



REPLY TO
ATTENTION OF:

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

JAN 15 2016

Regulatory Division
SAS-2015-00732

JOINT PUBLIC NOTICE
Savannah District/State of Georgia

Due to a system error, the notice we intended to publish on December 3, 2015 did not reach all intended addressees. Therefore, we are issuing this supplemental Public Notice, granting additional time for submission of comments. The original Public Notice with attachments is available at the following link:

<http://www.sas.usace.army.mil/Missions/Regulatory/PublicNotices/tabid/10302/Article/632935/sas-2015-00732-sp-eab.aspx>

Comments should be received no later than February 16, 2016.

Application Number: SAS-2015-00732

Applicant: Mr. Barry McCabe
Majestic Realty, LLC
3490 Piedmont Road NE
Suite 210
Atlanta, Georgia 30305

Landowner: Mr. Richard Anderson
Fulton County Government, County Manager
5440 Fulton Industrial Boulevard
Atlanta, Georgia 30336

Agent: Mr. Alex Ottley
Contour Environmental, LLC
4462 Bretton Court NW, Suite 14
Acworth, Georgia 30101

If you have any further questions concerning this matter, please contact Elisha Bradshaw, Project Manager, Special Projects Section, Piedmont Branch by at elisha.a.bradshaw@usace.army.mil or by telephone at 678-804-5226.



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SAVANNAH DISTRICT, CORPS OF ENGINEERS
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DEC 6 3 2015

Regulatory Division
SAS-2015-00732

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:

The comment period for the Department of the Army Permit application will close 30 days from the date of this public notice. Written comments, including suggestions for modifications or objections to the proposed work, stating reasons thereof, are being solicited from anyone having interest in this permit, and must be submitted so as to be received on or before the last day of the comment period. Written comments concerning the Department of the Army Permit application must reference the Applicant's name and the Permit Application Number, and be forwarded to the Corps of Engineers at the above address.

Application Number: SAS-2015-00732

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Location of Proposed Work: The project site is approximately 355 acres located north/northwest of the intersection of Martin Luther King Boulevard/Mableton Parkway and Fulton Industrial Parkway in Mableton, Fulton County, Georgia (latitude 33.789062, longitude -84.509910). The project is located adjacent to the Fulton County Airport.

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers:

The applicants proposed project description includes developing 171 acres within a larger 355-acre parcel of land. The proposed development is to accommodate a large-scale multi-warehouse industrial center proposed by Majestic Realty, LLC., which they have named the Majestic Logistics Center (MLC). The applicant is proposing to build 5 warehouse buildings for future industrial/commercial rental space for future clientele. The proposed 5 warehouse buildings cumulatively will provide 3,390,000 square feet of rentable space, approximately 880 11-foot wide trailer bays, and 953 parking spaces. The proposed development will include associated stormwater facilities, utilities, site amenities, and 3 access roads. One of the proposed roads will connect directly to Fulton Industrial Boulevard for commercial truck traffic and the other two roads will connect to Sandy Creek Road for other vehicles utilizing the MLC. Proposed impacts to Waters of the United States will include the loss of 850 linear feet of intermittent stream, 253 linear feet of ephemeral stream and 0.24-acre of forested wetlands. The applicant proposes to compensate for the loss of waters of the United States with the purchase of 1.5 wetland credits and 2,317.5 stream credits from an approved commercial 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.

Site conditions consist of a predominately undeveloped heavily wooded site containing a diversity of hardwood and softwood tree species, and a moderate amount of vegetative undergrowth. The central portion of the site property has been previously cleared, graded, and contains some vegetative undergrowth. The approximate 355-acre site consists of 5 ephemeral streams (labeled A-E on attached figures), 7 intermittent streams (labeled 4,7,11,14,16,20,22 on attached figures), 2 perennial streams (labeled 9,19 on attached figures), 1 open water feature (labeled 3 on attached figures), and 12 wetlands (labeled 1,2,3,5,6,8,10,12,13,15,17,18,21 on attached figures). All of these waters of the United States appear to have a direct connection to the Chattahoochee River, located along the northern boundary of the site, and Sandy Creek, located along the southern boundary of the site. The project contains approximately 1,948 linear feet of perennial stream, 2,529 linear feet of intermittent stream, and 738 linear feet of ephemeral stream, for a total of 5,215 linear feet of stream. The project contains approximately 52.37 acres of forested wetlands and 1.11 acres of open water. The project site is located within the Middle Chattahoochee River Watershed (HUC 03130002).

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 also 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: There are 5 known archaeological sites located with the proposed project boundary: 9FU508; 9FU509; 9FU510; 9FU511; and 9FU512. Sites 9FU508, 9FU509, and 9FU511 were recommended ineligible for the National Register of Historic Places (NRHP). Site 9FU512, a Civil War infantry trench and Shoupade, was recommended eligible for the NRHP. The 9FU512 site is located outside of the proposed construction limits of the proposed project. Majestic Realty contracted New South Associated, Inc. to conduct archaeological and historical investigations of the Mary J.E. Williams Cemetery/Williams-Nelson Cemetery (9FU510), which has been determined to also be eligible for the NRHP. Majestic Realty is proposing to relocate the burial grounds to develop their proposed project. Coordination with the State Historic Preservation Office under the provisions of Section 106 of the National Historic Preservation Act (NHPA) will be required.

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.

The Cherokee darter (*Etheostoma scotti*), the shinyrayed pocketbook mussel (*Hamiota subangulata*), the Gulf moccasinshell mussel (*Medionidus penicillatus*), the oval pigtoe mussel (*Pleurobema pyriforme*), the dwarf sumac (*Rhus michauxii*) and the purple bankclimber mussel (*Elliptoideus sloatianus*) are all federally protected species known to occur in Fulton County.

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, which mandates that a permit cannot be issued if a practicable alternative exists that would have less adverse impact on the aquatic ecosystem.

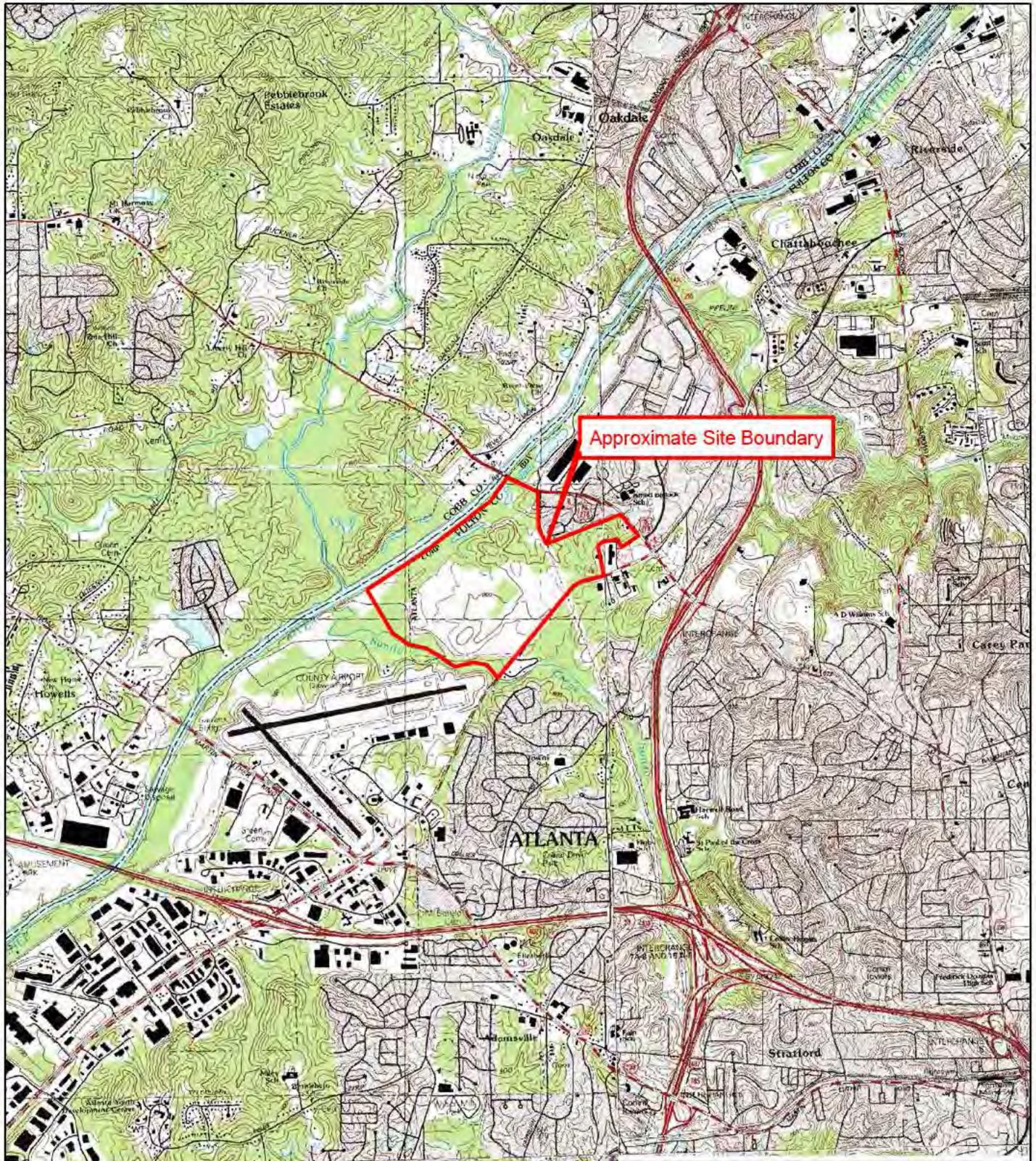
Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. 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 Bradshaw, no later than **30 days** from the date of this notice. Please refer to the application project number SAS-2015-00723) in your comments.

If you have any further questions concerning this matter, please contact Elisha Bradshaw, Project Manager, Piedmont Branch, at Elisha.A.Bradshaw@usace.army.mil or 678-804-5226.

****Enclosures****

1. Vicinity Map (Figures 1 and 2)
2. Aerial and Waters Map (Figure 3)
3. NWI Map (Figure 4)
4. Soil Map and Descriptions (Figures 5-7)
5. FEMA/FIRM Maps (Figures 8-9)
6. Survey of Site (Figure 10)
7. Table of Waters (Figure 11)
8. Representative Photos of Waters (Figures 12-16)
9. Alternative Site Plans: Option A - Applicants Preferred Alternative - and Option B (Figures 17-18)

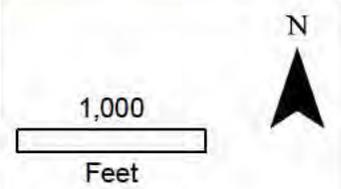


Produced By:



Contour Environmental, LLC
 4462 Bretton Court NW, Suite 14
 Acworth, GA 30101
 Project:CE15MAJ:01

FIGURE 1:VICINITY MAP
Majestic Logistics Center
Mableton, Fulton County, GA
for
Fulton County Government



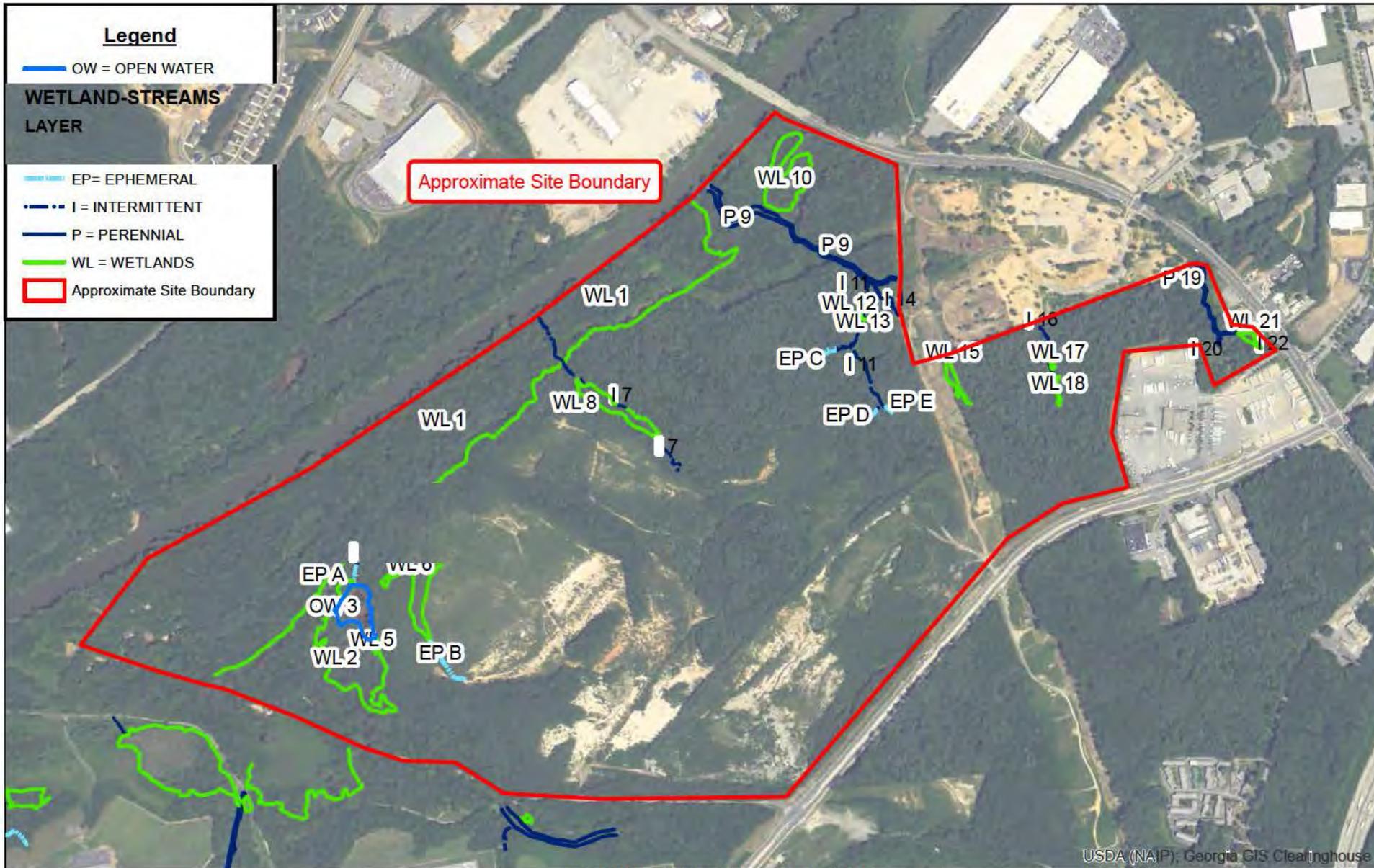
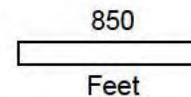


FIGURE 3: EXISTING CONDITIONS AERIAL IMAGERY

Majestic Logistics Center
 355 Acres Fulton County Airport Site
 Mableton, Fulton County, GA
 for
 Fulton County Government



CONTOUR ENVIRONMENTAL, LLC
 ENVIRONMENTAL CONSULTING / ENGINEERING / NATURAL RESOURCE SERVICES

4462 Bretton Court NW, Suite 14
 Acworth, GA 30101



U.S. Fish and Wildlife Service National Wetlands Inventory

Apr 20, 2015



Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

Riparian

- Herbaceous
- Forested/Shrub

Riparian Status

- Digital Data

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:

Soil Map—Cobb County, Georgia, and Fulton County, Georgia



Map Scale: 1:12,300 if printed on A landscape (11" x 8.5") sheet.

0 150 300 600 900 Meters

0 500 1000 2000 3000 Feet

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

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at scales ranging from 1:12,000 to 1:15,800.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cobb County, Georgia
 Survey Area Data: Version 6, Sep 19, 2014

Soil Survey Area: Fulton County, Georgia
 Survey Area Data: Version 10, Sep 19, 2014

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 28, 2011—Jun 18, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

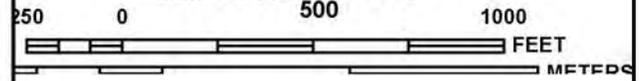
Map Unit Legend

Cobb County, Georgia (GA067)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
W	Water	0.0	0.0%
Subtotals for Soil Survey Area		0.0	0.0%
Totals for Area of Interest		354.9	100.0%

Fulton County, Georgia (GA121)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AgC	Appling-Hard Labor complex, 6 to 10 percent slopes	21.7	6.1%
CpA	Congaree sandy loam, 0 to 2 percent slopes, occasionally flooded	84.4	23.8%
GaF	Grover-Mountain Park complex, 20 to 60 percent slopes, stony	8.5	2.4%
HbC	Hiwassee sandy loam, 6 to 10 percent slopes	5.6	1.6%
MdC2	Madison-Bethlehem complex, 6 to 10 percent slopes, moderately eroded	1.0	0.3%
ReD	Rion sandy loam, 10 to 15 percent slopes	74.7	21.1%
Ua	Udorthents, 0 to 10 percent slopes	142.7	40.2%
Ub	Urban land	7.1	2.0%
W	Water	9.2	2.6%
Subtotals for Soil Survey Area		354.9	100.0%
Totals for Area of Interest		354.9	100.0%



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0217F

FIRM
FLOOD INSURANCE RATE MAP
FULTON COUNTY,
GEORGIA
AND INCORPORATED AREAS

PANEL 217 OF 490
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ATLANTA, CITY OF	135157	0217	F
FULTON COUNTY	135180	0217	F

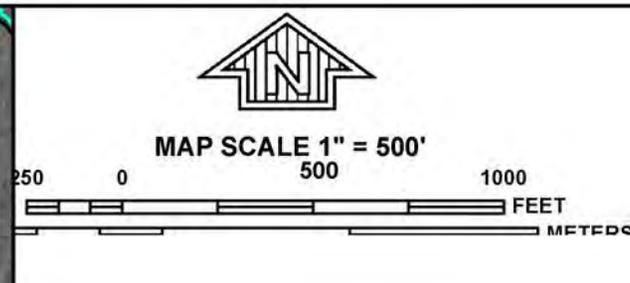
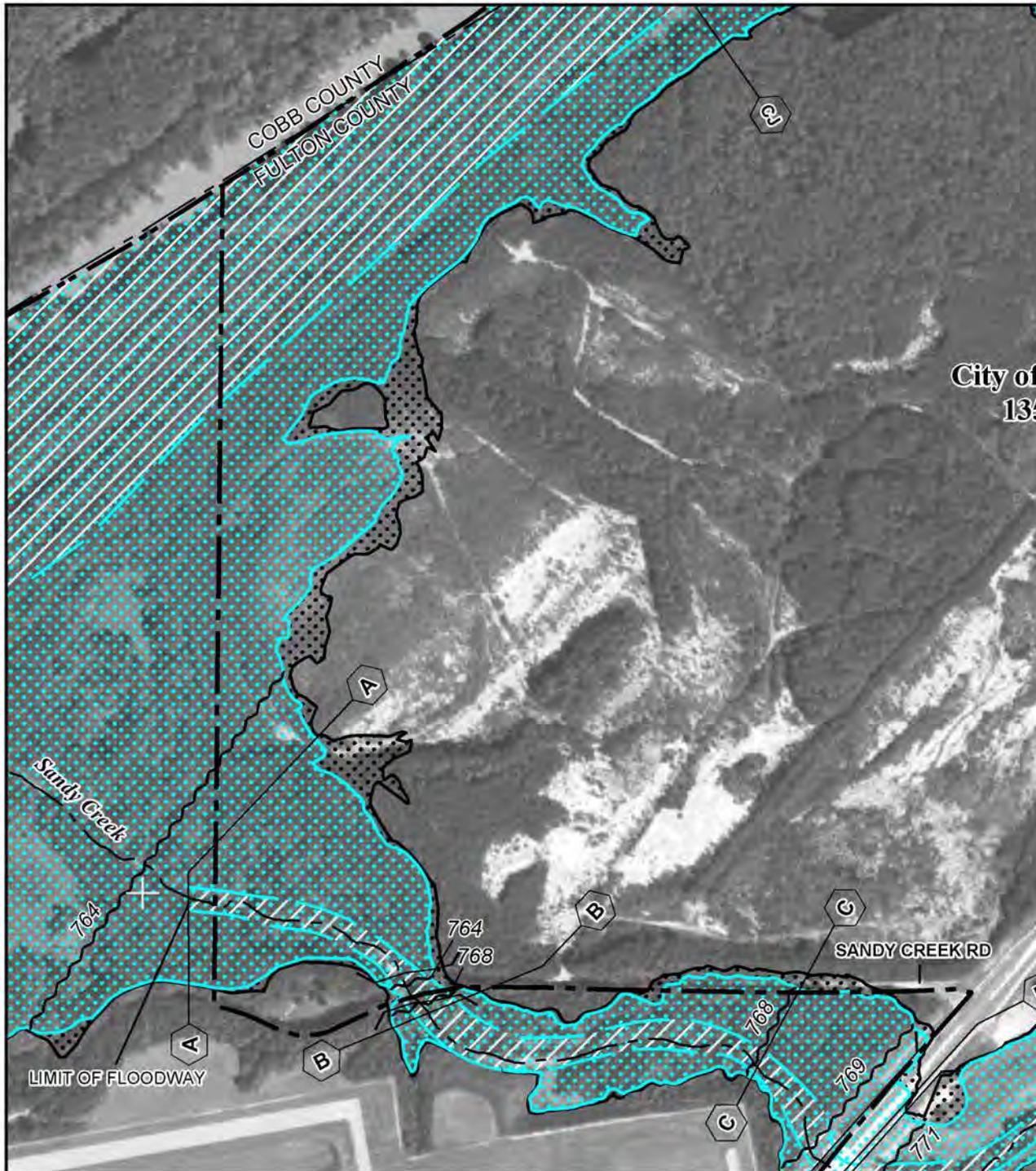
Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



MAP NUMBER
13121C0217F
MAP REVISED
SEPTEMBER 18, 2013

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



NFP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0217F

FIRM

FLOOD INSURANCE RATE MAP

FULTON COUNTY, GEORGIA

AND INCORPORATED AREAS

PANEL 217 OF 490
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
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TABLE 1:

Proposed Jurisdictional Impact Areas

List of Aquatic Features							
Feature	Latitude	Longitude	Cowardin Class	Class of aquatic resource	Estimated amount of aquatic resource in review area	Proposed Impacts to aquatic resource (LF or acres)	% of Total Aquatic Resource Impacted
Ephemeral a	33.787104	-84.516118	None	Ephemeral	110	0	0.00%
Stream 4	33.787659	-84.516265	Riverine	Intermittent	118	0	0.00%
Ephemeral b	33.785483	-84.515156	None	Ephemeral	336	112	33.33%
Stream 7	33.788303	-84.511455	Riverine	Intermittent	626	336	53.67%
Stream 9	33.792563	-84.506137	Riverine	Perennial	1,312	0	0.00%
Stream 11	33.792142	-84.506043	Riverine	Intermittent	984	135	13.72%
Ephemeral c	33.791664	-84.506327	Riverine	Ephemeral	151	0	0.00%
Ephemeral d	33.790615	-84.506069	None	Ephemeral	77	77	100.00%
Ephemeral e	33.790696	-84.505595	None	Ephemeral	64	64	100.00%
Stream 14	33.792077	-84.505410	Riverine	Intermittent	283	0	0.00%
Stream 16	33.790348	-84.502571	Riverine	Intermittent	379	379	100.00%
Stream 19	33.792259	-84.498781	Riverine	Perennial	636	0	0.00%
Stream 20	33.791041	-84.498260	Riverine	Intermittent	74	0	0.00%
Stream 21	33.791190	-84.497522	Riverine	Intermittent	65	0	0.00%
Pond 3	33.786642	-84.516237	Wetland	Open Water/ Emergent	1.11	0	0.00%
Wetland 1	33.788977	-84.516357	Wetland	Forested	45.31	0.00	0.00%
Wetland 2	33.785619	-84.515781	Wetland	Forested	3.69	0.00	0.00%
Wetland 5	33.786140	-84.515742	Wetland	Forested	0.004	0.00	0.00%
Wetland 6	33.787129	-84.515370	Wetland	Forested	1.54	0.00	0.00%
Wetland 8	33.788762	-84.512853	Wetland	Forested	0.81	0.02	2.47%
Wetland 10	33.793783	-84.507717	Wetland	Forested	1.84	0.00	0.00%
Wetland 12	33.792401	-84.505959	Wetland	Forested	0.004	0.00	0.00%
Wetland 13	33.792324	-84.505983	Wetland	Forested	0.005	0.00	0.00%
Wetland 15	33.790714	-84.503972	Wetland	Forested	0.21	0.16	76.19%
Wetland 17	33.789740	84.501453	Wetland	Forested	0.02	0.02	100.00%
Wetland 18	33.791277	84.497690	Wetland	Forested	0.05	0.05	100.00%
TOTAL Perennial Stream	--	--	--	--	1,948	0	0.00%
TOTAL Intermittent Stream	--	--	--	--	2,529	850	33.61%
TOTAL Ephemeral	--	--	--	--	738	253	34.28%
TOTAL STREAM	--	--	--	--	5,215	1,103	21.15%
TOTAL Wetland/Pond	--	--	--	--	53.48	0.25	0.47%





PHOTOGRAPH 1

Perennial Stream 1 northern portion of property, facing east.

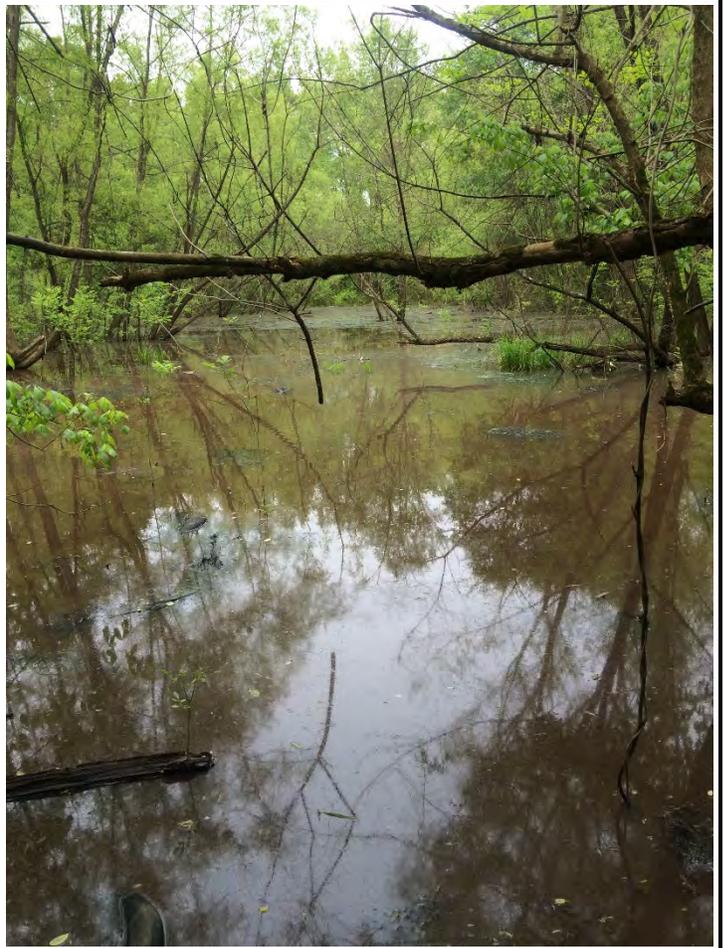


PHOTOGRAPH 2

Begin point of Ephemeral Channel 4 located in central eastern portion of site, facing northeast.



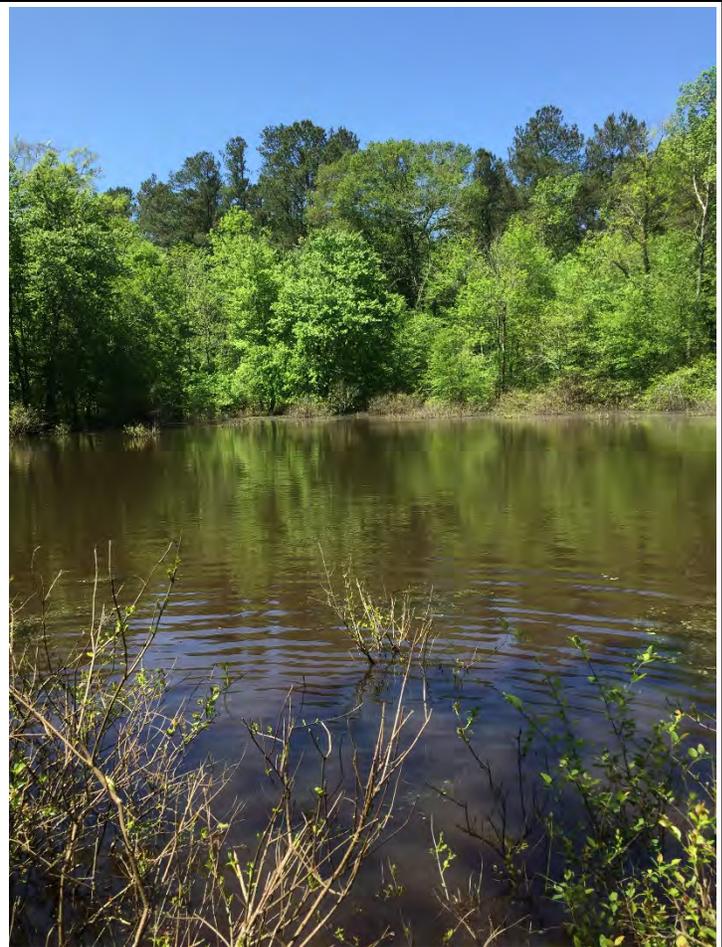
PHOTOGRAPH 3
Intermittent Stream 3, facing south.



PHOTOGRAPH 4
Wetland K adjacent to Perennial Stream 1, facing north.



PHOTOGRAPH 5
Wetland A located on western portion of property.



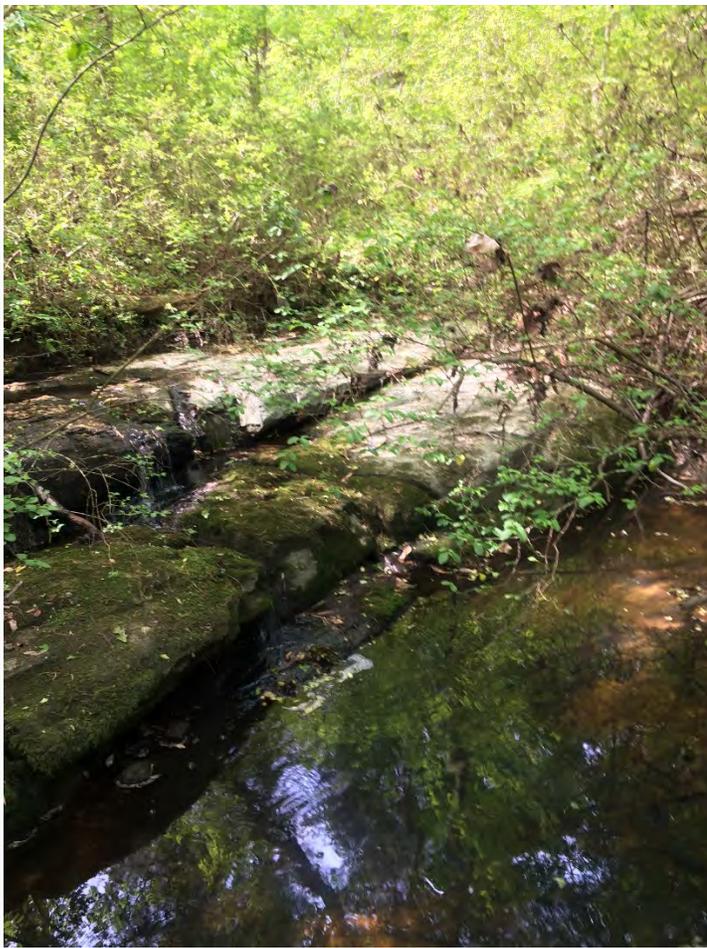
PHOTOGRAPH 6
Open water area in western portion of property, facing west.



PHOTOGRAPH 7
Ephemeral channel 2, facing north.



PHOTOGRAPH 8
Wetland D at Data Point 3, facing north.



PHOTOGRAPH 9

Perennial Stream 2 located in the eastern portion of property,
view to the south.



PHOTOGRAPH 10

Intermittent Stream 6, view to the south.

