



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

February 10, 2021

Regulatory Division
SAS-2020-00280

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-2020-00280

Applicant: Mr. David Harrison
JI Interstate West Land, LLC
5555 Gate Parkway, Suite 100
Jacksonville, Florida 32256

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

Project Purpose as Proposed by Applicant: The applicant's stated project purpose is "to obtain a permit from the USACE to install a road crossing to provide secondary public access and industrial truck traffic connector road from Oracal Parkway to Highway 280 for management of industrial truck traffic associated with Interstate Centre I, Interstate Centre III and Interstate West."

Location of Proposed Work: The project site is located adjacent to and east of Highway 280 and north of Oracal Parkway near Ellabell, Bryan County, Georgia (Latitude 32.18881 and Longitude -81.44497). The aquatic resources located on-site drain to the Ogeechee River, a Traditional Navigable Waterway (TNW) and are within the U.S. Geologic Survey (USGS) 8-digit hydrologic unit code (HUC) 03060202.

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers:
The applicant is proposing to permanently discharge fill material into 3.7 acres of forested, non-tidal wetlands to construct a secondary access drive/connector road for existing and future industrial developments in the vicinity of the project site. The proposed road crossing would include 30 feet of pavement (two 15-foot lanes), two feet of curb and gutter on each side of the road, a 12 foot shoulder (10 feet of which would contain a 2% slope back towards the gutter), and a 3:1 shoulder slope to grade. Four culverts would be installed across the profile of the road crossing to maintain hydrologic

connectivity within the wetland. To offset the loss in aquatic function associated with the above impacts, the applicant has proposed the purchase of 22.24 grandfathered compensatory wetland mitigation credits from a U.S. Army Corps of Engineers approved mitigation bank servicing the project area.

BACKGROUND

The Corps issued a combined preliminary and approved Jurisdictional Determination (JD) for most of the proposed project area on June 24, 2020. The applicant submitted a request for a combined delineation concurrence and approved JD for an additional area situated between the old JD review area and Highway 280 on January 26, 2021. The Corps is currently reviewing the additional JD request.

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 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 requested a pre-certification meeting with Georgia EPD on January 26, 2021.

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 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, Coastal Management Program, 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: Review of the latest published version of the National Register of Historic Places and the Georgia Natural, Archeological and Historic Resources GIS database, indicates that no registered properties or properties listed as eligible for inclusion are located on the project site. Presently unknown archaeological, scientific, prehistorical or historical data may be located at the site and could be affected by the proposed work.

Endangered Species: A review of the U.S. Fish and Wildlife Service (FWS) Information for Planning and Consultation (IPaC) project planning tool indicates the following federally-listed threatened or endangered species may occur in the project area: Eastern black rail (*Laterallus jamaicensis* ssp. *jamaicensis*), wood stork (*Mycteria americana*), Eastern indigo snake (*Drymarchon corais couperi*) and frosted flatwoods salamander (*Ambystoma cingulatum*).

Per the Effects Determination Guidance for Endangered and Threatened Species (EDGES), the Corps has determined that the proposed project may affect, but is not likely to adversely affect the Eastern indigo snake and would have no effect on the frosted flatwoods salamander and the Eastern black rail.

With regards to the wood stork, the Corps requests that the FWS confirm if the proposed project site is within 2,500 feet of an active wood stork nesting colony. The Corps will make an effects determination for the wood stork upon receipt of the requested information.

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 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 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.

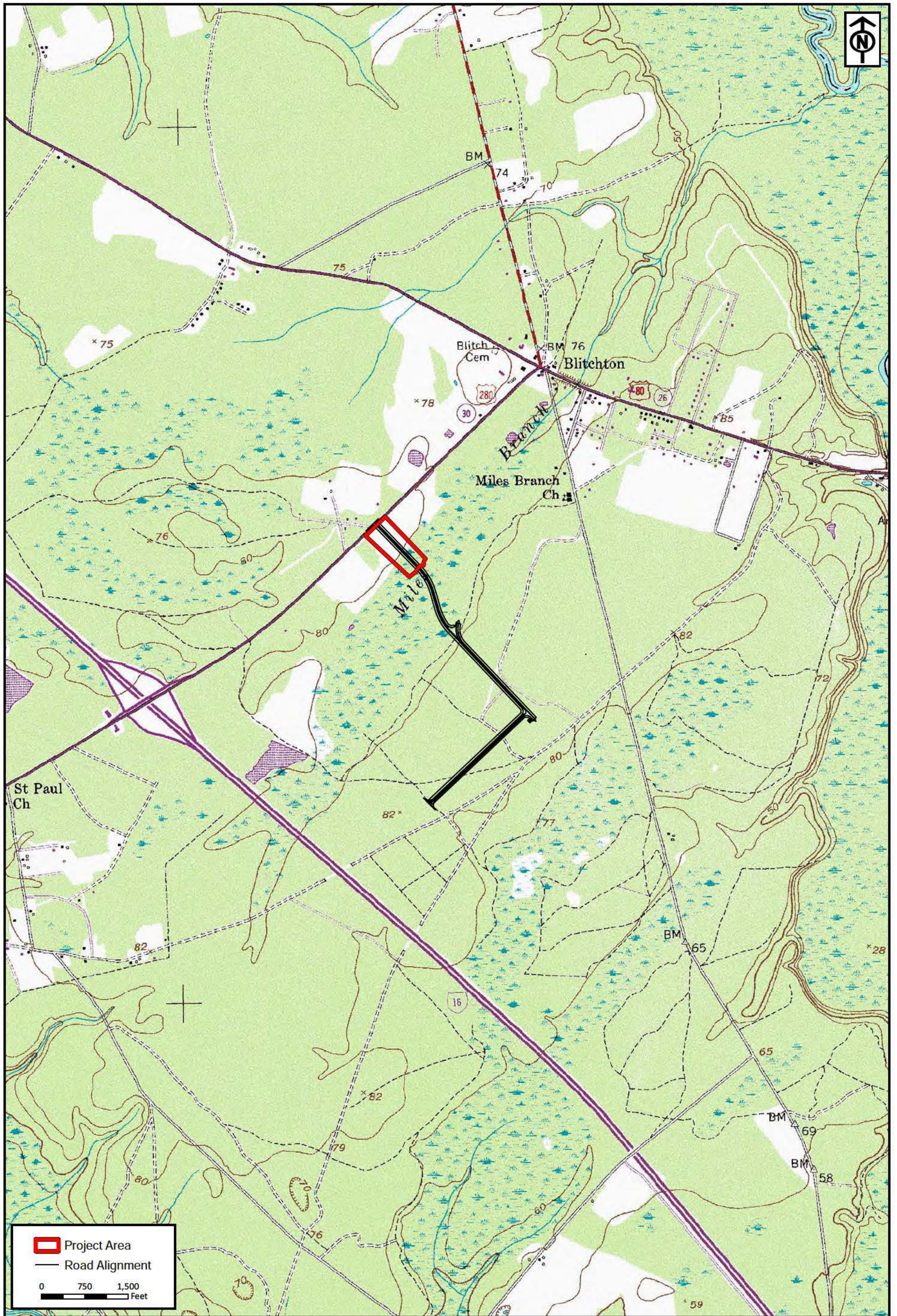
Comment Period: Anyone wishing to comment on this application for a Department of the Army permit should submit comments by email to roscoe.l.sullivan@usace.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Mr. Roscoe L. Sullivan, III, 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 Mr. Roscoe L. Sullivan, III, Project Manager, Coastal Branch via email at roscoe.l.sullivan@usace.army.mil or via phone at (912) 652-5618.

Enclosures:

1. Appendix D: Figures/Site Maps (3 pages)
2. Appendix F: Permit Drawings (8 pages)

APPENDIX D:
Figures/Site Maps



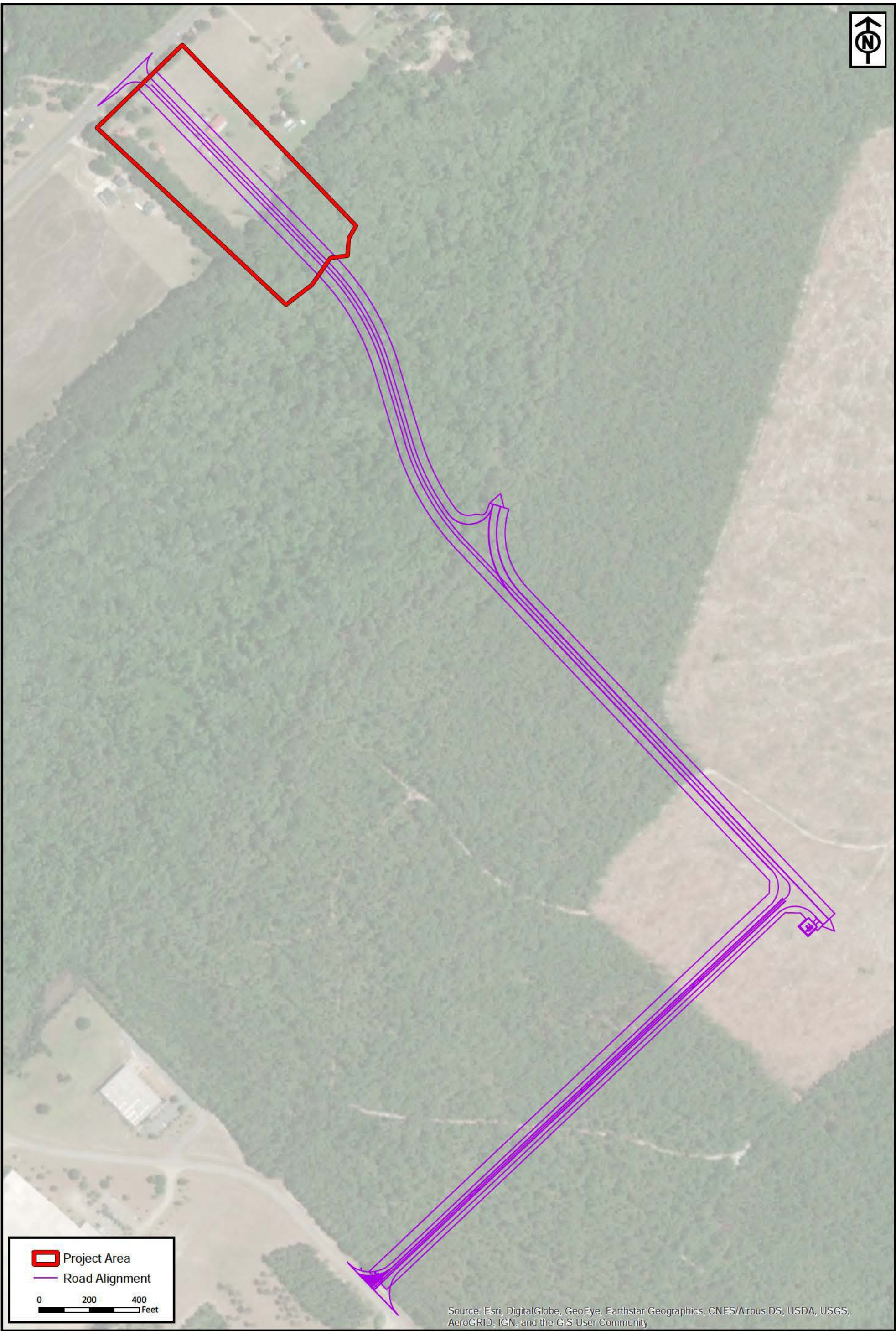
Project Area
 Road Alignment
 0 750 1,500
 Feet

RLC Project No.: 16-112.3
 Figure No.: 9
 Prepared By: ZM
 Sketch Date: 1/18/2021
 Map Scale: 1 inch = 1,500 feet

**Highway 280
 Connector Road**
 Bryan County, Georgia

Connector Road Alignment
 Prepared For: JI Interstate West Land, LLC

**RESOURCE+LAND
 CONSULTANTS**
 41 Park of Commerce Way, Ste 101
 Savannah, GA 31405
 tel 912.443.5896 fax 912.443.5898



 Project Area
 Road Alignment

0 200 400
 Feet

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

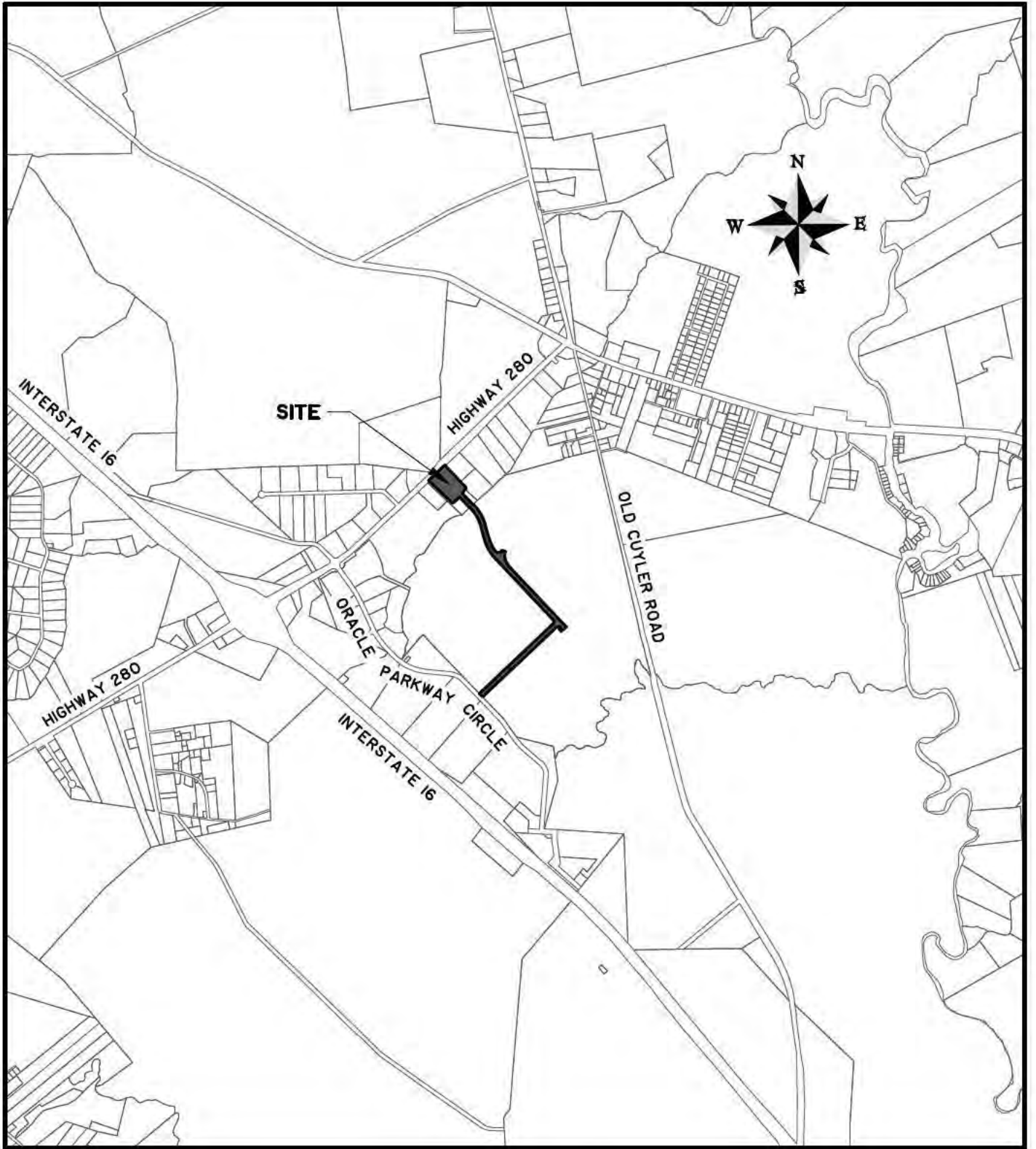
RLC Project No.:	16-112.3
Figure No.:	10
Prepared By:	ZM
Sketch Date:	1/18/2021
Map Scale:	1 inch = 350 feet

**Highway 280
Connector Road**
 Bryan County, Georgia

Connector Road Alignment
 Prepared For: JI Interstate West Land, LLC

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 41 Park of Commerce Way, Ste 101
 Savannah, GA 31405
 tel 912.443.5896 fax 912.443.5898

APPENDIX F:
Permit Drawings



HWY 280 CONNECTOR ROAD

SHEET NAME

LOCATION MAP

CLIENT:

JI INTERSTATE WEST LAND, LLC

LOCATION: BRYAN COUNTY, GA

DATE: 11/12/2020

DRAWN BY: KHT

SHEET: 1

JOB NUMBER: J-28334.0001

REVIEWED BY: CTW

SCALE: 1" = 3000'



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LEGEND

PROJECT SITE

TOTAL PROJECT ACREAGE	21.6 AC
TOTAL UPLAND AREA	17.5 AC.
 TOTAL WETLAND AREA	3.7 AC.
 TOTAL POND AREA	0.4 AC.

IMPACT SUMMARY

TOTAL IMPACT ACREAGE	4.1 AC
 WETLAND IMPACT AREA	3.7 AC.
 POND IMPACT AREA	0.4 AC.

HWY 280 CONNECTOR ROAD

SHEET NAME:

LEGEND

CLIENT:

JI INTERSTATE WEST LAND, LLC

LOCATION: BRYAN COUNTY, GA

DATE: 11/12/2020

DRAWN BY: KHT

SHEET: 2

JOB NUMBER: J-28334.0001

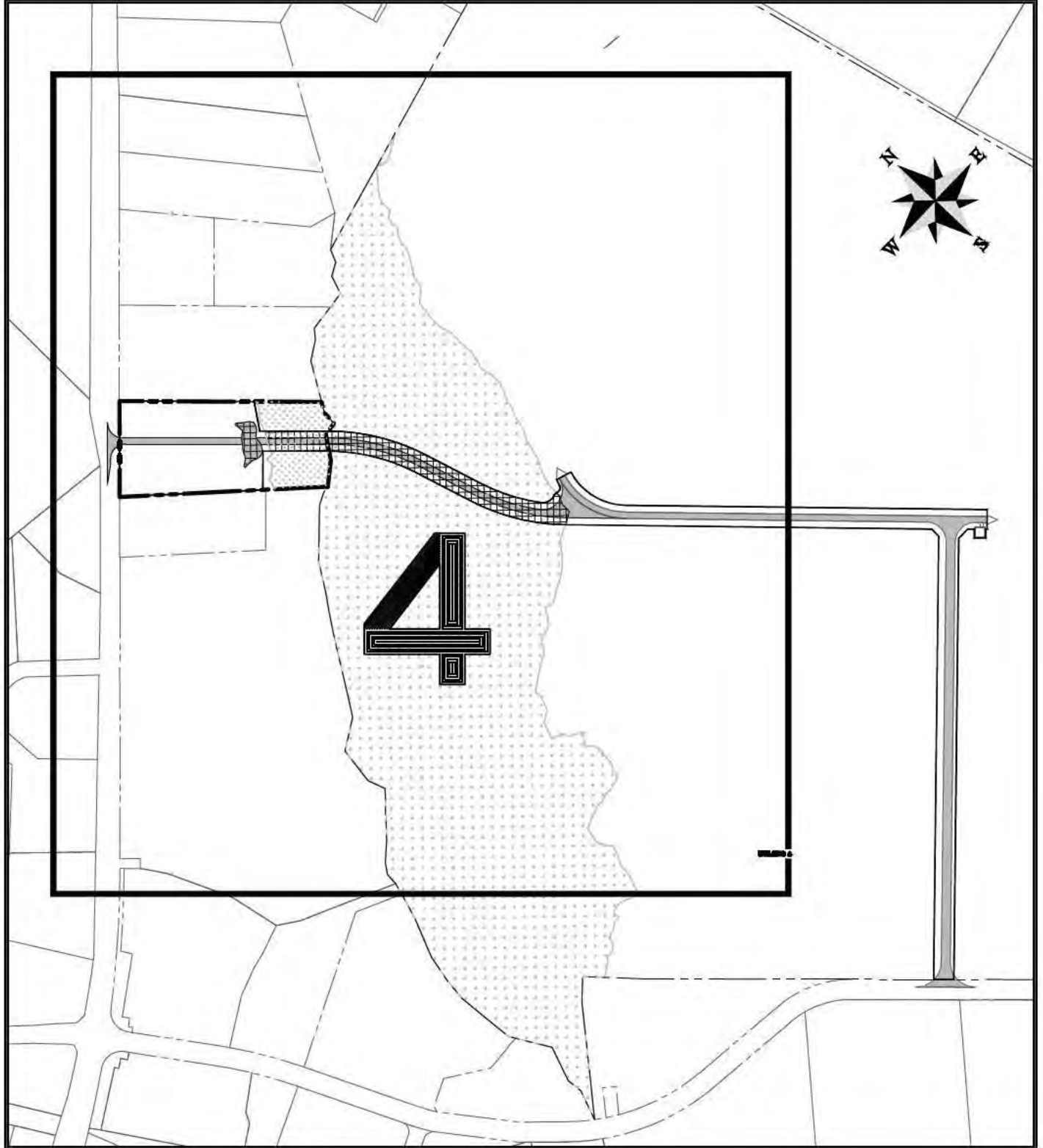
REVIEWED BY: CTW

SCALE: N.T.S.



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HWY 280 CONNECTOR ROAD

SHEET NAME:

SHEET INDEX

CLIENT:

JI INTERSTATE WEST LAND, LLC

LOCATION: BRYAN COUNTY, GA

DATE: 11/12/2020

DRAWN BY: KHT

SHEET: 3

JOB NUMBER: J-28334.0001

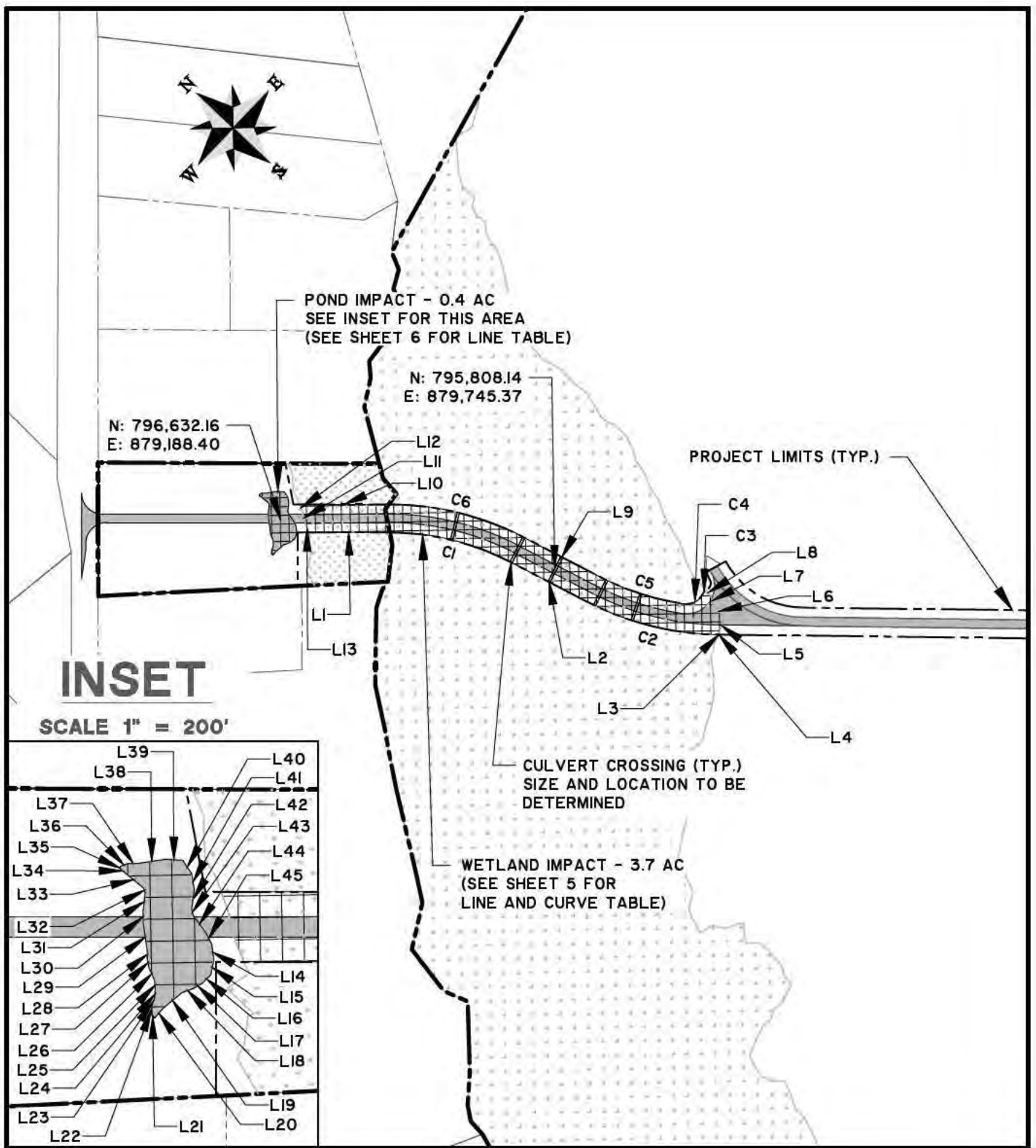
REVIEWED BY: CTW

SCALE: 1" = 700'



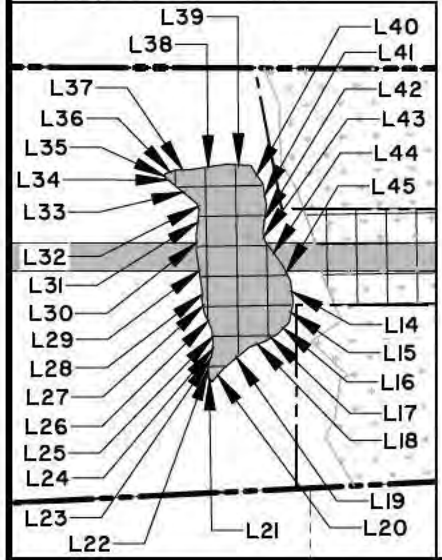
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INSET

SCALE 1" = 200'



HWY 280 CONNECTOR ROAD

SHEET NAME:
WETLAND IMPACT DRAWING
 CLIENT:
JI INTERSTATE WEST LAND, LLC
 LOCATION: BRYAN COUNTY, GA
 DATE: 11/12/2020
 JOB NUMBER: J-28334.0001

DRAWN BY: KHT
 REVIEWED BY: CTW
 SHEET: 4
 SCALE: 1" = 500'



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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 44°03'02" E	285.10'
L2	S 16°38'55" E	305.21'
L3	S 43°22'18" E	0.36'
L4	N 71°55'02" E	0.87'
L5	N 60°02'50" E	67.44'
L6	N 1°12'07" E	48.03'
L7	N 29°04'37" E	43.13'
L8	N 0°07'22" E	23.80'
L9	N 16°38'55" W	305.21'
L10	N 44°03'01" W	318.21'
L11	S 31°36'11" W	48.37'
L12	S 26°43'36" W	26.57'
L13	S 22°59'52" W	30.46'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHD BEARING	DELTA
C1	950.00'	454.34'	450.02'	S 30°20'58" E	27°24'07"
C2	1050.00'	489.73'	485.30'	S 30°00'36" E	26°43'23"
C3	35.00'	16.86'	16.70'	S 86°03'27" W	27°36'12"
C4	65.00'	81.67'	76.40'	N 71°44'58" W	71°59'23"
C5	950.00'	316.79'	315.32'	N 26°12'05" W	19°06'21"
C6	1050.00'	501.66'	496.90'	N 30°20'08" W	27°22'28"

HWY 280 CONNECTOR ROAD

SHEET NAME:

WETLAND IMPACT LINE & CURVE TABLE

CLIENT:

JI INTERSTATE WEST LAND, LLC

LOCATION: BRYAN COUNTY, GA

DATE: 11/12/2020

DRAWN BY: KHT

SHEET: 5

JOB NUMBER: J-28334.0001

REVIEWED BY: CTW

SCALE: 1" = 500'



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LINE TABLE		
LINE	BEARING	DISTANCE
L14	S 38°05'49" W	22.58'
L15	S 58°09'46" W	21.26'
L16	N 89°33'15" W	17.33'
L17	N 74°10'30" W	14.73'
L18	N 64°19'37" W	17.32'
L19	N 83°36'01" W	34.96'
L20	S 86°49'01" W	18.57'
L21	N 6°55'12" E	8.22'
L22	N 54°29'50" E	13.59'
L23	N 65°49'32" E	9.70'
L24	N 51°31'45" E	11.01'
L25	N 41°51'03" E	14.46'
L26	N 21°44'56" E	19.46'
L27	N 35°06'20" E	14.43'
L28	N 46°45'53" E	9.42'
L29	N 37°27'52" E	40.54'
L30	N 45°54'34" E	17.49'

LINE TABLE		
LINE	BEARING	DISTANCE
L31	N 52°51'16" E	26.17'
L32	N 24°31'05" E	7.22'
L33	N 4°39'02" W	36.51'
L34	N 20°01'41" W	4.79'
L35	N 40°07'15" E	5.45'
L36	S 64°03'39" E	11.70'
L37	S 44°44'05" E	15.49'
L38	S 52°57'03" E	37.97'
L39	S 40°45'47" E	25.42'
L40	S 12°35'21" W	23.23'
L41	S 36°51'39" W	22.50'
L42	S 53°18'10" W	28.09'
L43	S 33°45'06" W	9.32'
L44	S 9°18'23" W	30.49'
L45	S 19°29'48" W	18.81'

HWY 280 CONNECTOR ROAD

POND IMPACT - LINE & CURVE TABLE

CLIENT:

JI INTERSTATE WEST LAND, LLC

LOCATION: BRYAN COUNTY, GA

DATE: 11/12/2020

DRAWN BY: KHT

SHEET: 6

JOB NUMBER: J-28334.0001

REVIEWED BY: CTW

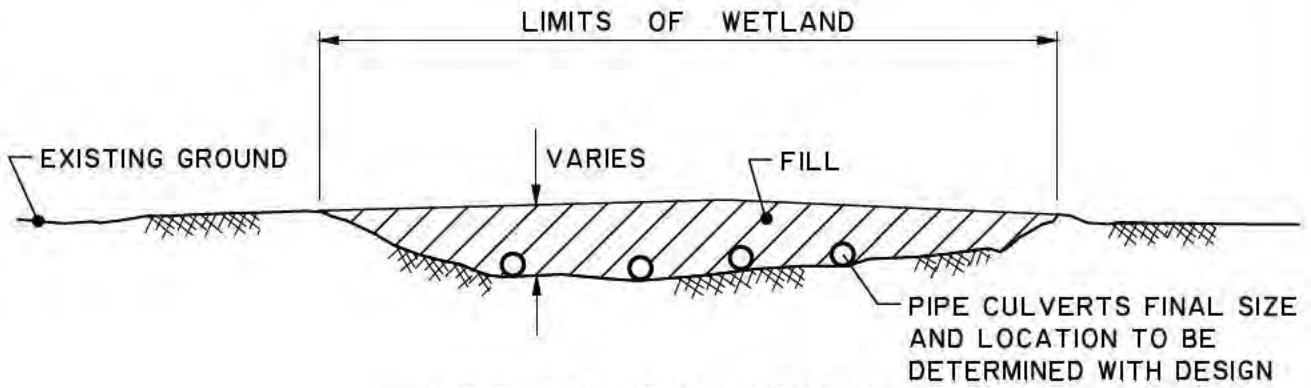
SCALE: 1" = 500'



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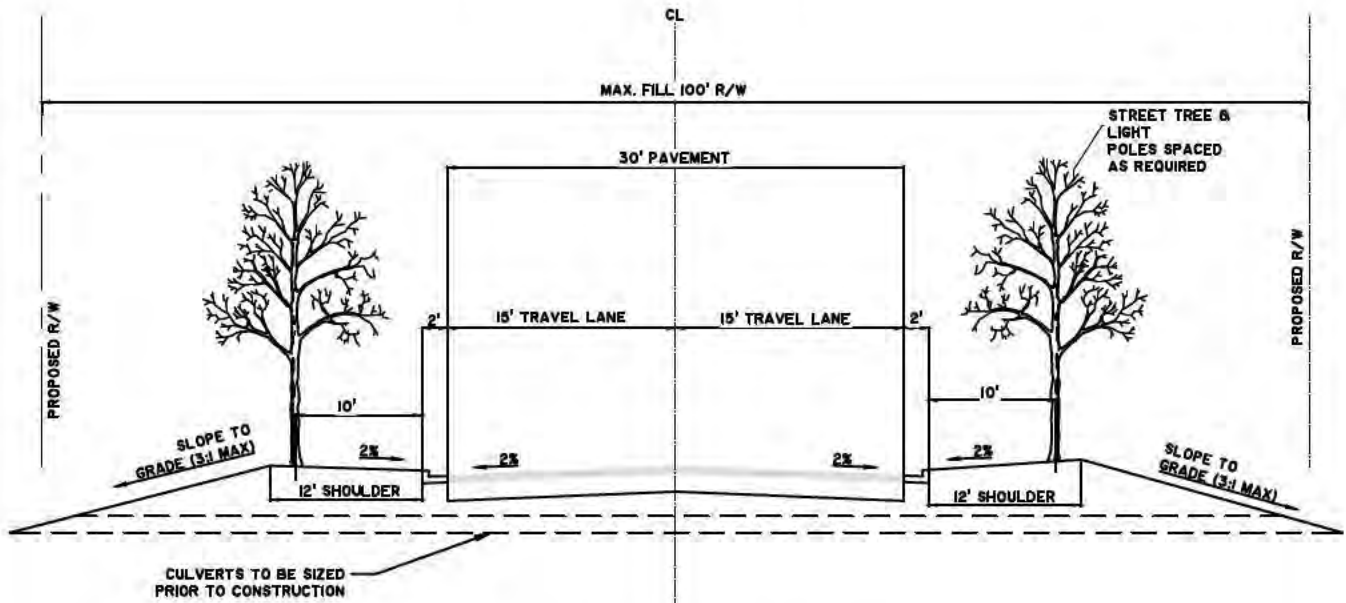
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WETLAND FILL SECTION

NOT TO SCALE



ROAD CROSSING

NOT TO SCALE

HWY 280 CONNECTOR ROAD

SHEET NAME:
TYPICAL SECTIONS

CLIENT:
JI INTERSTATE WEST LAND, LLC

LOCATION: BRYAN COUNTY, GA
DATE: 11/12/2020
JOB NUMBER: J-28334.0001

DRAWN BY: KHT
REVIEWED BY: CTW

SHEET: 7
SCALE: N.T.S.



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