



REPLY TO
ATTENTION OF

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

JANUARY 21 2015

Regulatory Division
SAS-2003-07880 and SAS-2012-00749

PUBLIC NOTICE **Savannah District/State of Georgia**

The U.S. Army Corps of Engineers, Savannah District (Corps) has received a request from the Georgia Department of Transportation (GDOT) and the Georgia Ports Authority (GPA), to amend the Declaration of Covenants and Restrictions (Restrictive Covenant) associated with Corps permit number SAS-2003-07880 (Permit), recorded in October 2004 on a 375 acre tract of real property, a portion of which is currently owned by GDOT, located east of State Route 21, west of Interstate 95, in the City of Port Wentworth, Chatham County, Georgia (Latitude 32.2085, Longitude -81.1841).

Site History and Current Proposal: In 2004, the previous landowner placed the Restrictive Covenant on 375 acres of property as compensatory wetland mitigation for project related wetland impacts as required by the Permit. The 2.1 acre preservation portion of property proposed to be removed from the Restrictive Covenant is a portion of a 116.82 acre site that the Corps verified as jurisdictional by a determination letter dated November 5, 2012.

The requested proposal is the removal of 2.1 acres of wetland from protection under the Restrictive Covenant recorded by a previous landowner and to replace its mitigation value through the purchase of 2.94 wetland mitigation credits from a Corps approved mitigation bank that services the Lower Savannah River Watershed. The purchase of the 2.94 wetland mitigation credits would serve to compensate for the release of the Restrictive Covenant protection over the 2.1 acre portion of wetland in order to facilitate the future construction of a Raw Water Storage Impoundment (RWSI), a part of the planned mitigation for the Savannah Harbor Expansion Program (SHEP). The RWSI would be utilized to store low chloride raw water for use when higher chloride levels are present at the City of Savannah's drinking water intake on Abercorn Creek, a tributary of the Savannah River. The compensatory wetland mitigation provided by the purchase of the 2.94 wetland mitigation credits would provide double the value originally intended by the existing Restrictive Covenant. This mitigation proposal allows for the value of the affected wetlands to be replaced through wetland enhancement and/or restoration at the selected Corps approved mitigation bank, which would be more ecologically valuable and sustainable over the long term. In addition, if the proposed Restrictive Covenant amendment is approved, GDOT and GPA would also purchase wetland mitigation credits for the wetland impacts to the 2.1 acre wetland area associated with the construction of the RWSI.

For additional details regarding the proposal, refer to the enclosed exhibits, which were provided by the requesters of this proposal, GDOT and GPA.

Permit Number associated with the Restrictive Covenant and the Project Number for this proposal, respectively: SAS-2003-07880 and SAS-2012-00749

Proposal Requesters: Mr. Claude R. Jackson, P.E.
Waterways Program Manager
Division of Intermodal
Georgia Department of Transportation
17213 U.S. Highway 301 N
Statesboro, Georgia 30458

Ms. Hope Moorer
General Manager, Navigation Improvement Projects
Georgia Ports Authority
Post Office Box 2406
Savannah, Georgia 31402

Location of Proposed Work: The project site is located east of State Route 21, west of Interstate 95, in the City of Port Wentworth, Chatham County, Georgia (Latitude 32.2085, Longitude -81.1841).

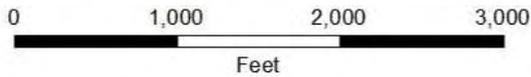
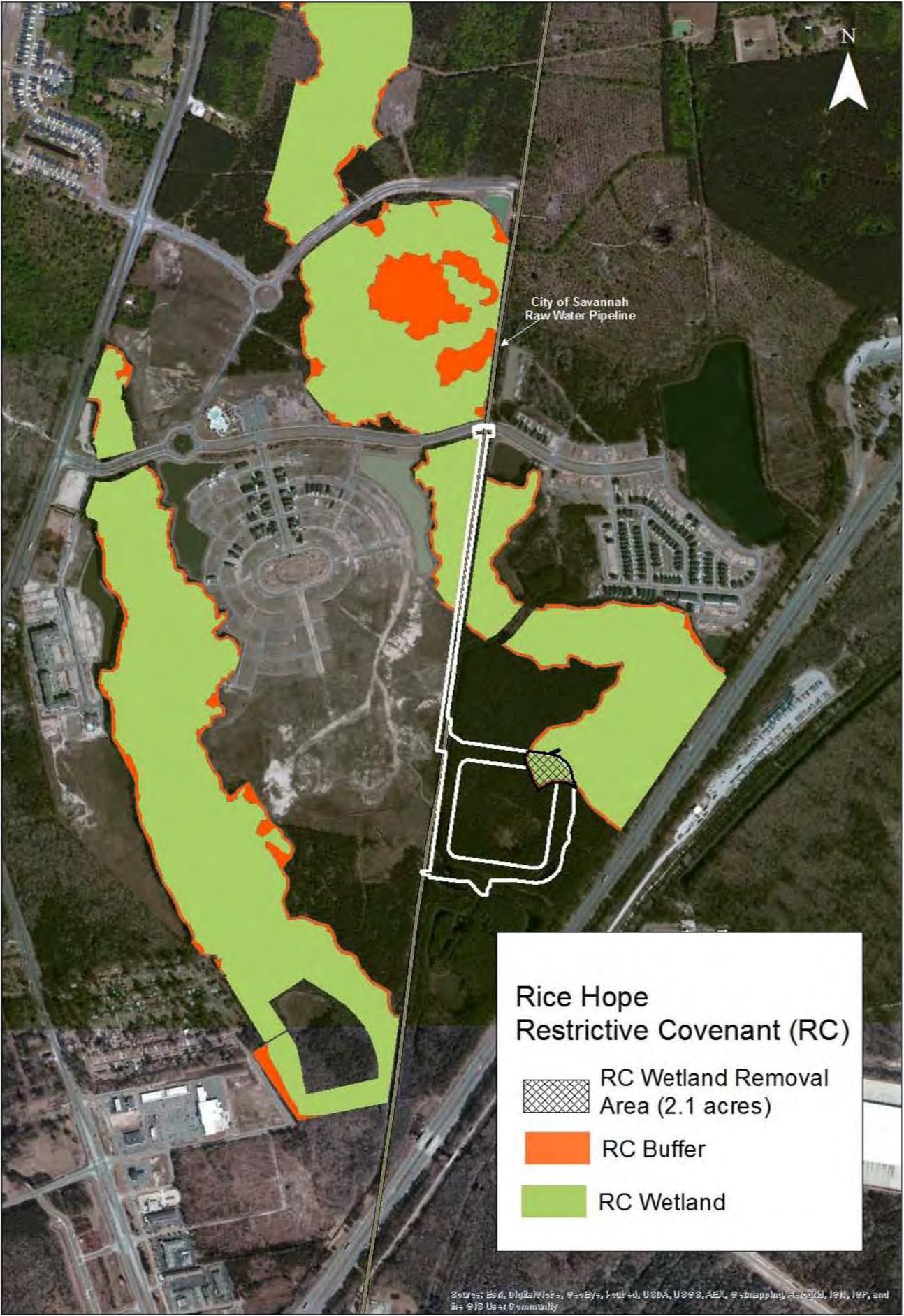
Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers: The amendment of a restrictive covenant to extinguish a 2.1 acre portion of property from its coverage to facilitate the construction of the RWSI, associated with the SHEP project.

Comment Period: Anyone wishing to comment on this proposal should submit their comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Mr. Shaun Blocker, 100 W. Oglethorpe Avenue, Savannah, Georgia 31401-3640, no later than 15 days from the date of this notice. Please refer to the requesters of this proposal's names and the permit and project numbers associated with this proposal in your comments.

If you have any further questions concerning this matter, please contact Mr. Shaun Blocker, Project Manager, Coastal Branch at 912-652-5086.

2 Encls

1. Exhibit 1: Rice Hope Restrictive Covenant Exhibit with Proposed Removal Area
2. Exhibit 2: Survey of the Restrictive Covenant on GDOT Property



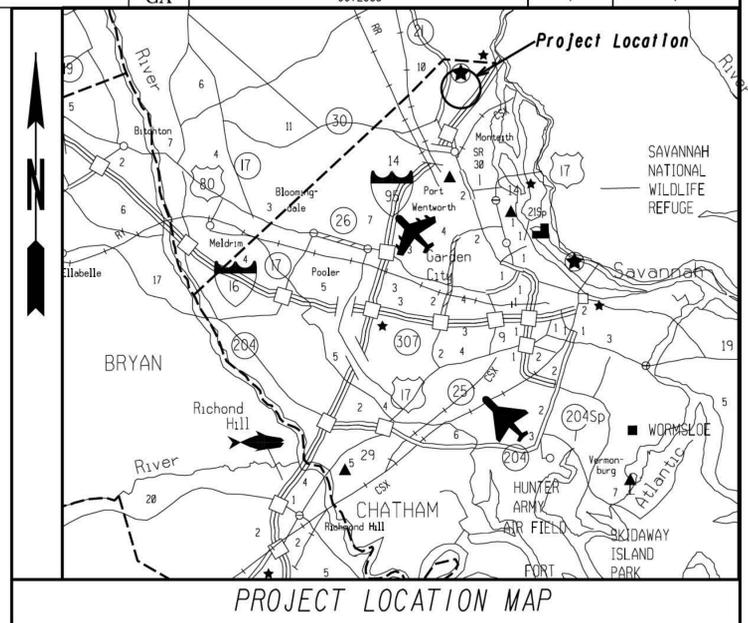
BEP RICE HOPE, LLC

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GEORGIA DEPARTMENT OF TRANSPORTATION

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POINT	NORTHING	EASTING	CURVE RADIUS
RC1	804459.747	959702.816	N/A
RC2	804585.936	959650.508	N/A
RC3	804640.093	959692.147	N/A
RC4	804615.820	959863.454	N/A
RC5	804656.256	959946.666	N/A
RC6	804648.813	959952.198	N/A
RC7	804613.641	959878.078	N/A
CRC8	N/A	N/A	226.71
RC9	804398.872	960069.401	N/A
RC10	804378.035	960070.563	N/A
RC11	804379.144	960090.448	N/A
RC12	804328.855	960093.253	N/A
RC13	804379.032	960003.716	N/A
RC14	804368.198	959886.241	N/A
RC15	804312.559	959765.866	N/A



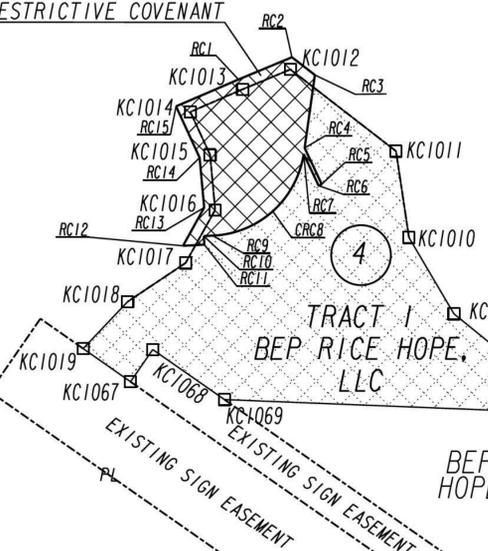
THE TIE-DOWN DISTANCE FROM THE INTERSECTION OF SR 21 AND LAKESIDE BLVD TO KC1059/POB IS APPROXIMATELY 0.72 MI.

PARCEL 4 TRACT 1 BEP RICE HOPE, LLC REQ'D R/W

PNT	Distance	Bearing
KC1008	832.13'	S 02°15'28" W
KC1069	205.90'	S 34°49'21" W
KC1068	92.01'	S 55°10'37" E
KC1067	135.97'	S 34°50'29" W
KC1019	152.36'	N 46°26'09" W
KC1018	163.96'	N 33°38'52" W
KC1017	142.62'	N 60°43'59" W
KC1016	130.05'	S 84°43'52" W
KC1015	111.20'	S 65°11'35" W
KC1014	134.26'	N 23°11'18" W
KC1013	122.00'	N 22°30'55" W
KC1012	314.67'	N 37°33'21" E
KC1011	205.34'	N 81°27'46" E
KC1010	208.25'	N 59°21'38" E
KC1009	372.61'	N 38°55'56" E

REQ'D R/W: 448838.828 sq. ft.
 REQ'D R/W: 10.304 acres
 REMAINDER: +/- 50 acres

WETLAND RESTRICTIVE COVENANT
 2.1 ACRES



BEP RICE HOPE, LLC

- REFERENCES:
- DB 272W, PAGE 518
PB 14P, PAGE 178B
 - DB 347G, PAGE 756
 - DB 210-X, PAGE 334-340

REMAINING RESTRICTIVE COVENANT AREA TO REMAIN UNDER COVENANT IN PERPETUITY (8.204 AC)

PARCEL 4 TRACT 2 EXISTING CITY OF SAVANNAH UTILITY REQ'D PERM ESMT

PNT	Distance	Bearing
KC1059	0.00'	N 82°29'25" E
LNTH Chord	100.44'	S 87°16'31" E
	Radius 383.75'	
	DEG 14°55'49"	
	LENGTH 100.73'	
	0.00'	S 49°39'52" W
KC1060	1651.83'	S 08°06'03" W
CS2	120.50'	N 47°59'00" W
CSI	1575.19'	N 08°06'03" E

REQ'D PERM ESMT: 161570.167 sq. ft.
 REQ'D PERM ESMT: 3.709 acres

Note: The coordinates listed are east zone grid coordinates based on the GA. State Plane coordinate system of 1985 Horizontal Datum: NAD 83/94 HARN

PROPERTY AND EXISTING R/W LINE
 REQUIRED R/W LINE
 CONSTRUCTION LIMITS
 EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
 EASEMENT FOR CONSTR OF SLOPES
 WETLAND RESTRICTIVE COVENANT
 WETLAND RESTRICTIVE COVENANT TO REMAIN IN PERPETUITY

BEGIN LIMIT OF ACCESS.....BLA
 END LIMIT OF ACCESS.....ELA
 LIMIT OF ACCESS
 REQ'D R/W & LIMIT OF ACCESS

SCALE IN FEET
 0 200 400 800

DATE	REVISIONS	DATE	REVISIONS
10-22-14	CHANGE RICE HOPE PLANTATION COMMUNITY TO BEP RICE HOPE, LLC		
10-31-14	ADDED WETLAND RC		
12-09-14	ADDED HATCH TO NOTE REMAINING RESTRICTIVE COVENANT		

DATE	REVISIONS

STATE OF GEORGIA
 DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
 PROJECT NO: 0012663
 COUNTY: CHATHAM
 LAND LOT NO: N/A
 LAND DISTRICT: N/A
 GMD 8
 DATE 6-6-2014 SH 1 OF 1