



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

May 25, 2018

Regulatory Branch
SAS-2005-00388

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 United States Code (U.S.C.) § 1344), as follows:

Application Number: SAS-2005-00388

Applicant: Mr. Brandt Herndon
Savannah Economic Development Authority
Post Office Box 128
Savannah, Georgia 31402

Agent: Mr. Brett Searing
Resource & Land Consultants
41 Park of Commerce Way
Savannah, Georgia 31405

Location of Proposed Work: The project site is located on a 22.31 acre tract within the formerly known Anderson Tract. The site is bordered by the CSX and Norfolk Southern rail lines on the east and west, and Interstate 95 and Jimmy Deloach Parkway on the south and north, in the City of Port Wentworth, Chatham County, Georgia (Latitude 32.1688, Longitude -81.2059). The aquatic resources within the project site are hydrologically connected to Black Creek, which outfalls into the Savannah River, a Traditional Navigable Waterway.

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers: The applicant's proposes to construct a warehouse storage facility, intermodal yard, and offices. The proposed project would consist of the fill of 0.657 acre of open water and 0.20 acre of wetland.

As compensatory mitigation for the project related aquatic resource impacts, the applicant is proposing to purchase 4.2 wetland mitigation credits from a U.S. Army Corps of Engineers approved mitigation bank that services the Savannah Watershed.

BACKGROUND

On June 4, 2012, the Corps issued a Standard Permit (SP) authorizing the fill of 0.657 acre of open water and 0.20 acre of wetland associated with the following activities: 0.537 acre of open water for driving and parking areas; 0.12 acre of open water for a building pad; 0.02 acre of wetland for improving Godley Road; and 0.18 acre of wetland for utility installation alongside Godley Road. The SP expired and no work was completed.

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 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 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 C.F.R. § 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. In addition, during our previous coordination effort with the Georgia Historic Preservation Division (Georgia HPD), by letter dated June 4, 2012, Georgia HPD concurred with our determination that the proposed project would have no adverse effect on the historic properties within the area of potential effects.

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, Mr. Scott Guinn, 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.

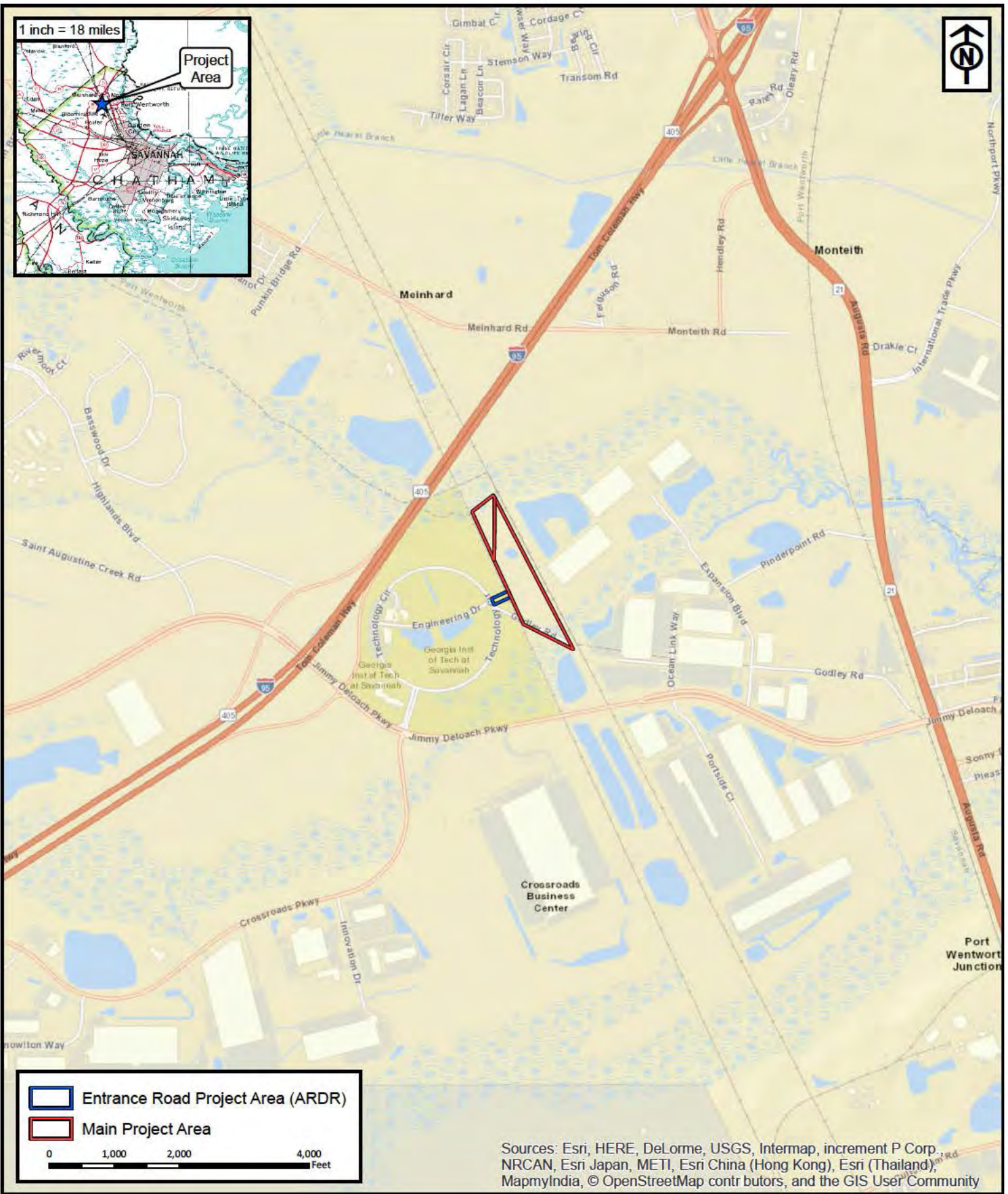
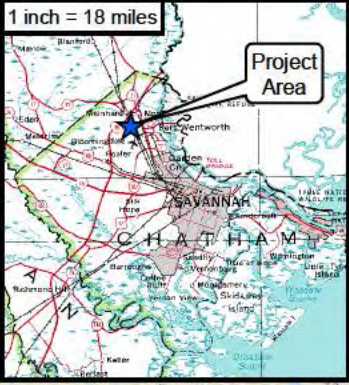
If you have any further questions concerning this matter, please contact Mr. Scott Guinn, Regulatory Specialist, Coastal Section at (912) 652-5022.


Enclosures


1. Project Location Map
2. USGS Topographic Map
3. NRCS Soils Map
4. National Wetlands Inventory Exhibit
5. "Wetland Impact Exhibit, Northpoint Warehouse" dated December 8, 2017.

1 inch = 18 miles

Project Area



 Entrance Road Project Area (ARDR)

 Main Project Area

0 1,000 2,000 4,000 Feet

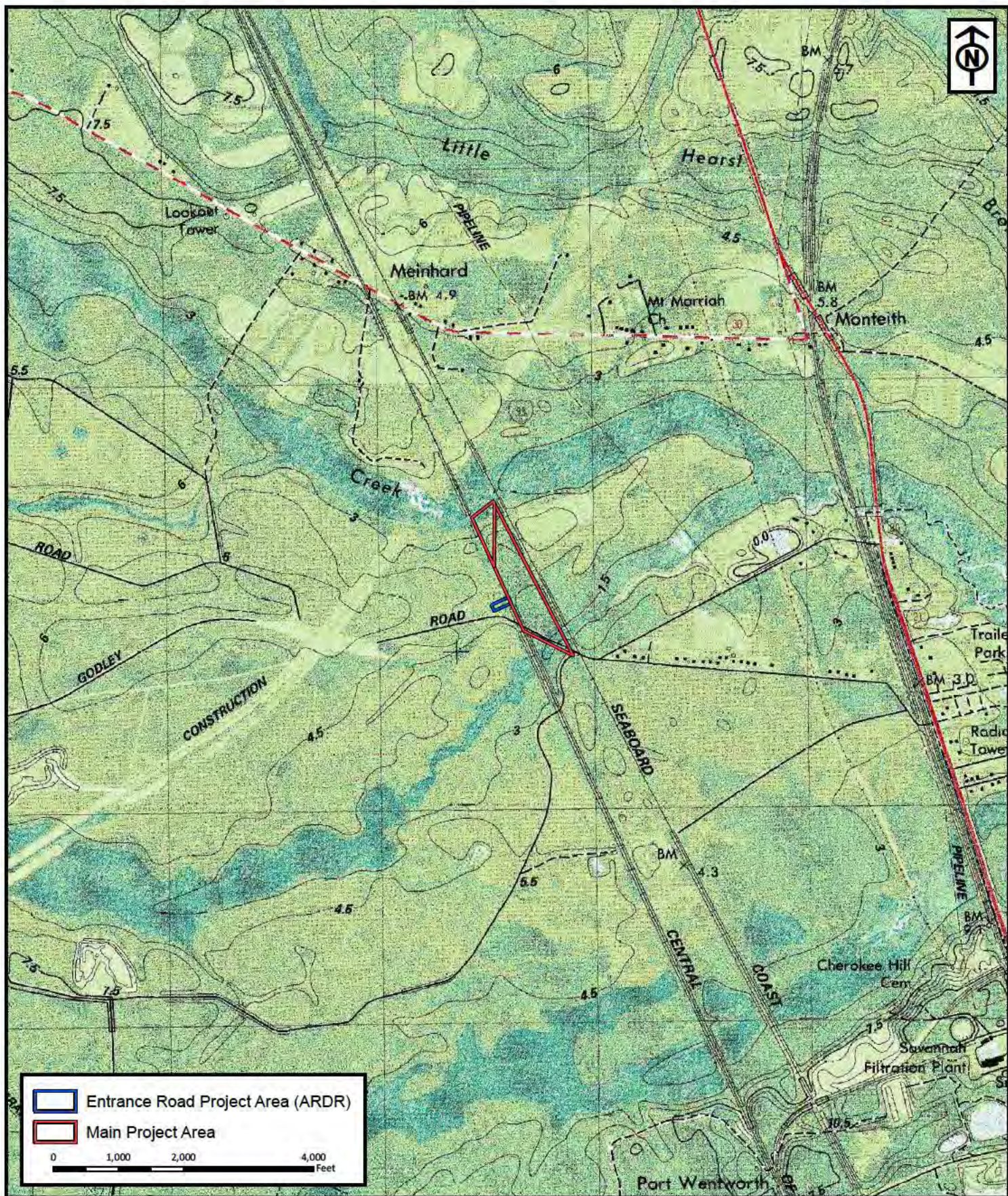
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

RLC Project No.:	17-203
Figure No.:	1
Prepared By:	BS
Sketch Date:	5/17/2018
Map Scale :	1 inch = 2,000 feet

**North Point
Entrance Road**
Chatham County, Georgia

Project Location Map
Prepared For: North Point Industrial, LLC

RLC
RESOURCE+LAND
CONSULTANTS
41 Park of Commerce Way, Ste. 303
Savannah, Georgia 31405
912.463.5696 www.rlcinc.com

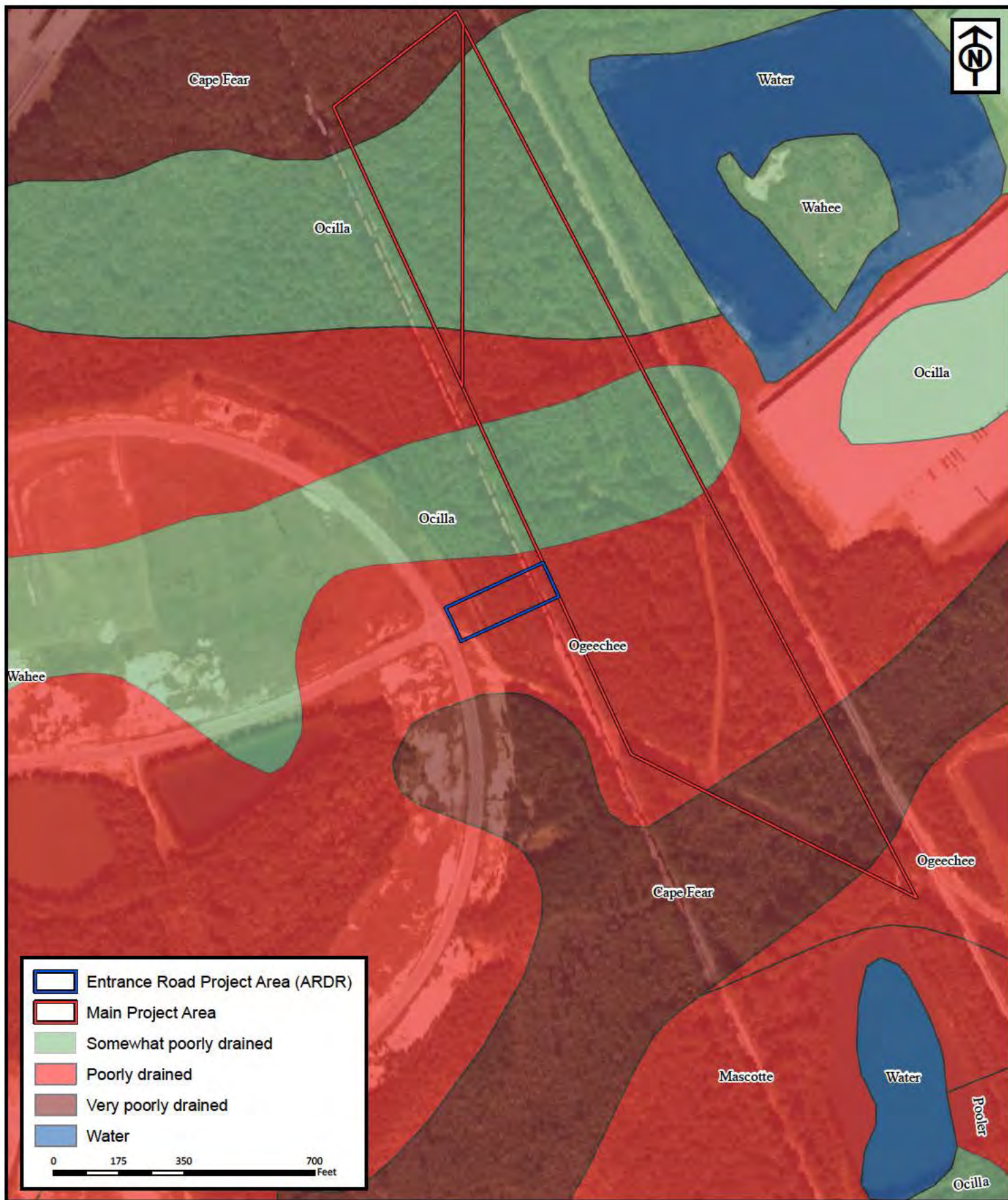


RLC Project No.: 17-203
 Figure No.: 2
 Prepared By: BS
 Sketch Date: 5/17/2018
 Map Scale: 1 inch = 2,000 feet

**North Point
 Entrance Road**
 Chatham County, Georgia

USGS Topographic Map
 Prepared For: North Point Industrial, LLC

RLC
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 41 Parson's Commerce Way, Ste. 303
 Savannah, Georgia 31405
 912.433.5696 www.rlcinc.com



	Entrance Road Project Area (ARDR)
	Main Project Area
	Somewhat poorly drained
	Poorly drained
	Very poorly drained
	Water

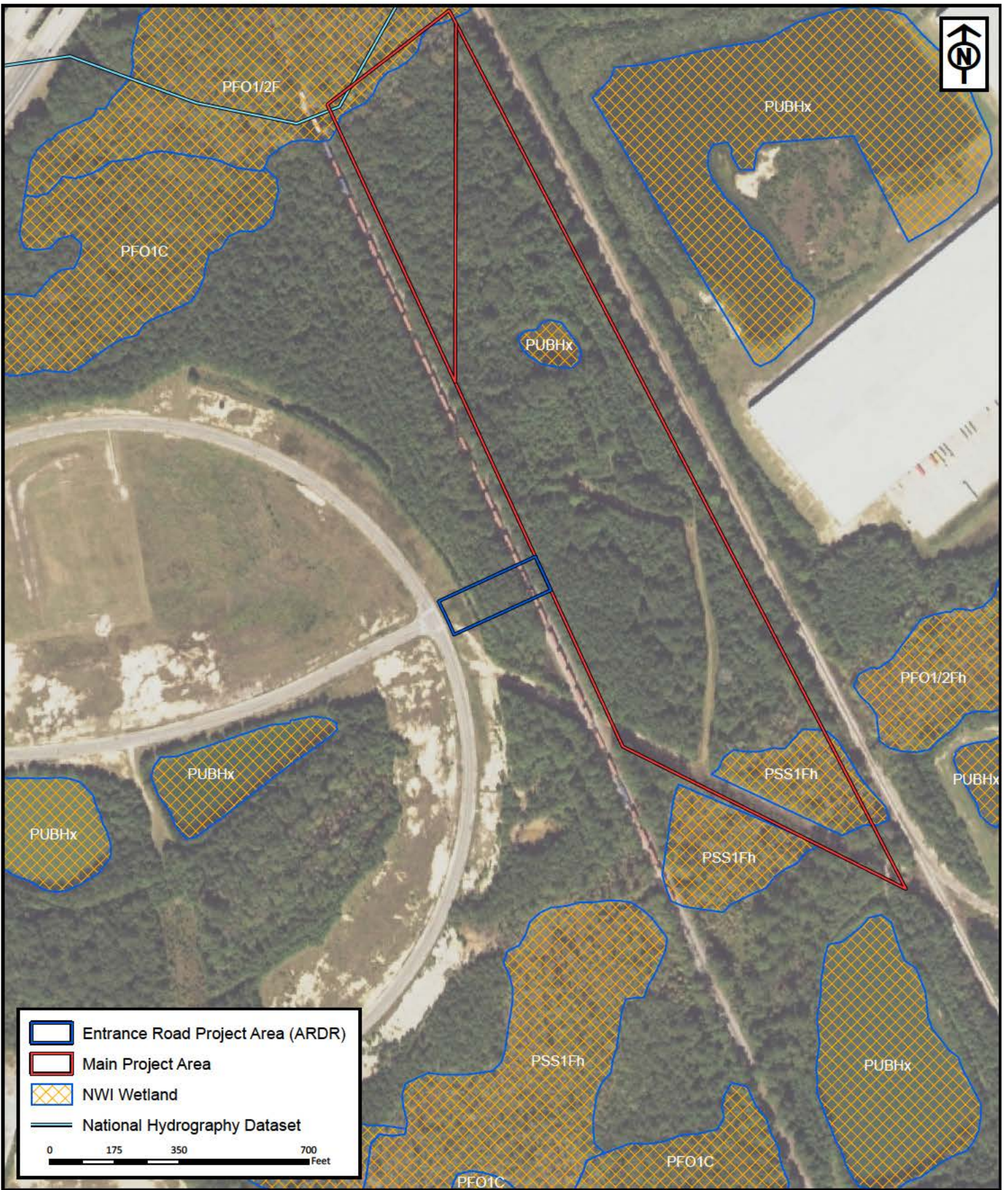
0 175 350 700 Feet

RLC Project No.:	17-203
Figure No.:	3
Prepared By:	BS
Sketch Date:	5/17/2018
Map Scale :	1 inch = 350 feet

**North Point
Entrance Road**
Chatham County, Georgia

NRCS Soil Map
Prepared For: North Point Industrial, LLC

RLC
RESOURCE+LAND
CONSULTANTS
41 Park of Commerce Way, Ste. 303
Savannah, Georgia 31405
912.463.5696 www.landc.com



	Entrance Road Project Area (ARDR)
	Main Project Area
	NWI Wetland
	National Hydrography Dataset

0 175 350 700 Feet

RLC Project No.:	17-203
Figure No.:	4
Prepared By:	BS
Sketch Date:	5/17/2018
Map Scale :	1 inch = 350 feet

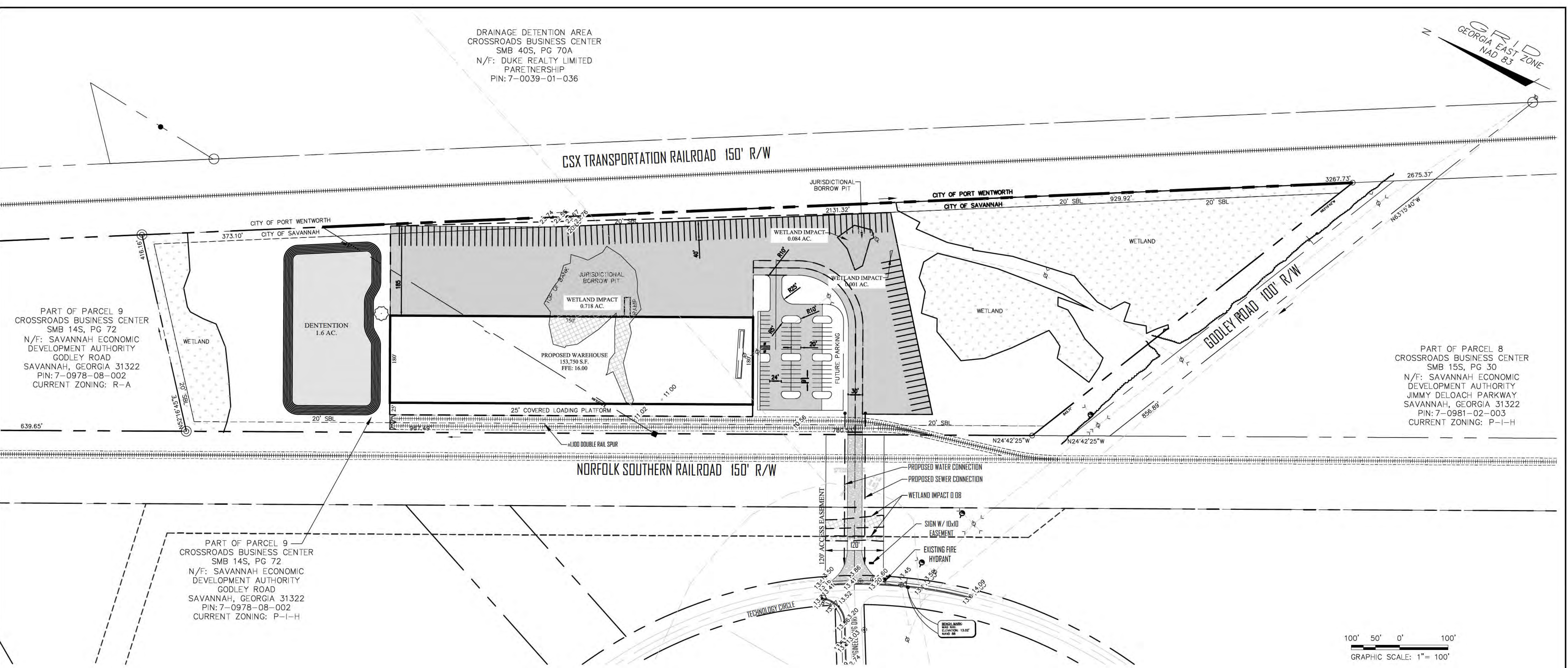
**North Point
Entrance Road**
 Chatham County, Georgia

**National Wetlands
Inventory**
 Prepared For: North Point Industrial, LLC

**RESOURCE+LAND
CONSULTANTS**
41 Park of Commerce Way, Ste. 303
Savannah, Georgia 31405
912.463.5696 www.landc.com

DRAINAGE DETENTION AREA
 CROSSROADS BUSINESS CENTER
 SMB 40S, PG 70A
 N/F: DUKE REALTY LIMITED
 PARTNERSHIP
 PIN: 7-0039-01-036

GRID
 GEORGIA EAST ZONE
 NAD 83

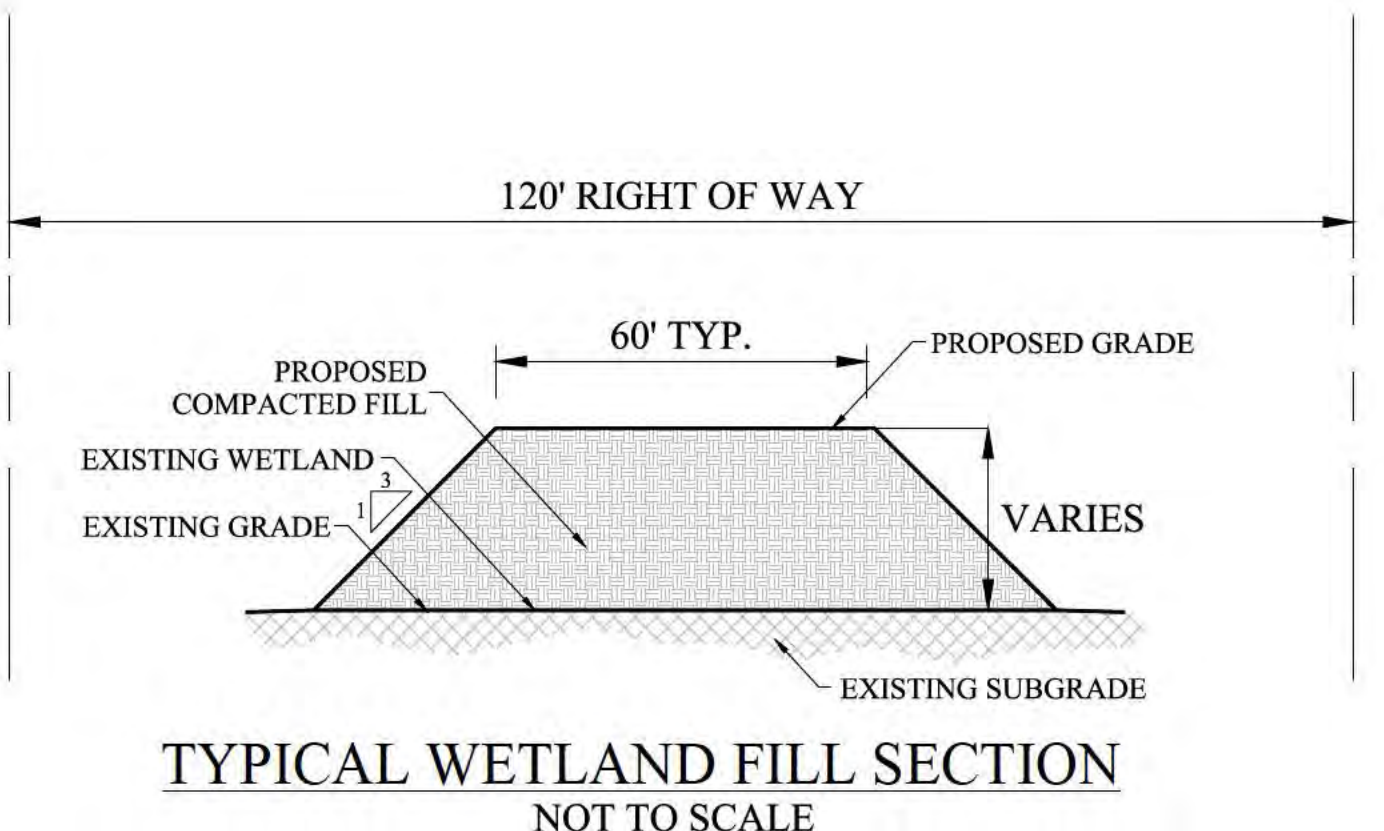


PART OF PARCEL 9
 CROSSROADS BUSINESS CENTER
 SMB 14S, PG 72
 N/F: SAVANNAH ECONOMIC
 DEVELOPMENT AUTHORITY
 GODLEY ROAD
 SAVANNAH, GEORGIA 31322
 PIN: 7-0978-08-002
 CURRENT ZONING: R-A

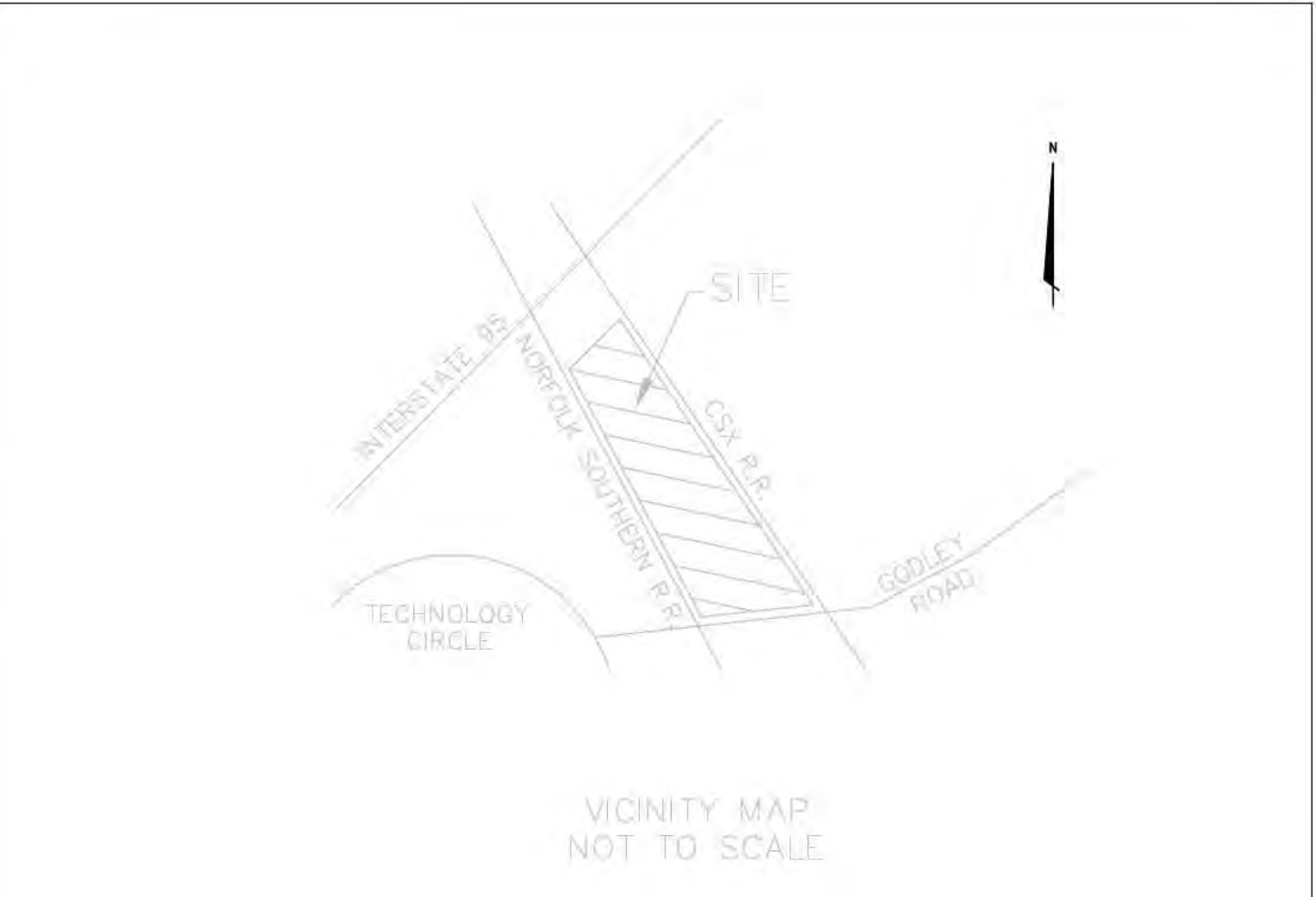
PART OF PARCEL 8
 CROSSROADS BUSINESS CENTER
 SMB 15S, PG 30
 N/F: SAVANNAH ECONOMIC
 DEVELOPMENT AUTHORITY
 JIMMY DELOACH PARKWAY
 SAVANNAH, GEORGIA 31322
 PIN: 7-0981-02-003
 CURRENT ZONING: P-I-H

PART OF PARCEL 9
 CROSSROADS BUSINESS CENTER
 SMB 14S, PG 72
 N/F: SAVANNAH ECONOMIC
 DEVELOPMENT AUTHORITY
 GODLEY ROAD
 SAVANNAH, GEORGIA 31322
 PIN: 7-0978-08-002
 CURRENT ZONING: P-I-H

100' 50' 0' 100'
 GRAPHIC SCALE: 1" = 100'



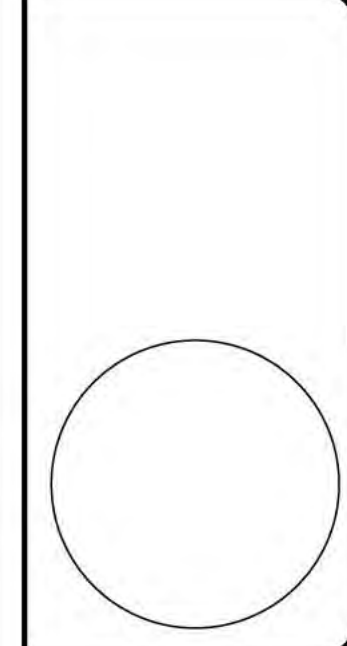
SITE DATA:	
TOTAL PROPERTY AREA:	22.31 ACRES±
CURRENT ZONING:	P-I-H
P.I.N. #:	2-0980-03-002, 2-0980-03-004 AND A PORTION OF 7-0978-08-002
PROJECT ADDRESS:	00 TECHNOLOGY CIRCLE SAVANNAH, GA 31322
OWNER NAME:	NORTHPOINT INDUSTRIAL, LLC
OWNER ADDRESS:	113 HOUSTON STREET SAVANNAH, GA 31401
OWNER NAME:	SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY
OWNER ADDRESS:	P.O. BOX 128 SAVANNAH, GA 31402
CONTACT NAME:	LINDA SIMS
CONTACT ADDRESS:	17 PARK OF COMMERCE BLVD. SUITE 201 SAVANNAH, GA 31405 (912) 200-3041
EXISTING LAND USE:	UNDEVELOPED
PROPOSED LAND USE:	WAREHOUSE
NET RESIDENTIAL DENSITY:	N.A.
SITE INFORMATION:	
PROPERTY AREA	971,906 S.F. (22.31 AC±)
PROPOSED BUILDING AREA	153,750 S.F. (15.8%)
PROPOSED ASPHALT PAVEMENT	26,909 S.F. (2.8%)
PROPOSED CONCRETE PAVEMENT	224,524 S.F. (23.1%)
PROPOSED SIDEWALK	1,020 S.F. (0.1%)
PROPOSED TOTAL LAND DISTURBANCE	335,776 S.F. (34.6%)
NOTES:	
1. FEMA FLOOD MAPS INDICATE THIS PROPERTY IS LOCATED IN ZONE AE, SPECIAL FLOOD HAZARD AREA & X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0040G DATED AUGUST 5, 2013. BASE FLOOD ELEVATIONS IN SPECIAL FLOOD HAZARD AREA: 11' NAVD 88.	
2. ALL ELEVATIONS BASED ON NAVD 88.	
3. THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.	
4. WATER AND SEWER WILL BE PROVIDED BY CITY OF SAVANNAH. CONNECTION TO EXISTING SERVICE WILL BE PROVIDED IN THE SPECIFIC DEVELOPMENT PLANS.	
5. PER CITY OF SAVANNAH STORMWATER ORDINANCE, THIS DEVELOPMENT INVOLVES THE CREATION, ADDITION OR REPLACEMENT OF MORE THAN 5,000 SF OF IMPERVIOUS SURFACE AND MORE THAN ONE ACRE OF LAND DISTURBING ACTIVITIES AND THEREFORE MUST MEET THE REQUIREMENTS OF THE STORMWATER ORDINANCE.	
6. THERE ARE APPARENT WATERS OF THE UNITED STATES WITHIN 200 FEET OF THE PROJECT AREA.	
7. THERE ARE APPARENT WETLAND AREAS FOUND IN AND/OR WITHIN 200 FEET OF THE PROJECT AREA.	
8. LANDSCAPE, SIGNAGE, ETC. WILL NOT BLOCK SIGHT DISTANCE AT ENTRY DRIVE. ADEQUATE HORIZONTAL AND VERTICAL SIGHT DISTANCE WILL EXIST.	
9. LANDSCAPE PLAN, LIGHTING PLAN, AND DETAILS OF ANY PROPOSED WALLS OR FENCES SHALL BE PROVIDED IN THE SPECIFIC DEVELOPMENT PLANS.	
10. ENCLOSURE DETAIL FOR PROPOSED DUMPSTERS SHALL BE PROVIDED IN THE SPECIFIC DEVELOPMENT PLANS. DUMPSTER ENCLOSURE WALLS SHALL MATCH THE PRINCIPAL BUILDING IN BOTH COLORS AND MATERIALS.	
11. BUILDING ELEVATIONS INCLUDING HEIGHT, BUILDING MATERIALS, AND COLOR SHALL BE PROVIDED IN THE SPECIFIC DEVELOPMENT PLANS.	
12. ON SITE DETENTION SHALL BE PROVIDED TO MEET CITY OF SAVANNAH STORMWATER ORDINANCE.	
GREENSPACE:	
TOTAL AREA:	22.31 ACRES
MINIMUM GREENSPACE:	4.46 ACRES
% GREENSPACE:	20.0%
GREENSPACE PROVIDED:	10.23 ACRES
GREENSPACE PROVIDED:	45.7%



SITE DATA:	
TOTAL PROPERTY AREA:	22.31 AC.
WETLANDS:	6.07 AC.
UPLAND AREA:	16.24 AC.
WETLAND IMPACTS:	0.88 AC.

NOT FOR CONSTRUCTION
 RELEASED FOR CONSTRUCTION
 DATE: BY:

COLEMAN COMPANY, INC.
 17 PARK OF COMMERCE, SUITE 201
 SAVANNAH, GA 31405
 (912) 200-3041 (F) 912-200-3056



REVISION

WETLAND IMPACT EXHIBIT
 NORTHPOINT WAREHOUSE
 PREPARED FOR:
 NORTHPOINT INDUSTRIAL

WETLAND
 IMPACT EXHIBIT

DATE: 12/08/17
 SCALE: 1"=200'
 JOB #: 17-742
 DRAWN BY: JWR
 CHECKED BY: LJS

SHEET
 EX-1.0



For any questions, call the number on the 811 logo.