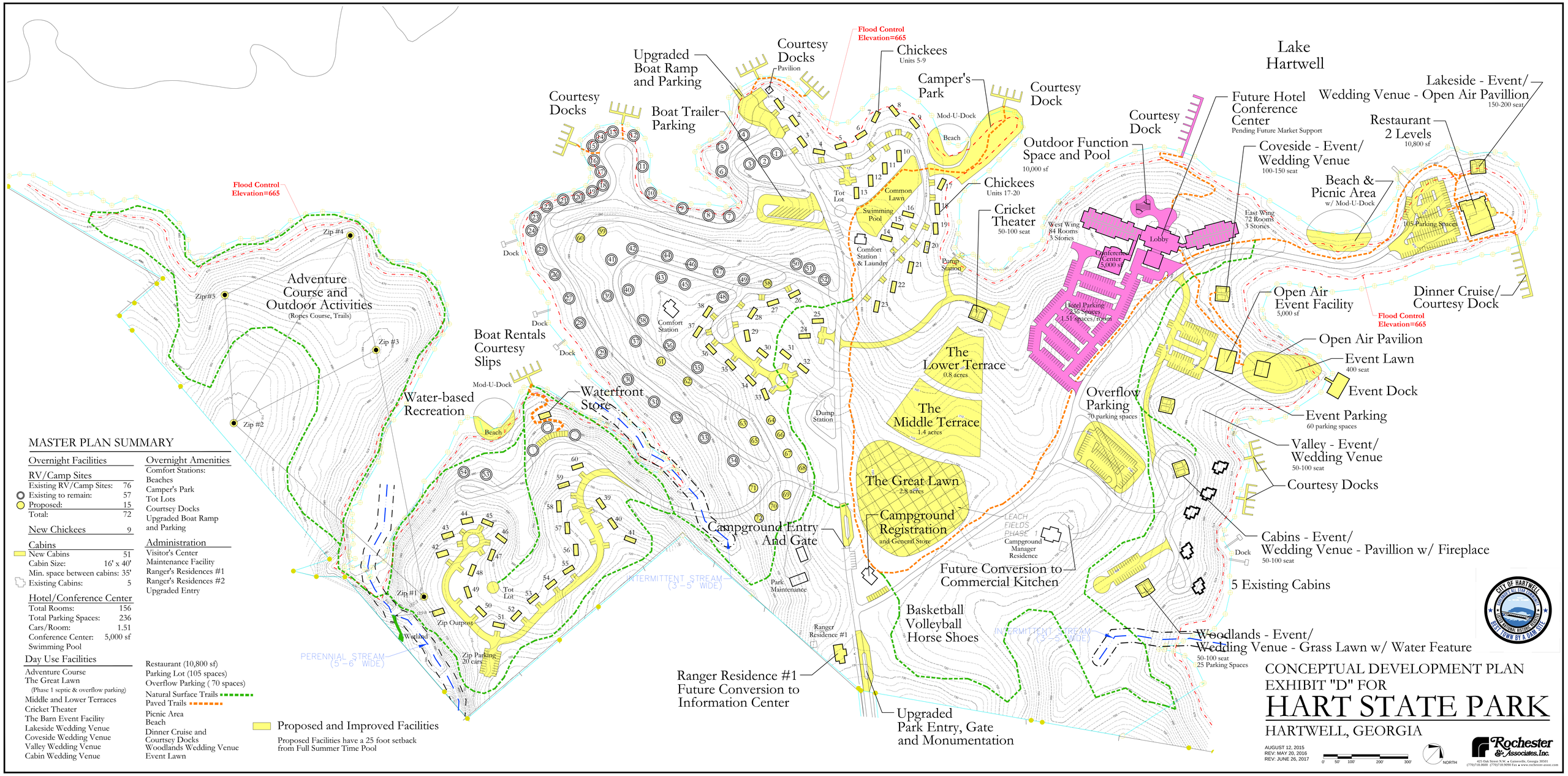
FIG. 6

APPENDIX A:

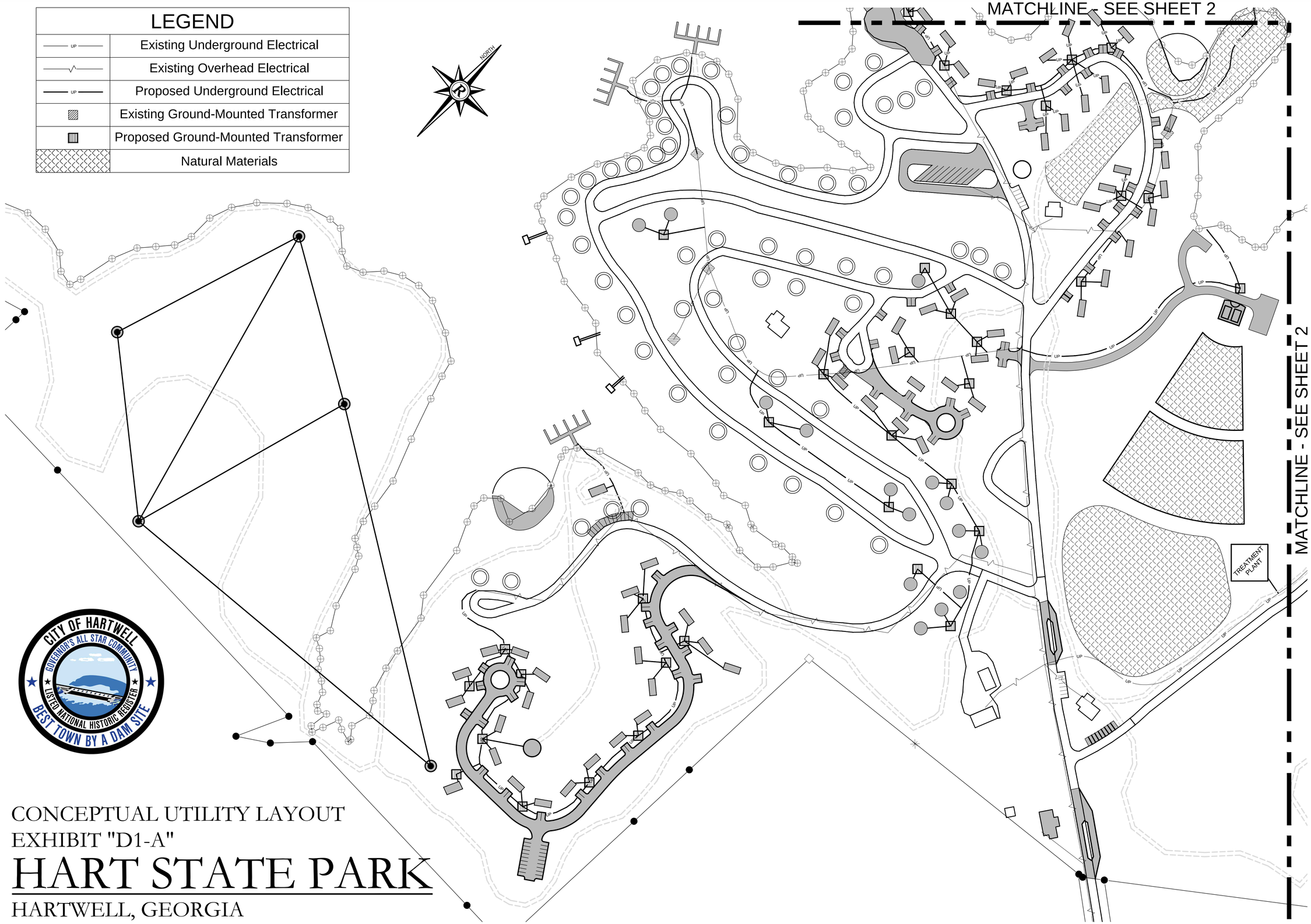
EXISTING CONDITIONS MAP, PROPOSED 2017 MASTER PLAN, AND UTILITY PLANS

SCALE: 1" = 250'	DATE: 6-12-15	PROJECT NO: 2015.0299.01	TITLE: SITE MAP HART STATE PARK HARTWELL, HART COUNTY, GEORGIA
PREPARED: VPV	CHECKED:	REVISIONS:	
CLIENT:			UNITED CONSULTING — We're here for you 625 Holcomb Bridge Road Norcross, Georgia 30071 770-209-0029 Fax 582-2900 www.unitedconsulting.com Copyright © United Consulting Group, Ltd.

FIG. 1


Lake Hartwell
Flood Control Elevation=665
Courtesy Docks
Pavilion
Upgraded Boat Ramp and Parking
Boat Trailer Parking
Chickees
Units 5-9
Camper's Park
Courtesy Dock
Mod-U-Dock
Beach
Outdoor Function Space and Pool
10,000 sf
Chickees
Units 17-20
Cricket Theater
50-100 seat
Tot Lot
Common Lawn
Swimming Pool
Comfort Station & Laundry
Pump Station
Dump Station
Dock
Comfort Station
Boat Rentals Courtesy Slips
Mod-U-Dock
Beach
Water-based Recreation
Waterfront Store
Adventure Course and Outdoor Activities
(Ropes Course, Trails)
Zip #1
Zip #2
Zip #3
Zip #4
Zip #5
Zip Outpost
Zip Parking 20 cars
Wetland
PERENNIAL STREAM (5-6' WIDE)
INTERMITTENT STREAM (3-5' WIDE)
Campground Entry And Gate
Park Maintenance
Ranger Residence #1
Ranger Residence #1 Future Conversion to Information Center
Upgraded Park Entry, Gate and Monumentation
The Lower Terrace
0.8 acres
The Middle Terrace
1.4 acres
The Great Lawn
2.8 acres
Campground Registration
and General Store
Campground Manager Residence
LEACH FIELDS PHASE 1
Future Conversion to Commercial Kitchen
Basketball
Volleyball
Horse Shoes
West Wing
84 Rooms
3 Stories
East Wing
72 Rooms
3 Stories
Lobby
Conference Center
5,000 sf
Hotel Parking
236 Spaces
1.51 spaces/room
Future Hotel Conference Center
Pending Future Market Support
Coveside - Event/ Wedding Venue
100-150 seat
Lakeside - Event/ Wedding Venue - Open Air Pavillion
150-200 seat
Restaurant 2 Levels
10,800 sf
Beach & Picnic Area
w/ Mod-U-Dock
105 Parking Spaces
Dinner Cruise/ Courtesy Dock
Open Air Event Facility
5,000 sf
Open Air Pavilion
Event Lawn
400 seat
Event Dock
Event Parking
60 parking spaces
Overflow Parking
70 parking spaces
Valley - Event/ Wedding Venue
50-100 seat
Courtesy Docks
Cabins - Event/ Wedding Venue - Pavillion w/ Fireplace
50-100 seat
5 Existing Cabins
Woodlands - Event/ Wedding Venue - Grass Lawn w/ Water Feature
50-100 seat
25 Parking Spaces
CITY OF HARTWELL
HARTWELL, THE CITY OF ROSES
HISTORICAL NATIONAL REGISTER
BEST TOWN BY A LAKE SITE
MASTER PLAN SUMMARY
Overnight Facilities
RV/Camp Sites
Existing RV/Camp Sites: 76
Existing to remain: 57
Proposed: 15
Total: 72
New Chickees 9
Cabins
New Cabins 51
Cabin Size: 16' x 40'
Min. space between cabins: 35'
Existing Cabins: 5
Hotel/Conference Center
Total Rooms: 156
Total Parking Spaces: 236
Cars/Room: 1.51
Conference Center: 5,000 sf
Swimming Pool
Day Use Facilities
Adventure Course
The Great Lawn
(Phase 1 septic & overflow parking)
Middle and Lower Terraces
Cricket Theater
The Barn Event Facility
Lakeside Wedding Venue
Coveside Wedding Venue
Valley Wedding Venue
Cabin Wedding Venue
Overnight Amenities
Comfort Stations:
Beaches
Camper's Park
Tot Lots
Courtsey Docks
Upgraded Boat Ramp and Parking
Administration
Visitor's Center
Maintenance Facility
Ranger's Residences #1
Ranger's Residences #2
Upgraded Entry
Restaurant (10,800 sf)
Parking Lot (105 spaces)
Overflow Parking (70 spaces)
Natural Surface Trails
Paved Trails
Picnic Area
Beach
Dinner Cruise and Courtsey Docks
Woodlands Wedding Venue
Event Lawn
Proposed and Improved Facilities
Proposed Facilities have a 25 foot setback from Full Summer Time Pool
CONCEPTUAL DEVELOPMENT PLAN
EXHIBIT "D" FOR
HART STATE PARK
HARTWELL, GEORGIA
AUGUST 12, 2015
REV: MAY 20, 2016
REV: JUNE 26, 2017
0 50' 100' 200' 300'
NORTH
Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

LEGEND	
UP	Existing Underground Electrical
	Existing Overhead Electrical
UP	Proposed Underground Electrical
	Existing Ground-Mounted Transformer
	Proposed Ground-Mounted Transformer
	Natural Materials



CONCEPTUAL UTILITY LAYOUT
EXHIBIT "D1-A"

HART STATE PARK

HARTWELL, GEORGIA

Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

CONCEPTUAL UTILITY LAYOUT – EXHIBIT "D1–A"
FOR:
HART STATE PARK
CITY OF HARTWELL
HART COUNTY, GEORGIA

NO.	DATE	DESCRIPTION

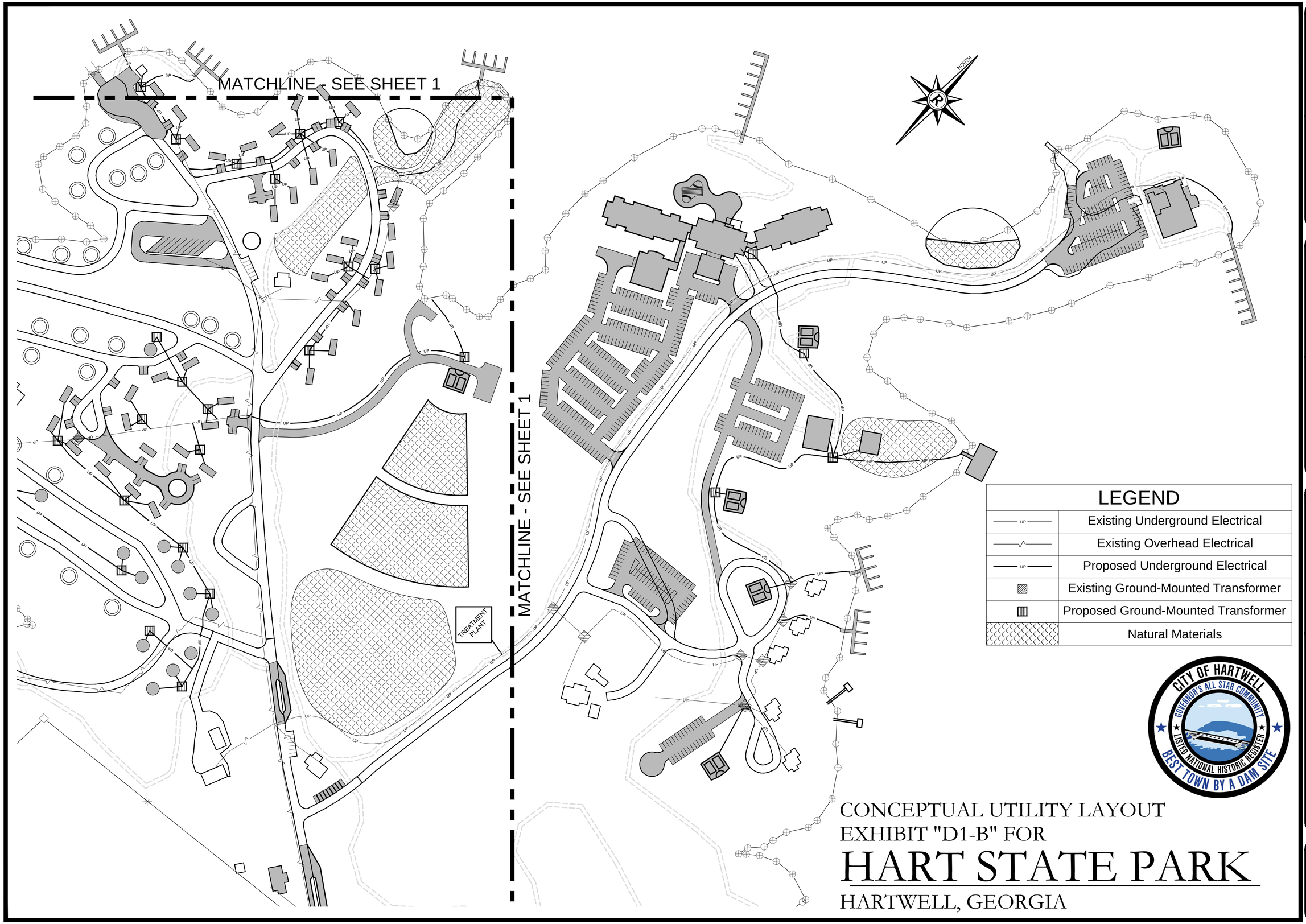
REVISIONS

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF ROCHESTER & ASSOCIATES, INC. ARE PROHIBITED. THE ENGINEER HEREON AND ANY LIABILITY ASSOCIATED WITH THE PROJECT DESCRIBED HEREON ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
50' 0' 100' 200'

SHEET 1 OF 4

DATE: 10/29/15
SCALE: 1"=100'
JOB NO. G215020.HSP
DWG NO. *UTIL.dwg
DRAWN BY: WCD



LEGEND

UP	Existing Underground Electrical
	Existing Overhead Electrical
UP	Proposed Underground Electrical
	Existing Ground-Mounted Transformer
	Proposed Ground-Mounted Transformer
	Natural Materials

CITY OF HARTWELL
GOVERNOR'S ALL STAR COMMUNITY
LISTED NATIONAL HISTORIC REGISTER
BEST TOWN BY A DAM SITE

CONCEPTUAL UTILITY LAYOUT
EXHIBIT "D1-B" FOR
HART STATE PARK
HARTWELL, GEORGIA

Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

CONCEPTUAL UTILITY LAYOUT – EXHIBIT "D1–B"
FOR:
HART STATE PARK
CITY OF HARTWELL
HART COUNTY, GEORGIA

NO.	DATE	DESCRIPTION

REVISIONS

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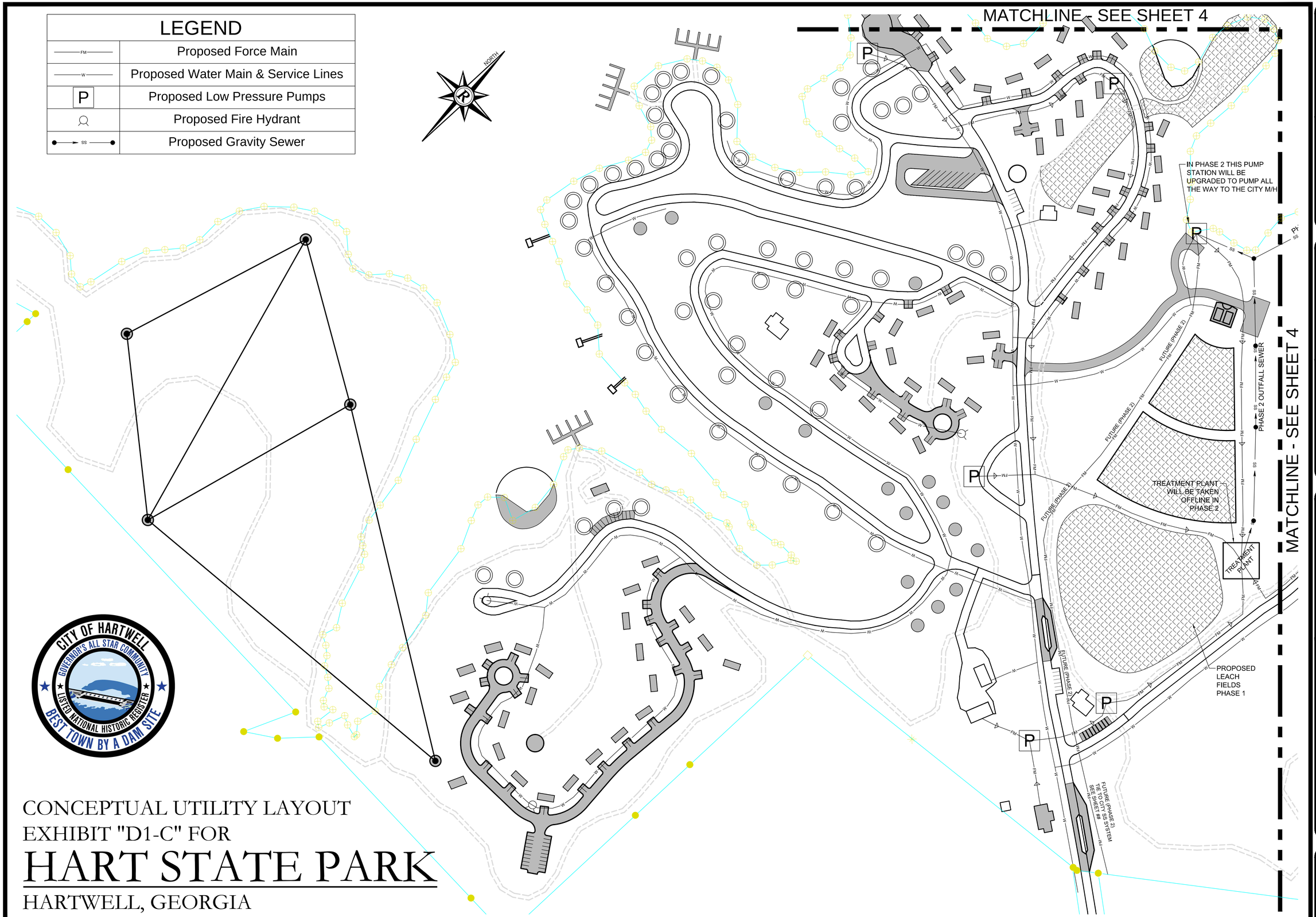
GRAPHIC SCALE
50' 0' 100' 200'

SHEET 2 OF 4

DATE: 10/29/15
SCALE: 1"=100'
JOB NO. G215020.HSP*
DWG NO. *UTL.dwg
DRAWN BY: WCD

LEGEND	
FM	Proposed Force Main
W	Proposed Water Main & Service Lines
P	Proposed Low Pressure Pumps
	Proposed Fire Hydrant
SS	Proposed Gravity Sewer



CONCEPTUAL UTILITY LAYOUT
EXHIBIT "D1-C" FOR

HART STATE PARK

HARTWELL, GEORGIA

Rochester & Associates, Inc.
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(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

CONCEPTUAL UTILITY LAYOUT – EXHIBIT "D1–C"
FOR:
HART STATE PARK
CITY OF HARTWELL
HART COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
		REVISIONS

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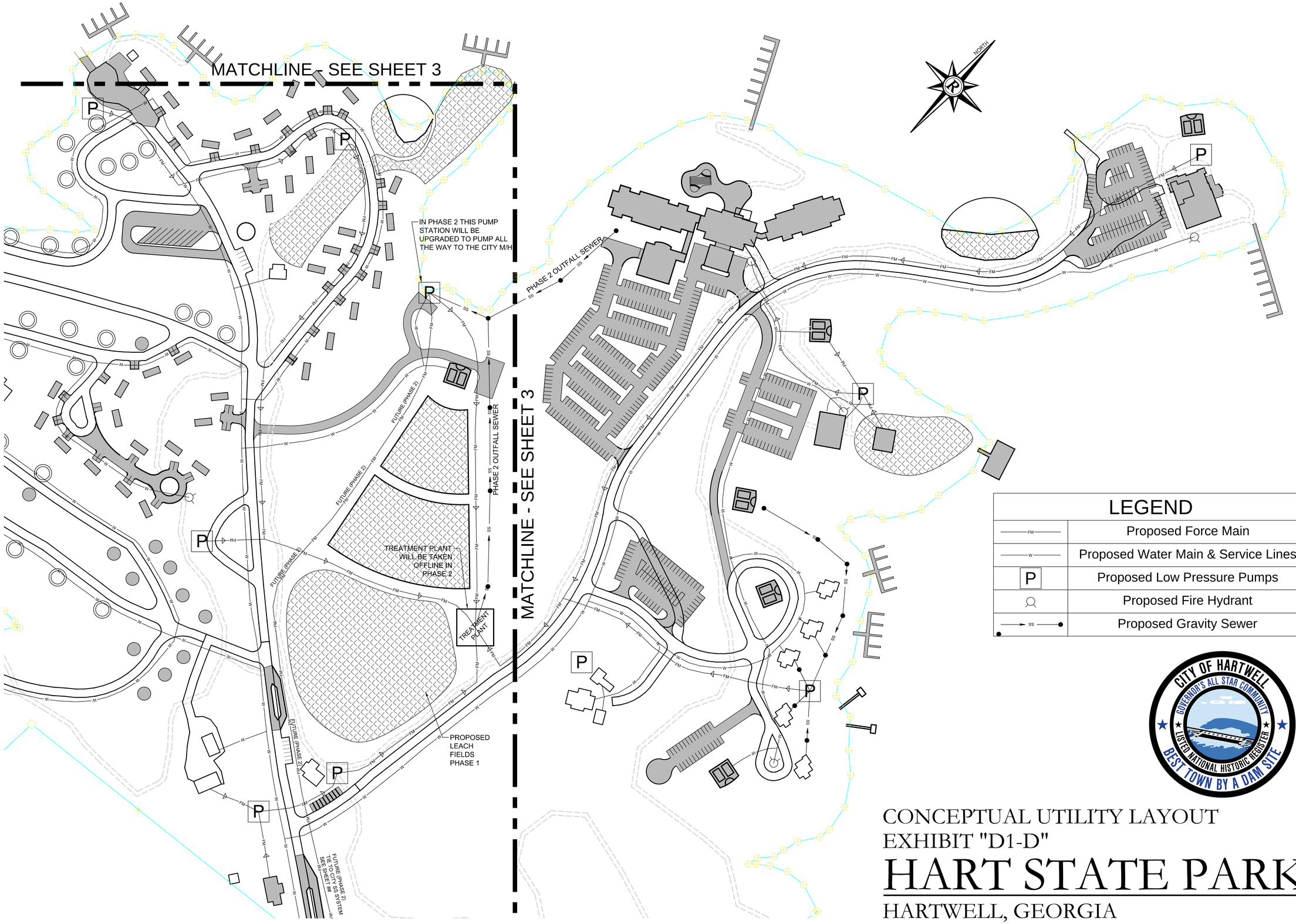
GRAPHIC SCALE
50' 0' 100' 200'

SHEET 3 OF 4

DATE: 10/29/15
SCALE: 1"=100'
JOB NO. C215020.HSP
DWG NO. *-UTIL.dwg
DRAWN BY: WCD



CONCEPTUAL UTILITY LAYOUT
EXHIBIT "D1-D"

HART STATE PARK

HARTWELL, GEORGIA

Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

CONCEPTUAL UTILITY LAYOUT – EXHIBIT "D1–D"
FOR:
HART STATE PARK
CITY OF HARTWELL
HART COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
		REVISIONS

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GRAPHIC SCALE
50' 0' 100' 200'

SHEET 4 OF 4

DATE: 10/29/15
SCALE: 1" = 100'
JOB NO. 6215020.HSP
DWG NO. *.UTIL.dwg
DRAWN BY: WCD

APPENDIX B:

SITE PHOTOGRAPHS

Hart State Park – Existing Conditions Photographs

Photo 1: Entrance drive into the park.

Photo 2: Existing entrance kiosk.

Photo 3: Ranger Residence 1 located near the park entrance.

Photo 4: Ranger Residence 2 located on the east side of the park.

Photo 5: Existing bath/concession structure at boat launch area.

Photo 6: Lawn/picnic and grassed trail near boat launch area.

Hart State Park – Existing Conditions Photographs

Photo 7: Existing boat ramp.

Photo 8: Walking path and eroded shoreline adjacent to boat launch.

Photo 9: Typical open pavilion on the park.

Photo 10: Cricket Theater located on central portion of the park.

Photo 11: Waterfront tent camping area.

Photo 12: Playground and information kiosk.

Hart State Park – Existing Conditions Photographs

Photo 13: Cottages located on the east side of the park.

Photo 14: Another view of cottages, which are in poor condition.

Photo 15: Former beach area near playground and boat launch.

Photo 16: RV Campground area.

Photo 17: Storage building in maintenance area.

Photo 18: Location of existing UST and dispenser – out of use.

Hart State Park – Existing Conditions Photographs

Photo 19: Example of lawn area on the park, near boat launch area.

Photo 20: Example of forested areas on the park.

Photo 21: Typical walking/nature trail on the park.

Photo 22: Seepage wetland located on the southern edge of the park.

Photo 23: Stream located on the southern edge of the park.

Photo 24: Pedestrian bridge crossing lake inlet and stream.

APPENDIX C:

MARKET STUDY

Market Study

Market Study for proposed Tourism Development at Hart State Park

Prepared For:
Mr. David Aldrich
City Manager
City of Hartwell
456 East Howell Street
Hartwell, GA 30643

Prepared By:
PKF Consulting USA, LLC
3475 Lenox Road
Suite 720
Atlanta, Georgia 30326

Date of the Report:
July 21, 2014

PKF CONSULTING USA
www.pkfc.com

21613

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SECTION I – INTRODUCTION AND METHODOLOGY

INTRODUCTION

In April 2014, the City of Hartwell engaged PKF Consulting USA, LLC to conduct a market study to assess the market potential to attract private interest for the potential development of a lodging facility at Hart State Park also known as Hart SORA. The Subject site is located on Lake Hartwell in Hartwell, Georgia within Hart County. This report presents a narrative of the market study's findings, conclusions, and recommendations. While the Subject site exhibits significant strengths and opportunities, an RFP to attract private hotel developers will be unsuccessful in the current market, without significant levels of public subsidy. The seasonality of demand, the performance of the hotels in the competitive market, and the lack of existing supporting amenities would result in returns that are below the requirements of a typical hotel developer. The property today lends itself to the potential development of cabins/cottages, campgrounds, a supporting lakeside restaurant, and outdoor leisure amenities. This report presents the supporting documentation for this conclusion.

METHODOLOGY

We visited the Subject site and toured the market area in April 2014. We subsequently completed the following market analysis procedures:

- We performed an evaluation of the market area for the successful operation of a lakeside hotel.
- We performed an in-depth evaluation of the market area for the successful operation of lakeside cabins and campgrounds.
- We investigated potential demand on a local, regional and national scale to determine potential levels of use for the cabins and campgrounds, by identifying key demand generators and seasonality.
- We reviewed the national RV Park and campground operation lodging trends and how it may relate to cabins/campgrounds in northeast Georgia.
- We interviewed operators of the most comparable cabins/campgrounds in the northeast Georgia market to improve our understanding of the actual performance of the existing providers in the area.

- We also assessed the competitive appeal of the Subject location relative to that of the existing lakeside cabins and campgrounds within the market and to major demand generators in the area.

- We recommended the facilities for the Project such as cabins, leisure and support amenities.

The following key assumptions were necessary to perform our analysis:

- Because of the closure of the five cabins in 2009 at Hart State Outdoor Recreation Area (SORA), we understand that the facilities are in need of significant renovations and upgrades to repair existing problems, comply with ADA and building code regulations, and enhance the guest experience. These are necessary to insure the lodging facilities are competitive with comparable facilities in the area.

- If the five cabins are not restored, we can assume they will be demolished and replaced with new cabins.

- The campgrounds at Hart SORA will remain with 62 Tent/Trailer/RV campsites, boat ramp/dock/private boats, waterskiing, nature and bike trails. However, upgrades to the current amenities and addition of new amenities are essential to creating Hart SORA as a destination park.

- The City of Hartwell will offer a long-term lease to an experienced hotel developer who will be responsible for financing, constructing and operating the lodging and recreational facilities. Through aggressive sales, marketing, revenue management, efficient use of staff, and expense control, the developer will maximize profitability and asset value while insuring the highest standards of guest satisfaction.

- Comparable Georgia state parks were analyzed to determine the most supportive facilities for the Subject site. The comparable parks analyzed are similar to Hart SORA in terms of the number of cabins/cottages, pricing, seasonality and location. Based on our experience, it is reasonable to assume that after completing the new development, the needed upgrades and hiring a competent management company, the improved Hart SORA can perform as well as or better than the comparable parks.

- The Subject site will both be open and fully operational within two years and we presume there will be no significant change in the competitive position of the lodging industry in the market area from that set forth in this report.

SECTION II – EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

The following market study is conducted to assess the market potential to attract private interest for the potential development of a lodging facility at Hart State Park also known as Hart State Outdoor Recreation Area (SORA) or Hart SORA. The principle findings, conclusions and recommendations concerning the Project are listed below: Area Review, Neighborhood Review, Site Analysis, Cabin and Campsite Market Analysis, and Conclusion. Subsequent sections in this report provide the support and rationale that underlie the following highlights.

Area Review

The Subject site, Hart SORA, is located on Lake Hartwell in Hartwell, Georgia within Hart County. The lake is located in two states (Georgia and South Carolina) and six counties (Georgia: Hart, Franklin, and Stephens Counties; South Carolina: Anderson, Oconee, and Pickens Counties). The Hart area population is projected to grow through 2025. Hart County's unemployment rates have continuously been declining since the peak of the economic recession in 2009. Hart SORA is well located within a two hour drive of major population centers. Popular tourist attractions include water sports, fishing, boating and camping on Lake Hartwell. University and college students from Georgia and South Carolina generate demand for Lake Hartwell and its lakefront parks/campgrounds and outdoor recreation. The campgrounds and recreation/picnics areas are used for family reunions, church or company picnics, and group meetings. Lake Hartwell is home to various events such as the antique boat festival, fishing tournaments, and sailing regattas and as a result has developed as a fishing and boating destination. The 2015 Bassmaster Classic will be held at the future mega-ramp development of Green Pond Landing in South Carolina. Boating and fishing event centers, including the mega-ramp at Tugaloo Georgia State Park, serve as significant demand generators for the area. With the market area's continued population growth and overall economic improvement, Lake Hartwell and the Hart area's affordable attractions will continue to generate leisure and group demand business.

Neighborhood Review and Site Analysis

Hart SORA, the Subject site, is located about two miles from downtown Hartwell, Georgia. The 147-acre outdoor recreation facility currently operates from March 15th through September 15th; only 6 months out of the year. This state park had to close their 5 cottages in 2009. It currently operates as a self-registration campground offering 62 tent/trailer /RV campsites and 16 walk-in campsites with prices ranging from $19 to $26. Hart SORA does not allow advanced bookings and the lack of park attendants

negatively affects the visitor experience. Hartwell Marina is a commercial marina on Lake Hartwell nearby Hart SORA. It offers the following: boat launch ramp, courtesy dock, restrooms, drinking water, handicap facilities, picnic areas, shower/house, marina pump station, and store/concession. The Subject is suitable for development of a privately operated lake Destination Park offering various leisure, camping, outdoor and water activities that will generate significant additional visitation and economic impact to the area.

Cabin & Camping Market Analysis

According to the Recreation Vehicle Industry Association (RVIA), more than nine million American households own an RV (the highest level ever recorded) representing a 16 percent increase since 2001 and a 64 percent gain since 1980. The affordable vacationing trend, RVing and connecting with the outdoors is expected to remain strong given the current economic climate. Primary competitors are those that are expected to compete directly with the Subject due to their location and seasonality (low season: December-March and high season: April-November). The Subject, Hart SORA, and Blackrock Mountain State Park are the only seasonal parks within the primary competitive market that includes Georgia State Parks with lakeside cabins/cottages mainly located in the northeast region. The number of cabins/cottages range from 3 to 35 with various configurations of one to three bedrooms and pet friendly accommodations. The primary competitive market cabin prices range from $100 to $145 (low season) and $125 to $165 (high season). Cabin prices are usually higher during Golf Masters Week in Augusta (Georgia), a significant demand generator for the area. The number of tent/trailer/RV campsites range from 25 to 165 with the majority of sites being 40 or 50 feet with a cost ranging from $19 to $32. The campsites usually offer supplies/groceries, ice, firewood and a gift shop. The majority offer sporting activities (golfing, volleyball and tennis), nature/ hiking trails and several offer biking trails, while equestrian trails are limited. Hart SORA offers the lowest pricing for both tent sites ($19) and RV sites ($26).

According to interviews with management of the primary competitive parks, there is a strong demand for cabins and tent/trailer/RV campsites in the market. This demand has led several of the parks to increase or upgrade their facilities. The parks for which we were able to review financial statements operated profitably, despite the fact that there was minimal revenue management. We conclude that there is sufficient demand in the market to expand the facilities at Hart State Park/Hart SORA. The Subject may benefit

from a private operator, who could add value by improving the supporting amenities and introducing revenue management pricing strategies during peak demand periods.

The Project is expected to compete principally with the following Georgia State Parks: Amicalola Falls State Park & Lodge, Unicoi State Park & Lodge, Black Rock Mountain State Park, Don Carter State Park (on Lake Lanier), Elijah Clark State Park, Fort Yargo State Park, Richard B. Russell State Park, Smithgall Woods State Park, Tugaloo State Park, Vogel State Park, A.H. Stephens State Historic Park and Mistletoe State Park. The major characteristics of the primary competing parks (excluding lodges) are presented on following chart.

PRIMARY COMPETITVE MARKET PROFILE																						
					Cabin/Cottages		Camping					Water Activities						Outdoor		Sports	
	City	Number of Cabins & Cottages	Number of Bedrooms	Amenities	Lowest $	Highest $	Tent/Trailer/ RV Campsites	Cost (Tent/RV site)	RV Pull-Through Sites	Maximum RV Length (feet)	Supplies/Groceries (C) Ice (I) Firewood (F) Gift Shop (G)	Lake (Total Acres)	**Fishing:** Lake (L) Stream/River (S) Saltwater (s)	**Swimming:** Pool (P) Beach (B) Splash Pad (S)	**Boat Rental:** Fishing (F) Kayak (K) Canoe (C) Pedal (P) Paddleboard (p)	Boat Ramp (R) Dock (D) Private Boats Okay (P) Limits on Motors (L)	Waterskiing (W) Marina (M)	**Trails:** Nature (N) Hiking (H) Bike (B) Multi-Use (M)	Equestrian Trails (T) Stalls (S)	Golf (G) Disc Golf (D) Mini Golf (M)	Tennis (T) Volleyball (V)
Current site: Hart SORA	**Hartwell**	**5 (closed)**	**NA**	**NA**	**NA**	**NA**	**62**	**$19-$26**	**30**	**40**	**NA**	**55,590**	**L**	**-**	**-**	**RDP**	**W**	**NB**	**-**	**-**	**-**
GA State Parks (Lakeside Cabins/Cottages)																					
Northeast																					
Black Rock Mountain State Park (open Mar.- Nov.)	Mountain	10	2 & 3	TV	$130	$150**	44	$27-$30	NA	25	CIFG	17	L	-	-	PL	-	NH	-	-	-
Don Carter State Park on Lake Lanier	Gainesville	8	2	TV	$125	$250	44	$25-$29	NA	50	CIFG	38,000		B	-	RDP	W	H	-	-	-
Elijah Clark State Park	Lincolnton	20	2	TV	$125	$135**	165	$25-$28	68	40	CIFG	71,100	L	B	C	RP	W	NH	-	M	V
Fort Yargo State Park	Winder	3	2	TV	$130	$130	50	$28-$30	7	50	CIFG	260	L	B	FCPp	RDPL	-	NHB	-	D	TV
Richard B. Russell State Park	Elberton	20	1 & 2	TV/Wifi	$145	$165**	28	$27-$30	6	35	IF	26,650	L	B	CP	RDP	W	NHB	-	GD	-
Tugaloo State Park on Lake Hartwell	Lavonia	20	2	TV	$145	$145	105	$25-$32	25	35	CIFG	55,590	L	B	KC	RPD	W	NH	-	M	TV
Vogel State Park	Blairsville	35	1 & 2	TV/ Wifi	$100	$185	105	$27-$30	17	40	CIFG	22	LS	B	KP	PL	-	NH	-	M	V
Central																					
A.H. Stephens State Historic Park	Crawfordville	4	2	TV	$115	$125**	25	$24-$26	10	50	IFG	41	L	-	FP	RPL	-	NH	TSA	-	-
Mistletoe State Park	Appling	10	2	TV	$140	$150**	92	$25-$28	22	40	CIF	71,000	L	B	C	RDPL	W	NHB	-	-	V

**Seasonality: Low (Dec. -March) / High (April-Nov); **higher during Masters Week*

NA: Not Applicable

Source: PKF Consulting USA, LLC; individual property management and www.GeorgiaStateParks.org

Conclusion

The proposed Project is expected to have the following facilities and amenities:

- The Project could support a total of 20 cabins ranging in price from $125 to $200, based on 2014 dollars.
- Because of the closure of the five cabins at Hart SORA, we understand that the facilities are in need of significant renovations and upgrades to repair existing problems, comply with ADA and building code regulations, and enhance the guest experience. These are necessary to insure the lodging facilities are competitive with comparable facilities in the area.
- A selective number of cabins will be pet friendly with a maximum of two pets allowed per cabin. Guests will have to pay a pet fee (usually is $40 to $45).
- Cabin amenities: each cabin has lake access and lake views, a fireplace, cable TV, Wi-Fi, patio/porch, central heat and air, a full kitchen (with dishwasher, refrigerator, microwave, and stove/oven), an outdoor grill and a picnic table. All linens, towels, pots and pans, tableware, glassware, and utensils are provided.
- Maintain and upgrade the current Hart SORA that includes 62 tent/trailer/RV campsites, offers fishing on the lake, boat ramp/dock, waterskiing, nature/biking trails, and playground.
- RV campsite upgrades would include larger pads, deeper turning radius, and 50 amp service.
- Campsite gift shop with camping supplies/groceries, ice/firewood and souvenirs.
- Consider offering a fishing pier, a marina pump station, yurts, camper cabins, paddle-in tent campsites, primitive backcountry campsites, pioneer camping, group camping, enclosed group shelters, picnic shelters, and picnic sites.
- Offer bike rentals, small boat rentals (for fishing, kayaking, canoeing, and/or paddle boarding) and large boat rentals (in partnership with Hartwell Marina).
- Offer geocaching which is enjoyed by adults and children. (Geocaching is an outdoor recreational activity of searching for a hidden prize via a GPS or smartphone with a GPS app.)
- Zip lines and other revenue generating activities.
- Lakefront restaurant and bar with banquet/meeting room. It is important that the restaurant be accessible from courtesy docks on the water.
- Sufficient parking

The facilities and amenities described above combined with the premier lake location are expected to give the Subject a competitive advantage over other area parks in attracting tourism demand. The Subject is expected to achieve revenues similar to or better than comparable parks as a result of the improved product (new quality cabins with premium lakeside views, upgraded campsites and outdoor recreation), and professional management that applies strategic revenue management practices to maximize revenue generation. Private operators can be sourced to operate restaurant, campsites, cabins, and other revenue generating amenities. This proposed development will have a positive impact on tourism for the city and the surrounding communities.

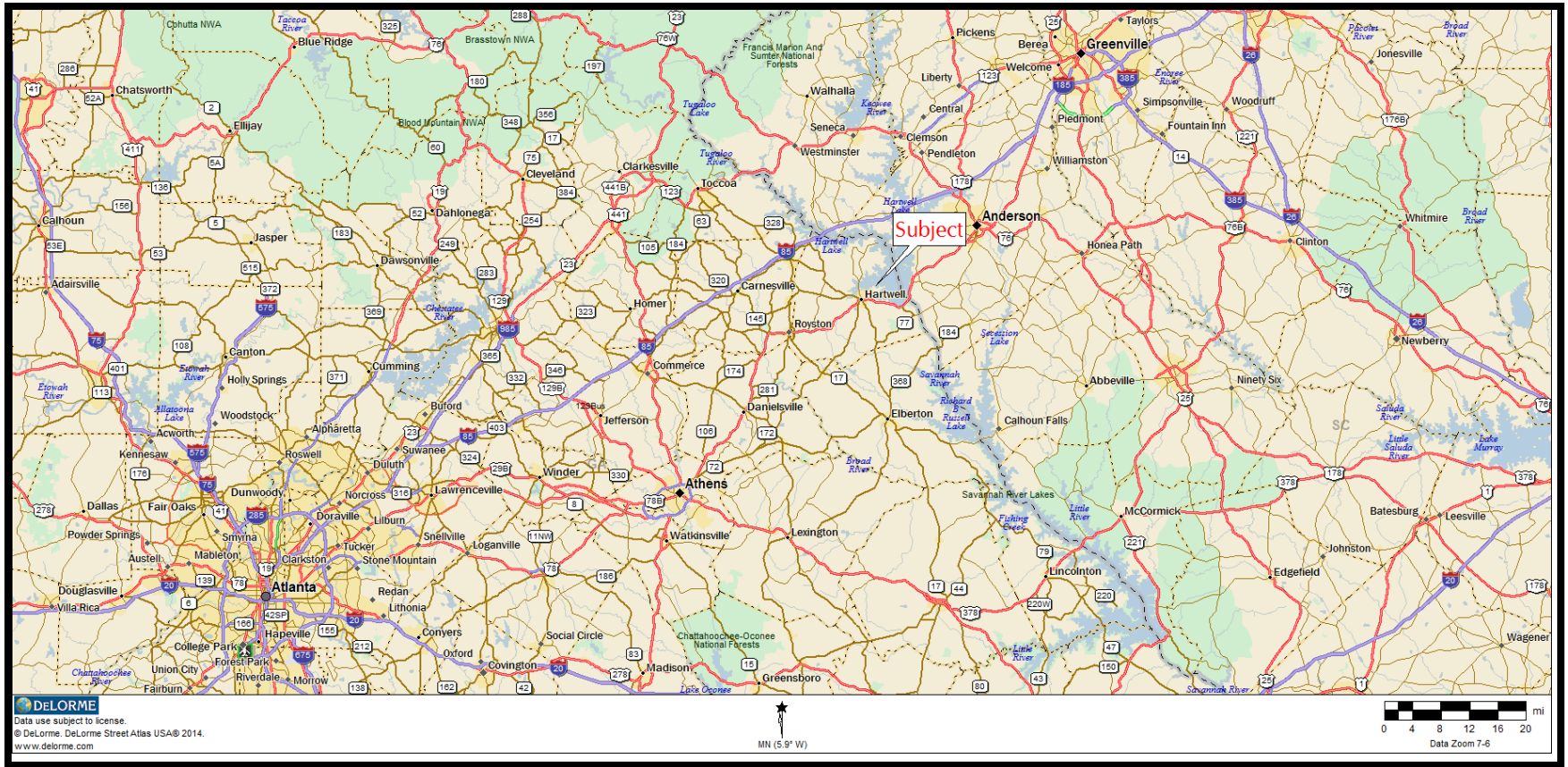
It is our finding that the Lake Hartwell market will currently support cabins/cottages, traditional and higher-end recreational vehicle campgrounds, a lakeside restaurant with adequate courtesy docks, and other outdoor leisure amenities. It should be noted that a hotel or lodge component might become feasible in the future once additional supporting amenities, such as those discussed in this report, are in place and Hart SORA and the City of Hartwell has established itself as a tourist destination. The City of Hartwell should nonetheless plan for the ultimate development of a hotel in its land use plan, infrastructure planning, and environmental assessments that will be undertaken as part of this action. Recognizing ground leases through governmental entities are not attractive to many resort developers, it important that the City of Hartwell be in a position to offer favorable lease terms in order for the private sector to finance, construct, and operate the lodging and recreational facilities without subsidy. Lease agreements should list hotel development as a permitted use and include a renewable lease term of fifty-years with provisions that enable the lease to be financeable. A hotel developer considering the opportunity would view the length of the lease as being an important factor, and would be unlikely to undertake the project unless a financeable, long term lease (50 years) could be established.

SECTION III – AREA REVIEW

INTRODUCTION

Hart SORA on Lake Hartwell is located in the City of Hartwell, Georgia within Hart County. The lake is located in two states (Georgia and South Carolina) and six counties (Georgia: Hart, Franklin, and Stephens Counties; South Carolina: Anderson, Oconee, and Pickens Counties). Hart County is surrounded by three Georgia Counties: Franklin County, Madison County and Elbert Counties and two South Carolina counties (separated by Lake Hartwell) Oconee County to the north and Anderson County to the east. Hart County is surrounded by a dense population from the counties mentioned. Oconee County, SC is a Micropolitan Statistical Area known as Seneca, South Carolina with a 2010 population of about 74,000. Anderson is part of the larger Metropolitan Statistical Area: Greenville-Anderson-Mauldin, SC with approximately an 824,000 population in 2010. Additionally, south of Hart County is Athens-Clarke County, GA Metropolitan Statistical Area, which is made up of four counties: Madison, Clarke, Oconee, and Ogelthorpe with a 2010 population of 193,317.

The following map illustrates the location of the Subject site (Hart SORA) in relation to the other major cities in the region, such as Atlanta, Athens, Anderson and Greenville.



PKF CONSULTING USA

REGIONAL MAP

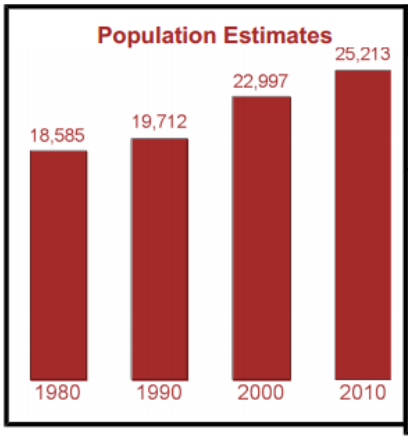
ECONOMIC AND DEMOGRAPHIC OVERVIEW

Population

According to the US Census Bureau from 2000 to 2010, the City of Hartwell and Hart County had experienced a population growth of 5.2 percent and 9.6 percent, respectively. The table below displays the population summary of the City of Hartwell, Hart County, the State of Georgia and the United States.

Population Summary			
	2000	2010	% Change
City of Hartwell	4,249	4,469	5.2%
Hart County	22,997	25,213	9.6%
State of Georgia	8,186,453	9,687,653	18.3%
Unites States	281,422,000	308,745,538	9.7%
Source: US Census Bureau			

The projected 2025 population for Hart County is 32,120, a 27.4 percent increase for the period 2010 to 2025. Hart Area includes the surrounding counties of Hart County including Franklin, Madison and Elbert Counties. The Hart Area population is projected to grow through 2025 by 17.8 percent.



Population

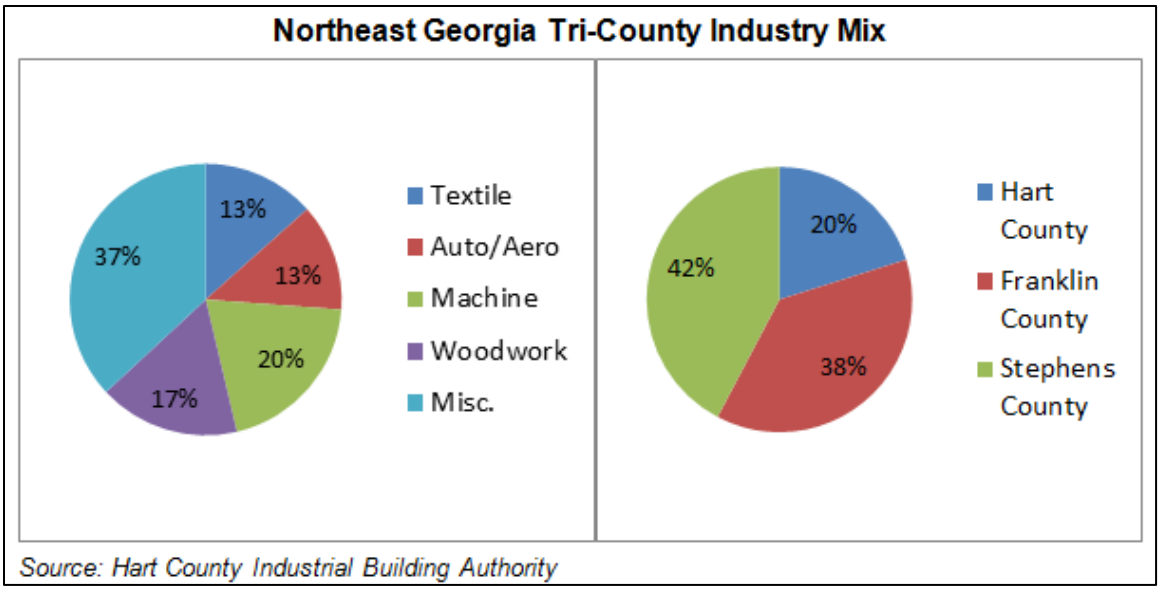
	2010 Census	2013 Rank	2013 Estimate	% Change 2010-2013	2025 Projected*	% Change 2010-2025
Hart	**25,213**	**72**	**25,446**	**0.9**	**32,120**	**27.4**
City of Hartwell	4,469					
Hart Area	**352,980**		**360,797**	**2.2**	**415,686**	**17.8**
Georgia	9,687,653		9,992,167	3.1	13,426,590	38.6
United States	308,745,538		316,128,839	2.4	349,439,199	13.2
Anderson, SC	185,414		190,641	2.8	208,820	12.6
Oconee, SC	71,983		75,045	4.3	87,500	21.6

Source: Population Division, U.S. Census Bureau, *Governor's Office of Planning and Budget.

Employment

According to Hart County Industrial Building Authority, there are about 149 private companies within Northeast Georgia Tri-County (Hart County, Franklin and Stephens) presenting the following industries: Textile, Auto/Aero, Machine, Woodwork and Misc. Hart County represents 20 percent of the total companies with half of the companies

employing 50 or more people within the industries mentioned above. The following chart illustrates the Northeast Georgia Tri-County Industry Mix.



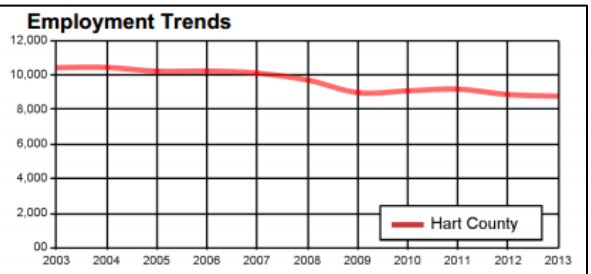
The total labor force for Hart County in 2013 was approximately 9,800 with a 10.1 percent unemployment rate, which is higher than the Hart area, Georgia, and national unemployment rates. However, Hart County's unemployment rates have continuously been declining since the peak of the economic recession in 2009. The following chart further illustrates Labor Force Activity in 2013 for: Hart Area, South Carolina's bordering counties (Oconee and Anderson), the State of Georgia, and the United States.

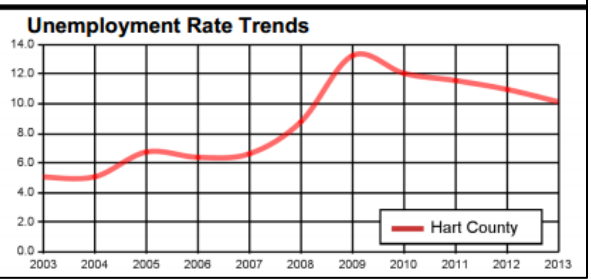
Labor Force Activity - 2013

	2013 ANNUAL AVERAGES			
	Labor Force	Employed	Unemployed	Rate
Hart	9,761	8,777	984	10.1%
Elbert	8,848	7,930	918	10.4%
Franklin	9,741	8,819	922	9.5%
Madison	16,027	15,101	926	5.8%
Hart Area	**44,377**	**40,627**	**3,750**	**8.5%**
Georgia	4,767,323	4,378,029	389,294	8.2%
United States	155,389,000	143,929,000	11,460,000	7.4%
Anderson, SC	86,959	81,063	5,896	6.8%
Oconee, SC	31,554	29,036	2,518	8.0%

Note: This series reflects the latest information available. Labor Force includes residents of the county who are employed or actively seeking employment.

Source: Georgia Department of Labor; U.S. Bureau of Labor Statistics.

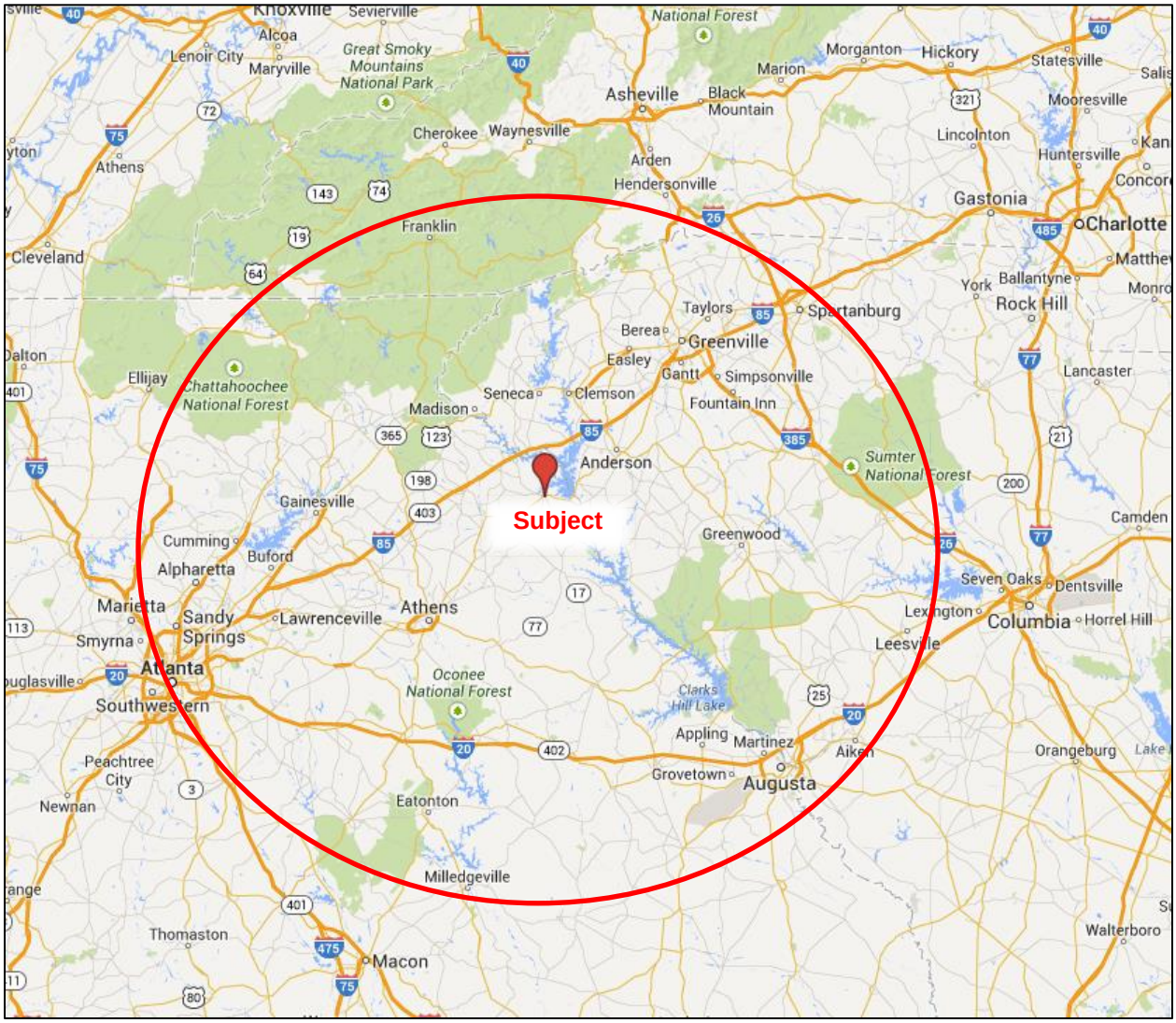




TRANSPORTATION

Highway

Primary access to the City of Hartwell is by US Highway 20, which links Hartwell to Anderson (South Carolina), 25 miles to the northeast, and Athens (Georgia), 45 miles to the southwest. Regional access to the area is by Interstate 85 via State Route 366 or Lavonia Highway. The area is also served by various State Routes: 51, 77,172 and 8. The City of Hartwell is approximately 110 miles from Downtown Atlanta, 58 miles from Clayton, 70 miles from Gainesville, 100 miles from Augusta, 90 miles from Spartanburg (SC), and 62 miles from Greenville (SC). The following map shows a 110 mile radius or approximately two hours driving distance from the City of Hartwell.



Source: Google Maps

Air Transportation

The City of Hartwell is approximately 121 miles from Atlanta's Hartsfield Jackson International Airport, which is the busiest airport in the world by passenger volume as well as by number of flights. Franklin-Hart County Airport, located in Canon, Georgia, is about 17 miles west of Hartwell. The Franklin-Hart County Airport's main runway expansion (from 3,500 feet to 5,000 feet) was completed as a result of Air Georgia's grant program, created to assist rural airports expand and attract new industry. Other regional airports closest to the City of Hartwell are in South Carolina: Anderson Regional Airport (about 25 miles northeast) and Oconee County Regional Airport in Seneca (about 40 miles north).

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TOURISM, ARTS, AND RECREATION

Attractions

The City of Hartwell's popular tourist attractions include various events, venues and activities in and around Hartwell including the following:

- **Lake Hartwell Activities:** camping, boating, fishing, swimming, waterskiing, and picnicking
- **Mega-ramp** (on Lake Hartwell at Tugaloo State Park): Hosts fishing tournaments and gives boaters and anglers greater access to Lake Hartwell, including six boating lanes, ample parking, and restrooms (open year round)
- **Lake Hartwell Events:** antique boat festival, fishing tournaments, sailing regattas, wakeboard and water craft exhibitions
- **Bluegrass Express in Hartwell:** (every Saturday) local/regional bands perform.
- **Hunting:** limited to certain areas based on seasonality
- **Golfing:** Cateechee Golf Course, Hartwell Golf Club and Golf Masters Week in Augusta (Georgia)
- **Downtown Historic Hartwell:** shopping, antique shops, and walking tours
- **Hartwell Arts & Entertainment:** Art Center, Hart County Community Theatre and Savannah River Productions
- **Museums:** Hart County Historic Museum and Ty Cobb Museum
- **Trails:** Hart County Quilt Trail, Hartwell Dam Walking Trail and the Tri-County Antique Trail
- **Other venues:** Hart County Farmers Market and Hart County Botanical Garden
- **Upcoming attractions:** In Anderson County, South Carolina, a $4.1 million mega-ramp development at Green Pond Landing on Lake Hartwell will include 168 trailer parking spaces and 100 more for day visitors. The 34-acre site is on land leased from the Corps of Engineers. Upon full completion in December 2014, on-site amenities will include a staging area for tournament weigh-in, drive-thru weigh-in lane, courtesy and weigh-in docks, pavilions, bathroom facilities, terraced amphitheater, kayak / canoe launch, and fish habitat enhancements through the South Carolina Department of Natural Resources. The 2015 Bassmaster Classic will be held at this new fishing event center.

Education

The three major universities closest to the area are University of Georgia in Athens (GA), Clemson University (SC), and Anderson University (SC). For the 2013 fall semester, University of Georgia enrolled a total of approximately 26,270 undergraduate

students and about 8,250 graduate students. Clemson University enrolled a total of approximately 16,600 undergraduate students and about 4,400 graduate students. Anderson University has a total student population of about 3,000. In addition, there are various colleges near Hartwell that are located within Georgia (Emmanuel College, North Georgia Technical College, Athens Technical College, & Lanier Technical College) and South Carolina (Forrest College, Tri-County Technical College, Greenville Technical College, Brown Mackie College-Greenville, Virginia College, & Greenville Technical College). Many students enjoy swimming, sailing and fishing on Lake Hartwell. Therefore, these universities and colleges generate demand for Lake Hartwell and its lakefront parks/campgrounds and outdoor recreation.

Parks and Recreation

According to Hart County Chamber of Commerce, there are 250 campsites in the area; approximately 85 percent are lakeside rentals. Recreation areas and campgrounds offer a range of activities:

- **Hart County Recreation Department:** Tennis, playgrounds, basketball, batting cages, baseball/softball fields, and picnic shelters.
- **YMCA of Georgia's Piedmont:** various activities for adults and kids including wellness and fitness classes.
- **Paynes Creek Campground** (open May-September): 44 sites (37 are lakeside sites) with water and electric hook-ups (50-amp service), shower/restrooms throughout the park, dump station, playgrounds, swim beaches, dock/ boat ramp, and a SORBA 9.5 mile hiking/bicycling trail is accessible from the campground
- **Big Oaks Recreation Area on Hartwell Dam**: playground, picnic area, biking, restrooms, boat ramp, accessible facilities, and Visitor Center (that shows a film on building of the Hartwell Dam).
- **Hart State Park/ Hart State Outdoor Recreation Area (SORA):** a detailed discussion will be in the Site Analysis section of this report.
- **Elrod Ferry Recreation Area (US Highway 29):** boat ramp, dock, restrooms, picnic area, playgrounds, volleyball court, swimming beaches and accessible facilities.

A list of Georgia lakes operated by the U.S. Army Corps of Engineers (USACE) is shown below, including the various amenities: lodging, campsites, picnic sites/shelters, playgrounds, trails, golfing, marinas and boating.

U.S. Army Corps of Engineers: Lakes in Georgia

Corps Operated ● Non-Corps Operated ■ Both Corps and Non-Corps Operated ▲

		Boat Ramps	Campsites - Electric Hookups	Campsites - Pull Through	Campsites - Tent	Campsites - Group	Campsites - Water Hookups	Campsites - Sewer Hookups	Sanitary RV Dump Stations	Showers	Lodging	Picnic Sites	Group Picnic Shelters	Picnic Shelters	Playgrounds	Designated Swim Areas	Motorized Trails (Motorcycles, etc.)	Non-Motorized Trails	Bicycle Trails	Horse Trails	Visitor Information Centers	On-Site Education Programs	Amphitheater	Disc Golf Courses	Fish Cleaning Stations	Groceries	Water Sport Equipment Rental	Marina
1	Allatoona Lake	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	■	▲	▲	▲	▲	▲		▲	▲		▲	■	▲	■		■	■	■
2	Carters Lake	●	●	●	●	●	●	●	●	●	●	■	●	●	●	●	●		●	●		●	●	●			■	■	●
3	George W. Andrews	●	●	●	▲	●		●					●	●	▲					●							●		
4	Hartwell Lake	▲	▲	▲	▲	▲	▲	■	▲	▲	■	▲	■	▲	▲	▲			▲	▲		▲	▲	▲	■		■	■	■
5	J. Strom Thurmond Lake	▲	▲	▲	▲	▲	▲		▲	▲	■	▲	▲	▲	▲	▲			▲	▲	●	▲	■	▲	■	▲	■	■	■
6	Lake Seminole	▲	▲	▲	▲	▲	▲	■	▲	▲	■	▲	▲	▲	▲	■			▲			●	■	▲		▲		■	■
7	Lake Sidney Lanier	▲	▲	▲	▲	■	▲		▲	▲	■	▲	▲	▲	▲	▲					■	●	■	●			■	■	■
8	Richard B. Russell Lake	■	■	■	■		■		■	■	■	▲	▲	▲	■	■			■	■	■	▲	■	▲	■	■	■	■	■
9	Walter F. George	●	●	●	●	●	●		●	●	■	●	●	●	●	●			●			●				●	■	■	■
10	West Point Lake	▲	▲	▲	▲	▲	▲	■	▲	▲	■	▲	▲	●	▲	▲			▲	▲	■	●	●	●		■		■	■

Source: www.CorpsLakes.us

The U.S. Army Corps of Engineers (USACE) has 17 picnic shelters at Lake Hartwell in Georgia and South Carolina. These are used for family reunions, church or company picnics, and group meetings. Majority of the picnic shelters and day use areas are lakefront and feature cooking grills, tables, electrical outlets, and shelter lighting. These facilities have nearby restrooms, potable water, playgrounds and boat launching ramps. Price ranges for picnic shelters are from $40 to $80 per day. The day use area, located at River Forks, is $150 per day. Reservations must be made at least 3 days in advance and can be made up to 360 days in advance. The shelters located in Hart County are identified by the red box in the chart below.

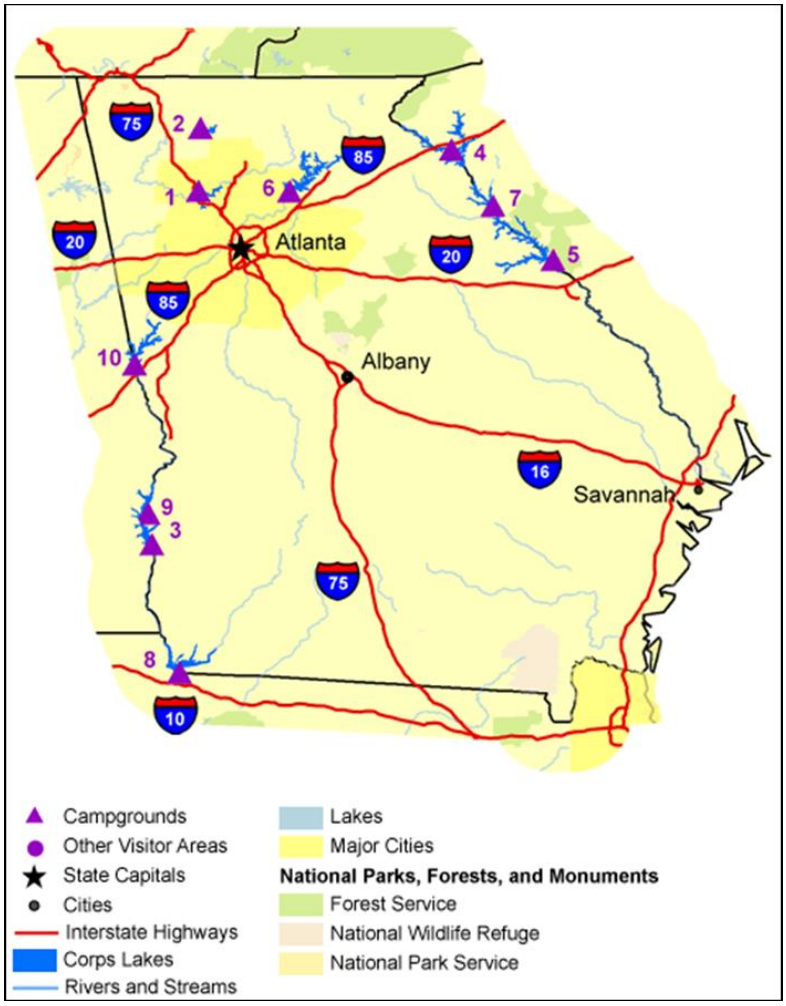
SHELTER RESERVATION INFORMATION

Location	County	Cost	Use Fee	Tables	Max Occupancy	Electric / Water	Grills	Boat Ramp	Beach	Play Area	Handicap Access	Toilet
Big Oaks	Hart	$80	N	26	264	Y	4	Y	N	Y	Y	Y
Broyles	Anderson	$40	Y	6	36	Y	1	Y	Y	Y	N	Y
Elrod Ferry #1	Hart	$40	Y	10	60	Y	2	Y	Y	Y	Y	Y
Elrod Ferry #2	Hart	$40	Y	15	90	Y	2	Y	Y	Y	Y	Y
Poplar Springs	Franklin	$40	Y	8	48	Y	1	Y	N	N	N	Y
River Forks #1	Anderson	$40	Y	8	48	Y	1	Y	Y	Y	Y	Y
River Forks #2	Anderson	$40	Y	4	32	Y	2	Y	Y	Y	Y	Y
River Forks Loop A*	Anderson	$110*	Y	4	122	Y	2	Y	Y	Y	Y	Y
Singing Pines #1	Anderson	$40	Y	4	50	Y	1	Y	Y	Y	Y	Y
Singing Pines #2	Anderson	$40	Y	8	48	Y	2	Y	Y	Y	Y	Y
Twin Lakes #1	Pickens	$40	Y	3	36	Y	1	Y	Y	Y	Y	Y
Twin Lakes #2	Pickens	$40	Y	12	72	Y	2	Y	Y	Y	N	Y
Twelve Mile #1	Pickens	$40	Y	6	36	Y	1	Y	Y	Y	Y	Y
Twelve Mile #2	Pickens	$40	Y	8	48	Y	1	Y	Y	Y	Y	Y
Weldon Island	Anderson	$40	N	8	48	Y	1	Y	N	N	N	Y

* River Forks Loop A – Contains River Forks Shelter #2, grills, several individual picnic sites, two playgrounds, beach and comfort station. Open areas throughout the park also allow for games and other activities. River Forks Loop A may only be reserved by reserving River Forks Shelter #2 through NRRS and then contacting the Hartwell Lake office at 888-893-0678 to reserve the entire Loop A for an additional charge of $110. Please note River Forks Loop A is not available for reservations during the following holiday periods: Memorial Day, July 4th and Labor Day.

The following maps illustrate USACE's campgrounds, lakes and recreation areas located in Georgia and South Carolina.

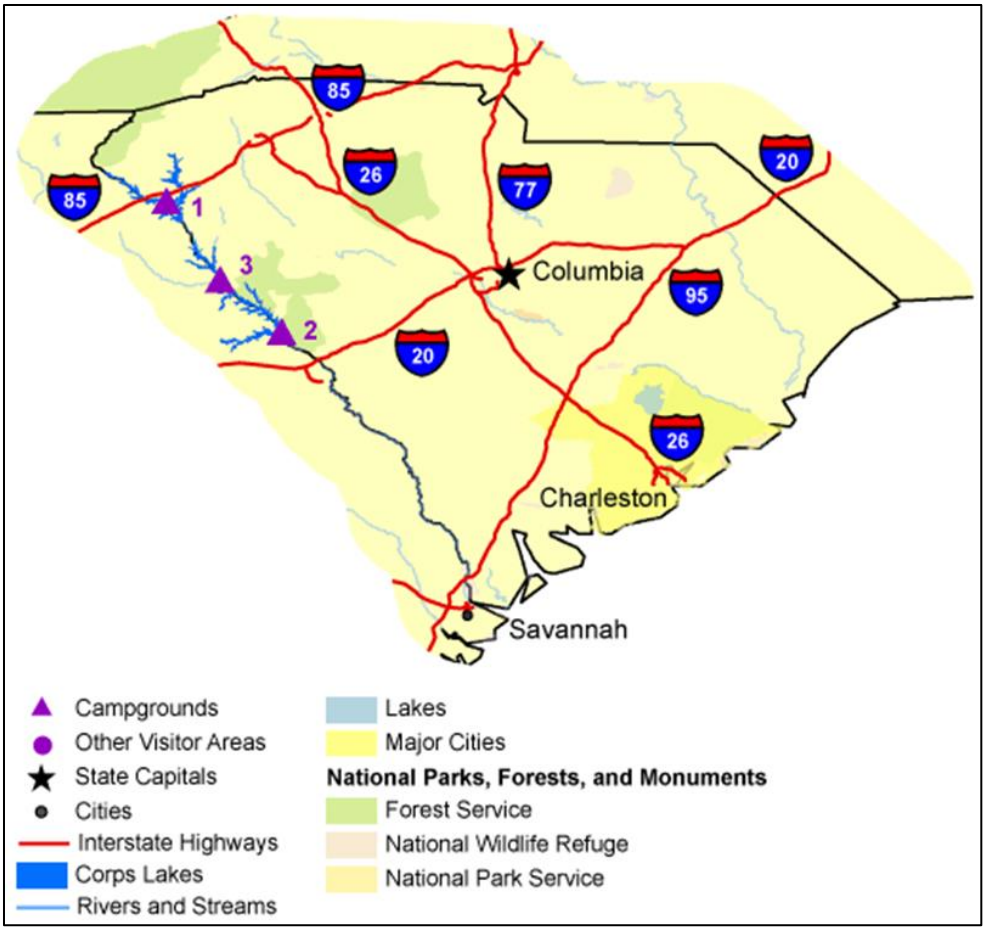
Georgia



Recreation Area	Camping	Lodging	Showers	Boat Ramps	Marina	Gas	Picnic Area \ Shelter	Playground	Swimming Area	Fishing Facilities	Trails	Golf Course	Amphitheater	Grocery / Snack Bar
1 - Allatoona Lake	X	X	X	X	X		X	X	X	X	X		X	X
2 - Carters Lake	X	X	X	X	X		X	X	X	X	X		X	X
3 - George W. Andrews Lake	X		X	X			X				X			
4 - Hartwell Lake	X	X	X	X	X		X	X	X	X	X		X	X
5 - J. Strom Thurmond Lake	X	X	X	X	X		X	X	X	X	X	X	X	X
8 - Lake Seminole	X	X	X	X	X		X	X	X	X	X		X	X
6 - Lake Sidney Lanier	X	X	X	X	X		X	X	X	X	X	X	X	X
7 - Richard B. Russell Lake	X		X	X	X		X	X	X	X	X	X	X	X
9 - Walter F. George Lake	X	X	X	X	X		X	X	X	X	X	X	X	X
10 - West Point Lake	X		X	X	X		X	X	X	X	X		X	X

Source: www.CorpsLakes.us

South Carolina



Recreation Area	Camping	Lodging	Showers	Boat Ramps	Marina	Gas	Picnic Area \ Shelter	Playground	Swimming Area	Fishing Facilities	Trails	Golf Course	Amphitheater	Grocery / Snack Bar
1 - Hartwell Lake	X	X	X	X	X		X	X	X	X	X		X	X
2 - J. Strom Thurmond Lake	X	X	X	X	X		X	X	X	X	X	X	X	X
3 - Richard B. Russell Lake	X		X	X	X		X	X	X	X	X	X	X	X

Source: www.CorpsLakes.us

AREA REVIEW CONCLUSION

The Subject site, Hart SORA, is located on Lake Hartwell in Hartwell, Georgia within Hart County. The lake is located in two states (Georgia and South Carolina) and six counties (Georgia: Hart, Franklin, and Stephens Counties; South Carolina: Anderson, Oconee, and Pickens Counties). The Hart area population is projected to grow through 2025. Hart County's unemployment rates have continuously been declining since the peak of the economic recession in 2009. Hart SORA is well located within a two hour drive of major population centers. Popular tourist attractions include water sports, fishing, boating and camping on Lake Hartwell. University and college students from Georgia and South Carolina generate demand for Lake Hartwell and its lakefront parks/campgrounds and outdoor recreation. The campgrounds and recreation/picnics areas are used for family reunions, church or company picnics, and group meetings. Lake Hartwell is home to various events such as the antique boat festival, fishing tournaments, and sailing regattas and as a result has developed as a fishing and boating destination. The 2015 Bassmaster Classic will be held at the future mega-ramp development of Green Pond Landing in South Carolina. Boating and fishing event centers, including the mega-ramp at Tugaloo Georgia State Park, serve as significant demand generators for the area. With the market area's continued population growth and overall economic improvement, Lake Hartwell and the Hart area's affordable attractions will continue to generate leisure and group demand.

SECTION IV – NEIGHBORHOOD REVIEW AND SITE ANALYSIS

INTRODUCTION

This section reviews the general environment of the Subject's neighborhood, its site characteristics, and location attributes.

NEIGHBORHOOD REVIEW

The neighborhood within which a lodging facility operates can have a significant impact on its operating performance. Emerging neighborhoods experiencing substantial growth can generate increasing levels of demand and provide an environment characterized by newer development and, more importantly, popular support facilities (e.g., restaurants, retail, entertainment, etc.). Conversely, a declining neighborhood or, in some cases, a mature one relative to a nearby emerging one, can be detrimental to a property's operations. In this section, we address the location, access and development characteristics of the Subject neighborhood.

Economy

The top ten largest employers within Hart County are presented below. Four of the top ten employers within the Hart Area are located in Hart County: Pharma Tech Industries, Royston, LLC, Tenneco, Inc., and Walmart.

Top Ten Largest Employers - 2013*

Hart	Hart Area	COUNTY
BASF Corporation	Carry-On Trailer, Inc.	Franklin
Georgia Department of Corrections	Davis Transfer Co In	Franklin
Hart Care Center, Inc.	Emmanuel College	Franklin
Hart Electric Membership Corporation	Kautex Textron	Franklin
Hartwell Healthcare Center	Pharma Tech Industries	Hart
Ingles Markets, Inc.	Pilgrim's Pride Corporation	Elbert
Pharma Tech Industries	Royston, LLC	Hart
Royston, LLC	Tenneco, Inc.	Hart
Tenneco, Inc.	Ty Cobb Regional Medical Center	Franklin
Walmart	Walmart	Hart

*Note: Represents employment covered by unemployment insurance excluding all government agencies except correctional institutions, state and local hospitals, state colleges and universities. Data shown for the Third Quarter of 2013. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

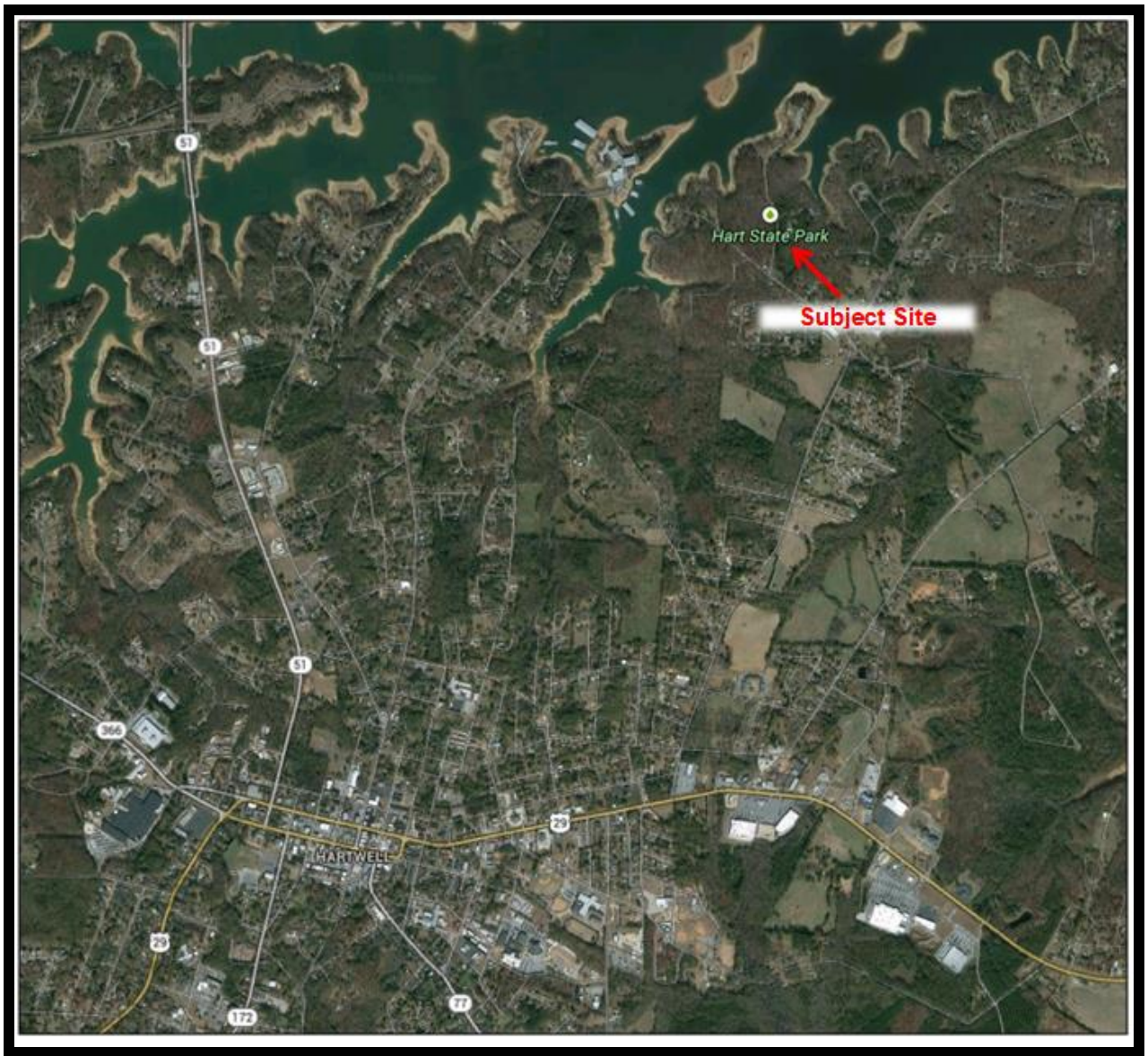
Tenneco Automotive, Pharma Tech Industries, TI Automotive, and Fenner Dunlop Americas have added more jobs from 2012. In December 2013, Georgia Department of Economic Development stated that Pharma Tech Industries expansion and job creation contributed $8.5 million into Hart County.

The following chart shows Hart County's 2013 major manufacturers.

2013 Major Manufacturers in Hart County		
Company	**Product**	**Employees**
Tenneco Automotive	Automotive Shocks & Struts	850
Royston LLC	Fabricated Metal Components	275
Pharma Tech Industries	Medical Devices, & Consumer Prod.	285
Fenner Dunlop Americas	Conveyor & Transport Systems	185
Hartwell Classic Apparel	Golf & Tennis Wear	80
TI Automotive	Automotive Fuel Systems	225
Milliken	Textiles, Cotton Blend Weaving	91
R.T.S. Packaging	Fiber Partitions	50
BASF	Mining (wet ground mica)	65
Fabritex	Tubular Metal & Wire	50

Source: Hart County Industrial Building Authority

A satellite neighborhood map is presented on the following page, identifying the subject site: Hart State Park/ Hart SORA.



PKF CONSULTING USA

Neighborhood Map: Satellite View

Neighborhood Attractions

As previously mentioned, the City of Hartwell's popular tourist attractions include various events, venues and activities in and around Hartwell including the following:

- **Lake Hartwell Activities:** camping, boating, fishing, swimming, waterskiing, and picnicking
- **Mega-ramp** (on Lake Hartwell at Tugaloo State Park): Hosts fishing tournaments and gives boaters and anglers greater access to Lake Hartwell, including six boating lanes, ample parking, and restrooms (open year round)
- **Lake Hartwell Events:** antique boat festival, fishing tournaments, sailing regattas, wakeboard and water craft exhibitions
- **Bluegrass Express in Hartwell:** (every Saturday) local/regional bands perform.
- **Hunting:** limited to certain areas based on seasonality
- **Golfing:** Cateechee Golf Course, Hartwell Golf Club and Golf Masters Week in Augusta (Georgia)
- **Downtown Historic Hartwell:** shopping, antique shops, and walking tours
- **Hartwell Arts & Entertainment:** Art Center, Hart County Community Theatre and Savannah River Productions
- **Museums:** Hart County Historic Museum and Ty Cobb Museum
- **Trails:** Hart County Quilt Trail, Hartwell Dam Walking Trail and the Tri-County Antique Trail
- **Other venues:** Hart County Farmers Market and Hart County Botanical Garden

Lake Hartwell

Lake Hartwell was built by the U.S. Army Corps of Engineers (USACE) between 1955 and 1963; the authorized purposes are flood risk management, water quality, water supply, downstream navigation, hydropower production, fish and wildlife protection, and recreation. Hartwell Lake and Dam is the second Corps of Engineers project to be built in the Savannah River Basin. The first, J. Strom Thurmond Lake and Dam, was completed in 1952. A third project, Richard B. Russell Lake and Dam was completed in 1985. According to the U.S. Army Corps of Engineers, each year, millions of people utilize the many public parks, marinas, and campgrounds conveniently located around the lake to pursue a variety of outdoor recreational experiences, making Hartwell one of the most visited Corps lakes in the nation.

Hartwell Lake is a man-made lake bordering Georgia and South Carolina on the Savannah, Tugaloo, and Seneca Rivers. The lake is created by Hartwell Dam located on the Savannah River seven miles below the point at which the Tugaloo and Seneca

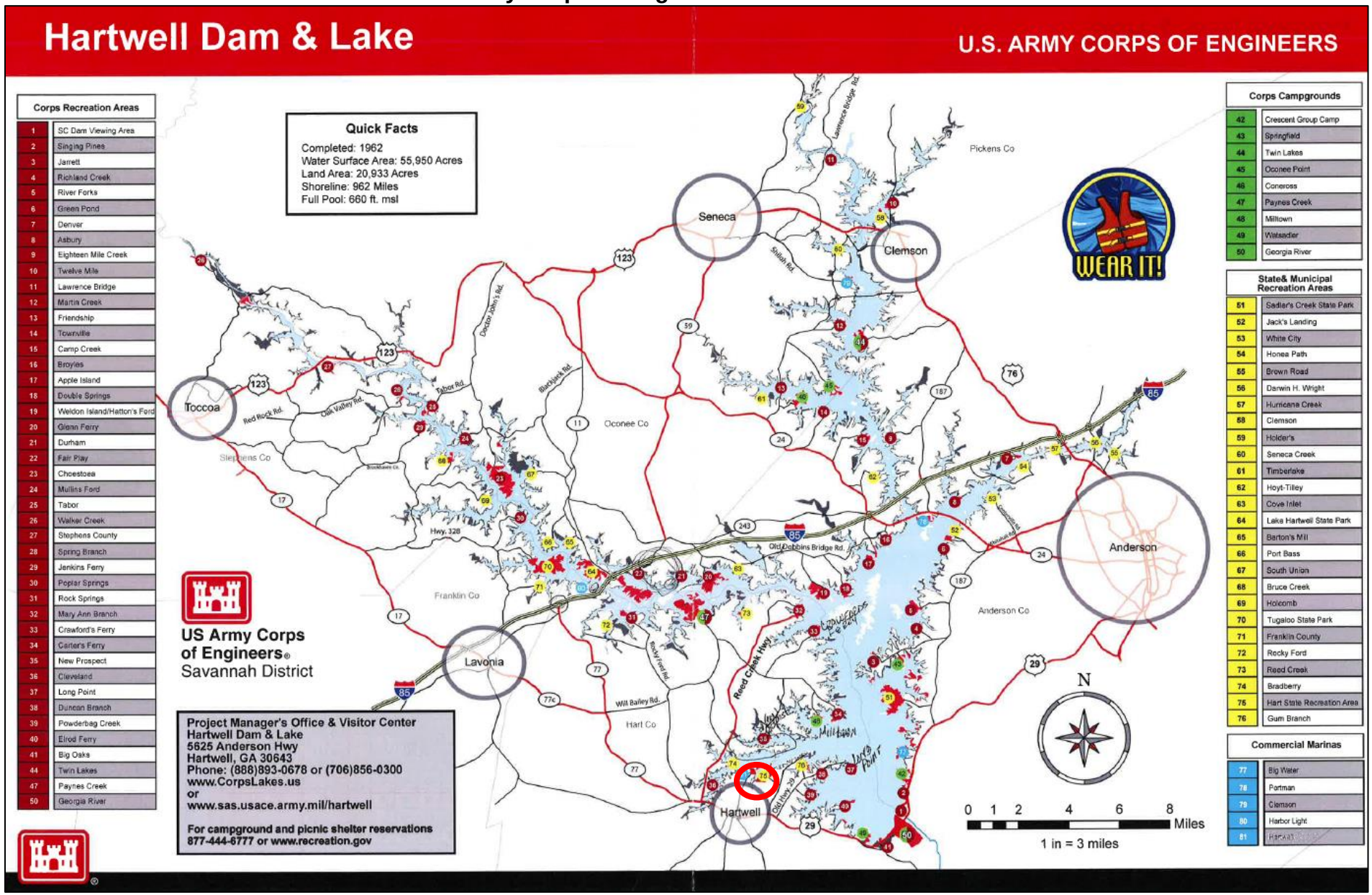
Rivers join to form the Savannah. Extending 49 miles up the Tugaloo and 45 miles up the Seneca at normal pool elevation, Lake Hartwell comprises nearly 56,000 acres of water with a shoreline of 962 miles.

The following maps and charts show the fifty Corps Recreation Areas, nine Corps Campgrounds, five State & Municipal Recreation Areas and five Commercial Arenas on Lake Hartwell identifying the features offered: boat launch ramp, courtesy dock, restrooms, drinking water, handicap facilities, picnic areas/shelters, playgrounds, swimming beach, fishing pier, campground, park attendants, water/electric hookup, shower/house, sanitary disposal station, marina pump station, boat rentals, restaurant, store/concession and cabin rentals.

Based on this map, Hart SORA is identified as number 75 under State and Municipal Parks. It offers the following: boat launch ramp, courtesy dock, restrooms, drinking water, handicap facilities, picnic areas/shelters, playgrounds, swimming beach, campground, park attendants (volunteers), water/electric hookup, shower/house, and sanitary disposal station. It does not offer: a fishing pier, a marina pump station, boat rentals, a restaurant, store/concession and cabin rentals.

Hartwell Marina, identified as number 81 on the map, is a commercial marina on Lake Hartwell nearby Hart SORA. It offers the following: boat launch ramp, courtesy dock, restrooms, drinking water, handicap facilities, picnic areas, shower/house, marina pump station, and store/concession. It does not offer picnic shelters, playgrounds, swimming beach, fishing pier, campground, park attendants, water/electric hookup, sanitary disposal station, boat rentals, restaurant, and cabin rentals.

U.S. Army Corps of Engineers: Hartwell Dam & Lake



Source: Client

Hartwell Dam & Lake

Corps of Engineers Recreation Areas

		$ Fees											
1	SC Dam Viewing Area												
2	Singing Pines	●	●	●	●	●	●	●	●	●	●	●	●
3	Jarrett		●										
4	Richland Creek	●	●	●	V								
5	River Forks	●	●	●	●	●	●	●	●	●	●		●
6	Green Pond	●	●	●	V								
7	Denver		●	●									
8	Asbury		●	●				●					
9	Eighteen Mile Creek		●	●									
10	Twelve Mile	●	●	●	●	●	●	●	●	●	●		●
11	Lawrence Bridge	●	●	●	●	●		●					
12	Martin Creek		●	●	V								
13	Friendship	●	●	●	●	●		●		●	●		
14	Townville		●	●	V								
15	Camp Creek		●	●	V								
16	Broyles	●	●	●	●	●	●	●	●	●	●		●
17	Apple Island		●										
18	Double Springs		●	●	V								
19	Weldon Island/Hatton's Ford	●	●	●	●	●		●	●				
20	Glenn Ferry	●	●	●	V								
21	Durham		●		V								
22	Fair Play	●	●	●	●	●		●	●	●	●		

Corps of Engineers Recreation Areas (Continued)

		$ Fees											
23	Choestoea		●	●	V								
24	Mullins Ford		●	●	●	●		●					
25	Tabor		●										
26	Walker Creek		●										
27	Stephens County	●	●	●	●	●	●	●				●	
28	Spring Branch		●	●	V			●					
29	Jenkins Ferry		●	●	V								
30	Poplar Springs	●	●	●	●	●		●	●				●
31	Rock Springs		●										
32	Mary Ann Branch		●	●	V								
33	Crawfords Ferry		●	●									
34	Carter's Ferry		●	●									
35	New Prospect		●	●	V								
36	Cleveland		●										
37	Long Point	●	●	●	●	●		●	●	●			
38	Duncan Branch		●										
39	Powderbag Creek		●		V								
40	Elrod Ferry	●	●	●	●	●		●	●	●	●		●
41	Big Oaks	●	●	●	●	●	●	●	●	●			
44	Twin Lakes	●	●	●	●	●		●	●	●	●	●	●
47	Paynes Creek	●											
50	Georgia River				●	●		●				●	

Legend

Boat Launch Ramp; Courtesy Dock; Rest-rooms; Drinking Water; Handicap Facilities; Picnic Areas; Picnic Shelters; Play-grounds; Swimming Beach; Fishing Pier; Camp-ground; Park Attendant; Water/ Electric Hookups; Shower-house; Sanitary Disposal Station; Marina Pump Station; Boat Rentals; Restaurant; Store/ Concession; Cabin Rentals

V - Vault Restrooms
G - Group Campground
+ - Electric Only

Savannah District Water Safety Program

WEAR IT!

Corps of Engineers Campgrounds

		$ Fees															
42	Crescent Group Camp	●			●	●			●				G		●	●	●
43	Springfield	●	●	●	●	●	●			●	●		●	●	●	●	●
44	Twin Lakes	●	●	●	●	●	●			●	●		●	●	●	●	●
45	Oconee Point	●	●	●	●	●	●			●	●		●	●	●	●	●
46	Coneross	●	●	●	●	●	●			●	●		●	●	●	●	●
47	Paynes Creek	●	●	●	●	●				●	●		●	●	●	●	●
48	Milltown	●	●	●	●	●				●			●G	●		●	●
49	Watsadler	●	●	●	●	●				●			●	●	●	●	●
50	Georgia River	●			●	●		●				●	●				

(Make reservations through NRRS at www.recreation.gov or 1-877-444-6777)

State & Municipal Parks

51	Sadlers Creek State Park	864-226-8950	●	●	●	●	●	●	●	●			●G		●	●	●					
56	Darwin H. Wright Park	864-231-2232	●	●	●	●	●	●	●	●	●	●		●		●					●	
64	Lake Hartwell State Park	864-972-3352	●	●	●	●	●	●	●	●			●	●	●	●	●				●	●
70	Tugaloo State Park	706-356-4362	●	●	●	●	●	●	●	●	●	●	●G	●	●	●	●		●		●	●
75	Hart State Recreation Area	800-864-7275	●	●	●	●	●	●	●	●	●		●	●	●	●	●					

Commercial Marinas

77	Big Water Marina	864-226-3339	●	●	●	●	●	●	●							●		●	●		●	
78	Portman Marina	864-287-3211	●	●	●	●	●									●		●		●		
79	Clemson Marina	864-653-8100	●	●	●	●		●		●						●		●				
80	Harbor Light Marina	706-356-4119	●	●	●	●	●	●										●	●		●	
81	Hartwell Marina	706-376-5441	●	●	●	●	●	●								●		●			●	

Source: Client

SITE ANALYSIS

Hart State Park/ Hart State Outdoor Recreation Area (SORA)

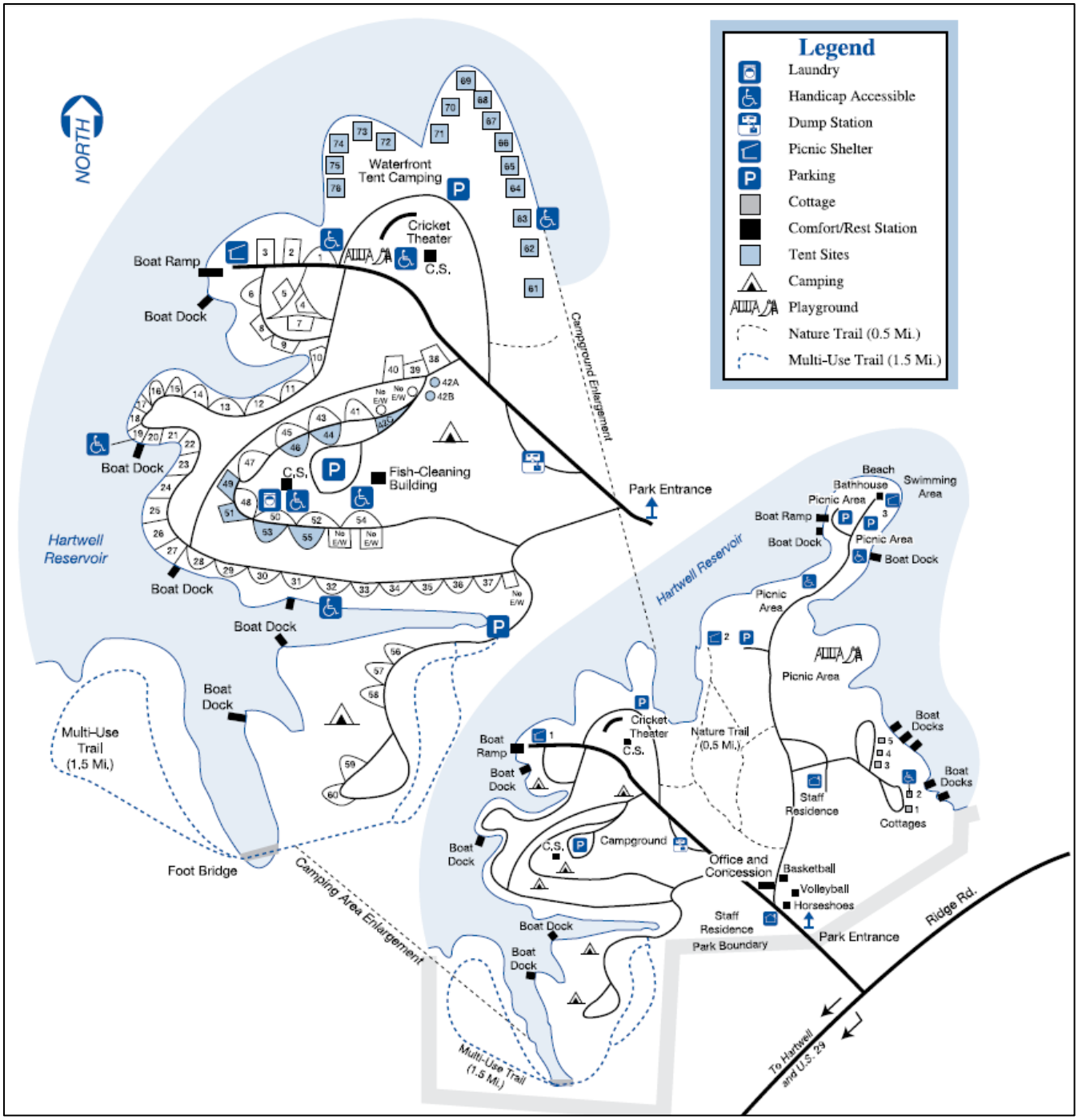
As a result of budget cuts in 2009, Georgia Department of Natural Resources (DNR) converted Hart State Park into its current status as Hart State Outdoor Recreation Area (SORA), located about two miles from downtown Hartwell, Georgia. The 147 acre outdoor recreation facility currently operates from March 15th through September 15th; only six months out of the year. According to the City of Hartwell:

"In FY2009, the park had 260,423 visitors with revenue of $161,382, contributing over $16 million in economic impact to Hart County. In FY2010, the attendance dropped to 95,681 (a decline of 63%), with revenue of $52,907 (a decline of 67%), contributing only slightly over $6 million to Hart County. The result has been a negative economic impact on Hartwell and the local area to the amount of over $10 million dollars and a loss in state revenue of $108,475."

Currently, Hart SORA is a self-registration campground with 62 tent/trailer/RV campsites (tent sites are $19 and RV sites are $26) and 16 walk-in campsites ($19). Campsites feature water and electrical hook-ups, dump station, and comfort station while hot showers and a pumping station are nearby. The campsites are offered on a first-come, first-served basis. The visitors enclose the appropriate fee in the envelope, place it in the lock box and proceed to their campsite. Visitors are directed to call Richard B. Russell State Park should they need more information. The disadvantages of this self-registration campground, which is run by volunteers, are: advanced bookings are not allowed and the level of customer service lacks consistency, potentially affecting the visitor experience and repeat business.

A map of the Hart State Outdoor Recreation Area (Hart SORA) is presented on the following page.

Hart State Outdoor Recreation Area (Hart SORA)



Source: www.GAStateParks.org, Georgia Department of Natural Resources

Seasonality & Hart SORA

According to Nicki Meyer, Director of Hart County Chamber of Commerce, during the season May to September:

"There are only 147 lodging opportunities (39 percent) open year around (124 hotels rooms and 23 campsites) due to the Corps of Engineers and GA State control. This causes a weakness in available lodging for visitors coming to Hart County, especially in the lower market, such as campers and RV parks.

According to the Friends of Georgia State Parks each Park visitor is equal to $63.25 in economic impact per year. With the drop in visitors from 2009-2010, we lost over $11 million dollars in economic impact that is very difficult to recoup, all based on 5 cottages. The water level was NOT a factor in 2010. We were at full pool or 5 feet under through the summer season.

In 2008, the water level was a problem from May to September dropping to 633 feet by November. Yet, we still had 184,000 visitors to the park that year. In 2009, the water was excellent and more than 76,000 more visited the park. In late 2009, the cabins were removed. In 2010, water was very good with only a 5 foot drop by December of that year, however, by FY2010 we saw the visitation down 84,000, or a loss of over 176,000 visitors, all attributed to the loss of cabins."

SWOT Analysis

The following SWOT Analysis discusses the strengths, weaknesses, opportunities and threats for the Subject.

Strengths

- Sufficient land size
- Adjacent to Hartwell Marina and close to the mega boat ramp
- Six miles from Hartwell Golf Club and 4.7 miles from Cateechee Golf Course
- Premium lake/waterfront views
- Lakefront property suitable for water sports and outdoor camping activities
- Good location and easily accessible (within 100 miles or less than a two hour drive from major cities)
- Sufficient infrastructure: paved roads and water, gas, electricity on site

Weaknesses

- The five cottages on site that were closed in 2009 need total renovation.
- The site features few existing and supporting amenities.
- Limited tourism due to lack of quality lodging.
- Hart SORA is only open six months out of the year with limited staffing and advanced booking is restricted.
- There are development limitations since the site is on USACE land.

Opportunities

- Improve and add new amenities: seasonal lakefront restaurant with wedding gazebo and banquet room, beach, horseback riding, zip lines, bike rentals, golf, hiking, and other sports.
- Seasonality: target university sport groups, fishing and hunting groups during low season.
- Host special events including concerts, festivals, and other special events
- Offer special package deals such as golf course/marina credit, golf/ food & beverage credit, marina/food & beverage credit and wedding/food & beverage credit.
- Develop partnership with marina by providing boat rentals with additional options to enjoy quality lakefront restaurant and other water sport activities.
- Develop partnership with an outdoor nature provider (hunting/ fishing/ boating/ golf/ nature retreat).
- Develop partnership with local colleges, South Carolina universities (Clemson & Anderson), local businesses and the Chamber of Commerce.
- Create group sales strategy for camping, sports groups and SMERF (Social Military Educational Religious & Fraternal) groups.
- Improve cabins/campsites revenue management and marketing practices.
- Create short-term and long-term competitive advantage strategies to develop Hart State Park as a Destination Park and increase overall tourism to the area.

Threats

- Marina (privately owned and can develop competing amenities)
- Potential new Lake Hartwell upscale resort in South Carolina located in a superior location proximate to the interstate
- Economic downturn
- Alternative lakeside destinations in northeast Georgia
- Environmental (drought)

NEIGHBORHOOD REVIEW AND SITE ANALYSIS CONCLUSION

Hart SORA, the Subject site, is located about two miles from downtown Hartwell, Georgia. The 147-acre outdoor recreation facility currently operates from March 15th through September 15th; only six months out of the year. This state park had to close their 5 cottages in 2009. It currently operates as a self-registration campground offering 62 tent/trailer /RV campsites and 16 walk-in campsites with prices ranging from $19 to $26. Hart SORA does not allow advanced bookings and the lack of park attendants negatively affects the visitor experience. Hartwell Marina is a commercial marina on Lake Hartwell nearby Hart SORA. It offers the following: boat launch ramp, courtesy dock, restrooms, drinking water, handicap facilities, picnic areas, shower/house, marina pump station, and store/concession. Based on the preceding SWOT analysis, the Subject is suitable for development of a privately operated lake destination park offering various leisure, camping, outdoor and water activities that will generate significant additional visitation and economic impact to the area.

SECTION V – CABIN & CAMPSITE MARKET ANALYSIS

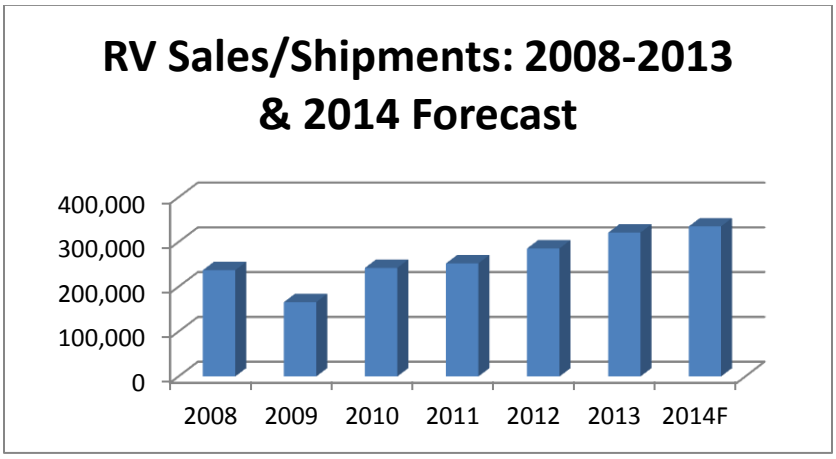
INTRODUCTION

Based on a thorough analysis of the competitive hotel properties and our firm's extensive knowledge of the Georgia hotel and resort lodging market, we determined that a hotel development at the Subject site would not produce sufficient returns to attract a private resort developer at this time. However, the site is appropriate for the expansion and improvement of the existing cabins and campsites. This section of the report contains a national overview (RV ownership and national RV Park and campground operations), a discussion on the competitive market, and the primary competitive parks to the Subject.

NATIONAL OVERVIEW

RV Ownership

According to the Recreation Vehicle Industry Association (RVIA), more than nine million American households own an RV (the highest level ever recorded) representing a 16 percent increase since 2001 and a 64 percent gain since 1980. Buyers aged 35-54 are the largest segment of RV owners, according to the 2011 University of Michigan study commissioned by RVIA. In 2013, RV sales increased 11 percent from 2012. This was about double the total RV shipments in 2009, marking 2013 as the fourth consecutive year of growth since the end of the economic recession. RV Shipments in 2014 are expected to total more than 335,000 units, a projected four percent gain from last year. The following chart displays historical RV Shipments from 2008 to 2013 and the 2014 forecast.



Source: Data from www.RVIA.org

The RV sales growth is attributed to various factors including owners gaining more quality family time by connecting with nature/the outdoors, and saving vacation money by RVing versus staying at a hotel. In a Harris Interactive survey, owners reported that

RV travel enables them to experience nature and outdoor activities and enjoy quality family time. The 2011 Vacation Cost Comparison Study, conducted by PKF Consulting USA, LLC, showed that a family of four can save 23 to 59 percent on vacation costs by traveling in an RV, even after factoring in ownership costs and fuel. For a two-person traveling party, savings are 11 to 46 percent. Even when fuel prices rise, more than 80 percent of RV owners say their RV vacations cost less than other forms of travel. The following charts present the findings of the 2011 Vacation Cost Comparison Study conducted by PKF Consulting USA, LLC. This confirms the growing trend of affordable vacationing with RVs.

Vacation Type	**Itinerary**	**Percentage Saved By RV**
Folding Camping Trailer vs. Car / Hotel	Denver to Grand Canyon	42 percent
Type C Motorhome vs. Airline / Rental Car / Hotel	Atlanta to Orlando	46 percent
Travel Trailer vs. Airline / Rental Car / Rental Home	Washington, D.C. to Cape Cod	37 percent

Cost Comparison of Vacations Using Recreation Vehicles Versus Other Types of Vacations (4-Person Travel Party)

Vacation Mode of Travel	3 Days	7 Days	14 Days
Party traveling in personal car, towing their folding camping trailer, staying at campgrounds, and preparing all meals in the folding camping trailer or outdoors at campsites.	$721	$1,634	$3,158
Party traveling in light-duty truck/SUV, towing their travel trailer, staying at campgrounds, and preparing all meals in the trailer or outdoors at campsites.	$880	$1,997	$3,854
Party traveling in compact motorhome, staying at campgrounds, and preparing all meals in the motorhome or outdoors at campsites.	$880	$2,035	$4,033
Party traveling in a Type C motorhome, staying at campgrounds, and preparing all meals in the motorhome or outdoors at campsites.	$930	$2,149	$4,232
Party traveling in personal car, staying at hotels/motels, and eating meals in restaurants.	$1,128	$2,906	$5,456
Party traveling by airline, renting a car at the destination, staying at hotels/motels, and eating meals in restaurants.	$2,598	$4,045	$6,792
Party traveling in airplane, staying at a rental house/condominium, and eating the majority of meals in the rental unit.	$2,329	$3,133	$5,162
Source: PKF Consulting USA			

Cost Comparison of Upscale Vacations Using Recreation Vehicles Versus Other Types of Vacations (4-Person Travel Party)

Vacation Mode of Travel	3 Days	7 Days	14 Days
Party traveling in a personal Type A motorhome, staying at campgrounds, and preparing all meals in the motorhome or outdoors at campsites.	$1,671	$4,465	$7,700
Party traveling by first class airline, renting a premium car at the destination, staying at upscale hotels, and eating meals in restaurants.	$5,619	$7,631	$12,170
Source: PKF Consulting USA			

Summary: 2012 National RV Park and Campground Operations Survey

The 2012 National RV Park and Campground Operations Survey was conducted by RCC Associates for the National Association of RV Parks and Campgrounds (ARVC). Overall, 554 total responses were received for a 20 percent rate of response out of the total 2,900 ARVC membership base. Note that total percentages sum to more than 100 percent due to the possibility of multiple responses in the various categories. The survey grouped respondents according to RV park/campground size. Of the total sample, parks with 0-100 sites represent 47 percent, parks with 101-249 sites represent 37 percent, parks with 250-499 sites represent 11 percent, and parks with 500+ sites represent 5 percent. The significant findings of the 2012 National RV Park and Campground Operations Survey are summarized below and their corresponding charts are provided in the Addendum.

- In the United States, 39 states were represented by at least 1 campground/park. Georgia represents 2.1 percent. The top five states were California (9.5 percent), Florida (7.9 percent), Pennsylvania (7.4 percent), Texas (6.9 percent), and Michigan (6.0 percent). The states not represented included Arkansas, Delaware, Hawaii, Montana, Nebraska, Nevada, North Dakota, Oklahoma, Utah, Vermont, and West Virginia.
- **Type of RV Park/ Campground/ Business Organization**: Tourist/overnight parks (67 percent), and/or seasonal site parks (50 percent), destination parks (33 percent), long term/non-seasonal/residential parks (31 percent), franchised (10 percent), adult only parks-no children (5 percent), membership parks (3 percent), and timeshare/condominium/co-op parks (2 percent). Larger parks are comparatively more likely to be seasonal site parks, destination parks, as well as adult only, membership, and timeshare/condominium/co-op parks. Nearly half of all parks and campgrounds overall (48 percent) are incorporated. The larger parks (more than 250 sites) tend to be incorporated under state law much more often than the smaller parks (68-71 percent). Smaller parks (less than 250 sites) are more likely to be organized as an individual or family operation (sole proprietorship—23 to 26 percent) more often than the larger parks and campgrounds (6 to 7 percent). The incidence of partnerships is generally similar across all park sizes (14 percent overall).
- **Rental Types Offered:** The majority of parks/campgrounds also offered some type of rental units, such as cabins, park models, tents/teepees, and trailers and yurts (60 percent of all parks/campgrounds—a 16 percent increase from 44 percent in 2010). Of all these types of units, basic and full amenity cabins were the most commonly available (by 44 to 45 percent), followed by rental trailers (30 percent), park models (25 percent), and then partial amenity cabins (23 percent).

Larger parks generally tend to have all of these types of rental units, particularly park model rentals.

- **Monthly/Weekly/Nightly Rental Units:** In general, full amenity cabins were consistently reported as one of the most common type of monthly, weekly, or nightly rental unit available. Basic cabins are also commonly available at many parks/campgrounds, usually on a nightly or weekly basis. Rental trailers and park models tend to be more common for monthly rentals.
- **RV Site Rentals by Type:** Overall, the majority of RV sites offer water, electric, and sewer (49 to 52 percent). Water, electric, sewer, and TV/cable follow at 39 to 45 percent. Water and electric only are the most common among monthly/weekly/nightly rental RV sites (54 percent), but much less common for seasonal (24 percent) and annual rentals (11 percent). Tent sites and primitive sites are also more likely to be primarily monthly/weekly/nightly. Water, electric, sewer, and TV/cable are more common at the bigger parks on an annual rental basis.
- **Average Rental Rates for Rental Units:** Nightly rental rates for the different types of units available were fairly consistent across the different size parks as well as by type of unit. Basic cabins are the most affordable type of rental unit priced between $55 and $66 per night (low and high season rates). Full amenity cabins have the highest rental rates at $99 to $137 per night (low and high season). Partial amenity cabins are priced between $73 and $85 per night. Similar to full amenity cabins, park trailers are priced at $95 to $125 per night.
- **Premium Site Amenities:** The majority of campgrounds that had premium sites available (33 percent overall) provided: location/view (71 percent), larger site sizes (64 percent), free Wi-Fi services (62 percent), and paved patio (33 percent) as a part of the site's amenities. Other amenities such as tables/chairs (16 percent), patio furniture (12 percent), propane grill (7 percent), delivered newspapers (3 percent), and hot tub (1 percent) were less common. Thirty-one percent of all campgrounds that had premium sites had some other type of amenity.
- **Discounts Offered:** Three out of four parks/campgrounds offered discounts. The types of discounts varied greatly; however, military (57 percent), Good Sam (56 percent), and AAA (38 percent) were the most common type of discounts offered. Other common discounts offered included passport America, FMCA, organized groups, and AARP (all by 20 to 22 percent of parks). Parks with 500 or more sites, generally, offered more discounts than smaller parks.
- **Outdoor Recreation Facilities:** There was a wide variety of outdoor recreation facilities provided by parks/campgrounds. Larger parks tend to offer more outdoor recreation than smaller parks. More than half of all reporting

parks/campgrounds indicated the following outdoor recreation facilities are available:

- Horseshoe pits (72 percent)
- Playgrounds (68 percent)
- Fishing (56 percent)
- Basketball (54 percent)
- Outdoor swimming pool (53 percent)
- Open/roofed pavilion (52 percent)

The outdoor recreation facilities that required fees by parks most often were the following:

- Boat dock space (26 percent)
- Open/roofed pavilion (26 percent)
- Miniature golf (22 percent)
- Boat launch (15 percent)
- Fishing (12 percent)

- **Services for Customers:** Many customer services were offered by parks/campgrounds. Over half of all parks/campgrounds provide the following services:
  - Wireless Internet (92 percent of all parks provide this service and 90 percent provide this service free of charge. In 2010, 72 percent of parks offered Wi-Fi and 43 percent charged for the service.)
  - Laundry (90 percent)
  - Dump station (76 percent)
  - Firewood (76 percent)
  - Meeting/multi-use room (55 percent)

  Second tier of provided services:
  - RV storage area (47 percent)
  - Vending machines (42 percent)
  - Staff attended entrance (34 percent)

National Overview Conclusion

As previously mentioned, according to the Recreation Vehicle Industry Association (RVIA), more than nine million American households own an RV (the highest level ever recorded) representing a 16 percent increase since 2001 and a 64 percent gain since 1980. The affordable vacationing trend, RVing and connecting with the outdoors is expected to remain strong given the current economic climate.

COMPETITIVE MARKET

The competitive market profile illustrates Georgia State Parks with lakeside cabins/cottages located in the northeast, northwest, central, southern and coastal regions. The Subject, Hart SORA, is also included. Georgia is home to 48 state parks, with 31 parks that offer cabins/cottages. Some of the state parks offer the following: yurts, camper cabins, paddle-in tent campsites, walk-in campsites, primitive backcountry campsites, pioneer camping, group camping, enclosed group shelters, picnic shelters, picnic sites, archery range, bike rental, a museum/exhibit/nature center. Majority of the state parks have a playground and offer geocaching, an outdoor recreational activity of searching for a hidden prize via a GPS or smartphone. There are also five lodges with rooms and cabins, not shown on the following chart. The five lodges include: Amicalola Falls State Park & Lodge, Unicoi State Park & Lodge, George T. Bagby State Park & Lodge, Little Ocmulgee State Park & Lodge, and Georgia Veterans State Park Lake Blackshear Resort & Golf Club. The lodges range from 70 to 100 rooms with varying price ranges. The number of cabins range from 5 to 30. The parks offer lakeside cabins with one to three bedrooms. The cabin rates for these state parks range from $100 to $210 (which varies during low and high season). Majority of them offer TV and Wi-Fi, a restaurant, a conference center, meeting room and/or amphitheater.

A chart of the competitive market profile and primary competitive market is presented on the following pages, followed by a map of the competitive market with the primary competitive set identified. Note that the overall competitive market includes Georgia State parks mainly on lakes, which offer lodges, cabins and campgrounds with camping, water activities, outdoor activities and sports. South Carolina parks on Lake Hartwell were also considered, however there were no comparable parks to the Subject.

GEORGIA COMPETITVE MARKET PROFILE																						
					Cabin/Cottages Price*		Camping					Water Activities						Outdoor		Sports	
	City	Number of Cabins/Cottages	Number of Bedrooms	Cabin Amenities	Lowest $	Highest $	Tent/Trailer/ RV Campsites	Cost (Tent/RV site)	RV Pull-Through Sites	Maximum RV Length (feet)	Supplies/Grocerciess (C) Ice (I) Firewood (F) Gift Shop (G)	Lake (Total Acres)	**Fishing:** Lake (L) Stream/River (S) Saltwater (s)	**Swimming:** Pool (P) Beach (B) Splash Pad (S)	**Boat Rental:** Fishing (F) Kayak (K) Canoe (C) Pedal (P) Paddleboard (p)	Boat Ramp (R) Dock (D) Private Boats Okay (P) Limits on Motors (L)	Waterskiing (W) Marina (M)	**Trails:** Nature (N) Hiking (H) Bike (B) Multi-Use (M)	Equestrian Trails (T) Stalls (S)	Golf (G) Disc Golf (D) Mini Golf (M)	Tennis (T) Volleyball (V)
Current site: Hart SORA	**Hartwell**	**5 (closed)**	**NA**	**NA**	**NA**	**NA**	**62**	**$19-$26**	**30**	**40**	**NA**	**55,590**	**L**	**-**	**-**	**RDP**	**W**	**NB**	**-**	**-**	**-**
Cabins/Cottages																					
Northeast																					
Black Rock Mountain State Park/Lake	Mountain City	10	2 & 3	TV	$130	$150**	44	$27-$30	-	25	CIFG	17	L	-	-	PL	-	NH	-	-	-
Don Carter State Park Lake Lanier	Gainesville	8	2	TV	$125	$250	44	$25-$29	-	50	CIFG	38,000	L	B	-	RDP	W	H	-	-	-
Elijah Clark State Park	Lincolnton	20	2	TV	$125	$135**	165	$25-$28	68	40	CIFG	71,100	L	B	C	RP	W	NH	-	M	V
Fort Yargo State Park	Winder	3	2	TV	$130	$130	50	$28-$30	7	-	CIFG	260	L	B	FCPp	RDPL	-	NHB	-	D	TV
Richard B. Russell State Park	Elberton	20	1 & 2	TV/Wifi	$145	$165**	28	$27-$30	6	35	IF	26,650	L	B	CP	RDP	W	NHB	-	GD	-
Smithgall Woods State Park	Helen	6	1 & 3	TV/Wifi	$154	$504	-	-	-	-	-	-	S	-	-	-	-	NHB	-	-	-
Tugaloo State Park	Lavonia	20	2	TV	$145	$145	105	$25-$32	25	35	CIFG	55,590	L	B	KC	RPD	W	NH	-	M	TV
Vogel State Park	Blairsville	35	1 & 2	TV/ Wifi	$100	$185	85	$27-$30	17	40	CIFG	22	LS	B	KP	PL	-	NH	-	M	V
Northwest																					
Cloudland Canyon State Park	Raising Fawn	16	2 & 3	TV	$140	$170	72	$25-$30	5	40	CIFG	-	-	-	-	-	-	NHBM	T	D	TV
Fort Mountain State Park	Chatsworth	15	2 & 3	TV	$140	$175	70	$26-$29	35	50	CIF	17	L	B	FCP	PL	-	HB	-	-	-
James H. "Sloppy" Floyd State Park	Summerville	4	2	TV	$150	$165	25	$25-$28	9	50	IF	48	L	-	FKCP	RDPL	-	H	-	-	-
Red Top Mountain State Park	Cartersville	18	2	TV	$100	$190	92	$20-$30	12	40	CIFG	12,000	L	B	-	RDP	WM	NHBM	-	M	T
Central																					
A.H. Stephens State Historic Park	Crawfordville	4	2	TV	$115	$125**	25	$24-$26	10	50	IFG	41	L	-	FP	RPL	-	NH	TSA	-	-
F.D. Roosevelt State Park	Pine Mountain	22	1, 2 & 3	-	$100	$175	140	$25-$28	30	40	CIFG	40	L	P	FKC	DPL	-	NH	T	-	-
George L. Smith State Park	Twin City	8	2	TV	$125	$135	25	$25-$28	6	40	IFG	412	LS	-	FKCP	RDPL	-	NH	-	-	-
Hard Labor Creek State Park	Rutledge	20	2	TV	$110	$135**	46	$25-$29	6	50	CIFG	320	LS	B	FCP	RPL	-	NHB	TSA	G	-
Indian Springs State Park	Flovilla	10	2	TV	$135	$150	60	$25-$29	2	50	CFG	105	LS	B	F	RDPL	-	NHM	-	M	-
Magnolia Springs	Millen	8	2 & 3	TV	$135	$165**	26	$25-$28	6	40	IFG	28	L	-	FC	RDPL	-	NHB	-	-	-
Mistletoe State Park	Appling	10	2	TV	$140	$150**	92	$25-$28	22	40	CIF	71,000	L	B	C	RDPL	W	NHB	-	-	V
Southern																					
Florence Marina State Park	Omaha	15	1 & 2	TV	$75	$120	43	$25-$29	20	-	CIFG	45,000	L	-	F	RDP	WM	N	-	M	-
General Coffee State Park	Nicholls	6	1 & 3	TV	$115	$165	50	$24-$26	50	-	IF	4	LS	-	CP	PL	-	NH	TA		-
Gordonia-Alatamaha State Park	Reidsville	5	2	TV	$110	$125	29	$19-$30	5	50	IF	12	L	S	FP	DPL	-	N	-	GM	-
Seminole State Park	Donalsonville	14	2	TV	$150	$165	50	$26-$29	41	40	IFG	37,500	LS	B	FKC	RDP	W	N	-	M	-
Stephen C. Foster State Park	Fargo	9	1 & 2	TV	$125	$135	64	$25-$30	8	50	CIFG	-	LR	-	FKC	RDPL	-	NB	-	G	-
Coastal																					
Crooked River State Park	St. Marys	11	2 & 3	TV	$135	$165	62	$25-$28	15	50	CIFG	-	s	-	-	RDP	-	NHM	-	M	-

**Seasonality: Low ((Dec. -March) / High (April-Nov); **higher during Masters Week*
NA: Not Applicable

Source: PKF Consulting USA, LLC; individual property management and www.GeorgiaStateParks.org

PRIMARY COMPETITIVE MARKET

Primary competitors are those that are expected to compete directly with the Subject due to their location and seasonality. The chart below shows the primary competitive market profile.

PRIMARY COMPETITVE MARKET PROFILE																					
					Cabin/Cottages		Camping					Water Activities						Outdoor		Sports	
	City	Number of Cabins & Cottages	Number of Bedrooms	Amenities	Lowest $	Highest $	Tent/Trailer/ RV Campsites	Cost (Tent/RV site)	RV Pull-Through Sites	Maximum RV Length (feet)	Supplies/Groceries (C) Ice (I) Firewood (F) Gift Shop (G)	Lake (Total Acres)	**Fishing:** Lake (L) Stream/River (S) Saltwater (s)	**Swimming:** Pool (P) Beach (B) Splash Pad (S)	**Boat Rental:** Fishing (F) Kayak (K) Canoe (C) Pedal (P) Paddleboard (p)	Boat Ramp (R) Dock (D) Private Boats Okay (P) Limits on Motors (L)	Waterskiing (W) Marina (M)	**Trails:** Nature (N) Hiking (H) Bike (B) Multi-Use (M)	Equestrian Trails (T) Stalls (S)	Golf (G) Disc Golf (D) Mini Golf (M)	Tennis (T) Volleyball (V)
Current site: Hart SORA	**Hartwell**	**5 (closed)**	**NA**	**NA**	**NA**	**NA**	**62**	**$19-$26**	**30**	**40**	**NA**	**55,590**	**L**	**-**	**-**	**RDP**	**W**	**NB**	**-**	**-**	**-**
GA State Parks (Lakeside Cabins/Cottages)																					
Northeast																					
Black Rock Mountain State Park (open Mar.- Nov.)	Mountain	10	2 & 3	TV	$130	$150**	44	$27-$30	NA	25	CIFG	17	L	-	-	PL	-	NH	-	-	-
Don Carter State Park on Lake Lanier	Gainesville	8	2	TV	$125	$250	44	$25-$29	NA	50	CIFG	38,000		B	-	RDP	W	H	-	-	-
Elijah Clark State Park	Lincolnton	20	2	TV	$125	$135**	165	$25-$28	68	40	CIFG	71,100	L	B	C	RP	W	NH	-	M	V
Fort Yargo State Park	Winder	3	2	TV	$130	$130	50	$28-$30	7	50	CIFG	260	L	B	FCPp	RDPL	-	NHB	-	D	TV
Richard B. Russell State Park	Elberton	20	1 & 2	TV/Wifi	$145	$165**	28	$27-$30	6	35	IF	26,650	L	B	CP	RDP	W	NHB	-	GD	-
Tugaloo State Park on Lake Hartwell	Lavonia	20	2	TV	$145	$145	105	$25-$32	25	35	CIFG	55,590	L	B	KC	RPD	W	NH	-	M	TV
Vogel State Park	Blairsville	35	1 & 2	TV/ Wifi	$100	$185	105	$27-$30	17	40	CIFG	22	LS	B	KP	PL	-	NH	-	M	V
Central																					
A.H. Stephens State Historic Park	Crawfordville	4	2	TV	$115	$125**	25	$24-$26	10	50	IFG	41	L	-	FP	RPL	-	NH	TSA	-	-
Mistletoe State Park	Appling	10	2	TV	$140	$150**	92	$25-$28	22	40	CIF	71,000	L	B	C	RDPL	W	NHB	-	-	V

**Seasonality: Low (Dec. -March) / High (April-Nov); **higher during Masters Week*

NA: Not Applicable

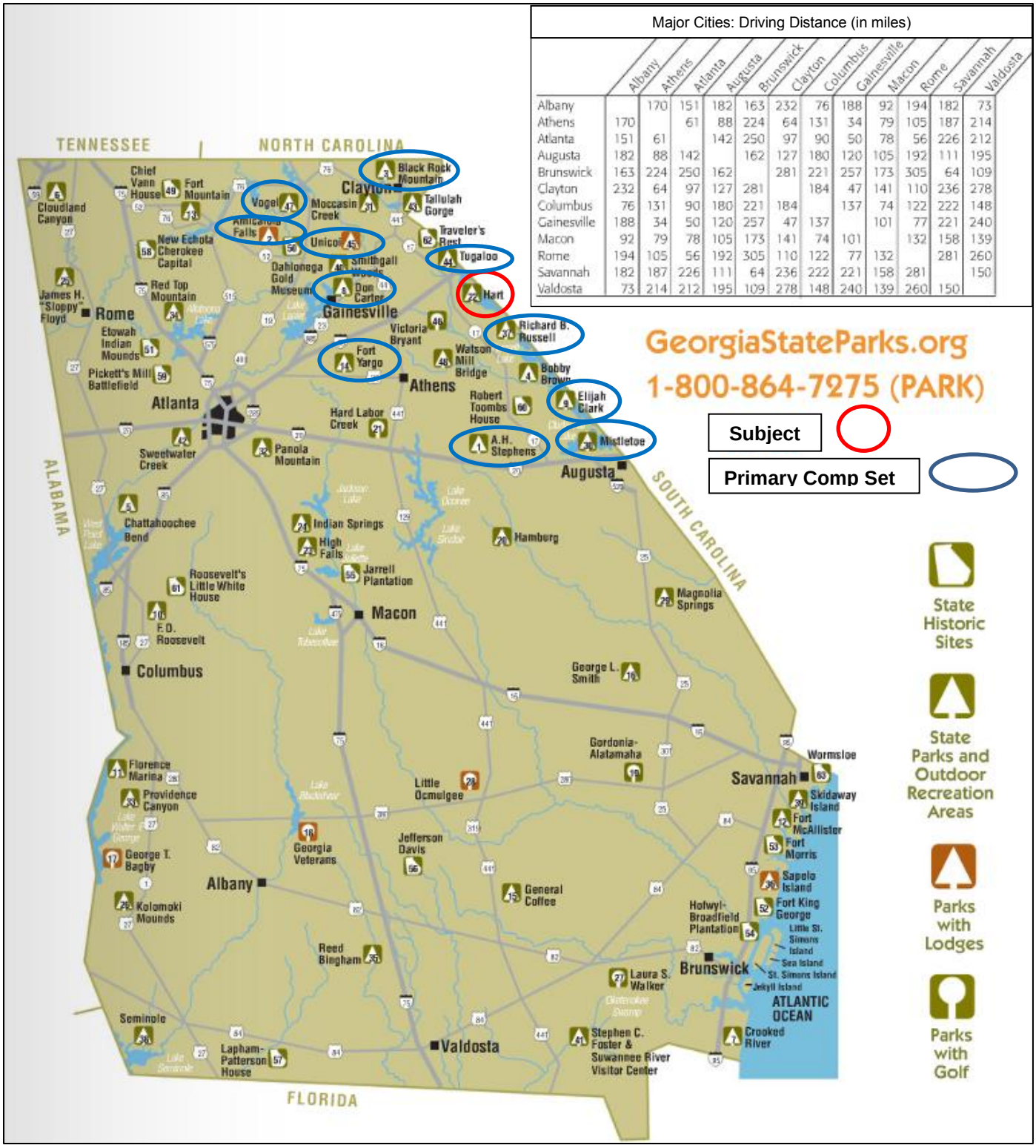
Source: PKF Consulting USA, LLC; individual property management and www.GeorgiaStateParks.org

The primary competitive market offers the following:

- Number of cabins/cottages range from 3 to 35
- Number of bedrooms range from one to three
- Cabin amenities vary by property: TV, Wi-Fi, linens, towels, patio/porch, fireplace, outdoor grill, picnic table and full kitchen (with dishwasher, refrigerator, microwave, stove/oven, pots and pans, tableware, glassware, and utensils).
- A selective number of cabins are pet friendly with a maximum of two pets allowed per cabin. Guests usually bring their dogs and pay a $40 to $45 fee.
- Seasonality: low season (December-March) & high season (April-November)
- Cabin prices range from $100 to $145 (low season) and $125 to $165 (high season and can be higher during Masters Week)

- Tent/Trailer/RV campsites amenities offer hot showers, water and electric hookups, dump stations, and some sewage hookups. RV pull through sites offer water and electric hookups, dump stations and some sewage hookups.
- Camping:
    - Number of tent/trailer/RV campsites range from 25 to 165
    - Cost of tent campsites range from $19 to $28
    - Cost of RV campsites range from $26 to $32
    - Number of RV pull through sites ranges from 7 to 68
    - Maximum RV length range from 25 to 50 feet (majority are 40 or 50 feet)
    - Majority offer supplies/groceries, ice, firewood and a gift shop
- Water Activities:
    - Majority are on lakes with total lake acreage ranging from 17 to 55,590 (Lake Hartwell has the largest total acreage)
    - All of the parks offer fishing and majority have a swimming beach, boat rentals for fishing, and kayak, canoe, pedal or paddleboard rentals.
    - Few offer waterskiing and only two have a marina.
- Outdoor Activities & Sports:
    - Majority offer nature and hiking trails with several offering biking trails.
    - Only five offer equestrian trails.
    - Majority offer some sporting activity such as golfing, volleyball and tennis.

The following page shows a map of the competitive market with the primary competitive set identified by the blue circles and the Subject identified by the red circle. This is followed by interviews we had with park management, including Elijah Clark State Park, Richard B. Russell State Park, Tugaloo State Park, Black Rock Mountain State Park, Don Carter State Park and Fort Yargo State Park.

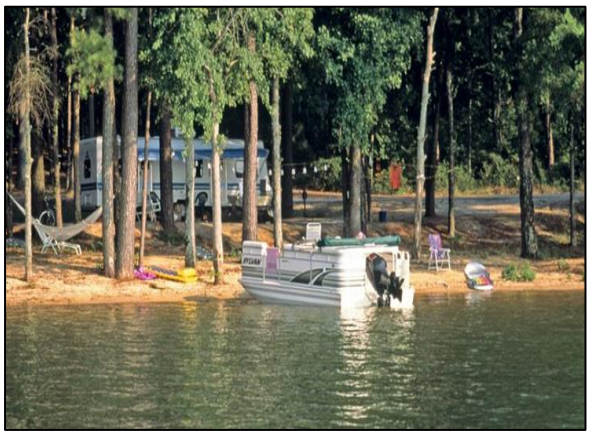


Major Cities: Driving Distance (in miles)

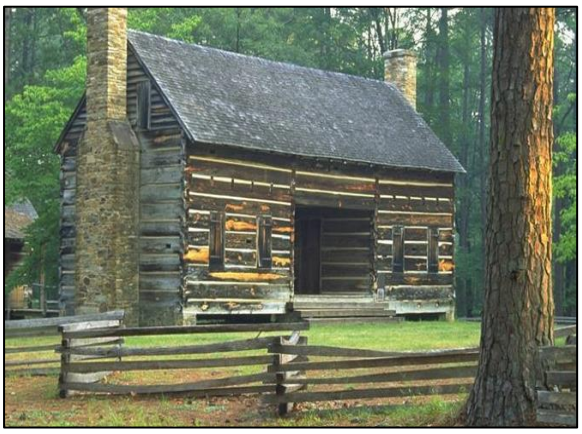
	Albany	Athens	Atlanta	Augusta	Brunswick	Clayton	Columbus	Gainesville	Macon	Rome	Savannah	Valdosta
Albany		170	151	182	163	232	76	188	92	194	182	73
Athens	170		61	88	224	64	131	34	79	105	187	214
Atlanta	151	61		142	250	97	90	50	78	56	226	212
Augusta	182	88	142		162	127	180	120	105	192	111	195
Brunswick	163	224	250	162		281	221	257	173	305	64	109
Clayton	232	64	97	127	281		184	47	141	110	236	278
Columbus	76	131	90	180	221	184		137	74	122	222	148
Gainesville	188	34	50	120	257	47	137		101	77	221	240
Macon	92	79	78	105	173	141	74	101		132	158	139
Rome	194	105	56	192	305	110	122	77	132		281	260
Savannah	182	187	226	111	64	236	222	221	158	281		150
Valdosta	73	214	212	195	109	278	148	240	139	260	150	

Source: www.GeorgiaStateparks.org

Elijah Clark State Park



Campsite



Cabin/Cottage

Location:	2959 McCormick Highway Lincolnton, GA 30817
Park type:	Lakeside (Clarks Hill Lake)
Park size (acres):	447
Number of Cabins/Cottages:	20
Number of Bedrooms/Baths:	2/1
Cottage Amenities:	TV, microwave, screened porch, coffee maker, BBQ/grill, Pet friendly (only two cottages)
2013 Annual Occupancy:	84-92%
2013 Price Range:	$125-$135
Average Length of Stay:	5 nights
Major Demand from :	GA and SC
Seasonality:	Low (Dec.-Mar. 15) High (Mar. 16- Nov.)
Tent/Trailer/RV Campsites:	165 (91 waterfront sites)
Tent/RV site price per night:	$25/ $28
Campsite Amenities:	Water, cable, electric, some have living pad, dump service ($20 charge optional)
Park Activities:	Camping, fishing, boating, swimming/beach, waterskiing, mini golf, volleyball and basketball.
Additional Information:	This park is located in northeast Georgia, about 63 miles southeast of Hart State Park. It is the largest state park with most campsites. In 2014, the Department of Natural Resources invested $150,000 to renovate the cottage bathrooms including tubs, sinks, floor tile, closets, light fixtures and vanity mirrors. Twenty two waterfront campsites were updated which included upgrading from 30 amp to 50 amp.

Richard B. Russell State Park

Campsite

Cabin/Cottage

Location:	2650 Russell State Park Drive Elberton, GA 30635
Park Type:	Lakeside (Russell Lake)
Park Size (acres):	2,508
Number of Cabins/Cottages:	20
Number of Bedrooms/Baths:	2/2
Cottage Amenities:	Wi-Fi, TV, microwave, refrigerator, dishes, pots/pans, dishwasher, screened porch, coffee maker, BBQ/grill, pet friendly (only two cottages-$45 per dog, max 2), docks or shared docks, sewage (lift or individual tank)
2013 Annual Occupancy:	60-70%
2013 Price Range:	$145-$165
Average Length of Stay:	3-4 nights
Major Demand from :	GA, NC, SC, TN, KY, OH and Canada (75-80% out of state)
Seasonality:	Low (Dec.-Feb. 15) High (Feb. 16- Nov.)
Tent/Trailer/RV Campsites:	28 (17 waterfront sites)
Tent/RV site price per night:	$27/ $30
Campsite Amenities:	Water, electric, picnic table, fire ring, comfort station
Park Activities:	Camping, fishing, boating, swimming/beach, waterskiing, hiking/biking and golf.
Additional Information:	This park is located in northeast Georgia, about 25 miles southeast of Hart State Park. Elberton County received federal grants to add Wi-Fi throughout the county that included the State park. We are not aware of the Wi-Fi cost. The manager identifies the property as a Destination Park with the four demand drivers; rowing teams coming to train & compete in winter, vacation summer getaway and golfing/fishing trips during spring and fall. Due to the high demand, the manager believes that an additional 5 cottages, 25 campsites and a Marina would benefit the park.

Tugaloo State Park

Campsite

Cabin/Cottage

Location:	1763 Tugaloo State Park Rd, Lavonia, GA 30553
Park Type:	Lakeside (Lake Hartwell)
Park Size (acres):	393
Number of Cabins/Cottages:	20
Number of Bedrooms/Baths:	2/2, 2/1.5, 2/1 (2/2 is the most popular floor plan)
Cottage Amenities:	TV, microwave, refrigerator, dishes, pots/pans, dishwasher, screened porch, coffee maker, BBQ/grill, pet friendly (only three cottages-$40 per dog, max 2)
2013 Annual Occupancy:	Not available
2013 Price Range:	$120-$145
Average Length of Stay:	2-3 nights (5 night min. in June & July)
Major Demand from :	TN, SC, AL and GA (Atlanta-during the weekend)
Seasonality:	Low (Dec.-Mar.) High (April- Nov.)
Tent/Trailer/RV Campsites:	105 (38 waterfront sites)
Tent/RV site price per night:	$27/ $32 (waterfront); $24/ $29 (non-waterfront)
Campsite Amenities:	Water, electric, picnic table, fire ring, BBQ/Grill, comfort station
Park Activities:	Camping, fishing, boating, swimming/beach, waterskiing, hiking, min-golf, tennis and volleyball.
Additional Information:	This park is located in northeast Georgia, about 23 miles northwest of Hart State Park. Due to the high demand, the park is considering to add more dog friendly cottages and Wi-Fi. During low season, the park offers 20 percent off for seniors and special discounts: 25 percent off on the weekend and 30 percent off weekday. The booking window is 14 days in advance and for holidays its 90 days in advance.

Black Rock Mountain State Park

Campsite

Cabin/Cottage

Location:	3085 Black Rock Mountain Parkway, Mountain City, GA 30562
Park Type:	Mountain/Lake
Park Size (acres):	1,743
Number of Cabins/Cottages:	10
Number of Bedrooms/Baths:	2/1.5 & 3/2
Cottage Amenities:	TV, microwave, refrigerator, dishes, pots/pans, dishwasher, screened porch, coffee maker, BBQ/grill, sewage, pet friendly (only two cottages-$45 per dog, max 2)
2013 Seasonal Occupancy:	Not available
2013 Price Range:	$130-$150
Average Length of Stay:	3-4 nights (7 night min. in Summer)
Major Demand from :	FL and GA (mainly Atlanta)
Seasonality:	March-November
Tent/Trailer/RV Campsites:	44
Tent/RV site price per night:	$27/ $30
Campsite Amenities:	Water, electric, picnic table, BBQ/Grill, fire ring, comfort station
Park Activities:	Camping, fishing, boating, and hiking.
Additional Information:	This park is located in northeast Georgia, about 65 miles northwest of Hart State Park. The booking window has been 30-60 days or even 1 year in advance. The park only offers Wi-Fi at the visitor center/gift shop located on the mountain top and at the trading post near the campground.

Don Carter State Park

Campsite

Cabin/Cottage

Location:	5000 N. Browning Bridge Rd. Gainesville, GA 30506
Park Type:	Lakeside (Lake Lanier)
Park Size (acres):	1,316
Number of Cabins/Cottages:	8
Number of Bedrooms/Baths:	2/2
Cottage Amenities:	Wi-Fi, TV, microwave, refrigerator, dishes, pots/pans, dishwasher, screened porch, coffee maker, BBQ/grill, picnic area, pet friendly (only one cottage-$45 per dog, max 2), no sewage- one dump station in park.
2013 Annual Occupancy:	Not applicable (opened July 15, 2013)
2013 Price Range:	$125-$225
Average Length of Stay:	2 nights
Major Demand from :	a 60 mile radius (local business during weekday)
Seasonality:	Low (Dec.-Mar.) High (April- Nov.)
Tent/Trailer/RV Campsites:	44 (4 lakeside sites)
Tent/RV site price per night:	$25/ $29
Campsite Amenities:	Water, electric, picnic table, fire ring, comfort station
Park Activities:	Camping, fishing, boating, swimming/beach, waterskiing, and hiking.
Additional Information:	This park is located in northeast Georgia, about 72 miles west of Hart State Park. The park opened July 2013 and is the only state park on Lake Lanier Islands.

Fort Yargo State Park

Campsite

Cabin/Cottage

Location:	210 S. Broad Street Winder, GA 30680
Park Type:	Lakeside (Fort Yargo Lake)
Park Size (acres):	1,816
Number of Cabins/Cottages:	3
Number of Bedrooms/Baths:	2/2
Cottage Amenities:	TV, microwave, BBQ/grill, and picnic table
2013 Annual Occupancy:	Not available
2013 Price Range:	$135
Average Length of Stay:	3-4 nights
Major Demand from :	TX, NC, SC, VA and GA (Atlanta-day trips)
Seasonality:	Low (Dec.-Feb. 15) High (Feb. 16- Nov.)
Tent/Trailer/RV Campsites:	50
Tent/RV site price per night:	$28/ $30
Campsite Amenities:	Water, electric, picnic table, fire ring, BBQ/grill, comfort station
Park Activities:	Camping, fishing, boating, swimming/beach, waterskiing, hiking/biking, disc-golf, tennis and volleyball.
Additional Information:	This park is located in northeast Georgia, about 75 miles southwest of Hart State Park. The park will add 10 camper cabins by the end of Summer/Fall 2014. There are 5 yurts sold for $70 plus tax per night.

Supply

The potential new additions to supply of the primary competitors within northeast Georgia are the following: Richard B. Russell State Park management is considering an additional five cottages, 25 campsites and a Marina. (No set plans or completion date were confirmed.) Tugaloo State Park management is considering additional dog friendly cottages and adding Wi-Fi. (No set plans or completion date were confirmed.) Fort Yargo State Park management confirmed that additional 10 camper cabins will be developed by the end of Summer/Fall 2014. The various recreation areas along Lake Hartwell may also be adding cabins or upgrading various amenities. We are not aware of any recreation areas along Lake Hartwell that are developing lodges, cabins/cottages or improving current campgrounds at this time.

Demand & Seasonality

Based on our interviews, the cabins/cottages annual occupancy ranges from 60 percent to 90 percent. (Some did not have exact occupancy data available.) Major demand is coming from Georgia (Atlanta, Athens, Augusta, & Savannah) and South Carolina (Greenville, Spartanburg, & Anderson).The majority of the parks identified the low season as December to March and high season from April to November. However, Blackrock Mountain State Park is a seasonal park open only nine months out of the year. Hart SORA is also a seasonal park open only six months out of the year.

Pricing

The pricing for cabins/cottages ranges from $120 to $145 (low season) and $135 to $225 (high season) with an average length of stay between two to five nights. The pricing for the campsites range from $19-$28 for tents sites and RV sites $26-$32. Hart SORA offers the lowest pricing for both tent sites ($19) and RV sites ($26).

Average Length of Stay and Booking Window

The average length of stay is two to five nights with a minimum restriction over the summer (such as a minimum stay of five to seven nights for some of the parks interviewed). The booking window ranges from couple days up to 13 months in advance for high demand periods. Hart SORA does not allow advanced bookings.

Historical Performance

The historical performance analyzed is for the following three parks of the primary comp set: Elijah Clark State Park, Richard B. Russell State Park, and Tugaloo State Park. These parks offer 20 cabins which is the most comparable to the proposed facilities at the Subject site, discussed later in this report. According to historical performance data for FY 2010, the three state parks had positive returns however did not utilize strategic revenue management practices to maximize revenue. This is the most current historical data available from the state parks business plans finalized in 2012. The following chart presents the FY 2010 data for the three parks:

Primary Competitive Set: FY 2010 Data

Park Name	Visitation	Total Operating Budget	Total Earned Revenues	Operational Cost Recovery	Average Operating Cost per Visitor	Average Earned Revenue per Visitor	Average Cost Recovery (FY 2008-2010)	Primary Service Markets	Primary attractions
Elijah Clark State Park	134,216	$593,590	$658,993	111%	$4.42	$4.91	112%	GA (Savannah, Atlanta, Augusta, & Athens); SC (Aiken, Columbia & Greenville)	Clarks Hill Lake
Richard B. Russell State Park	562,515	$504,817	$582,463	112%	$0.90	$1.00	115%	GA (Atlanta, Augusta & Athens); SC(Greenville, Spartanburg & Anderson); NC (Asheville)	Lake Richard B. Russell (boating/fishing), Arrowhead Pointe Golf Course, cottages & swimming beach
Tugaloo State Park	401,715	$547,367	$584,724	107%	$1.36	$1.46	102%	GA (Atlanta); SC (Greenville & Spartanburg); NC (Asheville)	Lake Hartwell, camping, cottages, boat ramps, swimming beach and trails

Source: Georgia Department of Natural Resoures-State Parks Business Plans

- Total operating budget ranged from $504,800 to $593,600
- Total earned revenues ranged from $582,000 to $659,000
- Operational cost recovery ranged from 107 percent to 111 percent
- Average operating cost per visitor ranged from $0.90 to $4.42
- Average earned revenue per visitor ranged from $1.00 to $4.91
- Average cost recovery (FY 2008-FY 2010) ranged from 102 percent to 115 percent
- Primary service markets included: GA (Atlanta, Athens, Augusta, &Savannah), SC (Aiken, Columbia, Greenville, Spartanburg, & Anderson), and NC (Asheville)
- Primary attractions: Lake, fishing, boating, swimming beach, golf, cottages, camping and trails

In addition, the total number of full-time employees in FY2010 was seven for all three parks and total part-time employees ranged from 10 to 13.

CABIN AND CAMPSITE MARKET ANALYSIS CONCLUSION

According to interviews with management of the primary competitive parks, there is a strong demand for cabins and tent/trailer/RV campsites in the market. This demand has led several of the parks to increase capacity or upgrade their facilities. The parks for which we were able to review financial statements operated profitably, despite the fact that there was minimal revenue management. We conclude that there is sufficient demand in the market to expand the facilities at Hart State Park/Hart SORA. The Subject may benefit from a private operator, who could add value by improving the supporting amenities and introducing revenue management pricing strategies during peak demand periods.

SECTION VI – CONCLUSIONS

INTRODUCTION

This section analyzes the proposed facilities for the Subject site and concludes that given adequate attention to detail, effective local partnerships, and high quality marketing and management the development will be of a high enough quality to achieve positive returns. The following paragraphs provide a list of facilities and amenities that would generate a competitive advantage and should be considered in future studies. Exact sizing and bedroom configuration should be determined with the architect of the project. These proposed facilities are based on the research presented throughout the report.

PROPOSED FACILITIES

The proposed Project is expected to have the following facilities and amenities:

- The Project could support a total of 20 cabins ranging in price from $125 to $200, based on 2014 dollars.
- Because of the closure of the five cabins at Hart SORA, we understand that the facilities are in need of significant renovations and upgrades to repair existing problems, comply with ADA and building code regulations, and enhance the guest experience. These are necessary to insure the lodging facilities are competitive with comparable facilities in the area.
- A selective number of cabins will be pet friendly with a maximum of two pets allowed per cabin. Guests will have to pay a pet fee (usually is $40 to $45).
- Cabin amenities: each cabin has lake access and lake views, a fireplace, cable TV, Wi-Fi, patio/porch, central heat and air, a full kitchen (with dishwasher, refrigerator, microwave, and stove/oven), an outdoor grill and a picnic table. All linens, towels, pots and pans, tableware, glassware, and utensils are provided.
- Maintain and upgrade the current Hart SORA that includes 62 tent/trailer/RV campsites, offers fishing on the lake, boat ramp/dock, waterskiing, nature/biking trails, and playground.
- RV campsite upgrades would include larger pads, deeper turning radius, and 50 amp service.
- Campsite gift shop with camping supplies/groceries, ice/firewood and souvenirs.
- Consider offering a fishing pier, a marina pump station, yurts, camper cabins, paddle-in tent campsites, primitive backcountry campsites, pioneer camping, group camping, enclosed group shelters, picnic shelters, and picnic sites.

- Offer bike rentals, small boat rentals (for fishing, kayaking, canoeing, and/or paddle boarding) and large boat rentals (in partnership with Hartwell Marina).
- Offer geocaching which is enjoyed by adults and children. (Geocaching is an outdoor recreational activity of searching for a hidden prize via a GPS or smartphone with a GPS app.)
- Zip lines and other revenue generating activities.
- Lakefront restaurant and bar with banquet/meeting room. It is important that the restaurant be accessible from courtesy docks on the water.
- Sufficient parking

Cabins/Cottages

Typically cabin layout and bedroom mix will be designed by the architect. The cabins are expected to meet or exceed current standards of modern cabin design and amenities. The cabins will include all the standard amenities in a modern cabin such as a fireplace, cable TV, Wi-Fi, patio/porch, central heat and air, a full kitchen (with dishwasher, refrigerator, microwave, and stove/oven), an outdoor grill and a picnic table. All linens, towels, pots and pans, tableware, glassware, and utensils are provided.

Food and Beverage

The Subject at a minimum should provide a seasonal lakeside restaurant and bar with small banquet room including some outdoor dining with premium lake views. The location of the cabins and the surrounding land uses provide ample opportunity to provide an above average food and beverage experience for special events (such as weddings), local residents/businesses, park visitors and other lake users including marina and mega ramp visitors. We have assumed a strong food and beverage component, given the characteristics of the market, would be a significant competitive advantage for the Subject.

CONCLUSION

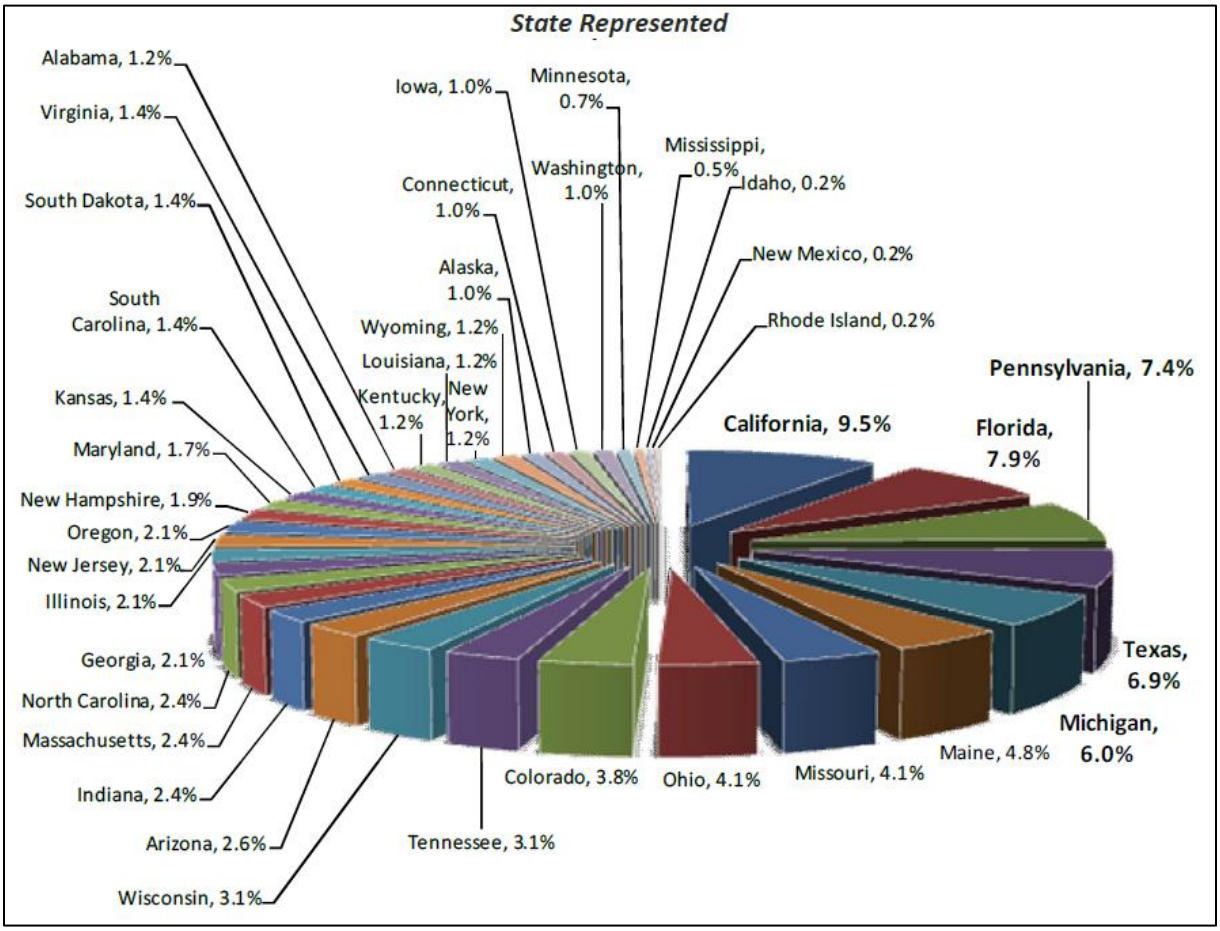
The facilities and amenities described above combined with the premier location are expected to give the Subject a significant advantage over other area parks by attracting leisure and some group demand. The Subject would be expected to achieve revenues similar to or better than comparable parks as a result of the improved product (new quality cabins with premium lakeside views, upgraded campsites and outdoor recreation) and professional developer and management that applies strategic revenue management practices to maximize revenue generation. This proposed development will have a positive impact on tourism for the city and the surrounding communities.

It is our finding that the Lake Hartwell market will currently support cabins/cottages, traditional and higher-end recreational vehicle campgrounds, a lakeside restaurant with adequate courtesy docks, and other outdoor leisure amenities. It should be noted that a hotel or lodge component might become feasible in the future once additional supporting amenities, such as those discussed in this report, are in place and Hart SORA and the City of Hartwell has established itself as a tourist destination. The City of Hartwell should nonetheless plan for the ultimate development of a hotel in its land use plan, infrastructure planning, and environmental assessments that will be undertaken as part of this action. Recognizing ground leases through governmental entities are not attractive to many resort developers, it important that the City of Hartwell be in a position to offer favorable lease terms in order for the private sector to finance, construct, and operate the lodging and recreational facilities without subsidy. Lease agreements should list hotel development as a permitted use and include a renewable lease term of fifty-years with provisions that enable the lease to be financeable. A hotel developer considering the opportunity would view the length of the lease as being an important factor, and would be unlikely to undertake the project unless a financeable, long term lease (50 years) could be established.

ADDENDUM

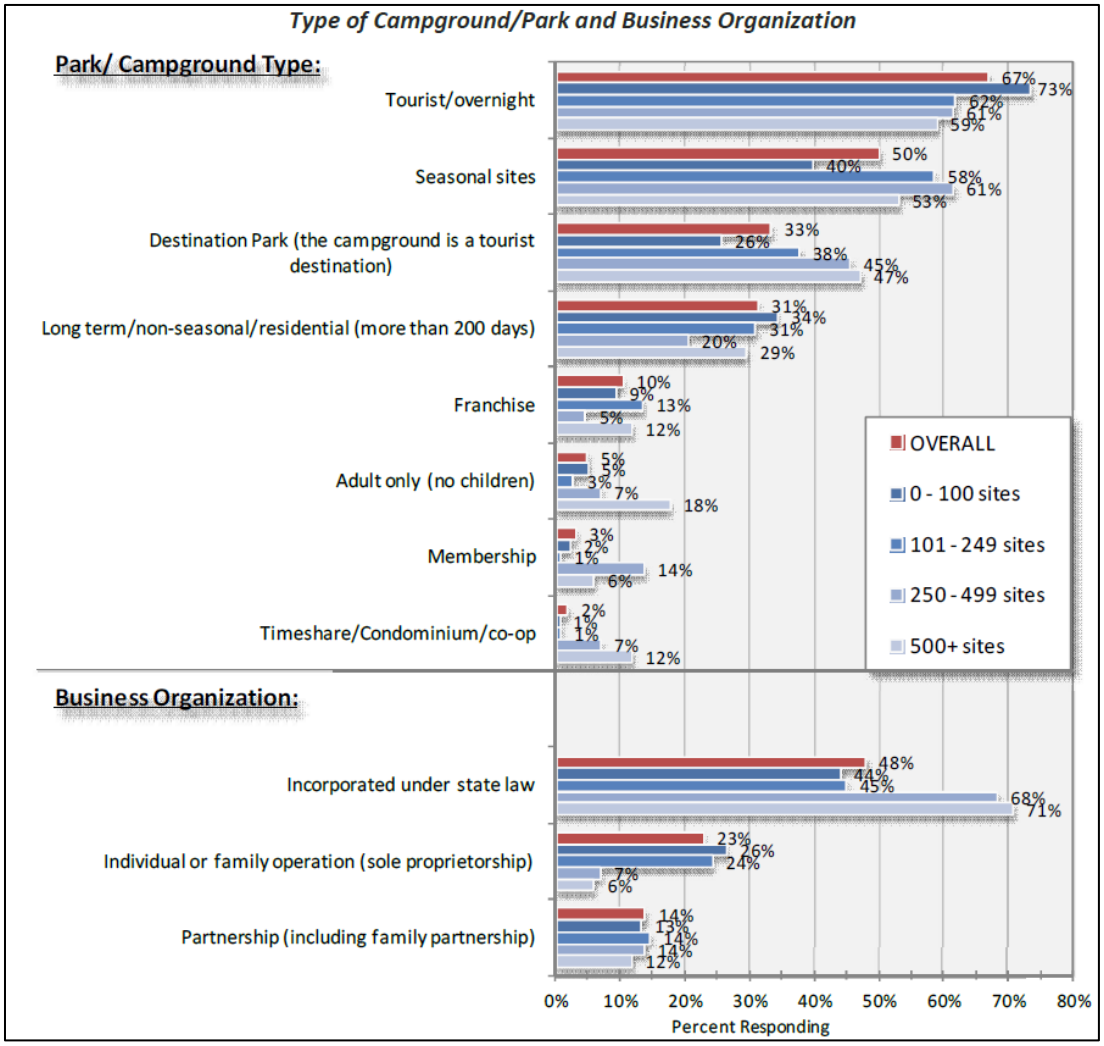
Charts: 2012 National RV Park and Campground Operations Survey

The 2012 National RV Park and Campground Operations Survey was conducted by RCC Associates for the National Association of RV Parks and Campgrounds (ARVC). Overall, 554 total responses were received for a 20 percent rate of response out of the total 2,900 ARVC membership base. Note that total percentages sum to more than 100 percent due to the possibility of multiple responses in the various categories. The survey grouped respondents according to RV park/campground size. Of the total sample, parks with 0-100 sites represent 47 percent, parks with 101-249 sites represent 37 percent, parks with 250-499 sites represent 11 percent, and parks with 500+ sites represent 5 percent. In the United States, 39 states were represented by at least 1 campground/park. Georgia represents 2.1 percent. The top five states were California (9.5 percent), Florida (7.9 percent), Pennsylvania (7.4 percent), Texas (6.9 percent), and Michigan (6.0 percent). The states not represented included Arkansas, Delaware, Hawaii, Montana, Nebraska, Nevada, North Dakota, Oklahoma, Utah, Vermont, and West Virginia. The key findings from this survey are presented in the following charts.



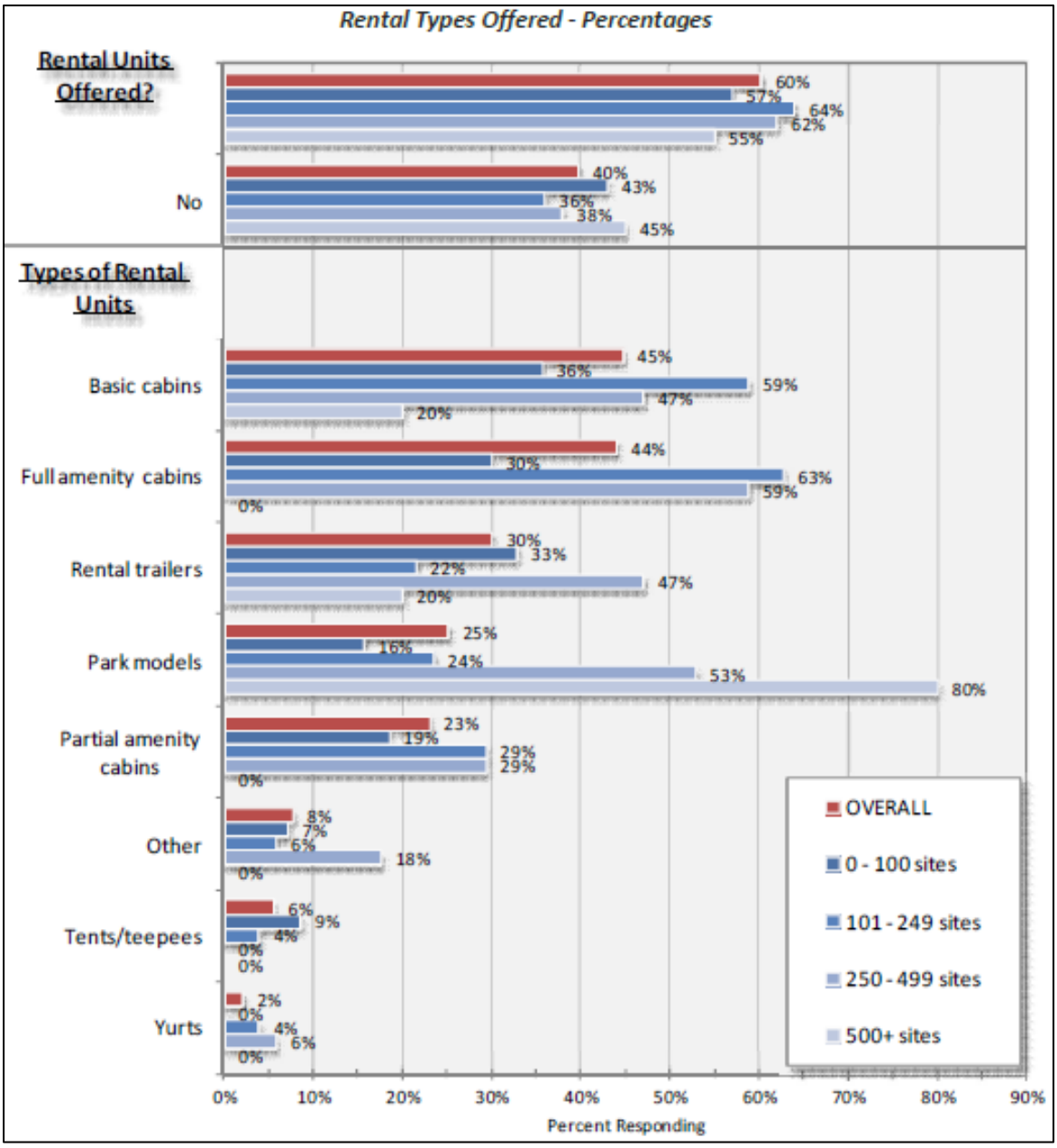
Source: 2012 National RV Park and Campground Operations Survey (ARVC)

Type of RV Park/ Campground/ Business Organization: Tourist/overnight parks (67 percent), and/or seasonal site parks (50 percent), destination parks (33 percent), long term/non-seasonal/residential parks (31 percent), franchised (10 percent), adult only parks-no children (5 percent), membership parks (3 percent), and timeshare/condominium/co-op parks (2 percent). Larger parks are comparatively more likely to be seasonal site parks, destination parks, as well as adult only, membership, and timeshare/condominium/co-op parks. Nearly half of all parks and campgrounds overall (48 percent) are incorporated. The larger parks (more than 250 sites) tend to be incorporated under state law much more often than the smaller parks (68-71 percent). Smaller parks (less than 250 sites) are more likely to be organized as an individual or family operation (sole proprietorship—23 to 26 percent) more often than the larger parks and campgrounds (6 to 7 percent). The incidence of partnerships is generally similar across all park sizes (14 percent overall).



Source: 2012 National RV Park and Campground Operations Survey (ARVC)

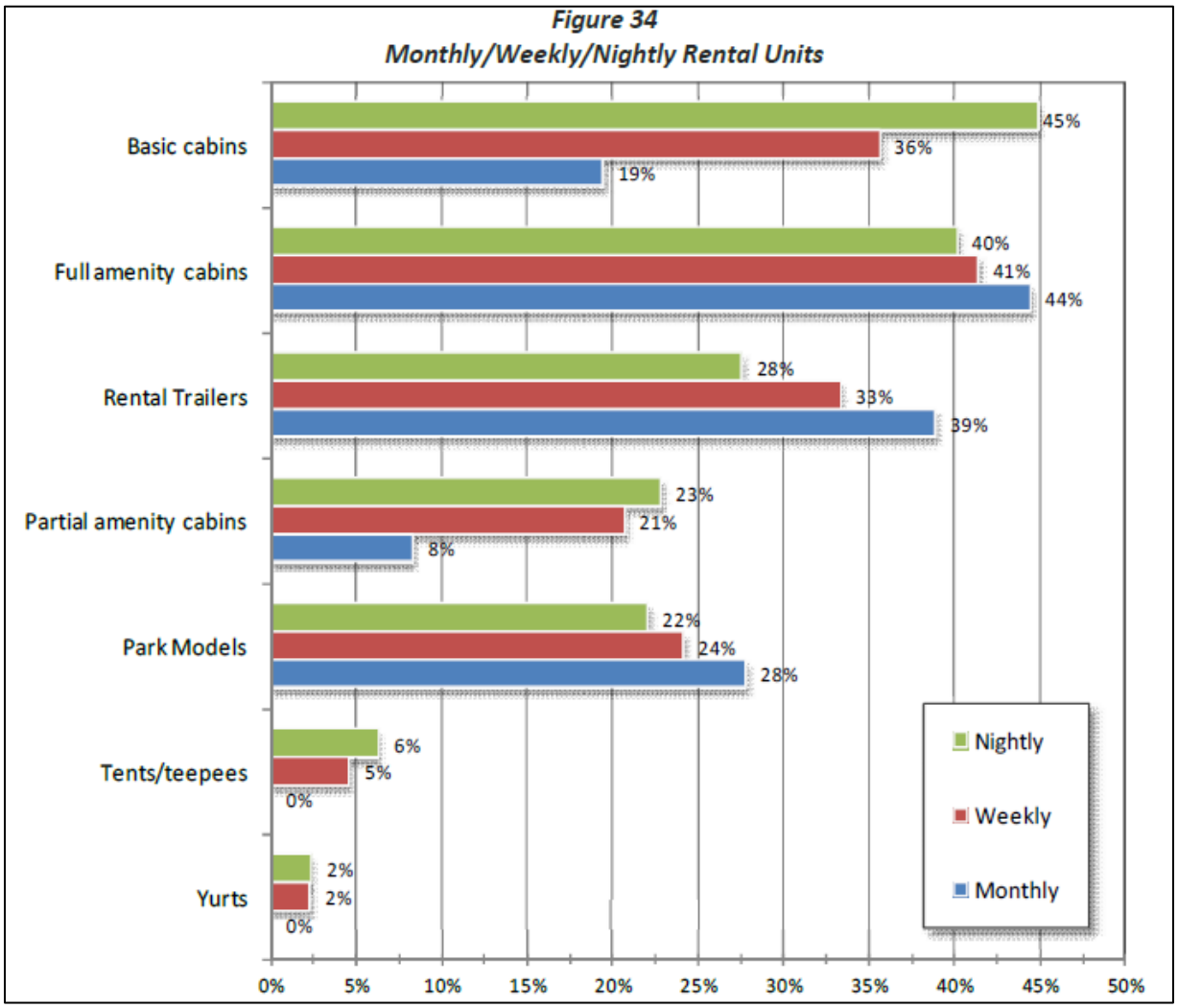
Rental Types Offered: The majority of parks/campgrounds also offered some type of rental units, such as cabins, park models, tents/teepees, and trailers and yurts (60 percent of all parks/campgrounds—a 16 percent increase from 44 percent in 2010). Of all these types of units, basic and full amenity cabins were the most commonly available (by 44 to 45 percent), followed by rental trailers (30 percent), park models (25 percent), and then partial amenity cabins (23 percent). Larger parks generally tend to have all of these types of rental units, particularly park model rentals.



Source: 2012 National RV Park and Campground Operations Survey (ARVC)

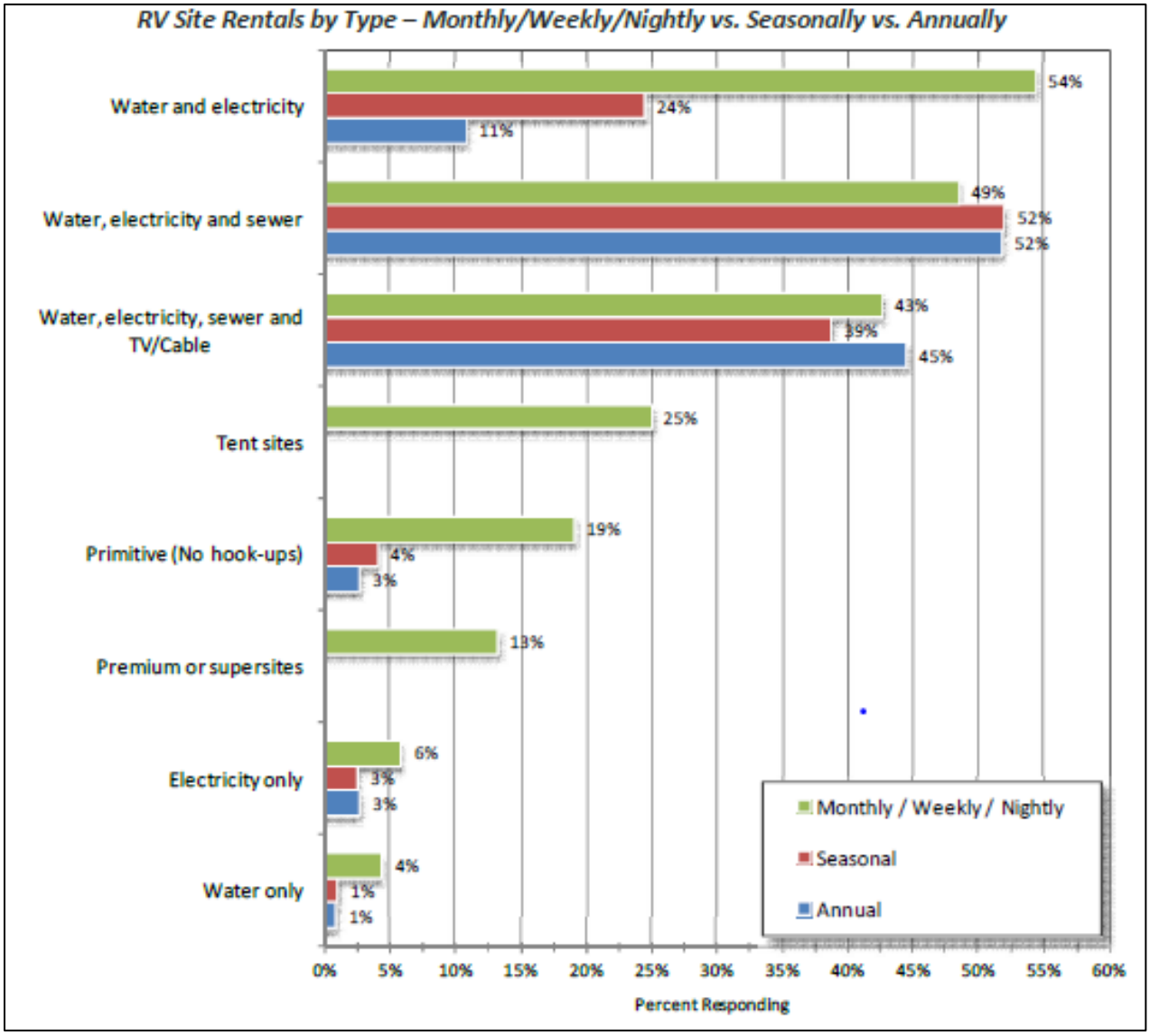
Monthly/Weekly/Nightly Rental Units: In general, full amenity cabins were consistently reported as one of the most common type of monthly, weekly, or nightly rental unit available. Basic cabins are also commonly available at many parks/campgrounds, usually on a nightly or weekly basis. Rental trailers and park models tend to be more common for monthly rentals. The following show the top four rankings for monthly/weekly/nightly rental units.

- ***Monthly:*** Full amenity cabins (44 percent), rental trailers (39 percent), park models (28 percent) and basic cabins (19 percent)
- ***Weekly:*** Full amenity cabins (41 percent), basic cabins (36 percent), rental trailers (33 percent) & partial amenity cabins (21 percent)
- ***Nightly:*** Basic cabins (45 percent), full amenity cabins (40 percent), rental trailers (28 percent) and partial amenity cabins (23 percent)



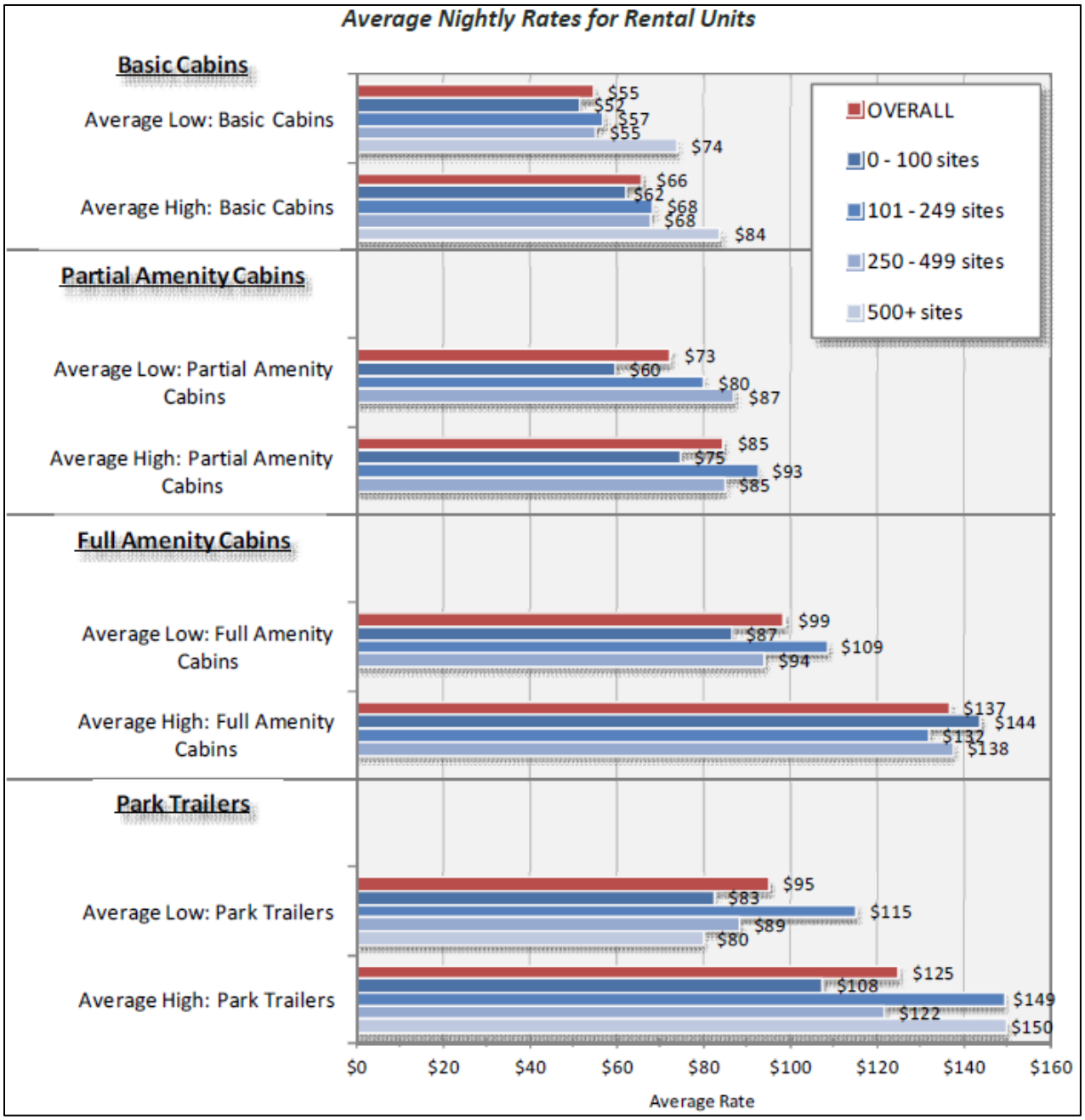
Source: 2012 National RV Park and Campground Operations Survey (ARVC)

RV Site Rentals by Type: Overall, the majority of RV sites offer water, electric, and sewer (49 to 52 percent). Water, electric, sewer, and TV/cable follow at 39 to 45 percent. Water and electric only are the most common among monthly/weekly/nightly rental RV sites (54 percent), but less common for seasonal (24 percent) and annual rentals (11 percent). Tent sites and primitive sites are also more likely to be primarily monthly/weekly/nightly. Water, electric, sewer, and TV/cable are more common at the bigger parks on an annual rental basis.



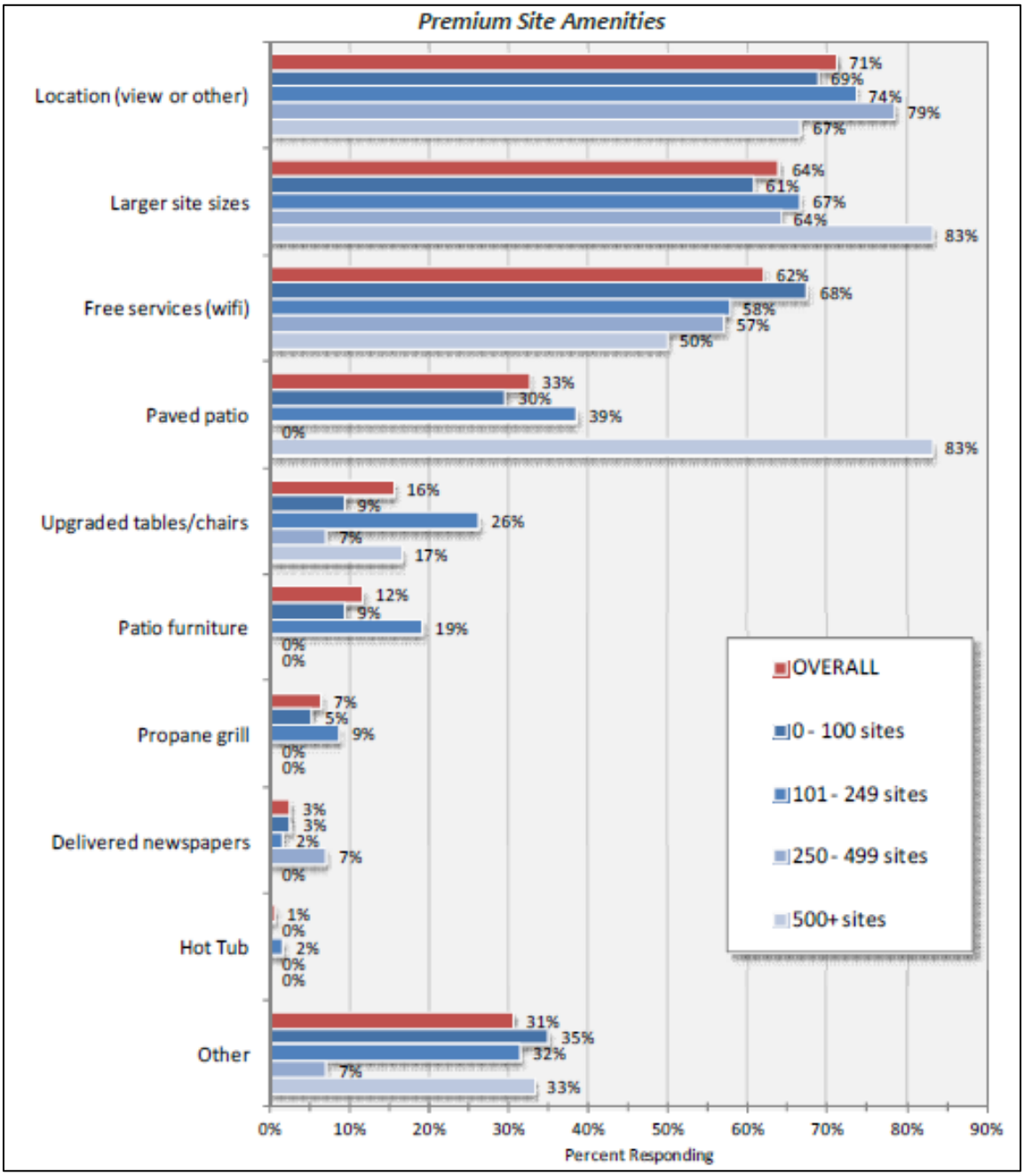
Source: 2012 National RV Park and Campground Operations Survey (ARVC)

Average Rental Rates for Rental Units: Nightly rental rates for the different types of units available were fairly consistent across the different size parks as well as by type of unit. Basic cabins are the most affordable type of rental unit priced between $55 and $66 per night (low and high season rates). Full amenity cabins have the highest rental rates at $99 to $137 per night (low and high season). Partial amenity cabins are priced between $73 and $85 per night. Similar to full amenity cabins, park trailers are priced at $95 to $125 per night.



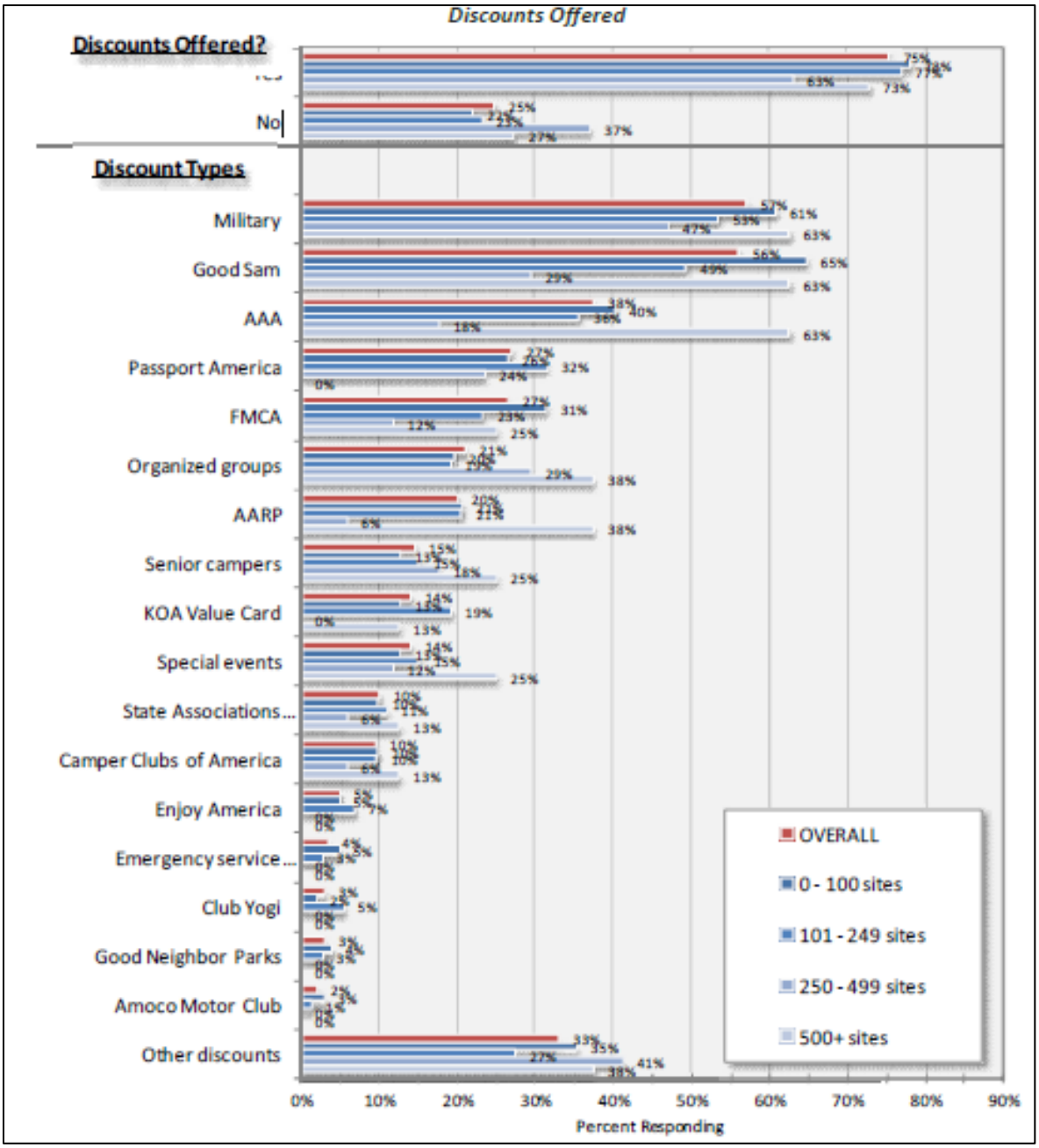
Source: 2012 National RV Park and Campground Operations Survey (ARVC)

Premium Site Amenities: The majority of campgrounds that had premium sites available (33 percent overall) provided: location/view (71 percent), larger site sizes (64 percent), free Wi-Fi services (62 percent), and paved patio (33 percent) as a part of the site's amenities. Other amenities such as tables/chairs (16 percent), patio furniture (12 percent), propane grill (7 percent), delivered newspapers (3 percent), and hot tub (1 percent) were less common. Thirty-one percent of all campgrounds that had premium sites had some other type of amenity.



Source: 2012 National RV Park and Campground Operations Survey (ARVC)

Discounts Offered: Three out of four parks/campgrounds offered discounts. The types of discounts varied greatly; however, military (57 percent), Good Sam (56 percent), and AAA (38 percent) were the most common type of discounts offered. Other common discounts offered included passport America, FMCA, organized groups, and AARP (all by 20-22 percent of parks). Parks with 500 or more sites, generally, offered more discounts than smaller parks. One-third of all parks offered at least one other type of discount not listed below.



Source: 2012 National RV Park and Campground Operations Survey (ARVC)

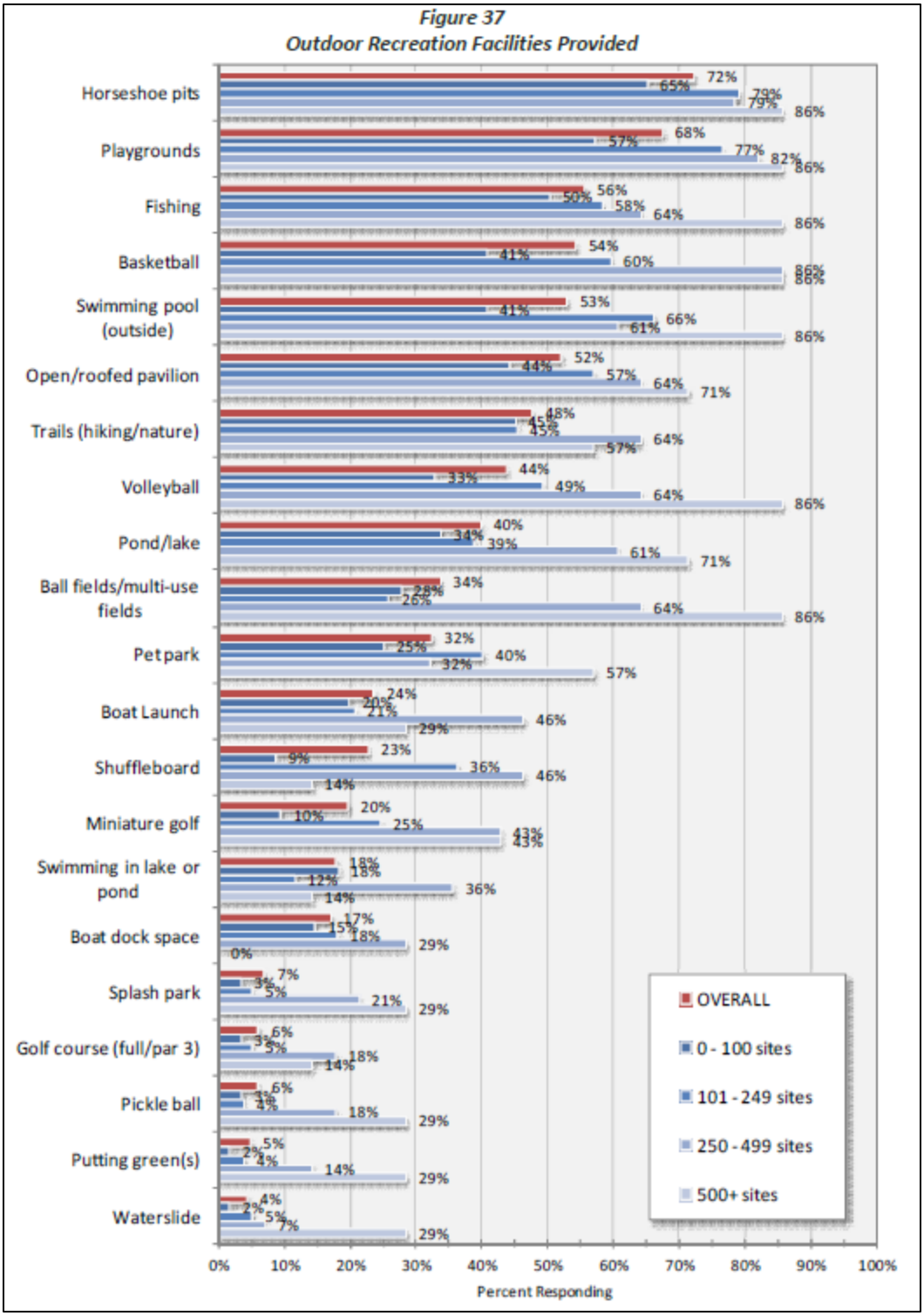
Outdoor Recreation Facilities: There was a wide variety of outdoor recreation facilities provided by parks/campgrounds. Larger parks tend to offer more outdoor recreation than smaller parks. More than half of all reporting parks/campgrounds indicated the following outdoor recreation facilities as available:

- Horseshoe pits (72 percent)
- Playgrounds (68 percent)
- Fishing (56 percent)
- Basketball (54 percent)
- Outdoor swimming pool (53 percent)
- Open/roofed pavilion (52 percent)

The outdoor recreation facilities that required fees by parks most often were the following:

- Boat dock space (26 percent)
- Open/roofed pavilion (26 percent)
- Miniature golf (22 percent)
- Boat launch (15 percent)
- Fishing (12 percent)

The results are shown on the following page.



Source: 2012 National RV Park and Campground Operations Survey (ARVC)

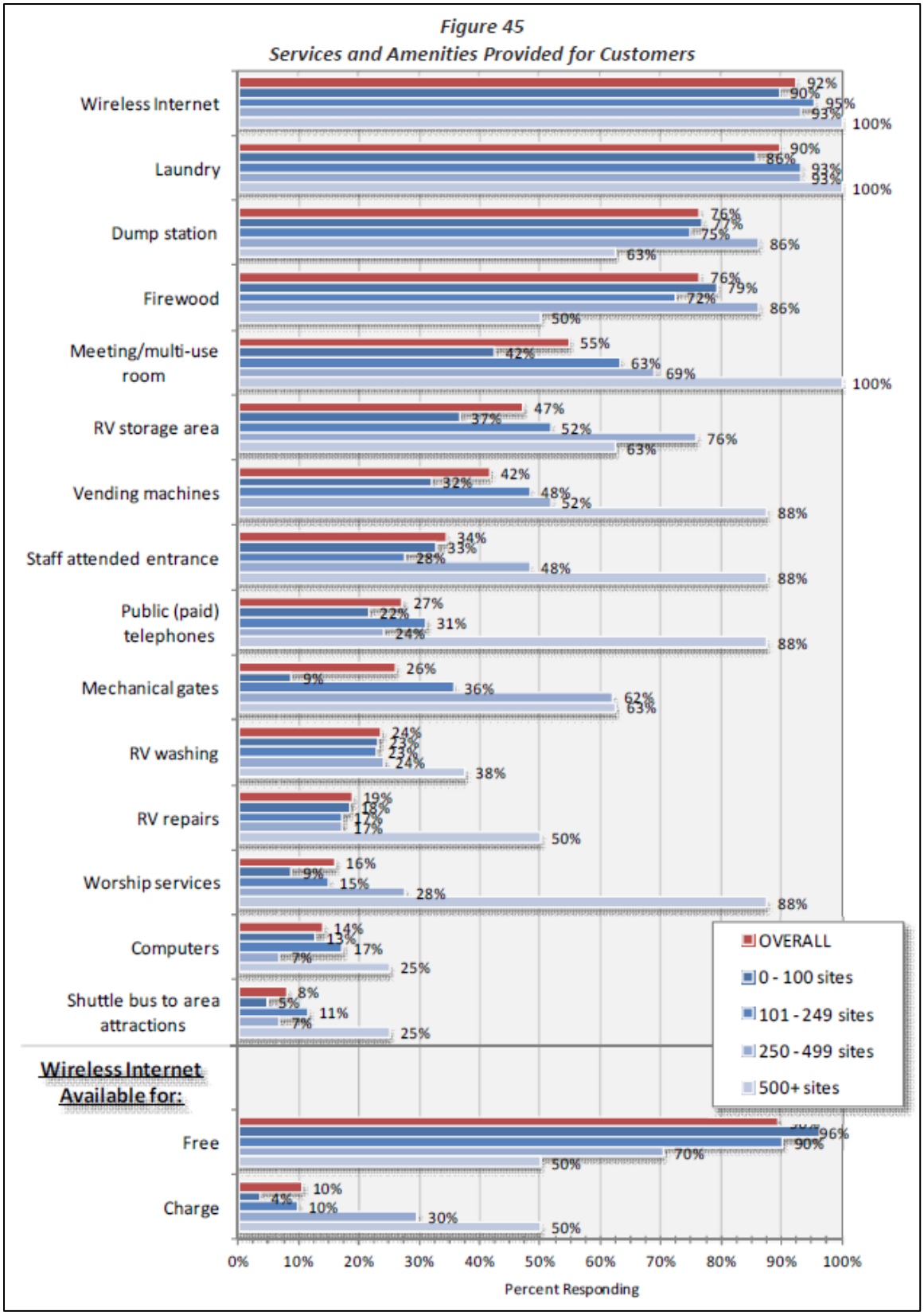
Services for Customers: Many customer services were offered by parks/campgrounds. Over half of all parks/campgrounds provide the following services:

- Wireless Internet (92 percent of all parks provide this service and 90 percent provide this service free of charge. In 2010, 72 percent of parks offered Wi-Fi and 43 percent charged for the service.)
- Laundry (90 percent)
- Dump station (76 percent)
- Firewood (76 percent)
- Meeting/multi-use room (55 percent)

Second tier of provided services:

- RV storage area (47 percent)
- Vending machines (42 percent)
- Staff attended entrance (34 percent)

The results are shown on the following page.



Source: 2012 National RV Park and Campground Operations Survey by ARVC

APPENDIX D:

FWS IPAC REPORT AND DNR SPECIES LIST

U.S. Fish and Wildlife Service

Trust Resources List

This resource list is to be used for planning purposes only — it is not an official species list.

Endangered Species Act species list information for your project is available online and listed below for the following FWS Field Offices:

Georgia Ecological Services Field Office
105 WESTPARK DRIVE
WESTPARK CENTER SUITE D
ATHENS, GA 30606
(706) 613-9493

Project Name:

Hart State Park

Project Counties:

Hart, GA

Project Type:

Recreation Construction / Maintenance

Endangered Species Act Species List (USFWS Endangered Species Program).

There are a total of **1** threatened or endangered species on your species list. Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fishes may appear on the species list because a project could cause downstream effects on the species. Critical habitats listed under the **Has Critical Habitat** column may or may not lie within your project area. See the **Critical habitats within your project area** section below for critical habitat that lies within your project area. Please contact the designated FWS office if you have questions.

Species that should be considered in an effects analysis for your project:

Mammals	Status		Has Critical Habitat	Contact

northern long-eared Bat (*Myotis septentrionalis*) Population:	Proposed Endangered	species info		Georgia Ecological Services Field Office

Critical habitats within your project area:

There are no critical habitats within your project area.

FWS National Wildlife Refuges (USFWS National Wildlife Refuges Program).

There are no refuges found within the vicinity of your project.

FWS Migratory Birds (USFWS Migratory Bird Program).

The protection of birds is regulated by the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA). Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. For more information regarding these Acts see: http://www.fws.gov/migratorybirds/RegulationsandPolicies.html.

All project proponents are responsible for complying with the appropriate regulations protecting birds when planning and developing a project. To meet these conservation obligations, proponents should identify potential or existing project-related impacts to migratory birds and their habitat and develop and implement conservation measures that avoid, minimize, or compensate for these impacts. The Service's Birds of Conservation Concern (2008) report identifies species, subspecies, and populations of all migratory nongame birds that, without additional conservation actions, are likely to become listed under the Endangered Species Act as amended (16 U.S.C 1531 et seq.).

For information about Birds of Conservation Concern, go to:
http://www.fws.gov/migratorybirds/CurrentBirdIssues/Management/BCC.html.

To search and view summaries of year-round bird occurrence data within your project area, go to the Avian Knowledge Network Histogram Tool links in the Bird Conservation Tools section at: http://www.fws.gov/migratorybirds/CCMB2.htm.

U.S. Fish and Wildlife Service

Trust Resources List

For information about conservation measures that help avoid or minimize impacts to birds, please visit: http://www.fws.gov/migratorybirds/CCMB2.htm.

Migratory birds of concern that may be affected by your project:
There are **15** birds on your Migratory birds of concern list. The underlying data layers used to generate the migratory bird list of concern will continue to be updated regularly as new and better information is obtained. User feedback is one method of identifying any needed improvements. Therefore, users are encouraged to submit comments about any questions regarding species ranges (e.g., a bird on the USFWS BCC list you know does not occur in the specified location appears on the list, or a BCC species that you know does occur there is not appearing on the list). Comments should be sent to the ECOS Help Desk.

Species Name	Bird of Conservation Concern (BCC)	Species Profile	Seasonal Occurrence in Project Area
American bittern (*Botaurus lentiginosus*)	Yes	species info	Wintering
Bald eagle (*Haliaeetus leucocephalus*)	Yes	species info	Year-round
Blue-winged Warbler (*Vermivora pinus*)	Yes	species info	Breeding
Brown-headed Nuthatch (*Sitta pusilla*)	Yes	species info	Year-round
Chuck-will's-widow (*Caprimulgus carolinensis*)	Yes	species info	Breeding
Fox Sparrow (*Passerella liaca*)	Yes	species info	Wintering
Kentucky Warbler (*Oporornis formosus*)	Yes	species info	Breeding
Least Bittern (*Ixobrychus exilis*)	Yes	species info	Breeding
Loggerhead Shrike (*Lanius ludovicianus*)	Yes	species info	Year-round
Prairie Warbler (*Dendroica discolor*)	Yes	species info	Breeding
Prothonotary Warbler (*Protonotaria citrea*)	Yes	species info	Breeding
Red-headed Woodpecker (*Melanerpes erythrocephalus*)	Yes	species info	Year-round
Rusty Blackbird (*Euphagus carolinus*)	Yes	species info	Wintering

Wood Thrush (*Hylocichla mustelina*)	Yes	species info	Breeding
Worm eating Warbler (*Helmitheros vermivorum*)	Yes	species info	Breeding

NWI Wetlands (USFWS National Wetlands Inventory).

The U.S. Fish and Wildlife Service is the principal Federal agency that provides information on the extent and status of wetlands in the U.S., via the National Wetlands Inventory Program (NWI). In addition to impacts to wetlands within your immediate project area, wetlands outside of your project area may need to be considered in any evaluation of project impacts, due to the hydrologic nature of wetlands (for example, project activities may affect local hydrology within, and outside of, your immediate project area). It may be helpful to refer to the USFWS National Wetland Inventory website. The designated FWS office can also assist you. Impacts to wetlands and other aquatic habitats from your project may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal Statutes. Project Proponents should discuss the relationship of these requirements to their project with the Regulatory Program of the appropriate U.S. Army Corps of Engineers District.

Data Limitations, Exclusions and Precautions
The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery and/or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Exclusions - Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and

nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Precautions - Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

The following wetland types intersect your project area in one or more locations:

Wetland Types	NWI Classification Code	Total Acres
Freshwater Emergent Wetland	PEM1Ah	5.5455
Freshwater Emergent Wetland	PEM1Fb	12.768
Freshwater Emergent Wetland	PEM1Fh	20.6579
Freshwater Emergent Wetland	PEM1F	3.0363
Freshwater Emergent Wetland	PEM1C	26.4937
Freshwater Emergent Wetland	PEM1A	33.865
Freshwater Emergent Wetland	PEM1Ab	6.5652
Freshwater Emergent Wetland	PEM1Ch	75.7597
Freshwater Emergent Wetland	PEM1Cb	36.8731
Freshwater Emergent Wetland	PEM1Ad	2.0157
Freshwater Forested/Shrub Wetland	PSS1Ab	16.7643
Freshwater Forested/Shrub Wetland	PSS1Ch	9.0895
Freshwater Forested/Shrub Wetland	PFO5Hh	23.929
Freshwater Forested/Shrub Wetland	PFO1Ah	1.404
Freshwater Forested/Shrub Wetland	PSS1Cb	38.1072
Freshwater Forested/Shrub Wetland	PFO1Cb	4.8059
Freshwater Forested/Shrub Wetland	PSS1Ah	19.4693

Freshwater Forested/Shrub Wetland	PFO1Ch	2.307
Freshwater Forested/Shrub Wetland	PSS3B	2.4013
Freshwater Forested/Shrub Wetland	PSS3A	1.8941
Freshwater Forested/Shrub Wetland	PSS1Fb	9.2685
Freshwater Forested/Shrub Wetland	PFO1Fh	9.0012
Freshwater Forested/Shrub Wetland	PSS1A	66.9913
Freshwater Forested/Shrub Wetland	PFO1C	49.9737
Freshwater Forested/Shrub Wetland	PFO1A	376.6914
Freshwater Forested/Shrub Wetland	PSS1C	22.7912
Freshwater Forested/Shrub Wetland	PFO1F	1.1131
Freshwater Forested/Shrub Wetland	PFO1Fb	1.2981
Freshwater Forested/Shrub Wetland	PSS1F	2.9581
Freshwater Pond	PUBFx	2.3421
Freshwater Pond	PUBHx	4.1644
Freshwater Pond	PUBF	2.1593
Freshwater Pond	PUBHh	529.437
Freshwater Pond	PUBHb	6.6995
Freshwater Pond	PUBFb	6.354
Freshwater Pond	PUBFh	5.1896
Lake	L2USAh	188.0475
Lake	L1UBHh	51651.9885
Lake	L2USCh	11.0345
Other	PUSAh	11.724
Other	PUSCx	6.4642
Other	PUSCh	16.279
Other	PUSAx	0.7092

Trust Resources List

Riverine	R2USC	15.04

GEORGIA
DEPARTMENT OF NATURAL RESOURCES
WILDLIFE RESOURCES DIVISION

Known occurrences of special concern plants, animals and natural communities
Savannah River, Upper Watershed — HUC8 Watershed Code: 03060103

Find details for these species at Georgia Rare Species and Natural Community Data and NatureServe Explorer.
[US] indicates species with federal status (Protected or Candidate).
Species that are federally protected in Georgia are also state protected.
[GA] indicates Georgia protected species.
link to species profile on our site (not available for all species).
link to report for element on NatureServe Explorer (only available for animals and plants).

Animal Occurrences

- *Cambarus strigosus* (Lean Crayfish) **[GA]** - crustacean
- *Distocambarus devexus* (Broad River Burrowing Crayfish) **[GA]** - crustacean
- *Elliptio arctata* (Delicate Spike) **[GA]** - mollusk
- *Haliaeetus leucocephalus* (Bald Eagle) **[GA]** - bird
- *Lampsilis cariosa* (Yellow Lampmussel) - mollusk
- *Moxostoma robustum* (Robust Redhorse) **[GA]** - fish
- *Notropis scepticus* (Sandbar Shiner) **[GA]** - fish
- *Peucaea aestivalis* (Bachman's Sparrow) **[GA]** - bird
- *Tyto alba* (Barn owl) - bird

Plant Occurrences

- *Acmispon helleri* (Carolina Trefoil) **[GA]**
- *Amorpha schwerinii* (Schwerin Indigo-bush)
- *Clematis ochroleuca* (Curly-heads)
- *Cypripedium acaule* (Pink Ladyslipper) **[GA]**
- *Draba aprica* (Sun-loving Draba) **[GA]**
- *Eurybia jonesiae* (Piedmont Bigleaf Aster)
- *Hymenocallis coronaria* (Shoals Spiderlily) **[GA]**
- *Juniperus communis var. depressa* (Ground Juniper)
- *Monotropsis odorata* (Sweet Pinesap) **[GA]**
- *Nestronia umbellula* (Indian Olive) **[GA]**
- *Quercus oglethorpensis* (Oglethorpe Oak) **[GA]**
- *Sedum pusillum* (Granite Stonecrop) **[GA]**
- *Thermopsis fraxinifolia* (Ash-leaf Bush-pea)
- *Tradescantia roseolens* (Rosy Spiderwort)
- *Trillium discolor* (Pale Yellow Trillium)
- *Trillium lancifolium* (Lanceleaf Trillium)

Generated from Georgia DNR's NatureServe Biotics conservation database on December 28, 2014

APPENDIX E:

CULTURAL RESOURCES REVIEW

R.S. Webb & Associates

Cultural Resource Management Consultants
2800 Holly Springs Parkway • P.O. Drawer 1319
Holly Springs, Georgia 30142
Phone: 770-345-0706 • Fax: 770-345-0707

July 22, 2015

Mr. Gregory Brooker
United Consulting
625 Holcomb Bridge Road
Norcross, Georgia 30071

Subject: Preliminary Cultural Resources Literature Review
Hart State Park Project
Hartwell, Hart County, Georgia
RSWA Project No. 15-085-137

Dear Mr. Brooker,

BACKGROUND

R.S. Webb & Associates (RSWA), a professional cultural resources management firm, conducted a preliminary cultural resources literature search for the Hart State Park improvement project at the request of United Consulting. The project area is located on Hart Park Road, northwest of its intersection with Ridge Road, near Hartwell, Hart County, Georgia (Figure 1).

METHODS

The literature review was conducted based on location information provided to RSWA by United Consulting. RSWA's literature and records search included a review of the Georgia Archeological Site File (GASF) and a search of the National Register of Historic Places (NRHP) files, Hart County historic resources survey records, Identified Sites files, and Centennial Farms records at the Georgia Department of Natural Resources, Historic Preservation Division (HPD) office in Stockbridge. Georgia's Natural, Archeological, and Historic Resources Geographic Information System (GNAHRGIS) was also consulted to confirm the presence or absence of recorded cultural resources near the project area.

RESULTS

Cultural Resources Studies: There have been at least two archeological or cultural resources investigations performed within a one-mile radius of the proposed project area (Figure 1).

In 1996, Southeastern Archeological Services, Inc. conducted an archeological survey of approximately 50 acres of land at Hartwell Marina located approximately 550 feet west of the current project area (Figure 1). The survey resulted in the identification of two archeological sites, the remnants of a 20th century farmstead (9HA37) and a sparse prehistoric lithic artifact scatter (9HA38). Both archeological sites were recommended ineligible for inclusion in the NRHP (Gresham 1996).

In 1993, Southeastern Archeological Services, Inc. performed an archeological survey of an approximately 11.6 mile corridor, in three alternative locations, for a proposed by-pass of the town of Hartwell (Figure 1). The survey resulted in the identification of six archeological sites, six isolated finds, and a "variety of piled stone features (Mangialaschi and Gresham 1993). No archeological sites identified by survey are located within one mile of the current project area.

NRHP-listed Properties: A review of HPD records indicates that historic resources of Hartwell, including four historic districts and 28 individual resources, were listed in the NRHP through a single, multiple resource nomination. An individual property, the Jackson Morrison House (GNAHRGIS No. 80854), is located

approximately 0.9 mile southwest of the project area (Figure 1). All other NRHP-listed properties in Hartwell are located more than one mile from the project area.

Archeological Sites: A review of the GASF records indicates that there are three recorded archeological sites located within a one-mile radius of the project area. In addition to the two archeological sites recorded in 1996 and named above, 9HA2 was recorded in 1939 by archeologist Robert Wauchope (Figure 1). According to the records of GASF, the location of the site is "vague for mapping", and it was described as "near spring on Old Judge Hodges plantation in N[orth] side of farm on N[orth] side of town". The closest recorded archeological site to the project area, 9HA38, is located approximately 600 feet west of the project area (Figure 1).

Historic Structures: Comprehensive architectural surveys of Hart County were completed in 1977 and 2008. The GNAHRGIS database holds records for properties listed in the NRHP and/or surveyed in 2008 only. The closest recorded historic property, GNAHRGIS No. 208352 (the Milltown Church Cemetery), is located approximately 1,500 feet southeast of the project area (Figure 1).

CONCLUSION

There are no NRHP-listed properties, recorded archeological sites, or recorded historic resources located within or immediately adjacent to Hart State Park. The nearest recorded cultural resource is an archeological site, recommended ineligible for inclusion in the NRHP, that is located approximately 600 feet west of the project area.

CLOSING COMMENTS

Mr. Brooker, thank you for the opportunity to work with United Consulting on the Hart State Park project. If you have any questions concerning our findings, please contact Mr. Neil Bowen or Mr. Steve Webb at (770) 345-0706.

Sincerely,
R.S. WEBB & ASSOCIATES

Neil J. Bowen
Historian

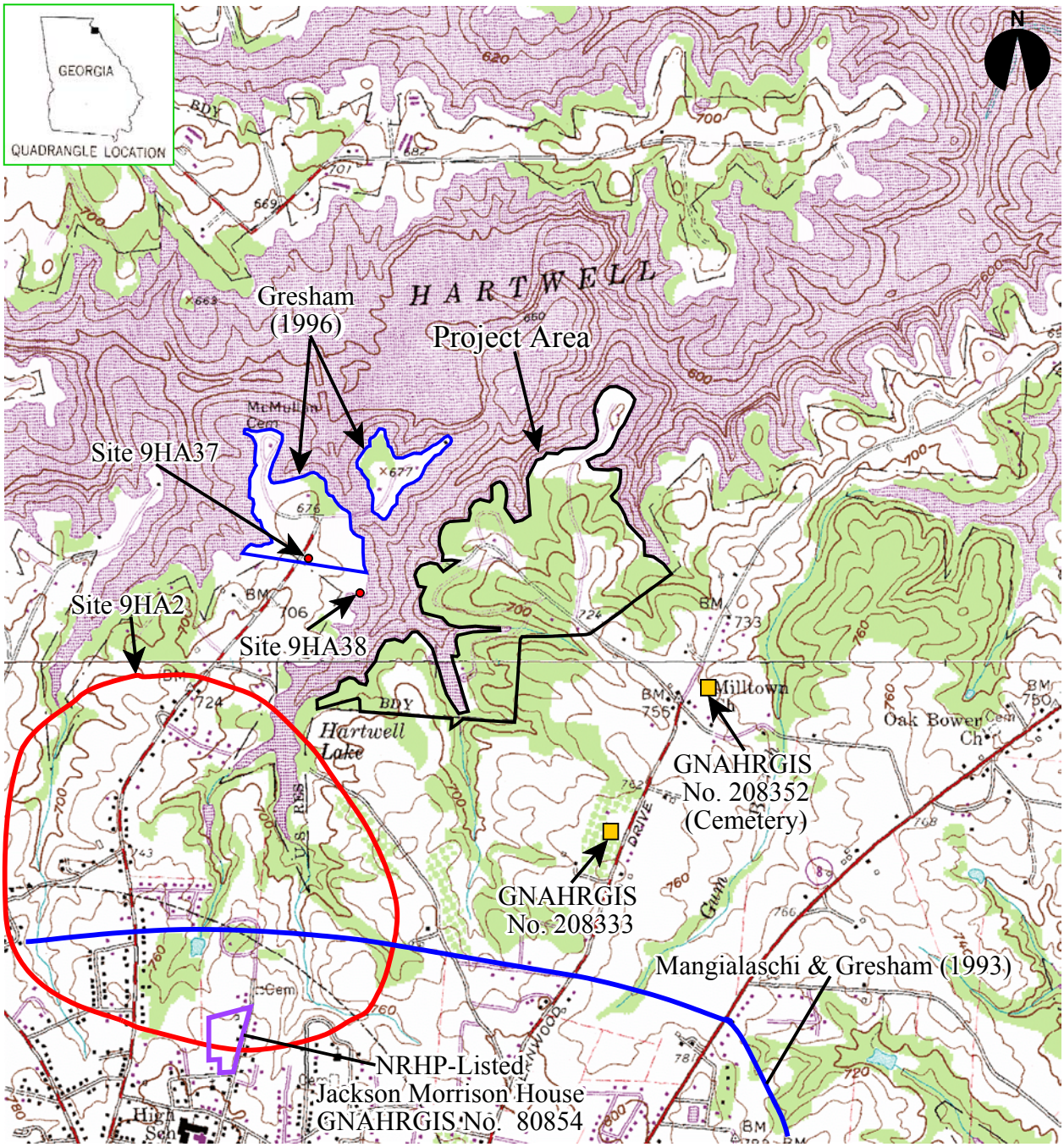
Robert S. Webb
Senior Principal Archeologist

Attachments: Figure 1

REFERENCES CITED

Gresham, T.H.
1996 *Archeological Survey of Hartwell Marina, Hart County, Georgia*. Southeastern Archeological Services, Inc., Athens, Georgia.

Mangialaschi, K., and T.H. Gresham
1993 *Cultural Resources Survey of the Proposed Hartwell By-pass, Hart County, Georgia*. Southeastern Archeological Services, Inc., Athens, Georgia.



Recorded Historic Structures

Recorded Archelogical Site

Previous Archeological Project

Map References: 7.5-Minute USGS Quadrangles
Reed Creek (1960 PR 1972 PI 1981),
Hartwell (1959 PR 1972), Georgia

Scale

0 610 meters

0 2000 feet

Figure 1 Project Area Location Map and Previously Recorded Cultural Resources

APPENDIX F:

INADVERTENT DISCOVERIES PLAN FOR CULTURAL RESOURCES

Inadvertent Discovery Plan
Hart State Park
Hart County, Georgia

Background

Hart State Park is located in the City of Hartwell and is strategically located on 147 acres of wooded, rolling topography with over two miles of shoreline. Hart State Park is accessible via a two-lane paved road located off Ridge Road, located only 1.5 miles from downtown Hartwell, Georgia.

The land is currently leased to the Georgia Department of Natural Resources (DNR) for use as a State Park through a Recreational Outgrant issued by the U.S. Army Corps of Engineers (USACE). Located on the property are five cottages, 62 tent/trailer/RV campsites and 16 primitive-only camp sites, two boat ramps and other support facilities.

Proposed Scope of Work

The proposed action is the implementation of the proposed master plan, dated August 4, 2015. The proposed 2015 Master Plan includes additional rental cabins, indoor and outdoor wedding/event venues, a restaurant, beach and picnic areas, event lawns, camping sites, courtesy docks, parking areas, pedestrian trails, adventure course, improved/upgraded utilities, and other supporting infrastructure.

Federal review/permits are required; therefore, this project constitutes a federal undertaking as defined under 36 CFR Part 800 *Protection of Historic Properties; Final Rule*, the Advisory Council for Historic Preservation's administrative regulations implementing the National Historic Preservation Act of 1966 (NHPA). As this project is on USACE Mobile District property, the Mobile District of the U. S. Army Corps of Engineers (Corps) has been designated the Lead Federal Agency for this project and is, therefore, responsible for cultural resources issues. Section 36 CFR Section 800.13 details actions to be taken in the event that historic properties are discovered during the implementation of this undertaking.

This emergency discovery plan involves two principal areas of concern.

1. ***Unidentified archaeological sites that have not been subjected to NRHP evaluation.***

   These are sites which usually consist of cultural materials (artifacts) as contained within a reasonably intact soil matrix. For prehistoric sites, items such as projectile points (arrow heads), pottery sherds, shells, bone fragments, etc., which may be contained within a dark soil. The dark soil is usually the result of humans introducing organics such as carbon from fires, animal tissue, waste, etc. These may be large dark areas where people lived or smaller dark areas that represent storage pits, fire basins or even graves. For historic sites, the artifacts may consist of brick fragments, broken bottle glass (clear, green, amethyst, etc.), ceramic plate fragments, iron objects (nails, hinges, etc.), bones, and so forth which may be associated with dark soil.

2. Human remains.

Beginning in prehistoric times and continuing into the present, humans have inhabited the project area. As a result, human remains may have been interred within the project area. If present, human remains are likely to appear as bone fragments or chalky white substances as contained within elongated dark areas (graves).

Archaeological Site Identification Training

Site Managers, Grading supervisors and heavy equipment operators (bulldozers, excavators, trackhoes, etc.) will attend an initial training session. This should be done as a part of their regular safety meetings. Registered archaeologists will spend fifteen to thirty minutes describing potentially significant artifacts that the operators might find, describing how such finds might appear (by providing actual examples of artifacts and/or photographs of artifacts and the dark soil matrix), and explaining what to do in the event that discoveries of such potentially significant artifacts are made. The operators will also be instructed as to what is NOT considered significant (i.e., recent trash such as beer bottles, aluminum cans, plastic, etc.). The aim of such training is not to slow down the earth-moving process but rather to identify a critical path to be followed for legitimate potentially significant discoveries. Construction personnel will also be apprised of the exact protocol to be followed in the event they encounter what they believe to be a potentially significant artifact.

Emergency Discovery Protocol

In the event that a potentially significant artifact(s) (i.e. not recent trash) representing one or a combination of the above described areas of concern is observed, then the following procedures will be followed.

All heavy equipment operations within a fifty (50)-foot buffer surrounding the potentially significant artifact(s) will cease. The registered professional archeologist, to be determined, will then be consulted regarding the potential artifact.

If the archeologist believes that the find is a potentially significant artifact and does fall within one or more of the above referenced concerns, then the site supervisor will cordon off the relevant area and enforce the aforementioned buffer around the find. He or she will then initiate the notification process outlined below:

1. City of Hartwell, City Manager, David Aldrich; Hartwell City Hall, 456 East Howell Street, Hartwell, GA 30643; (706-376-4756)
2. The Lake Hartwell Project Office will be contacted and detail will be given on the circumstances of the find. The Lake Hartwell Project Office will then contact the District Archaeologist for the USACE Savannah District Office.
3. USACE will then notify the SHPO and the appropriate Federally recognized Tribes, if applicable. The District Archaeologist will be responsible for further investigation of the potentially significant artifacts. The District Archaeologist will investigate the find and, if

they determine it, in their professional opinion, to not be significant, they will document sufficient justification for their decision. If, however, they determine the find to be significant, then, USACE, and the SHPO and, the appropriate tribes will be notified immediately and a plan of action will be initiated.

Summary

The purpose of this document is to provide an emergency discovery protocol in the event that unidentified cultural materials are revealed during grading and construction activities. It should be noted that there may be historic materials which may remain on certain sites after the archaeologists have completed their work. These sites, though mitigated through data recovery, may contain some archaeological materials as a result of the sampling program employed. This is interpreted as an acceptable loss and should not hinder the construction program as long as they are not human remains. In this case, all work will cease, as per the protocol outlined above, in order to allow an appropriate plan of action to be developed to address the particular circumstances of a particular specific find(s).

APPENDIX G:

RADIUS MAP REPORT AND UST DOCUMENTS

Hart State Park
Hart State Park Road
Hartwell, GA 30643

Inquiry Number: 4253582.2s
April 03, 2015

The EDR Radius Map™ Report with GeoCheck®

EDR® Environmental Data Resources Inc

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

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GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
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Physical Setting Source Map	A-7
Physical Setting Source Map Findings	A-8
Physical Setting Source Records Searched	PSGR-1

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

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EXECUTIVE SUMMARY

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

TARGET PROPERTY INFORMATION

ADDRESS

HART STATE PARK ROAD
HART County, GA 30643

COORDINATES

Latitude (North):	34.3786000 - 34˚ 22' 42.96''
Longitude (West):	82.9118000 - 82˚ 54' 42.48''
Universal Tranverse Mercator:	Zone 17
UTM X (Meters):	324220.6
UTM Y (Meters):	3805596.2
Elevation:	699 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	34082-D8 REED CREEK, GA SC
Most Recent Revision:	1981
South Map:	34082-C8 HARTWELL, GA
Most Recent Revision:	1972

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20100813
Source:	USDA

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

EXECUTIVE SUMMARY

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

CERCLIS ..... Comprehensive Environmental Response, Compensation, and Liability Information System
FEDERAL FACILITY ..... Federal Facility Site Information listing

Federal CERCLIS NFRAP site List

CERC-NFRAP ..... CERCLIS No Further Remedial Action Planned

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-CESQG ..... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

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

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

AST ..... Above Ground Storage Tanks

EXECUTIVE SUMMARY

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

State and tribal institutional control / engineering control registries

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

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

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

Local Lists of Hazardous waste / Contaminated Sites

US CDL ..... Clandestine Drug Labs
DEL SHWS ..... Delisted Hazardous Site Inventory Listing
CDL ..... Clandestine Drug Labs
US HIST 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
DOT OPS ..... Incident and Accident Data
FUDS ..... Formerly Used Defense Sites
CONSENT ..... Superfund (CERCLA) Consent Decrees

EXECUTIVE SUMMARY

ROD	Records Of Decision
UMTRA	Uranium Mill Tailings Sites
US MINES	Mines Master Index File
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS	Section 7 Tracking Systems
ICIS	Integrated Compliance Information System
PADS	PCB Activity Database System
MLTS	Material Licensing Tracking System
RADINFO	Radiation Information Database
FINDS	Facility Index System/Facility Registry System
RAATS	RCRA Administrative Action Tracking System
RMP	Risk Management Plans
NPDES	NPDES Wastewater Permit List
DRYCLEANERS	Drycleaner Database
AIRS	Permitted Facility and Emissions Listing
TIER 2	Tier 2 Data Listing
INDIAN RESERV	Indian Reservations
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
PCB TRANSFORMER	PCB Transformer Registration Database
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
LEAD SMELTERS	Lead Smelter Sites
PRP	Potentially Responsible Parties
2020 COR ACTION	2020 Corrective Action Program List
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH	Coal Ash Disposal Site Listing
Financial Assurance	Financial Assurance Information Listing

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	EDR Proprietary Manufactured Gas Plants
EDR US Hist Auto Stat	EDR Exclusive Historic Gas Stations
EDR US Hist Cleaners	EDR Exclusive Historic Dry Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

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

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

EXECUTIVE SUMMARY

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 07/02/2014 has revealed that there are 2 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SAVANNAH VALLEY EGG CO INC	***HART CT INDUSTRIAL PARK***	***SSE 0 - 1/8 (0.005 mi.)***	***B4***	***11***

Lower Elevation	Address	Direction / Distance	Map ID	Page
HART STATE PARK	***330 HART STATE PARK RD***	***0 - 1/8 (0.000 mi.)***	***A1***	***7***

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 07/01/2013 has revealed that there are 5 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HART STATE PARK MAINT	***1515 HART PARK RD***	***0 - 1/8 (0.000 mi.)***	***3***	***10***
SAVANNAH VALLEY EGG CO INC	***HART CT INDUSTRIAL PARK***	***SSE 0 - 1/8 (0.005 mi.)***	***B4***	***11***
HARPER & JOHNSON ENTERPRISE	***RT 1 HART CO INDUSTRIAL***	***SSE 0 - 1/8 (0.005 mi.)***	***B5***	***13***

Lower Elevation	Address	Direction / Distance	Map ID	Page
HART STATE PARK	***ROUTE 2/VICKERY ST EXT***	***0 - 1/8 (0.000 mi.)***	***A2***	***8***
HARTWELL MARINA AND BOAT SALES	***149 HARTWELL MARINA RD***	***WNW 0 - 1/8 (0.098 mi.)***	***6***	***14***

EXECUTIVE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

DOD: 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.

A review of the DOD list, as provided by EDR, and dated 12/31/2005 has revealed that there is 1 DOD site within approximately 1 mile of the target property.

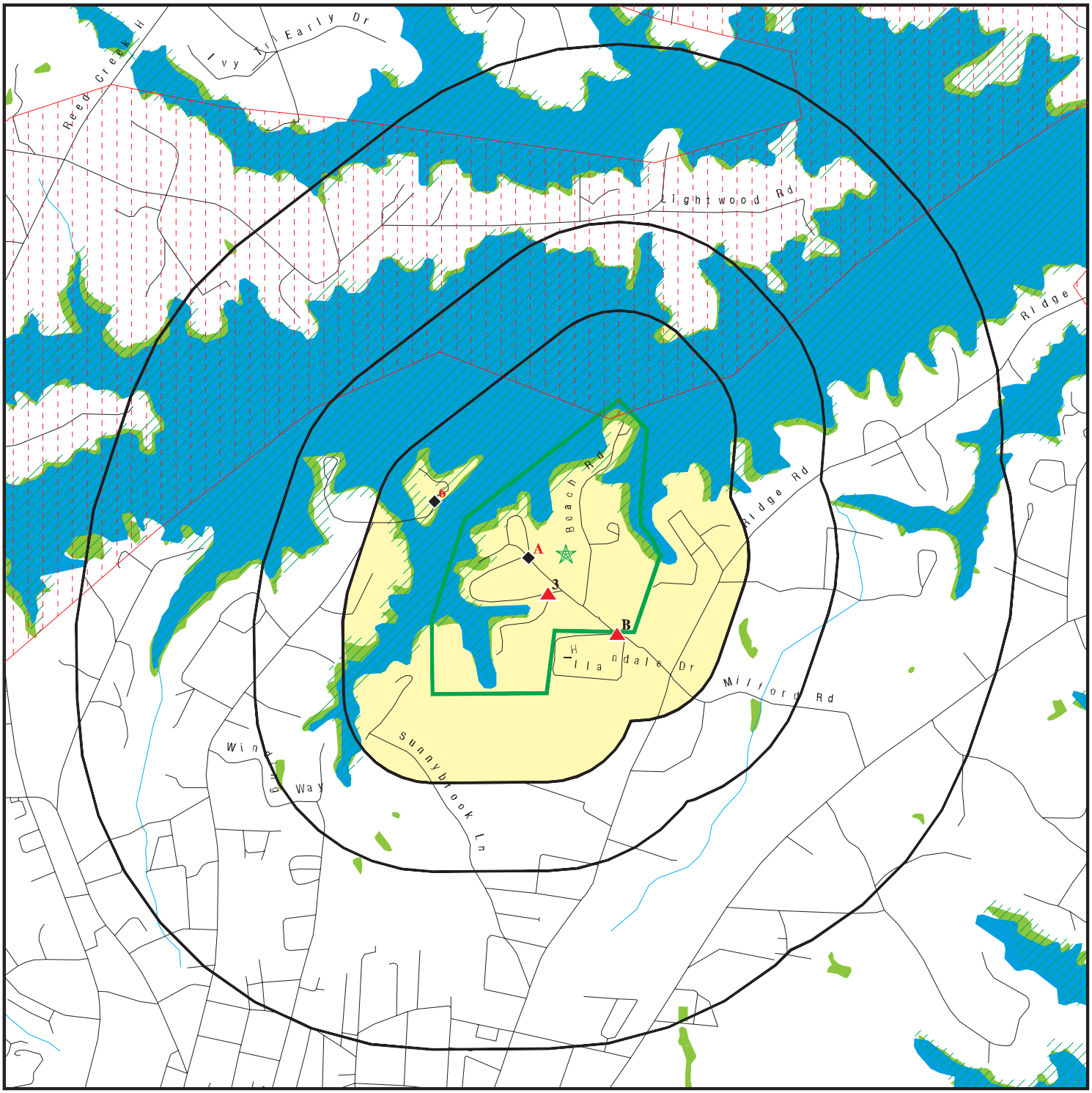
Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HARTWELL LAKE		0 - 1/8 (0.000 mi.)	0	7

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 1 records.

Site Name	Database(s)
HART STATE PARK	RGA LUST

OVERVIEW MAP - 4253582.2S



0 1/4 1/2 1 Miles

- 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
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory

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: Hart State Park	CLIENT: United Consulting Group Ltd.
ADDRESS: Hart State Park Road Hartwell GA 30643	CONTACT: Greg Brooker INQUIRY #: 4253582.2s
LAT/LONG: 34.3786 / 82.9118	DATE: April 03, 2015 9:40 am

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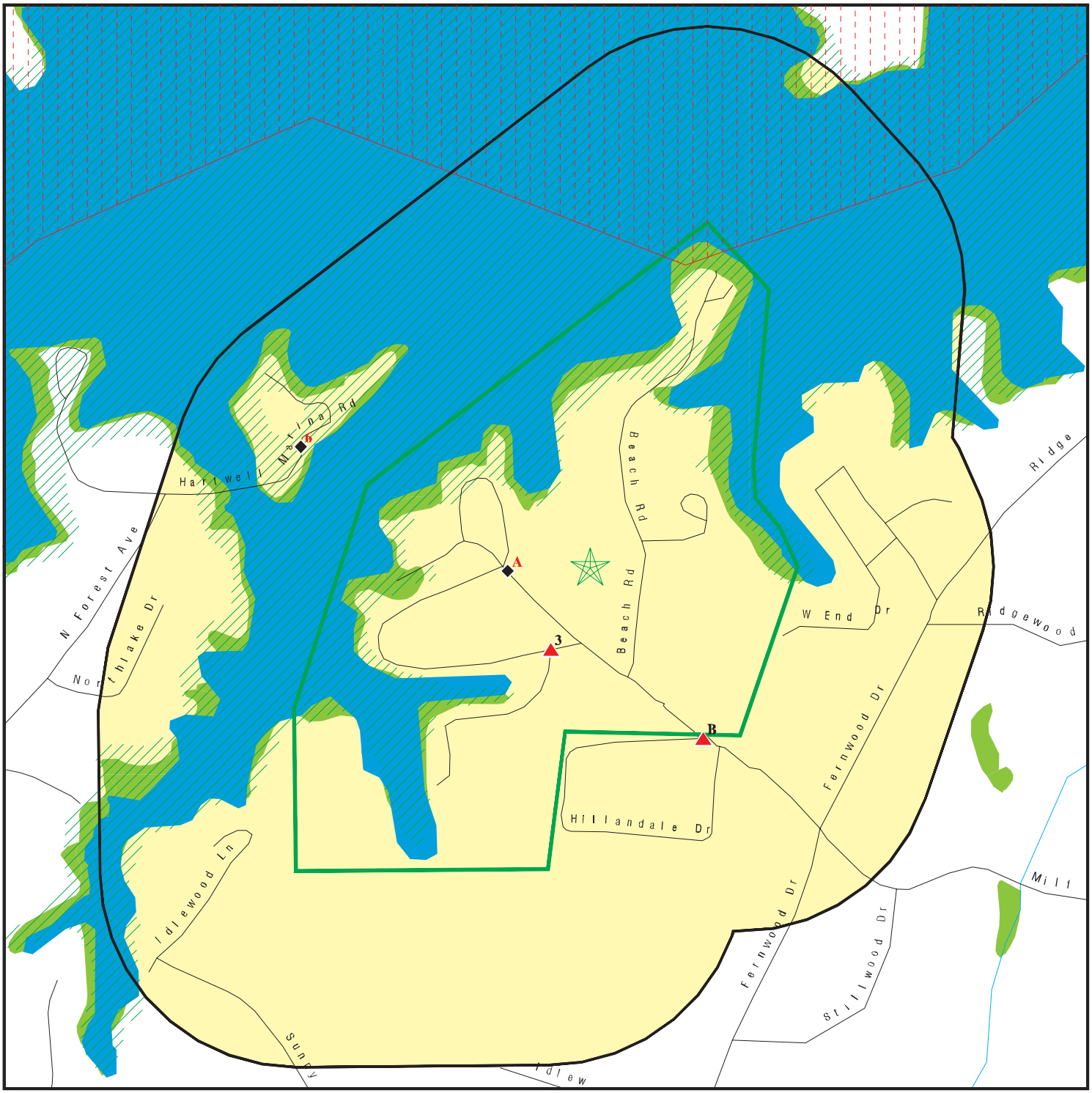
DETAIL MAP - 4253582.2S



0 1/8 1/4 1/2 Miles

- 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
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory

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: Hart State Park	CLIENT: United Consulting Group Ltd.
ADDRESS: Hart State Park Road Hartwell GA 30643	CONTACT: Greg Brooker INQUIRY #: 4253582.2s
LAT/LONG: 34.3786 / 82.9118	DATE: April 03, 2015 9:42 am

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
CERCLIS	0.500		0	0	0	NR	NR	0
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site List								
CERC-NFRAP	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equivalent CERCLIS								
SHWS	1.000		0	0	0	0	NR	0
GA NON-HSI	1.000		0	0	0	0	NR	0
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		2	0	0	NR	NR	2
INDIAN LUST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
UST	0.250		5	0	NR	NR	NR	5

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
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
AUL	0.500		0	0	0	NR	NR	0
INST CONTROL	0.500		0	0	0	NR	NR	0
State and tribal voluntary cleanup sites								
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								
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HIST LF	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US CDL	TP		NR	NR	NR	NR	NR	0
DEL SHWS	1.000		0	0	0	0	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
SPILLS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD	1.000		1	0	0	0	NR	1
FUDS	1.000		0	0	0	0	NR	0
CONSENT	1.000		0	0	0	0	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
ROD	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
TIER 2	TP		NR	NR	NR	NR	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR US Hist Auto Stat	0.250		0	0	NR	NR	NR	0
EDR US Hist Cleaners	0.250		0	0	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
RGA HWS	TP		NR	NR	NR	NR	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

DOD Region | **HARTWELL LAKE** | **DOD** | **CUSA141538** **N/A**

HARTWELL LAKE (County), GA

< 1/8
1 ft.

DOD:

Feature 1:	Army Corps of Engineers DOD
Feature 2:	Not reported
Feature 3:	Not reported
URL:	Not reported
Name 1:	Hartwell Lake
Name 2:	Not reported
Name 3:	Not reported
State:	GA-SC
DOD Site:	Yes
Tile name:	SCANDERSON

A1 | **HART STATE PARK** | **LUST** | **S109585416**
330 HART STATE PARK RD | **SPILLS** | **N/A**
< 1/8 | **HARTWELL, GA 30643**
1 ft.

Site 1 of 2 in cluster A

Relative:
Lower

Actual:
698 ft.

LUST:

Facility ID:	00730039
Leak ID:	1
Description:	Confirmed Release
Cleanup Status:	NFA - No Further Action
Date Received:	01/16/2001
Project Officer:	Humphris,David D

SPILLS:

CTS Number:	56788
Spill Number:	Not reported
UN Number:	Not reported
UN Number2:	Not reported
Report Number:	Not reported
Report Date:	Not reported
Report Time:	Not reported
Spill Date:	Not reported
Spill Time:	Not reported
Incident Type:	Not reported
Material Involved:	Not reported
Quantity:	Not reported
Phase:	Not reported
Radioactive:	Not reported
Waterway Impctd:	Not reported
Evacuation:	Not reported
Caller:	Not reported
Organization:	Not reported
Org Phone:	Not reported
Primary Concern:	Not reported
Associate Name:	Not reported
Investigation Date:	Not reported
Resolved:	Not reported
Closure Date:	Not reported
Ten Days Follow Up:	Not reported
Transferred Record:	Not reported

HART STATE PARK (Continued) **S109585416**

Emergency Units:	Not reported
Responsible Prty:	RICHARD RUSSELL STATE PARK
RP Contact:	Not reported
RP Address:	Not reported
RP Phone:	Not reported
RP City:	Not reported
Action Code:	Not reported
Action:	Not reported
Investigator:	Not reported
EOC Operator:	Not reported
Time EOC Notifd:	Not reported
Time Dispatched:	Not reported
Complaint Code:	Not reported
Complaint ID:	Not reported
Cmplaint Referred:	Not reported
Report Sum:	Not reported
At:	Not reported
DDO:	Not reported
Date Recieved:	03/16/2009
Referred:	Not reported
Substance:	Not reported
Location:	Not reported
Source:	Not reported
Details:	Not reported
Additional Info:	Not reported
Incident Type:	Not reported
Incident:	REPORT OF A VEHICLE THAT SLID OFF INTO HARTWELL LAKE AT HART STATE PARK. UNKNOWN IF ANY CHEMICALS WERE RELEASED.PAGED JR CAMPBELL @ 1034 ID#11823BRIEFED JR CAMPBELL @ 1036

A2 **HART STATE PARK** **FINDS** **1006792575**
ROUTE 2/VICKERY ST EXT **UST** **N/A**
< 1/8 **HARTWELL, GA 30643** **Financial Assurance**
1 ft.

Site 2 of 2 in cluster A

Relative: Lower

Actual: 698 ft.

FINDS:

Registry ID: 110013620215

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.

Facility:

Facility Id:	730039
Facility Status:	Active
Facility Type:	State
District:	North East
Contact Id:	56950
Owner Name:	DNR PARKS
Owner Address:	2 MLK JR DR SW SUITE 1352
Owner City:	ATLANTA
Owner State:	GA

HART STATE PARK (Continued) **1006792575**

Owner Zip: 30334
Owner City,St,Zip: ATLANTA, GA 30334
Owner Telephone: 404-656-2770

Tanks:

Tank ID: 1
Status: **Upgrade Repair Not Marked**
Status Date: Not reported

Tank ID: 1
Status: **Removed From Ground**
Status Date: 09/04/2000

Tank ID: 1
Status: **Installed**
Status Date: 04/22/1964

Tank ID: 1
Product1: Gas
Material: Bare Steel
Capacity: 500
Pipe Material: Galvanized Steel
Pipe Type: Not Marked
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Tank ID: 2
Status: **Upgrade Repair Not Marked**
Status Date: Not reported

Tank ID: 2
Status: **Temporarily Out Of Use**
Status Date: 01/05/2011

Tank ID: 2
Status: **Installed**
Status Date: 10/24/2000

Tank ID: 2
Status: **Currently In Use**
Status Date: 10/24/2000

Tank ID: 2
Product1: Gas
Material: Fiberglass Double Walled
Capacity: 2500
Pipe Material: Fiberglass Reinforced Plastic
Pipe Type: Suction: No Valve At The Tank
Overfill Protection: Not reported
Overfill Installed: 10/24/2000
Tank Exempt From Spill: Not reported
Date Spill Device Installed: 10/24/2000

GA Financial Assurance 1:

HART STATE PARK (Continued) **1006792575**

Region: 1
Facility ID: 730039
Financial Responsiblity: G.U.S.T. Trust Fund

---

3 **HART STATE PARK MAINT** **UST** **U001480518**
1515 HART PARK RD **Financial Assurance** **N/A**
< 1/8 **HARTWELL, GA 30643**
1 ft.

Relative: Higher

Actual: 714 ft.

Facility:
Facility Id: 730019
Facility Status: Closed
Facility Type: State
District: North East
Contact Id: 56950
Owner Name: DNR PARKS
Owner Address: 2 MLK JR DR SW SUITE 1352
Owner City: ATLANTA
Owner State: GA
Owner Zip: 30334
Owner City,St,Zip: ATLANTA, GA 30334
Owner Telephone: 404-656-2770

Tanks:
Tank ID: 1
Status: **Removed From Ground**
Status Date: 08/05/2008

Tank ID: 1
Status: **Temporarily Out Of Use**
Status Date: 09/01/1998

Tank ID: 1
Status: **Installed**
Status Date: 02/27/1976

Tank ID: 1
Product1: Gas
Material: Bare Steel
Capacity: 500
Pipe Material: Bare Steel
Pipe Type: Suction: Valve At The Tank
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Tank ID: 2
Status: **Installed Date Unknown**
Status Date: Not reported

Tank ID: 2
Status: **Currently In Use**
Status Date: Not reported

Tank ID: 2
Status: **Temporarily Out Of Use**
Status Date: 11/14/2011

HART STATE PARK MAINT (Continued) **U001480518**

Tank ID:	2
Product1:	Gas
Material:	Unknown
Capacity:	2500
Pipe Material:	Unknown
Pipe Type:	Not reported
Overfill Protection:	No
Overfill Installed:	Not reported
Tank Exempt From Spill:	No
Date Spill Device Installed:	Not reported

GA Financial Assurance 1:

Region:	1
Facility ID:	730019
Financial Responsiblity:	G.U.S.T. Trust Fund

B4 **SAVANNAH VALLEY EGG CO INC** **LUST** **U001491928**
SSE **HART CT INDUSTRIAL PARK** **UST** **N/A**
< 1/8 **HARTWELL, GA 30643** **Financial Assurance**
0.005 mi.
27 ft. **Site 1 of 2 in cluster B**

Relative:
Higher

Actual:
735 ft.

LUST:

Facility ID:	09073009
Leak ID:	1
Description:	Confirmed Release
Cleanup Status:	NFA - No Further Action
Date Received:	06/04/1993
Project Officer:	Kemberling,Jay F

Facility:

Facility Id:	9073009
Facility Status:	Closed
Facility Type:	Truck/Transport
District:	North East
Contact Id:	4442
Owner Name:	SAVANNAH VALLEY EGG COMPANY INC
Owner Address:	INDUSTRIAL PARK
Owner City:	HARTWELL
Owner State:	GA
Owner Zip:	30643
Owner City,St,Zip:	HARTWELL, GA 30643
Owner Telephone:	706-376-5126

Tanks:

Tank ID:	1
Status:	**Upgrade Repair Not Marked**
Status Date:	12/04/1997
Tank ID:	1
Status:	**Removed From Ground**
Status Date:	06/08/1993
Tank ID:	1
Status:	**Installed**
Status Date:	08/15/1987

SAVANNAH VALLEY EGG CO INC (Continued) **U001491928**

Tank ID:	1
Product1:	Diesel
Material:	Cathodically Protected Steel
Capacity:	10000
Pipe Material:	Bare Steel
Pipe Type:	Suction: No Valve At The Tank
Overfill Protection:	Not reported
Overfill Installed:	Not reported
Tank Exempt From Spill:	Not reported
Date Spill Device Installed:	Not reported

Tank ID:	2
Status:	**Upgrade Repair Not Marked**
Status Date:	05/04/1994

Tank ID:	2
Status:	**Removed From Ground**
Status Date:	06/08/1993

Tank ID:	2
Status:	**Installed**
Status Date:	08/15/1987

Tank ID:	2
Product1:	Gas
Material:	Cathodically Protected Steel
Capacity:	2000
Pipe Material:	Bare Steel
Pipe Type:	Suction: No Valve At The Tank
Overfill Protection:	Not reported
Overfill Installed:	Not reported
Tank Exempt From Spill:	Not reported
Date Spill Device Installed:	Not reported

Tank ID:	3
Status:	**Upgrade Repair Not Marked**
Status Date:	Not reported

Tank ID:	3
Status:	**Removed From Ground**
Status Date:	06/01/1993

Tank ID:	3
Status:	**Installed**
Status Date:	08/01/1987

Tank ID:	3
Product1:	Used Oil
Material:	Bare Steel
Capacity:	1000
Pipe Material:	Bare Steel
Pipe Type:	Gravity Fed
Overfill Protection:	Yes
Overfill Installed:	Not reported
Tank Exempt From Spill:	Yes
Date Spill Device Installed:	Not reported

SAVANNAH VALLEY EGG CO INC (Continued) **U001491928**

GA Financial Assurance 1:

Region:	1
Facility ID:	9073009
Financial Responsiblity:	G.U.S.T. Trust Fund

B5 **HARPER & JOHNSON ENTERPRISE** **UST** **U001920518**
SSE **RT 1 HART CO INDUSTRIAL PARK** **Financial Assurance** **N/A**
< 1/8 **HARTWELL, GA 30643**
0.005 mi.
27 ft. **Site 2 of 2 in cluster B**

Relative:
Higher

Actual:
735 ft.

Facility:

Facility Id:	9073011
Facility Status:	Closed
Facility Type:	Industrial
District:	North East
Contact Id:	4449
Owner Name:	HARPER & JOHNSON ENTERPRISE
Owner Address:	PO BOX 366
Owner City:	HARTWELL
Owner State:	GA
Owner Zip:	30643
Owner City,St,Zip:	HARTWELL, GA 30643
Owner Telephone:	706-376-5080

Tanks:

Tank ID:	1
Status:	**Upgrade Repair Not Marked**
Status Date:	Not reported
Tank ID:	1
Status:	**Removed From Ground**
Status Date:	09/13/1994
Tank ID:	1
Status:	**Installed**
Status Date:	10/30/1983
Tank ID:	1
Product1:	Gas
Material:	Bare Steel
Capacity:	8000
Pipe Material:	Bare Steel
Pipe Type:	Suction: No Valve At The Tank
Overfill Protection:	Not reported
Overfill Installed:	Not reported
Tank Exempt From Spill:	Not reported
Date Spill Device Installed:	Not reported

GA Financial Assurance 1:

Region:	1
Facility ID:	9073011
Financial Responsiblity:	Not Marked

6 WNW < 1/8 0.098 mi. 515 ft. | **HARTWELL MARINA AND BOAT SALES I**
149 HARTWELL MARINA RD
HARTWELL, GA 30643 | **UST** | **U003002699**
Financial Assurance | **N/A**

Relative: Lower

Actual: 661 ft.

Facility:

Facility Id:	730008
Facility Status:	Active
Facility Type:	Other
District:	North East
Contact Id:	3849
Owner Name:	HARTWELL MARINA AND BOAT SALES INC
Owner Address:	149 HARTWELL MARINA RD
Owner City:	HARTWELL
Owner State:	GA
Owner Zip:	30643
Owner City,St,Zip:	HARTWELL, GA 30643
Owner Telephone:	706-376-5441

Tanks:

Tank ID:	1
Status:	**Upgrade Repair Not Marked**
Status Date:	Not reported
Tank ID:	1
Status:	**Removed From Ground**
Status Date:	02/21/1997
Tank ID:	1
Status:	**Installed**
Status Date:	02/02/1980
Tank ID:	1
Product1:	Gas
Material:	Bare Steel
Capacity:	3000
Pipe Material:	Galvanized Steel
Pipe Type:	Pressure
Overfill Protection:	Not reported
Overfill Installed:	Not reported
Tank Exempt From Spill:	Not reported
Date Spill Device Installed:	Not reported
Tank ID:	2
Status:	**Upgrade Repair Not Marked**
Status Date:	Not reported
Tank ID:	2
Status:	**Removed From Ground**
Status Date:	02/21/1997
Tank ID:	2
Status:	**Installed**
Status Date:	02/02/1980
Tank ID:	2
Product1:	Gas
Material:	Bare Steel
Capacity:	3000

HARTWELL MARINA AND BOAT SALES I (Continued) **U003002699**

Pipe Material:	Galvanized Steel
Pipe Type:	Pressure
Overfill Protection:	Not reported
Overfill Installed:	Not reported
Tank Exempt From Spill:	Not reported
Date Spill Device Installed:	Not reported

Tank ID:	3
Status:	**Upgrade Repair Not Marked**
Status Date:	Not reported

Tank ID:	3
Status:	**Removed From Ground**
Status Date:	02/21/1997

Tank ID:	3
Status:	**Installed**
Status Date:	02/02/1980

Tank ID:	3
Product1:	Gas
Material:	Bare Steel
Capacity:	3000
Pipe Material:	Galvanized Steel
Pipe Type:	Pressure
Overfill Protection:	Not reported
Overfill Installed:	Not reported
Tank Exempt From Spill:	Not reported
Date Spill Device Installed:	Not reported

Tank ID:	4
Status:	**Upgrade Repair Not Marked**
Status Date:	Not reported

Tank ID:	4
Status:	**Removed From Ground**
Status Date:	02/21/1997

Tank ID:	4
Status:	**Installed**
Status Date:	02/02/1980

Tank ID:	4
Product1:	Gas
Material:	Bare Steel
Capacity:	4000
Pipe Material:	Galvanized Steel
Pipe Type:	Pressure
Overfill Protection:	Not reported
Overfill Installed:	Not reported
Tank Exempt From Spill:	Not reported
Date Spill Device Installed:	Not reported

Tank ID:	5
Status:	**Cathodically Prot**
Status Date:	03/12/1997

HARTWELL MARINA AND BOAT SALES I (Continued) **U003002699**

Tank ID:	5
Status:	**Currently In Use**
Status Date:	03/12/1997

Tank ID:	5
Status:	**Installed**
Status Date:	03/12/1997

Tank ID:	5
Product1:	Gas
Material:	Composite
Capacity:	8000
Pipe Material:	Secondary Containment
Pipe Type:	Pressure
Overfill Protection:	Not reported
Overfill Installed:	03/18/1997
Tank Exempt From Spill:	Not reported
Date Spill Device Installed:	03/18/1997

GA Financial Assurance 1:

Region:	1
Facility ID:	730008
Financial Responsiblity:	G.U.S.T. Trust Fund

Count: 1 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
HARTWELL	S115541165	HART STATE PARK	1515 HART PARK RD		RGA LUST

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: 12/16/2014
Date Data Arrived at EDR: 01/08/2015
Date Made Active in Reports: 02/09/2015
Number of Days to Update: 32

Source: EPA
Telephone: N/A
Last EDR Contact: 01/08/2015
Next Scheduled EDR Contact: 04/20/2015
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: 12/16/2014
Date Data Arrived at EDR: 01/08/2015
Date Made Active in Reports: 02/09/2015
Number of Days to Update: 32

Source: EPA
Telephone: N/A
Last EDR Contact: 01/08/2015
Next Scheduled EDR Contact: 04/20/2015
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.

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: 12/16/2014	Source: EPA
Date Data Arrived at EDR: 01/08/2015	Telephone: N/A
Date Made Active in Reports: 02/09/2015	Last EDR Contact: 01/08/2015
Number of Days to Update: 32	Next Scheduled EDR Contact: 04/20/2015
	Data Release Frequency: Quarterly

Federal CERCLIS list

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS 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). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 11/11/2013	Telephone: 703-412-9810
Date Made Active in Reports: 02/13/2014	Last EDR Contact: 04/02/2015
Number of Days to Update: 94	Next Scheduled EDR Contact: 06/08/2015
	Data Release Frequency: Quarterly

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: 07/21/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/07/2014	Telephone: 703-603-8704
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 01/09/2015
Number of Days to Update: 13	Next Scheduled EDR Contact: 04/20/2015
	Data Release Frequency: Varies

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS 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 this 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. This 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 a potential NPL site.

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 11/11/2013	Telephone: 703-412-9810
Date Made Active in Reports: 02/13/2014	Last EDR Contact: 04/02/2015
Number of Days to Update: 94	Next Scheduled EDR Contact: 06/08/2015
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/09/2014
Date Data Arrived at EDR: 12/29/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 31

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/31/2015
Next Scheduled EDR Contact: 07/13/2015
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

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

Date of Government Version: 12/09/2014
Date Data Arrived at EDR: 12/29/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 03/31/2015
Next Scheduled EDR Contact: 07/13/2015
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

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

Date of Government Version: 12/09/2014
Date Data Arrived at EDR: 12/29/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 03/31/2015
Next Scheduled EDR Contact: 07/13/2015
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

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

Date of Government Version: 12/09/2014
Date Data Arrived at EDR: 12/29/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 03/31/2015
Next Scheduled EDR Contact: 07/13/2015
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - 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). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/09/2014
Date Data Arrived at EDR: 12/29/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 03/31/2015
Next Scheduled EDR Contact: 07/13/2015
Data Release Frequency: Varies

Federal institutional controls / engineering controls registries

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: 09/18/2014
Date Data Arrived at EDR: 09/19/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/26/2015
Next Scheduled EDR Contact: 06/15/2015
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

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: 09/18/2014
Date Data Arrived at EDR: 09/19/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/26/2015
Next Scheduled EDR Contact: 06/15/2015
Data Release Frequency: Varies

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: 12/03/2014
Date Data Arrived at EDR: 12/12/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 48

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 02/16/2015
Next Scheduled EDR Contact: 06/01/2015
Data Release Frequency: Varies

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: 09/29/2014
Date Data Arrived at EDR: 09/30/2014
Date Made Active in Reports: 11/06/2014
Number of Days to Update: 37

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 03/31/2015
Next Scheduled EDR Contact: 07/13/2015
Data Release Frequency: Annually

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: 07/01/2014
Date Data Arrived at EDR: 07/11/2014
Date Made Active in Reports: 08/01/2014
Number of Days to Update: 21

Source: Department of Environmental Protection
Telephone: 404-657-8600
Last EDR Contact: 03/30/2015
Next Scheduled EDR Contact: 07/13/2015
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: 12/31/2014
Date Data Arrived at EDR: 01/16/2015
Date Made Active in Reports: 01/27/2015
Number of Days to Update: 11

Source: Rindt-McDuff Associates, Inc.
Telephone: N/A
Last EDR Contact: 01/13/2015
Next Scheduled EDR Contact: 04/27/2015
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: 06/04/2014
Date Data Arrived at EDR: 08/08/2014
Date Made Active in Reports: 09/08/2014
Number of Days to Update: 31

Source: Department of Natural Resources
Telephone: 404-362-2696
Source: Center for GIS, Georgia Institute of Technology
Telephone: 404-385-0900
Last EDR Contact: 02/06/2015
Next Scheduled EDR Contact: 05/18/2015
Data Release Frequency: Semi-Annually

State and tribal leaking storage tank lists

LUST: List of Leaking Underground Storage Tanks

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

Date of Government Version: 07/02/2014
Date Data Arrived at EDR: 07/08/2014
Date Made Active in Reports: 08/19/2014
Number of Days to Update: 42

Source: Environmental Protection Division
Telephone: 404-362-2687
Last EDR Contact: 03/19/2015
Next Scheduled EDR Contact: 06/29/2015
Data Release Frequency: Quarterly

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

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

Date of Government Version: 09/30/2014
Date Data Arrived at EDR: 03/03/2015
Date Made Active in Reports: 03/13/2015
Number of Days to Update: 10

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Semi-Annually

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: 01/30/2015
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 32

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 05/11/2015
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: 02/01/2013
Date Data Arrived at EDR: 05/01/2013
Date Made Active in Reports: 11/01/2013
Number of Days to Update: 184

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 01/30/2015
Next Scheduled EDR Contact: 05/11/2015
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: 02/03/2015
Date Data Arrived at EDR: 02/12/2015
Date Made Active in Reports: 03/13/2015
Number of Days to Update: 29

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Quarterly

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 01/08/2015
Date Data Arrived at EDR: 01/08/2015
Date Made Active in Reports: 02/09/2015
Number of Days to Update: 32

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 01/08/2015
Next Scheduled EDR Contact: 05/11/2015
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: 01/28/2015
Date Data Arrived at EDR: 01/30/2015
Date Made Active in Reports: 03/13/2015
Number of Days to Update: 42

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Quarterly

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

Date of Government Version: 01/23/2015
Date Data Arrived at EDR: 02/10/2015
Date Made Active in Reports: 03/13/2015
Number of Days to Update: 31

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 05/11/2015
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: 09/23/2014
Date Data Arrived at EDR: 11/25/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 65

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Varies

State and tribal registered storage tank lists

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: 07/01/2013
Date Data Arrived at EDR: 09/13/2013
Date Made Active in Reports: 10/03/2013
Number of Days to Update: 20

Source: Environmental Protection Division
Telephone: 404-362-2687
Last EDR Contact: 02/26/2015
Next Scheduled EDR Contact: 03/30/2015
Data Release Frequency: Annually

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

Date of Government Version: 06/04/2012
Date Data Arrived at EDR: 06/05/2012
Date Made Active in Reports: 06/14/2012
Number of Days to Update: 9

Source: Office of Insurance & Safety Fire Commissioner
Telephone: 404-656-5875
Last EDR Contact: 02/23/2015
Next Scheduled EDR Contact: 06/08/2015
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: 01/29/2015
Date Data Arrived at EDR: 01/30/2015
Date Made Active in Reports: 03/13/2015
Number of Days to Update: 42

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Quarterly

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: 12/14/2014
Date Data Arrived at EDR: 02/13/2015
Date Made Active in Reports: 03/13/2015
Number of Days to Update: 28

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Quarterly

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: 02/03/2015
Date Data Arrived at EDR: 02/12/2015
Date Made Active in Reports: 03/13/2015
Number of Days to Update: 29

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Quarterly

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: 01/23/2015
Date Data Arrived at EDR: 02/13/2015
Date Made Active in Reports: 03/13/2015
Number of Days to Update: 28

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Semi-Annually

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: 09/30/2014
Date Data Arrived at EDR: 03/03/2015
Date Made Active in Reports: 03/13/2015
Number of Days to Update: 10

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Semi-Annually

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: 02/01/2013
Date Data Arrived at EDR: 05/01/2013
Date Made Active in Reports: 01/27/2014
Number of Days to Update: 271

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 01/30/2015
Next Scheduled EDR Contact: 05/11/2015
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: 09/23/2014
Date Data Arrived at EDR: 11/25/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 65

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 05/11/2015
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: 01/30/2015
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/13/2015
Number of Days to Update: 36

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Varies

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

Date of Government Version: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 01/12/2015
Next Scheduled EDR Contact: 04/27/2015
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: 08/12/2014
Date Data Arrived at EDR: 11/11/2014
Date Made Active in Reports: 11/20/2014
Number of Days to Update: 9

Source: Department of Natural Resources
Telephone: 404-657-8600
Last EDR Contact: 02/13/2015
Next Scheduled EDR Contact: 05/25/2015
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: 12/21/2014
Date Data Arrived at EDR: 02/10/2015
Date Made Active in Reports: 02/19/2015
Number of Days to Update: 9

Source: Department of Natural Resources
Telephone: 404-657-8600
Last EDR Contact: 02/10/2015
Next Scheduled EDR Contact: 05/25/2015
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: 09/29/2014
Date Data Arrived at EDR: 10/01/2014
Date Made Active in Reports: 11/06/2014
Number of Days to Update: 36

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 04/02/2015
Next Scheduled EDR Contact: 07/13/2015
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: 01/05/2015
Date Data Arrived at EDR: 03/04/2015
Date Made Active in Reports: 03/11/2015
Number of Days to Update: 7

Source: DNR
Telephone: 404-657-8600
Last EDR Contact: 03/04/2015
Next Scheduled EDR Contact: 06/15/2015
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

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: 12/21/2014
Date Data Arrived at EDR: 02/10/2015
Date Made Active in Reports: 02/19/2015
Number of Days to Update: 9

Source: Department of Natural Resources
Telephone: 404-657-8600
Last EDR Contact: 02/10/2015
Next Scheduled EDR Contact: 05/25/2015
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: 12/22/2014
Date Data Arrived at EDR: 12/22/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 38

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/24/2015
Next Scheduled EDR Contact: 07/06/2015
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

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

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 05/11/2015
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

SWRCY: Recycling Center Listing
A listing of recycling facility locations.

Date of Government Version: 01/16/2015
Date Data Arrived at EDR: 01/16/2015
Date Made Active in Reports: 02/19/2015
Number of Days to Update: 34

Source: Department of Community Affairs
Telephone: 404-679-1598
Last EDR Contact: 01/12/2015
Next Scheduled EDR Contact: 04/27/2015
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: 02/02/2015
Next Scheduled EDR Contact: 05/18/2015
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

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: 02/25/2015
Date Data Arrived at EDR: 03/10/2015
Date Made Active in Reports: 03/25/2015
Number of Days to Update: 15

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/03/2015
Next Scheduled EDR Contact: 06/15/2015
Data Release Frequency: Quarterly

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

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 07/11/2014
Date Made Active in Reports: 08/01/2014
Number of Days to Update: 21

Source: Department of Natural Resources
Telephone: 404-657-8636
Last EDR Contact: 03/30/2015
Next Scheduled EDR Contact: 07/13/2015
Data Release Frequency: Annually

CDL: Clandestine Drug Labs
A listing of clandestine drug lab site locations in the state.

Date of Government Version: 01/23/2015
Date Data Arrived at EDR: 01/29/2015
Date Made Active in Reports: 02/26/2015
Number of Days to Update: 28

Source: Georgia Bureau of Investigation
Telephone: 404-244-2639
Last EDR Contact: 03/30/2015
Next Scheduled EDR Contact: 06/29/2015
Data Release Frequency: Varies

US HIST CDL: National Clandestine Laboratory Register
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: 02/25/2015
Date Data Arrived at EDR: 03/10/2015
Date Made Active in Reports: 03/25/2015
Number of Days to Update: 15

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/03/2015
Next Scheduled EDR Contact: 06/15/2015
Data Release Frequency: No Update Planned

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: 02/18/2014
Date Data Arrived at EDR: 03/18/2014
Date Made Active in Reports: 04/24/2014
Number of Days to Update: 37

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 01/30/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Varies

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: 12/29/2014
Date Data Arrived at EDR: 12/30/2014
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 69

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 03/31/2015
Next Scheduled EDR Contact: 07/13/2015
Data Release Frequency: Annually

SPILLS: Spills Information
Oil or Hazardous Material Spills or Releases.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 01/06/2015
Date Made Active in Reports: 01/27/2015
Number of Days to Update: 21

Source: Department of Natural Resources
Telephone: 706-792-7744
Last EDR Contact: 03/30/2015
Next Scheduled EDR Contact: 07/13/2015
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
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/11/2013
Number of Days to Update: 39

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non 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). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 12/09/2014
Date Data Arrived at EDR: 12/29/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 03/31/2015
Next Scheduled EDR Contact: 07/13/2015
Data Release Frequency: Varies

DOT OPS: Incident and Accident Data
Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 02/03/2015
Next Scheduled EDR Contact: 05/18/2015
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
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 01/15/2015
Next Scheduled EDR Contact: 04/27/2015
Data Release Frequency: Semi-Annually

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: 06/06/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 09/18/2014
Number of Days to Update: 8

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 03/13/2015
Next Scheduled EDR Contact: 06/22/2015
Data Release Frequency: Varies

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: 01/23/2015
Date Data Arrived at EDR: 02/13/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 24

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 03/30/2015
Next Scheduled EDR Contact: 07/13/2015
Data Release Frequency: Varies

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: 11/25/2013
Date Data Arrived at EDR: 12/12/2013
Date Made Active in Reports: 02/24/2014
Number of Days to Update: 74

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 03/10/2015
Next Scheduled EDR Contact: 06/22/2015
Data Release Frequency: Annually

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: 09/14/2010
Date Data Arrived at EDR: 10/07/2011
Date Made Active in Reports: 03/01/2012
Number of Days to Update: 146

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 02/27/2015
Next Scheduled EDR Contact: 06/08/2015
Data Release Frequency: Varies

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: 12/30/2014
Date Data Arrived at EDR: 12/31/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 29

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 03/06/2015
Next Scheduled EDR Contact: 06/15/2015
Data Release Frequency: Semi-Annually

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: 12/31/2011
Date Data Arrived at EDR: 07/31/2013
Date Made Active in Reports: 09/13/2013
Number of Days to Update: 44

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 01/29/2015
Next Scheduled EDR Contact: 06/08/2015
Data Release Frequency: Annually

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: 12/31/2012
Date Data Arrived at EDR: 01/15/2015
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 14

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 03/27/2015
Next Scheduled EDR Contact: 07/06/2015
Data Release Frequency: Every 4 Years

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: 02/23/2015
Next Scheduled EDR Contact: 06/08/2015
Data Release Frequency: Quarterly

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: 02/23/2015
Next Scheduled EDR Contact: 06/08/2015
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

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.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 01/23/2015
Date Data Arrived at EDR: 02/06/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 01/09/2015
Next Scheduled EDR Contact: 04/27/2015
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.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 10/15/2014
Date Made Active in Reports: 11/17/2014
Number of Days to Update: 33

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 01/16/2015
Next Scheduled EDR Contact: 04/27/2015
Data Release Frequency: Annually

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: 12/29/2014
Date Data Arrived at EDR: 01/08/2015
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 21

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 03/09/2015
Next Scheduled EDR Contact: 06/22/2015
Data Release Frequency: Quarterly

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: 02/27/2015
Date Data Arrived at EDR: 02/27/2015
Date Made Active in Reports: 03/25/2015
Number of Days to Update: 26

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 02/27/2015
Next Scheduled EDR Contact: 04/20/2015
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: 01/18/2015
Date Data Arrived at EDR: 02/27/2015
Date Made Active in Reports: 03/25/2015
Number of Days to Update: 26

Source: EPA
Telephone: (404) 562-9900
Last EDR Contact: 03/09/2015
Next Scheduled EDR Contact: 06/22/2015
Data Release Frequency: Quarterly

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

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: 02/01/2015
Date Data Arrived at EDR: 02/13/2015
Date Made Active in Reports: 03/25/2015
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 05/11/2015
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: 12/31/2011
Date Data Arrived at EDR: 02/26/2013
Date Made Active in Reports: 04/19/2013
Number of Days to Update: 52

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 02/24/2015
Next Scheduled EDR Contact: 06/08/2015
Data Release Frequency: Biennially

NPDES: NPDES Wastewater Permit List

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

Date of Government Version: 08/20/2014
Date Data Arrived at EDR: 11/11/2014
Date Made Active in Reports: 01/27/2015
Number of Days to Update: 77

Source: Department of Natural Resoruces
Telephone: 404-362-2680
Last EDR Contact: 02/13/2015
Next Scheduled EDR Contact: 05/25/2015
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: 12/22/2014
Date Data Arrived at EDR: 12/23/2014
Date Made Active in Reports: 01/27/2015
Number of Days to Update: 35

Source: Department of Natural Resources
Telephone: 404-363-7000
Last EDR Contact: 02/09/2015
Next Scheduled EDR Contact: 05/25/2015
Data Release Frequency: Varies

AIRS: Permitted Facility & Emissions Listing

A listing of permitted Air facilities and emissions data.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/25/2015
Date Made Active in Reports: 03/11/2015
Number of Days to Update: 14

Source: Department of Natural Resources
Telephone: 404-363-7000
Last EDR Contact: 02/23/2015
Next Scheduled EDR Contact: 06/08/2015
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: 12/31/2013
Date Data Arrived at EDR: 09/09/2014
Date Made Active in Reports: 10/13/2014
Number of Days to Update: 34

Source: Department of Natural Resources
Telephone: 404-656-4852
Last EDR Contact: 02/26/2015
Next Scheduled EDR Contact: 06/15/2015
Data Release Frequency: Varies

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: 12/31/2005
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 34

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 01/15/2015
Next Scheduled EDR Contact: 04/27/2015
Data Release Frequency: Semi-Annually

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: 03/07/2011
Date Data Arrived at EDR: 03/09/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 02/18/2015
Next Scheduled EDR Contact: 06/01/2015
Data Release Frequency: Varies

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

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

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 02/09/2015
Next Scheduled EDR Contact: 05/25/2015
Data Release Frequency: Quarterly

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011
Date Data Arrived at EDR: 10/19/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 01/30/2015
Next Scheduled EDR Contact: 05/11/2015
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: 07/01/2013
Date Data Arrived at EDR: 09/13/2013
Date Made Active in Reports: 10/03/2013
Number of Days to Update: 20

Source: Department of Natural Resources
Telephone: 404-362-4892
Last EDR Contact: 03/20/2015
Next Scheduled EDR Contact: 06/29/2015
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data
A listing of minor source facilities.

Date of Government Version: 10/16/2014
Date Data Arrived at EDR: 10/31/2014
Date Made Active in Reports: 11/17/2014
Number of Days to Update: 17

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 03/30/2015
Next Scheduled EDR Contact: 07/13/2015
Data Release Frequency: Annually

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: 10/16/2014
Date Data Arrived at EDR: 10/31/2014
Date Made Active in Reports: 11/17/2014
Number of Days to Update: 17

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 03/30/2015
Next Scheduled EDR Contact: 07/13/2015
Data Release Frequency: Annually

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 01/15/2015
Next Scheduled EDR Contact: 04/27/2015
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.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 03/13/2015
Next Scheduled EDR Contact: 06/22/2015
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.

Date of Government Version: 03/09/2015
Date Data Arrived at EDR: 03/10/2015
Date Made Active in Reports: 03/25/2015
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 02/16/2015
Next Scheduled EDR Contact: 06/01/2015
Data Release Frequency: Quarterly

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: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 01/15/2015
Next Scheduled EDR Contact: 04/27/2015
Data Release Frequency: N/A

PRP: Potentially Responsible Parties
A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013
Date Data Arrived at EDR: 10/17/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 3

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 02/13/2015
Next Scheduled EDR Contact: 05/25/2015
Data Release Frequency: Quarterly

Financial Assurance 2: Financial Assurance Information Listing
Financial assurance information listing for solid waste facilities.

Date of Government Version: 03/03/2015
Date Data Arrived at EDR: 03/05/2015
Date Made Active in Reports: 03/11/2015
Number of Days to Update: 6

Source: Department of Natural Resources
Telephone: 404-362-2537
Last EDR Contact: 02/23/2015
Next Scheduled EDR Contact: 06/08/2015
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites
A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 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

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: 02/16/2015
Next Scheduled EDR Contact: 05/18/2015
Data Release Frequency: Varies

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: 04/22/2013
Date Data Arrived at EDR: 03/03/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 02/13/2015
Next Scheduled EDR Contact: 05/25/2015
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites
A listing of former lead smelter site locations.

Date of Government Version: 11/25/2014
Date Data Arrived at EDR: 11/26/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 64

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 01/05/2015
Next Scheduled EDR Contact: 04/20/2015
Data Release Frequency: Varies

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 US Hist Auto Stat: EDR Exclusive Historic Gas 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 US Hist Cleaners: EDR Exclusive Historic Dry 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.

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 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

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

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: 07/30/2013
Date Data Arrived at EDR: 08/19/2013
Date Made Active in Reports: 10/03/2013
Number of Days to Update: 45

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 11/17/2014
Next Scheduled EDR Contact: 03/02/2015
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 07/19/2012
Date Made Active in Reports: 08/28/2012
Number of Days to Update: 40

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 01/12/2015
Next Scheduled EDR Contact: 04/27/2015
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.

Date of Government Version: 01/01/2015
Date Data Arrived at EDR: 02/04/2015
Date Made Active in Reports: 02/27/2015
Number of Days to Update: 23

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 02/04/2015
Next Scheduled EDR Contact: 05/18/2015
Data Release Frequency: Annually

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 07/21/2014
Date Made Active in Reports: 08/25/2014
Number of Days to Update: 35

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 01/19/2015
Next Scheduled EDR Contact: 05/04/2015
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 07/15/2014
Date Made Active in Reports: 08/13/2014
Number of Days to Update: 29

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 02/23/2015
Next Scheduled EDR Contact: 06/08/2015
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 06/20/2014
Date Made Active in Reports: 08/07/2014
Number of Days to Update: 48

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 03/13/2015
Next Scheduled EDR Contact: 06/29/2015
Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

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.

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, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

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.

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

HART STATE PARK
HART STATE PARK ROAD
HARTWELL, GA 30643

TARGET PROPERTY COORDINATES

Latitude (North):	34.3786 - 34˚ 22' 42.96''
Longitude (West):	82.9118 - 82˚ 54' 42.48''
Universal Tranverse Mercator:	Zone 17
UTM X (Meters):	324220.6
UTM Y (Meters):	3805596.2
Elevation:	699 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	34082-D8 REED CREEK, GA SC
Most Recent Revision:	1981
South Map:	34082-C8 HARTWELL, GA
Most Recent Revision:	1972

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 principal 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).

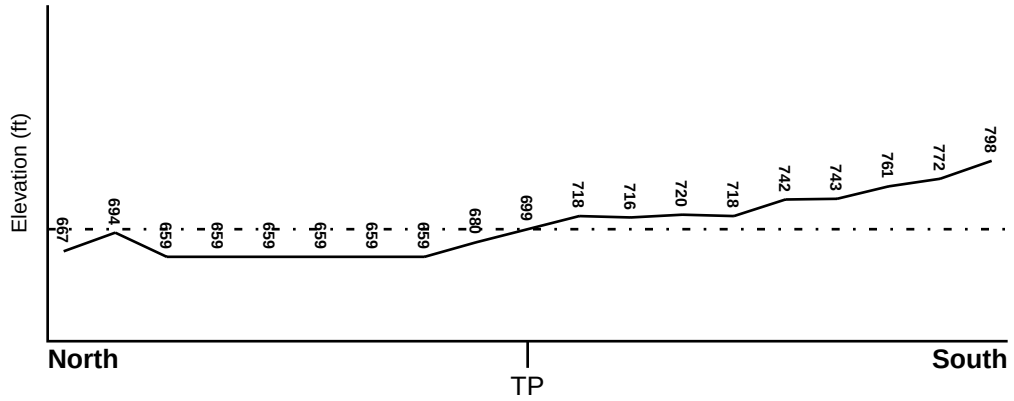
TOPOGRAPHIC INFORMATION

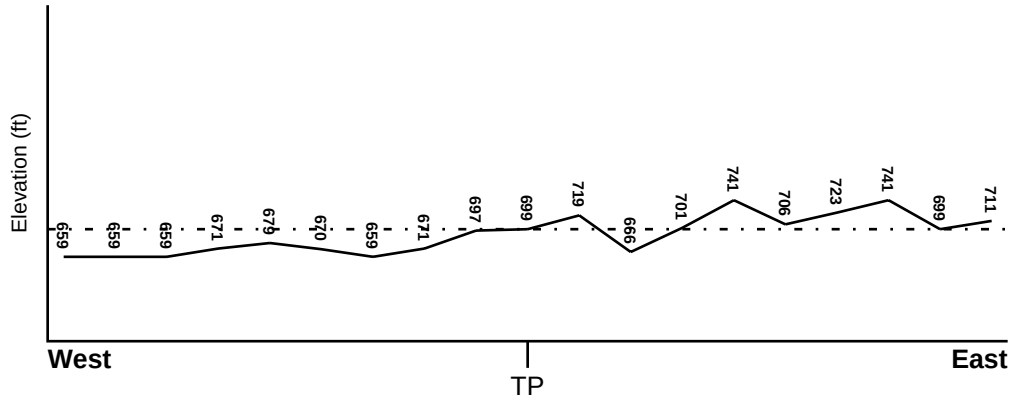
Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient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

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General North

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES





Target Property Elevation: 699 ft.

0 1/2 1 Miles

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

Target Property County	FEMA Flood Electronic Data
HART, GA	YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 13147C - FEMA DFIRM Flood data

Additional Panels in search area: Not Reported

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
REED CREEK	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.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

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

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

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

ROCK STRATIGRAPHIC UNIT

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

GEOLOGIC AGE IDENTIFICATION

Category: Metamorphic Rocks

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

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:	CECIL
Soil Surface Texture:	sandy clay loam
Hydrologic Group:	Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.
Soil Drainage Class:	Well drained. 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							
	Boundary			Classification			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	Permeability Rate (in/hr)	Soil Reaction (pH)
1	0 inches	7 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 2.00 Min: 0.60	Max: 6.50 Min: 4.50
2	7 inches	11 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 2.00 Min: 0.60	Max: 5.50 Min: 4.50
3	11 inches	50 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 2.00 Min: 0.60	Max: 5.50 Min: 4.50
4	50 inches	75 inches	variable	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

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

Soil Surface Textures: sandy loam
loam
fine sandy loam

Surficial Soil Types: sandy loam
loam
fine sandy loam

Shallow Soil Types: clay
sandy clay
gravelly - loam

Deeper Soil Types: loamy fine sand
sandy loam
weathered bedrock

LOCAL / REGIONAL WATER AGENCY RECORDS

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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

WELL SEARCH DISTANCE INFORMATION

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

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

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

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

PHYSICAL SETTING SOURCE MAP - 4253582.2s

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

0 1/4 1/2 1 Miles

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

N

SITE NAME: Hart State Park ADDRESS: Hart State Park Road Hartwell GA 30643 LAT/LONG: 34.3786 / 82.9118	CLIENT: United Consulting Group Ltd. CONTACT: Greg Brooker INQUIRY #: 4253582.2s DATE: April 03, 2015 9:42 am

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for HART 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: 30643

Number of sites tested: 6

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	1.983 pCi/L	83%	17%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

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.

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

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.

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 Services
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 Services (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, 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.

OTHER STATE DATABASE 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

STREET AND ADDRESS INFORMATION

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CA FILE
HART ; HARTWELL
HART STATE PARK
1515 HART PARK RD
00730019
created 1/23/09

Georgia Department of Natural Resources
Environmental Protection Division
Underground Storage Tank Management Program
4244 International Parkway, Suite 104, Atlanta, Georgia 30354
Noel Holcomb, Commissioner
Carol A. Couch, Ph.D., Director
404/362-2687

December 15, 2008

Mr. Robert Wiggins
GEFA
Harris Tower, Suite 900
233 Peachtree Street, NE
Atlanta, GA 30303-1727

SUBJECT: **UST Closure Report**
No Further Action Required:
Georgia DNR – Hart State Park
1515 Hart Park Road
Hartwell, Hart County, GA
Facility ID: 0730019*Closure

Dear Mr. Wiggins:

The Georgia Underground Storage Tank Management Program (USTMP) has received your consultant's letter, dated September 24, 2008, that forwarded a UST Closure Report. Micah Group, LLC prepared the report.

Based on current requirements of the Georgia Underground Storage Tank Act, the Georgia Rules for Underground Storage Tank Management (GUST Rules) and the data submitted, the USTMP has determined that **no further action is required.**

However, further corrective action may be required if mandated through more stringent State or Federal statutory or regulatory changes. Additional measures may also be required if existing or future drinking water systems or surface water bodies within two miles of the site are impacted by any dissolved contamination resulting from this release, or if previously unidentified soil contamination, dissolved contamination or free product are identified as originating from this site.

If you have any technical questions, please contact Ronald J. Wallace at (404) 362-2589.

Sincerely,

Lisa L. Lewis
Unit Coordinator
Corrective Action Unit II

RJW:
s:\land\landdocs\ust\cau2\ronaldw\pending8\0730019-34
cc: Bill Brab, Micah Group, LLC
Ronald J. Wallace, GA EPD
File (CA): Hart, 0730019

December 15, 2008

MEMORANDUM

TO: David Humphris, Georgia EPD, Corrective Action Unit I

FROM: Ronald J. Wallace, Advanced Geologist, Georgia EPD

SUBJECT: Review Information Leading to Determination of
"No Further Action Required" (NFAR)
Georgia DNR – Hart State Park
1515 Hart Park Road
Hartwell, Hart County, GA
Facility ID: 0730019*Closure

Received a Closure Report on December 2, 2008. One 500-gallon gasoline UST was removed on August 5, 2008. Collected one soil sample beneath the UST, one dispenser soil sample, and one stockpile sample and analyzed for BTEX, PAHs, and TPH-GRO. All compounds were below laboratory detection. Consultant requested NFA.

EPD letter dated December 15, 2008, recommends NFAR based on the analytical results.

The consultant's address:
Mr. Bill Brab
Micah Group, LLC
592 Eureka Springs Drive, Suite 101
Lexington, KY 40517
859-260-7760

MICAH GROUP, LLC
Consultants ◆ Contractors

592 Eureka Springs, Ste 101
Lexington, KY 40517
(859) 260-7760
(859) 260-1256 Fax
www.micahgroup.com
info@micahgroup.com

RECEIVED UST/MP
Data Management 75
DEC - 2 2008
Route To DDH File 12/2/08
CA

September 24, 2008

Mr. Mark King
Georgia Environmental Facilities Authority (GEFA)
233 Peachtree Street, Harris Tower, Suite 900
Atlanta, GA 30303-1727

Re: Closure Assessment Report
Department of Natural Resources – Hart State Park
1515 Hart Park Road
Hartwell, GA 30643
Facility ID No. 0730019 Hart County
MG Project No. 50047

Dear Sir/Madam,

On behalf of our client, GEFA, and in accordance with Underground Storage Tank (UST) Closure Guidance Document (GUST-9), Micah Group, LLC, submits this Closure Assessment Report (CAR) and Tank Disposal Forms, (Attachment A), for the referenced facility.

One (1) underground storage tank (UST) was noted on the property per drawing (Attachment B), one (1) 500 gallon UST containing gasoline. The tank was uncovered and removed from the pit. Soil samples were taken per drawing (Attachment B).

Per instructions, the excavated soil was returned to the pit. The pit was then backfilled with Crusher Run stone, topped and mounded with topsoil, and finished with grass seed and straw.

The laboratory analytical data results (Attachment C) indicated tank pit sample (GS-1), the dispenser sample (GS-2), and the stockpile sample (CS-3) were below Table A and B thresholds.

If there are any questions or concerns, please feel free to contact our office at 859.260.7760.

Sincerely,
MICAH GROUP, LLC

Bill Brab
Project Manager

Attachments
cc: MG Files

Facility ID #: 0730019

USTMP CLOSURE REPORT FORM

Complete this form and provide documentation to substantiate information as outlined in the Underground Storage Tank (UST) Closure Guidance Document (GUST-9). Use a separate form for each tank excavation.

I. GENERAL

A. UST OWNER

Company Name (if applicable): GEFA

Mailing Address: 233 Peachtree St, Harris Tower, Suite 900 City: Atlanta State: GA Zip: 30303-1506

Owner's Name (printed): Mark King, As Agent Phone: 404-584-1043

I hereby certify that the information in this Closure Report and in all the attachments is true, accurate, and complete, and the Closure Report satisfies all criteria and requirements of Rule 391-3-15-.09 of the Georgia Rules for Underground Storage Tank Management.

Signature (of owner listed under "Name" above):_____ Date: _____

B. REMOVAL CONTRACTOR (Prime Contractor/Prime consultant)

Company: Micah Group, LLC

Mailing Address: 592 Eureka Springs Drive, Suite 101 City: Lexington State: KY Zip: 40517

Name of Company Representative (printed): Bill Brab Phone: (859) 260-7760

I hereby certify that I have performed or supervised the work detailed in this report, and have examined and am familiar with the information submitted in this and all attached documents. The submitted information is, to the best of knowledge, true, accurate, complete, and in accordance with the Georgia Rules for Underground Storage Tank Management, revised February, 1995.

Signature (of same contractor listed under "Name"):_____ Date: 9-24-08

C. UST Site Facility Name: Department of Natural Resources – Hart State Park

Facility ID#: 0730019

Street Address: 1515 Hart Park Road City: Hartwell State: Georgia Zip: 30643

II. TANKS AND PIPING CLOSURE DATA

A. LIST USTs THAT HAVE BEEN CLOSED (Use the same tank ID # as on the 7530-1):

TANK ID#	1
Product	Gasoline
Size (gals)	500
How Closed (check one)	X Removed __ In Place
Date Last Used	n/a
Date Closed (Date removed from ground or filled in-place)	08.05.08

LIST ANY USTS STILL IN USE AT THE FACILITY (Use same tank ID # as on 7530-1): None

TANK ID#	____	____	____	____	____
Product	____	____	____	____	____
Size (gals)	____	____	____	____	____

B. PIPING: How was Piping closed? X Removed. __ Emptied, capped, left in place. __ Emptied, filled with inert material.

If only piping was closed, give date: n/a (month, day, year)

III. SAMPLING AND ANALYTICAL

A. Soil/Groundwater Sampling: The quantity of samples taken should be in accordance with USTMP closure guideline (GUST-9) requirements and all samples must be collected in accordance with current EPA-approved sampling procedures.

B. Regulated Substance Released: Whenever free product is encountered and/or analytical results indicate that BTEX, PAH, or TPH contamination is present in the soil and/or groundwater, a release must be reported to EPD via telephone or fax by the next business day explaining what has been found and what steps were taken to eliminate any hazardous conditions and prevent the spread of contamination. Indicate here what substance, if any, was released:

_x_ None __ Gasoline __ Diesel __ Kerosene __ Used Oil __ Other (Name):

C. Laboratory Analytical Methods Used (check all that were used):

_x_ 5035-8021B _x_ 5035-8015 __ 5035-8260 __ 8100 __ 8310 __ 8270 _x_
Other _____

If Method 5035 was used to sample, which method was used to collect and contain the samples?
Encore™ _____ Syringe/corer and field-preserved in 40 ml vial __x__

IV. TANK EXCAVATION SAMPLES (see Section V. of this form for piping trench samples)

Size (capacity in gallons) of UST	# of samples required per UST
<1,050	1
1,050 - 12,500	2
> of equal to 12,501	2 per UST + 1 per additional 10,000 gals

(Collect 1 sample per UST if a groundwater sample was collected within 2 feet of the excavation.)

A. Based on the total number of USTs closed as reported on this form, the total number of tank excavation samples taken for this site was: 1

B. If over-excavation is performed, take one confirmation sample every 30 linear feet along the base of the sides (within 1 ft of the bottom of the excavation) and one sample per 200 sq ft along the bottom of the excavated area.

1) Was over-excavation performed? Yes____ No X
2) If "yes", what was the area of the excavation in square feet? __n/a__
3) Enter total number of over-excavation samples for this site here: _____0_____

C. **Site-Specific Hydrogeology:** 1.) Was Groundwater encountered?____ Yes __x__ No
2.) If encountered, at what depth: n/a ___ feet
3.) If Table B Threshold Levels are being used, how far is the nearest drinking water well or point of withdrawal for drinking water?____n/a_____ft.

D. **Groundwater conditions:** If more than one foot of groundwater covers more than 50% of the base of the excavation, a groundwater sample may be taken in lieu of soil samples from the base of the excavation. One soil sample per UST must still be collected at the fill-pipe end of each UST along the sidewalls at the soil-water interface.
Enter total number of soil-water interface samples for this site here: 0

V. PIPING SYSTEM EXCAVATION SAMPLES

A. PIPING TRENCH

Distance from UST to nearest dispenser island:	Less Than 25 ft *	25 feet or more
# of samples required for each trench:	0*	1 sample per 25 feet**

What was the distance from the USTs along each piping trench to the nearest dispenser island?
>25' (feet) [_____ (feet) _____(feet) (if more than one trench)]
How many confirmation samples were collected from each piping trench?
_0_ (piping trench 1) [_____(piping trench 2) _____ (piping trench 3)]

B. DISPENSER ISLAND

Number of dispenser islands X Length of each Dispenser Island (ft) / 25(ft) = # of Samples
(Rounded **up** to nearest whole number)

How many dispensers were present in the closed system(s)? _1_
How long was each dispenser island (ft)? _<25'_ ___ _____

How many dispenser samples were collected? _1_

* Although no piping trench samples are required if the piping length is <25 ft., dispenser samples are required. Exception: If the dispenser is directly above the tank excavation, no piping samples and no dispenser samples would be required.

** This includes all fittings (couplings, elbows, flex hoses, etc.) between the tank and the dispenser island. Do not count fittings at the tank excavation and the islands. For straight piping runs, estimate 20 ft between couplings.

VI. EXCAVATED SOIL

A. Sampling:

How many cubic yards of material was excavated? < 200 cubic yards
Based on one sample per 200 cubic yards of excavated soil or fraction thereof, the total number of excavated soil samples: 1

VII. CLOSURE SUMMARY

A. CONCLUSIONS

__ **Soil or groundwater contamination exists in excess of the levels specified in the above situations and this closure report is being submitted within a certified CAP-Part A.**

_X_ **Clean Closure, No Further Action Required because analytical results indicate the condition marked below:**

_X_ BTEX, PAHs and TPH are below detection limits (BDL) in the soil.

__ BTEX and PAHs are BDL in the soil and TPH (and BTEX) is vertically delineated to BDL above the groundwater table.

__ BTEX and PAHs are above detection limits in soil but below Table A Threshold Levels, and TPH, PAHs, and BTEX in soil is vertically delineated to BDL above the groundwater table.

__ BTEX and PAHs are above detection limits but below Table B Threshold Levels, a water supply survey indicates there are no potential receptors within the applicable radii, and BTEX, PAHs, and TPH in soil is vertically delineated to BDL above the groundwater table.

__ BTEX and PAHs are less than Table A Threshold Levels and BTEX, PAHs or TPH is not vertically delineated to BDL above the groundwater table because groundwater is encountered in the boring or the excavation, and the water sample does not contain BTEX or PAHs above Federal or State MCLs.

__ BTEX and PAHs are less than Table B Threshold Levels and BTEX, PAHs, or TPH is not vertically delineated to BDL above the groundwater table because groundwater is encountered in the boring or excavation, and the water sample does not contain BTEX or PAHs above In-stream Water Quality Standards, and the water supply survey indicates that there are no water supplies within the applicable radii.

B. SITE MAP (Attach to report): **The map must be to scale OR, as a minimum, distances between the tank pit area, piping trenches, dispenser islands, sewer, water, utility lines (or other preferential pathways), road and main buildings must be accurately indicated on the map.** These listed features must be depicted on the map in order to accurately interpret the data. The map must also include a north (N) directional arrow. Tank ID's must correspond to EPA Form 7530-1 and sample locations, sample identification numbers and depths must also be shown. Sample numbers must correspond to attached laboratory analytical data. Although not mandatory, photos may be attached to help clarify the UST system layout.

SOIL/GROUNDWATER ANALYTICAL RESULTS SUMMARY

(Use additional pages as necessary)

Facility Name: Department of Natural Resources – Hart State Park **Facility ID#:** 0730019

Volatile Organic Compounds

(Indicate **S** for Soil and **GW** for Groundwater. GW results must be in ug/l and soil results in mg/kg)

Sample ID	S/GW	Depth	Benzene	Toluene	Ethylbenz.	Xylenes	Total BTEX	TPH	Units
GS-1	S	8'	ND	ND	ND	ND	ND	ND	mg/kg
GS-2	S	3'	ND	ND	ND	ND	ND	ND	mg/kg
CS-3	S	n/a	ND	ND	ND	ND	ND	ND	mg/kg

Polynuclear Aromatic Hydrocarbons (PAHs)

(Indicate **S** for Soil and **GW** for Groundwater. Report soil concentrations in mg/kg and groundwater in ug/L.)

Sample ID#	S/GW	Depth	Detected PAH Compounds	Total PAHs	Units
GS-1	S	8'	ND		mg/kg
GS-2	S	3'	ND		mg/kg
CS-3	S	n/a	ND		mg/kg

ND – None detected
NA – Not Analyzed

EPA Form 7530-1

Revision Date: Aug/2004

STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

PART 1: Facility Data

Location County: HART

Facility ID: 730019

Number of Active Tanks: 1

OWNERSHIP OF TANKS:

Organization Name: DNR/WILDLIFE RESOURCES DIVISION/GAME MGT
Contact Name: DAVID FREEMAN
Address: 2 MLK JR DR SW SUITE 1352
City: ATLANTA State: GA Zip: 30334
Phone Number: 404-656-2770 Fax Number:
Email Address:

OPERATOR OF TANKS: => No Operator is given for this facility.

Organization Name:
Contact Name:
Address: State: Zip:
City: Fax Number:
Phone Number:
Email Address:

LOCATION OF TANKS:

Facility Name: HART STATE PARK
Contact Name: MARGARET ROWELL
Location Address: 1515 HART PARK RD
Location City: HARTWELL State: GA Zip: 30643
Phone Number: 706-376-8756

FACILITY TYPE: => **Aircraft Owner**

{ } Aircraft Owner	{ } Educational	{ } Government City	{ } Petroleum Distributor
{ } Airline	{ } Farm	{ } Government County	{ } Railroad
{ } Auto Dealership	{ } Federal Military	{ } Government State	{ } Residential
{ } Commercial	{ } Federal Non-Military	{ } Hospital	{ } Truck/Transport
{ } Contractor	{ } Gas Station	{ } Industrial	{ } Utilities

EPA Form 7530-1

Revision Date: Aug/2004

STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

PART 2: Tank Data

Location County: HART

Facility ID: 730019

Tank Status:

Tank ID	Install Date	Tank Age	Tank Capacity	Currently In Use	Temporarily Out of Use	Removed from Ground	Removed Date	Closed In Ground
1	02/27/1976	32	500			X	8-5-08	

Tank Status (Continued):

Tank ID	Date Closed in Ground	Date Last Used	Filled with Inert Material	Intent To Close Form(GUST_29) Received Date	Emergency Generator
1		09/01/1998			

EPA Form 7530-1

Revision Date: Aug/2004

STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

PART 2: Tank Data

Location County: HART

Facility ID: 730019

Substance Stored in Tank:

Tank ID	Gas	Gasahol	Diesel	Kerosene	Used Oil	Aviation Fuel	New Oil
1	X						

Hazardous Substance Stored in Tank:

Tank ID	Hazardous ID	Hazardous Name	CAS Number	CERCLA Number

EPA Form 7530-1

Revision Date: Aug/2004

STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

PART 2: Tank Data

Location County: HART

Facility ID: 730019

Material of Construction:

Tank ID	Bare Steel	Steel-Impressed Current	Steel-Impressed Current (Install Date)	Steel Galvanic	Steel Galvanic(Install Date)	STIP-3	Epoxy	Epoxy/Double Walled	Tank Jacket
1	X								

Material of Construction(Continued):

Tank ID	Fiberglass	Fiberglass Double Wall	Composite	Composite/Double Walled	Lined/Interior	Excavation Liner	Concrete (Historical Use Only)
1							

EPA Form 7530-1

Revision Date: Aug/2004

STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

PART 2: Tank Data

Location County: HART

Facility ID: 730019

Spill and Overfill:

Tank ID	Overfill Type	Overfill Install Date	Overfill Exempt	Spill Install Date	Spill Exempt
1					

EPA Form 7530-1

Revision Date: Aug/2004

STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

PART 3: Piping Data

Facility ID: 730019

Location County: HART

Piping Status:

Tank ID	Removed from Ground	Removed Date	Closed In Ground	Date Closed	Date Last Used	Filled with Inert Material	Intenet To Close Form(Gust_29) Received Date
1	X	8-5-08					

Piping Material:

Tank ID	Install Date	Above Ground Piping	Bare Steel	Impressed Current	Galvanic	Fiberglass Reinforced Plastic
1			X			

EPA Form 7530-1

Revision Date: Aug/2004

STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

PART 3: Piping Data

Facility ID: 730019

Location County: HART

Piping Material(Continued):

Tank ID	Fiberglass Double Walled	Single Walled Flex	Double Walled Flex	Copper	Steel/Secondary Containment	Other (Historical Use Only
1						

Piping Type:

Tank ID	Suction: No Valve at Tank	Suction: Valve at Tank	Pressure	Gravity Fed
1	X			

EPA Form 7530-1

Revision Date: Aug/2004

STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

PART 4: Release Detection

Location County: HART

Facility ID: 730019

Release Detection - Tank(s):

Tank ID	Automatic Tank Gauge	Interstitial Monitoring/Secondary Containment	SIR(Statistical Inventory Reconciliation)	Inventory Control/Tank Tightness Testing	Manual Tank Gauging(Only valid for tanks <2000 gals)	Ground Water Monitoring	Vapor Monitoring (Not Stage II)	Exempt
1	Y		Y	Y		Y	Y	

Release Detection - Piping:

Tank ID	Mechanical Line Leak Detector	Electronic Line Leak Detector	Line Tightness Testing	Interstitial Monitoring/Secondary Containment	SIR(Statistical Inventory Reconciliation)	Ground Water Monitoring	Vapor Monitoring (Not Stage II)	Exempt
1								

TANK DISPOSAL FORM

This form must be completed for **each tank**. Provide a copy of this form for every underground tank removed and disposed of as part of this project.

CERTIFICATE OF TANK DISPOSAL

TANK LOCATION: Department of Natural Resources - Hart State Park

TANK SERIAL # OR MANUFACTURER'S #: N/a

TANK SIZE: 500 TYPE: steel

ORIGINAL TANK CONTENTS: Gasoline

PROJECT #: E805 DATE OF DISPOSAL: 8-5-08

METHOD OF DISPOSAL: (DESCRIBE CLEANING, DESTRUCTION, & DISPOSAL)

API Standards

I, THE REMOVAL CONTRACTOR, WILL CERTIFY THAT THE STRUCTURE NOTED ABOVE WAS DISPOSED OF IN THE MANNER PRESCRIBED UNDER EPA REGULATIONS.

SIGNED : [signature] COMPANY : Micah Group, LLC

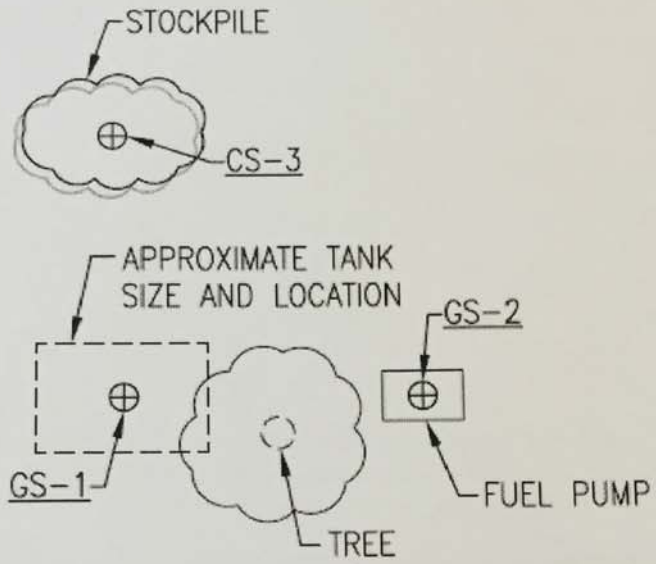
TITLE: Principal DATE: September 24, 2008

Signer must be Corporate Officer, Owner, or Partner.

Site 6
Georgia Department of Natural Resources
Hart State Park
1515 Hart Park Road
Hartwell, GA 30643
706-429-6148
Josh Chamber
706-376-8756
Margaret Rowell
Facility Identification No. 0730019

Tank No.	Approx. Capacity	Approx. Tank Size	Tank Product
1	500	48"Ø x 6' L	Gasoline

Georgia Department of Natural Resources
Hart State Park



Sample ID#	Sample Type	Tank No.	Tank Product	Analysis
GS-1	Soil	1	Gasoline	BTEX, PAH, TPH-GRO
GS-2	Soil		Gasoline	BTEX, PAH, TPH-GRO
CS-3	Composite			BTEX, PAH, TPH-DRO, TPH-GRO

TestAmerica
THE LEADER IN ENVIRONMENTAL TESTING
2960 Foster Creighton Road Nashville, TN 37204 * 800-765-0980 * Fax 615-726-3404

August 18, 2008 1:19:54PM

Client: Micah Group, LLC (13872)
592 Ureka Springs Drive
Lexington, KY 40517
Attn: Dave Joslyn

Work Order: NRH0757
Project Name: GA Site
Project Nbr: 50047 / GEFA-805
P/O Nbr:
Date Received: 08/08/08

SAMPLE IDENTIFICATION	LAB NUMBER	COLLECTION DATE AND TIME
Hart St. Park GS-1 8'	NRH0757-01	08/05/08 12:00
Hart St. Park GS-2 3'	NRH0757-02	08/05/08 12:15
Hart St. Park CS-3	NRH0757-03	08/05/08 12:30

An executed copy of the chain of custody, the project quality control data, and the sample receipt form are also included as an addendum to this report. If you have any questions relating to this analytical report, please contact your Laboratory Project Manager at 1-800-765-0980. Any opinions, if expressed, are outside the scope of the Laboratory's accreditation.

This material is intended only for the use of the individual(s) or entity to whom it is addressed, and may contain information that is privileged and confidential. If you are not the intended recipient, or the employee or agent responsible for delivering this material to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this material is strictly prohibited. If you have received this material in error, please notify us immediately at 615-726-0177.

Georgia Certification Number: Florida cert E87358

The Chain(s) of Custody, 3 pages, are included and are an integral part of this report.

These results relate only to the items tested. This report shall not be reproduced except in full and with permission of the laboratory.

All solids results are reported in wet weight unless specifically stated.
Estimated uncertainty is available upon request.
This report has been electronically signed.
Report Approved By:

Jennifer Gambill

Jennifer Gambill
Project Manager

TestAmerica
THE LEADER IN ENVIRONMENTAL TESTING
2960 Foster Creighton Road Nashville, TN 37204 * 800-765-0980 * Fax 615-726-3404

ient	Micah Group, LLC (13872) 592 Ureka Springs Drive Lexington, KY 40517	Work Order:	NRH0757
		Project Name:	GA Site
		Project Number:	50047 / GEFA-805
ttn	Dave Joslyn	Received:	08/08/08 08:00

ANALYTICAL REPORT

nalyte	Result	Flag	Units	MRL	Dilution Factor	Analysis Date/Time	Method	Batch
mple ID: NRH0757-01 (Hart St. Park GS-1 8' - Soil) Sampled: 08/05/08 12:00								
eneral Chemistry Parameters								
Dry Solids	**81.8**		%	0.500	1	08/13/08 11:24	SW-846	8081837
olatile Organic Compounds by EPA Method 8021B								
nzene	ND		mg/kg	0.000952	1	08/12/08 03:14	SW846 8021B	8081600
hylbenzene	ND		mg/kg	0.000952	1	08/12/08 03:14	SW846 8021B	8081600
luene	ND		mg/kg	0.000952	1	08/12/08 03:14	SW846 8021B	8081600
ylenes, total	ND		mg/kg	0.00286	1	08/12/08 03:14	SW846 8021B	8081600
rr: a,a,a-Trifluorotoluene (52-145%)	*87 %*					*08/12/08 03:14*	*SW846 8021B*	*8081600*
olyaromatic Hydrocarbons by EPA 8270C								
cenaphthene	ND		mg/kg	0.0663	1	08/16/08 01:14	SW846 8270C	8081461
cenaphthylene	ND		mg/kg	0.0663	1	08/16/08 01:14	SW846 8270C	8081461
nthracene	ND		mg/kg	0.0663	1	08/16/08 01:14	SW846 8270C	8081461
enzo (a) anthracene	ND		mg/kg	0.0663	1	08/16/08 01:14	SW846 8270C	8081461
enzo (a) pyrene	ND		mg/kg	0.0663	1	08/16/08 01:14	SW846 8270C	8081461
enzo (b) fluoranthene	ND		mg/kg	0.0663	1	08/16/08 01:14	SW846 8270C	8081461
enzo (g,h,i) perylene	ND		mg/kg	0.0663	1	08/16/08 01:14	SW846 8270C	8081461
enzo (k) fluoranthene	ND		mg/kg	0.0663	1	08/16/08 01:14	SW846 8270C	8081461
hrysene	ND		mg/kg	0.0663	1	08/16/08 01:14	SW846 8270C	8081461
ibenz (a,h) anthracene	ND		mg/kg	0.0663	1	08/16/08 01:14	SW846 8270C	8081461
luoranthene	ND		mg/kg	0.0663	1	08/16/08 01:14	SW846 8270C	8081461
luorene	ND		mg/kg	0.0663	1	08/16/08 01:14	SW846 8270C	8081461
deno (1,2,3-cd) pyrene	ND		mg/kg	0.0663	1	08/16/08 01:14	SW846 8270C	8081461
aphthalene	ND		mg/kg	0.0663	1	08/16/08 01:14	SW846 8270C	8081461
henanthrene	ND		mg/kg	0.0663	1	08/16/08 01:14	SW846 8270C	8081461
yrene	ND		mg/kg	0.0663	1	08/16/08 01:14	SW846 8270C	8081461
rr: Terphenyl-d14 (26-128%)	*59 %*					*08/16/08 01:14*	*SW846 8270C*	*8081461*
rr: 2-Fluorobiphenyl (19-109%)	*59 %*					*08/16/08 01:14*	*SW846 8270C*	*8081461*
rr: Nitrobenzene-d5 (22-104%)	*57 %*					*08/16/08 01:14*	*SW846 8270C*	*8081461*
urgeable Petroleum Hydrocarbons								
RO as Gasoline	ND		mg/kg	0.0952	1	08/12/08 03:14	SW846 8015B	8081600
rr: a,a,a-Trifluorotoluene (52-145%)	*87 %*					*08/12/08 03:14*	*SW846 8015B*	*8081600*

TestAmerica
THE LEADER IN ENVIRONMENTAL TESTING
2960 Foster Creighton Road Nashville, TN 37204 * 800-765-0980 * Fax 615-726-3404

Client: Micah Group, LLC (13872)
592 Ureka Springs Drive
Lexington, KY 40517
Attn: Dave Joslyn

Work Order: NRH0757
Project Name: GA Site
Project Number: 50047 / GEFA-805
Received: 08/08/08 08:00

ANALYTICAL REPORT

Analyte	Result	Flag	Units	MRL	Dilution Factor	Analysis Date/Time	Method	Batch
Sample ID: NRH0757-02 (Hart St. Park GS-2 3' - Soil) Sampled: 08/05/08 12:15								
General Chemistry Parameters								
% Dry Solids	71.0		%	0.500	1	08/13/08 11:24	SW-846	8081837
Volatile Organic Compounds by EPA Method 8021B								
Benzene	ND		mg/kg	0.000880	1	08/12/08 03:35	SW846 8021B	8081600
Ethylbenzene	ND		mg/kg	0.000880	1	08/12/08 03:35	SW846 8021B	8081600
Toluene	ND		mg/kg	0.000880	1	08/12/08 03:35	SW846 8021B	8081600
Xylenes, total	ND		mg/kg	0.00264	1	08/12/08 03:35	SW846 8021B	8081600
Surr: a,a,a-Trifluorotoluene (52-145%)	*89 %*					*08/12/08 03:35*	*SW846 8021B*	*8081600*
Polyaromatic Hydrocarbons by EPA 8270C								
Acenaphthene	ND		mg/kg	0.0650	1	08/16/08 01:36	SW846 8270C	8081461
Acenaphthylene	ND		mg/kg	0.0650	1	08/16/08 01:36	SW846 8270C	8081461
Anthracene	ND		mg/kg	0.0650	1	08/16/08 01:36	SW846 8270C	8081461
Benzo (a) anthracene	ND		mg/kg	0.0650	1	08/16/08 01:36	SW846 8270C	8081461
Benzo (a) pyrene	ND		mg/kg	0.0650	1	08/16/08 01:36	SW846 8270C	8081461
Benzo (b) fluoranthene	ND		mg/kg	0.0650	1	08/16/08 01:36	SW846 8270C	8081461
Benzo (g,h,i) perylene	ND		mg/kg	0.0650	1	08/16/08 01:36	SW846 8270C	8081461
Benzo (k) fluoranthene	ND		mg/kg	0.0650	1	08/16/08 01:36	SW846 8270C	8081461
Chrysene	ND		mg/kg	0.0650	1	08/16/08 01:36	SW846 8270C	8081461
Dibenz (a,h) anthracene	ND		mg/kg	0.0650	1	08/16/08 01:36	SW846 8270C	8081461
Fluoranthene	ND		mg/kg	0.0650	1	08/16/08 01:36	SW846 8270C	8081461
Fluorene	ND		mg/kg	0.0650	1	08/16/08 01:36	SW846 8270C	8081461
Indeno (1,2,3-cd) pyrene	ND		mg/kg	0.0650	1	08/16/08 01:36	SW846 8270C	8081461
Naphthalene	ND		mg/kg	0.0650	1	08/16/08 01:36	SW846 8270C	8081461
Phenanthrene	ND		mg/kg	0.0650	1	08/16/08 01:36	SW846 8270C	8081461
Pyrene	ND		mg/kg	0.0650	1	08/16/08 01:36	SW846 8270C	8081461
Surr: Terphenyl-d14 (26-128%)	*55 %*					*08/16/08 01:36*	*SW846 8270C*	*8081461*
Surr: 2-Fluorobiphenyl (19-109%)	*51 %*					*08/16/08 01:36*	*SW846 8270C*	*8081461*
Surr: Nitrobenzene-d5 (22-104%)	*49 %*					*08/16/08 01:36*	*SW846 8270C*	*8081461*
Purgeable Petroleum Hydrocarbons								
TPH as Gasoline	ND		mg/kg	0.0880	1	08/12/08 03:35	SW846 8015B	8081600
Surr: a,a,a-Trifluorotoluene (52-145%)	*89 %*					*08/12/08 03:35*	*SW846 8015B*	*8081600*

TestAmerica
THE LEADER IN ENVIRONMENTAL TESTING
2960 Foster Creighton Road Nashville, TN 37204 * 800-765-0980 * Fax 615-726-3404

Micah Group, LLC (13872)
592 Ureka Springs Drive
Lexington, KY 40517
Dave Joslyn

Work Order: NRH0757
Project Name: GA Site
Project Number: 50047 / GEFA-805
Received: 08/08/08 08:00

ANALYTICAL REPORT

Analyte	Result	Flag	Units	MRL	Dilution Factor	Analysis Date/Time	Method	Batch
Sample ID: NRH0757-03 (Hart St. Park CS-3 - Soil) Sampled: 08/05/08 12:30								
General Chemistry Parameters								
Dry Solids	54.2		%	0.500	1	08/13/08 11:24	SW-846	8081837
Volatile Organic Compounds by EPA Method 8021B								
Benzene	ND		mg/kg	0.00102	1	08/12/08 03:56	SW846 8021B	8081600
Ethylbenzene	ND		mg/kg	0.00102	1	08/12/08 03:56	SW846 8021B	8081600
Toluene	ND		mg/kg	0.00102	1	08/12/08 03:56	SW846 8021B	8081600
Xylenes, total	ND		mg/kg	0.00307	1	08/12/08 03:56	SW846 8021B	8081600
Surr: a,a,a-Trifluorotoluene (52-145%)	*89 %*					*08/12/08 03:56*	*SW846 8021B*	*8081600*
Polyaromatic Hydrocarbons by EPA 8270C								
Acenaphthene	ND		mg/kg	0.0659	1	08/16/08 01:58	SW846 8270C	8081461
Acenaphthylene	ND		mg/kg	0.0659	1	08/16/08 01:58	SW846 8270C	8081461
Anthracene	ND		mg/kg	0.0659	1	08/16/08 01:58	SW846 8270C	8081461
Benzo (a) anthracene	ND		mg/kg	0.0659	1	08/16/08 01:58	SW846 8270C	8081461
Benzo (a) pyrene	ND		mg/kg	0.0659	1	08/16/08 01:58	SW846 8270C	8081461
Benzo (b) fluoranthene	ND		mg/kg	0.0659	1	08/16/08 01:58	SW846 8270C	8081461
Benzo (g,h,i) perylene	ND		mg/kg	0.0659	1	08/16/08 01:58	SW846 8270C	8081461
Benzo (k) fluoranthene	ND		mg/kg	0.0659	1	08/16/08 01:58	SW846 8270C	8081461
Chrysene	ND		mg/kg	0.0659	1	08/16/08 01:58	SW846 8270C	8081461
Dibenz (a,h) anthracene	ND		mg/kg	0.0659	1	08/16/08 01:58	SW846 8270C	8081461
Fluoranthene	ND		mg/kg	0.0659	1	08/16/08 01:58	SW846 8270C	8081461
Fluorene	ND		mg/kg	0.0659	1	08/16/08 01:58	SW846 8270C	8081461
Indeno (1,2,3-cd) pyrene	ND		mg/kg	0.0659	1	08/16/08 01:58	SW846 8270C	8081461
Naphthalene	ND		mg/kg	0.0659	1	08/16/08 01:58	SW846 8270C	8081461
Phenanthrene	ND		mg/kg	0.0659	1	08/16/08 01:58	SW846 8270C	8081461
Pyrene	ND		mg/kg	0.0659	1	08/16/08 01:58	SW846 8270C	8081461
Surr: Terphenyl-d14 (26-128%)	*53 %*					*08/16/08 01:58*	*SW846 8270C*	*8081461*
Surr: 2-Fluorobiphenyl (19-109%)	*51 %*					*08/16/08 01:58*	*SW846 8270C*	*8081461*
Surr: Nitrobenzene-d5 (22-104%)	*51 %*					*08/16/08 01:58*	*SW846 8270C*	*8081461*
Extractable Petroleum Hydrocarbons								
Diesel	ND		mg/kg	4.97	1	08/13/08 23:15	SW846 8015B	8081468
Surr: o-Terphenyl (18-150%)	*77 %*					*08/13/08 23:15*	*SW846 8015B*	*8081468*
Purgeable Petroleum Hydrocarbons								
GRO as Gasoline	ND		mg/kg	0.102	1	08/12/08 03:56	SW846 8015B	8081600
Surr: a,a,a-Trifluorotoluene (52-145%)	*89 %*					*08/12/08 03:56*	*SW846 8015B*	*8081600*

ENTERED 4/11/91 dh

Georgia Department of Natural Resources

205 Butler Street, S.E., Floyd Towers East, Atlanta, Georgia 30334
Joe D. Tanner, Commissioner
Harold F. Reheis, Assistant Director
Environmental Protection Division

Y TO:
ERGROUND STORAGE TANK MANAGEMENT PROGRAM
NORMAN BERRY DRIVE
LOOR
EVILLE, GEORGIA 30354
669-3927 FAX (404)559-4905

February 27, 1991

INTEROFFICE MAIL

Mr. David Freeman
Department of Natural Resources
Parks, Recreation, and Historic Sites Division
205 Butler Street, S.E.
Suite 1352, East Tower
Atlanta, Georgia 30334

SUBJECT: Suspected Underground Storage Tank (UST) Release:
Hart State Park
1515 Hart Park Rd.
Hartwell, GA; Hart County

Dear Mr. Freeman:

This is to acknowledge your memorandum, dated February 15, 1991, informing the Georgia Environmental Protection Division (EPD) of a suspected release of petroleum from an UST at the subject location. **To expedite our handling of this suspected release, please reference the official EPD facility information identified in the SUBJECT above in all future correspondence.**

We understand that you have a copy of the Georgia Rules for UST Management, Chapter 391-3-15 (GUST Rules). Please investigate and confirm your suspected release as required by §280.52 of 40 CFR Part 280, Subpart E, as incorporated into GUST Rule 391-3-15-.08. Acceptable steps include a system test, a site check, or another procedure approved by EPD. It is understood that you have initiated a site check.

If a release is confirmed, GUST Rule 391-3-15-.09 will be wholly or partially applicable. Please state in the release confirmation report when the initial abatement report, required by §280.62 of 40 CFR Part 280, Subpart F, as incorporated into the GUST Rules by paragraph 391-3-15-.09(1), will be submitted. EPD assumes that it will be submitted within 20 days after release confirmation unless more time is required to complete a subsurface assessment.

If you have questions, please contact this office at (404)669-3927.

Sincerely,

Marlin R. Gottschalk

Marlin R. Gottschalk, Ph.D.
Unit Coordinator
Corrective Action Unit

MRG:bc

cc: Randolph D. Williams, GA EPD

File: Suspected Releases, February 1991

Tanner, Commissioner

Georgia Department of Natural Resources
205 Butler Street, S.E., Suite 1352, Atlanta, Georgia 30334
Lonice C. Barrett, Director, Parks, Recreation and Historic Sites Division
404/656-2770

May 17, 1991

RECEIVED
MAY 22 1991
UNDERGROUND STORAGE TANK
Management Program

MEMORANDUM

TO: Marlin Gottschalk

FROM: David Freedman

RE: **Suspected Underground Storage Tank LUST Release**
Hart State Park
1515 Hart Park Road
Hartwell, GA; Hart County

In my February 15, 1991 memo to you, I reported a leak in the line or fittings of the referenced tank. We have located this leak and corrected the problem. I have notified the Agency for Removal of Hazardous Materials, and they will retest this tank for us.

Please contact me if you have any questions.

DF:aha

cc: Margaret Rowell

Georgia Department of Natural Resources

205 Butler Street, S.E., Floyd Towers East, Atlanta, Georgia 30334

Joe D. Tanner, Commissioner

Harold F. Reheis, Assistant Director

Environmental Protection Division

TO:

GROUND STORAGE TANK MANAGEMENT PROGRAM

ORMAN BERRY DRIVE

OOR

VILLE, GEORGIA 30354

-3927 FAX (404)559-4905

June 6, 1991

Mr. David Freedman
Parks, Recreation, and Historic
Sites Division
205 Butler Street, S.E.
Suite 1352, East Tower
Atlanta, Georgia 30334

SUBJECT: Underground Storage Tank (UST) Site Check Report:
Hart State Park
1515 Hart Park Road
Hartwell, GA; Hart County

Dear Mr. Freedman:

This is in reply to your letter, dated May 17, 1991, that forwarded the subject site check report.

Based on release reporting, investigation and confirmation requirements contained in 40 CFR, Section 280.52, the report has concluded that this suspected release was not confirmed. Consequently, the suspected release is resolved and the subject location will be removed from our release files.

Please be advised, however, that this site could be subjected to further investigations in the future if other data confirm a release at this location, or if mandated through more stringent State or Federal statutory or regulatory changes.

If you have any questions, please contact Isabelle Robinson at (404)669-3927.

Sincerely,

Howard L. Barefoot
Unit Coordinator
Regulatory Compliance Unit

HLB:irr/s

cc: Randolph D. Williams, GA EPD
Isabelle Revell-Robinson, GA EPD

File (RC): Hart; Hartwell; Hart State Park; 1515 Hart Park Road

GEFA
GREGORY R. MASON
Interim Executive Director

GEORGIA ENVIRONMENTAL FACILITIES AUTHORITY

SONNY PERDUE
Governor

December 4, 2006

Mr. Richard Strickfaden
Underground Storage Tank Management Program
4244 International Parkway, Suite 104
Atlanta, Georgia 30354

SUBJECT: Temporarily Out of Use Tanks (TOU)
Hart State Park
Hart County; ID: 00730019

Dear Mr. Strickfaden:

Attached you will find the form 7530 for the State owned facility that is Temporarily Out of Use. By signing the attached Form 7530, GEFA is verifying only that the tank(s) are Temporarily Out of Use. The remaining information that is listed on the form has not yet been researched.

GEFA is committed to abiding by the Georgia Rules for Underground Storage Tank Management Chapter 391-3-15-05. We are requesting the temporary closure of the subject underground storage tank (UST) system. The UST system at the subject facility has been temporarily closed and no longer being used by the subject facility. Proper permanent closure or removal of the subject USTs will be accomplished in accordance with scheduling and funding unless subsequent findings require expedited project completion.

If you have any questions, please contact me at 404.584.1037.

Sincerely,

Tracy D. Williams
FST Program Manager

cc: Robin Freeman, EPD

233 Peachtree Street, NE • Harris Tower, Suite 900 • Atlanta, Georgia 30303-1506 • 404/584-1000 • Fax 404/584-1069

Printed on Recycled Paper

STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

Location County HART

00730019

PART 2 Tank Data

us:

Install Date	Tank Age	Tank Capacity	Currently in Use	Temporarily Out of Use	Removed from Ground	Removed Date	Closed in Ground
				X			
02/27/1976	31	2,500					

Status (Continued)

ID	Date Closed in Ground	Date Last Used	Filled with Inert Material	Intent To Close Form (GUST_29) Received Date	Emergency Generator
		09/01/1998			

nce Stored in Tank

k ID	Gas	Gashol	Diesel	Kerosene	Used Oil	Aviation Fuel	New Oil
	X						

lous Substance Stored in Tank

k ID	Hazardous ID	Hazardous Name	Cas Number	Cercla Number

al of Construction:

ID	Bare Steel	Steel-Impressed Current	Steel-Impressed Current (Install Date)	Steel Galvanic	Steel-Galvanic (Install Date)	STIP-3	Epoxy	Exopy/Doubl Walled
	X							

al of Construction (Continued)

k ID	FiberGlass	Fiberglass Double Wall	Composite	Composite/ Double Walled	Lined/ Interior	Excavation Liner	Concret (Historical Only)

nd Overfill

STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

00730019

Location County HART

Part 3: Piping Data

Removed from Ground	Removed Date	Closed in Ground	Date Closed in Date	Date Last Used	Filled with Inert Material	Intent To Close Form(Gust_29) Received Date

Material

Install Date	Above Ground Piping	Bare Steel	Impressed Current	Galvanic	Fiberglass Reinforced Plastic
		X			

Material (Continued)

ID	Fiberglass Double Walled	Single Walled Flex	Doubled Walled Flex	Copper	Steel / Secondary Containment	Other (Historical Use Only)

Type

k ID	Suction: No Valve at Tank	Suction:Valve at Tank	Pressure	Gravity Fed
		X		

Part 4: Release Detection

e Detection - Tank(s)

ID	Automatic Tank Gauge	Interstitial Monitoring / Secondary Containment	SIR (Statistical Inventory Reconciliation)	Inventory Control/Tank Tightness Testing	Manual Tank Gauging (Only valid for tanks <2000 gals)	Ground Water Monitoring
	Y					Y
			Y	Y		

Detection - Tank(s) (Continued):

Vapor Monitoring (Not Stage II)	Exempt
Y	

etection - (Piping)

STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

00730019

Location County HART

PART 5: Certification

allation:
information concerning installation of the UST system, release detection, and spill/overfill protection specified
ank Data is true to the best of my belief and knowledge.

any

Company Address

rized Representative

Signature

Telephone Number (Include Area Code)

r Certification:
fy under penalty of law that I have personally examined and am familiar with the information submitted in this
ll attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, I
e that the submitted information is true, accurate and complete

r Name (print)

Title

r Signature

11/30/06

Date

8/1/2008

Georgia Department of Natural Resources

Environmental Protection Division
Underground Storage Tank Management Program
4244 International Parkway, Suite 104, Atlanta, Georgia 30354
404/362-2687

NOTICE DATE: 7/29/08

GEORGIA UNDERGROUND STORAGE TANK (GUST) CLOSURE ACTIVITY FORM

For underground storage tanks (USTs), which will be permanently closed by removal or in-place, this form should be completed and submitted to the address above at least 30 days prior to the proposed closure. USTs should be closed within ninety (90) days after the proposed closure date as reported to EPD.

I. FACILITY INFORMATION:
Facility Name: Georgia Department of Natural Resources
Contact Person: Josh Chamber Telephone: 706 989-6148
Address (location; P.O. Box not acceptable): 1515 Hart Park RD
City: Hartwell County: Hart Zip Code: 30643
Facility ID: 0730019
730019

II. UST INFORMATION: ("Contents" refer to last product contained in UST system)

Tank ID	Tank Size (gallons)	Contents	Type of Closure (check one)			Date Last Used
			Removal	In- Place	Piping	
1	500	GAS	X			N/A
						/ /
						/ /
						/ /
						/ /

III. UST OWNER: (Complete this section even if it is the same as Section I)
UST Owner Name: GEFA
Mailing Address: 233 Peachtree Street Harris Tower STE:900
City: Atlanta State: GA Zip Code: 30303

IV. CONTRACTOR: (Company secured to actually close UST system)
Company or Organization Name: Micah Group, LLC
Contractor Representative Name: Aaron Jamison Telephone: (859) 260-7760
Address: 592 Eureka Springs DR. STE:101
City: Lexington State: Ky. Zip Code: 40517

V. CLOSURE NOTIFICATION INFORMATION:
As UST owner, I certify that the information concerning permanent closure of the UST system referenced on this form is true to the best of my belief and knowledge, and that the requirements of Subpart G of Title 40 CFR Part 280 and the Georgia Environmental Protection Division Closure Guidance (GUST-9, as revised) will be met (Not valid without owner signature.)

Name (Print): Mark King Title: Program Manager
Organization Name: GEFA Telephone: 404-584-1027
UST Owner Signature: Mark King for GEFA Date: 7-30-08

STATE OF GEORGIA ANNUAL UNDERGROUND STORAGE TANK REGISTRATION FORM

(2008)

RECEIVED USTMP
Data Management
DEC 1 4 2007
Route To _____ File _____

Facility ID: 730019

Location County: HART

Owner ID: 263

Is Every tank(s) provided with functional Spill Prevention (Used Oil tanks are exempt)? { } Yes { } No

Is Every tank(s) provided with functional Overfill Prevention (Used Oil tanks are exempt)? { } Yes { } No

Is Every Bare Steel tank(s) and/or Pipe(s) provided with Corrosion Protection? { } Yes { } No { } No Bare Steel Tank/Piping at this facility

Does this facility meet the Leak Detection Requirements? { } Yes { } No

Have you removed or closed any tanks at this facility since last registration? { } Yes { } No

LOCATION OF TANK(S):

Phone: 706-376-8756

HART STATE PARK
ATTN: MARGARET ROWELL
1515 HART PARK RD
HARTWELL GA 30643

OWNERSHIP OF TANK(S):
New Owner? { }
Email:
Phone: 404-656-2770

Certificate will be mailed to the address listed below:

DNR/WILDLIFE RESOURCES DIVISION/GAME MGT
ATTN: DAVID FREEMAN
2 MLK JR DR SW SUITE 1352
ATLANTA GA 30334

OPERATOR OF TANK(S):

Email:
Phone:

Tank Information:

Tank ID	Product	Size	Status
1	Gas	2500	Temporarily Out Of Use

STATE OF GEORGIA ANNUAL UNDERGROUND STORAGE TANK REGISTRATION FORM

(2008)

Facility ID: 730019

Location County: HART

Owner ID: 263

Financial Responsibility(check one):

{ } I do { } I do not meet the financial responsibility requirements of 12-13-9 Official Code of Georgia Annotated by providing or participating in one of the following financial assurance mechanisms.

Primary($1,000,000) Financial Responsibility Mechanism: (check one) => G.U.S.T. Trust Fund

{ } GUST Trust Fund
{ } Insurance
{ } Surety Bond
{ } Guarantee
{ } Risk Retention Group
{ } Self Insured
{ } Letter of Credit
{ } Other Method_____
{ } Trust Fund(other than GUST)

If a primary coverage mechanism other than GUST Trust Fund is checked, provide the following information pursuant to GUST Rule 391-3-15-12(1):

Financial Responsibility Provider (Primary):

Name:
Address:
City:
State:
Zip:
Mechanism/Policy Anniversary Date:
Mechanism/Policy ID Number:

If your Primary Financial Responsibility Mechanism is GUST Trust Fund indicate below the Mechanism for the $10,000 deductible.

Deductible ($10,000) Financial Responsibility Mechanism: (check one) => Self Insurance

{ } Insurance
{ } Surety Bond
{ } Guarantee
{ } Letter of Credit
{ } Risk Retention Group
{ } Self Insured
{ } Trust Fund(other than GUST)
{ } Other Method_____

STATE OF GEORGIA ANNUAL UNDERGROUND STORAGE TANK REGISTRATION FORM

(2008)

Facility ID: 730019

Location County: HART

Owner ID: 263

Please indicate the appropriate Tank ID's noted in the first page of this form.

Release Detection - Tank(s):

Tank ID	Automatic Tank Gauge	Interstitial Monitoring/Secondary Containment	SIR(Statistical Inventory Reconciliation)	Inventory Control/Tank Tightness Testing	Manual Tank Gauging(Only valid for tanks <2000 gals)	Ground Water Monitoring	Vapor Monitoring (Not Stage II)	Exempt
1	Y		Y	Y		Y	Y	

Release Detection - Piping:

Tank ID	Mechanical Line Leak Detector	Line Tightness Testing	Electronic Line Leak Detector	Interstitial Monitoring/Secondary Containment	SIR(Statistical Inventory Reconciliation)	Ground Water Monitoring	Vapor Monitoring (Not Stage II)	Exempt
1								

STATE OF GEORGIA ANNUAL UNDERGROUND STORAGE TANK REGISTRATION FORM

(2008)

Facility ID: 730019

Location County: HART

Owner ID: 263

CERTIFICATION:

I certify under penalty of the law that I have personally examined and am familiar with the information submitted in this and all attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the submitted information is true, accurate, and complete.

{✓} OWNER { } OPERATOR

Print Name

Signature

12-1-07

Date

Georgia Department of Natural Resources

Environmental Protection Division
Underground Storage Tank Management Program
4244 International Parkway, Suite 104, Atlanta, Georgia 30354
Lonice C. Barrett, Commissioner
Harold R. Reheis, Director
(404) 362-2687

11/14/2011 c

NOTICE DATE: 11/9/2011

GEORGIA UNDERGROUND STORAGE TANK (GUST) CLOSURE ACTIVITY FORM

For underground storage tanks (USTs) which will be permanently closed by removal or in-place, this form should be completed and submitted to the address above at least thirty (30) days prior to the proposed closure. This 30-day notification is valid for only 90 days. Any UST not closed after 90 days will require new notification.

I. FACILITY INFORMATION

Facility Name: HART STATE PARK MAINTENANCE
Contact Person: SITE MGR Telephone: 706-376-8756
Address (location; P.O. Box **not** acceptable): 1515 HART PARK ROAD
City: HARTWELL County: HART Zip Code: 30643
Facility ID: 730019

II. UST INFORMATION ("Contents" refer to last product contained in UST system.)

Tank ID	Tank Size (gallons)	Contents	Type of Closure (check one)			Date Last Used
			Removal	In-Place	Piping	
2	2,500	GASOLINE	X		X	UNKNOWN

RECEIVED
DEC 09 2011
LPB File Room

III. UST OWNER (Complete this section even if it is the same as Section I.)

UST Owner Name: DEPARTMENT OF NATURAL RESOURCES
Contact Person: DAVID FREEDMAN Telephone: 404-656-2770
Mailing Address: 2 MLK JR DR. SW SUITE 1352
City: ATLANTA State: GA Zip Code: 30334

IV. CONTRACTOR (Company secured to actually close UST system.)

Company or Organization Name: PETROLEUM SERVICES GROUP, LLC
Contractor Representative Name: LONNIE MANNING Telephone: 912-283-6606
Address: 1759 STATE STREET
City: WAYCROSS State: GA Zip Code: 31501

V. UST OWNER CERTIFICATION (Must be signed by UST Owner.)

As UST owner, I certify that the information concerning permanent closure of the UST system referenced on this form is true to the best of my belief and knowledge, and that the requirements of Subpart G of Title 40 CFR Part 280 and the Georgia Environmental Protection Division Closure Guidance (GUST-9, as revised) will be met.

(Not valid without owner signature.)

Name (Print): Title:
Organization Name: GA DNR Telephone: 404-656-2770
UST Owner Signature: GA DNR Date: 11/09/2011

CORRECTIVE ACTION FILE

HART; HARTWELL

DEPARTMENT OF NATURAL RESOURCES
ROUTE 2/VICKERY ST EXT

0-730039

GEORGIA ENVIRONMENTAL FACILITIES AUTHORITY

L R. BURKS
cutive Director

ROY E. BARNES
Governor

Date: June 7, 2001

To: EPD Personnel

From: W. Gail Morris, GEFA

Subject: CAP-A; Facility ID: 0730039; Hart County

Attached is a CAP-A for Lake Hartwell DNR Wildlife Management; Facility ID: 0730039; Hart County. My organization, GEFA, has been given the responsibility of managing all USTs that are owned by a state agency or authority. In order to facilitate this directive, please address all correspondence to me with a copy going to the owner identified on the EPD database. Should you have any questions I can be reached at 404-657-0542.

2090 Equitable Building • 100 Peachtree Street, NW • Atlanta, Georgia 30303-1911 • 404/656-0938 • Fax 404/656-6416

Printed on recycled paper

RECEIVED USTMP
Data Management 75
JUN 12 2001
Route To Date
CAP

CORRECTIVE ACTION PLAN PART A

LAKE HARTWELL DNR-WILDLIFE MGT.
882 VICKERY STREET EXTENSION
HARTWELL, HART COUNTY, GEORGIA
GA EPD FACILITY ID: 0-730039
S&ME PROJECT NO. 1684-01-849

Prepared For:
Ms. Gail Morris
Georgia Environmental Facilities Authority
2090 Equitable Building
100 Peachtree N.W.
Atlanta, Georgia 30303

Prepared By:

S&ME, Inc.
3380 Town Point Drive, Suite 140
Kennesaw, GA 30144

May 14, 2001

Data Management 75

JUN 12 2001

Route To: A File

Cap

CORRECTIVE ACTION PLAN PART A

Facility Name: Lake Hartwell DNR- Wildlife Mgt. Street Address: 882 Vickery Street Ext.
Facility ID: 0-730039 City: Hartwell County: Hart Zip Code: 30643
Latitude: N34 22' 52" Longitude: W82 55' 40"

Submitted by UST Owner/Operator

Name:	Ms. Gail Morris-As Agent	Name:	Jeanne Hocieniec
Company:	Georgia DNR Wildlife	Company:	S&ME, Inc.
Address:	2150 Dawsonville Highway	Address:	3380 Town Point Drive Suite 140
City:	Gainesville State: GA	City:	Kennesaw State: GA
Zip Code:	30501	Zip Code:	30144
Telephone:	(770) 535-5498	Telephone:	(770) 919-0969

I. PLAN CERTIFICATION:

A. UST Owner/Operator Certification

I hereby certify that the information contained in this plan and in all the attachments is true, accurate, and the plan satisfies all criteria and requirements of rule 391-3-15-09 of the Georgia Rules for Underground Storage Tank Management.

Name: Ms. Gail Morris- As Agent
Signature: W. Gail Morris Date: 6.7.01

B. Registered Professional Engineer or Professional Geologist Certification

I hereby certify that I have directed and supervised the field work and preparation of this plan, in accordance with State Rules and Regulations. As a registered professional geologist and/or professional engineer, I certify that I am a qualified groundwater professional, as defined by the Georgia State Board of Professional Geologists. All of the information and laboratory data in this plan and in all of the attachments are true, accurate, complete, and in accordance with applicable State Rules and Regulations.

Name: Robert M. York, P.G.
Signature: [signature]
Date: 5/25/01

ROBERT M. YORK
Georgia Stamp or Seal
No. 1454
GEORGIA REGISTERED PROFESSIONAL GEOLOGIST

General: READ THE GUIDANCE DOCUMENT FOR CAP PART - A BEFORE COMPLETING THIS FORM. FAILURE TO READ THE GUIDANCE FORM WILL MOST LIKELY RESULT IN PREPARATION OF AN UNACCEPTABLE REPORT. All text, figures, and tables, requested in their respective sections should be prepared strictly in accordance with the Georgia EPD CAP-A guidance document. Please fill out this form as provided. Do not change the size of the fields or alter the placement of each section on each page.

(Appendix I: All Report Figures)
(Appendix II: All Report Tables)

II. INITIAL RESPONSE REPORT

A. Initial Abatement

Were initial abatement actions initiated? YES _____ NO X

If Yes, please summarize. If No, please explain why not.

No free product, or any other immenent hazards, were encountered during the CAP-Part A.

B. Free Product Removal

(Table 1: Summary of Free Product Removal - must include Free Product thickness in each well in which it was detected, and volume of product removed)

Free Product Detected? YES _____ NO X

If Yes, please summarize free product recovery efforts.

Continuing free product recovery proposed? YES _____ NO X

If yes, please indicate the method and frequency of removal.

C. Tank History

List current and former UST's operated at site based on owner/operator knowledge (consistent with EPA 7530-1 Form). Systems must be illustrated on Figure 2 (Site Plan), as described in section D below.

CURRENT UST SYSTEMS (if applicable)

Tank ID Number	Capacity (gal)	Substance Stored	Age (yrs)	Meets 1998 Upgrade Standards (Yes/No)
2	2,500	Gasoline	0.5	Yes

FORMER UST SYSTEMS (if applicable)

Tank ID Number	Capacity (gal)	Substance Stored	Date Removed
1	500	Gasoline	9/1/2000

D. Initial Site Characterization

(Figure 1: Vicinity/Location Map)

(Figure 2: Site Map)

(Appendix XIII: Phase II ESA)

1. Regulated Substance Released (gasoline, diesel, used oil, etc): Gasoline

   Discuss how this determination was made and circumstances of discovery.

   A release was detected following the sampling of a monitoring well installed adjacent to the UST burial by S&ME, Inc. (S&ME) on September 12, 2000. Since gasoline is the only substance stored at the site, it represents the substance released.

2. Source(s) of Contamination: Dispenser Island/ UST Burial

   Discuss how this determination was made.

   This determination was made based on the BTEX concentrations detected in groundwater samples collected by S&ME.

3. Local Water Resources

(Figure 3: Quadrangle Map - Public and Private drinking water and surface water)
(Appendix III: Water resources survey documentation, including, but not limited to: USGS database search, interview forms, and documentation of field survey)

a. *Site located in high/average* _____ *OR low* X *groundwater pollution susceptibility area?*

b. *Water Supplies within applicable radii?* YES X NO ____

If yes,

I. Nearest public water supply located within: .95 *miles*

City of Hartwell's water supply is located at 1397 Chandler Street (Reed Creek Highway), inside the applicable 1 mile radius.

ii. Nearest down-gradient public water supply located within: 2,000 *feet*

The point of withdrawal described above is downgradient of the site.

iii. Nearest non-public water supply located within: 225 *feet*

Two private wells are located on site and within the applicable 0.5 mile radius. One well is unused.

iv. Nearest down-gradient non-public water supply located within: 225 *feet*

The current well in use at the site is 225 feet downgradient of the UST Burial. The well was sampled for BTEX on May 9, 2001. Analytical results for the well indicated BTEX concentrations that were below detection limits (BDL).

c. *Surface Water Bodies and sewers:*

I. Nearest surface water located within: 75 *feet*

Lake Hartwell is located approximately 75 feet west of the site.

ii. Nearest down-gradient surface water supply located within: 75 *feet*

Lake Hartwell is located approximately 75 feet west of the site.

iii. Nearest storm or sanitary sewer located within: NA *feet*

No sewers were identified in the vicinity of the site.

iv. Depth to bottom of sewer at a point nearest the plume: NA *feet*

Based on the depth to groundwater, impact to sewers is not likely.

4. Impacted Environmental Media

a. *Soil Impacted*

(Table 2: Soil Analysis Results)
(Figure 4: Soil Quality Map)
(Appendix IV: Soil Boring Logs)
(Appendix V: Soil Laboratory Reports)
(Appendix VI: ATL Calculations, if applicable)

Provide a brief discussion of soil sampling.

Soil samples were not submitted for laboratory analysis as part of the CAP Part A as established by the Georgia Georgia Environmental Facilities Authority (GEFA) guidelines.

I. Soil contamination above applicable threshold levels?

YES _____ NO X

If yes, indicate highest concentrations in soil along with locations and depths detected.

ii. ATLs calculated? YES _____ NO X

If yes, present ATLs.

iii. If ATL's calculated, is soil contamination above ATL's?

YES _____ NO _____ N/A X

b. *Groundwater Impacted*

(Table 3: Groundwater Analysis Results)
(Figure 5: Groundwater Quality Map)
(Appendix VII: Monitoring Well Details)
(Appendix VIII: Groundwater Laboratory Results)
(Appendix XII: Gasoline Only Affidavit)
(Appendix XIII: IST Groundwater Fate & Transport Model)

Provide a brief discussion of groundwater sampling.

One permanent groundwater monitoring well was installed at the site on December 5, 2000. Two other permanent monitoring wells were installed at the site on March 28, 2001. Each of the wells were developed by manual bailing subsequent to installation. Approximately three well volumes were purged from each well with a dedicated disposable bailer prior to sampling. The samples were placed into 40 ml amber vials preserved with hydrochloric acid and 1 L unpreserved amber jars for shipment to the laboratory, on ice, and under chain of custody.

I. Groundwater contamination above MCLs? YES _____ NO X

ii. Groundwater contamination above In-Stream Water Quality Standards?

YES _____ NO X

If yes, indicate highest concentrations in groundwater along with the locations.

A benzene concentration of 11 ug/L was detected at well MW-1 during the 9/12/00 sampling event. Wells MW-1, MW-2, and MW-3 were all below laboratory detection limits (BDL) for BTEX constituents during the April 3, 2001 sampling event. The current well was also (BDL) for BTEX constituents during the May 9, 2001 well sampling event.

c. *Surface Water Impacted?* YES _____ NO X

If Yes, indicate concentration(s) of surface water sample(s) take from the surface water body/bodies impacted.

Based on the lack of BTEX concentrations at wells MW-1 through MW-3, impact is not likely.

d. *Point of Withdrawal Impacted?* YES _____ NO X

If Yes, indicate concentration (s) of water sample (s) taken from withdrawal point(s).

5. Other Geologic/Hydrogeologic Data

a. *Depth to Groundwater:* *12.93 ft.* *(Table 4: Groundwater Elevations)*

b. *Groundwater Flow Directions:* *Southwest/southeast* *(Figure 6 :Potentiometric Surfac*

c. *Hydraulic Gradient:* *.003*

d. *Geophysical Province:* *Piedmont*

e. *Unique geologic / hydrogeological conditions:* *NA*

6. Corrective Action Completed or In-Progress (if applicable)

(Table 5: UST System Closure Sampling)

(Figure 7: UST System Closure Sampling)

(Appendix IX: Contaminated Soil Disposal Manifests)

(Appendix XIV: Closure Report)

a. *Underground Storage Tank (UST) System Closure:*

If applicable, summarize UST system closure activities conducted

No additional details pertaining to the closure of the former UST have been made available to S&ME.

b. Excavation and Treatment / Disposal of Backfill Materials and Native Soils

Check one: *No UST removal performed* X

Returned to UST excavation _____

Excavated soils treated or disposed off site _____

If soils were excavated, summarize excavation and treatment / disposal activities:

7. Site Ranking:

Environmental Site Sensitivity Score: 0

(Appendix X: Site Ranking Form)

8. Conclusions and Recommendations

Complete applicable section below, one section only

a. No Further Action Required (if applicable) N/A _____

(provide justification)

Based on the Site Ranking Score of 0, and the BTEX concentrations at the site being BDL, No Further Action (NFA) is recommended.

b. Monitoring Only (if applicable) N/A X

(provide justification)

c. CAP-B (if applicable) N/A X

(provide justification)

III. **MONITORING ONLY PLAN** (if applicable): N/A X

A. **Monitoring points**

B. **Period/Frequency of monitoring and reporting**

C. **Monitoring Parameters**

D. **Milestone Schedule**

E. **Scenarios for site closure or CAP-Part B**

IV. **SITE INVESTIGATION PLAN** (if applicable): N/A X

(Figure 8: Proposed additional boring/monitoring well location)

A. Proposed Investigation of Horizontal and Vertical Extent of Contamination In:

1. Soil N/A X

2. Groundwater

a. Free Product N/A X

b. Dissolved Phase N/A X

3. Surface Water N/A X

B. Proposed Investigation of Vadose Zone And Aquifer Characteristics:

V. PUBLIC NOTICE

(Figure 9. Tax Map)

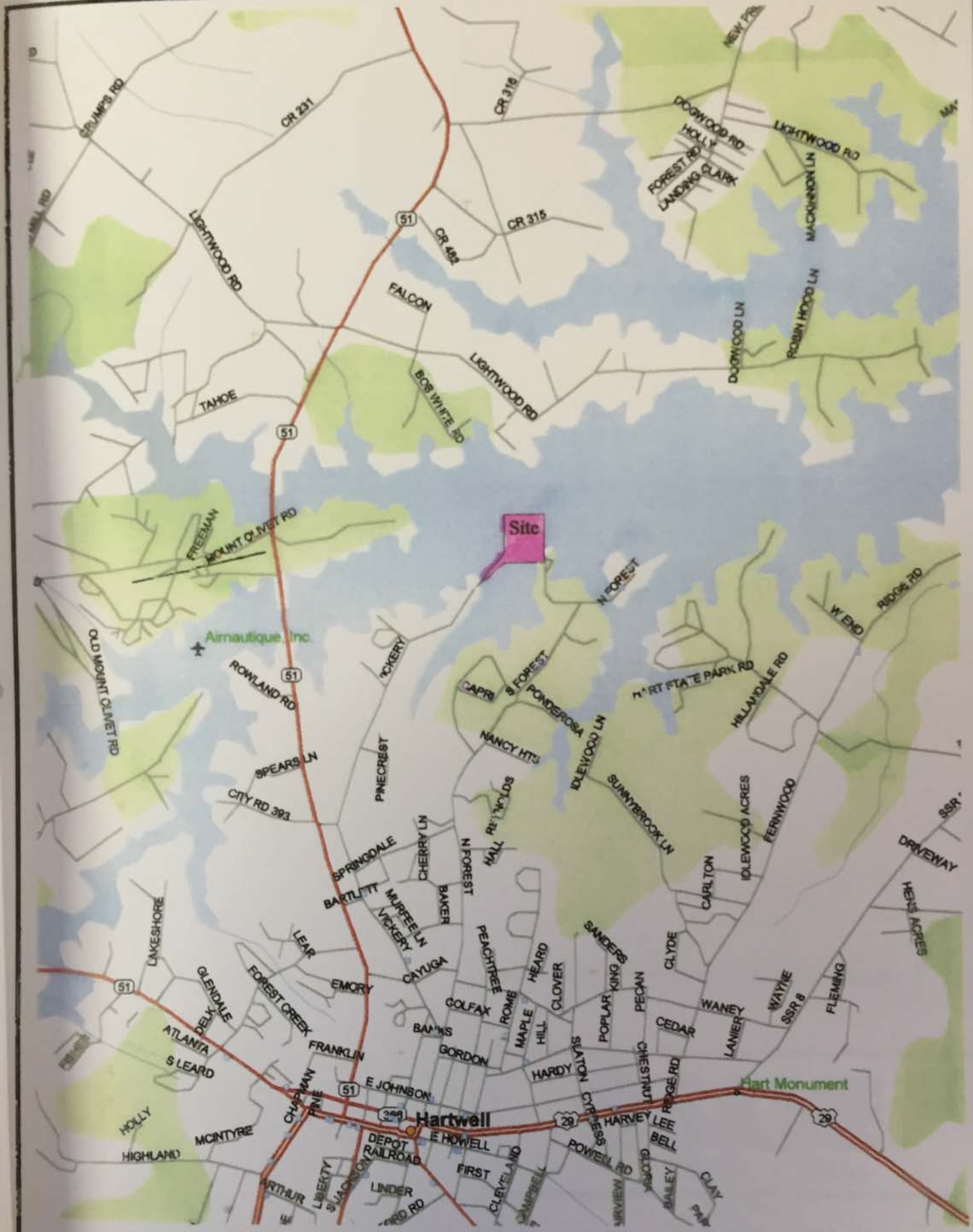
(Appendix XI: Copies of public notification letters & certified return receipts or newspaper notice if approved)

Public notification letters were sent via certified mail to contiguous property owners and the local elected official.

VI. CLAIM FOR REIMBURSEMENT (for GUST Trust Fund sites only): N/A _____

(Appendix XII: GUST Trust Fund Reimbursement Application and Claim for Reimbursement)

GEFA will not apply for reimbursement form the GUST Trust Fund for the CAP-A activities associated with this report. However, GEFA does not waive, indeed it retains, the right to apply for reimbursment for future activities [including CAP-B actions] should be EPD/USTMP, or subsequent events, determine that further investigation and/or remediation for the events described within this report are required.



Scale:	1"=2000'
CHECKED BY:	RMY
DRAWN BY:	JMH
DATE:	4/16/01

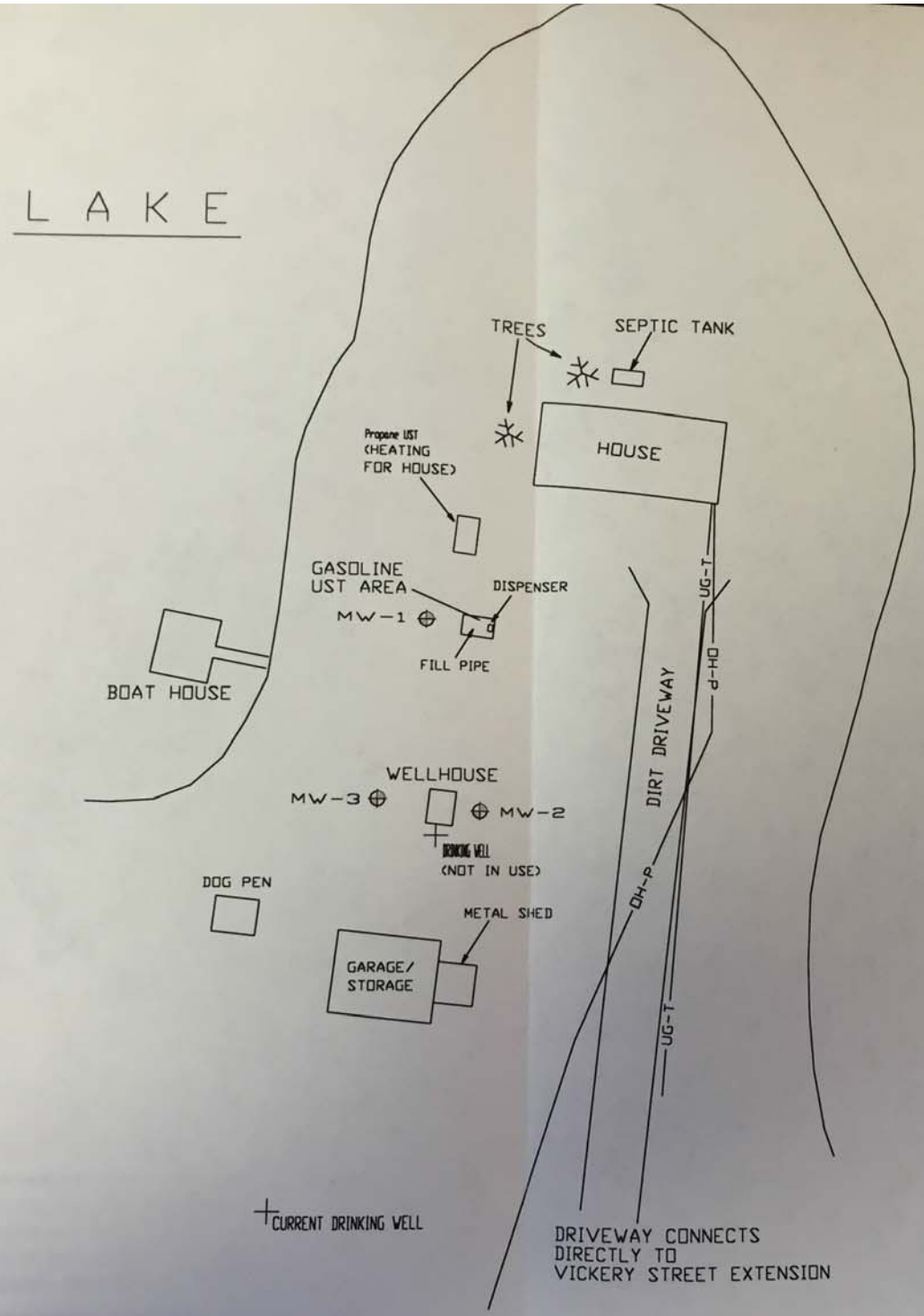
S&ME
ENGINEERING TESTING
ENVIRONMENTAL SERVICES

Vicinity/Location Map

Lake Hartwell DNR–Wildlife Mgt.
882 Vickery Street Ext.
Hartwell, Hart County, Georgia

JOB NO: 1684-01-849

FIGURE NO: 1



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LEGEND

⊕ APPROXIMATE LOCATION OF MONITORING WELLS

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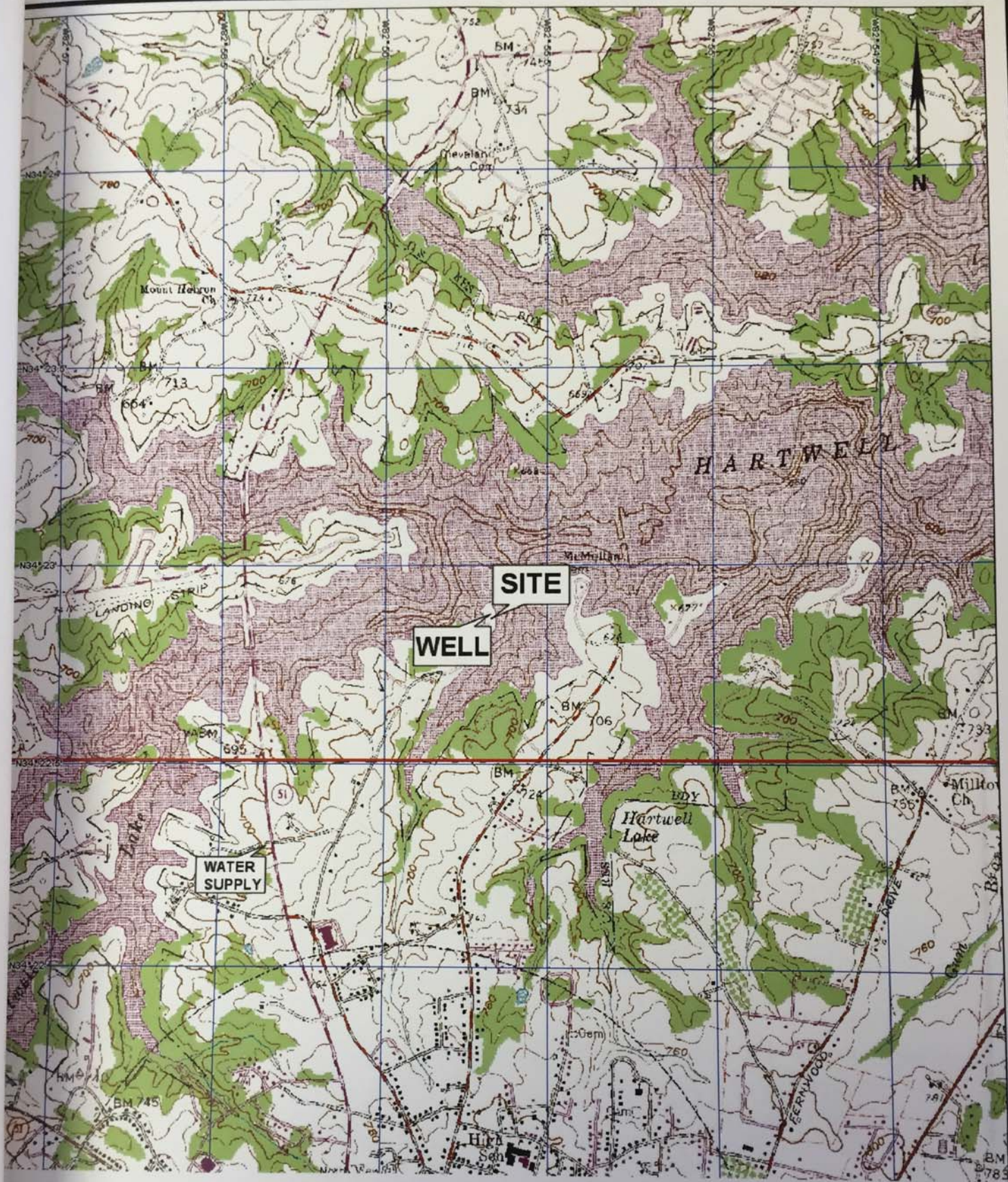
ENVIRONMENTAL SERVICES

Site Map

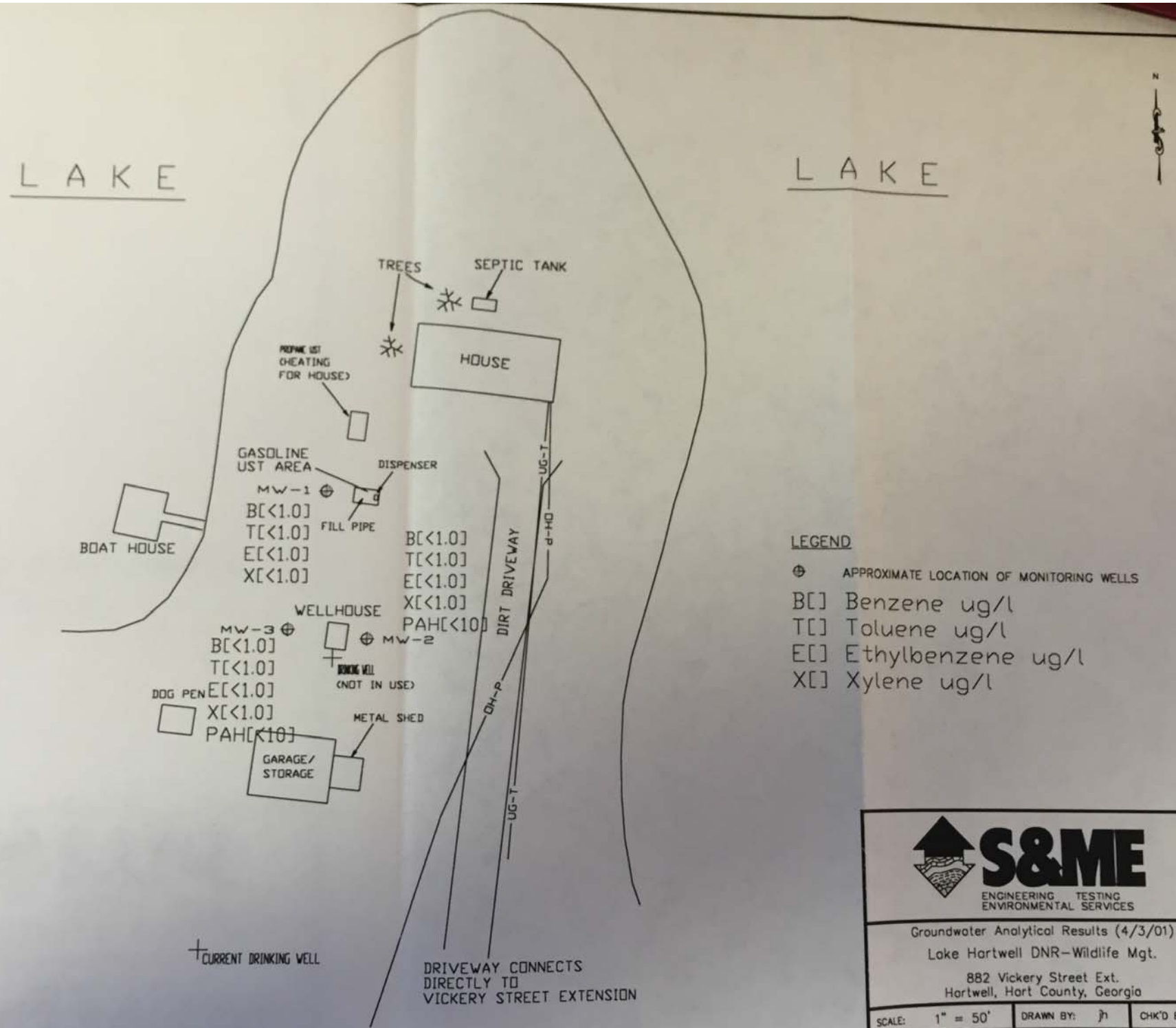
Lake Hartwell DNR–Wildlife Mgt.

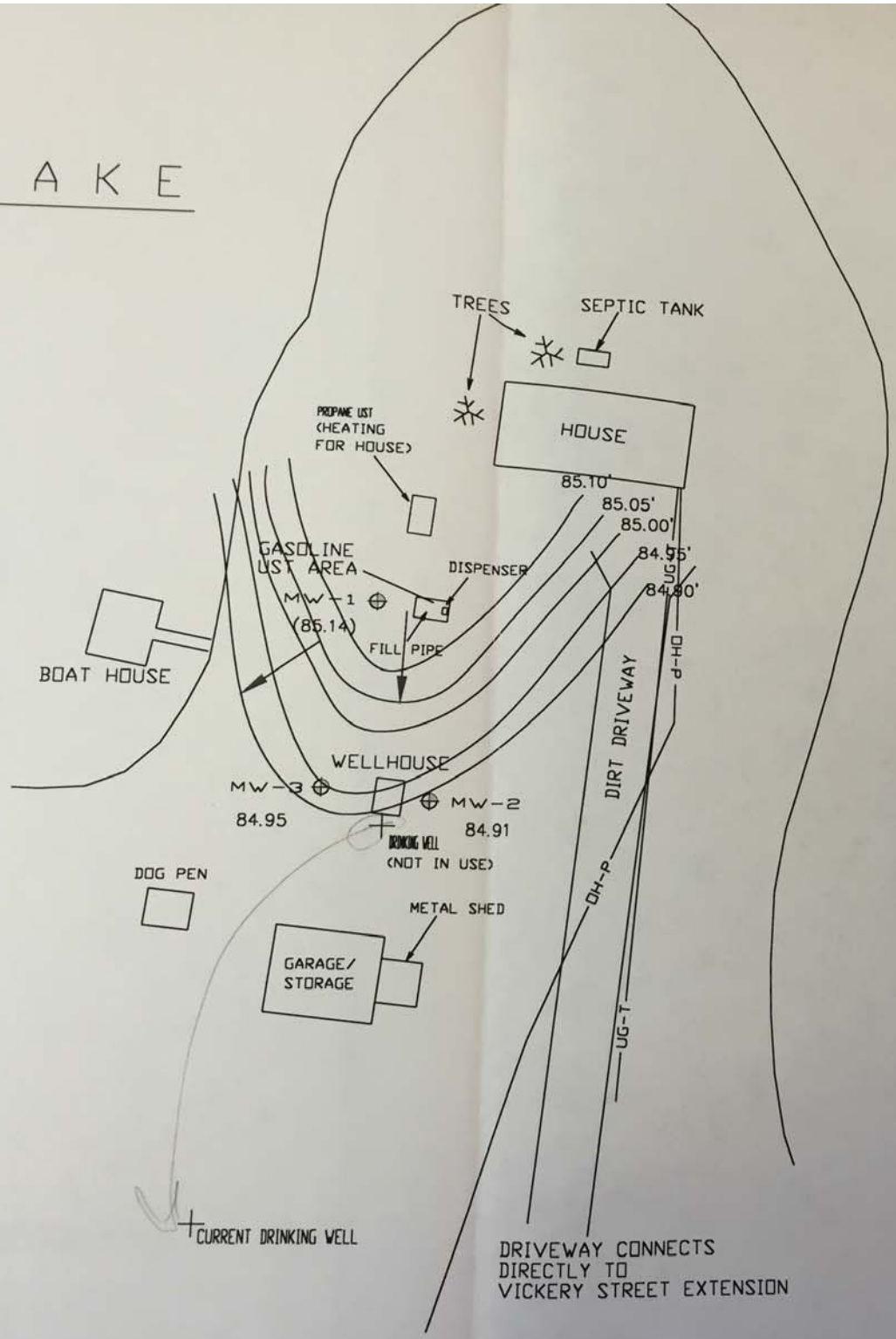
882 Vickery Street Ext.
Hartwell, Hart County, Georgia

SCALE: 1" = 50'	DRAWN BY: jh	CHK'D BY: ry
JOB NO: 1684-01-849	DATE: 4/16/01	FIGURE NO: 2



SCALE: 1" = 2000'	S&ME ENGINEERING • TESTING ENVIRONMENTAL SERVICES	Topographic Quadrangle Map Lake Hartwell DNR - Wildlife Mgmt. 882 Vickery Street Extension Hartwell, Hart County, Georgia	FIGURE NO:
CHECKED BY:			3
DRAWN BY: MCS			
DATE: 5/25/01		Job No: 1684-01-849	


LAKE
LAKE
N
TREES
SEPTIC TANK
HOUSE
PROPANE UST (HEATING FOR HOUSE)
GASOLINE UST AREA
DISPENSER
MW-1
B[<1.0]
T[<1.0]
E[<1.0]
X[<1.0]
FILL PIPE
BOAT HOUSE
B[<1.0]
T[<1.0]
E[<1.0]
X[<1.0]
PAH[<10]
DIRT DRIVEWAY
UG-T
OH-P
WELLHOUSE
MW-3
B[<1.0]
T[<1.0]
E[<1.0]
X[<1.0]
PAH[<10]
MW-2
DRINKING WELL (NOT IN USE)
DOG PEN
METAL SHED
GARAGE/ STORAGE
OH-P
UG-T
CURRENT DRINKING WELL
DRIVEWAY CONNECTS DIRECTLY TO VICKERY STREET EXTENSION
LEGEND
APPROXIMATE LOCATION OF MONITORING WELLS
B[] Benzene ug/l
T[] Toluene ug/l
E[] Ethylbenzene ug/l
X[] Xylene ug/l
S&ME
ENGINEERING TESTING ENVIRONMENTAL SERVICES
Groundwater Analytical Results (4/3/01)
Lake Hartwell DNR-Wildlife Mgt.
882 Vickery Street Ext.
Hartwell, Hart County, Georgia
SCALE: 1" = 50'
DRAWN BY: jh
CHK'D BY: ry
JOB NO: 1684-01-849
DATE: 4/13/01
FIGURE NO: 5



LAKE

N

LEGEND

⊕ APPROXIMATE LOCATION OF MONITORING WELLS

(85.14) Groundwater Elevation (ft.)

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ENVIRONMENTAL SERVICES

Potentiometric Surface Map (4/3/01)
Lake Hartwell DNR–Wildlife Mgt.
882 Vickery Street Ext.
Hartwell, Hart County, Georgia

SCALE: 1" = 50'	DRAWN BY: jh	CHK'D BY: ry
JOB NO: 1684-01-849	DATE: 4/13/01	FIGURE NO: 6

Lake Hartwell DNR- Wildlife Mgt.
Corrective Action Plan Part A
882 Vickery Street Ext.
Hartwell, Hart County Georgia
GA EPD Facility ID: 0-730039

Table 1: Free Product Removal

Not Applicable

Lake Hartwell DNR- Wildlife Mgt.
Corrective Action Plan Part A
882 Vickery Street Ext.
Hartwell, Hart County, Georgia
GA EPD Facility ID: 0-730039

Table 2a: Soil Analytical Results
(Volatile Organic Compunds)

Not Applicable

Table 2b: Soil Analytical Results
(Polynuclear Aromatic Hydrocarbons)

Not Applicable

Lake Hartwell DNR- Wildlife Mgt.
Corrective Action Plan Part A
882 Vickery Street Ext.
Hartwell, Hart County, Georgia
GA EPD Facility ID: 0-730039

Table 3a: Groundwater Analytical Results
(Volatile Organic Compounds)

Well Number	Date Sampled	Benzene (ug/l)	Toluene (ug/l)	Ethylbenzene (ug/l)	Xylenes (ug/l)	Total BTEX (ug/l)
MW-1	12/20/00	**11**	93	25	240	369
	4/3/01	<1.0	<1.0	<1.0	<1.0	<1.0
MW-2	4/3/01	<1.0	<1.0	<1.0	<1.0	<1.0
MW-3	4/3/01	<1.0	<1.0	<1.0	<1.0	<1.0
Applicable Standards		5	1,000	700	10,000	----

Table 3b: Groundwater Analytical Results
(Polynuclear Aromatic Hydrocarbons)

Well Number	Date Sampled	Anthracene (ug/l)	Chrysene (ug/l)	Fluoranthene (ug/l)	Fluorene (ug/l)	Naphthalene (ug/l)
MW-1	12/20/00	ND	ND	ND	ND	390
MW-2	4/3/01	ND	ND	ND	ND	50
MW-3	4/3/01	ND	ND	ND	ND	110

Lake Hartwell DNR-Wildlife Mgt.
Corrective Action Plan Part A
882 Vickery Street Ext.
Hartwell, Hart County, Georgia
GA EPD Facility ID: 0-730039

Table 4: Groundwater Elevations (ft)

Well Number	Date Measured	Static Water Level Reading	Top of Well Casing	Total Depth of Well	Well Screen Elevations		Ground-water Elevation	Free Product Thickness	Corrected Groundwater Elevation*
					Top	Bottom			
MW-1	12/20/00	16.65	99.05	35.00	89.05	64.05	82.40	0.00	82.40
	4/3/01	13.91	99.05	35.00	89.05	64.05	85.14	0.00	85.14
MW-2	4/3/01	15.09	100.00	25.00	95.00	75.00	84.91	0.00	84.91
MW-3	4/3/01	12.93	97.88	25.00	92.88	72.88	84.95	0.00	84.95

NOTE: T.O.C Elevations Were Determined From a Temporary Benchmark of 100.00 ft at MW-2

Lake Hartwell DNR- Wildlife Mgt.
Corrective Action Plan Part A
882 Vickery Street Ext.
Hartwell, Hart County, Georgia
GA EPD Facility ID: 0-730039

Table 5a: UST SYSTEM CLOSURE - SOIL ANALYTICAL RESULTS
(VOLATILE ORGANIC COMPOUNDS)

Not Applicable

Table 5b: UST SYSTEM CLOSURE - SOIL ANALYTICAL RESULTS
(POLYNUCLEAR AROMATIC HYDROCARBONS)

Not Applicable

Note: Closure Sample results were not provided to S&ME, Inc.

Lake Hartwell DNR- Wildlife Mgt.
Corrective Action Plan Part A
882 Vickery Street Ext.
Hartwell, Hart County, Georgia
GA EPD Facility ID: 0-730039

Table 6a: UST SYSTEM CLOSURE - GROUNDWATER ANALYTICAL RESULTS
(VOLATILE ORGANIC COMPOUNDS)

NOT APPLICABLE

Water Well Survey Documentation
Lake Hartwell DNR-Wildlife Mgt.
882 Vickery Street Ext.
Hartwell, Hart County, Georgia
GA EPD Facility ID: 0-730039

The immediate area surrounding the site was visually surveyed by Jeanne Hocieniec, an Environmental Scientist with S&ME, Inc. Two private wells were identified on site. One well, located approximately 60 feet south of the UST burial is out of use. The well currently supplying the DNR facility is located approximately 225 feet south (downgradient) of the UST burial. A drive-by survey was also conducted of the surrounding 1/4-mile area, no wells were identified. Based on a conversation with Ms. Elaine Healen at the City of Hartwell Water Department, it was learned that the City of Hartwell obtains water from Reed Creek Water Plant located approximately 0.95 miles south-southwest of the site at 1397 Reed Creek Highway, inside the applicable 1-mile radius.

A review of available U.S. Geologic Survey (USGS) well records was also conducted. No wells were found within a 1-mile radius of the site by the USGS.

Boring Log

S&ME
ENGINEERING • TESTING
ENVIRONMENTAL SERVICES

Site: Lake Hartwell DNR- Wildlife Mgt.
Project: CAP-Part A
Street: 882 Vickery Street Ext.
City/Co./State: Hartwell, Hart County, Georgia

Boring #: SB-1
Date: 12/5/00
Project #: 1684-01-849

From (ft)	To (ft)	Soil Classification (USCS)	Sampling (ft)	SPT (Blows/6in)	TOV Reading (ppm)
0	5	Surface- Grass 3" Reddish/Brown Sandy SILT, Moist.		NA	NA
5	10	Same.		NA	NA
10	15	Same.		NA	NA
15	20	Orange/Brown Sandy SILT, Moist.		NA	NA
20	25	Same.		NA	NA
25	30	Same, Wet.			
30	35	Same.			
		BOH @ 35 ft.			

Terminated at: 35 ft.
Groundwater: 13.91 ft.
Date/Time: 12/5/00 @12:00

Remarks: NS = Not Sampled
NA= Not applicable

Converted to Well: Yes
Well Number: MW-1

Geologist: Jeanne Hocieniec
Driller: Drilling Solutions, Inc.
Drilling Method: Hollow Stem Auger
Sampling Method: NA= Not applicable

Laboratory Samples
Soil: No
Depth(s):
Water: Yes

Appendix IX

Contaminated Soil Disposal Manifests (Not Applicable)

SITE RANKING FORM

Name: Lake Hartwell DNR- Wildlife Mgt.

Hart Facility ID # 0-730039

Ranked By: JMH

Date Ranked: 4/16/01

ONTAMINATION

Total PAHs-
Maximum Concentration at the site
(Assume <0.660 mg/kg if only gasoline was stored on site)

- [X] ≤0.660 =0
- [ ] 0.66-1 mg/kg =10
- [ ] 1-10 mg/kg =25
- [ ] >10 mg/kg =50

B. Total Benzene-
Maximum Concentration found on the site

- [X] ≤0.005 mg/kg =0
- [ ] >0.005-.05 mg/kg =1
- [ ] .05-1 mg/kg =10
- [ ] 1-10 mg/kg =25
- [ ] 10-50 mg/kg =40
- [ ] ≥50 mg/kg =50

DEPTH TO GROUNDWATER
(bls = below land surface)

- [ ] >50' bls =1
- [ ] >25'-50' bls =2
- [X] >10'-25' bls =5
- [ ] ≤10' bls =10

in the blanks: (A. 0) + (B. 0) = (0) X (C. 5) = (D. 0)

OUNDWATER CONTAMINATION

Free Product (Nonaqueous-phase liquid hydrocarbons: See Guidelines for definition of "sheen").

- [X] No free product =0
- [ ] Sheen - 1/8" =250
- [ ] >1/8" - 6" =500
- [ ] >6" - 1ft. =1000
- [ ] For every additional inch, add another 100 points = 1,000 +

F. Dissolved Benzene-
Maximum Concentration at the site
(One well must be located at the source of the release.)

- [X] ≤5 ug/L =0
- [ ] >5 - 100 ug/L =5
- [ ] >100 - 1,000 ug/L =50
- [ ] >1,000 - 10,000 ug/L = 500
- [ ] >10,000 ug/L = 1,500

the blanks: (E. 0) + (F. 0) = (G. 0)

POTENTIAL RECEPTORS (MUST BE FIELD-VERIFIED)

Distance from nearest contaminant plume boundary to the nearest downgradient and hydraulically connected Point of Withdrawal for water supply. **If the point of withdrawal is not hydraulically connected, evidence as outlined in the CAP-A guidance document MUST be presented to substantiate this claim.**

I. Public

- ☐ Impacted = 2000
- ☐ ≤ 500' = 500
- ☐ > 500' - 1/4mi = 25
- ☐ > 1/4mi - 1mi = 10
- ☐ > 1mi - 2mi = 2
- ☐ > 2mi = 0

For lower susceptibility areas only:

- ☒ > 1mi = 0

Note: If site is in lower susceptibility area, do not use the shaded areas.

I. Non-Public

- ☐ Impacted = 1000
- ☐ ≤ 100' = 500
- ☒ > 100' - 500' = 25
- ☐ > 500' - 1/4mi = 5
- ☐ > 1/4mi - 1/2 = 2
- ☐ > 1/2mi = 0

For lower susceptibility areas only:

- ☐ > 1/4mi = 0

Distance from nearest Contaminant Plume boundary to downgradient Surface Waters

- ☐ Impacted = 500
- ☒ ≤ 500' = 50
- ☐ >500' - 1,000' = 5
- ☐ >1,000' = 2

K. Distance from any Free Product to basements and crawl spaces OR UTILITY TRENCHES & VAULTS (Must be field-verified)

- ☐ Impacted = 500
- ☐ ≤ 500' = 50
- ☐ >500' - 1,000' = 5
- ☒ >1,000' or No F.P. = 0

in the blanks: (H. 0) + (I. 50) + (J. 2) + (K. 0) = L. 52

(G. 0) x (L. 52) = M. 0

(M. 0) + (D. 0) = N. 0

SUSCEPTIBILITY AREA MULTIPLIER

- ☒ If site is located in a Low Ground-Water Pollution Susceptibilty Area = 0.5
- ☐ All other sites = 1

EXPLOSION HAZARD

Have any explosive petroleum vapors, possibly originating from this release, been detected in any subsurface structure (e.g., utility trenches, basements, vaults, crawl spaces, etc.)?

- ☐ Yes =200,000
- ☒ No =0

n the blanks: (N. 0) x (P. .05) = (0) + (Q. 0)

= 0

ENVIRONMENTAL SENSITIVITY SCORE

S&ME

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

April 16, 2001

Vernon & Nellie Berryman
723 Vickery Street
Hartwell, Georgia 30643

SUBJECT: Notification of Corrective Action Plan – Part A
Underground Storage Tank Release:
Lake Hartwell DNR- Wildlife Mgt.
882 Vickery Street Ext.
Hartwell, GA; Hart County
Facility ID: 0-730039

To whom it may concern:

This is to inform you that the Georgia Environmental Protection Division has required the Georgia Environmental Facilities Authority to prepare a plan to remediate contamination of soil and/or groundwater caused by a release from former underground storage tanks at the subject location. This plan will be submitted to the Georgia Environmental Protection Division for review on or before April 30, 2001.

The Georgia Rules for Underground Storage Tank Management require that we notify members of the public most directly affected by our plans. As the owner of property located near the release site, you may be one of these persons.

If you would like to examine a copy of the plan, please contact me at (770) 919-0969 ext. 108 and, for a $50 fee, a copy will be mailed promptly.

If you desire to make comments on our plan, or to examine the Georgia Environmental Protection Division's files, you should contact the Corrective Action Unit, Underground Storage Tank Management Program, Environmental Protection Division, at (404) 362-2687. The Underground Storage Tank Management Program will accept comments on this plan for a period of thirty days after submission of the plan. Their mailing address is:

Underground Storage Tank Management Program
4244 International Parkway
Suite 104
Atlanta, Georgia 30354

Should you have questions regarding this matter, please contact the undersigned at (770) 919-0969 ext 108.

Sincerely,
S&ME, Inc.

Jeanne M. Hocieniec
Environmental Scientist

for
Robert M. Yotk, P.G.
Senior Project Manager

cc: Georgia EPD, USTMP

S&ME, Inc.
975 Cobb Place Blvd., Suite 113
Kennesaw, Georgia 30144

(770) 919-0969
(770) 919-2360 fax
www.smeinc.com

EPA Form 7530-1

Revision Date: Aug/2004

STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

PART 1: Facility Data

Facility ID: 730039

Location County: HART

Number of Active Tanks: 1

OWNERSHIP OF TANKS:

Organization Name	Contact Name	Address	City	State	Zip	Phone Number	Fax Number	Email Address
DNR PARKS	DAVID FREEDMAN	2 MLK JR DR SW SUITE 1352	ATLANTA	GA	30334	404-656-2770		margie@gefa.ga.gov

Date started at this facility	Date ended at this facility	Certificate Number	Certificate Date
01/21/2009			

OPERATOR OF TANKS:

Organization Name	Contact Name	Address	City	State	Zip	Phone Number	Fax Number	Email Address
HART STATE PARK	SITE MANAGER	330 HART STATE PARK RD	HARTWELL	GA	30643	706-376-8756	706-376-5473	

Date started at this facility	Date ended at this facility	Certificate Number	Certificate Date
01/21/2009			

RECEIVED
Data Management
JAN - 5 2011
USTMP
Route To
File

LOCATION OF TANKS:

Facility Name: HART STATE PARK
Contact Name: SITE MANAGER
Location Address: 330 HART STATE PARK RD
Location City: HARTWELL **State:** GA **Zip:** 30643
Phone Number: 706-376-8756

FACILITY TYPE: => **Aircraft Owner**

[ ] Aircraft Owner	{ } Educational	{ } Government City	{ } Petroleum Distributor
[ ] Airline	{ } Farm	{ } Government County	{ } Railroad
[ ] Auto Dealership	{ } Federal Military	{ } Government State	{ } Residential
[ ] Commercial	{ } Federal Non-Military	{ } Hospital	{ } Truck/Transport
[ ] Contractor	{ } Gas Station	{ } Industrial	{ } Utilities

EPA Form 7530-1

Revision Date: Aug/200

STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

PART 2: Tank Data

Facility ID: 730039

Location County: HART

Tank Status:

Tank ID	Install Date	Tank Age	Tank Capacity	Currently In Use	Temporarily Out of Use	Removed from Ground	Removed Date	Closed In Ground
1	04/22/1964	47	500			X	09/04/2000	
2	10/24/2000	10	2500	X	X			

Tank Status (Continued):

Tank ID	Date Closed in Ground	Date Last Used	Filled with Inert Material	Intent To Close Form(GUST_29) Received Date	Emergency Generator
1		01/01/1990			
2					

EPA Form 7530-1

Revision Date: Aug/20

STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

PART 2: Tank Data

Facility ID: 730039

Location County: HART

Substance Stored in Tank:

Tank ID	Gas	Gasahol	Diesel	Kerosene	Used Oil	Aviation Fuel	New Oil
1	X						
2	X						

Hazardous Substance Stored in Tank:

Tank ID	Hazardous ID	Hazardous Name	CAS Number	CERCLA Number

EPA Form 7530-1

Revision Date: Aug/2004

STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

PART 2: Tank Data

Facility ID: 730039

Location County: HART

Material of Construction:

Tank ID	Bare Steel	Steel-Impressed Current	Steel-Impressed Current (Install Date)	Steel Galvanic	Steel Galvanic(Install Date)	STIP-3	Epoxy	Epoxy/Double Walled	Tank Jac
1	X								
2									

Material of Construction(Continued):

Tank ID	Fiberglass	Fiberglass Double Wall	Composite	Composite/Double Walled	Lined/Interior	Excavation Liner	Concrete (Historical Only)
1							
2		X					

EPA Form 7530-1

Revision Date: Aug/2004

STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

PART 2: Tank Data

Facility ID: 730039

Location County: HART

Spill and Overfill:

Tank ID	Overfill Type	Overfill Install Date	Overfill Exempt	Spill Install Date	Spill Exempt
1					
2		10/24/2000		10/24/2000	

EPA Form 7530-1

Revision Date: Aug/2004

STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

PART 3: Piping Data

Facility ID: 730039

Location County: HART

Piping Status:

Tank ID	Removed from Ground	Removed Date	Closed In Ground	Date Closed	Date Last Used	Filled with Inert Material	Intenet To Close Form(Gust_29) Received Date
1	X	09/04/2000			01/01/1990		
2							

Piping Material:

Tank ID	Install Date	Above Ground Piping	Bare Steel	Impressed Current	Galvanic	Fiberglass Reinforced Plastic
1			X			
2	10/24/2000					X

EPA Form 7530-1

Revision Date: Aug/2004

STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

PART 3: Piping Data

Location County: HART

Facility ID: 730039

Piping Material(Continued):

Tank ID	Fiberglass Double Walled	Single Walled Flex	Double Walled Flex	Copper	Steel/Secondary Containment	Other (Historical Use Only
1						
2						

Piping Type:

Tank ID	Suction: No Valve at Tank	Suction: Valve at Tank	Pressure	Gravity Fed
1				
2		X		

EPA Form 7530-1

Revision Date: Aug/2004

STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

PART 4: Release Detection

Location County: HART

Facility ID: 730039

Release Detection - Tank(s):

Tank ID	Automatic Tank Gauge	Interstitial Monitoring/Secondary Containment	SIR(Statistical Inventory Reconciliation)	Inventory Control/Tank Tightness Testing	Manual Tank Gauging(Only valid for tanks <2000 gals)	Ground Water Monitoring	Vapor Monitoring (Not Stage II)	Exempt
1					Y			
2	Y	Y						

Release Detection - Piping:

Tank ID	Mechanical Line Leak Detector	Electronic Line Leak Detector	Line Tightness Testing	Interstitial Monitoring/Secondary Containment	SIR(Statistical Inventory Reconciliation)	Ground Water Monitoring	Vapor Monitoring (Not Stage II)	Exempt
1								
2								

EPA Form 7530-1

Revision Date: Aug/2004

STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

PART 5: Certification

Facility ID: 730039

Location County: HART

Oath of Installation:

I certify that the information concerning installation of the UST system, release detection, and spill/overfill protection specified in Part2 - Tank Data is true to the best of my belief and knowledge.

Company

Company Address

Authorized Representative

Signature

Title

Telephone Number (include Area Code)

Date

Owner Certification:

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this and the attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the submitted information is true, accurate and complete.

Margie Walker-White

Owner Name (print)

FST Program Manager

Title

Margie Walker-White

Owner Signature

January 4, 2011

Date

ny Perdue
Governor

GEORGIA ENVIRONMENTAL FINANCE AUTHORITY

Kevin Clark
Executive Director

RECEIVED USTMP
Data Management
JAN - 5 2011
Route To
File

January 4, 2011

Mr. Richard Strickfaden
Underground Storage Tank Management Program
4244 International Parkway, Suite 104
Atlanta, Georgia 30354

SUBJECT: Hart State Park
Facility ID# 730039
Temporarily Out of Use (TOU) Tanks
Annual Tank Registration (ATR)

Dear Mr. Strickfaden:

Please accept the attached EPD Form 7530 as a request for TOU status concerning the underground storage tank system (tank 2) located at Hart State Park.

GEFA is committed to abiding by the Georgia Rules for Underground Storage Tank Management Chapter 391-3-15-05. The UST system at the subject facility has been properly temporarily closed and is no longer used by the subject facility. Proper permanent closure of this UST will be accomplished in accordance with scheduling and funding unless subsequent findings require expedited project completion.

By signing the attached Form 7530, GEFA is only verifying TOU status for this UST system. All other information listed on the form should remain the same.

In addition, please ensure that the 2011 Annual Tank Registration Certificate reflects the TOU status, and mail the revised ATR Certificate to:

Margie Walker-White
Georgia Environmental Finance Authority (GEFA)
233 Peachtree Street, Suite 900
Atlanta, Georgia 30303

I will forward a copy of the certificate to Hart State Park.

If you have any questions, please contact me at 404-584-1051 or margie@gefa.ga.gov.

Sincerely,

Margie Walker-White
FST Program Manager

cc: Robin Freeman, EPD
File

4

From: David Humphris
To: McClanahan, Debbie
Date: 7/19/02 3:07PM
Subject: 0730039 *1 Completion Report review

GA DNR Lake Hartwell Wildlife Management
882 Vickery Street Ext.
Hartwell, Hart County, GA
Facility ID: 0730039 *1

I have reviewed the Completion Report, received July 15, 2002. No EPD written response is necessary. S&ME abandoned the wells properly and Heather Fawcett of GEFA signed as owner.

Thanks

GEORGIA ENVIRONMENTAL FACILITIES AUTHORITY

BURKS
Director

ROY E. BARNES
Governor

RECEIVED - EPD/HSMB
Data Management 7J
JUL 15 2002
Route To DDH File 7/19
CA

MEMORANDUM

TO: David Humphris

FM: Heather D. Fawcett HDF

CC: Robert York [S&ME]

DT: July 11, 2002

RE: Transmittal of Environmental Reports

The attached report, described below, is forwarded for review and appropriate action.

Report Type:	Completion Report
Facility ID:	0730039
County:	Hart
Owner:	Georgia Department of Natural Resources

S&ME

Project No: 1684-01-849A

July 9, 2002

David Humphris
Georgia Department of Natural Resources
Environmental Protection Division
Underground Storage Tank Management Program
4244 International Parkway, Suite 104
Atlanta, Georgia 30354

Re: Completion Report
Georgia DNR Lake Hartwell
882 Vickery Street Extension
Hartwell, Hart County, Georgia
Facility ID: 0-730039

Dear Mr. Humphris:

S&ME, Inc. (S&ME) is submitting this Completion Report for the above referenced facility on behalf of the Georgia Environmental Facilities Authority (GEFA).

A certified CAP Part A, prepared by S&ME, was submitted to the Georgia EPD in June 2001. Upon review of the CAP-Part A, No Further Action (NFA) status was approved for the site in a correspondence from the Georgia EPD dated July 31, 2001.

Monitoring wells MW-1 through MW-3 were abandoned in accordance with the Water Well Standards Act on June 19, 2002. The Certificate of Completion containing the required verbatim statement has been included as Appendix I.

If you have any questions concerning the information presented in this Completion Report, please contact me at (770) 919-0969.

Sincerely,

S&ME, Inc.

Jeanne M. Hocieniec
Environmental Scientist

Robert M. York, P.G.
Environmental Department Manager

cc: Ms. Heather Fawcett- GEFA

S&ME, Inc.
3380 Town Point Drive, Suite 140
Kennesaw, Georgia 30144

(770) 919-0969
(770) 919-2360 fax
www.smeinc.com

S&ME

July 9, 2002

David Humphris
Georgia Department of Natural Resources
Environmental Protection Division
Underground Storage Tank Management Program
4244 International Parkway Suite 104
Atlanta, Georgia 30354

Re: Monitoring Well Abandonment
GA DNR Lake Hartwell
882 Vickery Street Extension
Hartwell, Hart County, Georgia
Facility ID: 0-730039

To Whom It May Concern:

S&ME, Inc. (S&ME) is submitting this letter to attest to the abandonment of monitoring wells designated MW-1 through MW-3 located at the above referenced facility. Monitoring wells MW-1 through MW-3 were abandoned in accordance with the Water Well Standards Act on June 19, 2002.

Sincerely,

Robert M. York, P.G.
Environmental Department Manager

S&ME, Inc.
3380 Town Point Drive, Suite 140
Kennesaw, Georgia 30144

(770) 919-0969
(770) 919-2360 fax
www.smeinc.com

Certificate of Completion

I hereby certify that the approved CAP-Part A, dated June 2001, for GA DNR Lake Hartwell, Facility ID# 0-730039, including any and all certified amendments thereto, has been implemented in accordance with the schedules, specifications, sampling programs, and conditions therein, and that the plan's stated objectives have been met.

Matthew D. Fawcett

Signature (Owner/Operator)

Georgia Department of Natural Resources
Environmental Protection Division
Underground Storage Tank Management Program
4244 International Parkway, Suite 104, Atlanta, Georgia 30354
Lonice Barrett, Commissioner
Harold F. Reheis, Director
(404) 362-2687

July 31, 2001

Ms. W. Gail Morris
Georgia Environmental Facilities Authority
2090 Equitable Building
100 Peachtree Street, NW
Atlanta, GA 30303-1911

SUBJECT: **Corrective Action Plan (CAP) - Part A**
No Further Action Required:
GA DNR Lake Hartwell Wildlife Management
882 Vickery Street Ext.
Hartwell, Hart County, GA
Facility ID: 0730039 *1

Dear Ms. Morris:

The Georgia Underground Storage Tank Management Program (USTMP) has received your consultant's letter, dated June 12, 2001, that forwarded a properly certified CAP-Part A. The report was prepared by S&ME, Inc.

Based on current requirements of the Georgia Underground Storage Tank Act, the Georgia Rules for Underground Storage Tank Management (GUST Rules) and the data submitted, the USTMP has determined that **no further action is required for the referenced release.**

However, further corrective action may be required if mandated through more stringent State or Federal statutory or regulatory changes. Additional measures may also be required if existing or future drinking water systems or surface water bodies within two miles of the site are impacted by any dissolved contamination resulting from this release, or if previously unidentified soil contamination, dissolved contamination or free product are identified as originating from this site.

Please submit a Completion Report and Certification, documenting that the associated monitoring wells have been properly abandoned, by **August 31, 2001.** If you have any technical questions, please contact me. I may be reached at (404) 362-2687.

Sincerely,

David Humphris
Geologist
Corrective Action Unit I

DDH/S:
cc: Robert York, S&ME, Kennesaw
Richard Swanson, EPD
File (CA): Hart, 0730039

Georgia Department of Natural Resources

Environmental Protection Division
Underground Storage Tank Management Program
4244 International Parkway, Suite 104, Atlanta, Georgia 30354
Lonice Barrett, Commissioner
Harold F. Reheis, Director
(404) 362-2687

July 30, 2001

MEMORANDUM

TO: Darnell Manning DM

FROM: David Humphris DH

SUBJECT: Review Information Leading to Determination of "No Further Action Required" (NFAR)
GA DNR Lake Hartwell Wildlife Management
882 Vickery Street Ext.
Hartwell, Hart County, GA
Facility ID: 0730039 *1

Based on a review of the CAP-A, no further action is warranted for the following reasons:

The site is a Wildlife Management facility in a Low Susceptibility Area. The site is surrounded by the lake on three sides.

One 500-gal gas UST~~s~~ was removed in September 2000. There is one 2500g gas UST currently in use. The confirmed release date was **January 16, 2001**. Three wells were installed, one next to the current/ former tank pit and two downgradient. The dispenser was assumed to be over the tank. Free Product was not encountered.

Soil was not sampled. Groundwater depth is 12-15 ft.

Groundwater sampling results showed dissolved benzene at 11 ug/L at the source area well during the Closure in January 2001. Subsequent sampling for the CAP-A showed all wells BDL for BTEX. However, all wells also showed naphthalene up to 390 ug/L but naphthalene has no MCL/IWQS.

The nearest potable water well is at 225 ft downgradient with sampling results BDL for BTEX and MTBE, PAHs were not analyzed. The lake is within 75 ft.

The highest contamination was 11ug/L benzene at the former source area and has since decreased to BDL. The downgradient wells show no impact (except naphthalene) nor does the drinking water well. It is doubtful that a receptor will be adversely affected. NFAR is recommended.

From: David Humphris
To: McClanahan, Debbie
Date: 3/9/01 12:28PM
Subject: 0730039 *1 Closure review

DNR
Rt2 Veckery Street Extension
Hartwell, GA; Hart County
ID: 0730039 *1

I have reviewed the Closure report, received Feb 13, 2001. The site almost warrants an NFA since soil is BDL and groundwater is below IWQS but there is a water supply well within 100 ft. The Gust-12 that was sent Jan 23, 2001 is appropriate. No additional EPD response is necessary.

(L)

S&ME

February 2, 2001

Project #1684-00-836N

021601

Mr. David Humphris
Georgia Department of Natural Resources
Environmental Protection Division
Underground Storage Tank Management Program
4244 International Parkway
Suite 104
Atlanta, Georgia 30354

RECEIVED UST
Data Management 7J
FEB 13 2001
Route To DDH File
CA

Re: Georgia Dept of Natural Resources
Route 2 Vickery Street Extension
Hartwell, Hart County, Georgia
Facility ID: 0730039 #1

Dear Mr. Humphris:

S&ME, Inc. (S&ME) is submitting the following extension request for the above referenced facility on the behalf of the Georgia Environmental Facilities Authority (GEFA). S&ME has installed a permanent monitoring well at the site and a dissolved benzene concentration of 11 ug/L was detected. A release was reported to the Georgia Environmental Protection Division (Georgia EPD) by S&ME. The Georgia EPD requested a Corrective Action Plan (CAP) Part A be submitted by March 30, 2001 in a correspondence dated January 23, 2001.

lab sheets not yet sent in.

The Georgia Department of Natural Resources Fisheries Office also has an UST at the same location and in the same burial. The Fisheries UST is registered as Facility ID 0640057.

S&ME requests a six month extension for completion and submittal of the CAP Part A. It is anticipated that the CAP Part A will be submitted by September 30, 2001.

If you have any questions or require additional information, please feel free to call me at (770) 919-0969, ext. 129.

Sincerely,

Robert M. York, P.G.
Senior Project Manager

Cc: Ms. Gail Morris – GEFA

S&ME, Inc.
975 Cobb Place Blvd., Suite 113
Kennesaw, Georgia 30144

(770) 919-0969
(770) 919-2360 fax
www.smeinc.com

(LA)

GEORGIA ENVIRONMENTAL FACILITIES AUTHORITY

R. BURKS
tive Director

ROY E. BARNES
Governor

RECEIVED USTMP
Data Management 75
JAN 2 2 2001
Route To File
CA

Date: January 19, 2001

To: EPD Personnel

From: W. Gail Morris, GEFA

Subject: Closure Report; Facility ID: 0730039; Hart County

Attached is a Closure Report for Hart State Park; Facility ID: 0730039; Hart County. My organization, GEFA, has been given the responsibility of managing all USTs that are owned by a state agency or authority. In order to facilitate this directive, please address all correspondence to me with a copy going to the owner identified on the EPD database. Should you have any questions I can be reached at 404-657-0542.

RECEIVED USTMP
Data Management 75
JAN 2 2 2001

CLOSURE REPORT FORM (GUST-9)

Complete this form and provide documentation to substantiate information as outlined in the Underground Storage Tank (UST) Closure Guidance Document (GUST-9). Use a separate form for each tank excavation.

1. GENERAL - A. UST OWNER - Company (if applicable): DNR/Wildlife Res Div

Address: 2070 U.S. Hwy 278 SE City: Social Circle State: GA Zip: 30025

Name (printed): Phone: (770) 918-6400

I hereby certify that the information in this Closure Report and in all the attachments is true, accurate, and complete, and the Closure Report satisfies all criteria and requirements of Rule 391-3-15-.09 of the Georgia Rules for Underground Storage Tank Management.

Signature (of owner listed under "name" above): W. Gail Morris, Authorizing Agent

B. REMOVAL CONTRACTOR - Company: Southeastern General Contractors

Address: P.O. Box 1727 City: Woodstock State: GA Zip: 30188

Name (printed): John Curving Phone: (770) 294-3993

I hereby certify that I have performed or supervised the work detailed in this report, and have examined and am familiar with the information submitted in this and all attached documents. The submitted information is, to the best of knowledge, true, accurate, complete, and in accordance with the Georgia Rules for Underground Storage Tank Management, revised February, 1995.

Signature (of same contractor listed under "name"): John Curving

c. UST Site Facility Name: Hart State Park / Dept. of Nat. Res. Facility I.D.#: 0730039

Street Address: Route 2 / Vickery St. Ext. City : Hartwell State: GA Zip: 30643

2. TANKS AND PIPING CLOSURE DATA

A. LIST USTs THAT HAVE BEEN CLOSED (Use the same tank ID # as on the 7530-1):

TANK ID#	1				
Product	Gasoline				
Size (gals)	500				
How Closed (check one for each tank)	X Removed ___ In Place	___ Removed ___ In Place	___ Removed ___ In Place	___ Removed ___ In Place	___ Removed ___ In Place
Date Last Used					
Date Closed					

LIST ANY USTS STILL IN USE AT THE FACILITY (Use same tank ID numbers as on 7530):

TANK ID#					
Product					
Size (gals)					

B. PIPING: How was Piping closed? X Removed ___ Emptied, capped, left in place ___ Emptied, filled with inert material

3. SAMPLING AND ANALYTICAL

A. Soil/Groundwater Sampling: The quantity of samples taken should be in accordance with GUST-9 requirements and all samples must be collected in accordance with current EPA-approved sampling procedures. **Attach description of soil sampling procedures used.**

4. TANK EXCAVATION SAMPLES

If the size (capacity in gallons) of the tank is:	Less than 1,050	1,050 - 12,500	More than 12,501
Then the quantity of samples required per tank is:	1	2	2 per tank plus one sample per additional 10,000 gals.

A. Based on the total number of USTs closed as reported on this form, the total number of tank excavation samples taken for this site was:	1
B. Over-excavation may be performed up to six feet below and to the sides of the UST in some situations (see guidance document). Take one sample every 30 linear feet along the base of the side walls (within 1 ft of the bottom of the excavation) and one sample per 200 sq ft along the bottom of the excavated area. Enter total number of over-excavation samples for this site here:	0
C. Site-specific Hydrogeology: 1.) Was Groundwater encountered? __ Yes X No 2.) If encountered, at what depth:	ft.
3.) If Table B Threshold Levels are being used, how far is the nearest drinking water well or point of withdrawal for drinking water?	ft.
D. Groundwater conditions: If greater than one ft of groundwater covers more than 50% of the base of the excavation, a groundwater sample may be taken in lieu of soil samples from the base of the excavation. Soil samples must still be taken every 30 linear ft along the side walls at the soil-water interface. Enter total number of soil-water interface samples for this site here:	

5. SITE MAP: (Attach to report): The map must be to scale OR, as a minimum, distances to/between the tank pit area, piping trenches, dispenser islands, sewer/water/other utility lines (or other preferential pathways), roads and main building/store must be accurately indicated. It must also include a north (N) directional arrow. Tank IDs must correspond to EPA Form 7530-1 and sample locations with sample numbers and depths must also be shown. Sample numbers must correspond to attached laboratory analytical data. Although not mandatory, photos may be attached to help clarify the UST system

6. PIPING EXCAVATION SAMPLES

a. PIPING TRENCH		b. DISPENSER ISLAND	
If the distance from the tank excavation to the dispenser island is:	Then the number of samples for the piping excavation should be:	If the length of the dispenser island is:	Then the number of samples for the dispenser islands should be:
Less than 25 ft	0*	25 ft or less	1 per dispenser island
25 ft or more	25% of all fittings and one sample per 25 feet**	More than 25 ft	1 per 25 ft of each continuous dispenser island.

* Although no piping samples would be required, disp. island samples would be required. Exception: If the dispenser/dispenser island is directly above the tank excavation, no piping samples and no disp island samples would be required.

** This includes all fittings (couplings, ells, flex hoses, etc.) between the tank and the disp island. Do not count fittings at the tank excavation and the islands. For straight piping runs, estimate 20 ft between couplings.

Note: Over-excavation of the piping trench is also permitted in some circumstances up to four feet below and to the sides of the pipe; however, total number of samples is still based on the above.

c. Based on the above, the total quantity of samples for the piping excavation , including piping trenches and disp. island(s) for this site was:	-0-
7. **EXCAVATED SOIL a. Sampling:** Based on one sample per 200 cubic yards of excavated soil, the total number of excavated soil samples:	1

b. Disposition of Contaminated Soil: X Not Applicable ___ Disposed at EPD Approved Facility ~~Manifests attached.~~ ___ Less than Threshold Levels - Returned to excavation pit. ___ To be treated on site (CAP~~A~~ will be submitted and is required)

Volume of Soil Excavated (less than 6 ft from USTs and 4 ft from piping/dispenser islands):

_____ Tons OR _____ Cu Yds

8. CLOSURE SUMMARY

A. Conclusions

X **Clean Closure, No Further Action Required because analytical results indicate one of the conditions marked below:**

__ BTEX, PAHs and TPH are below detection limits (BDL) in the soil.

__ BTEX and PAHs are BDL in the soil and TPH and BTEX is vertically delineated to BDL above the groundwater table.

X BTEX and PAHs are above detection limits in soil but below Table A Threshold Levels and TPH and BTEX in soil is vertically delineated to BDL above the groundwater table.

... BTEX and PAHs are above detection limits but below Table B Threshold Levels, a water supply survey indicates there are no potential receptors within the applicable radii, and BTEX and TPH in soil is vertically delineated to BDL above the groundwater table.

... BTEX and PAHs are less than Table A Threshold Levels and BTEX or TPH is not vertically delineated to BDL above the groundwater table because groundwater is encountered in the boring or the excavation, and the water sample does not contain BTEX or PAHs above Federal or State Maximum Contaminant Levels (MCLs).

____ BTEX and PAHs are less than Table B Threshold Levels and BTEX or TPH is not vertically delineated to BDL above the groundwater table because groundwater is encountered in the boring or excavation, and the water sample does not contain BTEX or PAHs above In-stream Water Quality Standards, and the water supply survey indicates that there are no water supplies within the applicable radii.

__ **Soil or groundwater contamination exists in excess of the levels specified in the above situations and this closure report is being submitted within a certified CAP-Part A.**

B. Regulated Substance Released: Whenever free product is encountered and/or analytical results indicate that BTEX, PAH, or TPH contamination is present in the soil and/or groundwater and the conditions for "clean closure" have not been met, a release must be reported to EPD via telephone or fax by the next business day explaining what has been found and what steps were taken to eliminate any hazardous conditions and prevent the spread of contamination. If contamination was present, but the conditions for "clean closure" were met, please report the release by submittal of this closure report. If conditions were for "clean closure" were not met, please indicate here what substance was released:

__ Gasoline X Diesel __ Kerosene __ Used Oil __ Other (Name):

Date Reported to EPD:

SOIL/GROUNDWATER ANALYTICAL RESULTS SUMMARY

(Use additional pages as necessary)

Facility Name: Hart State Park / Dept of Natural Resources

Facility ID #: 0730039

Volatile Organic Compounds

(Indicate S for Soil and GW for Groundwater. GW results must be in ug/l and soil results in mg/kg)

Sample ID#	S/GW	Depth	Benzene	Toluene	Ethylbenzene	Xylenes	Total BTEX	TPH	Units
~~SS-1~~ Sample - 1	S	8 to 9	< .001	< .001	< .001	0.002	0.002	NT	mg/kg
~~SS-2~~ Sample-2	S	Stockpile	0.005	0.121	0.119	1.386	1.632	NT	mg/kg

Polynuclear Aromatic Hydrocarbons (PAHs)

(Indicate S for Soil and GW for Groundwater. Report soil concentrations in mg/kg and groundwater in ug/L.)

Sample ID#	S/GW	Depth (Feet)	Detected PAH Compounds					Total PAHs	Units
			Acenaphthene	Fluorene	Naphthalene	Phenanthren	Pyrene		
~~SS-1~~ Sample - 1	S	8 to 9						~~< .330~~	~~mg/kg~~
~~SS-2~~ Sample-2	S	Stockpile						< .330	mg/kg

4831 Post Oak Tritt Road
Roswell, Georgia 30075-4044
Telephone (770) 367-8475
Facsimile (770) 643-2092

BOZE & ASSOCIATES, INC.

October 9, 2000

RECEIVED
DEC 1 3 2000
GA Environmental Facilities Authority

Mr. John Curving
Southeastern General Contractors
P.O. Box 1727
Woodstock, GA 30188

Subject: UNDERGROUND STORAGE TANK REMOVAL
Georgia Department of Natural Resources
Hart State Park
Hartwell, Georgia; Hart County
Facility ID: 0730039

Dear Mr. Curving:

BOZE & ASSOCIATES (B&A) was contracted by Southeastern General Contractors, to perform sampling and analysis for the removal of one, steel underground storage tank (UST). The UST was located at the Maintenance Area at Hart State Park, Route 2/Vickery Street Ext, Hartwell, GA 30643.

The USTs are described as follows:

Capacity (Gallons)	Contents
500	Gasoline

The sampling and analysis was to determine if the areas adjacent to the USTs were contaminated with Benzene, Toluene, Ethylbenzene, and Xylene (BTEX), Polynuclear Aromatic Hydrocarbons (PAH), and Total Petroleum Hydrocarbons (TPH) that would be associated with leaking USTs.

Fuel was removed from the tank prior to the arrival of B&A personnel.

The UST was removed without incident

Sampling and laboratory analysis was performed in accordance with project specifications prepared by Johnson, Spellman & Associates, Inc.

SAMPLING

One soil sample was obtained from a depth of approximately 2 feet below the base of the UST. This sample was identified as "Sample #1 – 8 to 9 feet BGS". This sample was analyzed for the presence of BTEX and PAH as per project specifications.

Backfill material surrounding the USTs was sampled. This sample was identified as "Sample #2 – Stockpile".

Ground water was not encountered during the excavation and was not sampled.

A soil particle size (hydrometer) analysis was performed by Wilmer Engineering, Inc. and the soil was identified as being a multicolor, clayey, silty coarse to fine sand with some gravel. A copy of the Gradation Curve is included for reference.

LABORATORY ANALYSIS

Soil samples were analyzed as follows:

BTEX	EPA Method 8260B – Georgia UST
PAH	EPA Method 8270C
Particle Size	ASTM D 422-63

Encore sampling equipment was used to obtain samples for BTEX analysis.

Laboratory analysis revealed the following:

One soil sample was obtained, one from below the UST from the tank excavation (approximately 8 to 9 feet below ground surface). Analysis of this samples reported below detection limits for benzene, toluene, ethylbenzene and PAH constituents. Xylene was reported at 0.002 milligrams per kilogram (mg/kg).

Mr. John Curving
October 9, 2000

Hart State Park
GA Dept. of Nat. Resources
Route 2, Vickery St. Ext.
Hartwell, GA; Hart County
Facility ID #: 0730039

One soil sample was obtained from the tank bedding material stockpile. This sample reported below detection limits for PAH constituents. BTEX constituents were detected as follows:

Parameter	mg/kg
Benzene	0.006
Toluene	0.121
Ethylbenzene	0.119
Xylene	1.386

Table 1 – SUMMARY OF SAMPLE ANALYSES provides the details of the analysis and copies of the analytical reports are included in Attachment A.

SUMMARY AND RECOMMENDATIONS

Ground water was not encountered in the excavation during the removal of the UST.

Contamination was discovered in the soil samples obtained at the Project Site.

We recommend the release be reported to the Georgia Department of Natural Resources, Environmental Protection Division, Underground Storage Tank Management Program.

Sincerely,
BOZE & ASSOCIATES, INC.

J. Scott Boze, PG
President

TABLE 1
SUMMARY OF GROUND WATER ANALYSES

MAP REF	LOCATION	DEPTH	DRO (mg/kg)	GRO (mg/kg)	BTEX (mg/kg)	PAH (mg/kg)	LAB REPORT #
SS-1	Sample-1, 8 to 9 feet below ground surface (2-feet below base of UST)	8 to 9	NT	NT	Benzene < 0.001 Ethylb. < 0.001 Toluene < 0.001 Xylene < 0.002	< 0.330	159422
SS-2	Sample –2, Stockpile (tank bedding material)	Stockpile	NT	NT	Benzene = 0.006 Ethylb. = 0.119 Toluene = 0.121 Xylene = 1.386	< 0.330	159423

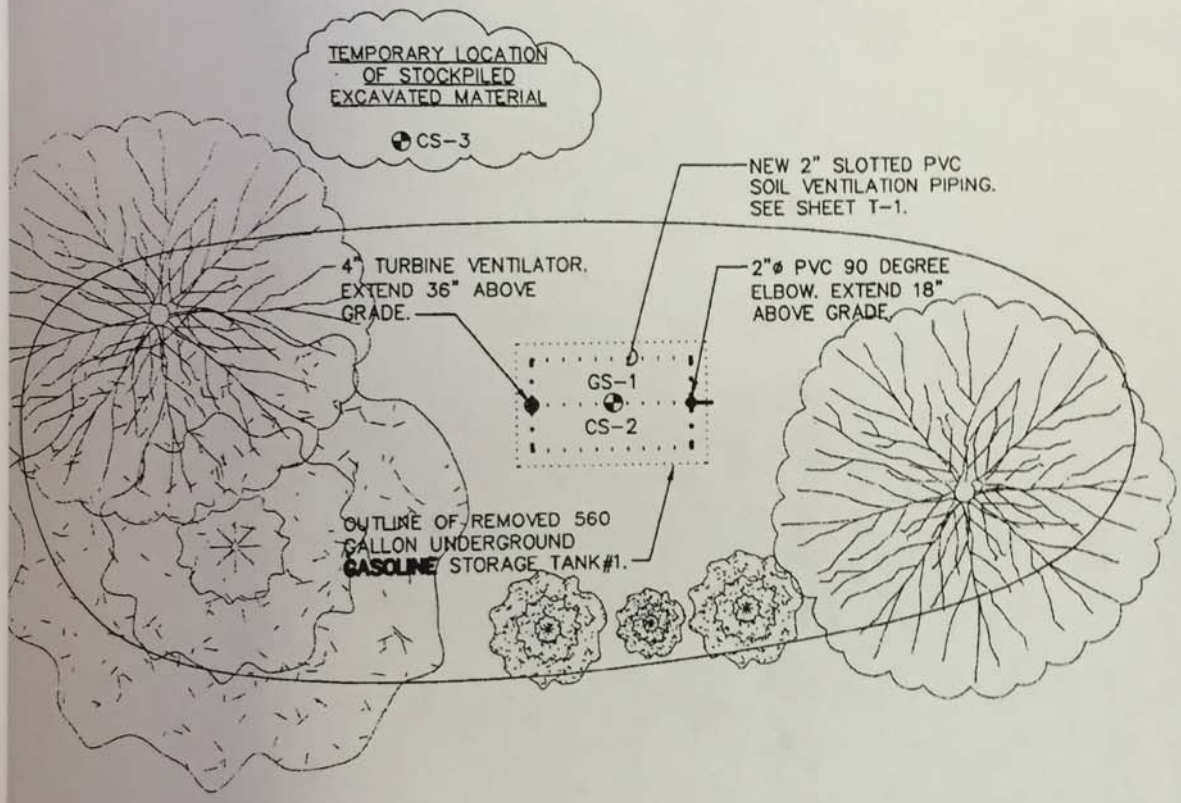
Notes: Lab Analysis performed by Advanced Chemistry Labs, Inc. (ACL)
NT = Not Tested

Xy = .002 MDL=.001

SUMMARY OF GROUND WATER ANALYSES

MAP REF	LOCATION	DEPTH	DRO (mg/kg)	GRO (mg/kg)	BTEX (mg/kg)	PAH (mg/kg)	LAB REPORT #
SS-1	Sample-1, 8 to 9 feet below ground surface (2-feet below base of UST)	8 to 9	NT	NT	Benzene < 0.001 Ethylb. < 0.001 Toluene < 0.001 Xylene X 0.002	< 0.330	159422
SS-2	Sample -2, Stockpile (tank bedding material)	Stockpile	NT	NT	Benzene = 0.006 Ethylb. = 0.119 Toluene = 0.121 Xylene = 1.386	< 0.330	159423

Notes: Lab Analysis performed by Advanced Chemistry Labs, Inc. (ACL)
NT = Not Tested



SOIL SAMPLING AND VENTILATION PLAN
GA D.N.R. – HART STATE PARK (MAINTENANCE BUILDING)
HARTWELL, GEORGIA

SCALE: ¼"=1'-0"

¼"=1' 0 1 2 3 4 8
GRAPHIC SCALE (FEET)

ACL
ADVANCED CHEMISTRY LABS
Phone: (770) 409-1444
Fax: (770) 409-1844
Outside GA: (800) 277-0520
E-mail: acl@mindspring.com
3039 Amwiler Road • Suite 100 • Atlanta, GA
P.O. Box 88610 • Atlanta, GA 3
www.advancedchemistrylabs.c

BTEX (5035 / 8021B)

Client: Boze & Associaates, Inc.
4831 Post Oak Tritt Rd
Roswell, GA 30075

Contact: Mr. Scott Boze

Client Project No: Hart St. Park
ACL Project No: 33394
Date Received: 09-13-00
Date Reported: 09-29-00

Sample ID:	Sample 1-8 to 9'		Sample 2-Stockpile			
ACL Sample No:	159422		159423			
Date Sampled:	09-11-00		09-11-00			
Date Extracted:	09-13-00		09-13-00			
Date Analyzed:	09-22-00		09-22-00			
Matrix:	Soil		Soil			
Units:	mg/kg		mg/kg			
Analyst:	RP		RP			
Compound	Result	Det. Limit	Result	Det. Limit	Result	Det. Limit
Benzene	BDL	0.001	0.005	0.001		
Toluene	BDL	0.001	0.121	0.001		
Ethyl benzene	BDL	0.001	0.119	0.001		
m&p-Xylenes	BDL	0.002	0.426	0.002		
o-Xylene	0.002	0.001	0.960	0.001		
% Surrogate Recovery	96.2		96.1			

BDL = Below Detection Limit
= Less Than Detection Limit, Approximate Value

John Andros, Lab Manager

ADVANCED CHEMISTRY LABS, INC.
3039 Amwiler Road • Suite 100 • Atlanta, GA 30360
P.O. Box 88610 • Atlanta, GA 30356
www.advancedchemistrylabs.com

ACL
Phone: (770) 409-1444
Fax: (770) 409-1844
Outside GA: (800) 277-0520
Email: acl@mindspring.com

POLYNUCLEAR AROMATIC HYDROCARBONS (8270C)

Client: Boze & Associaates, Inc.
4831 Post Oak Tritt Rd
Roswell, GA 30075

Contact: Mr. Scott Boze

Client Project No: Hart St. Park
ACL Project No: 33394
Date Received: 09-13-00
Date Reported: 09-29-00

Sample ID:	Sample 1-8 to 9'		Sample 2-Stockpile			
ACL Sample No:	159422		159423			
Date Sampled:	09-11-00		09-11-00			
Date Extracted:	09-14-00		09-14-00			
Date Analyzed:	09-19-00		09-19-00			
Matrix:	Soil		Soil			
Units:	mg/kg		mg/kg			
Analyst:	RB		RB			
Compound	Result	Det. Limit	Result	Det. Limit	Result	Det. Limit
Acenaphthene	BDL	0.33	BDL	0.33		
Acenaphthylene	BDL	0.33	BDL	0.33		
Anthracene	BDL	0.33	BDL	0.33		
Benzo(a)anthracene	BDL	0.33	BDL	0.33		
Benzo(a)pyrene	BDL	0.33	BDL	0.33		
Benzo(b)fluoranthene	BDL	0.33	BDL	0.33		
Benzo(ghi)perylene	BDL	0.33	BDL	0.33		
Benzo(k)fluoranthene	BDL	0.33	BDL	0.33		
Chrysene	BDL	0.33	BDL	0.33		
Dibenzo(ah)anthracene	BDL	0.33	BDL	0.33		
Fluoranthene	BDL	0.33	BDL	0.33		
Fluorene	BDL	0.33	BDL	0.33		
Indeno(123-cd)pyrene	BDL	0.33	0.62	0.33		
2-Methyl naphthalene	BDL	0.33	BDL	0.33		
Naphthalene	BDL	0.33	BDL	0.33		
Phenanthrene	BDL	0.33	BDL	0.33		
Pyrene	BDL	0.33				

BDL = Below Detection Limit
L = Less Than Detection Limit, Approximate Value

Custe CA

Georgia Department of Natural Resources

Environmental Protection Division
Underground Storage Tank Management Program
4244 International Parkway, Suite 104, Atlanta, Georgia 30354
Lonice C. Barrett, Commissioner
Harold F. Reheis, Director
(404)362-2687

January 23, 2001

Ms. W. Gail Morris
GEFA
2090 Equitable Building
100 Peachtree St. NW
Atlanta, Georgia 30303-1911

SUBJECT: Underground Storage Tank (UST) Release #1:
GA DNR
Rt. 2 Vickery St. Extension
Hartwell, GA; Hart County
Facility ID: 0730039 Release #1

Dear Ms. Morris:

The Georgia Environmental Protection Division (EPD) has received your notification of a confirmed release from a UST system at the subject location. Your next action is dependent upon the current status of your UST system (i.e. active or closed) and the degree of contamination discovered.

If the system is closed and the analytical results for soil and groundwater samples do not exceed applicable Soil Threshold Levels and Water Quality Standards, respectively, a closure report may be sufficient to receive "No Further Action" status. Otherwise, you must proceed with preparation of a Corrective Action Plan (CAP)-Part A.

In order to prepare an acceptable CAP-Part A, the services of a qualified consultant will be needed. The enclosed CAP-Part A form and guidance document describe in detail the information to be submitted. Please be aware that if one or more of the conditions listed in Rules 391-3-15-.09(3)(a)-(e) exists, a site investigation plan must be submitted with the CAP-Part A. The CAP-Part A must be submitted by **March 30, 2001,** unless a later date is requested and approved.

If free product is identified during any of your site investigation activities, you are required to begin free product removal **immediately**. Free product recovery activities must also be reported in the CAP-Part A.

To assist us in tracking the processing of your submittals, please reference the official EPD facility identification as stated in the SUBJECT above in all future correspondence. If you have questions, please contact me at (404)362-2687.

Sincerely,

David D. Humphris
Geologist
Corrective Action Unit I

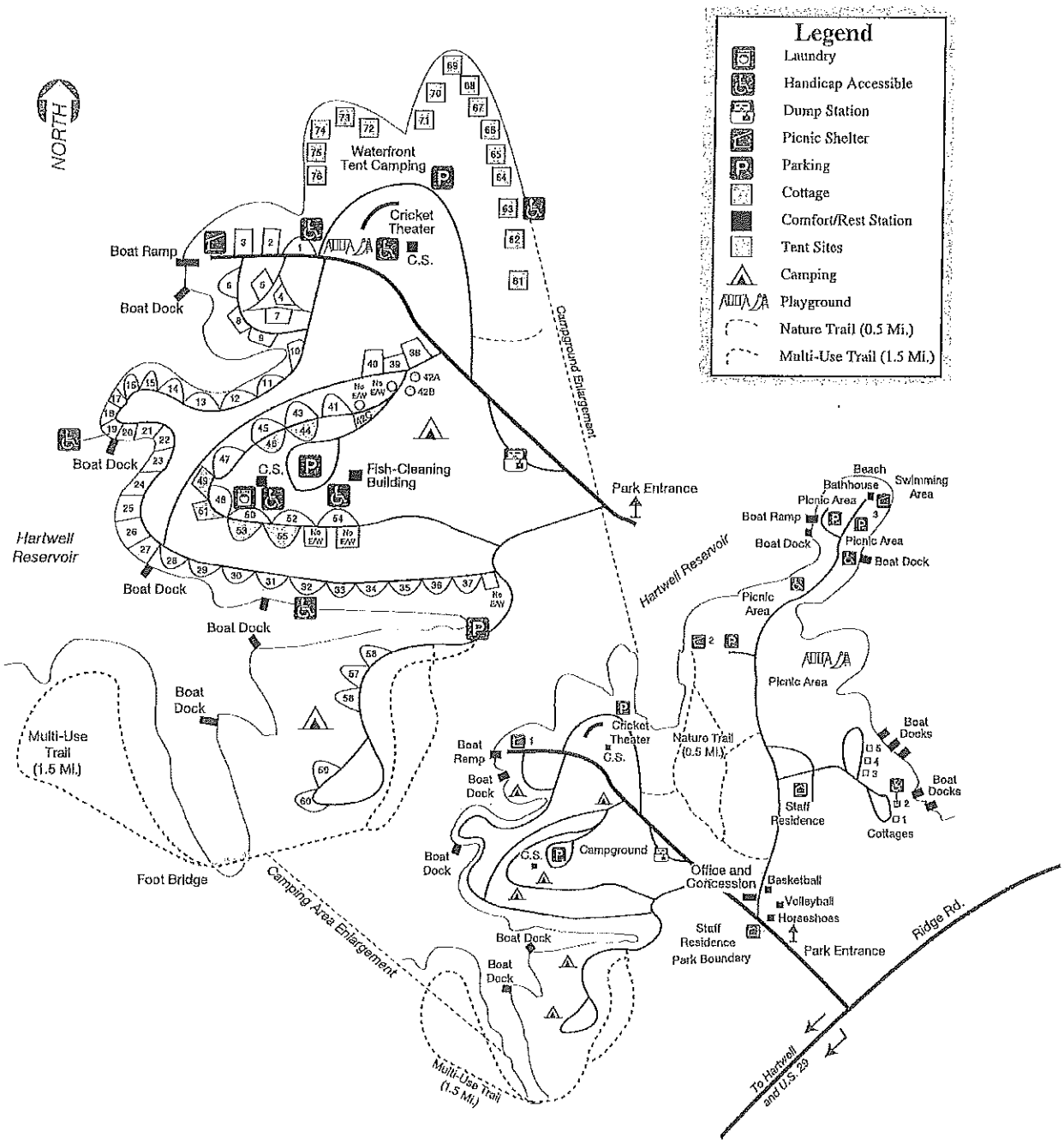
jf/ 0730039.121
Enclosure
cc: Robert M. York, S&ME, Inc.
Reading File
File (CA): Hart, 0730039

APPENDIX H:

PREVIOUS MASTER PLANS

GEORGIA
DEPARTMENT OF NATURAL RESOURCES

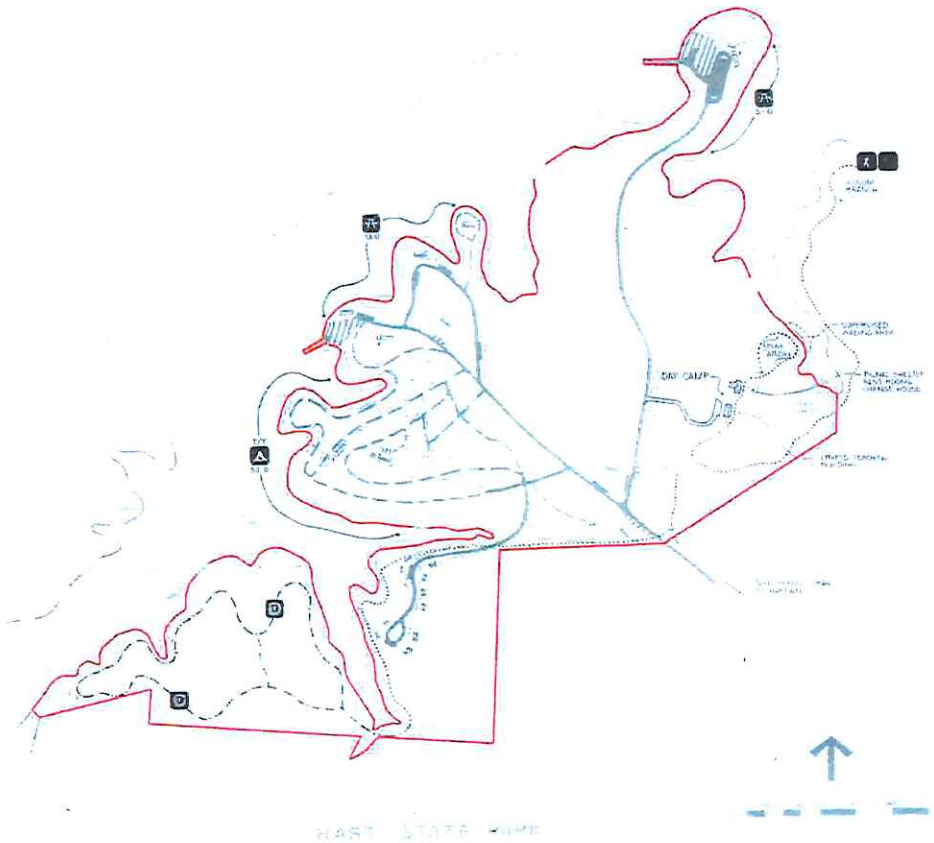
HART STATE OUTDOOR RECREATION AREA



Lease No. DACW21-1-13-2021
Exhibit "B"

CORPS OF ENGINEERS

UNITED STATES ARMY



VICINITY

LEGEND

- LEASE AREA
- PROJECT BOUNDARY
- TREE LINE
- TOP OF POWER POOL-EL.660
- ROUTE MARKER U.S.S.C.GA.CO.

FACILITIES

EXISTING / FUTURE

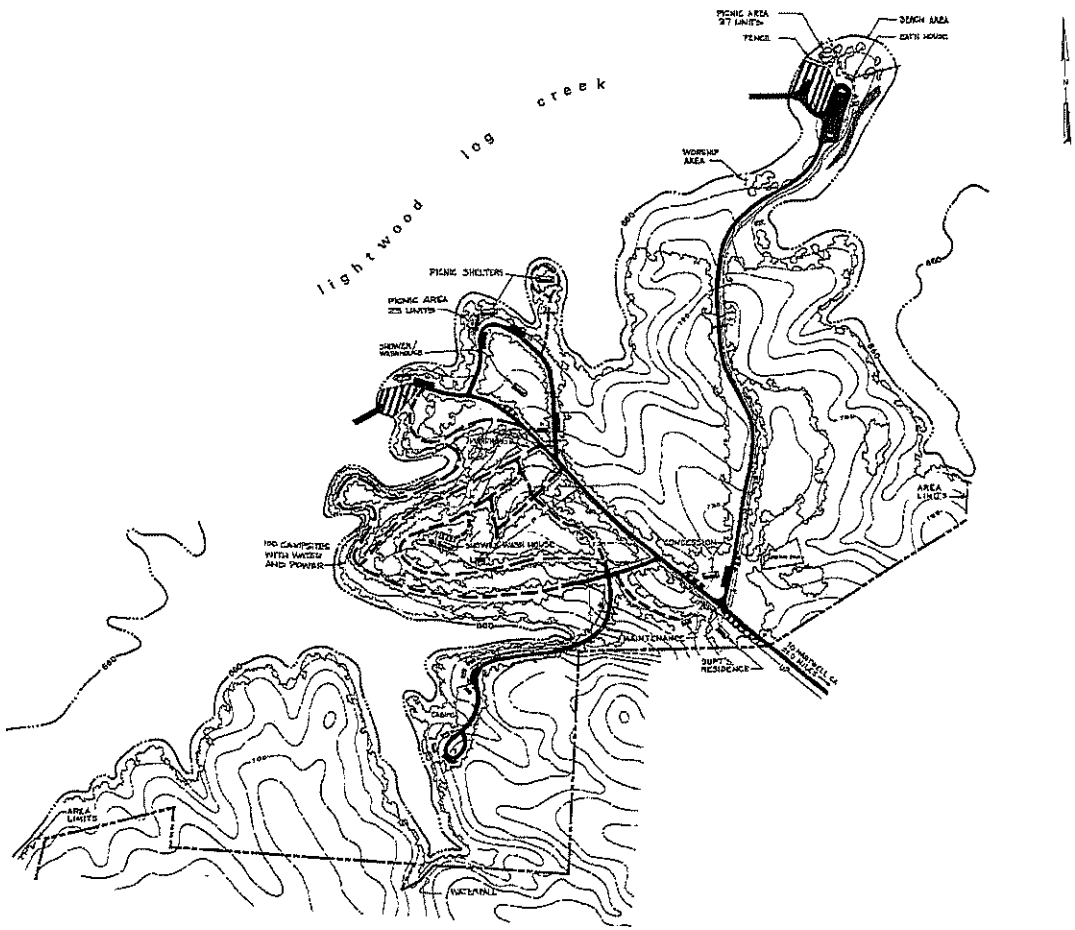
- PAVED ROAD
- UNPAVED ROAD
- PAVED PARKING / UNPAVED PARKING
- PICNIC
- CAMPING
- INTERPRETIVE TRAIL
- HIKING TRAIL
- BICYCLE TRAIL
- BOAT RAMP
- PORTABLE TOILET
- TOILET (VAULT / FLUSH)
- SANITARY WASTE STATION
- DRINKING FOUNTAIN
- ELECTRIC WELL
- HAND WELL
- DOCK, PIER, WHARF
- SHELTER, BUILDING

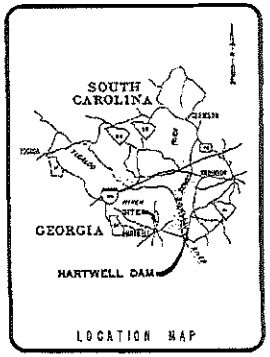
Lease No. DACW21-1-13-2021
Georgia Department of Natural Resources
Hartwell Lake Project
Hart County, Georgia

Scale: NTS

Exhibit "A"

11 April 2013





LOCATION MAP

LEGEND

- PERSONAL, STATE, COUNTY, INTERSTATE
- MONUMENT BOUNDARY LINE
- 660 RECREATION POOL ELEVATION
- PAVED ROAD
- GRAVEL ROAD
- FOREST CANOPY
- UP UNDERGROUND POWER LINE
- P OVERHEAD POWER LINE
- W UNDERGROUND WATER LINE
- RESTROOM (V=Vault or F=Flush)
- INDIVIDUALLY IDENTIFIED
- PORTALET
- CAMPSITES
- PLAYGROUND
- WELL (E=Engine or H=Hand)
- PUMP STATION
- DRINKING FOUNTAIN
- GATE
- AMPHITHEATER

NOTES

TREE COVERAGE IS APPROXIMATELY 40 % PINE AND 60 % HARDWOOD.

EXISTING CAMPSITES 150
PICNIC SITES 60
CARRYING CAPACITY 150 CAMPSITES AND 150 PICNIC SITES

SCALE IN FEET

0 50 100 200 300 400 500

SITE 22 PLATE

HART STATE PARK 4

HART COUNTY GEORGIA

HARTWELL LAKE GEORGIA - SOUTH CAROLINA

1981 - MASTER PLAN UPDATE

U.S. ARMY ENGINEER DISTRICT, SAVANNAH
CORPS OF ENGINEERS, SAVANNAH, GEORGIA

HART STATE PARK-GA
Site #22

I. General Description

A. Hart State Park consists of 147 acres.

B. Located 1 mile northeast of Hartwell, access is via Highway 29.

II. Site Analysis

The camping sites have suffered severe erosion caused by soil compaction and close placement of the sites. Roads in the campground are graveled. The site has moderate to gentle slopes. Future development will focus on relocating the picnic shelter area and expanding the camping area. This will result in the separation of day use and overnight facilities.

III. Existing Facilities

A. The site presently offers camping, picnicking, and boat-launching facilities.

B. The following facilities exist at this site:

100 camping units
60 picnic tables
3 picnic shelters with tables
2 concrete boat-launching ramps
1 comfort station
1 rest station
1 beach bathhouse
1 restroom facility at Visitor Center
1 playground area
1 pioneer camping area
1 beach swimming area
3 drinking fountains
1 dump station
1 Visitor Center/ Information Building

IV. Design Intent

This area is being properly used.

V. Proposed Facilities

None.

APPENDIX I:

AGENCY CONSULTATION

PENDING

APPENDIX J:

PUBLIC COMMENTS/PUBLIC PARTICIPATION

PENDING