

ENVIRONMENTAL PROTECTION DIVISION
PUBLIC NOTICE
WATERSHED PROTECTION BRANCH

October 15, 2025
Notice Issue Date

Chatham County
City / County

November 14, 2025
Notice Close Date

SAS-2024-00107
Control Number

Sec. 401 Water Quality Certification
170 Portside Court Facility Expansion– US Army Corps of Engineers Sec. 404 Permit Application

This notice is issued to inform the public that a request has been received for water quality certification (WQC) in accordance with Section 401 of the Clean Water Act. The public is invited to comment during this 30-day period on the proposed activity. Information pertaining to the project is attached to this notice. Since the request is specific to 401 WQC, only comments pertaining to water quality are considered under the certification review process. Comments may be submitted via e-mail to: EPD.WQC@dnr.ga.gov. Comments may also be provided in writing to: Program Manager, Wetlands Unit, 2 Martin Luther King, Jr. Dr. SE, Suite 1052 East, Atlanta, GA 30334. Include the words “Water Quality Certification Comment” and the Control Number above in the e-mail subject line or on the top of the first page of written comments to ensure that your comments will be forwarded to the appropriate staff. For additional information, contact Dewey Richardson at dewey.richardson@dnr.ga.gov.

Type of Permit Application: 401 Water Quality Certification

Applicable Law: Federal Clean Water Act, 33 U.S.C. § 1341

Applicable Rules: 40 CFR part 121

Description and Location of Proposed Activity:

Prologis is seeking a Section 401 Water Quality Certification for aquatic resource impacts associated with the expansion of an existing warehousing and logistics facility. The 22.10-acre project area is located at 170 Portside Court in Savannah, Chatham County, Georgia (32.15823, -81.188147). According to the 404 application, the proposed project generally includes construction of site access, buildings, and parking. Specifically, one building totaling 117,700 square feet will be constructed within the expansion area. The building will contain truck docking, employee parking and truck parking along the perimeter of the buildings. Infrastructure will generally include an access road through the development, utilities and a stormwater pond.

The project, as currently proposed, requires a USACE Section 404 permit and entails impacting 0.79 acres of wetland. To offset the loss in aquatic function associated with the above impacts, the applicant has proposed the purchase of 4.80 wetland mitigation credits from a U.S. Army Corps of Engineers approved mitigation source for the Lower Savannah Watershed.

Name and Address of Permit Applicant: Mr. Jonathan Herbert
Prologis
1800 Wazee Street
Suite 500
Denver, Colorado 80202



9 October 2025

Dewey Richardson
Environmental Specialist
Wetlands Unit
Watershed Protection Branch
Email: dewey.richardson@dnr.ga.gov

**RE: 170 Portside Court Facility Expansion
Chatham County, Georgia
USACE Project No. SAS-2024-00107**

RLC#: 23-110.1

Dear Mr. Richardson:

Resource & Land Consultants (RLC), on behalf of Prologis, is submitting this information requesting a 401 certification in association with the Section 404 Permit Application for the expansion of an existing industrial facility located at 170 Portside Court in Savannah, Chatham County, Georgia (32.158237 °, -81.188147 °). In accordance with the 2023 WQC Improvement Rule that became effective on November 27, 2023, we are providing the following information as part of the request package:

(1) If the request for certification is for an individual Federal license or permit, it shall be in writing, signed, and dated and shall include the following:

- (i) A copy of the Federal license or permit application submitted to the Federal agency; and*
- (ii) Any readily available water quality-related materials that informed the development of the application.*

A complete copy of the 404 Permit Application was provided to EPD via email on 5 September 2025.

(2) If the request for certification is for the issuance of a general Federal license or permit, it shall be in writing, signed, and dated and shall include the following:

- (i) A copy of the draft Federal license or permit; and*
- (ii) Any readily available water quality-related materials that informed the development of the draft Federal license or permit.*

Not applicable.

(b) Where a project proponent is seeking certification from the Regional Administrator, if not already included in the request for certification in accordance with paragraph (a) of this section, a request for certification shall also include the following, as applicable:

(1) A description of the proposed activity, including the purpose of the proposed activity and the type(s) of discharge(s) that may result from the proposed activity;

Prologis is seeking authorization to impact aquatic resources during expansion an industrial warehousing and distribution facility. The proposed activity includes standard site construction activities associated with this type of development including clearing the site, filling portions of the site and grading the site to facilitate horizontal and vertical construction of the proposed industrial facilities. Discharges associated with the project will include post construction stormwater designed to meet local and state stormwater management requirements.

(2) The specific locations of any discharge(s) that may result from the proposed activity.

The proposed warehousing and logistics facility expansion will occur to the east of the existing development. The proposed project generally includes construction of site access, buildings, and parking. Specifically, the site design includes access directly from 170 Portside Court. One building totaling 117,700 square feet will be constructed within the expansion area. The building will contain truck docking, employee parking and truck parking along the perimeter of the buildings. Infrastructure will generally include an access road through the development, utilities and a stormwater pond. The proposed site plan requires a total of 0.79 acre of wetland impact. Approximately 11.50 acres of wetland will remain undisturbed. Permit drawings depicting the proposed project are provided in Appendix C.

(3) A map or diagram of the proposed activity site, including the proposed activity boundaries in relation to local streets, roads, and highways;

See maps, exhibits, drawings, etc. provided in the 404-permit application.

(4) A description of current activity site conditions, including but not limited to relevant site data, photographs that represent current site conditions, or other relevant documentation;

The project area totals 22.10 acres and consists of habitat typical for Chatham County and the Coastal Plain of Georgia. A Delineation Review of Aquatic Resources was completed within the project area and verified by the U.S. Army Corps of Engineers in a letter dated 16 September 2024. The USACE verified a total project boundary of 34.81 acres; however, the permit application area encompasses only 22.10 acres of the verified boundary. Based on these determinations, the project area contains 16.33 acres of upland, 17.69 acres of wetland, and 0.79 acre of stormwater pond. The wetland areas are dominated by hardwood species including cypress, swamp tupelo, water oak, sweetgum, etc.

(5) The date(s) on which the proposed activity is planned to begin and end and, if known, the approximate date(s) when any discharge(s) may commence;

The project is scheduled to commence upon receipt of U.S. Army Corps of Engineers 404 Permit Authorization and is scheduled to end within 5 years of permit issuance.

(6) A list of all other Federal, interstate, Tribal, state, territorial, or local agency authorizations required for the proposed activity and the current status of each authorization; and

The permittee will obtain a USACE Individual Permit and Stormwater and Land Disturbance Permit from the local municipality.

(7) Documentation that a pre-filing meeting request was submitted to the certifying authority in accordance with applicable submission procedures, unless the pre-filing meeting request requirement was waived.

A pre-filing meeting request was submitted to EPD via email on 5 September 2025. A complete copy of the USACE 404 Permit Application package was provided at that time.

(c) Where a project proponent is seeking certification from a certifying authority other than the Regional Administrator, and that certifying authority has identified contents of a request for certification in addition to those identified in paragraph (a) of this section that are relevant to the water quality-related impacts from the activity, the project proponent shall include in the request for certification those additional contents identified prior to when the request for certification is made.

Not Applicable.

(d) Where a project proponent is seeking certification from a certifying authority other than the Regional Administrator, and that certifying authority has not identified contents of a request for certification in addition to those identified in paragraph (a) of this section that are relevant to the water quality-related impacts from the activity, the project proponent shall include in the request for certification those additional contents identified in paragraph (b) of this section.

Not Applicable.

Additionally, the contact information for the applicant and agent is:

Applicant:

Prologis
Attn: Jonathan Hebert
1800 Wazee Street, Suite 500
Denver, CO 80202
jhebert@prologis.com
404-760-7236

Agent:

Resource & Land Consultants
Attn: Chase Spotts
41 Park of Commerce Way, Suite 101
Savannah, Georgia 31405
cspotts@rlandc.com
912-443-5896

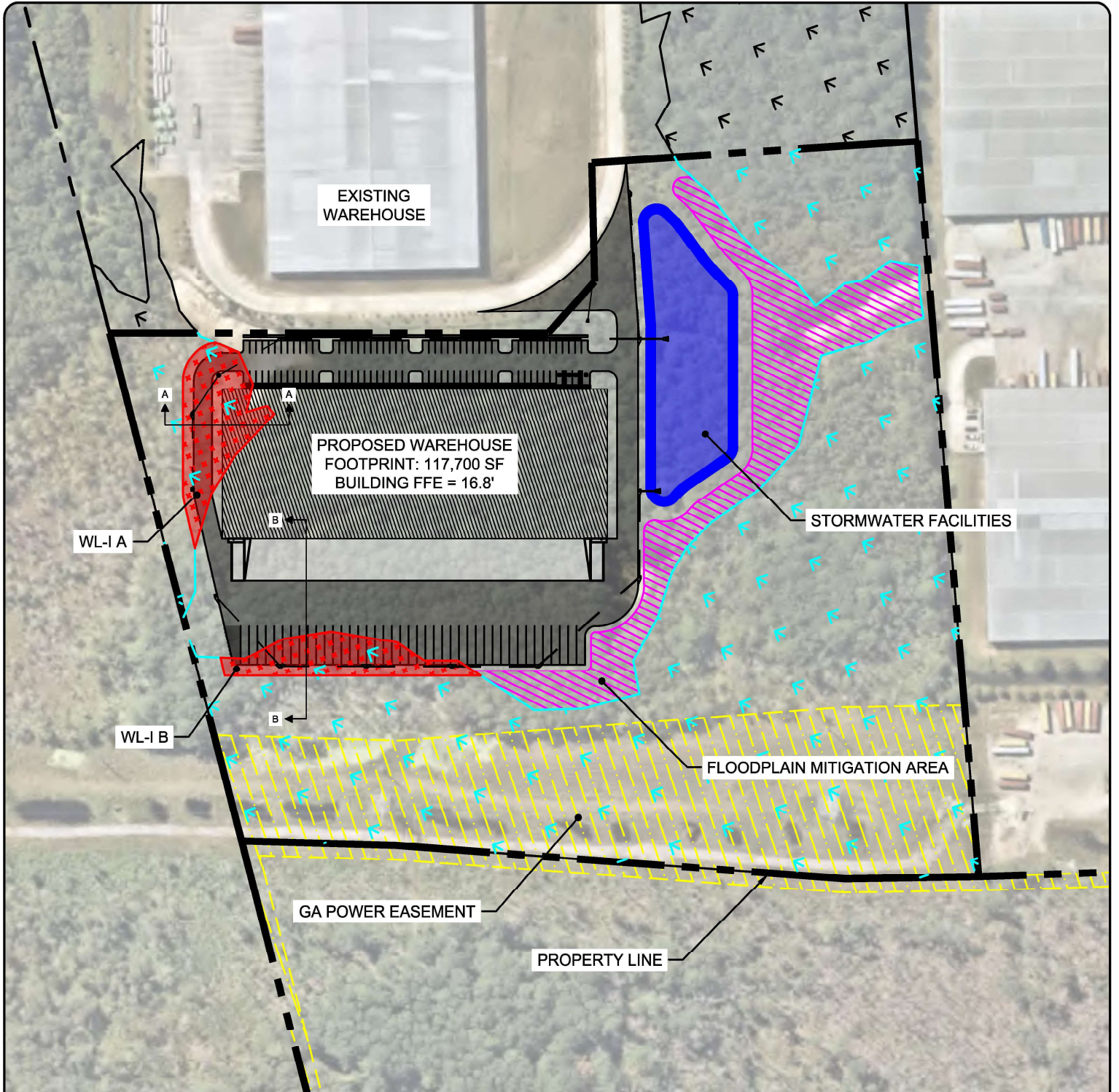
We greatly appreciate your assistance with this project. If you have any questions or require additional information, please do not hesitate to contact us at (912) 443-5896.

Sincerely,

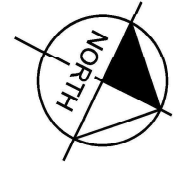
A handwritten signature in black ink, appearing to read "Chase Spotts". The signature is fluid and cursive, with a long horizontal stroke at the end.

Chase Spotts
Project Manager
Resource & Land Consultants

C:\Users\JAMES-1.DUS\AppData\Local\Temp\AcPublish_25036\USACE Permit - Proposed Conditions.dwg IMPACTS Aug 07, 2025 2:02pm by: James.Dusenbury



WETLAND DISTURBANCE SCHEDULE		
	<u>FILL AREA</u>	<u>FILL VOLUME</u>
WL-I A	0.45 AC	2254 CY
WL-I B	0.34 AC	493 CY



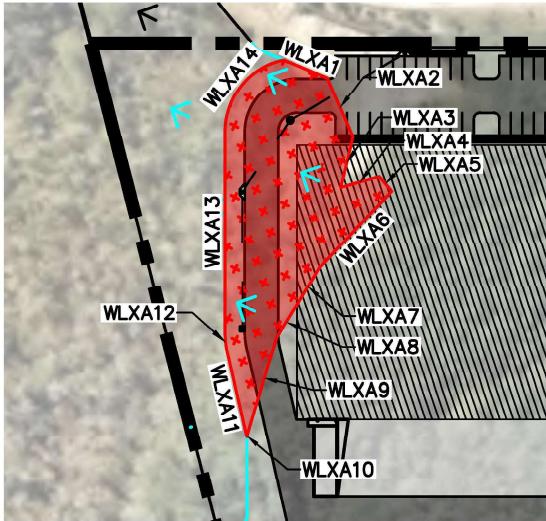
Kimley»Horn
 25 BULL STREET, SUITE 400
 SAVANNAH, GEORGIA 31401
 PHONE: (912) 231-4384 | www.kimley-horn.com

PROJECT:
170 PORTSIDE COURT

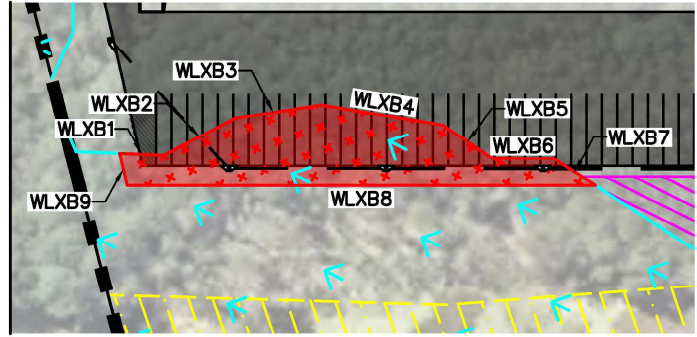
TITLE:
WETLAND IMPACTS

CLIENT:
PROLOGIS

JOB NO.: 013040023
 SCALE: 1" = 200'
 DATE: 08/07/2025
 SHEET: **4**



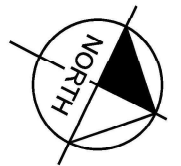
WETLAND 'A' IMPACT



WETLAND 'B' IMPACT

WETLAND "A" IMPACT LINE/CURVE TABLE			
LINE/CURVE	LENGTH	BEARING/DELTA	RADIUS
WLXA1	36.354	N04° 03' 29.06"W	
WLXA2	49.926	N39° 56' 15.91"E	
WLXA3	40.857	N77° 13' 46.63"E	
WLXA4	31.227	N41° 57' 33.73"W	
WLXA5	14.991	N23° 27' 57.02"E	
WLXA6	81.579	S72° 51' 15.54"E	
WLXA7	35.970	S84° 47' 49.90"E	
WLXA8	28.911	S84° 47' 49.90"E	
WLXA9	79.447	N80° 39' 59.52"E	
WLXA10	1.009	N63° 38' 12.22"E	
WLXA11	67.361	S50° 36' 54.93"W	
WLXA12	16.393	013.1363	71.500
WLXA13	156.374	S63° 45' 05.46"W	
WLXA14	78.333	079.4366	56.500

WETLAND 'B' IMPACT LINE TABLE		
LINE	BEARING	DISTANCE
WLXB1	N23° 52' 04.33"W	34.722
WLXB2	N53° 24' 36.06"W	62.490
WLXB3	N34° 57' 20.20"W	68.050
WLXB4	N16° 55' 41.66"W	96.190
WLXB5	N07° 25' 22.65"E	46.359
WLXB6	N26° 04' 25.93"W	47.946
WLXB7	N06° 40' 25.36"E	38.973
WLXB8	S26° 15' 10.39"E	365.825
WLXB9	S50° 36' 54.93"W	25.929



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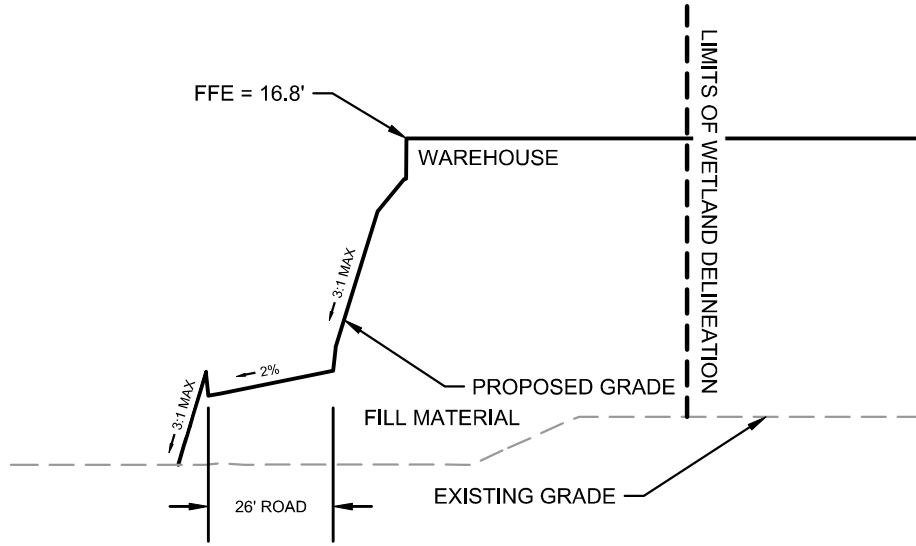
25 BULL STREET, SUITE 400
SAVANNAH, GEORGIA 31401
PHONE: (912) 231-4384 | www.kimley-horn.com

PROJECT:
*170 PORTSIDE
COURT*

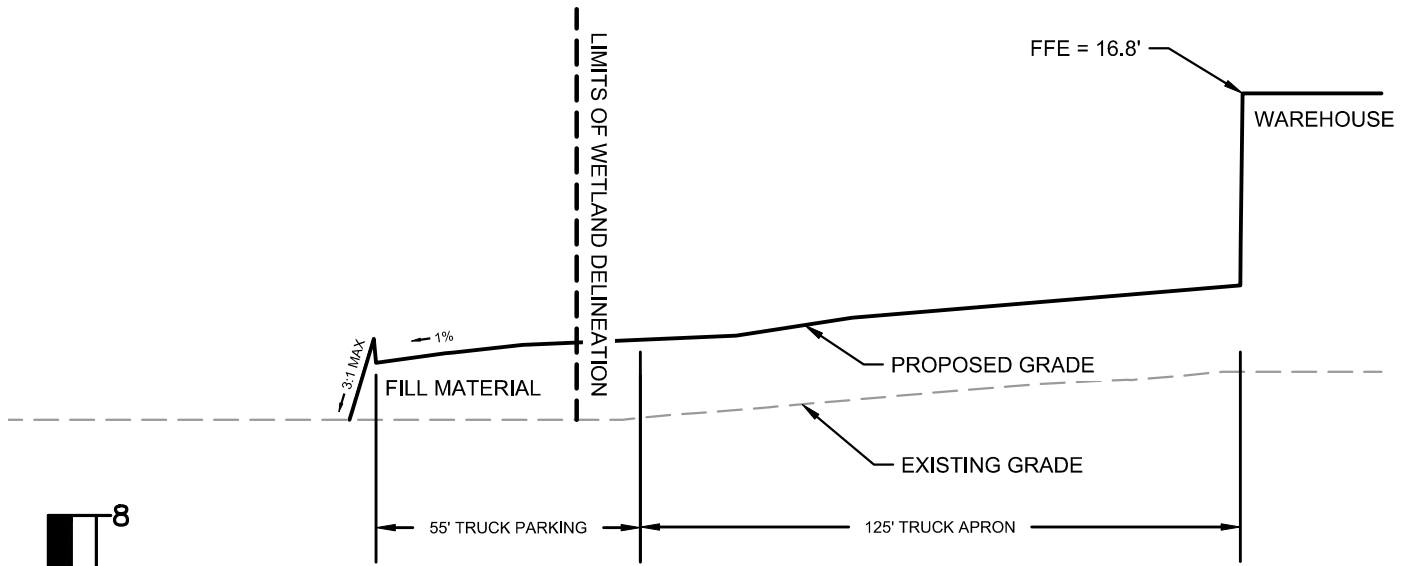
TITLE:
*WETLAND IMPACT
LINE TABLES*

CLIENT:
PROLOGIS

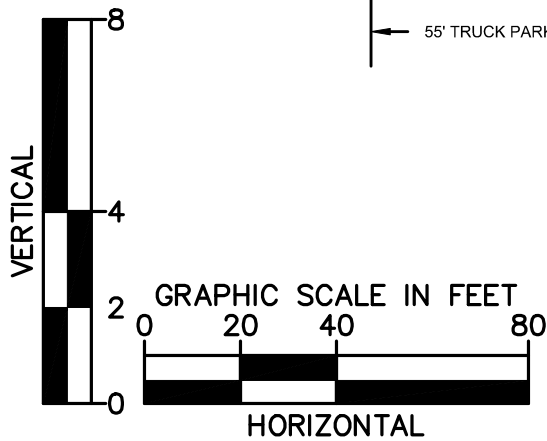
JOB NO.: 013040023
SCALE: 1" = 150'
DATE: 08/07/2025
SHEET: **7**



TYPICAL SECTION A-A



TYPICAL SECTION B-B



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25 BULL STREET, SUITE 400
SAVANNAH, GEORGIA 31401
PHONE: (912) 231-4384 | www.kimley-horn.com

PROJECT:

170 PORTSIDE
COURT

TITLE:

TYPICAL SECTIONS

CLIENT:

PROLOGIS

JOB NO.: 013040023

SCALE: SEE SHEET

DATE: 08/07/2025

SHEET:

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