



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

September 12, 2024

Regulatory Division
SAS-2012-00647

Mr. Brandt Herndon
Effingham County Industrial Development Authority
P.O. Box 263
Rincon, Georgia 31326

Dear Mr. Herndon:

I refer to the Pre-Construction Notification submitted on your behalf by Resource and Land Consultants, requesting verification for use of Nationwide Permit (NWP) Nos. 14 and 39 for impacts to 1.54 acres of wetland as a result of seven separate road crossings for site access and 0.48 acres of wetland as a result of construction in association with industrial development. The project site is located at 301 Savannah Portside International Parkway in Bloomingdale, Effingham County, Georgia (Latitude: 32.1287, Longitude: -81.3688). This project has been assigned number SAS-2012-00647 and it is important that you refer to this number in all communication concerning this matter.

The enclosed exhibit entitled, "Aquatic Resource Sketch (Sheet 2 of 13)," as prepared by Resource and Land Consultants, dated April 25, 2022, identifies the delineation limits of all aquatic resources within the project area. The wetlands were delineated in accordance with criteria contained in the 1987 "Corps of Engineers Wetland Delineation Manual," as amended by the most recent regional supplements to the manual. Please note, this delineation may require re-verification and is subject to change based on site conditions at the time of re-evaluation.

The delineation included herein has been conducted to identify the location and extent of the aquatic resource boundaries and/or the jurisdictional status of aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This delineation and/or jurisdictional determination may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are U.S. Department of Agriculture (USDA) program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center, prior to starting work.

We have completed coordination with other federal and state agencies as described in Part C (32)(d) of our NWP Program, published in the January 13, 2021, Federal

Register, Vol. 86, No. 8, Pages 2744-2877 (86 FR) and/or the December 27, 2021, Federal Register, Vol. 86, No. 245, Pages 73522-73583 (86 FR). The NWP's and Savannah District's Regional Conditions for NWP's can be found on our website at <http://www.sas.usace.army.mil/Missions/Regulatory/Permitting/GeneralPermits/NationwidePermits.aspx>. During our coordination procedure, no adverse comments regarding the proposed work were received.

As a result of our evaluation of your project, we have determined that the proposed activity is authorized as described in Part B of the NWP Program. Your use of this NWP is valid only if:

- a. The activity is conducted in accordance with the information submitted and meets the conditions applicable to the NWP, as described at Part C of the NWP Program and the Savannah District's Regional Conditions for NWP's.
- b. To ensure the protection of the tricolored bat (*Perimyotis subflavus*) that have the potential to be in the vicinity of the project, the permittee shall ensure all clearing occurs outside of the non-volant pup season for bats (May 1-July 31).
- c. Prior to the commencement of any permitted work in aquatic resources, the permittee shall purchase 5.01 legacy wetland mitigation credits from the Yam Grandy Mitigation Bank and submit documentation of this credit purchase to the U.S. Army Corps of Engineers. The credit purchase documentation must reference the Corps file number assigned to the permitted project. If all or a portion of the required credits are not available from the Yam Grandy Mitigation Bank, the permittee shall obtain written approval from the Corps prior to purchasing credits from an alternate mitigation source.
- d. All work would be performed in accordance with the following attached thirteen (13) plan sheets and drawings which are incorporated in and made part of the permit: "Savannah Portside International Park, Sheet 1-13" as prepared by Thomas and Hutton, dated June 25, 2024.
- e. You shall obtain and comply with all appropriate federal, state, and local authorizations required for this type of 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, as amended. Information concerning variances can be obtained at the Georgia EPD's website at www.epd.georgia.gov, or by calling (404) 463-1511.

- f. You 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, as amended, 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 wetlands of the United States. Authorization would be required from the U.S. Army Corps of Engineers prior to installing any erosion control measures in waters of the United States.
- g. You shall install and maintain erosion and sediment control measures for all 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, as amended, and permanently stabilize fill areas at the earliest practicable date.
- h. You shall notify the Corps, in writing, at least 10 days in advance of commencement of work authorized by this permit.
- i. You fill out and sign the enclosed certification and return it to our office within 30 days of completion of the activity authorized by this permit.

This proposal was reviewed in accordance with Section 7 of the Endangered Species Act. Based on the information we have available, we have determined that the project may affect, but is not likely to adversely affect, the Eastern indigo snake, and would have no effect on any other threatened or endangered species nor any critical habitat for such species. Clearing restrictions will be implemented for the proposed endangered tricolored bat; therefore, this project is not likely to jeopardize this species. Authorization of an activity by a NWP does not authorize the "take" of threatened or endangered species. In the absence of separate authorization, both lethal and non-lethal "takes" of protected species are in violation of the Endangered Species Act. See Part (C) of 86 FR for more information.

This verification is valid until the NWP is modified, reissued or revoked. All of the existing NWPs are scheduled to expire on March 14, 2026. It is incumbent upon you to remain informed of changes to the NWPs. Furthermore, if you commence or are under contract to commence this activity before the date that the relevant NWP is modified or revoked, you will have 12 months from the date of the modification or revocation of the NWP to complete the activity under the present terms and conditions of this NWP.

This authorization should not be construed to mean that any future projects requiring Department of the Army authorization would necessarily be authorized. Any new proposal, whether associated with this project or not, would be evaluated on a case-by-case basis. Any prior approvals would not be a determining factor in making a decision on any future request.

Revisions to your proposal may invalidate this authorization. In the event changes to this project are contemplated, I recommend that you coordinate with us prior to proceeding with the work.

This communication does not relieve you of any obligation or responsibility for complying with the provisions of any other laws or regulations of other federal, state or local authorities. It does not affect your liability for any damages or claims that may arise as a result of the work. It does not convey any property rights, either in real estate or material, or any exclusive privileges. It also does not affect your liability for any interference with existing or proposed federal projects. If the information you have submitted and on which the Corps bases its determination/decision of authorization under the NWP is later found to be in error, this determination may be subject to modification, suspension, or revocation.

An electronic copy of this letter is being provided to the following party: Zach Marsh, Resource and Land Consultants, via email at zmarsh@rlandc.com.

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. 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 contact me at (678) 429-9498 or Shelby.T.LeMaster@usace.army.mil.

Sincerely,



Shelby LeMaster
Regulatory Specialist, Management Branch

Enclosures

Regulatory Division

CERTIFICATION OF COMPLIANCE
WITH
DEPARTMENT OF THE ARMY
NATIONWIDE PERMIT 14 and 39

PERMIT FILE NUMBER: SAS-2012-00647

PERMITTEE/ADDRESS: Mr. Brandt Herndon, Effingham County Industrial
Development Authority, P.O. Box 263, Rincon, Georgia 31326

LOCATION OF WORK: The project site is located at 301 Savannah Portside
International Parkway in Bloomingdale, Effingham County, Georgia (Latitude: 32.1287,
Longitude: -81.3688)

PROJECT DESCRIPTION: The construction of seven separate road crossings for site
access and site grading in association with industrial development.

ACRES AND/OR LINEAR FEET OF WATERS OF THE UNITED STATES IMPACTED:
Discharge of fill into 2.017 acres of wetland

DATE WORK IN WATERS OF UNITED STATES COMPLETED: _____

COMPENSATORY MITIGATION REQUIRED: 5.01 Legacy Wetland Credits

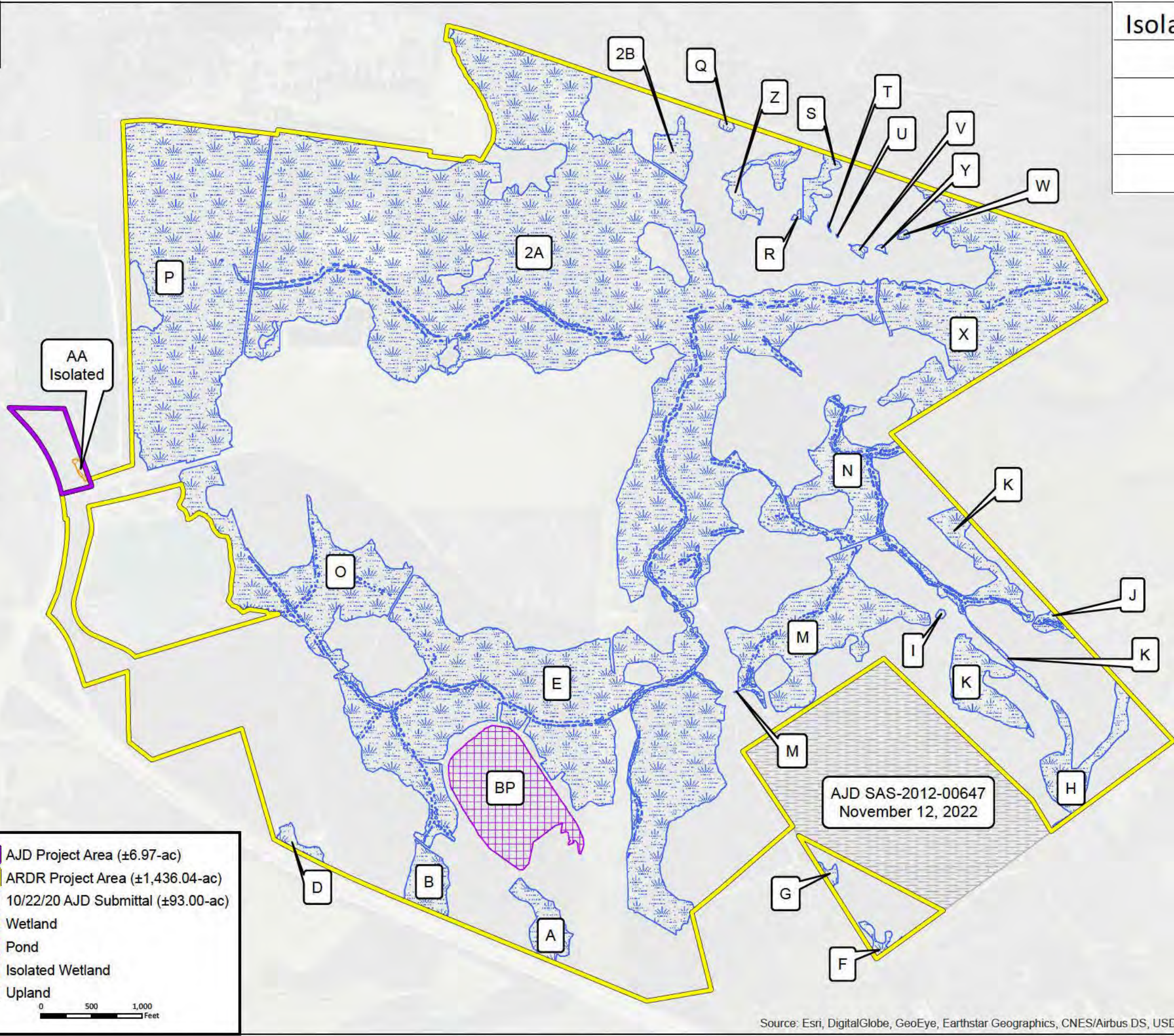
DATE MITIGATION COMPLETED OR PURCHASED (include name of bank):

I understand that the permitted activity is subject to a U.S. Army Corps of Engineers' Compliance Inspection. If I fail to comply with the permit conditions at Part C of the Nationwide Permit Program, published in the January 13, 2021, Federal Register, Vol. 86, No. 8, Pages 2744-2877 (86 FR) and/or the December 27, 2021, Federal Register, Vol. 86, No. 245, Pages 73522-73583 (86 FR), 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



Isolated Wetland	0.29
Wetland	647.56
Pond	23.57
Upland	771.59
sum	1443.01

AJD Project Area (±6.97-ac)
 ARDR Project Area (±1,436.04-ac)
 10/22/20 AJD Submittal (±93.00-ac)
 Wetland
 Pond
 Isolated Wetland
 Upland

0 500 1,000 Feet

AJD SAS-2012-00647
November 12, 2022

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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

RLC

Aquatic Resources Sketch
(Sheet 2 of 13)
Prepared For: Effingham County
Industrial Development Authority

Savannah Portside
International Park
Effingham County, Georgia

RLC Project No.:	18-032
Figure No.:	9
Prepared By:	ZM
Sketch Date:	4/25/2022
Map Scale:	1 inch = 1000 feet



SAVANNAH PORTSIDE INTERNATIONAL PARK

PROPOSED ACTIVITY:
LOCATION MAP

CLIENT:
EFFINGHAM COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

LOCATION: EFFINGHAM COUNTY
DATE: FEB 6, 2019
JOB NUMBER: J - 27068.0001

SHEET: 1 OF 13
SCALE: 1" = 5000'

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LEGEND

ACREAGE SUMMARY TABLE

TOTAL PROJECT ACREAGE	1,443.01 AC
TOTAL JURISDICTIONAL WETLAND AREA	647.56 AC.
TOTAL ISOLATED NON-JURISDICTIONAL WETLAND AREA	0.29 AC.
POND	23.57 AC.
TOTAL UPLAND AREA	771.59 AC.

WETLAND IMPACTS

JURISDICTIONAL WETLANDS IMPACTS



PROPOSED IMPACT

ROAD IMPACT NO. 1	0.40 AC.
ROAD IMPACT NO. 2	0.09 AC.
ROAD IMPACT NO. 3	0.25 AC.
ROAD IMPACT NO. 4	0.33 AC.
ROAD IMPACT NO. 5	0.005 AC.
ROAD IMPACT NO. 6	0.46 AC.
ROAD IMPACT NO. 7	0.002 AC.
DEVELOPMENT IMPACT 1	0.48 AC.
TOTAL IMPACTS	2.017 AC.

SAVANNAH PORTSIDE INTERNATIONAL PARK

PROPOSED ACTIVITY:
LEGEND & SUMMARY

CLIENT:
EFFINGHAM COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

LOCATION: EFFINGHAM COUNTY
DATE: FEB 6, 2019
JOB NUMBER: J - 27068.0001

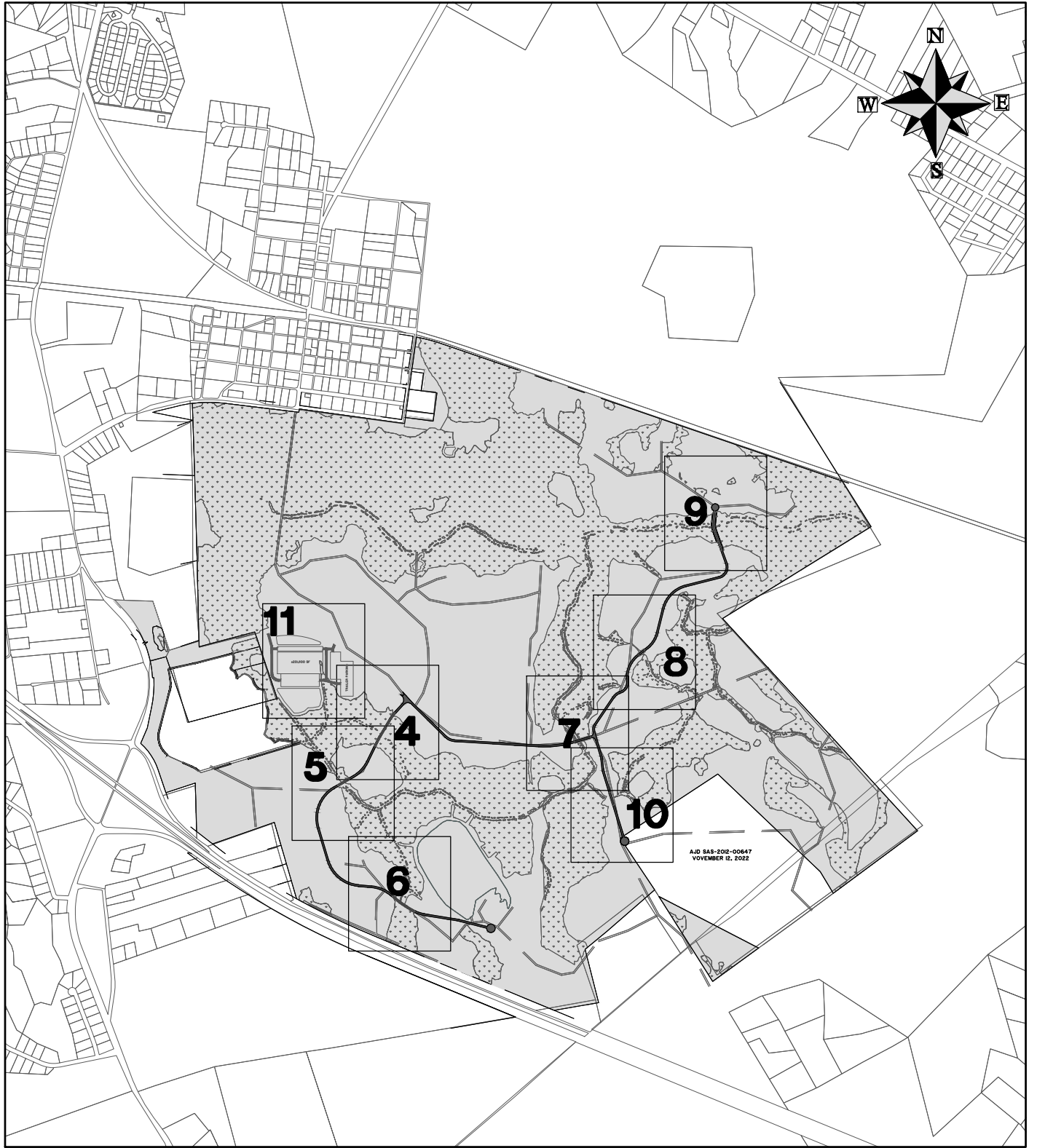
SHEET: 2 OF 13
SCALE: N/A



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SAVANNAH PORTSIDE INTERNATIONAL PARK

PROPOSED ACTIVITY:

SHEET INDEX

CLIENT:

EFFINGHAM COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

LOCATION: EFFINGHAM COUNTY

DATE: FEB 6, 2019

JOB NUMBER: J - 27068.0001

SHEET: 3 OF 13

SCALE: 1" = 2000'

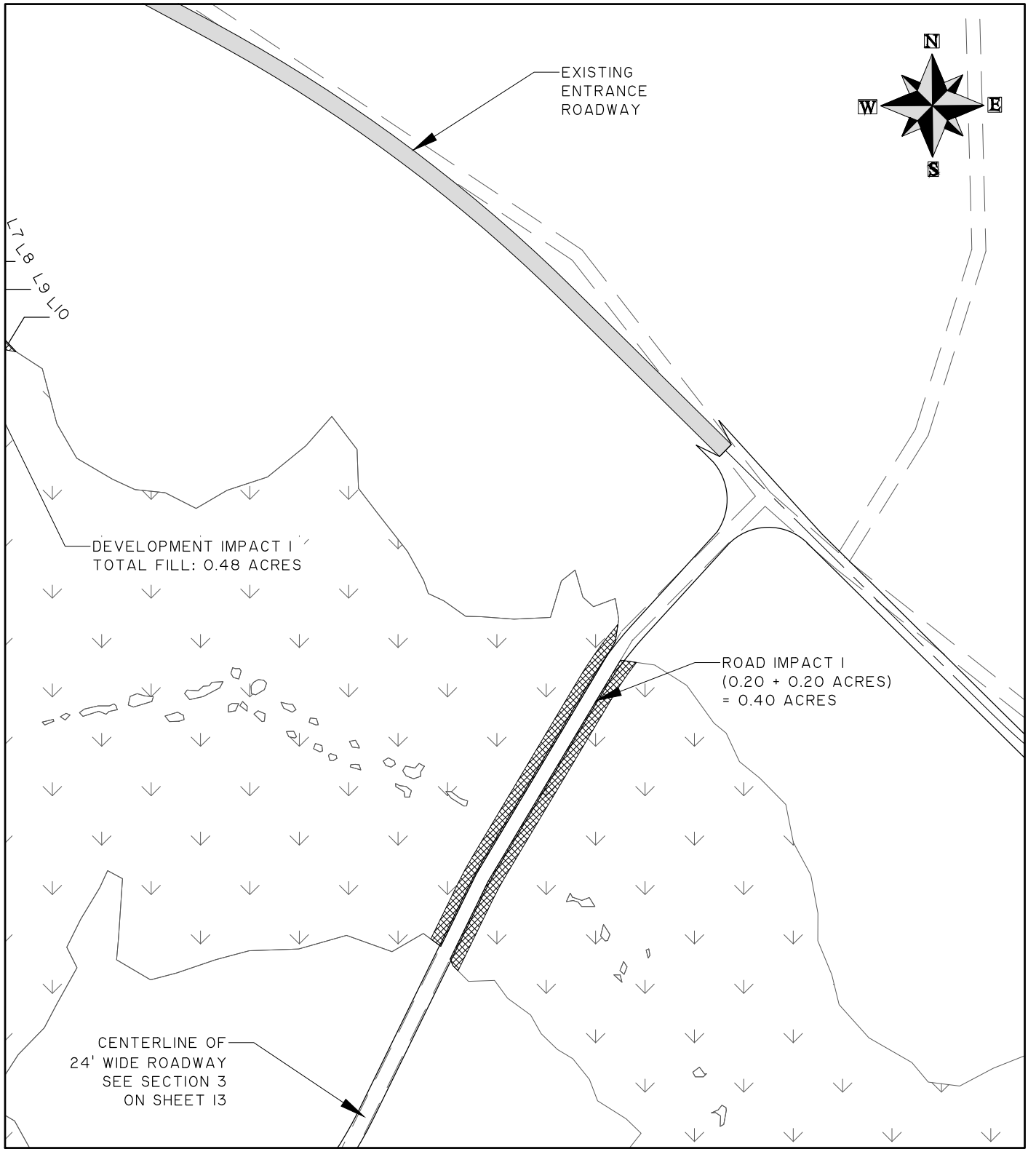


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Z:\27068\27068.000\Engineering\Drawings\Exhibits\1-16 Wetland Permit.dwg - Oct 26, 2023 - 9:33:29 AM



SAVANNAH PORTSIDE INTERNATIONAL PARK

PROPOSED ACTIVITY:
ROAD IMPACT 1

CLIENT:
EFFINGHAM COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

LOCATION: EFFINGHAM COUNTY, GEORGIA
DATE: JUNE 15, 2018
JOB NUMBER: J - 27068.0001

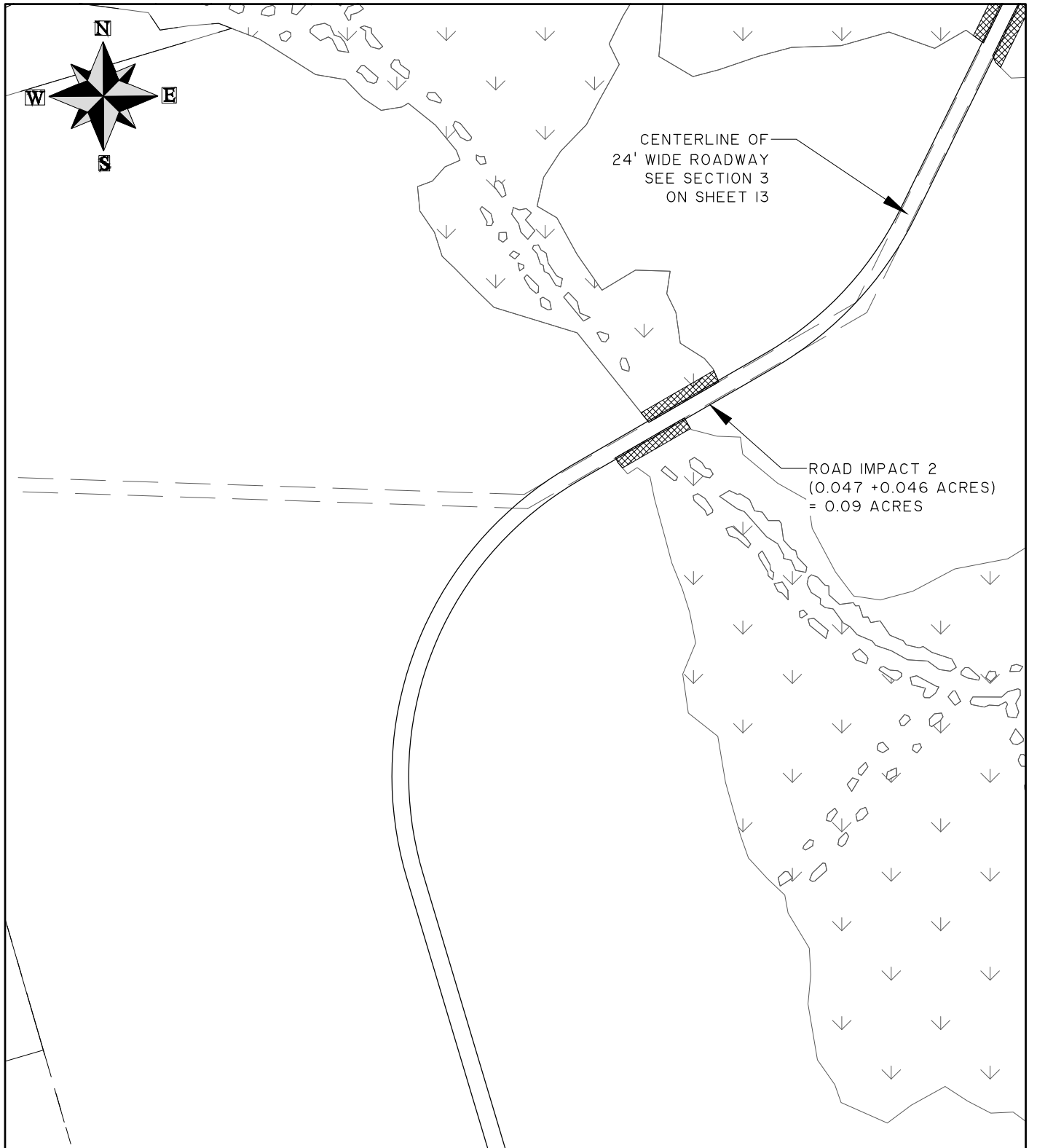
SHEET: 4 OF 13
SCALE: 1" = 200'

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SAVANNAH PORTSIDE INTERNATIONAL PARK

PROPOSED ACTIVITY:
ROAD IMPACT 2

CLIENT:
EFFINGHAM COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

LOCATION: EFFINGHAM COUNTY, GEORGIA
DATE: JUNE 15, 2018
JOB NUMBER: J - 27068.0001

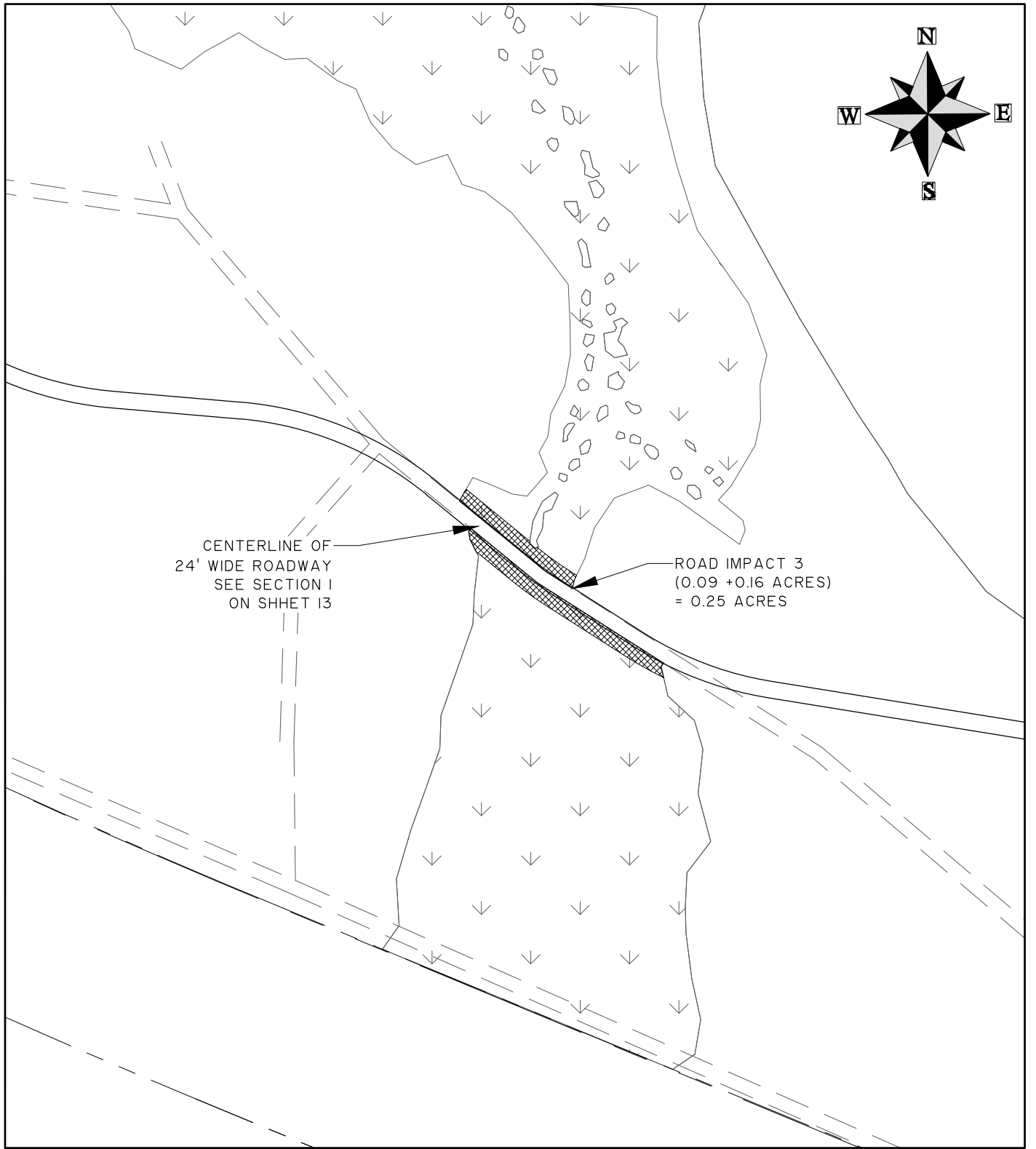
SHEET: 5 OF 13
SCALE: 1" = 200'

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CENTERLINE OF
24' WIDE ROADWAY
SEE SECTION 1
ON SHHET 13

ROAD IMPACT 3
(0.09 + 0.16 ACRES)
= 0.25 ACRES

SAVANNAH PORTSIDE INTERNATIONAL PARK

PROPOSED ACTIVITY:
ROAD IMPACT 3

CLIENT:
EFFINGHAM COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

LOCATION: EFFINGHAM COUNTY, GEORGIA
DATE: JUNE 15, 2018
JOB NUMBER: J - 27068.0001

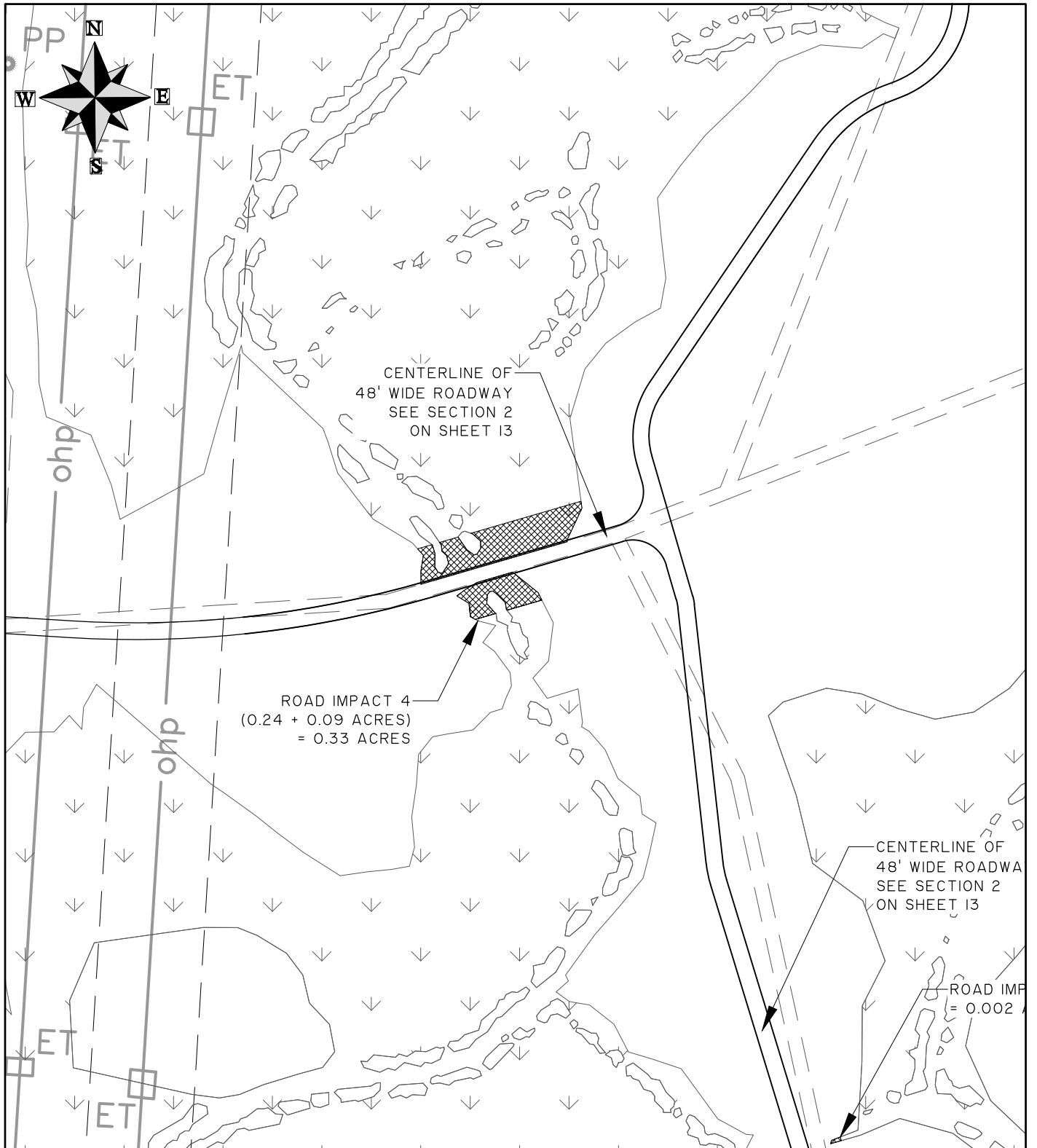
SHEET: 6 OF 13
SCALE: 1" = 200'

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SAVANNAH PORTSIDE INTERNATIONAL PARK

PROPOSED ACTIVITY:
ROAD IMPACT 4

CLIENT:
EFFINGHAM COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

LOCATION: EFFINGHAM COUNTY, GEORGIA
DATE: JUNE 15, 2018
JOB NUMBER: J - 27068.0001

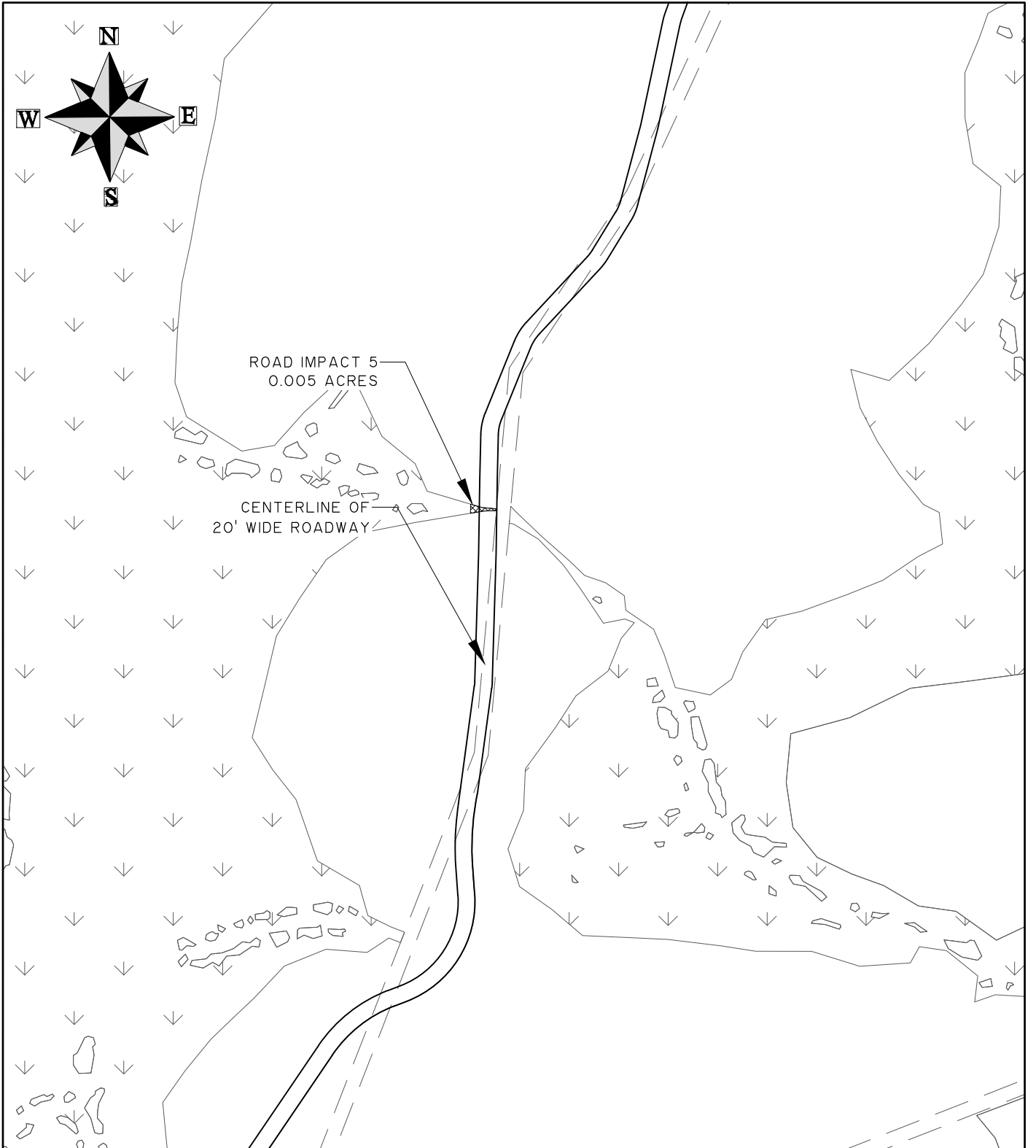
SHEET: 7 OF 13
SCALE: 1" = 200'



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SAVANNAH PORTSIDE INTERNATIONAL PARK

PROPOSED ACTIVITY:
ROAD IMPACT 5

CLIENT:
EFFINGHAM COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

LOCATION: EFFINGHAM COUNTY, GEORGIA

DATE: **JUNE 25, 2024**
JOB NUMBER: J - 27068.0001

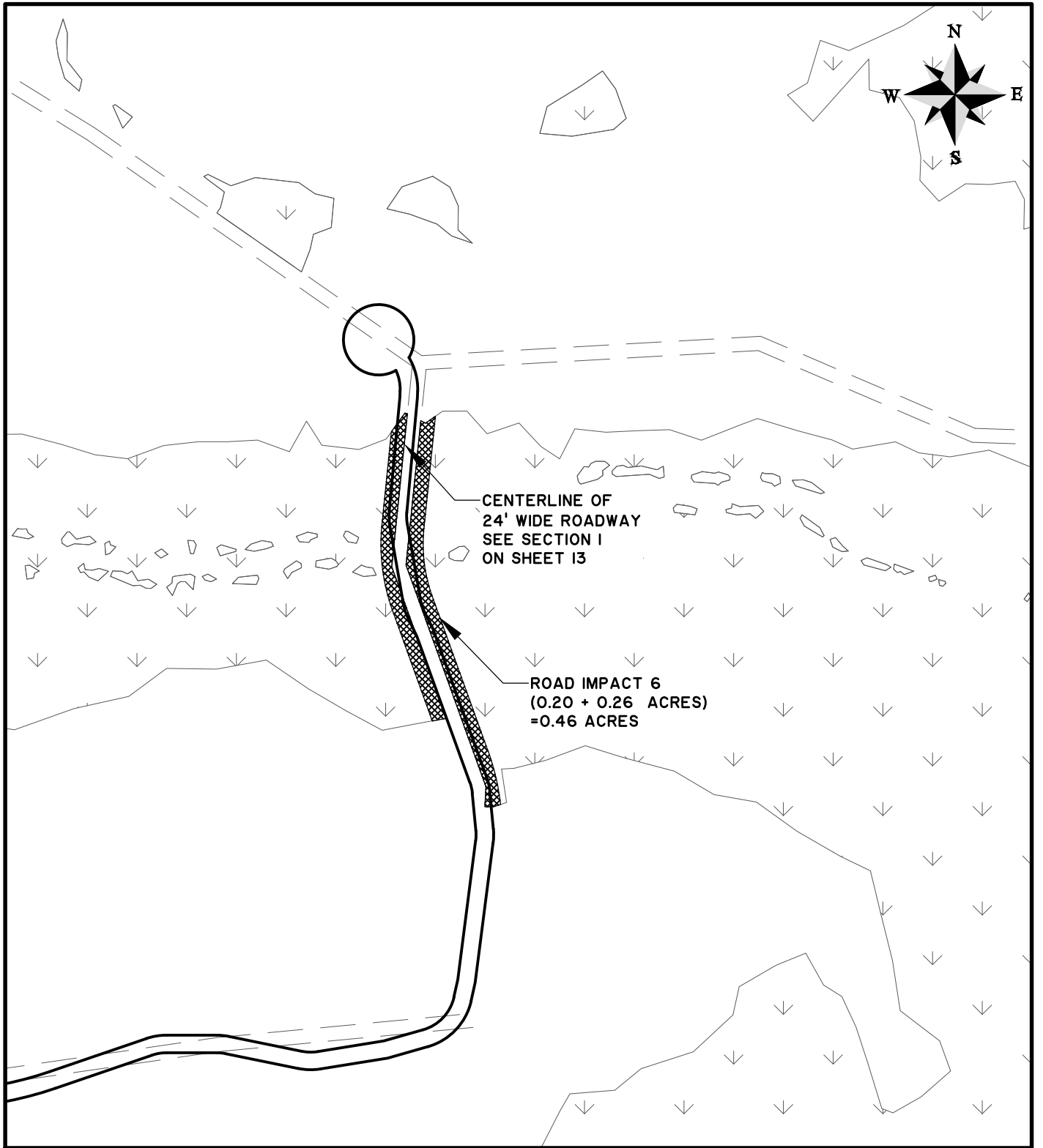
SHEET: 8 OF 13
SCALE: 1" = 200'

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SAVANNAH PORTSIDE INTERNATIONAL PARK

PROPOSED ACTIVITY:
ROAD IMPACT 6

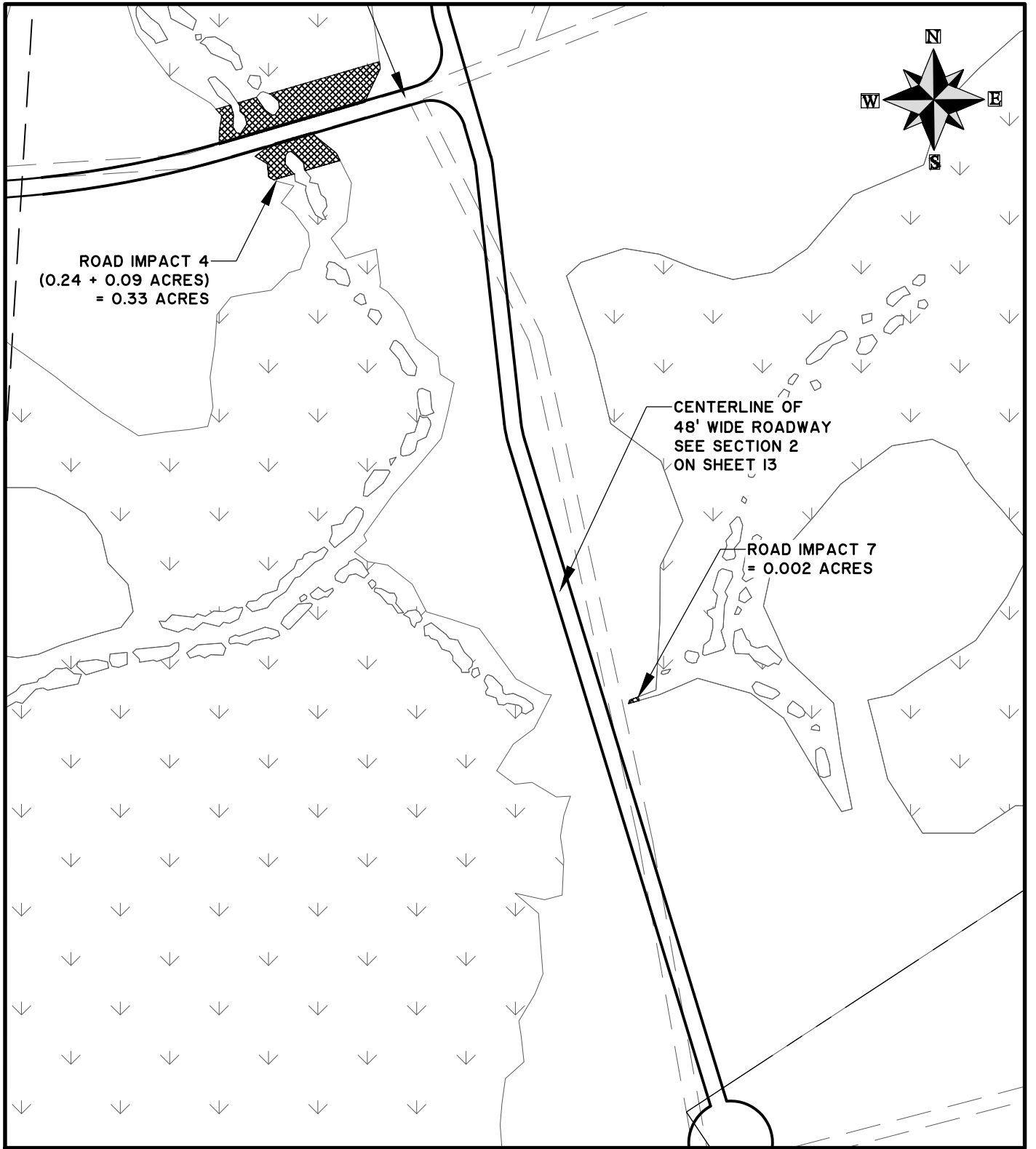
CLIENT:
EFFINGHAM COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

LOCATION: EFFINGHAM COUNTY, GEORGIA
DATE: OCTOBER 25, 2023 DRAWN BY: AJM SHEET: 9 OF 13
JOB NUMBER: J-27068.0001 REVIEWED BY: MCR SCALE: 1" = 200'



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SAVANNAH PORTSIDE INTERNATIONAL PARK

PROPOSED ACTIVITY:
ROAD IMPACT 7

CLIENT:
EFFINGHAM COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

LOCATION: EFFINGHAM COUNTY, GEORGIA
DATE: JUNE 15, 2018
JOB NUMBER: J - 27068.0001

SHEET: 10 OF 13
SCALE: 1" = 200'

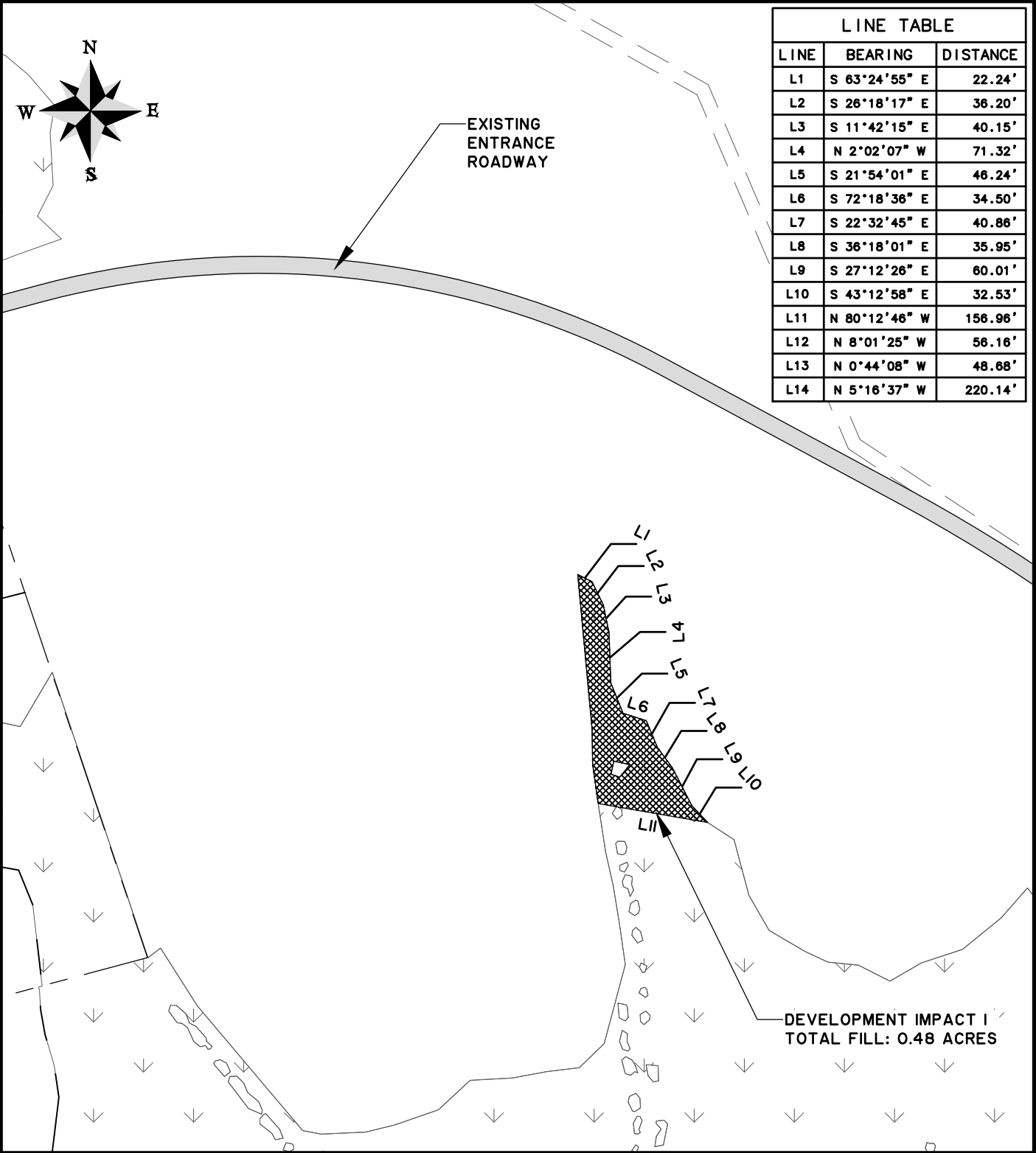
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\\THOMAS-HUTTON\LOCAL\DFS\PROJECTS\27068\27068.0001\ENGINEERING\DRAWINGS\EXHIBITS\1-16 WETLAND PERMIT 6-25-2024 ES.DWG - Jul 1, 2024 - 8:58 AM



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 63°24'55" E	22.24'
L2	S 26°18'17" E	36.20'
L3	S 11°42'15" E	40.15'
L4	N 2°02'07" W	71.32'
L5	S 21°54'01" E	46.24'
L6	S 72°18'36" E	34.50'
L7	S 22°32'45" E	40.86'
L8	S 36°18'01" E	35.95'
L9	S 27°12'26" E	60.01'
L10	S 43°12'58" E	32.53'
L11	N 80°12'46" W	156.96'
L12	N 8°01'25" W	56.16'
L13	N 0°44'08" W	48.68'
L14	N 5°16'37" W	220.14'

DEVELOPMENT IMPACT I
TOTAL FILL: 0.48 ACRES

SAVANNAH PORTSIDE INTERNATIONAL PARK

PROPOSED ACTIVITY:
GENERAL DEVELOPMENT IMPACT

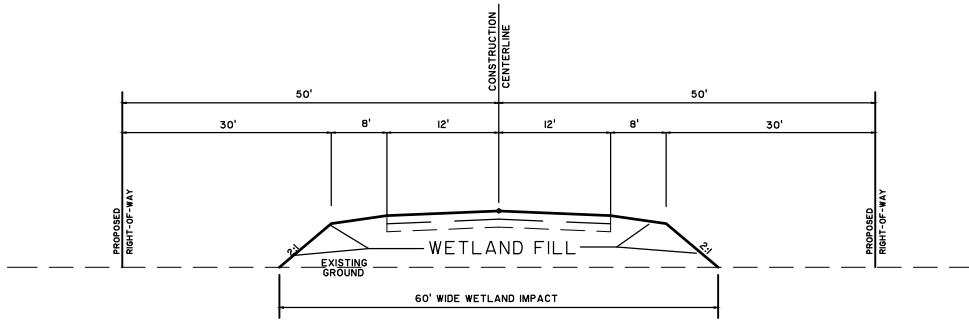
CLIENT:
EFFINGHAM COUNTY INDUSTRIAL DEVELOPMENT AUHTORITY

LOCATION: EFFINGHAM COUNTY, GEORGIA
 DATE: OCTOBER 25, 2023 DRAWN BY: AJM SHEET: 11 OF 13
 JOB NUMBER: J-27068.0001 REVIEWED BY: MCR SCALE: 1" = 200'

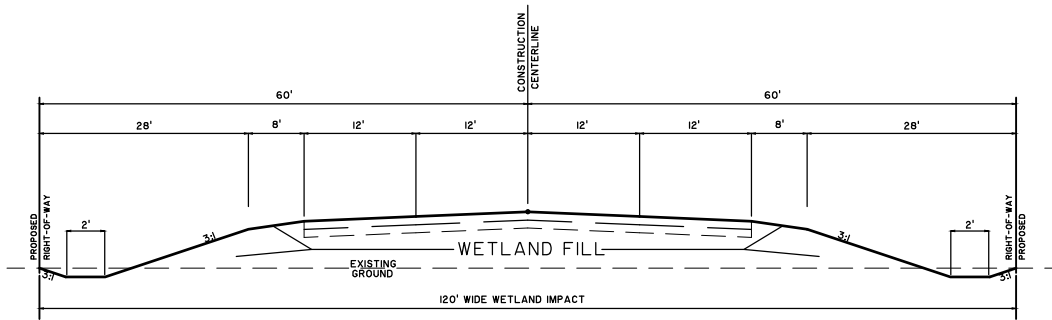


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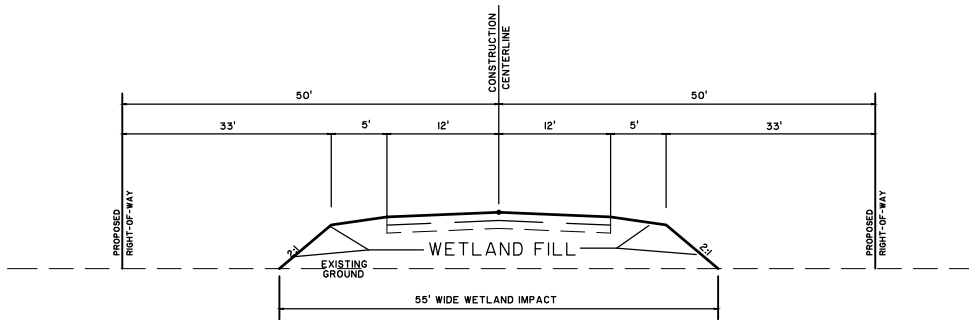
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ROADWAY TYPICAL SECTION NO. 1
NOT TO SCALE



ROADWAY TYPICAL SECTION NO. 2
NOT TO SCALE



ROADWAY TYPICAL SECTION NO. 3
NOT TO SCALE

SAVANNAH PORTSIDE INTERNATIONAL PARK

PROPOSED ACTIVITY:

DETAIL SHEET

CLIENT:

EFFINGHAM COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

LOCATION: EFFINGHAM COUNTY, GEORGIA

DATE: JUNE 15, 2018

JOB NUMBER: J - 27068.0001

SHEET: 12 OF 13

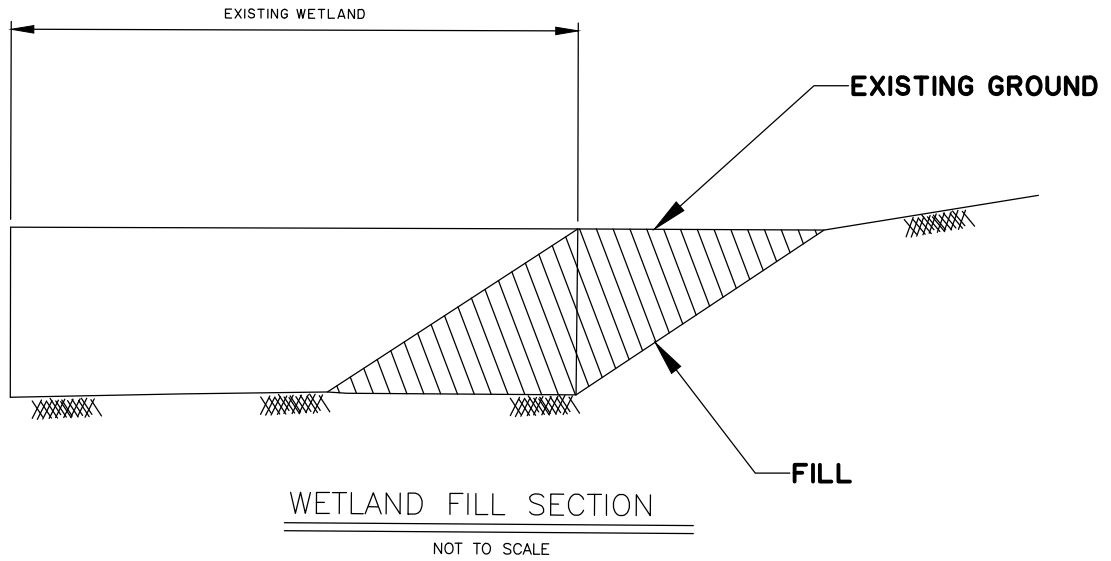
SCALE: N.T.S.



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SAVANNAH PORTSIDE INTERNATIONAL PARK

PROPOSED ACTIVITY:
DETAIL SHEET

CLIENT:
EFFINGHAM COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

LOCATION: EFFINGHAM COUNTY, GEORGIA

DATE: OCTOBER 25, 2023 DRAWN BY: AJM SHEET: 13 OF 13
JOB NUMBER: J-27068.0001 REVIEWED BY: MCR SCALE: N.T.S.



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