

ENVIRONMENTAL PROTECTION DIVISION
PUBLIC NOTICE
WATERSHED PROTECTION BRANCH

November 18, 2025
Notice Issue Date

Rockdale County
City / County

December 18, 2025
Notice Close Date

SAS-2024-00075
Control Number

Sec. 401 Water Quality Certification
ATL3 Pippin – US Army Corps of Engineers Sec. 404 Permit Application

This notice is issued to inform the public that a request has been received for water quality certification (WQC) in accordance with Section 401 of the Clean Water Act. The public is invited to comment during this 30-day period on the proposed activity. Information pertaining to the project is attached to this notice. Since the request is specific to the WQC, only comments pertaining to water quality are considered under the certification review process. Comments may be submitted via e-mail to: EPD.WQC@dnr.ga.gov. Comments may also be provided in writing to: Program Manager, Wetlands Unit, 2 Martin Luther King, Jr. Dr. SE, Suite 1052 East, Atlanta, GA 30334. Include the words “Water Quality Certification Comment” and the Control Number above in the e-mail subject line or at the top of the first page of written comments to ensure that your comments will be forwarded to the appropriate staff. For additional information, contact Yaling Covey at yaling.covey@dnr.ga.gov.

Type of Permit Application: 401 Water Quality Certification

Applicable Law: Federal Clean Water Act, 33 U.S.C. § 1341

Applicable Rules: 40 CFR part 121

Description and Location of Proposed Activity:

DC Blox Inc. is seeking a Section 401 Water Quality Certification for aquatic resource impacts associated with the construction of a data center facility that will house IT infrastructure to manage data needed for the region. The 52.84-acre project site is located west of the intersection of Farmer Road NW and Lester Road NW in Conyers, Rockdale County, Georgia (33.687913, -84.051218). According to the 404 application, the proposed project includes the construction of a data center, including three buildings, a substation, five detention ponds, and associated roads and parking.

The project, as currently proposed, requires a USACE Section 404 permit and entails impacting 0.213 acres of wetland, 3.30 acres of pond, 379 linear feet (LF) of jurisdictional ephemeral stream, 663 LF of intermittent stream, and 224 LF of perennial stream. Specifically, the impacts would be associated with the construction of stormwater ponds, buildings, and associated infrastructure. To offset the loss in aquatic function associated with the above impacts, the applicant has proposed the purchase of 21.2 (legacy) wetland mitigation credits and 6,278.4 (legacy) stream credits from a U.S. Army Corps of Engineers approved mitigation bank servicing the project area.

Name and Address of Permit Applicant: Morgan Lilly
DCB Atlanta East, LLC
1040 Crown Pointe Parkway, Suite 560
Atlanta, Georgia 30338



November 11, 2025

Georgia Environmental Protection Division
2 Martin Luther King, Jr. Dr. SE, Suite 1052
Atlanta, GA 30334

Attn: Yaling Covey, Environmental Compliance Specialist
Email: Yaling.Covey@dnr.ga.gov
Phone: (470) 607-3516
RE: Request for Section 401 Water Quality Certification for ATL03 (Pippin) Datacenter
Regulatory Number: SAS-2024-00075

Dear Ms. Covey,

Terracon Consultants is pleased to submit this request for Section 401 Water Quality Certification for the ATL03 Data center (USACE: SAS-2024-00075). As part of this request, we are providing information required as the Minimum Contents of a Request for Certification which are as follows:

1. A description of the proposed activity.

DC Blox is building a datacenter that will support the increasing demand for connectivity and redundancy by housing the required IT infrastructure needed to store, process, and manage the growing amounts of data needed for this development region. The datacenter will include 3 buildings, five ponds, a substation and associated roads and parking. Ponds adjacent to buildings are for bioretention.

Development of the Project will require unavoidable permanent impacts to 0.213 acres (ac.) of forested emergent wetlands, 3.30 acres of pond, 224 linear feet (LF) of perennial stream, 663 linear feet of intermittent stream, and 359 linear feet of ephemeral stream.

2. The specific location of any discharge(s) that may result from the proposed activity.

Stormwater discharge will be located along the northwestern boundary along the existing utility easement. Discharge will be from the proposed stormwater management pond.

Discharge of fill will take place in the entirety of Open Water 1 (3.30 acres), Wetland 2 (0.038 ac.), Wetland 3 (0.023 ac.), Wetland 4 (0.012ac.), Wetland 5 (0.14 ac.), Perennial Stream 1 (224 LF), Intermittent Stream 1 (235 LF), Intermittent Stream 2 (295 LF), Intermittent Stream 3 (133 LF), and Ephemeral Stream 1 (379 LF).

3. Map or diagram of the proposed activity site, including proposed activity boundaries in relation to local streets, roads and highways.

Please see attached figure.

4. Description of current activity site conditions.

The Project Study Limits are situated on approximately 52.84 acres located west of the intersection of Farmer Road NW and Lester Road NW intersection in Conyers, Rockdale County, Georgia. The property is located within the Upper Ocmulgee watershed (HUC 03070103). The Site is drained by unnamed tributaries to Mann Lake which discharges into Shipley Branch, eventually flowing northeast into the Yellow River. One wetland is located in the southern portion of the site and drains south to Lees Lake.

Onsite, there are five wetlands, six streams, and one pond. The wetlands located onsite were observed as forested and emergent and moderately vegetated. Vegetative cover varied throughout these wetland areas with common dominant canopy species consisting of American hophornbeam (*Ostrya virginiana*), sweetgum saplings (*Liquidambar styraciflua*), poplar (*Liriodendron tulipifera*), and red maple (*Acer rubrum*). The midstory included saplings of the canopy species. Groundcover primarily included giant cane (*Arundinaria gigantea*), common rush (*Juncus effusus*) and catbrier (*Smilax glauca*). It should be noted that Shipley Branch was delineated onsite, but a surveyor has confirmed that the stream is not within the site boundaries.

Wetland W1 consists of a forested and emergent wetland located in the northwestern portion of the site property in the transmission corridor along the northwestern boundary and stretches offsite where it drains into Shipley Branch, P2. P2 is a perennial stream that flows northwest along the northwestern property boundary eventually traversing north and continuing north away from the site property. P2 is not within site boundaries as confirmed by a professional survey. I1 begins on-site at a small head cut in the southern portion of the site property where it flows north and enters a steel culvert and exits the culvert in the northwestern portion of the property. I1 exits the culvert in the northwestern portion of the property and continues north for a short reach before draining into P1 via a small head cut in the western portion of the property. P1 is a perennial stream that begins at a small head cut in the western portion of the property where it flows north for a short reach before entering an embedded steel culvert traveling underneath an onsite access road within the northwestern portion of the property. P1 exits the steel culvert in the northwestern portion of the property where it continues north for a short reach before almost immediately forming confluence with P2 along the northwestern boundary of the property. I2 is an intermittent stream that begins at a small head cut where it flows west for a short reach before entering an embedded steel culvert traveling underneath an onsite access road within the western portion of the site property. I2 exits the steel culvert and continues to flow northwest eventually entering another embedded steel culvert traveling underneath an onsite access road within the northwestern portion of the property. I2 exits the steel culvert within the northwestern portion of the property and continues northwest for a short reach before forming confluence with P2 along the northwestern boundary. Wetland W3 consists of a forested fringe wetland located entirely within the riparian zone of I2 in the western portion of the site property. Wetland W4 is a linear forested wetland located in the northwestern portion of the site where it drains into I2. E1 is an ephemeral stream that begins at a small head cut within the central portion of the property where it continues north-northwest eventually draining into I2. W5 is a forested wetland in the southern portion of the site that flows into I1 and I3. I3 is an intermittent stream that originates from a metal pipe in the southern portion of the site where it flows north to converge with I1. Wetland W2 consists of a forested and emergent wetland located in southern portion of the site property. W2 has two sections which are connected via two steel culverts that travel underneath an onsite access road. W2 drains offsite south into an embedded steel culvert south of the southern boundary. OW1 is an impoundment/pond open water pond that is impounded by an earthen dam located in the central and southern portions of the site property. OW1 appears to drain north into E1 via high ponding events/subterranean seepage.

5. Dates.

Non 401 Water Quality construction activities are scheduled for December 2025. 401 Water Quality construction activities are scheduled to begin upon receipt of Section 404 and 401 permit estimated for October 2026. Construction will take approximately 1 year.

6. A list of all other Federal, State, and Local agency authorizations required for the proposed activity and the current status of each authorization.

Section 404 CWA Individual Permit (Submitted September 10, 2025)

- Currently on Public Notice

GEPD Stream Buffer Variance

- Finalizing application, has not been submitted

Rockdale County Stream Buffer Variance

- Not required due to nature of site design

7. Pre-filing Meeting.

A virtual pre-filing meeting was held on July 03, 2025

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PARCEL#:

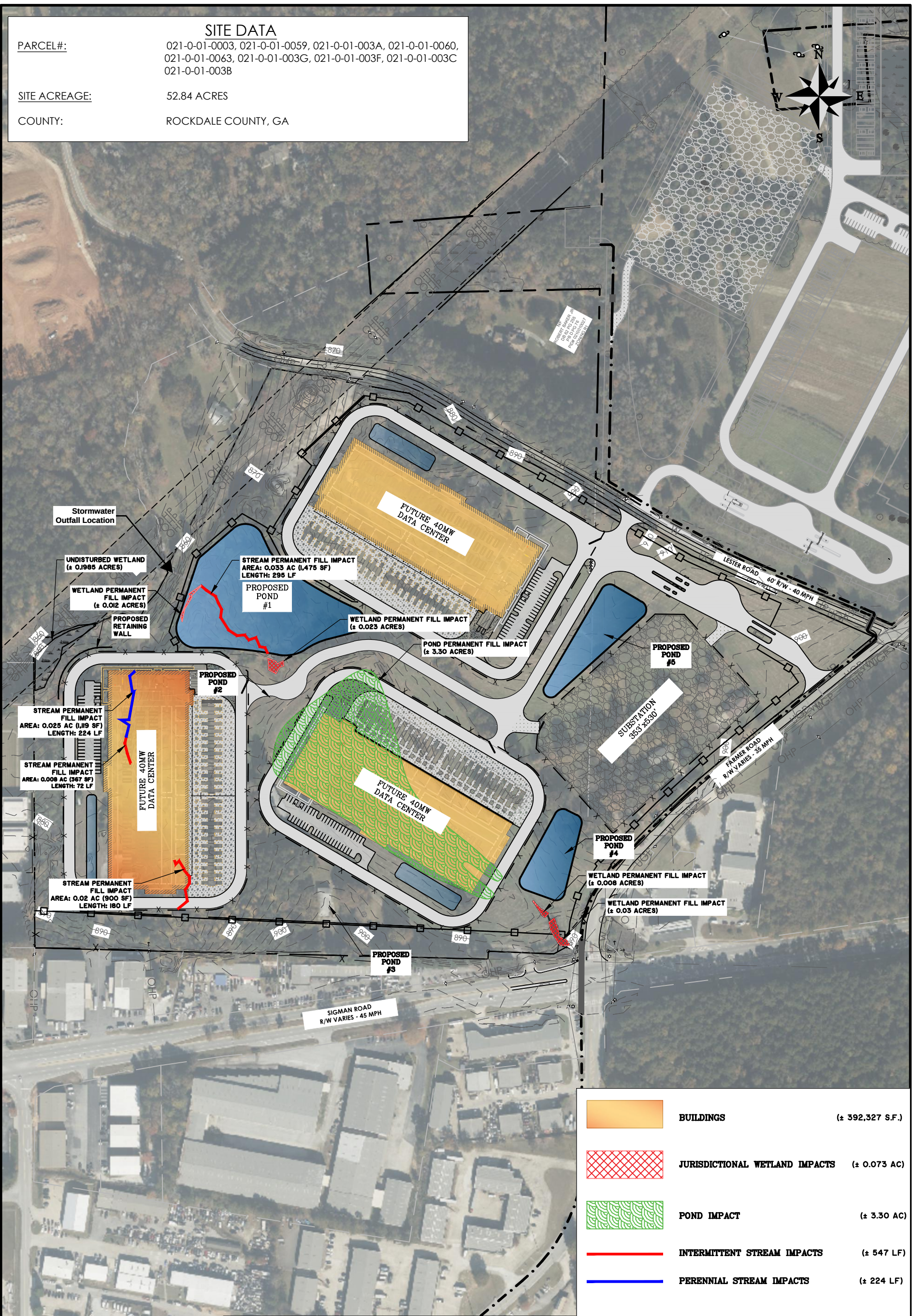
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021-0-01-0063, 021-0-01-003G, 021-0-01-003F, 021-0-01-003C
021-0-01-003B

SITE ACREAGE:

52.84 ACRES

COUNTY:

ROCKDALE COUNTY, GA



ATL03- OPTION 1

PROPOSED ACTIVITY
ON-SITE PREFERRED - OPTION 1

CLIENT:
DC BLOX

LOCATION: ROCKDALE, GA
DATE: 06/09/2025
JOB NUMBER: J-32457.0001

DRAWN BY: HG
REVIEWED BY: RM

SHEET: C0
SCALE: 1" = 250'

**THOMAS
&
HUTTON**

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