



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT
100 WEST OGLETHORPE AVENUE
SAVANNAH, GEORGIA 31401-3604

June 13, 2019

Regulatory Branch
SAS-2007-02040

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).

Application Number: SAS-2007-02040

Applicant: Mr. Xavier Rosales
LPC-WEDA Brunswick, LLC
990 Ponce de Leon Boulevard, Suite 740
Coral Gables, Florida 33134

Agent: Ms. Kristen Deason
Senior Staff Scientist I Savannah, GA
Environmental Services, Inc., A Terracon Company
101 B Estus Drive I Savannah, GA 31404

Location of Proposed Work: The project site is located west of Interstate 95 and south of Georgia Highway 99, near Brunswick, in Glynn County, Georgia (Latitude 31.2767° north and Longitude -81.4957° west).

Description of Work Subject to the Jurisdiction of the US Army Corps of Engineers: LPC-WEDA Brunswick, LLC has requested Department of the Army authorization to fill 2.192 acres of wetland to construct an access road associated with the development of 687 acre mixed use development. Generally speaking the development would consist of a mixed-use center dominated by warehouse/distribution facilities, manufacturing, and flex space. Additionally, other developments planned for this site include big box retail, commercial/retail space, multi-family units, offices, small industrial user parcels, and front-loaded single-family lots. The applicant is proposing to offset impacts by purchasing 13.12 grandfathered credits from a Corps approved primary service compensatory mitigation bank.

BACKGROUND

Three delineations have been completed on this site. In August 2007, the Corps issued an Approved Jurisdictional Determination (JD) for a 14 acre, upland dug borrow pit; however this JD has since expired. Currently there are two active delineations that encompass the 687 acre tract. One is an Approved JD that identified 18.728 acres of non-jurisdictional aquatic resources, including isolated wetland and the borrow pit. The other was an Expanded Preliminary JD that verified 73.59 acres of wetland.

This Joint Public Notice announces a request for authorizations from both the US Army Corps of Engineers and the State of Georgia. The applicant's proposed work may also require local governmental approval.

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. 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 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.

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 other appropriate instrument.

Georgia Coastal Management Program: Prior to the Savannah District Engineer making a final permit decision on this application, the project must be certified by the Georgia Department of Natural Resources, Coastal Resources Division, to be consistent with applicable provisions of the State of Georgia Coastal Management Program (15 CFR 930). Anyone wishing to comment on Coastal Management Program certification of this project should submit comments in writing within 30 days of the date of this notice to the Federal Consistency Coordinator, Ecological Services Section, Coastal Resources Division, Georgia Department of Natural Resources, One Conservation Way, Brunswick, Georgia 31523-8600 (Telephone 912-264-7218).

US 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: Review of the latest published version of the National Register of Historic Places indicates that no registered properties or properties listed as eligible for inclusion are located at the site or in the area affected by the proposed work. Presently unknown archaeological, scientific, prehistorical, or historical data may be located at the site and could be affected by the proposed work. A cultural resource assessment was received from the applicant and is currently under review by the Corps.

Endangered Species: A preliminary review the U.S. Fish and Wildlife Service (FWS) and the National Marine Fisheries Service's Protected Resource Divisions (NMFSPRD)'s list of Endangered and Threatened Species indicates the following listed species may occur in the project area: Atlantic Sturgeon (*Acipenser oxyrinchus oxyrinchus*), Shortnose Sturgeon (*Acipenser brevirostrum*), North Atlantic Right Whale (*Eubalaena glacialis*), West Indian Manatee (*Trichechus manatus*), Eastern Indigo Snake (*Drymarchon corais couperi*), Green sea turtle (*Chelonia mydas*), Leatherback sea turtle (*Dermochelys coriacea*), Loggerhead sea turtle (*Caretta caretta*), Piping Plover (*Charadrius melodus*), Red knot (*Calidris canutus rufa*), and Wood stork (*Mycteria americana*).

Pursuant to Section 7(c) of the Endangered Species Act of 1973, as amended (16 U.S.C. 1531 et seq.), we request from the US Department of the Interior, Fish and Wildlife Service and the US Department of Commerce, National Oceanic and Atmospheric Administration, National Marine Fisheries Service, or any other interested party, information on whether any species listed or proposed for listing may be present in the area.

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 which 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, flood plain 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 US 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 US 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 of the proposed activity.

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 substantial information necessary in evaluating the proposed project.


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.

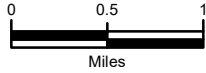
Comment Period: Anyone wishing to comment on this application for a Department of the Army permit should submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Ms. Sarah F. Spatzer, 100 West Oglethorpe Avenue Savannah, Georgia 31401-3604, no later than 30 days from the date of this notice. Please refer to the applicant's name and the application number in your comments.

If you have any further questions concerning this matter, please contact Ms. Sarah F. Spatzer, Project Manager, Coastal Office at 912-652-5048.

Enclosures:

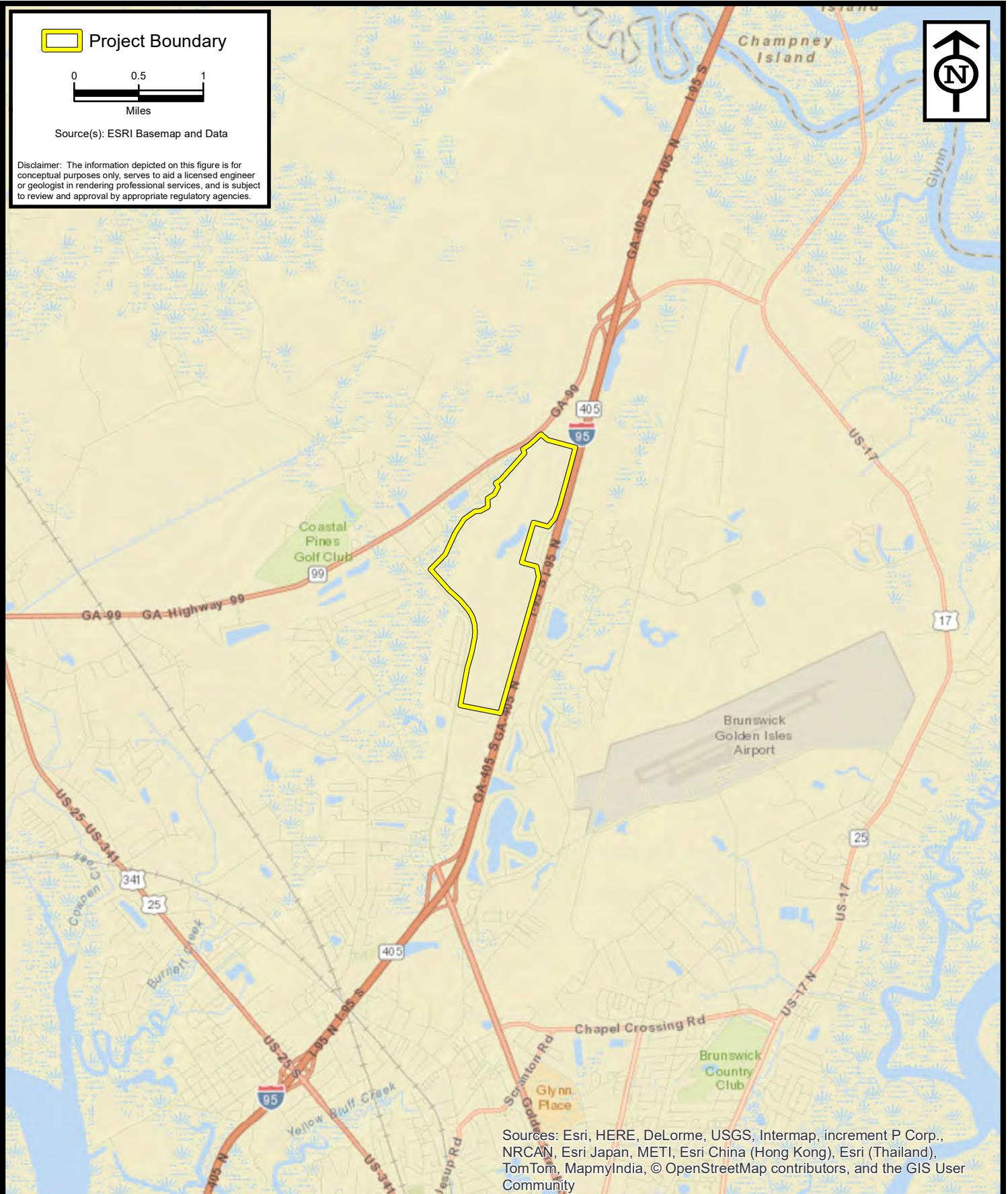
1. Figures of Project Location
2. Preferred Alternative, Mixed-use Master Concept Plans, Thomas & Hutton, April 2016
3. Wetland Impact Plan Sheets, Thomas & Hutton, November 2017

 Project Boundary



Source(s): ESRI Basemap and Data

Disclaimer: The information depicted on this figure is for conceptual purposes only, serves to aid a licensed engineer or geologist in rendering professional services, and is subject to review and approval by appropriate regulatory agencies.



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



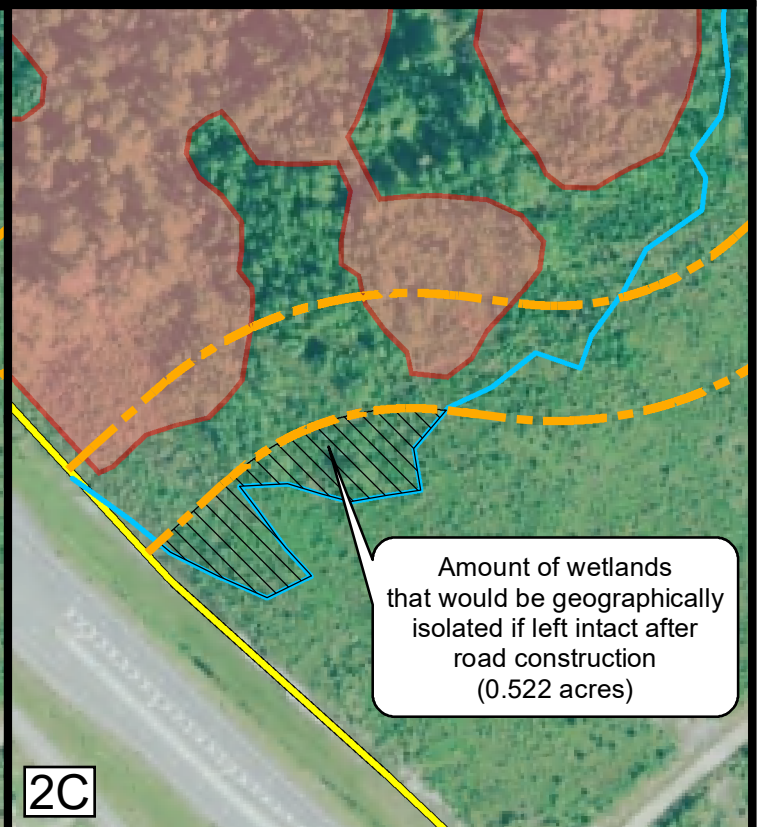
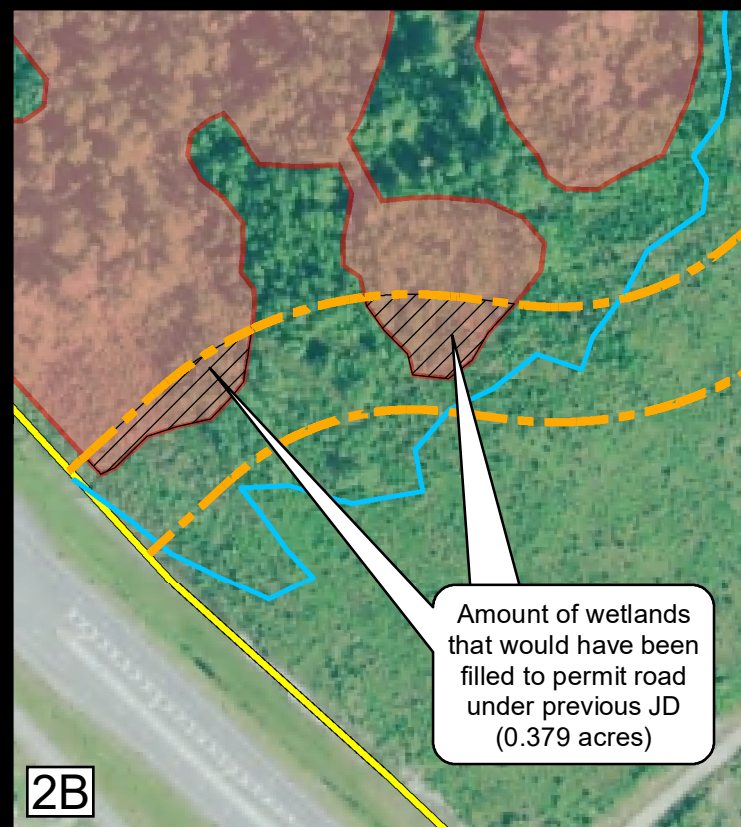
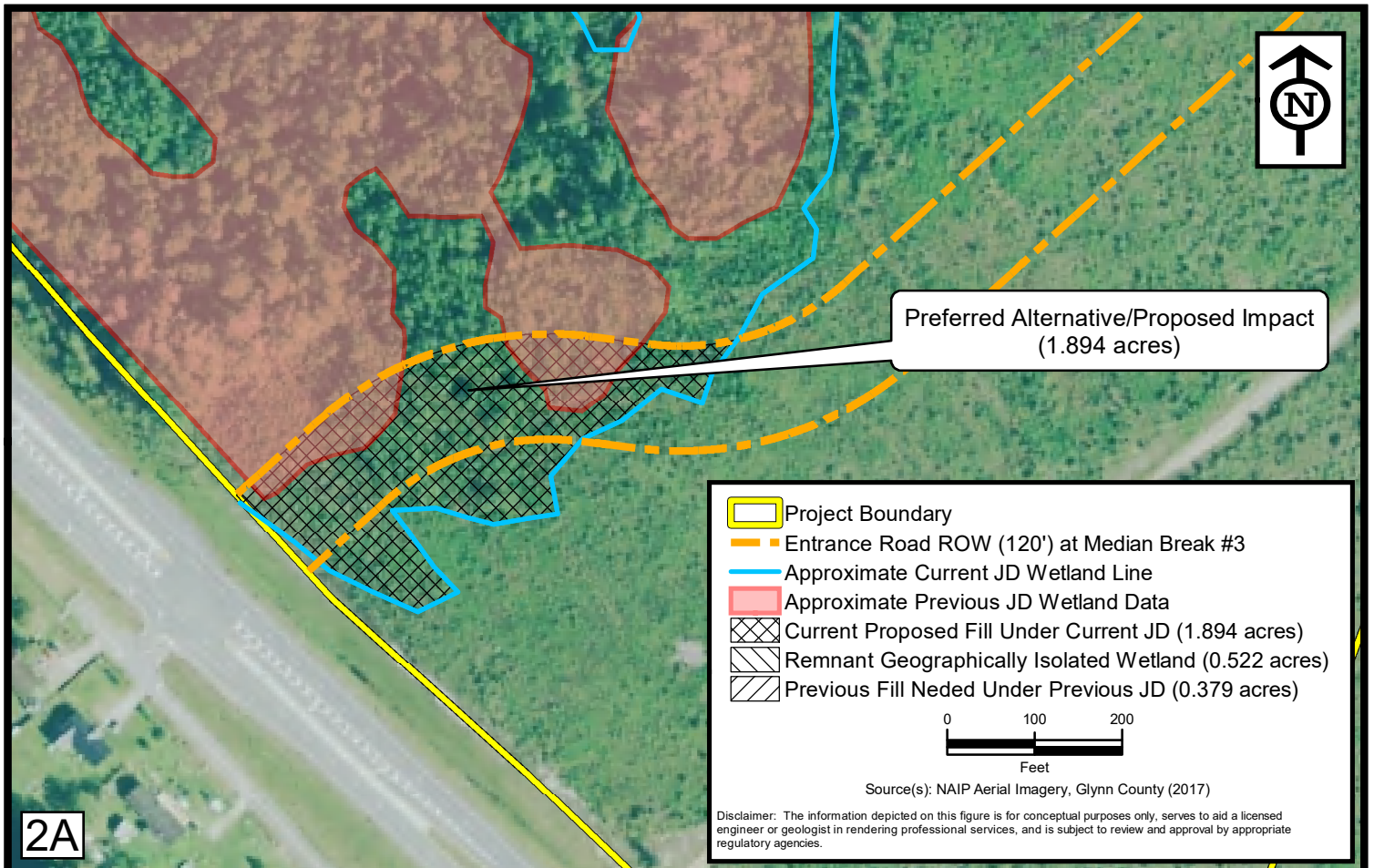
ENVIRONMENTAL SERVICES, INC.

101 B Estus Drive
Savannah, GA 31404
(912) 236-4711
(904) 470-2112 Fax

www.environmentalservicesinc.com

Location Map
Tradewinds
Glynn County, Georgia

Project:	ES14062.02
Date:	Oct. 2018
Drwn/Chkd:	KHD/MJD
Figure:	1

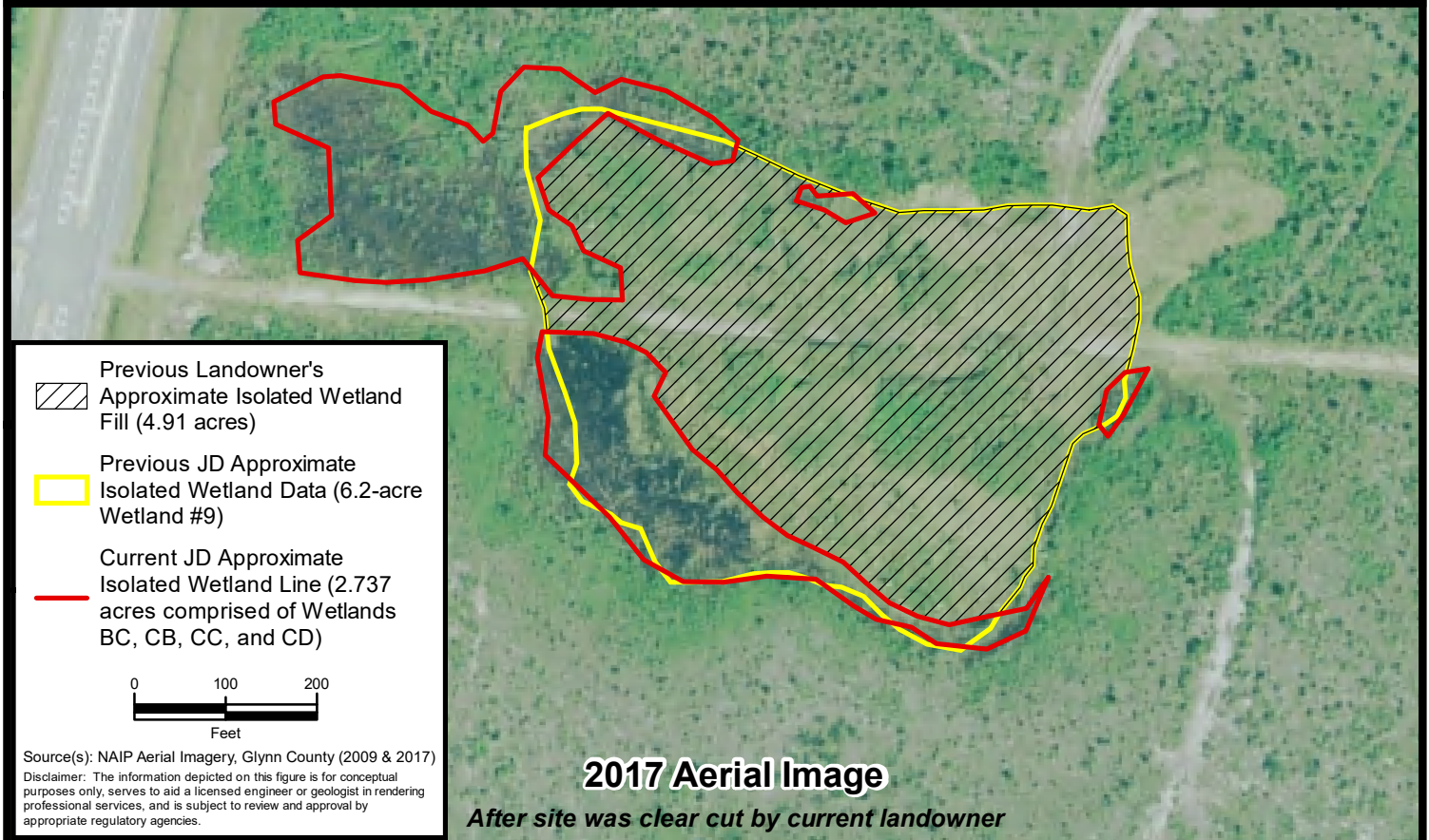
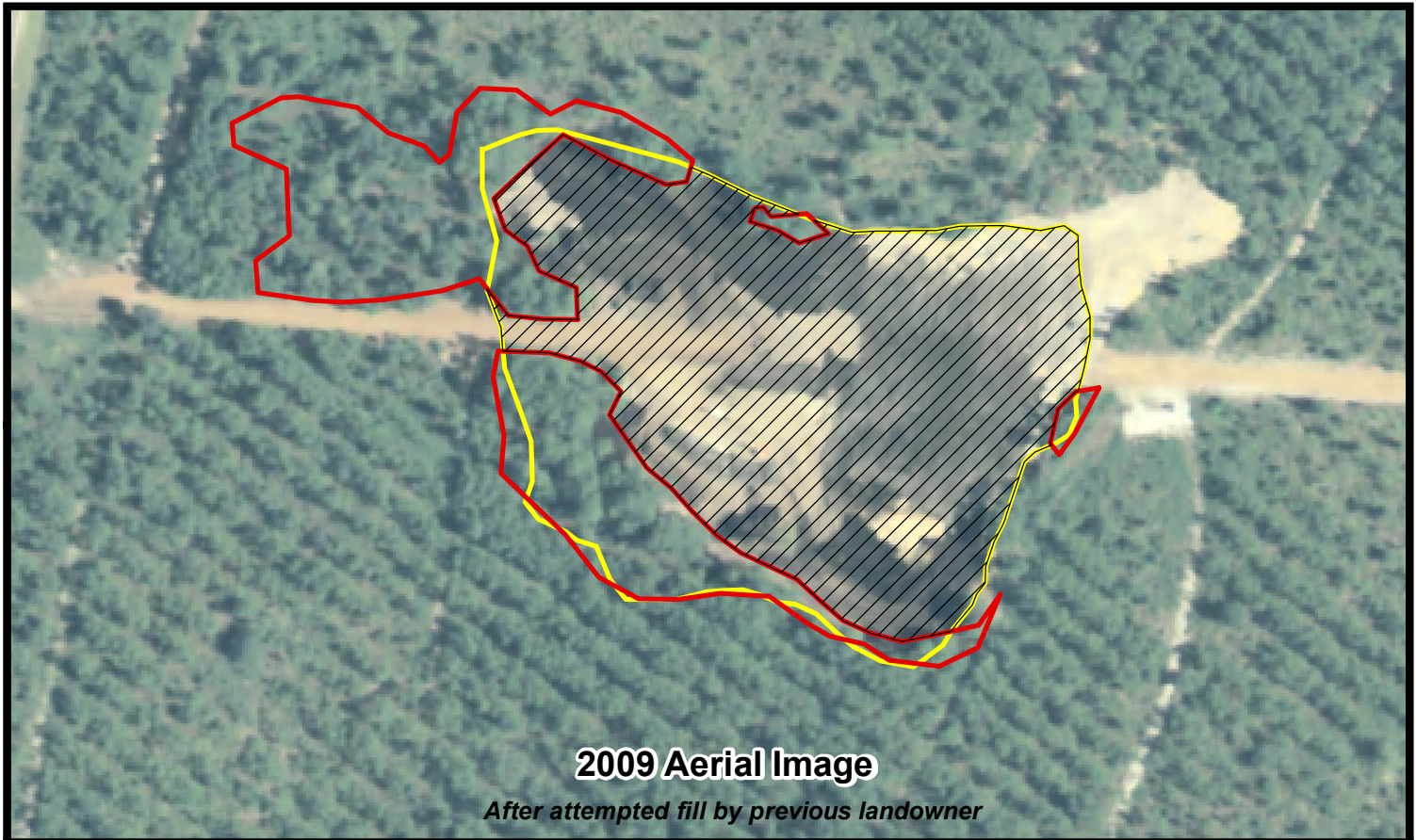


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Wetland CG / Median Break#3 - Minimization Alternatives

Tradewinds
Glynn County, Georgia

Project:	ES14062.02
Date:	Oct. 2018
Drwn/Chkd:	KHD/MJD
Figure:	2

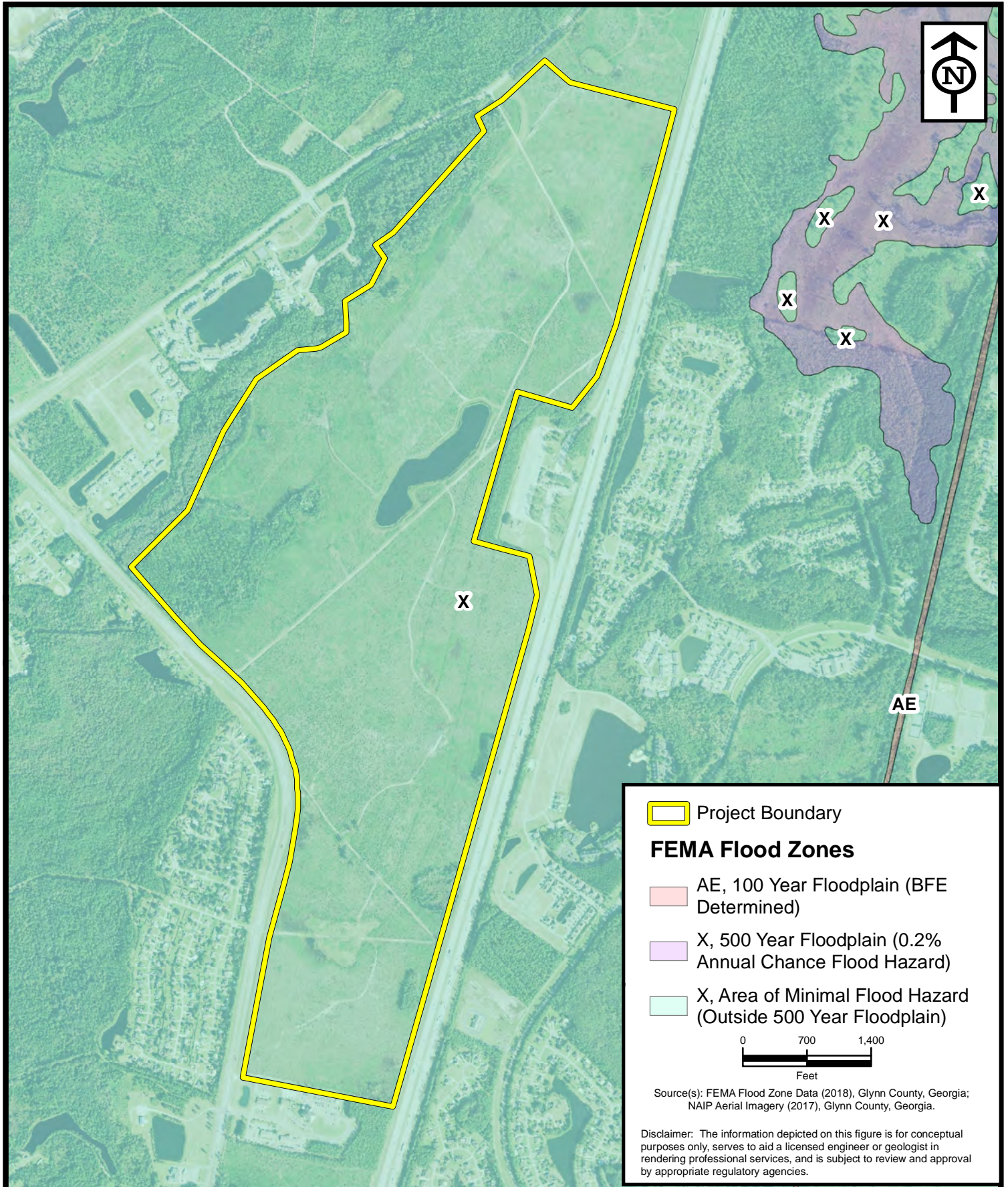


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Isolated Wetlands - Previous Fill & Change in Site Conditions

Tradewinds
 Glynn County, Georgia

Project:	ES14062.02
Date:	Oct. 2018
Drwn/Chkd:	KHD/MJD
Figure:	3



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FEMA Map
Tradewinds / R6
Glynn County, Georgia

Project:	ES14062.02
Date:	Nov. 2018
Drwn/Chkd:	TLV/KHD
Figure:	4

SUMMARY

1. ± 600,000 S.F. BIG BOX RETAIL
2. ± 400,000 S.F. COMMERCIAL / RETAIL / RESTAURANT
3. ± 500 MULTIFAMILY UNITS
4. OFFICE AND SMALL INDUSTRIAL USER PARCELS (± 1 TO 3 ACRE PARCELS)
5. ± 380 - FRONT LOADED SINGLE FAMILY LOTS (60' X 120')
6. ± 100,000 S.F. FLEX SPACE
7. ± 250,000 S.F. MANUFACTURING FACILITY
8. ± 280,000 S.F. MANUFACTURING FACILITY
9. ± 230,000 S.F. MANUFACTURING FACILITY
10. ± 850,000 S.F. WAREHOUSE / DISTRIBUTION FACILITY
11. ± 680,000 S.F. WAREHOUSE / DISTRIBUTION FACILITY
12. ± 630,000 S.F. WAREHOUSE / DISTRIBUTION FACILITY



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T&H J# - 25734.0001

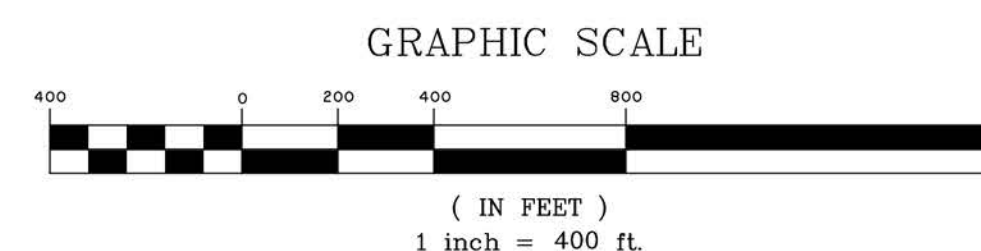
NOTES

- 1) PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE UPON REVIEW OF VARIOUS GOVERNMENTAL AGENCIES.
- 2) STORM PONDS SHOWN ARE APPROXIMATE AMOUNT TYPICALLY NEEDED FOR A DEVELOPMENT OF THIS NATURE BUT HAVE NOT BEEN SIZED BASED ON A DESIGN OR STUDY.

MIXED USE MASTER PLAN CONCEPT A-2

TRADEWINDS
GLYNN COUNTY, GEORGIA

LPC-WEDA BRUNSWICK LLC



APRIL 2016

SUMMARY

1. OFFICE AND SMALL INDUSTRIAL USER PARCELS (± 2 TO 10 ACRE PARCELS)
2. ± 400,000 S.F. MANUFACTURING FACILITY
3. ± 200,000 S.F. MANUFACTURING FACILITY
4. ± 240,000 S.F. MANUFACTURING FACILITY
5. ± 1,250,000 S.F. WAREHOUSE / DISTRIBUTION FACILITY
6. ± 160,000 S.F. MANUFACTURING FACILITY
7. ± 230,000 S.F. MANUFACTURING FACILITY
8. ± 110,000 S.F. WAREHOUSE / DISTRIBUTION FACILITY
9. ± 160,000 S.F. MANUFACTURING FACILITY
10. ± 660,000 S.F. MANUFACTURING FACILITY
11. ± 320,000 S.F. MANUFACTURING FACILITY
12. ± 64,000 S.F. FLEX SPACE
13. ± 850,000 S.F. WAREHOUSE / DISTRIBUTION FACILITY
14. ± 680,000 S.F. WAREHOUSE / DISTRIBUTION FACILITY
15. ± 630,000 S.F. WAREHOUSE / DISTRIBUTION FACILITY



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NOTES

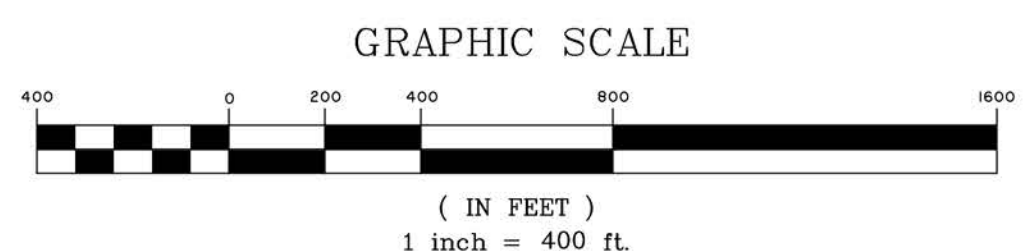
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- 2) STORM PONDS SHOWN ARE APPROXIMATE AMOUNT TYPICALLY NEEDED FOR A DEVELOPMENT OF THIS NATURE BUT HAVE NOT BEEN SIZED BASED ON A DESIGN OR STUDY.

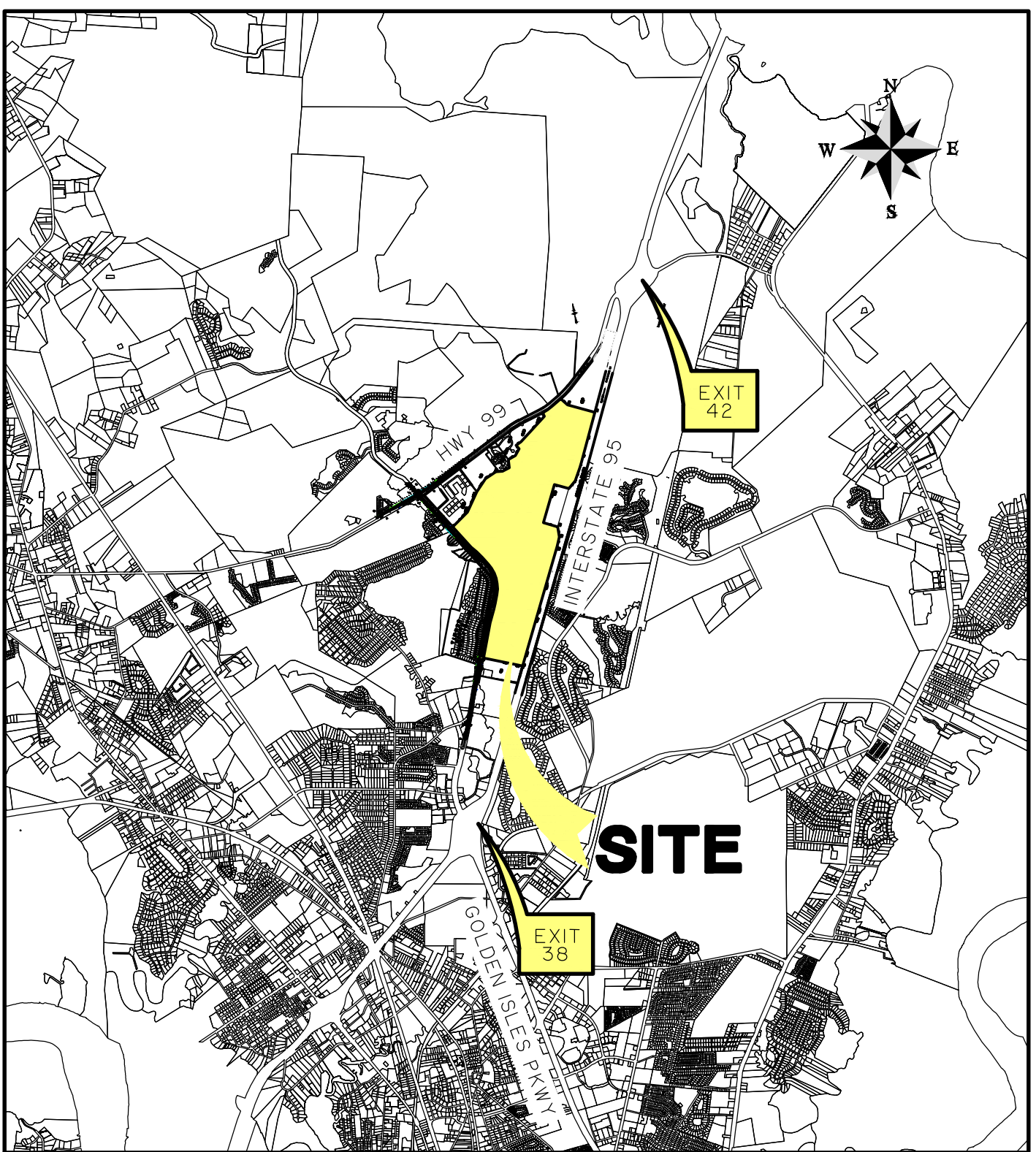
OFFICE / INDUSTRIAL MASTER PLAN CONCEPT A-2

TRADEWINDS
GLYNN COUNTY, GEORGIA

LPC-WEDA BRUNSWICK LLC

APRIL 2016





TRADEWINDS

COVER SHEET

CLIENT:

LPC - WEDA BRUNSWICK, LLC

LOCATION: GLYNN COUNTY, GEORGIA

DATE: 11/17/17

DRAWN BY: TAP

SHEET: COVER

JOB NUMBER: J-25734.0002

REVIEWED BY: CJE

SCALE: 1" = 6000'



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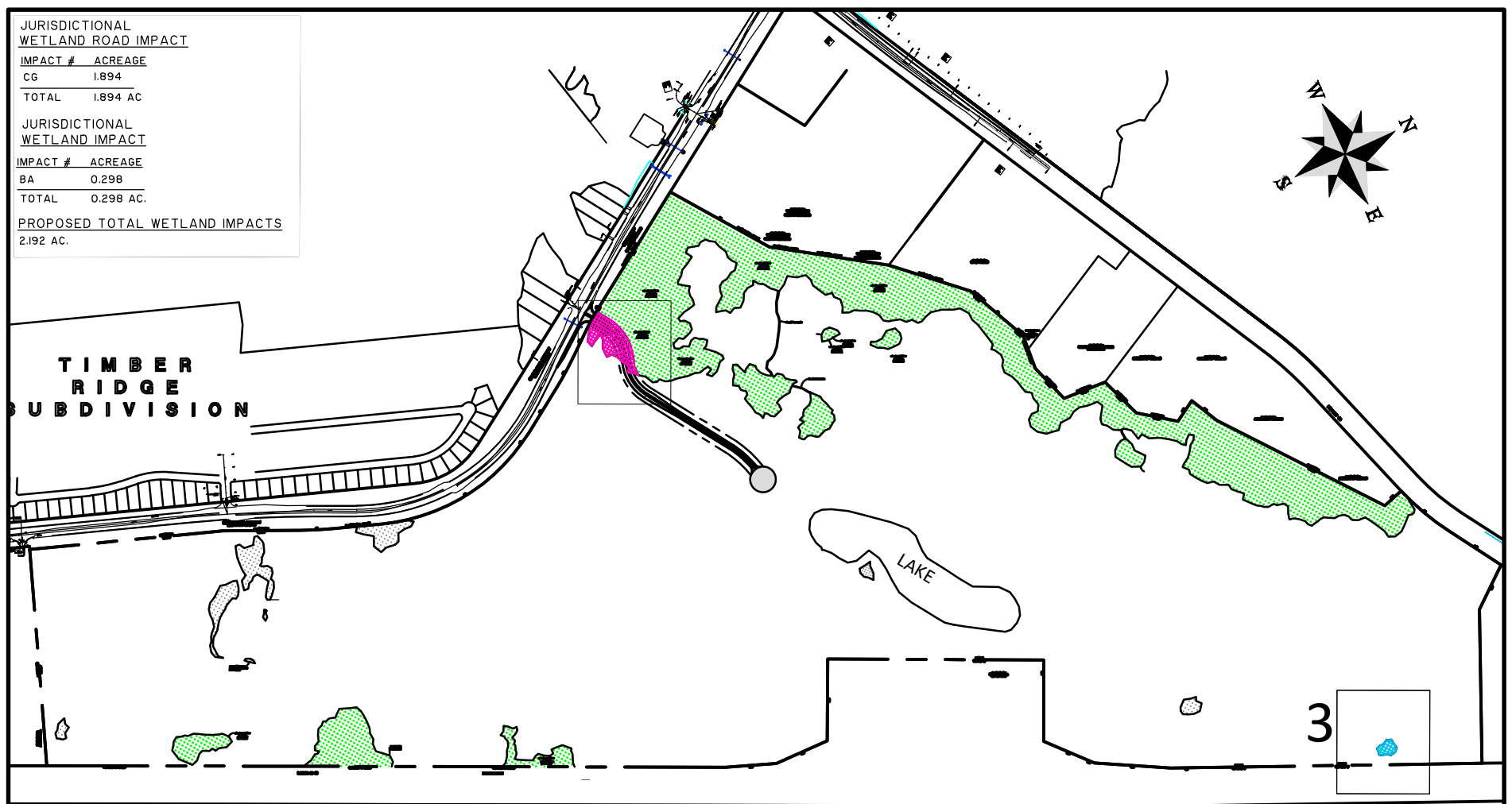
**JURISDICTIONAL
WETLAND ROAD IMPACT**



IMPACT #	ACREAGE
CG	1.894
TOTAL	1.894 AC

**JURISDICTIONAL
WETLAND IMPACT**

IMPACT #	ACREAGE
BA	0.298
TOTAL	0.298 AC.

PROPOSED TOTAL WETLAND IMPACTS
2.192 AC.



-  = JURISDICTIONAL WETLAND ROAD IMPACT
-  = JURISDICTIONAL WETLAND IMPACT

TRADEWINDS

SHEET INDEX

CLIENT:
LPC - WEDA BRUNSWICK, LLC

LOCATION: GLYNN COUNTY, GEORGIA

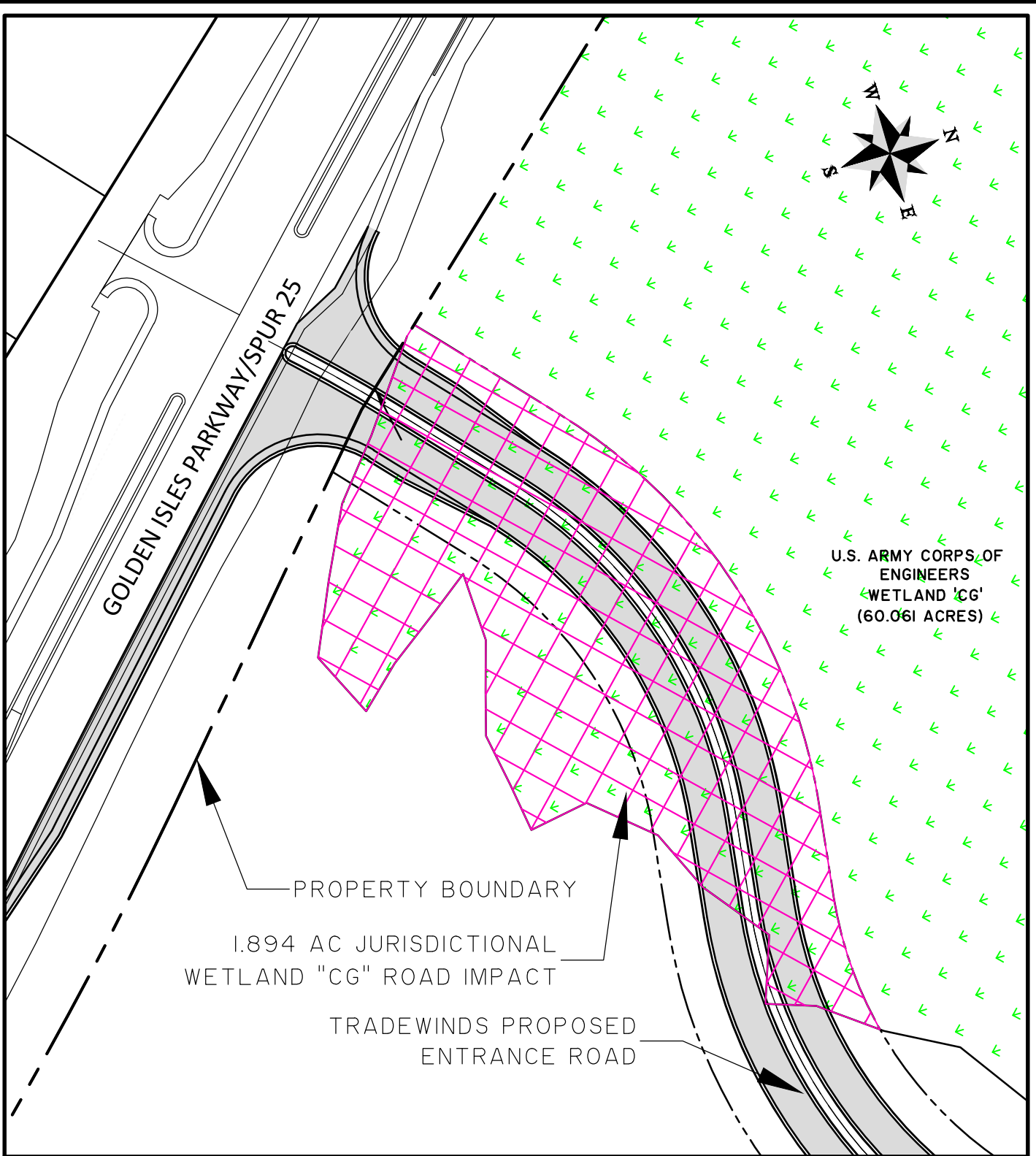
DATE: 11/17/17 DRAWN BY: TAP SHEET: 1 OF 4

JOB NUMBER: J-25734.0002 REVIEWED BY: CJE SCALE: 1" = 1200'

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TRADEWINDS

WETLAND IMPACT PLAN SHEETS

CLIENT:

LPC - WEDA BRUNSWICK, LLC

LOCATION: GLYNN COUNTY, GEORGIA

DATE: 11/17/17

DRAWN BY: TAP

SHEET: 2 OF 4

JOB NUMBER: J-25734.0002

REVIEWED BY: CJE

SCALE: 1" = 100'

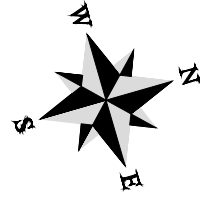


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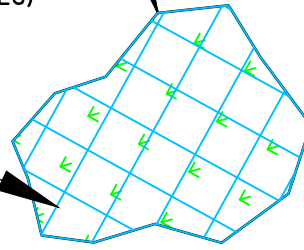
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TRACT R6



U.S. ARMY CORPS OF
ENGINEERS
WETLAND 'BA'
(0.298 ACRES)

0.298 AC JURISDICTIONAL
WETLAND "BA" FILL IMPACT



2197.67'
S 15°06'52" W

PROPERTY BOUNDARY

TRADEWINDS

WETLAND IMPACT PLAN SHEETS

CLIENT:

LPC - WEDA BRUNSWICK, LLC

LOCATION: GLYNN COUNTY, GEORGIA

DATE: 11/17/17

DRAWN BY: TAP

SHEET: 3 OF 4

JOB NUMBER: J-25734.0002

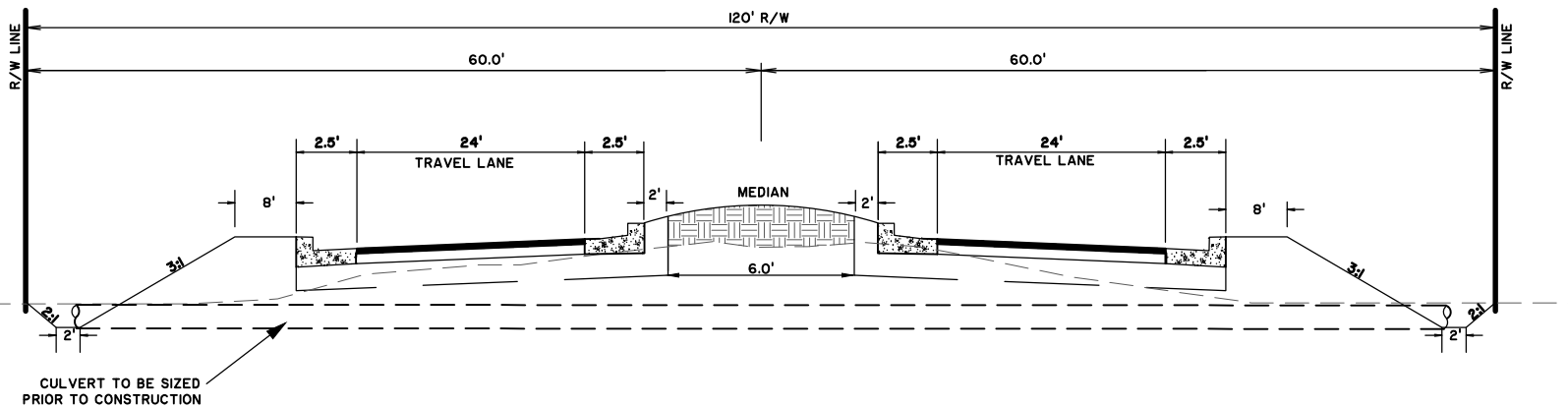
REVIEWED BY: CJE

SCALE: 1" = 100'



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**TRADEWINDS ENTRANCE ROAD WETLANDS CROSSING
TYPICAL ROAD SECTION WITH MEDIAN**

NOT TO SCALE

TRADEWINDS

SECTION DETAIL SHEET

CLIENT:

LPC - WEDA BRUNSWICK, LLC

LOCATION: GLYNN COUNTY, GEORGIA

DATE: 11/17/17

DRAWN BY: TAP

SHEET: 4 OF 4

JOB NUMBER: J-25734.0002

REVIEWED BY: CJE

SCALE: N.T.S.



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