



REPLY TO
ATTENTION OF

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

FEBRUARY 27 2015

Regulatory Division
SAS-2011-00567

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-2011-00567

Applicant: Mr. Bill Cunningham
Director of Real Estate, Georgia Low Country Region
Belfast Commerce Centre, LLC.
10393 Ford Avenue, Building C
Richmond Hill, Georgia 31324

Agent: Mr. Michael J. DeMell
Environmental Services, Inc.
Post Office Box 2382
Savannah, Georgia 31402

Location of Proposed Work: The project site is located west of Interstate 95, on both sides of Belfast Keller Road, near the City of Richmond Hill, in Bryan County, Georgia (Latitude 31.873496, Longitude -81.343353).

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers: The applicant proposes to fill 38.26 acres of jurisdictional wetlands, 9.05 acres of isolated, non-jurisdictional wetlands, 0.59 acre of jurisdictional ditch, and 296 linear feet of stream on a 1,354.99 acre project site to construct a mixed use commerce center dominated by heavy manufacturing, ancillary distribution facilities, and retail/office parcels to be known as "Belfast Commerce Centre". These impacts would be associated with site development, roadway construction, and railway construction.

As compensatory mitigation for the project related jurisdictional waters impacts, the applicant is proposing to purchase 346.3 wetland mitigation credits and 1,465.2 stream mitigation credits. The applicant proposes to from a U.S. Army Corps of Engineers approved mitigation bank that services the Ogeechee Watershed. The applicant also proposes to complete partial mitigation credit purchases over time in order to avoid exhausting the available wetland mitigation credits in the basin with one purchase and

to help manage financial resources by extending the cost of mitigation credit purchases over a predictable period.

BACKGROUND

A Jurisdictional Determination was verified by letter dated October 21, 2011, for 1,471.6 acres, of which the proposed project site is a portion of. A pre-application Interagency Review Team meeting was held on October 14, 2014, with the applicant and agent for the proposed project. This Joint Public Notice announces a request for authorizations from both the U.S. 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.

Marshland Protection: This notice also serves as notification of a request to alter coastal marshlands (under the provision of the Coastal Marshlands Protection Act, Georgia Laws, 1970, p. 939 and as amended), if required. Comments concerning this action should be submitted to the Ecological Services Section, Coastal Resources Division, Georgia Department of Natural Resources, 1 Conservation Way, Brunswick, Georgia 31523-8600 (Telephone 912-264-7218).

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: Pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended, we request the Georgia Historical Preservation Division (HPD) or any other interested party review the latest published version of the National Register of Historic Places (NRHP) to determine if the property has or has not any registered properties or properties listed as eligible for inclusion 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.

Environmental Services, Inc. (ESI) to performed an intensive archaeological and historical assessment of the site. Following the initial work, ESI coordinated a Phase I survey with the Corps and the Georgia Department of Natural Resources – Historic Preservation Division (Georgia HPD) to review the findings. By letter dated July 16, 2012, the Georgia HPD concurred that all of the cultural resources identified were ineligible for listing in the National Register of Historic Places with the exception of two archaeological sites and recommended Phase II testing for these two sites. Phase II investigations were completed and a Phase II survey was reviewed by both the Corps and Georgia HPD. By letter dated October 29, 2012, the Georgia HPD concurred that both archaeological sites were ineligible for inclusion into the NHRP. Based on this information, this project would have no effect on any historical, archaeological, or architectural concerns.

Essential Fish Habitat (EFH): This notice initiates the EFH consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant states: “there is no work associated with this area and there are no direct impacts planned to occur”. The applicant's proposal could result in the destruction or alteration of EFH utilized by various life stages of species comprising the red drum, shrimp, bluefish or snapper grouper management complexes. Our initial determination is that the proposed action would not have an individual or cumulatively substantial adverse impact on EFH or federally managed fisheries in the Atlantic Ocean. Our final determination relative to project impacts to EFH and the need for mitigation measures are subject to review by and coordination with the NMFS and the South Atlantic Fisheries Management Council.

Endangered Species: The applicant states: “A team of ESI biologists performed a habitat assessment of the property during multiple field investigations from February 2011 through June 2011. ESI has made contact with the appropriate agencies to ascertain their knowledge of potential listed species in the area. Agency coordination included U.S. Fish and Wildlife Service (USFWS), National Marine Fisheries Service (NMFS), and the Georgia Department of Natural Resources (Georgia DNR WRD). ESI received responses from all three agencies.

In addition to the aforementioned 2011 agency correspondence and site reviews, ESI initiated contact with the resource agencies again on December 3, 2014, in an effort to collect any updates in regard to species distribution pertaining to this site and the general area. USFWS replied on January 7, 2015, NMFS replied on December 18, 2014, and Georgia DNR WRD replied on January 2, 2015. The results of this correspondence remains that there are no known protected species on site.”

Pursuant to Section 7(c) of the Endangered Species Act of 1973, as amended (16 U.S.C. 1531 et seq.), we request concurrence from the U.S. Department of the Interior, Fish and Wildlife Service, the U.S. 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 U.S. 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 U.S. 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.

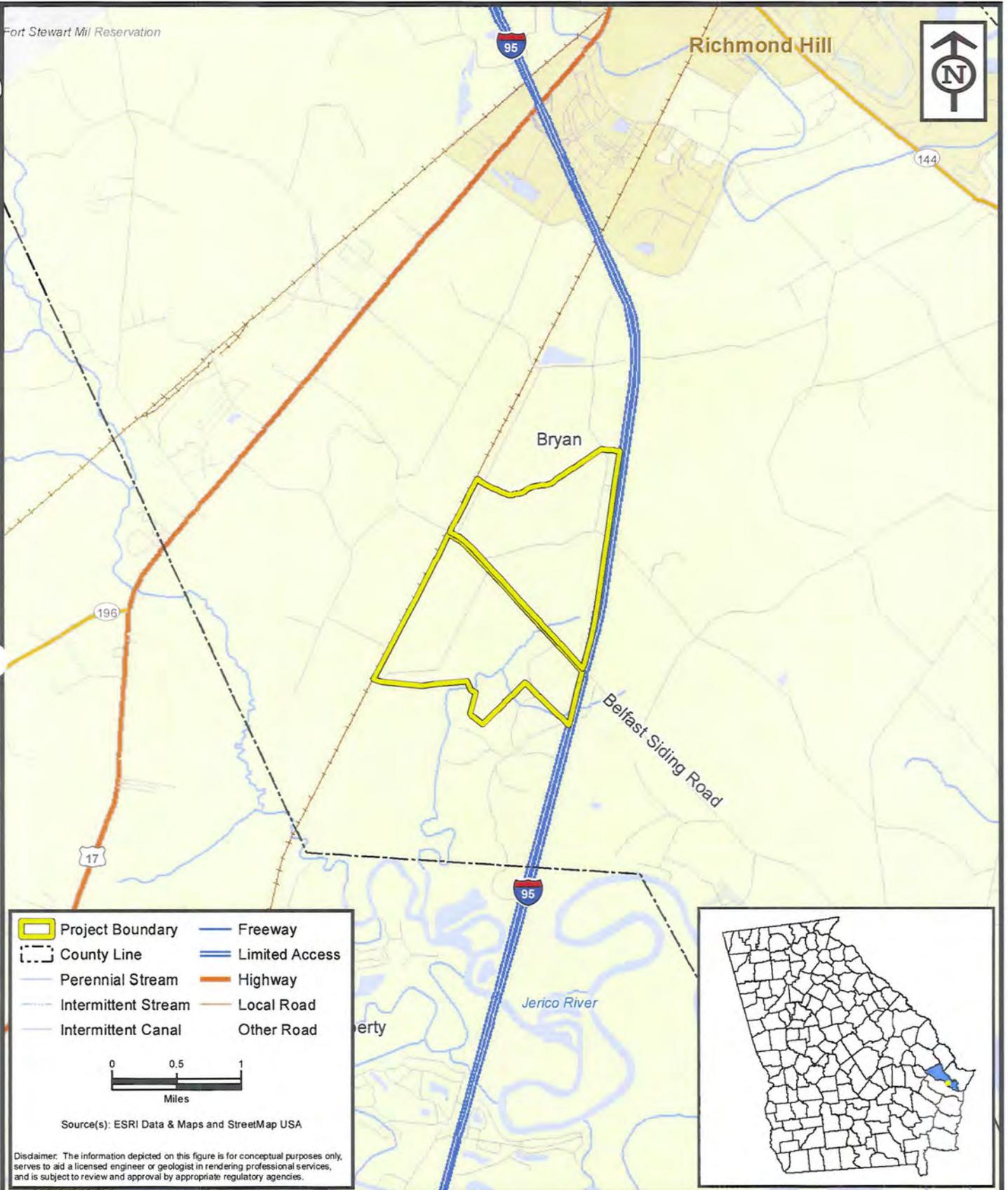
Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army Permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. 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, U.S. Army Corps of Engineers, Savannah District, Mr. Shaun L. Blocker, 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 Mr. Shaun L. Blocker, Project Manager, Coastal Branch at 912-652-5086.

3 Encls

1. Location Map
2. Wetland Master Plan
3. Wetland Management Plan – Permit Drawings (28 pages)



ENVIRONMENTAL SERVICES, INC.
 413 East Liberty Street
 Savannah, Georgia 31401
 (912) 236-4711
 (912) 236-3668 Fax
www.environmentalservicesinc.com

Project Location Map
TerraPointe \ Belfast Siding Business Center
 Bryan County, Georgia

| | |
|------------|------------|
| Project: | ES09037.01 |
| Date: | 3/7/2011 |
| Drwn/Chkd: | TS/MD |
| Figure: | 1 |

ACREAGE SUMMARY TABLE

| | |
|--|--------------------|
| TOTAL PROJECT AREA: | 1,354.99 AC. TOTAL |
| TOTAL UPLAND AREA: | 1,080.45 AC. TOTAL |
| TOTAL JURISDICTIONAL WETLAND AREA: | 242.37 AC. TOTAL |
| TOTAL ISOLATED NON-JURISDICTIONAL WETLANDS AREA: | 9.05 AC. TOTAL |
| TOTAL SALTWATER MARSH: | 22.52 AC. TOTAL |
| TOTAL DITCH AREA: | 0.60 AC. TOTAL |

JURISDICTIONAL WETLAND IMPACTS

| | |
|------------------|-----------------|
| SITE IMPACT: | 30.91 AC. TOTAL |
| ROAD R/W IMPACT: | 3.82 AC. TOTAL |
| RAILROAD IMPACT: | 3.53 AC. TOTAL |

TOTAL JURISDICTIONAL WETLAND IMPACTS: 38.26 AC.

ISOLATED NON-JURISDICTIONAL WETLAND IMPACTS

| | |
|--------------------------|----------------|
| ISOLATED WETLAND IMPACT: | 9.05 AC. TOTAL |
|--------------------------|----------------|

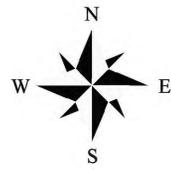
TOTAL ISOLATED NON-JURISDICTIONAL WETLAND IMPACTS: 9.05 AC.

| | |
|----------------|----------------|
| DITCH IMPACT: | 0.59 AC. TOTAL |
| STREAM IMPACT: | 296 LF |

TOTAL WETLAND IMPACTS: 47.90 AC.

WETLANDS

| | |
|------------------|------------------|
| OTHER WETLANDS: | 204.11 AC. TOTAL |
| SALTWATER MARSH: | 22.52 AC. TOTAL |
| DITCH: | 0.01 AC. TOTAL |

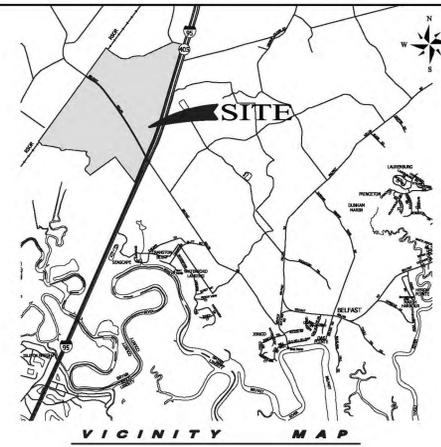


NOTE:
 STORMWATER LAGOONS SHOWN ON THIS PLAN MEET TYPICAL DESIGN STANDARDS. LAGOONS ACCOUNT FOR 10-12% OF EACH PLANNING POD.
 MINIMUM FINISHED FLOOR ELEVATIONS TO BE 4' TO 6' ABOVE EXISTING GRADE.
 NON-RESIDENTIAL SQUARE FOOTAGE SHOWN ON THIS PLAN IS LESS THAN THE APPROVED ALLOWED SQUARE FOOTAGE PER THE BELFAST COMMERCE CENTRE PDD DATED AUGUST 2013.
 ○ - CORRESPONDS WITH WETLAND IDENTIFICATION ON WETLAND SURVEY

N/F
 TIMBERLANDS HOLDING
 COMPANY ATLANTIC, INC.
 (RAYONER)

N/F
 STATE OF
 GEORGIA

N/F
 STATE OF
 GEORGIA



**BELFAST
 COMMERCE CENTRE**

BRYAN COUNTY, GEORGIA

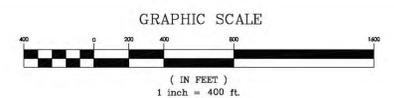
**WETLAND
 MASTER PLAN**

PREPARED FOR
 BELFAST COMMERCE CENTRE, LLC.

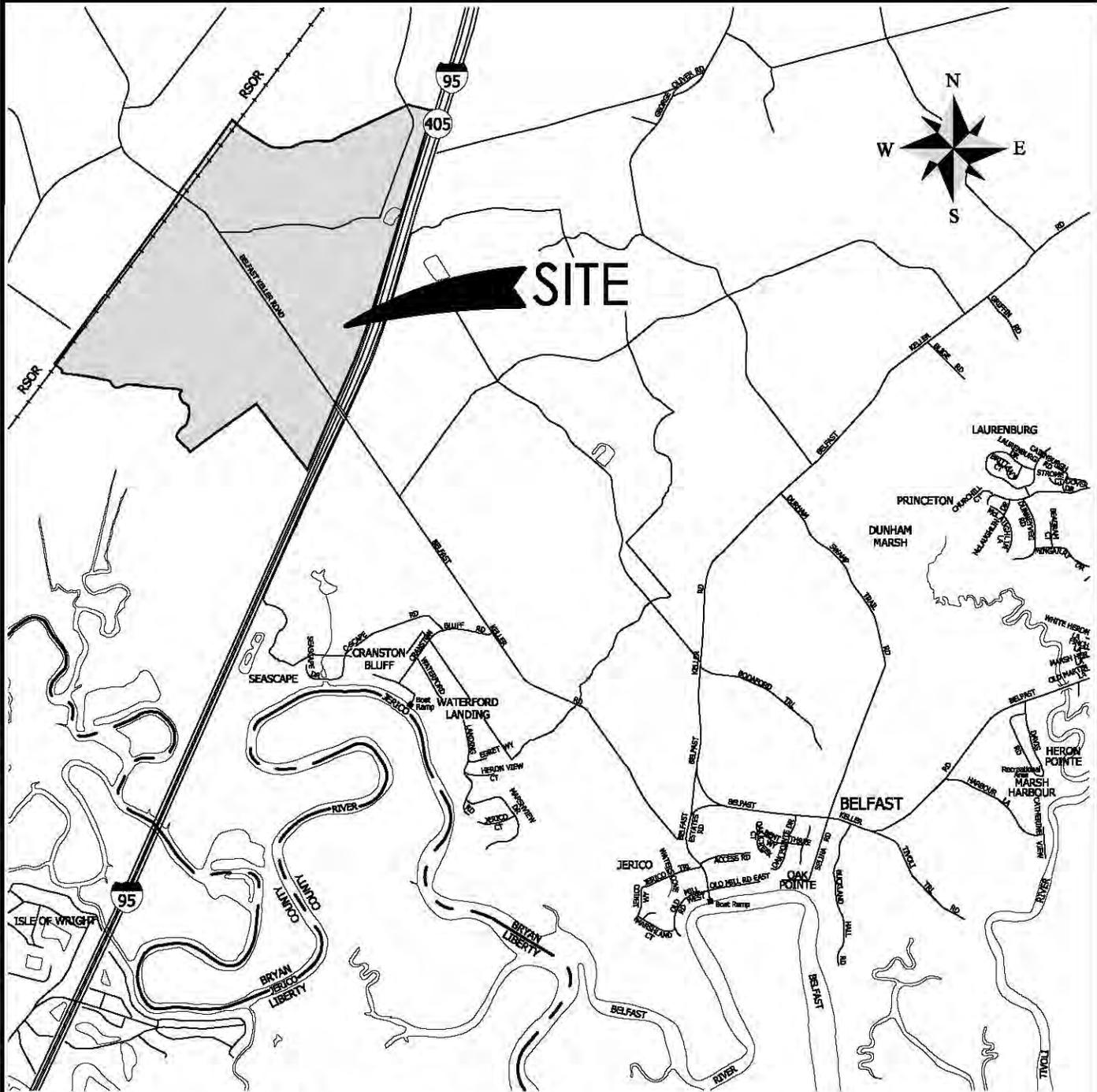
PREPARED BY
THOMAS & HUTTON
 50 PARK OF COMMERCE WAY
 SAVANNAH, GA 31405 • 912.234.5300
 www.thomasandhutton.com

PROJECT #
 25197
 JANUARY 12, 2015

DISCLAIMER
 THIS MAP ILLUSTRATES A GENERAL PLAN OF THE DEVELOPMENT WHICH IS FOR DISCUSSION PURPOSES ONLY, DOES NOT LIMIT OR BIND THE OWNER, AND IS SUBJECT TO CHANGE AND REVISION WITHOUT PRIOR WRITTEN NOTICE TO THE HOLDER. DIMENSIONS, PROPERTY AND WETLAND BOUNDARIES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO AN ACCURATE SURVEY AND PROPERTY DESCRIPTION. THOMAS & HUTTON ENGINEERING CO. USED THE DATA "AS IS" AND HAS MADE NO INDEPENDENT INVESTIGATION OF THE DATA, NOR MAKES ANY REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE DATA.



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VICINITY MAP

BELFAST COMMERCE CENTRE

PROPOSED ACTIVITY:
WETLAND MANAGEMENT PLAN

APPLICANT:
BELFAST COMMERCE CENTRE, LLC.

LOCATION: RICHMOND HILL | BRYAN COUNTY | GEORGIA
DATE: JANUARY 12, 2015
JOB NUMBER: J - 21597

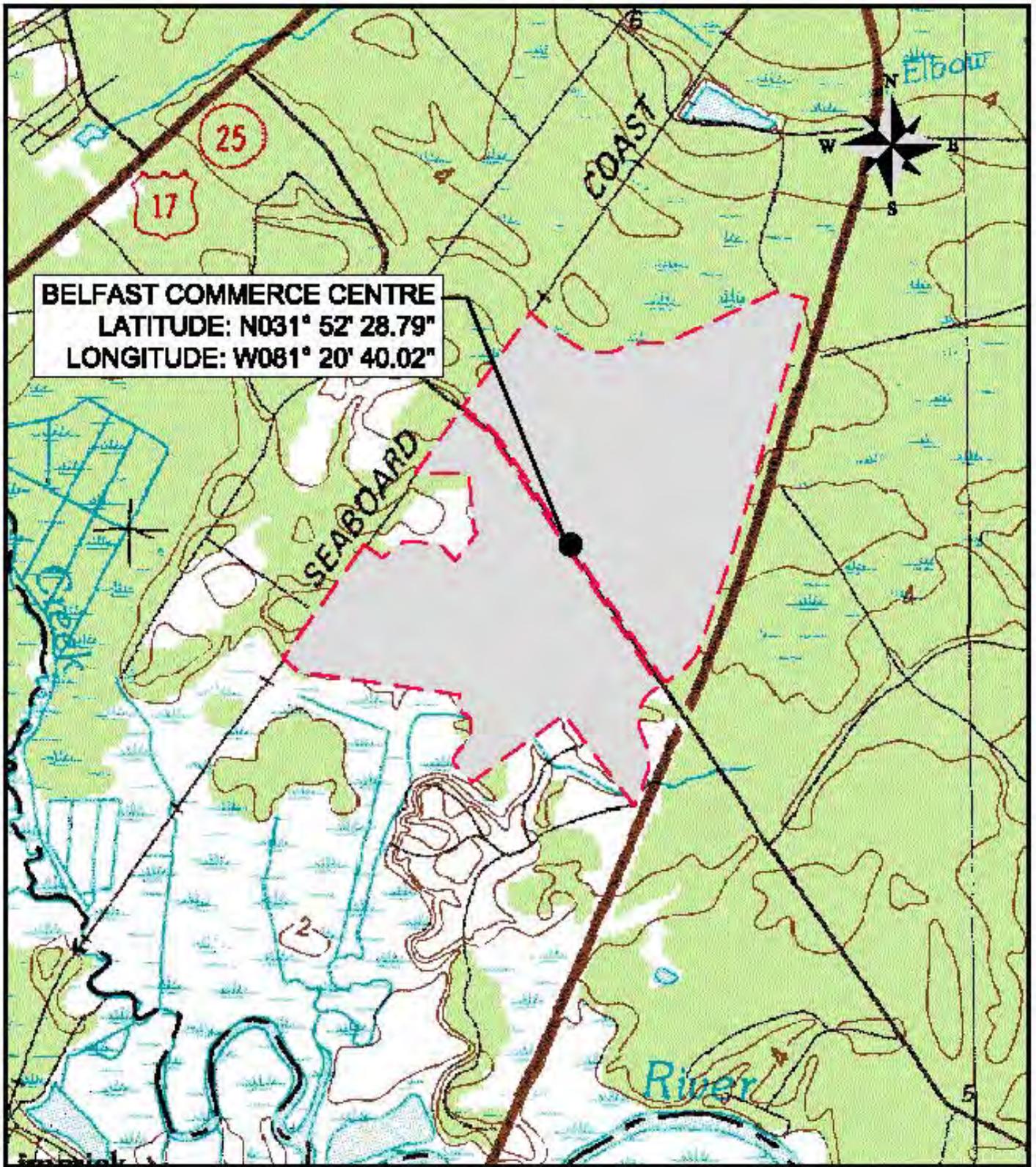
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SCALE: NTS

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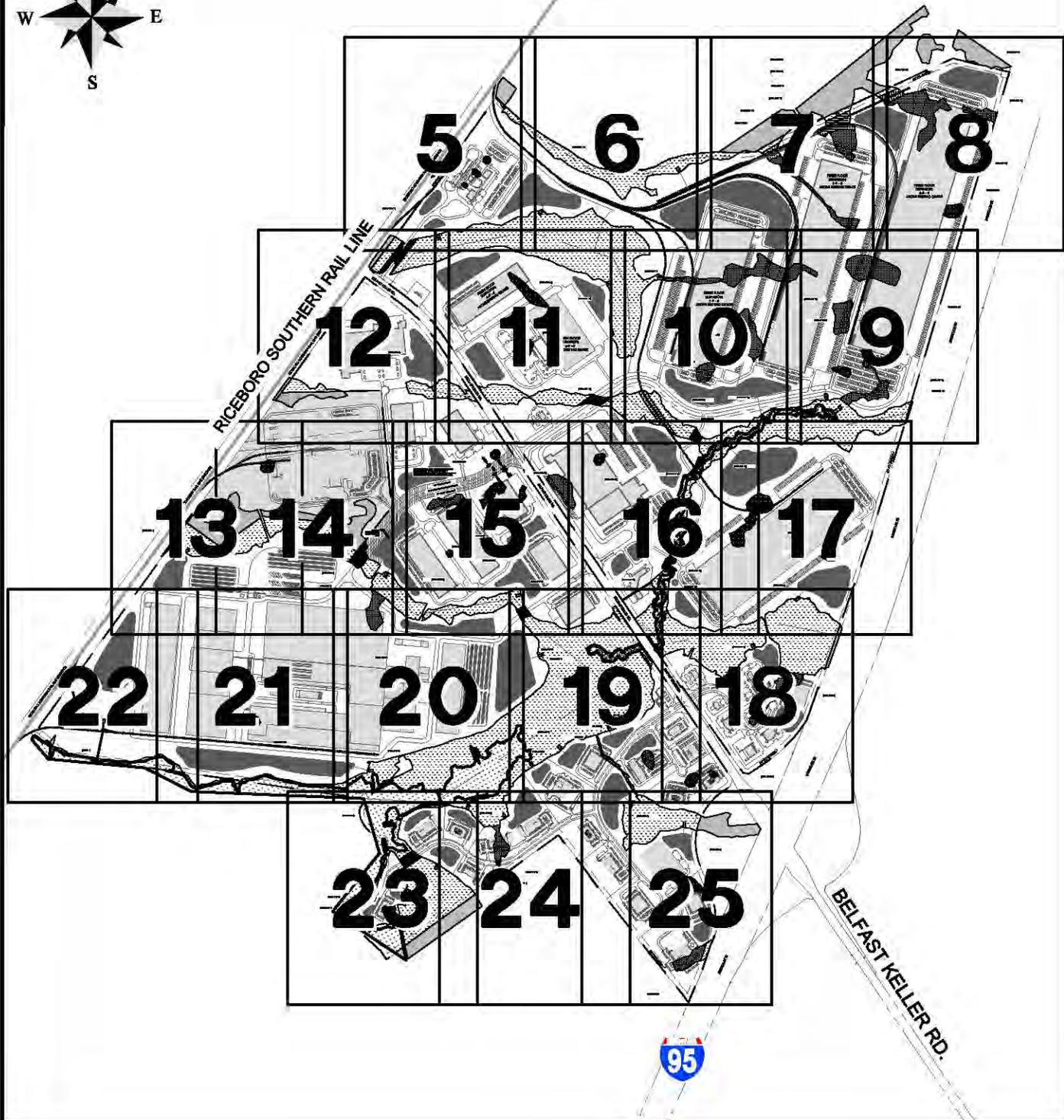
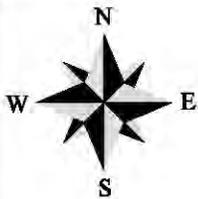
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SCALE: NTS

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SHEET: 3
SCALE: NTS

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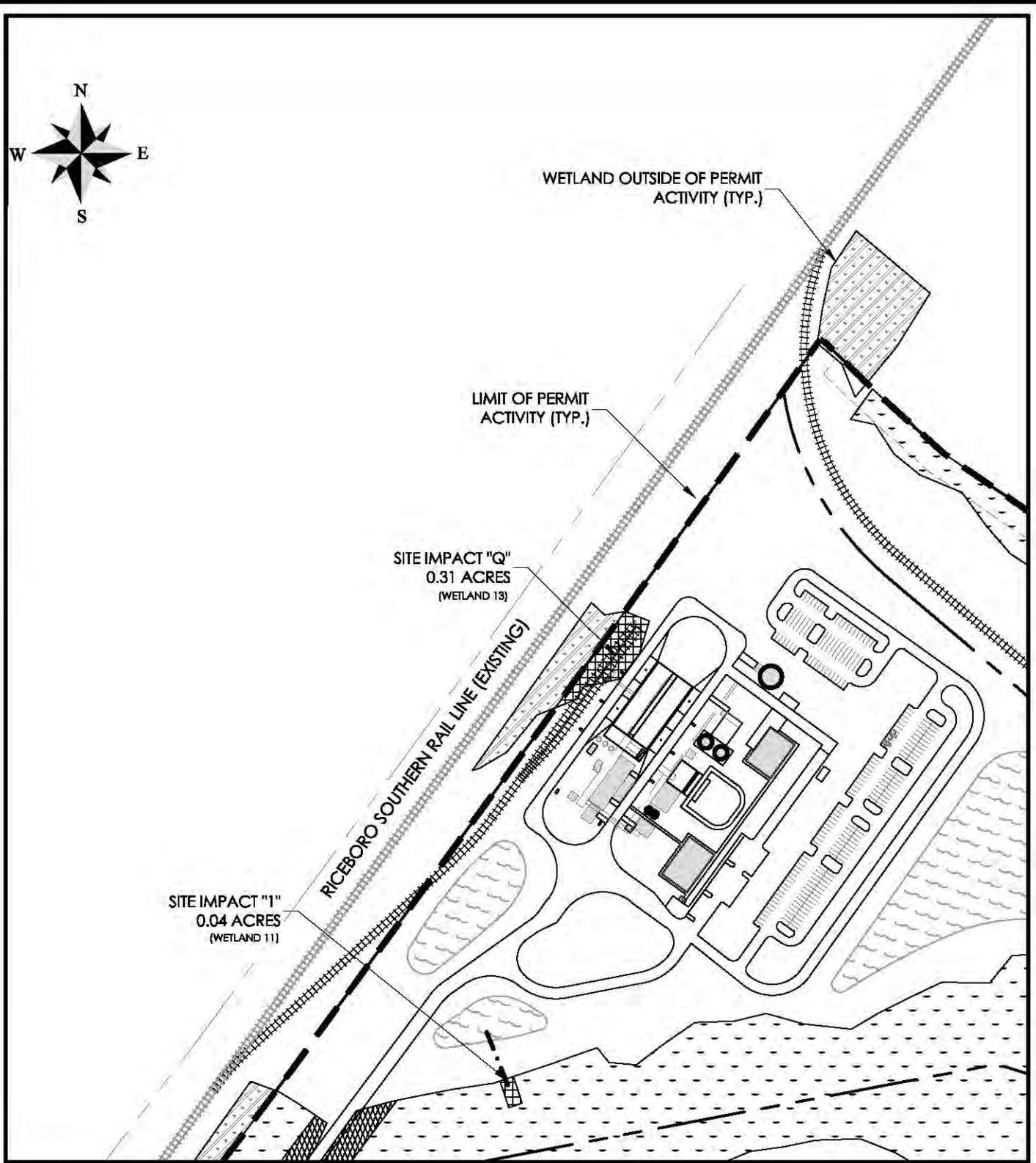
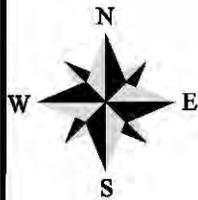
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SHEET: 4
SCALE: NTS

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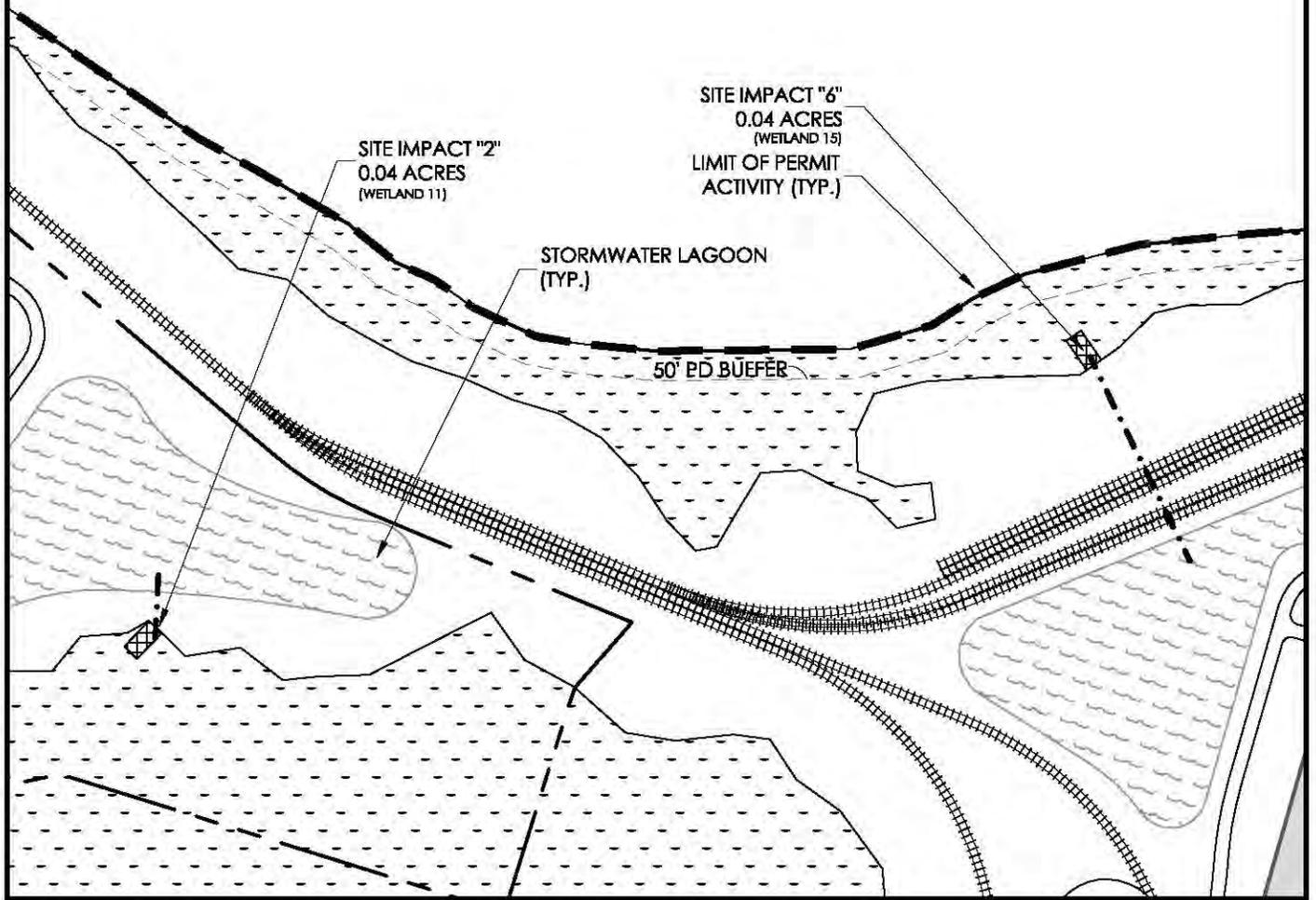
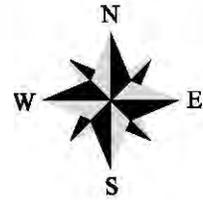
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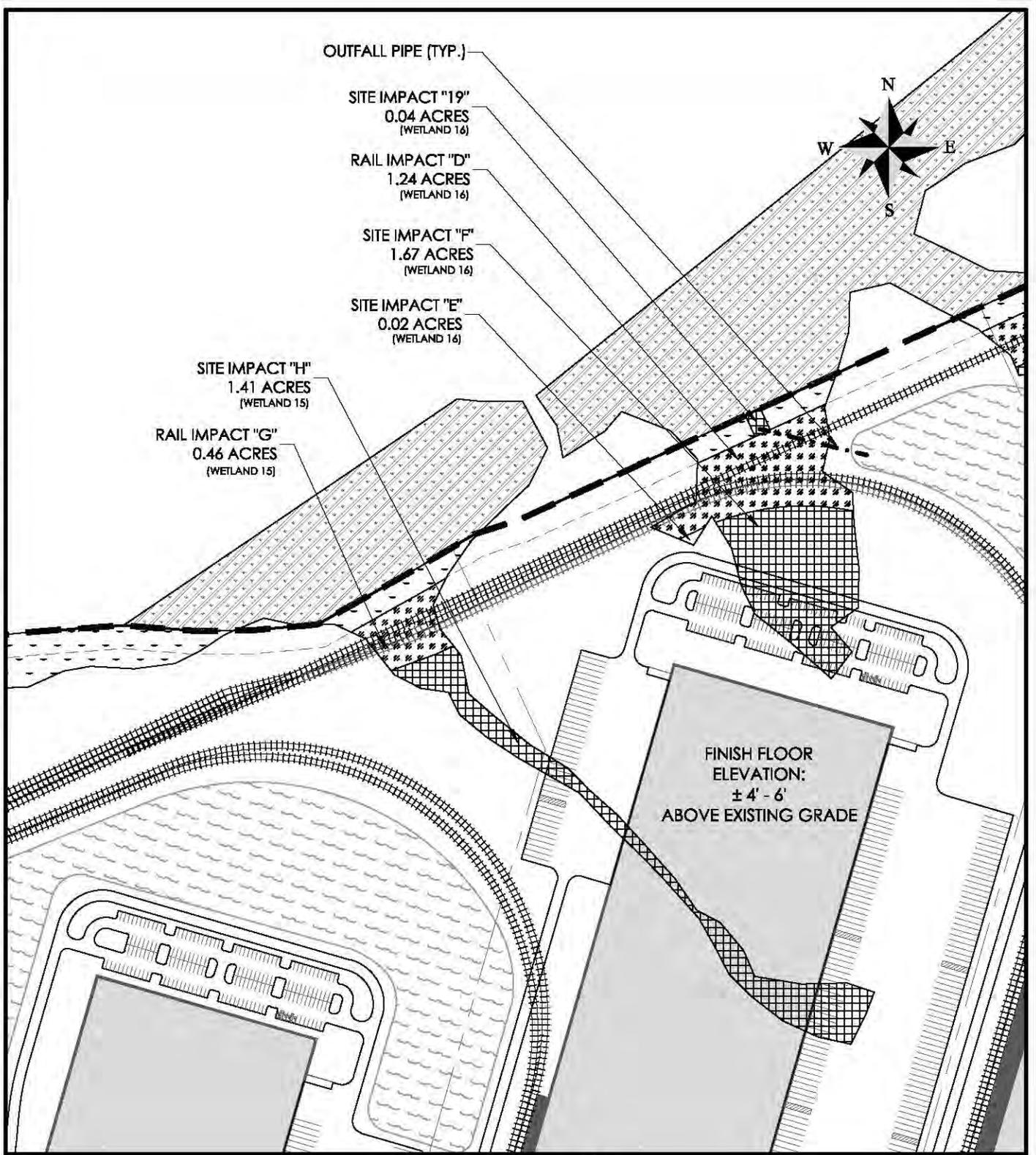
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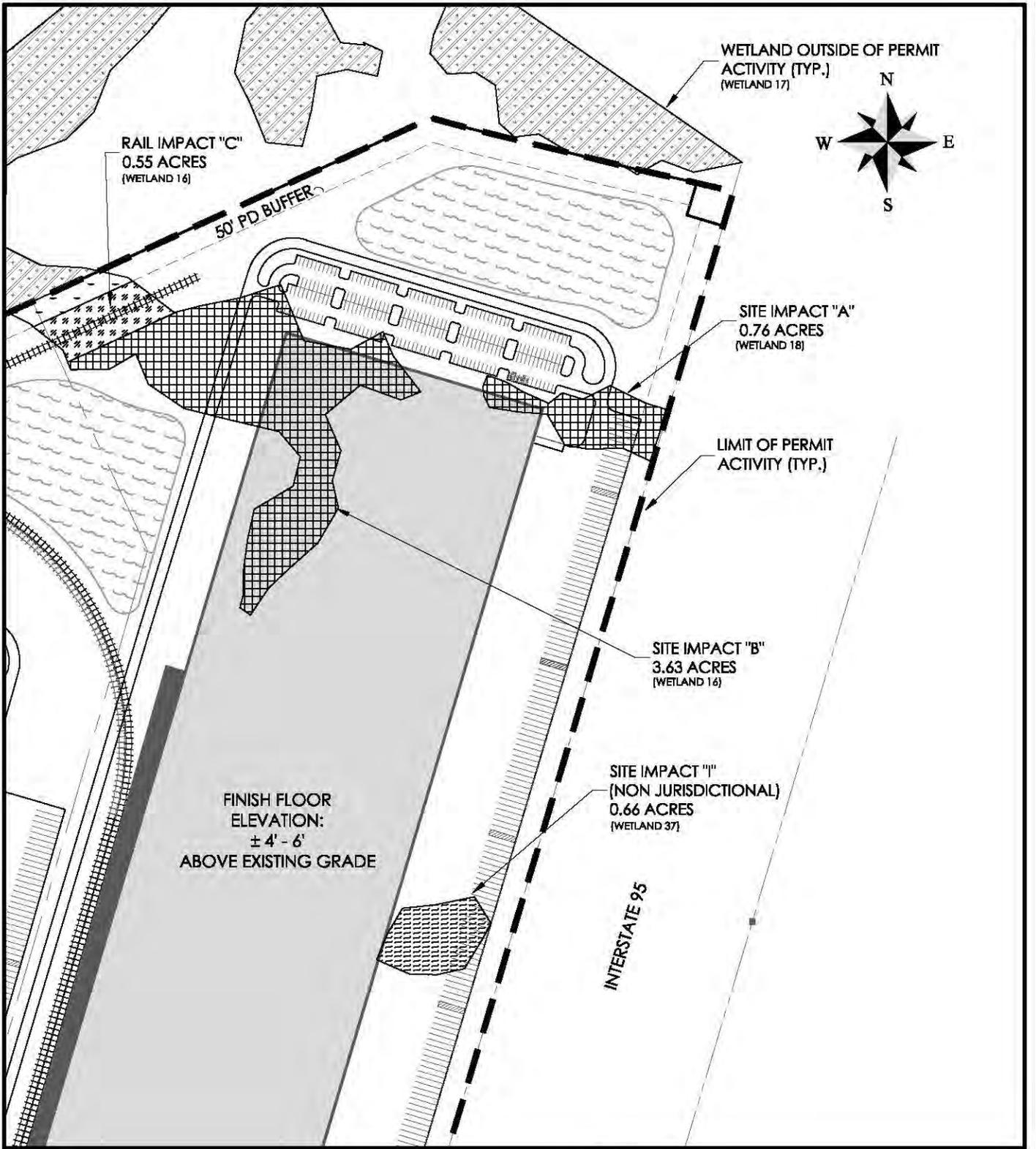
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DATE: JANUARY 12, 2015 SHEET: 7
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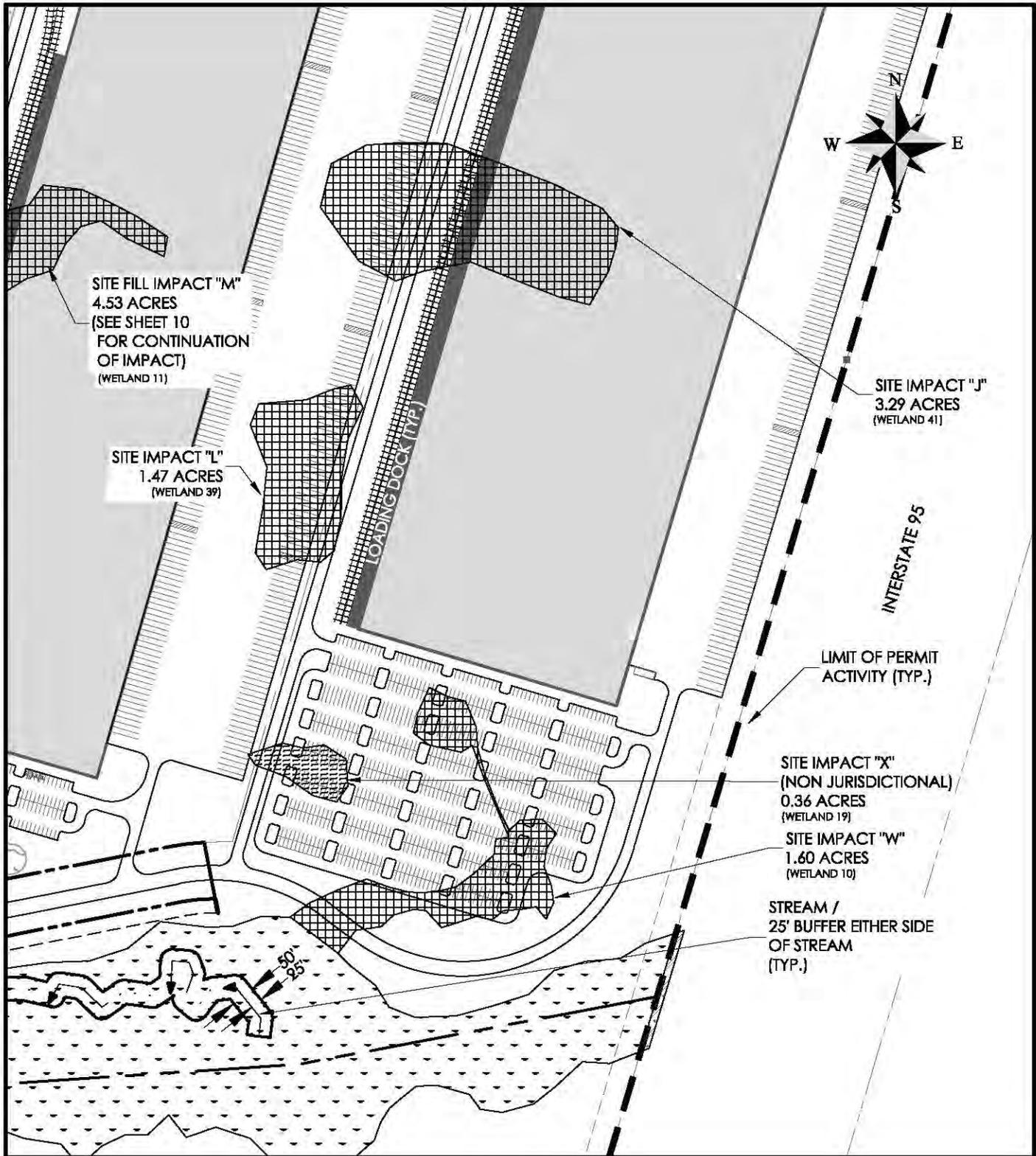
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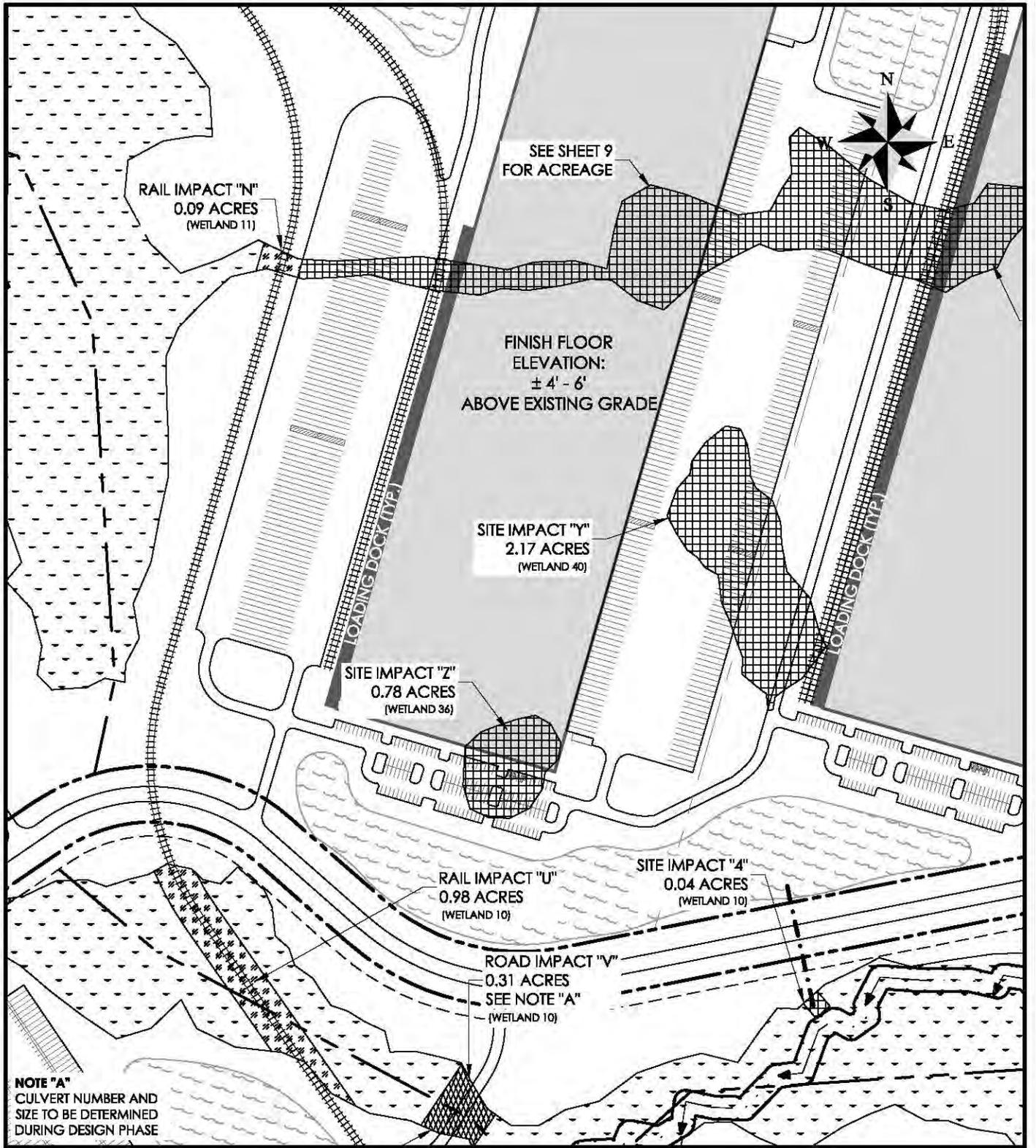
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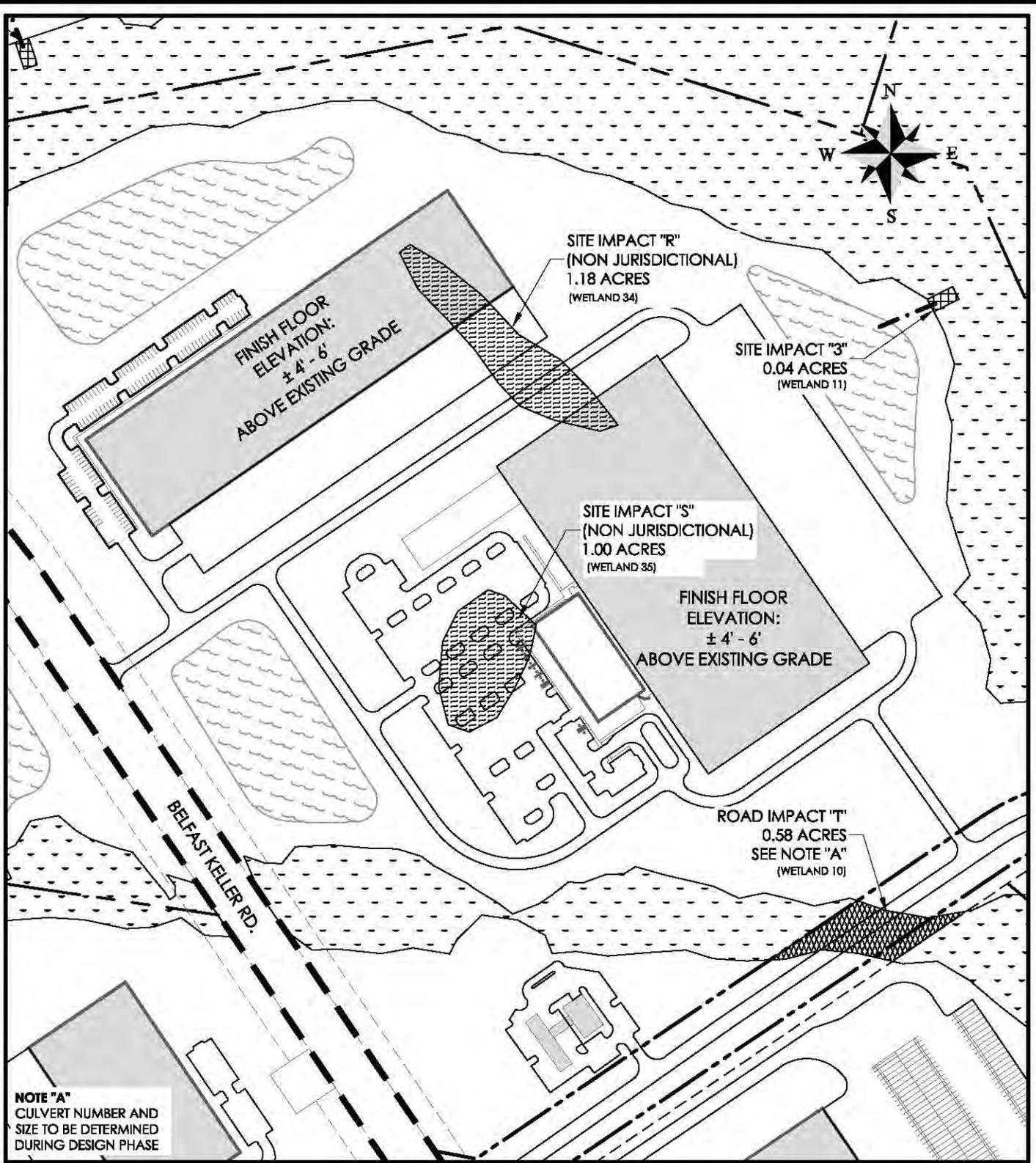
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NOTE "A"
 CULVERT NUMBER AND
 SIZE TO BE DETERMINED
 DURING DESIGN PHASE

BELFAST COMMERCE CENTRE

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 DATE: JANUARY 12, 2015
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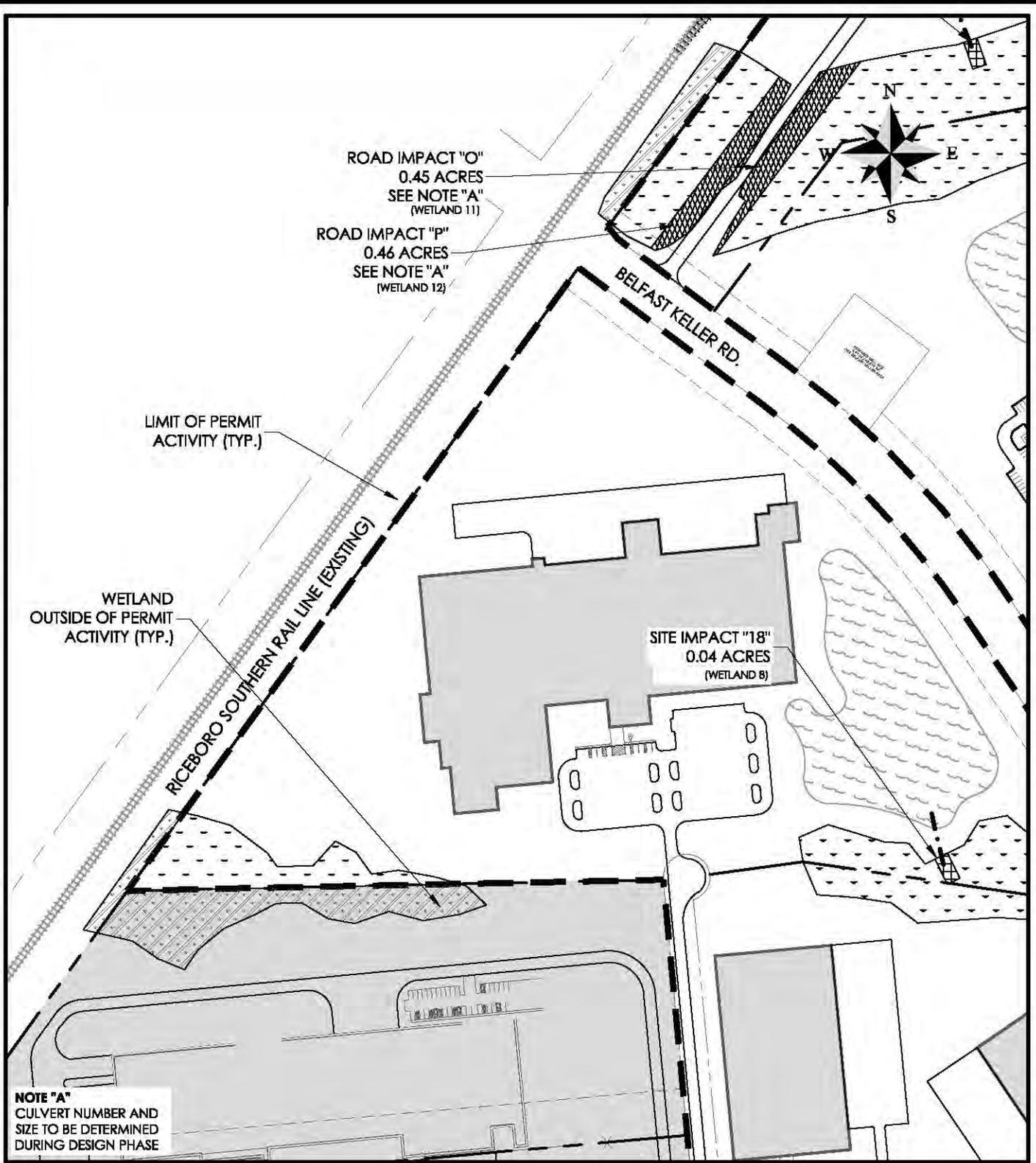
SHEET: 11
 SCALE: 1" = 300'

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BELFAST COMMERCE CENTRE

PROPOSED ACTIVITY:
WETLAND MANAGEMENT PLAN

APPLICANT:
BELFAST COMMERCE CENTRE, LLC.

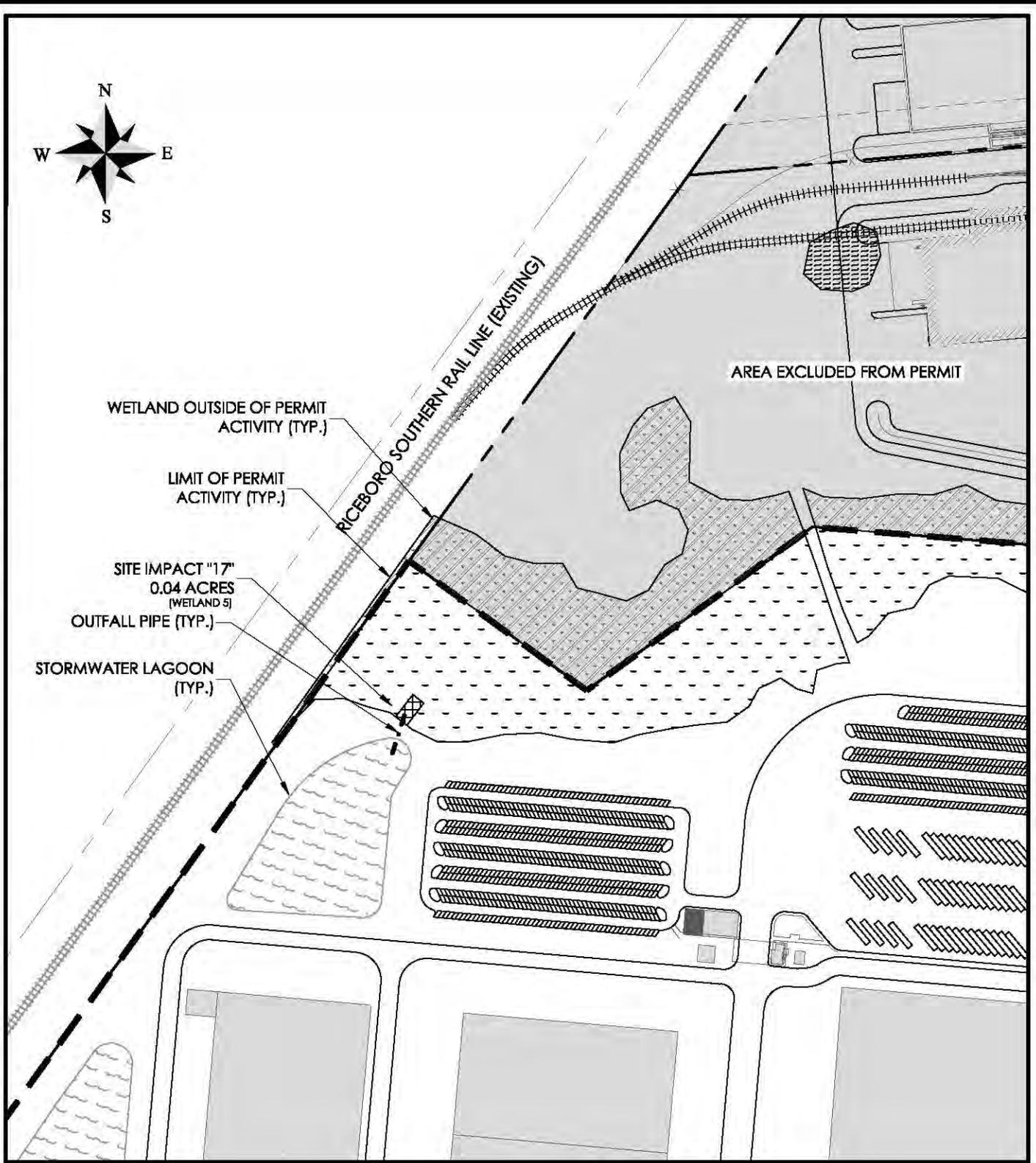
LOCATION: RICHMOND HILL | BRYAN COUNTY | GEORGIA
DATE: JANUARY 12, 2015 SHEET: 12
JOB NUMBER: J - 21597 SCALE: 1" = 300'

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BELFAST COMMERCE CENTRE

PROPOSED ACTIVITY:
WETLAND MANAGEMENT PLAN

APPLICANT:
BELFAST COMMERCE CENTRE, LLC.

LOCATION: RICHMOND HILL | BRYAN COUNTY | GEORGIA
DATE: JANUARY 12, 2015
JOB NUMBER: J - 21597

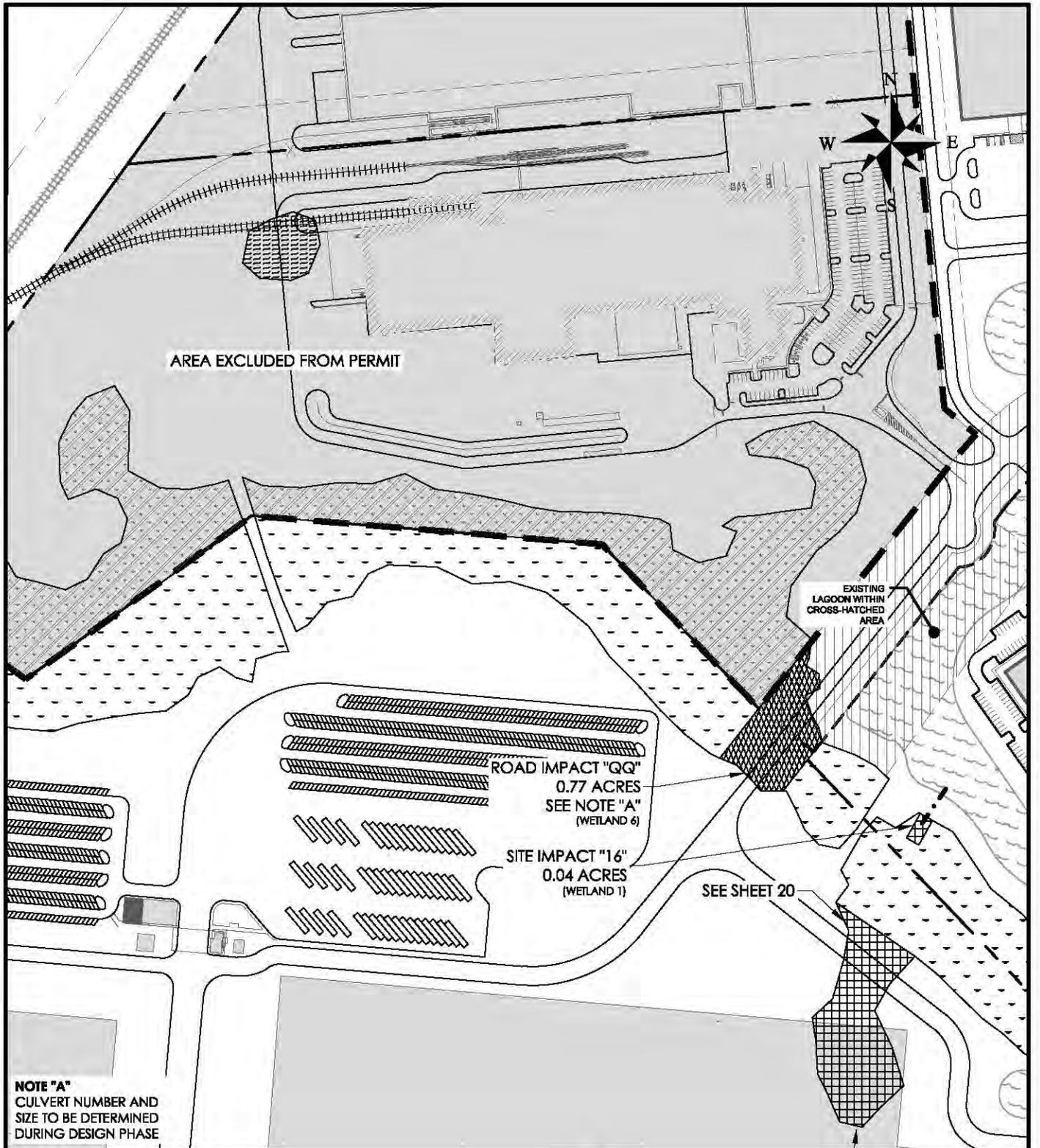
SHEET: 13
SCALE: 1" = 300'

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NOTE "A"
 CULVERT NUMBER AND
 SIZE TO BE DETERMINED
 DURING DESIGN PHASE

BELFAST COMMERCE CENTRE

PROPOSED ACTIVITY:
WETLAND MANAGEMENT PLAN

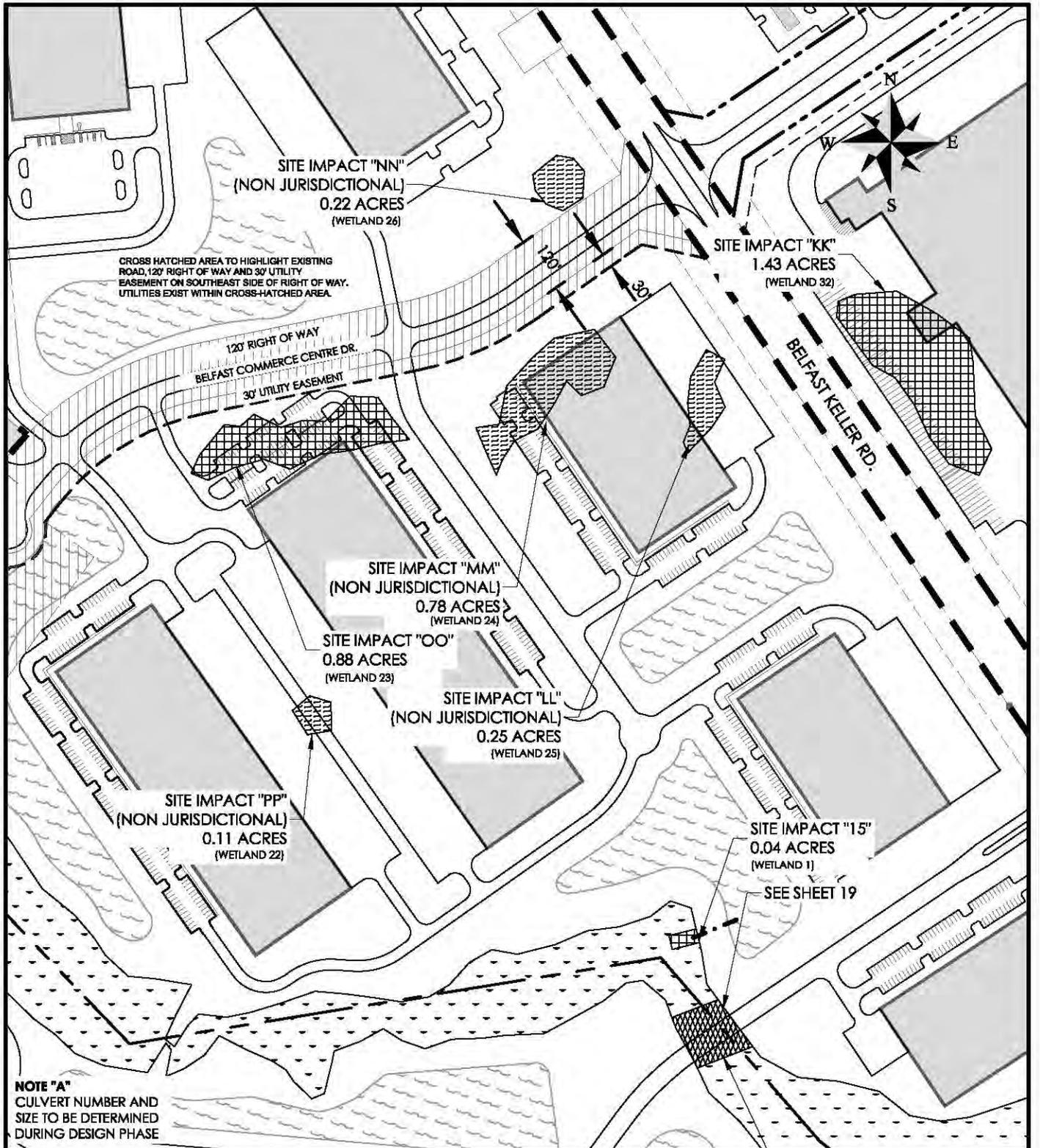
APPLICANT:
BELFAST COMMERCE CENTRE, LLC.

LOCATION: RICHMOND HILL | BRYAN COUNTY | GEORGIA
 DATE: JANUARY 12, 2015 SHEET: 14
 JOB NUMBER: J - 21597 SCALE: 1" = 300'

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BELFAST COMMERCE CENTRE

PROPOSED ACTIVITY:
WETLAND MANAGEMENT PLAN

APPLICANT:
BELFAST COMMERCE CENTRE, LLC.

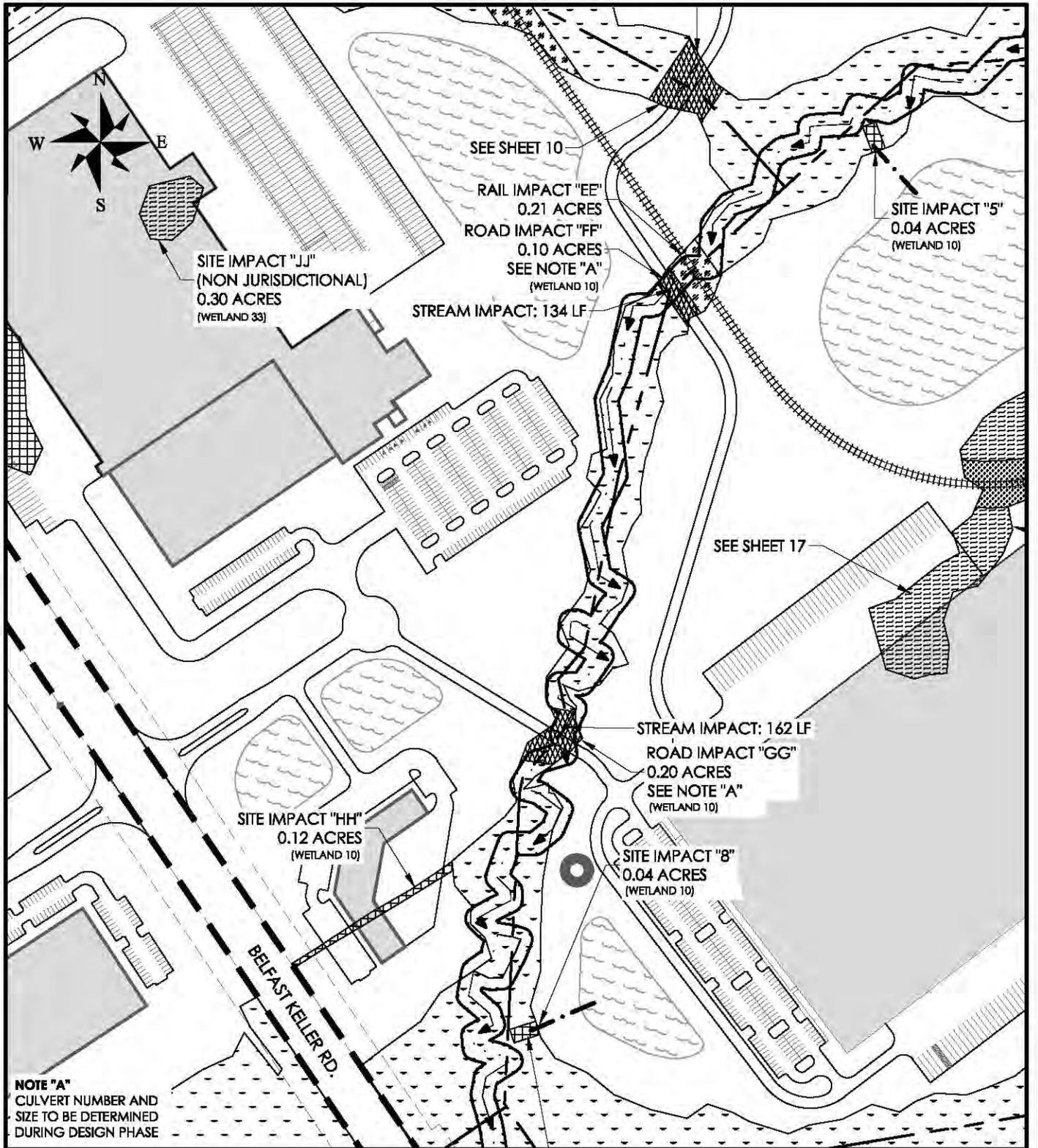
LOCATION: RICHMOND HILL | BRYAN COUNTY | GEORGIA
DATE: JANUARY 12, 2015
JOB NUMBER: J - 21597

SHEET: 15
SCALE: 1" = 300'

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WETLAND MANAGEMENT PLAN

APPLICANT:
BELFAST COMMERCE CENTRE, LLC.

LOCATION: RICHMOND HILL | BRYAN COUNTY | GEORGIA
DATE: JANUARY 12, 2015
JOB NUMBER: J - 21597

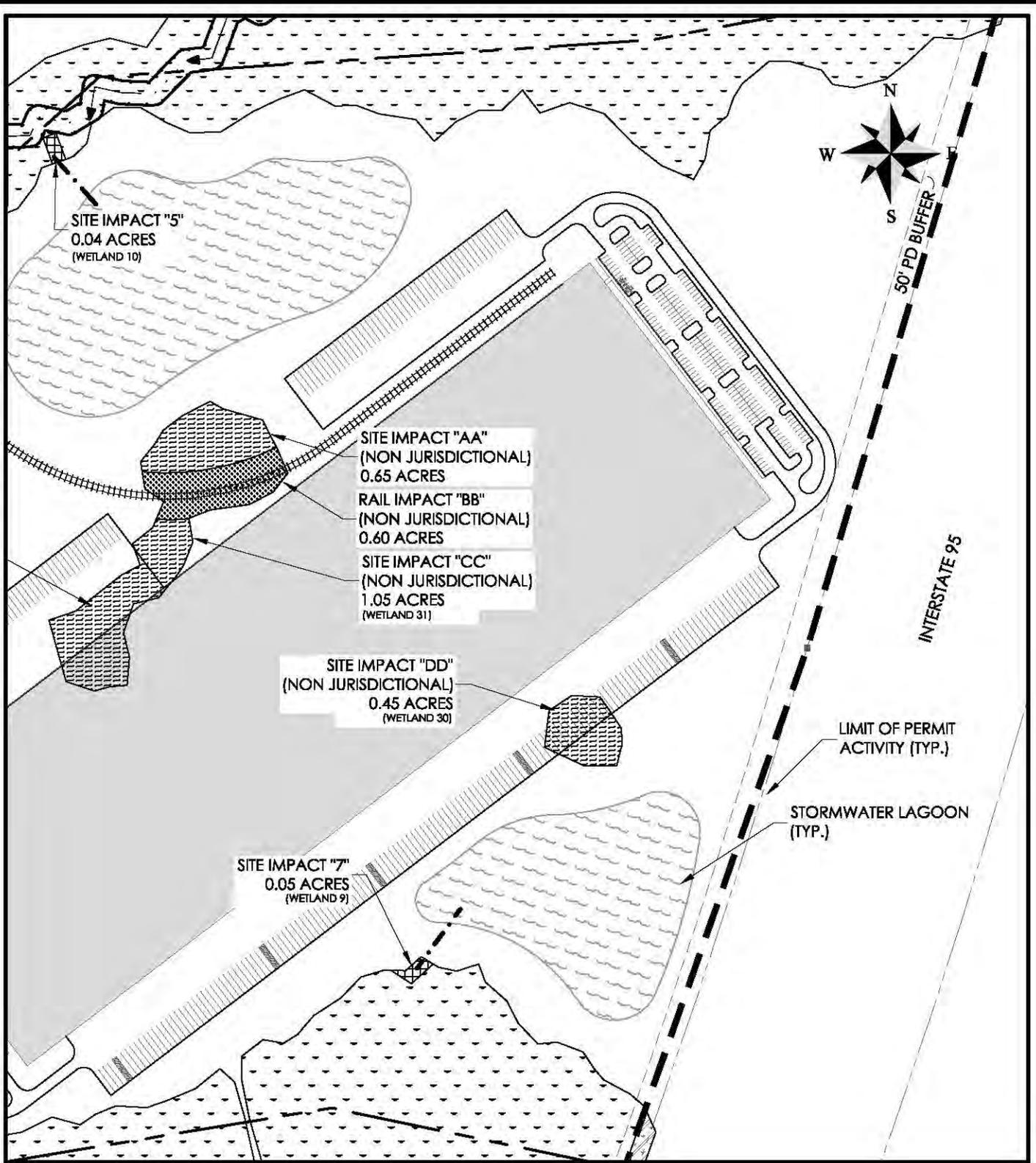
SHEET: 16
SCALE: 1" = 300'

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INTERSTATE 95

LIMIT OF PERMIT ACTIVITY (TYP.)

STORMWATER LAGOON (TYP.)

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PROPOSED ACTIVITY:
WETLAND MANAGEMENT PLAN

APPLICANT:
BELFAST COMMERCE CENTRE, LLC.

LOCATION: RICHMOND HILL | BRYAN COUNTY | GEORGIA
DATE: JANUARY 12, 2015
JOB NUMBER: J - 21597

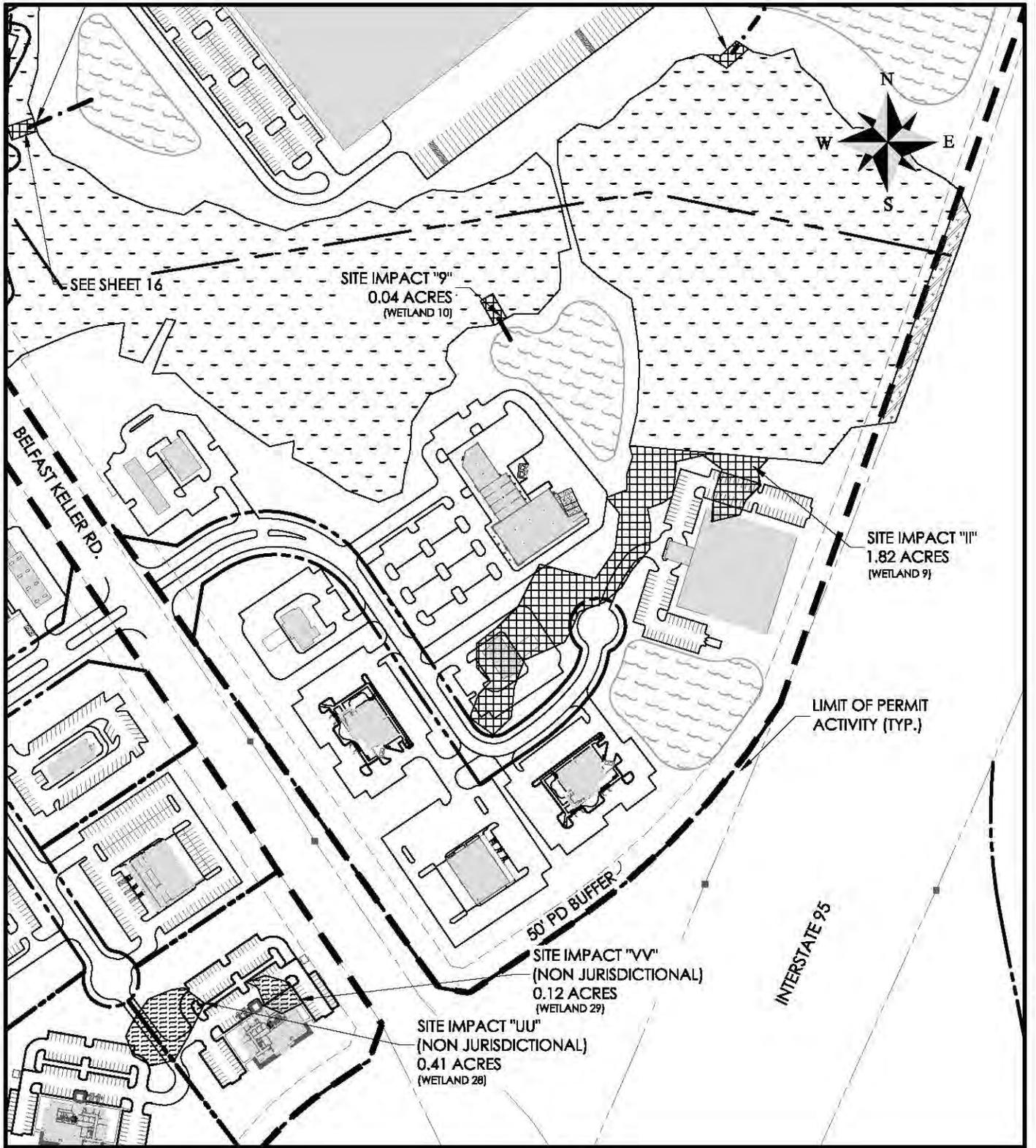
SHEET: 17
SCALE: 1" = 300'

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BELFAST COMMERCE CENTRE

PROPOSED ACTIVITY:
WETLAND MANAGEMENT PLAN

APPLICANT:
BELFAST COMMERCE CENTRE, LLC.

LOCATION: RICHMOND HILL | BRYAN COUNTY | GEORGIA
DATE: JANUARY 12, 2015
JOB NUMBER: J - 21597

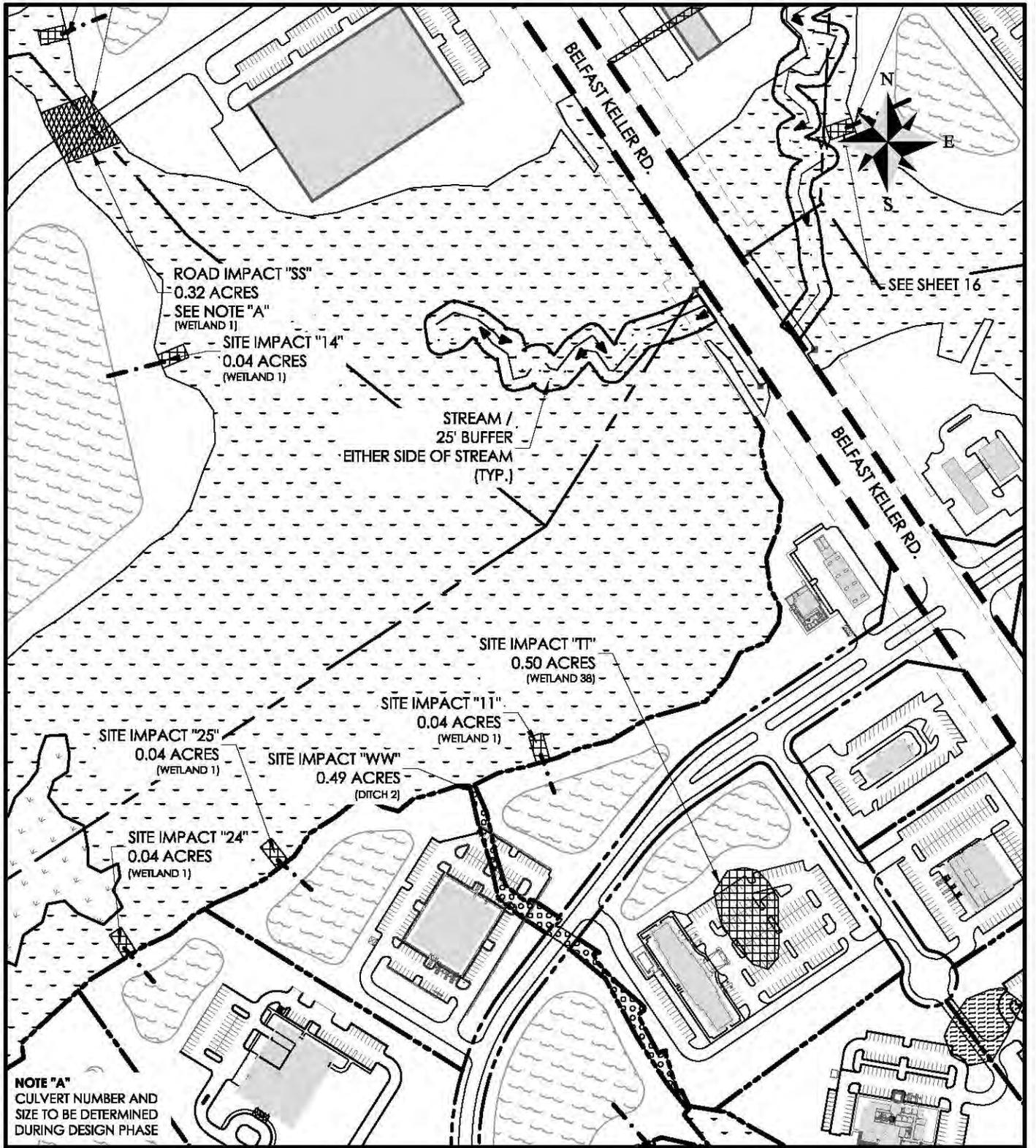
SHEET: 18
SCALE: 1" = 300'

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NOTE "A"
CULVERT NUMBER AND SIZE TO BE DETERMINED DURING DESIGN PHASE

BELFAST COMMERCE CENTRE

PROPOSED ACTIVITY:
WETLAND MANAGEMENT PLAN

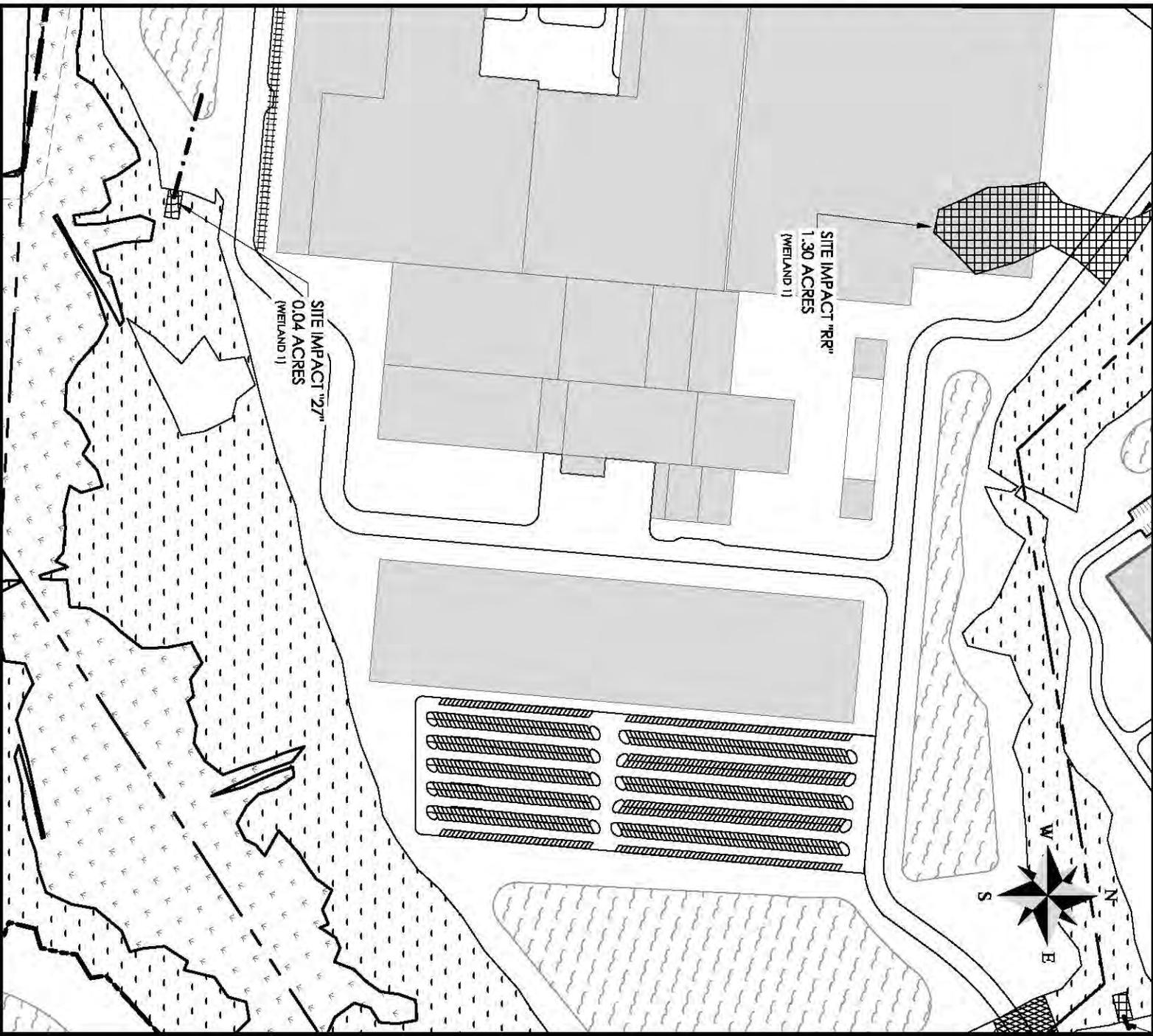
APPLICANT:
BELFAST COMMERCE CENTRE, LLC.

LOCATION: RICHMOND HILL | BRYAN COUNTY | GEORGIA
DATE: JANUARY 12, 2015 SHEET: 19
JOB NUMBER: J - 21597 SCALE: 1" = 300'

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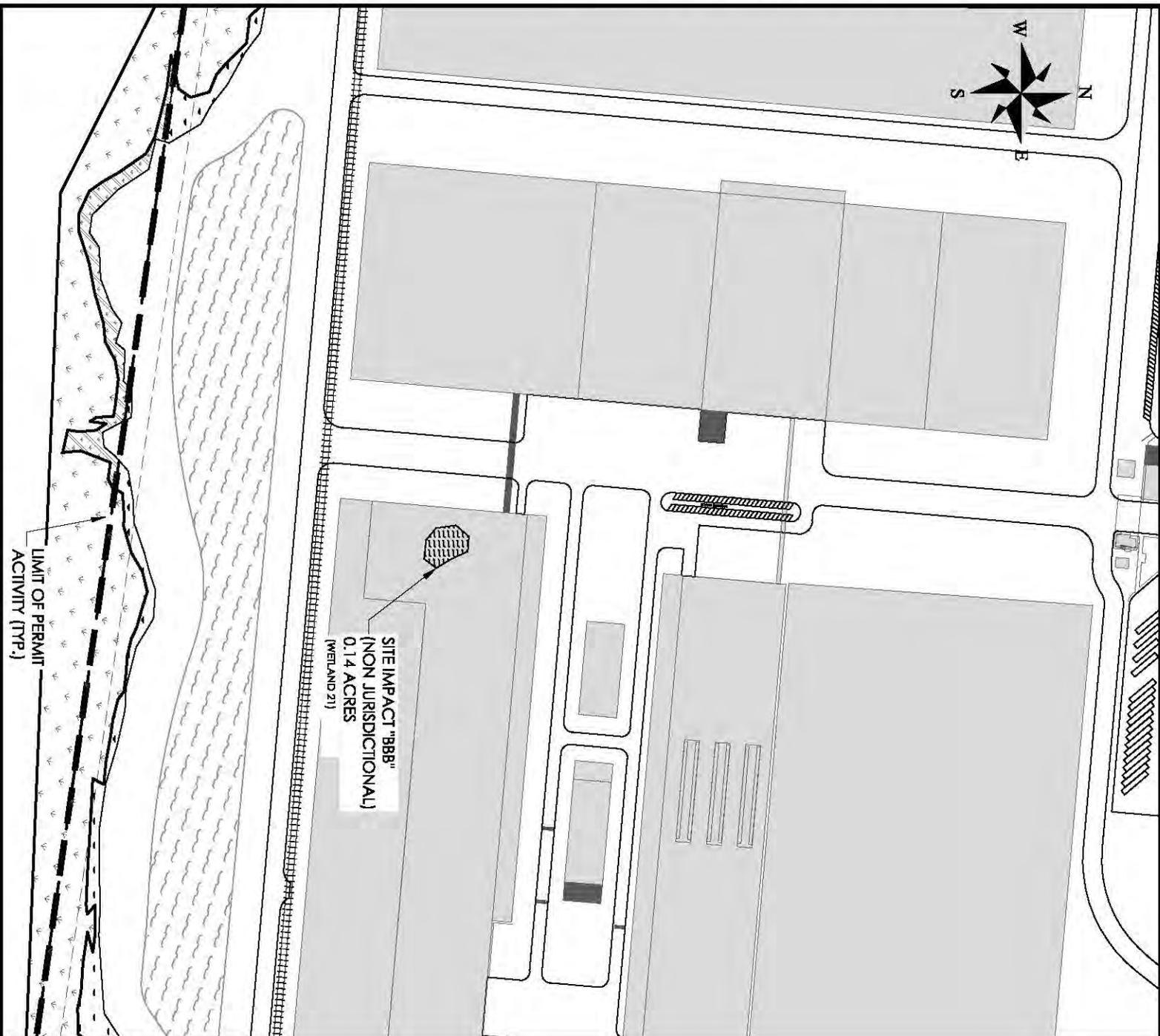


BELFAST COMMERCE CENTRE
PROPOSED ACTIVITY:
WETLAND MANAGEMENT PLAN
APPLICANT:
BELFAST COMMERCE CENTRE, LLC.
LOCATION: RICHMOND HILL | BRYAN COUNTY | GEORGIA
DATE: JANUARY 12, 2015
JOB NUMBER: J - 21597

SHEET: 20
SCALE: 1" = 300'

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WETLAND MANAGEMENT PLAN

APPLICANT:
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LOCATION: RICHMOND HILL | BRYAN COUNTY | GEORGIA
DATE: JANUARY 12, 2015
JOB NUMBER: J - 21597

SHEET: 21
SCALE: 1" = 300'

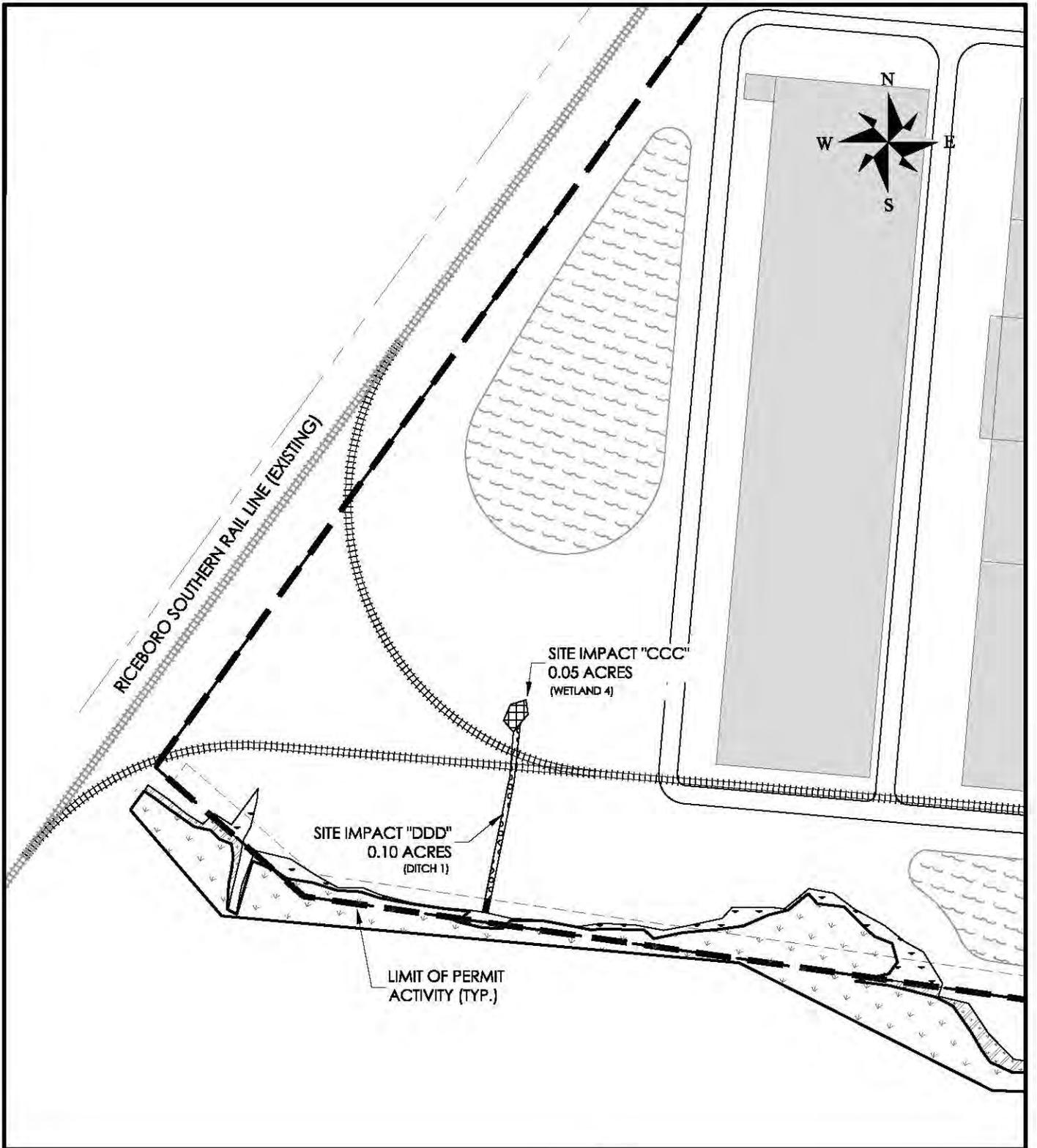


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LOCATION: RICHMOND HILL | BRYAN COUNTY | GEORGIA
DATE: JANUARY 12, 2015
JOB NUMBER: J - 21597

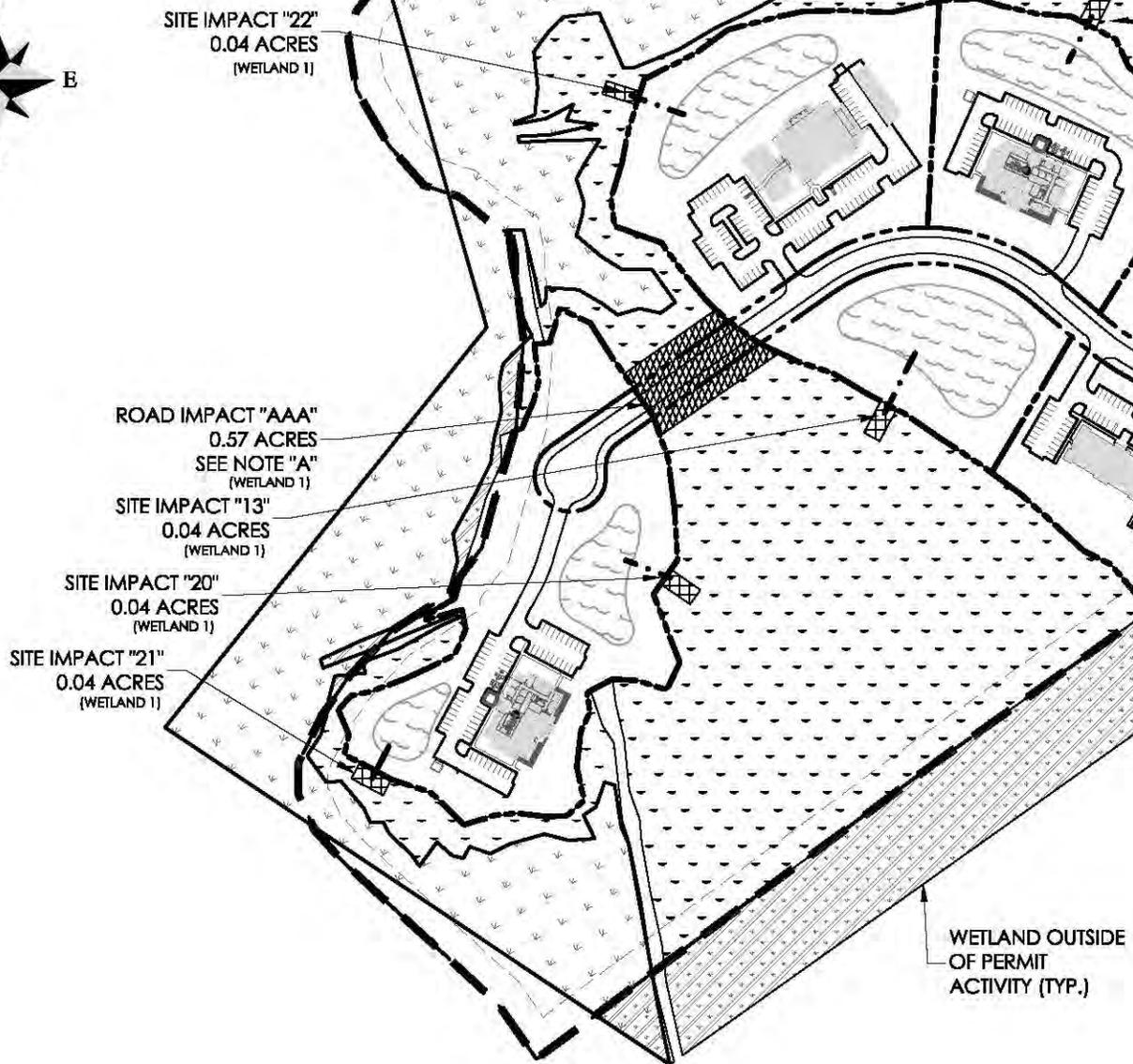
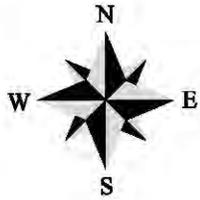
SHEET: 22
SCALE: 1" = 300'

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SIZE TO BE DETERMINED
DURING DESIGN PHASE

BELFAST COMMERCE CENTRE

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APPLICANT:
BELFAST COMMERCE CENTRE, LLC.

LOCATION: RICHMOND HILL | BRYAN COUNTY | GEORGIA
DATE: JANUARY 12, 2015
JOB NUMBER: J - 21597

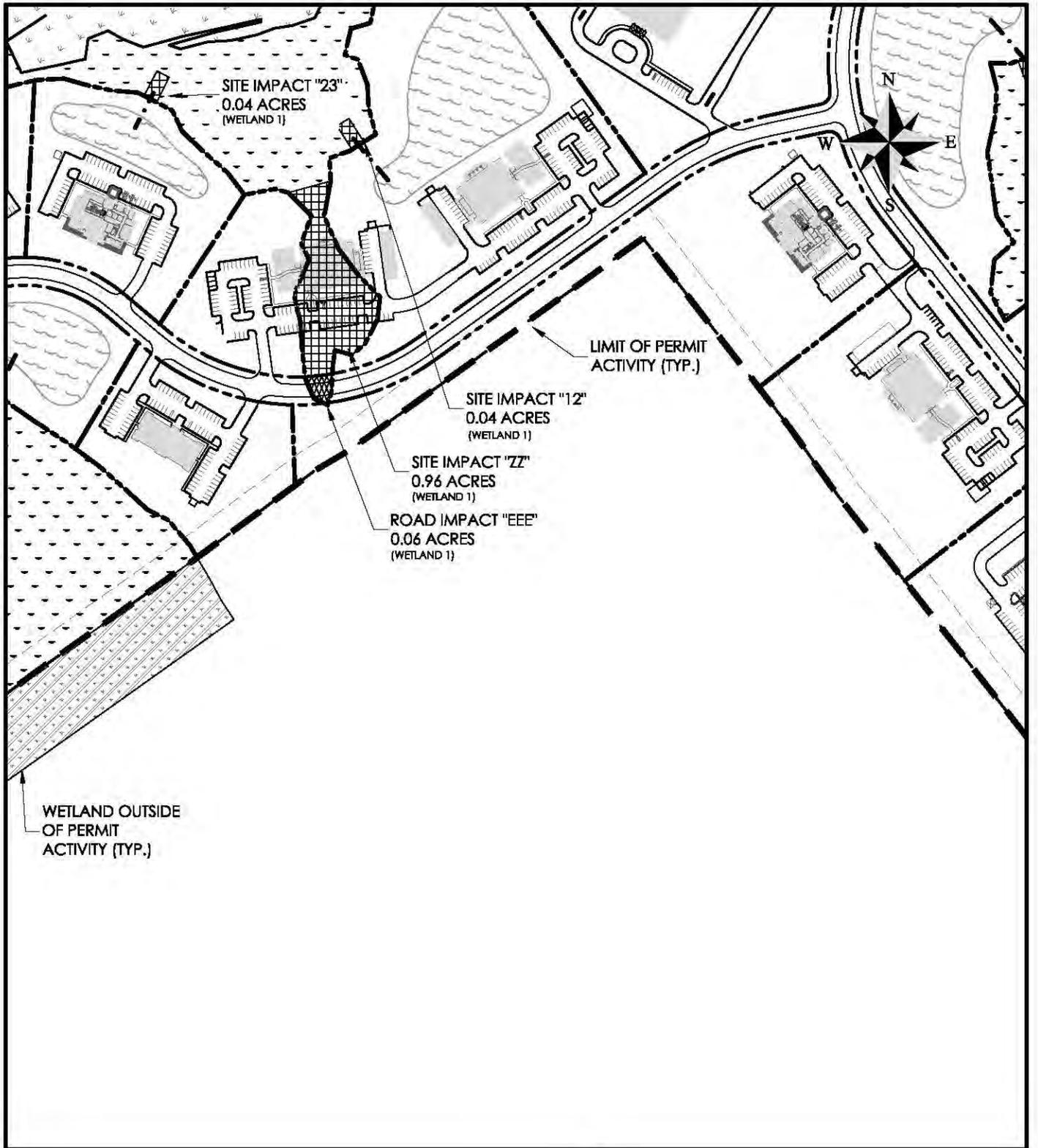
SHEET: 23
SCALE: 1" = 300'

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LOCATION: RICHMOND HILL | BRYAN COUNTY | GEORGIA
DATE: JANUARY 12, 2015
JOB NUMBER: J - 21597

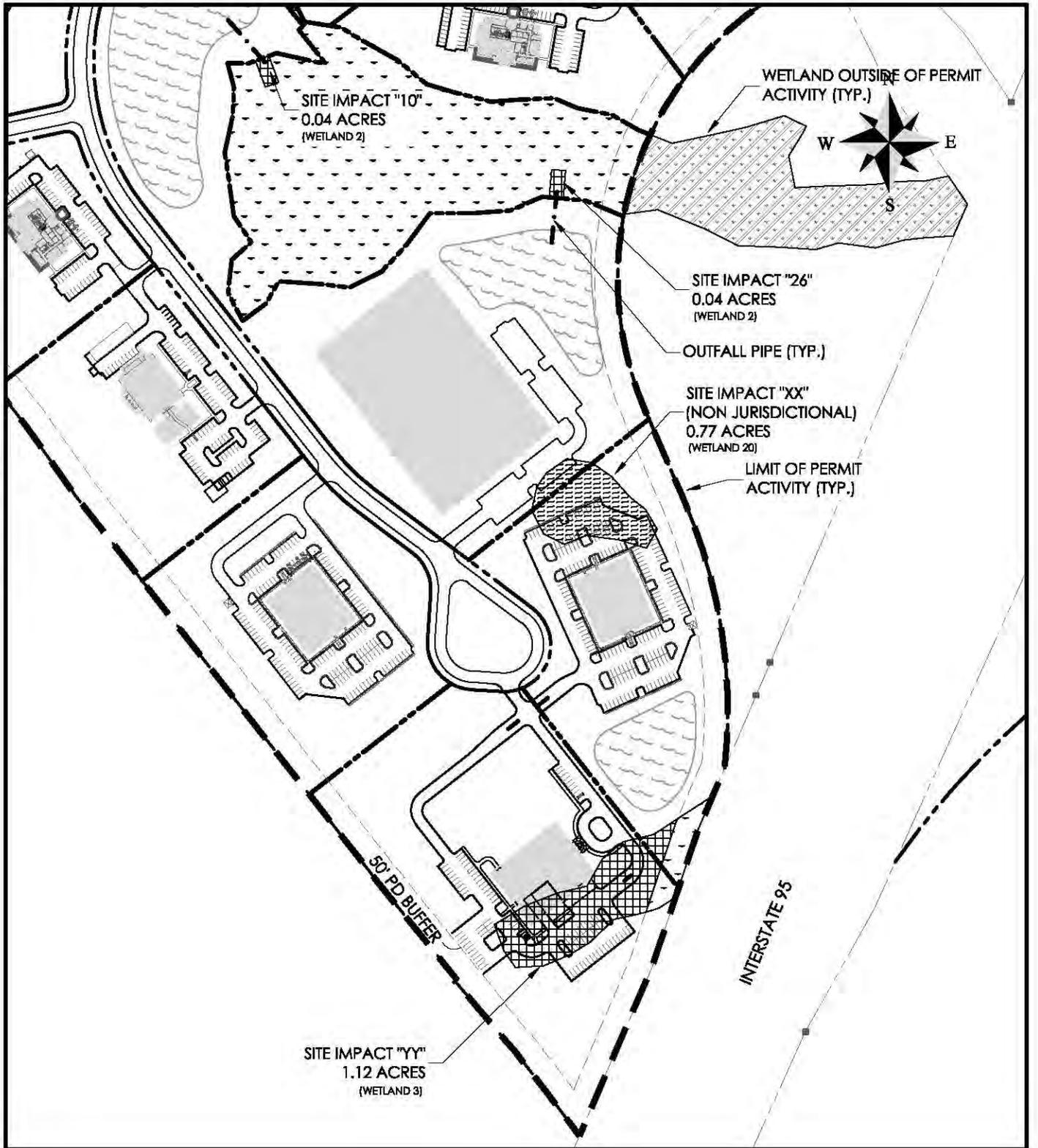
SHEET: 24
SCALE: 1" = 300'

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LOCATION: RICHMOND HILL | BRYAN COUNTY | GEORGIA
DATE: JANUARY 12, 2015
JOB NUMBER: J - 21597

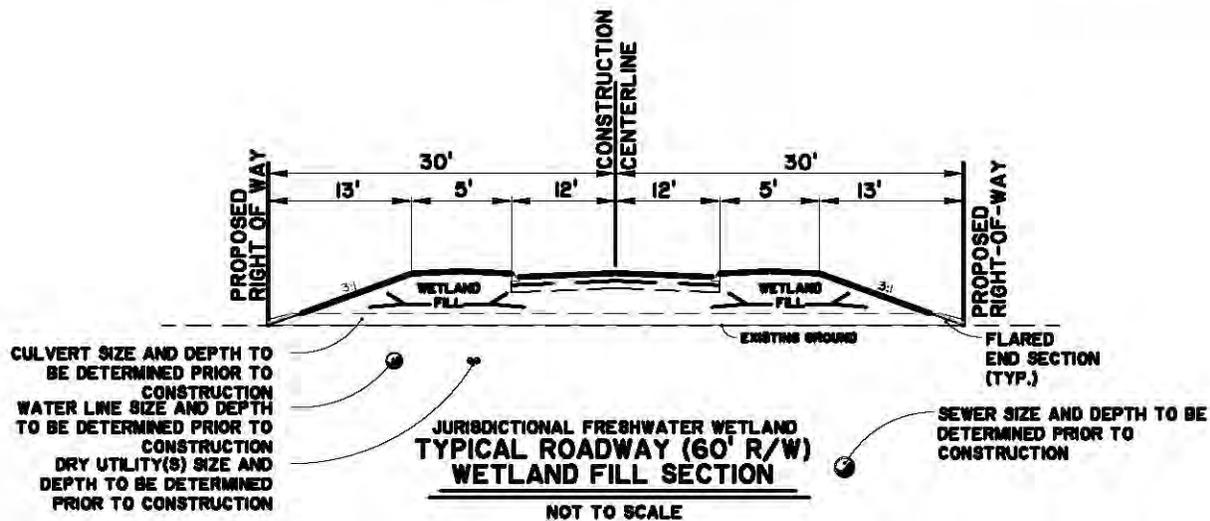
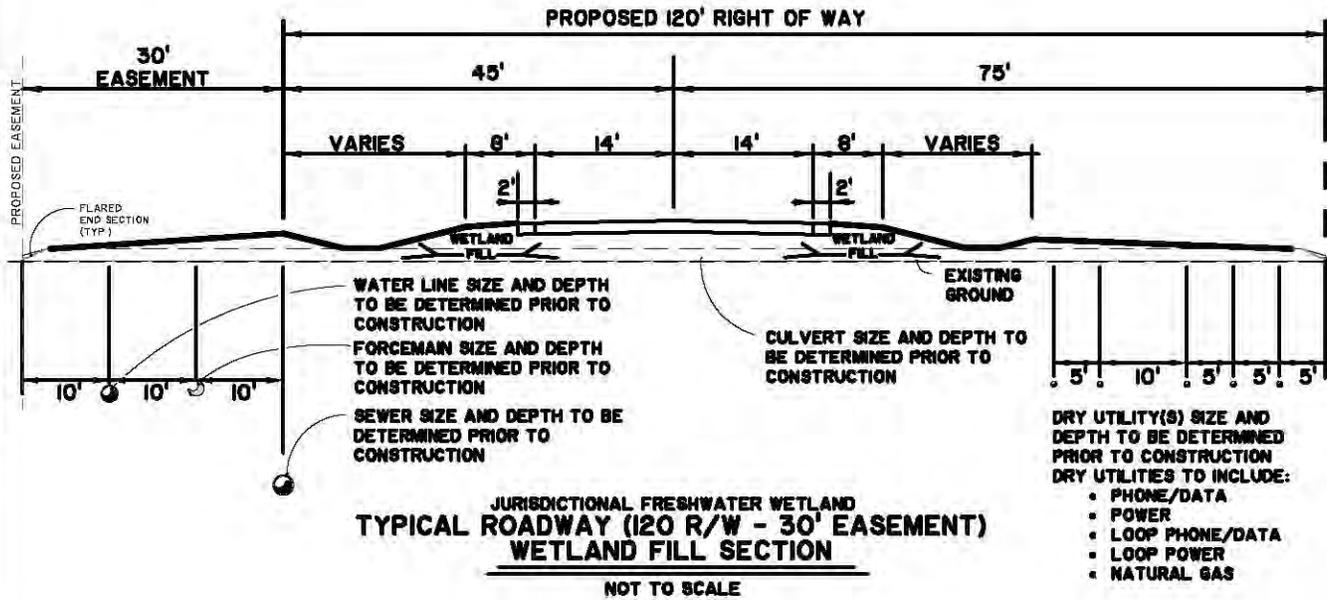
SHEET: 25
SCALE: 1" = 300'

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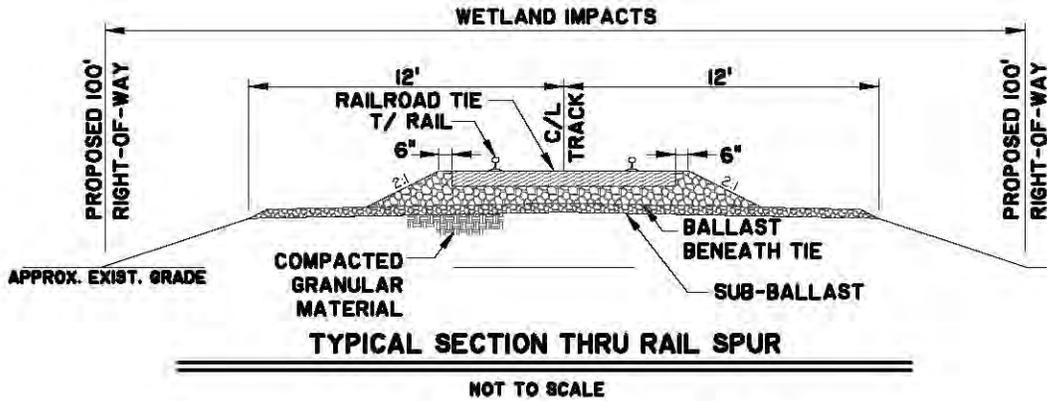
LOCATION: RICHMOND HILL | BRYAN COUNTY | GEORGIA
 DATE: JANUARY 12, 2015
 JOB NUMBER: J - 21597

SHEET: 26
 SCALE: NTS

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APPLICANT:
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LOCATION: RICHMOND HILL | BRYAN COUNTY | GEORGIA
DATE: JANUARY 12, 2015
JOB NUMBER: J - 21597

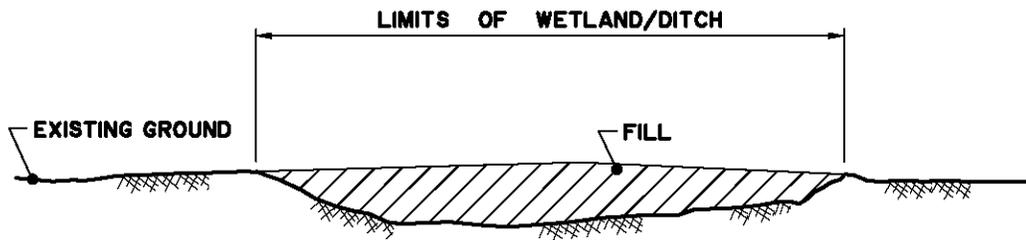
SHEET: 27
SCALE: NTS

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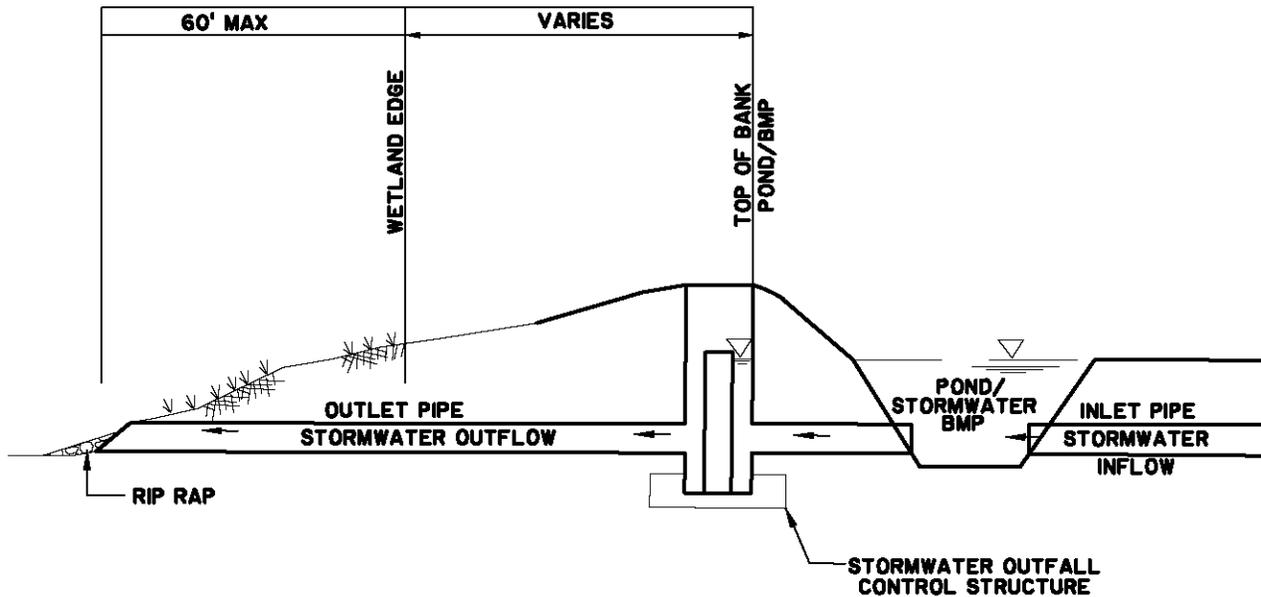
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**TYPICAL
DITCH/WETLAND DITCH FILL SECTION**

NOT TO SCALE



TYPICAL SITE IMPACT - OUTFALL STRUCTURE

NOT TO SCALE

BELFAST COMMERCE CENTRE

PROPOSED ACTIVITY:
WETLAND MANAGEMENT PLAN

APPLICANT:
BELFAST COMMERCE CENTRE, LLC.

LOCATION: RICHMOND HILL | BRYAN COUNTY | GEORGIA
DATE: JANUARY 12, 2015 SHEET: 28
JOB NUMBER: J - 21597 SCALE: NTS

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