



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

October 5, 2016

Regulatory Division
SAS-1998-00190

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-1998-00190

Applicant: Mr. W. Douglas Carroll III
Enmark Stations, Incorporated
2112 Rankin Street
Savannah, Georgia 31415

Agent: Mr. Troy Smith
Resources & Land Consultants
41 Park of Commerce Drive, Suite 303
Savannah, Georgia 31405

Location of Proposed Work: The project site is located in the northwest quadrant of the intersection of Ogeechee Road (Highway 17) and Chatham Parkway, in the City of Savannah, Chatham County, Georgia (Latitude 32.0497, Longitude -81.1663).

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers (Corps): The applicant is proposing to impact approximately 3.58 acre of jurisdictional wetland to facilitate the construction of a corporate commercial facility. Impacts would be for the construction of office space, parking, gas station/convenience store, and access roads. The applicant is proposing to demolish the existing gas station/convenience store. All stormwater management facilities have been designed to be located within upland areas. The applicant proposes to purchase 24.4 wetland mitigation credits a Corps approved Mitigation Bank in the primary service area.

BACKGROUND

A Corps verified preliminary jurisdictional determination with delineation was completed on September 14, 2016 for part of the project site. The delineation identified 4.514 acres of wetland and 8.317 acres of upland. An approved jurisdictional determination was submitted for the rest of the project site that consists of the current adjacent Enmark Gas Station (0.938 acre of upland) on September 13, 2016. The total project area encompasses 13.77 acres consisting of approximately 4.51 acres of

jurisdictional wetland and 9.23 acres of upland (0.938 acres of upland still needs to be verified from the Corps).

This Joint Public Notice announces a request for authorizations from both the Corps 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. All coastal projects are filed at the 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 W. Oglethorpe Avenue Savannah, Georgia 31401-3604.

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 U.S. Army 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: The project site is located along Ogeechee Road and Chatham Parkway within a developed area of Chatham County. A review of the

National Historic Register for Chatham County indicates that no historic or cultural resources sites are known to occur within the project site. Based on available data base records and the condition of the site and surrounding properties, no impacts to cultural or archeological resources eligible for listing on the national register are anticipated.

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.

The permit application stated that no threatened and endangered species, nor their preferred habitat, were observed during a pedestrian survey of the site. Based on this information and a review of the Information Planning and Conservation (IPaC), the Corps has determined that the proposed project would have no effect on any federally listed threatened or endangered species under the purview of the U.S. Department of the Interior, Fish and Wildlife Service.

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 Corps 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 Corps 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 Corps 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.

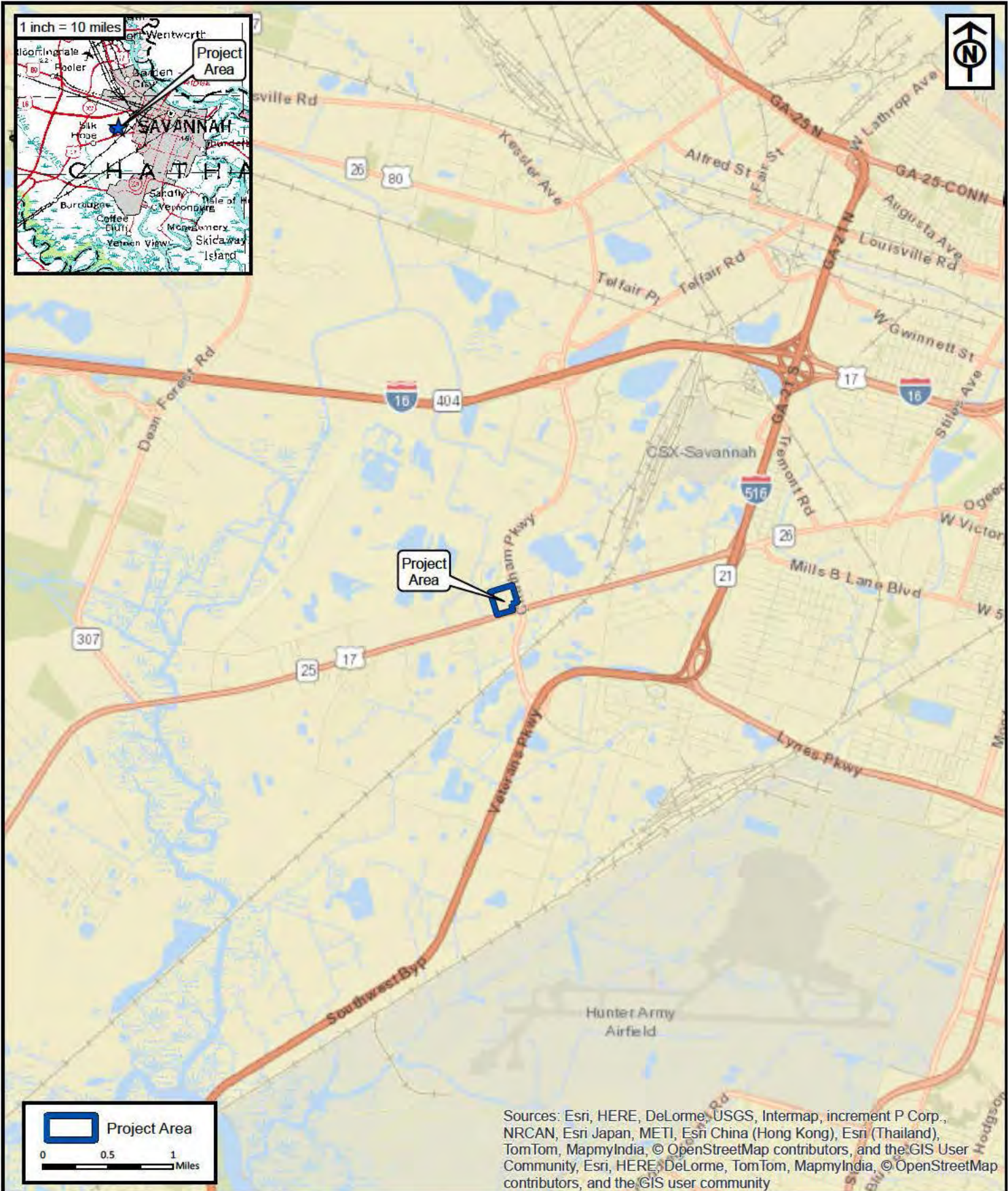
Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army Permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. 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: Ms. Sarah F. Spatzer, 100 W. Oglethorpe Avenue, Savannah, Georgia 31401-3604, 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 Ms. Sarah F. Spatzer, Regulatory Specialist, Coastal Branch at 912-652-5048.

Enclosures

1. Project Location Map
2. Parcel Map
3. A Wetland Exhibit/Proposed Enmark Sheets 1 of 4 through 4 of 4



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community, Esri, HERE, DeLorme, TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

RLC Project No.:	15-264
Appendix A:	Figure 1
Sketch Date:	30 August 2016
Prepared By:	TS
Map Scale :	1 inch = 1 miles

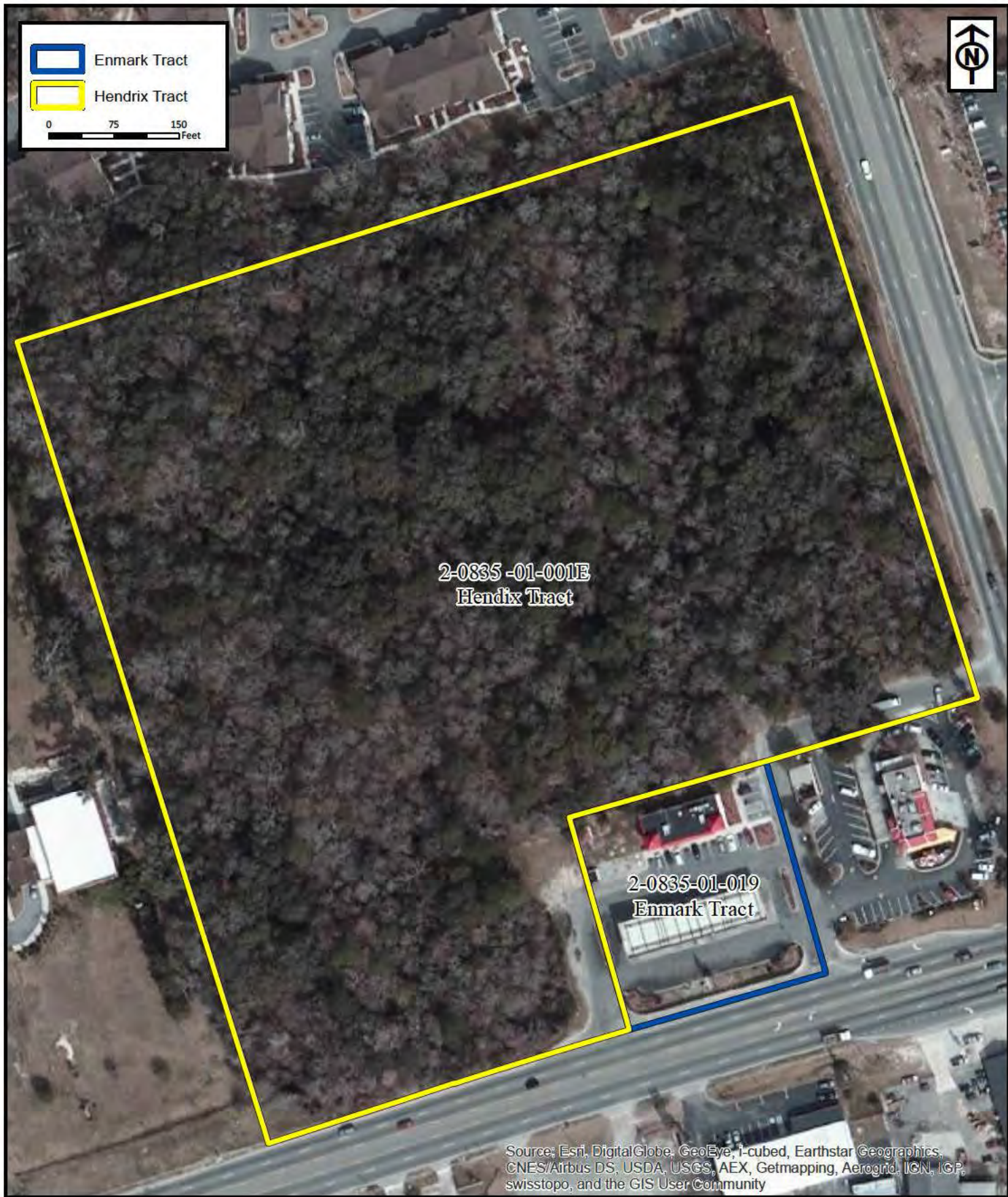
enmarket Corporate Commercial Center
Chatham County, Georgia

Project Location Map
Prepared For: Enmark Properties, LLC

RLC
RESOURCE+LAND CONSULTANTS
41 Park of Commerce Way, Ste. 303
Savannah, Georgia 31405
912.443.9896, www.landco.com

Enmark Tract
 Hendrix Tract

0 75 150
 Feet



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

RLC Project No.:	15-264
Appendix A:	Figure 3
Sketch Date:	30 August 2016
Prepared By:	TS
Map Scale :	1 inch = 150 feet

**Enmarket Corporate
Commercial Center**
 Chatham County, Georgia

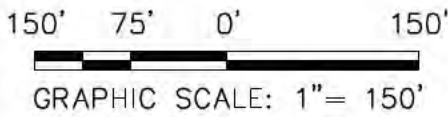
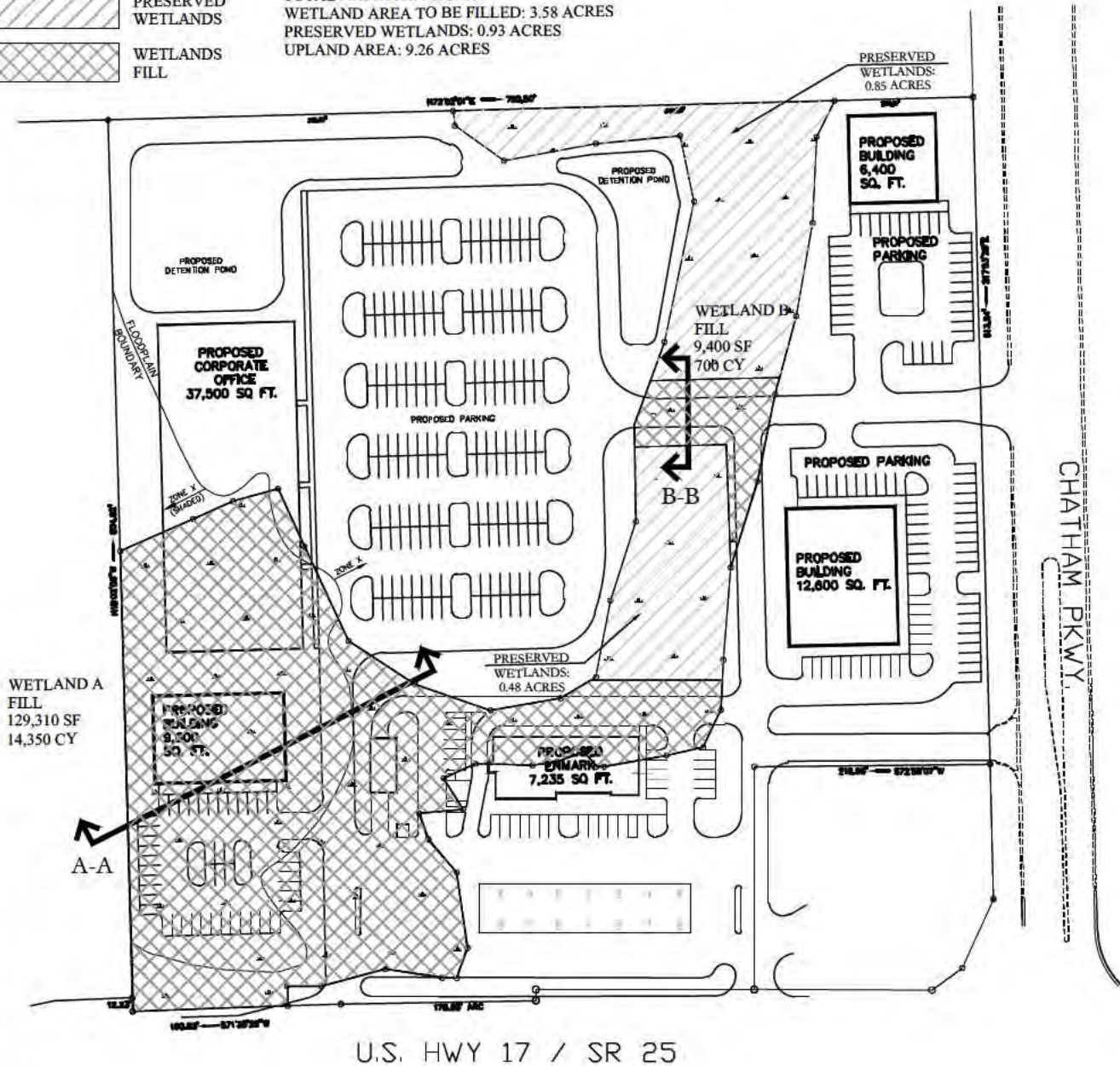
Parcel Map
 Prepared For: Enmark Properties, LLC

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 RESOURCE+LAND
 CONSULTANTS
41 Park of Commerce Way, Ste. 303
 Savannah, Georgia 31405
 912.463.5886, www.landc.com

LEGEND

-  PRESERVED WETLANDS
-  WETLANDS FILL

TOTAL AREA: 13.77 ACRES
 WETLAND AREA TO BE FILLED: 3.58 ACRES
 PRESERVED WETLANDS: 0.93 ACRES
 UPLAND AREA: 9.26 ACRES



SCALE: 1" = 150'
 PROJECT NO: 150333
 DATE: 09/21/16
 DRAWN BY: JAP
 CHECKED BY: CRZ
 SHEET NO: **1/4**

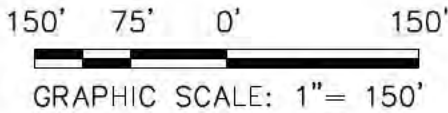
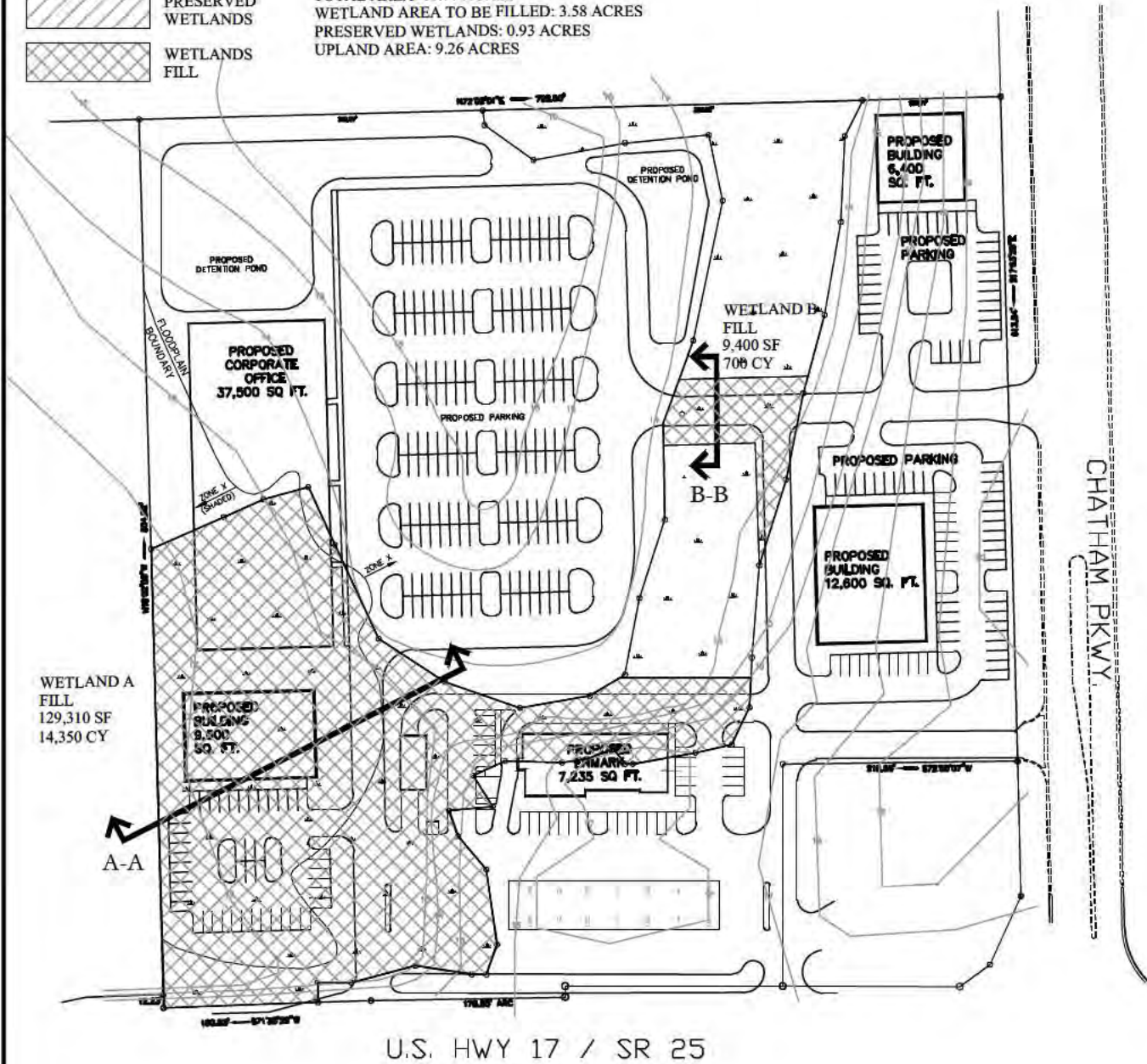
DRAWING TITLE:
WETLAND EXHIBIT

A WETLAND EXHIBIT OF THE PROPOSED ENMARK,
 CHATHAM PARKWAY @ U.S. HWY. NO. 17
 PREPARED FOR: ENMARK STATIONS, INC.

LEGEND

-  PRESERVED WETLANDS
-  WETLANDS FILL

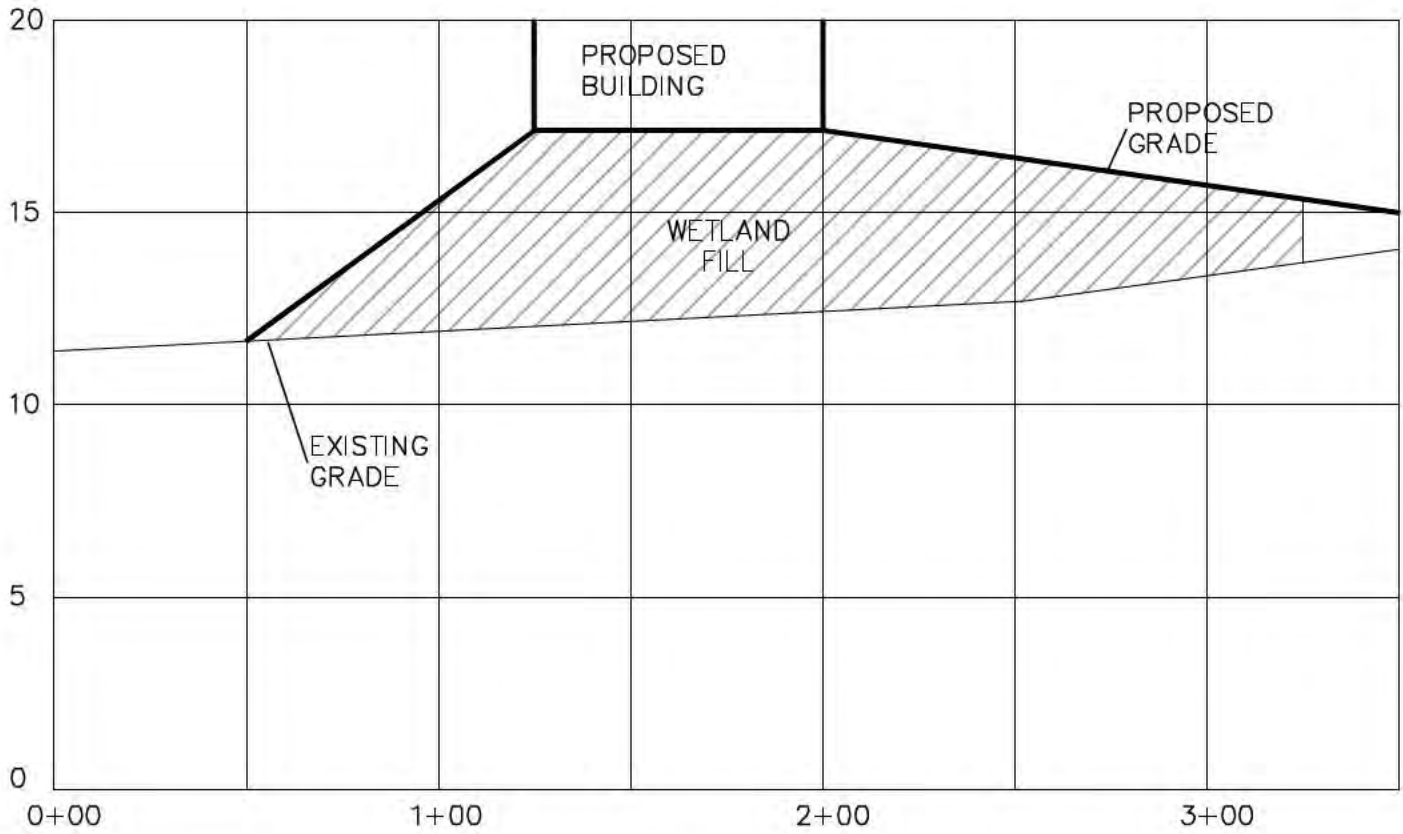
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 WETLAND AREA TO BE FILLED: 3.58 ACRES
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SCALE: 1" = 150'
 PROJECT NO: 150333
 DATE: 09/21/16
 DRAWN BY: JAP
 CHECKED BY: CRZ
 SHEET NO:
2/4

DRAWING TITLE:
WETLAND EXHIBIT

A WETLAND EXHIBIT OF THE PROPOSED ENMARK,
 CHATHAM PARKWAY @ U.S. HWY. NO. 17
 PREPARED FOR: ENMARK STATIONS, INC.



A-A

CROSS SECTION

HORIZONTAL: 1"=50'
 VERTICAL: 1"=5'

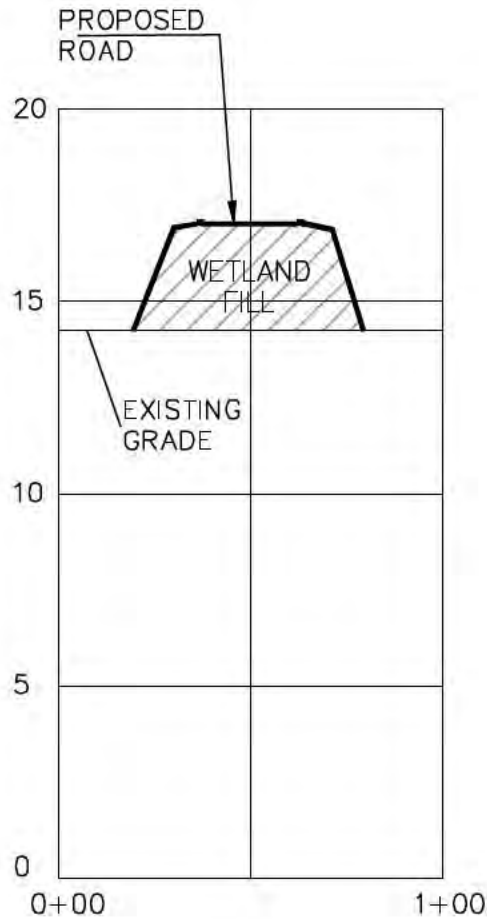
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 DATE: 09/21/16
 DRAWN BY: JAP
 CHECKED BY: CRZ

DRAWING TITLE:

**WETLAND
 CROSS-
 SECTION**

A WETLAND EXHIBIT OF THE PROPOSED ENMARK,
 CHATHAM PARKWAY @ U.S. HWY. NO. 17
 PREPARED FOR: ENMARK STATIONS, INC.

SHEET NO:
3/4



B-B

CROSS SECTION

HORIZONTAL: 1"=50'
 VERTICAL: 1"=5'

SCALE: 1" = 50'
 PROJECT NO: 150333
 DATE: 09/21/16
 DRAWN BY: JAP
 CHECKED BY: CRZ

DRAWING TITLE:

**WETLAND
 CROSS-
 SECTION**

A WETLAND EXHIBIT OF THE PROPOSED ENMARK,
 CHATHAM PARKWAY @ U.S. HWY. NO. 17
 PREPARED FOR: ENMARK STATIONS, INC.

SHEET NO:
4/4