



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

July 15, 2022

Regulatory Division
SAS-2021-01042

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-2021-01042

Applicant: Mr. Wynn Cowan
Cowan investments, LLC.
1208 Wilmington Island Road
Savannah, Georgia 31410

Agent: Mr. Russell Parr
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 construct a mixed-use commercial, recreational, and industrial complex. The overall project purpose is to construct a mixed-use development that will provide recreational and industrial facilities to service the growing population of Chatham County. Said complex will be constructed within the vicinity of the Interstate 95/Highway 204 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 project site is located west of Interstate 95 and adjacent to and north of Highway 204 in the City of Savannah, Chatham County, Georgia, (Latitude 32.0154, Longitude -81.2865). The aquatic resources located on-site drain to the Ogeechee River, a Traditional Navigable Waterway (TNW).

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers:
The applicant is proposing to impact 28.63 acres of wetland associated with the construction of a mixed-use industrial complex. Specifically, the applicant would impact

3.22 acres of wetland to construct recreational facilities with associated on-site infrastructure, 1.59 acres of wetland to construct road crossings, 0.14 acres of wetland to construct storm water management features, and 23.68 acres of wetland to construct commercial/industrial buildings with associated truck storage, and on-site infrastructure. To offset the loss in aquatic function associated with the above impacts, the applicant has proposed the purchase of 171.76 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 Lower Ogeechee Watershed.

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. The applicant did not request a pre-certification meeting with Georgia EPD prior to submitting their application for a permit under Section 404 of the Clean Water Act. The applicant must still request a meeting with EPD at least 30 days prior to any request they make for 401 Water Quality Certification.

State-owned Property and Resources: The applicant may also require assent from the State of Georgia, which may be in the form of a license, easement, lease, permit or other appropriate instrument.

Georgia Coastal Management Program: Prior to the Savannah District Corps of Engineers making a final permit decision on this application, the project must be certified by the Georgia Department of Natural Resources, Coastal Resources Division, to be consistent with applicable provisions of the State of Georgia Coastal Management Program (15 CFR 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 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: Eastern Black Rail (*Laterallus jamaicensis ssp. Jamaicensis*), Wood Stork (*Mycteria americana*), Eastern Indigo Snake (*Drymarchon couperi*), Frosted Flatwoods Salamander (*Ambystoma cingulatum*), 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.

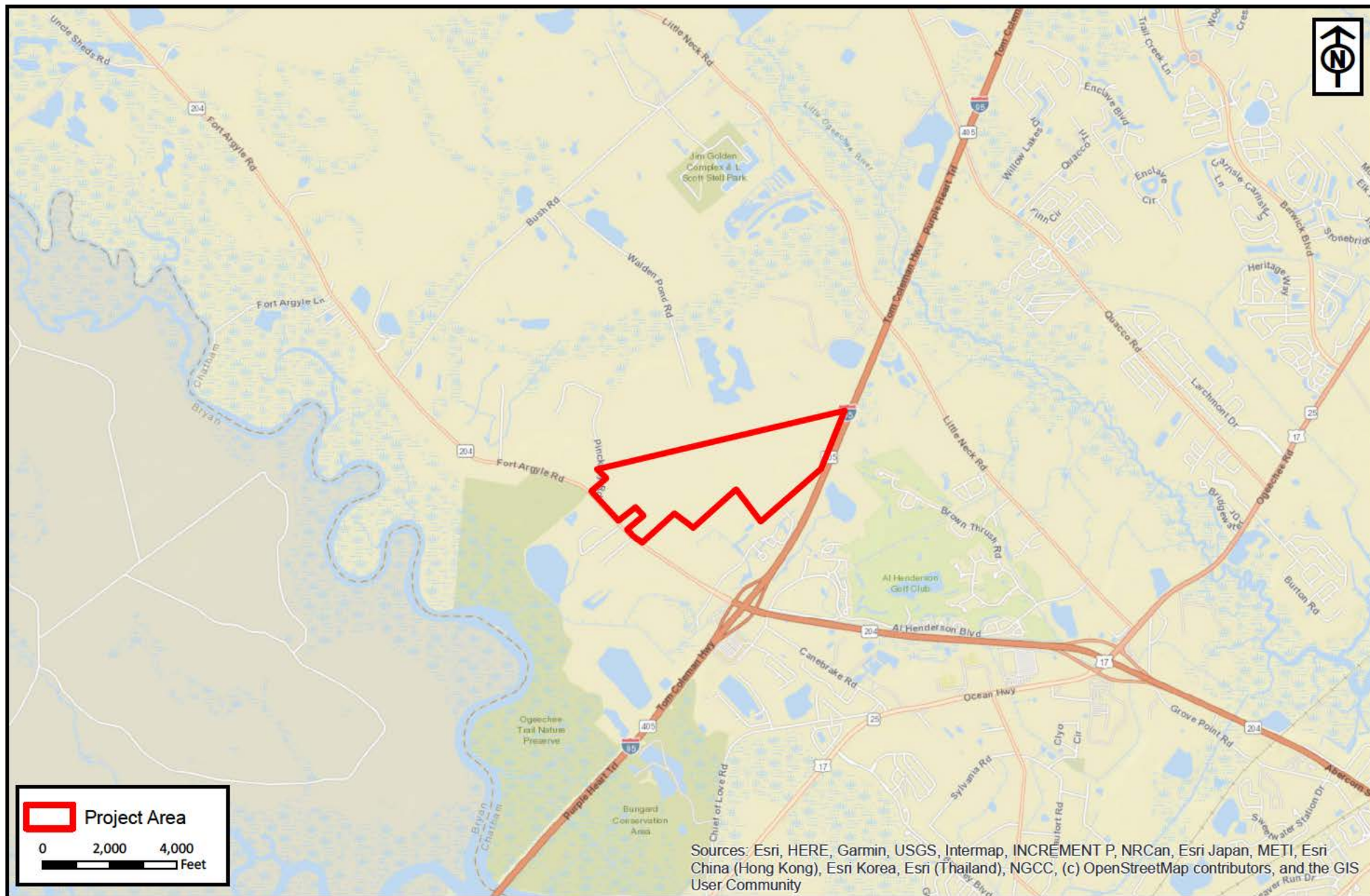
Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. 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 comments by email to tyler.j.brock@usace.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Mr. Tyler J. Brock, Regulatory Division, Coastal Branch, 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. Tyler J. Brock, Project Manager, Coastal Branch at (912) 652-5139.

Enclosures:

1. Figure 1 – Project Location Map
2. Figure 2 – USGS Topographic Survey
3. Plan and Profile Drawings (12 Pages)



RLC Project No.: 19-280.2
 Figure No.: 1
 Prepared By: RL
 Sketch Date: 6/11/2022
 Map Scale : 1 inch = 4,000 feet

Hill Durrence Tract

Chatham County, Georgia

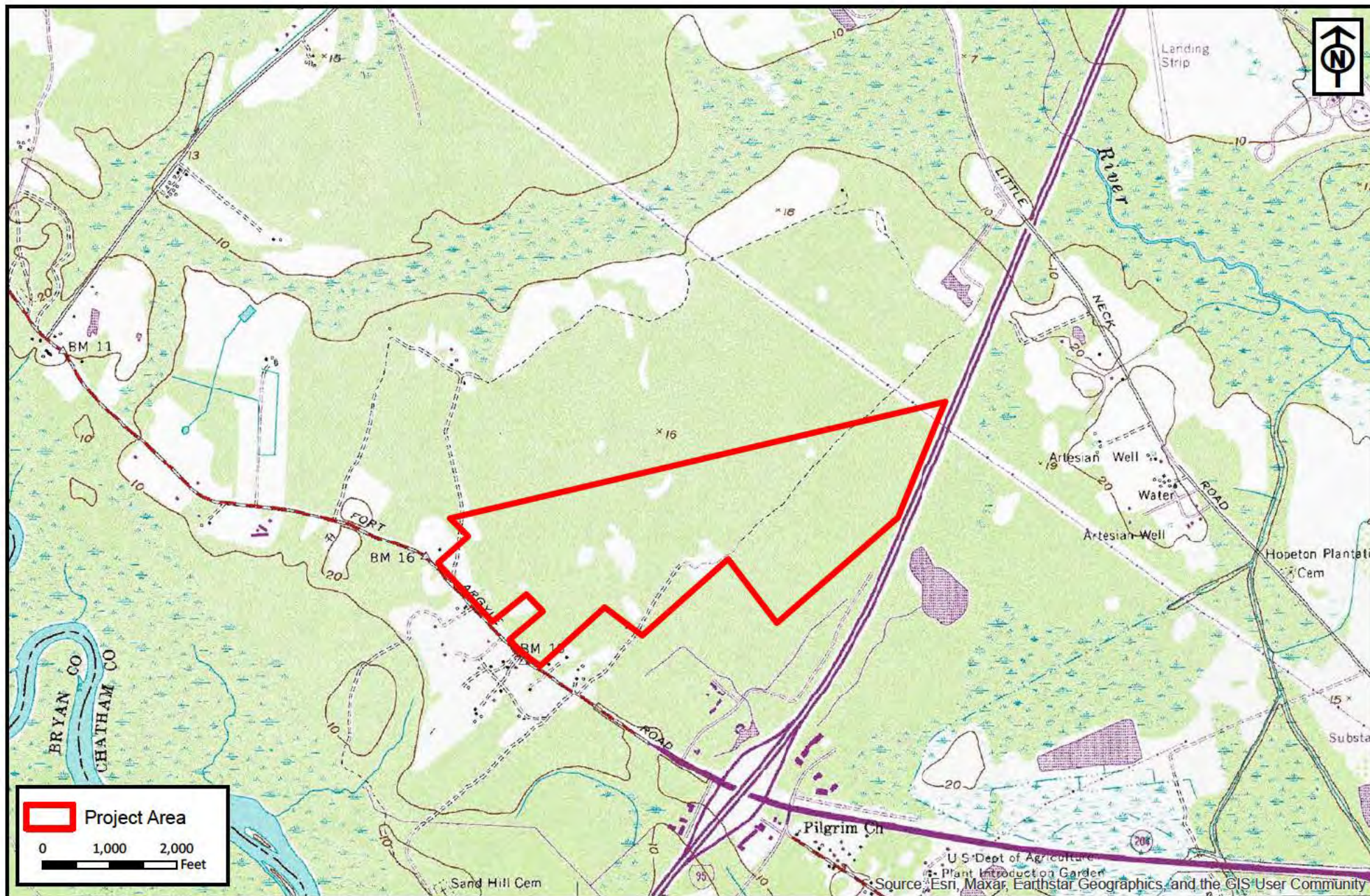
Project Location

Prepared For: Cowan Investments, LLC



RESOURCE+LAND CONSULTANTS

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



RLC Project No.: 19-280.2
 Figure No.: 2
 Prepared By: RL
 Sketch Date: 6/15/2022
 Map Scale : 1 inch = 2,000 feet

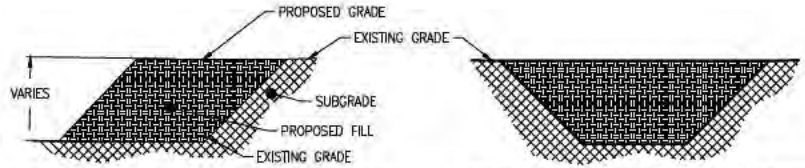
Hill Durrence Tract
 Chatham County, Georgia

USGS Topographic Survey
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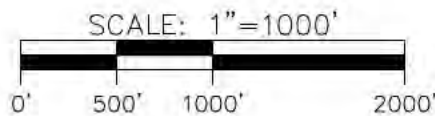
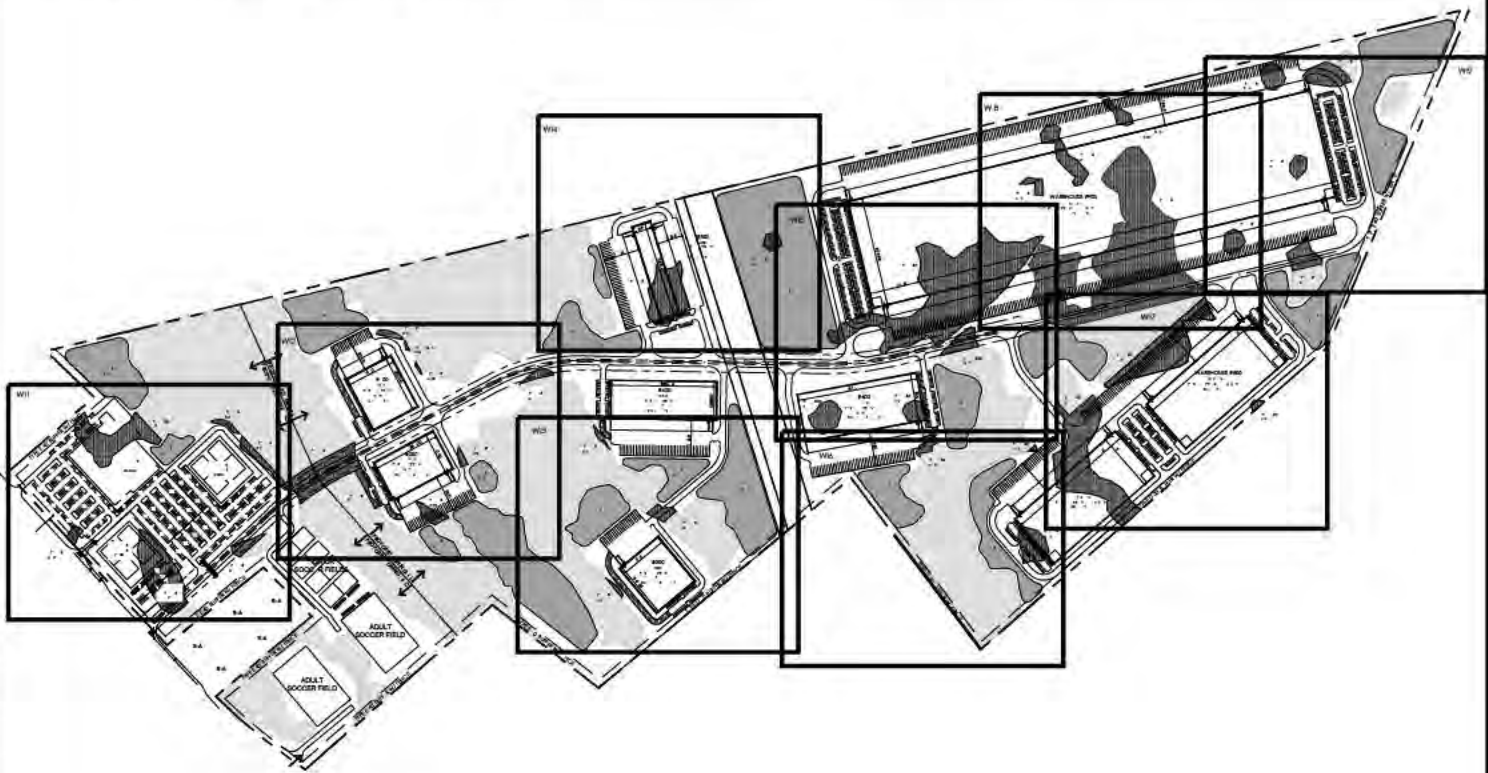


WETLAND DISTURBANCE FULL SITE



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FILL VOLUME: 3,777 CY
NOT TO SCALE

TYPICAL WETLAND#2 SECTION
FILL VOLUME: 3,368 CY
NOT TO SCALE



COLEMAN COMPANY, INC • 1480 CHATHAM PARKWAY, SUITE 100 • SAVANNAH, GEORGIA (912) 200-3041

SHEET#:

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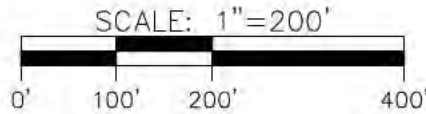
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DATE: 5/6/2022
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HILL-DURRENCE TRACT
PREPARED FOR:
COWAN INVESTMENTS, LLC



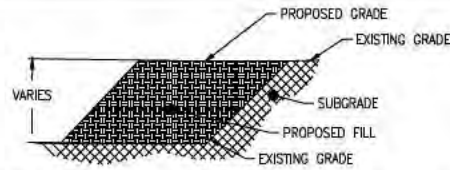


VICINITY MAP
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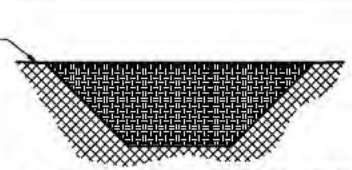


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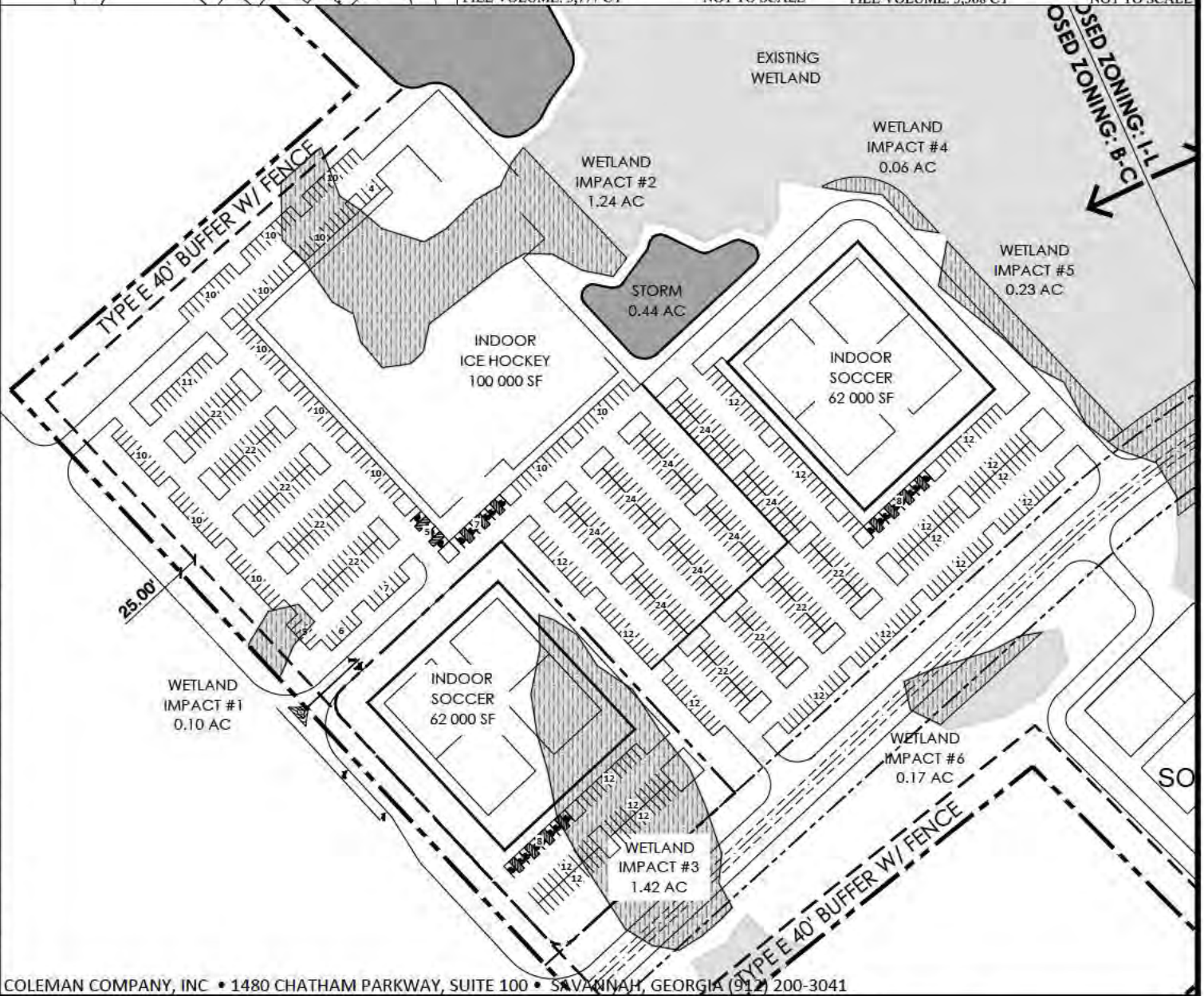
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WI-2	1.24 AC	4000 CY
WI-3	1.42 AC	4581 CY
WI-4	0.06 AC	193 CY
WI-5	0.23 AC	742 CY
WI-6	0.17 AC	548 CY



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TYPICAL WETLAND#2 SECTION
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SHEET#:	JOB NUMBER: 21-879
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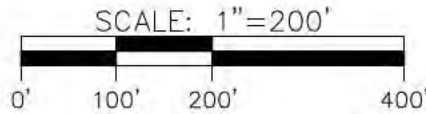
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HILL-DURRENCE TRACT
PREPARED FOR:
COWAN INVESTMENTS, LLC



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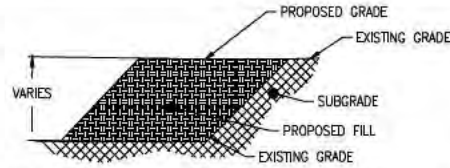


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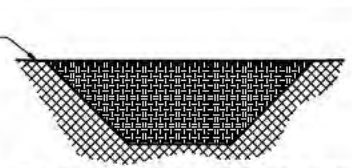


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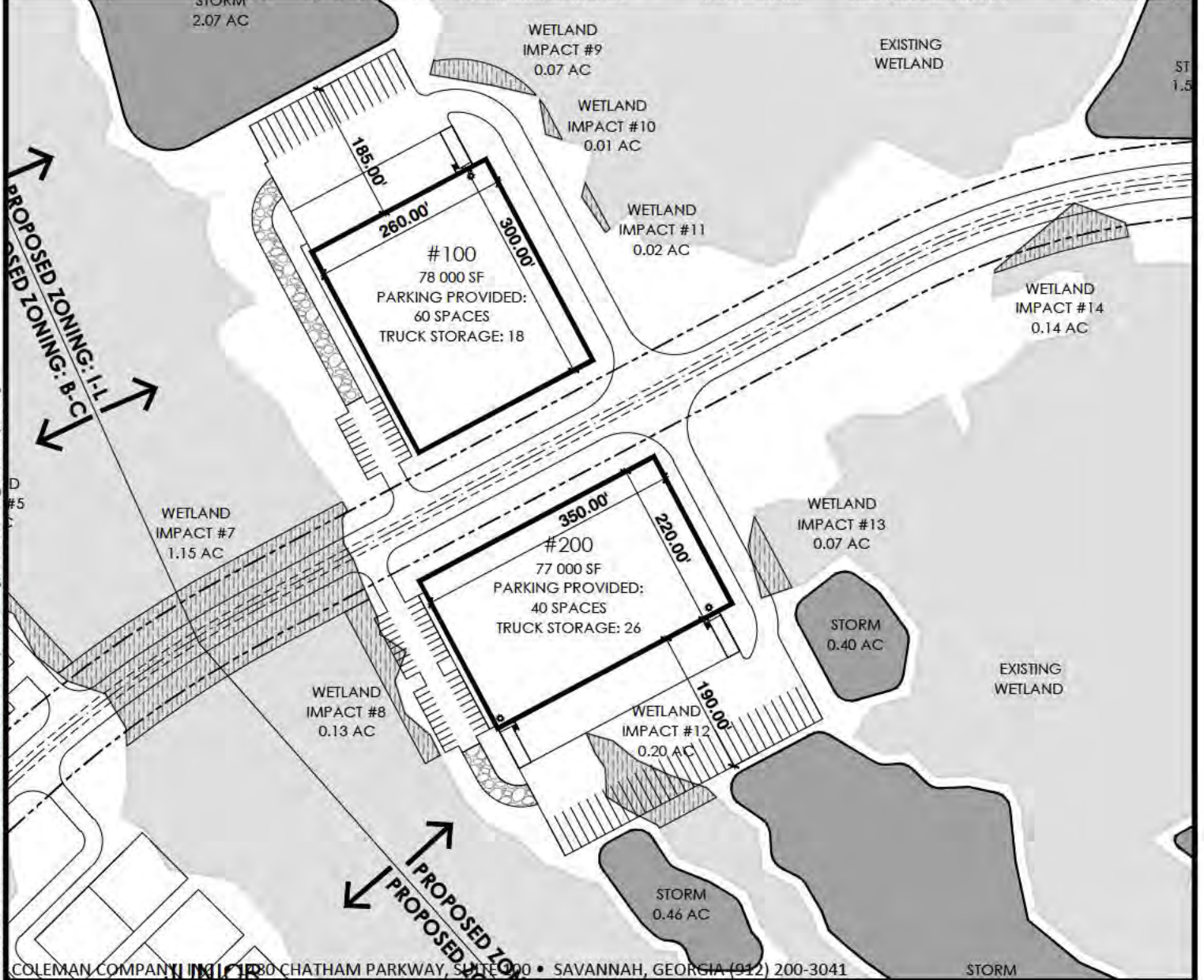
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WI-8	0.13 AC	419 CY
WI-9	0.07 AC	225 CY
WI-10	0.01 AC	32 CY
WI-11	0.02 AC	64 CY
WI-12	0.20 AC	645 CY
WI-13	0.07 AC	225 CY
WI-14	0.14 AC	451 CY



TYPICAL WETLAND#1 SECTION
FILL VOLUME: 3,777 CY
NOT TO SCALE



TYPICAL WETLAND#2 SECTION
FILL VOLUME: 3,368 CY
NOT TO SCALE



COLEMAN COMPANY, INC. 1830 CHATHAM PARKWAY, SUITE 200 • SAVANNAH, GEORGIA (912) 200-3041

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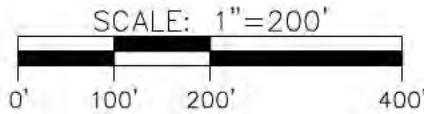
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PREPARED FOR:
OUTPOST LIVING OWNER, LLC



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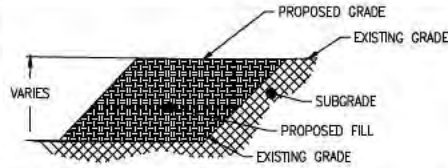


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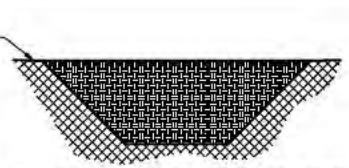


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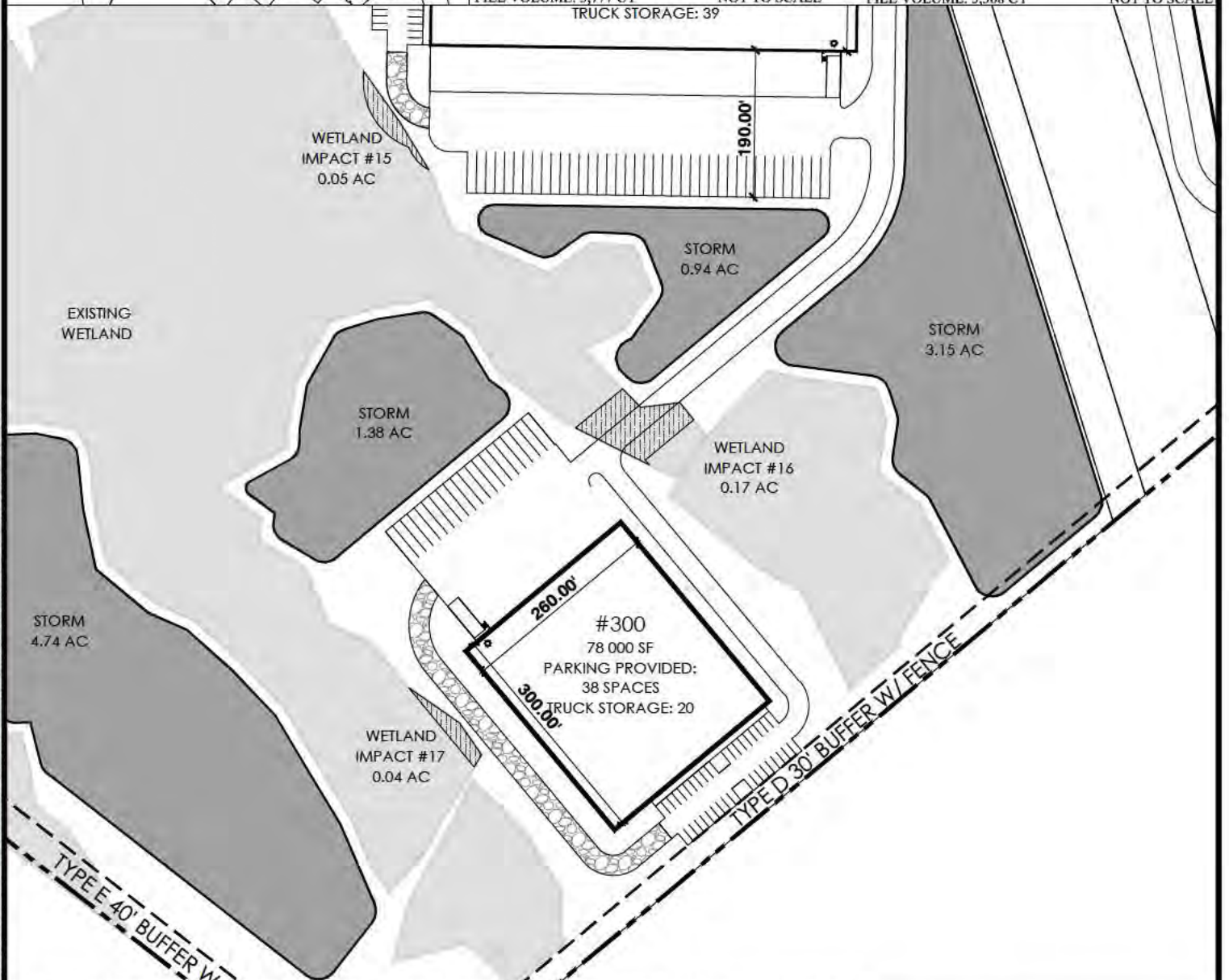
	FILL AREA	FILL VOLUME
WI-15	0.05 AC	161 CY
WI-16	0.17 AC	548 CY
WI-17	0.04 AC	129 CY



TYPICAL WETLAND#1 SECTION
FILL VOLUME: 3,777 CY
NOT TO SCALE
TRUCK STORAGE: 39



TYPICAL WETLAND#2 SECTION
FILL VOLUME: 3,368 CY
NOT TO SCALE



COLEMAN COMPANY, INC. 2480 CHATHAM PARKWAY, SUITE 100 • SAVANNAH, GEORGIA (912) 200-3041

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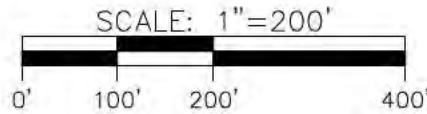
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PREPARED FOR:
COWAN INVESTMENTS, LLC



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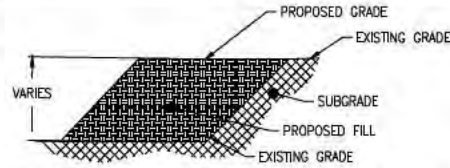


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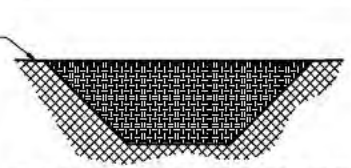


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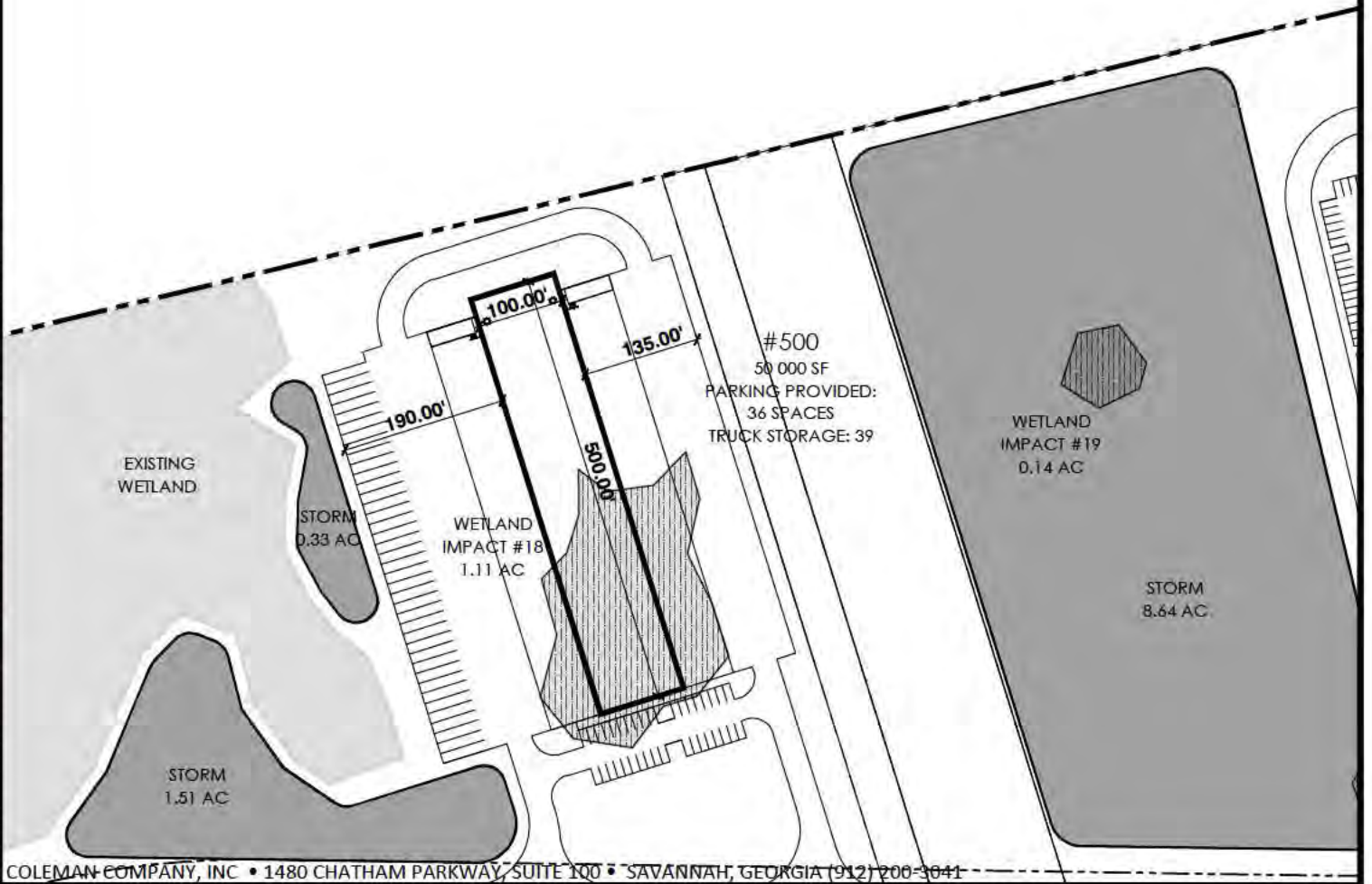
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WI-18	1.11 AC	3580 CY
WI-19	0.14 AC	451 CY



TYPICAL WETLAND#1 SECTION
FILL VOLUME: 3,777 CY
NOT TO SCALE



TYPICAL WETLAND#2 SECTION
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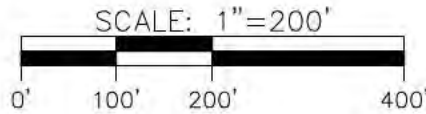
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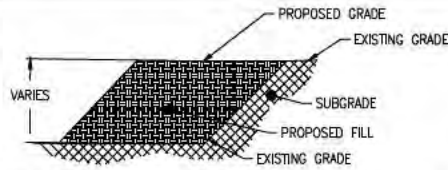


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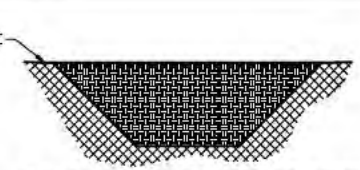


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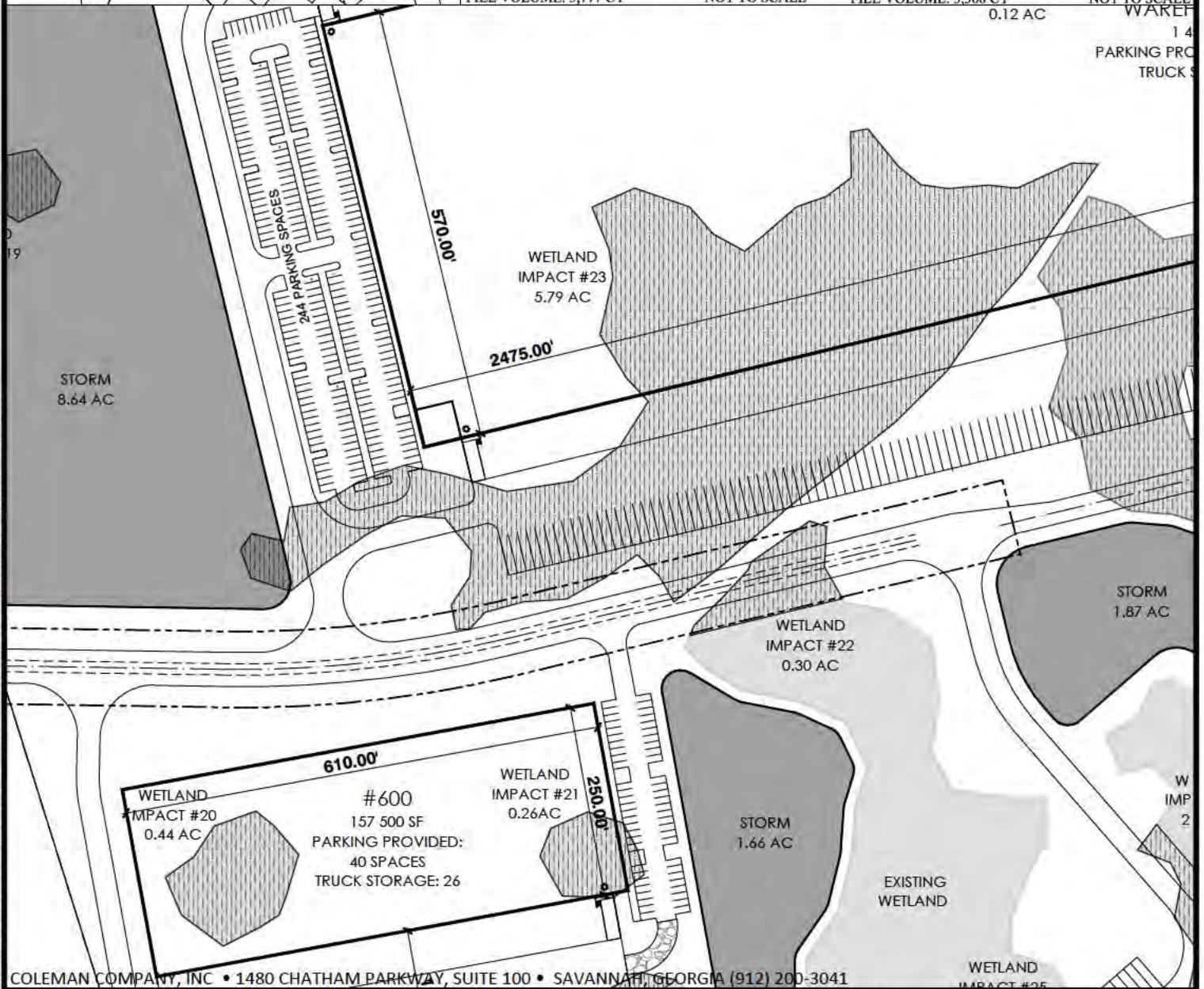
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WI-20	0.44 AC	1420 CY
WI-21	0.26 AC	839 CY
WI-22	0.30 AC	969 CY
WI-23	5.79 AC	18678 CY



TYPICAL WETLAND#1 SECTION
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NOT TO SCALE



TYPICAL WETLAND#2 SECTION
FILL VOLUME: 3,368 CY
0.12 AC
NOT TO SCALE



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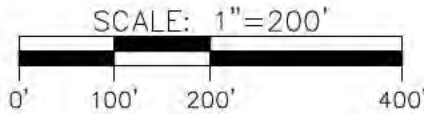
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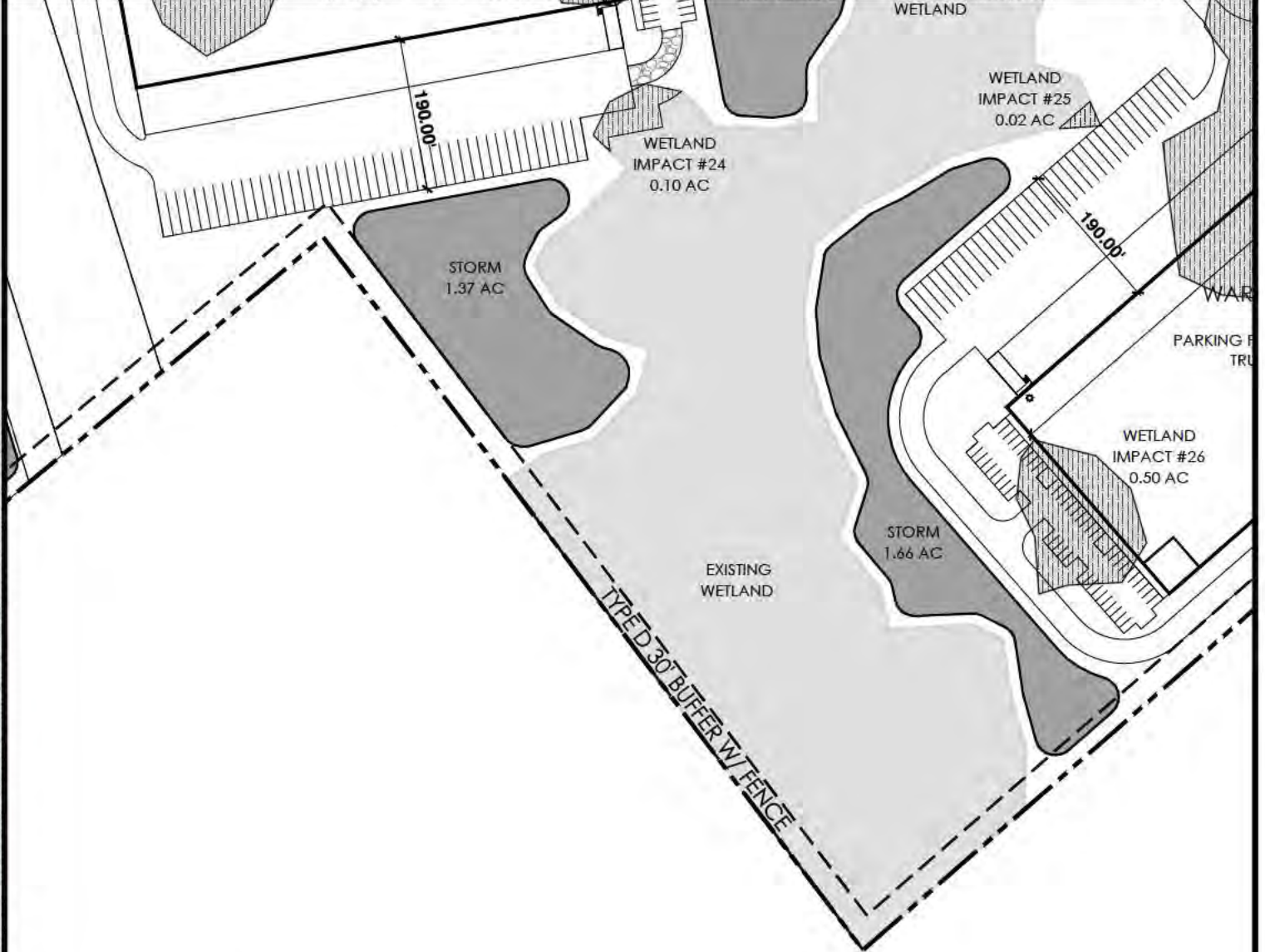
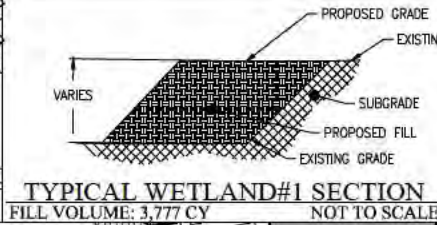
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WETLAND DISTURBANCE		
	FILL AREA	FILL VOLUME
WI-24	0.10 AC	322 CY
WI-25	0.02 AC	65 CY
WI-26	0.50 AC	1613 CY



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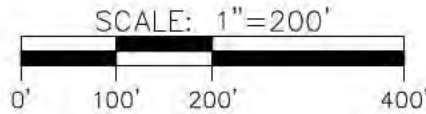
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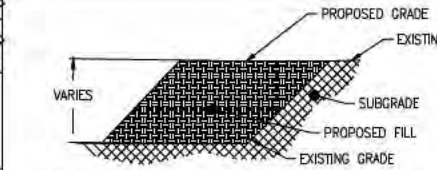


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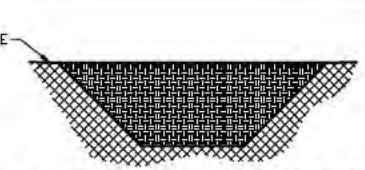


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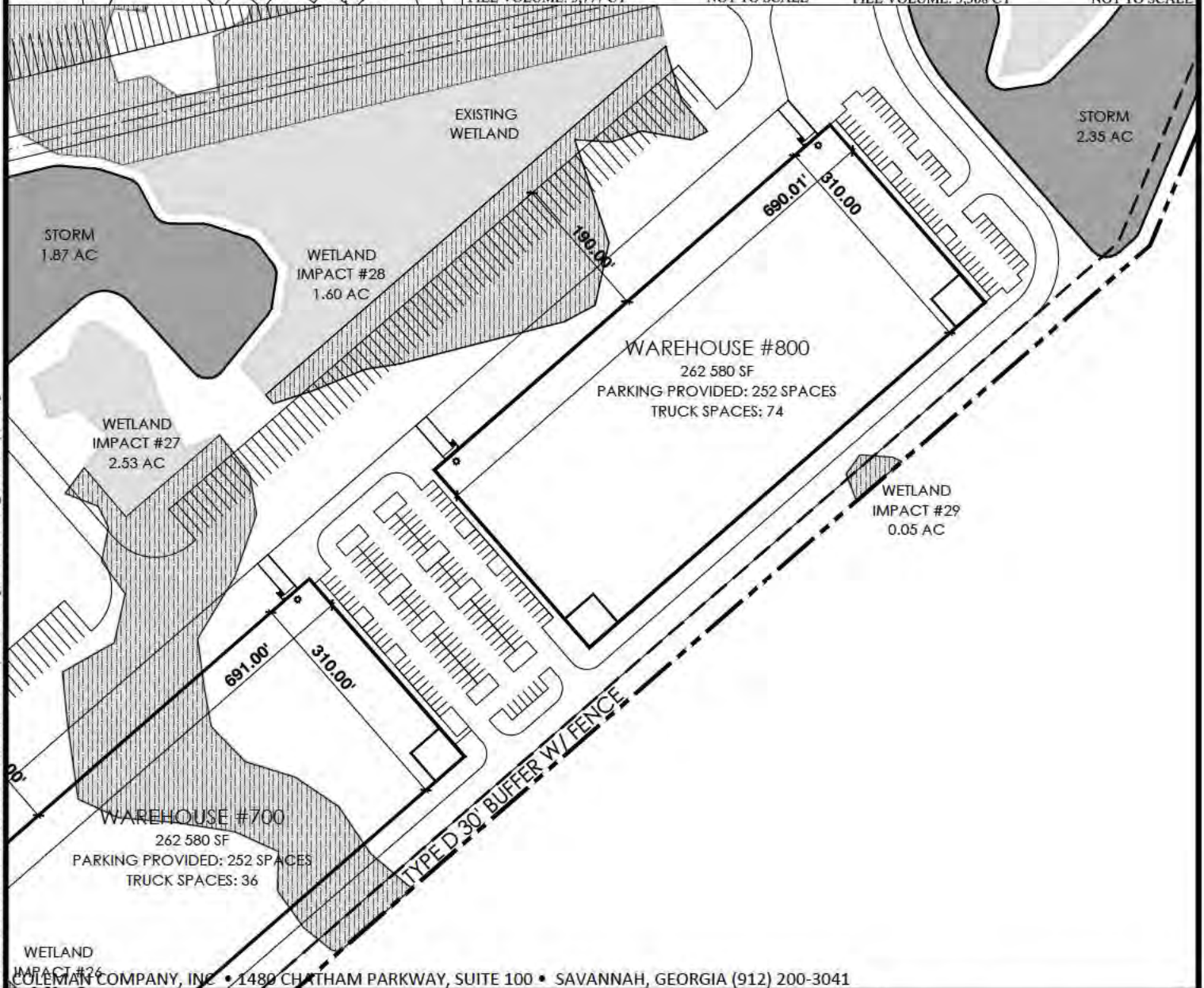
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WI-27	2.53 AC	8161 CY
WI-28	1.60 AC	5161 CY
WI-29	0.05 AC	161 CY



TYPICAL WETLAND#1 SECTION
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TYPICAL WETLAND#2 SECTION
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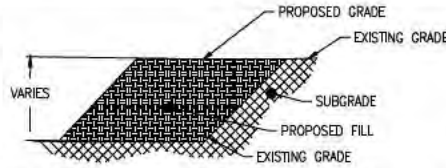
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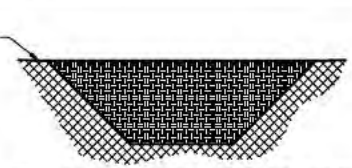




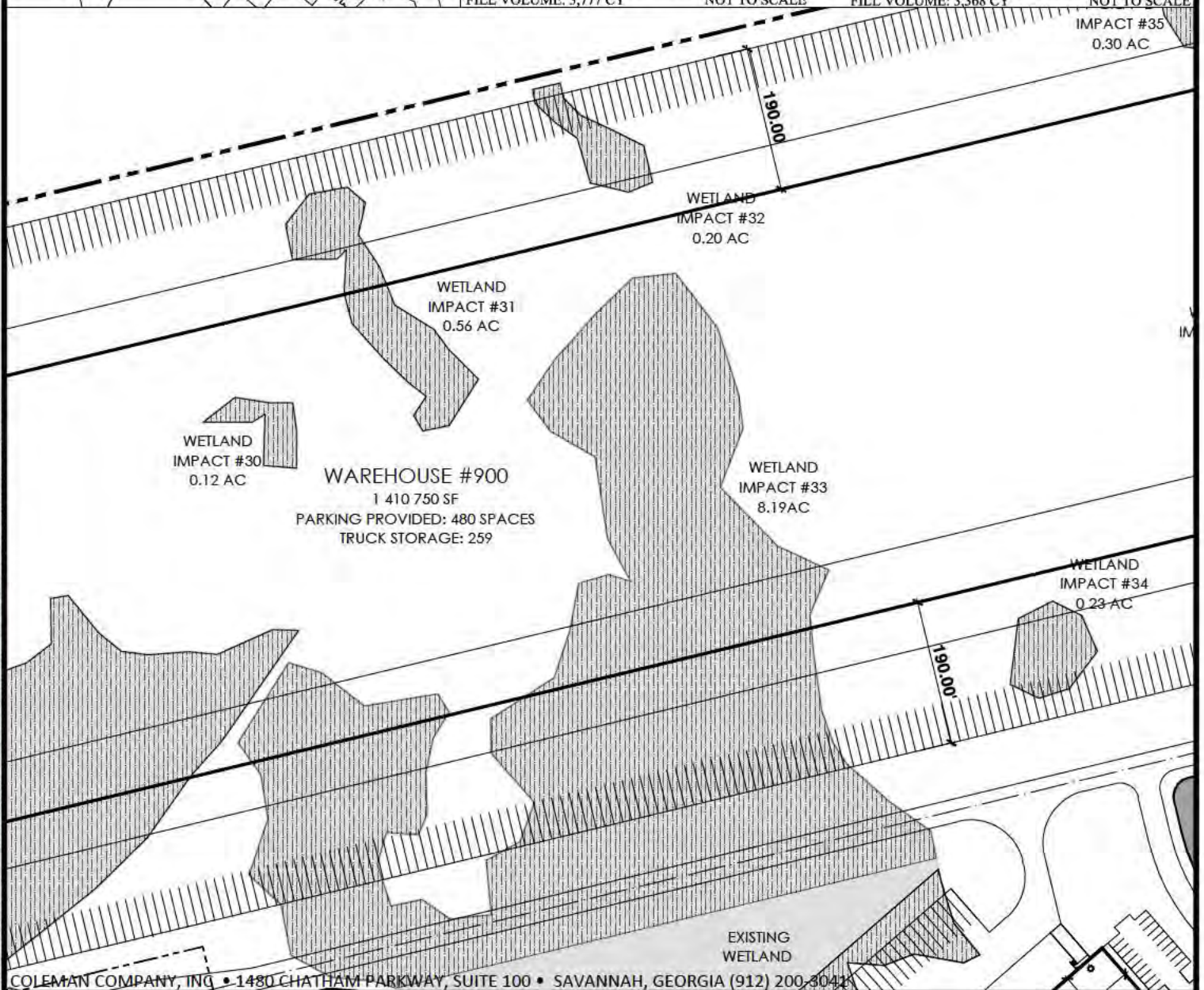
	<u>FILL AREA</u>	<u>FILL VOLUME</u>
WI-30	0.12 AC	387 CY
WI-31	0.56 AC	1806 CY
WI-32	0.20 AC	645 CY
WI-33	8.19 AC	26420 CY
WI-34	0.23 AC	741 CY



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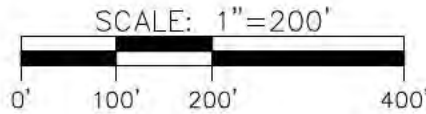
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PREPARED FOR:
COWAN INVESTMENTS, LLC



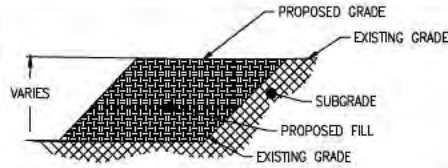


VICINITY MAP
NOT TO SCALE

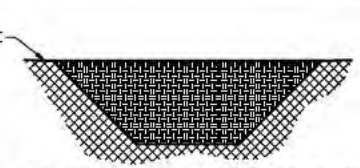


WETLAND DISTURBANCE

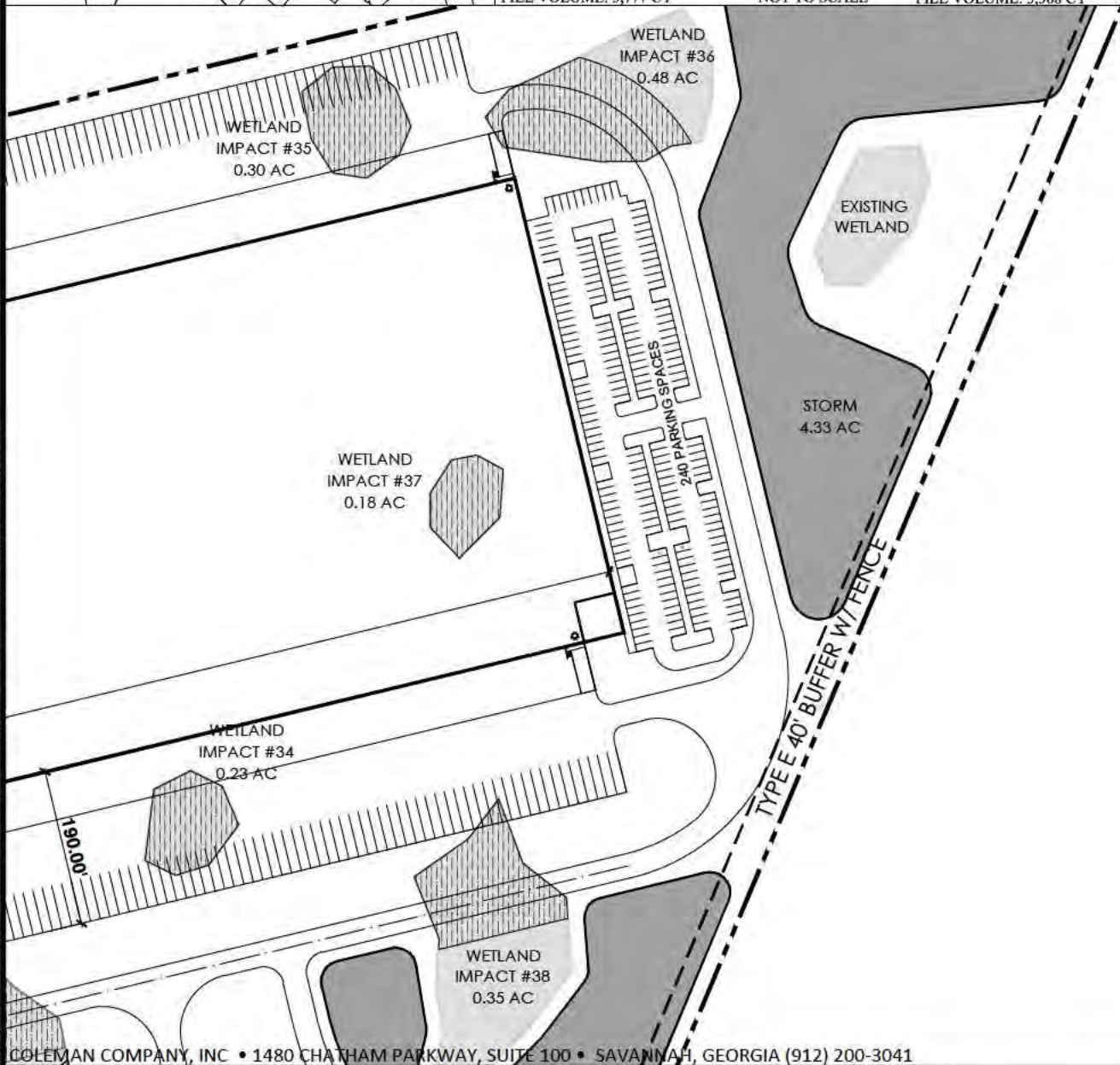
	FILL AREA	FILL VOLUME
WI-35	0.30 AC	967 CY
WI-36	0.48 AC	1548 CY
WI-37	0.18 AC	580 CY
WI-38	0.35 AC	1129 CY



TYPICAL WETLAND#1 SECTION
FILL VOLUME: 3,777 CY
NOT TO SCALE



TYPICAL WETLAND#2 SECTION
FILL VOLUME: 3,368 CY
NOT TO SCALE



COLEMAN COMPANY, INC • 1480 CHATHAM PARKWAY, SUITE 100 • SAVANNAH, GEORGIA (912) 200-3041

SHEET#: 10
JOB NUMBER: 21-879
DATE: 5/6/2022
DRAWN BY: HKL
CHECKED BY: DLF
SCALE: 1"= 200'

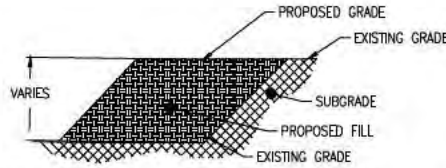
WETLAND IMPACT EXHIBIT
HILL-DURRENCE TRACT
PREPARED FOR:
COWAN INVESTMENTS, LLC



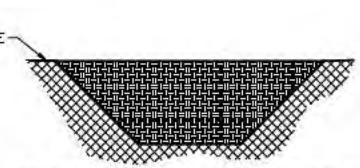
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TOTAL WETLAND DISTURBANCE DATA TABLES



TYPICAL WETLAND#1 SECTION
FILL VOLUME: 3,777 CY
NOT TO SCALE



TYPICAL WETLAND#2 SECTION
FILL VOLUME: 3,368 CY
NOT TO SCALE

WETLAND DISTURBANCE

	FILL AREA	FILL VOLUME		FILL AREA	FILL VOLUME
WI-1	0.01 AC	32 CY	WI-20	0.44 AC	1420 CY
WI-2	1.24 AC	4000 CY	WI-21	0.26 AC	839 CY
WI-3	1.42 AC	4581 CY	WI-22	0.30 AC	969 CY
WI-4	0.06 AC	193 CY	WI-23	5.79 AC	18678 CY
WI-5	0.23 AC	742 CY	WI-24	0.10 AC	322 CY
WI-6	0.17 AC	548 CY	WI-25	0.02 AC	65 CY
WI-7	1.15 AC	3710 CY	WI-26	0.50 AC	1613 CY
WI-8	0.13 AC	419 CY	WI-27	2.53 AC	8161 CY
WI-9	0.07 AC	225 CY	WI-28	1.60 AC	5161 CY
WI-10	0.01 AC	32 CY	WI-29	0.05 AC	161 CY
WI-11	0.02 AC	64 CY	WI-30	0.12 AC	387 CY
WI-12	0.20 AC	645 CY	WI-31	0.56 AC	1806 CY
WI-13	0.07 AC	225 CY	WI-32	0.20 AC	645 CY
WI-14	0.14 AC	451 CY	WI-33	8.19 AC	26420 CY
WI-15	0.05 AC	161 CY	WI-34	0.23 AC	741 CY
WI-16	0.17 AC	458 CY	WI-35	0.30 AC	967 CY
WI-17	0.04 AC	129 CY	WI-36	0.48 AC	1548 CY
WI-18	1.11 AC	3580 CY	WI-37	0.18 AC	580 CY
WI-19	0.14 AC	451 CY	WI-38	0.35 AC	1129 CY

WETLAND SITE DATA

	TOTALS
TOTAL SITE AREA	323.18 ACRES
TOTAL UPLAND	222.79 ACRES
TOTAL WETLAND	100.39 ACRES
TOTAL WET IMPACTED	28.63 ACRES
TOTAL WET PRESERVED	71.76 ACRES

TOTAL WETLAND DISTURBANCE

	FILL AREA	FILL VOLUME
WIT	28.63 AC	92348 CY

WETLAND IMPACT EXHIBIT
HILL-DURRENCE TRACT
PREPARED FOR:
COWAN INVESTMENTS, LLC



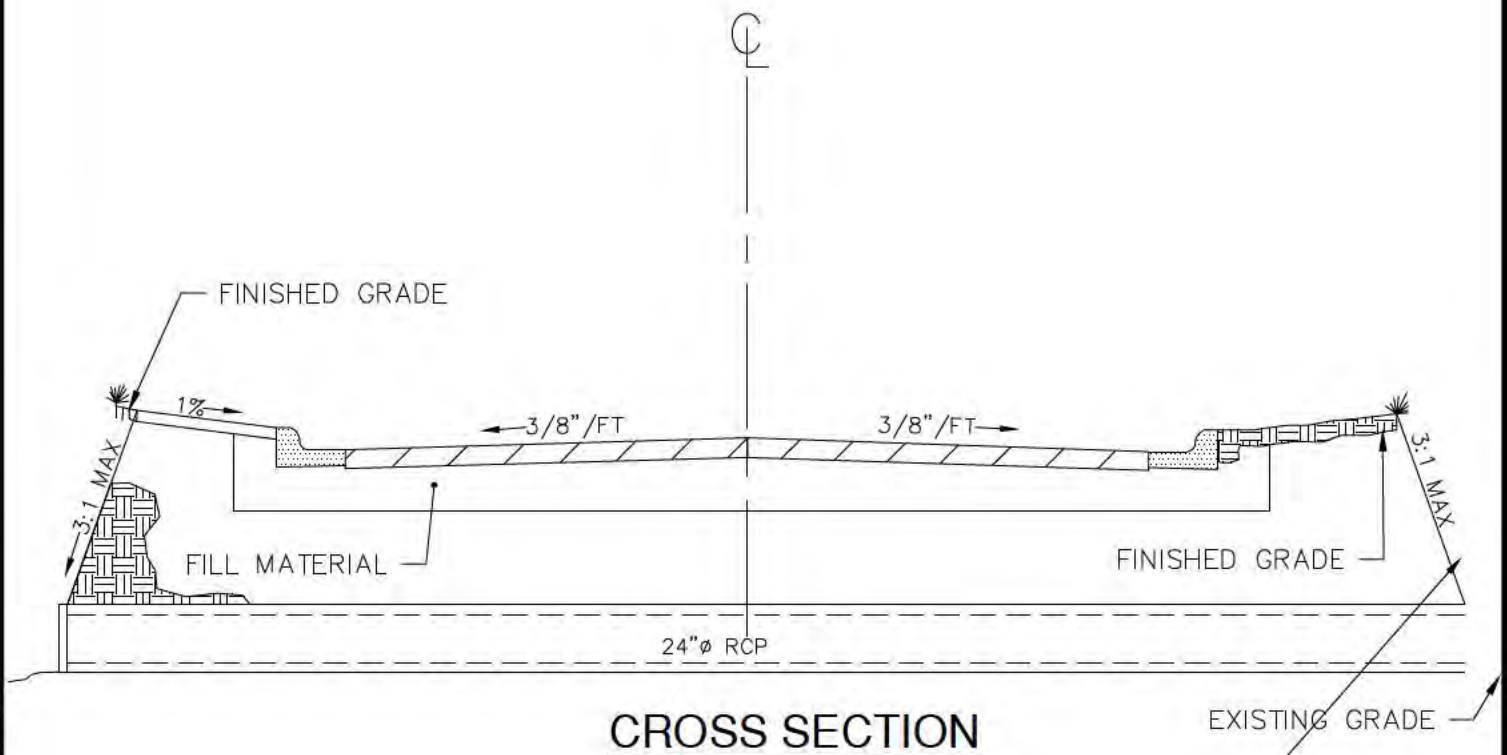
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11

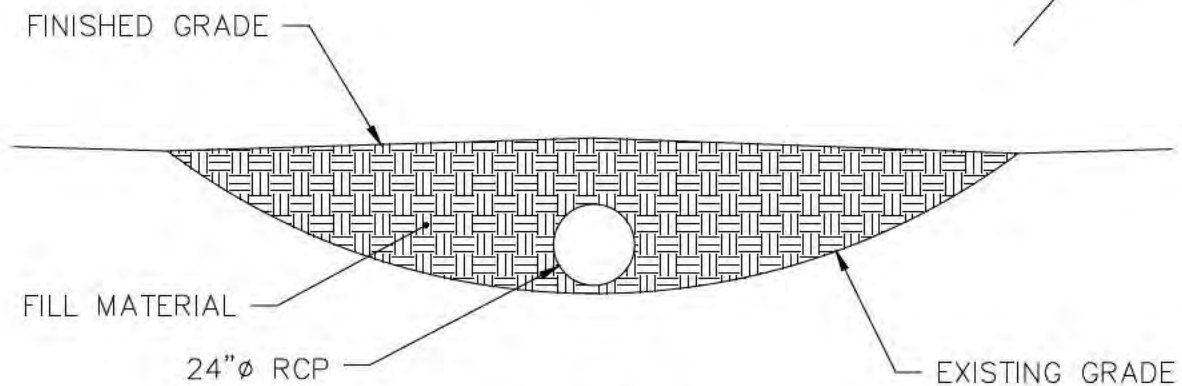
JOB NUMBER: 21-879
DATE: 5/6/2022
DRAWN BY: HKL
CHECKED BY: DLF
SCALE:

TYPICAL ROAD FILL IMPACT #1

NOT TO SCALE



CROSS SECTION



PROFILE

COLEMAN COMPANY, INC • 1480 CHATHAM PARKWAY, SUITE 100 • SAVANNAH, GEORGIA (912) 200-3041

SHEET#:

12

JOB NUMBER: 21-879
DATE: 5/6/2022
DRAWN BY: HKL
CHECKED BY: DLF
SCALE:

WETLAND IMPACT EXHIBIT
HILL-DURRENCCE TRACT
PREPARED FOR:
COWAN INVESTMENTS, LLC

