



**DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT
4751 BEST ROAD, SUITE 140
COLLEGE PARK, GEORGIA 30337-5600**

March 18, 2020

Regulatory Division
SAS-2010-00991

**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 US Army Corps of Engineers (Corps) at the above address.

Application Number: SAS-2010-00991

Applicant: P & L Bridgeport, L.P.
Attention: Mr. Lawrence P. Kelly
3330 Cumberland Boulevard, Suite 300
Atlanta, Georgia 30339

Agent: Corblu Ecology Group, LLC
Attention: Mr. Micah W. Whiteside
3225 South Cherokee Lane, Building 800
Woodstock, Georgia 30188

Location of Proposed Work: The proposed project site is an approximately 367-acre property located south of the completed Phase I of the commercial-industrial mega-site development. The subject property is located north of Bethlehem Church Road, east of Interstate 85 (I-85), and west of Victoria Drive in Moreland, Coweta County, Georgia (latitude: 33.289258, longitude: -84.782843). The property is located within the Middle Chattahoochee River watershed (Hydrologic Unit Code: 03130002). The nearest named waterway is Little White Oak Creek, which is partially located within the southeastern corner of the proposed project site.

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

The applicant is proposing to fill waters of the U.S. for construction of the second phase of the Bridgeport Newnan Mega Site, a commercial-industrial development, for the construction of four new warehouse buildings, totaling 3,708,880 square feet. The proposed impacts to aquatic resources include: 0.28-acres of wetland, and 115 linear feet of perennial stream, and 3,674 linear feet of intermittent stream. All proposed work is associated with the construction of the building alignments and attendant infrastructure (construction of the building pads, buildings, roads, and parking lots). In order to off-set these proposed impacts, the applicant would purchase 1.52 grandfathered wetland compensatory mitigation credits and 23,614 (twenty-three thousand six hundred and fourteen) grandfathered stream compensatory mitigation credits from the Carrollton Mills Mitigation Bank.

BACKGROUND

Review of available information in the Corps Regulatory database identified a previous regulatory action for an Individual Permit (IP) for Phase I of the Bridgeport Newnan Mega Site, which is located immediately north of the proposed Phase II project site of this development. The IP was issued on August 2, 2011, authorizing impacts for discharge of fill material to a total of 4.83-acres of three different wetlands, 7,713 linear feet of three different perennial streams, and 2,518 linear feet of five different intermittent streams. The previously authorized impacts were compensated through the purchase of 6.4 wetland credits and 61,064.4 stream mitigation credits from Carrollton Mills Mitigation Bank.

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 will review the proposed project for water quality certification, in accordance with the provisions of Section 401 of the Clean Water Act. Prior to issuance of a Department of the Army permit for a project location in, on, or adjacent to the waters of the State of Georgia, review for Water Quality Certification is required. A reasonable period of time, which shall not exceed one year, is established under the Clean Water Act for the State to act on a request for Water Quality Certification, after which, issuance of such a Department of the Army permit may proceed.

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, a preliminary analysis for archaeological and historic resources was conducted. Georgia's Natural, Archaeological, and Historic Resources GIS (GNAHRGIS) and the National Register of Historic Places (NRHP) websites were consulted in preliminary identification of historic resources. Lists of current and pending NRHP properties are also being consulted in addition to historical mapping and aerial photographs of the project site. A field survey for potentially eligible historic or archeological resources is being conducted and shovel tests data will be provided, supplemental to the permit application, by a registered archeologist. Once this report is received, the data provided in the report will be evaluated by the Corps and subsequently coordinated with Federally Recognized Tribes and the State Historic Preservation Officer to request concurrence with the Corps' final effects determination.

Endangered Species: A preliminary review the U.S. Fish and Wildlife Service (FWS) list of Endangered and Threatened Species (IPaC) indicates the following listed species may occur in the project area: white fringeless orchid (*Plantanthera integrilabia*).

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 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.

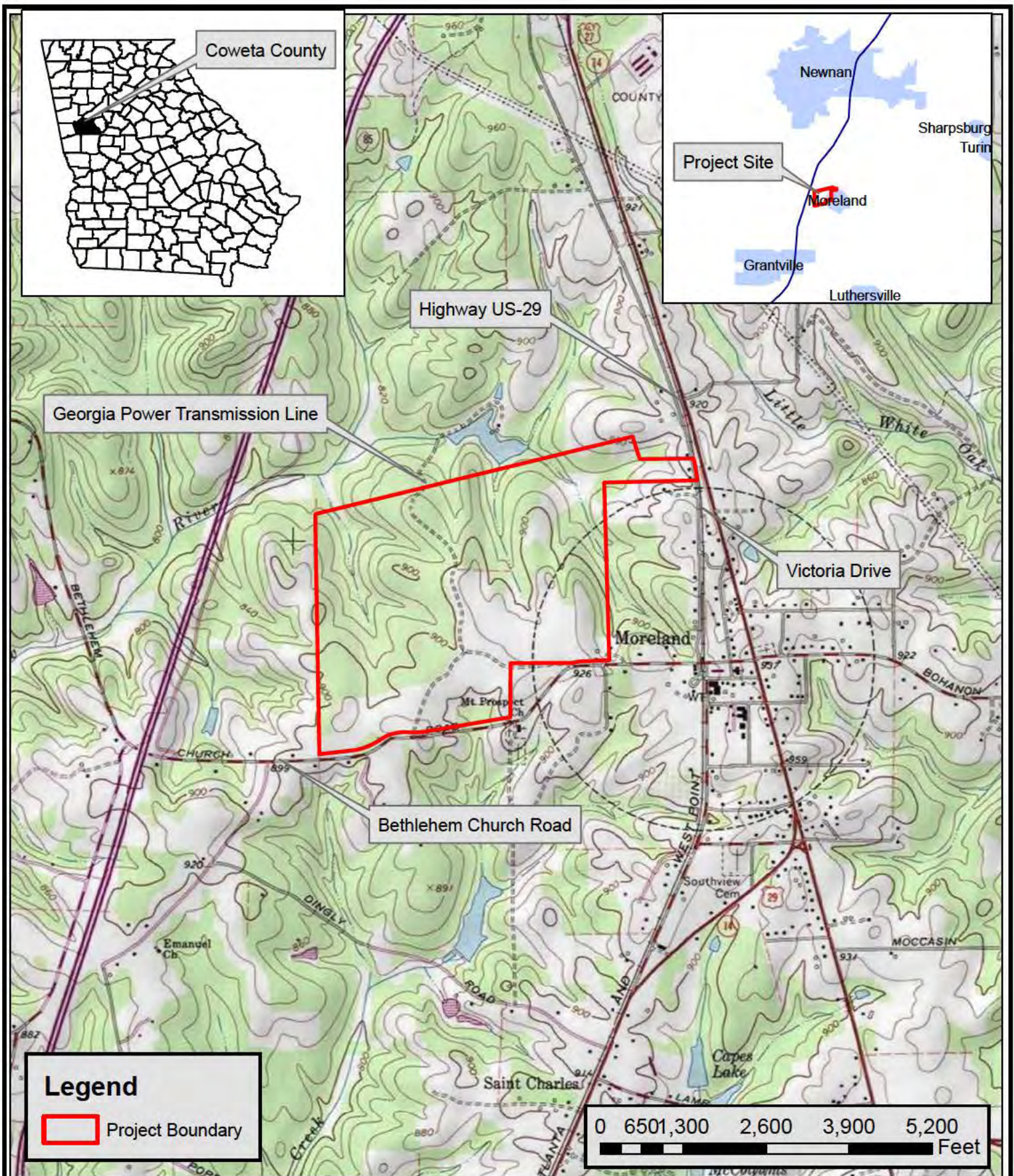
Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. 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 by email to jade.r.bilyeu@usace.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Ms. Jade R. Bilyeu, 4751 Best Road, Suite 140, College Park, Georgia 30337, no later than **30 days** from the date of this notice. Please refer to the Applicant's name (P & L Bridgeport, L.P.) and the assigned application number (SAS-2010-00991) in your comments.

If you have any further questions concerning this matter, please contact Ms. Jade R. Bilyeu, Regulatory Specialist, Piedmont Branch, at 678-422-6572 or jade.r.bilyeu@usace.army.mil.

Enclosures:

1. Figure 1 – Site Location Map
2. Sheet C-1.0, Bridgeport Phase III Wetland Permit – Proposed Impacts to Aquatic Resources and Site Configuration Map
3. Figure 4 – Alternatives Sites Map
4. Site Photos 1-9



Bridgeport Newnan II Site
USACE Individual Permit
Coweta County, Georgia



Figure 1
Site Location Map
Project No. 02-012618

1:6,000 7,500 3,750 0 7,500 15,000 Feet

Bridgeport Newnan II Site
USACE Individual Permit
Coweta County, Georgia



Figure 4
Alternative Site Overall Map
Project No. 02-012618



Photograph No. 1: Representative photo of perennial stream P-1, facing downstream.



Photograph No. 2: Representative photo of perennial stream P-3, facing upstream.



Photograph No. 3: Representative photo of perennial stream P-4, facing upstream.



Photograph No. 4: Representative photo of intermittent stream I-1, facing upstream.



Photograph No. 5: Representative photo of intermittent stream I-3, facing downstream.



Photograph No. 6: Representative photo of intermittent stream I-7, facing upstream.



Photograph No. 7: Representative photo of Wetland A, along the right-of-way, facing south.



Photograph No. 8: Representative photo of Wetland E.



Photograph No. 9: Representative photo of Wetland H.