

ENVIRONMENTAL PROTECTION DIVISION  
PUBLIC NOTICE  
WATERSHED PROTECTION BRANCH

March 3, 2026  
Notice Issue Date

Chatham County  
City / County

April 2, 2026  
Notice Close Date

SAS-2025-01080  
Control Number

Sec. 401 Water Quality Certification

JCB Warehouse Development Phase II – 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](mailto: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 DJ Fontenot at [donald.fontenot@dnr.ga.gov](mailto:donald.fontenot@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:

JC Bamford Excavators Limited is seeking a Section 401 Water Quality Certification for the second phase of a warehouse development. The approximately 218.90 acres project area is located east of Artley Road, west of Dean Forest Road/State Route 207, and south of Pipe Makers Canal, in Savannah, Chatham County, Georgia (32.107494, -81.208598). As proposed in the February 2, 2026 Request for 401 WQC, the activity consists of the construction of a logistics/distribution warehouse facility consisting of five (5) warehouses totaling 1,307,540 square feet with associated access roadways, truck courts, employee parking and stormwater infrastructure.

The project, as currently proposed, requires a USACE Section 404 permit and entails impacting 8.13 acres of wetland and 0.07 of canal. The applicant has proposed 48.80 freshwater legacy credits or 6.10 2018 SOP credits in a phased approach from Vallambrosa Mitigation Bank to offset jurisdictional wetland impacts. In terms of mitigation for the canal impact, the applicant stated, “the impacts to the 0.07 acres of RPW canal within the site should also not require mitigation according to the 2018 SOP which states ‘for aquatic resources whose only function is to move water from one point to another and that function is not adversely impacted, compensation is generally not required’. The 0.07 acres of impact to the RPW will include appropriate culvert design and therefore will not impact its function to move water.”

Name and Address of Permit Applicant: Ryan Drusano  
JC Bamford Excavators Limited  
200 Bamford Boulevard  
Pooler, Georgia 31322



2201 Rowland Ave  
Savannah, GA 31404  
P (912) 629-4000  
F (912) 629-4001  
[Terracon.com](http://Terracon.com)

February 2, 2026

Georgia Department of Natural Resources  
Environmental Protection Division  
2 Martin Luther King Drive SE, Suite 1456  
Atlanta, GA 30334

**Attn:** Donald Fontenot, Environmental Compliance Specialist

**RE: JCB Warehouse Development – Phase 2**  
Section 401 WQC – Request for Certification  
USACE Regulatory Branch No. SAS-2025-01080  
Terracon Project No. ES227170

On behalf of JC Bamford Excavators Limited (JCB), Terracon Consultants, Inc. (Terracon), would like to submit the following minimum content required for a Clean Water Act (CWA), Section 401 Water Quality Certification (WQC) for a logistics/distribution warehouse facility in Pooler, Chatham County, Georgia (See Appendix A, Exhibit 1). Please see the below responses to the seven (7) required items as outlined by 40 CFR Part 121.5:

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

- The proposed activity consists of the construction of a logistics/distribution warehouse facility consisting of five (5) warehouses totaling 1,307,540 square feet with associated access roadways, truck courts, employee parking and stormwater infrastructure within a +/- 218.90-acre project area. The total jurisdictional wetland impacts associated with this proposed project amount to 8.13 acres, along with 0.07 acres of impact to a RPW canal. The purpose of the proposed project is to develop a logistics/distribution warehouse facility with a variety of building sizes, within 10 miles of the Port of Savannah, and within the vicinity of I-95 and I-16. The need for the proposed project is driven by the continued growth of the Port and industrial market in Savannah. The type of discharges resulting from this project include the discharge of fill material in wetland areas to construct the abovementioned warehousing facility and associated infrastructure, the minor discharge of fill material within the RPW canal on site in order to construct a new road crossing, and the discharge of stormwater from onsite stormwater ponds into surrounding wetland areas and the Pipemakers Canal (See Appendix B for wetland impact exhibits, prepared by Coleman Company).

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

- Attached to this correspondence is a copy of the wetland impact exhibits associated with this project (Appendix B). This set of exhibits illustrates the locations of all wetland

impacts, and impacts to the RPW canal, on site. However, the specific stormwater discharge locations throughout the proposed activity are not yet known. Extensive Erosion and Sedimentation Control (ESC) plans have not yet been created for this project. All eventual discharge locations into the adjacent wetland areas within the project area, or Pipemakers Canal, will utilize all best management practices (BMPs) necessary to abide by both the Manual for Erosion and Sedimentation Control in Georgia (Green Book) and the Georgia Stormwater Management Manual (Blue Book), inclusive of the Coastal Supplement. The release of stormwater from the property will meet pre-development run-off rates, while required retention of stormwater during large rain events will be accomplished through designed stormwater pond volume. The release of sediments or pollutants within discharged stormwater will be managed and controlled in accordance with locally established criteria.

**3. Map or diagram of the proposed activity site, including proposed activity boundaries in relation to local streets, roads, and highways.**

- Please find the attached Vicinity Exhibit (Exhibit 1, Appendix A) that illustrates the project areas location in relation to local roadways. Additionally, the wetland impact exhibits within Appendix B illustrate the conceptual site design for the proposed activity.

**4. Description of current activity site conditions, including but limited to relevant site data, photographs that represent current site conditions, or other relevant documentation**

- Please find the attached Habitat Map (Exhibit 2, Appendix A) which illustrates the current habitat types located within the project area. Generally speaking, the site is comprised on undeveloped land, including mixed hardwood/pine uplands, forested and emergent wetlands, mature planted pine, and a small portion of a stormwater canal. Additionally, Appendix C includes a collection of representative photos of site conditions within the project area.

**5. Date(s) on which the proposed activity is planned to begin and end, and if known, the approximate date(s) when any discharges may commence**

- The start and end date of the proposed activity is currently unknown at this time. The warehouse facilities will be constructed by future end users that have yet to be identified. The wetland impact exhibits in Appendix B also contain a mitigation phasing exhibit that illustrates the phases in which this project may be developed over time. The start and end dates of any given phase remain unknown as well.

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

- CWA Section 404 Individual Permit – U.S. Army Corps of Engineers (USACE)
  - Application Submitted December 22, 2025, Awaiting USACE Authorization
- Georgia Department of Natural Resources, Coastal Resource Division (CRD) – Coastal Zoning Management Plan (CZMP) Concurrence

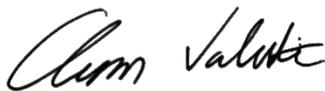
- Individual Permit Application provided to CRD on January 14<sup>th</sup>, 2026, awaiting concurrence
- Land Disturbance Activity (LDA) Permit - City of Pooler
  - Not yet applied for
- Building/Construction Permits - City of Pooler
  - Not yet applied for

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

- Terracon requested a Pre-Filing Meeting regarding this proposed activity on December 19<sup>th</sup>, and completed this meeting with Mr. Donald Fontenot and Mr. David Hedeon on December 22<sup>nd</sup>, 2025. Appendix D contains an email receipt from Mr. Fontenot following the request of the Pre-filing meeting.

Following your review of the above content and attached appendices, please feel free to reach out to our team with any questions regarding this proposed project. Thank you and we are looking forward to hearing from you soon.

Sincerely,  
**Terracon**



**Aaron Valenti**  
Senior Staff Scientist



**Mike DeMell**  
Principal – Environmental Department



Project Boundary (+/- 218.90 acres)



DATA SOURCES:  
ESRI - Basemaps

Project No.:	ES227170
Date:	Dec 2025
Drawn By:	AJV
Reviewed By:	KHD



2201 Rowland Avenue, Savannah, GA 31404  
P: (912) 629-4000      terracon.com

**Vicinity Exhibit**

JCB Warehouse Development - Phase 2  
Chatham County, Georgia

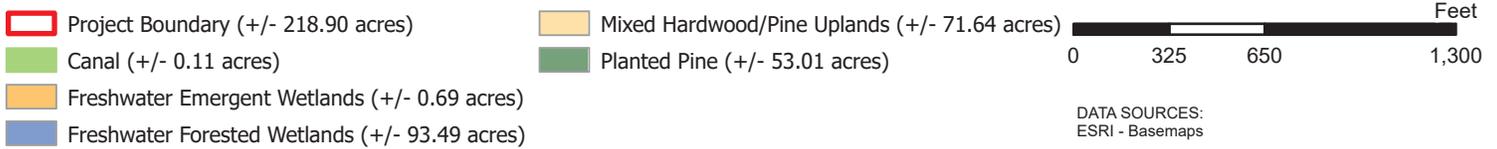
**Exhibit**

**1**

G:\00ES\2025\ES227170\STANDARD FOLDER STRUCTURE\Map\ES227170\_JCBParcel21.aprx



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Project No.:	ES227170
Date:	Dec 2025
Drawn By:	AJV
Reviewed By:	KHD

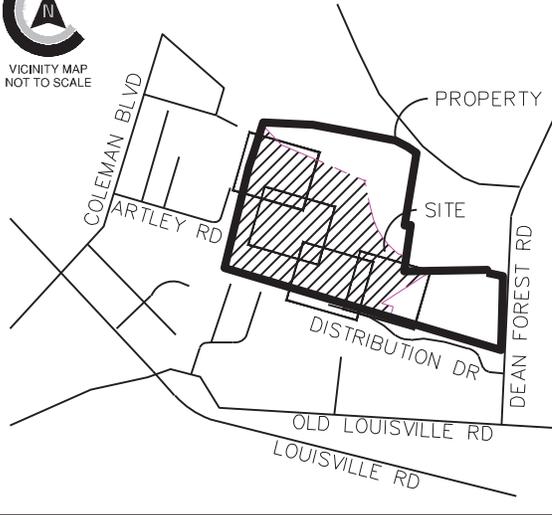


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<b>Habitat Type Exhibit</b>
JCB Warehouse Development - Phase 2
Chatham County, Georgia

<b>Exhibit</b>
<b>2</b>

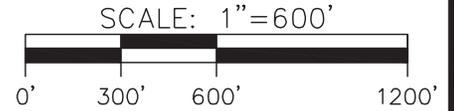
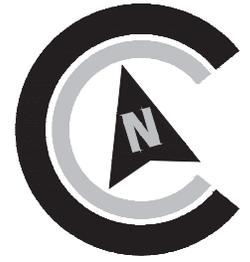


**SITE DATA**  
 TOTAL PROPERTY: 370.85 AC.

**PHASE 2**  
 TOTAL SITE: 218.90 AC.  
 UPLAND: ±123.20 AC  
 JURISDICTIONAL WETLANDS: 92.24 AC.  
 NON-JURISDICTIONAL WETLANDS: 3.46 AC.

JURISDICTIONAL WETLAND IMPACTS: 8.20 AC.  
 NON-JURISDICTIONAL WETLAND IMPACTS: 2.76 AC.

STORM: 18.33 AC / 13.67%



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SHEET#: **1**

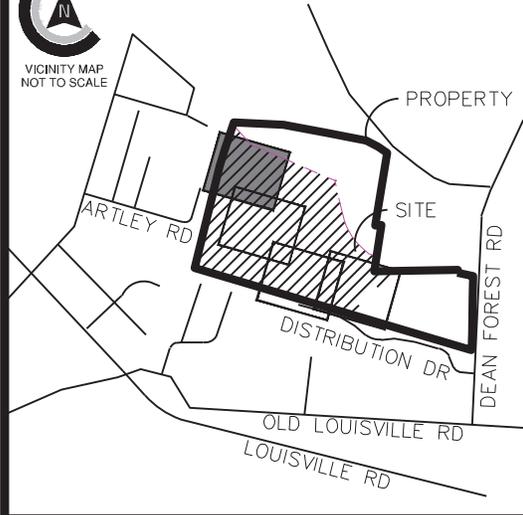
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 CHECKED BY: DLF  
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WETLAND IMPACT EXHIBIT FOR  
**JCB ARTLEY ROAD**  
 LOCATED IN POOLER, GEORGIA  
 PREPARED FOR JCB



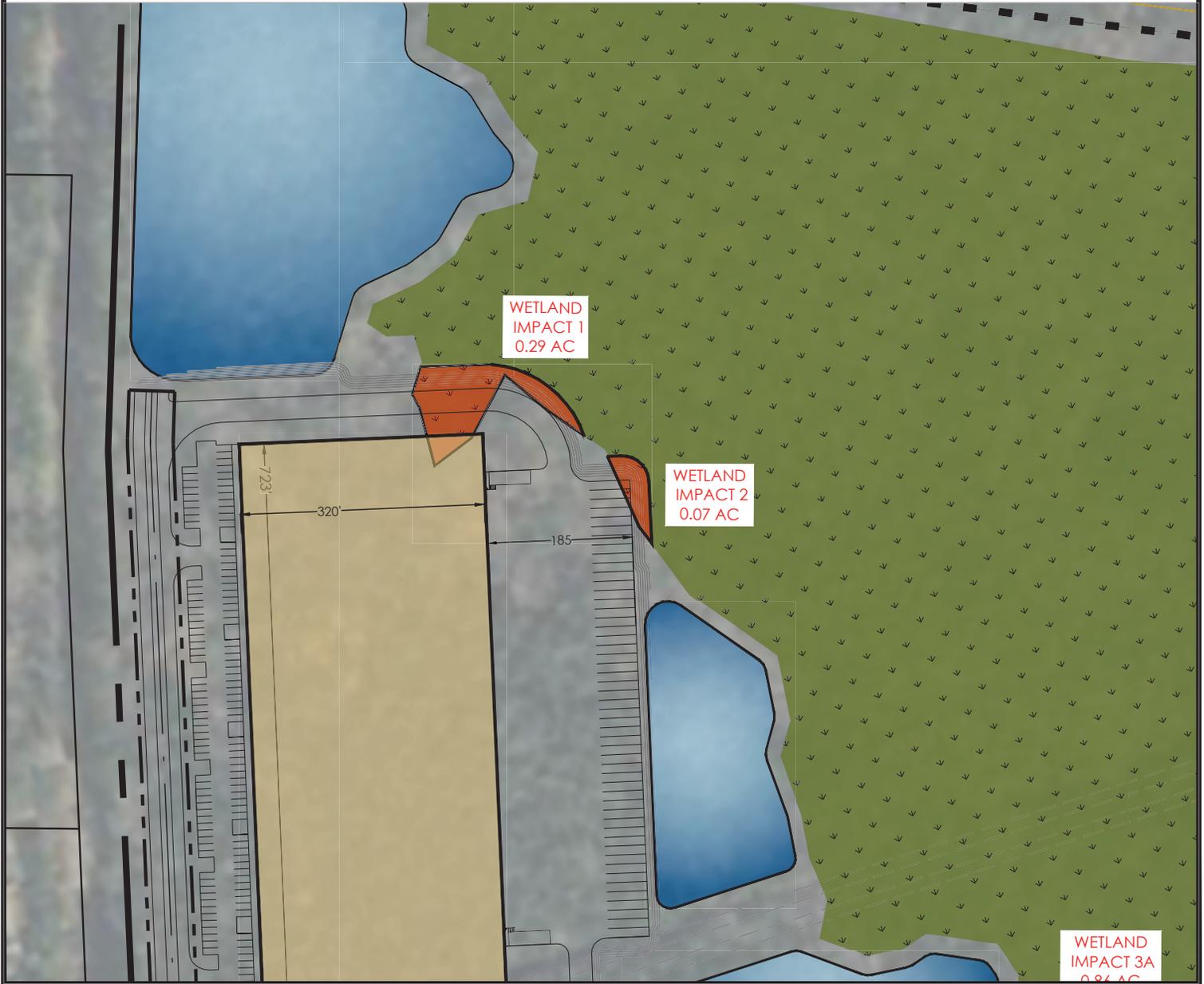
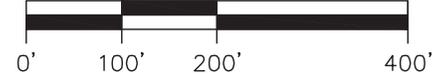


# WETLAND DISTURBANCE SCHEDULE



JURISDICTIONAL	FILL AREA	FILL VOLUME
WI-1	0.29 AC	928 CY
WI-2	0.07 AC	224 CY
WI-3	3.03 AC	9,696 CY
WI-4	0.55 AC	1,760 CY
WI-5	2.27 AC	7,264 CY
WI-6	1.75 AC	5,600 CY
WI-7	0.12 AC	384 CY
WI-8	0.05 AC	160 CY
RPW	0.07 AC	224 CY
	8.20 AC.	26,240 CY
*NON-JURISDICTIONAL*	FILL AREA	FILL VOLUME
WI-9	0.23 AC	736 CY
WI-10	0.21 AC	672 CY
WI-11	0.06 AC	192 CY
WI-12	2.14 AC	6,848 CY
WI-13	0.12 AC	384 CY
	2.76 AC	8,832 CY

SCALE: 1"=200'



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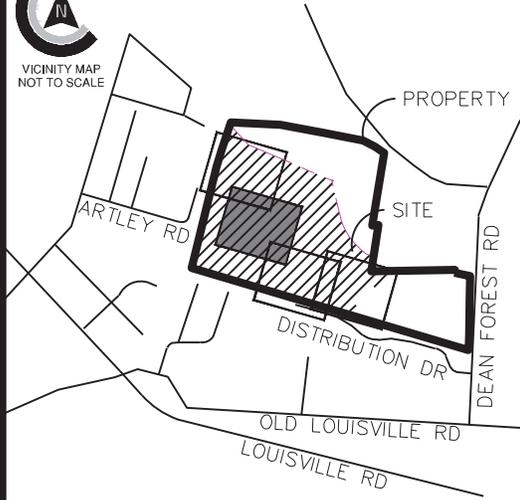
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	DATE: 12/17/25
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WETLAND IMPACT EXHIBIT FOR  
**JCB ARTLEY ROAD**  
 LOCATED IN POOLER, GEORGIA  
 PREPARED FOR JCB





VICINITY MAP  
NOT TO SCALE



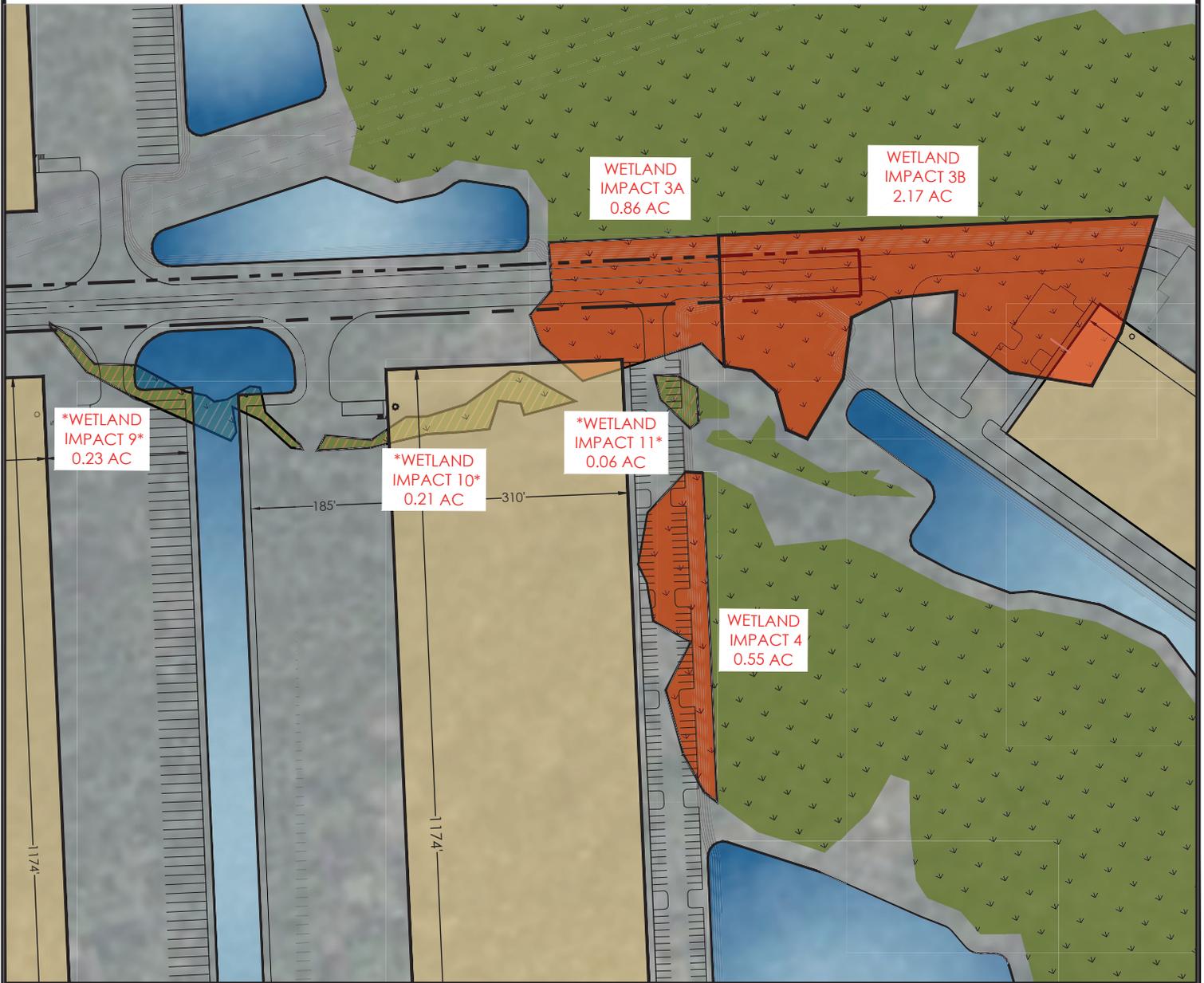
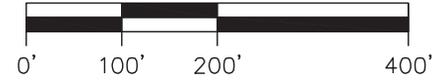
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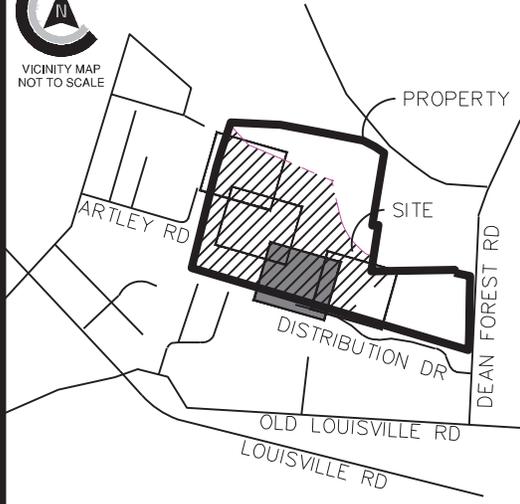
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	CHECKED BY: DLF
SCALE: AS SHOWN	

WETLAND IMPACT EXHIBIT FOR  
**JCB ARTLEY ROAD**  
 LOCATED IN POOLER, GEORGIA  
 PREPARED FOR JCB





VICINITY MAP  
NOT TO SCALE

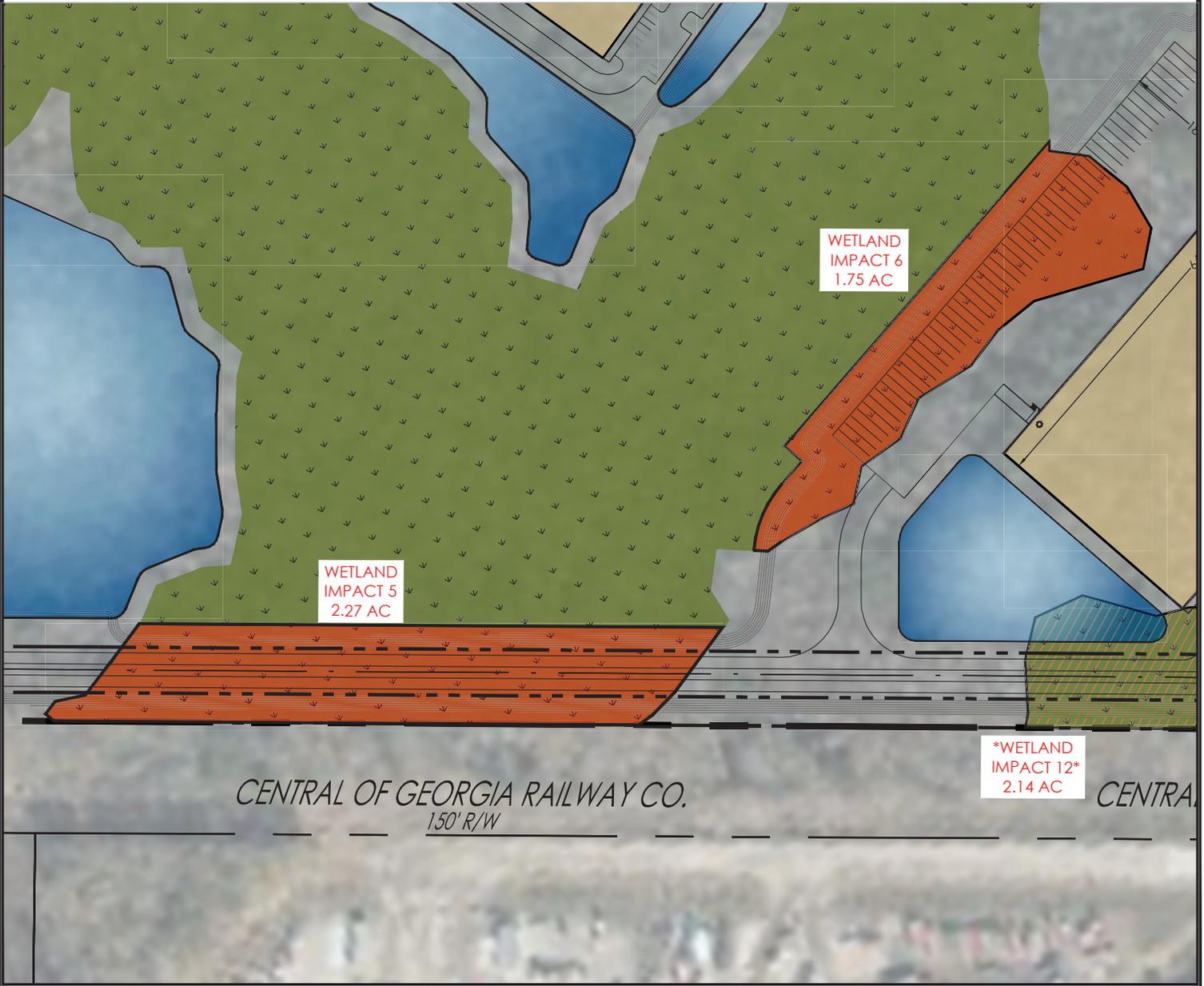
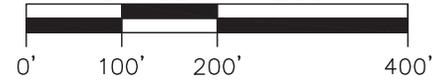


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	<b>CHECKED BY:</b> DLF
	<b>SCALE:</b> AS SHOWN

WETLAND IMPACT EXHIBIT FOR  
**JCB ARTLEY ROAD**  
LOCATED IN POOLER, GEORGIA  
PREPARED FOR JCB



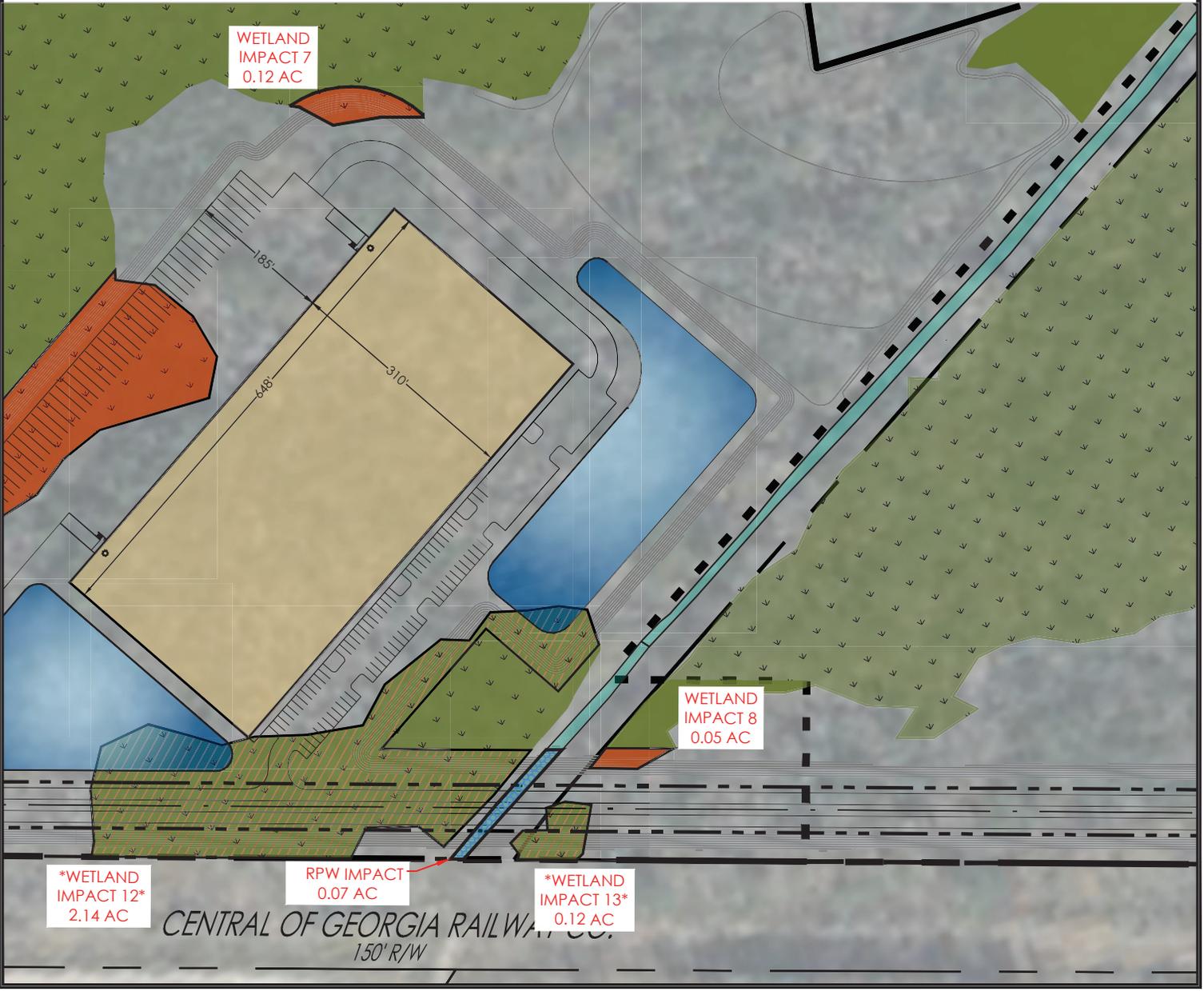
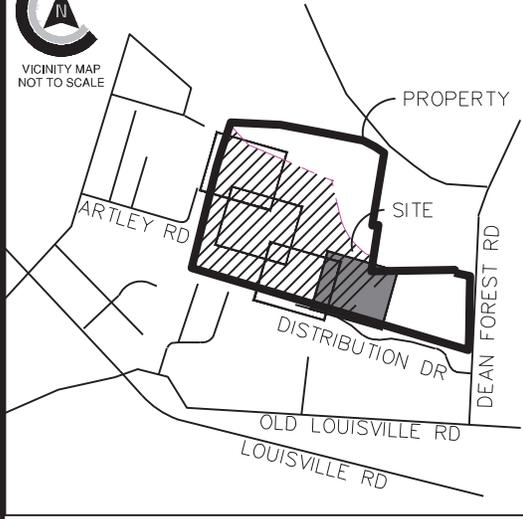


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SHEET#: <b>5</b>	JOB NUMBER: 21-609.000 DATE: 12/17/25 DRAWN BY: JWR CHECKED BY: DLF SCALE: AS SHOWN	WETLAND IMPACT EXHIBIT FOR <b>JCB ARTLEY ROAD</b> LOCATED IN POOLER, GEORGIA PREPARED FOR JCB	 <b>COLEMAN COMPANY</b> ENGINEERS • SURVEYORS <small>Savannah, Georgia   (912) 200-3041   CCS@SAV.COM</small>
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**SITE DATA**

TOTAL PROPERTY: 370.85 AC.

**PHASE 2**

TOTAL SITE: 218.90 AC.

UPLAND: ±123.20 AC

JURISDICTIONAL WETLANDS: 92.24 AC.

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JURISDICTIONAL WETLAND IMPACTS: 8.20 AC.

NON-JURISDICTIONAL WETLAND IMPACTS: 2.76 AC.

STORM: 18.33 AC / 13.67%

**PHASE A**



**JURISDICTIONAL**

WI-3A	0.86 AC
WI-4	0.55 AC
WI-5	2.27 AC
WI-8	0.05 AC
<b>FILL AREA</b>	<b>3.73 AC.</b>

**PHASE C**



**JURISDICTIONAL**

WI-6	1.75 AC
WI-7	0.12 AC
<b>FILL AREA</b>	<b>1.87 AC.</b>

**PHASE B**



**JURISDICTIONAL**

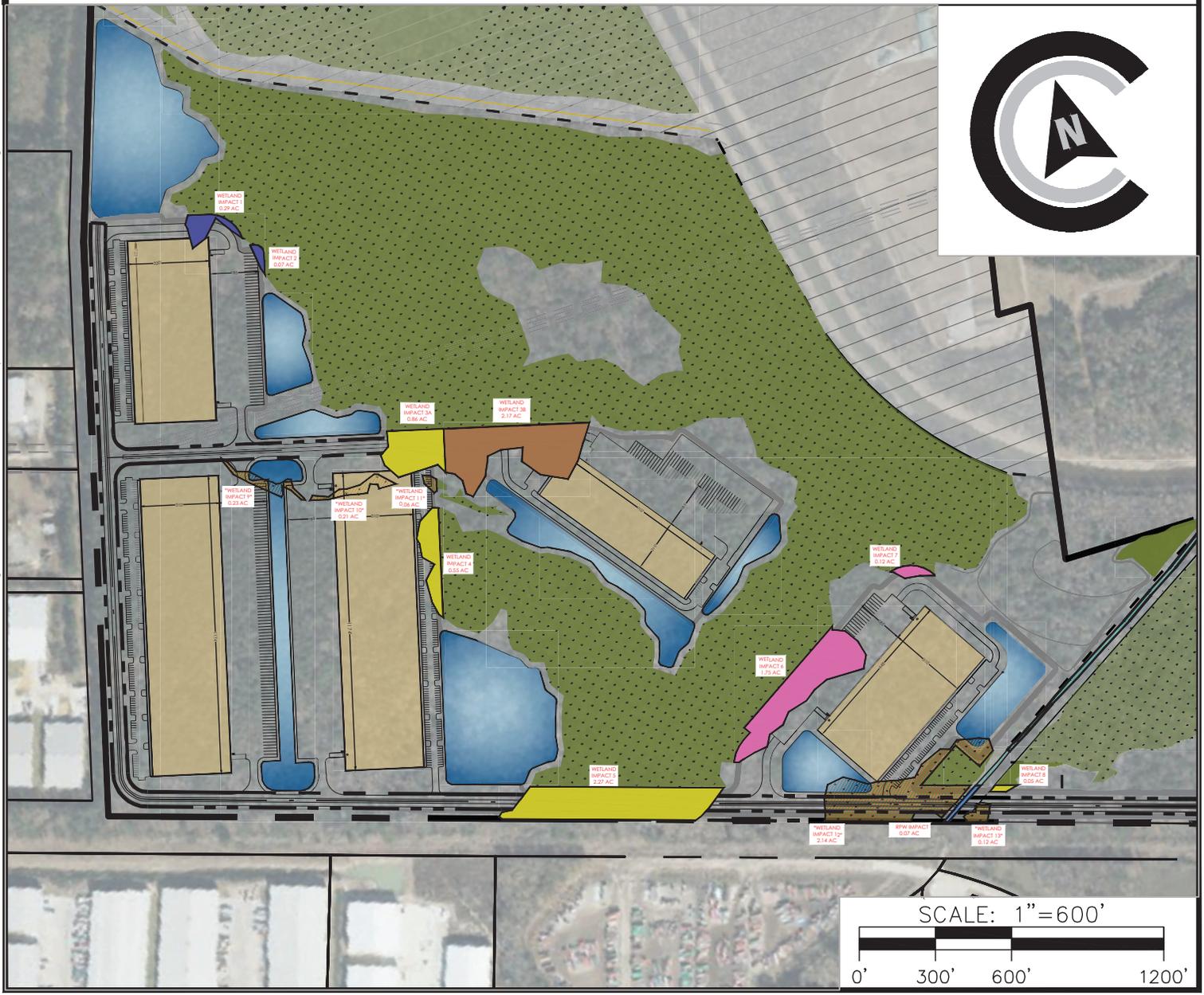
WI-1	0.29 AC
WI-2	0.07 AC
<b>FILL AREA</b>	<b>0.36 AC.</b>

**PHASE D**



**JURISDICTIONAL**

WI-3B	2.17 AC
<b>FILL AREA</b>	<b>2.17 AC.</b>



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JOB NUMBER: 21-609.000

DATE: 12/17/25

DRAWN BY: JWR

CHECKED BY: DLF

SCALE: AS SHOWN

WETLAND IMPACT EXHIBIT FOR  
**JCB ARTLEY ROAD**  
 LOCATED IN POOLER, GEORGIA  
 PREPARED FOR JCB

