

ENVIRONMENTAL PROTECTION DIVISION  
PUBLIC NOTICE  
WATERSHED PROTECTION BRANCH

November 6, 2025  
Notice Issue Date

Gwinnett County  
City / County

December 8, 2025  
Notice Close Date

SAS-2025-00688  
Control Number

Sec. 401 Water Quality Certification  
Buford Assemblage Warehouse – 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](mailto: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](mailto: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:

Alliance Industrial Partners, LLC is seeking a Section 401 Water Quality Certification for aquatic resource impacts associated with the construction of a light industrial facility and distribution system. The 23-acre project site is located south of Sugar Hill Road, west of Broadmoor Boulevard Northeast, and northeast of Nelson Brogdon Boulevard in Buford, Gwinnett County, Georgia (34.107551, -84.018458). According to the 404 application, the proposed project includes the construction of an industrial distribution center, including a warehouse, parking lot with truck loading bays, and one private entrance way located off Broadmoor Boulevard.

The project, as currently proposed, requires a USACE Section 404 permit and would impact 0.006 acres of wetland, 272 linear feet (LF) of intermittent stream, and 805 LF of perennial stream. Specifically, the impacts would be associated with the construction of the warehouse building. To offset the loss in aquatic function associated with the above impacts, the applicant has proposed the purchase of 0.08 (2018 slope) wetland mitigation credits and 8,713.8 legacy stream credits from a U.S. Army Corps of Engineers approved mitigation bank servicing the project area.

Name and Address of Permit Applicant: Frank Fallon, Jr.  
Alliance Industrial Partners, LLC  
1720 Peachtree St NW  
Atlanta, Georgia 30309



November 6, 2025

Ms. Yaling Covey  
Georgia Environmental Protection Division  
Wetlands Unit  
2 Martin Luther King Jr. Drive SE  
Suite 1456, East Tower  
Atlanta, Georgia 30334

**Subject: Request for Section 401 Water Quality Certification  
Buford Assemblage  
Buford, Georgia  
USACE File No. SAS-2025-00688-SP-NCD  
Corblu Project No. 02-081624**

Dear Ms. Covey:

On behalf of our client Alliance Industrial Partners, LLC, please accept this request for Section 401 Water Quality Certification (401 WQC) for the Buford Assemblage Site (USACE File No. SAS-2025-00688-SP-NCD). A copy of the US Army Corps of Engineers (USACE) individual Permit application was provided to you electronically on November 4, 2025. As required, this request includes the Minimum Contents of a Request for 401 WQC as follows:

**1. Description of the Proposed Activity**

Alliance Industrial Partners, LLC, proposes to develop and construct a +/-186,160-square foot (SF) light industrial facility and attendant features on an approximately 23-acre site located north/northwest of Broadmoor Blvd NE, south of southeast of Sugar Hill Road and east of Westbrook Street NE in Buford (Gwinnett County), Georgia, referred to as the Buford Assemblage. The proposed project will consist of grading and development of the Buford Assemblage project site as needed to construct a light industrial development.

Specifically, the applicant is proposing to develop the site into a “modern shallow bay logistics” warehouse distribution facility within the Northeast Metro-Atlanta “industrial submarket” to meet local demand. The proposed development will be accessed by a private drive from Broadmoor Boulevard NE.

The proposed state-of-the-art shallow-bay logistics warehouse facility has been designed to meet growing demand from logistics and distribution companies requiring modern, functional space in a strategic location. One of the key attributes of a “modern shallow bay logistics” facility is proximity to key interstate nodes that provide suitable required truck and employee ingress and egress to/from the facility. The subject property is located 2.2 miles from Interstate 985 (I-985) and 4.5 miles from Interstate 85 (I-85). Proximity to major interstates is an important feature for warehousing and distribution centers in the Atlanta Metropolitan area. This proximity allows truck traffic to flow directly onto the main arterial highways and avoid residential and retail traffic. In addition to access to interstates, the subject property is located 0.3 miles from GA State Highway 20, which provides connectivity to both Interstate I-85 and I-985 and the surrounding areas north and south of the facility.

With the continued growth of e-commerce and pressure for faster delivery times, there is an increasing need for efficient, well-located distribution facilities that can serve the Atlanta Metropolitan area and beyond. The applicant has identified the “northeast submarket” as the optimal location due to its proximity to critical infrastructure, including I-85, I-985, and Interstate 285 (I-285), as well as regional assets such as the FedEx Freight Hub (within 4 miles), the Northeast Georgia Inland Port proposed to be completed in 2026 (within 25 miles), and Hartsfield-Jackson International Airport (within 45 miles).

Few buildings in the Northeast Metro-Atlanta “industrial submarket” meet these requirements, and current availability is extremely limited—both for existing structures and space under construction. Additionally, the targeted site offers optimal size, configuration, and access needed for truck traffic, layout efficiency, and utility infrastructure.

For the above reasons the Buford Assemblage site satisfies a pressing need for a new, high-performance distribution facility tailored to modern logistics users. It will support job creation, streamline regional distribution networks, and enhance capacity for key customers. By building in the northeast “submarket”, the applicant is aligning with both market trends and user-specific demands for infrastructure access, delivery efficiency, and site functionality.

## **2. Specific Location of Any Discharge(s) that May Result from the Proposed Activity**

The proposed development will result in unavoidable impacts to 272 linear feet (LF) of intermittent stream I1, 805 LF of perennial stream P1 (1,077 LF total) and 0.006 acre of

wetland W2. Compensatory stream mitigation will be purchased from Soque River Mitigation Bank and compensatory wetland mitigation will be purchased from Beaverdam Creek Mitigation bank, both approved banks in the primary service area per the USACE, Savannah District mitigation guidelines (i.e., Upper Chattahoochee River Basin; HUC – 03130001).

Please refer to the summary table below for overall project information and the attached Figure 1 for the location of aquatic resources on the Buford Assemblage site, and Figure 2 and HGA Sheet No. C-0.2 for the proposed location of fill material in wetlands and streams:

**Table 1. Project Summary Information**

<b>Existing Site Information</b>	
Total Site Acreage	±23
Total Linear Feet of Perennial Streams	2,339.89
Total Linear Feet of Intermittent Streams	1,245.39
Total Wetland Acreage	0.012
Total Open Water Acreage	0
<b>Proposed Site Development</b>	
Total Acres Developed	±13
Total Linear Feet of Perennial Stream Impacts	805
Total Linear Feet of Intermittent Stream Impacts	272
Total Acres of Wetland Impacts	0.006
Total Acres of Open Water Impacts	0

**3. Diagram of the Proposed Activity Boundaries in Relation to Local Street, Roads and Highways**

Please refer to attachment Figure 3

#### **4. Description of Current Activity Site Conditions**

As documented from a review of historical aerial photographs from 1955 to present, the 23-acre project site has been an undeveloped forest tract that has experienced 2 timber harvests over the past 70 years. The project site currently supports a mixed pine-hardwood forest with a moderate density of vegetative understory. The project site receives significant stormwater runoff from the surrounding local roads and surrounding commercial and industrial development.

Soils on the project site are mapped by the U.S. Department of Agriculture, Natural Resource Conservation Service (NRCS) as Cecil sandy loam (CYC2), Chewacla silt loam (Cfs), Madison gravelly sandy loam (MhC2), Madison sandy clay loam (MiC2, MiD2 and MiF2), Pacolet sandy loam (PfC2), and Wedowee sandy loam (WrE2) (Figure 4).

The aquatic resource boundaries on the project site were field delineated by Corblu on August 29, 2024. Based on the results of the field delineation, the extent of aquatic resources on the subject property is comprised of two (2) intermittent streams, two (2) perennial streams, and two (2) wetland areas within the project site (Figure 1, Photograph Nos. 1-7). These unnamed streams are tributaries to Suwanee Creek and are considered Relatively Permanent Waters (RPW). Suwanee Creek, approximately 1.57 miles down-gradient of the project site is a 303(d) listed stream as "not supporting" its designated use by Georgia Environmental Protection Division (EPD) under Section 303(d) of the Federal Water Pollution Control Act Amendment of 1972 [3 U.S.C. Section 1313(d)] due to Bio F (i.e., fecal coliform bacteria) (Bio F) from urban runoff. The TDML for Suwanee Creek was completed for Bio F in 2008.

#### **5. Project Schedule Dates**

Construction of the project will start one month after the Clean Water Act (CWA) Section 404 and 401 WQC, and the EPD stream buffer variance and local permits are obtained. Project start is estimated to be mid-March 2026 and will take approximately 10 months to complete.

#### **6. List of all other Federal, State and Local Agency Authorizations Required for the Proposed Activity and the Current Status of Each Authorization**

USACE CWA Section 404 permit; Public Comment period closed on September 23, 2025, and it is understood that no comments were received by the USACE (personal

communication, N. Diggers, USACE).

EPD Stream Buffer Variance; will be submitted upon finalization of the erosion and sedimentation plan

City of Buford Erosion and Sedimentation Plan and corresponding Land Disturbance Permit; to be submitted upon finalization of the erosion and sedimentation plan

City of Buford Zoning; the project site is appropriately zoned for industrial use

### **7. Pre-Filling Meeting**

Based on several email exchanges (attached) a pre-filling meeting with the applicant/agent was scheduled for and completed with EPD of November 4, 2025.

Please contact me at (770) 591-9990 if you have questions or require any additional information regarding this request for 401 WQC.

Sincerely,

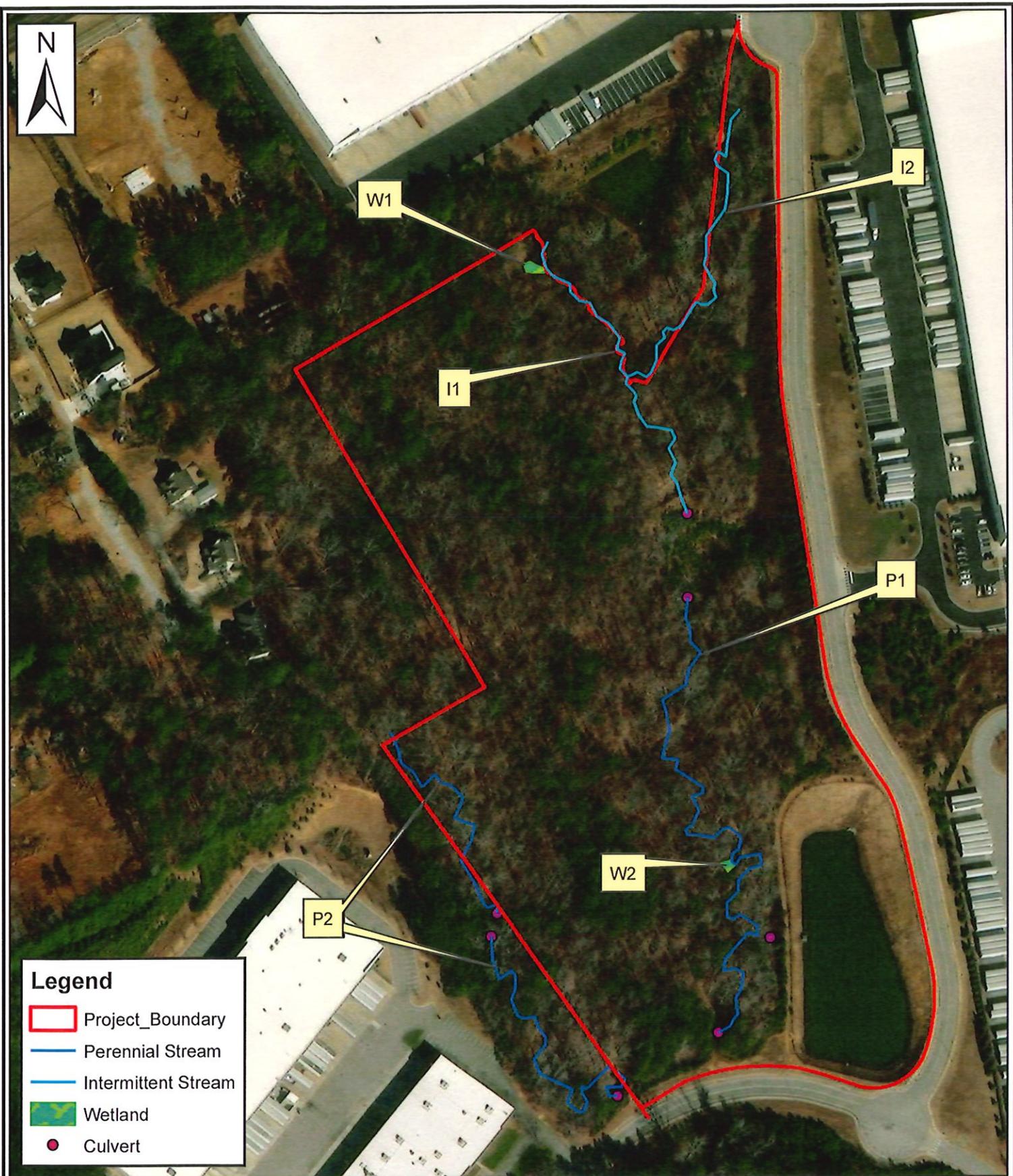
CORBLU ECOLOGY GROUP, LLC



Richard W. Whiteside, PhD, CWB, CSE  
President

Attachments

c: Frank Fallon, Alliance Industrial Partners, LLC ([Frank.Fallon@allindustrialco.com](mailto:Frank.Fallon@allindustrialco.com))  
Nathan Driggers, USACE ([nathan.c.driggers@usace.army.mil](mailto:nathan.c.driggers@usace.army.mil))



Base Map Source: ESRI Imagery  
 GPS Data Collected 8/29/2024

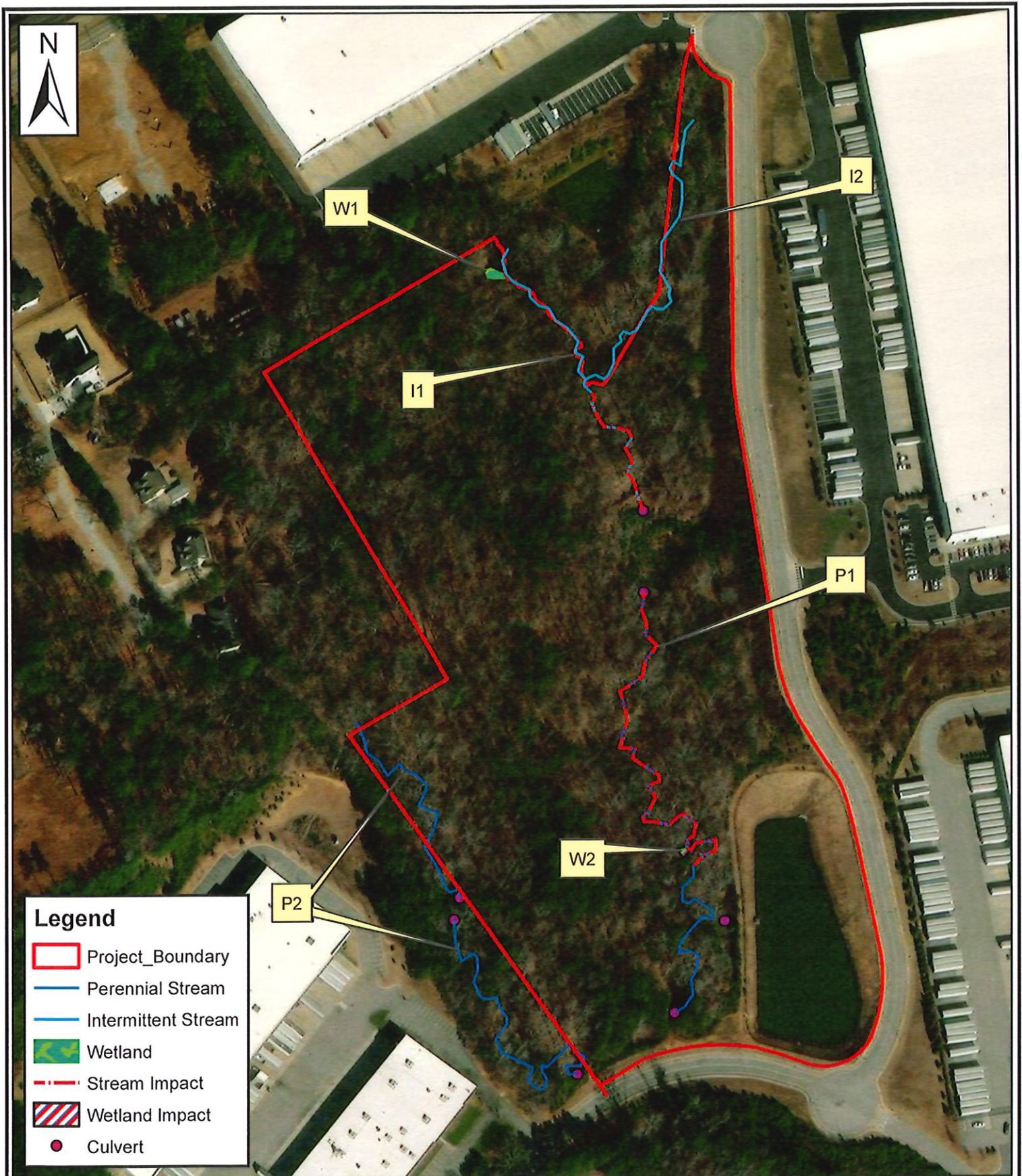
1:2,650

300 150 0 300 Feet

Broadmoor Assemblage  
 Alliance Industrial Partners, LLC  
 Gwinnett County, Georgia



Figure 1  
 Aquatic Resources Map  
 Project No. 02-081624



Base Map Source: ESRI Imagery  
GPS Data Collected 8/29/2024

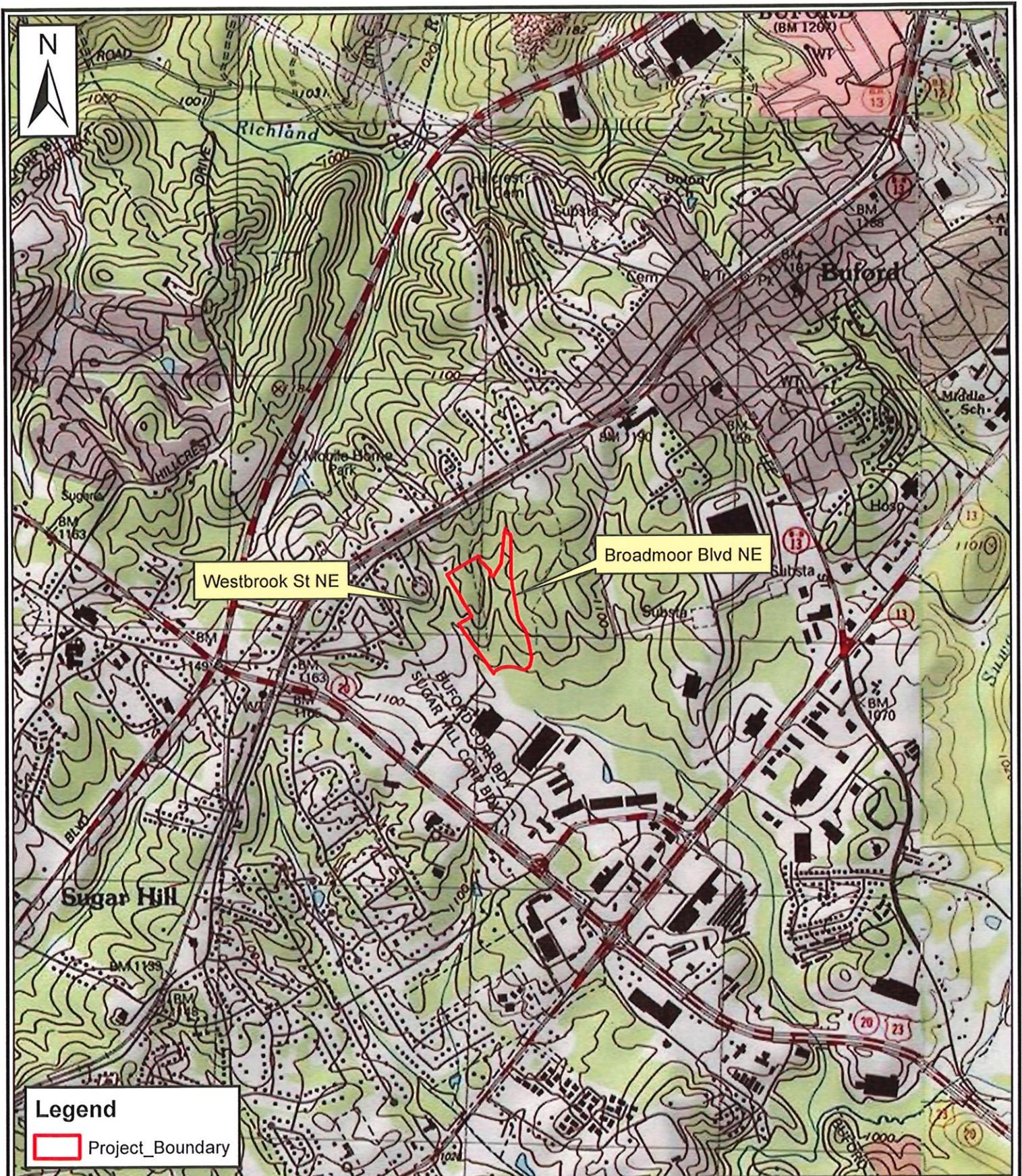
1:2,746

320 160 0 320 Feet

Buford Assemblage  
Alliance Industrial Partners, LLC  
Gwinnett County, Georgia



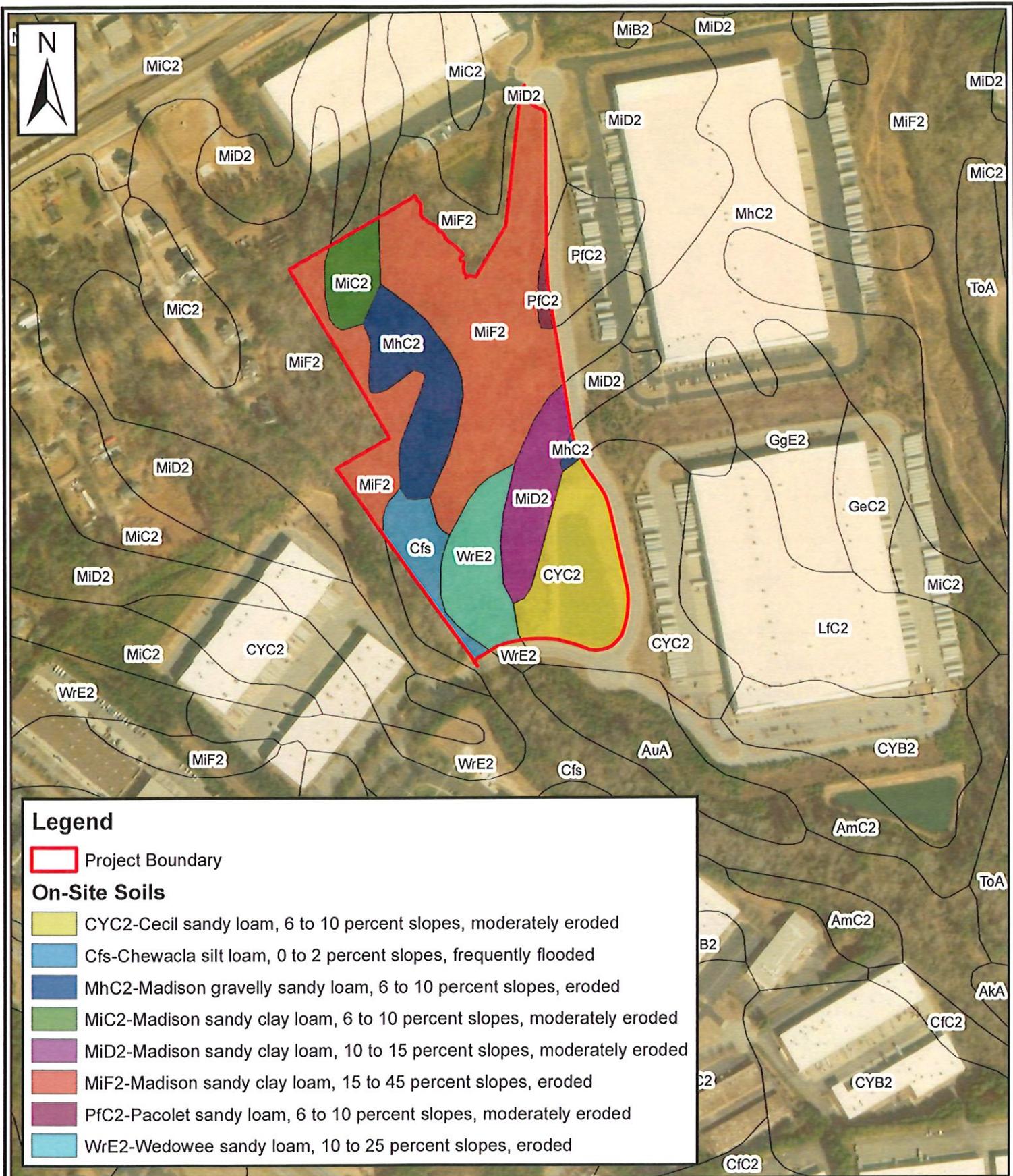
Figure 2  
Aquatic Resources Impact Map  
Project No. 02-081624



Buford Assemblage  
 Alliance Industrial Partners, LLC  
 Gwinnett County, Georgia



Figure 3  
 Site Location Map  
 Project No. 02-081624



Base Map Source: NRCS, Soil Survey of Gwinnett County, Georgia

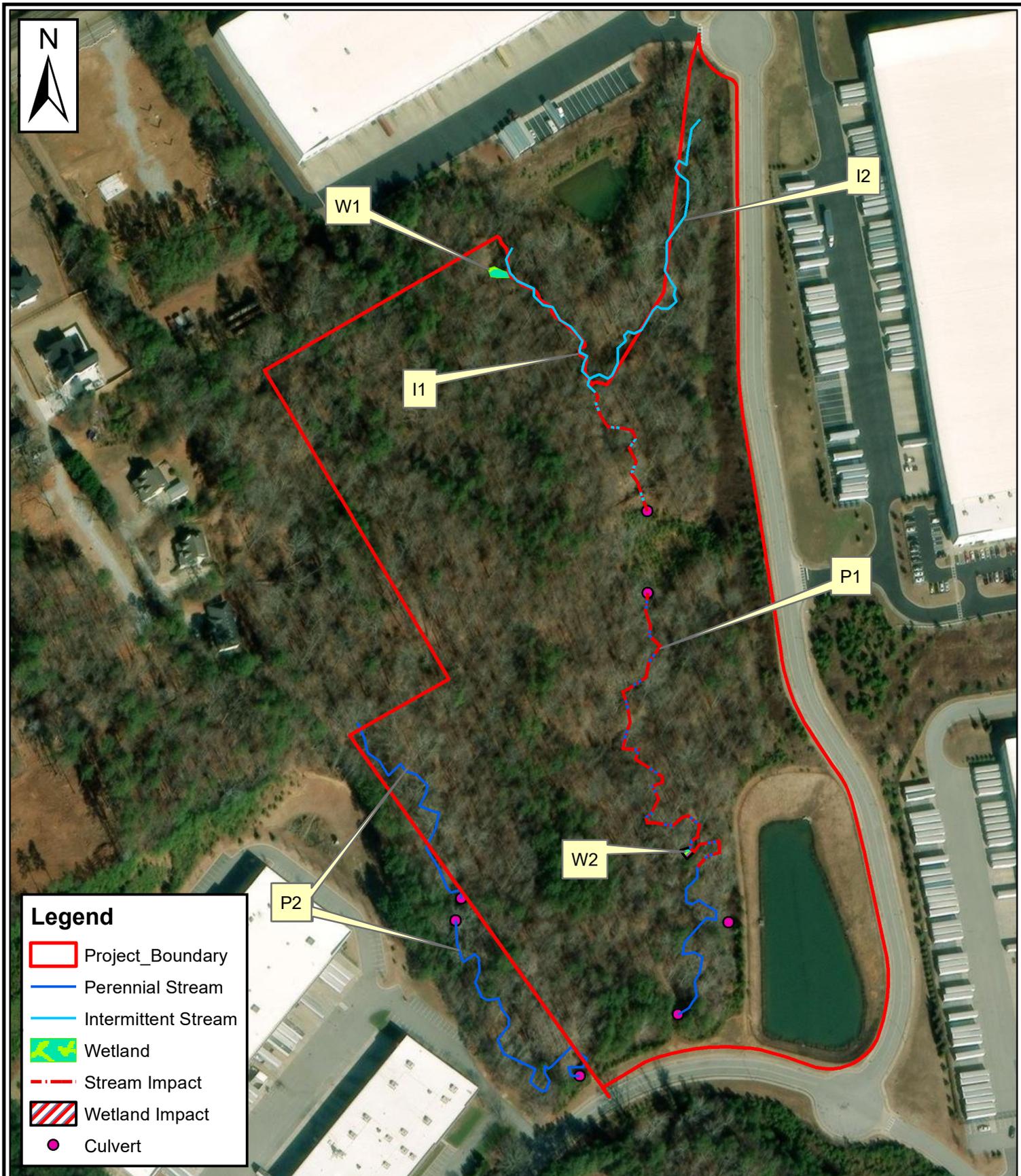
1:5,000

580 290 0 580 Feet

Broadmoor Assemblage  
Allinace Industrial Partners, LLC  
Gwinnett County, Georgia



Figure 4  
Site Soils MapProject  
No. 02-081624



**Legend**

- Project\_Boundary
- Perennial Stream
- Intermittent Stream
- Wetland
- Stream Impact
- Wetland Impact
- Culvert

Base Map Source: ESRI Imagery  
GPS Data Collected 8/29/2024

1:2,746      320      160      0      320 Feet

**Buford Assemblage**  
**Alliance Industrial Partners, LLC**  
**Gwinnett County, Georgia**



**Figure 5**  
**Aquatic Resources Impact Map**  
**Project No. 02-081624**



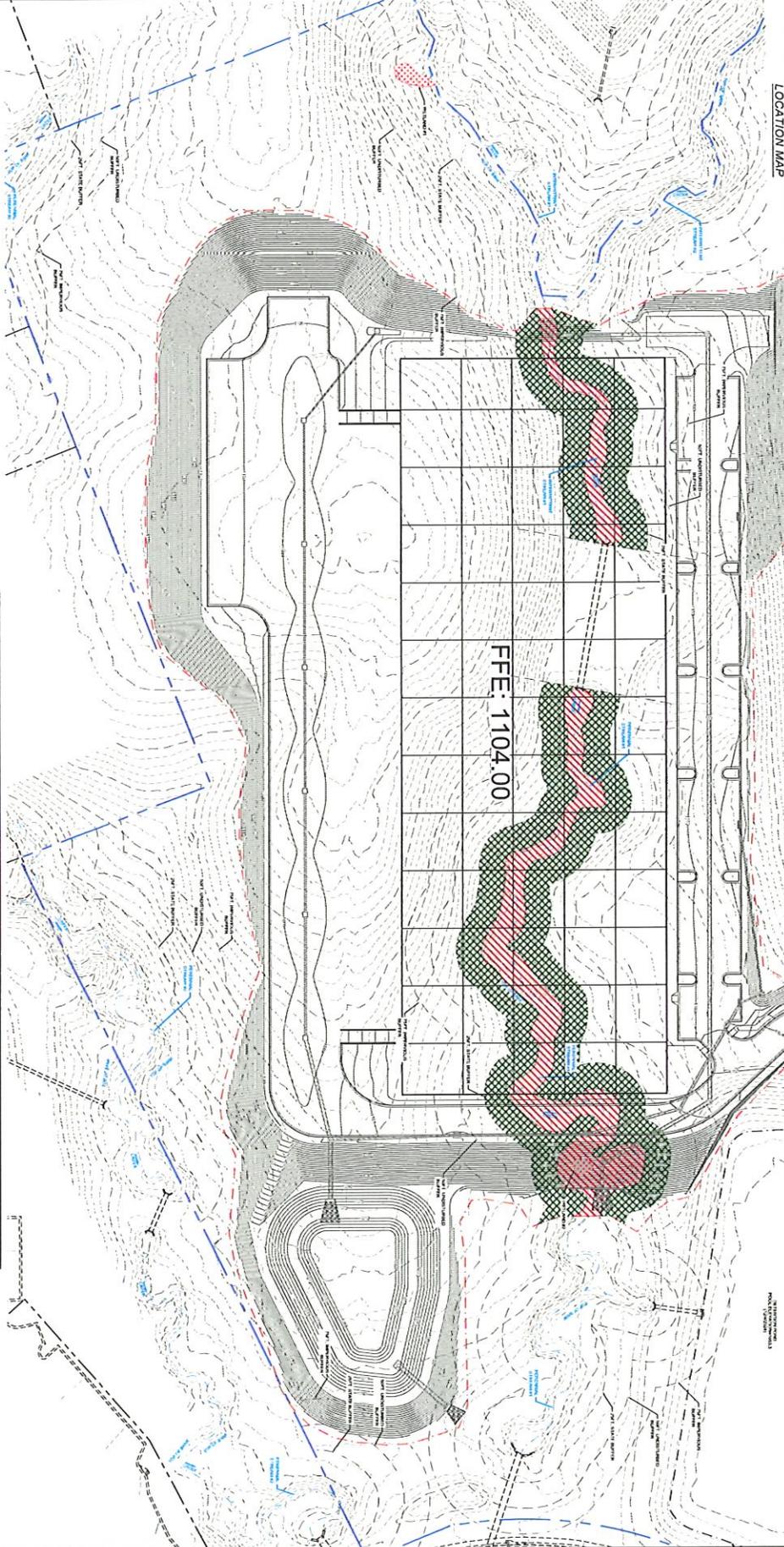
**LEGEND**

	WETLAND
	WETLAND IMPACT
	STREAM CHANNEL IMPACT
	STREAM CENTERLINE
	STREAM BUFFER
	TOP OF STREAM BANK
	LIMITS OF DISTURBANCE

TOTAL WETLAND DISTURBANCE = ±0.006-ACRES  
 TOTAL STREAM BUFFER DISTURBANCE = ±1.301-ACRES  
 TOTAL STREAM CHANNEL DISTURBANCE = ±0.468-ACRES  
 TOTAL STREAM IMPACT = ±1.077 L.F.

1. Designer  
 ALLIANCE INDUSTRIAL COMPANY  
 1000 W. BROADMOOR BLVD  
 ATLANTA, GEORGIA 30338  
 PHONE: 404.524.2100  
 FAX: 404.524.2101

2. Civil Engineer  
 HAINES GIBSON & ASSOCIATES, INC.  
 1000 W. BROADMOOR BLVD  
 ATLANTA, GEORGIA 30338  
 PHONE: 404.524.2100  
 FAX: 404.524.2101



**ON-SITE WETLAND INFORMATION**

Name	Abbreviation	Area (Acres)	Disturbance (Acres)
Wetland #1	W 1	0.012	0.000
Wetland #2	W 2	0.006	0.006

**ON-SITE STREAM INFORMATION**

Name	Abbreviation	Length (Linear Feet)	Disturbance (Linear Feet)	Channel Impact	Buffer Impact
Perennial #1	P 1	1,156	905	16,806 S.F. - 0.381 Acres	34,648 S.F. - 1.002 Acres
Perennial #2	P 2	1,202	0	0	0
Intermittent #1	I 1	606	272	3,810 S.F. - 0.087 Acres	13,020 S.F. - 0.299 Acres
Intermittent #2	I 2	933	0	0	0

**OVERALL BUFFER IMPACT PLAN**

GRAPHIC SCALE  
 1" = 100'

NO.	BY	DATE	DESCRIPTION

**BUFORD ASSEMBLAGE**  
 BROADMOOR BLVD, BUFORD GA  
 TAX PARCEL: 102, 103, 104 & 101, 102

**ALLIANCE INDUSTRIAL COMPANY**



**HGA**  
 HAINES GIBSON & ASSOCIATES  
 Civil • Structural • EIR/SEA

SHEET TITLE  
 BUFFER IMPACT PLAN  
 SHEET NUMBER &  
 SCALE  
**C-02**