



REPLY TO
ATTENTION OF

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

AUG 29 2014

Regulatory Division
SAS-2014-00219

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-2014-00219

Applicant: Mr. Gary Minor
IDI Gazeley Brookfield Logistics Properties
3550 Engineering Drive, Suite 100
Norcross, Georgia 30092

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

Location of Proposed Work: An approximately 42.3-acre property located northwest of Factory Shoals Road and southeast of Interstate Parkway West, in Austell, Cobb County, Georgia (Middle Chattahoochee Watershed, Hydrologic Unit Code 03130002). The site is centered at approximately latitude 33.76984 and longitude -84.59455.

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers: The proposed project involves the construction of approximately 540,000 ft² of light industrial warehouse space in order to address the growing demand for logistics facilities in Georgia. Adverse impacts to 662 linear feet of one stream channel would result from the proposed land development plan, in conjunction with the construction of one building and associated building pad, access drives, and attendant infrastructure within central portion of the site.

In order to compensate for unavoidable impacts to streams on the project site, the Applicant is proposing to acquire 2,979 stream credits from the Barnett Farms Mitigation Bank.

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.

The Applicant identified the area surrounding Camp Creek Parkway and Fulton Industrial Boulevard as the preferred market area to serve commercial/industrial companies that require extensive warehouse space. This location is desirable for construction of a proposed industrial warehouse due to the following factors: 1) the proximity to existing major transportation hubs - Interstate 20, Interstate 285, Hartsfield Jackson International Airport, and the Norfolk Southern Railway; 2) distance from other existing warehouse spaces; and 3) the market demand for additional warehouse space in the area. In order to identify the most practicable site for the proposed industrial development, the Applicant identified four (4) potentially viable project sites based on its selection criteria.

The criteria the Applicant has used for selection of their proposed site included: purchase price, market potential, minimum tract size and location, access to necessary utilities, proximity to roadways sufficient to accommodate anticipated increases in traffic, signalized intersection access, lack of geologic and/or topographic hindrances to construction, and low relative potential for adverse environmental and archeological impacts. The Applicant has explained that the project goals first required selecting an appropriately-sized property and subsequently modifying the project design to suit the site.

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, Georgia Environmental Protection Division, Watershed 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 also 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 archeological, scientific, prehistorical or historical data may be located at the site and could be affected by the proposed work.

A draft Phase I cultural resources survey has been performed for the proposed project site. Approximately 90 shovel tests were excavated across the project's Area of Potential Effect (APE). Numerous modern trash piles were located throughout the property along existing unimproved dirt roads. None of the shovel tests were positive for cultural materials, and no archeological sites were encountered during fieldwork. Therefore future construction is not anticipated to disturb any archaeological sites.

One late historic period house (circa 1950s) and two outbuildings were identified near Factory Shoals Road, in the southeastern corner of the APE. The house has an associated garage/shed that has collapsed. The third building is located approximately 150 meters to the northwest of the house and appears to be a barn/shed. The house and outbuildings are visible on a 1955 aerial photograph. No archeological materials or features were identified in association with the house or outbuildings. Soils surrounding these structures were severely eroded, and the possibility for archeological features was deemed very low. The consultant has recommended that no further cultural resources work is necessary.

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.

On July 30, 2014, the Applicant's consultant performed a daytime survey of the proposed project site for potential roosting habitat for *Myotis septentrionalis* (Northern Long-Eared Bat). During the summer months, *M. septentrionalis* are opportunistic in selecting roosting habitat. As a result, the consultant assessed trees with shaggy bark

that have crevices, such as white oaks and dead standing timber that has retained its bark. Possible roosting habitat was observed during the pedestrian survey; however, no individuals were observed. *Quercus alba* (White Oak) and *Carya ovata* (Shagbark Hickory) were observed on the property. These trees are tall and retain shaggy bark that forms crevices underneath the bark, creating roosting habitat for *M. septentrionalis*. Due to the opportunistic nature of *M. septentrionalis*, the consultant believes that it is unlikely that the loss of this small amount of potential summer roosting habitat will adversely impact this species as a whole. No caves or mines, that would be potential wintering habitat for hibernation, were observed on the property.

The Applicant's consultant also performed a pedestrian survey for potential habitat of listed aquatic species on the property. *Amphianthus pusillus* (Little Amphianthus) requires granite outcrops such as vernal pools, in full sunlight habitat. The habitat requirements were not met for *A. pusillus* due to the absence of granite outcrops or vernal pools within the envelope of the property. In addition, suitable habitat was not observed for *Medionidus penicillatus* (Gulf Moccasinshell) or *Notropis hypsilepis* (Highscale Shiner). These species require year round stream flow. The consultant identified the existing stream on the property is intermittent. Very little flow within the stream and no fish or mussel species were observed during the pedestrian survey. Potential habitat exists for *Cambarus howardi* (Chattahoochee Crayfish); however, this habitat was only documented in the upper reach of the stream and due to the condition of the lower stream reach, it was deemed unlikely for this species to occur within this stream. No species were observed during the pedestrian survey.

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: Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Adam White, 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 (SAS-2014-00219) in your comments.

If you have any further questions concerning this matter, please contact Adam White, Project Manager, Piedmont Branch at adam.f.white@usace.army.mil or 678-422-2730.

**Encls

1. Figure 2: Site Location Map
2. Concept Plan 3 (Drawing No. C-3)

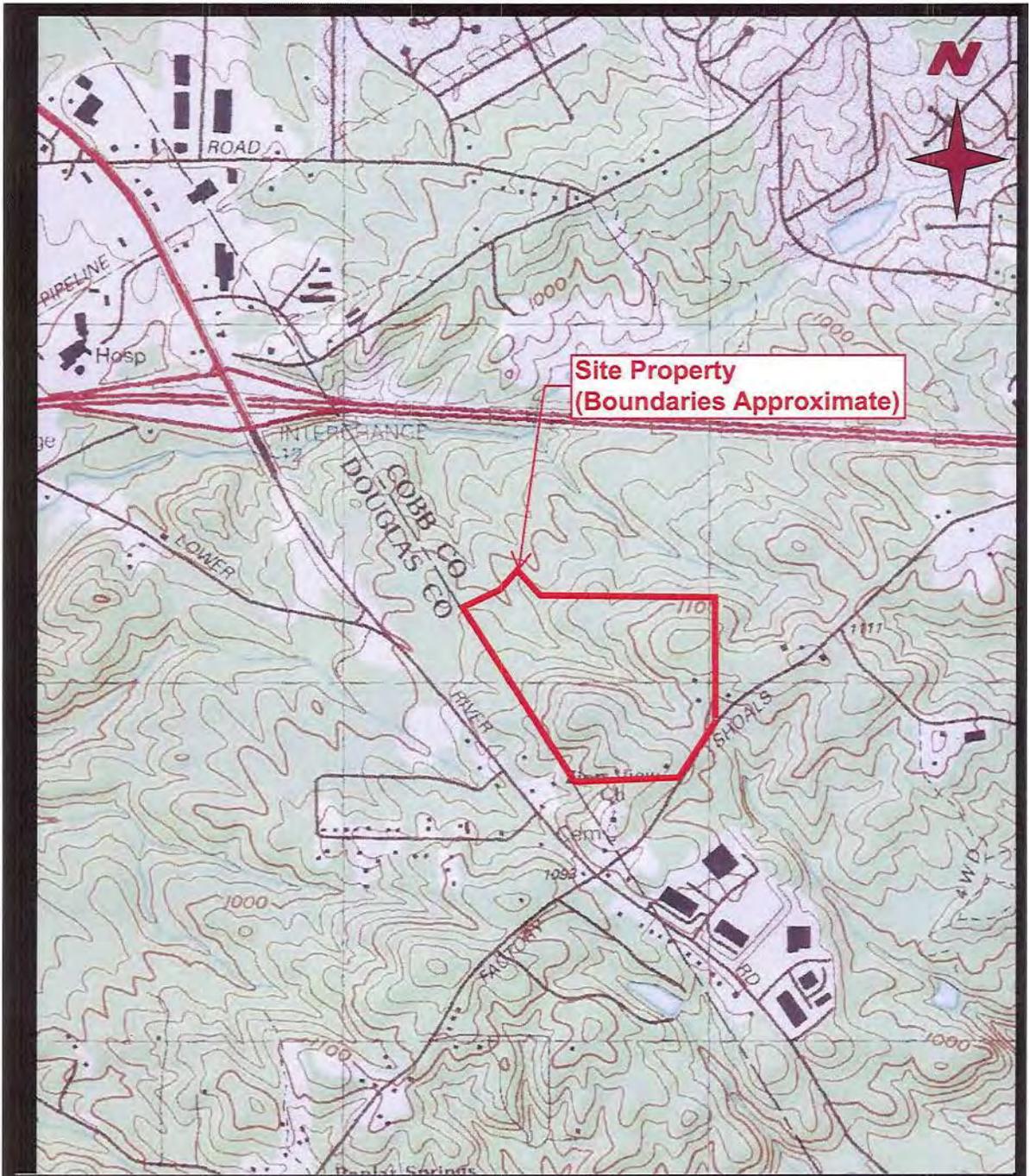
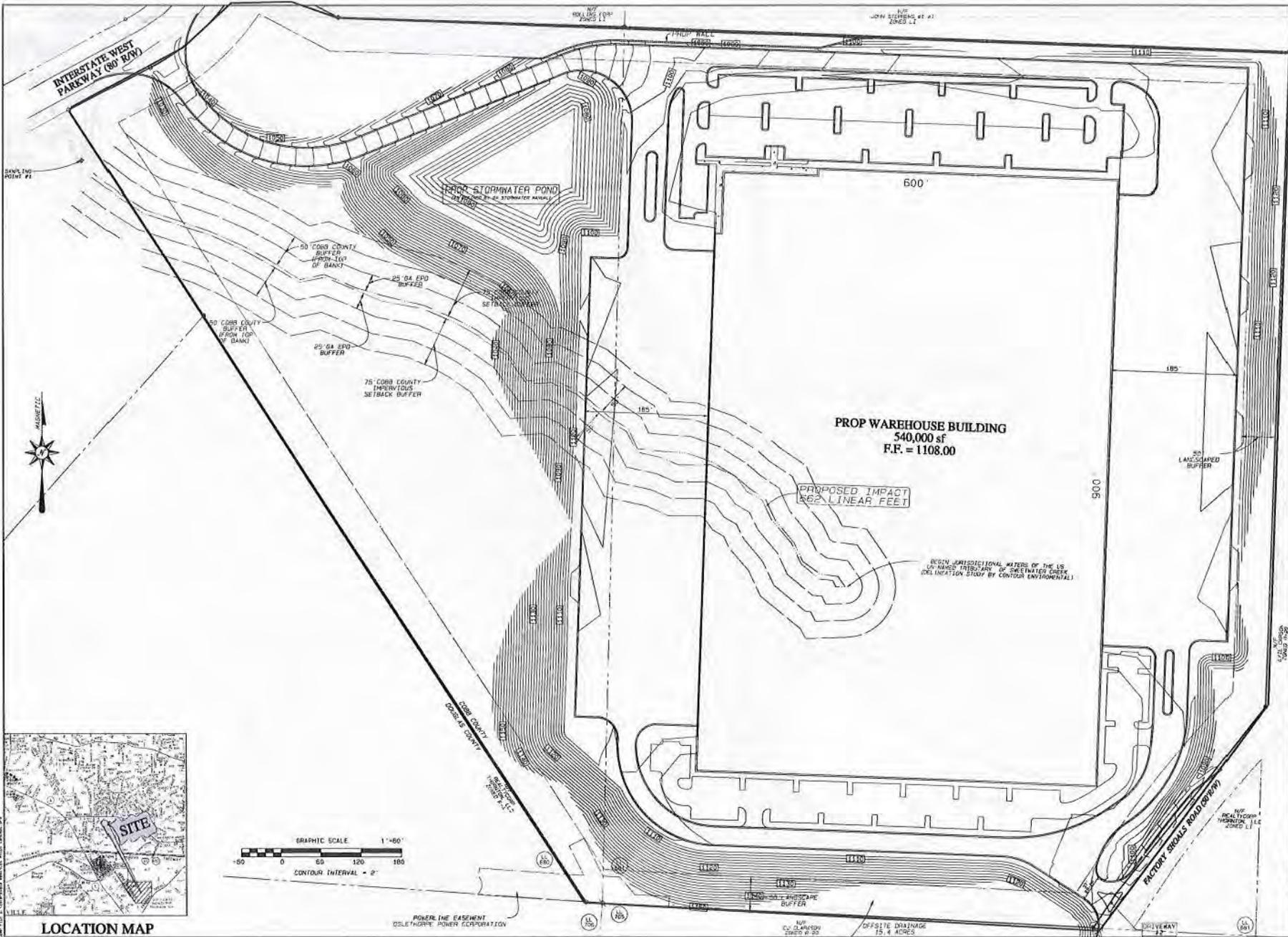


FIGURE 2: SITE LOCATION MAP

	<u>LEGEND</u>	<u>PROJECT</u>
 <p>CONTOUR ENVIRONMENTAL, LLC <small>ENVIRONMENTAL CONSULTING • ENGINEERING • WATER RESOURCE SERVICES</small></p>	<p>USGS 7.5 Minute Quadrangle "Austell, GA"</p> <p>Scale: modified 1:24,000</p>	<p>Individual Permit Request Interstate North Site #42.3 Acres Austell, Cobb County, Georgia Contour Project: CE14URB:02</p>



Urban Engineers, Inc.
 1904 MONROE DRIVE, N.E. SUITE 150
 ATLANTA, GEORGIA 30329
 PHONE: (404) 872-3877 / FAX: (404) 872-3877

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DATE	DESCRIPTION
12-15-11	REVISE FOR BOARD COMMENT

CONCEPT PLAN 3
INTERSTATE NORTH
ID1, LLC

PROJECT NO.	21000-1
LAND LOT(S)	88 & 88B
DISTRICT	28th 2nd SEC.
COUNTY	COBB
SCALE	1" = 60'
DATE	02/28/11

DRAWING NO. **C-3**