



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
SAVANNAH DISTRICT, CORPS OF ENGINEERS
1590 ADAMSON PARKWAY, SUITE 200
MORROW, GEORGIA 30260-1777

Regulatory Division
SAS-2012-00199

PUBLIC NOTICE
Savannah District

The District Engineer has received a Prospectus titled Arcway Mitigation Bank dated May 15, 2012, describing the establishment and operation of a stream and wetland compensatory mitigation bank (Arcway Mitigation Bank) for Federal and State permits as described below:

Application Number: SAS-2012-00199

Applicant: Ms. Carol Hassell
Georgia Piedmont Land Trust, Inc.
Post Office Box 3687
Suwanee, Georgia 30024

Agent: Mr. Trey Evans
Mitigation Management, LLC
5665 New Northside Drive
Suite 206
Alpharetta, Georgia 30328

This public notice does not imply, on the parts of the US Army Corps of Engineers (USACE) or other agencies, either favorable or unfavorable opinion of the work to be performed, but is issued to solicit comments regarding the factors on which final decisions will be based.

Location of Proposed Work: The 86-acre Arcway Mitigation Bank site is composed of three parcels located south of Interstate 85 and Steve Reynolds Boulevard, west of Pleasant Hill Road, and east of Beaver Ruin Road, at the terminus of Arcway Road near Lilburn, Gwinnett County, Georgia (latitude 33.9308, longitude -84.1286). The bank site is located in the Altamaha River Basin. See the enclosed Vicinity Map and USGS Topographic Map.

Description of Mitigation Bank: The bank sponsor proposes to establish, design, construct and operate a stream and wetland compensatory mitigation bank. The sponsor seeks to enhance wetlands and restore both wetlands and streams on the site, and provide mitigation credits to replace functions of streams and wetlands in the surrounding areas that may be adversely affected by future development within the primary and secondary Geographic Service Areas (GSA).

Current site conditions consist of wetlands and streams that have been highly altered due to surrounding development. Natural stream flow has been impacted by ditches established in

conjunction with the installation of sewer lines. These ditches have also impacted the hydrology of wetlands on the property along with beaver dams that altered the broad overland flow patterns. Wetland vegetation is mainly dominated by nuisance and exotic species.

The bank will focus on stream restoration (8,044.5 linear feet total) of Bromolow Creek and its tributaries, by redirecting flow away from existing sewer line ditches and removing exotic tree species and planting appropriate tree species. Buffers will also be established along banks of the streams. Wetland areas of the bank will be enhanced and restored through removal of nuisance and exotic species. Normal hydrology within those wetland areas would be re-established through restoration of stream channels which would redirect flow back to the floodplain and back into stream channels. A total of 70.1 acres of wetland would be restored and enhanced.

The bank sponsor proposes to record a restrictive covenant that would protect the mitigation bank in perpetuity from development activities.

Geographic Service Area: The GSA is the defined area within which this bank can reasonably be expected to provide appropriate compensation for impacts to aquatic resources. The GSA for this bank will include the Upper Ocmulgee River Hydrologic Unit Code (HUC) 03070103 as the Primary service area and the Upper Oconee River Hydrologic Unit Codes 03070101 as the Secondary service area in Georgia. See the enclosed 8-digit HUC Map.

Oversight: This mitigation bank may be considered one of a number of practicable alternatives available to applicants to compensate for unavoidable impacts associated with permits issued under the authority of Sections 404 and 401 of the Clean Water Act for projects located within the prescribed GSA.

Oversight of this compensatory mitigation bank will be by a group of Federal and State agency representatives collectively referred to as the Interagency Review Team (IRT). The IRT shall be chaired by the Savannah District, USACE and is comprised of representatives from the US Environmental Protection Agency, US Fish and Wildlife Service, National Marine Fisheries Service, and the Georgia Department of Natural Resources, Environmental Protection Division.

The actual approval of the use of this mitigation bank for a specific project is the decision of the USACE pursuant to Section 404 of the Clean Water Act. The USACE provides no guarantee that any particular individual or general permit will be granted authorization to use this compensatory mitigation bank to compensate for unavoidable impacts associated with a proposed permit, even though mitigation from this bank may be available.

Authority: A public notice regarding the proposed mitigation bank is required pursuant to Title 33 Code of Federal Regulations Parts 325 and 332 and Title 40 Code of Federal Regulations Part 230, entitled "Compensatory Mitigation for Losses of Aquatic Resources, Final Rule", published in the Federal Register on April 10, 2008.

Consideration of Public Comments: The USACE 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 this proposed mitigation bank. The Prospectus can be seen at the US Army Corps of Engineers, Savannah District, Regulatory Division, 1590 Adamson Parkway, Suite 200, Morrow, Georgia 30260-1777. Written comments received will be considered by the USACE in evaluating this proposal. Comments are used to assess impacts on endangered species, historic properties, conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards and flood plain values (in accordance with Executive Order 11988), land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership, and, in general, the needs and welfare of the public.

Preliminary review, provided by the bank's sponsor, indicates that: 1) An environmental impact statement will not be required; 2) No species of fish, wildlife, or plant (or their critical habitat) listed as endangered or threatened under the Endangered Species Act of 1973 (PL 93-205) will be affected; and, 3) No cultural or historical resources considered eligible or potentially eligible for listing on the National Register of Historic Places will be affected according to a website review of known listed properties. Additional information may change any of these preliminary findings.

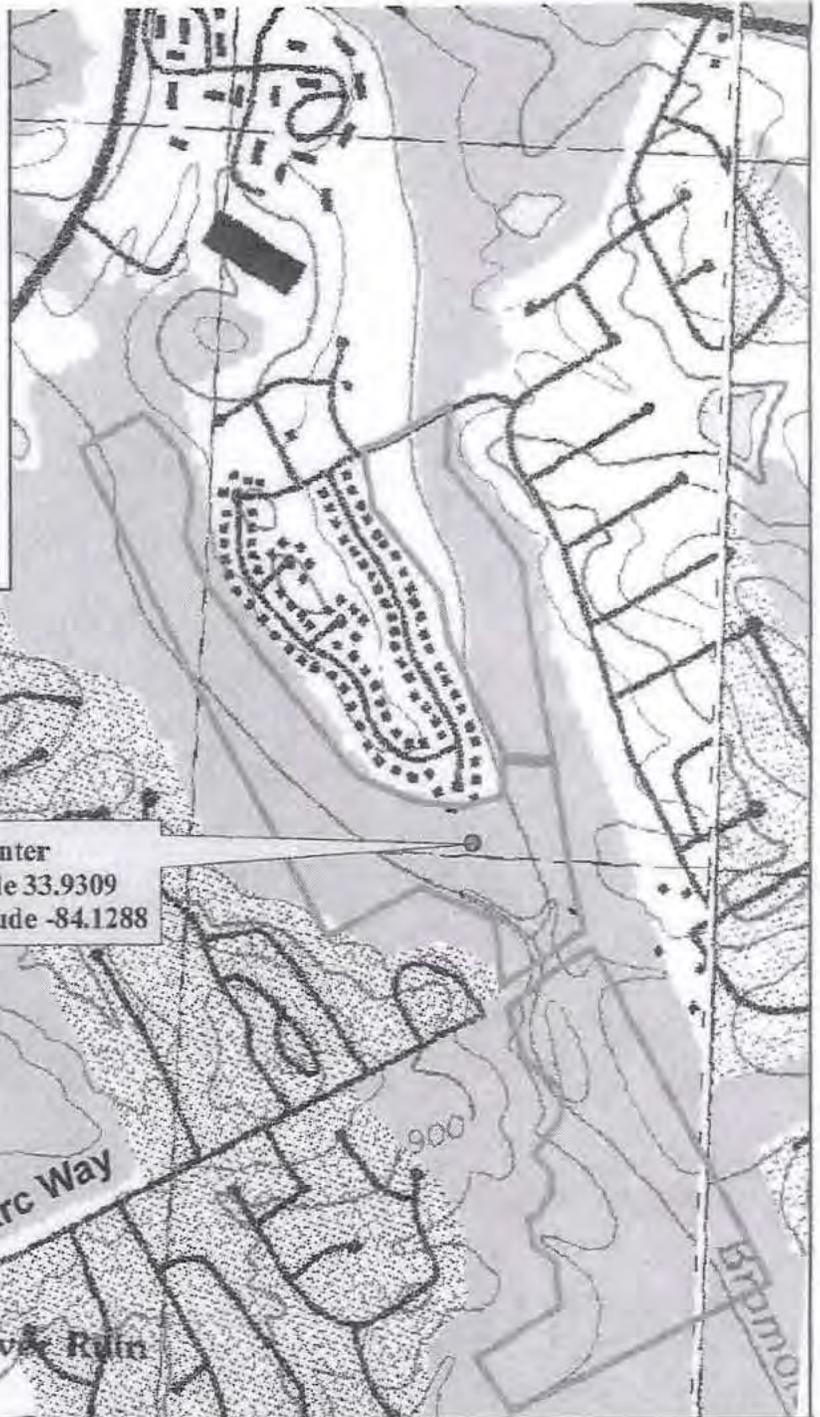
Comment Period: Anyone wishing to comment on this proposal should submit comments in writing to the Commander, US Army Corps of Engineers, Savannah District, Regulatory Division, Attention: Ms. Megan C. Singleton, 1590 Adamson Parkway, Suite 200, Morrow, Georgia 30260-1777 no later than 30-days from the date of this notice. Please refer to the mitigation bank name (Arcway Mitigation Bank) and the Regulatory Division file number (SAS-2012-00199) in your comments.

If you have any further questions concerning this matter, please contact Ms. Megan C. Singleton, Regulatory Specialist, Piedmont Branch at 678-422-2723.

7 Encls

1. Vicinity Map (Figure 1)
2. USGS Quadrangle of Site Area (Figure 5)
3. Site Soils (Figure 7)
4. National Wetland Inventory (Figure 8)
5. HUC-8 Map (Figure 9)
6. Conceptual Wetland Mitigation Plan (Figure 21)
7. Conceptual Stream Wetland Plan (Figure 22)

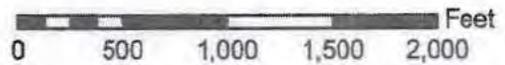
Gwinnett County, GA



USGS 7.5 Minute Topographic Map of Gwinnett County, GA

Legend

 Property Boundary



1:24,000



Arcway

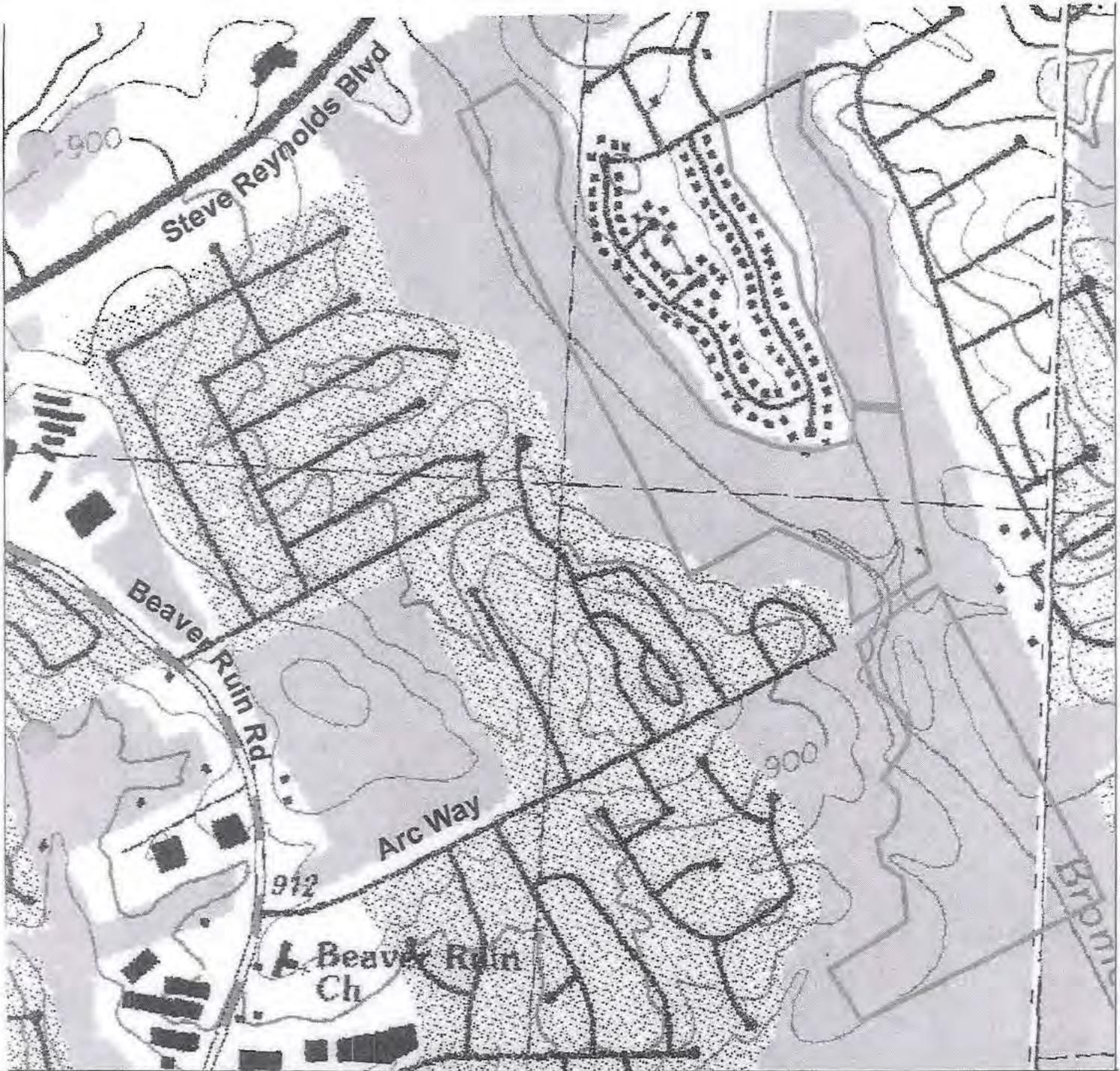
Gwinnett County, Georgia

SAS-2012-00199



**MITIGATION
MANAGEMENT**

**Figure 1
Vicinity Map**



USGS 7.5 Minute Topographic Map of Gwinnett County, GA

Legend

 Property Boundary

 Feet
0 250 500 750 1,000

1:12,000



Arcway

Gwinnett County, Georgia

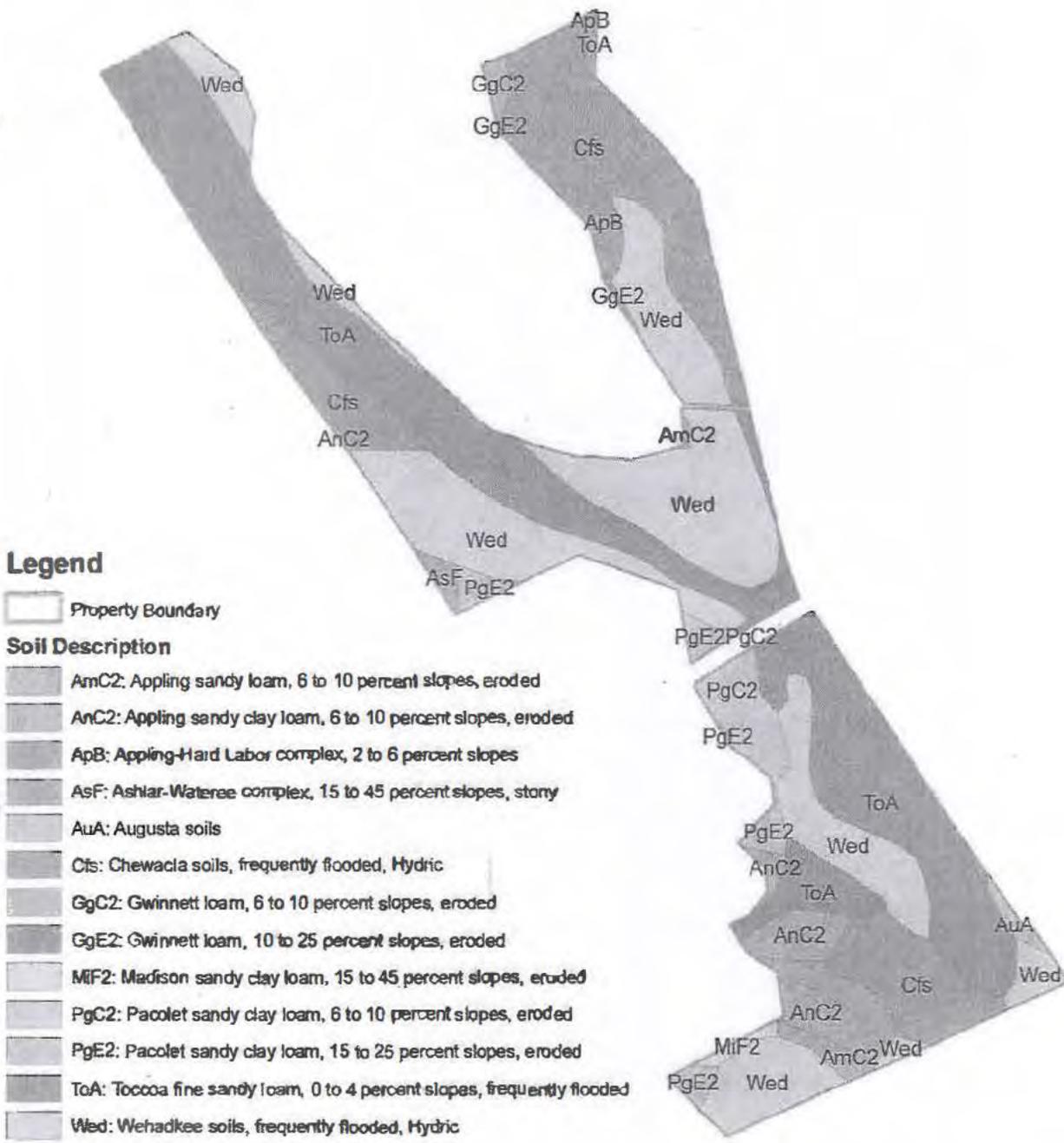
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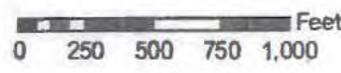
MITIGATION
MANAGEMENT

Figure 5

USGS Quadrangle of Site Area



Soil Data: USDA Natural Resources Conservation Service: Gwinnett County, GA 2010



1: 12,000



Arcway
Gwinnett County, Georgia
SAS-2012-00199



Figure 7
Site Soils



**Base Map Source: USDA National Agriculture Imagery Program: Gwinnett County, Georgia 2009
 USFWS 7.5-minute National Wetlands Inventory**

Legend

-  Property Boundary
-  NWI

0 250 500 750 1,000 Feet

1: 12,000



Arcway

Gwinnett County, Georgia

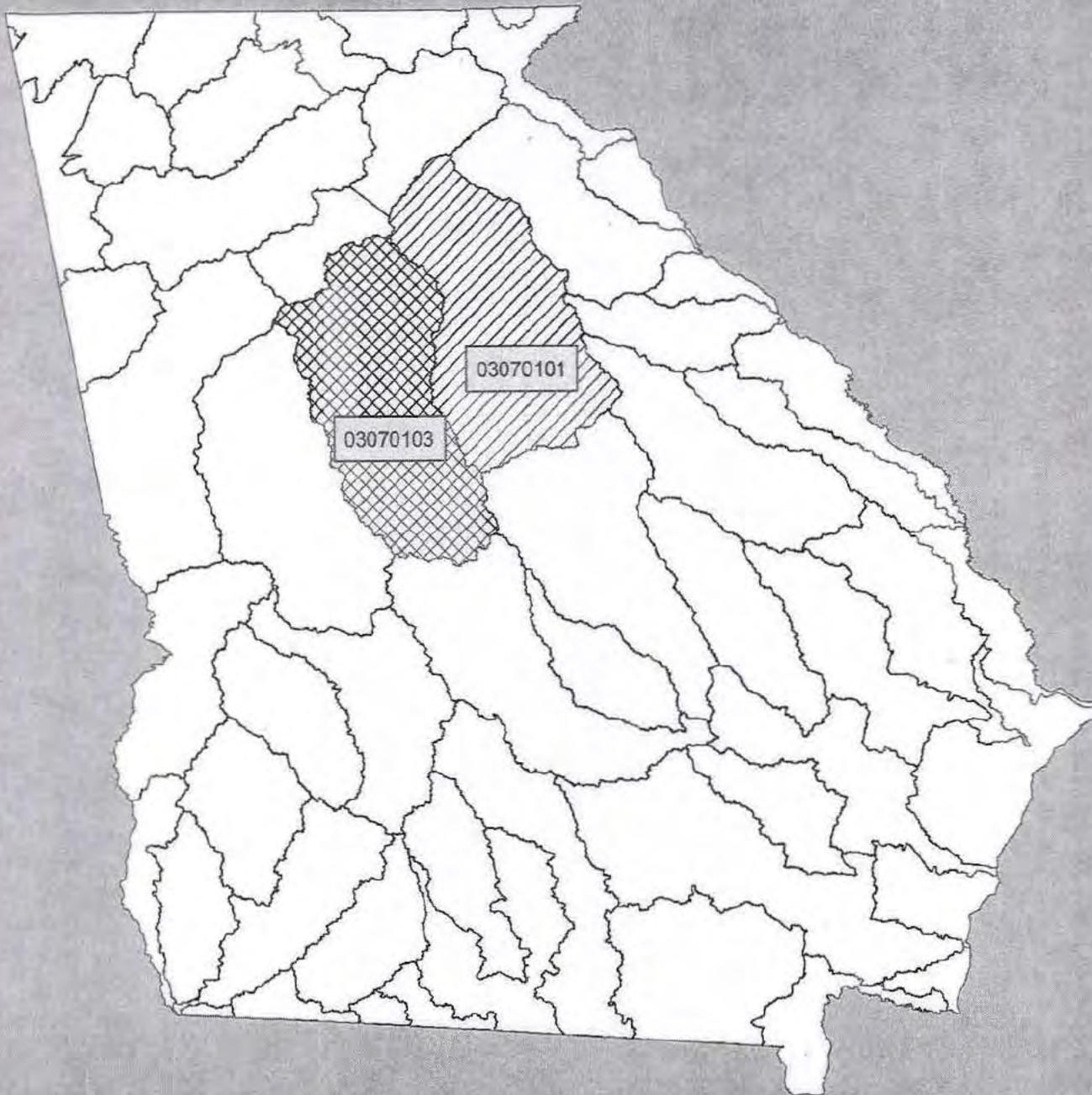
SAS-2012-00199



**MITIGATION
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Figure 8

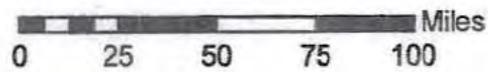
National Wetland Inventory



Base Map Source: 8-digit HUC, Georgia

Legend

-  Primary Service Area
-  Secondary Service Area



1: 2,750,000



Arcway

Gwinnett County, Georgia

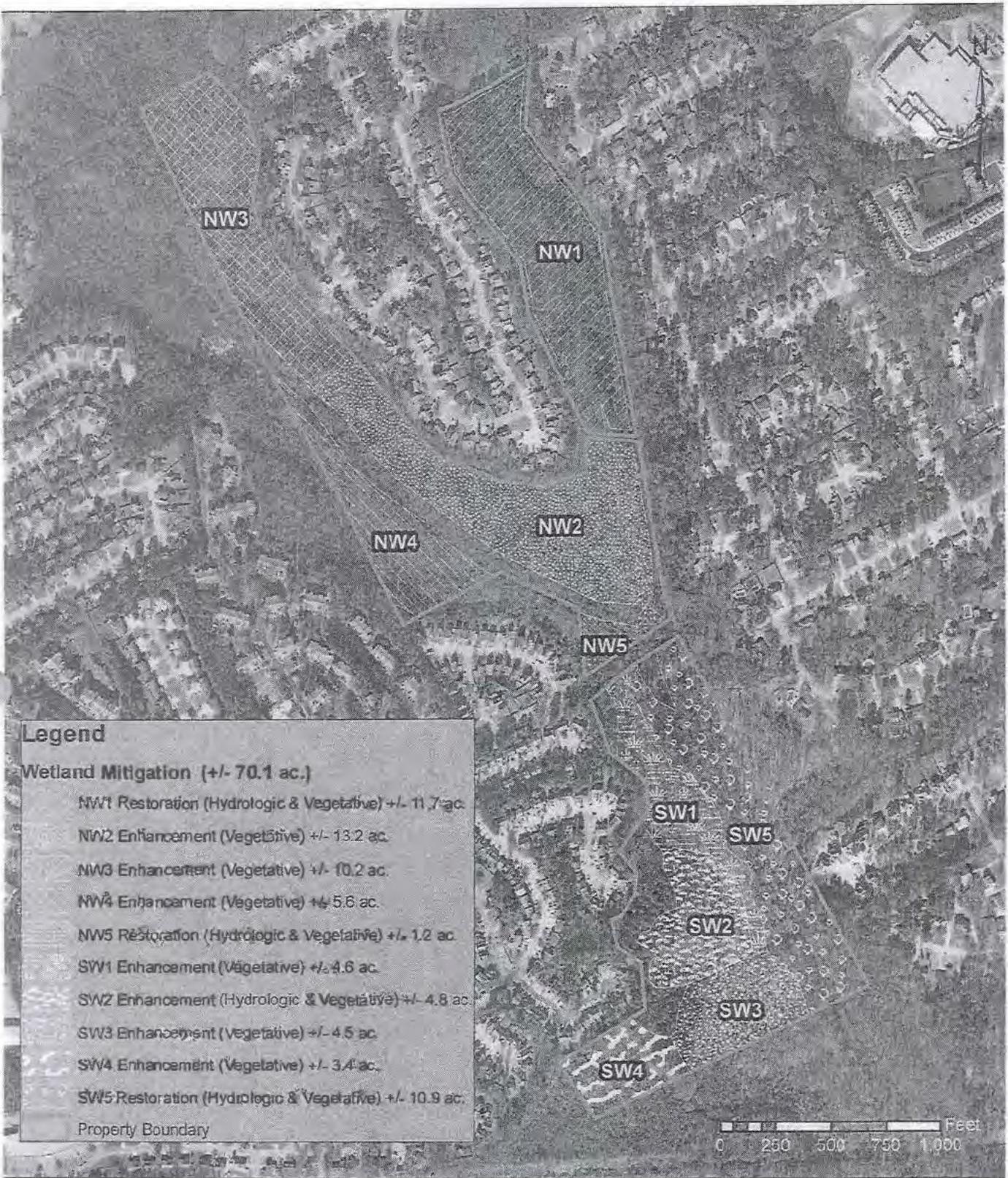
SAS-2012-00199



**MITIGATION
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Figure 9

Standard Service Area Map



Arcway

Gwinnett County, Georgia

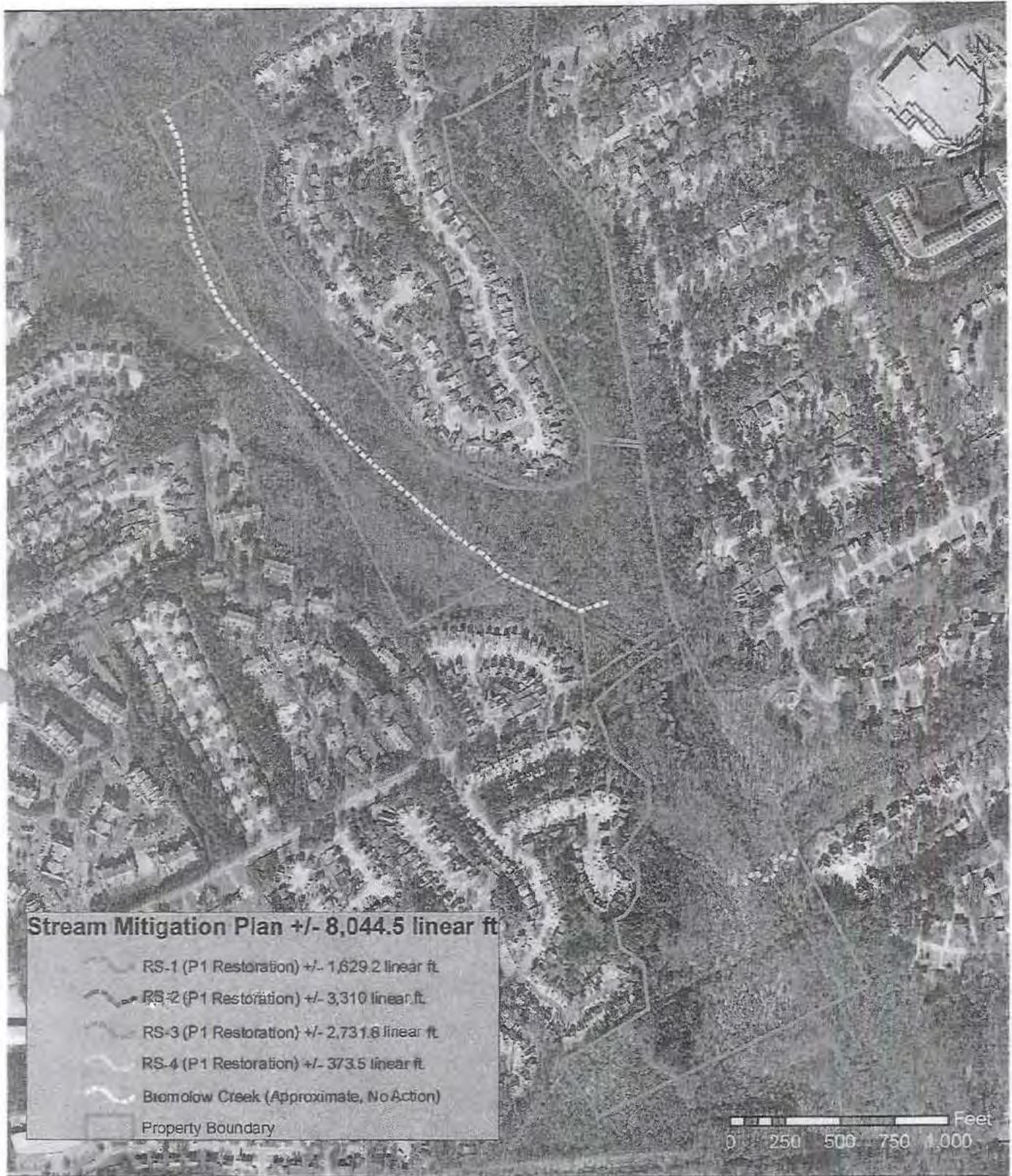
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**MITIGATION
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Figure 21

**Conceptual Wetland
Mitigation Plan**



Arcway

Gwinnett County, Georgia

SAS-2012-00199



**MITIGATION
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Figure 22

**Conceptual Stream
Mitigation Plan**