

Project Summary and Upland Component:

The overall project involves building two bridge crossings over two CMPA Jurisdictional tidal ditches within Rockingham Farms.

Bridge 1 is an 99ft x 48ft clear span structure, and will impact 1,400SF (0.03ac) of CMPA Jurisdictional marshlands. Bridge 2, an 89ft x 48ft clear span structure, will impact 1,200SF (0.03ac) of CMPA Jurisdictional marshlands. Bridge 1 and 2 clear span structures will have a cumulative impact of 2,600SF (0.06ac) of CMPA Jurisdictional marshlands.

The minor impacts are indirect and will cause shading to the ditches. No construction activities will take place directly within areas of CMPA Jurisdiction. Construction design was done to so to avoid direct impact to the tidal via filling or installation of culverts. Bridging the ditches allows complete avoidance.

At this time no further development will occur. The construction of the bridges is the first step in allowing for future development, which if any further authorization from GACRD is needed will be done so.

Adjacent Property Owners List:

Rockingham Farms, LLC – 2702 Whatley Ave, Suite B-1, Savannah, GA 31419

SEDA - World Trade Center Savannah

Savannah Regional Film Commission

906 Drayton Street

Savannah, GA 31401

Erosion and Sediment control Statement

Erosion control plans have been approved by the City of Savannah. All construction activities will follow in accordance with federal, state, and local regulations.

Buffer Variance Statement

Buffer is not required for the purpose of the right-of-way of bridges. The approved and recorded plat attached shows that a buffer was not required.

Coastal Marina, Community or Commercial Dock Checklist

(fill in the blanks as indicated or answer yes or no)

LOCATION:

Savannah, GA

County

Chatham

Municipality

Savannah

Landmarks

Waterway

Salt Creek

FACILITY:

N/A Bridge Crossing

Facility Type

Private

Public

Commercial

Other

Dock Space

Leased

Sold

Rented

Other

Size of Upland Area (sq. ft.)

Size of Submerged Area (sq. ft.)

WATERWAY INFORMATION:

N/A Bridge Crossing

open water

river

creek

basin

Tidal Range (ft. MLW)

Water Depth (ft. MLW)

Channel Width (ft. MLW)

Depth of Dredging (ft. MLW)

Distance facility will extend into the waterway beyond MLW

EXISTING OR PLANNED SERVICES IN JURISDICTION:

N/A Bridge Crossing

boat ramp

hoist

mobile lift

vessel TV hookup

railway

fuel

propeller repair

electrical repair

pump-out vessels

hull repair

engine repair

vessel electric hookup

boat building

ship's store

dockmaster's office

fire protection

restrooms

showers

restaurant

laundromat

hotel

of vehicle parking spaces

of trailer parking spaces

DREDGING/FILLING/ShORELINE STABILIZATION:

N/A

Will dredging be required for the access channel?

Will dredging be required for boat basin?

Is filling proposed in tidal wetlands?

Is filling proposed in open water?

Will dredge disposal sites be required?

Have future dredge disposal sites been identified?

Have future dredge spoil sites been set aside with deeds or easements?

Is shoreline stabilization proposed? If so, what type?

Is the project in or near a US Army Corps of Engineers maintained channel or basin with an authorization depth of 12 feet or greater? (if so, contact the Corps of Engineers)

No impact, Bridge Crossing

HABITAT/WILDLIFE/CULTURAL RESOURCES: (contact GADNR Wildlife Resources Division, US Fish & Wildlife Service, GADNR Coastal Resources Division- Marine Fisheries, National Marine Fisheries Service OR GADNR Historic Resources)

No

Is this site located near a wildlife refuge, wilderness area, special management area, or other area specifically located for the protection of fish and wildlife?

If yes, what is the distance? _____

No

*Is this habitat identified as "essential fish habitat"?

No

Are rare, threatened, endangered or otherwise designated unique or outstanding aquatic or terrestrial species or their habitats known to be present at or near the project site?

No

Do oyster or clam beds occur in or near the project site or access channels?

If yes, what is the distance? _____ If yes, what is the acreage? _____

No

*Is project site near active crabbing areas?

No

*Is the project site in designated bait zones?

No

Is the project site in or near an area of historic, archeological, or scenic value?

If yes, explain _____

* GA DNR Coastal Resources Division's Marine Fisheries staff can direct the applicant to appropriate source materials.



April 28, 2023

Coleman Company Inc
1480 Chatham Parkway , 100
Savannah, GA 31405

SUBJECT: Approval of Site Development Full Site-Private

RE: Project #: 22-09667-SITE
Project Name: Warehouse Drive Phase 2
Location: 147 FELDSPAR DR

Dear Sir or Madam:

The City of Savannah has reviewed and approved the Site Development Plans for the referenced project. This review applies to the design and construction of all site improvements and infrastructure shown on the approved plans and is provided without recourse or the assumption of liability on behalf of the City of Savannah or the reviewing engineer(s). A separate Building Permit may be required and would be issued by the City's Development Services Department. If you have not already done so, I encourage you to submit a completed building permit application with Tom McDonald.

This permit will be valid for 12 months provided the work is not suspended or abandoned. Note: The permit becomes invalid if a preconstruction meeting is not scheduled or if the work is suspended or abandoned for a period of 12 months after the time the work has commenced. Permits are tracked based on inspection activity within the City's database, and once they become invalid the permit cannot be reactivated without first obtaining a new permit and paying the required fees.

Construction of the site improvements shall not begin until the Site Development permit is issued at the conclusion of the mandatory on-site preconstruction inspection meeting. The owner's consulting engineer, general contractor and sub contractors are required to attend this meeting. Please contact our Private Development Inspections (PDI) division at (912) 651-6510 or send an e-mail to TWelter@savannahga.gov to schedule the on-site meeting. A copy of the permit shall be posted at the site at all times and all work shall be in accordance with the approved plans.

Both City and State laws require you to retain a consulting engineer to provide monthly inspection reports during the course of this project. The City of Savannah shall make inspections during the construction of this project to monitor compliance with the city specifications and standards. If the on-site conditions vary from those shown on the approved plan, or if the scope of work changes, the PDI office shall be notified immediately and your consulting engineer shall submit proposed changes for



September 25, 2020

Phillip R. McCorkle
McCorkle, Johnson & McCoy, LLP
319 Tattnall Street
Savannah, GA 31401

RE: 343 Buckhalter Road
PIN: 20943 01001 & 20943 01002 (Formerly 10943 01001) (the Properties)

Dear Mr. McCorkle:

Per your request, I hereby certify that I am the duly appointed Planning & Zoning Liaison within the Planning & Urban Design Department of the City of Savannah, Georgia (the Jurisdiction); and I am responsible for the administration and interpretation of the Zoning Ordinance of the Jurisdiction. Furthermore, I have access to the information required to make the following certifications:

- Current Zoning Classification:** On June 25, 2020, in conjunction with an approved and authorized annexation of the Properties into the City of Savannah Corporate limits, the Jurisdiction zoned the Properties from Chatham County's existing M (Manufacturing) and P-M (Planned Manufacturing) Zoning Districts to the City of Savannah's M-CO (Manufacturing – County) Zoning District.

As of September 25, 2020, the Properties are zoned Manufacturing-CO. The purpose of this district shall be to create and protect areas in which non-nuisance producing manufacturing activities and nonmanufacturing uses closely related to such activities will be permitted.
- Subdivision:** The Jurisdiction received a request for the approval of a final plat for the subdivision of parcel PINs 20943 01001 and 20943 01002 per MPC File No. 20-001961-SUPB, which was heard before The Chatham County - Savannah Metropolitan Planning Commission on September 1, 2020, and the review body approved with conditions.
- Permissible Uses:** The uses allowed in the zoning district are identified in the Zoning Ordinance of Chatham County, Georgia.
- Development Standards:** Per Article 1 Sec. 1.6 of the *City of Savannah Zoning Ordinance*, "All property annexed into the City boundaries may by adoption by the Mayor and Aldermen retain and be incorporated into the City's zoning ordinance and official zoning map under the County's zoning district applicable to the property at the time of annexation. The "Zoning Ordinance of Chatham County, Georgia," is hereby adopted and made a part of this ordinance for this purpose. The County's zoning restrictions applicable to the said zoning district shall be incorporated into this ordinance and applied to the annexed property. In such case the suffix "CO" (for County) shall be added to the zoning district to show that the County's zoning district shall apply to the annexed property. All other provisions of this ordinance shall apply to the annexed property. Such use of the annexed property under the County's zoning district shall not be deemed nonconforming as that term is used in this ordinance but may be considered after annexation for an amendment to rezone the subject property to a zoning district in conformity with this zoning ordinance."

Therefore, the permissible principal use classifications, general development standards, and zoning district restrictions that govern the Properties may be found in the *Zoning Ordinance of Chatham County, Georgia*. Any General Development Plan (GDP), Site Development Plan (SDP), etc. shall be submitted to the Jurisdiction for review and approval. Further, any zoning restrictions and/or general development standards that are present in the *City of Savannah Zoning Ordinance* but are not present in the *Zoning Ordinance of Chatham County*,

Georgia, shall be applied to any applications associated with the improvement of the Properties to include Section 9.8 Lighting. Finally, any future administrative zoning decisions shall be reviewed and approved by the Jurisdiction.

5. **Overlay Districts:** The properties are not within the boundaries of any overlay districts.
6. **Variances, Zoning Map Amendments, Special Use Permits, Etc.:** I am not personally aware of any variances, zoning map amendments, special use permits, etc. other than the previously mentioned rezoning in conjunction with the annexation of the properties.
7. **Zoning Violations:** I am not personally aware of any action or proceeding by the Jurisdiction pending before any court or administrative agency with respect to the zoning of the Properties or any improvements located thereon.
8. **Code Violations:** I am not personally aware of any existing violations related to the Zoning Ordinance on the Properties.

This confirmation is made as of the date of this letter and does not constitute any representation or assurance that the Properties will remain in the current Zoning District for any specified period of time or that the list of uses permitted in the Zoning District will remain in effect for any specific period of time.

The undersigned certifies that the above information contained herein is believed to be accurate and is based upon or relates to the information supplied by the requester. The Jurisdiction assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

Sincerely,



Candra E Teshome
Planning & Zoning Liaison



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

APRIL 13, 2023

Regulatory Division
SAS-2008-00707

Mr. Jack Wardlaw
Landmark 24, LLC
2702 Whatley Avenue, Suite B-1
Savannah, Georgia 31404

Dear Mr. Wardlaw:

I refer to a request dated November 29, 2022, submitted on your behalf by Mr. Connor Breedlove of Newkirk Environmental, Inc., concerning the construction of two bridge crossings over a tidal water. The project site is located west of and adjacent to Veteran's Parkway, within Rockingham Farms, in Chatham County, Georgia. This project has been assigned number SAS-2008-00707 and it is important that you refer to this number in all communication concerning this matter.

After reviewing all information made available to us, it appears that no fill would be placed in any aquatic resources. Therefore, I have determined that no Department of the Army (DA) permit will be required for the proposed bridge under Section 404 of the Clean Water Act. Further, the bridges would span the tidal water and no pilings would be placed within the aquatic resources as a result. The authority of the Secretary of the Army and Chief of Engineers with respect to bridges was transferred to the Secretary of Transportation under the Department of Transportation Act of October 15, 1966. Therefore, no DA permit is required for the proposed bridge construction pursuant to Section 10 Rivers and Harbors Act of 1899 as well. For information on permitting bridges, I recommend you contact the U.S. Coast Guard at the following address: Mr. Randall Overton, Commander, Seventh Coast Guard District (dpb), Brickell Plaza, 909 S.E. 1st Avenue, Miami, Florida 33130-3050; or by phone at (305) 415-6736; or by email at Randall.D.Overton@uscg.mil.

This communication does not convey any property rights, either in real estate or material, or any exclusive privileges. It does not authorize any injury to property or invasion of rights, or any infringement of federal, state, local laws or regulations. It does not obviate the requirement to obtain state or local assent required by law for the activity described herein. It does not affect your liability for damages that may be caused by the work, nor does it authorize any interference with any existing or proposed federal project. If this information you have submitted, and on which the U.S. Army Corps of Engineers has based its determination is later found to be in error, this decision may be revoked.

Revisions to your proposal may invalidate this determination. Should your plans change, or you encounter wetland areas during your construction, please contact this office so that we may determine if Department of the Army Authorization is required.

A copy of this letter is being provided to the following party: Mr. Connor Breedlove; Newkirk Environmental, Inc.

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 call me at (912) 652-5550.

Sincerely,

A handwritten signature in cursive script that reads "Sarah E. Wise".

Sarah E. Wise
Lead Biologist, Coastal Branch

Enclosures



16591/GA
April 28, 2023

Mr. Connor Breedlove
Newkirk Environmental, Inc.
PO Box 746
Mt. Pleasant, SC 29465

Delivered via e-mail: Connor@newkirkenv.com

Dear Mr. Breedlove:

The Coast Guard has determined the two tidal ditches at the location of your project, 32.017731, -81.187688 in Savannah, Georgia, meet the criteria for Advance Approval per 33 CFR 115.70. This Advance Approval determination applies only to the location and structure described above. An individual Coast Guard bridge permit will not be required for the proposed replacement of the bridge. Although an individual Coast Guard bridge permit is not required, the following conditions apply to this determination.

1. This determination is valid for three years from the date of this letter. If the construction project on the above bridge does not commence within this time, the bridge owner must contact this office for reaffirmation of this determination.
2. Future bridge projects along the above waterway will have to be independently evaluated before they may be considered for placement in the Advance Approval category. This includes modification, replacement and removal of the above bridge.
3. This determination does not relieve the bridge owner of the responsibility for compliance with the requirements of any other applicable Federal, State, or local agency who may have jurisdiction over any aspect of the project.
4. When the bridge is no longer used for transportation purposes, it must be removed in its entirety and the Coast Guard must be notified that the waterway has been cleared.

Should you have any questions concerning this determination, please contact my representative Mr. Omar Beceiro at (305) 415-6747 or by email at Omar.Beceiro@uscg.mil.

Sincerely,

A handwritten signature in blue ink, appearing to read "Randall D. Overton".

RANDALL D. OVERTON, MPA
Director, District Bridge Program
U.S. Coast Guard
By Direction

E-Copy: USCG Sector Charleston Waterways Management, James.P.Sullivan2@uscg.mil