



REPLY TO
ATTENTION OF:

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

MAY 12 2016

Regulatory Division
SAS-2015-00078

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 modification or objections to the proposed work, stating reasons thereof, are being solicited from anyone having interest in the permit, and must be submitted so as to be received on or before the last day of the comment period.

Application Number: SAS-2015-00078

Applicant: Christie Holman
The Walker School
700 Cobb Parkway North
Marietta, Georgia, 30062

Agent: Neil E. Blackman
Corblu Ecology Group, LLC
3225 South Cherokee Lane, Building 800
Woodstock, Georgia, 30188

Location of Proposed Work: The project site is located at an approximately 22-acre property located adjacent to the existing Walker School campus, east of Damar Road, west of Interstate 75, and north of Allgood Road Northeast, within the City of Marietta, Cobb County, Georgia (Latitude 33.97034, Longitude -84.53674).

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers: The proposed work is for remodeling and expansion of facilities at an existing private school to update aging infrastructure and accommodate increasing enrollment. The updating and expansion of the academic facilities would allow for an increase from the current enrollment of 957 students to 1,100 students. The current athletic fields would be lost due to constructing the new academic facilities on these locations. The new athletic facilities would be constructed on the adjacent parcel. The proposed athletic facilities include multiple fields, supporting infrastructure, parking, and seating for patrons.

The proposed project would result in impacts to 898 linear feet of stream, 0.17 acre of wetlands, and 0.05 acre of open water. Compensatory mitigation is proposed to be fulfilled through the purchase of 4,164.2 stream credits and 1.1 wetland credits from a U.S. Army Corps of Engineers approved mitigation bank(s).

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 Walker School is a private Pre-Kindergarten through 12th grade school with an existing enrollment of 957 students. Currently the campus is operating at full capacity within the existing campus, which was constructed circa 1952. The current conditions at the project site, for the proposed athletic facilities, consist of an industrial distribution center, asphalt parking, access roads, and forested areas. Waters of the United States were delineated according to the 1987 USACE Wetlands Delineation Manual and the Eastern Mountains and Piedmont Regional Supplement. The permit application identifies 747 linear feet of intermittent stream, 186 linear feet of perennial stream, 0.68 acre of open water, and 0.17 acre of wetlands present on the project site. A Jurisdictional Determination has not been issued.

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 be reviewed in the Savannah District U.S. Army Corps of Engineers, Regulatory Division, Piedmont Branch Office, 1590 Adamson Parkway, Suite 200, Morrow, Georgia 30260.

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: Review of the latest published version of the National Register of Historic Places (NRHP) indicates there are several known NRHP listed structures within 1.6 kilometers of the proposed project site; however none of these structures are within Area of Potential Effect. A Phase I Archeological survey was conducted on the project site in January of 2015. The field survey found no archeological sites, historic structures, or isolated artifacts with the Area of Potential Effect of the proposed project area.

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 project site is located outside of the known hibernacula areas for Northern Long Eared bat (*Myotis septentrionalis*), and there are no caves on the proposed site. Approximately 6.1 acres of forested habitat are on the site. The IPaC Trust Resource Report identifies 14 migratory birds of conservation concern.

Public Interest Review: The decision 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.

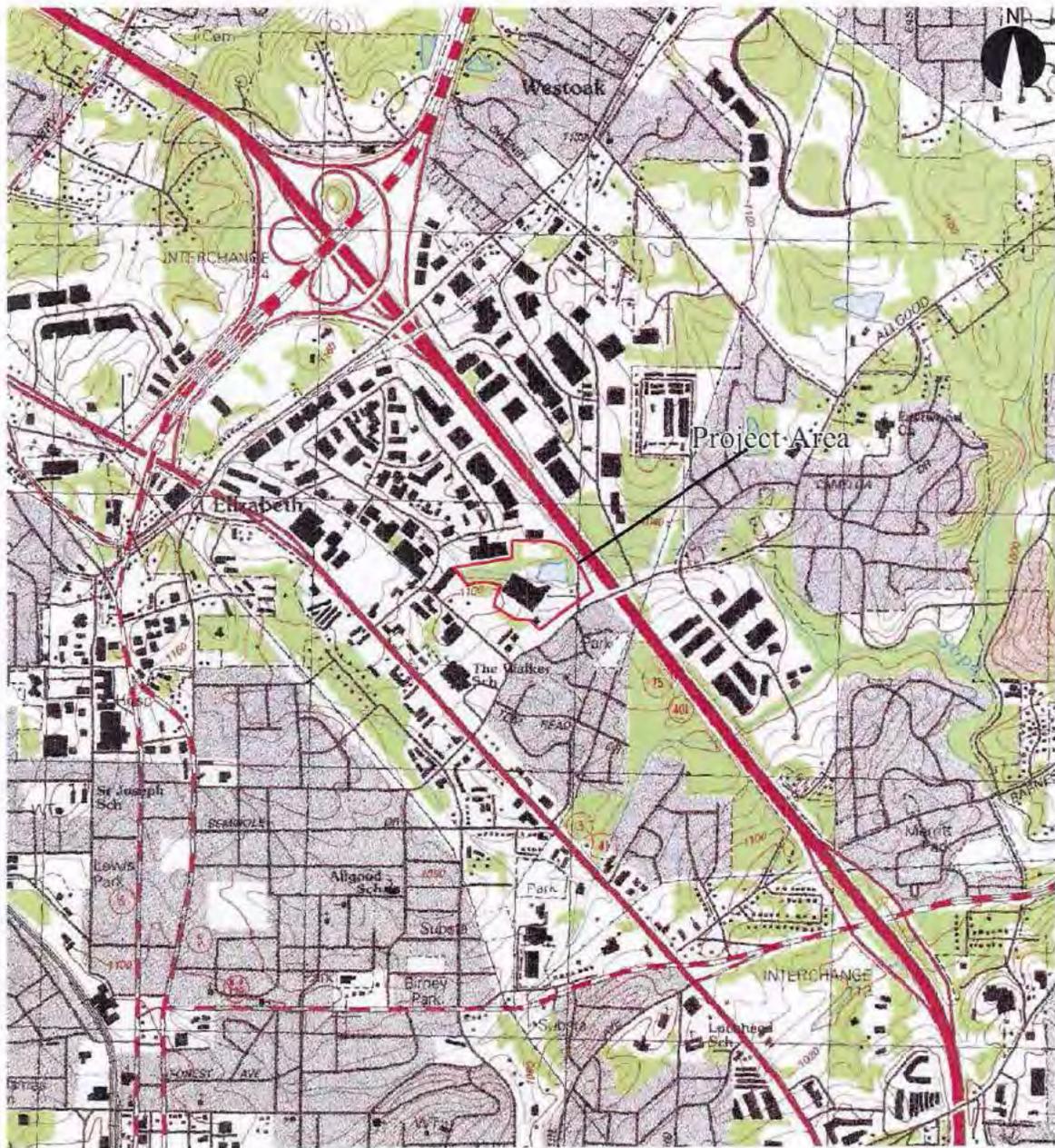
Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. 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: Holly A. Ross, 1590 Adamson Parkway, Suite 200, Morrow, Georgia, 30260, **no later than 30 days from the date of this notice.** Please refer to the applicant's name (Ms. Christie Holman, The Walker School) and the application number (SAS-2015-00078) in your comments.

If you have any further questions concerning this matter, please contact Holly A. Ross, Regulatory Specialist, Piedmont Branch, at 678-422-2727 or holly.a.ross@usace.army.mil.

Encls

1. Project Location Map (Figure 1.1)
2. Alternative Locations Map (Figure 2)
3. Alternative Site Analysis Summary (Table 3.4)
4. Preferred Site Existing Conditions map (Figure 7)
5. Delineated Waters (Figure 9)
6. Alternative Site Layout (Sheet C-1.0)
7. Overall Campus map (Appendix A)
8. Proposed Site Plan (Appendix B)



Map Reference: 7.5-Minute USGS Quadrangle
 Marietta, Georgia (1992)

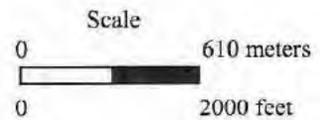
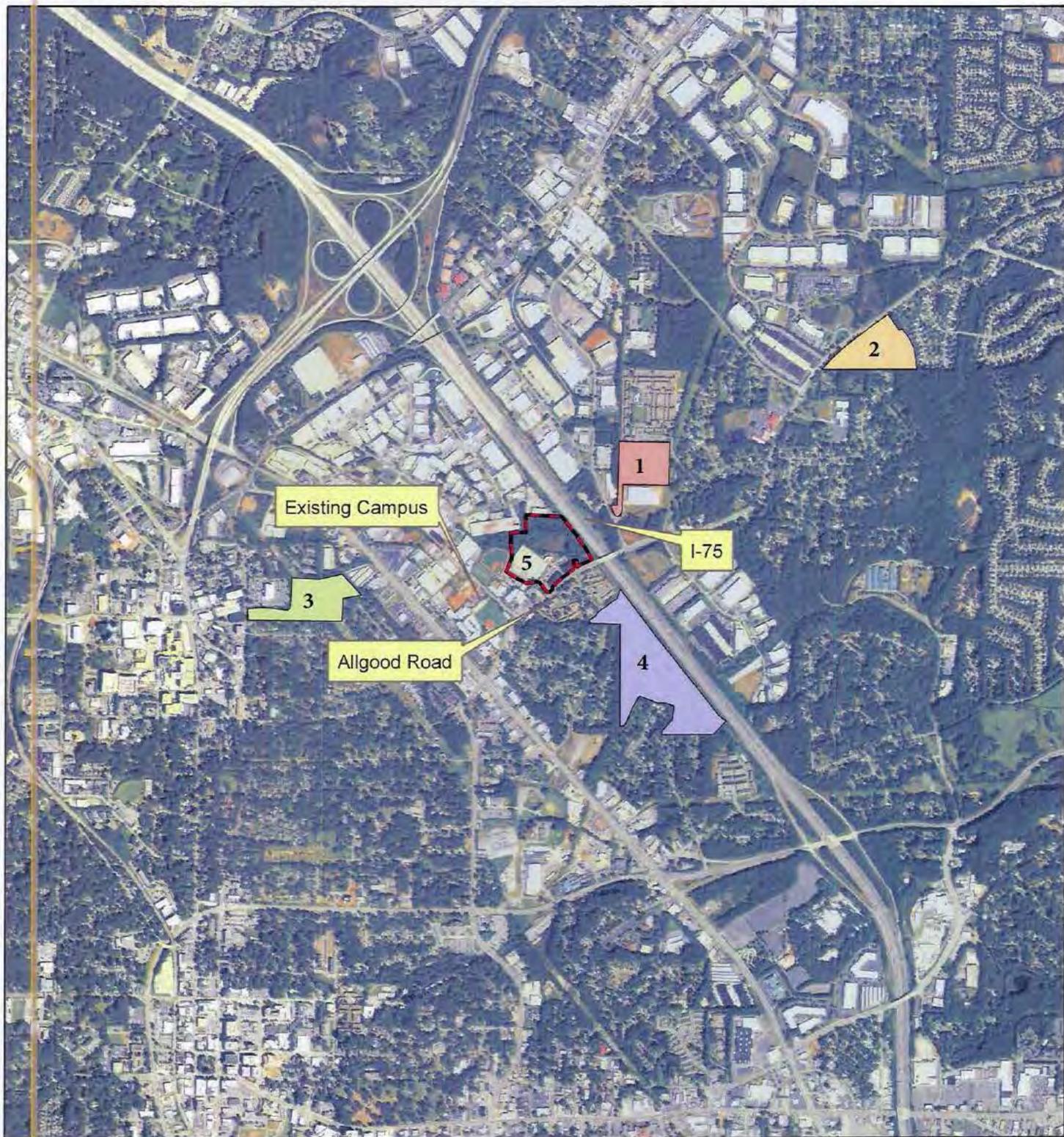
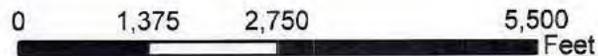


Figure 1.1 Project Area Location Map



Base Map Source: USDA NAIP 2009.

- 1 Allgood Site Approximate Boundary
- 2 Allgood East Site Approximate Boundary
- 3 Canton Rd. Site Approximate Boundary
- 4 Freeman Site Approximate Boundary
- 5 Tatung Site Approximate Boundary



**The Walker School
Campus Expansion
Cobb County, Georgia**



**Figure 2
Alternatives Location Map
Corblu Project No. 02-020514**

preferred alternative due to similar jurisdictional waters impacts, no residential impacts, and a location that is contiguous to the existing campus.

3.4 ALTERNATIVE SITE ANALYSIS SUMMARY

Siting Criteria	Allgood	Allgood East	Freeman	Canton Road	Tatung
Location	-not contiguous with existing campus -0.5 mile from campus	-not contiguous with existing campus -1.2 miles from campus	-not contiguous with existing campus -0.6 mile from campus	-not contiguous with existing campus -one mile from campus	-Contiguous with existing campus -facilitates security, safety, traffic, and provides additional parking capability
Size	-10.5 acres -sufficient space for minimal athletic fields and attendant features	-14.4 acres -sufficient space for most athletic fields and attendant features	-34 acres -sufficient space for all required athletic fields and attendant features	-14 acres -sufficient space for minimal athletic fields and attendant features	-19 acres -sufficient space available for all required athletic fields and attendant features
Environmental Impacts	-No Impacts	-900 feet of stream -one acre of wetland -noise and light pollution to residential areas	-875 feet of stream -three acres of wetland -13.7 acres of floodplain -noise and light pollution to residential areas	-300 feet of stream -noise and light pollution to residential areas	-898 feet of stream -0.05 acre open water -0.17 acre wetland -3.6 acres of floodplain
Practicable	No	Yes	Yes	No	Yes
Meets Project Purpose	No	No	No	No	Yes

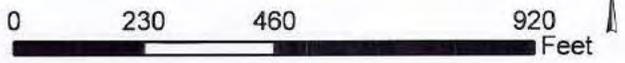
Appendix G includes all alternative sites and the GIS data used to calculate the environmental impacts.



Base Map Source: 2015 NAIP of Georgia.

Legend

 Approximate Project Boundary



The Walker School
Campus Expansion
Cobb County, Georgia



Figure 7
Tatung Site - Existing Conditions
Corblu Project No. 02-020514

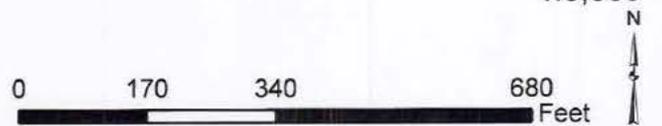


Legend

- Approximate Project Boundary
- Pond
- Wetland
- Perennial stream
- Intermittent stream

Base Map Source: USDA NAIP 2009.

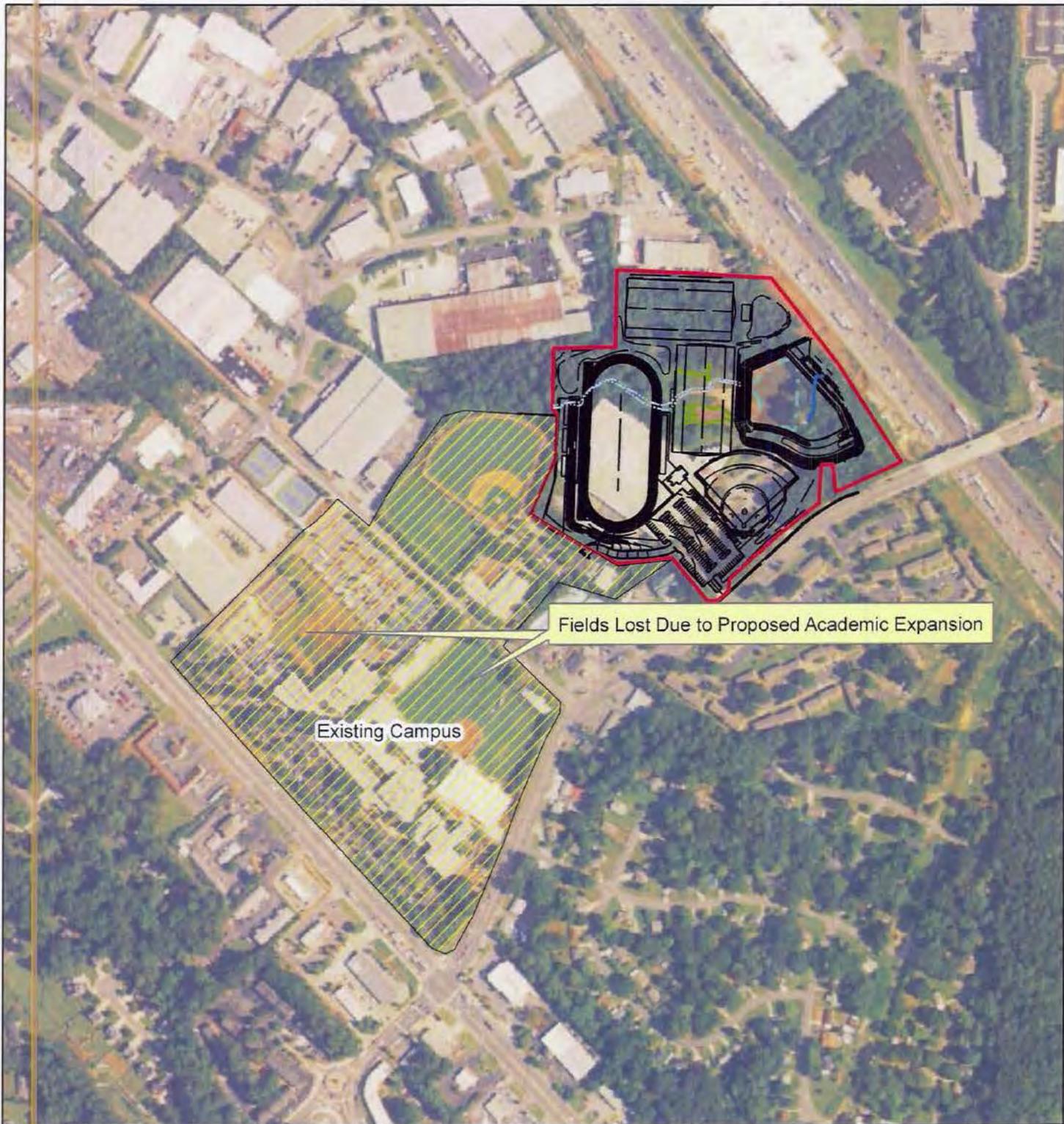
1:3,000



**The Walker School
Campus Expansion
Cobb County, Georgia**



**Figure 9
Jurisdictional Waters
Corblu Project No. 02-020514**

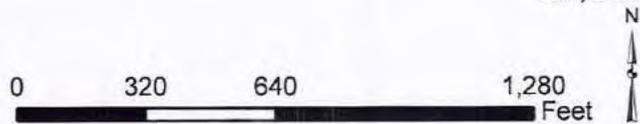


Legend

- Approximate Project Boundary
- Pond
- Wetland
- Perennial stream
- Intermittent stream

Base Map Source: USDA NAIP 2009.

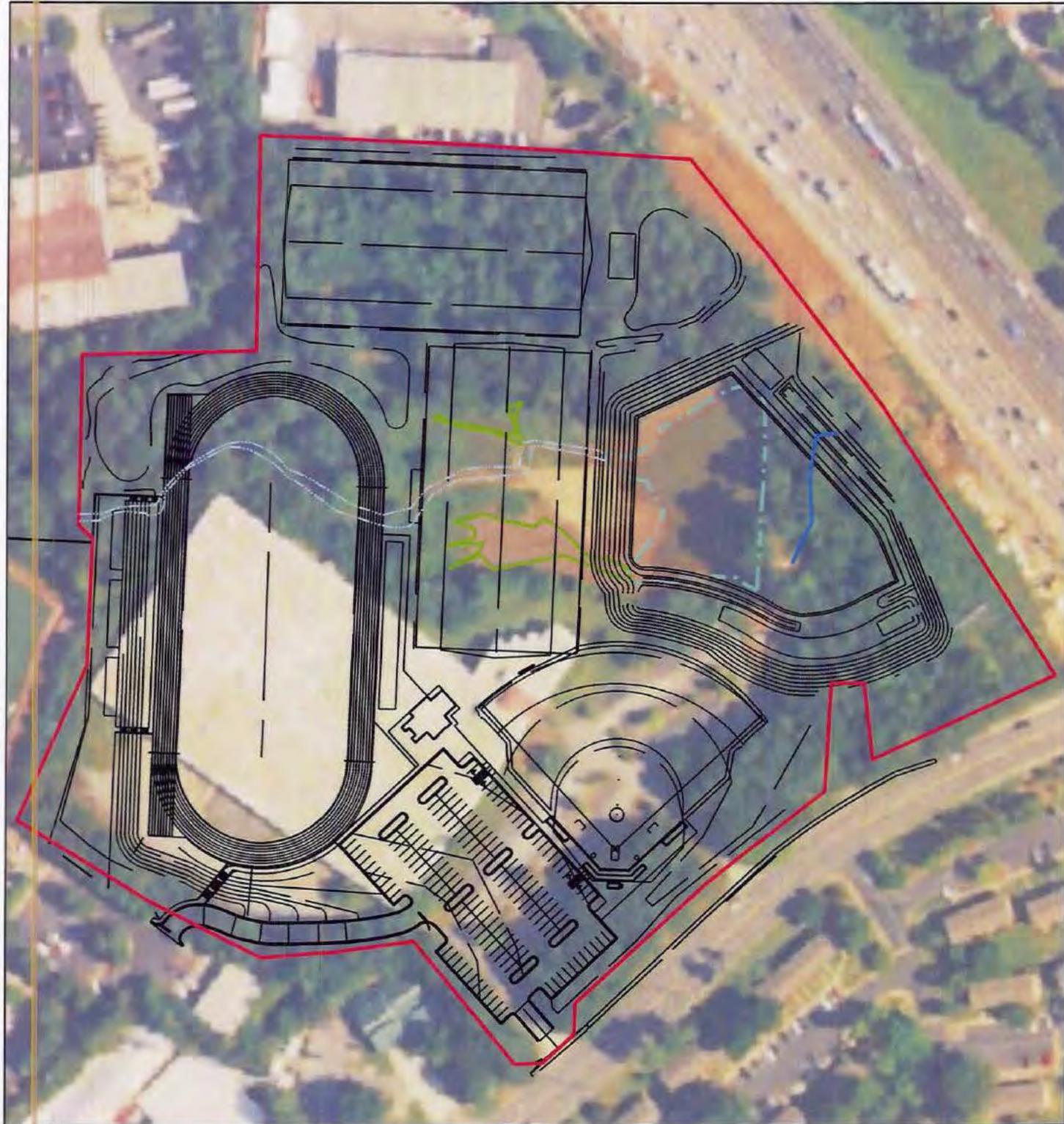
1:5,603



**The Walker School
Campus Expansion
Cobb County, Georgia**



**Appendix A
Overall Campus
Corblu Project No. 02-020514**

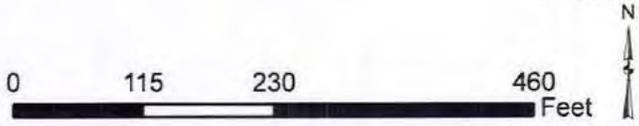


Legend

- Approximate Project Boundary
- Pond
- Wetland
- Perennial stream
- Intermittent stream

Base Map Source: USDA NAIP 2009.

1:2,000



**The Walker School
Campus Expansion
Cobb County, Georgia**



**Appendix B
Proposed Site Plan
Corblu Project No. 02-020514**