



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: July 18, 2016

ARC REVIEW CODE: R1606271

TO: Mayor Robert Price, City of Locust Grove
ATTN TO: Bert Foster, Community Development Director
FROM: Douglas R. Hooker, Executive Director, ARC
RE: Development of Regional Impact Review

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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. ARC reviewed the DRI with regard to its relationship to regional plans, goals and policies – and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as 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.

Name of Proposal: Locust Grove-Clayco (DRI #2584)

Submitting Local Government: City of Locust Grove

Review Type: Development of Regional Impact **Date Opened:** June 27, 2016 **Date Closed:** July 18, 2016

Description: This DRI is located in the City of Locust Grove on Price Road, north of Bill Gardner Parkway and west of Interstate 75. The proposed project consists of a 1,002,998 sq. ft. high-cube warehouse and distribution facility in one building on 79.4 acres. The planned build-out of this development is 2018. The trigger for this DRI review is a rezoning application filed with the City of Locust Grove.

Comments: According to the ARC Unified Growth Policy Map (UGPM), a component of the Atlanta Region's Plan, the proposed development is located in the Developing Suburbs area of the region. Developing Suburbs are areas of development that occurred roughly from 1995 to today. These areas are projected to remain suburbs through 2040.

The ARC Regional Development Guide (RDG), a related Atlanta Region's Plan component, details recommended policies for areas and places on the UGPM. Recommended policies for Developing Suburbs include:

- New development should connect to the existing road network and adjacent developments and use of cul-de-sacs or other means resulting in disconnected subdivisions should be discouraged
- Maximize the usefulness of existing recreational facilities in addition to providing new recreational opportunities
- Eliminate vacant or under-utilized parking areas through mechanisms such as out-parceling or conversion to community open space
- Use rain gardens, vegetated swales or other enhanced water filtration design to enhance the quality of stormwater run-off
- Identify other opportunities to foster a sense of community by developing town centers, village centers or other places of centralized location

The intensity of this proposed project generally aligns with the RDG's recommended range of densities and building heights in the Developing Suburbs area.

Safe, reliable, efficient regional freight movement is an important goal of ARC's regional transportation plan. Along those lines, ARC staff support the Roadway Improvement Conditions to GRTA's Notice of Decision dated July 7, 2016. In particular, staff support the improvement of roadways to a truck freight load standard on Price Road between the DRI site and Bill Gardner Parkway, and on Bill Gardner Parkway between Price Road and the Interstate 75 southbound ramps. To maximize safety and efficiency, ARC also encourages the ultimate realignment of Price Road with Strong Rock Parkway.

Additional comments are included in this report.

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

| | | |
|---|--------------------------------------|---|
| ARC COMMUNITY DEVELOPMENT | ARC TRANSPORTATION ACCESS & MOBILITY | ARC NATURAL RESOURCES |
| ARC RESEARCH & ANALYTICS | ARC AGING & HEALTH RESOURCES | GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS |
| GEORGIA DEPARTMENT OF NATURAL RESOURCES | GEORGIA DEPARTMENT OF TRANSPORTATION | GEORGIA REGIONAL TRANSPORTATION AUTHORITY |
| BUTTS COUNTY | HENRY COUNTY | SPALDING COUNTY |
| CITY OF JENKINSBURG | CITY OF McDONOUGH | THREE RIVERS REGIONAL COMMISSION |

If you have any questions regarding this review, please contact Andrew Smith at (404) 463-5581 or asmith@atlantaregional.com. This finding will be published to the ARC review website located at <http://www.atlantaregional.com/land-use/planreviews>.

LOCUST GROVE-CLAYCO DRI
City of Locust Grove
Natural Resources Division Review Comments

June 22, 2016

Water Supply Watershed and Stream Buffer Protection

The proposed project property is located within the Indian Creek Water Supply Watershed, which is a small (less than 100 square mile) public water supply watershed as defined by the Georgia DNR Part 5 Minimum Planning Criteria. It is a public water supply source for the Henry County.

Locust Grove has developed its own water supply watershed protection ordinance for watersheds within the Locust Grove city limits, including Indian Creek. All development in the Indian Creek Watershed, including this project, is subject to all applicable requirements of the Locust Grove Water Supply Watershed Regulations, including stream buffers, as specified in the County Code.

The submitted site plan shows streams along the northeast, northwest and southern boundaries of the project property, with 50-foot undisturbed buffers and additional 25-foot impervious surface setbacks (75-foot total) on all of them. No proposed development is shown within the buffers on the project plans. The USGS coverage for the project area also shows the streams as blue-lines and also shows them as tributaries of Indian Creek, which is west of the project property.

The project plans also show stream 100-year floodplain in the northern portion of the property, as well as wetland areas at the northern edge of the property. These areas will be subject to all applicable US Army COE requirements under Section 404 of the Clean Water Act as well as any City floodplain and wetland requirements. The wetland areas as well as all other waters of the state on the property, including the mapped streams, are also subject to the State Erosion and Sedimentation Act requirements, which include buffers.

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. As with all development, after construction, water quality will be impacted due to polluted stormwater runoff. The amount of pollutants that will be produced after the construction of the proposed development is dependent on the type and intensity of the use and the impervious coverage, which will affect the design of stormwater controls for the project.

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 use the stormwater better site design concepts included in the Manual.



MEMORANDUM

TO: Andrew Smith, Community Development Division

FROM: Daniel Studdard, Transportation Access and Mobility Division

DATE: June 23rd, 2016

SUBJECT: **Transportation Division Review of DRI # 2584**
Project: Locust Grove Clayco
County: Henry (City of Locust Grove)
Location: Price Drive, west of I-75 and north of Bill Gardner Parkway
Analysis: Expedited ☒ X
Non-Expedited ☐

cc: David Haynes
TAMD

The Transportation Access & Mobility Division has reviewed the traffic study performed by Kimley-Horn and Associates, Inc. on behalf of Clayco Real Estate. The following input is provided for the Infrastructure section of the DRI Report. This DRI proposal is being considered for review under the Georgia Regional Transportation Authority Expedited Review Process.

The proposed development is planned for complete build-out by the year 2018. The approximately 79.4-acre site is in Henry County on Price Road, west of I-75 and north of Bill Gardner Parkway.

The proposed development will be an industrial warehouse facility with approximately 1,002,998 SF of warehousing space. The project is a Development of Regional Impact (DRI) and is subject to Georgia Regional Transportation Authority (GRTA) and Atlanta Regional Commission (ARC) review due to the project size exceeding 500,000 SF of an industrial development.

INFRASTRUCTURE Transportation

How many site access points and parking facilities will be associated with the proposed development? What are their locations?

The proposed development will be served by one full-movement driveway along Price Drive, approximately 2,750 feet north of the intersection of Bill Gardner Pkwy at Price Drive. Driveway 1 is proposed as a side-street stop-controlled full-movement driveway.

The proposed site access point provides vehicular access to the entire development. Internal private roadways throughout the site provide access to all buildings and parking facilities. Parking will be provided throughout the development as follows:

- Employee parking provided: 481 spaces
- Trailer parking provided: 415 spaces

How much average daily traffic will be generated by the proposed project?

The *Institute of Transportation Engineers' Trip Generation Handbook*, 9th edition, was used to conduct trip generation for this development. The trip generation was based on ITE Land Use 152 – High Cube Warehouse. A total of 1,686 daily trips are projected for the proposed development. The calculated total trip generation for the proposed development is shown in Table 3 in the DRI transportation study.

| Table 3 Gross Trip Generation | | | | | | |
|---|---------------------|----------------------|---------------------|-------------|---------------------|-------------|
| Land Use (Intensity) | ITE Code | Daily Traffic | AM Peak Hour | | PM Peak Hour | |
| | | Total | Enter | Exit | Enter | Exit |
| High-Cube Warehouse/ Distribution Center (1,002,998 SF) | 152 | 1,686 | 79 | 36 | 39 | 88 |

Source: *Locust Grove Clayco DRI #2584 Transportation Analysis*

Summarize the transportation improvements as recommended by the traffic study consultant

Based on the Projected 2018 No-Build conditions, the traffic analysis recommends the following improvements:

- Bill Gardner Pkwy at Strong Rock Pkwy (Int. #4)
 - Install a traffic signal (if warranted)

Based on the Projected 2018 Build conditions, the following improvements are recommended in addition to the improvements recommended in the Projected 2018 No-Build conditions:

- Price Drive at Proposed Driveway 1 (Int. #5)
 - Construct one (1) northbound left-turn lane along Price Drive
- Bill Gardner Parkway at Price Drive (Int. #3)
 - Construct one (1) westbound right-turn lane along Bill Gardner Parkway

A scenario named Projected 2018 Build Alternative 1 was also analyzed. This alternative:

- Takes into account the realignment of Price Drive to intersect with Strong Rock Parkway
- The realignment of Price Drive with Strong Rock Parkway is expected to be signalized

The proposed intersection under Projected 2018 Build Alternative 1 conditions is projected to operate at acceptable conditions during both the AM and PM peak hours.

List the transportation improvements that would affect or be affected by the proposed project.

The traffic consultant reviewed ARC's Transportation Improvement Program, the Regional Transportation Plan, GDOT, and the GA STIP. This review showed the following projects are programmed or planned to be completed by the respective years within the vicinity of the proposed development. The identified projects are listed in the table below.

| Table 13 Programmed Improvements | | | |
|---|-------------|-------------------|---|
| # | Year | Project ID | Project Description |
| 1 | 2030 | HE-126B | Widening Bill Gardner Parkway of the section from SR 155 to Lester Mill Road from 2 to 4 lanes and the section from Lester Mill Road to I-75 South from 2 to 6 lanes. |
| 2 | 2040 | AR-955 | New I-75 interchange intended to relieve freight congestion along the SR 155 and SR 42 industrial/distribution corridors. |
| 3 | * | S014499 | Widening of NB I-75 Off-Ramp at Bill Gardner Pkwy Exit 212 |

Source: Locust Grove Clayco DRI #2584 Transportation Analysis

Is the site served by transit? If so, describe type and level of service and how it will enhance or be enhanced by the presence of transit? Are there plans to provide or expand transit service in the vicinity of the proposed project?

There are no direct transit routes located within the vicinity of the project site, and therefore, there were no alternative mode reductions taken.

What other issues should be considered during the traffic study or in general for the proposed development?

The applicant should ensure that adequate truck parking is located on-site. Truck parking is needed at for loading/unloading. Additionally, adequate parking is needed for trucks that are waiting to load/unload at the warehouse. A lack of parking for trucks that are waiting to access a warehouse is an issue at some existing developments, and results in trucks parking on the side of nearby roadways to wait. This creates potential congestion and safety issues along these roadways. Providing adequate on-site parking for these trucks will help mitigate this issue.

ARC's Policy and Investment Networks

The applicant should review design guidelines related to ARC's Policy and Investment Networks. The proposed development is along or near the following:

- RSTS: Non-Thoroughfares:
 - Bill Gardner Parkway

Andrew Smith

From: Hood, Alan C. <achood@dot.ga.gov>
Sent: Monday, June 27, 2016 5:53 PM
To: Andrew Smith
Cc: Brian, Steve; Comer, Carol; Edmisten, Colette; Walker, Lewis; Rmohl@cityofgriffin.com
Subject: RE: ARC DRI Review Notification: Locust Grove - Clayco (DRI #2584)
Attachments: Preliminary Report - Locust Grove - Clayco .pdf

Andrew,

The proposed development consisting of a 1,002,998 sq. ft. high-cube warehouse and distribution facility in one building on 79.4 acres, is located approximately 8 miles northeast of the proposed new Griffin Airport, and is located outside of any of their FAA surfaces, and compatible land use areas, and does not appear to impact the airport.

However, if the proposed project's vertical construction, or equipment exceeds 200ft above ground level, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration. That may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notification, no later than 90 days prior to construction. The FAA will evaluate the potential impact of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

I have copied Robert Mohl with Griffin Spalding Airport on this email.

Thank you for the opportunity to comment on the proposed development.

Alan Hood | Airport Safety Data Program Manager
Georgia Department of Transportation - Aviation Programs
600 West Peachtree Street, N.W. | 2nd Floor | Atlanta, Georgia 30308
T: 404-631-1343 | F: 404-631-1935 | M: 404-660-3394 | E: achood@dot.ga.gov

View our website at <http://www.dot.ga.gov/IS/Aviation>

From: Andrew Smith [mailto:ASmith@atlantaregional.com]
Sent: Monday, June 27, 2016 5:08 PM
To: 'jud.turner@gaepd.org'; VanDyke, Cindy; Fowler, Matthew; Comer, Carol; Hood, Alan C.; 'alware@dot.ga.gov'; Taylor, Stanford; Wilkerson, Donald; Peek, Tyler; Baxley, Chance; 'lbeall@grta.org'; 'BDennard@grta.org'; Parker Martin; 'DRI@grta.org'; 'Jon West'; dmanning@buttscounty.org; cmatthews@co.henry.ga.us; Daunte Gibbs (dauntegibbs@co.henry.ga.us); Stacey Jordan-Rudeseal, AICP; David Simmons; cjacobs@spaldingcounty.com; 'cjones@CityofJenkinsburg.com'; 'rheard@mcdonough-ga.gov'; 'jbrantley@threeriversrc.com'; Paul Jarrell; James Abraham; tyoung@locustgrove-ga.gov; bfoster@locustgrove-ga.gov; John.Walker@kimley-horn.com; elizabeth.johnson@kimley-horn.com; jinwoo.seo@kimley-horn.com; bkbrumfield@eberly.net; wgreer@eberly.net; sgardner@eberly.net; demperiom@claycorp.com; saundersc@claycorp.com; mosesd@claycorp.com; lchapman@chapmanventuresllc.com; 'hornsbyk@realcrg.com'
Cc: Community Development; David Haynes; Daniel Studdard; Jim Skinner; Jim Santo; Renee Ray
Subject: ARC DRI Review Notification: Locust Grove - Clayco (DRI #2584)

Development of Regional Impact (DRI) – Request for Comments

This e-mail serves as notice that the Atlanta Regional Commission (ARC) staff has begun a Development of Regional Impact (DRI) review for Locust Grove - Clayco (DRI #2584).

This DRI is located in the City of Locust Grove on Price Road, north of Bill Gardner Parkway and west of Interstate 75. The proposed project consists of a 1,002,998 sq. ft. high-cube warehouse and distribution facility in one building on 79.4 acres. The planned build-out of this development is 2018. The trigger for this DRI review is a rezoning application filed with the City of Locust Grove.

As a representative of an adjacent community and/or potentially affected entity, we request that you or a member of your staff review the attached Preliminary Report and provide comments to ARC on or before **July 12, 2016**. You may also view the preliminary report and other project information by visiting the [ARC Plan Reviews webpage](#) and searching for “Locust Grove - Clayco” in the field at the bottom of the page. The report and other information will be available online as of tomorrow, June 28.

Date opened: June 27, 2016

Deadline for comments: July 12, 2016

Close by: July 18,

For more information regarding the DRI process or other DRIs reviewed by ARC, please see the [ARC DRI webpage](#).

Regards,

Andrew Smith

Senior Planner, Community Development Division

Atlanta Regional Commission
regional impact + local relevance

40 Courtland Street, NE
Atlanta, Georgia 30303-2538

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Summer construction is here and Georgia DOT is conducting maintenance and construction activities on interstates, state routes and bridges across Georgia. Plan ahead and know before you go. Learn about projects in your neck of the woods. Visit www.511ga.org or call 511. Georgia DOT urges motorists to always buckle up, stay off the phone – no texting – and drive alert. And please - watch out for our workers. Help us get them home alive. #SummerConstruction

Andrew Smith

From: Billings, Julia <jbillings@dot.ga.gov>
Sent: Tuesday, July 05, 2016 9:24 AM
To: Andrew Smith
Cc: Mertz, Kaycee; Fowler, Matthew
Subject: RE: ARC DRI Review Notification: Locust Grove - Clayco (DRI #2584)

Andrew,

GDOT Planning has reviewed the Locust Grove – Clayco (DRI #2584) for proximity to planned roadway projects. In addition to the projects listed in Table 13 of the Locust Grove Clayco DRI #2584 Transportation Analysis, GDOT has the following road projects programmed in the vicinity of the proposed development: PI 0007881 would widen I-75 to eight lanes from SR 16 to CR 650/Bill Gardner Pkwy and PI 0007891 would widen I-75 to eight lanes between CR 650/Bill Gardner Pkwy and SR 920/Jonesboro Road. Since these projects are in the long range timeframe, preliminary engineering has not yet begun and a project manager has not yet been assigned. These projects are not currently programmed in the Atlanta Region's Plan.

Thanks,

Julia Billings, AICP
Transportation Planner
Georgia Department of Transportation, Office of Planning
600 West Peachtree Street NW, 5th floor
Atlanta, GA 30308
(404) 631-1774
jbillings@dot.ga.gov

From: Andrew Smith [<mailto:ASmith@atlantaregional.com>]
Sent: Monday, June 27, 2016 5:08 PM
To: 'jud.turner@gaepd.org'; VanDyke, Cindy; Fowler, Matthew; Comer, Carol; Hood, Alan C.; 'alware@dot.ga.gov'; Taylor, Stanford; Wilkerson, Donald; Peek, Tyler; Baxley, Chance; 'lbeall@grta.org'; 'BDennard@grta.org'; Parker Martin; 'DRI@grta.org'; 'Jon West'; dmanning@buttscounty.org; cmatthews@co.henry.ga.us; Daunte Gibbs (dauntegibbs@co.henry.ga.us); Stacey Jordan-Rudeseal, AICP; David Simmons; cjacobs@spaldingcounty.com; 'cjones@CityofJenkinsburg.com'; 'rheard@mcdonough-ga.gov'; 'jbrantley@threeriversrc.com'; Paul Jarrell; James Abraham; tyoung@locustgrove-ga.gov; bfooster@locustgrove-ga.gov; John.Walker@kimley-horn.com; elizabeth.johnson@kimley-horn.com; jinwoo.seo@kimley-horn.com; bkrumfield@eberly.net; wgreer@eberly.net; sgardner@eberly.net; demperiom@claycorp.com; saundersc@claycorp.com; mosesd@claycorp.com; lchapman@chapmanventuresllc.com; 'hornsbyk@realcrg.com'
Cc: Community Development; David Haynes; Daniel Studdard; Jim Skinner; Jim Santo; Renee Ray
Subject: ARC DRI Review Notification: Locust Grove - Clayco (DRI #2584)

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Regards,

Andrew Smith

Senior Planner, Community Development Division

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Developments of Regional Impact

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

DRI #2584

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: Locust Grove
Individual completing form: Bert Foster
Telephone: 770-692-2322
E-mail: bfoster@locustgrove-ga.gov

*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: Locust Grove - Clayco
Location (Street Address, GPS Coordinates, or Legal Land Lot Description): Located west of Price Drive; north of the intersection with Bill Gardner Parkway in Land Lots 202 an
Brief Description of Project: Light Industrial Warehousing -- Construction of (1) 1,002,998 square foot distribution 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 type="radio"/> Waste Handling Facilities | <input type="radio"/> Any other development types |
| <input checked="" type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): Building = 1,002,998 SF -- Site = 79.4 acres

Developer: Clayco Realty Group -- Mike Demperio

Mailing Address: 3863 Paces Lookout Drive

Address 2:

City: Atlanta State: GA Zip: 30339

Telephone: 770-330-2280

Email: demperiom@claycorp.com

Is property owner different from developer/applicant? ☐ (not selected) ☒ Yes ☐ No

If yes, property owner: 49th Street Properties, LP

Is the proposed project entirely located within your local government's jurisdiction? ☐ (not selected) ☒ Yes ☐ No

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI? ☐ (not selected) ☐ Yes ☒ No

If yes, provide the following information: Project Name:
Project ID:

The initial action being requested of the local government for this project:

☐ Rezoning
☐ Variance
☐ Sewer
☐ Water
☐ Permit
☐ Other

Is this project a phase or part of a larger overall project? ☐ (not selected) ☒ Yes ☐ No

If yes, what percent of the overall project does this project/phase represent? 27%

Estimated Project Completion Dates: This project/phase: 12/1/2017
Overall project: 12/1/2020

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Developments of Regional Impact

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DRI #2584

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: Locust Grove
Individual completing form: Bert Foster
Telephone: 770-692-2322
Email: bfoster@locustgrove-ga.gov

Project Information

Name of Proposed Project: Locust Grove - Clayco
DRI ID Number: 2584
Developer/Applicant: Clayco Realty Group -- Mike Demperio
Telephone: 770-330-2280
Email(s): demperiom@claycorp.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.)
☐ (not selected) ☒ Yes ☐ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?
☐ (not selected) ☒ Yes ☐ No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out: \$30,090,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$601,800

Is the regional work force sufficient to fill the demand created by the proposed project?
☐ (not selected) ☒ Yes ☐ No

Will this development displace any existing uses?
☐ (not selected) ☒ Yes ☐ No

If yes, please describe (including number of units, square feet, etc):

Water Supply

Name of water supply provider for this site: City of Locust Grove

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.014 MGD

Is sufficient water supply capacity available to serve the proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? ☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?

Wastewater Disposal

Name of wastewater treatment provider for this site: Henry County

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.012 MGD

Is sufficient wastewater treatment capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project? ☐ (not selected) ☐ Yes ☒ 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.) Approximately 1,686 trips per day; 115 trips AM peak, 127 trips PM peak

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, please describe below: See traffic impact study performed by Kimley-Horn

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 208

Is sufficient landfill capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? ☐ (not selected) ☐ Yes ☒ 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? 54.7%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Buffers and stormwater ponds are proposed.

Environmental Quality

Is the development located within, or likely to affect any of the following:

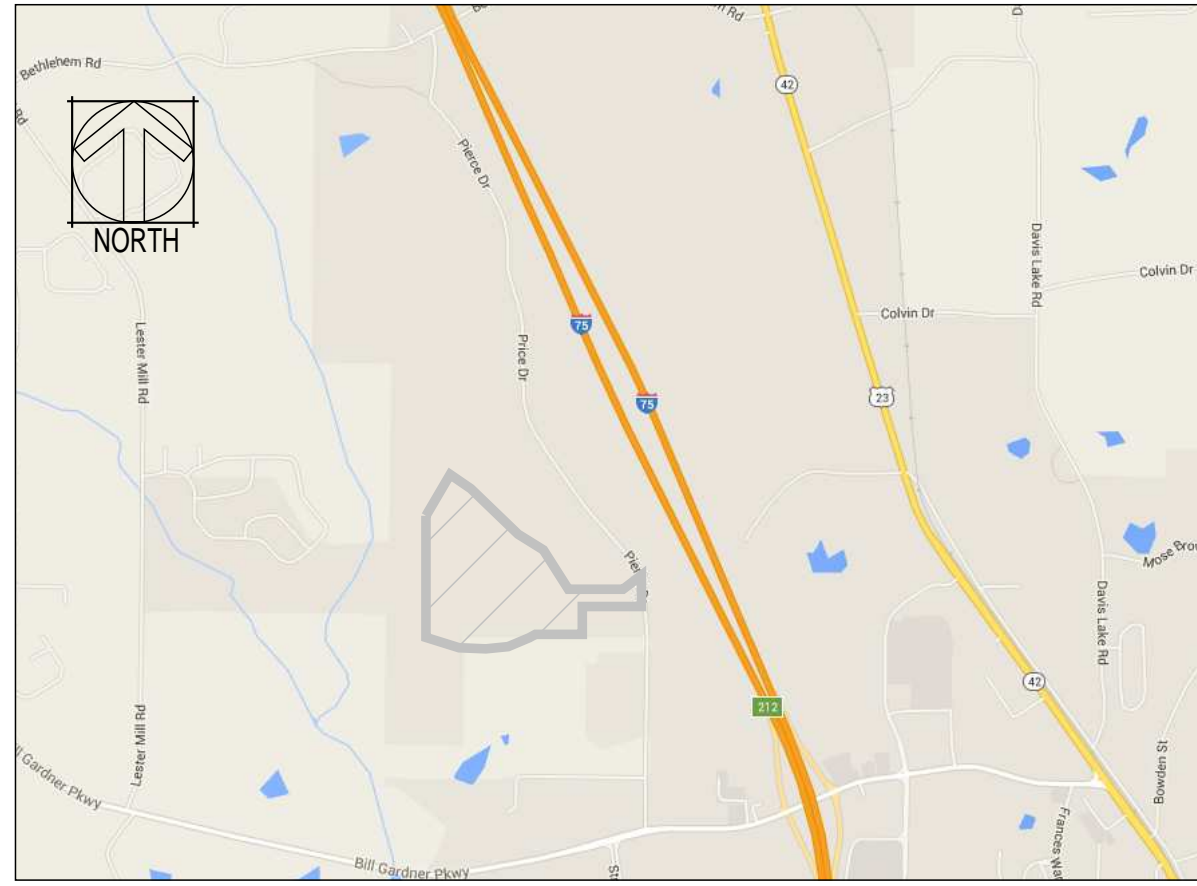
1. Water supply watersheds? ☐ (not selected) ☒ Yes ☐ No
2. Significant groundwater recharge areas? ☐ (not selected) ☐ Yes ☒ No
3. Wetlands? ☐ (not selected) ☐ Yes ☒ No
4. Protected mountains? ☐ (not selected) ☐ Yes ☒ No
5. Protected river corridors? ☐ (not selected) ☐ Yes ☒ No
6. Floodplains? ☐ (not selected) ☐ Yes ☒ No
7. Historic resources? ☐ (not selected) ☐ Yes ☒ No
8. Other environmentally sensitive resources? ☐ (not selected) ☐ Yes ☒ No

If you answered yes to any question above, describe how the identified resource(s) may be affected:

1. Subject properties are located within a protected watershed district.

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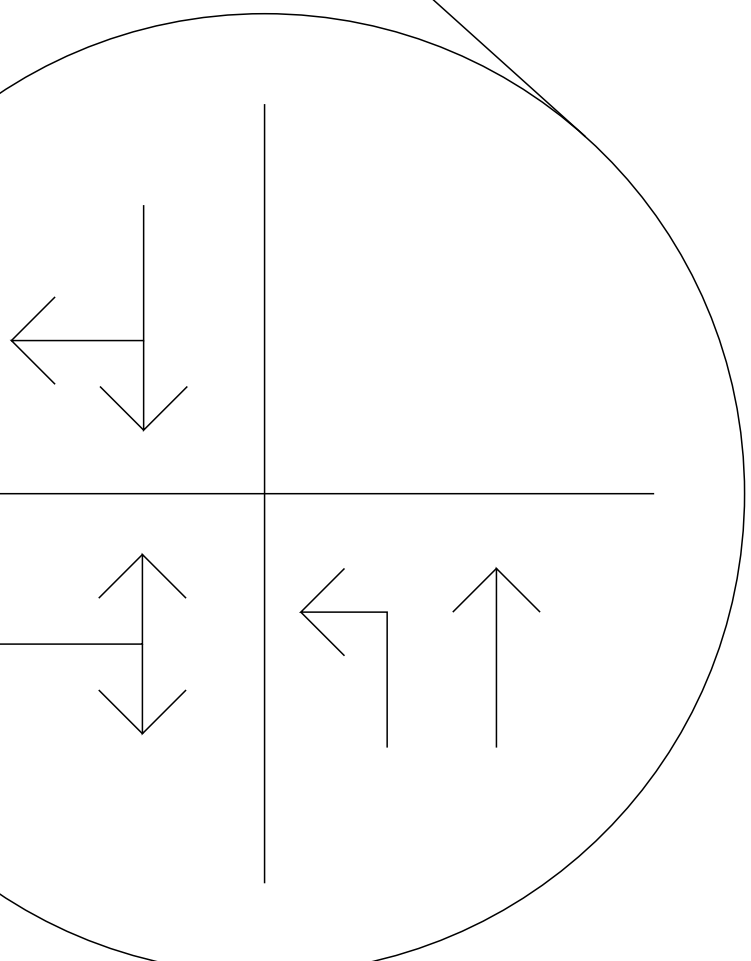
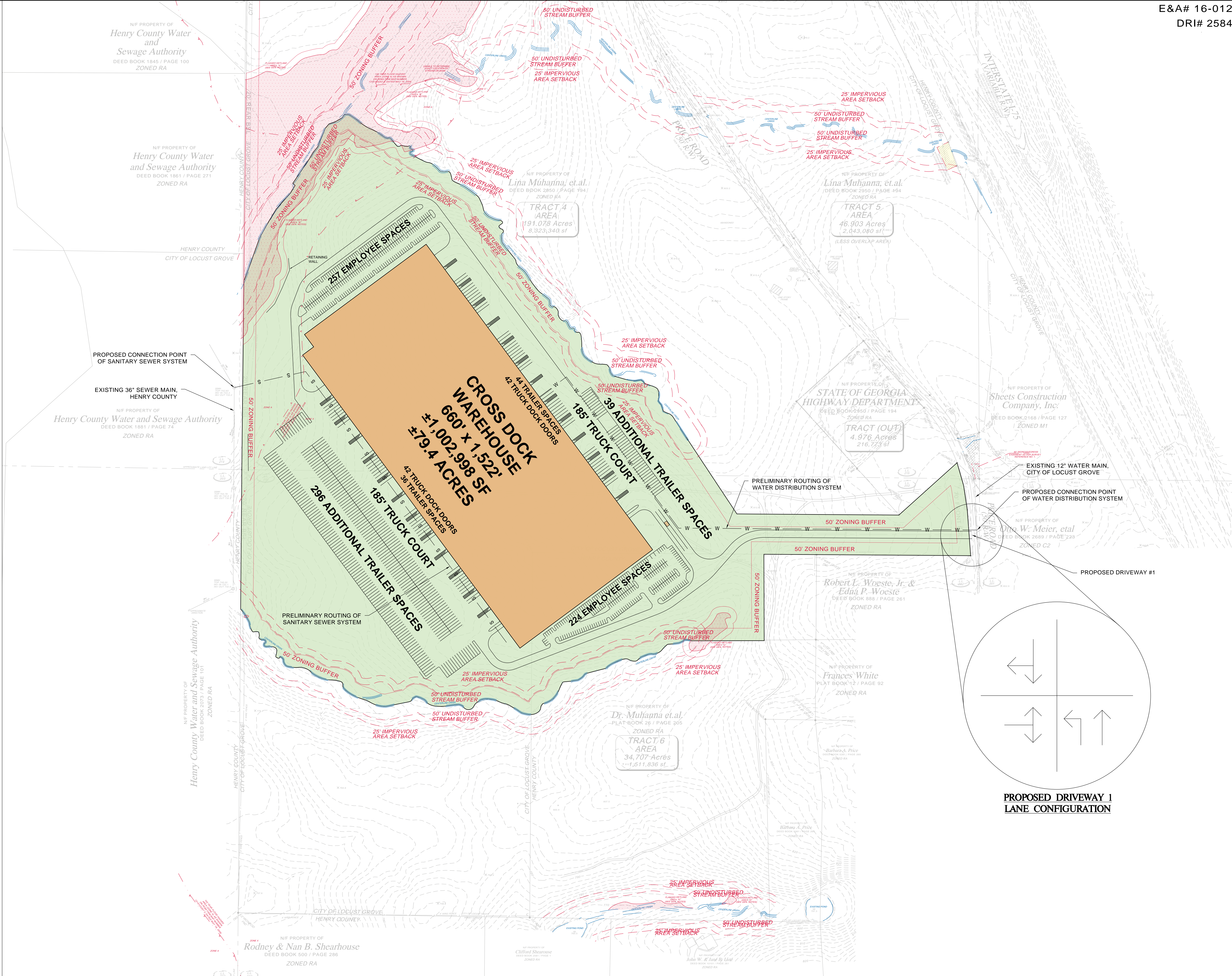
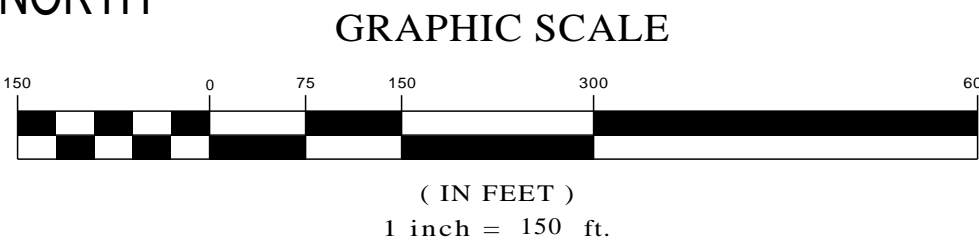
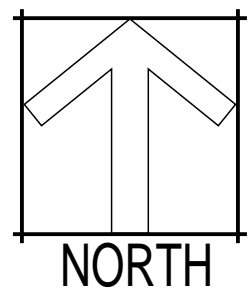
VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION

| | | |
|-------------|-----------------------------|----------------|
| ACREAGE: | TOTAL | ±79.4 AC |
| | FLOOD PLAIN (A) | ±7.58 AC |
| LOCATION: | STREET | PRICE ROAD |
| | JURISDICTION | LOCUST GROVE |
| | DISTRICT | 2 |
| | LAND LOT | 202, 215 |
| YIELD: | BUILDING COVER | 29.0% |
| | IMPERVIOUS COVER | 54.7% |
| | DENSITY: | 12,633 SF/ACRE |
| BUILDINGS : | BUILDING A | 1,002,998 S.F. |
| | TOTAL | 1,002,998 S.F. |
| PAVEMENT: | PARKING SPACES | ±481 |
| | REQUIRED | ±304 |
| | TRAILER STORAGE (DEDICATED) | ±415 |
| | REQUIRED | ±102 |
| SERVICES: | TRUCK DOCKS | ±84 |
| | SEWER DEMAND | 12,025 GPD |
| | WATER DEMAND | 14,050 GPD |

ADDITIONAL SITE DATA

- PRESENT ZONING CLASSIFICATION = RESIDENTIAL AGRICULTURAL (RA)
- REQUESTED ZONING CLASSIFICATION = LIGHT MANUFACTURING (M-1)
- ZONING YARD SETBACKS: FRONT = 70'; REAR = 20'; SIDE = NONE, BUT 30' IF A CORNER LOT
- SUBJECT PROPERTIES ARE LOCATED WITHIN A PROTECTED WATERSHED DISTRICT
- PROPOSED MINIMUM LOT SIZE = 1 ACRE
- ESTIMATED IMPERVIOUS SURFACE AREA = 1,891,176 S.F. = 43.42 AC
- 50' UNDISTURBED STREAM BUFFER AND 25' ADDITIONAL IMPERVIOUS SETBACK SHOWN FOR ALL STATE WATERS LOCATED ON THE SUBJECT PROPERTY
- SUBJECT PROPERTY IS NOT LOCATED WITHIN THE WATER QUALITY CRITICAL AREA



PROPOSED DRIVEWAY 1
LANE CONFIGURATION



DEVELOPER

CLAYCO
3863 PACES OUTLOOK DRIVE,
ATLANTA, GEORGIA 30339

CONTACT: MIKE DEMPERIO
(770) 330-2280

TRAFFIC ENGINEER

KIMLEY-HORN
2 SUN COURT, SUITE 450
PEACHTREE CORNERS, GA 30092

CONTACT: JOHN WALKER, P.E.
(404) 201-6157

DRI PLAN
LOCUST GROVE - CLAYCO
HENRY COUNTY, GA
APRIL 8, 2016

| REVISIONS | |
|-----------|---------------|
| 6/20/16 | FULL DRI PLAN |
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CIVIL ENGINEER

EBERLY & ASSOCIATES, INC.
1852 CENTURY PLACE, SUITE 202
ATLANTA, GEORGIA 30345

CONTACT: BRIAN BRUMFIELD, P.E.
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