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: Jun 28 2006 **ARC REVIEW CODE**: R606121

TO: Chairman Charles Bannister
ATTN TO: Jeff West, 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: Gwinnett County
Name of Proposal: **Jones Mill Solid Waste Transfer Station**

Review Type: Development of Regional Impact	**Date Opened:** Jun 12 2006	**Date Closed:** Jun 28 2006

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.

Additional Comments: The proposed development is surrounded by residential and industrial uses. The site is adjacent to several single family residential homes. Information submitted for the review states that the proposed development will have a 100 foot buffer adjacent to the neighboring residential properties. The existing tree buffer will not be disturbed.
The Regional Development Policies adopted by the ARC strive to advance sustainable development, and protect environmentally sensitive areas. Mass grading and extensive removal of vegetation on the site should be avoided.

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

ARC LAND USE PLANNING
ARC DATA RESEARCH
GEORGIA DEPARTMENT OF NATURAL RESOURCES
DEKALB COUNTY
GEORGIA CONSERVANCY
ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF DORAVILLE
ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF NORCROSS

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. This finding will be published to the ARC website.

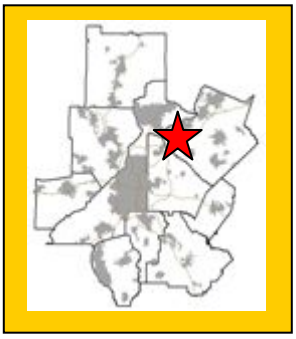
The ARC review website is located at: http://www.atlantaregional.com/landuse/ .

Preliminary Report:	June 12, 2006	**DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT**	Project:	Jones Mill Solid Waste Transfer Station # 1132
Final Report Due:	July 12, 2006		Comments Due By:	June 26, 2006

FINAL REPORT SUMMARY

PROPOSED DEVELOPMENT:

The proposed Jones Mill Solid Waste Transfer Station is new solid waste transfer station located 6.5 acres in Gwinnett County along Jones Mill Road. The new facility will handle 400 tons/day.



PROJECT PHASING:

The project is being proposed in one phase with a project build out date of 2006.

GENERAL

According to information on the review form or comments received from potentially affected governments:

Is the proposed project consistent with the host-local government's comprehensive plan? If not, identify inconsistencies.

The project site is currently zoned M-1 (light industrial). The proposed zoning is M-2 (heavy industrial) with a special use permit. The future land use plan for Gwinnett County designates the area as light industrial.

Is the proposed project consistent with any potentially affected local government's comprehensive plan? If not, identify inconsistencies.

No comments identifying inconsistencies with any potentially affected local government's comprehensive plan were received.

Will the proposed project impact the implementation of any local government's short-term work program? If so, how?

No comments concerning impacts to the implementation of any local government's short term work program were received.

Will the proposed project generate population and/or employment increases in the Region? If yes, what would be the major infrastructure and facilities improvements needed to support the increase?

No, the proposed development would not increase the need for services in the area.

What other major development projects are planned near the proposed project?

The ARC has reviewed other major development projects, known as Area Plan (1984 to1991) or as a DRI (1991 to present), within a 2 mile radius of the proposed project.

YEAR	NAME
2003	Global Forum
1990	Corners Office Park
1985	Roan Mixed Use

Will the proposed project displace housing units or community facilities? If yes, identify and give number of units, facilities, etc.

Based on information submitted for the review, the site is currently undeveloped.

Will the development cause a loss in jobs? If yes, how many?

No.

Is the proposed development consistent with regional plans and policies?

The proposed development is surrounded by residential and industrial uses. The site is adjacent to several single family residential homes. Information submitted for the review states that the proposed development will have a 100 foot buffer adjacent to the neighboring residential properties. The existing tree buffer will not be disturbed.

The Regional Development Policies adopted by the ARC strive to advance sustainable development, and protect environmentally sensitive areas. Mass grading and extensive removal of vegetation on the site should be avoided.

FINAL REPORT

Regional Development Plan Policies

1. Provide development strategies and infrastructure investments to accommodate forecasted population and employment growth more efficiently.

2. Guide an increased share of new development to the Central Business District, transportation corridors, activity centers and town centers.

3. Increase opportunities for mixed-use development, infill and redevelopment.

4. Increase transportation choices and transit-oriented development (TOD).

5. Provide a variety of housing choices throughout the region to ensure housing for individuals and families of diverse incomes and age groups.

6. Preserve and enhance existing residential neighborhoods.

7. Advance sustainable greenfield development.

8. Protect environmentally sensitive areas.

9. Create a regional network of greenspace that connects across jurisdictional boundaries.

10. Preserve existing rural character.

11. Preserve historic resources.

12. Inform and involve the public in planning at regional, local and neighborhood levels.

13. Coordinate local policies and regulations to support the RDP.

14. Support growth management at the state level.

BEST LAND USE PRACTICES

Practice 1: Keep vehicle miles of travel (VMT) below the area average. Infill developments are the best at accomplishing this. The more remote a development the more self contained it must be to stay below the area average VMT.
Practice 2: Contribute to the area's jobs-housing balance. Strive for a job-housing balance with a three to five mile area around a development site.
Practice 3: Mix land uses at the finest grain the market will bear and include civic uses in the mix.
Practice 4: Develop in clusters and keep the clusters small. This will result in more open space preservation.
Practice 5: Place higher-density housing near commercial centers, transit lines and parks. This will enable more walking, biking and transit use.
Practice 6: Phase convenience shopping and recreational opportunities to keep pace with housing. These are valued amenities and translate into less external travel by residents if located conveniently to housing.
Practice 7: Make subdivisions into neighborhoods with well-defined centers and edges. This is traditional development.
Practice 8: Reserve school sites and donate them if necessary to attract new schools. This will result in neighborhood schools which provide a more supportive learning environment than larger ones.

Practice 9: Concentrate commercial development in compact centers or districts, rather than letting it spread out in strips.
Practice 10: Make shopping centers and business parks into all-purpose activity centers. Suburban shopping centers and their environs could be improved by mixing uses and designing them with the pedestrian amenities of downtowns.
Practice 11: Tame auto-oriented land uses, or at least separate them from pedestrian-oriented uses. Relegate "big box" stores to areas where they will do the least harm to the community fabric.

BEST TRANSPORTATION PRACTICES

Practice 1: Design the street network with multiple connections and relatively direct routes.
Practice 2: Space through-streets no more than a half-mile apart or the equivalent route density in a curvilinear network.
Practice 3: Use traffic-calming measures liberally. Use short streets, sharp curves, center islands, traffic circles, textured pavements, speed bumps and raised crosswalks.
Practice 4: Keep speeds on local streets down to 20 mph.
Practice 5: Keep speeds on arterials and collectors down to 35 mph (at least inside communities).
Practice 6: Keep all streets as narrow as possible and never more than four traffic lanes wide. Florida suggests access streets 18 feet, subcollectors 26 feet, and collectors from 28 feet to 36 feet depending on lanes and parking.
Practice 7: Align streets to give buildings energy-efficient orientations. Allow building sites to benefit from sun angles, natural shading and prevailing breezes.
Practice 8: Avoid using traffic signals wherever possible and always space them for good traffic progression.
Practice 9: Provide networks for pedestrians and bicyclists as good as the network for motorists.
Practice 10: Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets.
Practice 11: Incorporate transit-oriented design features.
Practice 12: Establish TDM programs for local employees. Ridesharing, modified work hours, telecommuting and others.

BEST ENVIRONMENTAL PRACTICES

Practice 1: Use a systems approach to environmental planning. Shift from development orientation to basins or ecosystems planning.
Practice 2: Channel development into areas that are already disturbed.
Practice 3: Preserve patches of high-quality habitat, as large and circular as possible, feathered at the edges and connected by wildlife corridors. Stream corridors offer great potential.
Practice 4: Design around significant wetlands.
Practice 5: Establish upland buffers around all retained wetlands and natural water bodies.
Practice 6: Preserve significant uplands, too.
Practice 7: Restore and enhance ecological functions damaged by prior site activities.
Practice 8: Detain runoff with open, natural drainage systems. The more natural the system the more valuable it will be for wildlife and water quality.
Practice 9: Design man-made lakes and stormwater ponds for maximum environmental value. Recreation, stormwater management, wildlife habitat and others.
Practice 10: Use reclaimed water and integrated pest management on large landscaped areas. Integrated pest management involves controlling pests by introducing their natural enemies and cultivating disease and insect resistant grasses.
Practice 11: Use and require the use of Xeriscape™ landscaping. Xeriscaping™ is water conserving landscape methods and materials.

BEST HOUSING PRACTICES

Practice 1: Offer "life cycle" housing. Providing integrated housing for every part of the "life cycle."

Practice 2: Achieve an average net residential density of six to seven units per acre without the appearance of crowding. Cluster housing to achieve open space.
Practice 3: Use cost-effective site development and construction practices. Small frontages and setbacks; rolled curbs or no curbs; shared driveways.
Practice 4: Design of energy-saving features. Natural shading and solar access.
Practice 5: Supply affordable single-family homes for moderate-income households.
Practice 6: Supply affordable multi-family and accessory housing for low-income households.
Practice 7: Tap government housing programs to broaden and deepen the housing/income mix.
Practice 8: Mix housing to the extent the market will bear.

LOCATION

Where is the proposed project located within the host-local government's boundaries?

The proposed development is located along Jones Mill Road at the intersection of Old Peachtree Road in Gwinnett County.

Will the proposed project be located close to the host-local government's boundary with another local government? If yes, identify the other local government.

The proposed development is entirely within the County's jurisdiction; however, DeKalb County, City of Doraville, and the City of Norcross are within a mile of the proposed site.

Will the proposed project be located close to land uses in other jurisdictions that would benefit, or be negatively impacted, by the project? Identify those land uses which would benefit and those which would be negatively affected and describe impacts.

None were determined during the review.

ECONOMY OF THE REGION

According to information on the review form or comments received from potentially affected governments:

What new taxes will be generated by the proposed project?

Estimated value of the development is $4 million with estimated annual local tax revenues of $51,632

How many short-term jobs will the development generate in the Region?

Short-term jobs will depend upon construction schedule.

Is the regional work force sufficient to fill the demand created by the proposed project?

Yes.

In what ways could the proposed development have a positive or negative impact on existing industry or business in the Region?

None were determined during the review.

NATURAL RESOURCES

Will the proposed project be located in or near wetlands, groundwater recharge area, water supply watershed, protected river corridor, or other environmentally sensitive area of the Region? If yes, identify those areas.

Stream Buffers and Watershed Protection

The property is not located within the 2000-foot Chattahoochee River Corridor but it is located within the Corridor watershed. The USGS coverage for the project area shows no perennial streams on or near the project property. Any unmapped streams on the property may be subject to the requirements of the Gwinnett Stream Buffer Ordinance. Any other waters of the state on the property are subject to the Georgia Department of Natural Resources (DNR) 25-foot erosion and sedimentation control buffer.

The property is located near the ridgeline dividing two tributaries to the Chattahoochee: Crooked Creek and Peachtree Creek. The Chattahoochee Basin upstream of Peachtree Creek is a large water supply watershed (over 100 square miles) as defined by the DNR Part 5 Minimum Environmental Criteria. Any portion of the property draining to Crooked Creek will be within the large water supply watershed portion of the Chattahoochee. Because Crooked Creek enters the Chattahoochee more than seven miles upstream of the nearest downstream intake (the DeKalb intake is upstream of the mouth of Crooked Creek), no Part 5 minimum watershed criteria apply.

Stormwater / Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff quantity and quality. During construction, the project 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 that will be produced after construction of the proposed development. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr) from typical land uses in the Atlanta Region. The loading factors are based on the results of regional stormwater monitoring data from the Atlanta Region. Actual loading factors will depend on the amount of impervious surface in the specific project design. Actual pollutant loadings will depend on the actual impervious coverage developed on the property and may differ from the figures shown. The following table summarizes the results of the analysis:

Estimated Pounds of Pollutants per Year

Land Use	Land Area (ac)	Total Phosphorus	Total Nitrogen	BOD	TSS	Zinc	Lead
Heavy Industrial	6.48	9.40	124.68	829.44	5151.60	10.76	1.36
TOTAL	6.48	9.40	124.68	829.44	5151.60	10.76	1.36

Total 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.

HISTORIC RESOURCES

Will the proposed project be located near a national register site? If yes, identify site.

None have been identified.

In what ways could the proposed project create impacts that would damage the resource?

Not applicable.

In what ways could the proposed project have a positive influence on efforts to preserve or promote the historic resource?

Not applicable.

INFRASTRUCTURE
Transportation

Georgia Regional Transportation Authority Review Findings

This DRI proposal is being considered for review under the Georgia Regional Transportation Authority Expedited Review. The site is being proposed for a new solid waste transfer station in Gwinnett County.

How much traffic (both average daily and peak am/pm) will be generated by the proposed project?

GRTA and ARC review staff agreed with the methodology and assumptions used in the analysis. The net trip generation is based on the specific operational parameters being proposed by the developer. Based on information submitted for the review and the proposed use on the site, the vehicle trips generated by the proposed development will be less than 100 trips/per day.

What are the existing traffic patterns and volumes on the local, county, state, and interstate roads that serve the site?

Projected traffic volumes from the Regional Travel Demand Model are compared to the assigned capacity of facilities within the study network. This data is used to calculate a volume to capacity (V/C) ratio. The V/C ratio values that define the LOS thresholds vary depending on factors such as the type of terrain traversed and the percent of the road where passing is prohibited. As a V/C ratio

reaches 0.8, congestion increases. Any facilities that have a V/C ratio of 1.00 or above are considered congested. By the year 2030, Jones Mill Road, Buford Highway, and Peachtree Industrial Boulevard are expected to operate at LOS D.

What transportation improvements are under construction or planned for the Region that would affect or be affected by the proposed project? What is the status of these improvements (long or short range or other)?

2005-2010 TIP*

ARC Number	**Route**	Type of Improvement	Scheduled Completion Year
GW-300	US 23 (BUFORD HIGHWAY) ATMS FROM DEKALB COUNTY LINE TO SUGARLOAF PARKWAY	ITS-Smart Corridor	2009

2030 RTP*

ARC Number	**Route**	Type of Improvement	Scheduled Completion Year
AR-910	SR 13 (BUFORD HIGHWAY) ARTERIAL BUS RAPID TRANSIT (BRT) FROM PLEASANT HILL ROAD IN GWINNETT COUNTY TO MARTA LINDBERGH STATION IN CITY OF ATLANTA	Arterial BRT	2026

The ARC Board adopted the 2030 RTP and FY 2005-2010 TIP in December 2004.* ***USDOT approved in December 2004.*

Impacts of the Solid Waste Transfer Plant: What are the recommended transportation improvements based on the traffic study done by the applicant?

No significant impacts have been estimated because of the development of this project.

What are the conclusions of this review? Is the transportation system (existing and planned) capable of accommodating these trips?

With an estimated less than 100 truck trips accessing the site daily, this development is permissible under the Expedited Review criteria.

What transportation demand management strategies does the developer propose (carpool, flextime, transit subsidy, etc.)?

Given the type of development, none are necessary and the Air Quality Benchmark test will not be used.

INFRASTRUCTURE

Wastewater and Sewage

Information submitted with the review did not include estimated sewage flow to be generated by the proposed development. Sewer is not available for the site. The operators of the facility will contain all liquid waste on site and deliver it to a waste treatment plant for processing.

Which facility will treat wastewater from the project?

N/A

What is the current permitted capacity and average annual flow to this facility?

N/A

PERMITTED CAPACITY MMF, MGD [1]	DESIGN CAPACITY MMF, MGD	2001 MMF, MGD	2008 MMF, MGD	2008 CAPACITY AVAILABLE +/-, MGD	PLANNED EXPANSION	REMARKS

MMF: Maximum Monthly Flow. Mgd: million of gallons per day.
[1] *Source: Metropolitan North Georgia Water Planning District* ***SHORT-TERM WASTEWATER CAPACITY PLAN****, August 2002.*

What other major developments will be served by the plant serving this project?

N/A

INFRASTRUCTURE
Water Supply and Treatment

How much water will the proposed project demand?

The estimated water demand for the development is 0.001MGD.

How will the proposed project's demand for water impact the water supply or treatment facilities of the jurisdiction providing the service?

Information submitted with the review suggests that there is sufficient water supply capacity available for the proposed project.

INFRASTRUCTURE
Solid Waste

How much solid waste will be generated by the project? Where will this waste be disposed?

The estimated solid waste generated by the development is 0.001MGD. Information submitted for the review states that sewer is not available for the site. The operators of the facility will contain all liquid waste on site and deliver it to a water treatment plan for processing.

Other than adding to a serious regional solid waste disposal problem, will the project create any unusual waste handling or disposal problems?

No.

Are there any provisions for recycling this project's solid waste?

None stated.

INFRASTRUCTURE

Other facilities

According to information gained in the review process, will there be any unusual intergovernmental impacts on:

- **Levels of governmental services?**
- **Administrative facilities?**
- **Schools?**
- **Libraries or cultural facilities?**
- **Fire, police, or EMS?**
- **Other government facilities?**
- **Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?**

None were determined during the review.

HOUSING

Will the proposed project create a demand for additional housing?

No.

Will the proposed project provide housing opportunities close to existing employment centers?

No.

Is there housing accessible to the project in all price ranges demanded?

Given the minimal number of employees, no housing impact analysis is necessary.

Is it likely or unlikely that potential employees of the proposed project will be able to find affordable* housing?

N/A

* Defined as 30 percent of the income of a family making 80 percent of the median income of the Region – FY 2000 median income of $51,649 for family of 4 in Georgia.

DILLARD & GALLOWAY, LLC

ATTORNEYS AT LAW

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June 5, 2006

Via E-Mail

Mr. Mike Alexander
Senior Planner
Atlanta Regional Commission
40 Courtland St. NE
Atlanta, GA 30303

Re: Rezoning and Special Use Permit Applications, SUP 07-012 and RZC 07-027

Dear Mike:

I am writing with the information requested at the DRI Pre-application meeting.

There will be a full access entrance to the property on Florida Avenue, approximately 140 feet from its intersection with Jones Mill Road. The facility will also utilize an existing curb cut on Jones Mill Road, approximately 320 feet from its intersection with Peachtree Street. The Jones Mill Road entrance will be right-in right-out only. Truck traffic will flow primarily from the property to Buford Highway en-route to Interstate 285. The facility is expected to generate less than 100 truck trips per day and is expected to handle 400 tons of waste per day.

The project will have a 100 foot buffer adjacent to neighboring residential property. The proposed improvements will utilize above ground storm water retention and controlled release of stormwater to the existing 48" diameter pipes under Florida Avenue, as this is the natural drainage path for the entire site. The existing trees within 100' of the residences will not be disturbed. Additional storm water conveyances such as culverts, curb and gutter (where needed), catch basins (where needed) and ditches will be installed to catch all storm water from the developed project area and route it to a retention and storage area prior to discharge.

The estimated value at build-out of the project is $4 million. Sufficient water supply capacity is available to serve the proposed project. Sewer is not available for the site. The operators of the facility will contain all liquid waste on site and deliver it to a water treatment plant for processing. Approximately 35% to 40% of the site is expected to be impervious.

As part of the terms of the Consent Order for Federal Road Transfer Stations, LLC v. Gwinnett County (see copy attached), the Rezoning Application, RZC 07-027, and Special Use Permit Application, SUP 07-012, will be considered on an expedited basis. The Applications are scheduled to be heard by the Planning Commission on July 19, 2006 and by the Board of Commissioners on July 25, 2006.

Please don't hesitate to call if you have any questions.

Sincerely,

DILLARD & GALLOWAY, LLC

Laurel A. David

LAD/mo

cc: Mary O'Brien
Mike Alexander (via email with attachments)
Robin Bechtel (via email with attachments)
Jeff West (via email with attachments)

112468

Your DRI ID NUMBER for this submission is: 1130
Use this number when filling out a DRI REVIEW REQUEST.
Submitted on: 5/30/2006 9:32:27 AM

DEVELOPMENT OF REGIONAL IMPACT
Gwinnett County Initial DRI Information (Form1b)

This form is intended for use by local governments within the Metropolitan Region Tier that are also within the jurisdiction of the Georgia Regional Transportation Authority (GRTA). The form is to be completed by the city or county government for submission to your Regional Development Center (RDC), GRTA and DCA. This form provides basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Local governments should refer to both the Rules for the DRI Process 110-12-3 and the DRI Tiers and Thresholds established by DCA.

Local Government Information

Submitting Local Government:	Gwinnett County
*Individual completing form and Mailing Address:	Jeff West, Manager, Gwinnett County Dept. of Planning and Development, 446 W. Crogan St., Suite 150, Lawrenceville, GA 30045
Telephone:	678-518-6200
Fax:	678-518-6275
E-mail **(only one)**:	jeffrey.west@gwinnettcounty.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:	Jones Mill Solid Waste Transfer Station

Development Type	Description of Project	Thresholds
Waste Handling	New facility	View Thresholds

Developer / Applicant and Mailing Address:	Advanced Disposal Services Atlanta, LLC, 9995 Gate Parkway, Suite 200, Jacksonville, FL 32246
Telephone:	904-737-7900
Fax:	904-636-0699
Email:	mobrien@advanceddisposal.com
Name of property owner(s) if different from developer/applicant:	
Provide Land-Lot-District Number:	LL 251, Dist 6
What are the principal streets or roads providing vehicular access to the site?	Jones Mill Rd, Buford Highway
Provide name of nearest street(s) or intersection:	Jones Mill Rd @ Buford Highway
Provide geographic coordinates (latitude/ longitude) of the center of the proposed project (optional):	/
If available, provide a link to a website providing a general location map of the proposed project (optional). (http://www.mapquest.com or http://www.mapblast.com are helpful sites to use.):	

Is the proposed project entirely located within your local government's jurisdiction?	Y
If yes, how close is the boundary of the nearest other local government?	1.5 miles to Norcross city limit
If no, provide the following information:	
In what additional jurisdictions is the project located?	
In which jurisdiction is the majority of the project located? (give percent of project)	Name: (NOTE: This local government is responsible for initiating the DRI review process.)
	Percent of Project:
Is the current proposal a continuation or expansion of a previous DRI?	N
If yes, provide the following information (where applicable):	Name:
	Project ID:
	App #:
The initial action being requested of the local government by the applicant is:	Rezoning, Other Special Use Permit
What is the name of the water supplier for this site?	Gwinnett County
What is the name of the wastewater treatment supplier for this site?	Gwinnett County
Is this project a phase or part of a larger overall project?	N
If yes, what percent of the overall project does this project/phase represent?	
Estimated Completion Dates:	This project/phase: 2006 Overall project: 2006

Local Government Comprehensive Plan

Is the development consistent with the local government's comprehensive plan, including the Future Land Use Map?	N
If no, does the local government intend to amend the plan/map to account for this development?	Y
If amendments are needed, when will the plan/map be amended?	If rezoning is granted

Service Delivery Strategy

Is all local service provision consistent with the countywide Service Delivery Strategy?	Y
If no, when will required amendments to the countywide Service Delivery Strategy be complete?	

Land Transportation Improvements

Are land transportation or access improvements planned or needed to support the proposed project?	Y
If yes, how have these improvements been identified:	
Included in local government Comprehensive Plan or Short Term Work Program?	N
Included in other local government plans (e.g. SPLOST/LOST Projects, etc.)?	N
Included in an official Transportation Improvement Plan (TIP)?	N
Developer/Applicant has identified needed improvements?	Y

Other (Please Describe): See TIS	Y

Submitted on: 6/12/2006 10:45:41 AM

DEVELOPMENT OF REGIONAL IMPACT
DRI Review Initiation Request (Form2a)

Local Government Information

Submitting Local Government:	Gwinnett County
Individual completing form:	Jeff West
Telephone:	(678)518-6200
Fax:	(678)518-6275
Email (**only one**):	jeffrey.west@gwinnettcounty.com

Proposed Project Information

Name of Proposed Project:	Jones Mill Solid Waste Transfer Station
DRI ID Number:	1130
Developer/Applicant:	Advanced Disposal Services Atlanta, LLC
Telephone:	(904)737-7900
Fax:	(904)636-0699
Email(s):	mobrien@advanceddisposal.com

DRI Review Process

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	Y
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	Y
If no, the official review process can not start until this additional information is provided.	

Economic Impacts

Estimated Value at Build-Out:	4,000,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	51,632 (property tax)
Is the regional work force sufficient to fill the demand created by the proposed project?	Y
If the development will displace any existing uses, please describe (using number of units, square feet., etc): Vacant 4,400 square foot commercial building.	

Community Facilities Impacts

Water Supply

Name of water supply provider for this site:	Gwinnett County
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	.0001 mgd
Is sufficient water supply capacity available to serve the proposed project?	Y
If no, are there any current plans to expand existing water supply capacity?	
If there are plans to expand the existing water supply capacity, briefly describe below:	
If water line extension is required to serve this project, how much additional line (in miles) will be required?	

Wastewater Disposal

Name of wastewater treatment provider for this site:	Gwinnett County
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	.0001 mgd
Is sufficient wastewater treatment capacity available to serve this proposed project?	Y
If no, are there any current plans to expand existing wastewater treatment capacity?	
If there are plans to expand existing wastewater treatment capacity, briefly describe below:	
If sewer line extension is required to serve this project, 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.)	5.8/hour 75/day
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	Y
If yes, has a copy of the study been provided to the local government?	Y
If transportation improvements are needed to serve this project, 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?	Y
If no, are there any current plans to expand existing landfill capacity?	
If there are plans to expand existing landfill capacity, briefly describe below:	
Will any hazardous waste be generated by the development? If yes, please explain below:	N

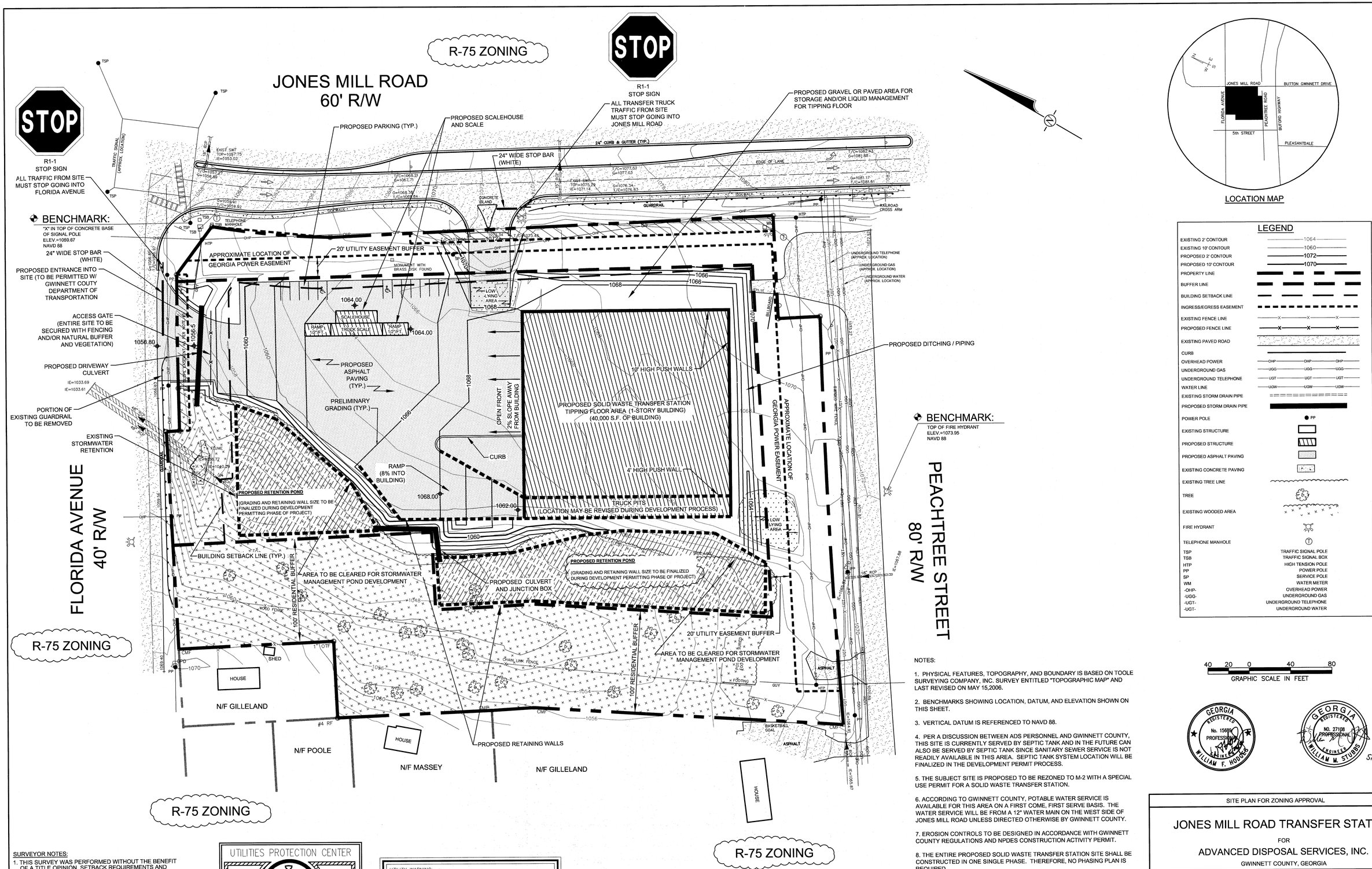
Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	40%
Is the site located in a water supply watershed?	N
If yes, list the watershed(s) name(s) below:	
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Water quality BMP	

Environmental Quality

Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	N
2. Significant groundwater recharge areas?	N
3. Wetlands?	N
4. Protected mountains?	N
5. Protected river corridors?	N
If you answered yes to any question 1-5 above, describe how the identified resource(s) may be affected below:	
Has the local government implemented environmental regulations consistent with the Department of Natural Resources' Rules for Environmental Planning Criteria?	Y

Is the development located within, or likely to affect any of the following:	
1. Floodplains?	N
2. Historic resources?	N
3. Other environmentally sensitive resources?	N
If you answered yes to any question 1-3 above, describe how the identified resource(s) may be affected below:	



LOCATION MAP

LEGEND

EXISTING 2' CONTOUR	1064
EXISTING 10' CONTOUR	1060
PROPOSED 2' CONTOUR	1072
PROPOSED 10' CONTOUR	1070
PROPERTY LINE	
BUFFER LINE	
BUILDING SETBACK LINE	
INGRESS/EGRESS EASEMENT	
EXISTING FENCE LINE	X X X
PROPOSED FENCE LINE	X X X
EXISTING PAVED ROAD	
CURB	
OVERHEAD POWER	OHP OHP OHP
UNDERGROUND GAS	UGG UGG UGG
UNDERGROUND TELEPHONE	UGT UGT UGT
WATER LINE	UGW UGW UGW
EXISTING STORM DRAIN PIPE	
PROPOSED STORM DRAIN PIPE	
POWER POLE	PP
EXISTING STRUCTURE	
PROPOSED STRUCTURE	
PROPOSED ASPHALT PAVING	
EXISTING CONCRETE PAVING	
EXISTING TREE LINE	
TREE	
EXISTING WOODED AREA	
FIRE HYDRANT	
TELEPHONE MANHOLE	T

TSP	TRAFFIC SIGNAL POLE
TSB	TRAFFIC SIGNAL BOX
HTP	HIGH TENSION POLE
PP	POWER POLE
SP	SERVICE POLE
WM	WATER METER
-OHP-	OVERHEAD POWER
-UGG-	UNDERGROUND GAS
-UGT-	UNDERGROUND TELEPHONE
-UGT-	UNDERGROUND WATER

NOTES:

1. PHYSICAL FEATURES, TOPOGRAPHY, AND BOUNDARY IS BASED ON TOOLE SURVEYING COMPANY, INC. SURVEY ENTITLED "TOPOGRAPHIC MAP" AND LAST REVISED ON MAY 15,2006.
2. BENCHMARKS SHOWING LOCATION, DATUM, AND ELEVATION SHOWN ON THIS SHEET.
3. VERTICAL DATUM IS REFERENCED TO NAVD 88.
4. PER A DISCUSSION BETWEEN ADS PERSONNEL AND GWINNETT COUNTY, THIS SITE IS CURRENTLY SERVED BY SEPTIC TANK AND IN THE FUTURE CAN ALSO BE SERVED BY SEPTIC TANK SINCE SANITARY SEWER SERVICE IS NOT READILY AVAILABLE IN THIS AREA. SEPTIC TANK SYSTEM LOCATION WILL BE FINALIZED IN THE DEVELOPMENT PERMIT PROCESS.
5. THE SUBJECT SITE IS PROPOSED TO BE REZONED TO M-2 WITH A SPECIAL USE PERMIT FOR A SOLID WASTE TRANSFER STATION.
6. ACCORDING TO GWINNETT COUNTY, POTABLE WATER SERVICE IS AVAILABLE FOR THIS AREA ON A FIRST COME, FIRST SERVE BASIS. THE WATER SERVICE WILL BE FROM A 12" WATER MAIN ON THE WEST SIDE OF JONES MILL ROAD UNLESS DIRECTED OTHERWISE BY GWINNETT COUNTY.
7. EROSION CONTROLS TO BE DESIGNED IN ACCORDANCE WITH GWINNETT COUNTY REGULATIONS AND NPDES CONSTRUCTION ACTIVITY PERMIT.
8. THE ENTIRE PROPOSED SOLID WASTE TRANSFER STATION SITE SHALL BE CONSTRUCTED IN ONE SINGLE PHASE. THEREFORE, NO PHASING PLAN IS REQUIRED.
9. THIS SITE WILL BE ENTIRELY CONTROLLED BY ADVANCED DISPOSAL SERVICES, INC. AND THERE IS NO PLAN FOR SHARED PARKING.
10. ELECTRICITY, TELEPHONE, GAS AND OTHER UTILITIES WILL BE BROUGHT INTO THE SITE FROM THE EXISTING UTILITIES ALONG PEACHTREE STREET AND/OR FLORIDA AVENUE.
11. THIS DRAWING WAS PREPARED FOR THE REZONING AND SPECIAL USE APPLICATION.

40 20 0 40 80
GRAPHIC SCALE IN FEET

GEORGIA REGISTERED No. 15699 PROFESSIONAL ENGINEER WILLIAM F. HODGES

GEORGIA REGISTERED NO. 27108 PROFESSIONAL ENGINEER WILLIAM M. STUBBS 5/25/06

SURVEYOR NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION. SETBACK REQUIREMENTS AND OTHER MATTERS THAT MAY AFFECT THIS PROPERTY HAVE NOT BEEN DETERMINED.
2. BOUNDARY INFORMATION SHOWN WAS COMPILED FROM OTHER SURVEYS AND MAY NOT ACCURATELY REFLECT EXISTING CONDITIONS.
3. WETLANDS HAVE NOT BEEN DELINEATED OR LOCATED.
4. ALL TREES NOT SHOWN.
5. A PLAT BY CHARLES H. JACKSON R.L.S. OF BLOCK DESIGN GROUP, INC. PREPARED FOR AGNES SLACK & SONS MEMORIAL, L.P. DATED 11/27/01 AS REFERRED TO IN DEED BOOK 4450, PAGE 204.

UTILITIES PROTECTION CENTER

THREE WORKING DAYS BEFORE YOU DIG
GEORGIA – 1–800–282–7411
SOUTH CAROLINA – 1–800–922–0983

UTILITY WARNING:
The underground utilities shown have been located from field survey information and existing drawings. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

SITE PLAN FOR ZONING APPROVAL

JONES MILL ROAD TRANSFER STATION

FOR

ADVANCED DISPOSAL SERVICES, INC.

GWINNETT COUNTY, GEORGIA

HODGES, HARBIN, NEWBERRY & TRIBBLE, INC.
CONSULTING ENGINEERS
(478) 743-7175
(478) 743-1703(FAX)
484 MULBERRY ST. - STE. 265
MACON, GEORGIA 31201

PROJ. NO.	1210-101-01	DWG. JMR-SP-IG2	EDIT 5-25-06
SCALE	1" = 40'	SHEET 2 OF 3	
DATE	MAY, 2006		