



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT
4751 BEST ROAD, SUITE 140
COLLEGE PARK, GEORGIA 30337-5600

December 22, 2022

Regulatory Division
SAS-2022-01130

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-2022-01130

Applicant: Mr. Grant Benson
Prologis, Incorporated
3475 Piedmont Road, NE, Suite 650
Atlanta, Georgia 30305

Agent: Ms. Pam Tuten
Contour Environmental, LLC
4462 Bretton Court, NW, Suite 14
Acworth, Georgia 30101

Location of Proposed Work: The 35-acre project site is located southeast of the intersection of Interstate 85 and Jesse Cronin Road near the town of Braselton, Hall County, Georgia (latitude: 34.1104, longitude: -83.7762). The property is located within the Upper Oconee River Watershed, Hydrologic Unit Code (HUC) 03070101.

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers:
The applicant is proposing to construct a 376,320 square foot, light industrial warehouse facility including a warehouse, access roads, parking spaces and stormwater facilities. The proposed project would result in unavoidable impacts to 1,764 linear feet of perennial stream and 0.18-acre of wetland.

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.

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. The applicant has requested a Water Quality Certification from the State of Georgia. Prior to issuance of a Department of the Army Permit for a project located in, on, or adjacent to the waters of the State of Georgia, review for Water Quality Certification in accordance with Section 401 of the Clean Water Act 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 2 Department of the Army Permit may proceed. This public notice serves as notification to the Administrator of the U.S. Environmental Protection Agency (USEPA) pursuant to section 401(a)(2) of the Clean Water Act for neighboring jurisdiction review and begins the 30-day clock for USEPA to notify affected states.

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: A Phase I Cultural Resources Report has been provided with the application and is being reviewed by the Corps. The Corps has not yet made an effect determination regarding the findings of the aforementioned report.

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 applicant provided the Information, Planning, and Conservation System report (IPaC) for the site which indicated potential for the following species to exist within the project site: Little Amphianthus (*Amphianthus pusillus*) and Black Spored Quillwort (*Isoetes melanospora*). The Corps has not yet

made any effect determinations on the aforementioned threatened or endangered species.

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.

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: Mr. Blake Brannon, 1050 Buford Dam Road, Buford, Georgia 30518 or via email at: steven.b.brannon@usace.army.mil.

If you have any questions concerning this matter, please contact Mr. Blake Brannon, Project Manager, at (678) 422-6570.

Enclosures

1. Location Map
2. Aquatic Resources Map
3. Plan Sheet/Drawing



Produced By:

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


FIGURE 1: VICINITY MAP

701 Jesse Cronic Road
 Town of Braselton, Georgia
 For
 PROLOGIS
 CE22PRO:06
 December 5, 2022

LEGEND

 Property Boundary



1,600

 Feet



Produced By:



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

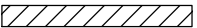
**FIGURE 2: AQUATIC RESOURCE
 DELINEATION MAP**

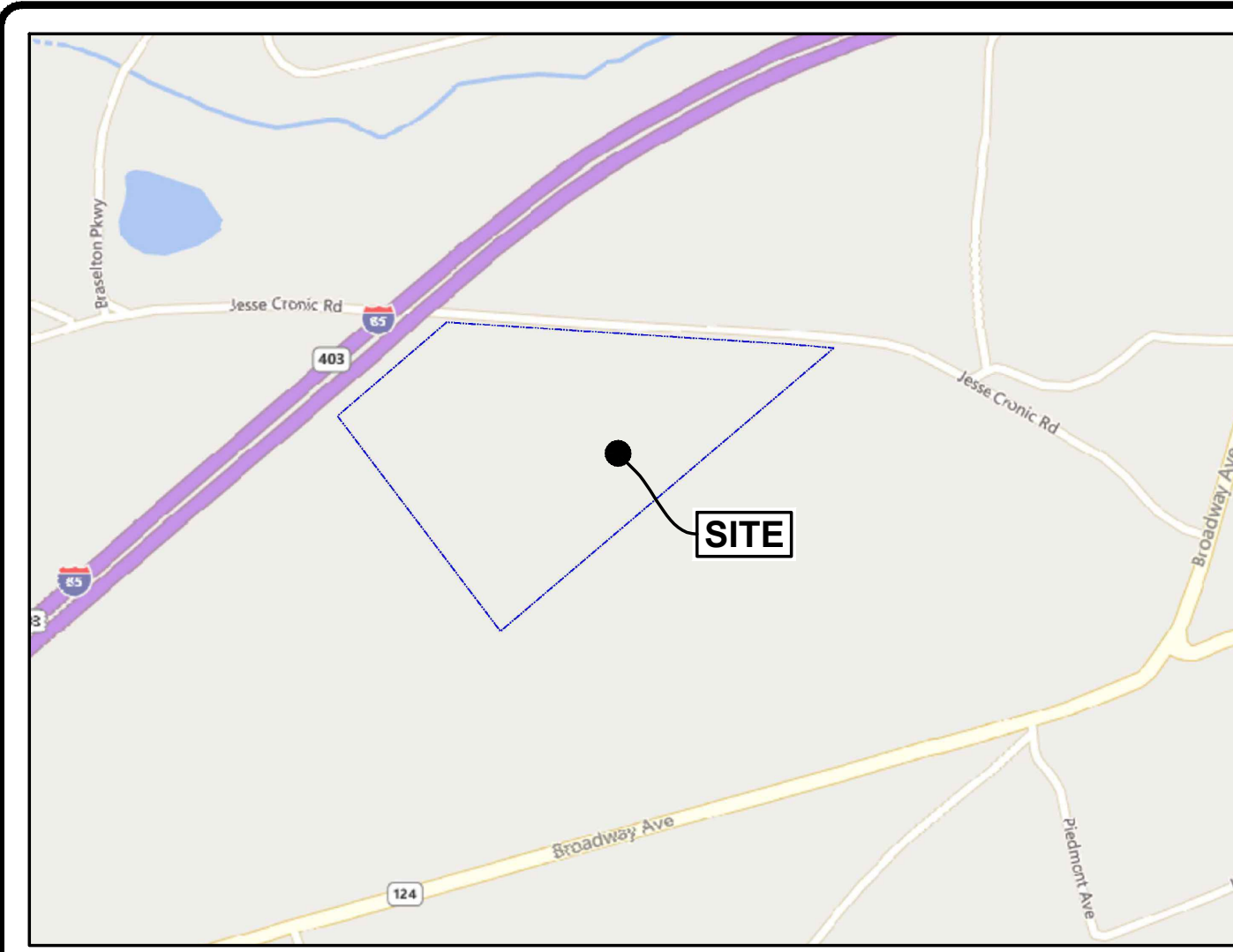
Jesse Cronic Rd
 Jackson County, Georgia
 For
 Duke Realty
 CE22DUK:01
 February 4, 2022

LEGEND

-  Property Boundary
-  Perennial Stream
-  Intermittent Stream
-  Wetland



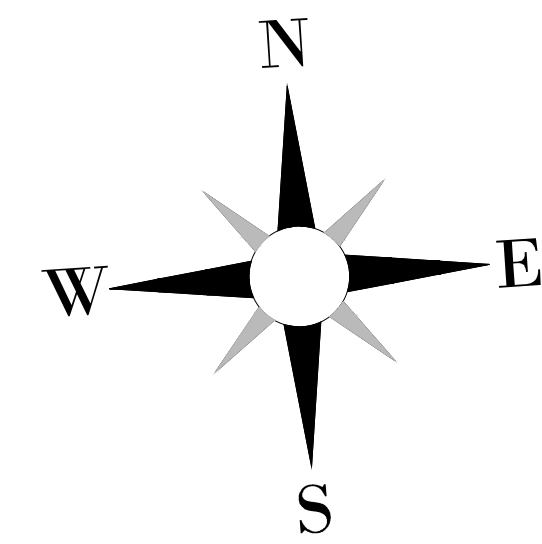
330

 Feet



LOCATION MAP

1. OWNER/DEVELOPER—DUKE REALTY LIMITED PARTNERSHIP
 3715 DA VINCI COURT, SUITE 300
 PEACHTREE CORNERS, GEORGIA 30092
 CONTACT: MR. JON HIEBERT
 PHONE: 770-638-2531

2. CIVIL ENGINEER—HAINES, GIPSON & ASSOCIATES, INC.
 1550 NORTH BROWN ROAD, SUITE 100
 LAWRENCEVILLE, GA 30043
 (770) 491-7550

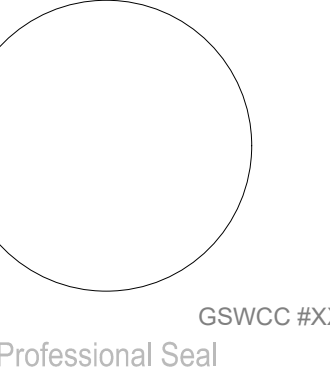


3715 Davinci Court, Suite 300
 Peachtree Corners, GA 30092
 770.717.3200 • 770.717.3312 (fx)

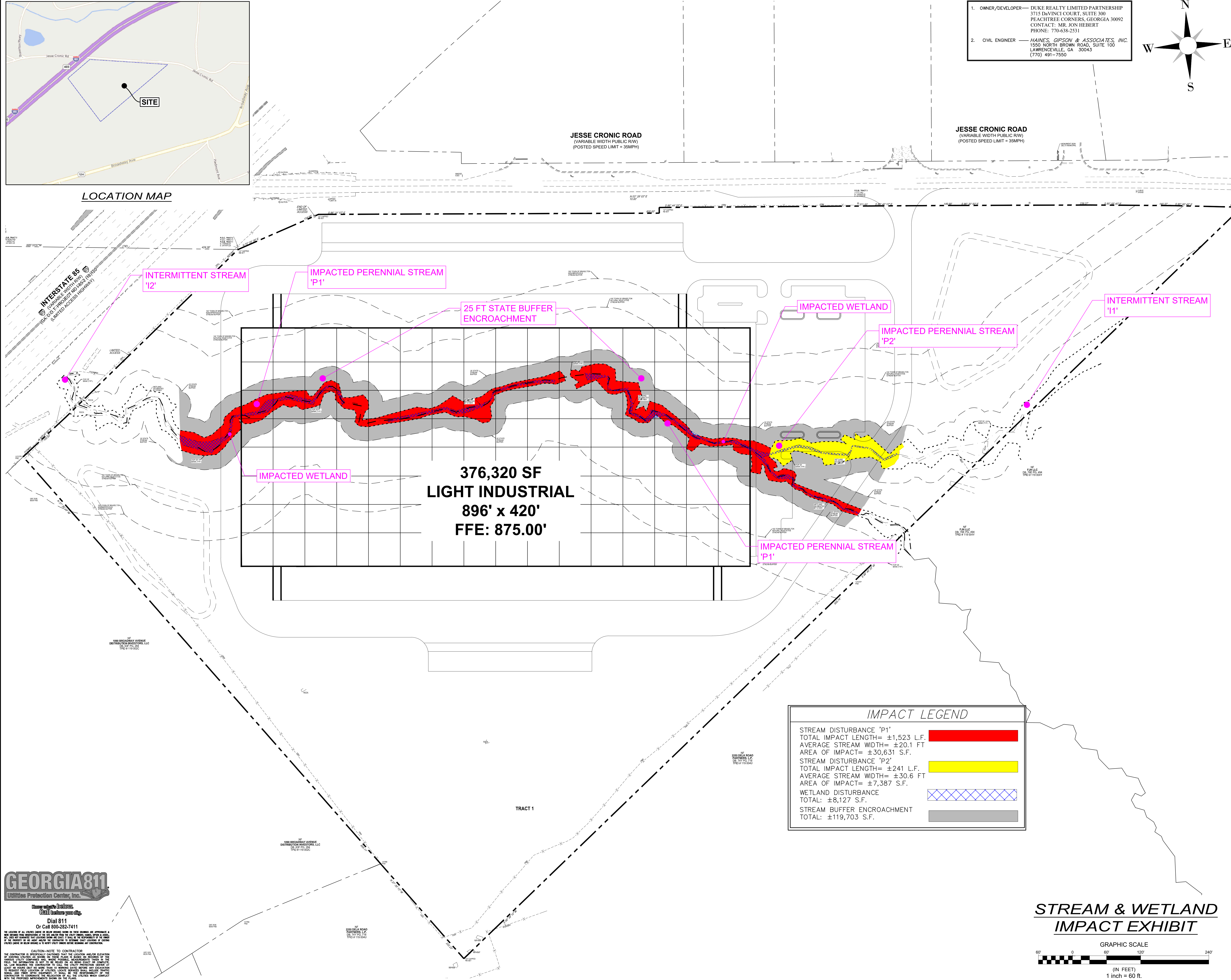
CIVIL ENGINEER
 HAINES, GIPSON & ASSOCIATES
 1550 NORTH BROWN RD.
 SUITE 100
 LAWRENCEVILLE, GA 30043
 770-491-7550



HAINES GIPSON & ASSOCIATES
 Civil • Structural • Bridge



XXXX202X GSWCC #XXXXXX
 Professional Seal



701 JESSE CRONIN ROAD

CITY OF BRASELTON
 GEORGIA 30517

STREAM & WETLAND IMPACT EXHIBIT

IMPACT LEGEND	
STREAM DISTURBANCE 'P1'	[Red Box]
TOTAL IMPACT LENGTH= ±1,523 L.F.	
AVERAGE STREAM WIDTH= ±20.1 FT	
AREA OF IMPACT= ±30,631 S.F.	
STREAM DISTURBANCE 'P2'	[Yellow Box]
TOTAL IMPACT LENGTH= ±241 L.F.	
AVERAGE STREAM WIDTH= ±30.6 FT	
AREA OF IMPACT= ±7,387 S.F.	
WETLAND DISTURBANCE	[Blue Hatched Box]
TOTAL: ±8,127 S.F.	
STREAM BUFFER ENCROACHMENT	[Grey Box]
TOTAL: ±119,703 S.F.	



Utilize Protection Center, Inc.
 Dial 811
 Or Call 800-282-7411

CAUTION-NOTE TO CONTRACTOR
 THE CONTRACTOR IS RESPONSIBLY ADVISED THAT THE LOCATION AND EXTENT OF STREAMS AND WETLANDS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE STATE OF GEORGIA, FIELD SURVEYS, AND AERIAL PHOTOGRAPHS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND EXTENT OF STREAMS AND WETLANDS AT THE PROJECT SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

ISSUANCES		
#	Description	Date

DRAWING / SHEET TITLE	
STREAM & WETLAND IMPACT EXHIBIT	
SHEET NUMBER	
XXX	

STREAM & WETLAND IMPACT EXHIBIT

