



# 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:** Jul 25 2007

**ARC REVIEW CODE:** R707251

**TO:** Chairman Charles Bannister  
**ATTN TO:** Jeffrey West, Planning Manager  
**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 related to the proposal not addressed by the Commission's regional plans and policies.

**Name of Proposal:** Button Gwinnett Solid Waste Transfer Station

**Review Type:** Development of Regional Impact

**Description:** The proposed Button Gwinnett solid waste transfer station is located on 3.5 acres in Gwinnett County and will consist of 52, 411 square feet that will include a scale house, enclosed transfer station, and existing administration office. The proposed development will have access onto Button Gwinnett Drive.

**Submitting Local Government:** Gwinnett County

**Date Opened:** Jul 25 2007

**Deadline for Comments:** Aug 8 2007

**Earliest the Regional Review can be Completed:** Aug 24 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 NORCROSS

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  
DEKALB COUNTY

**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 2007-08-08 00:00:00, 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> .



# REGIONAL REVIEW NOTIFICATION

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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: **Button Gwinnett Solid Waste Transfer Station** *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: Aug 8 2007**

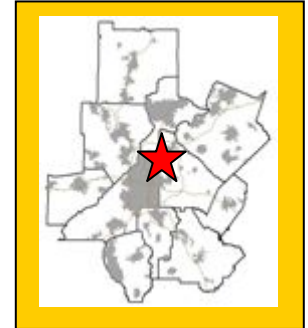


Preliminary Report:	July 25, 2007	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Button Waste #1501
Final Report Due:	August 24, 2007		Comments Due By:	August 8, 2007

## **PRELIMINARY REPORT SUMMARY**

### **PROPOSED DEVELOPMENT:**

The proposed Button Gwinnett solid waste transfer station is located on 3.5 acres in Gwinnett County and will consist of 52,411 square feet that will include a scale house, enclosed transfer station, and existing administration office. The proposed development will have access onto Button Gwinnett Drive.



### **PROJECT PHASING:**

The project is being proposed in one phase with a project build out date 2008.

### **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. Proposed zoning for the site is M-2 with a special use permit. Information submitted for the review states that the proposed development is not consistent with Gwinnett County's Future Land Use Map which designates the area as commercial and retail.

**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 1 mile radius of the proposed project.

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**YEAR NAME**

2007 Arrow Waste

2006 Jones Mill Solid Waste Transfer Station

**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 occupied by an existing warehouse that will be demolished. The existing office building will remain on site.

**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 industrial area within a mega corridor on the Unified Growth Policy Map. The proposed development is surrounded primarily by other industrial and warehouse uses within the County. It is important to consider compatible uses as the area continues to develop.

Information submitted for the review states that the proposed development will not provide an storage of materials on site.

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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 along Button Gwinnett Drive between Crescent Drive and Pleasantdale Road.

**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 within two miles of the City of Norcross, City of Doraville, and DeKalb County.

**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 \$4,000,000 with an expected \$52,000 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.**

### **Watershed Protection and Stream Buffers**

The property is in the Peachtree Creek watershed, which is part of the Chattahoochee River Watershed, but does not drain into the water supply watershed portion of the Chattahoochee. The USGS coverage for the area shows no streams on the property. Any unmapped streams that may be on the property will be subject to Gwinnett County's stream buffer ordinance, which requires a 75-foot buffer along perennial and intermittent streams. Further, any state waters that may be on the property will be subject to the 25-foot Erosion and Sedimentation Act buffers, which are administered by the Environmental Protection Division of Georgia DNR. Any work within these buffers will require a variance from Georgia EPD.

### **Storm Water / Water Quality**

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water 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 produced after the construction of the entire proposed development, based on the submitted site plans. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr). The loading factors are based on the results of regional storm water monitoring data from the Atlanta Region. Actual pollutant loadings will vary based on actual use and the amount of impervious surface in the final project design. The following table summarizes the results of the analysis.

**Estimated Pounds of Pollutants Per Year**

Land Use:	Land Area (Acres)	Total Phosphorus	Total Nitrogen	BOD	TSS	Zinc	Lead
Heavy Industrial	3.50	5.08	67.34	448.00	2782.50	5.81	0.74
<b>TOTAL</b>	<b>3.50</b>	<b>5.08</b>	<b>67.34</b>	<b>448.00</b>	<b>2782.50</b>	<b>5.81</b>	<b>0.74</b>

Total Percentage Impervious: 80%



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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](http://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 transfer station within 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 approximately 75 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

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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, Pleasantdale Road is expected to operate at LOS B.

**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

#### **2030 RTP\***

ARC Number	Route	Type of Improvement	Scheduled Completion Year
AR-905B	I-85 NORTH BUS RAPID TRANSIT (BRT) FROM DORAVILLE MARTA STATION TO SUGARLOAF PARKWAY [SPLIT FUNDED - SEE AR-905B]	Fixed Guideway Transit Capital	2025
AR-905A	I-85 NORTH BUS RAPID TRANSIT (BRT) FROM DORAVILLE MARTA STATION TO SUGARLOAF PARKWAY [SPLIT FUNDED - SEE AR-905B]	Fixed Guideway Transit Capital	2025

*\*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 75 vehicle 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**

Based on regional averages, wastewater is estimated at 0.0001 MGD.

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

The Crooked Creek facility will provide wastewater treatment for the proposed development.

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

The capacity of the Crooked Creek Site is listed below:

PERMITTED CAPACITY MMF, MGD <sub>1</sub>	DESIGN CAPACITY MMF, MGD	2001 MMF, MGD	2008 MMF, MGD	2008 CAPACITY AVAILABLE +/-, MGD	PLANNED EXPANSION	REMARKS
16	16	15	16	0	None.	Combined discharge to Chattahoochee River with F. Wayne Hill Plant.

*MMF: Maximum Monthly Flow. Mgd: million of gallons per day.*

<sub>1</sub> 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?**

ARC has reviewed a number of major developments that will be served by this plant.

**INFRASTRUCTURE**

**Water Supply and Treatment**

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

Water demand also is estimated at 0.0001 MGD based on regional averages.

**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 0 tons of solid waste per year.

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

No.



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**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.

# DILLARD & GALLOWAY, LLC

ATTORNEYS AT LAW

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30326

LAUREL A. DAVID

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(404) 965-3669

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LAUREL@DANDGLAW.COM

July 11, 2007

**Via E-Mail**

Ms. Laura Beall  
Senior Land Use Planner  
Georgia Regional Transportation Authority  
245 Peachtree Center, Suite 900  
Atlanta, Georgia 30303

Re: Button Gwinnett Solid Waste Transfer Station DRI #1501

Dear Laura:

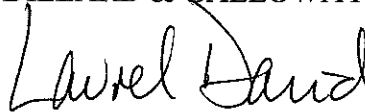
I am writing on behalf of our client, Advanced Disposal Services Atlanta, LLC, to request an expedited review of the above-mentioned application.

The proposed waste transfer station for property located at 2000 Button Gwinnett Drive does not require an air quality permit from Georgia Environmental Protection Division. Based on traffic volume generated by similar developments, this development is expected to generate seventy-five (75) vehicle trips per day.

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

Sincerely,

DILLARD & GALLOWAY, LLC



Laurel A. David

LAD/dsh

cc: Mary O'Brien  
Jeff West, Gwinnett County Planning and Development  
Andrea Cantrell Jones, Esq.

112468

# Developments of Regional Impact

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DRI #1501

## 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 County

Individual completing form: Jeff West, Gwinnett P&amp;D

Telephone: 678-518-6200

E-mail: 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: Button Gwinnett Solid Waste Transfer Station

Location (Street Address, GPS Coordinates, or  
Legal Land Lot Description): 2000 Button Gwinnett Drive

Brief Description of Project: Solid Waste Transfer Station

**Development Type:**

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

If other development type, describe:

Project Size (# of units, floor area, etc.):		52,441 sq ft	
Developer:		Advanced Disposal Services Atlanta, LLC / Federal Road Transfer Station, LLC	
Mailing Address:		9995 Gate Parkway North, Suite 200	
Address 2:			
		City:Jacksonville State: FL Zip:32246	
Telephone:		904-737-7900	
Email:		mobrien@advanceddisposal.com	
Is property owner different from developer/ applicant?		(not selected)    Yes    No	
If yes, property owner:		North Crescent Properties, LLC	
Is the proposed project entirely located within your local government's jurisdiction?		(not selected)    Yes    No	
If no, in what additional jurisdictions is the project located?			
Is the current proposal a continuation or expansion of a previous DRI?		(not selected)    Yes    No	
If yes, provide the following information:		Project Name:	
		Project ID:	
The initial action being requested of the local government for this project:		Rezoning Variance Sewer Water Permit Other	
Is this project a phase or part of a larger overall project?		(not selected)    Yes    No	
If yes, what percent of the overall project does this project/phase represent?			



Estimated Project Completion Dates:	This project/phase: 2008 Overall project: 2008
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# Developments of Regional Impact

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DRI #1501

## 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 County  
 Individual completing form: Jeff West, Gwinnett P&D  
 Telephone: 678-518-6200  
 Email: jeffrey.west@gwinnettcountry.com

### Project Information

Name of Proposed Project: Button Gwinnett Solid Waste Transfer Station  
 DRI ID Number: 1501  
 Developer/Applicant: Advanced Disposal Services Atlanta, LLC / Federal Road Transfer Station, LLC  
 Telephone: 904-737-7900  
 Email(s): mobrien@advanceddisposal.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:	\$4,000,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$52,000

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):			
<b>Water Supply</b>			
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?	(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?			
<b>Wastewater Disposal</b>			
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?	(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?			
<b>Land Transportation</b>			
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/hr, 75/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:			
<b>Solid Waste Disposal</b>			
How much solid waste is the project expected to generate annually (in tons)?	0		

Is sufficient landfill capacity available to serve this proposed project?	(not selected)	Yes	No
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If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development?	(not selected)	Yes	No
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If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	95%
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Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:Stormwater BMPs

Environmental Quality

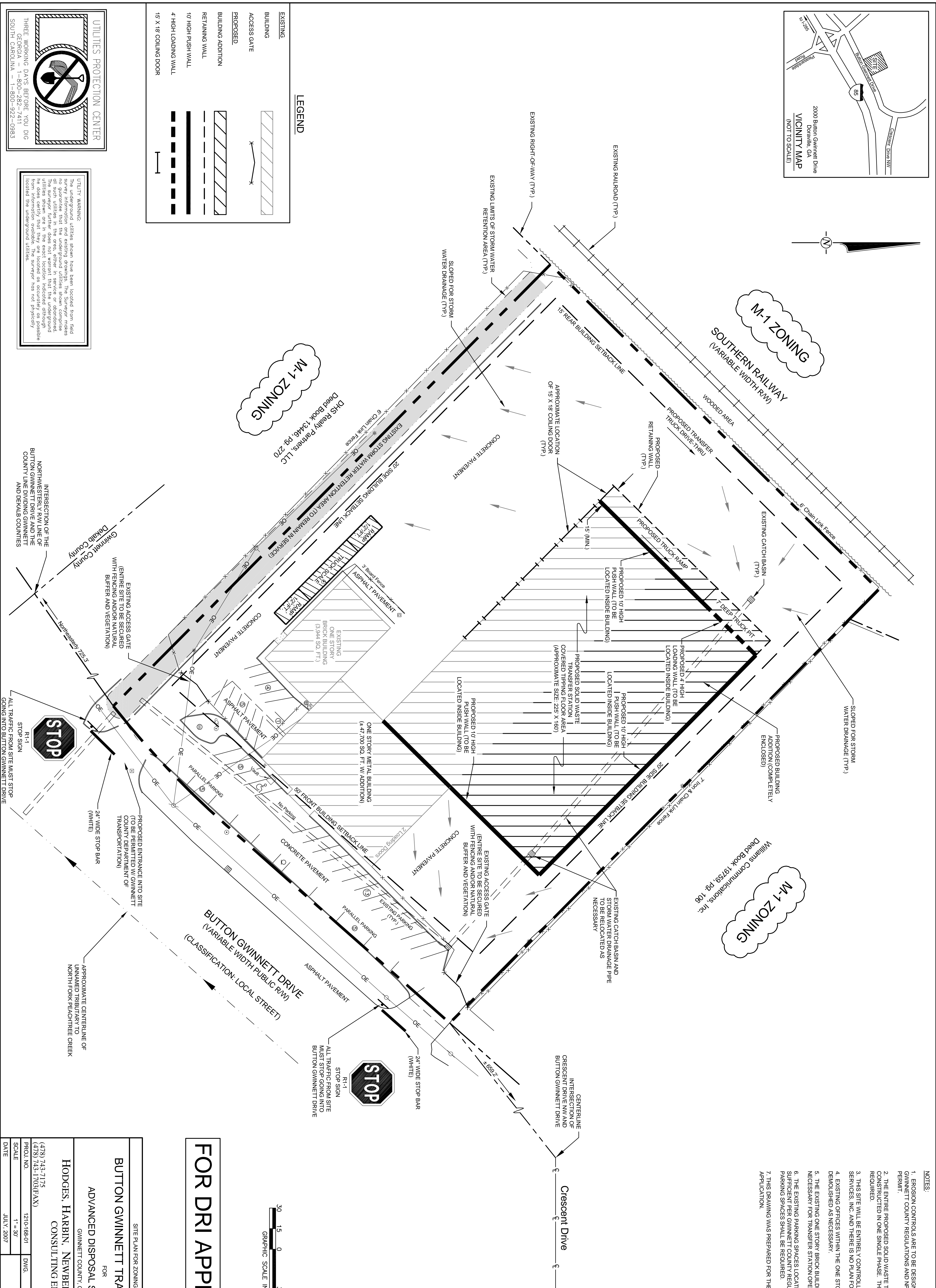
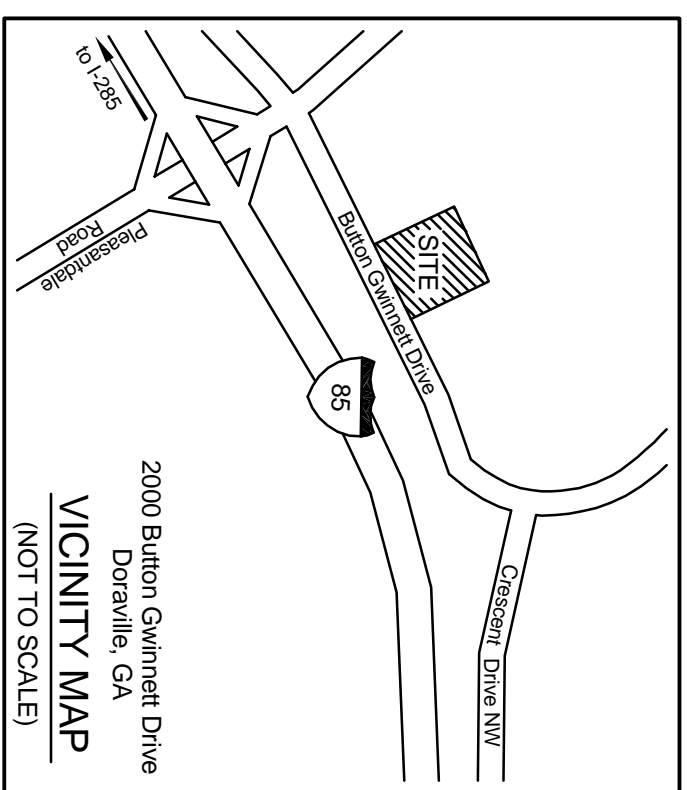
Is the development located within, or likely to affect any of the following:

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

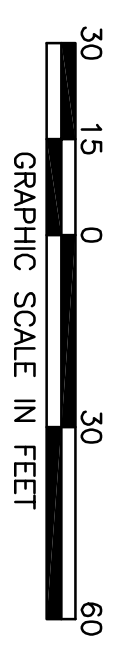
If you answered yes to any question above, describe how the identified resource(s) may be affected:

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- NOTES:**
1. EROSION CONTROLS ARE TO BE DESIGNED IN ACCORDANCE WITH GWINNETT COUNTY REGULATIONS AND NPDES CONSTRUCTION ACTIVITY PERMIT.
  2. THE ENTIRE PROPOSED SOLID WASTE TRANSFER STATION SITE SHALL BE CONSTRUCTED IN ONE SINGLE PHASE. THEREFORE, NO PHASING PLAN IS REQUIRED.
  3. THIS SITE WILL BE ENTIRELY CONTROLLED BY ADVANCED DISPOSAL SERVICES, INC. AND THERE IS NO PLAN FOR SHARED PARKING.
  4. EXISTING OFFICES WITHIN THE ONE STORY METAL BUILDING SHALL BE DEMOLISHED AS NECESSARY.
  5. THE EXISTING ONE STORY BRICK BUILDING MAY BE DEMOLISHED AS NECESSARY FOR TRANSFER STATION OPERATIONS.
  6. THE EXISTING PARKING SPACES LOCATED ON THE SUBJECT SITE ARE SUBJECT TO GWINNETT COUNTY REGULATIONS AND NO ADDITIONAL PARKING SPACES SHALL BE REQUIRED.
  7. THIS DRAWING WAS PREPARED FOR THE REZONING AND SPECIAL USE APPLICATION.



## FOR DRI APPLICATION



SITE PLAN FOR ZONING APPROVAL			
<p align="center"><b>BUTTON GWINNETT TRANSFER STATION</b></p> <p align="center">FOR</p> <p align="center"><b>ADVANCED DISPOSAL SERVICES, INC.</b></p> <p align="center">GWINNETT COUNTY, GEORGIA</p>			
<p align="center"><b>HODGES, HARBIN, NEWBERRY &amp; TRIBBLE, INC.</b></p> <p align="center">CONSULTING ENGINEERS</p>			
<p align="center">(478) 743-7175 (478) 743-1703(FAX)</p>			
PROJ. NO.	1210-168-01	DWG.	BUTGW-SP
SCALE	1" = 30'	EDIT	7-16-07
DATE	JULY 2007	SHEET	2 OF 3