



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

September 23, 2020

SAS-2007-00469

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-2007-00469

Applicant: Ms. Anna Chafin
The Development Authority of Bryan County (DABC)
PO Box 267
Pembroke, Georgia 31321

Agent: Mr. Alton Brown, Jr.
Resource and Land Consultants
41 Park of Commerce Way, Suite 101
Savannah, Georgia 31405

Location of Proposed Work: The project site is located north of Interstate 16, east of Highway 280 and adjacent to and south of Old Cuyler Road within Bryan County, Georgia (32.168343°, -81.432687°)

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers: The Development Authority of Bryan County (DABC) is seeking authorization to impact 8.25 acres of jurisdictional wetland to facilitate development of Interstate Centre III (ICIII). The project site totals 301.15 acres located north of Interstate 16, east of Highway 280 and adjacent to and south of Old Cuyler Road within Bryan County, Georgia (32.168343°, -81.432687°). See attached figures for project location and proposed site plan.

The applicant's stated compensatory mitigation plan proposal is as follows: The proposed project includes 8.25 acres of jurisdictional wetland impact including 2.45 acres of impact for road and utility installation and 5.80 acres of wetland impact for general development. As compensatory mitigation for the proposed impacts, the applicant proposes to purchase 49.52 grandfathered wetland credits from a U.S. Army Corps of Engineers mitigation bank within the Primary (Ogeechee) Service Area.

BACKGROUND

The U.S. Army Corps of Engineers (Corps) issued a Nationwide Permit 35 on September 12, 2018 (SAS-2007-00469) authorizing 0.49 acre of jurisdictional wetland impacts associated with a warehouse complex. This action also included an additional 2.01 acres of non-jurisdictional wetland impacts.

On November 3, 2017, the Corps issued a Cease and Desist letter to the DABC in order to investigate potential unauthorized fill as a result of mechanized land clearing. Anna Chafin, CEO, Development Authority of Bryan County received a Cease and Desist letter via certified mail from the Regulatory Branch of the Savannah District U.S. Army Corps of Engineers (USACE). The investigation was closed with no further action, as measurable fill could not be documented and any areas that had been disturbed were still wetlands by definition. Any disturbed vegetation communities were undergoing natural restoration.

The Corps issued a preliminary jurisdictional determination (SAS-2007-00469) on October 24, 2013 identifying the wetlands proposed to be impacted by this project as potentially jurisdictional waters of the United States.

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 will review the proposed project for water quality certification, in accordance with the provisions of Section 401 of the Clean Water Act. Prior to issuance of a Department of the Army permit for a project location in, on, or adjacent to the waters of the State of Georgia, review for Water Quality Certification is required. A reasonable period of time, which shall not exceed one year, is established under the Clean Water Act for the State to act on a request for Water Quality Certification, after which, issuance of such a Department of the Army permit may proceed. The applicant did not request a pre-certification meeting with Georgia EPD prior to submitting their application for a permit under Section 404 of the Clean Water Act. The applicant must still request a meeting with EPD at least 30 days prior to any request they make for 401 Water Quality Certification.

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 CFR Part 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: According to the Georgia's Natural, Archaeological, and Historic Resources GIS database, the property does not contain any cultural or archaeological sites. The Corps will seek Georgia State Historic Preservation Office before making a final determination.

Endangered Species: A preliminary review of the endangered and threatened species list generated by the U.S. Fish and Wildlife Service's (FWS) Information for Planning and Consultation (IPaC) website indicates the following listed species may occur in the project area: wood stork (*Mycteria americana*), Eastern indigo snake (*Drymarchon corais couperi*) and the frosted flatwoods salamander (*Ambystoma cingulatum*).

Per the Effects Determination Guidance for Endangered and Threatened Species (EDGES), the Corps has determined that the proposed work will Not Likely Adversely Affect the wood stork and Eastern indigo snake and have No Effect on the Frosted Flatwoods Salamander.

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.

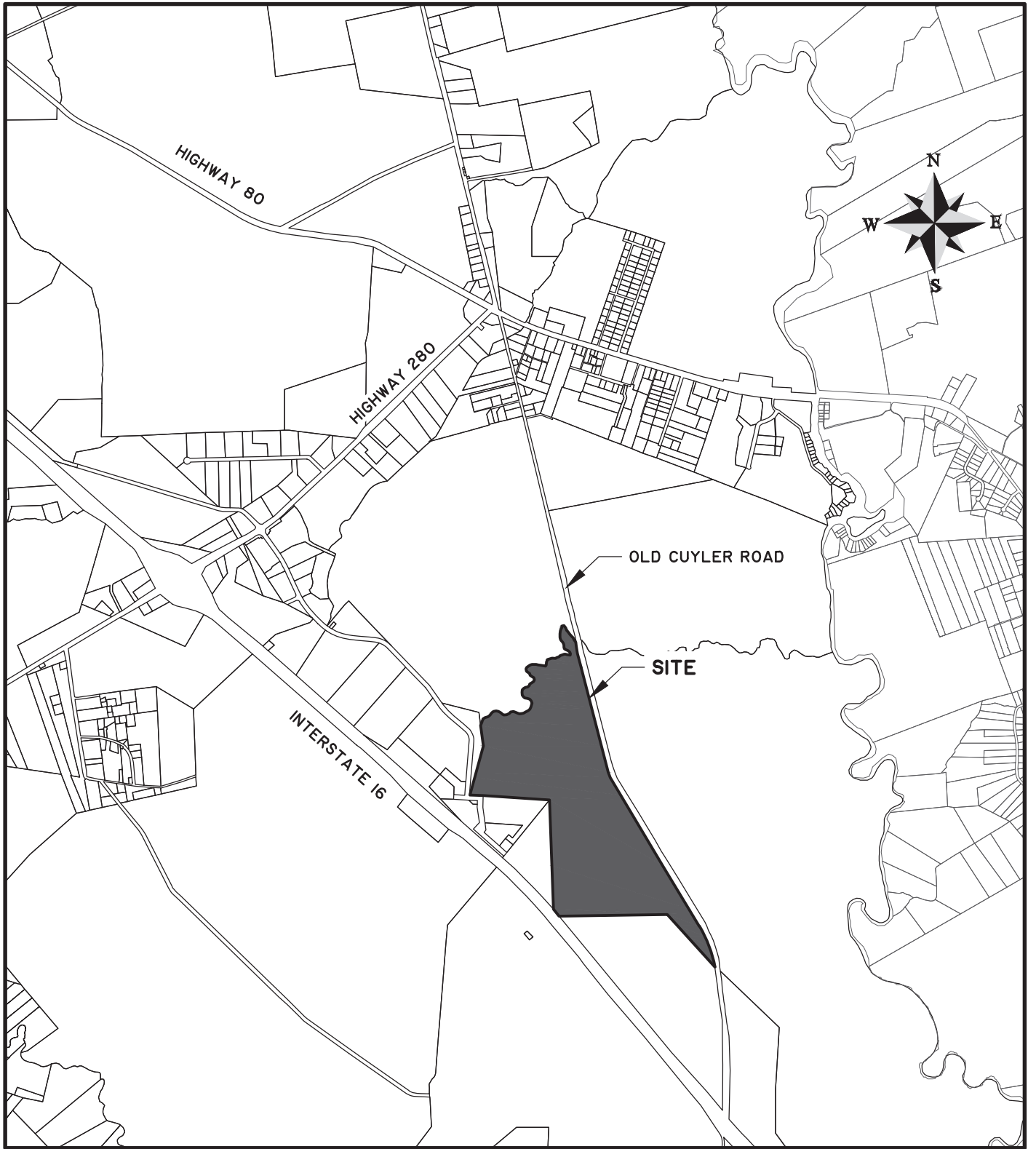
Comment Period: Anyone wishing to comment on this application for a Department of the Army Permit should submit comments by email to Ms. Allison Murphy at allison.c.murphy@usace.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Ms. Allison Murphy, 100 West 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. Allison Murphy, Project Manager, Coastal Branch via email at allison.c.murphy@usace.army.mil or via phone at (912) 652-5133.

Enclosure:

1. Location Map and Permit Drawings (11 pages)



IC III

SHEET NAME
LOCATION MAP

CLIENT:
DEVELOPMENT AUTHORITY OF BRYAN COUNTY

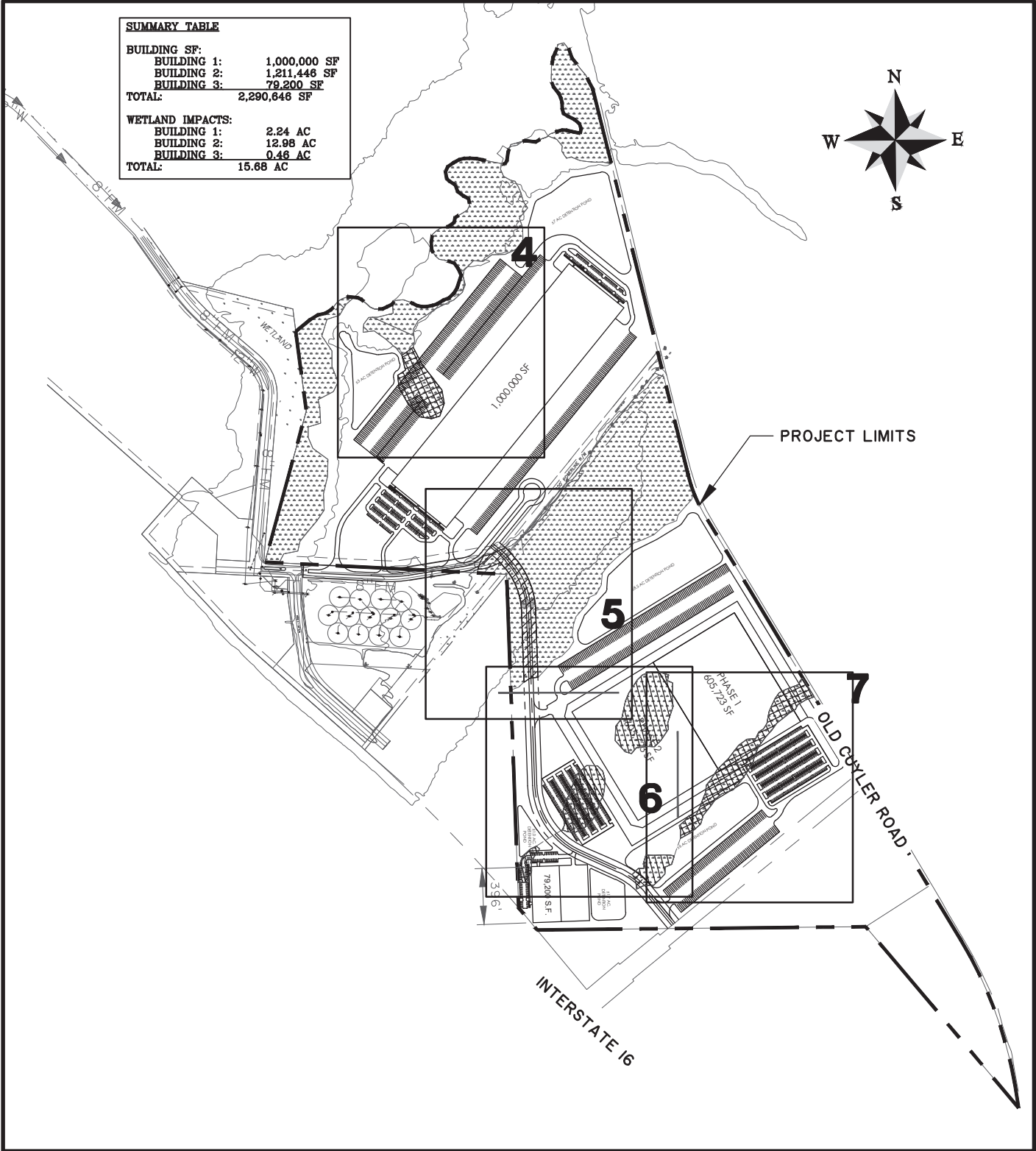
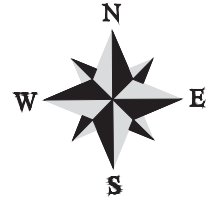
LOCATION: BRYAN COUNTY, GA
DATE: 8/6/2020 DRAWN BY: MDL SHEET: 1
JOB NUMBER: J-21692.0000 REVIEWED BY: JC/JRW SCALE: 1" = 3000'

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SUMMARY TABLE	
BUILDING SF:	
BUILDING 1:	1,000,000 SF
BUILDING 2:	1,211,446 SF
BUILDING 3:	79,200 SF
TOTAL:	2,290,646 SF
WETLAND IMPACTS:	
BUILDING 1:	2.24 AC
BUILDING 2:	12.98 AC
BUILDING 3:	0.46 AC
TOTAL:	15.68 AC



IC III

SHEET NAME:
SHEET INDEX

CLIENT:
DEVELOPMENT AUTHORITY OF BRYAN COUNTY

LOCATION: BRYAN COUNTY, GA
 DATE: 8/6/2020 DRAWN BY: MDL SHEET: 2
 JOB NUMBER: J-21692.0000 REVIEWED BY: JC/JRW SCALE: 1" = 100'



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LEGEND

ACREAGE SUMMARY TABLE

TOTAL PROJECT ACREAGE 301.15 AC



TOTAL JURISDICTIONAL WETLAND AND
NON-JURISDICTIONAL WETLAND AREAS 66.10 AC.

----- PROJECT LIMITS

JURISDICTIONAL WETLAND IMPACTS



ROAD CROSSING WITH UTILITIES 2.45 AC.



GENERAL FILL 5.80 AC.

TOTAL JURISDICTIONAL WETLAND IMPACTS 8.25 AC.

JURISDICTIONAL WETLANDS IMPACTED

WETLAND 1 - 3.56 AC.

WETLAND 5 - 2.45 AC.

WETLAND 6 - 2.24 AC.

NON-JURISDICTIONAL WETLANDS



TOTAL NON-JURISDICTIONAL WETLAND IMPACTS 7.43 AC.

IC III

SHEET NAME:

LEGEND

CLIENT:

DEVELOPMENT AUTHORITY OF BRYAN COUNTY

LOCATION: BRYAN COUNTY, GA

DATE: 8/6/2020

DRAWN BY: MDL

SHEET: 3

JOB NUMBER: J-21692.0000

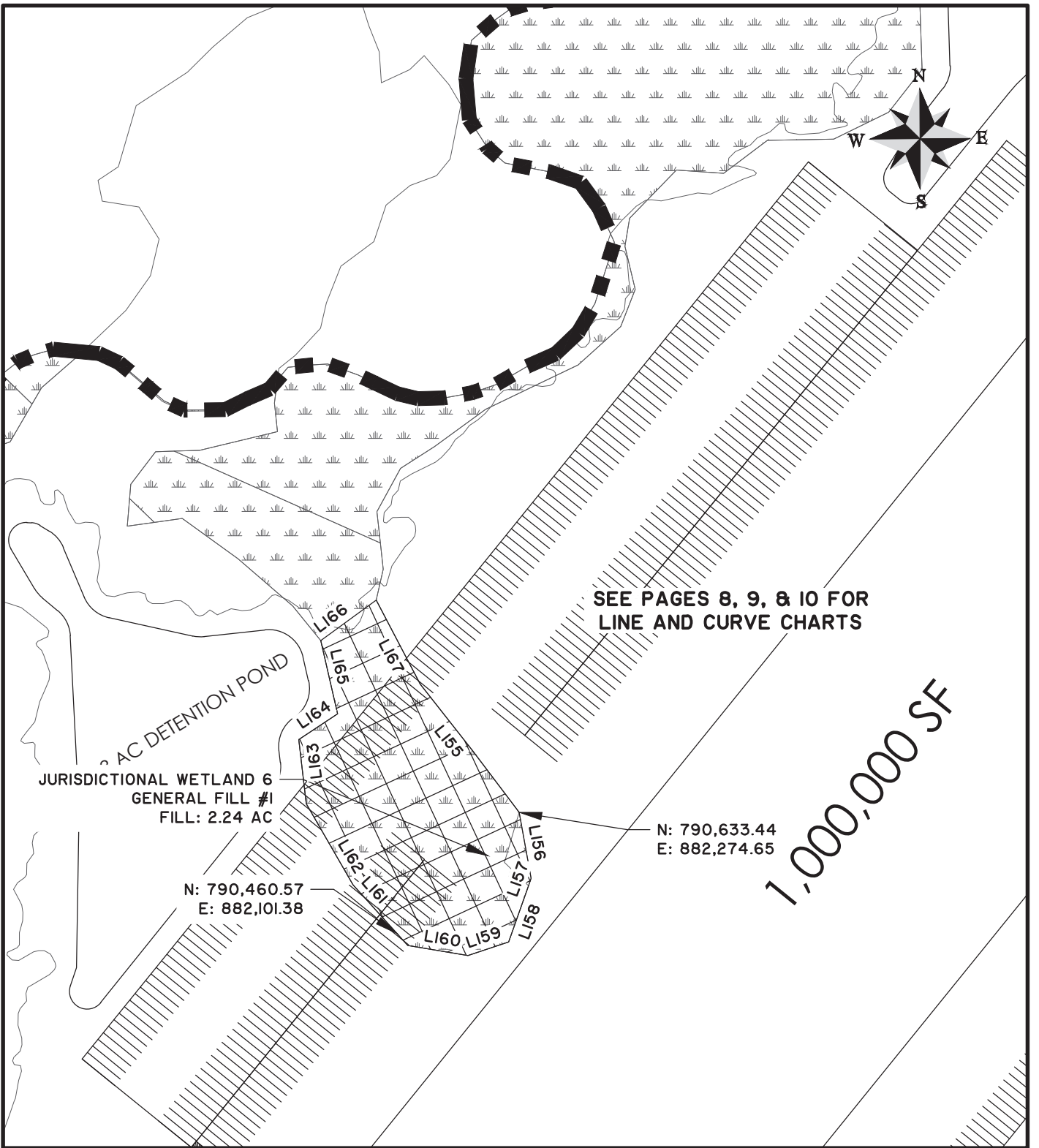
REVIEWED BY: JC/JRW SCALE: N.T.S.

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IC III

SHEET NAME:
WETLAND IMPACT DRAWING

CLIENT:
DEVELOPMENT AUTHORITY OF BRYAN COUNTY

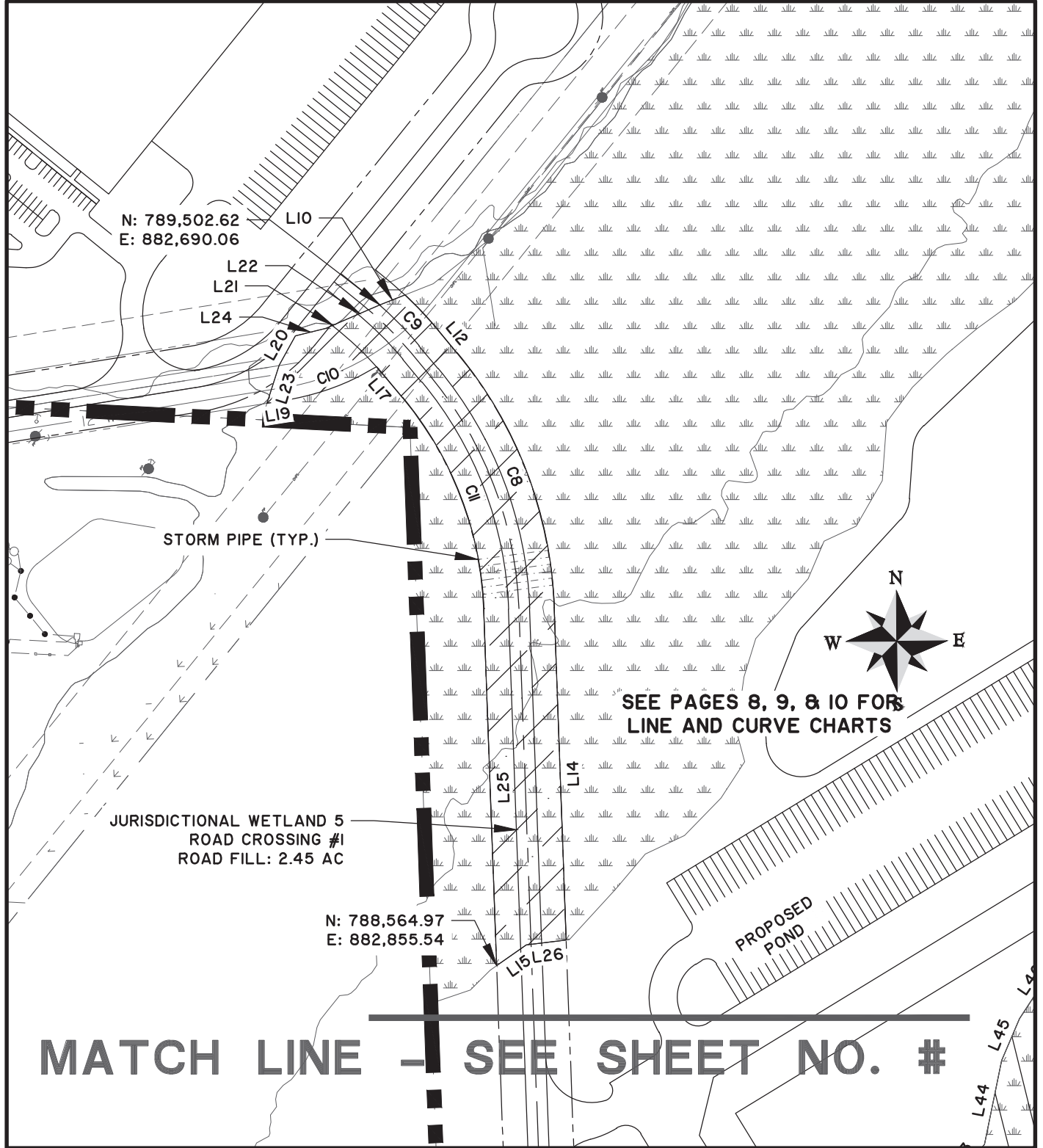
LOCATION: BRYAN COUNTY, GA
DATE: 8/6/2020 DRAWN BY: MDL SHEET: 4
JOB NUMBER: J-21692.0000 REVIEWED BY: JC/JRW SCALE: 1" = 200'



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IC III
 SHEET NAME:
WETLAND IMPACT DRAWING
 CLIENT:
DEVELOPMENT AUTHORITY OF BRYAN COUNTY
 LOCATION: BRYAN COUNTY, GA
 DATE: 8/6/2020 DRAWN BY: MDL SHEET: 5
 JOB NUMBER: J-21692.0000 REVIEWED BY: JC/RW SCALE: 1" = 200'



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N: 788,564.97
E: 882,855.54

MATCH LINE
SEE SHEET NO. 5

NON JURISDICTIONAL
WETLAND IMPACT
FILL: 3.82 AC
N: 788,074.40
E: 883,570.44

N: 787,973.88
E: 883,376.48

NON JURISDICTIONAL
WETLAND IMPACT
FILL: 2.21 AC.

N: 787,521.61
E: 883,125.81

**SEE PAGES 8, 9, & 10 FOR
LINE AND CURVE CHARTS**

NON JURISDICTIONAL WETLAND 2
GENERAL FILL #5
FILL: 0.77 AC.

N: 787,365.69
E: 882,956.31

NON JURISDICTIONAL WETLAND
IMPACT FILL
FILL: 0.46 AC.

PROPOSED
POND

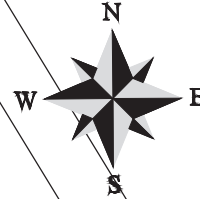
N: 787,227.11
E: 883,642.66

NON JURISDICTIONAL WETLAND 2
ROAD CROSSING #3
ROAD FILL: 0.17 AC.

N: 787,236.05
E: 882,807.50

PROPOSED
POND

N: 787,128.6



MATCH LINE
SEE SHEET NO. 7

IC III

SHEET NAME:
WETLAND IMPACT DRAWING

CLIENT:
DEVELOPMENT AUTHORITY OF BRYAN COUNTY

LOCATION: BRYAN COUNTY, GA
DATE: 8/6/2020
JOB NUMBER: J-21692.0000

DRAWN BY: MDL
REVIEWED BY: JC/RW
SCALE: 1" = 200'

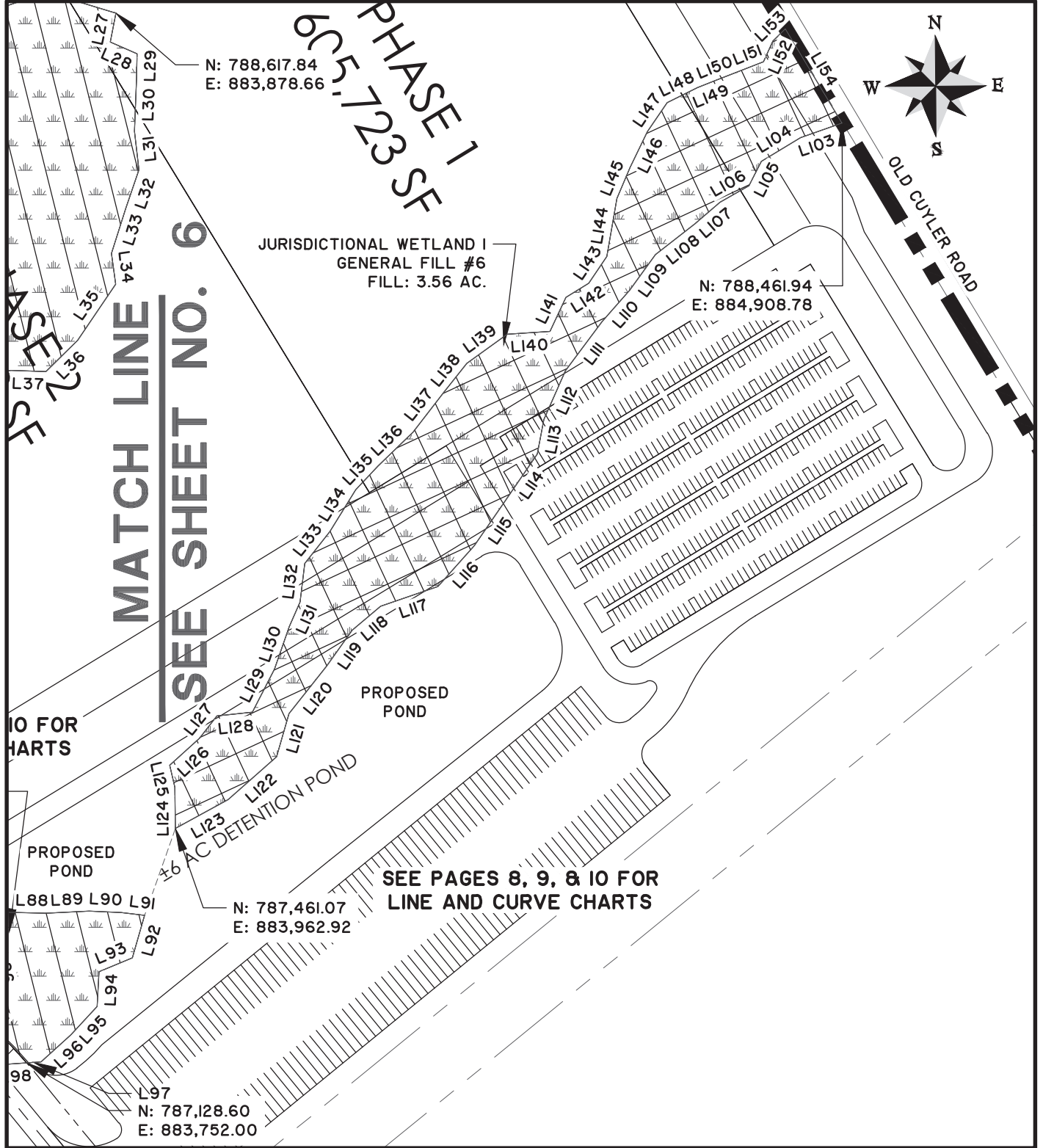
SHEET: 6



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N: 788,617.84
E: 883,878.66

N: 788,461.94
E: 884,908.78

N: 787,461.07
E: 883,962.92

N: 787,128.60
E: 883,752.00

MATCH LINE
SEE SHEET NO. 6

PHASE I SF

PROPOSED POND

36 AC DETENTION POND

SEE PAGES 8, 9, & 10 FOR LINE AND CURVE CHARTS

IC III

SHEET NAME:
WETLAND IMPACT DRAWING

CLIENT:
DEVELOPMENT AUTHORITY OF BRYAN COUNTY

LOCATION: BRYAN COUNTY, GA
DATE: 8/6/2020 DRAWN BY: MDL SHEET: 7
JOB NUMBER: J-21692.0000 REVIEWED BY: JC/RW SCALE: 1" = 200'



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LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L10	N 68°27'49" E	38.06'	L45	N 22°54'50" E	64.61'
L12	S 39°43'02" E	41.81'	L46	N 33°32'36" E	110.08'
L14	S 2°04'16" E	471.84'	L47	N 45°34'01" E	53.66'
L15	S 55°02'02" W	51.58'	L48	N 71°10'12" E	67.74'
L17	N 39°43'02" W	57.55'	L49	S 89°32'54" E	43.39'
L19	S 80°55'00" W	25.35'	L50	S 72°58'38" E	77.97'
L20	N 29°00'24" E	47.65'	L51	N 26°24'18" E	38.40'
L21	N 66°30'41" E	21.62'	L52	N 10°02'55" W	48.85'
L22	N 66°30'41" E	62.04'	L53	N 4°04'18" W	48.28'
L23	N 17°47'50" E	56.45'	L54	N 14°29'06" E	84.83'
L24	N 75°49'59" E	44.49'	L55	N 34°58'29" E	56.72'
L25	N 2°04'16" W	504.59'	L56	N 15°42'07" E	51.27'
L26	S 83°09'11" W	56.89'	L57	N 15°43'07" E	77.61'
L27	S 11°13'36" W	41.59'	L58	N 47°55'42" E	47.56'
L28	S 66°17'36" E	41.52'	L59	N 48°46'51" E	57.96'
L29	S 1°13'56" W	33.44'	L60	S 89°11'08" E	78.02'
L30	S 2°19'26" W	76.57'	L61	S 44°17'42" E	52.48'
L31	S 6°44'39" E	55.05'	L62	S 15°54'06" E	56.19'
L32	S 18°46'31" W	57.99'	L63	S 3°30'38" W	77.04'
L33	S 17°37'05" W	66.84'	L64	S 10°59'52" W	49.48'
L34	S 7°30'01" E	44.21'	L65	S 30°03'03" W	53.53'
L36	S 45°22'14" W	63.20'	L66	S 12°47'36" W	83.41'
L37	N 88°02'33" W	49.97'	L67	S 38°15'21" W	84.16'
L38	S 83°28'53" W	78.99'	L68	S 51°23'32" W	62.73'
L39	S 39°28'42" W	54.48'	L69	S 68°13'29" W	63.66'
L40	N 72°39'36" W	48.05'	L70	N 79°07'29" W	49.93'
L41	N 41°42'17" W	104.50'	L71	N 70°42'49" W	36.01'
L42	N 2°02'14" E	102.03'	L72	N 21°44'40" E	49.52'
L43	N 37°13'39" E	71.58'	L73	N 21°44'40" E	55.98'
L44	N 11°37'18" E	121.44'	L74	N 46°43'32" E	74.93'

IC III

SHEET NAME:

LINE TABLES

CLIENT:

DEVELOPMENT AUTHORITY OF BRYAN COUNTY

LOCATION: BRYAN COUNTY, GA

DATE: 8/6/2020

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SCALE: N/A



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LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L75	N 64°01'16" E	46.02'	L105	S 27°05'57" W	38.85'
L76	S 51°22'59" E	28.09'	L106	S 60°17'15" W	47.05'
L77	S 20°01'44" W	23.78'	L107	S 49°27'12" W	46.97'
L78	S 42°07'44" W	28.77'	L108	S 51°55'03" W	71.00'
L79	S 32°24'20" W	53.65'	L109	S 36°05'48" W	62.53'
L80	S 0°37'03" E	69.03'	L110	S 41°16'27" W	58.92'
L81	S 23°09'55" W	86.41'	L111	S 36°40'28" W	86.95'
L82	S 87°56'02" W	64.39'	L112	S 23°54'00" W	75.88'
L83	N 2°03'58" W	87.84'	L113	S 10°50'55" W	50.00'
L84	N 45°05'11" E	29.78'	L114	S 34°30'36" W	80.61'
L85	N 88°31'43" E	43.11'	L115	S 34°28'39" W	77.09'
L86	N 12°22'17" W	31.66'	L116	S 41°41'53" W	77.54'
L87	N 16°02'22" E	64.64'	L117	S 71°02'20" W	86.04'
L88	S 88°47'14" E	61.27'	L118	S 49°51'53" W	52.78'
L89	N 87°14'59" E	61.27'	L119	S 35°25'13" W	62.60'
L90	S 87°17'44" E	45.67'	L120	S 38°28'49" W	85.87'
L91	S 83°09'44" E	33.49'	L121	S 15°57'48" W	63.63'
L92	S 16°07'28" W	62.53'	L122	S 48°28'10" W	91.71'
L93	S 67°23'26" W	51.39'	L123	S 61°15'54" W	85.48'
L94	S 2°49'28" W	49.46'	L124	N 0°40'50" W	58.36'
L95	S 43°03'07" W	55.06'	L125	N 13°02'37" W	32.13'
L96	S 47°48'28" W	57.16'	L126	N 47°25'57" E	57.06'
L97	S 86°09'51" W	20.11'	L127	N 38°17'11" E	40.10'
L98	S 86°09'51" W	50.48'	L128	N 84°00'10" E	50.72'
L99	S 65°00'36" W	54.36'	L129	N 27°03'53" E	68.65'
L100	N 6°36'56" W	64.21'	L130	N 19°03'46" E	63.74'
L101	N 30°47'37" W	46.28'	L131	N 24°03'43" E	38.28'
L102	N 45°05'11" E	30.19'	L132	N 6°44'32" E	54.96'
L103	S 70°48'16" W	62.35'	L133	N 38°15'38" E	57.72'
L104	S 58°35'52" W	65.15'	L134	N 31°33'41" E	69.71'

IC III

SHEET NAME:

LINE TABLES

CLIENT:

DEVELOPMENT AUTHORITY OF BRYAN COUNTY

LOCATION: BRYAN COUNTY, GA

DATE: 8/6/2020

DRAWN BY: MDL

SHEET: 9

JOB NUMBER: J-21692.0000

REVIEWED BY: JC/RW

SCALE: N/A



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LINE TABLE		
LINE	BEARING	DISTANCE
L135	N 43°21'44" E	46.42'
L136	N 46°04'41" E	69.01'
L137	N 37°38'04" E	71.98'
L138	N 38°27'32" E	51.85'
L139	N 54°11'47" E	70.76'
L140	N 86°07'28" E	60.71'
L141	N 25°11'26" E	53.34'
L142	N 58°15'17" E	38.13'
L143	N 33°59'42" E	45.60'
L144	N 9°55'09" E	83.66'
L145	N 22°54'29" E	47.86'
L146	N 25°50'17" E	56.47'
L147	N 34°19'08" E	49.72'
L148	N 63°49'23" E	47.91'
L149	N 67°44'23" E	26.29'
L150	N 68°57'48" E	38.53'
L151	N 68°46'01" E	35.91'
L152	N 24°18'11" E	32.03'
L153	N 45°05'07" E	24.81'
L154	S 31°04'54" E	156.09'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHD BEARING	DELTA
C7	590.00'	147.56'	147.18'	N 47°59'01" W	14°19'47"
C8	600.00'	394.23'	387.18'	S 20°53'39" E	37°38'46"
C9	550.00'	68.56'	68.51'	S 43°17'18" E	7°08'30"
C10	362.00'	140.00'	139.13'	S 69°50'13" W	22°09'34"
C11	500.00'	328.52'	322.65'	N 20°53'39" W	37°38'46"

LINE TABLE		
LINE	BEARING	DISTANCE
L155	N 38°03'31" W	121.34'
L156	N 10°25'44" W	95.41'
L157	N 19°31'05" E	11.33'
L158	N 19°31'05" E	84.85'
L159	N 71°36'46" E	61.26'
L160	S 80°23'50" E	86.57'
L161	S 42°07'18" E	116.37'
L162	S 29°56'07" E	133.41'
L163	S 6°40'53" E	91.78'
L164	S 56°23'50" W	66.21'
L165	S 12°58'27" E	81.84'
L166	S 53°55'19" W	97.88'
L167	N 27°43'38" W	134.89'

IC III

SHEET NAME:

LINE AND CURVE TABLES

CLIENT:

DEVELOPMENT AUTHORITY OF BRYAN COUNTY

LOCATION: BRYAN COUNTY, GA

DATE: 8/6/2020

DRAWN BY: MDL

SHEET: 10

JOB NUMBER: J-21692.0000

REVIEWED BY: JC/RW

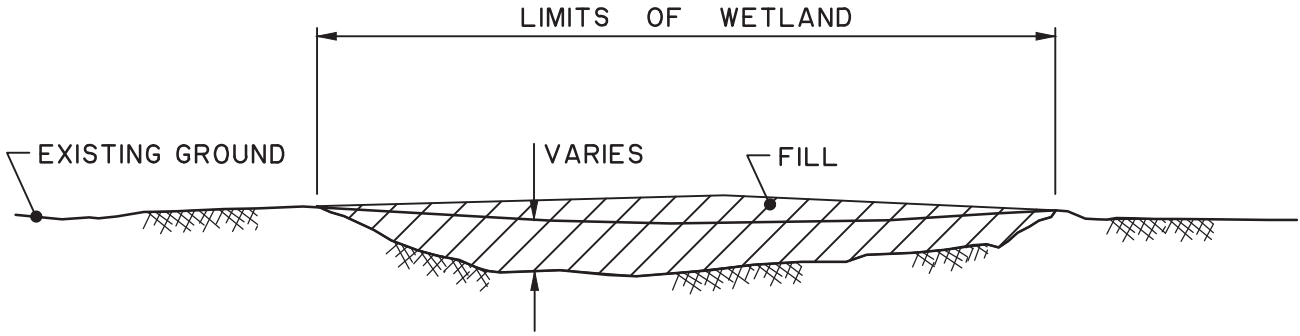
SCALE: N/A



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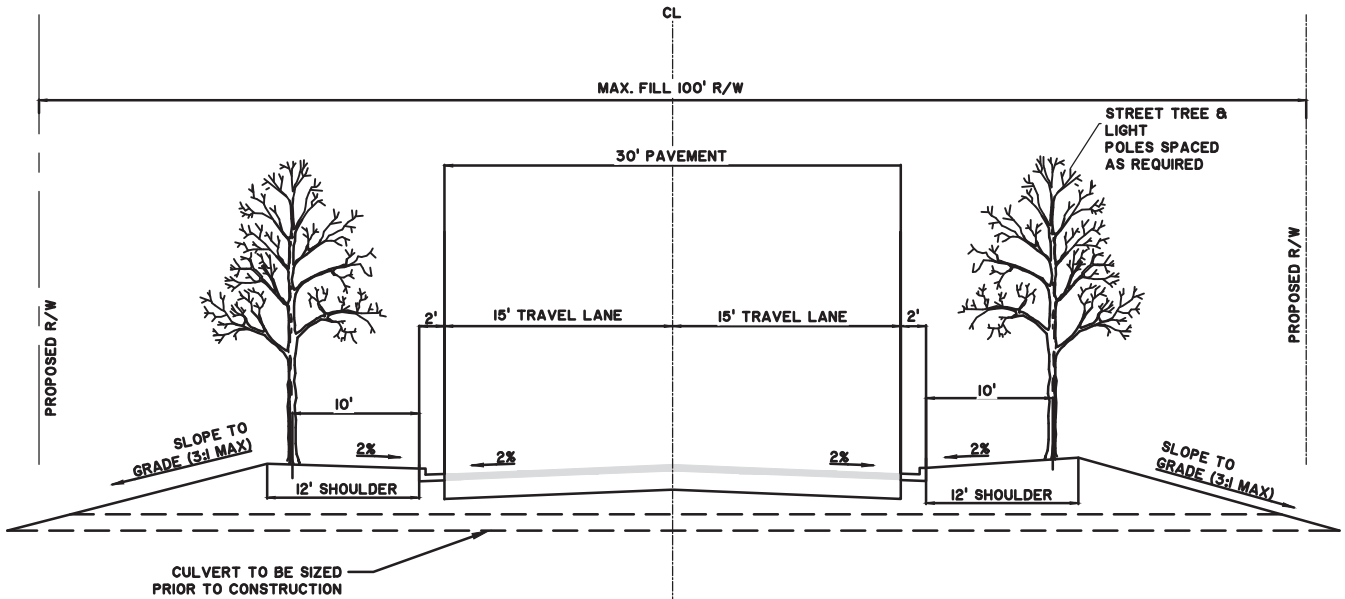
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WETLAND FILL SECTION

NOT TO SCALE



ROAD CROSSING

NOT TO SCALE

IC III

SHEET NAME:
TYPICAL SECTIONS

CLIENT:
DEVELOPMENT AUTHORITY OF BRYAN COUNTY

LOCATION: BRYAN COUNTY, GA
DATE: 8/6/2020 DRAWN BY: MDL SHEET: 11
JOB NUMBER: J-21692.0000 REVIEWED BY: JC/JRW SCALE: N.T.S.

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