



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS
SAVANNAH DISTRICT
4751 BEST ROAD, SUITE 140
COLLEGE PARK, GEORGIA 30337

April 4, 2022

Regulatory Division
SAS-2020-00899

**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-2020-00899

Applicant: Mr. Brian Hollings
CenterPoint Properties
Park 80 West, Plaza II
250 Pehle Avenue, Suite 410
Saddlebrook, New Jersey 07663

Agent: 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 develop a 850,000 square foot warehouse and distribution facility (logistics center) within the Savannah Regional Market/Submarkets. The proposed logistics center would assist and support the continued growth of the Savannah Port.

Location of Proposed Work: The project site is located north of the bridged crossing of US Highway 80/State Route 26 and the existing CSX rail line, and south of Shady Lane, near Savannah, in unincorporated Chatham County, Georgia (Latitude 32.0939 and Longitude -81.1543). The on-site aquatic resources site drain through the Savannah and Dundee Canal to the Savannah River, a Traditional Navigable Waterway (TNW).

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers:
The applicant proposes to impact 12.73 acres of wetland areas and 2.2 acres of (stormwater) ditches for the construction of an industrial facility on an approximately 69-acre tract. Specifically, the applicant would impact the wetlands and stormwater ditches to construct one (1) 600,000 square foot building and one (1) 250,000 square foot building, employee parking, truck parking and general site infrastructure (access,

utilities, stormwater management) as part of this industrial facility. To offset the loss in aquatic function associated with the wetland impacts, the applicant has proposed the purchase of 76.40 grandfathered compensatory wetland mitigation credits from a U.S. Army Corps of Engineers approved mitigation bank servicing the project area. Compensatory mitigation would not be required for impacts to the on-site stormwater ditches. The project is hydrologically connected to the Lower Savannah River watershed (Hydrologic Unit Code (HUC): 03060109).

BACKGROUND

An aquatic resources delineation review, dated November 8, 2021, verified the delineated limits of the various on-site resources within the review area. 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 Georgia EPD did not require a pre-certification meeting with the applicant, prior to submitting their application for a permit under Section 404 of the Clean Water Act.

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.

Marshland Protection: This notice also serves as notification of a request to alter coastal marshlands (under the provision of the Coastal Marshlands Protection Act, Georgia Laws, 1970, p. 939 and as amended), if required. Comments concerning this action should be submitted to the Marsh and Shore Management Section, Coastal Resources Division, Georgia Department of Natural Resources, 1 Conservation Way, Brunswick, Georgia 31523-8600 (Telephone 912-264-7218).

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. The applicant indicates that the proposed industrial development would not impact any cultural resources eligible for listing in the National Register of Historic Places, based on their preliminary findings of a non-completed Phase I Cultural Resources Survey. Their Phase I survey has not been submitted at this time for our review. By the time of this public notice, the survey has been requested from the applicant and remains forthcoming, according to the agent.

Endangered Species: A preliminary review of the U.S. Fish and Wildlife Service (USFWS) and the National Marine Fisheries Service-Protected Resource Division's (NMFS-PRD) list of Endangered and Threatened Species (IPaC) 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*), Gopher tortoise (*Gopherus polyphemus*), Frosted flatwoods salamander (*Ambystoma cingulatum*), Monarch butterfly (*Danaus plexippus*), and Pondberry (*Lindera melissifolia*).

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. 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 their written comments by e-mail to Joseph.N.Rivera@usace.army.mil within 30 days of this notice. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Joseph Rivera, Project Manager, 4751 Best Road, Suite 140, College Park, Georgia 30337, 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 Joseph Rivera, Project Manager, of the Piedmont Branch, by e-mail at Joseph.N.Rivera@usace.army.mil or at 678-422-2723.

Enclosures:

1. Project Location Map
2. USGS Topographic Map
3. Aerial Photography
4. Wetland Exhibit
5. National Wetlands Inventory Exhibit
6. Project Drawings (Sheets 1-6)
7. Conceptual Drainage Plan Exhibit
8. Off-Site Alternatives Exhibit



RLC Project No.:	16-119.1
Figure No.:	1
Prepared By:	ZM
Sketch Date:	12/10/2020
Map Scale :	1 inch = 1 miles

Fawcett Tract

Chatham County, Georgia

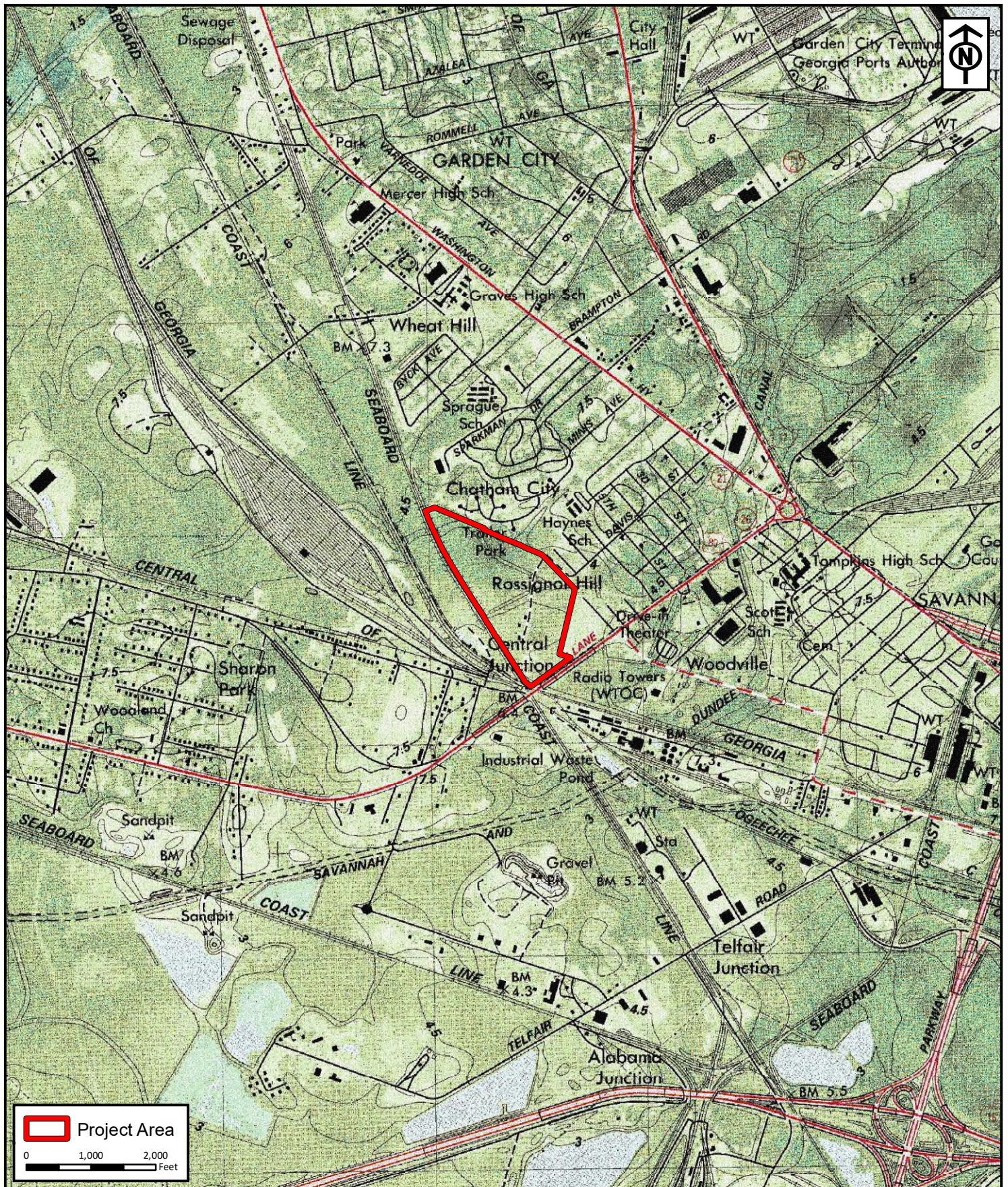
Project Location Map

Prepared For: Centerpoint Properties, LLC

RLC

**RESOURCE+LAND
CONSULTANTS**

41 Park of Commerce Way, Ste. 101
Savannah, Georgia 31405
912.443.5596 www.rlc.com



RLC Project No.:	16-119.1
Figure No.:	2
Prepared By:	ZM
Sketch Date:	12/10/2020
Map Scale :	1 inch = 2,000 feet

Fawcett Tract
Chatham County, Georgia

USGS Topographic Map
Prepared For: Centerpoint Properties, LLC

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RLC Project No.:	16-119.1
Figure No.:	3
Prepared By:	ZM
Sketch Date:	12/10/2020
Map Scale :	1 inch = 350 feet

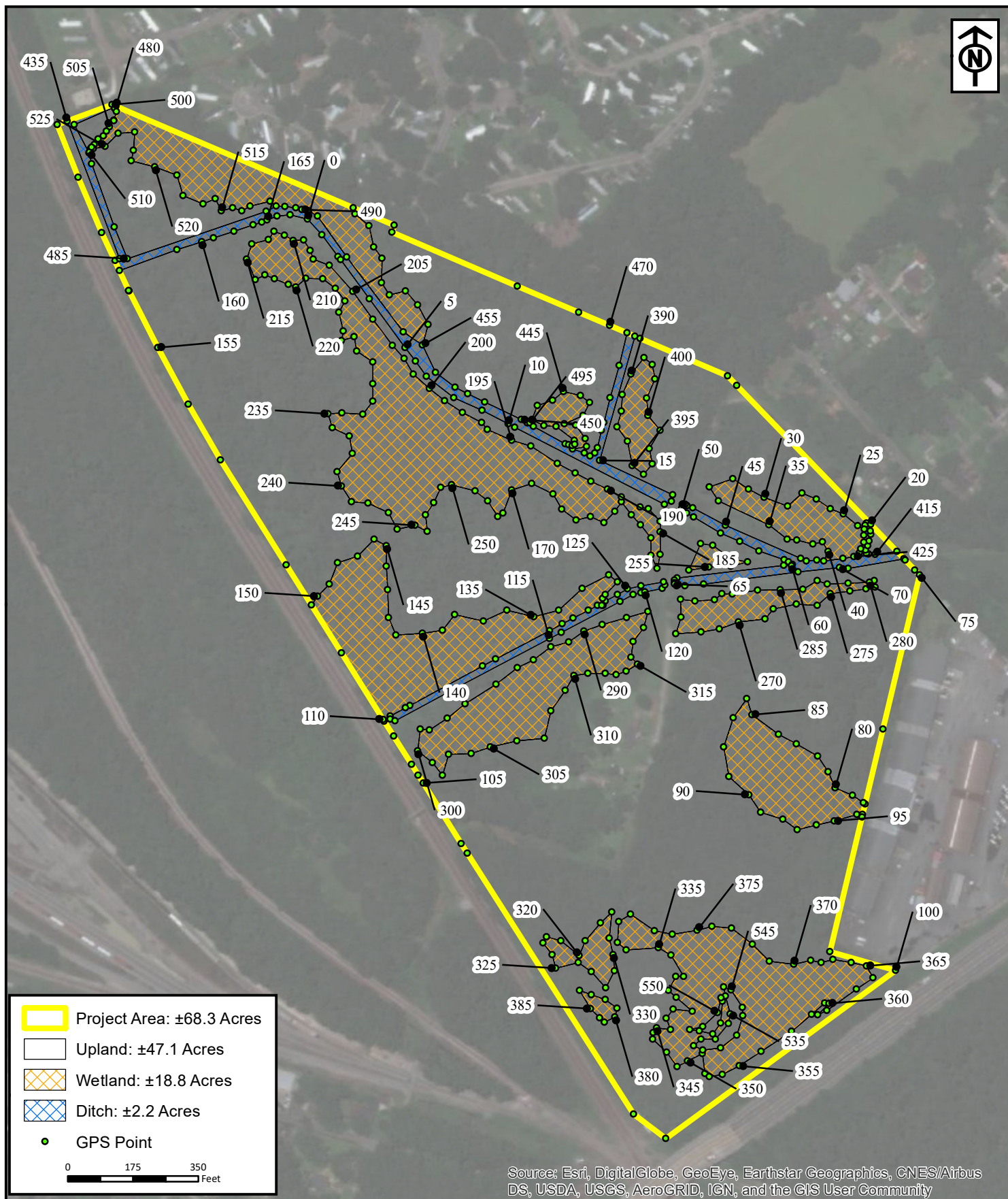
Fawcett Tract
Chatham County, Georgia

2019 Ortho Aerial
Prepared For: Centerpoint Properties, LLC

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RLC Project No.: 16-119.1
 Figure No.: 8
 Prepared By: ZM
 Sketch Date: 10/18/2021
 Map Scale : 1 inch = 350 feet

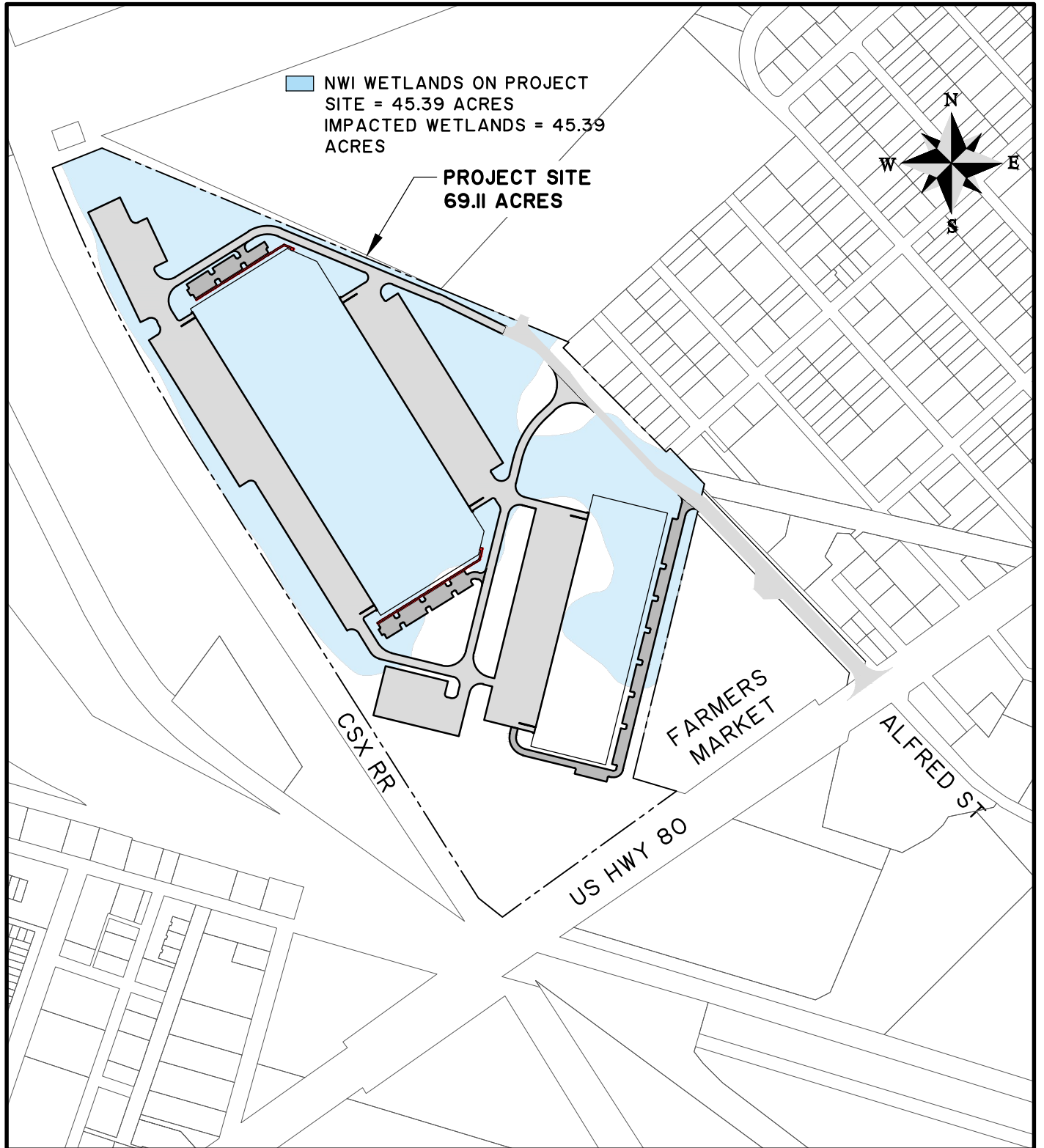
Fawcett Tract

Chatham County, Georgia

Wetland Exhibit

Prepared For: Centerpoint Properties, LLC

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 Savannah, Georgia 31405
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FORMER FAWCETT SITE

PROPOSED ACTIVITY:
WETLAND IMPACTS EXHIBIT -NWI

CLIENT:
CENTERPOINT PROPERTIES, LLC

LOCATION: GARDEN CITY, GA

DATE: FEBRUARY 1, 2022

JOB NUMBER: J-28219.0001

DRAWN BY: SSF

REVIEWED BY: JOC

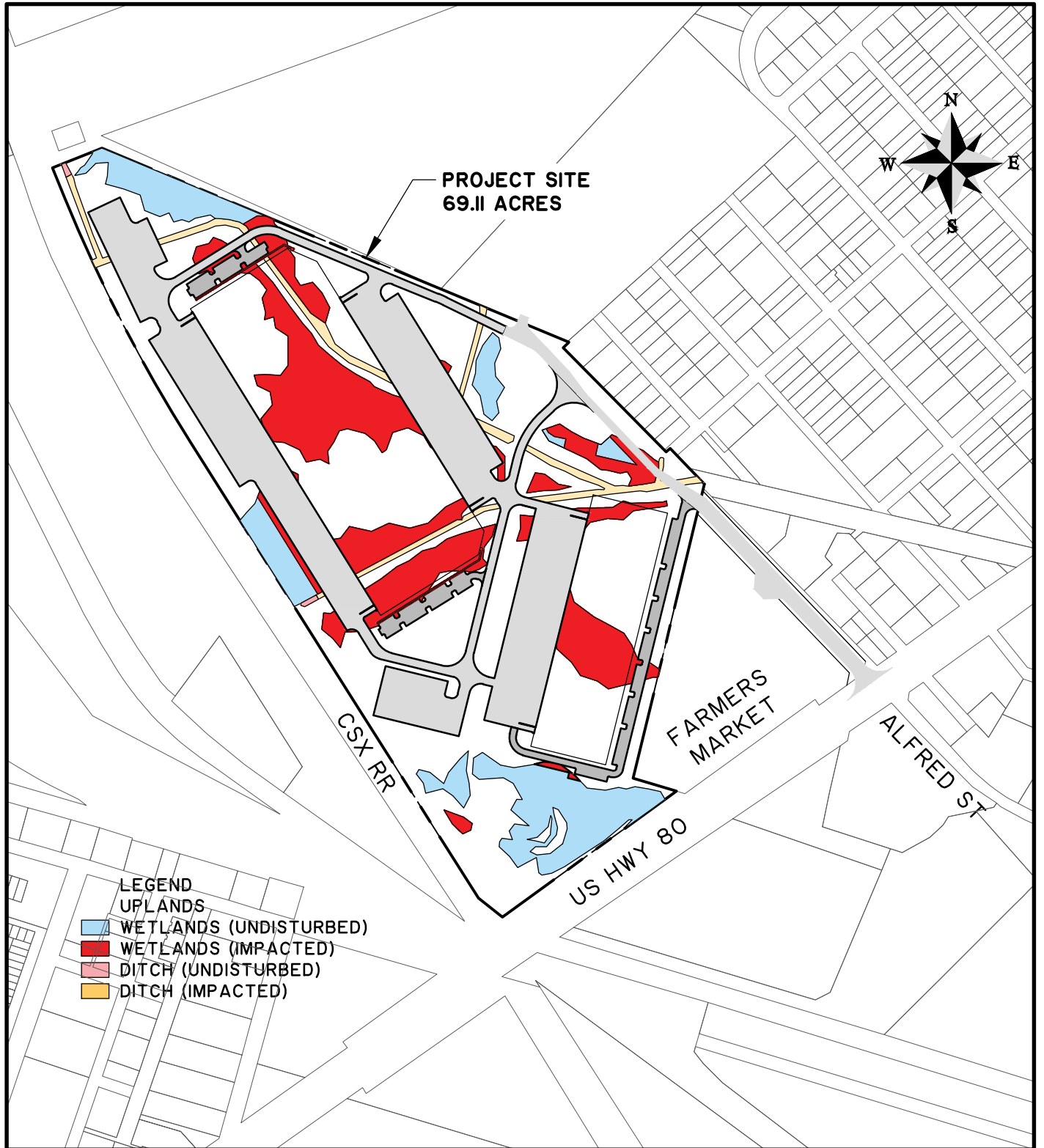
SHEET: 1 OF 6

SCALE: 1" = 500'



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FORMER FAWCETT SITE

PROPOSED ACTIVITY:

WETLAND IMPACTS EXHIBIT

CLIENT:

CENTERPOINT PROPERTIES, LLC

LOCATION: GARDEN CITY, GA

DATE: FEBRUARY 1, 2022

JOB NUMBER: J-28219.0001

DRAWN BY: SSF

REVIEWED BY: JOC

SHEET: 1 OF 6

SCALE: 1" = 500'







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LEGEND

ACREAGE SUMMARY TABLE

TOTAL PROJECT ACREAGE		69.11 AC
	TOTAL JURISDICTIONAL WETLAND AREA (UNDISTURBED)	6.09 AC.
	TOTAL JURISDICTIONAL WETLAND AREA (IMPACTED)	12.73 AC.
	TOTAL DITCH AREA (UNDISTURBED)	0.04 AC.
	TOTAL DITCH AREA (IMPACTED)	2.20 AC.
TOTAL UPLAND AREA		48.05 AC.

WETLAND IMPACTS

JURISDICTIONAL WETLANDS IMPACTS

	WETLAND IMPACT "A"	0.69 ACRE
	WETLAND IMPACT "B"	0.27 ACRE
	WETLAND IMPACT "C"	0.64 ACRE
	WETLAND IMPACT "D"	4.64 ACRE
	WETLAND IMPACT "E"	0.12 ACRE
	WETLAND IMPACT "F"	2.11 ACRE
	WETLAND IMPACT "G"	0.69 ACRE
	WETLAND IMPACT "H"	1.47 ACRE
	WETLAND IMPACT "I"	1.96 ACRE
	WETLAND IMPACT "J"	0.06 ACRE
	WETLAND IMPACT "K"	0.08 ACRE
TOTAL WETLAND IMPACTS		12.73 ACRE

FORMER FAWCETT SITE

PROPOSED ACTIVITY:

WETLAND IMPACTS EXHIBIT

CLIENT:

CENTERPOINT PROPERTIES, LLC

LOCATION: GARDEN CITY, GA

DATE: FEBRUARY 1, 2022

JOB NUMBER: J-28219.0001

DRAWN BY: SSF

REVIEWED BY: JOC

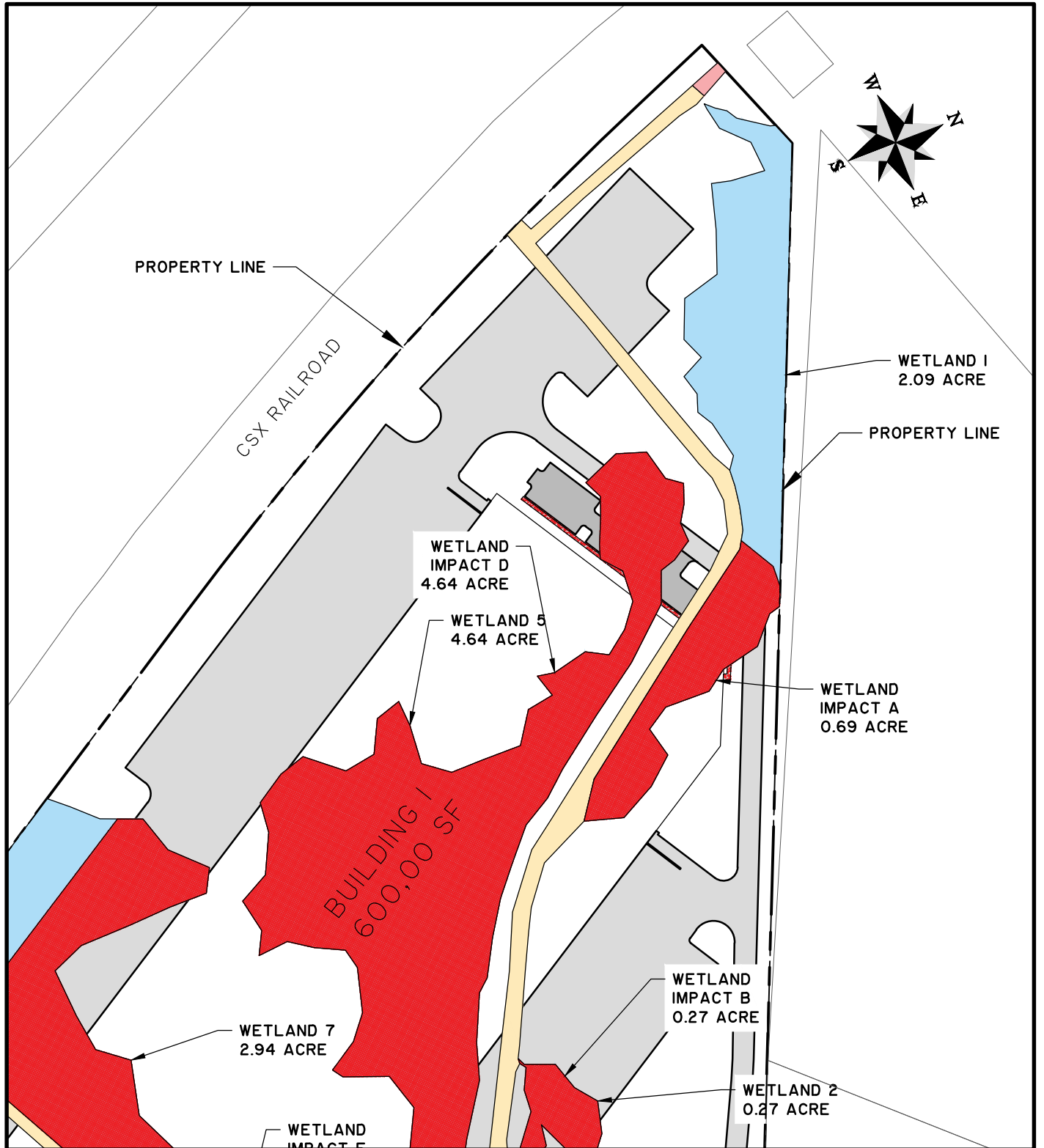
SHEET: 2 OF 6

SCALE: 1" = 1'



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FORMER FAWCETT SITE

PROPOSED ACTIVITY:
WETLAND IMPACTS EXHIBIT

CLIENT:
CENTERPOINT PROPERTIES, LLC

LOCATION: GARDEN CITY, GA

DATE: FEBRUARY 1, 2022

JOB NUMBER: J-28973.0000

DRAWN BY: SSF

REVIEWED BY: JOC

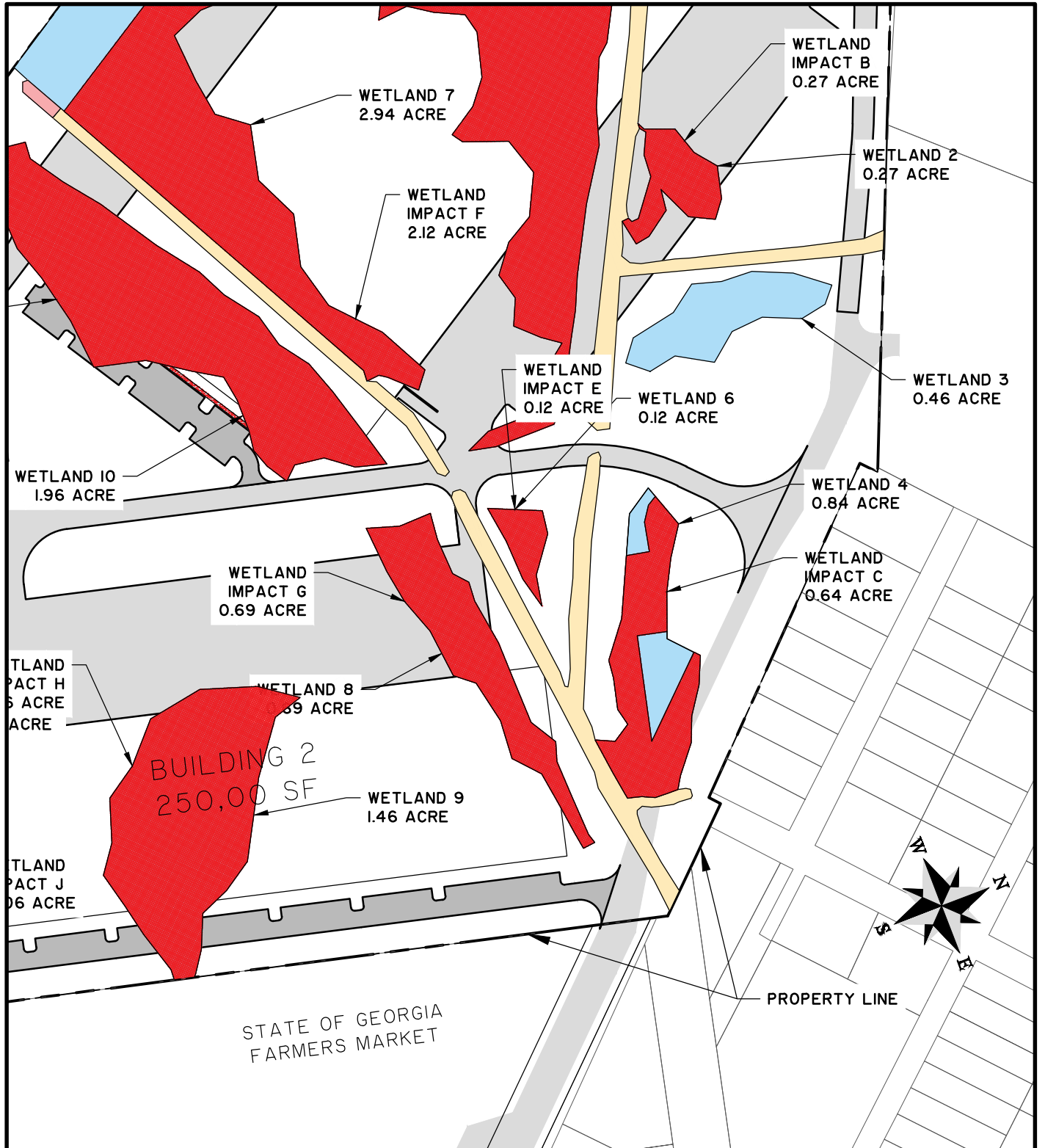
SHEET: 3 OF 6

SCALE: 1" = 200'



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FORMER FAWCETT SITE

PROPOSED ACTIVITY:
WETLAND IMPACTS EXHIBIT

CLIENT:
CENTERPOINT PROPERTIES, LLC

LOCATION: GARDEN CITY, GA

DATE: FEBRUARY 1, 2022

JOB NUMBER: J-28973.0000

DRAWN BY: SSF

REVIEWED BY: JOC

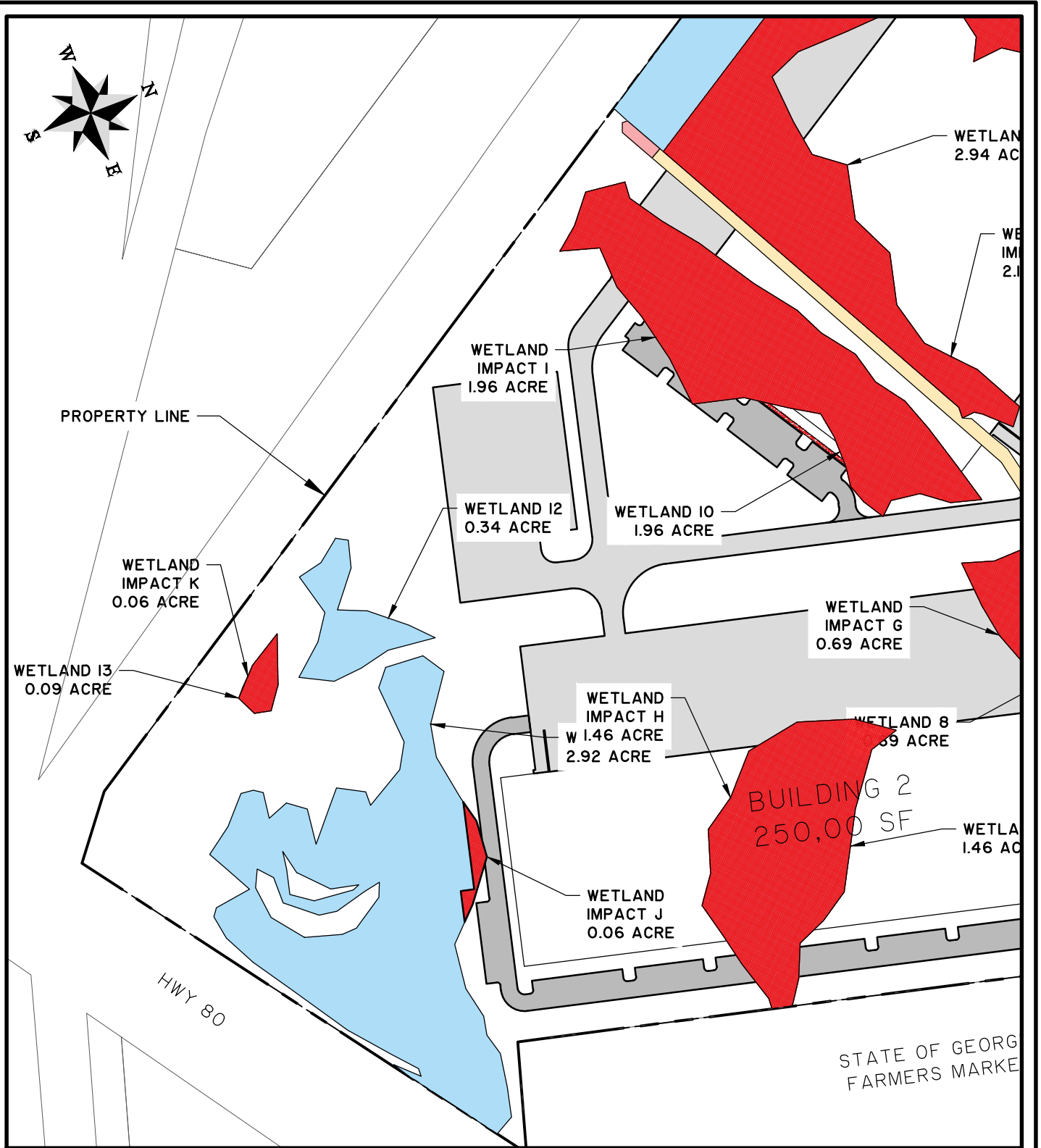
SHEET: 4 OF 6

SCALE: 1" = 200'



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FORMER FAWCETT SITE

PROPOSED ACTIVITY:
WETLAND IMPACTS EXHIBIT

CLIENT:
CENTERPOINT PROPERTIES, LLC

LOCATION: GARDEN CITY, GA

DATE: FEBRUARY 1, 2022

JOB NUMBER: J-28973.0000

DRAWN BY: SSF

REVIEWED BY: JOC

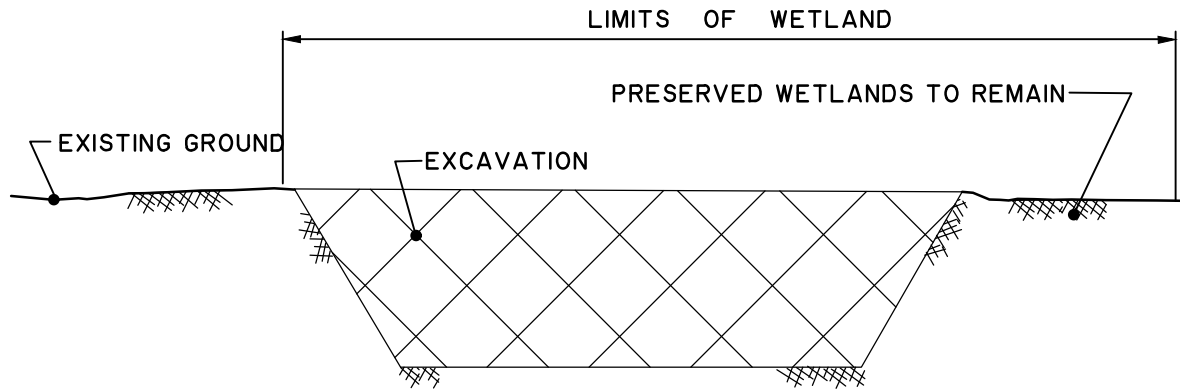
SHEET: 5 OF 6

SCALE: 1" = 200'



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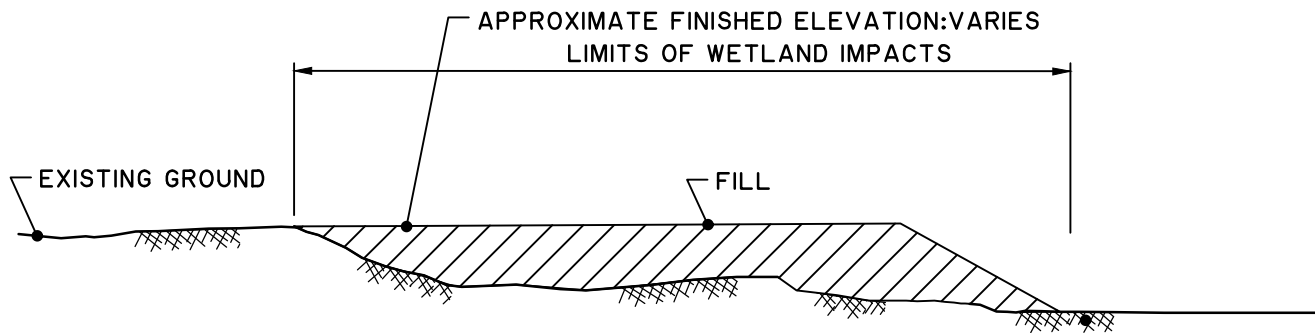
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DEVELOPMENT WETLAND EXCAVATION SECTION

NOT TO SCALE

ESTIMATED FILL OF JURISDICTIONAL WETLANDS - 68,000 CY



DEVELOPMENT WETLAND FILL SECTION

NOT TO SCALE

FORMER FAWCETT SITE

PROPOSED ACTIVITY:
WETLAND PERMIT DRAWINGS

CLIENT:
CENTERPOINT PROPERTIES

LOCATION: GARDEN CITY, GEORGIA

DATE: FEBRUARY 1, 2022

DRAWN BY: SF

SHEET: 6 of 6

JOB NUMBER: J-28973.0000

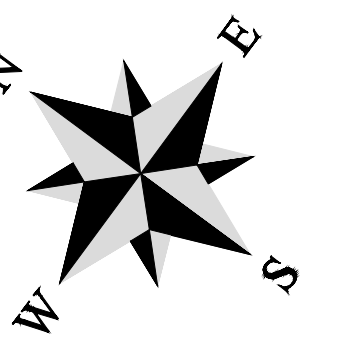
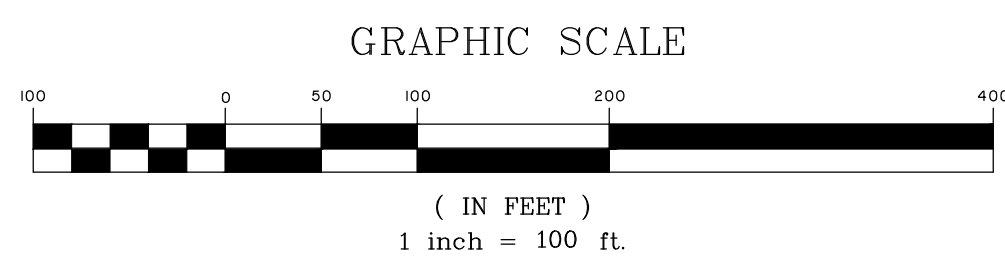
REVIEWED BY: JC

SCALE: 1" = 20'



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CONCEPTUAL DRAINAGE PLAN

INDUSTRIAL
PARK AT
FORMER
FAWCETT
PROPERTY

GARDEN CITY, GEORGIA

PREPARED FOR:
CENTERPOINT PROPERTIES

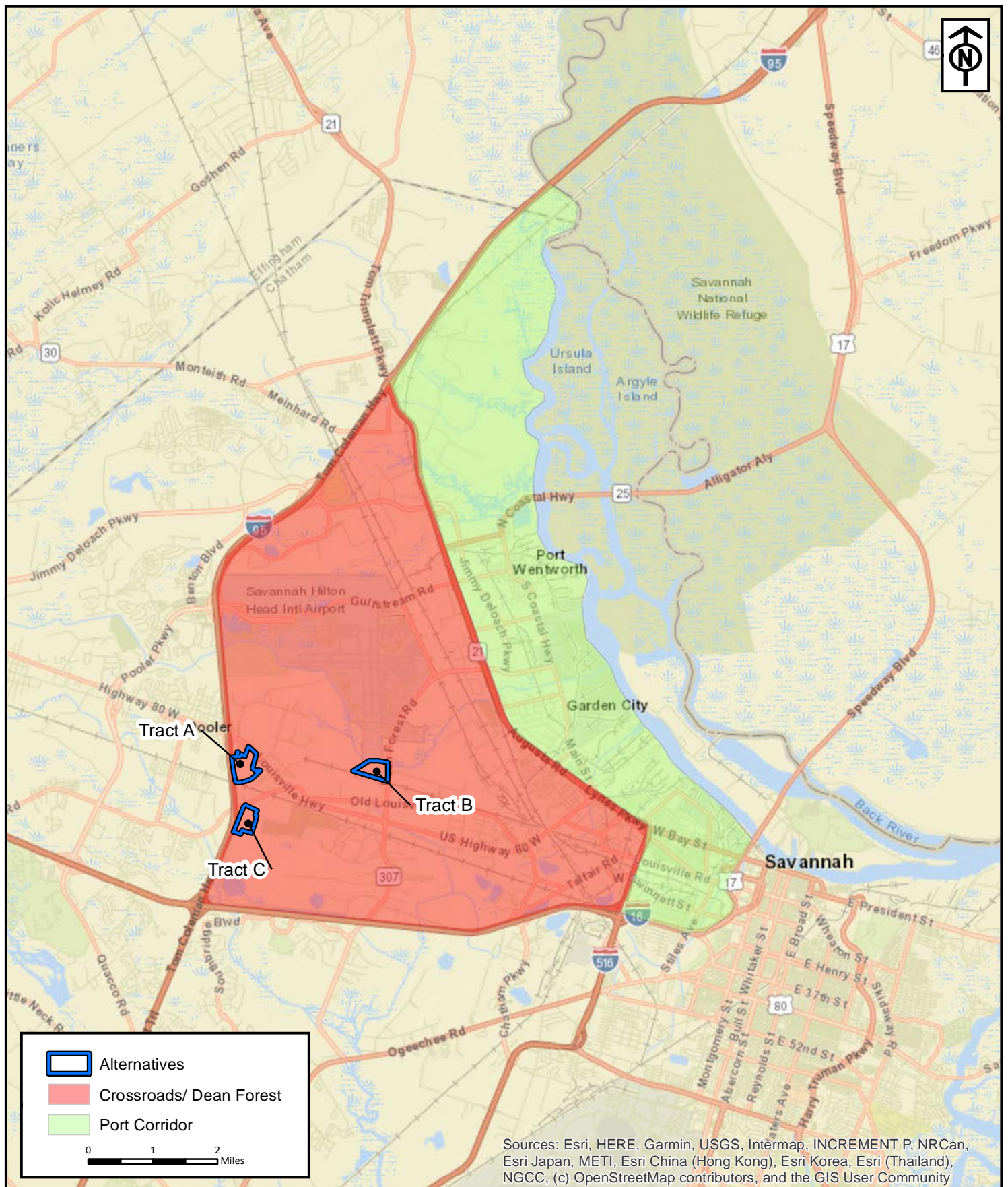
PREPARED BY:



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JOB NO.: 22073.0000	DATE: 01/11/24
DRAWN: 01/11/24	SCALE: 1"=100'
REVIEWED: 01/11/24	SHEET: 01/01



RLC Project No.:	16-119.1
Figure No.:	1
Prepared By:	JP
Sketch Date:	2/28/2022
Map Scale :	1 inch = 2 miles

Fawcett Tract

Chatham County, Georgia

Geographic Review Area For Off-Site Alternatives

Prepared For: Centerpoint Properties, LLC

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