

**CITY OF SAVANNAH - ENGINEERING DEPARTMENT
DESIGN DIRECTIVE**

TO: DESIGN CONSULTANTS, DEVELOPERS, AND CONTRACTORS

FROM: CITY ENGINEER

RE: ENVIRONMENTAL SITE ASSESSMENTS (REVISED)

DATE: DECEMBER 4, 1997

All Final Subdivision Plat and Site Development Plan submittals shall be accompanied by an Environmental Site Assessment. The following provisions apply to such assessments.

An Environmental Site Assessment statement shall be prepared by a professional engineer or other licensed professional experienced in geotechnical investigations and the assessing of real property for environmental concerns.

The Environmental Site Assessment (ESA) shall consist of (1) an historical review of records, (2) site reconnaissance, (3) soil borings, and (4) report.

The Historical Review shall consist of:

Review available site plans, surveys, current and historical aerial photos. Consider adjacent property and its current use.

Review available real estate and topographic maps, geologic information, and hydrologic data for the site vicinity.

Review published surface and subsurface information for the site vicinity, including previous geotechnical boring logs, well logs, utility plans, and site zoning. Consider geologic data with regard to the potential for naturally occurring methane gas.

Review public documents to identify site ownership at least since 1940, and to identify prior uses of the site and adjacent properties, where possible.

Identify and locate, within one mile of the proposed development, any National Priority List Superfund Cleanup sites; any facilities engaged in the treatment, storage, or disposal of hazardous wastes; and any disposal sites that have been identified by the City or by Chatham County.

Access public records to obtain information about the site's regulatory history as revealed by permits issued; citations from local, state, or federal agencies.

Interview appropriate public officials with respect to waste disposal at or in the vicinity of the site; make inquiries to determine if there may be any records about underground tanks.

When possible, interview parties who may be familiar with past uses of the Site or adjacent sites.

The Site Reconnaissance shall consist of:

Walk over the site and view it also from adjacent public rights-of-way

Note and record information about the locations and sizes of structures, if any, evidence of any below-grade tanks, distressed vegetation, signs of chemical production or storage, the nature of any trash or rubble on site, the types of businesses and activities operating in the area, and evidence of any illegal disposal practices.

Note and record appropriate information gained by observing adjacent sites, from conversations with site personnel, or from other sources.

Soil Borings

Soil borings shall be taken along the centerline of proposed roads at a spacing of 500'. In addition, borings shall be taken along the perimeter of the site at a spacing of 400' to 600'. All other boring locations, as determined by the professional conducting the test, should be coordinated to provide an overall coverage of the site. If the soil borings reveal a potential problem, then additional subsurface exploration and chemical testing may be required.

After the completion of the historical review, site reconnaissance, and soil borings, a report of the findings shall be prepared and submitted to the City Engineering Department for review and approval.

The report shall contain a statement of the professional's opinion as to the suitability of the site for the proposed development.

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