



ENVIRONMENTAL CONSULTING •  
ENGINEERING • NATURAL RESOURCE SERVICES



## **AQUATIC RESOURCE DELINEATION**

**TOMOCO2 TRACT ±17 ACRES**  
LOGANVILLE, GWINNETT COUNTY, GEORGIA  
CONTOUR PROJECT NO: CE22ALL:09

PREPARED FOR:

**ALLIANCE ENGINEERING + PLANNING, LLC**  
229 S MAIN STREET, SUITE A  
ALPHARETTA, GEORIGIA 30009

PREPARED BY:

**CONTOUR ENVIRONMENTAL, LLC**  
4462 BRETTON COURT, SUITE 14  
ACWORTH, GEORGIA 30101

MARCH 10, 2022



# CONTOUR ENVIRONMENTAL, LLC

ENVIRONMENTAL CONSULTING / ENGINEERING / NATURAL RESOURCE SERVICES

March 10, 2022

**Mr. Chayce Bell, Project Manager**  
**Alliance Engineering + Planning, LLC**  
4525 South Lee Street  
Buford, Georgia 30518  
[cbell@allianceco.com](mailto:cbell@allianceco.com)

RE: Report of Aquatic Resource Delineation  
**TomCO2 Tract ±17 Acres**  
**Loganville, Gwinnett County, Georgia**  
Project Number: CE22ALL:09

Dear Mr. Bell,

Contour Environmental, LLC has completed the authorized Aquatic Resource Delineation on the above referenced site. This report briefly summarizes the findings and recommendations.

#### General Site Description:

The site consists of a ±17-acre tract of land located to the east of Rosebud Road, west of Brushy Fork Road, and north of Temple Johnson Road in Loganville, Gwinnett County, Georgia. The majority of the site is currently developed with commercial buildings, parking lots, and associated infrastructure. The northern portion of the site consists of undeveloped wooded land a residential dwelling. The southeastern, northern, and western boundaries consist of undeveloped wooded land, containing a diversity of mature hardwood/softwood tree species with moderate understory. The surrounding land use consists of a mixture of residential and commercial buildings. The Rosebud Road right-of-way forms a portion of the northwestern boundary. The nearest named waterbody is Johnson Lake, which is approximately 0.55 mile northwest of the site. The central site coordinates are latitude 33.849579 north and longitude -83.955443 west. The site is in the Upper Ocmulgee Watershed - HUC 03070103. A Site Map (USGS topo) is attached as Figure 1.

#### Description of Site Soils:

According to the USDA NRCS *Web Soil Survey of Gwinnett County, Georgia*, soils mapped at the site property consist of Appling sandy loam, 6 to 10 percent slopes, moderately eroded (AmC2), Appling sandy clay loam, 6 to 10 percent slopes, eroded (AnC2), Appling-Hard Labor complex, 2 to 6 percent slopes (ApB), Hard Labor sandy loam, 2 to 6 percent slopes (HdB), Pacolet sandy loam, 2 to 6 percent slopes, moderately eroded (Pfb2), Pacolet sandy clay loam, 2 to 6 percent slopes, and 6 to 10 percent slopes, moderately eroded, (PgC2), Toccoa fine sandy loam, 0 to 4 percent slopes, frequently flooded (ToA). Soil descriptions are listed below.

The **Appling** series consists of very deep, well drained, moderately permeable soils on ridges and side slopes of the Piedmont uplands. They are deep to saprolite and very deep to bedrock. They formed in residuum weathered from felsic igneous and metamorphic rocks of the Piedmont uplands. Slopes range from 0 to 25 percent. Near the type location, mean annual precipitation is 45 inches and mean annual temperature is 60 degrees F.

The **Hard Labor** series consists of very deep, moderately well drained, slowly permeable soils that formed in material weathered from felsic igneous and metamorphic rock, primarily granite and granite gneiss. The Hard Labor soils are on summits and side slopes of the Piedmont uplands. There is a perched water table in late winter and early spring. Slope ranges from 0 to 15 percent. Near the type location, the mean annual temperature is 60 degrees F, and the mean annual precipitation is 45 inches.

The **Pacolet** series consists of very deep, well drained, moderately permeable soils that formed in residuum weathered mostly from felsic igneous and metamorphic rocks of the Piedmont uplands. Slopes commonly are 15 to 25 percent but range from 2 to 60 percent.

The **Toccoa** series consists of very deep, well drained, moderately permeable soils that formed from igneous and metamorphic rocks. These soils are on flood plains and natural levees in the Piedmont and Coastal Plain Valleys.

A USDA Soil Survey map is attached as Figure 3.

#### Field Delineation Procedures:

The purpose of this delineation was to identify on-site *waters of the U.S. (WOTUS)*, and “buffered” state waters, which are subject to federal permitting authority under Section 404 of the Clean Water Act as well as the Erosion & Sedimentation Control Act of 1975, and Local Issuing Authority (LIA) ordinances that may apply.

*“Wetlands are lands where saturation with water is the dominant factor determining the nature of soil development and the types of plant and animal communities living in the soil and on its surface. Wetlands vary widely because of regional and local differences in soils, topography, climate, hydrology, water chemistry, vegetation, and other factors, including human disturbance. For regulatory purposes under the Clean Water Act, the term wetlands mean “those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.”*

Also for your reference, assessment methodology for determination of streams or “buffered” state waters included the following field indicators as primary criteria, not necessarily in this order:

- Defined bed and bank geomorphology;
- Natural wretched vegetation within the channel;
- Evidence of sediment sorting within the bed of the channel;
- Presence of an ordinary or mean high water mark;
- Presence of extensive surface water flow or evidence of recent persistent flow;
- Evidence of active subsurface hydrological connection with surrounding streams;
- System must not be entirely confined and retained completely on the property owned by a single entity.

Contour Environmental assessed the site property for potential *waters of the U.S. (WOTUS)*, as defined in the 1987 Corps of Engineers Wetland Delineation Manual, utilized the Routine Wetland Determination, Level 2 methodology. The wetland delineation fieldwork was completed on March 3<sup>rd</sup>, 2022 by Mr. Dana Spotts (President), Mr. Casey Quade (Project Ecologist), and Mr. Nick Salter (Staff Biologist), all qualified and certified wetland delineators.

#### Federal Regulatory Information Overview:

The objective of the CWA is to restore and maintain the chemical, physical, and biological integrity of the nation’s waters. Section 404 of the CWA specifically prohibits the discharge of dredged or fill material into waters of the U.S. (including wetlands, surface water bodies, and drainage channels) without U.S. Army

Corps of Engineers (USACE) authorization. The discharge of soil and other fill materials, riprap, backfill, dredged material, or other such material into jurisdictional areas requires a permit pursuant to Section 404 of the CWA.

An integral part of the USACE regulatory program is the concept of general permits for minor activities within waters of the United States, including wetlands. General permits are designed to relieve some of the administrative burden associated with permit processing for both the applicant and regulatory agencies. These permits are based on site-specific activity and/or project location. Nationwide permits (NWP) are a form of general permits issued by the USACE and are commonly used throughout the United States. If conditions that qualify an activity for authorization under one of the several NWPs are met, the specified activity may be able to proceed without a complex Individual Section 404 Permit (IP) or Regional Permit (RP).

For certain NWPs, Pre-Construction Notification (PCN) is required. The PCN process requires the applicant to submit project information to the USACE, including a delineation of aquatic resources boundaries for wetlands and other waters of the U.S., amount of aquatic resources area to be impacted, and background information. The PCN process is designed to be a 45-day review and natural resource agency comment solicitation period. After the review period, a response as to whether the permit is granted or denied is issued by the USACE.

The general acreage threshold limit currently imposed by the USACE Nationwide Permit program is **0.05 acre of stream channel** and **0.50-acre of wetland (or total area of aquatic resources impact)**. If greater than 0.05 acre of stream channel or 0.50-acre of jurisdictional wetland is anticipated to be impacted by the proposed development, a more complex federal permit known as a Section 404 Individual Permit (IP) under the Clean Water Act would likely be required to be obtained prior to commencing site work. The IP process, depending on controversy and opposition encountered, may require 12 to 15 months to complete.

#### Findings, Conclusions, and Recommendations:

Results of this delineation identified the following features on the site property:

**Man-Made Stormwater Detention Basin:** Consists of a man-made detention basin that appears to have been constructed off-line. This feature is located within the central-western portions of the site property. Based on review of available historical photographs dating back to 1993, the detention basin appears to have been constructed sometime between 1993 and 2002. The basin flows northwest and drain into a culvert and into an off-site intermittent stream channel northwest of the site property. **The detention basin totals 0.784 acre.** Considering this basin was constructed for the sole use of stormwater management and appears to have been constructed off-line, it is our professional opinion that this feature should not be subject to federal regulation under Section 404 Clean Water Act (CWA). Furthermore, this feature should not afford protective buffer setbacks as per state (GA EPD) and/or local ordinances.

**Critical note:** Please refer to the depicted features noted as “**Detention Basin and Overland Wash**” on Figure 2: Aquatic Resource Delineation Map. In our professional opinion, these areas do not meet applicable criteria to be categorized as WOTUS; therefore, these features should not be subject to federal permitting authority under Section 404 of the Clean Water Act (CWA). Nonetheless, considering we are not the regulatory authority in these matters, we must defer to the USACE for final determination regarding WOTUS boundaries on this site. Consequently, you may wish to consider requesting an Aquatic Resource Review (ARR) / Approved Jurisdictional Determination (AJD) from the USACE as well as a site verification from the approved Local Issuing Authority (LIA) in the case, for Gwinnett County, to best safeguard that any future site development will have the benefit of a final appraisal of the extent of regulated features present on the project property.

Please be advised that a state buffer variance (regulated by the Georgia Environmental Protection Division under the Erosion and Sedimentation Act), required for activities encroaching into the vegetated buffer

adjacent to streams within the state is not a Federal Section 404 permit; regulated by the USACE. The state buffer variance is an entirely separate process from that with the USACE. Likewise, a Section 404 permit is not a permit to encroach within the state-protected stream buffer, and receipt of a Section 404 permit does not make a buffer variance easier to obtain. During the plan routing process through the Local Issuing Authority (LIA), you may have been informed whether a stream buffer variance would be required for your project. Local agency representatives are the primary point of contact for final jurisdictional state waters determination as indicated in any formal guidance they may provide you during their site inspection. Therefore, we suggest submitting the enclosed materials in a request for an approved jurisdictional determination (AJD) to the USACE to best safeguard that any future site development will have the benefit of a final appraisal of the extent of regulated features present on the project property.

Closing:

We appreciate the opportunity to provide our Natural Resource Consulting services to Alliance Planning + Engineering, LLC. If you have any questions regarding this report or if we may be of further service to you, please call our office at (678) 303-2600.

Sincerely,

**CONTOUR ENVIRONMENTAL, LLC**



Casey Quade  
Project Ecologist

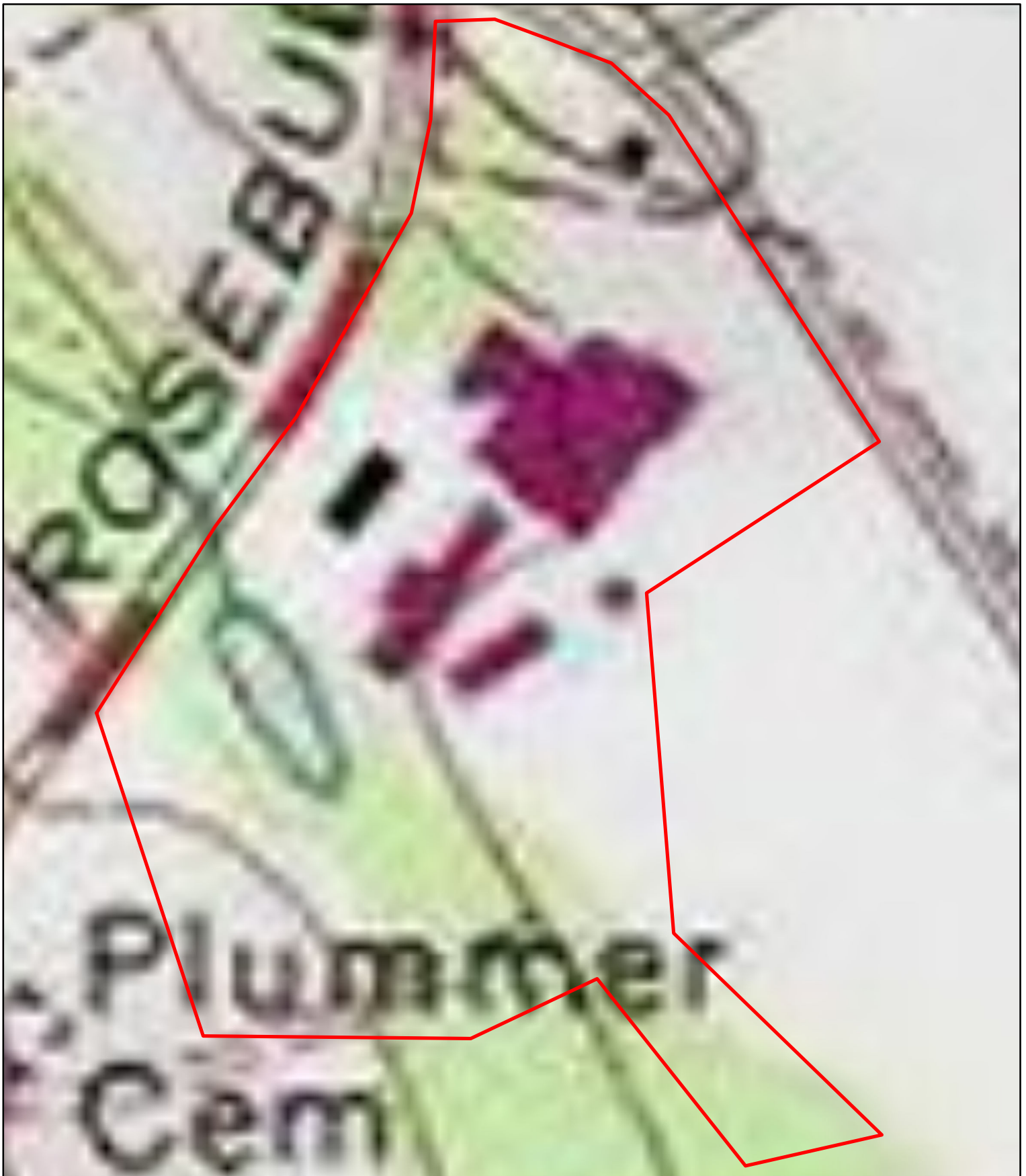


Dana A. Spotts, REPA, EP  
President

Attachments:

- Figure 1: USGS Topographic Map
- Figure 2: Aquatic Resource Delineation Map
- Figure 3: USDA Soil Survey Map
- Figure 4: NWI Map
- Figure 5: FEMA FIRM
- Appendix A: Site Photographs

**FIGURE 1:**  
**SITE LOCATION MAP**



Produced By:



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

**FIGURE 2: AQUATIC RESOURCE  
 DELINEATION MAP**

TOMCO2 Site  
 Gwinnett County, Georgia  
 For  
 Alliance Engineering + Planning, LLC  
 CE22ALL:09  
 March 10, 2022

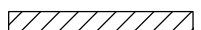
**LEGEND**

 Property Boundary

N



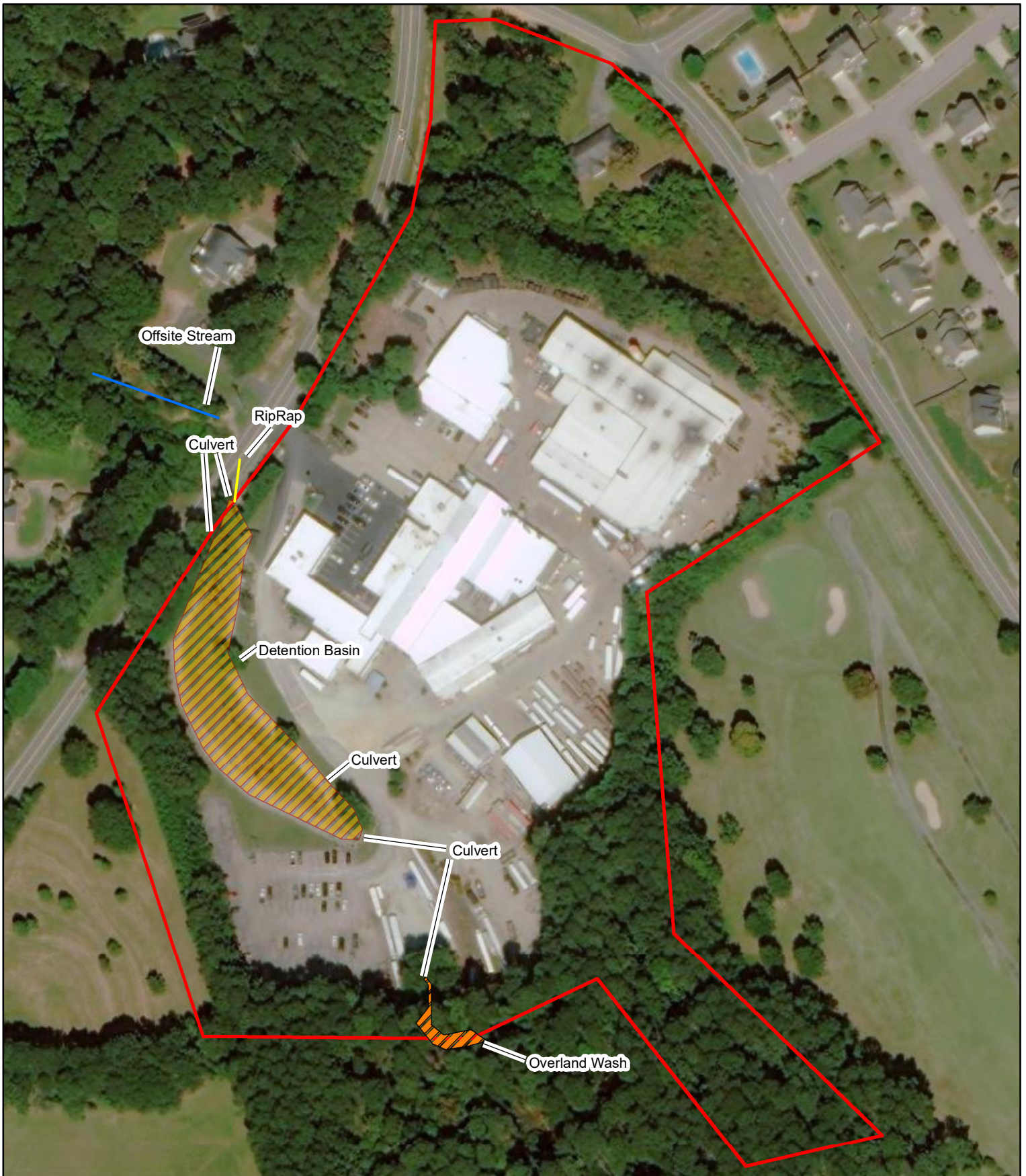
160



Feet

**FIGURE 2:**  
**AQUATIC RESOURCE DELINEATION MAP**





Produced By:






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

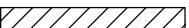
**FIGURE 2: AQUATIC RESOURCE  
 DELINEATION MAP**

TOMCO2 Site  
 Gwinnett County, Georgia  
 For  
 Alliance Engineering + Planning, LLC  
 CE22ALL:09  
 March 10, 2022

**LEGEND**

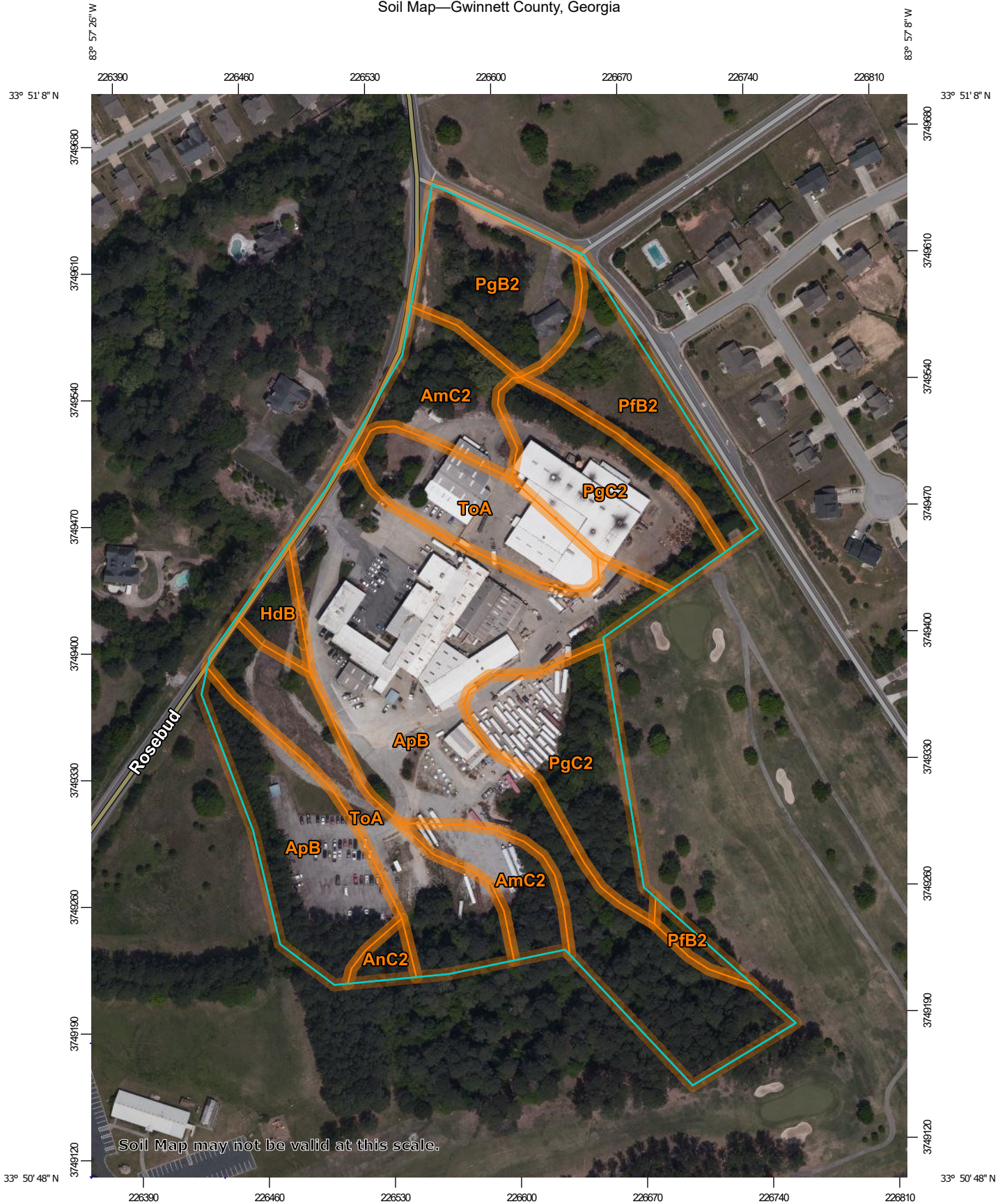
-  Property Boundary
-  Detention Basin
-  Overland Wash



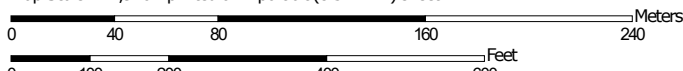
160  
  
 Feet

**FIGURE 3:**  
**USDA SOIL SURVEY MAP**

Soil Map—Gwinnett County, Georgia



Map Scale: 1:2,920 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

2/25/2022  
Page 1 of 3

## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Gwinnett County, Georgia

Survey Area Data: Version 12, Sep 10, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 10, 2019—May 19, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend








Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AmC2	Appling sandy loam, 6 to 10 percent slopes, moderately eroded	1.9	8.8%
AnC2	Appling sandy clay loam, 6 to 10 percent slopes, eroded	0.2	0.9%
ApB	Appling-Hard Labor complex, 2 to 6 percent slopes	8.8	41.7%
HdB	Hard Labor sandy loam, 2 to 6 percent slopes	0.3	1.6%
PfB2	Pacolet sandy loam, 2 to 6 percent slopes, moderately eroded	1.6	7.4%
PgB2	Pacolet sandy clay loam, 2 to 6 percent slopes, moderately eroded	1.6	7.3%
PgC2	Pacolet sandy clay loam, 6 to 10 percent slopes, moderately eroded	3.6	16.8%
ToA	Toccoa fine sandy loam, 0 to 4 percent slopes, frequently flooded	3.3	15.5%
<b>Totals for Area of Interest</b>		<b>21.2</b>	<b>100.0%</b>

**FIGURE 4:**  
**NATIONAL WETLAND INVENTORY (NWI) MAP**



February 25, 2022

**Wetlands**

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Other
-  Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

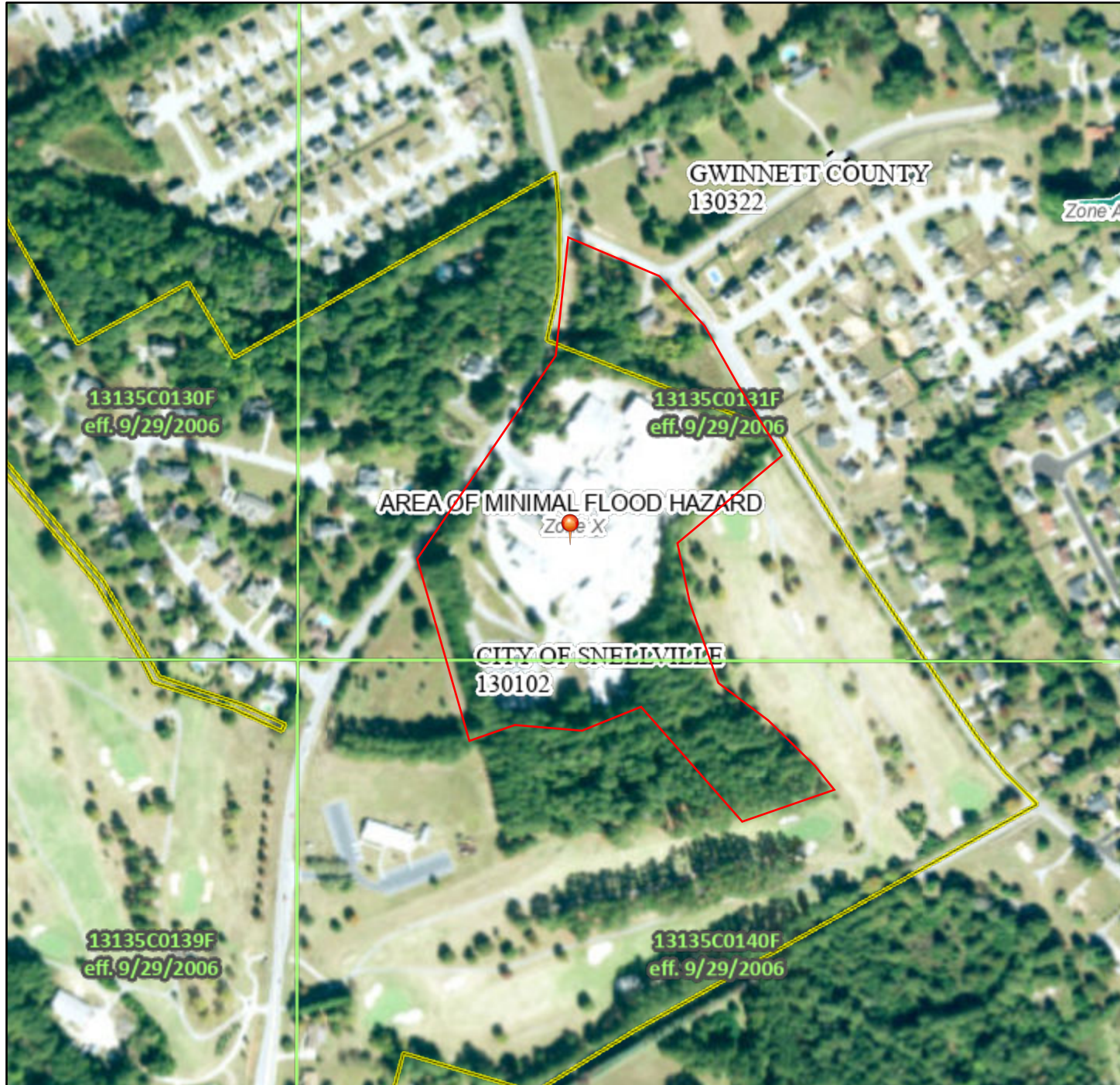
**FIGURE 5:**  
**FEMA - FLOOD INSURANCE RATE MAP (FIRM)**



# National Flood Hazard Layer FIRMette



83°57'38"W 33°51'13"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99	With BFE or Depth Zone AE, AO, AH, VE, AR	Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X	Future Conditions 1% Annual Chance Flood Hazard Zone X	Area with Reduced Flood Risk due to Levee. See Notes. Zone X	Area with Flood Risk due to Levee Zone D

OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X	Effective LOMRs	Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer	Levee, Dike, or Floodwall

OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation	Coastal Transect	Base Flood Elevation Line (BFE)	Limit of Study	Jurisdiction Boundary	Coastal Transect Baseline	Profile Baseline	Hydrographic Feature

MAP PANELS	Digital Data Available	No Digital Data Available	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/3/2022 at 8:44 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

**APPENDIX A:**  
**SITE PHOTOGRAPHS**



**PHOTOGRAPH 1**

Man-Made Detention Basin, facing southeast.



**PHOTOGRAPH 2**

Man-Made Detention Basin, facing northwest.





**PHOTOGRAPH 3**

RipRap coming out of Man-Made Detention Basin,  
facing west.



**PHOTOGRAPH 4**

Overland Wash, facing northwest.





**PHOTOGRAPH 5**

Off-Site Stream, facing west at culvert.

