



DEPARTMENT OF THE ARMY  
SAVANNAH DISTRICT, CORPS OF ENGINEERS  
1590 ADAMSON PARKWAY, SUITE 200  
MORROW, GEORGIA 30260-1777

October 24, 2017

Regulatory Branch  
SAS-2015-00391

**JOINT PUBLIC NOTICE**  
**Savannah District/State of Georgia**

The Savannah District has received an application for a Department of the Army Permit, pursuant to Section 404 of the Clean Water Act (33 U.S.C. § 1344), as follows:

Application Number: SAS-2015-00391

Applicant: Mr. Kevin Casteel  
PDC Atlanta LLC  
9040 Roswell Road, Suite 140  
Atlanta, Georgia 30350

Agent: Ms. Sara Duquette  
Contour Environmental, LLC  
4462 Bretton Court NW, Suite 14  
Acworth, Georgia 30101

Location of Proposed Work: The project site is located north of Dry Pond Road and south of I-85, Jackson County, Georgia (Latitude 34.189395, Longitude -83.584084).

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers: PDC Atlanta, LLC is proposing to develop an approximate 66-acre site for a modern logistics light industrial warehouse distribution facility. The project is proposed to include a 1,045,000 square foot warehouse and associated infrastructure. Impacts to aquatic resources would include 96 linear feet of ephemeral stream, 321 linear feet of intermittent stream, and 0.02 acre of wetlands. Compensatory mitigation will be accomplished through the purchase of stream and wetland credits from an agency approved mitigation bank or the Georgia Land Trust in-lieu fee program.

The applicant's stated purpose is "To develop a modern logistics light industrial warehouse distribution facility within the Northeast Atlanta market to meet local demand for this type of facility."

Aquatic resources within the project area include 96 linear feet of ephemeral stream, 409 linear feet of intermittent stream, 104 linear feet of perennial stream, and five fringe wetlands totaling 0.05-acres.

## **BACKGROUND**

This Joint Public Notice announces a request for authorizations from both the U.S. Army Corps of Engineers and the State of Georgia. The applicant's proposed work may also require local governmental approval.

### **STATE OF GEORGIA**

Water Quality Certification: The Georgia Department of Natural Resources, Environmental Protection Division, intends to certify this project at the end of 30 days in accordance with the provisions of Section 401 of the Clean Water Act, which is required for a Federal Permit to conduct activity in, on, or adjacent to the waters of the State of Georgia. Copies of the application and supporting documents relative to a specific application will be available for review and copying at the office of the Georgia Department of Natural Resources, Environmental Protection Division, Watershed Protection Branch, 2 MLK Jr. Drive, Suite 418, Atlanta, Georgia 30334, during regular office hours. A copier machine is available for public use at a charge of 10 cents per page. Any person who desires to comment, object, or request a public hearing relative to State Water Quality Certification must do so within 30 days of the State's receipt of application in writing and state the reasons or basis of objections or request for a hearing. The application can be reviewed in the Savannah District, U.S. Army Corps of Engineers, Regulatory Division, 1590 Adamson Parkway, Suite 200, Morrow, Georgia 30260-1777.

State-owned Property and Resources: The applicant may also require assent from the State of Georgia, which may be in the form of a license, easement, lease, permit or other appropriate instrument.

### **U.S. ARMY CORPS OF ENGINEERS**

The Savannah District must consider the purpose and the impacts of the applicant's proposed work, prior to a decision on issuance of a Department of the Army Permit.

Cultural Resources Assessment: A Phase 1 cultural survey was conducted by Greenhouse Consultants Incorporated. During the field investigation, Greenhouse Consultants Inc., documented four archaeological sites, two structures within the project area and 3 structures adjacent to the project area. Greenhouse Consultants Inc. has recommended these sites to not be eligible for listing in the National Register of Historic Places. Additional coordination with the State Historic Preservation Office may be required.

Endangered Species: A query of the IPAC data resulted in the endangered Black Spored Quillwort (*Isoetes melanospora*), as having a historic/potential range in Jackson

County (<https://ecos.fws.gov/ipac/gettingStarted/map>). Two State of Georgia protected species, Star-nosed Mole (*Condylura cristata*) and Barn Owl (*Tyto alba*) were listed as having potential occurrence within the project area (<http://www.georgiawildlife.com/node/2717>).

Pursuant to Section 7(c) of the Endangered Species Act of 1973, as amended (16 U.S.C. § 1531 et seq.), we request information from the U.S. Department of the Interior, Fish and Wildlife Service, the U.S. Department of Commerce, National Oceanic and Atmospheric Administration, National Marine Fisheries Service; or, any other interested party, on whether any species listed or proposed for listing may be present in the area.

Public Interest Review: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors, which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and in general, the needs and welfare of the people.

Consideration of Public Comments: The U.S. Army Corps of Engineers is soliciting comments from the public; federal, state, and local agencies and officials; Native American Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the U.S. Army Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Application of Section 404(b)(1) Guidelines: The proposed activity involves the discharge of dredged or fill material into the waters of the United States. The Savannah District's evaluation of the impact of the activity on the public interest will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency, under the authority of Section 404(b) of the Clean Water Act.

Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. The decision whether to hold a public hearing is at the discretion of the District Engineer, or his designated appointee, based on the need for additional substantial information necessary in evaluating the proposed project.

Comment Period: Anyone wishing to comment on this application for a Department of the Army Permit should submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Elisha A. Brannon, 1590 Adamson Parkway, Suite 200, Morrow, Georgia 30260-1777, no later than 30 days from the date of this notice. Please refer to the applicant's name and the application number in your comments. If you have any further questions concerning this matter, please contact Elisha A. Brannon, Project Manager, Piedmont Section at (678) 804-5226.

#### List of Figures

1. Vicinity Map
2. Topographic Map
3. Aerial with Waters
4. Site Plan
5. Cross-Sections



Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Produced By:



Contour Environmental LLC  
 4462 Bretton Court NW, Suite 14  
 Acworth, Georgia 30101

**FIGURE 1: VICINITY MAP  
 ESRI AERIAL IMAGERY**

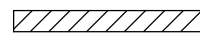
Dry Pond Site  
 Jackson County, Georgia  
 For  
 PDC Atlanta LLC  
 CE16PAN:04  
 March 3, 2017

**LEGEND**

 Property Boundary

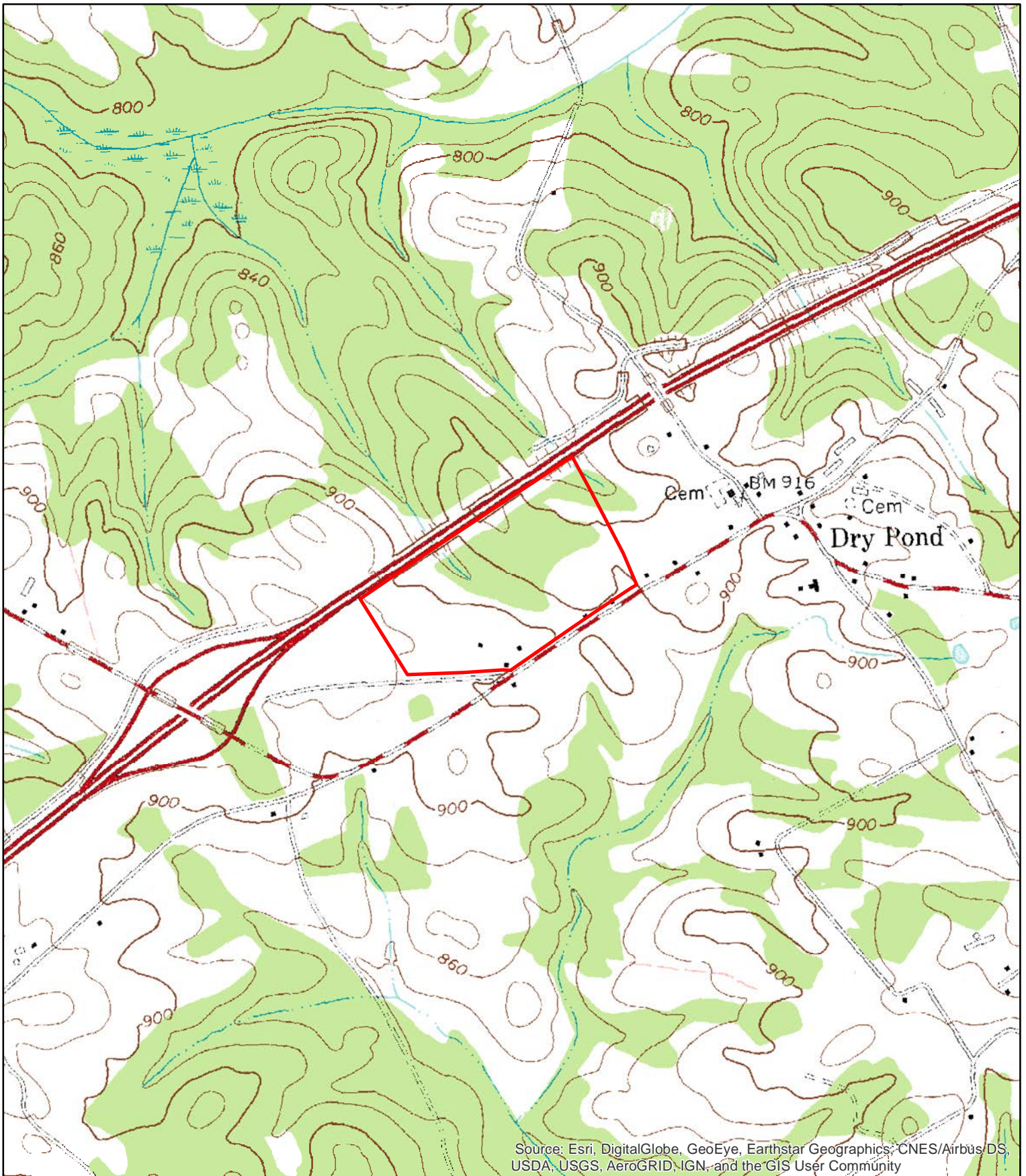
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Feet





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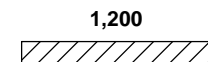
**FIGURE 2: SITE LOCATION MAP  
 USGS 7.5 MIN TOPOGRAPHIC QUAD**

Dry Pond Site  
 Jackson County, Georgia  
 For  
 PDC Atlanta LLC  
 CE16PAN:04  
 March 3, 2017

**LEGEND**

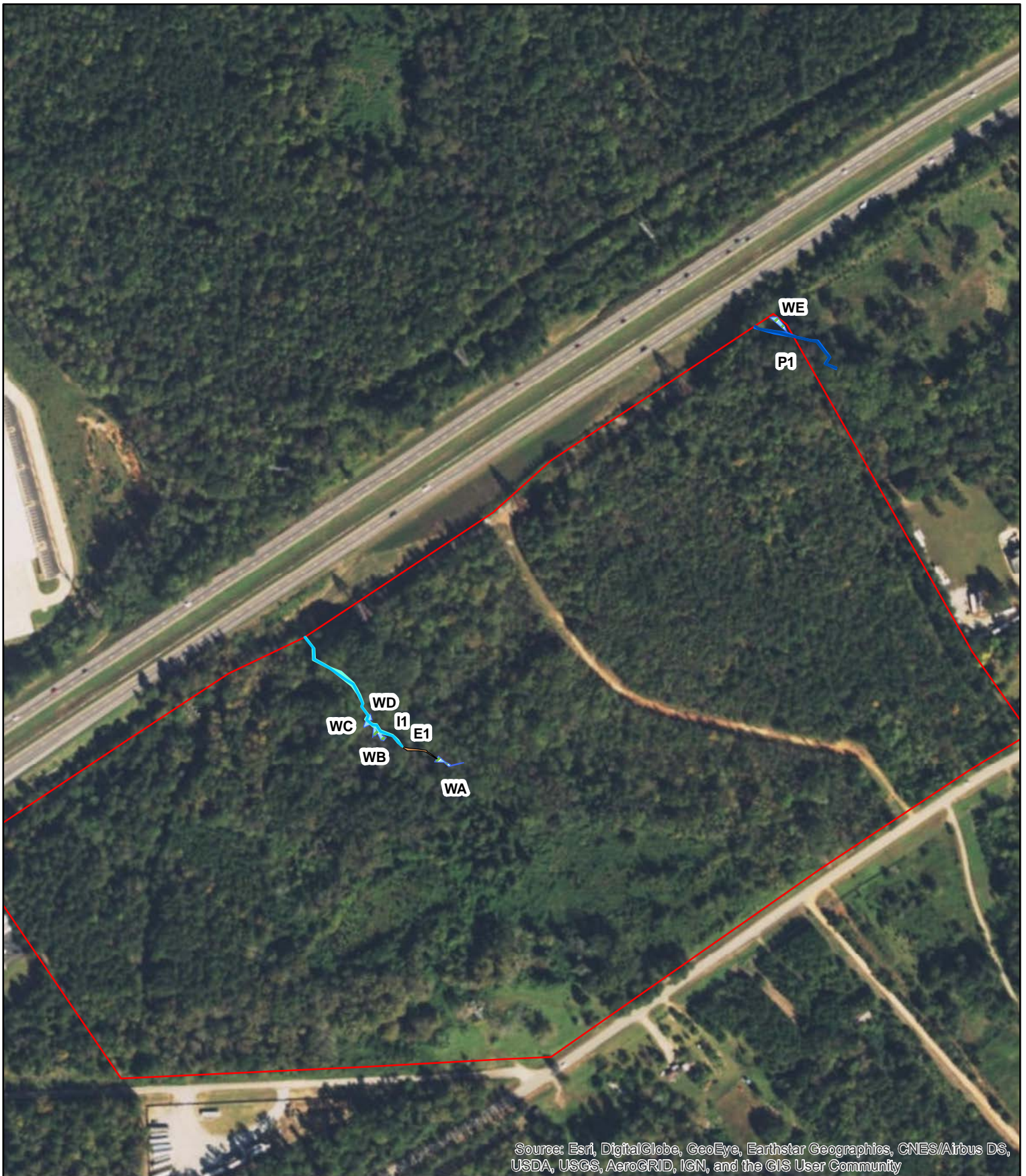
 Property Boundary

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Feet





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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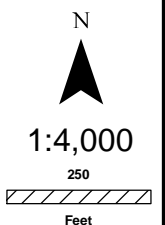
**FIGURE 3: EXISTING CONDITIONS MAP**  
**ESRI AERIAL IMAGERY**

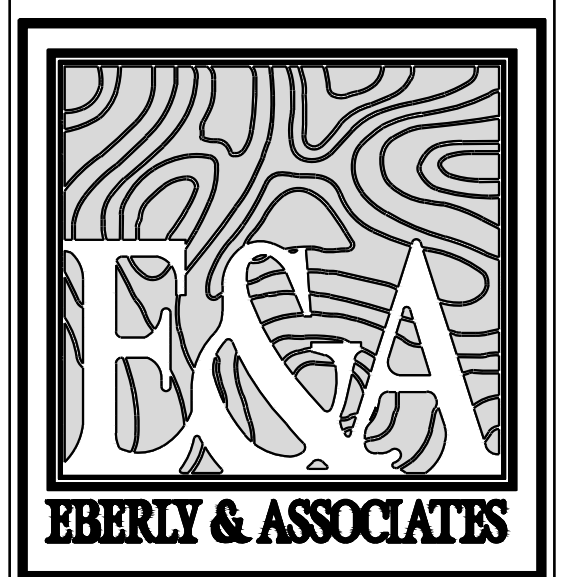
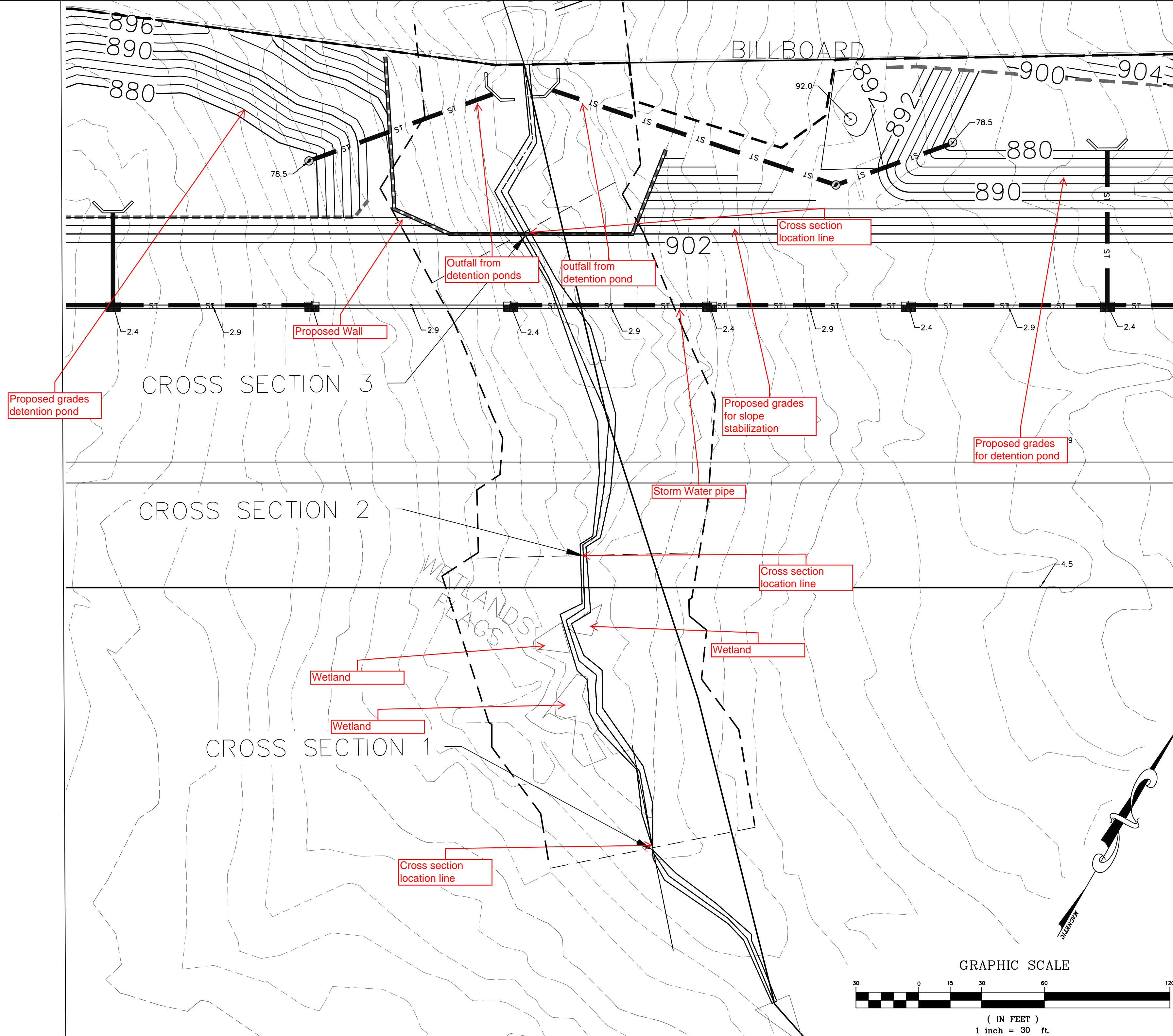
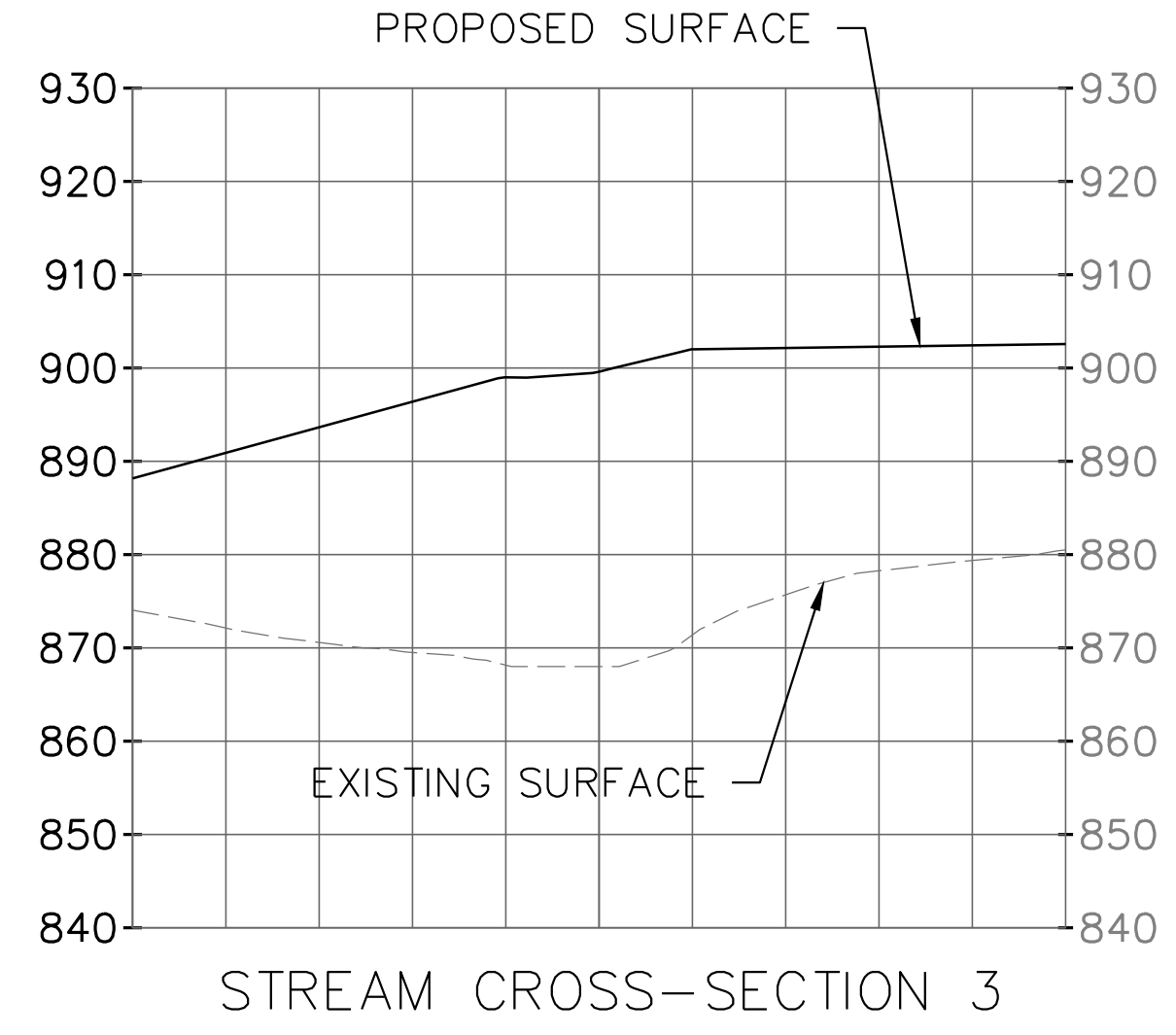
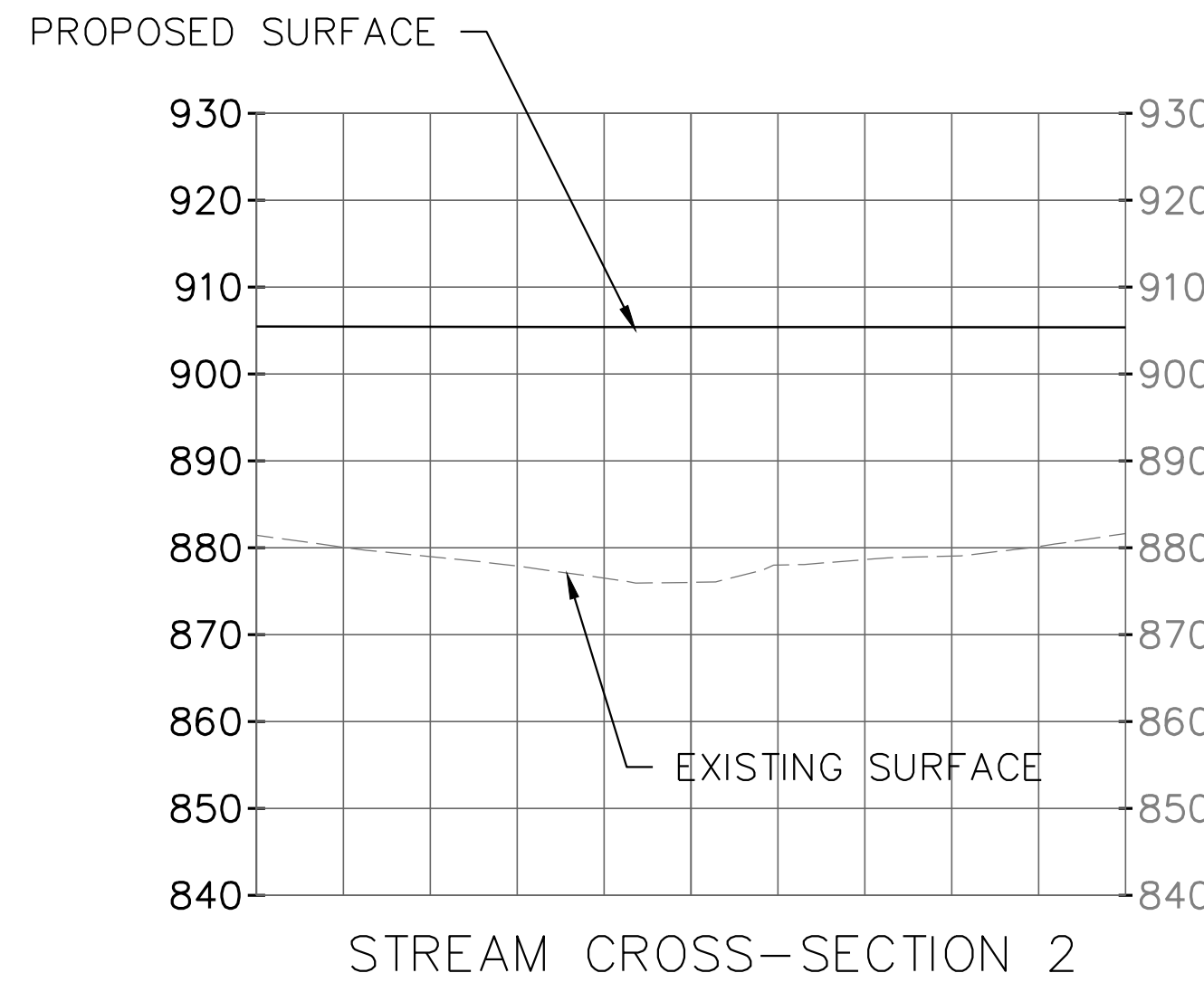
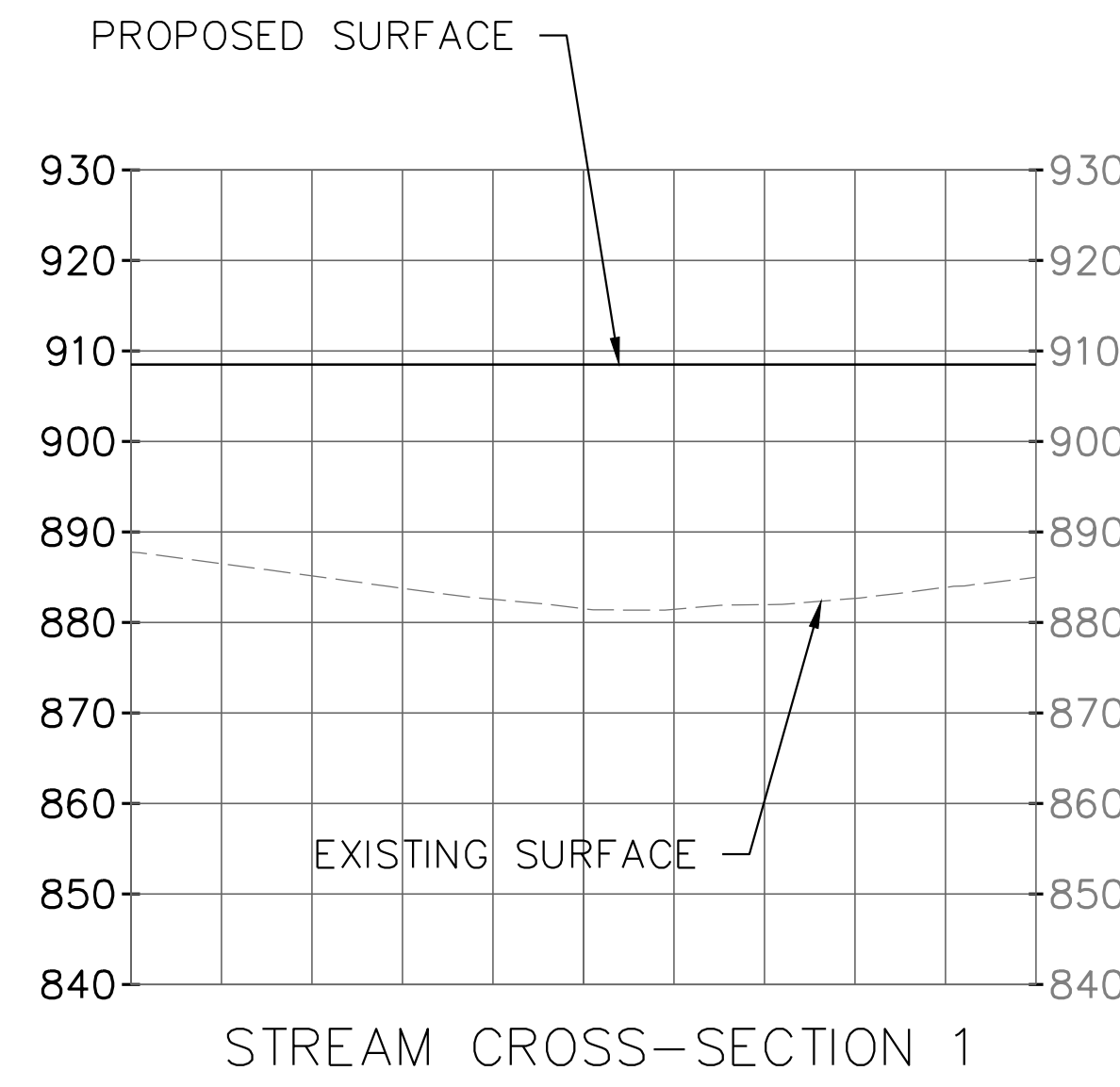
Dry Pond Site  
 Jackson County, Georgia  
 For  
 PDC Atlanta LLC

CE16PAN:04  
 March 3, 2017

**LEGEND**

-  Property Boundary
-  Wetland
-  Ephemeral Channel
-  Intermittent Stream
-  Perennial Stream



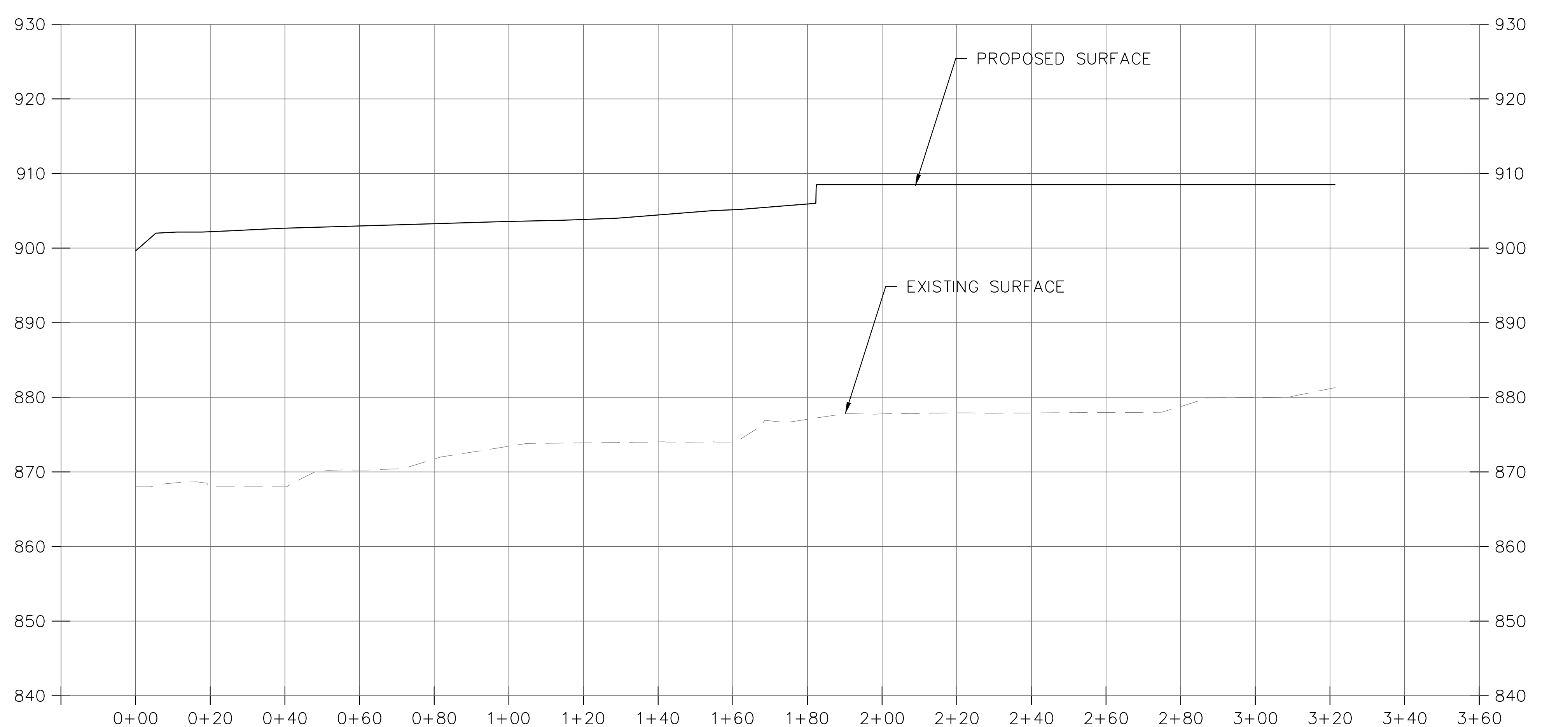


TEL 770.452.7849 FAX 770.452.0086  
 1852 CENTURY PLACE, SUITE 202  
 ATLANTA, GEORGIA 30345  
 WWW.EBERLY.NET  
 LAND PLANNING  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE

PROJECT: DRY POND RD. SITE  
 LAND LOT XXX  
 XTH DISTRICT  
 JACKSON COUNTY, GEORGIA  
 ADDRESS

REVISIONS:

NO.	DATE	DESCRIPTION



CALL 811  
 FREE THROUGHOUT  
 THE U.S.A.  
 THREE WORKING DAYS  
 BEFORE YOU DIG.

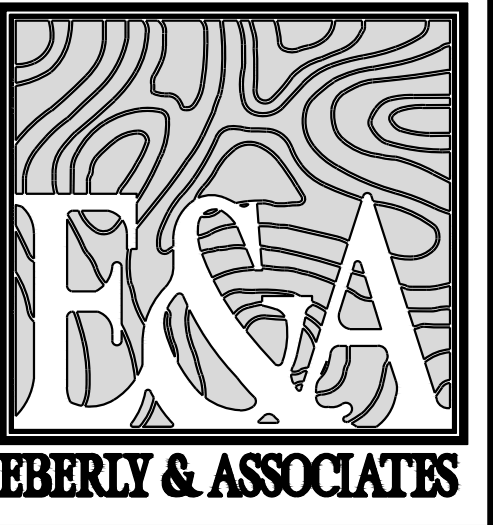
STREAM EXHIBITS

SCALE:	XX/XX/XX
DATE:	J. LINEY
DRAWN BY:	B. BRUMFIELD
PROJECT MANAGER:	B. BRUMFIELD
QA/QC CHECK:	

PROJECT NO.  
 17-025  
 SHEET NO.  
 C4.0

STREAM LONGITUDINAL PROFILE





TEL 770.452.7849 FAX 770.452.0086  
1852 CENTURY PLACE, SUITE 202  
ATLANTA, GEORGIA 30345  
WWW.EBERLY.NET

LAND PLANNING  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE

**IMPERVIOUS/PERVIOUS REQUIREMENTS**

- MAX IMPERVIOUS = 60% OF TOTAL LAND AREA = 39.4 ACRES
- MAX BUILDING PERCENTAGE = 40% OF TOTAL LAND AREA = 26.264 ACRES
- MIN OPEN SPACE = 20% OF TOTAL LAND AREA = 13.132 ACRES

**IMPERVIOUS/PERVIOUS PROVIDED**

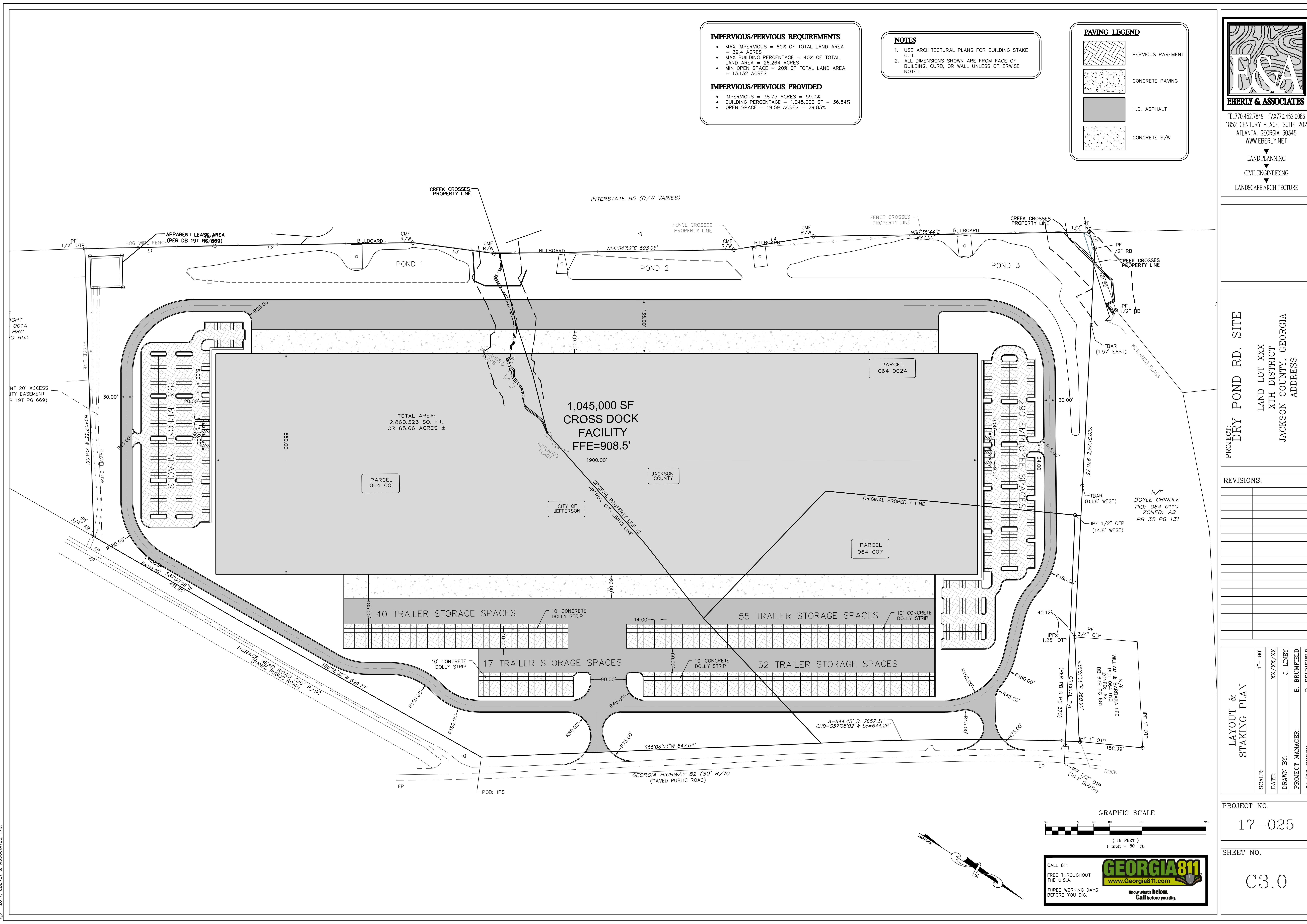
- IMPERVIOUS = 38.75 ACRES = 59.0%
- BUILDING PERCENTAGE = 1,045,000 SF = 36.54%
- OPEN SPACE = 19.59 ACRES = 29.83%

**NOTES**

1. USE ARCHITECTURAL PLANS FOR BUILDING STAKE OUT.
2. ALL DIMENSIONS SHOWN ARE FROM FACE OF BUILDING, CURB, OR WALL UNLESS OTHERWISE NOTED.

**PAVING LEGEND**

	PERVIOUS PAVEMENT
	CONCRETE PAVING
	H.D. ASPHALT
	CONCRETE S/W



PROJECT: DRY POND RD. SITE  
LAND LOT XXX  
XTH DISTRICT  
JACKSON COUNTY, GEORGIA  
ADDRESS

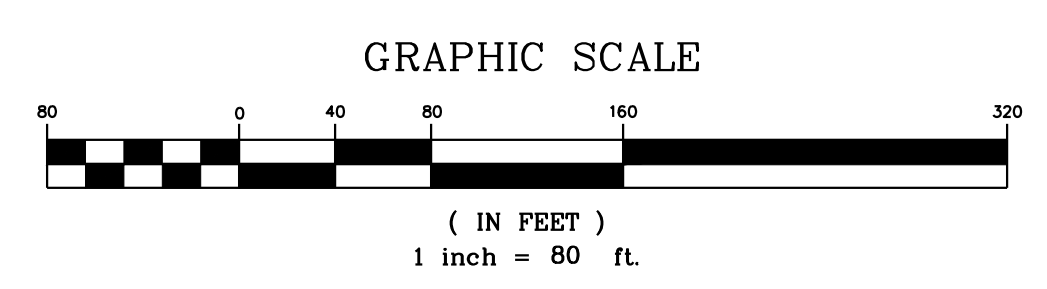
**REVISIONS:**

NO.	DATE	DESCRIPTION

LAYOUT & STAKING PLAN  
SCALE: 1" = 80'  
DATE: XX/XX/XX  
DRAWN BY: J. LINEY  
PROJECT MANAGER: B. BRUMFIELD  
QA/QC CHECK: B. BRUMFIELD

PROJECT NO. 17-025

SHEET NO. C3.0



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