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

REPLY TO
ATTENTION OF

AUG 21 2014

Regulatory Division
SAS-2004-08420

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-2004-08420

Applicant: Mr. Scott Brown
Majestic Airport Center III, Phase II, LLC
One Securities Centre
3490 Piedmont Road, NE, Suite 210
Atlanta, Georgia 30305

Agent: Mr. Dana Spotts
Contour Environmental, LLC
1690 Stone Village Lane, Suite 321
Kennesaw, Georgia 30152

Location of Proposed Work: The project site is located southwest of the intersection of Buffington Road and Flat Shoals Road, in Union City, Fulton County, Georgia (latitude 33.5684, longitude -84.5244).

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers: In order to meet the requirements of the Notice of Decision issued by the Georgia Regional Transportation Authority (GRTA) on July 26, 2013, the applicant proposes to widen and extend Oakley Industrial Boulevard, in conjunction with a large light industrial warehouse property. The proposed project will establish a connection between the existing Oakley Industrial Boulevard to Flat Shoals Road. The extension will provide access from a proposed light industrial development to an existing light industrial development. The applicant proposes to impact: 290 linear feet of perennial stream, 1.03 acres of forested wetland, 1.72 of scrub wetland in addition to 0.42 acres of wetland previously verified on November 19, 2013 as a Nationwide Permit 39.

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, Water Protection Branch, 7 MLK, Jr. Drive, Suite 450, 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, US 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.

US 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: Review of the latest published version of the National Register of Historic Places indicates that no registered properties or properties listed as eligible for inclusion are located at the site or in the area affected by the proposed work. Presently unknown archaeological, scientific, prehistorical or historical data may be located at the site and could be affected by the proposed work.

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, the National Oceanic and Atmospheric Administration, and the 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.

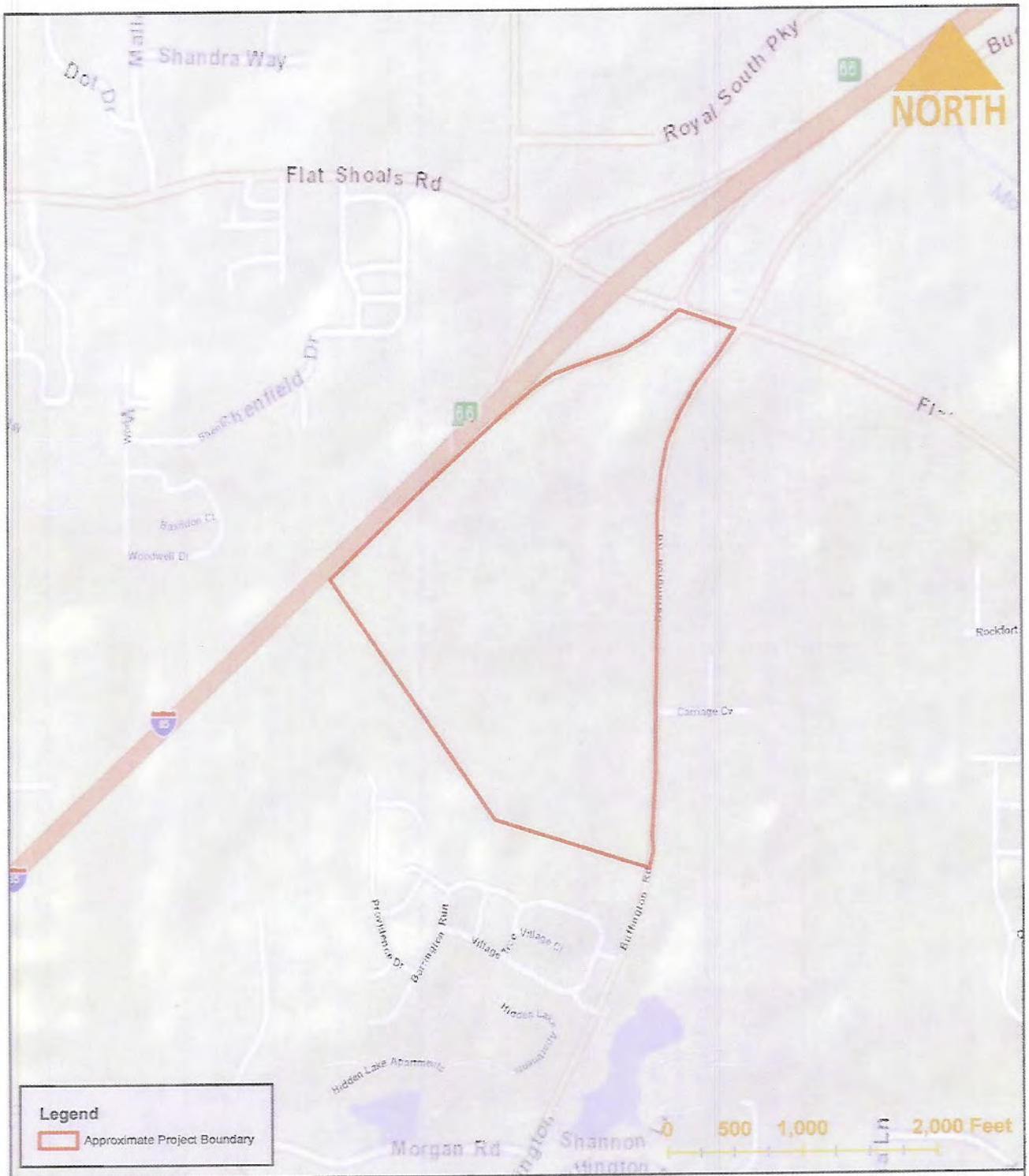
Consideration of Public Comments: The U.S. Army Corps of Engineers is soliciting comments from the public; federal, state, and local agencies and officials; Native American Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received 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.

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. Chikita' M. Sanders, 1590 Adamson Parkway, Suite 200, Morrow, Georgia 30260-1777, no later than 30 days from the date of this notice (September 20, 2014). 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. Chikita' M. Sanders, Regulatory Specialist, Piedmont Branch at 678-422-6570.

**Encls
1. Figure 2: Location Map, Buffington Road, Fulton County Georgia
2. Figure 4: USGS 7.5. Minute Quadrangle Map, Buffington Road, Fulton County, Georgia
3. NRCS Web Soil Survey, Fulton County, Georgia
4. Majestic Airport Center III Phase Two, LLC, Land Lots 61, 80 * 81 – 9F District City of Union City, Fulton County, Georgia, Sheet 1 of 1
5. Wetland Impact Exhibit, W. EX -1, 9720 Oakley Industrial Boulevard, Land Lots 61, 80, 81 & 82, 9F District, City of Union City, Fulton County, Georgia, Sheet W.EX-1
6. Jurisdictional Wetland / Waters Map, 9720 Oakley Industrial Boulevard, Land Lots 61, 80, 81 & 82, 9F District, City of Union City, Fulton County, Georgia, Sheet WE-1
7. Wetland Impact Exhibit, W. EX-2, 9720 Oakley Industrial Boulevard, Land Lots 61, 80, 81 & 82, 9F District, City of Union City, Fulton County, Georgia, Sheet W.EX-2



BUFFINGTON ROAD
FULTON COUNTY, GEORGIA

FOR
CONTOUR ENVIRONMENTAL, LLC

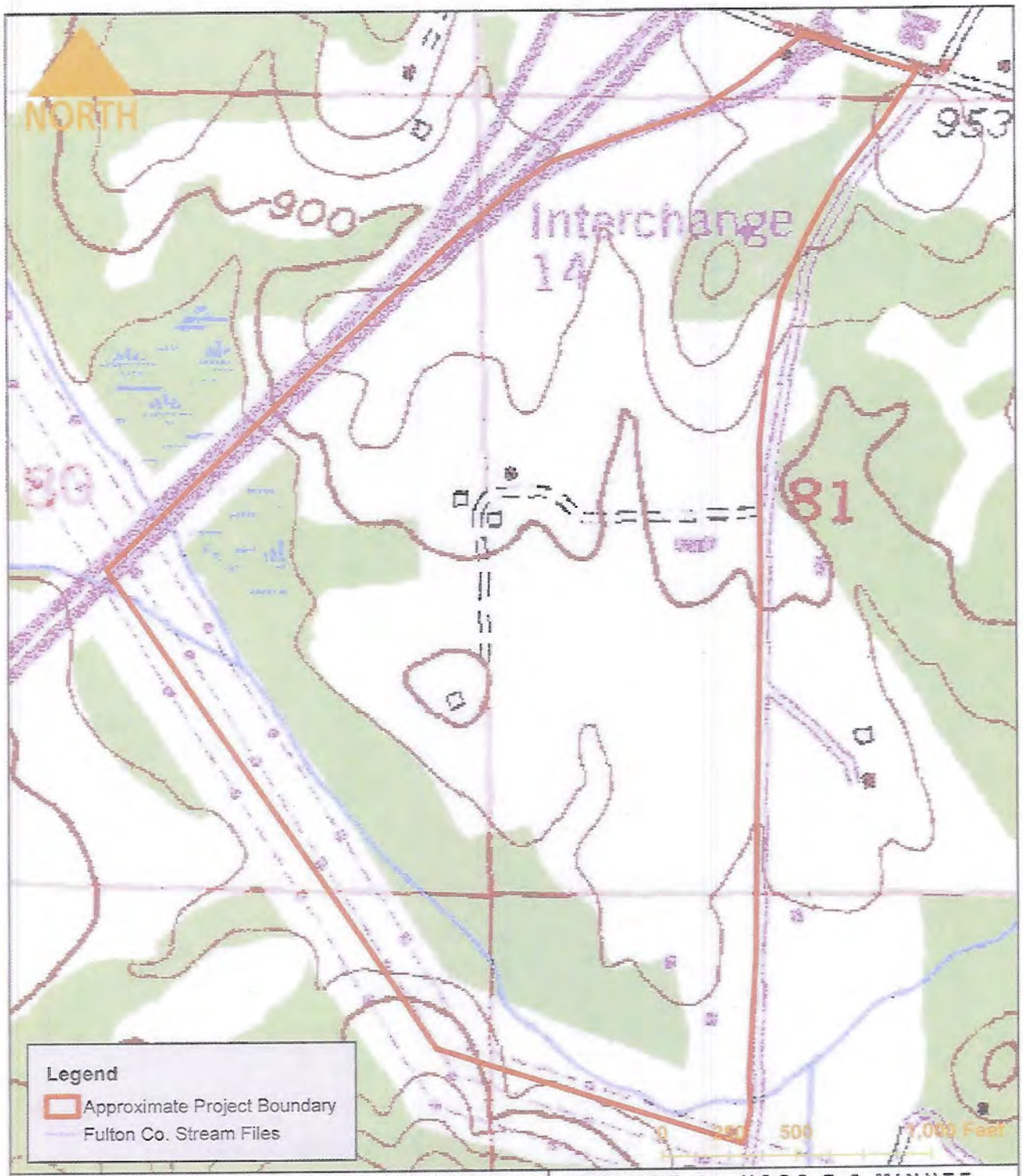
CREATED: 12/20/13

FIGURE 2: LOCATION MAP

PREPARED BY

Headwater Science

WWW.HEADWATERSCIENCE.COM



BUFFINGTON ROAD
FULTON COUNTY, GEORGIA

FOR
CONTOUR ENVIRONMENTAL, LLC

CREATED: 12/20/13

FIGURE 4: USGS 7.5 MINUTE QUADRANGLE MAP
PREPARED BY

HEADWATER SCIENCE

WWW.HEADWATERSCIENCE.COM

Soil Map—Fulton County, Georgia

Map Scale: 1:14,700 if printed on A landscape (11" x 8.5") sheet.

Meters: 0, 200, 400, 800, 1200

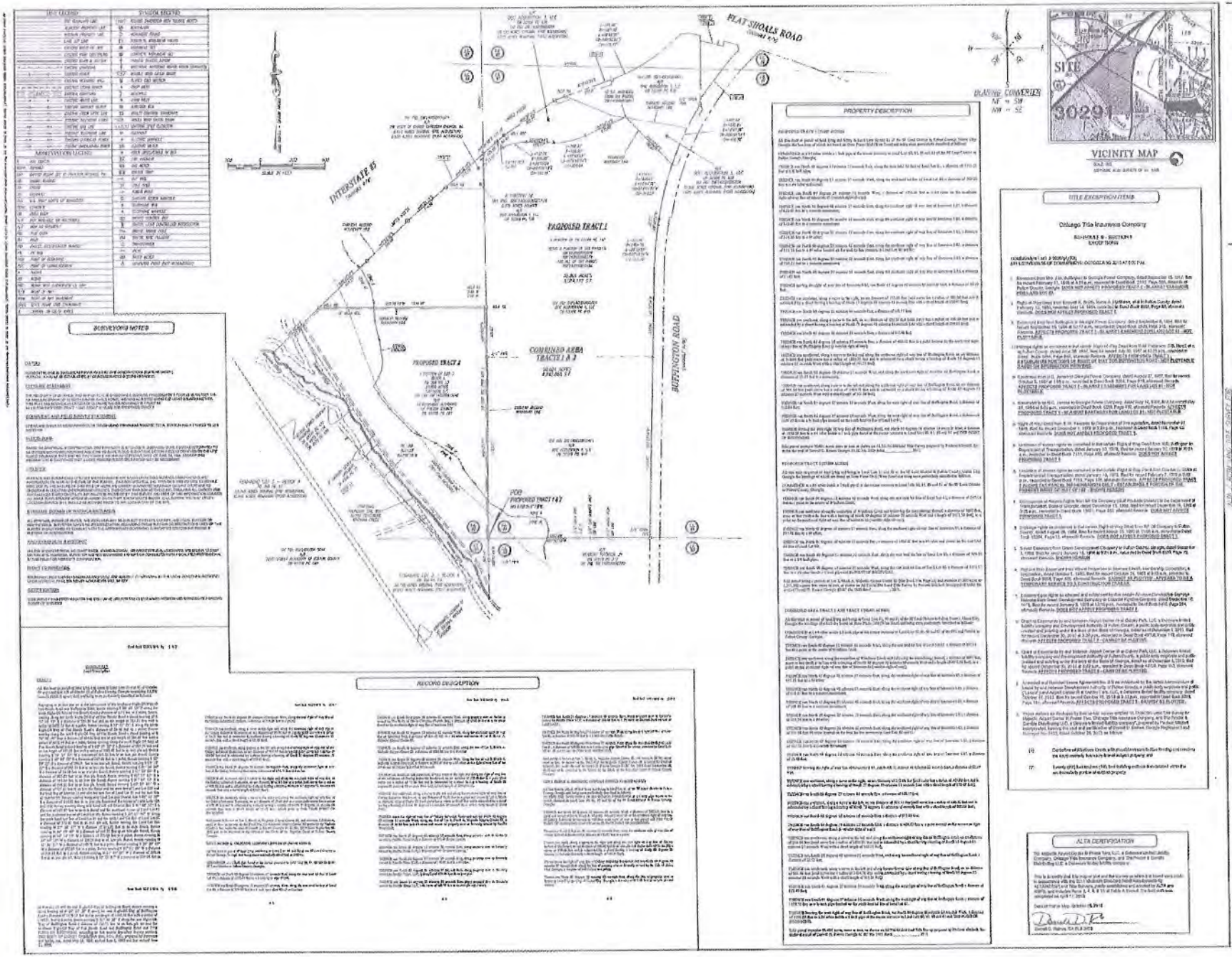
Feet: 0, 500, 1000, 2000, 3000

N

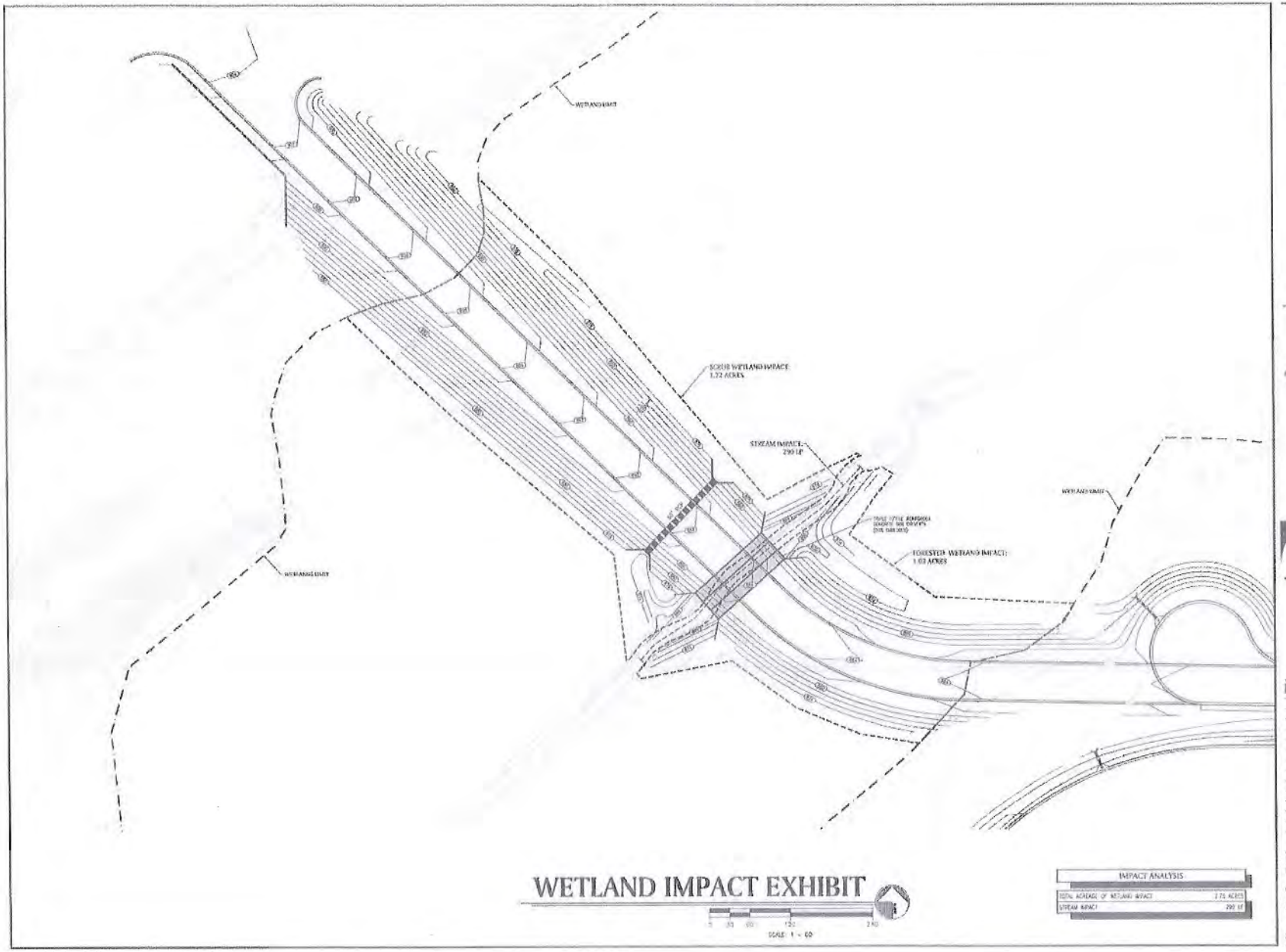
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

USDA **Natural Resources Conservation Service**

Web Soil Survey
National Cooperative Soil Survey



FLAT SHOALS ROAD
INTERSTATE 85
PROPOSED TRACT 1
PROPOSED TRACT 2
COMBINED AREA TRACT 1 & 2
BUFFINGTON ROAD
BLASING CONVERTER
SITE
3029
VICINITY MAP
SURVEYING NOTES
RECORD DESCRIPTION
PROPERTY DESCRIPTION
TITLE EXCEPTION ITEMS
Chicago Title Insurance Company
ALTA CERTIFICATION
PAULSON MITCHELL
INCORPORATED
Majestic Airport Center III Phase Two, LLC,
a Delaware Limited Liability Company
CHICAGO TITLE INSURANCE COMPANY, and
The Procter & Gamble Distributing LLC,
a Delaware limited liability company
REVISIONS
SHEET
1 OF 1



WETLAND IMPACT EXHIBIT

LAND PLANNING
ENGINEERING - SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS
65-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075
VOICE 770.552.7525
FAX 770.552.7584
www.paulsonmitchell.com

PAULSON MITCHELL
INCORPORATED

PROJECT

PROJECT COP
(CIVIL PLANS)

6720 OAKLEY INDUSTRIAL BLVD
LAND LOTS 61, 80, 81 & 82
OF DISTRICT
CITY OF UNION CITY
FULTON COUNTY, GA

FOR:

MAJESTIC REALTY
COMPANY
One Securities Centre
3490 Piedmont Road NE Suite 210
Atlanta, GA 30305
(404) 467-0295

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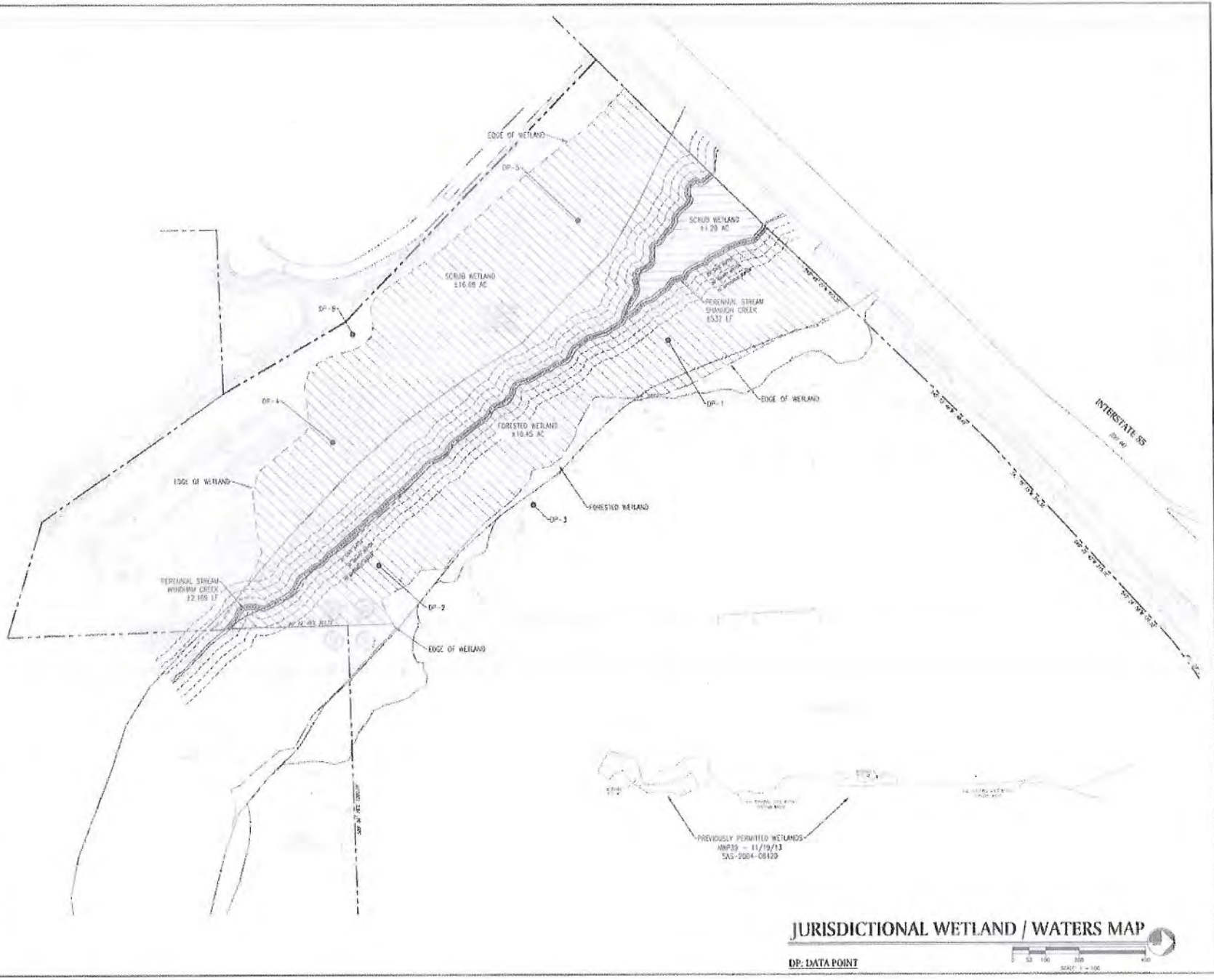
2014.03.17 Wetland Crossing Exhibit.dwg 03.17.14

WETLAND IMPACT EXHIBIT

SHEET **W.EX-1**



JURISDICTIONAL WETLAND / WATERS MAP

DP: DATA POINT

SCALE: 1 = 100

PAULSON MITCHELL INCORPORATED

LAND PLANNERS
ENGINEERS - SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS

85-A MILL STREET
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PROJECT

PROJECT COP
(CIVIL PLANS)

6720 OAKLEY INDUSTRIAL BLVD
LAND LOTS 61, 80, 81 & 82
OF DISTRICT
CITY OF UNION CITY
FULTON COUNTY, GA

FOR

MAJESTIC REALTY COMPANY
One Decatur Street
3490 Piedmont Road NE, Suite 215
Atlanta, GA 30305
(404) 467-6205

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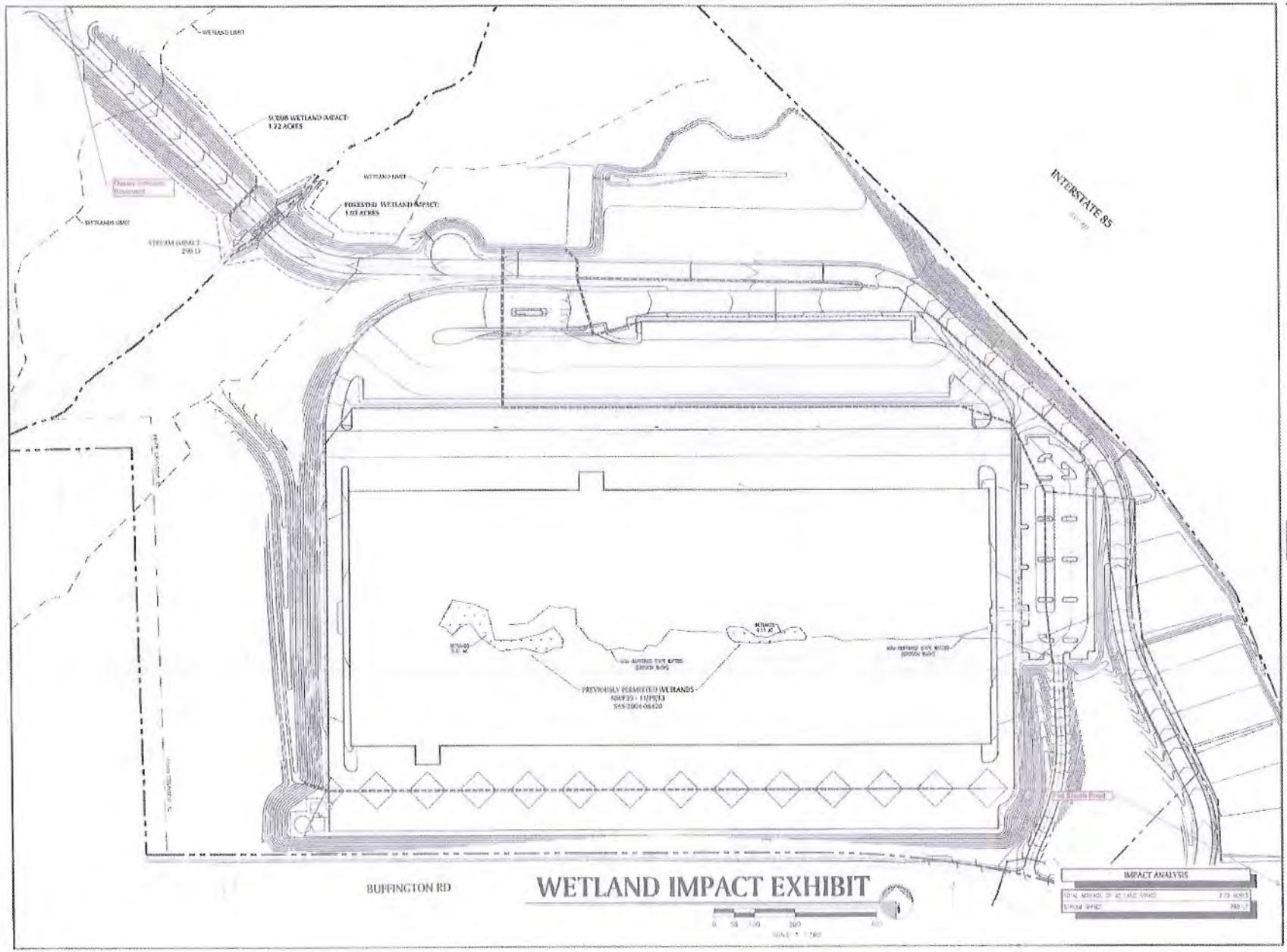
811
Know what's below.
Call before you dig.

24 HR EMERGENCY CONTACT
MR. GARY WAX
678-000-7056

2014.03.13 12.06.13
Wetland Exhibits
for Dana dwg

SHEET WE-1



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PROJECT

PROJECT COP
(CIVIL PLANS)

6700 DAVIS INDUSTRIAL BLVD
LAND LOTS 61, 80, 81 & 83
BF DISTRICT
CITY OF UNION CITY
FULTON COUNTY, GA

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Atlanta, GA 30305
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2014.03.17 Wetland 03.24.14
Crossing Exhibit.dwg

WETLAND IMPACT EXHIBIT

SHEET W.EX-2