



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

August 15, 2022

Regulatory Division
SAS-2022-00224

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-2022-00224

Applicant: Haisel Timber, Inc.
Attn: Mr. Harald Versteegh
125 North Franklin Street
Dublin, Georgia 31021

Agent: Resource and Land Consultants
Attn: Mr. Alton Brown
41 Park of Commerce Way, 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 project site is located adjacent to and east of Old Cuyler Road and north of Interstate 16, within Bryan County, Georgia (Latitude 32.1631, Longitude -81.4235). 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 permanently discharge fill material into 12.44 acres of non-tidal wetlands to construct a logistics center. The proposed project generally includes construction of site access, parking, buildings, and stormwater management facilities. The proposed site plan includes site access from Old Cuyler Road. Six

buildings will be constructed ranging from 315,000 square feet to 1,282,500 square feet and totaling 3,943,500 square feet. Truck parking and employee parking are provided on each side of the buildings. Seven ponds are required to satisfy the stormwater management needs of the site and are positioned at various locations throughout the property. To offset the loss in aquatic function associated with the above wetland impacts, the applicant has proposed the purchase of 70.96 compensatory wetland mitigation credits from a U.S. Army Corps of Engineers approved mitigation bank servicing the project area.

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: According to the applicant, a Phase I cultural and archeological resources assessment for the project area has been initiated. Following completion of the field survey, a complete report will be submitted to the Corps and State Historic Preservation Office and any Tribal Historic Preservation Officer as needed upon completion of the review.

Endangered Species: A review of the U.S. Fish and Wildlife Service (FWS) Information for Planning and Consultation (IPaC) project planning tool indicates the following federally-listed threatened or endangered species may occur in the project area: Wood stork (*Mycteria americana*); Red-Cockaded Woodpecker (*Picoides borealis*); Eastern black rail (*Laterallus jamaicensis ssp.*); Eastern indigo snake (*Drymarchon corais 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, per the Effects Determination Guidance for Endangered and Threatened Species (EDGES), the Corps is requesting from the USFWS whether the project site is located within 2500' 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 sarah.e.wise@usace.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Ms. Sarah E. Wise, 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 Ms. Sarah E. Wise, Lead Biologist, Coastal Branch at 912-652-5550.

Enclosures:

1. Permit Drawings
2. Application Information

May 2022

Haiseal Industrial Park

Prepared For:

Haiseal Timber, Inc.



RESOURCE+LAND
CONSULTANTS

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Haiseal Industrial Park

SECTION 404 INDIVIDUAL PERMIT APPLICATION
May 2022

Applicant: Haiseal Timber, Inc.

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- B: Figures/Site Maps
- C: Permit Drawings
- D: Off-Site Alternatives
- E: On-Site Configurations
- F: Compensatory Mitigation Calculations
- G: Threatened & Endangered Species Documentation, IPaC Database & Edges Information
- H: Cultural & Archaeological Resources Documentation
- I: Adjacent Landowner Information

1.0 INTRODUCTION:

Haiseal Timber, Inc. is proposing the construction of Haiseal Industrial Park within a 320.86-acre tract located adjacent to and east of Old Cuyler Road and north of Interstate 16 within Bryan County, Georgia (32.163061°, -81.423485°). The project is located approximately 1 mile from Interstate 16, 15 miles from Interstate 95, 16 miles from Savannah/Hilton Head International Airport and 21 miles from the Port of Savannah. The proposed logistics park will include facilities totaling 3,943,500 with buildings varying in size from a minimum of 315,000 square feet to a maximum of 1,282,500 square feet.

2.0 BACKGROUND:

At the State of the Port on 24 February 2022, Griff Lynch, Georgia Ports Authority's (GPA) executive director, unveiled plans to expand GPA's container capacity by 60 percent and increase the Port of Savannah's annual capacity from 6 million twenty-foot equivalent container units (TEUs) to 9.5 million TEUs by 2025. Savannah has become a national leader in supply chain solutions and effectively eliminated its backlog, while accommodating 18 consecutive months of growth. In Calendar Year 2021 alone, the GPA moved a record 5.6 million TEUs, for an unprecedented expansion of nearly a million TEUs, or 20 percent, compared to 2020. Executive Director Lynch addressed a series of key logistics solutions, including growing manufacturing, distribution and retail sectors which will mean additional cargo through the Port of Savannah and need for increased container handling capacity. The Savannah market added 6.5 million square feet of industrial space in 2021, for a total of 84 million. Savannah led the nation in terms of net absorption of overall inventory and as of February 2022, the current market vacancy is less than 1%. Essentially the market contains zero available space due to pre-leasing activity and ever-increasing demand from tenants needing to expand as well as new entrants into the market from LA/Long Beach and NY/NJ seeking a more reliable and efficient port driven import option.

The project area for the proposed industrial development has been owned by Haiseal Timber for over 30 years. Haiseal Timber Inc was created by the Versteegh family in the 1980s. The family is based in London, England and Stockholm, Sweden and have been active in the timber business for several centuries. In addition to timberland, the family is involved in a variety of international investments both in the financial and technology sectors. Due to the rapid land use changes within the region and demand for industrial space, the family has transferred this asset from the timber management holdings to the development holdings within the company.

3.0 PROJECT PURPOSE & NEED:

Generally, the 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.

The basic project purpose is to provide warehousing and distribution space. The overall project purpose is to provide warehousing and distribution space for the "Interstate 16 West Submarket" within the Savannah Regional Market. While this project and its proposed square footage represents 1 percent of the projected market need, the proposed logistics center will assist with maintaining a healthy regional market required to support the continued growth of the Savannah Port, while fully leveraging existing infrastructure.

4.0 EXISTING SITE CONDITIONS:

The project site totals 320.86 acres and consists of habitat typical for Bryan County and the Coastal Plain of Georgia. A wetland delineation was completed by Resource & Land Consultants in December 2021 and submitted to the USACE for verification in March 2022. Based on this delineation, the 320.86-acre project site contains 288.18 acres of upland and 32.68 acres of wetland. Habitats within the project area generally include intensively managed

pine plantation, forested depressional wetland, and forested slope wetland. The following provides a brief description of each habitat

4.1 Managed Pine Plantation: All upland area within the property which consists of managed pine plantation. Review of aerial photography indicates this habitat was clear-cut, site prepped, bedded, and replanted between 2013 and 2015. Species composition and distribution is as follows:

Overstory:

Loblolly Pine (*Pinus taeda*)

Midstory:

Live Oak (*Quercus virginiana*)
Sweet Gum (*Liquidambar styraciflua*)
Red Bay (*Persea borbonia*)
Inkberry (*Ilex glabra*)
Wax Myrtle (*Myrica cerifera*)

Understory:

Blackberry (*Rubus* spp.)

Bracken Fern (*Pteridium aquilinum*)
Cinnamon Fern (*Osmunda cinnamomea*)

4.2 Forested Depressional Wetland: Approximately 11 depressional wetland areas are present throughout the property. Timber harvesting within these areas and natural regeneration of tree, sapling, and shrub species has occurred. Species composition is as follows:

Overstory:

Bald Cypress (*Taxodium distichum*)
Swamp Gum (*Nyssa biflora*)
Willow Oak (*Quercus phellos*)

Midstory:

Bald Cypress
Swamp Gum
Red Maple (*Acer rubrum*)
Sweet Bay (*Magnolia virginiana*)
Red Bay
Sweet Gum
Wax Myrtle
Sweet Pepperbush (*Clethra alnifolia*)

Understory:

Fetterbush (*Lyonia lucida*)
Sedges (*Carex* spp.)
Soft Rush (*Juncus effusus*)
Lizard's tail (*Saururus cernuus*)
Virginia chain-fern (*Woodwardia virginica*)
Greenbrier (*Smilax* spp.)
Giant Cane (*Arundinaria gigantea*)

4.3 Forested Slope Wetland: This habitat consists of the contiguous wetland areas which extend through the property. Timber within portions of these wetland systems has been cut. Due to timber management activities within the wetlands and the adjacent uplands, much of this habitat contains a dense understory of shrub species. Species composition and distribution is as follows:

Overstory:

Water Oak (*Quercus nigra*)
Willow Oak
Sweet Gum
Red Maple
Bald Cypress
Swamp Gum

Midstory:

Bald Cypress
Swamp Gum
Red Maple
Sweet Bay
Red Bay
Sweet Gum
Wax Myrtle

Understory:

Fetterbush
Sedges
Virginia chain-fern
Greenbrier
Giant Cane
Cinnamon Fern

5.0 PROPOSED PROJECT & DEVELOPMENT PLAN:

The proposed project generally includes construction of site access, parking, buildings, and stormwater management facilities. The proposed site plan includes site access from Old Cuyler Road. Six buildings will be constructed ranging from 315,000 square feet to 1,282,500 square feet and totaling 3,943,500 square feet. Truck parking and employee parking are provided on each side of the buildings. Seven ponds are required to satisfy the stormwater management needs of the site and are positioned at various locations throughout the property. Permit drawings depicting the proposed project are provided in Appendix C.

6.0 ALTERNATIVES ANALYSIS:

As part of the overall project, a thorough alternatives analysis was completed. A review of the 404(b)(1) guidelines indicates that “(a) Except as provided under section 404(b)(2), no discharge of dredged or fill material shall be permitted if there is a practicable alternative to the proposed discharge which would have less adverse impact on the aquatic ecosystem, so long as the alternative does not have other significant adverse environmental consequences.” The guidelines define practicable alternatives as “(q) The term *practicable* means available and capable of being done after taking into consideration cost, existing technology, and logistics in light of overall project purposes.”

The guidelines outline further consideration of practicable alternatives: “(1) For the purpose of this requirement, practicable alternatives include, but are not limited to: (i) Activities which do not involve a discharge of dredged or fill material into the waters of the United States or ocean waters; (ii) Discharges of dredged or fill material at other locations in waters of the United States or ocean waters; (2) An alternative is practicable if it is available and capable of being done after taking into consideration cost, existing technology, and logistics in light of overall project purposes. If it is otherwise a practicable alternative, an area not presently owned by the applicant which could reasonably be obtained, utilized, expanded, or managed to fulfill the basic purpose of the proposed activity may be considered.”

Considering the guidelines above, a No Action Alternative, six alternative sites including the preferred site, four off-site alternatives, and two on-site configurations were evaluated. Mapping information for off-site alternatives is provided in Appendix D and on-site configuration alternatives are provided in Appendix E.

The following “Practicability/Reasonability Screening Selection Criteria” were applied to each alternative to confirm whether the particular alternative and/or on-site configuration was practicable.

6.1 Practicability/Reasonability Screening Selection Criteria: The following provides a summary of each key criterion.

- Capable of being done considering cost: Site development costs must be reasonable considering scope, scale, and type of project, total costs, funding source, etc.
- Capable of being done considering logistics: Specific logistics requirements were associated with geographic location, size, entitlements, utilities, proximate infrastructure, etc.
 - Geographic Location: The Savannah industrial real estate market includes Chatham, Bryan, Liberty, and Effingham Counties in Georgia and Jasper County, South Carolina. Within this market, there are nine submarkets. The project site is located within Bryan County which is located within the Interstate 16 West Submarket. A wide variety of factors impact how each of these submarkets operate and they all operate differently, particularly when considering alternative sites. For example, drayage rates can increase drastically as distance from the port increases. As of Q2 2021 (Q4 published rates will be higher with increase in operating cost (i.e., gas prices)), drayage rates within Savannah Submarkets ranged from \$130.00/container within the Port Corridor Submarket to \$210.00/container for sites within the Interstate 16 West or

Interstate 95 South Submarkets. Because every 500,000 square feet of warehouse has the potential to produce 24,000 container moves per year operating costs associated with drayage rates and operating costs dramatically increase or decrease depending on the submarket. For the reasons above, "Geographic Review Area" for this project was limited to the Interstate 16 West Submarket.

- Size: The proposed project includes construction of approximately 3,943,500 square feet of warehouse and logistic facility. Considering the building, parking, access roads, docking, stormwater management, etc., the minimum size property required for the project is 150 acres.
 - Utilities: With any development project, utility services or access to utility services (water, sewer, electrical, gas, phone, cable, etc.) are required. For this reason, location of existing utilities and cost associated with servicing the project site if those utilities were not already available was a consideration in the site screening criteria.
- Property can be reasonably obtained: The project site must be available or could be acquired specifically for development of an industrial park. Consideration was given to the timeline and potential speed to market required to meet the applicant's tenant needs.
 - Property can be reasonably expanded: The project site must be able to reasonably accommodate future expansion.
 - Property can be reasonably managed: The project site cannot contain restrictions precluding operation or management of the site for the intended use. Land use restrictions associated with current zoning are a major consideration in all industrial projects. Truck traffic, equipment operation, adjoining land use, buffers, etc. make the location of the project and the current zoning a critical component. Any alternative tract must be currently zoned industrial or could be reasonably re-zoned to accommodate the industrial use.
 - Property can meet the basic project purpose: The project site must meet the basic project purpose.
 - Property can meet the overall project purpose: The project site must meet the overall project purpose.

The following provides a summary of the alternative analysis and a description of each alternative evaluated as part of this permit application package.

6.2 No Action Alternative: A "no action" alternative must be considered, and complete avoidance of wetlands was the first alternative considered for this project. Due to the location of wetlands and proposed land use (industrial warehousing), it was determined that complete avoidance of wetland impacts was not feasible. Simply accessing the property requires impacts to wetland for installation of a roadway. In addition, unlike many development activities (i.e., residential, recreational, or light commercial), little flexibility in warehouse design is afforded. Industry standards which dictate building widths and lengths and access, parking and docking requirements associated with semi-trailer truck traffic greatly limit design flexibility. For these reasons, major modifications to the facility footprint beyond reduction in square footage to the minimum square feet are not feasible. The presence of wetlands is not unique to the project site and when considering the geographic location of our coastal region, impacts to these resources would be required regardless of site location. Because the "no- action" alternative and complete avoidance of impacts prohibits construction of the proposed industrial park, this alternative was determined to be unreasonable and not practicable. However, the proposed project focuses on impacting smaller wetland fingers and the edges of wetland systems to minimize disturbance to the larger contiguous areas and maintain wetland connectivity.

6.3 Applicant's Preferred Alternative: As described above, the project site totals 320.86 acres located south of Highway 80, north of Interstate 16 and east of Highway 280 in Bryan County. Habitats within the project area generally include intensively managed pine plantation, forested depressional wetland, and forested slope wetland. Review of aerial photography indicates this habitat was clear-cut, site prepped, bedded, and replanted between 2013 and 2015. Based on the NWI, the project site contains 45.1 acres wetlands or waters.

The project area is not located within the 100-year flood zone. Portions of this alternative are located within the 100-year flood zone. Review of aerial photographs, U.S. Geological Survey topographic maps, National Wetlands Inventory maps, the Natural Resource Conservation Service Soil Survey and the U.S. Fish and Wildlife Service's Information, Planning, and Conservation System (IPaC) indicates this site does not contain any threatened or endangered species or habitat required to support any listed species. The site does contain well drained soils which is often associated with gopher tortoise and eastern indigo snake. For this reason, the site could potentially support federally listed species. However, due to the intensive agricultural and timber production that has occurred within the tract and as confirmed by a pedestrian survey, no federally listed species are present within the tract, nor will a federally listed species be impacted by the proposed project. It should also be noted that USFWS historical records and continued reporting document the absences of the eastern indigo snake north of Interstate 16 within this area of Bryan County. Review of Georgia's Natural Archaeological and Historic Resources GIS (GNAHRGIS) indicates a historic site is located immediately adjacent to this alternative site. For this reason, development of this tract could potentially affect cultural or archaeological resources.

- This alternative is capable of being done considering total cost, funding source, etc.
- This alternative is capable of being done considering logistics for the following reasons.
 - This alternative is located within the geographic review area for the project.
 - This alternative is comprised of 320.86 acres of contiguous land which meets the minimum tract size requirement for construction of the proposed industrial space.
 - The site is currently accessed by Old Cuyler Road which is a 20' wide dirt road however, improvements to this road are part of a regional transportation plan and the future road will support the industrial truck traffic that would be generated by the proposed project. Utility services suitable to support the proposed project are not currently provided to the site; however, extension of utilities along Old Cuyler Road are scheduled as part the regional utility improvements.
- This alternative can be reasonably obtained. The site is currently owned by the applicant.
- This alternative can accommodate both the current and potential future expansion needs for the proposed facility due to the size of the site.
- This alternative can be reasonably managed and does not contain restrictions precluding operation or management of the site for the intended use. The site is not currently zoned for industrial use but can be rezoned due to the surrounding industrial land uses.
- This alternative meets the basic project purpose.
- This alternative meets the overall project purpose.

In summary, the preferred site meets all the site screening criteria and is therefore a practicable alternative.

6.4 Off-Site Alternative 1: This tract totals 536 acres located adjacent to and north of Highway 80 and east of Highway 280 within Bryan County. Aerial photography indicates most of the site was timbered/clear-cut in 2015-2016 and is naturally regenerating. Based on the NWI, this site contains 362.5 acres of wetlands or waters and 14,500 linear feet of tributary (Ogeechee River and Miles Branch). A majority of the tract is located within the 100-year flood zone. The NWI and USGS Topographic Survey indicate that the Ogeechee River is located on the northern and eastern boundary of the property and Miles Branch located on the western boundary. Review of aerial photographs, U.S. Geological Survey topographic maps, National Wetlands Inventory maps, the Natural Resource Conservation Service Soil Survey and the U.S. Fish and Wildlife Service's Information, Planning, and Conservation System (IPaC) indicates this site does not contain any threatened or endangered species or habitat required to support any listed species. The site does contain well drained soils which is often associated with gopher tortoise and eastern indigo snake. For this reason, the site could potentially support federally listed species. However, due to the intensive agricultural and timber production that has occurred within the tract and as confirmed by a pedestrian survey, no federally listed species are

present within the tract, nor will a federally listed species be impacted by the proposed project. It should also be noted that USFWS historical records and continued reporting document the absences of the eastern indigo snake north of Interstate 16 within this area of Bryan County. Review of Georgia's Natural Archaeological and Historic Resources GIS (GNAHRGIS) indicates a historic site is located immediately adjacent to this alternative site. For this reason, development of this tract could potentially affect cultural or archaeological resources.

- This alternative is capable of being done considering total cost, funding source, etc.
- This alternative is capable of being done considering logistics for the following reasons.
 - This alternative is located within the geographic review area for the project.
 - This alternative is comprised of 536 acres of contiguous land which meets the minimum tract size requirement for construction of the proposed industrial space.
 - The site is currently accessed by Highway 80 and this road currently supports the industrial truck traffic that would be generated by the proposed project. Utility services suitable to support the proposed project currently provided to the site.
- This alternative can be reasonably obtained.
- This alternative can accommodate both, current and potential future expansion needs for the proposed facility due to the size of the site.
- This alternative can be reasonably managed and does not contain restrictions precluding operation or management of the site for the intended use. The site is currently zoned for industrial use but due to the location and adjacent commercial and industrial use, it is assumed the property could be rezoned for industrial use.
- This alternative meets the basic project purpose.
- This alternative meets the overall project purpose.

In summary, Off-Site Alternative 1 meets all site screening criteria and is therefore a practicable alternative.

6.4 Off-Site Alternative 2: This tract totals 447 acres located adjacent to and east of Old Cuyler Road and south of Highway 280 within Bryan County. Aerial photography indicates the site has been managed for timber production and contains a variety of habitats including managed pine plantation of varying stand ages, naturally regenerating mixed pine/hardwood upland, and hardwood dominated slope wetlands. Portions of the site were clear-cut in 1999 and again in 2015. Based on the NWI, this site contains 169.1 acres of wetlands or waters and 2,800 linear feet of tributary (Ogeechee River and Miles Branch). A majority of the tract is located within the 100-year flood zone. Review of aerial photographs, U.S. Geological Survey topographic maps, National Wetlands Inventory maps, the Natural Resource Conservation Service Soil Survey and the U.S. Fish and Wildlife Service's Information, Planning, and Conservation System (IPaC) indicates this site does not contain any threatened or endangered species or habitat required to support any listed species. The site does contain well drained soils which is often associated with gopher tortoise and eastern indigo snake. For this reason, the site could potentially support federally listed species. However, due to the intensive agricultural and timber production that has occurred within the tract and as confirmed by a pedestrian survey, no federally listed species are present within the tract, nor will a federally listed species be impacted by the proposed project. It should also be noted that USFWS historical records and continued reporting document the absences of the eastern indigo snake north of Interstate 16 within this area of Bryan County. Review of Georgia's Natural Archaeological and Historic Resources GIS (GNAHRGIS) indicates a historic site is located immediately adjacent to this alternative site. For this reason, development of this tract could potentially affect cultural or archaeological resources.

- This alternative is capable of being done considering total cost, funding source, etc.
- This alternative is capable of being done considering logistics for the following reasons.
 - This alternative is located within the geographic review area for the project.

- This alternative is comprised of 447 acres of contiguous land which meets the minimum tract size requirement for construction of the proposed industrial space.
- The site is currently accessed by Old Cuyler Road which is a 20' wide dirt road however, improvements to this road are part of a regional transportation plan and the future road will support the industrial truck traffic that would be generated by the proposed project. Utility services suitable to support the proposed project are not currently provided to the site; however, extension of utilities along Old Cuyler Road are scheduled as part the regional utility improvements.
- This alternative can be reasonably obtained. The site is currently owned by the applicant.
- This alternative can accommodate both the current and potential future expansion needs for the proposed facility due to the size of the site.
- This alternative can be reasonably managed and does not contain restrictions precluding operation or management of the site for the intended use. The site is not currently zoned for industrial use but due to the location and surrounding industrial development, it is assumed the property could be rezoned for the intended industrial use.
- This alternative meets the basic project purpose.
- This alternative meets the overall project purpose.

In summary, Off-Site Alternative 2 meets all site screening criteria and is therefore a practicable alternative.

6.6 Off-Site Alternative 3: This tract totals 445 acres located north of Highway 80 and adjacent to and east of Eldora Road within Bryan County. Review of aerial photography indicates the site has been managed for agriculture and timber production. The site contains several fields, managed pine plantation and Ogeechee River swamp. Based on aerial imagery timber within the site, including the river swamp was cut in 2006 and has been allowed to naturally regenerate. Based on the NWI, this alternative contains 225.82 acres of wetland and 2,800 linear feet of tributary (Ogeechee River). Portions of the site are located within the 100-year flood zone. Review of aerial photographs, U.S. Geological Survey topographic maps, National Wetlands Inventory maps, the Natural Resource Conservation Service Soil Survey and the U.S. Fish and Wildlife Service's Information, Planning, and Conservation System (IPaC) indicates this site does not contain any threatened or endangered species or habitat required to support any listed species. The site does contain well drained soils which is often associated with gopher tortoise and eastern indigo snake. For this reason, the site could potentially support federally listed species. However, due to the intensive agricultural and timber production that has occurred within the tract and as confirmed by a pedestrian survey, no federally listed species are present within the tract, nor will a federally listed species be impacted by the proposed project. It should also be noted that USFWS historical records and continued reporting document the absences of the eastern indigo snake north of Interstate 16 within this area of Bryan County. Review of Georgia's Natural Archaeological and Historic Resources GIS (GNAHRGIS) indicates a historic site is located immediately adjacent to this alternative site. For this reason, development of this tract could potentially affect cultural or archaeological resources.

- This alternative is capable of being done considering total cost, funding source, etc.
- This alternative is not capable of being done considering logistics for several of the following reasons.
 - This alternative is located within the geographic review area for the project.
 - This alternative totals 445 acres of contiguous land which meets the minimum tract size requirement for construction of the proposed industrial space.
 - The site is currently accessed by Eldora Road which is a two-lane, county-maintained road. Bryan County will not approve development of industrial sites along Eldora Road in an effort to limit the increase in industrial truck traffic and avoid conflict with the existing residential development. Utility services suitable to support the proposed project are not currently provided to the site. Extension of all utilities including water,

sewer, communications, electric, etc. would be required. However, it is possible that utility extension could occur from Highway 80 south of the site.

- This alternative can be reasonably obtained. The owner of the property has been contacted and would be a willing seller.
- Due to the access issue, this alternative cannot accommodate both the current and potential future expansion needs for the proposed facility due to the size of the site.
- This alternative cannot be reasonably managed and does contain restrictions precluding operation or management of the site for the intended use. The property is not currently zoned industrial and as noted above this property cannot be rezoned for the proposed industrial use. Due to the existing residential corridor along Eldora Road, the County has indicated that rezoning properties requiring sole access along Eldora is not feasible.
- This alternative does not meet the basic project purpose.
- This alternative does not meet the overall project purpose.

In summary, Off-Site Alternative 3 does not meet all site screening criteria and is not a practicable alternative.

6.7 Off-Site Alternative 4: This tract totals approximately 379 acres located adjacent to and south of Interstate 16 and east of Cuyler Road within Bryan County. Review of aerial photography indicates the site has been managed for timber production and consists of managed pine and natural hardwood wetland associated with the Ogeechee River. It appears timber harvesting has occurred within the property since 2015 and the site has been allowed to naturally regenerate. Based on the NWI, this alternative contains 145.94 acres of wetland and 4,525 linear feet of tributary (Ogeechee River). Portions of the site are located within the 100-year flood zone. Review of aerial photographs, U.S. Geological Survey topographic maps, National Wetlands Inventory maps, the Natural Resource Conservation Service Soil Survey and the U.S. Fish and Wildlife Service's Information, Planning, and Conservation System (IPaC) indicates this site does not contain any threatened or endangered species or habitat required to support any listed species. The site does contain well drained soils which is often associated with gopher tortoise and eastern indigo snake. For this reason, the site could potentially support federally listed species. However, due to the intensive agricultural and timber production that has occurred within the tract and as confirmed by a pedestrian survey, no federally listed species are present within the tract, nor will a federally listed species be impacted by the proposed project. It should also be noted that USFWS historical records and continued reporting document the absences of the eastern indigo snake north of Interstate 16 within this area of Bryan County. Review of Georgia's Natural Archaeological and Historic Resources GIS (GNAHRGIS) indicates a historic site is located immediately adjacent to this alternative site. For this reason, development of this tract could potentially affect cultural or archaeological resources.

- This alternative is capable of being done considering total cost, funding source, etc.
- This alternative is not capable of being done considering logistics for several of the following reasons.
 - This alternative is located within the geographic review area for the project.
 - This alternative totals 379 acres of contiguous land which meets the minimum tract size requirement for construction of the proposed industrial space.
 - The site is currently accessed by single land dirt road that is not suitable to support industrial truck traffic. In addition, access to the property requires crossing an existing railroad. Access improvements required to support industrial truck traffic are not feasible at this time. Utility services are not currently provided to the site. Extension of all utilities including water, sewer, communications, electric, etc. would be required.
- This alternative can be reasonably obtained. This tract could be purchased from the existing property owner.
- Due to limitations associated with site access, this alternative cannot accommodate both the current and potential future expansion needs for the proposed facility due to the size of the site.

- This alternative cannot be reasonably managed and does contain restrictions precluding operation or management of the site for the intended use. Although rezoning of the property could occur because of the adjacent industrial zoning, access required to operate and manage an industrial park is not afforded and could not be constructed because of the existing railroad.
- This alternative does not meet the basic project purpose.
- This alternative does not meet the overall project purpose.

In summary, Off-Site Alternative 4 does not meet all site screening criteria and is not a practicable alternative.

6.8 Summary of Practicability: Based on the review above, the applicants preferred alternative, Off-Site Alternatives 1 and Off-Site Alternative 2 were determined to be practicable. Table 1. provides a summary of practicability.

Table 1. Summary Table for Practicability and Reasonableness Screening Selection Criteria

Practicability/ Reasonability Screening Selection Criteria	Applicants Preferred Alt	Off-Site Alt 1	Off-Site Alt 2	Off-Site Alt 3	Off-Site Alt 4	On-Site Alt 1	No Action
Capable of being done considering cost	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Capable of being done considering logistics	Yes	Yes	Yes	No	No	Yes	No
Property can be reasonably obtained	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Property can be reasonably expanded	Yes	Yes	Yes	No	No	Yes	No
Property can be reasonably managed	Yes	Yes	Yes	No	No	Yes	No
Meets basic project purpose	Yes	Yes	Yes	No	No	Yes	No
Meets overall project purpose	Yes	Yes	Yes	No	No	Yes	No
Practicable (Y or N)	Yes	Yes	Yes	No	Yes	Yes	No

6.9 Review of Practicable Alternatives: Following a determination of practicable alternatives using the "Practicability/Reasonability Screening Selection Criteria", the applicant completed an analysis of practicable alternatives to identify the least environmentally damaging practicable alternative pursuant to 40 CFR 230.7(b)(1). The purpose of the below analysis is to ensure that "no discharge of dredged or fill material shall be permitted if there is a practicable alternative to the proposed discharge which would have less adverse impact on the aquatic ecosystem". The applicant evaluated potential environmental impacts that would result from construction of the proposed facility. This evaluation was completed by considering environmental factors which could impact development of the site. The environmental factors included:

- Stream Impacts (quantitative). The estimated linear footage of potential stream impact was evaluated for each practicable alternative.
- Stream Impacts (qualitative). The functional value of potential stream impact areas was evaluated for each practicable alternative. A low, moderate, or high value was assigned using the Savannah District's Standard Operating Procedure (SOP) For Compensatory Mitigation (Version 2.0).
- Wetland Impacts (quantitative). The estimated acreage of potential wetland impact was evaluated for each practicable alternative.

- Wetland Function (qualitative). The functional value of potential wetland impact areas was evaluated for each practicable alternative. Savannah District's Standard Operating Procedure (SOP) For Compensatory Mitigation (Version 2.0) Non-Riverine Wetland Qualitative Stream Assessment Worksheet.
- Impacts to Other Waters (quantitative). The acreage of open water impact for each site was considered during review of each practicable alternative.
- Other Waters Functions (qualitative). The functional value of any open water impact areas was evaluated for each practicable alternative. A low, moderate, or high value was assigned based on habitat type and condition. Examples of high value would be lakes, impoundments, and/or features occurring naturally. Examples of low value would be man-made features which have not naturalized and provide little to no biological support (i.e., borrow pit).
- Federally Listed Threatened or Endangered Species. A preliminary assessment of each practicable alternative was conducted to determine the potential occurrence of animal and plants species (or their preferred habitats) currently listed as threatened or endangered by state and federal regulations [Federal Endangered Species Act of 1973 (16 USC 1531-1543)]. The U.S. Fish and Wildlife Service (USFWS) Information, Planning, and Conservation System (IPaC) database at <http://ecos.fws.gov/ipac/> database was reviewed to determine plant and animal species as endangered or threatened for each alternative.
- Cultural Resources. A preliminary assessment of cultural resources was conducted for each site by reviewing available Georgia's Natural, Archaeological and Historic Resources GIS (GNAHRGIS) database. Potential impacts to sites listed or eligible for listing on the National Register of Historic Places was noted for each alternative.
- Flood Plain Impacts. The estimated acreage of flood plain impact was evaluated for each practicable alternative. Flood plain mitigation is required by the local municipality (every cubic yard of fill within the 100-year flood plain requires a cy of flood plain creation within the site).

Considering the assessment criteria above, the applicant evaluated three alternatives including the applicant's preferred alternative. The following provides a summary of each practicable alternative and associated environmental impacts.

6.9.1 Proposed Action or Applicant's Preferred Alternative/On-site Configuration:

- Stream Impacts (quantitative). Not applicable.
- Stream Impacts (qualitative). Not applicable.
- Wetland Impacts (quantitative). Based on the NWI, approximately 13.4 acres of wetland would be impacted by the proposed project. The aquatic resources delineation that has been completed within the project area indicates 12.44 acres of wetland impact be required for this on-site configuration.
- Wetland Function (qualitative). An evaluation of each wetland and each specific impact was completed using the Savannah District's Standard Operating Procedure (SOP) For Compensatory Mitigation (Version 2.0) Non-Riverine Wetland Qualitative Stream Assessment Worksheet. Based on this assessment and by assessing the four functions (water storage, biogeochemical cycling, wetland community characteristic, and faunal habitat), the qualitative functional capacity score for all wetlands was determined to be moderate.
- Impacts to Other Waters (quantitative). No other waters are identified on the NWI nor the U.S. Geological Topographic Survey within the project area.
- Other Waters Functions (qualitative). Not applicable.
- Federally Listed Threatened or Endangered Species. Based on review of the U.S. Fish and Wildlife Information for Planning and Consultation (IPaC), no impacts to federally listed species are known to occur within this site.
- Cultural Resources. Upon review of GNAHRGIS, the property does not contain any cultural or archaeological sites. Brockington & Associates has been retained to complete a Phase I cultural and

archeological resources assessment. A draft report will be prepared and submitted to the USACE and GADNR-HPD for review.

- Floodplain Impacts. Based on review of available FEMA maps, 66.4 acres of floodplain would be impacted by the proposed project.

6.9.2 Off-Site Alternative 1:

- Stream Impacts (quantitative). Not applicable.
- Stream Impacts (qualitative). Not applicable.
- Wetland Impacts (quantitative). Based on the NWI, 143.9 acres of wetland would be impacted by the proposed project.
- Wetland Function (qualitative). An evaluation of each wetland and each specific impact was completed using the Savannah District's Standard Operating Procedure (SOP) For Compensatory Mitigation (Version 2.0) Non-Riverine Wetland Qualitative Stream Assessment Worksheet. Based on this assessment and by assessing the four functions (water storage, biogeochemical cycling, wetland community characteristic, and faunal habitat), the qualitative functional capacity score for all wetlands was determined to be moderate.
- Impacts to Other Waters (quantitative). No other waters are identified on the NWI nor the U.S. Geological Topographic Survey within the project area.
- Other Waters Functions (qualitative). Not applicable.
- Federally Listed Threatened or Endangered Species. Based on review of the U.S. Fish and Wildlife Information for Planning and Consultation (IPaC), no impacts to federally listed species are known to occur within this site.
- Cultural Resources. Upon review of GNAHRGIS, the property does not contain any cultural or archaeological sites.
- Floodplain Impacts. Based on review of available FEMA maps, floodplain would be impacted by the proposed project.

6.9.3 Off-Site Alternative 2:

- Stream Impacts (quantitative). Not applicable.
- Stream Impacts (qualitative). Not applicable.
- Wetland Impacts (quantitative). Based on the NWI, 58.3 acres of wetland would be impacted by the proposed project.
- Wetland Function (qualitative). An evaluation of each wetland and each specific impact was completed using the Savannah District's Standard Operating Procedure (SOP) For Compensatory Mitigation (Version 2.0) Non-Riverine Wetland Qualitative Stream Assessment Worksheet. Based on this assessment and by assessing the four functions (water storage, biogeochemical cycling, wetland community characteristic, and faunal habitat), the qualitative functional capacity score for all wetlands was determined to be moderate.
- Impacts to Other Waters (quantitative). No other waters are identified on the NWI nor the U.S. Geological Topographic Survey within the project area.
- Other Waters Functions (qualitative). Not applicable.
- Federally Listed Threatened or Endangered Species. Based on review of the U.S. Fish and Wildlife Information for Planning and Consultation (IPaC), no impacts to federally listed species are known to occur within this site.
- Cultural Resources. Upon review of GNAHRGIS, the property does not contain any cultural or archaeological sites.
- Floodplain Impacts. Based on review of available FEMA maps, floodplain would be impacted by the proposed project.

6.9.4 On-Site Configuration 1:

- Stream Impacts (quantitative). Not applicable.
- Stream Impacts (qualitative). Not applicable.
- Wetland Impacts (quantitative). The aquatic resources delineation that has been completed within the project area indicates 16.9 acres of wetland impact be required for this on-site configuration.
- Wetland Function (qualitative). An evaluation of each wetland and each specific impact was completed using the Savannah District's Standard Operating Procedure (SOP) For Compensatory Mitigation (Version 2.0) Non-Riverine Wetland Qualitative Stream Assessment Worksheet. Based on this assessment and by assessing the four functions (water storage, biogeochemical cycling, wetland community characteristic, and faunal habitat), the qualitative functional capacity score for all wetlands was determined to be moderate.
- Impacts to Other Waters (quantitative). No other waters are identified on the NWI nor the U.S. Geological Topographic Survey within the project area.
- Other Waters Functions (qualitative). Not applicable.
- Federally Listed Threatened or Endangered Species. Based on review of the U.S. Fish and Wildlife Information for Planning and Consultation (IPaC), no impacts to federally listed species are known to occur within this site.
- Cultural Resources. Upon review of GNAHRGIS, the property does not contain any cultural or archaeological sites.
- Floodplain Impacts. Based on review of available FEMA maps, floodplain would be impacted by the proposed project.

6.10 Summary of Practicable Alternatives Analysis: When comparing the practicable alternatives, the Applicant's Preferred Alternative requires less wetland, open water, and floodplain impacts. When considering environmental impacts, the Applicant's Preferred Alternative represents the least environmentally damaging. Table 2 provides a summary of the practicable alternatives and the values for each factor.

Table 2. Summary of Least Environmentally Damaging Practicable Alternative Assessment

FACTORS				
Environmental Factors	Preferred Alternative & Configuration	Off-Site Alternative 1	Off-Site Alternative 2	On-Site Alternative 1
Stream Impacts (Linear Feet)	None	None	None	None
Functional Value of Impacted Stream	N/A	N/A	N/A	N/A
Wetland Impacts (Acres) NWI/Delineation	13.4 / 12.44	N/A / 143.9	N/A / 58.3	N/A / 16.9
Functional Value of Impacted Wetland	Moderate	Moderate	Moderate	Moderate
Impacts to Other Waters (Acres) NWI/Delineation	None	None	None	None
Functional Value of Impacted Other Waters	N/A	N/A	N/A	N/A
Federal Endangered Species Impact	Not Likely	Not Likely	Not Likely	Not Likely
Cultural Resources Impact	Not Likely	Not Likely	Not Likely	Not Likely
Stream Buffer Impact	No	No	No	No
Floodplain Impact (Acres)	No	Yes	Yes	No
LEDPA	Yes	No	No	No

In summary, the applicant and design team considered a variety of alternatives which would avoid and minimize impacts to wetlands to the greatest extent practicable while satisfying the overall project purpose. Through a comprehensive analysis of both off-site alternatives and on-site configurations, the applicant has been able to reduce the overall environmental impacts and demonstrate that the proposed site and design is the least environmentally damaging practicable alternative. Specific to the on-site configurations, the applicant reduced the overall aquatic resource impacts by 4.46 acres through the proposed design and facility layout and the 315,000 square foot reduction in building size and footprint.

7.0 THREATENED AND ENDANGERED SPECIES:

RLC completed a threatened and endangered species assessment within the project site. Prior to conducting the field survey, RLC reviewed available state and federal records to determine if any listed species were known to occur within and/or in the general vicinity of the project area. Available resources such as aerial photographs, U.S. Geological Survey topographic maps, National Wetlands Inventory maps, and the Natural Resource Conservation Service Soil Survey were examined to complete a preliminary determination of existing habitats prior to the field visit. A review of the U.S. Fish and Wildlife Service's Information, Planning, and Conservation System was also conducted to identify species that are known to occur within Bryan County, Georgia (Table 3.). Following review of available information, RLC conducted a pedestrian survey of the project site to determine the available habitats on site and the potential occurrence for listed species. Pedestrian surveys were conducted in November 2021.

U.S. Fish and Wildlife Service's Information, Planning, and Conservation System indicates the following species have the potential to occur within the project site.

- Pondberry (*Lindera melissifolia*)
- Red-Cockaded Woodpecker (*Picoides borealis*)
- Wood Stork (*Mycteria americana*)
- Eastern Indigo Snake (*Drymarchon corais couperi*)
- Flatwoods Salamander (*Ambystoma cingulatum*)
- Eastern black rail (*Laterallus jamaicensis* ssp.)

The following text briefly discusses each listed species and potential for the species to reside within the subject site.

Wood Stork: The wood stork was listed endangered by the USFWS on 28 February 1984 (Federal Register 49 (4):7332-7335). It is listed as endangered under both its state and federal status. Wood storks use freshwater and estuarine wetlands as feeding, nesting, and roosting sites, and annual population fluctuations are closely related to the year-to-year differences in the quality and quantity of suitable habitat. The overall decline in wood stork numbers is attributed to the loss or degradation of essential wetland habitat primarily in southern Florida. The adult is a large bird 33-45 inches tall and 58-71 inches in wingspan. Males typically weigh 5.5-7.3 lbs; females weigh 4.4-6.2 lbs. They appear all white on the ground, with blackish-gray legs and pink feet. In flight, the trailing edge of the wings is black. The head is dark brown with a bald, black face, and the thick down curved bill is dusky yellow. Juvenile birds are a duller version of the adult, generally browner on the neck, and with a paler bill. They nest colonially with up to twenty-five nests in one tree. Breeding once a year, a female lays 3-5 eggs in the typical clutch. The eggs are incubated 27-32 days by both sexes.

Although the project site contains freshwater wetland systems which could provide limited wood stork feeding habitat, neither this species nor nesting habitat was observed. Therefore, the project may affect but is not likely to adversely affect this species.

Eastern Indigo Snake: The Eastern indigo snake is a large nonpoisonous, stout bodied snake averaging six to seven feet in length. Its federal status is listed as Not Applicable, and its state status is listed as threatened. The snake is smooth scaled and uniform glossy blue-black throughout its body except for some reddish orange or cream color suffusion on its throat, cheeks and chin. This coloration varies with some individuals having distinct coloration and others with no coloration. In the extreme southern reaches of its range (South Florida), the snake is less restricted and inhabits flatwoods, tropical hammocks, dry glades and moist bogs. In this region of its range, overwintering sites include tree stumps and other underground dens. In the northern portion of its range, including south Alabama, the indigo snake requires deep sand ridges and is often associated with the gopher tortoise. The indigo snake is dependent upon the deep burrows dug by the gopher tortoise and uses them as a refuge from the extreme hot and cold temperatures. This restricted habitat is even more isolated by the snakes' preference for the interspersed wet lowlands and cypress ponds.

A portion of the project site does contain Lakeland soil which is associated with gopher tortoise and indigo snake habitat; however, the site has been intensively managed for pine timber production and silvicultural management has included clearing, bedding, planting, fire suppression, etc. These management activities have created a dense pine plantation. RLC completed a pedestrian survey within the site and no gopher tortoise burrows were observed. For this reason, the proposed project is not likely to adversely affect the eastern indigo snake.

Frosted Flatwoods Salamander: The flatwoods salamander is a small (9-13.5 cm total length), elongate species of mole salamander. It is listed as threatened under both its state and federal status. It has a small, indistinct head, short legs, and a long, rounded tail. Typical coloration consists of a background of brownish black to purplish black overlaid with narrow gray or silvery white reticulations (net-like markings), bands, or diffuse spotting. The gilled aquatic larvae are distinctly colored, having a series of bold brown and yellow longitudinal stripes. The range of the flatwood salamander is confined to the southeastern coastal plain of the United States. It inhabits seasonally wet pine flatwoods and savannas. They breed within isolated, depressional wetlands within the wiregrass dominated pine plantations. Their habitat destruction is a result of agricultural and silvicultural practices, fire suppression and development.

The project site does contain depressional wetland habitat; however, this site has been intensively managed for silvicultural purposes and the areas have been impacted by ditching, draining, and fire suppression. According to USFWS, the nearest documented occurrence of this species was approximately 5 miles to the southeast (south of Interstate 16), presumably on Fort Stewart. In addition, USFWS concurrence has been obtained regarding the absence of this species within the surrounding tracts and specifically within this area of Bryan County north of Interstate 16. Due to the location of the project and no known occurrence of this species within the vicinity of the project, the proposed project will have no effect on this species.

Pondberry (*Lindera melissifolia*): Pondberry or pond spicebush, is a stoloniferous, deciduous, aromatic shrub in the laurel family. This federally listed endangered species is native to the southeastern United States, and its demise is associated with habitat loss from extensive drainage of wetlands for agriculture and forestry. Pondberry occurs in dense thickets with erect or ascending shoots up to 2 m tall and few branches; stems are connected underground by stolons. Pondberry occurs in shallow depression ponds in wetland habitats with hydric soils, along margins of cypress ponds, and in seasonally wet, low areas among bottomland hardwoods. At present there are some 36 populations in Alabama, Arkansas, Georgia, Mississippi, Missouri, North Carolina, and South Carolina. Many of the existing colonies of pondberry are small and occupy only a portion of the apparently suitable habitat.

Based on review of the project site and the results of the pedestrian survey, no individual or populations of Pondberry was observed within the project site. For this reason, the project is not likely to adversely

affect this species.

Eastern Black Rail (*Laterallus jamaicensis* ssp. *Jamaicensis*): The Eastern black rail is a small bird living in salt and freshwater marshes in portions of the United States, Central America, and South America. Males and females are similar in size and adults are generally pale to blackish-gray, with a small blackish bill and bright red eyes. Eastern black rail habitat can be tidally or non-tidally influenced, and range in salinity from salt to brackish to fresh. Tidal height and volume vary greatly between the Atlantic and Gulf coasts and therefore contribute to differences in salt marsh cover plants in the bird's habitat. Diet includes Insects, snails, seeds, etc. Loss of habitat is the main threat to this species however where habitat is projected numbers are likely stable.

The project site does not contain freshwater marshes nor tidal marshes. Neither this species nor habitat required to support this species is present within the project site.

Table 3. Protected Species of Bryan County

Type	#	Common Name	Scientific Name	Status		Habitat Present	Species Present
				Federal	State		
Mammals	1	West Indian Manatee	<i>Trichechus Manatus</i>	T	E	No	No
Birds	2	Piping Plover	<i>Charadrius melodus</i>	T	T	No	No
	3	Red Knot	<i>Calidris canutus rufa</i>	T	T	No	No
	4	Red-cockaded Woodpecker	<i>Picoides borealis</i>	E	E	No	No
	5	Eastern Black Rail	<i>Laterallus jamaicensis</i> ssp.	E	E	No	No
	6	Wood Stork	<i>Mycteria americana</i>	T	E	Yes	No
Reptiles	7	Eastern Indigo Snake	<i>Drymarchon corais couperi</i>	T	T	No	No
	8	Gopher Tortoise	<i>Gopherus polyphemus</i>	C	T	Yes	No
	9	Green Sea Turtle	<i>Chelonia mydas</i>	T	T	No	No
	10	Hawksbill Sea Turtle	<i>Eretmochelys imbricata</i>	E	E	No	No
	11	Kemp's Ridley Sea Turtle	<i>Lepidochelys kempii</i>	E	E	No	No
	12	Leatherback Sea Turtle	<i>Dermochelys coriacea</i>	E	E	No	No
	13	Loggerhead Sea Turtle	<i>Caretta caretta</i>	T	E	No	No
Amphibians	14	Frosted Flatwoods Salamander	<i>Ambystoma cingulatum</i>	T	T	No	No
Fish	15	Atlantic Sturgeon	<i>Acipenser oxyrinchus oxyrinchus</i>	E	E	No	No
	16	Shortnose Sturgeon	<i>Acipenser brevirostrum</i>	E	E	No	No
Sources include the USFWS and GA-DNR websites.							
E-Endangered, T-Threatened, PT- Proposed Threatened, None- No Federal Status, U-Unusual, C-Candidate							

As noted above, habitats within the project area consist of agricultural field, managed pine plantation and recently timbered wetland and upland. At no time during the survey was a listed species or critical habitat associated with a listed species observed. The site does contain soils which are identified as moderate Gopher Tortoise soils; however, all areas are either actively farmed or intensively managed for timber production and no Gopher Tortoise

nor burrows were observed. In addition, this site, like every site in the Coastal Plain of Georgia, contains wetland areas which could provide marginal feeding habitat for Wood Stork, however, no critical nesting nor feeding habitat associated with this species was observed. Based on observations during the site visit, existing habitats documented within the site, absence of listed species, and geographic location of the project, no adverse impacts to protected species will occur in association with the proposed project.

8.0 CULTURAL RESOURCES:

Upon review of GNAHRGIS, the property does not contain any cultural or archaeological sites. Brockington & Associates has been retained to complete a Phase I cultural and archeological resources assessment. A draft report submitted to the USACE and GADNR-HPD for review.

9.0 STORMWATER MANAGEMENT:

A preliminary stormwater management plan has been designed by Thomas & Hutton (consulting engineer). Although this plan has not yet been finalized, the preliminary plan includes construction of stormwater ponds designed to accommodate the stormwater volume associated with development of the site. The final plan will meet any and all stormwater management requirements of the local authorities.

10.0 COMPENSATORY MITIGATION:

The proposed project requires 12.44 acres of aquatic resource impacts. As documented in the attached mitigation credit calculations, the project will require 70.96 wetland mitigation credits to off-set aquatic resource impacts. As compensatory mitigation, the applicant is proposing to purchase available mitigation credits from approved mitigation banks that service the Lower Ogeechee watershed (HUC 03060202). If mitigation bank credits are not available, the applicant will purchase credits from the approved in lieu fee program.

11.0 CONCLUSION:

In summary Haiseal Timber, Inc. is proposing the development of Haiseal Industrial Park north of Interstate 16, south of Highway 80, east of Highway 280 and adjacent to and east of Old Cuyler Road within Bryan County, Georgia. The proposed project generally includes construction of site access, parking, buildings and stormwater management facilities. The proposed site plan includes site access from Old Cuyler Road. Six buildings will be constructed ranging from 315,000 square feet to 1,282,500 square feet and totaling 3,943,500 square feet. Truck parking and employee parking are provided on each side of the buildings. Seven ponds required to satisfy the stormwater management needs of the site are positioned at various locations throughout the property. The industrial warehousing complex will serve the Port of Savannah and the Interstate 16 West Submarket. As compensatory mitigation for the 12.44 acres of aquatic resource impact, the applicant is proposing to purchase 70.96 mitigation credits from approved mitigation banks that service the Lower Ogeechee watershed (HUC 03060202). If mitigation bank credits are not available, the applicant will purchase credits from the approved in lieu fee program. The proposed project is the result of numerous development plan reviews during which the applicant was able to further avoid and minimize wetland impacts. All development activities will be conducted using best management practices to prevent secondary impacts to remaining wetland areas.



RESOURCE+LAND
CONSULTANTS

APPENDIX A: CESAS Form 19

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.
Haiseal Timber, Inc.
Attn: Mr. Harald Versteegh
125 N.Franklin St.
Dublin, GA 31021
h.versteegh@telia.com

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

Lat. 32.163061° Long. -81.423485°

<u>Bryan</u>		
County	Military District	In City or Town
<u>Blitchton</u>		
Near City or Town	Subdivision	Lot No.
<u>Georgia</u>		
Lot Size	Approximate Elevation of Lot	State
<u>Ogeechee River</u>		
Name of Waterway	Name of Nearest Creek, River, Sound, Bay or Hammock	

6. Name, address, and title of applicant's authorized agent for permit application coordination.
Resource & Land Consultants Attn: Alton Brown, Jr.
41 Park of Commerce Drive, Suite 101 (912) 443-5896
Savannah, Georgia 31405

Statement of Authorization: I Hereby designate and authorize the above named person to act in my behalf as my agent in the processing of this permit application and to furnish, upon request, supplemental information in support of this application.

Dr. V. V. V.

Signature of Applicant

25th MAY 2022

Date _____

7. Describe the proposed activity, its purpose and intended use, including a description of the type of structures, if any to be erected on fills, piles, or float-supported platforms, and the type, composition and quantity of materials to be discharged or dumped and means of conveyance. If more space is needed, use remarks section on page 4 or add a supplemental sheet. (See Part III of the Guide for additional information required for certain activities.)

See Attached Project Description

8. Proposed use: Private _____ Public _____ Commercial X Other _____

9. Names and addresses of adjoining property owners whose property also adjoins the waterway.
See attached

10. Date activity is proposed to commence. Upon receipt of authorization to proceed.
Date activity is expected to be completed. Within 10 years of authorization to proceed.

11. Is any portion of the activity for which authorization is sought now complete Y X N
- A. If answer is "Yes", give reasons in the remarks in the remarks section.
Indicate the existing work on the drawings.
- B. If the fill or work is existing, indicate date of commencement and completion.
- C. If not completed, indicate percentage completed.

12. List of approvals or certifications required by other Federal, State or local agencies for any structures, construction discharges, deposits or other activities described in this application. Please show zoning approval or status of zoning for this project.

<u>Issuing Agency</u>	<u>Type Approval</u>	<u>Identification No.</u>	<u>Date/Application</u>	<u>Date/Approval</u>
GADNR-EPD	401 Certification		Concurrent	Under Review

13. Has any agency denied approval for the activity described herein or for any activity directly related to the activity described herein? Yes ☒ NO (If "yes", explain).

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 an master planned 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.



25th MAY 2022

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.

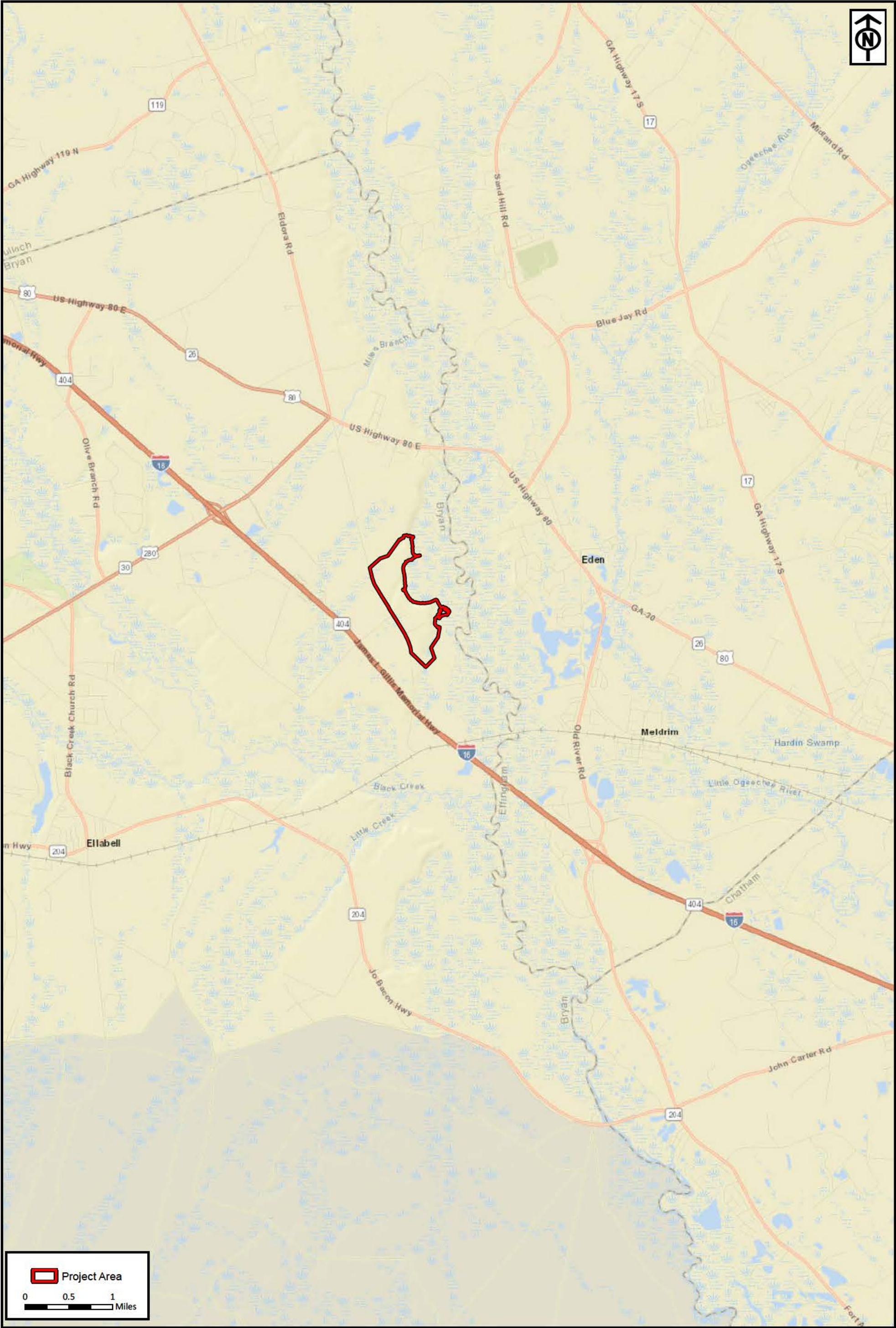
SUPPORTING REMARKS:

See Attached.



RESOURCE+LAND
CONSULTANTS

APPENDIX B: Figures/Site Maps



Project Area

00.51

Miles

RLC Project No.:	20-126.1
Figure No.:	1
Prepared By:	JP
Sketch Date:	5/23/2022
Map Scale :	1 inch = 1 miles

Preferred Alternative

Bryan County, Georgia

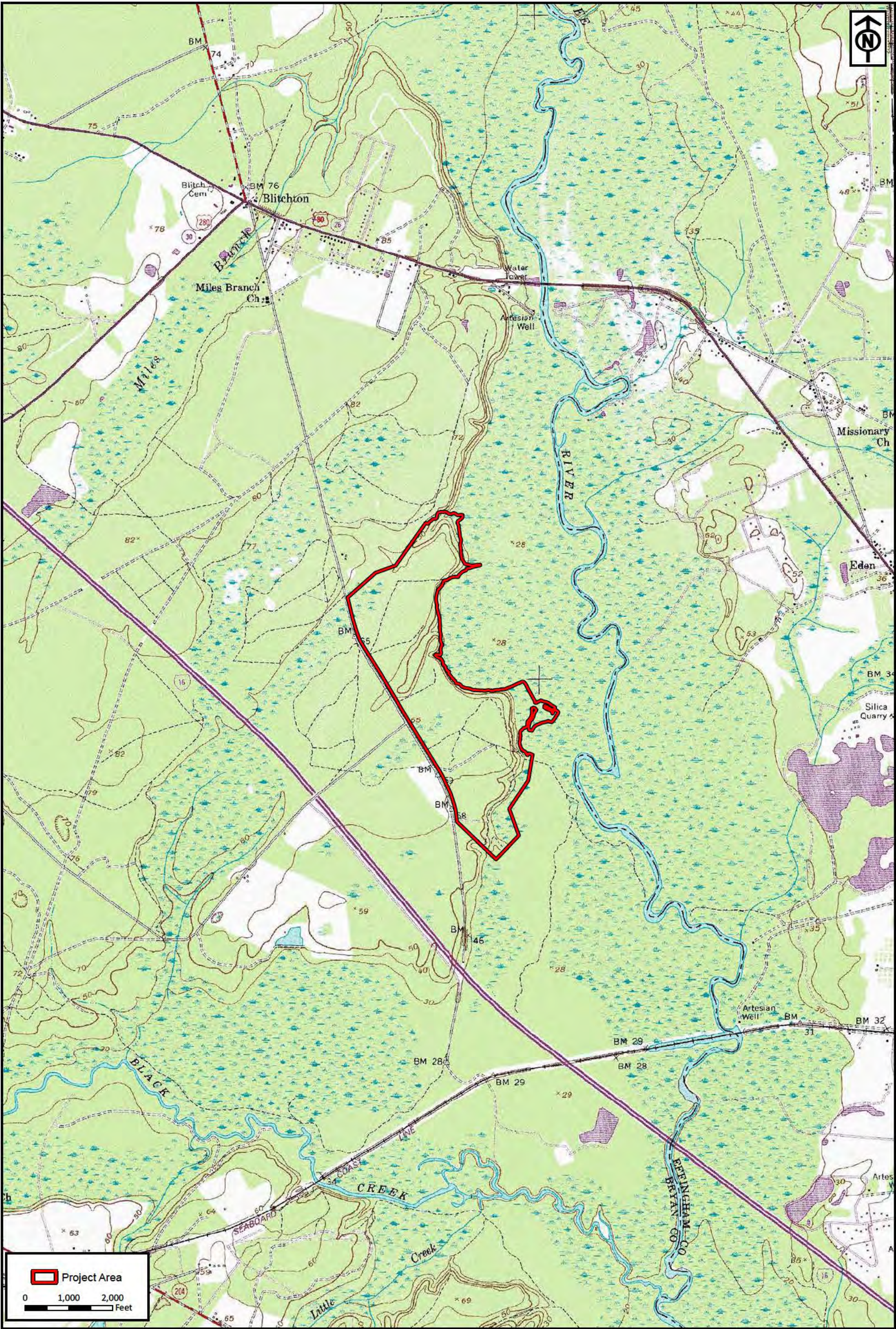
Project Location Map

Prepared For: Haiseal Timber Inc

RLC

RESOURCE+LAND
CONSULTANTS

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



RLC Project No.: 20-126.1
Figure No.: 2
Prepared By: JP
Sketch Date: 5/23/2022
Map Scale: 1 inch = 2,000 feet

Preferred Alternative
Bryan County, Georgia

USGS Topographic Map
Prepared For: Haiseal Timber Inc

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



RLC Project No.:	20-126.1
Figure No.:	3
Prepared By:	JP
Sketch Date:	5/23/2022
Map Scale :	1 inch = 1,000 feet


Preferred Alternative
Bryan County, Georgia

NRCS Soil Map
Prepared For: Haiseal Timber Inc

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Savannah, GA 31405
tel 912.443.5896 fax 912.443.5898



 Project Area

0 500 1,000
Feet

RLC Project No.:	20-126.1
Figure No.:	5
Prepared By:	JP
Sketch Date:	5/23/2022
Map Scale:	1 inch = 1,000 feet


Preferred Alternative
Bryan County, Georgia

2019 Ortho Aerial
Prepared For: Haiseal Timber Inc

 **RESOURCE+LAND**
CONSULTANTS

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



 Project Area

0 500 1,000
Feet

RLC Project No.:	20-126.1
Figure No.:	6
Prepared By:	JP
Sketch Date:	5/23/2022
Map Scale :	1 inch = 1,000 feet

Preferred Alternative

Bryan County, Georgia

1999 Color-Infrared Imagery

Prepared For: Haiseal Timber Inc

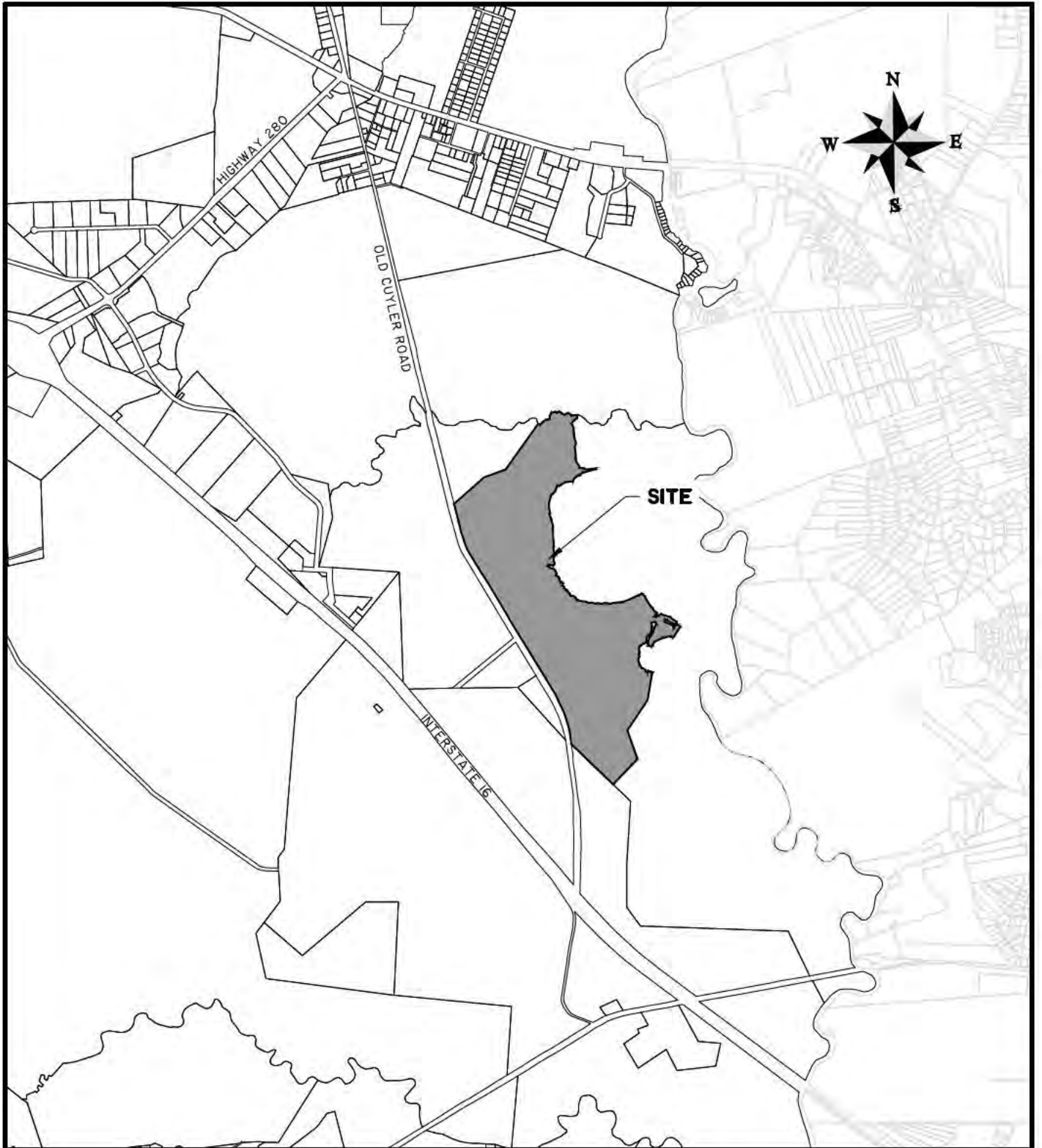
 **RESOURCE+LAND**
CONSULTANTS

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Savannah, GA 31405
tel 912.443.5896 fax 912.443.5898



RESOURCE+LAND
CONSULTANTS

APPENDIX C: Permit Drawings



HAISEAL TRACT

SHEET NAME

LOCATION MAP

CLIENT:

HAISEAL TIMBER INC.

LOCATION: BRYANT COUNTY, GA

DATE: 4/11/22

JOB NUMBER: J-29529.0000

DRAWN BY: AJM

REVIEWED BY: JOC

SHEET: 1

SCALE: 1" = 3000'



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HAISEAL TRACT

SHEET NAME

SHEET INDEX

CLIENT:

HAISEAL TIMBER INC.

LOCATION: BRYAN COUNTY, GA

DATE: 4/11/22

JOB NUMBER: J-29529.0000

DRAWN BY: AJM

REVIEWED BY: JOC

SHEET: 2

SCALE: 1" = 1000'



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LEGEND

ACREAGE SUMMARY TABLE

TOTAL PROJECT ACREAGE	320.86 AC
 TOTAL JURISDICTIONAL WETLAND	32.68 AC
— — — PROJECT LIMITS	

JURISDICTIONAL WETLAND IMPACTS

 GENERAL FILL	12.44 AC
--	----------

JURISDICTIONAL WETLANDS IMPACTED

WETLAND 1	—	8.49 AC.
WETLAND 2	—	0.11 AC.
WETLAND 3	—	0.42 AC.
WETLAND 4	—	3.18 AC.
WETLAND 5	—	0.08 AC.
WETLAND 6	—	0.04 AC.
WETLAND 7	—	0.12 AC.

HAISEAL TRACT

SHEET NAME

LEGEND

CLIENT:

HAISEAL TIMBER INC.

LOCATION: BRYAN COUNTY, GA

DATE: 4/11/22

JOB NUMBER: J-29529.0000

DRAWN BY: AJM

REVIEWED BY: JOC

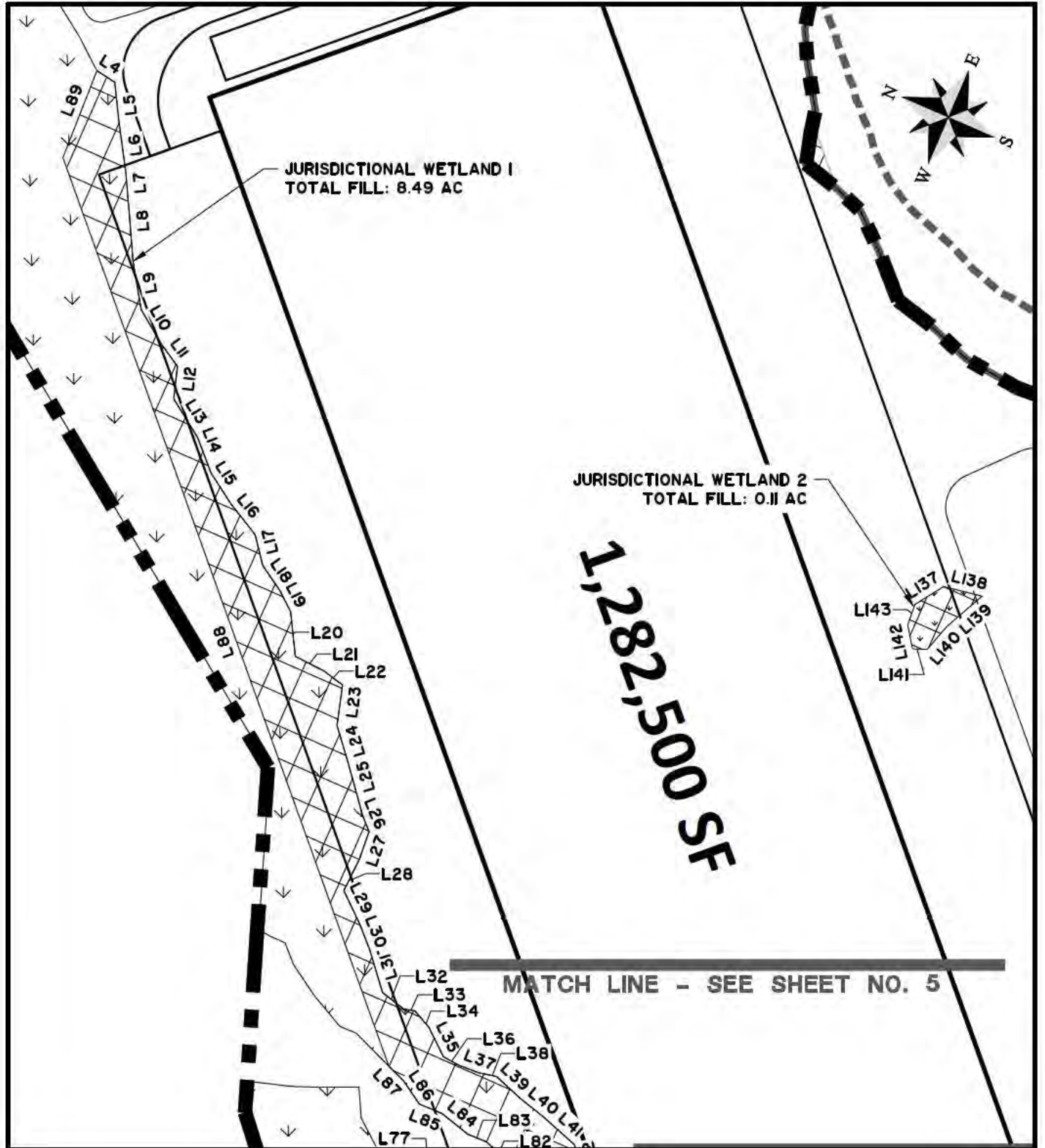
SHEET: 3

SCALE: N/A



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HAISEAL TRACT

SHEET NAME

WETLAND IMPACT DRAWING

CLIENT:

HAISEAL TIMBER INC.

LOCATION: BRYAN COUNTY, GA

DATE: 4/11/22

JOB NUMBER: J-29529.0000

DRAWN BY: AJM

REVIEWED BY: JOC

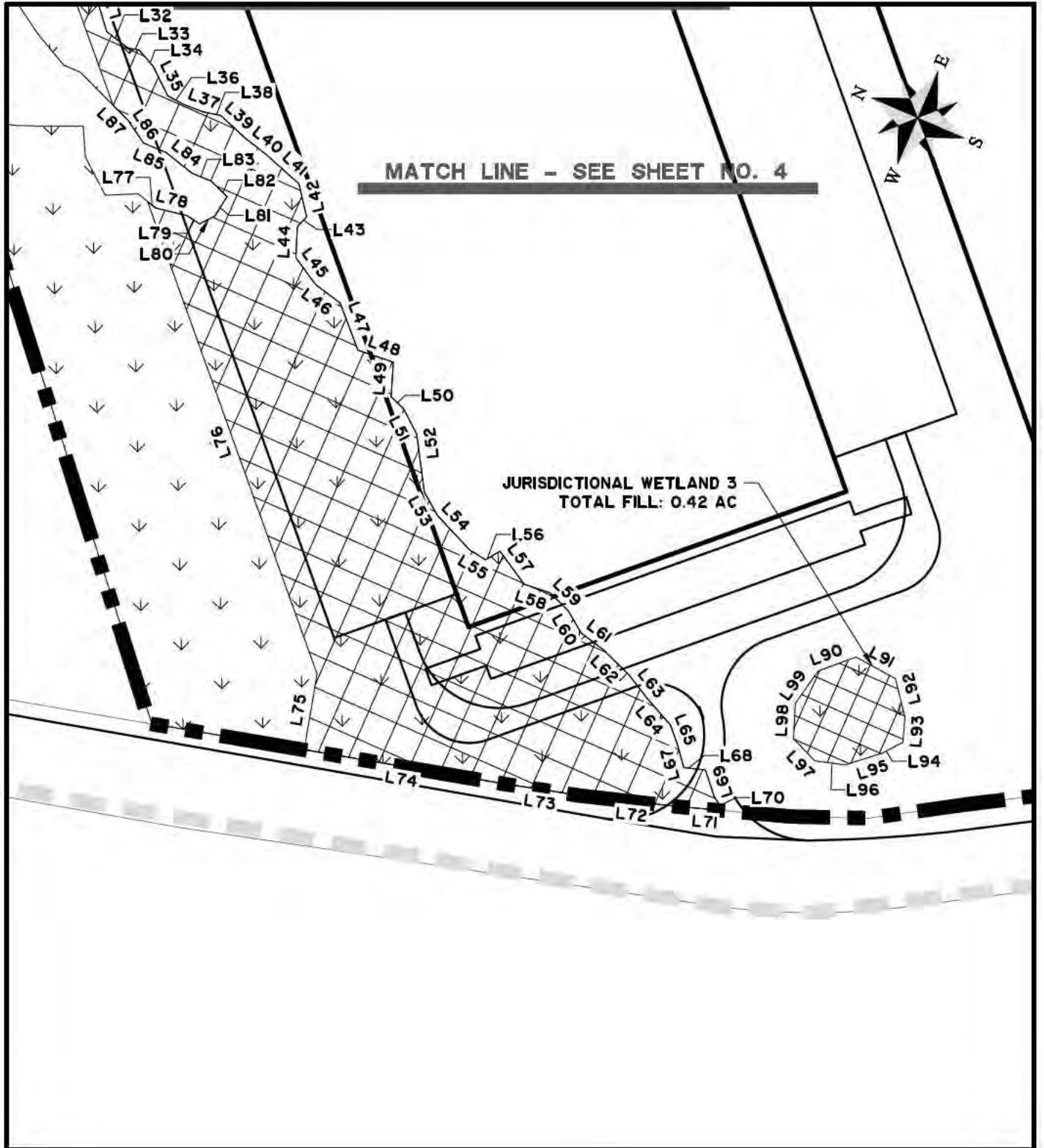
SHEET: 4

SCALE: 1" = 200'

**THOMAS
&
HUTTON**

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HAISEAL TRACT

SHEET NAME

WETLAND IMPACT DRAWING

CLIENT:

HAISEAL TIMBER INC.

LOCATION: BRYAN COUNTY, GA

DATE: 4/11/22

JOB NUMBER: J-29529.0000

DRAWN BY: AJM

REVIEWED BY: JOC

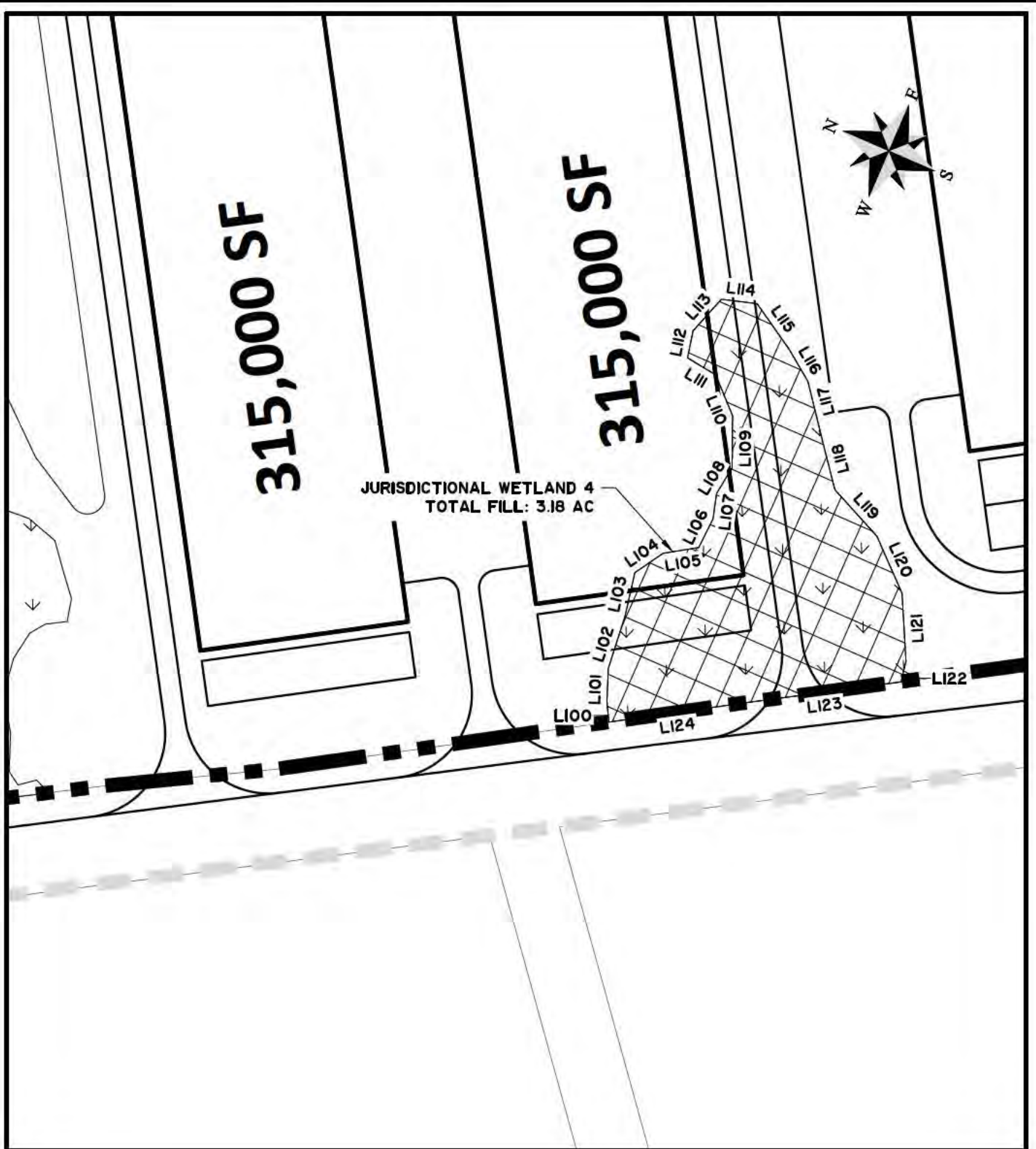
SHEET: 5

SCALE: 1" = 200'



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HAISEAL TRACT

SHEET NAME

WETLAND IMPACT DRAWING

CLIENT:

HAISEAL TIMBER INC.

LOCATION: BRYAN COUNTY, GA

DATE: 4/11/22

JOB NUMBER: J-29529.0000

DRAWN BY: AJM

REVIEWED BY: JOC

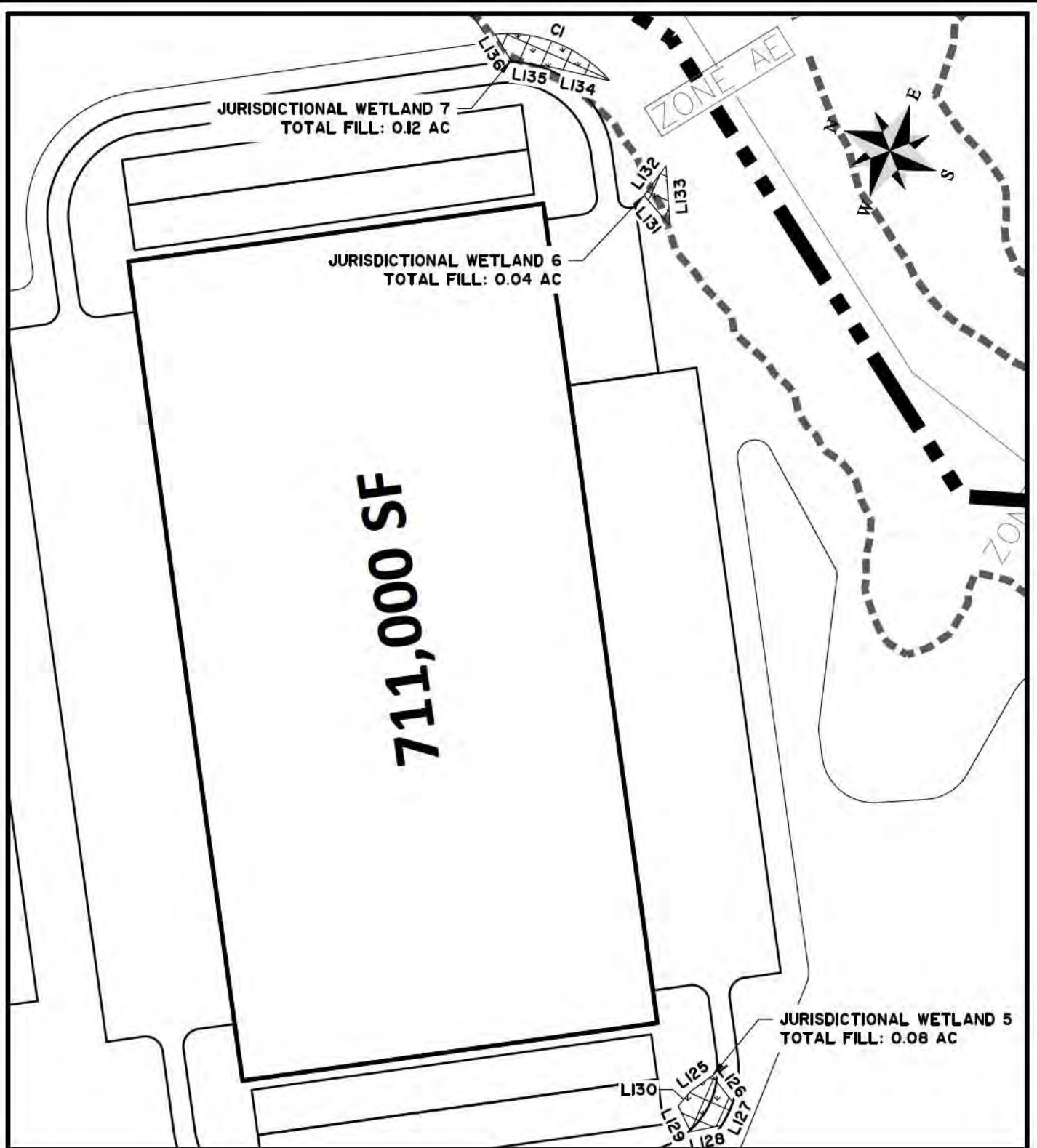
SHEET: 6

SCALE: 1" = 200'



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HAISEAL TRACT

SHEET NAME

WETLAND IMPACT DRAWING

CLIENT:

HAISEAL TIMBER INC.

LOCATION: BRYAN COUNTY, GA

DATE: 4/11/22

JOB NUMBER: J-29529.0000

DRAWN BY: AJM

REVIEWED BY: JOC

SHEET: 7

SCALE: 1" = 200'



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LINE TABLE		
LINE	BEARING	DISTANCE
L4	S 9°04'37" W	30.17'
L5	S 60°01'38" W	53.69'
L6	N 58°29'20" E	75.14'
L7	S 61°23'54" W	56.92'
L8	N 61°40'21" E	70.22'
L9	N 56°31'53" E	69.60'
L10	S 35°44'27" W	56.66'
L11	S 30°21'20" W	39.00'
L12	S 72°42'24" W	46.36'
L13	S 34°34'55" W	65.16'
L14	S 45°25'45" W	53.24'
L15	S 33°29'49" W	51.62'
L16	S 27°58'41" W	56.29'
L17	S 52°20'52" W	45.59'
L18	S 31°36'31" W	42.50'
L19	S 38°55'54" W	33.78'
L20	S 60°14'35" W	64.07'
L21	S 3°14'19" W	45.50'
L22	S 12°56'41" W	33.24'
L23	S 73°54'26" W	58.15'

LINE TABLE		
LINE	BEARING	DISTANCE
L24	S 49°32'54" W	58.07'
L25	S 50°55'05" W	75.41'
L26	S 43°59'44" W	24.09'
L27	S 85°25'53" W	41.92'
L28	N 87°30'17" W	49.48'
L29	S 40°48'04" W	52.44'
L30	S 44°52'59" W	38.00'
L31	N 49°22'02" E	64.81'
L32	S 14°10'37" W	38.19'
L33	S 14°44'13" E	15.88'
L34	S 25°25'16" W	30.64'
L35	S 39°56'45" W	46.79'
L36	S 5°24'14" W	24.27'
L37	S 2°54'38" E	30.77'
L38	S 12°20'33" E	26.15'
L39	S 19°01'52" W	46.69'
L40	S 14°19'31" W	38.67'
L41	S 17°57'22" W	62.07'
L42	S 52°56'08" W	48.58'
L43	N 69°40'33" W	18.91'

HAISEAL TRACT

SHEET NAME

LINE TABLES

CLIENT:

HAISEAL TIMBER INC.

LOCATION: BRYAN COUNTY, GA

DATE: 4/11/22

JOB NUMBER: J-29529.0000

DRAWN BY: AJM

REVIEWED BY: JOC

SHEET: 8

SCALE: N/A



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LINE TABLE

LINE	BEARING	DISTANCE
L44	S 68°59'17" W	44.22'
L45	S 29°57'16" W	47.43'
L46	S 13°07'13" W	43.69'
L47	S 45°32'35" W	71.49'
L48	S 5°05'43" E	53.07'
L49	S 69°45'48" W	49.31'
L50	S 19°46'28" W	24.58'
L51	S 38°55'23" W	40.52'
L52	S 58°39'38" W	83.53'
L53	S 36°42'16" W	37.99'
L54	S 23°03'13" W	66.69'
L55	S 8°15'21" W	26.67'
L56	S 55°01'03" E	24.04'
L57	S 30°05'30" W	58.26'
L58	S 5°25'31" E	38.78'
L59	S 20°37'06" W	35.71'
L60	S 35°38'09" W	37.15'
L61	S 13°28'58" W	40.33'
L62	S 20°45'12" W	50.65'
L63	S 28°32'00" W	40.02'

LINE TABLE

LINE	BEARING	DISTANCE
L64	S 25°18'46" W	51.90'
L65	S 45°53'33" W	27.73'
L67	S 50°39'33" W	35.60'
L68	S 17°23'17" E	30.96'
L69	S 48°14'27" W	39.82'
L70	S 31°33'19" W	23.82'
L71	N 18°53'09" W	65.45'
L72	N 17°21'15" W	138.76'
L73	N 15°04'07" W	111.45'
L74	N 14°09'17" W	286.71'
L75	N 75°50'43" E	109.63'
L76	N 46°25'57" E	713.13'
L77	S 14°45'25" W	14.69'
L78	S 9°53'27" E	45.87'
L79	S 8°53'51" W	21.39'
L80	S 50°52'16" E	24.14'
L81	S 81°40'29" E	32.87'
L82	N 19°59'52" E	31.97'
L83	N 1°26'35" W	29.04'
L84	N 14°49'04" E	46.81'

HAISEAL TRACT

SHEET NAME

LINE TABLES

CLIENT:

HAISEAL TIMBER INC.

LOCATION: BRYAN COUNTY, GA

DATE: 4/11/22

DRAWN BY: AJM

SHEET: 9

JOB NUMBER: J-29529.0000

REVIEWED BY: JOC

SCALE: N/A



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LINE TABLE

LINE	BEARING	DISTANCE
L85	N 0°54'34" W	35.20'
L86	N 31°57'21" E	38.73'
L87	N 21°21'54" E	30.35'
L88	N 46°25'57" E	1371.61'
L89	N 87°28'51" E	132.62'
L90	N 44°09'32" W	57.21'
L91	N 4°51'07" E	63.90'
L92	N 52°17'47" E	56.83'
L93	N 70°59'26" E	35.48'
L94	S 51°28'11" E	33.47'
L95	S 41°18'40" E	54.71'
L96	S 16°20'00" E	43.83'
L97	S 22°26'09" W	43.60'
L98	S 69°04'09" W	50.38'
L99	N 78°25'04" W	56.14'
L100	N 61°06'15" E	30.13'
L101	N 68°26'24" E	47.04'
L102	N 83°59'23" E	78.66'
L103	N 78°49'12" E	63.76'
L104	S 58°03'59" E	49.08'

LINE TABLE

LINE	BEARING	DISTANCE
L105	S 32°58'59" E	51.51'
L106	S 87°20'05" E	45.73'
L107	N 74°09'16" E	36.97'
L108	S 82°28'34" E	43.07'
L109	N 66°31'14" E	74.57'
L110	N 43°34'50" E	63.00'
L111	N 7°40'57" E	47.15'
L112	N 77°51'52" E	39.32'
L113	S 71°58'20" E	60.74'
L114	S 16°49'38" E	51.46'
L115	S 31°04'09" W	80.66'
L116	S 35°59'39" W	52.71'
L117	S 52°25'21" W	84.08'
L118	S 51°56'58" W	75.42'
L119	S 24°03'00" W	89.70'
L120	S 42°24'50" W	89.19'
L121	S 62°49'32" W	97.42'
L122	S 79°35'08" W	30.36'
L123	N 31°31'14" W	225.80'
L124	N 31°53'39" W	196.53'

HAISEAL TRACT

SHEET NAME

LINE TABLES

CLIENT:

HAISEAL TIMBER INC.

LOCATION: BRYAN COUNTY, GA

DATE: 4/11/22

DRAWN BY: AJM

SHEET: 10

JOB NUMBER: J-29529.0000

REVIEWED BY: JOC

SCALE: N/A



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LINE TABLE

LINE	BEARING	DISTANCE
L125	S 59°29'14" E	37.73'
L126	S 28°34'42" W	48.71'
L127	N 87°43'32" W	35.80'
L128	N 35°23'46" W	45.91'
L129	N 40°17'39" E	40.92'
L130	S 73°04'30" E	27.91'
L131	S 25°45'22" W	56.87'
L132	N 77°17'30" W	52.75'
L133	N 62°31'17" E	85.86'
L134	N 10°32'32" W	81.80'
L135	N 14°26'44" W	62.16'
L136	N 35°04'35" E	43.44'
L137	S 55°38'27" E	48.03'
L138	S 9°45'48" E	56.28'
L139	N 64°32'00" W	66.22'
L140	N 73°03'31" W	42.65'
L141	N 22°03'19" W	20.85'
L142	N 54°59'13" E	34.92'
L143	N 85°41'59" E	30.71'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	CHD BEARING	DELTA
C1	190.00'	183.27'	176.24'	N 01°47'27" W	55°15'54"

HAISEAL TRACT

SHEET NAME

LINE TABLES

CLIENT:

HAISEAL TIMBER INC.

LOCATION: BRYAN COUNTY, GA

DATE: 4/11/22

JOB NUMBER: J-29529.0000

DRAWN BY: AJM

REVIEWED BY: JOC

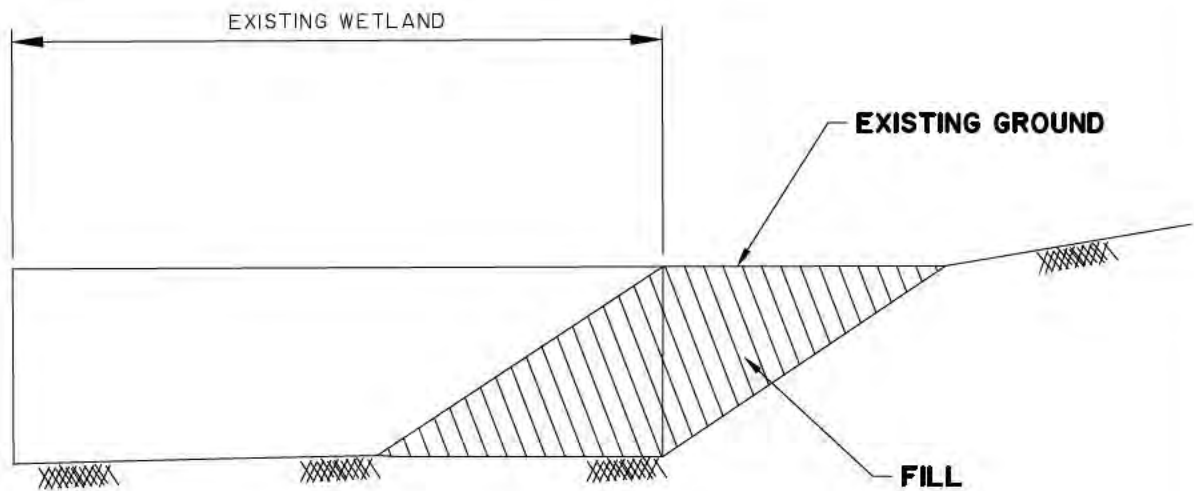
SHEET: 11

SCALE: N/A



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WETLAND FILL SECTION (IMPACT 1)

NOT TO SCALE

HAISEAL TRACT

SHEET NAME

DETAIL SHEET

CLIENT:

HAISEAL TIMBER INC.

LOCATION: BRYAN COUNTY, GA

DATE: 4/11/22

JOB NUMBER: J-29529.0000

DRAWN BY: AJM

REVIEWED BY: JOC

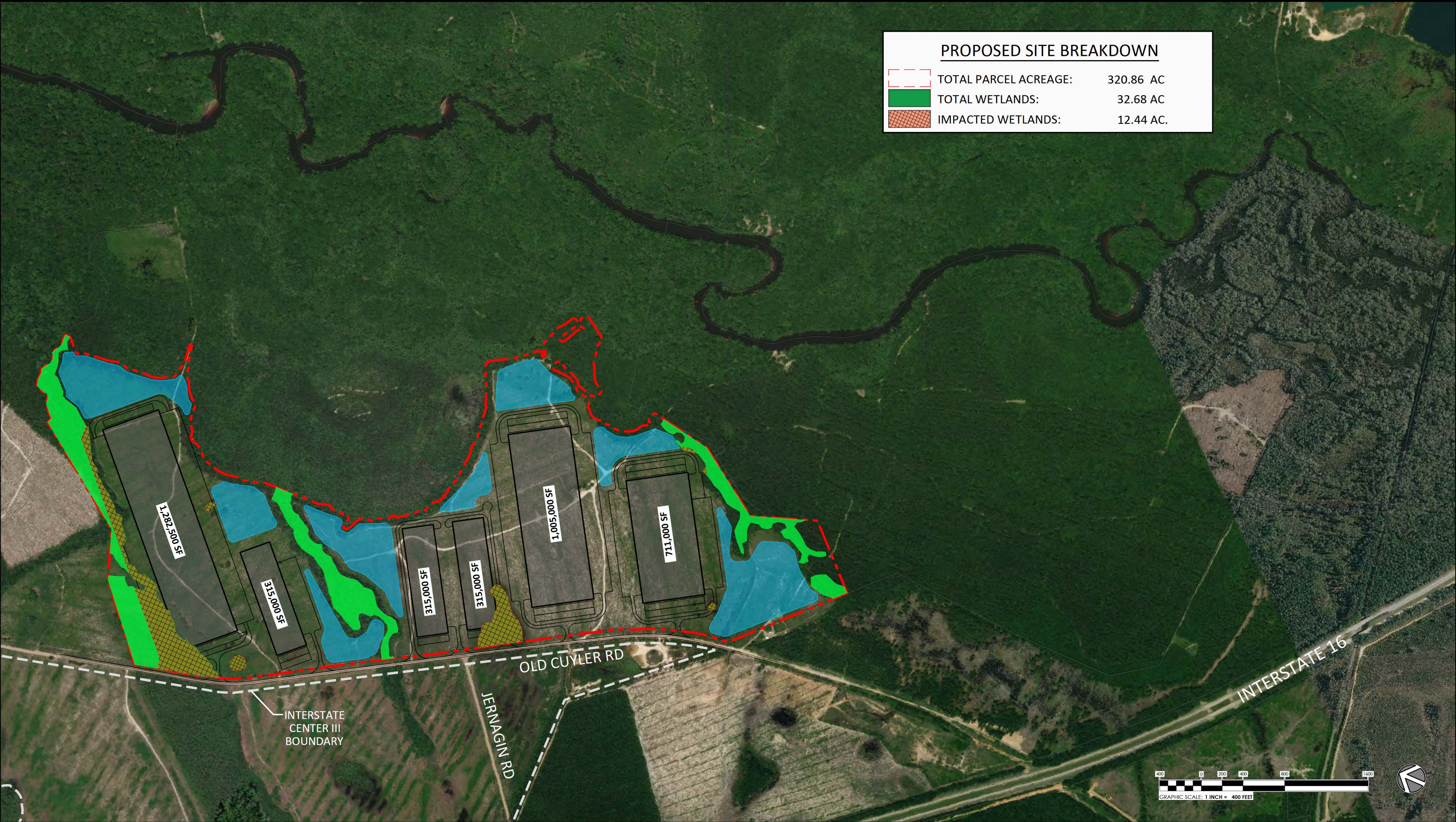
SHEET: 12




SCALE: N.T.S.



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PROPOSED SITE BREAKDOWN		
	TOTAL PARCEL ACREAGE:	320.86 AC
	TOTAL WETLANDS:	32.68 AC
	IMPACTED WETLANDS:	12.44 AC.

PREPARED FOR:

PROPERTY EXHIBIT
HAISEAL PROPERTY
BRYAN COUNTY / GA

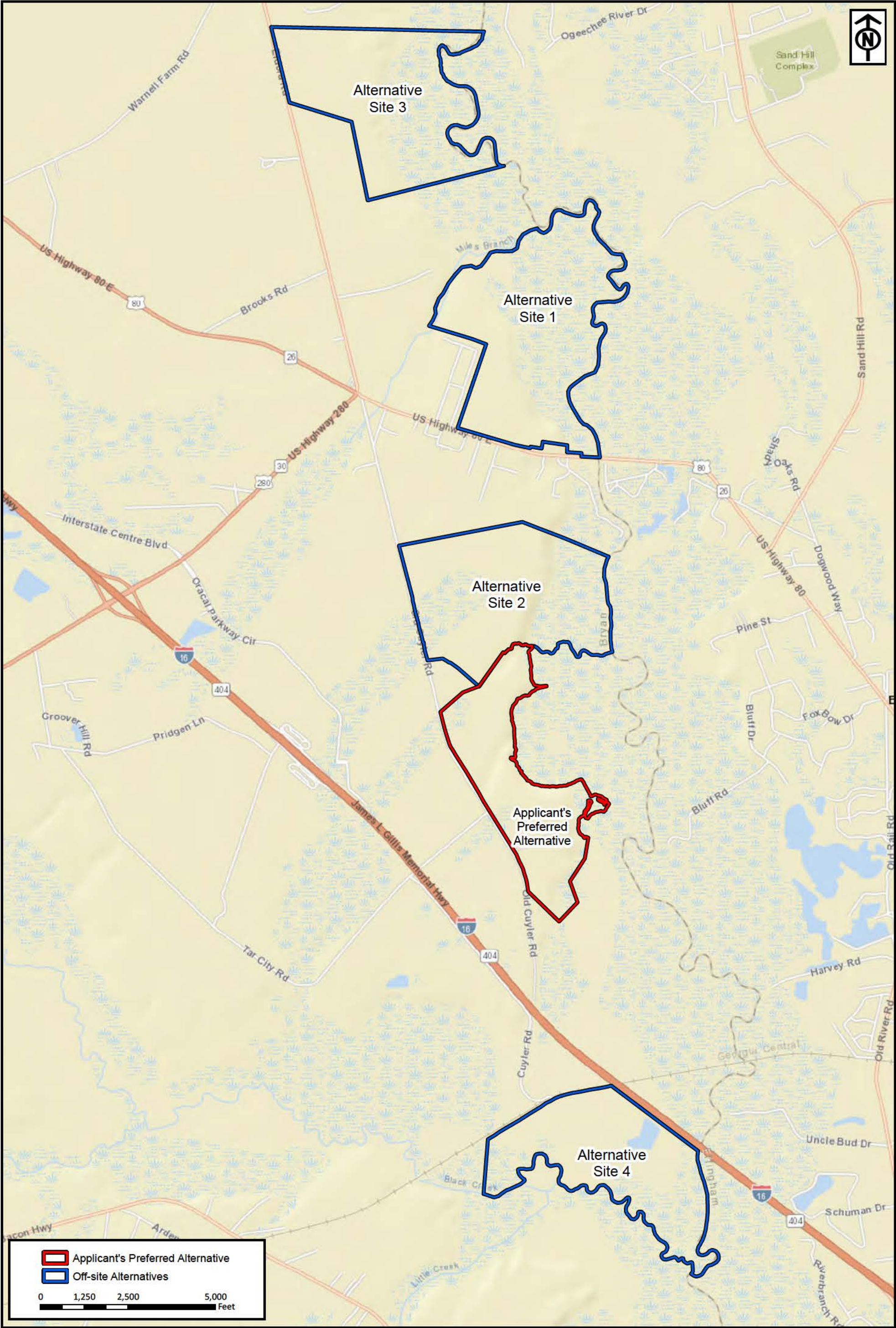
1-25-2022



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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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RLC Project No.:	20-126.1
Figure No.:	1
Prepared By:	JP
Sketch Date:	5/23/2022
Map Scale :	1 inch = 2,500 feet

Haiseal Timber Tract
Bryan County, Georgia

Alternatives Location Map
Prepared For: Haiseal Timber Inc

RLC

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CONSULTANTS

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



RLC Project No.:	20-126.1
Figure No.:	2
Prepared By:	JP
Sketch Date:	5/23/2022
Map Scale :	1 inch = 2,500 feet

Haiseal Timber Tract
Bryan County, Georgia

2019 Ortho Aerial
Prepared For: Haiseal Timber Inc

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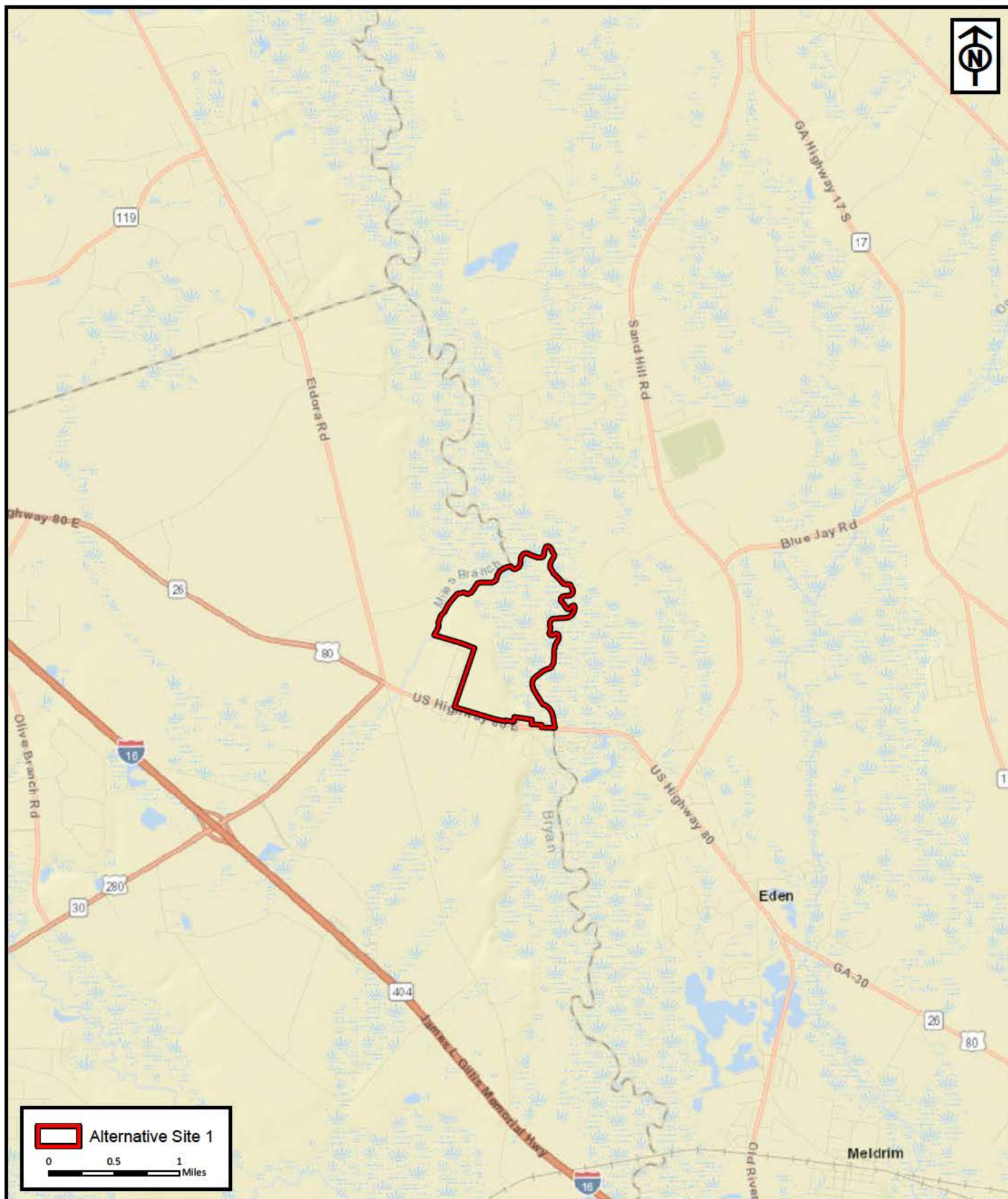
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Savannah, GA 31405
tel 912.443.5896 fax 912.443.5898

Source(s) ESRI Basemap, World_Street_Map



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Off-Site Alternative 1



RLC Project No.:	20-126.1
Figure No.:	1
Prepared By:	JP
Sketch Date:	5/19/2022
Map Scale :	1 inch = 1 miles

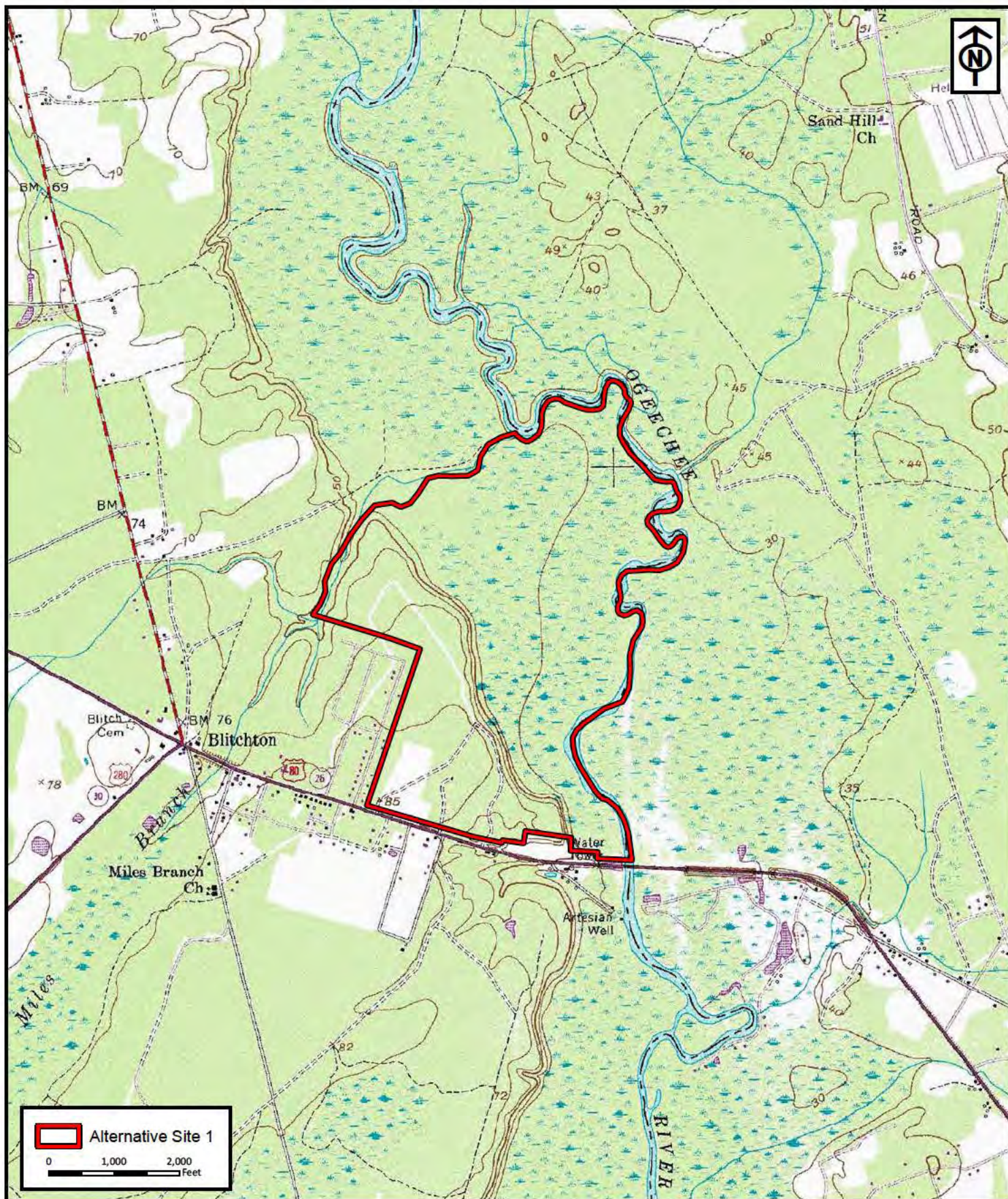
Alternative Site 1

Bryan County, Georgia

Project Location Map

Prepared For: Haiseal Timber Inc

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RLC Project No.:	20-126.1
Figure No.:	2
Prepared By:	JP
Sketch Date:	5/19/2022
Map Scale :	1 inch = 2,000 feet

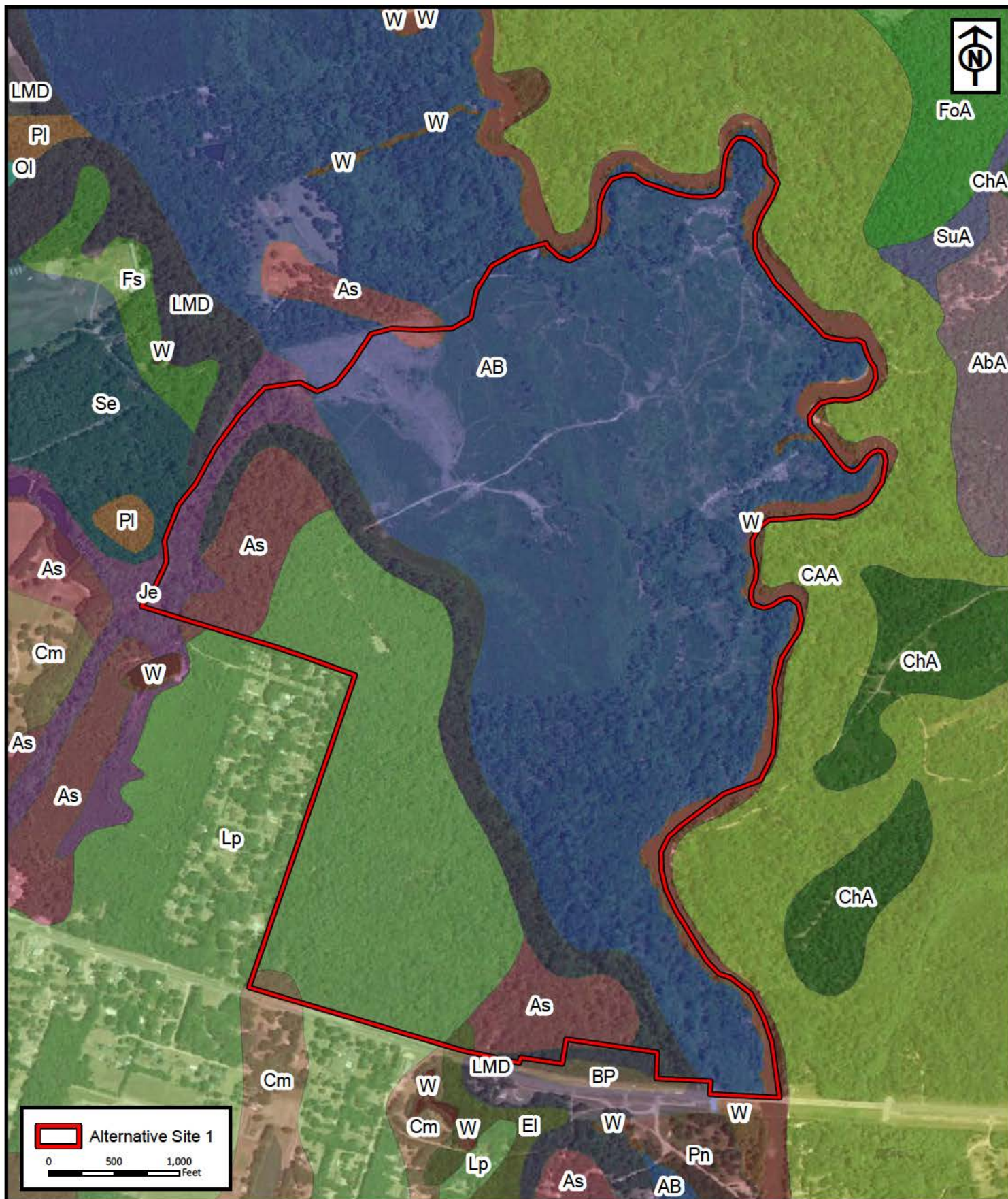
Alternative Site 1

Bryan County, Georgia

USGS Topographic Map

Prepared For: Haiseal Timber Inc

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RLC Project No.:	20-126.1
Figure No.:	3
Prepared By:	JP
Sketch Date:	5/19/2022
Map Scale :	1 inch = 1,000 feet

Alternative Site 1

Bryan County, Georgia

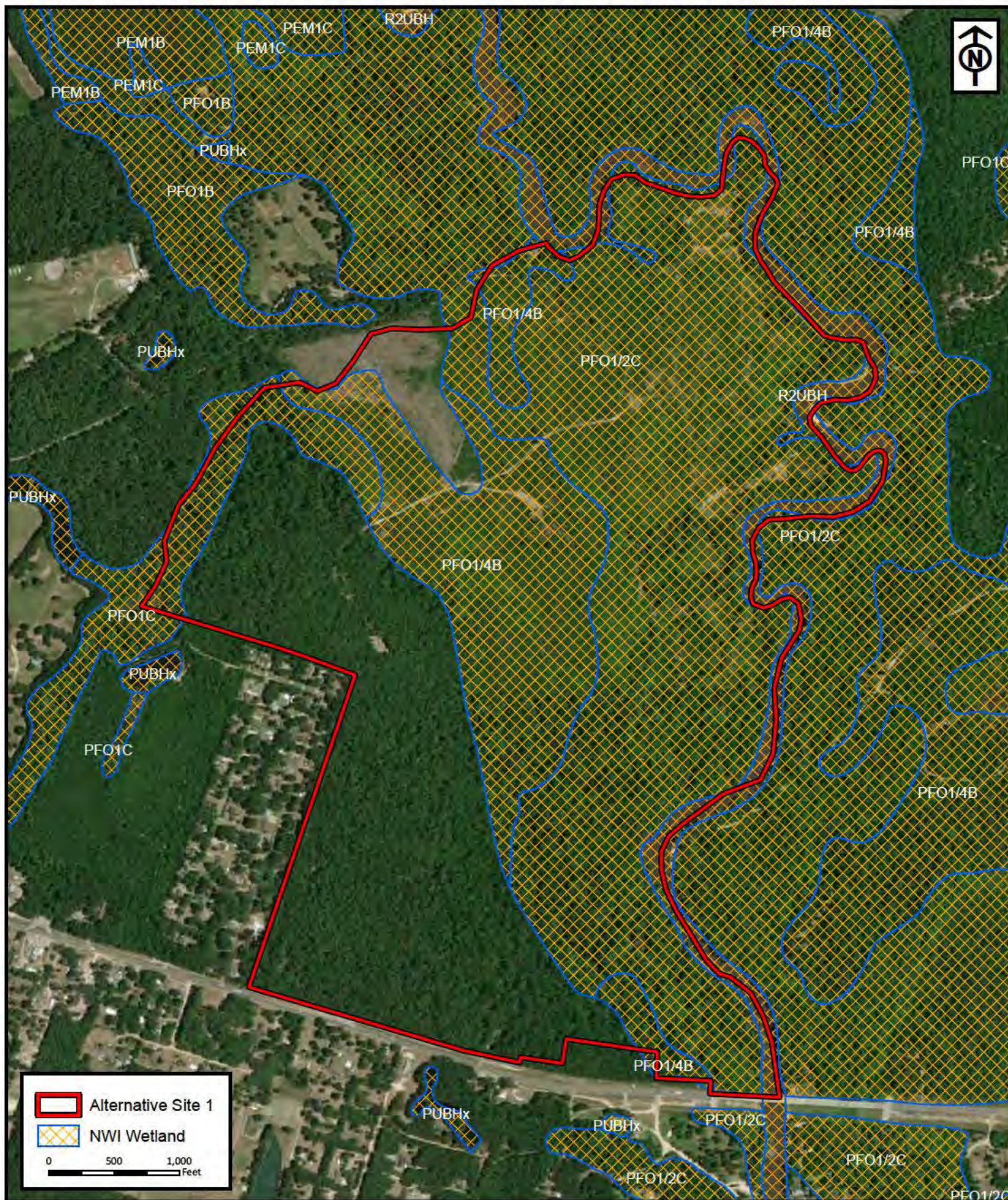
NRCS Soil Map

Prepared For: Haiseal Timber Inc

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RLC Project No.:	20-126.1
Figure No.:	4
Prepared By:	JP
Sketch Date:	5/19/2022
Map Scale :	1 inch = 1,000 feet

Alternative Site 1

Bryan County, Georgia

National Wetlands Inventory

Prepared For: Haiseal Timber Inc

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RLC Project No.:	20-126.1
Figure No.:	5
Prepared By:	JP
Sketch Date:	5/19/2022
Map Scale :	1 inch = 1,000 feet

Alternative Site 1

Bryan County, Georgia

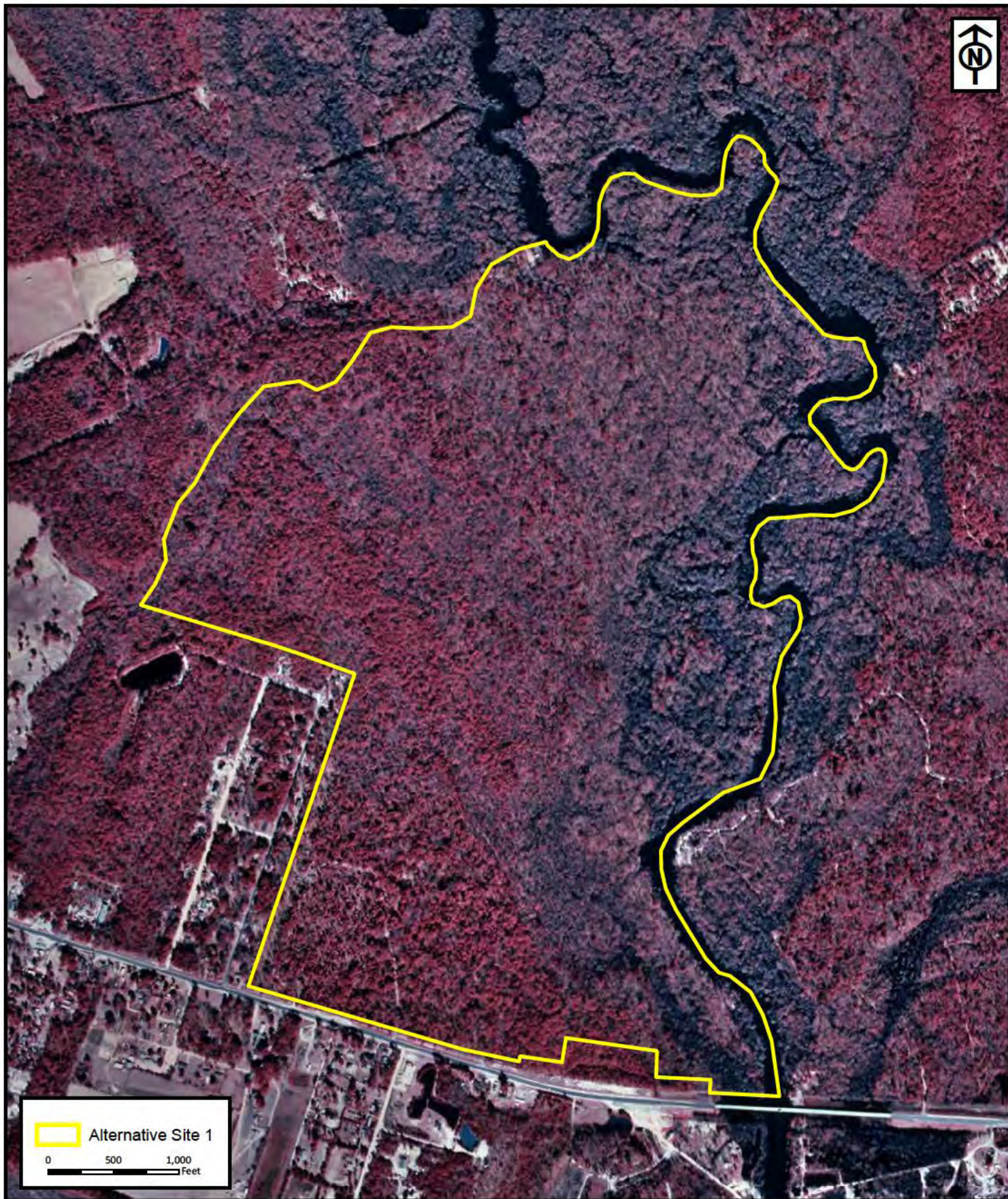
2019 Ortho Aerial

Prepared For: Haiseal Timber Inc



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RLC Project No.:	20-126.1
Figure No.:	6
Prepared By:	JP
Sketch Date:	5/19/2022
Map Scale :	1 inch = 1,000 feet

Alternative Site 1

Bryan County, Georgia

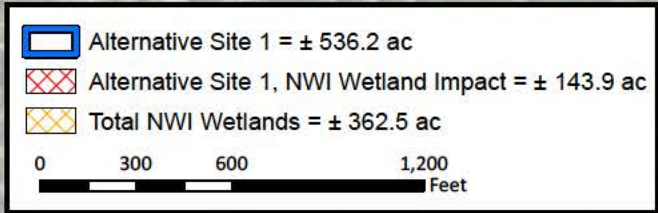
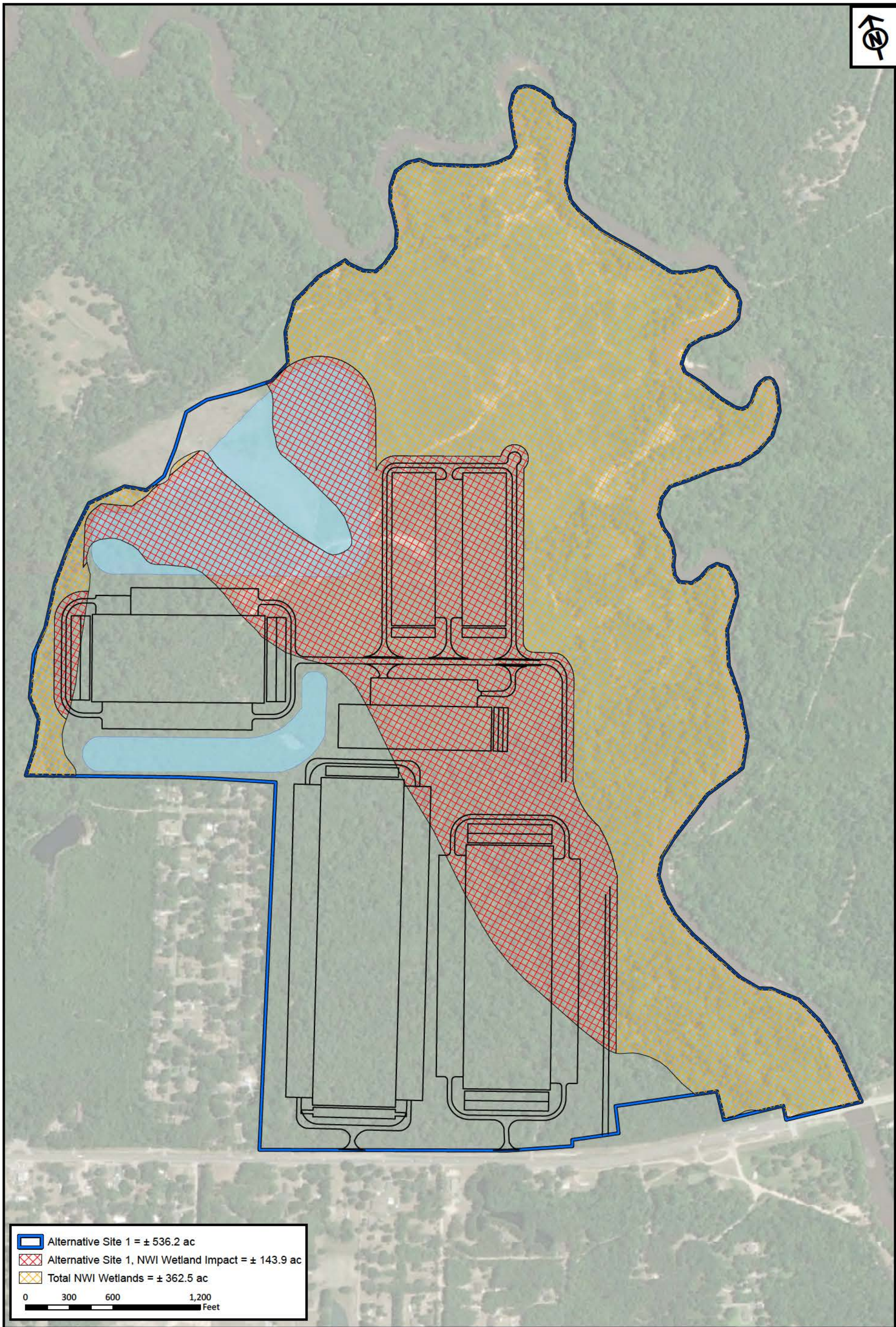
2019 Ortho Aerial

Prepared For: Haiseal Timber Inc



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RLC Project No.:	20-126.1
Figure No.:	7
Prepared By:	RP
Sketch Date:	5/23/2022
Map Scale :	1 inch = 600 feet

Haiseal Timber Tract
Bryan County, Georgia

**Alternative Site 1 -
NWI Wetland Impacts**
Prepared For: Haiseal Timber Inc



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