



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

January 19, 2022

Regulatory Division
SAS-2022-00028

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 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.

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-2022-00028

Applicant: Mr. Kyle P. Cunningham
RWIOF Acquisition III, LLC
3350 Riverwood Parkway SE, Suite 700
Atlanta, Georgia 30339

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

Location of Proposed Work: The proposed project site is an approximately 125-acre tract of land located south of Highway 29 and Lowry Road, west of Greenfield Lane, and east of Interstate 85 (I-85) in Coweta County, Georgia. The central coordinates of the site are latitude 33.237798 north and longitude -84.803161 west.

Description of Work Subject to the Jurisdiction of the Corps: The project involves the construction of a 1,021,440 square foot industrial warehouse facility with 242 dock spaces, 401 trailer spaces, 502 car spaces, and associated infrastructure. Associated

infrastructure within the facility complex includes access roads, stormwater controls, lighting, signage, and pavement markings. The Applicant's preferred site plan would result in the loss of 1,473 linear feet of perennial stream channel, 1,090 of intermittent stream channel, and 0.02 acre of wetland in conjunction with associated site mass grading, incidental to building pads, access roads, parking, and stormwater management facilities. The Applicant proposes to off-set project impacts to aquatic resources through the purchase of 0.16 legacy wetland mitigation credits and 19,143 legacy stream mitigation credits from the Blue Creek Mitigation Bank.

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 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 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, one threatened species, the white fringeless orchid (*Platanthera integrilabia*) is 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 that 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 in 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,

one off-site alternative and three on-site alternatives (including the preferred alternative layout) have been proposed.

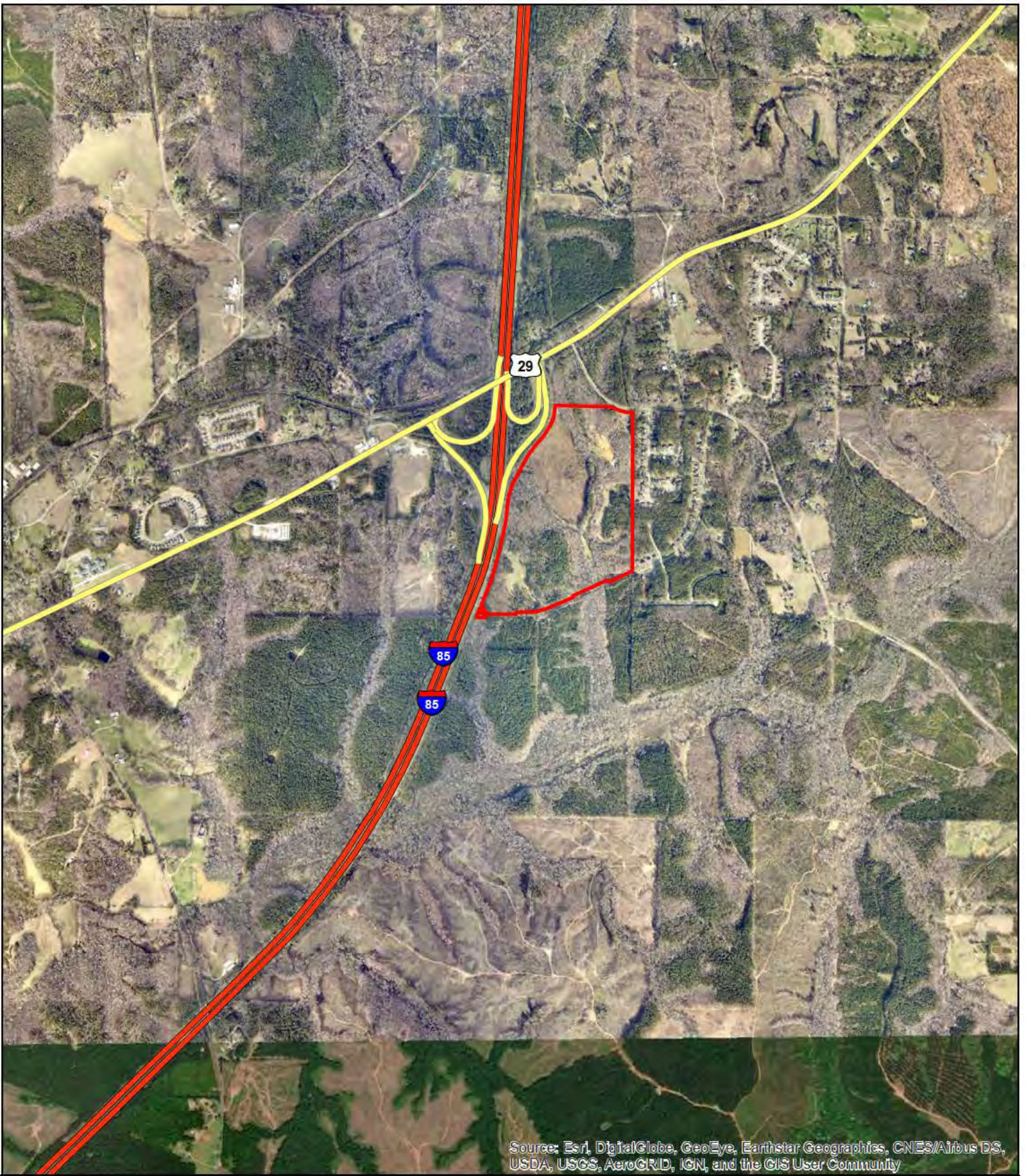
Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. 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 substantive information necessary for evaluating the proposed project.

Comment Period: Anyone wishing to comment on this application for a Department of the Army Permit should submit comments via email to amy.k.egoroff@usace.army.mil or in writing to: Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Amy Egoroff, 4751 Best Road, Suite 140, College Park, Georgia 30337-5600, no later than **30 days** from the date of this notice. Please refer to the Applicant's name (RWIOF Acquisition III, LLC) and the assigned Regulatory file number (SAS-2022-00028) in your comments.

If you have any further questions concerning this public notice, please contact Amy K. Egoroff, Project Manager, Piedmont Branch at 678-422-6751, or amy.k.egoroff@usace.army.mil.

Encls

1. Figure 1: Site Vicinity Map
2. Figure 2: Site Location Map
3. Figure 3: Existing Conditions
4. Preferred Site Layout Impact 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

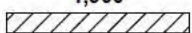
FIGURE 1: VICINITY MAP

Grantville - Calico
 Coweta County, Georgia
 For
 RWIOF Acquisition III, LLC
 CE21ROB:03
 December 27, 2021

LEGEND

 Property Boundary



1,900

 Feet



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 4462 Bretton Court NW, Suite 14
 Acworth, Georgia 30101

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

Grantville - Calico
 Coweta County, Georgia
 For
 RWIOF Acquisition III, LLC
 CE21ROB:03
 April 9, 2021

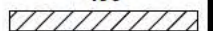
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 Property Boundary

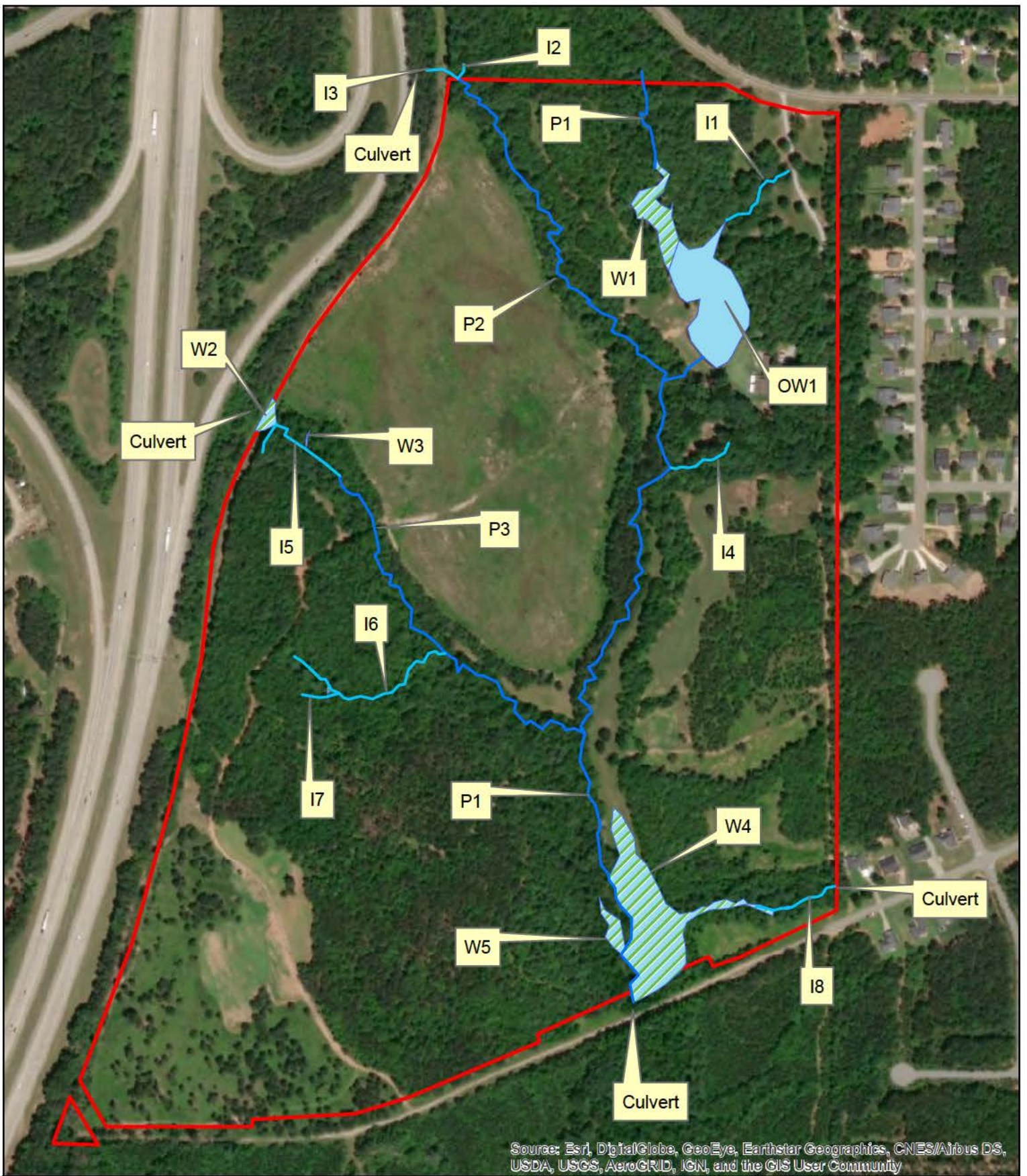
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Feet



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

Produced By:



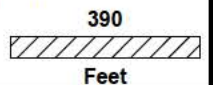
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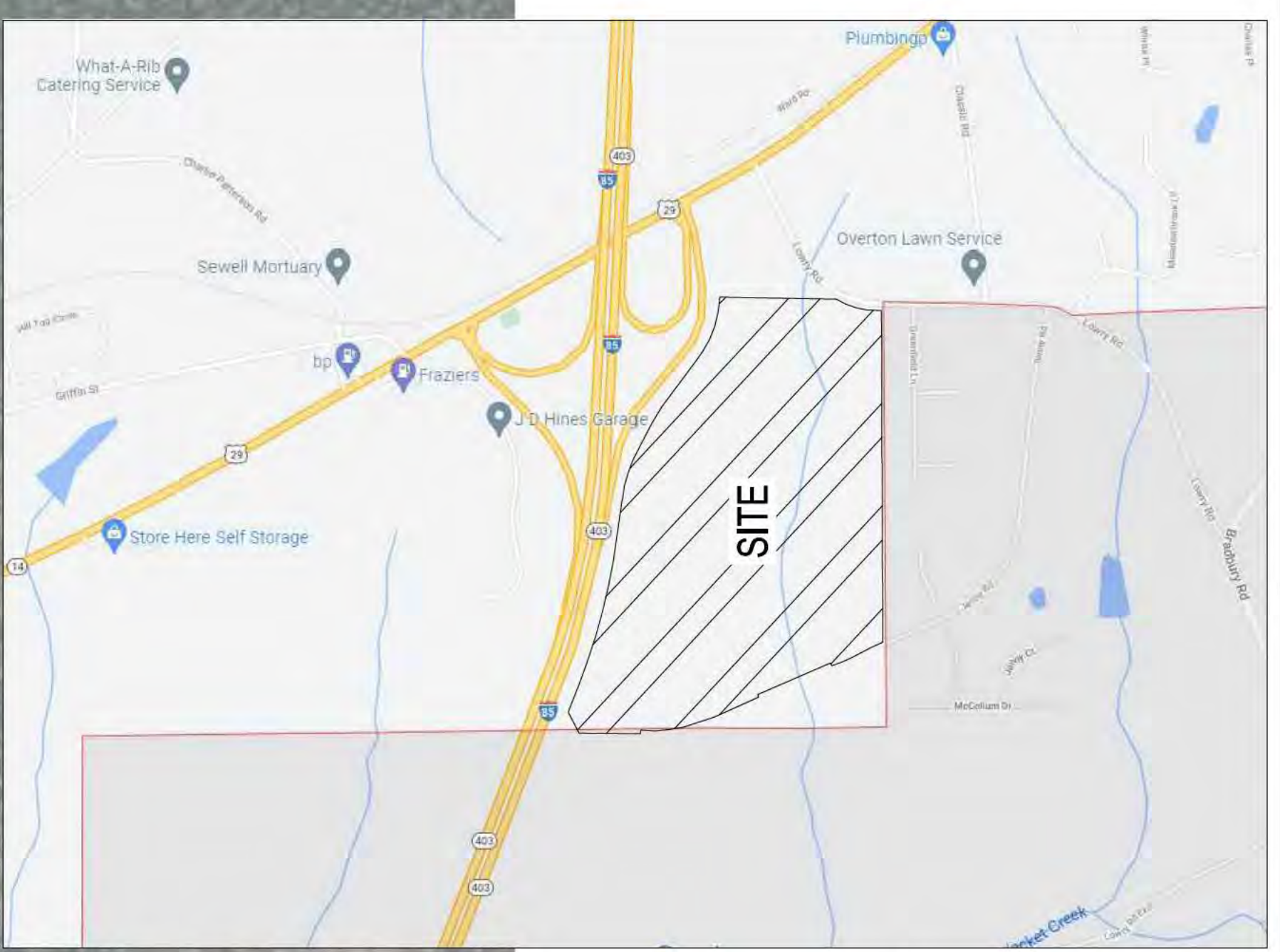
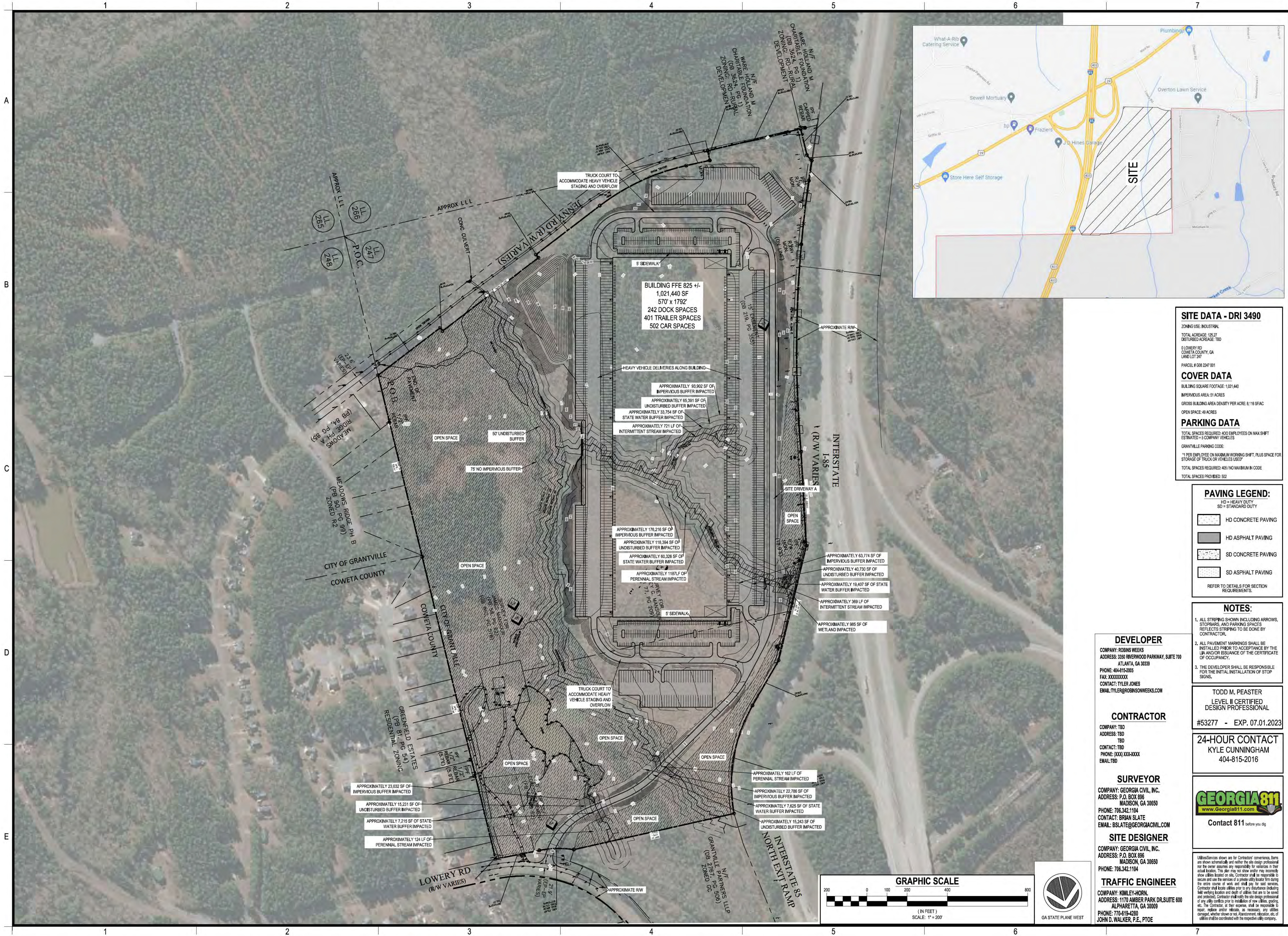
**FIGURE 3: AQUATIC RESOURCE
 DELINEATION MAP**

Grantville - Calico
 Coweta County, Georgia
 For
 RWIOF Acquisition III, LLC
 CE21ROB:03
 April 9, 2021

LEGEND

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





SITE DATA - DRI 3490

ZONING USE INDUSTRIAL
 TOTAL ACRES: 125.27
 DISTURBED ACREAGE: 760

LOWERY RD
 COWETA COUNTY, GA
 LAND LOT 247
 PARCEL # 008 2247 001

COVER DATA

BUILDING SQUARE FOOTAGE: 1,021,440
 IMPERVIOUS AREA: 51 ACRES
 GROSS BUILDING AREA DENSITY PER ACRE: 8.118 SF/AC
 OPEN SPACE: 48 ACRES

PARKING DATA

TOTAL SPACES REQUIRED: 400 EMPLOYEES ON MAX SHIFT
 ESTIMATED 15 COMPANY VEHICLES
 TOTAL SPACES REQUIRED: 405 (NO MAXIMUM IN CODE)
 TOTAL SPACES PROVIDED: 502

PAVING LEGEND:

HD = HEAVY DUTY
 SD = STANDARD DUTY

HD CONCRETE PAVING
 HD ASPHALT PAVING
 SD CONCRETE PAVING
 SD ASPHALT PAVING

REFER TO DETAILS FOR SECTION REQUIREMENTS.

- NOTES:**
- ALL STRIPING SHOWN INCLUDING ARROWS, STOPBARS, AND PARKING SPACES REFLECTS STRIPING TO BE DONE BY CONTRACTOR.
 - ALL PAVEMENT MARKINGS SHALL BE INSTALLED PRIOR TO ACCEPTANCE BY THE IJA AND/OR ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL INSTALLATION OF STOP SIGNS.

DEVELOPER
 COMPANY: ROBINS WEEKS
 ADDRESS: 3389 RIVERWOOD PARKWAY, SUITE 700
 ATLANTA, GA 30339
 PHONE: 404-415-2065
 FAX: XXXXXXXX
 CONTACT: TYLER JONES
 EMAIL: TYLER@ROBINSWEEKS.COM

CONTRACTOR
 COMPANY: TBD
 ADDRESS: TBD
 CONTACT: TBD
 PHONE: XXX XXXXXXX
 EMAIL: TBD

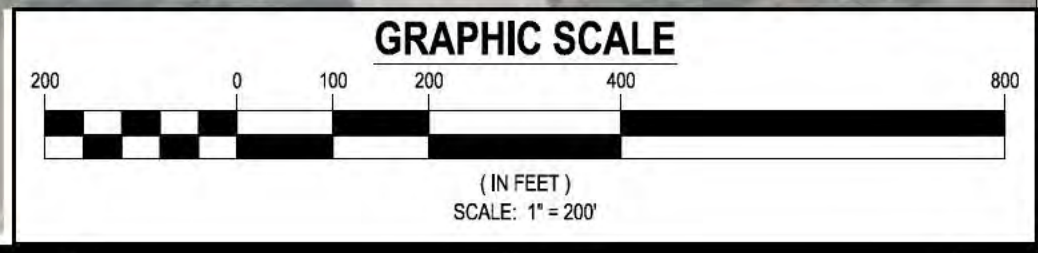
SURVEYOR
 COMPANY: GEORGIA CIVIL, INC.
 ADDRESS: P.O. BOX 896
 MADISON, GA 30650
 PHONE: 706.342.1104
 CONTACT: BRIAN SLATE
 EMAIL: BSLATE@GEORGIA CIVIL.COM

SITE DESIGNER
 COMPANY: GEORGIA CIVIL, INC.
 ADDRESS: P.O. BOX 896
 MADISON, GA 30650
 PHONE: 706.342.1104

TRAFFIC ENGINEER
 COMPANY: KIMLEY-HORN
 ADDRESS: 1170 AMBER PARK DR, SUITE 600
 ALPHARETTA, GA 30009
 PHONE: 770-419-4280
 JOHN D. WALKER, P.E., PTOE

TODD M. PEASTER
 LEVEL II CERTIFIED
 DESIGN PROFESSIONAL
 #53277 - EXP. 07.01.2023

24-HOUR CONTACT
 KYLE CUNNINGHAM
 404-815-2016



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Professional Seal

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 LOWRY ROAD
 GRANTVILLE, GA
 ZONING: LM (LIGHT INDUSTRIAL)
 PARCEL: G08 2247 001

DRAWING DATE: 12.17.2021
DRAWN BY: MSC
CHECKED BY: TMP

DATE:	DESCRIPTION:

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Sheet 1 of 1

OVERALL GRTA SITE PLAN

Sheet Number
C-1.0