



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

June 2, 2022

Regulatory Division
SAS-2019-00832

**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-2019-00832

Applicant: Bryan B. Kerlin, City Manager
City of Buford
2300 Buford Highway
Buford, Georgia 30518

Agent: Pamela S. Tutten
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 football stadium and an associated parking deck on an approximate 27-acre, multi-parcel tract. The project would support Buford High School's football program and would meet the local demand for this type of development.

Location of Proposed Work: The project site is located to the west-southwest of the intersection of Buford Highway at Robert Bell Parkway, in Buford, Gwinnett County, Georgia (Latitude 34.1212, Longitude -83.9895). The on-site aquatic resources site drain towards Suwanee Creek, located approximately 0.7-mile to the south of the tract.

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers:
The applicant proposes to permanently impact 2,252 linear feet of perennial stream channel for the construction of a football stadium and an associated parking deck on a 27-acre tract. Specifically, the applicant would pipe and fill Perennial Stream 1 (1,810 linear feet) and Perennial Stream 3 (442 linear feet) to perform mass grading and clearing activities within the site for the Buford High School's proposed football stadium and associated parking deck development. The project would include the construction

of parking lots and access roads within the southern and eastern portions of the project site. Perennial Stream 2 (343.6 linear feet) along the western portion of the project site would be avoided.

To offset the loss in aquatic function associated with the proposed impacts to Perennial Stream 1 and Perennial Stream 3, the applicant would purchase 20,268 stream mitigation credits from a U.S. Army Corps of Engineers approved mitigation bank servicing the project area. The project is hydrologically connected to the Upper Chattahoochee River watershed (Hydrologic Unit Code (HUC): 03130001).

BACKGROUND

A Joint Public Notice, dated December 9, 2019, requested comments regarding the applicant's previous plans to develop a 16-acre portion of this property. The applicant has since revised and expanded the limits of their project site to the north. This Joint Public Notice announces the expansion of project limits and 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. 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 registered properties or properties listed as eligible for inclusion are located 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 and their findings were provided to the Georgia Department of Natural Resources, Historic Preservation Division's (HPD's) office during the project's previous review timeline. Based on their letter, dated April 14, 2020, HPD states: "...within the USACE's permit area, no historic properties that are listed or eligible for listing in the National Register of Historic Places will be affected." Since this original survey reporting, however, the project boundaries have expanded to the north and an additional cultural resources survey was completed in September 2021. The survey's findings, as prepared by Greenhouse Consultants, Incorporated, documents three newly documented, single-family resources (located within the project's additional 4.75 acre expansion area), which are each individually not eligible for the National Register of Historic Places, and further makes recommendation no additional archaeological investigation within the project's Area of Potential Effect.

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 no federally listed threatened and endangered species and/or their critical habitat is located within vicinity of this 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.

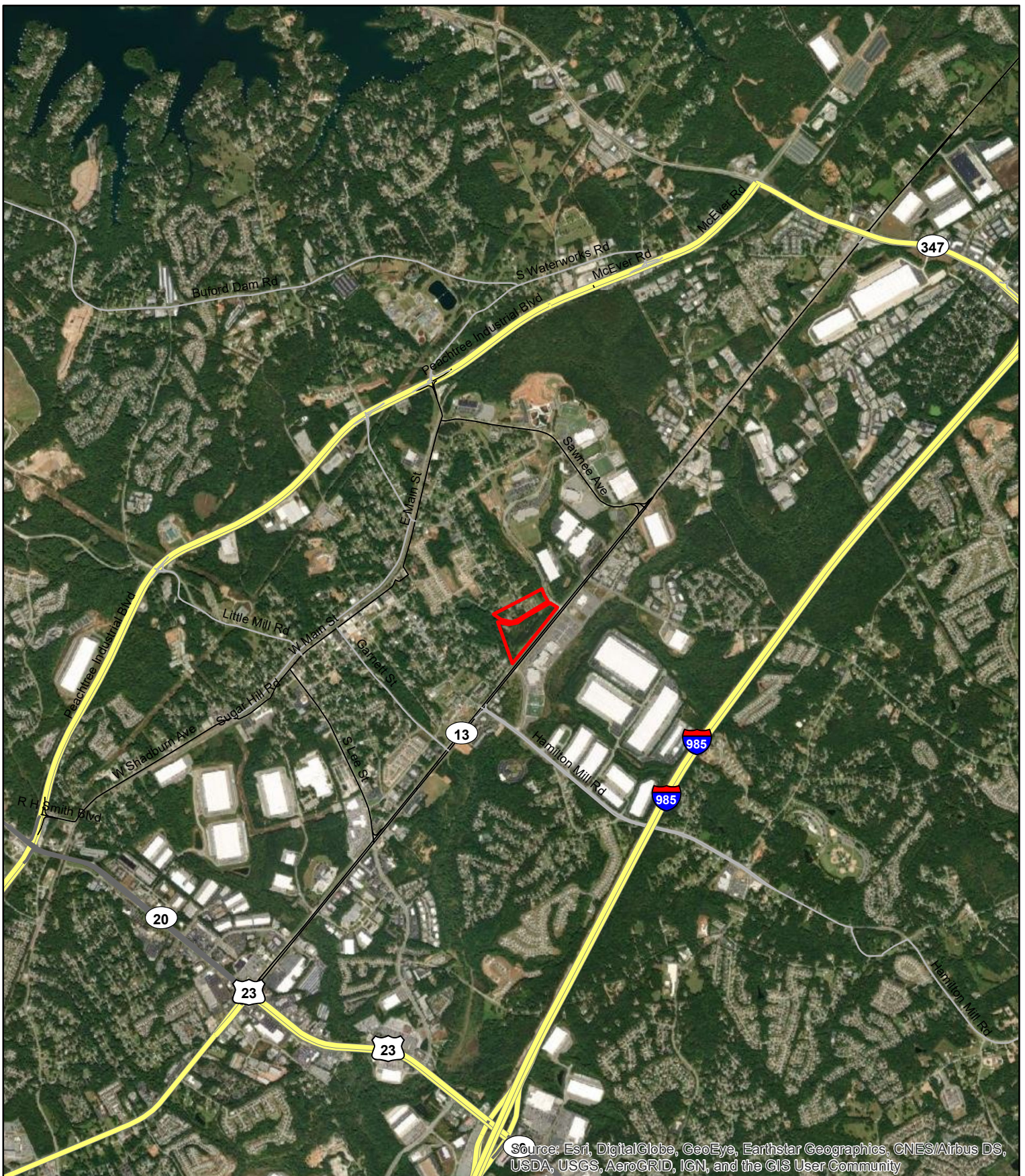
Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. 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 Joseph.N.Rivera@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: Joseph Rivera, Project Manager, 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 Joseph Rivera, Project Manager, of the Piedmont Branch, by e-mail at Joseph.N.Rivera@usace.army.mil or at 678-422-2723.

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: Option 1 and Option 2



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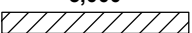
FIGURE 1: VICINITY MAP

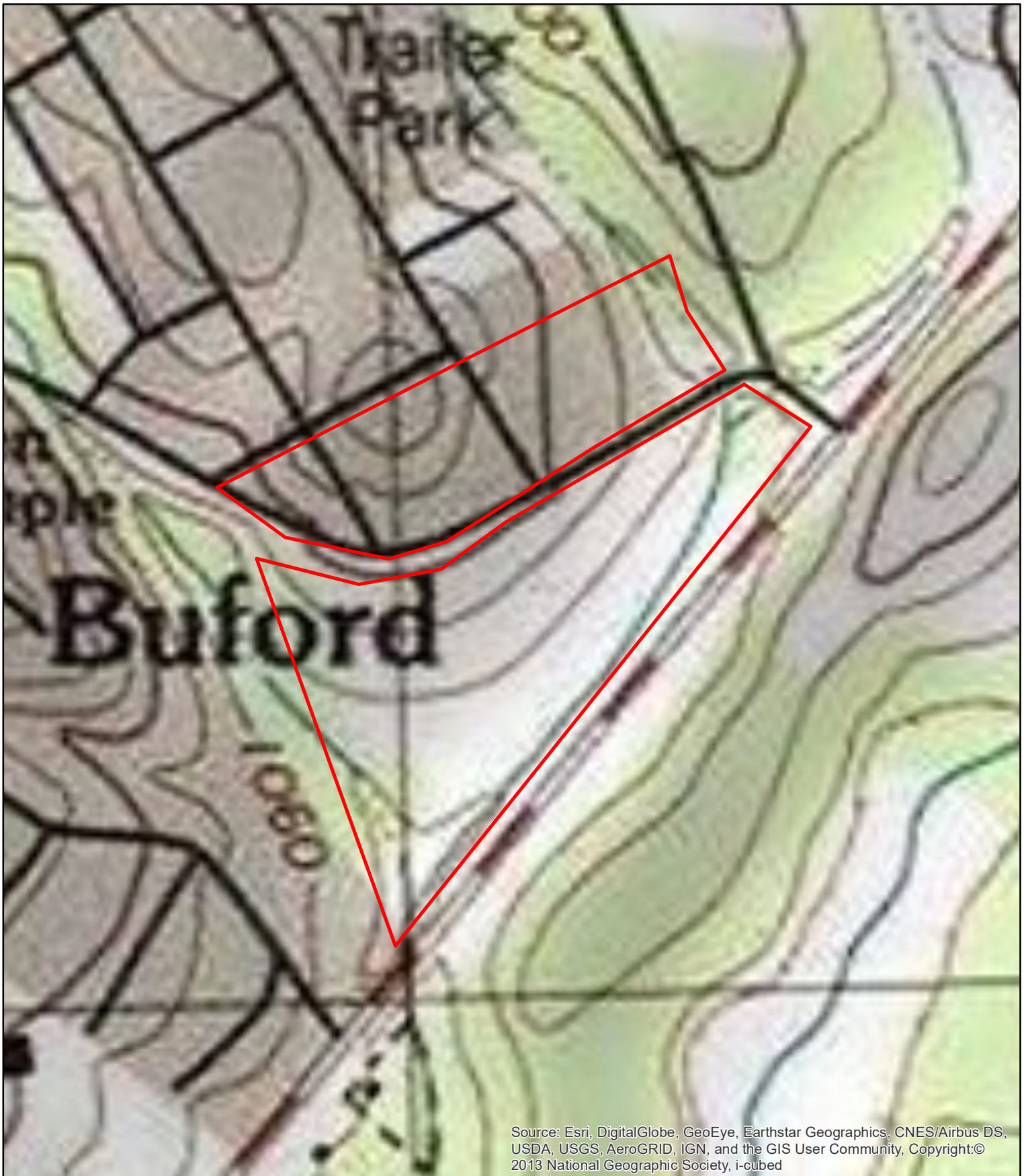
Buford Stadium
 City of Buford, Georgia
 For
 The City of Buford
 CE21BUF:01
 March 29, 2022

LEGEND

 Property Boundary



3,000

 Feet



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FIGURE 1: SITE LOCATION MAP
7.5 MIN USGS TOPOGRAPHIC QUAD

Buford Stadium
 City of Buford, Georgia
 For
 The City of Buford
 CE21BUF:01
 March 29, 2022

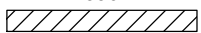
LEGEND

 Property Boundary

N



330



Feet



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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**FIGURE 2: AQUATIC RESOURCE
 DELINEATION MAP**

Buford Stadium
 City of Buford, Georgia
 For
 The City of Buford
 CE21BUF:01
 March 29, 2022

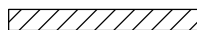
LEGEND

- Property Boundary
- Perennial Stream

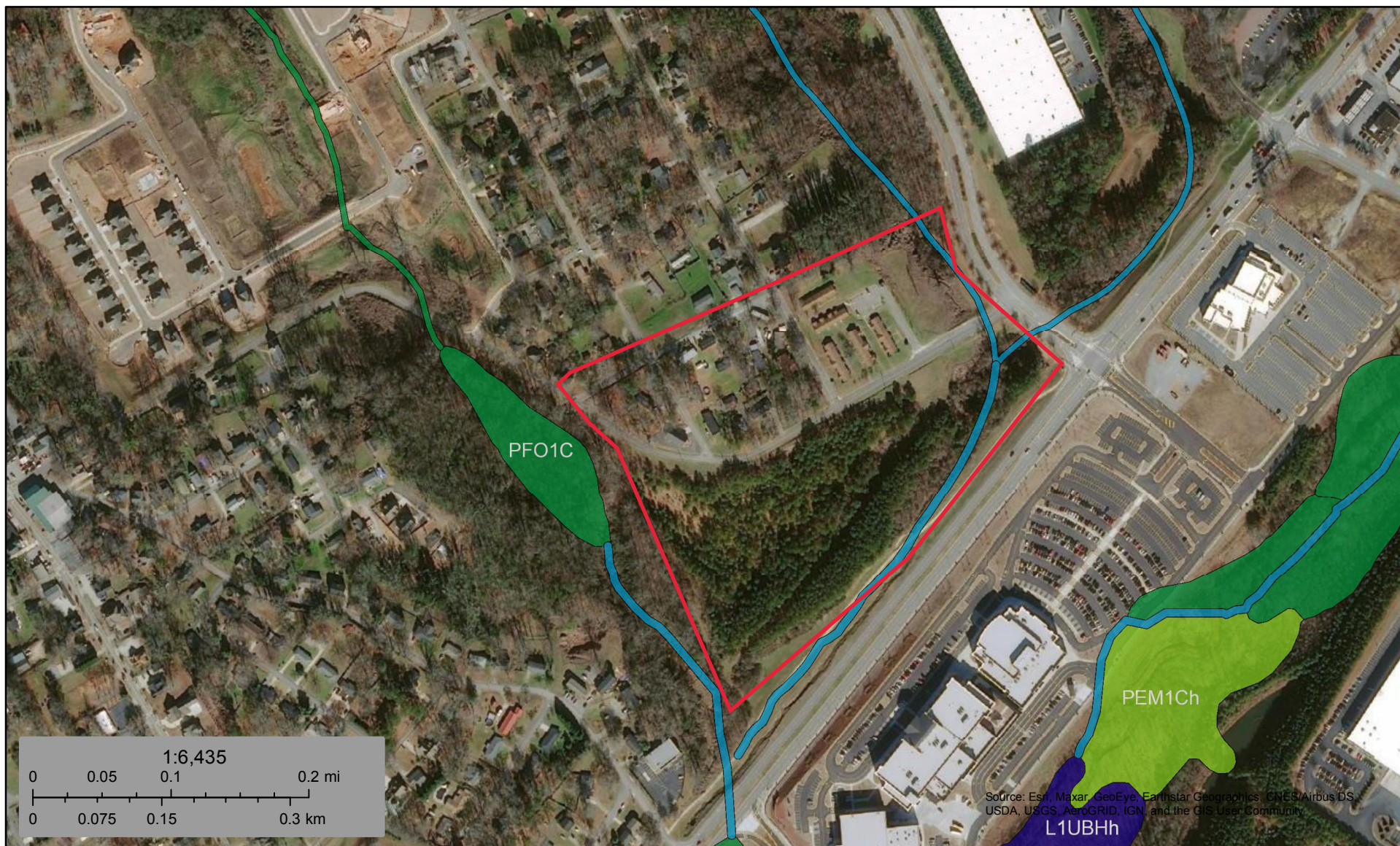
N



330



Feet



April 26, 2021

Wetlands

- | | | |
|--------------------------------|-----------------------------------|-------|
| Estuarine and Marine Deepwater | Freshwater Emergent Wetland | Lake |
| Estuarine and Marine Wetland | Freshwater Forested/Shrub Wetland | Other |
| Freshwater Pond | Riverine | |

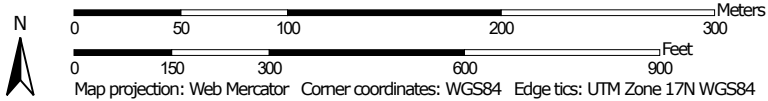
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Soil Map—Gwinnett County, Georgia



Soil Map may not be valid at this scale.

Map Scale: 1:3,540 if printed on A portrait (8.5" x 11") sheet.

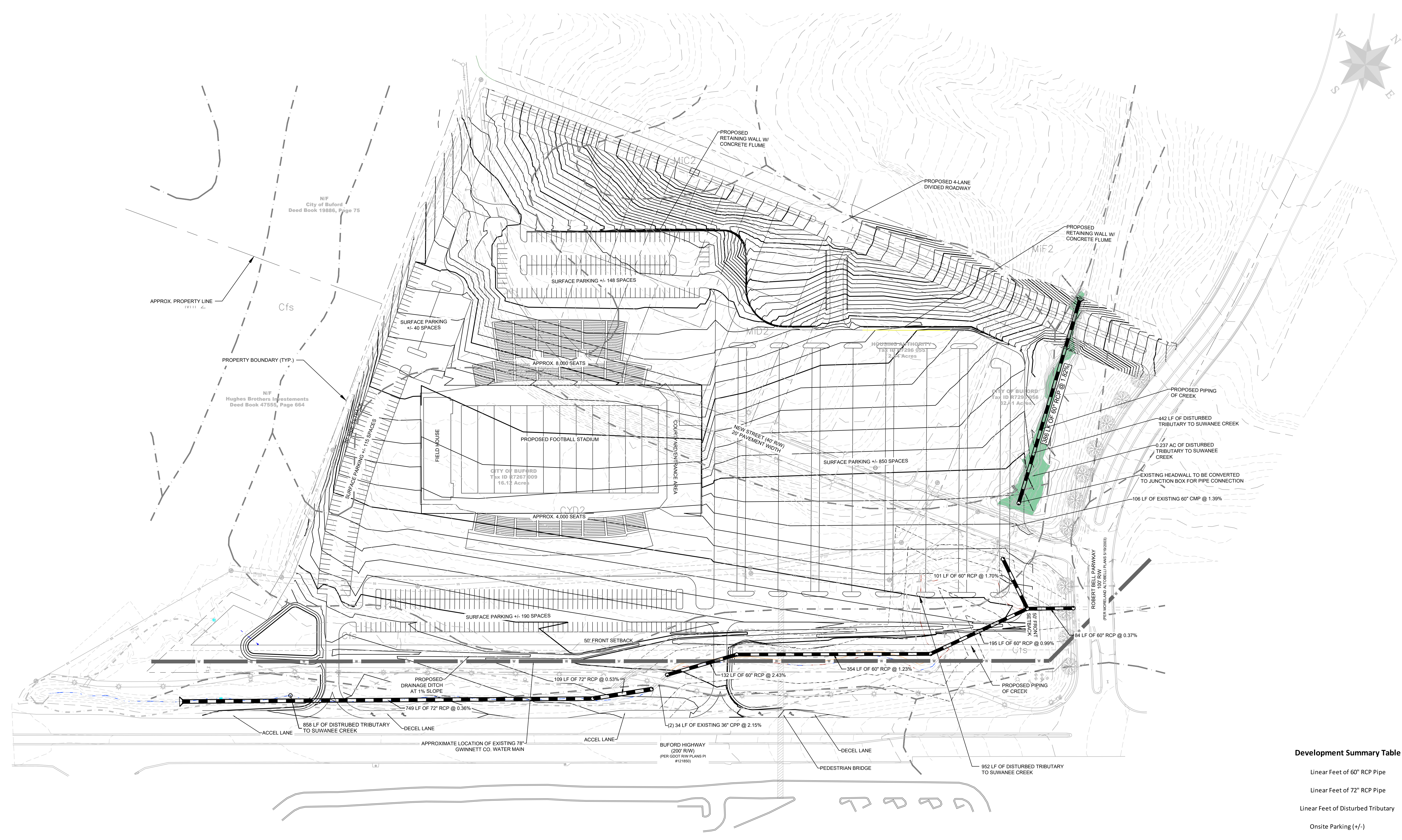


Natural Resources Conservation Service

Web Soil Survey National Cooperative Soil Survey

4/26/2021 Page 1 of 3

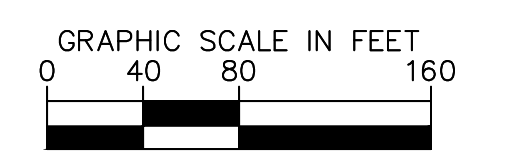
Z:\27213\27213\0000\Drawings\Watermain\Assemblies\Site\Plan\Site Plan - 8.16.20 - 8.16.20.M



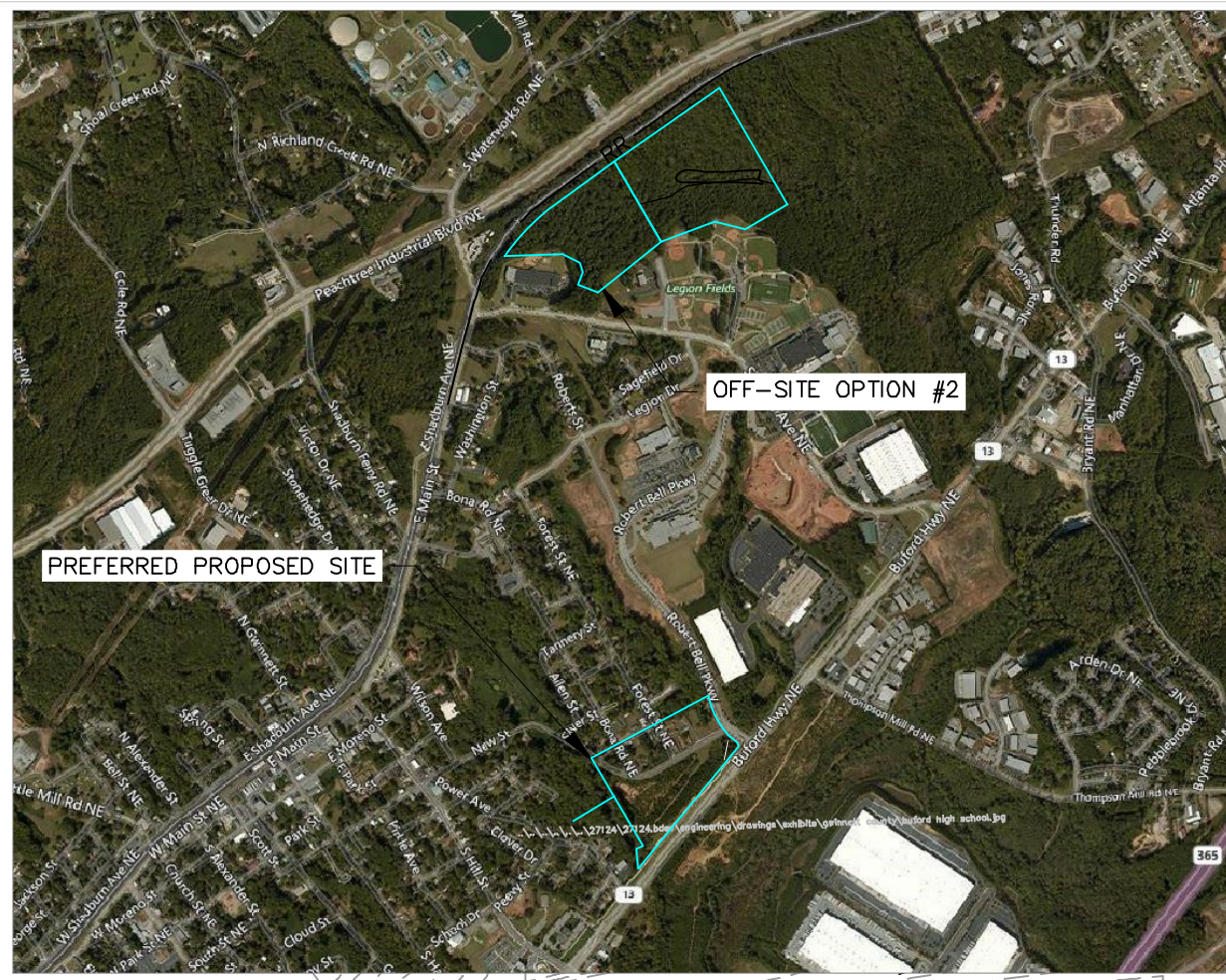
Development Summary Table

Linear Feet of 60" RCP Pipe	1245
Linear Feet of 72" RCP Pipe	858
Linear Feet of Disturbed Tributary	2252
Onsite Parking (+/-)	1343
Shared High School Parking	824

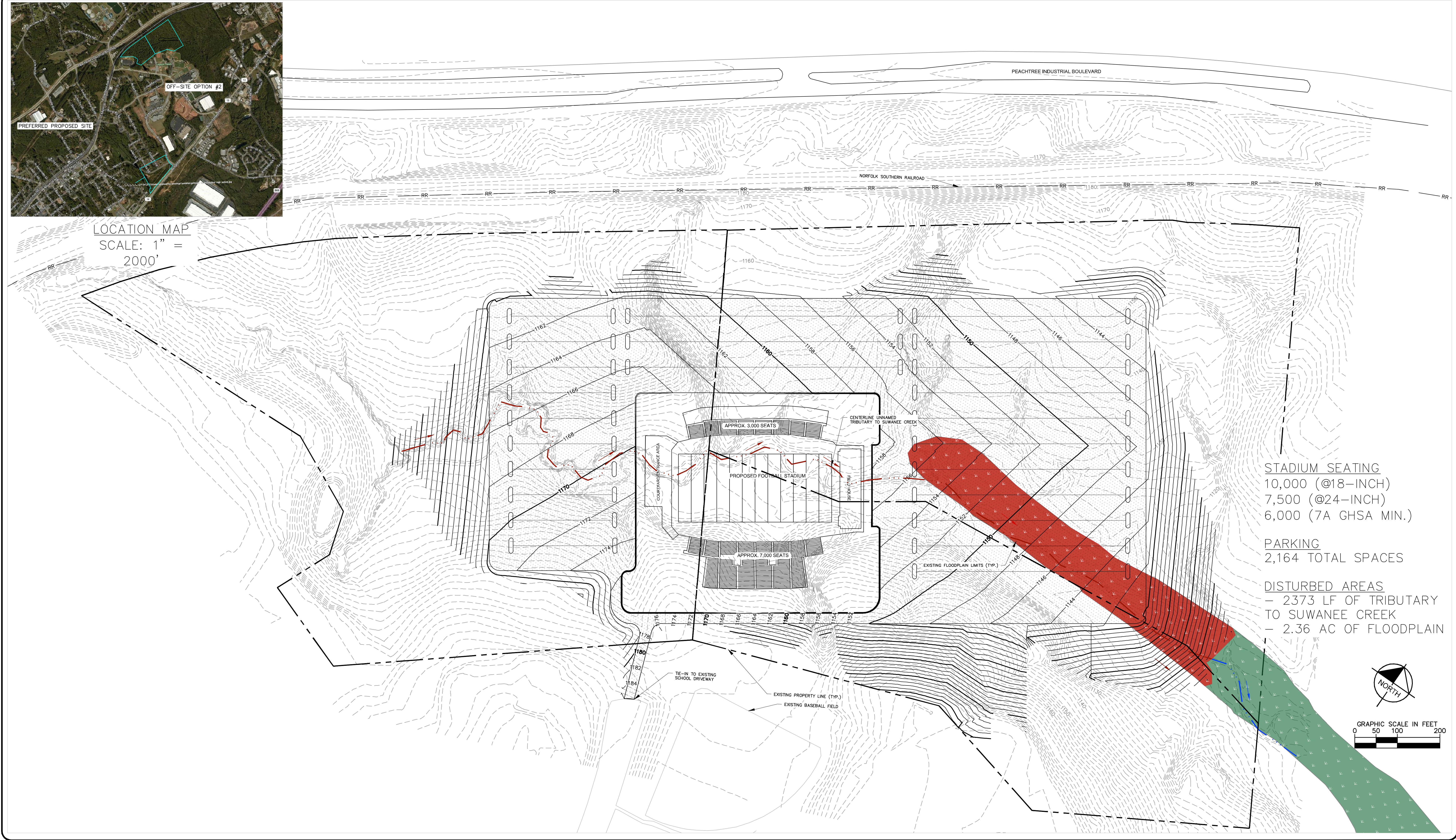
BUFORD HIGH SCHOOL FOOTBALL STADIUM CONCEPT PLAN



K:\ATL_Water\014246 - City of Buford\014246000 - On-Call Services\03 Projects\Football Stadium Site\From City\Exhibits\USACE IP Alternatives\Buford High Stadium - Off-Site Practical #1.dwg Layout1 Mar 23, 2022 10:04am by: asia.mosee



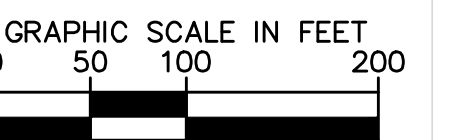
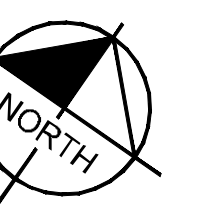
LOCATION MAP
SCALE: 1" =
2000'



STADIUM SEATING
10,000 (@18-INCH)
7,500 (@24-INCH)
6,000 (7A GHSA MIN.)

PARKING
2,164 TOTAL SPACES

DISTURBED AREAS
- 2373 LF OF TRIBUTARY
TO SUWANEE CREEK
- 2.36 AC OF FLOODPLAIN



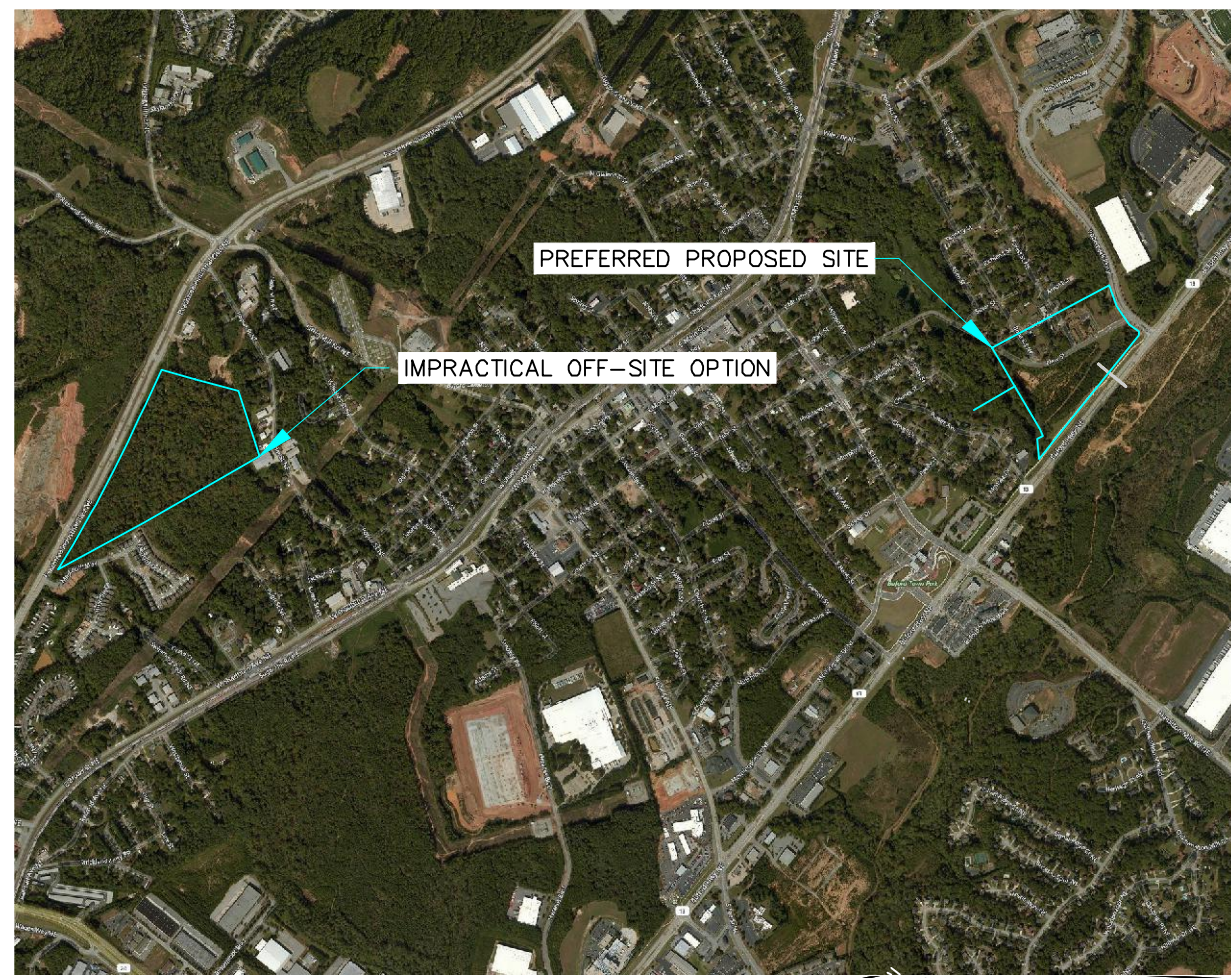
Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600, ALPHARETTA, GEORGIA 30009
PHONE: (770) 619-4280 | www.kimley-horn.com

TITLE:
OFF SITE PRACTICAL #1

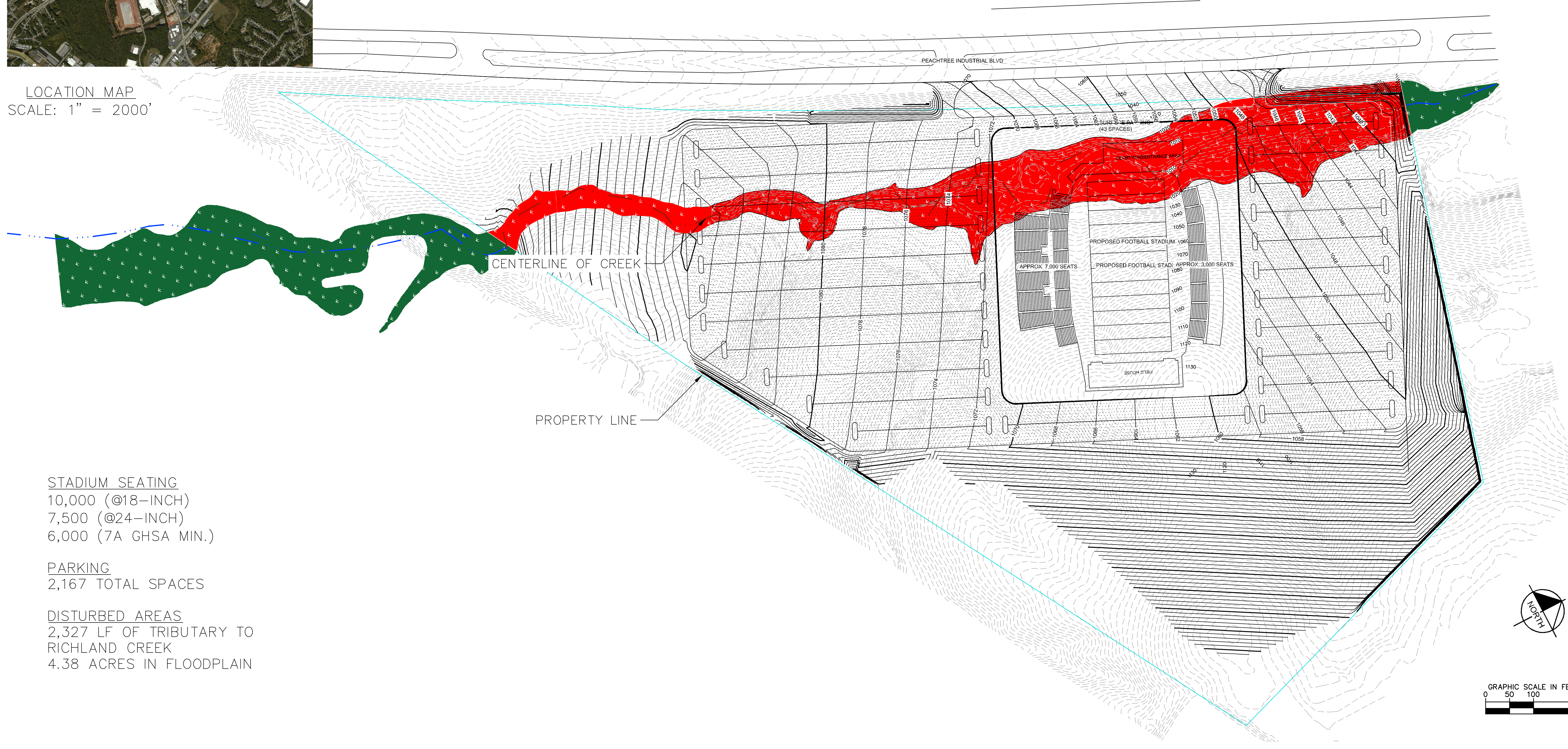
PROJECT:
**BUFORD HIGH SCHOOL
FOOTBALL STADIUM**

CLIENT:
CITY OF BUFORD

JOB NUMBER:
SCALE: AS SHOWN
DATE: 3/22/2022
SHEET:
OFF SITE - OPTION 1



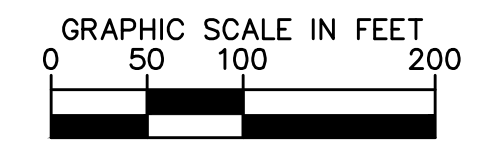
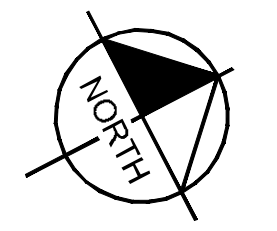
LOCATION MAP
SCALE: 1" = 2000'



STADIUM SEATING
10,000 (@18-INCH)
7,500 (@24-INCH)
6,000 (7A GHSA MIN.)

PARKING
2,167 TOTAL SPACES

DISTURBED AREAS
2,327 LF OF TRIBUTARY TO
RICHLAND CREEK
4.38 ACRES IN FLOODPLAIN



TITLE:
OFF SITE IMPRACTICAL

PROJECT:
**BUFORD HIGH SCHOOL
FOOTBALL STADIUM**

CLIENT:
CITY OF BUFORD

JOB NUMBER:
SCALE: **AS SHOWN**
DATE: **3/22/2022**
SHEET:
OFF SITE - OPTION 2