



REGIONAL REVIEW FINDING

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: Aug 3 2009

ARC REVIEW CODE: R9072001

TO: Mayor Betty Hannah
ATTN TO: Gail Denman, Development Manager
FROM: Charles Krautler, Director

NOTE: This is digital signature.
Original on file.

The Atlanta Regional Commission (ARC) has completed regional review of the following Development of Regional Impact (DRI). Below is the ARC finding. The Atlanta Regional Commission reviewed the DRI with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies. The finding does not address whether the DRI is or is not in the best interest of the local government.

Submitting Local Government: City of Fairburn

Review Type: Development of Regional Impact

Name of Proposal: TreatMed Biomedical Waste Treatment Facility

Date Opened: Jul 20 2009

DRI Checklist Summary:

Regional Policies and Adopted Plans: 100%

Development Project Score: 50%

Open Space Preservation/Environmental Quality Score: 63%

Overall Score: 71.4%

Overall Weighted Score: 78%

FINDING: After reviewing the information submitted for the review, and the comments received from affected agencies, the Atlanta Regional Commission finding is that the DRI is in the best interest of the Region, and therefore, of the State.

Comments: The proposed development is located in an area that is rapidly changing but is still primarily dominated by industrial and warehouse uses within South Fulton. It is important to consider compatible uses as the area continues to redevelop.

The ARC Unified Growth Policy Map (UGPM) indicates that the proposed development is located within the Suburban Neighborhood designation. Suburban Neighborhoods are areas that are located outside the Central City. They will be developed at more of a suburban scale with appropriate commercial development and low intensity mixed-use serving the local area.

The proposed development is also located within a Freight Area, which is defined as concentrated areas of freight and industrial uses.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
ARC DATA RESEARCH
GEORGIA DEPARTMENT OF NATURAL RESOURCES
METRO ATLANTA RAPID TRANSIT AUTHORITY
FULTON COUNTY
THREE RIVERS REGIONAL COMMISSION

ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF FAIRBURN
COWETA COUNTY
GEORGIA CONSERVANCY

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF PALMETTO
FAYETTE COUNTY

If you have any questions regarding this review, Please contact Jon Tuley at (404) 463-3309 or jtuley@atlantaregional.com. This finding will be published to the ARC website.

The ARC review website is located at: <http://www.atlantaregional.com/landuse>.

| | | | |
|--|---|-----------|-----|
| General Project Information | | | |
| | | | |
| Project name: | TreatMed | | |
| DRI number: | 2048 | | |
| Local jurisdiction: | City of Fairburn | | |
| Local government action requested: | Site Plan Approval | | |
| Project description (include acreage): | The proposed development is a 4.22 acre site containing 2 buildings. Building 1 will be the Treatment Facility and will be 14,200 SF. Building 2 will be a future 16,000 SF manufacturing/office building. The site is currently zoned M-2. | | |
| Project phasing/buildout: | Phase 1: 2010, Phase 2: 2016 | | |
| Project location: | East side of Creekwood Road, south of Bohannon Road and Creekwood Road intersection | | |
| Current description of the site: | Undeveloped | | |
| Is any portion of the project built or under construction? | No | | |
| If you answered the previous question with "Yes", please describe. | N/A | | |
| Affected local governments (3 miles of project site): | Fulton County and City of Palmetto | | |
| | | | |
| Adjacent/surrounding land uses and development: | Industrial and undeveloped | | |
| | | | |
| Estimated value at build-out: | \$5,000,000 | | |
| Expected annual local tax revenues: | \$68,000 | | |
| | | | |
| Site access roads: | Creekwood Road | | |
| | | | |
| Number of site driveways proposed: | 1 | | |
| | | | |
| Total traffic volume to be generated by the proposed development: | 434 daily trips | | |
| | | | |
| Estimated water supply demand to be generated by project: | 0.009 MGD | | |
| Sufficient water capacity available: | Yes | | |
| Estimated sewage flow to be generated by project: | 0.009 MGD | | |
| Sufficient wastewater capacity available: | Yes | | |
| Estimated solid waste generated by the project annually: | 15 tons/yr | | |
| Sufficient landfill capacity available: | Yes | | |
| | | | |
| Number of students expected to be generated by the project: | N/A | | |
| | | | |
| Schools expected students to attend and capacity: | | | |
| School 1: | N/A | Capacity: | N/A |
| School 2: | N/A | Capacity: | N/A |
| School 3: | N/A | Capacity: | N/A |

| | GRTA Criteria | ARC Score | Comments |
|---|---------------|-----------|---|
| A. Regional Polices and Adopted Plans | | | |
| 1. Unified Growth Policy Map | | | |
| A. Is the development consistent with the Unified Growth Policy Map and the Developments Type Matrix? • 3 points: Yes | | 3 | (Indicate Regional Place Type shown on Map) Suburban Neighborhood and Freight Area |
| B. Is the development consistent with the Regional Development Plan Policies? • 3 points: Yes | | 3 | |
| 2. Metro North Georgia Water Planning District (MNGWPD) Plan Compliance | | | |
| A. Is there adequate water provisions available and accessible to the site? • 3 points: Yes | N/A | 3 | |
| B. Is there adequate sewer capacity available and accessible to the site? • 3 points: Yes | N/A | 3 | |
| C. Does the development incorporate stormwater best management practices from the State of Georgia Manual? • 3 points: Yes | N/A | N/A | Information not submitted for the review |
| 3. Regional Transportation Plan (RTP) Goals & Objectives | | | |
| A. Is the development located on or within half a mile of a roadway designated on the Regional Strategic Transportation System (RSTS)? • 3 points: Located on the RSTS or within 1/2 mile and all access points align with existing or planned median breaks. If no median exists or is planned, all access points align with existing opposing access points. | | 3 | Roosevelt Highway |
| 4. RTP and Transportation Improvement Program (TIP) | | | |
| A. Are the transportation impacts identified consistent with the TIP/RTP? • 3 points: Yes | | 3 | (List all TIP/RTP projects located within the surrounding network and identify any inconsistencies) |
| 5. Livable Centers Initiative (LCI) | | | |
| A. Is the development located in an LCI Study area? • 3 points: The project is located in an LCI Study Area and meets the intent of the Study. | | N/A | (Including any LCI transportation projects) |

| | GRTA Criteria | ARC Score | Comments |
|---|---------------|-------------|--|
| A. Regional Policies and Adopted Plans | | | |
| 6. Regionally Adopted Plans | | | |
| A. If the development is located within a transportation study area, indicate which study area. | N/A | N/A | (Provide the name of the study in which the development is located) |
| B. Is the development consistent with the recommendations set forth in any sub-area or multi-modal corridor study? • 3 points: Yes | | N/A | |
| C. Is the proposed development consistent with the Atlanta Regional Freight Mobility Plan? • 3 points: Yes | | 3 | |
| 7. Locally Adopted Plans | | | |
| A. Is the development consistent with the host local government's Future Development Map or other comparable document? • 3 points: Yes | | 3 | |
| B. Is the development consistent with the local government's transportation plans? • 3 points: Yes | | 3 | |
| C. Is the development consistent with any local government sub area plans? • 3 points: Yes | | N/A | |
| D. Is the development consistent with any adjacent or potentially affected local government's Future Development Map? • 3 points: Yes | | 3 | |
| E. Do local regulations impact the ability of the project to meet GRTA's DRI Review Criteria? | | N/A | (List any local regulations that impact the ability of the project to meet GRTA's DRI Review Criteria) |
| F. Is the development consistent with other regional and/or local policies/adopted plans that have not been fully addressed? | | N/A | |
| | | | |
| Possible Score (Standard is 42) | N/A | 30 | |
| Components Score | N/A | 30 | |
| Percentage | N/A | 100% | |

| | GRTA Criteria | ARC Score | Comments |
|--|---------------|-----------|----------|
| B. Project | | | |
| 1. Mixture of Uses | | | |
| <p>A. Does the development incorporate a mixture of complementary land uses?</p> <ul style="list-style-type: none"> • 3 points: There are 3 or more complementary uses within the development. • 2 points: There are 2 complementary uses within the development and is located within a short walking distance (less than 1/2 mile) to external complimentary land uses. • 1 points: The development is located within a short walking distance (less than 1/2 mile) to external complementary land uses. | N/A | N/A | |
| <p>B. Does the development have vertically mixed uses?</p> <ul style="list-style-type: none"> • 3 points: The development contains three or more vertically mixed uses. • 2 point: The development contains two or more vertically mixed uses. | N/A | N/A | |
| <p>C. The development contains or is in close proximity to active or passive greenspace?</p> <ul style="list-style-type: none"> • 3 points: The development contains both an active and passive greenspace. • 2 points: The development is adjacent to active or passive greenspace with connections. • 1 point: The development is within 1/2 mile of an active or passive greenspace. | N/A | N/A | |
| 2. Jobs to Housing Balance | | | |
| <p>Is the development located in close proximity to a metro job center (as defined and listed in the Guidebook)?</p> <ul style="list-style-type: none"> • 3 points: Yes, the development is located within 1/2 mile of a defined metro job center. • 2 points: Yes, the development is located within 1 mile of a defined metro job center. | N/A | N/A | |
| 3. Housing Diversity and Affordability | | | |
| <p>A. For developments with a residential component, are at least 10% of the residential units of differing housing type? (See guidebook for definition of housing types).</p> <ul style="list-style-type: none"> • 3 points: Yes. | N/A | N/A | |
| <p>B. For developments with a residential component, does the development add a new housing type to the immediate (1/4 mile) surrounding neighborhood?</p> <ul style="list-style-type: none"> • 3 points: Yes. | N/A | N/A | |
| <p>C. For developments with a multifamily rental component, does the development achieve certain affordability levels?</p> <ul style="list-style-type: none"> • 3 points: At least 30% of the residential rental units provided are affordable to those making 80% or less of the area median income. • 2 points: At least 20% of the residential rental units provided are affordable to those making 80% or less of the area median income. • 1 points: At least 10% of the residential rental units provided are affordable to those making 80% or less of the area median income. | N/A | N/A | |

| | GRTA Criteria | ARC Score | Comments |
|--|---------------|-----------|----------|
| B. Project | | | |
| D. For developments with a multifamily senior rental component, does the seniors component achieve certain affordability levels? <ul style="list-style-type: none"> • 3 points: 100% of the residential senior units provided are affordable to those at 60% or below of the area median income. • 2 points: 60% of the residential senior units provided are affordable to those at 60% or below of the area median income. • 1 point: 40% of the residential senior units provided are affordable to those at 60% or below of the area median income. | N/A | N/A | |
| E. For developments with a homeownership component, does the development achieve certain affordability levels? <ul style="list-style-type: none"> • 3 points: At least 20% of the for-sale units are affordable to those making 110% or less of area median income. • 2 points: At least 10% of the for-sale units are affordable to those making 110% or less of area median income. • 1 point: At least 5% of the for-sale units are affordable to those making 110% or less of area median income. | N/A | N/A | |
| F. For developments without a residential component, does the development add a new use that is not prevalent in the immediate (1/4 mile) surrounding neighborhood? <ul style="list-style-type: none"> • 3 points: Yes. | N/A | N/A | |
| 4. Aging in Place | | | |
| F. If the development includes a senior housing component, does the development include accessibility features and location to services and transportation alternatives? <ul style="list-style-type: none"> • 3 points: Yes, the development includes accessibility measures and is located within 1/4 mile of basic services and transportation alternatives. • 2 points: Yes, the development includes accessibility measures and is located within 1/2 mile of basic services and transportation alternatives. • 1 point: Yes, the development includes accessibility measures. | N/A | N/A | |
| A. For developments with multifamily senior rental component, does the development offer services and/or facilities to accommodate aging in place (see Guidebook for more details). <ul style="list-style-type: none"> • 3 points: Yes | N/A | N/A | |

| | GRTA Criteria | ARC Score | Comments |
|--|---------------|-----------|--------------------------------------|
| B. Project | | | |
| 5. Accessibility - Non-motorized | | | |
| A. Are there sidewalks within the development? • 3 points: There are sidewalks on both sides of all streets. • 2 points: There are sidewalks on both sides of all internal collector streets and one side on all other streets . • 1 point: There are sidewalks on one side of all streets. | | N/A | |
| B. Are there existing or proposed sidewalks along all adjacent external street frontages that connect to the internal sidewalk network? • 3 points: Yes | | N/A | |
| C. Is bicycle parking provided at all non-residential, multi-family buildings and other key destinations? • 3 points: Yes and includes 'end of trip' facilities such as covered shelters, secure parking, shower facilities, etc. • 2 points: Yes. | | 0 | Information not submitted for review |
| D. Does the development include construction of multi-use trails? • 3 points: Trails will be constructed at least 10 feet wide within the development that will shorten walking distances between complimentary uses and/or the external sidewalk/trail network. • 2 points: Trails at least 10 feet wide are constructed within the DRI boundary only. | | N/A | |
| E. Are intersections designed for pedestrian safety, including marked crossing, curb extensions, median refuges, raised crosswalks, and pedestrian actuation devices? • 3 points: Yes, all intersections are designed for pedestrian safety and include all of the above listed. • 2 points: Yes, all intersections are designed for pedestrian safety and include 3 of the above listed. • 1 point: Yes, all intersections are designed for pedestrian safety and include 2 of the above listed. | | N/A | |
| F. Are pedestrian connections between building entrances and the internal and external sidewalk network provided? • 3 points: All building entrances are connected to the sidewalk network and pedestrian entrances are provided at street level along abutting public roads. • 2 points: All building entrances are connected to the sidewalk network. | | N/A | |
| G. Do the provided non-motorized facilities shorten the distance between land uses that are on and off-site? • 3 points: Yes, both on and off site. • 2 points: Yes, for on site land uses only. | | N/A | |

| | GRTA Criteria | ARC Score | Comments |
|--|---------------|-----------|--|
| B. Project | | | |
| H. Does the development contribute to public streetscapes with pedestrian-friendly amenities, such as benches, lighting, street trees, trash cans, pedestrian entrance on street level, and windows at street level? • 3 points: Yes. | | N/A | |
| I. Is the development's parking located where it does not visually dominate the development from the street and allows for easy and safe pedestrian access to buildings? • 3 points: Parking associated with the development is located in the rear and or includes structured parking. • 2 points: Parking associated with the development is located to the side of the buildings and/or includes on-street parking. • 1 points: If industrial, all trailer parking is screened from the view of the adjacent roadways. | | 0 | |
| J. Are buildings oriented to existing or proposed public roads with minimum setbacks? • 3 points: Yes, buildings are oriented to the public roads with minimum setbacks. • 2 points: Yes, buildings are oriented to the public roads. | | 0 | |
| K. Where there are sidewalks, is the width adequate? • 3 points: All sidewalks meet regional Pedestrian LOS goals. • 2 points: All sidewalks meet the local government's minimum width requirement. | N/A | N/A | (PLOS B or above in LCI areas and regional places, PLOS C or above outside of those areas) |
| 6. Accessibility - Transit | | | |
| A. Is there a fixed guideway transit station available ? • 3 points: Currently available within 1/4 mile of the DRI boundary. • 2 points: Currently available within 1/2 mile of the DRI boundary. • 1 point: There is a transit station planned near the DRI and the DRI is compatible with that plan. | | N/A | |
| B. Is local bus service currently available? • 3 points: Available on/adjacent to the site. • 2 points: Available within 1/4 mile of the DRI boundary. • 1 point: Available within 1/2 mile of the DRI boundary. | | N/A | |
| C. Is the applicant providing transit services such as dedicated park and ride facility or shuttle service (for at least 2 years)? • 3 points: Yes, the development is providing facilities. | | N/A | |
| D. Is the applicant providing amenities at existing or proposed transit facilities, such as covered bus shelters, trash receptacles, benches, landing pads, lighting, or bicycle parking? • 3 points: Providing three or more amenities. • 2 points: Providing two or more amenities. • 1 point: Providing one amenity | | N/A | |

| | GRTA Criteria | ARC Score | Comments |
|---|---------------|-----------|---|
| B. Project | | | |
| E. Is the development proposed at "transit ready" densities, based on potential future service? • 3 points: Yes | | N/A | |
| F. For developments earning at least 1 point under Affordability Levels, is the development located in proximity to transit? • 3 points: Yes, the development is located within 1/4 mile to transit. • 2 points: Yes, the development is located within 1/2 mile to transit. • 1 point: Yes, the development is located within 1 mile to transit. | N/A | N/A | |
| G. Is transit available beyond peak-hours of travel? | | N/A | |
| H. Is the proposed development consistent with other transit related issues not fully addressed above? | | N/A | (List of other transit related issues and describe developments consistency) |
| 7. Access Management | | | |
| A. Is access provided from internal roadways, access road, or shared driveways only? • 3 points: Access is provided from internal roadways or access road connecting to side streets with minimum curb cuts along the arterial road and share driveways are proposed. • 2 points: Shared driveways are proposed with an internal roadway. | | N/A | |
| B. If the development is adjacent to more than one roadway, is access provided via the lowest functionally classified roadway? • 3 points: The development proposes all access via the lowest functionally classified roadway. • 2 points: The development proposes primary access from the lowest functionally classified roadway. | | N/A | |
| C. Do access points align with opposing access points or with existing median, planned, or likely location of future median breaks? • 3 points: All access points align with existing median breaks. If no median exists, all access points align with existing opposing access points. • 2 points: All full access points align with existing median breaks. If no median breaks exists, all full access points align with existing opposing access points. • 1 point: Access points align with likely locations of future median breaks. | | N/A | |
| D. Are proposed traffic signals located at the intersection of public roadways that provide access to the entire site and serve as many properties and interests as possible? • 3 points: Yes. | | N/A | |
| E. Does the proposed development provide an adequate, uninterrupted driveway throat length for the corridor? • 3 points: Yes. | | 0 | (Minimum 200 feet on state routes and major arterials. Minimum of 100 feet on all other roadway corridors.) |
| F. Are all proposed access points outside of the functional area of any adjacent intersections? • 3 points: All proposed access points are outside of the functional area of any adjacent intersections. • 2 points: Access points within the functional area of any adjacent intersections are right in/right out. | N/A | 3 | |

| | GRTA Criteria | ARC Score | Comments |
|---|---------------|-----------|--|
| B. Project | | | |
| G. If the development is adjacent to a designated scenic byway, the development maintains the natural vegetative character of the scenic byway. • 3 points: The development is not proposing any access onto the scenic byway and is preserving the natural vegetation for at least 200 feet from the right-of-way. • 2 points: The development is proposing no more than one access point onto the scenic byway and is preserving the natural vegetation for at least 200 feet from the right-of-way. • 1 point: The development is proposing no more than one access point onto the scenic byway and is preserving the natural vegetation for at least 100 feet from the right-of-way. | N/A | N/A | |
| H. Do the proposed access points meet minimum spacing requirements established by GDOT or other permitting agency? | | N/A | |
| I. Is the development consistent with other access management related issues not fully addressed above? | | N/A | (List of other access management related issues and describe developments consistency) |
| 8. Connectivity | | | |
| A. Does the development provide multiple ingress/egress points and have access to multiple roadways? • 3 points: There are separate ingress/egress points in 3 or more cardinal directions. • 2 points: There are separate ingress/egress points in 2 cardinal directions. • 1 point: There are separate ingress/egress points. | | N/A | |
| B. Do internal streets within the development connect to adjacent parcels at stub outs or dead end streets? • 3 points: There are connections to all adjacent stub outs or dead ends. • 2 points: There are stub outs to adjacent developable land (either undeveloped or underdeveloped) and cross access easements are provided. • 1 point: There are stub outs to adjacent developable land (either undeveloped or underdeveloped). | | N/A | |
| C. Does the internal street network minimize traveling distance by providing relatively direct circulation throughout the site? • 3 points: All proposed land uses within the development are connected via the internal street network. • 2 points: Most of the proposed land uses within the development are connected via the internal street network. | | N/A | |
| D. Can the internal street network be reasonably anticipated to add to the public roadway? • 3 points: No restricted access • 2 points: Internal restricted access with multiple access points | | N/A | |
| E. Is the development consistent with other connectivity related issues not fully addressed above? • 3 points: Yes | | N/A | (List of other connectivity related issues and describe developments consistency) |

| | GRTA Criteria | ARC Score | Comments |
|--|---------------|-----------|----------|
| B. Project | | | |
| 9. Project Character and Design | | | |
| <p>A. Is the development a redevelopment site?</p> <ul style="list-style-type: none"> • 3 points: The development is a redevelopment site that requires environmental remediation. • 2 points: The development is located in a tax abatement zone, enterprise zone, or other governmentally supported redevelopment zones. • 1 point: The development is a redevelopment site. | N/A | N/A | |
| <p>B. Does the development re-use or rehabilitates existing and/or historic structures?</p> <ul style="list-style-type: none"> • 3 points: Yes, a majority of the existing and/or historic structures will remain on the site and incorporated into the development. • 2 points: Yes, some of the existing and/or historic structures will remain on the site and incorporated into the development. | N/A | N/A | |
| <p>C. Does the development create or enhance community spaces such as public plazas, squares, parks, etc?</p> <ul style="list-style-type: none"> • 3 points: Yes and on-site community spaces are open to the general public. • 2 points: Yes. | N/A | N/A | |
| <p>D. Does the development provide no more parking than the minimum required by the local jurisdiction?</p> <ul style="list-style-type: none"> • 3 points: A parking variance is being requested to provide less than the minimum required. • 2 points: Yes. | N/A | 2 | |
| <p>E. Does the site design incorporate alternative design principles, including but not limited to reduced lot sizes, rear access via alleyway network, shared driveway, reduced building setbacks, architectural compatibility, screening of equipment?</p> <ul style="list-style-type: none"> • 3 points: Yes, the development includes a 4 of the above listed and other alternative design principles. • 2 points: Yes, the development includes 3 of the above listed. • 1 point: Yes, the development includes 2 of the above listed. | N/A | N/A | |

| | GRTA Criteria | ARC Score | Comments |
|---|---------------|------------|---|
| B. Project | | | |
| 10. Community Facilities | | | |
| A. Does the development require new and/or additional services and/or facilities (fire, police, school)? • 3 points: No, new facilities are not needed. • 2 points: New facilities are needed and are being provided for within the development or by the applicant. | N/A | 3 | |
| 11. Infrastructure Adequacy | | | |
| A. Is the development located in an area where adequate infrastructure is in place? • 3 points: Yes, the development is located in an area where there is existing infrastructure in place to meet the service needs of residents, employees, and visitors of the development. • 2 points: There will be infrastructure in place by development build-out to meet the service needs of residents, employees, and visitors of the development. | N/A | 3 | (Please explain) |
| B. If the development is predominately industrial, what is the proximity to the nearest intermodal station or other freight transfer location? • 3 points: Rail is on site and the development is connecting to the rail. • 2 points: A rail transfer, airport transfer or intermodal transfer station is located within 2 miles. • 1 point: A rail transfer, airport transfer or intermodal transfer station is located within 3 miles. | N/A | 2 | |
| C. If the development is predominately industrial, what is the proximity to interstate access? • 3 points: The development has interstate access within 1 mile. • 2 points: The development has interstate access within 2 miles. • 1 points: The development has interstate access within 3 miles. | N/A | 2 | |
| D. Does the development propose clean-fueled vehicles? • 3 points: Development is proposing 5% per each 10% of fleet. • 2 points: Development is proposing 3% per each 10% of fleet. • 1 point: Development is proposing 2% per each 10% of fleet. | N/A | N/A | |
| E. Is the development consistent with other infrastructure related issues not fully addressed above? • 3 points: Yes | | N/A | (List of other infrastructure related issues and describe developments consistency) |
| | | | |
| Possible Score | N/A | 30 | |
| Component Score | N/A | 15 | |
| Percentage | N/A | 50% | |

| | GRTA Criteria | ARC Score | Comments |
|---|---------------|-----------|--|
| C. Open Space, Preservation, and Environmental Quality | | | |
| 1. Protection of Critical Environmental Areas | | | |
| A. Does the development avoid critical historical and environmental areas (State Planning Part V Criteria, small water supply watersheds, etc)? • 3 points: Yes, the development avoids critical historical and environmental areas | N/A | 3 | |
| B. Does the development encroach upon habitat currently under or flagged for conservation under a local, regional, state conservation or green infrastructure plan? • 3 points: No. | N/A | 3 | |
| C. Is the development located on land physically suitable for development (avoids steep slopes greater than 20%, floodplains, stream corridors, groundwater recharge areas or wetlands) ? • 3 points: Yes, the development is located on land physically suitable for development. • 2 points: The development is avoiding land on the site that is not suitable for development and is taking the appropriate mitigation measures. | N/A | 3 | |
| 2. Conservation | | | |
| A. How much land is being preserved as open space? • 3 points: 50% of the site is preserved as open space • 2 points: 40% of the site is preserved as open space • 1 points: 30% of the site is preserved as open space. | N/A | 0 | |
| B. Does/will the development incorporate native plant and drought tolerant landscaping? • 3 points: All landscaping is drought tolerant and native. • 2 points: All landscaping is drought tolerant. • 2 points: No invasive plant species are used as identified by the local Cooperative Extension Service. | N/A | 0 | Information not submitted for the review |
| D. Does the development exclude ornamental water features and fountains? • 3 points: The applicant will not install or facilitate installations of any ornamental water features or fountains. | N/A | 3 | |
| E. Does the development include permeable pavement in driveways and parking areas? • 3 points: 75% of driveways and parking areas use permeable pavement. • 2 points: 50% of driveways and parking areas use permeable pavement. • 1 point: All driveways use permeable pavement. | N/A | N/A | |
| 3. Stormwater Management | | | |

| | GRTA Criteria | ARC Score | Comments |
|--|---------------|------------|--|
| C. Open Space, Preservation, and Environmental Quality | | | |
| A. Does the development have a stormwater management plan? • 3 points: The stormwater management plan will result in a 25% decrease in the rate and quantity of post-development development stormwater runoff when compared with pre-development stormwater rates and quantities. • 2 points: The development maintains stormwater volume rates such that post-development development does not exceed the pre-development development (based on the 2 year, 24 hour peak discharge volume) | N/A | 0 | Information not submitted for the review |
| 4. Buffers | | | |
| A. Will the proposed development require a stream buffer variance under any applicable ordinances? • 3 points: The development does not require a stream buffer variance. | N/A | 3 | |
| 5. Environmental Protection | | | |
| C. Is the development seeking a LEED certification? • 3 points: The development is seeking LEED-ND certification or all buildings are seeking LEED certification for non residential developments. • 2 points: At least half of the non-residential buildings are seeking LEED certification. • 1 point: One non residential buildings is seeking LEED certification. | N/A | N/A | |
| D. Is the development seeking an EarthCraft certification? • 3 points: The development is seeking Earthcraft Communities certification. • 2 points: At least half the residential homes will be certified an Earthcraft Home. | N/A | N/A | |
| | | | |
| Possible Score | N/A | 24 | |
| Component Score | N/A | 15 | |
| Percentage | N/A | 63% | |

ARC Score Sheet

Enter the values for the appropriate numbered section.

A. Regional Policies and Adopted Plans (50% of the Total Score)

| | | |
|---|-----------------------------------|------|
| 1. Unified Growth Policy Map | Section Score: | 6 |
| 2. Metro North Georgia Water Planning District (MNGWPD) Plan Compliance | Section Score: | 6 |
| 3. Regional Transportation Plan (RTP) Transportation | Section Score: | 3 |
| 4. RTP and Transportation Improvement Program (TIP) | Section Score: | 3 |
| 5. Livable Centers Initiative (LCI) | Section Score: | 0 |
| 6. Regionally Adopted Plans | Section Score: | 3 |
| 7. Locally Adopted Plans | Section Score: | 9 |
| | A. Component Points: | 30 |
| | B. Points Possible Points: | 30 |
| | C. Component Percentage | 100% |

B. Project (30% of the Total Score)

| | | |
|--|-----------------------------------|-----|
| 1. Mixture of Uses | Section Score: | 0 |
| 2. Jobs to Housing Balance | Section Score: | 0 |
| 4. Housing Diversity and Affordability | Section Score: | 0 |
| 5. Aging in Place | Section Score: | 0 |
| 6. Accessibility-non motorized | Section Score: | 0 |
| 7. Accessibility- transit | Section Score: | 0 |
| 8. Access Management | Section Score: | 3 |
| 9. Connectivity | Section Score: | 0 |
| 10. Project Character and Design | Section Score: | 2 |
| 11. Community Facilities | Section Score: | 3 |
| 12. Infrastructure Adequacy | Section Score: | 7 |
| | A. Component Points: | 15 |
| | B. Points Possible Points: | 30 |
| | C. Component Percentage | 50% |

C. Open Space, Preservation, and Environmental Quality (20% of the Total Score)

| | | |
|---|-----------------------------------|-----|
| 1. Protection of Critical Environmental Areas | Section Score: | 9 |
| 2. Conservation | Section Score: | 3 |
| 3. Stormwater Management | Section Score: | 0 |
| 4. Buffers | Section Score: | 3 |
| 5. Environmental Protection | Section Score: | 0 |
| | A. Component Points: | 15 |
| | B. Points Possible Points: | 24 |
| | C. Component Percentage | 63% |

| | |
|----------------------------------|-------|
| A. Total Points: | 60 |
| B. Total Possible Points: | 84 |
| C. Unweighted Score | 71.4% |

**Overall Project
Score**

78%

TREATMED BIOMEDICAL WASTE TREATMENT FACILITY DRI
City of Fairburn
Environmental Planning Division Review Comments

July 16, 2009

Stream Buffers

There are no perennial (blue-line) streams on the property, based on the USGS coverage for the area and no water supply watershed buffers are required. The site plan shows a 75-foot stream buffer on the property, which is consistent with the District Model Stream Buffer ordinance and is presumably consistent with the City of Fairburn stream buffer ordinance. Additionally, all state waters on the property will also be subject to the Georgia Department of Natural Resources (DNR) 25-foot erosion and sedimentation control buffer.

Storm Water/Water Quality

All projects should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, projects should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be impacted due to polluted stormwater runoff. ARC has estimated the amount of pollutants produced after the construction of the entire proposed development, based on the submitted site plan. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr). The loading factors are based on the results of regional storm water monitoring data from the Atlanta Region. The assumed impervious surface amounts and percentages are those that are typical for each land use type in the Atlanta Region. Actual loadings will reflect actual impervious amounts and other existing conditions on the site. The following table summarizes the results of the analysis for this proposal:

Estimated Pounds of Pollutants per Year

| Land Use | Land Area (ac) | Total Phosphorus | Total Nitrogen | BOD | TSS | Zinc | Lead |
|------------------|-----------------------|-------------------------|-----------------------|---------------|----------------|-------------|-------------|
| Heavy Industrial | 4.22 | 6.12 | 81.19 | 540.16 | 3354.90 | 7.01 | 0.89 |
| TOTAL | 4.22 | 6.12 | 81.19 | 540.16 | 3354.90 | 7.01 | 0.89 |

Total Percent Impervious: 80%

In order to address post-construction stormwater runoff quality, the project should implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual (www.georgiastormwater.com) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should utilize the stormwater better site design concepts included in the Manual.



In accordance to the **Environmental Protection Division** (EPD) of Georgia Department of Natural Resources (GDNR) rules and regulations, TreatMed Biomedical Waste Treatment Facility (TBWTF) is seeking state permit to handle, treat, and dispose of Regulated Medical Waste (RMW) and NOT Hazardous Waste.

Under Georgia's Solid Waste Management Rules, Chapter 391-3-4, the handling of medical wastes that meets the definition of Biomedical Waste is regulated by the Solid Waste Rules rather than by the rules of the Hazardous Waste, which are subject to state and federal regulations as deemed by the Resource Conservation and Recovery Act (**RCRA**). The Georgia Rules of Hazardous Waste Management (Rules) adopt the **RCRA** regulations to ensure that the generation, transportation, treatment, storage and disposal of hazardous wastes are conducted in a manner that provides maximum protection to human health and the environment.

Regulated Medical Waste rules define **Biomedical Waste** as any solid waste that contains pathological or biological waste, discarded medical equipment, cultures, and stocks of infectious agents and associated biologicals. It is usually generated in the diagnosis, treatment, research, production or testing of biologicals for humans or animals and capable of producing infectious diseases. Other terms used include: "**Biohazardous Waste**", "**Infectious Medical Waste**", "**Regulated Medical Waste**", "**Biological Waste**", or "**Red Bags**". Federal, state and local laws require RMW to be rendered non-infectious before it can be disposed of as solid waste.

Hazardous Waste, on the other hand, is defined as waste that may cause or significantly contribute to mortality or serious illness or pose a substantial hazard to human health and the environment if improperly managed or disposed of. Under RCRA, the waste is hazardous if it contains or exhibits one or more of the following four characteristics of ignitability, corrosivity, reactivity or toxicity listed in 40 CFR Sections 261.21 through 261.24. In general, Hazardous Waste in the state of Georgia is to be handled in accordance with the provisions of the Georgia Hazardous Waste Management Act, O.C.G.A. 12-8-60, et seq. Hazardous waste including chemical waste shall simply NOT be disposed of as Solid waste or Regulated Medical Waste (RMW).

In summary, conforming to Georgia's EPD Rules found in chapter 391-3-4-.15, TreatMed will be classified only to collect, transport, process, and dispose of *Regulated Medical Waste* and it will not be classified or designed to accept *Hazardous Waste* or any medical waste that is considered *Hazardous Waste* under RCRA.

For detailed information please contact Georgia EPD, the agency which administers both the **Georgia Hazardous Waste Management Act** and the **Georgia Comprehensive Solid Waste Management Act** (Chapter 391-3-4: MWMA), which set a path toward improved solid waste management in the state.

Jonathan Tuley

From: Derrick Williams [Derrick.Williams@dnr.state.ga.us]
Sent: Monday, August 03, 2009 2:20 PM
To: Jonathan Tuley
Cc: Barbara Howard
Subject: Re: Hazardous Waste Determination on TreatMed Facility
Attachments: Derrick Williams.vcf

Johathan,

TreatMed Biomedical WasteTreatment Facility is a biomedical waste facility. They will handle on solid waste that is to be autoclave and disposed at a municipal solid waste landfill. The facility is not a hazardous waste facility.

Unit Coordinator
Atlanta Tradeport, Suite 104
4244 International Parkway
Atlanta, Georgia 30354
Office (404) 362-4512

>>> "Jonathan Tuley" <JTuley@atlantaregional.com> 8/3/2009 1:53 pm >>>

Derrick,

The Atlanta Regional Commission is currently reviewing a development of regional impact (DRI) in Fairburn, GA called TreatMed Biomedical Waste Treatment Facility. I am writing you concerning a determination of whether this facility is a hazardous waste facility or biomedical waste facility based on state regulations and standards. I have included some text from our review addressing our concerns. If this is not a hazardous waste facility, then the text below does not apply and will be removed from the review. As I said on the phone, we are not involved in the determination or potential enforcement of the state regulations regarding hazardous waste facilities, we simply needed to do our due diligence. If you could please respond with your determination, that would be greatly appreciated. Please let me know if you have any questions. Thanks.

"The proposed project is located within the Line Creek Water Supply watershed, a small (less than 100 square mile) watershed which is a water supply source for both Coweta and Fayette counties, both of which are in

the Metropolitan North Georgia Water Planning District.

Under the Georgia Planning Act, all development in the watershed is subject to the DNR Part 5 Water Supply Watershed Minimum Criteria (Chapter 391-3-16-.01 Criteria for Water Supply Watersheds) unless alternative criteria are developed in a study with participation by all jurisdictions in the watershed. The minimum criteria include a limit of 25 percent impervious surface in the watershed, or the existing amount, whichever is greater, buffer requirements on perennial (blue-line) streams and other requirements including a prohibition on all new hazardous waste treatment or disposal facilities in the watershed.

Based on the information provided, this project appears to be a hazardous waste treatment facility and, unless alternate criteria have been developed by the City and approved by Georgia DCA, its development in this location would be in violation of the State Planning Criteria.

If development of this project proceeds, the City will need to determine if the proposal is within the 25percent impervious coverage requirement for its portion of the basin, unless alternate criteria have been developed and approved."

Jon Tuley
Senior Planner
Atlanta Regional Commission
Land Use Planning Division
40 Courtland Street, NE
Atlanta, GA 30303
(P) 404.463.3309 (F) 404-463-3254
jtuley@atlantaregional.com



Kimley-Horn
and Associates, Inc.

Memorandum

n
Suite 600
3169 Holcomb Bridge Road
Norcross, Georgia
30071

To: Julie McQueen, AICP
Georgia Regional Transportation Authority
245 Peachtree Center Avenue NE, Suite 900
Atlanta, Georgia 30303-1223

From: John D. Walker, P.E., PTOE
Kimley-Horn and Associates, Inc.

Date: July 6, 2009

Subject: **TreatMed Biomedical Waste Treatment Facility, DRI# 2048**
Biomedical Waste Treatment Facility – Projected Trip Generation
City of Fairburn, Georgia
KHA Project Number: 019098000

Kimley-Horn and Associates, Inc. has prepared this memorandum summarizing project information and the expected trip generation for the proposed TreatMed Biomedical Waste Treatment Facility (DRI# 2048) located in the City of Fairburn, Georgia. Please note this development qualifies for an Expedited Review as it satisfies the criteria found in the Georgia Regional Transportation Authority (GRTA) Procedures and Principles, Section 3-102-B: Limited Daily Trip Generation. The proposed DRI is projected to generate less than 1,000 daily trips and does not require an air quality permit from Georgia Environmental Division.

The proposed development is a 4.22 acre site (3.21 acres developable) located along the east side of Creekwood Road just south of the intersection of Bohannon Road and Creekwood Road. The site will contain 2 buildings. Building 1 (1.41 acres) will be the Treatment Facility and will be 14,200 SF (5,000 SF associated with office with 9 employees and 9,200 SF associated with the treatment/storage portion of the operation with 6 employees). Building 2 (1.8 acres) will be a future 16,000 SF manufacturing/office building (8,000 SF associated with office with 14 employees, and 8,000 SF associated with manufacturing with 10 employees). The site is currently zoned M-2. Building 1 is expected to be completed by 3rd quarter 2010 with Building 2 to be completed by approximately 2016.

n

TEL 770 825 0744
FAX 770 825 0074



The development proposes one driveway along Creekwood Road. Creekwood Road is a 2-lane roadway. The truck traffic anticipated with the Treatment Facility at full operations will be 15 trucks (eleven 24' trucks and four dumpster trucks) per day. That would equate to 15 trips in and 15 trips out per day.

Additionally, Building 1 will also have a total of 15 employees (9 with the office use and 6 with the treatment use). Building 2 will have a total of 24 employees (14 employees associated with the office use and 10 employees associated with the manufacturing use). The trip generation associated with the proposed development was estimated using the ITE *Trip Generation Manual*, Eighth Edition (2008), using equations where available. Also, additional trips were added to account for the anticipated truck activity of the Treatment facility portion of Building 1. Table 1 summarizes the anticipated Trip Generation of the proposed site:

| Table 1 TreatMed Biomedical Waste Treatment Facility, DRI# 2048 Trip Generation | | | |
|---|-------------|-------|------|
| | Daily Total | Daily | |
| | | Enter | Exit |
| Building 1: | | | |
| 15 Trucks – Treatment Facility: | 30 | 15 | 15 |
| 9,200 SF Treatment Facility: 6 Employees: | 24 | 12 | 12 |
| 5,000 SF Office Use: 9 Employees | 132 | 66 | 66 |
| Building 2: | | | |
| 8,000 SF Office Use: 14 Employees | 192 | 96 | 96 |
| 8,000 SF Manufacturing: 10 Employees: | 56 | 28 | 28 |
| Total | 434 | 217 | 217 |

Based on Table 1, the site is anticipated to generate less than 1,000 trips per day. Additionally, the development does not require an air quality permit from Georgia Environmental Division as the site will not have any burning or incineration.



Based on the above information, we understand the development qualifies for an Expedited Review. Please contact me if you have any questions or need any additional information.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

John D. Walker, P.E., PTOE
Senior Transportation Engineer

The proposed development, TreatMed Biomedical Waste Treatment Facility would be a detriment to our community, for the listed reasons;

This development is in a non-attainment area.

Also in an Environmental Stressor designated by Fulton County. See enclosed map.

A traffic study has not been performed. However, they are predicting 434 trips a day. We have a proposed Intermodal Business Park being considered (Atlanta Business Chronicle 7/24-30) which would generate numerous trips. The Park will be less than 2300 feet from this facility. A DRI has not been presented yet.

Newnan, GA has just approved Cancer Treatment Center of America to build a facility for cancer treatment. Also, Newnan has approved another hospital, Piedmont Newnan Hospital. The waste from these facilities, along with the existing hospitals, would use this facility as a disposal site.

I have taken the liberty of marking the site plan map, ARC has provided with the Regional Review Notice, to demonstrate some very important issues.

1. In Fairburn's haste to annex as much property as possible, in 2007, they had to keep Creekwood Road in Unincorporated Fulton County because, two residents did not want to be annexed into Fairburn. They are;

Sandra & Paul Hardy (us)

Bonnie Turner

Consequently, TreatMed would not be able to gain access to Creekwood Road due to the fact that Creekwood Road is in Unincorporated Fulton County and Creekwood Road is a residential road and would not be able to support the traffic that TreatMed would generate.

Most importantly, this proposed facility is less than 1350 feet from our property line and they would contaminate our drinking water. We are on a well.

Please deny this proposal.

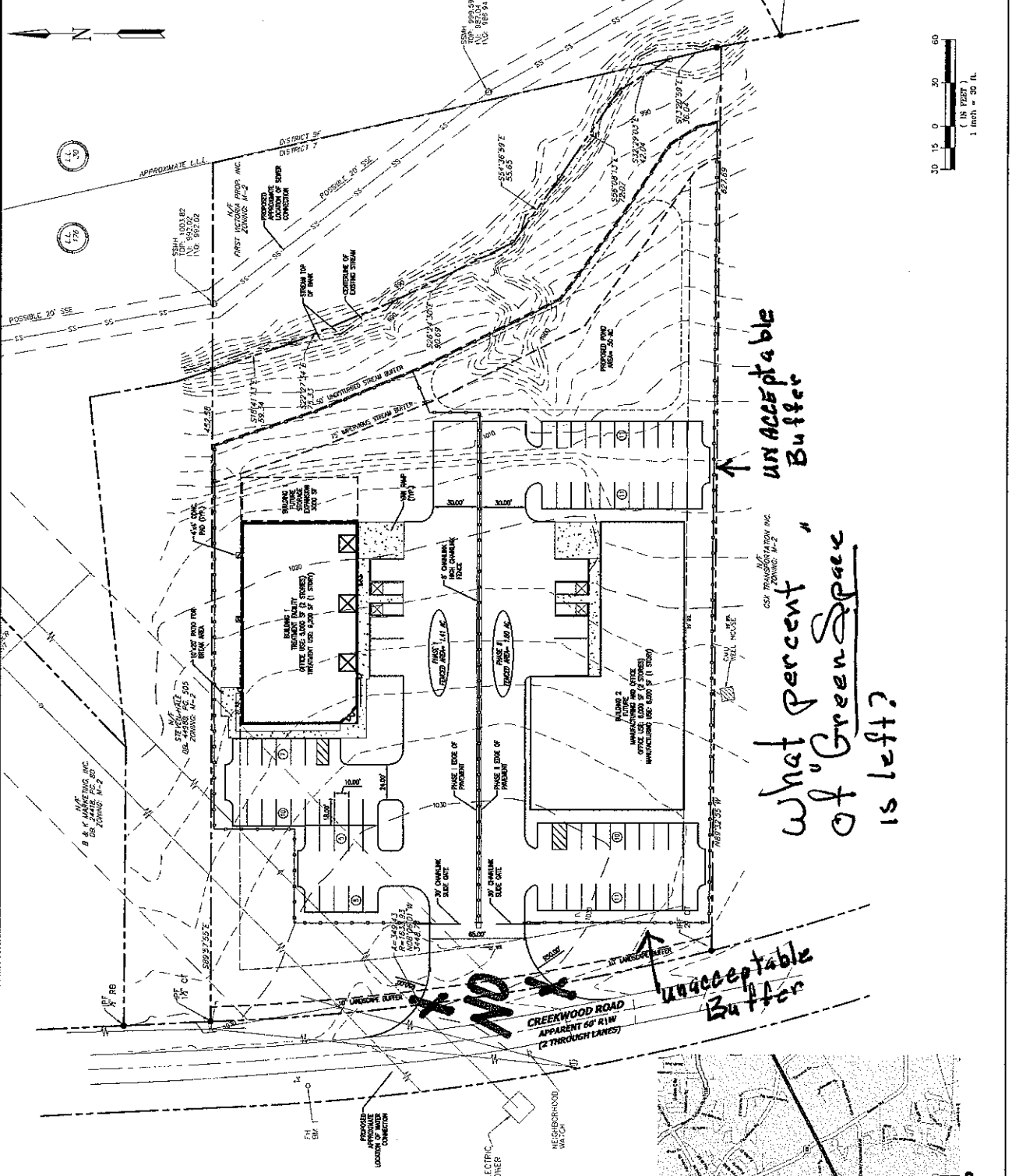


Our contact information is;

Sandra & Paul Hardy

7870 Creekwood Rd

Fairburn,GA 30213



GENERAL INFORMATION:

PROJECT NAME: TREATMENT FACILITY

OWNER: TREATMENT FACILITY

DESIGNER: GREYDEN ENGINEERING

DATE: 11/11/03

BY: J. SQUILLI

CHECKED: J. SQUILLI

SCALE: 1" = 50'

PARKING CALCULATIONS:

TOTAL PARKING: 15 SPACES

TOTAL REQUIRED PARKING: 15 SPACES

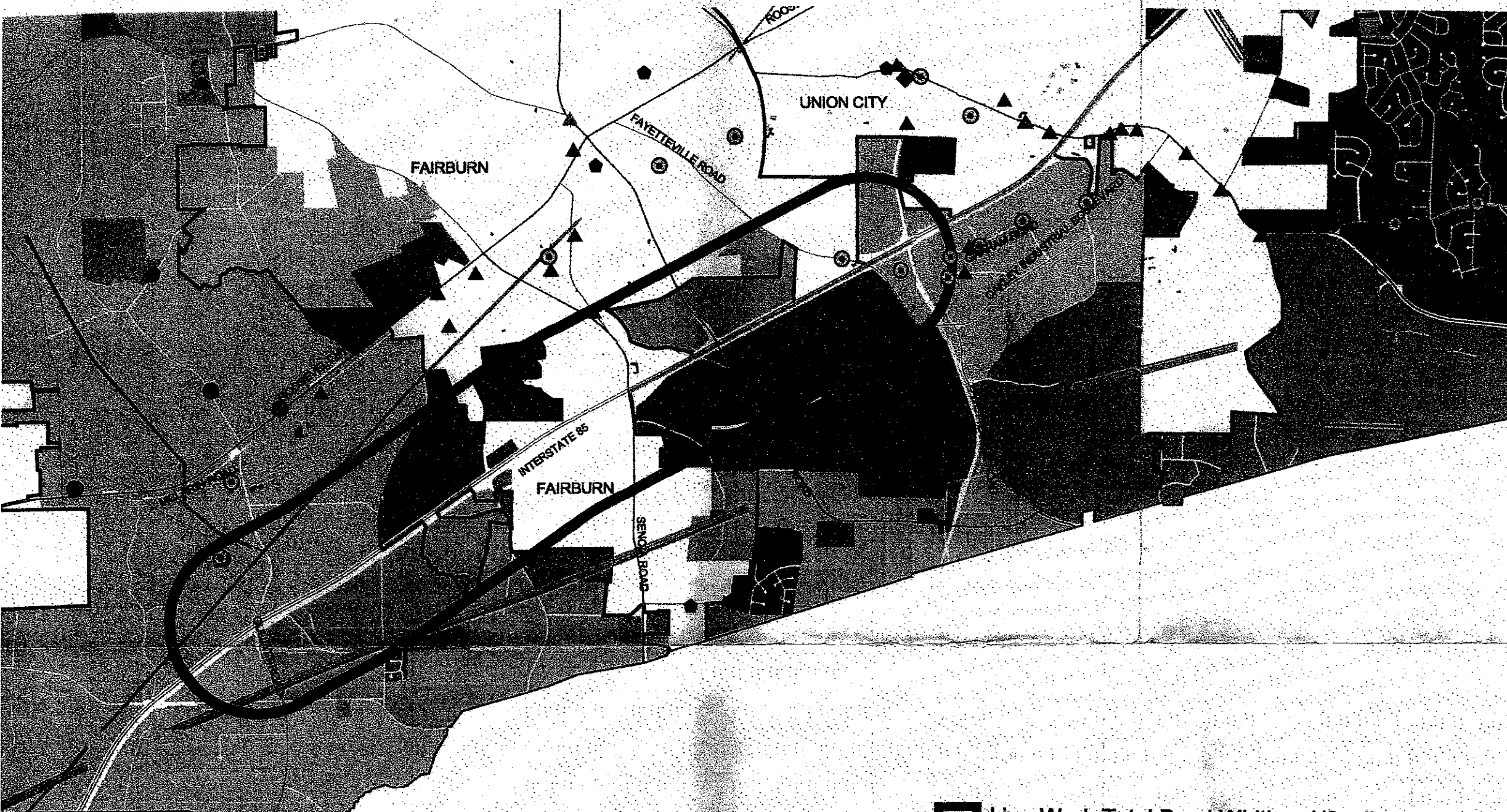
TOTAL AVAILABLE PARKING: 15 SPACES

TOTAL REQUIRED PARKING: 15 SPACES

TOTAL AVAILABLE PARKING: 15 SPACES

VICINITY MAP

South Fulton Environmental Stressors



Future Land Use Plans

- Agricultural, Forestry, & Mining
- Retail & Service
- Office
- Office High Density
- Living-Working
- Business Park
- 3 to 5 Units/Acre - Residential
- Industrial
- Community Facilities
- Private Recreation
- Parks, Recreation & Conservation

Live-Work Total Band Width = 1/2 mile

◆ Schools (Public & Private)

- TRI Sites
- Cell Towers
- ▲ RCRIS Sites
- Landfills
- ◆ Hazardous Site Inventory (HSI)
- ▲ Industrial Facilities Discharge (IFD) Sites

● Toxic Release Inventory (TRI) Sites

| Facility Name | Street Address |
|-----------------------|------------------------|
| NESTLE PURINA PETCARE | 5001 FAYETTEVILLE ROAD |
| ALCOA EXTRUSIONS INC. | 7385 GRAHAM ROAD |
| HOLLOX LTD. | 7380 GRAHAM ROAD |
| OWENS CORNING | 7000 MCLARIN ROAD |
| POREX TECHS. | 500 BOHANNON ROAD |
| WHITAKER OIL COMPANY | 1557 MARIETTA ROAD |

● Cell Towers

| Carrier | Street Address |
|-----------------------|-------------------------|
| SPRINT PCS WIRELESS | 108 HOWELL AVE |
| AT&T WIRELESS | 108 HOWELL AVE |
| AT&T WIRELESS | 5589 W. FAYETTEVILLE RD |
| AT&T WIRELESS | 7445 GRAHAM ROAD |
| AIRTOUCH | 7445 GRAHAM RD |
| VERIZON | 7445 GRAHAM ROAD |
| SPRINT PCS WIRELESS | 8320 GULLAT ROAD |
| SPRINT AT&T WIRELESS | 8320 GULLAT ROAD |
| SPRINT POWERTEL TOWER | 8320 GULLAT ROAD |

▲ Resource Conservation and Recovery Information System (RCRIS) Sites

| Facility Name | Street Address |
|--------------------------------|--------------------|
| UNIVERSAL REFINING LLC | 109 HOWELL AVENUE |
| GENERAL EXTRUSIONS | 7385 GRAHAM ROAD |
| OWENS-CORNING FIBERGLAS | 7000 MCLARIN ROAD |
| R & R WASTE OIL SERVICE | 274 SENOIA ROAD |
| S P PETROLEUM TRANSPORTERS INC | 109 HOWELL AVENUE |
| CHAMBERS DRUM COMPANY INC | 111 HOWELL AVENUE |
| POREX TECHNOLOGIES CORP OF GA | 500 BOHANNON ROAD |
| EXXON CO USA 48798 | 647 SENOIA ROAD |
| KAR PRODUCTS | 4935 COASTER DRIVE |
| DSI TERMINALS INC | 6800 MCLARIN ROAD |
| BASF CORP @ DSI TRANSPORTATION | 6800 MCLARIN ROAD |
| BST FRBNGASC F1473 | 5725 ROOSEVELT HWY |

● Landfills

| Facility Name | Street Address |
|----------------------------|------------------------|
| Price | 5065 ROOSEVELT HIGHWAY |
| Safeguard Landfill Mgt CAD | 7700 BISHOP ROAD |
| Willow Oak | 7395 ROOSEVELT HIGHWAY |

◆ Hazardous Site Inventory (HSI) Sites

| Facility Name | Street Address |
|---------------------------|------------------|
| Universal Forest Products | 5200 Highway 136 |

▲ Industrial Facilities Discharge (IFD) Sites

| Facility Name | Street Address |
|------------------------------|---------------------|
| EVOLINE C WEST ELEM SCH | 7040 RIVERTOWN ROAD |
| FAIRBURN-WHITEWATER CREEK WP | |

Developments of Regional Impact

[DRI Home](#)[DRI Rules](#)[Thresholds](#)[Tier Map](#)[FAQ](#)[Apply](#)[View Submissions](#)[Login](#)**DRI #2048**

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

| | |
|------------------------------|--------------------|
| Submitting Local Government: | Fairburn |
| Individual completing form: | Gail Denman |
| Telephone: | 770-964-2244 x 120 |
| E-mail: | gail@fairburn.com |

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

| | |
|--|--|
| Name of Proposed Project: | TreatMed Biomedical Waste Treatment Facility |
| Location (Street Address, GPS Coordinates, or Legal Land Lot Description): | 7895 Creekwood Road, Fairburn, Georgia |
| Brief Description of Project: | Biomedical waste treatment facility |

Development Type:

- | | | |
|--|---|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input type="radio"/> Mixed Use | <input type="radio"/> Petroleum Storage Facilities |
| <input type="radio"/> Commercial | <input type="radio"/> Airports | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools | <input type="radio"/> Truck Stops |
| <input type="radio"/> Housing | <input checked="" type="radio"/> Waste Handling Facilities | <input type="radio"/> Any other development types |
| <input type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

| | |
|---|--|
| Project Size (# of units, floor area, etc.): | 11,200 square feet (Building 1 - treatment facility) |
| Developer: | TreatMed, Inc. |
| Mailing Address: | 1400 Hubbell Place, Suite 1206 |
| Address 2: | |
| | City:Seattle State: WA Zip:98101 |
| Telephone: | 917-855-6621 |
| Email: | dsqualli@ecodas-us.com |
| Is property owner different from developer/applicant? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| If yes, property owner: | Scarwall, LLC f/k/a Fayette Environmental, LLC |
| Is the proposed project entirely located within your local government's jurisdiction? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| If no, in what additional jurisdictions is the project located? | |
| Is the current proposal a continuation or expansion of a previous DRI? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| If yes, provide the following information: | Project Name: |
| | Project ID: |
| The initial action being requested of the local government for this project: | <input type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input type="checkbox"/> Permit <input checked="" type="checkbox"/> Other Site plan review for conformance with Fairburn Solid Waste Management Act |
| Is this project a phase or part of a larger overall project? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| If yes, what percent of the overall project does this project/phase represent? | 37% |
| Estimated Project Completion Dates: | This project/phase: Phase 1 - 11/09 Overall project: To be determined |
| Back to Top | |

Developments of Regional Impact

[DRI Home](#)[DRI Rules](#)[Thresholds](#)[Tier Map](#)[FAQ](#)[Apply](#)[View Submissions](#)[Login](#)**DRI #2048**

| DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information | |
|---|--|
| This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the Rules for the DRI Process and the DRI Tiers and Thresholds for more information. | |
| | |
| Local Government Information | |
| Submitting Local Government: | Fairburn |
| Individual completing form: | Gail Denman |
| Telephone: | 770-964-2244 x 120 |
| Email: | gail@fairburn.com |
| | |
| Project Information | |
| Name of Proposed Project: | TreatMed Biomedical Waste Treatment Facility |
| DRI ID Number: | 2048 |
| Developer/Applicant: | TreatMed, Inc. (c/o G. Douglas Dillard and Lauren M. Hansford at Dillard & Galloway, LLC) |
| Telephone: | 917-855-6621 |
| Email(s): | dsqualli@ecodas-us.com |
| | |
| Additional Information Requested | |
| Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.) | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| If yes, has that additional information been provided to your RDC and, if applicable, GRTA? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| If no, the official review process can not start until this additional information is provided. | |
| | |
| Economic Development | |
| Estimated Value at Build-Out: | \$5,000,000.00 for Building 1 and \$7,000,000.00 for |
| Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: | \$68,000.00 for Building 1 and \$96,000.00 for Building 2 |
| Is the regional work force sufficient to fill the demand created by the proposed project? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| | |

| | |
|---|--|
| Will this development displace any existing uses? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| If yes, please describe (including number of units, square feet, etc): | |
| | |
| Water Supply | |
| Name of water supply provider for this site: | City of Fairburn |
| What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? | 0.009 MGD |
| Is sufficient water supply capacity available to serve the proposed project? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| If no, describe any plans to expand the existing water supply capacity: | |
| Is a water line extension required to serve this project? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| If yes, how much additional line (in miles) will be required? | |
| | |
| Wastewater Disposal | |
| Name of wastewater treatment provider for this site: | City of Fairburn |
| What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? | 0.009 MGD |
| Is sufficient wastewater treatment capacity available to serve this proposed project? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| If no, describe any plans to expand existing wastewater treatment capacity: | |
| Is a sewer line extension required to serve this project? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| If yes, how much additional line (in miles) will be required? | |
| | |
| Land Transportation | |
| How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.) | 434 Daily Trips (186 daily trips for Building 1 and 248 daily trips for Building 2) – Refer to Trip Generation Memo. |
| Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| Are transportation improvements needed to serve this project? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| If yes, please describe below: | |
| | |
| Solid Waste Disposal | |

| | |
|--|--|
| How much solid waste is the project expected to generate annually (in tons)? | 15 tons/yr (Site will handle 11,532 tons/yr) |
| Is sufficient landfill capacity available to serve this proposed project? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| If no, describe any plans to expand existing landfill capacity: | |
| Will any hazardous waste be generated by the development? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| If yes, please explain: | |
| | |
| | |
| Stormwater Management | |
| What percentage of the site is projected to be impervious surface once the proposed development has been constructed? | 50% |
| Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: A detention pond will be in place to serve facilities stormwater management requirements. A 50 ft undisturbed buffer and additional 25 ft impervious buffer shall run the length of the existing stream as per state and city requirements. Water quality shall be addressed by the use of structural and non structural BMPs in accordance with the Georgia Stormwater Management Manual and local ordinances. | |
| | |
| Environmental Quality | |
| Is the development located within, or likely to affect any of the following: | |
| 1. Water supply watersheds? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 2. Significant groundwater recharge areas? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 3. Wetlands? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 4. Protected mountains? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No |
| 5. Protected river corridors? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 6. Floodplains? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 7. Historic resources? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 8. Other environmentally sensitive resources? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| If you answered yes to any question above, describe how the identified resource(s) may be affected: | |
| | |
| | |
| Back to Top | |

GENERAL INFORMATION:

PROJECT NAME: TREATMED BIOMEDICAL WASTE TREATMENT FACILITY

DRIF: 2048

OWNER/DEVELOPER: TREATMED INC.
DAVID SQUALLI
1400 HUBBELL PLACE, STE. 1206
SEATTLE, WA 98101
TELEPHONE: (917) 855-6621
EMAIL: DSQUALLI@ECODAS-US.COM

TRAFFIC CONSULTANT: JOHN WALKER, P.E., PTOE
KIMLEY-HORN AND ASSOCIATES, INC.
33.69 HOLCOMB BRIDGE ROAD, SUITE 600
NORCROSS, GA 30071
TELEPHONE: (770) 825-0744
EMAIL: JOHN.WALKER@KIMLEY-HORN.COM

SITE PLANNER: RALPH DAVIA, P.E.
GREYDEN ENGINEERING
5285 HUNTERS OAKS DRIVE
ALPHARETTA, GA 30005
TELEPHONE: (770) 355-8070
EMAIL: RDAVIA@GREYDENLLC.COM

ZONING: M-2

SITE AREA:
TOTAL: 4.22 AC (191,419 SF)
PHASE I: 1.41 AC (61,420 SF)
PHASE II: 1.80 AC (48,408 SF)

IMPERVIOUS AREA: 2.11 AC (91,912 SF)
PERVIOUS AREA: 1.61 AC (70,132 SF)
UNDISTURBED BUFFER: 0.5 AC (21,780 SF)

SETBACKS
FRONT: 35 FEET
SIDE: 20 FEET; 35 FEET (CORNER)
REAR: 30 FEET

WATER SERVICE: CITY OF FAIRBURN
SEWER SERVICE: CITY OF FAIRBURN

PARKING CALCULATIONS:

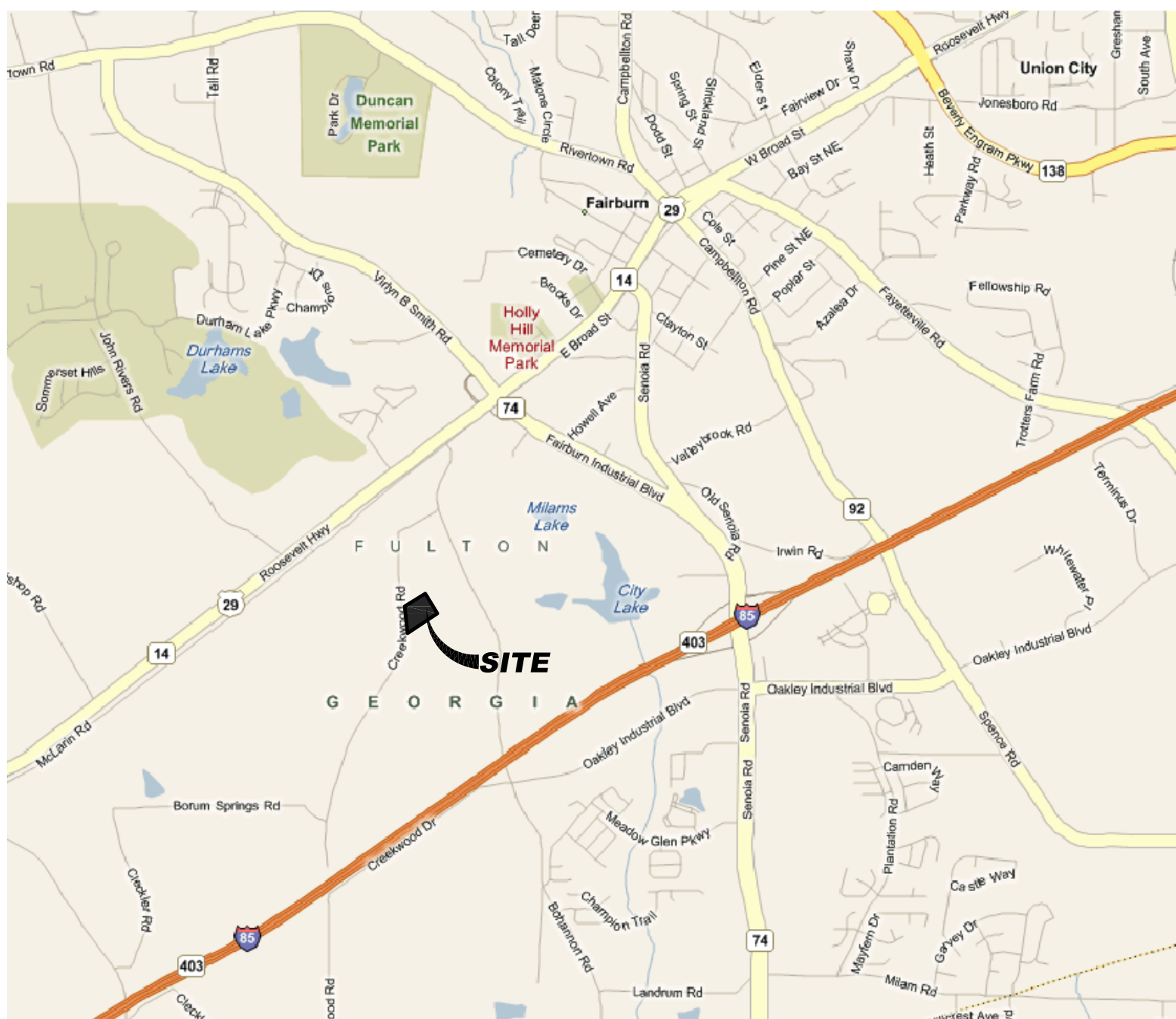
REQUIRED PARKING:
TREATMENT FACILITY:
1 SPACE / 250 SF GROSS OFFICE FLOOR AREA
1 SPACE/250 SF * 5000 SF = 20 SPACES
1 SPACE / EMPLOYEE
1 SPACE / EMPLOYEE * 6 EMPLOYEES = 6 SPACES

TOTAL REQUIRED PARKING: 26 SPACES

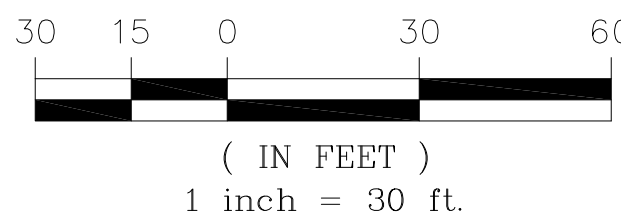
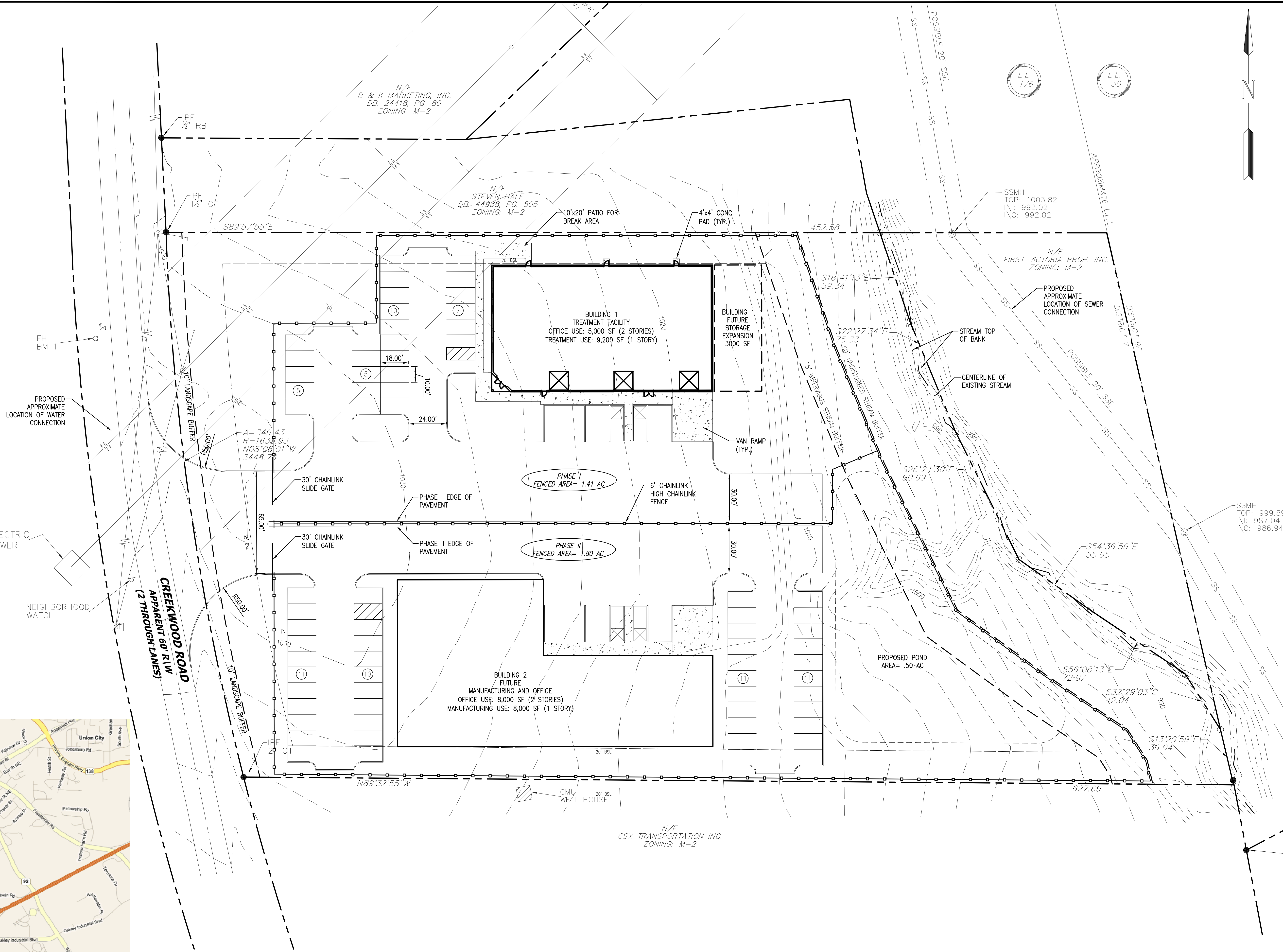
MANUFACTURING CENTER:
1 SPACE / 250 SF GROSS OFFICE FLOOR AREA
1 SPACE/250 SF * 8000 SF = 32 SPACES
1 SPACE / EMPLOYEE
1 SPACE / EMPLOYEE * 10 EMPLOYEES = 10 SPACES

TOTAL REQUIRED PARKING: 42 SPACES

PROVIDED PARKING:
PROCESSING CENTER: 27 SPACES
MANUFACTURING CENTER: 43 SPACES



VICINITY MAP



| REVISIONS | |
|---------------------------|----------|
| NO. | DATE |
| 1 | 07/07/09 |
| SUBMITTAL TO ARC AND BRTA | |

CLIENT: TREAT MED

LAND DISTURBANCE PLANS FOR TREAT MED BIOMEDICAL WASTE TREATMENT FACILITY
LOCATED IN LAND LOTS 1062, 202, AND DISTRICT 1ST SECTION CITY OF FAIRBURN, GEORGIA
SITE PLAN

24 HOUR CONTACT : DAVID SQUALLI
3055 RIVER NORTH PKWY, ATLANTA, GA 678.735.2656

GREYDEN ENGINEERING
No. 31320 PROFESSIONAL
5285 Hunters Oaks Drive
Alpharetta, Georgia 30004
Phone: 770-573-4801
Fax: 678-302-6362

ENGINEER'S SEAL & SIGNATURE
DATE: 06/01/09
JOB NO.: 09-014
DESIGNED: RAD
CHECKED: RAD
SHEET: C200