



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

April 10, 2023

Regulatory Division  
SAS-2023-00277

**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-2023-00277

Applicant: Mr. Adam Richards  
Anvil Block Land Partners III, LLC  
3565 Piedmont Road, Suite 740  
Atlanta, Georgia 30305

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

Location of Proposed Work: The project is proposed on a 34.87-acre located east of Dunn Road, west of Williamson Road, north of East Tanners Church Road and Interstate-675, and south of the southern extent of Lakeside Drive, in northeastern Clayton County, Georgia (centered at approximately latitude 33.6377, longitude - 84.3046). The headwaters of an unnamed tributary to Conley Creek flow south-to-north through the interior of the proposed project site.

Description of Work Subject to the Jurisdiction of the Corps: The project involves the proposed construction of one 499,500 square foot data center or logistics warehouse facility, including associated infrastructure such as trailer and automobile parking areas and access roads, resulting in the loss of 1,190 linear feet of intermittent stream and 0.023-acre of two slope wetlands. In order to off-set project impacts, the Applicant has proposed to purchase 6,426 legacy stream credits and 0.16 legacy wetland credit from an approved compensatory mitigation source(s) servicing the project site within the Upper Ocmulgee River watershed.

## **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 yet to request 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 Phase I cultural resource survey of the proposed project site documented in reporting dated November 2021, to assess if potential archaeological sites, historic structures, or cultural resources that may be present within the general vicinity of the proposed work area. The Corps is

currently reviewing the reporting to assess the potential for adverse effects to historic properties listed, or eligible for listing, on the National Register of Historic Places. 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 (USFWS), 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 agent has submitted an *IPaC Trust Resource Report* for the project site, dated September 27, 2022. The *IPaC* identified the following potential Federally listed species may occur on the project site: Federal candidate Monarch Butterfly (*Danaus plexippus*). *IPaC* did not identify any critical habitat within the vicinity of the proposed project site.

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 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, four (4) off-site alternatives, and two (2) on-site alternatives, in addition to the Applicant's preferred site and plan, have been considered.

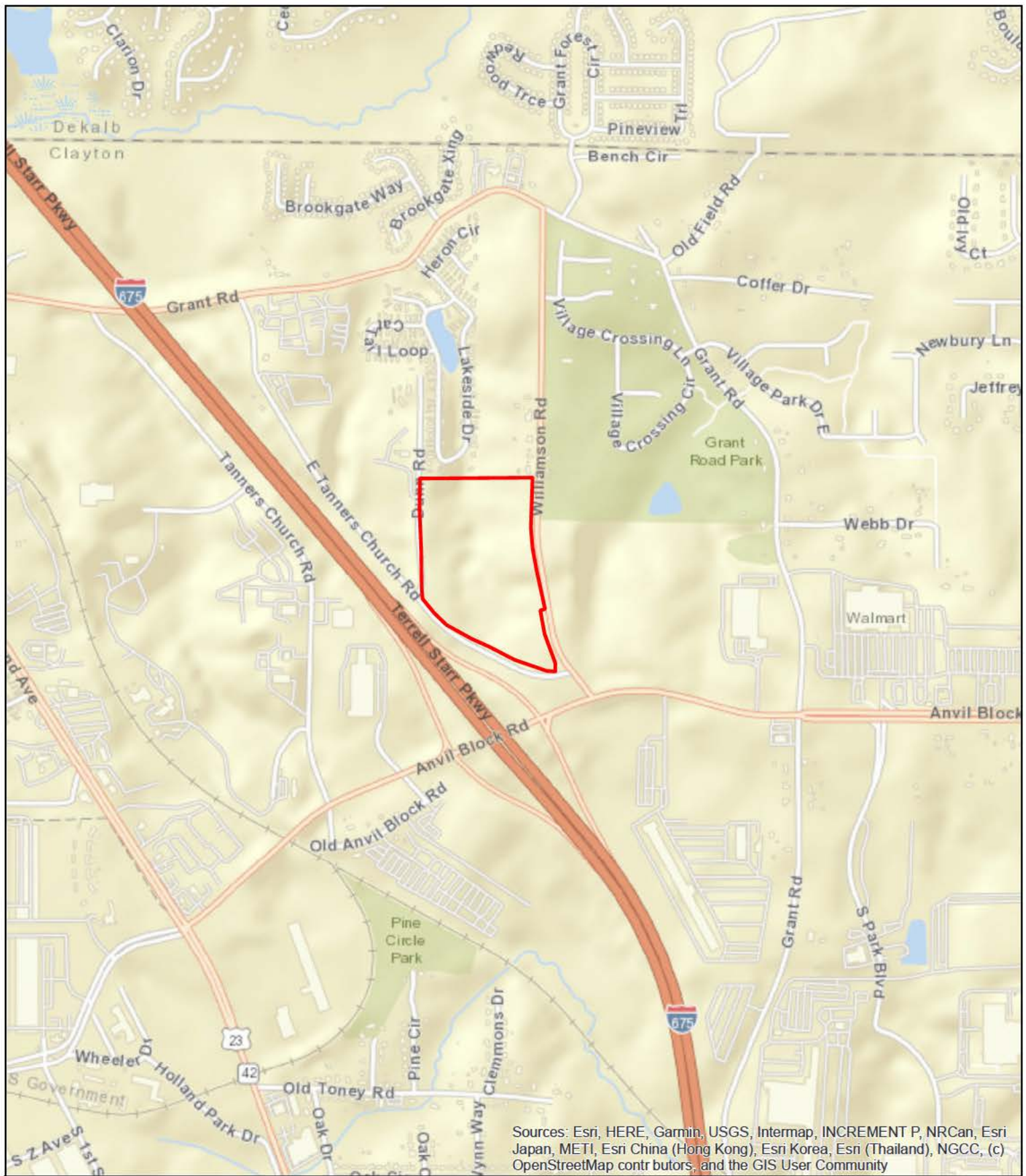
Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. 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](mailto: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 (Anvil Block Land Partners III, LLC) and the assigned Regulatory file number (SAS-2023-00277) in your comments.

If you have any further questions concerning this public notice, please contact Amy K. Egoroff, Project Manager, Piedmont Branch at 678-422-6571, or [amy.k.egoroff@usace.army.mil](mailto:amy.k.egoroff@usace.army.mil).

Encls

1. Figure 1: Vicinity Map
2. Figure 2: Aquatic Resource Delineation Map
3. Site Plan Option #1, Williamson Road Assemblage (Sheet C1.0.1)
4. Alternative Sites Overall




Produced By:

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

### **FIGURE 1: VICINITY MAP**

Williamson Road  
Ellenwood, Clayton County, Georgia  
For  
Anvil Block Land Partners III, LLC  
CE22REL:02  
January 8, 2023

### **LEGEND**

 Property Boundary

N

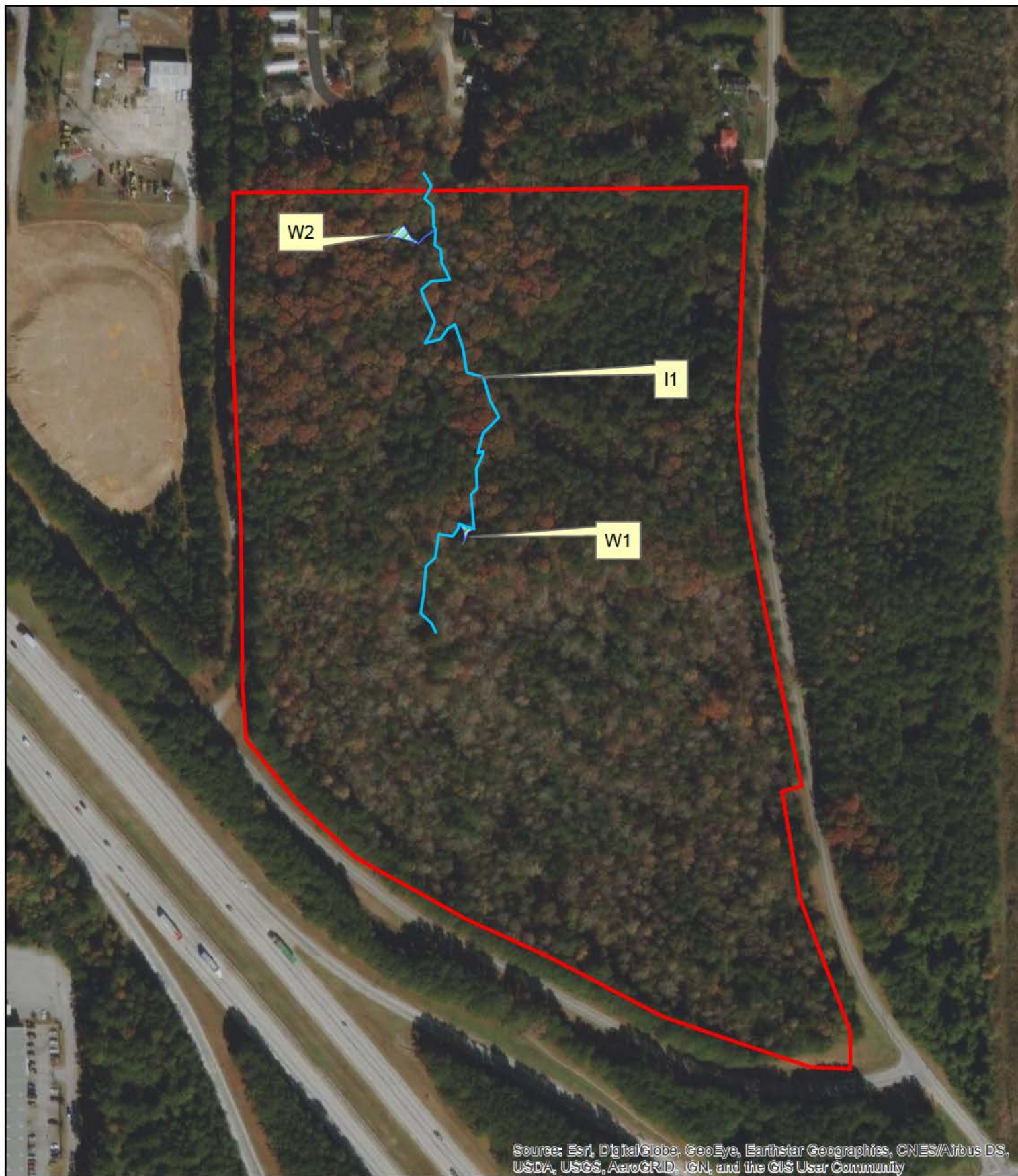


1,100



Feet





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

Produced By:



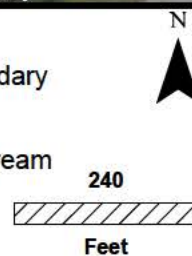
Contour Environmental LLC  
4462 Bretton Court NW, Suite 14  
Acworth, Georgia 30101

**FIGURE 2: AQUATIC RESOURCE  
DELINEATION MAP**

Williamson Road Parcels  
Ellenwood, Clayton County, Georgia  
For  
Anvil Block Land Partners III, LLC  
CE22REL:02  
January 23, 2023

**LEGEND**

-  Property Boundary
-  Wetland
-  Intermittent Stream





THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THE CONSTRUCTION PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY EXISTING UTILITY CAPACITY PRIOR TO INITIATING DESIGN. THE ENGINEER MAKES NO GUARANTEE, WHETHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY OR CONDITION.



No	REVISION DESCRIPTION	DATE
1		
2		
3		

**ANVIL BLOCK LAND  
PARTNERS III, LLC**  
3565 PIEDMONT ROAD, SUITE 740  
ATLANTA, GA. 30305  
PHONE: 404-760-7180

<p><b>SITE PLAN</b></p> <p><b>OPTION #1</b></p> <p>WILLIAMSON ROAD ASSEMBLY AGE</p>	<p>PROJECT LOCATED AT:</p> <p>LL 236, 12TH DISTRICT</p> <p>WILLIAMSON ROAD ELLENWOOD, GA. 30294</p> <p>CLAYTON COUNTY</p>
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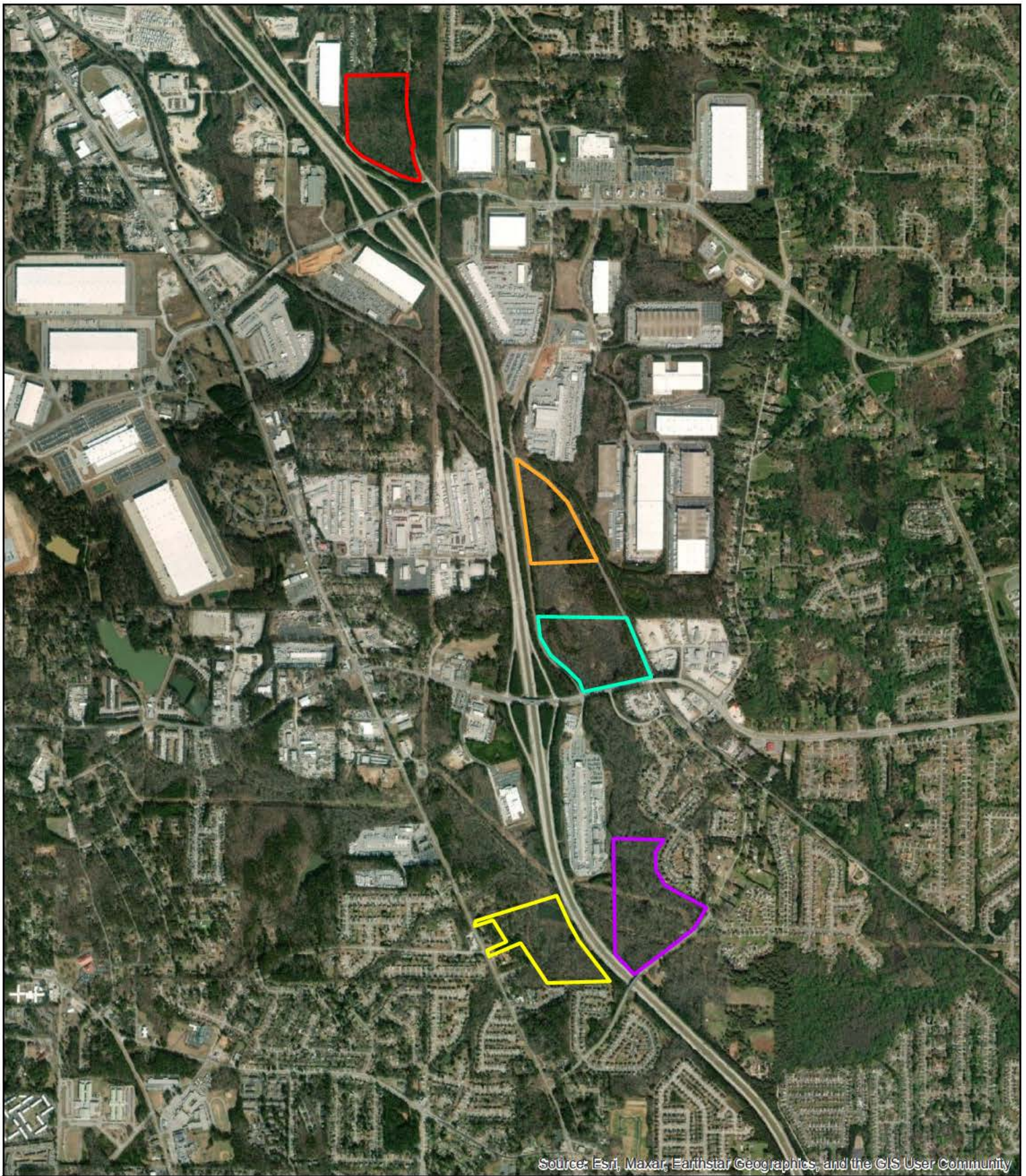
ISSUED FOR

Project No.	096-20-1
Designed By	JJS
Issue Date	02-28-2023

C1.0.1







Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Produced By:

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4462 Bretton Court NW, Suite 14  
Acworth, Georgia 30101

### ALTERNATIVE SITES OVERALL

Williamson Road Assemblage  
Ellenwood, Clayton County, Georgia  
For  
Reliant Real Estate Partners, LLC

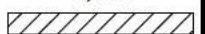
CE22REL:02  
January 10, 2023

### LEGEND

-  Property Boundary
-  Alt 1
-  Alt 2
-  Alt 3
-  Alt 4



2,000



Feet