



**US Army Corps
of Engineers®**

PUBLIC NOTICE

Applicant:	Published: October 13
Michael Montfort	2026
Kinetic Infrastructure Solutions, LLC	Expires: November 12,
	2026

**Savannah District
Permit Application No. SAS-2019-00750**

TO WHOM IT MAY CONCERN: The Savannah District of the U.S. Army Corps of Engineers (Corps) has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. §1344) **and/or** Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. §403). The purpose of this public notice is to solicit comments from the public regarding the work described below:

APPLICANT: Mr. Michael Montfort
Kinetic Infrastructure Solutions, LLC
1700 K St, NW, Suite 500
Washington DC, 20006

AGENT: Mr. Colter Williams, PWS
Kimley-Horn and Associates
1200 Peachtree St NE, Suite 800
Atlanta, GA 30309

WATERWAY AND LOCATION: The project would affect waters of the United States associated with Kiokee Creek. The approximately 3,152-acre project site is located west of the intersection of Interstate 20 (I-20) and Appling Harlem Road in Columbia County, Georgia (centered approximately at Latitude: 33.514238, Longitude: -82.327005).

EXISTING CONDITIONS: The site currently consists primarily of riparian hardwood woodlands, pine-mixed hardwood woodlands, planted pines, secondary growth woodland, and open fields. The onsite delineation conducted on behalf of the applicant identified a total of one hundred ninety-eight (198) streams, one hundred four (104) wetlands, and three (3) ponds.

PROJECT PURPOSE:

Basic: The basic project purpose is to construct a new data center facility.

Overall: The overall proposed project purpose is to construct a data center facility of at least 27 million square feet (not including attendant features) in Columbia County in order to meet a market demand for additional data storage and processing.

PROPOSED WORK: The proposed White Oak Data Center Project would involve the construction of a new data center facility including twelve (12) data center buildings, two (2) new substations, associated ancillary office and logistics buildings, roadway improvements, stormwater management, powerline easement, and other utility infrastructure upgrades. Of the six (6) permanent roadway stream crossings, three (3) imbedded box culverts would be constructed in waters and three (3) span bridges would be constructed to avoid impacts to waters. Additionally, a power line easement and associated access road for maintenance vehicles would be constructed. The maintenance road would include four (4) box culverts. The remaining impacts to waters would result from grading activities. Proposed impacts associated with construction of the facility include permanent impacts to 24,752 linear feet of assumed jurisdictional stream (10,378 perennial and 14,374 intermittent) and 4.36 acres of assumed jurisdictional wetland, and temporary impacts to 90 linear feet of assumed jurisdictional perennial stream and 0.11-acre of assumed jurisdictional wetland.

AVOIDANCE AND MINIMIZATION: The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment: During the applicant's screening process, a total of four (4) sites were assessed, including the preferred site. Three (3) of the four (4) sites were considered practicable. Of the three (3) sites, the preferred site was considered the least environmentally damaging to develop. Implementation of the project in the preferred site has been designed to avoid impacts to waters to the greatest extent possible. A total of five (5) on-site configurations were considered, including the preferred alternative. "On-Site Alternative 1", involving total avoidance of on-site waters, would result in far less data storage and processing and would therefore fail to meet the market demand and need for the project. Of the remaining on-site alternatives, the configuration of the preferred alternative would result in the least amount of impact to delineated waters.

COMPENSATORY MITIGATION: The applicant offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment: In order to offset the proposed impacts to waters, the Applicant proposes the purchase of 189,506.4 Legacy Stream Credits (or 20,885.75 (2018) Stream Credits (8,000.00 Perennial and 12,885.75 Non-Perennial)) and 33.84 Legacy Wetland Credits (or 4.23 (2018) Wetland Credits).

CULTURAL RESOURCES: The Corps is evaluating the undertaking for effects to historic properties as required under Section 106 of the National Historic Preservation Act. This public notice serves to inform the public of the proposed undertaking and invites comments including those from local, State, and Federal government agencies with respect to historic resources. Our final determination relative to historic resource impacts may be subject to additional coordination with the State Historic Preservation Officer, federally recognized tribes and other interested parties.

The District Engineer's final eligibility and effect determination will be based upon coordination with the SHPO and/or THPO, as appropriate and required, and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps-identified permit area.

ENDANGERED SPECIES: The Corps has performed an initial review of the application, the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC), National Marine Fisheries Service (NMFS) Southeast Region ESA Section 7 Mapper, and the NMFS Critical Habitat Mapper to determine if any threatened, endangered, proposed, or candidate species, as well as the proposed and final designated critical habitat may occur within the boundary of the proposed project. Based on this initial review, the Corps has made a preliminary determination that the proposed project will not affect any listed species or critical habitat.

Table 1: ESA-listed species and/or critical habitat potentially present in the action area.

Species Common Name and/or Critical Habitat Name	Scientific Name	Federal Status
Tricolored Bat	<i>Perimyotis subflavus</i>	Proposed Endangered
Monarch Butterfly	<i>Danaus plexippus</i>	Proposed Threatened
Ocmulgee Skullcap	<i>Scutellaria ocmulgee</i>	Endangered
Relict Trillium	<i>Trillium reliquum</i>	Endangered

This notice serves as request to the U.S. Fish and Wildlife Service for any additional information on whether any listed or proposed to be listed endangered or threatened species or critical habitat may be present in the area which would be affected by the proposed activity.

NAVIGATION: The proposed structure or activity is not located in the vicinity of a federal navigation channel.

SECTION 408: The applicant will not require permission under Section 14 of the Rivers and Harbors Act of 1899 (33 USC 408) because the activity, in whole or in part, would not alter, occupy, or use a Corps Civil Works project.

WATER QUALITY CERTIFICATION: Water Quality Certification may be required from the Georgia Department of Natural Resources, Environmental Protection Division.

The Georgia Department of Natural Resources, Environmental Protection Division will serve as the certifying authority to review the proposed project for Water Quality Certification, in accordance with the provisions of Section 401 of the Clean Water Act (40 Code of Federal Regulation (CFR) Part 121). The applicant has requested a Water Quality Certification from the State of Georgia. Prior to issuance of a Department of the Army Permit for a project located in, on, or adjacent to the waters of the State of Georgia, review for Water Quality Certification in accordance with Section 401 of the

Clean Water Act is required. The applicant is responsible for requesting certification and providing required information to the certifying authority. A reasonable period of time, which shall not exceed one year, is established under the Clean Water Act for the State to act on a request for Water Quality Certification, after which, issuance of such a Department of the Army Permit may proceed. In accordance with 40 CFR Part 121.12, the Corps will notify the U.S. Environmental Protection Agency Administrator when it has received a Department of the Army permit application and the related certification. The Administrator is responsible for determining if the discharge may affect water quality in a neighboring jurisdiction. The Department of the Army permit may not be issued pending the conclusion of the Administrator's determination of effects on neighboring jurisdictions.

NOTE: This public notice is being issued based on information furnished by the applicant. This information has not been verified or evaluated to ensure compliance with laws and regulation governing the regulatory program. The geographic extent of aquatic resources within the proposed project area that either are, or are presumed to be, within the Corps jurisdiction has been verified by Corps personnel.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including cumulative impacts thereof; among these are conservation, economics, esthetics, general environmental concerns, wetlands, historical properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food, and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, EPA, under authority of Section 404(b) of the Clean Water Act or the criteria established under authority of Section 102(a) of the Marine Protection Research and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

COMMENTS: The Corps is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other Interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this determination, comments are used to assess impacts to endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment (EA) and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act (NEPA).

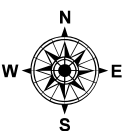
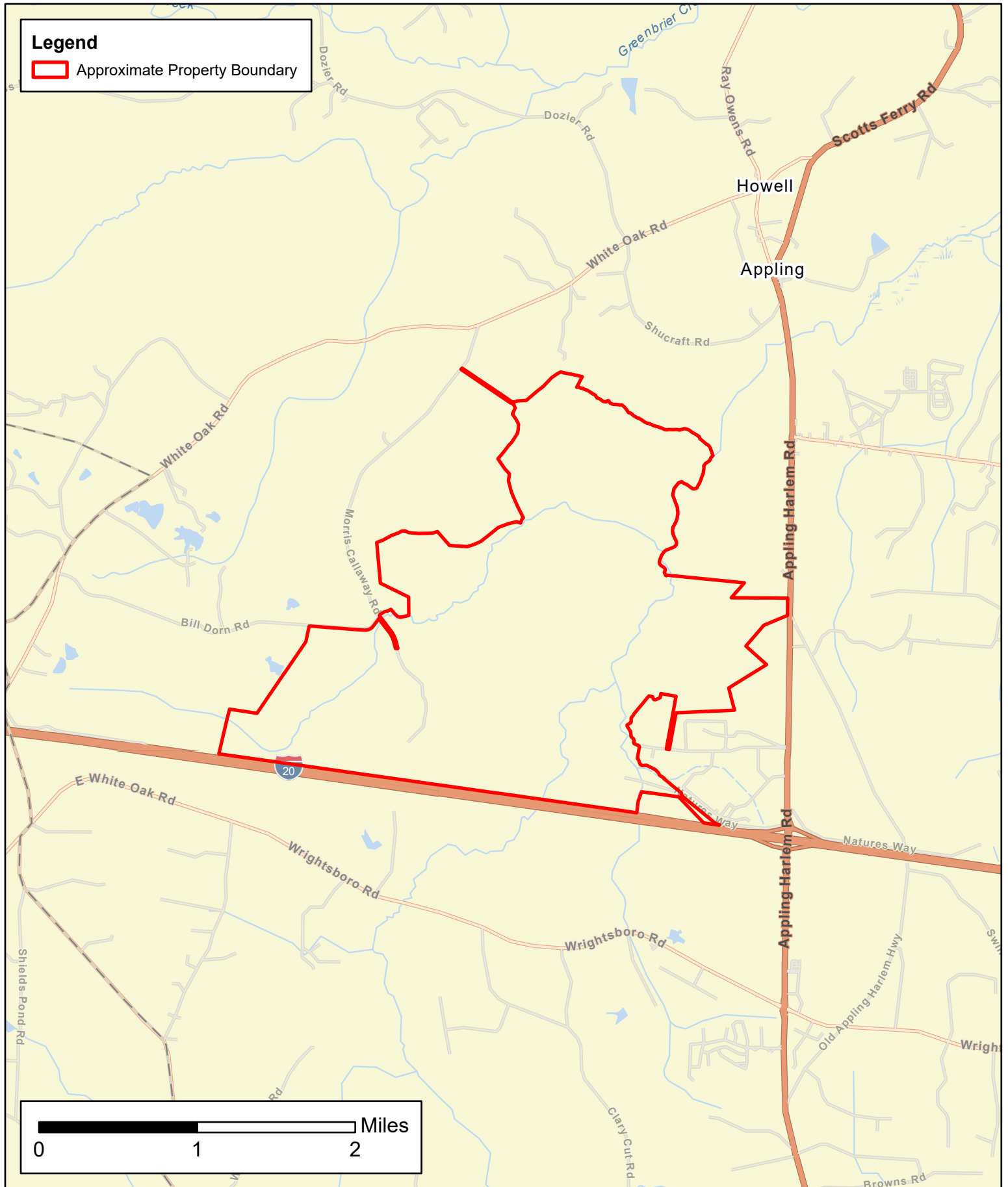
Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

The Savannah District will receive written comments on the proposed work, as outlined above, until November 11, 2026. Comments should be submitted electronically via the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs> or to Justin Edwards at justin.m.edwards@usace.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Justin Edwards, 4751 Best Road, Suite 140, College Park, Georgia 30337. Please refer to the permit application number in your comments.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. Requests for a public hearing will be granted, unless the District Engineer determines that the issues raised are insubstantial or there is otherwise no valid interest to be served by a hearing.

Enclosures

1. Figure 1: *Vicinity Map*
2. Figures 6a-6f: *Delineated Aquatic Resources Map[s]*
3. C9a: *Off-site Alternative 1*
4. C9b: *Off-site Alternative 2*
5. C9c: *Off-site Alternative 3*
6. *Figure 10e: On-site Alternative 5 (Proposed Site Plan)*
7. Figure 10a: *On-site Alternative 1*
8. Figure 10b: *On-site Alternative 2*
9. Figure 10c: *On-site Alternative 3*
10. Figure 10d: *On-site Alternative 4*



Legend

- ▬ Approximate Property Boundary
- ▬ Delineated Wetlands
- ▬ Delineated Open Water Ponds
- Delineated Streams**
 - ▬ Upland Ditch
 - ▬ Ephemeral
 - ▬ Intermittent
 - ▬ Perennial (R3)
 - ▬ Perennial (R5)

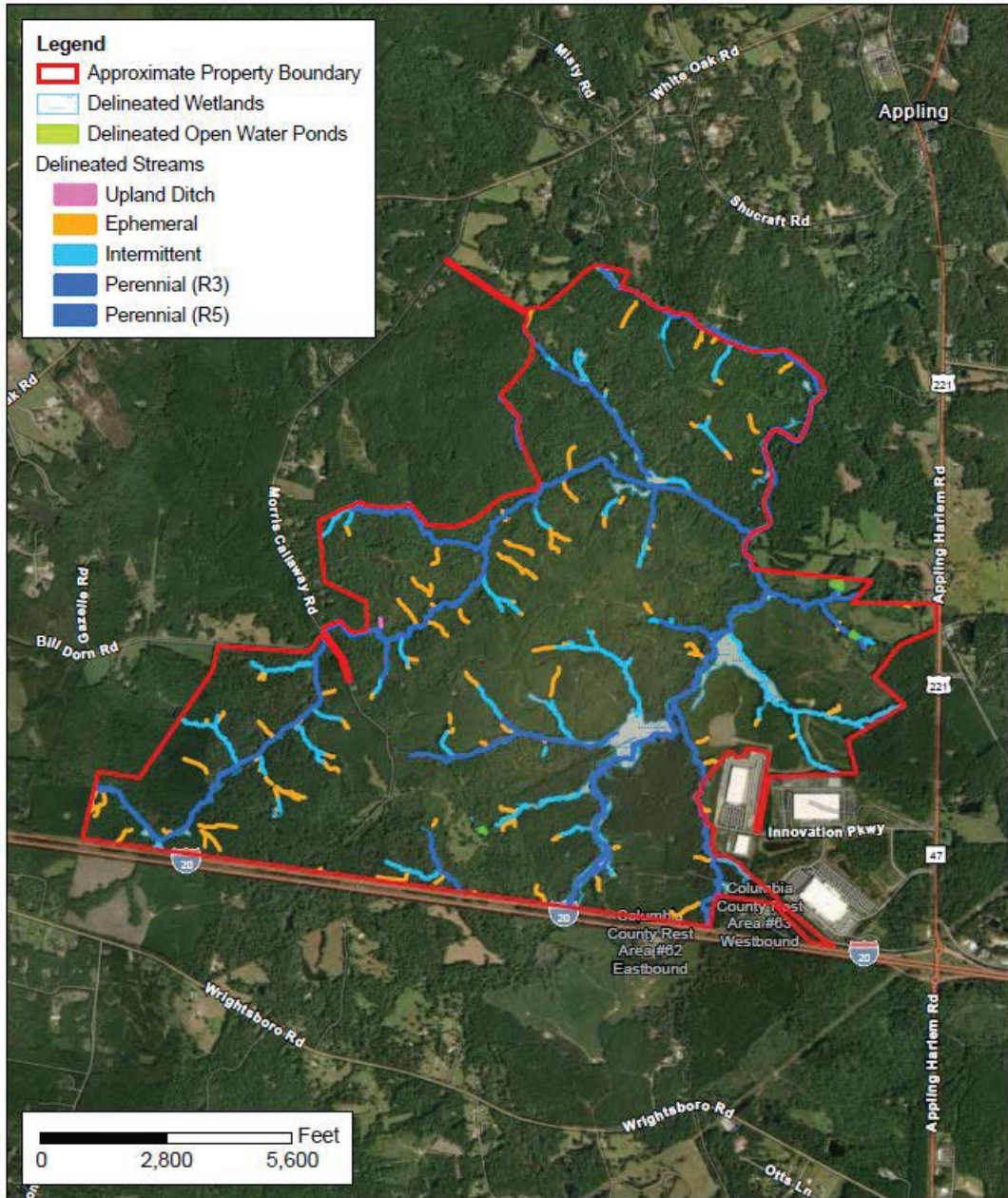
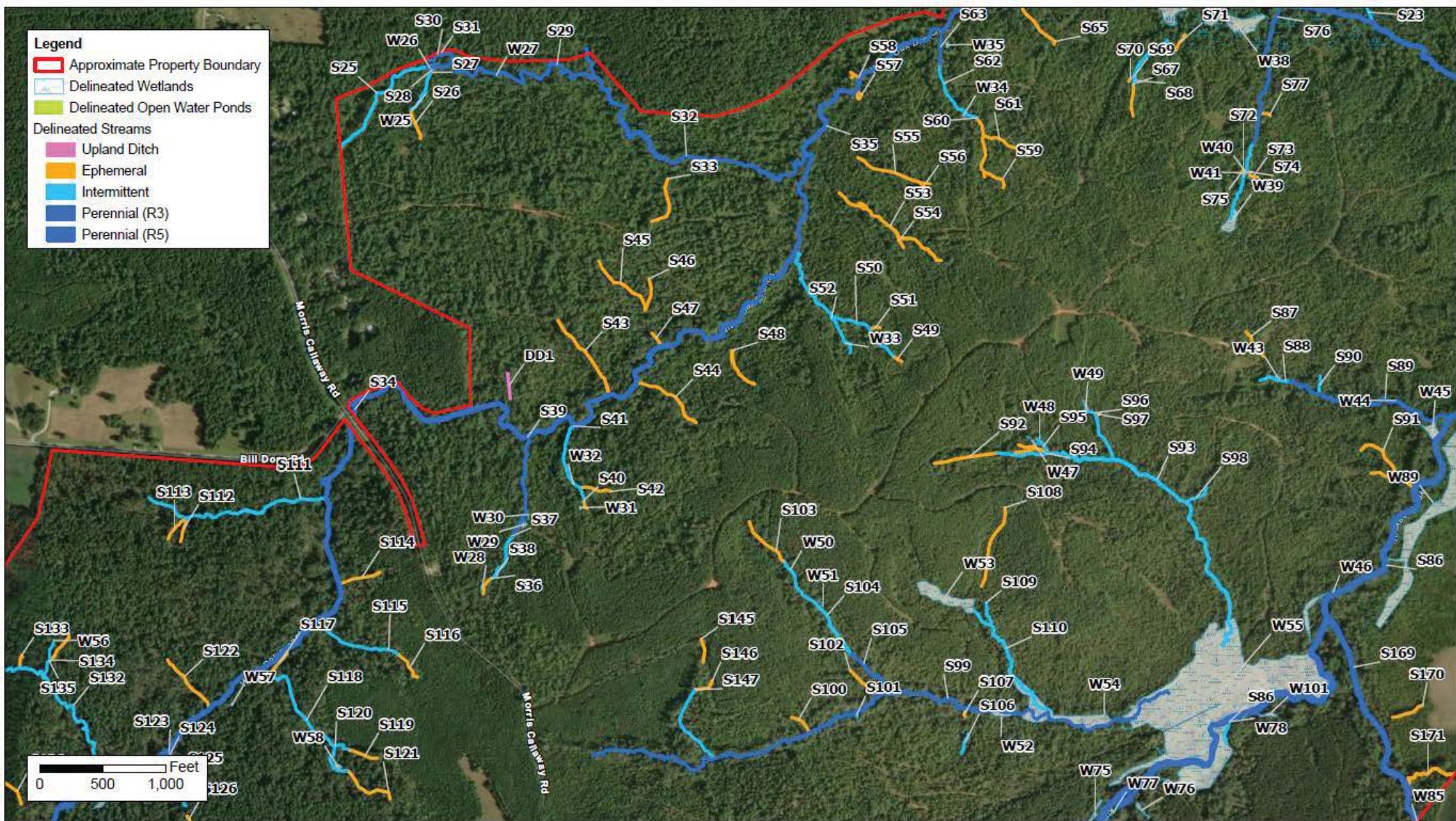


Figure 6a:
Delineated
Aquatic
Resources
Map

White Oak Data Center
Columbia County, Georgia
April 2026

1 inch = 2,800 feet







White Oak Data Center
Columbia County, Georgia
April 2026

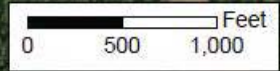
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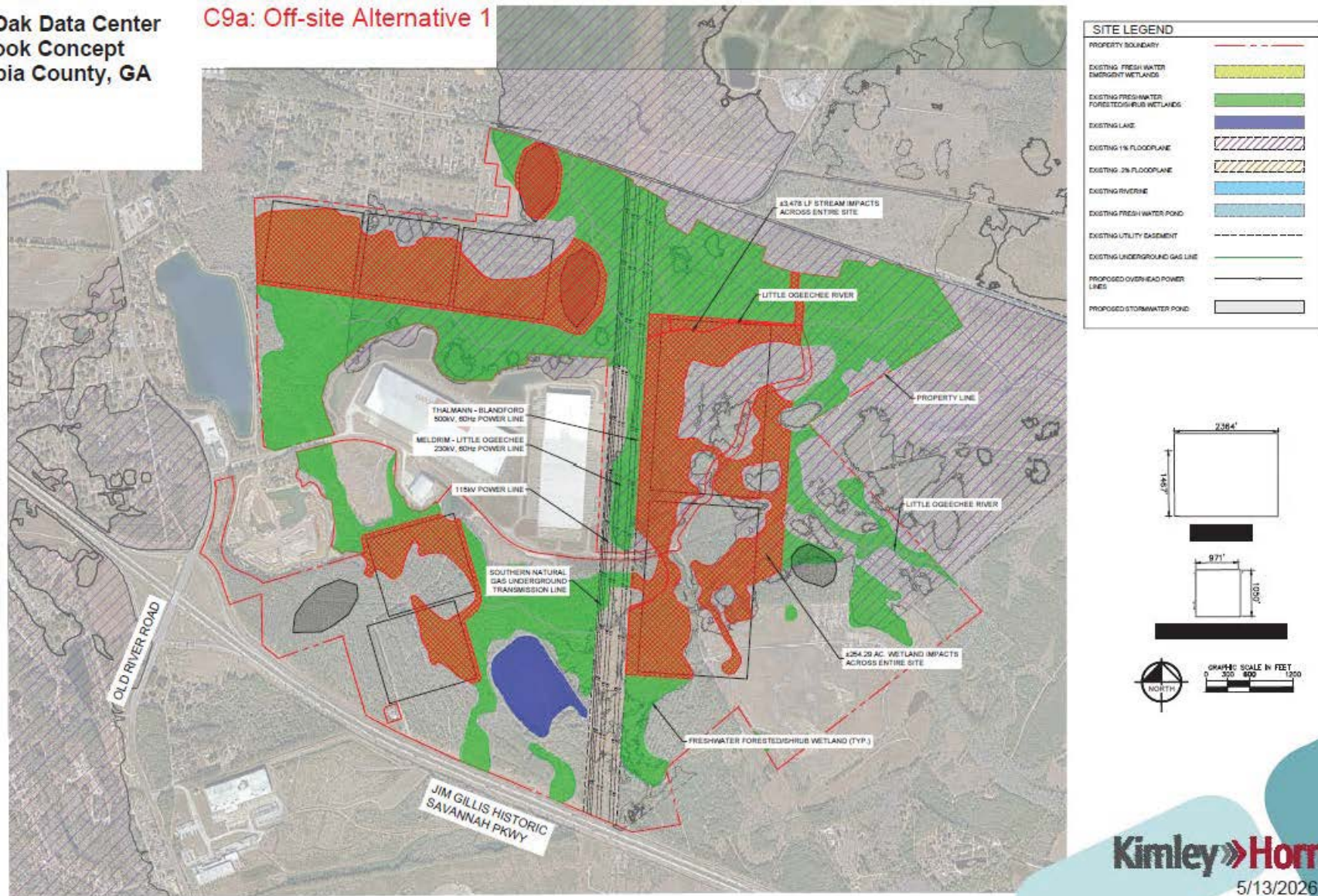
- Approximate Property Boundary
- Delineated Wetlands
- Delineated Open Water Ponds

Delineated Streams

- Upland Ditch
- Ephemeral
- Intermittent
- Perennial (R3)
- Perennial (R5)

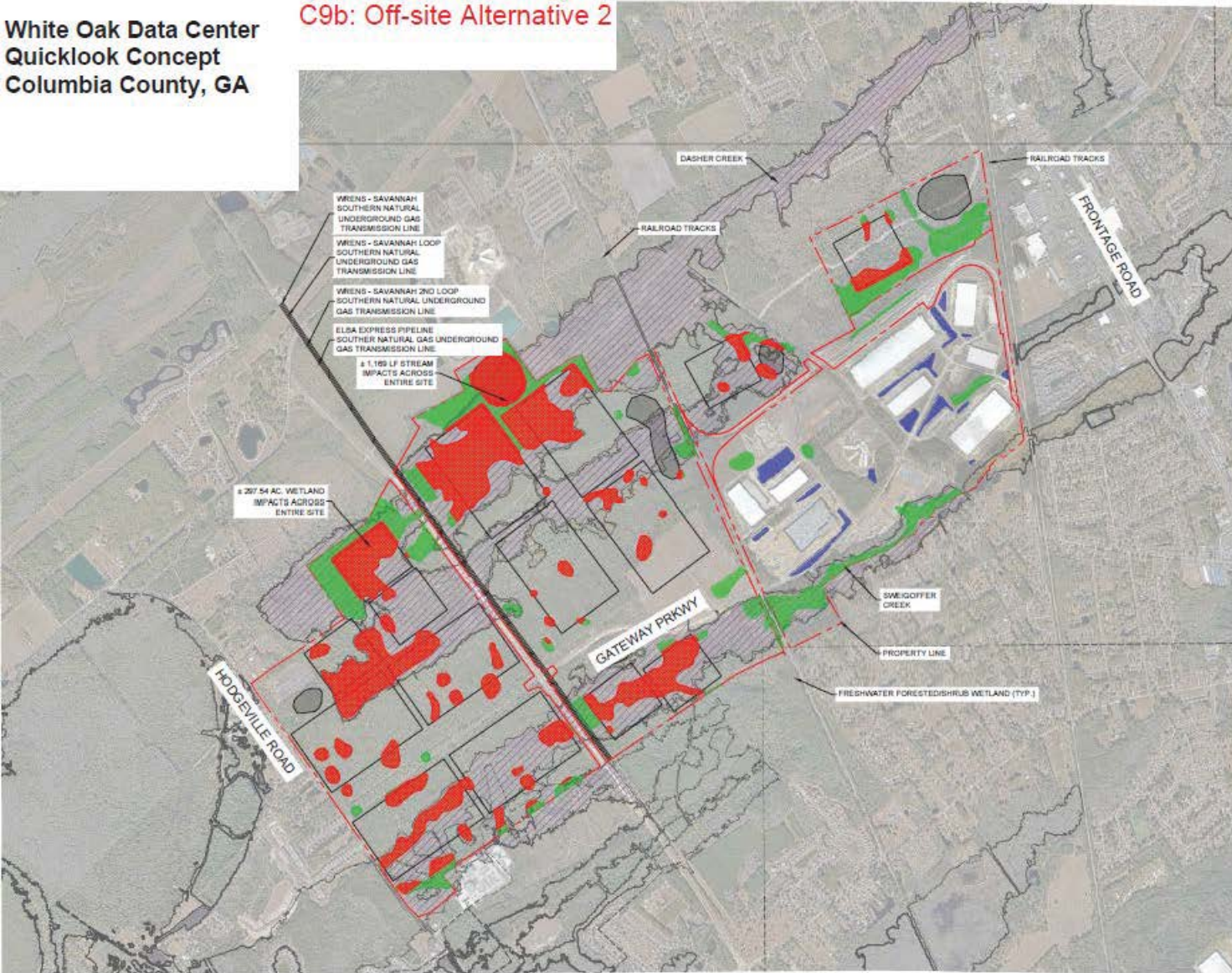






White Oak Data Center
Quicklook Concept
Columbia County, GA

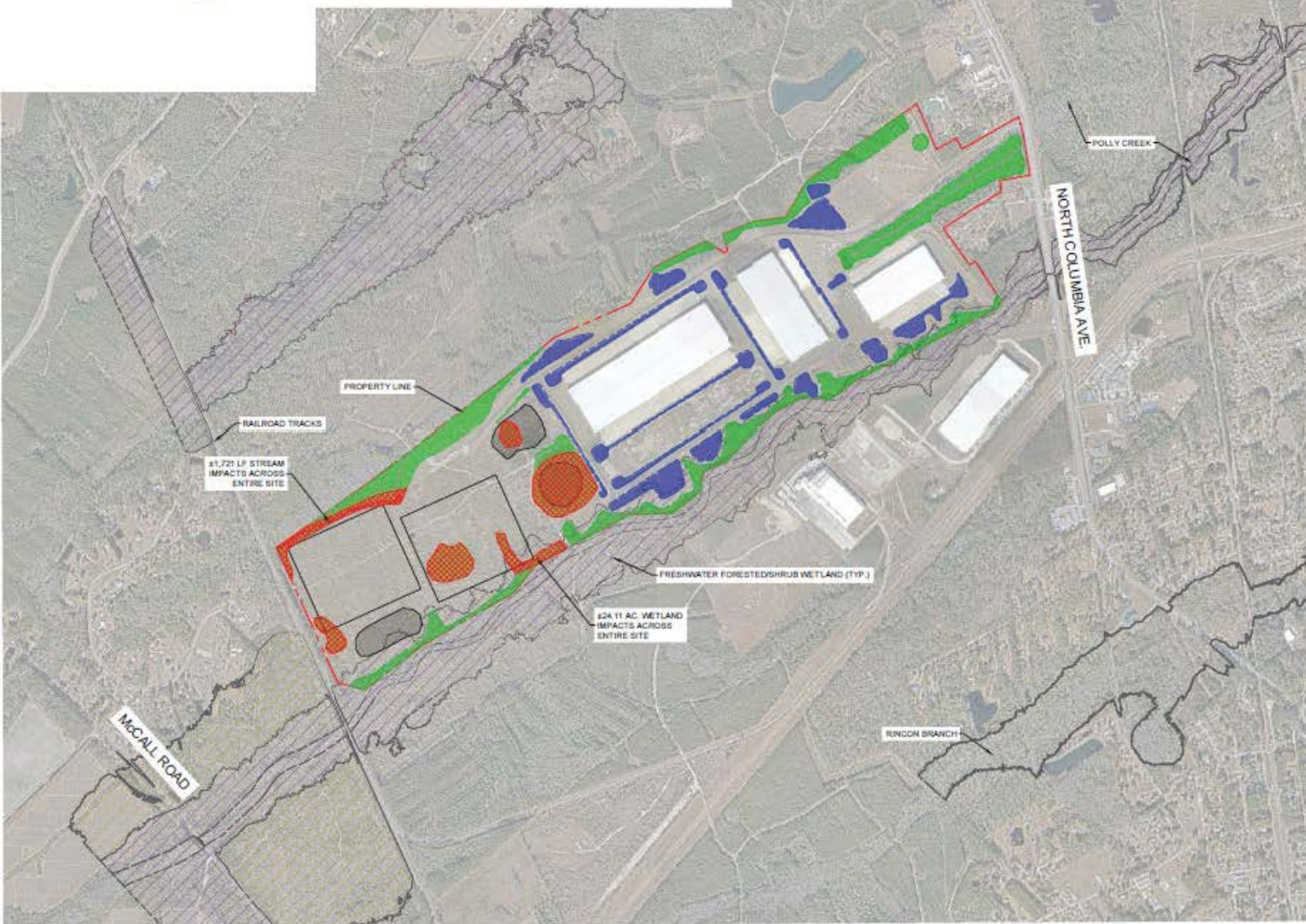
C9b: Off-site Alternative 2



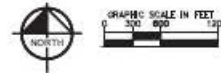
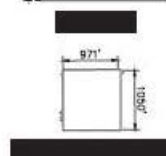
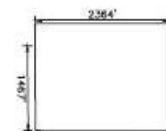
SITE LEGEND	
PROPERTY BOUNDARY	---
EXISTING FRESH WATER EMERGENT WETLANDS	Yellow
EXISTING FRESH WATER FORESTED/SHRUB WETLANDS	Green
EXISTING LAKE	Blue
EXISTING 1% FLOODPLANE	Hatched (diagonal lines)
EXISTING 2% FLOODPLANE	Hatched (diagonal lines)
EXISTING RIVERINE	Blue
EXISTING FRESH WATER POND	Blue
EXISTING UTILITY EASEMENT	---
EXISTING UNDERGROUND GAS LINE	---
PROPOSED OVERHEAD POWER LINES	---
PROPOSED STORMWATER POND	Grey



GRAPHIC SCALE IN FEET
0 500 1000 2000



SITE LEGEND	
PROPERTY BOUNDARY	
EXISTING FRESH WATER EMERGENT WETLANDS	
EXISTING FRESH WATER FORESTED SHRUB WETLANDS	
EXISTING LAKE	
EXISTING 1% FLOODPLAIN	
EXISTING 2% FLOODPLAIN	
EXISTING RIVERINE	
EXISTING FRESH WATER POND	
EXISTING UTILITY EASEMENT	
EXISTING UNDERGROUND GAS LINE	
PROPOSED OVERHEAD POWER LINES	
PROPOSED STORMWATER POND	



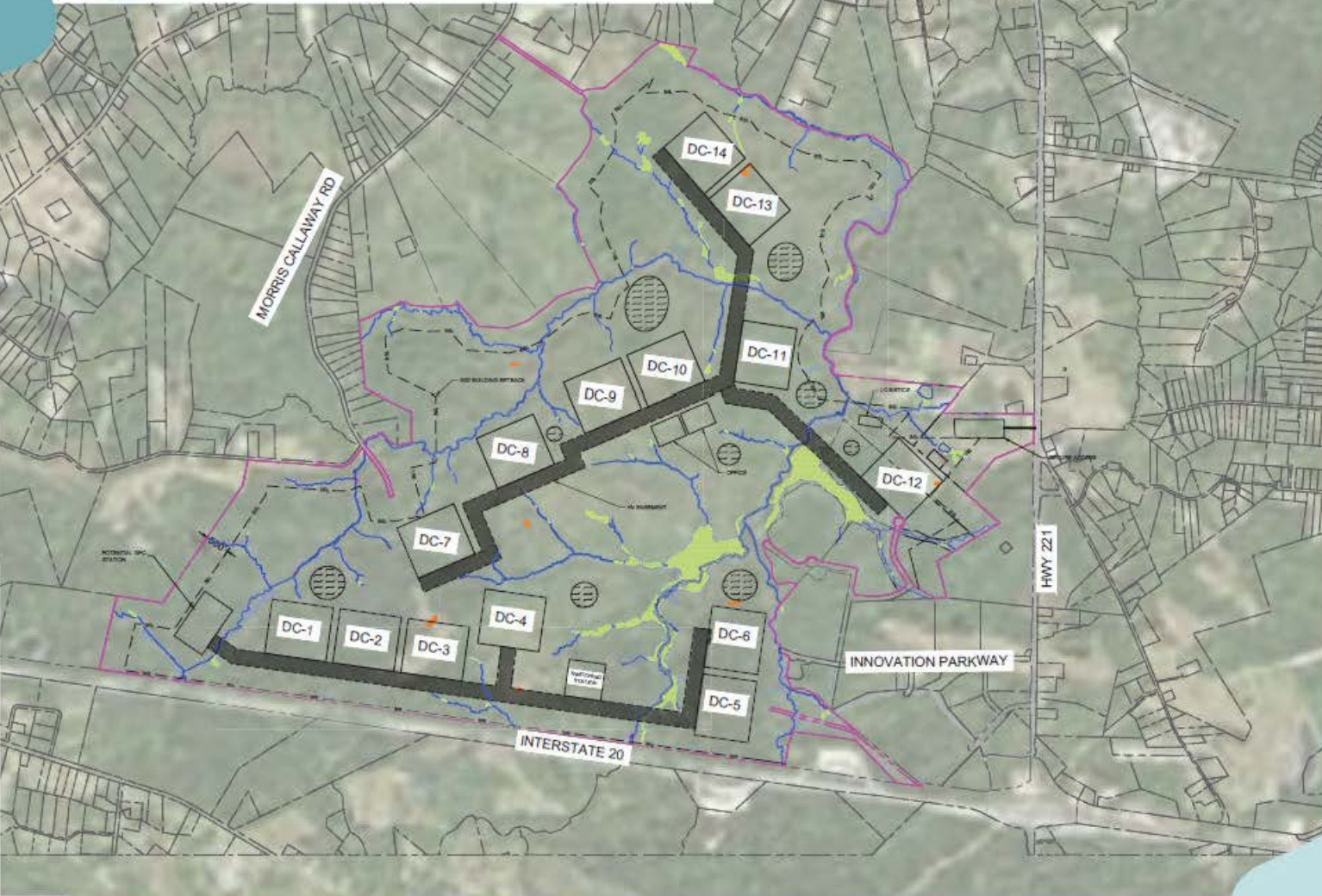
WHITE OAK DATA CENTER

SITE CONCEPT

COLUMBIA COUNTY, GEORGIA

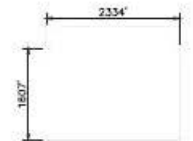
Attachment C: Figure 10a
On-site Alternative 1

Environmental Impact Table				
Feature Type	Total Length (LF)	Total Area (AC)	Impacted Length (LF)	Impacted Area (AC)
Streams	117.276.00	34.82	0.00	0.00
Wetlands	-	65.10	-	0.00



SITE LEGEND	
PROPERTY BOUNDARY	---
PROPERTY SETBACKS	---
EXISTING PARCELS LINES	---
EXISTING WETLANDS	---
EXISTING FLOODPLAIN	---
EXISTING STREAM	---
SOFT STREAM BUFFER	---
PROPOSED OVERHEAD POWER LINES & EASEMENT	---
PROPOSED STORMWATER POND	---

ENVIRONMENTAL IMPACT LEGEND	
STREAM IMPACTS	---
WETLAND IMPACTS	---



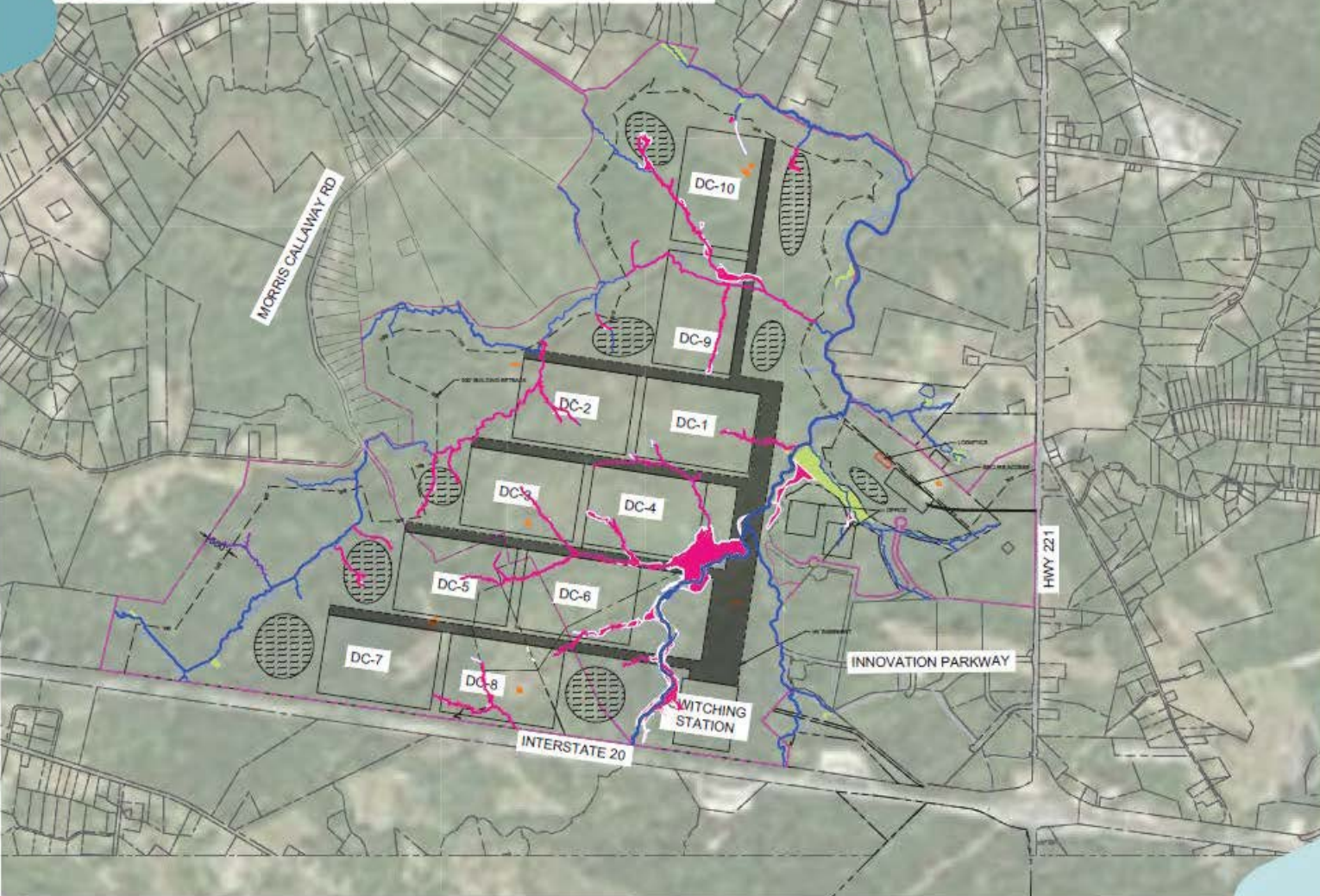
WHITE OAK DATA CENTER

SITE CONCEPT

COLUMBIA COUNTY, GEORGIA

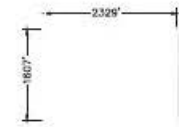
Attachment C: Figure 10b On-site Alternative 2

Environmental Impact Table				
Feature Type	Total Length (LF)	Total Area (AC)	Impacted Length (LF)	Impacted Area (AC)
Streams	117(26.06)	34.62	40(8.73)	12.65
Wetlands		61.19		45.72



SITE LEGEND	
PROPERTY BOUNDARY	---
PROPERTY SETBACKS	---
EXISTING PARCELS LINES	---
EXISTING WETLANDS	---
EXISTING FLOODPLAIN	---
EXISTING STREAM	---
SOFT STREAM BUFFER	---
PROPOSED OVERHEAD POWER LINES & EASEMENT	---
PROPOSED STORMWATER POND	---

ENVIRONMENTAL IMPACT LEGEND	
STREAM IMPACTS	---
WETLAND IMPACTS	---



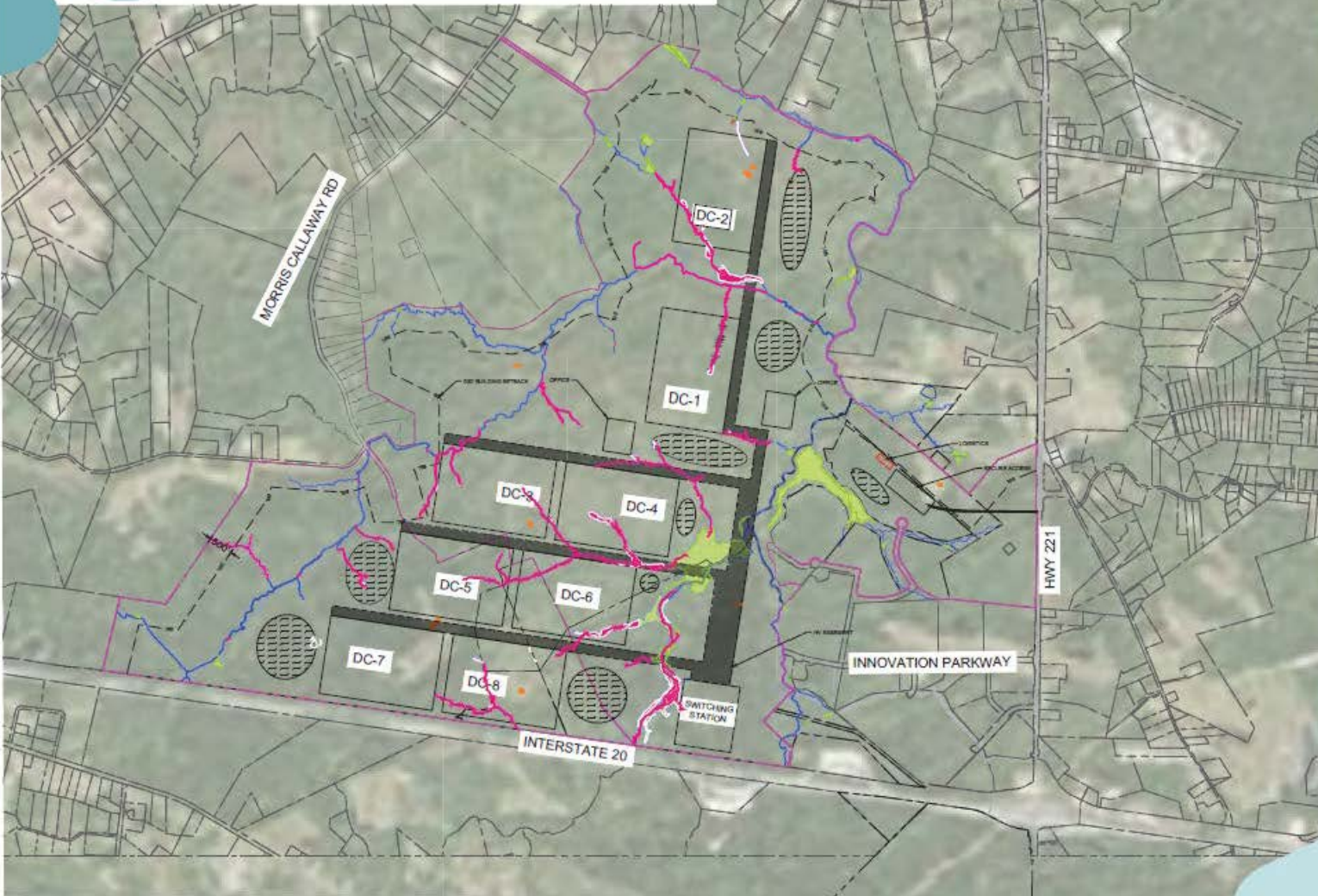
WHITE OAK DATA CENTER

SITE CONCEPT

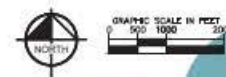
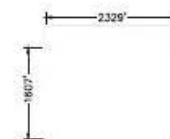
COLUMBIA COUNTY, GEORGIA

Attachment C: Figure 10c
On-site Alternative 3

Environmental Impact Table				
Feature Type	Total Length (LF)	Total Area (AC)	Impacted Length (LF)	Impacted Area (AC)
Streams	1172/6100	34.65	428/91.93	12.22
Wetlands			61.19	14.43



SITE LEGEND	
PROPERTY BOUNDARY	---
PROPERTY SETBACKS	---
EXISTING PARCELS LINES	---
EXISTING WETLANDS	---
EXISTING FLOODPLAIN	---
EXISTING STREAM	---
SOFT STREAM BUFFER	---
PROPOSED OVERHEAD POWER LINES & EASEMENT	---
PROPOSED STORMWATER POND	---
ENVIRONMENTAL IMPACT LEGEND	
STREAM IMPACTS	---
WETLAND IMPACTS	---



Kimley Horn

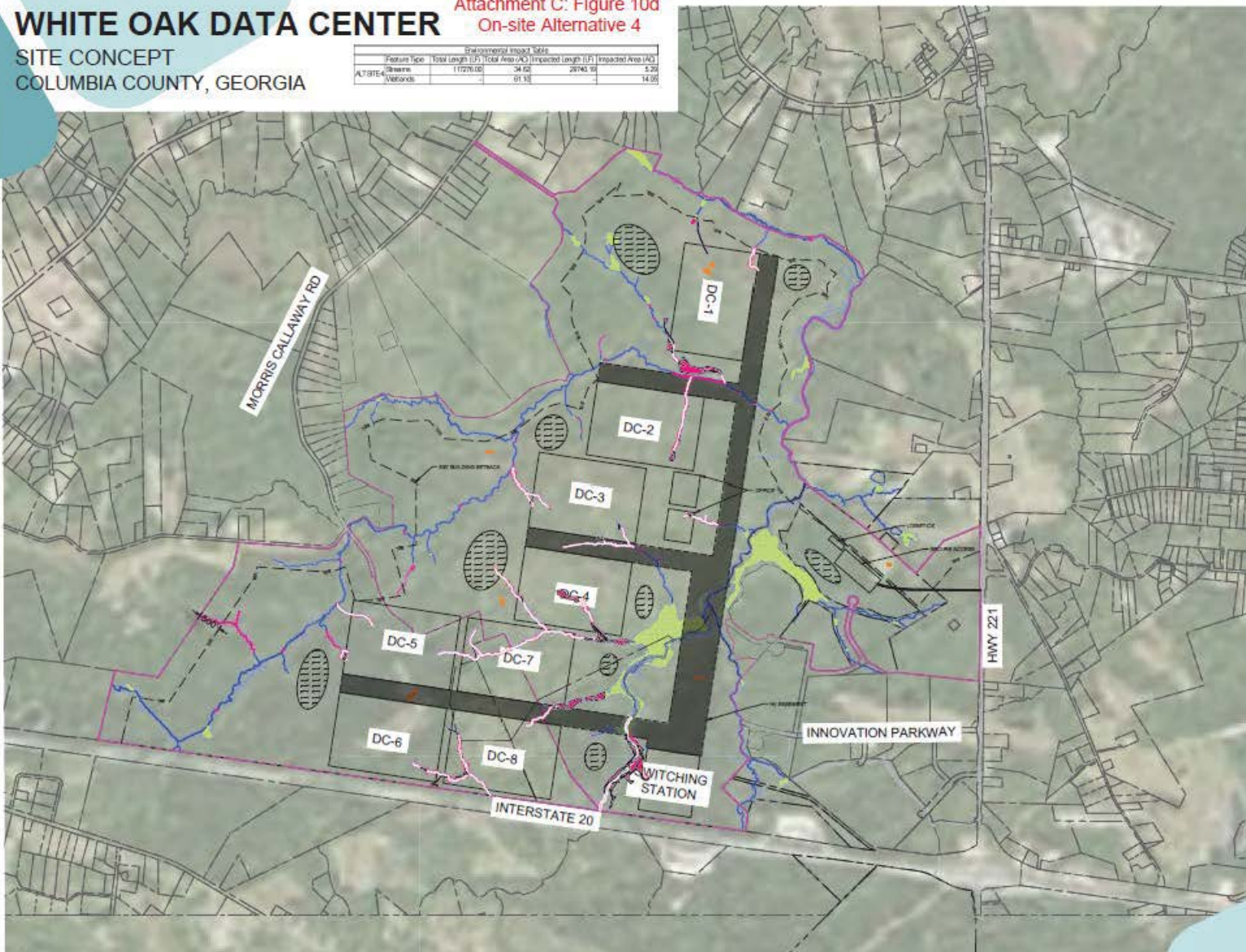
11/14/2025

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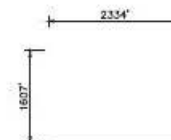
SITE CONCEPT
COLUMBIA COUNTY, GEORGIA

Attachment C: Figure 10d
On-site Alternative 4

Environmental Impact Table				
Feature Type	Total Length (LF)	Total Area (AC)	Impacted Length (LF)	Impacted Area (AC)
Stream	11,026.00	34.62	2,846.99	8.39
Wetlands	91.18	-	-	14.05



SITE LEGEND	
PROPERTY BOUNDARY	---
PROPERTY SETBACKS	---
EXISTING PARCELS LINES	---
EXISTING WETLANDS	---
EXISTING FLOODPLAIN	---
EXISTING STREAM	---
SOFT STREAM BUFFER	---
PROPOSED OVERHEAD POWER LINES & EASEMENT	---
PROPOSED STORMWATER POND	---
ENVIRONMENTAL IMPACT LEGEND	
STREAM IMPACTS	---
WETLAND IMPACTS	---



GRAPHIC SCALE IN FEET
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Kimley»Horn

11/14/2025