



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

August 18, 2021

Regulatory Division
SAS-2021-00599

**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-2021-00599

Applicant: Duke Realty Corporation
Attn: Ms. Sandra Reeves
3715 DaVinci Court, Suite 300
Peachtree Corners, Georgia 30092

Agent: Terracon Consultants, Inc.
Attn: Mr. Michael DeMell
2201 Rowland Avenue
Savannah, Georgia 31404

Project Purpose as Proposed by Applicant: The applicant's stated project purpose is "to develop a logistics/distribution warehouse within 10 miles of the Port of Savannah, and within the vicinity of I-95 and I-16. The need for the proposed project is driven by the continued growth of the Port of Savannah, which was identified in the 2021 "Industrial Tenant Demand Study" by Jones Lang LaSalle, Inc. (JLL) to have at least 20 million square feet of tenant warehouse space in demand. This demand grew two-fold from around 10 million square feet in 2020 to requiring over 20 million square feet of demand in 2021. Although this project will only contribute 900,000 square feet to that demand, the proposed project will help to support the overall warehousing needs of the region, while also helping to facilitate the overall expansion/growth of the Port of Savannah."

Location of Proposed Work: The project site is located north of Jimmy DeLoach Parkway, 3.6 miles west of Interstate 95 (I-95), 1 mile north of U.S. Highway 80 (Highway 80), 3.6 miles north of Interstate 16 (I-16), in the City of Bloomingdale, Chatham County, Georgia (Latitude 32.1504 and Longitude -81.2943). The aquatic resources located on-site drain to the Savannah River, a Traditional Navigable Waterway (TNW) and are within the U.S. Geological Service (USGS) 8-digit Hydrologic Unit Code (HUC) 03060109.

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers:

The applicant is proposing to discharge fill material into 3.37 acres of non-tidal, forested wetland to construct a 903,000 square foot industrial warehouse and associated infrastructure such as parking and stormwater management facilities. To offset the loss in aquatic function associated with the above impacts, the applicant has proposed the purchase of 20.16 compensatory wetland mitigation credits from a U.S. Army Corps of Engineers approved mitigation bank servicing the project area.

BACKGROUND

The applicant requested an Approved Jurisdictional Determination (JD) from the Corps on July 19, 2021. The Corps is currently reviewing this Approved JD request and will decide on the jurisdictional status of aquatic resources within the project area later.

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 (EPD) 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 indicated that a pre-filing meeting was conducted with the Georgia EPD on July 22, 2021. The Corps will coordinate with the Georgia EPD to determine if the applicant has satisfactorily submitted the request for a Water Quality Certification and establish a reasonable period of time based on this coordination.

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

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

Georgia Coastal Management Program: Prior to the Savannah District Corps of Engineers making a final permit decision on this application, the project must be certified by the Georgia Department of Natural Resources, Coastal Resources Division, to be consistent with applicable provisions of the State of Georgia Coastal Management Program (15 CFR 930). Anyone wishing to comment on Coastal Management Program certification of this project should submit comments in writing within 30 days of the date of this notice to the Federal Consistency Coordinator, Coastal Management Program, Coastal Resources Division, Georgia Department of Natural Resources, One Conservation Way, Brunswick, Georgia 31523-8600 (Telephone 912-264-7218).

U.S. ARMY CORPS OF ENGINEERS

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

Cultural Resources: Review of the latest published version of the National Register of Historic Places and the Georgia Natural, Archeological and Historic Resources GIS database, indicates that no registered properties or properties listed as eligible for inclusion are located on the project site. Presently unknown archaeological, scientific, prehistorical or historical data may be located at the site and could be affected by the proposed work.

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: Eastern black rail (*Laterallus jamaicensis* ssp. *jamaicensis*), wood stork (*Mycteria americana*), Eastern indigo snake (*Drymarchon corais couperi*), pondberry (*Lindera melissifolia*) and frosted flatwoods salamander (*Ambystoma cingulatum*).

Per the Effects Determination Guidance for Endangered and Threatened Species (EDGES), the Corps has determined that the proposed project may affect, but is not likely to adversely affect the Eastern indigo snake and would have no effect on the frosted flatwoods salamander, pondberry or the Eastern black rail.

With regards to the wood stork, the Corps requests that the FWS confirm if the proposed project site is within 2,500 feet of an active wood stork nesting colony. The Corps will make an effects determination for the wood stork upon receipt of the requested information.

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 Roscoe.L.Sullivan@usace.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Roscoe L. Sullivan, III, 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 Roscoe L. Sullivan, III, Project Manager, Coastal Branch at 912-652-5618.

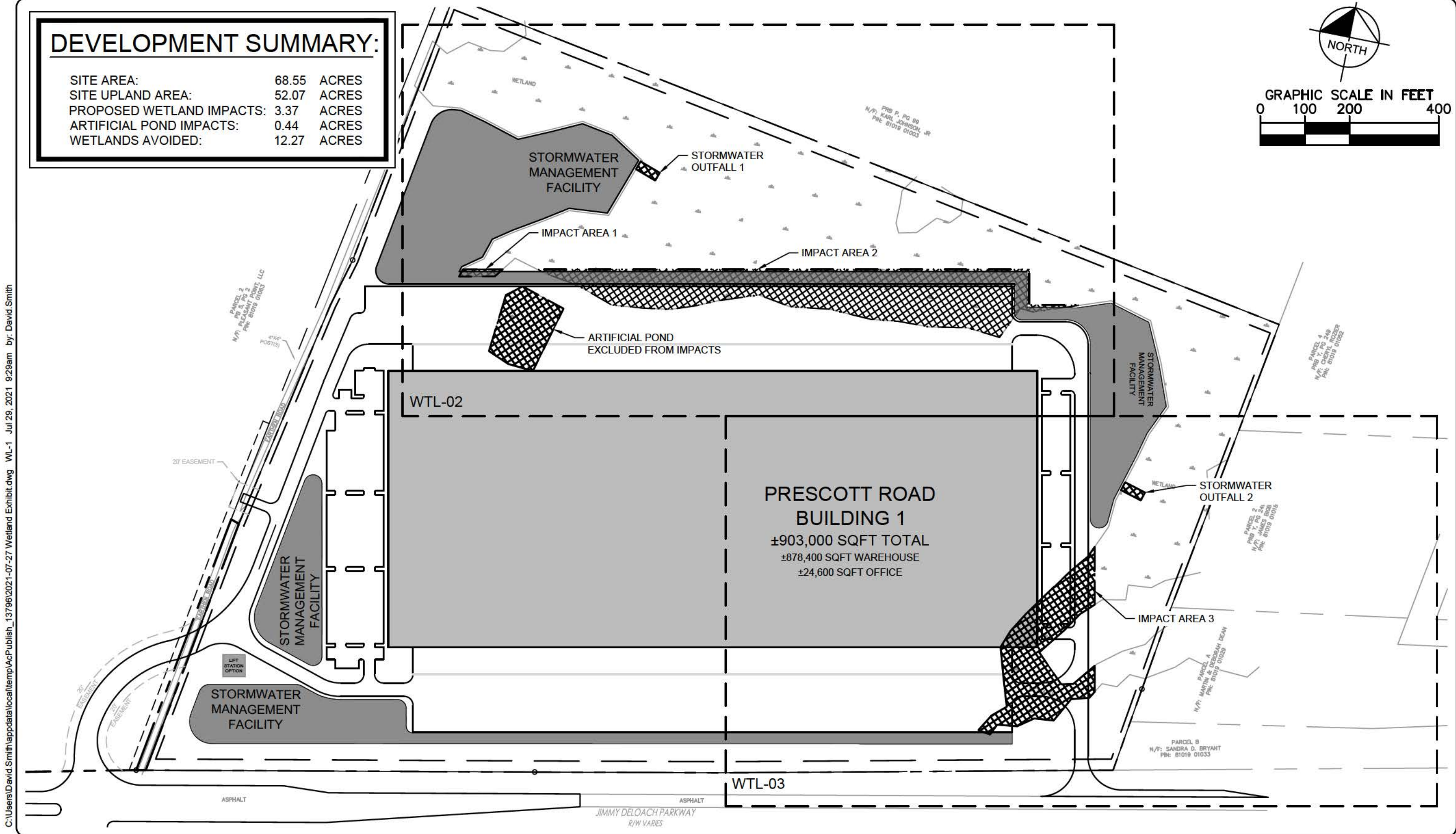
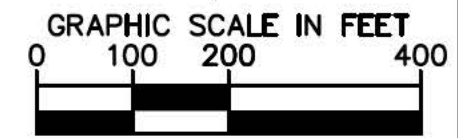
Enclosures:

1. Appendix B: Permit Drawings (6 pages)
2. Figures and Site Maps (5 pages)

APPENDIX B
Permit Drawings, dated 29 July 2021,
prepared by Kimley Horn

DEVELOPMENT SUMMARY:

SITE AREA:	68.55	ACRES
SITE UPLAND AREA:	52.07	ACRES
PROPOSED WETLAND IMPACTS:	3.37	ACRES
ARTIFICIAL POND IMPACTS:	0.44	ACRES
WETLANDS AVOIDED:	12.27	ACRES



C:\Users\David.Smith\AppData\LocalTemp\AcPublish_13796\2021-07-27 Wetland Exhibit.dwg WTL-1 Jul 29, 2021 9:29am by: David.Smith

100 BULL STREET, SUITE 200, SAVANNAH, GEORGIA 31401
PHONE: (912) 721-8638 | www.kimley-horn.com

TITLE:
WETLANDS EXHIBIT

PROJECT:
PRESCOTT INDUSTRIAL
165 PRESCOTT ROAD,
BLOOMINGDALE, GA 31302

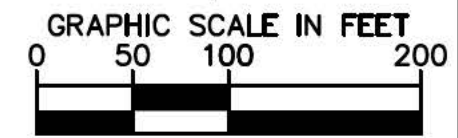
CLIENT:
DUKE REALTY

JOB NUMBER: 013498006
SCALE: AS SHOWN
DATE: 07/29/2021
SHEET: **WTL-01**

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. COPYRIGHT KIMLEY-HORN AND ASSOCIATES, INC., 2017

DEVELOPMENT SUMMARY:

SITE AREA:	68.55	ACRES
SITE UPLAND AREA:	52.07	ACRES
PROPOSED WETLAND IMPACTS:	3.37	ACRES
ARTIFICIAL POND IMPACTS:	0.44	ACRES
WETLANDS AVOIDED:	12.27	ACRES



PRB P, PG 99
N/F: KARL JOHNSON, JR
PIN: 81019 01003

**STORMWATER
MANAGEMENT
FACILITY**

**STORMWATER OUTFALL 1
0.02 AC**

**IMPACT AREA 2
2.29 AC**

**IMPACT AREA 1
0.04 AC**

**ARTIFICIAL POND
0.44 AC**

SECTION A-A
SITE AND DITCH TO WETLAND (TYP.)
SEE SHEET WTL-05

SEE SHEET WL-03 FOR CONTINUATION

C:\Users\David.Smith\AppData\LocalTemp\AcPublish_13796\2021-07-27\Wetland Exhibit.dwg WL-2 Jul 29, 2021 9:29am by: David.Smith

100 BULL STREET, SUITE 200, SAVANNAH, GEORGIA 31401
PHONE: (912) 721-8638 | www.kimley-horn.com

TITLE:
WETLANDS EXHIBIT

PROJECT:
**PRESCOTT INDUSTRIAL
165 PRESCOTT ROAD,
BLOOMINGDALE, GA 31302**

CLIENT:
DUKE REALTY

JOB NUMBER: 013498006
SCALE: AS SHOWN
DATE: 07/29/2021
SHEET: **WTL-02**

DEVELOPMENT SUMMARY:

SITE AREA:	68.55	ACRES
SITE UPLAND AREA:	52.07	ACRES
PROPOSED WETLAND IMPACTS:	3.37	ACRES
ARTIFICIAL POND IMPACTS:	0.44	ACRES
WETLANDS AVOIDED:	12.27	ACRES

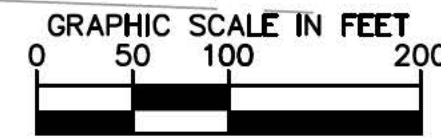
PRESCOTT ROAD BUILDING 1

±903,000 SQFT TOTAL

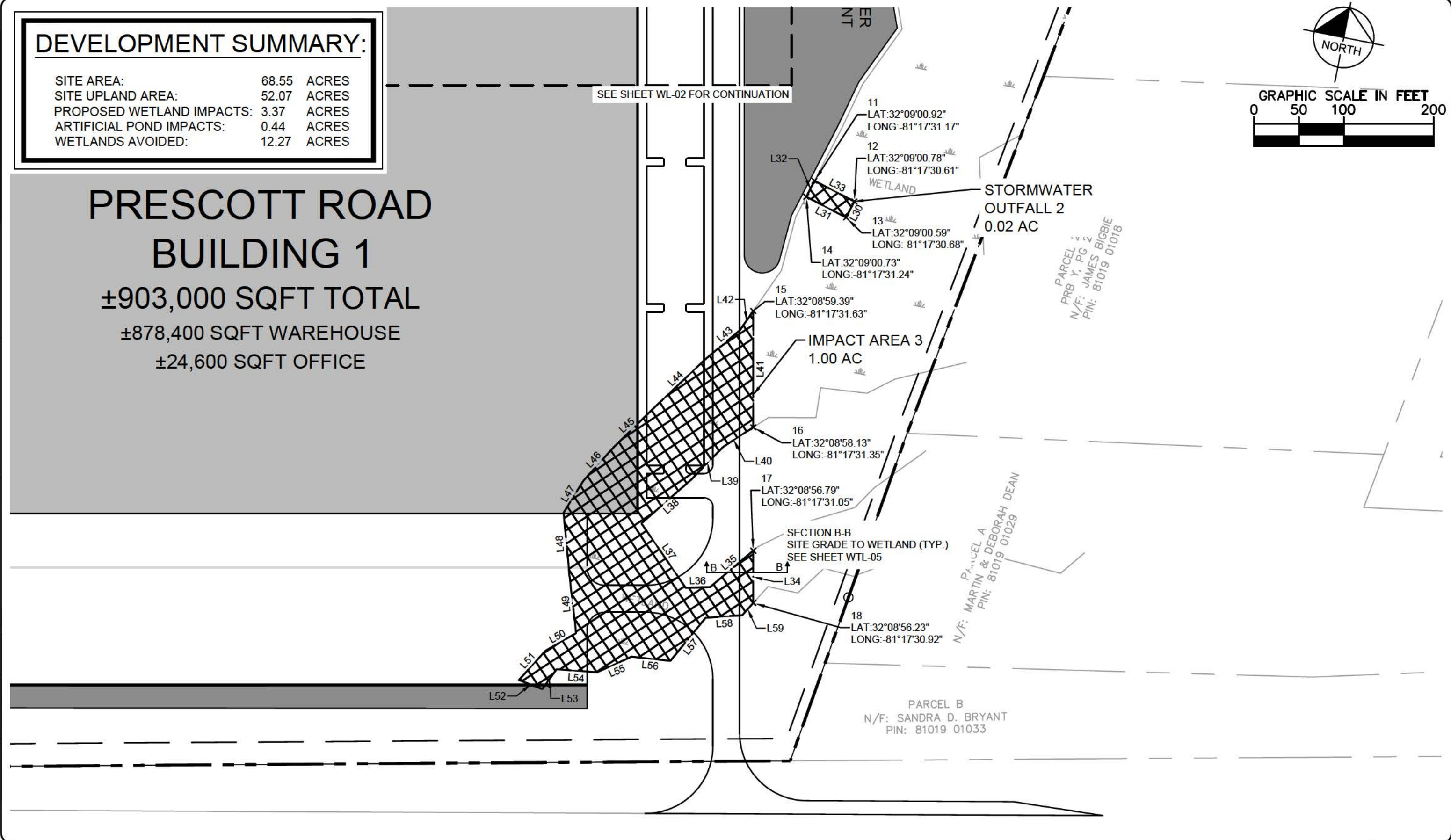
±878,400 SQFT WAREHOUSE

±24,600 SQFT OFFICE

SEE SHEET WL-02 FOR CONTINUATION



C:\Users\David.Smith\AppData\Local\Temp\AcPublish_13796\2021-07-27\Wetland Exhibit.dwg WL-03 Jul 29, 2021 9:29am by: David.Smith



100 BULL STREET, SUITE 200, SAVANNAH, GEORGIA 31401
PHONE: (912) 721-8638 | www.kimley-horn.com

TITLE:
WETLANDS EXHIBIT

PROJECT:
PRESCOTT INDUSTRIAL
165 PRESCOTT ROAD,
BLOOMINGDALE, GA 31302

CLIENT:
DUKE REALTY

JOB NUMBER: 013498006
SCALE: AS SHOWN
DATE: 07/29/2021
SHEET: **WTL-03**

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. COPYRIGHT KIMLEY-HORN AND ASSOCIATES, INC., 2017

C:\Users\David.Smith\appdata\local\temp\AcPublish_13796\2021-07-27\Wetland Exhibit.dwg WTL-04 Jul 29, 2021 9:29am by: David.Smith

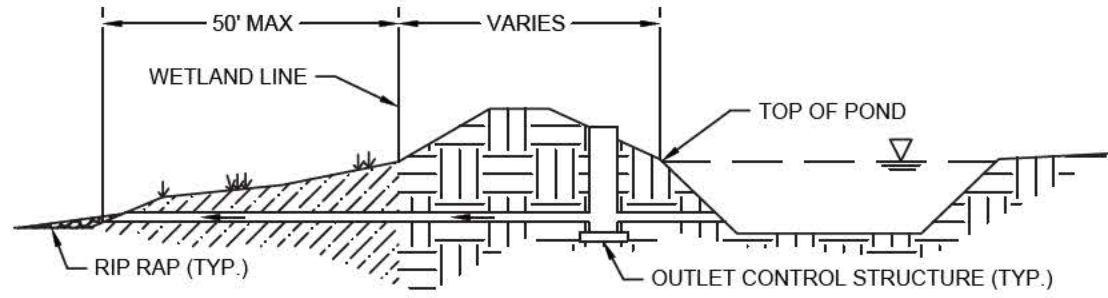
LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00	S19°18'23.60"W
L2	50.00	N70°41'36.40"W
L3	20.00	N19°18'23.60"E
L4	50.00	S70°41'36.40"E
L5	23.70	S36°55'18.79"W
L6	80.17	S78°17'26.21"W
L7	18.35	N16°01'04.42"E
L8	89.43	N78°39'35.86"E
L9	110.50	S70°30'54.61"W
L10	29.26	N85°37'08.62"W
L11	80.20	S24°30'39.77"W
L12	74.92	N84°40'15.65"W
L13	85.04	S79°59'07.39"W
L14	71.14	S88°47'57.60"W
L15	60.97	S82°48'17.39"W
L16	97.21	N87°38'45.85"W
L17	87.65	S82°09'03.43"W
L18	74.51	N80°29'53.01"W
L19	89.94	S70°38'19.50"W
L20	56.67	S66°16'43.38"W

LINE TABLE		
LINE	LENGTH	BEARING
L21	54.30	S70°37'08.38"W
L22	60.52	S81°11'49.57"W
L23	71.84	S84°13'02.03"W
L24	87.83	N71°20'04.68"W
L25	78.72	N81°06'06.47"W
L26	19.95	N74°32'34.99"W
L27	1103.63	N78°39'35.86"E
L28	80.00	S11°20'24.14"E
L29	117.96	N78°39'37.96"E
L30	20.00	S16°04'59.29"W
L31	50.00	N73°55'00.71"W
L32	20.00	N16°04'59.29"E
L33	50.00	S73°55'00.71"E
L34	58.36	N11°20'24.14"W
L35	62.84	S38°28'14.64"W
L36	27.20	S76°44'30.09"W
L37	87.06	N45°47'52.22"W
L38	74.76	N37°18'25.74"E
L39	50.08	N32°52'11.06"E
L40	39.78	N45°46'26.18"E

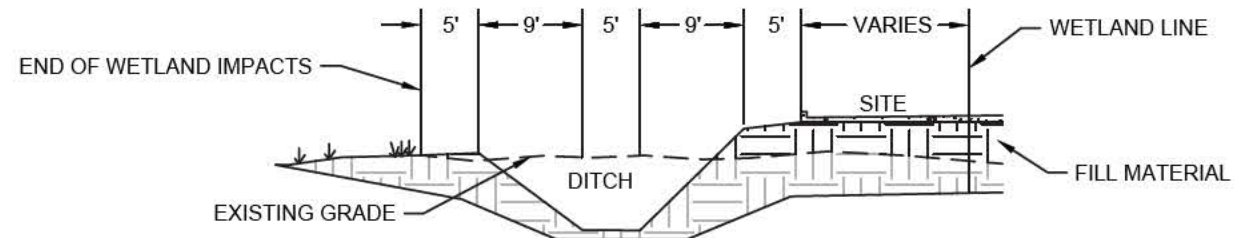
LINE TABLE		
LINE	LENGTH	BEARING
L41	129.63	N11°20'24.14"W
L42	26.08	S23°24'37.66"W
L43	50.19	S38°36'53.72"W
L44	77.47	S35°13'58.41"W
L45	64.18	S34°20'08.59"W
L46	50.24	S30°47'39.93"W
L47	41.84	S20°19'58.42"W
L48	67.53	S16°41'12.67"E
L49	67.28	S17°50'16.69"E
L50	39.25	S48°49'40.76"W
L51	44.04	S30°50'56.18"W
L52	27.85	S80°10'41.88"E
L53	27.15	N24°34'02.16"E
L54	44.98	N83°01'43.05"E
L55	42.24	N54°18'50.71"E
L56	43.65	N84°38'40.62"E
L57	61.99	N27°56'12.24"E
L58	40.78	N74°49'24.48"E
L59	18.35	N30°40'20.32"E

POINT TABLE		
PNT #	LATITUDE	LONGITUDE
1	N32° 09' 05.89"	W81° 17' 45.16"
2	N32° 09' 05.70"	W81° 17' 45.24"
3	N32° 09' 05.53"	W81° 17' 44.69"
4	N32° 09' 05.72"	W81° 17' 44.61"
5	N32° 09' 02.79"	W81° 17' 49.18"
6	N32° 09' 02.96"	W81° 17' 48.16"
7	N32° 09' 03.10"	W81° 17' 47.28"
8	N32° 09' 05.16"	W81° 17' 34.68"
9	N32° 09' 04.39"	W81° 17' 34.50"
10	N32° 09' 04.61"	W81° 17' 33.15"
11	N32° 09' 00.92"	W81° 17' 31.17"
12	N32° 09' 00.78"	W81° 17' 30.61"
13	N32° 09' 00.59"	W81° 17' 30.68"
14	N32° 09' 00.73"	W81° 17' 31.24"
15	N32° 08' 59.39"	W81° 17' 31.63"
16	N32° 08' 58.13"	W81° 17' 31.35"
17	N32° 08' 56.79"	W81° 17' 31.05"
18	N32° 08' 56.23"	W81° 17' 30.92"

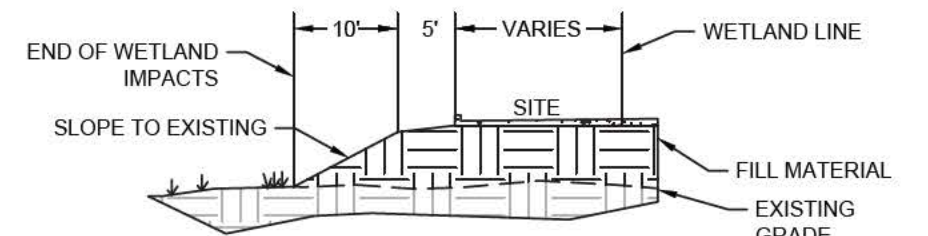
C:\Users\David.Smith\AppData\Local\Temp\AcPublish_13796\2021-07-27\Wetland Exhibit.dwg WTL-05 Jul 29, 2021 9:29am by: David.Smith



STORMWATER OUTFALL TYPICAL SECTION



SECTION A-A SITE AND DITCH TO WETLAND



SECTION B-B SITE GRADE TO WETLAND

Kimley»Horn

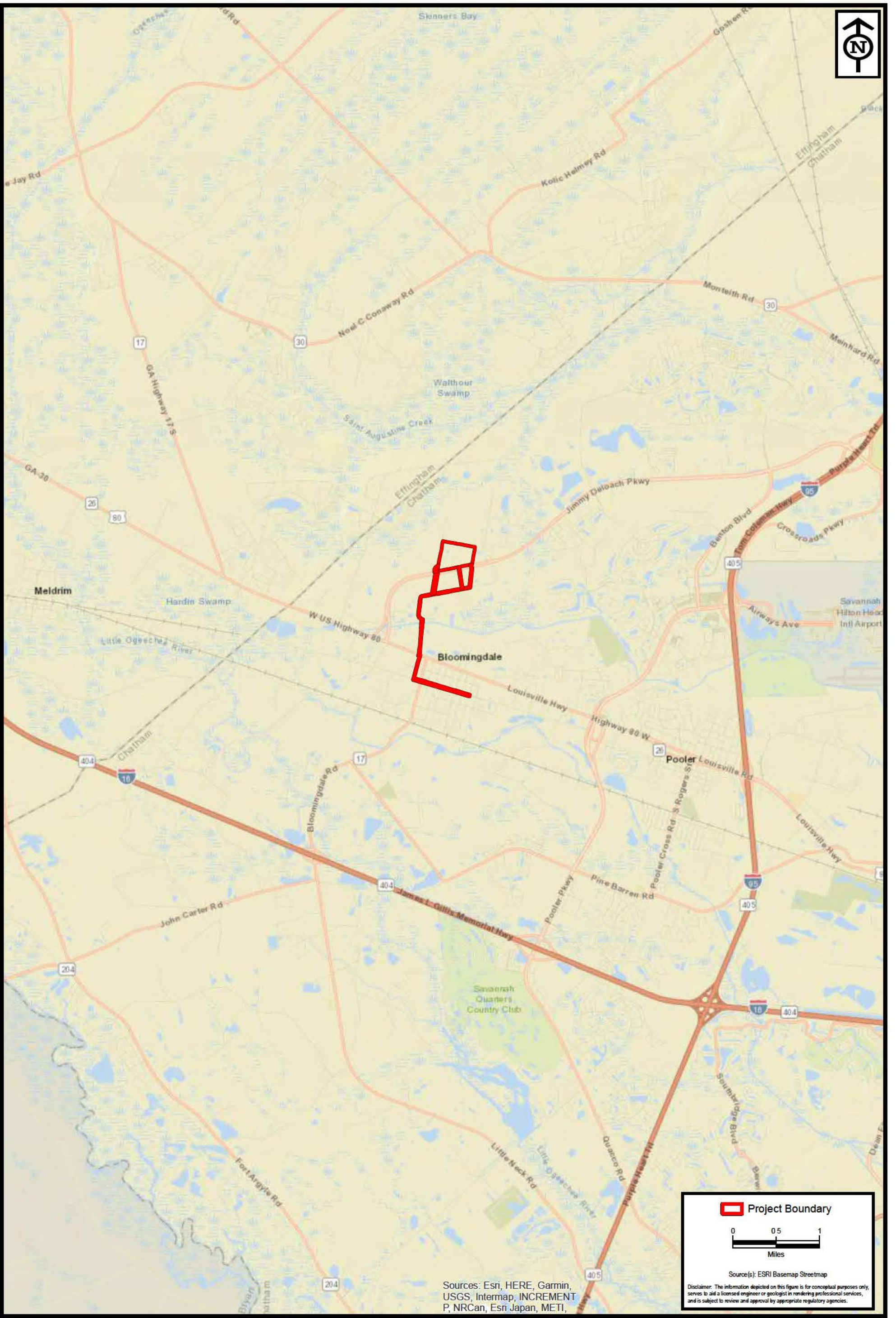
100 BULL STREET, SUITE 200, SAVANNAH, GEORGIA 31401
PHONE: (912) 721-8638 | www.kimley-horn.com

TITLE:
WETLANDS EXHIBIT

PROJECT:
PRESCOTT INDUSTRIAL
165 PRESCOTT ROAD,
BLOOMINGDALE, GA 31302

CLIENT:
DUKE REALTY

JOB NUMBER:	013498006
SCALE:	AS SHOWN
DATE:	07/29/2021
SHEET:	WTL-05



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI,

Project Boundary

Miles

Source(s): ESRI Basemap Streetmap

Disclaimer: The information depicted on this figure is for conceptual purposes only, serves to aid a licensed engineer or geologist in rendering professional services, and is subject to review and approval by appropriate regulatory agencies.

Terracon

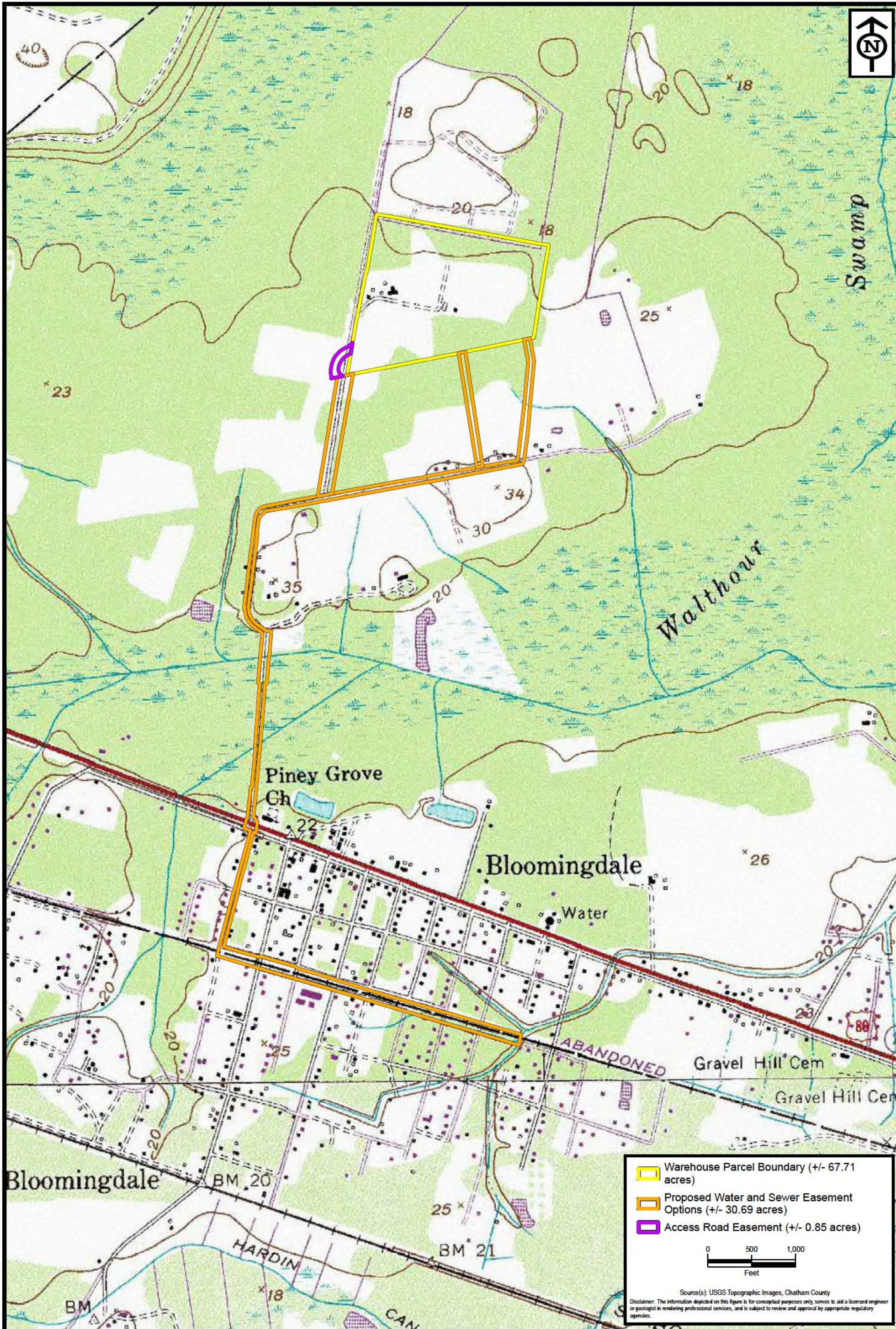
2201 Rowland Avenue SAVANNAH, GA 31404
PH. (912) 629-4000 FAX (912) 629-4001

Vicinity Exhibit

Duke Realty - Prescott Road Warehouse

Chatham County, Georgia

Project No.	ES217040
Date	Jul 2021
Drawn By	AJV
Checked By	KHD
Approved By	MJD
Figure No.	1



Terracon

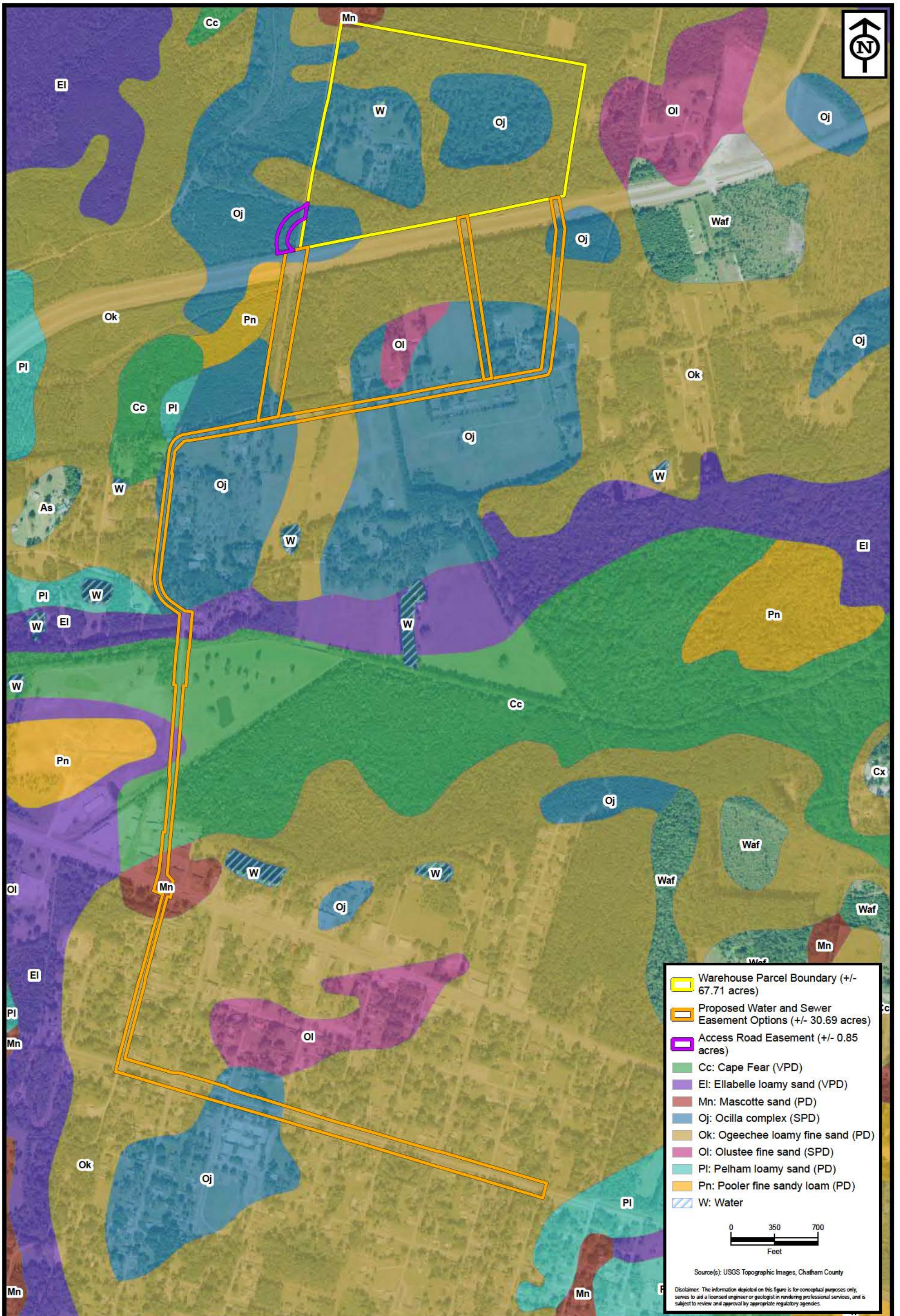
2201 Rowland Avenue SAVANNAH, GA 31404
 PH. (912) 629-4000 FAX (912) 629-4001

Topographic Images

Duke Realty - Prescott Road Warehouse

Chatham County, Georgia

Project No.	ES217040
Date	Jul 2021
Drawn By	CMP
Checked By	KHD
Approved By	MJD
Figure No.	2



	Warehouse Parcel Boundary (+/- 67.71 acres)
	Proposed Water and Sewer Easement Options (+/- 30.69 acres)
	Access Road Easement (+/- 0.85 acres)
	Cc: Cape Fear (VPD)
	El: Ellabelle loamy sand (VPD)
	Mn: Mascotte sand (PD)
	Oj: Ocilla complex (SPD)
	Ok: Ogeechee loamy fine sand (PD)
	Ol: Olustee fine sand (SPD)
	Pl: Pelham loamy sand (PD)
	Pn: Pooler fine sandy loam (PD)
	W: Water

0 350 700
Feet

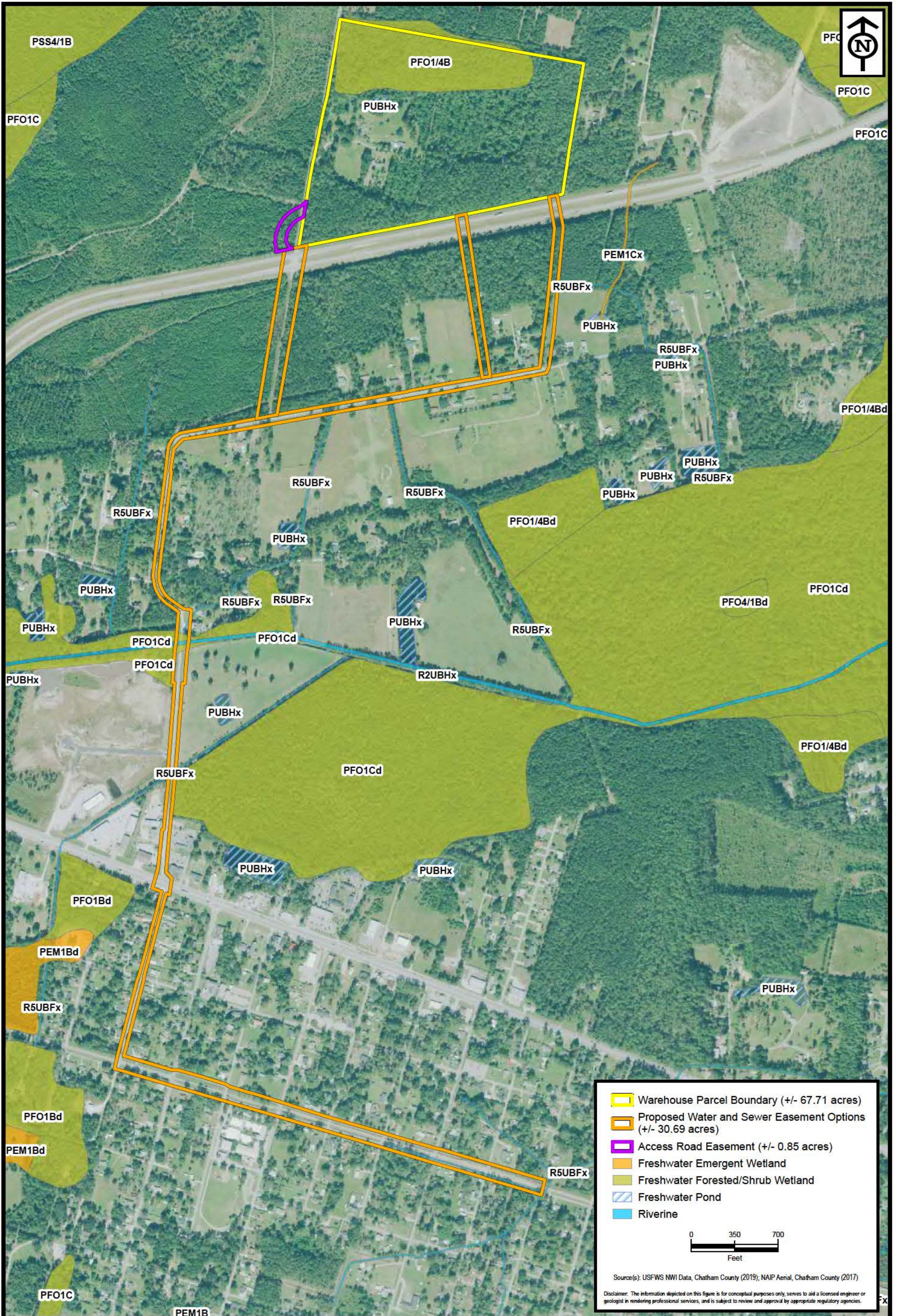
Source(s): USGS Topographic Images, Chatham County

Disclaimer: The information depicted on this figure is for conceptual purposes only, serves to aid a licensed engineer or geologist in rendering professional services, and is subject to review and approval by appropriate regulatory agencies.

Terracon
2201 Rowland Avenue SAVANNAH, GA 31404
PH. (912) 629-4000 FAX (912) 629-4001

NRCS Soil Survey
Duke Realty - Prescott Road Warehouse
Chatham County, Georgia

Project No.	ES217040
Date	Jul 2021
Drawn By	CMP
Checked By	KHD
Approved By	MJD
Figure No.	3



	Warehouse Parcel Boundary (+/- 67.71 acres)
	Proposed Water and Sewer Easement Options (+/- 30.69 acres)
	Access Road Easement (+/- 0.85 acres)
	Freshwater Emergent Wetland
	Freshwater Forested/Shrub Wetland
	Freshwater Pond
	Riverine

0 350 700
Feet

Source(s): USFWS NWI Data, Chatham County (2019); NAIP Aerial, Chatham County (2017)

Disclaimer: The information depicted on this figure is for conceptual purposes only, serves to aid a licensed engineer or geologist in rendering professional services, and is subject to review and approval by appropriate regulatory agencies.

Terracon

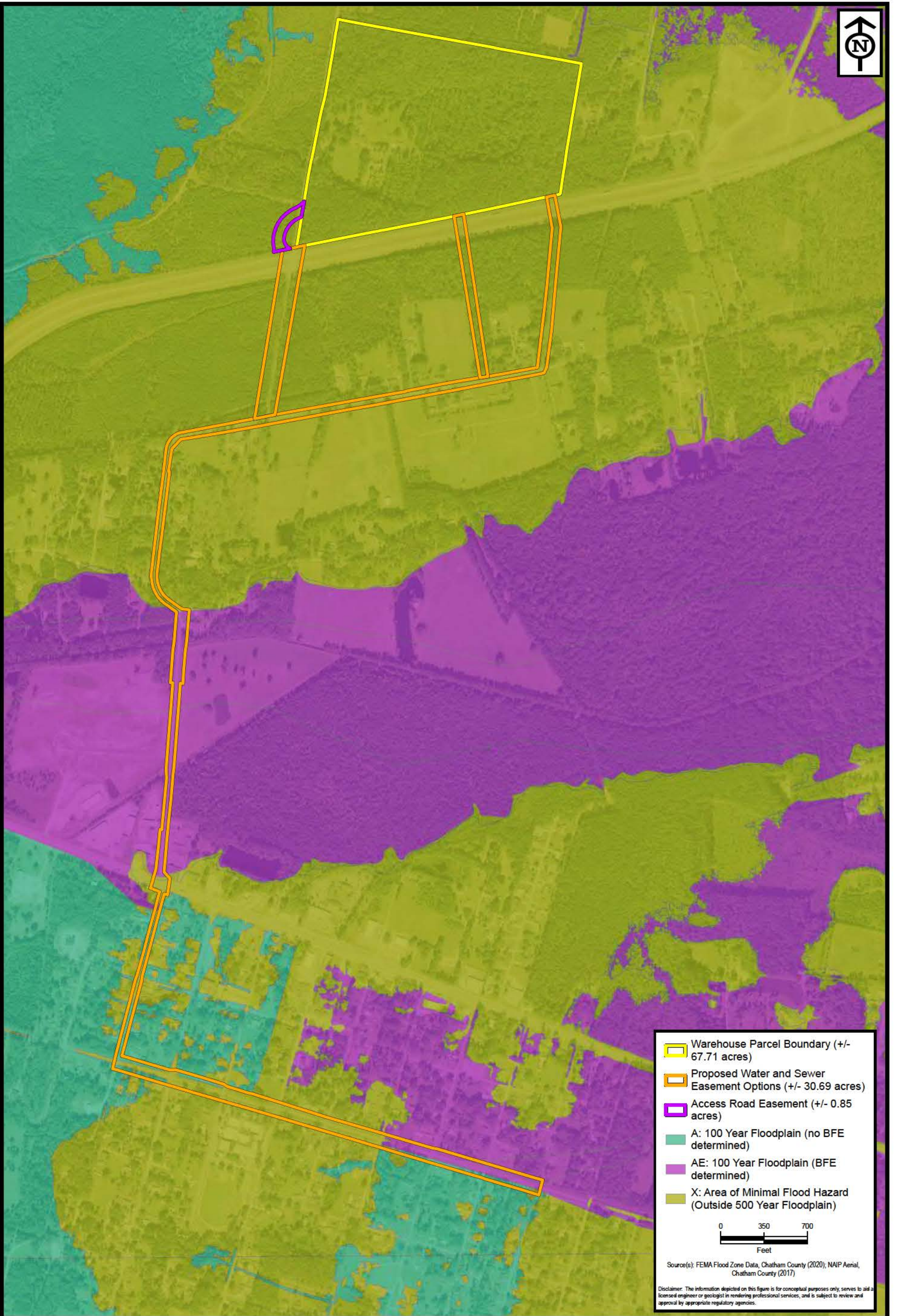
2201 Rowland Avenue SAVANNAH, GA 31404
PH. (912) 629-4000 FAX (912) 629-4001

USFWS National Wetland Inventory (NWI) Data

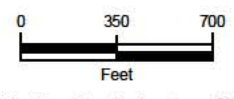
Duke Realty - Prescott Road Warehouse

Chatham County, Georgia

Project No.	ES217040
Date	Jul 2021
Drawn By	CMP
Checked By	KHD
Approved By	MJD
Figure No.	4



- Warehouse Parcel Boundary (+/- 67.71 acres)
- Proposed Water and Sewer Easement Options (+/- 30.69 acres)
- Access Road Easement (+/- 0.85 acres)
- A: 100 Year Floodplain (no BFE determined)
- AE: 100 Year Floodplain (BFE determined)
- X: Area of Minimal Flood Hazard (Outside 500 Year Floodplain)



Source(s): FEMA Flood Zone Data, Chatham County (2020); NAIP Aerial, Chatham County (2017)

Disclaimer: The information depicted on this figure is for conceptual purposes only, serves to aid a licensed engineer or geologist in rendering professional services, and is subject to review and approval by appropriate regulatory agencies.

Terracon
 2201 Rowland Avenue SAVANNAH, GA 31404
 PH. (912) 629-4000 FAX (912) 629-4001

FEMA Flood Zones

Duke Realty - Prescott Road Warehouse

Chatham County, Georgia

Project No.	ES217040
Date	Jul 2021
Drawn By	CMP
Checked By	KHD
Approved By	MJD
Figure No.	5