

REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: December 21, 2017

ARC REVIEW CODE: R1712211

TO: Chairman Charlotte Nash, Gwinnett Co. Board of Commissioners
ATTN TO: Jerry Oberholtzer, Manager, Current Planning Section
FROM: Douglas R. Hooker, Executive Director, ARC
RE: Development of Regional Impact Review



Digital signature
Original on file

The Atlanta Regional Commission (ARC) has completed a preliminary regional review of the following Development of Regional Impact (DRI). 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. This preliminary report does not address whether the DRI is or is not in the best interest of the local government.

Name of Proposal: Copart Expansion (DRI 2740)

Review Type: DRI

Submitting Local Government: Gwinnett County

Date Opened: December 21, 2017

Deadline for Comments: January 5, 2018

Date to Close: January 10, 2018*

**ARC may close this review on January 5, 2018 per the Expedited Review process for Limited Trip Generation, outlined in ARC's DRI Rules.*

Description: This DRI is located on 43.3 acres in Gwinnett County, northwest of the intersection of Centerville Rosebud Road and Loganville Highway (SR 20). The proposed use is a gravel parking/storage area for vehicles deemed as surplus, used or total loss from accidents, damage, etc., before they are sold via online wholesale auctions. The site is adjacent to a 47.3-acre site fronting Centerville Rosebud Road to the southeast, in Walton County, which has the same proposed use. Both sites are expansions of an existing facility to the east, in Walton County. Site access for both expansions is proposed via the existing facility's driveway on SR 20 in Walton County. No site access is proposed in Gwinnett County. The local trigger for the DRI review of the Gwinnett expansion project is a rezoning application. The Northeast Georgia Regional Commission (NEGRC) recently reviewed the 47.3-acre Walton expansion project as a DRI (DRI 2739).

PRELIMINARY COMMENTS:

According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, this DRI is located in a Rural Area. ARC's Regional Development Guide (RDG) details recommended policies for areas on the UGPM. General information and policy recommendations for Rural Areas are listed at the bottom of this report.

The intensity of this proposed project generally aligns with the RDG's recommendations in Rural Areas, in part because the proposal does not include any actual structures (and accompanying densities, building heights, etc.) as with most DRIs. While the proposed land use is similar to that of both the existing facility to the east and the expansion to the southeast, both in Walton County, Gwinnett County leadership and staff, along with the development team, should continue to collaborate to ensure sensitivity to nearby local governments, neighborhoods, land uses, structures and natural resources.

–CONTINUED ON NEXT PAGE–

Additional comments from ARC staff, including comments related to water resources and transportation, will be included in ARC's Final Report.

Further to the above, Rural Areas on the UGPM are the most undeveloped parts of the region that are expected to see limited or no growth. These areas often have limited infrastructure and services. Regional policy recommendations for Rural Areas include:

- Maintain rural road characteristics and protect scenic corridors
- Implement conservation design and development as appropriate in new residential neighborhoods
- Develop opportunities for heritage, recreation, and agriculturally-based tourism initiatives
- Identify areas to preserve as future large parks or conservation areas and create partnerships and dedicated funding sources for land conservation activities
- Identify opportunities for the development of rural broadband technology

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

ARC COMMUNITY DEVELOPMENT
ARC RESEARCH & ANALYTICS
GEORGIA DEPARTMENT OF TRANSPORTATION
WALTON COUNTY
NORTHEAST GEORGIA REGIONAL COMMISSION

ARC TRANSPORTATION ACCESS & MOBILITY
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF SNELLVILLE

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF NATURAL RESOURCES
ROCKDALE COUNTY
CITY OF LOGANVILLE

If you have any questions regarding this review, please contact Andrew Smith at (470) 378-1645 or asmith@atlantaregional.org. This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



DEVELOPMENT OF REGIONAL IMPACT REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Commission for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient scale or importance that it is likely to generate impacts beyond the jurisdiction in which the project is located, for example in adjoining cities or neighboring counties. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included in this packet and offer your comments in the space provided. The completed form should be returned to ARC on or before the specified return deadline.

Preliminary Findings of the RDC: **Copart Expansion** *See the Preliminary Report.*

Comments from affected party (attach additional sheets as needed):

Individual Completing Form:

Local Government:

Department:

Telephone: ()

Signature:

Date:

Please return this form to:

Andrew Smith
Atlanta Regional Commission
International Tower
229 Peachtree Street NE, Suite 100
Atlanta, Georgia 30303
Ph. (470) 378-1645
asmith@atlantaregional.org

Return Date: January 5, 2018

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: December 21, 2017

ARC REVIEW CODE: R1712211

TO: ARC Group Managers

FROM: Andrew Smith, 470-378-1645

Reviewing staff by Jurisdiction:

Community Development: Smith, Andrew

Transportation Access and Mobility: Mangham, Marquitrice

Natural Resources: Santo, Jim

Research and Analytics: Skinner, Jim

Name of Proposal: Copart Expansion (DRI 2740)

Review Type: Development of Regional Impact

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Submitting Local Government: Gwinnett County

Date Opened: December 21, 2017

Deadline for Comments: January 5, 2018

Date to Close: January 10, 2018*

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Response:

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:



Developments of Regional Impact

[DRI Home](#)
[Tier Map](#)
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DRI #2740

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: Gwinnett

Individual completing form: Jerry T. Oberholtzer

Telephone: 678-518-6215

E-mail: gerald.oberholtzer@gwinnettcountry.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: Copart Expansion

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 6200 Block of Centerville Rosebud Road, Gwinnett County Parcel ID #R4272-001

Brief Description of Project: 90.6 acre expansion of the existing Copart automobile storage and auction facility with 43.3 acres of the proposed expansion located within Gwinnett County.

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 checked="" 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.): 43.3 acres, 20.36 acres of gravel parking

Developer: Copart, Inc. Attn: Mike Carson

Mailing Address: 14185 Dallas Parkway

Address 2:

City: Dallas State: TX Zip: 75254

Telephone: 972-391-5488

Email: Mike.Carson@Copart.com

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

If yes, property owner: Lynn & Patricia Moon

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?

Unincorporated Walton County

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?

50%

Estimated Project Completion Dates:

This project/phase: Unknown

Overall project: Unknown

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Developments of Regional Impact

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

DRI #2740

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: Gwinnett
Individual completing form: Jerry T. Oberholtzer
Telephone: 678-518-6215
Email: gerald.oberholtzer@gwinnettcountry.com

Project Information

Name of Proposed Project: Copart Expansion
DRI ID Number: 2740
Developer/Applicant: Copart, Inc. Attn: Eric Trumbach
Telephone: 469-344-8612
Email(s): eric.trumbach@copart.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: Engineering Not Completed, For Bidding Process

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: 5% - 10%, under \$2000

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: Walton County

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

N/A

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:

N/A

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

N/A

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.)

110 Trips Per Day

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:

Solid Waste Disposal

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

N/A

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?

47.02%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Proposed Stormwater Management Pond. 100-foot buffers on stream.

Environmental Quality

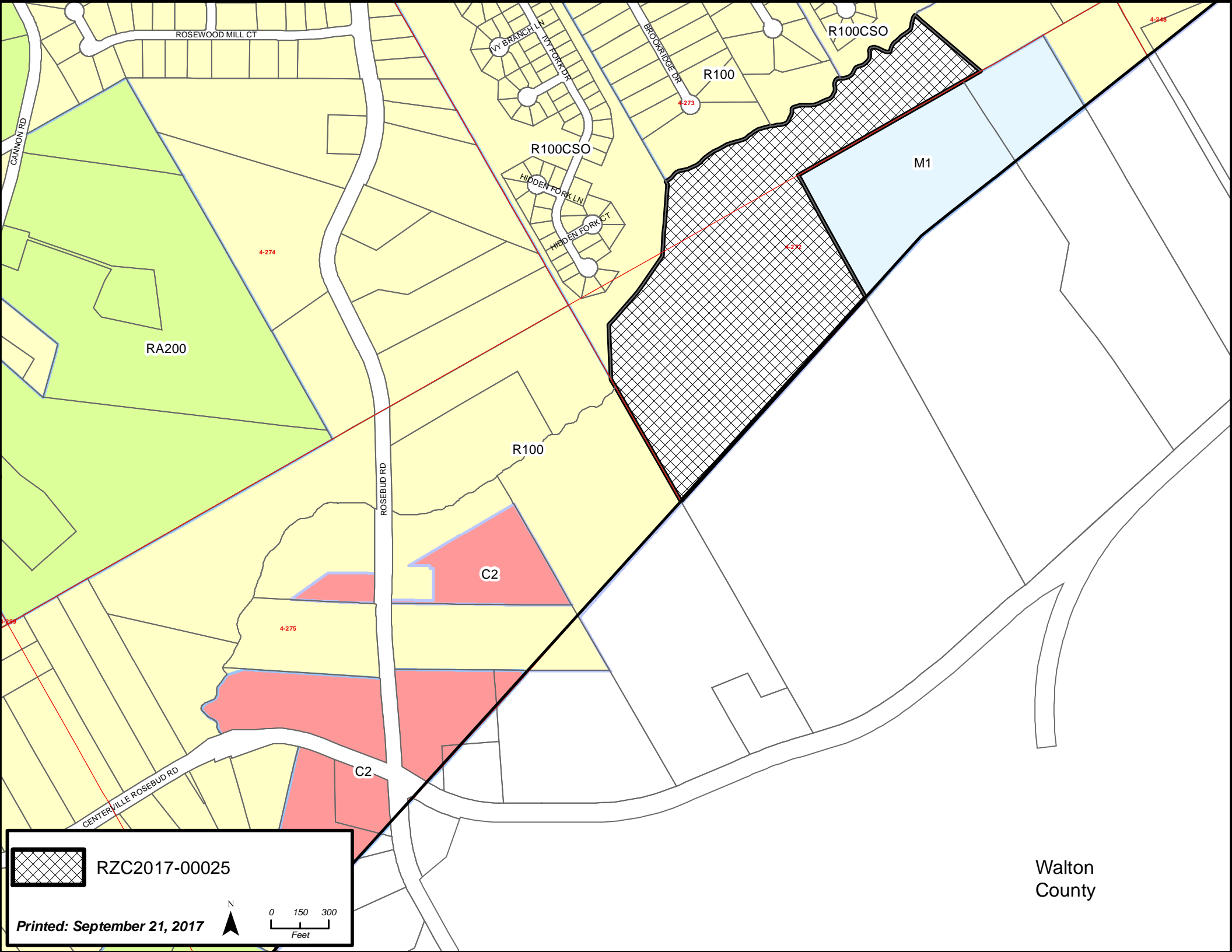
Is the development located within, or likely to affect any of the following:

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:
Rockdale County Watershed. Proposed stormwater management pond will negate impact.

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[GRTA DRI Page](#) | [ARC DRI Page](#) | [RC Links](#) | [DCA DRI Page](#) | [Site Map](#) | [Statements](#) | [Contact](#)



RZC2017-00025

Printed: September 21, 2017



0 150 300
Feet

Walton
County



RZC2017-00025

Printed: October 11, 2017



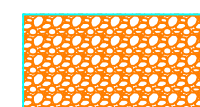
0 50 100
Feet



RIGHT OF WAY CALLS				
Course	Bearing	Distance		
L1	S 47°21'28" W	36.20'		
L2	S 28°52'10" W	399.93'		
L3	S 48°52'10" W	179.56'		
L4	S 70°43'25" W	151.34'		
Curve	Radius	Length	Chord	Chord Bear.
C1	1195.90'	171.53'	171.39'	S 51°28'00" W
C2	1164.04'	444.00'	441.31'	S 39°47'48" W

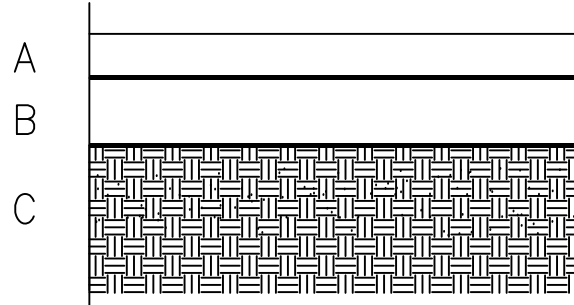


PAVEMENT LEGEND



GRAVEL

- A. 4.0 INCH CLEAN, NO FINES, 1.5"-2.0" ROCK
- B. 8.0 INCHES OF CRUSHED STONE BASE COURSE COMPACTED TO A MINIMUM OF 95%
- C. STABILIZED SUBGRADE
RAW SUBGRADE SOIL (IN SITU OR COMPACTED)
COMPACTED TO A MINIMUM OF 95%
OF ASTM D 698 DENSITY



GRAVEL

(FOR INTERIOR DRIVEWAYS & PARKING ONLY)
NO SCALE

REZONING FROM R100 TO M-2

TOTAL SITE AREA = 90.6 ± ACRES
AREA TO BE REZONED TRACT "3" = 43.3± ACRES

PROPOSED USE = EXPANSION OF COPART FACILITY

MINIMUM LOT SIZE = 1 AC.

APPLICABLE ORDINANCE: UDC CHAPTER 210-240
UDC CHAPTER 230-130.3

D. AUTOMOBILE, TRUCK OR VEHICLE STORAGE LOTS SHALL BE SUBJECT TO THE FOLLOWING REQUIREMENTS AND RESTRICTIONS:

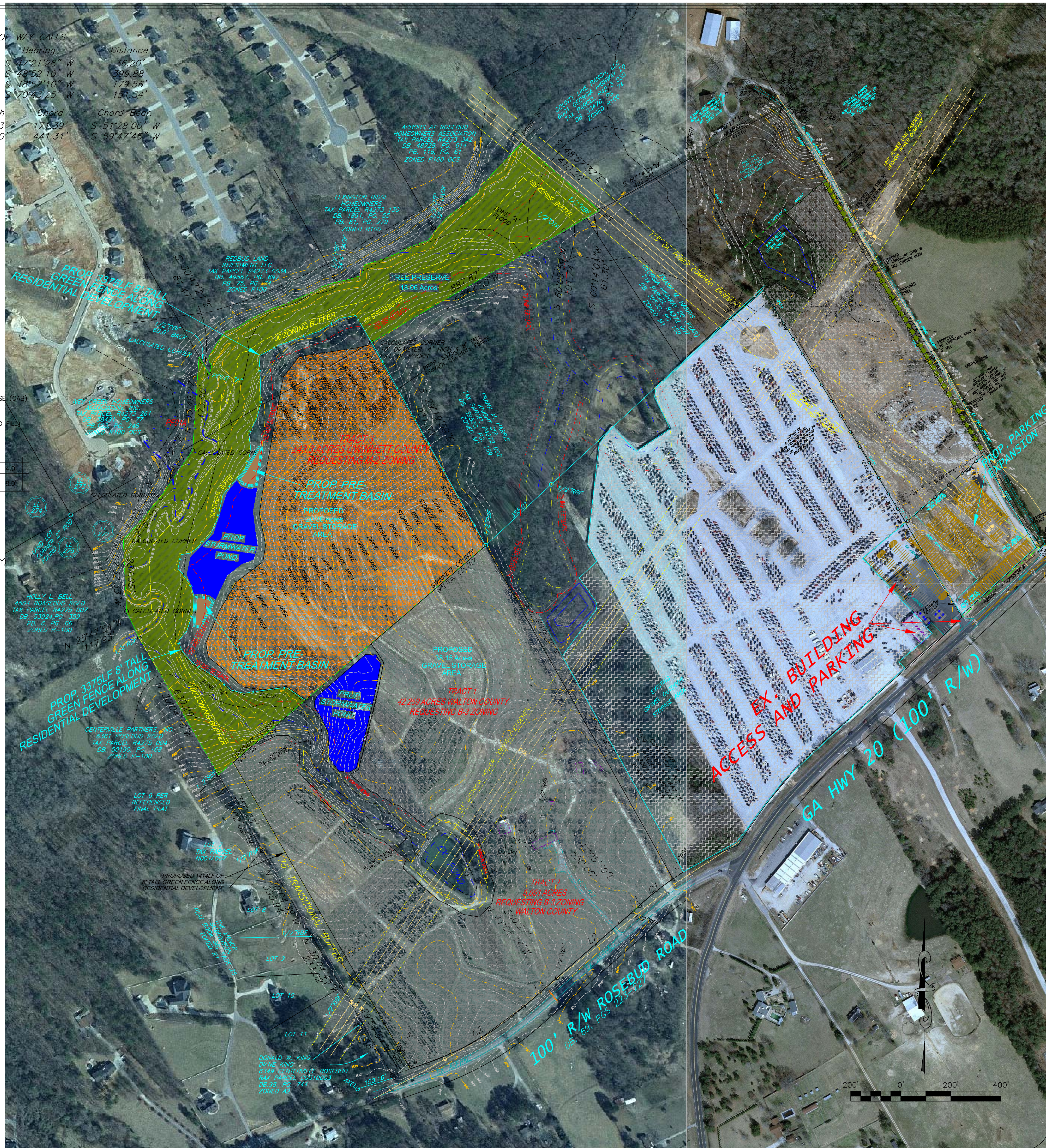
1. THE ENTIRE LOT SHALL BE SURROUNDED BY A 15-FOOT IN DEPTH BUFFER ADJACENT TO ANY MIXED-USED OR RESIDENTIAL ZONING DISTRICT.
2. A SECURITY FENCE OR WALL IS REQUIRED ENCLOSING THE LOT. THE SECURITY FENCE OR WALL SHALL MEET THE REQUIREMENTS OF SECTION 230.80.
3. NO OUTDOOR SOUND AMPLIFICATION DEVICE IS PERMITTED.
4. NO INOPERABLE OR JUNK VEHICLES ARE PERMITTED.
5. OUTDOOR LIGHTING SHALL CONSIST OF CUT-OFF LUMINAIRES THAT SHALL BE DIRECTED INWARD SO AS NOT TO DIRECT LIGHT ONTO ADJACENT RESIDENTIAL PROPERTY. WHEN ADJACENT TO RESIDENTIALLY-ZONED PROPERTY, ANY OUTDOOR LIGHT FIXTURES SHALL NOT EXCEED 35 FEET IN HEIGHT.

NOTES:

1. BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY GARMON LAND SURVEYING LLC.
2. THERE ARE NW1 WETLAND ON THE SITE, LIMIT SHOWN.
3. BRUSHY FORK CREEK IS THE NORTHWEST PROPERTY LINE.
4. A PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER F.I.R.M. PANEL 13135C0147F DATED SEPT. 29, 2006.
5. THERE ARE NO PEDESTRIAN OR BIKE TRAIL PROPOSED.
6. THE PROJECT IS BEING SERVED BY WALTON COUNTY WATER.
7. THE PROJECT IS BEING SERVED BY A SEPTIC SYSTEM.

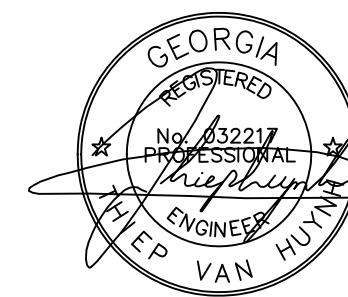
"NOT FOR FINAL RECORDING"
TOTAL AREA = 90.6± ACRES

PARCEL(S) 42 72 001 ZONED R100



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REZONE REQUEST

COPART
EXPANSION
MOON'S
PROPTERY
GWINNETT

PARCELS: 4272 001

LAND LOT: 272 AND 273

DISTRICT : 4TH

6229 CENTERVILLE-ROSEBUD RD.

GWINNETT COUNTY, GA

7/25/2017

1"=200'

OWNER

GIDEAN & PATRICIA MOON
6239 CENTERVILLE ROSEBUD ROAD
LOGANVILLE, GA 30052

DEVELOPER

COPART OF
CONNECTICUT, INC.
14185 DALLAS PKWY SUITE 400
DALLAS, TX 75254

24 HOUR - EMERGENCY CONTACT
BUCKLEY CARSON
936-239-6615

REVISIONS

NO.	DATE	DESCRIPTION

JOB No. #13-048

RZ-1G

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL WALTON COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF SIDEWALKS, DRIVEWAYS, STORM DRAINAGE, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITY'S SPECIFICATIONS AND SHALL BE APPROVED BY SUCH.
3. ALL DISTURBED AREAS ARE TO RECEIVE SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. THERE ARE NO EXISTING STRUCTURES TO BE REMOVED. CONTRACT ENGINEER IF ANY STRUCTURES ARE FOUND.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, DRIVEWAYS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED.
6. ALL COST SHALL BE INCLUDED IN BASE BID.
7. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY BY ALCOVY SURVEYING AND ENGINEERING, INC. DATED 12/2017.
8. TOTAL LAND AREA IS 19.954 ACRES.
9. SITE IS CURRENTLY ZONED B-3.
10. SITE HAS NO EXISTING OR PREVIOUSLY EXISTING LANDFILLS AND NO PROPOSED ON SITE BULKY ITEMS.
11. THERE ARE NO CEMETRIES LOCATED ON THE SITE.
12. TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY BY ALCOVY SURVEYING AND ENGINEERING, INC. DATED 12/2017.
13. WATER SERVICE PROVIDED BY WCHD.
14. HANDICAP RAMP REQUIRED AT ALL SIDEWALK CROSSINGS.
15. THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF STORM WATER MANAGEMENT SYSTEM OUTSIDE OF THE RIGHT-OF-WAY INCLUDING DETENTION AND WATER QUALITY FACILITIES, LAKES, STORM DRAINS AND/OR WATER COURSES.
16. NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE VIDEOMAKING AND CONSTRUCTION ON ROADS IN WALTON COUNTY.
17. APPROVAL OF THESE PLANS BY WALTON COUNTY DOES NOT CONSTITUTE APPROVAL OF ANY WORK OR DRIVEWAY LOCATION IN STATE RIGHTS-OF-WAY WITHOUT APPROVAL OF GEORGIA DOT.
18. WATER METERING MUST BE LOCATED WITHIN THE RIGHT-OF-WAY A BACKFLOW PREVENTER DEVICE IS REQUIRED TO BE INSTALLED IF NOT CURRENTLY EXISTING ON EACH DOMESTIC OR FIRE SERVICE, AND ANY OTHER TYPE OF WATER SERVICE CONNECTION.
19. NO PRESSURE REDUCING VALVES ARE TO BE INSTALLED ON FIRELINES. ALL FIRELINES ARE TO BE INSPECTED PRIOR TO COVERING.
20. A PORTION OF THIS SITE IS IN A FLOOD HAZARD ZONE ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 132070000E, DATED DEC. 8, 2016.

SITE ANALYSIS

TOTAL EX. OFFICE BUILDING 6,058 S.F.
1 STORY
TOTAL AREA 19.954 AC.
ZONED B-3

REQUIRED PARKING

1 SP. / 200 S.F. 31 SPACES
TOTAL PROVIDED 80 SPACES
H.C. SPACES REQ. 4 SPACES
H.C. SPACES PROVIDED 4 SPACES
TOTAL TRUCK SPACES 91 SPACES

TREE LEGEND



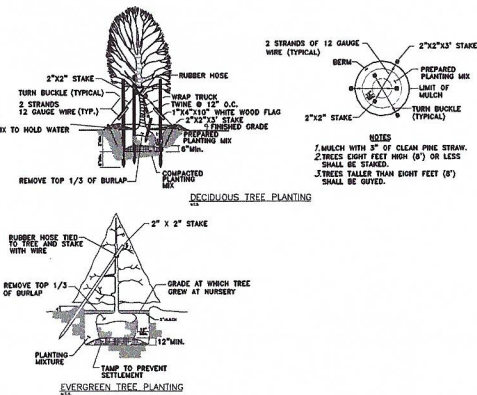
SHRUBS

- INDIAN HAWTHORN
- AZELEA
- KNOCK OUT ROSE

PROPOSED TREES ARE NOT TO SCALE

PLANT LIST

QTY	COMMON NAME	SIZE	UNITS	TOTAL UNITS
17	WILLOW OAK	2" CALIPER	0.4	6.8
50	LIVELAND CYPRESS	2" CALIPER	0.4	20.0
			TOTAL UNITS	26.8



PAVEMENT LEGEND

- GRAVEL
- TYPE 1 PAVEMENT

- 1.5 INCH ASPHALT TOPPING - TYPE "C" OR "T"
- 2.5 INCH ASPHALT BINDER - TYPE "B"
- 8.0 INCHES OF CRUSHED STONE BASE COURSE
- STABILIZED SUBGRADE (IN STU OR COMPACTED FILL) COMPACTED TO A MINIMUM OF 95% OF ASTM D 698 DENSITY

A	1.5"
B	2.5"
C	8.0"
D	

TYPE 1 PAVEMENT

HEAVY DUTY PAVEMENT FOR TRUCK ACCESS
CAPABLE OF SUPPORTING THE IMPOSED LOAD OF
FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.
NO SCALE

- 4.0 INCH CLEAN, NO FINES, 1.5"-2.0" ROCK
- 8.0 INCHES OF CRUSHED STONE BASE COURSE (OAB) COMPACTED TO A MINIMUM OF 95%
- STABILIZED SUBGRADE (RAW SUBGRADE SOIL IN STU OR COMPACTED FILL) COMPACTED TO A MINIMUM OF 95% OF ASTM D 698 DENSITY

A	4.0"
B	8.0"
C	

GRAVEL

(FOR INTERIOR DRIVEWAYS & PARKING ONLY)
NO SCALE



VICINITY MAP N.T.S.

DENSITY REQUIREMENT

PROJECT AREA = 19.954 ACRES
TREE DENSITY FACTOR = 15 UNITS PER ACRE
UNITS REQUIRED = 19.954 X 15 = 299.31 UNITS
AREA TO REMAIN UNDEVELOPED = 3.85 ACRES
TREE UNITS TO REMAIN = 2493.20 UNITS
PROPOSED TREE UNITS = 26.8 UNITS
UNITS PROVIDED = 2,519.92 UNITS

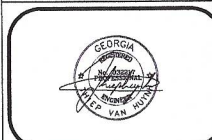
1 TREE AROUND PERIMETER FOR EACH 10 SPACES: 17 TREES
1 SHADE TREE FOR EACH 10 SPACES IN LANDSCAPED ISLANDS: 0 TREES
(EACH ISLAND SHALL CONTAIN AT LEAST TWO TREES)
TOTAL REQUIRED: 17 TREES
PARKING TREES PROVIDED: 17 TREES

TREES IN 50'x50' SAMPLING LOCATION

(1) 4" OAK	= 0.8 UNITS
(1) 5" OAK	= 0.8 UNITS
(2) 6" OAK	= 1.6 UNITS
(3) 8" OAK	= 3.6 UNITS
(5) 10" OAK	= 15.0 UNITS
(2) 12" OAK	= 3.2 UNITS
(1) 14" OAK	= 7.2 UNITS
(1) 4" HAWTHORN	= 0.8 UNITS
(1) 7" HAWTHORN	= 1.2 UNITS
(4) 4" HICKORY	= 0.8 UNITS
(5) 5" HICKORY	= 0.8 UNITS
(1) 10" HICKORY	= 2.4 UNITS
TOTAL	= 36.2 UNITS
TOTAL UNITS REQUIRED PER ACRE	= 15 UNITS
TOTAL UNITS PROVIDED PER ACRE	= 683.02 UNITS

ALCOVY
SURVEYING & ENGINEERING, INC.
P.O. BOX 1111, P.E.
2005 Highway 81 South
Loganville, Georgia 30052
Phone: 770-466-4002
Fax: 770-466-4006
sp@alcovy.com

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SITE PLAN

COPART EXPANSION WATSON TRACT

PARCEL: C0070013 & C0070014

LAND LOT: 272

DISTRICT: 4TH

6025 HWY 20

WALTON COUNTY, GA

11/15/2017

1"=100'

OWNER

J.C. PROPERTY
MANAGEMENT, LLC
4869 RIDGEWAY ROAD
LOGANVILLE, GA 30052

DEVELOPER/PRIMARY PERMITTEE

COPART OF
CONNECTICUT, INC.
14185 DALLAS PKWY SUITE 400
DALLAS, TX 75254
24 HOUR - EMERGENCY CONTACT
BUCKLEY CARTSON
936-239-6615
buckley.cartson@copart.com

REVISIONS

NO.	DATE	DESCRIPTION

JOB NO. #13-048

C-1.2

THE ENTRANCE TO THE FACILITY WILL REMAIN THE SAME,
PARKING FOR CUSTOMERS, EMPLOYEES, INSURANCE PEOPLE WILL
EXPAND ONTO THE WATSON PROPERTY IN WALTON COUNTY.



November 21, 2017

Ms. Emily Estes
Planner
State Road & Tollway Authority
245 Peachtree Center Ave. NE
Suite 2200
Atlanta, GA 30303

Re: DRI Application #2740, Copart Expansion.

Dear Ms. Estes,

Thank you for meeting with us and providing guidance through the Development of Regional Impact review process for the proposed expansion of the Copart Facility located at 6089 GA Hwy. 20 Loganville, GA 30052.

The subject site consists of an existing facility currently in operation on 53.59 acres in Walton County with single drive access located at 6089 GA Hwy. 20 Loganville, GA 30052. The current business mainly consists of contracting with vehicle centric entities and insurance firms to receive, store and take vehicles that have been deemed as surplus, used or as total loss from accidents, hail damage, and flood damage, which are then sold via online wholesale auctions. The existing facility includes the original 53.39 acres site and a 6,000 SF operations facility having 47 support personnel. The remainder of the existing 53.59 acre site are gravel vehicle storage areas, stormwater management facilities and undisturbed tree protection areas. The company is currently submitting plans to Walton County Planning and Development to expand to the north on 19.954 acres, which will include an expansion of the existing 80 car parking lot to allow for 91 truck staging and operations area for loading purposes. The proposed expansion will also include 12.5 acres of additional gravel storage areas and the remainder of the site to be use for stormwater management facility and green space area. In addition to the current expansion, the company is also planning on expanding south and westward onto the 90.6 acres tract recently purchased by Copart. The 90.6 acres site West adjacency expansion area includes 47.3 acres located in Walton County and 43.3 acres are located within Gwinnett County. Walton County Board of Commissioners has approved the rezone request from A-1 to B-3 to allow for the proposed expansion onto the 47.3 acres site portion within the Walton County jurisdiction and a respective DRI Application #2739 is being requested with the Northeast Georgia Regional Commission. The 43.3 acres site within Gwinnett County is currently in the county process to be rezoned from R-100 to

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Loganville, Ga. 30052
770-466-4002
770-466-4296 fax*

M-2 for the same proposed outdoor vehicle storage use and expansion of the gravel storage area. Due to the existence of exposed rock outcropping, stream buffers, flood plains and wetland, 18.06 acres within Gwinnett County will remain as perpetual conservation/green space area. 20.36 acres of the 43.3 acres within Gwinnett County site is being proposed as gravel storage expansion will primarily serve as reserved capacity for future business and impromptu catastrophic weather damage events which requires large spike in storage capacity. The company does not anticipate additional support personnel, however the traffic volume of resulting from delivery and pickup by the online customer is expected to increase as our market share may grow.

I would like to respectfully request that this project be considered as an applicant for the expedited review process. I understand in order to be considered for this review process, traffic generated from this site should not exceed a daily 1,000 vehicle trip threshold. With that in mind, I believe the maximum number of vehicle trips will fall well below this level. At full built out, the site will anticipate to generates 534 vehicle trips per day using the below metrics for calculation.

Employees – 47

Current average delivery - 60

Current average client pickup - 50

Anticipated the average delivery and client pickup to double due to expansion

Calculation:

47 employee x 2 trips = 94 daily trips

60 Delivery x 2 trips = 120 daily trips

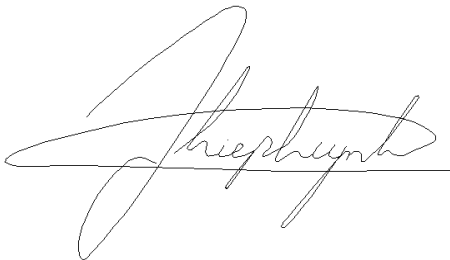
50 Client pickup x 2 trips = 100 daily trips

Anticipated expansion increase delivery and client pickup = 220 daily trips

Total Daily Trips = 534 daily trips

Thank you for considering this project for the expedited review process and please feel free to contact me at 770-466-4002 if I can be of assistance in answering any questions that may arise.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thiep Huynh', written over a horizontal line.

Thiep Huynh, P.E.
Principal Engineer

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