

DEPARTMENT OF TRANSPORTATION STATE OF GEORGIA

Phase I Environmental Site Assessment Guidelines

A Phase I Environmental Site Assessment (ESA) is an investigation of a parcel or property's current and historical use. It is a due diligence process to identify Recognized Environmental Conditions (RECs) which may be sources of contamination or other environmental impacts to a property. The Georgia Department of Transportation's (GDOT) District Planning and Programming Liaison (DPPL) may conduct a Phase I ESA upon request by the GDOT Office of Program Delivery (OPD) or the respective office which manages the project. A consultant who is prequalified in Area Class 6.05 – *Hazardous Waste Site Assessment Studies*, may also be contracted to perform the work.

A Phase I ESA must be completed for any project with proposed right-of-way acquisition. Projects without any proposed right-of-way acquisition, but are proposed to have construction easement at a suspected REC site, ditching, utility work, installation of foundations or storm sewer, or other intrusive construction activities that could encounter or potentially generate Hazardous Waste (HW) by removal of contaminated soils or an Underground Storage Tank (UST) should also have a Phase I ESA completed. Please refer to Policy 5525-1: *Environmental Site Assessments Procedure* for additional Phase I ESA information as well as the exemption criteria.

Phase I ESAs are performed at the concept phase of the Plan Development Process (PDP) after the concept layout has been developed and validated. The Phase I ESA report should note the location of any monitoring wells and/or remediation systems within or adjacent to the proposed or existing right-of-way. Unless otherwise approved by OMAT, all Phase I ESA investigations shall follow the latest adopted version of the ASTM E1527 – *Standard Practice for Phase I Environmental Site Assessment Process* or E2247 – *Standard Practice for Phase I Environmental Site Assessment Process for Forestland and Rural Property*. All Phase I ESA reports must be promptly submitted to OMAT for review and approvals upon completion. Acceptance letters are not issued for the Phase I ESA investigation by the DPPL which is a limited version of the ASTM standard that is completed by the consultants. Furthermore, Phase I ESAs should be revised only if there are expansions to the previously established right-of-way limits, shifts in the original alignment or other significant changes have occurred within the project corridor such the addition of a new facility which can be categorized as a REC. Findings of the Phase I ESA may result in a recommendation for a Phase II ESA investigation.