



DEPARTMENT OF THE ARMY  
U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT  
100 WEST OGLETHORPE AVENUE  
SAVANNAH, GEORGIA 31401-3604

**September 11, 2018**

Regulatory Branch  
SAS-2017-00419

**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-2017-00419

Applicant: Mr. Jay Liebe, SUPERNAP Atlanta, LLC, 4200 60<sup>th</sup> Street Southeast, Grand Rapids, Michigan 49512

Agents: Corblu Ecology Group, LLC, Mr. John T. Vermont, 3225 South Cherokee Lane, Building 800, Woodstock, Georgia 30188

Location of Proposed Work: The 97-acre project site is located east of Thorton Road, west of Six Flags Road, south of Factory Shoals Road and north of Douglas Hills Road in Douglas County, Georgia (Latitude 33.6068, Longitude -84.7881).

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers: SWITCH proposes to permit and develop a SWITCHMOD Data Center Campus (Keep Campus), a mission critical, highly secure, state-of-the art data center campus on an approximately 97-acre property located in Douglas County, Georgia. The proposed project consists of grading and development for Phase II and III of the KEEP Campus. Approximately 34 acres, Phase I, of the site is currently under development. Phase I was previously submitted and approved under separate local land disturbance permit coverage where no jurisdictional waters impacts occurred. For reference the Phase I project footprint for ATL 1 (the 1st phase in Atlanta) is 433,545 square feet (sq. ft.) inclusive of the building footprint of 253,071 sq. ft. The remaining 63 acres (i.e., Phase II and III) is proposed for grading and development of the balance of the KEEP Campus that consists of two SWITCHMOD 250 facilities. Phase II's project footprint is 483,969 sq. ft. inclusive of the building footprint of 211,195 sq. ft. Phase III's project footprint is 1,012,963 sq. ft. inclusive of the building footprint of 463,758 sq. ft. for a total remaining project footprint of 1,496,932 sq.ft. The proposed development will result in unavoidable impacts to 4,800 linear feet of stream, 0.40-acre of wetland and 1.58-acre of open water/pond. Compensatory mitigation will be acquired from an approved bank(s) in the primary service area per the 2018 U.S. Army Corps of Engineers

(USACE), Savannah District mitigation guidelines (i.e., Middle Chattahoochee - Lake Harding drainage basin; HUC - 03130002).

This Joint Public Notice announces a request for authorizations from both the Corps 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, Water Protection Branch, 2 Martin Luther King, Jr. Drive, Atlanta, Georgia 30334, during regular office hours. A copier machine is available for public use at a charge of 25 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 Branch, Albany Field Office, 1104 North Westover Boulevard, Suite 9, Albany, Georgia 31707; or the Piedmont Field Office, 1590 Adamson Parkway, Suite 200, Morrow, Georgia, 30260.

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: In compliance with Section 106 of the National Historic Preservation Act of 1966 and amendments thereto, an analysis for archaeological and historic resources was conducted. R. S. Webb and Associates conducted a Phase I Cultural Resources Survey of the undisturbed portions of the project area. This report will be coordinated with the State Historic Preservation Office.

The Corps has NOT made a determination of no effect, no adverse effect, or adverse effect to archaeological or historical resources listed or eligible for listing in the NRHP.

Endangered Species: No critical habitat for federally listed threatened or endangered species is located on the project site. The Corps has determined that the project will have no effect on federally listed threatened or endangered species.

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 and the potential effects this project may have on those species.

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 Corps 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 Corps 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

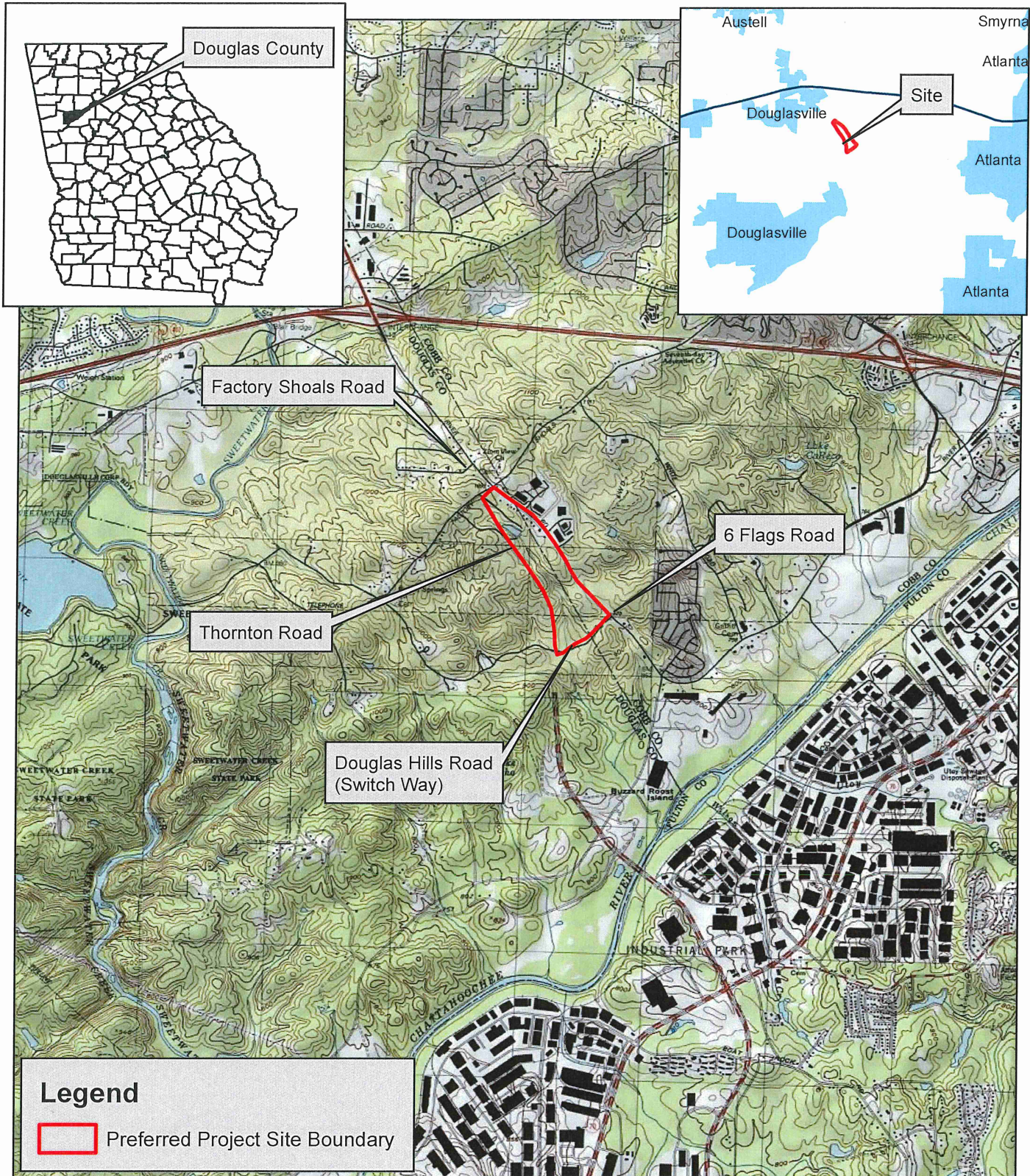
particularity, the reasons for requesting a public hearing. The decision whether to hold a public hearing is at the discretion of the District Engineer, or his designated appointee, based on the need for additional substantial information necessary in evaluating the proposed project.

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: Ms. Holly Ross, 1104 North Westover Boulevard, Suite 9, Albany, Georgia, 31707, 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 Ms. Holly Ross, Project Manager, Albany Field Office at 648-422-2727 or via email at [holly.a.ross@usace.army.mil](mailto:holly.a.ross@usace.army.mil).

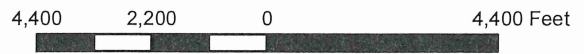
Enclosures:

1. Figures 1 – 4 Location and Site Mapping
2. Figure 5 Location of alternative sites
3. Alternative site layout
4. Preferred site layout



Base Map Source: USA Topo Maps

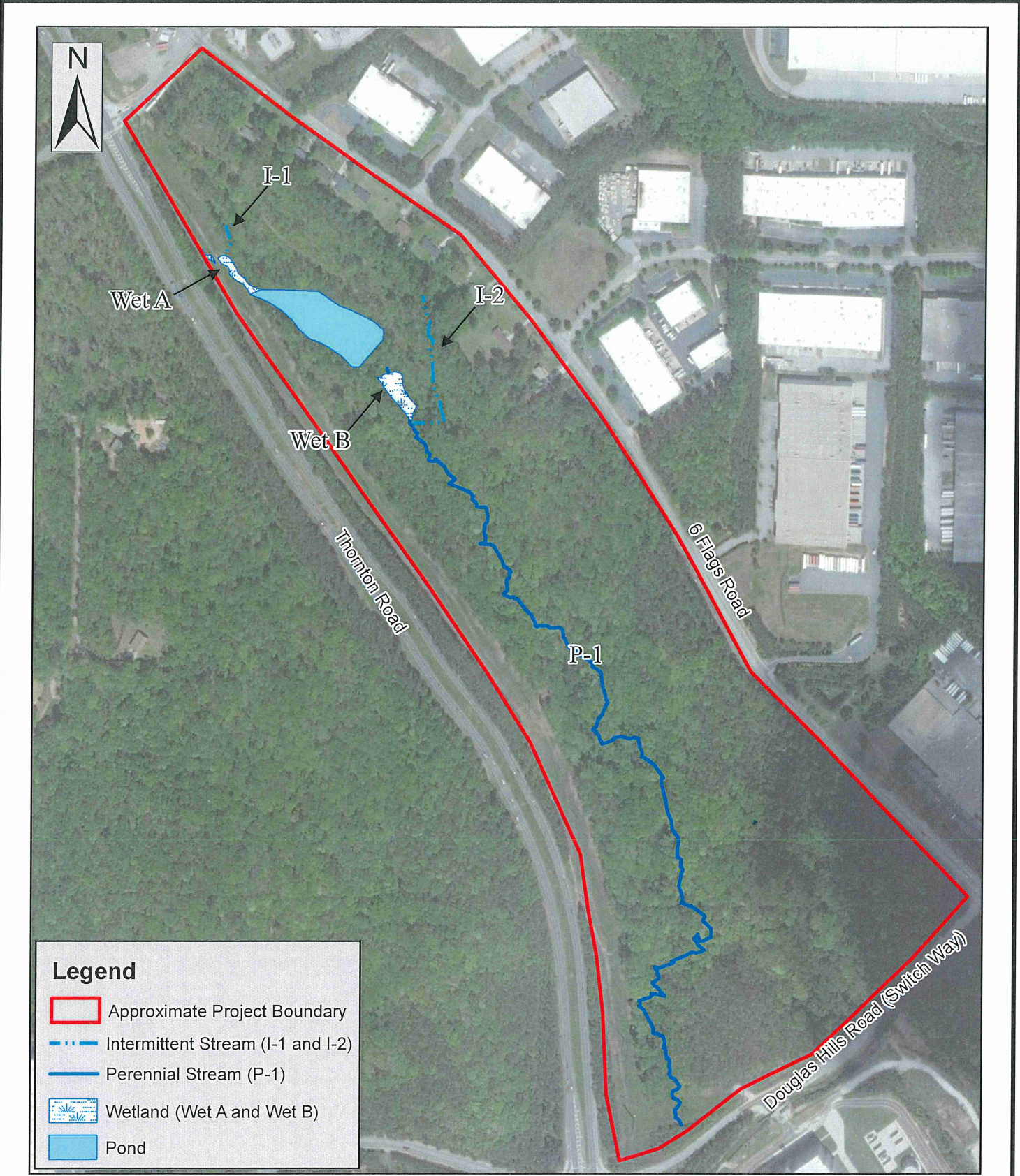
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Individual Permit  
 SWITCHMOD Data Center Campus  
 Douglas County, Georgia



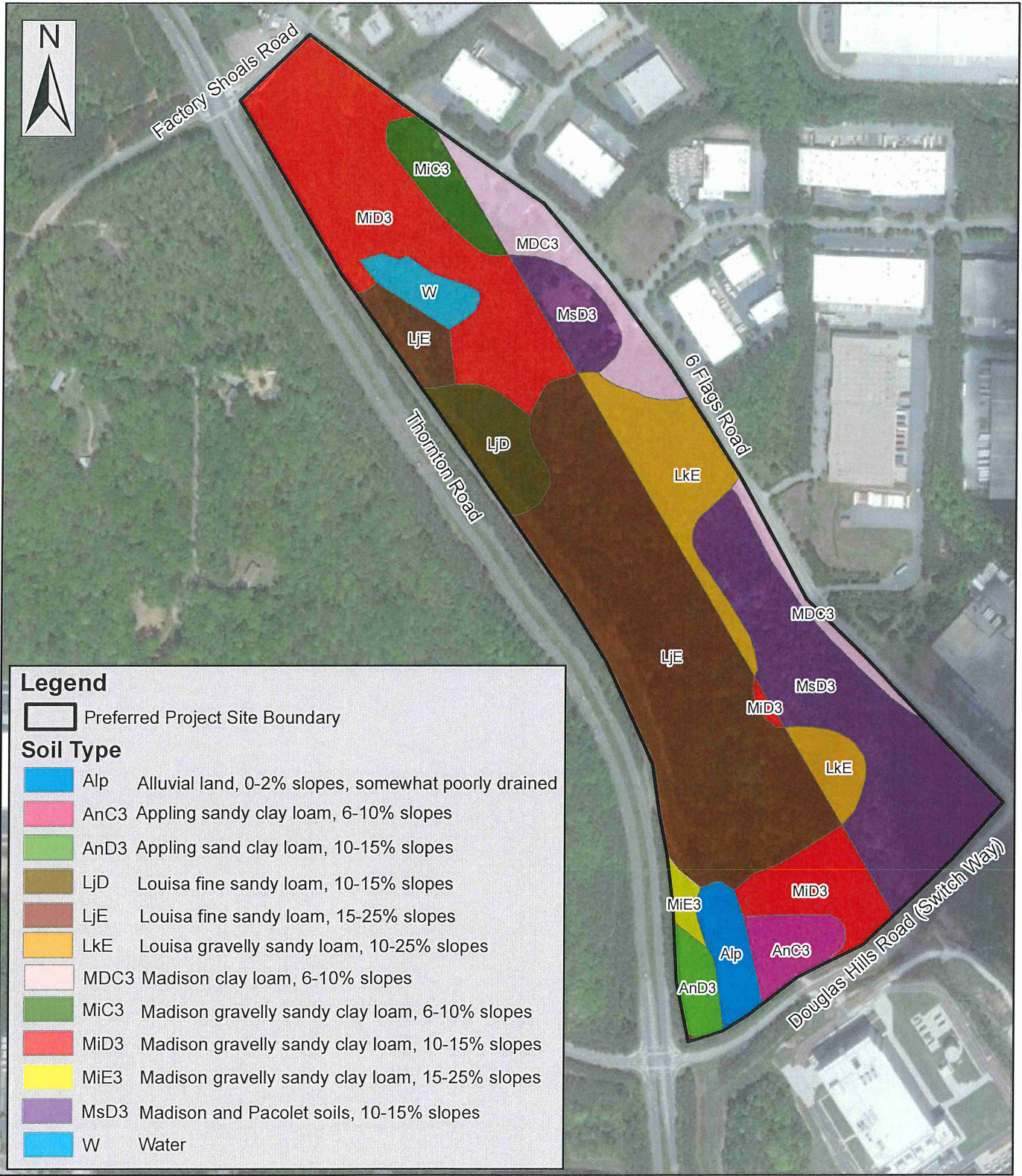
Figure 1  
 Preferred Site  
 Location Map  
 Corblu Project No. 02-010818



Individual Permit  
 SWITCHMOD Data Center Campus  
 Douglas County, Georgia



**Figure 2**  
 Preferred Site  
 Jurisdictional Waters Map  
 Corblu Project No. 02-010818



**Legend**

Preferred Project Site Boundary

**Soil Type**

Alp	Alluvial land, 0-2% slopes, somewhat poorly drained
AnC3	Appling sandy clay loam, 6-10% slopes
AnD3	Appling sand clay loam, 10-15% slopes
LjD	Louisa fine sandy loam, 10-15% slopes
LjE	Louisa fine sandy loam, 15-25% slopes
LkE	Louisa gravelly sandy loam, 10-25% slopes
MDC3	Madison clay loam, 6-10% slopes
MiC3	Madison gravelly sandy clay loam, 6-10% slopes
MiD3	Madison gravelly sandy clay loam, 10-15% slopes
MiE3	Madison gravelly sandy clay loam, 15-25% slopes
MsD3	Madison and Pacolet soils, 10-15% slopes
W	Water

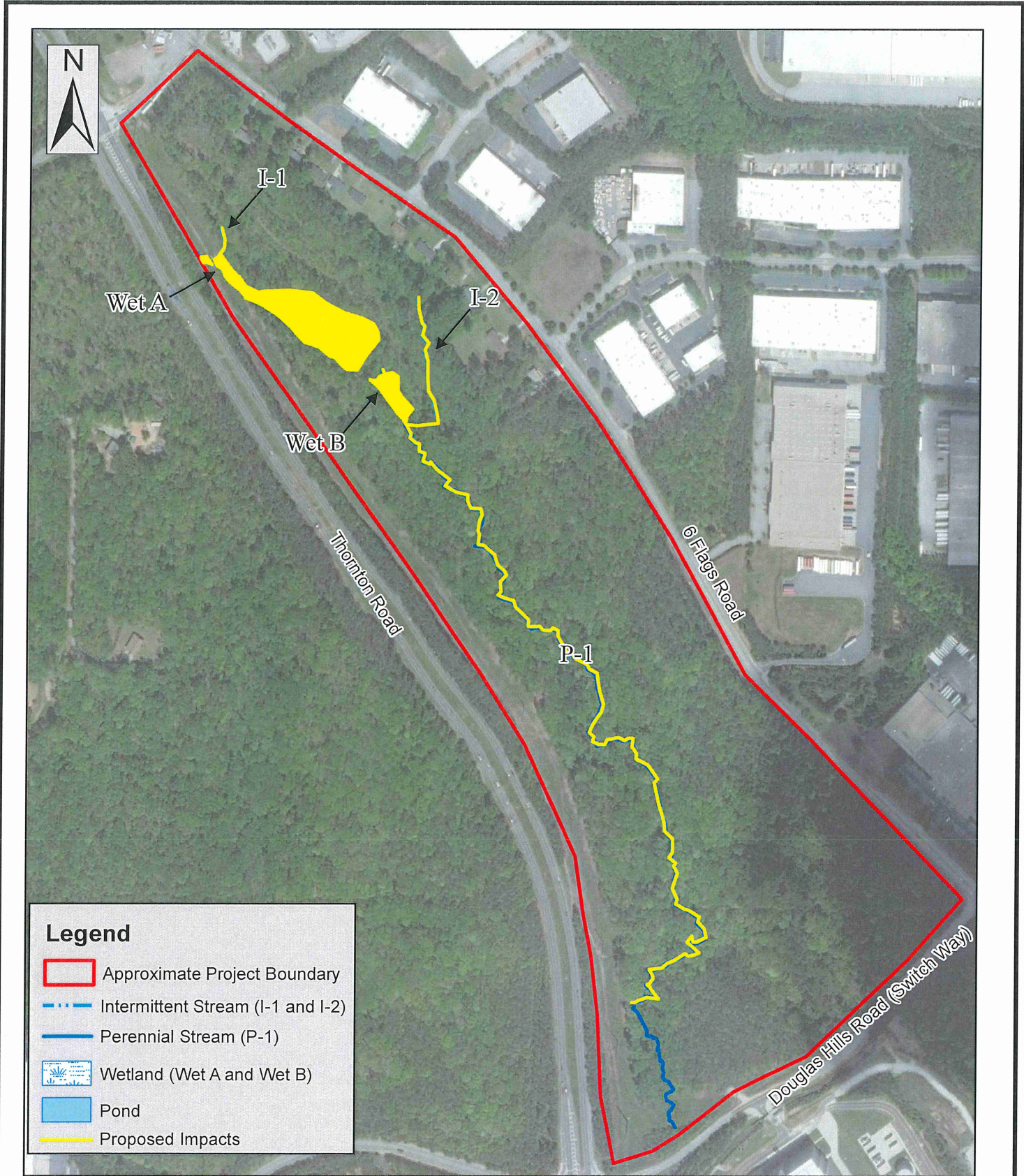
Base Map Source: 2015 NAIP of Douglas County, Georgia

1:4,000      775      387.5      0      775 Feet

Individual Permit  
 SWITCHMOD Data Center Campus  
 Douglas County, Georgia



Figure 3  
 Preferred Site  
 Site Soils Map  
 Corblu Project No. 02-010818



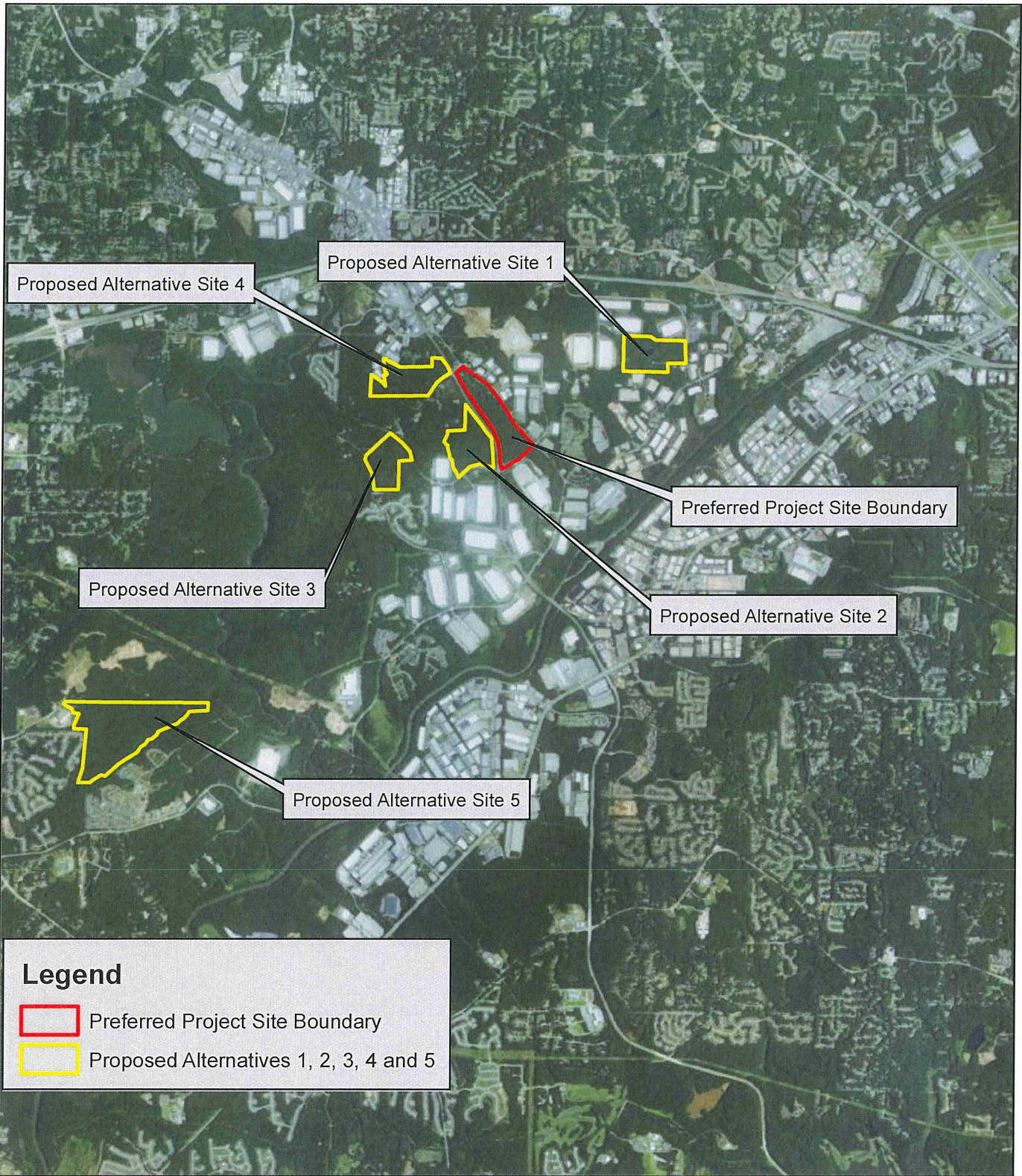
Base Map Source: 2015 NAIP of Douglas County, Georgia 1:4,000 660 330 0 660 Feet

Individual Permit  
 SWITCHMOD Data Center Campus  
 Douglas County, Georgia

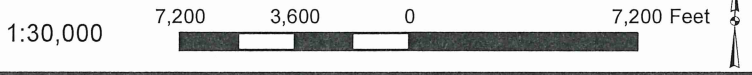


Figure 4  
 Preferred Site  
 Proposed Impacts Map  
 Corblu Project No. 02-010818





Base Map Source: 2015 NAIP of Cobb and Douglas Counties, Georgia

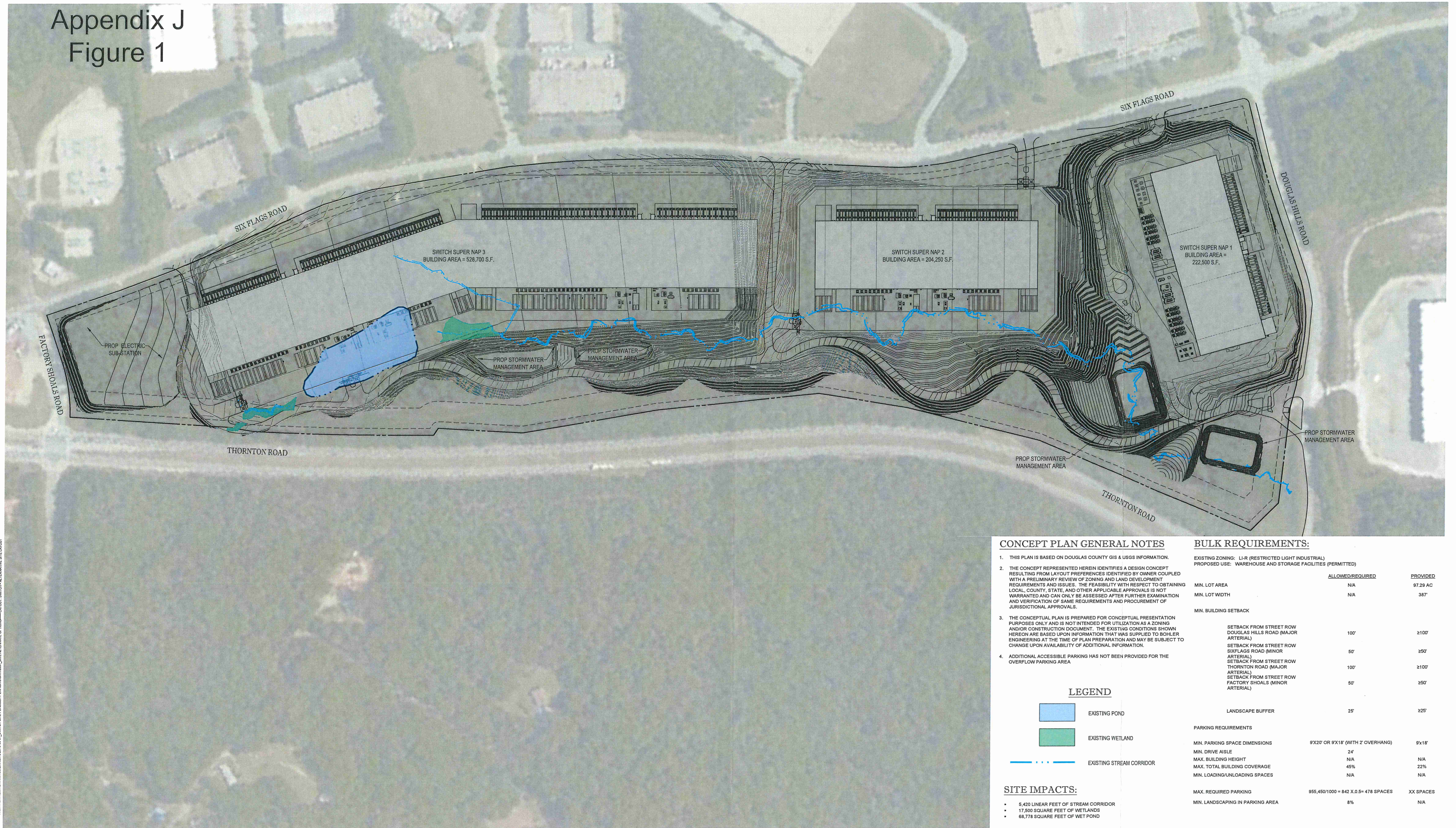


Individual Permit  
 SWITCHMOD Data Center Campus  
 Douglas County, Georgia



**Figure 5**  
 Overview Map of Proposed  
 Alternatives 1, 2, 3, 4 and 5  
 Corblu Project No. 02-010818

Appendix J  
Figure 1



**CONCEPT PLAN GENERAL NOTES**

1. THIS PLAN IS BASED ON DOUGLAS COUNTY GIS & USGS INFORMATION.
2. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF JURISDICTIONAL APPROVALS.
3. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO BOHLER ENGINEERING AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.
4. ADDITIONAL ACCESSIBLE PARKING HAS NOT BEEN PROVIDED FOR THE OVERFLOW PARKING AREA.

**BULK REQUIREMENTS:**

EXISTING ZONING: LI-R (RESTRICTED LIGHT INDUSTRIAL)  
PROPOSED USE: WAREHOUSE AND STORAGE FACILITIES (PERMITTED)

	ALLOWED/REQUIRED	PROVIDED
MIN. LOT AREA	N/A	97.29 AC
MIN. LOT WIDTH	N/A	387'
<b>MIN. BUILDING SETBACK</b>		
SETBACK FROM STREET ROW DOUGLAS HILLS ROAD (MAJOR ARTERIAL)	100'	≥100'
SETBACK FROM STREET ROW SIX FLAGS ROAD (MINOR ARTERIAL)	50'	≥50'
SETBACK FROM STREET ROW THORNTON ROAD (MAJOR ARTERIAL)	100'	≥100'
SETBACK FROM STREET ROW FACTORY SHOALS (MINOR ARTERIAL)	50'	≥50'
LANDSCAPE BUFFER	25'	≥25'
<b>PARKING REQUIREMENTS</b>		
MIN. PARKING SPACE DIMENSIONS	9'X20' OR 9'X18' (WITH 2' OVERHANG)	9'x18'
MIN. DRIVE AISLE	24'	24'
MAX. BUILDING HEIGHT	N/A	N/A
MAX. TOTAL BUILDING COVERAGE	45%	22%
MIN. LOADING/UNLOADING SPACES	N/A	N/A
MAX. REQUIRED PARKING	955,450/1000 = 842 X 0.5= 478 SPACES	XX SPACES
MIN. LANDSCAPING IN PARKING AREA	8%	N/A

**LEGEND**

- EXISTING POND
- EXISTING WETLAND
- EXISTING STREAM CORRIDOR

**SITE IMPACTS:**

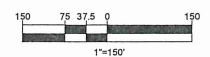
- 5,420 LINEAR FEET OF STREAM CORRIDOR
- 17,500 SQUARE FEET OF WETLANDS
- 68,778 SQUARE FEET OF WET POND

**ALTERNATIVE SITE LAYOUT**

05/22/2018 | AJC | GA172031 | Rev CA0

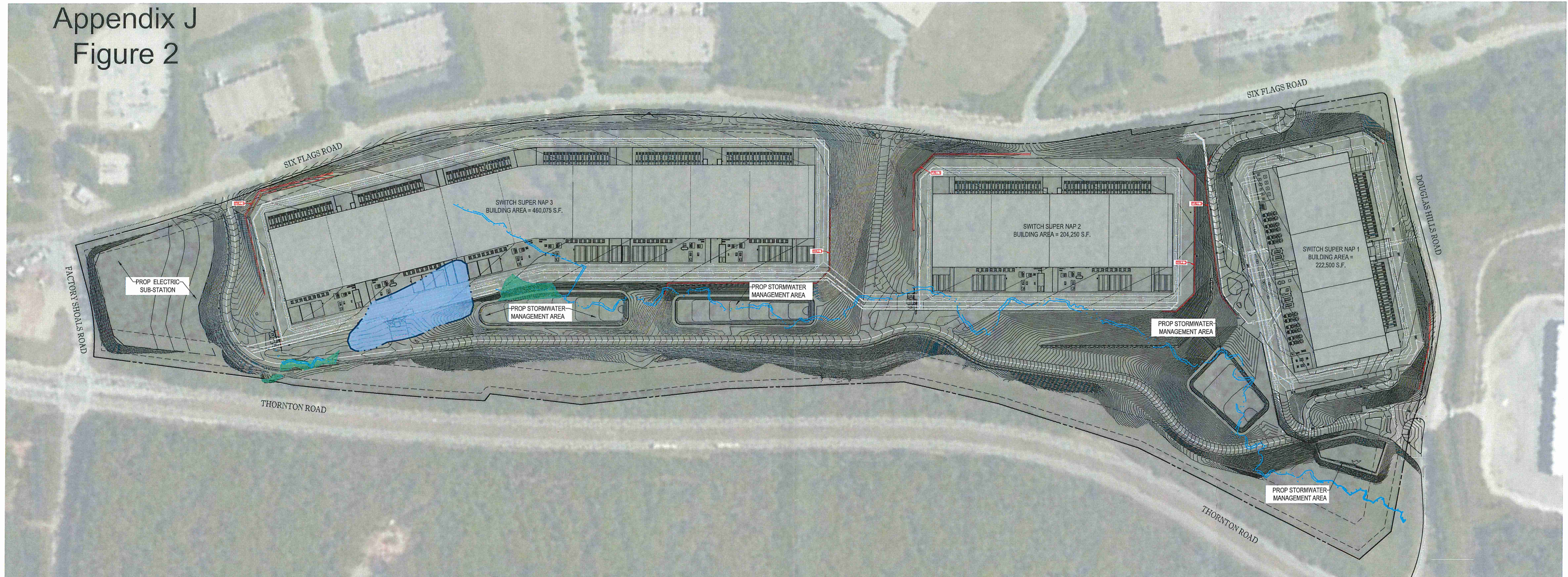


LITHIA SPRINGS, DOUGLAS COUNTY GA | PLAN REV. CA1



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Appendix J  
Figure 2



**CONCEPT PLAN GENERAL NOTES**

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**BULK REQUIREMENTS:**

EXISTING ZONING: L1-R (RESTRICTED LIGHT INDUSTRIAL)		PROPOSED USE: WAREHOUSE AND STORAGE FACILITIES (PERMITTED)	
	ALLOWED/REQUIRED	PROVIDED	
MIN. LOT AREA	N/A	97.29 AC	
MIN. LOT WIDTH	N/A	387'	
<b>MIN. BUILDING SETBACK</b>			
SETBACK FROM STREET ROW DOUGLAS HILLS ROAD (MAJOR ARTERIAL)	100'	2100'	
SETBACK FROM STREET ROW SIX FLAGS ROAD (MINOR ARTERIAL)	50'	250'	
SETBACK FROM STREET ROW THORNTON ROAD (MAJOR ARTERIAL)	100'	2100'	
SETBACK FROM STREET ROW FACTORY SHOALS (MINOR ARTERIAL)	50'	250'	
LANDSCAPE BUFFER	25'	225'	
<b>PARKING REQUIREMENTS</b>			
MIN. PARKING SPACE DIMENSIONS	9'X20' OR 9'X18' (WITH 2' OVERHANG)	9'x18'	
MIN. DRIVE AISLE	24'		
MAX. BUILDING HEIGHT	N/A	N/A	
MAX. TOTAL BUILDING COVERAGE	45%	20%	
MIN. LOADING/UNLOADING SPACES	N/A	N/A	
MAX. REQUIRED PARKING	886,825/1000 = 887 X.0.5= 443 SPACES	XX SPACES	
MIN. LANDSCAPING IN PARKING AREA	8%	N/A	

**LEGEND**

- EXISTING POND
- EXISTING WETLAND
- EXISTING STREAM CORRIDOR

Wall

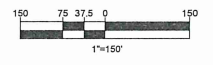
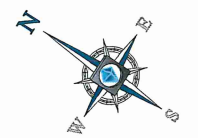
WALL DESIGNATION	TOTAL LENGTH (ft)	WALL AREA (s.f.)	MAX. HEIGHT (ft)	APPROX. COST
WALL 1	820	12,810	18	\$512,400
WALL 2	625	10,300	20	\$412,000
WALL 3	465	9,360	22	\$374,400
WALL 4	635	2,850	10	\$114,000
WALL 5	625	2,137	6	\$85,480

**SITE IMPACTS:**

- 4,800 LINEAR FEET OF STREAM CORRIDOR
- 17,500 SQUARE FEET OF WETLANDS
- 66,778 SQUARE FEET OF WET POND

**PREFERRED SITE LAYOUT**

05/22/2018 | AJC | GA172031 | Rev CA0



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