




# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • [www.atlantaregional.com](http://www.atlantaregional.com)

DATE: Dec 20 2006

ARC REVIEW CODE: R612202

TO: Chairman Karen Handel  
ATTN TO: Abdul Akbar, Dept of Environment and Community Development  
FROM: Charles Krautler, Director 

NOTE: This is digital  
signature. Original on file.

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments regarding related to the proposal not addressed by the Commission's regional plans and policies.

**Name of Proposal:** Newell Recycling

**Review Type:** Development of Regional Impact

**Description:** The proposed Newell Recycling is an 8.08 acre site located in south Fulton County. The proposed project will consist of a gravel graded 4.5 acre pad that will be used for parking and maintenance of trucks. The proposed project will not have any building or associated parking. Access to the proposed project is along Mallory Road.

**Submitting Local Government:** Fulton County

**Date Opened:** Dec 20 2006

**Deadline for Comments:** Jan 3 2007

**Earliest the Regional Review can be Completed:** Jan 19 2007

## THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING  
ARC DATA RESEARCH  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
CITY OF UNION CITY

ARC TRANSPORTATION PLANNING  
ARC AGING DIVISION  
GEORGIA DEPARTMENT OF TRANSPORTATION

ARC ENVIRONMENTAL PLANNING  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY

**Attached is information concerning this review.**

If you have any questions regarding this review, Please call Haley Fleming, Review Coordinator, at (404) 463-3311. If the ARC staff does not receive comments from you by 2007-01-03, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

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



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## DEVELOPMENT OF REGIONAL IMPACT

### DRI- REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Development Center for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction in which the project is actually located, such as 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 on this form and give us your comments in the space provided. The completed form should be returned to the RDC on or before the specified return deadline.

Preliminary Findings of the RDC: **Newell Recycling** *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:***

Haley Fleming, Atlanta Regional Commission  
40 Courtland Street NE  
Atlanta, GA 30303  
Ph. (404) 463-3311 Fax (404) 463-3254  
[hffleming@atlantaregional.com](mailto:hffleming@atlantaregional.com)

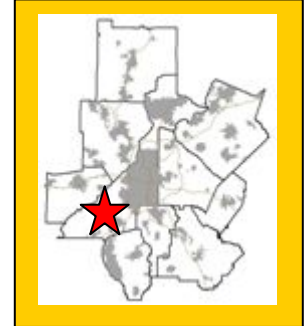
**Return Date: Jan 3 2007**

Preliminary Report:	December 20, 2006	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Newell Recycling #1294
Final Report Due:	January 19, 2007		Comments Due By:	January 3, 2007

## **PRELIMINARY REPORT SUMMARY**

### **PROPOSED DEVELOPMENT:**

The proposed Newell Recycling is an 8.08 acre site located in south Fulton County. The proposed project will consist of a gravel graded 4.5 acre pad that will be used for parking and maintenance of trucks. The proposed project will not have any building or associated parking. Access to the proposed project is along Mallory Road.



### **PROJECT PHASING:**

The project is being proposed in one phase with a project build out date 2007.

### **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-2, heavy industrial. The site does not need to be rezoned. The future land use plan for Fulton County designates the area as heavy industrial.

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

This will be determined based on comments received from potentially impacted local governments.

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

This will be determined based on comments received from potentially impacted local governments.

**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 to 1991) or as a DRI (1991 to present), within a 2 mile radius of the proposed project.

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**YEAR NAME**

1997 Majestic Industrial Park I

1996 Eastern International Speedway

**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 located in an area that is primarily dominated by other industrial and warehouse uses within the County. It is important to consider compatible uses as the area continues to develop. The Regional Development Policies adopted by the ARC strive to advance sustainable development, protect environmentally sensitive areas, and create a regional network of greenspace. Mass grading and extensive removal of vegetation on the site should be avoided.

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## **PRELIMINARY REPORT**

### **Regional Development Plan Policies**

1. Provide sustainable economic growth in all areas of the region.
2. Encourage new homes and jobs within existing developed areas of the region, focusing on principal transportation corridors, the Central Business District, activity centers, and town centers.
3. Increase opportunities for mixed use development, transit-oriented development, infill, and redevelopment.
4. At strategic regional locations, plan and retail industrial and freight land uses.
5. Design transportation infrastructure to protect the context of adjoining development and provide a sense of place appropriate for our communities.
6. Promote the reclamation of Brownfield development sites.
7. Protect the character and integrity of existing neighborhoods, while also meeting the needs of communities to grow.
8. Encourage a variety of homes styles, densities, and price ranges in locations that are accessible to jobs and services to ensure housing for individuals and families of all incomes and age groups.
9. Promote new communities that feature greenspace and neighborhood parks, pedestrian scale, support transportation options, and provide an appropriate mix of uses and housing types.
10. Promote sustainable and energy efficient development.
11. Protect environmentally-sensitive areas including wetlands, floodplains, small water supply watersheds, rivers and stream corridors.
12. Increase the amount, quality, and connectivity, and accessibility of greenspace.
13. Provide strategies to preserve and enhance historic resources
14. Through regional infrastructure planning, limit growth in undeveloped areas of the region
15. Assist local governments to adopt growth management strategies that make more efficient use of existing infrastructure.
16. Inform and involve the public in planning at regional, local, and neighborhood levels.
17. Coordinate local policies and regulations to support Regional Policies
18. Encourage the development of state and regional growth management policy.

### **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.

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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.

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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 at the intersection of Mallory Road and Stacks Road, adjacent to Seaboard Coastline Railroad line.

### **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. The proposed project is less than a mile from the City of Union City.

### **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.**

This will be determined based on comments received from potentially impacted local governments.

## 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 \$340,000 with an expected \$5,000 in annual local tax revenues.

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

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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?**

To be 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.**

To be determined during the review.

### **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 graded gravel truck parking pad in Fulton County.

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



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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 approximately 369 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, Roosevelt Highway is expected to operate at LOS A.

**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
FS-196	SR 14 SPUR (SOUTH FULTON PARKWAY) ACCESS MANAGEMENT PLAN FROM DOUGLAS COUNTY LINE TO I-285 / I-85 INTERCHANGE	Studies	2006

**2030 RTP\***

ARC Number	Route	Type of Improvement	Scheduled Completion Year
FS-030	US 29 (ROOSEVELT HIGHWAY) FROM SR 279 (OLD NATIONAL HIGHWAY) TO SR 14 SPUR (SOUTH FULTON PARKWAY)	Roadway Capacity	2030

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

**Impacts of the truck parking pad: 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 only an estimated five truck trips accessing the site daily, this development is permissible under the Expedited Review criteria.

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**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 for review states that the proposed project will not generate any wastewater and sewage.

**Which facility will treat wastewater from the project?**

Not applicable.

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

Not applicable.

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

Not applicable.

## **INFRASTRUCTURE**

### **Water Supply and Treatment**

**How much water will the proposed project demand?**

Information submitted for the review states that the proposed project will demand any water supply or treatment.

**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?**

Information submitted with the review states that no solid waste would be generated.

**Will the project create any unusual waste handling or disposal problems?**

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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.)?**

To be 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.

**MEMORANDUM**  
**Newell Recycling Unit DRI # 1294**

To: Newell Recycling of Atlanta, Inc.  
1359 Central Avenue  
East Point, Georgia 30344  
Phone: 404-766-1621



**Project Description**

The proposed Newell Recycling Unit will be located in Land Lot 107, 9<sup>th</sup> District of Fulton County, Georgia. The site is located at the intersection of Mallory Road and Stacks Road, adjacent to Seaboard Coastline Railroad line as shown in the following Figure. Newell Recycling Unit site consists of 8.08 acres of which 4.5 acres will be a gravel graded pad for parking and maintenance of trucks, which is planned to be opened in 2007. The proposed project will not have any building or parking. Site plan for the project is included in the appendix.

The Newell Recycling Unit site is currently zoned M-2, Heavy Industrial District with no conditions. 2025 future land use plan and the current Fulton County zoning is shown in the maps attached in the appendix. The site will have one access, on Mallory Road. This project will be studied as one phase of development with build-out planned in 2007. The development has been categorized as a "Development of Regional Impact" (DRI) and was analyzed according to the guidelines set forth by the Georgia Regional Transportation Authority (GRTA), the Atlanta Regional Commission (ARC) and Fulton County.

**Trip Generation**

It is anticipated that the proposed development will be ready to operate by 2007. The trip generation for the proposed development was determined by applying the trip generation rates as per the Institute of Transportation Engineers (ITE), Trip Generation Manual (7<sup>th</sup> Edition). Land Use Code 030 (Truck Terminal) is used in the following table to generate the trips for the development. The list of proposed development and the trip generation is shown in the following table. The trip generation rates are included in the appendix.

<b>TRIP GENERATION</b>							
Land Use	Land Use Code	Description	Average Weekday Trips	A.M. Peak Hour		P.M. Peak Hour	
				Entering	Exiting	Entering	Exiting
Truck Terminal	030	4.5 acres	369	13	19	13	17

## Existing Roadway Conditions

### **Mallory Road**

Mallory Road is a rural local road that starts at its intersection with Flat Shoals Road and runs north to its intersection with Stacks Road. Mallory Road has single lane on each direction and has a speed limit of 35 mph. There is no GDOT count station on Mallory Road.

### **Stacks Road**

Stacks Road is a rural local road that starts at its intersection with Roosevelt Highway Road and runs east-west to its intersection with Feldwood Road. Stacks Road has single lane on each direction and has a speed limit of 35 mph. GDOT count station located on Stacks Road recorded an ADT of 462 vehicles per day in the year 2003.

Traffic volumes or intersection geometries were not collected as no intersection performance has been evaluated for the study purpose.

## Section 3-101 General Criteria

The proposed DRI does not include any building or parking, one site access is provided on Mallory Road which will be paved by a concrete apron as per Fulton County standards. The site access will be controlled by a 40' private gate. The facility is a gravel paved area which will be fenced on all sides. 6' Side walks with 2' of planting space will be provided along the frontage of the site. A 100' right-turn lane with a 50' taper will be provided on Mallory Road into the site access as per Fulton County Standards. No left-turn lane is required at the site access as the anticipated total entering traffic into the site during the peak hours is no more than 13 vehicles per hour.

## Section 3-102 B Criteria for Expedited Review

### **Limited Trip Generation**

The proposed DRI is projected to generate 369 daily trips which is less than the threshold one thousand daily trips. Hence, the proposed project meets the DRI expedited review criteria 3-102B and does not require an air quality permit from Georgia Environmental Division.

Your DRI ID NUMBER for this submission is: **1294**  
 Use this number when filling out a DRI REVIEW REQUEST.  
 Submitted on: 12/13/2006 1:11:30 PM

## DEVELOPMENT OF REGIONAL IMPACT

### Fulton 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:	Fulton County Government
*Individual completing form and Mailing Address:	Abdul Akbar Dept. of Environment and Community Development Fulton County Government 141 Pryor Street, Suite 2085 Atlanta, Ga. 30303
Telephone:	404-730-7518
Fax:	404-730-7818 or 404-335-5902
E-mail ( <b>only one</b> ):	<a href="mailto:Abdul.Abkar@fultoncountyga.gov">Abdul.Abkar@fultoncountyga.gov</a>

\*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:		Newell Recycling
Development Type	Description of Project	Thresholds
Truck Stops	8 Acre site located on Mallory Road having on a 4.5 acre gravel graded pad.	<a href="#">View Thresholds</a>
Developer / Applicant and Mailing Address:		Mr. Bobby Triesh Newell Recycling of Atlanta 1359 Central Avenue East Point, Ga. 30344
Telephone:		404-766-1621
Fax:		
Email:		
Name of property owner(s) if different from developer/applicant:		
Provide Land-Lot-District Number:		LL 107, Dist. 9F
What are the principal streets or roads providing vehicular access to the site?		Mallory Road
Provide name of nearest street(s) or intersection:		Stacks Road
Provide geographic coordinates (latitude/longitude) of the center of the proposed project (optional):		2186084 / 1311995
If available, provide a link to a website providing a general location map of the proposed project (optional). ( <a href="http://www.mapquest.com">http://www.mapquest.com</a> or <a href="http://www.mapblast.com">http://www.mapblast.com</a> 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?		+/- Ten miles

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:	Permit
What is the name of the water supplier for this site?	City of Atlanta
What is the name of the wastewater treatment supplier for this site?	Fulton County Government
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: Overall project: February, 2007

### Local Government Comprehensive Plan

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

### 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?	N
If yes, how have these improvements been identified:	
Included in local government Comprehensive Plan or Short Term Work Program?	
Included in other local government plans (e.g. SPLOST/LOST Projects, etc.)?	
Included in an official Transportation Improvement Plan (TIP)?	
Developer/Applicant has identified needed improvements?	
Other (Please Describe):	

Submitted on: 12/18/2006 4:43:54 PM

## DEVELOPMENT OF REGIONAL IMPACT DRI Review Initiation Request (Form2a)

### Local Government Information

Submitting Local Government:	Fulton County Government
Individual completing form:	Abdul Akbar
Telephone:	404-730-7518
Fax:	404-730-7818 or 404-335-5902
Email ( <b>only one</b> ):	<a href="mailto:Abdul.Akbar@fultoncountyga.gov">Abdul.Akbar@fultoncountyga.gov</a>

### Proposed Project Information

Name of Proposed Project:	Newell Recycling
DRI ID Number:	1294
Developer/Applicant:	Mr. Bobby Triesch, Newell Recycling of Atlanta
Telephone:	404-766-1621
Fax:	404-766-1621
Email(s):	jsargent@newellrecycling.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.)	N
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	
If no, the official review process can not start until this additional information is provided.	

### Economic Impacts

Estimated Value at Build-Out:	\$ 340,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$ 5,000 per year
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):	

### Community Facilities Impacts

#### Water Supply

Name of water supply provider for this site:	City of Atlanta
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0, N/A
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:	Fulton County Government
--	--------------------------



What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0, N/A
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?	N
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.)	369 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?	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)?	0, 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?	52%
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: A water quality pond combined with a detention pond.	

### 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

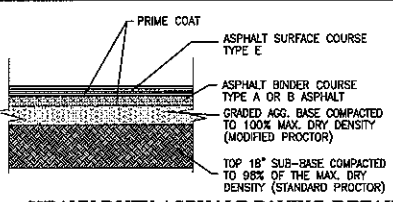
If you answered yes to any question 1-3 above, describe how the identified resource(s) may be affected below:

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UTILITIES PROTECTION CENTER  
IT'S THE LAW

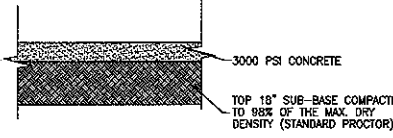
UTILITY NOTE:  
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONFORMANCE ONLY.  
THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER  
ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE  
CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF  
THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL  
BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE OWNER/DEVELOPER'S  
RESPONSIBILITY TO VERIFY EXISTING UTILITY CAPACITY PRIOR TO INITIATING DESIGN. THE  
ENGINEER MAKES NO GUARANTEES, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING  
UTILITY LOCATION, CAPACITY OR CONDITION.

COMPACTION NOTE:  
ALL FILL TO BE PLACED IN LIFTS NOT TO EXCEED 8" PRIOR TO  
COMPACTION AND COMPACTED TO 95% STANDARD PROCTOR  
DENSITY. ALL FILL PLACEMENT TO BE MONITORED & APPROVED  
BY A GEOTECHNICAL ENGINEER. MAXIMUM DRY DENSITY PER ASTM  
D-698 WITH MOISTURE CONTENTS MAINTAINED TO WITHIN ±2%  
OF THE SOILS OPTIMUM MOISTURE CONTENT. FILL LIFTS TO BE  
COMPACTED WITH SHEEP FOOT ROLLER OR PAD FOOT COMPACTOR.



HEAVY DUTY ASPHALT PAVING DETAIL

ASPHALT PAVING					REMARKS	SYMBOL
TYPE	THICKNESS		G.A.B.	BINDER		
HEAVY DUTY ASPHALT PAVING	8"	2"	1 1/2"		LOADING AREAS MAIN DRIVES	
CONCRETE APRON	N/A	N/A	8"		APRON	



CONCRETE PAVING DETAIL

\* IF ROAD WIDENING TAKES PLACE THEN  
ANY AND ALL OVERHEAD UTILITIES SHALL  
BE RELOCATED UNDERGROUND PER FULTON  
COUNTY STANDARDS.

\* NEW PAVEMENT IS REQUIRED ACROSS ALL PROPERTY FRONTS  
AND INSTALLED AS PER FULTON COUNTY INSPECTOR'S INSTRUCTIONS.

\* CONTRACTOR SHALL FIELD VERIFY POSITIVE DRAINAGE (MIN. 1/4"  
PER 1') FROM ROAD CENTERLINE TO DITCH CENTERLINE IN ALL  
AREAS OF PROPOSED IMPROVEMENTS. ROAD LEVELING/OVERLAY  
MAY BE REQUIRED ALONG ENTIRE PROJECT AREA TO MATCH EXISTING  
SUPER ELEVATION AND CROWN SECTIONS AT X"/FT. TO PROVIDE  
DRAINAGE AS DETERMINED BY FULTON COUNTY DOT INSPECTOR. ALL  
FIELD CHANGES SHOULD BE COORDINATED WITH ENGINEER AND  
FULTON COUNTY DOT INSPECTOR.

**SITE DATA**

**OWNER/DEVELOPER:**  
NEWELL RECYCLING OF ATLANTA, INC.  
1359 CENTRAL AVENUE  
EAST POINT, GEORGIA 30344  
PHONE: (404) 766-1621

**ENGINEER/SURVEYOR:**  
SOUTHEASTERN ENGINEERING  
2470 SANDY PLAINS ROAD, SUITE A  
MARIETTA, GEORGIA 30066  
PHONE: (770) 321-3536

**BOUNDARY REFERENCE:**  
SEE DATED, SEPTEMBER 27, 2004

**TOPOGRAPHY REFERENCE:**  
SEE FIELD RUN, DATED, SEPTEMBER 27, 2004

**CURRENT ZONING:**  
M-2, HEAVY INDUSTRIAL DISTRICT  
NO CONDITIONS

**TOTAL SITE AREA:**  
ACREAGE = 8.08± ACRES

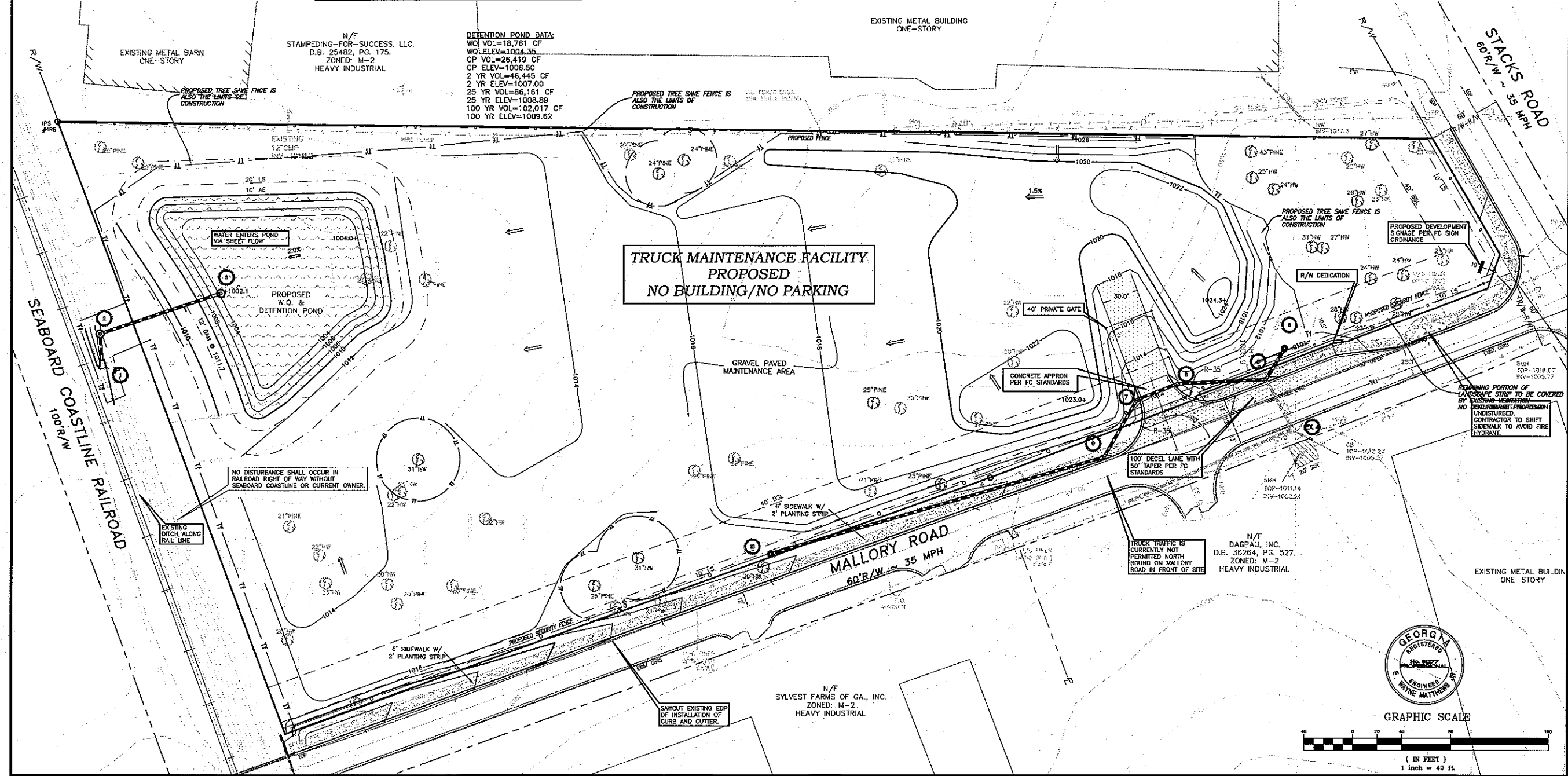
**DEVELOPMENT STANDARDS:**  
MINIMUM FRONT YARD SETBACK = 40'  
MINIMUM SIDE YARD SETBACK = N/A  
MINIMUM REAR YARD SETBACK = N/A  
MINIMUM LOT AREA = N/A  
MINIMUM LOT FRONTAGE = 35'

**FLOOD INFORMATION:**  
PER F.E.M.A. COMMUNITY FIRM PANEL 13121 C  
0460 E, DATED JUNE 22, 1998; THIS SITE IS  
NOT WITHIN ZONE "X".

**GRADING NOTES:**

1. TOTAL SITE AREA = 8.08 ACRES, TOTAL DISTURBED AREA = 7.0 ACRES
2. ELEVATIONS ARE BASED ON MEAN SEA LEVEL
3. EXISTING CONDITIONS FROM FIELD TOPOGRAPHY PREPARED BY SEI
4. CONTOUR INTERVALS ARE 2.0 FEET
5. ALL TREE SAVE AREAS AND BUFFERS ARE TO BE CLEARLY IDENTIFIED WITH  
FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND  
DISTURBANCE
6. CLEARING AND GRUBBING: ON ALL AREAS WHERE GRADING, EXCAVATING AND  
FILL ARE TO BE DONE, ALL TIMBER, BRUSH, STUMPS, ROOTS, RUBBISH AND  
ORGANIC MATERIALS SHALL BE REMOVED. STUMP HOLES SHALL BE FILLED WITH  
COMPACTED CLEAN SOIL. A MINIMUM OF SIX INCHES MUST BE CUT BELOW  
EXISTING GRADE FOR ENTIRE AREA RECEIVING FILL. STORM DETENTION MEASURES  
MUST BE ACCOMPLISHED CONCURRENT WITH THIS PHASE. REFER TO THE  
CURRENT EDITION OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GA.
7. ALL EARTHWORK OPERATION SHALL COMPLY WITH REQUIREMENTS OF OSHA  
CONSTRUCTION STANDARDS, PART 1926, SUBPART F, EXCAVATIONS, TRENCHING,  
AND SHORING, AND SUBPART O, MOTOR VEHICLES, MECHANIZED EQUIPMENT,  
AND MARINE OPERATIONS, AND SHALL BE CONDUCTED IN A MANNER ACCEPTABLE  
TO THE ENGINEER.
8. FILL MATERIALS SHALL CONSIST OF CLEAN SOIL, FREE OF ORGANIC OR  
DELETERIOUS MATERIALS, ROCKS, OR BROKEN PIECES OF CONCRETE LARGER  
THAN THREE INCHES IN SIZE, OR OF ANY OTHER FOREIGN OBJECTS THAT COULD  
IMPED THE COMPACTION RESULTS.
9. FILL MATERIALS SHALL BE SPREAD EVENLY IN HORIZONTAL LAYERS OF NOT  
MORE THAN 8 INCHES IN LOOSE LIFTS OVER THE FULL WIDTH OF FILL AND  
COMPACTED TO AT LEAST 95% MAXIMUM DRY DENSITY BY STANDARD PROCTOR  
COMPACTION TEST ASTM D698.
10. MAXIMUM SLOPE OR FILL SLOPES IS 2H:1V.
11. GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS INTO STORM  
DRAINS.
12. SEE GEOTECHNICAL ENGINEER FOR RECOMMENDATIONS CONCERNING PROPER  
PLACEMENT AND COMPACTION OF STRUCTURAL FILL.
13. SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD PLAIN PER F.I.R.M.  
COMMUNITY PANEL NO. 13121 C 0460 E.
14. GRADE ALL HANDICAP RAMPS 1:21 SLOPE TO TOP OF CURB.
15. ALL SPOT ELEVATIONS ARE FINISHED GRADE ELEVATIONS UNLESS OTHERWISE  
NOTED.

**24 HR CONTACT**  
**BOBBY TRIESCH**  
**PHONE: (404) 766-1621**



NEWELL RECYCLING OF ATLANTA  
1359 CENTRAL AVENUE  
EAST POINT, GEORGIA 30344  
CONTACT: BOBBY TRIESCH  
404-766-1621

DATE	
REVISION	
NO.	

Project No. 20305170  
Design By: EWM  
Drawn By: EWM  
Checked By: CWE  
Date: 09-26-06  
Scale: 1" = 40'

GRADING AND DRAINAGE PLAN  
NEWELL RECYCLING - MALLORY RD. FACILITY  
LAND LOT 107 OF DISTRICT 9  
FULTON COUNTY, GEORGIA