



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT
1050 BUFORD DAM ROAD
BUFORD, GEORGIA 30518

November 18, 2021

Regulatory Division
SAS-2021-00941

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.

Application Number: SAS-2021-00941

Applicant: Mr. Doug Smith
Seefried Properties
3333 Riverwood Parkway, Suite 200
Atlanta, Georgia 30339

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

Location of Proposed Work: The 126.42-acre project site is located east of the intersection of Interstate 985 and Georgia Highway 347 (Friendship Road) near the City of Buford, Hall County, Georgia (latitude: 34.1396, longitude -83.9411). The property is located within the Upper Chattahoochee River Watershed, Hydrologic Unit Code: 03130001, and the nearest named waterbody is Big Creek.

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers:
The proposed project involves construction of a modern logistics warehouse complex

including: 1) a 320,000 square foot, light industrial warehouse facility (Building 100); 2) a 322,100 square foot, light industrial warehouse facility (Building 200); 3) a 317,520 square foot, light industrial warehouse facility (Building 300); 4) a 134,320 square foot, light industrial warehouse facility (Building 400); and 5) a 300,000 square foot, light industrial warehouse facility (Building 500), and associated infrastructure for the overall development. As proposed, the project would result in unavoidable impacts to 2,696.82 linear feet of intermittent stream channels, 0.269 acre of wetland, and 0.099 acre of open water. The applicant has proposed to purchase 2.16 legacy wetland mitigation credits and 14,564 legacy stream mitigation to compensate for unavoidable impacts to aquatic resources.

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. 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 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 Survey was submitted with the application. At this time the Corps has not made an effect determination pursuant to Section 106 of the National Historic Preservation Act. 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. The applicant provided the Information, Planning, and Conservation System report (IPaC) from the U.S. Fish and Wildlife Service, which indicated potential presence of Monarch Butterfly (*Danus plexippus*). The Corps has not made an effect determination at this time pursuant to Section 7(c) of the Endangered Species Act of 1973, as amended (16 U.S.C. § 1531 et seq.).

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.

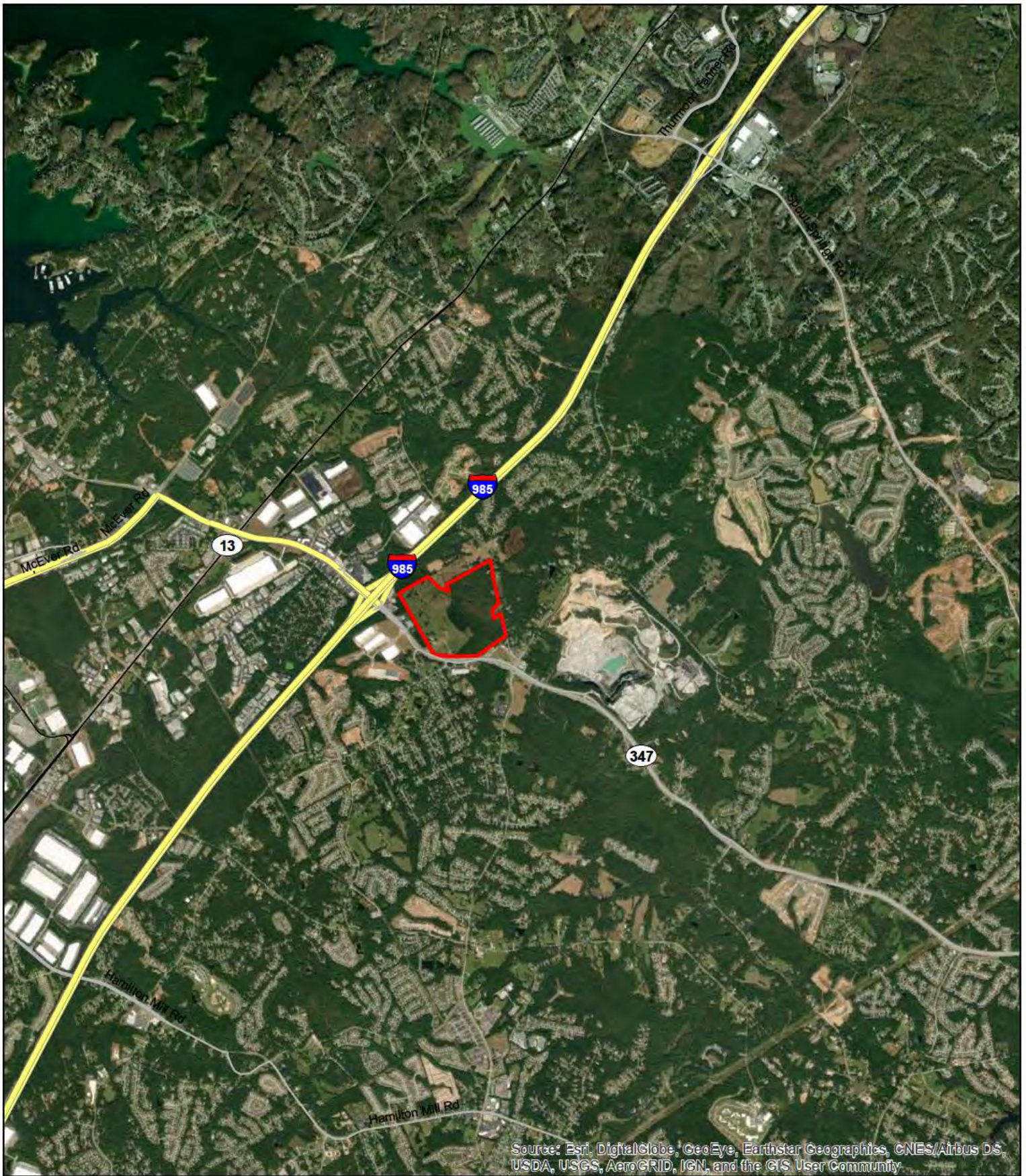
Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. 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, 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 (Seefried Properties) and the assigned Regulatory file number (SAS-2021-00941) in your comments.

If you have any questions concerning this matter, please contact Mr. Blake Brannon, Project Manager at (678) 422-6570, or via email at: steven.b.brannon@usace.army.mil.

Enclosures

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



Produced By:




Contour Environmental LLC
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 Acworth, Georgia 30101

FIGURE 1: VICINITY MAP

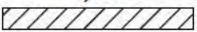
Friendship Business Park
 Buford, Hall County, Georgia
 For
 Seefried Industrial Properties

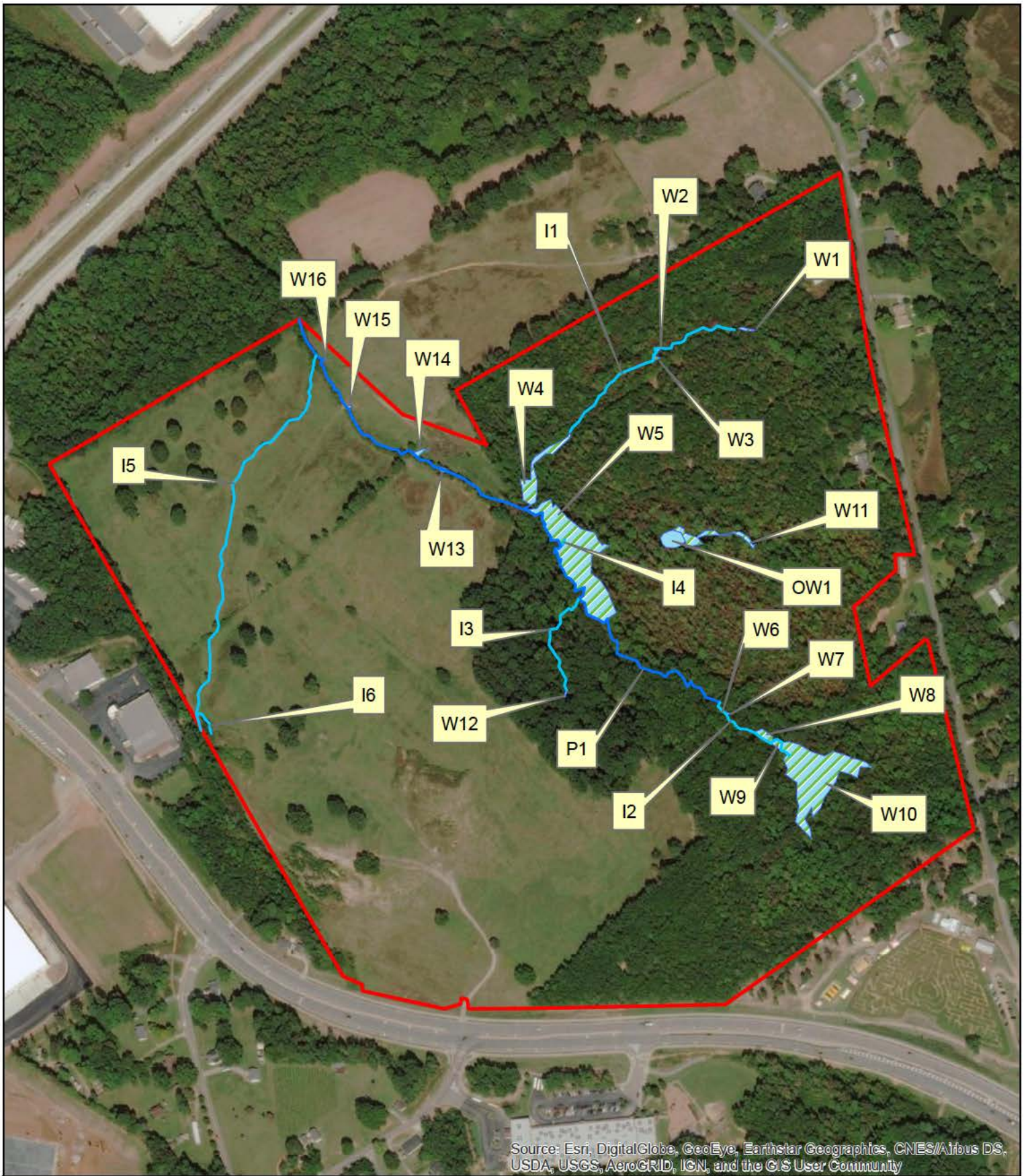
CE21SEE:09
 October 2021

LEGEND

 Property Boundary



4,100

 Feet



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

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FIGURE 3: AQUATIC RESOURCE

DELINEATION MAP

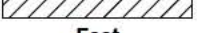
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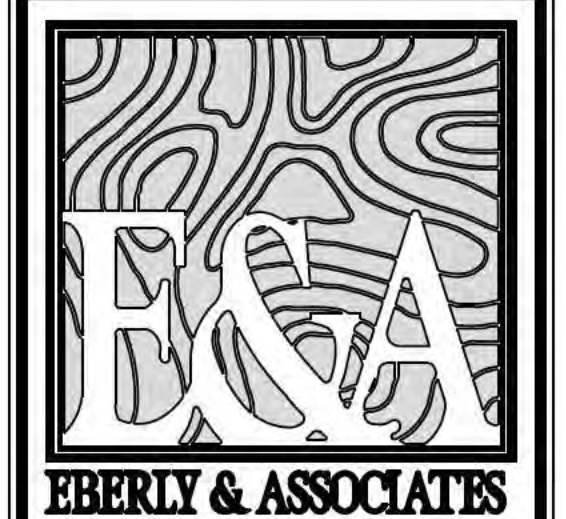
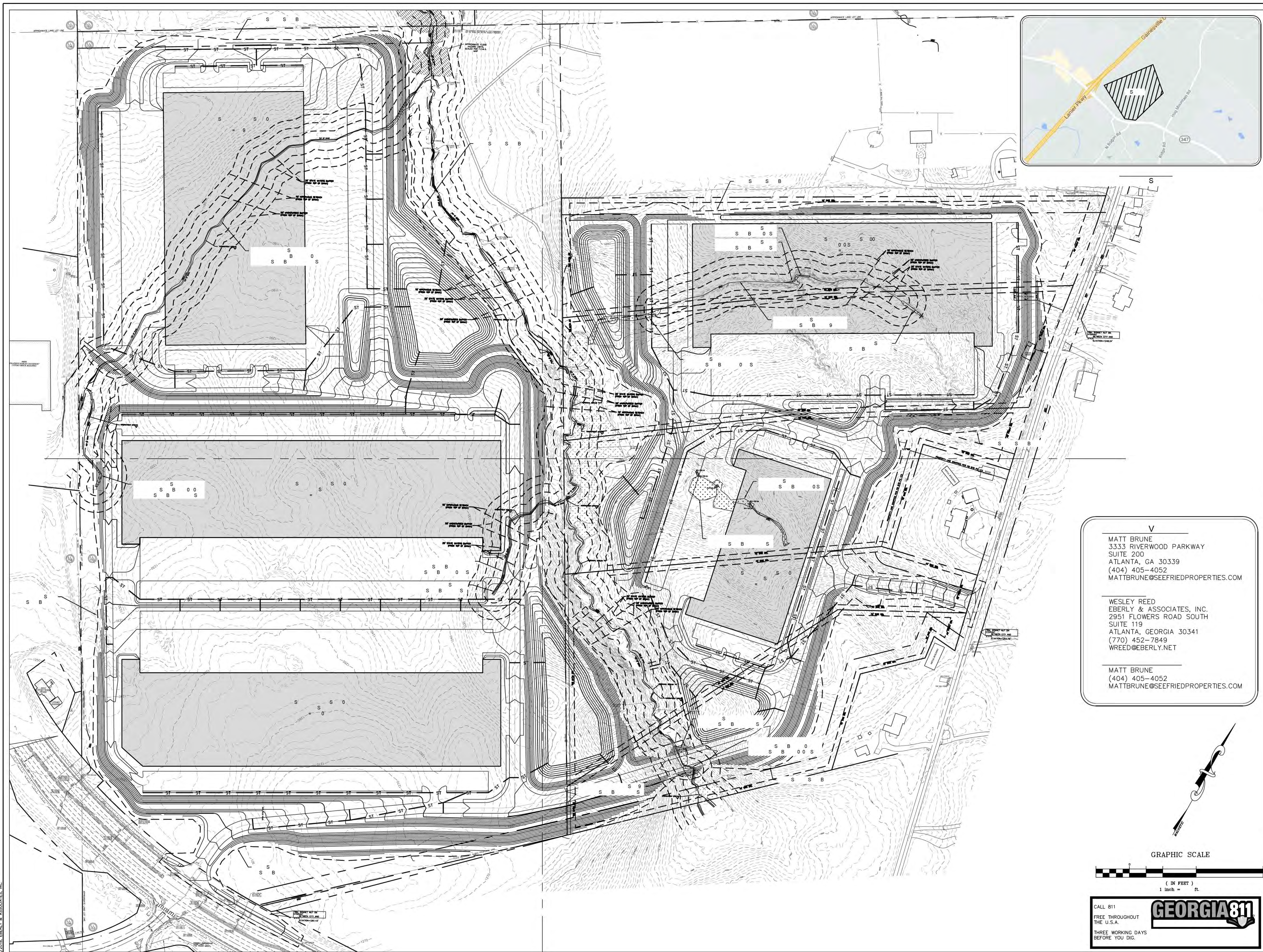
LEGEND

-  Property Boundary
-  Perennial Stream
-  Intermittent Stream
-  Open Water
-  Wetland



470
 Feet





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ATLANTA, GEORGIA 30341
WWW.EBERLY.NET

- LAND PLANNING
- CIVIL ENGINEERING
- LANDSCAPE ARCHITECTURE

PROJECT: B S S S Y S

REVISIONS:

NO.	DESCRIPTION	DATE

V

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SCALE:	V
DATE:	9
DRAWN BY:	S Y
PROJECT MANAGER:	S Y
QA/QC CHECK:	S Y

PROJECT NO. 0

SHEET NO. C4 0

