



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

August 13, 2021

Regulatory Division
SAS-2021-00653

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 so as to be received on or before the last day of the comment period. Written comments concerning the 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.

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-2021-00653

Applicant: Mr. David Sprinkle
Duke Realty
3715 Davinci Court, Suite 300
Peachtree Corners, Georgia 30092

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

Location of Proposed Work: The proposed project site is an approximately 85.65-acre, multi-parcel assemblage located east of I-985/US-23, west of North Bogan Road, NE, and north of Thompson Mill Road, within the City of Buford, in northern Gwinnett County (centered at approximately latitude 34.122683, longitude -83.965392).

Description of Work Subject to the Jurisdiction of the Corps: The project involves the proposed construction of a 786,240 square-foot industrial warehouse facility, with 220 tractor trailer spaces and 202 employee parking spaces, 27 bays at 56 feet by 50 feet,

and other attendant infrastructure. The Applicant's preferred site plan would result in the loss of 2,272 linear feet (0.299-acre) of three intermittent stream channels and 0.134 acre of wetland. The Applicant proposes to off-set project impacts to aquatic resources through the purchase of 12,269 grandfathered stream credits and 0.80 grandfathered wetland credit from Blue Creek Mitigation Bank and/or Soque River Mitigation Bank.

STATE OF GEORGIA

Water Quality Certification: The Georgia Department of Natural Resources, Environmental Protection Division (Georgia EPD) will review the proposed project for Water Quality Certification, in accordance with the provisions of Section 401 of the Clean Water Act. The applicant requested a pre-filing meeting with the State on August 6, 2021. Before submitting a request for an individual Section 401 Water Quality Certification to the GAEPD, a project proponent must request a pre-filing meeting with the GAEPD at least 30 days prior to submitting the certification request. 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 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.

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 another 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: The Applicant contracted a Phase I cultural resource survey of the proposed project site, in order to assess if potential archaeological sites, historic structures, or cultural resources may be present within the general vicinity of the proposed work area. The Corps is presently reviewing the accompanying report in conjunction with the current application submittal. 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 the submitted *IPaC Trust Resource Report* for the project site, and the Agent's site assessment, no such resources are likely to occur on the subject property.

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, floodplain 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, including an evaluation of practicable alternatives. In the Applicant's current proposal, six off-site alternatives (including the preferred alternative site) and three on-site alternatives (including the preferred alternative layout) have been proposed.

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

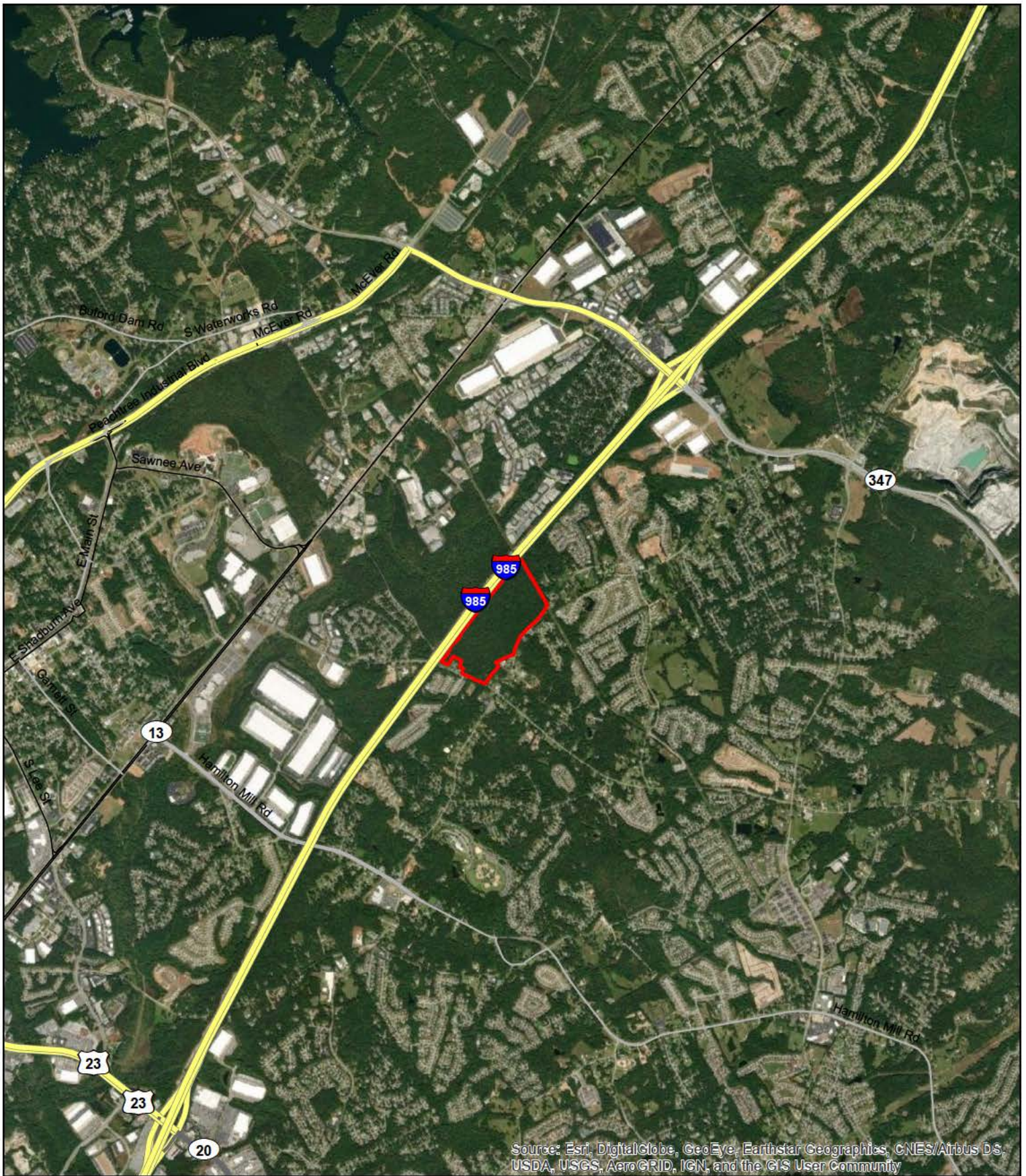
Department of the Army permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. The decision whether to hold a public hearing is at the discretion of the District Engineer, or his designated appointee, based on the need for additional substantial 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: Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Adam White, 4751 Best Road, Suite 140, College Park, Georgia 30337-5600, no later than **30 days** from the date of this notice. Submittal of comments via email, to the address listed below, is also acceptable. Please refer to the Applicant's name (Duke Realty) and the assigned Regulatory file number (SAS-2021-00653) in your comments.

If you have any further questions concerning this public notice, please contact Adam White, Lead Biologist at 678-422-2730, or adam.f.white@usace.army.mil.

Encls

1. Figure 1: Vicinity Map
2. Figure 2: Site Location Map
3. Figure 2: Aquatic Resource Delineation Map
4. Sheet No. SP1.0: Preferred Site Plan



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

Produced By:




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

FIGURE 1: VICINITY MAP

Thompson Mill
 Buford, Georgia
 For
 Duke Realty
 CE21DUK:01
 June 29, 2021

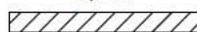
LEGEND

 Property Boundary

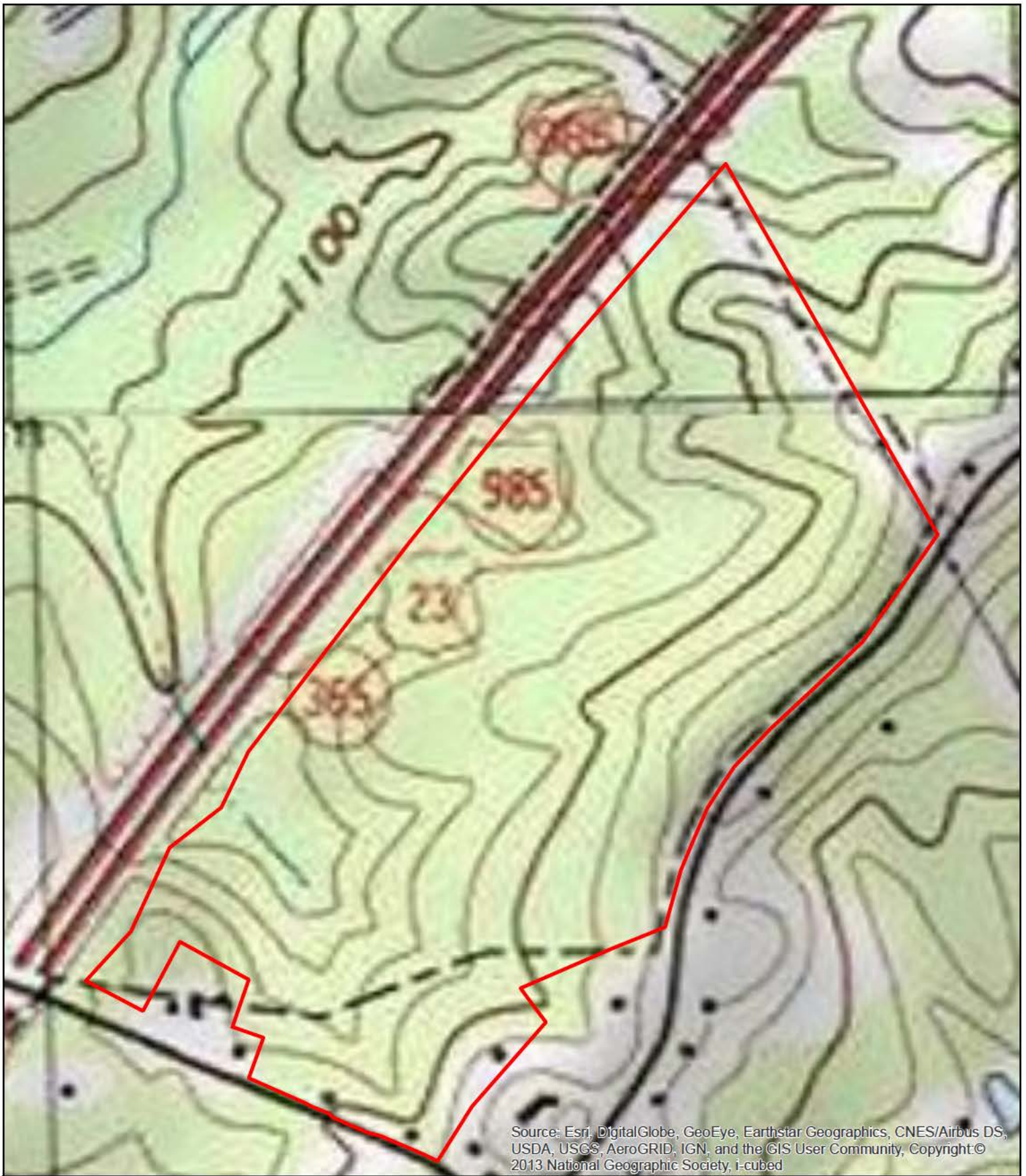
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Feet



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Copyright © 2013 National Geographic Society, i-cubed

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**FIGURE 2: SITE LOCATION MAP 7.5
MIN USGS TOPOGRAPHIC QUAD**

Thompson Mill
Buford, Georgia
For
Duke Realty
CE21DUK:01
June 29, 2021

LEGEND

 Property Boundary

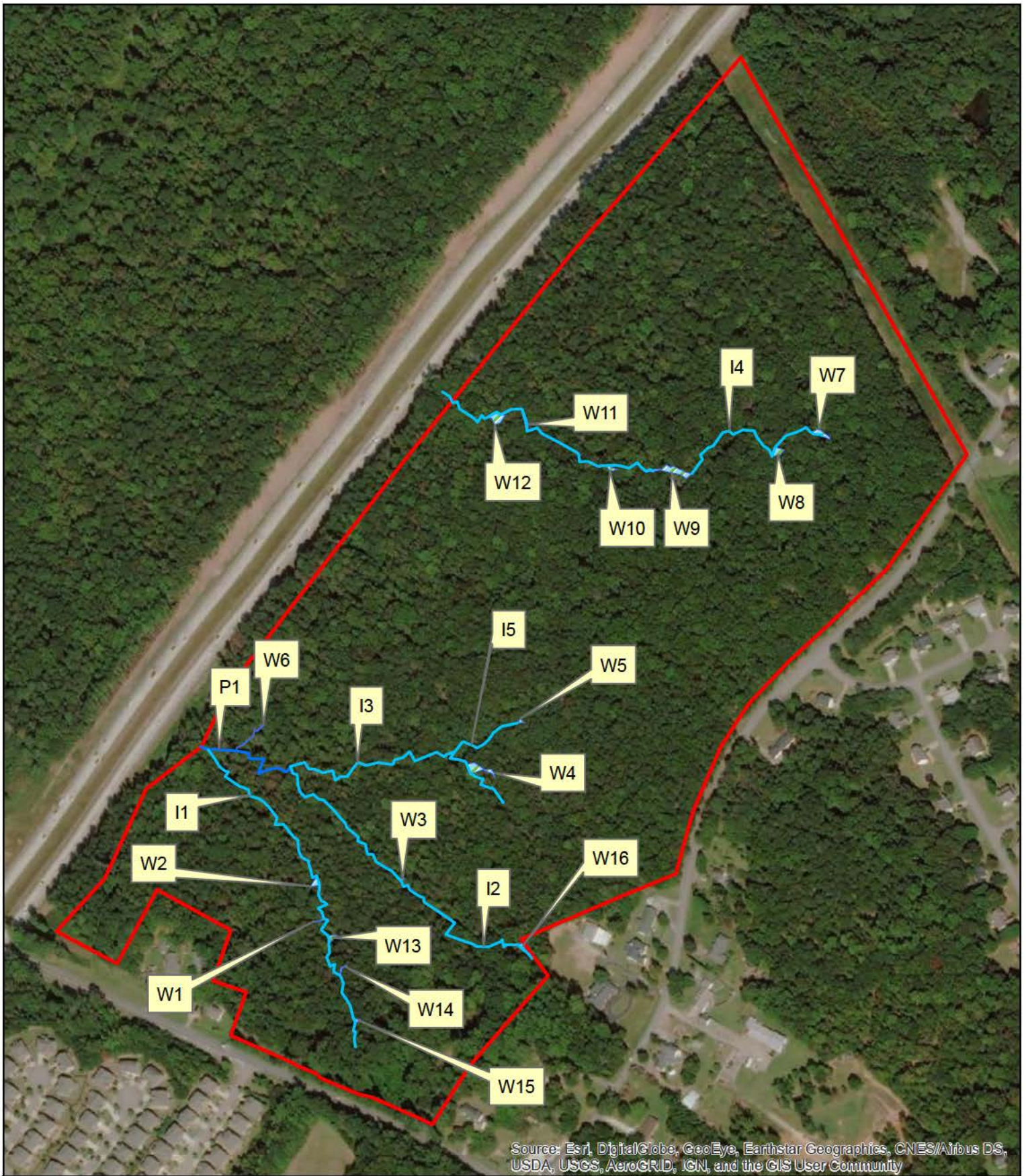
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Feet



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

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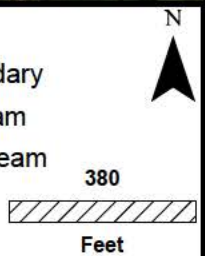
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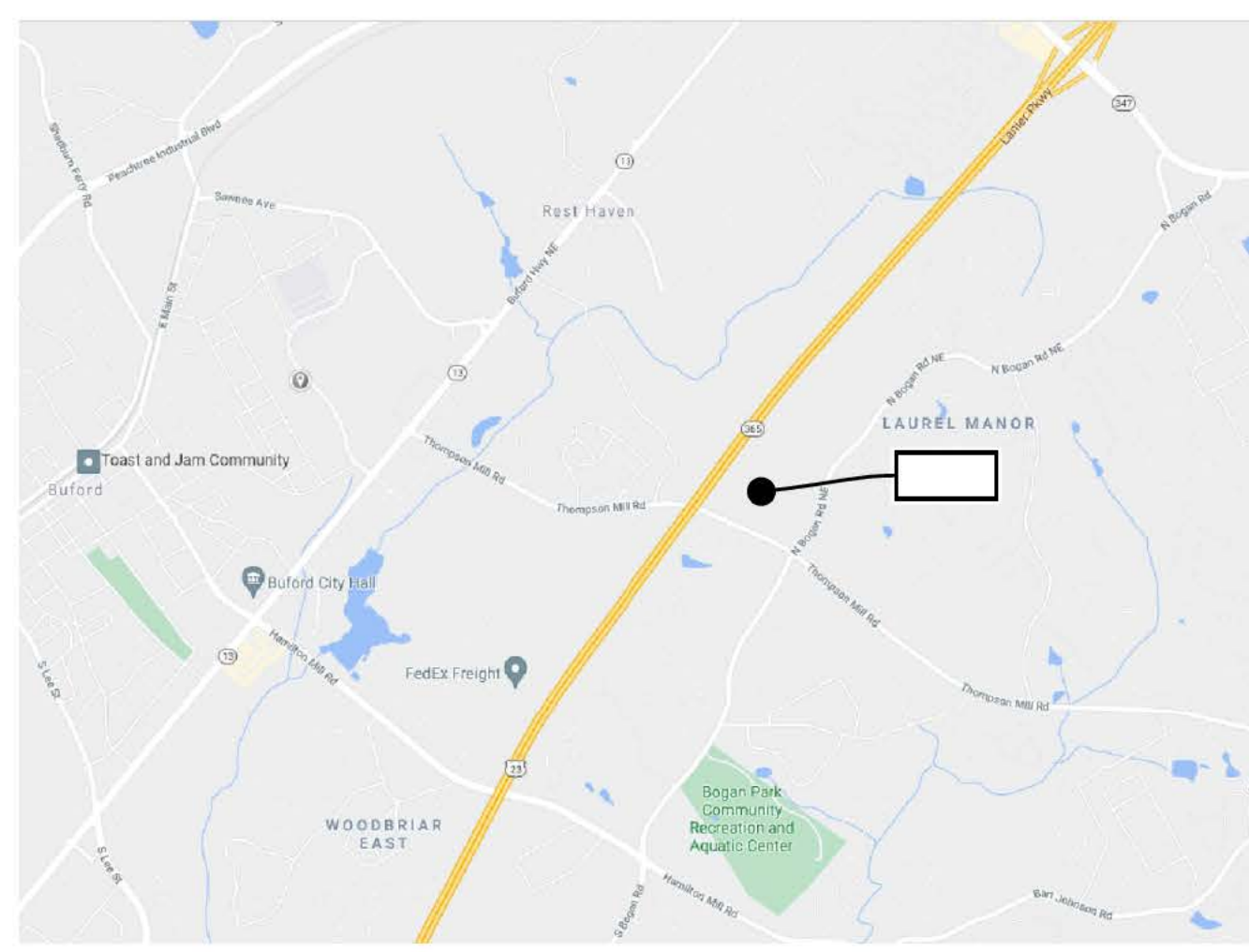
**FIGURE 2: AQUATIC RESOURCE
 DELINEATION MAP**

Thompson Mill
 Buford, Georgia
 For
 Duke Realty
 CE21DUK:01
 June 29, 2021

LEGEND

-  Property Boundary
-  Perennial Stream
-  Intermittent Stream
-  Wetland



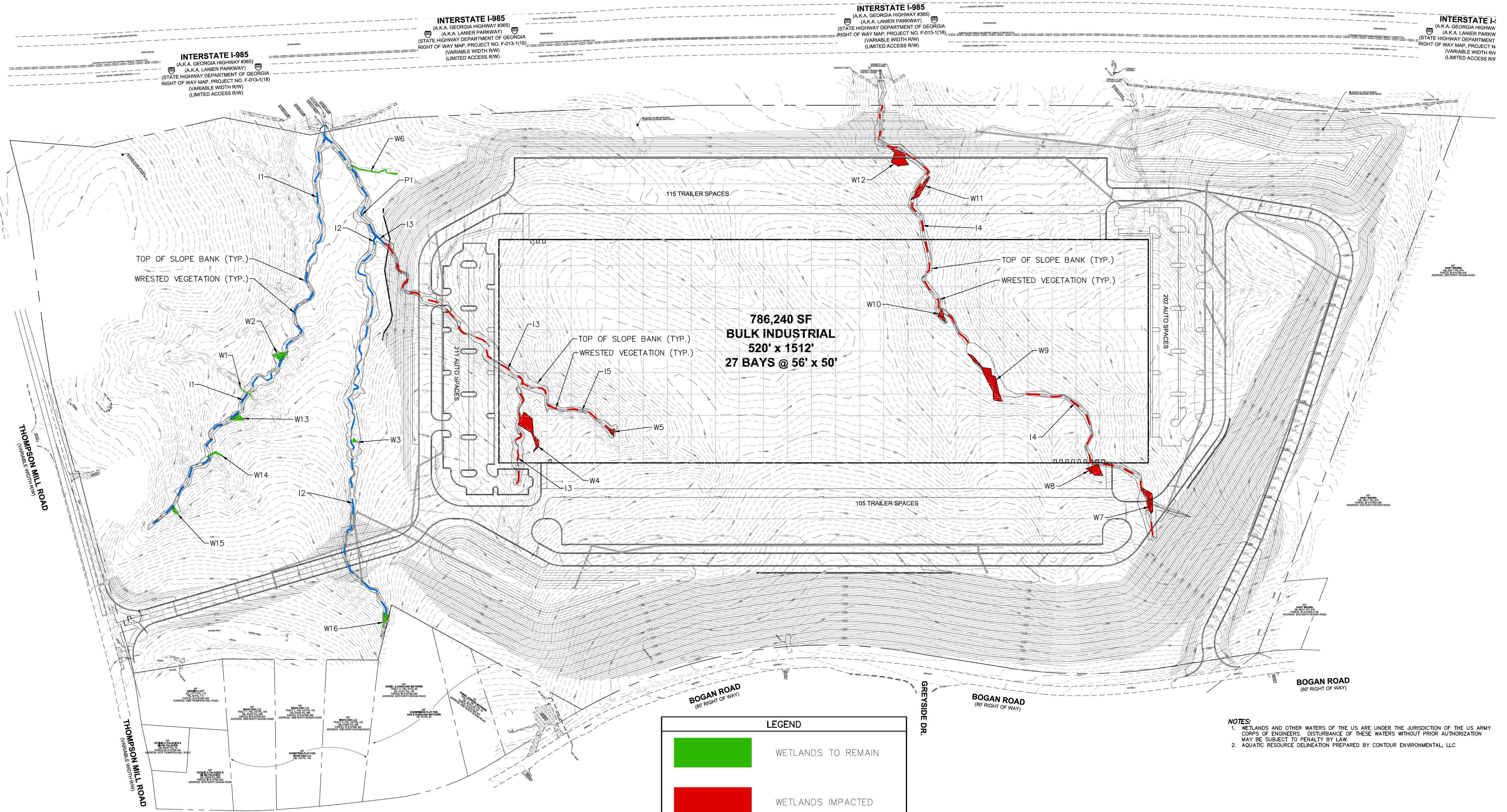


LOCATION MAP

JURISDICTIONAL IMPACT DATA (AS SHOWN)			
RESOURCE NUMBER	RESOURCE AREA/LENGTH	IMPACTED	TO REMAIN
WETLAND 1	0.002 AC	0 AC	0.002 AC
WETLAND 2	0.010 AC	0 AC	0.010 AC
WETLAND 3	0.002 AC	0 AC	0.002 AC
WETLAND 4	0.029 AC	0.029 AC	0 AC
WETLAND 5	0.002 AC	0.002 AC	0 AC
WETLAND 6	0.007 AC	0 AC	0.007 AC
WETLAND 7	0.014 AC	0.014 AC	0 AC
WETLAND 8	0.013 AC	0.013 AC	0 AC
WETLAND 9	0.036 AC	0.036 AC	0 AC
WETLAND 10	0.005 AC	0.005 AC	0 AC
WETLAND 11	0.011 AC	0.011 AC	0 AC
WETLAND 12	0.024 AC	0.024 AC	0 AC
WETLAND 13	0.007 AC	0 AC	0.007 AC
WETLAND 14	0.003 AC	0 AC	0.003 AC
WETLAND 15	0.003 AC	0 AC	0.003 AC
WETLAND 16	0.005 AC	0 AC	0.005 AC
PERENNIAL STREAM 1	1,763 S.F. / 292 LF	0 S.F. / 0 LF	1,763 S.F. / 292 LF
INTERMITTENT STREAM 1	4,107 S.F. / 1,152 LF	0 S.F. / 0 LF	4,107 S.F. / 1,152 LF
INTERMITTENT STREAM 2	3,227 S.F. / 1,012 LF	0 S.F. / 0 LF	3,227 S.F. / 1,012 LF
INTERMITTENT STREAM 3	2,845 S.F. / 813 LF	2,750 S.F. / 787 LF	95 S.F. / 26 LF
INTERMITTENT STREAM 4	9,497 S.F. / 1,229 LF	9,497 S.F. / 1,229 LF	0 S.F. / 0 LF
INTERMITTENT STREAM 5	797 S.F. / 256 LF	797 S.F. / 256 LF	0 S.F. / 0 LF



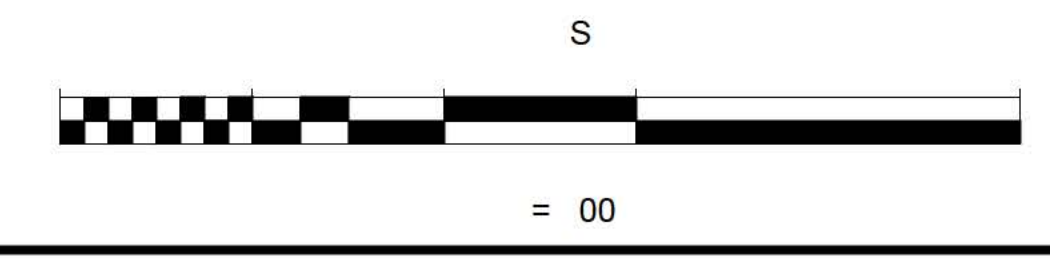
CIVIL ENGINEER
 HAINES, GIPSON & ASSOCIATES
 1550 NORTH BROWN RD.
 SUITE 100
 LAWRENCEVILLE, GA 30043
 770-491-7550



LEGEND	
	WETLANDS TO REMAIN
	WETLANDS IMPACTED
	STREAM TO REMAIN
	STREAM IMPACTED

NOTES:
 1. WETLANDS AND OTHER WATERS OF THE US ARE UNDER THE JURISDICTION OF THE US ARMY CORPS OF ENGINEERS. DISTURBANCE OF THESE WATERS WITHOUT PRIOR AUTHORIZATION MAY BE SUBJECT TO PENALTY BY LAW.
 2. AQUATIC RESOURCE DELINEATION PREPARED BY CONTOUR ENVIRONMENTAL, LLC

PREFERRED SITE PLAN



THOMPSON MILL ROAD PROJECT
 NORTHEAST QUADRANT OF THE
 I-985 / THOMPSON MILL INTERSECTION
 CITY OF BUFORD, GWINNETT COUNTY, GEORGIA

ISSUANCES	

Scale: AS INDICATED
 Date: 28 JULY 2021
 Checked By: RCL
 Drawn By: JCM
 Duke Realty Job#: DUKEXX-XXX
 A/E Job #: 2020-249

S
 PREFERRED SITE PLAN

SP1.0