



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
SAVANNAH DISTRICT, CORPS OF ENGINEERS
100 WEST OGLETHORPE AVENUE
SAVANNAH, GEORGIA 31401-3640

Regulatory Division
SAS-2011-00787

JOINT PUBLIC NOTICE
Savannah District/State of Georgia

The Savannah District 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), as follows:

Application Number: SAS-2011-00787

Applicant: Mr. Steve Munier
Bridgeland Development
7000 Peachtree Dunwoody Road, Northeast
Suite 4-110
Atlanta, Georgia 30328

Agent: Ms. Mary Brooks
Geotechnical & Environmental Consultants
514 Hill Crest Industrial Boulevard
Macon, Georgia 31204

Location of Proposed Work: The project site is located off Mendel Avenue between Cobbham Road and Holt Road, in the city of Thomson, McDuffie County, Georgia (Latitude 33.4766, Longitude -82.4951).

Description of Work Subject to the Jurisdiction of the US Army Corps of Engineers: The applicant proposes to construct a multi-family housing, development. The associated impacts would be to 600 linear feet (0.33 acre) of ephemeral channel. Proposed compensatory mitigation for the project would be to purchase 4.27 wetland mitigation credits from a US Army Corps of Engineers approved Mitigation bank.

BACKGROUND

This Joint Public Notice announces a request for authorizations from both the US Army Corps of Engineers and the State of Georgia. The applicant's proposed work may also require local governmental approval.

STATE OF GEORGIA

Water Quality Certification: The Georgia Department of Natural Resources, Environmental Protection Division, intends to certify this project at the end of 30 days in accordance with the provisions of Section 401 of the Clean Water Act, which is required for a Federal Permit to conduct activity in, on, or adjacent to the waters of the State of Georgia. Copies of the application and supporting documents relative to a specific application will be available for review and copying at the office of the Georgia Department of Natural Resources, Environmental Protection Division, Water Protection Branch, 4220 International Parkway, Suite 101, Atlanta, Georgia 30354, during regular office hours. A copier machine is available for public use at a charge of 25 cents per page. Any person who desires to comment, object, or request a public hearing relative to State Water Quality Certification must do so within 30 days of the State's receipt of application in writing and state the reasons or basis of objections or request for a hearing. The application can be reviewed in the Savannah District, US Army Corps of Engineers, Regulatory Division, 100 West Oglethorpe Avenue Savannah, Georgia 31401-3640.

State-owned Property and Resources: The applicant may also require assent from the State of Georgia, which may be in the form of a license, easement, lease, permit or other appropriate instrument.

US ARMY CORPS OF ENGINEERS

The Savannah District must consider the purpose and the impacts of the applicant's proposed work, prior to a decision on issuance of a Department of the Army Permit.

Cultural Resources Assessment: Review of the latest published version of the National Register of Historic Places indicates that no registered properties or properties listed as eligible for inclusion are located at the site or in the area affected by the proposed work. By letter dated July 16, 2012, the Georgia Department of Natural Resources Historic Preservation Division determined that "no historic properties or archaeological resources that are listed in or eligible for listing in the National Register of Historic Places will be affected by this undertaking" given there is no alteration to the proposed plan. Nevertheless, unknown archaeological, scientific, prehistorical or historical data may be located at the site and could be affected by the proposed work.

Endangered Species: During an ecological assessment of the property and in consultation with the US Fish and Wildlife database, no listed species and no identified critical habitat were identified on the subject parcel. Therefore at this time the US Army Corps of Engineers, is making a no effects determination pursuant to Section 7(c) of the Endangered Species Act of 1973. Nevertheless, pursuant to Section 7(c) of the Endangered Species Act of 1973, as amended (16 U.S.C. 1531 et seq.), we request information from the US Department of the Interior, Fish and Wildlife Service, the US Department of Commerce, the National Oceanic and Atmospheric Administration, and the National Marine Fisheries Service; or, any other interested party, on whether any species listed or proposed for listing may be present in the area.

Public Interest Review: 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 benefit, 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 the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain 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.

Consideration of Public Comments: The US Army Corps of Engineers is soliciting comments from the public; federal, state, and local agencies and officials; Native American 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 US Army Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on 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 and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Application of Section 404(b)(1) Guidelines: The proposed activity involves the discharge of dredged or fill material into the waters of the United States. The Savannah District's evaluation of the impact of the activity on the public interest will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency, under the authority of Section 404(b) of the Clean Water Act.

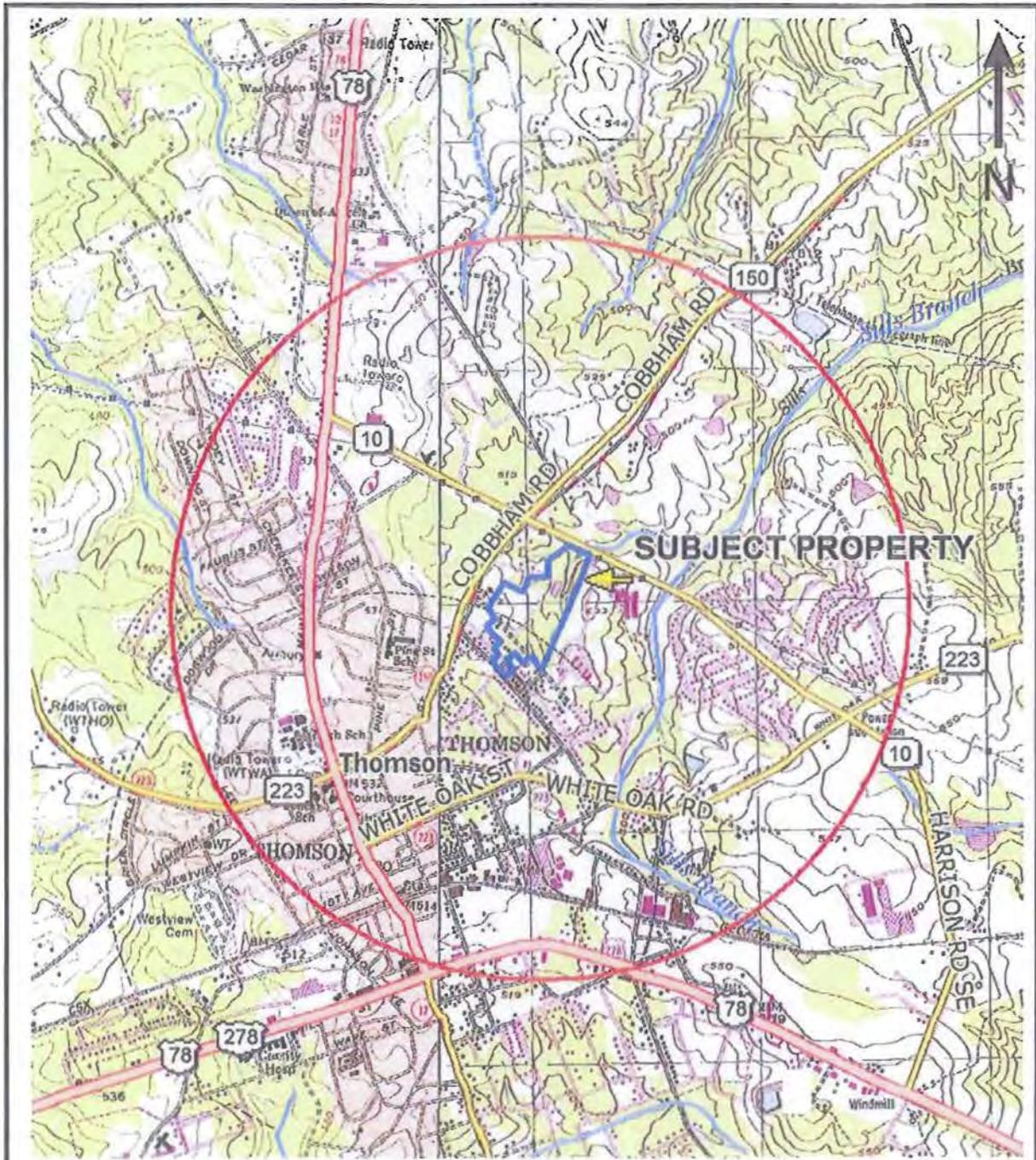
Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army Permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. The decision whether to hold a public hearing is at the discretion of the District Engineer, or his designated appointee, based on the need for additional substantial information necessary in evaluating the proposed project.

Comment Period: Anyone wishing to comment on this application for a Department of the Army Permit should submit comments in writing to the Commander, US Army Corps of Engineers, Savannah District, Attention: Mr. Forrest B. Vanderbilt, 100 West Oglethorpe Avenue, Savannah, Georgia 31401-3640, no later than 15 days from the date of this notice. Please refer to the applicant's name and the application number in your comments.

If you have any further questions concerning this matter, please contact Mr. Forrest B. Vanderbilt, Regulatory Specialist, Coastal Branch at 912-652-5051 or email at forrest.b.vanderbilt@usace.army.mil.

Enclosures

1. Vicinity map
2. Wetland delineation map
3. Current site plan



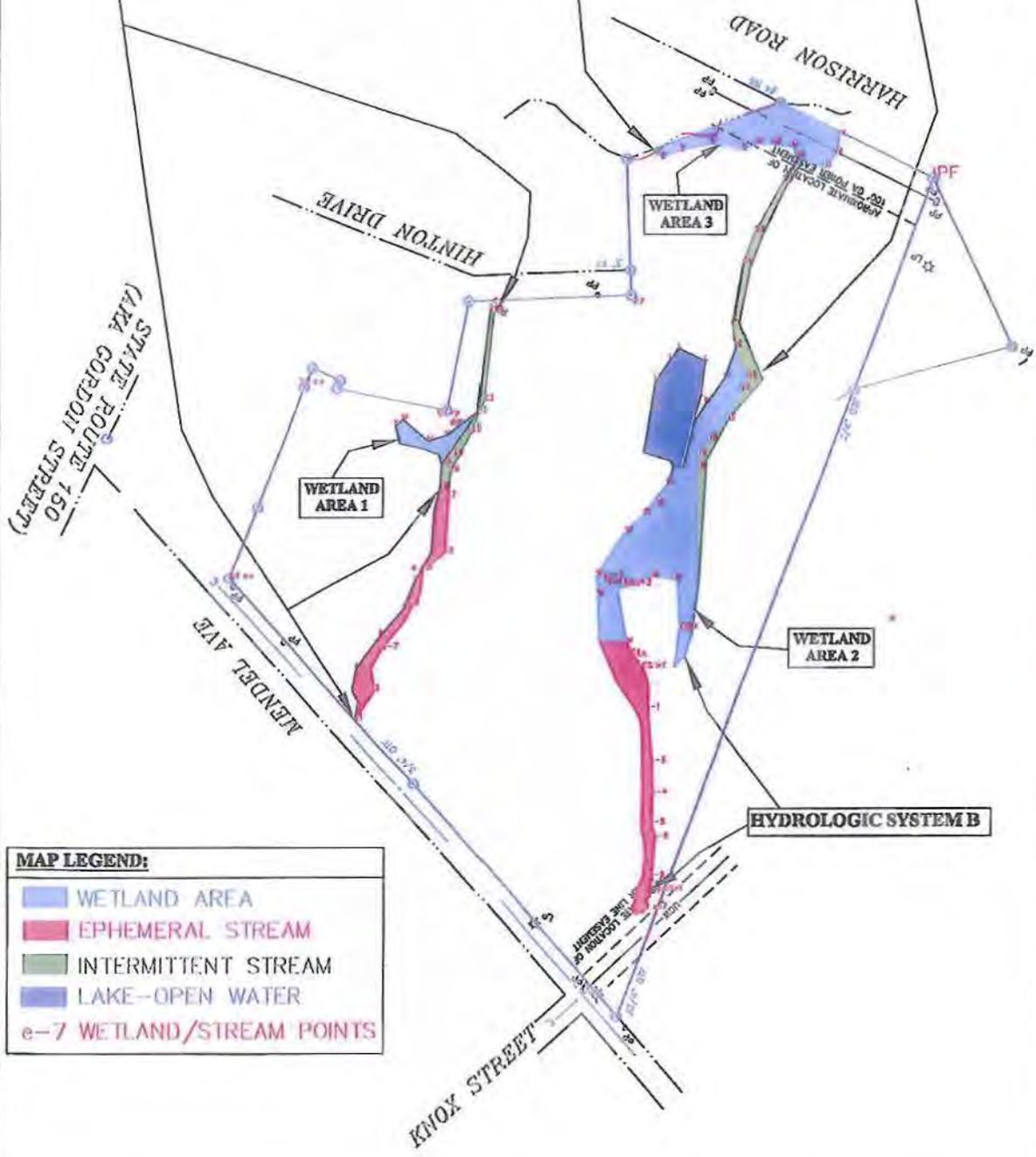
1981 Thomson East U.S.G.S. Topographic Map
 Thomson Estates
 Mendel Avenue., Thomson, McDuffie County
 Scale: 1"=2,000'
 GEC Project No. 100566.241
 Source: Delorme Topo USA 8.0

GEC
 GEOTECHNICAL & ENVIRONMENTAL
 CONSULTANTS, INC.

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 6202 West Hamilton Park Drive Columbus, GA 31909 Tel: (706) 569-6693 Fax: (706) 569-6910

HYDROLOGIC SYSTEM A:
518 LINEAR FEET OF EPHEMERAL STREAM SYSTEM
10,680 ft ² / 0.3-ACRES OF EPHEMERAL STREAM
368 LINEAR FEET OF INTERMITTENT STREAM CHANNEL
4,656 ft ² / 0.1-ACRES OF WETLAND AREA 1

HYDROLOGIC SYSTEM B:
557 LINEAR FEET OF EPHEMERAL STREAM SYSTEM
16,065 ft ² / 0.4-ACRES OF EPHEMERAL STREAM
890 LINEAR FEET OF INTERMITTENT STREAM CHANNEL
48,376 ft ² / 1.1-ACRES OF WETLAND AREA 2
20,043 ft ² / 0.5-ACRES OF WETLAND AREA 3
18,581 ft ² / 0.4-ACRES OF OPEN WATER



MAP LEGEND:
 WETLAND AREA
 EPHEMERAL STREAM
 INTERMITTENT STREAM
 LAKE--OPEN WATER
e-7 WETLAND/STREAM POINTS

WETLAND DELINEATION MAP
 THOMSON ESTATES
 THOMSON, McDUFFIE COUNTY, GEORGIA
 GEC JOB # 100566.211

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