



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

October 3, 2023

Regulatory Division  
SAS-2020-00253

**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 modifications or objections to the proposed work, stating reasons thereof, are being solicited from anyone having interest in this permit, and must be submitted to be received on or before the last day of the comment period. Written comments concerning this Department of the Army Permit application must reference the Applicant's name and the Permit Application Number and be forwarded to the US Army Corps of Engineers (Corps) at the above address, or via the email listed at the end of this notice.

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.

Application Number: SAS-2020-00253

Applicant: Manpreet Singh  
AM/PM Convenience Stores, Inc.  
110 A Harlem Grovetown Road  
Grovetown, Georgia 30813

Agent: Russell Parr  
Resource & Land Consultants  
41 Park of Commerce Way, Suite 101  
Savannah, Georgia 31405

Location of Proposed Work: This approximately 12.3-acre tract is located southwest of the Interstate-20 interchange at Cobbham Road, in Thomson, McDuffie County, Georgia (latitude 33.5103, longitude -82.4505). The on-site aquatic resources drain towards Germany Creek, located approximately 1,500 feet west of the tract.

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers:

The project involves the fill of 0.34-acre of wetland to accommodate a truck scale installation, semi-truck parking expansion, and improved truck traffic flow at a previously authorized truck stop facility.

To offset the loss in aquatic function associated with the proposed impacts to aquatic resources, the applicant would purchase 2.08 legacy wetland credits (or 0.26 slope (2018) wetland credits) from a U.S. Army Corps of Engineers approved mitigation bank servicing the project area. The project is hydrologically connected to the Germany Creek watershed (Hydrologic Unit Code 12 (HUC 12): 030601050401).

## **BACKGROUND**

On May 26, 2022, the Corps issued a Nationwide Permit No. 39 (NWP 39) for impacts to 0.48-acre of wetland in conjunction with construction of the truck stop facility. To offset the loss in aquatic function associated with the proposed impacts to aquatic resources, the applicant was required to purchase 0.36 slope (2018) wetland mitigation credits. The required credits were purchased from Washington Branch Mitigation Bank (WBMB) on May 17, 2022. This Joint Public Notice announces the 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. The applicant conducted a pre-filling meeting and submitted a request for a Water Quality Certification with the State of Georgia on September 27, 2023. 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 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: 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. Consequently, presently unknown archaeological, scientific, prehistorical or historical data may also 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 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. Based on 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), no Federally-designated critical habitats are located onsite. However, this report does list the following Federally-protected species that may potentially be affected at this location: relict trillium (*Trillium reliquum*), an 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 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. The Applicant's current proposal reviewed three (3) off-site alternatives for construction of the development expansion. In addition to the Applicant's preferred alternative, one of the off-site alternatives was considered potentially practicable when considering cost, technology, and logistics. However, the off-site alternative (expanding to the western parcel) was not feasible as the property could not be purchased. All alternatives were further evaluated in conjunction with the application.

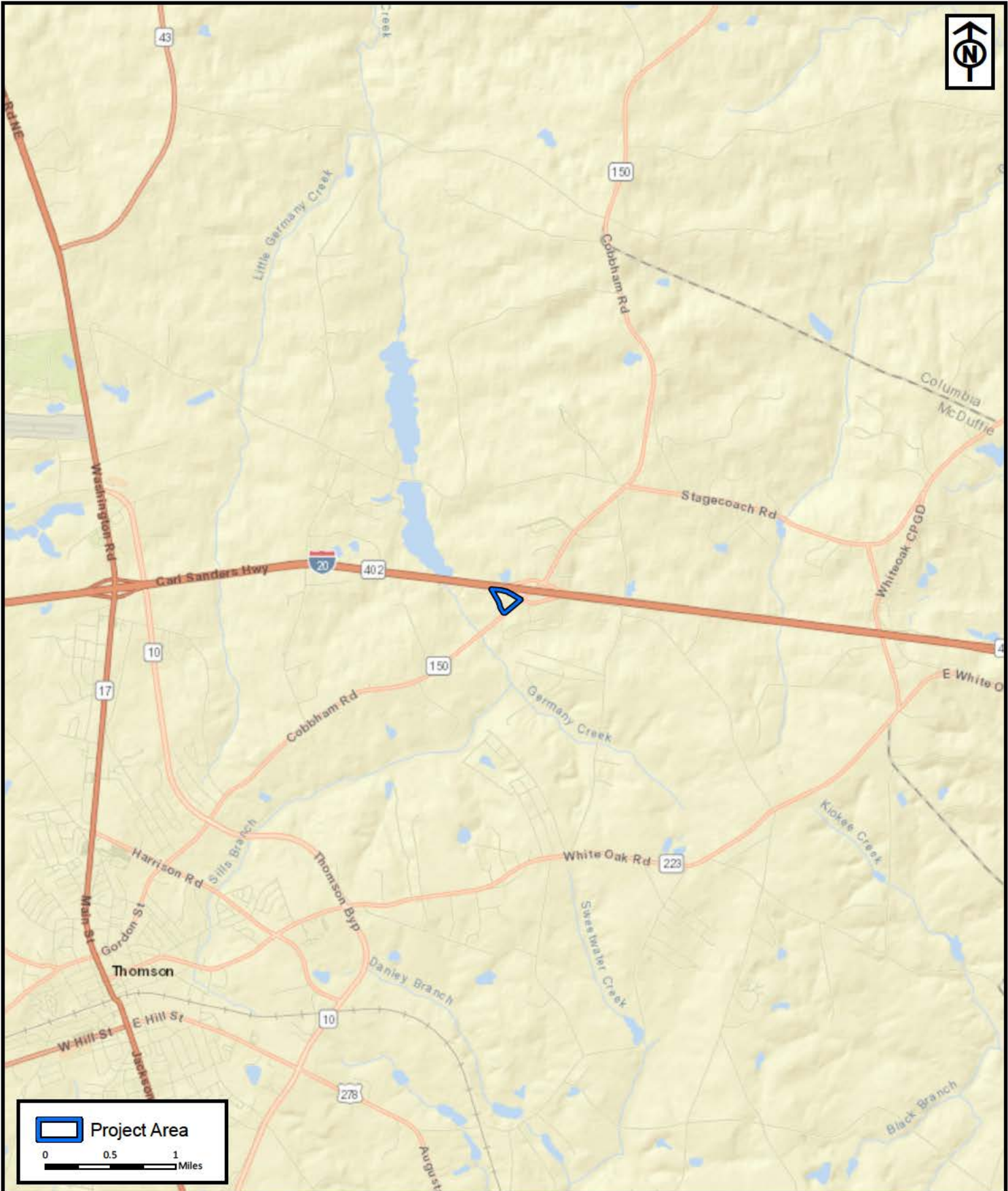
Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. 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 [Justin.M.Edwards@usace.army.mil](mailto:Justin.M.Edwards@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: Justin Edwards, 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 Justin Edwards, Regulatory Specialist, of the Piedmont Branch, by e-mail at [Justin.M.Edwards@usace.army.mil](mailto:Justin.M.Edwards@usace.army.mil) or at 678-422-2724.

Enclosures:

1. Project Location Map
2. USGS Topographic Map
3. Aquatic Resource Delineation Sketch
4. Currently Authorized Facility, entitled: "A USACE Permit Drawing for Manpreet Singh, Property Located off Cobbham Rd, Mcduffie County, Georgia."
5. Proposed Facility Expansion, entitled: "Future Layout for Manpreet Singh, Property Located off Cobbham Rd, Mcduffie County, Georgia"

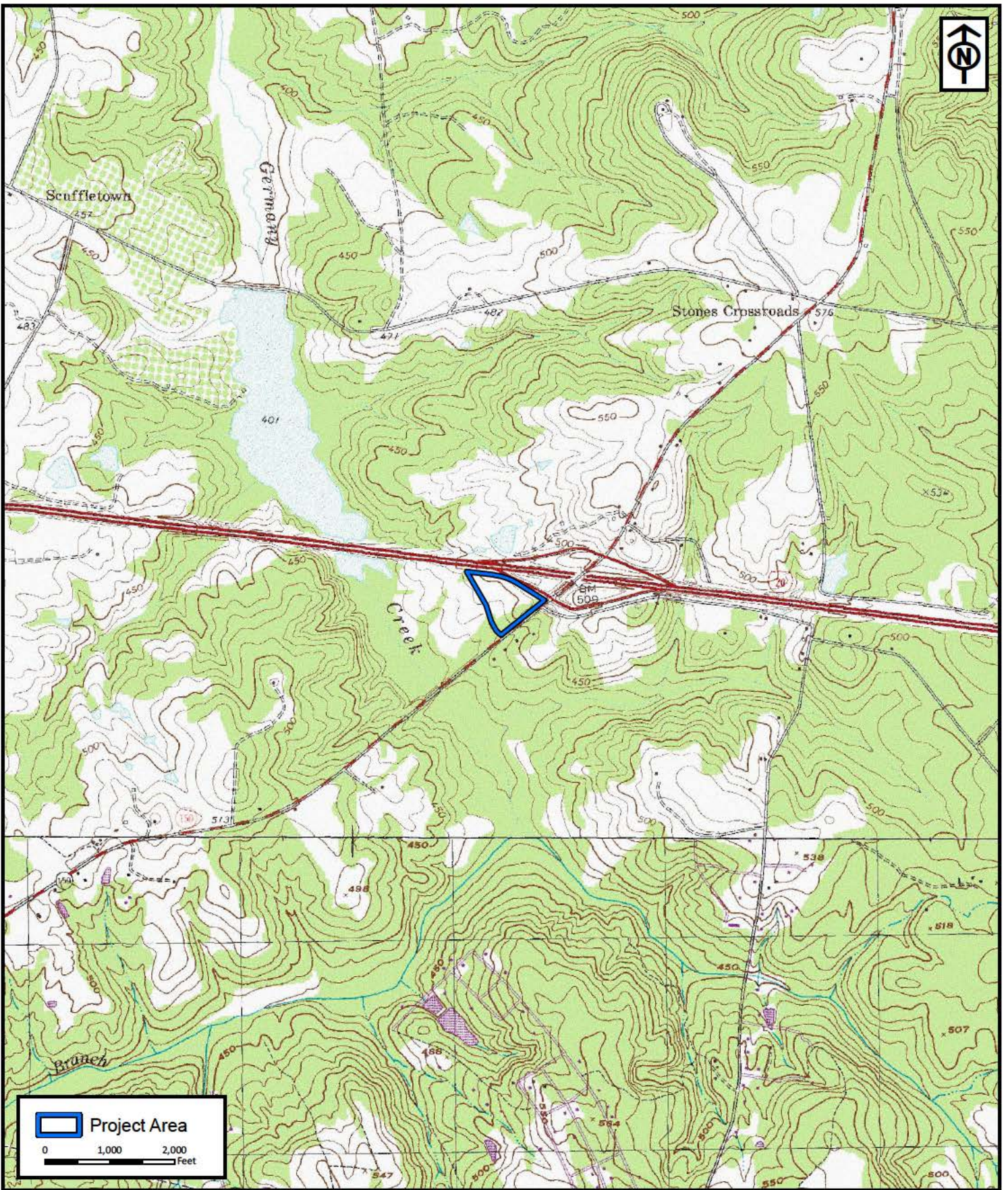


RLC Project No.:	20-031
Figure No.:	1
Prepared By:	HP
Sketch Date:	4/27/2023
Map Scale :	1 in = 1 miles

**Cobbham Road Tract**  
 McDuffie County, Georgia

**Project Location Map**  
 Prepared For:  
 AM/PM Convenience Stores, Inc.

**RLC**  
 RESOURCE+LAND  
 CONSULTANTS  
 41 Park of Commerce Way, Ste. 101  
 Savannah, Georgia 31405  
 912.443.9796 www.rlc.com

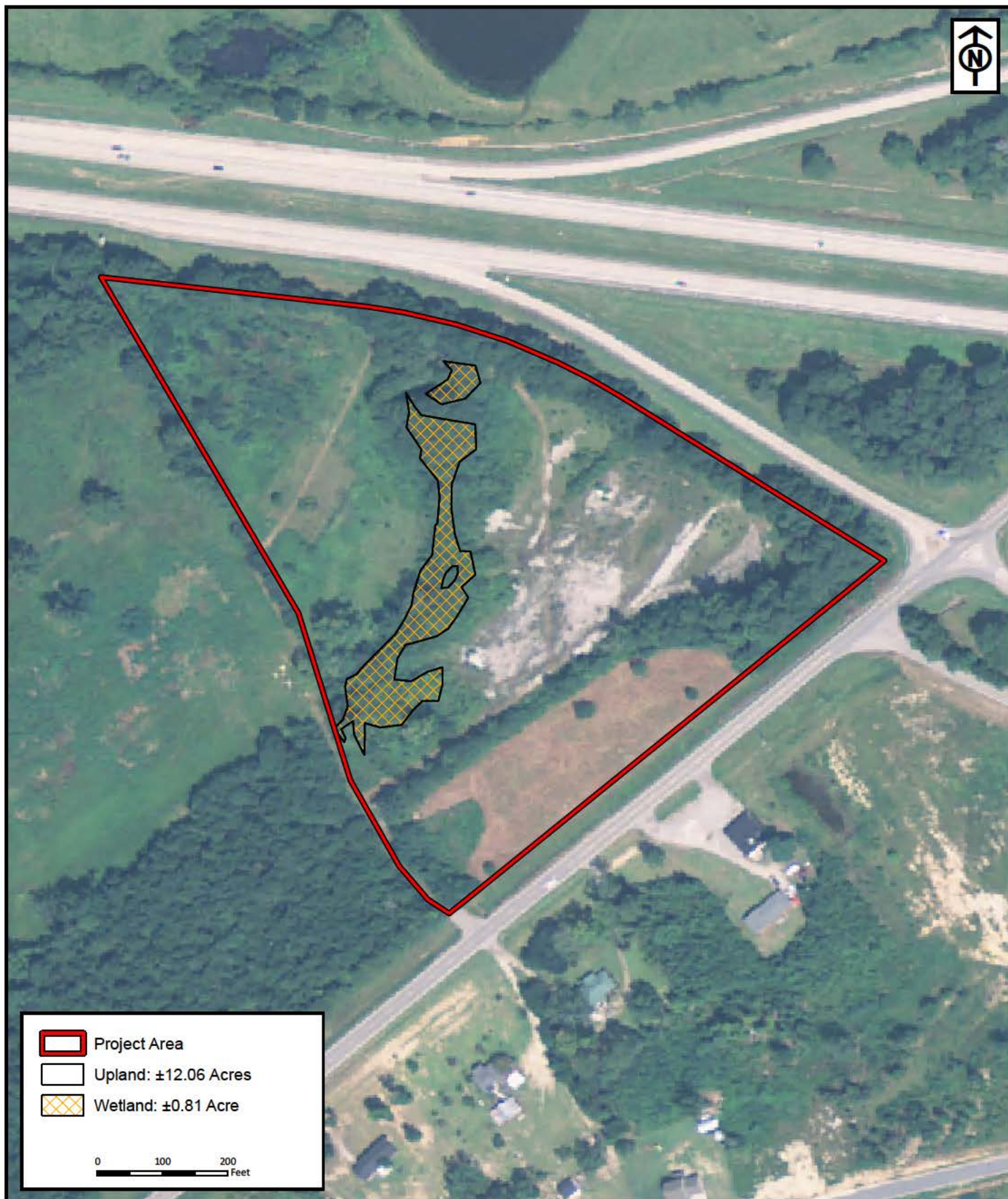





RLC Project No.:	20-031
Figure No.:	2
Prepared By:	JP
Sketch Date:	4/27/2023
Map Scale :	1 inch = 2,000 feet

**Cobbham Road Tract**  
 McDuffie County, Georgia

**USGS Topographic Map**  
 Prepared For:  
 AM/PM Convenience Stores, Inc.

**RLC**  
**RESOURCE-LAND**  
**CONSULTANTS**  
 41 Park of Commerce Way, Ste. 101  
 Savannah, Georgia 31426  
 912.443.9796 www.rlc.com



	Project Area
	Upland: ±12.06 Acres
	Wetland: ±0.81 Acre

0 100 200 Feet

RLC Project No.:	20-031
Figure No.:	7
Prepared By:	MG
Sketch Date:	3/4/2020
Map Scale :	1 inch = 200 feet

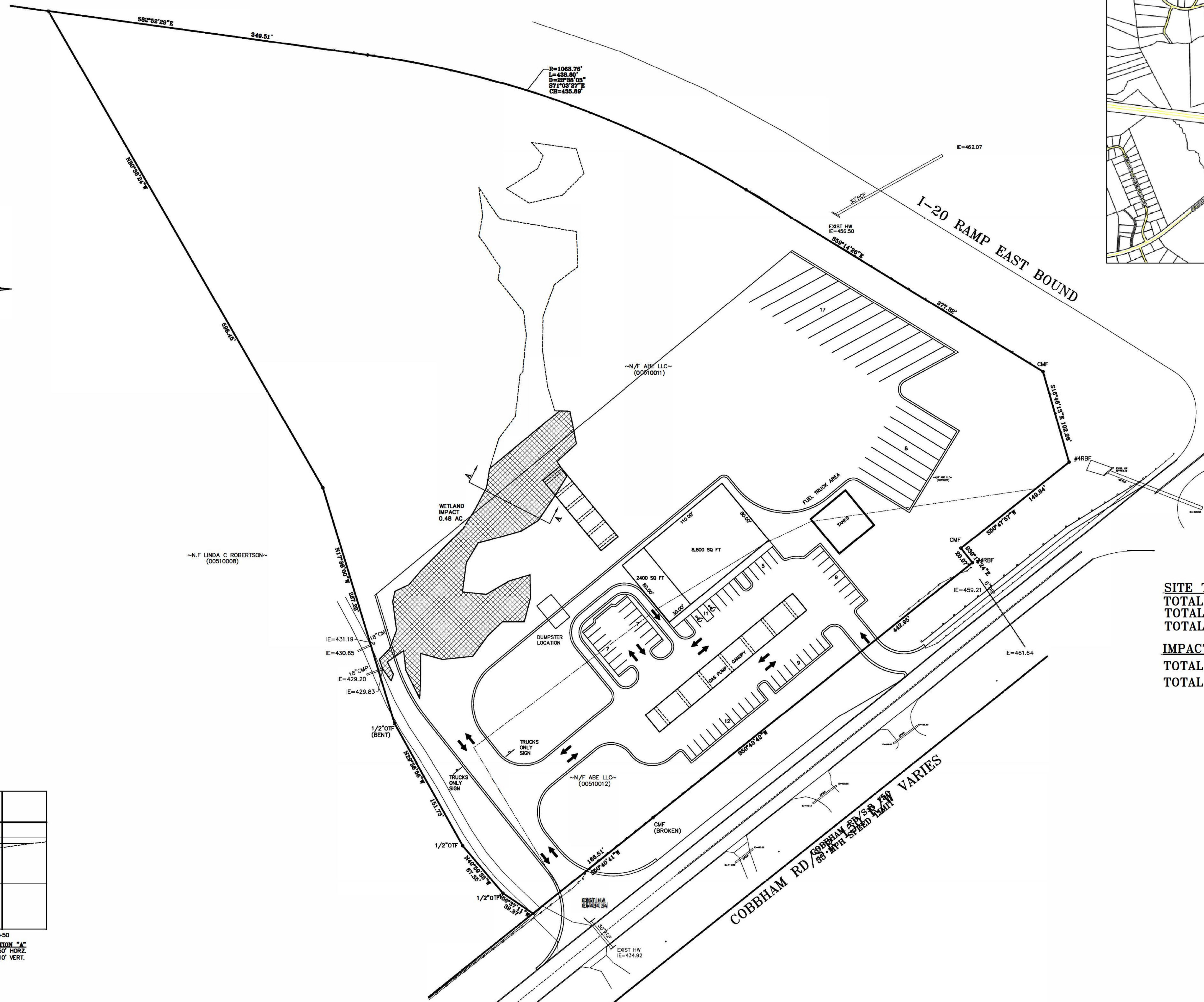
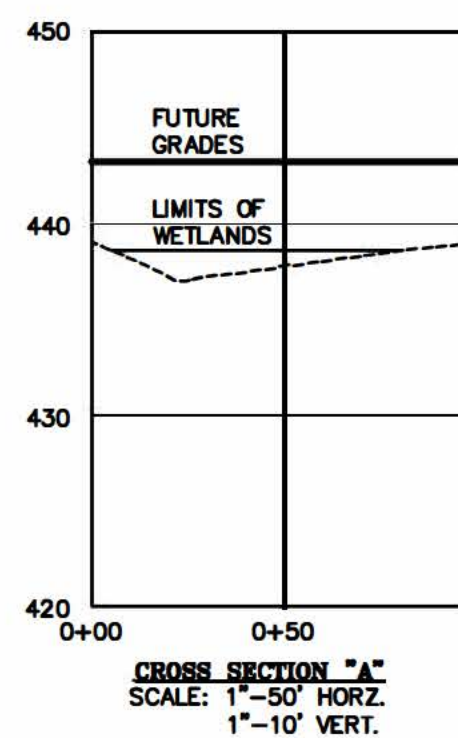
**Cobbham Road Tract**  
McDuffie County, Georgia

**Aquatic Resource  
Delineation Sketch**  
Prepared For: Manpreet Thompson

**RLC**  
RESOURCE+LAND  
CONSULTANTS  
48 Park of Commerce Way, Ste. 101  
Savannah, Georgia 31425  
912.443.9996 www.rlc.com



LOCATION MAP:  
SCALE: 1"=1000'

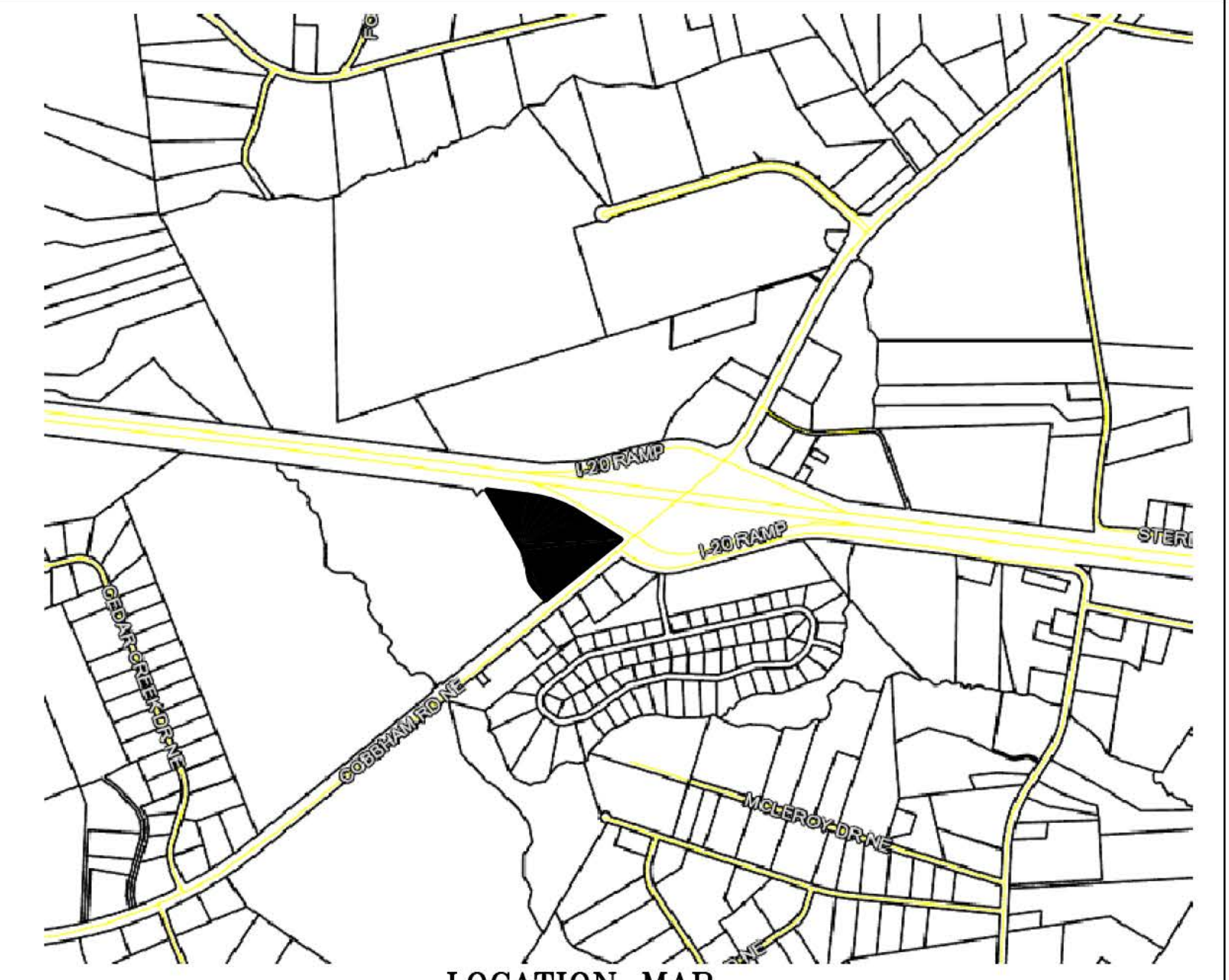


**SITE TABLE:**  
 TOTAL SITE AREA = 12.33 AC.  
 TOTAL UPLAND AREA = 11.51 AC.  
 TOTAL WETLAND AREA = 0.82 AC.

**IMPACT TABLE:**  
 TOTAL WETLANDS FILL = 372 CY  
 TOTAL WETLANDS IMPACT = 0.48 AC.

USACE PERMIT DRAWING  
 FOR  
**MANPREET SINGH**  
 PROPERTY LOCATED OFF COBBHAM RD  
 McDUFFIE COUNTY GEORGIA  
 FEBRUARY 2, 2022  
 SCALE: 1" = 50'  
 50' 0 50'  
 PREPARED BY:  
**JAMES G. SWIFT & ASSOCIATES**  
 CONSULTING ENGINEERS  
 1206 INTERSTATE PARKWAY - AUGUSTA, GA - 30909  
 Phone: (706) 868-8803 Fax: (706) 868-5464  
 TAX MAP: PARCEL NO. 19-313-WETMAP





LOCATION MAP  
N.T.S.

349.51'  
S82°52'29"E

R=1083.78'  
L=438.80'  
D=23°38'03"  
S71°03'27"E  
CB=435.89'

PROPOSED  
DETENTION POND

0.07 acres  
WETLAND  
IMPACT

WETLANDS

WETLAND  
IMPACT  
0.27 acres

ONEWAY  
SIGN

I-20 RAMP EAST BOUND

~N.F. LINDA C. ROBERTSON~  
(00510008)

CURRENTLY UNDER  
CONSTRUCTION

INSTALL WALL  
W/ HANDRAIL

INSTALL WALL  
W/ HANDRAIL

BUILDING  
8,800 SQ FT  
FF=453.40

RESTAURANT  
2,400 SQ FT  
FF=453.40

PROPOSED  
DETENTION POND

CURRENTLY UNDER  
CONSTRUCTION

PROPOSED  
DETENTION POND

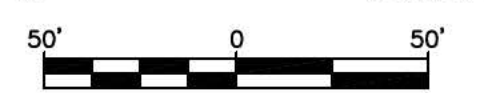
PROPOSED  
DETENTION POND

PREVIOUSLY PERMITTED

COBBHAM RD / S/R 150  
55 MPH SPEED LIMIT

FUTURE LAYOUT  
FOR  
**MANPREET SINGH**

PROPERTY LOCATED OFF COBBHAM RD  
MCDUFFIE COUNTY, GEORGIA  
SCALE: 1" = 50'  
JANUARY 26, 2023



PREPARED BY:  
**JAMES G. SWIFT & ASSOCIATES**  
CONSULTING ENGINEERS  
1206 INTERSTATE PARKWAY - AUGUSTA, GA - 30909  
Phone: (706) 868-8803 Fax: (706) 868-5464  
TAX MAP: PARCEL NO. 19-313-0V-P112