



**ENVIRONMENTAL REVIEW
DOGWOOD TERRACE
2053 OLD SAVANNAH ROAD
AUGUSTA, RICHMOND COUNTY, GEORGIA 30901**

**D3G PROJECT NUMBER:
2022-000448**

**REPORT ISSUE DATE:
JANUARY 31, 2023**

**INSPECTION DATE:
JANUARY 12, 2023**

**PREPARED FOR:
HOUSING AUTHORITY OF THE CITY OF AUGUSTA
1435 WALTON WAY
AUGUSTA, GEORGIA 30901**

Paul Bazen
Site Assessor

A blue ink signature of Paul Bazen, written in a cursive style.

Signature

Samantha Holcombe
Environmental Technician

A blue ink signature of Samantha Holcombe, written in a cursive style.

Signature

John Exley
Environmental Professional

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Signature

Robert Hazelton
Principal

A blue ink signature of Robert Hazelton, written in a cursive style.

Signature

EXECUTIVE PROPERTY DESCRIPTION

- Property: Dogwood Terrace
2053 Old Savannah Road
Augusta, Richmond County, Georgia 30901
- Site Description: The subject property consists of sixty-eight (68) one-story multi-family apartment structures and two-story multi-family townhouse structures, one (1) single-story storage structure, one (1) Boy's and Girl's Club structure, one (1) gymnasium structure, one (1) single-story maintenance structure, and one (1) single-story office structure. The residential dwellings, the storage structure, and the maintenance structure were constructed 1959, the Boy's and Girl's Club and gymnasium structures were constructed in 1999, and the office structure was constructed in 1992. The subject property structures contain a total of 270 residential dwelling units and are situated on approximately 27.07 acres of land. Located within the office structure are offices, storage areas, and communal areas. Exterior property improvements include a playground, landscaped regions, and asphalt parking areas. The subject property is serviced by electricity, natural gas, and municipally supplied water and sewer. The Sponsor is submitting this project under the HUD SAC Program, consisting of the demolition/disposition of the existing residential structures.



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1.0 Compliance with Related Federal Laws and Authorities

The following table summarizes the results of Dominion Due Diligence Group's (D3G's) Environmental Review of the Dogwood Terrace located at 2053 Old Savannah Road in Augusta, Richmond County, Georgia (subject property). The U.S. Housing and Urban Development (HUD) Environmental Review Record Related Federal Laws and Authorities Worksheets are located in the corresponding appendix listed below.

STATUTE/ EXECUTIVE ORDER/ REGULATION	APPENDIX REFERENCE	ACCEPTABLE	COMPLIANCE STEPS/MITIGATION
AIRPORT HAZARDS	C	YES	
COASTAL BARRIER RESOURCES	D	YES	
FLOOD INSURANCE	E	YES	
AIR QUALITY	F	YES	
COASTAL ZONE MANAGEMENT	G	YES	
SITE CONTAMINATION	H		(1)
ENDANGERED SPECIES	I	YES	
EXPLOSIVE AND FLAMMABLE HAZARDS	J	YES	
FARMLANDS PROTECTION	K	YES	
FLOODPLAIN MANAGEMENT	L		(2)
HISTORIC PRESERVATION	M		(3)
NOISE ABATEMENT AND CONTROL	N	YES	
SOLE SOURCE AQUIFERS	O	YES	
WETLANDS PROTECTION	P	YES	
WILD AND SCENIC RIVERS	Q	YES	
ENVIRONMENTAL JUSTICE	R		(4)
ENVIRONMENTAL ASSESSMENT FACTORS	S		(5)

The following Related Federal Laws and Authorities were identified in connection with the subject property that require further compliance documentation:

(1) D3G recommends following the recommendations laid out within the Limited Phase II ESA produced by D3G dated August 16, 2022.

A final inspection by an accredited asbestos inspector must be conducted at the apartment units following vacancy and prior to any demolition activities. The inspection will require destructive testing and additional sampling of suspect ACMs and roofing materials will be conducted at that time. In addition, the leased office space adjoining the maintenance shop, the Boys and Girls Club, and the gymnasium require inspection prior to demolition activities. Any suspect ACMs which are encountered during demolition activities which have not been previously sampled should be sampled by an appropriately accredited asbestos inspector prior to impaction and treated accordingly or treated as ACMs. If ACMs are identified, they are required to be removed by a licensed asbestos abatement contractor in accordance with applicable regulations.

(2) Per an ALTA/NSPS Land Title Survey prepared by August Land Surveying, LLC, dated September 22, 2022, parking areas and an access road are located within the 100-year flood zone. Whenever HUD financial assistance is proposed for a project with existing man-made improvements located within a floodplain, compliance with Executive Order 11988, "Floodplain Management", is required, as well as implementing procedures contained in 24 CFR Part 55, via completion of a HUD-approved 5-Step Process. However, the proposed transaction involves the demolition/disposition of the property, removing improvements from the 100-year flood zone. Requirement of the 5-Step Process shall be at HUD's discretion.

(3) D3G recommends that the Advisory Council on Historic Preservation (ACHP) be notified and the applicant work with the SHPO to resolve the adverse effects via drafting of a Memorandum



of Agreement (MOA). In addition, consultation with the Tribal Historic Preservation Officers (THPOs) of any area tribes must be conducted by the Responsible Entity (RE). D3G has prepared letters for The City of Augusta, as the RE, to use in consulting with the THPOs.

(4) The project is not currently in compliance with HUD's Environmental Justice requirements. However, the demolition of the current subject property structures will effectively mitigate the vapor concerns at the subject property. Therefore, D3G recommends following through with the SAC application to have the structures demolished. Any future new construction at the property will need to follow the recommendations laid out within the Limited Phase II ESA, provided under separate cover. Upon completion of the mitigation measures outlined within the Limited Phase II ESA, there will be no adverse impacts that would impact residents at the subject property and/or surrounding area.

(5) Considering the age and condition of the facility, the need for demolition is apparent. Upon SAC approval, climate-related impacts to the existing infrastructure will be effectively mitigated. Depending on the future use and/or development of the subject property, climate impacts should be discussed with measures implemented as necessary to mitigate the foreseeable risk associated with the identified climate-related hazards (extreme temperatures/heat wave and severe winter weather, ice storm, strong wind, tornado, and riverine flooding).



2.0 Environmental Assessment Factors

The table below summarizes the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area [Ref. 40 CFR 1508.8 and 1508.27]. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. The following impact codes were utilized to make the determination of impact for each factor:

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact - May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

LAND DEVELOPMENT		
ENVIRONMENTAL ASSESSMENT FACTOR	IMPACT CODE	IMPACT EVALUATION
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The subject property currently consists of sixty-eight (68) one-story multi-family apartment structures and two-story multi-family townhouse structures, one (1) single-story storage structure, one (1) Boy's and Girl's Club structure, one (1) gymnasium structure, one (1) single-story maintenance structure, and one (1) single-story office structure. The Sponsor is submitting this project under the HUD SAC Program, consisting of the demolition of the existing residential structures and new construction. According to the City of Augusta zoning maps accessed at http://gismap.augustaga.gov/augustajs/ , the subject property is currently zoned R-3A (Multi-family) and the proposed demolition is in compliance with local zoning ordinances.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	Based on visual observations, there is no evidence of soil problems or unstable conditions on the subject property. According to the USGS Topographic Quadrangles: Augusta East, Georgia 2020 and Augusta West, Georgia 2020, the topography of the site slopes to the north-northeast, west, and south. On-site drainage at the subject property is suspected to consist of flow along the asphalt parking areas to strategically located storm drains and surface percolation in the unpaved areas.
Hazards and Nuisances including Site Safety and Noise	2	During the site inspection performed by D3G on January 12, 2023, natural gas pipeline markers were observed adjacent to the south of the subject property. However, based on the distance from the pipeline to the subject property, no research or mitigation is warranted. No additional "nuisances" or "hazards" were observed at the subject property or surrounding properties during the site inspection. The proposed demolition activities will not result in any significant noise generation levels within the neighborhood, nor will it result in the neighborhood being exposed to noise levels in excess of General Plan policies. Construction phase noise will be mitigated by standard procedures.



SOCIOECONOMIC		
ENVIRONMENTAL ASSESSMENT FACTOR	IMPACT CODE	IMPACT EVALUATION
Employment and Income Patterns	2	According to U.S. Census Bureau American Community Survey (ACS) 2015-2019 data obtained from the EPA NEPAassist accessed at http://nepassisttool.epa.gov/nepassist/entry.aspx , approximately 41% of population were listed as employed, the per capita income was \$11,617, and 43.4% of the population in the area was above the poverty level. Based on the fact that the proposed subject property demolition will provide employment opportunities in the community, no impact is anticipated.
Demographic Character Changes, Displacement	2	The site is located in a residentially and commercially developed area. The proposed demolition and development of the site is compatible with the surrounding neighborhood, no demographic character changes or displacement are anticipated with the proposed project. It should be noted that the proposed redevelopment is not included within the scope of this assessment.
Environmental Justice EA Factor	3	<p>According to the NEPAassist website accessed at https://nepassisttool.epa.gov/nepassist/nepamap.aspx, the subject property is located in a low-income and predominantly minority area within the City of Augusta, as 56.6% of the population in the area surrounding the subject property is below the poverty level, and the percent minority for the subject property and its surrounding area is 93%.</p> <p>As outlined within the Contamination and Toxic Substances evaluation, D3G concludes that the identified elevated concentrations of Select VOC constituent (1,3-Butadiene) identified within the soil gas sample (SG-2) above the USEPA Resident Target Sub-slab and Near-source Soil Gas Vapor Intrusion Screening Levels (VISLs) (TCR-1E-05/THQ=1.0) pose a threat to the environment and the health of the existing/future tenants, potentially representing a potential Vapor Intrusion Condition (VIC) within the soil gas to indoor air pathway, and representing a potential unacceptable risk (currently) under HUD's toxics policy at 50.3(i) in regard to unrestricted residential use criteria within the Areas of Concern (AOCs) investigated during this Limited Phase II ESA investigation. D3G recommends following the recommendations laid out within the Limited Phase II ESA produced by D3G dated August 16, 2022.</p>
COMMUNITY FACILITIES AND SERVICES		
ENVIRONMENTAL ASSESSMENT FACTOR	IMPACT CODE	IMPACT EVALUATION
Educational and Cultural Facilities	2	Based on research of the subject property and surrounding area, there are sufficient educational and cultural facilities located in the vicinity, of which no impacts are anticipated from the proposed demolition.
Commercial Facilities	2	Based on research of the subject property and surrounding area, there are sufficient commercial facilities located in the vicinity, of which no impacts are anticipated from the proposed demolition.
Health Care and Social Services	2	Based on research of the subject property and surrounding area, there are sufficient health care and social service facilities located in the vicinity, of which no impacts are anticipated from the proposed demolition.



ENVIRONMENTAL ASSESSMENT FACTOR	IMPACT CODE	IMPACT EVALUATION
Solid Waste Disposal / Recycling	2	Based on research of the subject property and surrounding area, there are sufficient solid waste/recycling facilities located in the vicinity, of which no impacts are anticipated from the proposed demolition.
Waste Water / Sanitary Sewers	2	Based on research of the subject property and surrounding area, there are sufficient waste water/sanitary sewer services available, of which no impacts are anticipated from the proposed demolition.
Water Supply	2	Based on research of the subject property and surrounding area, there are sufficient water services available, of which no impacts are anticipated from the proposed demolition.
Public Safety - Police, Fire and Emergency Medical	2	Based on research of the subject property and surrounding area, there are sufficient police, fire, and emergency medical services located in the vicinity, of which no impacts are anticipated from the proposed demolition.
Parks, Open Space and Recreation	2	Based on research of the subject property and surrounding area, there are sufficient parks and recreation facilities located in the vicinity, of which no impacts are anticipated from the proposed demolition.
Transportation and Accessibility	2	Based on research of the subject property and surrounding area, reasonable accessibility to vicinity public transportation facilities is available in the vicinity, of which no impacts are anticipated from the proposed demolition.

NATURAL FEATURES		
ENVIRONMENTAL ASSESSMENT FACTOR	IMPACT CODE	IMPACT EVALUATION
Unique Natural Features, Water Resources	2	Based on research of the subject property and surrounding area, no unique natural features or water resources are located in the vicinity, and no impacts are anticipated from the proposed demolition.
Vegetation, Wildlife	2	D3G obtained an Official Species List for the subject property using the USFWS Information for Planning and Consultation (IPaC) website accessed at https://ecos.fws.gov/ipac/ . According to the Official Species List, four (4) federally-listed species have the potential to be present within the project area (Wood Stork, Gopher Tortoise, Monarch Butterfly, Relict Trillium). Based on an analysis of the habitat requirements of these species and the physical characteristics of the subject property, no suitable habitat is believed to be present for the four (4) identified species, as detailed in the attached Species Conclusion Table. In addition, no critical habitats were identified within the project area.
Other Factors	2	No other factors have been identified.

CLIMATE AND ENERGY		
ENVIRONMENTAL ASSESSMENT FACTOR	IMPACT CODE	IMPACT EVALUATION
Climate Change	3	According to HUD guidelines and Executive Order 14008: Tackling the Climate Crisis at Home and Abroad, proposed HUD-assisted projects should consider the likely impacts of climate change on the project's short- and long-term suitability and resilience, potential future impacts on occupants, and residents' safety, wellbeing, and property. Proposed projects should protect human health and the environment by ensuring they are prepared to withstand the impacts of climate change. Projects must also



ENVIRONMENTAL ASSESSMENT FACTOR	IMPACT CODE	IMPACT EVALUATION
		<p>consider their contributions to climate change via building materials and energy use.</p> <p>In accordance with HUD's Office of Multifamily Housing Production Administrative Memorandum dated August 26, 2022, Guidance on Considering Climate Change in Environmental Assessment Factors, D3G analyzed the current hazard risks at the subject property utilizing FEMA's National Risk Index (NRI), identifying which hazards are relatively high or very high for the property's census tract. D3G additionally evaluated the future climate risk over the term of the mortgage, including evaluating the top climate-related concerns within The Climate Explorer and all major, severe, or extreme factors identified with Risk Factor. Although HUD's Administrative Memorandum is respective to Multifamily Housing programs, it remains an effective resource for evaluating current and future climate-related risks. The following hazards/risks have been identified:</p> <ul style="list-style-type: none"> -<input type="checkbox"/>Extreme Temperatures (Heat Wave and Severe Winter Weather) -<input type="checkbox"/>Ice Storm -<input type="checkbox"/>Strong Wind -<input type="checkbox"/>Tornado -<input type="checkbox"/>Riverine Flooding: Narrative and associated compliance measures to address riverine flooding are contained within the Floodplain Management portion of the Environmental Assessment (EA). <p>In the event that the proposed demolition is not approved, there are several additional resources to help facilitate further evaluation, discussion, and sufficient mitigation development, as necessary for the existing infrastructure. The the Georgia Environmental Management Agency has prepared their Georgia Hazard Mitigation Strategy (https://gema.georgia.gov/document/publication/2019-georgia-hazard-mitigation-strategypdf/download) and Richmond County has assisted in the development of the Augusta-Richmond County Hazard Mitigation Plan (https://www.augustaga.gov/2263/EMA-Response-Plans) to help facilitate further evaluation, discussion, and sufficient mitigation development for climate-related concerns with the State of Georgia and Richmond County. Please note that the current Augusta-Richmond County Hazard Mitigation Plan was just adopted on October 5, 2022, and expires on October 4, 2027, which is not yet available online. A request can be submitted to the Augusta Emergency Management Agency (706-821-1155). In addition, HUD has developed their Community Resilience Toolkit (https://www.hudexchange.info/resource/5981/community-resilience-toolkit/).</p> <p>Considering the age and condition of the facility, the need for demolition is apparent. Upon SAC approval, climate-related impacts to the existing infrastructure will be effectively mitigated. Depending on the future use and/or development of the subject property, climate impacts should be discussed with measures</p>



ENVIRONMENTAL ASSESSMENT FACTOR	IMPACT CODE	IMPACT EVALUATION
		implemented as necessary to mitigate the foreseeable risk associated with the identified climate-related hazards (extreme temperatures/heat wave and severe winter weather, ice storm, strong wind, tornado, and riverine flooding).
Energy Efficiency	2	Based on the fact that the proposed demolition will reduce energy consumption, the proposed project would not have unusual energy needs and is not expected to have a negative impact on energy consumption.



3.0 Reference Materials

- EPA Green Book — Current Nonattainment Counties for All Criteria Pollutants: <http://www3.epa.gov/airquality/greenbk/ancl.html>
- CBRA information: <http://www.fws.gov/CBRA/Maps/index.html>
- National Oceanic and Atmospheric Administration - Ocean and Coastal Resource Management accessed at <https://coast.noaa.gov/czm/mystate/>
- U.S. Fish and Wildlife Service (USFWS) Information, Planning, and Conservation (IPaC) System, accessed at <http://ecos.fws.gov/ipac/>
- U.S. Census Bureau TIGERweb Geography Division website accessed at <http://tigerweb.geo.census.gov/tigerweb/>
- Web Soil Survey accessed at <http://websoilsurvey.nrcs.usda.gov/app/>
- FEMA Flood Insurance Rate Map (FIRM) #1324C-0130H, dated November 15, 2019
- National Flood Insurance Program (NFIP) Community Status Book accessed at <https://www.fema.gov/flood-insurance/work-with-nfip/community-status-book>
- Federal Aviation Administration website accessed at <https://oeaaa.faa.gov/oeaaa/external/searchAction.jsp?action=showCircleSearchAirportsForm>
- Environmental Data Resources Inc. (EDR) Report, dated March 8, 2022
- U.S. EPA NEPAassist access at <http://nepassisttool.epa.gov/nepassist/entry.aspx>
- Below provides basic descriptions for the data included in the mapping layers available through NEPAassist that were utilized in this Phase I ESA
- The Airport Polygons layer includes airport boundaries and airport runways within the United States. Source: National Transportation Atlas Database
- Demographic Information is obtained from the Census Bureau data from the current Census Summary File 3 (SF3) estimates, the current Census Summary File 1 (SF1) 100% count data, and the annual American Community Survey (ACS) estimates using the 2015-2019 ACS 5-Year Summary database. Please note that all variables that show the percent rather than count were derived from count-based Census variables using the standard approach of count divided by total population of the population in question.
- The National Register of Historic Places - National Register layer is downloaded from the NPS National Register of Historic Places KML files. Source: <http://focus.nps.gov/nrhp/Download?path=/natreg/docs/Download.html>
- The Sole Source Aquifer layer includes information on the sole source aquifers (SSA) designated by EPA under section 1424(e) of the Safe Drinking Water Act of 1974. Source:
- USFWS National Wetlands Inventory map accessed at <http://www.fws.gov/wetlands/Data/Mapper.html>
- The Wild and Scenic Rivers layer includes segments of the National Wild and Scenic River System for the United States. Source: <http://www.rivers.gov/mapping-gis.php>
- National Park Service National Rivers Inventory accessed at <http://www.nps.gov/ncrc/programs/rtca/nri/index.html>
- National Pipeline Mapping System (NPMS) Public Viewer accessed at <https://pvnpm.phmsa.dot.gov/PublicViewer/>
- Oil and Gas Threat Map accessed at <https://oilandgasthreatmap.com/threat-map/georgia/>



Appendix A:

Site Maps

Tax Card



Augusta
GEORGIA



Department of Information Technology
Geospatial Information Solutions (GIS) Division
535 Telfair St Bldg 2000 | Augusta, GA 30901
www.augustaga.gov/gis | gis@augustaga.gov

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Map Scale **Print Date**
1 inch = 400 feet Mar 8, 2022

Appendix A
Tax Map



Dogwood Terrace
2053 Old Savannah Road
Augusta, Georgia

Parcel #0724119000

**DOMINION
DUE DILIGENCE
GROUP**

Summary

Parcel Number 0724119000
Location 2051 BOLT DR
Address
Legal (Note: (Note: Not to be used on legal documents.))
Description
Class E1 - Exempt - Public Property
 (Note: (Note: This is for tax purposes only. Not to be used for zoning.))
Tax District 02
Millage Rate 30.153
Acres 26.88
Neighborhood C42070 - C42070 FIFTEENTH ST_MLK
Homestead Code No -
Topography ROLLING



[View Map](#)

Owner

Primary Owner
[A-RC HOUSING AUTHORITY](#)
 PO BOX 3246
 AUGUSTA, GA 30914

Land

Description	Calculation Method	Square Footage	Frontage	Depth
C070 -CAP2 -AC	ACREAGE	1170893	0	0

Commercial Improvement Information

Description OFFICE
Actual Year Built 1999
Effective Year Built 1999
Square Feet 4154

Description CLUBHOUSE/LODGE
Actual Year Built 1966
Effective Year Built 1966
Square Feet 2940

Description APARTMENTS
Actual Year Built 1966
Effective Year Built 1966
Square Feet 2877

Description APARTMENTS
Actual Year Built 1966
Effective Year Built 1966
Square Feet 43320

Description APARTMENTS
Actual Year Built 1966
Effective Year Built 1966
Square Feet 5340

Description APARTMENTS
Actual Year Built 1966
Effective Year Built 1966
Square Feet 14070

Description APARTMENTS
Actual Year Built 1966

Effective Year Built 1966
Square Feet 143880

Description APARTMENTS
Actual Year Built 1966
Effective Year Built 1966
Square Feet 97200

Description GYMNASIUM
Actual Year Built 1999
Effective Year Built 1999
Square Feet 18942

Accessory Information

Card 1

Description	Year Built	Units	Area	Value
ASPHALT 50001-75000	1966	1	156,400	\$89,148

Card 9

Description	Year Built	Units	Area	Value
Attached Canopy/Metal	1999	1	310	\$6,120
Open Brick Porch	1999	1	336	\$5,050

Sales

Sale Date	Deed Book/Page	Plat Book/Page	Sale Price	Reason	Grantor	Grantee
8/17/2016	1544 1773		\$0	QUIT CLAIM DEED	EASON KENNETH DERRIL	EASON KENNETH DERRIL
11/30/1992	A1 2414		\$0	NON-MARKET	AUG HOUSING AUTHORITY	HOUSING AUTH OF AUGUSTA
	24-O 289		\$0	NON-MARKET	LOT 27-H AKA LOT 32 ONLY	
	24-J 406		\$0	NON-MARKET	LOT 31-B AKA LOT 44 ONLY	
	24-J 325		\$0	NON-MARKET		
	24-H 497		\$0	NON-MARKET		
	24-H 492		\$0	NON-MARKET		
	15-X 284		\$0	NON-MARKET	LOT 27-H AKA LOT 32 ONLY	
	13-X 301		\$0	NON-MARKET	LOT 27-H AKA LOT 32 ONLY	
	13-T 89		\$0	NON-MARKET	LOT 27-H AKA LOT 32 ONLY	
	12-S 98		\$0	NON-MARKET	LOT 31-B AKA LOT 44 ONLY	
	12-J 394		\$0	NON-MARKET	LOT 27-H AKA LOT 32 ONLY	
	12-J 34		\$0	NON-MARKET	LOT 27-H AKA LOT 32 ONLY	
	11-P 109		\$0	NON-MARKET	LOT 27-H AKA LOT 32 ONLY	
	11-P 108		\$0	NON-MARKET	LOT 27-H AKA LOT 32 ONLY	

Valuation (Appraised 100%)

Year	Property Class	LUC	Appraised Land	Appraised Building Value	Total Appraised Value
2021	E1	007	\$403,200	\$6,787,069	\$7,190,269

[⊞ Show Historical Appraised Values](#)

Valuation (Assessed 40%)

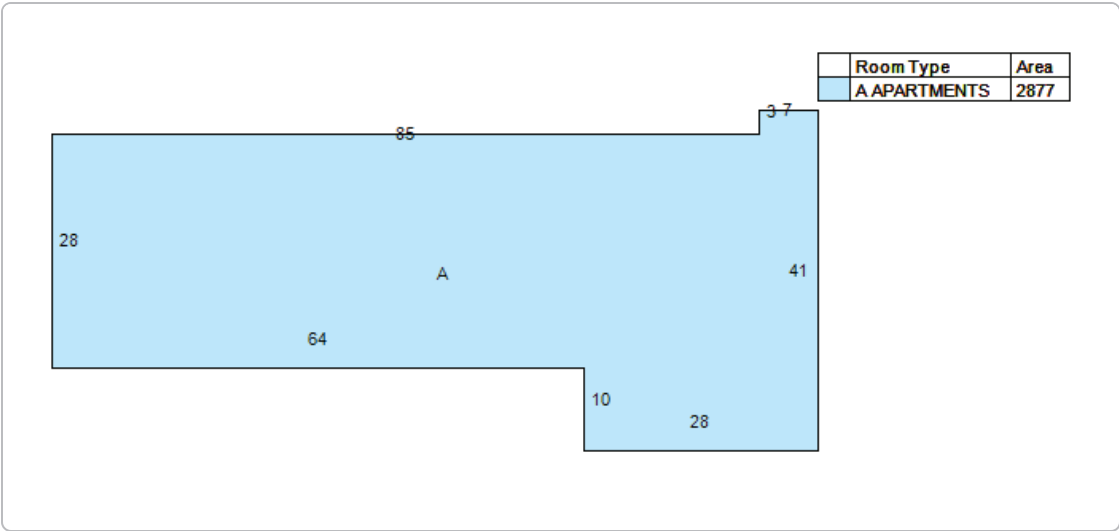
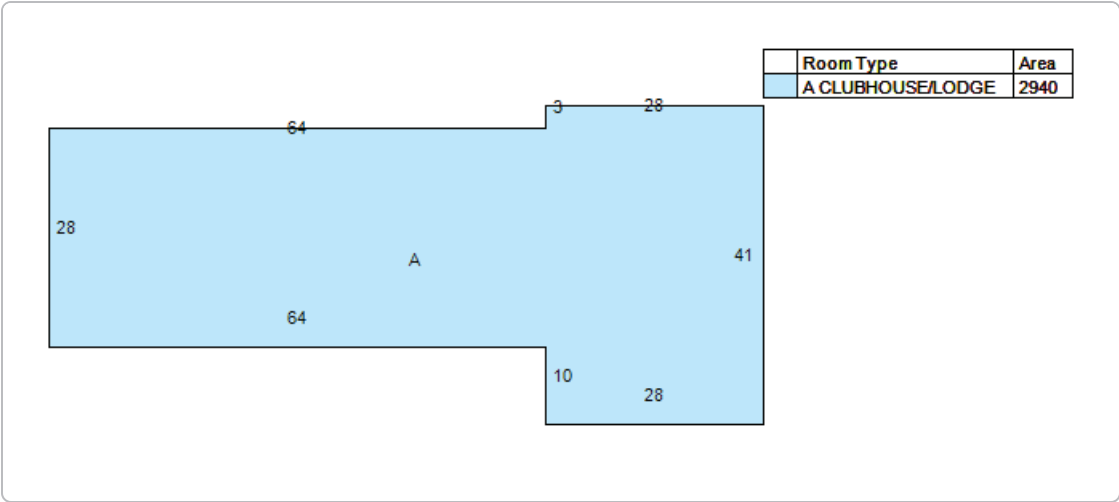
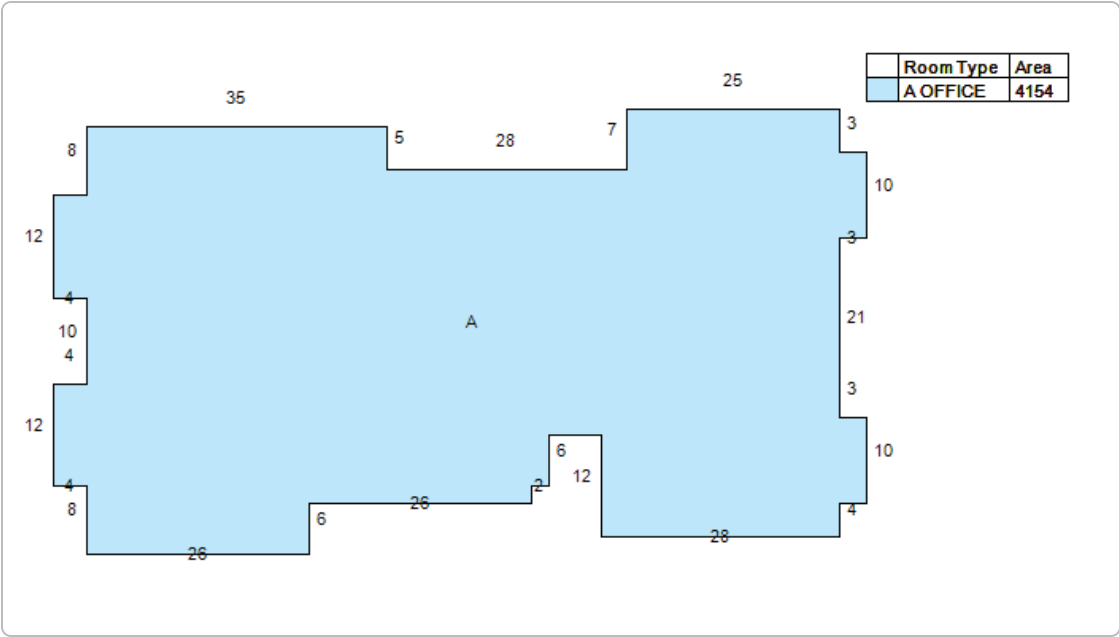
Year	Assessed Land	Assessed Building Value	Total Assessed Value
2021	\$161,280	\$2,714,828	\$0

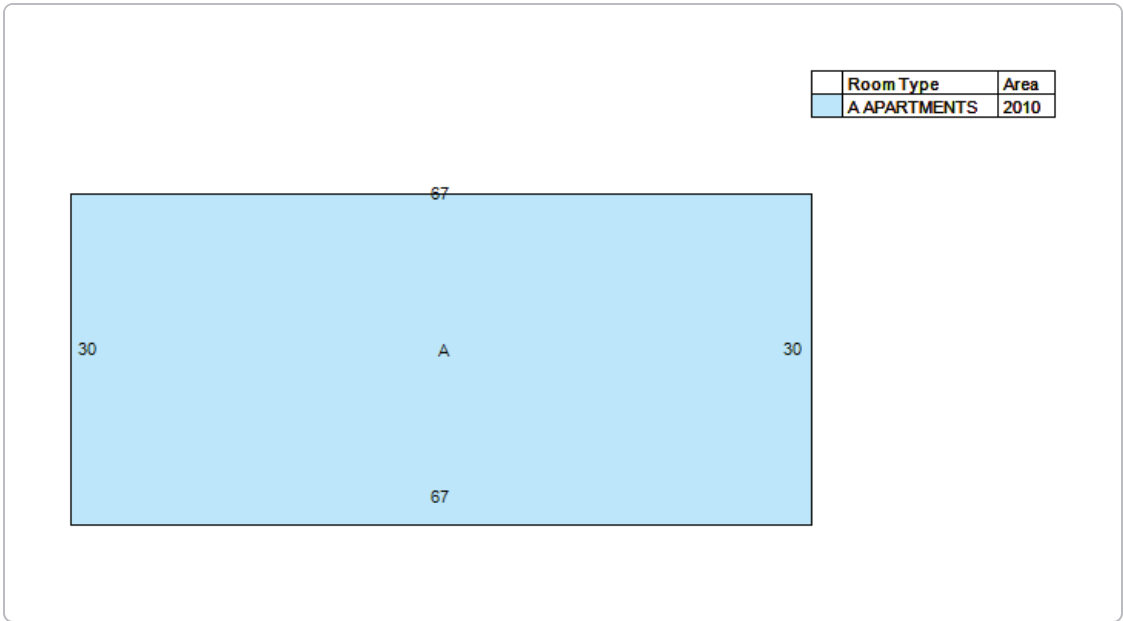
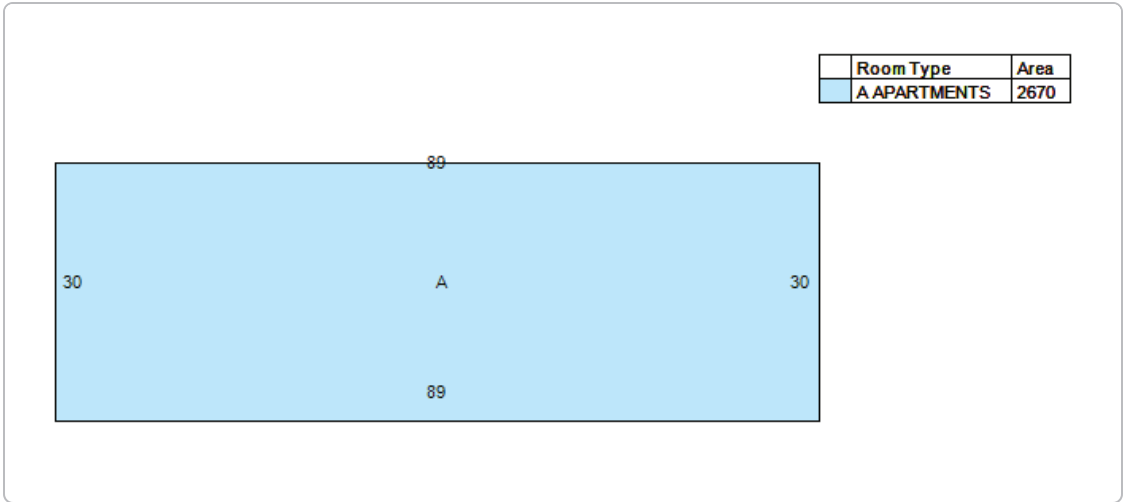
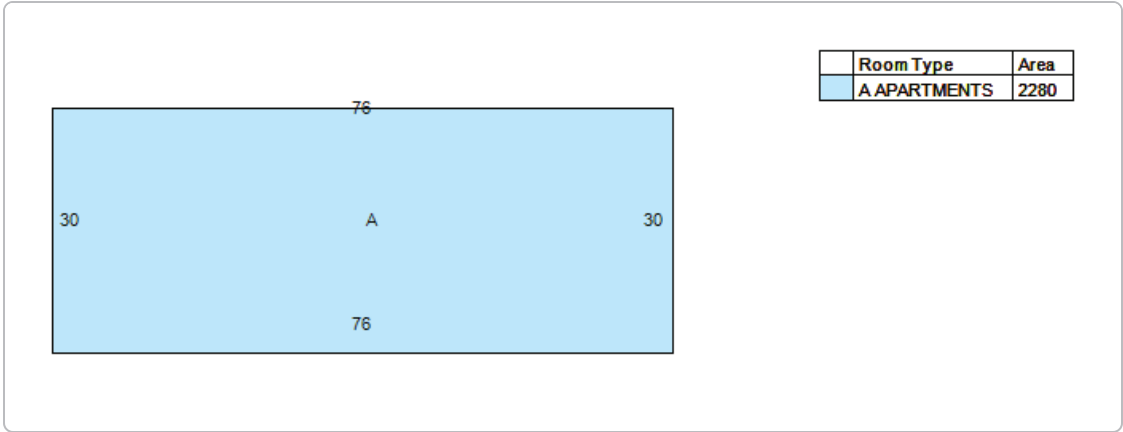
[⊞ Show Historical Assessed Values](#)

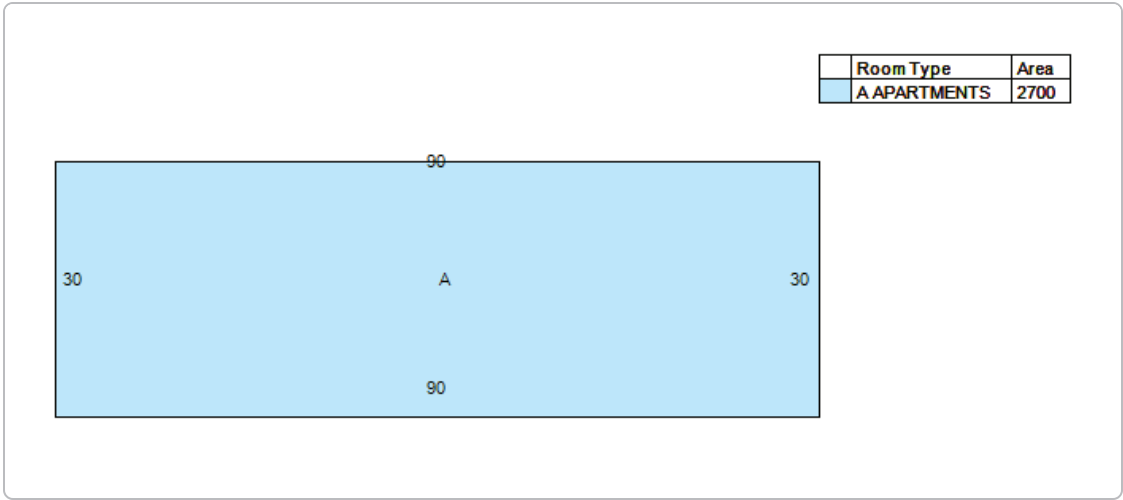
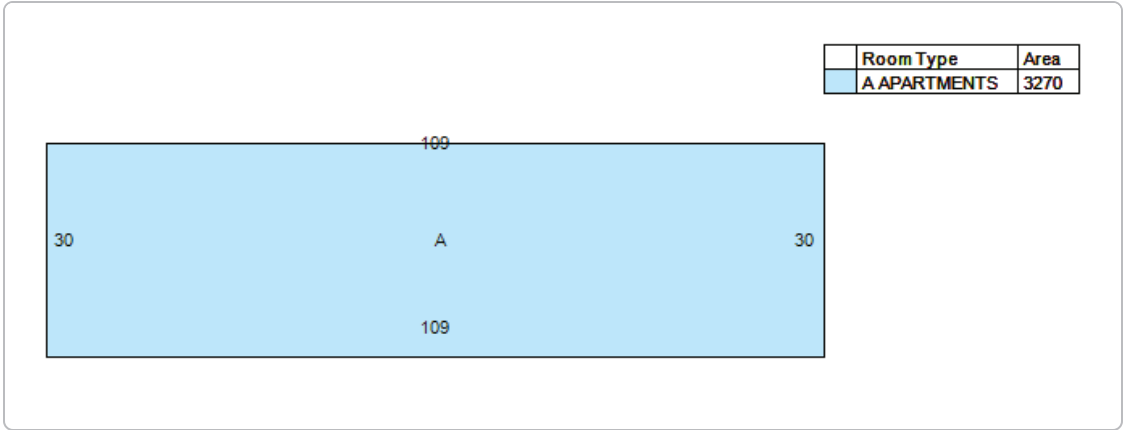
Photos

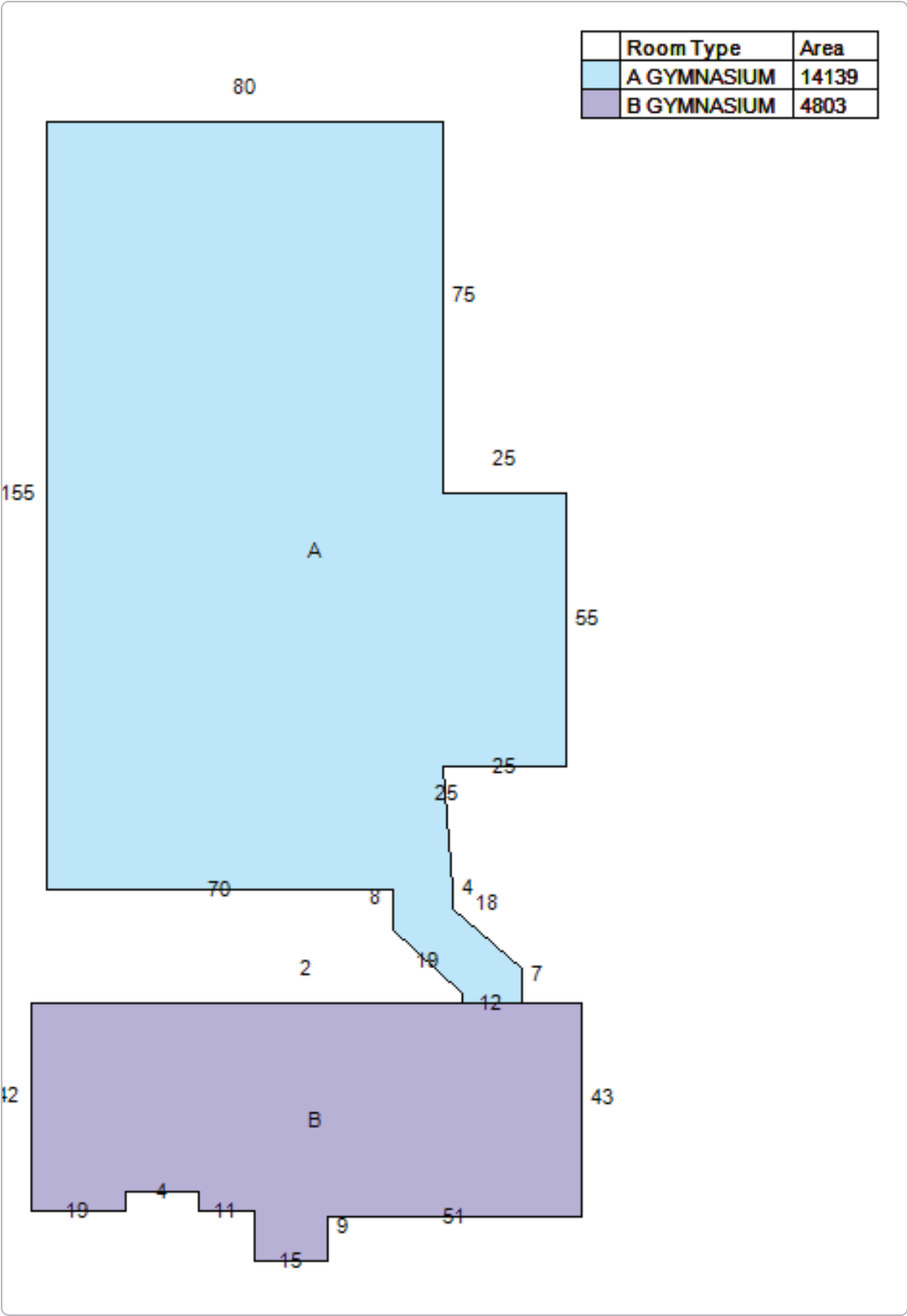


Sketches









No data available for the following modules: Summary - Personal Property, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes, Appraised Values - Personal Property, Assessment Notices 2021.

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Appendix A
Site
Topographic
Map



Dogwood Terrace
2053 Old Savannah Road
Augusta, Georgia

*Topographic Quadrangle: Augusta East,
Georgia 2020*

**DOMINION
DUE DILIGENCE
GROUP**



Appendix A
Site
Topographic
Map



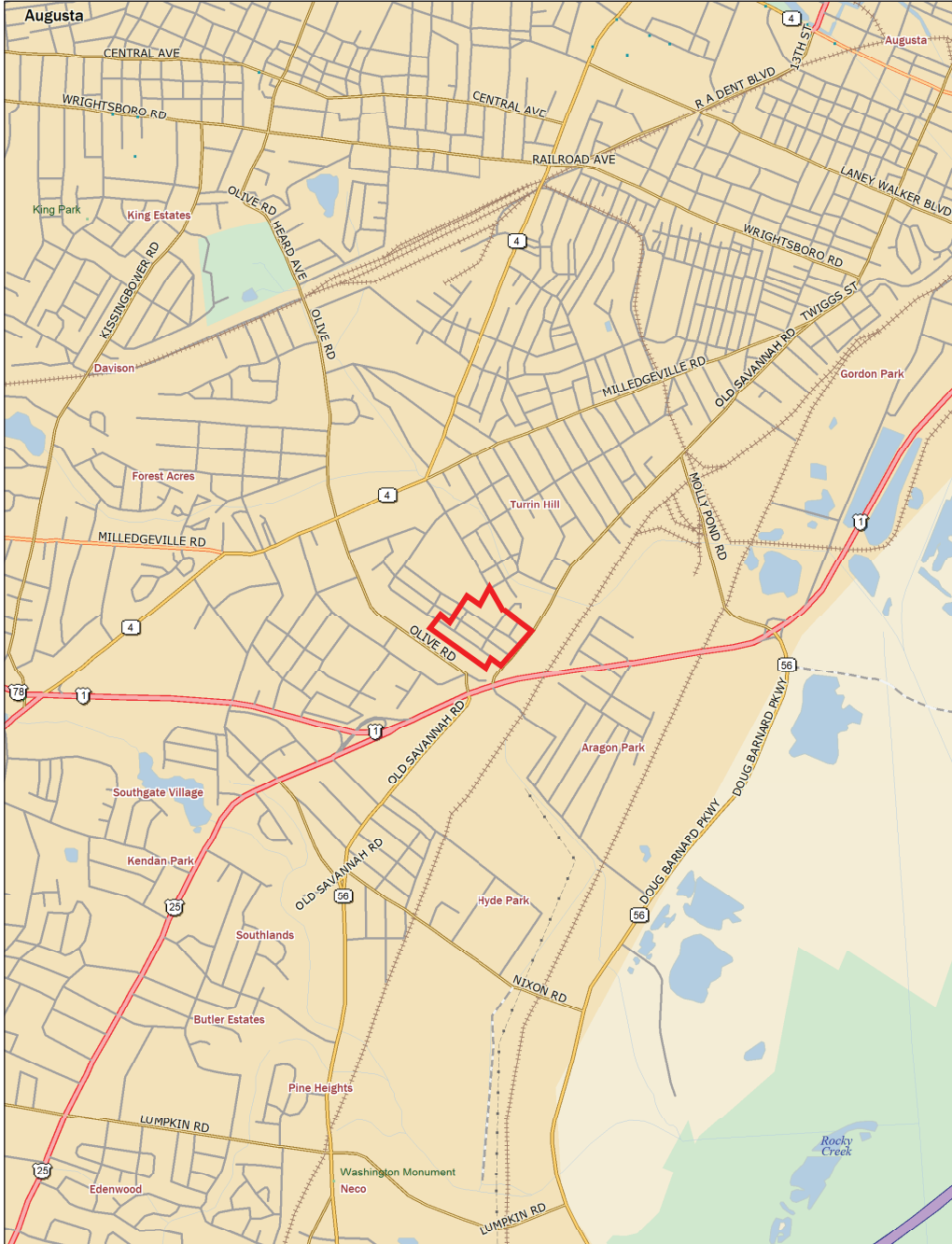
Dogwood Terrace
2053 Old Savannah Road
Augusta, Georgia

*Topographic Quadrangle: Augusta West,
Georgia 2020*

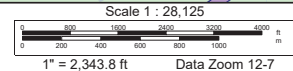
**DOMINION
DUE DILIGENCE
GROUP**



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Appendix A
Site Locator
Map



Dogwood Terrace
2053 Old Savannah Road
Augusta, Georgia

**DOMINION
DUE DILIGENCE
GROUP**



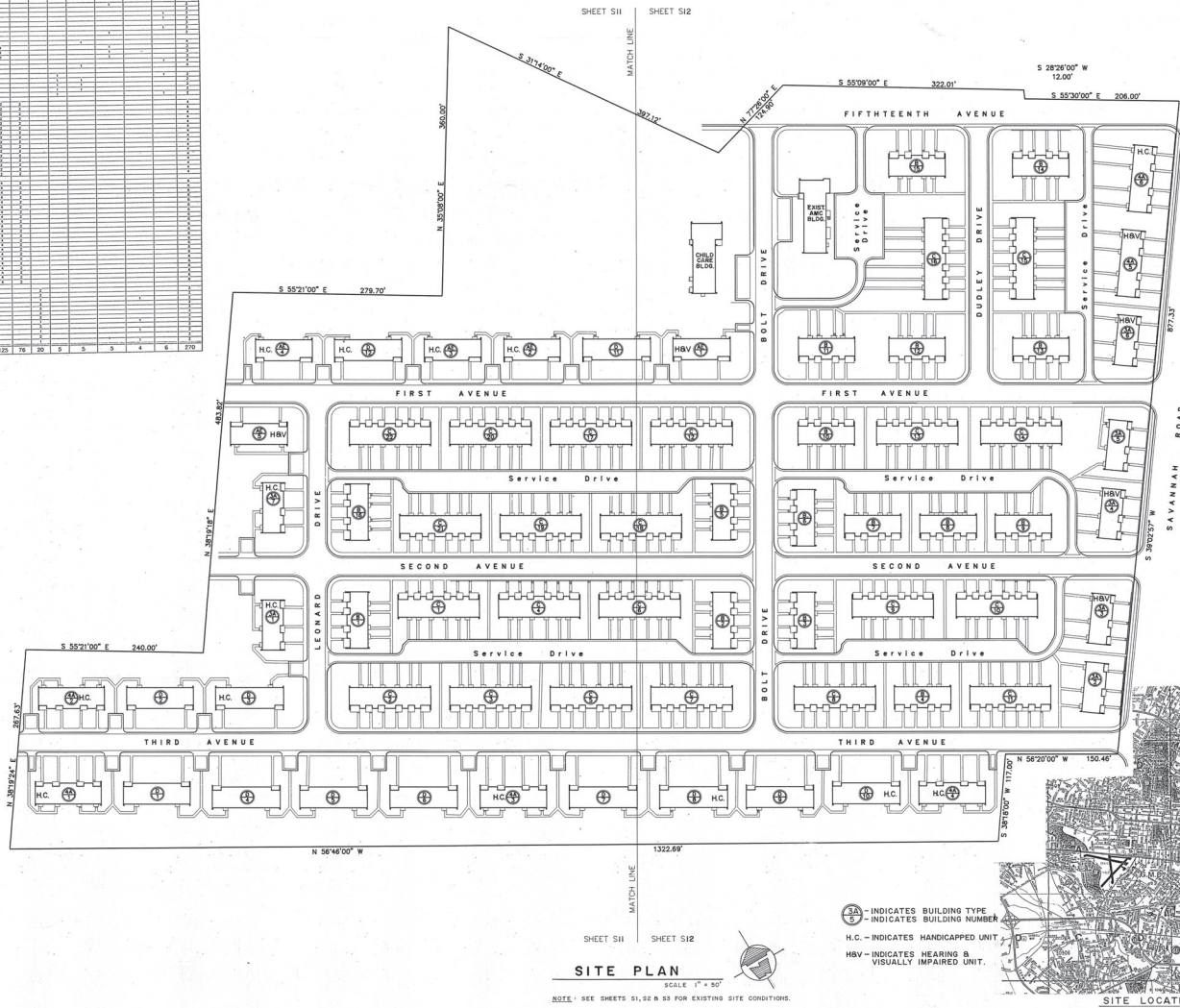
Appendix A
Site Plan



Dogwood Terrace
2053 Old Savannah Road
Augusta, Georgia

**DOMINION
DUE DILIGENCE
GROUP**

TABULATION OF BUILDING UNITS											
UNIT NO.	TYPE	AREA	PERMITS	PERMITS	PERMITS	PERMITS	PERMITS	PERMITS	PERMITS	PERMITS	PERMITS
101	HC	124	125	126	127	128	129	130	131	132	133
102	HC	134	135	136	137	138	139	140	141	142	143
103	HC	144	145	146	147	148	149	150	151	152	153
104	HC	154	155	156	157	158	159	160	161	162	163
105	HC	164	165	166	167	168	169	170	171	172	173
106	HC	174	175	176	177	178	179	180	181	182	183
107	HC	184	185	186	187	188	189	190	191	192	193
108	HC	194	195	196	197	198	199	200	201	202	203
109	HC	204	205	206	207	208	209	210	211	212	213
110	HC	214	215	216	217	218	219	220	221	222	223
111	HC	224	225	226	227	228	229	230	231	232	233
112	HC	234	235	236	237	238	239	240	241	242	243
113	HC	244	245	246	247	248	249	250	251	252	253
114	HC	254	255	256	257	258	259	260	261	262	263
115	HC	264	265	266	267	268	269	270	271	272	273
116	HC	274	275	276	277	278	279	280	281	282	283
117	HC	284	285	286	287	288	289	290	291	292	293
118	HC	294	295	296	297	298	299	300	301	302	303
119	HC	304	305	306	307	308	309	310	311	312	313
120	HC	314	315	316	317	318	319	320	321	322	323
121	HC	324	325	326	327	328	329	330	331	332	333
122	HC	334	335	336	337	338	339	340	341	342	343
123	HC	344	345	346	347	348	349	350	351	352	353
124	HC	354	355	356	357	358	359	360	361	362	363
125	HC	364	365	366	367	368	369	370	371	372	373
126	HC	374	375	376	377	378	379	380	381	382	383
127	HC	384	385	386	387	388	389	390	391	392	393
128	HC	394	395	396	397	398	399	400	401	402	403
129	HC	404	405	406	407	408	409	410	411	412	413
130	HC	414	415	416	417	418	419	420	421	422	423
131	HC	424	425	426	427	428	429	430	431	432	433
132	HC	434	435	436	437	438	439	440	441	442	443
133	HC	444	445	446	447	448	449	450	451	452	453
134	HC	454	455	456	457	458	459	460	461	462	463
135	HC	464	465	466	467	468	469	470	471	472	473
136	HC	474	475	476	477	478	479	480	481	482	483
137	HC	484	485	486	487	488	489	490	491	492	493
138	HC	494	495	496	497	498	499	500	501	502	503
139	HC	504	505	506	507	508	509	510	511	512	513
140	HC	514	515	516	517	518	519	520	521	522	523
141	HC	524	525	526	527	528	529	530	531	532	533
142	HC	534	535	536	537	538	539	540	541	542	543
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144	HC	554	555	556	557	558	559	560	561	562	563
145	HC	564	565	566	567	568	569	570	571	572	573
146	HC	574	575	576	577	578	579	580	581	582	583
147	HC	584	585	586	587	588	589	590	591	592	593
148	HC	594	595	596	597	598	599	600	601	602	603
149	HC	604	605	606	607	608	609	610	611	612	613
150	HC	614	615	616	617	618	619	620	621	622	623
151	HC	624	625	626	627	628	629	630	631	632	633
152	HC	634	635	636	637	638	639	640	641	642	643
153	HC	644	645	646	647	648	649	650	651	652	653
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155	HC	664	665	666	667	668	669	670	671	672	673
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158	HC	694	695	696	697	698	699	700	701	702	703
159	HC	704	705	706	707	708	709	710	711	712	713
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161	HC	724	725	726	727	728	729	730	731	732	733
162	HC	734	735	736	737	738	739	740	741	742	743
163	HC	744	745	746	747	748	749	750	751	752	753
164	HC	754	755	756	757	758	759	760	761	762	763
165	HC	764	765	766	767	768	769	770	771	772	773
166	HC	774	775	776	777	778	779	780	781	782	783
167	HC	784	785	786	787	788	789	790	791	792	793
168	HC	794	795	796	797	798	799	800	801	802	803
169	HC	804	805	806	807	808	809	810	811	812	813
170	HC	814	815	816	817	818	819	820	821	822	823
171	HC	824	825	826	827	828	829	830	831	832	833
172	HC	834	835	836	837	838	839	840	841	842	843
173	HC	844	845	846	847	848	849	850	851	852	853
174	HC	854	855	856	857	858	859	860	861	862	863
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177	HC	884	885	886	887	888	889	890	891	892	893
178	HC	894	895	896	897	898	899	900	901	902	903
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182	HC	934	935	936	937	938	939	940	941	942	943
183	HC	944	945	946	947	948	949	950	951	952	953
184	HC	954	955	956	957	958	959	960	961	962	963
185	HC	964	965	966	967	968	969	970	971	972	973
186	HC	974	975	976	977	978	979	980	981	982	983
187	HC	984	985	986	987	988	989	990	991	992	993
188	HC	994	995	996	997	998	999	1000	1001	1002	1003



SITE PLAN
 SCALE: 1" = 50'
 NOTE: SEE SHEETS S1, S2 & S3 FOR EXISTING SITE CONDITIONS.

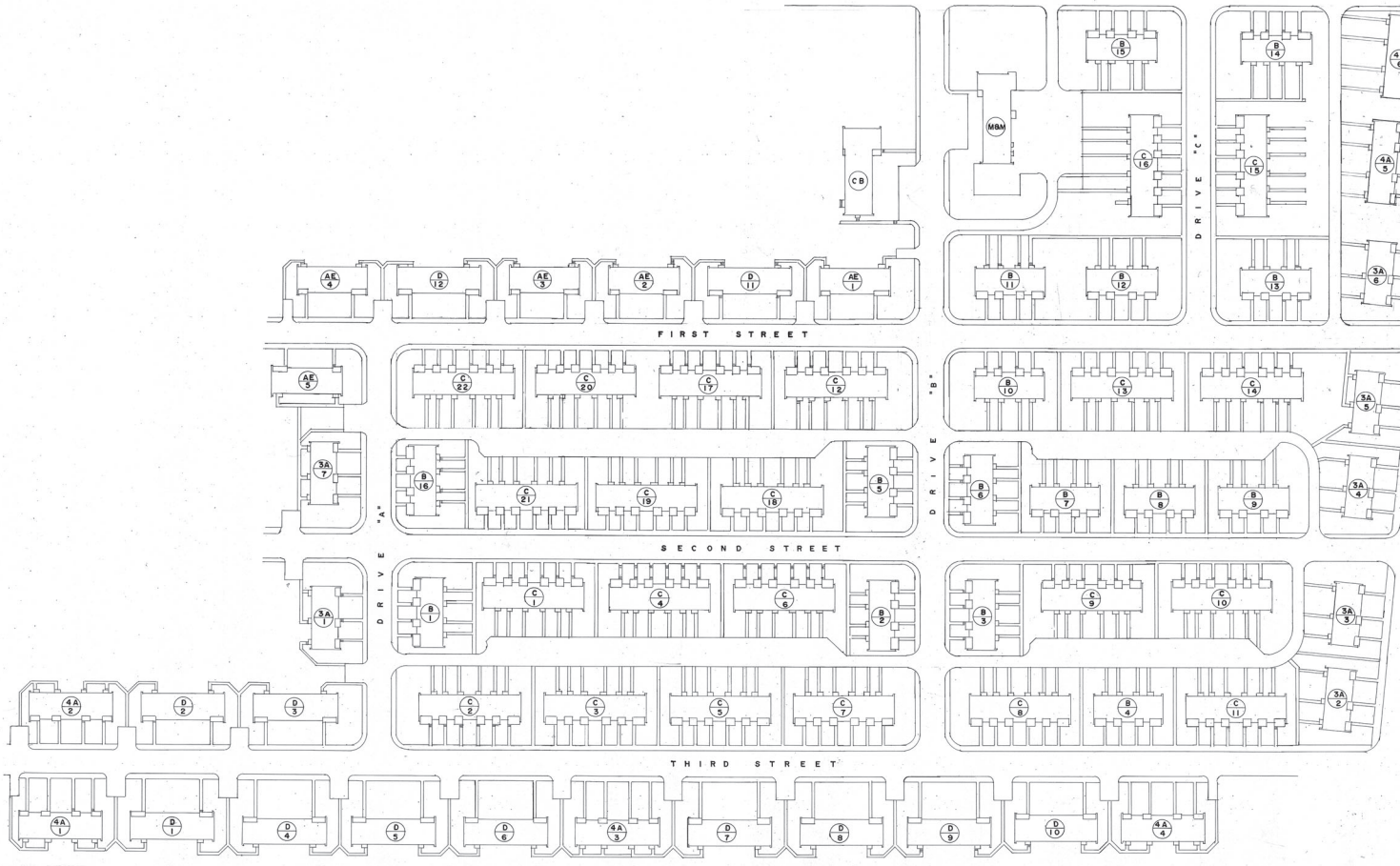


SITE PLAN, SITE LOCATION MAP AND TABULATION OF BUILDING UNITS.

MODERNIZATION OF PROJECT
 GA. 001006 SOUTHSIDE TERRACE
 THE HOUSING AUTHORITY OF
 THE CITY OF AUGUSTA, GEORGIA

AIA-ASID
 HENRY A. CORBIN
 ARCHITECT, INC.
 1000 S. ROUTE 101
 MACON, GEORGIA 31201
 PHONE 478-771-1111
 FAX 478-771-1112
 E-MAIL hcorbin@aia-asid.com

SHEET NO. **AI**



SITE PLAN
SCALE 1" = 40'-0"

MODERNIZATION OF PROJECT
GA 001006 SOUTHSIDE TERRACE
THE HOUSING AUTHORITY OF
THE CITY OF AUGUSTA, GEORGIA

HENRY A. CORBIN
PROJECT ARCHITECT
GEORGE S. RUTHER AIA,
MASSON,
ASSOCIATE
GEORGIA

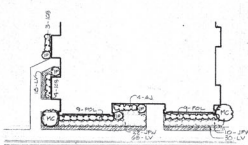
AIA-ASID

SHEET NO.

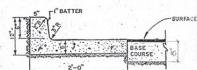
AI

PLANT LIST		
NO.	SYMBOL	COMMON NAME
AJ	4	Juniperus communis
SP	7	Thuja occidentalis
SP	8	Thuja occidentalis
SP	9	Thuja occidentalis
SP	10	Thuja occidentalis
SP	11	Thuja occidentalis
SP	12	Thuja occidentalis
SP	13	Thuja occidentalis
SP	14	Thuja occidentalis
SP	15	Thuja occidentalis
SP	16	Thuja occidentalis
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SP	90	Thuja occidentalis
SP	91	Thuja occidentalis
SP	92	Thuja occidentalis
SP	93	Thuja occidentalis
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SP	95	Thuja occidentalis
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SP	97	Thuja occidentalis
SP	98	Thuja occidentalis
SP	99	Thuja occidentalis
SP	100	Thuja occidentalis

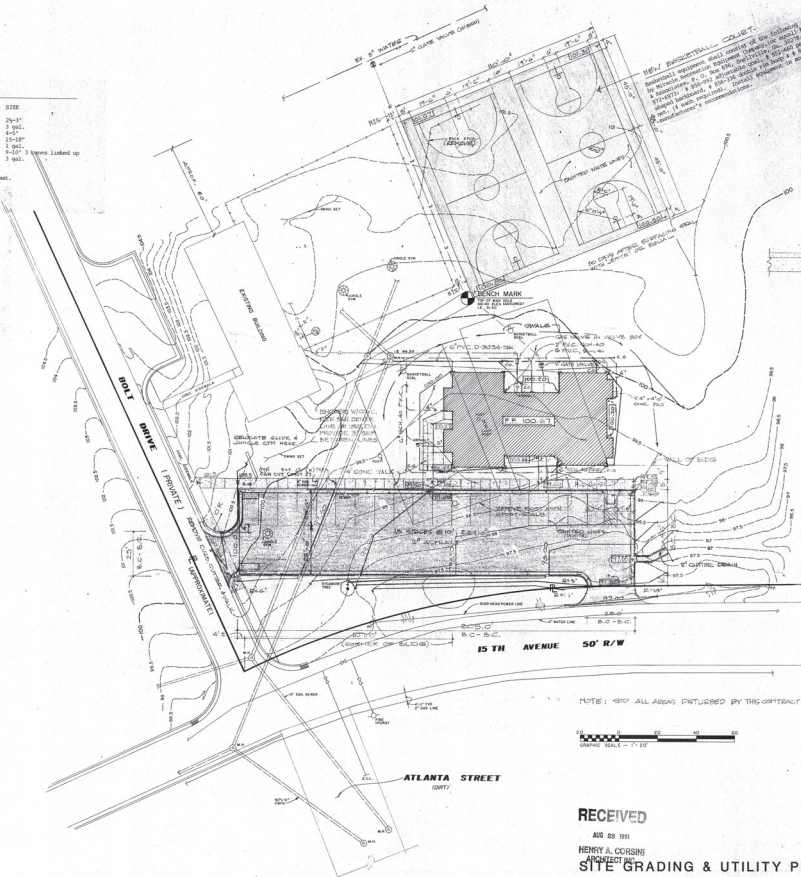
NOTES: The contractor shall not select plant species listed from the Plant List. Match all planting with 3/4" x 3/4" pine stakes placed on top of fiberglass weed mat. See also for details.



PLANTING PLAN
1" = 2'-0"



STANDARD CURB & GUTTER DETAIL
NOT TO SCALE



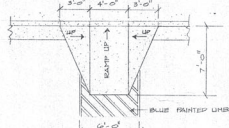
NOTE: 1/2" ALL ABOVE DETAILED BY THIS CONTRACT.



RECEIVED
AUG 28 1991
HENRY A. CORBIN
PROJECT NO.
SITE GRADING & UTILITY PLAN
SCALE: 1" = 20'-0"



LOCATION MAP



RAMP DETAIL
1/4" = 1'-0"

SCHEDULE OF DRAWINGS

- A-1 SITE PLAN
- A-2 FOUNDATION PLAN-DETAILS
- A-3 FLOOR PLAN - ROOM FINISH SCHEDULE
- A-4 EXTERIOR ELEVATIONS
- A-5 ROOF PLAN - ROOF FRAMING PLAN
- A-6 WALL SECTIONS AND DETAILS
- A-7 BUILDING SECTIONS - FLOOR TILE LAYOUT
- A-8 DOOR SCHEDULE - DETAILS MILLWORK
- A-9 REFLECTED CEILING PLAN
- M-1 HVAC PLAN
- M-2 HVAC SCHEDULES - NOTES - LEGENDS
- P-1 PLUMBING SCHEDULES - NOTES - LEGENDS
- P-2 PLUMBING-FLOOR PLAN
- E-1 SITE PLAN - LEGEND - FIXTURE SCHEDULE
- E-2 LIGHTING PLAN
- E-3 POWER AND COMMUNICATIONS PLAN

CONSULTANTS

SITE PLANNER	ROGER W. BATES & ASSOCIATES 100 15TH STREET AUGUSTA, GEORGIA 30601-1000
STRUCTURAL ENGINEER	JOHN W. BATES & ASSOCIATES 100 15TH STREET AUGUSTA, GEORGIA 30601-1000
MECHANICAL ENGINEER	COLUMBIA, HENRY & ASSOCIATES 1001 BROAD STREET, SUITE 201 AUGUSTA, GEORGIA 30601-1000
ELECTRICAL ENGINEER	ELECTRICAL DESIGN CONSULTANTS 1001 BROAD STREET, SUITE 201 AUGUSTA, GA 30601-1000

SET No. 1

HOLROYD
JOHNSON
& PARTNERS ARCHITECTS
A PROFESSIONAL CORPORATION
407 BROAD STREET - SUITE THREE FLOOR - AUGUSTA, GEORGIA 30601 - 864-724-0000



The Housing Authority of the City of Augusta Georgia
ADMINISTRATIVE/COMMUNITY BUILDING
SOUTHSIDE TERRACE
CAG01006

DRAWING TITLE		DRAWING NO.	
SITE PLAN		425	
PROJECT NO.	425	DATE	JANUARY 2, 1991
DRAWN BY		REVIEWED BY	

A-1
OF 15

MATCH LINE (SEE SHEET S11)

MATCH LINE (SEE SHEET S11)



SITE IMPROVEMENTS

MODERNIZATION OF PROJECT
GA 001006 SCOTTSIDE TERRACE
FOR
THE HOUSING AUTHORITY OF
THE CITY OF AUGUSTA, GEORGIA

AIA-ASID
HENRY A. CORBIN
ASSOCIATE
GEORGE S. RUTTER, AIA
ASSOCIATE
MACON, GEORGIA

SHEET NO.

S12

Appendix B:

Site Photographs



1 : View of the subject property



2 : View of the subject property





3 : View of a typical office area



4 : View of a typical communal area





5 : View of a communal kitchen

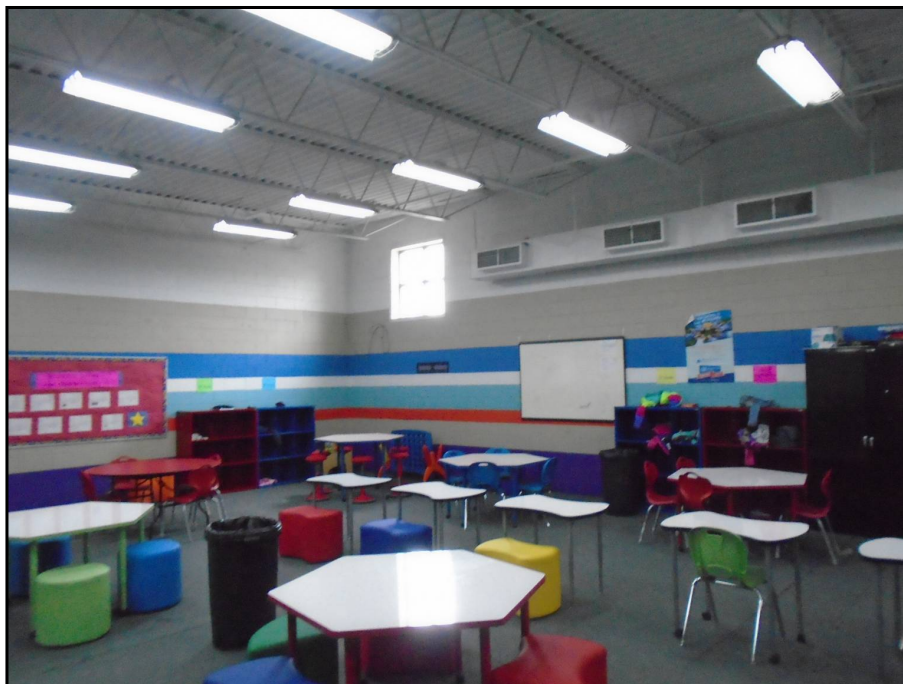


6 : View of the subject property





7 : View of the on-site Boy's and Girl's Club



8 : View of the on-site Boy's and Girl's Club





9 : View of the on-site gymnasium



10 : View of the subject property





11 : View of the subject property



12 : View of the subject property





13 : View of the subject property



14 : View of the subject property





15 : View of the subject property



16 : View of the subject property





17 : View of an on-site radio tower



18 : View of a playground area





19 : View of a typical resident unit living room



20 : View of a typical resident unit kitchen





21 : View of a typical resident unit bedroom



22 : View of a typical resident unit bathroom





23 : View of a typical solid waste dumpster



24 : View of a typical pole-mounted electrical transformer





25 : View of dumped debris



26 : View of the maintenance office





27 : View of the maintenance area



28 : View of the maintenance area





29 : View of the northern adjacent Jenkins-White Elementary School



30 : View of the northern adjacent single-family residential





31 : View of the northern adjacent single-family residential



32 : View of the eastern adjacent single-family residential





33 : View of the eastern adjacent undeveloped wooded land and transformer station



34 : View of the eastern adjacent single-family residential





35 : View of the eastern adjacent Ballard Truck and Tires and Chancy's Truck and Auto Salvage



36 : View of the eastern adjacent Chancy's Truck and Auto Salvage





37 : View of the southern adjacent Kind Grocery



38 : View of the southern adjacent Kind Grocery





39 : View of the Grace Bible Church of Augusta



40 : View of the southern adjacent Daniel Feed and Seed Co





41 : View of the southern adjacent Valero



42 : View of the southern adjacent vacant structure





43 : View of the southern adjacent vacant land



44 : View of the southern adjacent commercial structure





45 : View of the southern adjacent Victory Assembly of God



46 : View of the southern adjacent single-family residential





47 : View of the western adjacent single-family residential



48 : View of the western adjacent single-family residential





49 : View of the western adjacent single-family residential

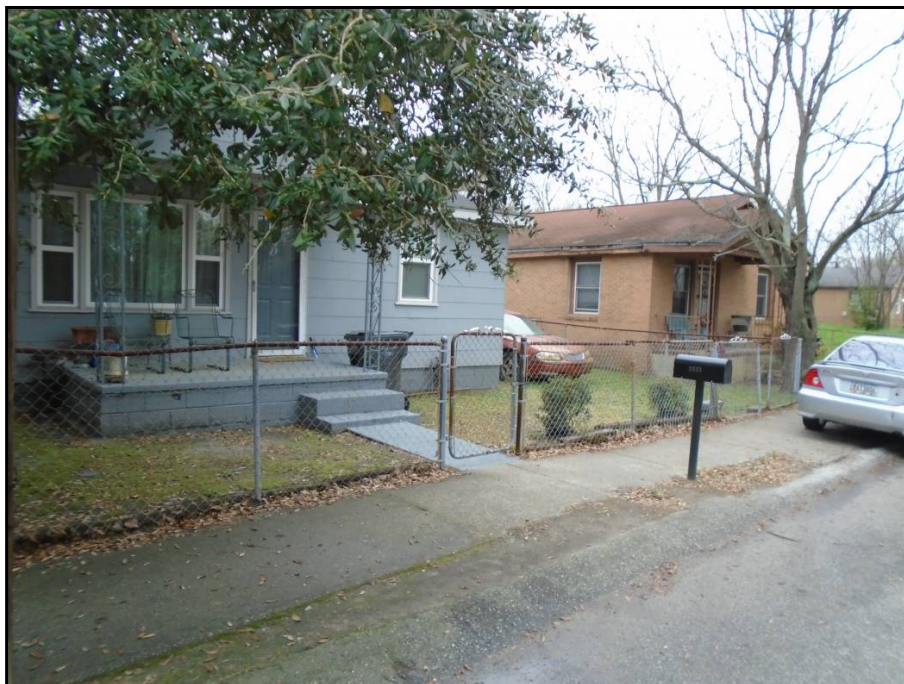


50 : View of the western adjacent single-family residential





51 : View of the western adjacent vacant land



52 : View of the western adjacent single-family residential



Appendix C:

Airport Hazards

Airport Hazards (CEST and EA)

General requirements	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D
Reference		
https://www.hudexchange.info/environmental-review/airport-hazards		

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

- ☒ No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within the applicable distances to a military or civilian airport.*
- ☐ Yes → *Continue to Question 2.*

2. Is your project located within a Runway Potential Zone/Clear Zone (RPZ/CZ) or Accident Potential Zone (APZ)?

- ☐ Yes, project is in an APZ → *Continue to Question 3.*
- ☐ Yes, project is an RPZ/CZ → *Project cannot proceed at this location.*
- ☐ No, project is not within an APZ or RPZ/CZ
→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within either zone.*

3. Is the project in conformance with DOD guidelines for APZ?

- ☐ Yes, project is consistent with DOD guidelines without further action.

Explain how you determined that the project is consistent:

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documentation supporting this determination.*

- ☐ No, the project cannot be brought into conformance with DOD guidelines and has not been approved.
→ *Project cannot proceed at this location.*

☐ Project is not consistent with DOD guidelines, but it has been approved by Certifying Officer or HUD Approving Official.

Explain approval process:

If mitigation measures have been or will be taken, explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documentation supporting this determination.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

According to Federal Aviation Administration (FAA) information accessed at <https://oeaaa.faa.gov/oeaaa/external/searchAction.jsp?action=showCircleSearchAirportsForm> and <http://nepassisttool.epa.gov/nepassist/entry.aspx>, there are no civil airport runways within 2,500 feet and no military airports within 15,000 feet of the subject property. As such, the proposed action is in compliance with Airport Hazard regulations and no mitigation measures nor further investigations are warranted.

Are formal compliance steps or mitigation required?





☐ Yes

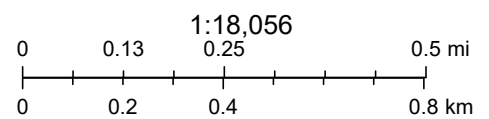
☒ No

Airports within 2,500 Feet



April 27, 2022

-  Project Buffer
-  Project 1
-  Airport Points
-  Airport Polygons



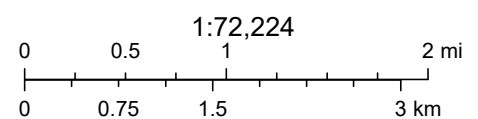
Airports within 15,000 Feet

Daniel Field
(CIVILIAN)



April 27, 2022

- Project Buffer
- Project 1
- ✈ Airport Points
- Airport Polygons



Appendix D:
Coastal Barrier Resources

Coastal Barrier Resources (CEST and EA)

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	
References		
https://www.hudexchange.info/environmental-review/coastal-barrier-resources		

Projects located in the following states must complete this form.

Alabama	Georgia	Massachusetts	New Jersey	Puerto Rico	Virgin Islands
Connecticut	Louisiana	Michigan	New York	Rhode Island	Virginia
Delaware	Maine	Minnesota	North Carolina	South Carolina	Wisconsin
Florida	Maryland	Mississippi	Ohio	Texas	

1. Is the project located in a CBRS Unit?

☒ No →

Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within a CBRS Unit.

☐ Yes →

Continue to Question 2.

Federal assistance for most activities may not be used at this location. You must either choose an alternate site or cancel the project. In very rare cases, federal monies can be spent within CBRS units for certain exempted activities (e.g., a nature trail), after consultation with the Fish and Wildlife Service (FWS) (see [16 USC 3505](#) for exceptions to limitations on expenditures).

2. Indicate your selected course of action.

☐ After consultation with the FWS the project was given approval to continue

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map and documentation of a FWS approval.*

☐

Project was not given approval

Project cannot proceed at this location.

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

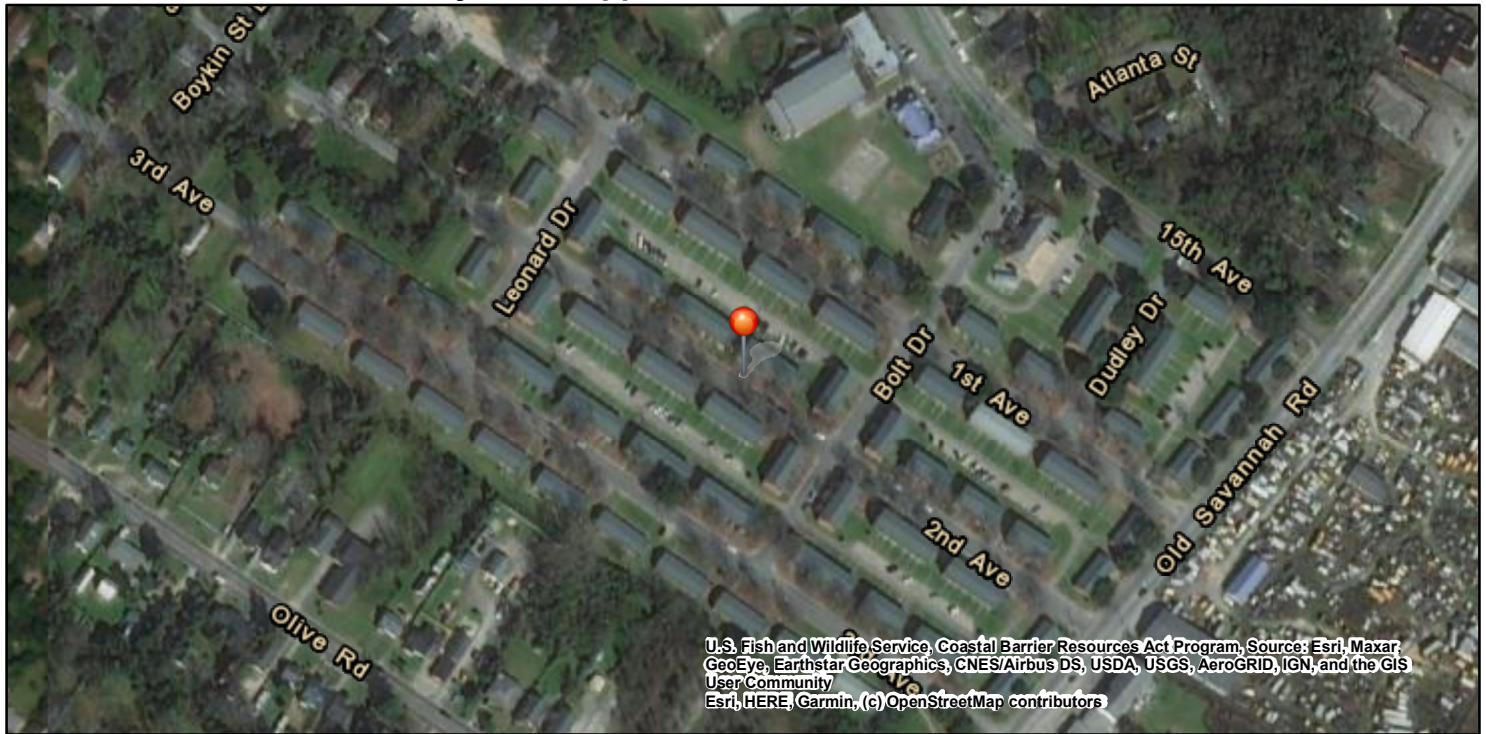
According to the Coastal Barrier Resource System Mapper accessed at <https://www.fws.gov/CBRA/Maps/Mapper.html>, the subject property is not located within an existing Coastal Barrier Resource System or draft Coastal Barrier Resource System. Therefore, the project is in compliance with Coastal Barrier Resource Systems regulations and no mitigation measures nor further investigations are warranted.

Are formal compliance steps or mitigation required?





☐ Yes

☒ No

Coastal Barrier Resources System Mapper Documentation




CBRS Units

-  Otherwise Protected Area
-  CBRS Buffer Zone
-  System Unit
-  -81.998229, 33.442405

0 65 130 260 390 ft

1:4,514

 The pin location displayed on the map is a point selected by the user. Failure of the user to ensure that the pin location displayed on this map correctly corresponds with the user supplied address/location description below may result in an invalid federal flood insurance policy. **The U.S. Fish and Wildlife Service (Service) has not validated the pin location with respect to the user supplied address/location description below. The Service recommends that all pin locations be verified by federal agencies prior to use of this map for the provision or denial of federal funding or financial assistance.** Please note that a structure bisected by the Coastal Barrier Resources System (CBRS) boundary (i.e., both "partially in" and "partially out") is within the CBRS and therefore affected by CBRA's restrictions on federal flood insurance. A pin placed on a bisected structure must be placed on the portion of the structure within the unit (including any attached features such as a deck or stairs).

User Name: Dogwood Terrace

User Supplied Address/Location Description: 2053 Old Savannah Road Augusta, GA 30901

Pin Location: Outside CBRS

Pin Flood Insurance Prohibition Date: N/A

Pin System Unit Establishment Date: N/A

The user placed pin location is not within the CBRS. The official CBRS maps are accessible at <https://www.fws.gov/library/collections/official-coastal-barrier-resources-system-maps>.

The CBRS information is derived directly from the CBRS web service provided by the Service. This map was exported on 4/27/2022 and does not reflect changes or amendments subsequent to this date. The CBRS boundaries on this map may become superseded by new boundaries over time.


This map image may be void if one or more of the following map elements do not appear: basemap imagery, CBRS unit labels, prohibition date labels, legend, scale bar, map creation date. For additional information about flood insurance and the CBRS, visit: <https://www.fws.gov/node/263838>.






April 27, 2022

Other Existing Units

 Unit Outside Project Area

Revised Units

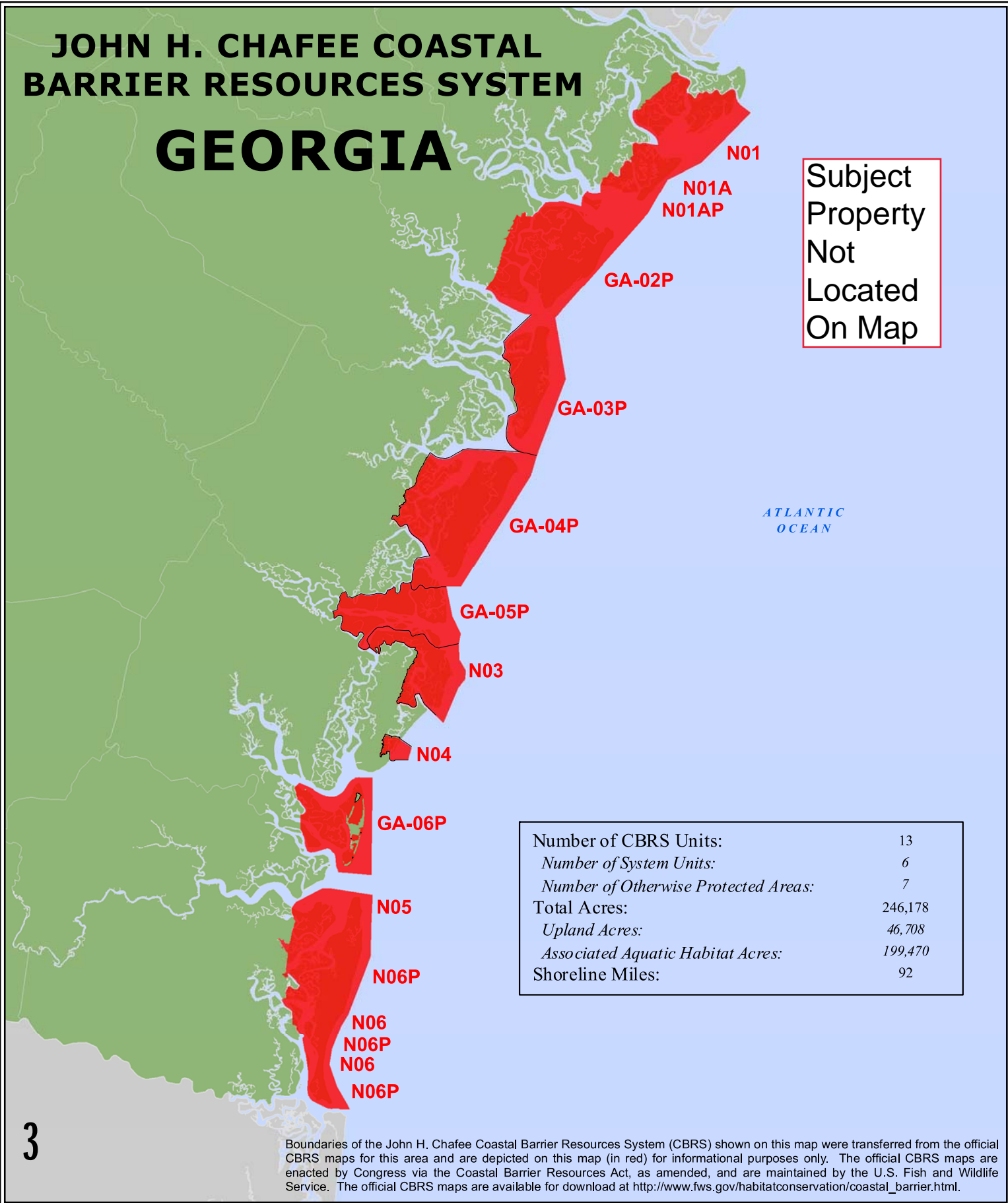
 System Unit

 Otherwise Protected Area

This map is for reference only. The draft revised CBRS boundaries depicted on this map have not been adopted through legislation enacted by Congress. Areas and structures depicted on this map may or may not currently be within the CBRS. To view the current CBRS boundaries for this area, please use the CBRS Mapper: <https://www.fws.gov/cbra/Maps/Mapper.html>.

JOHN H. CHAFEE COASTAL BARRIER RESOURCES SYSTEM GEORGIA

Subject
Property
Not
Located
On Map



Boundaries of the John H. Chafee Coastal Barrier Resources System (CBRS) shown on this map were transferred from the official CBRS maps for this area and are depicted on this map (in red) for informational purposes only. The official CBRS maps are enacted by Congress via the Coastal Barrier Resources Act, as amended, and are maintained by the U.S. Fish and Wildlife Service. The official CBRS maps are available for download at http://www.fws.gov/habitatconservation/coastal_barrier.html.

Appendix E:

Flood Insurance

Flood Insurance (CEST and EA)

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).
Reference		
https://www.hudexchange.info/environmental-review/flood-insurance		

1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?

- ☐ No. This project does not require flood insurance or is excepted from flood insurance. →
Continue to the Worksheet Summary.
- ☒ Yes → *Continue to Question 2.*

2. Provide a FEMA/FIRM map showing the site.

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?

- ☒ No → Continue to the Worksheet Summary.
- ☐ Yes → Continue to Question 3.

3. Is the community participating in the National Flood Insurance Program or has less than one year passed since FEMA notification of Special Flood Hazards?

- ☒ Yes, the community is participating in the National Flood Insurance Program.

For loans, loan insurance or loan guarantees, flood insurance coverage must be continued for the term of the loan. For grants and other non-loan forms of financial assistance, flood insurance coverage must be continued for the life of the building irrespective of the transfer of ownership. The amount of coverage must equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less. Provide a copy of the flood insurance policy declaration or a paid receipt for the current annual flood insurance premium and a copy of the application for flood insurance.

→ Continue to the Worksheet Summary.

- ☐ Yes, less than one year has passed since FEMA notification of Special Flood Hazards. If less than one year has passed since notification of Special Flood Hazards, no flood Insurance is required
→ Continue to the Worksheet Summary.

☐ No. The community is not participating, or its participation has been suspended.

Federal assistance may not be used at this location. Cancel the project at this location.

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

According to FEMA Flood Insurance Rate Map (FIRM) #1324C-0130H, dated November 15, 2019, the subject property is located in Unshaded Zone X, designated as an area outside the 100 and 500-year flood zones; Shaded Zone X, designated as an area within the 500-year flood zone; and Zone AE, designated as an area within the 100-year floodplain associated with Oates Creek, with Base Flood Elevations ranging from 137.3 feet to 137.8 feet. Per a Letter of Map Revision (LOMR Case #20-04-6164P) dated June 6, 2022, the Base Flood Elevations at the property have been lowered to range from 137.2 to 137.7 feet. According to the FEMA Flood Map Service Center accessed at <https://msc.fema.gov/portal/home>, there are no preliminary or pending FIRMs for the subject property.

According to the National Flood Insurance Program (NFIP) Community Status Book accessed at <https://www.fema.gov/national-flood-insurance-program/national-flood-insurance-program-community-status-book>, the subject property is located in Community ID #130158, which is a participating community in the NFIP. Per an ALTA/NSPS Land Title Survey prepared by August Land Surveying, LLC, dated September 22, 2022, no structures or insurable property are within the Special Flood Hazard Area (100-year flood zone). Therefore, flood insurance is not required to be carried under the provisions of the NFIP.

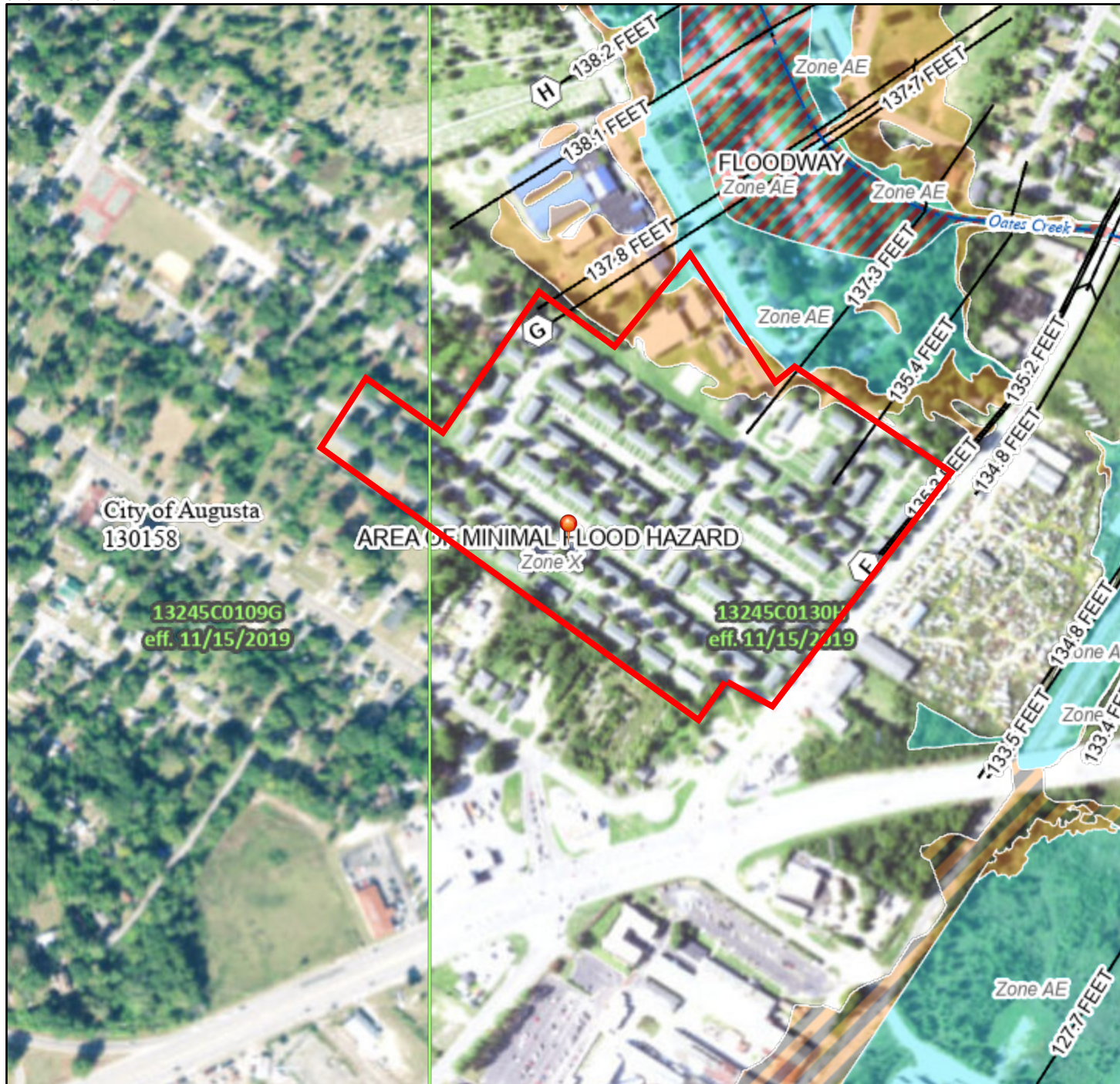
Are formal compliance steps or mitigation required?

- ☐ Yes
- ☒ No

National Flood Hazard Layer FIRMMette



82°0'14"W 33°26'46"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards











The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/27/2022 at 10:27 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.


This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Search Results for AUGUSTA, CITY OF

Click [subscribe](#) to receive email notifications when products are updated. If you are a person with a disability, are blind, or have low vision, and need assistance, please contact a [map specialist](#).

Please Note: Searching All Products by county displays all products for all communities within the county. You can refine your search results by specifying your specific jurisdiction location using the drop-down menus above.

-  Effective Products (56) 
-  Preliminary Products (0) 
-  Pending Product (1) 
 - ▶ FIRM Panels (0)
 - ▶ FIS Reports (0)
 - ▶ LOMC (1)
 - ▶ FIRM Database (0)
-  Historic Products (274) 
-  Flood Risk Products (5) 

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Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	City of Augusta Richmond County Georgia	NO PROJECT	1D HYDRAULIC ANALYSIS HYDROLOGIC ANALYSIS FLOODWAY UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 130158		
IDENTIFIER	FPL Foods Flood Study	APPROXIMATE LATITUDE AND LONGITUDE: 33.447, -81.982 SOURCE: Other DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 13245C0130H DATE: November 15, 2019		DATE OF EFFECTIVE FLOOD INSURANCE STUDY: November 15, 2019 PROFILE: 23P SUMMARY OF DISCHARGES TABLE: 10 FLOODWAY DATA TABLE: 24	

Enclosures reflect changes to flooding sources affected by this revision.

* FIRM - Flood Insurance Rate Map

FLOODING SOURCES AND REVISED REACHES

Oates Creek - from the confluence with Beaver Dam Ditch to approximately 720 feet downstream of Grand Boulevard

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Oates Creek	BFEs*	BFEs	YES	YES
	Zone AE	Zone AE	YES	YES
	Zone X (shaded)	Zone X (shaded)	YES	YES
	Floodway	Floodway	YES	YES

* BFEs - Base Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

20-04-6164P

102-I-A-C



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

We provide the floodway designation to your community as a tool to regulate floodplain development. Therefore, the floodway revision we have described in this letter, while acceptable to us, must also be acceptable to your community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance discharges computed in the submitted hydrologic model. Future development of projects upstream could cause increased discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on discharges and could, therefore, indicate that greater flood hazards exist in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

A handwritten signature in black ink, appearing to read "Rick F. Sacbibit".

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Ms. Jacky Bell
Director, Mitigation Division
Federal Emergency Management Agency, Region IV
Rhodes Building, 3005 Chamblee Tucker Road
Atlanta, GA 30341
(770) 220-5406

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

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Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below, and through FEMA's Flood Hazard Mapping website at https://www.floodmaps.fema.gov/fhm/bfe_status/bfe_main.asp

LOCAL NEWSPAPER

Name: *The Augusta Chronicle*

Dates: January 28, 2022 and February 4, 2022

Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination presented in this LOMR may be changed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

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Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

Table 10: Summary of Discharges (continued)

Flooding Source	Location	Drainage Area (square miles)	Peak Discharge (cfs)					
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance Existing	1% Annual Chance Future	0.2% Annual Chance
Oates Creek	Approximately 515 feet upstream of Old Savannah Road	4.9	1,048	1,481	1,849	2,266	*	3,434
Oates Creek	Approximately 95 feet upstream of confluence with Beaver Dam Ditch	6.5	2,659	3,672	4,526	5,470	*	8,078
Oates Creek	Approximately 215 feet upstream of Grand Boulevard	4.4	829	1,187	1,492	1,839	*	2,819
Oates Creek	Approximately 225 feet downstream of Georgia and Florida Railway	5.1	1,247	1,747	2,166	2,638	*	3,964
Oates Creek	Approximately 125 feet upstream of Molly Pond Road	5.2	1,280	1,799	2,241	2,733	*	4,109
Oates Creek	Approximately 75 feet upstream of U.S. Highway 78 / Highway 10	5.4	1,310	1,862	2,329	2,847	*	4,302
Oates Creek Tributary 1	Approximately 430 feet downstream of Eagle Way	0.6	223	332	429	539	*	853
Oates Creek Tributary 1	Approximately 95 feet upstream of the confluence with Oates Creek	1.8	496	728	927	1,157	*	1,808
Raes Creek	At confluence with Augusta Canal	18.9	3,555	4,341	4,904	5,434	*	6,703

LOCATION		FLOODWAY			1% ANNUAL CHANCE FLOOD WATER SURFACE ELEVATION (Feet NAVD88)			
CROSS SECTION	DISTANCE ¹	WIDTH (Feet)	SECTION AREA (Square Feet)	MEAN VELOCITY (FEET / SECOND)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
A	3,176	268	1,449	1.7	129.5	129.5	129.8	0.3
B	4,553	96	692	4.2	129.9	129.9	130.4	0.5
C	5,427	115	769	4.5	131.5	131.5	132.5	1.0
D	5,968	95	780	3.8	132.1	132.1	133.1	1.0
E	6,846	175	1,034	4.6	132.7	132.7	133.6	0.9
F	8,827	41	353	7.5	135.0	135.0	135.7	0.7
G	9,654	368	1,117	6.0	137.6	137.6	137.7	0.1
H	10,217	275	789	2.9	138.2	138.2	138.3	0.1
I	10,948	411	1,623	1.4	139.4	139.4	139.9	0.5
J	11,965	46	398	4.6	140.4	140.4	141.0	0.6
K	12,736	77	236	2.2	142.9	142.9	143.7	0.8
L	13,224	111	375	1.4	143.9	143.9	144.6	0.7

↑
REVISED
DATA

¹Feet above confluence with Beaver Dam Ditch

REVISED TO
REFLECT LOMR
EFFECTIVE: June 6, 2022

TABLE 24

FEDERAL EMERGENCY MANAGEMENT AGENCY
RICHMOND COUNTY, GEORGIA
(ALL JURISDICTIONS)

FLOODWAY DATA

FLOODING SOURCE: OATES CREEK

Community Status Book Report

Communities Participating in the National Flood Program



GEORGIA

CID	Community Name	County	Init FHBM Identified	Init FIRM Identified	Curr Eff Map Date	Reg-Emer Date	Tribal	CRS Entry Date	Curr Eff Date	Curr Class	% Disc SFHA	% Disc Non SFHA
130195#	ABBEVILLE, CITY OF	DODGE COUNTY/WILCOX COUNTY	02/17/78	09/20/96	08/19/10(M)	05/26/98	No					
130053E	ACWORTH, CITY OF	COBB COUNTY	04/05/74	02/15/78	10/05/18	02/15/78	No					
130235B	ADAIRSVILLE, CITY OF	BARTOW COUNTY	06/14/74	07/30/82	10/05/18(M)	07/30/82	No					
130060#	ADEL, CITY OF	COOK COUNTY	07/18/75	09/01/77	09/11/09	09/01/77	No					
130360#	AILEY, CITY OF	MONTGOMERY COUNTY	04/04/75	08/19/10	08/19/10(M)	08/01/04	No					
130507#	ALAMO, CITY OF	WHEELER COUNTY		08/19/10	08/19/10(M)	08/19/10	No					
130068#	ALAPAHA, TOWN OF	BERRIEN COUNTY		09/25/09	09/25/09(M)	03/05/10	No					
130075#	ALBANY, CITY OF	DOUGHERTY COUNTY	05/17/74	08/15/77	09/25/09	08/15/77	No	10/01/94	05/01/16	7	15%	05%
130604#	ALDORA, TOWN OF	LAMAR COUNTY		09/25/09	09/25/09	05/10/12	No					
130350C	ALLENHURST, TOWN OF	LIBERTY COUNTY	02/03/78	06/17/86	12/07/18(M)	06/17/86	No					
130605#	ALLENTOWN, TOWN OF	BLECKLEY COUNTY/WILKINSON COUNTY/TWIGGS COUNTY/LAURENS COUNTY		12/17/10	12/17/10(M)	12/19/18	No					
130202#	ALMA, CITY OF	BACON COUNTY	02/27/76	03/18/87	12/17/10	03/18/87	No					
130084C	ALPHARETTA, CITY OF	FULTON COUNTY	06/14/74	02/15/78	06/19/20	02/15/78	No					
135273#	ALSTON, CITY OF	MONTGOMERY COUNTY		08/19/10	08/19/10(M)	08/20/10	No					
130083B	ALTO, TOWN OF	HABERSHAM COUNTY/BANKS COUNTY		04/02/91	01/05/18	10/30/06	No					
	Use Habersham County FIRM, Panel 130458 0115B, dated 04/02/1991											
130258#	AMBROSE, CITY OF	COFFEE COUNTY		09/11/09	09/11/09(M)	03/25/19	No					
130203#	AMERICUS, CITY OF	SUMTER COUNTY	03/28/75	12/16/88	09/11/09	12/16/88	No					
130394#	ANDERSONVILLE, CITY OF	SUMTER COUNTY	04/29/77	02/09/01	09/11/09(M)	04/01/13	No					
130001#	APPLING COUNTY*	APPLING COUNTY	03/12/76	05/03/90	12/17/10	12/03/98	No					
130152B	ARAGON,CITY OF	POLK COUNTY	06/07/74	09/02/88	06/07/19	09/02/88	No					
130597#	ARCADE, CITY OF	JACKSON COUNTY	04/23/76	11/16/90	12/17/10(M)	10/18/13	No					
130049#	ARGYLE, TOWN OF	CLINCH COUNTY	08/30/74	07/03/86	09/11/09(M)	07/03/86	No					
130026#	ARLINGTON, CITY OF	EARLY COUNTY/CALHOUN COUNTY	02/21/75	06/03/86	09/02/09(M)	06/03/86	No					
130557#	ASHBURN, CITY OF	TURNER COUNTY		08/03/09	08/03/09(M)	08/03/09	No					
130040B	ATHENS-CLARKE COUNTY	CLARKE COUNTY	04/12/74	12/15/78	09/30/16	09/15/78	No					
	DOES NOT INCLUDE THE CITIES OF WINTERVILLE AND BOGART. Known as the Unified Government of Athens- Clarke County.											
130558#	ATKINSON COUNTY*	ATKINSON COUNTY		08/03/09	08/03/09(M)	08/03/09	No					
135157C	ATLANTA, CITY OF	DEKALB COUNTY/FULTON COUNTY	10/14/71	10/14/71	08/15/19	10/14/71	No	10/01/15	10/01/15	7	15%	05%
130541#	ATTAPULGUS, CITY OF	DECATUR COUNTY		09/25/09	(NSFHA)	08/26/11	No					
130498#	AUBURN, CITY OF	GWINNETT COUNTY/BARROW COUNTY		05/18/92	12/18/09(M)	12/15/92	No					
130158C	AUGUSTA, CITY OF	RICHMOND COUNTY	10/24/75	03/04/80	11/15/19	03/04/80	No	10/01/18	10/01/18	7	15%	05%
	The City of Augusta and Richmond County Consolidated into a new community The City of Augusta- Richmond County.											
130054#	AUSTELL, CITY OF	DOUGLAS COUNTY/COBB COUNTY	04/05/74	12/01/77	03/04/13	12/01/77	No	10/01/12	05/01/18	7	15%	05%
130528C	AVONDALE ESTATES, CITY OF	DEKALB COUNTY		05/07/01	08/15/19	01/21/10	No					
135270#	BACON COUNTY*	BACON COUNTY		12/17/10	12/17/10	12/17/10	No					
130136#	BACONTON,CITY OF	MITCHELL COUNTY	04/05/74	09/25/09	09/25/09	07/02/87	No					
130204#	BAINBRIDGE, CITY OF	DECATUR COUNTY	02/13/76	04/03/87	09/25/09	04/03/87	No					
130270#	BAKER COUNTY *	BAKER COUNTY	03/28/75	06/19/97	08/18/09(M)	06/19/97	No					
130005#	BALDWIN COUNTY*	BALDWIN COUNTY	05/27/77	01/03/90	12/17/10	01/03/90	No					
130423B	BALL GROUND, CITY OF	CHEROKEE COUNTY	04/04/75	07/15/88	(NSFHA)	03/03/10	No					
130560#	BANKS COUNTY*	BANKS COUNTY		12/17/10	12/17/10	12/17/10	No					
130207#	BARNESVILLE, CITY OF	LAMAR COUNTY	06/28/74	02/04/88	09/25/09	02/04/88	No					
130497#	BARROW COUNTY*	BARROW COUNTY		10/16/91	12/18/09	10/16/91	No					
130463B	BARTOW COUNTY *	BARTOW COUNTY	05/26/78	09/29/89	10/05/18	09/29/89	No					
130115#	BARTOW, CITY OF	JEFFERSON COUNTY	08/22/75	01/01/92	12/17/10(M)	01/01/92	No					

FOR COUNTY USE

LEGAL DESCRIPTION-TRACT "A"

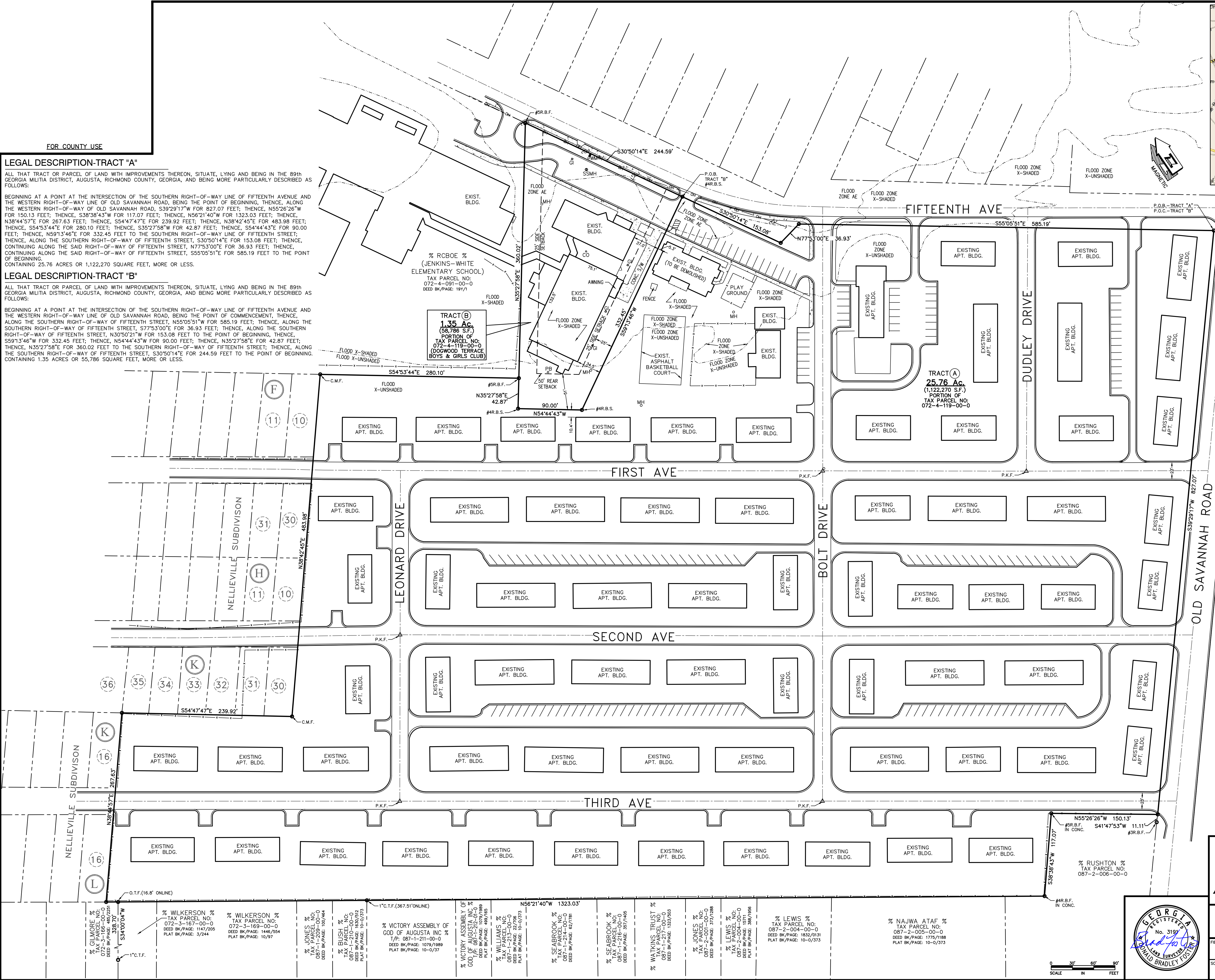
ALL THAT TRACT OR PARCEL OF LAND WITH IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE 89th GEORGIA MILITIA DISTRICT, AUGUSTA, RICHMOND COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF FIFTEENTH AVENUE AND THE WESTERN RIGHT-OF-WAY LINE OF OLD SAVANNAH ROAD, BEING THE POINT OF BEGINNING, THENCE, ALONG THE WESTERN RIGHT-OF-WAY OF OLD SAVANNAH ROAD, S39°29'17"W FOR 827.07 FEET; THENCE, N55°26'26"W FOR 150.13 FEET; THENCE, S38°38'43"W FOR 117.07 FEET; THENCE, N56°21'40"W FOR 1323.03 FEET; THENCE, N38°44'57"E FOR 267.63 FEET; THENCE, S54°47'47"E FOR 239.92 FEET; THENCE, N38°42'45"E FOR 483.98 FEET; THENCE, S54°53'44"E FOR 280.10 FEET; THENCE, S35°27'58"W FOR 42.87 FEET; THENCE, S54°44'43"E FOR 90.00 FEET; THENCE, N59°13'46"E FOR 332.45 FEET TO THE SOUTHERN RIGHT-OF-WAY LINE OF FIFTEENTH STREET; THENCE, ALONG THE SOUTHERN RIGHT-OF-WAY OF FIFTEENTH STREET, S30°50'14"E FOR 153.08 FEET; THENCE, CONTINUING ALONG THE SAID RIGHT-OF-WAY OF FIFTEENTH STREET, N77°53'00"E FOR 36.93 FEET; THENCE, CONTINUING ALONG THE SAID RIGHT-OF-WAY OF FIFTEENTH STREET, S55°05'51"E FOR 585.19 FEET TO THE POINT OF BEGINNING, CONTAINING 25.76 ACRES OR 1,122,270 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION-TRACT "B"

ALL THAT TRACT OR PARCEL OF LAND WITH IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE 89th GEORGIA MILITIA DISTRICT, AUGUSTA, RICHMOND COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF FIFTEENTH AVENUE AND THE WESTERN RIGHT-OF-WAY LINE OF OLD SAVANNAH ROAD, BEING THE POINT OF BEGINNING, THENCE, ALONG THE SOUTHERN RIGHT-OF-WAY OF FIFTEENTH STREET, N55°05'51"W FOR 585.19 FEET; THENCE, ALONG THE SOUTHERN RIGHT-OF-WAY OF FIFTEENTH STREET, S77°53'00"E FOR 36.93 FEET; THENCE, ALONG THE SOUTHERN RIGHT-OF-WAY OF FIFTEENTH STREET, N30°50'21"W FOR 153.08 FEET TO THE POINT OF BEGINNING, THENCE, S59°13'46"W FOR 332.45 FEET; THENCE, N54°44'43"W FOR 90.00 FEET; THENCE, N35°27'58"E FOR 42.87 FEET; THENCE, N35°27'58"E FOR 360.02 FEET TO THE SOUTHERN RIGHT-OF-WAY OF FIFTEENTH STREET; THENCE, ALONG THE SOUTHERN RIGHT-OF-WAY OF FIFTEENTH STREET, S30°50'14"E FOR 244.59 FEET TO THE POINT OF BEGINNING, CONTAINING 1.35 ACRES OR 55,786 SQUARE FEET, MORE OR LESS.



LOCATION MAP

N.T.S.

Legend

- PROPERTY CORNER
- RBS #4 REBAR SET
- RBF #4 REBAR FOUND
- OTF OPEN TOP PIPE FOUND
- CTF CLOSED TOP PIPE FOUND
- CMF CONC. MON. FOUND
- PHF P.K. NAIL FOUND
- FENCE
- OH OVERHEAD ELEC. LINES
- SSMH SANITARY SEWER MANHOLE
- GI GRATE INLET
- WM WATER METER
- PO POWER POLE

FLOOD ZONE:

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE AE (WITH BFE OR DEPTH), ZONE X-SHADED (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE), AND ZONE X-UNSHADED (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE COUNTY OF RICHMOND, STATE OF GEORGIA, COMMUNITY PANEL NUMBER 1324500130H (EFFECTIVE DATE 11/15/2019) AND LOWR, NUMBER 20-04-6164P-130158 (EFFECTIVE DATE 06/06/2022).

CERTIFICATION:

TO: THE HOUSING AUTHORITY OF THE CITY OF AUGUSTA: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 8, 9, 10(A), 11, 13, 14, 17, 18, AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON SEPTEMBER 9, 2022.

DATE OF PLAT OR MAP: SEPTEMBER 22, 2022

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

BY: *Donald Bradley Foster* DATE: SEPTEMBER 22, 2022
DONALD BRADLEY FOSTER, LS
GEORGIA PROFESSIONAL LAND SURVEYOR NO. 3191

ALTA/NSPS LAND TITLE SURVEY
OF:
DOGWOOD TERRACE APARTMENTS
2051 BOLT DRIVE
AUGUSTA-RICHMOND COUNTY, GEORGIA

AUGUSTA LAND SURVEYING, LLC
829 STEVENS CREEK ROAD
AUGUSTA, GA 30907
706-294-8578
LAND SURVEYING FIRM - LICENSE NO. L2001116 (EXP. 5/20/2024)

FIELD	DRAWN	CHECKED	DATE
BF	CAM	BF	9/09/2022 (REV. 9/13/22 & 9/22/22)

SCALE	DRAWING NO.
1"=60'	1 OF 1

Appendix F:

Air Quality

Air Quality (CEST and EA)

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93
Reference		
https://www.hudexchange.info/environmental-review/air-quality		

Scope of Work

1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?

☒ Yes

→ Continue to Question 2.

☐ No

Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.

Air Quality Attainment Status of Project's County or Air Quality Management District

2. Is your project's air quality management district or county in non-attainment or maintenance status for any criteria pollutants?

Follow the link below to determine compliance status of project county or air quality management district:

<http://www.epa.gov/oaqps001/greenbk/>

☒ No, project's county or air quality management district is in attainment status for all criteria pollutants

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.

☐ Yes, project's management district or county is in non-attainment or maintenance status for one or more criteria pollutants.

Describe the findings:

→ Continue to Question 3.

3. Determine the estimated emissions levels of your project for each of those criteria pollutants that are in non-attainment or maintenance status on your project area. Will your project exceed any of the de minimis or threshold emissions levels of non-attainment and maintenance level pollutants or exceed the

screening levels established by the state or air quality management district?

- ☐ No, the project will not exceed de minimis or threshold emissions levels or screening levels
→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Explain how you determined that the project would not exceed de minimis or threshold emissions.*
- ☐ Yes, the project exceeds de minimis emissions levels or screening levels.
→ *Continue to Question 4. Explain how you determined that the project would not exceed de minimis or threshold emissions in the Worksheet Summary.*

4. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

According to the EPA Greenbook accessed at <http://www.epa.gov/airquality/greenbk/ancl.html> and the NEPAssist Website accessed at www.epa.gov/nepa/nepassist, the subject property is not located within Non-attainment or Maintenance area of the State of Georgia. Therefore, the proposed undertaking will be in compliance with Clean Air Regulations and the State Implementation Plan, and no mitigation measures nor further investigations are warranted.

Are formal compliance steps or mitigation required?

- ☐ Yes
- ☒ No



Select Map Contents

- ☒ NonattainmentAreas
 - ☐ Ozone 8-hr (1997 standard)
 - ☐ Ozone 8-hr (2008 standard)
 - ☒ Ozone 8-hr (2015 Standard)
 - Nonattainment
 - Maintenance
- ☒ Lead (2008 standard)
 - Nonattainment
 - Maintenance
- ☒ SO2 1-hr (2010 standard)
 - Nonattainment
 - Maintenance
- ☒ PM2.5 24hr (2006 standard)
 - Nonattainment
 - Maintenance
- ☐ PM2.5 Annual (1997 standard)
- ☒ PM2.5 Annual (2012 standard)
 - Nonattainment
 - Maintenance
- ☒ PM10 (1987 standard)
 - Nonattainment
 - Maintenance
- ☐ CO (1971 Standard)

GEORGIA

Bartow County

8-Hour Ozone (2015) Atlanta, GA - (Marginal)

Clayton County

8-Hour Ozone (2015) Atlanta, GA - (Marginal)

Cobb County

8-Hour Ozone (2015) Atlanta, GA - (Marginal)

DeKalb County

8-Hour Ozone (2015) Atlanta, GA - (Marginal)

Fulton County

8-Hour Ozone (2015) Atlanta, GA - (Marginal)

Gwinnett County

8-Hour Ozone (2015) Atlanta, GA - (Marginal)

Henry County

8-Hour Ozone (2015)

Atlanta, GA - (Marginal)

Appendix G:

Coastal Zone Management

Coastal Zone Management Act (CEST and EA)

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930
Reference		
https://www.onecpd.info/environmental-review/coastal-zone-management		

Projects located in the following states must complete this form.

Alabama	Florida	Louisiana	Mississippi	Ohio	Texas
Alaska	Georgia	Maine	New Hampshire	Oregon	Virgin Islands
American Samoa	Guam	Maryland	New Jersey	Pennsylvania	Virginia
California	Hawaii	Massachusetts	New York	Puerto Rico	Washington
Connecticut	Illinois	Michigan	North Carolina	Rhode Island	Wisconsin
Delaware	Indiana	Minnesota	Northern Mariana Islands	South Carolina	

1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?

- ☐ Yes → Continue to Question 2.
- ☒ No. → Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within a Coastal Zone.

2. Does this project include activities that are subject to state review?

- ☐ Yes → Continue to Question 3.
- ☐ No. → Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination.

3. Has this project been determined to be consistent with the State Coastal Management Program?

- ☐ Yes, with mitigation. → Continue to Question 4.
- ☐ Yes, without mitigation. → Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination.
- ☐

No, project must be canceled.
Project cannot proceed at this location.

4. Explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

→ *Continue to the Worksheet Summary below. Provide documentation of the consultation (including the State Coastal Management Program letter of consistency) and any other documentation used to make your determination.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

According to the Georgia Coastal Management Program website accessed at <https://coastalgadnr.org/CoastalManagement>, the subject property is not located within a Coastal Management Zone. Therefore, the proposed undertaking has no potential to impact a Coastal Management Zone and no mitigation measures nor further investigations are warranted.

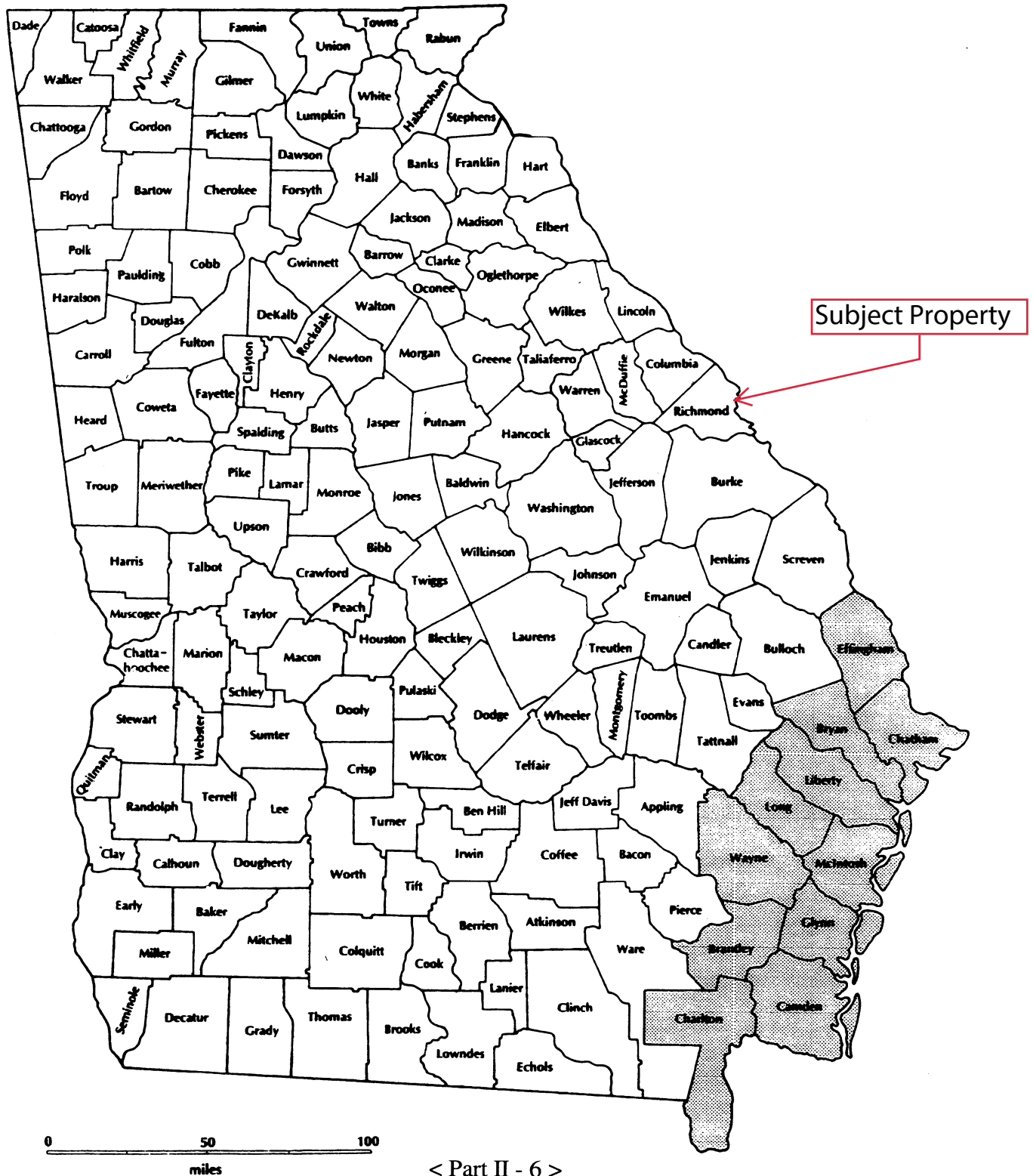
Are formal compliance steps or mitigation required?

☐ Yes

☒ No

CHAPTER ONE

FIGURE 1.1: Map of the Georgia Coastal Area



Appendix H:

Site Contamination

Contamination and Toxic Substances (Multifamily and Non-Residential Properties)

General requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)
Reference		
https://www.hudexchange.info/programs/environmental-review/site-contamination		

1. How was site contamination evaluated? Select all that apply.

- ☒ ASTM Phase I ESA
- ☒ ASTM Phase II ESA
- ☐ Remediation or clean-up plan
- ☒ ASTM Vapor Encroachment Screening
- ☐ None of the above

→ Provide documentation and reports and include an explanation of how site contamination was evaluated in the Worksheet Summary. Continue to Question 2.

2. Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)

☐ No

Explain:

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.

☒ Yes

→ Describe the findings, including any recognized environmental conditions (RECs), in Worksheet Summary below. Continue to Question 3.

3. Mitigation

Document the mitigation needed according to the requirements of the appropriate federal, state, tribal, or local oversight agency. If the adverse environmental effects cannot be mitigated, then HUD assistance may not be used for the project at this site.

Can adverse environmental impacts be mitigated?

☐ Adverse environmental impacts cannot feasibly be mitigated

→ Project cannot proceed at this location.

☐ Yes, adverse environmental impacts can be eliminated through mitigation.

→ *Provide all mitigation requirements and documents. Continue to Question 4.*

4. Describe how compliance was achieved. Include any of the following that apply: State Voluntary Clean-up Program, a No Further Action letter, use of engineering controls , or use of institutional controls .

If a remediation plan or clean-up program was necessary, which standard does it follow?

☐ Complete removal

→ *Continue to the Worksheet Summary.*

☐ Risk-based corrective action (RBCA)

→ *Continue to the Worksheet Summary.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Dominion Due Diligence Group has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Practice E1527-21 of the Dogwood Terrace located at 2053 Old Savannah Road in Augusta, Richmond County, Georgia (subject property). Any exceptions to, or deletions from, this practice are described in Section 2.4 of the Phase I ESA. **This assessment has revealed no evidence of recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), or significant data gaps in connection with the subject property, except for the following:**

Past Industrial/Detrimental Operations/VEC

D3G reviewed aerial photographs from 1937, 1941, 1949, 1951, 1957, 1964, 1977, 1981, 1988, 1993, 1999, 2007, 2010, 2013, 2017, and 2019. According to the reviewed information, the adjacent properties have consisted of agricultural land, undeveloped and/or wooded land, residential properties, and/or commercial properties. No environmental concerns were identified on the adjacent properties based upon a review of the aerial photography, with the exception of the following:

An industrial facility was depicted adjacent to the east (currently Ballard Truck and Tires and Chancy's Truck and Auto Salvage) of the subject property from 1977 until present day. Based on the lack of state- or federal-regulated listings, duration of operations (forty-five (45) years), fact that the facilities are still in operation, and lack of regulatory oversights, the adjacent Ballard Truck and Tires and Chancy's Truck and Auto Salvage is considered a REC. Therefore, a Vapor Encroachment Condition (VEC) cannot be ruled out.

D3G reviewed historical local street directories from 1907 to 2017. According to the reviewed information, the adjoining property addresses were listed as the following: various residential properties, Richmond Board of Education, Jenkins White Elementary School, Head Start Program Levi White Head Start, Levi White Elementary School, White Levi Elementary School, Lunchroom, Copeland, Dentist Dr. Peter S. Miles, Felders Grocery Store, vacant, Kind Grocery, Johnson Corner Groceries, Kay Grocery, Lee Grocery Store, Daniel Feed and Seed Co Inc., Bethel House of God, Morgan's Place, Quick Stop Convenience Store No, Honey Hole Liquor Store, Southside Package Shop, Foskoskies Liquor & Bar, Foskoskies Steak House Lounge, Apollo Economy Inn Motel, Miles Motel, Mile Motor Inn, Mile Motor Inn Lounge & Restaurant, Quality Motels, Judge Gardenhire, Felders Grocery Store, Powells Bar B Q Restaurant, Franks Gro & Curb, Refreshing Beverages Bottlers, Foskoskies Motel, Shady Oaks Motel 4, Foskoskies Drive In Restaurant, and Babcock & Wilcox Co. No environmental concerns were identified at the adjoining properties based upon a review of the historical city directories, except for the following:

Mays Seventy Six Service Station, James Brown Pure Service Station, Russells Blacksmith Shop, Ballard Truck & Tire CO, B C Tire and Auto, Dunbar & Ballard Truck & Tire CO, Ballard Truck & Tire CO Overflow, Fulcher Alignment Service, Fulchers Service Station, Bell Oil Co Inc., Bell Tire and Supply CO, Hooks Brake & Safety Co Auto, Brake Repairs, Woods Service Station, Safety Co Auto, Felders Shell Service Station, Blacksmith, Ounbar & Ballard Truck & Tire Co, Ounbar Truck Tire Co, and Carswell & Dunbar Used Car Parts (Currently

Ballard Truck and Tires and Chancy's Truck and Auto Salvage) are not identified in the EDR Report as state or federally-regulated facilities, as they were in operation prior to regulatory oversight. Based on the dates of operation, lack of regulatory oversight, and presumed hydrogeologic relationship, the previous adjoining property usage is considered a recognized environmental condition (REC). Therefore, a Vapor Encroachment Condition (VEC) cannot be ruled out.

Southside Electric Motor Co, South Augusta Auto Electric Inc., Southside Electric Motors Co Inc., Southside Electric Motors, Ballard Truck & Tire Co, Snow's Laundry and Drycleaning Co, Pump N' Shop, Pump N' Shop Gas Station, and South Augusta Auto Electric Co (Currently Kind Grocery, Grace Bible Church of Augusta, and Daniel Feed and Seed) are not identified in the EDR Report as state or federally-regulated facilities, as they were in operation prior to regulatory oversight. Based on the dates of operation, lack of regulatory oversight, and presumed hydrogeologic relationship, the previous adjoining property usage is considered a recognized environmental condition (REC). Therefore, a Vapor Encroachment Condition (VEC) cannot be ruled out.

Ben Krepps Wrecker Service, Fractories, and Brick Manufacturer (Currently southern adjacent vacant structure) are not identified in the EDR Report as state or federally-regulated facilities, as they were in operation prior to regulatory oversight. Based on the dates of operation, lack of regulatory oversight, and presumed hydrogeologic relationship, the previous adjoining property usage is considered a recognized environmental condition (REC). Therefore, a Vapor Encroachment Condition (VEC) cannot be ruled out.

Russell Dock Blacksmith (currently eastern adjacent single-family residential) is not identified in the EDR Report as state or federally-regulated facility, as it was in operation prior to regulatory oversight. Based on the dates of operation, lack of regulatory oversight, and presumed hydrogeologic relationship, the previous adjoining property usage is considered a recognized environmental condition (REC). Therefore, a Vapor Encroachment Condition (VEC) cannot be ruled out.

Phase II ESA

Therefore, to determine if the adjacent past industrial/detrimental operations have negatively affected the environmental integrity of the subject property, and to assess whether there has been a release of hazardous substances at levels that would exceed the Statewide screening-level criteria (de minimis levels), D3G performed a Limited Phase II ESA on July 18, 2022 which involved a Geophysical Investigation, utilizing Ground Penetrating Radar (GPR) and Ferromagnetic (EM) Technology and the advancement of four (4) soil borings and sampling and the collection of soil and groundwater samples and the advancement of three (3) soil borings for sampling and collection of soil vapor samples.

One (1) unsaturated subsurface soil sample was collected from each of the four (4) soil boring locations [SB-1 through SB-4]. Soil samples collected during this investigation were analyzed for the following: Total Petroleum Hydrocarbons (TPH) Gasoline Range Organics (GRO); Diesel Range Organics (DRO); and Oil Range Organics (ORO) via EPA Method 801B, Polycyclic Aromatic Hydrocarbons (PAHs) via EPA Method 8270C, and Volatile Organic Compounds (VOCs) via EPA method 8260.

One (1) unsaturated surface soil sample was collected from one of the soil boring locations [SB-4]. The shallow soil sample collected during the investigation was analyzed for the following: RCRA 8 Metals via EPA Method 6010/7471.

One (1) groundwater samples were collected from each of the four (4) soil borings [SB-1 through SB-4] for laboratory analysis. Groundwater samples were analyzed for Polycyclic Aromatic Hydrocarbons (PAHs) via EPA Method 8270C and Volatile Organic Compounds (VOCs) via EPA Method 8260

One (1) soil gas sample was collected at each of the three (3) soil gas borings [SG-1 through SG-3] for laboratory analysis.

The soil gas samples collected during the investigation were analyzed for the following: Volatile Organic Compounds via EPA Method TO-15.

Geophysical Investigation

On July 18, 2022, D3G oversaw Suburban Infrastructure Renewal Services conduct a Geophysical/Ferromagnetic Investigation to identify any potential subsurface anomalies and/or utilities (potential migratory pathways) prior to the advancement of each soil boring for health and safety purposes.

Subsurface Soil Sampling Analytical Results

Field Observations:

No evidence of contamination (free product, sheen, petroleum staining and/or petroleum hydrocarbon odor) was observed during the advancement of soil borings SB-1 through SB-4. PID readings taken during the soil screening process prior to sampling SB-1 through SB-4 ranged from 0.1 to 2.8ppm during the Limited Phase II investigation.

PH GRO/DRO/ORO:

All TPH-GRO/DRO/ORO concentrations analyzed within the subsurface soil samples collected from soil borings SB-1, SB-2, SB-3 and/or SB-4 were below their respective laboratory reporting limits and/or the applicable, most stringent Georgia Risk-Based Corrective Action Plan, Table B-1: Residential and Non-Residential RBTs during this Limited Phase II ESA investigation and therefore, are considered of de minimis risk to the subject property.

PAHs:

All PAH concentrations analyzed within the subsurface soil samples collected from soil borings SB-1, SB-2, SB-3 and/or SB-4 were below their respective laboratory reporting limits and/or the applicable, most stringent GA EPD Type 1 Risk Reduction Standards (RRS) for selected regulated substances and Georgia Risk-Based Corrective Action Plan, Table B-1: Residential and Non-Residential RBTs during this Limited Phase II ESA investigation and therefore, are considered of de minimis risk to the subject property.

VOCs:

All VOC concentrations analyzed within the subsurface soil samples collected from soil borings SB-1, SB-2, SB-3 and/or SB-4 were below their respective laboratory reporting limits and/or the applicable, most stringent GA EPD Type 1 Risk Reduction Standards (RRS) for selected regulated substances during this Limited Phase II ESA investigation and therefore, are considered of de minimis risk to the subject property.

RCRA 8 Metals:

All RCRA 8 metals concentrations analyzed within the surficial soil samples collected from soil boring SB-4 were below their respective laboratory reporting limits and/or the applicable, most stringent GA EPD Type 1 Risk Reduction Standards (RRS) for selected regulated substances during this Limited Phase II ESA investigation and therefore, are considered of de minimis risk to the subject property. The tables below, lists the soil sampling results with TPH-DRO/GRO/ORO, PAH, VOC, and RCRA 8 Metal detections from the Limited Phase II ESA. Laboratory analytical reports with soil sampling results are included in Attachment 7.

Groundwater Laboratory Analytical Results

Field Observations:

No evidence of contamination (free product, sheen, petroleum staining and/or petroleum hydrocarbon odor) was observed during the advancement of soil borings SB-1 GW through SB-4 GW. PID readings taken during the soil screening process prior to sampling SB-1 through SB-4 ranged from 0.1 to 2.8ppm during the Limited Phase II investigation.

PAHs:

All concentrations of PAH analyzed within the groundwater samples collected from SB-1 GW, SB-2 GW, SB-3 GW and/or SB-4 GW were below their respective laboratory reporting limits and/or the applicable GA EPD Type 1 Risk Reduction Standards (RRS) for selected regulated substances during this Limited Phase II ESA investigation.

At the time of this Limited Phase II ESA investigation, the GA EPD has not yet established a Risk Reduction Standard (RRS) for Select PAH [Phenanthrene]. Therefore, D3G concludes that it is of de minimis risk to the subject property.

VOCs:

All concentrations of VOC analyzed within the groundwater samples collected from SB-1 GW, SB-2 GW, SB-3 GW and/or SB-4 GW were below their respective laboratory reporting limits and/or the applicable GA EPD Type 1 Risk Reduction Standards (RRS) for selected regulated substances during this Limited Phase II ESA investigation and therefore, are considered of de minimis risk to the subject property.

Soil Gas Sampling Analytical Results**Field Observations:**

No evidence of contamination was observed during the advancement of soil gas borings SG-1 through SG-3; however, PID readings taken during the purging process prior to sampling SG-1 through SG-3 ranged from 0.0 to 0.1 parts per million (ppm) during this Limited Phase II ESA Investigation.

VOCs:

Concentrations of Select VOC (1,3-Butadiene) was identified within soil gas sample SG-2 above the laboratory method detection limits and above their USEPA VISLs for Indoor Air Concentrations (TR=1E-05, THQ= 1.0) during this Limited Phase II ESA investigation.

All remaining VOCs analyzed within the soil gas samples [SG-2 and SG-3] were identified below their respective laboratory method detection limits and/or below their applicable USEPA VISLs Target Indoor Air Concentrations, and therefore, are of de minimis risk to the subject property.

Laboratory analytical reports with soil gas sampling results are included in Attachment 7. The soil gas analytical results table with detections is provided below.

Outdoor (Ambient) Air Sampling Analytical Results**Field Observations:**

No olfactory evidence of contamination (odors) was observed during the placement of the outdoor (ambient) air sample (OA-1). PID readings of the outdoor (ambient) air, prior to soil gas sampling, was 0.0 ppm during this Limited Phase II ESA Investigation.

VOCs:

No concentrations of Select VOCs were identified within outdoor (ambient) air samples OA-1 above the laboratory method detection limits and above the United States Environmental Protection Agency (USEPA) Regional Screening Level (RSL) for Resident Ambient Air (TR=1E-05, THQ=1.0) during this Limited Phase II ESA investigation

Conclusions

Based on the laboratory analytical results indicating an elevated concentration of Select VOC constituent [1,3-Butadiene] within the soil gas sample collected from sampling point SG-2 above its laboratory method detection limit and or above the

applicable USEPA Resident Target Sub-slab and Near-source Soil Gas Vapor Intrusion Screening Levels (VISLs) during this Limited Phase II ESA investigation, D3G concludes that petroleum constituents as defined by CERCLA that exceed Statewide, non-site specific criteria have been identified above de minimis levels and a Recognized environmental Condition (REC) currently exists on the subject property attributed to the past adjacent/adjoining historical industrial land use operations.

Georgia's Environmental Protection Division (EPD) has stand-alone guidance dedicated to vapor intrusion titled Guidance for Evaluating the Vapor Intrusion Exposure Pathway dated August 31, 2021. The primary objective of risk-based screening is to identify sites or building unlikely to pose a health concern through the soil gas intrusion pathway. Generally, at properties where subsurface concentrations of vapor-forming chemicals, such as those in groundwater or "near source" soil gas, fall below the recommended screening levels (i.e., VISLs), no further action of study is warranted. This condition is generally true so long as the exposure assumptions match those accounted for in the calculations, and the site fulfills the conditions and assumptions of the generic conceptual model underlying the screening levels. Similarly, the results of risk-based screening can help the data review team identify areas, buildings, and/or chemicals that can be eliminated from further assessment.

Subsurface vapor intrusion to indoor air from volatile compounds in sub-surface media is a potentially major exposure pathway. The USEPA VISLs for Near-Source Soil Gas dated May 2022, and USEPA VISLs for Target Indoor Air Concentration dated May 2022, address residential and commercial/industrial exposure scenarios, and may be used for screening contaminants in indoor air. Based on the laboratory analytical results indicating elevated concentrations of Select VOC constituent (1,3-Butadiene) within soil gas above its applicable USEPA VISLs for Near-Source Soil Gas, D3G utilized the USEPA Vapor Intrusion Screening Level (VISL) Calculator to determine site-specific calculated Target Indoor Air Concentrations. The VISL calculator identified chemicals that are sufficiently volatile and toxic to warrant an investigation of the soil gas intrusion pathway when they are present as subsurface contaminants.

The estimated site-specific Target Indoor Air Concentrations from the aforementioned soil gas concentrations utilizing 1×10^{-5} (allowed by the GA EPD) and Total Hazard Quotient (THQ) of 1.0 (allowed by GA EPD) were calculated to further confirm if the identified soil gas concentrations pose a threat to indoor air for current/future residents at the subject property and thus, pose a threat to the environment and to the health of current and future residents. Based on the results of the USEPA VISL calculator, D3G concludes that the identified elevated concentrations of Select VOC constituent (1,3-Butadiene) identified within the soil gas sample (SG-2) above the USEPA Resident Target Sub-slab and Near-source Soil Gas Vapor Intrusion Screening Levels (VISLs) ($TCR-1 \times 10^{-5}/THQ=1.0$) poses a threat to the environment and the health of the existing/future tenants potentially represents a potential Vapor Intrusion Condition (VIC) within the soil gas to indoor air pathway, representing a potential unacceptable risk (currently) under HUD's toxics policy at 50.3(i) in regard to unrestricted residential use criteria within the Areas of Concern (AOCs) investigated during this Limited Phase II ESA investigation.

D3G recommends following the recommendations laid out within the Limited Phase II ESA produced by D3G dated August 16, 2022.

In addition, D3G evaluated the following ASTM Non-Scope Considerations, including, but not limited to, asbestos-containing materials (ACMs), lead-based paint (LBP), and radon gas. As outlined within the Phase I ESA, no current environmental concerns related to ACMs, LBP, or radon gas were identified that could affect the health and safety of occupants or conflict with the intended utilization of the property, except for the following:

Asbestos-Containing Materials (ACMs)

The facility was constructed in circa 1960s (apartment buildings), 1999 (Boy's and Girl's Club and gymnasium) and 1992 (office structure), during a time of asbestos-containing material (ACM) usage. D3G was provided with an Asbestos Survey Report prepared by Special Environmental Services, Inc., (SES) dated October 19, 1991. Included within the provided report are sampling results from a previous inspection conducted by GSC

Environmental Laboratories, Inc. (GSC), dated June 19, 1991. According to the report, SES performed an asbestos survey at the subject property on October 8-9, 1991. The survey was performed by Mr. David Buchalter. A total of twenty-two (22) bulk samples were collected and analyzed via Polarized Light Microscopy (PLM). Sampled materials included vinyl flooring and covebase materials and associated mastics, ceiling tiles, transite boards, wall plaster, poured gypsum materials, blown-in insulation materials, spray on texture materials, roof insulation materials and roofing materials. An asbestos-containing material is defined as containing greater than 1% asbestos. The following materials were identified as ACMs:

- Transite boards located on the exterior of the CCC and administration building on the front porch overhangs and large windows and presumed to be present on metal enclosed soffits was identified to contain 40% Chrysotile.
- Various floor tiles and associated mastics located throughout the subject property were identified to contain 2-8% Chrysotile and/or Tremolite (tile) and 2-10% Chrysotile (mastic).

In addition, one (1) flex duct connector located in the ACM building (D3G assumes this is the Administration Building) was not sampled but was presumed to contain asbestos.

No abatement documentation was provided to D3G.

In preparation for demolition activities, a limited pre-demolition asbestos survey was conducted at the subject property by Mr. Michael Summy and Mr. Leigh Lachine, AHERA accredited Asbestos Inspectors with Accelerated Risk Management, LLC (ARM), on behalf of D3G on April 4 and 5, 2022. ARM was unable to complete destructive testing in the structures or to damage roofs as the buildings were occupied at the time of the survey. Sampling conducted was intended as indicative of the materials tested and was not intended to conclusively determine the absence of ACM in all areas including wall cavities, pipe chases, attics, or roofs. Additionally, the leased office space adjoining the maintenance shop, the Boys and Girls Club, and the gymnasium were not accessible and will require inspection and sampling prior to demolition. Sampling was conducted in accordance with practices described within the ASTM Standard Practice for Comprehensive Asbestos Building Surveys Designation: E 2356-18 (ASTM E 2356-18) for Baseline Surveys, the EPA National Emissions Standard for Hazardous Air Pollutants 40 CFR 61 Subpart M (NESHAP), AHERA guidelines and State of Georgia asbestos guidelines. Approximately 10% of the units were accessed for ARM's inspection. Sampled materials included textured ceiling materials, drywall, joint compound, thermal system insulation mastic, duct sealants, vinyl flooring, stair tread and covebase materials and associated mastics, HVAC vibration dampers, ceramic tile and grout, plaster, sink undercoating materials, and ceiling tiles. A total of one hundred and ninety-four (194) samples were collected with a total of two hundred and twenty-seven (227) samples being analyzed via Polarized Light Microscopy (PLM) via EPA Method 600//M4-82-020. In addition, nineteen (19) samples of non-friable organically bound (NOB) materials were re-analyzed via Transmission Electron Microscopy (TEM) in accordance with the analytical requirements of the ASTM E 2356 standard. An ACM is defined as containing greater than 1% asbestos. None of the sampled materials was identified as an ACM. One (1) of the exterior door caulk samples was identified to contain trace (<1%) Chrysotile, verified by TEM analysis. Although not considered to be an ACM, this material is regulated by OSHA. Due to the destructive nature of the sampling, roofing materials were not sampled during this inspection and are assumed to contain asbestos until proper sampling proves otherwise.

The previously identified transite boards and flooring materials (from the 1991 survey) were not observed by ARM; however, destructive testing was not able to be conducted and the unit inspections were limited.

The potential exists for additional suspect ACM to be exposed during demolition activities. Such materials should be sampled and analyzed for asbestos content prior to any demolition activities that could impact these materials. Additional investigation is warranted prior to demolition activities in order to fully evaluate the structures for ACMs.

A final inspection by an accredited asbestos inspector must be conducted at the apartment units following vacancy and prior to any demolition activities. The inspection will require destructive testing and additional sampling of suspect ACMs and roofing materials will be conducted at that time. In addition, the leased office space adjoining the maintenance shop, the Boys and Girls Club, and the gymnasium require inspection prior to demolition activities. Any suspect ACMs which are encountered during demolition activities which have not been previously sampled should be sampled by an appropriately accredited asbestos inspector prior to impaction and treated accordingly or treated as ACMs. If ACMs are identified, they are required to be removed by a licensed asbestos abatement contractor in accordance with applicable regulations.

The Asbestos Inspection Reports are provided under separate cover.

Are formal compliance steps or mitigation required?

☒ Yes

☐ No

Please see the Phase I Environmental Site Assessment (ESA),
which is included under separate cover, for supporting
documentation respective to the Contamination and Toxic
Substances evaluation in accordance with 24 CFR 50.3(i) and
24 CFR 58.5(i)(2).



Appendix I:
Endangered Species Act

Endangered Species Act (CEST and EA)

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service ("FWS" and "NMFS" or "the Services").	The Endangered Species Act of 1973 (16 U.S.C. 1531 et seq.); particularly section 7 (16 USC 1536).	50 CFR Part 402
References		
https://www.hudexchange.info/environmental-review/endangered-species		

1. Does the project involve any activities that have the potential to affect species or habitats?

☒ No, the project will have No Effect due to the nature of the activities involved in the project.
→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.*

☐ No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office.

Explain your determination:

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.*

☐ Yes, the activities involved in the project have the potential to affect species and/or habitats.
→ *Continue to Question 2.*

2. Are federally listed species or designated critical habitats present in the action area?

Obtain a list of protected species from the Services. This information is available on the [FWS Website](#) or you may contact your [local FWS](#) and/or [NMFS](#) offices directly.

☐ No, the project will have No Effect due to the nature of the activities involved in the project.
→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination. Documentation may include letters from the Services, species lists from the Services' websites, surveys or other documents and*

analysis showing that there are no species in the action area.

- ☐ Yes, there are federally listed species or designated critical habitats present in the action area
→ *Continue to Question 3.*

3. What effects, if any, will your project have on federally listed species or designated critical habitat?

- ☐ No Effect: Based on the specifics of both the project and any federally listed species in the action area, you have determined that the project will have absolutely no effect on listed species or critical habitat.
→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination. Documentation should include a species list and explanation of your conclusion, and may require maps, photographs, and surveys as appropriate.*

- ☐ May Affect, Not Likely to Adversely Affect: Any effects that the project may have on federally listed species or critical habitats would be beneficial, discountable, or insignificant.
→ *Continue to Question 4, Informal Consultation.*

- ☐ Likely to Adversely Affect: The project may have negative effects on one or more listed species or critical habitat.
→ *Continue to Question 5, Formal Consultation.*

4. Informal Consultation is required

Section 7 of ESA (16 USC. 1536) mandates consultation to resolve potential impacts to endangered and threatened species and critical habitats. If a HUD-assisted project may affect any federally listed endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

Did the Service(s) concur with the finding that the project is Not Likely to Adversely Affect?

- ☐ Yes, the Service(s) concurred with the finding.
→ *Based on the response, the review is in compliance with this section. Continue to Question 6 and provide the following:*
- (1) A biological evaluation or equivalent document*
 - (2) Concurrence(s) from FWS and/or NMFS*
 - (3) Any other documentation of informal consultation*

Exception: If finding was made based on procedures provided by a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office, provide whatever documentation is mandated by that agreement.

- ☐ No, the Service(s) did not concur with the finding.
→ *Continue to Question 5.*

5. Formal consultation is required

Section 7 of ESA (16 USC 1536) mandates consultation to resolve potential impacts to federally listed

endangered and threatened species and critical habitats. If a HUD assisted project may affect any endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

→ *Once consultation is complete, the review is in compliance with this section. Continue to Question 6 and provide the following:*

- (1) A biological assessment, evaluation, or equivalent document*
- (2) Biological opinion(s) issued by FWS and/or NMFS*
- (3) Any other documentation of formal consultation*

6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the proposed measures that will be implemented to mitigate for the impact or effect, including the timeline for implementation.

☐ Mitigation as follows will be implemented:

☐ No mitigation is necessary.

Explain why mitigation will not be made here:

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

D3G obtained an Official Species List for the subject property using the USFWS Information for Planning and Consultation (IPaC) website accessed at <https://ecos.fws.gov/ipac/>. According to the Official Species List, four (4) federally-listed species have the potential to be present within the project area (Wood Stork, Gopher Tortoise, Monarch Butterfly, Relict Trillium). Given the developed nature of the property, these species are not suspected to be present. In addition, the proposed undertaking involves demolition of the existing structures. As there are no land-clearing activities proposed and all work will occur in previously developed areas, the proposed project activities have no potential to affect federally listed species. Therefore, no compliance steps nor mitigation measures are warranted.

Are formal compliance steps or mitigation required?

- ☐ Yes
- ☐ No



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Georgia Ecological Services Field Office
355 East Hancock Avenue
Room 320
Athens, GA 30601-2523
Phone: (706) 613-9493 Fax: (706) 613-6059



In Reply Refer To:
Project Code: 2022-0036479
Project Name: Dogwood Terrace

April 27, 2022

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

Thank you for your request for information on federally listed species and important wildlife habitats that may occur in your project area. The U.S. Fish and Wildlife Service (Service) has responsibility for certain species of wildlife under the Endangered Species Act (ESA) of 1973 as amended (16 USC 1531 et seq.), the Migratory Bird Treaty Act (MBTA) as amended (16 USC 701-715), Fish and Wildlife Coordination Act (FWCA) (48 Stat. 401, as amended; 16 U.S.C. 661 et seq.) and the Bald and Golden Eagle Protection Act (BGEPA) as amended (16 USC 668-668c). We are providing the following guidance to assist you in determining which federally imperiled species may or may not occur within your project area and to recommend some conservation measures that can be included in your project design if you determine those species or designated critical habitat may be affected by your proposed project.

FEDERALLY-LISTED SPECIES AND DESIGNATED CRITICAL HABITAT

Attached is a list of endangered, threatened, and proposed species that may occur in your project area. Your project area may not necessarily include all or any of these species. Under the ESA, it is the responsibility of the Federal action agency, project proponent, or their designated representative to determine if a proposed action "may affect" endangered, threatened, or proposed species, or designated critical habitat, and if so, to consult with the Service further. Similarly, it is the responsibility of the Federal action agency or project proponent, not the Service, to make "no effect" determinations. If you determine that your proposed action will have "no effect" on threatened or endangered species or their respective critical habitat, you do not need to seek concurrence with the Service. Nevertheless, it is a violation of Federal law to harm or harass any federally listed threatened or endangered fish or wildlife species without the appropriate permit. If you need additional information to assist in your effect determination, please contact the Service.

If you determine that your proposed action may affect federally listed species, please consult with the Service. Through the consultation process, we will analyze information contained in a biological assessment or equivalent document that you provide. If your proposed action is associated with Federal funding or permitting, consultation will occur with the Federal agency under section 7(a)(2) of the ESA. Otherwise, an incidental take permit pursuant to section 10(a)(1)(B) of the ESA (also known as a Habitat Conservation Plan) may be necessary to exempt harm or harass federally listed threatened or endangered fish or wildlife species. For more information regarding formal consultation and HCPs, please see the Service's [Section 7 Consultation Library](#) and [Habitat Conservation Plans Library](#) Collections.

Action Area. The scope of federally listed species compliance not only includes direct effects, but also any indirect effects of project activities (e.g., equipment staging areas, offsite borrow material areas, or utility relocations). The action area is the spatial extent of an action's direct and indirect modifications or impacts to the land, water, or air (50 CFR 402.02). Large projects may have effects to land, water, or air outside the immediate footprint of the project, and these areas should be included as part of the action area. Effects to land, water, or air outside of a project footprint could include things like lighting, dust, smoke, and noise. To obtain a complete list of species, the action area should be uploaded or drawn in IPaC rather than just the project footprint.

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. An updated list may be requested through IPaC.

If you determine that your action may affect any federally listed species and would like technical assistance from our office, please send us a complete project review package (refer to Georgia Ecological Services' [Project Planning and Review](#) page for more details), including the following information (reference to these items can be found in 50 CFR§402.13 and 402.14):

1. A description of the proposed action, including any measures intended to avoid, minimize, or offset effects of the action. Consistent with the nature and scope of the proposed action, the description shall provide sufficient detail to assess the effects of the action on listed species and critical habitat, including:
 - The purpose of the action;
 - The duration and timing of the action;
 - The location of the action;
 - The specific components of the action and how they will be carried out;
 - Description of areas to be affected directly or indirectly by the action;
 - Maps, drawings, blueprints, or similar schematics of the action
 2. An updated Official Species List
-

3. Biological Assessments (may include habitat assessments and information on the presence of listed species in the action area);
4. Description of effects of the action on species in the action area and, if relevant, effect determinations for species and critical habitat;
5. Conservation measures and any other available information related to the nature and scope of the proposed action relevant to its effects on listed species or designated critical habitat (examples include: stormwater plans, management plans, erosion and sediment plans). Please see our [Georgia Planning and Consultation Tools](#) page for recommendations.

Please submit all consultation documents via email to gaes_assistance@fws.gov or by using IPaC, uploaded documents, and sharing the project with a specific Georgia Ecological Services staff member. If the project is on-going, documents can also be sent to the Georgia Ecological Services staff member currently working with you on your project. For Georgia Department of Transportation related projects, please work with the Office of Environmental Services ecologist to determine the appropriate USFWS transportation liaison.

WETLANDS AND FLOODPLAINS

Under Executive Orders 11988 and 11990, Federal agencies are required to minimize the destruction, loss, or degradation of wetlands and floodplains, and preserve and enhance their natural and beneficial values. These habitats should be conserved through avoidance, or mitigated to ensure that there would be no net loss of wetlands function and value. We encourage you to use the National Wetland Inventory (NWI) maps in conjunction with ground-truthing to identify wetlands occurring in your project area. The Service's [NWI program website](#) (<https://www.fws.gov/program/national-wetlands-inventory>) integrates digital map data with other resource information. We also recommend you contact the U.S. Army Corps of Engineers for permitting requirements under section 404 of the Clean Water Act if your proposed action could impact floodplains or wetlands.

MIGRATORY BIRDS

The MBTA prohibits the taking of migratory birds, nests, and eggs, except as permitted by the Service's [Migratory Birds Program](#) (<https://fws.gov/program/migratory-birds>). To minimize the likelihood of adverse impacts to migratory birds, we recommend construction activities occur outside the general bird nesting season from March through August, or that areas proposed for construction during the nesting season be surveyed, and when occupied, avoided until the young have fledged.

We recommend review of Birds of Conservation Concern to fully evaluate the effects to the birds at your site. This list identifies birds that are potentially threatened by disturbance and construction. It can be found at the Service's [Migratory Birds Conservation Library Collection](#) (<https://fws.gov/library/collections/migratory-bird-conservation-documents>).

Information related to best practices and migratory birds can be found at the Service's [Avoiding and Minimizing Incidental Take of Migratory Birds Library Collection](#) (<https://fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>).

BALD AND GOLDEN EAGLES

The bald eagle (*Haliaeetus leucocephalus*) was delisted under the ESA on August 9, 2007. Both the bald eagle and golden eagle (*Aquila chrysaetos*) are still protected under the MBTA and BGEPA. The BGEPA affords both eagles protection in addition to that provided by the MBTA, in particular, by making it unlawful to “disturb” eagles. Under the BGEPA, the Service may issue limited permits to incidentally “take” eagles (e.g., injury, interfering with normal breeding, feeding, or sheltering behavior nest abandonment). For information on bald and golden eagle management guidelines, we recommend you review information provided at the Service's [Bald and Golden Eagle Management Library Collection](https://fws.gov/library/collections/bald-and-golden-eagle-management) (<https://fws.gov/library/collections/bald-and-golden-eagle-management>).

NATIVE BATS

If your species list includes Indiana bat (*Myotis sodalis*) or northern long-eared bat (*M. septentrionalis*) and the project is expected to impact forested habitat that is appropriate for maternity colonies of these species, forest clearing should occur outside of the period when bats may be present. Federally listed bats could be actively present in forested landscapes from April 1 to October 15 of any year and have non-volant pups from May 15 to July 31 in any year. Non-volant pups are incapable of flight and are vulnerable to disturbance during that time.

Indiana, northern long-eared, and gray (*M. grisescens*) bats are all known to utilize bridges and culverts in Georgia. If your project includes maintenance, construction, or any other modification or demolition to transportation structures, a qualified individual should complete a survey of these structures for bats and submit your findings via the Georgia Bats in Bridges cell phone application, free on Apple and Android devices. Please include these findings in any biological assessment(s) or other documentation that is submitted to our office for technical assistance or consultation.

Additional information on bat avoidance and minimization can be found at Georgia Ecological Services' [Planning and Consultations Tools](#) and [Bat Conservation in Georgia](#) pages.

MONARCH BUTTERFLY

On December 20, 2020, the Service determined that listing the Monarch butterfly (*Danaus plexippus*) under the Endangered Species Act is warranted but precluded at this time by higher priority listing actions. With this finding, the monarch butterfly becomes a candidate for listing. The Service will review its status each year until we are able to begin developing a proposal to list the monarch.

As it is a candidate for listing, the Service welcomes conservation measures for this species. Recommended, and voluntary, conservation measures for projects in Georgia can be found at our [Monarch Conservation in Georgia](#) page.

STATE AGENCY COORDINATION

Additional information that addresses at-risk or high priority natural resources can be found in the State Wildlife Action Plan (<https://georgiawildlife.com/WildlifeActionPlan>), at Georgia Department of Natural Resources, Wildlife Resources Division Biodiversity Portal (<https://>

georgiawildlife.com/conservation/species-of-concern), Georgia's Natural, Archaeological, and Historic Resources GIS portal (<https://www.gnahrgis.org/gnahrgis/index.do>), and the [Georgia Ecological Services HUC10 Watershed Guidance](#) page.

Thank you for your concern for endangered and threatened species. We appreciate your efforts to identify and avoid impacts to listed and sensitive species in your project area. For further consultation on your proposed activity, please email gaes_assistance@fws.gov and reference the project county and your Service Project Tracking Number.

This letter constitutes Georgia Ecological Services' general comments under the authority of the Endangered Species Act.

Attachment(s):

- Official Species List
- Migratory Birds
- Wetlands

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Georgia Ecological Services Field Office

355 East Hancock Avenue

Room 320

Athens, GA 30601-2523

(706) 613-9493

Project Summary

Project Code: 2022-0036479

Event Code: None

Project Name: Dogwood Terrace

Project Type: New Constr - Above Ground

Project Description: (270) units within sixty-nine (69) two-story townhome structures and (1) Boy's and Girls Club, (1) gymnasium (shared between B&G Club and adjacent elementary school), (1) maintenance building, and (1) small office space on 27.07 acres. Residential structures to be demolished and new construction.

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@33.44259995,-81.99814405121154,14z>



Counties: Richmond County, Georgia

Endangered Species Act Species

There is a total of 4 threatened, endangered, or candidate species on this 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 fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Birds

NAME	STATUS
Wood Stork <i>Mycteria americana</i> Population: AL, FL, GA, MS, NC, SC No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8477	Threatened

Reptiles

NAME	STATUS
Gopher Tortoise <i>Gopherus polyphemus</i> Population: eastern No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6994	Candidate

Insects

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

Flowering Plants

NAME	STATUS
Relict Trillium <i>Trillium reliquum</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8489	Endangered

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

Migratory Birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

-
1. The [Migratory Birds Treaty Act](#) of 1918.
 2. The [Bald and Golden Eagle Protection Act](#) of 1940.
 3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Kestrel <i>Falco sparverius paulus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587	Breeds Apr 1 to Aug 31
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Sep 1 to Jul 31

NAME	BREEDING SEASON
Prairie Warbler <i>Dendroica discolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Prothonotary Warbler <i>Protonotaria citrea</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 1 to Jul 31
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Rusty Blackbird <i>Euphagus carolinus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Wood Thrush <i>Hylocichla mustelina</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Aug 31

Probability Of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12

(0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.

3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

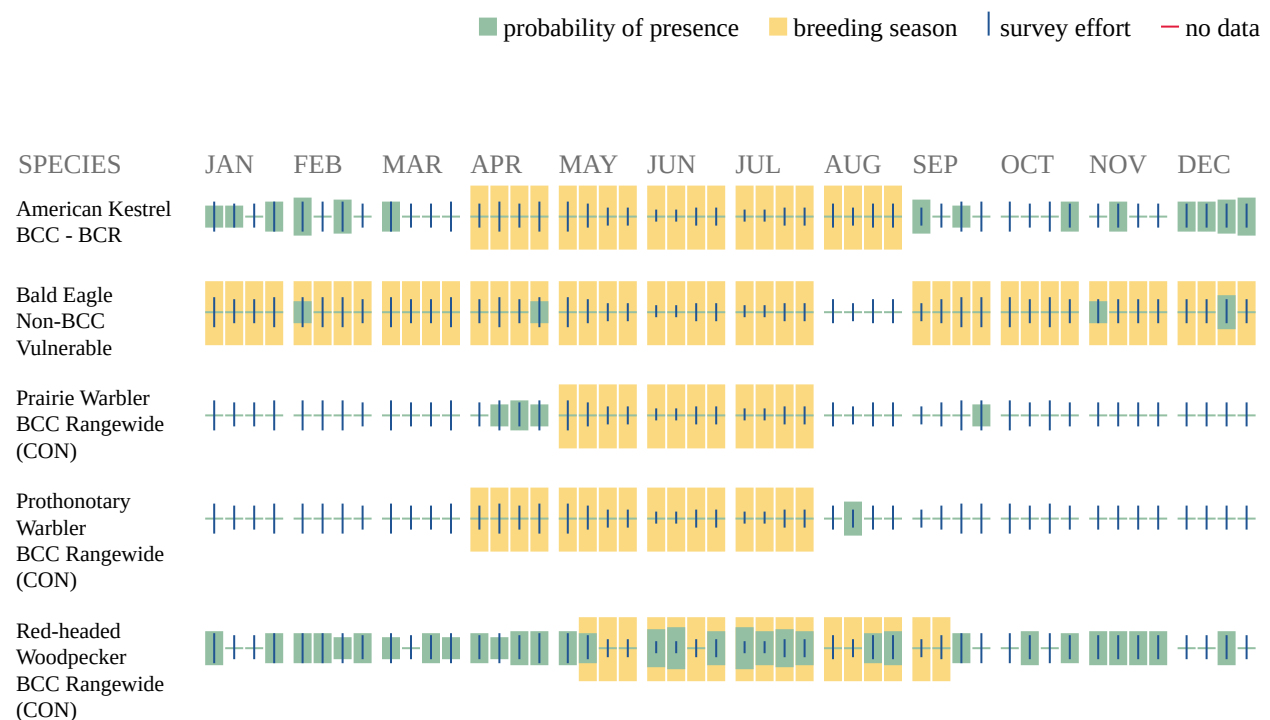
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

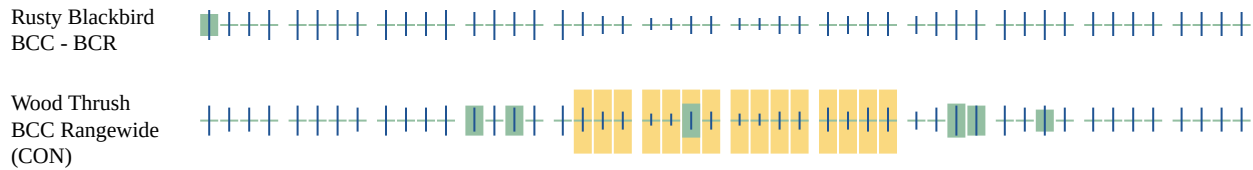
No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





Additional information can be found using the following links:

- Birds of Conservation Concern <https://www.fws.gov/program/migratory-birds/species>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>

Migratory Birds FAQ

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Wetlands

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

IPaC User Contact Information

Agency: Dominion Due Diligence Group

Name: Samantha Holcombe

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City: Midlothian

State: VA

Zip: 23113

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Appendix J:

Explosive and Flammable Hazards

Explosive and Flammable Hazards (CEST and EA)

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C
Reference		
https://www.hudexchange.info/environmental-review/explosive-and-flammable-facilities		

1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

☒ No.

→ Continue to Question 2.

☐ Yes

Explain:

→ Go directly to Question 5.

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

☒ No

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.

☐ Yes

→ Continue to Question 3.

3. Within 1 mile of the project site, are there any current or planned stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are NOT covered under the regulation include:

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels
OR
- Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 or later version of National Fire Protection Association (NFPA) Code 58.

If all containers within the search area fit the above criteria, answer "no." For any other type of aboveground storage container within the search area that holds one of the flammable or explosive materials listed in Appendix I of 24 CFR part 51 subpart C, answer "yes."

☐ No

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet

Summary below. Provide all documents used to make your determination.

☐ Yes

→ Continue to Question 4.

4. Visit HUD's website to identify the appropriate tank or tanks to assess and to calculate the required separation distance using the [electronic assessment tool](#). To document this step in the analysis, please attach the following supporting documents to this screen:

- Map identifying the tank selected for assessment, and showing the distance from the tank to the proposed HUD-assisted project site; and
- Electronic assessment tool calculation of the required separation distance.

Based on the analysis, is the proposed HUD-assisted project site located at or beyond the required separation distance from all covered tanks?

☐ Yes

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.

☐ No

→ Go directly to Question 6.

5. Is the hazardous facility located at an acceptable separation distance from residences and any other facility or area where people may congregate or be present?

Please visit HUD's website for information on calculating Acceptable Separation Distance.

☐ Yes

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide map(s) showing the location of the project site relative to residences and any other facility or area where people congregate or are present and your separation distance calculations.

☐ No

→ Provide map(s) showing the location of the project site relative to residences and any other facility or area where people congregate or are present and your separation distance calculations. Continue to Question 6.

6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Mitigation measures may include both natural and manmade barriers, modification of the project design, burial or removal of the hazard, or other engineered solutions. Describe selected mitigation measures, including the timeline for implementation, and attach an implementation plan. If negative effects cannot be mitigated, cancel the project at this location.

Note that only licensed professional engineers should design and implement blast barriers. If a barrier will be used or the project will be modified to compensate for an unacceptable separation distance, provide approval from a licensed professional engineer.

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

According to According to 24 CFR Part 51, Subpart C - Siting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature, a HUD-assisted project involves the development, construction, rehabilitation or modernization involving an increase in residential unit densities, or conversion of any project that is intended for residential, institutional, recreational, commercial, or industrial uses. Based on the activities involved in the proposed undertaking (demolition under HUD SAC), the project is not considered a HUD-assisted project and compliance with 24 CFR Part 51, and Subpart C is not required to be demonstrated.

To assist HUD with their evaluation of risk associated with proximity to hazardous facilities per the HUD MAP Guide and 24 CFR Part 51, Subpart C, D3G conducted a site visit on March 10, 2022, where no hazards as defined by 24 CFR 51.201 (any stationary container which stores, handles, or processes hazardous substances of an explosive or fire prone nature) were located on-site, adjacent to, or visible from the subject property, except for the following:

Located adjacent to the north at the Jenkins-White Elementary School is an approximately 400-gallon diesel aboveground storage tank (AST) which is utilized to fuel the emergency generator. The AST was located on a concrete pad and was observed to be in good physical condition. Based on observed subject property conditions, the propane AST is not suspected to present an environmental concern to the subject property.

D3G completed acceptable separation distance (ASD) calculations utilizing the HUD ASD Electronic Assessment Tool for the on-site or adjacent 400-gallon diesel AST, which is located approximately 436 feet west of the subject property, approximately 497 feet from the closest structure, and approximately 533 feet from the closest parking area or pool area (unprotected outdoor areas of congregation or recreation), based on measurements obtained utilizing Google Earth. The ASD for thermal radiation for buildings is 32.92 feet and the ASD for thermal radiation for unprotected outdoor areas of congregation or recreation is 188.81 feet. Therefore, the adjacent diesel AST is located at an acceptable separation distance from the subject property structures and for unprotected outdoor areas of congregation or recreation.

D3G additionally reviewed the state-regulated Aboveground Storage Tank (AST) database, compiled by EDR, for regulated ASTs within one (1) mile of the subject property. In addition, there were no extraordinary unregulated ASTs observed via EDR Lightbox within one (1) mile of the subject property, with the exception of the unregulated ASTs included in the Table 1 - Explosive and Flammable Hazards Evaluation (discussed below). D3G additionally submitted a request to the City of Augusta Fire Department for any current or recent (w/in the past year) permits issued for thermal/explosive hazards (ASTs > 100 gallons) located within a one (1) mile radius of the subject property. According to Ms. Helen Lucy, Paralegal with the Augusta Fire Department, no records were available for the request.

D3G evaluated all in-service ASTs, utilizing the HUD ASD Electronic Assessment Tool accessed at

<https://www.hudexchange.info/environmental-review/asd-calculator/>. As detailed in the attached Table 1, all ASTs are located at acceptable separation distances from the subject property.

It should be noted that worst-case ASTs' sizes, contents, statuses, facility locations, and worst-case scenario ASD calculations are provided within Table 1. Facility locations provided in the "DIST (ft)" column of Table 1 are actual distances from the nearest edge of the subject property to nearest edge of the vicinity property, based on measurements obtained utilizing EDR Lightbox. Field verification of ASTs' sizes, contents, and locations were conducted, as necessary. In the event that any worst-case scenario ASD exceeds the actual distance listed in the "DIST (ft)" column, further evaluation and documentation would be provided. In addition, applicable ASD calculation worksheets are provided immediately following Table 1.

Therefore, the project is in compliance with HUD's Explosive and Flammable Hazards requirements.

Are formal compliance steps or mitigation required?

☐ Yes

☒ No

Dogwood Terrace
2053 Old Savannah Road
Augusta, GA 30901

Inquiry Number: 6966874.2s
May 04, 2022

Search Summary Report

TARGET SITE 2053 OLD SAVANNAH ROAD
AUGUSTA, GA 30901

Category	Sel	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
- Totals --	0	3	2	4	17	0	26	

FirstSearch Area/Linear Report



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

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Search Summary Report

TARGET SITE: 2053 OLD SAVANNAH ROAD
AUGUSTA, GA 30901

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
State/Tribal Tanks	AST	05/13/2020	1.000	0	3	2	4	17	0	26
	- Totals --			0	3	2	4	17	0	26

Site Information Report

Request Date: MAY 4, 2022 Search Type: COORD
Request Name: SAMANTHA HOLCOMBE Job Number: TEAM 3

Target Site: 2053 OLD SAVANNAH ROAD
AUGUSTA, GA 30901

Site Location

	Degrees (Decimal)	Degrees (Min/Sec)	UTMs
Longitude:	81.997966	81.9979660 - 81° 59' 52.67"	Easting: 407238.3
Latitude:	33.442428	33.4424280 - 33° 26' 32.74"	Northing: 3700589.0
Elevation:	145 ft. above sea level		Zone: Zone 17

Demographics

Sites: 26 Non-Geocoded: 0 Population: N/A
RADON

Federal EPA Radon Zone for RICHMOND 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: 30901

Number of sites tested: 1				
Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	1.300 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

Federal Area Radon Information for RICHMOND COUNTY, GA

Number of sites tested: 30				
Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	1.030 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	0.400 pCi/L	100%	0%	0%

Target Site Summary Report

Target Property: 2053 OLD SAVANNAH ROAD
AUGUSTA, GA 30901

JOB: TEAM 3

TOTAL: 26 GEOCODED: 26 NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
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No sites found for target address

Sites Summary Report

Target Property: 2053 OLD SAVANNAH ROAD
AUGUSTA, GA 30901

JOB: TEAM 3

TOTAL: 26 GEOCODED: 26 NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
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1	AST	J R'S MART	2078 OLD SAVANNAH ROAD AUGUSTA, GA 30901	0.03 SSE	+ 2	1
2	AST	QUICK STOP #2	1443 GORDON HIGHWAY AUGUSTA, GA	0.08 SE	+ 5	2
3	AST	FAST GAS	1499 GORDON HIGHWAY AUGUSTA, GA 30901	0.08 SSW	- 6	3
4	AST --12 --0	CIRCLE K # 5349	1500 GORDON HIGHWAY AUGUSTA, GA 30909	0.13 SSW	- 11	4
5	AST --4 --216000 --126000	BENNETT GAS CO., INC.	2102 OLD SAVANNAH ROAD AUGUSTA, GA 30903	0.17 South	- 12	5
A6	AST --36 --0	SHORT STOP #1	2159 MARTIN LUTHER KING B AUGUSTA, GA 30904	0.45 NNW	- 11	6
A7	AST	SHORT STOP #1	2159 MLK BLVD AUGUSTA, GA 30901	0.45 NNW	- 11	7
8	AST	REKLAW SHOPPING CENTER SER. ST	2141 MILLEDGEVILLE ROAD AUGUSTA, GA	0.45 NNW	- 8	8
9	AST	OLIVE ROAD AMOCO	OLIVE ROAD & MILLEDGEVILL AUGUSTA, GA	0.49 NW	+ 8	9
10	AST	TENNECO OIL COMPANY	MILLEDGEVILLE ROAD & KRAT AUGUSTA, GA	0.54 WNW	+ 9	10
11	AST	BUSH HOG OIL RETAILERS, INC.	2106 PEACH ORCHARD ROAD AUGUSTA, GA 30903	0.55 SW	- 4	11
12	AST --1 --1000	FULCHERS SHELL SERVICE CENTER	2300 PEACH ORCHARD ROAD AUGUSTA, GA 30906	0.57 SW	- 4	12
13	AST --1 --0	AUGUSTA TRANSPORTATION INC	940 MOLLY POND RD AUGUSTA, GA	0.65 ENE	- 16	13
14	AST	MAJIK MARKET	1716 OLIVE ROAD AUGUSTA, GA	0.66 NW	+ 3	14

Sites Summary Report

Target Property: 2053 OLD SAVANNAH ROAD
AUGUSTA, GA 30901

JOB: TEAM 3

TOTAL: 26 GEOCODED: 26 NON GEOCODED: 0

Map ID	DB Type -ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
15	AST	COMET GAS AND SERVICE CENTER	2320 PEACH ORCHARD ROAD AUGUSTA, GA 30906	0.70 SW	- 16	15
16	AST	PRIME EQUIPMENT COMPANY	915 MOLLY POND ROAD AUGUSTA, GA 30913	0.71 East	- 11	16
17	AST -1 -0	AUGUSTA BOX & CRATE	201 NORTON ROAD AUGUSTA, GA 30904	0.72 South	- 20	17
18	AST -24 -0	SHORT STOP #2	1714 15TH STREET AUGUSTA, GA 30904	0.72 North	+ 4	18
19	AST -1 -12000	RICHMOND CO BOARD OF EDUCATION	1781 15TH ST AUGUSTA, GA	0.72 NNW	- 1	19
20	AST -4 -0	UNITED RENTALS 29F	2325 TUBMAN HOME RD, AUGUSTA, GA 30906	0.77 SW	- 17	20
21	AST	SHORT STOP # 5	2510 MILLEDGEVILLE ROAD AUGUSTA, GA 30904	0.80 WNW	+ 8	21
22	AST -1 -0	RICHMOND COMPANY SHOP #1	1561 WHITE ROAD AUGUSTA, GA 30904	0.81 NNW	+ 3	22
23	AST	BORAL BRICK PLANT #6	1449 DOUG BARNARD PARKWAY AUGUSTA, GA 30903	0.83 SE	- 12	23
24	AST	STATION HOUSE FOOD STORE	2419 PEACH ORCHARD ROAD AUGUSTA, GA 30906	0.93 SW	+ 7	24
25	AST	HOBB'S STANDARD	1628 GORDON HIGHWAY AUGUSTA, GA	0.94 WSW	+ 8	25
26	AST	FAST GAS # 2	1342 GORDON HIGHWAY AUGUSTA, GA	1.00 East	- 11	26

Site Detail Report

Target Property: 2053 OLD SAVANNAH ROAD
AUGUSTA, GA 30901

JOB: TEAM 3

AST			
EDR ID:	A100498700	DIST/DIR:	0.035 SSE
ELEVATION:	147	MAP ID:	1
NAME:	J R'S MART		
ADDRESS:	2078 OLD SAVANNAH ROAD AUGUSTA, GA 30901		
SOURCE:	GA Office of Insurance & Safety Fire Commissioner		
AST: Name: J R'S MART Address: 2078 OLD SAVANNAH ROAD City,State,Zip: AUGUSTA, GA 30901 Owner Name: Central Gas Owner Address: Not reported Owner City/State/Zip: Not reported Number Of Tanks: Not reported Tank Capacity: Not reported File No: 121-SSS-294			

Site Detail Report

Target Property: 2053 OLD SAVANNAH ROAD
AUGUSTA, GA 30901

JOB: TEAM 3

AST							
EDR ID:	A100501714	DIST/DIR:	0.077 SE	ELEVATION:	150	MAP ID:	2
NAME:	QUICK STOP #2		Rev:	05/13/2020			
ADDRESS:	1443 GORDON HIGHWAY AUGUSTA, GA						
SOURCE:	GA Office of Insurance & Safety Fire Commissioner						
<p>AST: Name: QUICK STOP #2 Address: 1443 GORDON HIGHWAY City,State,Zip: AUGUSTA, GA Owner Name: Not reported Owner Address: Not reported Owner City/State/Zip: Not reported Number Of Tanks: Not reported Tank Capacity: Not reported File No: 121-SSS-137</p>							

Site Detail Report

Target Property: 2053 OLD SAVANNAH ROAD
AUGUSTA, GA 30901

JOB: TEAM 3

AST								
EDR ID:	A100496832	DIST/DIR:	0.084 SSW	ELEVATION:	139	MAP ID:	3	Client Plot
NAME:	FAST GAS		Rev:	05/13/2020				
ADDRESS:	1499 GORDON HIGHWAY AUGUSTA, GA 30901							
SOURCE:	GA Office of Insurance & Safety Fire Commissioner							
<p>AST: Name: FAST GAS Address: 1499 GORDON HIGHWAY City,State,Zip: AUGUSTA, GA 30901 Owner Name: James Key Owner Address: Not reported Owner City/State/Zip: Not reported Number Of Tanks: Not reported Tank Capacity: Not reported File No: 121-SSS-217</p>								

Site Detail Report

Target Property: 2053 OLD SAVANNAH ROAD
AUGUSTA, GA 30901

JOB: TEAM 3

AST			
EDR ID: A100334091	DIST/DIR: 0.125 SSW	ELEVATION: 134	MAP ID: 4 Client Plot
NAME: CIRCLE K # 5349		Rev: 05/13/2020	
ADDRESS: 1500 GORDON HIGHWAY AUGUSTA, GA 30909		ID/Status: 12 ID/Status: 0	
SOURCE: GA Office of Insurance & Safety Fire Commissioner			
<p>AST: Name: CIRCLE K STORE #5349 Address: 1500 GORDON HIGHWAY City,State,Zip: AUGUSTA, GA 30909 Owner Name: Amerigas Owner Address: 4403 Evans to Locke Road Owner City/State/Zip: Evans GA 30809 Number Of Tanks: 12 Tank Capacity: 0 File No: Not reported</p> <p>Name: CIRCLE K # 5349 Address: 1500 GORDON HIGHWAY City,State,Zip: AUGUSTA, GA 30909 Owner Name: Gours Owner Address: Not reported Owner City/State/Zip: Not reported Number Of Tanks: Not reported Tank Capacity: Not reported File No: 121-SSS-258</p>			

Site Detail Report

Target Property: 2053 OLD SAVANNAH ROAD
AUGUSTA, GA 30901

JOB: TEAM 3

AST			
EDR ID: A100334063	DIST/DIR: 0.172 South	ELEVATION: 133	MAP ID: 5 Client Plot
NAME: BENNETT GAS CO., INC.		Rev: 05/13/2020	
ADDRESS: 2102 OLD SAVANNAH ROAD AUGUSTA, GA 30903		ID/Status: 4 ID/Status: 216000 ID/Status: 126000	
SOURCE: GA Office of Insurance & Safety Fire Commissioner			
<p>AST: Name: THERMAL CERAMICS (TANKS REMOVED) Address: 2102 OLD SAVANNAH ROAD City,State,Zip: AUGUSTA, GA 30903 Owner Name: Thermal Ceramics Owner Address: Not reported Owner City/State/Zip: Not reported Number Of Tanks: Not reported Tank Capacity: Not reported File No: 121-LPU-103</p> <p>Name: BENNETT GAS CO., INC. (CLOSED) Address: 2102 OLD SAVANNAH ROAD City,State,Zip: AUGUSTA, GA 30903 Owner Name: Bennett Gas Company, Inc. Owner Address: Not reported Owner City/State/Zip: Not reported Number Of Tanks: Not reported Tank Capacity: Not reported File No: 121-LPB-017</p> <p>Name: BENNETT GAS CO., INC. Address: 2102 OLD SAVANNAH ROAD City,State,Zip: AUGUSTA, GA 30903 Owner Name: Bennett Gas Company, Inc. Owner Address: 1829 Gordon Highway Owner City/State/Zip: Augusta GA 30904 Number Of Tanks: 4 Tank Capacity: 216000 File No: Not reported</p> <p>Name: THERMAL CERAMICS Address: 2102 OLD SAVANNAH ROAD City,State,Zip: AUGUSTA, GA 30903 Owner Name: Thermal Ceramics Owner Address: P.O. Box 923 Owner City/State/Zip: Augusta GA 30903 Number Of Tanks: 4 Tank Capacity: 126000 File No: Not reported</p>			

Site Detail Report

Target Property: 2053 OLD SAVANNAH ROAD
AUGUSTA, GA 30901

JOB: TEAM 3

AST							
EDR ID:	A100346643	DIST/DIR:	0.449 NNW	ELEVATION:	134	MAP ID:	A6
NAME:	SHORT STOP #1		Rev:	05/13/2020			
ADDRESS:	2159 MARTIN LUTHER KING BOULEVARD AUGUSTA, GA 30904		ID/Status:	36 ID/Status: 0			
SOURCE:	GA Office of Insurance & Safety Fire Commissioner						
AST: Name: SHORT STOP #1 Address: 2159 MARTIN LUTHER KING BOULEVARD City,State,Zip: AUGUSTA, GA 30904 Owner Name: Blue Rhino Owner Address: 470 West Hanes Mill Road Owner City/State/Zip: Winston Salem NC 27105 Number Of Tanks: 36 Tank Capacity: 0 File No: Not reported							

Site Detail Report

Target Property: 2053 OLD SAVANNAH ROAD
AUGUSTA, GA 30901

JOB: TEAM 3

AST							
EDR ID:	A100502943	DIST/DIR:	0.449 NNW	ELEVATION:	134	MAP ID:	A7
NAME:	SHORT STOP #1		Rev:	05/13/2020			
ADDRESS:	2159 MLK BLVD AUGUSTA, GA 30901		ID/Status:	36 ID/Status: 0			
SOURCE:	GA Office of Insurance & Safety Fire Commissioner						
AST: Name: SHORT STOP #1 Address: 2159 MLK BLVD City,State,Zip: AUGUSTA, GA 30901 Owner Name: Cindy Kim Owner Address: Not reported Owner City/State/Zip: Not reported Number Of Tanks: Not reported Tank Capacity: Not reported File No: 121-SSS-296							

Site Detail Report

Target Property: 2053 OLD SAVANNAH ROAD
AUGUSTA, GA 30901

JOB: TEAM 3

AST				
EDR ID:	A100502295	DIST/DIR:	0.453 NNW	ELEVATION: 137 MAP ID: 8
NAME:	REKLAW SHOPPING CENTER SER. STATION		Rev:	05/13/2020
ADDRESS:	2141 MILLEDGEVILLE ROAD AUGUSTA, GA			
SOURCE:	GA Office of Insurance & Safety Fire Commissioner			
 AST: Name: REKLAW SHOPPING CENTER SER. STATION Address: 2141 MILLEDGEVILLE ROAD City,State,Zip: AUGUSTA, GA Owner Name: Not reported Owner Address: Not reported Owner City/State/Zip: Not reported Number Of Tanks: Not reported Tank Capacity: Not reported File No: 121-SSS-044				

Site Detail Report

Target Property: 2053 OLD SAVANNAH ROAD
AUGUSTA, GA 30901

JOB: TEAM 3

AST				
EDR ID:	A100500982	DIST/DIR:	0.490 NW	ELEVATION: 153 MAP ID: 9 Client Plot
NAME:	OLIVE ROAD AMOCO		Rev:	05/13/2020
ADDRESS:	OLIVE ROAD & MILLEDGEVILLE AUGUSTA, GA			
SOURCE:	GA Office of Insurance & Safety Fire Commissioner			
 AST: Name: OLIVE ROAD AMOCO Address: OLIVE ROAD & MILLEDGEVILLE City,State,Zip: AUGUSTA, GA Owner Name: Not reported Owner Address: Not reported Owner City/State/Zip: Not reported Number Of Tanks: Not reported Tank Capacity: Not reported File No: 121-SSS-111				

Site Detail Report

Target Property: 2053 OLD SAVANNAH ROAD
AUGUSTA, GA 30901

JOB: TEAM 3

AST			
EDR ID:	A100503747	DIST/DIR:	0.541 WNW
ELEVATION:	154	MAP ID:	10
NAME:	TENNECO OIL COMPANY		Rev: 05/13/2020
ADDRESS:	MILLEDGEVILLE ROAD & KRATHA DRIVE AUGUSTA, GA		
SOURCE:	GA Office of Insurance & Safety Fire Commissioner		
<p>AST: Name: TENNECO OIL COMPANY Address: MILLEDGEVILLE ROAD & KRATHA DRIVE City,State,Zip: AUGUSTA, GA Owner Name: Not reported Owner Address: Not reported Owner City/State/Zip: Not reported Number Of Tanks: Not reported Tank Capacity: Not reported File No: 121-SSS-027</p>			

Site Detail Report

Target Property: 2053 OLD SAVANNAH ROAD
AUGUSTA, GA 30901

JOB: TEAM 3

AST			
EDR ID:	A100494495	DIST/DIR:	0.552 SW
ELEVATION:	141	MAP ID:	11 Client Plot
NAME:	BUSH HOG OIL RETAILERS, INC.		Rev: 05/13/2020
ADDRESS:	2106 PEACH ORCHARD ROAD AUGUSTA, GA 30903		
SOURCE:	GA Office of Insurance & Safety Fire Commissioner		
<p>AST: Name: BUSH HOG OIL RETAILERS, INC. Address: 2106 PEACH ORCHARD ROAD City,State,Zip: AUGUSTA, GA 30903 Owner Name: Not reported Owner Address: Not reported Owner City/State/Zip: Not reported Number Of Tanks: Not reported Tank Capacity: Not reported File No: 121-SSS-134</p>			

Site Detail Report

Target Property: 2053 OLD SAVANNAH ROAD
AUGUSTA, GA 30901

JOB: TEAM 3

AST			
EDR ID:	A100334001	DIST/DIR:	0.573 SW
ELEVATION:	141	MAP ID:	12
NAME: FULCHERS SHELL SERVICE CENTER (CLOSED)		Rev: 05/13/2020	
ADDRESS: 2300 PEACH ORCHARD ROAD AUGUSTA, GA 30906		ID/Status: 1 ID/Status: 1000	
SOURCE: GA Office of Insurance & Safety Fire Commissioner			
 AST: Name: FULCHERS SHELL SERVICE CENTER (CLOSED) Address: 2300 PEACH ORCHARD ROAD City,State,Zip: AUGUSTA, GA 30906 Owner Name: Bennett Gas Company Owner Address: P.O. Box 3487 Owner City/State/Zip: Augusta GA 30904 Number Of Tanks: 1 Tank Capacity: 1000 File No: Not reported			

Site Detail Report

Target Property: 2053 OLD SAVANNAH ROAD
AUGUSTA, GA 30901

JOB: TEAM 3

AST			
EDR ID:	U001483266	DIST/DIR:	0.648 ENE
ELEVATION:	129	MAP ID:	13
NAME: AUGUSTA TRANSPORTATION INC		Rev: 05/13/2020	
ADDRESS: 940 MOLLY POND RD AUGUSTA, GA RICHMOND		ID/Status: 1 ID/Status: 0	
SOURCE: GA Office of Insurance & Safety Fire Commissioner			
 AST: Name: AUGUSTA TRANSPORTATION Address: 940 MOLLY POND ROAD City,State,Zip: AUGUSTA, GA 30901 Owner Name: Augusta Transportation Owner Address: 940 Molly Pond Road Owner City/State/Zip: Augusta GA 30901 Number Of Tanks: 1 Tank Capacity: 0 File No: Not reported			

Site Detail Report

Target Property: 2053 OLD SAVANNAH ROAD
AUGUSTA, GA 30901

JOB: TEAM 3

AST							
EDR ID:	A100499881	DIST/DIR:	0.661 NW	ELEVATION:	148	MAP ID:	14
NAME:	MAJIK MARKET		Rev:	05/13/2020			
ADDRESS:	1716 OLIVE ROAD AUGUSTA, GA						
SOURCE:	GA Office of Insurance & Safety Fire Commissioner						
<p>AST: Name: MAJIK MARKET Address: 1716 OLIVE ROAD City,State,Zip: AUGUSTA, GA Owner Name: Not reported Owner Address: Not reported Owner City/State/Zip: Not reported Number Of Tanks: Not reported Tank Capacity: Not reported File No: 121-SSS-073</p>							

Site Detail Report

Target Property: 2053 OLD SAVANNAH ROAD
AUGUSTA, GA 30901

JOB: TEAM 3

AST								
EDR ID:	A100334014	DIST/DIR:	0.705 SW	ELEVATION:	129	MAP ID:	15	Client Plot
NAME:	COMET GAS AND SERVICE CENTER		Rev:	05/13/2020				
ADDRESS:	2320 PEACH ORCHARD ROAD AUGUSTA, GA 30906							
SOURCE:	GA Office of Insurance & Safety Fire Commissioner							
<p>AST: Name: COMET GAS AND SERVICE CENTER Address: 2320 PEACH ORCHARD ROAD City,State,Zip: AUGUSTA, GA 30906 Owner Name: Ferrellgas dba Bennett Gas Company Owner Address: 1829 Gordon Highway Owner City/State/Zip: Augusta GA 30904 Number Of Tanks: Not reported Tank Capacity: Not reported File No: Not reported</p> <p>Name: COMET GAS & SERVICE Address: 2320 PEACH ORCHARD ROAD City,State,Zip: AUGUSTA, GA 30906 Owner Name: Byung H. Hui Kwon Owner Address: Not reported Owner City/State/Zip: Not reported Number Of Tanks: Not reported Tank Capacity: Not reported File No: 121-SSS-053</p>								

Site Detail Report

Target Property: 2053 OLD SAVANNAH ROAD
AUGUSTA, GA 30901

JOB: TEAM 3

AST			
EDR ID:	A100501528	DIST/DIR:	0.707 East
ELEVATION:	134	MAP ID:	16
NAME:	PRIME EQUIPMENT COMPANY		Rev: 05/13/2020
ADDRESS:	915 MOLLY POND ROAD AUGUSTA, GA 30913		
SOURCE:	GA Office of Insurance & Safety Fire Commissioner		
AST: Name: PRIME EQUIPMENT COMPANY Address: 915 MOLLY POND ROAD City,State,Zip: AUGUSTA, GA 30913 Owner Name: Prime Equipment Company Owner Address: Not reported Owner City/State/Zip: Not reported Number Of Tanks: Not reported Tank Capacity: Not reported File No: 121-FLB-021			

Site Detail Report

Target Property: 2053 OLD SAVANNAH ROAD
AUGUSTA, GA 30901

JOB: TEAM 3

AST			
EDR ID:	A100334029	DIST/DIR:	0.716 South
ELEVATION:	125	MAP ID:	17
NAME:	AUGUSTA BOX & CRATE		Rev: 05/13/2020
ADDRESS:	201 NORTON ROAD AUGUSTA, GA 30904		ID/Status: 1 ID/Status: 0
SOURCE:	GA Office of Insurance & Safety Fire Commissioner		
AST: Name: AUGUSTA BOX & CRATE Address: 201 NORTON ROAD City,State,Zip: AUGUSTA, GA 30904 Owner Name: Augusta Box & Crate Owner Address: 201 Norton Road Owner City/State/Zip: Augusta GA 30904 Number Of Tanks: 1 Tank Capacity: 0 File No: Not reported			

Site Detail Report

Target Property: 2053 OLD SAVANNAH ROAD
AUGUSTA, GA 30901

JOB: TEAM 3

AST			
EDR ID: A100346638	DIST/DIR: 0.717 North	ELEVATION: 149	MAP ID: 18
NAME: SHORT STOP #2		Rev: 05/13/2020	
ADDRESS: 1714 15TH STREET AUGUSTA, GA 30904		ID/Status: 24 ID/Status: 0	
SOURCE: GA Office of Insurance & Safety Fire Commissioner			
<p>AST:</p> <p>Name: SHORT STOP #2 Address: 1714 15TH STREET City,State,Zip: AUGUSTA, GA Owner Name: Cindy Kim Owner Address: Not reported Owner City/State/Zip: Not reported Number Of Tanks: Not reported Tank Capacity: Not reported File No: 121-SSS-210</p> <p>Name: SHORT STOP #2 Address: 1714 15TH STREET City,State,Zip: AUGUSTA, GA 30904 Owner Name: Reed Cylinder Exchange Owner Address: P O Box 756 Owner City/State/Zip: Lincolnton GA 30817 Number Of Tanks: 24 Tank Capacity: 0 File No: Not reported</p>			

Site Detail Report

Target Property: 2053 OLD SAVANNAH ROAD
AUGUSTA, GA 30901

JOB: TEAM 3

AST			
EDR ID: U003158457	DIST/DIR: 0.718 NNW	ELEVATION: 144	MAP ID: 19
NAME: RICHMOND CO BOARD OF EDUCATION MAINTENANCE FACILITY		Rev: 05/13/2020	
ADDRESS: 1781 15TH ST AUGUSTA, GA RICHMOND		ID/Status: 1 ID/Status: 12000	
SOURCE: GA Office of Insurance & Safety Fire Commissioner			
<p>AST:</p> <p>Name: RICHMOND COUNTY BOARD OF EDUCATION Address: 1781 15TH STREET City,State,Zip: AUGUSTA, GA 30901 Owner Name: Richmond County Baord of Education Owner Address: 2803 Heckle Street Owner City/State/Zip: Augusta GA 30901 Number Of Tanks: 1 Tank Capacity: 12000 File No: Not reported</p>			

Site Detail Report

Target Property: 2053 OLD SAVANNAH ROAD
AUGUSTA, GA 30901

JOB: TEAM 3

AST							
EDR ID:	S123104730	DIST/DIR:	0.771 SW	ELEVATION:	128	MAP ID:	20
NAME:	UNITED RENTALS 29F		Rev:	05/13/2020			
ADDRESS:	2325 TUBMAN HOME RD, AUGUSTA, GA 30906 RICHMOND		ID/Status:	4 0			
SOURCE:	GA Office of Insurance & Safety Fire Commissioner						
AST: Name: HERTZ EQUIPMENT RENTAL Address: 2325 TUBMAN HOME ROAD City,State,Zip: AUGUSTA, GA 30906 Owner Name: Hertz Equipment Rental Owner Address: 2325 Tubman Home Road Owner City/State/Zip: Augusta GA 30906 Number Of Tanks: 4 Tank Capacity: 0 File No: Not reported							

Site Detail Report

Target Property: 2053 OLD SAVANNAH ROAD
AUGUSTA, GA 30901

JOB: TEAM 3

AST							
EDR ID:	A100502942	DIST/DIR:	0.800 WNW	ELEVATION:	153	MAP ID:	21
NAME:	SHORT STOP # 5		Rev:	05/13/2020			
ADDRESS:	2510 MILLEDGEVILLE ROAD AUGUSTA, GA 30904		ID/Status:				
SOURCE:	GA Office of Insurance & Safety Fire Commissioner						
AST: Name: SHORT STOP # 5 Address: 2510 MILLEDGEVILLE ROAD City,State,Zip: AUGUSTA, GA 30904 Owner Name: Song Hong Owner Address: Not reported Owner City/State/Zip: Not reported Number Of Tanks: Not reported Tank Capacity: Not reported File No: 121-SSS-188							

Site Detail Report

Target Property: 2053 OLD SAVANNAH ROAD
AUGUSTA, GA 30901

JOB: TEAM 3

AST								
EDR ID:	A100334018	DIST/DIR:	0.815 NNW	ELEVATION:	148	MAP ID:	22	Client Plot
NAME:	RICHMOND COMPANY SHOP #1		Rev:	05/13/2020				
ADDRESS:	1561 WHITE ROAD AUGUSTA, GA 30904		ID/Status:	1 0				
SOURCE:	GA Office of Insurance & Safety Fire Commissioner							
AST: Name: RICHMOND COMPANY SHOP #1 Address: 1561 WHITE ROAD City,State,Zip: AUGUSTA, GA 30904 Owner Name: Richmond County Central Servic Owner Address: Not reported Owner City/State/Zip: Augusta GA Number Of Tanks: 1 Tank Capacity: 0 File No: Not reported								

Site Detail Report

Target Property: 2053 OLD SAVANNAH ROAD
AUGUSTA, GA 30901

JOB: TEAM 3

AST								
EDR ID:	A100494207	DIST/DIR:	0.833 SE	ELEVATION:	133	MAP ID:	23	Client Plot
NAME:	BORAL BRICK PLANT #6		Rev:	05/13/2020				
ADDRESS:	1449 DOUG BARNARD PARKWAY AUGUSTA, GA 30903							
SOURCE:	GA Office of Insurance & Safety Fire Commissioner							
AST: Name: BORAL BRICK PLANT #6 Address: 1449 DOUG BARNARD PARKWAY City,State,Zip: AUGUSTA, GA 30903 Owner Name: Boral Brick Inc Owner Address: Not reported Owner City/State/Zip: Not reported Number Of Tanks: Not reported Tank Capacity: Not reported File No: 121-LPU-092								

Site Detail Report

Target Property: 2053 OLD SAVANNAH ROAD
AUGUSTA, GA 30901

JOB: TEAM 3

AST							
EDR ID:	A100503349	DIST/DIR:	0.926 SW	ELEVATION:	152	MAP ID:	24
NAME:	STATION HOUSE FOOD STORE		Rev:	05/13/2020			
ADDRESS:	2419 PEACH ORCHARD ROAD AUGUSTA, GA 30906						
SOURCE:	GA Office of Insurance & Safety Fire Commissioner						
<p>AST: Name: STATION HOUSE FOOD STORE Address: 2419 PEACH ORCHARD ROAD City,State,Zip: AUGUSTA, GA 30906 Owner Name: I Choi Corp Owner Address: Not reported Owner City/State/Zip: Not reported Number Of Tanks: Not reported Tank Capacity: Not reported File No: 121-SSS-218</p>							

Site Detail Report

Target Property: 2053 OLD SAVANNAH ROAD
AUGUSTA, GA 30901

JOB: TEAM 3

AST							
EDR ID:	A100498359	DIST/DIR:	0.942 WSW	ELEVATION:	153	MAP ID:	25
NAME:	HOBB'S STANDARD		Rev:	05/13/2020			
ADDRESS:	1628 GORDON HIGHWAY AUGUSTA, GA						
SOURCE:	GA Office of Insurance & Safety Fire Commissioner						
<p>AST: Name: HOBB'S STANDARD Address: 1628 GORDON HIGHWAY City,State,Zip: AUGUSTA, GA Owner Name: Not reported Owner Address: Not reported Owner City/State/Zip: Not reported Number Of Tanks: Not reported Tank Capacity: Not reported File No: 121-SSS-038</p>							

Site Detail Report

Target Property: 2053 OLD SAVANNAH ROAD
AUGUSTA, GA 30901

JOB: TEAM 3

AST							
EDR ID:	A100496831	DIST/DIR:	0.998 East	ELEVATION:	134	MAP ID:	26
NAME: FAST GAS # 2				Rev:	05/13/2020		
ADDRESS: 1342 GORDON HIGHWAY AUGUSTA, GA							
SOURCE: GA Office of Insurance & Safety Fire Commissioner							
<div>AST: Name: FAST GAS # 2 Address: 1342 GORDON HIGHWAY City,State,Zip: AUGUSTA, GA Owner Name: James R Key Owner Address: Not reported Owner City/State/Zip: Not reported Number Of Tanks: Not reported Tank Capacity: Not reported File No: 121-SSS-106</div>							

Database Descriptions

State/Tribal Tanks: AST A listing of LP gas tank site locations. AST - Above Ground Storage Tanks

Other: FEDLAND 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. FEDLAND - Federal and Indian Lands PRP - Potentially Responsible Parties. BRS - Biennial Reporting System. US AIRS (AFS) - Aerometric Information Retrieval System Facility Subsystem (AFS). US AIRS MINOR - Air Facility System Data. PCS ENF - Enforcement data. PCS INACTIVE - Listing of Inactive PCS Permits. PCS - Permit Compliance System. MINES MRDS - Mineral Resources Data System.

Database Sources

State/Tribal Tanks: Office of Insurance & Safety Fire Commissioner
No Update Planned

Other: U.S. Geological Survey
N/A

Street Name Report for Streets near the Target Property

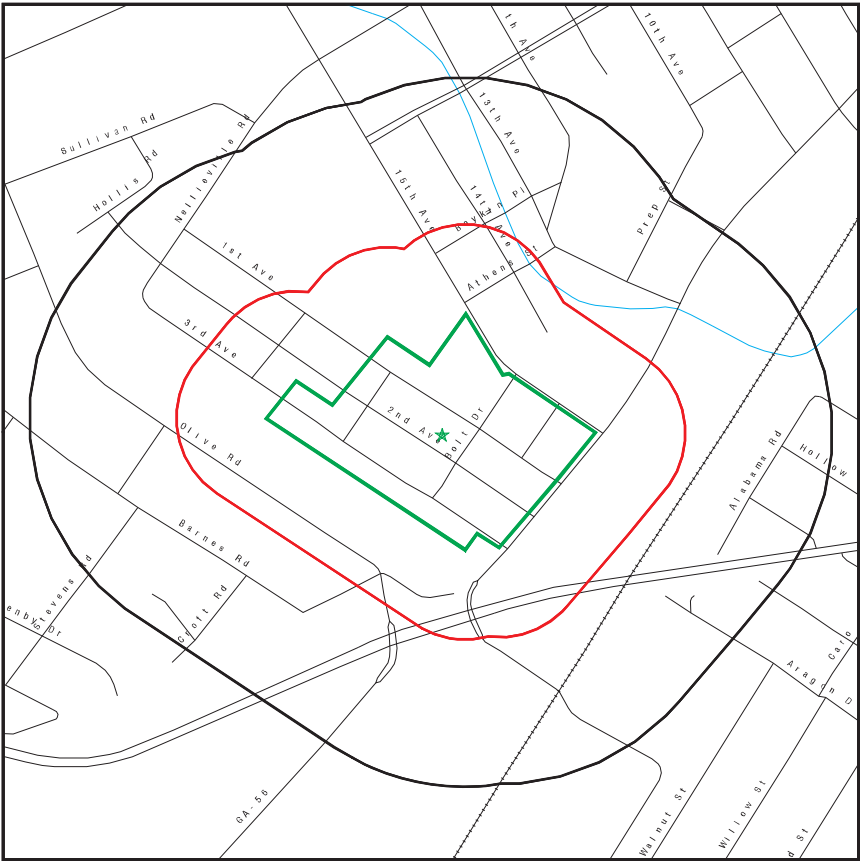
Target Property: 2053 OLD SAVANNAH ROAD
AUGUSTA, GA 30901

JOB: TEAM 3

Street Name	Dist/Dir	Street Name	Dist/Dir
12th Ave	0.24 NNE		
13th Ave	0.23 NNE		
14th Ave	0.16 NE		
15th Ave	0.10 NE		
1st Ave	0.03 NNE		
2nd Ave	0.02 SSW		
3rd Ave	0.06 SSW		
Athens St	0.14 North		
Barnes Rd	0.16 SSW		
Bolt Dr	0.03 SE		
Boykin Pl	0.19 North		
Dan Bowles Rd	0.20 South		
Dudley Dr	0.09 ESE		
GA-56	0.21 SSW		
Leonard Dr	0.08 NW		
Old Savannah Rd	0.13 SE		
Olive Rd	0.15 SSW		
Ramp	0.16 South		
US-1 N	0.19 SSE		
US-1 S	0.18 SSE		
US-25 N	0.19 SSE		
US-25 S	0.24 SSW		



2053 OLD SAVANNAH ROAD AUGUSTA, GA 30901



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

★ Target Property (Latitude: 33.442428 Longitude: 81.997966)

▲ Identified Sites

☒ National Priority List Sites



2053 OLD SAVANNAH ROAD AUGUSTA, GA 30901



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

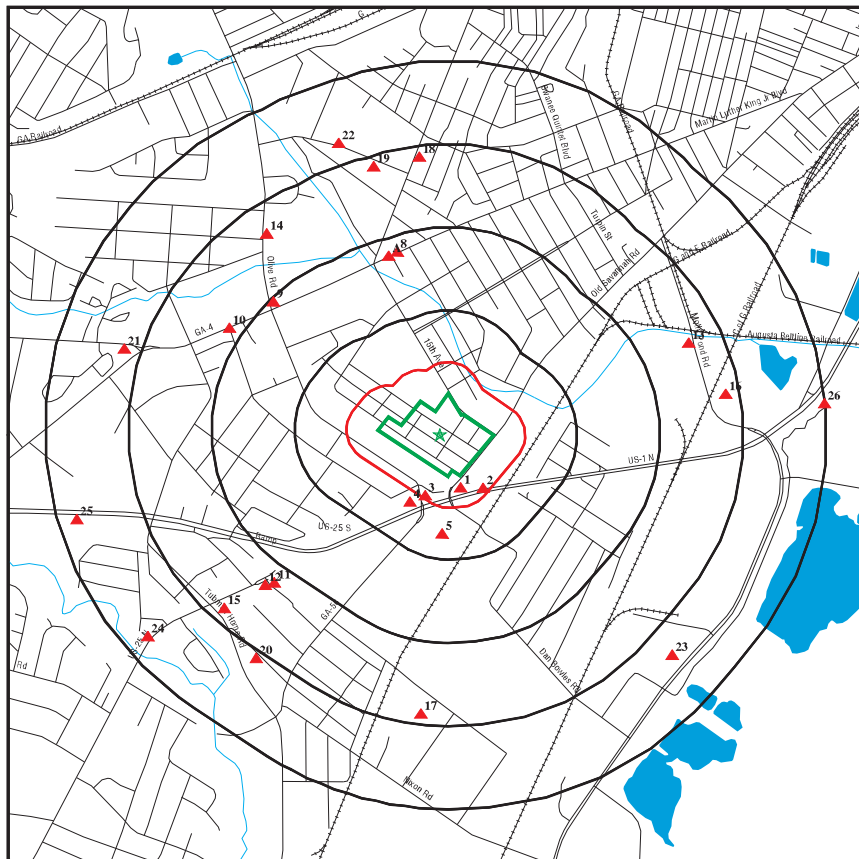
★ Target Property (Latitude: 33.442428 Longitude: 81.997966)

▲ Identified Sites

☒ National Priority List Sites



2053 OLD SAVANNAH ROAD AUGUSTA, GA 30901



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

★ Target Property (Latitude: 33.442428 Longitude: 81.997966)

▲ Identified Sites

■ National Priority List Sites



2053 OLD SAVANNAH ROAD AUGUSTA, GA 30901



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

★ Target Property (Latitude: 33.442428 Longitude: 81.997966)

▲ Identified Sites

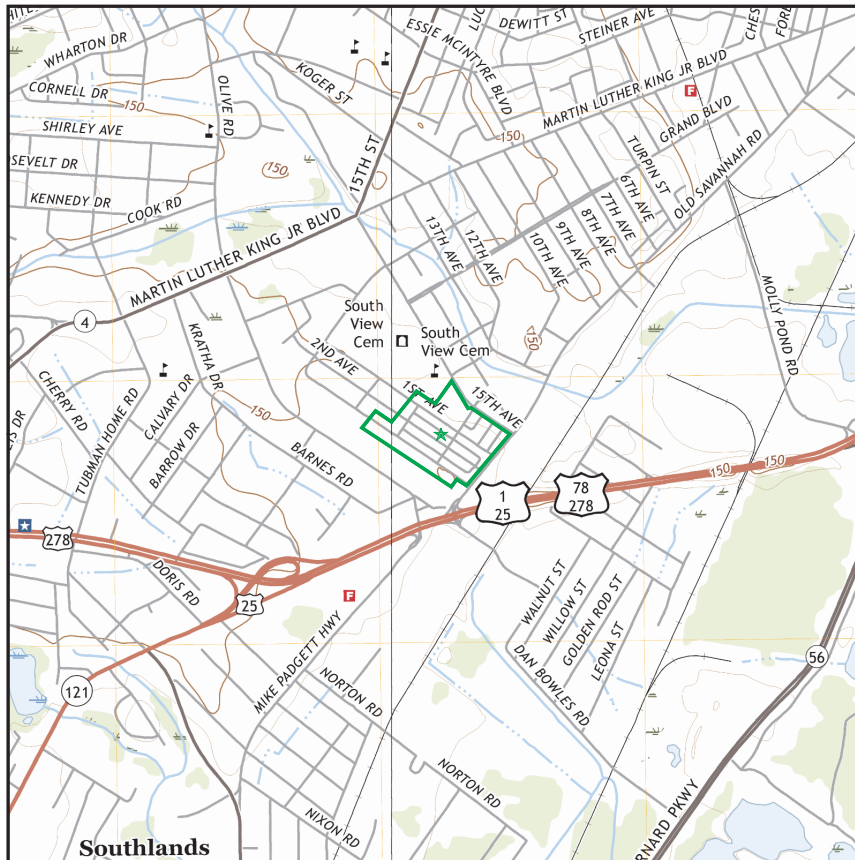
■ Sensitive Receptors

■ National Priority List Sites

Site location Map Topo: 0.75 Mile Radius

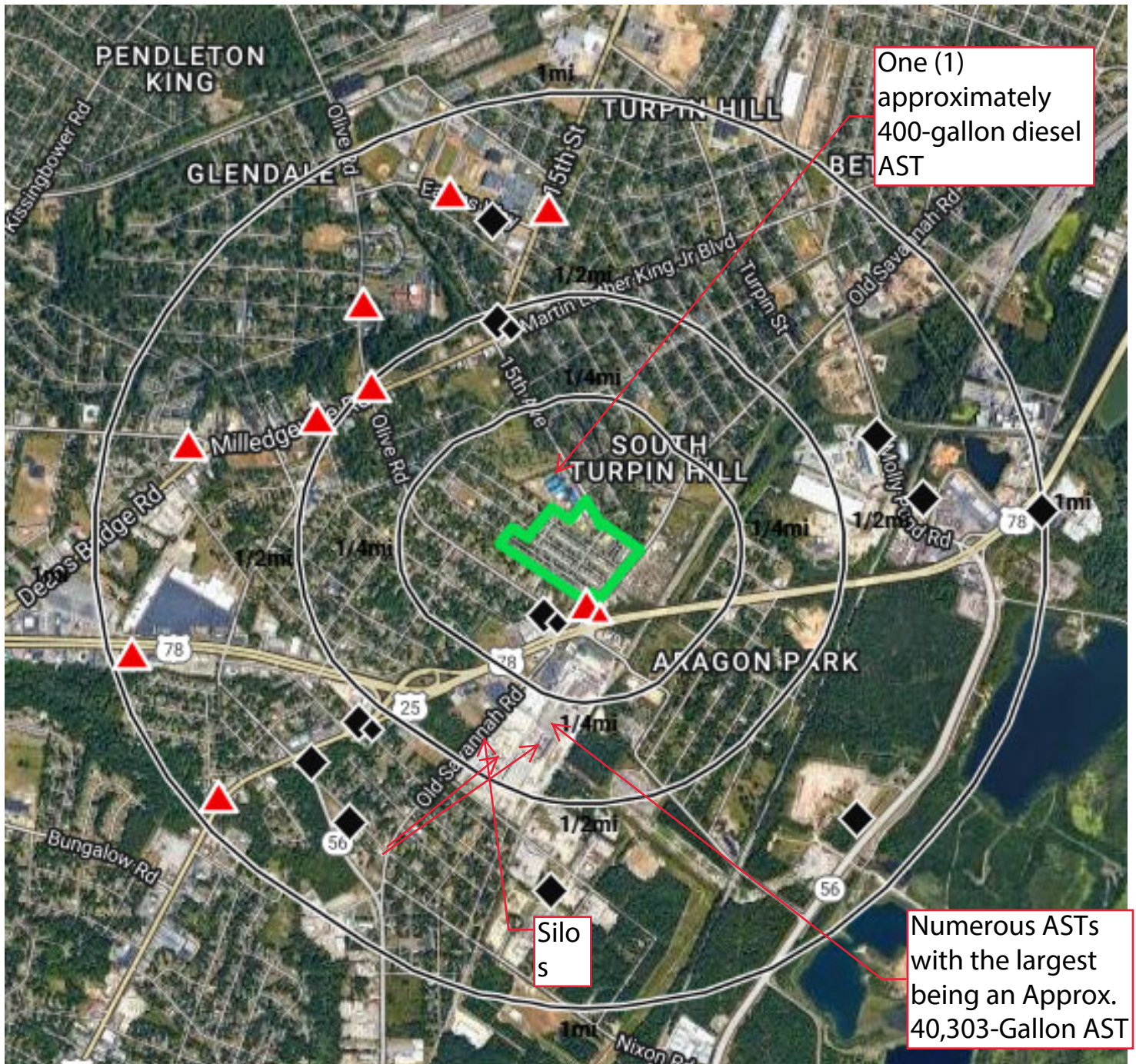


2053 OLD SAVANNAH ROAD AUGUSTA, GA 30901



Map Image Position: TP
Map Reference Code & Name: 15795131 Augusta East
Map State(s): GA
Version Date: 2020
Map Image Position: W
Map Reference Code & Name: 15919357 Augusta West
Map State(s): GA
Version Date: 2020

ASTs Map w/ 1/4, 1/2, and 1 Mile Buffers



Minimum AST Sizes w/in Radii Which Require Further Evaluation	
Radius	Minimum AST Size
1/4 Mile (or 1,320 feet)	42,650 Gallons
1/2 Mile (or 2,640 feet)	225,000 Gallons
1 Mile (or 5,280 feet)	1,187,500 Gallons

TABLE 1 - Explosive and Flammable Hazards Evaluation

MAP ID	FACILITY NAME	STREET ADDRESS	DB NAME	FACILITY STATUS	WORST-CASE AST (gallons)	DIST (ft)	WORST-CASE ASDBPU	WORST-CASE ASDPPU	WORST-CASE ASDBOP	ACCEPTABLE?
1	J R'S MART	2078 OLD SAVANNAH ROAD	AST	OPEN	Unknown CIU*	76 N/A	N/A	N/A	N/A	Yes
2	QUICK STOP #2	1443 GORDON HIGHWAY	AST	CLOSED	Unknown CLD*	401 N/A	N/A	N/A	N/A	Yes
3	FAST GAS	1499 GORDON HIGHWAY	AST	OPEN	Unknown CIU*	370 N/A	N/A	N/A	N/A	Yes
4	CIRCLE K # 5349	1500 GORDON HIGHWAY	AST	OPEN	Unknown CIU*	410 N/A	N/A	N/A	N/A	Yes
5	BENNETT GAS CO., INC.	2102 OLD SAVANNAH ROAD	AST	CLOSED	216,000 - Unknown CLD	470 N/A	N/A	N/A	N/A	Yes
N/A	Morgan Advanced Materials	2103 OLD SAVANNAH ROAD	AST	OPEN	40,303 - Unknown CIU	1,893 N/A	N/A	N/A	N/A	Yes
A6	SHORT STOP #1	2159 MARTIN LUTHER KING BOULEVARD	AST	OPEN	Unknown CIU**	2,373 N/A	N/A	N/A	N/A	Yes
A7	SHORT STOP #1	2159 MLK BLVD	AST	OPEN	Unknown CIU**	2,373 N/A	N/A	N/A	N/A	Yes
8	REKLAW SHOPPING CENTER SER. STATION	2141 MILLEDGEVILLE ROAD	AST	OPEN	Unknown CIU**	2,393 N/A	N/A	N/A	N/A	Yes
9	OLIVE ROAD AMOCO	OLIVE ROAD & MILLEDGEVILLE	AST	OPEN	Unknown CIU**	2,546 N/A	N/A	N/A	N/A	Yes
10	TENNECO OIL COMPANY	MILLEDGEVILLE ROAD & KRATHA DRIVE	AST	OPEN	Unknown CIU**	2,865 N/A	N/A	N/A	N/A	Yes
11	BUSH HOG OIL RETAILERS, INC.	2106 PEACH ORCHARD ROAD	AST	CLOSED	Unknown CLD**	2,903 N/A	N/A	N/A	N/A	Yes
12	FULCHERS SHELL SERVICE CENTER (CLOSED)	2300 PEACH ORCHARD ROAD	AST	CLOSED	1,000 - Unknown CLD	3,009 N/A	N/A	N/A	N/A	Yes
13	AUGUSTA TRANSPORTATION	940 MOLLY POND ROAD	AST	OPEN	3,200 - Unknown CIU	2,947 N/A	N/A	N/A	N/A	Yes
14	MAIJK MARKET	1716 OLIVE ROAD	AST	CLOSED	Unknown CLD **	3,342 N/A	N/A	N/A	N/A	Yes
15	COMET GAS AND SERVICE CENTER	2320 PEACH ORCHARD ROAD	AST	OPEN	500 - Diesel CIU	4,019 N/A	N/A	N/A	N/A	Yes
16	PRIME EQUIPMENT COMPANY	915 MOLLY POND ROAD	AST	OPEN	2,300 - Unknown CIU	3,488 N/A	N/A	N/A	N/A	Yes
17	AUGUSTA BOX & CRATE	201 NORTON ROAD	AST	CLOSED	Unknown - CLD**	3,651 N/A	N/A	N/A	N/A	Yes
18	SHORT STOP #2	1714 15TH STREET	AST	OPEN	Unknown CIU*	3,648 N/A	N/A	N/A	N/A	Yes
19	RICHMOND COUNTY BOARD OF EDUCATION	1781 15TH STREET	AST	OPEN	12,000 - Unknown CIU	3,271 N/A	N/A	N/A	N/A	Yes
20	HERTZ EQUIPMENT RENTAL	2325 TUBMAN HOME ROAD	AST	OPEN	500 - Propane CIU	4,147 N/A	N/A	N/A	N/A	Yes
21	SHORT STOP # 5	2510 MILLEDGEVILLE ROAD	AST	CLOSED	Unknown - CLD**	4,067 N/A	N/A	N/A	N/A	Yes
22	RICHMOND COMPANY SHOP #1	1561 WHITE ROAD	AST	CLOSED	Unknown - CLD**	4,307 N/A	N/A	N/A	N/A	Yes
23	BORAL BRICK PLANT #6	1449 DOUG BARNARD PARKWAY	AST	OPEN	26,000 - Unknown CIU	3,174 N/A	N/A	N/A	N/A	Yes
24	STATION HOUSE FOOD STORE	2419 PEACH ORCHARD ROAD	AST	CLOSED	Unknown - CLD**	5,246 N/A	N/A	N/A	N/A	Yes
25	HOBB'S STANDARD	1628 GORDON HIGHWAY	AST	OPEN	1,000 - Propane CIU	4,774 N/A	N/A	N/A	N/A	Yes
26	FAST GAS # 2	1342 GORDON HIGHWAY	AST	CLOSED	Unknown - CLD**	5,122 N/A	N/A	N/A	N/A	Yes
27	JENKINS-WHITE ELEMENTARY SCHOOL	ADJACENT	AST	OPEN	400- Diesel CIU	493	32.92	188.81 N/A	N/A	YES

Minimum AST Sizes w/in Radii Which Require Further Evaluation	
Radius	Minimum AST Size
1/4 Mile (or 1,320 feet)	42,650 Gallons
1/2 Mile (or 2,640 feet)	225,000 Gallons
1 Mile (or 5,280 feet)	1,187,500 Gallons

LEGEND
CIU = currently in use
CLD = closed
ASDBPU = ASD for Thermal Radiation for Buildings
ASDPPU = ASD for Thermal Radiation for People
ASDBOP = ASD for Blast Over Pressure

*Associated with personal 5-gallon propane refill stations

**No Data Provided and No ASTS Observed

ASD Calculations for 1/4 Mile Radius

[Home \(/\)](#) > [Programs \(/programs/\)](#) > [Environmental Review \(/programs/environmental-review/\)](#) > ASD Calculator

Acceptable Separation Distance (ASD) Electronic Assessment Tool

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Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="42650"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="1320.76"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="285.04"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

For mitigation options, please click on the following link: [Mitigation Options \(/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/\)](#)

Providing Feedback & Corrections

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Related Information

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- [ASD Flow Chart \(/resource/3840/acceptable-separation-distance-asd-flowchart/\)](#)

ASD Calculations for 1/4 Mile Radius

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Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="42650"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text" value="757.45"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="1320.76"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="285.04"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

For mitigation options, please click on the following link: [Mitigation Options \(/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/\)](#)

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- [ASD Flow Chart \(/resource/3840/acceptable-separation-distance-asd-flowchart/\)](#)

ASD Calculations for 1/2 Mile Radius

[Home \(/\)](#) > [Programs \(/programs/\)](#) > [Environmental Review \(/programs/environmental-review/\)](#) > ASD Calculator

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Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="225000"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="2640.70"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="614.91"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

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ASD Calculations for 1/2 Mile Radius

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Is the container under pressure?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="225000"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text" value="1312.60"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="2640.70"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="614.91"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

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ASD Calculations for 1 Mile Radius

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Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="1187500"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="5280.71"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="1326.79"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

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Is the container under pressure?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="1187500"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text" value="2274.96"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="5280.71"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="1326.79"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

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Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="400"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<div>Calculate Acceptable Separation Distance</div>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="188.81"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="32.92"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

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Related Information

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ASD Calculations

Legend

- ASDBPU (32.92 feet)
- ASDPPU (188.81 feet)



Janie Goins

From: Helen Lucy <HLucy@augustaga.gov>
Sent: Thursday, March 3, 2022 11:03 AM
To: Janie Goins
Subject: FW: [EXTERNAL] Fire Records Request for Dogwood Terrace, 2053 Old Savannah Road, Augusta, GA 30901
Attachments: Fire HUD Letter Request.pdf
Importance: High

Good morning Ms. Goins,

The fire department has no document responsive to your request. Please let me know if I can be of further assistance.

Warm Regards,

Helen Lucy

Paralegal
Augusta Fire Department
3117 Deans Bridge Rd
Augusta, GA 30906
Direct: (706) 821-1643
Main: (706) 821-2909
Email: hlucy@augustaga.gov



This e-mail contains confidential information and is intended only for the individual named. If you are not the named addressee, you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system.

From: Julia Lugo <JLugo@augustaga.gov>
Sent: Thursday, March 03, 2022 10:05 AM
To: Helen Lucy <HLucy@augustaga.gov>
Subject: FW: [EXTERNAL] Fire Records Request for Dogwood Terrace, 2053 Old Savannah Road, Augusta, GA 30901
Importance: High

Good Morning Helen,

Please find below an open records request, received today, pertaining to the Fire Department.

Thank you.

Julia Cristina Lugo
Augusta Law Department
jlugo@augustaga.gov

From: Janie Goins <j.goins@d3g.com>
Sent: Thursday, March 3, 2022 9:43 AM
To: Dereena Harris <D.Harris@augustaga.gov>; Julia Lugo <JLugo@augustaga.gov>; Bobbie Patmon <BPatmon@augustaga.gov>; Lerone Beasley <lkbeasley@augustaga.gov>
Subject: [EXTERNAL] Fire Records Request for Dogwood Terrace, 2053 Old Savannah Road, Augusta, GA 30901
Importance: High

Good Morning,

I am writing in request of information that is needed for a re-financing loan report in regard to Dogwood Terrace, located at 2053 Old Savannah Road, Augusta, GA 30901. I am requesting it on behalf of Housing Authority of the City of Augusta. Please let me know if more information is needed, if fees are involved or if another municipality needs to be contacted.

Fire Information Request

I am requesting the most recent fire inspection report, any open fire code violations, fire department response for HAZMAT spills, and any permits for above/underground storage tanks. Are there any current or recent (within the past year) permits issued for thermal/explosive hazards (aboveground storage tanks>100 gallons) located within a one (1) mile radius of the subject property?

Can you confirm if the jurisdiction has adopted the 2017 edition (or newer) of the NFPA 58 Liquefied Petroleum Gas Code?

If yes, please attach a copy of all available information

*** Please confirm if there are any records of open fire code violations***

****This information is URGENTLY needed and REQUIRED by HUD.****

Thank you for your time,



Janie Goins,
Commercial Real Estate Compliance Manager

O: (804) 665-2912

E: j.goins@d3g.com

A: 201 Wylderose Drive Midlothian, Va. 23113



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AED:104.1

**Fire****Contact:** Fire Official**From: Janie Goins****Municipality:** City of Augusta, GA**Department:** Fire Department**Phone:** 706-821-2911**Fax:** E-mail:**Pages:** 2**Date:** March 3, 2022

☒ Urgent ☐ For Review ☐ Please Comment ☒ Please Reply ☐ Please Recycle

To meet the financing requirements of the loan program, Dominion Due Diligence Group is requesting your assistance on behalf of:

Housing Authority of the City of Augusta
1435 Walton Way
Augusta, GA 30901

This information is required for the HUD re-financing report for the following property:

Dogwood Terrace
2053 Old Savannah Road
Augusta, GA 30901

PIN: 0724119000

Please email completed letter to my attention at j.goins@d3g.com

If unable to send via email, please fax to me at 804-588-5758 before mailing a hard copy to my attention.

Thank you for your time,

Janie Goins

Commercial Real Estate Compliance Manager

P: 804-665-2912 F: 804-588-5758 E: j.goins@d3g.com

COMPLIANCE REQUEST: Fire and Code Enforcement Verifications

Date: March 3, 2022

Completed By: Name & Title: _____
 Department: _____
 Direct Contact Info: _____

Re:	Property:	Dogwood Terrace
	Address:	2053 Old Savannah Road
	City, State & Zip:	Augusta, GA 30901

Requestor: Housing Authority of the City of Augusta
1435 Walton Way
Augusta, GA 30901

Dominion Due Diligence Group is requesting your assistance on behalf of the above referenced requestor. Please confirm whether the above noted subject property has any known outstanding fire code violations.

1. To the best of our knowledge, the property is free of any applicable code violations.

Yes No Reason: _____

2. **Last Inspection Date:** _____

If available, attach the inspection report. Please list the frequency in which inspections are required. If no inspections are required, please list municipality's policy:

3. Are any permits available for former or current underground storage tanks?

Yes If yes, please attach all related information.

No If no, can you provide a department to contact for additional information.

4. Has the fire department responded to any hazmat spills at the property?

Yes If yes, please attach all related information.

No If no, can you provide a department to contact for additional information.

5. Are there any current or recent (within the past year) permits issued for thermal/explosive hazards (aboveground storage tanks >100 gallons) located within a one (1) mile radius of the subject property?

Yes If yes, please attach a copy of all available information. No

6. Has your jurisdiction adopted the 2017 edition (or newer) of the National Fire Protection Association (NFPA) 58 Liquefied Petroleum Gas Code?

Yes

No

Fire Official Signature

Date _____



Appendix K:

Farmlands Protection

Farmlands Protection (CEST and EA)

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	7 CFR Part 658
Reference		
https://www.hudexchange.info/environmental-review/farmlands-protection		

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

☐ Yes. → *Continue to Question 2.*

☒ No

Explain how you determined that agricultural land would not be converted:

The proposed undertaking involves the demolition of existing multi-family apartment structures with proposed new construction activities. However, per the U.S. Census Bureau Urbanized Area Map, accessed at <http://tigerweb.geo.census.gov/tigerweb/>, the subject property is located within an urbanized area; therefore the subject property is already in an area committed to urban development and is exempt from compliance with the Farmland Protection Policy Act.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documentation supporting your determination.*

2. Does "important farmland," including prime farmland, unique farmland, or farmland of statewide or local importance regulated under the Farmland Protection Policy Act, occur on the project site?

You may use the links below to determine important farmland occurs on the project site:

- Utilize USDA Natural Resources Conservation Service's (NRCS) Web Soil Survey <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- Check with your city or county's planning department and ask them to document if the project is on land regulated by the FPPA (zoning important farmland as non-agricultural does not exempt it from FPPA requirements)
- Contact NRCS at the local USDA service center <http://offices.sc.egov.usda.gov/locator/app?agency=nrcs> or your NRCS state soil scientist for assistance

☐ No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.*

☐ Yes → *Continue to Question 3.*

3. Consider alternatives to completing the project on important farmland and means of avoiding impacts to important farmland.

- Complete form **AD-1006**, "Farmland Conversion Impact Rating"
http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1045394.pdf and contact the state soil scientist before sending it to the local NRCS District Conservationist.
(NOTE: for corridor type projects, use instead form **NRCS-CPA-106**, Farmland Conversion Impact Rating for Corridor Type Projects: http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1045395.pdf.)
- Work with NRCS to minimize the impact of the project on the protected farmland. When you have finished with your analysis, return a copy of form AD-1006 (or form NRCS-CPA-106 if applicable) to the USDA-NRCS State Soil Scientist or his/her designee informing them of your determination.

Document your conclusion:

- ☐ Project will proceed with mitigation.

Explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide form AD-1006 and all other documents used to make your determination.*

- ☐ Project will proceed without mitigation.

Explain why mitigation will not be made here:

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide form AD-1006 and all other documents used to make your determination.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

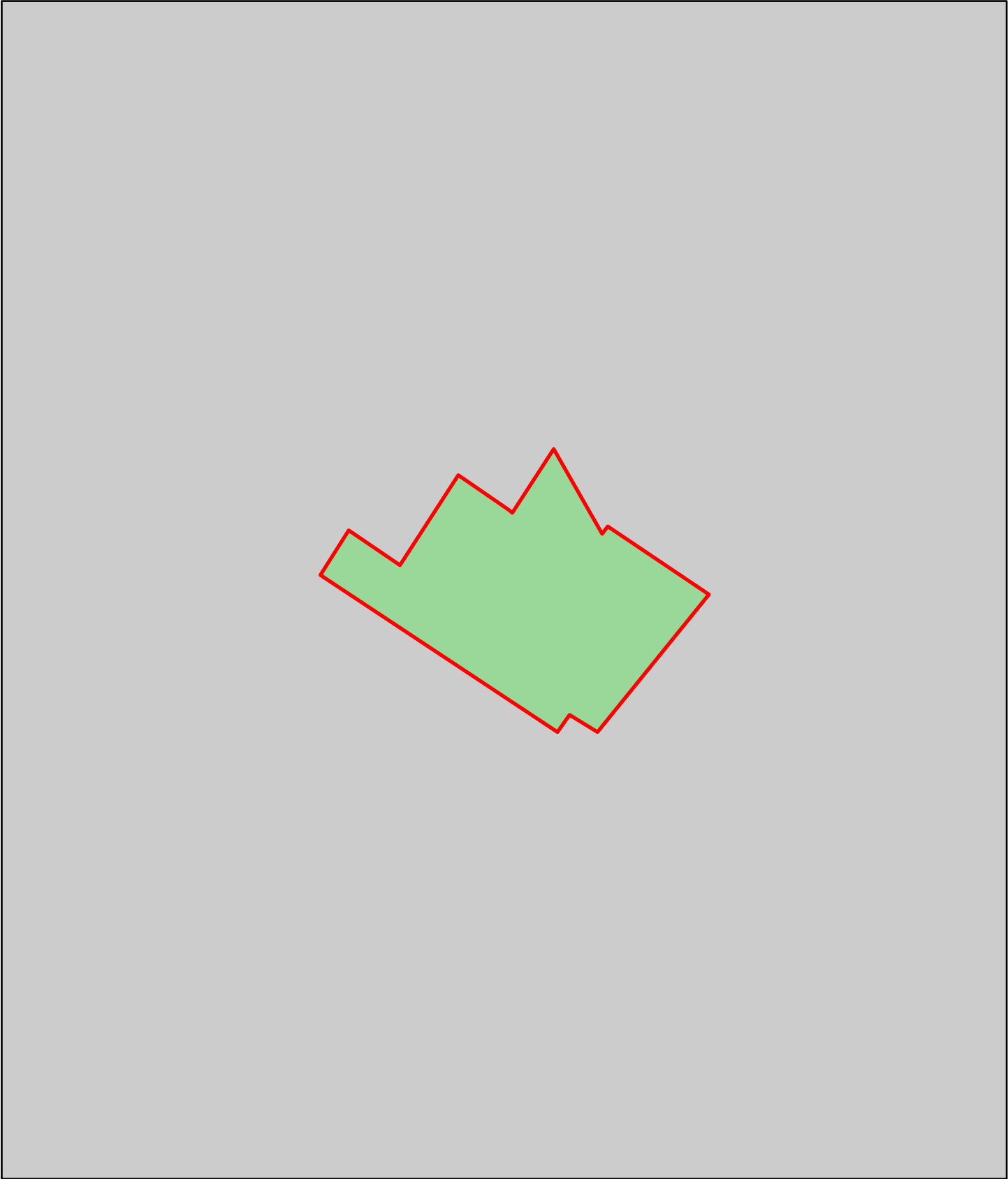
The proposed undertaking involves the demolition of existing multi-family apartment structures with proposed new construction activities. However, per the U.S. Census Bureau Urbanized Area Map, accessed at <http://tigerweb.geo.census.gov/tigerweb/>, the subject property is located within an urbanized area; therefore the subject property is already in an area committed to urban development and is exempt from compliance with the Farmland Protection Policy Act.

Are formal compliance steps or mitigation required?



☐ Yes

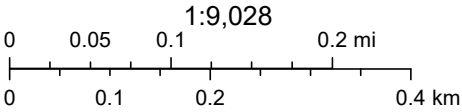
☒ No

Urban Areas



April 27, 2022

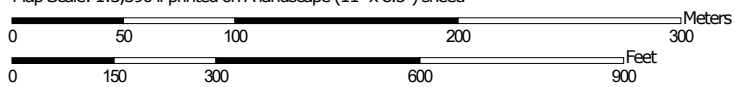
-  Project 1
-  Urbanized Areas



Farmland Classification—Richmond County, Georgia (Farmland Classification)



Map Scale: 1:3,390 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



**Natural Resources
Conservation Service**


Web Soil Survey
National Cooperative Soil Survey

4/27/2022
Page 1 of 5

Farmland Classification—Richmond County, Georgia
(Farmland Classification)









MAP LEGEND








Area of Interest (AOI)






 Area of Interest (AOI)








Soils



Soil Rating Polygons

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season









-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of statewide importance, if drained
-  Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated

-  Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated and drained
-  Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
-  Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

-  Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough
-  Farmland of statewide importance, if thawed
-  Farmland of local importance
-  Farmland of local importance, if irrigated

-  Farmland of unique importance
-  Not rated or not available

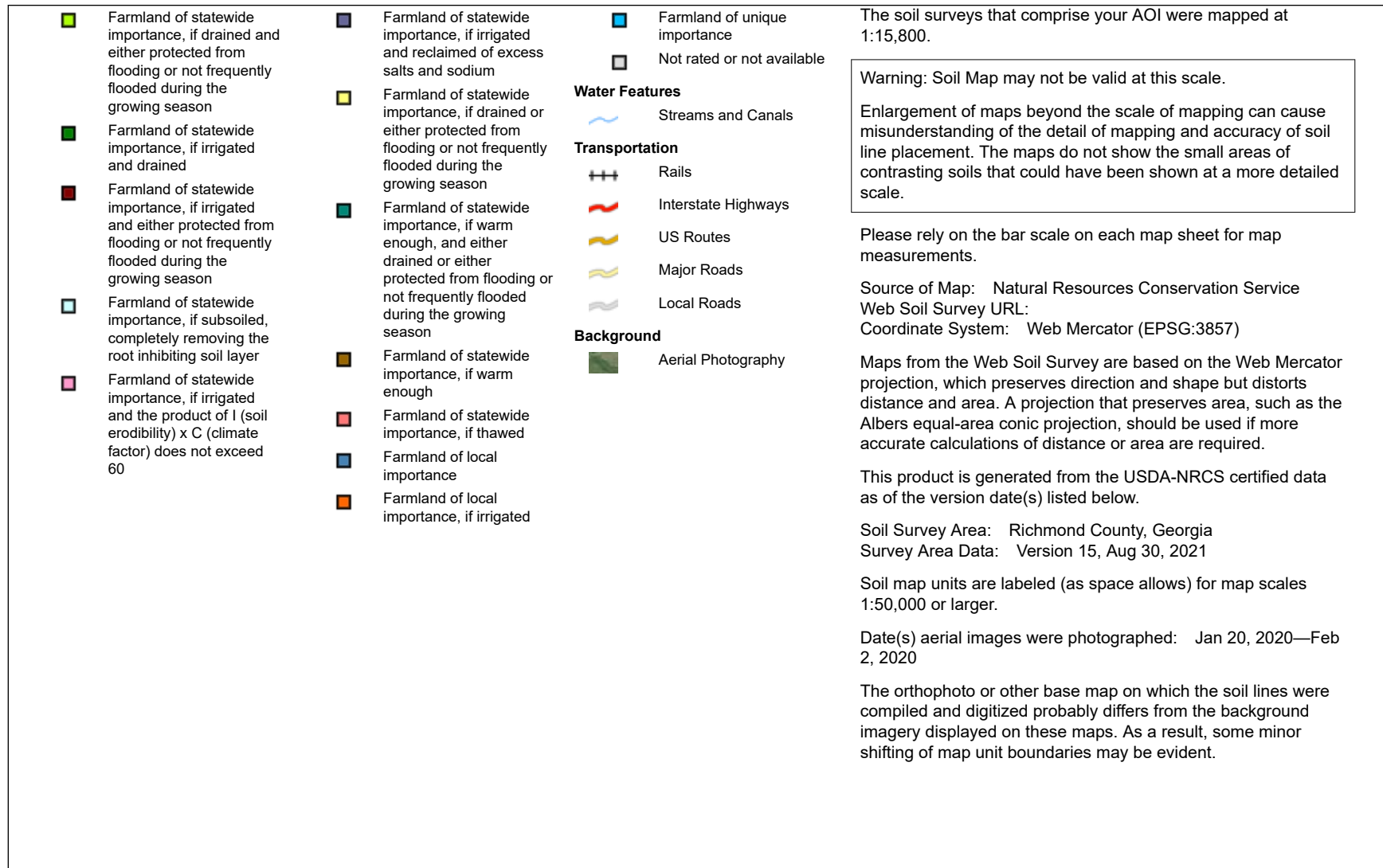
Soil Rating Lines

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

Farmland Classification—Richmond County, Georgia
(Farmland Classification)

	Prime farmland if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium		Farmland of unique importance		Prime farmland if subsoiled, completely removing the root inhibiting soil layer
	Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season	Soil Rating Points			Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
	Prime farmland if irrigated and reclaimed of excess salts and sodium		Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season		Not prime farmland		Prime farmland if irrigated and reclaimed of excess salts and sodium
	Farmland of statewide importance		Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if thawed		Prime farmland if protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance
	Farmland of statewide importance, if drained		Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of local importance		Prime farmland if irrigated		Farmland of statewide importance, if drained
	Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season				Farmland of local importance, if irrigated		Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
	Farmland of statewide importance, if irrigated						Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated

Farmland Classification—Richmond County, Georgia
(Farmland Classification)



Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
GnA	Goldsboro-Urban land complex	Not prime farmland	0.7	2.7%
Rh	Rains-Urban land complex	Not prime farmland	1.5	5.7%
Rr	Roanoke loam	Not prime farmland	0.6	2.0%
Ud	Urban land	Not prime farmland	24.3	89.6%
Totals for Area of Interest			27.1	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

Appendix L:

Floodplain Management

Floodplain Management (CEST and EA)

General requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires Federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988	24 CFR 55
Reference		
https://www.hudexchange.info/environmental-review/floodplain-management		

1. Does [24 CFR 55.12\(c\)](#) exempt this project from compliance with HUD's floodplain management regulations in Part 55?

☐ Yes

Provide the applicable citation at 24 CFR 55.12(c) here. If project is exempt under 55.12(c)(7) or (8), provide supporting documentation.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

☒ No → Continue to Question 2.

2. Provide a FEMA/FIRM or ABFE map showing the site.

The Federal Emergency Management Agency (FEMA) designates floodplains. The FEMA Map Service Center provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs) or Advisory Base Flood Elevations (ABFEs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site.

Does your project occur in a floodplain?

☐ No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

☒ Yes

Select the applicable floodplain using the FEMA map or the best available information:

☐ Floodway → *Continue to Question 3, Floodways*

☐ Coastal High Hazard Area (V Zone) → *Continue to Question 4, Coastal High Hazard Areas*

☐ 500-year floodplain (B Zone or shaded X Zone) → *Continue to Question 5, 500-year Floodplains*

☒ 100-year floodplain (A Zone) → *The 8-Step Process is required. Continue to Question 6, 8-Step Process*

3. Floodways

Is this a functionally dependent use?

☐

Yes

The 8-Step Process is required. Work with your HUD FEO to determine a way to satisfactorily continue with this project. Provide a completed 8-Step Process, including the early public notice and the final notice.

→ Continue to Question 6, 8-Step Process

☐ No

Federal assistance may not be used at this location unless a 55.12(c) exception applies. You must either choose an alternate site or cancel the project at this location.

4. Coastal High Hazard Area

Is this a critical action?

☐ Yes

Critical actions are prohibited in coastal high hazard areas. Federal assistance may not be used at this location. Unless the action is excepted at 24 CFR 55.12(c), you must either choose an alternate site or cancel the project.

☐ No

Does this action include construction that is not a functionally dependent use, existing construction (including improvements), or reconstruction following destruction caused by a disaster?

☐ Yes, there is new construction.

New construction is prohibited in V Zones ((24 CFR 55.1(c)(3)).

☐ No, this action concerns only a functionally dependent use, existing construction(including improvements), or reconstruction following destruction caused by a disaster.

This construction must have met FEMA elevation and construction standards for a coastal high hazard area or other standards applicable at the time of construction.

→ Continue to Question 6, 8-Step Process

5. 500-year Floodplain

Is this a critical action?

☐ No → Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.

☐ Yes → Continue to Question 6, 8-Step Process

6. 8-Step Process.

Does the 8-Step Process apply? Select one of the following options:

☐ 8-Step Process applies.

Provide a completed 8-Step Process, including the early public notice and the final notice.

→ Continue to Question 7, Mitigation

☒ 5-Step Process is applicable per 55.12(a)(1-3).

Provide documentation of 5-Step Process.

Select the applicable citation:

- ☐ 55.12(a)(1) HUD actions involving the disposition of HUD-acquired multifamily housing projects or "bulk sales" of HUD-acquired one- to four-family properties in communities that are in the Regular Program of the National Flood Insurance Program (NFIP) and in good standing (i.e., not suspended from program eligibility or placed on probation under 44 CFR 59.24).
- ☐ 55.12(a)(2) HUD's actions under the National Housing Act (12 U.S.C. 1701) for the purchase or refinancing of existing multifamily housing projects, hospitals, nursing homes, assisted living facilities, board and care facilities, and intermediate care facilities, in communities that are in good standing under the NFIP.
- ☒ 55.12(a)(3) HUD's or the recipient's actions under any HUD program involving the repair, rehabilitation, modernization, weatherization, or improvement of existing multifamily housing projects, hospitals, nursing homes, assisted living facilities, board and care facilities, intermediate care facilities, and one- to four-family properties, in communities that are in the Regular Program of the National Flood Insurance Program (NFIP) and are in good standing, provided that the number of units is not increased more than 20 percent, the action does not involve a conversion from nonresidential to residential land use, the action does not meet the thresholds for "substantial improvement" under § 55.2(b)(10), and the footprint of the structure and paved areas is not significantly increased.
- ☐ 55.12(a)(4) HUD's (or the recipient's) actions under any HUD program involving the repair, rehabilitation, modernization, weatherization, or improvement of existing nonresidential buildings and structures, in communities that are in the Regular Program of the NFIP and are in good standing, provided that the action does not meet the thresholds for "substantial improvement" under § 55.2(b)(10) and that the footprint of the structure and paved areas is not significantly increased.

→ Continue to Question 7, Mitigation

- ☐ 8-Step Process is inapplicable per 55.12(b)(1-4).

Select the applicable citation:

- ☐ 55.12(b)(1) HUD's mortgage insurance actions and other financial assistance for the purchasing, mortgaging or refinancing of existing one- to four-family properties in communities that are in the Regular Program of the National Flood Insurance Program (NFIP) and in good standing (i.e., not suspended from program eligibility or placed on probation under 44 CFR 59.24), where the action is not a critical action and the property is not located in a floodway or coastal high hazard area.
- ☐ 55.12(b)(2) Financial assistance for minor repairs or improvements on one- to four-family properties that do not meet the thresholds for "substantial improvement" under § 55.2(b)(10)
- ☐ 55.12(b)(3) HUD actions involving the disposition of individual HUD-acquired, one- to four-family properties.

☐ 55.12(b)(4) HUD guarantees under the Loan Guarantee Recovery Fund Program (24 CFR part 573) of loans that refinance existing loans and mortgages, where any new construction or rehabilitation financed by the existing loan or mortgage has been completed prior to the filing of an application under the program, and the refinancing will not allow further construction or rehabilitation, nor result in any physical impacts or changes except for routine maintenance.

☐ 55.12(b)(5) The approval of financial assistance to lease an existing structure located within the floodplain, but only if -

(i) The structure is located outside the floodway or Coastal High Hazard Area, and is in a community that is in the Regular Program of the NFIP and in good standing (i.e., not suspended from program eligibility or placed on probation under 44 CFR 59.24);

(ii) The project is not a critical action; and

(iii) The entire structure is or will be fully insured or insured to the maximum under the NFIP for at least the term of the lease.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

7. Mitigation

For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

Which of the following mitigation/minimization measures have been identified for this project in the 8-Step or 5-Step Process? Select all that apply.

- ☐ Permeable surfaces
- ☐ Natural landscape enhancements that maintain or restore natural hydrology
- ☐ Planting or restoring native plant species
- ☐ Bioswales
- ☐ Evapotranspiration
- ☐ Stormwater capture and reuse
- ☐ Green or vegetative roofs with drainage provisions
- ☐ Natural Resources Conservation Service conservation easements or similar easements
- ☐ Floodproofing of structures
- ☐ Elevating structures including freeboarding above the required base flood elevations
- ☐ Other

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

According to FEMA Flood Insurance Rate Map (FIRM) #1324C-0130H, dated November 15, 2019, the subject property is located in Unshaded Zone X, designated as an area outside the 100 and 500-year flood zones; Shaded Zone X, designated as an area within the 500-year flood zone; and Zone AE, designated as an area within the 100-year floodplain associated with Oates Creek, with Base Flood Elevations ranging from 137.3 feet to 137.8 feet. Per a Letter of Map Revision (LOMR Case #20-04-6164P) dated June 6, 2022, the Base Flood Elevations at the property have been lowered to range from 137.2 to 137.7 feet. According to the FEMA Flood Map Service Center accessed at <https://msc.fema.gov/portal/home>, there are no preliminary or pending FIRMs for the subject property.

Per an ALTA/NSPS Land Title Survey prepared by August Land Surveying, LLC, dated September 22, 2022, parking areas and an access road are located within the 100-year flood zone. Whenever HUD financial assistance is proposed for a project with existing man-made improvements located within a floodplain, compliance with Executive Order 11988, "Floodplain Management", is required, as well as implementing procedures contained in 24 CFR Part 55, via completion of a HUD-approved 5-Step Process. However, the proposed transaction involves the demolition/disposition of the property, removing improvements from the 100-year flood zone. Requirement of the 5-Step Process shall be at HUD's discretion.

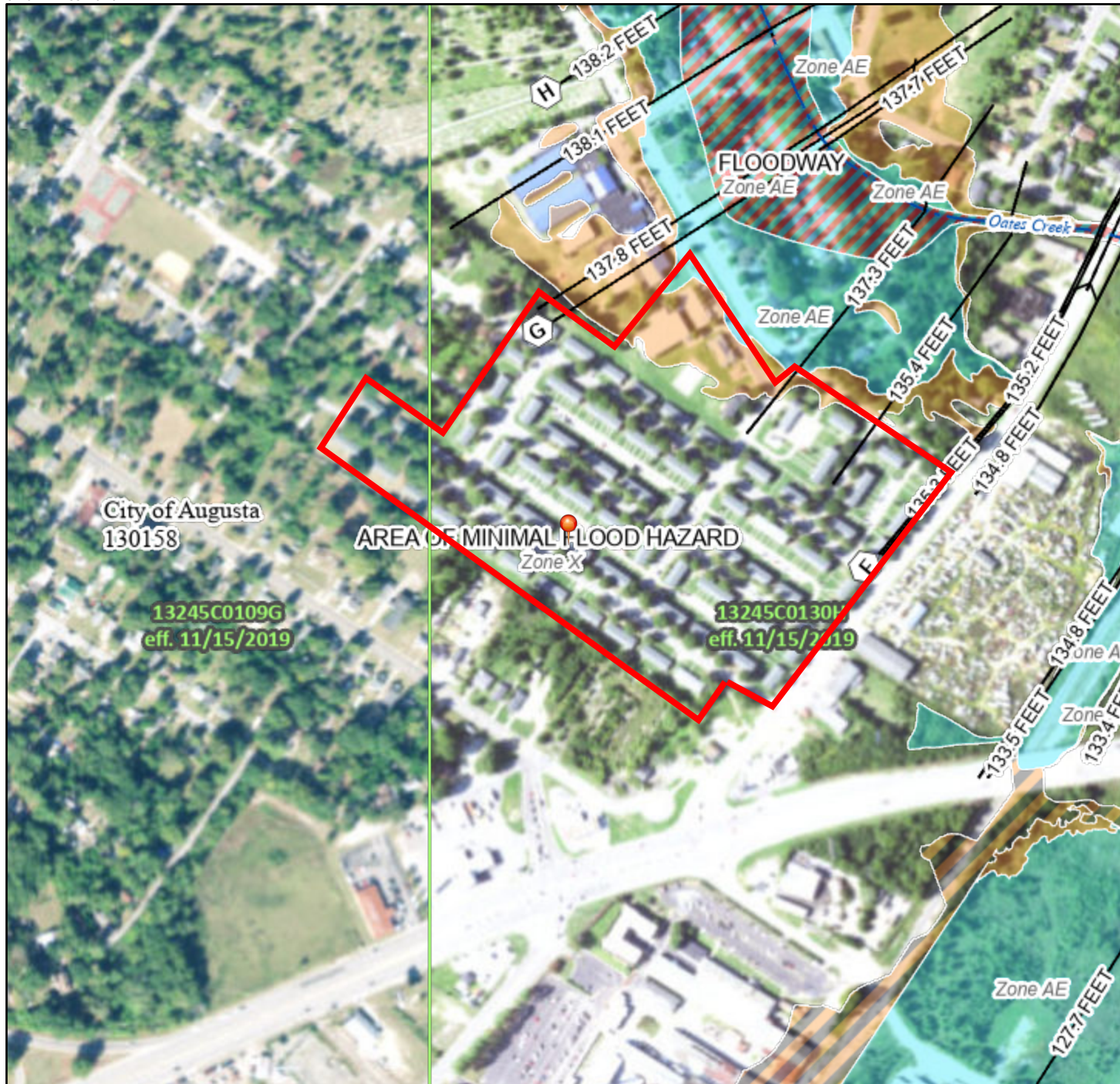
Are formal compliance steps or mitigation required?

- ☐ Yes
- ☐ No

National Flood Hazard Layer FIRMMette



82°0'14"W 33°26'46"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards











The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/27/2022 at 10:27 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.


This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Search Results for AUGUSTA, CITY OF

Click [subscribe](#) to receive email notifications when products are updated. If you are a person with a disability, are blind, or have low vision, and need assistance, please contact a [map specialist](#).

Please Note: Searching All Products by county displays all products for all communities within the county. You can refine your search results by specifying your specific jurisdiction location using the drop-down menus above.

-  Effective Products (56) 
-  Preliminary Products (0) 
-  Pending Product (1) 
 - ▶ FIRM Panels (0)
 - ▶ FIS Reports (0)
 - ▶ LOMC (1)
 - ▶ FIRM Database (0)
-  Historic Products (274) 
-  Flood Risk Products (5) 

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Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	City of Augusta Richmond County Georgia	NO PROJECT	1D HYDRAULIC ANALYSIS HYDROLOGIC ANALYSIS FLOODWAY UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 130158		
IDENTIFIER	FPL Foods Flood Study	APPROXIMATE LATITUDE AND LONGITUDE: 33.447, -81.982 SOURCE: Other DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 13245C0130H DATE: November 15, 2019		DATE OF EFFECTIVE FLOOD INSURANCE STUDY: November 15, 2019 PROFILE: 23P SUMMARY OF DISCHARGES TABLE: 10 FLOODWAY DATA TABLE: 24	

Enclosures reflect changes to flooding sources affected by this revision.

* FIRM - Flood Insurance Rate Map

FLOODING SOURCES AND REVISED REACHES

Oates Creek - from the confluence with Beaver Dam Ditch to approximately 720 feet downstream of Grand Boulevard

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Oates Creek	BFEs*	BFEs	YES	YES
	Zone AE	Zone AE	YES	YES
	Zone X (shaded)	Zone X (shaded)	YES	YES
	Floodway	Floodway	YES	YES

* BFEs - Base Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

20-04-6164P

102-I-A-C



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

We provide the floodway designation to your community as a tool to regulate floodplain development. Therefore, the floodway revision we have described in this letter, while acceptable to us, must also be acceptable to your community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance discharges computed in the submitted hydrologic model. Future development of projects upstream could cause increased discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on discharges and could, therefore, indicate that greater flood hazards exist in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

Patrick "Rick" F. Sacbitt, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Ms. Jacky Bell
Director, Mitigation Division
Federal Emergency Management Agency, Region IV
Rhodes Building, 3005 Chamblee Tucker Road
Atlanta, GA 30341
(770) 220-5406

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

A handwritten signature in black ink, appearing to read "Rick F. Sacbibit".

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below, and through FEMA's Flood Hazard Mapping website at

https://www.floodmaps.fema.gov/fhm/bfe_status/bfe_main.asp

LOCAL NEWSPAPER

Name: *The Augusta Chronicle*

Dates: January 28, 2022 and February 4, 2022

Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination presented in this LOMR may be changed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

A handwritten signature in black ink, appearing to read "Rick F. Sacbibit".

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

Table 10: Summary of Discharges (continued)

Flooding Source	Location	Drainage Area (square miles)	Peak Discharge (cfs)					
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance Existing	1% Annual Chance Future	0.2% Annual Chance
Oates Creek	Approximately 515 feet upstream of Old Savannah Road	4.9	1,048	1,481	1,849	2,266	*	3,434
Oates Creek	Approximately 95 feet upstream of confluence with Beaver Dam Ditch	6.5	2,659	3,672	4,526	5,470	*	8,078
Oates Creek	Approximately 215 feet upstream of Grand Boulevard	4.4	829	1,187	1,492	1,839	*	2,819
Oates Creek	Approximately 225 feet downstream of Georgia and Florida Railway	5.1	1,247	1,747	2,166	2,638	*	3,964
Oates Creek	Approximately 125 feet upstream of Molly Pond Road	5.2	1,280	1,799	2,241	2,733	*	4,109
Oates Creek	Approximately 75 feet upstream of U.S. Highway 78 / Highway 10	5.4	1,310	1,862	2,329	2,847	*	4,302
Oates Creek Tributary 1	Approximately 430 feet downstream of Eagle Way	0.6	223	332	429	539	*	853
Oates Creek Tributary 1	Approximately 95 feet upstream of the confluence with Oates Creek	1.8	496	728	927	1,157	*	1,808
Raes Creek	At confluence with Augusta Canal	18.9	3,555	4,341	4,904	5,434	*	6,703

LOCATION		FLOODWAY			1% ANNUAL CHANCE FLOOD WATER SURFACE ELEVATION (Feet NAVD88)			
CROSS SECTION	DISTANCE ¹	WIDTH (Feet)	SECTION AREA (Square Feet)	MEAN VELOCITY (FEET / SECOND)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
A	3,176	268	1,449	1.7	129.5	129.5	129.8	0.3
B	4,553	96	692	4.2	129.9	129.9	130.4	0.5
C	5,427	115	769	4.5	131.5	131.5	132.5	1.0
D	5,968	95	780	3.8	132.1	132.1	133.1	1.0
E	6,846	175	1,034	4.6	132.7	132.7	133.6	0.9
F	8,827	41	353	7.5	135.0	135.0	135.7	0.7
G	9,654	368	1,117	6.0	137.6	137.6	137.7	0.1
H	10,217	275	789	2.9	138.2	138.2	138.3	0.1
I	10,948	411	1,623	1.4	139.4	139.4	139.9	0.5
J	11,965	46	398	4.6	140.4	140.4	141.0	0.6
K	12,736	77	236	2.2	142.9	142.9	143.7	0.8
L	13,224	111	375	1.4	143.9	143.9	144.6	0.7

↑
REVISED
DATA

¹Feet above confluence with Beaver Dam Ditch

REVISED TO
REFLECT LOMR
EFFECTIVE: June 6, 2022

TABLE 24

FEDERAL EMERGENCY MANAGEMENT AGENCY
RICHMOND COUNTY, GEORGIA
(ALL JURISDICTIONS)

FLOODWAY DATA

FLOODING SOURCE: OATES CREEK

FOR COUNTY USE

LEGAL DESCRIPTION-TRACT "A"

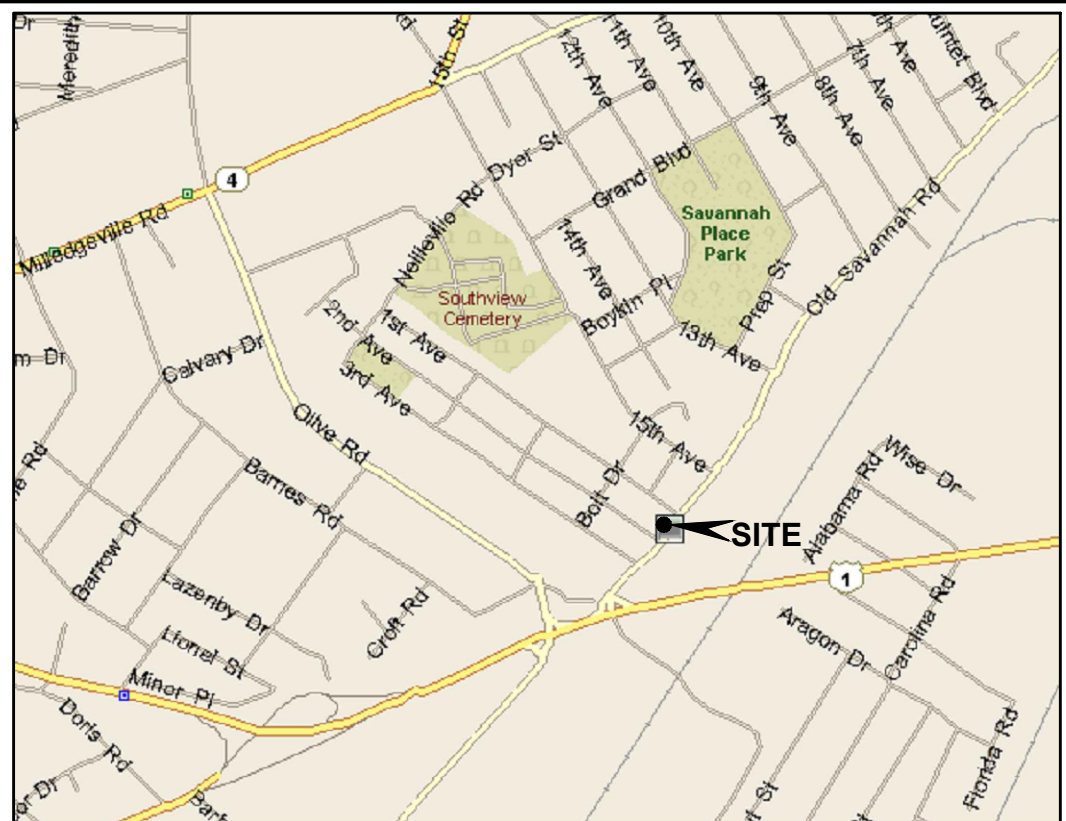
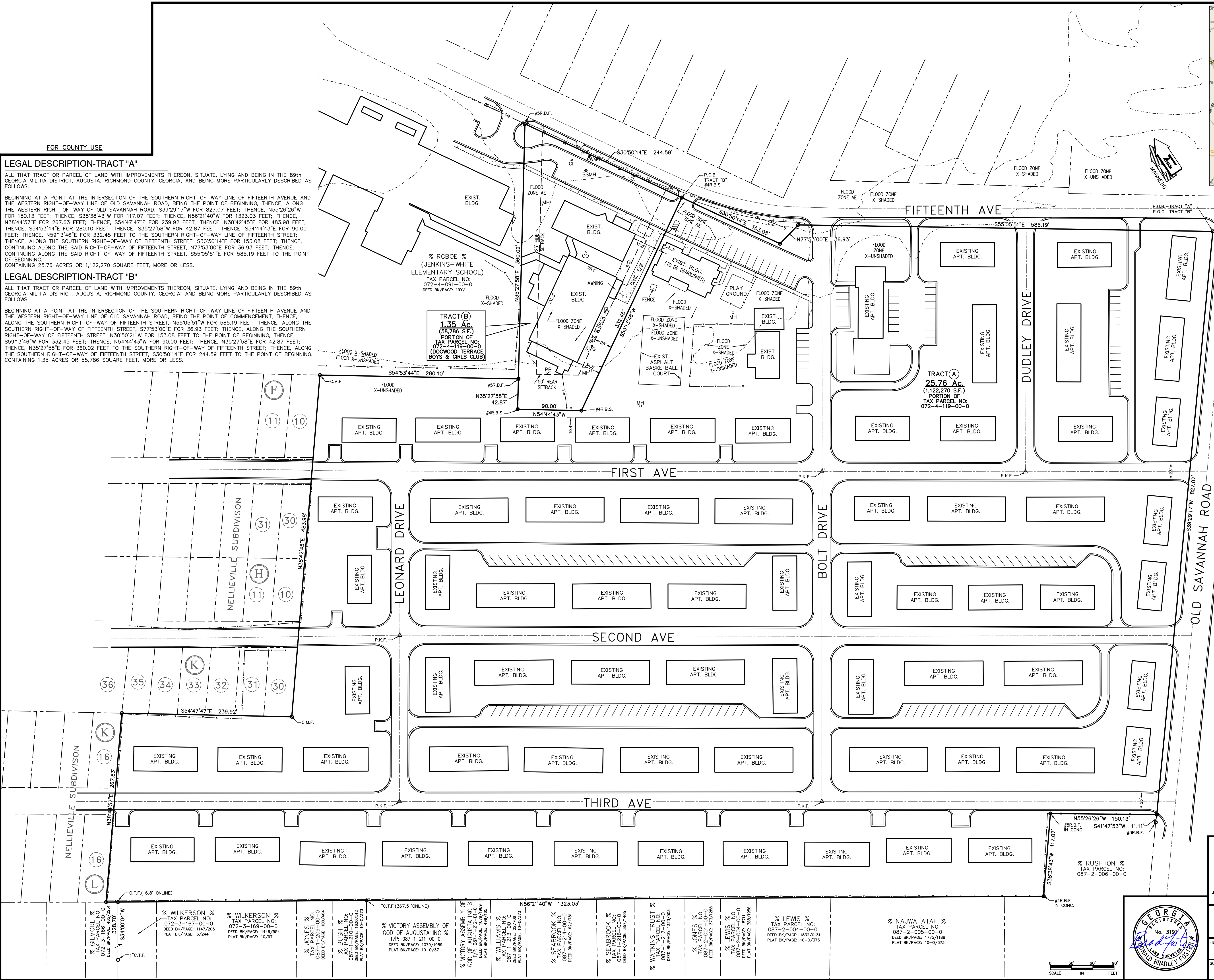
ALL THAT TRACT OR PARCEL OF LAND WITH IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE 89th GEORGIA MILITIA DISTRICT, AUGUSTA, RICHMOND COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF FIFTEENTH AVENUE AND THE WESTERN RIGHT-OF-WAY LINE OF OLD SAVANNAH ROAD, BEING THE POINT OF BEGINNING, THENCE, ALONG THE WESTERN RIGHT-OF-WAY OF OLD SAVANNAH ROAD, S39°29'17"W FOR 827.07 FEET; THENCE, N55°26'26"W FOR 150.13 FEET; THENCE, S38°38'43"W FOR 117.07 FEET; THENCE, N56°21'40"W FOR 1323.03 FEET; THENCE, N38°44'57"E FOR 267.63 FEET; THENCE, S54°47'47"E FOR 239.92 FEET; THENCE, N38°42'45"E FOR 483.98 FEET; THENCE, S54°53'44"E FOR 280.10 FEET; THENCE, S35°27'58"W FOR 42.87 FEET; THENCE, S54°44'43"E FOR 90.00 FEET; THENCE, N59°13'46"E FOR 332.45 FEET TO THE SOUTHERN RIGHT-OF-WAY LINE OF FIFTEENTH STREET; THENCE, ALONG THE SOUTHERN RIGHT-OF-WAY OF FIFTEENTH STREET, S30°50'14"E FOR 153.08 FEET; THENCE, CONTINUING ALONG THE SAID RIGHT-OF-WAY OF FIFTEENTH STREET, N77°53'00"E FOR 36.93 FEET; THENCE, CONTINUING ALONG THE SAID RIGHT-OF-WAY OF FIFTEENTH STREET, S55°05'51"E FOR 585.19 FEET TO THE POINT OF BEGINNING, CONTAINING 25.76 ACRES OR 1,122,270 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION-TRACT "B"

ALL THAT TRACT OR PARCEL OF LAND WITH IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE 89th GEORGIA MILITIA DISTRICT, AUGUSTA, RICHMOND COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF FIFTEENTH AVENUE AND THE WESTERN RIGHT-OF-WAY LINE OF OLD SAVANNAH ROAD, BEING THE POINT OF BEGINNING, THENCE, ALONG THE SOUTHERN RIGHT-OF-WAY OF FIFTEENTH STREET, N55°05'51"W FOR 585.19 FEET; THENCE, ALONG THE SOUTHERN RIGHT-OF-WAY OF FIFTEENTH STREET, S77°53'00"E FOR 36.93 FEET; THENCE, ALONG THE SOUTHERN RIGHT-OF-WAY OF FIFTEENTH STREET, N30°50'21"W FOR 153.08 FEET TO THE POINT OF BEGINNING, THENCE, S59°13'46"W FOR 332.45 FEET; THENCE, N54°44'43"W FOR 90.00 FEET; THENCE, N35°27'58"E FOR 42.87 FEET; THENCE, N35°27'58"E FOR 360.02 FEET TO THE SOUTHERN RIGHT-OF-WAY OF FIFTEENTH STREET; THENCE, ALONG THE SOUTHERN RIGHT-OF-WAY OF FIFTEENTH STREET, S30°50'14"E FOR 244.59 FEET TO THE POINT OF BEGINNING, CONTAINING 1.35 ACRES OR 55,786 SQUARE FEET, MORE OR LESS.



LOCATION MAP

N.T.S.

Legend

- PROPERTY CORNER
- RBS #4 REBAR SET
- RBF #4 REBAR FOUND
- OTF OPEN TOP PIPE FOUND
- CTF CLOSED TOP PIPE FOUND
- CMF CONC. MON. FOUND
- PHF P.K. NAIL FOUND
- FENCE
- OH OVERHEAD ELEC. LINES
- SSMH SANITARY SEWER MANHOLE
- GI GRATE INLET
- WM WATER METER
- PO POWER POLE

FLOOD ZONE:

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE AE (WITH BFE OR DEPTH), ZONE X-SHADED (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE), AND ZONE X-UNSHADED (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE COUNTY OF RICHMOND, STATE OF GEORGIA, COMMUNITY PANEL NUMBER 1324500130H (EFFECTIVE DATE 11/15/2019) AND LOWR, NUMBER 20-04-6164P-130158 (EFFECTIVE DATE 06/06/2022).

CERTIFICATION:

TO: THE HOUSING AUTHORITY OF THE CITY OF AUGUSTA: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 8, 9, 10(A), 11, 13, 14, 17, 18, AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON SEPTEMBER 9, 2022.

DATE OF PLAT OR MAP: SEPTEMBER 22, 2022

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

BY: *Donald Bradley Foster* DATE: SEPTEMBER 22, 2022
DONALD BRADLEY FOSTER, LS
GEORGIA PROFESSIONAL LAND SURVEYOR NO. 3191

ALTA/NSPS LAND TITLE SURVEY
OF:
DOGWOOD TERRACE APARTMENTS
2051 BOLT DRIVE
AUGUSTA-RICHMOND COUNTY, GEORGIA

AUGUSTA LAND SURVEYING, LLC

FIELD		DRAWN		CHECKED		DATE	
BF		CAM		BF		9/09/2022 (REV. 9/13/22 & 9/22/22)	
SCALE		1"=60'		DRAWING NO.		1 OF 1	

Appendix M:
Historic Preservation

Historic Preservation (CEST and EA)

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties"
Reference		
https://www.hudexchange.info/environmental-review/historic-preservation		

Threshold

Is Section 106 review required for your project?

- ☐ No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the [PA Database](#) to find applicable PAs.)

Either provide the PA itself or a link to it here. Mark the applicable exemptions or include the text here:

→ *Continue to the Worksheet Summary.*

- ☐ No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

Either provide the memo itself or a link to it here. Explain and justify the other determination here:

→ *Continue to the Worksheet Summary.*

- ☒ Yes, because the project includes activities with potential to cause effects (direct or indirect). → *Continue to Step 1.*

The Section 106 Process

After determining the need to do a Section 106 review, initiate consultation with regulatory and other interested parties, identify and evaluate historic properties, assess effects of the project on properties listed on or eligible for the National Register of Historic Places, and resolve any adverse effects through project design modifications or mitigation.

Note that consultation continues through all phases of the review.

Step 1: Initiate consultation

Step 2: Identify and evaluate historic properties

Step 3: Assess effects of the project on historic properties

Step 4: Resolve any adverse effects

Step 1 - Initiate Consultation

The following parties are entitled to participate in Section 106 reviews: Advisory Council on Historic Preservation; State Historic Preservation Officers (SHPOs); federally recognized Indian tribes/Tribal Historic Preservation Officers (THPOs); Native Hawaiian Organizations (NHOs); local governments; and project

grantees. The general public and individuals and organizations with a demonstrated interest in a project may participate as consulting parties at the discretion of the RE or HUD official. Participation varies with the nature and scope of a project. Refer to HUD's website for guidance on consultation, including the required timeframes for response. Consultation should begin early to enable full consideration of preservation options.

Use the [When To Consult With Tribes checklist](#) within [Notice CPD-12-006: Process for Tribal Consultation](#) to determine if you should invite tribes to consult on a particular project. Use the [Tribal Directory Assessment Tool \(TDAT\)](#) to identify tribes that may have an interest in the area where the project is located. Note that consultants may not initiate consultation with Tribes.

Select all consulting parties below (check all that apply):

- ☒ State Historic Preservation Officer (SHPO)
- ☐ Advisory Council on Historic Preservation
- ☒ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native
- ☐ Hawaiian Organizations (NHOs)

List all tribes that were consulted here and their status of consultation:

Consultation with the Tribal Historic Preservation Officers (THPOs) of any area tribes must be conducted by the Responsible Entity (RE). D3G has prepared letters for The City of Augusta, as the RE, to use in consulting with the THPOs.

- ☐ Other Consulting Parties

List all consulting parties that were consulted here and their status of consultation:

Describe the process of selecting consulting parties and initiating consultation here:

For projects involving demolition of a building over 45 years old; new construction within or adjacent to a historic district; or substantial ground-disturbing activities or exterior rehabilitations at properties over 45 years old, a qualified Historic Preservation Professional must evaluate the project and prepare SHPO submission materials. Commonwealth Heritage Group was engaged to assess the proposed undertaking and consult with the SHPO. Consultation with the Tribal Historic Preservation Officers (THPOs) of any area tribes must be conducted by the Responsible Entity (RE). D3G has prepared letters for The City of Augusta, as the RE, to use in consulting with the THPOs.

Provide all correspondence, notices, and notes (including comments and objections received) and continue to Step 2.

Step 2 - Identify and Evaluate Historic Properties

Define the Area of Potential Effect (APE), either by entering the address(es) or providing a map depicting the APE. Attach an additional page if necessary.

The Area of Potential Effects includes the subject property and adjacent parcels.

Gather information about known historic properties in the APE. Historic buildings, districts and archeological sites may have been identified in local, state, and national surveys and registers, local historic districts, municipal plans, town and county histories, and local history websites. If not already listed on the National Register of Historic Places, identified properties are then evaluated to see if they are eligible for the National Register. Refer to HUD's website for guidance on identifying and evaluating historic properties.

In the space below, list historic properties identified and evaluated in the APE.

Every historic property that may be affected by the project should be listed. For each historic property or district, include the National Register status, whether the SHPO has concurred with the finding, and whether information on the site is sensitive. Attach an additional page if necessary.

The SHPO identified the subject property (Dogwood Terrace) as being eligible for listing in the NRHP and has identified Dixie Highway/Old Savannah Road (potentially eligible) and various additional historic resources within the proposed project's APE.

Provide the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination.

Was a survey of historic buildings and/or archeological sites done as part of the project?

If the APE contains previously unsurveyed buildings or structures over 50 years old, or there is a likely presence of previously unsurveyed archeological sites, a survey may be necessary. For Archeological surveys, refer to HP Fact Sheet #6, [Guidance on Archeological Investigations in HUD Projects](#).

☐ Yes *Provide survey(s) and report(s) and continue to Step 3.*

Additional notes:

☒ No *Continue to Step 3.*

Step 3 - Assess Effects of the Project on Historic Properties

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. ([36 CFR 800.5](#)) Consider direct and indirect effects as applicable as per HUD guidance.

Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.

☐ No Historic Properties Affected

Document reason for finding:

☐ No historic properties present. → *Provide concurrence(s) or objection(s) and continue to the Worksheet Summary.*

☐ Historic properties present, but project will have no effect upon them. → *Provide concurrence(s) or objection(s) and continue to the Worksheet Summary.*

If consulting parties concur or fail to respond to user's request for concurrence, project is in compliance with this section. No further review is required. If consulting parties object, refer to ([36 CFR 800.4\(d\)\(1\)](#)) and consult further to try to resolve objection(s).

☐ No Adverse Effect

Document reason for finding:

Does the No Adverse Effect finding contain conditions?

☐ Yes

Check all that apply: (check all that apply)

- ☐ Avoidance
- ☐ Modification of project
- ☐ Other

Describe conditions here:

→ *Monitor satisfactory implementation of conditions. Provide concurrence(s) or objection(s) and continue to the Worksheet Summary.*

☐ No → *Provide concurrence(s) or objection(s) and continue to the Worksheet Summary.*

If consulting parties concur or fail to respond to user's request for concurrence, project is in compliance with this section. No further review is required. If consulting parties object, refer to ([36 CFR 800.5\(c\)\(2\)](#)) and consult further to try to resolve objection(s).

☒ Adverse Effect

Document reason for finding:

Copy and paste applicable Criteria into text box with summary and justification. Criteria of Adverse Effect: [36 CFR 800.5](#)

The SHPO has determined that the subject property (Dogwood Terrace) is eligible for listing in the National Register under Criterion A in the area of community planning and development. Additionally, various other historic resources are located within the proposed project's APE that would be impacted by the redevelopment portion of the undertaking.

Notify the Advisory Council on Historic Preservation of the Adverse Effect and provide the documentation outlined in [36 CFR 800.11\(e\)](#). The Council has 15 days to decide whether to enter the consultation (Not required for projects covered by a Programmatic Agreement).

→ Continue to Step 4.

Step 4 - Resolve Adverse Effects

Work with consulting parties to try to avoid, minimize or mitigate adverse effects. Refer to HUD guidance and [36 CFR 800.6 and 800.7](#).

Were the Adverse Effects resolved?

☐ Yes

Describe the resolution of Adverse Effects, including consultation efforts and participation by the Advisory Council on Historic Preservation:

For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

→ *Provide signed Memorandum of Agreement (MOA) or Standard Mitigation Measures Agreement (SMMA). Continue to the Worksheet Summary.*

☐ No

The project must be cancelled unless the "Head of Agency" approves it. Either provide approval from the "Head of Agency" or cancel the project at this location.

Describe the failure to resolve Adverse Effects, including consultation efforts and participation by the Advisory Council on Historic Preservation and "Head of the Agency":

Explain in detail the exact conditions or measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

→ *Provide correspondence, comments, documentation of decision, and "Head of Agency" approval.
Continue to the Worksheet Summary.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The subject property consists of sixty-eight (68) one-story multi-family apartment structures and two-story multi-family townhouse structures, one (1) single-story storage structure, one (1) Boy's and Girl's Club structure, one (1) gymnasium structure, one (1) single-story maintenance structure, and one (1) single-story office structure. The Sponsor is submitting this project under the HUD Special Applications Center (SAC) Program, consisting of the demolition/disposition of the existing structures.

A review of the National Register of Historic Places and Georgia's Natural, Archaeological, and Historic Resources GIS (GNAHRGIS), accessed at <https://www.gnahrgis.org/>, indicates that the subject property structures and the vicinity properties within the APE are not listed on the National Register of Historic Places; are not located within, or adjacent to, a Historic District; and are not listed as local landmarks. Based on the dates of construction (1959), the subject property residential structures may be eligible for listing on the National Register.

For projects involving demolition of a building over 45 years old; new construction within or adjacent to a historic district; substantial ground-disturbing activities or exterior rehabilitations at properties over 45 years old, a qualified Historic Preservation Professional must evaluate the project and prepare SHPO submission materials. Commonwealth Heritage Group was engaged to assess the proposed undertaking.

According to a response from Ms. Jennifer Dixon, dated January 20, 2023, the proposed undertaking will have an Adverse Effect on historic resources. D3G recommends that the Advisory Council on Historic Preservation (ACHP) be notified and the applicant work with the SHPO to resolve the adverse effects via drafting of a Memorandum of Agreement (MOA).

In addition, consultation with the Tribal Historic Preservation Officers (THPOs) of any area tribes must be conducted by the Responsible Entity (RE). D3G has prepared letters for The City of Augusta, as the RE, to use in consulting with the THPOs.

Are formal compliance steps or mitigation required?

- ☒ Yes
- ☐ No

HISTORIC PRESERVATION DIVISION

January 20, 2023

Erica Howard
Architectural Historian
Commonwealth Preservation Group
536 West 35th Street
Norfolk, Virginia 23508

**RE: Demolish Dogwood Terrace, 2051 Bolt Drive, Augusta
Richmond County, Georgia
HP-221222-002**

Dear Ms. Howard:

The Historic Preservation Division (HPD) has received the information submitted concerning the above referenced project. Our comments are offered to assist the U.S. Department of Housing and Urban Development (HUD) and its applicants in complying with the provisions of Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA).

The subject project consists of demolishing 68 buildings within the circa (ca.) 1966 Dogwood Terrace public housing complex (formerly known as Southside Terrace) located on Richmond County parcel 0724119000 at 2051 Bolt Drive in Augusta, subdividing the one-story Boys & Girls Club building located at 747 Fifteenth/15th Avenue from the subject parcel, and constructing a new three (3) to four (4) story apartment complex of an unknown number of buildings and design on the same parcel at an unknown date. Based on the information provided and desktop research, HPD finds that Dogwood/Southside Terrace is eligible for listing in the National Register of Historic Places (NRHP) under Criterion A in the area of community planning and development. Additionally, HPD finds the NRHP-eligible Dixie Highway/Old Savannah Road is within the proposed project's area of potential effect (APE) and that multiple other historic resources are within the proposed project's APE, some of which may be eligible for listing in the NRHP.

Therefore, it is HPD's opinion that the project, as currently proposed, constitutes an **adverse effect** to historic properties that are eligible for or listed in the NRHP, as defined in 36 CFR Part 800.5(a)(2). The demolition of a NRHP-eligible resource and new construction that is incompatible in height with surrounding historic resources is not consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*. If the scope of work (SOW) for this project changes so that it conforms to the Secretary's *Standards*, prior to drafting a Memorandum of Agreement (MOA), please forward the updated SOW to HPD for review and comment, once available.

HPD would like to note that this determination of an adverse effect is not the end of the Section 106 consultation process. When an adverse effect to a historic property is found, the federal agency must notify the Advisory Council on Historic Preservation (ACHP) of the determination and draft a MOA in order to resolve the adverse effect. If the federal agency delegates ACHP notification responsibility to the applicant, the applicant should utilize the ACHP's e-notification system available here: <https://www.achp.gov/e106-email-form>. If the federal agency delegates the drafting of a MOA to the applicant, the applicant should visit the ACHP's *Guidance on Agreement Documents* webpage, found here: <https://www.achp.gov/initiatives/guidance-agreement-documents> and utilize the MOA template found therein.

HPD understands that alternatives to avoid or minimize the adverse effect to these properties may not be feasible, therefore, please include all mitigation proposed to resolve the adverse effect as stipulations in the draft MOA. Please also include a stipulation for the review of site/landscape plans, elevation drawings, exterior material details for the new construction within the draft MOA. HPD will review the draft MOA and should be provided the opportunity to review any associated deliverables stipulated therein, within 30 days of receipt. Absent federal agency involvement, HPD is available to provide technical assistance in resolving adverse effects.

Ms. Howard
HP-221222-002
January 20, 2023
Page 2

We look forward to working with you as this project progresses and to receiving a draft MOA. Please refer to project number **HP-221222-002** in any future correspondence regarding this project. If we may be of further assistance, please contact Mary Ann Hawthorne, Environmental Review Historian, at MaryAnn.Hawthorne@dca.ga.gov or (404) 679-4938 or Kofi Mustapha, Compliance Archaeologist, at Kofi.Mustapha@dca.ga.gov or (404) 486-6396.

Sincerely, ,



Jennifer Dixon, MHP, LEED Green Associate
Division Director
Deputy State Historic Preservation Officer

JAD/mah

cc: Renea Hall, HUD
Douglas Freeman, Housing Authority of the City of Augusta
Anne Floyd, Central Savannah River Area Regional Commission
Tina Hutcheson, DCA Regional Services, Region 7

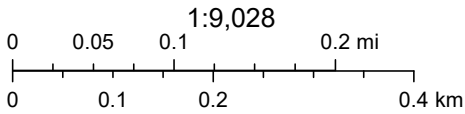
National Register of Historic Places



April 27, 2022



 Project 1

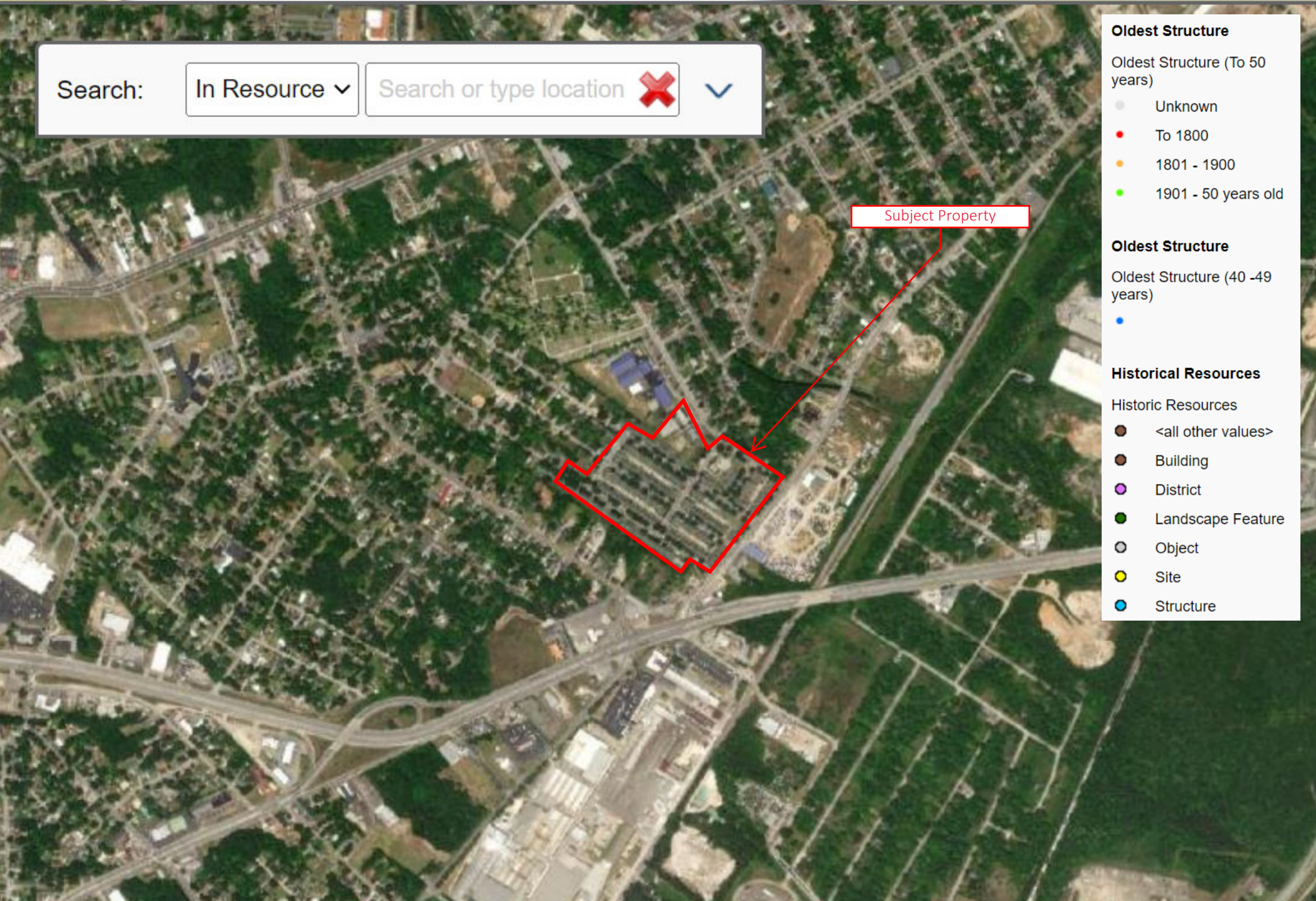
 National Register of Historic Places



Search:

In Resource ▾

Search or type location  



Oldest Structure
Oldest Structure (To 50 years)

- Unknown
- To 1800
- 1801 - 1900
- 1901 - 50 years old

Oldest Structure
Oldest Structure (40 -49 years)

-

Historical Resources
Historic Resources

- <all other values>
- Building
- District
- Landscape Feature
- Object
- Site
- Structure

Georgia Historic Preservation Division

Environmental Review Form

At a minimum, the Historic Preservation Division (HPD) requires the following information in order to review projects in accordance with applicable federal or state laws. Please note that the responsibility for preparing documentation, including items listed below, rests with the federal or state agency or its designated applicant. *HPD's ability to complete a timely project review largely depends on the quality and detail of the material submitted. If insufficient information is provided, HPD may need to request additional materials, which will prolong the review process. For complex projects, some applicants may find it advantageous to hire a preservation professional with expertise in history, architectural history, and/or archaeology, who would have access to the Georgia Archaeological Site Files and an understanding of HPD's publicly available files.*

THERE IS A 30-DAY REVIEW PERIOD FROM THE DATE HPD RECEIVES THE SUBMITTAL.

SHOULD ADDITIONAL INFORMATION BE REQUESTED, PLEASE NOTE THE 30-DAY PERIOD RESTARTS.

I. General Information

A. **Project Name:** Dogwood Terrace
Project Address: 2051 Bolt Road
City: Augusta **County:** Richmond

B. **Federal Agency Involved:** Department of Housing and Urban Development (HUD)
State Agency (if applicable): _____

C. **Agency's Involvement:**

- | | |
|--|---|
| <input checked="" type="checkbox"/> Funding | <input type="checkbox"/> Unknown |
| <input type="checkbox"/> License/Permit | <input type="checkbox"/> Other, please explain: |
| <input type="checkbox"/> Direct/Is performing the action | |

D. **Type of Review Requested:**

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Section 106 of the National Historic Preservation Act (Federal involvement) |
| <input type="checkbox"/> | Section 110 of the National Historic Preservation Act (Federally owned properties) |
| <input type="checkbox"/> | Georgia Environmental Policy Act (State involvement) |
| <input type="checkbox"/> | State Agency Historic Property Stewardship Program/State Stewardship (State owned properties) |
| <input type="checkbox"/> | Technical Assistance (No Federal or State involvement) |
| <input type="checkbox"/> | Unknown |

E. **Contact Information:** ☐ **Applicant** ☒ **Consultant**

Name/Title/Company: Erica Howard/ Architectural Historian/ Commonwealth Preservation Group
Address: 536 West 35th Street
City/State/Zip: Norfolk, Virginia 23508
Phone: (757) 762-9098 **Email:** admin@commonwealthpreservationgroup.com

Agency Contact Info (either State or Federal, according to review type):

Name/Title/Agency: Douglas Freeman/ Deputy Executive Director/ Housing Authority of the City of Augusta, GA
Address: 1435 Walton Way
City/State/Zip: Augusta, Georgia 30901
Phone: (706) 312-3167 **Email:** dfreeman@augustapha.org

II. Project Information

A. **Project Type:**

- | | |
|--|---|
| <input type="checkbox"/> Road/Highway Construction or Improvements | <input type="checkbox"/> Relicensing |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Utilities/Infrastructure |
| <input type="checkbox"/> Rehabilitation | <input type="checkbox"/> Unknown |
| <input type="checkbox"/> Addition to Existing Building/Structure | <input type="checkbox"/> Other: |
| <input type="checkbox"/> New Construction | |

B. Project Description and Plans

This should include a *detailed* scope of work, including *any* actions to be taken in relation to the project, such as all aspects of new construction, replacement/repair, demolition, ground disturbance, and all ancillary work (temporary roads, etc.), as applicable. Attach additional pages if necessary. If a detailed scope of work is not available yet, please explain and include all preliminary information:

Augusta Housing Authority (AHA) is applying for approval to demolish and dispose of Dogwood Terrace (formerly Southside Terrace) through the Department of Housing and Urban Development's Section 18 application process. All buildings except for the Boys and Girls Club building (which will be subdivided into a separate parcel) are proposed for demolition. The land would be transferred to AHA's nonprofit affiliate for a nominal fee and then enter a 50-year ground lease with developer partner ownership entity when redevelopment occurs. At this time, the redevelopment plan for the Dogwood Terrace site has not been determined and designs are unavailable. It is anticipated that future development of the site will utilize Low Income Housing Tax Credits (LIHTC) to finance the development of residential units for tenants with incomes at 80% AMI and below. Therefore, the new development is expected to be similar in design to other LIHTC properties locally and will likely result in a 3-4 story apartment complex.

C. Land Disturbing Activity

This should include a detailed description of all horizontal and vertical ground disturbance, such as haul roads, cut or fill areas, excavations, landscaping activities, ditching, utility burial, grading, water tower construction, etc., as applicable:

At this time, proposed plans are limited to demolition of existing buildings and site features. It is anticipated that a limited amount of grading will be necessary to fully clear the land.

- D. Has this identical project or a related project been previously submitted to HPD for review? Yes ☐ No ☒

**If yes, please enclose a copy of HPD's previous response*

- E. Is this project also being reviewed under a tax incentive program administered through HPD? Yes ☐ No ☒

- F. Is this review request in order to satisfy an application requirement, such as for a grant? Yes ☒ No ☐

**If yes, are project plans/scope available?*

Yes ☐ No ☒

**If yes, please enclose a copy of the project plans/scope of work as outlined in II.B and II.C above*

III. Site Information

- A. In the past this property has been used for:

- | | | | | |
|----------------------|-----|-------------------------------------|----|-------------------------------------|
| 1. Farming | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| 2. Pasture | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| 3. Mining | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| 4. Timbering | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| 5. Road construction | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| 6. Housing | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| 7. Landfill | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| 8. Commercial | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| 9. Industrial | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| 10. Other (explain): | | | | |

- B. Describe what currently exists on the property today and give approximate construction dates for existing buildings along with any known history (i.e. buildings, parking lot, outbuildings, woods, grass, garden, etc.):

Dogwood Terrace is approximately 27 acres, located north of Highway 78. The property is roughly bound by 15th Avenue on the north, Old Savannah Road on the east, third Avenue on the south, and Leonard Drive on the west. The housing development consists of sixty-eight residential buildings that are one- and two-story and range from two units to six units, as well as four community buildings.

The site is laid out in a grid with a relatively low grade. Each unit has a single paved walkway that leads from the sidewalks to the front entry. Vegetation on the property includes mature live oaks along many of the streets and hedges or other plantings along the front of the buildings. The two-story buildings face the street with an alley way and paved parking behind, while the one-story buildings have a small parking area between buildings. There are communal mailboxes, dumpsters, and cloth lines throughout the property.

ONE-STORY BUILDINGS

There are thirty (30) one-story buildings that have a rectangular plan and a concrete masonry construction system with a concrete slab foundation. They have a side gable roof with wide eaves across the front and rear elevations. The facades are primarily symmetrical. The exterior walls are American running bond with glazed tile under façade windows. Windows are single two-over-two, aluminum-sash

with concrete sills. Most examples of this building type include single front entrances that are inset approximately four feet with concrete decking. The rear doors are covered with pent visor roofs over the rear stoop. The one-story buildings either have two-, three-, or four-units with several that area ADA accessible. The ADA accessible units either have an at-grade concrete slab or have been modified with a concrete ramp to the entry.

TWO-STORY BUILDINGS

There are thirty-eight (38) two-story buildings that have a rectangular plan and a concrete masonry construction system with a concrete slab foundation. Each has a side gable roof with wide eaves across the front and rear elevations. The facades are symmetrical. The exterior walls are American running bond with glazed tile under façade windows. Windows are single two-over-two, aluminum-sash with concrete sills. Most examples of this building type include single front entrances that are inset approximately four feet with concrete decking. The rear doors are covered with pent visor roofs over the rear stoop. Common variations include the number of units per building, glazed tile color, and the occurrence of ADA accessible ramps and handrails. The one-story buildings have four- or six-units.

In addition to the residential buildings described above, there are three administrative/community buildings, which are located on the north side of the property along 15th Avenue. These buildings include the Dogwood Terrace Boys and Girls Club, the Area IV-Manager's Office and Community Center, and the Maintenance Office.

The **DOGWOOD TERRACE BOYS AND GIRLS CLUB, 747 15TH AVENUE**, is a one-story, rectangular plan building facing 15th Avenue. It has a flat roof with a low parapet. The building has a concrete slab foundation with American running bond exterior walls. There are no windows along the façade. The front entrance consists of two single doors under a shed metal canopy supported by square metal posts.

Connected to the west by an enclosed walkway, there is a one-story, five-bay, rectangular plan secondary building, which faces south. The roof has a low pitch side gable roof covered with 5v metal. The main entry is offset on the north end of the elevation covered by a gable front portico with square brick piers.

AREA IV- MANAGER'S OFFICE AND COMMUNITY CENTER, 2101 15TH AVENUE, is a one-story, H-plan building facing 15th Avenue. It has a cross-Dutch gable roof covered with modern replacement 5v metal. On the east and west sides there are gable projections with inset decorative brick and glass block. The exterior walls are clad with brick veneer in an American running bond pattern. The main entrance is inset under a gable front portico with double leaf metal flat panel doors. There are no windows on any elevation.

The **CHILD CARE BUILDING, 2051 BOLT DRIVE**, is a one-story, L-plan building facing Bolt Drive. It has a side- gable and front gable roof covered with composite shingles. The exterior walls are clad with brick veneer in an American running bond pattern. The main entrance is inset in the north portion of the building. Most windows on the building have been infilled with brick. There is a pair of two-over-two aluminum windows on the façade with a concrete sill. There is a concrete ADA ramp on the façade leading to the main entrance.

The **MAINTENANCE OFFICE, 2038 BOLT DRIVE**, is a one-story, rectangular plan building facing Bolt Drive. It has a cross hipped roof covered with composite shingles. The exterior walls are clad with brick veneer in an American running bond pattern. The main entrance is inset on the north side of the facade. Most windows on the building have been infilled with brick. There is a two-over-two aluminum window on the façade with a concrete sill. Concrete steps or a concrete ADA ramp on the façade lead to the main entrance.

IV. Cultural Resources

Background research for previously identified properties within the project area may be undertaken at HPD, including National Register of Historic Places files, county and city surveys, and identified sites files. Additionally, research at the Georgia Archaeological Site Files (GASF) in Athens may be undertaken by a qualified archaeologist or site file staff. To make a research appointment or find contact information for GASF, please visit our website. **Please note that as part of the review process, HPD may request an archaeological survey or resource identification.**

- A.** To your knowledge, has a cultural resources assessment or a historic resources survey been conducted in the project area?
Yes ☐ No ☒ Do Not Know ☐

**If yes, provide the title, author, and date of the report:*

B. Area of Potential Effect (APE)

The APE is the geographic area or areas within which a project may cause changes (or effects). These changes can be direct (physical) or indirect (visual, noise, vibrations) effects. The APE varies with the project type and should factor in topography, vegetation, existing development, physical siting of the project, and existing/planned development. For example:

<i>If your project includes...</i>	<i>Then your APE would be...</i>
Rehabilitation, renovation, and/or demolition of a building or structure, or new construction	the building or property itself and the surrounding properties/setting with a view of the project

Road/Highway construction or improvements, streetscapes, pedestrian, or bicycle facilities	the length of the project corridor and the surrounding properties/setting with a view of the project
Above ground utilities, such as siren/radio towers, water towers, pump stations, retention ponds, etc.	the area of ground disturbance and the surrounding properties/setting with a view of the project
Underground utilities	the area of ground disturbance

Based on this information, **identify the APE for your project, similar to above AND describe what exists within it.** Please provide approximate construction dates for existing buildings within the APE (ie. is it modern or historic residential or commercial development, undeveloped, etc.):

The project includes demolition of existing historic resources. Due to the topography and vegetation around the site, the Area of Potential Effects includes the current parcel boundary, as well as adjacent parcel boundaries.

- Adjacent to the Boys and Girls Club is Jenkins-White Elementary School, which was constructed ca. 2000. As the school was constructed less than 50 years ago, it is not eligible for listing in the NRHP.
- Across from Dogwood Terrace there are commercial buildings that include Chancey's Truck and Auto Salvage on approximately 8 acres. In addition, there is a mini-mart, feed store, and a gas station. These buildings are vernacular in style constructed between ca. 1937 and early 1980s. The commercial buildings do not possess sufficient architectural or historical significance to qualify for individual listing in the NRHP.
- The remainder of the resources adjacent to Dogwood Terrace are modest, single-family homes that were constructed ca. 1965. Many of the homes have been altered with additions to the original plan or replacement siding and windows, and several are in a considerable state of disrepair. The residential resources do not possess sufficient architectural or historical significance to qualify for individual listing in the NRHP.

C. Is the project located within or adjacent to a National Register of Historic Places (NRHP) listed or eligible historic property or district or a locally designated property or district?

Yes ☐ No ☒ Do Not Know ☐

**If yes, please provide names:*

D. Within the project APE as identified in IV.B, are there any other buildings or structures that are 50 years old or older?

Yes ☒ No ☐ Do Not Know ☐

**If yes, provide current photographs of each building or structure and key the photos to a site map:*

E. Are any of the buildings or structures identified in IV.D listed or eligible for listing in the NRHP?

Yes ☐ No ☒ Do Not Know ☐

**If yes, please identify the properties (by name or photo #).*

F. Effects Information

1. Does the project involve the rehabilitation, renovation, relocation, demolition, or addition to any building or structure that is 50 years old or older? Yes ☒ No ☐

2. Will the project take away or change anything within the apparent or existing boundary of any of these historic properties? Yes ☒ No ☐

**If yes, please explain:* The proposed project includes demolition of existing resources within the boundary of Dogwood Terrace. In addition, the project proposes to create a new 1.35-acre parcel from the existing boundary to serve the Boys and Girls Club.

3. Will the project change the view from or of any of these projects? Yes ☒ No ☐

**If yes, please explain:*

- The resources to the south and west are obscured by vegetation, therefore, there is no adverse effect to these resources.
- Commercial resources along Old Savannah Road do not possess sufficient architectural or historical significance to qualify for individual listing in the NRHP, therefore there is no adverse effect to these properties.
- The residential resources within the APE do not possess sufficient architectural or historical significance to qualify for individual listing in the NRHP therefore there is no adverse effect to these properties.

4. Will the project introduce any audible or atmospheric elements to the setting of any of these historic properties (such as light, noise, or vibration pollution)? Yes ☐ No ☒

**If yes, please explain:*

5. Will the project result in a change of ownership for any historic properties? Yes ☐ No ☒

**If yes, please explain:*

V. Required Materials (Submittal Checklist)

- ☒ Complete Environmental Review Form
 - Include all contact information as HPD will respond via email to the submitter.
- ☒ Map indicating:
 - Precise location of the project (USGS topographic map preferred: <http://www.digital-topo-maps.com/>)¹
 - In urban areas, please also include a city map that shows more detail.
 - Boundaries of the APE as noted in section II above.
 - Location of resources indicated in section IV.C through E.
- ☒ Detailed project plans to supplement section I.F, including (if applicable and available):
 - Site plans (before and after)
 - Project plans
 - Elevations
- ☒ High-resolution current color photographs (2 photos per page) illustrating:
 - The project area, the entire APE as defined in section IV, and resources indicated in section IV.C through E.
 - Any adjacent properties that are within the APE, with clear views of buildings or structures, if applicable.
 - If the project entails the alteration of existing historic structures, please provide **detail** photographs of existing conditions of sites, buildings, and interior areas/materials to be impacted.
 - ****Google Streetview and publicly available Tax Assessor images will not be accepted**
- ☒ Photography key (map or project plans can be used) indicating:
 - Location of all photographs by photo number
 - Direction of view for all photographs
- ☐ Any available information concerning known or suspected archaeological resources in the APE.

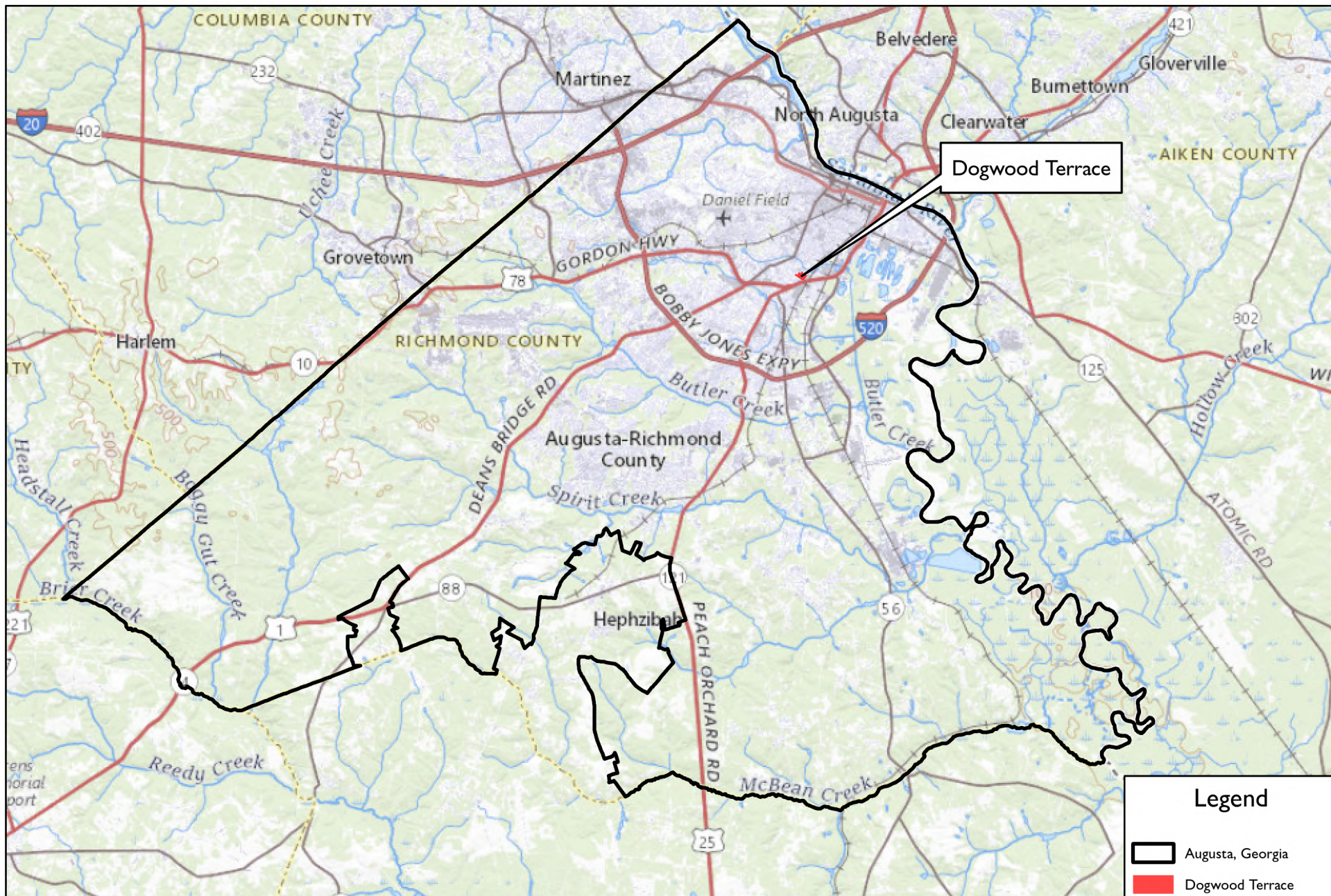
For questions regarding this form, please contact the Environmental Review Program at ER@dca.ga.gov.

Please note, we are currently accepting digital submittals at the email address above; however, if no automated response is received, a hardcopy may be needed due to technological restrictions.

If necessary, hardcopies may be mailed to:

**Georgia Department of Community Affairs
Attn: Environmental Review, Historic Preservation Division
60 Executive Park South, NE
Atlanta, Georgia 30329**

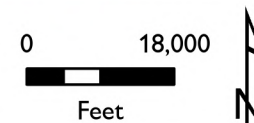
¹ Please note, this is not a complete list of websites with topographic map information. This website is not controlled by HPD and HPD bears no responsibility for its content.





Location Map

Dogwood Terrace

2051 Bolt Road
Augusta, Georgia



Legend

-  Dogwood Terrace Property Boundary
-  Proposed Demolished Resources



Area of Proposed Demolished Resources



Dogwood Terrace

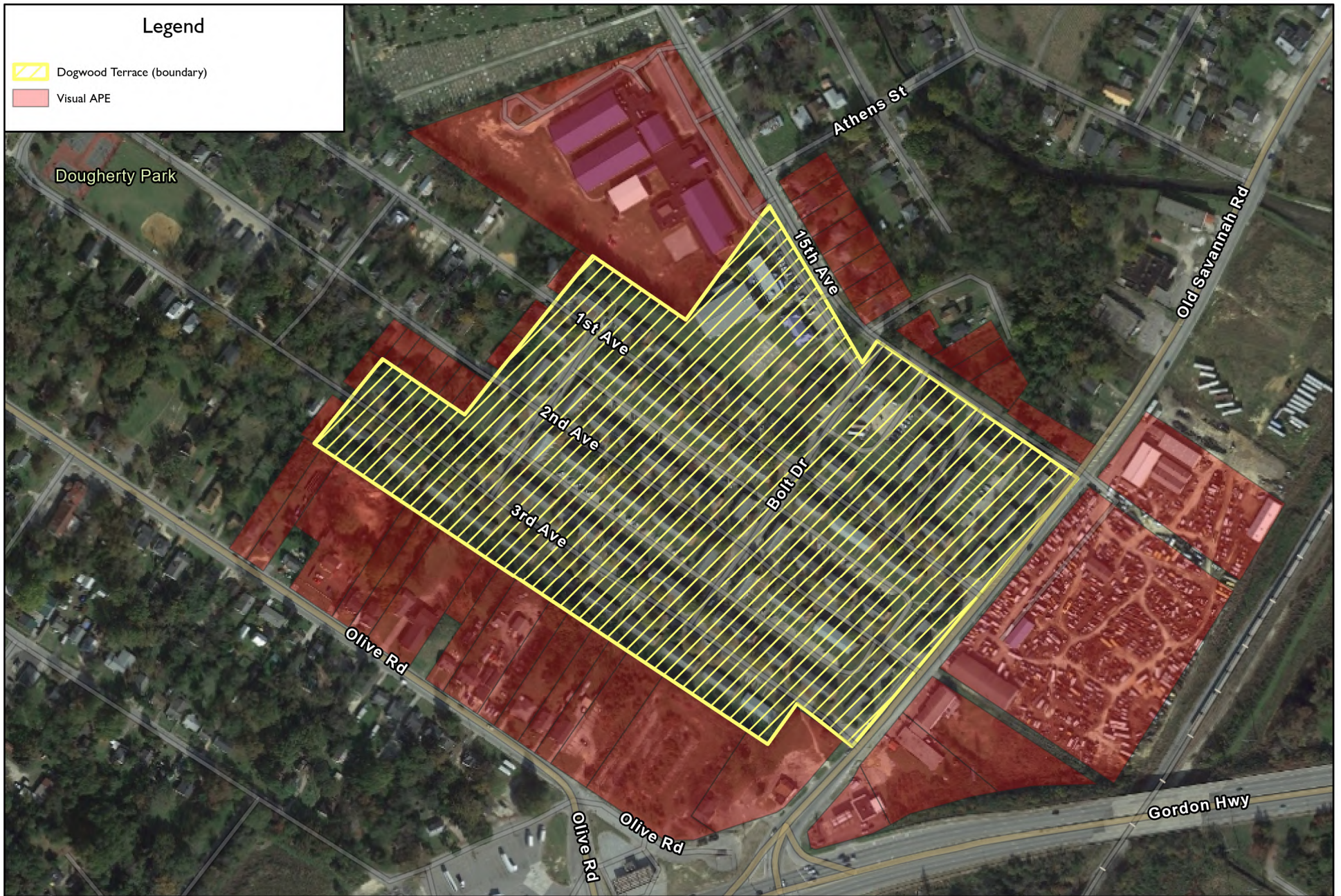
2051 Bolt Road
Augusta, Georgia

0 450
Feet



Legend

-  Dogwood Terrace (boundary)
-  Visual APE



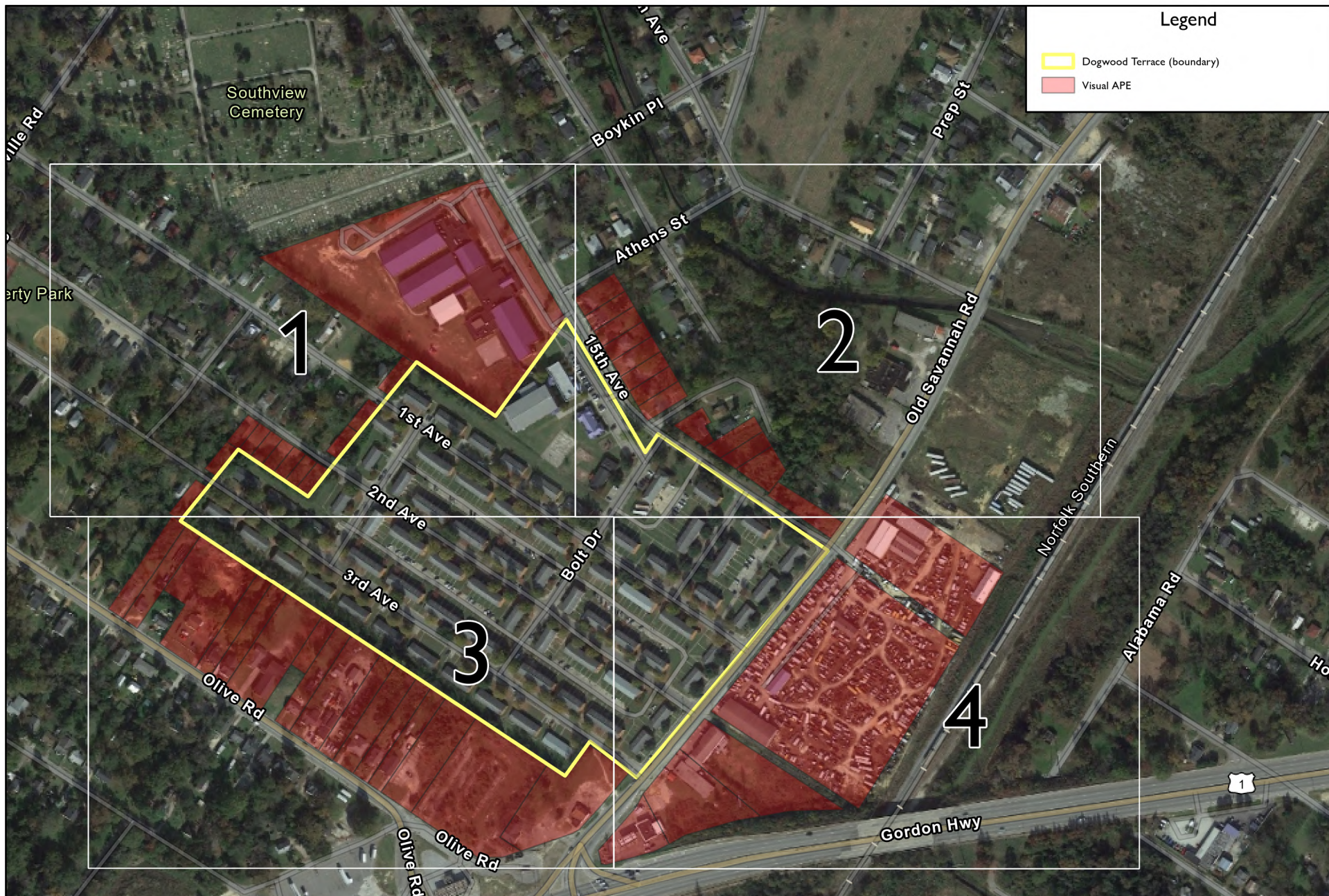
Visual APE

Dogwood Terrace

2051 Bolt Road
Augusta, Georgia

0 660
Feet

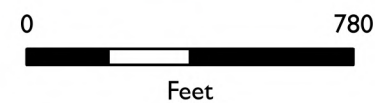




Sketch Map Index

Dogwood Terrace

2051 Bolt Road
Augusta, Georgia



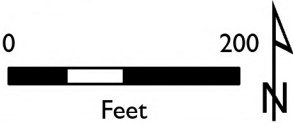






Sketch Map 3 of 4

Dogwood Terrace
2051 Bolt Road
Augusta, Georgia

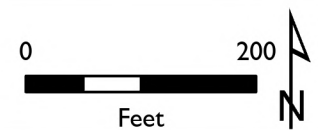




Sketch Map 4 of 4

Dogwood Terrace

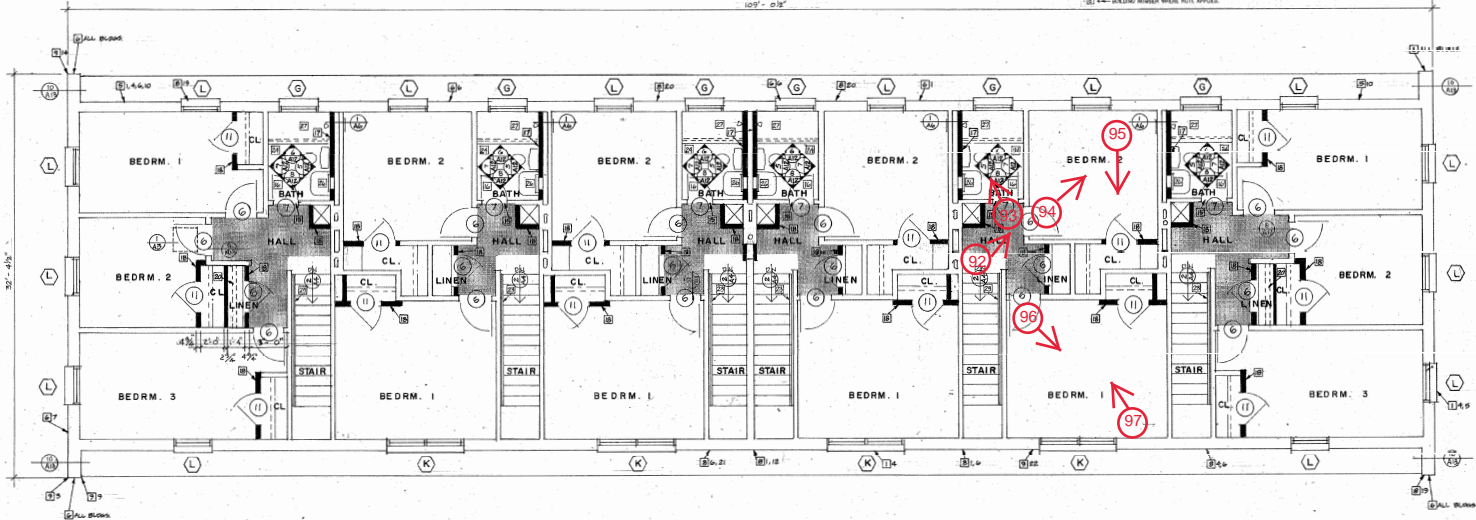
2051 Bolt Road
Augusta, Georgia



Dogwood Terrace

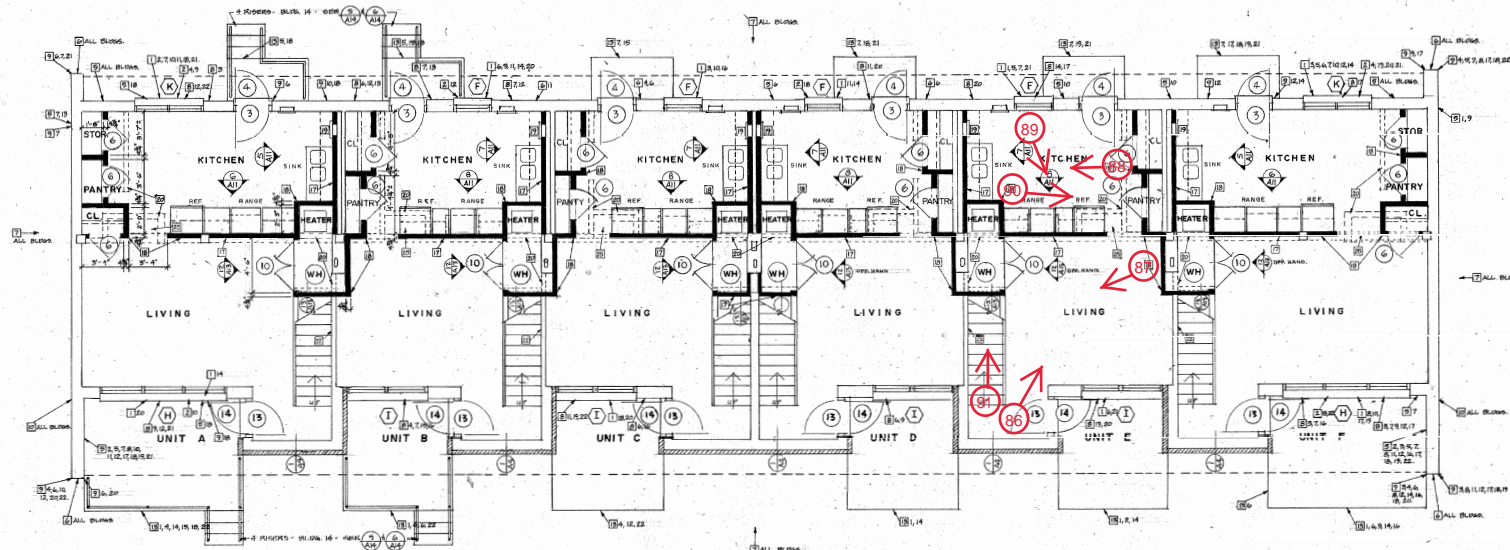
Augusta, Georgia 30901





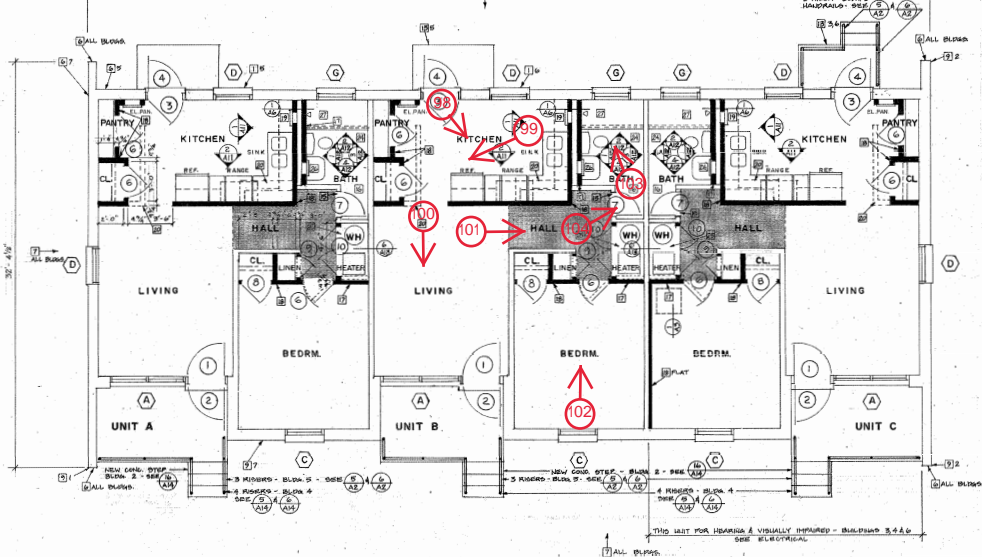
SECOND FLOOR PLAN — BUILDING TYPE "C" — BUILDINGS 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21 & 22.

SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN — BUILDING TYPE "C" — BUILDINGS 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21 & 22.

SCALE 1/4" = 1'-0"



FLOOR PLAN — BUILDING TYPE 3A — BUILDINGS 2, 3, 4, 5 & 6

NOTE: SEE SHEET A6 FOR BUILDINGS 1 & 7.

SCALE 1/4" = 1'-0"

Dogwood Terrace

Augusta, Georgia 30901



Dogwood Terrace

Augusta, Georgia 30901



Google Earth

500 ft



Dogwood Terrace

Augusta, Georgia 30901



Dogwood Terrace

Augusta, Georgia 30901

Google Earth

500 ft





Photo 1: Dogwood Terrace Boys and Girls Club - Exterior; facing west.



Photo 2: Dogwood Terrace Manager's Office/Exterior, oblique, facing west.



Photo 3: Dogwood Terrace Child Care Building/Exterior, oblique, facing west.



Photo 4: Dogwood Terrace Maintenance Building/Exterior, oblique, facing south.



Photo 5: Dogwood Terrace Building B-1/Exterior; oblique, facing west.



Photo 6: Dogwood Terrace Building C-16/Exterior, oblique, facing southwest.



Photo 7: Dogwood Terrace Building C-15/Exterior, oblique, facing northeast.



Photo 8: Dogwood Terrace Building B-14/Exterior, oblique, facing southwest.



Photo 9: Dogwood Terrace Building C-15/Exterior, oblique, facing northeast.



Photo 10: Dogwood Terrace Building 4A-5/Exterior, oblique, facing southwest.



Photo 11: Dogwood Terrace Building 3A-6/Exterior, oblique, facing north.



Photo 12: Dogwood Terrace Building C-13/Exterior, oblique, facing northeast.



Photo 13: Dogwood Terrace Building C-14/Exterior, oblique, facing southeast.



Photo 14: Dogwood Terrace Building B-12/Exterior, oblique, facing northwest.



Photo 15: Dogwood Terrace Building C-13/Exterior, oblique, facing southeast.



Photo 16: Dogwood Terrace Building B-11/Exterior, oblique, facing northwest.



Photo 17: Dogwood Terrace Building B-10/Exterior, oblique, facing southeast.



Photo 18: Dogwood Terrace Building AE-1/Exterior, oblique, facing northwest.



Photo 19: Dogwood Terrace Building C-12/Exterior, oblique, facing northwest.



Photo 20: Dogwood Terrace Building C-17/Exterior, oblique, facing west.



Photo 21: Dogwood Terrace Building D-11/Exterior, oblique, facing northeast.



Photo 22: Dogwood Terrace Building AE-2/Exterior, facade, facing northeast.



Photo 23: Building 1 - Dogwood Terrace Building C-20/Exterior, facade, facing west.



Photo 24: Dogwood Terrace Building AE-3/Exterior, facade, facing northwest.



Photo 25: Dogwood Terrace Building C-22/Exterior, facade, facing southwest.



Photo 26: Dogwood Terrace Building D-12/Exterior, facade, facing northeast.



Photo 27: Dogwood Terrace Building AE-4/Exterior, facade, facing north.



Photo 28: Dogwood Terrace Building AE-5/Exterior, facade, facing south.



Photo 29: Dogwood Terrace Building 3-A7/Exterior, facade, facing west.



Photo 30: Dogwood Terrace Building B-16/Exterior, facade, facing east.



Photo 31: Dogwood Terrace Building 3A-1/Exterior, facade, facing southwest.



Photo 32: Dogwood Terrace Building B-1/Exterior, facade, facing S.



Photo 33: Dogwood Terrace Building C-21/Exterior, facade, facing northeast.



Photo 34: Dogwood Terrace Building C-19/Exterior, facade, facing east.



Photo 35: Dogwood Terrace Building C-1/Exterior, facade, facing west.



Photo 36: Dogwood Terrace Building C-18/Exterior, facade, facing east.

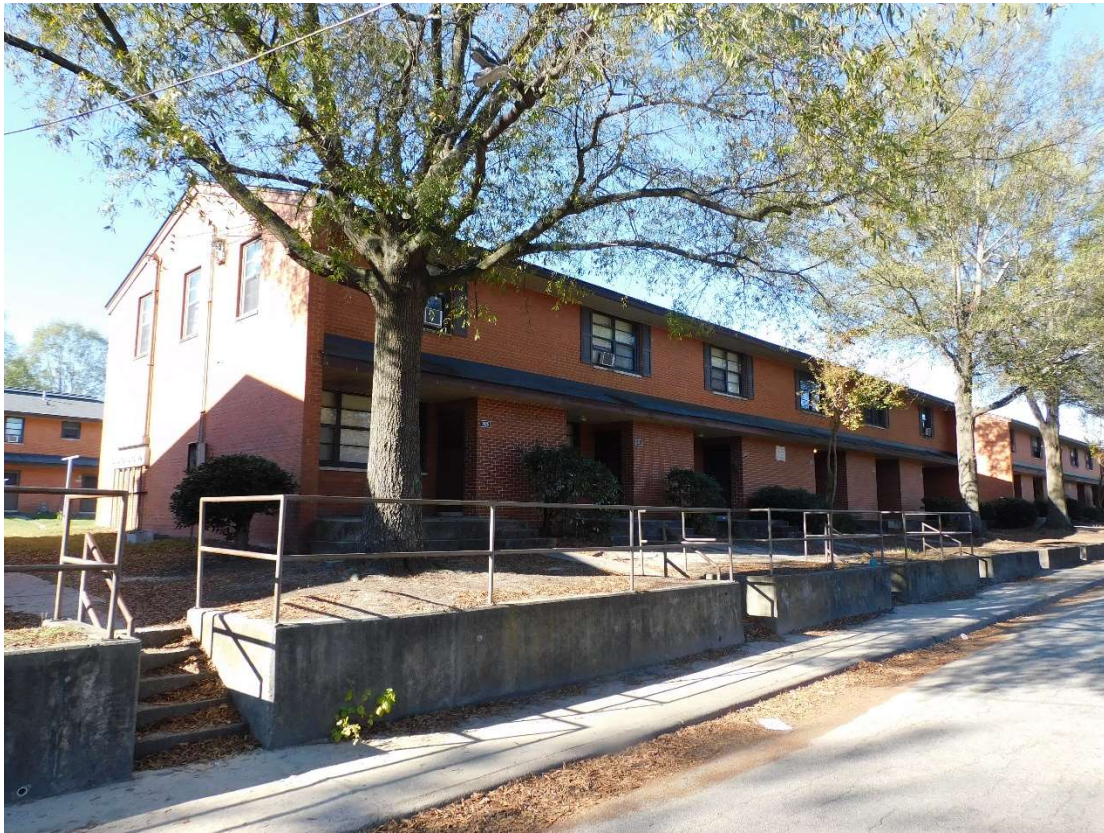


Photo 37: Dogwood Terrace Building C-4/Exterior, oblique, facing southeast.



Photo 38: Dogwood Terrace Building C-6/Exterior, oblique, facing southeast.



Photo 39: Dogwood Terrace Building B-5/Exterior, oblique, facing southeast.



Photo 40: Dogwood Terrace Building B-6/Exterior, oblique, facing northeast.



Photo 41: Dogwood Terrace Building B-2/Exterior, oblique, facing southwest.



Photo 42: Dogwood Terrace Building B-3/Exterior, oblique, facing south.



Photo 43: Dogwood Terrace Building B-7/Exterior, oblique, facing east.



Photo 44: Dogwood Terrace Building C-9/Exterior, oblique, facing south.



Photo 45: Dogwood Terrace Building B-4/Exterior, oblique, facing east.



Photo 46: Dogwood Terrace Building C-10/Exterior, oblique, facing west.



Photo 47: Dogwood Terrace Building B-4/Exterior, oblique, facing north.



Photo 48: Dogwood Terrace Building 3A-5/Exterior, oblique, facing north.



Photo 49: Dogwood Terrace Building 3A-4/Exterior, oblique, facing north.



Photo 50: Dogwood Terrace Building 3A-3/Exterior, oblique, facing north.



Photo 51: Dogwood Terrace Building 3A-2/Exterior, oblique, facing north.



Photo 52: Dogwood Terrace Building C-11/Exterior, oblique, facing north.



Photo 53: Dogwood Terrace Building 4A-4/Exterior, oblique, facing southwest.



Photo 54: Dogwood Terrace Building B-4/Exterior, oblique, facing north.



Photo 55: Dogwood Terrace Building D-10/Exterior, oblique, facing southwest.



Photo 56: Dogwood Terrace Building C-8/Exterior, oblique, facing northwest.



Photo 57: Dogwood Terrace Building C-9/Exterior, oblique, facing south.



Photo 58: Dogwood Terrace Building C-7/Exterior, oblique, facing northwest.



Photo 59: Dogwood Terrace Building D-8/Exterior, oblique, facing south.



Photo 60: Dogwood Terrace Building C-6/Exterior, oblique, facing east.



Photo 61: Dogwood Terrace Building D-7/Exterior, oblique, facing south.



Photo 62: Dogwood Terrace Building 4A-3/Exterior, oblique, facing west.



Photo 63: Dogwood Terrace Building C-3/Exterior, oblique, facing east.



Photo 64: Dogwood Terrace Building D-6/Exterior, oblique, facing southwest.



Photo 65: Dogwood Terrace Building C-2/Exterior, oblique, facing northeast.



Photo 66: Dogwood Terrace Building D-5/Exterior, oblique, facing southwest.



Photo 67: Dogwood Terrace Building D-3/Exterior, oblique, facing east.



Photo 68: Dogwood Terrace Building D-4/Exterior, oblique, facing west.



Photo 69: Dogwood Terrace Building D-1/Exterior, oblique, facing south.



Photo 70: Dogwood Terrace Building D-2/Exterior, oblique, facing north.



Photo 71: Dogwood Terrace Building 4A-1/Exterior, oblique, facing south.



Photo 72: Dogwood Terrace Building 4A-2/Exterior, oblique, facing east.



Photo 73: Dogwood Terrace Building B-15/Interior, typical living room.



Photo 74: Dogwood Terrace Building B-15/Interior, typical living room.



Photo 75: Dogwood Terrace Building B-15/Interior, typical kitchen.



Photo 76: Dogwood Terrace Building B-15/Interior, typical kitchen.



Photo 77: Dogwood Terrace Building B-15/Interior, typical stairs.



Photo 78: Dogwood Terrace Building B-15/Interior, typical hallway.



Photo 79: Dogwood Terrace Building B-15/Interior, typical bathroom.



Photo 80: Dogwood Terrace Building B-15/Interior, typical bedroom.



Photo 81: Dogwood Terrace Building B-15/Interior, typical bedroom.



Photo 82: Dogwood Terrace Building B-15/Interior, typical bedroom.



Photo 83: Dogwood Terrace Building B-15/Interior, typical bedroom.



Photo 84: Dogwood Terrace Building B-15/Interior, typical bedroom.



Photo 85: Dogwood Terrace Building B-15/Interior, typical bedroom.



Photo 86: Dogwood Terrace Building C-15/Interior, typical living room.



Photo 87: Dogwood Terrace Building C-15/Interior, typical living room.



Photo 88: Dogwood Terrace Building C-15/Interior, typical kitchen.



Photo 89: Dogwood Terrace Building C-15/Interior, typical kitchen.

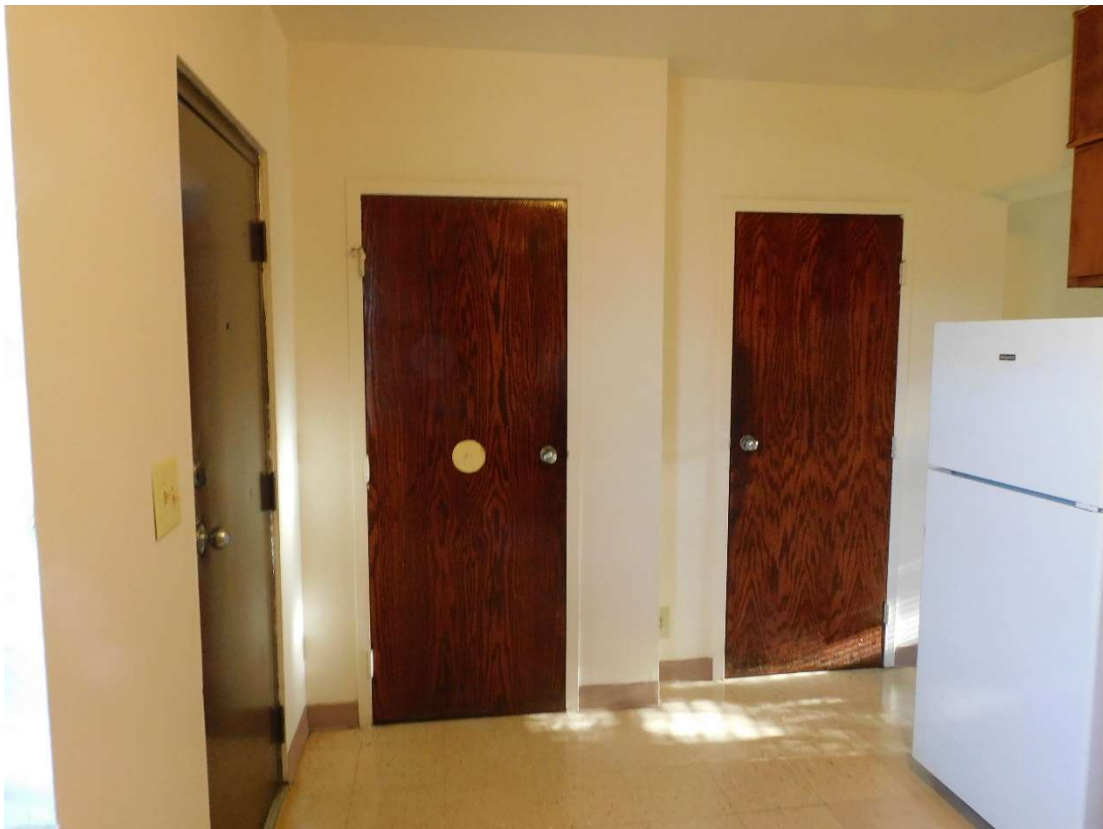


Photo 90: Dogwood Terrace Building C-15/Interior, typical kitchen.



Photo 91: Dogwood Terrace Building C-15/Interior, typical stairs.



Photo 92: Dogwood Terrace Building C-15/Interior, typical hallway.



Photo 93: Dogwood Terrace Building C-15/Interior, typical bathroom.



Photo 94: Dogwood Terrace Building C-15/Interior, typical bedroom.



Photo 95: Dogwood Terrace Building C-15/Interior, typical bedroom.



Photo 96: Dogwood Terrace Building C-15/Interior, bedroom.



Photo 97: Dogwood Terrace Building C-15/Interior, typical bedroom.



Photo 98: Dogwood Terrace Building 3A-2/Interior, typical kitchen.



Photo 99: Dogwood Terrace Building 3A-2/Interior, typical kitchen.



Photo 100: Dogwood Terrace Building 3A-2/Interior, typical bedroom.



Photo 101: Dogwood Terrace Building 3A-2/Interior, typical hallway.



Photo 102: Dogwood Terrace Building 3A-2/Interior, typical bedroom.



Photo 103: Dogwood Terrace Building 3A-2/Interior, typical bathroom.

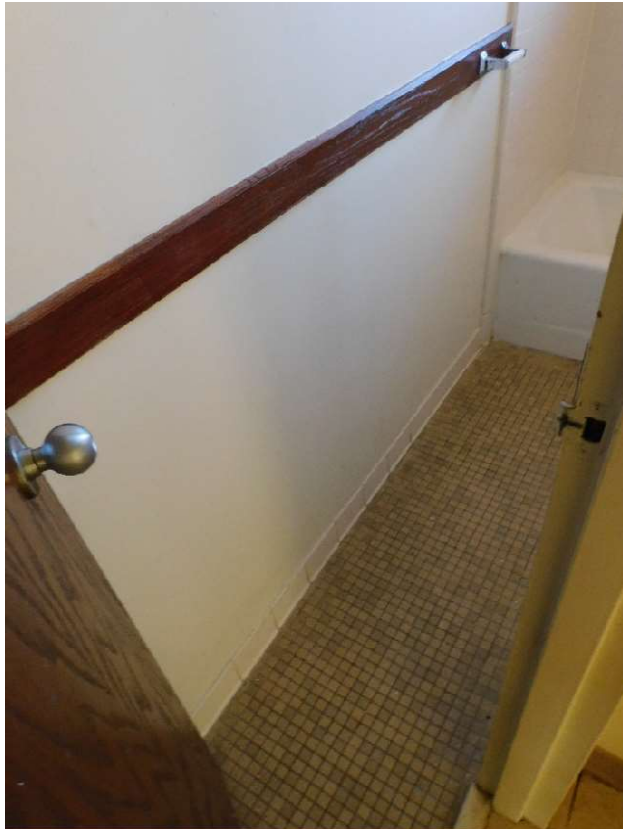


Photo 104: Dogwood Terrace Building 3A-2/Interior, typical bathroom.

Appendix A

When To Consult With Tribes Under Section 106

Section 106 requires consultation with federally-recognized Indian tribes when a project may affect a historic property of religious and cultural significance to the tribe. Historic properties of religious and cultural significance include: archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places, traditional cultural landscapes, plant and animal communities, and buildings and structures with significant tribal association. The types of activities that may affect historic properties of religious and cultural significance include: ground disturbance (digging), new construction in undeveloped natural areas, introduction of incongruent visual, audible, or atmospheric changes, work on a building with significant tribal association, and transfer, lease or sale of properties of the types listed above.

If a project includes any of the types of activities below, invite tribes to consult:

- ☒ **significant ground disturbance (digging)**
Examples: new sewer lines, utility lines (above and below ground), foundations, footings, grading, access roads

- ☐ **new construction in undeveloped natural areas**
Examples: industrial-scale energy facilities, transmission lines, pipelines, or new recreational facilities, in undeveloped natural areas like mountaintops, canyons, islands, forests, native grasslands, etc., and housing, commercial, and industrial facilities in such areas

- ☐ **incongruent visual changes**
Examples: construction of a focal point that is out of character with the surrounding natural area, impairment of the vista or viewshed from an observation point in the natural landscape, or impairment of the recognized historic scenic qualities of an area

- ☐ **incongruent audible changes**
Examples: increase in noise levels above an acceptable standard in areas known for their quiet, contemplative experience

- ☐ **incongruent atmospheric changes**
Examples: introduction of lights that create skyglow in an area with a dark night sky

- ☐ **work on a building with significant tribal association**
Examples: rehabilitation, demolition or removal of a surviving ancient tribal structure or village, or a building or structure that there is reason to believe was the location of a significant tribal event, home of an important person, or that served as a tribal school or community hall

- ☐ **transfer, lease or sale of a historic property of religious and cultural significance**
Example: transfer, lease or sale of properties that contain archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, plant and animal communities, or buildings and structures with significant tribal association

- ☐ **None of the above apply**

Dogwood Terrace		
Project	Reviewed By	Date



Tribal Directory Assessment Information



Contact Information for Tribes with Interests in Richmond County, Georgia

Tribal Name				County Name			
Alabama-Quassarte Tribal Town				Richmond			
Contact Name	Title	Mailing Address	Work Phone	Fax Number	Cell Phone	Email Address	URL
Wilson Yargee	Chief	PO Box 187 Wetumka, OK 74883	(405)-452-3987	(405) 452-3968		wilson.yargee@alabama-quassarte.org	http://www.alabama-quassarte.org/
Ben Yahola	THPO	PO Box 187 Wetumka, OK 74883	(405)-452-3881	(405) 452-3889	(918)-913-1702	Ben.Yahola@alabama-quassarte.org	http://www.alabama-quassarte.org/
Catawba Indian Nation				Richmond			
Contact Name	Title	Mailing Address	Work Phone	Fax Number	Cell Phone	Email Address	URL
Dr. Wenonah G. Haire	THPO and Catawba Cultural Center Executive Director	1536 Tom Steven Road Rock Hill, SC 29730	(803) 328-2427 ext. 224	(803) 328-5791		wenonah.haire@catawba.com	http://www.catawbaindian.net/
Bill Harris	Chief	996 Avenue of the Nations Rock Hill, SC 29730	(803) 366-4792	(803) 327-4853		bill.harris@catawbaindian.net	http://www.catawbaindian.net/
Coushatta Tribe of Louisiana				Richmond			
Contact Name	Title	Mailing Address	Work Phone	Fax Number	Cell Phone	Email Address	URL
Jonathan Cernek	Chairman	PO Box 818 Elton, LA 70532	(337) 584-1401	(337) 584-1507		rrich@coushatta.org	http://koasathiheritage.org/
Kristian Poncho	THPO	PO Box 10 Elton, LA 70532	(337) 275-1350			kponcho@coushatta.org	http://koasathiheritage.org/
Eastern Shawnee Tribe of Oklahoma				Richmond			
Contact Name	Title	Mailing Address	Work Phone	Fax Number	Cell Phone	Email Address	URL
Paul Barton	THPO/Director of Culture Preservation Programs/NAGPRA	70500 E. 128 Road Wyandotte, OK 74370-3148	(918) 238-5151 ext. 1833	(918) 533-4104		PBarton@estoo.net	www.estoo-nsn.gov
Glenna Wallace	Chief	PO Box 350 Seneca, MO 64865	(918) 666-2435	(918) 666-2186		gwallace@estoo.net	www.estoo-nsn.gov
Muscogee (Creek) Nation				Richmond			
Contact Name	Title	Mailing Address	Work Phone	Fax Number	Cell Phone	Email Address	URL
Corain Lowe-Zepeda	THPO	PO Box 580 Okmulgee, OK 74447	(918) 732-7835	(918) 758-0649		raebutler@mcn-nsn.gov	http://www.mcn-nsn.gov
David Hill	Principal Chief	PO Box 580 Okmulgee, OK 74447	(800) 482-1979	(918) 756-2911		dhill@mcn-nsn.gov	http://www.mcn-nsn.gov

1 - 5 of 5 results

«

1 - 5 of 5 results

« ‹ › » 10 ▾

May 5, 2022

Alabama-Quassarte Tribal Town
PO Box 187
Wetumka, Oklahoma 74883

Subject: THPO Consultation/Determination
Dogwood Terrace
2053 Old Savannah Road
Augusta, Richmond County, Georgia 30901
Parcel #: 0724119000
Latitude: 33.441707, Longitude: -81.996093

Pursuant to 36 CFR 800.4 this letter is to provide you with the necessary information and our determination for the following proposal with respect to historical and cultural properties known to be within the undertaking's area of potential effects:

FUNDING PROGRAM:

HUD SAC – Special Applications Center for the demolition and disposition of an existing multi-family apartment complex

LOCATION:

Augusta, Richmond County, Georgia

PROJECT SIZE:

27.07 acres

PRESENT CONDITION OF THE SITE:

The subject property consists of sixty-eight (68) one-story multi-family apartment structures and two-story multi-family townhouse structures, one (1) single-story storage structure, one (1) Boy's and Girl's Club structure, one (1) gymnasium structure, one (1) single-story maintenance structure, and one (1) single-story office structure. The residential dwellings, the storage structure, and the maintenance structure were constructed 1959; the Boy's and Girl's Club and gymnasium structures were constructed in 1999; and the office structure was constructed in 1992. The subject property structures contain a total of 270 residential dwelling units and are situated on approximately 27.07 acres of land. Located within the office structure are offices, storage areas, and communal areas. Exterior property improvements include a playground, landscaped regions, and asphalt parking areas.

AREA OF POTENTIAL EFFECT (APE):

The Sponsor is submitting this project under the HUD Special Applications Center (SAC) Program, consisting of the demolition of the existing structures. The Direct Area of Potential Effects (APE) includes only the subject property, as no off-site ground disturbance is proposed. The Indirect APE includes any vicinity properties within an approximate 0.10-mile view-shed to the subject property, as delineated on the attached map.

APE HISTORY:

According to the reviewed subject property historical information, the subject property consisted of various residential structures from at least 1937 until the construction of the current residential structures in 1959. The property remained unchanged until the construction of the current office structure in 1992 and the current Boy's and Girl's Club and gym in 1999. Vicinity structures within the APE date to the late-1940s.

REVIEW OF HISTORIC PROPERTY LISTINGS:

A review of the National Register of Historic Places and Georgia's Natural, Archaeological, and Historic Resources GIS (GNAHRGIS), accessed at <https://www.gnahrgis.org/>, indicates that the subject property structures and the vicinity properties within the APE are not listed on the National Register of Historic Places; are not located within, or adjacent to, a Historic District; and are not listed as local landmarks. Based on the date of construction (1959), the subject property residential structures may be eligible for listing on the National Register.

The City of Augusta, as the Responsible Entity (RE), is seeking comment from the Tribal Historic Preservation Officers (THPOs) of Native American Tribes that may have an interest in the proposed undertaking.

Your review and comment within thirty (30) days will be appreciated. Supporting documentation is attached for your review.

Sincerely;

CARLA DELANEY – THE CITY OF AUGUSTA (Responsible Entity)

May 5, 2022

Catawba Indian Nation
1536 Tom Steven Road
Rock Hill, South Carolina 29730

Subject: THPO Consultation/Determination
Dogwood Terrace
2053 Old Savannah Road
Augusta, Richmond County, Georgia 30901
Parcel #: 0724119000
Latitude: 33.441707, Longitude: -81.996093

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LOCATION:

Augusta, Richmond County, Georgia

PROJECT SIZE:

27.07 acres

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The subject property consists of sixty-eight (68) one-story multi-family apartment structures and two-story multi-family townhouse structures, one (1) single-story storage structure, one (1) Boy's and Girl's Club structure, one (1) gymnasium structure, one (1) single-story maintenance structure, and one (1) single-story office structure. The residential dwellings, the storage structure, and the maintenance structure were constructed 1959; the Boy's and Girl's Club and gymnasium structures were constructed in 1999; and the office structure was constructed in 1992. The subject property structures contain a total of 270 residential dwelling units and are situated on approximately 27.07 acres of land. Located within the office structure are offices, storage areas, and communal areas. Exterior property improvements include a playground, landscaped regions, and asphalt parking areas.

AREA OF POTENTIAL EFFECT (APE):

The Sponsor is submitting this project under the HUD Special Applications Center (SAC) Program, consisting of the demolition of the existing structures. The Direct Area of Potential Effects (APE) includes only the subject property, as no off-site ground disturbance is proposed. The Indirect APE includes any vicinity properties within an approximate 0.10-mile view-shed to the subject property, as delineated on the attached map.

APE HISTORY:

According to the reviewed subject property historical information, the subject property consisted of various residential structures from at least 1937 until the construction of the current residential structures in 1959. The property remained unchanged until the construction of the current office structure in 1992 and the current Boy's and Girl's Club and gym in 1999. Vicinity structures within the APE date to the late-1940s.

REVIEW OF HISTORIC PROPERTY LISTINGS:

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The City of Augusta, as the Responsible Entity (RE), is seeking comment from the Tribal Historic Preservation Officers (THPOs) of Native American Tribes that may have an interest in the proposed undertaking.

Your review and comment within thirty (30) days will be appreciated. Supporting documentation is attached for your review.

Sincerely;

CARLA DELANEY – THE CITY OF AUGUSTA (Responsible Entity)

May 5, 2022

Coushatta Tribe of Louisiana
PO Box 10
Elton, Louisiana 70532

Subject: THPO Consultation/Determination
Dogwood Terrace
2053 Old Savannah Road
Augusta, Richmond County, Georgia 30901
Parcel #: 0724119000
Latitude: 33.441707, Longitude: -81.996093

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FUNDING PROGRAM:

HUD SAC – Special Applications Center for the demolition and disposition of an existing multi-family apartment complex

LOCATION:

Augusta, Richmond County, Georgia

PROJECT SIZE:

27.07 acres

PRESENT CONDITION OF THE SITE:

The subject property consists of sixty-eight (68) one-story multi-family apartment structures and two-story multi-family townhouse structures, one (1) single-story storage structure, one (1) Boy's and Girl's Club structure, one (1) gymnasium structure, one (1) single-story maintenance structure, and one (1) single-story office structure. The residential dwellings, the storage structure, and the maintenance structure were constructed 1959; the Boy's and Girl's Club and gymnasium structures were constructed in 1999; and the office structure was constructed in 1992. The subject property structures contain a total of 270 residential dwelling units and are situated on approximately 27.07 acres of land. Located within the office structure are offices, storage areas, and communal areas. Exterior property improvements include a playground, landscaped regions, and asphalt parking areas.

AREA OF POTENTIAL EFFECT (APE):

The Sponsor is submitting this project under the HUD Special Applications Center (SAC) Program, consisting of the demolition of the existing structures. The Direct Area of Potential Effects (APE) includes only the subject property, as no off-site ground disturbance is proposed. The Indirect APE includes any vicinity properties within an approximate 0.10-mile view-shed to the subject property, as delineated on the attached map.

APE HISTORY:

According to the reviewed subject property historical information, the subject property consisted of various residential structures from at least 1937 until the construction of the current residential structures in 1959. The property remained unchanged until the construction of the current office structure in 1992 and the current Boy's and Girl's Club and gym in 1999. Vicinity structures within the APE date to the late-1940s.

REVIEW OF HISTORIC PROPERTY LISTINGS:

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The City of Augusta, as the Responsible Entity (RE), is seeking comment from the Tribal Historic Preservation Officers (THPOs) of Native American Tribes that may have an interest in the proposed undertaking.

Your review and comment within thirty (30) days will be appreciated. Supporting documentation is attached for your review.

Sincerely;

CARLA DELANEY – THE CITY OF AUGUSTA (Responsible Entity)

May 5, 2022

Eastern Shawnee Tribe of Oklahoma
70500 E. 128 Road
Wyandotte, Oklahoma 74370

Subject: THPO Consultation/Determination
Dogwood Terrace
2053 Old Savannah Road
Augusta, Richmond County, Georgia 30901
Parcel #: 0724119000
Latitude: 33.441707, Longitude: -81.996093

Pursuant to 36 CFR 800.4 this letter is to provide you with the necessary information and our determination for the following proposal with respect to historical and cultural properties known to be within the undertaking's area of potential effects:

FUNDING PROGRAM:

HUD SAC – Special Applications Center for the demolition and disposition of an existing multi-family apartment complex

LOCATION:

Augusta, Richmond County, Georgia

PROJECT SIZE:

27.07 acres

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The subject property consists of sixty-eight (68) one-story multi-family apartment structures and two-story multi-family townhouse structures, one (1) single-story storage structure, one (1) Boy's and Girl's Club structure, one (1) gymnasium structure, one (1) single-story maintenance structure, and one (1) single-story office structure. The residential dwellings, the storage structure, and the maintenance structure were constructed 1959; the Boy's and Girl's Club and gymnasium structures were constructed in 1999; and the office structure was constructed in 1992. The subject property structures contain a total of 270 residential dwelling units and are situated on approximately 27.07 acres of land. Located within the office structure are offices, storage areas, and communal areas. Exterior property improvements include a playground, landscaped regions, and asphalt parking areas.

AREA OF POTENTIAL EFFECT (APE):

The Sponsor is submitting this project under the HUD Special Applications Center (SAC) Program, consisting of the demolition of the existing structures. The Direct Area of Potential Effects (APE) includes only the subject property, as no off-site ground disturbance is proposed. The Indirect APE includes any vicinity properties within an approximate 0.10-mile view-shed to the subject property, as delineated on the attached map.

APE HISTORY:

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The City of Augusta, as the Responsible Entity (RE), is seeking comment from the Tribal Historic Preservation Officers (THPOs) of Native American Tribes that may have an interest in the proposed undertaking.

Your review and comment within thirty (30) days will be appreciated. Supporting documentation is attached for your review.

Sincerely;

CARLA DELANEY – THE CITY OF AUGUSTA (Responsible Entity)

May 5, 2022

Muscogee (Creek) Nation
PO Box 580
Okmulgee, Oklahoma 74447

Subject: THPO Consultation/Determination
Dogwood Terrace
2053 Old Savannah Road
Augusta, Richmond County, Georgia 30901
Parcel #: 0724119000
Latitude: 33.441707, Longitude: -81.996093

Pursuant to 36 CFR 800.4 this letter is to provide you with the necessary information and our determination for the following proposal with respect to historical and cultural properties known to be within the undertaking's area of potential effects:

FUNDING PROGRAM:

HUD SAC – Special Applications Center for the demolition and disposition of an existing multi-family apartment complex

LOCATION:

Augusta, Richmond County, Georgia

PROJECT SIZE:

27.07 acres

PRESENT CONDITION OF THE SITE:

The subject property consists of sixty-eight (68) one-story multi-family apartment structures and two-story multi-family townhouse structures, one (1) single-story storage structure, one (1) Boy's and Girl's Club structure, one (1) gymnasium structure, one (1) single-story maintenance structure, and one (1) single-story office structure. The residential dwellings, the storage structure, and the maintenance structure were constructed 1959; the Boy's and Girl's Club and gymnasium structures were constructed in 1999; and the office structure was constructed in 1992. The subject property structures contain a total of 270 residential dwelling units and are situated on approximately 27.07 acres of land. Located within the office structure are offices, storage areas, and communal areas. Exterior property improvements include a playground, landscaped regions, and asphalt parking areas.

AREA OF POTENTIAL EFFECT (APE):

The Sponsor is submitting this project under the HUD Special Applications Center (SAC) Program, consisting of the demolition of the existing structures. The Direct Area of Potential Effects (APE) includes only the subject property, as no off-site ground disturbance is proposed. The Indirect APE includes any vicinity properties within an approximate 0.10-mile view-shed to the subject property, as delineated on the attached map.

APE HISTORY:

According to the reviewed subject property historical information, the subject property consisted of various residential structures from at least 1937 until the construction of the current residential structures in 1959. The property remained unchanged until the construction of the current office structure in 1992 and the current Boy's and Girl's Club and gym in 1999. Vicinity structures within the APE date to the late-1940s.

REVIEW OF HISTORIC PROPERTY LISTINGS:

A review of the National Register of Historic Places and Georgia's Natural, Archaeological, and Historic Resources GIS (GNAHRGIS), accessed at <https://www.gnahrgis.org/>, indicates that the subject property structures and the vicinity properties within the APE are not listed on the National Register of Historic Places; are not located within, or adjacent to, a Historic District; and are not listed as local landmarks. Based on the date of construction (1959), the subject property residential structures may be eligible for listing on the National Register.

The City of Augusta, as the Responsible Entity (RE), is seeking comment from the Tribal Historic Preservation Officers (THPOs) of Native American Tribes that may have an interest in the proposed undertaking.

Your review and comment within thirty (30) days will be appreciated. Supporting documentation is attached for your review.

Sincerely;

CARLA DELANEY – THE CITY OF AUGUSTA (Responsible Entity)

Appendix N:

Noise Abatement and Control

Noise (CEST and EA)

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972 General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B
References		
https://www.hudexchange.info/programs/environmental-review/noise-abatement-and-control		

1. What activities does your project involve? Check all that apply:

- ☐ New construction for residential use

NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.

→ *Continue to Question 2.*

- ☐ Rehabilitation of an existing residential property

NOTE: For major or substantial rehabilitation in Normally Unacceptable zones, HUD encourages mitigation to reduce levels to acceptable compliance standards. For major rehabilitation in Unacceptable zones, HUD strongly encourages mitigation to reduce levels to acceptable compliance standards. See 24 CFR 51 Subpart B for further details.

→ *Continue to Question 2.*

- ☐ A research demonstration project which does not result in new construction or reconstruction, interstate, land sales registration, or any timely emergency assistance under disaster assistance provisions or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

- ☒ None of the above

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

2. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport). Indicate the findings of the Preliminary

Screening below:

☐ There are no noise generators found within the threshold distances above.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing the location of the project relative to any noise generators.*

☐ Noise generators were found within the threshold distances.

→ *Continue to Question 3.*

3. Complete the Noise Assessment Guidelines to quantify the noise exposure. Indicate the findings of the Noise Assessment below:

☐ Acceptable: (65 decibels or less; the ceiling may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a)) _____

Indicate noise level here:

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide noise analysis, including noise level and data used to complete the analysis.*

☐ Normally Unacceptable: (Above 65 decibels but not exceeding 75 decibels; the floor may be shifted to 70 decibels in circumstances described in 24 CFR 51.105(a)) _____

Indicate noise level here:

If project is rehabilitation:

→ *Continue to Question 4. Provide noise analysis, including noise level and data used to complete the analysis.*

If project is new construction:

Is the project in a largely undeveloped area ?

☐ No

→ *Continue to Question 4. Provide noise analysis, including noise level and data used to complete the analysis, and any other relevant information.*

☐ Yes

→ *Your project requires completion of an Environmental Impact Statement (EIS) pursuant to 51.104(b)(1)(i). Elevate this review to an EIS-level review.*

☐ Unacceptable: (Above 75 decibels) _____

Indicate noise level here:

If project is rehabilitation:

HUD strongly encourages conversion of noise-exposed sites to land uses compatible with high noise levels. Consider converting this property to a non-residential use compatible with high noise levels.

→ *Continue to Question 4. Provide noise analysis, including noise level and data used to complete the analysis, and any other relevant information.*

If project is new construction:

Your project requires completion of an Environmental Impact Statement (EIS) pursuant to 51.104(b)(1)(i). You may either complete an EIS or provide a waiver signed by the appropriate

authority. Indicate your choice:

☐ Convert to an EIS

→ *Provide noise analysis, including noise level and data used to complete the analysis.*

Continue to Question 4.

☐ Provide waiver

→ *Provide an Environmental Impact Statement waiver from the Certifying Officer or the Assistant Secretary for Community Planning and Development per 24 CFR 51.104(b)(2) and noise analysis, including noise level and data used to complete the analysis.*

Continue to Question 4.

4. HUD strongly encourages mitigation be used to eliminate adverse noise impacts. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review.

☐ Mitigation as follows will be implemented:

→ *Provide drawings, specifications, and other materials as needed to describe the project's noise mitigation measures. Continue to the Worksheet Summary.*

☐ No mitigation is necessary.

Explain why mitigation will not be made here:

→ *Continue to the Worksheet Summary.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The subject property is located within fifteen (15) miles of the Augusta Regional Bush Field Airport (4.3 miles); within 1,000 feet of 15th Avenue, Old Savannah Road, Olive Road, and Gordon Highway; and within 3,000 feet of a Norfolk Southern railway line. Nine (9) different noise assessment locations (NALs) were evaluated to better define the noise levels for the existing improvements at the property. The projected DNL values for all noise sources for the existing buildings range from 59 dB (NAL #1 and 6) to 71 dB (NAL #3). Pursuant to 24 CFR 51.101(a)(3), the composite DNL between 65 and 75 dB is normally unacceptable.

Section 51.104(a) also addresses exterior amenity noise levels. D3G calculated the noise value for the existing playground/basketball court area, denoted as NAL #9. The requirements set out in section 51.104(a) are designated to ensure that noise levels in the exterior amenity areas do not exceed the established 65 dB level. The projected DNL value for all noise sources for the existing playground/basketball court area is 62 dB, which is considered to be acceptable.

Upon SAC approval, the subsequent demolition activities will effectively mitigate noise concerns. If the intended future use of the subject property involves residential housing, mitigation measures related to noise may be required to be implemented.

Are formal compliance steps or mitigation required?

- ☐ Yes
- ☒ No



RE: Noise Levels at Dogwood Terrace
2053 Old Savannah Road
Augusta, Richmond County, Georgia

Dominion Due Diligence Group has calculated the estimated noise characteristics of Dogwood Terrace located at 2053 Old Savannah Road in Augusta, Richmond County, Georgia. Nine (9) different noise assessment locations (NALs) were evaluated to better define the noise levels for the existing improvements at the property. The NALs are depicted on the attached Google aerial.

The subject property is located approximately 4.3 miles from the Augusta Regional Bush Field Airport. According to the 2033 projected noise contour map for the airport accessed at <https://www.flyags.com/Resources/1462.pdf>, the subject property is located well outside of the 60 DNL contour line for the airport and it is not suspected to impact the noise characteristics of the subject property. There are no military airfields or other civil airports within fifteen (15) miles of the subject property that would be considered a noise source.

The subject property is located within 1,000 feet of 15th Avenue, Old Savannah Road, Olive Road, and Gordon Highway. Traffic count information for the year 2019 for all four (4) roads was obtained from the Georgia Department of Transportation (GDOT) website accessed at <https://gdottrafficdata.drakewell.com/publicmultinodemap.asp>. Traffic count information for the year 2020 was available, however D3G utilized the AADT from 2019 as the 2020 data was likely reduced due to travel restrictions related to COVID-19. Percentages of cars and trucks for Old Savannah Road, Olive Road and Gordon Highway were also obtained from the GDOT website and the following percentages were utilized in the calculations: 94.17% cars, 2.67% medium trucks and 3.16% heavy trucks for Old Savannah Road; 96.1% cars, 2.5% medium trucks and 1.4% heavy trucks for Olive Road; and 95.28% cars, 2.24% medium trucks and 2.48% heavy trucks for Gordon Highway. D3G contacted GDOT to obtain truck percentages for 15th Avenue; however, a response has not been received. Therefore, D3G utilized 92% cars, 4% medium trucks and 4% heavy trucks for the calculations per HUD guidance. Nighttime percentages for 15th Avenue (13.4%), Old Savannah Road (10.9%), Olive Road (13.5%), and Gordon Highway (14.2%) were calculated based on the hourly traffic count data obtained from the GDOT website. Road gradients of 0% for 15th Avenue, Old Savannah Road and Gordon Highway and 1% for Olive Road were estimated based on the elevation change information for each road in the vicinity of the subject property obtained from Google Earth. An annual percentage growth rate of 1% for all four (4) roads was inferred from historical traffic count data and 20-year projected counts obtained from the GDOT website. The aforementioned annual percentage growth rates were utilized to calculate the minimum 10-year projected (2034) traffic counts. The following tables summarize the calculated noise values, expressed in decibels (dB), for the respective NALs:

NAL #	EFFECTIVE DISTANCE (FT) FROM EAST 15 th AVENUE	10-YEAR PROJECTED NOISE VALUE (DB)	EFFECTIVE DISTANCE (FT) FROM OLD SAVANNAH ROAD	10-YEAR PROJECTED NOISE VALUE (DB)
1	514	50	1,232	46
2	298	53	619	50
3	43	68	55	66
4	795	47	48	67
5	954	46	780	49
6	1,200	44	1,462	45
7	635	49	908	48
8	530	50	427	53
9*	168	57	738	49

* = existing playground/basketball court

NAL #	EFFECTIVE DISTANCE (FT) FROM OLIVE ROAD	10-YEAR PROJECTED NOISE VALUE (DB)	EFFECTIVE DISTANCE (FT) FROM GORDON HIGHWAY	10-YEAR PROJECTED NOISE VALUE (DB)
1	1,032	47	1,557	53
2	1,028	47	1,080	55
3	1,400	45	843	57
4	705	50	357	62
5	400	54	852	57
6	411	53	1,416	53
7	762	49	1,160	55
8	815	49	800	57
9*	1,183	47	1,257	54

* = existing playground/basketball court

A Norfolk Southern (NS) railway line is located within 3,000 feet of the subject property. Train count information for NS was obtained from the Federal Railroad Administration's Office of Safety Analysis websites accessed at <http://safetydata.fra.dot.gov/officeofsafety/> and <https://fragis.fra.dot.gov/GISFRASafety/> and Mr. Ron E. Haines (Ron.Haines@nscorp.com) with Norfolk Southern. The following table summarizes the calculated noise values, expressed in decibels (dB), for the respective NALs.

NAL #	DISTANCE FROM NS RAILWAY TRACKS	CALCULATED NOISE VALUE (DB)
1	1,836	57
2	1,229	60
3	625	64
4	708	63
5	1,455	59
6	2,140	56
7	1,542	58
8	1,052	61
9*	1,328	59

* = existing playground/basketball court



Acceptability categories, as defined by 24 CFR 51.101(a)(3), are as follows:

Acceptable - < 65 dB

Normally unacceptable – 65-75 dB

Unacceptable - > 75 dB

The projected DNL values for all noise sources for the existing buildings range from 59 dB (NAL #1 and 6) to 71 dB (NAL #3). Pursuant to 24 CFR 51.101(a)(3), the composite DNL between 65 and 75 dB is “normally unacceptable”. The requirements set out in Section 51.104(a) are designated to ensure that interior levels do not exceed the established 45 dB level. If the site is to be redeveloped residentially, mitigation should be incorporated into the project design.

Section 51.104(a) also addresses exterior amenity noise levels. D3G calculated the noise value for the existing playground/basketball court area, denoted as NAL #9. The requirements set out in section 51.104(a) are designated to ensure that noise levels in the exterior amenity areas do not exceed the established 65 dB level. The projected DNL value for all noise sources for the existing playground/basketball court area is 62 dB, which is considered to be “acceptable”.

Upon SAC approval, the subsequent demolition activities will effectively mitigate noise concerns. If the intended future use of the subject property involves residential housing, mitigation measures related to noise may be required to be implemented.

Attached are the on-line 10-year projected DNL calculations obtained utilizing the HUD Day/Night Noise Level Electronic Assessment Tool accessed at <https://www.hudexchange.info/environmental-review/dnl-calculator/>, as well as supporting documentation. All distances were measured utilizing Google Earth. Distances measured to approximately 6.5 feet from the building foundation and/or amenity to the noise source.



10-Year Projected Noise Value from On-Line Calculations



NAL #1



Home (/) > Programs (/programs/) > Environmental Review (/programs/environmental-review/) > DNL Calculator

DNL Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the [Day/Night Noise Level Calculator Electronic Assessment Tool Overview \(/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/\)](#).

Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- Note #2:** DNL Calculator assumes roadway data is always entered.

Tools and Guidance

[Day/Night Noise Level Assessment Tool User Guide \(/resource/3822/day-night-noise-level-assessment-tool-user-guide/\)](#)

[Day/Night Noise Level Assessment Tool Flowcharts \(/resource/3823/day-night-noise-level-assessment-tool-flowcharts/\)](#)

DNL Calculator

Site ID	Dogwood Terrace - NAL #1
Record Date	05/04/2022
User's Name	Meagan Clark

Road # 1 Name:	15th Avenue
----------------	-------------

Road #1			
Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	514	514	514
Distance to Stop Sign			
Average Speed	30	30	30
Average Daily Trips (ADT)	3194	139	139
Night Fraction of ADT	13	13	13
Road Gradient (%)			0
Vehicle DNL	42	38	49
Calculate Road #1 DNL	50	Reset	

Road # 2 Name:	Old Savannah Road
----------------	-------------------

Road #2			
Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	1232	1232	1232

Distance to Stop Sign			
Average Speed	40	40	40
Average Daily Trips (ADT)	5215	148	175
Night Fraction of ADT	11	11	11
Road Gradient (%)			0
Vehicle DNL	41	35	44
Calculate Road #2 DNL	46	Reset	

Road # 3 Name:	Olive Road
----------------	------------

Road #3			
Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	1032	1032	1032
Distance to Stop Sign			
Average Speed	35	35	35
Average Daily Trips (ADT)	8267	215	120
Night Fraction of ADT	14	14	14
Road Gradient (%)			1
Vehicle DNL	43	37	45
Calculate Road #3 DNL	47	Reset	

Road # 4 Name:	Gordon Highway
----------------	----------------

Road #4			
Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	1557	1557	1557
Distance to Stop Sign			
Average Speed	45	45	45
Average Daily Trips (ADT)	34844	819	907
Night Fraction of ADT	14	14	14
Road Gradient (%)			0
Vehicle DNL	49	43	50
Calculate Road #4 DNL	53	Reset	

Railroad #1 Track Identifier:	Norfolk Southern
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Rail # 1

Train Type	Electric <input type="checkbox"/>	Diesel <input checked="" type="checkbox"/>
Effective Distance		1836
Average Train Speed		10
Engines per Train		2
Railway cars per Train		75
Average Train Operations (ATO)		4
Night Fraction of ATO		25
Railway whistles or horns?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Bolted Tracks?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Train DNL	0	57
Calculate Rail #1 DNL	57	Reset

Add Road Source

Add Rail Source

Airport Noise Level	< 60
Loud Impulse Sounds?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Combined DNL for all Road and Rail sources	59
Combined DNL including Airport	NaN
Site DNL with Loud Impulse Sound	
Calculate	Reset

Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative:** Cancel the project at this location
- **Other Reasonable Alternatives:** Choose an alternate site
- **Mitigation**
 - Contact your Field or Regional Environmental Officer (/programs/environmental-review/hud-environmental-staff-contacts/)
 - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
 - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
 - Incorporate natural or man-made barriers. See *The Noise Guidebook* (/resource/313/hud-noise-guidebook/)
 - Construct noise barrier. See the **Barrier Performance Module** (/programs/environmental-review/bpm-calculator/)

NAL #2



DNL Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the [Day/Night Noise Level Calculator Electronic Assessment Tool Overview \(/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/\)](/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/).

Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- Note #2:** DNL Calculator assumes roadway data is always entered.

Tools and Guidance

[Day/Night Noise Level Assessment Tool User Guide \(/resource/3822/day-night-noise-level-assessment-tool-user-guide/\)](/resource/3822/day-night-noise-level-assessment-tool-user-guide/)

[Day/Night Noise Level Assessment Tool Flowcharts \(/resource/3823/day-night-noise-level-assessment-tool-flowcharts/\)](/resource/3823/day-night-noise-level-assessment-tool-flowcharts/)

DNL Calculator

Site ID

Dogwood Terrace - NAL #2

Record Date

05/04/2022

User's Name

Meagan Clark

Road # 1 Name:

15th Avenue

Road #1

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	298	298	298
Distance to Stop Sign			
Average Speed	30	30	30
Average Daily Trips (ADT)	3194	139	139
Night Fraction of ADT	13	13	13
Road Gradient (%)			0
Vehicle DNL	46	42	52
Calculate Road #1 DNL	53	Reset	

Road # 2 Name:

Old Savannah Road

Road #2

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	619	619	619
Distance to Stop Sign			
Average Speed	40	40	40
Average Daily Trips (ADT)	5215	148	175
Night Fraction of ADT	11	11	11
Road Gradient (%)			0
Vehicle DNL	45	40	48
Calculate Road #2 DNL	50	Reset	

Road # 3 Name:

Olive Road

Road #3

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	1028	1028	1028

Distance to Stop Sign			
Average Speed	35	35	35
Average Daily Trips (ADT)	8267	215	120
Night Fraction of ADT	14	14	14
Road Gradient (%)			1
Vehicle DNL	43	37	45
Calculate Road #3 DNL	47	Reset	

Road # 4 Name:	Gordon Highway
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Road #4			
Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	1080	1080	1080
Distance to Stop Sign			
Average Speed	45	45	45
Average Daily Trips (ADT)	34844	819	907
Night Fraction of ADT	14	14	14
Road Gradient (%)			0
Vehicle DNL	51	45	52
Calculate Road #4 DNL	55	Reset	

Railroad #1 Track Identifier:	Norfolk Southern
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Rail # 1			
Train Type	Electric <input type="checkbox"/>	Diesel <input checked="" type="checkbox"/>	
Effective Distance		1229	
Average Train Speed		10	
Engines per Train		2	
Railway cars per Train		75	
Average Train Operations (ATO)		4	
Night Fraction of ATO		25	
Railway whistles or horns?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Bolted Tracks?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Train DNL	0	60	
Calculate Rail #1 DNL	60	Reset	

Add Road Source	Add Rail Source
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Airport Noise Level	< 60
Loud Impulse Sounds?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Combined DNL for all Road and Rail sources	62
Combined DNL including Airport	NaN
Site DNL with Loud Impulse Sound	
Calculate	Reset

Mitigation Options

NAL #3



DNL Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the [Day/Night Noise Level Calculator Electronic Assessment Tool Overview \(/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/\)](/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/).

Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- Note #2:** DNL Calculator assumes roadway data is always entered.

Tools and Guidance

[Day/Night Noise Level Assessment Tool User Guide \(/resource/3822/day-night-noise-level-assessment-tool-user-guide/\)](/resource/3822/day-night-noise-level-assessment-tool-user-guide/)

[Day/Night Noise Level Assessment Tool Flowcharts \(/resource/3823/day-night-noise-level-assessment-tool-flowcharts/\)](/resource/3823/day-night-noise-level-assessment-tool-flowcharts/)

DNL Calculator

Site ID

Dogwood Terrace - NAL #3

Record Date

05/04/2022

User's Name

Meagan Clark

Road # 1 Name:

15th Avenue

Road #1

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	43	43	43
Distance to Stop Sign	38	38	38
Average Speed	30	30	30
Average Daily Trips (ADT)	3194	139	139
Night Fraction of ADT	13	13	13
Road Gradient (%)			0
Vehicle DNL	50	46	67
Calculate Road #1 DNL	68	Reset	

Road # 2 Name:

Old Savannah Road

Road #2

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	55	55	55
Distance to Stop Sign			
Average Speed	40	40	40
Average Daily Trips (ADT)	5215	148	175
Night Fraction of ADT	11	11	11
Road Gradient (%)			0
Vehicle DNL	61	55	64
Calculate Road #2 DNL	66	Reset	

Road # 3 Name:

Olive Road

Road #3

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	1400	1400	1400

Distance to Stop Sign			
Average Speed	35	35	35
Average Daily Trips (ADT)	8267	215	120
Night Fraction of ADT	14	14	14
Road Gradient (%)			1
Vehicle DNL	41	35	43
Calculate Road #3 DNL	45	Reset	

Road # 4 Name:	Gordon Highway
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Road #4			
Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	843	843	843
Distance to Stop Sign			
Average Speed	45	45	45
Average Daily Trips (ADT)	34844	819	907
Night Fraction of ADT	14	14	14
Road Gradient (%)			0
Vehicle DNL	53	47	54
Calculate Road #4 DNL	57	Reset	

Railroad #1 Track Identifier:	Norfolk Southern
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Rail # 1	
Train Type	Electric <input type="checkbox"/> Diesel <input checked="" type="checkbox"/>
Effective Distance	625
Average Train Speed	10
Engines per Train	2
Railway cars per Train	75
Average Train Operations (ATO)	4
Night Fraction of ATO	25
Railway whistles or horns?	Yes: <input type="checkbox"/> No: <input type="checkbox"/> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Bolted Tracks?	Yes: <input type="checkbox"/> No: <input type="checkbox"/> Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Train DNL	0 64
Calculate Rail #1 DNL	64 Reset

Add Road Source	Add Rail Source
-----------------	-----------------

Airport Noise Level	< 60
Loud Impulse Sounds?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Combined DNL for all Road and Rail sources	71
Combined DNL including Airport	NaN
Site DNL with Loud Impulse Sound	
Calculate	Reset

Mitigation Options

NAL #4



DNL Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the [Day/Night Noise Level Calculator Electronic Assessment Tool Overview \(/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/\)](/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/).

Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- Note #2:** DNL Calculator assumes roadway data is always entered.

Tools and Guidance

[Day/Night Noise Level Assessment Tool User Guide \(/resource/3822/day-night-noise-level-assessment-tool-user-guide/\)](/resource/3822/day-night-noise-level-assessment-tool-user-guide/)

[Day/Night Noise Level Assessment Tool Flowcharts \(/resource/3823/day-night-noise-level-assessment-tool-flowcharts/\)](/resource/3823/day-night-noise-level-assessment-tool-flowcharts/)

DNL Calculator

Site ID

Dogwood Terrace - NAL #4

Record Date

05/04/2022

User's Name

Meagan Clark

Road # 1 Name:

15th Avenue

Road #1

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	795	795	795
Distance to Stop Sign			
Average Speed	30	30	30
Average Daily Trips (ADT)	3194	139	139
Night Fraction of ADT	13	13	13
Road Gradient (%)			0
Vehicle DNL	39	36	46
Calculate Road #1 DNL	47	Reset	

Road # 2 Name:

Old Savannah Road

Road #2

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	48	48	48
Distance to Stop Sign			
Average Speed	40	40	40
Average Daily Trips (ADT)	5215	148	175
Night Fraction of ADT	11	11	11
Road Gradient (%)			0
Vehicle DNL	62	56	65
Calculate Road #2 DNL	67	Reset	

Road # 3 Name:

Olive Road

Road #3

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	705	705	705

Distance to Stop Sign			
Average Speed	35	35	35
Average Daily Trips (ADT)	8267	215	120
Night Fraction of ADT	14	14	14
Road Gradient (%)			1
Vehicle DNL	46	40	47
Calculate Road #3 DNL	50	Reset	

Road # 4 Name:	Gordon Highway
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Road #4			
Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	357	357	357
Distance to Stop Sign			
Average Speed	45	45	45
Average Daily Trips (ADT)	34844	819	907
Night Fraction of ADT	14	14	14
Road Gradient (%)			0
Vehicle DNL	58	52	59
Calculate Road #4 DNL	62	Reset	

Railroad #1 Track Identifier:	Norfolk Southern
-------------------------------	------------------

Rail # 1			
Train Type	Electric <input type="checkbox"/>	Diesel <input checked="" type="checkbox"/>	
Effective Distance		708	
Average Train Speed		10	
Engines per Train		2	
Railway cars per Train		75	
Average Train Operations (ATO)		4	
Night Fraction of ATO		25	
Railway whistles or horns?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Bolted Tracks?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Train DNL	0	63	
Calculate Rail #1 DNL	63	Reset	

Add Road Source	Add Rail Source
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Airport Noise Level	< 60
Loud Impulse Sounds?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Combined DNL for all Road and Rail sources	69
Combined DNL including Airport	NaN
Site DNL with Loud Impulse Sound	
Calculate	Reset

Mitigation Options

NAL #5



DNL Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the [Day/Night Noise Level Calculator Electronic Assessment Tool Overview \(/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/\)](/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/).

Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- Note #2:** DNL Calculator assumes roadway data is always entered.

Tools and Guidance

[Day/Night Noise Level Assessment Tool User Guide \(/resource/3822/day-night-noise-level-assessment-tool-user-guide/\)](/resource/3822/day-night-noise-level-assessment-tool-user-guide/)

[Day/Night Noise Level Assessment Tool Flowcharts \(/resource/3823/day-night-noise-level-assessment-tool-flowcharts/\)](/resource/3823/day-night-noise-level-assessment-tool-flowcharts/)

DNL Calculator

Site ID

Dogwood Terrace - NAL #5

Record Date

05/04/2022

User's Name

Meagan Clark

Road # 1 Name:

15th Avenue

Road #1

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	954	954	954
Distance to Stop Sign			
Average Speed	30	30	30
Average Daily Trips (ADT)	3194	139	139
Night Fraction of ADT	13	13	13
Road Gradient (%)			0
Vehicle DNL	38	34	45
Calculate Road #1 DNL	46	Reset	

Road # 2 Name:

Old Savannah Road

Road #2

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	780	780	780
Distance to Stop Sign			
Average Speed	40	40	40
Average Daily Trips (ADT)	5215	148	175
Night Fraction of ADT	11	11	11
Road Gradient (%)			0
Vehicle DNL	44	38	47
Calculate Road #2 DNL	49	Reset	

Road # 3 Name:

Olive Road

Road #3

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	400	400	400

Distance to Stop Sign			
Average Speed	35	35	35
Average Daily Trips (ADT)	8267	215	120
Night Fraction of ADT	14	14	14
Road Gradient (%)			1
Vehicle DNL	49	43	51
Calculate Road #3 DNL	54	Reset	

Road # 4 Name:	Gordon Highway
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Road #4			
Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	852	852	852
Distance to Stop Sign			
Average Speed	45	45	45
Average Daily Trips (ADT)	34844	819	907
Night Fraction of ADT	14	14	14
Road Gradient (%)			0
Vehicle DNL	53	46	54
Calculate Road #4 DNL	57	Reset	

Railroad #1 Track Identifier:	Norfolk Southern
-------------------------------	------------------

Rail # 1	
Train Type	Electric <input type="checkbox"/> Diesel <input checked="" type="checkbox"/>
Effective Distance	1455
Average Train Speed	10
Engines per Train	2
Railway cars per Train	75
Average Train Operations (ATO)	4
Night Fraction of ATO	25
Railway whistles or horns?	Yes: <input type="checkbox"/> No: <input type="checkbox"/> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Bolted Tracks?	Yes: <input type="checkbox"/> No: <input type="checkbox"/> Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Train DNL	0 59
Calculate Rail #1 DNL	59 Reset

Add Road Source	Add Rail Source
Airport Noise Level	< 60
Loud Impulse Sounds?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Combined DNL for all Road and Rail sources	62
Combined DNL including Airport	NaN
Site DNL with Loud Impulse Sound	
Calculate	Reset

Mitigation Options

NAL #6



DNL Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the [Day/Night Noise Level Calculator Electronic Assessment Tool Overview \(/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/\)](/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/).

Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- Note #2:** DNL Calculator assumes roadway data is always entered.

Tools and Guidance

[Day/Night Noise Level Assessment Tool User Guide \(/resource/3822/day-night-noise-level-assessment-tool-user-guide/\)](/resource/3822/day-night-noise-level-assessment-tool-user-guide/)

[Day/Night Noise Level Assessment Tool Flowcharts \(/resource/3823/day-night-noise-level-assessment-tool-flowcharts/\)](/resource/3823/day-night-noise-level-assessment-tool-flowcharts/)

DNL Calculator

Site ID

Dogwood Terrace - NAL #6

Record Date

05/04/2022

User's Name

Meagan Clark

Road # 1 Name:

15th Avenue

Road #1

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	1200	1200	1200
Distance to Stop Sign			
Average Speed	30	30	30
Average Daily Trips (ADT)	3194	139	139
Night Fraction of ADT	13	13	13
Road Gradient (%)			0
Vehicle DNL	36	33	43
Calculate Road #1 DNL	44	Reset	

Road # 2 Name:

Old Savannah Road

Road #2

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	1462	1462	1462
Distance to Stop Sign			
Average Speed	40	40	40
Average Daily Trips (ADT)	5215	148	175
Night Fraction of ADT	11	11	11
Road Gradient (%)			0
Vehicle DNL	39	34	43
Calculate Road #2 DNL	45	Reset	

Road # 3 Name:

Olive Road

Road #3

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	411	411	411

Distance to Stop Sign			
Average Speed	35	35	35
Average Daily Trips (ADT)	8267	215	120
Night Fraction of ADT	14	14	14
Road Gradient (%)			1
Vehicle DNL	49	43	51
Calculate Road #3 DNL	53	Reset	

Road # 4 Name:	Gordon Highway
----------------	----------------

Road #4			
Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	1416	1416	1416
Distance to Stop Sign			
Average Speed	45	45	45
Average Daily Trips (ADT)	34844	819	907
Night Fraction of ADT	14	14	14
Road Gradient (%)			0
Vehicle DNL	49	43	50
Calculate Road #4 DNL	53	Reset	

Railroad #1 Track Identifier:	Norfolk Southern
-------------------------------	------------------

Rail # 1	
Train Type	Electric <input type="checkbox"/> Diesel <input checked="" type="checkbox"/>
Effective Distance	2140
Average Train Speed	10
Engines per Train	2
Railway cars per Train	75
Average Train Operations (ATO)	4
Night Fraction of ATO	25
Railway whistles or horns?	Yes: <input type="checkbox"/> No: <input type="checkbox"/> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Bolted Tracks?	Yes: <input type="checkbox"/> No: <input type="checkbox"/> Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Train DNL	0 56
Calculate Rail #1 DNL	56 Reset

Add Road Source	Add Rail Source
Airport Noise Level	< 60
Loud Impulse Sounds?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Combined DNL for all Road and Rail sources	59
Combined DNL including Airport	NaN
Site DNL with Loud Impulse Sound	
Calculate	Reset

Mitigation Options

NAL #7



DNL Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the [Day/Night Noise Level Calculator Electronic Assessment Tool Overview \(/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/\)](/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/).

Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- Note #2:** DNL Calculator assumes roadway data is always entered.

Tools and Guidance

[Day/Night Noise Level Assessment Tool User Guide \(/resource/3822/day-night-noise-level-assessment-tool-user-guide/\)](/resource/3822/day-night-noise-level-assessment-tool-user-guide/)

[Day/Night Noise Level Assessment Tool Flowcharts \(/resource/3823/day-night-noise-level-assessment-tool-flowcharts/\)](/resource/3823/day-night-noise-level-assessment-tool-flowcharts/)

DNL Calculator

Site ID

Dogwood Terrace - NAL #7

Record Date

05/04/2022

User's Name

Meagan Clark

Road # 1 Name:

15th Avenue

Road #1

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	635	635	635
Distance to Stop Sign			
Average Speed	30	30	30
Average Daily Trips (ADT)	3194	139	139
Night Fraction of ADT	13	13	13
Road Gradient (%)			0
Vehicle DNL	41	37	47
Calculate Road #1 DNL	49	Reset	

Road # 2 Name:

Old Savannah Road

Road #2

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	908	908	908
Distance to Stop Sign			
Average Speed	40	40	40
Average Daily Trips (ADT)	5215	148	175
Night Fraction of ADT	11	11	11
Road Gradient (%)			0
Vehicle DNL	43	37	46
Calculate Road #2 DNL	48	Reset	

Road # 3 Name:

Olive Road

Road #3

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	762	762	762

Distance to Stop Sign			
Average Speed	35	35	35
Average Daily Trips (ADT)	8267	215	120
Night Fraction of ADT	14	14	14
Road Gradient (%)			1
Vehicle DNL	45	39	47
Calculate Road #3 DNL	49	Reset	

Road # 4 Name:

Gordon Highway

Road #4

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	1160	1160	1160
Distance to Stop Sign			
Average Speed	45	45	45
Average Daily Trips (ADT)	34844	819	907
Night Fraction of ADT	14	14	14
Road Gradient (%)			0
Vehicle DNL	51	44	52
Calculate Road #4 DNL	55	Reset	

Railroad #1 Track Identifier:

Norfolk Southern

Rail # 1

Train Type	Electric <input type="checkbox"/>	Diesel <input checked="" type="checkbox"/>
Effective Distance		1542
Average Train Speed		10
Engines per Train		2
Railway cars per Train		75
Average Train Operations (ATO)		4
Night Fraction of ATO		25
Railway whistles or horns?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Bolted Tracks?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Train DNL	0	58
Calculate Rail #1 DNL	58	Reset

Add Road Source

Add Rail Source

Airport Noise Level

< 60

Loud Impulse Sounds?

☐Yes ☒No

Combined DNL for all Road and Rail sources

61

Combined DNL including Airport

NaN

Site DNL with Loud Impulse Sound

Calculate

Reset

Mitigation Options

NAL #8



DNL Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the [Day/Night Noise Level Calculator Electronic Assessment Tool Overview \(/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/\)](/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/).

Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- Note #2:** DNL Calculator assumes roadway data is always entered.

Tools and Guidance

[Day/Night Noise Level Assessment Tool User Guide \(/resource/3822/day-night-noise-level-assessment-tool-user-guide/\)](/resource/3822/day-night-noise-level-assessment-tool-user-guide/)

[Day/Night Noise Level Assessment Tool Flowcharts \(/resource/3823/day-night-noise-level-assessment-tool-flowcharts/\)](/resource/3823/day-night-noise-level-assessment-tool-flowcharts/)

DNL Calculator

Site ID

Dogwood Terrace - NAL #8

Record Date

05/04/2022

User's Name

Meagan Clark

Road # 1 Name:

15th Avenue

Road #1

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	530	530	530
Distance to Stop Sign			
Average Speed	30	30	30
Average Daily Trips (ADT)	3194	139	139
Night Fraction of ADT	13	13	13
Road Gradient (%)			0
Vehicle DNL	42	38	49
Calculate Road #1 DNL	50	Reset	

Road # 2 Name:

Old Savannah Road

Road #2

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	427	427	427
Distance to Stop Sign			
Average Speed	40	40	40
Average Daily Trips (ADT)	5215	148	175
Night Fraction of ADT	11	11	11
Road Gradient (%)			0
Vehicle DNL	47	42	51
Calculate Road #2 DNL	53	Reset	

Road # 3 Name:

Olive Road

Road #3

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	815	815	815

Distance to Stop Sign			
Average Speed	35	35	35
Average Daily Trips (ADT)	8267	215	120
Night Fraction of ADT	14	14	14
Road Gradient (%)			1
Vehicle DNL	45	39	46
Calculate Road #3 DNL	49	Reset	

Road # 4 Name:	Gordon Highway
----------------	----------------

Road #4			
Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	800	800	800
Distance to Stop Sign			
Average Speed	45	45	45
Average Daily Trips (ADT)	34844	819	907
Night Fraction of ADT	14	14	14
Road Gradient (%)			0
Vehicle DNL	53	47	54
Calculate Road #4 DNL	57	Reset	

Railroad #1 Track Identifier:	Norfolk Southern
-------------------------------	------------------

Rail # 1			
Train Type	Electric <input type="checkbox"/>	Diesel <input checked="" type="checkbox"/>	
Effective Distance		1052	
Average Train Speed		10	
Engines per Train		2	
Railway cars per Train		75	
Average Train Operations (ATO)		4	
Night Fraction of ATO		25	
Railway whistles or horns?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Bolted Tracks?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Train DNL	0	61	
Calculate Rail #1 DNL	61	Reset	

Add Road Source	Add Rail Source
-----------------	-----------------

Airport Noise Level	< 60
Loud Impulse Sounds?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Combined DNL for all Road and Rail sources	63
Combined DNL including Airport	NaN
Site DNL with Loud Impulse Sound	
Calculate	Reset

Mitigation Options

NAL #9



DNL Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the [Day/Night Noise Level Calculator Electronic Assessment Tool Overview \(/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/\)](/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/).

Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- Note #2:** DNL Calculator assumes roadway data is always entered.

Tools and Guidance

[Day/Night Noise Level Assessment Tool User Guide \(/resource/3822/day-night-noise-level-assessment-tool-user-guide/\)](/resource/3822/day-night-noise-level-assessment-tool-user-guide/)

[Day/Night Noise Level Assessment Tool Flowcharts \(/resource/3823/day-night-noise-level-assessment-tool-flowcharts/\)](/resource/3823/day-night-noise-level-assessment-tool-flowcharts/)

DNL Calculator

Site ID

Dogwood Terrace - NAL #9

Record Date

05/04/2022

User's Name

Meagan Clark

Road # 1 Name:

15th Avenue

Road #1

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	168	168	168
Distance to Stop Sign			
Average Speed	30	30	30
Average Daily Trips (ADT)	3194	139	139
Night Fraction of ADT	13	13	13
Road Gradient (%)			0
Vehicle DNL	49	46	56
Calculate Road #1 DNL	57	Reset	

Road # 2 Name:

Old Savannah Road

Road #2

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	738	738	738
Distance to Stop Sign			
Average Speed	40	40	40
Average Daily Trips (ADT)	5215	148	175
Night Fraction of ADT	11	11	11
Road Gradient (%)			0
Vehicle DNL	44	38	47
Calculate Road #2 DNL	49	Reset	

Road # 3 Name:

Olive Road

Road #3

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	1183	1183	1183

Distance to Stop Sign			
Average Speed	35	35	35
Average Daily Trips (ADT)	8267	215	120
Night Fraction of ADT	14	14	14
Road Gradient (%)			1
Vehicle DNL	42	36	44
Calculate Road #3 DNL	47	Reset	

Road # 4 Name:	Gordon Highway
----------------	----------------

Road #4			
Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	1257	1257	1257
Distance to Stop Sign			
Average Speed	45	45	45
Average Daily Trips (ADT)	34844	819	907
Night Fraction of ADT	14	14	14
Road Gradient (%)			0
Vehicle DNL	50	44	51
Calculate Road #4 DNL	54	Reset	

Railroad #1 Track Identifier:	Norfolk Southern
-------------------------------	------------------

Rail # 1			
Train Type	Electric <input type="checkbox"/>	Diesel <input checked="" type="checkbox"/>	
Effective Distance		1328	
Average Train Speed		10	
Engines per Train		2	
Railway cars per Train		75	
Average Train Operations (ATO)		4	
Night Fraction of ATO		25	
Railway whistles or horns?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Bolted Tracks?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Train DNL	0	59	
Calculate Rail #1 DNL	59	Reset	

Add Road Source	Add Rail Source
-----------------	-----------------

Airport Noise Level	< 60
Loud Impulse Sounds?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Combined DNL for all Road and Rail sources	62
Combined DNL including Airport	NaN
Site DNL with Loud Impulse Sound	
Calculate	Reset

Mitigation Options

Supporting Documentation



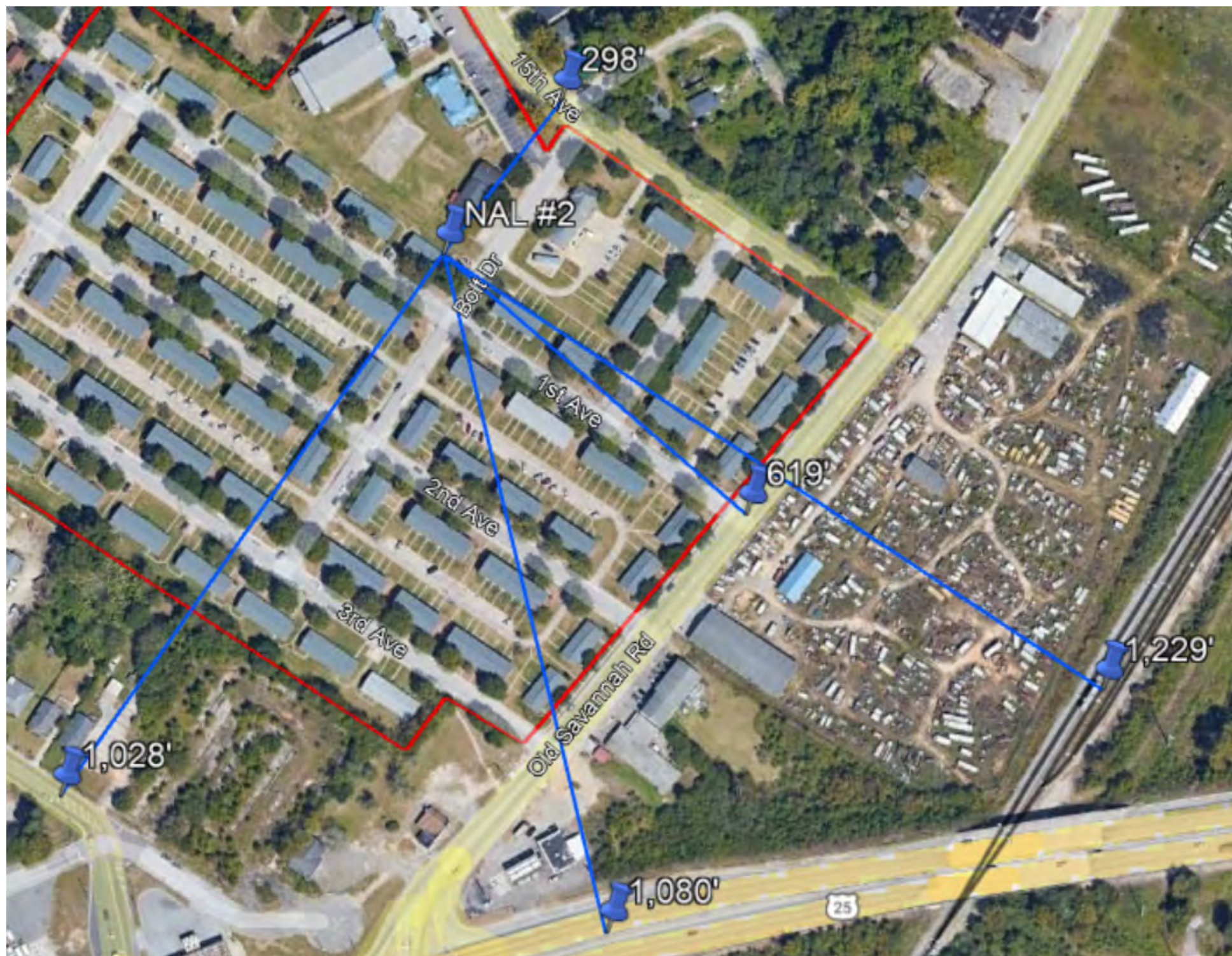
NAL Locations Map



NAL #1 Measurements



NAL #2 Measurements



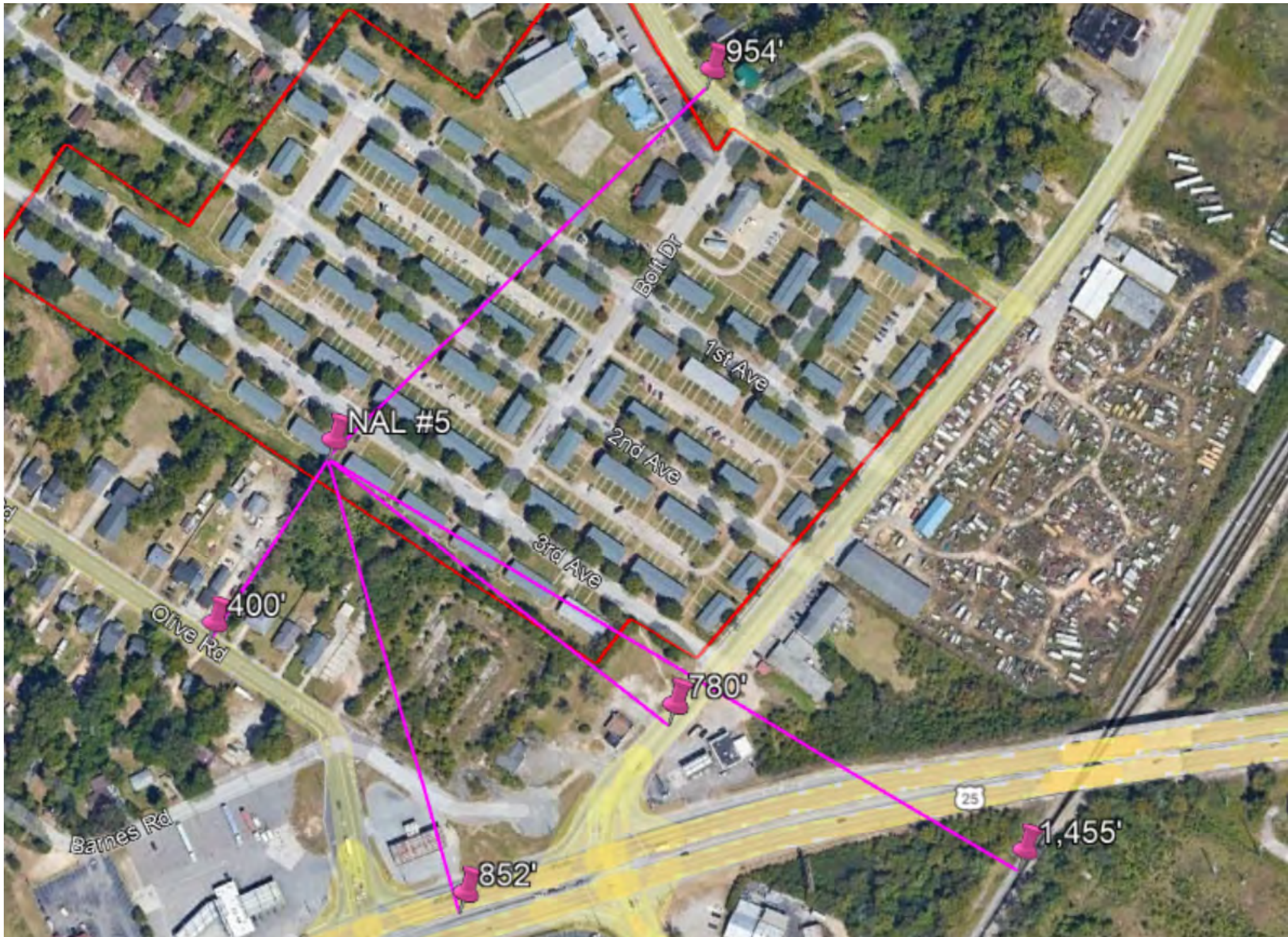
NAL #3 Measurements



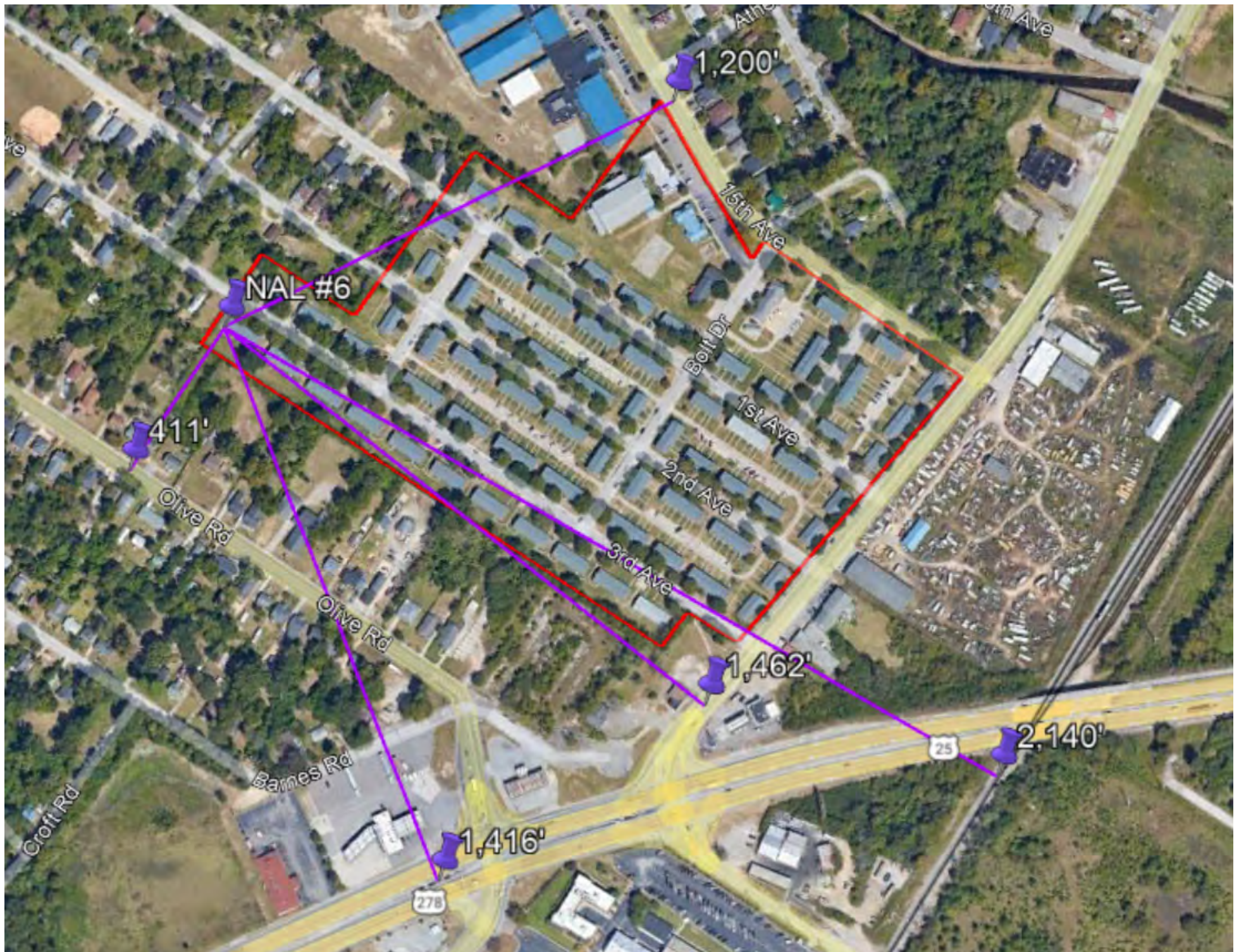
NAL #4 Measurements



NAL #5 Measurements



NAL #6 Measurements



NAL #7 Measurements



NAL #8 Measurements



NAL #9 Measurements





Circle Search For Airports Results

Records 1 to 5 of 5

Page 1 of 1

Locator Id	Name	Site Type	City	State	Latitude	Longitude	Distance(NM) ▲	Azimuth
DNL	DANIEL FLD	Airport	AUGUSTA	GA	33° 27' 59.70" N	82° 2' 21.80" W	2.54	124.67°
AGS	AUGUSTA RGNL AT BUSH FLD	Airport	AUGUSTA	GA	33° 22' 11.80" N	81° 57' 52.20" W	4.65	338.97°
8GA2	DWIGHT DAVID EISENHOWER ARMY M...	Heliport	AUGUSTA	GA	33° 25' 48.67" N	82° 7' 21.77" W	6.31	83.3°
GA26	FORT GORDON HQ HELIPAD	Heliport	FORT GORDON(AUGUSTA)	GA	33° 25' 13.50" N	82° 8' 22.43" W	7.24	79.47°
S17	TWIN LAKES	Airport	GRANITEVILLE	SC	33° 38' 44.49" N	81° 52' 1.40" W	13.82	208.33°

Rows per Page: 20

Page: 1

Records 1 to 5 of 5

Page 1 of 1

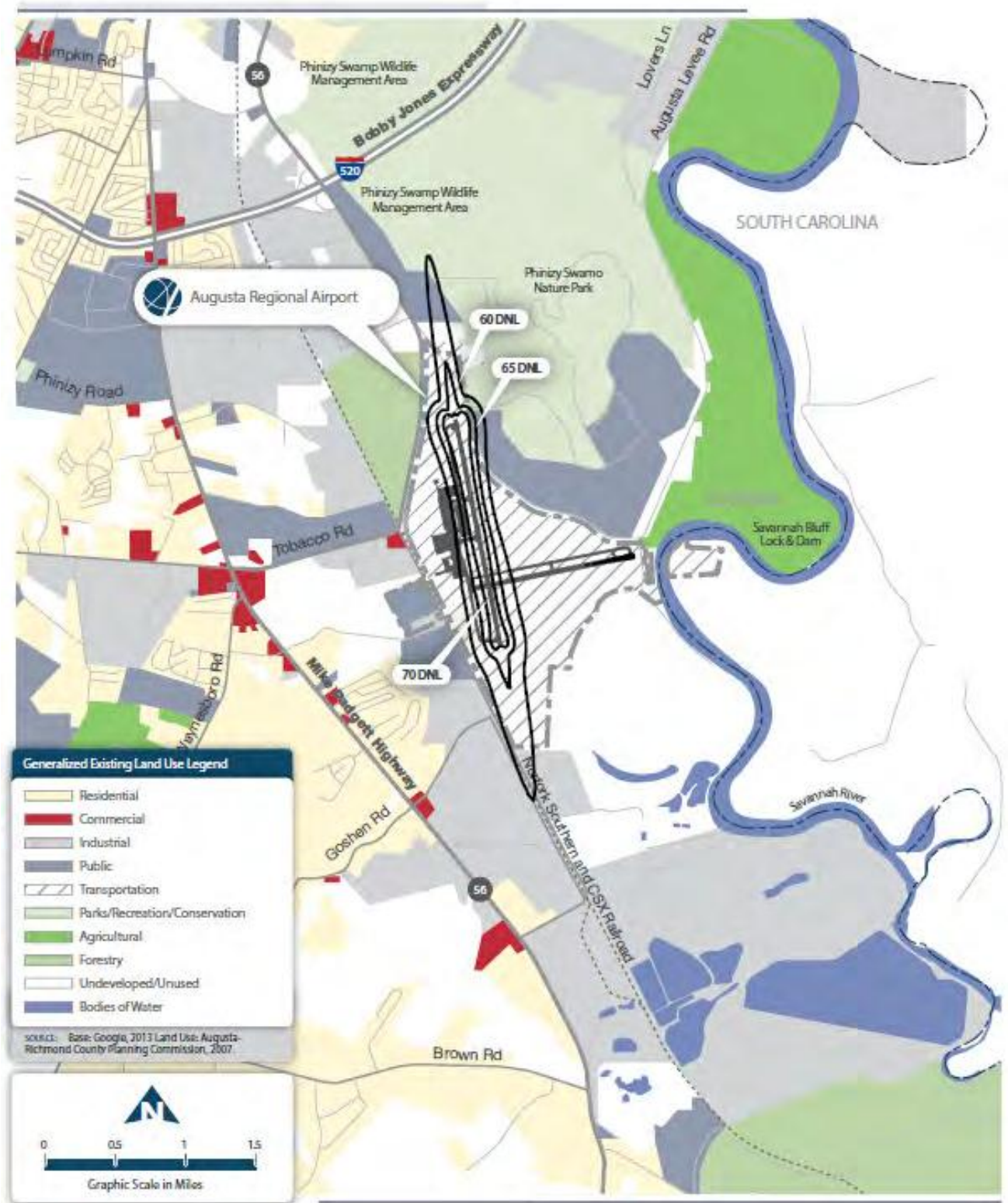


Figure 3-4 Future 2033 DNL Noise Contours

Source: Augusta Regional Airport Master Plan Update

Aeronautical Information Services

Airport ID

Data Effective: 04/21/2022 - 05/19/2022

DNL (KDNL)

DANIEL FLD
AUGUSTA , GA - UNITED STATES

AllSummaryOperationsCommunicationsNAVAIDSWeatherRWY 05/23RWY 11/29HeliportsChartsContactsRemarks

Summary

Latitude/Longitude33-27-59.7 N / 82-2-21.8 W

Elevation422.3 FT

Variation4 W 1990

From city1 miles W of AUGUSTA, GA

ARTCCZTL

Section chartATLANTA

Time ZoneUTC-5(-4DT)

View active NOTAMS

OPERATIONS

Airport StatusOperational

Minimum Operational NetworkNo

Facility useOpen to the public

Control TowerNo air traffic control tower at airport

Tower Hours

Apch/Dep Hours

FSSMACON FSS (MCN) Toll Free: 1-800-WX-BRIEF

NOTAMs FacilityDNL (DANIEL FLD)

Attendance0700-DUSK

Wind IndicatorLighted

Segmented CircleNo

LightsSEE RMK
ACTVT REIL RWY 11; PAPI RWYS 05, 23, & 11; MIRL RWYS
05/23 & 11/29 - CTAF.

BeaconClear and Green
SS-SR

Landing FeeNo

Fuel100LL, A1+

Fire and Rescue

Int'l OperationsNot a Landing Rights Airport
Not an Airport of Entry

COMMUNICATIONS

UNICOM:123.05 MHz

CTAF:123.05 MHz

ATIS:None

RADAR SERVICE:Approach / Departure

AUGUSTA APPROACH/DEPARTURE:126.8 MHzAPCH/S DEP/S

126.8 MHzAPCH/P DEP/P

270.3 MHzAPCH/P DEP/P

Remarks:

• TO OBTAIN CLNCS & CNL FLIGHT PLANS FROM GND CONTACT APCH CTL.

• APCH/DEP SVC PRVDD BY ATLANTA ARTCC ON FREQS 128.1/322.325 (AUGUSTA RCAG) WHEN AUGUSTA APCH CTL CLSD.

NAVAIDS

NAVAIDS:

TypeIDNameFrequencyHoursDistanceBearingRemarks

NDBEMREMORE385 KHz24Hours2.1 nm276.1°

• OPERATIONAL IFR

• NDB UNMONITORED WHEN AUGUSTA ATCT CLOSED.

NDBAGBUSHE233 KHz24Hours11.7 nm336.8°

• OPERATIONAL IFR

VORTACIRQCOLLIERS113.9 MHz24Hours15.7 nm157.0°

• OPERATIONAL IFR

VORALDALLENDALE116.7 MHz24Hours46.4 nm306.2°

• OPERATIONAL RESTRICTED

• VOR UNUSBL 030-084 BYD 16 NM BLW 6000 FT; 030-084 BYD 26 NM; 110 - 200 BYD 16 NM BLW 6000 FT; 110-200 BLW 3000 FT; 325-002 BYD 31 NM BLW 2400 FT.

WEATHER

IDTypeFrequencyPhoneDistanceRemarks

DNLWX ASOS135.275 MHz706-481-86290.0 nm

AGSWX ASOS706-790-06316.9 nm

AIKWX AWOS-3118.025 MHz803-643-866420.9 nm

https://nfdc.faa.gov/nfdcApps/services/ajv5/airportDisplay.jsp?airportId=DNL

1/3

5010
DANIEL FLD

Location Identifier: DNL

FAA Site: 03646*A

Associated City: AUGUSTA

NPIAS Number: 13-0012


Service Level: General Aviation

Hub Type:

Data Effective Date: 04/21/2022

- GENERAL INFORMATION
- SERVICES & FACILITIES
- BASED AIRCRAFT & OPERATIONS
- RUNWAY INFORMATION
- REMARKS

Based Aircraft	
Single Engine (SE):	39
Multi Engine (ME):	7
Jet (J):	1
Helicopters:	0
TOTAL FIXED WING: (SE + ME + J + H)	47
Gliders:	0
Military:	0
Ultra-Light:	0
Operations	
Air Carrier:	0
Air Taxi:	0
General Aviation Local:	18,000
General Aviation Itinerant:	12,000
Military:	0
TOTAL OPERATIONS:	30,000
Operations for 12 Months Ending: 12/31/2021	

Federal Aviation
Administration


NATIONAL BASED AIRCRAFT
INVENTORY PROGRAM

Update counts at [BasedAircraft.com](#)
for non-primary NPIAS airports.

CLICK HERE

to visit [www.basedaircraft.com](#) to verify your counts and learn more.

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Aeronautical Information Services

Airport ID

Data Effective: 04/21/2022 - 05/19/2022

S17

TWIN LAKES

GRANITEVILLE , SC - UNITED STATES

AllSummaryOperationsCommunicationsNAVAIDSWeatherRWY 06/24HeliportsChartsContactsRemarks

Summary

Latitude/Longitude33-38-44.489 N / 81-52-1.403 W

Elevation540 FT

Variation4 W 1985

From city4 miles NW of GRANITEVILLE, SC

ARTCCZTL

Section chartATLANTA

Time ZoneUTC-5(-4DT)

View active NOTAMS

OPERATIONS

Airport StatusOperational

Minimum Operational NetworkNo

Facility useOpen to the public

Control TowerNo air traffic control tower at airport

Tower Hours

Apch/Dep Hours

FSSANDERSON FSS (AND) Toll Free: 1-800-WX-BRIEF

NOTAMs FacilityAND (ANDERSON RGNL)

AttendanceUNATNDD

Wind IndicatorLighted

Segmented CircleNo

LightsSEE RMK
ACTVT NON-STD SOLAR MIRL - CTAF.

BeaconClear and Green
BCN OTS INDEFLY.
SEE RMK
ACTVT ROTG BCN - CTAF.

Landing FeeNo

FuelNONE

Fire and Rescue

Int'l Operations

COMMUNICATIONS

UNICOM:None

CTAF:122.9 MHz

ATIS:None

NAVAIDS

NAVAIDS:

Type	ID	Name	Frequency	Hours	Distance	Bearing	Remarks
NDB	AIK	AIKEN	347 KHz	24 Hours	9.5 nm	267.8°	<ul style="list-style-type: none">OPERATIONAL IFRNDB UNMONITORED 1800-0800.NDB UNUSBL17 NM.
NDB	EMR	EMORY	385 KHz	24 Hours	12.7 nm	30.6°	<ul style="list-style-type: none">OPERATIONAL IFRNDB UNMONITORED WHEN AUGUSTA ATCT CLOSED.
VORTAC	IRQ	COLLIERS	113.9 MHz	24 Hours	15.2 nm	104.0°	<ul style="list-style-type: none">OPERATIONAL IFR
VOR	ALD	ALLENDALE	116.7 MHz	24 Hours	47.7 nm	323.0°	<ul style="list-style-type: none">OPERATIONAL RESTRICTEDVOR UNUSBL 030-084 BYD 16 NM BLW 6000 FT; 030-084 BYD 26 NM; 110 - 200 BYD 16 NM BLW 6000 FT; 110-200 BLW 3000 FT; 325-002 BYD 31 NM BLW 2400 FT.

WEATHER

ID	Type	Frequency	Phone	Distance	Remarks
AIK	WX AWOS-3	118.025 MHz	803-643-8664	9.1 nm	
DNL	WX ASOS	135.275 MHz	706-481-8629	13.8 nm	
AGS	WX ASOS		706-790-0631	17.2 nm	
HQU	WX AWOS-3	120.625 MHz	706-597-9801	33.3 nm	
BNL	WX AWOS-3	119.775 MHz	803-259-4536	33.4 nm	

RUNWAY 06/24

Dimensions4000 ft. x 60 ft.

AIRPORT MASTER RECORDS AND REPORTS

Home

Advanced Search

5010

TWIN LAKES

Location Identifier: S17

FAA Site: 223001A

Associated City: GRANITEVILLE

Data Effective Date: 04/21/2022

GENERAL INFORMATION

SERVICES & FACILITIES

BASED AIRCRAFT & OPERATIONS

RUNWAY INFORMATION

REMARKS

Based Aircraft

Single Engine (SE):52

Multi Engine (ME):0

Jet (J):0

Helicopters:0

TOTAL FIXED WING:52

(SE + ME + J + H)

Gliders:0

Military:0

Ultra-Light:3

Operations

Air Carrier:0

Air Taxi:0

General Aviation Local:1,200

General Aviation Itinerant:300

Military:0

TOTAL OPERATIONS:1,500

Operations for 12 Months Ending: 11/05/2020

Federal Aviation Administration

NATIONAL BASED AIRCRAFT INVENTORY PROGRAM

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https://www.airportiq5010.com/5010Web/dashboard/basedaircraft

1/2

ROAD		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
15th Avenue	gross total	2990	3020	3050	3081	3111	3143	3174	3206	3238	3270	3303	3336	3369	3403	3437	3471
	total cars (92%)	2751	2778	2806	2834	2862	2891	2920	2949	2979	3009	3039	3069	3100	3131	3162	3194
	total medium trucks (4%)	120	121	122	123	124	126	127	128	130	131	132	133	135	136	137	139
	total heavy trucks (4%)	120	121	122	123	124	126	127	128	130	131	132	133	135	136	137	139

ROAD		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Old Savannah Road	gross total	4770	4818	4866	4915	4964	5013	5063	5114	5165	5217	5269	5322	5375	5429	5483	5538
	total cars (94.17%)	4492	4537	4582	4628	4674	4721	4768	4816	4864	4913	4962	5011	5062	5112	5163	5215
	total medium trucks (2.67%)	127	129	130	131	133	134	135	137	138	139	141	142	144	145	146	148
	total heavy trucks (3.16%)	151	152	154	155	157	158	160	162	163	165	167	168	170	172	173	175

ROAD		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Olive Road	gross total	7410	7484	7559	7635	7711	7788	7866	7945	8024	8104	8185	8267	8350	8433	8518	8603
	total cars (96.1%)	7121	7192	7264	7337	7410	7484	7559	7635	7711	7788	7866	7945	8024	8104	8185	8267
	total medium trucks (2.5%)	185	187	189	191	193	195	197	199	201	203	205	207	209	211	213	215
	total heavy trucks (1.4%)	104	105	106	107	108	109	110	111	112	113	115	116	117	118	119	120

ROAD		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Gordon Highway	gross total	31500	31815	32133	32454	32779	33107	33438	33772	34110	34451	34796	35144	35495	35850	36208	36571
	total cars (95.28%)	30013	30313	30616	30923	31232	31544	31860	32178	32500	32825	33153	33485	33820	34158	34499	34844
	total medium trucks (2.24%)	706	713	720	727	734	742	749	756	764	772	779	787	795	803	811	819
	total heavy trucks (2.48%)	781	789	797	805	813	821	829	838	846	854	863	872	880	889	898	907

0000245_0645 - 245-0645

Description: CR 161500 BEG AT

County: Richmond

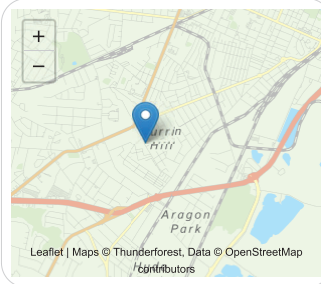
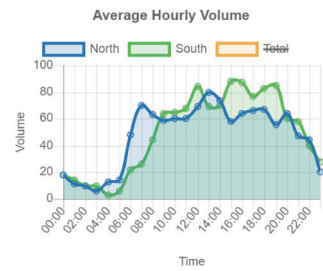
Route number: 00045200

LRS section: 2452045200

Functional class: 4U - Minor Arterial (Urban)

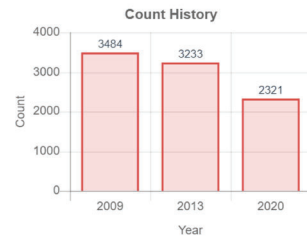
Coordinates: 33.4474364913742, -81.9996462269756

Site Data



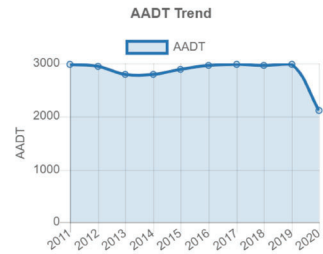
Count History

Year	Month	Count type	Duration	Count
2020	July	Volume	48 hours	2321
2013	March	Volume	48 hours	3233
2009	February	Class	48 hours	3484

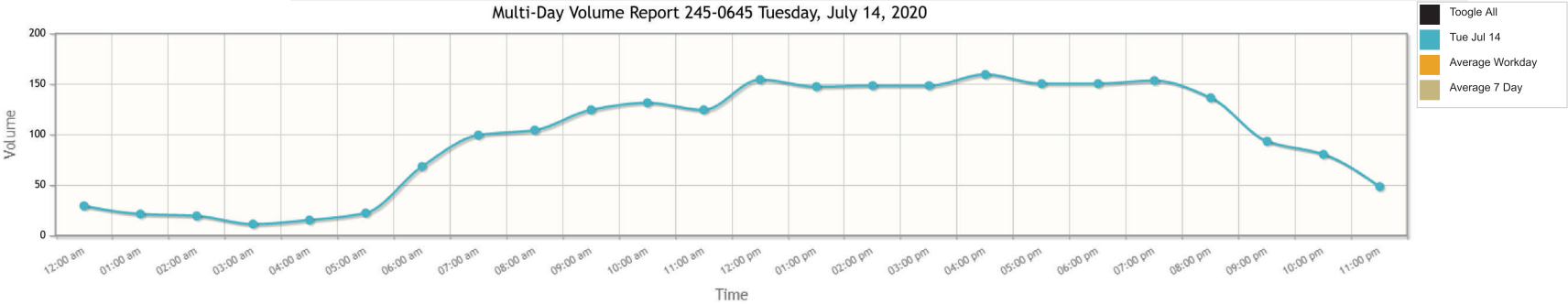


Annual Statistics

Data Item	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Statistics type	-	-	-	-	Estimated	Estimated	Estimated	Estimated	Estimated	Actual
AADT	2990	2940	2800	2800	2890	2970	2990	2970	2990	2100
K-Factor	-	-	0.090	0.090	0.090	0.090	-	-	-	0.072
D-Factor	-	-	-	-	-	-	-	-	-	0.580
Future AADT	-	-	-	-	-	3300	3770	3740	3770	3770



Multi-Day Volume Report 245-0645 Tuesday, July 14, 2020



Site Name: 245-0645 Site ID: 0000245_0645 Description: CR 161500 BEG AT

All Lanes Time Period: 1 hour Exclude data: None

	Tue Jul 14	Average Workday	7 Day	Total Count
12:00 am	29	-	-	29
01:00 am	21	-	-	21
02:00 am	19	-	-	19
03:00 am	11	-	-	11
04:00 am	15	-	-	15
05:00 am	22	-	-	22
06:00 am	68	-	-	68
07:00 am	99	-	-	99
08:00 am	104	-	-	104
09:00 am	124	-	-	124
10:00 am	131	-	-	131
11:00 am	124	-	-	124
12:00 pm	154	-	-	154
01:00 pm	147	-	-	147
02:00 pm	148	-	-	148
03:00 pm	148	-	-	148
04:00 pm	159	-	-	159
05:00 pm	150	-	-	150
06:00 pm	150	-	-	150
07:00 pm	153	-	-	153
08:00 pm	136	-	-	136
09:00 pm	93	-	-	93
10:00 pm	80	-	-	80
11:00 pm	48	-	-	48
7am-7pm	1638	-	-	1638
6am-10pm	2088	-	-	2088
6am-12am	2216	-	-	2216
12am-12am	2333	-	-	2333

$313/2,333 = 13.4\% \text{ NT}$

Event key: QC failure Atypical (QC) Events Special Holiday Offline
Weekends and defined holidays

Notes on data:
Weekly (7-day) averages are weighted by each day of the week.

Holidays & Events:
None

Data prepared by Drakewell US 01N - Nevada May 3, 2022 8:04:03 AM.

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Version 22.04.26.150325

0000245_0692 - 245-0692

Description: SR 001000 BEG AT

County: Richmond

Route number: 00161500

LRS section: 2452161500

Functional class: 4U - Minor Arterial (Urban)

Coordinates: 33.44396699, -81.99387043

Site Data

Count History

Year	Month	Count type	Duration	Count
2018	April	Class	48 hours	5389
2014	July	Volume	48 hours	4702
2010	January	Class	48 hours	5098

Annual Statistics

Data Item	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Statistics type	-	-	-	-	Estimated	Estimated	Estimated	Actual	Estimated	Estimated
AADT	4870	4790	4760	4540	4690	4830	4860	4730	4770	4310
K-Factor	-	-	-	0.086	0.086	0.086	-	0.101	0.101	0.101
D-Factor	-	-	-	0.500	0.500	0.500	-	0.590	0.590	0.590
Future AADT	-	-	-	-	-	5340	6120	5960	6010	6010

Average Hourly Volume

Count History

AADT Trend

FHWA Vehicle Classification

1. Motorcycles	2 axes, 2 or 3 wheels.		0.30%
2. Passenger cars	2 axes. Can have 1- or 2-axle trailers.		70.74%
3. Pickups, panels, vans	2-axle, 4-tire single units. Can have 1- or 2-axle trailers.		23.13%
4. Buses	2- or 3-axle, full length.		1.28%
5. Single-unit trucks	2-axle, 6-tire, (dual rear tires), single-unit trucks.		2.67%
6. Single-unit trucks	3-axle, single-unit trucks.		0.71%
7. Single-unit trucks	4 or more axle, single-unit trucks.		0.02%
8. Single-trailer trucks	3- or 4-axle, single-trailer trucks.		0.77%
9. Single-trailer trucks	5-axle, single-trailer trucks.		0.37%
10. Single-trailer trucks	6 or more axle, single-trailer trucks.		0.01%
11. Multi-trailer trucks	5 or less axle, multi-trailer trucks.		0%
12. Multi-trailer trucks	6-axle, multi-trailer trucks.		0%
13. Multi-trailer trucks	7 or more axle, multi-trailer trucks.		0%

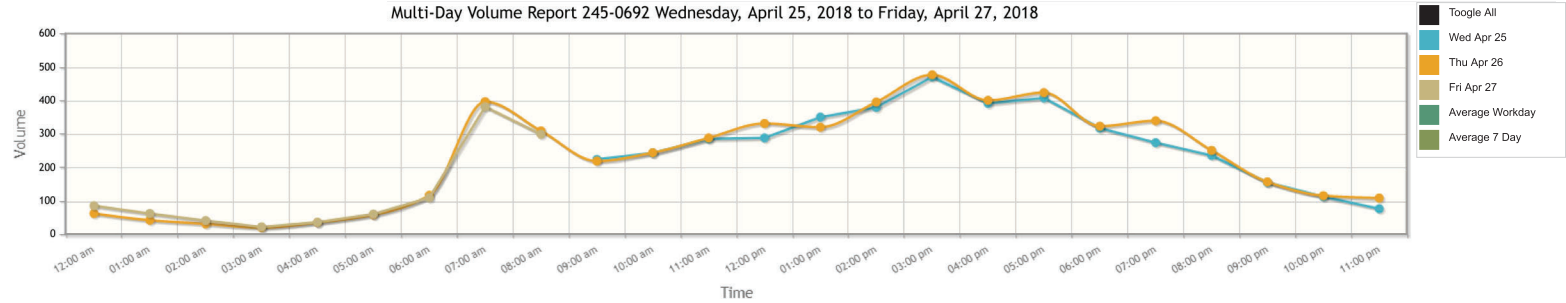
cars: 94.17%

medium trucks: 2.67%

heavy trucks: 3.16%

Multi-Day Volume Report 245-0692 Wednesday, April 25, 2018 to Friday, April 27, 2018

Multi-Day Volume Report 245-0692 Wednesday, April 25, 2018 to Friday, April 27, 2018



Site Name: 245-0692 Site ID: 0000245_0692 Description: SR 001000 BEG AT

All Lanes Time Period: 1 hour Class: Any Exclude data: None

	Wed Apr 25	Thu Apr 26	Fri Apr 27	Average Workday	Total 7 Day Count
12:00 am	-	63	86	-	149
01:00 am	-	43	63	-	106
02:00 am	-	32	42	-	74
03:00 am	-	21	23	-	44
04:00 am	-	36	37	-	73
05:00 am	-	59	61	-	120
06:00 am	-	117	110	-	227
07:00 am	-	396	381	-	777
08:00 am	-	309	299	-	608
09:00 am	224	219	-	-	443
10:00 am	243	244	-	-	487
11:00 am	285	288	-	-	573
12:00 pm	288	331	-	-	619
01:00 pm	350	320	-	-	670
02:00 pm	379	395	-	-	774
03:00 pm	470	476	-	-	946
04:00 pm	391	400	-	-	791
05:00 pm	407	423	-	-	830
06:00 pm	317	323	-	-	640
07:00 pm	274	339	-	-	613
08:00 pm	236	251	-	-	487
09:00 pm	155	157	-	-	312
10:00 pm	113	116	-	-	229
11:00 pm	77	109	-	-	186
7am-7pm	-	4124	-	-	8158
6am-10pm	-	4988	-	-	9797
6am-12am	-	5213	-	-	10212
12am-12am	-	5467	-	-	10778
am Peak	-	07:00 am	-	-	-
Peak Volume	-	396	-	-	-
pm Peak	03:00 pm	470	-	-	-
Peak Volume	470	476	-	-	-

596/5,467 = 10.9% NT

Event key: QC failure Atypical (QC) Events Special Holiday Offline
Weekends and defined holidays

Notes on data:
Weekly (7-day) averages are weighted by each day of the week.

Holidays & Events:
None

Data prepared by Drakewell US 01N - Nevada May 2, 2022 11:16:29 AM.

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Version 22.04.26.150325

0000245_0689 - 245-0689
Description: CRT 066800 L
County: Richmond
Route number: 00040500
LRS section: 2452040500
Functional class: 6U - Minor Collector (Urban)
Coordinates: 33.44325957, -82.00415951

Site Data

Count History

Year	Month	Count type	Duration	Count
2019	December	Class	48 hours	7900
2018	April	Class	48 hours	8037
2016	November	Class	48 hours	7758
2013	March	Class	48 hours	7632
2009	February	Class	48 hours	7677

Annual Statistics

Data Item	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Statistics type	-	-	-	-	Estimated	Estimated	Actual	Actual	Estimated	Actual
AADT	6750	6740	6870	6870	7150	7320	7390	7260	7410	7310
K-Factor	-	-	0.080	0.080	0.080	0.080	0.087	0.094	0.094	0.094
D-Factor	-	-	0.700	0.700	0.700	0.700	0.530	0.560	0.560	0.570
Future AADT	-	-	-	-	-	8290	7510	9150	9330	9330

Average Hourly Volume

Count History

AADT Trend

FHWA Vehicle Classification

1. Motorcycles 2 axes, 2 or 3 wheels.		0.18%
2. Passenger cars 2 axes. Can have 1- or 2-axle trailers.		79.97%
3. Pickups, panels, vans 2-axle, 4-tire single units. Can have 1- or 2-axle trailers.		15.96%
4. Buses 2- or 3-axle, full length.		0.59%
5. Single-unit trucks 2-axle, 6-tire, (dual rear tires), single-unit trucks.		2.52%
6. Single-unit trucks 3-axle, single-unit trucks.		0.27%
7. Single-unit trucks 4 or more axle, single-unit trucks.		0%
8. Single-trailer trucks 3- or 4-axle, single-trailer trucks.		0.26%
9. Single-trailer trucks 5-axle, single-trailer trucks.		0.25%
10. Single-trailer trucks 6 or more axle, single-trailer trucks.		0.01%
11. Multi-trailer trucks 5 or less axle, multi-trailer trucks.		0%
12. Multi-trailer trucks 6-axle, multi-trailer trucks.		0%
13. Multi-trailer trucks 7 or more axle, multi-trailer trucks.		0.01%

cars: 96.1%

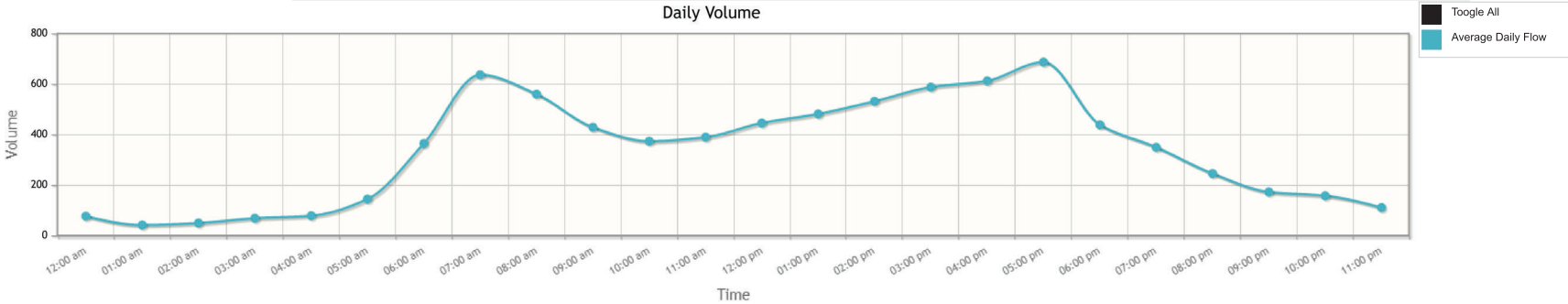
medium trucks: 2.5%

heavy trucks: 1.4%

https://gdottrafficdata.drakewell.com/sitedashboard.asp?node=GDOT_PORTABLES&cosit=0000245_0689

1/1

Daily Volume Report 245-0689 Tuesday, December 10, 2019



Site Name: 245-0689 Site ID: 0000245_0689 Description: CRT 066800 L

All Lanes Time Period: 1 hour Class: Any Exclude data: None

Average Daily Flow	
12:00 am	75
01:00 am	40
02:00 am	48
03:00 am	67
04:00 am	77
05:00 am	143
06:00 am	363
07:00 am	635
08:00 am	558
09:00 am	427
10:00 am	372
11:00 am	388
12:00 pm	444
01:00 pm	480
02:00 pm	530
03:00 pm	586
04:00 pm	611
05:00 pm	685
06:00 pm	437
07:00 pm	348
08:00 pm	244
09:00 pm	171
10:00 pm	156
11:00 pm	109
7am-7pm	6153
6am-10pm	7279
6am-12am	7544
12am-12am	7994
am Peak	07:00 am
Peak Volume	635
Peak Factor	0.844
pm Peak	05:00 pm
Peak Volume	685
Peak Factor	0.804

Event key: QC failure Atypical (QC) Events Special Holiday Offline
Weekends and defined holidays

Notes on data:
Averages are calculated as the simple average of values across the period.

Holidays & Events:
None

$1,078 / 7,994 = 13.5\% \text{ NT}$

Data prepared by Drakewell US 01N - Nevada May 3, 2022 7:59:24 AM.

C2-Cloud Traffic Data ©2003-2022 Drakewell Ltd.

Version 22.04.26.150325

0000245_0067 - 245-0067

Description: Gordon Hwy

County: Richmond

Route number: 00001000

LRS section: 2451001000

Functional class: 3U - Principal Arterial - Other (Urban)

Coordinates: 33.43850216, -82.0008383

Site Data

Count History

Year	Month	Count type	Duration	Count
2020	August	Class	48 hours	27060
2014	August	Class	48 hours	32892
2010	January	Volume	48 hours	29730

Annual Statistics

Data Item	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Statistics type	-	-	-	-	Estimated	Estimated	Estimated	Estimated	Estimated	Actual
AADT	28300	28000	27900	29400	30400	31300	31500	31200	31500	24500
K-Factor	-	-	-	0.092	0.092	0.092	-	-	-	0.086
D-Factor	-	-	-	0.600	0.600	0.600	-	-	-	0.640
Future AADT	-	-	-	-	-	35800	35500	39500	40900	40900

Average Hourly Volume

Count History

AADT Trend

FHWA Vehicle Classification

1. Motorcycles	2 axes, 2 or 3 wheels.		0.32%
2. Passenger cars	2 axes. Can have 1- or 2-axle trailers.		78.97%
3. Pickups, panels, vans	2-axle, 4-tire single units. Can have 1- or 2-axle trailers.		15.99%
4. Buses	2- or 3-axle, full length.		0.35%
5. Single-unit trucks	2-axle, 6-tire, (dual rear tires), single-unit trucks.		2.24%
6. Single-unit trucks	3-axle, single-unit trucks.		0.70%
7. Single-unit trucks	4 or more axle, single-unit trucks.		0.04%
8. Single-trailer trucks	3- or 4-axle, single-trailer trucks.		0.50%
9. Single-trailer trucks	5-axle, single-trailer trucks.		0.76%
10. Single-trailer trucks	6 or more axle, single-trailer trucks.		0.10%
11. Multi-trailer trucks	5 or less axle, multi-trailer trucks.		0%
12. Multi-trailer trucks	6-axle, multi-trailer trucks.		0%
13. Multi-trailer trucks	7 or more axle, multi-trailer trucks.		0.03%

cars: 95.28%

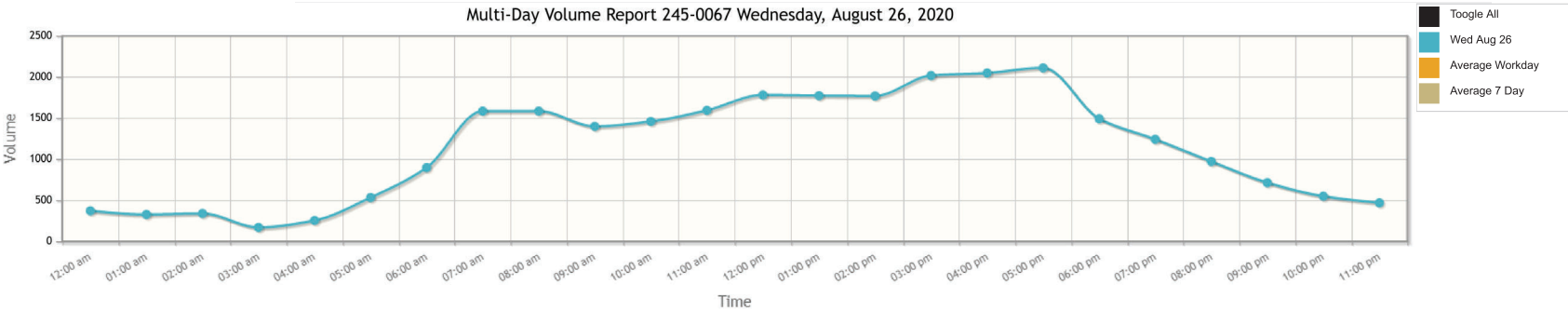
medium trucks: 2.24%

heavy trucks: 2.48%

https://gdottrafficdata.drakewell.com/sitedashboard.asp?node=GDOT_PORTABLES&cosit=0000245_0067

1/1

Multi-Day Volume Report 245-0067 Wednesday, August 26, 2020



Site Name: 245-0067 Site ID: 0000245_0067 Description: Gordon Hwy

All Lanes Time Period: 1 hour Class: Any Exclude data: None

	Wed Aug 26	Average Workday	Total Count
12:00 am	368	-	368
01:00 am	323	-	323
02:00 am	335	-	335
03:00 am	166	-	166
04:00 am	250	-	250
05:00 am	529	-	529
06:00 am	893	-	893
07:00 am	1581	-	1581
08:00 am	1581	-	1581
09:00 am	1395	-	1395
10:00 am	1455	-	1455
11:00 am	1590	-	1590
12:00 pm	1777	-	1777
01:00 pm	1769	-	1769
02:00 pm	1765	-	1765
03:00 pm	2013	-	2013
04:00 pm	2044	-	2044
05:00 pm	2107	-	2107
06:00 pm	1488	-	1488
07:00 pm	1237	-	1237
08:00 pm	968	-	968
09:00 pm	710	-	710
10:00 pm	545	-	545
11:00 pm	465	-	465
7am-7pm	20565	-	20565
6am-10pm	24373	-	24373
6am-12am	25383	-	25383
12am-12am	27354	-	27354
am Peak	11:00 am	-	-
Peak Volume	1590	-	-
pm Peak	05:00 pm	-	-
Peak Volume	2107	-	-

Event key: QC failure Atypical (QC) Events Special Holiday Offline
Weekends and defined holidays

Notes on data:
Weekly (7-day) averages are weighted by each day of the week.

Holidays & Events:
None

3,874/27,354 = 14.2% NT

Data prepared by Drakewell US 01N - Nevada May 3, 2022 7:51:21 AM.

C2-Cloud Traffic Data ©2003-2022 Drakewell Ltd.

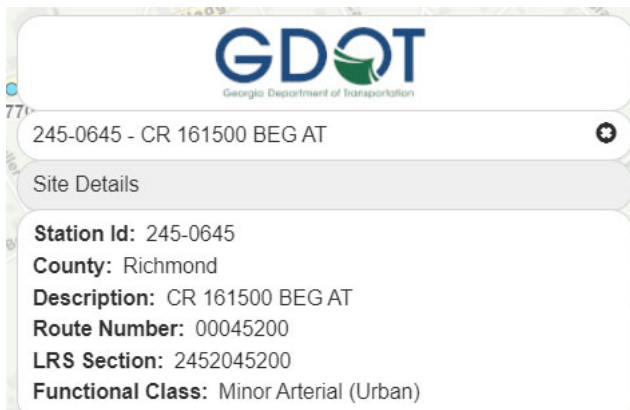
Version 22.04.26.150325

Meagan Clark

From: Meagan Clark
Sent: Tuesday, May 3, 2022 11:13 AM
To: OTDCustomerService@dot.ga.gov
Subject: Submit Road or Traffic Data Inquiry to GDOT OTD

Good morning!

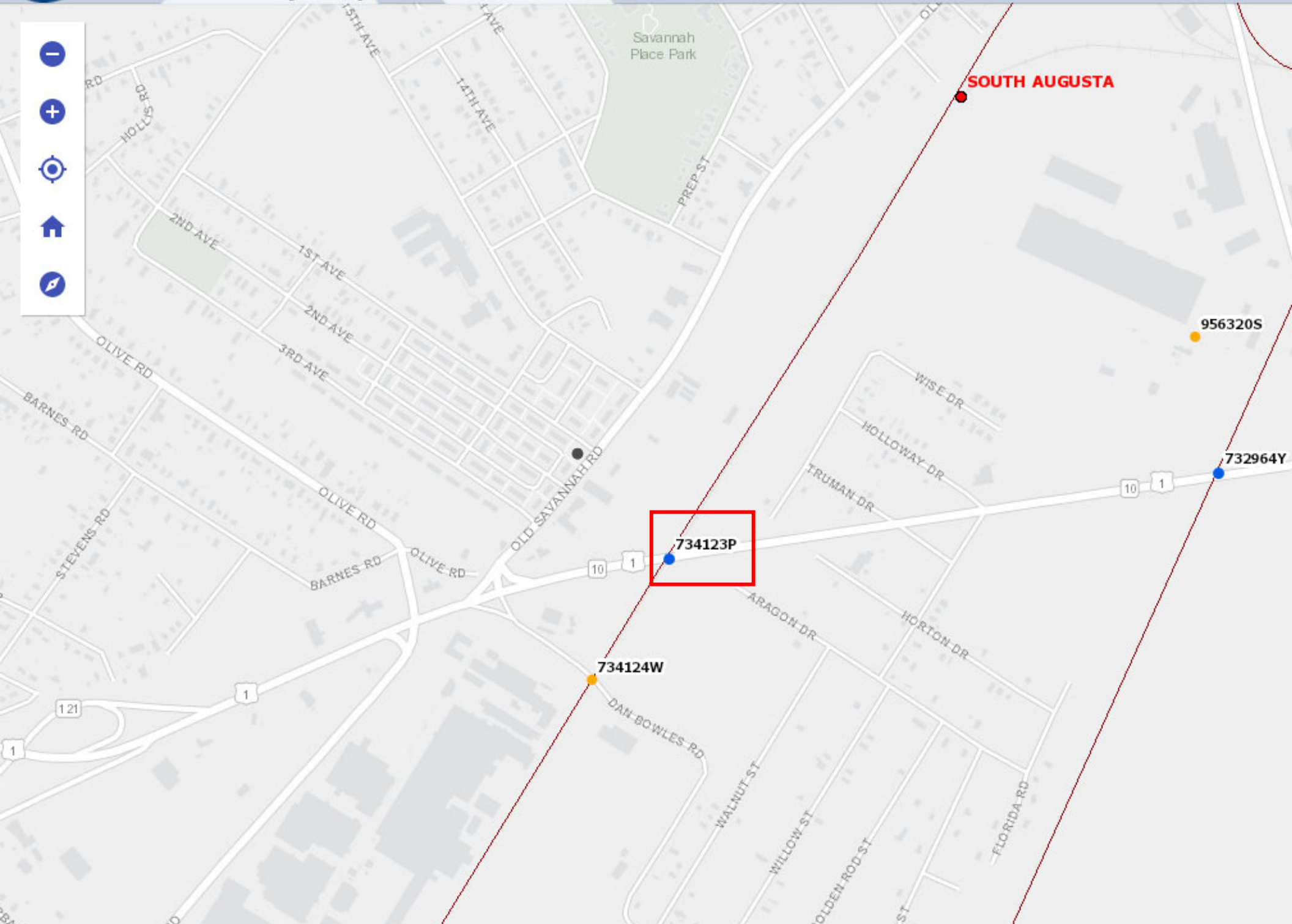
I am working on a Noise Survey for a property located at 2053 Old Savannah Road in Augusta, Georgia. I have found all of the data I need for the vicinity roads, but wanted to see if there is any available truck data for 15th Avenue at the below station?



The screenshot shows the GDOT (Georgia Department of Transportation) website interface. At the top is the GDOT logo. Below it, a search bar contains the text "245-0645 - CR 161500 BEG AT". A "Site Details" tab is selected, displaying the following information:

- Station Id:** 245-0645
- County:** Richmond
- Description:** CR 161500 BEG AT
- Route Number:** 00045200
- LRS Section:** 2452045200
- Functional Class:** Minor Arterial (Urban)

Thank you!



U. S. DOT CROSSING INVENTORY FORM

DEPARTMENT OF TRANSPORTATION

FEDERAL RAILROAD ADMINISTRATION

OMB No. 2130-0017

Instructions for the initial reporting of the following types of new or previously unreported crossings: For public highway-rail grade crossings, complete the entire inventory Form. For private highway-rail grade crossings, complete the Header, Parts I and II, and the Submission Information section. For public pathway grade crossings (including pedestrian station grade crossings), complete the Header, Parts I and II, and the Submission Information section. For Private pathway grade crossings, complete the Header, Parts I and II, and the Submission Information section. For grade-separated highway-rail or pathway crossings (including pedestrian station crossings), complete the Header, Part I, and the Submission Information section. For changes to existing data, complete the Header, Part I Items 1-3, and the Submission Information section, in addition to the updated data fields. Note: For private crossings only, Part I Item 20 and Part III Item 2.K. are required unless otherwise noted. An asterisk * denotes an optional field.

A. Revision Date (MM/DD/YYYY) 01 / 09 / 2022	B. Reporting Agency <input checked="" type="checkbox"/> Railroad <input type="checkbox"/> Transit <input type="checkbox"/> State <input type="checkbox"/> Other	C. Reason for Update (Select only one) <input checked="" type="checkbox"/> Change in Data <input type="checkbox"/> New Crossing <input type="checkbox"/> Closed <input type="checkbox"/> Re-Open <input type="checkbox"/> Date Change Only <input type="checkbox"/> No Train Traffic <input type="checkbox"/> Quiet Zone Update <input type="checkbox"/> Admin. Correction <input type="checkbox"/> Change in Primary Operating RR	D. DOT Crossing Inventory Number 734123P
---	--	--	--

Part I: Location and Classification Information

1. Primary Operating Railroad Norfolk Southern Railway Company [NS]		2. State GEORGIA		3. County RICHMOND	
4. City / Municipality <input checked="" type="checkbox"/> In <input type="checkbox"/> Near AUGUSTA		5. Street/Road Name & Block Number GORDON HIGHWAY (Street/Road Name) * (Block Number)		6. Highway Type & No. US 1	
7. Do Other Railroads Operate a Separate Track at Crossing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Specify RR			8. Do Other Railroads Operate Over Your Track at Crossing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Specify RR		
9. Railroad Division or Region <input type="checkbox"/> None COASTAL		10. Railroad Subdivision or District <input type="checkbox"/> None MOORES		11. Branch or Line Name <input checked="" type="checkbox"/> None	
12. RR Milepost GF 0247.740 (prefix) (nnnn.nnn) (suffix)		13. Line Segment *			
14. Nearest RR Timetable Station AUGUSTA HUB		15. Parent RR (if applicable) <input checked="" type="checkbox"/> N/A		16. Crossing Owner (if applicable) <input checked="" type="checkbox"/> N/A	
17. Crossing Type <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	18. Crossing Purpose <input checked="" type="checkbox"/> Highway <input type="checkbox"/> Pathway, Ped. <input type="checkbox"/> Station, Ped.	19. Crossing Position <input type="checkbox"/> At Grade <input checked="" type="checkbox"/> RR Under <input type="checkbox"/> RR Over	20. Public Access (if Private Crossing) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	21. Type of Train <input checked="" type="checkbox"/> Freight <input type="checkbox"/> Intercity Passenger <input type="checkbox"/> Commuter <input type="checkbox"/> Transit <input type="checkbox"/> Shared Use Transit <input type="checkbox"/> Tourist/Other	22. Average Passenger Train Count Per Day <input type="checkbox"/> Less Than One Per Day <input type="checkbox"/> Number Per Day 0
23. Type of Land Use <input type="checkbox"/> Open Space <input type="checkbox"/> Farm <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Recreational <input type="checkbox"/> RR Yard					
24. Is there an Adjacent Crossing with a Separate Number? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Provide Crossing Number			25. Quiet Zone (FRA provided) <input checked="" type="checkbox"/> No <input type="checkbox"/> 24 Hr <input type="checkbox"/> Partial <input type="checkbox"/> Chicago Excused Date Established		
26. HSR Corridor ID <input checked="" type="checkbox"/> N/A	27. Latitude in decimal degrees (WGS84 std: nn.nnnnnnn) 33.4402147		28. Longitude in decimal degrees (WGS84 std: -nnn.nnnnnnn) -81.9946093		29. Lat/Long Source <input checked="" type="checkbox"/> Actual <input type="checkbox"/> Estimated
30.A. Railroad Use *			31.A. State Use *		
30.B. Railroad Use *			31.B. State Use *		
30.C. Railroad Use *			31.C. State Use *		
30.D. Railroad Use *			31.D. State Use *		
32.A. Narrative (Railroad Use) *			32.B. Narrative (State Use) *		
33. Emergency Notification Telephone No. (posted) 800-946-4744		34. Railroad Contact (Telephone No.) 800-946-4744		35. State Contact (Telephone No.) 404-631-1375	

Part II: Railroad Information

1. Estimated Number of Daily Train Movements				
1.A. Total Day Thru Trains (6 AM to 6 PM) 1	1.B. Total Night Thru Trains (6 PM to 6 AM) 1	1.C. Total Switching Trains 2	1.D. Total Transit Trains 0	1.E. Check if Less Than One Movement Per Day <input type="checkbox"/> How many trains per week? _____
2. Year of Train Count Data (YYYY) 2022		3. Speed of Train at Crossing 3.A. Maximum Timetable Speed (mph) 10 3.B. Typical Speed Range Over Crossing (mph) From 5 to 10		
4. Type and Count of Tracks Main 1 Siding 0 Yard 0 Transit 0 Industry 0				
5. Train Detection (Main Track only) <input type="checkbox"/> Constant Warning Time <input type="checkbox"/> Motion Detection <input type="checkbox"/> AFO <input type="checkbox"/> PTC <input type="checkbox"/> DC <input type="checkbox"/> Other <input checked="" type="checkbox"/> None				
6. Is Track Signaled? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		7.A. Event Recorder <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		7.B. Remote Health Monitoring <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

U. S. DOT CROSSING INVENTORY FORM

A. Revision Date (MM/DD/YYYY) 01/09/2022		PAGE 2		D. Crossing Inventory Number (7 char.) 734123P	
Part III: Highway or Pathway Traffic Control Device Information					
1. Are there Signs or Signals? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
2. Types of Passive Traffic Control Devices associated with the Crossing					
2.A. Crossbuck Assemblies (count) 0		2.B. STOP Signs (R1-1) (count) 0	2.C. YIELD Signs (R1-2) (count)	2.D. Advance Warning Signs (Check all that apply; include count) <input type="checkbox"/> None <input type="checkbox"/> W10-1 <input type="checkbox"/> W10-3 <input type="checkbox"/> W10-11 <input type="checkbox"/> W10-2 <input type="checkbox"/> W10-4 <input type="checkbox"/> W10-12	
2.E. Low Ground Clearance Sign (W10-5) <input type="checkbox"/> Yes (count _____) <input type="checkbox"/> No		2.F. Pavement Markings <input checked="" type="checkbox"/> Stop Lines <input type="checkbox"/> Dynamic Envelope <input type="checkbox"/> RR Xing Symbols <input type="checkbox"/> None		2.G. Channelization Devices/Medians <input type="checkbox"/> All Approaches <input type="checkbox"/> Median <input type="checkbox"/> One Approach <input type="checkbox"/> None	
				2.H. EXEMPT Sign (R15-3) <input type="checkbox"/> Yes <input type="checkbox"/> No	
				2.I. ENS Sign (I-13) Displayed <input type="checkbox"/> Yes <input type="checkbox"/> No	
2.J. Other MUTCD Signs Specify Type _____ Count _____ Specify Type _____ Count _____ Specify Type _____ Count _____			2.K. Private Crossing Signs (if private) <input type="checkbox"/> Yes <input type="checkbox"/> No	2.L. LED Enhanced Signs (List types)	
3. Types of Train Activated Warning Devices at the Grade Crossing (specify count of each device for all that apply)					
3.A. Gate Arms (count) Roadway 0 Pedestrian 0	3.B. Gate Configuration <input type="checkbox"/> 2 Quad <input type="checkbox"/> Full (Barrier) Resistance <input type="checkbox"/> 3 Quad <input type="checkbox"/> Median Gates	3.C. Cantilevered (or Bridged) Flashing Light Structures (count) Over Traffic Lane 0 <input type="checkbox"/> Incandescent Not Over Traffic Lane 0 <input type="checkbox"/> LED		3.D. Mast Mounted Flashing Lights (count of masts) 0 <input type="checkbox"/> Incandescent <input type="checkbox"/> LED <input type="checkbox"/> Back Lights Included <input type="checkbox"/> Side Lights Included	3.E. Total Count of Flashing Light Pairs 0
3.F. Installation Date of Current Active Warning Devices: (MM/YYYY) _____/_____/_____ <input checked="" type="checkbox"/> Not Required		3.G. Wayside Horn <input type="checkbox"/> Yes Installed on (MM/YYYY) ____/____/_____ <input checked="" type="checkbox"/> No		3.H. Highway Traffic Signals Controlling Crossing <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.I. Bells (count) 0
3.J. Non-Train Active Warning <input type="checkbox"/> Flagging/Flagman <input type="checkbox"/> Manually Operated Signals <input type="checkbox"/> Watchman <input type="checkbox"/> Floodlighting <input checked="" type="checkbox"/> None				3.K. Other Flashing Lights or Warning Devices Count 0 Specify type _____	
4.A. Does nearby Hwy Intersection have Traffic Signals? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	4.B. Hwy Traffic Signal Interconnection <input checked="" type="checkbox"/> Not Interconnected <input type="checkbox"/> For Traffic Signals <input type="checkbox"/> For Warning Signs	4.C. Hwy Traffic Signal Preemption <input type="checkbox"/> Simultaneous <input type="checkbox"/> Advance	5. Highway Traffic Pre-Signals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Storage Distance * 0 Stop Line Distance * 0	6. Highway Monitoring Devices (Check all that apply) <input type="checkbox"/> Yes - Photo/Video Recording <input type="checkbox"/> Yes - Vehicle Presence Detection <input checked="" type="checkbox"/> None	
Part IV: Physical Characteristics					
1. Traffic Lanes Crossing Railroad <input type="checkbox"/> One-way Traffic <input type="checkbox"/> Two-way Traffic Number of Lanes _____ <input type="checkbox"/> Divided Traffic		2. Is Roadway/Pathway Paved? <input type="checkbox"/> Yes <input type="checkbox"/> No	3. Does Track Run Down a Street? <input type="checkbox"/> Yes <input type="checkbox"/> No	4. Is Crossing Illuminated? (Street lights within approx. 50 feet from nearest rail) <input type="checkbox"/> Yes <input type="checkbox"/> No	
5. Crossing Surface (on Main Track, multiple types allowed) Installation Date * (MM/YYYY) ____/____/____ Width * _____ Length * _____ <input type="checkbox"/> 1 Timber <input type="checkbox"/> 2 Asphalt <input type="checkbox"/> 3 Asphalt and Timber <input type="checkbox"/> 4 Concrete <input type="checkbox"/> 5 Concrete and Rubber <input type="checkbox"/> 6 Rubber <input type="checkbox"/> 7 Metal <input type="checkbox"/> 8 Unconsolidated <input type="checkbox"/> 9 Composite <input type="checkbox"/> 10 Other (specify) _____					
6. Intersecting Roadway within 500 feet? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Approximate Distance (feet) _____			7. Smallest Crossing Angle <input type="checkbox"/> 0° - 29° <input type="checkbox"/> 30° - 59° <input type="checkbox"/> 60° - 90°		8. Is Commercial Power Available? * <input type="checkbox"/> Yes <input type="checkbox"/> No
Part V: Public Highway Information					
1. Highway System <input type="checkbox"/> (01) Interstate Highway System <input type="checkbox"/> (02) Other Nat Hwy System (NHS) <input type="checkbox"/> (03) Federal AID, Not NHS <input type="checkbox"/> (08) Non-Federal Aid		2. Functional Classification of Road at Crossing <input type="checkbox"/> (0) Rural <input type="checkbox"/> (1) Urban <input type="checkbox"/> (1) Interstate <input type="checkbox"/> (5) Major Collector <input type="checkbox"/> (2) Other Freeways and Expressways <input type="checkbox"/> (3) Other Principal Arterial <input type="checkbox"/> (6) Minor Collector <input type="checkbox"/> (4) Minor Arterial <input type="checkbox"/> (7) Local		3. Is Crossing on State Highway System? <input type="checkbox"/> Yes <input type="checkbox"/> No	4. Highway Speed Limit _____ MPH <input type="checkbox"/> Posted <input type="checkbox"/> Statutory
		5. Linear Referencing System (LRS Route ID) *			
		6. LRS Milepost *			
7. Annual Average Daily Traffic (AADT) Year 1970 AADT _____		8. Estimated Percent Trucks _____ %	9. Regularly Used by School Buses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Average Number per Day 0		10. Emergency Services Route <input type="checkbox"/> Yes <input type="checkbox"/> No
Submission Information - This information is used for administrative purposes and is not available on the public website.					
Submitted by _____ Organization _____ Phone _____ Date _____					
Public reporting burden for this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed and completing and reviewing the collection of information. According to the Paperwork Reduction Act of 1995, a federal agency may not conduct or sponsor, and a person is not required to, nor shall a person be subject to a penalty for failure to comply with, a collection of information unless it displays a currently valid OMB control number. The valid OMB control number for information collection is 2130-0017. Send comments regarding this burden estimate or any other aspect of this collection, including for reducing this burden to: Information Collection Officer, Federal Railroad Administration, 1200 New Jersey Ave. SE, MS-25 Washington, DC 20590.					

Meagan Clark

From: Haines, Ron E. <Ron.Haines@nscorp.com>
Sent: Monday, May 2, 2022 12:54 PM
To: Meagan Clark; ATL NOC Coordinators
Subject: RE: Train Count Information

We have an average of 4 daily trains (2 switch type trains and 1 at night) at a maximum authorized speed of 10 mph. 2 locomotives and 75 car average. No passenger, No quiet zone.

Ron Haines
Norfolk Southern Corporation
Network Operations Center Coordinator
470-463-1000

From: Meagan Clark <m.clark@d3g.com>
Sent: Monday, May 2, 2022 12:45 PM
To: ATL NOC Coordinators <ATLNOCSID@nscorp.com>
Subject: [EXTERNAL] Train Count Information

Good afternoon,

I am conducting a noise survey per HUD regulations for a proposed apartment complex located at 2053 Old Savannah Road in Augusta, GA 30901. Per HUD it is required to obtain the most recent train count information for rail lines located within 3,000 feet of the subject property, so that due diligence may be completed and noise levels at the property can be accurately estimated. I am inquiring in regard to crossing #734123P (crossing at Gordon Highway) which is identified as being owned and operated by Norfolk Southern.

The FRA database identifies 4 trains utilizing this track daily/weekly at approximately 10 miles per hour. Please let me know if this information is accurate and, if not, please let me know how many trains travel through this crossing daily, how many engines per train, how many cars per train, as well as the speed of the train and approximately how many of the total number comes through at this crossing during day and nighttime hours (HUD defines nighttime hours as 10pm – 7am). In addition, if you could provide whether these tracks are bolted or welded, it would be greatly appreciated. Also, if other operators utilize this line (i.e. Amtrak), are their operations included in your estimated events? Do you also have any estimated growth projections in rail traffic over the next 10 years?

Any information you can provide would be greatly appreciated!



Meagan Clark,
NEPA Compliance Specialist

O: (804) 237-1887

E: m.clark@d3g.com

A: 201 Wylderose Drive Midlothian, Va. 23113



This message contains confidential information and is intended only for the intended recipients. If you are not an intended recipient you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission. If verification is required please request a hard-copy version.

Appendix O:
Sole Source Aquifers

Sole Source Aquifers (CEST and EA)

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149
Reference		
https://www.hudexchange.info/environmental-review/sole-source-aquifers		

1. Is the project located on a sole source aquifer (SSA)?

- ☒ No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area.*
- ☐ Yes → *Continue to Question 2.*

2. Does your project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

- ☐ Yes → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*
- ☐ No → *Continue to Question 3.*

3. Does your region have a memorandum of understanding (MOU) or other working agreement with EPA for HUD projects impacting a sole source aquifer?

Contact your Field or Regional Environmental Officer or visit the HUD webpage at the link above to determine if an MOU or agreement exists in your area.

- ☐ Yes → *Provide the MOU or agreement as part of your supporting documentation. Continue to Question 4.*
- ☐ No → *Continue to Question 5.*

4. Does your MOU or working agreement exclude your project from further review?

- ☐ Yes → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination and document where your project fits within the MOU or agreement.*
- ☐ No → *Continue to Question 5.*

5. Will the proposed project contaminate the aquifer and create a significant hazard to public health?

Consult with your Regional EPA Office. Your consultation request should include detailed information about your proposed project and its relationship to the aquifer and associated streamflow source area. EPA will also want to

know about water, storm water and waste water at the proposed project. Follow your MOU or working agreement or contact your Regional EPA office for specific information you may need to provide. EPA may request additional information if impacts to the aquifer are questionable after this information is submitted for review.

- ☐ No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide your correspondence with the EPA and all documents used to make your determination.*
- ☐ Yes → *Work with EPA to develop mitigation measures. If mitigation measures are approved, attach correspondence with EPA and include the mitigation measures in your environmental review documents and project contracts. If EPA determines that the project continues to pose a significant risk to the aquifer, federal financial assistance must be denied. Continue to Question 6.*

6. In order to continue with the project, any threat must be mitigated, and all mitigation must be approved by the EPA. Explain in detail the proposed measures that can be implemented to mitigate for the impact or effect, including the timeline for implementation.

Continue to the Worksheet Summary below. Provide documentation of the consultation (including the Managing Agency's concurrence) and any other documentation used to make your determination.

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

According to the Sole Source Aquifer layer obtained from EPA NEPAssist accessed at <http://nepassisttool.epa.gov/nepassist/entry.aspx>, the subject property is not serviced or supplied by a protected aquifer system. Therefore, the proposed undertaking has no potential to impact a Sole Source Aquifer and no mitigation measures nor further investigations are warranted.

Are formal compliance steps or mitigation required?

☐ Yes

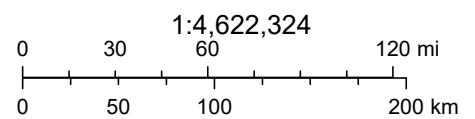
☒ No

Sole Source Aquifers



April 27, 2022

- Project 1
- Sole Source Aquifers



Appendix P:
Wetlands Protection

Wetlands (CEST and EA)

General requirements	Legislation	Regulation
Executive Order 11990 discourages that direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed. Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.
Reference		
https://www.hudexchange.info/environmental-review/wetlands-protection		

1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance?

The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order.

☐ No → Based on the response, the review is in compliance with this section.

Continue to the Worksheet Summary below.

☒ Yes → *Continue to Question 2.*

2. Will the new construction or other ground disturbance impact an on- or off-site wetland?

The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds. Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands.

☒ No, a wetland will not be impacted in terms of E.O. 11990's definition of new construction.



Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary.
Provide a map or any other relevant documentation to explain your determination.

☐ Yes, there is a wetland that be impacted in terms of E.O. 11990's definition of new construction



You must determine that there are no practicable alternatives to wetlands development by completing the 8-Step Process.

Provide a completed 8-Step Process as well as all documents used to make your determination, including but not limited to the early public notice and the final notice with your documentation.

Continue to Question 3.

3. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect,

including the timeline for implementation.

Which of the following mitigation actions have been or will be taken? Select all that apply:

- ☐ Permeable surfaces
- ☐ Natural landscape enhancements that maintain or restore natural hydrology through infiltration
- ☐ Native plant species
- ☐ Bioswales
- ☐ Evapotranspiration
- ☐ Stormwater capture and reuse
- ☐ Green or vegetative roofs with drainage provisions
- ☐ Natural Resources Conservation Service conservation easements
- ☐ Compensatory mitigation

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

According to the USFWS National Wetlands Inventory Layer accessed at <http://nepassisttool.epa.gov/nepassist/entry.aspx>, there are no mapped wetland areas on the subject property. However, a suspected wetland area was observed on the northern adjacent Jenkins-White Elementary School property during the site investigation performed by D3G. The proposed undertaking involves the demolition of the residential structures, which will include ground-disturbing activities.

Per a letter dated May 12, 2022, the Housing Authority will ensure, with the selected demolition contractor, that there will be no direct or indirect impacts to adjacent wetland areas during demolition and all applicable erosion and sediment control measures will be observed throughout project activities.

Are formal compliance steps or mitigation required?

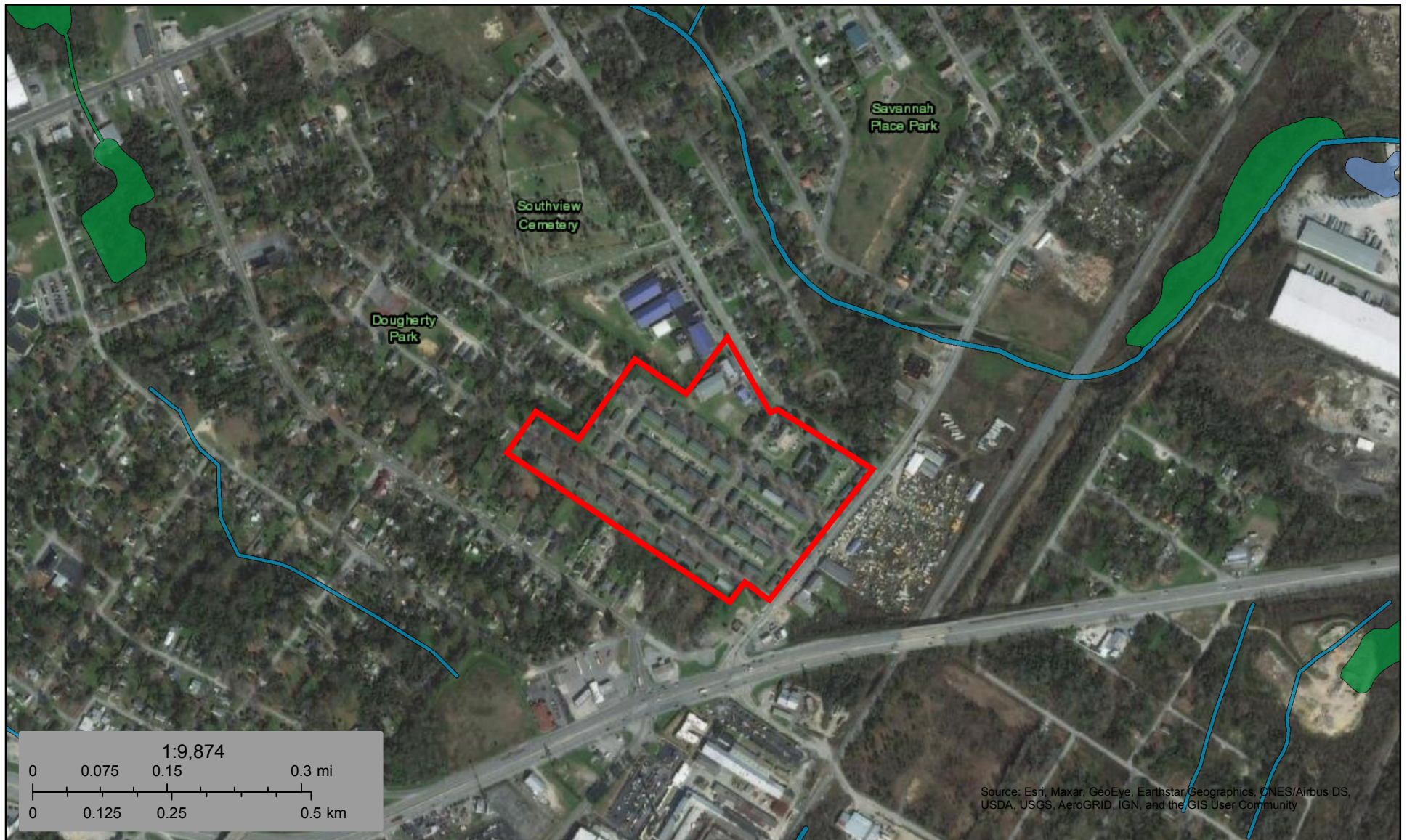
- ☐ Yes
- ☐ No



U.S. Fish and Wildlife Service

National Wetlands Inventory

National Wetlands Inventory



April 27, 2022

Wetlands

	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
			Freshwater Pond		Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



The **HOUSING AUTHORITY** of The City of Augusta, Georgia

THE J. MADDEN REID
ADMINISTRATIVE BUILDING

1435 WALTON WAY
AUGUSTA, GEORGIA 30901-2609

(706) 724-5466

(706) 724-0130 TDD

(706) 724-2342 FAX

www.augustapha.org
phaaug@augustapha.org

May 12, 2022

RE: Demolition of Dogwood Terrace

To Whom It May Concern:

The Housing Authority of the City of Augusta, Georgia will enforce with the selected demolition contractor that there will be no direct or indirect impacts to adjacent wetland areas during demolition and that all applicable erosion and sediment control measures will be observed throughout demolition activities.



Sincerely,

Jacob L. Oglesby
Executive Director

Appendix Q:
Wild and Scenic Rivers

Wild and Scenic Rivers (CEST and EA)

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297
Reference		
https://www.hudexchange.info/environmental-review/wild-and-scenic-rivers		

1. Is your project within proximity of a NWSRS river as defined below?

Wild & Scenic Rivers:

These rivers or river segments have been designated by Congress or by states (with the concurrence of the Secretary of the Interior) as wild, scenic, or recreational

Study Rivers: These rivers or river segments are being studied as a potential component of the Wild & Scenic River system.

Nationwide Rivers Inventory (NRI): The National Park Service has compiled and maintains the NRI, a register of river segments that potentially qualify as national wild, scenic, or recreational river areas

☒ No

Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination, such as a map identifying the project site and its surrounding area or a list of rivers in your region in the Screen Summary at the conclusion of this screen.

☐ Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

→ Continue to Question 2.

2. Could the project do **any** of the following?

- Have a direct and adverse effect within Wild and Scenic River Boundaries,
- Invade the area or unreasonably diminish the river outside Wild and Scenic River Boundaries, or
- Have an adverse effect on the natural, cultural, and/or recreational values of a NRI segment.

Consultation with the appropriate federal/state/local/tribal Managing Agency(s) is required, pursuant to Section 7 of the Act, to determine if the proposed project may have an adverse effect on a Wild & Scenic River or a Study River and, if so, to determine the appropriate avoidance or mitigation measures.

Note: Concurrence may be assumed if the Managing Agency does not respond within 30 days; however, you are still obligated to avoid or mitigate adverse effects on the rivers identified in the NWSRS.

☐ No, the Managing Agency has concurred that the proposed project will not alter, directly, or indirectly, any of the characteristics that qualifies or potentially qualifies the river for inclusion in the NWSRS.

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary

below. Provide documentation of the consultation (including the Managing Agency's concurrence) and any other documentation used to make your determination.

☐ Yes, the Managing Agency was consulted and the proposed project may alter, directly, or indirectly, any of the characteristics that qualifies or potentially qualifies the river for inclusion in the NWSRS.

→ *Continue to Question 3.*

3. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

→ *Continue to the Worksheet Summary below. Provide documentation of the consultation (including the Managing Agency's concurrence) and any other documentation used to make your determination.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

According to the National Wild & Scenic Rivers website accessed at www.rivers.gov/wildriverslist.html and the Nationwide Rivers Inventory (NRI) accessed at <https://www.nps.gov/subjects/rivers/nationwide-rivers-inventory.htm>, there are no Wild and Scenic Rivers or NRI segments within one (1) mile of the subject property. Therefore, the proposed undertaking has no potential to impact these resources and no mitigation measures nor further investigations are warranted.

Are formal compliance steps or mitigation required?

☐ Yes

☒ No

Wild and Scenic Rivers within 1 Mile

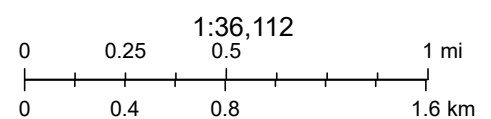


April 27, 2022

Project Buffer

Project 1

Wild and Scenic Rivers





NATIONAL WILD AND SCENIC RIVERS SYSTEM

[HOME](#)[NATIONAL SYSTEM](#)[MANAGEMENT](#)[RESOURCES](#)[PUBLICATIONS](#)[CONTACT US](#)[KID'S SITE](#)

GEORGIA

Georgia has approximately 69,547 miles of river, of which only 49.2 miles of one river are designated as wild & scenic—approximately 7/100ths of 1% of the state's river miles.

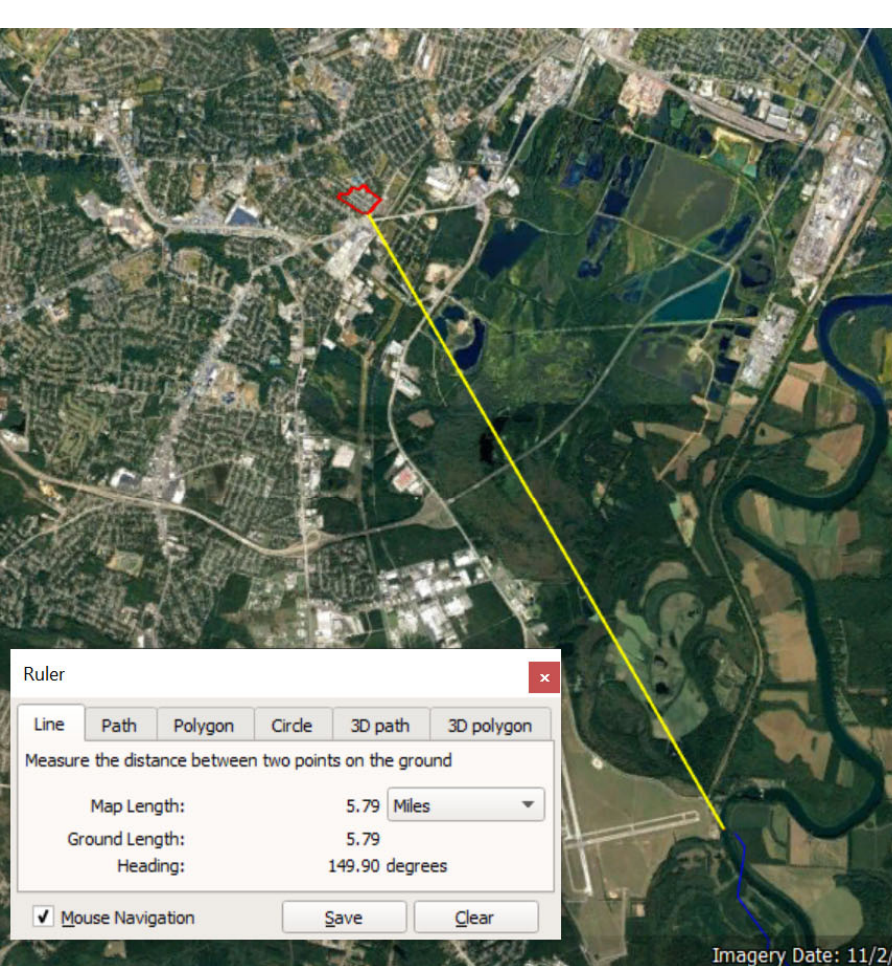
Chattooga River

EXPLORE DESIGNATED RIVERS



Rivers of the Southeast define diversity, from bayous and rivers pushed by the tides to clear mountain streams with world-class whitewater.

[NATIONWIDE RIVERS INVENTORY](#)[KID'S SITE](#)[CONTACT US](#)[PRIVACY NOTICE](#)[Q & A SEARCH ENGINE](#)[SITE MAP](#)



NRI_ 1839
NRI_ID 1839
PRJID scsav0170a0
geometry_i {2F8F507B-3B7C-42BB-81B4-658DFFBB7C8C}
OID_ 8895
PRJID_1 scsav0170a0
DESCRIP Popular year round for recreational activities; geological sites,
OID_1 2121
STATE SC
PRJID_12 scsav0170a0
RIVER Savannah River
OTHSTATE GA
COUNTY Jasper, Hampton, Allendale, Barnwell, Aiken
REACH RM 20, King's Island, to RM 190, Bush Field near Augusta
LENGTH 170
SCENIC X
RECREATE X
GEOLOGIC X
FISH X
WILDLIFE X
HISTORIC X
CULTURAL X
OTHER
PARKNAME
LISTING 1982
UPDATE

Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the distance between two points on the ground

Map Length: 5.79 Miles
Ground Length: 5.79
Heading: 149.90 degrees

☒ Mouse Navigation

Save

Clear



Georgia Segments

Jeff Duncan
National Park Service
Rivers, Trails & Conservation Assistance
535 Chestnut St. Suite 207 Chattanooga, TN 37402
(423) 987-6127



**Authorizations / History /
Eligibility Descriptions /
Outstandingly
Remarkable Values /
Potential Classification /
Wild and Scenic Rivers
System**

Return to NRI Page

River	County	Reach	Length (miles)	Year Listed/ Updated	Potential Classification	ORVs	Description	Other States
Alapaha River	Echols, Lowndes, Lanier, Berrien, Atkinson, Irwin, Tift, Turner, Ben Hill, Wilcox	RM 22, FL State line, to RM 149, two miles below US 280 bridge	127	1982		S, R, G, F, W	Wild, relatively unspoiled and heavily canopied, slow-moving, blackwater stream with series of lakes, sandbars, islands, bluffs, waterfalls, and limestone banks, habitat for variety of fish and game.	
Alcovy River	Newton, Walton, Gwinnett	RM 7, backwaters of Lake Jackson and Newton Factory bridge, to RM 69, headwaters	62	1982		S, R, G, F, W, H, C	Typical Piedmont stream with numerous boulders, 200 foot high bluffs, granite outcrops, and white shoals; extensive floodplain and river swamps; exceptional natural areas.	
Altamaha River	McIntosh, Glynn, Wayne, Long, Tattnall, Appling, Toombs, Jeff Davis, Montgomery	RM 0, Altamaha Sound, to RM 128, junction of Oconee and Ocmulgee Rivers	128	1982		S, R, G, F, W, H, C	Located in terraces of Coastal Plain Province; stratified silts, sands, limestones and clays; heavily canopied with extensive mixed type hardwoods and swamp lands with large cypress-tupelo stands.	
Amicalola Creek	Dawson	RM 0, confluence with Etowah River, to RM 28, headwaters	28	1982		S, R, G, F, W, H, C	Wilderness setting with spectacular waterfalls, scenic rock gardens, and mixture of flora, including dogwood, blackgum, and wild black cherry; excellent trout stream and wild game habitat.	
Apalachee River	Greene, Morgan, Oconee, Walton, Barrow, Gwinnett	RM 10, backwaters of Wallace Dam, to RM 70, headwaters	60	1982		S, R, G, F, W	Attractive and secluded densely forested Piedmont stream with stretches of whitewater.	

Aucilla River	Brooks, Thomas	RM 57, FL State line, to RM 70, approximately two miles below I 84 bridge	13	1982		S, R, G, F, W, H, C	One of few remaining natural and unspoiled coastal rivers with limestone banks, deep springs and rapids; a unique sinkhole stream.	
Big Cedar and Little Cedar Creeks	Baldwin, Putnam, Jones, Jasper	RM 0, confluence with Little River, to RM 38, headwaters	38	1982		S, R, G, F	Popular wilderness float stream.	
Brier and Big Brier Creeks	Screven, Burke, Richmond, Jefferson, McDuffie	RM 0, confluence with Savannah River, to RM 84, below GA 17 bridge and Johnson Pond	84	1982		S, R, F, W, H, C	Natural, undeveloped scenic stream.	
Broad and Middle Fork	Elbert, Wilkes, Oglethorpe, Madison, Franklin, Banks, Habersham, Stephens	RM 8, Bertram Creek junction, to RM 107, headwaters	99	1982		S, R, G, F, W	Scenic Piedmont stream crossed by Towaliga Fault; rugged topography; rock outcrops, falls and rapids.	
Canoochee River	Bryan, Liberty, Evans, Bulloch, Candler	RM 0, confluence with Ogeechee River, to RM 92, Emanuel County line	92	1982		S, R, G, F, W, H, C	Scenic stream that flows, in part, through Ft. Stewart; abundance of wildlife and variety of flora.	
Cartacay and Anderson Creek	Gilmer	RM 2, one mile above town of East Ellijay, to RM 27, headwaters in Chattahoochee National Forest	25	1982		S, R, G	Pastoral stream with minimum gradient, low relief, and some ledges.	
Chattahoochee River	Hall, Habersham, White	RM 390, GA 52 bridge, to RM 436, headwaters in the Chattahoochee Wildlife Management Area	46	1982		S, R, G, F, W, H, C	Forested watershed adjacent; some high ridges; rare flora and natural areas; abundance and variety of wildlife.	
Chestatee and Dicks and Blood Mountain Creeks	Lumpkin	RM 15, backwaters of Lake Sidney Lanier, to RM 54, headwaters one-quarter mile below Blood Mountain in Chestatee Wildlife Management Area	39	1982		S, R, G, F, W, H, C	Scenic and remote mountain stream; excellent natural recreational resource.	
Conasauga River	Gordon, Whitfield, Murray	RM 0, confluence with Oostanula River, to RM 64, TN State line	64	1982		S, R, G, F, W, H, C	Flows through Cherokee National Forest and Cohutta Wilderness Area; scenic gorge area with Class III-IV rapids; Civil War historic sites of significance.	

Conasauga River	Murray, Fannin	RM 75, TN State line, to RM 91, headwaters approximately one mile below GA 2 and Cowpen Mountain	16	1982		S, R, G, F, W, H, C	See initial comments.	
Coosawattee River	Gilmer	RM 38, above Carters Lake, to RM 45, one mile southwest of Ellijay	7	1982		S, R, G, F, W, H, C	Scenic stream segment in Coosawattee Wildlife Management Area that is undeveloped and rich in natural history; variety of mountain flora surround whitewater with Class II-III rapids, ledges, pools and shoals.	
Ebenezer Creek	Effingham, Screven	RM 0, confluence with Savannah River, to RM 32, headwaters and GA 24 bridge	32	1982		S, R, F, W	Free-flowing scenic stream.	
Etowah River	Floyd, Bartow	RM 0, confluence with Coosa River, to RM 43, Etowah Indian Mounds at Cartersville	43	1982		S, R, G, F, W, H, C	Scenic river made up of ledges and pools and an occasional long shoal; supports good fishery and floating in upper reach.	
Etowah River	Cherokee, Forsyth, Davison, Lumpkin	RM 74, backwaters of Lake Allatoona, to RM 170, headwaters	96	1982		S, R, G, F, W, H, C	See initial comments.	
Flat Shoals Creek	Harris, Troup	RM 0, confluence with Chattahoochee River, to RM 46, headwaters	46	1982		S, R, G, F, W	Scenic recreational stream.	
Flint River	Decatur, Baker, Mitchell, Dougherty	RM 43, backwaters of Lake Seminole, to RM 95, below Albany	52	1982		S, R, G, F, W	Bands of undisturbed vegetation line the river corridor; excellent stands of bottomland hardwoods; relatively flat sloping coastal plain; many limestone rapids, outcrops, sinks, and springs; supports variety of fish, birds, and mammals.	
Flint River	Dougherty, Worth, Lee	RM 109, backwaters of Lake Worth, to RM 132, Lake Blackshear Dam	23	1982		S, R, G, F, W	See initial comments.	
Flint River	Sumter, Dooley, Macon, Peach, Crawford, Taylor, Upson, Talbot, Merriwether, Pike, Spaulding, Fayette	RM 152, backwaters of Lake Blackshear, to RM 305, three miles above GA 92 bridge	153	1982		S, R, G, F, W, H, C	Upper segment flows through spectacular gorge of outstanding geological value providing Class I-IV rapids; flora is unique transitional mixture of Piedmont and Coastal Plain species; below gorge stream becomes a canopied swamp river affording good fish and wildlife habitats; rich in Creek Indian history.	

Ichawaynochoway River	Baker, Calhoun, Terrell, Randolph, Webster	RM 0, confluence with Flint River, to RM 69, headwaters	69	1982		S, R, G, F, W	Strongly defined corridor with limestone rapids, outcrops, and sinks; excellent wildlife habitat due to banks of forested vegetation; moderate size in lower reaches while small and intimate in upper.	
Jacks River	Murray, Gilmer, Fannin	RM 0, confluence with Conasauga River, to RM 22, headwaters	22	1982		S, R, G, F, W	Remote, scenic stream; majority within Cahulla Wildlife Management Area with minimal development; excellent trout fishery.	
Kinchafoonee River	Dougherty, Lee, Terrell, Sumter, Webster, Marion	RM 5, above Albany, to RM 78, headwaters	73	1982		S, R, G, F, W	Scenic, relatively undeveloped stream with recreational potential.	
Little Ochoopee River	Emanuel, Johnson	RM 0, confluence with Ochoopee River, to RM 19, GA 57 bridge near village of Kite	19	1982		S, R, F, W	Relatively small blackwater ecosystem; natural areas with cypress, gum, oak, maple and other hardwood.	
Middle Oconee River	Jackson, Clark, Oconee	RM 11, one mile above US 29 and west of Athens, to RM 29, GA 319 bridge	18	1982		S, R, G, F, W, H, C	Bordered by University of Georgia Botanical Gardens; flows through scenic, forested trench with challenging whitewater; narrows, ravines, and coves throughout.	
Muckalee Creek	Dougherty, Lee, Sumter	RM 0, confluence with Flint River and Kinchafoonee Creek, to RM 36, Americus	36	1982		S, R, G, F, W	Outstanding swamp forest; Chehaw State Park borders.	
Murder Creek	Putnam, Jasper	RM 3, backwaters of Lake Sinclair, to RM 34, headwaters	31	1982		S, R, F, W	Primarily within Oconee National Forest; impressive hardwood floodplain.	
North Oconee River	Clarke, Jackson	RM 12, Athens, to RM 28, GA 335 bridge west of Nicholson	16	1982		S, R, G, F, W	Attractive stretch adjacent to University of Georgia Campus and borders Sandy Creek Nature Center; very accessible.	
Ochlocknee River	Grady, Thomas, Colquitt	RM 107, FL State line, to RM 163, one mile below city of Moultrie	56	1982		S, R, G, F, W, H, C	Remarkable sport fishery; sixty-seven mile canoe trail; flows through Apalachicola National Forest, Ochlocknee State Park and Six Forest Service Recreation Area.	
Ocmulgee River	Wheeler, Jeff Davis, Telfair, Coffee, Ben Hill, Wilcox, Dodge, Pulaski, Houston, Bleckley, Twigg, Bibb	RM 0, confluence with Altamaha River, to RM 164, Macon	164	1982		S, R, G, F, W, H, C	Heavily forested corridor of typical southern coastal plain flora providing habitat for diverse and abundant wildlife populations; numerous archaeological and historical sites, including Indian Mounds and Ocmulgee National Monument.	
Ocmulgee River	Bibb, Jones, Monroe, Jasper	RM 188, above Macon, to RM 228, Lake Jackson and Monticello	40	1982		S, R, G, F, W, H, C	See initial comments.	

Oconee River	Montgomery, Wheeler, Treutlen, Laurens, Johnson, Wilkinson, Washington, Baldwin	RM 0, confluence with Altamaha River, to RM 134, Oconee River bridge and GA 22 bridge	134	1982		S, R, G, F, W, H, C	Outstanding float stream with wilderness stretches; prolific flora; historic sites; excellent fishery; bordered by three separate segments of the Oconee National Forest.	
Oconee River	Oconee, Oglethorpe	RM 202, GA 15 bridge, to RM 213, Barnett Shoals Dam	11	1982		S, R, G, F, W, H, C	See initial comments.	
Ochopee River	Tatnall, Toombs, Candler, Emanuel, Treutlen, Johnson, Washington	RM 0, confluence with Altamaha River, to RM 95, headwaters east of town of Tenmile	95	1982		S, R, G, F, W, H, C	Excellent example of coastal plain blackwater stream with swift current, beautiful scenery, and white sandhills; unique plant communities.	
Oostanula River	Floyd, Gordon	RM 4, Rome, to RM 51, confluence with Conasauga River southwest of Cherokee Indian Memorial	47	1982		S, R, H, C	Inviting flat water stream; numerous recorded archaeological sites.	
Satilla River	Pierce, Ware, Atkinson, Coffee, Irwin, Ben Hill	RM 122, junction of Kettle Creek above town of Waycross, to RM 203, headwaters northeast of Fitzgerald	81	1982		S, R, G, F, W, H, C	See initial comments.	
Satilla River	Camden, Charlton, Brantley, Pierce, Ware	RM 0, Atlantic Ocean, to RM 119, one mile below US 82 bridge and town of Waycross	119	1982		S, R, G, F, W, H, C	Meandering blackwater river located in Lower Coastal Plain; underlain with beds of sand, clay, limestone, and marl; white sand bars; 15 to 50 foot high bluffs; abundance and diversity of wildlife; heavily canopied with cypress-tupelo stands.	
Savannah River	Elbert, Hart	RM 265, Beer Garden Creek junction above Clarkhill Reservoir, to RM 292, Lake Hartwell Dam	27	1982		S, R, G, F, W, H, C	See initial comments.	SC

Savannah River	Chatham, Effingham, Screven, Burke, Richmond	RM 20, King's Island, to RM 190, Bush Field near Augusta	170	1982		S, R, G, F, W, H, C	Forms boundary between Georgia and South Carolina; topography characteristic of Lower Piedmont and Coastal Plain Province; relatively flat; dotted with islands and high banks, including Silver Bluffs area; heavily canopied with hardwood communities dominated by oak, hickory and gum.	SC
Sope Creek	Cobb	RM 0, confluence with Chattahoochee River, to RM 7, GA 120 bridge	7	1982		S, R, G, F, W, H, C	Small but scenic valley stream that flows across low quartzite ridges West of Blackjack Mountain and a thick sequence of biotite gneisses and mica schists; many hazardous rapids and ledges in lower stretch.	
South Chickamauga River	Catoosa	RM 17, TN State line, to RM 28, Ringgold	11	1982		S, R, W, H	Scenic pastoral float stream.	
South River	Newton, Henry, Rockdale, DeKalb	RM 12, GA 81 bridge above Snapping Shoals Dam, to RM 46, Corn Creek junction	34	1982		S, R, G	Scenic meandering stream that flows through picturesque forested corridor; gravel bars, shoals, and coves.	
Spring Creek River	Decatur, Miller	RM 20, backwaters of Lake Seminole, to RM 45, one-half mile below Early County line	25	1982		S, R, G, F, W	Interesting stream with under water springs and limestone bed; magnificent mollusk and reptile fauna.	
St. Marys and North Prong	Camden, Charlton	RM 0, Atlantic Ocean, to RM 120, one mile below GA 94 bridge in Okfenokke Swamp	120	1982		S, R, G, F, W, H, C	Attractive, clear, subtropical swamp river with varied and colorful flora and white sandbars; forms boundary between Florida and Georgia; habitat for numerous rare mammals including the cougar and Florida bear.	FL
Sweetwater Creek	Douglas	RM 0, confluence with Chattahoochee River, to RM 9, Skyview Drive	9	1982		S, R, G, H, C	Scenic stream ideal for nature study and hiking.	
Sweetwater Creek	Cobb, Paulding, Carroll	RM 19, Lithia Springs Road bridge, to RM 42, headwaters	23	1982		S, R, G, H, C	See initial comments.	
Talking Rock River	Murray, Gordon, Gilmer, Pickens	RM 3, backwaters of Regulation Reservoir, to RM 21, one mile below GA 5 bridge	18	1982		S, R, G, H, C	Fast flowing, remarkably scenic and pristine semi-wild mountain stream with high cliffs, many granite outcrops and intermediate rapids.	
Towaliga River	Monroe	RM 0, confluence with Ocmulgee River, to RM 21, High Falls State Park	21	1982		S, R, G, F	Small twisting wilderness stream with numerous rocky shoals and sandbars.	
Withlacoochee and Camp Creek	Brooks, Lowndes, Cook, Berrien	RM 26, FL State line, to RM 110, two miles above GA State Road S547 bridge	84	1982		S, R, G, F, W	Crystal clear springs and white-water shoals in primitive wilderness setting.	

Appendix R:
Environmental Justice

Environmental Justice (CEST and EA)

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	
Reference		
https://www.hudexchange.info/environmental-review/environmental-justice		

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?

☒ Yes → *Continue to Question 2.*

☐ No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

2. Were these adverse environmental impacts disproportionately high for low-income and/or minority communities?

☒ Yes

Explain:

According to the NEPAassist website accessed at <https://nepassisttool.epa.gov/nepassist/nepamap.aspx>, the subject property is located in a low-income and predominantly minority area within the City of Augusta, as 56.6% of the population in the area surrounding the subject property is below the poverty level, and the percent minority for the subject property and its surrounding area is 93%.

→ *Continue to Question 3. Provide any supporting documentation.*

☐ No

Explain:

→ *Continue to the Worksheet Summary and provide any supporting documentation.*

3. All adverse impacts should be mitigated. Explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

☒ Mitigation as follows will be implemented:

As outlined within the Contamination and Toxic Substances evaluation, D3G concludes that the identified elevated concentrations of Select VOC constituent (1,3-Butadiene) identified within the soil gas sample (SG-2) above the USEPA Resident Target Sub-slab and Near-source Soil Gas Vapor Intrusion Screening Levels (VISLs) (TCR-1E-05/THQ=1.0) pose a threat to the environment and the health of the existing/future tenants, potentially representing a potential Vapor Intrusion Condition (VIC) within the soil gas to indoor air pathway,

and representing a potential unacceptable risk (currently) under HUD's toxics policy at 50.3(i) in regard to unrestricted residential use criteria within the Areas of Concern (AOCs) investigated during this Limited Phase II ESA investigation. D3G recommends following the recommendations laid out within the Limited Phase II ESA produced by D3G dated August 16, 2022.

→ *Continue to Question 4.*

☐ No mitigation is necessary.

Explain why mitigation will not be made here:

→ *Continue to Question 4.*

4. Describe how the affected low-income or minority community was engaged or meaningfully involved in the decision on what mitigation actions, if any, will be taken.

None

→ *Continue to the Worksheet Summary and provide any supporting documentation.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

According to the NEPAssist website accessed at <https://nepassisttool.epa.gov/nepassist/nepamap.aspx>, the subject property is located in a low-income and predominantly minority area within the City of Augusta, as 56.6% of the population in the area surrounding the subject property is below the poverty level, and the percent minority for the subject property and its surrounding area is 93%.

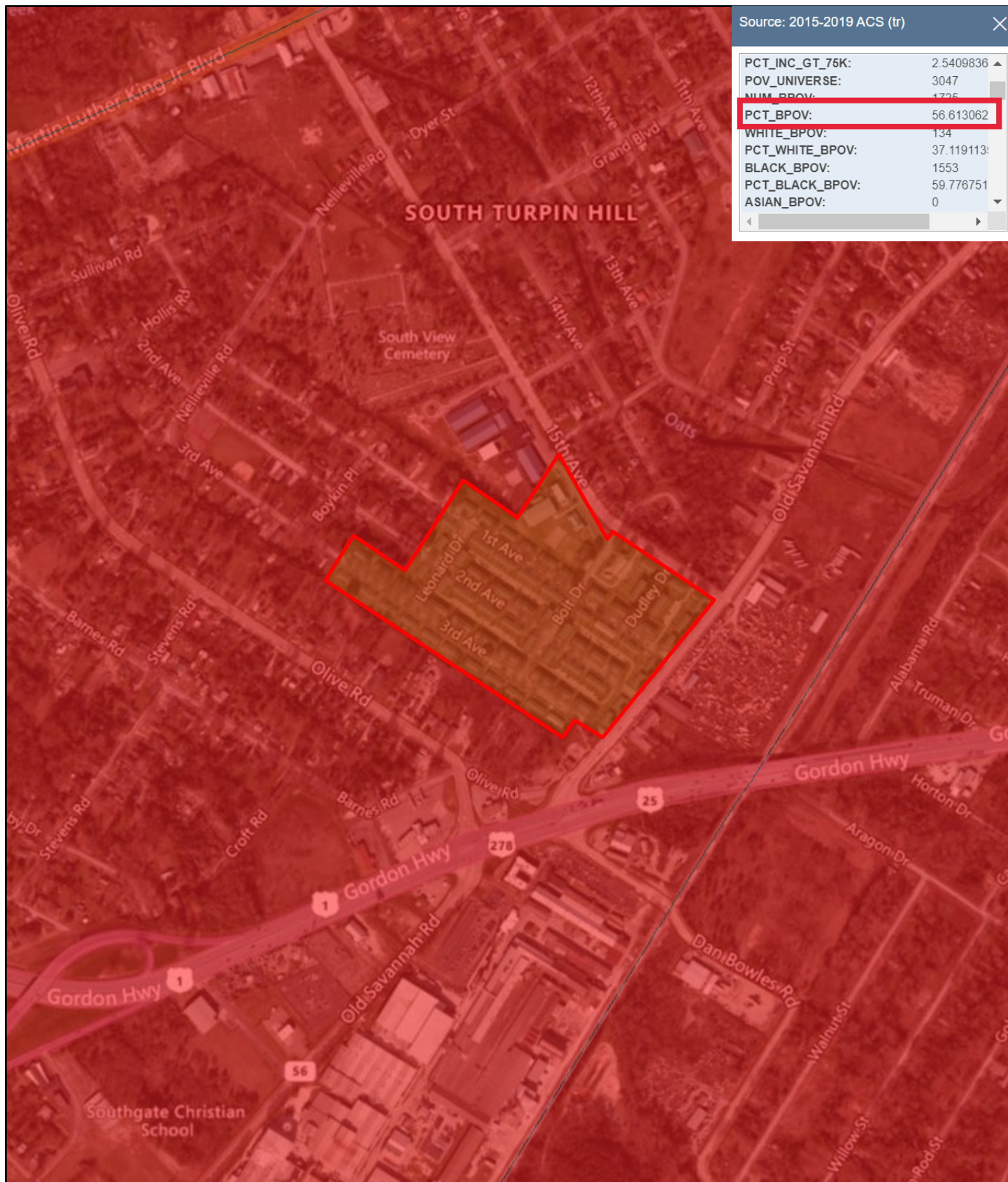
As outlined within the Contamination and Toxic Substances evaluation, D3G concludes that the identified elevated concentrations of Select VOC constituent (1,3-Butadiene) identified within the soil gas sample (SG-2) above the USEPA Resident Target Sub-slab and Near-source Soil Gas Vapor Intrusion Screening Levels (VISLs) (TCR-1E-05/THQ=1.0) pose a threat to the environment and the health of the existing/future tenants, potentially representing a potential Vapor Intrusion Condition (VIC) within the soil gas to indoor air pathway, and representing a potential unacceptable risk (currently) under HUD's toxics policy at 50.3(i) in regard to unrestricted residential use criteria within the Areas of Concern (AOCs) investigated during this Limited Phase II ESA investigation. D3G recommends following the recommendations laid out within the Limited Phase II ESA produced by D3G dated August 16, 2022.

Therefore, the project is not currently in compliance with HUD's Environmental Justice requirements. However, the demolition of the current subject property structures will effectively mitigate the vapor concerns at the subject property. Therefore, D3G recommends following through with the SAC application to have the structures demolished. Any future new construction at the property will need to follow the recommendations laid out within the Limited Phase II ESA, provided under separate cover. Upon completion of the mitigation measures outlined within the Limited Phase II ESA, there will be no adverse impacts that would impact residents at the subject property and/or surrounding area.

Are formal compliance steps or mitigation required?

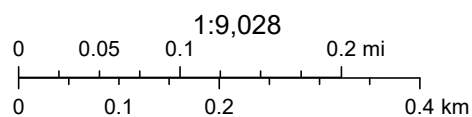
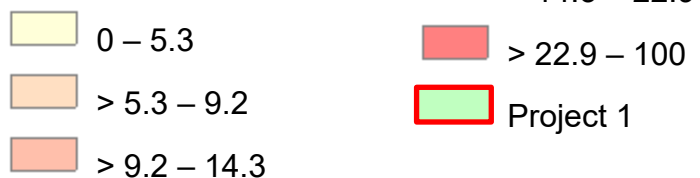
- ☒ Yes
☐ No

Percent Population Below Poverty Level



April 27, 2022

Source: 2015-2019 ACS (tr)



Location: User-specified point center at 33.442362, -81.998407

Ring (buffer): 0.5-miles radius

Description:

Summary of ACS Estimates		2015 - 2019	
Population		1,697	
Population Density (per sq. mile)		2,083	
People of Color Population		1,580	
% People of Color Population		93%	
Households		641	
Housing Units		788	
Housing Units Built Before 1950		206	
Per Capita Income		11,617	
Land Area (sq. miles) (Source: SF1)		0.81	
% Land Area		100%	
Water Area (sq. miles) (Source: SF1)		0.00	
% Water Area		0%	
		2015 - 2019 ACS Estimates	Percent MOE (±)
Population by Race			
Total		1,697	100% 346
Population Reporting One Race		1,672	99% 550
White		127	7% 107
Black		1,542	91% 364
American Indian		0	0% 40
Asian		3	0% 13
Pacific Islander		0	0% 13
Some Other Race		0	0% 13
Population Reporting Two or More Races		25	1% 74
Total Hispanic Population		18	1% 82
Total Non-Hispanic Population		1,679	
White Alone		117	7% 107
Black Alone		1,534	90% 364
American Indian Alone		0	0% 40
Non-Hispanic Asian Alone		3	0% 13
Pacific Islander Alone		0	0% 13
Other Race Alone		0	0% 13
Two or More Races Alone		25	1% 74
Population by Sex			
Male		851	50% 212
Female		847	50% 231
Population by Age			
Age 0-4		131	8% 173
Age 0-17		518	30% 200
Age 18+		1,180	70% 193
Age 65+		225	13% 90

Data Note: Detail may not sum to totals due to rounding. Hispanic population can be of any race.

N/A means not available. **Source:** U.S. Census Bureau, American Community Survey (ACS) 2015 - 2019

Location: User-specified point center at 33.442362, -81.998407

Ring (buffer): 0.5-miles radius

Description:

	2015 - 2019 ACS Estimates	Percent	MOE (±)
Population 25+ by Educational Attainment			
Total	1,097	100%	226
Less than 9th Grade	67	6%	41
9th - 12th Grade, No Diploma	307	28%	141
High School Graduate	429	39%	132
Some College, No Degree	231	21%	215
Associate Degree	20	2%	28
Bachelor's Degree or more	42	4%	52
Population Age 5+ Years by Ability to Speak English			
Total	1,566	100%	321
Speak only English	1,545	99%	290
Non-English at Home ¹⁺²⁺³⁺⁴	21	1%	48
¹ Speak English "very well"	21	1%	48
² Speak English "well"	0	0%	13
³ Speak English "not well"	0	0%	13
⁴ Speak English "not at all"	0	0%	13
³⁺⁴ Speak English "less than well"	0	0%	13
²⁺³⁺⁴ Speak English "less than very well"	0	0%	13
Linguistically Isolated Households*			
Total	0	0%	13
Speak Spanish	0	0%	13
Speak Other Indo-European Languages	0	0%	13
Speak Asian-Pacific Island Languages	0	0%	13
Speak Other Languages	0	0%	13
Households by Household Income			
Household Income Base	641	100%	113
< \$15,000	369	58%	100
\$15,000 - \$25,000	84	13%	82
\$25,000 - \$50,000	134	21%	72
\$50,000 - \$75,000	37	6%	41
\$75,000 +	17	3%	35
Occupied Housing Units by Tenure			
Total	641	100%	113
Owner Occupied	217	34%	71
Renter Occupied	424	66%	100
Employed Population Age 16+ Years			
Total	1,225	100%	229
In Labor Force	503	41%	121
Civilian Unemployed in Labor Force	221	18%	104
Not In Labor Force	722	59%	159

Data Note: Detail may not sum to totals due to rounding. Hispanic population can be of anyrace.

N/A means not available. **Source:** U.S. Census Bureau, American Community Survey (ACS)

*Households in which no one 14 and over speaks English "very well" or speaks English only.

EJSCREEN ACS Summary Report



Location: User-specified point center at 33.442362, -81.998407

Ring (buffer): 0.5-miles radius

Description:

	2015 - 2019 ACS Estimates	Percent	MOE (±)
Population by Language Spoken at Home*			
Total (persons age 5 and above)	1,014	100%	378
English	998	98%	373
Spanish	13	1%	49
French	0	0%	13
French Creole	N/A	N/A	N/A
Italian	N/A	N/A	N/A
Portuguese	N/A	N/A	N/A
German	0	0%	13
Yiddish	N/A	N/A	N/A
Other West Germanic	N/A	N/A	N/A
Scandinavian	N/A	N/A	N/A
Greek	N/A	N/A	N/A
Russian	N/A	N/A	N/A
Polish	N/A	N/A	N/A
Serbo-Croatian	N/A	N/A	N/A
Other Slavic	N/A	N/A	N/A
Armenian	N/A	N/A	N/A
Persian	N/A	N/A	N/A
Gujarathi	N/A	N/A	N/A
Hindi	N/A	N/A	N/A
Urdu	N/A	N/A	N/A
Other Indic	N/A	N/A	N/A
Other Indo-European	0	0%	13
Chinese	0	0%	13
Japanese	N/A	N/A	N/A
Korean	0	0%	13
Mon-Khmer, Cambodian	N/A	N/A	N/A
Hmong	N/A	N/A	N/A
Thai	N/A	N/A	N/A
Laotian	N/A	N/A	N/A
Vietnamese	0	0%	13
Other Asian	3	0%	11
Tagalog	0	0%	13
Other Pacific Island	N/A	N/A	N/A
Navajo	N/A	N/A	N/A
Other Native American	N/A	N/A	N/A
Hungarian	N/A	N/A	N/A
Arabic	0	0%	13
Hebrew	N/A	N/A	N/A
African	N/A	N/A	N/A
Other and non-specified	0	0%	13
Total Non-English	16	2%	531

Data Note: Detail may not sum to totals due to rounding. Hispanic population can be of any race.

N/A means not available. **Source:** U.S. Census Bureau, American Community Survey (ACS) 2015 - 2019.

*Population by Language Spoken at Home is available at the census tract summary level and up.

Appendix S:

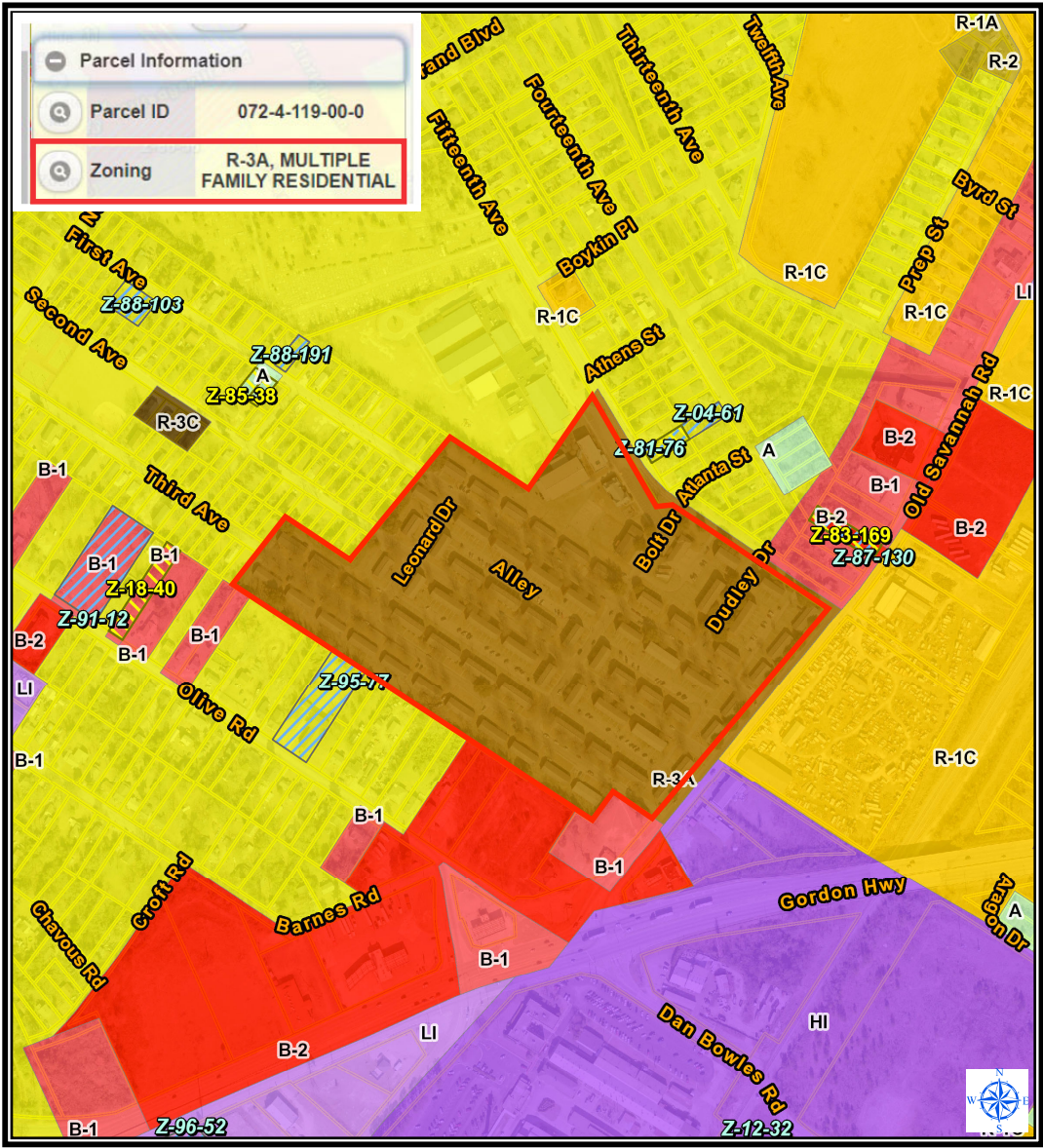
Environmental Assessment Factors Source Documentation

**No documents have been associated
with this appendix.**

Appendix S.1:

Land Development EA Factors

Zoning Map



Augusta, GA
Department of Information Technology
Geospatial Information Solutions (GIS) Division
535 Telfair St Bldg 2000 | Augusta, GA 30901
www.augustaga.gov/gis | gis@augustaga.gov

Augusta, GA Disclaimer
The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the consolidated government of Augusta, GA, Augusta, GA and the companies contracted to develop these data assume no legal responsibilities for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta Commission.

Like, Follow, Share #AugustaGIS

Map Scale 1 inch = 400 feet
Print Date May 4, 2022

Appendix I
Environmental
Assessment
Factors



Dogwood Terrace
2053 Old Savannah Road
Augusta, Georgia

Zoning Map

DOMINION
DUE DILIGENCE
GROUP



Appendix I
Site
Topographic
Map



Dogwood Terrace
2053 Old Savannah Road
Augusta, Georgia

*Topographic Quadrangle: Augusta East,
Georgia 2020*

**DOMINION
DUE DILIGENCE
GROUP**



Appendix A
Site
Topographic
Map



Dogwood Terrace
2053 Old Savannah Road
Augusta, Georgia

*Topographic Quadrangle: Augusta West,
Georgia 2020*

**DOMINION
DUE DILIGENCE
GROUP**

[HIDE STATS & SEARCH](#)

THREAT RADIUS

0

people live within the threat radius

THREATENED SCHOOLS

0

students within the threat radius

SCHOOLS & SMOG

21,842

lost school days due to oil & gas ozone smog

COUNTIES AT RISK

0

counties with elevated cancer risk concern

OIL AND GAS FACILITIES

0

wells, compressors & processors

THREATENED SCHOOLS

0

schools & day cares within the threat radius

KIDS' ASTHMA & SMOG

29,961

childhood asthma attacks due to oil & gas ozone smog

THREAT RADIUS

0

square miles lie within the threat radius

 Search[TAKE ACTION](#)

mapbox

☒ satellite | ☐ street

+

-

▲

County Selected: Richmond County - Click card below to show data



Threat Radius



Oil and Gas Facilities



Schools & Daycares



Ozone Smog



Air Toxics



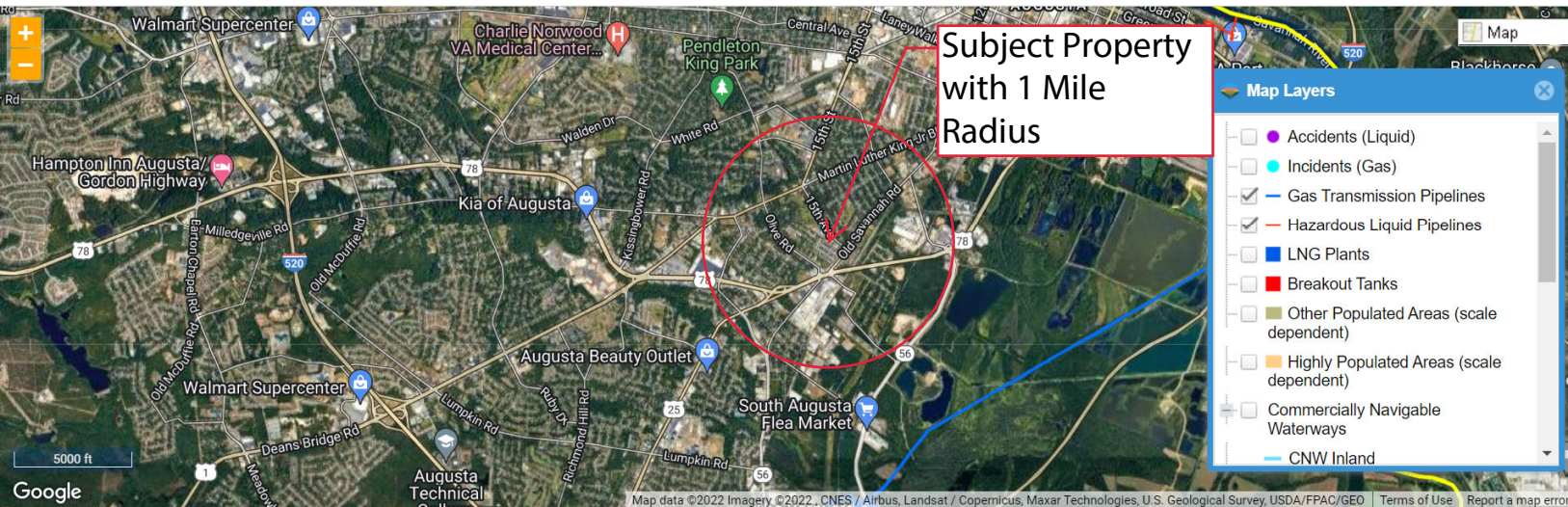
Medical Facilities



Infrared Videos



Community Stories



Appendix S.2:

Socioeconomic EA Factors

Location: User-specified point center at 33.442362, -81.998407

Ring (buffer): 0.5-miles radius

Description:

Summary of ACS Estimates		2015 - 2019	
Population		1,697	
Population Density (per sq. mile)		2,083	
People of Color Population		1,580	
% People of Color Population		93%	
Households		641	
Housing Units		788	
Housing Units Built Before 1950		206	
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Land Area (sq. miles) (Source: SF1)		0.81	
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% Water Area		0%	
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Total		1,697	100% 346
Population Reporting One Race		1,672	99% 550
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Black		1,542	91% 364
American Indian		0	0% 40
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Data Note: Detail may not sum to totals due to rounding. Hispanic population can be of any race.

N/A means not available. **Source:** U.S. Census Bureau, American Community Survey (ACS) 2015 - 2019

Location: User-specified point center at 33.442362, -81.998407

Ring (buffer): 0.5-miles radius

Description:

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Data Note: Detail may not sum to totals due to rounding. Hispanic population can be of anyrace.

N/A means not available. **Source:** U.S. Census Bureau, American Community Survey (ACS)

*Households in which no one 14 and over speaks English "very well" or speaks English only.

EJSCREEN ACS Summary Report



Location: User-specified point center at 33.442362, -81.998407

Ring (buffer): 0.5-miles radius

Description:

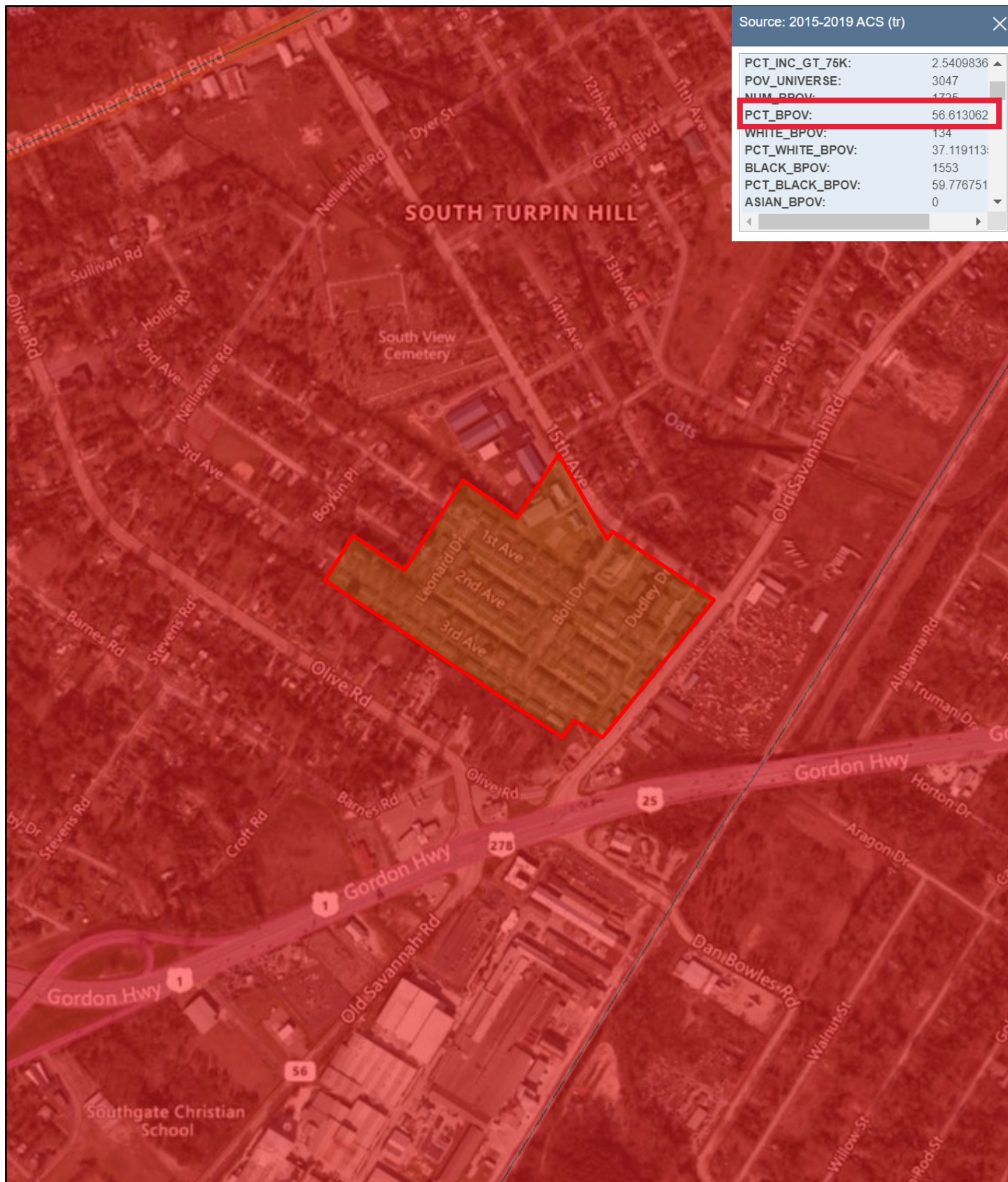
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Yiddish	N/A	N/A	N/A
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Scandinavian	N/A	N/A	N/A
Greek	N/A	N/A	N/A
Russian	N/A	N/A	N/A
Polish	N/A	N/A	N/A
Serbo-Croatian	N/A	N/A	N/A
Other Slavic	N/A	N/A	N/A
Armenian	N/A	N/A	N/A
Persian	N/A	N/A	N/A
Gujarathi	N/A	N/A	N/A
Hindi	N/A	N/A	N/A
Urdu	N/A	N/A	N/A
Other Indic	N/A	N/A	N/A
Other Indo-European	0	0%	13
Chinese	0	0%	13
Japanese	N/A	N/A	N/A
Korean	0	0%	13
Mon-Khmer, Cambodian	N/A	N/A	N/A
Hmong	N/A	N/A	N/A
Thai	N/A	N/A	N/A
Laotian	N/A	N/A	N/A
Vietnamese	0	0%	13
Other Asian	3	0%	11
Tagalog	0	0%	13
Other Pacific Island	N/A	N/A	N/A
Navajo	N/A	N/A	N/A
Other Native American	N/A	N/A	N/A
Hungarian	N/A	N/A	N/A
Arabic	0	0%	13
Hebrew	N/A	N/A	N/A
African	N/A	N/A	N/A
Other and non-specified	0	0%	13
Total Non-English	16	2%	531

Data Note: Detail may not sum to totals due to rounding. Hispanic population can be of any race.

N/A means not available. **Source:** U.S. Census Bureau, American Community Survey (ACS) 2015 - 2019.

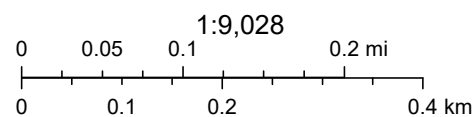
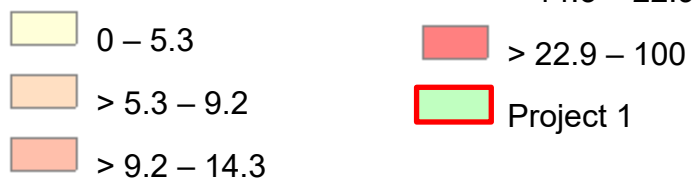
*Population by Language Spoken at Home is available at the census tract summary level and up.

Percent Population Below Poverty Level



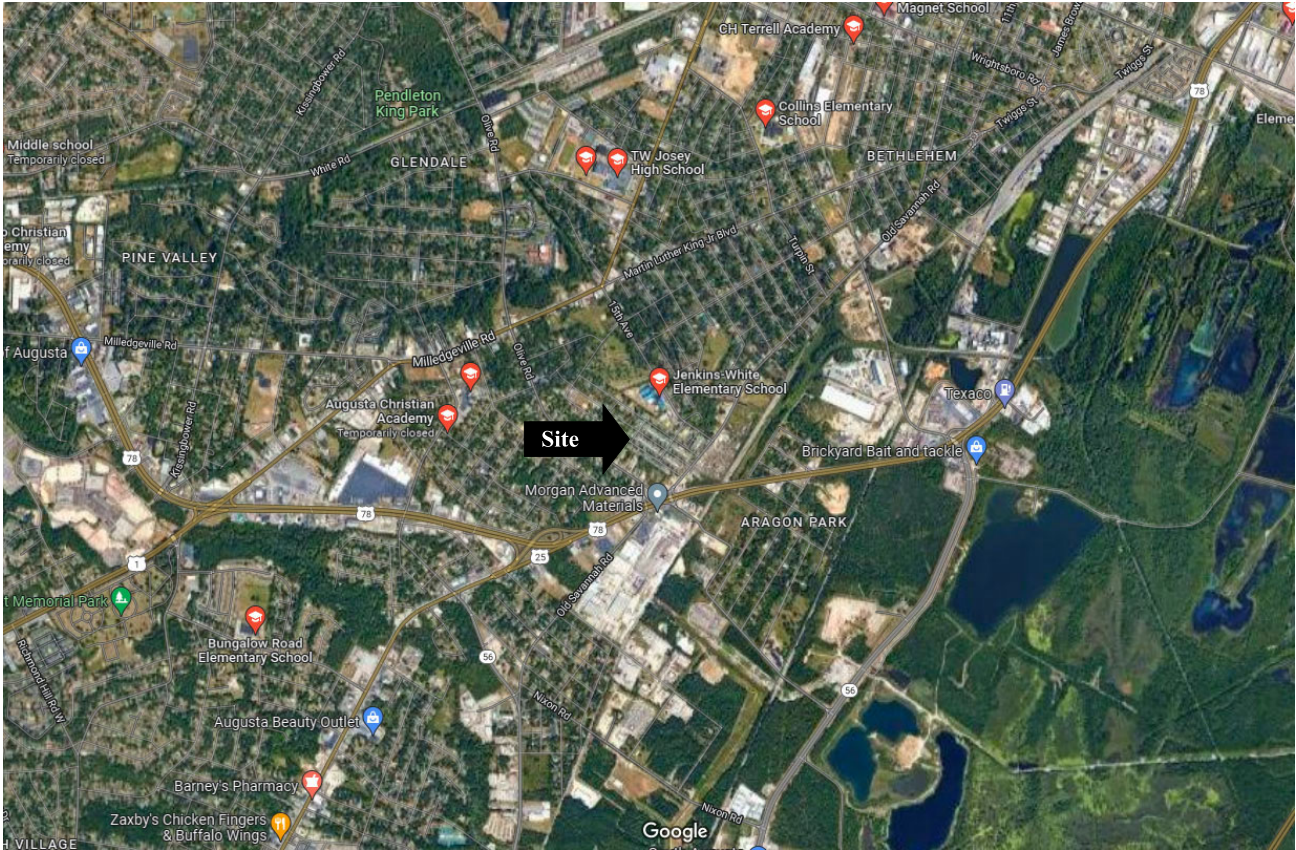
April 27, 2022

Source: 2015-2019 ACS (tr)

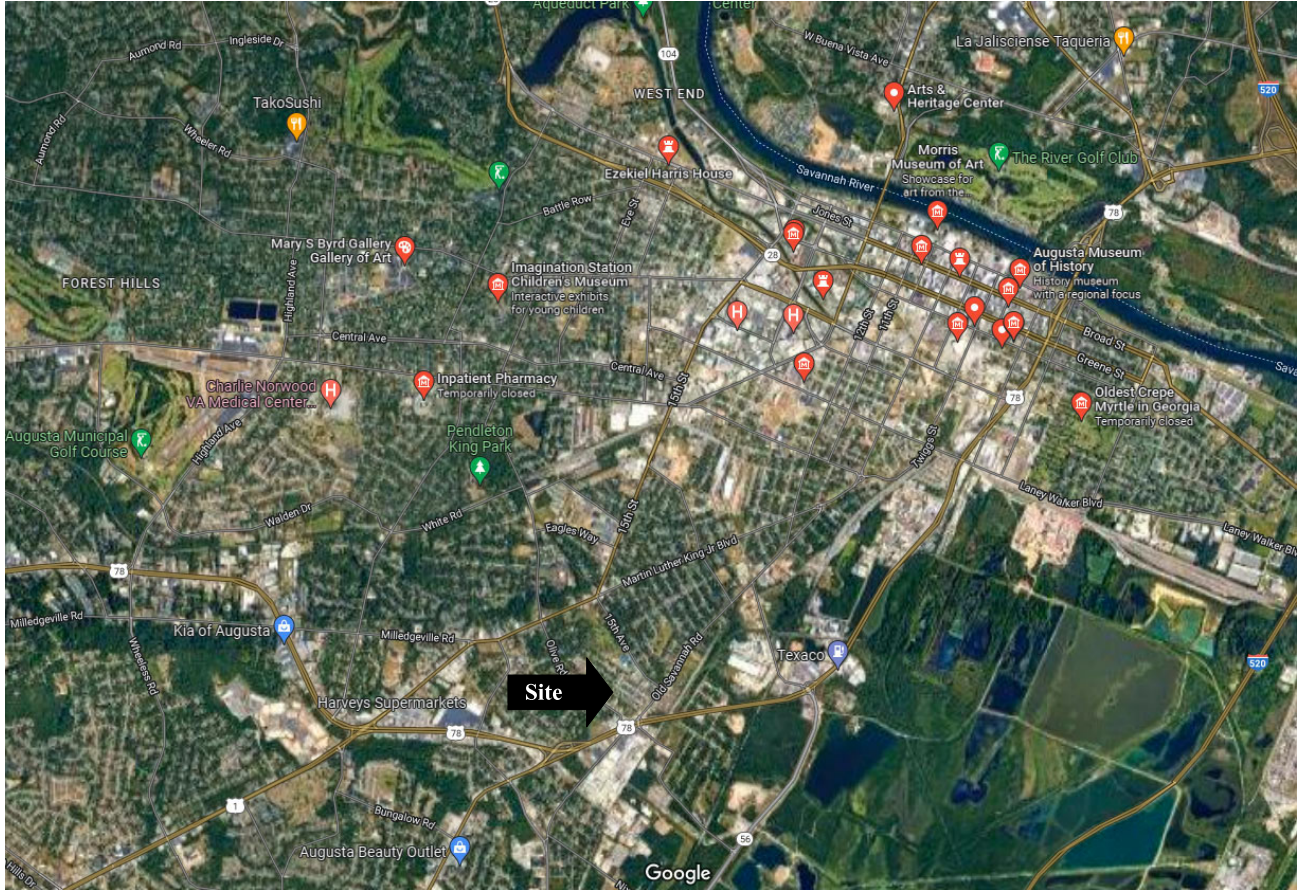


Appendix S.3:

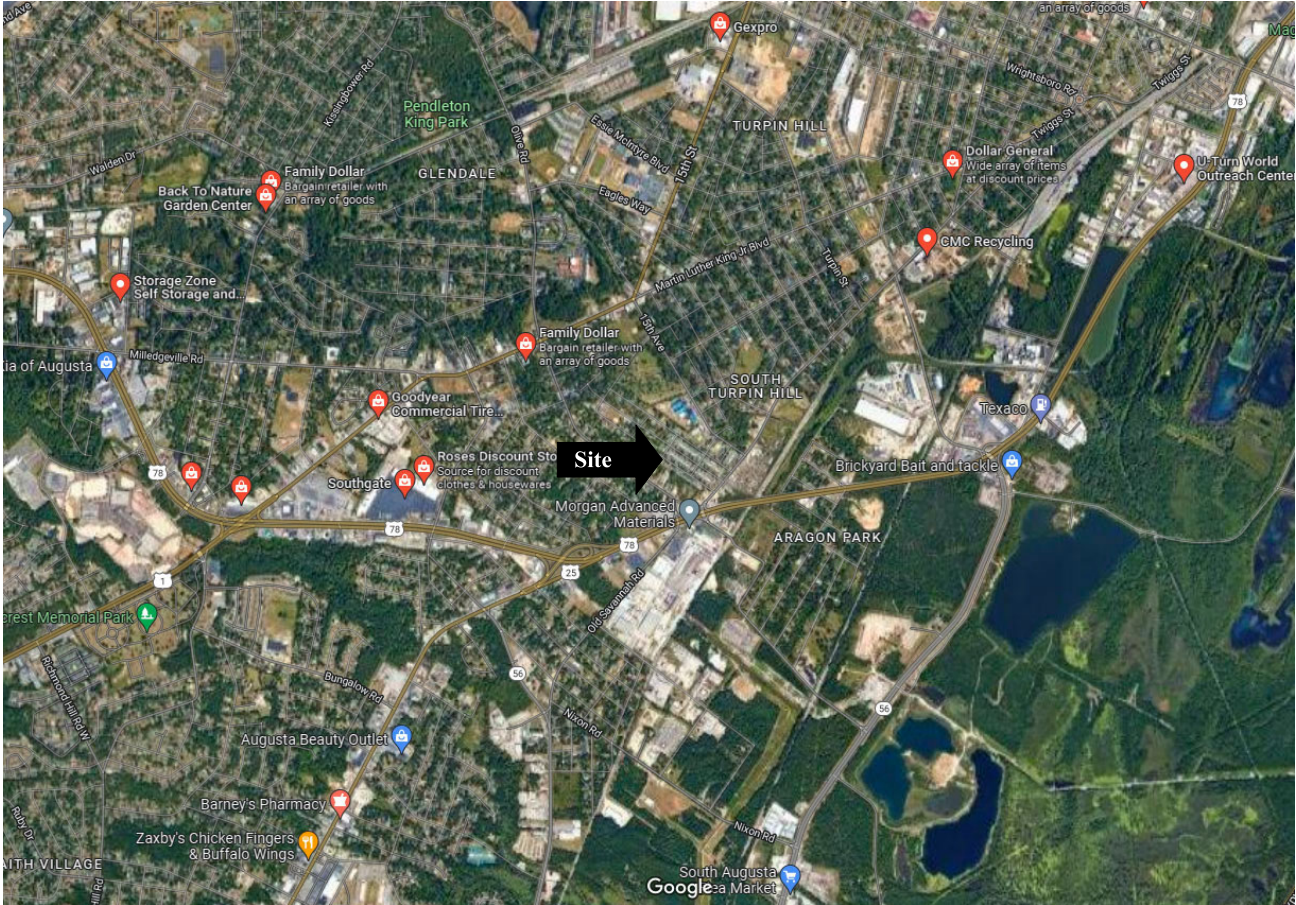
**Community Facilities and Services EA
Factors**



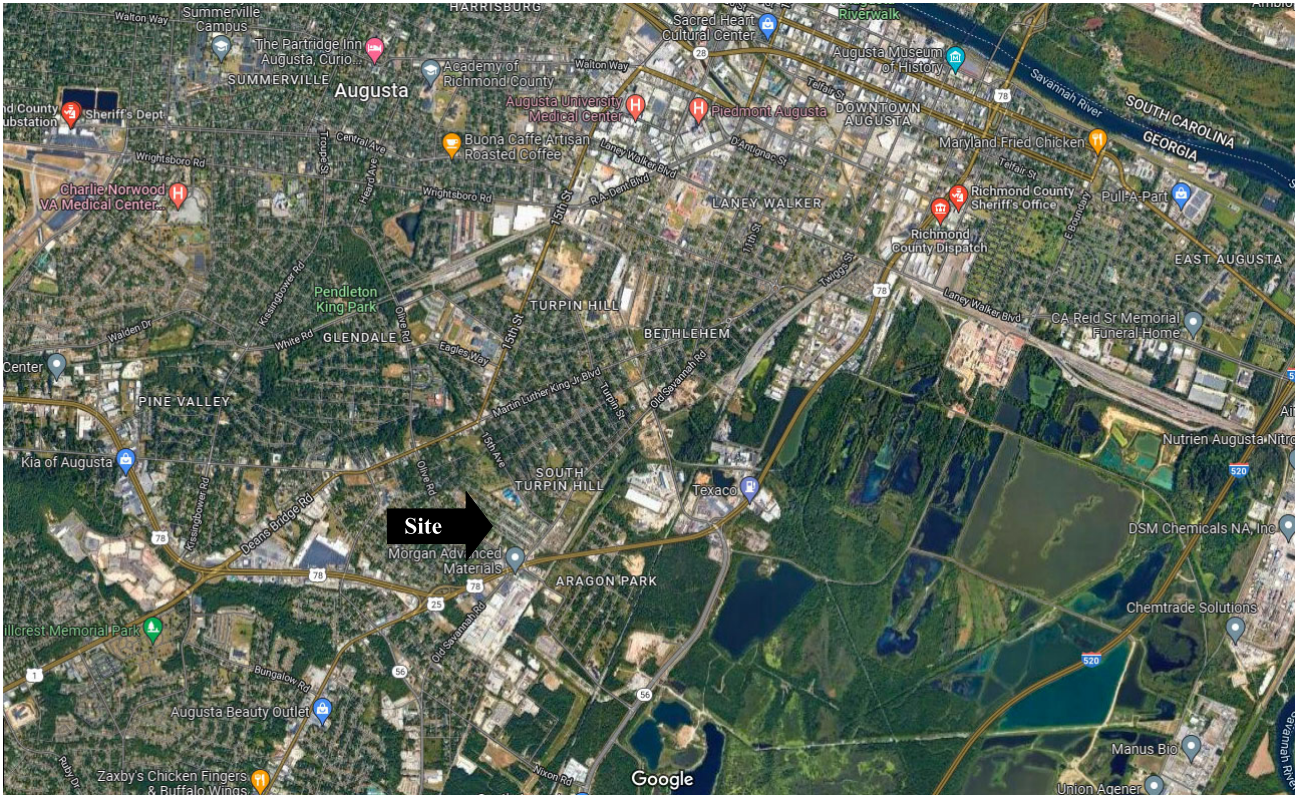
<p><u>Appendix I</u> Environmental Assessment Factors</p>	<p>↑ N</p>	<p>Dogwood Terrace 2053 Old Savannah Road Augusta, Georgia</p> <p><i>Educational Facilities</i></p>	<p>DOMINION DUE DILIGENCE GROUP</p>
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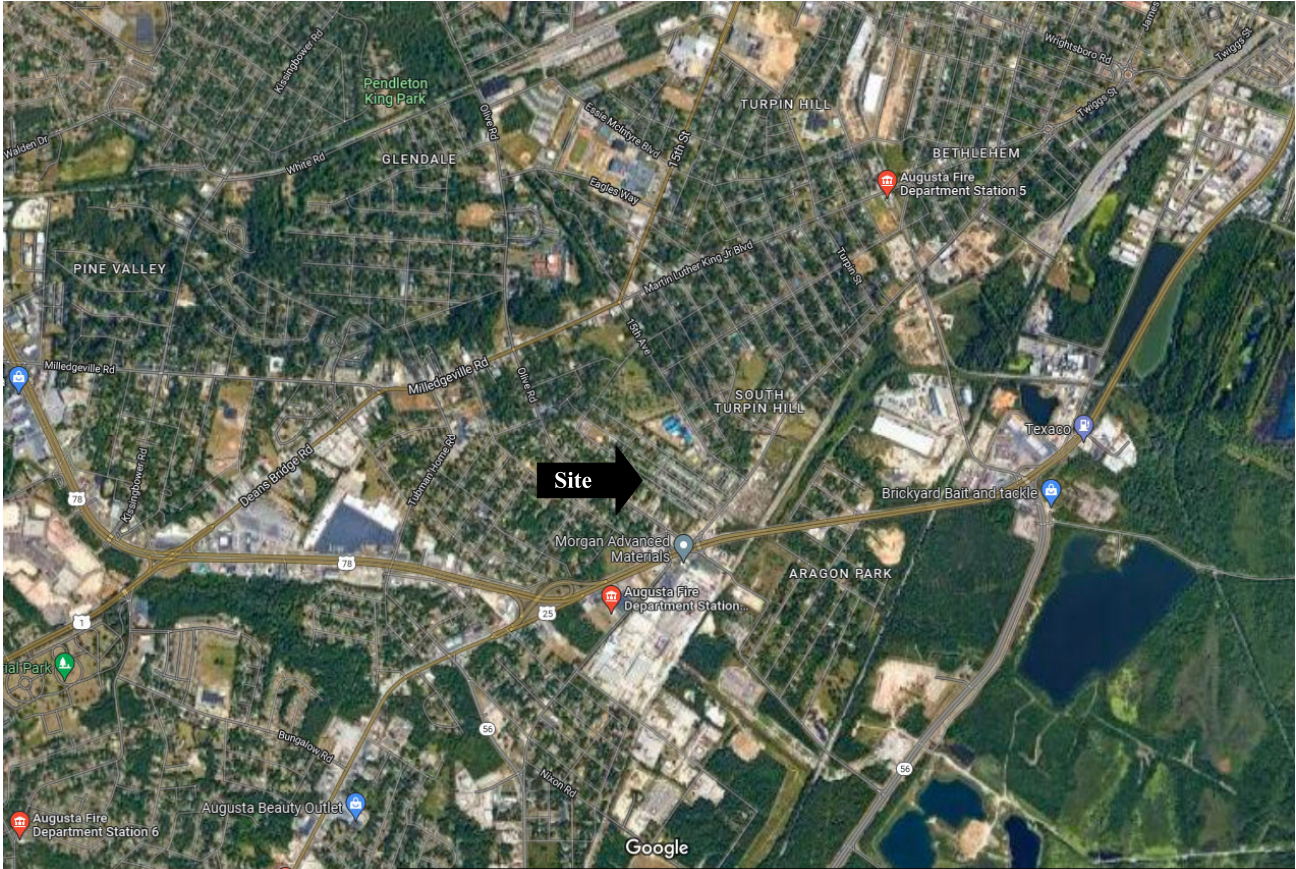
<p>Appendix I Environmental Assessment Factors</p>	<p>↑ N</p>	<p>Dogwood Terrace 2053 Old Savannah Road Augusta, Georgia</p> <p><i>Cultural Facilities</i></p>	<p>DOMINION DUE DILIGENCE GROUP</p>
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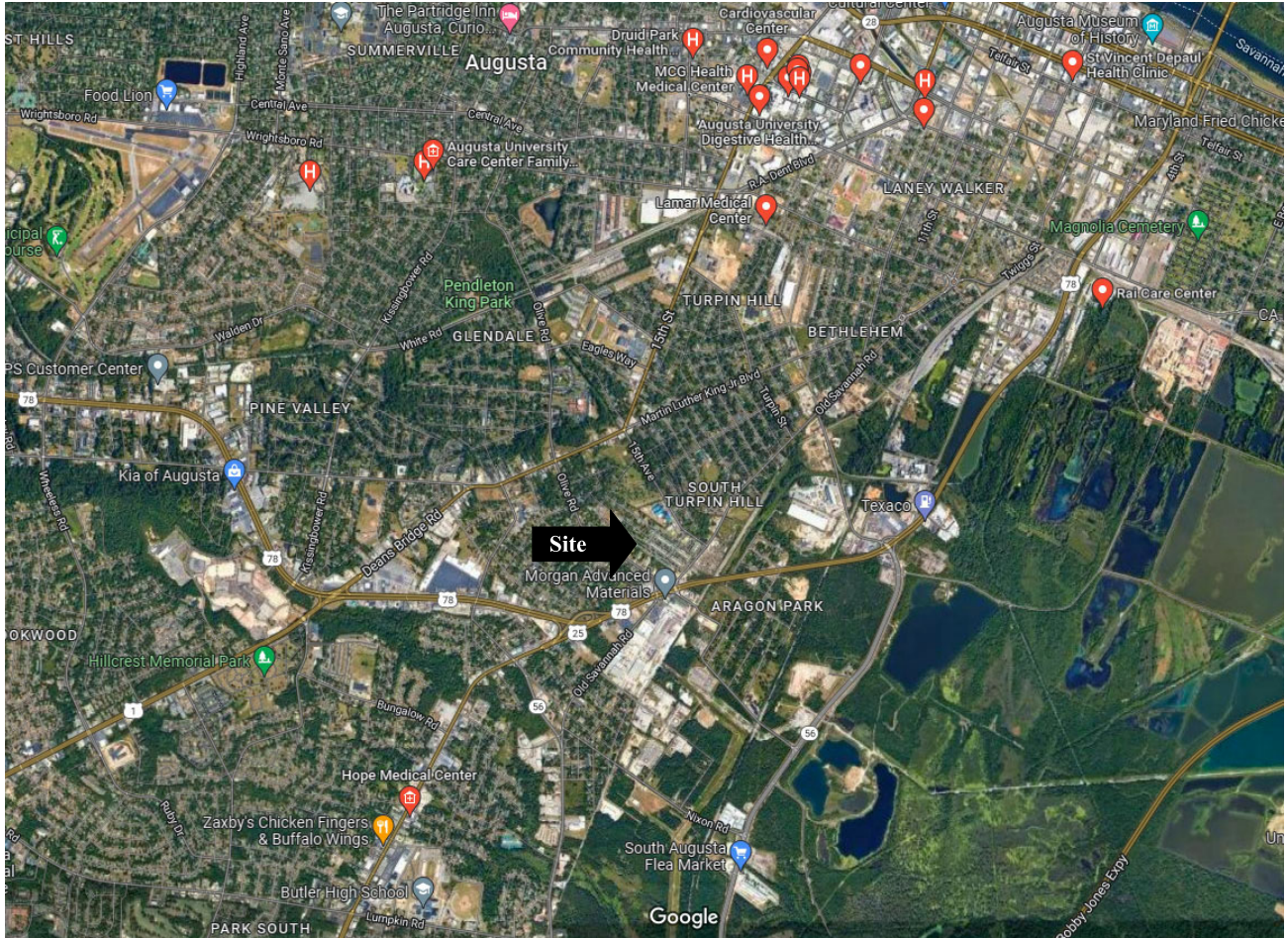
<p>Appendix I Environmental Assessment Factors</p>	<p>↑ N</p>	<p>Dogwood Terrace 2053 Old Savannah Road Augusta, Georgia</p> <p><i>Commercial Facilities</i></p>	<p>DOMINION DUE DILIGENCE GROUP</p>
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<p><u>Appendix I</u> Environmental Assessment Factors</p>	<p>↑ N</p>	<p>Dogwood Terrace 2053 Old Savannah Road Augusta, Georgia</p> <p><i>Public Safety Facilities - Police Services</i></p>	<p>DOMINION DUE DILIGENCE GROUP</p>
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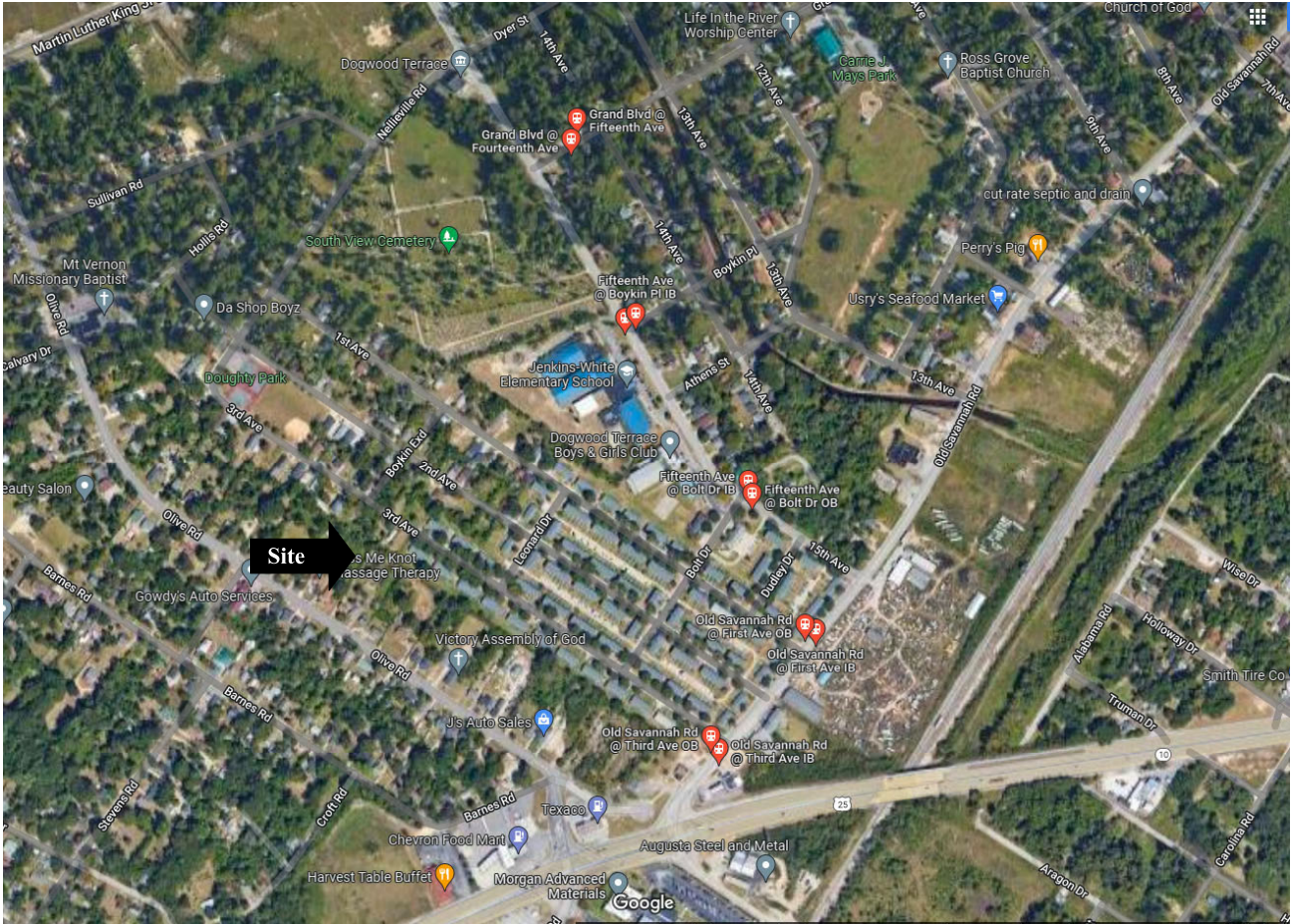
<p><u>Appendix I</u> Environmental Assessment Factors</p>	<p>↑ N</p>	<p>Dogwood Terrace 2053 Old Savannah Road Augusta, Georgia</p> <p><i>Public Safety Facilities - Fire Services</i></p>	<p>DOMINION DUE DILIGENCE GROUP</p>
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<p>Appendix I Environmental Assessment Factors</p>	<p>↑ N</p>	<p>Dogwood Terrace 2053 Old Savannah Road Augusta, Georgia</p> <p><i>Public Safety Facilities - Medical Services</i></p>	<p>DOMINION DUE DILIGENCE GROUP</p>
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<p>Appendix I Environmental Assessment Factors</p>	<p>↑ N</p>	<p>Dogwood Terrace 2053 Old Savannah Road Augusta, Georgia</p> <p><i>Parks and Recreation Facilities</i></p>	<p>DOMINION DUE DILIGENCE GROUP</p>
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<p>Appendix I Environmental Assessment Factors</p>	<p>↑ N</p>	<p>Dogwood Terrace 2053 Old Savannah Road Augusta, Georgia</p> <p><i>Public Transportation Facilities</i></p>	<p>DOMINION DUE DILIGENCE GROUP</p>
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Appendix S.4:
Natural Features EA Factors



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Georgia Ecological Services Field Office
355 East Hancock Avenue
Room 320
Athens, GA 30601-2523
Phone: (706) 613-9493 Fax: (706) 613-6059



In Reply Refer To:
Project Code: 2022-0036479
Project Name: Dogwood Terrace

April 27, 2022

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

Thank you for your request for information on federally listed species and important wildlife habitats that may occur in your project area. The U.S. Fish and Wildlife Service (Service) has responsibility for certain species of wildlife under the Endangered Species Act (ESA) of 1973 as amended (16 USC 1531 et seq.), the Migratory Bird Treaty Act (MBTA) as amended (16 USC 701-715), Fish and Wildlife Coordination Act (FWCA) (48 Stat. 401, as amended; 16 U.S.C. 661 et seq.) and the Bald and Golden Eagle Protection Act (BGEPA) as amended (16 USC 668-668c). We are providing the following guidance to assist you in determining which federally imperiled species may or may not occur within your project area and to recommend some conservation measures that can be included in your project design if you determine those species or designated critical habitat may be affected by your proposed project.

FEDERALLY-LISTED SPECIES AND DESIGNATED CRITICAL HABITAT

Attached is a list of endangered, threatened, and proposed species that may occur in your project area. Your project area may not necessarily include all or any of these species. Under the ESA, it is the responsibility of the Federal action agency, project proponent, or their designated representative to determine if a proposed action "may affect" endangered, threatened, or proposed species, or designated critical habitat, and if so, to consult with the Service further. Similarly, it is the responsibility of the Federal action agency or project proponent, not the Service, to make "no effect" determinations. If you determine that your proposed action will have "no effect" on threatened or endangered species or their respective critical habitat, you do not need to seek concurrence with the Service. Nevertheless, it is a violation of Federal law to harm or harass any federally listed threatened or endangered fish or wildlife species without the appropriate permit. If you need additional information to assist in your effect determination, please contact the Service.

If you determine that your proposed action may affect federally listed species, please consult with the Service. Through the consultation process, we will analyze information contained in a biological assessment or equivalent document that you provide. If your proposed action is associated with Federal funding or permitting, consultation will occur with the Federal agency under section 7(a)(2) of the ESA. Otherwise, an incidental take permit pursuant to section 10(a)(1)(B) of the ESA (also known as a Habitat Conservation Plan) may be necessary to exempt harm or harass federally listed threatened or endangered fish or wildlife species. For more information regarding formal consultation and HCPs, please see the Service's [Section 7 Consultation Library](#) and [Habitat Conservation Plans Library](#) Collections.

Action Area. The scope of federally listed species compliance not only includes direct effects, but also any indirect effects of project activities (e.g., equipment staging areas, offsite borrow material areas, or utility relocations). The action area is the spatial extent of an action's direct and indirect modifications or impacts to the land, water, or air (50 CFR 402.02). Large projects may have effects to land, water, or air outside the immediate footprint of the project, and these areas should be included as part of the action area. Effects to land, water, or air outside of a project footprint could include things like lighting, dust, smoke, and noise. To obtain a complete list of species, the action area should be uploaded or drawn in IPaC rather than just the project footprint.

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. An updated list may be requested through IPaC.

If you determine that your action may affect any federally listed species and would like technical assistance from our office, please send us a complete project review package (refer to Georgia Ecological Services' [Project Planning and Review](#) page for more details), including the following information (reference to these items can be found in 50 CFR§402.13 and 402.14):

1. A description of the proposed action, including any measures intended to avoid, minimize, or offset effects of the action. Consistent with the nature and scope of the proposed action, the description shall provide sufficient detail to assess the effects of the action on listed species and critical habitat, including:
 - The purpose of the action;
 - The duration and timing of the action;
 - The location of the action;
 - The specific components of the action and how they will be carried out;
 - Description of areas to be affected directly or indirectly by the action;
 - Maps, drawings, blueprints, or similar schematics of the action
 2. An updated Official Species List
-

3. Biological Assessments (may include habitat assessments and information on the presence of listed species in the action area);
4. Description of effects of the action on species in the action area and, if relevant, effect determinations for species and critical habitat;
5. Conservation measures and any other available information related to the nature and scope of the proposed action relevant to its effects on listed species or designated critical habitat (examples include: stormwater plans, management plans, erosion and sediment plans). Please see our [Georgia Planning and Consultation Tools](#) page for recommendations.

Please submit all consultation documents via email to gaes_assistance@fws.gov or by using IPaC, uploaded documents, and sharing the project with a specific Georgia Ecological Services staff member. If the project is on-going, documents can also be sent to the Georgia Ecological Services staff member currently working with you on your project. For Georgia Department of Transportation related projects, please work with the Office of Environmental Services ecologist to determine the appropriate USFWS transportation liaison.

WETLANDS AND FLOODPLAINS

Under Executive Orders 11988 and 11990, Federal agencies are required to minimize the destruction, loss, or degradation of wetlands and floodplains, and preserve and enhance their natural and beneficial values. These habitats should be conserved through avoidance, or mitigated to ensure that there would be no net loss of wetlands function and value. We encourage you to use the National Wetland Inventory (NWI) maps in conjunction with ground-truthing to identify wetlands occurring in your project area. The Service's [NWI program website](#) (<https://www.fws.gov/program/national-wetlands-inventory>) integrates digital map data with other resource information. We also recommend you contact the U.S. Army Corps of Engineers for permitting requirements under section 404 of the Clean Water Act if your proposed action could impact floodplains or wetlands.

MIGRATORY BIRDS

The MBTA prohibits the taking of migratory birds, nests, and eggs, except as permitted by the Service's [Migratory Birds Program](#) (<https://fws.gov/program/migratory-birds>). To minimize the likelihood of adverse impacts to migratory birds, we recommend construction activities occur outside the general bird nesting season from March through August, or that areas proposed for construction during the nesting season be surveyed, and when occupied, avoided until the young have fledged.

We recommend review of Birds of Conservation Concern to fully evaluate the effects to the birds at your site. This list identifies birds that are potentially threatened by disturbance and construction. It can be found at the Service's [Migratory Birds Conservation Library Collection](#) (<https://fws.gov/library/collections/migratory-bird-conservation-documents>).

Information related to best practices and migratory birds can be found at the Service's [Avoiding and Minimizing Incidental Take of Migratory Birds Library Collection](#) (<https://fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>).

BALD AND GOLDEN EAGLES

The bald eagle (*Haliaeetus leucocephalus*) was delisted under the ESA on August 9, 2007. Both the bald eagle and golden eagle (*Aquila chrysaetos*) are still protected under the MBTA and BGEPA. The BGEPA affords both eagles protection in addition to that provided by the MBTA, in particular, by making it unlawful to “disturb” eagles. Under the BGEPA, the Service may issue limited permits to incidentally “take” eagles (e.g., injury, interfering with normal breeding, feeding, or sheltering behavior nest abandonment). For information on bald and golden eagle management guidelines, we recommend you review information provided at the Service's [Bald and Golden Eagle Management Library Collection](https://fws.gov/library/collections/bald-and-golden-eagle-management) (<https://fws.gov/library/collections/bald-and-golden-eagle-management>).

NATIVE BATS

If your species list includes Indiana bat (*Myotis sodalis*) or northern long-eared bat (*M. septentrionalis*) and the project is expected to impact forested habitat that is appropriate for maternity colonies of these species, forest clearing should occur outside of the period when bats may be present. Federally listed bats could be actively present in forested landscapes from April 1 to October 15 of any year and have non-volant pups from May 15 to July 31 in any year. Non-volant pups are incapable of flight and are vulnerable to disturbance during that time.

Indiana, northern long-eared, and gray (*M. grisescens*) bats are all known to utilize bridges and culverts in Georgia. If your project includes maintenance, construction, or any other modification or demolition to transportation structures, a qualified individual should complete a survey of these structures for bats and submit your findings via the Georgia Bats in Bridges cell phone application, free on Apple and Android devices. Please include these findings in any biological assessment(s) or other documentation that is submitted to our office for technical assistance or consultation.

Additional information on bat avoidance and minimization can be found at Georgia Ecological Services' [Planning and Consultations Tools](#) and [Bat Conservation in Georgia](#) pages.

MONARCH BUTTERFLY

On December 20, 2020, the Service determined that listing the Monarch butterfly (*Danaus plexippus*) under the Endangered Species Act is warranted but precluded at this time by higher priority listing actions. With this finding, the monarch butterfly becomes a candidate for listing. The Service will review its status each year until we are able to begin developing a proposal to list the monarch.

As it is a candidate for listing, the Service welcomes conservation measures for this species. Recommended, and voluntary, conservation measures for projects in Georgia can be found at our [Monarch Conservation in Georgia](#) page.

STATE AGENCY COORDINATION

Additional information that addresses at-risk or high priority natural resources can be found in the State Wildlife Action Plan (<https://georgiawildlife.com/WildlifeActionPlan>), at Georgia Department of Natural Resources, Wildlife Resources Division Biodiversity Portal (<https://>

georgiawildlife.com/conservation/species-of-concern), Georgia's Natural, Archaeological, and Historic Resources GIS portal (<https://www.gnahrgis.org/gnahrgis/index.do>), and the [Georgia Ecological Services HUC10 Watershed Guidance](#) page.

Thank you for your concern for endangered and threatened species. We appreciate your efforts to identify and avoid impacts to listed and sensitive species in your project area. For further consultation on your proposed activity, please email gaes_assistance@fws.gov and reference the project county and your Service Project Tracking Number.

This letter constitutes Georgia Ecological Services' general comments under the authority of the Endangered Species Act.

Attachment(s):

- Official Species List
- Migratory Birds
- Wetlands

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Georgia Ecological Services Field Office

355 East Hancock Avenue

Room 320

Athens, GA 30601-2523

(706) 613-9493

Project Summary

Project Code: 2022-0036479
Event Code: None
Project Name: Dogwood Terrace
Project Type: New Constr - Above Ground
Project Description: (270) units within sixty-nine (69) two-story townhome structures and (1) Boy's and Girls Club, (1) gymnasium (shared between B&G Club and adjacent elementary school), (1) maintenance building, and (1) small office space on 27.07 acres. Residential structures to be demolished and new construction.

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@33.44259995,-81.99814405121154,14z>



Counties: Richmond County, Georgia

Endangered Species Act Species

There is a total of 4 threatened, endangered, or candidate species on this 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 fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Birds

NAME	STATUS
Wood Stork <i>Mycteria americana</i> Population: AL, FL, GA, MS, NC, SC No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8477	Threatened

Reptiles

NAME	STATUS
Gopher Tortoise <i>Gopherus polyphemus</i> Population: eastern No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6994	Candidate

Insects

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

Flowering Plants

NAME	STATUS
Relict Trillium <i>Trillium reliquum</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8489	Endangered

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

Migratory Birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

-
1. The [Migratory Birds Treaty Act](#) of 1918.
 2. The [Bald and Golden Eagle Protection Act](#) of 1940.
 3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Kestrel <i>Falco sparverius paulus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587	Breeds Apr 1 to Aug 31
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Sep 1 to Jul 31

NAME	BREEDING SEASON
Prairie Warbler <i>Dendroica discolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Prothonotary Warbler <i>Protonotaria citrea</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 1 to Jul 31
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Rusty Blackbird <i>Euphagus carolinus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Wood Thrush <i>Hylocichla mustelina</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Aug 31

Probability Of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12

(0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.

3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

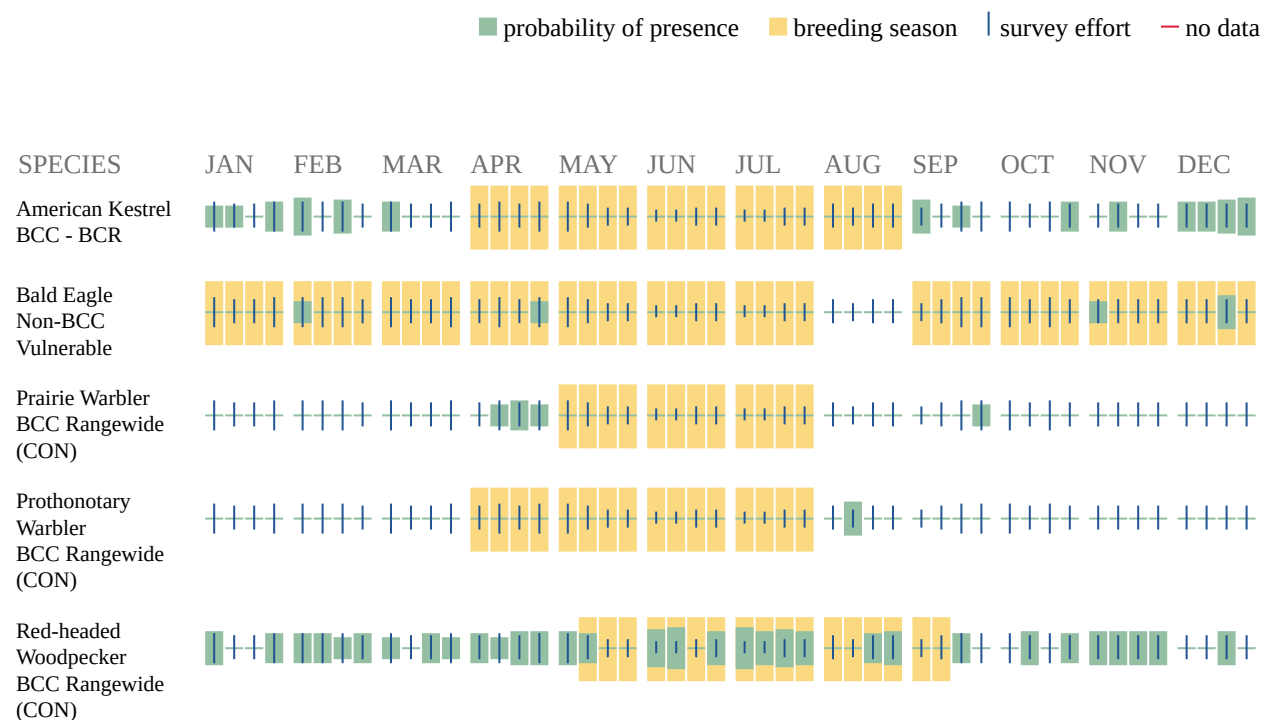
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

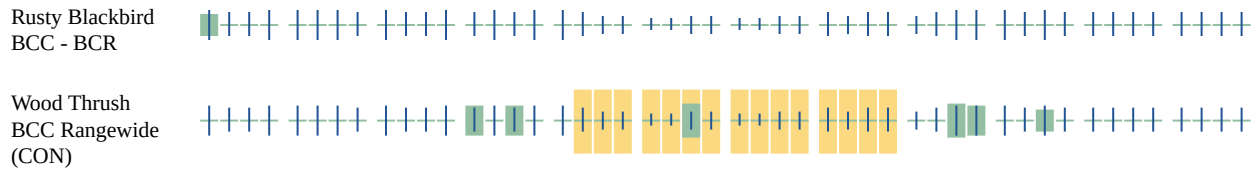
No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





Additional information can be found using the following links:

- Birds of Conservation Concern <https://www.fws.gov/program/migratory-birds/species>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>

Migratory Birds FAQ

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Wetlands

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

IPaC User Contact Information

Agency: Dominion Due Diligence Group

Name: Samantha Holcombe

Address: 201 Wylderoose Drive

City: Midlothian

State: VA

Zip: 23113

Email: s.holcombe@d3g.com

Phone: 8045865644

Species Conclusions Table

Project Name: Dogwood Terrace

Date: May 5, 2022

Species / Resource Name	Habitat Assessment	Conclusion/Determination	Notes / Documentation
Wood Stork (<i>Mycteria americana</i>)	No Suitable Habitat Present	No Effect	Per FWS Fact Sheet - Storks are birds of freshwater and estuarine wetlands, primarily nesting in cypress or mangrove swamps. They feed in freshwater marshes, narrow tidal creeks, or flooded tidal pools. Particularly attractive feeding sites are depressions in marshes or swamps where fish become concentrated during periods of falling water levels. The subject property is currently developed as a multi-family apartment complex and lacks the wetland/marsh resources required by this species. Therefore, there is no suitable habitat present, and the proposed undertaking will have No Effect on the Wood Stork.
Gopher Tortoise (<i>Gopherus polyphemus</i>)	No Suitable Habitat Present	No Effect	Per the FWS Fact Sheet, Gopher tortoises are dry-land turtles that usually live in relatively well-drained, sandy soils generally associated with longleaf pine and dry oak sandhills. They also live in scrub, dry hammock, pine flatwoods, dry prairie, coastal grasslands and dunes, mixed hardwood-pine communities, and a variety of habitats that have been disturbed or altered by man, such as power line rights-of-way, and along roadsides. The subject property is currently developed as a multi-family apartment complex, which does not represent suitable habitat for this species. Therefore, the proposed undertaking will have No Effect on the Gopher Tortoise.
Monarch Butterfly (<i>Danaus plexippus</i>)	No Suitable Habitat Present	No Effect	Per USFWS Fact Sheet, in the spring and summer, the Monarch Butterfly's habitat is open fields and meadows with a significant milkweed population (its primary food resource). In winter it can be found on the coast of southern California and at high altitudes in central Mexico. The subject property is currently developed as a multi-family apartment complex and lacks the milkweed resources required by this species. Therefore, there is no suitable habitat present, and the proposed undertaking will have No Effect on the Monarch Butterfly.
Relict Trillium (<i>Trillium reliquum</i>)	No Suitable Habitat Present	No Effect	Per USDA, this species inhabits mature, undisturbed hardwood forests that are, preferably, free of understory plants. The subject property is currently developed as a multi-family apartment complex and lacks the forest resources required by this species. Therefore, there is no suitable habitat present, and the proposed undertaking will have No Effect on the Relict Trillium.
Critical Habitats	No Critical Habitats Present	No Effect	Per the Official Species List, there are no critical habitats present within the project area. Therefore, the proposed undertaking will have No Effect on critical habitats.

Appendix S.5:
Climate and Energy EA Factors

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-8000



OFFICE OF HOUSING

ADMINISTRATIVE MEMORANDUM
OFFICE OF MULTIFAMILY HOUSING PRODUCTION

MEMORANDUM FOR: All Multifamily Mortgagees
All Multifamily Regional and Satellite Office Directors & Production Staff

FROM: Willie Fobbs, III, Director, Office of Multifamily Production

SUBJECT: Guidance on Considering Climate Change in Environmental Assessment Factors for Multifamily Projects

A. PURPOSE & BACKGROUND

Considering impacts from Climate Change in federal decision-making is a key focus of the Biden administration and supported by the Office of Multifamily Housing. HUD's Office of Environment and Energy recently issued an updated [Environmental Assessment eGuide](#) that includes new Environmental Assessment (EA) factors related to Climate Change, along with an associated [webinar](#) and an [FAQ document](#). The eGuide is written generally for all HUD programs that trigger an EA level review. This guidance applies specifically to Multifamily Housing and lays out a path for implementation.

B. APPLICABILITY AND TIMING

The Environmental Assessment eGuide applies to all new construction projects and to substantial rehabilitation projects that require an EA level review. The eGuide does not apply to refinance or rehabilitation actions that are Categorically Excluded from NEPA.

Applications already submitted (including those in the queue) do not need to update the environmental review to include the new EA factors. In addition, this memo introduces a transition period for new applications to include climate change EA factors.

After December 1, 2022, EA level applications must discuss reasonably foreseeable climate impacts over the life of the mortgage and address mitigation measures that would be prudent to implement at the construction stage.

C. PROCESS

After December 1, 2022, Multifamily Housing will require consideration of reasonably foreseeable climate impacts as part of a complete Environmental Assessment level review along with the other EA factors. Just as with the other EA factors, the analysis and level of detail will vary from project to project. For example, a project designed to house families will focus on access to schools, parks and recreation while a project designed to house seniors would instead focus on healthcare and social services. Similarly, impacts from climate change will vary significantly based on project location.

i. Considering Climate Risks

- All applicants must analyze likely current hazard risk by entering property addresses into FEMA's [National Risk Index](#) (NRI), identify which hazards are "relatively high" or "very high" for their census tract, and generate and submit the NRI report for the census tract. Applicants may explain why census tract hazards do not apply to their specific site (e.g., a site located on top of a hill may not face riverine flooding risk). Some risks displayed in this tool are not related to climate (e.g., seismic activity) and can be addressed in other EA factors.
- Applicants must also consider future climate risk over the term of the mortgage. Applicants may use climate projection tools such as [Climate Explorer](#), [Risk Factor](#), [NOAA Sea Level Rise Viewer](#), and [Climate Central Coastal Risk Screening Tool](#) (by year and/or water level). HUD's EA Factor eGuide training recommends the Climate Explorer tool and Housing would accept a summary of the top climate concerns from the site's "Take Action" Tab. It may be necessary to supplement Climate Explorer with a source such as Risk Factor to capture projected flood or wildfire risks. HUD would also accept equivalent reports from the other sources.
- For both NRI and the climate projection reports, applicants should provide a narrative description detailing how the scope of work addresses or mitigates against any climate hazard risks identified in the reports.

ii. Mitigation for Climate Risks

If reasonably foreseeable climate risks are present, applicants must consider potential mitigation measures that would be prudent to implement at the construction stage.

For example:

- If excessive heat is an issue, consider using multi-pane and/or low-e coated windows, window shading, cool roofs, or enhanced roof and wall insulation. Consider adding air conditioning to areas of the country that haven't historically needed them (like the Pacific Northwest.) Consider adding solar power or back-up generators for power grid overloads.
- If harsh winters are an issue, consider using enhanced insulation and multi-pane windows. Consider areas of the country that haven't historically had harsh winters (like Texas and the Southeast.) Consider adding solar power or back-up generators for power grid overloads.
- If the project is in an area at risk from wildfires, consider incorporating noncombustible or fire-resistant materials, fire-safe landscaping and defensible spaces around buildings
- If air quality from wildfires or other sources is an issue, address indoor air quality with filters and purifiers.
- If flooding is an issue, follow MAP Guide requirements regarding elevation, resident safety and notification plus consider additional measures to reduce floodwater such as permeable pavement, green roof, bioswales, dry wells.
- Consider evacuation and safety plans for storm, fire or flood risks.

iii. Energy Efficiency

The EA factors element also asks HUD to consider the project's contributions to climate change via building materials and energy use. This would be a place to note if a project is a transit oriented development, participating in Green MIP, or offering amenities such as bike storage or electric vehicle charging stations. At this time, Multifamily programs do not have specific Greenhouse Gas Emissions benchmarks to meet as part of the environmental assessment.

D. NEXT STEPS and CONTACT

HUD has made updating the environmental regulations at 24 CFR Part 50 and Part 58 to include strategies to mitigate climate related hazards and health impacts a priority under its [Climate Action Plan](#). This update will be more comprehensive in scope than the Environmental Assessment Factors eGuide. HUD will solicit feedback from our partners as part of this rulemaking.

Housing staff will continue to meet with lender environmental working groups on this topic to discuss implementation.

For any questions concerning this memorandum, please contact Sara Jensen, Housing Program Environmental Clearance Officer at 206-220-5226 or sara.jensen@hud.gov.

Census tract 13245010400, Richmond County, Georgia

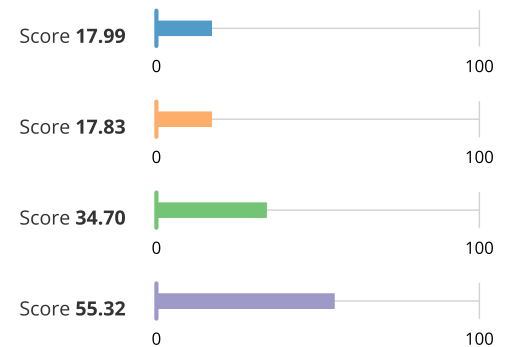
Summary

Risk Index is **Relatively Low**

Expected Annual Loss is **Relatively Low**

Social Vulnerability is **Relatively Moderate**

Community Resilience is **Relatively Moderate**

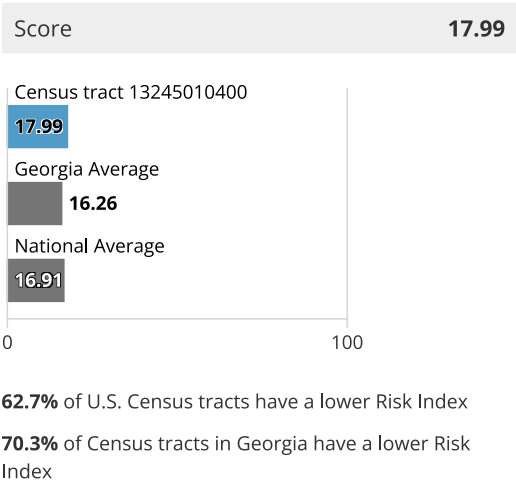
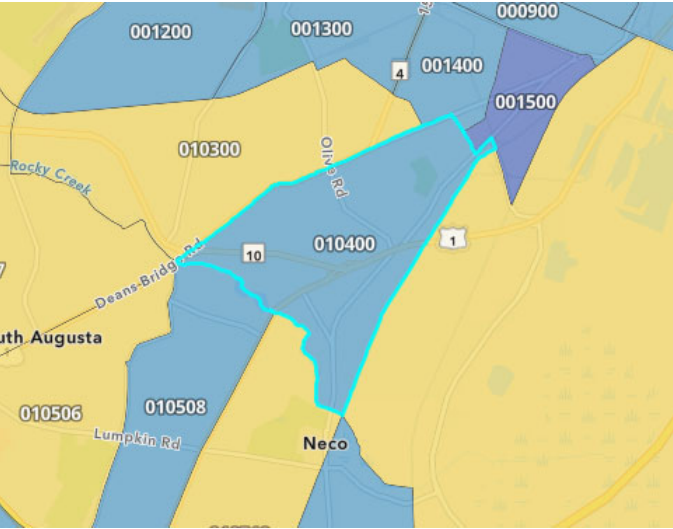


While reviewing this report, keep in mind that low risk is driven by lower loss due to natural hazards, lower social vulnerability, and higher community resilience.

For more information about the National Risk Index, its data, and how to interpret the information it provides, please review the **About the National Risk Index** and **How to Take Action** sections at the end of this report. Or, visit the National Risk Index website at hazards.fema.gov/nri/learn-more to access supporting documentation and links.

Risk Index

The Risk Index rating is **Relatively Low** for **Census tract 13245010400** when compared to the rest of the U.S.



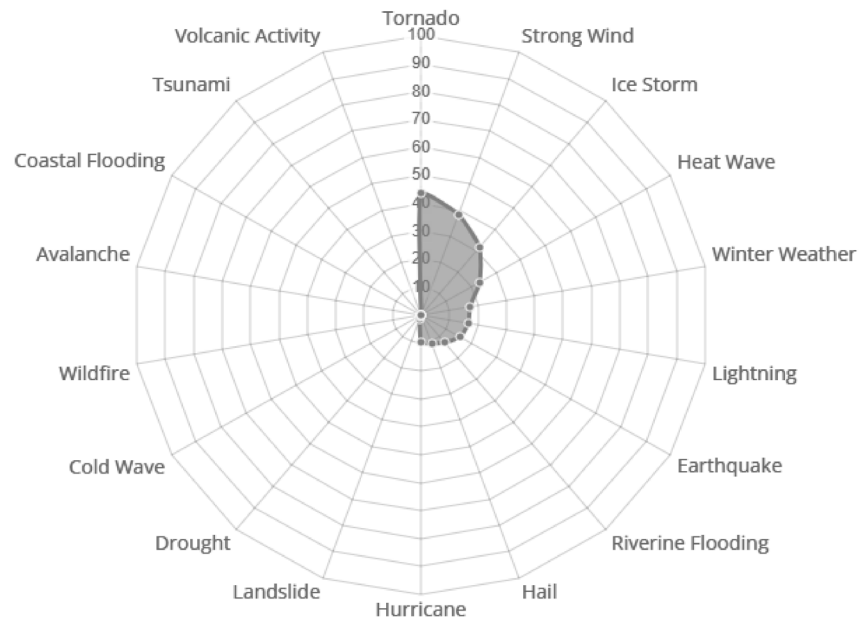
Risk Index Legend

- Very High
- Relatively High
- Relatively Moderate
- Relatively Low
- Very Low
- No Rating
- Not Applicable
- Insufficient Data

Hazard Type Risk Index

Hazard type Risk Index scores are calculated using data for only a single hazard type, and reflect a community's relative risk for only that hazard type.

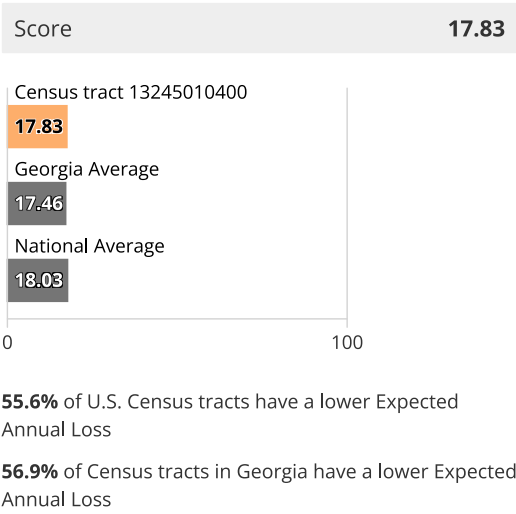
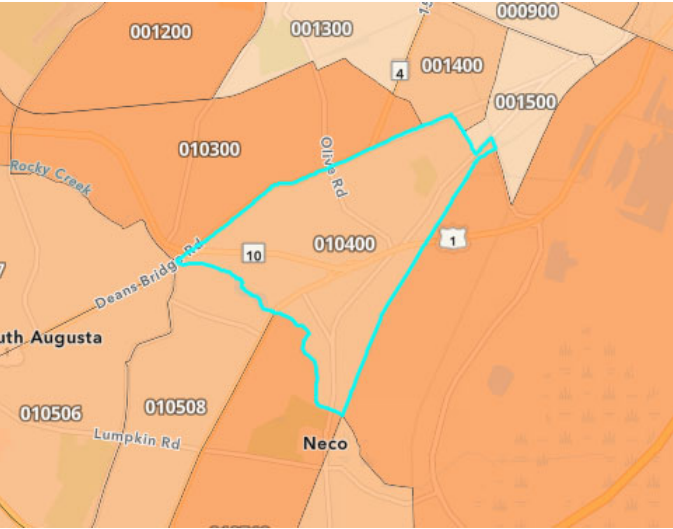
Hazard Type	Risk Index Rating	Risk Index Score	
Avalanche	Not Applicable	--	
Coastal Flooding	Not Applicable	--	
Cold Wave	No Rating	0.00	0 100
Drought	Very Low	0.71	0 100
Earthquake	Relatively Low	15.55	0 100
Hail	Relatively Low	10.68	0 100
Heat Wave	Relatively Moderate	23.59	0 100
Hurricane	Relatively Low	9.64	0 100
Ice Storm	Relatively High	31.52	0 100
Landslide	Very Low	1.36	0 100
Lightning	Relatively Low	16.52	0 100
Riverine Flooding	Relatively Moderate	12.64	0 100
Strong Wind	Relatively High	38.07	0 100
Tornado	Relatively High	43.59	0 100
Tsunami	Not Applicable	--	
Volcanic Activity	Not Applicable	--	
Wildfire	No Rating	0.00	0 100
Winter Weather	Relatively High	17.31	0 100



The chart above demonstrates the relative distribution of hazard type Risk Index scores for **Census tract 13245010400**. Risk Index scores are plotted for each hazard type included in the National Risk Index. Higher relative risk corresponds to larger colored areas inside a given hazard type chart slice.

Expected Annual Loss

In **Census tract 13245010400**, expected loss each year due to natural hazards is **Relatively Low** when compared to the rest of the U.S.



Expected Annual Loss Legend

- Very High
- Relatively High
- Relatively Moderate
- Relatively Low
- Very Low
- No Expected Annual Losses
- Not Applicable
- Insufficient Data

Composite Expected Annual Loss		\$285,394.66	
Building Value	\$86,071.80	Population	0.03 fatalities
Population Equivalence	\$199,303.00	Agriculture Value	\$19.85

Expected Annual Loss for Hazard Types

Expected Annual Loss scores for hazard types are calculated using data for only a single hazard type, and reflect a community's relative expected annual loss for only that hazard type. **14 of 18** hazard types contribute to the expected annual loss for **Census tract 13245010400**.

Hazard Type	Expected Annual Loss Rating	Expected Annual Loss Score		
Avalanche	Not Applicable	--		
Coastal Flooding	Not Applicable	--		
Cold Wave	No Expected Annual Losses	0.00	0	100
Drought	Very Low	0.71	0	100
Earthquake	Relatively Low	13.67	0	100
Hail	Relatively Low	9.92	0	100
Heat Wave	Relatively Moderate	24.40	0	100
Hurricane	Relatively Low	7.03	0	100
Ice Storm	Relatively High	37.84	0	100
Landslide	Very Low	1.56	0	100
Lightning	Relatively Low	20.47	0	100
Riverine Flooding	Relatively Moderate	13.33	0	100
Strong Wind	Relatively High	33.01	0	100
Tornado	Relatively High	36.48	0	100
Tsunami	Not Applicable	--		
Volcanic Activity	Not Applicable	--		
Wildfire	No Expected Annual Losses	0.00	0	100
Winter Weather	Relatively High	28.20	0	100

Expected Annual Loss Values

Hazard Type	Total	Building Value	Population Equivalence	Population	Agriculture Value
Avalanche	--	--	--	--	--
Coastal Flooding	--	--	--	--	--
Cold Wave	\$0	\$0	\$0	0.00	\$0
Drought	\$18	n/a	n/a	n/a	\$18
Earthquake	\$35,956	\$32,994	\$2,962	0.00	n/a
Hail	\$3,680	\$61	\$3,620	0.00	\$0
Heat Wave	\$11,612	\$0	\$11,612	0.00	\$0
Hurricane	\$5,194	\$4,063	\$1,128	0.00	\$2
Ice Storm	\$21,381	\$20,758	\$622	0.00	n/a
Landslide	\$33	\$21	\$12	0.00	n/a
Lightning	\$1,972	\$141	\$1,830	0.00	n/a
Riverine Flooding	\$25,732	\$2,499	\$23,233	0.00	\$0
Strong Wind	\$40,029	\$7,022	\$33,006	0.00	\$0
Tornado	\$134,228	\$14,291	\$119,937	0.02	\$0
Tsunami	--	--	--	--	--
Volcanic Activity	--	--	--	--	--
Wildfire	\$0	\$0	\$0	0.00	\$0
Winter Weather	\$5,562	\$4,221	\$1,340	0.00	\$0

Exposure Values

Hazard Type	Total	Building Value	Population Equivalence	Population	Agriculture Value
Avalanche	--	--	--	--	--
Coastal Flooding	--	--	--	--	--
Cold Wave	\$0	\$0	\$0	0.00	\$0
Drought	\$361	n/a	n/a	n/a	\$361
Earthquake	\$28,077,974,000	\$375,974,000	\$27,702,000,000	3,645.00	n/a
Hail	\$28,077,974,382	\$375,974,000	\$27,702,000,000	3,645.00	\$382
Heat Wave	\$28,077,974,382	\$375,974,000	\$27,702,000,000	3,645.00	\$382
Hurricane	\$28,077,974,382	\$375,974,000	\$27,702,000,000	3,645.00	\$382
Ice Storm	\$28,077,974,000	\$375,974,000	\$27,702,000,000	3,645.00	n/a
Landslide	\$246,917,913	\$6,304,845	\$240,613,067	31.66	n/a
Lightning	\$28,077,974,000	\$375,974,000	\$27,702,000,000	3,645.00	n/a
Riverine Flooding	\$2,691,754,314	\$46,817,196	\$2,644,937,101	348.02	\$17
Strong Wind	\$28,077,974,382	\$375,974,000	\$27,702,000,000	3,645.00	\$382
Tornado	\$28,077,974,382	\$375,974,000	\$27,702,000,000	3,645.00	\$382
Tsunami	--	--	--	--	--
Volcanic Activity	--	--	--	--	--
Wildfire	\$0	\$0	\$0	0.00	\$0
Winter Weather	\$28,077,974,382	\$375,974,000	\$27,702,000,000	3,645.00	\$382

Annualized Frequency Values

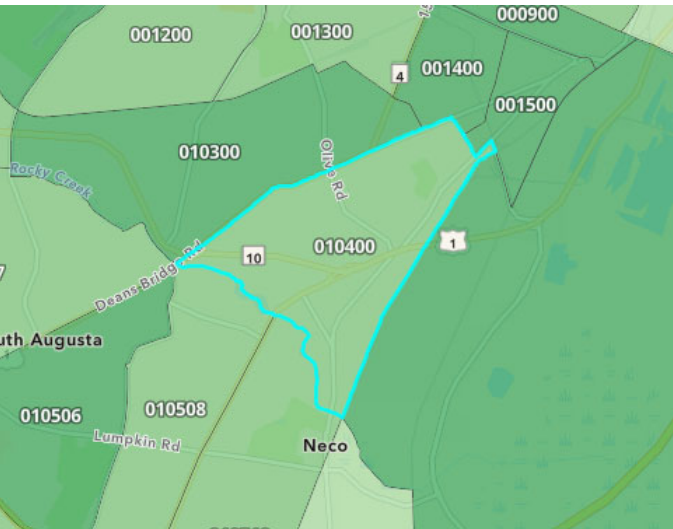
Hazard Type	Annualized Frequency	Events on Record	Period of Record
Avalanche	--	--	--
Coastal Flooding	--	--	--
Cold Wave	0 events per year	0	2005-2017 (12 years)
Drought	55.2 events per year	994	2000-2017 (18 years)
Earthquake	0.131% chance per year	n/a	2017 dataset
Hail	3.1 events per year	98	1986-2017 (32 years)
Heat Wave	0.5 events per year	6	2005-2017 (12 years)
Hurricane	0.1 events per year	3	East 1851-2017 (167 years) / West 1949-2017 (69 years)
Ice Storm	0.9 events per year	62	1946-2014 (67 years)
Landslide	0 events per year	0	2010-2019 (10 years)
Lightning	87.2 events per year	1,920	1991-2012 (22 years)
Riverine Flooding	0.8 events per year	18	1996-2019 (24 years)
Strong Wind	3.8 events per year	120	1986-2017 (32 years)
Tornado	0 events per year	1	1986-2019 (34 years)
Tsunami	--	--	--
Volcanic Activity	--	--	--
Wildfire	Less than 0.001% chance per year	n/a	2016 dataset
Winter Weather	0.9 events per year	11	2005-2017 (12 years)

Historic Loss Ratios

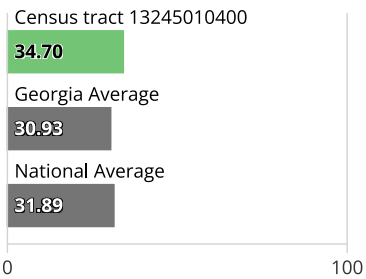
Hazard Type	Overall Rating	Building Value	Population	Agriculture Value
Avalanche	--	--	--	--
Coastal Flooding	--	--	--	--
Cold Wave	No Rating	\$5.25 per \$10M	1.24 per 1M	\$7.01 per \$1K
Drought	Relatively Low	n/a	n/a	\$8.83 per \$10K
Earthquake	Very Low	\$1.68 per \$100	1.40 per 10K	n/a
Hail	Very Low	\$5.27 per \$100M	4.27 per 100M	\$5.27 per \$1M
Heat Wave	Very Low	\$2.77 per \$10B	8.48 per 10M	\$6.01 per \$1M
Hurricane	Very Low	\$1.20 per \$10K	4.54 per 10M	\$5.91 per \$100
Ice Storm	Very Low	\$5.98 per \$100K	2.43 per 100M	n/a
Landslide	Very Low	\$3.31 per \$10K	4.98 per 1M	n/a
Lightning	Very Low	\$4.30 per \$1B	7.57 per 10B	n/a
Riverine Flooding	Very Low	\$7.12 per \$100K	1.17 per 100K	\$1.27 per \$10K
Strong Wind	Very Low	\$4.98 per \$1M	3.18 per 10M	\$1.39 per \$10K
Tornado	Relatively Low	\$2.48 per \$100	2.82 per 1K	\$2.72 per \$100
Tsunami	--	--	--	--
Volcanic Activity	--	--	--	--
Wildfire	No Rating	\$4.00 per \$10	6.04 per 10K	\$1.36 per \$100
Winter Weather	Very Low	\$1.24 per \$100K	5.34 per 100M	\$2.51 per \$1M

Social Vulnerability

Social groups in **Census tract 13245010400** have a **Relatively Moderate** susceptibility to the adverse impacts of natural hazards when compared to the rest of the U.S.



Score **34.7**



78.9% of U.S. Census tracts have a lower Social Vulnerability

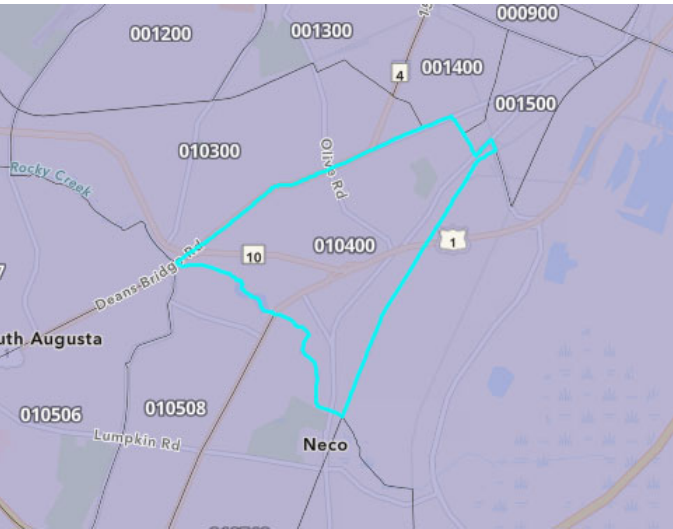
86.4% of Census tracts in Georgia have a lower Social Vulnerability

Social Vulnerability Legend

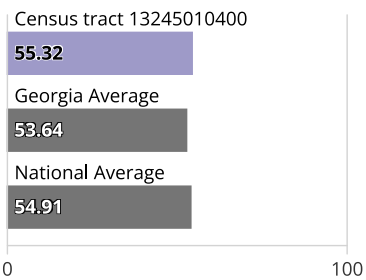
- Very High
- Relatively High
- Relatively Moderate
- Relatively Low
- Very Low
- Data Unavailable

Community Resilience

Communities in **Census tract 13245010400** have a **Relatively Moderate** ability to prepare for anticipated natural hazards, adapt to changing conditions, and withstand and recover rapidly from disruptions when compared to the rest of the U.S.



Score **55.32**



41.1% of U.S. Census tracts have a higher Community Resilience

9.5% of Census tracts in Georgia have a higher Community Resilience

Community Resilience Legend

- Very High
- Relatively High
- Relatively Moderate
- Relatively Low
- Very Low
- Data Unavailable

About the National Risk Index

The National Risk Index is a dataset and online tool to help illustrate the United States communities most at risk for 18 natural hazards: Avalanche, Coastal Flooding, Cold Wave, Drought, Earthquake, Hail, Heat Wave, Hurricane, Ice Storm, Landslide, Lightning, Riverine Flooding, Strong Wind, Tornado, Tsunami, Volcanic Activity, Wildfire, and Winter Weather.

The National Risk Index leverages available source data for Expected Annual Loss due to these 18 hazard types, Social Vulnerability, and Community Resilience to develop a baseline relative risk measurement for each United States county and Census tract. These measurements are calculated using average past conditions, but they cannot be used to predict future outcomes for a community. The National Risk Index is intended to fill gaps in available data and analyses to better inform federal, state, local, tribal, and territorial decision makers as they develop risk reduction strategies.

Explore the National Risk Index Map at hazards.fema.gov/nri/map.

Visit the National Risk Index website at hazards.fema.gov/nri/learn-more to access supporting documentation and links.

Calculating the Risk Index

Risk Index scores are calculated using an equation that combines scores for Expected Annual Loss due to natural hazards, Social Vulnerability and Community Resilience:

$$\text{Risk Index} = \text{Expected Annual Loss} \times \text{Social Vulnerability} \div \text{Community Resilience}$$

Risk Index scores are presented as a composite score for all 18 hazard types, as well as individual scores for each hazard type.

For more information, visit hazards.fema.gov/nri/determining-risk.

Calculating Expected Annual Loss

Expected Annual Loss scores are calculated using an equation that combines values for exposure, annualized frequency, and historic loss ratios for 18 hazard types:

$$\text{Expected Annual Loss} = \text{Exposure} \times \text{Annualized Frequency} \times \text{Historic Loss Ratio}$$

Expected Annual Loss scores are presented as a composite score for all 18 hazard types, as well as individual scores for each hazard type.

For more information, visit hazards.fema.gov/nri/expected-annual-loss.

Calculating Social Vulnerability

Social Vulnerability is measured using the Social Vulnerability Index (SoVI) published by the University of South Carolina's Hazards and Vulnerability Research Institute (HVRI).

For more information, visit hazards.fema.gov/nri/social-vulnerability.

Calculating Community Resilience

Community Resilience is measured using the Baseline Resilience Indicators for Communities (HVRI BRIC) published by the University of South Carolina's Hazards and Vulnerability Research Institute (HVRI).

For more information, visit hazards.fema.gov/nri/community-resilience.

How to Take Action

There are many ways to reduce natural hazard risk through mitigation. Communities with high National Risk Index scores can take action to reduce risk by decreasing Expected Annual Loss due to natural hazards, decreasing Social Vulnerability, and increasing Community Resilience.

For information about how to take action and reduce your risk, visit hazards.fema.gov/nri/take-action.

Disclaimer

The National Risk Index (the Risk Index or the Index) and its associated data are meant for planning purposes only. This tool was created for broad nationwide comparisons and is not a substitute for localized risk assessment analysis. Nationwide datasets used as inputs for the National Risk Index are, in many cases, not as accurate as available local data. Users with access to local data for each National Risk Index risk factor should consider substituting the Risk Index data with local data to recalculate a more accurate risk index. If you decide to download the National Risk Index data and substitute it with local data, you assume responsibility for the accuracy of the data and any resulting data index. Please visit the [Contact Us](#) page if you would like to discuss this process further.

The methodology used by the National Risk Index has been reviewed by subject matter experts in the fields of natural hazard risk research, risk analysis, mitigation planning, and emergency management. The processing methods used to create the National Risk Index have produced results similar to those from other natural hazard risk analyses conducted on a smaller scale. The breadth and combination of geographic information systems (GIS) and data processing techniques leveraged by the National Risk Index enable it to incorporate multiple hazard types and risk factors, manage its nationwide scope, and capture what might have been missed using other methods.

The National Risk Index does not consider the intricate economic and physical interdependencies that exist across geographic regions. Keep in mind that hazard impacts in surrounding counties or Census tracts can cause indirect losses in your community regardless of your community's risk profile.

Nationwide data available for some risk factors are rudimentary at this time. The National Risk Index will be continuously updated as new data become available and improved methodologies are identified.

The National Risk Index Contact Us page is available at hazards.fema.gov/nri/contact-us.

✕ Augusta, GA

☰ Explore planning tools available from our partners

Top climate concerns

Top regional hazards for Augusta, GA, according to the 2018 [National Climate Assessment](#). These statements compare projections for the middle third of this century (2035-2064) with average conditions observed from 1961-1990.

☒ Show full range of projections

[Methodology](#)

Extreme temperatures on the hottest days of the year are projected to increase by 6°F.
Historically, extreme temperatures in Augusta averaged 97°F.

An average of 0 more **dry spells** — periods of consecutive days without precipitation — are projected per year.
Historically, Augusta averaged 14 dry spells per year.

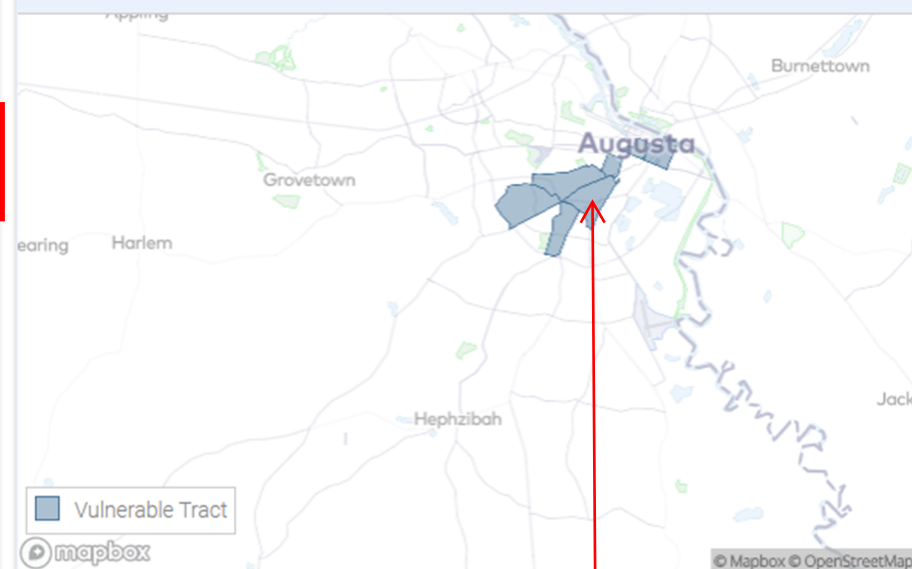
Changed seasonal patterns may affect public health and may lead to economic impacts through disruptions in agriculture and manufacturing.

Temperate guides you through assessing your vulnerability to these potential hazards.

[Get started with Temperate](#)

At Risk Neighborhoods

Richmond County has 13 census tracts where vulnerabilities to climate change exceed the county median.



Neighborhoods at Risk provides neighborhood-level information (by census-tract) about potentially vulnerable people and climate change.

[Explore Neighborhoods At Risk](#)

Subject Property

RISK FACTOR

 **Flood Risk Overview**

 **Current Protections**

 **Where to Start**

 **Current & Future Risk**

 **Historic Floods**

 **Environmental Changes**

 **Community Solutions**

 **Other Risks**

FLOOD RISK OVERVIEW

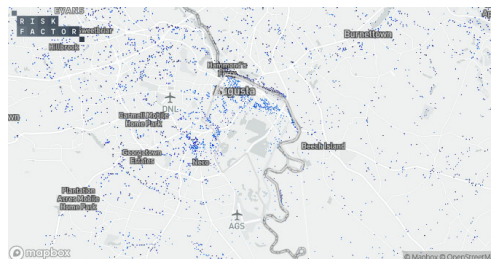
Does 30901 have risk?

Moderate

FLOOD FACTOR

There are **286** properties in **30901** that have greater than a **26%** chance of being severely affected by flooding over the next 30 years. This represents **39%** of all properties in 30901.

In addition to damage on properties, flooding can also cut off access to utilities, emergency services, transportation, and may impact the overall economic well-being of an area. Overall, **30901** has a **moderate risk of flooding** over the next 30 years, which means flooding is likely to impact day-to-day life within the community. This is based on the level of risk the properties face rather than the proportion of properties with risk.



30901 Flood Risk ⓘ

Residential **Moderate Risk**
1,765 out of 4,387 homes ⓘ

Road **Moderate Risk**
173 out of 322 miles of roads ⓘ

Commercial **Moderate Risk**
511 out of 1,183 commercial properties ⓘ

Critical Infrastructure **Minor Risk**
6 out of 10 infrastructure facilities ⓘ

Social Facilities **Minor Risk**
42 out of 74 social facilities ⓘ

Minor Moderate Major Severe Extreme

Is 30901 protected from flooding?

Communities that adapt to higher risks can limit damage and lower flood insurance costs. 30901 is

already investing in flood risk reduction projects, but more may be needed. [Learn more about solutions.](#)

Adaptation measures

2

Known adaptation measures ⓘ

5,684

Properties protected by adaptation ⓘ

WHERE TO START

How can communities begin to protect themselves?

Lowering flood risk starts with higher standards. Some places plan to a higher standard (a “500 year” standard) that lowers the number of properties at severe risk. Protecting homes to this level would reduce the risk to the **286** severely affected properties.

Flood event	% chance of flooding in a given year	% chance of flooding over 30 years
100 year	1%	26%

500 year	.02%	6%
----------	------	----

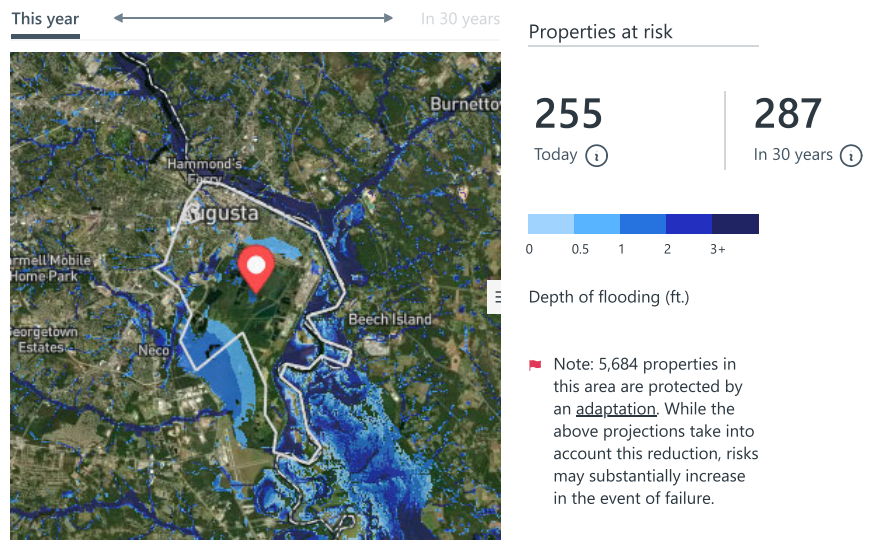
CURRENT & FUTURE RISK

How will 30901's risk change?

Deeper floods from major events, like hurricanes, are less likely to occur, but affect more properties than more shallow flood events, like heavy rains.

As 30901 feels the effects of a changing environment, however, events of all kinds will affect more properties within the community.

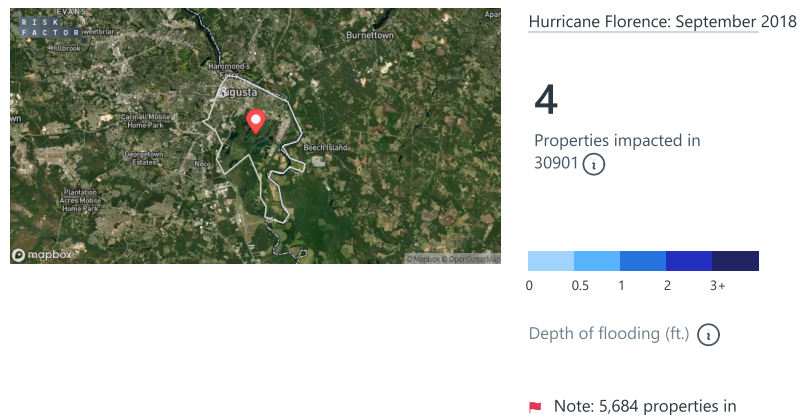
If a low-likelihood storm resulting in severe flooding (a 1-in-100 year flood event), occurred today, it could affect **255** properties in **30901**. This type of event has a 26% chance of occurring at least once over the life of a 30 year mortgage. 30 years from now, an event of this same likelihood would affect **287** properties due to a changing environment.



HISTORIC FLOODS

Are there past examples?

Based on a recreated model of the flood, **4** properties were impacted by **Hurricane Florence** in **September, 2018**.



ENVIRONMENTAL CHANGES

Why is risk changing?

A changing environment means higher seas, new weather patterns, and stronger storms. As the atmosphere warms, there is more evaporation and more water available when it rains. A warmer atmosphere also means warmer oceans, which can intensify flooding from hurricanes and offshore storms. Sea level rise also increases coastal flood risks, as higher seas mean there's more water available when high tides and coastal storms cause flooding.

Learn more about the environmental factors increasing flood risk [here](#).

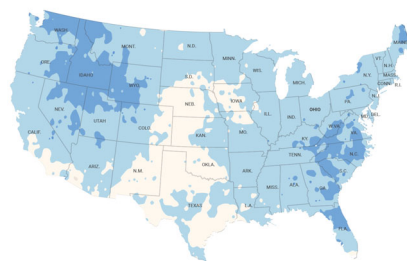


Select year of projection

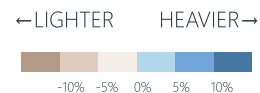
This year

In 15 years

In 30 years



Change in extreme rain events compared to 1980-2010 average. ⓘ



Source: NASA Earth Exchange Global Daily Downscaled Projections (NEX-GDDP).

COMMUNITY SOLUTIONS

What else can communities do?

Individuals, mayors, governors, and Congress can

work together to build protections before flooding, build back stronger after flooding, and create plans that future-proof communities.

Green

Green infrastructure is a cost-effective and sustainable flood management approach that gathers and removes water at its source.

Grey

Grey infrastructure uses concrete or steel structures to control flooding. These engineered structures are costly, take time to build, and require regular maintenance.

Resilience

Resilience measures are community-wide, non-structural strategies that help people bounce back more quickly after floods.

Explore more solutions [here](#).

OTHER RISKS

What are my other risks?

In addition to the flooding risk described above, 30901 has **moderate risk from wildfires** and **severe risk from heat**. To learn more details about this community's risk and solutions visit this area's Risk Factor™ pages below.

Moderate



8,136 properties in **30901** have some risk of being in a wildfire within the next 30

years
Go to Fire Factor page

Severe



30901 is expected to see **142.9%** increase in the number of days over **108°F** over the

next 30 years
Go to Heat Factor page

RISK FACTOR

 Wildfire Risk Overview

 Current Protections

 Area Vulnerability

 Current & Future Risk

 Historic Fires

 Environmental Changes

 Community Solutions

 Other Risks

WILDFIRE RISK OVERVIEW

Does 30901 have risk?

Moderate
FIRE FACTOR

There are **8,136** properties in **30901** that have some risk of being affected by wildfire over the next 30 years. This represents **89%** of all properties in 30901.

In addition to damaging properties, wildfire can also cut off access to utilities, emergency services, impact evacuation routes, and may impact the overall economic well-being of an area. Overall, **30901** has a **moderate risk of wildfire** over the next 30 years. This is based on the level of risk the properties face rather than the proportion of properties with risk.

 Community Flood Risk for 30901

30901 Wildfire Risk ⓘ

Residential **Moderate Risk**
4,097 out of **4,393** homes ⓘ

Commercial **Moderate Risk**
836 out of **1,183** commercial properties ⓘ

Critical Infrastructure **Minor Risk**
4 out of **10** infrastructure facilities ⓘ

Social Facilities **Moderate Risk**
56 out of **74** social facilities ⓘ


Minor Moderate Major Severe Extreme

CURRENT PROTECTIONS

Is 30901 actively trying to protect the community?

Communities that adapt to higher risk standards with higher building codes or controlled burns to reduce vegetation and fuel sources, can limit damage. 30901 is already investing in wildfire

control projects, but more may be needed. [Learn more about solutions.](#)

Known controlled burns

0

Known controlled burns ⓘ

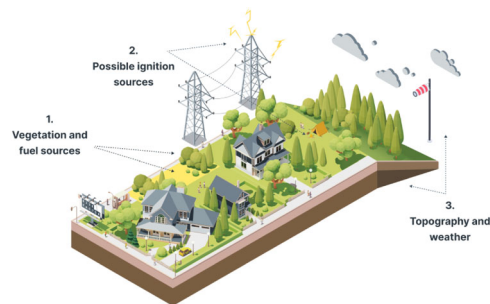
0

Properties near controlled burns ⓘ

AREA VULNERABILITY

What makes an area vulnerable?

Understanding how wildfires begin and spread in your area can help you better protect your community from nearby risks and damage. The below images illustrates key factors that make area vulnerable to wildfire.



1. Vegetation and fuel sources

The type of fuels sourcing a fire can have an impact on how intense it can get and how quickly it can spread. While dry grass can catch fire and spread quickly with high winds, extremely intense fires tend to build more in dry dense vegetation areas where treetop canopies can cast embers miles away.

2. Possible ignition sources

Fire Factor takes into account electric transmission lines, areas prone to lightning, and

transmission lines, areas prone to lightning, and historic data for determining where human-caused fires are more likely.

3. Topography and weather

Topography refers to the surface features of land. It includes the mountains, hills, creeks, and other bumps. After a fire begins, the topography of the land and the weather work together to determine how far and fast fires spread. Fires generally climb uphill and more intense winds can spread a fire more quickly and carry embers further.

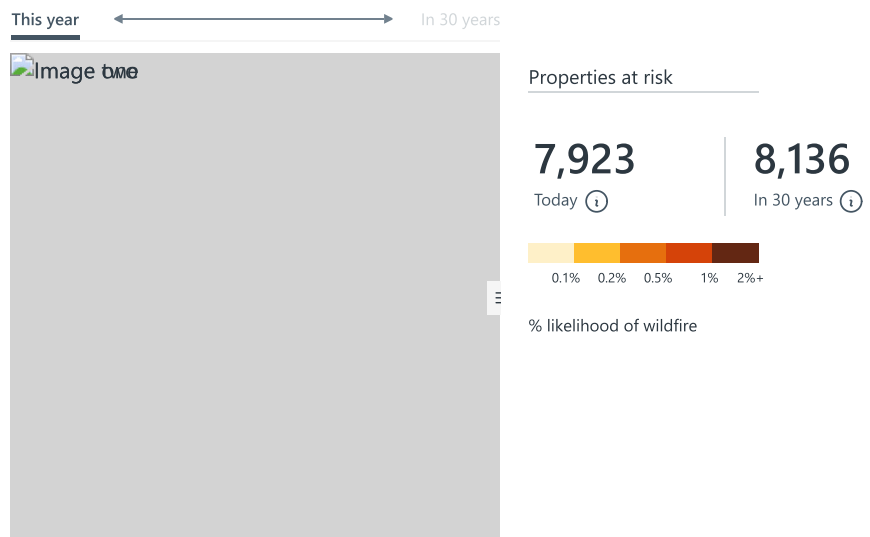
[See solutions to help reduce susceptibility here.](#)

CURRENT & FUTURE RISK

Where is this risk coming from?

In **30901**, there are **8,136 properties** that have wildfire risk over the next 30 years.

Drag the slider on the map below to see how wildfire risk probability in 30901 will change between this year and 30 years from now.



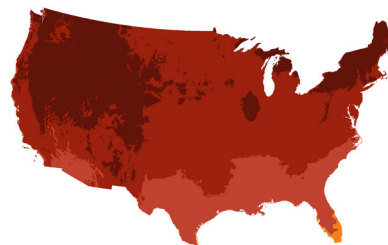
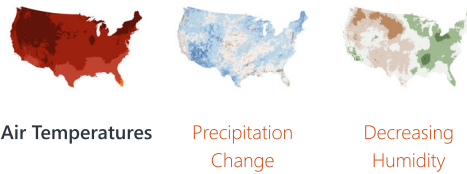
Are there past examples?

Risk Factor™ has found no historic records of wildfire events near **30901** between 1984 and 2021, but that doesn't mean your area has never been impacted in the past. [Learn more about historic wildfire events.](#)

Why is risk changing?

Wildfire risks are changing because of the environment. A changing environment means higher temperatures and drier conditions, creating conditions which are prime for wildfires to spread.

Learn more about the environmental factors increasing wildfire risk [here](#).



Rising Temperatures

Rising average temperatures increase the rate of evaporation in dense wilderness areas, causing soil and vegetation to dry more quickly and become flammable.

Change in temperature (°F) in 30 years



Source: Eagle Rock Analytics, based on the NOAA Real-Time Mesoscale Analysis (RTMA) 2011-2020 hourly time series and

COMMUNITY SOLUTIONS

What can communities do?

There are also things communities can do in advance of a wildfire to make it less susceptible as well as prepare for evacuation and safety protocols. Additional community tools can be found at wildfirerisk.org



Before

Communities can work to reduce nearby fuels and have a plan for communications and evacuations in advance.



During

Communities should follow their disaster preparedness plans in the event of nearby wildfires.



After

Communities can work with the federal government and focus on recovery and repairing damage.

[Explore more solutions here.](#)

OTHER RISKS

What are my other risks?

In addition to the wildfire risk described above, 30901 has **moderate risk from flooding**. To learn more details about its flood risk, damage estimates, and solutions visit 30901's Flood Factor® page.



286 properties
in **30901** are
likely to be
severely
affected
.....
by flooding over

[Go to Flood Factor page](#)

the next 30
years.

30901 is
expected to see
142.9% increase
in the number
of days over
108°F over the
next 30 years

[Go to Heat Factor page](#)

RISK FACTOR



Heat Risk
Overview



Heat Trends



Current &
Future Risk



Area Heat
Vulnerability



Heat Energy
Usage



Heat Safety



Environmental
Changes



Community
Solutions



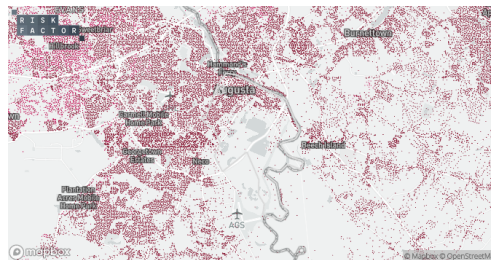
Other Risks

HEAT RISK OVERVIEW

Does 30901 have risk?

Severe
HEAT
FACTOR™

30901 has **severe risk** from heat. This is due to "feels like" temperatures increasing, and because **100%** of homes in 30901 have a **Severe Heat Factor™**.



30901 heat risk

9,136 ⓘ

Total properties at risk

Heat Factor distribution of properties

- Minimal - 0
- Minor - 0
- Moderate - 0
- Major - 0
- Severe - 9.1K
- Extreme - 0

HEAT TRENDS

How has heat changed in this area?

Compare past, present, and future heat risks

Increasing average temperatures have broader effects on how 30901 is impacted by heat events. Explore how increasing temperatures impact the number of hot days, heat waves, and more, and how these changes compare to historic trends.

Heat
wave
likelihood

Health
caution
days

Dangerous
days

Hot
days

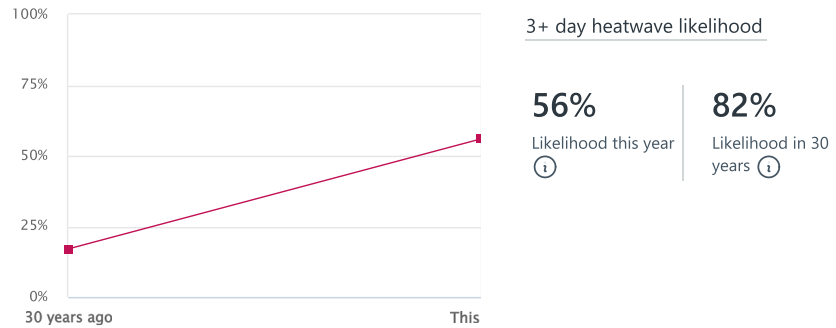
Consecutive
hot days

Heat waves

A heat wave consisting of 3 or more consecutive days where the "feels like" temperature meets or exceeds

where the feels like temperature meets or exceeds
the local definition of a “hot day” is an increasing
possibility as temperatures rise. The “hot day”
temperature for 30901 is **108°F**. 30 years ago, the
likelihood of a 3 day or longer heat wave in 30901 was
17%.

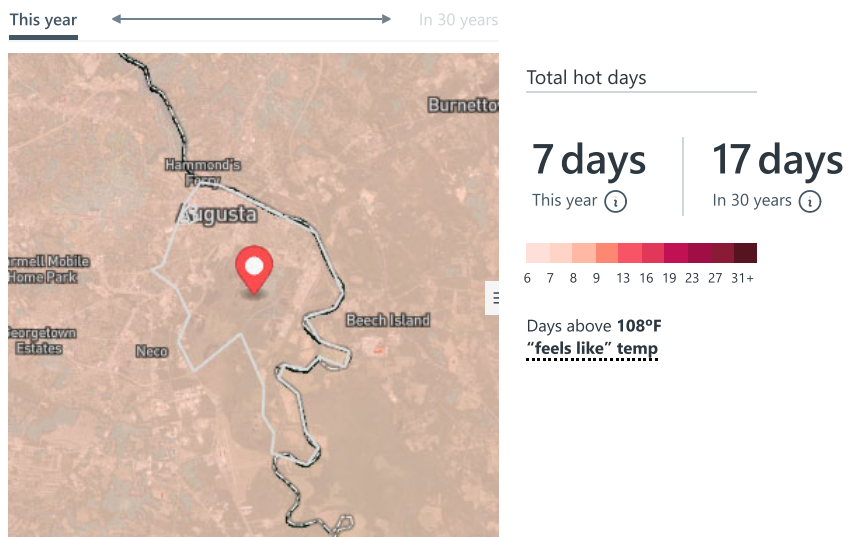
Likelihood of a 3+ day heat wave



CURRENT & FUTURE RISK

How many hot days will 30901 have?

A hot day in 30901 is considered to be any day
above a “feels like” temperature of **108°F**. 30901
is expected to experience **7 hot days** this year.
Due to a changing climate, 30901 will experience
17 days above **108°F** in 30 years.



What makes an area vulnerable to heat?

While an area's heat trends are primarily determined by its latitude, exposure to sunlight, elevation, and climate, there are a number of factors that can exacerbate the effects of heat across an area, creating what are known as heat islands. Daytime maximum temperatures within a heat island can vary by as much as 7 degrees from the surrounding neighborhood or city, and more importantly these areas have a notable ability to retain heat through the nighttime, greatly exacerbating the cost of cooling for homes and businesses located in a heat island. Common causes of the heat island effect include, but are not limited to:



1. Neighborhood construction materials

Manmade materials such as asphalt, concrete, and glass trap and reflect heat, causing heat to radiate in areas that are densely built up with these materials even after sunset.

2. City planning and layout

The way buildings are arranged and spaced across an area can create pockets of insulation that trap heat and prevent airflow that would release it, exacerbating heat in the process.

3. Distance to water and vegetation

Unlike manmade materials, trees, plants, and bodies of water absorb heat from sunlight and even reduce the surrounding air temperature.

Areas that are far from both water and vegetation are more likely to experience heat island effects.

4. Human activities

Operating vehicles, use of air-conditioning, and industrial activities all release heat as a by-product, which means that areas where these activities are abundant will experience more severe heat island effects.

HEAT ENERGY USAGE

How does heat affect 30901's energy consumption?

One of the resulting effects of heat is the increase in energy usage that occurs as homes and businesses make an effort to keep cool indoors. Based on heat projections for this year in **30901** it is estimated that the use of air conditioning would cause an increase in energy consumption on **249** days annually.

This risk may become even more pronounced in 30 years, as the number of cooling days is expected to increase to **259** days per year. This increase in need for cooling is expected to increase **30901's** electricity usage for cooling purposes by **9.70%**.

Number of cooling days this year vs. in 30 years

249

This year

259




In 30 years

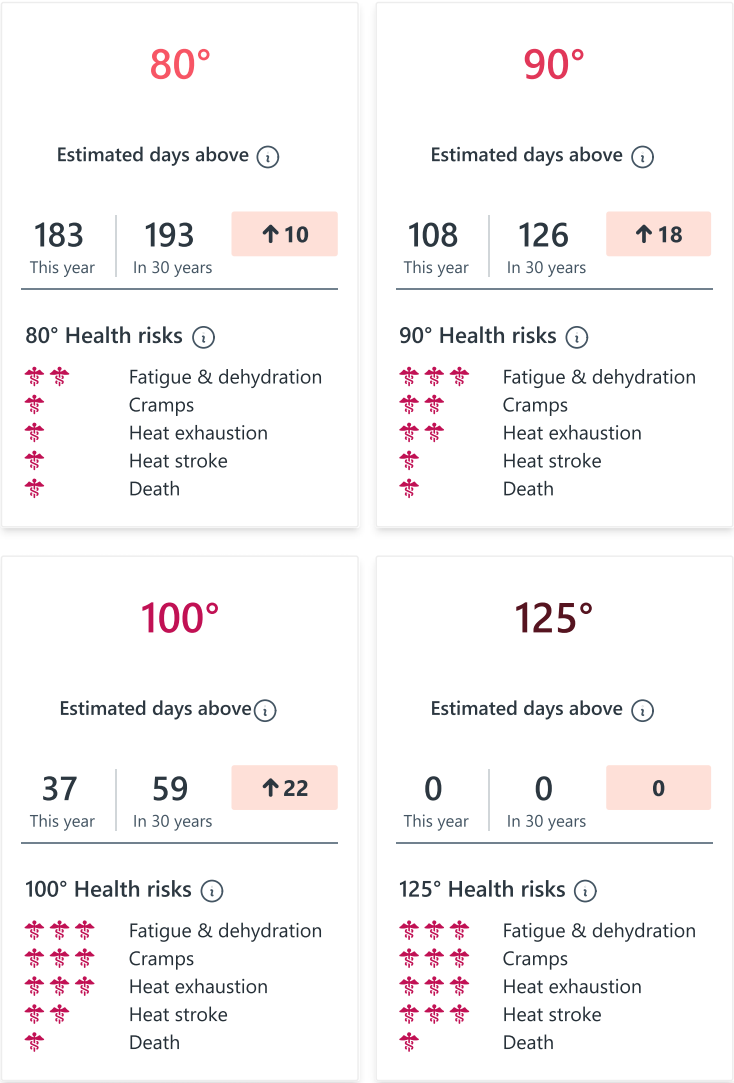
HEAT SAFETY

How will heat affect health?

Heat can pose threats to health and human safety such as fatigue, heat stroke, heat exhaustion, and heat cramps. During a heat wave,

stroke, heat exhaustion, and heat cramps. During a heat wave, “feels like” temperatures can also reach levels that cause hospitalization and even death for certain individuals. Learn more about the health risks that could affect 30901 below.

 Low risk  Medium risk  High risk



ENVIRONMENTAL CHANGES

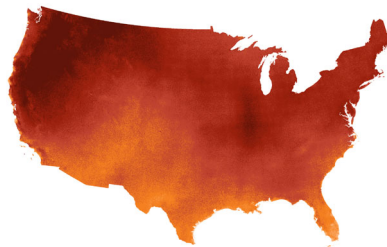
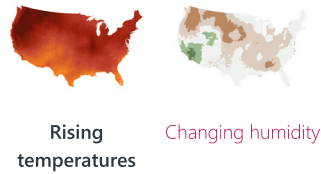
Why is risk changing?

Heat risks are changing because of the environment. A changing environment means higher average temperatures and increased humidity, which has a compounding effect on heat indexes that make risky heat events possible.

As the global temperature rises, it can be

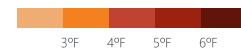
important to understand what factors contribute to heat risk.

Learn more about the environmental factors increasing heat risk [here](#).



Change in daily high temperature (°F) this year to 30 years

As average temperatures increase around the globe, hot days increase in both frequency and intensity. Conservative estimates show that temperatures across the United States are projected to increase by at least 2.5 degrees Fahrenheit over the course of the next 30 years.



Climatology Lab MACAv2 downscaled GCM, based on historical period 1950-2005 and adjusted to future conditions using the RCP4.5 emissions scenario.

COMMUNITY SOLUTIONS

What can communities do?

There are things communities can do before, during, and after a heat wave to protect residents, families, homes, businesses, and the community.





Before

Prepare your community for the next heat wave by creating new urban greenspaces, replacing asphalt with less absorbent materials, and funding cool roof initiatives.

During

Help community members stay cool when the temperature rises by setting up cooling centers, protecting energy systems, and checking on vulnerable residents.

Explore more solutions [here](#).

OTHER RISKS

What are my other risks?

In addition to the heat risk described above, 30901 has **moderate risk from flooding** and **moderate risk from wildfires**. To learn more details about its flood or wildfire risks, damage estimates, and solutions visit 30901's other Risk Factor® pages.

Moderate



286 properties in **30901** are likely to be severely affected by flooding over the next 30 years.

[Go to Flood Factor page](#)

Moderate



8,136 properties in **30901** have some risk of being in a wildfire within the next 30 years.

[Go to Fire Factor page](#)