



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

**July 10, 2019**

Regulatory Branch  
SAS-2015-00235

Mr. Hugh "Trip" Tollison  
Savannah Harbor - Interstate 16 Corridor Joint Development Authority  
131 Hutchinson Island Road, 4<sup>th</sup> Floor  
Savannah, Georgia 31412

Dear Mr. Tollison:

**PLEASE READ THIS LETTER CAREFULLY AND COMPLY WITH ITS PROVISIONS.**

We are enclosing a DRAFT of your Department of the Army permit. If you agree with the terms and conditions, please sign, date, and return the signed permit to this office. Upon receipt, the District Engineer will validate your permit and return a copy to you for your records. We will also send a Notice of Authorization, which you should display at the project site. Your permit is not valid until signed by the District Engineer.

We require a \$100.00 fee for issuance of a permit for the construction of an automotive original equipment manufacturing facility. Please make your check payable to the Finance and Accounting Officer, Savannah District.

**IT SHALL NOT BE LAWFUL TO DEVIATE FROM THE PLANS EITHER BEFORE OR AFTER COMPLETION OF THE WORK, unless a plan, reflecting the modification has previously been submitted to and approved by this office.**

In addition, please note that the permit not only authorizes the work, but also its intended use. No use other than that specified in this permit can be performed for permitted work or structures.

Please direct your attention specifically to General Conditions on page 2. Special Conditions relating to the project are listed on pages 3 through 8 of the permit.

This letter contains an initial proffered permit for your permit application. If you object to this decision due to certain terms and conditions therein, you may request that the permit be modified under our regulations at Title 33 Code of Federal Regulations (C.F.R.) § Part 331. Enclosed you will find a Notification of Appeal Process (NAP) Fact Sheet and Request for Appeal (RFA) Form. To request that the permit be modified you must complete Section II of the enclosed form and return the form to the District Engineer at the address shown above.

In order for an RFA to be accepted, the U.S. Army Corps of Engineers must determine that it is complete, that it meets the criteria for appeal under 33 C.F.R. § Part 331.5, and that it has been received by the District Engineer within 60 days of the date of the NAP. Should you decide to submit an RFA form, it must be received at the above address by this deadline.

It is not necessary to submit an RFA form to the District Office if you do not object to the permit decision.

A copy of this letter is being provided to the following party: Mr. Alton Brown, Jr., Resource and Land Consultants, 41 Park of Commerce Way, Suite 303, Savannah, Georgia 31405.

Thank you in advance for completing our on-line Customer Survey Form located at [http://corpsmapu.usace.army.mil/cm\\_apex/f?p=regulatory\\_survey](http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey). We value your comments and appreciate your taking the time to complete a survey each time you have interaction with our office.

If you have any questions, please call Ms. Sarah Wise at (912) 652-5550.

Sincerely,

William M. Rutlin  
Chief, Coastal Section

Enclosures

**NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS  
AND REQUEST FOR APPEAL**

Applicant: Mr. Trip Tollison; Savannah Harbor - Interstate 16 Corridor Joint Development Authority		File Number: SAS-2015-00235	Date: July 10, 2019
Attached is:			See Section below
X	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A	
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B	
	PERMIT DENIAL	C	
	APPROVED JURISDICTIONAL DETERMINATION	D	
	PRELIMINARY JURISDICTIONAL DETERMINATION	E	

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at [http://www.usace.army.mil/CECW/Pages/reg\\_materials.aspx](http://www.usace.army.mil/CECW/Pages/reg_materials.aspx) or Corps regulations at 33 C.F.R. § Part 331.

**A: INITIAL PROFFERED PERMIT:** You may accept or object to the permit.

**ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

**OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

**B: PROFFERED PERMIT:** You may accept or appeal the permit.

**ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

**APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**C: PERMIT DENIAL:** You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**D: APPROVED JURISDICTIONAL DETERMINATION:** You may accept or appeal the approved JD or provide new information.

**ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.

**APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**E: PRELIMINARY JURISDICTIONAL DETERMINATION:** You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appeal able. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

**SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT**

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

**POINT OF CONTACT FOR QUESTIONS OR INFORMATION:**

If you have questions regarding this decision and/or the appeal process you may contact:  
Ms. Sarah Wise  
U.S. Army Corps of Engineers, Savannah District  
100 W. OGLETHORPE AVENUE  
SAVANNAH, GEORGIA 31401-3640  
(912) 652-5550

If you only have questions regarding the appeal process you may also contact:  
District Commander  
U.S. Army Corps of Engineers, Savannah District  
100 W. Oglethorpe Avenue  
Savannah, Georgia 31401

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

_____ Signature of appellant or agent.	Date:	Telephone number:
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## DEPARTMENT OF THE ARMY PERMIT

PERMITTEE: Mr. Hugh "Trip" Tollison; Savannah Harbor - Interstate 16 Corridor Joint Development Authority

PERMIT NUMBER: SAS-2015-00235

### ISSUING OFFICE:

Savannah District  
U.S. Army Corps of Engineers  
100 West Oglethorpe Avenue  
Savannah, Georgia 31401

NOTE: The term "you" and its derivatives used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate District or Division office of the U.S. Army Corps of Engineers having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer.

You are authorized to perform work in accordance with the terms and conditions specified below.

**PROJECT DESCRIPTION:** To fill 62.83 acres of wetland , 833 linear feet of stream and 0.62 acre of ditch to construct an automotive Original Equipment Manufacturing (OEM) facility. The facility will consist of two phases. Phase 1 involves development of approximately 1,350 acres for manufacturing and production space, a rail spur, and associated infrastructure (i.e. roads, utilities, etc.). Phase 2 will involve development of an additional 594 acres for expansion of manufacturing, distribution, and quality assurance components. While the timing for the initiation of construction of Phase 2 is dependent on market conditions, it is expected to be completed and operational within 10 years of completing construction of Phase 1.

**PROJECT LOCATION:** The 1,944 acre project site contains waters and wetlands adjacent to Black Creek and is located south of the intersection of Georgia Highway 280 and Interstate 16, in Ellabell, Bryan County, Georgia (Latitude 32.1584, Longitude -81.4533).

## 1. PERMIT CONDITIONS:

### a. General Conditions.

(1) The time limit for completing the work authorized by this Individual Permit ends on July 31, 2039. If you find that you need more time to complete the authorized activity, you must submit a request for your permit extension at least one month prior to the above date.

(2) You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.

(3) If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

(4) If you sell the property associated with this permit, you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.

(5) If a conditioned Water Quality Certification has been issued for your project, you must comply with conditions specified in the certification as Special Conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.

(6) You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

(7) The permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structure or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States because of any such removal or alteration.

b. Special Conditions

(1) The Project Area shall only be developed by an automobile manufacturing company. Prior to initiating any authorized work within Phase 1 of the Permit Area, the Permittee shall notify the Corps in writing that a contract has been signed with an automotive manufacturing company, which will develop the Project Area in accordance with the terms, conditions, and development plans of this permit.

(2) Prior to the commencement of construction, you shall purchase 425.6 wetland credits and 5,997.6 stream credits from Corps' approved mitigation banks with a primary service area that covers the Permit Area. During the term of this permit, should there not be primary service area wetland or stream credits available for purchase at the time of planned development, the permittee may purchase required credits from Corps' approved mitigation banks with a secondary service area that services the Permit Area, or purchase in-lieu-fee credits, if available. The permittee shall notify the Corps in writing prior to the purchase of any compensatory mitigation credits.

(3) All dredged or borrowed material used as fill in waters of the United States shall be from clean, uncontaminated sources and free from cultural resources. For the purposes these special permit conditions, the term waters of the United States includes all jurisdictional streams, wetlands, open waters, ditches, swales and other conveyance located on the project site.

(4) Unless specifically authorized by this permit, no construction, discharge of fill material, excavation, mechanized land clearing, tree or other vegetation removal, stockpiling of fill material or other work/activity shall occur in waters of the United States.

(5) Prior to any land disturbing activity on the project site, the permittee shall clearly mark all waters of the United States that are authorized to be impacted (impact-waters). Acceptable forms of marking include high visibility orange construction fencing or flagging at eye level, at intervals of 25 feet or less along the entire jurisdictional boundary. Pin flags or other ground level marking is not acceptable. In addition, the permittee shall clearly mark waters of the United States that are not to be impacted (no-impact-waters), if they are located within 50 feet of any construction activities. The boundaries of impact-waters and no-impact-waters shall be marked differently, to ensure that these areas are clearly identifiable to equipment operators. All no-impact-waters marking shall be maintained until the entire project has been completed.

(6) Unless specifically authorized by this permit, borrow pits or sites for stockpiling fill dirt are prohibited within 200 feet of streambanks or within 50 feet of wetlands and open waters to minimize the potential for introduction of sediment into waters of the United States.

(7) Construction debris, uncured concrete, demolition debris, or other waste materials shall not be discharged into streams, wetlands, or other open waters; or placed at sites near such areas, where migration into waters of the United States could be anticipated.

(8) Equipment staging areas and equipment maintenance areas are prohibited within 200 feet of streambanks or within 50 feet of wetlands and other open waters to minimize the potential for wash water, petroleum products, or other contaminants from construction equipment entering waters of the United States.

(9) The permittee shall ensure that all features of the project's master drainage plan, such as drainage ditches, road-side ditches, swales and other storm-water conveyances, are designed and constructed to avoid: drainage of wetlands; diversion of storm-water away from wetlands; and other hydrologic alterations of natural drainage patterns that would adversely impact wetlands. The permittee shall be responsible for any inadvertent and/or unforeseen hydrologic impacts to waters of the United States resulting from alteration of natural drainage patterns. The permittee shall also ensure that secondary road ditches and/or small after-project drainage ditches do not inadvertently impact wetlands or waters of the United States.

(10) The permittee shall minimize bank erosion and sedimentation in construction areas by utilizing Best Management Practices for stream corridors, installing and maintaining significant erosion and sediment control measures, and providing daily reviews of construction and stream protection methods. Check dams and riprap placed in streams and wetlands as erosion control measures are considered a fill and not authorized under this permit unless they were specifically authorized by this permit.

(11) All work conducted under this permit shall be located, outlined, designed, constructed and operated in accordance with the requirements of the Georgia Erosion and Sedimentation Control Act of 1975 (Georgia ESCA), as amended. Utilization of plans and specifications contained in the "Manual for Erosion and Sediment Control, (Latest Edition)," published by the Georgia Soil and Water Conservation Commission, will aid in achieving compliance with the Georgia ESCA.

(12) The permittee shall install and maintain erosion and sediment control measures in upland areas of the project site, in accordance with the Georgia Erosion and Sedimentation Control Act of 1975 to minimize the introduction of sediment into and the erosion of streams, wetlands and other waters of the United States. This permit does not authorize installation of check-dams, weirs, riprap, bulkheads or other erosion control measures in streams, wetlands or other waters of the United States. The permittee shall obtain U.S. Army Corps of Engineers authorization prior to installing any erosion control measures in waters of the United States.



(13) The permittee shall install and maintain erosion and sediment control measures in fill material that is authorized to be discharged in streams, wetlands and other waters of the United States, in accordance with the Georgia Erosion and Sedimentation Control Act of 1975; and permanently stabilize fill areas at the earliest practicable date.

(14) Once the project site is sufficiently stabilized through re-vegetation, the permittee shall remove all silt fencing and other non-biodegradable erosion control measures from stream banks, riparian areas, wetlands and upland areas immediate adjacent to other waters of the United States.

(15) The permittee shall obtain and comply with all applicable Federal, state and local authorizations required for the authorized activity. A stream buffer variance may be required from the Georgia Department of Natural Resources, Environmental Protection Division (Georgia EPD), as defined in the Georgia Erosion and Sedimentation Control Act of 1975. Information concerning variances can be obtained from Georgia EPD on their website at [www.gaepd.org](http://www.gaepd.org), or by calling (404) 463-1463.

(16) If you or your contractors discover any federally listed threatened or endangered species and/or their habitat while accomplishing the activities authorized by this permit, you must immediately STOP work and notify the U.S. Army Corps of Engineers within 24 hours. The U.S. Army Corps of Engineers will contact with the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service to determine if the species and/or habitat warrant further consultation.

(17) Regarding the future protection of the Eastern Indigo snake (*Drymarchon couperi*) that has the potential to be within the vicinity of the project, the permittee shall comply with the following special conditions:

a. Prior to work occurring on the site, the permittee shall survey the project site for gopher tortoise burrows. All burrows shall be scoped to determine if they are active (i.e. occupied by the tortoise) or empty.

b. Should a burrow be determined active, the gopher tortoise shall be relocated off the property. All relocations shall be coordinated with Mr. John Jensen of the Georgia Department of Natural Resources. Relocation shall occur in warm weather months when snakes are less likely to inhabit the tortoise burrows.

c. Once the gopher tortoise has been relocated, the burrow shall be collapsed. Prior to collapsing the burrow, the burrow shall be scoped to ensure it is empty.

(18) The permittee shall ensure that culverts installed in perennial streams and wetland, including replacement culverts, are constructed in accordance with the following conditions:

a. The width of the base flow culvert shall be approximately equal to the average width of the stream channel immediately above and below the culvert installation site. Culverts shall not permanently widen or constrict the channel, or reduce or increase stream depth. Multi-pipe culverts may not be used to pass base flows. Culverts shall be sized to maintain the existing bank-full cross-sectional area, and to accommodate bank-full stream flows.

b. The upstream and downstream invert of culverts (except bottomless culverts) shall be buried/embedded to a depth of twenty percent of the culvert height to allow natural substrate to colonize the structures bottom and encourage fish movement.

c. Culvert slope shall be consistent with average slope of the stream in the immediate vicinity of the culvert installation site, but shall not exceed 4 percent.

d. Culverts shall be sized to adequately accommodate anticipated storm events. Where floodplain is adjacent to the stream, an equalizer culvert(s) shall be installed at floodplain elevation to accommodate flood events exceeding bankfull. Sufficient equalizer culverts shall be installed to accommodate normal floodplain sheet flow. Culverts shall be installed in a manner that does not cause flooding of adjacent uplands, with the exception of floodplains, or the disruption of hydrology in aquatic areas located up and downstream of the culvert.

e. Unless specifically stated in this permit, installation of undersized culverts to attain storm water management or waste water treatment is not authorized.

f. A waiver from the above culvert specifications may be requested in writing. The waiver will only be issued if it can be demonstrated that the impacts of complying with these specifications would result in more adverse impacts to the aquatic environment or that such design is not practicable.

(19) Regarding mitigation for the adverse effect to Historic Property Central of Georgia Rail Line, and pursuant to Section 106 of the National Historic Preservation Act, the Permittee shall comply with the following special conditions:

a. Within 60 days of the date of permit issuance, the permittee shall submit a draft Mitigation Plan to the Corps for review and approval. The Plan shall include development of a Photographic Permanent Archival Record (PAR) and historic narrative documentation to resolve adverse effects to portions of the Central of Georgia Rail Line Corridor, identified in "SAS-2015-00235, HP-150402-001, OEM Industrial Park Bryan County, Georgia". The historic narrative shall highlight the Central of Georgia Rail line, discussing its role in the development of railroad towns in early 20th century, connection

to regional history of transportation, and early 20th century engineering. These documents shall follow the "Guidelines for Establishing a Photographic Permanent Archival Record," revised June 2014. The Corps will submit the draft plan to the Georgia State Historic Preservation Office (GASHPO) for review. The GASHPO shall have 30 days to provide comments to the Corps on the draft plan.

b. Within 180 days of receipt of written approval from the Corps of the above referenced Mitigation Plan, the permittee shall prepare and submit the draft PAR and historic narrative document to the Corps and GASHPO for review and comment. A final copy of the PAR document and narrative will be provided to SHPO and Georgia Railroad Museum for retention.

(20) Prior to the commencement of any permitted construction activity in designated floodplains and/or floodways on the project site, the permittee shall ensure that the activity complies with the applicable rules, requirements and regulations of the regulatory programs administered by the Federal Emergency Management Agency and/or the Georgia Floodplain Management Office; including revision of the National Flood Insurance Program map, if required.

(21) This permit does not authorize the interference with any existing or proposed Federal Project and the permittee shall not be entitled to compensation for damage or injury to the structures or work authorized herein, which may be caused by or result from existing or future operations undertaken by the United States in the public interest.

(22) A copy of this permit, including the approved drawings and plans; special conditions; and any amendments shall be maintained at the work site whenever work is being performed. The permittee(s) shall assure that all contractors, subcontractors, and other personnel performing the permitted work are fully aware of the permit's terms and conditions.

(23) The permittee shall notify the issuing office, in writing (electronic facsimile is acceptable), at least 10 days in advance of their intent to commence work in waters of the United States for the permitted activity. The permittee shall also notify this office, in writing, 30 days after this project is completed using the enclosed Certification of Compliance Form.

(24) All work will be performed in accordance with the following attached plans and drawings which are incorporated in and made part of the permit:

a. Bryan County OEM Site, Location Map, Savannah Harbor-Interstate 16 Corridor Joint Development Authority, Bryan County, Georgia (Sheet 1 of 11), dated June 27, 2019.

b. Bryan County OEM Site, Legend, Savannah Harbor-Interstate 16 Corridor Joint Development Authority, Bryan County, Georgia (Sheet 2 of 11), dated June 27, 2019.

c. Bryan County OEM Site, Sheet Index, Savannah Harbor-Interstate 16 Corridor Joint Development Authority, Bryan County, Georgia (Sheet 3 of 11), dated June 27, 2019.

d. Bryan County OEM Site, Wetland Permit, Savannah Harbor-Interstate 16 Corridor Joint Development Authority, Bryan County, Georgia (Sheets 4 through 11), dated June 27, 2019.

(25) Wetland and/or Stream Avoidance/Minimization Areas: The Permittee shall avoid the remaining 229.89 acres of on-site wetland and 4,212 linear feet of stream, as detailed on "Site Impact Map Bryan County, Georgia", dated June 27, 2019. These natural wetland and stream areas were avoided as part of the permit application review process and therefore will not be disturbed by any dredging, filling, mechanized land clearing, agricultural activities, or other construction work whatsoever. The U.S. Army Corps of Engineers reserves the right to deny review of any requests for future impacts to these natural wetland and/or stream areas.

(26) In the event that archeological materials are encountered during construction, use, or maintenance of this location, the Permittee shall cease work immediately and notify the Corps. The Corps shall then notify the Georgia State Historic Preservation Officer and the appropriate Tribal Historic Preservation Officers to reinstate Section 106 consultation.

## 2. FURTHER INFORMATION:

a. Congressional Authorities: You have been authorized to undertake the activity described above pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 United States Code (U.S.C.) § 403) and Section 404 of the Clean Water Act (33 U.S.C. § 1344).

b. Limits of this Authorization.

(1) This permit does not obviate the need to obtain other federal, state, or local authorizations required by law.

(2) This permit does not grant any property rights or exclusive privileges.

(3) This permit does not authorize any injury to the property or rights of others.

(4) This permit does not authorize interference with any existing or proposed federal projects.

c. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:

(1) Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.

(2) Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.

(3) Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.

(4) Design or construction deficiencies associated with the permitted work.

(5) Damage claims associated with any future modification, suspension, or revocation of this permit.

d. Reliance on Applicant's Data. The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

e. Reevaluation of Permit Decision. This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require reevaluation include, but are not limited to, the following:

(1) You fail to comply with the terms and conditions of this permit.

(2) The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 4 above).

(3) Significant new information surfaces which this office did not consider in reaching the original public interest decision. Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 Code of Federal Regulations (C.F.R.) § 325.7, or enforcement procedures such as those contained in 33 C.F.R. § 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order, which requires you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate.

(4) You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 C.F.R. § 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

f. Extensions. General Condition 1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the U.S. Army Corps of Engineers will normally consider a request for an extension of time limit.

Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit.

\_\_\_\_\_  
(PERMITTEE)

\_\_\_\_\_  
(DATE)

This permit becomes effective when the federal official, designated to act for the Secretary of the Army, has signed below.

\_\_\_\_\_  
Issued for and in behalf of:  
Daniel H. Hibner, P.M.P.  
Colonel, U.S. Army  
Commanding

\_\_\_\_\_  
(DATE)

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To request the transfer of this permit and the associated liabilities with compliance with its terms and conditions, the permittee and transferee must sign and date below.

\_\_\_\_\_  
(PERMITTEE-Printed Name)

\_\_\_\_\_  
(PERMITTEE-Signature)

\_\_\_\_\_  
(DATE)

\_\_\_\_\_  
(TRANSFERREE-Printed Name)

\_\_\_\_\_  
(TRANSFERREE-Signature)

\_\_\_\_\_  
(DATE)

By signature below, the U.S. Army Corps of Engineers hereby validates the transfer of the permit from the permittee named above to the transferee named above.

\_\_\_\_\_  
Issued for and in behalf of:  
Daniel H. Hibner, P.M.P.  
Colonel, U.S. Army  
Commanding

\_\_\_\_\_  
(DATE)

Regulatory Branch

CERTIFICATION OF COMPLIANCE  
WITH  
DEPARTMENT OF THE ARMY PERMIT  
SAS-2015-00235

PERMIT FILE NUMBER: SAS-2015-00235

PERMITTEE ADDRESS: Mr. Hugh "Trip" Tollison; Savannah Harbor - Interstate 16  
Corridor Joint Development Authority

LOCATION OF WORK: The 1,944 acre project site contains waters and wetlands  
adjacent to Black Creek and is located south of the intersection of Georgia Highway 280  
and Interstate 16, in Ellabell, Bryan County, Georgia (Latitude 32.1584,  
Longitude -81.4533).

PROJECT DESCRIPTION: To fill 62.83 acres of wetland, 833 linear feet of stream and  
0.62 acre of ditch to construct an automotive Original Equipment Manufacturing (OEM)  
facility. The facility will consist of two phases. Phase 1 involves development of  
approximately 1,350 acres for manufacturing and production space, a rail spur, and  
associated infrastructure (i.e. roads, utilities, etc.). Phase 2 will involve development of  
an additional 594 acres for expansion of manufacturing, distribution, and quality  
assurance components. While the timing for the initiation of construction of Phase 2 is  
dependent on market conditions, it is expected to be completed and operational within  
10 years of completing construction of Phase 1.

ACRES AND/OR LINEAR FEET OF WATERS OF THE UNITED STATES IMPACTED:  
62.83 acres of wetland, 833 linear feet of stream and 0.62 acre of ditch

DATE WORK IN WATERS OF THE UNITED STATES COMPLETED:

COMPENSATORY MITIGATION REQUIRED: Yes; 425.6 wetland credits and 5,997.6  
stream credits

DATE MITIGATION COMPLETED OR PURCHASED (include bank name):



Within 30 days of completion of the activity authorized by this permit, sign this certification and return it to the following address:

Commander  
U.S. Army Engineer District, Savannah  
Attention: Regulatory Branch, Operations Division  
100 West Oglethorpe Avenue  
Savannah, Georgia 31401

Please note that your permitted activity is subject to compliance inspection by an U.S. Army Corps of Engineers' representative. If you fail to comply with the permit conditions, it may be subject to suspension, modification or revocation.

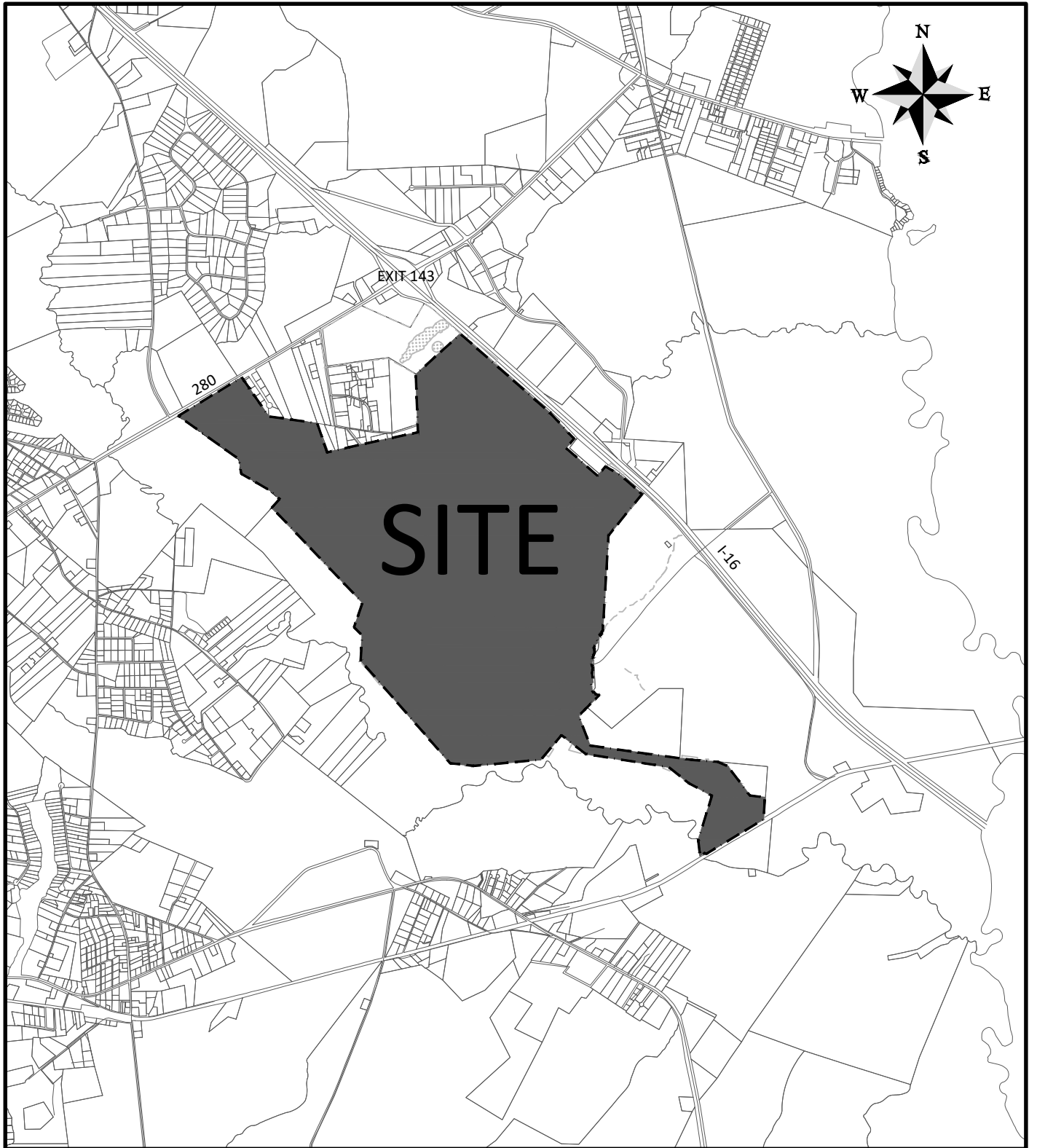
I hereby certify that the work authorized by the above referenced permit as well as any required mitigation (if applicable) has been completed in accordance with the terms and conditions of the said permit.

---

Signature of Permittee

---

Date



## BRYAN COUNTY OEM SITE

PROPOSED ACTIVITY:  
LOCATION MAP

CLIENT:  
SAVANNAH HARBOR-INTERSTATE 16 CORRIDOR JOINT DEVELOPMENT AUTHORITY

LOCATION: BRYAN COUNTY, GEORGIA  
DATE: JUNE 27, 2019  
JOB NUMBER: J - 25503

SHEET: 1 OF 11  
SCALE: 1" = 400'


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# LEGEND

## ACREAGE SUMMARY TABLE

TOTAL PROJECT ACREAGE	1,944.00 AC
 TOTAL JURISDICTIONAL WETLAND AREA	292.72 AC.
TOTAL UPLAND AREA	1,651.28 AC.

## WETLAND IMPACTS

### JURISDICTIONAL WETLANDS IMPACTS

 RAIL ROAD IMPACT	27.29 AC.
 SITE IMPACT	35.36 AC
 DUG CONVEYANCE IMPACT	0.62 AC.
<hr/>	
TOTAL JURISDICTIONAL WETLAND IMPACTS	63.27 AC.
 STREAM IMPACT	833 LF

PHASE 1 -	1,342.4 ACRES 62.65 ACRES OF JURISDICTIONAL WETLAND IMPACT 0.62 ACRES OF DUG CONVEYANCE IMPACT 833 LF STREAM IMPACT
-----------	--

PHASE 2 -	601.6 ACRES 0.00 ACRES OF JURISDICTIONAL WETLAND IMPACT
-----------	--

### BRYAN COUNTY OEM SITE

PROPOSED ACTIVITY:  
LEGEND

CLIENT:  
SAVANNAH HARBOR-INTERSTATE 16 CORRIDOR JOINT DEVELOPMENT AUTHORITY

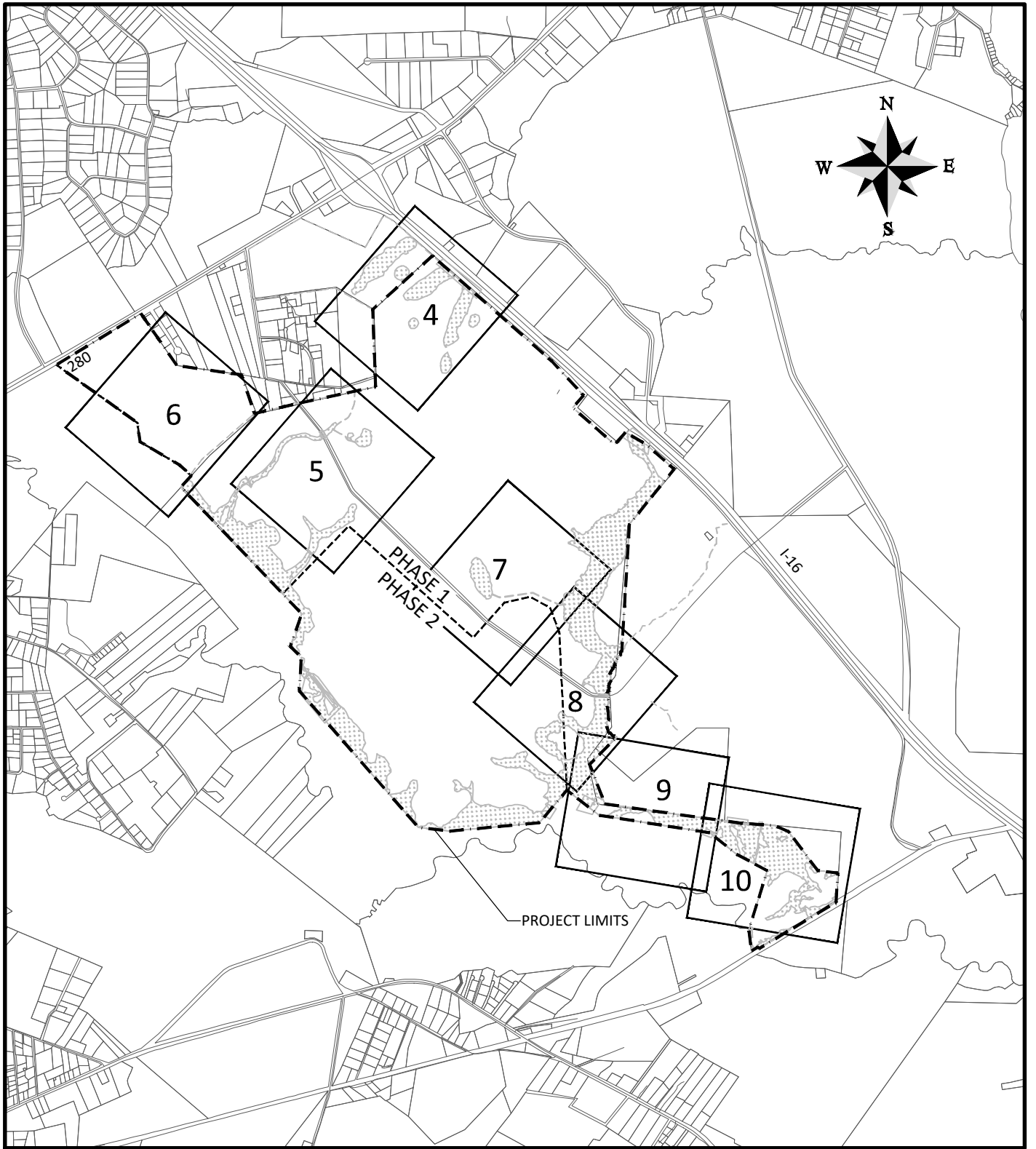
LOCATION: BRYAN COUNTY, GEORGIA  
DATE: JUNE 27, 2019  
JOB NUMBER: J - 25503

SHEET: 2 OF 11  
SCALE: N.T.S.

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### BRYAN COUNTY OEM SITE

PROPOSED ACTIVITY:  
SHEET INDEX

CLIENT:  
SAVANNAH HARBOR-INTERSTATE 16 CORRIDOR JOINT DEVELOPMENT AUTHORITY

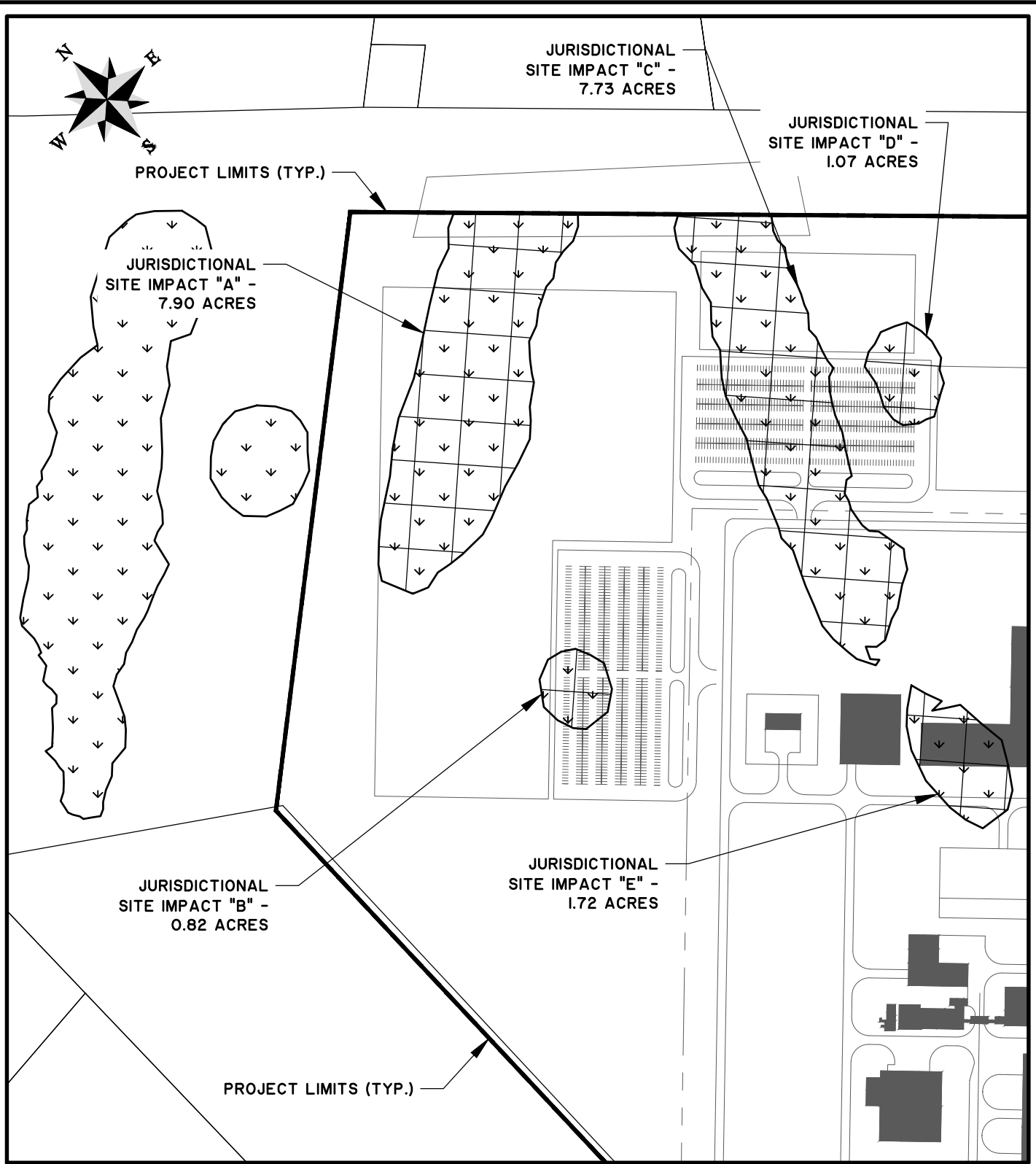
LOCATION: BRYAN COUNTY, GEORGIA  
DATE: JUNE 27, 2019  
JOB NUMBER: J - 25503

SHEET: 3 OF 11  
SCALE: 1" = 300'

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**BRYAN COUNTY OEM SITE**

PROPOSED ACTIVITY:  
WETLAND PERMIT

CLIENT:  
SAVANNAH HARBOR-INTERSTATE 16 CORRIDOR JOINT DEVELOPMENT AUTHORITY

LOCATION: BRYAN COUNTY, GEORGIA  
DATE: JUNE 27, 2019  
JOB NUMBER: J - 25503

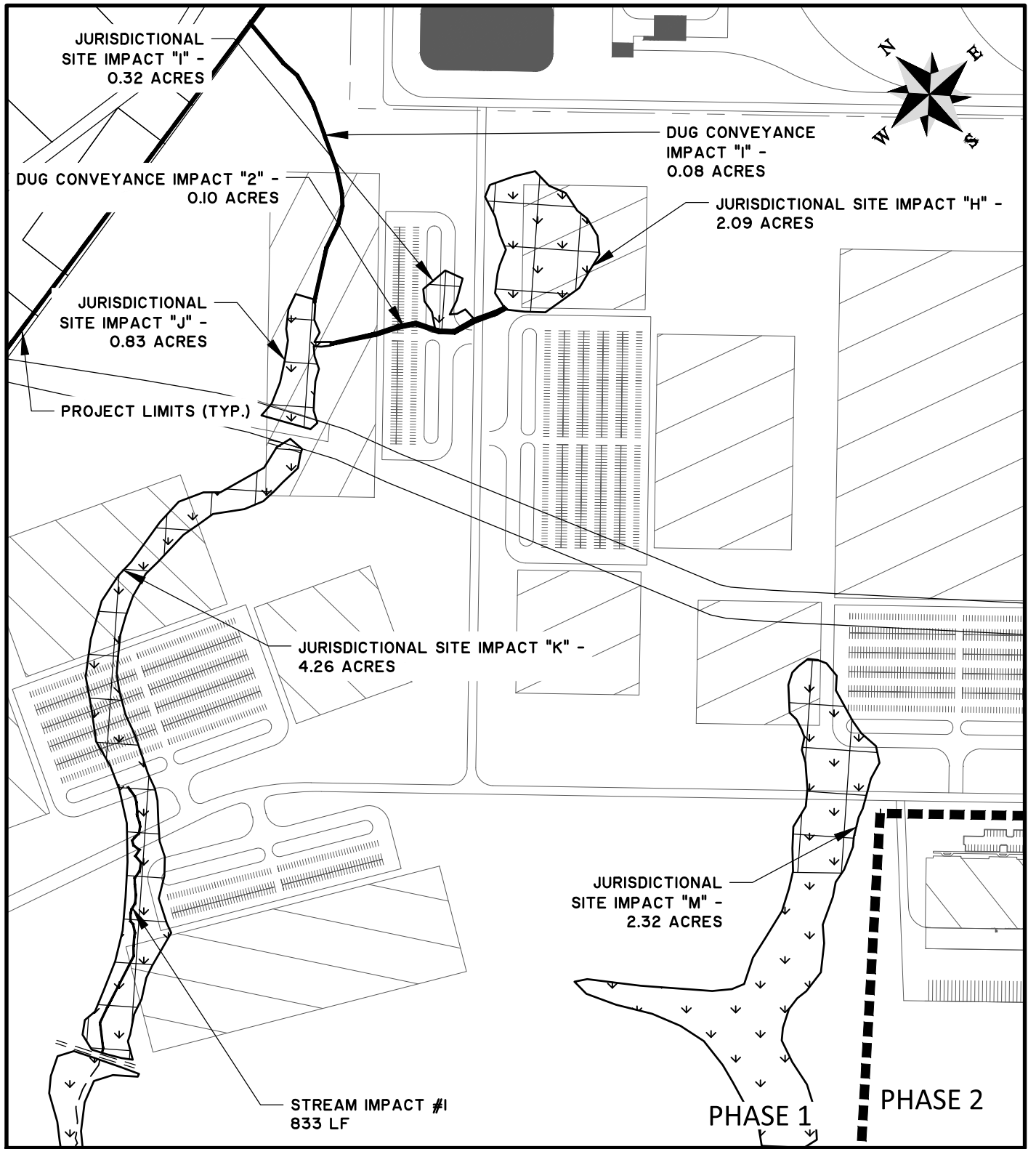
SHEET: 4 OF 11  
SCALE: 1" = 400'



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Z:\25503\25503.0000\Engineering\Drawings\Exhibits\Project Pony Express\Wetland Permit\Wetland Permit Drawings\25503 - Wetland Impacts (BCEDSI).dwg - Jun 5, 2018 - 7:45:09 AM



### BRYAN COUNTY OEM SITE

PROPOSED ACTIVITY:  
WETLAND PERMIT

CLIENT:  
SAVANNAH HARBOR-INTERSTATE 16 CORRIDOR JOINT DEVELOPMENT AUTHORITY

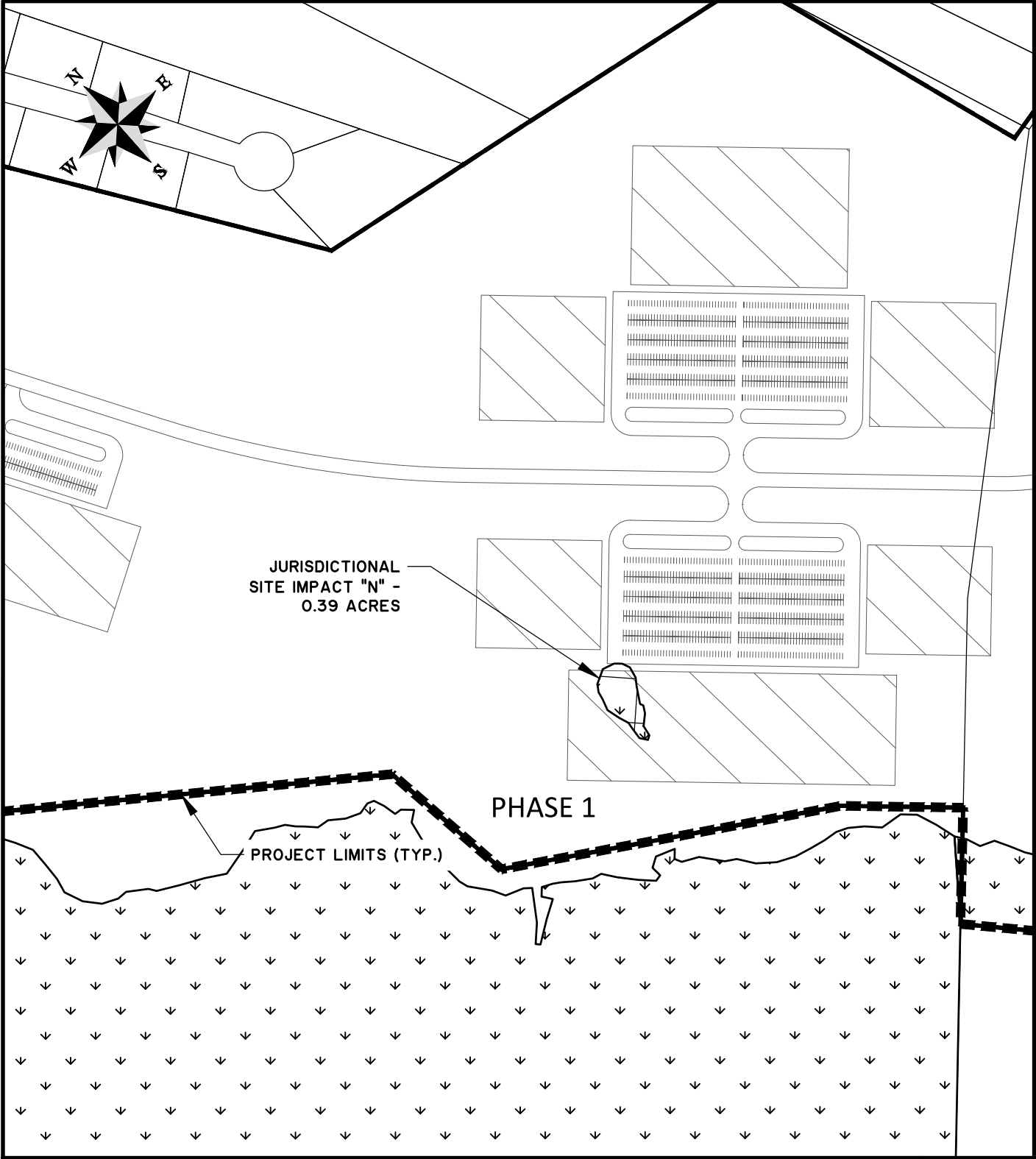
LOCATION: BRYAN COUNTY, GEORGIA  
DATE: JUNE 27, 2019  
JOB NUMBER: J - 25503

SHEET: 5 OF 11  
SCALE: 1" = 400'

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### BRYAN COUNTY OEM SITE

PROPOSED ACTIVITY:  
WETLAND PERMIT

CLIENT:  
SAVANNAH HARBOR-INTERSTATE 16 CORRIDOR JOINT DEVELOPMENT AUTHORITY

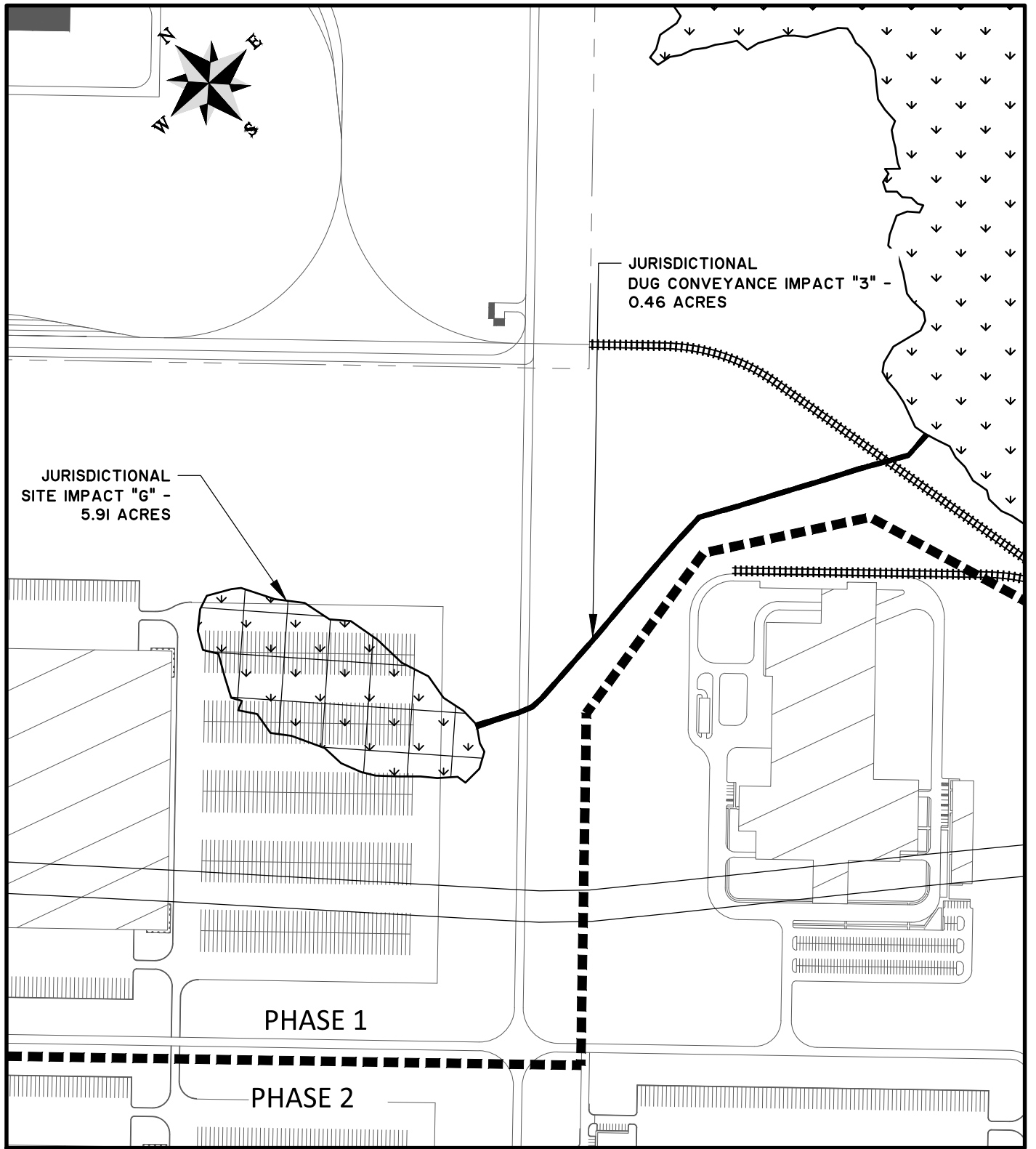
LOCATION: BRAN COUNTY, GEORGIA  
DATE: JUNE 27, 2019  
JOB NUMBER: J - 25503

SHEET: 6 OF 11  
SCALE: 1" = 400'



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**BRYAN COUNTY OEM SITE**

PROPOSED ACTIVITY:  
WETLAND PERMIT

CLIENT:  
SAVANNAH HARBOR-INTERSTATE 16 CORRIDOR JOINT DEVELOPMENT AUTHORITY

LOCATION: BRYAN COUNTY, GEORGIA  
DATE: JUNE 27, 2019  
JOB NUMBER: J - 25503

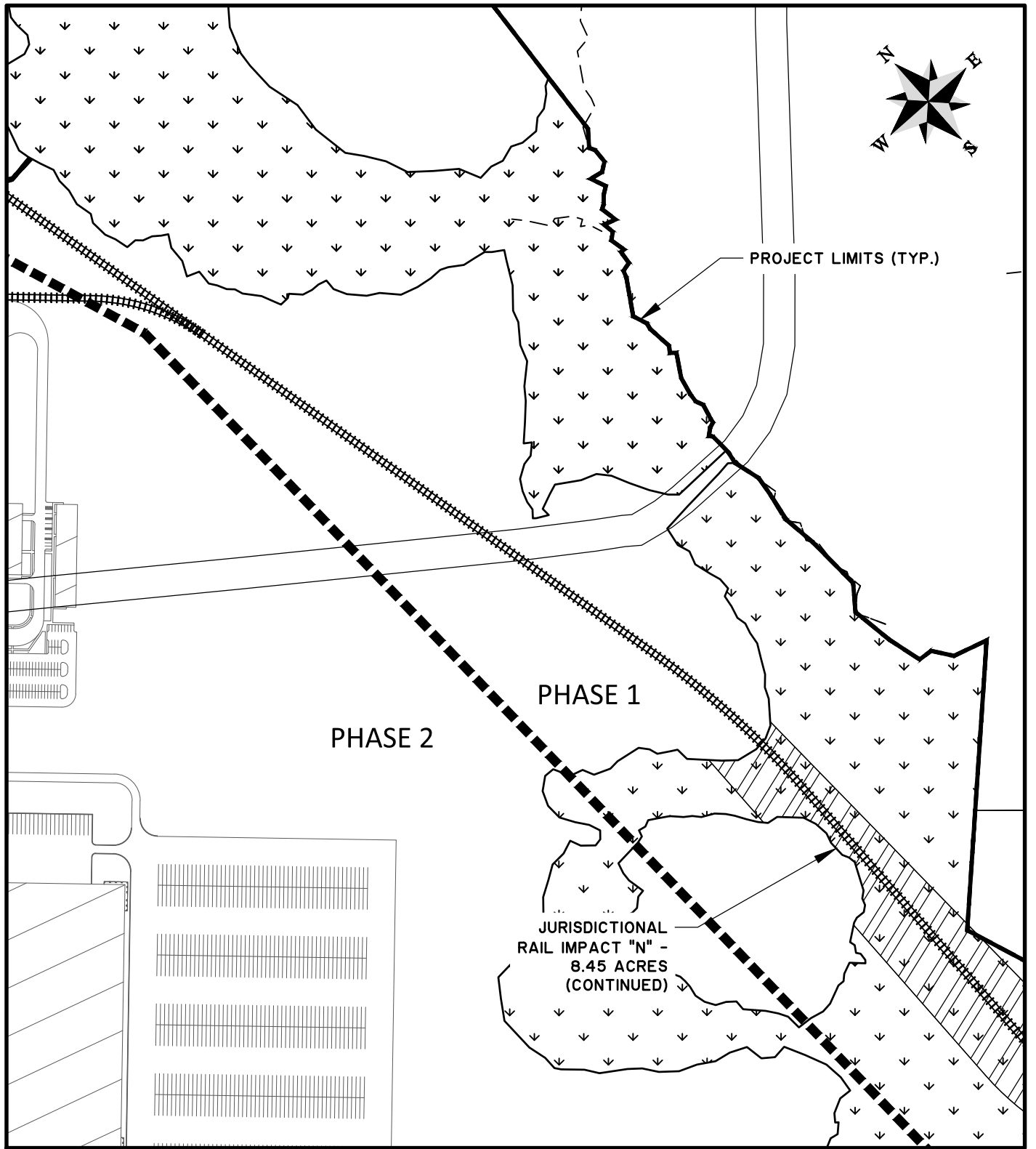
SHEET: 7 OF 11  
SCALE: 1" = 400'



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### BRYAN COUNTY OEM SITE

PROPOSED ACTIVITY:  
WETLAND PERMIT

CLIENT:  
SAVANNAH HARBOR-INTERSTATE 16 CORRIDOR JOINT DEVELOPMENT AUTHORITY

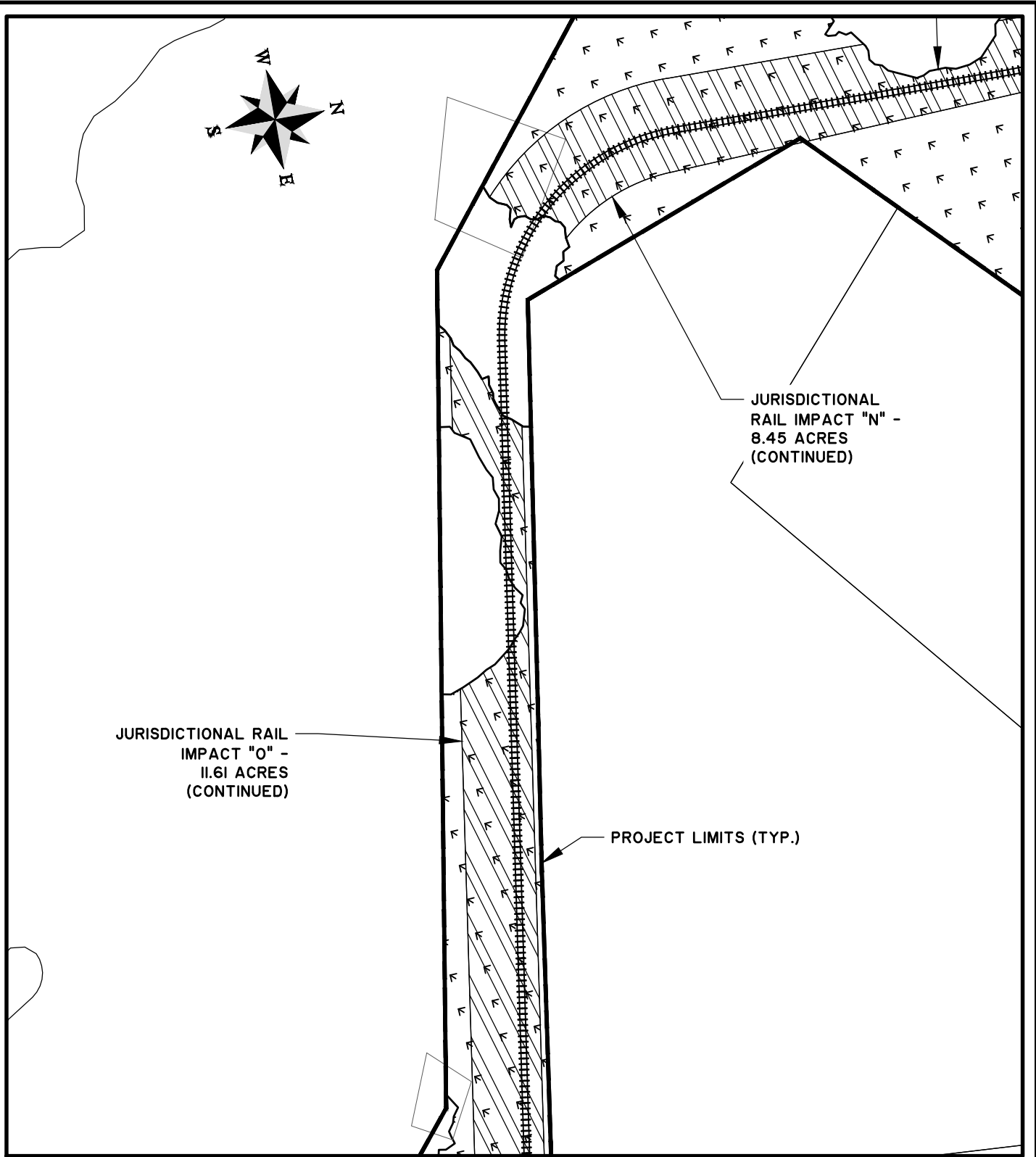
LOCATION: BRYAN COUNTY, GEORGIA  
DATE: JUNE 27, 2019  
JOB NUMBER: J - 25503

SHEET: 8 OF 11  
SCALE: 1" = 400'

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**BRYAN COUNTY OEM SITE**

PROPOSED ACTIVITY:  
WETLAND PERMIT

CLIENT:  
SAVANNAH HARBOR-INTERSTATE 16 CORRIDOR JOINT DEVELOPMENT AUTHORITY

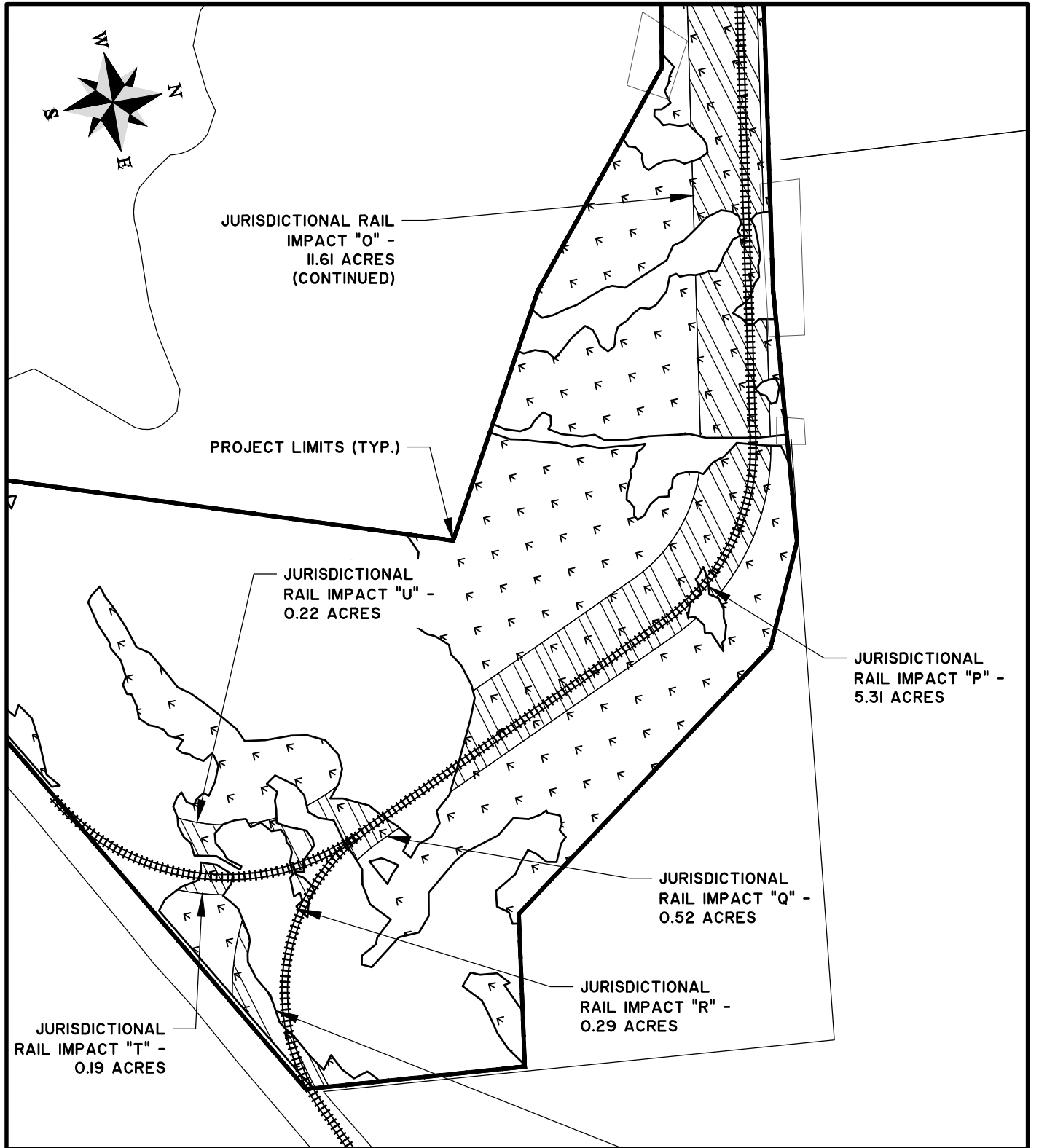
LOCATION: BRYAN COUNTY, GEORGIA  
DATE: JUNE 27, 2019  
JOB NUMBER: J - 25503

SHEET: 9 OF 11  
SCALE: 1" = 400'

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### BRYAN COUNTY OEM SITE

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WETLAND PERMIT

CLIENT:  
SAVANNAH HARBOR-INTERSTATE 16 CORRIDOR JOINT DEVELOPMENT AUTHORITY

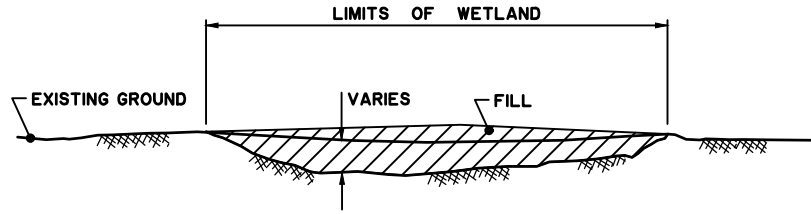
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DATE: JUNE 27, 2019  
JOB NUMBER: J - 25503

SHEET: 10 OF 11  
SCALE: 1" = 400'



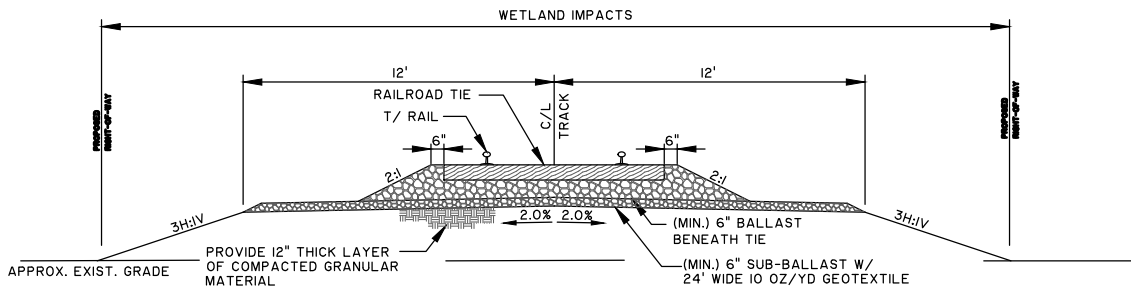
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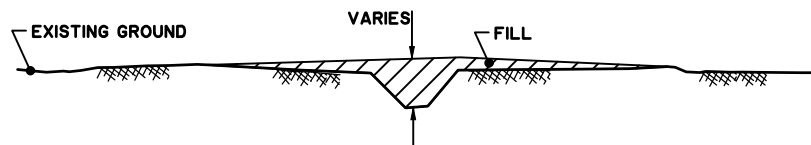
**WETLAND FILL SECTION**

NOT TO SCALE



**TYPICAL SECTION THRU RAIL SPUR**

SCALE: NTS



**STREAM/DUG CONVEYANCE FILL SECTION**

NOT TO SCALE

**BRYAN COUNTY OEM SITE**

PROPOSED ACTIVITY:  
WETLAND PERMIT

CLIENT:  
SAVANNAH HARBOR-INTERSTATE 16 CORRIDOR JOINT DEVELOPMENT AUTHORITY

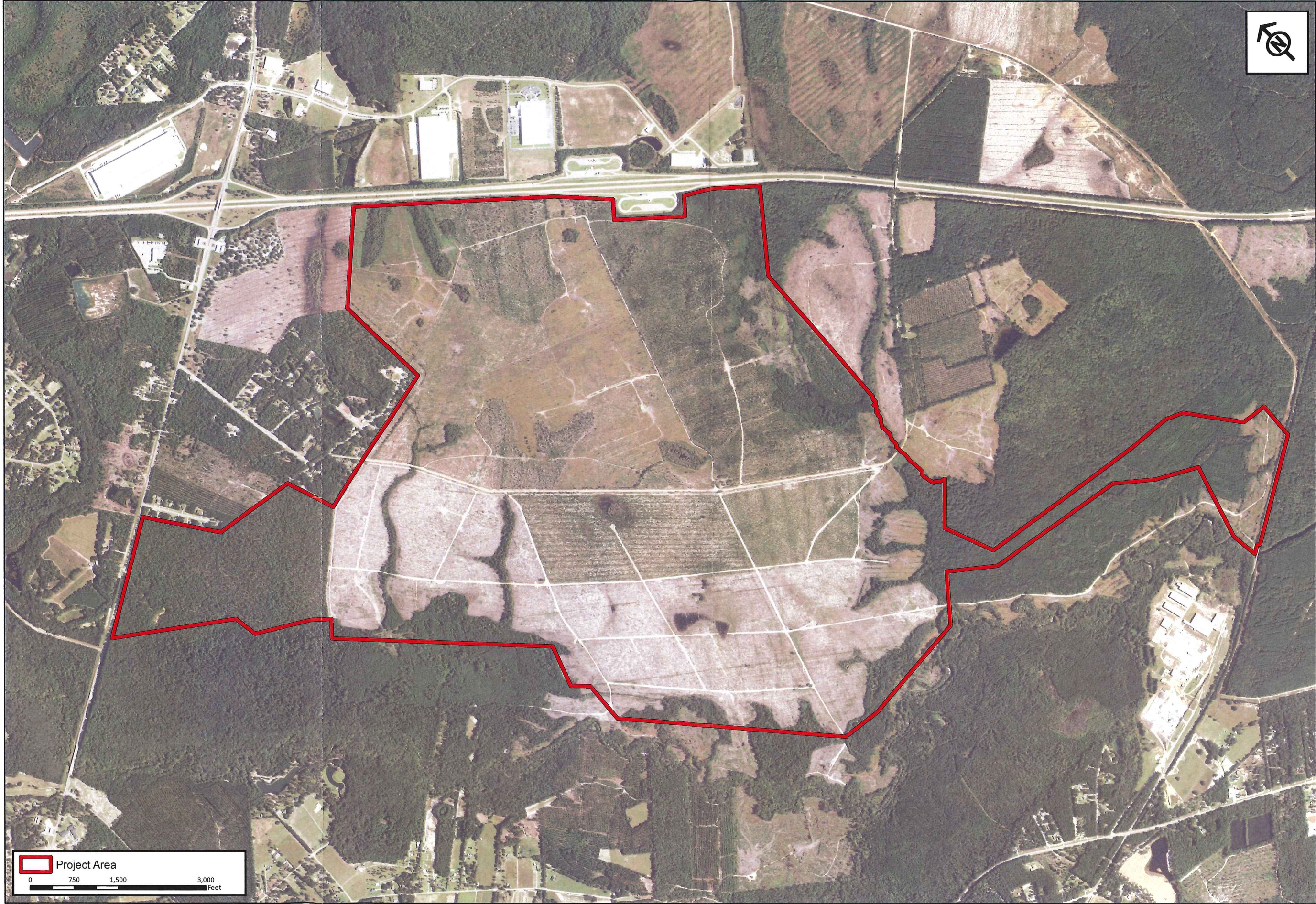
LOCATION: BRYAN COUNTY, GEORGIA  
DATE: JUNE 27, 2019  
JOB NUMBER: J - 25503

SHEET: 11 OF 11  
SCALE: N.T.S.



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RLC Project No.:	14-225.1
Figure No.:	3
Sketch Date:	6-1-2018
Prepared By:	MG
Map Scale :	1 inch = 1,500 feet

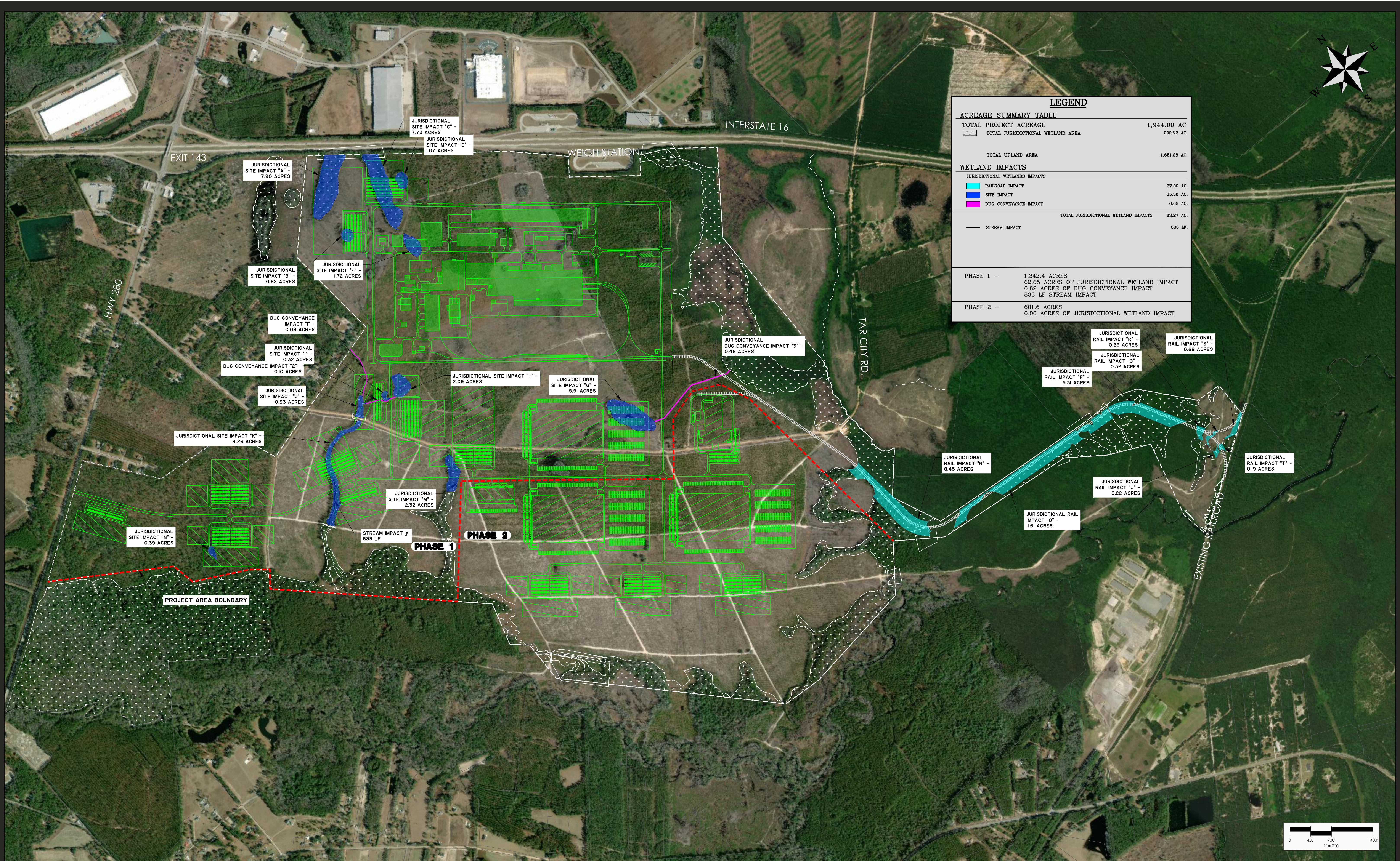
**Bryan County OEM Site**  
 Bryan County, Georgia

**2015 Ortho Aerial Imagery**  
 Prepared For: SHJDA



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





**LEGEND**

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TOTAL PROJECT ACREAGE	1,944.00 AC
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TOTAL UPLAND AREA	1,651.28 AC
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PHASE 2 -	601.6 ACRES 0.00 ACRES OF JURISDICTIONAL WETLAND IMPACT

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**SITE IMPACT MAP**  
**BRYAN COUNTY, GEORGIA**  
 JUNE 27, 2019


**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 producer 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.

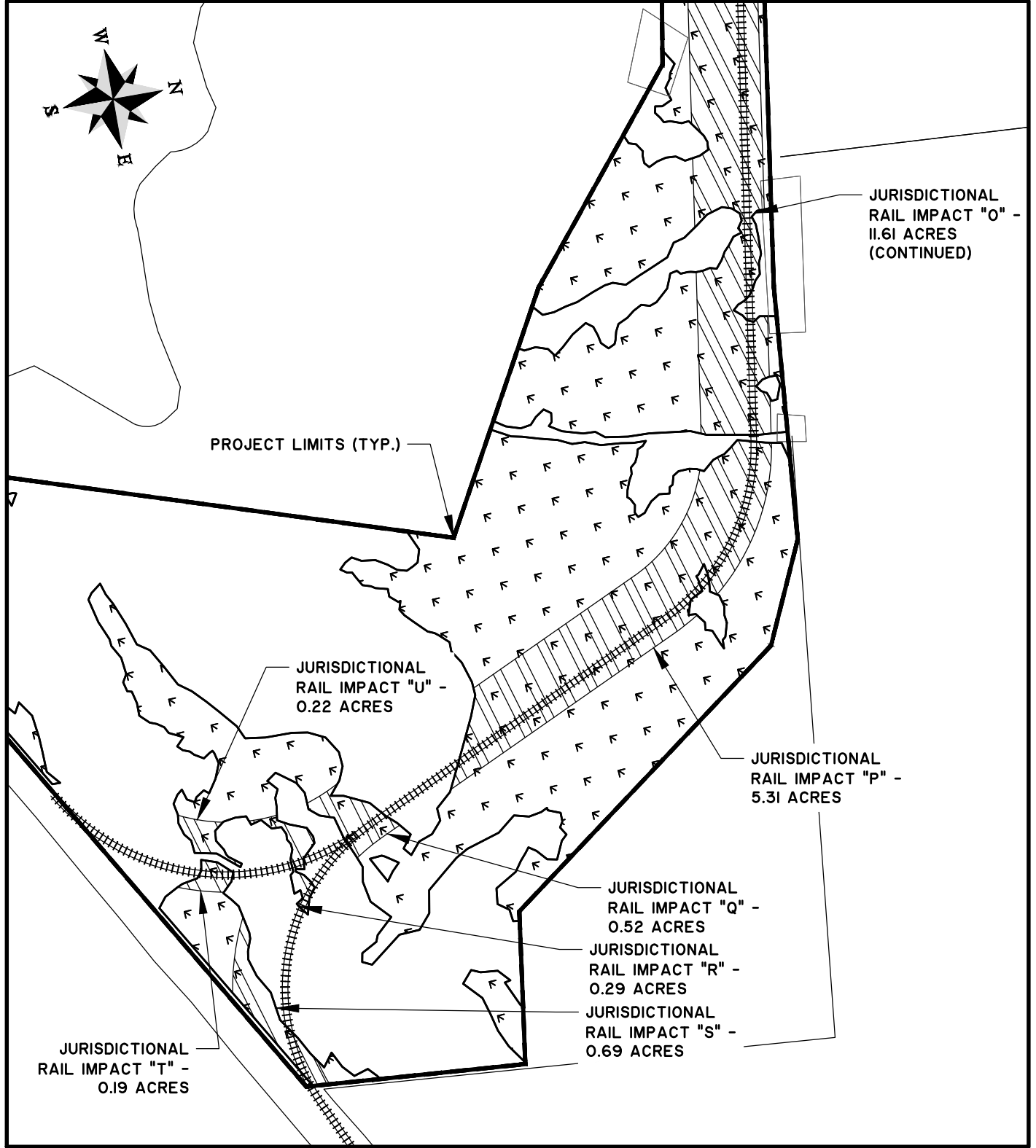
**SAS 2015-00235, HP-150402-001**

OEM Industrial Park Bryan County, Georgia

**Legend**

 Central of Georgia Railline which will be impacted





### BRYAN COUNTY OEM SITE

PROPOSED ACTIVITY:  
WETLAND PERMIT

CLIENT:  
SAVANNAH HARBOR-INTERSTATE 16 CORRIDOR JOINT DEVELOPMENT AUTHORITY

LOCATION: BRYAN COUNTY, GEORGIA  
DATE: JUNE 6, 2018  
JOB NUMBER: J - 25503

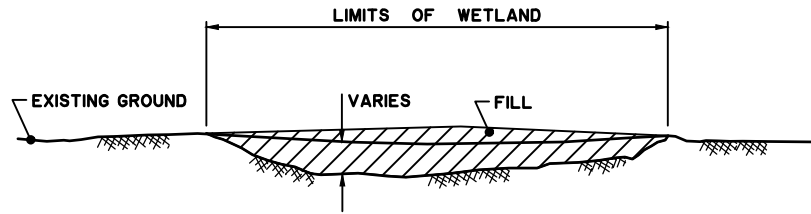
SHEET: 13 OF 14  
SCALE: 1" = 400'



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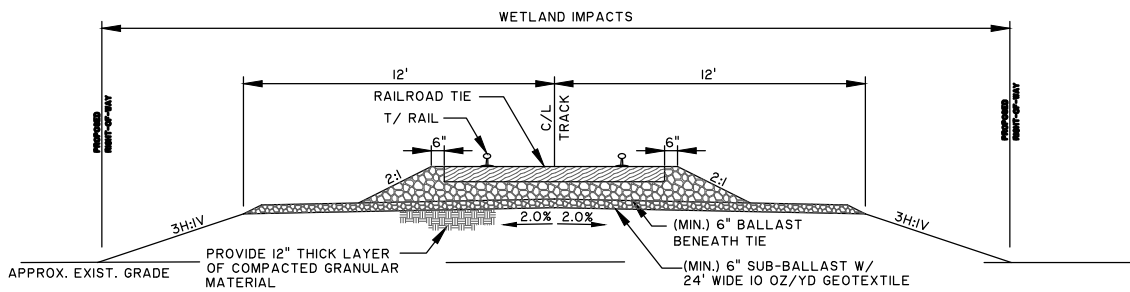
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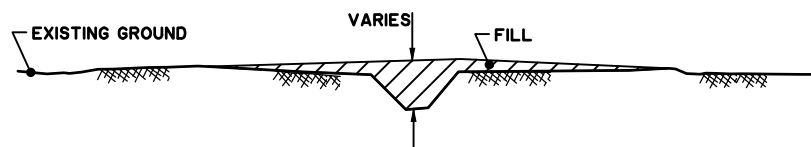
**WETLAND FILL SECTION**

NOT TO SCALE



**TYPICAL SECTION THRU RAIL SPUR**

SCALE: NTS



**STREAM/DUG CONVEYANCE FILL SECTION**

NOT TO SCALE

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SAVANNAH HARBOR-INTERSTATE 16 CORRIDOR JOINT DEVELOPMENT AUTHORITY

LOCATION: BRYAN COUNTY, GEORGIA  
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JOB NUMBER: J - 25503

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



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