



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

Regulatory Branch  
SAS-1996-05370

**PUBLIC NOTICE**

**SUBJECT: Request to Amend the Restrictive Covenant, Recorded to Perpetually Preserve Wetlands at Savannah Quarters**

Department of the Army Permit SAS-1996-05370 was issued on May 30, 1997, to Southwest Quarters Holdings, LLC, for the discharge of fill material into 92.5 acres of wetlands on the 2,588-acre Savannah Quarters project site, located in the southwest quadrant of the intersection of Interstates 95 and 16, Chatham County, Georgia. The approved compensatory wetland mitigation plan for this project included recording a restrictive covenant to perpetual preserve of 668 acres of wetlands that extend throughout the project site.

Modifications of this permit were issued on June 30, 1999, May 19, 2000, and May 13, 2005, to allow for minor revisions of the mitigation plan and the addition of storm water outfall structures. In addition, two 5-year extensions of the expiration date for the permit were issued on August 29, 2007 and July 13, 2012. A final permit extension was issued on April 20, 2017, with the permit scheduled to expire on November 30, 2018. The permittee is presently working to complete all authorized work under the terms and conditions of the permit.

There is an existing single lane road on the project site that was constructed prior to 1997, which impacted 0.08 acres of wetland. This road crossing is located within a wetland area protected by restrictive covenant, and was to be removed under the terms of the permit and mitigation plan. However, the permittee has proposed to leave this existing road crossing in place, for use by pedestrians and golf carts traveling between the commercial village of Savannah Quarters and the golf course clubhouse. By leaving this existing road in place, the permittee would not construct a permitted road crossing through the same forested wetland system, which would impact 0.13 acres of wetland. By utilizing the existing road and not constructing the permitted road, there would be a 0.05-acre decrease in authorized wetland impact.

The permittee requested amendment of the restrictive covenant, to remove the existing 0.08-acre road crossing from protection, and place the permitted 0.13-acre road crossing under protection; which would result in an overall increase of 0.05 acres of wetland protected by restrictive covenant. Once the restrictive covenant is amended, the permit would then be modified to remove the 0.13-acre road crossing.

Anyone wishing to comment on this proposed restrictive covenant amendment should submit comments in writing, no later than 15 days from the date of this notice, to: U.S. Army Corps of Engineers, Savannah District, Regulatory Branch, Attention: Richard Morgan, 100 West Oglethorpe Avenue, Savannah, Georgia, 31401. Please refer to permit SAS-1996-05370 in your comments.

Enclosures:

Project Location Map and Master Plan

Detail of Road Crossings

# WETLAND MASTER PLAN SOUTHWEST QUADRANT OF SAVANNAH QUARTERS CHATHAM COUNTY, GEORGIA

DATE: DECEMBER 19, 1996  
 REVISED: FEBRUARY 17, 1997  
 REVISED: AUGUST 31, 1999  
 REVISED: FEBRUARY 5, 2001  
 REVISED: DECEMBER 13, 2004  
 REVISED: APRIL 7, 2005

PREPARED FOR:  
**SOUTHWEST QUARTER HOLDINGS LLC  
 AND  
 HALL DEVELOPMENT COMPANY**

PREPARED BY:  
 HUSSEY, GAY, BELL & DEYOUNG INC.  
 SLIGH ENVIRONMENTAL CONSULTANTS

SCALE: 1" = 500'

## LEGEND

	PRESERVED WETLAND		50' WETLAND BUFFER
	IMPACTED WETLAND		LOG ROAD REMOVAL RESTORATION (NO. 1 TO NO. 19 - 1.96 AC. TOTAL)
	PRESERVED UPLANDS		ROAD & DEVELOPMENT IMPACT REMOVED FROM PERMIT
	25' WETLAND BUFFER		NEW ROAD & DEVELOPMENT IMPACT
			HAND CLEARING (GOLF) REMOVED FROM PERMIT
			NEW HAND-CLEARING (GOLF)

TOTAL PERMITTED WETLAND IMPACT = 92.496 AC.  
 TOTAL PERMITTED WETLAND CLEARING = 9.791 AC.  
 TOTAL PERMITTED MAXIMUM WETLAND IMPACT = 102.287 AC.  
 (IMPACT AVERAGE ASSOCIATED WITH ORIGINAL WETLAND PERMIT DATED MAY 30, 1997)

PROPOSED WETLAND IMPACT = 92.348 AC.  
 PROPOSED WETLAND CLEARING = 2.040 AC.  
 TOTAL PROPOSED WETLAND IMPACT = 94.388 AC.

## WETLAND IMPACTS

AREA	ACRES	ROAD IMPACT	DEVELOPMENT IMPACT	REMAINING WETLANDS
W-1	1.719	0.000	0.000	1.719
W-2	3.842	0.000	0.000	3.842
W-3	1.550	0.000	0.770	0.780
W-4	1.376	0.000	1.376	0.000
W-5	6.178	0.000	0.000	6.178
W-6	0.863	0.000	0.000	0.863
W-7	10.478	0.533	0.602	9.343
W-8	8.585	0.000	2.883	5.702
W-9	0.390	0.000	0.390	0.000
W-10	203.590	0.857	0.984	201.749
W-11	38.348	0.000	0.428	37.920
W-12	29.217	0.000	0.201	29.016
W-13	21.021	0.000	0.340	20.681
W-14	0.808	0.000	0.808	0.000
SUBTOTAL	326.737	2.243	8.190	315.304

AREA	ACRES	ROAD IMPACT	DEVELOPMENT IMPACT	REMAINING WETLANDS
W-15	0.921	0.000	0.921	0.000
W-16	0.037	0.000	0.037	0.000
W-17	0.184	0.000	0.184	0.000
W-18	1.439	0.000	1.439	0.000
W-19	5.642	0.000	5.642	0.000
W-20	0.472	0.000	0.472	0.000
W-21	0.218	0.000	0.143	0.075
W-22	0.871	0.000	0.132	0.739
W-23	0.338	0.000	0.338	0.000
W-24	2.242	0.000	0.000	2.242
W-25	0.346	0.000	0.000	0.346
W-26	3.361	0.401	1.322	1.638
W-27	1.688	0.119	0.449	1.110
W-28	1.577	0.000	1.577	0.000
SUBTOTAL	17.996	0.520	12.440	5.036

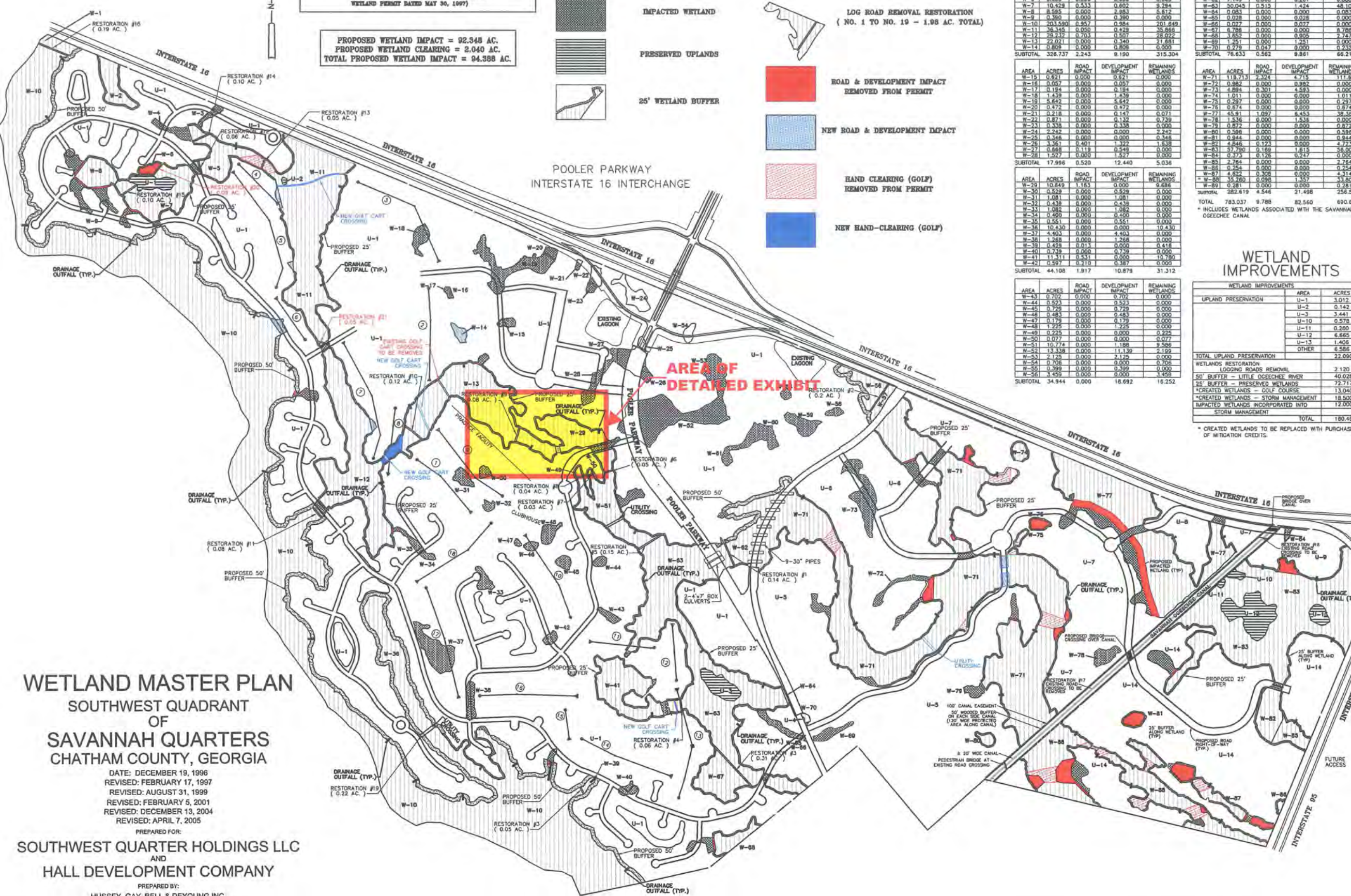
AREA	ACRES	ROAD IMPACT	DEVELOPMENT IMPACT	REMAINING WETLANDS
W-29	10.849	1.163	0.000	9.686
W-30	0.529	0.000	0.529	0.000
W-31	1.081	0.000	1.081	0.000
W-32	0.438	0.000	0.438	0.000
W-33	1.082	0.000	1.082	0.000
W-34	0.460	0.000	0.460	0.000
W-35	0.551	0.000	0.551	0.000
W-36	10.430	0.000	0.000	10.430
W-37	4.403	0.000	4.403	0.000
W-38	1.268	0.000	1.268	0.000
W-39	0.428	0.013	0.000	0.415
W-40	0.249	0.000	0.249	0.000
W-41	11.311	0.531	0.000	10.780
W-42	0.597	0.310	0.387	0.000
SUBTOTAL	44.108	1.817	10.878	31.312

### WETLAND IMPROVEMENTS

WETLAND IMPROVEMENTS		
UPLAND PRESERVATION	AREA	ACRES
U-1		3.012
U-2		0.142
U-3		3.441
U-10		0.578
U-11		0.260
U-12		6.665
U-13		1.406
OTHER		4.588
TOTAL UPLAND PRESERVATION		22.090
WETLANDS RESTORATION		
LOGGING ROADS REMOVAL		2.120
50' BUFFER - LITTLE OGECHEE RIVER		40.028
25' BUFFER - PRESERVED WETLANDS		22.717
*CREATED WETLANDS - GOLF COURSE		13.040
*CREATED WETLANDS - STORM MANAGEMENT		18.500
IMPACTED WETLANDS INCORPORATED INTO STORM MANAGEMENT		12.000
TOTAL		180.493

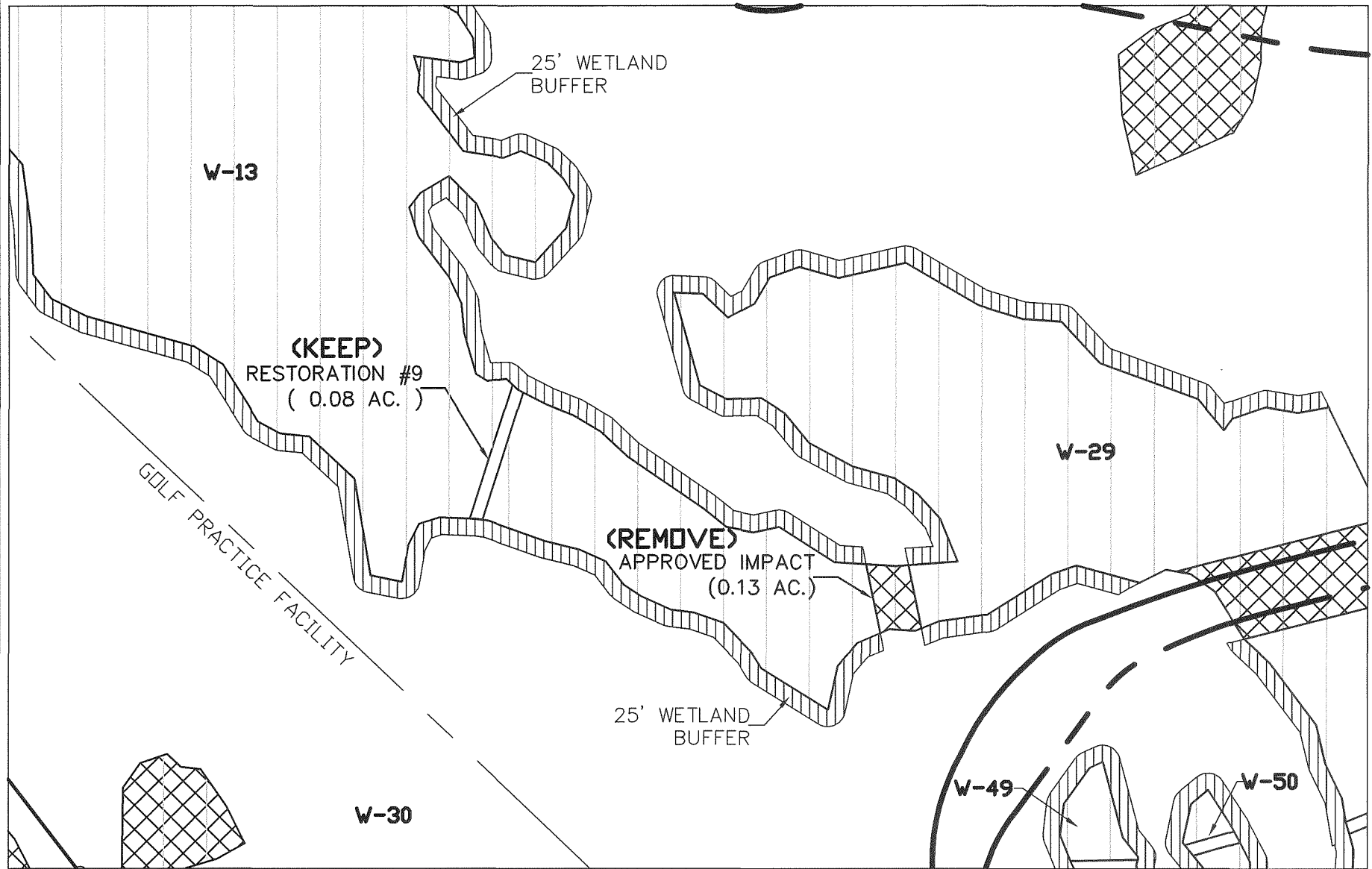
\* INCLUDES WETLANDS ASSOCIATED WITH THE SAVANNAH OGECHEE CANAL

\* CREATED WETLANDS TO BE REPLACED WITH PURCHASE OF MITIGATION CREDITS.



AREA OF  
 DETAINED EXHIBIT





**HUSSEY GAY BELL**  
*Established 1958*

**WETLAND IMPACT SWAP**  
**SAVANNAH QUARTERS**



DATE: NOVEMBER 20, 2017    SCALE: 1" = 200'