



REPLY TO
ATTENTION OF:

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

FEBRUARY 02 2016

Regulatory Division
SAS-2007-01659

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-2007-01659

Applicant: Mr. Richard Knowlton
MSBP Partners, LLC
Post Office Box 7707
Savannah, Georgia 31418

Agent: Mr. Charles Way
Coleman Company, Inc.
17 Park of Commerce, Suite 201
Savannah, Georgia 31405

Location of Proposed Work: The project is located directly south east of Pine Barren Road, between Harmon Road and Louisville Road in Pooler, Chatham County Georgia (Latitude 32.0967, Longitude -81.2317).

Applicant's Stated Project Purpose: To develop a warehouse facility that will meet existing demand for light industrial building space in the Savannah and Pooler area, support the Port of Savannah's logistical needs, generate cash flow and equity for the property owner, and support jobs for area residents.

Applicant's Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers: The applicant is proposing to discharge 16,924 cubic yards of sand fill in 2.35 acres of wetlands in association with the construction of a 50,000 square foot industrial warehouse in Chatham County.

Compensatory Mitigation: The applicant has offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment: The applicant proposes to purchase 15.5 wetland credits from Black Creek Mitigation Bank.

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, Watershed Protection Branch, 2 MLK Jr. Drive, Suite 418, Atlanta, Georgia 30334, during regular office hours. A copier machine is available for public use at a charge of 10 cents per page. All coastal projects are filed at our Brunswick office and will need to be requested from Mr. Bradley Smith at Bradley.Smith@dnr.ga.gov. 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, U.S. Army Corps of Engineers, Regulatory Division, 100 West 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 Code of Federal Regulations 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).

U.S. 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, National Oceanic and Atmospheric Administration, 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: SAS-2007-01659, 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 Meredith Allen, Project Manager, Coastal Branch, at 912-652-5503.

Encls

1. Project Description (5 pages)
2. Project Drawings (5 pages)

Project Description/Alternatives Analysis

Warehouse and Logistics Facility

7.9 Acre Wessels and Hicks Tract

Applicant: MSBP Partners, LLC

SAS 2007-01659

October 2015

1) Introduction and Project Purpose

MSBP Partners, LLC is proposing the construction of a warehouse and logistics facility on a 7.9 acre tract of land located on the southern side of Pine Barren Road 1,000 feet east of Interstate 95 in Pooler, Chatham County, Georgia.

In the past decade the Port of Savannah has experienced record growth and was the nation's fastest growing regional port between 2000 and 2005. Although growth slowed during the recession of 2008, port activity in coastal Georgia has remained strong compared to the struggles of the economy nationwide. In fact the Savannah port is now the single largest container terminal in North America and the second busiest container exporter. Savannah also reached new all-time highs in total TEU's and automotive & heavy machinery units. The Savannah Ports Authority has projected near 100 percent growth in 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 budget for FY 2016 alone plans for \$142M in capital improvements. Such expansion requires trucks to transport cargo, construction crews and equipment to build additional facilities. The continuing expansion of the Savannah Ports has been an invaluable factor in the continuing growth of Savannah's local economy, despite the recent slowing of economic growth nationwide. Without continued investment in infrastructure, logistical facilities, and personnel designed to keep pace with port growth, the Savannah Ports may not be able to provide adequate facilities for its customers, forcing them to divert their business to other ports. A reduction in Savannah Port activity would be detrimental to Savannah's local economy, as well as the state's, considering that Savannah is the only major port city in Georgia, and the Savannah Ports and its terminals support 369,000 jobs, \$84 billion in sales, \$2.3 billion in state and local taxes, and \$33.2 billion in State GDP.

The applicant's operations will be 100% port-driven. With the Savannah Ports showing no signs of slowing their current pace of growth and real estate activity increasing, market trends support continued demand for this type of facility.

1) 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 as verified by the Savannah District in December 2014 shows that the site contains 3.878 acres of upland and 4.016 acres of forested wetland. The property does not appear to have ever been actively used or maintained. However, site conditions indicate that part of the property has been cut over and/or harvested for timber in the last 25 years. The jurisdictional wetlands on site are of moderate aquatic function and some areas near the wetland edge have been cut over along with the upland cut over. Hydrology is present in the form of exposed root systems, butt swells, saturated soil, and water staining. However, drainage patterns, water marks, and other indicators of extended periods of inundation are slight or nonexistent, even after periods of heavy rainfall.

Forested Upland: The upland habitat on the project site consists of primarily hardwood forest dominated by an overstory of southern red oak (*quercus falcata*), northern red oak (*quercus rubra*), water oak (*quercus nigra*), and sweetbay (*magnolia virginiana*). The mid-story is characterized by intense shrub growth, particularly over areas that have been cut over in prior decades, as well as sweetgum (*Liquidambar styraciflua*) and sweetbay saplings. Fetterbush (*lyonia lucida*), wax myrtle (*myrica cerifera*), and gallberry (*Ilex glabra*) dominate the mid-story. Understory is sparse, characterized by scattered saw palmetto (*serenoa repens*) on the high slope and cinnamon fern (*osmunda cinnomonaea*) on the downward slope to the wetland boundary. Soils in the upland areas are somewhat poorly drained with a seasonal high water table of 18-26 inches. About half of the project area has been subject to clear cutting in the past 25 years, mostly along the frontage of Pine Barren Road.

Forested Wetland: The wetland habitat on the project site consists of both young and mature hardwood trees, areas of prominent shrub mid-story, and scattered herbaceous understory. Hardwood canopy is dominated by sweetgum (*liquidambar styraciflua*), sweetbay, and red maple (*acer rubrum*). Some 40+ year hardwoods are present in the wetland area, although most trees are within the 10-30 year range. Mid-story is sparse except where it has been cut over, and is dominated by fetterbush and young sweetgum, sweetbay, and red maple saplings. Understory is comprised of cinnamon fern and royal fern (*osmunda regalis*). Soils in the wetland are very poorly drained with heavy clay at shallow depths and a seasonal high water table of 6-12 inches. Hydrology is present in the form of butt swells, exposed root systems, highly organic soil, saturation in the upper 12 inches, and occasional areas of water staining. The wetlands do not appear to be regularly inundated with water for extended periods of time, even after periods of heavy rain. Some areas on the edges of the wetland appear to have undergone cutting in recent decades.

2) Development Plan

The proposed development plan consists of a 50,000 SF warehouse and shipping office with employee and visitor parking, truck parking and turnaround space, container storage, stormwater detention, landscaping, and other necessary infrastructure. The applicant has chosen the size and scope of the proposed site plan based on recent market trends and real estate activity in the Savannah metropolitan area, internal financial considerations, and local development guidelines. The applicant determined that the proposed site plan reflects the appropriate size facility to serve the current market needs as well as the financial concerns of the applicant, and rejected site plans that allowed larger facilities in order to minimize wetland impact.

3) 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 create revenue for the applicant, provide jobs for additional drivers and personnel, and increase corporate income and property taxes revenues, as well as contributing to ensure that the Savannah Ports have all the necessary logistical facilities and personnel needed to continue expanding at their current pace. 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 both the City of Savannah and the State of Georgia.

Environmental impacts of the project site will be minor and have been minimized to the greatest extent practicable by the applicant. The 2.35 acres of jurisdictional wetland the applicant is proposing to fill is of moderate aquatic function and is part of a wetland system impacted by decades of logging and timber management. Although the wetlands on site have not been logged recently, both wetland and upland communities on adjoining properties to the south have been

logged historically and in recent years, contributing to the moderate hydrologic function of the wetlands on the project site. A significant portion of the uplands on the project site have also been cleared in past decades. The project site does not support any threatened or endangered species. The project site is outside of the 100-year floodplain and will not require any floodplain mitigation. 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. All state and local guidelines for erosion and sedimentation control will be adhered to, and no waters of the state will be adversely 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 relatively small scope of this project compared to most industrial developments and its location in an industrial area devoted almost entirely to the Savannah Ports, 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 collect increased tax revenue from the business activities of the project.

4) Alternatives Analysis & Avoidance/Minimization

The subject site was purchased by the applicant in 2006 with the purpose of providing increased capacity for Coastal Logistics Group, a company that shares an ownership interest with MSBP Partners. An Individual Permit was approved for this site in 2009 but the project was not completed due to the economic downturn. With the economy reviving, the applicant has decided to develop a logistics facility separate from Coastal Logistics Group. The primary factors contributing to the development of the subject property and the off-site alternatives are discussed below.

Off-Site Alternatives: The applicant has considered a number of alternative sites in the past year on which to locate his logistical operations. Due to various factors which will be summarized below and in the attachments to this application, these sites were determined unsuitable and therefore were not purchased. The primary criteria that were used to evaluate properties for this project were distance to the Savannah Ports, suitable zoning and lack of conflicting land uses, quality roads and property access, and economic constraints related to how much capital the applicant is able to invest in the project. Attached to this application is a Site Location Analysis provided to CCI by MSBP, summarizing the geographic, zoning, infrastructural, and economic criteria that were used to come to the decision to purchase the subject property for this project. The analysis also lists and compares the eight most qualified properties that were evaluated for this project purpose and ranks them in four criteria. The site subject to this permit application was given the highest point total of the eight sites.

As the proposed operation will be 100% port driven, reasonable proximity to the ports was the first and most obvious limiting factor in the suitability of a property for this project. The applicant concluded that for various reasons, they preferred that their site be within five miles of the Savannah Ports. The applicant also knew that their project would involve high-volume tractor-trailer traffic and considerable noise in an industrial setting. Sites that were not zoned for industrial use, had poorly maintained or inadequate roads, or were in close proximity to residential or commercial hubs were then also eliminated. A third criteria was that the site be of a suitable size and shape to allow two access points to the truck area, given the relative small size of the site in terms of industrial projects, and the enormous turning radius of tractor-trailers, particularly the longer and more difficult to maneuver "lowboy" trailers. The final criterion was overall cost. The applicant projected, based on their internal debt/income ratios and pro formas,

that developing the subject property that they already own would be much more efficient than purchasing any other available property for the proposed project. Attached also is the Site Location Analysis completed by White Branch Consultants, which identified the subject property as the most suitable for this project.

On-Site Alternatives: Alternative site plans were evaluated in order to minimize wetland impact while still fulfilling the project purpose. Multiple approaches, both with more and less 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, negative impacts on the environment, mitigation costs, and permit approval timelines. The size and arrangement of the wetland on site made wetland impact all but unavoidable, as the wetland protrudes into the middle of the site and could not be avoided while still providing space for industrial vehicle traffic. Local ordinances requiring a 20' vegetated buffer along property boundaries and a 25' buffer around undisturbed wetlands further reduced the amount of useable upland on site and made wetland impact more necessary. In addition, the recent EPJD issued by the USACE Savannah District more than doubled the amount of jurisdictional wetland on site compared to the previous JD approved in 2007. With the property boundaries set based on previous wetland boundaries and no available land to purchase, the usability of the site becomes severely limited based on the current delineation. Alternative A involved minimizing wetland fill by placing the project's storm water detention pond in the jurisdictional wetlands and using all of the remaining upland for development. However, USACE and EPA guidance discourages "in-stream treatment" of storm water and pollutants. A memo dated 6/02/04 titled, "*FINAL Region 4 Guidelines for Reconciling Storm Water Management and Water Quality and Resource Protection Issues*", states, "In general, the Clean Water Act prohibits the designated use of our creeks, streams, lakes or wetlands, and the larger rivers in which we fish and swim, from being used as pollution treatment systems except in the most extreme situations." Alternative A also required more total wetland impact after combining the wetland fill with the excavation for detention. For those reasons Alternative A was abandoned. Alternative B kept the stormwater detention in its proposed upland location but increased the total amount of wetland fill to 3.8 acres in order to accommodate a 75,000 SF warehouse and twice the amount of truck and container spaces. Ultimately the applicant determined that based on market conditions, a 50,000 SF facility would be just as marketable, if not more, than a 75,000 SF facility and abandoned Alternative B. The applicant also considered impacting < ½ acre of wetlands and applying for a Nationwide Permit 39 based on Alternative C. However, after considering the useable building space that was lost and the potential of having to impact additional wetlands in the future to expand the facility, the applicant decided that Alternative C, although cheaper and more time efficient to permit, would likely not have provided adequate space for the project purpose. Therefore, the applicant concluded that Alternative D provided an appropriate balance between useable site size and wetland avoidance, and would require no additional wetland impact for future site expansion. The applicant and the design engineers also settled on Alternative D because it was the smallest amount of wetland impact that would fulfill the project's purpose without involving in-stream treatment of storm water. 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 and leaving the most undisturbed wetland on site.

	Filled Wetland	In-Stream Treatment	Facility Size	Total Wetland Impact
Alternative A	2.02	0.75	50,000 SF	2.77 acres
Alternative B	3.80	0.00	75,000 SF	3.80 acres
Alternative C	0.49	0.00	10,000 SF	0.49 acres
Alternative D (proposed)	2.35	0.00	50,000 SF	2.35 acres

5) Threatened and Endangered Species

A threatened and endangered (T & E) species survey was performed by Kern-Coleman & Co., LLC (KCC) in August 2008 as part of a previous permit application 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. The FWS and GA DNR were contacted and questioned regarding any reported sightings of T & E species near the project area. Neither FWS nor the DNR reported any sightings of individual species or nest activity in the immediate vicinity of the project area. During the preparation of this permit request, the previous T & E species survey was reviewed and the site reassessed for potential wildlife impacts. Based on the information available and our knowledge of the site, we do not expect the proposed project to impact any T & E species. The 2008 Threatened and Endangered Species Survey Report should be available in the USACE file for the previous permit for review. We have also attached for reference an updated T & E species list for Chatham County and for the Garden City Northwest Quarter Quadrangle.

6) Cultural Resources

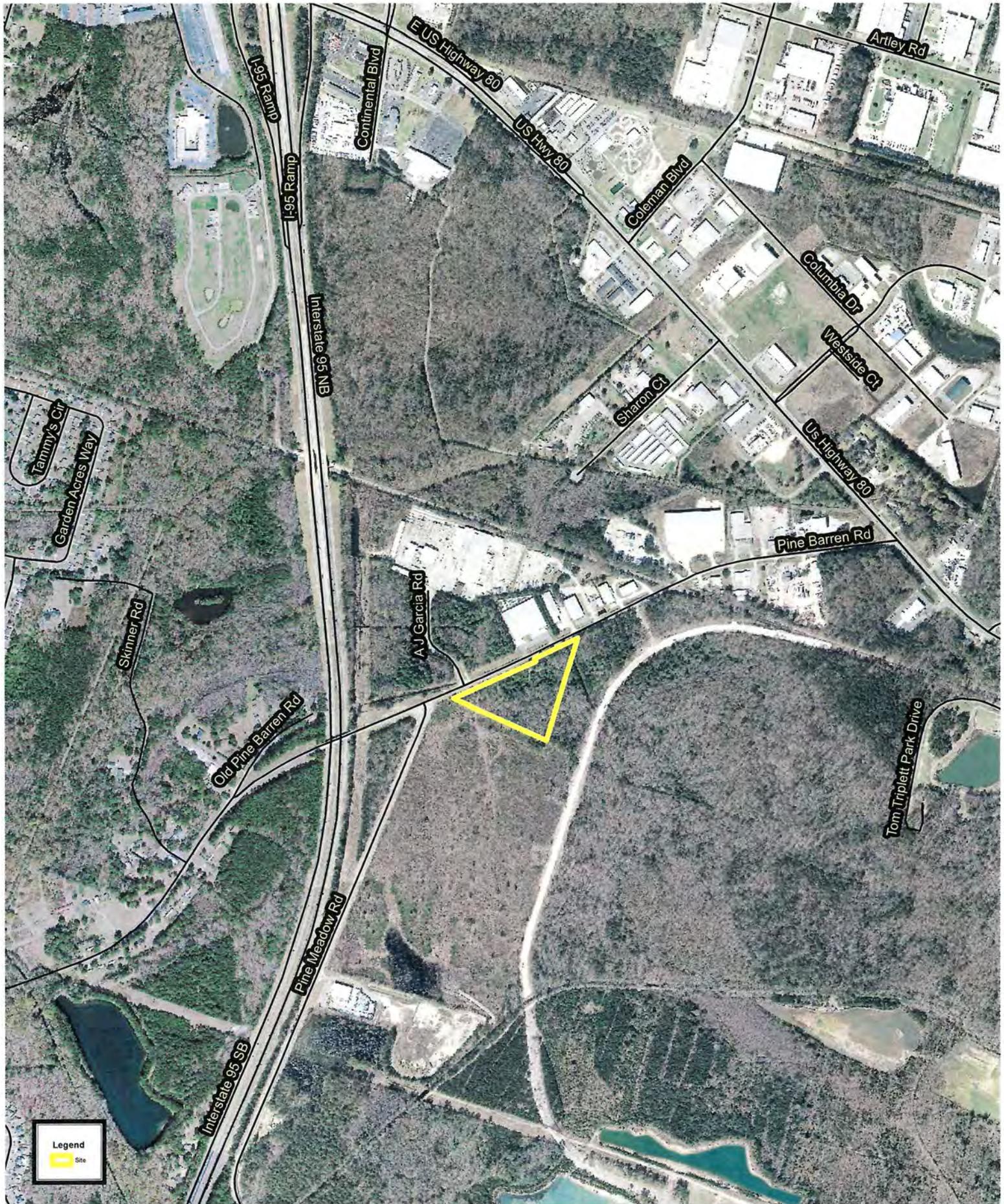
Also as part of the 2008 permit application, Bland & Associates, Inc. performed a Phase I cultural resources survey on the subject property. Their report did not identify any resources eligible for listing that would be negatively impacted by the proposed project. CCI does not have a copy of the previous survey in its possession, but it should be available for review in the USACE permit file for the previous permit action.

7) Storm Water Management

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

8) Compensatory Mitigation

The proposed project requires the fill of 2.35 acres of forested wetland. To compensate for unavoidable impacts to waters of the U.S., the applicant proposes the purchase of 15.5 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.



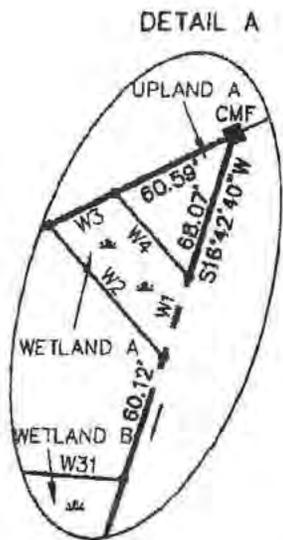
COLEMAN COMPANY, INC.
 • Engineers and Surveyors •
 17 Park of Commerce, Suite 110 / Savannah, GA 31405
 (912) 812-2000-3041 • (Fax) 812-2010-3035



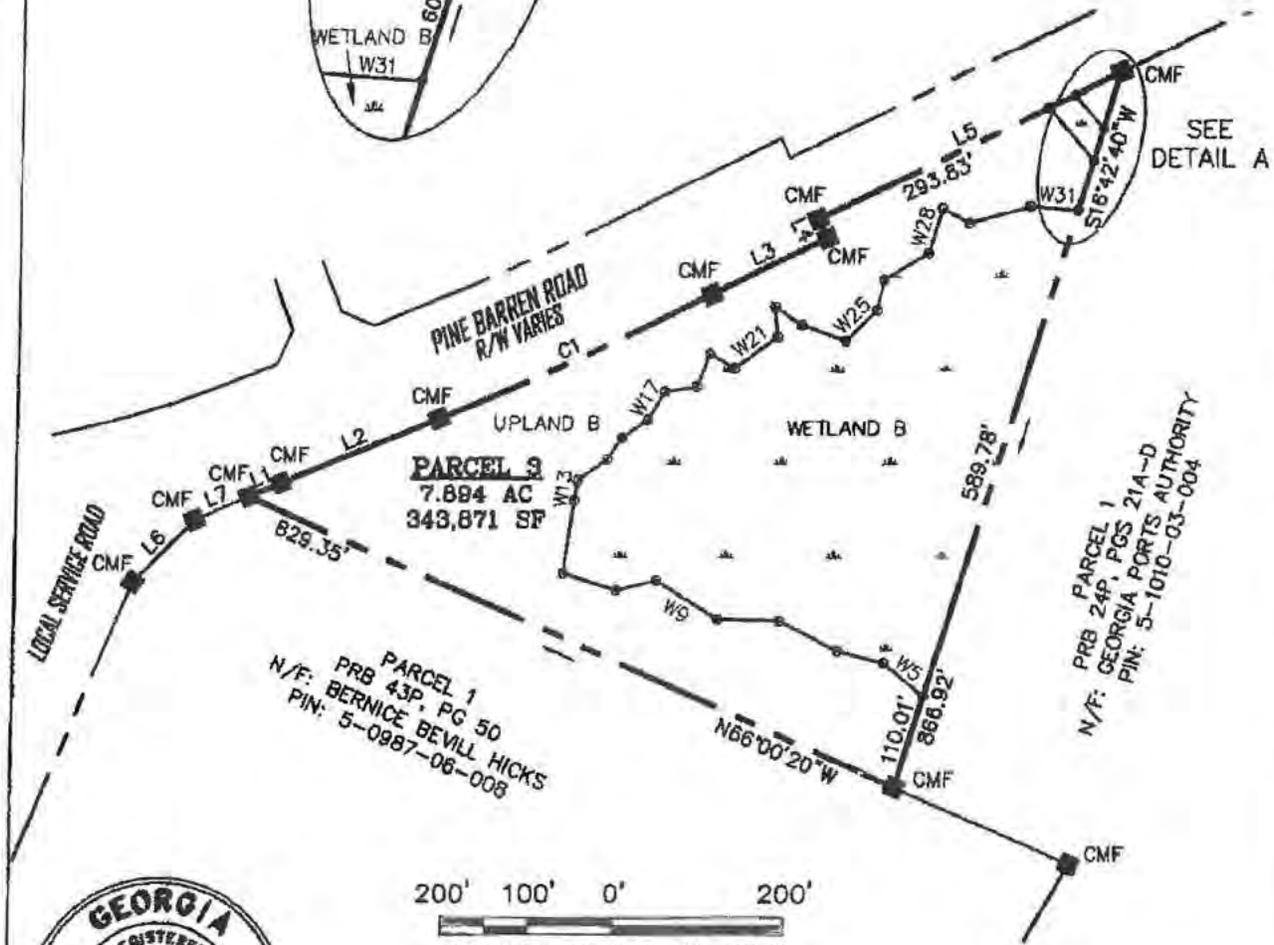
Location Map
 Portion of the Wessles Tract
 Pine Barren Rd, Pooler, GA

0 250500 1,000
 Feet





N
GRID
GEORGIA EAST ZONE
NAD 83



SEE DETAIL A

PARCEL 1
PRB 24P, PGS 21A-D
N/F: GEORGIA PORTS AUTHORITY
PIN: 5-1010-03-004

PARCEL 1
PRB 43P, PG 50
N/F: BERNICE BEVILL HICKS
PIN: 5-0987-06-008

200' 100' 0' 200'
GRAPHIC SCALE: 1"=200'

CURVE TAB E						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	348.32'	5751.21'	174.22'	3°28'13"	N65°39'49"E	348.27'



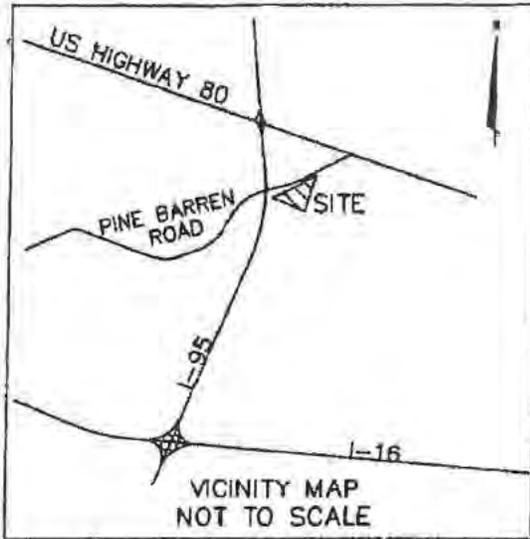
PREPARED FOR: MSBP PARTNERS

SHEET
1/2

DATE: 11/13/2014
SCALE: 1"=200'
JOB #: 14-054003
DRAWN BY: JPA
CHECKED BY: JBT

A WETLAND EXHIBIT OF PARCEL 3, BEING A RECOMBINATION OF PARCEL 3 OF "PLAT OF A PORTION OF THE FORMER ESTATE OF FRED WESSELS, SR." AND A 1,590 ACRES PARCEL ALSO KNOWN AS PARCEL 6, 8TH G.M. DISTRICT, CITY OF POOLER, CHATHAM COUNTY, GEORGIA

COLEMAN COMPANY, INC.
Engineers and Surveyors
Part of Overton, Salt & Stroup, Inc.
81101 201 5th St. P.O. Box 201 201



LEGEND

■ CMF CONCRETE MONUMENT FOUND

LINE TABLE		
LINE	LENGTH	BEARING
L1	39.95'	N67°01'34"E
L2	197.54'	N67°23'57"E
L3	148.08'	N63°55'45"E
L4	25.00'	N26°04'15"W
L5	387.93'	N63°55'45"E
L6	101.40'	N44°25'19"E
L7	69.85'	N66°38'10"E

WETLAND LINE TABLE		
LINE	LENGTH	BEARING
W1	38.93'	S16°42'40"W
W2	81.40'	N41°19'38"W
W3	33.50'	N63°55'45"E
W4	51.98'	S42°06'21"E
W5	61.41'	N49°40'51"W
W6	54.85'	N75°42'12"W
W7	76.04'	N62°45'17"W
W8	72.45'	N88°18'57"W
W9	85.18'	N58°03'09"W
W10	49.32'	S76°27'11"W
W11	66.05'	N72°25'52"W
W12	84.62'	N08°03'43"E
W13	23.89'	N07°24'26"E
W14	43.13'	N54°20'49"E
W15	30.58'	N34°55'13"E
W16	36.77'	N54°11'28"E
W17	38.05'	N31°34'38"E
W18	38.09'	N81°20'32"E
W19	40.54'	N20°54'56"E
W20	33.73'	S60°35'12"E
W21	61.26'	N53°24'58"E
W22	34.08'	N05°45'56"W
W23	37.77'	S56°56'32"E
W24	53.42'	S70°48'55"E
W25	49.40'	N45°45'47"E
W26	35.77'	N12°16'14"E
W27	59.81'	N58°50'43"E
W28	54.35'	N16°14'41"E
W29	35.10'	S60°32'36"E
W30	73.02'	N74°37'04"E
W31	55.95'	S85°32'38"E

NOTES:

1. PROPERTY ADDRESSES: 000 PINE BARREN ROAD
POOLER, GA
2. PARCEL IDENTIFICATION NUMBER: 5-0987-06-009
3. THESE PROPERTIES ARE CURRENTLY ZONED I-1.
4. THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
5. BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0126G, EFFECTIVE DATE: AUGUST 5, 2013.
6. ALL WETLANDS MAY BE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREA WITHOUT PROPER PERMIT APPLICATION & APPROVAL.
7. ALL LINE LABELS ARE IN SEQUENTIAL ORDER, SOME HAVE BEEN OMITTED FOR CLARITY.
8. THE WETLANDS WERE DELINEATED BY COLEMAN COMPANY, INC ON NOVEMBER 11, 2014.

AREA TABLE

WETLAND A: 0.050 AC; 2,181 SF
WETLAND B: 3.966 AC; 172,747 SF

UPLAND A: 0.034 AC; 1,514 SF
UPLAND B: 3.844 AC; 167,429 SF

WETLAND TOTAL AREA: 4.016 AC; 174,928 SF
UPLAND TOTAL AREA: 3.878 AC; 168,943 SF
TOTAL AREA: 7.894 AC; 343,871 SF

REFERENCE:

1. PLAT RECORD BOOK 44P, PAGE 95

PREPARED FOR: **MSBP PARTNERS**



COLEMAN COMPANY, INC
CERTIFICATE OF AUTHORIZATION NO. LSF 1167

I CERTIFY THAT IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECTIONS 15-6-67, 43-15-4, 43-15-6, 43-15-19, AND 43-15-22.

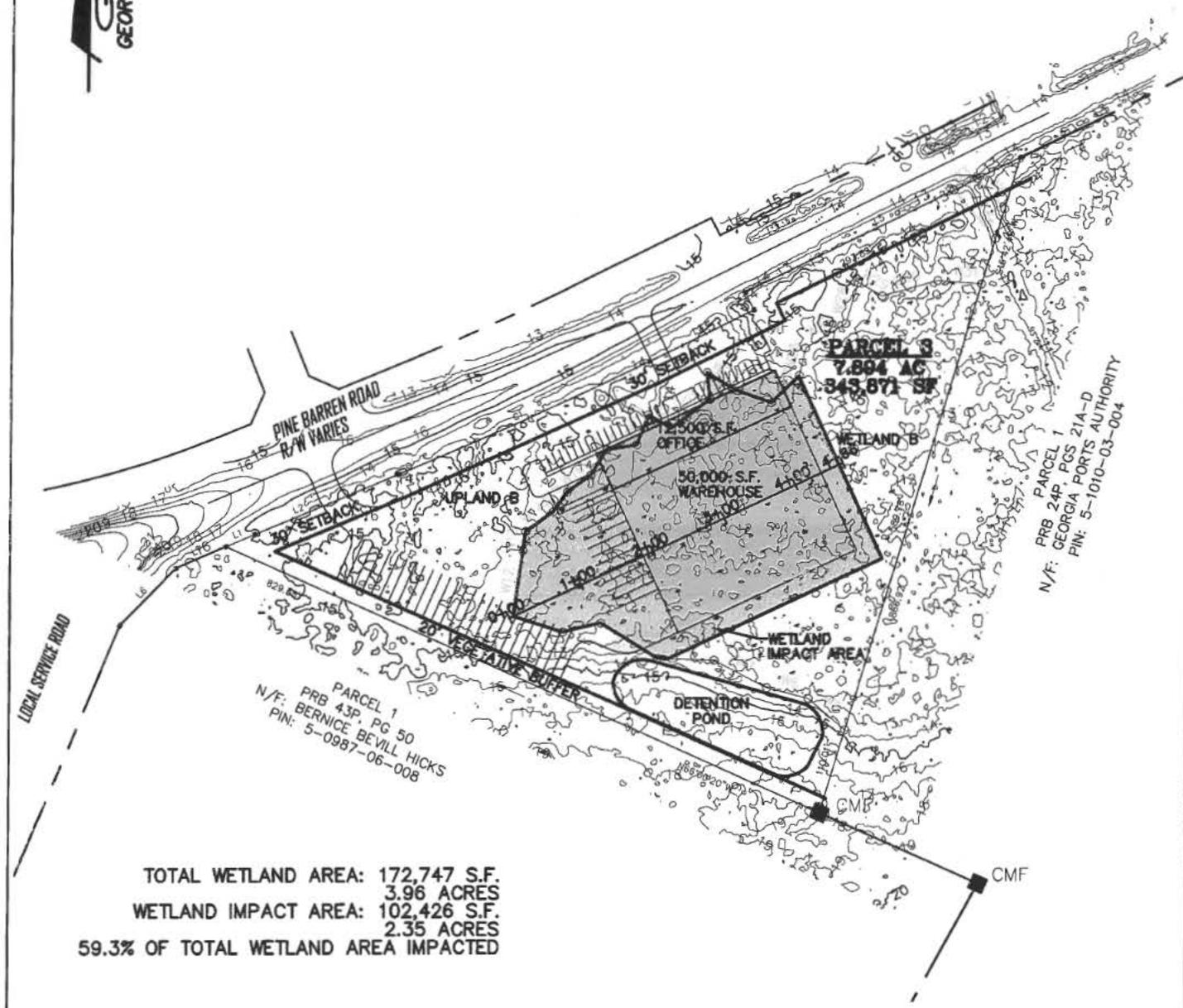
SHEET
2/2

DATE: 11/13/2014
SCALE: 1"=200'
JOB #: 14-05A.D03
DRAWN BY: JPA
CHECKED BY: JBT

A WETLAND EXHIBIT OF PARCEL 9, BEING A RECOMBINATION OF PARCEL 3 OF "PLAT OF A PORTION OF THE FORMER ESTATE OF FRED WESSELS, SR." AND A 1580 ACRES PARCEL ALSO KNOWN AS PARCEL 6, 8TH G.M. DISTRICT, CITY OF POOLER, CHATHAM COUNTY, GEORGIA

COLEMAN COMPANY, INC.
- Engineers and Surveyors -
17 Park of Commerce, E. Dr 123 / Pooler, GA 31068
912-975-9824 / Fax 912-975-9825

GRID
 GEORGIA EAST ZONE
 NAD 83



TOTAL WETLAND AREA: 172,747 S.F.
 3.96 ACRES
 WETLAND IMPACT AREA: 102,426 S.F.
 2.35 ACRES
 59.3% OF TOTAL WETLAND AREA IMPACTED

200' 100' 0' 200'

GRAPHIC SCALE: 1"=200'

PREPARED FOR: **MSBP PARTNERS**

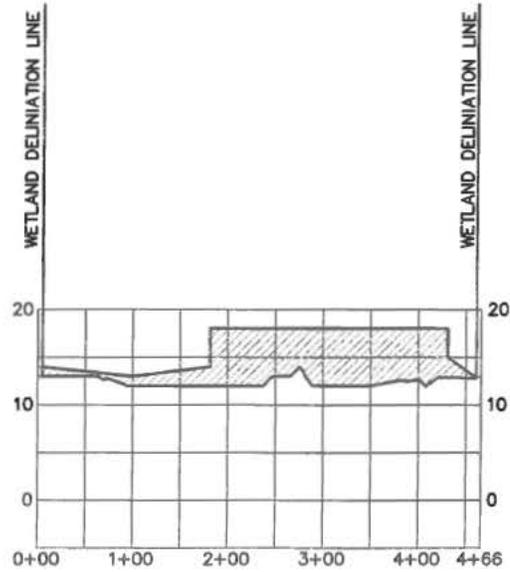
SHEET
 1/2

DATE: 11/13/2014
 SCALE: 1"=200'
 JOB #: 14-054.003
 DRAWN BY: JPA
 CHECKED BY: JBT

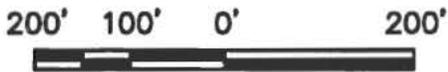
A WETLAND EXHIBIT OF PARCEL 3, BEING A RECOMBINATION OF PARCEL 3 OF "PLAT OF A PORTION OF THE FORMER ESTATE OF FRED WESSELS, SR." AND A 1.590 ACRES PARCEL ALSO KNOWN AS PARCEL 6, 8TH G.M. DISTRICT, CITY OF POOLER, CHATHAM COUNTY, GEORGIA

COLEMAN COMPANY, INC.
 • Engineers and Surveyors •

17 Park of Commerce, Suite 201 / Savannah, GA 31405
 (912) 300-5100 • Fax (912) 260-9352



 APPROX. FILL ± 16,924 C.Y.



GRAPHIC SCALE: 1"=200' HORIZ.
 GRAPHIC SCALE: 1"=20' VERT.

PREPARED FOR: **MSBP PARTNERS**

SHEET
2/2

DATE: 11/13/2014
 SCALE: AS SHOWN
 JOB #: 14-054.003
 DRAWN BY: JPA
 CHECKED BY: JBT

A WETLAND EXHIBIT OF PARCEL 3, BEING A RECOMBINATION OF PARCEL 3 OF "PLAT OF A PORTION OF THE FORMER ESTATE OF FRED WESSELS, SR." AND A 1.590 ACRES PARCEL ALSO KNOWN AS PARCEL 6, 8TH G.M. DISTRICT, CITY OF POOLER, CHATHAM COUNTY, GEORGIA

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