



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

REPLY TO
ATTENTION OF

Regulatory Division
SAS-2007-01245

DEC - 6 2019

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-2007-01245

Applicant: Mr. Matt Wilson
Blanchard Real Estate Capital
2964 Peachtree Road, NW
Suite 750
Atlanta, Georgia 30305

Agent: Mr. John T. Vermont
Corblu Ecology Group, LLC
3225 South Cherokee Lane
Building 800
Woodstock, Georgia 30188

Location of Proposed Work: The project site is a 103.5-acre property located south of Dawson Forest Road, north of Whitmire Drive, east of Georgia SR 400 and west of Lumpkin Camp Ground Road/SR 9, in unincorporated Dawson County, Georgia. Gordon Moss Road extends through the central portion of the property, oriented generally north-to-south (centered at approximately latitude 34.3491, longitude -84.0534). The Site Location Map is attached.

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers: The project involves the construction of a commercial development providing 576,600 square feet of retail space, with attendant infrastructure including parking areas, ingress/egress, and associated utility structures and facilities. Project construction will result in proposed total impacts to 1,661 linear feet of intermittent stream and 0.79-acre of wetlands. The Site layout Plan is attached. The Applicant proposes to compensate for project impacts to waters/wetlands through a purchase of 8,471.1 stream and 5.54 wetland mitigation credits from an approved mitigation bank(s) servicing the project within its primary service area.

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 Savannah District issued a permit for a similar project on the subject property on August 22, 2008, the authorization for which expired on March 20, 2013. Currently proposed impacts to waters/wetlands on the project site have been reduced relative to the prior authorization, avoiding waters/wetlands located within the southern portion of the property.

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. By letter dated October 19, 2007, the Georgia Department of Resources, Historic Preservation

Division issued a “no effects” determination for historic and/or archeological resources in association with project construction under the prior authorization.

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 (USFWS), 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. Following coordination with the USFWS, completed on October 22, 2007, the original project plans incorporated stormwater management design components in order to comply with the Draft Etowah River Habitat Conservation Plan’s water quality guidelines. The currently proposed construction plan has retained these stormwater design components.

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. The

Applicant has evaluated five alternative sites within proximity to one another, including the proposed project site. The Alternative Site Locations Map is attached.

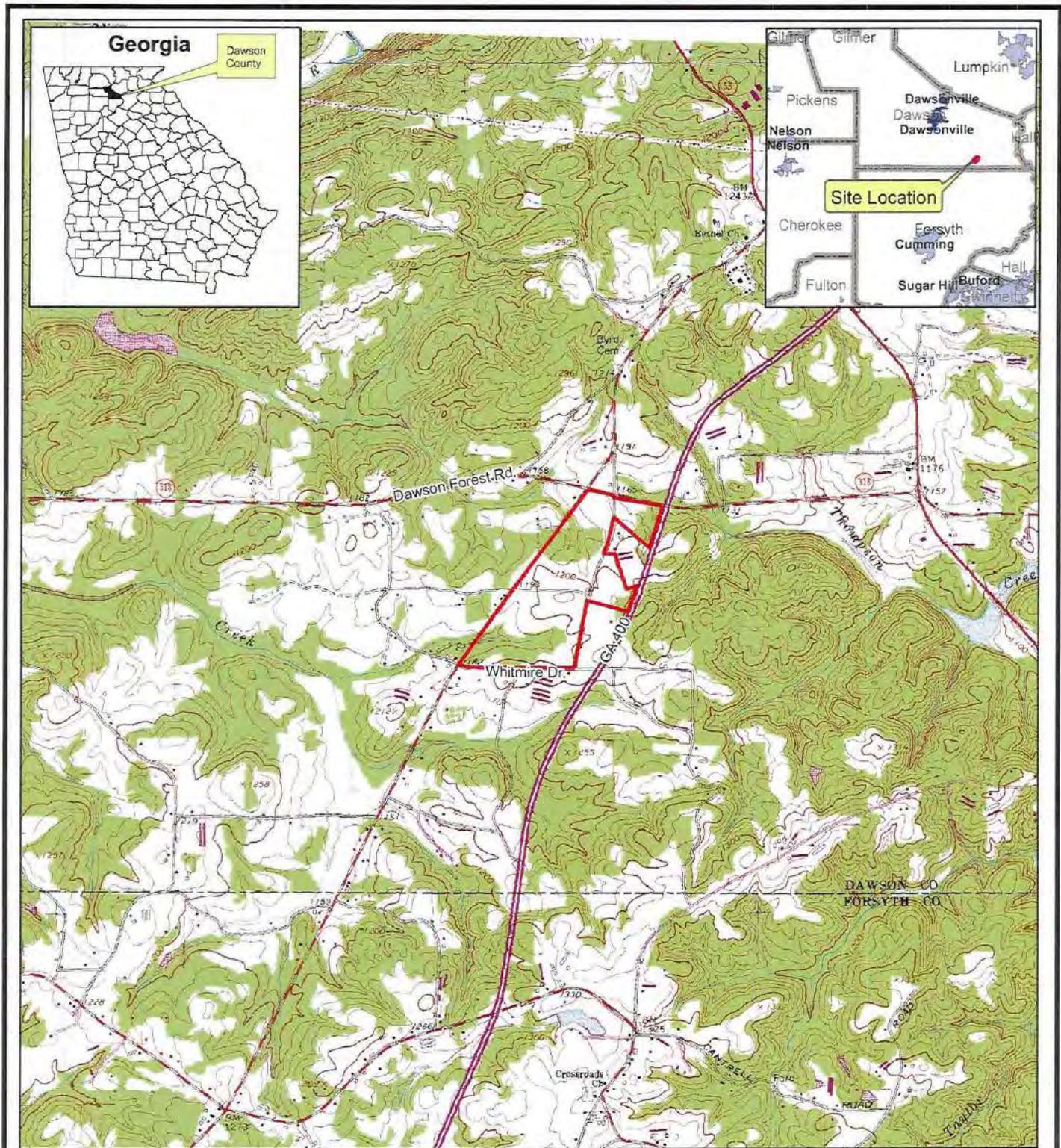
Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army Permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. 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: Adam F. 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 in your comments.

If you have any further questions concerning this matter, please contact Adam F. White, Regulatory Specialist, Piedmont Branch at 678-422-2730.

Encls

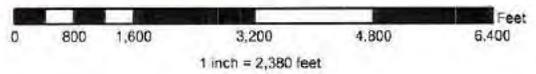
1. Site Location Map, Figure 1 - Dawsonville Retail Center by Corblu Ecology Group.
2. Site Layout Plan, Sheet CO3 of 35 - by the Contineo Group, dated October 25, 2013.
3. Alternative Site Locations Map, Figure 4 - Dawsonville Retail Center by Corblu Ecology Group.



Base map: USGS 7.5 Min. Topographic Quadrangle Maps of Coal Mountain, Georgia.

Legend

 Approximate Site Boundary



Dawsonville Retail Center
Dawson County, Georgia



Figure 1
Site Location Map
CEG Project No. 02-020807

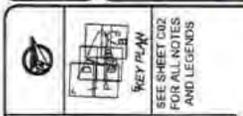


DATE	REVISIONS



DAWSONVILLE RETAIL CENTER
 LOCATION: 2500 DAWSON STREET SE, DAWSONVILLE, GA 30034
 PROJECT: 400 DISTRICT 12
 COUNTY: DAWSON COUNTY, GA

DATE	SHEET	NO.	TOTAL
11/15/24	1	1	1



SITE DATA

ITEM	DESCRIPTION	VALUE
AREA	TOTAL PROJECT AREA	1,234,567 SQ. FT.
PERCENTAGE	PERCENTAGE OF TOTAL	15.2%
PERCENTAGE	PERCENTAGE OF TOTAL	12.8%
PERCENTAGE	PERCENTAGE OF TOTAL	10.5%
PERCENTAGE	PERCENTAGE OF TOTAL	8.3%
PERCENTAGE	PERCENTAGE OF TOTAL	6.1%
PERCENTAGE	PERCENTAGE OF TOTAL	4.9%
PERCENTAGE	PERCENTAGE OF TOTAL	3.7%
PERCENTAGE	PERCENTAGE OF TOTAL	2.5%
PERCENTAGE	PERCENTAGE OF TOTAL	1.3%
PERCENTAGE	PERCENTAGE OF TOTAL	0.1%

RESIDENTIAL BUILDING SUMMARY

UNIT TYPE	NO. OF UNITS	TOTAL SQ. FT.
1-BEDROOM	120	120,000
2-BEDROOM	180	360,000
3-BEDROOM	100	300,000
4-BEDROOM	50	200,000
5-BEDROOM	20	100,000
TOTAL	470	1,080,000

COMMERCIAL BUILDING SUMMARY

BUILDING TYPE	NO. OF BUILDINGS	TOTAL SQ. FT.
RETAIL	5	250,000
OFFICE	3	150,000
RESTAURANT	2	100,000
COMMERCIAL	1	50,000
TOTAL	11	550,000

CONFERENCE BUILDING SUMMARY

CONFERENCE ROOM	NO. OF ROOMS	TOTAL SQ. FT.
CONFERENCE ROOM 1	1	50,000
CONFERENCE ROOM 2	1	50,000
CONFERENCE ROOM 3	1	50,000
TOTAL	3	150,000

RECREATION BUILDING SUMMARY

RECREATION FACILITY	NO. OF FACILITIES	TOTAL SQ. FT.
RECREATION FACILITY 1	1	100,000
RECREATION FACILITY 2	1	100,000
TOTAL	2	200,000

UTILITIES BUILDING SUMMARY

UTILITIES BUILDING	NO. OF BUILDINGS	TOTAL SQ. FT.
UTILITIES BUILDING 1	1	50,000
UTILITIES BUILDING 2	1	50,000
TOTAL	2	100,000

LANDSCAPE BUILDING SUMMARY

LANDSCAPE BUILDING	NO. OF BUILDINGS	TOTAL SQ. FT.
LANDSCAPE BUILDING 1	1	50,000
LANDSCAPE BUILDING 2	1	50,000
TOTAL	2	100,000

OTHER BUILDING SUMMARY

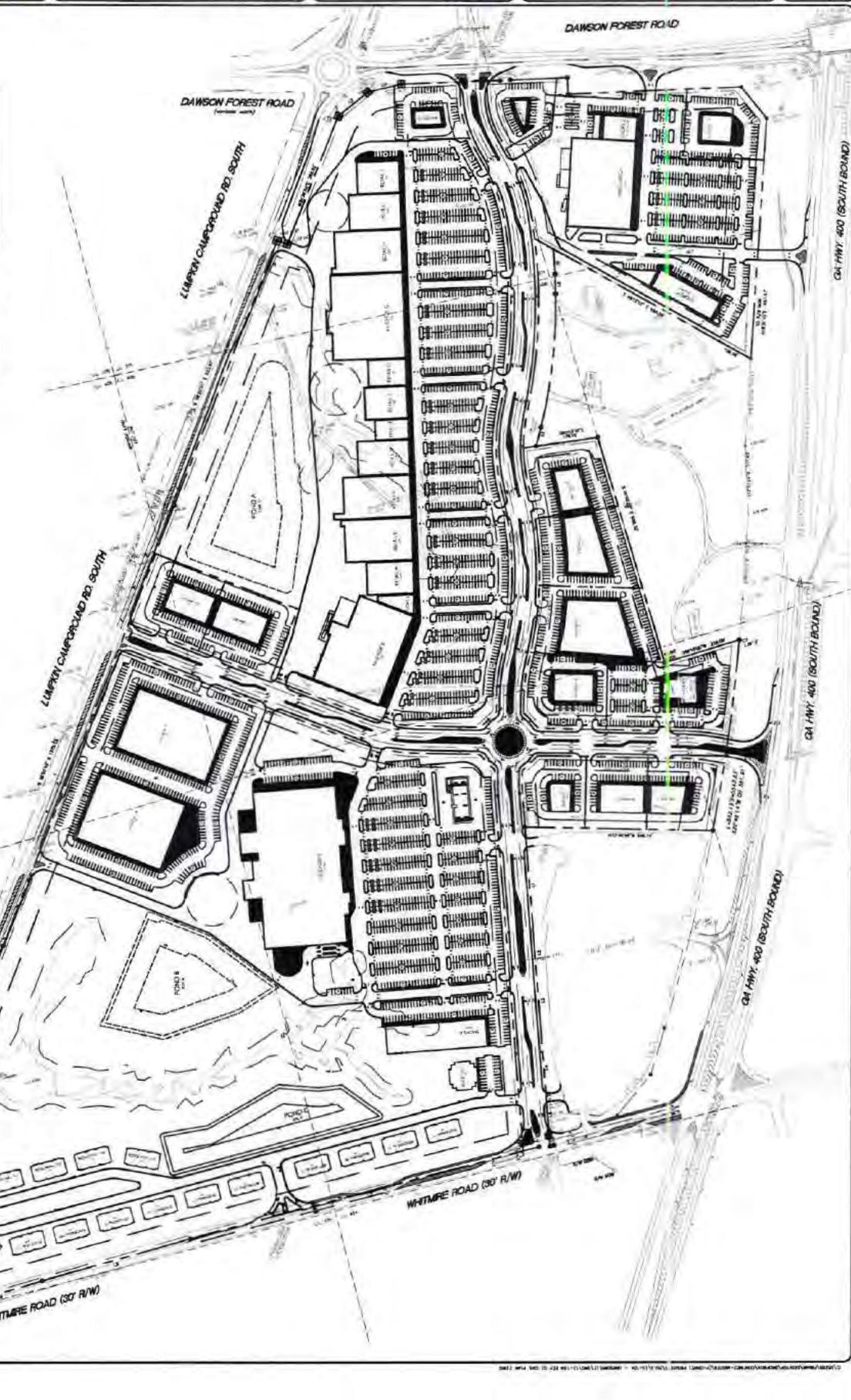
OTHER BUILDING	NO. OF BUILDINGS	TOTAL SQ. FT.
OTHER BUILDING 1	1	50,000
OTHER BUILDING 2	1	50,000
TOTAL	2	100,000

UTILITIES BUILDING SUMMARY

UTILITIES BUILDING	NO. OF BUILDINGS	TOTAL SQ. FT.
UTILITIES BUILDING 1	1	50,000
UTILITIES BUILDING 2	1	50,000
TOTAL	2	100,000

LANDSCAPE BUILDING SUMMARY

LANDSCAPE BUILDING	NO. OF BUILDINGS	TOTAL SQ. FT.
LANDSCAPE BUILDING 1	1	50,000
LANDSCAPE BUILDING 2	1	50,000
TOTAL	2	100,000



UTILITIES BUILDING SUMMARY

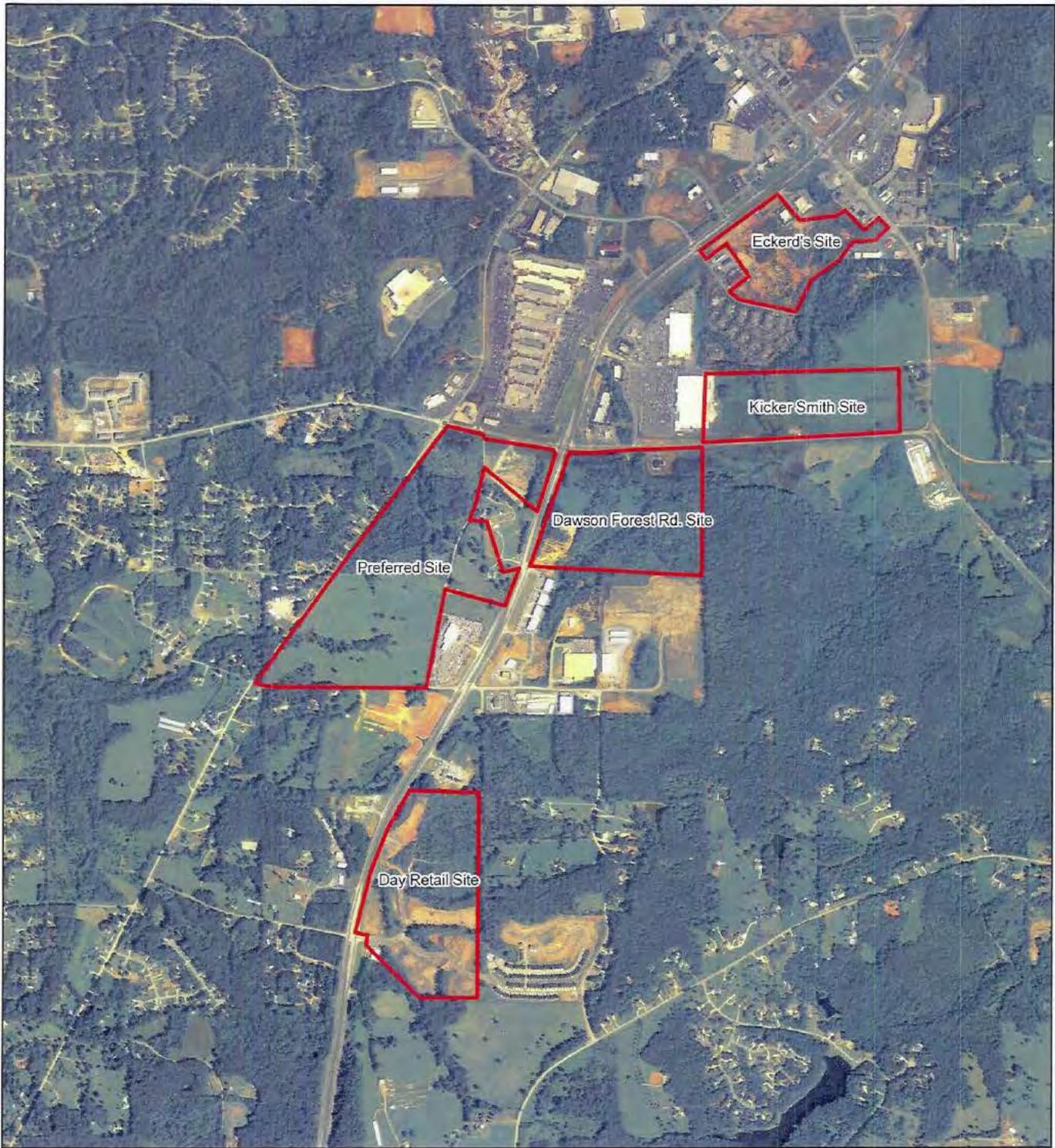
UTILITIES BUILDING	NO. OF BUILDINGS	TOTAL SQ. FT.
UTILITIES BUILDING 1	1	50,000
UTILITIES BUILDING 2	1	50,000
TOTAL	2	100,000

LANDSCAPE BUILDING SUMMARY

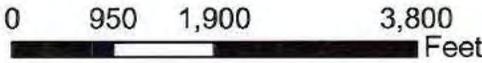
LANDSCAPE BUILDING	NO. OF BUILDINGS	TOTAL SQ. FT.
LANDSCAPE BUILDING 1	1	50,000
LANDSCAPE BUILDING 2	1	50,000
TOTAL	2	100,000

UTILITIES BUILDING SUMMARY

UTILITIES BUILDING	NO. OF BUILDINGS	TOTAL SQ. FT.
UTILITIES BUILDING 1	1	50,000
UTILITIES BUILDING 2	1	50,000
TOTAL	2	100,000



Base map: 2010 NAIP of Georgia



Dawsonville Retail Center
Dawson County, Georgia



Figure 4
Alternative Site Locations Map
CEG Project No. 02-020807