



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

December 6, 2021

Regulatory Branch
SAS-2021-00577

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-2021-00577

Applicant: Mr. Denton Shamburger
Lincoln Properties Company Commercial Inc.
3405 Piedmont Road, Suite 450
Atlanta, Georgia 30305

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 "The basic project purpose is to provide warehousing and distribution space. The overall project purpose is to provide 480,000 square feet of warehousing and distribution space within the "Westside Submarket" of the Savannah Regional Market.

Location of Proposed Work: The project site is located East of Jimmy Deloach Parkway and west of Bloomingdale Road within Chatham County, Georgia (Latitude 32.1206, Longitude -81.3101).

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers:
The applicant proposes to impact 3.007-acres of wetland to construct a commercial facility. The project includes construction of a commercial warehousing and logistics facility on an approximately 34-acre site.

Utilizing the current Savannah District Standard Operating Procedure for Compensatory Mitigation, the applicant has proposed the purchase of 18.08 grandfathered wetland credits to compensate for the 3.007-acres of aquatic resource impacts. These credits will be acquired from a primary service area mitigation bank that services the project location.

BACKGROUND

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.

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 Assessment: No cultural resources have been identified within the vicinity of the project area. The Corps will review and provide an effects determination for this project to fulfill its Section 106 responsibilities.

Endangered Species: A preliminary review of the U.S. Fish and Wildlife Service (FWS) Information for Planning and Consultation (IPaC) list of Endangered and Threatened Species indicates the following listed species may occur in the project area: Eastern black rail (*Laterallus jamaicensis spp. jamaicensis*); wood stork (*Mycteria americana*); Eastern indigo snake (*Drymarchon corais couperi*); frosted flatwoods

salamander (*Ambystoma cingulatum*); and pondberry (*Lindera melissifolia*). 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 wood stork and Eastern indigo snake.

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 Section 10/Section 404 permit should submit comments by email to patrick.a.atkins@usace.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Mr. P. Allen Atkins, Regulatory Division, 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. P. Allen Atkins, Regulatory Specialist, Coastal Branch at patrick.a.atkins@usace.army.mil or (912) 652-5022.

Enclosures:

1. Project Application and Description
2. Vicinity and Location Maps
3. Impact Drawings
4. Alternative Analysis Figures
5. Mitigation Worksheets

JOINT APPLICATION
FOR
A DEPARTMENT OF THE ARMY, CORPS OF ENGINEERS PERMIT,
STATE OF GEORGIA MARSHLAND PROTECTION PERMIT,
REVOCABLE LICENSE AGREEMENT
AND REQUEST FOR
WATER QUALITY CERTIFICATION
AS APPLICABLE

INSTRUCTIONS FOR SUBMITTING APPLICATION:

Every Applicant is Responsible to Complete The Permit Application and Submit as Follows: One copy each of application, location map, drawings, copy of deed and any other supporting information to addresses 1, 2, and 3 below. If water quality certification is required, send only application, location map and drawing to address No. 4.

1. For Department of the Army Permit, mail to: Commander, U.S. Army Engineer District, Savannah ATTN: CESAS-OP-F, P.O. Box 889, Savannah, Georgia 31402-0889. Phone (912)652-5347 and/or toll free, Nationwide 1-800-448-2402.

2. For State Permit - State of Georgia (six coastal counties only) mail to: Habitat Management Program, Coastal Resources Division, Georgia Department of Natural Resources, 1 Conservation Way, Brunswick, Georgia 31523. Phone (912) 264-7218.

3. For Revocable License - State of Georgia (six coastal counties plus Effingham, Long, Wayne, Brantley and Charlton counties only) - Request must have State of Georgia's assent or a waiver authorizing the use of State owned lands. All applications for dock permits in the coastal counties, or for docks located in tidally influenced waters in the counties listed above need to be submitted to Real Estate Unit. In addition to instructions above, you must send two signed form letters regarding revocable license agreement to: Ecological Services Coastal Resources Division, Georgia Department of Natural Resources, 1 Conservation Way, Brunswick, Georgia 31523. Phone (912) 264-7218.

4. For Water Quality Certification State of Georgia, mail to: Water Protection Branch, Environmental Protection Division, Georgia Department of Natural Resources, 4220 International Parkway, Suite 101, Atlanta, Georgia 30354 (404) 675-1631.

The application must be signed by the person authorized to undertake the proposed activity. The applicant must be the owner of the property or be the lessee or have the authority to perform the activity requested. Evidence of the above may be furnished by copy of the deed or other instrument as may be appropriate. The application may be signed by a duly authorized agent if accompanied by a statement from the applicant designating the agent. See item 6, page 2.

1. Application No. _____

2. Date _____

3. For Official Use Only _____

4. Name and address of applicant.
Lincoln Property Company Commercial Inc.
Attn: Mr. Denton Shamburger
3405 Piedmont Road, Suite 450
Atlanta, Georgia 30305
404-266-7600
dshamburger@lpc.com

5. Location where the proposed activity exists or will occur.

Lat. 32.120682° Long. -81.310117°

Chatham County	Military District	Bloomingdale In City or Town
Near City or Town	Subdivision	Lot No.
Lot Size	Approximate Elevation of Lot	Georgia State
Name of Waterway	Little Ogeechee River Name of Nearest Creek, River, Sound, Bay or Hammock	

Note: Items 14 and 15 are to be completed if you want to bulkhead, dredge or fill.

14. Description of operation: (If feasible, this information should be shown on the drawing).

A. Purpose of excavation or fill To facilitate construction of a logistics center

1. Access channel : length _____ depth _____ width _____
2. Boat basin : length _____ depth _____ width _____
3. Fill area : see attached length _____ depth _____ width _____
4. Other:Excavation Area: length _____ depth _____ width _____

B. 1.If bulkhead, give dimensions N/A

2.Type of bulkhead construction (material) N/A

Backfill required: Yes _____ No _____ Cubic yards _____

Where obtained _____

C. Excavated material :

1.Cubic yards N/A

2.Type of material N/A

15.Type of construction equipment to be used Mechanized earth-moving/construction equipment

A. Does the area to be excavated include any wetland? Yes _____ No X

B. Does the disposal area contain any wetland? Yes _____ No X Project does not include construction of dredge disposal site.

C. Location of disposal area N/A

C. Maintenance dredging, estimated amounts, frequency, and disposal sites to be utilized: N/A

E. Will dredged material be entrapped or encased? N/A

F. Will wetlands be crossed in transporting equipment to project site? N/A

G. Present rate of shoreline erosion (if known) N/A

16. WATER QUALITY CERTIFICATION: In some cases, Federal law requires that a Water Quality Certification from the State of Georgia be obtained prior to issuance of a Federal license or permit. Applicability of this requirement to any specific project is determined by the permitting Federal agency. The information requested below is generally sufficient for the Georgia Environmental Protection Division to issue such a certification if required. Any item which is not applicable to a specific project should be so marked. Additional information will be requested if needed.

A. Please submit the following:

1. A plan showing the location and size of any facility, existing or proposed, for handling any sanitary or industrial waste waters generally on your property.

2. A plan of the existing or proposed project and your adjacent property for which permits are being requested.

3. A plan showing the location of all points where petro-chemical products (gasoline, oils, cleaners) used and stored. Any above-ground storage areas must be diked, and there should be no storm drain catch basins within the diked areas. All valving arrangements on any petro-chemical transfer lines should be shown.

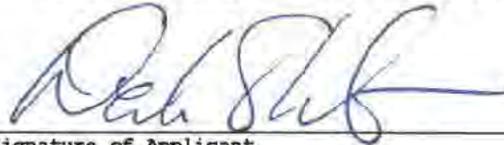
4. A contingency plan delineating action to be taken by you in the event of spillage of petro-chemical products or other materials from your operation.

5. Plan and profile drawings showing limits of areas to be dredged, areas to be used for placement of spoil, locations of any dikes to be constructed showing locations of any weir(s), and typical cross sections of the dikes.

B. Please provide the following statements:

1. A statement that all activities will be performed in a manner to minimize turbidity in the stream.
2. A statement that there will be no oils or other pollutants released from the proposed activities which will reach the stream.
3. A statement that all work performed during construction will be done in a manner to prevent interference with any legitimate water uses.

17. Application is hereby made for a permit or permits to authorize the activities described herein, Water Quality Certification from the Georgia Environmental Protection Division is also requested if needed. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete and accurate. I further certify that I possess the authority to undertake the proposed activities.



Signature of Applicant

18. U.S.C. Section 1001 provides that: Whoever, in any matter within the jurisdiction of any department or agency of the United States, knowingly and willfully falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations, or makes or uses false writing or document knowing same to contain any false, fictitious or fraudulent statement or entry, shall be fined no more than \$10,000 or imprisoned not more than 5 years or both.

PRIVACY ACT NOTICE

The Department of the Army permit program is authorized by Section 10 of the Rivers and Harbors Act of 1899, Section 404 of the Clean Water Act and Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972. These laws require permits authorizing structures and work in or affecting navigable waters of the United States, the discharge of dredged or fill material into waters of the United States, and the transportation of dredged material for the purpose of dumping it into ocean waters. Information provided will be used in evaluating the application for a permit. Information in the application is made a matter of public record through issuance of a public notice. Disclosure of the information requested is voluntary, however, the data requested are necessary in order to communicate with the applicant and to evaluate the permit application. If necessary information is not provided, the permit application cannot be processed nor can a permit be issued.

SUPPORTING REMARKS:

See Attached.

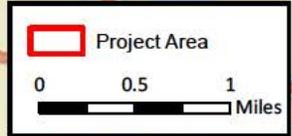
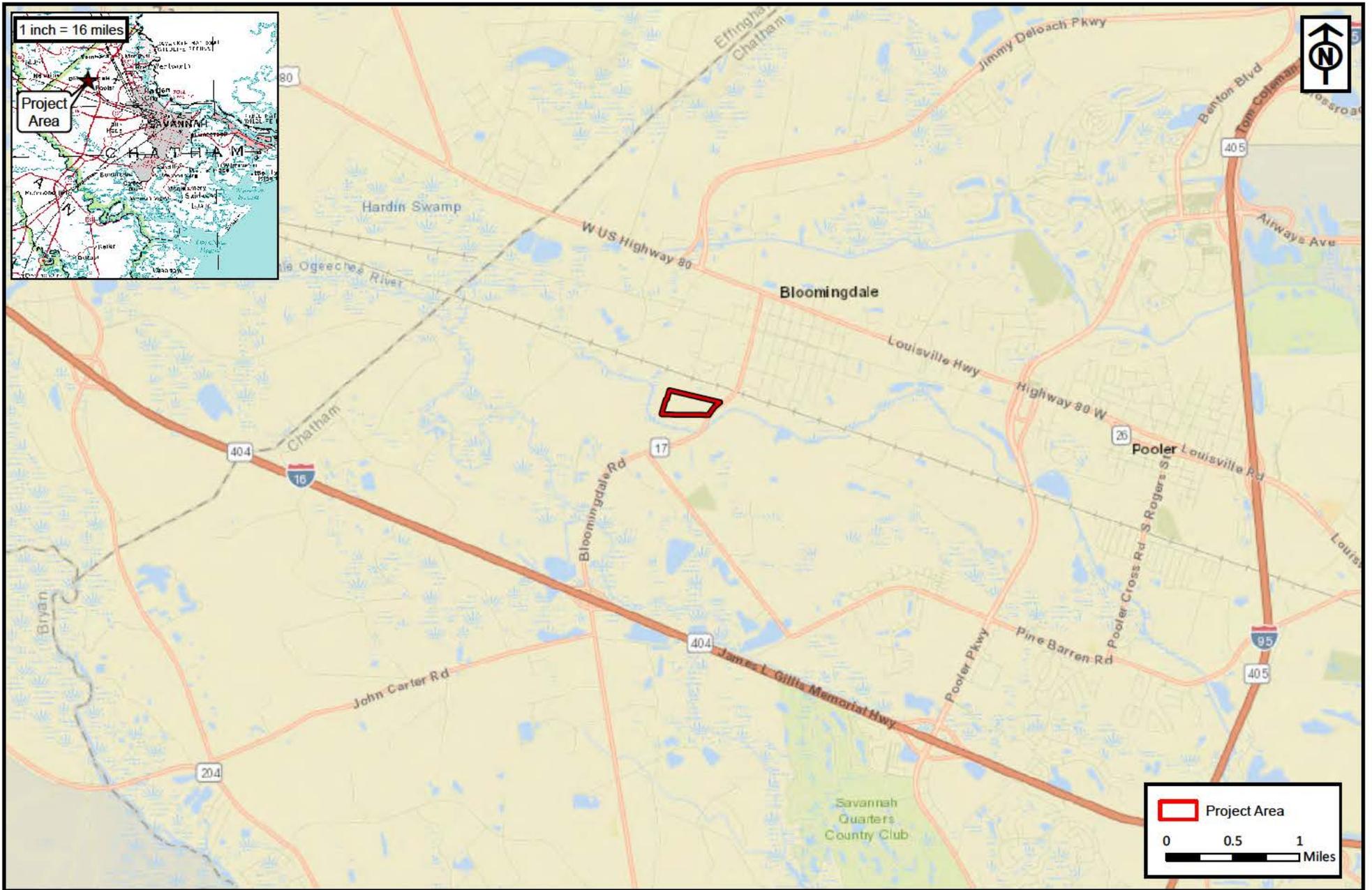
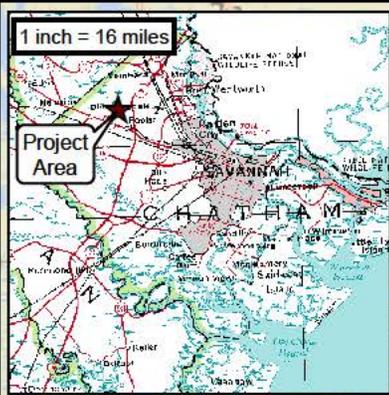


Figure No.: 17-156.1
 RLC Project No.: 1
 Prepared By: MG
 Sketch Date: 7/13/2021
 Map Scale : 1 inch = 5,280 feet

**Southern Warehousing
 Systems Site**
 Chatham County, Georgia

Project Location Map

Prepared For: Lincoln Property Company



**RESOURCE+LAND
 CONSULTANTS**

41 Park of Commerce Way, Ste. 303
 Savannah, Georgia 31405
 912.443.5896 www.rlandc.com

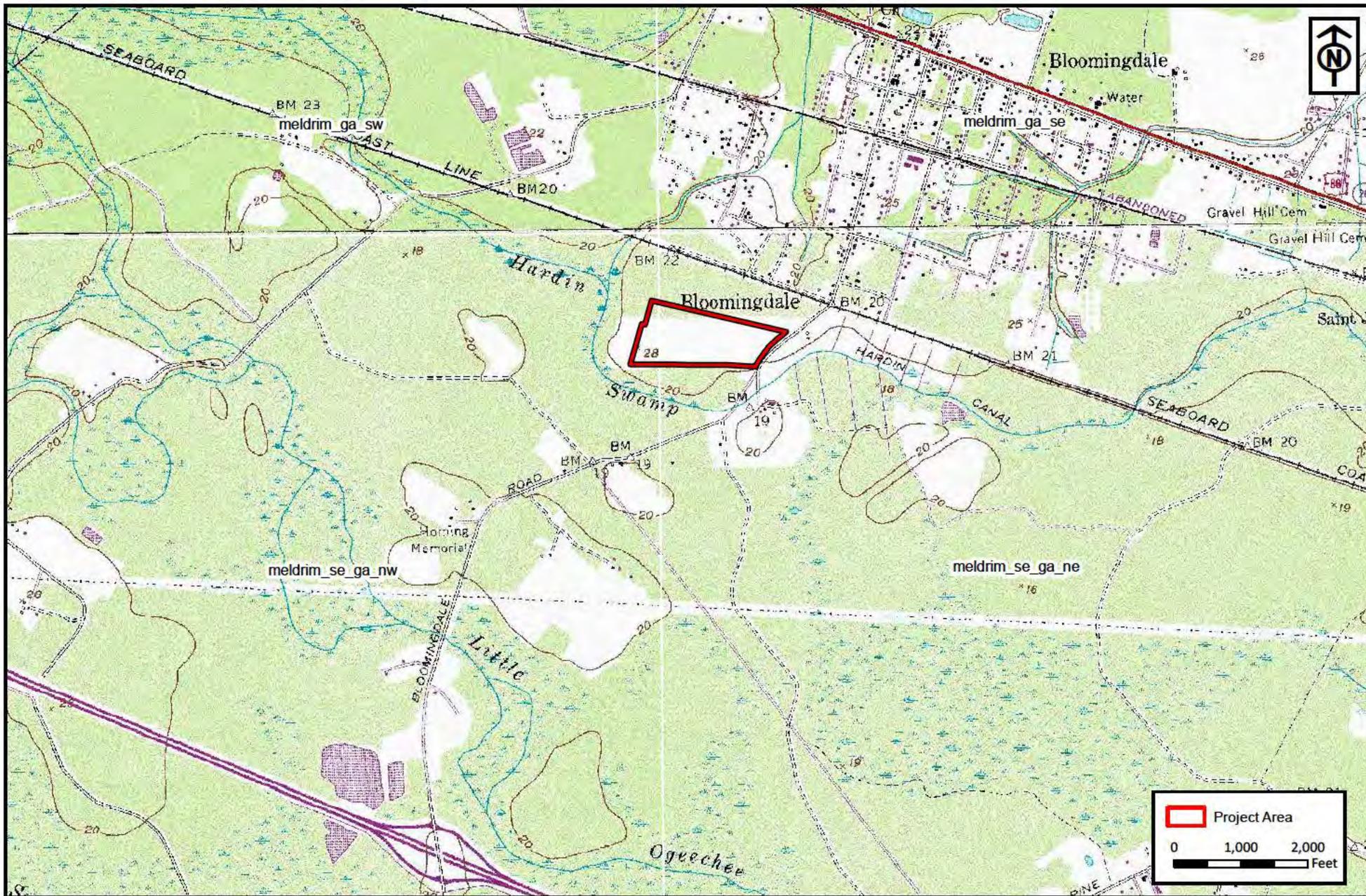


Figure No.: 17-156.1
 RLC Project No.: 2
 Prepared By: MG
 Sketch Date: 7/13/2021
 Map Scale : 1 inch = 2,000 feet

**Southern Warehousing
 Systems Site**
 Chatham County, Georgia

USGS Topographic Map

Prepared For: Lincoln Property Company



**RESOURCE+LAND
 CONSULTANTS**

41 Park of Commerce Way, Ste. 303
 Savannah, Georgia 31405
 912.443.5896 www.rlandc.com

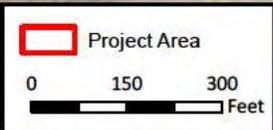


Figure No.: 17-156.1
 RLC Project No.: 3
 Prepared By: MG
 Sketch Date: 7/13/2021
 Map Scale : 1 inch = 300 feet

**Southern Warehousing
 Systems Site**
 Chatham County, Georgia

2015 Ortho Aerial
 Prepared For: Lincoln Property Company

**RESOURCE+LAND
 CONSULTANTS**
 41 Park of Commerce Way, Ste. 303
 Savannah, Georgia 31405
 912.443.5896 www.rlandc.com

WETLAND IMPACT EXHIBITS FOR
LINCOLN PROPERTY WAREHOUSE

PREPARED FOR
LINCOLN PROPERTY GROUP

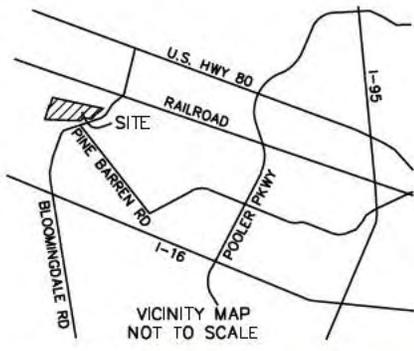
WETLAND IMPACT EXHIBIT FOR
LINCOLN PROPERTY WAREHOUSE
LOCATED IN BLOOMINGDALE, GEORGIA



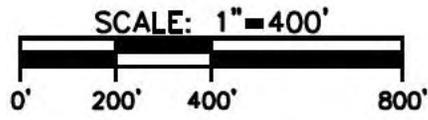
JOB NUMBER: 21-244
DATE: 11/8/2021
DRAWN BY: CLM
CHECKED BY: PJW
SCALE: AS NOTED

SHEET:

1/4



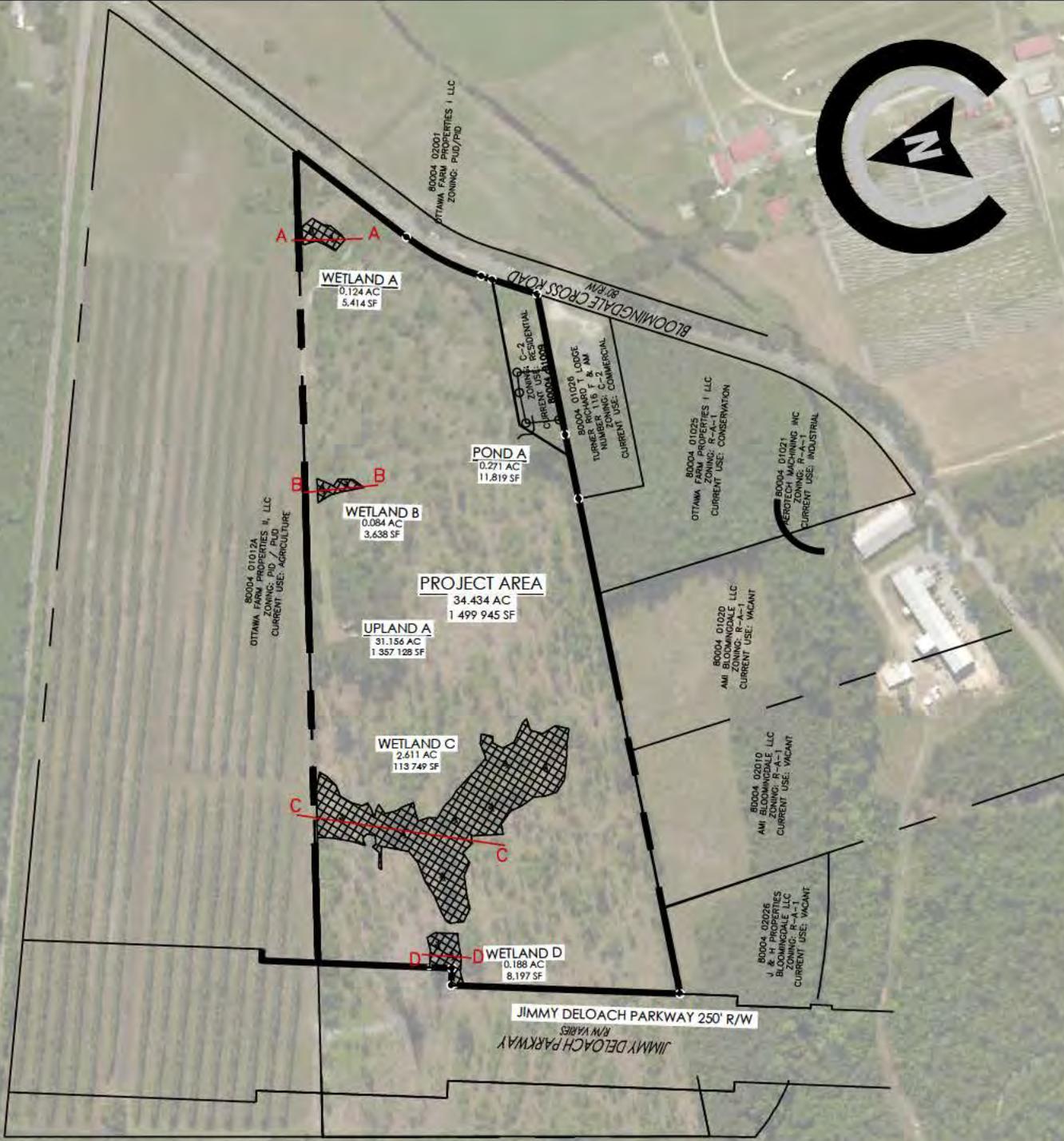
SITE DATA: PROPERTY ACREAGE 34.434 AC



Know what's below.
Call before you dig.



DATE PLOTTED: 4/27/2023 9:32 AM BY: LUISMIRANDA UNPLOTED: 4/27/2023 9:32 AM BY: LUISMIRANDA



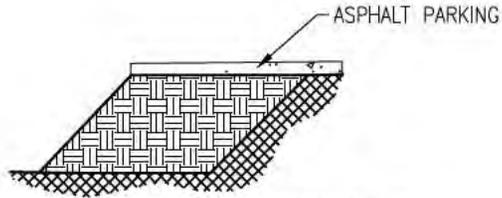
2/4

SHEET:
JOB NUMBER: 21-244
DATE: 11/8/2021
DRAWN BY: CLM
CHECKED BY: PJW
SCALE: AS NOTED

PROJECT AREA EXHIBIT
LINCOLN PROPERTY
PREPARED FOR: LINCOLN PROPERTY COMPANY

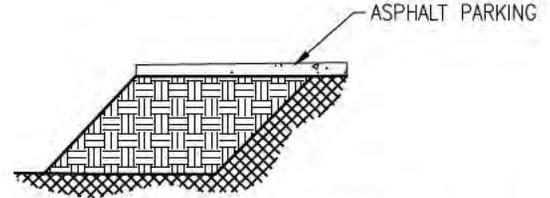


WETLAND A



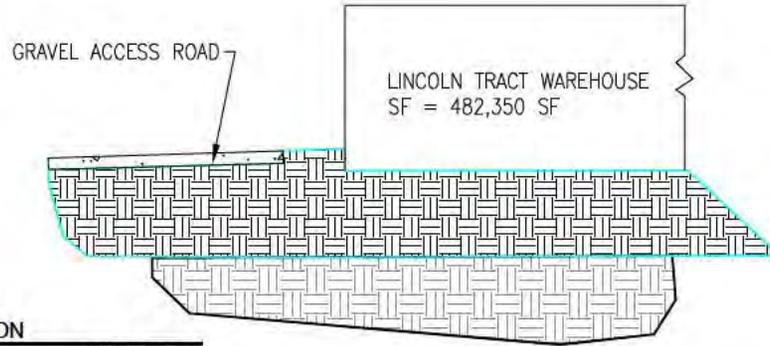
TYPICAL WETLAND SECTION
 FILL AREA: 0.124 AC NOT TO SCALE

WETLAND D



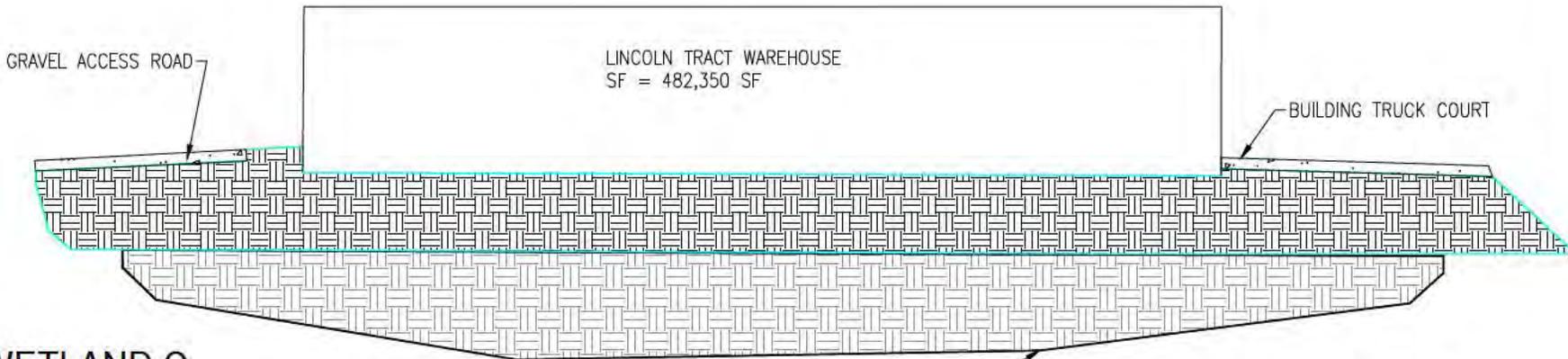
TYPICAL WETLAND SECTION
 FILL AREA: 0.188 AC NOT TO SCALE

WETLAND B



B-B² WETLAND FILL SECTION
 FILL AREA .084 AC NOT TO SCALE

WETLAND C



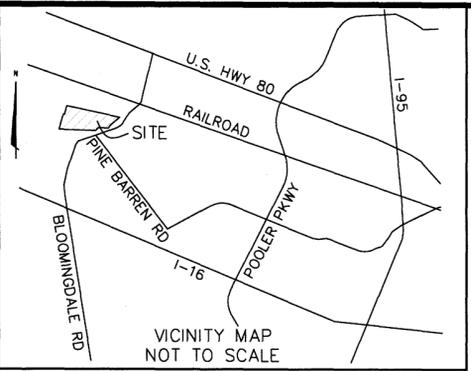
C-C² WETLAND FILL SECTION
 FILL AREA 2.611 AC NOT TO SCALE

WETLAND FILL (TYP)

WETLAND IMPACT:

WETLAND A IMPACT: 0.124 AC
 WETLAND B IMPACT: 0.084 AC
 WETLAND C IMPACT: 2.611 AC
 WETLAND D IMPACT: 0.188 AC

TOTAL WETLAND IMPACT: 3.007 AC



- NOTES:**
1. PROPERTY ADDRESS: 613 BLOOMINGDALE ROAD BLOOMINGDALE, GA 31302
 2. PARCEL IDENTIFICATION NUMBER: 80004 01012
 3. THIS PROPERTY IS CURRENTLY ZONED R-A-1.
 4. THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
 5. AS OF THE DATE OF THIS SURVEY, BASED ON MY OBSERVATION A PORTION OF THIS PROPERTY IS LOCATED IN ZONE AE, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBERS 13051C0102G & 13051C0106G, EFFECTIVE DATE: AUGUST 16, 2018, BASE FLOOD ELEVATION: 19.4 FEET, NAVD 88. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
 6. AQUATIC RESOURCES SHOWN ON THE SURVEY MAY BE UNDER THE JURISDICTION OF THE USACE AND/OR STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATION & APPROVAL.
 7. THE WETLANDS ARE LABELED CONSECUTIVELY, SOME LABELS ARE OMITTED FOR CLARITY PURPOSES.
 8. EASEMENTS MAY EXIST BUT ARE NOT SHOWN FOR CLARITY PURPOSES.
 9. FLOOD LINES EXIST BUT ARE NOT SHOWN FOR CLARITY PURPOSES.
 10. WETLANDS DELINEATED BY RESOURCE + LAND CONSULTANTS.
 11. THIS WETLAND EXHIBIT IS NOT THE PRODUCT OF A COMPLETE BOUNDARY SURVEY PERFORMED BY COLEMAN COMPANY, INC.

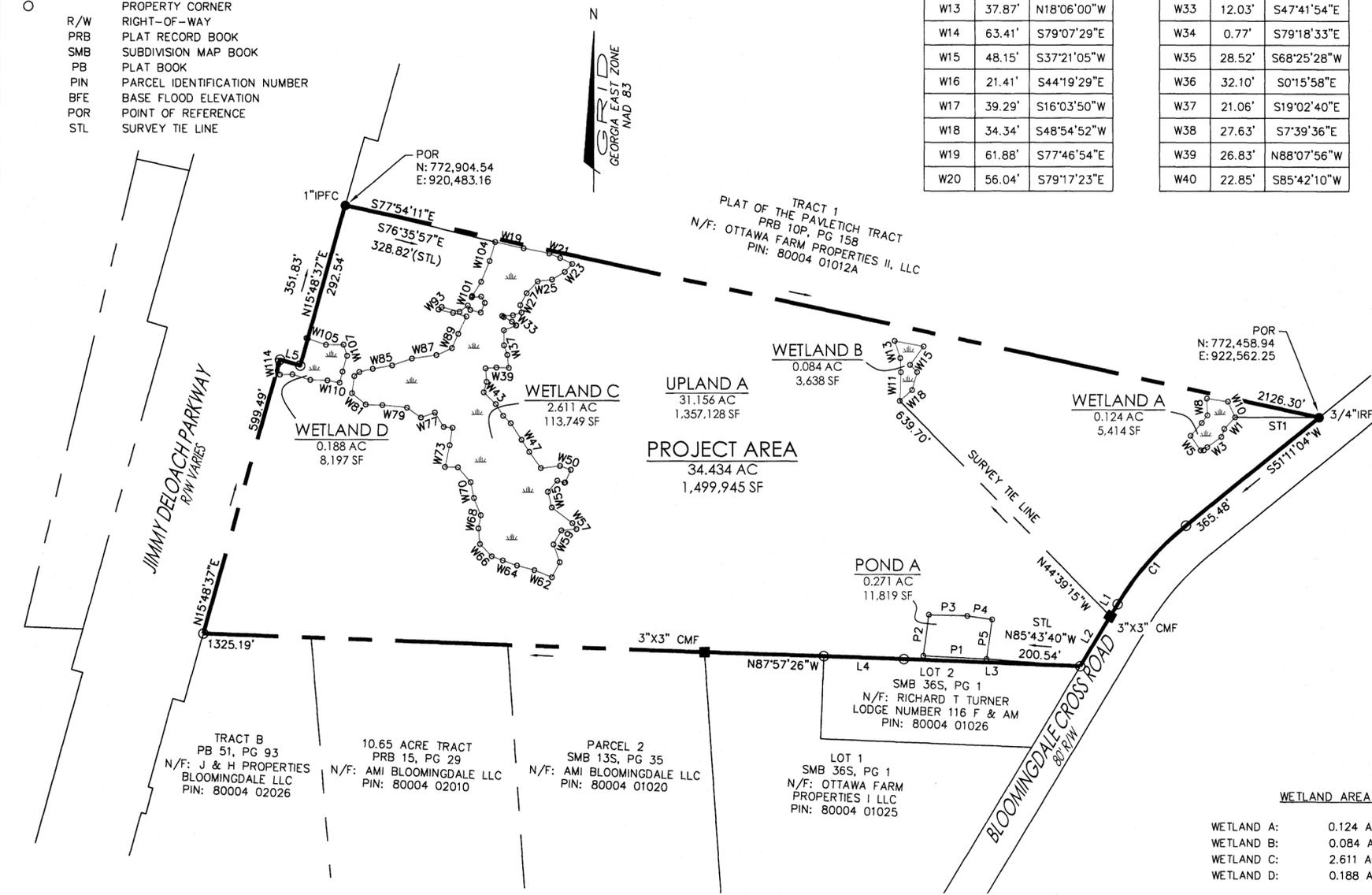
- LEGEND**
- IRF IRON ROD FOUND
 - 1" IPFC 1" IRON PIPE FOUND WITH CAP
 - PROPERTY CORNER
 - R/W RIGHT-OF-WAY
 - PRB PLAT RECORD BOOK
 - SMB SUBDIVISION MAP BOOK
 - PB PLAT BOOK
 - PIN PARCEL IDENTIFICATION NUMBER
 - BFE BASE FLOOD ELEVATION
 - POR POINT OF REFERENCE
 - STL SURVEY TIE LINE

WETLAND LINE TABLE		
LINE #	LENGTH	DIRECTION
W1	33.82'	S44°08'08"W
W2	18.25'	S19°09'55"W
W3	37.50'	S54°10'44"W
W4	15.71'	S65°44'24"W
W5	37.62'	N34°34'13"W
W6	35.92'	N41°53'58"E
W7	20.05'	N37°10'30"E
W8	35.86'	N1°58'39"W
W9	45.63'	S82°08'40"E
W10	36.82'	S24°59'16"E
W11	60.14'	N2°10'04"E
W12	29.85'	N3°24'50"W
W13	37.87'	N18°06'00"W
W14	63.41'	S79°07'29"E
W15	48.15'	S37°21'05"W
W16	21.41'	S44°19'29"E
W17	39.29'	S16°03'50"W
W18	34.34'	S48°54'52"W
W19	61.88'	S77°46'54"E
W20	56.04'	S79°17'23"E

WETLAND LINE TABLE		
LINE #	LENGTH	DIRECTION
W21	25.54'	S67°09'59"E
W22	28.48'	S64°14'11"E
W23	23.47'	S43°11'16"W
W24	31.82'	S59°31'27"W
W25	31.04'	S82°12'38"W
W26	33.88'	S43°33'21"W
W27	28.83'	S28°10'50"W
W28	15.96'	S10°09'49"E
W29	19.13'	S72°58'22"W
W30	23.17'	S85°59'02"W
W31	4.22'	S55°13'21"E
W32	19.69'	S61°46'07"E
W33	12.03'	S47°41'54"E
W34	0.77'	S79°18'33"E
W35	28.52'	S68°25'28"W
W36	32.10'	S0°15'58"E
W37	21.06'	S19°02'40"E
W38	27.63'	S7°39'36"E
W39	26.83'	N88°07'56"W
W40	22.85'	S85°42'10"W

WETLAND LINE TABLE		
LINE #	LENGTH	DIRECTION
W41	28.41'	S4°00'31"E
W42	23.03'	S16°07'31"W
W43	36.11'	S46°19'41"E
W44	29.38'	S31°48'50"E
W45	22.21'	S46°17'42"E
W46	42.00'	S34°03'55"E
W47	30.40'	S32°20'17"E
W48	42.66'	S35°37'30"E
W49	41.08'	N83°00'59"E
W50	24.57'	S70°16'19"E
W51	29.42'	S24°28'32"W
W52	1.41'	S61°43'49"W
W53	16.13'	N72°50'14"W
W54	31.04'	S41°03'32"W
W55	34.07'	S14°54'18"E
W56	54.58'	S52°51'11"E
W57	15.33'	S34°15'50"E
W58	32.38'	S85°10'17"W
W59	33.69'	S29°02'21"W
W60	39.77'	S19°10'44"E

WETLAND LINE TABLE		
LINE #	LENGTH	DIRECTION
W61	35.65'	S27°01'25"W
W62	40.43'	N68°36'25"W
W63	38.83'	N74°59'14"W
W64	31.83'	N71°14'05"W
W65	25.09'	N69°17'05"W
W66	36.15'	N43°47'39"W
W67	33.32'	N6°18'23"W
W68	28.05'	N10°54'13"E
W69	39.13'	N22°39'07"W
W70	33.45'	N11°21'43"W
W71	41.59'	N40°49'46"W
W72	27.96'	N87°45'29"W
W73	46.92'	N12°23'36"E
W74	37.29'	N9°14'33"E
W75	19.12'	N84°37'52"W
W76	34.71'	N31°20'24"W
W77	31.60'	S70°48'32"W
W78	36.24'	N54°30'55"W
W79	53.24'	N83°57'07"W
W80	35.47'	N88°28'08"W



WETLAND LINE TABLE		
LINE #	LENGTH	DIRECTION
W81	37.75'	N50°56'18"W
W82	36.34'	N7°45'57"E
W83	13.69'	N50°37'44"E
W84	29.56'	N75°55'16"E
W85	42.30'	N80°31'19"E
W86	44.59'	N70°44'34"E
W87	52.45'	N82°31'35"E
W88	36.29'	N64°49'53"E
W89	32.99'	N24°48'19"E
W90	40.55'	N25°13'48"E
W91	29.84'	N74°52'48"W
W92	31.56'	N78°12'40"W
W93	9.28'	N48°43'12"E
W94	39.38'	S74°42'48"E
W95	21.84'	N53°38'38"E
W96	10.83'	S30°32'11"E
W97	22.79'	S77°15'38"E
W98	22.34'	N23°12'19"E
W99	15.41'	N30°26'03"W
W100	20.28'	S83°54'30"W

WETLAND LINE TABLE		
LINE #	LENGTH	DIRECTION
W101	3.21'	N22°23'05"E
W102	35.59'	N31°31'53"E
W103	47.81'	N22°42'38"E
W104	41.54'	N16°16'31"E
W105	41.08'	S71°36'31"E
W106	37.73'	N89°17'42"E
W107	24.77'	S17°12'11"E
W108	34.57'	S15°56'36"W
W109	23.91'	S14°57'15"W
W110	26.50'	N80°53'37"W
W111	37.13'	N87°59'29"W
W112	39.43'	N73°27'24"W
W113	26.80'	S88°58'09"W
W114	21.69'	N7°20'18"W

WETLAND AREA TABLE		UPLAND AREA TABLE	
WETLAND A:	0.124 AC, 5,414 SF.	UPLAND A:	31.156 AC, 1,357,128 SF.
WETLAND B:	0.084 AC, 3,638 SF.		
WETLAND C:	2.611 AC, 113,749 SF.		
WETLAND D:	0.188 AC, 8,197 SF.		
		POND AREA TABLE	
		POND A:	0.271 AC, 11,819 SF.

PROJECT TOTAL ACREAGE

TOTAL WETLAND:	3.007 AC, 130,998 SF.
TOTAL UPLAND:	31.156 AC, 1,357,128 SF.
TOTAL POND:	0.271 AC, 11,819 SF.
TOTAL PROJECT:	34.434 AC, 1,499,945 SF.

POND LINE TABLE		
LINE #	LENGTH	DIRECTION
P1	135.17'	N87°13'36"W
P2	87.32'	N7°41'29"E
P3	81.83'	S88°24'13"E
P4	53.97'	S82°05'28"E
P5	84.22'	S8°08'20"W

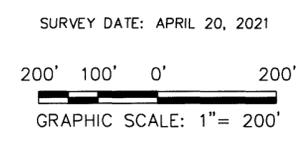
SURVEY TIE LINE TABLE		
LINE #	LENGTH	DIRECTION
ST1	179.37'	N89°59'55"W

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	221.92'	640.00'	19°52'02"	112.09'	S41°22'24"W	220.81'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	29.80'	S31°01'49"W
L2	123.07'	S31°18'23"W
L3	377.05'	N87°43'37"W
L4	171.21'	N88°02'16"W
L5	45.00'	S74°11'23"E

REFERENCE:

1. PLAT RECORD BOOK 10P, PAGE 158



COLEMAN COMPANY
ENGINEERS • SURVEYORS
1480 Chatham Parkway, Suite 100
Savannah, Georgia | (912) 200-3041

A WETLANDS EXHIBIT OF REMAINING PORTION OF TRACT 2, PAVLETICH TRACT, ALSO KNOWN AS THE L.L. LUCAS TRACT, 8TH G.M. DISTRICT, CITY OF BLOOMINGDALE, CHATHAM COUNTY, GEORGIA
PREPARED FOR: J. DENTON SHAMBURGER

JOB NUMBER: 21-244
DATE: 06/08/2021
DRAWN BY: JNB
CHECKED BY: JBT
SCALE: 1" = 200'

WETLANDS EXHIBIT

SHEET: 1/1



COLEMAN COMPANY, INC.
CERTIFICATE OF AUTHORIZATION No. LSF 1167

I HEREBY CERTIFY THAT THE WETLANDS AS SHOWN ON THIS SURVEY WERE LOCATED USING GPS EQUIPMENT AT SUB-METER ACCURACY. THE PURPOSE OF THIS SURVEY IS FOR THE LOCATION OF WETLANDS ONLY AND NOT BOUNDARY ESTABLISHMENT OR PROPERTY CONVEYANCE.

6/15/21

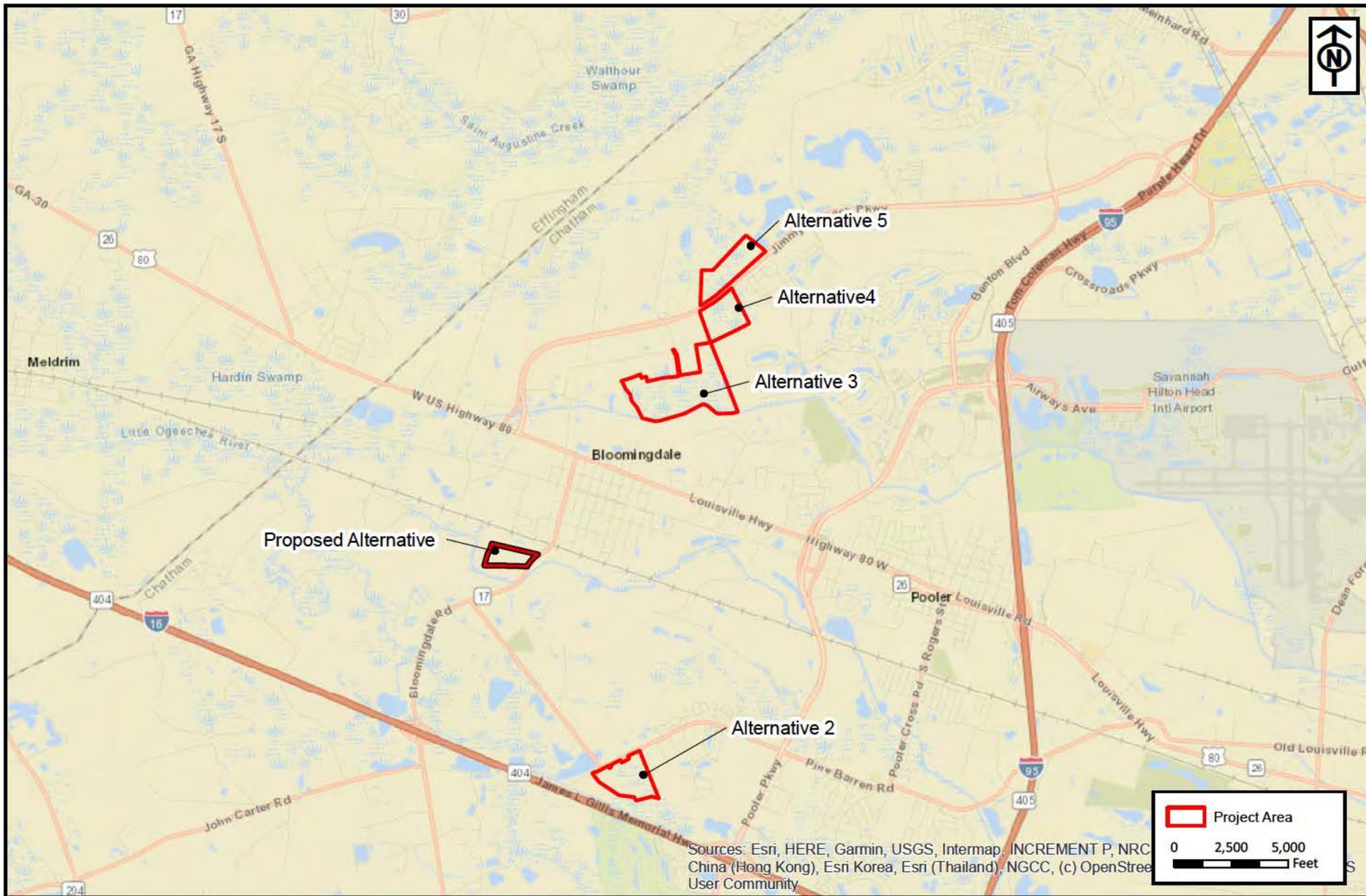


Figure No.:	17-156.1
RLC Project No.:	1
Prepared By:	AB
Sketch Date:	11/21/2021
Map Scale :	1 inch = 5,848 feet

Bloomingdale Logistics Site

Chatham County, Georgia

Alternative Site Location

Prepared For: Lincoln Property Company

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

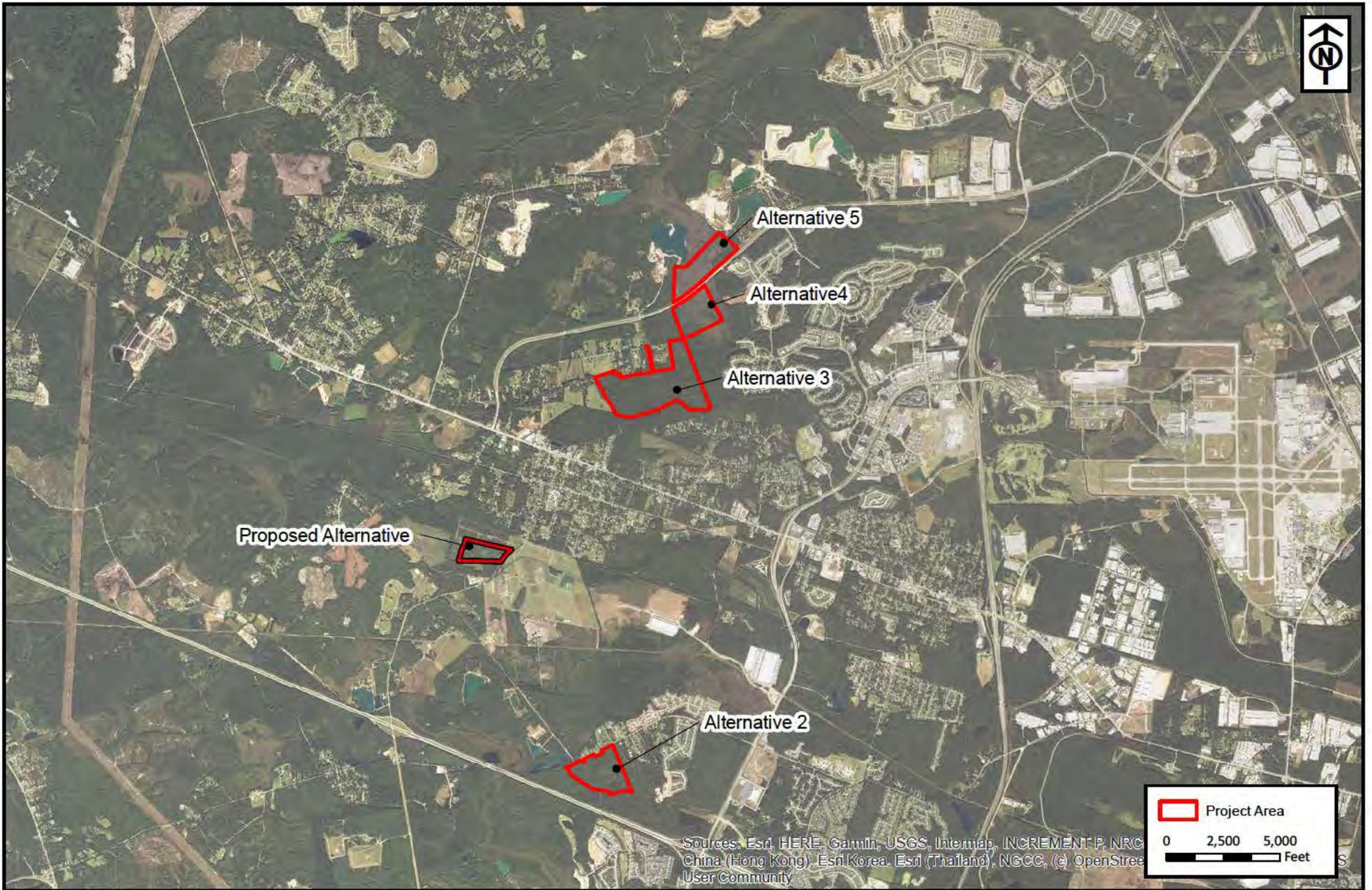


Figure No.:	17-156.1
RLC Project No.:	2
Prepared By:	AB
Sketch Date:	11/21/2021
Map Scale :	1 inch = 5,848 feet

Bloomingdale Logistics Site
Chatham County, Georgia

Alternative Site Ortho Imagery
Prepared For: Lincoln Property Company

	RESOURCE+LAND CONSULTANTS
	81 Park of Commerce Way, Ste 101
	Savannah, GA 31405
	tel 912-443-2000 fax 912-443-2000

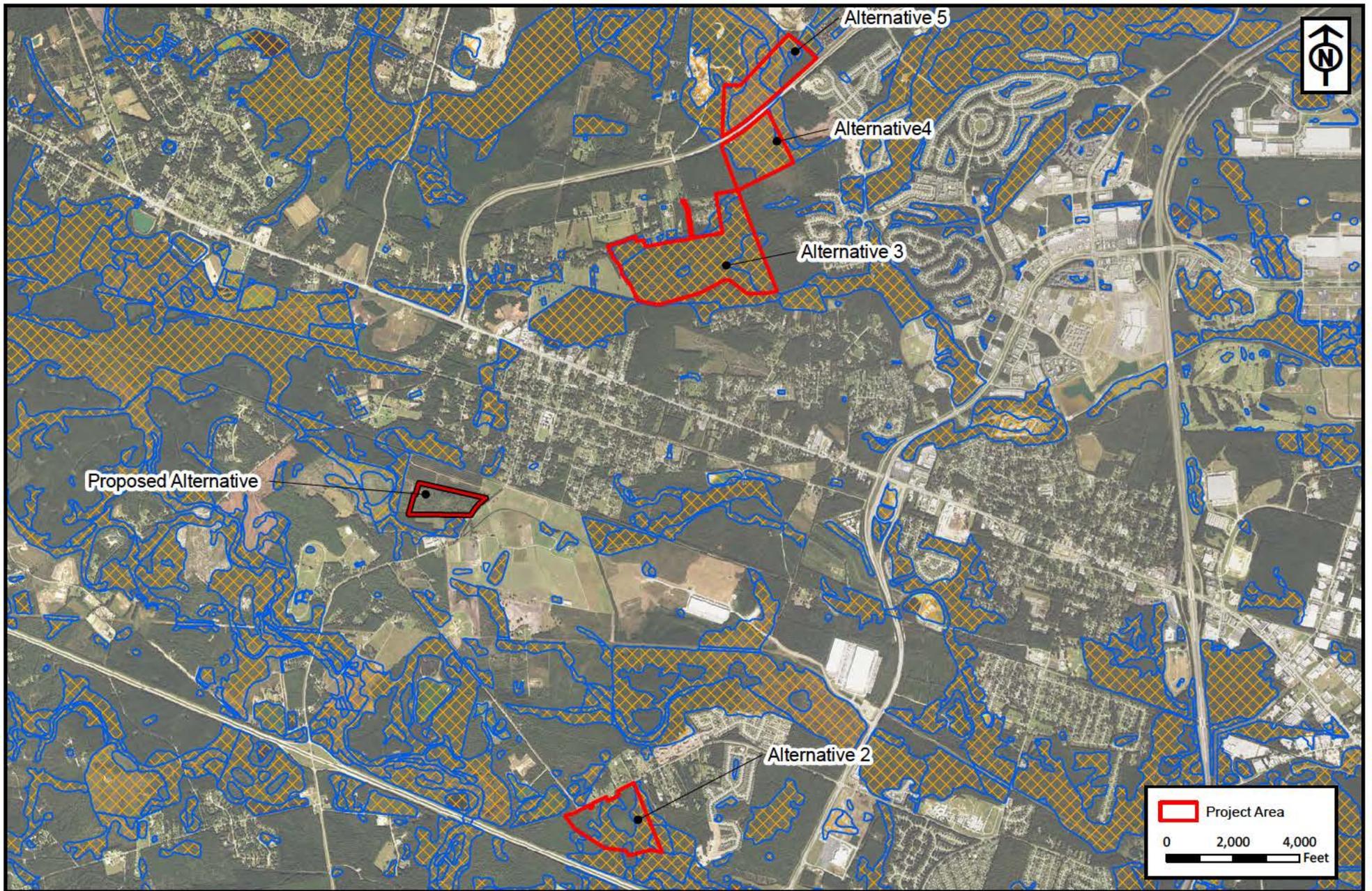


Figure No.: 17-156.1
 RLC Project No.: 3
 Prepared By: AB
 Sketch Date: 11/21/2021
 Map Scale : 1 inch = 4,000 feet

Bloomingdale Logistics Site

Chatham County, Georgia

Alternative Site NWI

Prepared For: Lincoln Property Company

	RESOURCE+LAND CONSULTANTS
	31 Parkport Commerce Way, Ste 101 Savannah, GA 31403
	tel 912-443-2585 fax 912-443-2870

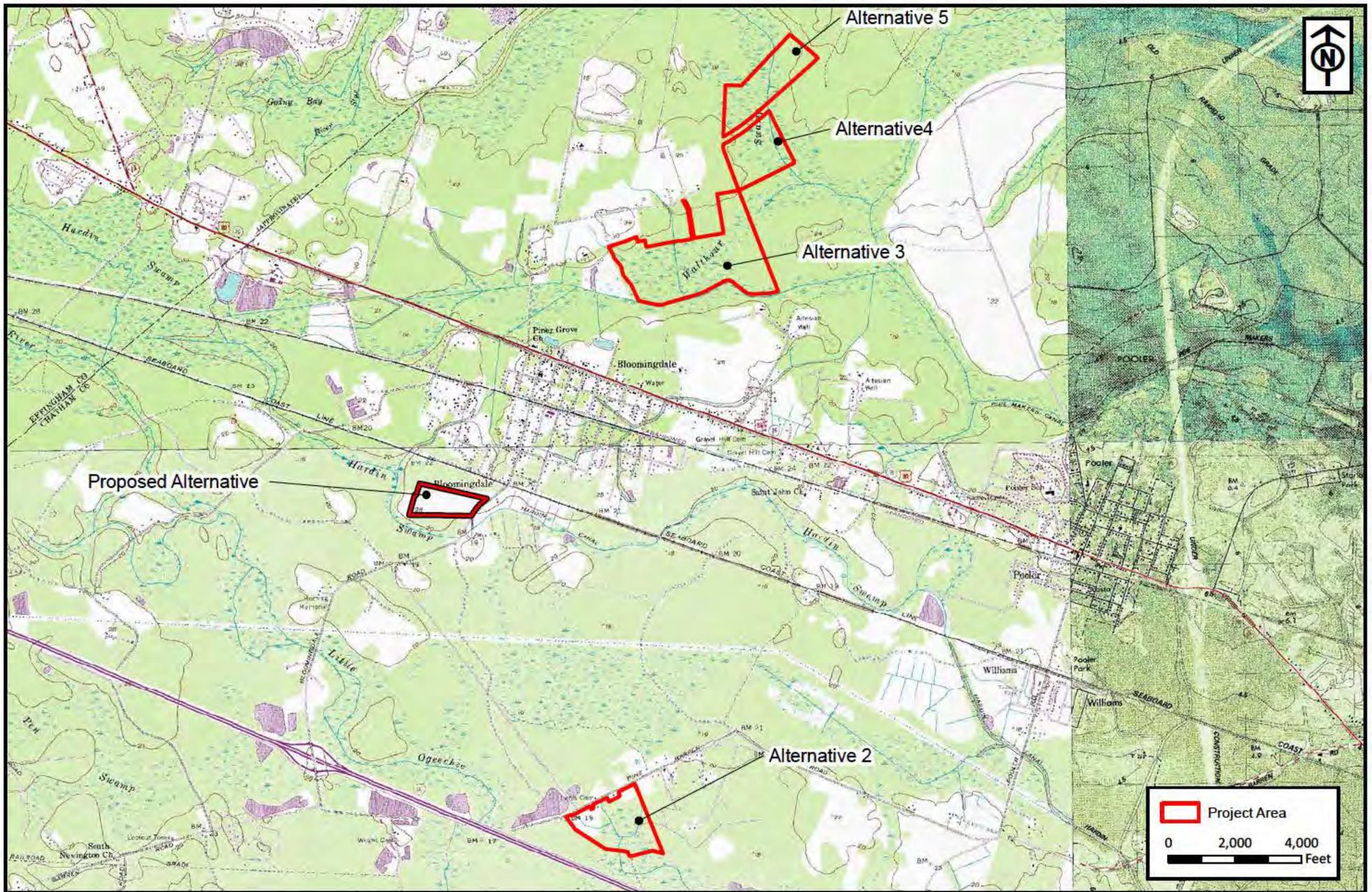


Figure No.: 17-156.1
 RLC Project No.: 4
 Prepared By: AB
 Sketch Date: 11/21/2021
 Map Scale : 1 inch = 4,000 feet

Bloomingdale Logistics Site

Chatham County, Georgia

Alternative Site USGS Topographic Survey

Prepared For: Lincoln Property Company


RESOURCE+LAND
 CONSULTANTS
 41 Park+1 Commerce Way, Ste 101
 Savannah, GA 31403
 tel 912.443.2500 fax 912.443.2500

NON-RIVERINE WETLAND QUALITATIVE ASSESSMENT

Project Name:	Lincoln Properties Bloomingdale Site
Impact Wetland Name:	Wetlands A & B
Wetland Type:	Depression
WAA Center Coordinates:	N/A
Date:	11/19/2021

Water Storage -1

Answer	Questions
Yes	Are there above grade fills or structures obstructing hydrologic flows into or out of the wetland, or are there drainage structures, ditches, or man-made impoundments within 100 feet of the assessment area and within the catchment that are hydrologically affecting the wetland? (Y/N)
Yes	Is the contributing drainage basin at least 50 percent forested? (Y/N)
FUNCTION SCORE	Moderate

BioGeoChemical Cycling - 2

Answer	Questions
Yes	Is there large woody debris (LWD) in the wetland? (Y/N)
Yes	Has the vegetative community been adversely altered within the last 20 years? (Y/N)
FUNCTION SCORE	Moderate

Maintain Characteristic Wetland Community - 3

Answer	Questions
Yes	Has the vegetative community been adversely altered within the last 20 years? (Y/N)
No	Is there greater than 10 percent invasive cover (i.e., cumulative absolute cover across all strata)? (Y/N)
FUNCTION SCORE	Moderate

Maintain Faunal Habitat - 4

Answer	Questions
Yes	Has the vegetative community been adversely altered within the last 20 years? (Y/N)
Yes	Is there woody debris in the wetland? (Y/N)
Yes	Is the contributing drainage basin at least 50 percent forested? (Y/N)
FUNCTION SCORE	Moderate

WETLAND QUALITATIVE FUNCTIONAL CAPACITY SCORE	Moderate
--	----------

Legend

- Green Cell = User must manually input information.
- Orange Cells = User must select the choice from the drop-down list.
- Grey Cells = The calculation of these cells is automated.
- Dark Grey Cells = These cells do not require input. The corresponding value is populated from the user input to a previous question.

NON-RIVERINE WETLAND QUALITATIVE ASSESSMENT

Project Name:	Lincoln Properties Bloomingdale Site
Impact Wetland Name:	Wetlands C & D
Wetland Type:	Slope
WAA Center Coordinates:	N/A
Date:	11/19/2021

Water Storage -1

Answer	Questions
Yes	Are there above grade fills or structures obstructing hydrologic flows into or out of the wetland, or are there drainage structures, ditches, or man-made impoundments within 100 feet of the assessment area and within the catchment that are hydrologically affecting the wetland? (Y/N)
Yes	Is the contributing drainage basin at least 50 percent forested? (Y/N)
FUNCTION SCORE	Moderate

BioGeoChemical Cycling - 2

Answer	Questions
Yes	Is there large woody debris (LWD) in the wetland? (Y/N)
Yes	Has the vegetative community been adversely altered within the last 20 years? (Y/N)
FUNCTION SCORE	Moderate

Maintain Characteristic Wetland Community - 3

Answer	Questions
Yes	Has the vegetative community been adversely altered within the last 20 years? (Y/N)
No	Is there greater than 10 percent invasive cover (i.e., cumulative absolute cover across all strata)? (Y/N)
FUNCTION SCORE	Moderate

Maintain Faunal Habitat - 4

Answer	Questions
Yes	Has the vegetative community been adversely altered within the last 20 years? (Y/N)
Yes	Is there woody debris in the wetland? (Y/N)
Yes	Is the contributing drainage basin at least 50 percent forested? (Y/N)
FUNCTION SCORE	Moderate

WETLAND QUALITATIVE FUNCTIONAL CAPACITY SCORE	Moderate
--	----------

Legend

Green Cell = User must manually input information.
Orange Cells = User must select the choice from the drop-down list.
Grey Cells = The calculation of these cells is automated.
Dark Grey Cells = These cells do not require input. The corresponding value is populated from the user input to a previous question.

Qualitative Worksheet Summary For Wetland Adverse Impacts

Worksheet Number	Name of Wetland	Wetland Type	Acres of Impact (ac.)	Impact Duration	2018 Credits	Grandfathered Credits
1	Impact A & B	Depressional/Flat Wetlands	0.21	Permanent/Reoccurring	0.16	1.28
2	Impact C & D	Slope Wetlands	2.80	Permanent/Reoccurring	2.10	16.80
3			0.00	Choose Duration	Credits Owed	Grandfathered Credits Owed
4			0.00	Choose Duration	Credits Owed	Grandfathered Credits Owed
5			0.00	Choose Duration	Credits Owed	Grandfathered Credits Owed
6			0.00	Choose Duration	Credits Owed	Grandfathered Credits Owed
7			0.00	Choose Duration	Credits Owed	Grandfathered Credits Owed
8			0.00	Choose Duration	Credits Owed	Grandfathered Credits Owed
9			0.00	Choose Duration	Credits Owed	Grandfathered Credits Owed
10			0.00	Choose Duration	Credits Owed	Grandfathered Credits Owed

Summary of Credits Owed

Wetland Type	Acres of Impact (ac.)	2018 Credits	Grandfathered Credits
Freshwater Tidal Wetlands	0.00	0.00	0.00
Saltwater Tidal Wetlands	0.00	0.00	0.00
Riverine/Lacustrine Fringe Wetlands	0.00	0.00	0.00
Slope Wetlands	2.80	2.10	16.80
Depressional/Flat Wetlands	0.21	0.16	1.28
Open Water/Ditch/Canal	0.00	0.00	0.00

Worksheet 1: Qualitative Worksheet for Wetland Adverse Impacts

Project Name:	Lincoln Properties Bloomingdale
Impact Wetland Name:	Impact A & B
Acres of Impact (Acres):	0.21
Wetland Type:	Depressional/Flat Wetlands
Date:	November 19, 2021

Impact Factors

	<u>Index Description</u>	<u>Index Value</u>
1. Wetland Qualitative Functional Capacity Score (<u>WQFC</u>)	Moderate	0.75
2. Impact Category Description (<u>Impact Category</u>)	Discharge of Fill	1.00
3. Product of WQFC and Impact (<u>WQFC Impact</u>) =		0.75
4. Duration of Impact (<u>Duration</u>)	Permanent/Reoccurring	1.00
5. Product of WQFC Impact and Duration (<u>Total WQFC Impact</u>) =		0.75
6. Product of Total WQFC Impact and Acres (<u>Total 2018 Wetland Credits Owed</u>) =		0.16
7. Conversion of Total 2018 Wetland Compensation to Grandfathered Credits (<u>Grandfathered Wetland Credits Owed</u>) =		1.28

Legend

Green Cells = User must manually input information.
 Orange Cells = User must select the index choice from the drop-down list.
 Grey Cells = The calculation of these cells is automated.

Worksheet 2: Qualitative Worksheet for Wetland Adverse Impacts

Project Name:	Lincoln Properties Bloomingdale Site
Impact Wetland Name:	Impact C & D
Acres of Impact (Acres):	2.80
Wetland Type:	Slope Wetlands
Date:	November 19, 2021

Impact Factors

	<u>Index Description</u>	<u>Index Value</u>
1. Wetland Qualitative Functional Capacity Score (<u>WQFC</u>)	Moderate	0.75
2. Impact Category Description (<u>Impact Category</u>)	Discharge of Fill	1.00
3. Product of WQFC and Impact (<u>WQFC Impact</u>) =		0.75
4. Duration of Impact (<u>Duration</u>)	Permanent/Reoccurring	1.00
5. Product of WQFC Impact and Duration (<u>Total WQFC Impact</u>) =		0.75
6. Product of Total WQFC Impact and Acres (<u>Total 2018 Wetland Credits Owed</u>) =		2.10
7. Conversion of Total 2018 Wetland Compensation to Grandfathered Credits (<u>Grandfathered Wetland Credits Owed</u>) =		16.80

Legend

Green Cells = User must manually input information.
 Orange Cells = User must select the index choice from the drop-down list.
 Grey Cells = The calculation of these cells is automated.