



REPLY TO
ATTENTION OF

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

MARCH 03 2015

Regulatory Division
SAS-2007-00546

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-2007-00546

Applicant: Mrs. Mary E. Garrett
LEG/MEG 270 Dean Forrest, LLC
Post Office Box 1086
Richmond Hill, Georgia 31324

Agent: Mr. Alton Brown
Resource and Land Consultants
41 Park of Commerce Way, Suite 303
Savannah, Georgia 31405

Location of Proposed Work: The project site is located approximately 0.3 miles east of the intersection of Prosperity Drive and Dean Forest Road, in Garden City, Chatham County, Georgia (Latitude 32.0735, Longitude -81.1814).

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers: To develop an industrial warehousing and distribution complex. In order to develop the approximately 272-acre tract, the applicant has proposed the fill of approximately 3.24 acres of jurisdictional wetland for the purpose of developing an access road. The access road would be an extension off of Prosperity Drive. To mitigate for the fill of approximately 3.24 acres of jurisdictional wetland, the applicant has proposed the purchase of 24.6 wetland credits from a U.S. Army Corps of Engineers approved mitigation bank that services the project area. The access road would span Horseshoe Canal in two locations using pre-cast, concrete arched bridges.

BACKGROUND

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.

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 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, Attention: Mrs. Sarah E. Wise, 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 Mrs. Sarah E. Wise, Project Manager, Coastal Branch at 912-652-5550.

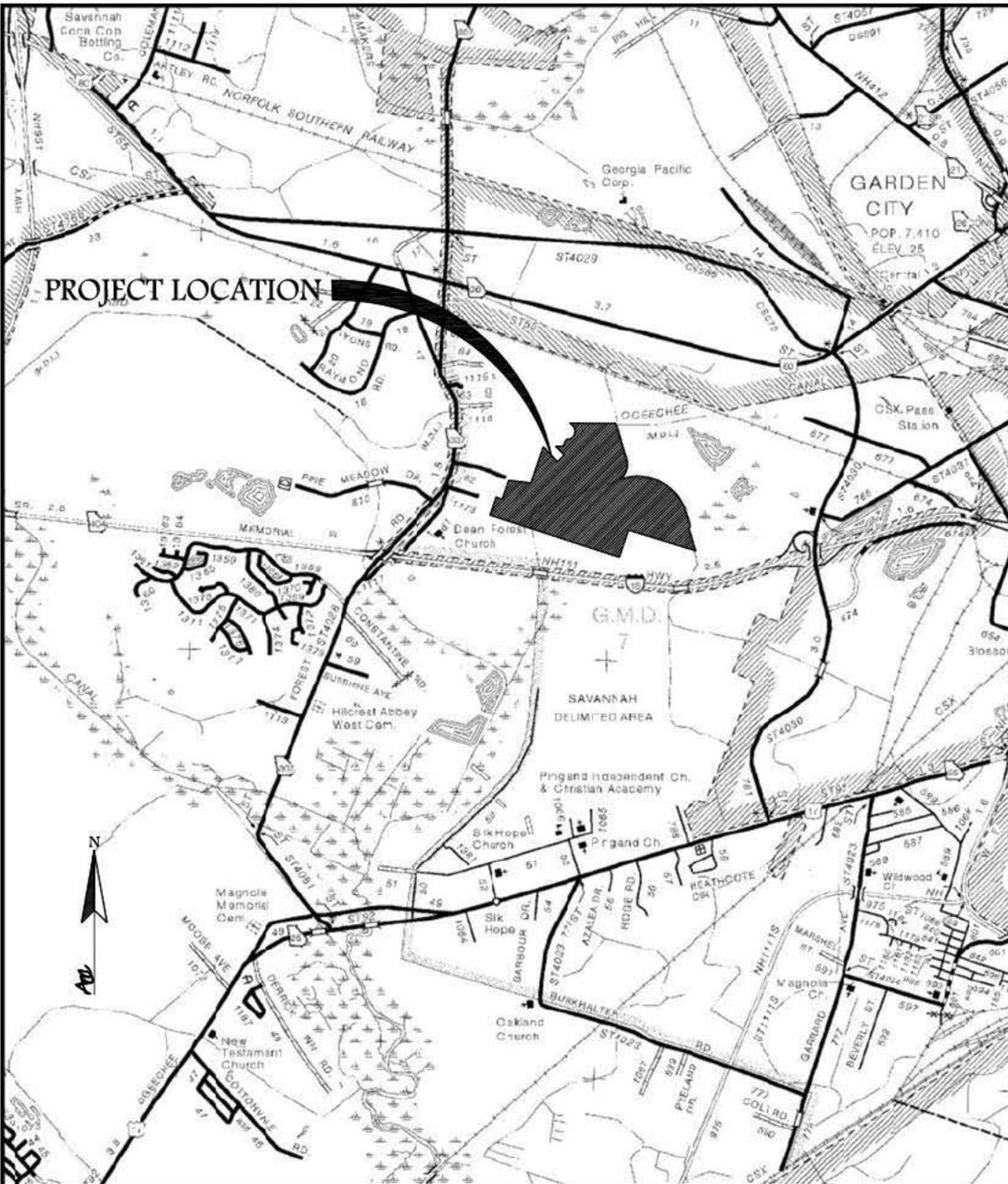
**Encls

- 1.
- 2.
- 3.
- 4.

GARRETT WAREHOUSE COMPLEX ACCESS IMPROVEMENTS WETLAND IMPACTS

For
Larry Garrett, Jr.

November 2014



SHEET INDEX

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8	WETLAND IMPACT "B-1"
9	CANAL CROSSING PROFILE
10	TYPICAL ROAD CROSS SECTION

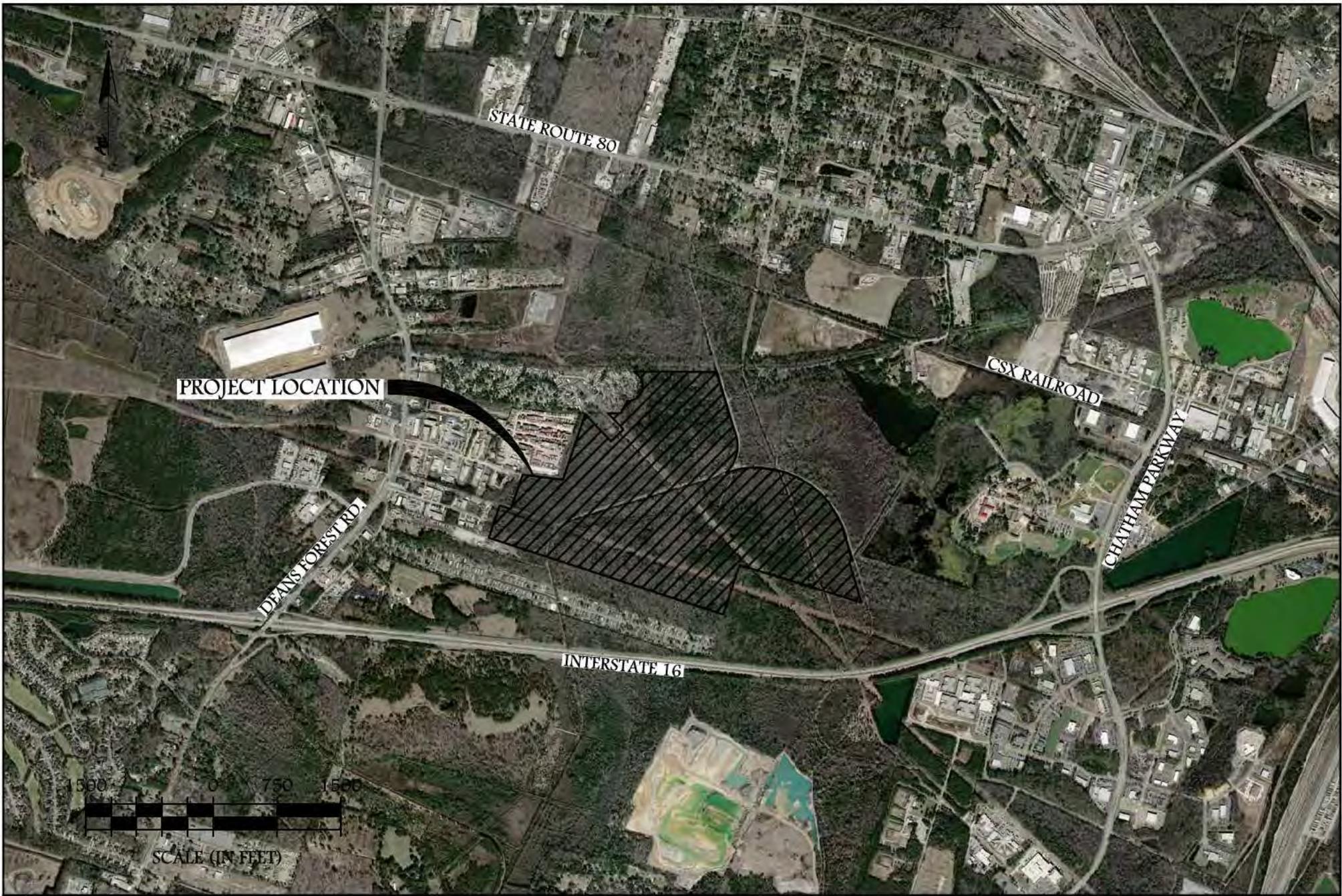
VICINITY MAP

SCALE: 1"=5000'

SOURCE: GDOT HIGHWAY MAP (CHATHAM COUNTY)



ATLANTIC COAST
CONSULTING, INC.
7 East Congress Street
Suite 801
Savannah, GA 31401
o 912.236.3471
www.atlcc.net



AERIAL MAP

SCALE: 1"=1500'
 DATE: NOVEMBER 20, 2014
 REVISION:
 DRAWN: JLY
 CHECKED: MAL

PROPOSED
 ACTIVITY: ACCESS ROAD
 COUNTY: CHATHAM
 APPLICANT: LARRY GARRETT, SR.

ACC ATLANTIC COAST CONSULTING, INC.
 7 EAST CONGRESS ST. - SUITE 801
 SAVANNAH, GA 31410
 PH: 912-238-3471
 FX: 912-238-3472

ACREAGE SUMMARY

TOTAL PROJECT ACREAGE	±272.30 AC
TOTAL UPLAND ACREAGE	±185.58 AC
TOTAL WETLAND ACREAGE	±86.71 AC

WETLAND IMPACTS

TOTAL WETLAND IMPACTS	±3.24 AC
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ACTIVITY SUMMARY

PREVIOUS CLEARING	±0.57 AC
PROPOSED FILL	±3.24 AC
CUBIC YARDS OF FILL	±12,582 CY

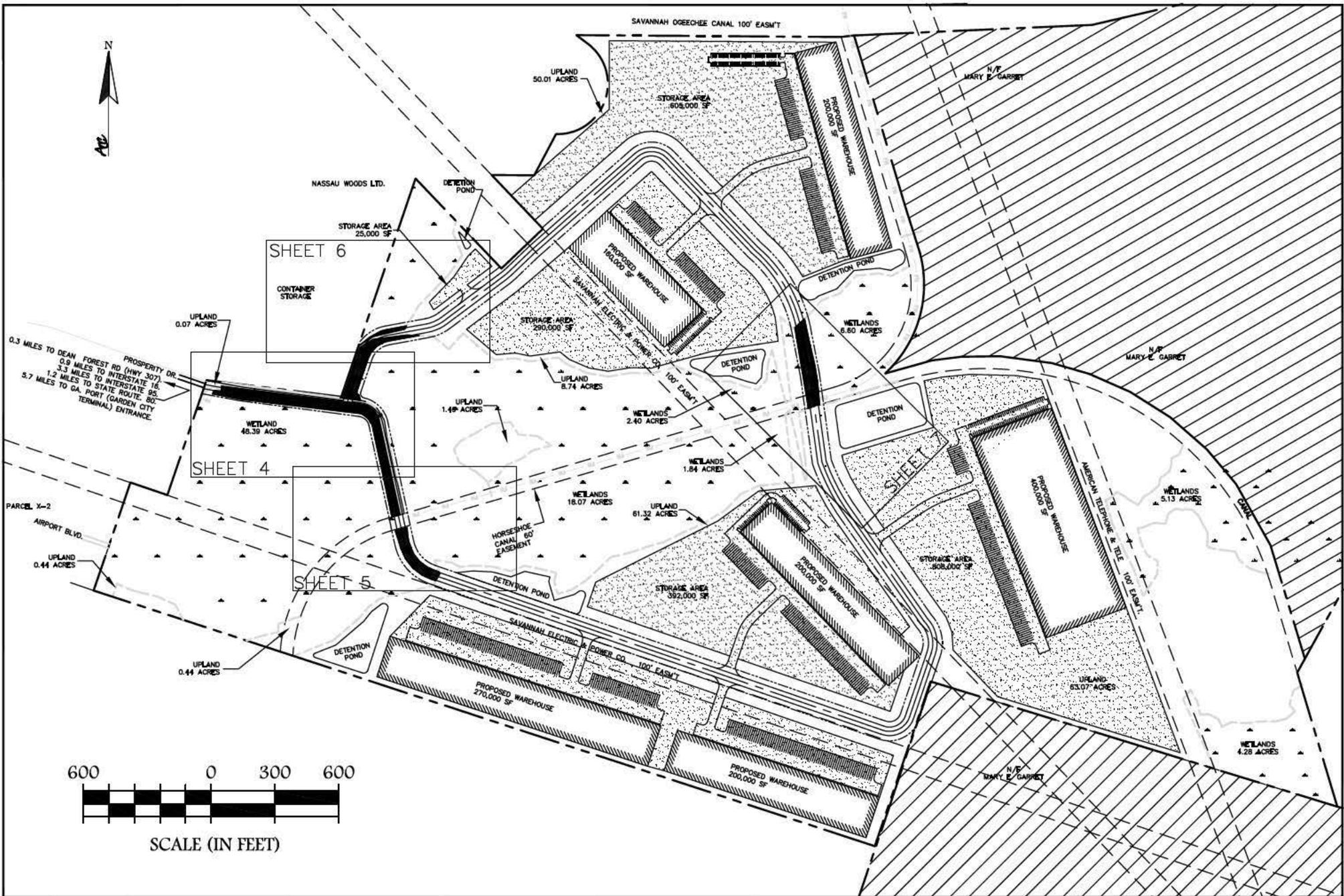
IMPACT SUMMARY TABLE

SCALE: NTS
DATE: NOVEMBER 20, 2014
REVISION:
DRAWN: JLY
CHECKED: MAL

PROPOSED
ACTIVITY: ACCESS ROAD
COUNTY: CHATHAM
APPLICANT: LARRY GARRETT, SR.

ACC

ATLANTIC COAST CONSULTING, INC.
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SAVANNAH, GA 31810
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WETLAND IMPACT SUMMARY

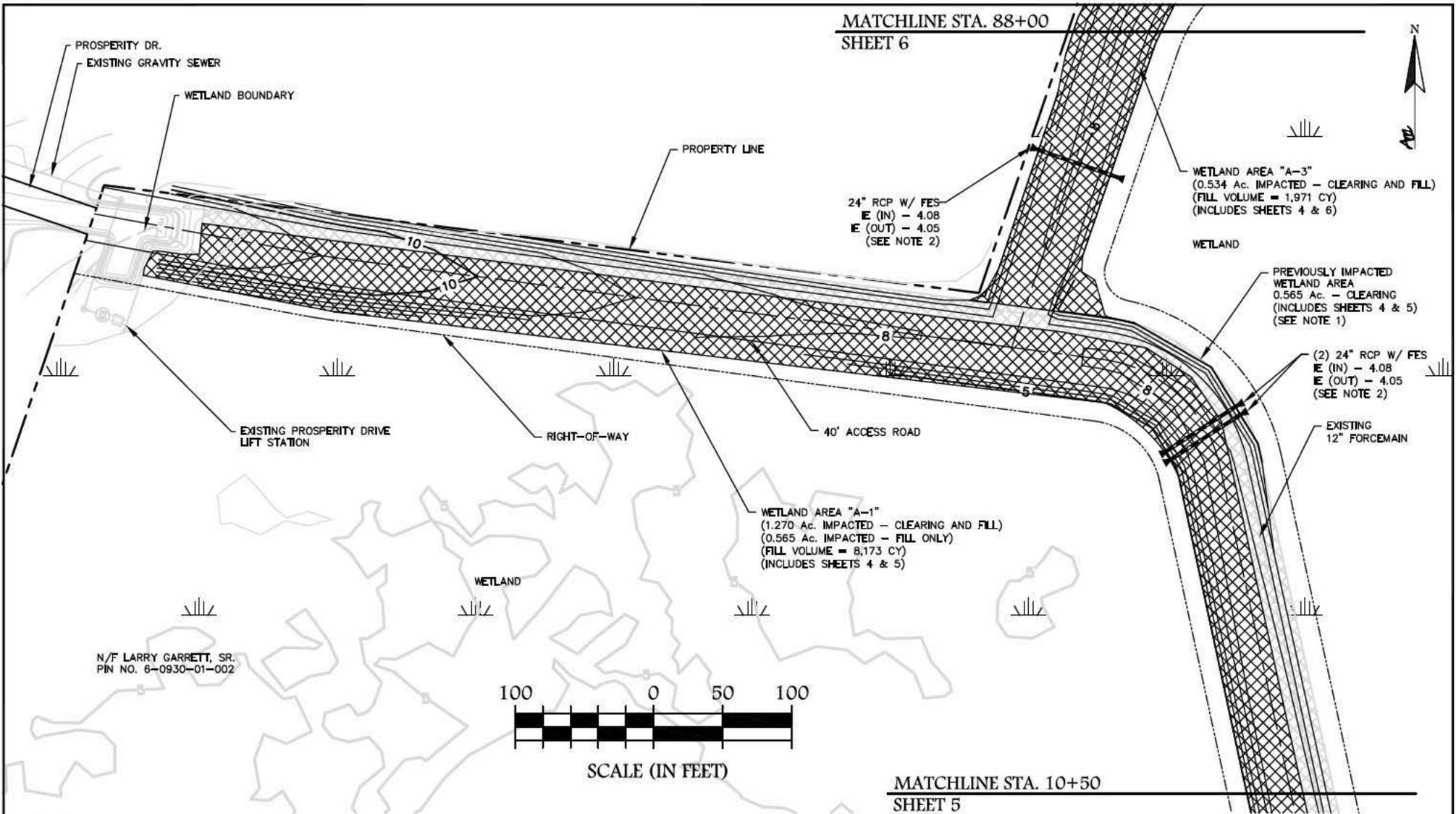
SCALE: 1"=600'
 DATE: NOVEMBER 20, 2014
 REVISION:
 DRAWN: JULY
 CHECKED: MAL

PROPOSED ACTIVITY: ACCESS ROAD
 COUNTY: CHATHAM
 APPLICANT: LARRY GARRETT, SR.



ATLANTIC COAST CONSULTING, INC.
 7 EAST CONGRESS ST. - SUITE 601
 SAVANNAH, GA 31410
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MATCHLINE STA. 88+00
SHEET 6



24" RCP W/ FES
E (IN) - 4.08
E (OUT) - 4.05
(SEE NOTE 2)

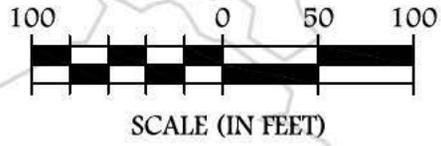
WETLAND AREA "A-3"
(0.534 Ac. IMPACTED - CLEARING AND FILL)
(FILL VOLUME = 1,971 CY)
(INCLUDES SHEETS 4 & 6)

PREVIOUSLY IMPACTED
WETLAND AREA
0.565 Ac. - CLEARING
(INCLUDES SHEETS 4 & 5)
(SEE NOTE 1)

(2) 24" RCP W/ FES
E (IN) - 4.08
E (OUT) - 4.05
(SEE NOTE 2)

WETLAND AREA "A-1"
(1.270 Ac. IMPACTED - CLEARING AND FILL)
(0.565 Ac. IMPACTED - FILL ONLY)
(FILL VOLUME = 8,173 CY)
(INCLUDES SHEETS 4 & 5)

N/F LARRY GARRETT, SR.
PIN NO. 6-0930-01-002



MATCHLINE STA. 10+50
SHEET 5

LEGEND

EXISTING		PROPOSED	
	PROMINENT CONTOUR		PROMINENT CONTOUR
	INTERMEDIATE CONTOUR		INTERMEDIATE CONTOUR
	RIGHT-OF-WAY		EDGE OF PAVEMENT
	WETLAND		IMPACTED WETLAND AREA
	PREVIOUSLY IMPACTED WETLAND AREA		RIGHT-OF-WAY

NOTES:

1. PREVIOUSLY IMPACTED WETLAND AREA PER ARMY CORP OF ENGINEERS PERMIT # 200300350.
2. 24" RCP CULVERT INVERTS SHALL BE SET 6" BELOW EXISTING GRADE TO PROVIDE MUD BOTTOM THROUGHOUT THE CULVERT. CULVERT FINAL LOCATIONS SHALL BE IN RIGHT-OF-WAY, BUT MAY BE ADJUSTED TO LOW POINTS BASED ON FIELD CONDITIONS TO CONVEY ON-SITE RUNOFF OR FROM ADJACENT PROPERTIES.

WETLAND IMPACT "A-1 & A-3"

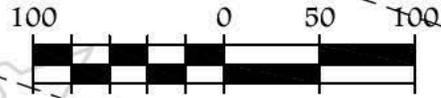
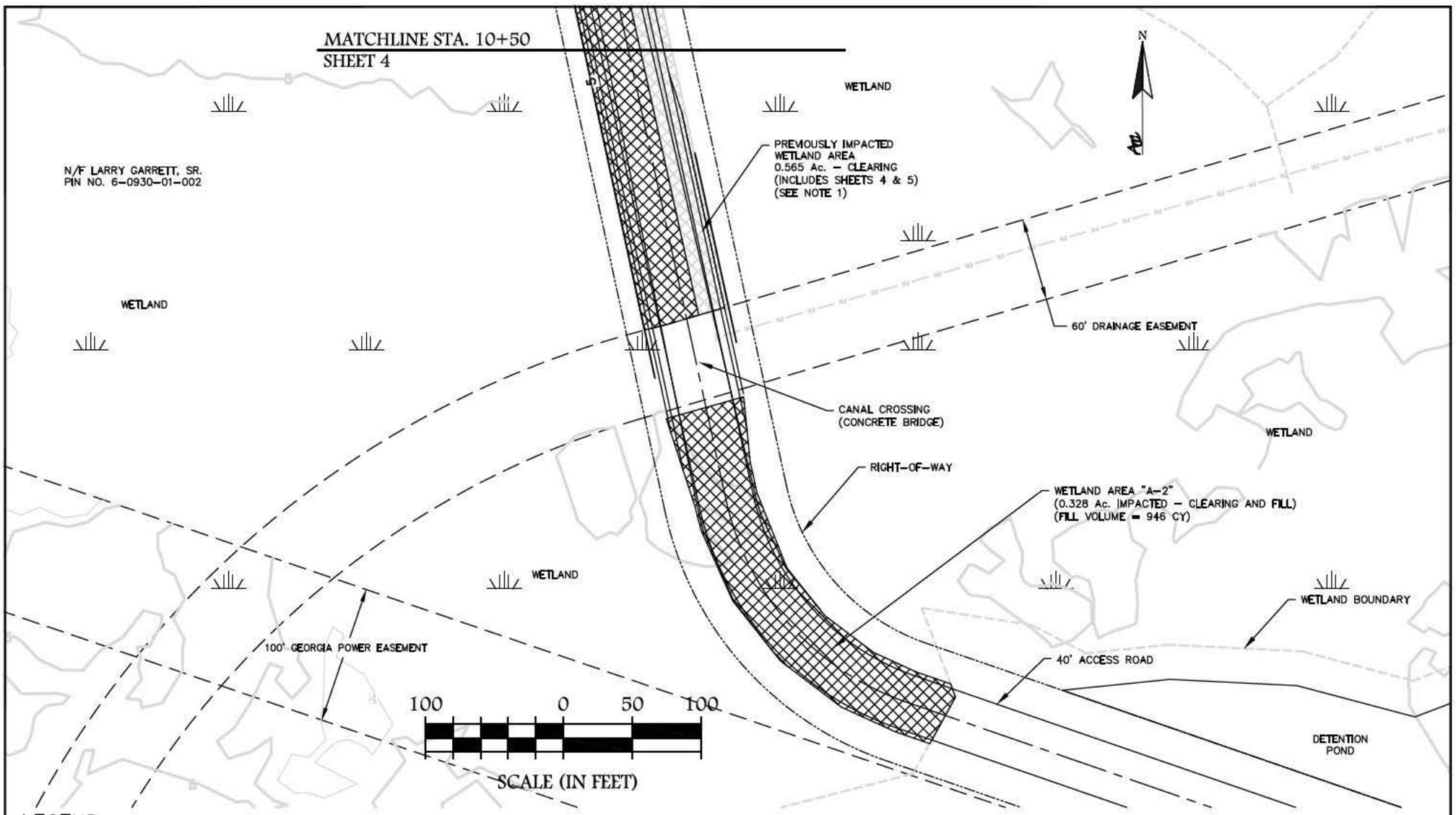
SCALE: 1"=100'
DATE: NOVEMBER 20, 2014
REVISION:
DRAWN: JLY
CHECKED: MAL

PROPOSED
ACTIVITY: ACCESS ROAD
COUNTY: CHATHAM
APPLICANT: LARRY GARRETT, SR.



MATCHLINE STA. 10+50
SHEET 4

N/F LARRY GARRETT, SR.
PIN NO. 6-0930-01-002



SCALE (IN FEET)

LEGEND

EXISTING	PROPOSED
PROMINENT CONTOUR	PROMINENT CONTOUR
INTERMEDIATE CONTOUR	INTERMEDIATE CONTOUR
RIGHT-OF-WAY	EDGE OF PAVEMENT
WETLAND	IMPACTED WETLAND AREA
PREVIOUSLY IMPACTED WETLAND AREA	RIGHT-OF-WAY

NOTES:

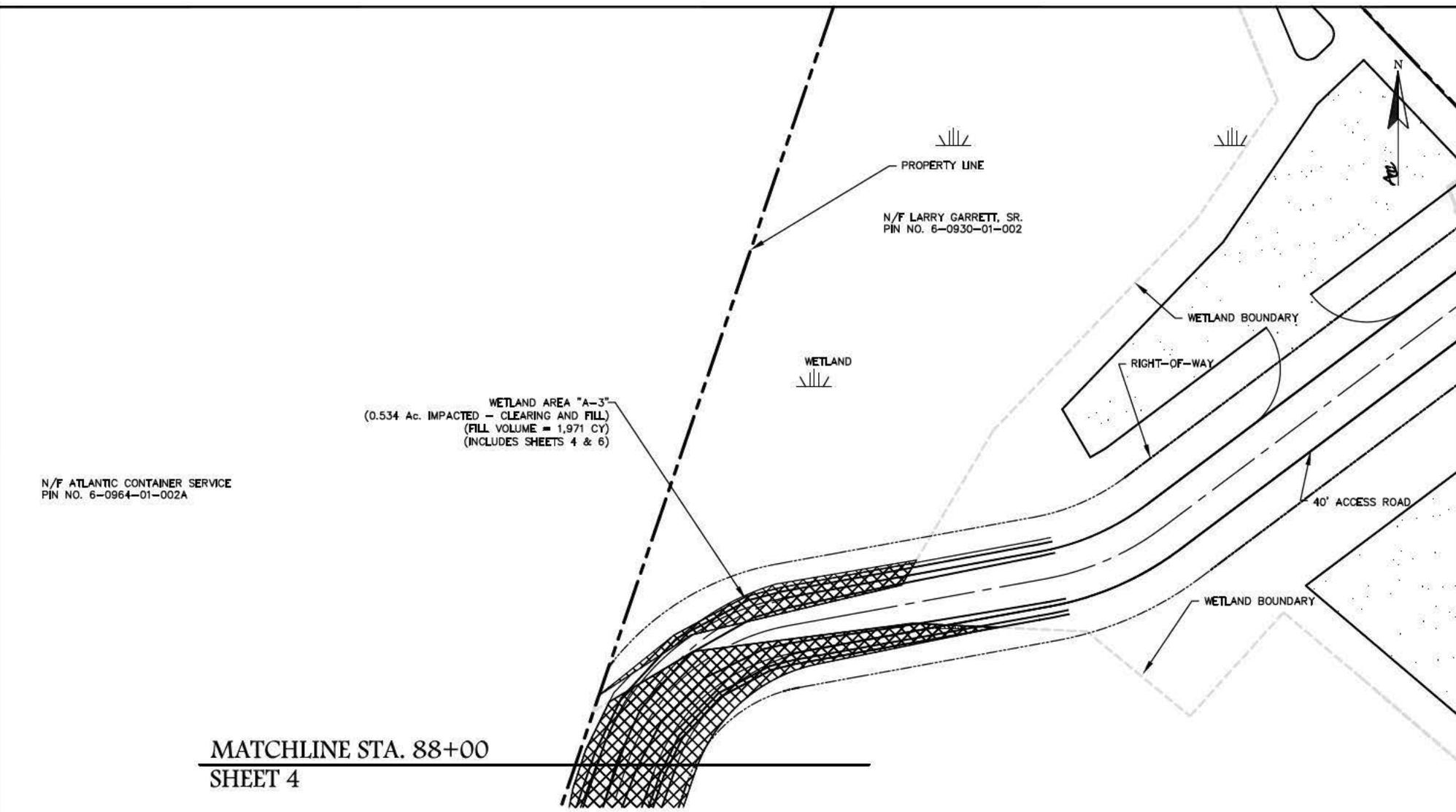
1. PREVIOUSLY IMPACTED WETLAND AREA PER ARMY CORP OF ENGINEERS PERMIT # 200300350.

WETLAND IMPACT "A-1 & A-2"

SCALE: 1"=100'
DATE: NOVEMBER 20, 2014
REVISION:
DRAWN: JLY
CHECKED: MAL

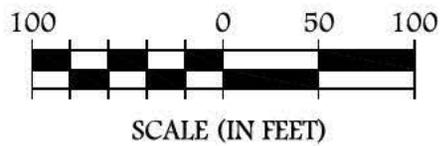
PROPOSED
ACTIVITY: ACCESS ROAD
COUNTY: CHATHAM
APPLICANT: LARRY GARRETT, SR.





LEGEND

EXISTING	PROPOSED
PROMINENT CONTOUR	PROMINENT CONTOUR
INTERMEDIATE CONTOUR	INTERMEDIATE CONTOUR
RIGHT-OF-WAY	EDGE OF PAVEMENT
WETLAND	IMPACTED WETLAND AREA
PREVIOUSLY IMPACTED WETLAND AREA	RIGHT-OF-WAY



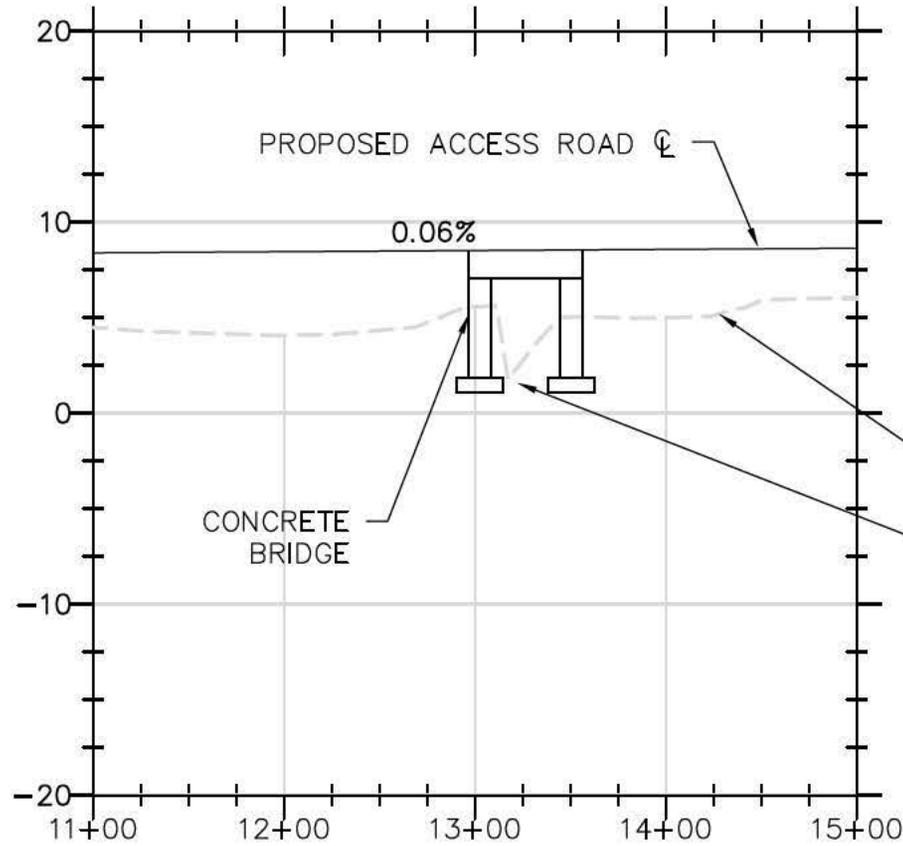
WETLAND IMPACT "A-3"

SCALE: 1"=100'
 DATE: NOVEMBER 20, 2014
 REVISION:
 DRAWN: JLY
 CHECKED: MAL

PROPOSED
 ACTIVITY: ACCESS ROAD
 COUNTY: CHATHAM
 APPLICANT: LARRY GARRETT, SR.

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Elevation



PROPOSED \varnothing ELEVATION (TYP)

EXISTING GRADE (TYP)

4.48 8.38 4.29 4.20 4.13 4.06 8.44 4.10 4.33 4.75 5.55 8.50 2.75 5.02 4.99 4.99 8.56 5.11 5.88 5.99 6.00 8.62

Station

CANAL CROSSING PROFILE

SCALE - H: 1" = 100'
V: 1" = 10'

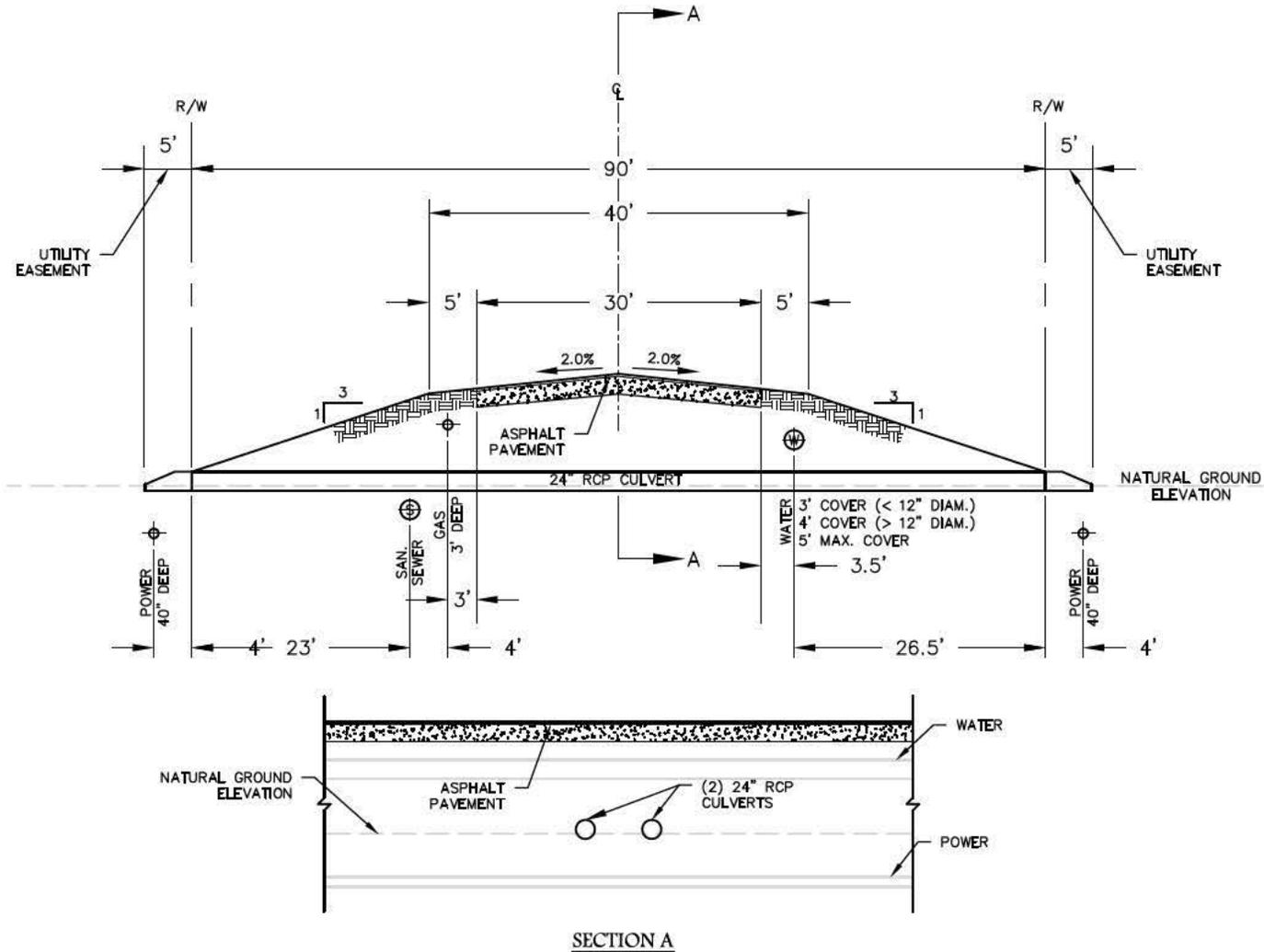
CANAL CROSSING PROFILE

SCALE: AS NOTED
DATE: NOVEMBER 20, 2014
REVISION:
DRAWN: JLY
CHECKED: MAL

PROPOSED ACTIVITY: ACCESS ROAD
COUNTY: CHATHAM
APPLICANT: LARRY GARRETT, SR.



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TYPICAL ROAD SECTION, CULVERT, AND UTILITY LOCATION DETAIL

N.T.S.

TYPICAL ROAD CROSS SECTION

SCALE: NTS
 DATE: NOVEMBER 20, 2014
 REVISION:
 DRAWN: JLY
 CHECKED: MAL

PROPOSED ACTIVITY: ACCESS ROAD
 COUNTY: CHATHAM
 APPLICANT: LARRY GARRETT, SR.

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