



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

December 6, 2021

Regulatory Division
SAS-2020-00914

**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-2020-00914

Applicant: Mr. Murry Reavis
1998 Augustus Partners, LP
445 Bishop Street, Suite 200
Atlanta, Georgia 30318

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

Project Purpose as Proposed by Applicant: The applicant's stated project purpose is to provide warehousing and supply-chain distribution space to service the long-term needs of businesses operating within the Port of Savannah. Specifically, the purpose of the proposed project is to construct a large-scale master planned industrial logistics center within the vicinity of the Interstate 16/Highway 280 interchange to accommodate regional supply-chain requirements for Class A distribution and support warehousing needs associated with the current and anticipated growth of this region and the Savannah Port.

Location of Proposed Work: The 793-acre project site is located at the intersection of Warnell Farm Road & Highway 80, Bryan County, Georgia (32.215768, -81.478812). The aquatic resources located on-site drain to the Little Ogeechee River, a Traditional Navigable Waterway (TNW).

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers:
The proposed project generally includes construction of site access, parking, buildings and stormwater management facilities. The proposed site plan includes site access from Highway 80 and Olive Branch Road. Ten buildings will be constructed

ranging from 300,000 square feet to 1,500,000 square feet and totaling 6,982,500 square feet. Truck parking and employee parking are provided on each side of the buildings. Seventeen ponds required to satisfy the stormwater management needs of the site are positioned at various locations throughout the property. The project as proposed would require impacts to 31.3 acre of jurisdictional wetland. To offset the loss in aquatic function associated with the above impacts, the applicant has proposed the purchase of 187.92 compensatory wetland mitigation credits from a U.S. Army Corps of Engineers approved mitigation bank servicing the project area. The project is hydrologically connected to the Little Ogeechee River.

BACKGROUND

By letter dated November 2, 2021, the Corps verified the delineation of aquatic resources for the waters in the proposed project area. 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. 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.

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: Based on the information provided by the applicant, a review of the GNAHRGIS indicates that the property does not contain any known cultural or archaeological sites. The applicant states that a firm has been retained to complete a Phase I cultural and archeological resources assessment. Once the Phase I is provided the Corps will review and route as appropriate.

Endangered Species: A preliminary review the U.S. Fish and Wildlife Service (FWS) and the National Marine Fisheries Service's Protected Resource Divisions (NMFSPRD)'s list of Endangered and Threatened Species (IPaC) indicates the following listed species may occur in the project area: West Indian manatee (*Trichechus manatus*), Eastern Black Rail (*Latrallus jamaicensis*), Wood Stork (*Mycteria americana*), Eastern indigo Snake (*Drymarchon corais couperi*), and Flatwoods salamander (*Ambystoma cingulatum*).

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 project area. In addition, we are requesting information from the USFWS whether the project is within 2,500 feet of an active wood stork nesting colony.

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.

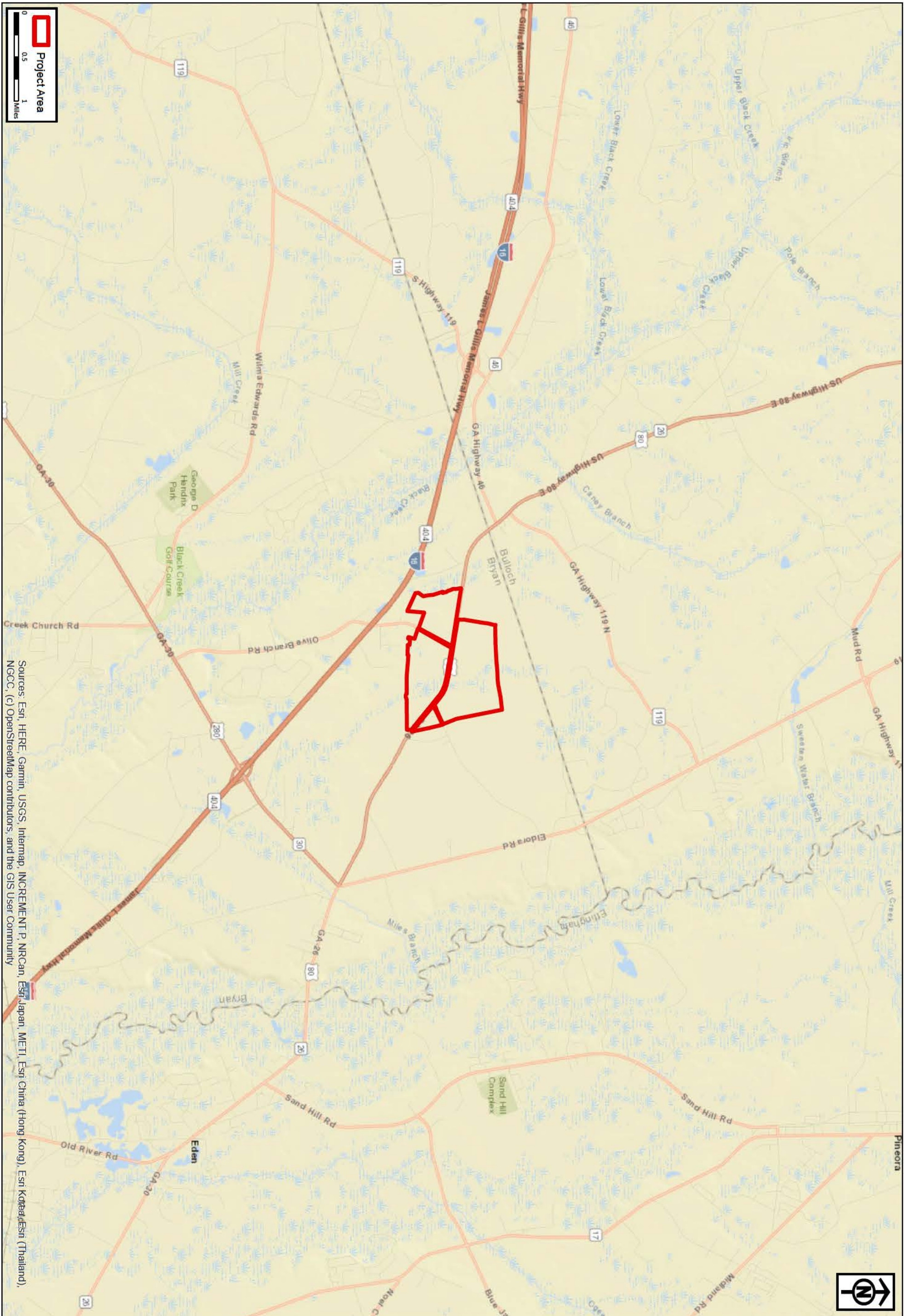
Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. 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 terry.c.kobs@usace.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Mr. Terry C. Kobs, 1104 North Westover Boulevard, Unit 109, Albany, Georgia 31707, 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. Terry C. Kobs, Project Manager, Coastal Branch, (229) 430-8567.

Enclosures:

1. Location Exhibits
2. Wetland Impact Exhibits



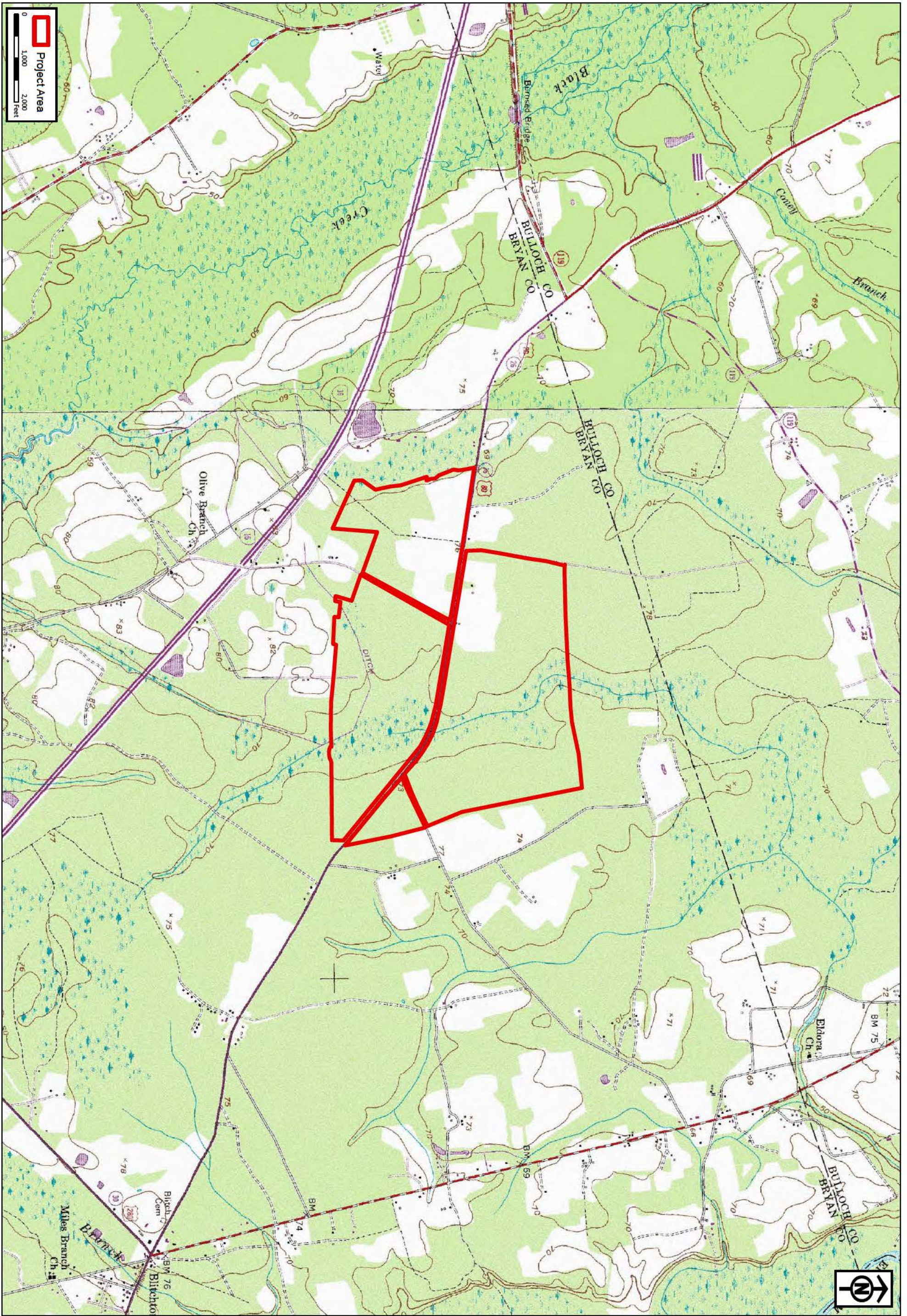
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

RLC Project No.:	20-126.1
Figure No.:	1
Prepared By:	AB
Sketch Date:	8/25/2021
Map Scale :	1 inch = 1 Mile

Seaport 16 Trade Center
Bryan County, Georgia

Project Location Map
Prepared For: 1998 Augustus Partners

RLC	RESOURCE+LAND CONSULTANTS 41 Park of Commerce Way, Ste 101 Savannah, GA 31405 tel 912.443.5896 fax 912.443.5898
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RLC Project No.: 20-126.1
 Figure No.: 2
 Prepared By: AB
 Sketch Date: 8/25/2021
 Map Scale: 1 inch = 2000 feet

Seaport 16 Trade Center
 Bryan County, Georgia

USGS Topographic Map
 Prepared For: 1998 Augustus Partners

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



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

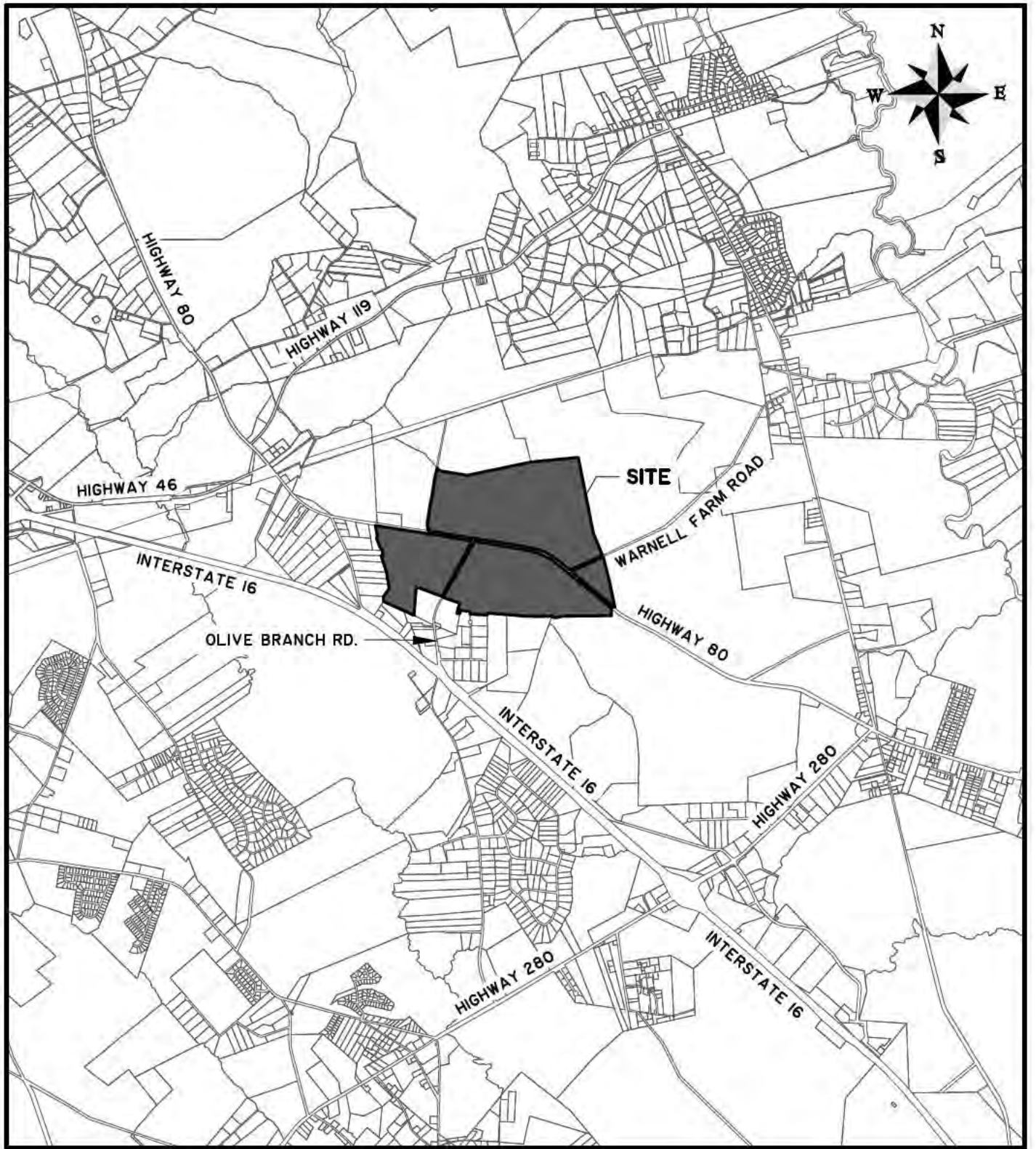
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Prepared By:	AB
Sketch Date:	8/25/2021
Map Scale :	1 inch = 650 feet

Seaport 16 Trade Center
Bryan County, Georgia

2019 Ortho Aerial
Prepared For: 1998 Augustus Partners

RLC	RESOURCE+LAND CONSULTANTS 41 Park of Commerce Way, Ste 101 Savannah, GA 31405 tel 912.443.5896 fax 912.443.5898
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SHEET NAME:

COVER SHEET

CLIENT:

1998 AUGUSTUS PARTNERS

LOCATION: BRYAN COUNTY, GA

DATE: 10/14/2021

JOB NUMBER: J-28698

DRAWN BY: DSG

REVIEWED BY: CTW

SHEET: CO

SCALE: 1" = 5000'




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LEGEND

PROJECT SITE

TOTAL PROJECT ACREAGE	793.0 AC
TOTAL UPLAND AREA	592.6 AC.
 TOTAL JURISDICTIONAL WETLAND AREA	200.4 AC.

IMPACT SUMMARY

TOTAL IMPACT ACREAGE	31.3 AC
 TOTAL JURISDICTIONAL WETLAND AREA IMPACT	31.3 AC.

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SHEET NAME:

LEGEND

CLIENT:

1998 AUGUSTUS PARTNERS

LOCATION: BRYAN COUNTY, GA

DATE: 10/14/2021

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SHEET: C1.2

JOB NUMBER: J-28698

REVIEWED BY: CTW

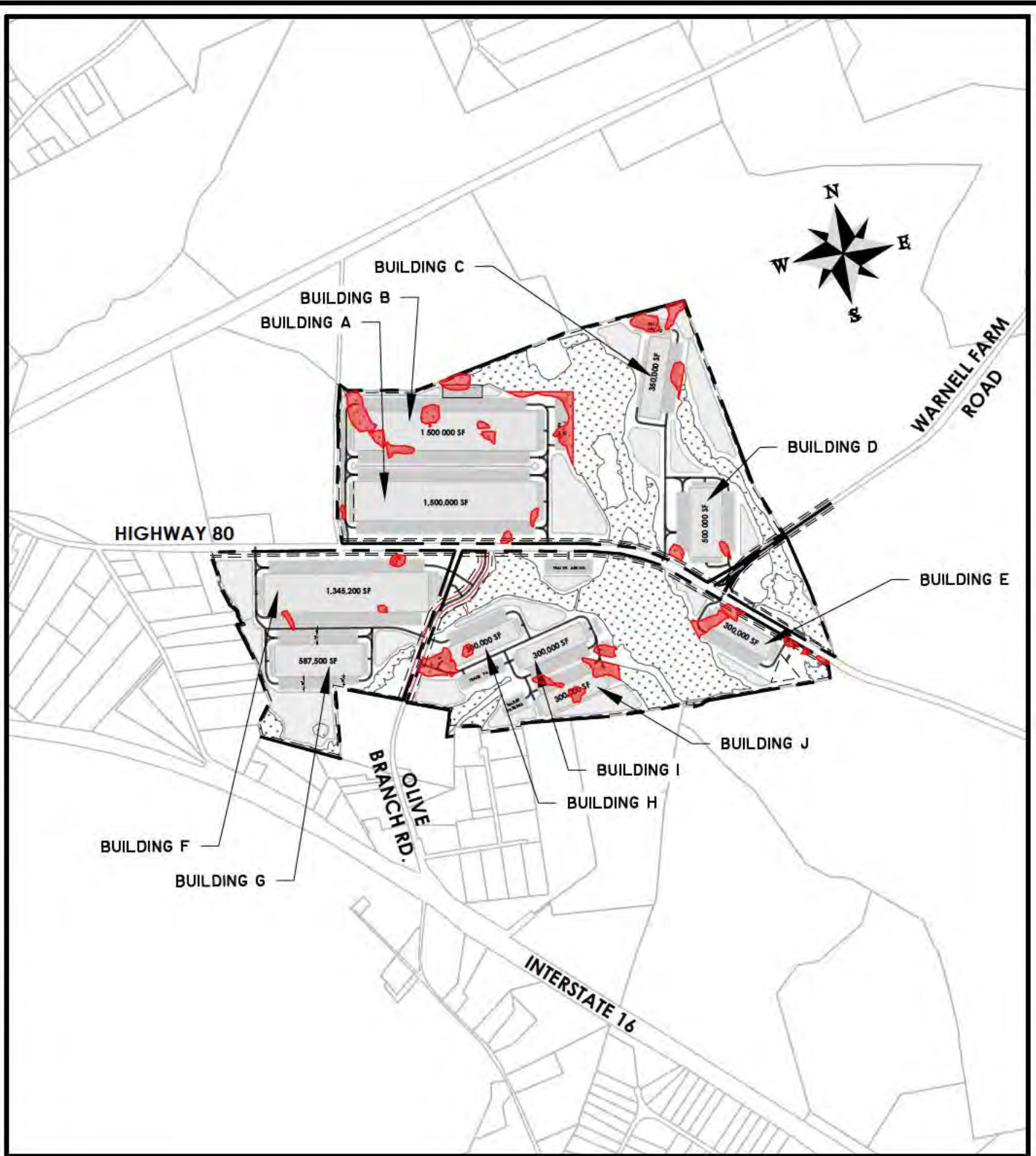
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DATE: 10/14/2021

JOB NUMBER: J-28698

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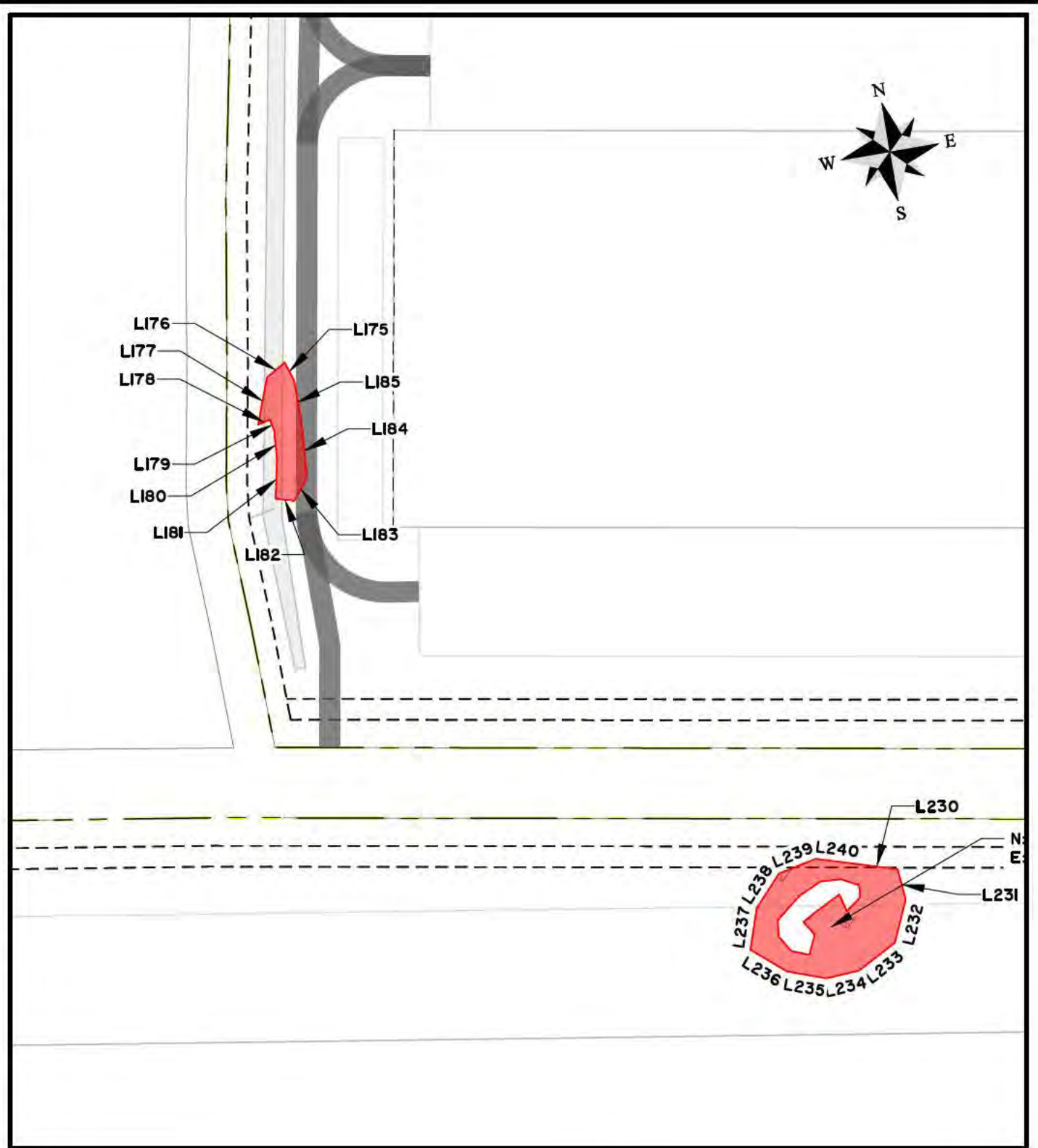
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SHEET NAME

WETLAND IMPACT DRAWING

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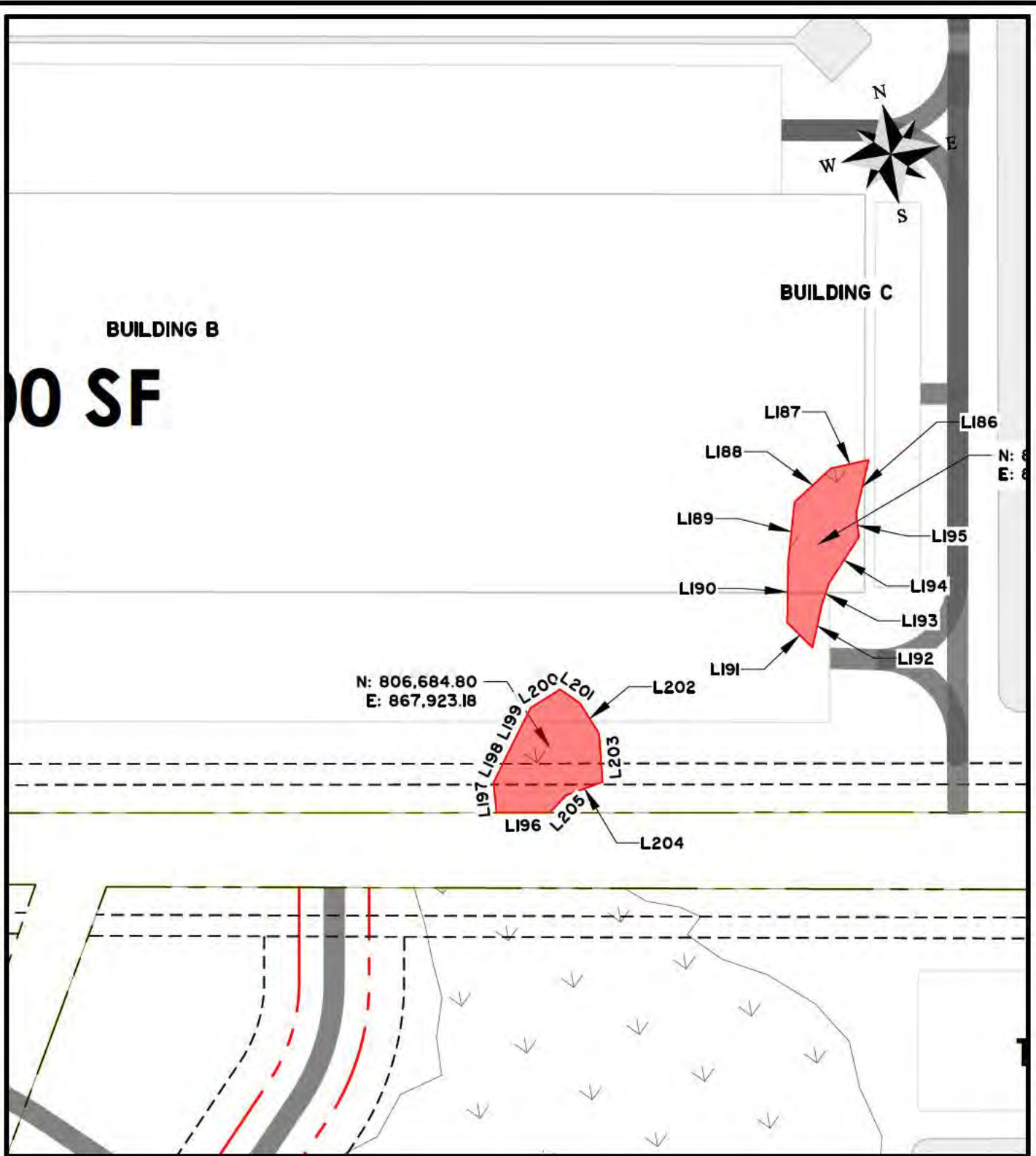
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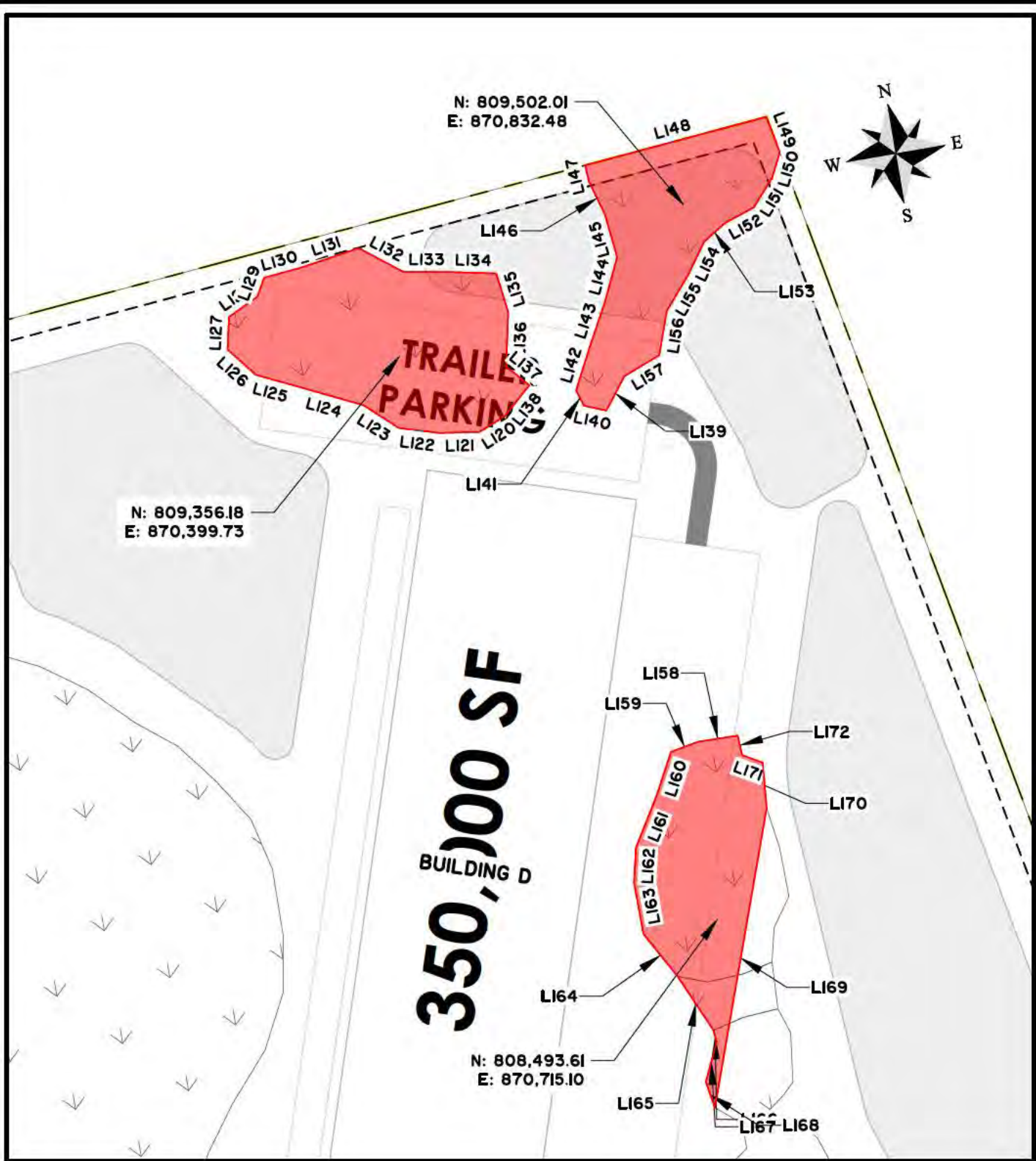
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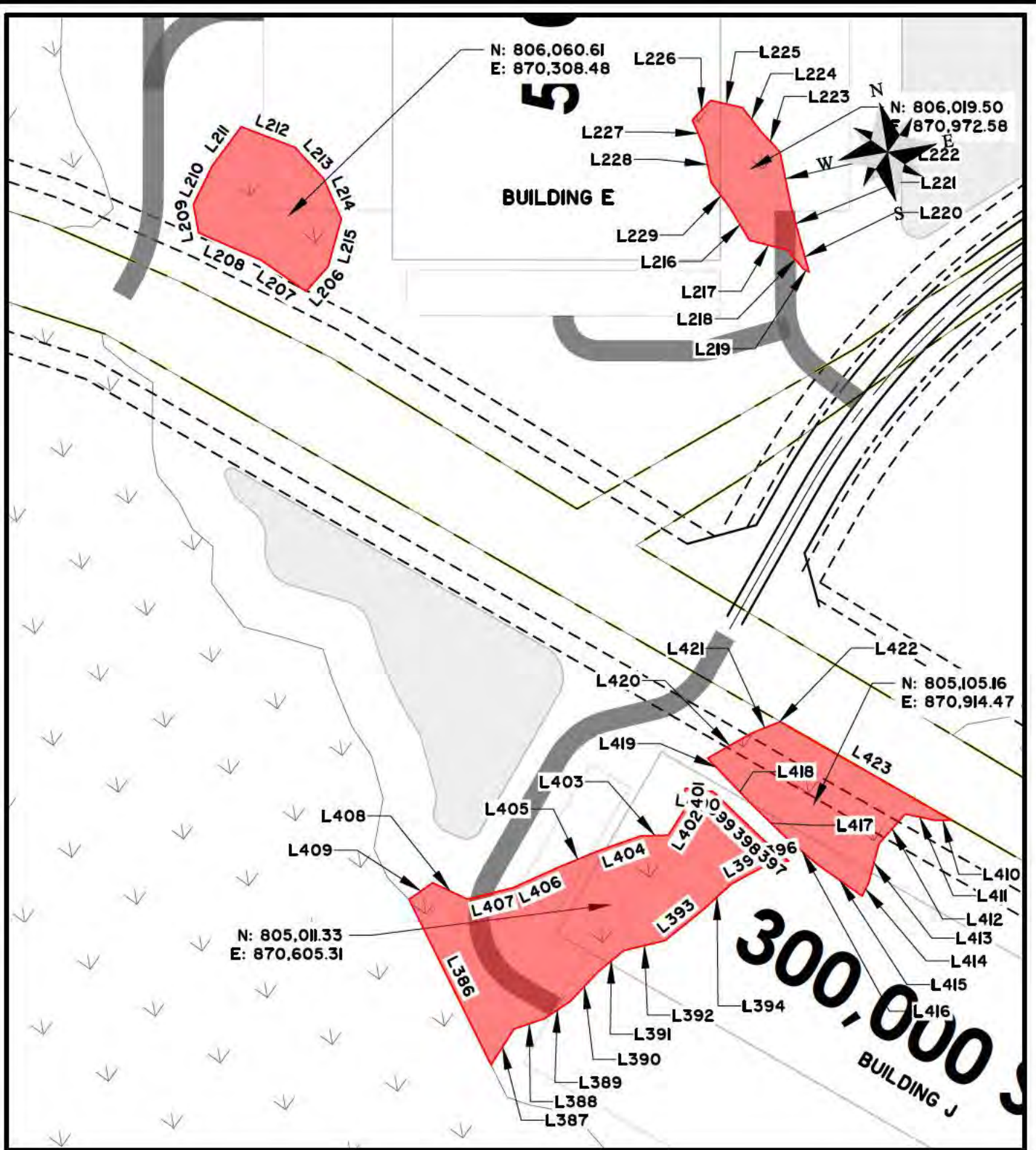
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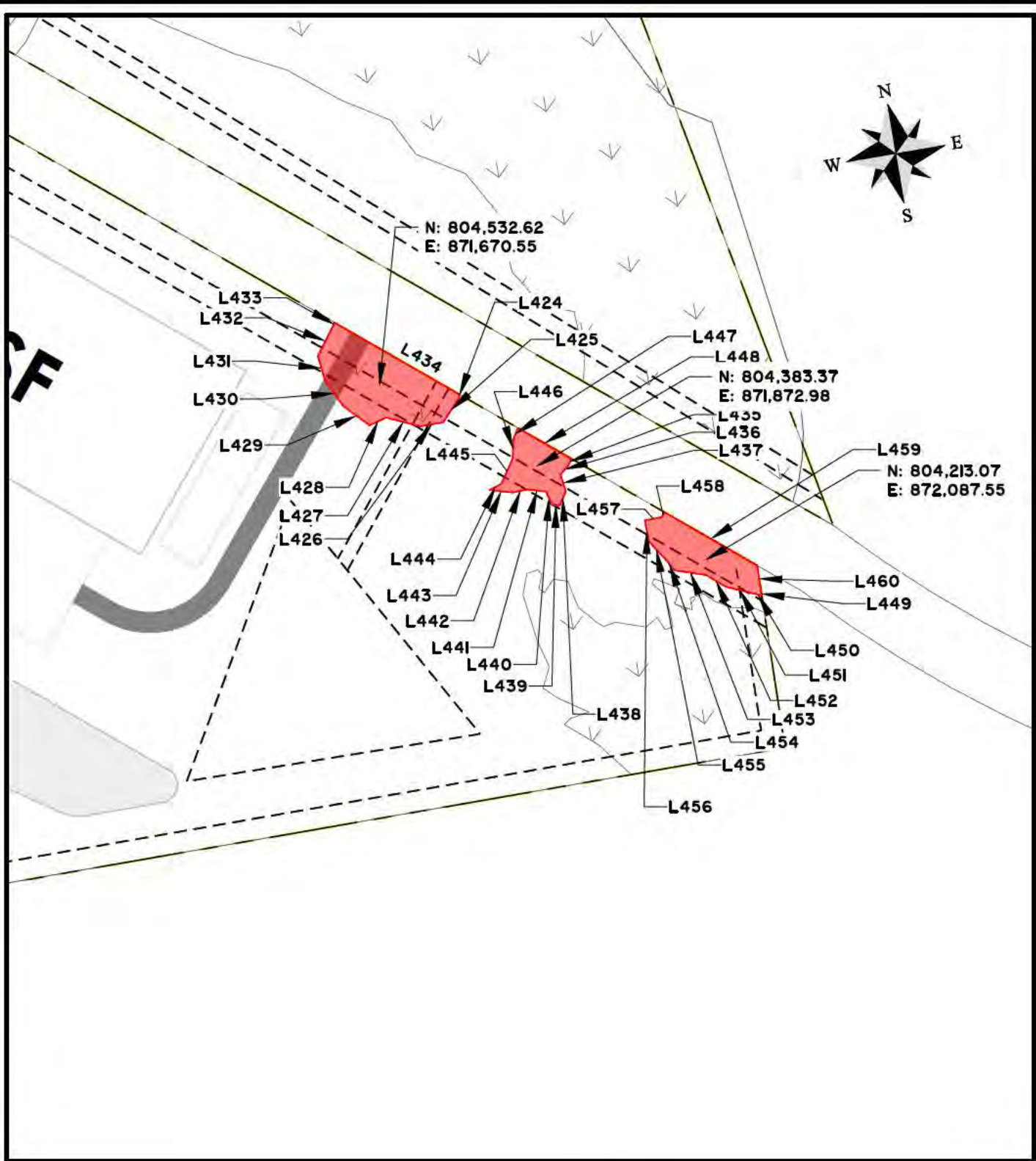
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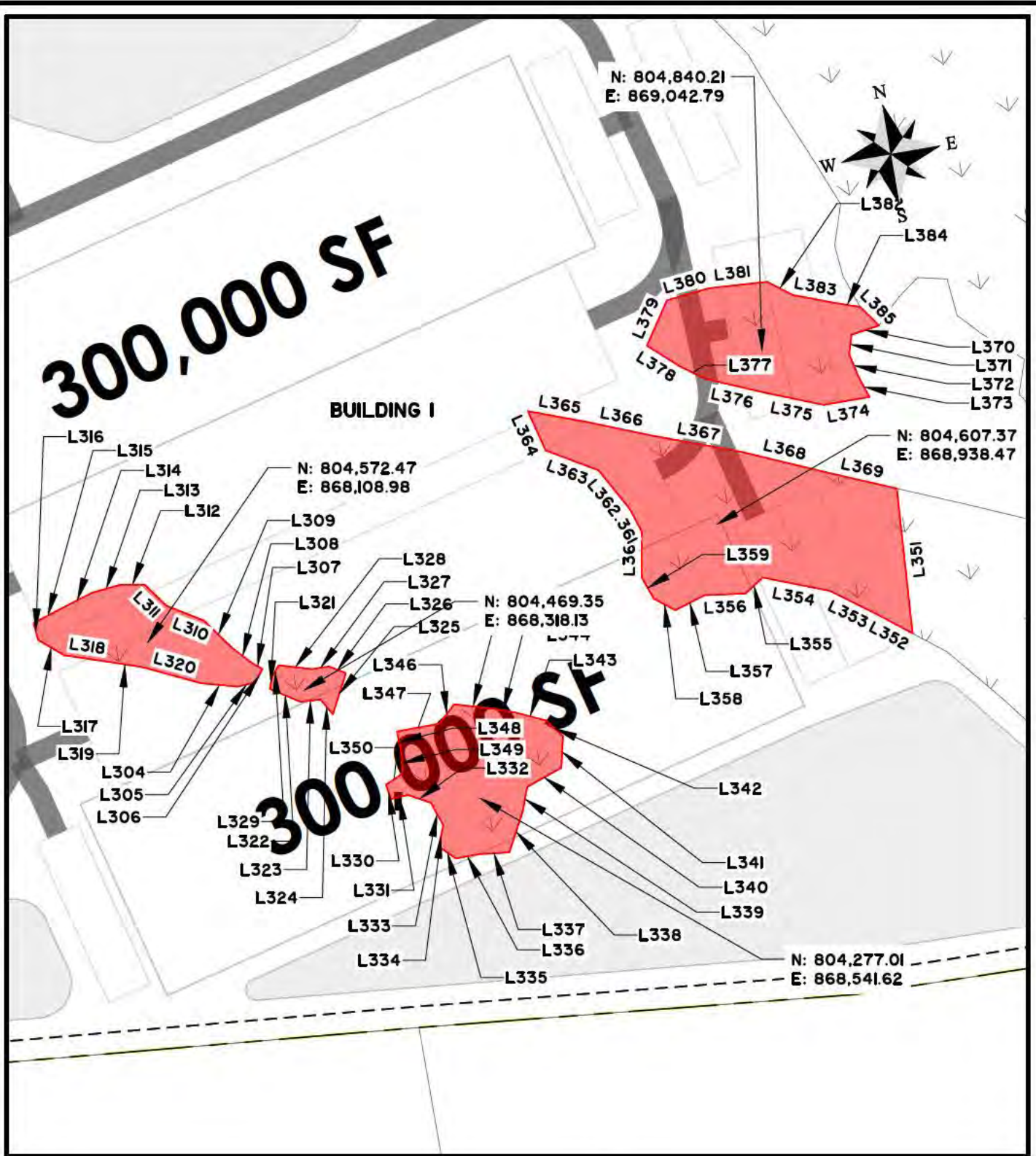
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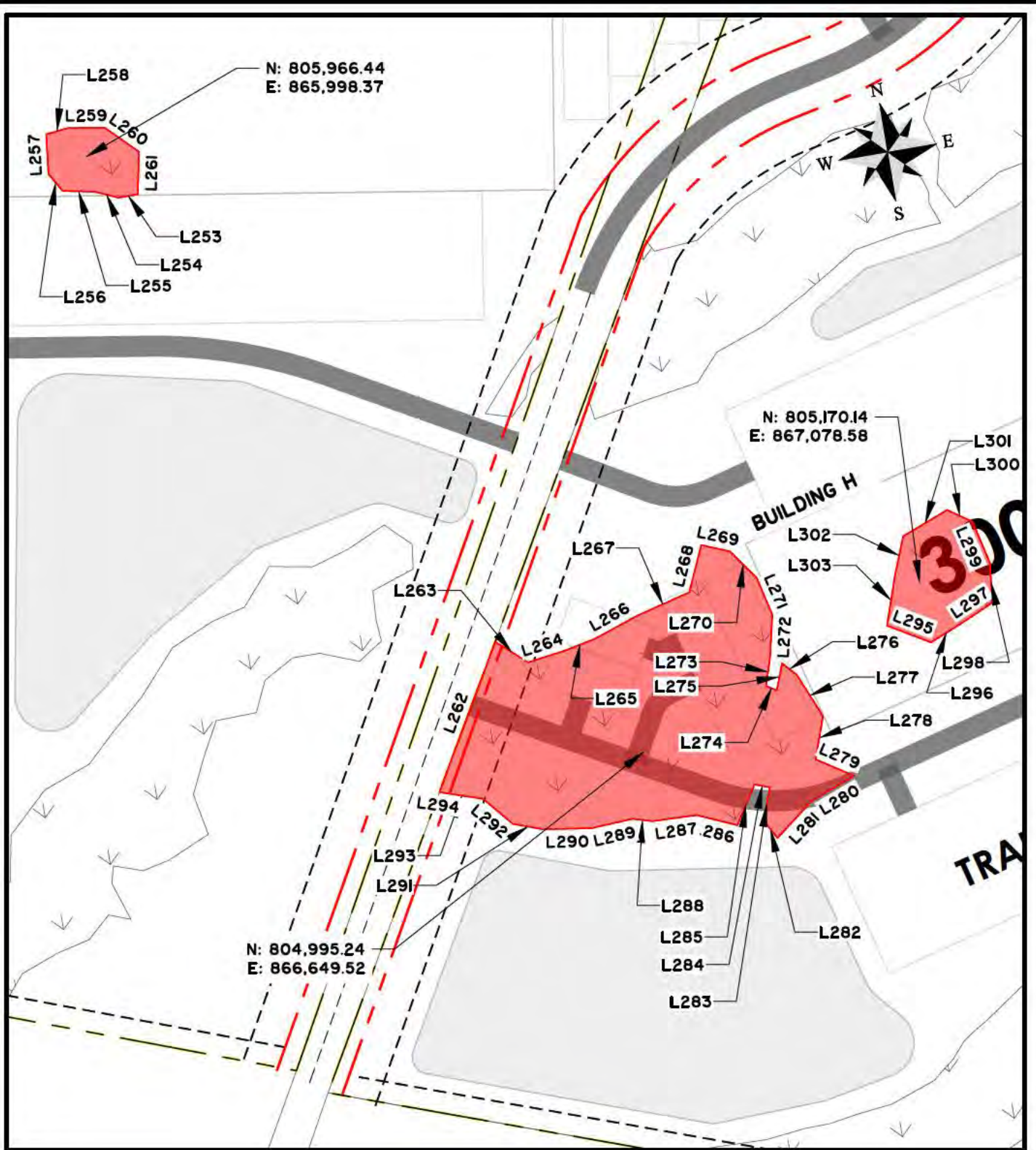
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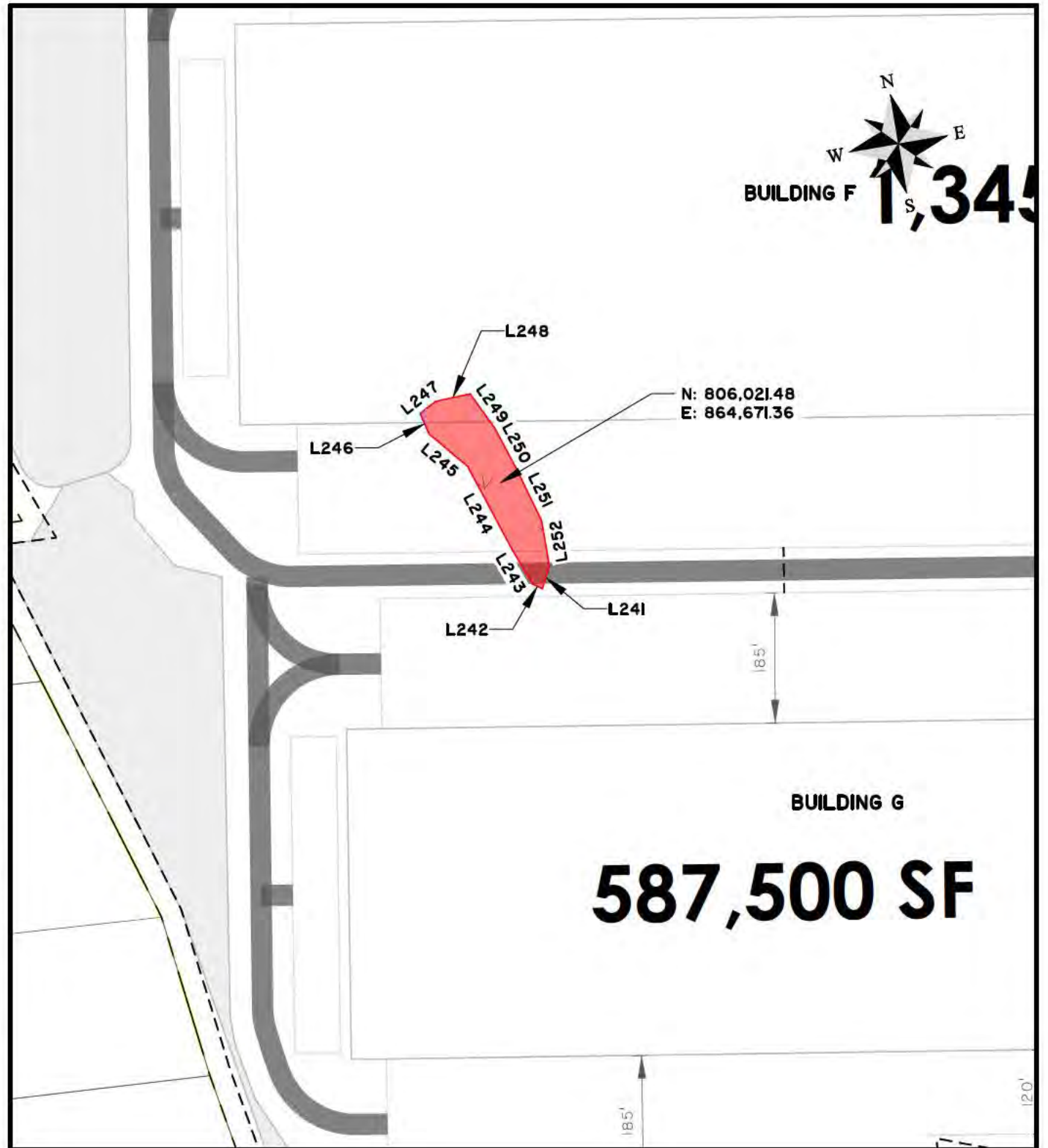
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 29°23'51" E	34.26'
L2	S 26°59'41" E	113.43'
L3	S 6°40'45" W	110.22'
L4	S 29°24'52" E	17.78'
L5	S 29°24'52" E	52.54'
L6	S 12°42'34" E	101.04'
L7	S 21°39'47" E	107.58'
L8	S 58°16'16" E	65.51'
L9	S 43°47'21" W	71.19'
L10	S 57°10'06" W	26.03'
L11	N 84°49'14" W	182.82'
L12	N 36°16'43" W	35.69'
L13	N 35°30'27" W	102.55'
L14	N 18°17'36" W	88.45'
L15	N 4°01'06" W	18.18'
L16	N 4°01'06" W	117.93'
L17	N 7°10'38" E	152.20'
L18	N 14°40'12" W	67.89'
L19	N 77°48'21" E	165.43'
L20	N 4°01'58" W	59.44'
L21	S 74°03'49" E	19.54'
L22	N 1°14'08" E	182.74'
L23	N 89°32'02" W	206.41'
L24	S 16°54'51" E	30.09'
L25	S 29°38'50" E	66.44'

LINE TABLE		
LINE	BEARING	DISTANCE
L26	S 19°29'06" E	54.21'
L27	S 43°45'47" E	85.41'
L28	S 38°01'17" E	75.19'
L29	N 48°21'15" E	30.46'
L30	N 37°32'35" E	58.27'
L31	S 82°26'51" E	81.86'
L32	S 74°42'37" E	85.25'
L33	S 85°35'04" E	114.94'
L34	N 24°42'02" E	60.08'
L35	N 50°21'41" W	54.33'
L36	N 70°57'40" W	103.72'
L37	N 87°30'55" W	60.59'
L38	N 79°32'18" W	86.11'
L39	N 60°43'16" W	73.87'
L40	N 4°58'54" W	37.15'
L41	S 59°47'13" W	36.74'
L42	S 1°13'40" E	207.20'
L43	N 80°20'54" E	42.06'
L44	S 46°54'57" W	87.78'
L45	N 78°33'09" W	69.22'
L46	S 14°27'00" W	57.36'
L47	N 86°51'56" W	18.68'
L48	N 21°27'11" E	54.09'
L49	S 88°20'47" W	65.67'
L50	N 51°16'09" W	61.21'

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SHEET NAME

LINE TABLES

CLIENT:

1998 AUGUSTUS PARTNERS

LOCATION: BRYAN COUNTY, GA

DATE: 10/14/2021

JOB NUMBER: J-28698

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LINE TABLE		
LINE	BEARING	DISTANCE
L51	N 0°13'09" W	59.64'
L52	N 18°27'39" E	80.22'
L53	N 23°24'55" E	64.11'
L54	N 78°33'15" E	96.58'
L55	S 85°29'59" E	76.34'
L56	S 60°07'44" E	64.47'
L57	S 8°41'55" W	84.09'
L58	S 4°25'40" W	78.74'
L59	N 54°49'01" W	103.93'
L60	N 80°20'54" W	561.99'
L61	S 78°04'52" W	59.12'
L62	S 20°14'28" W	13.06'
L63	S 30°03'27" E	78.90'
L64	S 54°17'03" E	82.17'
L65	S 72°53'46" E	92.77'
L66	S 82°53'43" E	111.03'
L67	N 85°22'36" E	70.04'
L68	N 70°47'33" E	28.64'
L69	S 74°26'51" E	74.60'
L70	N 83°25'05" E	113.60'
L71	N 80°19'37" E	116.34'
L72	N 14°04'00" W	120.36'
L73	N 9°26'08" W	72.95'
L74	N 5°59'32" W	88.16'
L75	N 61°45'58" W	53.70'

LINE TABLE		
LINE	BEARING	DISTANCE
L76	N 33°56'08" W	67.40'
L77	N 8°58'04" W	41.83'
L78	N 38°09'36" E	17.71'
L79	S 67°42'17" E	26.20'
L80	N 44°29'19" E	15.44'
L81	N 0°36'54" E	12.87'
L82	N 86°57'19" W	57.60'
L83	N 64°43'18" W	71.08'
L84	N 47°28'09" E	131.86'
L85	N 80°07'11" E	78.60'
L86	N 57°06'05" E	76.62'
L87	N 28°24'21" E	63.05'
L88	N 0°38'15" W	84.35'
L89	N 21°45'14" W	71.63'
L90	N 12°22'36" W	109.07'
L91	N 42°09'24" W	77.10'
L92	N 63°03'38" W	105.05'
L93	N 77°08'25" W	76.74'
L94	N 70°40'53" W	57.54'
L95	N 63°14'26" W	79.99'
L96	S 80°55'17" W	120.54'
L97	S 86°44'47" W	76.97'
L98	N 73°56'00" W	92.53'
L99	N 53°50'32" W	97.61'
L100	N 62°38'46" W	61.80'

Seaport 16 Trade Center

SHEET NAME

LINE TABLES

CLIENT:

1998 AUGUSTUS PARTNERS

LOCATION: BRYAN COUNTY, GA

DATE: 10/14/2021

JOB NUMBER: J-28698

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SHEET: C1.16

SCALE: 1" = 200'



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LINE TABLE		
LINE	BEARING	DISTANCE
L101	S 80°22'45" E	947.11'
L102	S 9°25'06" W	259.92'
L103	S 9°25'06" W	778.29'
L104	S 1°52'25" E	66.88'
L105	S 83°50'04" E	84.05'
L106	S 85°25'27" E	83.42'
L107	N 22°51'08" W	54.17'
L108	N 54°54'58" W	67.53'
L109	N 65°23'21" W	59.05'
L110	S 51°38'33" W	49.63'
L111	N 79°50'03" W	177.23'
L112	S 9°15'06" E	23.25'
L113	S 73°17'03" W	34.33'
L114	S 46°35'53" E	34.82'
L115	S 30°39'59" E	57.11'
L116	S 64°04'36" E	74.73'
L117	S 28°10'08" E	72.50'
L118	N 85°15'01" E	19.01'
L119	N 9°37'59" E	172.02'
L120	S 67°30'30" W	42.07'
L121	N 82°05'35" W	57.30'
L122	N 73°39'04" W	57.85'
L123	N 47°55'49" W	59.72'
L124	N 64°48'28" W	105.73'
L125	N 65°14'03" W	53.05'

LINE TABLE		
LINE	BEARING	DISTANCE
L126	N 38°39'57" W	53.99'
L127	N 11°49'11" E	46.08'
L128	N 63°34'42" E	49.48'
L129	N 29°30'06" E	28.67'
L130	N 84°03'41" E	54.05'
L131	N 80°36'05" E	86.73'
L132	S 52°38'58" E	71.30'
L133	S 80°10'37" E	66.96'
L134	S 78°58'16" E	65.33'
L135	S 8°00'52" E	57.47'
L136	S 11°26'41" W	77.05'
L137	S 40°59'19" E	42.37'
L138	S 47°42'47" W	56.04'
L139	S 37°03'09" W	55.17'
L140	N 68°26'22" W	32.57'
L141	N 17°51'55" W	24.40'
L142	N 26°42'18" E	64.76'
L143	N 28°05'30" E	67.01'
L144	N 24°36'01" E	66.45'
L145	N 6°40'20" W	62.41'
L146	N 16°24'16" W	52.49'
L147	N 4°05'53" W	23.77'
L148	N 84°22'17" E	266.62'
L149	S 11°13'43" E	53.90'
L150	S 26°06'18" W	37.56'

Seaport 16 Trade Center

SHEET NAME

LINE TABLES

CLIENT:

1998 AUGUSTUS PARTNERS

LOCATION: BRYAN COUNTY, GA

DATE: 10/14/2021

JOB NUMBER: J-28698

DRAWN BY: DSG

REVIEWED BY: CTW

SHEET: C1.17

SCALE: 1" = 200'



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LINE TABLE		
LINE	BEARING	DISTANCE
L151	S 41°16'26" W	49.96'
L152	S 70°54'37" W	45.61'
L153	S 57°47'34" W	40.40'
L154	S 34°57'58" W	51.92'
L155	S 39°54'10" W	60.12'
L156	S 18°53'25" W	63.50'
L157	S 68°15'42" W	57.83'
L158	N 89°37'49" W	57.01'
L159	S 78°55'06" W	41.02'
L160	S 27°33'58" W	67.03'
L161	S 30°59'16" W	77.91'
L162	S 12°31'31" W	49.65'
L163	S 1°04'01" E	73.96'
L164	S 29°31'19" E	77.69'
L165	S 24°16'14" E	91.78'
L166	S 5°55'48" E	17.20'
L167	S 24°33'59" W	58.65'
L168	S 9°56'18" E	38.95'
L169	N 19°08'20" E	431.62'
L170	N 4°31'56" E	64.89'
L171	N 60°31'22" W	31.38'
L172	N 3°21'36" W	28.39'
L175	N 18°11'41" W	29.16'
L176	S 58°58'38" W	33.34'
L177	S 19°50'08" W	68.50'

LINE TABLE		
LINE	BEARING	DISTANCE
L178	N 76°06'06" E	17.80'
L179	S 13°58'31" E	16.41'
L180	S 3°56'56" W	43.19'
L181	S 11°23'55" W	55.44'
L182	S 74°15'58" E	27.06'
L183	N 37°57'49" E	37.83'
L184	N 3°39'14" E	77.22'
L185	N 0°34'02" W	63.44'
L186	N 22°30'39" E	78.43'
L187	S 86°32'35" W	55.14'
L188	S 56°38'09" W	70.74'
L189	S 15°32'13" W	85.44'
L190	S 10°19'39" W	87.11'
L191	S 36°00'34" E	50.94'
L192	N 21°38'25" E	63.61'
L193	N 27°54'06" E	31.60'
L194	N 42°19'57" E	78.32'
L195	N 2°46'44" E	34.09'
L196	N 80°42'25" W	76.20'
L197	N 3°17'20" E	43.14'
L198	N 35°45'01" E	56.28'
L199	N 35°55'16" E	63.21'
L200	N 67°28'45" E	49.56'
L201	S 45°57'31" E	34.72'
L202	S 22°24'12" E	51.76'

Seaport 16 Trade Center

SHEET NAME

LINE TABLES

CLIENT:

1998 AUGUSTUS PARTNERS

LOCATION: BRYAN COUNTY, GA

DATE: 10/14/2021

JOB NUMBER: J-28698

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REVIEWED BY: CTW

SHEET: C1.18

SCALE: 1" = 200'



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LINE TABLE		
LINE	BEARING	DISTANCE
L203	S 5°13'02" W	68.46'
L204	S 79°17'41" W	55.02'
L205	S 52°46'32" W	34.43'
L206	S 50°52'37" W	47.58'
L207	N 45°46'16" W	78.61'
L208	N 57°02'25" W	97.89'
L209	N 0°58'21" W	41.11'
L210	N 35°15'23" E	61.95'
L211	N 46°05'08" E	69.42'
L212	S 59°40'11" E	82.34'
L213	S 33°14'36" E	60.76'
L214	S 14°25'31" E	62.97'
L215	S 24°45'26" W	71.07'
L216	S 21°30'28" E	52.51'
L217	S 66°25'46" E	56.16'
L218	S 30°43'48" E	35.07'
L219	S 51°52'55" E	9.57'
L220	N 6°04'11" W	45.01'
L221	N 5°49'00" W	53.67'
L222	N 2°11'03" W	78.43'
L223	N 33°24'24" W	40.15'
L224	N 28°47'25" W	43.39'
L225	N 67°43'42" W	46.37'
L226	S 52°22'29" W	38.69'
L227	S 14°03'51" E	41.65'

LINE TABLE		
LINE	BEARING	DISTANCE
L228	S 2°16'15" E	52.15'
L229	S 26°53'42" E	47.26'
L230	S 73°20'43" E	60.17'
L231	S 5°33'25" E	44.98'
L232	S 23°27'59" W	64.12'
L233	S 61°32'11" W	64.90'
L234	S 85°54'21" W	48.05'
L235	N 70°40'58" W	57.86'
L236	N 49°57'20" W	60.71'
L237	N 17°53'01" E	60.45'
L238	N 41°58'42" E	58.85'
L239	N 77°29'35" E	56.98'
L240	S 73°27'57" E	58.46'
L241	S 26°49'00" W	33.71'
L242	N 54°24'17" W	15.71'
L243	N 21°11'16" W	57.01'
L244	N 18°47'43" W	133.80'
L245	N 40°32'48" W	71.79'
L246	N 14°47'30" W	31.81'
L247	N 61°25'19" E	28.30'
L248	N 87°05'08" E	50.21'
L249	S 26°14'03" E	59.98'
L250	S 18°46'11" E	67.70'
L251	S 16°28'44" E	79.69'
L252	S 0°30'50" E	65.97'

Seaport 16 Trade Center

SHEET NAME

LINE TABLES

CLIENT:

1998 AUGUSTUS PARTNERS

LOCATION: BRYAN COUNTY, GA

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SHEET: C1.19

SCALE: 1" = 200'



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LINE TABLE		
LINE	BEARING	DISTANCE
L253	S 89°16'39" W	27.78'
L254	N 66°44'48" W	36.08'
L255	N 79°41'49" W	45.27'
L256	N 30°45'32" W	31.95'
L257	N 6°11'52" E	57.08'
L258	N 83°20'48" E	32.14'
L259	S 81°05'02" E	53.02'
L260	S 45°31'02" E	59.72'
L261	S 10°39'18" W	60.90'
L262	N 29°40'04" E	229.94'
L263	S 48°36'13" E	55.65'
L264	N 81°46'58" E	54.57'
L265	N 77°45'47" E	47.62'
L266	N 70°33'03" E	66.91'
L267	N 75°06'21" E	83.52'
L268	N 23°36'25" E	69.83'
L269	S 68°23'03" E	41.77'
L270	S 35°55'59" E	54.09'
L271	S 13°49'04" E	57.45'
L272	S 12°28'20" W	62.08'
L273	S 17°17'20" W	40.76'
L274	S 59°03'09" E	16.73'
L275	N 20°14'34" E	39.59'
L276	S 42°37'37" E	26.92'
L277	S 22°59'53" E	70.11'

LINE TABLE		
LINE	BEARING	DISTANCE
L278	S 18°59'15" W	62.83'
L279	S 57°34'56" E	60.17'
L280	S 68°45'53" W	71.16'
L281	S 52°09'15" W	71.85'
L282	N 30°08'17" W	31.45'
L283	N 20°06'45" E	48.94'
L284	N 69°39'31" W	22.50'
L285	S 32°00'37" W	63.55'
L286	N 66°41'48" W	60.35'
L287	N 88°31'23" W	63.91'
L288	N 74°00'56" W	28.86'
L289	S 86°29'19" W	60.73'
L290	N 81°49'03" W	68.83'
L291	N 70°30'36" W	44.03'
L292	N 40°41'53" W	55.75'
L293	N 71°54'57" W	61.76'
L294	N 73°19'55" W	1.55'
L295	S 59°50'02" E	67.62'
L296	N 67°06'52" E	51.80'
L297	N 65°33'10" E	53.10'
L298	N 5°44'01" E	57.04'
L299	N 13°36'20" W	64.07'
L300	N 55°50'47" W	39.99'
L301	S 68°21'23" W	73.53'
L302	S 21°12'07" W	56.58'

Seaport 16 Trade Center

SHEET NAME

LINE TABLES

CLIENT:

1998 AUGUSTUS PARTNERS

LOCATION: BRYAN COUNTY, GA

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SHEET: C1.20

SCALE: 1" = 200'



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LINE TABLE		
LINE	BEARING	DISTANCE
L303	S 18°25'47" W	73.52'
L304	S 75°22'18" E	52.79'
L305	N 85°23'20" E	25.84'
L306	N 37°19'33" E	21.62'
L307	N 51°43'03" W	15.76'
L308	N 43°50'40" W	36.20'
L309	N 36°33'40" W	56.74'
L310	N 58°55'23" W	57.66'
L311	N 36°40'34" W	43.56'
L312	N 80°59'02" W	34.62'
L313	S 83°39'02" W	41.79'
L314	S 72°07'32" W	48.23'
L315	S 71°44'45" W	46.14'
L316	S 5°32'43" E	24.84'
L317	S 50°06'13" E	43.23'
L318	S 72°12'44" E	62.79'
L319	S 71°55'51" E	50.19'
L320	S 65°15'40" E	87.07'
L321	S 18°29'26" W	16.68'
L322	S 57°52'54" E	47.37'
L323	S 87°06'03" E	28.64'
L324	S 31°15'50" E	27.49'
L325	N 26°52'57" E	61.21'
L326	N 58°36'02" W	25.96'
L327	N 89°46'00" W	24.58'

LINE TABLE		
LINE	BEARING	DISTANCE
L328	N 73°59'10" W	48.09'
L329	S 38°36'20" W	19.88'
L330	S 9°49'27" E	21.73'
L331	N 86°13'46" E	25.18'
L332	S 61°47'24" E	34.15'
L333	S 19°57'12" E	36.63'
L334	S 21°06'01" W	31.17'
L335	S 45°37'55" E	29.60'
L336	N 88°52'34" E	33.25'
L337	S 83°56'11" E	43.78'
L338	N 27°31'10" E	62.22'
L339	N 19°13'27" E	34.95'
L340	N 70°00'55" E	56.01'
L341	N 12°24'27" E	45.36'
L342	N 38°37'57" W	33.28'
L343	N 66°01'07" W	46.07'
L344	N 71°08'36" W	32.41'
L345	N 74°28'28" W	54.55'
L346	S 46°49'08" W	34.77'
L347	S 89°01'26" W	61.52'
L348	S 2°15'09" E	30.99'
L349	S 7°02'43" W	30.36'
L350	S 65°44'24" W	27.77'
L351	S 3°05'55" W	208.14'
L352	N 52°25'58" W	55.97'

Seaport 16 Trade Center

SHEET NAME

LINE TABLES

CLIENT:

1998 AUGUSTUS PARTNERS

LOCATION: BRYAN COUNTY, GA

DATE: 10/14/2021

JOB NUMBER: J-28698

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REVIEWED BY: CTW

SHEET: C1.21

SCALE: 1" = 200'



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LINE TABLE		
LINE	BEARING	DISTANCE
L353	N 54°10'26" W	76.76'
L354	N 69°31'07" W	97.80'
L355	S 56°40'40" W	33.80'
L356	N 82°49'26" W	58.41'
L357	S 71°58'10" W	46.82'
L358	N 52°33'40" W	35.00'
L359	N 20°28'09" W	35.18'
L360	N 9°23'40" E	65.50'
L361	N 18°29'00" W	35.67'
L362	N 29°29'50" W	71.68'
L363	N 60°04'42" W	80.85'
L364	N 14°52'25" W	61.35'
L365	S 70°10'44" E	86.31'
L366	S 68°51'40" E	93.44'
L367	S 70°23'14" E	130.83'
L368	S 67°02'43" E	119.55'
L369	S 67°50'05" E	108.35'
L370	S 80°42'11" W	41.59'
L371	S 16°00'05" W	27.83'
L372	S 13°09'48" E	35.11'
L373	S 19°06'17" E	32.75'
L374	S 89°33'15" W	66.57'
L375	N 68°54'47" W	85.40'
L376	N 67°32'39" W	86.89'
L377	N 54°45'47" W	41.19'

LINE TABLE		
LINE	BEARING	DISTANCE
L378	N 48°34'15" W	55.52'
L379	N 33°16'46" E	70.91'
L380	N 83°26'36" E	63.08'
L381	S 86°54'04" E	82.84'
L382	S 53°23'20" E	40.56'
L383	S 69°58'23" E	60.95'
L384	S 71°37'01" E	37.35'
L385	S 36°09'52" E	37.73'
L386	S 17°01'40" E	264.40'
L387	N 42°08'32" E	60.92'
L388	N 80°24'11" E	46.51'
L389	N 65°21'43" E	43.83'
L390	N 52°50'04" E	59.92'
L391	N 59°56'26" E	46.45'
L392	N 85°45'32" E	60.58'
L393	N 60°25'17" E	68.85'
L394	N 57°05'45" E	56.60'
L395	N 70°48'47" E	58.14'
L396	N 89°57'22" E	31.23'
L397	N 40°41'04" W	47.10'
L398	N 37°14'27" W	46.08'
L399	N 36°23'54" W	53.66'
L400	N 73°51'16" W	40.49'
L401	S 13°33'10" W	32.58'
L402	S 41°24'34" W	40.88'

Seaport 16 Trade Center

SHEET NAME

LINE TABLES

CLIENT:

1998 AUGUSTUS PARTNERS

LOCATION: BRYAN COUNTY, GA

DATE: 10/14/2021

JOB NUMBER: J-28698

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SHEET: C1.22

SCALE: 1" = 200'



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LINE TABLE		
LINE	BEARING	DISTANCE
L403	N 81°52'27" W	38.99'
L404	S 79°57'07" W	65.15'
L405	S 76°48'20" W	64.03'
L406	S 75°06'16" W	69.31'
L407	S 85°23'27" W	67.52'
L408	N 55°25'31" W	55.06'
L409	S 63°52'26" W	41.46'
L410	N 80°38'16" W	25.24'
L411	N 68°54'11" W	41.95'
L412	S 51°15'53" W	56.59'
L413	S 24°00'16" W	57.32'
L414	S 34°59'35" W	22.00'
L415	N 45°33'47" W	78.18'
L416	N 40°19'59" W	57.04'
L417	N 36°26'50" W	64.88'
L418	N 34°52'04" W	61.58'
L419	N 33°52'55" W	36.05'
L420	N 69°44'12" E	72.65'
L421	N 77°16'40" E	40.16'
L422	N 85°08'44" E	4.35'
L423	S 50°47'56" E	282.65'
L424	S 1°40'01" E	4.27'
L425	S 42°11'28" W	42.85'
L426	S 89°23'08" W	32.98'
L427	N 65°57'43" W	50.05'

LINE TABLE		
LINE	BEARING	DISTANCE
L428	S 73°54'02" W	26.03'
L429	N 44°38'53" W	46.31'
L430	N 26°21'43" W	44.49'
L431	N 6°50'34" W	36.52'
L432	N 36°13'35" E	47.72'
L433	N 26°25'18" E	5.40'
L434	S 50°47'56" E	204.40'
L435	S 29°29'02" W	8.70'
L436	S 50°08'56" W	19.13'
L437	S 8°50'56" E	25.42'
L438	S 33°12'25" W	21.40'
L439	N 74°32'24" W	11.17'
L440	N 15°17'37" W	20.04'
L441	N 73°40'22" W	26.34'
L442	S 87°18'00" W	21.80'
L443	N 74°10'57" W	32.91'
L444	N 72°13'00" E	18.54'
L445	N 33°16'15" E	40.02'
L446	N 11°17'50" E	27.02'
L447	N 31°06'48" E	17.30'
L448	S 50°47'56" E	87.37'
L449	S 0°37'20" W	4.95'
L450	N 67°42'49" W	11.61'
L451	N 66°58'54" W	40.33'
L452	N 50°12'35" W	33.35'

Seaport 16 Trade Center

SHEET NAME

LINE TABLES

CLIENT:

1998 AUGUSTUS PARTNERS

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SHEET: C1.23

SCALE: 1" = 200'



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LINE TABLE		
LINE	BEARING	DISTANCE
L453	N 72°07'36" W	44.59'
L454	N 31°27'31" W	24.05'
L455	N 33°47'21" W	31.34'
L456	N 1°14'23" W	30.14'
L457	N 88°09'45" E	24.28'
L458	N 37°49'20" E	8.21'
L459	S 50°47'56" E	151.92'
L460	S 0°37'27" W	38.19'

Seaport 16 Trade Center

SHEET NAME

LINE TABLES

CLIENT:

1998 AUGUSTUS PARTNERS

LOCATION: BRYAN COUNTY, GA

DATE: 10/14/2021

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SHEET: C1.24

JOB NUMBER: J-28698

REVIEWED BY: CTW

SCALE: 1" = 200'

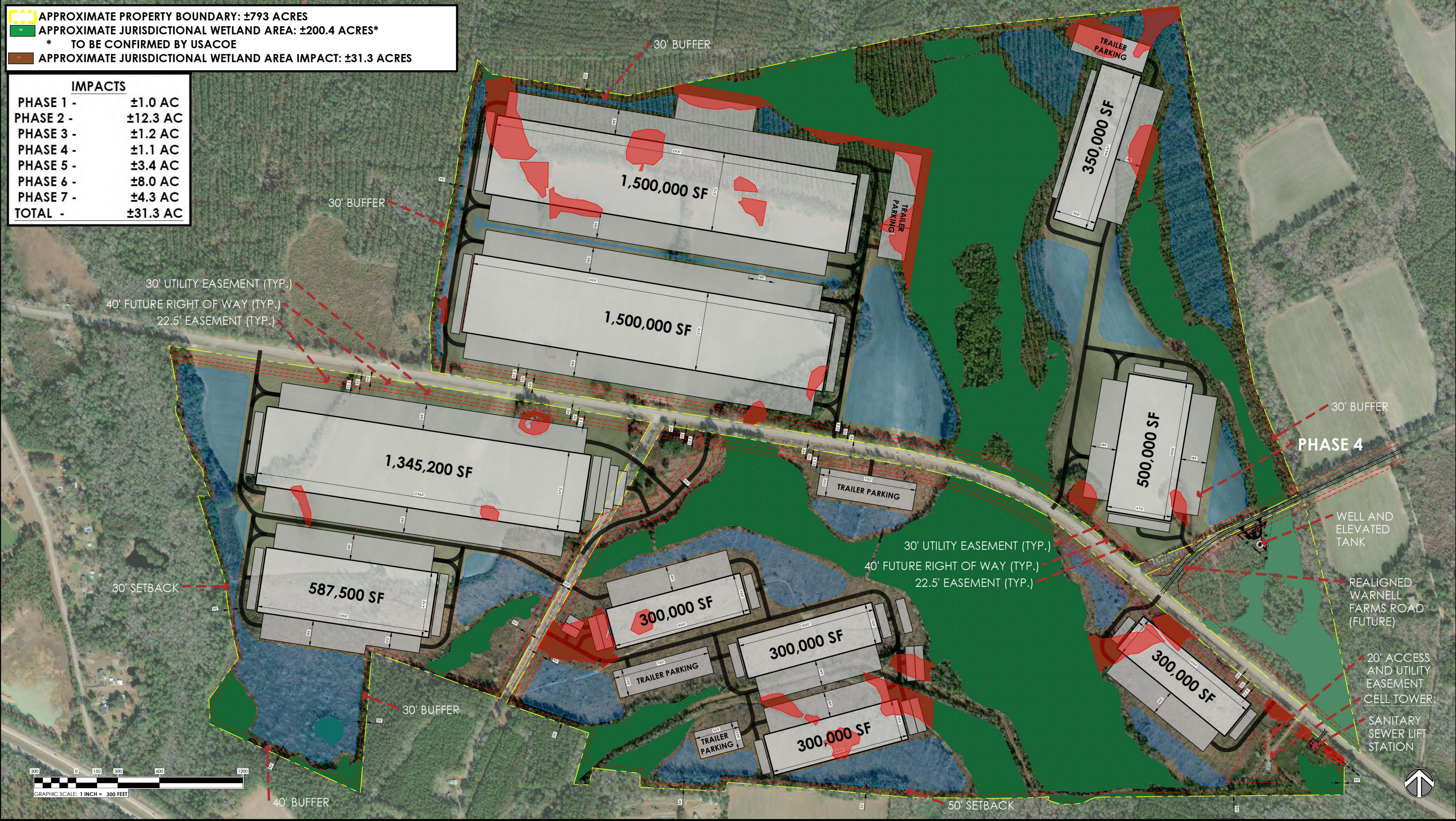


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■ APPROXIMATE PROPERTY BOUNDARY: ±793 ACRES
■ APPROXIMATE JURISDICTIONAL WETLAND AREA: ±200.4 ACRES*
 * TO BE CONFIRMED BY USACOE
■ APPROXIMATE JURISDICTIONAL WETLAND AREA IMPACT: ±31.3 ACRES

IMPACTS	
PHASE 1 -	±1.0 AC
PHASE 2 -	±12.3 AC
PHASE 3 -	±1.2 AC
PHASE 4 -	±1.1 AC
PHASE 5 -	±3.4 AC
PHASE 6 -	±8.0 AC
PHASE 7 -	±4.3 AC
TOTAL -	±31.3 AC



PREPARED FOR:

OVERALL IMPACT MASTERPLAN
Seaport 16 Trade Center
 BRYAN COUNTY / GA

November 9, 2021



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This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

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