



REPLY TO
ATTENTION OF

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

Regulatory Division
SAS-2012-00725

JULY 02 2014

**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-2012-00725

Applicant: Mr. Gil Ward
The Kroger Company
2175 Parklake Drive NE
Atlanta, Georgia 30345

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

Location of Proposed Work: The project site is located adjacent to and west of the intersection of Highway 21 and Fort Howard Road in the City of Rincon, Effingham County, Georgia (Latitude 32.2756, Longitude -81.2316).

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers: The applicant is proposing to impact 1.65 acres of wetland and 0.18 acre of ditch to facilitate the construction of a 113,531 square foot Kroger shopping center. The wetlands and waters within the project area are associated with Dasher Creek.

The applicant proposes to purchase 11.8 wetland credits from AA Shaw Mitigation Bank to mitigate for impacts to wetlands and waters resulting from the project.

BACKGROUND

The U.S. Army Corps of Engineers verified a jurisdictional determination for the project area by a letter dated August 23, 2012. Based on the current wetland delineation, the 24.66 acre project area contains 20.95 acres of upland, 0.19 acre of ditch, and 3.52 acres of jurisdictional wetland.

Currently, Kroger operates a grocery store at 5633 GA Highway 21 South (south of the project site). This store was constructed and opened in 1999-2000 and occupies approximately 49,000 square feet. Due to the age and size of the existing store, as well as the increase and changing demands of the residents of Rincon, Kroger has determined that a larger Kroger Marketplace store is required for Kroger to remain competitive within the Rincon area. Thus, the proposed project has been initiated to facilitate development of a new and larger Kroger grocery store and retail center to meet the growing needs of the Rincon community and to provide a shopping experience that meets the current standards of The Kroger Company.

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. 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 31401-3640.

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 Corps 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, a review of the latest published version of the National Register of Historic Places and Georgia's Natural, Archeological, and Historic Resources GIS was conducted. The review indicated 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.), as amended (16 U.S.C. 1531 et seq.) and after review of the application and supporting information, the Savannah District has determined that the proposed project would not affect any Federally listed threatened or endangered species.

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: Mr. Brian Moore, 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. Brian Moore, Regulatory Specialist, Coastal Branch at 912-652-5349.

Enclosures

1. Project Description
2. Location Maps
3. Proposed Project Layout
4. Wetland Impact Exhibits

Kroger GA-625
The Kroger Company
Rincon, Effingham County, Georgia
Project Description
June 2014

1.0 INTRODUCTION:

The Kroger Company is seeking authorization to impact 1.65 acres of wetland and 0.18 acre of ditch to facilitate construction of a Kroger shopping center. The project site totals 24.66 acres located adjacent to and west of Highway 21 within Rincon, Effingham County, Georgia (32.275039°, -81.231310°; Appendix A).

2.0 BACKGROUND & PROJECT PURPOSE:

Currently Kroger operates a grocery store at 5633 GA Highway 21 South (south of the project site). This store was constructed and opened in 1999-2000 and totals approximately 49,000 square feet. Due to the age and size of the existing store, as well as the increase and changing demands of the residents of Rincon, The Kroger Company has determined that their much larger Marketplace store is required for Kroger to remain competitive within the Rincon area. Thus, the proposed project has been initiated to facilitate development of a new and larger Kroger grocery store and retail center to meet the growing needs of the Rincon community and to provide a shopping experience that meets the current standards of The Kroger Company.

3.0 EXISTING SITE CONDITIONS:

The project site contains habitats typical for Rincon, Effingham County and the Coastal Plain of Georgia. Based on the current wetland delineation, the 24.66 acre project area contains 20.95 acres of upland, 0.19 acre of ditch, and 3.52 acres of jurisdictional wetland (see Appendix B for JD). The following provides a brief description of each habitat present. Photographs depicting typical conditions of each habitat have been included in this application package (Appendix C).

3.1 Upland: The upland area generally consists of open field which is mowed on an annual basis. Species composition includes dog fennel (*Eupatorium spp.*), wax myrtle (*Myrica cerifera*), fetterbush (*Lyonia lucida*), bahia grass (*Paspalum notatum*), inkberry (*Ilex glabra*), greenbrier (*Smilax spp.*), blackberry (*Rubus spp.*), bracken fern (*Pteridium aquilinum*), cinnamon fern (*Osmunda cinnamomea*), sedges (*Carex spp.*) etc.

3.2 Wetland: In consideration of the surrounding development and changes in the adjacent landscape, the wetland areas within the site act as depressional wetlands. These areas are dominated by bald cypress (*Taxodium distichum*), red maple (*Acer rubrum*), swamp tupelo (*Nyssa biflora*), water oak (*Quercus nigra*), willow oak (*Quercus phellos*), red bay (*Persea borbonia*), Virginia chain-fern (*Woodwardia virginica*), netted chain-fern (*Woodwardia aerolata*), royal fern (*Osmunda regalis*), and blackberry (*Rubus argutus*). Evidence of past wetland alterations associated with the historic land uses have been observed within the project site and include rutting, filling, ditching etc.

3.3 Ditch: The site contains a man-made ditch which connects from the wetland on the western portion of the property to Highway 21 on the eastern side of the project area. This feature was originally constructed for silvicultural purposes but has more recently been used for stormwater management within the property.

4.0 PROPOSED PROJECT:

The proposed project will require 1.65 acres of jurisdictional wetland fill and 0.18 acre of ditch fill to accommodate the development. As depicted in the attached permit drawings (Appendix D), the project will include

construction of buildings, installation of access roads, extension of utilities, construction of parking area, and all other attendant features typically associated with development of a retail center. Impacts to wetlands and ditch are required for building construction, parking, and access.

5.0 ALTERNATIVE ANALYSIS:

As part of the overall project, the applicant completed a thorough alternatives analysis. A review of the 404(b)1 guidelines indicates that "(a) Except as provided under section 404(b)(2), no discharge of dredged or fill material shall be permitted if there is a practicable alternative to the proposed discharge which would have less adverse impact on the aquatic ecosystem, so long as the alternative does not have other significant adverse environmental consequences." The guidelines define practicable alternatives as "(c) The term *practicable* means available and capable of being done after taking into consideration cost, existing technology, and logistics in light of overall project purposes."

The guidelines outline further consideration of practicable alternatives: "(1) For the purpose of this requirement, practicable alternatives include, but are not limited to: (i) Activities which do not involve a discharge of dredged or fill material into the waters of the United States or ocean waters; (ii) Discharges of dredged or fill material at other locations in waters of the United States or ocean waters; (2) An alternative is practicable if it is available and capable of being done after taking into consideration cost, existing technology, and logistics in light of overall project purposes. If it is otherwise a practicable alternative, an area not presently owned by the applicant which could reasonably be obtained, utilized, expanded or managed in order to fulfill the basic purpose of the proposed activity may be considered."

Prior to preparation of the permit application and during design of the project, the applicant considered both off-site and on-site alternatives. The following provides a description of off-site alternatives considered during the development plan review process.

5.1 Site Screening Criteria: As part of the alternative site analysis, the following site screening criteria were applied to the overall project.

- **Geographic Location.** The proposed project was and is intended to enable Kroger to maintain a presence the Rincon market place. As a result, the geographic location was limited to the City limits of Rincon, Effingham County, Georgia.
- **Size.** The proposed project at a minimum includes construction of a Kroger grocery store and Kroger gas station. The size restriction placed on the project was a minimum of 15 acres and a maximum of 30 acres.
- **Visibility.** The proposed project includes construction of a retail center. Thus, the site must be visible from a major arterial road which experiences suitable traffic levels to produce an appropriate level of patrons.
- **Zoning.** Land use restrictions associated with current zoning are a major consideration in all projects. Traffic, road frontage (visibility for commercial/retail), adjoining land use, buffers, etc. make the location of the project and the current zoning a critical component. For this site screening criteria, tracts that are currently zoned for the intended use or that could be reasonably re-zoned to accommodate the proposed project were considered practicable.
- **Utilities.** With any development project, utility services or access to utility services (water, sewer, electrical, gas, phone, cable, etc.) are required. For this reason, location of existing utilities and cost

associated with servicing the project site if those utilities were not already available was a consideration in the site screening criteria.

- **Access.** Because commercial/retail sites include a high volume of mixed traffic, access must accommodate for public safety and traffic management. For this project, suitable access would be defined as direct access to the property from a paved road suitable to support heavy truck traffic (semi-trailer truck traffic for product delivery) associated with commercial retail as well as standard retail patron traffic.
- **Availability.** Only sites listed for sale or available for purchase were considered as part of the alternatives analysis. The applicant contracted with Gilbert and Ezelle Real Estate Services to provide a comprehensive list of available sites.

5.2 Summary of Alternative Sites Screened for Practicability: Considering the site screening criteria above, the applicant reviewed development alternatives for 16 tracts. These alternatives include 16 sites which are currently listed for sale as well as the applicant’s preferred alternative (proposed site). A summary description and location map for each site can be found in Appendix E. Based on the site analysis, a total of four sites were determined to be practicable including the Preferred Alternative, Alternative Site 2, Alternative 7 and Alternative Site 13. Table 3 provides an overall summary of site screening criteria to each alternative site.

Table 3. Summary of Practicable Alternative Assessment

Site Screening Selection Criteria	Applicant's Preferred	Alt 1	Alt 2	Alt 3	Alt 4	Alt 5	Alt 6	Alt 7	Alt 8	Alt 9	Alt 10	Alt 11	Alt 12	Alt 13	Alt 14	Alt 15	Alt 16
Geographic Location	Yes	No	Yes	No	No	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	No	Yes	No
Size	Yes	No	Yes	No	No	No	No	Yes	No	No	No	No	No	Yes	No	No	No
Visibility	Yes	No	Yes	No	No	No	Yes	Yes	Yes	Yes	No	No	No	Yes	No	No	No
Zoning	Yes	No	Yes	No	No	No	No	Yes	No	No	No	No	No	Yes	No	No	No
Utilities	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Access	Yes	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	No	No
Availability	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Practicable Alternative	Yes	No	Yes	No	No	No	No	Yes	No	No	No	No	No	Yes	No	No	No

5.3 Review of Practicable Alternatives: Following consideration of alternative sites based on the site screening criteria, the applicant completed an analysis of practicable alternatives to identify the least environmentally damaging practicable alternative pursuant to 40 CFR 230.7(b)(1). The purpose of the below analysis is to ensure that “no discharge of dredged or fill material shall be permitted if there is a practicable alternative to the proposed discharge which would have less adverse impact on the aquatic ecosystem”. The applicant evaluated potential environmental impacts that would result from construction of the proposed facility. This evaluation was completed by considering environmental factors which could impact development of the site. The environmental factors included:

Environmental Factors:

- Stream Impacts (quantitative). The estimated linear footage of potential stream impact was evaluated for each practicable alternative.
- Stream Impacts (qualitative). The functional value of potential stream impact areas were evaluated for each practicable alternative. A low, medium, high value was assigned based on current structure and hydrologic conditions. Examples of high value would be stable geomorphology and diverse biological community. Examples of low value would be evidence of full impairment such as extensive culverting, piping, or impoundment within the stream.
- Wetland Impacts (quantitative). The estimated acreage of potential wetland impact was evaluated for each practicable alternative.
- Wetland Function (qualitative). The functional value of potential wetland impact areas were evaluated for each practicable alternative. A low, medium, high value was assigned based on current vegetative structure and hydrologic conditions. Examples of high value would be mature canopy, no evidence of ditching, rare habitats, etc. Examples of low value would be evidence of habitat manipulation through ditching, clear cutting, diking, fragmentation, etc.
- Impacts to Other Waters (quantitative). The acreage of open water impact for each site was considered during review of each practicable alternative.
- Other Waters Functions (qualitative). The functional value of any open water impact areas were evaluated for each practicable alternative. A low, medium, high value was assigned based on habitat type and condition. Examples of high value would be lakes, impoundments, and/or features occurring naturally. Examples of low value would be man-made features which have not naturalized and provide little to no biological support (i.e. borrow pit).
- Federally Listed Threatened or Endangered Species. A preliminary assessment of each practicable alternative was conducted to determine the potential occurrence of animal and plants species (or their preferred habitats) currently listed as threatened or endangered by state and federal regulations [Federal Endangered Species Act of 1973 (16 USC 1531-1543)]. The U.S. Fish and Wildlife Service (USFWS) lists the following plant and animal species as endangered or threatened in Effingham County, Georgia (Appendix F):

Plants

- Pondberry (*Lindera melissifolia*)

Mammals

- None

Birds

- Red-Cockaded Woodpecker (*Picooides borealis*)

Reptiles

- Eastern Indigo Snake (*Drymarchon corais couperi*)

Amphibians

- Flatwoods Salamander (*Ambystoma cingulatum*)

Fish

- Shortnose Sturgeon (*Acipenser brevirostrum*)

- **Cultural Resources.** A preliminary assessment of cultural resources was conducted for each site by reviewing available State Historic Preservation Office information at <http://www.nr.nps.gov/>. (Appendix G). Potential impacts to sites listed or eligible for listing on the National Register of Historic Places was noted for each alternative.
- **Flood Plain Impact.** The estimated acreage of potential flood plain impact was evaluated for each practicable alternative.
- **Stream Buffer Impact.** The estimated linear footage of potential stream buffer impact was evaluated for each practicable alternative.

As stated above, total of three sites were determined to be practicable and each environmental factor was assessed and considered for each practicable alternative. Following the preliminary assessments, the applicant evaluated other practicable alternatives that fit within the parameters prescribed above for construction of a retail site. This evaluation was conducted to confirm that the project complies with Section 404(b)(1) Guidelines. The guidelines are sequential and require that permit applicants avoid unnecessary environmental impacts by preparing an analysis of available off-site alternatives that would potentially result in less adverse impacts than the proposed project. A detailed summary of the review of environmental factors for each alternative is provided Appendix E.

5.4 Summary of Off-Site Alternatives Analysis: When comparing the practicable alternatives, the Applicant's Preferred Alternative requires less wetlands, open water, floodplain impact than alternative sites and when considering environmental impacts, the Applicant's Preferred Alternative represents the least environmentally damaging. Table 4 provides a summary of the practicable alternatives and the values for each factor.

Table 4. Summary of Least Environmentally Damaging Practicable Alternative Assessment

FACTORS	No Action Alternative	Applicant's Preferred	Alt 2	Alt 7	Alt 14
Stream Impacts (Linear Feet)	None	None	None	None	None
Loss in Stream Function	None	None	None	None	None
Wetland Impacts (Acres)	None	1.65 ac.	>/= 4 ac.	15 ac	>/= 4 ac.
Functional Value of Impacted Wetland	None	Medium/Low	Medium	Medium	Medium
Impacts to Other Waters (Acres)	None	0.18	2	None	615
Functional Value of Impacted Other Waters	None	Low	Low	None	Low
Federal Endangered Species	N/A	No	No	No	No
Cultural Resources	N/A	No	No	No	No
Flood Plain	N/A	No	No	No	No
25' EPD Buffer	N/A	No	Yes	No	Possibly
LEDPA	No	Yes	No	No	No

5.5 On-Site Alternatives: In addition to considering off-site alternatives/alternative properties, the applicant considered on-site alternatives in an effort to further avoid and minimize jurisdictional area impacts to the greatest extent practicable. Specifically, four site plans were drafted and studied in an effort to avoid or minimize impacts to wetland resources identified within the property. Exhibits depicting the three alternative site plans are provided in Appendix H. The following provides a summary of each alternative considered during the design review process.

5.5.1 Alternative 1: Alternative 1 maximized use of the property and was by far the most financially preferred. This alternative site plan required impacts to 2.78 acres of wetland and 0.18 acres of jurisdictional ditch. Direct impacts to jurisdictional areas for this plan are associated with stormwater pond construction, access road installation (to the rear of the store), and building construction. This plan included a 113,531 square foot grocery store, an additional 22,400 square feet of commercial/retail space, a fuel center, and a restaurant. Because this plan maximizes use of the project site, this design would be preferred if environmental impacts were not a consideration.

5.5.2 Alternative 2: Alternative 2 substantially reduces the overall impacts by omitting the 14,000 square feet of retail space and restaurant from the plan and shifting the entire 113,531 square foot grocery store east towards Highway 21 and rotating the store 45 degrees. By shifting and rotating the store, this design was able to completely avoid impacting wetlands in the rear of the property and limits the jurisdictional area impacts to 0.12 acre of ditch and 0.08 acre of wetland on the front of the parcel. While this plan maximizes avoidance and minimization, parking requirements for support of the grocery store are not met. In addition, the angle of the building to Highway 21 does not meet design standards.

5.5.3 Alternative 3: The site plan for Alternative 3 is similar to that in Alternative 2. The 113,531 square foot facility is shifted within the property to the east towards Highway 21. However, this design added 26,200 square feet of retail. Total impacts associated with this alternative were 0.08 acre of wetland and 0.13 acre of ditch. Like alternative 2, this plan reduces the overall impacts but parking requirements for support of the retail center are not met. The applicant also considered replacing the retail shop component with parking, however the parking requirements for the grocery portion of the project are still not suitable.

5.5.5 Applicant's Preferred Alternative: The preferred alternative includes construction of buildings, installation of access roads, extension of utilities, construction of parking area, and all other attendant features associated with development of the 113,531 retail/grocery center. This site plan requires 1.65 acres of wetland impact and 0.18 acre of ditch impact. Although this impact is higher than On-Site Alternatives 2 & 3, this design minimizes impacts to wetlands, avoids all jurisdictional area for stormwater detention and provides suitable parking and infrastructure to support the proposed development.

Table 5. Summary of On-site Alternatives/Avoidance

Alternative	Development Area (acres)	Undisturbed Jurisdictional Area (acres)	Wetland Fill (acres)	Ditch Fill (acres)	Proposed Jurisdictional Wetland Impact (acres)
1	24.66	0.56	2.78	0.18	2.96
2	24.66	3.32	0.08	0.12	0.20
3	24.66	3.26	0.08	0.18	0.26
Applicant's Preferred	24.66	1.69	1.65	0.18	1.83

In summary, the applicant and design team have considered a variety of alternatives which would avoid and minimize impacts to wetlands to the greatest extent practicable while satisfying the overall project purpose. Through four development plan reviews, the applicant was able to reduce the overall wetland impact and has proposed to avoid 1.69 acres of jurisdictional waters of the U.S. including wetlands.

6.0 STORM WATER MANAGEMENT:

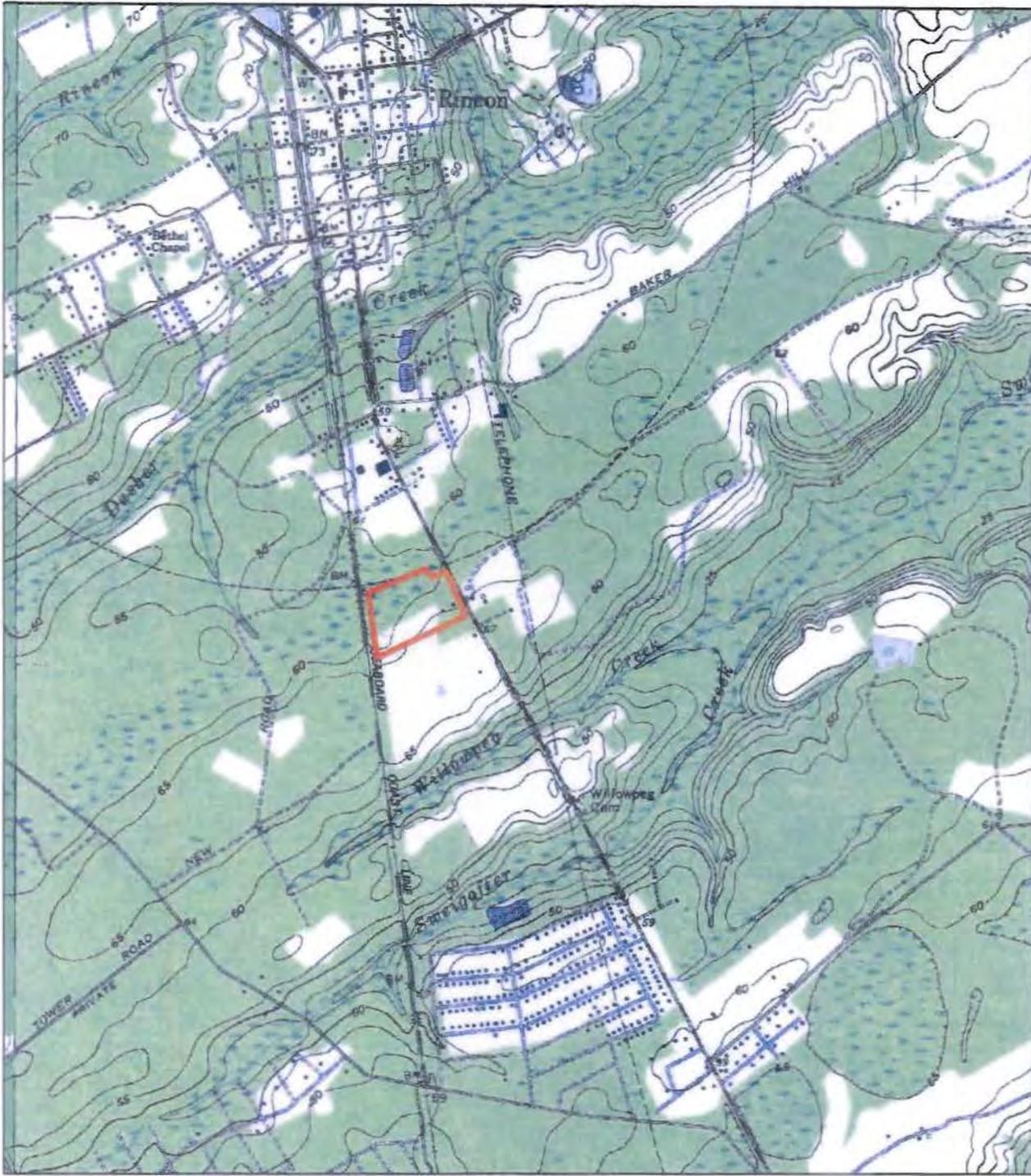
A storm water management plan is being designed by the applicants consulting engineer. Although this plan has not yet been finalized, preliminary plans include construction of storm water ponds designed to accommodate the storm water volume associated with development of the site. The final plan will meet any and all storm water management requirements of the state and local authorities. No impact to wetland is proposed as a result of the construction of the storm water detention ponds.

7.0 COMPENSATORY MITIGATION:

Using the Savannah District Standard Operating Procedure for Compensatory Mitigation, SOP calculations indicate that 10.9 credits are required to compensate for jurisdictional wetland impacts and 0.9 mitigation credits are required to compensate for the jurisdictional ditch impacts (Appendix I). The applicant is proposing to acquire a total of 11.8 credits from a USACE approved primary service area mitigation bank. Credits will be purchased from one of the following primary service area bank: Brushy Creek, AA Shaw or any other pending wetland bank within the primary service area that is approved at the time of credit purchase. Upon approval of the proposed project and prior to initiation of authorized wetland impacts, the applicant will provide documentation of credit conveyance to the USACE.

8.0 CONCLUSION:

In summary, The Kroger Company is proposing to construct a retail center within a 24.66 acre project area located adjacent to and west of Highway 21 within Rincon, Effingham County, Georgia. The applicant has avoided and minimized wetland impacts to the greatest extent practicable. As compensatory mitigation for unavoidable wetland impacts, the applicant has developed a compensatory mitigation plan using the Savannah District mitigation credit calculation SOP and has proposed to purchase 11.8 wetland mitigation credits from a USACE approved mitigation bank.



 PROPERTY BOUNDARY

USGS TOPOGRAPHIC SURVEY
RINCON QUADRANGLE

DATE: MAY 2014

MAP SCALE: 1 INCH = 2000 FEET

PREPARED BY: RP

RLC PROJECT NO: 14-078

**KROGER RETAIL CENTER
EFFINGHAM COUNTY, GEORGIA**

PREPARED FOR:
THE KROGER COMPANY



0 1,000 2,000 4,000 Feet



**RESOURCE+LAND
CONSULTANTS**
RLC
#1 Park of Commerce Way, Ste. 404
Savannah, Georgia 31405
912-443-2876 www.rlcinc.com



 GENERAL PROPERTY BOUNDARY

2010 ORTHO IMAGE
EFFINGHAM COUNTY

DATE: MAY 2014

MAP SCALE : 1 INCH = 1000 FEET

PREPARED BY: RP

RLC PROJECT NO: 14-078

**KROGER RETAIL CENTER
EFFINGHAM COUNTY, GEORGIA**

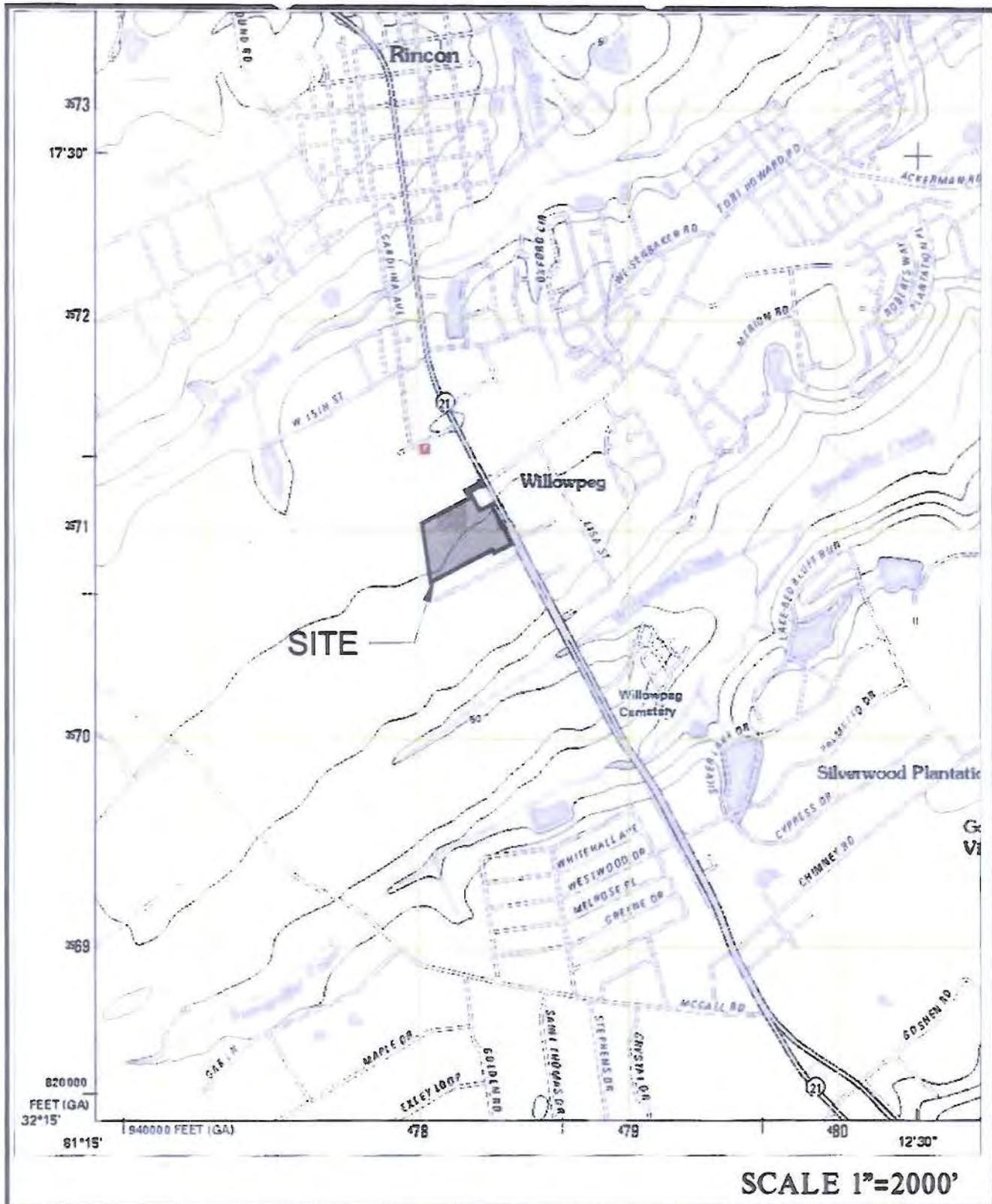
PREPARED FOR:
THE KROGER COMPANY



0 500 1,000 2,000 Feet



**RESOURCE+LAND
CONSULTANTS**
 61 Park of Commerce Way, Ste. 604
Savannah, Georgia 31405
912/443-9916 www.rlandc.com



SCALE 1"=2000'



ROBERTSON LOIA ROOF
ARCHITECTS & ENGINEERS

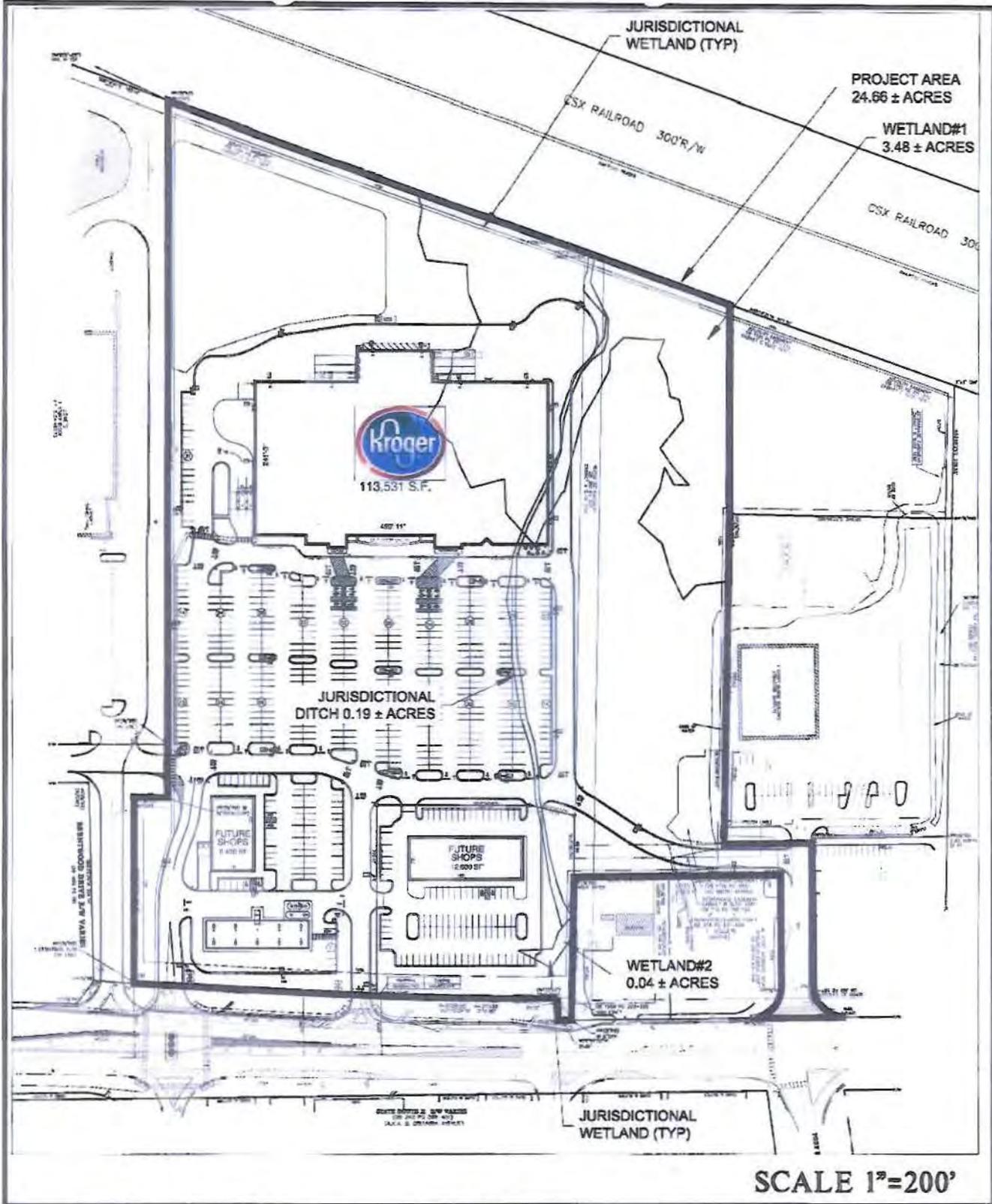
3460 Preston Ridge Road . Suite 275 . Alpharetta, Georgia 30005
770-674-2800 . Fax 678-319-0745

DATE
05-21-14

PROJECT NUMBER
13-211

QUAD MAP

KROGER GA-625,
420 SOUTH COLUMBIA AVE
RINCON, GA
OF



SCALE 1"=200'

RLR ROBERTSON LOIA ROOF
ARCHITECTS & ENGINEERS

3460 Preston Ridge Road . Suite 275 . Alpharetta, Georgia 30005
770-674-2600 . Fax 678-319-0745

DATE
05-21-14

PROJECT NUMBER
13-211

WETLANDS LAYOUT PLAN

KROGER GA-625,
420 SOUTH COLUMBIA AVE
OF RINCON, GA

AREA ANALYSIS

PROJECT AREA	24.66 ± ACRES
TOTAL JURISDICTIONAL WETLANDS AREA	3.52 ± ACRES
TOTAL JURISDICTIONAL DITCH	0.19 ± ACRES
IGIA UPLAND ACREAGE	20.95 ± ACRES
TOTAL WETLANDS AREA IMPACTED	1.65 ± ACRES
TOTAL JURISDICTIONAL DITCH IMPACTED	0.18 ± ACRES

JURISDICTIONAL WETLAND (TYP)

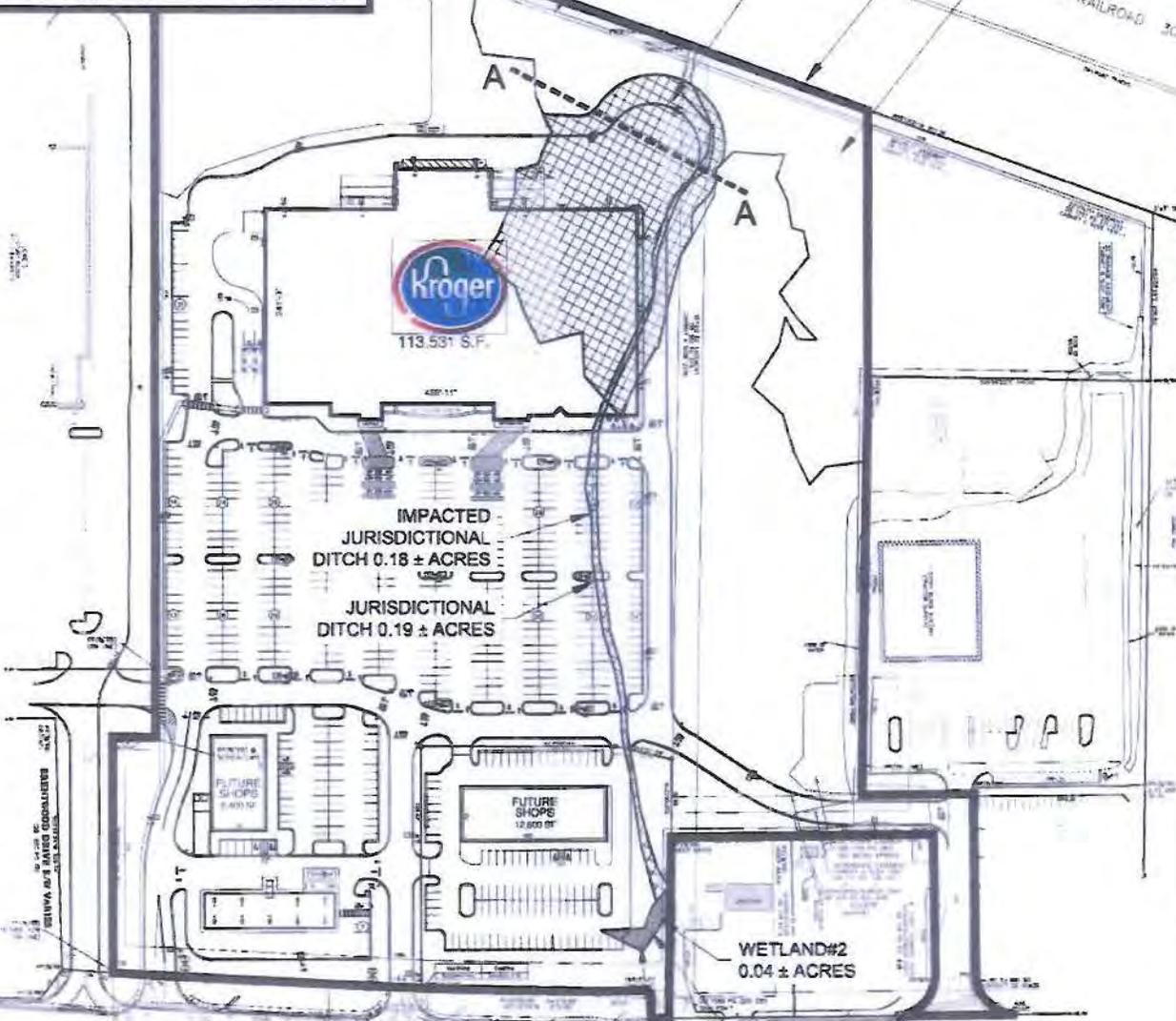
IMPACTED WETLAND#1

1.61 ± ACRES PROJECT AREA
24.66 ± ACRES

WETLAND#1
3.48 ± ACRES

CSX RAILROAD 300' R/W

CSX RAILROAD 300'



IMPACTED JURISDICTIONAL DITCH 0.18 ± ACRES
JURISDICTIONAL DITCH 0.19 ± ACRES

WETLAND#2
0.04 ± ACRES

IMPACTED WETLAND#2
0.04 ± ACRES

JURISDICTIONAL WETLAND (TYP)

WETLAND SYMBOLS LEGEND

-  JURISDICTIONAL WETLANDS
-  JURISDICTIONAL WETLANDS TO BE IMPACTED BY COMMERCIAL DEVELOPMENT

SCALE 1"=200'



ROBERTSON LOIA ROOF
ARCHITECTS & ENGINEERS

3460 Preston Ridge Road . Suite 275 . Alpharetta, Georgia 30005
770-674-2600 . Fax 678-319-0745

DATE

05-21-14

PROJECT NUMBER

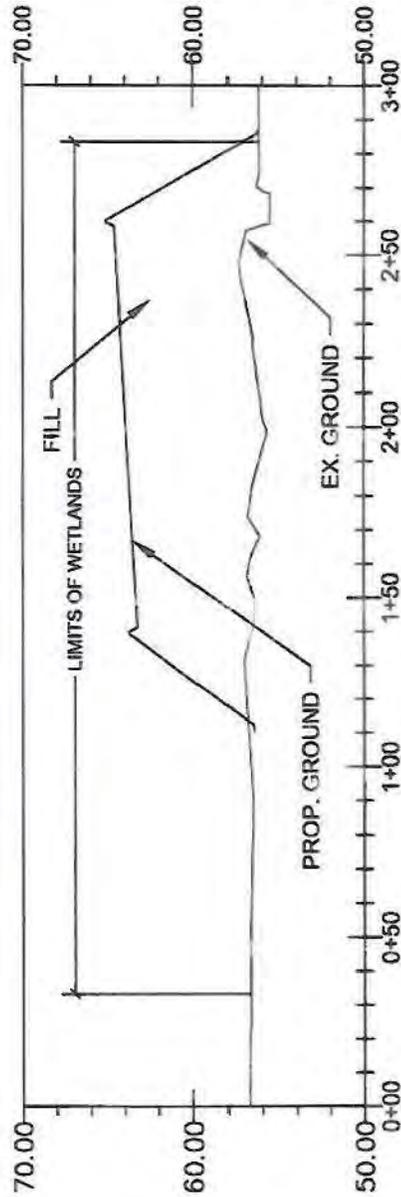
13-211

WETLANDS IMPACT PLAN

KROGER GA-625,
420 SOUTH COLUMBIA AVE
RINCON, GA

OF

TYPICAL PROFILE OF 'WETLANDS'



SCALE:
1" = 50' H
1" = 10' V



ROBERTSON LOIA ROOF
ARCHITECTS & ENGINEERS

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770-674-2600 . Fax 678-319-0745

DATE

05-21-14

PROJECT NUMBER

13-211

WETLANDS FILL SECTION

KROGER GA-625,
420 SOUTH COLUMBIA AVE
RINCON, GA

OF