



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

June 23, 2022

Regulatory Division
SAS-2017-00076

**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-2017-00076

Applicant: Mr. Joe Guion, Senior Development Manager
PDC Atlanta LPIV, LLC
9040 Roswell Road, Suite 420
Atlanta, Georgia 30350

Agent: Ms. Pamela S. Tutton
Contour Environmental, LLC
4462 Bretton Court NW, Suite 14
Acworth, Georgia 30101

Project Purpose as Proposed by Applicant: The applicant's stated project purpose is to develop a Class A logistics distribution facility, within the Southwest Atlanta market, to meet existing market demand in the Southeast Region's primary distribution hub, on an approximately 149-acre, multi-parcel assemblage.

Location of Proposed Work: The project site is located in the southwest quadrant of the interchange of Interstate 20 (I-20) and Atlantic Avenue, west of Five Points Road, and south of Buncombe-Waco Road, in the City of Bremen, within portions of Haralson and Carroll Counties, Georgia (latitude: 33.6855, longitude: -85.1921). The on-site aquatic resources drain towards the southwest to an unnamed tributary of Walker Creek.

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers:
The applicant proposes to permanently impact 3.92-acres of wetlands and 567 linear feet of intermittent stream channels for the construction of a 1,000,000 square-foot industrial building, including 206 dock spaces, 295 trailer spaces, 464 parking spaces, and associated infrastructure. Specifically, the applicant would pipe and fill Intermittent Stream I1 (295 linear feet), Intermittent Stream I2 (272 linear feet) and permanently fill portions of Wetland W1 (2.71-acres) and all of Wetland W3 (1.202-acres) to construct

the building, parking lots, and an access road. The project would include the construction of parking lots and access roads within the central portions of the site. Perennial Stream 1 (1,203 linear feet); two open-water features: OW1 (0.581-acre) and OW2 (0.112-acre); and six wetland areas: W2 (1.728-acres), W4 (0.042-acre), W5 (0.001-acre), W6 (0.021-acre), W6 (0.021-acre), W7 (0.688-acre), and W8 (0.023-acre) would be avoided.

To offset the loss in aquatic function associated with the proposed impacts to wetlands and intermittent stream channels, the applicant would purchase 18.08 legacy wetland and 3,062 legacy stream mitigation credits from a U.S. Army Corps of Engineers approved mitigation bank servicing the project area (Etowah River Road Mitigation Bank). The project is hydrologically connected to the Walker Creek – Tallapoosa River watershed (Hydrologic Unit Code (HUC): 03150108).

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. The Georgia EPD did not require a pre-certification meeting with the applicant, prior to submitting their application for a permit under Section 404 of the Clean Water Act.

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: Review of the latest published version of the National Register of Historic Places and the Georgia Natural, Archeological and Historic Resources GIS database, indicates that no eligible or listed historic properties were identified on the project site. Presently unknown archaeological, scientific, prehistorical or historical data may be located at the site and could be affected by the proposed work. The applicant completed a Phase I Cultural Resources Survey (CRS), and their findings will be provided to the Georgia Department of Natural Resources, Historic Preservation Division's (HPD's) office. The survey's findings, as prepared by Greenhouse Consultants, Incorporated, documents the results of a pedestrian survey and shovel

tests. No resources eligible for listing or listed on the National Register of Historic Places were identified. Further, the survey recommends no additional archaeological investigation within the Area of Potential Effects.

Endangered Species: A preliminary review of the U.S. Fish and Wildlife Service (USFWS) and the National Marine Fisheries Service-Protected Resource Division's (NMFS-PRD) list of Endangered and Threatened Species (IPaC) indicates that gray bat, finelined pocketbook, Monarch butterfly (candidate), and white fringeless orchid, may occur within proximity to the proposed project.

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.

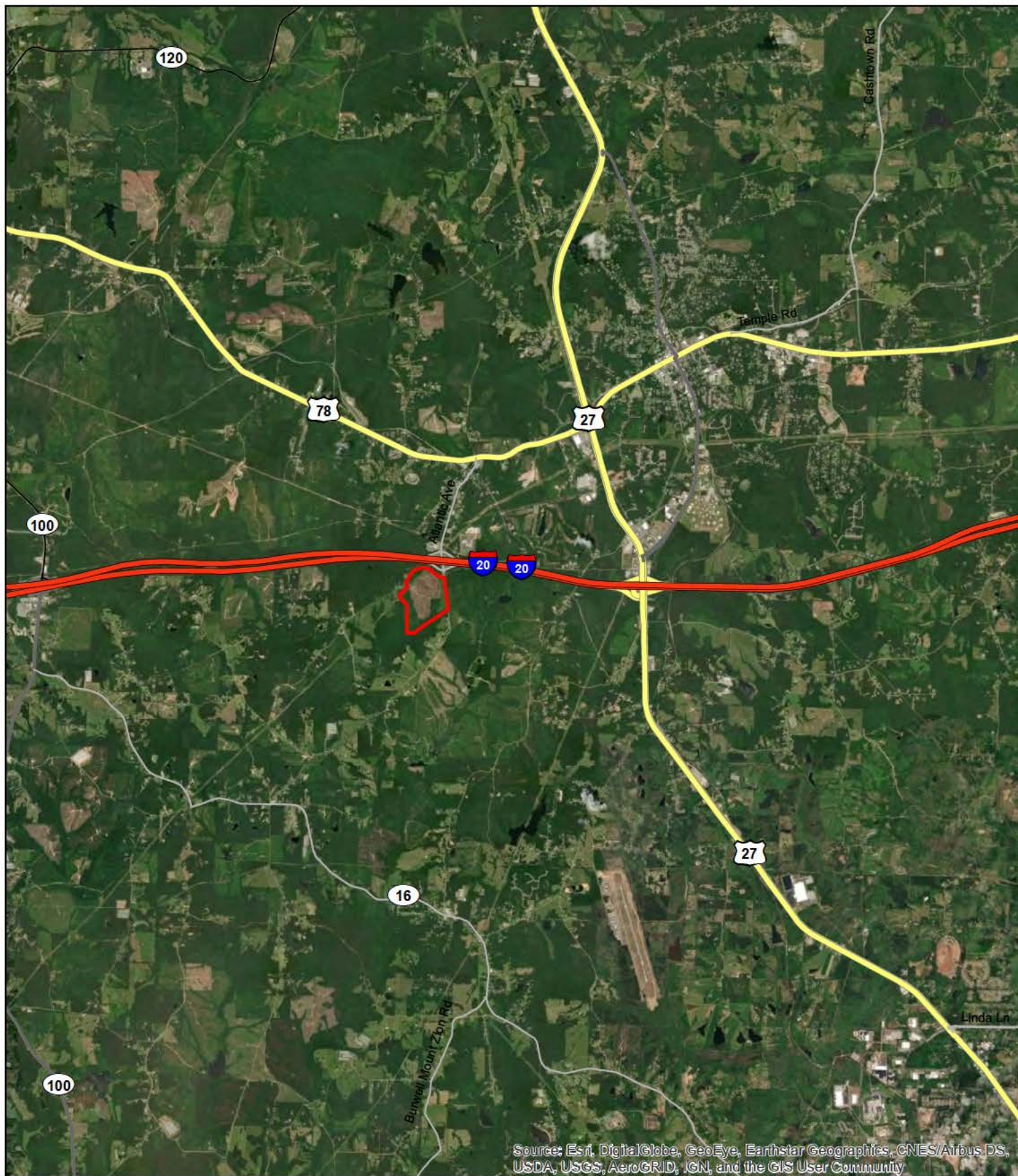
Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. 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 their written comments by e-mail to Jade.R.Bilyeu@usace.army.mil within 30 days of this notice. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Jade Bilyeu, Regulatory Specialist, 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 and the application number in your comments.

If you have any further questions concerning this matter, please contact Jade Bilyeu, Regulatory Specialist, of the Piedmont Branch, by e-mail at Jade.R.Bilyeu@usace.army.mil or at 678-422-6572.

Enclosures:

1. Vicinity Map
2. Site Location/Topographic Map
3. Aquatic Resource Delineation Map
4. National Wetlands Inventory Map
5. USDA-NRCS Web Soil Survey
6. Preferred Site Layout/Concept Plan
7. Off-Site Alternatives Map



Produced By:



Contour Environmental LLC
4462 Bretton Court NW, Suite 14
Acworth, Georgia 30101

FIGURE 1: VICINITY MAP

Bremen Industrial
Carroll/Haralson Counties, Georgia
For
PDC Atlanta LP IV, LLC

CE22PAN:01
April 5, 2022

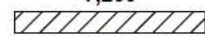
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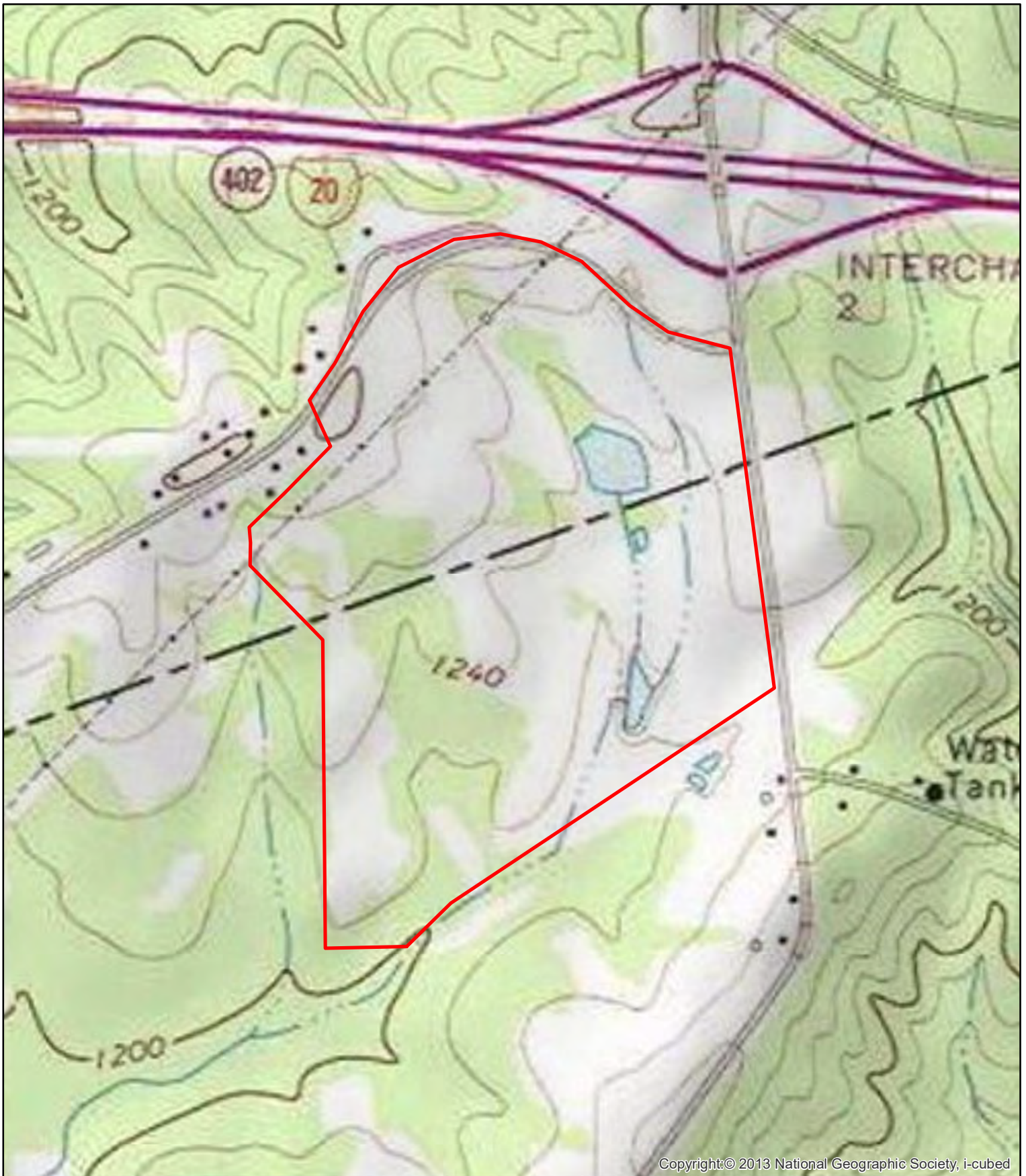
Approx. Property Boundary



7,200



Feet



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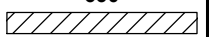
FIGURE 1: SITE LOCATION MAP
7.5 MIN USGS TOPOGRAPHIC QUAD

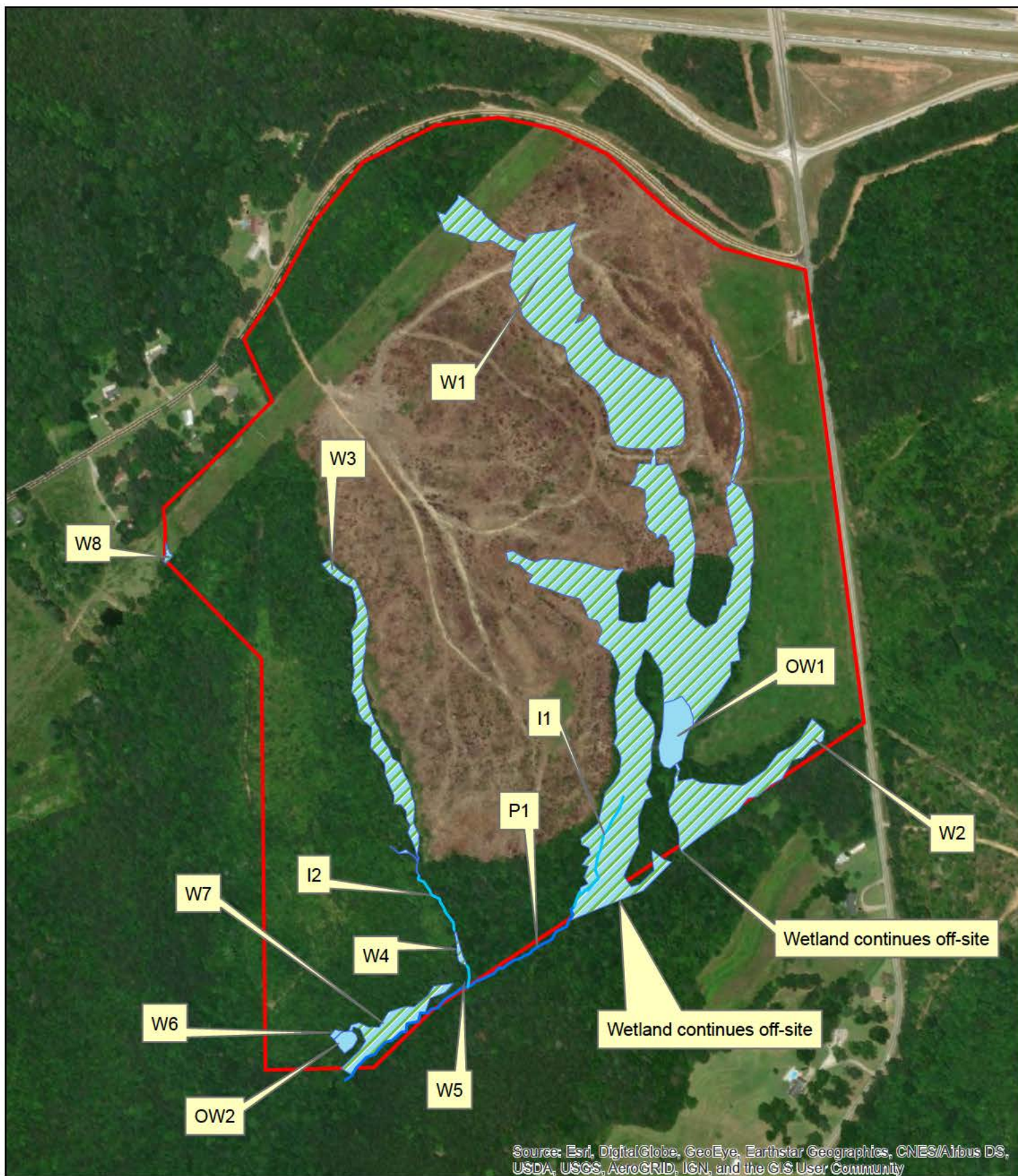
Bremen Tract
Haralson/Carroll County, Georgia
For
PDC Atlanta LPIV, Inc.
CE21PAN:06
November 8, 2021

LEGEND

 Approx. Property Boundary



660

Feet



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FIGURE 2: AQUATIC RESOURCE DELINEATION MAP

Bremen Tract
Haralson/Carroll County, Georgia
For
PDC Atlanta, LPIV Inc.
CE21PAN:06
November 8, 2021

LEGEND

- Approx. Property Boundary
- Perennial Stream
- Intermittent Stream
- Wetland
- Open Water



490
Feet



U.S. Fish and Wildlife Service

National Wetlands Inventory

Wetlands



October 6, 2021

Wetlands

Estuarine and Marine Deepwater

Estuarine and Marine Wetland

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Freshwater Pond

Lake

Other

Riverine

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.

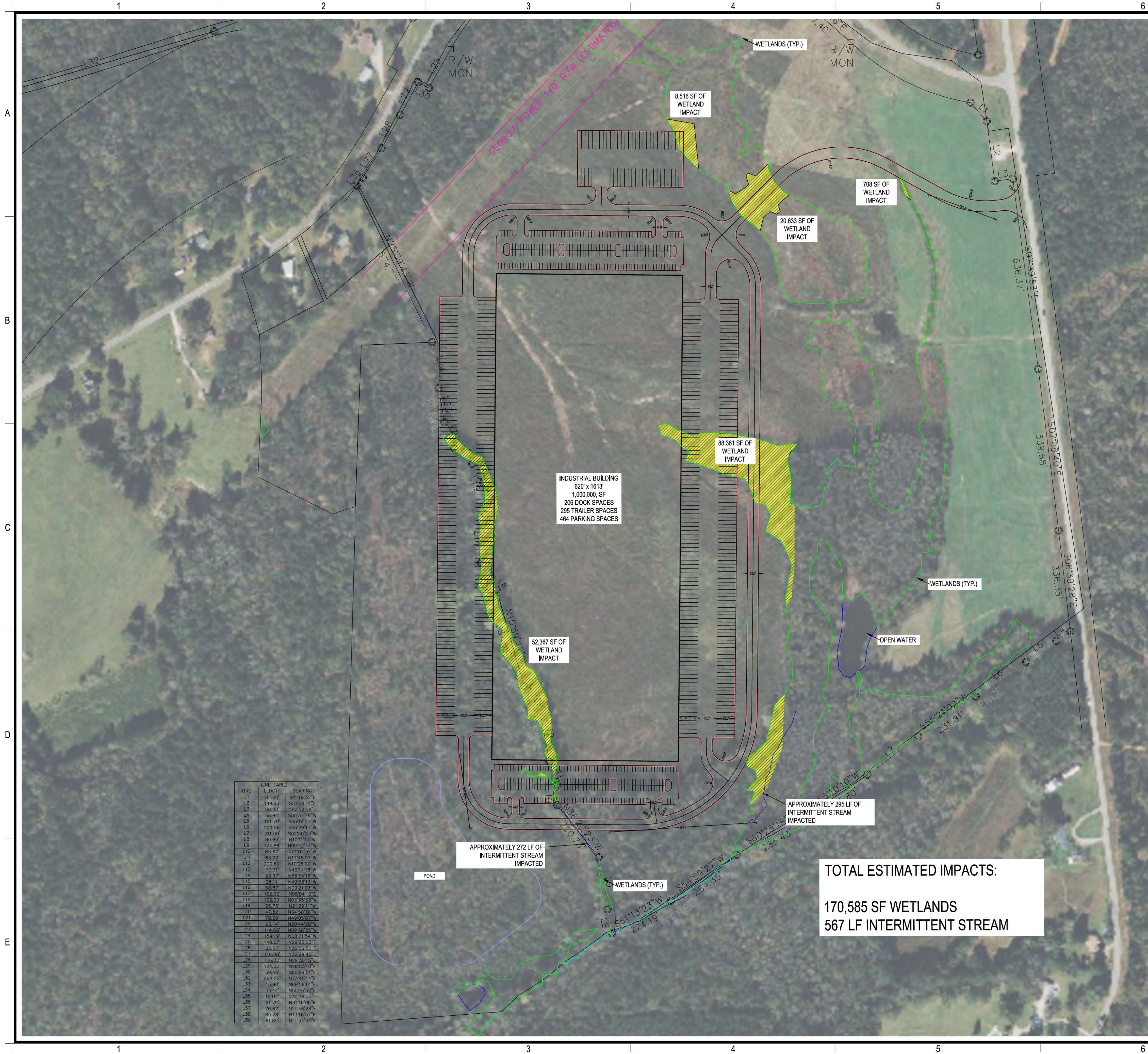
Soil Map—Carroll and Haralson Counties, Georgia



Natural Resources
Conservation Service

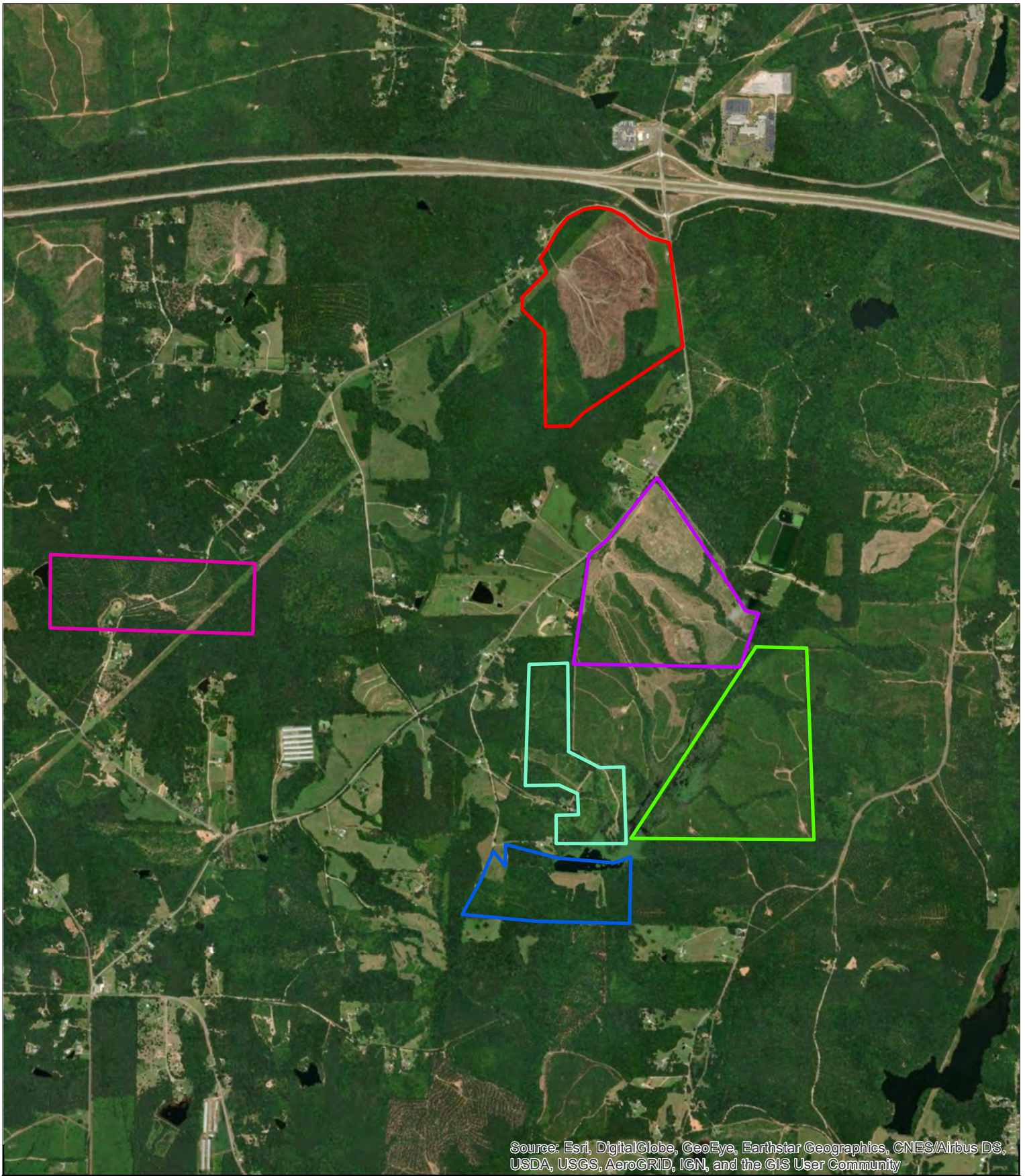
Web Soil Survey
National Cooperative Soil Survey

10/6/2021
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LINE TABLE		
LINE	LENGTH	BEARING
L1	82.20'	S41°18'32"E
L2	199.66'	S07°34'14"E
L3	60.00'	N82°52'58"E
L4	58.84'	S53°37'49"W
L5	121.79'	S55°12'07"W
L6	203.56'	S55°29'17"W
L7	211.00'	S82°50'23"W
L8	80.88'	N10°11'13"W
L9	174.86'	N09°42'44"W
L10	65.67'	N01°04'31"W
L11	83.22'	N17°48'07"W
L12	200.60'	N10°28'20"W
L13	70.31'	N42°14'18"W
L14	23.97'	N56°54'16"W
L15	28.11'	N49°54'13"W
L16	58.87'	N09°21'03"W
L17	162.20'	N05°04'13"E
L18	193.32'	N03°35'33"W
L19	25.75'	N21°29'11"W
L20	47.62'	N34°56'36"W
L21	28.22'	N44°05'07"W
L22	93.14'	N20°44'58"W
L23	114.68'	N09°58'25"W
L24	154.19'	N08°21'54"W
L25	148.07'	N09°23'03"E
L26	33.52'	N36°56'52"E
L27	116.08'	N32°22'40"E
L28	146.30'	N28°30'18"E
L29	124.32'	N28°53'10"E
L30	39.50'	S60°22'01"E
L32	268.25'	N73°45'14"E
L33	43.80'	N08°54'01"E
L34	34.14'	N55°16'32"E
L35	12.02'	N30°38'05"E
L36	21.70'	N31°16'08"E
L37	76.82'	N14°48'28"E
L38	89.28'	N13°16'57"E
L39	61.89'	N14°54'54"E

TOTAL ESTIMATED IMPACTS:
170,585 SF WETLANDS
567 LF INTERMITTENT STREAM



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OFF SITE ALTERNATIVES

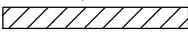
Bremen Industrial Facility
Haralson/Carroll Counties, Georgia
For
PDC Atlanta LPV, LLC

CE22PAN:01
April 7, 2022

LEGEND

-  Property Boundary
-  Off Site 1
-  Off Site 2
-  Off Site 3
-  Off Site 4
-  Off Site 5



2,100

Feet