



REPLY TO
ATTENTION OF

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

APRIL 03 2013

Regulatory Division
SAS-2012-00710

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-2012-00710

Applicant: Jon Whitmer
City of Kennesaw
Department of Public Works
3080 Moon Station Road
Kennesaw, GA, 30144

Agent: Ms. Ana Sellers
Ecological Solutions, Inc.
630 Colonial Park, Suite 200
Roswell, Georgia 30075

Location of Proposed Work: The project site is located at the intersection of Main Street and Watts Drive, Kennesaw, Cobb County, Georgia (latitude 34.0324, longitude -84.6155).

Description of Work Subject to the Jurisdiction of the US Army Corps of Engineers: To impact 264 linear feet of intermittent stream and 228 linear feet of ephemeral stream to prepare for the resurgence and expansion of downtown Kennesaw. The applicant proposes to construct a mixed-use development that will include housing, commercial locales and retail locales. In addition the permittee will construct ground level parking. This area will also be used to accommodate the expansion of the existing City Hall and other surrounding municipal buildings. The applicant will reroute a stormwater main that transects the subject parcel to accommodate the proposed development. The strategic location is a compact layout that will promote a pedestrian friendly community within the downtown area.

Avoidance and Minimization: The proposed project consists of a mixed-use residential and commercial development in downtown Kennesaw. The project will include open areas and green spaces. Avoidance will be maximized to the greatest extent feasible to allow development.

Compensatory Mitigation: The applicant proposes to purchase 1,161.60 stream mitigation credits and 0.05 wetland mitigation credits for the impacts to 267 linear feet of intermittent stream and 228 linear feet of ephemeral stream.

BACKGROUND

This Joint Public Notice announces a request for authorizations from both the US 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, 4220 International Parkway, Suite 101, Atlanta, Georgia 30354, 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 US Department of the Interior, Fish and Wildlife Service, the US 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 US 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 US 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.

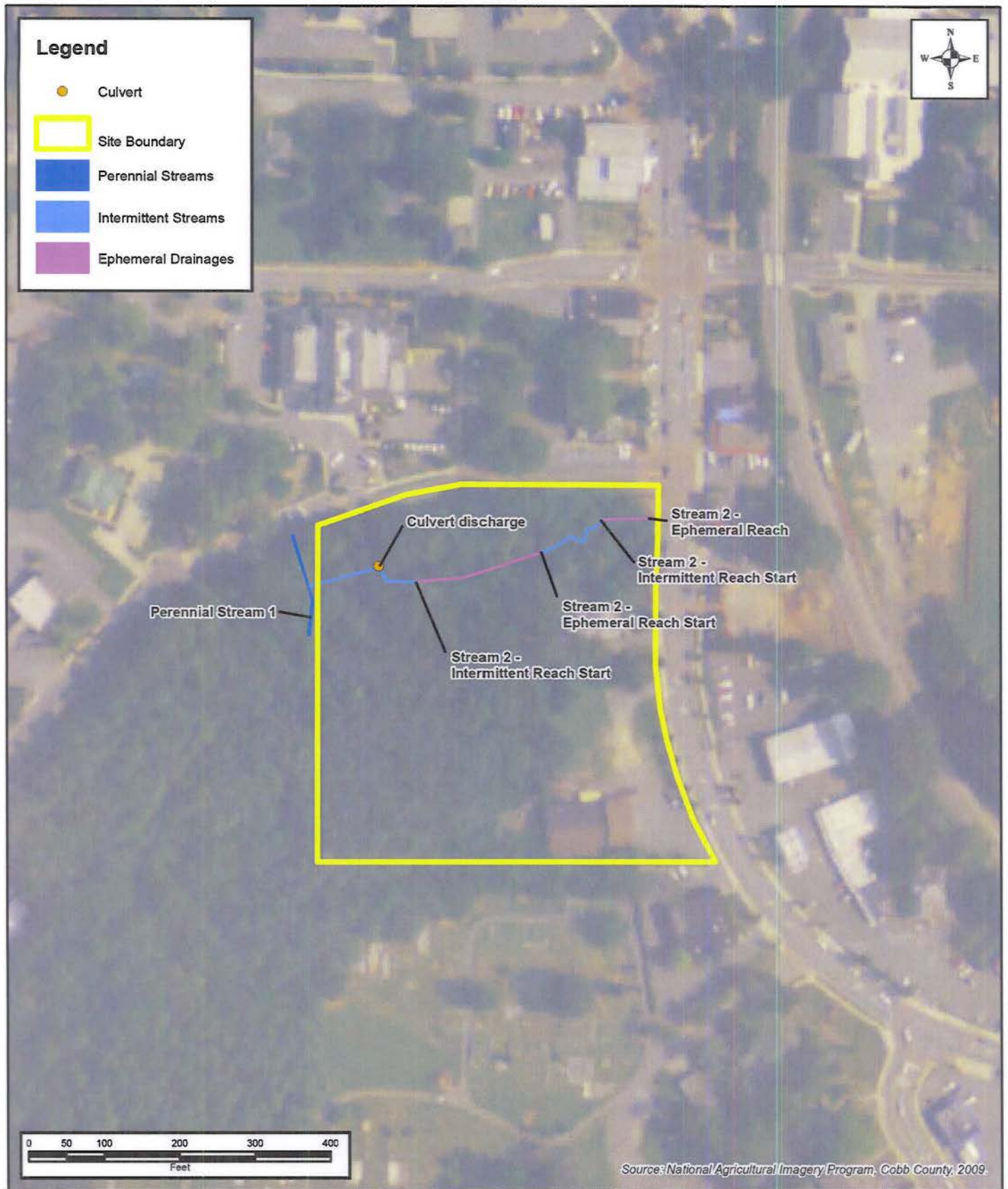
Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army Permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. 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 the Commander, US 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. 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, Biologist, Regulatory Specialist, Piedmont Branch at 678-422-6570.

Encls

1. City of Kennesaw, Mainstreet Kennesaw Site
2. Proposed Site Plan
3. Alternative Analysis Map



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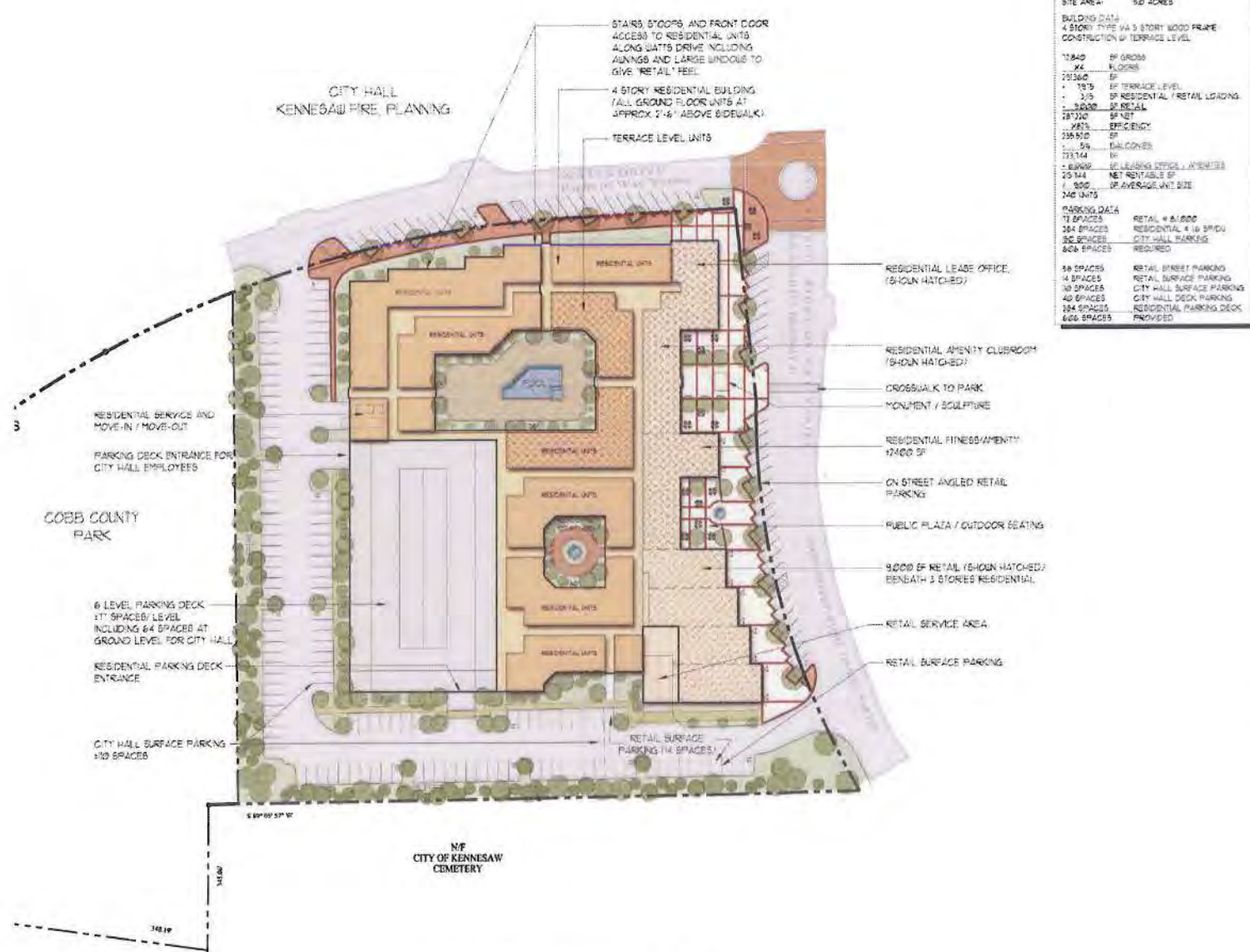
City of Kennesaw
Mainstreet Kennesaw Site
Cobb County

40507-002



Jurisdictional Waters Map

Figure 4



SITE DATA	
SITE AREA:	5.0 ACRES
BUILDING DATA	
4 STORY TYPE VA 3 STORY WOOD FRAME CONSTRUCTION W/ TERRACE LEVEL	
12840	SF GROSS FLOORS
70360	SF
1875	SF TERRACE LEVEL
3300	SF RESIDENTIAL / RETAIL LOADING
18720	SF RETAIL
18720	SF NET
1875	EFFICIENCY
236510	SF
35	BALCONIES
72314	SF
6000	SF LEASING OFFICE / AMENITIES
25144	NET RENTABLE SF
1800	SF AVERAGE UNIT SIZE
240	UNITS
PARKING DATA	
12 SPACES	RETAIL # 81000
364 SPACES	RESIDENTIAL 4 16 59100
36 SPACES	CITY HALL PARKING REQUIRED
58 SPACES	RETAIL STREET PARKING
4 SPACES	RETAIL SURFACE PARKING
10 SPACES	CITY HALL SURFACE PARKING
40 SPACES	CITY HALL DECK PARKING
384 SPACES	RESIDENTIAL PARKING DECK
606 SPACES	PROVIDED



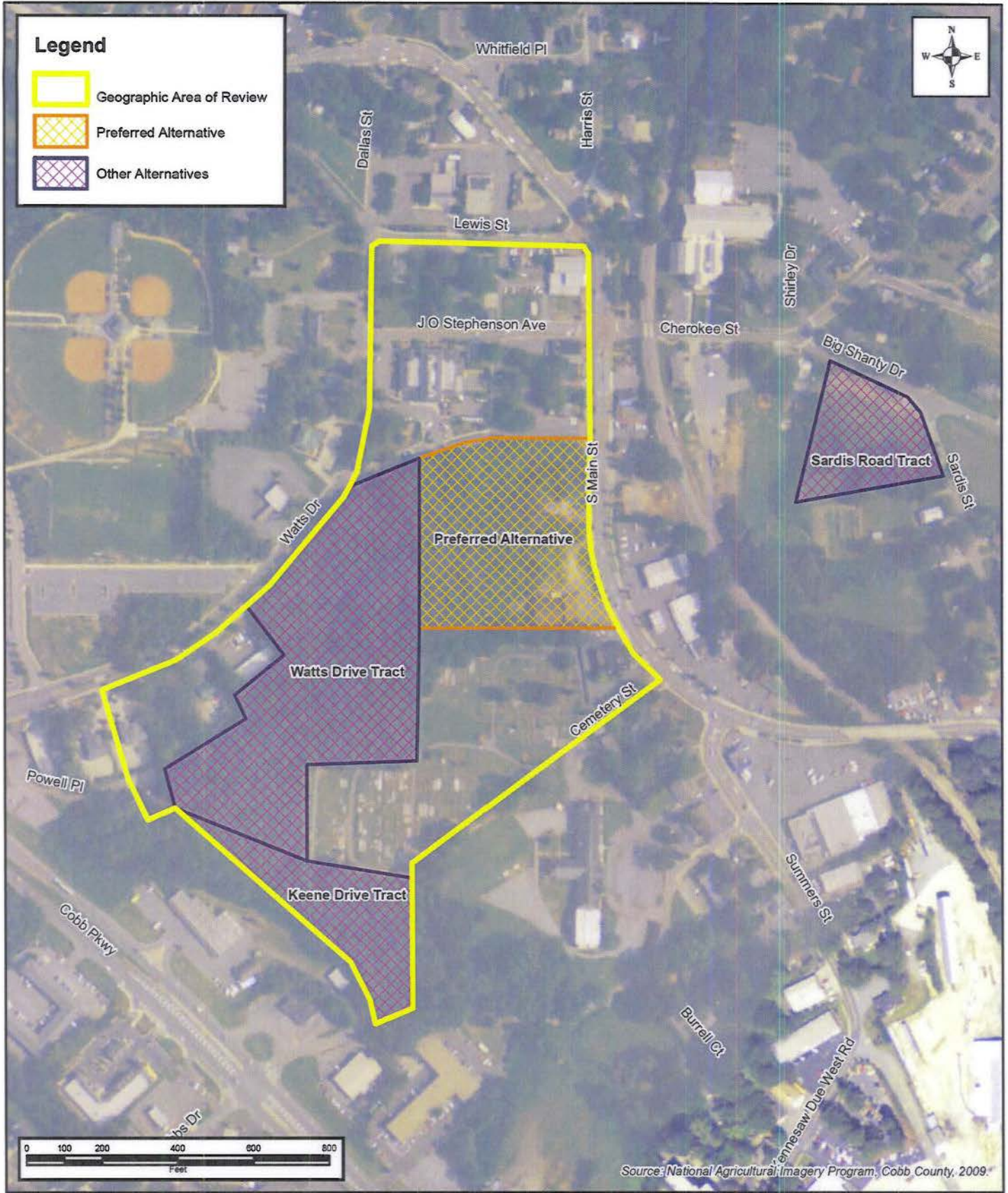
THE PRESTON PARTNERSHIP, LLC
 A MULTI-DISCIPLINARY DESIGN FIRM
 SOUTH TERRACES
 115 PERIMETER CENTER PLACE, SUITE 650
 ATLANTA, GEORGIA 30346
 TELEPHONE: 770 395 7244
 FAX: 770 395 2945
 WWW.THEPRESTONPARTNERSHIP.COM
 CONSULTANT

PROJECT
MAIN STREET KENNESAW
 KENNESAW GA

SOUTH CITY PARTNERS
 310 KENNEDY PARKWAY SUITE 1-30
 ATLANTA GA 30321

REVISION	DATE
1. SEE PLAN PREVIOUS	05/22/2012
2. SEE PLAN PREVIOUS	05/29/2012

DATE: 05/30/2012
 JOB NUMBER: 1206301
 DRAWN BY: AJC
 CHECKED BY: RP
 DRAWING TITLE: SITE PLAN
 DRAWING NUMBER: SP-01
 CADDIST:



Source: National Agricultural Imagery Program, Cobb County, 2009.

40507-002_USACE_ait.mxd

City of Kennesaw
Mainstreet Kennesaw Site
Cobb County

40507-002



Alternatives Analysis Map

Figure 1