



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS
SAVANNAH DISTRICT
1104 NORTH WESTOVER BOULEVARD
ALBANY, GEORGIA 31707

April 3, 2023

Regulatory Division
SAS-2021-00496

JOINT PUBLIC NOTICE
Savannah District/State of Georgia

The Savannah District has received an application for a Department of the Army Permit, pursuant to Section 404 of the Clean Water Act (33 U.S.C. § 1344), as follows:

Application Number: SAS-2021-00496

Applicant: Mr. Steve Croy
Blitchton Investments 1, LLC
Post Office Box 7057
Savannah, Georgia 31418

Agent: Mr. Zach Marsh
Resource and Land Consultants
41 Park of Commerce Drive, Suite 101
Savannah, Georgia 31405

Project Purpose as Proposed by Applicant: The applicant's stated project purpose is "to provide warehousing and supply-chain distribution space to service the long term needs of companies utilizing the Port of Savannah. Specifically, the purpose of the proposed project is to construct a master planned industrial logistics center within the vicinity of the Interstate 95/Highway 21 interchange to accommodate regional supply-chain requirements for Class A distribution and support warehousing needs associated with the current and anticipated growth of the region."

Location of Proposed Work: The project site is located adjacent to and west of Eldora Road approximately 1.2 miles north of US Highway 80 within Bryan County, Georgia (Latitude 32.2157 and Longitude -81.4490). The aquatic resources located on-site drain to Ogeechee River, a Traditional Navigable Waterway (TNW).

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers:
The proposed project generally includes construction of site access, parking, buildings and stormwater management facilities. The proposed site plan includes site access from Eldora Road. Six buildings will be constructed ranging from 150,000 square feet to 850,640 square feet. The total building square footage for the project is

2,274,400 square feet. Truck parking and employee parking are provided on each side of the buildings. Twenty-one ponds designed to satisfy the stormwater management needs of the site are positioned at various locations throughout the property. As proposed the project would result in impacts to 11.8 acres of wetlands and 0.98 acres of man-made pond. To offset the loss in aquatic function associated with the above impacts, the applicant has proposed the purchase of 8.86 2018/ 70.88 legacy wetland mitigation credits from a U.S. Army Corps of Engineers approved mitigation bank servicing the project area. The project is hydrologically connected to the Ogeechee River.

BACKGROUND

By letter dated February 18, 2022, the Corps verified the delineation of aquatic resources for the subject tract. 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. By e-mail dated March 20, 2023, the applicant requested a pre-certification meeting with Georgia EPD at the same time as submitting their application for a permit under Section 404 of the Clean Water Act.

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

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

Georgia Coastal Management Program: Prior to the Savannah District Corps of Engineers making a final permit decision on this application, the project must be certified by the Georgia Department of Natural Resources, Coastal Resources Division,

to be consistent with applicable provisions of the State of Georgia Coastal Management Program (15 CFR 930). Anyone wishing to comment on Coastal Management Program certification of this project should submit comments in writing within 30 days of the date of this notice to the Federal Consistency Coordinator, Coastal Management Program, Coastal Resources Division, Georgia Department of Natural Resources, One Conservation Way, Brunswick, Georgia 31523-8600 (Telephone 912-264-7218).

U.S. ARMY CORPS OF ENGINEERS

The Savannah District must consider the purpose and the impacts of the applicant's proposed work, prior to a decision on issuance of a Department of the Army permit.

Cultural Resources: The applicant provided a Phase I cultural Resources and Archaeological Survey as part of their application. The Corps will review this survey and route as appropriate.

Endangered Species: A preliminary review the U.S. Fish and Wildlife Service (FWS) and the National Marine Fisheries Service's Protected Resource Divisions (NMFSPRD)'s list of Endangered and Threatened Species (IPaC) indicates the following listed species may occur in the project area: Eastern Indigo Snake (*Drymarchon couperi*). Using the EDGES keys a "NLAA. Consultation complete. Further review from FWS-GA not needed" determination has been made with regards to the Eastern Indigo Snake (EDGES #4).

Pursuant to Section 7(c) of the Endangered Species Act of 1973, as amended (16 U.S.C. § 1531 et seq.), we request information from the U.S. Department of the Interior, Fish and Wildlife Service, the U.S. Department of Commerce, National Oceanic and Atmospheric Administration, National Marine Fisheries Service; or, any other interested party, on whether any species listed or proposed for listing may be present in the area.

Public Interest Review: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors, which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and in general, the needs and welfare of the people.

Consideration of Public Comments: The Corps is soliciting comments from the public; federal, state, and local agencies and officials; Native American Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Application of Section 404(b)(1) Guidelines: The proposed activity involves the discharge of dredged or fill material into the waters of the United States. The Savannah District's evaluation of the impact of the activity on the public interest will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency, under the authority of Section 404(b) of the Clean Water Act.

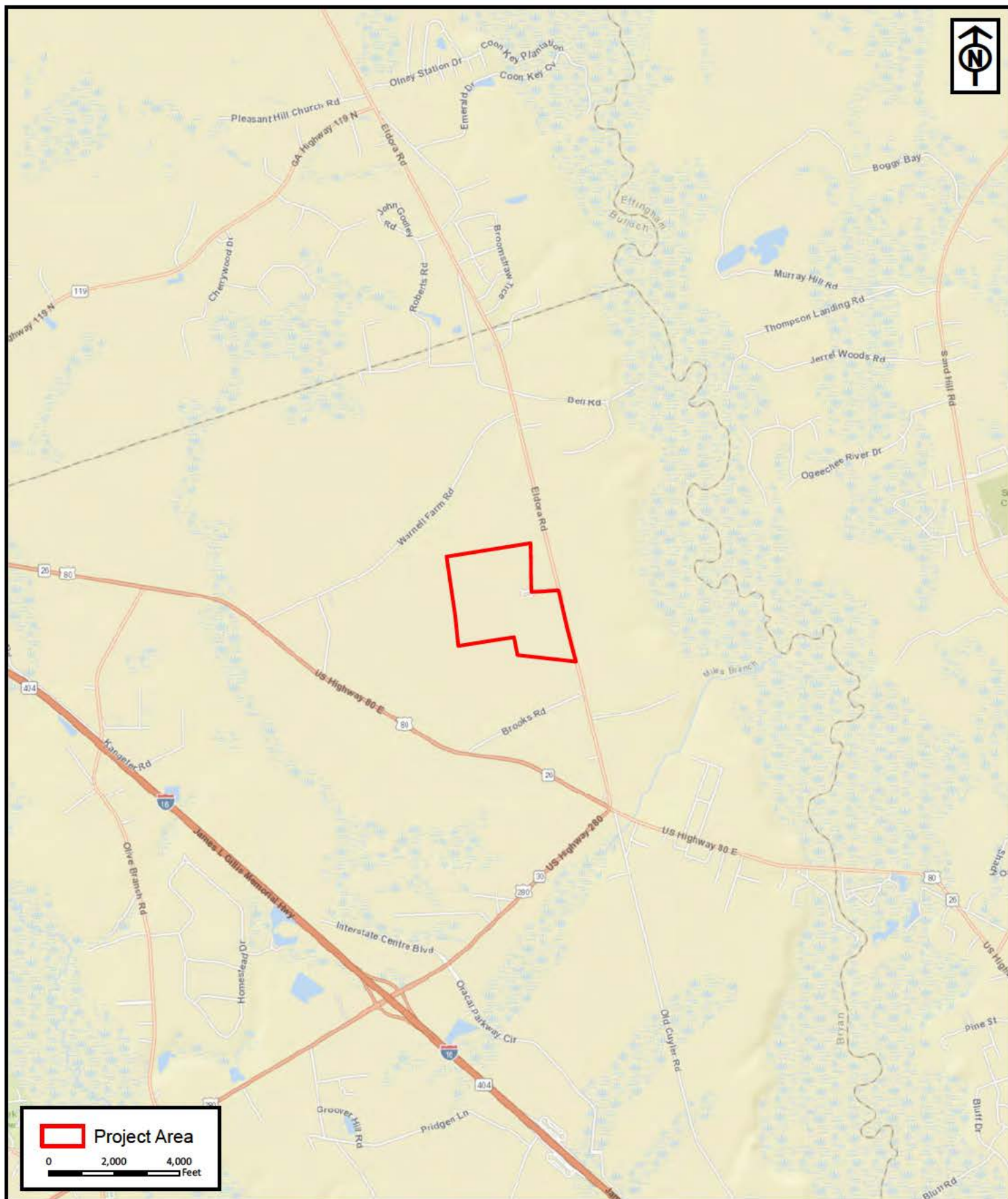
Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. The decision whether to hold a public hearing is at the discretion of the District Engineer, or his designated appointee, based on the need for additional substantial information necessary in evaluating the proposed project.

Comment Period: Anyone wishing to comment on this application for a Department of the Army permit should submit comments by email to terry.c.kobs@usace.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Terry C. Kobs, 1104 North Westover Boulevard, Unit 109, Albany, Georgia 31707, no later than 30 days from the date of this notice. Please refer to the applicant's name and the application number in your comments.

If you have any further questions concerning this matter, please contact Terry Kobs, Project Manager, Management Branch, at (229) 430-8567.

Enclosures:

1. Project Location (1 Page)
2. Plan and Profile Drawings (8 pages)



RLC Project No.:	20-204.1
Figure No.:	1
Prepared By:	MW
Sketch Date:	3/16/2023
Map Scale :	1 inch = 4,000 feet

Conley Davis Industrial Park

Bryan County, Georgia

Project Location

Prepared For:
Blitchton Investments 1, LLC



**RESOURCE+LAND
CONSULTANTS**

41 Park of Commerce Way, Ste. 101
Savannah, Georgia 31425
912-443-5896 www.rlc.com



EMPLOYEE PARKING SCHEDULE
MINIMUM PARKING RATIO 1/5000
BUILDING SF: +/-2,605,170 SF
MIN. PARK PER RATIO = 521 SPACES
MIN. PARK RATIO PLUS 10% = 574 SPACES

SPACES PROVIDED PER BUILDING
BUILDING 1: 150,000 SF
67 EMPLOYEE PARKING
BUILDING 2: 380,480 SF
211 EMPLOYEE PARKING
BUILDING 3: 362,240 SF
191 EMPLOYEE PARKING
BUILDING 4: 850,640 SF
321 EMPLOYEE PARKING
BUILDING 5: 263,200 SF
126 EMPLOYEE PARKING
BUILDING 6: 267,840 SF
147 EMPLOYEE PARKING
BUILDING 7: 330,770 SF
139 EMPLOYEE PARKING
TOTAL SPACES PROVIDED: 1,202

*SEE JUSTIFICATION REQUEST

SITE DATA
SITE: +/- 207.81 AC
UPLAND AC: +/- 174.95 AC
WETLANDS: +/- 32.86 AC
ZONING: I-2
SURROUNDING ZONING:
I-2, RR-1.5, R-MH, A-5, RR-1, R-15
BUILDINGS: +/-2,605,170 SF

BUILDING 1: 150,000 SF
67 EMPLOYEE PARKING
33 TRUCK STORAGE
BUILDING 2: 380,480 SF
211 EMPLOYEE PARKING
82 TRUCK STORAGE
BUILDING 3: 362,240 SF
191 EMPLOYEE PARKING
97 TRUCK STORAGE
BUILDING 4: 850,640 SF
321 EMPLOYEE PARKING
229 TRUCK STORAGE
BUILDING 5: 263,200 SF
126 EMPLOYEE PARKING
72 TRUCK STORAGE
BUILDING 6: 267,840 SF
147 EMPLOYEE PARKING
61 TRUCK STORAGE

WETLAND IMPACTS: 11.80 AC
POND IMPACTS: 0.98 AC
STORM: 31.22 AC

WATER AND SEWER DATA
SITE: +/- 207.81 AC
TOTAL SQUARE FOOTAGE:
+/- 2,605,170 SF
TOTAL OFFICE SQUARE FOOTAGE:
+/- 52,635.90 SF (3% OF BUILDING FOOTPRINTS<750,000 SF)
+/- 17,012.80 SF (2% OF BUILDING FOOTPRINTS>750,000 SF)
TOTAL OFFICE SQUARE FOOTAGE = +/- 69,648.70 SF
TOTAL WAREHOUSE SQUARE FOOTAGE:
+/- 1,701,894 SF (97% OF BUILDING FOOTPRINTS<750,000 SF)
+/- 833,627.20 SF (98% OF BUILDING FOOTPRINTS>750,000 SF)
TOTAL WAREHOUSE SQUARE FOOTAGE = +/- 2,535,521.30SF
FLOW ASSUMPTIONS:
OFFICE: 200 GPM/D PER 1,000 SF
WAREHOUSE: 3 GPD PER 1,000 SF
TOTAL OFFICE WATER CONSUMPTION:
13,929.74 GPD = 46.43 ERU's
TOTAL WAREHOUSE WATER CONSUMPTION:
7,606.56 GPD = 25.35 ERU's
TOTAL DEVELOPMENT WATER CONSUMPTION:
21,536.30 GPD = 71.78 ERU's

NOTE:
PROJECT WILL MEET ALL REQUIREMENTS OF THE COUNTY'S
SUBDIVISION ORDINANCE IF SUBDIVIDED AT A LATER DATE.

NOT FOR CONSTRUCTION

SITE PLAN IS CONCEPTUAL IN
NATURE AND SUBJECT TO
CHANGE UPON FINAL SURVEY
AND JURISDICTIONAL
INVESTIGATION

REVISIONS:

CONCEPTUAL EXHIBIT FOR
CONLEY-DAVIS INDUSTRIAL PARK
LOCATED IN BRYAN COUNTY, GEORGIA
PREPARED FOR BLITCHTON INVESTMENTS 1, LLC

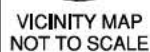
JOB NUMBER: 22-463.000
DATE: 2/28/2023
DRAWN BY: JWR
CHECKED BY: GJC
SCALE: AS NOTED

CONCEPTUAL
PLAN

SHEET:

CP1.0

COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-3041 | CCI@CCSAV.COM



SITE

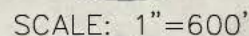
EL DORADO

MARTIN RD.

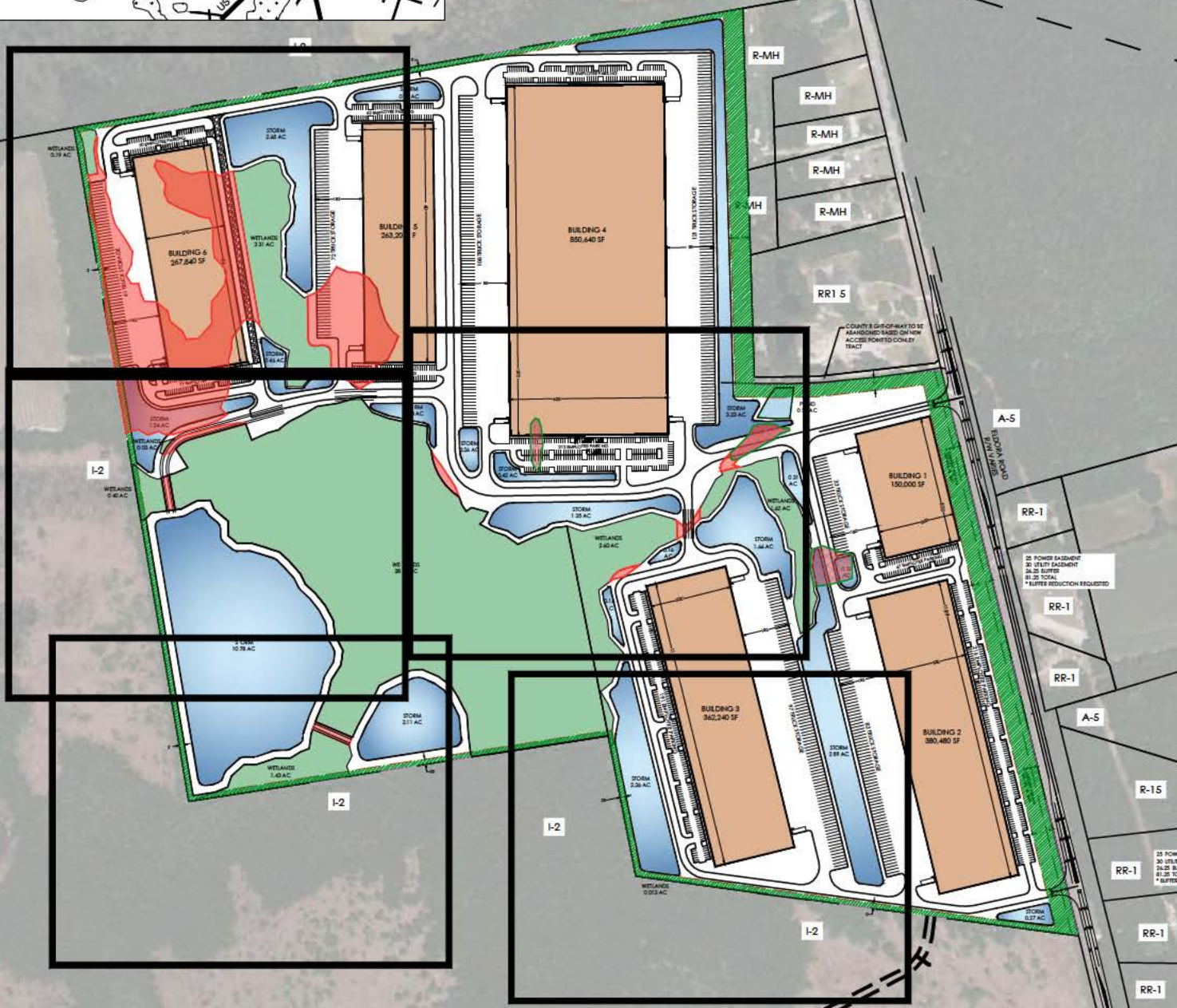
SITE

BLITCHTON

BLITCHTON



0' 300' 600' 1200'



SHEET#:

JOB NUMBER: 22-463

DATE: 2/28/23

DRAWN BY: JWR

CHECKED BY: GJC

1

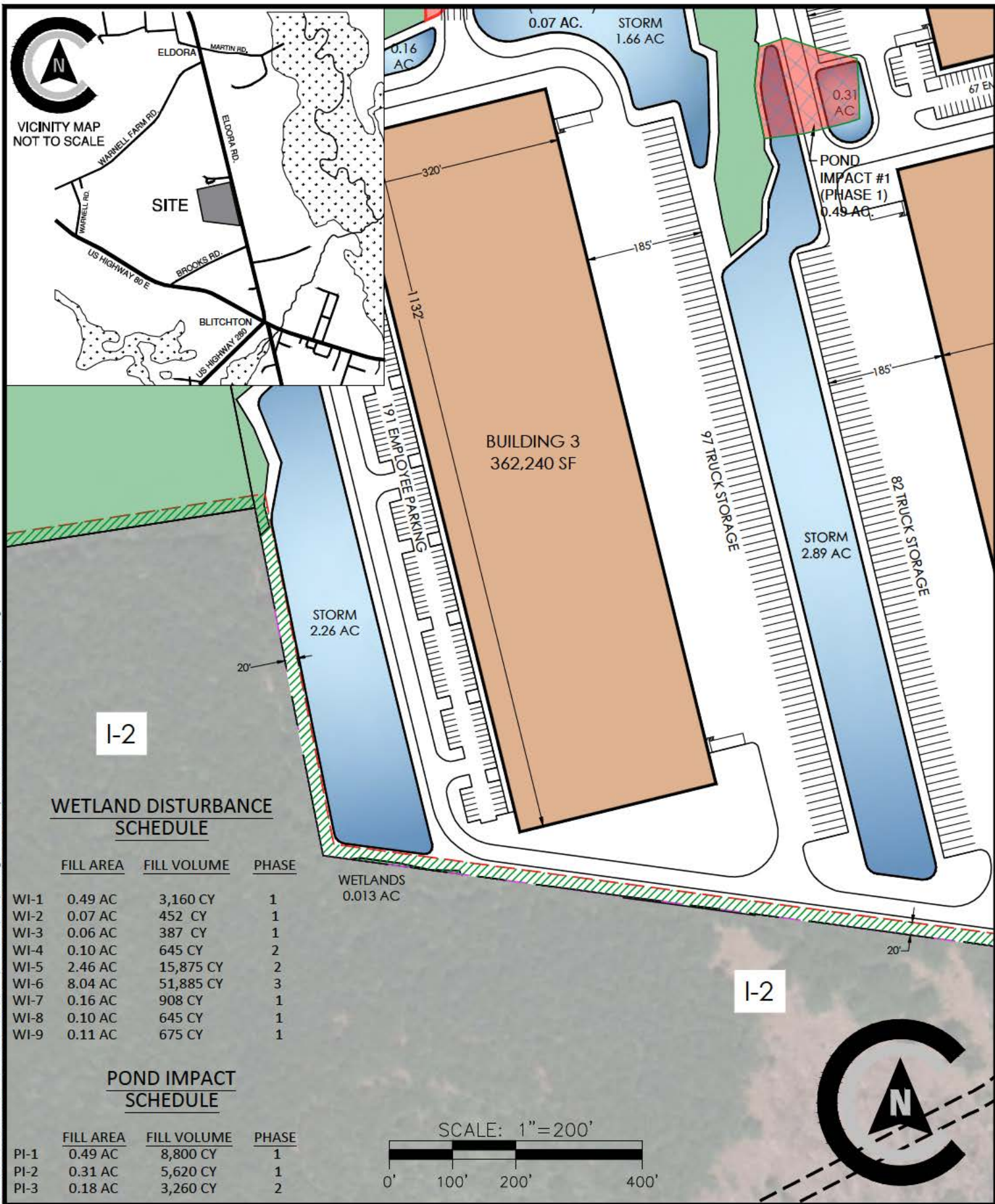
WETLAND IMPACT EXHIBIT FOR CONLEY - DAVIS IND. PARK

LOCATED IN BRYAN COUNTY GEORGIA
PREPARED FOR BLITCHTON INVESTMENTS 1, LLC



DATE PLOTTED: 2/28/2023 5:06 PM BY: John Robinson DRAWING PATH: Q:\2022\22-463 Conley Davis Industrial Park A-2 wetland permits.dwg

DATE PLOTTED: 2/28/2023 5:06 PM BY: John Robinson DRAWING PATH: Q:\2022\12-463\DWG\Planning\22-463 Conley Davis Industrial Park A-2 wetland permits.dwg



SHEET#:

2

JOB NUMBER: 22-463

DATE: 2/28/23

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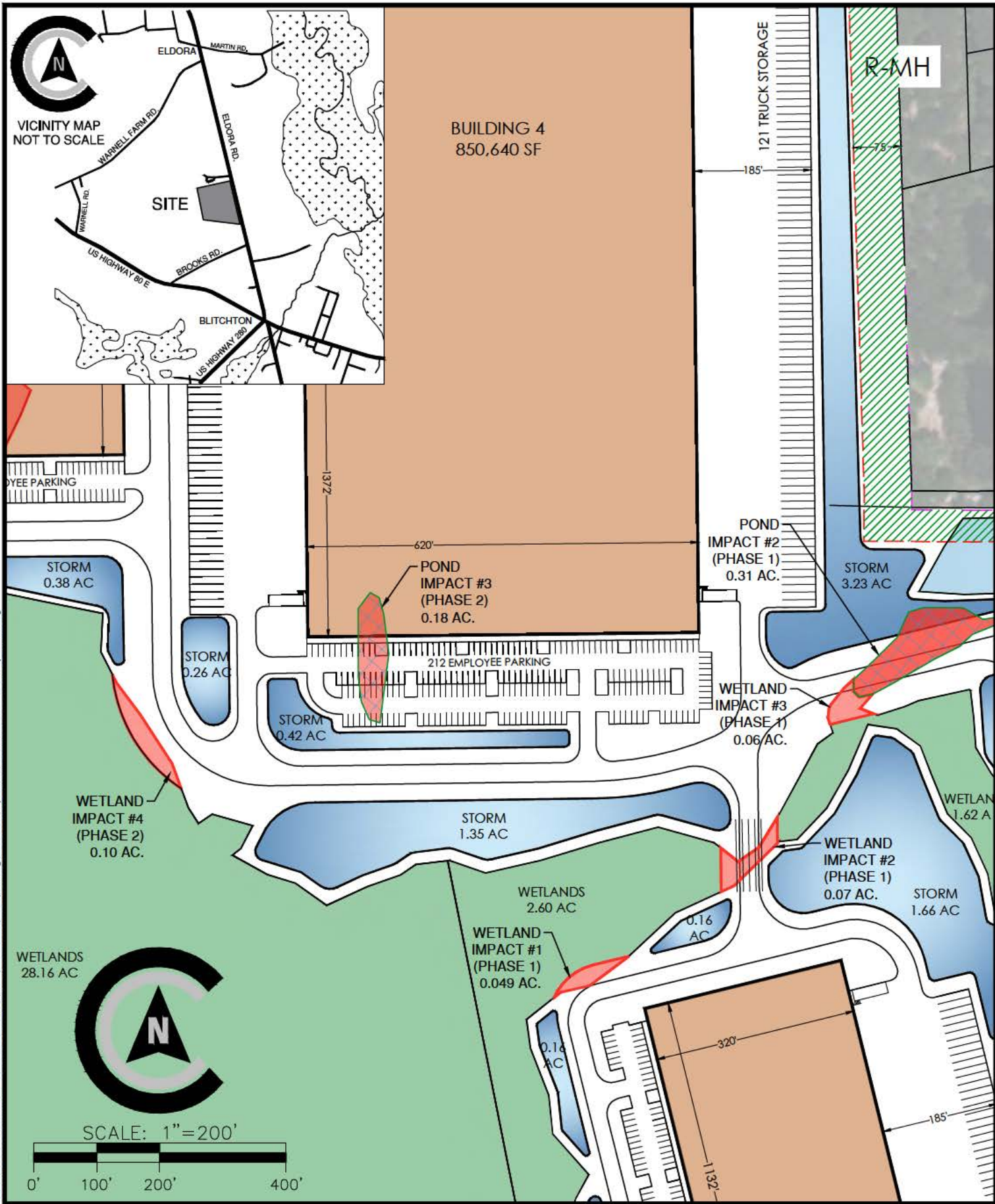
CHECKED BY: GJC

SCALE: AS SHOWN

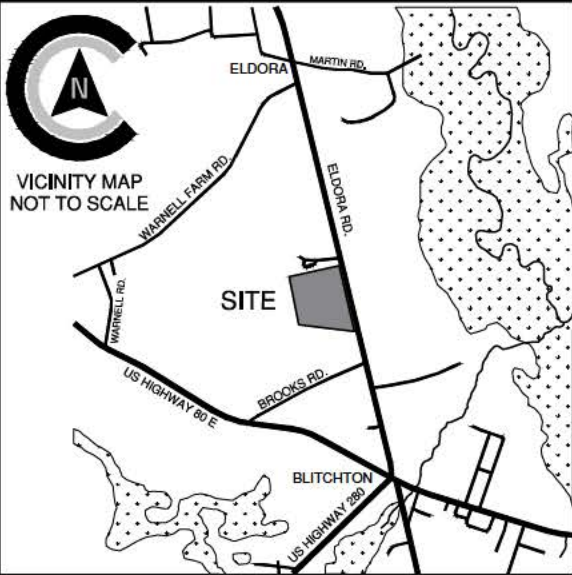
WETLAND IMPACT EXHIBIT FOR CONLEY - DAVIS IND. PARK

LOCATED IN BRYAN COUNTY GEORGIA
PREPARED FOR BLITCHTON INVESTMENTS 1, LLC

DATE PLOTTED: 2/28/2023 5:07 PM BY: John Robinson DRAWING PATH: Q:\2022\12-463\000\DWG\Planning\22-463 Conley Davis Industrial Park A-2 wetland permits.dwg



SHEET#: 3	JOB NUMBER: 22-463 DATE: 2/28/23 DRAWN BY: JWR CHECKED BY: GJC SCALE: AS SHOWN	WETLAND IMPACT EXHIBIT FOR CONLEY - DAVIS IND. PARK LOCATED IN BRYAN COUNTY GEORGIA PREPARED FOR BLITCHTON INVESTMENTS 1, LLC	 COLEMAN COMPANY ENGINEERS • SURVEYORS <small>Savannah, Georgia (919) 900-3541 CCM-SAV.COM</small>
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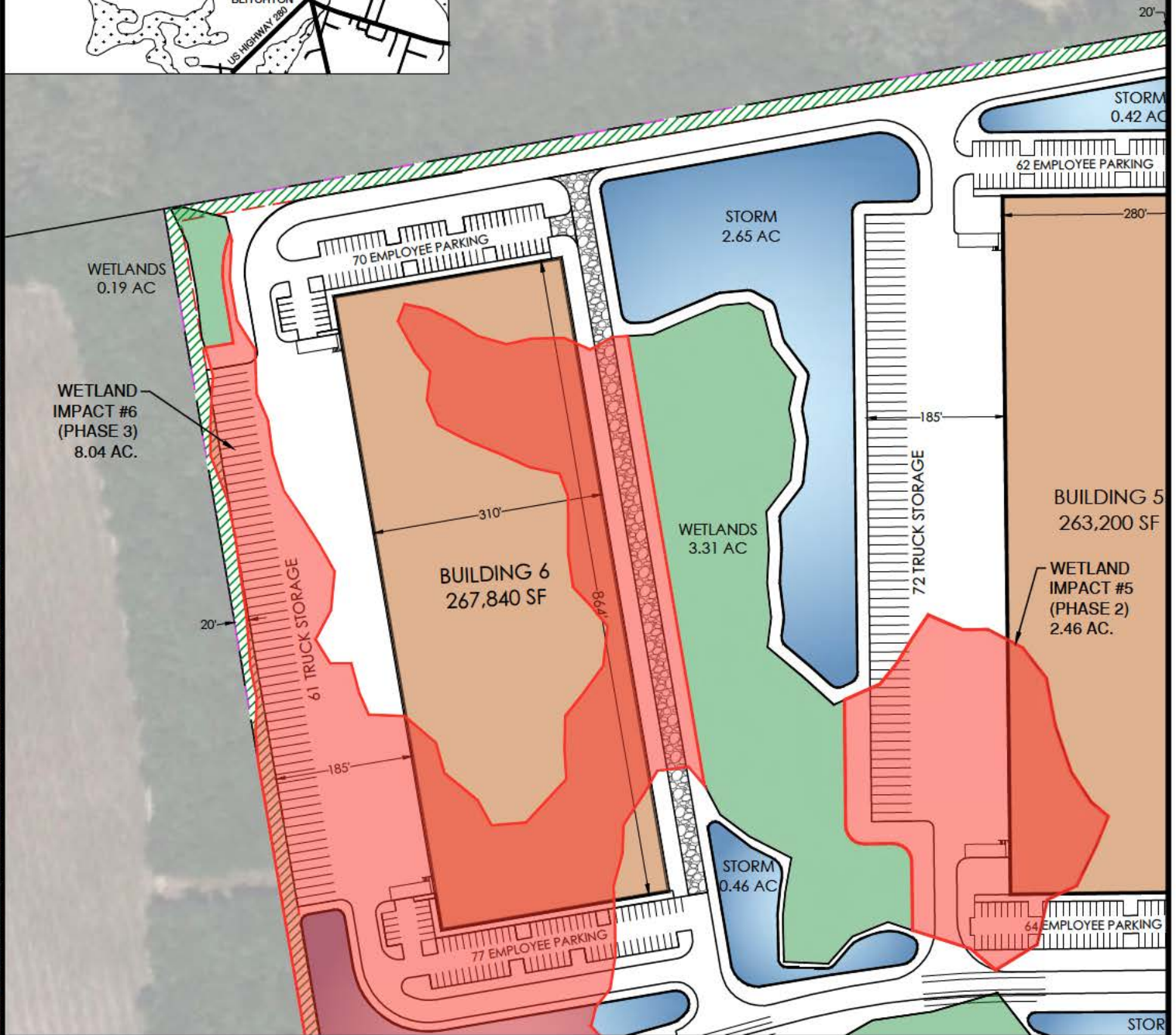


SCALE: 1"=200'

0' 100' 200' 400'

I-2

DATE PLOTTED: 2/28/2023 5:07 PM BY: John Robinson DRAWING PATH: Q:\2022\22-463\000\DWG\Planning\22-463 Conley Davis Industrial Park A-2 wetland permits.dwg



SHEET#:

4

JOB NUMBER: 22-463
DATE: 2/28/23
DRAWN BY: JWR
CHECKED BY: GJC
SCALE: AS SHOWN

WETLAND IMPACT EXHIBIT FOR
CONLEY - DAVIS IND. PARK
LOCATED IN BRYAN COUNTY GEORGIA
PREPARED FOR BLITCHTON INVESTMENTS 1, LLC





VICINITY MAP
NOT TO SCALE

SITE

BUILDING 6
267,840 SF

WETLAND
IMPACT #5
(PHASE 2)
2.46 AC.

STORM
0.46 AC

STORM
1.34 AC

WETLANDS
0.03 AC

WETLAND
IMPACT #7
(PHASE 1)
0.16 AC.

WETLAND
IMPACT #8
(PHASE 1)
0.10 AC.

WETLANDS
0.40 AC

I-2

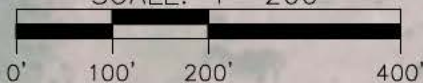
WETLAND
28.16 AC

STORM
10.78 AC

STO
2.11



SCALE: 1"=200'



SHEET#:

5

JOB NUMBER: 22-463

DATE: 2/28/23

DRAWN BY: JWR

CHECKED BY: GJC

SCALE: AS SHOWN

WETLAND IMPACT EXHIBIT FOR CONLEY - DAVIS IND. PARK

LOCATED IN BRYAN COUNTY GEORGIA
PREPARED FOR BLITCHTON INVESTMENTS 1, LLC





VICINITY MAP
NOT TO SCALE

SITE

STORM
10.78 AC

WETLANDS
28.16 AC

STORM
2.11 AC

WETLANDS
1.43 AC

WETLAND
IMPACT #9
(PHASE 1)
0.11 AC

WETLAND
IMPACT #4
(PHASE 2)
0.10 AC

I-2

WETLAND DISTURBANCE SCHEDULE

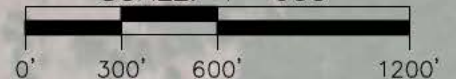
	FILL AREA	FILL VOLUME	PHASE
WI-1	0.49 AC	3,160 CY	1
WI-2	0.07 AC	452 CY	1
WI-3	0.06 AC	387 CY	1
WI-4	0.10 AC	645 CY	2
WI-5	2.46 AC	15,875 CY	2
WI-6	8.04 AC	51,885 CY	3
WI-7	0.16 AC	908 CY	1
WI-8	0.10 AC	645 CY	1
WI-9	0.11 AC	675 CY	1

POND IMPACT SCHEDULE

	FILL AREA	FILL VOLUME	PHASE
PI-1	0.49 AC	8,800 CY	1
PI-2	0.31 AC	5,620 CY	1
PI-3	0.18 AC	3,260 CY	2



SCALE: 1"=600'



SHEET#:

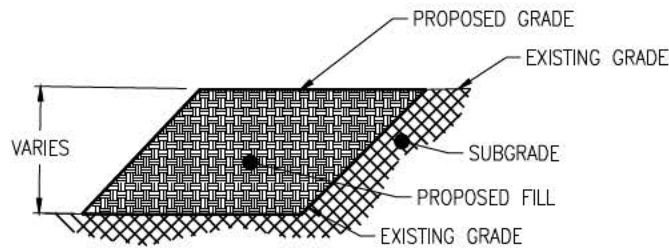
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JOB NUMBER: 22-463
DATE: 2/28/23
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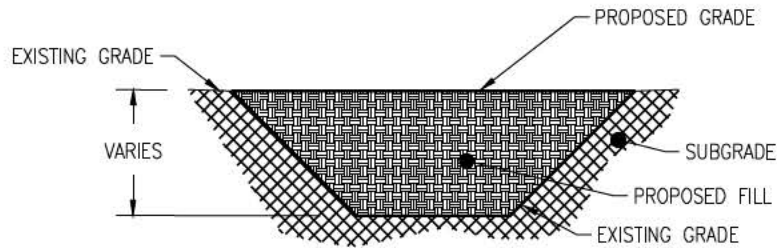
WETLAND IMPACT EXHIBIT FOR
CONLEY - DAVIS IND. PARK
LOCATED IN BRYAN COUNTY GEORGIA
PREPARED FOR BLITCHTON INVESTMENTS 1, LLC



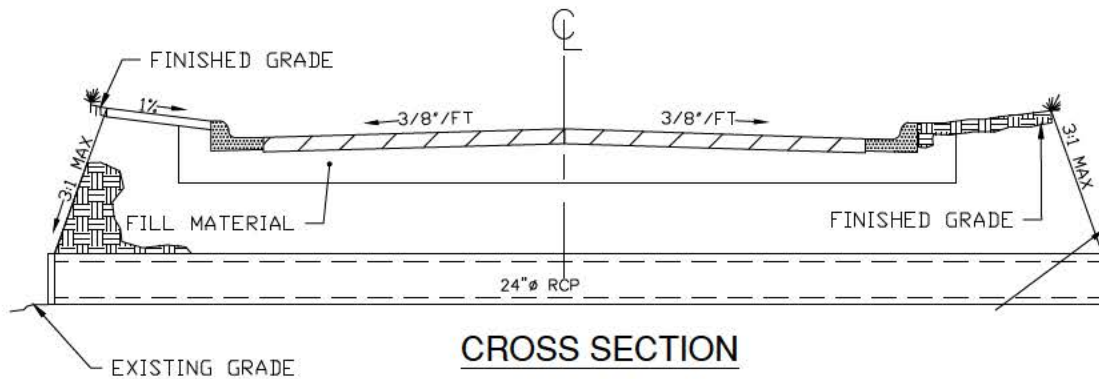
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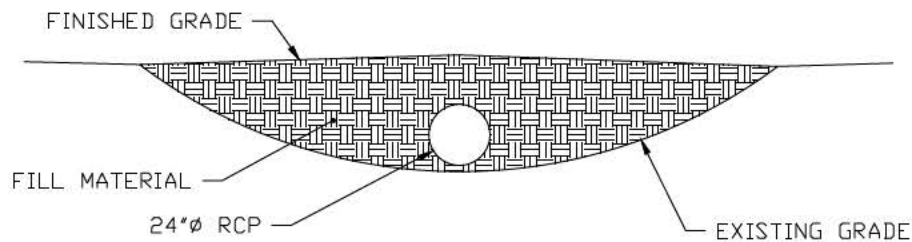
TYPICAL WETLAND IMPACT SECTION #1
(WETLAND FILL)



TYPICAL WETLAND IMPACT SECTION #2
(DITCH FILL)



CROSS SECTION



PROFILE

TYPICAL WETLAND IMPACT SECTION #3
(ROAD CROSSING)

NOT TO SCALE

SHEET#:

JOB NUMBER: 22-463

DATE: 2/28/23

DRAWN BY: JWR

CHECKED BY: GJC

SCALE: AS SHOWN

DETAILS

WETLAND IMPACT EXHIBIT FOR
CONLEY - DAVIS IND. PARK

LOCATED IN BRYAN COUNTY GEORGIA
PREPARED FOR BLITCHTON INVESTMENTS 1, LLC

