DEPARTMENT OF THE ARMY
SAVANNAH DISTRICT, CORPS OF ENGINEERS
100 W. OGLETHORPE AVENUE
SAVANNAH, GEORGIA 31401-3640

REPLY TO
ATTENTION OF

JUNE 20 2012

Regulatory Division
SAS-2012-00383

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:

Application Number: SAS-2012-00383

Applicant: Mr. Lamar Penick
950 Rodeo Drive
Walterboro, South Carolina 29488

Agent: Mr. Charles Way
Kern-Coleman & Company, LLC.
7 Mall Court
Savannah, Georgia 31416

Location of Proposed Work: The project site is located at the intersection of Old Louisville Road and US Highway 80 in the city of Pooler, Chatham County, Georgia (Latitude 32.1023, Longitude -81.2166).

Description of Work Subject to the Jurisdiction of the US Army Corps of Engineers: Based on information submitted by the applicant, the proposed project would construct a light industrial storage and transportation operation facility. Proposed permanent loss of waters would be to 3.17 acres of wetland and 114 linear feet of canal. In addition, approximately 0.378 acre of wetland would be adversely impacted by conversion to open water (canal). Lastly, maintenance of 1,240 linear feet of an existing canal is proposed. To offset losses to waters of the US, the applicant proposes to purchase 15.2 wetland mitigation credits from the Black Creek Mitigation Bank. For more information on the proposed project see the attached document titled "Project Description/Alternatives Analysis", provided by the applicant.

BACKGROUND

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, intends to certify this project at the end of 30 days in accordance with the provisions of Section 401 of the Clean Water Act, which is required for a Federal Permit to conduct activity in, on, or adjacent to the waters of the State of Georgia. Copies of the application and supporting documents relative to a specific application will be available for review and copying at the office of the Georgia Department of Natural Resources, Environmental Protection Division, Water Protection Branch, 4220 International Parkway, Suite 101, Atlanta, Georgia 30354, during regular office hours. A copier machine is available for public use at a charge of 25 cents per page. Any person who desires to comment, object, or request a public hearing relative to State Water Quality Certification must do so within 30 days of the State's receipt of application in writing and state the reasons or basis of objections or request for a hearing. The application can be reviewed in the Savannah District, US Army Corps of Engineers, Regulatory Division, 100 W. Oglethorpe Avenue Savannah, Georgia 31401-3640.

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 Corps of Engineers 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.

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 US Department of the Interior, Fish and Wildlife Service, the US Department of Commerce, the National Oceanic and

Atmospheric Administration, and the National Marine Fisheries Service; or, any other interested party, 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.

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.

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.

Comment Period: Anyone wishing to comment on this application for a Department of the Army Permit should submit comments in writing to the Commander, US Army Corps of Engineers, Savannah District, Attention: Forrest B. Vanderbilt, 100 W. Oglethorpe Avenue, Savannah, Georgia 31401-3640, 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 Forrest B. Vanderbilt, Regulatory Specialist, Coastal Branch, at 912-652-5051.

Enclosures
1. Applicant's "Project Description/Alternatives Analysis"
2. Location Map
3. Jurisdictional Resource Map

Project Description/Alternatives Analysis

Bassford Industrial Park - Industrial Storage and Transport Facilities

Bassford-West Tract – Chatham County, GA

For: E.L. Penick

April1,2012

1) Introduction and Project Purpose

E.L. Penick is proposing the construction of a warehouse/storage facility, intermodal yard, and offices on a 71 acre tract of land located on Old Louisville Road at the corner of U.S. Highway 80 in Pooler, GA.

In recent years the Port of Savannah has experienced record growth and was the nation's fastest growing regional port between 2000 and 2005. Compared with similar months in previous years, the Georgia Ports Authority (GPA) reported 35.8-percent growth in total tonnage in December 2009, 32.2-growth in January 2010, and 29.7-percent growth in February 2010. Trade between Savannah and China grew 37% from 2005-2009, and in FY09, the GPA handled 47% of total Mid & South Atlantic trade with China. The Port of Savannah grew 25% from 2007 thru 2011, and the Savannah Ports Authority has projected 150 percent growth over the next 15 years, resulting in a required 30-40 million additional square feet of warehouse, storage, and distribution space required to handle the incoming and outgoing cargo. The Savannah Port was the second busiest U.S. container port for the export of American goods by tonnage in 2011 and handled 8.7% of all U.S. containerized cargo. Two new container berths were recently added to Port facilities, and $1.2 billion in additional improvements are planned over the next 10 years, including a $6.5 million railroad extension of the Mason Intermodal Container Transfer Facility. The State of Georgia is also pursuing approvals for the Savannah Harbor Expansion Project (SHEP), which coincide with the Panama Canal deepening and will allow some of the largest container ships in the world to access the Savannah Port facilities. If approved, the additional port activity will add over $115 million in annual economic benefits to the United States. Such expansion requires trucks to transport cargo, construction crews and equipment to build additional facilities, and other economic ripple effects of the steadily increasing port activity. The continuing expansion of the Savannah Ports has been an invaluable factor in maintaining the health of Savannah's local economy, in spite of the nationwide recession. Without continued investment in infrastructure, logistical facilities, and personnel designed to keep pace with port growth, the GPA may not be able to provide adequate facilities for its customers, forcing them to divert their business to other ports. A reduction in Savannah's port activity would be detrimental to the local economy, as well as the State's, considering that Savannah is the only major port city in Georgia, and Georgia's deepwater ports and inland barge terminals support more than 295,000 jobs throughout the state annually and contribute $15.5 billion in income, $61.7 billion in revenue and $2.8 billion in state and local taxes to Georgia's economy. The operations at the proposed facility will be port-driven, specializing in transporting containerized goods to buyers both domestic and abroad. The applicant also anticipates some revenue from air cargo tonnage. Air cargo tonnage is currently a small share of the freight traffic in Georgia, but generally carries higher value goods and has been growing at a much faster pace than other modes of freight transportation in recent years.

2) Existing Site Conditions

The project site contains wetland and upland communities found commonly in Chatham County and the coastal plain of Georgia. A wetland delineation for the 82 acre Becky West Tract was

verified by the Savannah District in a letter dated January 5, 2011, and shows that the site contains 78.61 acres of upland and 4.31 acres of forested wetland. A jurisdictional determination request has been included in this permit request for the 11 acre Grach Tract, which is a part of the proposed project. The Grach Tract contains 0.13 acres or 302 lf of jurisdictional ditch. The project area does not appear to have ever been developed, although the southeastern portion along Old Louisville Road was used as a storage area for a landscape maintenance operation in recent years, with one metal storage building still standing just off of Old Louisville Road. This area, about 4.7 acres in size, is currently unmaintained lawn/pasture community dominated by broomsedge. The remainder of the site is predominantly upland hardwood forest characterized by a canopy of mature sweetgum, red maple, various oaks, and scattered concentrations of loblolly pine, a mid-story dominated by scattered dwarf palmetto, and very limited herbaceous ground cover. The wetlands on site are of moderate hydrologic function and consist of jurisdictional ditch features and adjacent wetlands that drain into the Pipemaker's Canal system, and three isolated wetland pockets. Hydrology is present in the form of shallow water table, soil saturation, and water staining.

The proposed project site is comprised of three vegetative community types on 93 acres of land. The community types are upland mixed pine/hardwood forest, unmaintained lawn/pasture, and forested wetlands/ditches. Historical aerial photographs dating back to 1994 were reviewed in order to determine past uses of the property, including timber harvesting and clearing activity. These photographs are enclosed in this report following the site photographs. See attached Habitat Type Exhibit and historical aerial photos for detailed views of the various vegetative communities.

Upland Hardwood Forest: The upland forest community on site is typical of forest communities in southeast Georgia, and is representative of natural hardwood forest communities in the west Chatham County area. The forested portions of the property do not appear to have been managed for silvicultural production, judging from the lack of evidence such as pine rows, irrigation ditches, fire breaks, or major vegetation disturbance. Predominant vegetation includes a canopy of sweetgum (*Liquidambar styraciflua*), red maple (*Acer rubrum*), laurel oak (*Quercus laurifolia*), and water oak (*Quercus nigra*), a mid-story of scattered dwarf palmetto (*Sabal minor*), and no notable herbaceous ground cover. Soils in the upland portions of the site are predominantly poorly drained, sandy loam and sandy clay loam texture, with a water table at 24".

Unmaintained Upland Lawn/Pasture: The cutover upland community on site was maintained as open field in the past but has not been maintained recently. Until sometime in the last few years, the ±4.7 acre cleared area was used as a base of operations and storage facility for Covenant Landscaping. One metal structure still exists near Old Louisville Road, as well as some remnants of the landscaping operations like piles of mulch and potted plants. Current growth in the unmaintained areas is 2-5 years old and is characterized by a dense layer of broomsedge (*Andropogon virginicus*). Some young loblolly pines (*Pinus taeda*) grow along the edges of the cleared area. Soils in this community are poorly drained and have been filled in with sandy clay material. The water table in this area is about 24" below the surface.

Forested Wetland/Jurisdictional Ditch: The forested wetland on site is characterized by an open, somewhat mature hardwood canopy of sweetbay (*magnolia virginana*), red maple, and sweetgum. The mid-story is relatively open, with some red maple and sweetgum saplings present, dwarf palmetto dominates the shrub stratum, and netted chain fern (*Woowardia aereolata*) is present in a few areas along the banks of the ditches. The ditches generally only maintain flow during and after periods of heavy rainfall. Hydrology is present primarily in the form of water staining and oxidized rhizospheres due to the prolonged dry season the area is

experiencing. The wetlands and ditches on site are not typically inundated and do not support aquatic species. Soils in the wetland areas are clayey with a water table in the upper 12".

3) Development Plan

The proposed development plan consists of an industrial complex aimed at providing intermodal services serving the Port of Savannah. The proposed facilities will consist of 1,091,250 ft^2 of warehouse space and will be constructed on ±71 acres of the property. Construction will begin upon approval of a permit from the Savannah District and will consist of eleven metal-frame industrial buildings ranging from 40,000 ft^2 to 230,000 ft^2, parking areas, truck loading and turnaround areas, stormwater detention facilities, and floodplain mitigation areas. In addition to parking spaces required for employee and visitor parking, sufficient space must be allotted for truck parking and maneuvering. Per FEMA regulations, filling on site must be mitigated with excavated floodplain area; the proposed project requires floodplain mitigation area based on the amount of fill required to complete the build. The completion of the project requires 4.421acres of jurisdictional impacts. The impacts are broken down as follows: 0.353 acres of wetland fill for utility installation and connections (WF1 and WF3); 3.605 acres of fill, including 1,202 LF of jurisdictional ditch, for building pad, parking lot, and infrastructure construction (WF2, WF4, WF5, WF6); and 0.816 acres of excavation, including 1,221 LF of jurisdictional ditch, for meeting floodplain mitigation and stormwater detention requirements. The applicant determined that the site plan proposed reflects the smallest facility possible to run its operations at its projected growth capacity.

The remaining ±22 acres in the southern portion of the site will be outparcels. Because of the ditch crossing and deepening impacts required for the jurisdictional ditch crossing the property, and the Old Louisville Road modifications, the entire property has been included in this project area. As far as the scope of the proposed industrial park, however, the outparcels shown on the site plan are considered separate sites. The 16.36 acre parcel specifically is in negotiations to be developed for a mixed-use project unrelated to Bassford Industrial Park.

4) Project Impacts

The proposed project will impose certain local impacts on the surrounding community. Economic impacts will be positive, with the proposed project expected to increase revenue for the occupying tenant, provide jobs for truck drivers, office personnel, and railroad personnel, and increase corporate income and property taxes revenues. The 200-250 short-term construction jobs created by the proposed project are estimated to generate at least $4.99M - $6.2M in payroll income. As many as 480 long-term positions in the completed development are expected to generate approximately $13.98M in annual payroll income. As clearly stated in the Introduction and Project Purpose, the economic impact associated with the continued growth of the Savannah Ports and associated facilities is vital to the economic health of the City of Pooler, the State of Georgia, and the regional Southeast.

Environmental impacts of the project site have been minimized to the greatest extent practicable by the applicant. Based on the jurisdictional ditches that cross the site in two areas, and the size, shape, and arrangement of the wetlands on the site made, wetland impact was unavoidable while still fulfilling the project purpose. The jurisdictional ditch that crosses the northern portion of the site and two adjacent jurisdictional wetlands (WF2, WF4, WF5, WF7 on the attached site plan) will be filled in order to facilitate building pad, road, and parking area fill. In place of the existing ditch, which connects only to a detention pond to the west, the development will include open ditch features along the perimeter of the site to serve as stormwater drainage and floodplain mitigation areas. An additional 0.728 acres of isolated, non- jurisdictional wetland (WF2) as well as 0.653 acres of jurisdictional wetland (WF4) will be filled for building pad and parking in the

northern portion of the site. Also in the northern portion of the site, 0.272 acres of non-jurisdictional wetland (WE1) will be excavated as part of a floodplain mitigation and water detention plan. The northern ditch crossing the subject property terminates into a detention area at Westside Business Park to the west and has only remnant hydrological features. This ditch has therefore been determined to be a non-regulated feature. The southern jurisdictional ditch ('WL 3') will be excavated to a new bottom elevation of 3' above MSL and a width of 80 feet in order to meet the floodplain mitigation requirements, and will be similar in size and function to the rest of the constructed water features that will run the perimeter of the site. Overall, a total of 11,630 cubic yards of wetland fill will be required for the project, as well as 3,950 cubic yards of wetland excavation.

The project site is within the 100-year floodplain and will require floodplain mitigation on site. The perimeter of the site is reserved for floodplain mitigation per FEMA regulations. As per local regulations, a 20' vegetated buffer will be maintained along all shared property boundaries, as well as a 25' buffer around jurisdictional wetlands that will not be impacted from site development. However, the City of Pooler Department of Engineering will grant a variance for those areas contingent upon approval of the Section 404 permit. All state and local guidelines for erosion and sedimentation control will be adhered to, and no waters of the state will be affected by the proposed project.

Other potential impacts associated with the project include burdens placed on local municipalities or the aesthetic impacts of new facilities. Given the size and scope of this project compared to other industrial developments, impacts to the local authorities and the surrounding community will be minor. These impacts are expected to be limited to providing utilities and law enforcement services, while local municipalities will collect approximately $74,160 annually in ad valorem tax revenue from increased value of the subject property.

4-A) Development of Regional Impact Report

The Coastal Regional Commission (CRC) of Georgia requested that the applicant complete a Development of Regional Impact (DRI) study for the proposed project. In a Findings Report published September 13, 2011, CRC summarized the potential regional impact of this project. Some of the CRC's facts and conclusions from the Findings Report include the following:

-Significant commercial and/or industrial activity is within close proximity on all sides of the site, making the proposed project an appropriate use for this property. The proposed project is compatible with existing adjacent land uses.

-The project is projected to employ 200-250 short-term jobs and 480 permanent, long-term positions.

-The project is located in an area of inadequate infrastructure, and the developers will be covering a major portion of the cost of road improvements to bring the existing intersection up to GA DOT standards.

-This development is consistent with the Regional Development Map under the category for **Developing**: areas likely to become urbanized and require urban services within the next 20 years.

- City of Pooler will be providing water supply for the proposed project.

- The proposed re-zoning and use of the site as Light Industrial will result in a significant decrease in solid waste generated compared to typical usage under the current zoning, Residential, Agricultural, and Heavy Commercial. Solid waste disposal will be contracted privately and will not impact municipalities.

- Project wastewater demand for the proposed site under a Light Industrial zoning will decrease 84% compared to potential uses under the current Residential, Agricultural, Heavy Commercial zoning.

- The City of Pooler cites its drainage canal system as a deficiency in its overall stormwater infrastructure. The proposed modifications to the jurisdictional ditch on site (WE5) will increase the stormwater capacity of not only the subject site but of City of Pooler.
-The existing conditions of the intersections of Old Louisville Road/Hwy 80 and Pine Barren Road/Hway 80 are inadequate for the proposed project or similar projects, and do not meet current GA DOT standards.
- Minimal additional demand will be placed on public safety services as a result of this project.
- The proposed project will generate significant payroll income for new employees and ad valorem tax revenue for local jurisdictions.
- The CRC recommends the City of Pooler approve the rezoning of this property from Residential, Agricultural, Heavy Commercial to Light Industrial.

A complete copy of the CRC's Findings Report is attached to this submittal.

5) Alternatives Analysis & Avoidance/Minimization

"No Action" Alternative: With any project, there is always the option of taking no action and not pursuing the project at all. In the case of this project, 93 acres of unimproved land in such an ideal location and zoned for industrial use is difficult to find, as outlined in the above paragraph. To opt against expansion when demand for their product is strong and suitable property is available can only hurt their company by allowing competitors to increase their market share. As a business, the applicant's goal is to continually meet the demands and expectations of its customers while providing quality jobs and supporting local business investment. Furthermore, the new employment opportunities and tax income created by this project are desperately needed and cannot be ignored in the current economic climate. Each new job created and dollar spent on America products is vital to the economic recovery. The demand for this type of facility exists in the Pooler and metro Savannah area, and may remain unmet if the proposed project is not completed. Therefore, the 'no action' alternative does not meet the basic project purpose and is not practicable.

Off-Site Alternatives: The subject site was purchased by the applicant in December 2011. The applicant owns or manages over 30 million ft² of warehouse space in Georgia and South Carolina, including multiple operations in the Savannah area. The applicant's warehouse space in Savannah reached capacity last year, thus the applicant began looking for a new development opportunity to meet demand. With the solid growth of the Port of Savannah, both historical and projected, vacant properties that are ideal for a warehousing-type operation are becoming more difficult to find, but the demand and need for this type of facility is still strong. In order to be suitable for this project, any potential site would have had to have met the following criteria: 1) zoned for industrial use, or situated in an area that would make re-zoning appropriate, 2) financially feasible for this type of development, 3) isolated from high-traffic residential or commercial hubs, 4) suitable size (accounting for wetland areas) to accommodate at least 900,000 ft² of warehouse and office space, along with suitable parking and maneuvering space for employee vehicles and container trucks, stormwater management facilities, and floodplain mitigation, 5) availability of municipal water and sewer connections, 6) soil characteristics suitable for structurally supporting a heavy industrial site (without requiring significant fill), 7) close proximity to at least one major interstate and to the Savannah Ports. There are a limited number of properties in the Savannah area that meet these criteria. The proposed project site meets all of the criteria and for that reason it was ultimately chosen for this project. Other properties that were considered and ultimately rejected for this project are described below.

Alternative Site 1 - ±100 ac Tract in Port Wentworth: This site is ±100 acres divided by a two-lane road into a ±59 acre tract and a ±41 acre tract. The zoning is PC-3, or Planned General

Business, which would be a suitable zoning for the proposed project as it allows certain heavy commercial and light industrial activities. The site is very close to Interstate 95 and provides good transportation routes to the Savannah Ports and other industrial facilities, and public utility connections are available through the City of Port Wentworth. Although Highway 21 is very congested in this area during morning and afternoon rush hours, the traffic is mostly commuter, not retail traffic. This fact combined with the site's close proximity to the interstate made the traffic concerns negligible. In regard to the site's physical characteristics, the National Wetland Inventory shows some wetlands on the site. This site was suitable in size to accommodate the required square footage of warehouse space and required infrastructure, but based on a past wetland survey would require wetland impacts proportional to those required on the chosen site. Based on NRCS county soil surveys, this site had suitable soil to structurally support this type of development without requiring significant fill. This site came up short, however, in its physical arrangement and its financial feasibility. The site is divided into three portions by a public road and a 250' wide GA Power R/W, leaving 25 acres of land with no ready ingress/egress and thus making the site impractical for one large, common industrial development. Also, although the zoning ordinance would allow a light industrial development on this site, the ordinance requires Class A standard buildings, which cost significantly more than the metal-frame warehouses the applicant uses on its other facilities. The projected cost of the building upgrades made the development cost of this site impractical for the applicant.

Alternative Site 2 - ±102 ac Tract in Pooler/Bloomingdale: This site is ±105 acres that lie on the Pooler/Bloomingdale municipal boundary. It has relatively good access to Pooler Parkway and is suitable in size to accommodate the project. However, the site has ±30 acres of wetland, or 29% wetland of the total site, compared to the subject site's 4.4 acres, or 4.7% of the total site, and would require similar canal impacts for floodplain mitigation and stormwater detention. The site also required ±1,500' of road improvements and utility lines, which greatly increased the development cost of the property. Although the subject site also requires road construction, the cost of the improvements for the proposed project is being subsidized by City of Pooler and GA DOT, whereas for this alternative site the applicant would be responsible for 100% of the cost, plus whatever improvements that would be necessary at the intersection with the main public road. In addition, when inquiries were made to the two municipalities about utility connections, Pooler and Bloomingdale were at odds over who would provide utility service. The unresolved utility issues alone would have made this site risky for the proposed project, but overall this site is inferior to the subject for this project and was ultimately dismissed from consideration.

Alternative Site 3 - ±256 acre Tract in Garden City: This site is ±256 acres in Garden City near Bourne Avenue, a primarily industrial area that has good access to interstates and to the Port. The property is zoned industrial and public utilities are available through Garden City. The applicant was mainly interested in a ±114 acre section of the property that was initially considered ideal because it was located adjacent to another warehouse development owned by the applicant. However, the National Wetland Inventory (NWI) showed almost the entire property mapped as wetland, most of which would have required impact to make the site useable. In addition, even if the site contains less wetland than the NWI indicates, the applicant estimated that an average of 8' of fill would be required to bring building and road elevations to a suitable level. The applicant projected that the cost of fill would bring the cost of the property to almost $200k/acre, which is significantly more than the applicant paid for the subject property and is not financially feasible for this project. Relatedly, the NRCS soil survey maps the property as Cape Fear and Ellabelle, which are generally not suitable for structural design. Overall, although geographically ideal for overall business operations, this site was deemed poorly suited for this project and was dismissed from consideration.

Alternative Site 4 - ±70 acre Tract in Pooler: This site is ±70 acres in Pooler adjacent to the Daimler-Chrysler Meg Site. This tract is currently zoned residential, but based on its location in an increasingly heavy commercial/light industrial area and particularly its proximity to the Mega

Site, rezoning is appropriate and would likely be easily approved. The property has good access to interstates and the Ports and has utilities available through the City of Pooler. In overall size this property is suitable for the proposed project, but after a preliminary wetland investigation, the property was estimated to contain ±31 acres of wetlands, or 44% of the total site, compared to the subject site's 4.4 acres of wetland, or 4.7% of the total site. Significant wetland impact would be required to make this site suitable for this project. In addition, the property owner has been involved in a boundary dispute with an adjacent landowner for a number of years, and the applicant did not want to commit to a property that is involved in unresolved legal proceedings. Overall, this site was considered inferior to the subject site for this project and was dismissed from consideration.

On-Site Alternatives: Alternative site plans were evaluated in order to minimize wetland impact while still fulfilling the project purpose. Multiple approaches, with different degrees of wetland impact, were considered according to the project purpose and the projected space requirements, while also taking into account USACE guidance, local regulations and ordinances, adverse impacts on the environment, mitigation costs, and permit approval timelines. The size and arrangement of the wetlands on site made wetland impact unavoidable. Jurisdictional ditches cross the property in two different locations and have adjacent wetlands in the relative center of the property, making avoidance of those features impractical. In addition, the property's location within the 100-year flood zone requires significant floodplain mitigation based on the amount of fill added within the floodplain. The floodplain mitigation issue is the main purpose of the excavated water features that run the perimeter of the site plan, in addition to increasing the water retention of the site. The condition of Old Louisville Road also requires the realignment and widening of its intersection with Dean Forest Road so that tractor-trailers and other industrial vehicle traffic can safely access the site. Furthermore, local ordinances require a 20' vegetated buffer along property boundaries and a 25' buffer around undisturbed wetlands, further reducing the amount of useable upland on site and making wetland impact more necessary. The alternative site plans considered for this project are discussed below.

Alternative A involved all of the jurisdictional impacts requested in this permit, plus the filling of the southern jurisdictional ditch (WE4, WE6) to allow for additional building space instead of expanding the existing ditch. Ultimately, the applicant decided that the expansion of the existing ditch would retain some of the existing jurisdictional features and save the cost of excavating additional water features from scratch. The proposed site plan features ±347,000 ft^2 less of building area than Alternative A.

The applicant also considered impacting < ½ acre of jurisdictional area and applying for a Nationwide Permit 39 based on Alternative B. This plan involved filling portions of both ditches for road crossings, temporarily disturbing WE1 and WE2 to install sub-grade pipes connecting the perimeter ponds, and leaving all other wetlands undisturbed for a total wetland impact of 0.407 acres. However, wetland avoidance made the arrangement of buildings and parking impractical and scattered, and reduced the useable building space by more than 600,000 ft^2, which would not have been cost effective for this project. After considering the useable building space that was lost and the possibility of having to impact additional wetlands in the future to expand the site, the applicant decided that Alternative B, although cheaper and more time efficient to permit, would likely not have provided adequate space to meet the project purpose. Therefore, the applicant concluded that Alternative C provided an appropriate balance between useable site size and jurisdictional impact, and would require no additional wetland impact for future site expansion. While attempting to minimize adverse effects to the environment, the applicant concluded the proposed site plan reflects the smallest facility possible while still fulfilling the project purpose.

	Filled Wetland	Exc. Wetland	Warehouse Space	Total Wetland Impact
Alternative A	3.948	0.473	1,439,000	4.421 acres
Alternative B	0.407	0.00	406,000	0.407
Alternative C (proposed)	**3.605**	**0.816**	**1,091,250**	**4.421 acres**

6) Threatened and Endangered Species

A preliminary threatened and endangered (T & E) species review was performed by KCC in in order to determine the potential impacts of the proposed project on T & E species of Chatham County. The U.S. Fish & Wildlife Service (FWS) list of T & E species for Chatham County was reviewed for potential matches in habitat composition. No habitat required by any T & E species was found to be characteristically similar to the habitat found on the project site. Specifically reviewed were the frosed flatwoods salamander (*Ambystoma cingulatum)*, red-cockaded woodpecker (*Picoides* borealis), and pondberry (*Lindera melissifolia*) species.

Cingulatum is characteristically found in open long-leaf pine flatwoods with isolated wetlands used as breeding ponds. The subject site contains only one isolated wetland and no significant long-leaf pine in any vegetative strata. In addition, the Final Rule on the designation of critical habitat of the frosted flatwoods salamander, published February 10, 2009, states that 88% of the known frosted flatwoods salamander species populations occur on publicly owned land. The Final Rule also includes a map that shows no known critical habitat for this species in Chatham County. The proposed project is not expected to have any adverse effect on the *cingulatum* species.

The red-cockaded woodpecker (RCW) nests and forages in mature pine stands with minimal understory vegetation. The subject property has sparsely scattered mature pine on site but is generally dominated by hardwood vegetation, making it an unlikely nesting site for RCW. No RCW have been sighted on the subject property during extensive field work over the last three years. The proposed project is not expected to have any adverse effect on the RCW species.

Melissifolia is found in shallow sandhill depression ponds, cypress ponds, and in seasonally wet low areas along bottomland hardwoods. The subject property is not a sandhill community and contains no standing pond areas, with or without cypress trees. The property does have a predominantly hardwood community, and has drainage ditches that hold standing water during certain times of the year. However, the soil on site is mostly of a sandy loam and sandy clay loam texture, which is typically not supportive of *melissifolia* populations. In addition, no *melissifolia* have been observed on the property during extensive field work over the last three years. Overall, it is unlikely that the subject property would support *melissifolia*, and the proposed project is not expected to have any adverse effect on this species.

In summary, no information could be found documenting any reported sightings of individual species or nest activity on or in the immediate vicinity of the project area. Furthermore, the project area does not contain suitable habitat for T & E species, and no such species were observed during field work in the project area. KCC does not expect the proposed project to have an adverse effect on any T & E species.

7) Cultural Resources

A preliminary historical review was made of the subject property and the surrounding area to assess the potential impacts on archaeological and cultural resources. No registered historic sites are located within the project area or on any adjacent properties. This project is not expected to have any adverse effect on any historical or cultural resources. A desktop review of previous

archaeological surveys has been completed by Bland & Associates, Inc. and has been provided to your office.

8) Storm Water Management

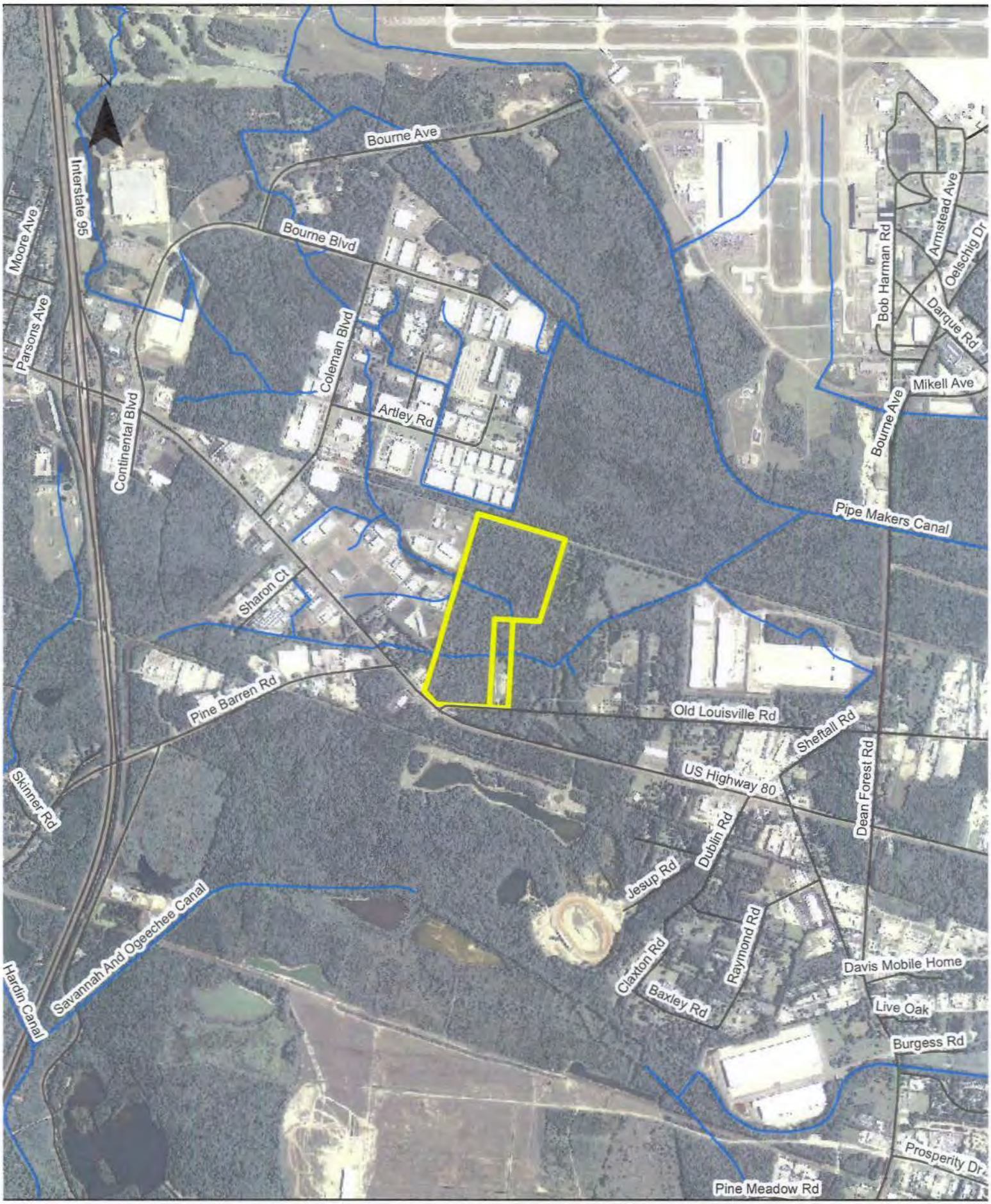
A storm water management plan has been designed by KCC engineers and is awaiting approval from local authorities. The storm water management plan will adhere to all state and local storm water management guidelines.

9) Compensatory Mitigation

The proposed project requires the fill and excavation of jurisdictional wetland and ditches as shown on the provided engineering exhibits. To compensate for unavoidable impacts to waters of the U.S., the applicant proposes the purchase of 15.2 wetland credits from a USACE approved mitigation bank. The credits for this project will be purchased from Black Creek Mitigation Bank, whose primary service area includes the Ogeechee Coastal watershed in which the project site is located. Please see attached mitigation worksheets.

Summary

This project is designed to meet a specific, existing demand for light industrial services in the Savannah and Chatham County area. The site planning and design of this project are based on the applicant's experience with several other successful projects in Savannah and throughout Georgia, and the proposed plan reflects the appropriate size and scope development to ensure a successful project. The jurisdictional impacts required for this project were unavoidable due to a number of factors and constraints including geographic location and arrangement of wetlands, local zoning ordinances and site plan requirements, floodplain impact standards, inadequate infrastructure, and financial viability. The wetlands being impacted for this project are commonly found, isolated wetlands with no surface connection to navigable waters and limited hydrologic function. They do not support significant aquatic species, or any threatened or endangered species. Similarly, the jurisdictional ditches being impacted are man-made features with only seasonal flow whose main function is to divert stormwater to larger canals. One of these ditches is no longer connected to the west and therefore only drains the subject property, and the other ditch is simply being expanded in order for it to achieve its current purpose more efficiently, and to maintain floodplain area based on FEMA-approved regulations. The applicant has proposed to mitigate for these impacts through the purchase of mitigation credits. The applicant has attempted to meet USACE permitting guidelines and should be granted a permit for the proposed project based on the information provided.



Kern-Coleman & Co. LLC.
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mill Court (31406) • P.O. Box 15179 • Savannah, Georgia 31416
Telephone: (912) 354-8400 • Fax: (912) 356-1365 • e-mail: info@kernc-coleman.com

93 ac Bassford-West Tract
Pooler, GA
KCC #100404

Location Map
2010 Aerial Photo

0 300 600 1,200 Feet

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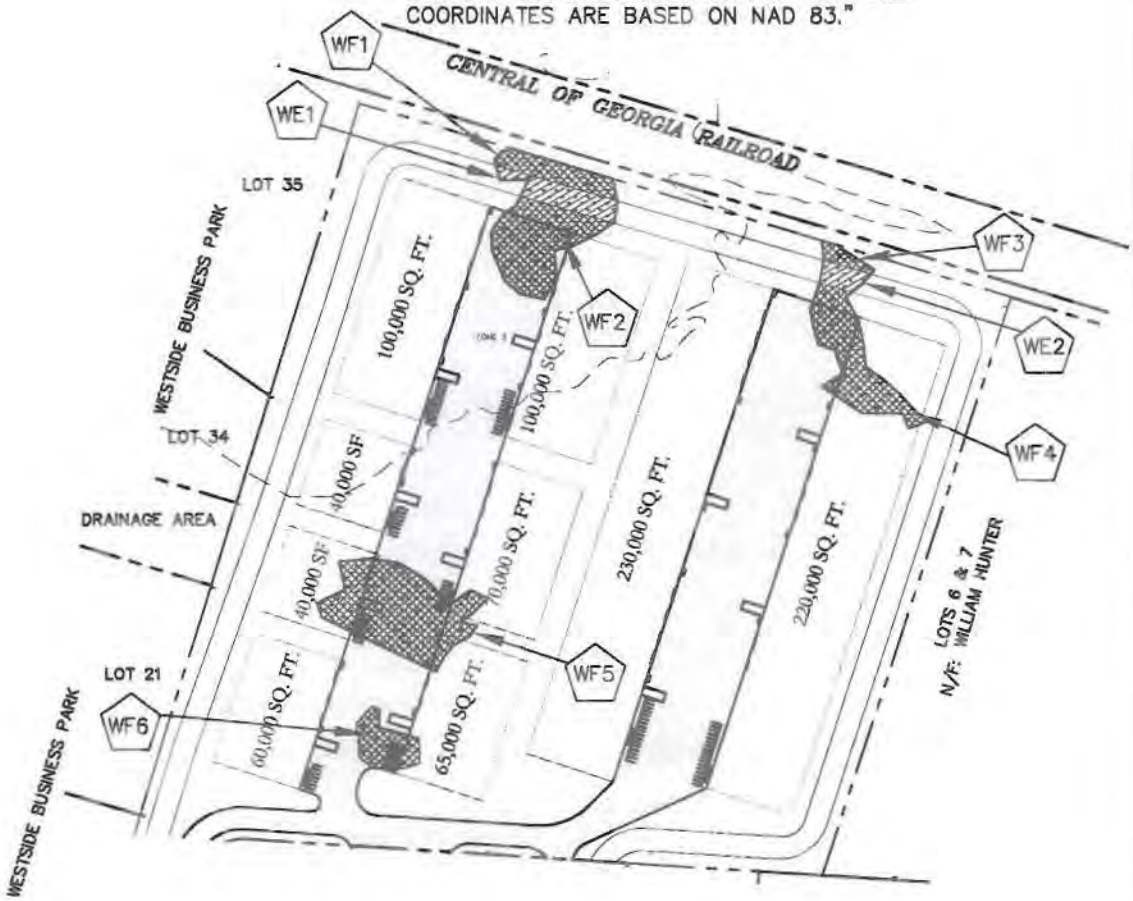
LEGEND

- BENCHMARK
- IPF ● IRON PIPE FOUND
- IPS ○ IRON PIPE SET
- CMF ■ CONCRETE MONUMENT FOUND

GEORGIA REGISTERED 6/11/12 No. 2486 LAND SURVEYOR TERRY MACK COLEMAN

N MAGNETIC

"I, TERRY M. COLEMAN, DECLARE THAT THIS MAP OR REPORT WAS PREPARED UNDER MY SUPERVISION ON (01/18/06) FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION; THAT THIS SURVEY WAS PERFORMED TO CATEGORY D SPECIFICATIONS; THAT I USED PSEUDO-KINEMATIC GPS FIELD PROCEDURES; AND COORDINATES WERE OBTAINED BY LEAST SQUARES ADJUSTMENT USING TRIMBLE PATHFINDER SOFTWARE VERSION 2.80. THAT THIS SURVEY WAS PERFORMED USING TRIMBLE PRO XR RECIEVERS AND ALL COORDINATES ARE BASED ON NAD 83."



REFERENCE:

1. MAP BOOK 1, PAGE 36-B.

NOTE:
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400' 200' 0' 400'

GRAPHIC SCALE: 1"= 400'

SCALE: 1"=400'	DRAWING TITLE:	A WETLANDS EXHIBIT OF LOTS 1-5 & 22-24, OF "PART OF THE HOUSTON TRACT," 8TH G.M.D. CITY OF POOLER, CHATHAM COUNTY, STATE OF GEORGIA.
PROJECT NO: 1007.12.002	WETLANDS PERMIT EXHIBIT	PREPARED FOR: BASSFORD INDUSTRIAL PARK
DATE: 5-8-12		
DRAWN BY: CRZ		
CHECKED BY: CRZ		
SHEET NO: 1/7		

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Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
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Telephone: (912) 354-8400 • Fax: (912) 356-1865 • E-mail: info@kerncoleman.com

GEORGIA REGISTERED 6/11/12 No. 2486 LAND SURVEYOR TERRY MACK COLEMAN

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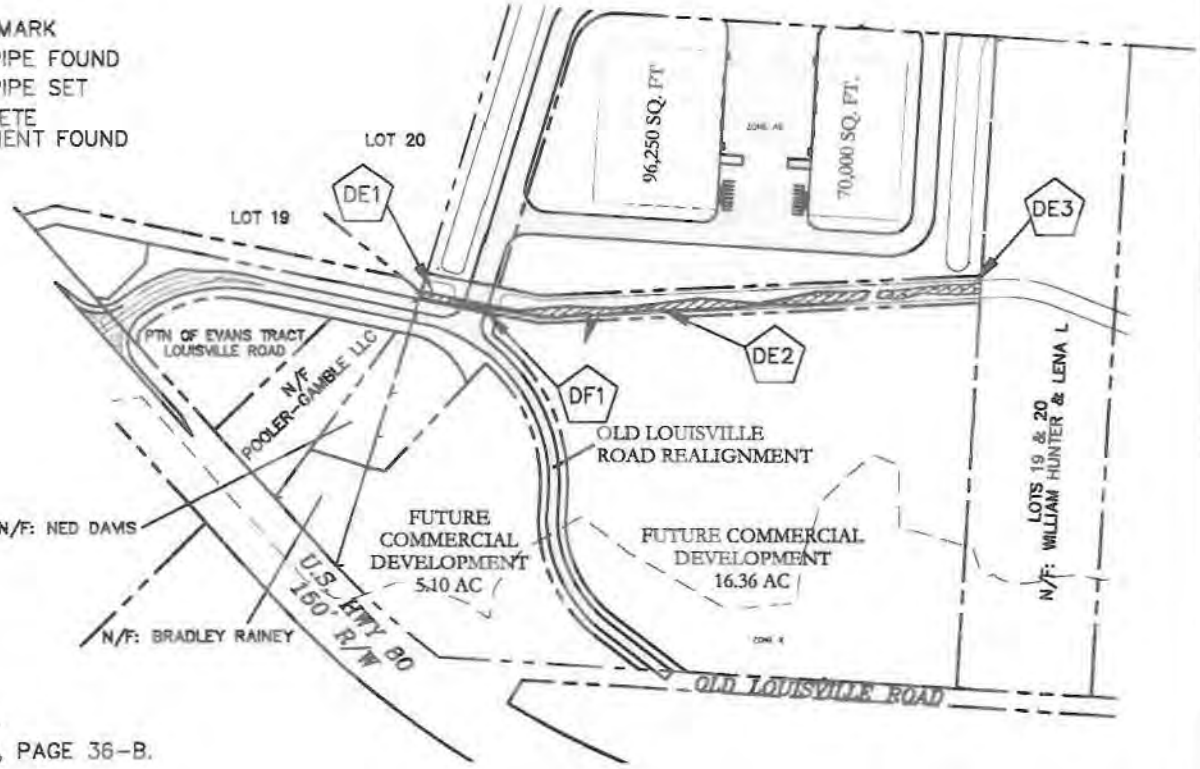
N MAGNETIC

LEGEND

- BENCHMARK
- IPF ● IRON PIPE FOUND
- IPS ○ IRON PIPE SET
- CMF ■ CONCRETE MONUMENT FOUND



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400' 200' 0' 400'

GRAPHIC SCALE: 1"= 400'

SCALE: 1"=400'	DRAWING TITLE:	A WETLANDS EXHIBIT OF LOTS 1-5 & 22-24, OF "PART OF THE HOUSTON TRACT," 8TH G.M.D. CITY OF POOLER, CHATHAM COUNTY, STATE OF GEORGIA.
PROJECT NO: [illegible]	WETLANDS PERMIT EXHIBIT	PREPARED FOR: BASSFORD INDUSTRIAL PARK
DATE: [illegible]		
DRAWN BY: [illegible]		
CHECKED BY: [illegible]		
SHEET NO: 2/7		

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LEGEND

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- IPS ○ IRON PIPE SET
- CMF ■ CONCRETE MONUMENT FOUND

GEORGIA REGISTERED 6/16/12 No. 2486 LAND SURVEYOR TERRY MACK COLEMAN

N MAGNETIC

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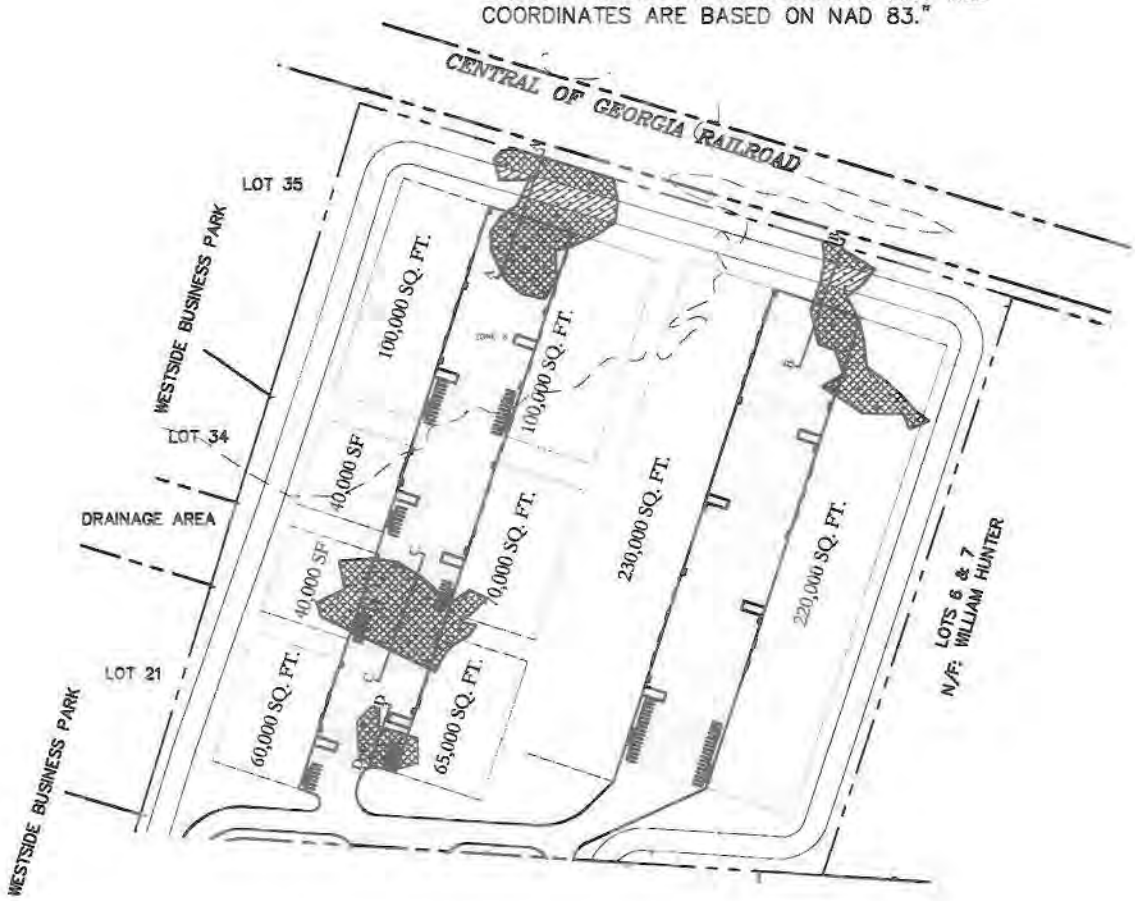

REFERENCE:

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400' 200' 0' 400'

GRAPHIC SCALE: 1"= 400'

SCALE: 1"=400 PROJECT NO: 100253.003 DATE: 8.9.12 DRAWN BY: CRZ CHECKED BY: CRZ SHEET NO: 3/7	DRAWING TITLE: WETLANDS PERMIT EXHIBIT	A WETLANDS EXHIBIT OF LOTS 1-5 & 22-24, OF "PART OF THE HOUSTON TRACT," 8TH G.M.D. CITY OF POOLER, CHATHAM COUNTY, STATE OF GEORGIA. PREPARED FOR: BASSFORD INDUSTRIAL PARK

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GEORGIA REGISTERED 6/11/12 No. 2486 LAND SURVEYOR TERRY MACK COLEMAN

N
MAGNETIC NORTH

LEGEND

- BENCHMARK
- IPF ● IRON PIPE FOUND
- IPS ○ IRON PIPE SET
- CMF ■ CONCRETE MONUMENT FOUND

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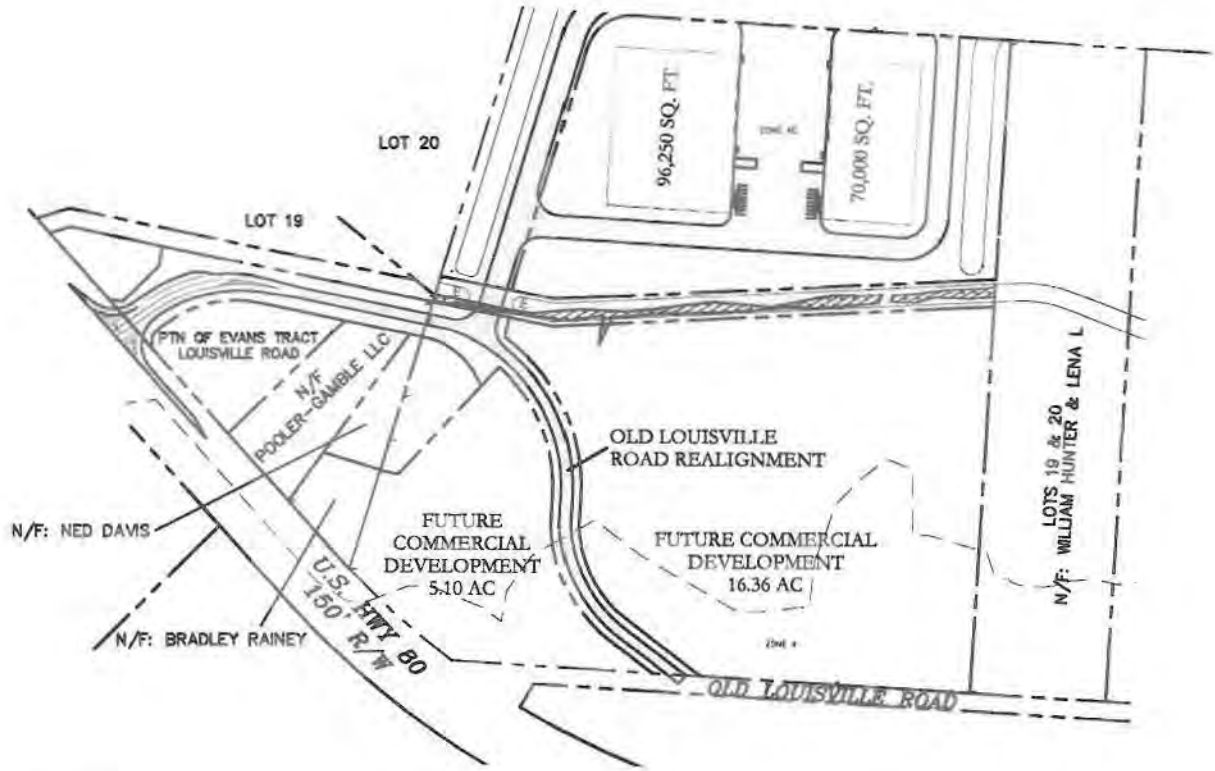

REFERENCE:

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400' 200' 0' 400'
GRAPHIC SCALE: 1"= 400'

SCALE: 1"=400	DRAWING TITLE:	A WETLANDS EXHIBIT OF LOTS 1-5 & 22-24, OF "PART OF THE HOUSTON TRACT," 8TH G.M.D. CITY OF POOLER, CHATHAM COUNTY, STATE OF GEORGIA.
PROJECT NO: 100212-002	WETLANDS PERMIT EXHIBIT	PREPARED FOR: BASSFORD INDUSTRIAL PARK
DATE: 5-9-12		
DRAWN BY: CRC		
CHECKED BY: CRC		
SHEET NO: 4/7		

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HORIZONTAL SCALE 1" = 100'
VERTICAL SCALE 1" = 10'

GEORGIA
REGISTERED
6/11/12
No. 2486
LAND SURVEYOR
TERRY MACK COLEMAN

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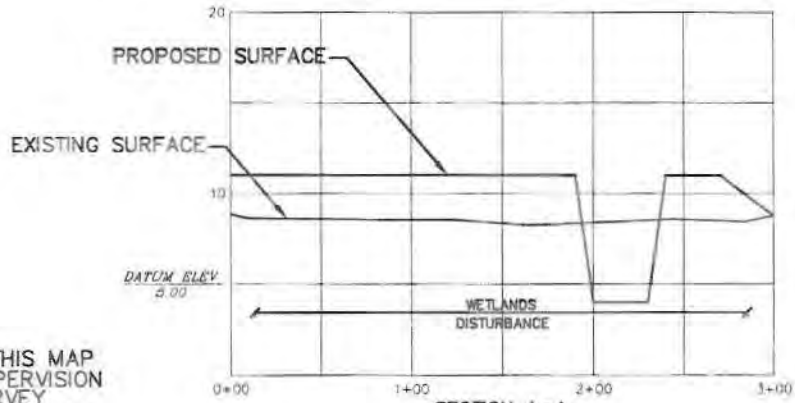
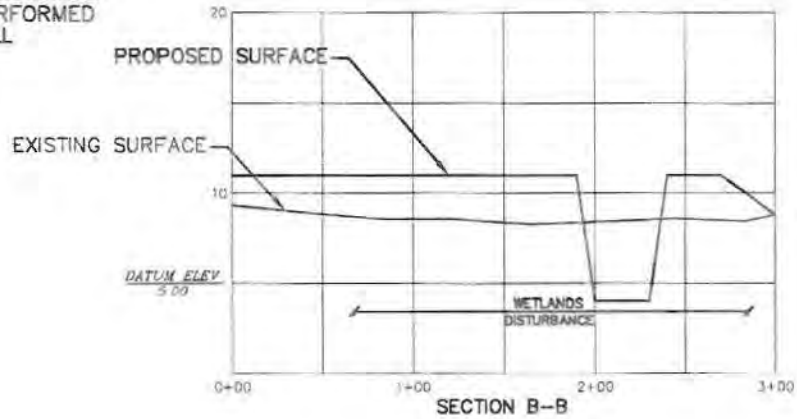
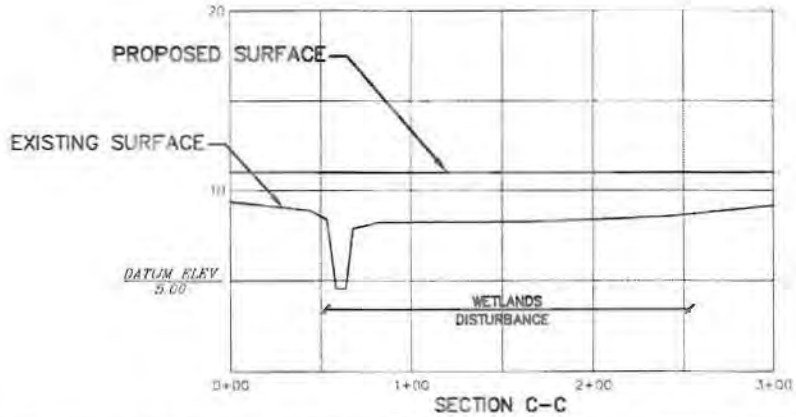


SECTION A-A



SECTION B-B



SECTION C-C

SCALE:	N/A
PROJECT NO:	[illegible]
DATE:	[illegible]
DRAWN BY:	[illegible]
CHECKED BY:	[illegible]
SHEET NO:	5/7

DRAWING TITLE:
WETLAND PERMIT EXHIBIT

A WETLANDS EXHIBIT OF LOTS 1-5 & 22-24, OF "PART OF THE HOUSTON TRACT," 8TH G.M.D. CITY OF POOLER, CHATHAM COUNTY, STATE OF GEORGIA.

PREPARED FOR: BASSFORD INDUSTRIAL PARK

Kern-Coleman & Co. LLC.
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HORIZONTAL SCALE 1" = 100'
VERTICAL SCALE 1" = 10'

GEORGIA
REGISTERED
6/11/12
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LAND SURVEYOR
TERRY MACK COLEMAN

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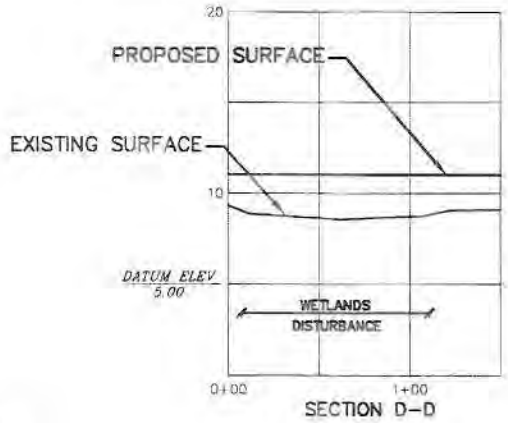
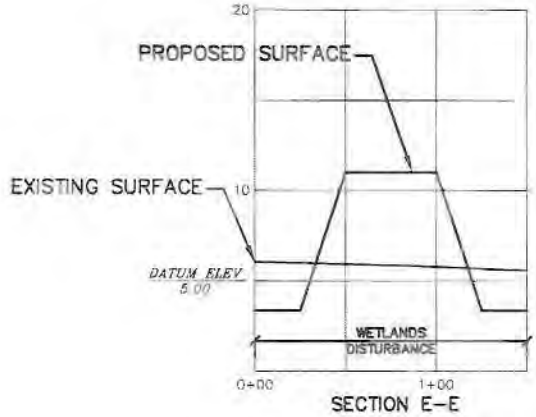


SECTION D-D



SECTION E-E

TOTAL WETLAND FILL VOLUME: 11,630 CY

TOTAL WETLAND CUT VOLUME: 3,950 CY

SCALE: NTS	DRAWING TITLE:	A WETLANDS EXHIBIT OF LOTS 1-5 & 22-24, OF "PART OF THE HOUSTON TRACT," 8TH G.M.D. CITY OF POOLER, CHATHAM COUNTY, STATE OF GEORGIA.	
PROJECT NO: 100211.002	WETLAND PERMIT EXHIBIT		
DATE: 5-9-12			
DRAWN BY: CRZ			
CHECKED BY: CRZ			
SHEET NO: 6/7		PREPARED FOR: BASSFORD INDUSTRIAL PARK	

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GEORGIA
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TOTAL AREA			
AREA	ACRES	SQUARE FEET	LINEAR FEET
UPLAND	88.955	3,874,895	
WETLAND	3.551	154,696	
DITCH	0.449	19,540	1,245
TOTAL	92.955	4,049,131	

WETLAND FILL		
AREA	ACRES	SQ. FEET
WF1	0.272	11,836
WF2	0.728	31,713
WF3	0.081	3,528
WF4	0.653	28,425
WF5	1.163	50,658
WF6	0.277	12,076
TOTAL	3.173	138,236

WETLAND EXCAVATION		
AREA	ACRES	SQ. FEET
WE1	0.272	11,830
WE2	0.106	4,630
TOTAL	0.378	16,460

DITCH FILL			
AREA	ACRES	SQ. FEET	LINEAR FEET
DF1	0.025	1,070	105
TOTAL	0.025	1,070	105

DITCH EXCAVATION			
AREA	ACRES	SQ. FEET	LINEAR FEET
DE1	0.027	1,173	75
DE2	0.301	13,108	840
DE3	0.096	4,189	225
TOTAL	0.424	18,470	1,140

SCALE: N.T.S.
PROJECT NO: [illegible]
DATE: [illegible]
DRAWN BY: [illegible]
CHECKED BY: [illegible]
SHEET NO: 7/7

DRAWING TITLE:
ACREAGE TABLES

A WETLANDS EXHIBIT OF LOTS 1-5 & 22-24, OF "PART OF THE HOUSTON TRACT," 8TH G.M.D. CITY OF POOLER, CHATHAM COUNTY, STATE OF GEORGIA.

PREPARED FOR: BASSFORD INDUSTRIAL PARK