



REPLY TO  
ATTENTION OF

DEPARTMENT OF THE ARMY  
SAVANNAH DISTRICT, CORPS OF ENGINEERS  
100 W. OGLETHORPE AVENUE  
SAVANNAH, GEORGIA 31401-3640

**APRIL 23 2015**

Regulatory Division  
SAS-2005-01381  
SAS-2015-00235

**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-2005-01381  
SAS-2015-00235

Applicant: Mr. Hugh "Trip" Tollison  
Savannah Harbor – Interstate 16 Corridor Joint Development Authority  
131 Hutchinson Island Road, 4<sup>th</sup> Floor  
Savannah, Georgia 31421

Agent: Mr. Alton Brown, Jr.  
Resource and Land Consultants  
41 Park of Commerce Drive, Suite 303  
Savannah, Georgia 31405

Location of Proposed Work: The project site is located in waters and wetlands draining to Black Creek or Miles Branch, in the southeast quadrant of the intersection of Georgia Highway 280 and Interstate 16, bisected by Tar City Road, in Ellabelle, Bryan County, Georgia (Latitude 32.1574, Longitude -81.4500).

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers:  
The applicant proposes to fill 125.13 acres of jurisdictional wetland, 2,631 linear feet of stream, 0.62 acre of jurisdictional ditch (3,016 linear feet), and 17.56 acres of isolated, non-jurisdictional wetland on a 1,904.5 acre project site to construct a mega-site manufacturing facility. The proposed impacts are associated with general site development (i.e., access roads, parking lots, building pads), and railroad access.

As compensatory mitigation for the project related impacts, the applicant is proposing to purchase 1,069.2 wetland mitigation credits and 12,690.3 stream mitigation credits. The applicant is proposing to purchase the available wetland and stream mitigation credits from approved mitigation banks in the primary service area of the Ogeechee Watershed. Also, regarding the proposed purchases, the applicant states: "the total

number of credits currently available within the watershed does not meet the total required for this project. Therefore, depending on the number of wetland and stream credits available at the time of purchase, the applicant is requesting approval to purchase all or any remaining wetland and/or stream credits through the Georgia Land Trust In-Lieu Fee Program.” However, there are currently no in-lieu fee credits available in this watershed.

## **BACKGROUND**

We are currently processing an approved jurisdictional determination (JD) for isolated, non-jurisdictional wetlands on a 224.8 acre portion of the project site under project number SAS-2005-01381. We are also currently processing an approved JD for isolated, non-jurisdictional wetlands on a 276.8 acre portion of the project site under project number SAS-2015-00235 and an expanded preliminary JD for the remaining portion of the project site (i.e., 1,402.9 acres) under project number SAS-2015-00235.

This Joint Public Notice announces a request for authorizations from both the U.S. Army Corps of Engineers 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, intends to certify this project at the end of 30 days in accordance with the provisions of Section 401 of the Clean Water Act, which is required for a Federal Permit to conduct activity in, on, or adjacent to the waters of the State of Georgia. Copies of the application and supporting documents relative to a specific application will be available for review and copying at the office of the Georgia Department of Natural Resources, Environmental Protection Division, Water Protection Branch, 4220 International Parkway, Suite 101, Atlanta, Georgia 30354, during regular office hours. A copier machine is available for public use at a charge of 25 cents per page. Any person who desires to comment, object, or request a public hearing relative to State Water Quality Certification must do so within 30 days of the State's receipt of application in writing and state the reasons or basis of objections or request for a hearing. The application can be reviewed in the Savannah District, U.S. Army Corps of Engineers, Regulatory Division, 100 W. Oglethorpe Avenue Savannah, Georgia 31401-3640.

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.

## **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 Assessment: Pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended, we request the Georgia Historical Preservation Division (HPD) or any other interested party review the latest published version of the National Register of Historic Places (NRHP) to determine if the property has or has not any registered properties or properties listed as eligible for inclusion located at the site or in the area affected by the proposed work. Presently unknown archaeological, scientific, prehistorical, or historical data may be located at the site and could be affected by the proposed work.

The applicant stated: "Brockington & Associates has completed a field survey for cultural resources and archeology and a draft report is currently being prepared for submittal to and review by the USACE and GADNR-HPD. In the interim, a management summary documenting the status of the project is provided." Upon receipt of the aforementioned survey, the Corps will review and provide comments to Georgia Department of Natural Resources, Historic Preservation Division, for their review and comments.

Endangered Species: 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, the National Oceanic and Atmospheric Administration, and the National Marine Fisheries Service; or, any other interested party, on whether any species listed or proposed for listing may be present in the area.

The applicant states: "RLC conducted a threatened and endangered species survey for the project area in February and March 2015. At no time during the survey was a species listed as threatened or endangered by current federal regulations observed. It was determined that marginal habitat was present on the study area that could potentially harbor Flatwoods salamanders, striped newts, indigo snakes, and gopher tortoise. Site specific studies were conducted for these species and only gopher tortoises are known to inhabit the study area. The applicant intends to undertake voluntary relocation efforts for remaining gopher tortoises in conjunction with state and federal agencies prior to development. Thus, the proposed development within this study area will not likely to adversely affect any species listed as federally threatened, endangered, or as a candidate for listing in Bryan County, Georgia."

After review of the application and supporting information, the Savannah District has determined that the proposed project would not affect any Federally listed threatened or endangered species or their critical habitat that are under the purview of U.S. Department of the Interior, Fish and Wildlife Service. Pursuant to Section 7(c) of the Endangered Species Act of 1973, as amended (16 U.S.C. 1531 et seq.), we request concurrence with this effects determination.

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 U.S. Army Corps of Engineers 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 U.S. Army Corps of Engineers 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.

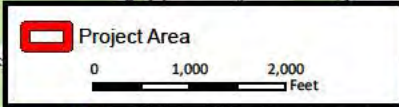
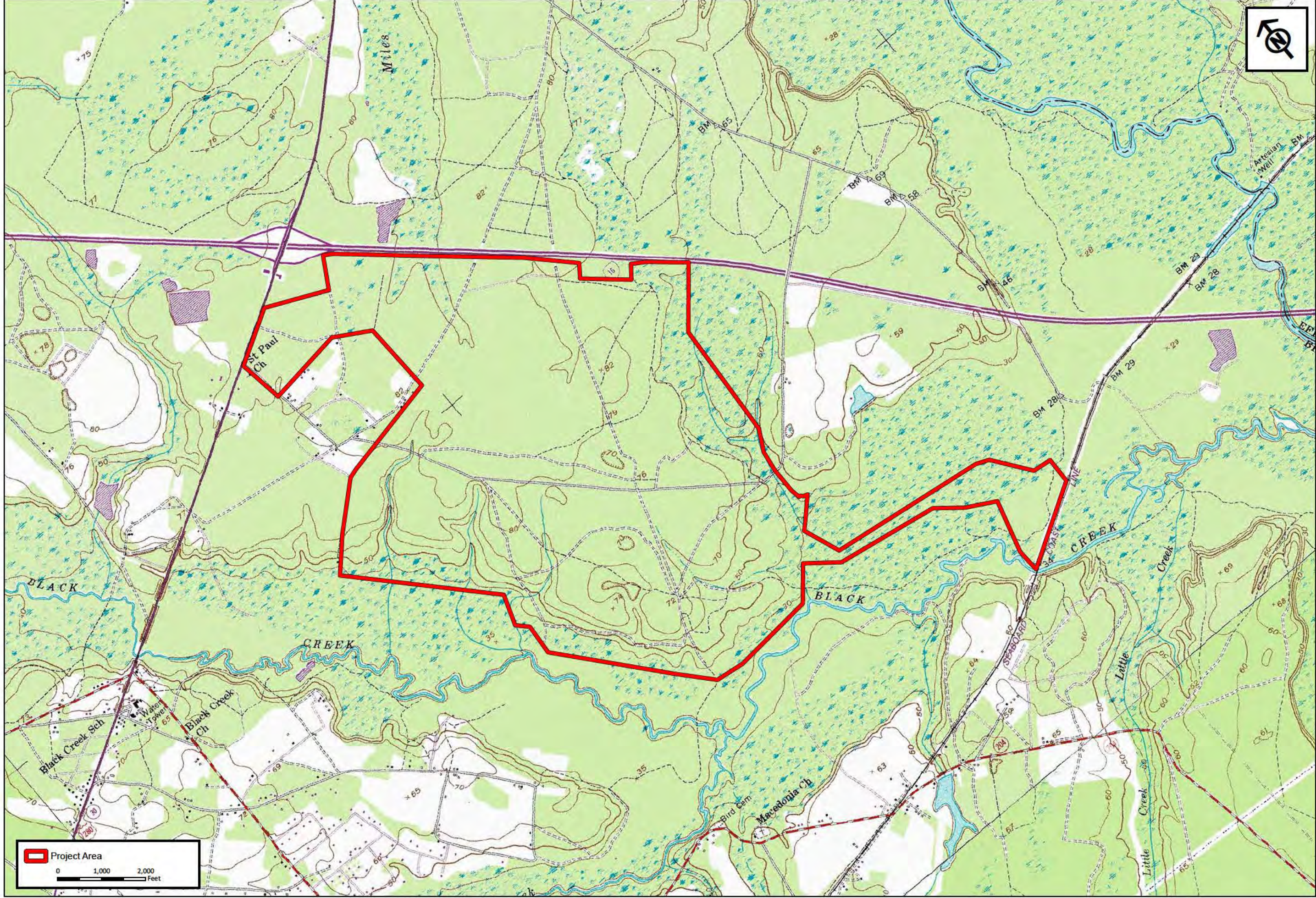
Comment Period: Anyone wishing to comment on this application for a Department of the Army Permit should submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Mr. Shaun Blocker, 100 W. Oglethorpe Avenue Savannah, Georgia 31401-3640, no later than 30 days from the date of this notice. Please refer to the applicant's name and the application number in your comments.

If you have any further questions concerning this matter, please contact Mr. Shaun Blocker, Project Manager, Coastal Branch at 912-652-5086.

7 Encls

1. USGS Topographic Survey
2. 2013 Ortho Aerial Imagery
3. Habitat Map
4. USDA NRCS Soils Survey
5. National Wetlands Inventory
6. Applicant's Preferred Site / On-site Configuration #1
7. Permit Drawings (14 pages)

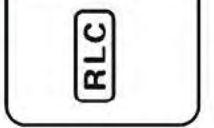




RLC Project No.:	14-225
Figure No.:	2
Sketch Date:	18 March 2015
Prepared By:	RP
Map Scale:	1 inch = 2,000 feet

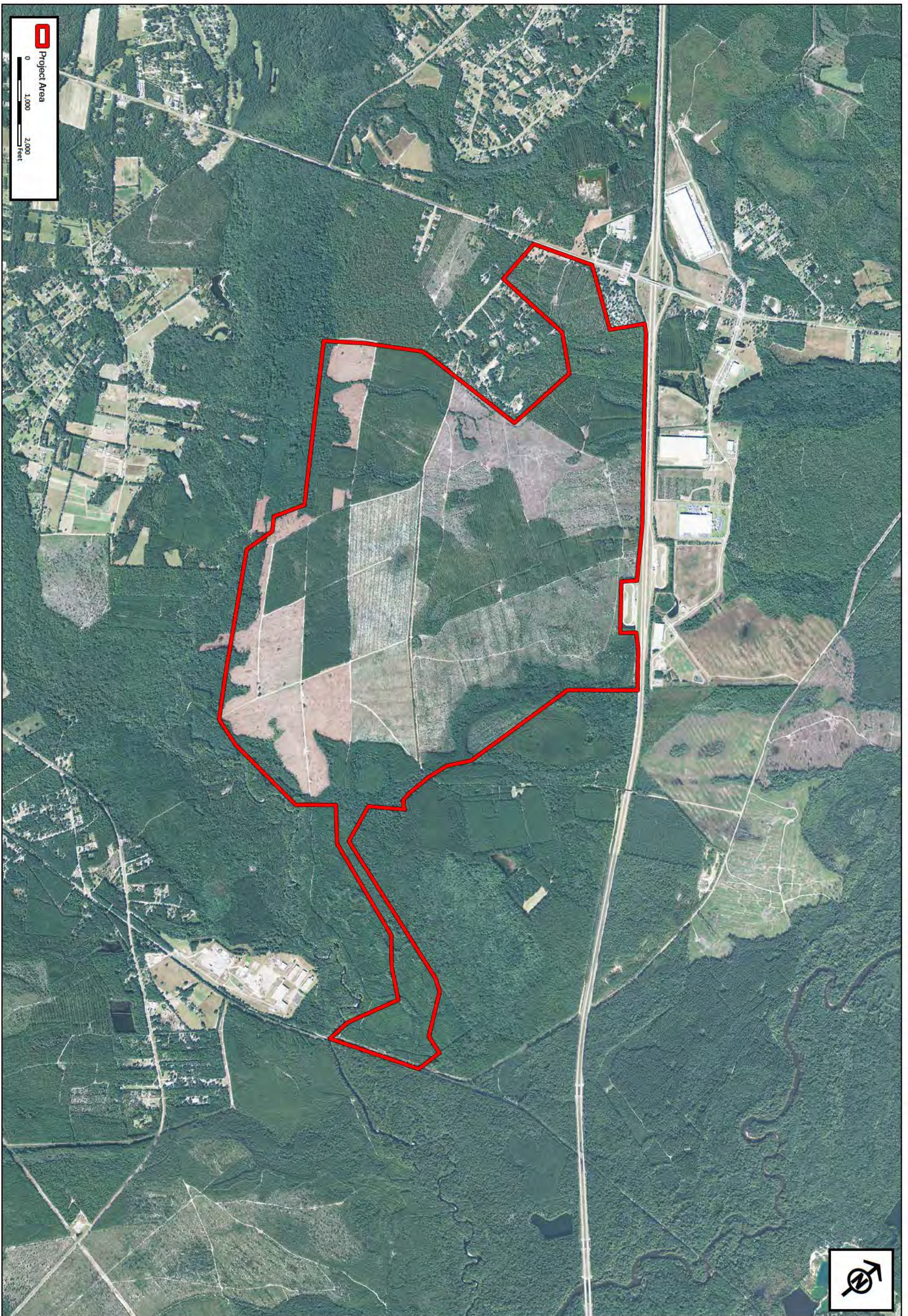
**Bryan County Mega-Site**  
 Bryan County, Georgia

**USGS Topographic Survey**  
 Prepared For: SHIDA



**RESOURCE + LAND  
 CONSULTANTS**  
 41 Park of Commerce Way, Ste. 303  
 Savannah, Georgia 31405  
 912.443.5896 www.rlandc.com





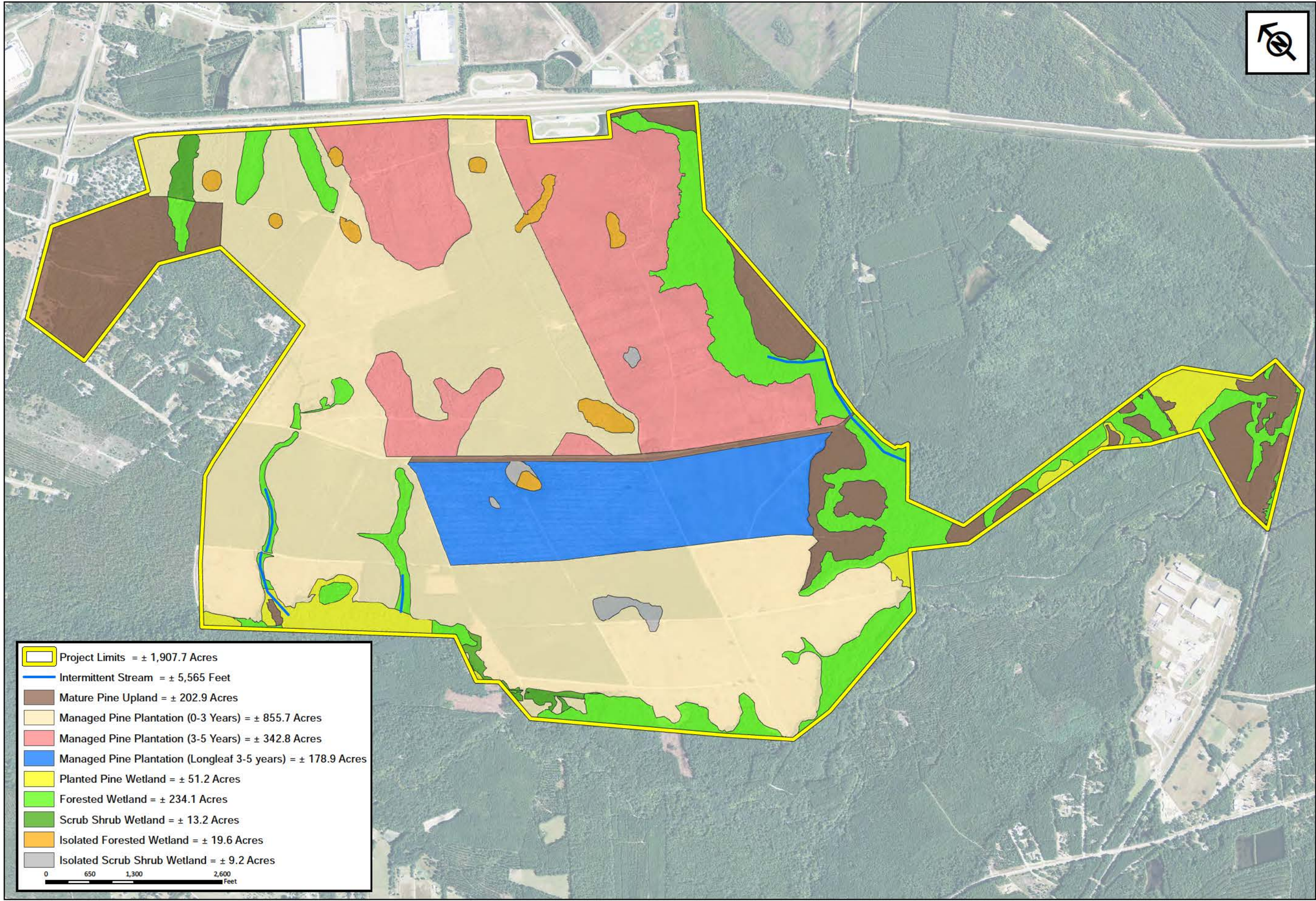
RLC Project No.:	14-225
Figure No.:	3
Sketch Date:	18 March 2015
Prepared By:	RP
Map Scale :	1 inch = 2,000 feet

**Bryan County Mega-Site**  
 Bryan County, Georgia

**2013 Ortho Aerial Imagery**  
 Prepared For: SHJDA

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- Project Limits = ± 1,907.7 Acres
  - Intermittent Stream = ± 5,565 Feet
  - Mature Pine Upland = ± 202.9 Acres
  - Managed Pine Plantation (0-3 Years) = ± 855.7 Acres
  - Managed Pine Plantation (3-5 Years) = ± 342.8 Acres
  - Managed Pine Plantation (Longleaf 3-5 years) = ± 178.9 Acres
  - Planted Pine Wetland = ± 51.2 Acres
  - Forested Wetland = ± 234.1 Acres
  - Scrub Shrub Wetland = ± 13.2 Acres
  - Isolated Forested Wetland = ± 19.6 Acres
  - Isolated Scrub Shrub Wetland = ± 9.2 Acres
- 0      650      1,300      2,600  
Feet

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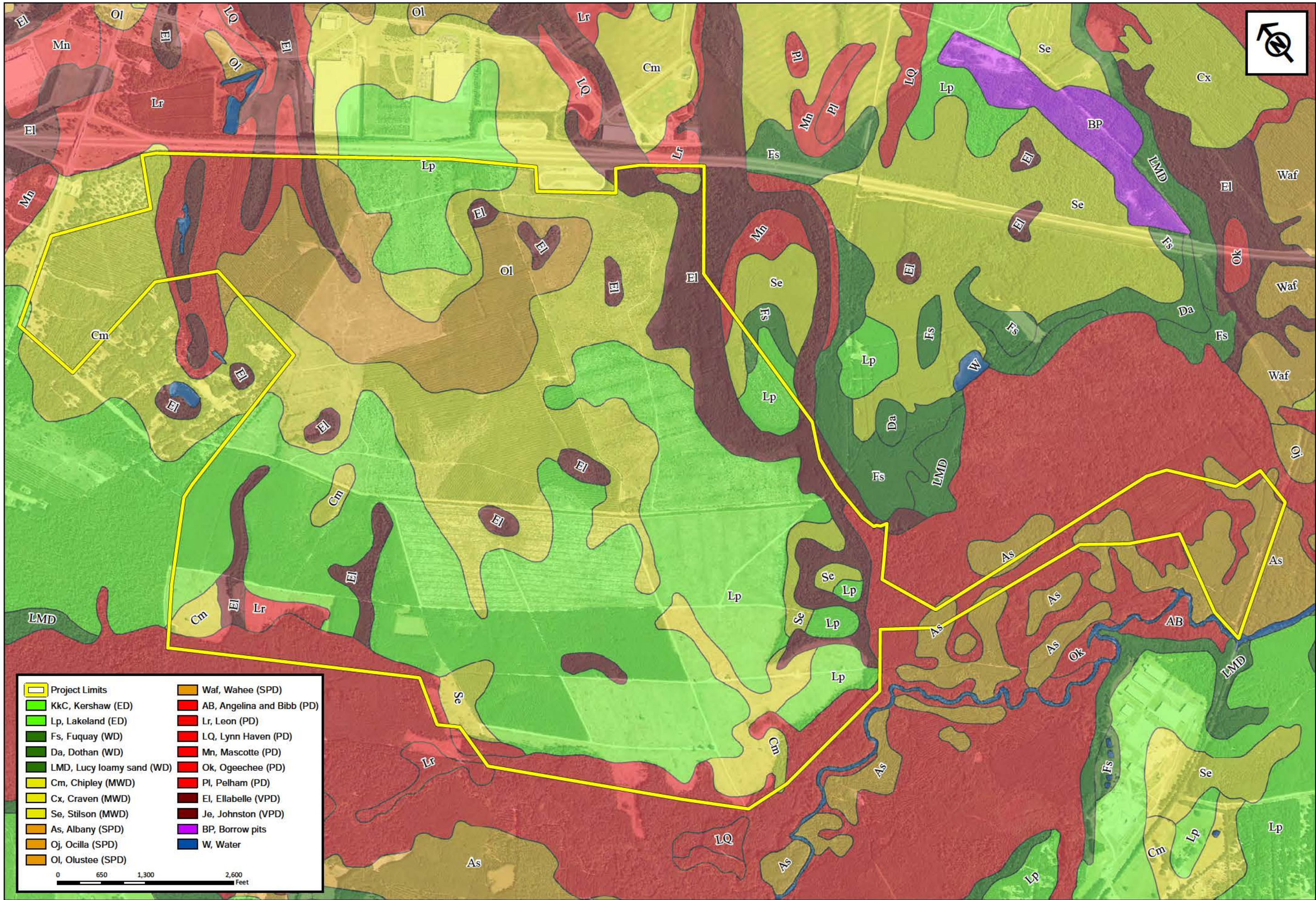


**Habitat Map**  
 Prepared For: SHIDA

**Bryan County Mega-Site**  
 Bryan County, Georgia

RLC Project No.:	14-225
Figure No.:	4
Sketch Date:	26 March 2015
Prepared By:	RP
Map Scale:	1 inch = 1,300 feet





Project Limits	Waf, Wahee (SPD)
KkC, Kershaw (ED)	AB, Angelina and Bibb (PD)
Lp, Lakeland (ED)	Lr, Leon (PD)
Fs, Fuquay (WD)	LQ, Lynn Haven (PD)
Da, Dothan (WD)	Mn, Mascotte (PD)
LMD, Lucy loamy sand (WD)	Ok, Ogeechee (PD)
Cm, Chipley (MWD)	PI, Pelham (PD)
Cx, Craven (MWD)	EI, Ellabelle (VPD)
Se, Stilson (MWD)	Je, Johnston (VPD)
As, Albany (SPD)	BP, Borrow pits
Oj, Ocilla (SPD)	W, Water
Oi, Olustee (SPD)	

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Savannah, Georgia 31405  
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**USDA NRCS Soils Survey**  
Prepared For: SHIDA

**Bryan County Mega-Site**  
Bryan County, Georgia

RLC Project No.:	14-225
Figure No.:	5
Sketch Date:	18 March 2015
Prepared By:	ZM
Map Scale:	1 inch = 1,300 feet



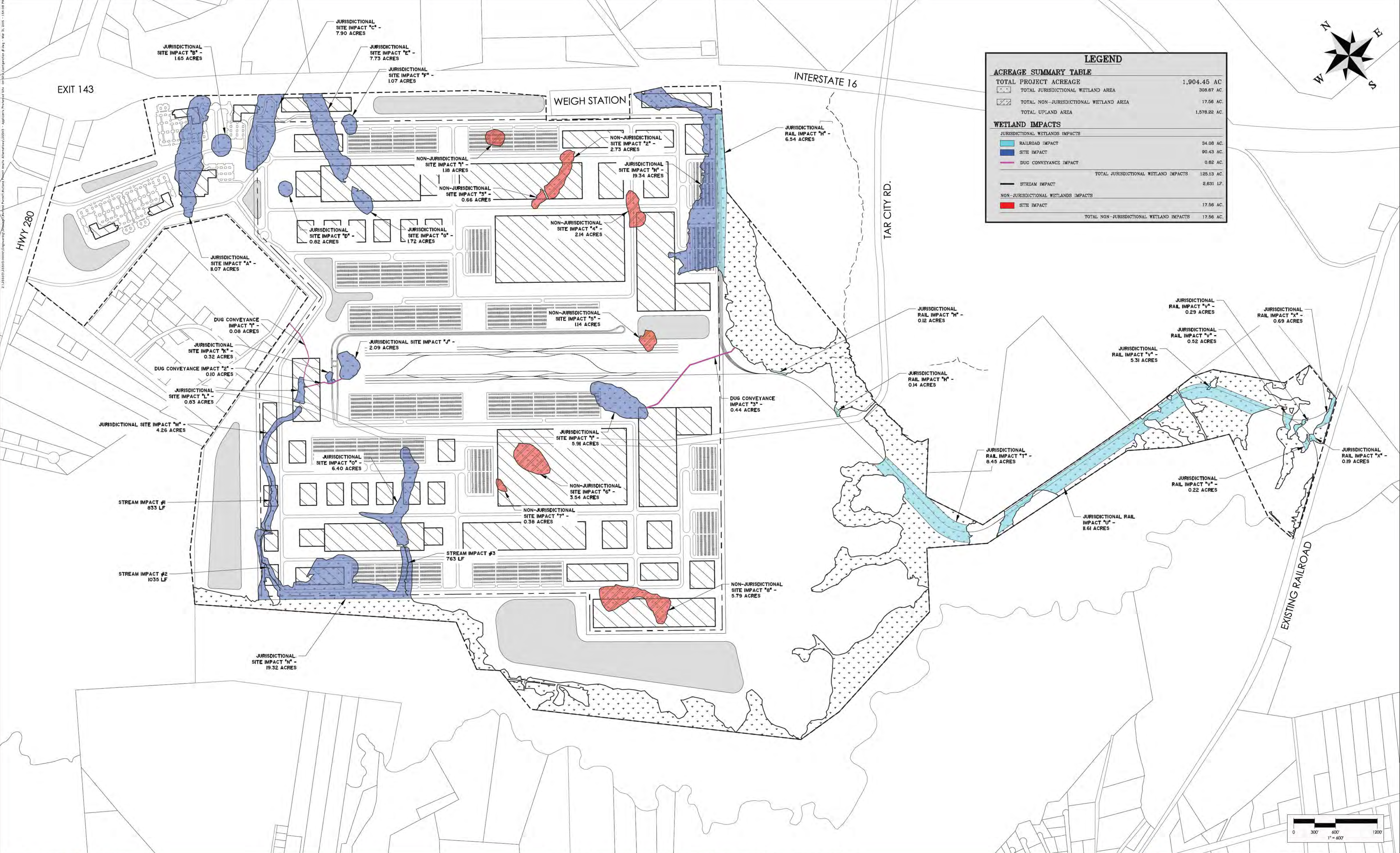






### LEGEND

ACREAGE SUMMARY TABLE	
TOTAL PROJECT ACREAGE	1,904.45 AC
TOTAL JURISDICTIONAL WETLAND AREA	308.67 AC
TOTAL NON-JURISDICTIONAL WETLAND AREA	17.56 AC
TOTAL UPLAND AREA	1,578.22 AC
WETLAND IMPACTS	
JURISDICTIONAL WETLANDS IMPACTS	
RAILROAD IMPACT	34.08 AC.
SITE IMPACT	80.43 AC.
DUG CONVEYANCE IMPACT	0.82 AC.
TOTAL JURISDICTIONAL WETLAND IMPACTS	
125.13 AC.	
STREAM IMPACT	
2,631 LF.	
NON-JURISDICTIONAL WETLANDS IMPACTS	
SITE IMPACT	
17.56 AC.	
TOTAL NON-JURISDICTIONAL WETLAND IMPACTS	
17.56 AC.	

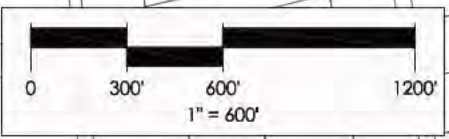


**APPLICANTS PREFERRED SITE / ON-SITE CONFIGURATION #1**  
**BRYAN COUNTY, GEORGIA**

MARCH 31, 2015

**THOMAS & HUTTON**  
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 SAVANNAH, GA 31402-2727 • 912.234.5300  
 www.thomasandhutton.com

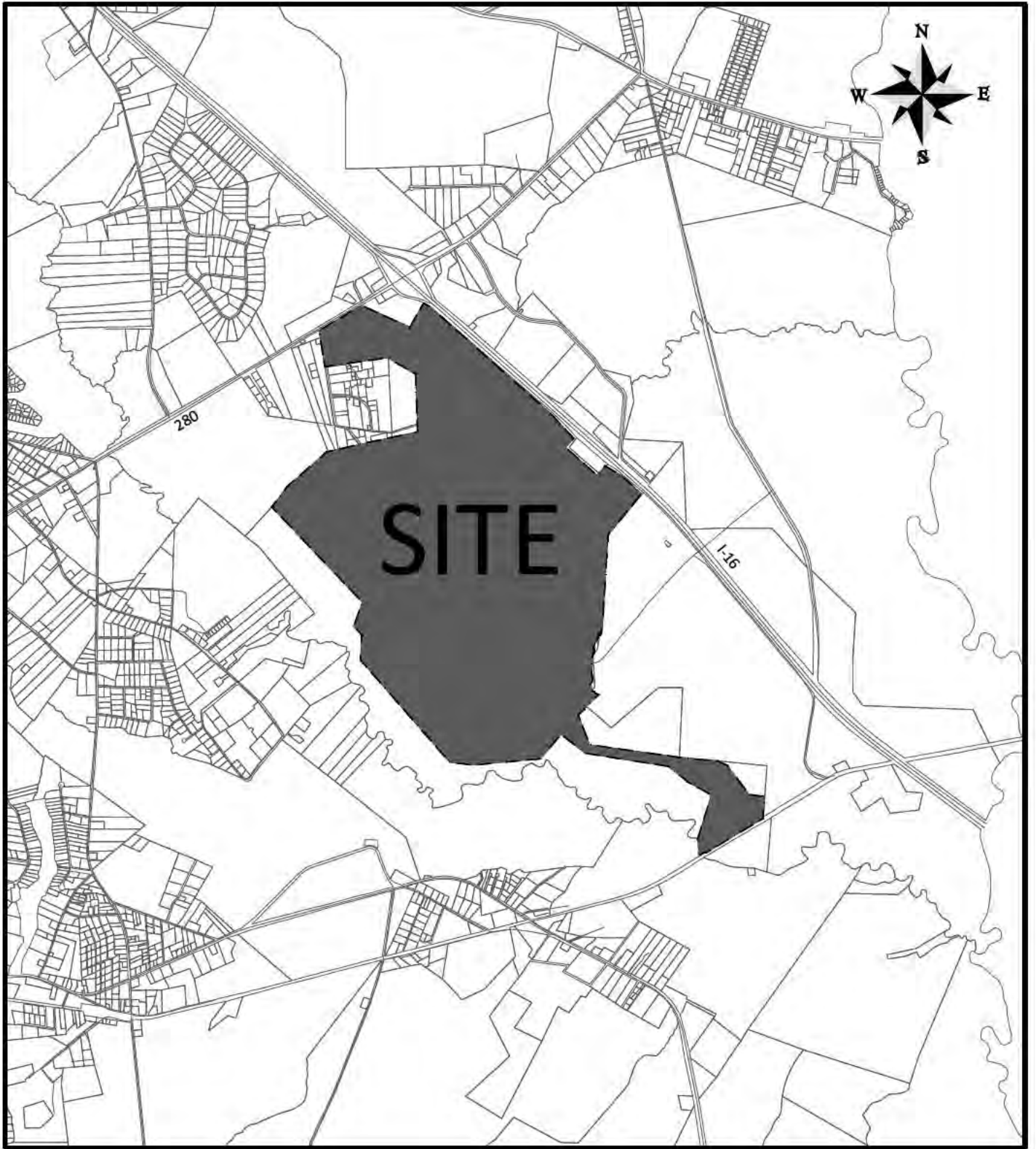
**Savannah Harbor-Interstate 16 Corridor**  
**Joint Development Authority**  
 BRYAN • BULLOCH • CHATHAM • EFFINGHAM



This map illustrates a general plan of the development which is for discussion purposes only. Does not limit or bind the owner and is subject to change and position locations are for illustrative purposes only and are subject to an accurate survey and property description. The provider assumes no legal responsibility for the appreciation or depreciation of any premises, commercial or otherwise, by reason of their inclusion or exclusion from this map. The information contained in this map is subject to change with out notice and is for illustrative purposes only. Unit counts shown above are approximate and may change. Values were provided by outside sources and have not been verified.



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## BRYAN COUNTY MEGA SITE

PROPOSED ACTIVITY:  
LOCATION MAP

CLIENT:  
SAVANNAH HARBOR-INTERSTATE 16 CORRIDOR JOINT DEVELOPMENT AUTHORITY

LOCATION: BRYAN COUNTY, GEORGIA  
DATE: MARCH 31, 2015  
JOB NUMBER: J - 25503

SHEET: 1 OF 14  
SCALE: 1" = 400'

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

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## LEGEND

### ACREAGE SUMMARY TABLE

	TOTAL PROJECT ACREAGE	1,904.45 AC
	TOTAL JURISDICTIONAL WETLAND AREA	308.67 AC.
	TOTAL NON-JURISDICTIONAL WETLAND AREA	17.56 AC.
	TOTAL UPLAND AREA	1,578.22 AC.


### WETLAND IMPACTS

#### JURISDICTIONAL WETLANDS IMPACTS

	RAIL ROAD IMPACT	34.08 AC.
	SITE IMPACT	90.43 AC.
	DUG CONVEYANCE IMPACT	0.62 AC.
<hr/>		
	TOTAL JURISDICTIONAL WETLAND IMPACTS	125.13 AC.

	STREAM IMPACT	2,631 LF
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#### NON-JURISDICTIONAL WETLANDS IMPACTS

	SITE IMPACT	17.56 AC.
<hr/>		
	TOTAL NON-JURISDICTIONAL WETLAND IMPACTS	17.56 AC.

### BRYAN COUNTY MEGA SITE

PROPOSED ACTIVITY:  
LEGEND

CLIENT:  
SAVANNAH HARBOR-INTERSTATE 16 CORRIDOR JOINT DEVELOPMENT AUTHORITY

LOCATION: BRYAN COUNTY, GEORGIA  
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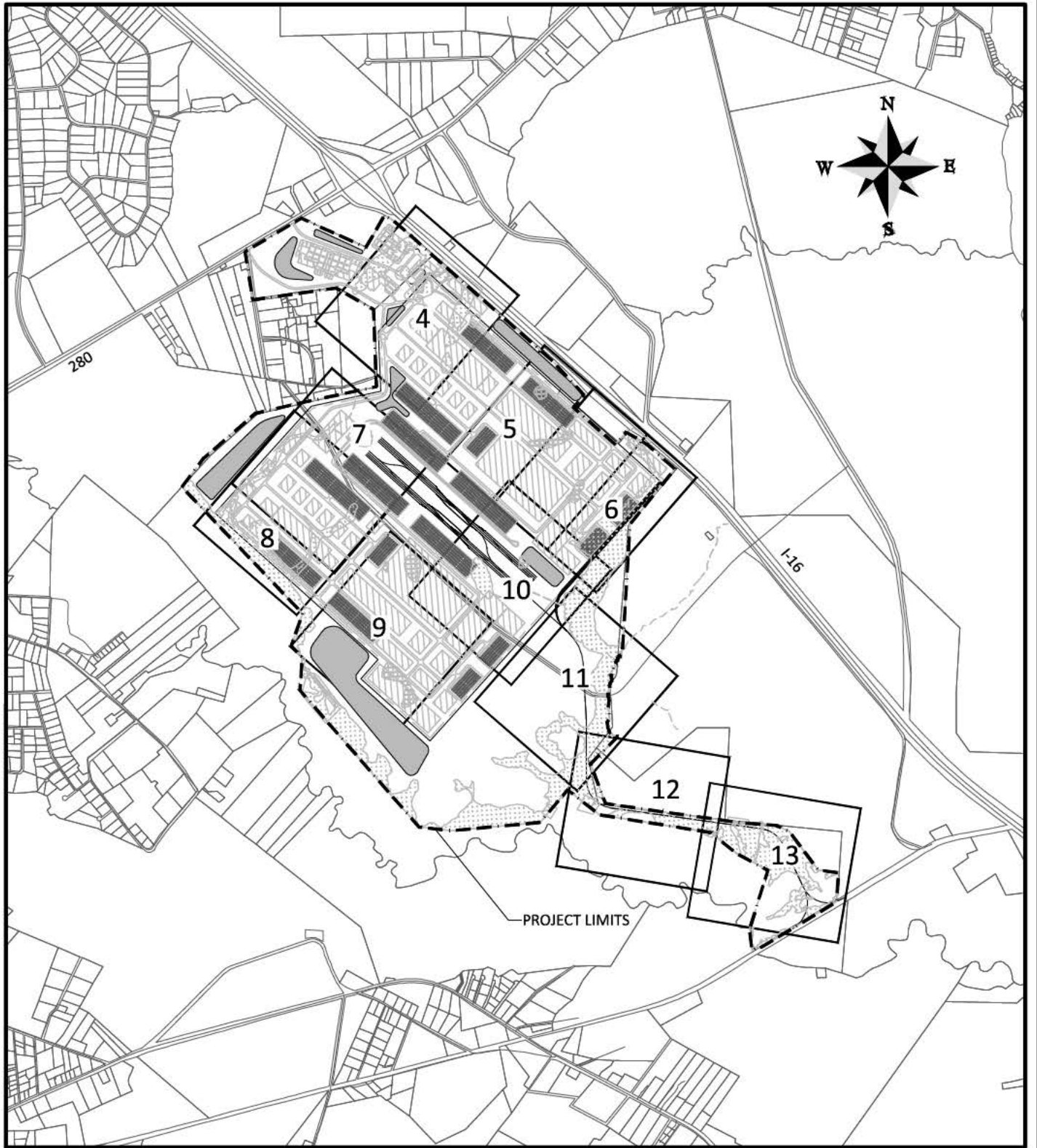
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SCALE: N.T.S.



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### BRYAN COUNTY MEGA SITE

PROPOSED ACTIVITY:  
SHEET INDEX

CLIENT:  
SAVANNAH HARBOR-INTERSTATE 16 CORRIDOR JOINT DEVELOPMENT AUTHORITY

LOCATION: BRYAN COUNTY, GEORGIA  
DATE: MARCH 31, 2015  
JOB NUMBER: J - 25503

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SCALE: 1" = 3000'

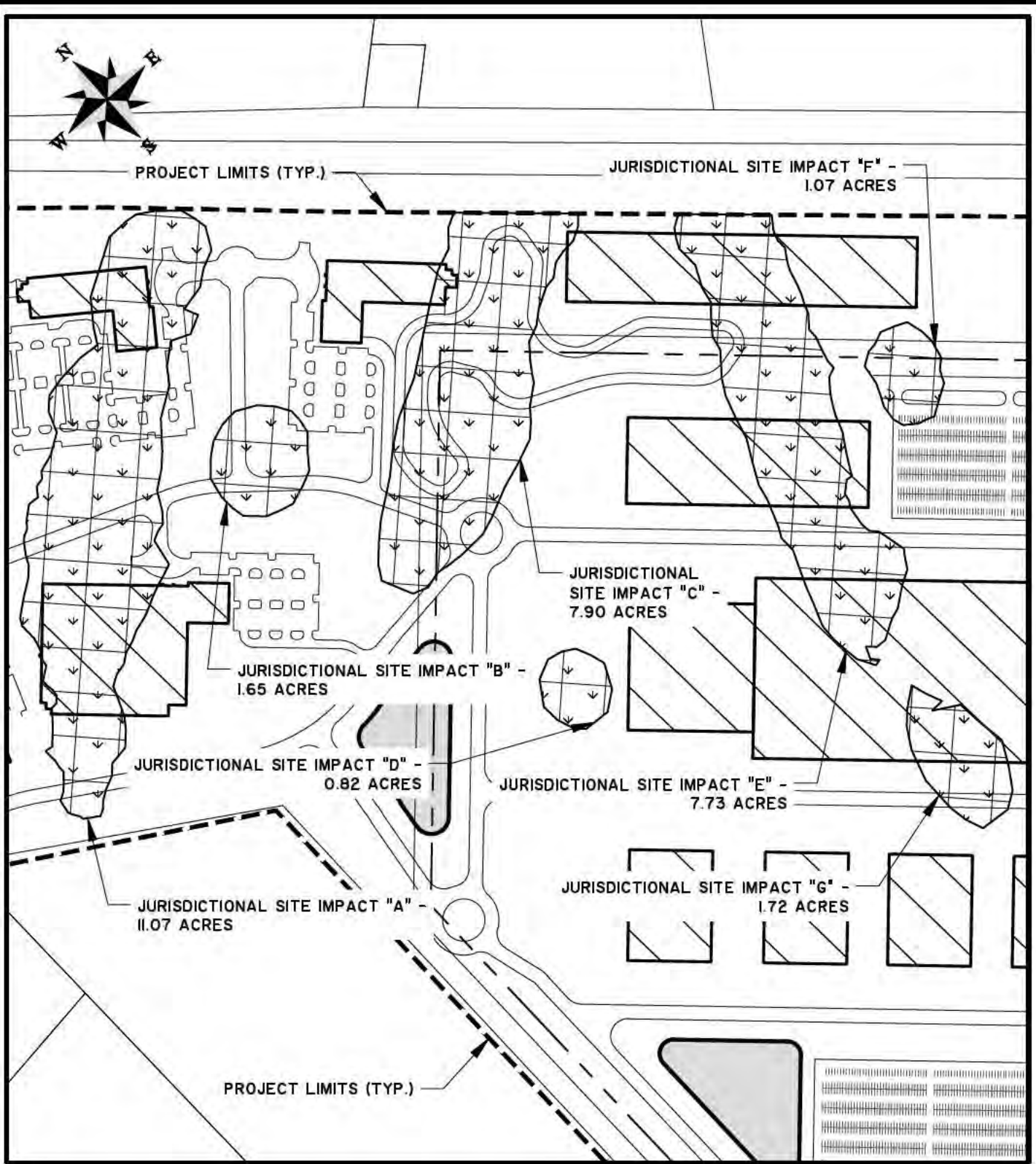
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### BRYAN COUNTY MEGA SITE

PROPOSED ACTIVITY:  
WETLAND PERMIT

CLIENT:  
SAVANNAH HARBOR-INTERSTATE 16 CORRIDOR JOINT DEVELOPMENT AUTHORITY

LOCATION: BRYAN COUNTY, GEORGIA  
DATE: MARCH 31, 2015  
JOB NUMBER: J - 25503

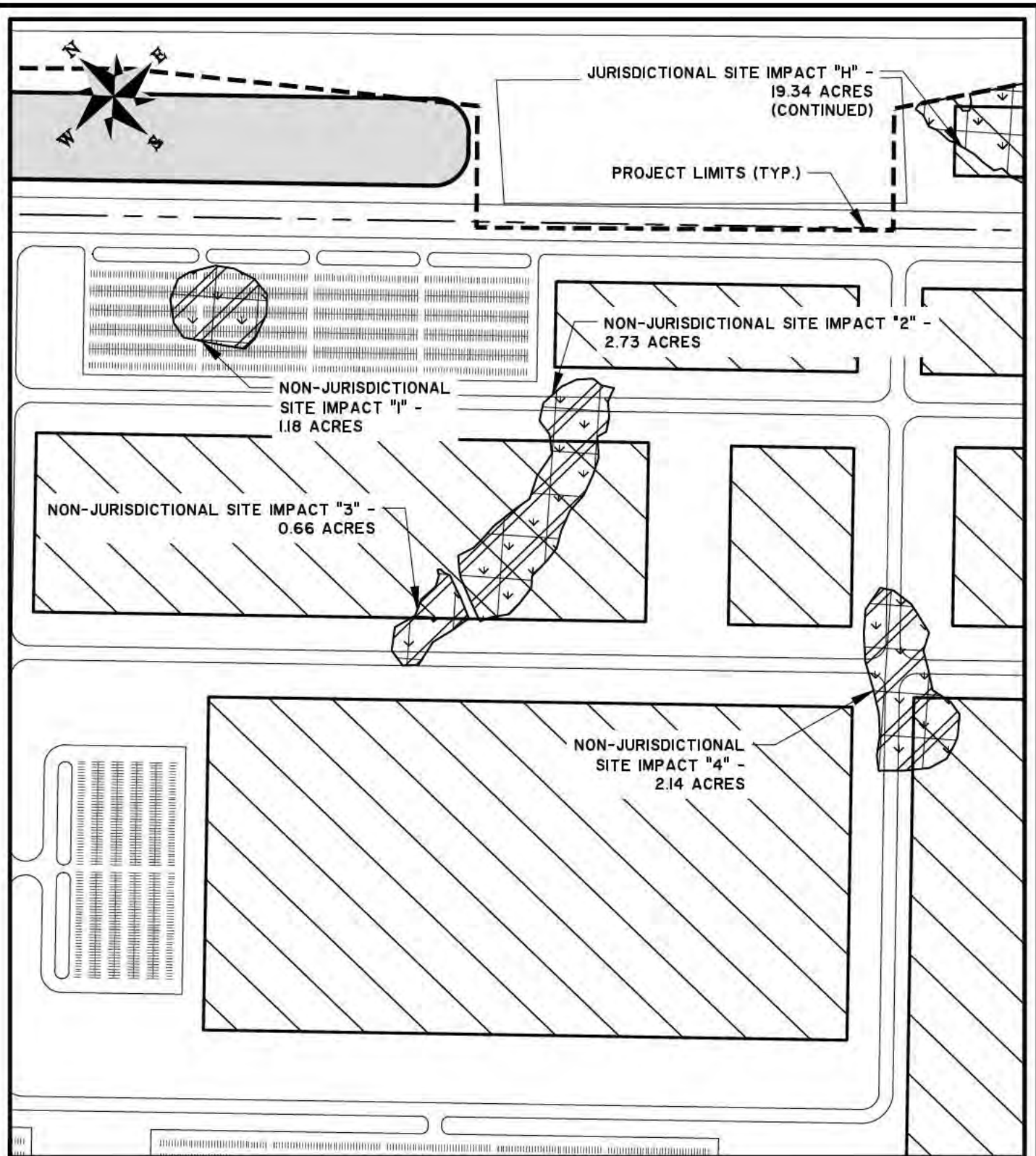
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**BRYAN COUNTY MEGA SITE**

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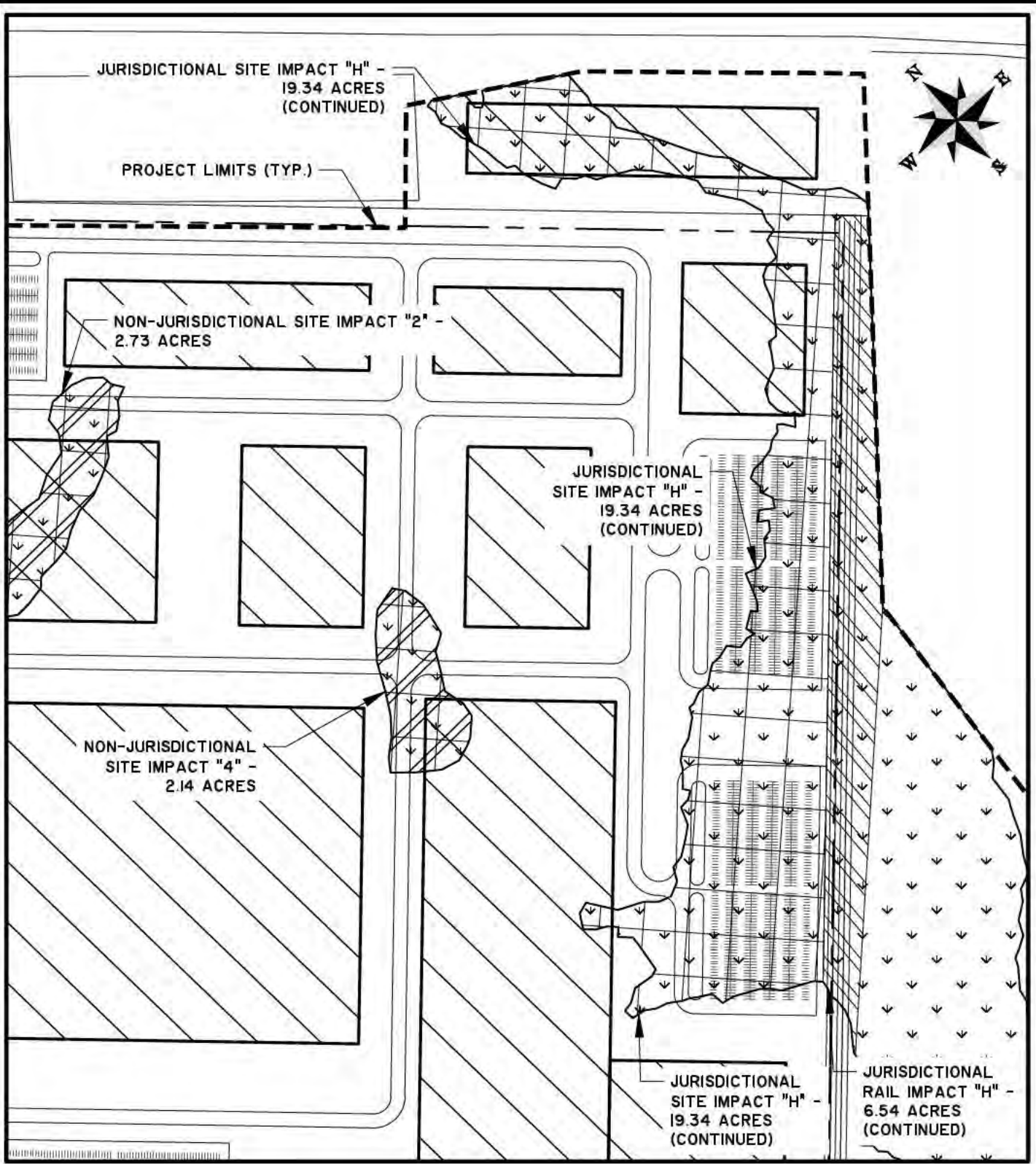


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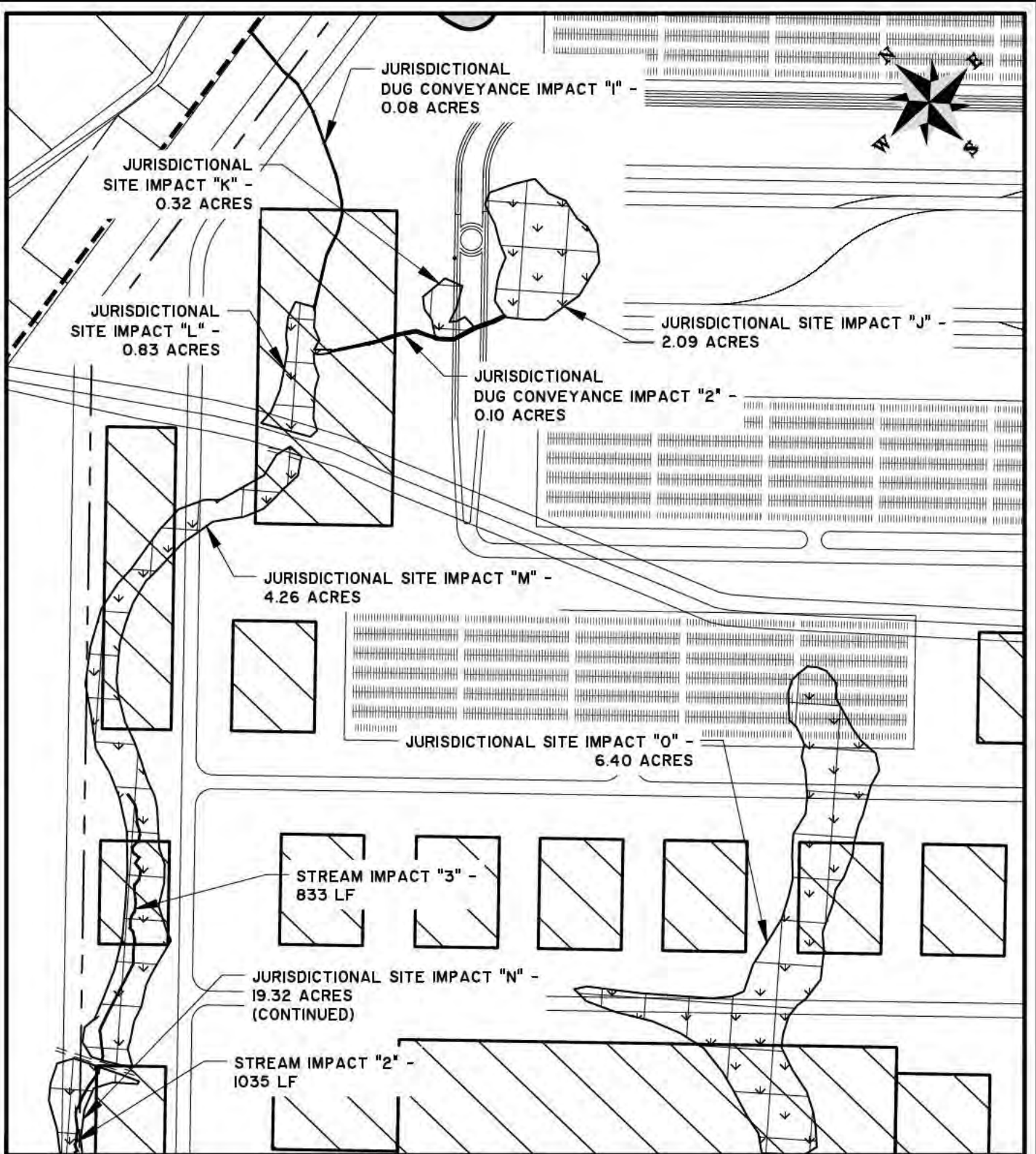
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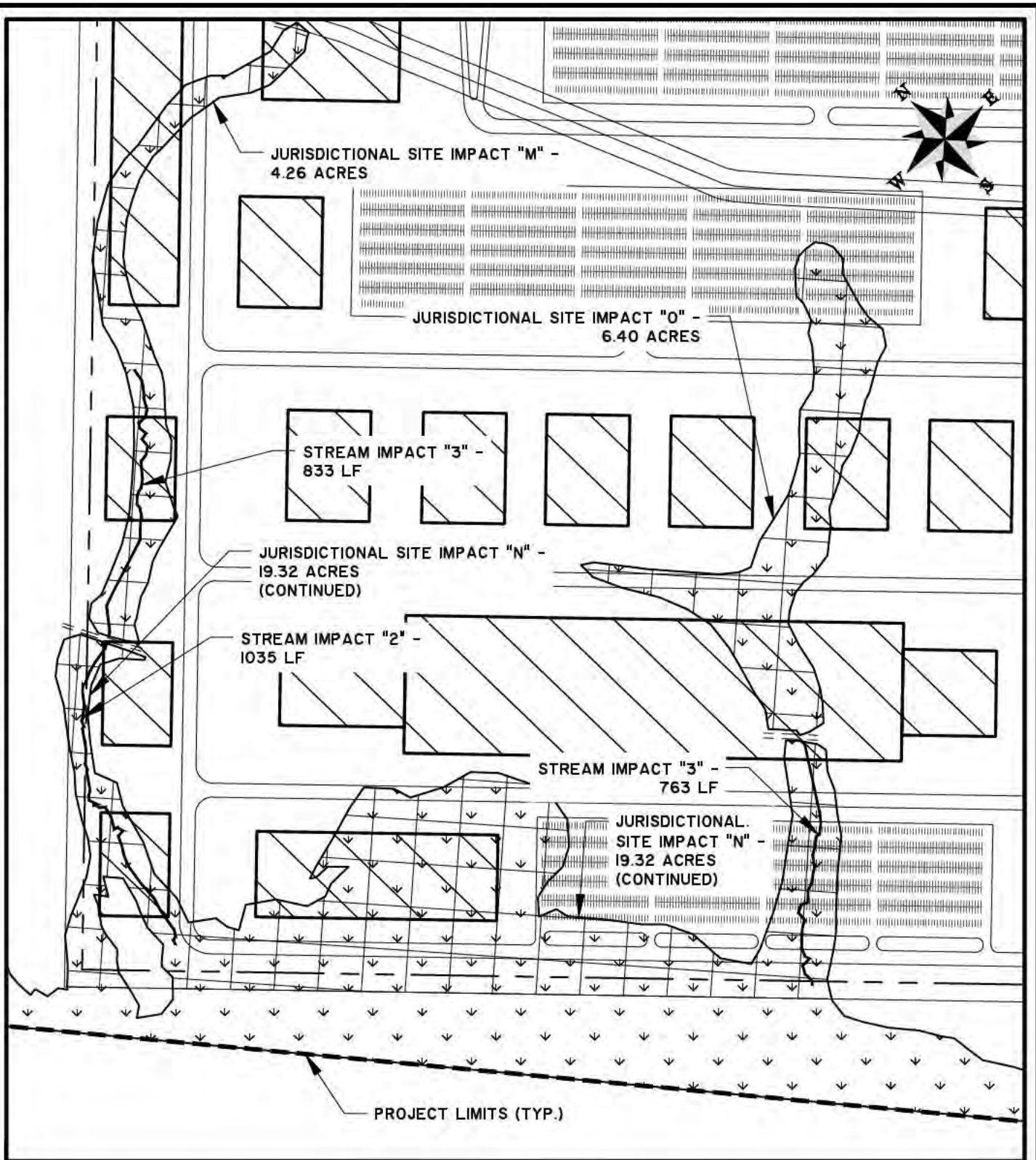
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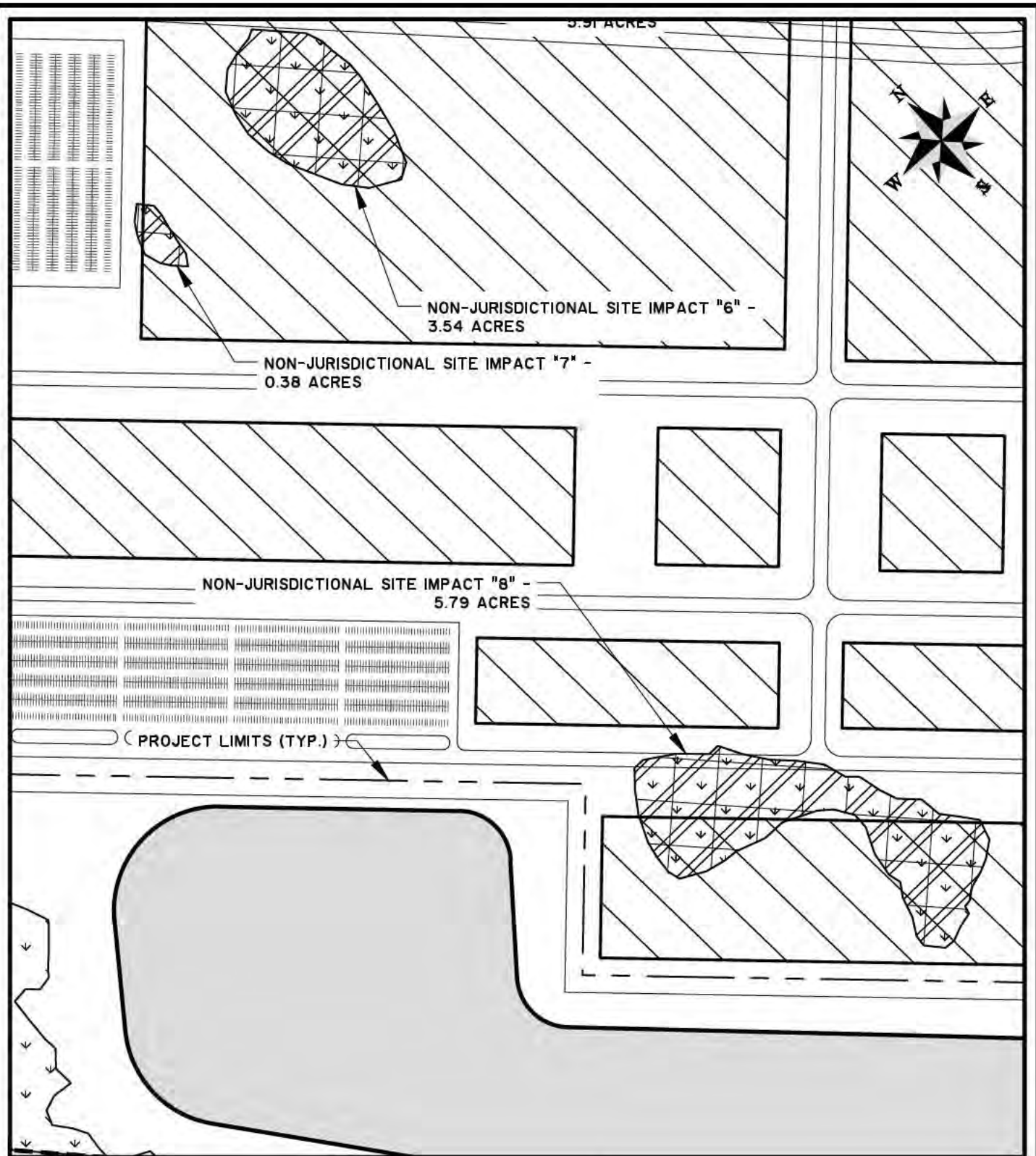
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SCALE: 1" = 400'



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JOB NUMBER: J - 25503

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SCALE: 1" = 400'

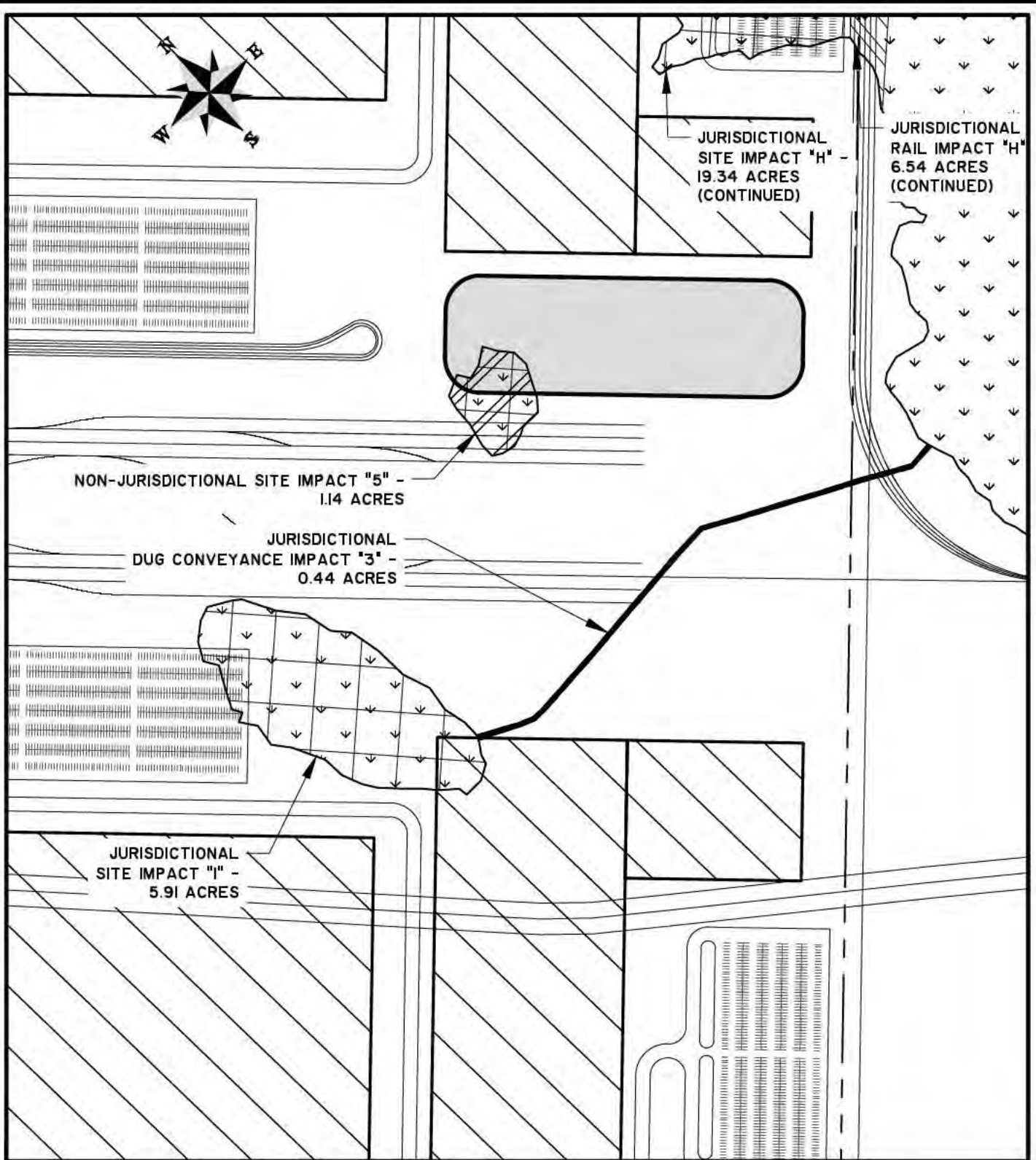
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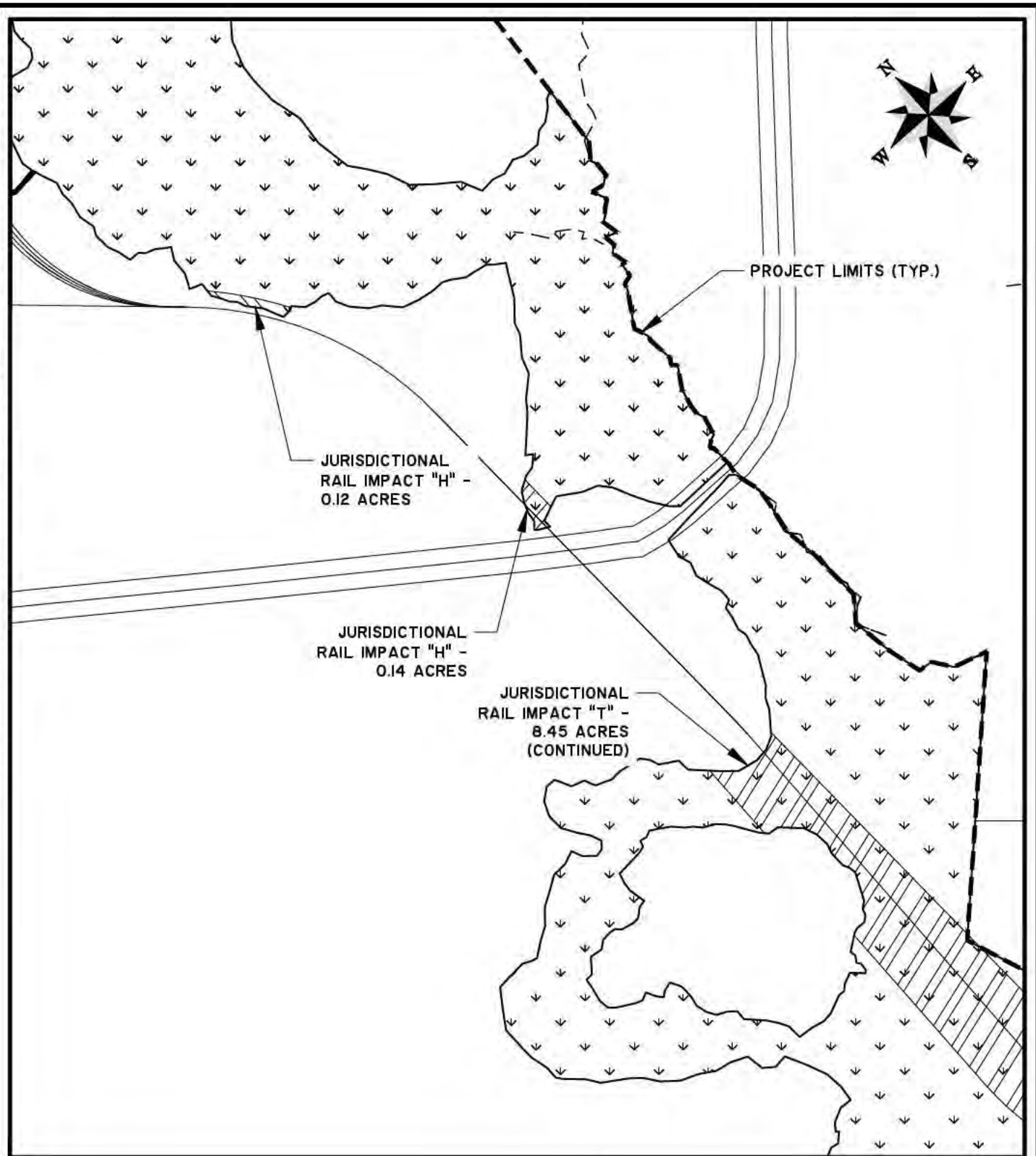
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SCALE: 1" = 400'

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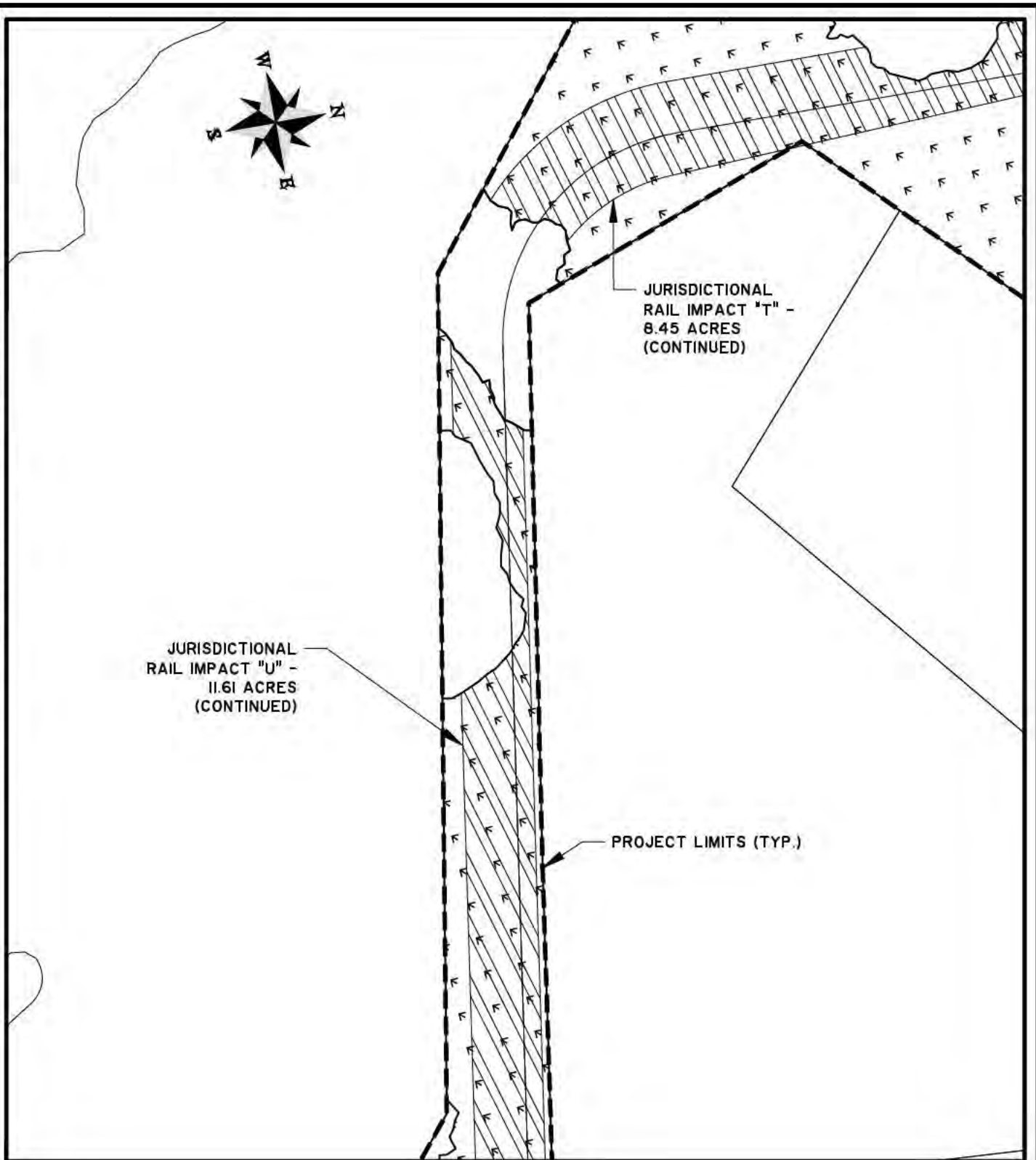
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SCALE: 1" = 400'



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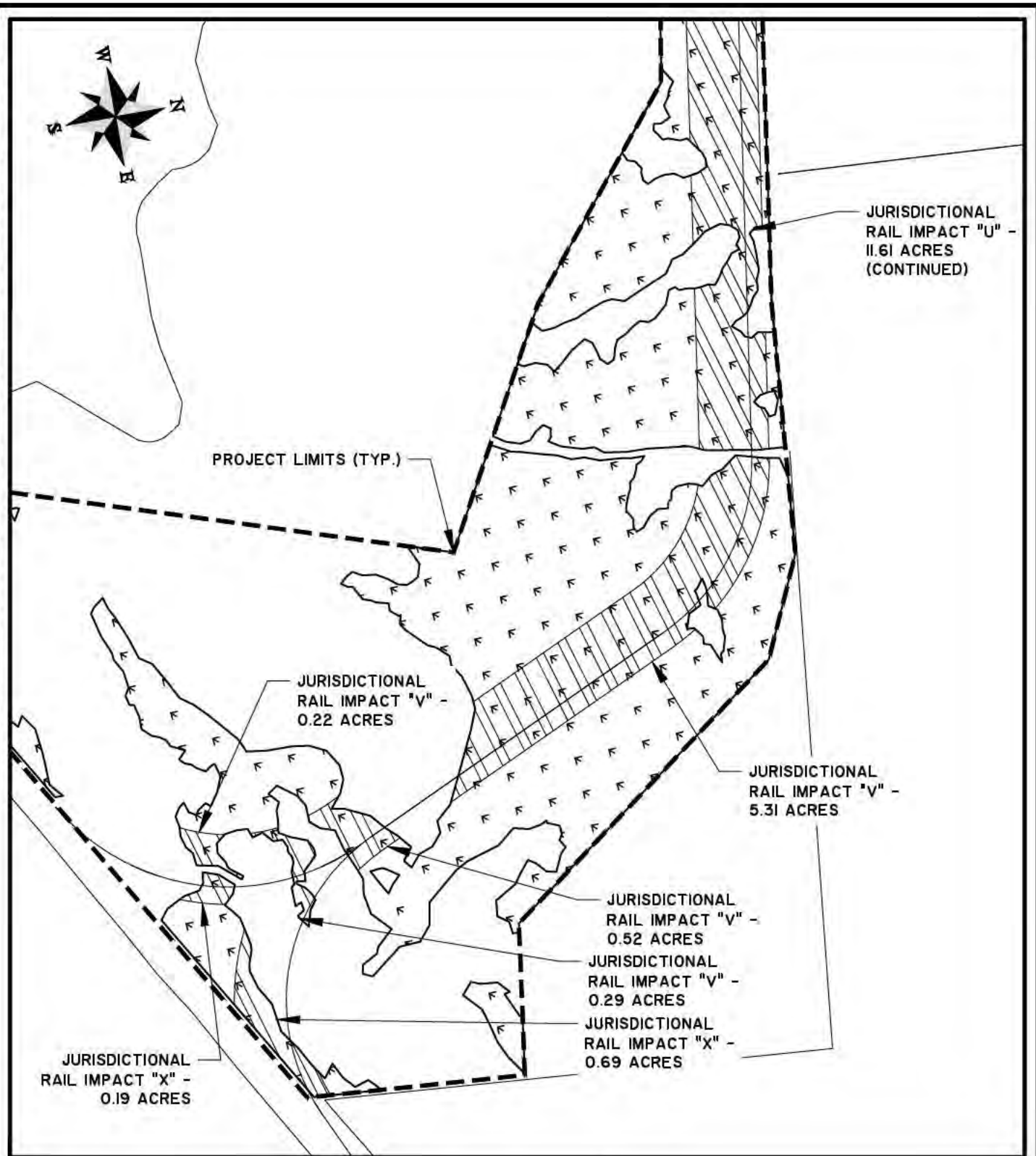
SHEET: 12 OF 14  
SCALE: 1" = 400'



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WETLAND PERMIT

CLIENT:  
SAVANNAH HARBOR-INTERSTATE 16 CORRIDOR JOINT DEVELOPMENT AUTHORITY

LOCATION: BRYAN COUNTY, GEORGIA  
DATE: MARCH 31, 2015  
JOB NUMBER: J - 25503

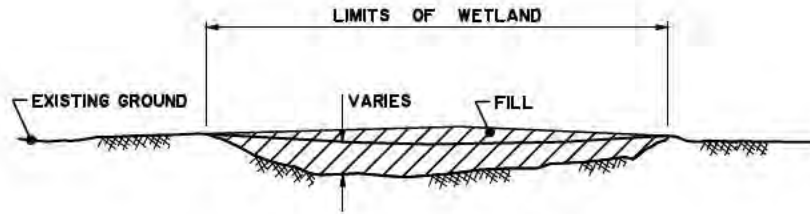
SHEET: 13 OF 14  
SCALE: 1" = 400'



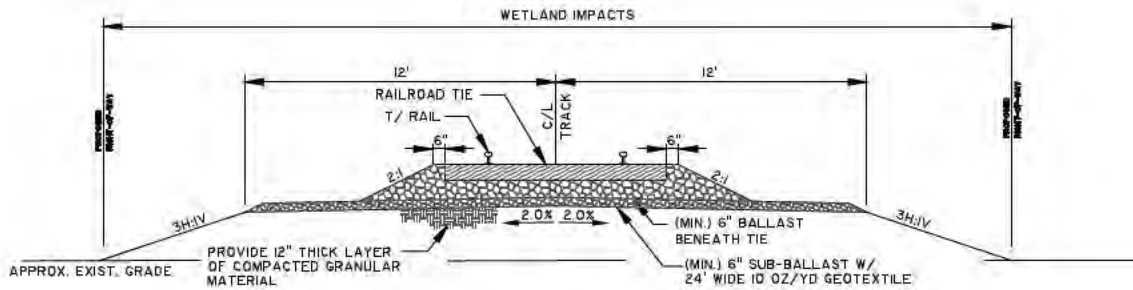
50 Park of Commerce Way

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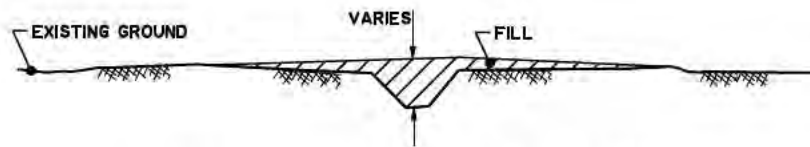




**WETLAND FILL SECTION**  
NOT TO SCALE



**TYPICAL SECTION THRU RAIL SPUR**  
SCALE: NTS



**STREAM/DUG CONVEYANCE FILL SECTION**  
NOT TO SCALE

**BRYAN COUNTY MEGA SITE**

PROPOSED ACTIVITY:  
WETLAND PERMIT

CLIENT:  
SAVANNAH HARBOR-INTERSTATE 16 CORRIDOR JOINT DEVELOPMENT AUTHORITY

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SHEET: 14 OF 14  
SCALE: N.T.S.



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