



REPLY TO  
ATTENTION OF

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

JULY 02 2013

Regulatory Division  
SAS-2013-00212

**PUBLIC NOTICE**  
**Savannah District**

The Savannah District has received a Mitigation Plan for preservation of wetlands along Cedar Creek through use of In-Lieu Fee funds from the Georgia Land Conservation Center, as follows:

Application Number: SAS-2013-00212

Applicant: Mr. Hans Neuhauser  
Georgia Land Conservation Center  
380 Meigs Street  
Athens, Georgia 30601

Agent: Ms. Tavia McCuean  
Forestar Group, Inc.  
3330 Cumberland Boulevard, Suite 275  
Atlanta, Georgia 30339

This public notice does not imply, on the parts of the U.S. Army Corps of Engineers or other agencies, either a 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 project site is located in wetlands adjacent to Cedar Creek, on a 89.41 acre tract in Coweta County, Georgia (Latitude 33.4826, Longitude -84.8281). Additionally, the project is located in the Middle Chattahoochee River Watershed, in USGS Hydrologic Unit 03130002.

Description of Mitigation Proposal: The applicant proposes to preserve approximately 89 acres of land, including approximately 60 acres of wetlands, 6,730 linear feet of perennial and intermittent streams, 437 feet of ephemeral stream, and 24 acres of upland buffer referred to as "Forestar Compartment 12100 Wetland Complex". Protection would be in the form of a Restrictive Covenant to be placed on the property.

Geographic Service Area: The restoration would provide mitigation for previously authorized unavoidable impacts to waters of the United States within the Middle Chattahoochee River Watershed under Section 404 of the Clean Water Act.

Oversight: Oversight of this In-Lieu Fee project would be by a group of Federal and State agency representatives collectively referred to as the Inter-Agency Review Team (IRT). The IRT shall be chaired by the Corps and is comprised of representatives from the U.S. Environmental Protection Agency, U.S. Fish and Wildlife Service, and the Georgia Department of Natural Resources Environmental Protection Division. Forestar has proposed seven years of monitoring to include annual photo documentation of site conditions at four set sampling points in the wetland, inspection of the Restrictive Covenant boundaries to ensure that the terms of the Restrictive Covenant are being upheld, and inventory and description of vegetation present at the photo data points in years 1, 3, 5, and 7.

Authority: A public notice regarding the proposed use of In-Lieu Fee funds for providing compensatory mitigation is required pursuant to 33 CFR part 332 and 40 CFR part 230, "Compensatory Mitigation for Losses of Aquatic Resources; Final Rule" published in the Federal Register on April 10, 2008.

Consideration of Public Comments: The Corps is soliciting comments from the public; federal, state, and local agencies and officials; Native American Tribes; and any 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 approve, modify, condition, or deny this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and other public interest factors. Comments are also used to determine the overall public interest of the proposed activity.

Comment Period: Anyone wishing to comment on this proposal should submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Mr. William Rutlin, Regulatory Specialist, Coastal Branch, 100 West Oglethorpe Avenue, Savannah, Georgia 31401-3640, no later than 30 days from the date of this notice. Please refer to the applicant's name and the application number in your comments. The full mitigation plan can be reviewed in the Savannah District, U.S. Army Corps of Engineers, Regulatory Division, 100 West Oglethorpe Avenue Savannah, Georgia 31401-3640.

If you have any further questions concerning this matter, please contact Mr. William Rutlin, Regulatory Specialist, Coastal Branch at (912) 652-5893.

5 Encls

1. Figure 1: General Project Map
2. Figure 2: Regional Protected Lands
3. Attachment 1a: Site Plan – Tile View
4. Attachment 1b: Wetland Delineation Plan, 4 sheets
5. Mitigation Credit Calculation Worksheets, 2 sheets

Figure 1 – General Project Map

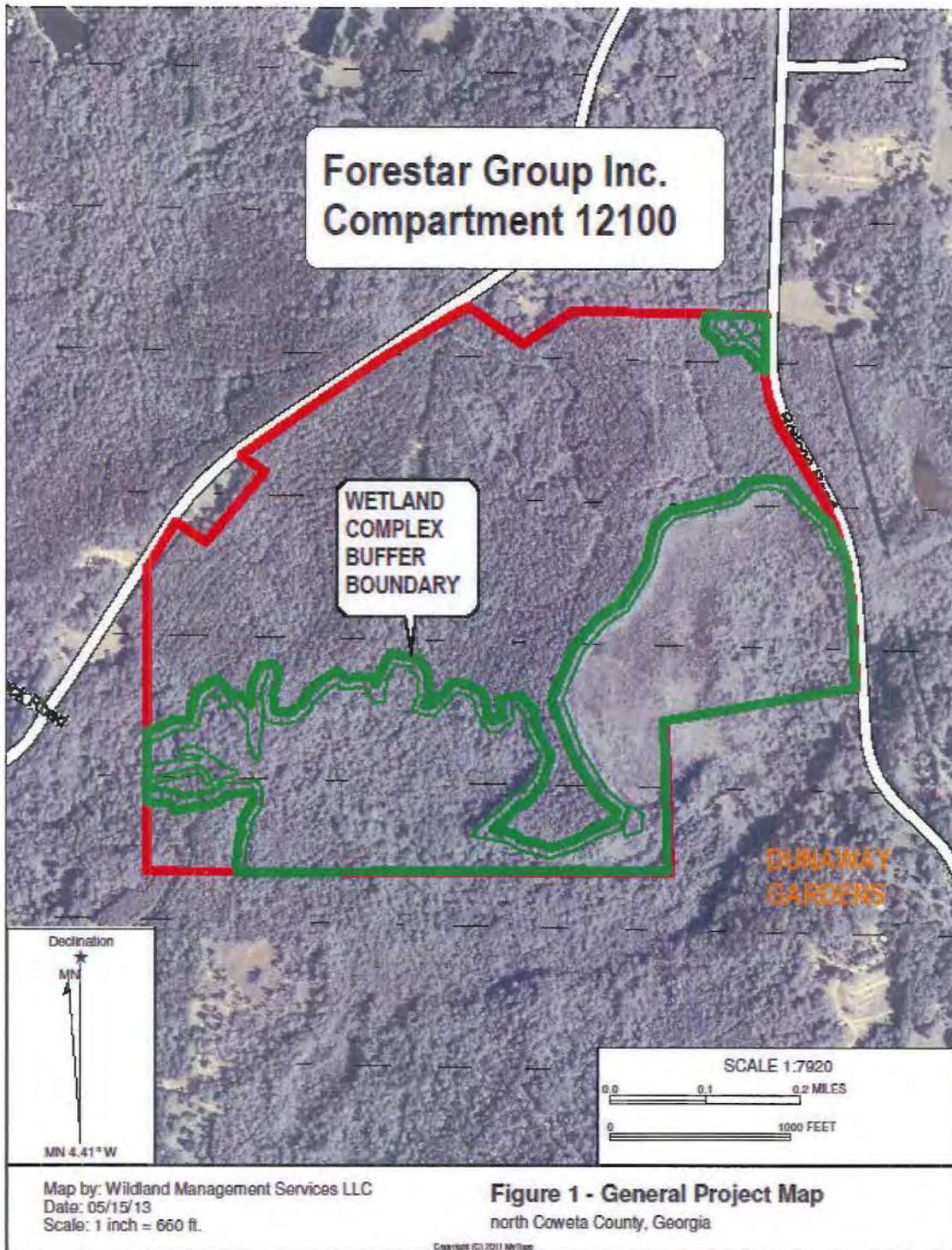


Figure 2a – Adjacent Protected Lands

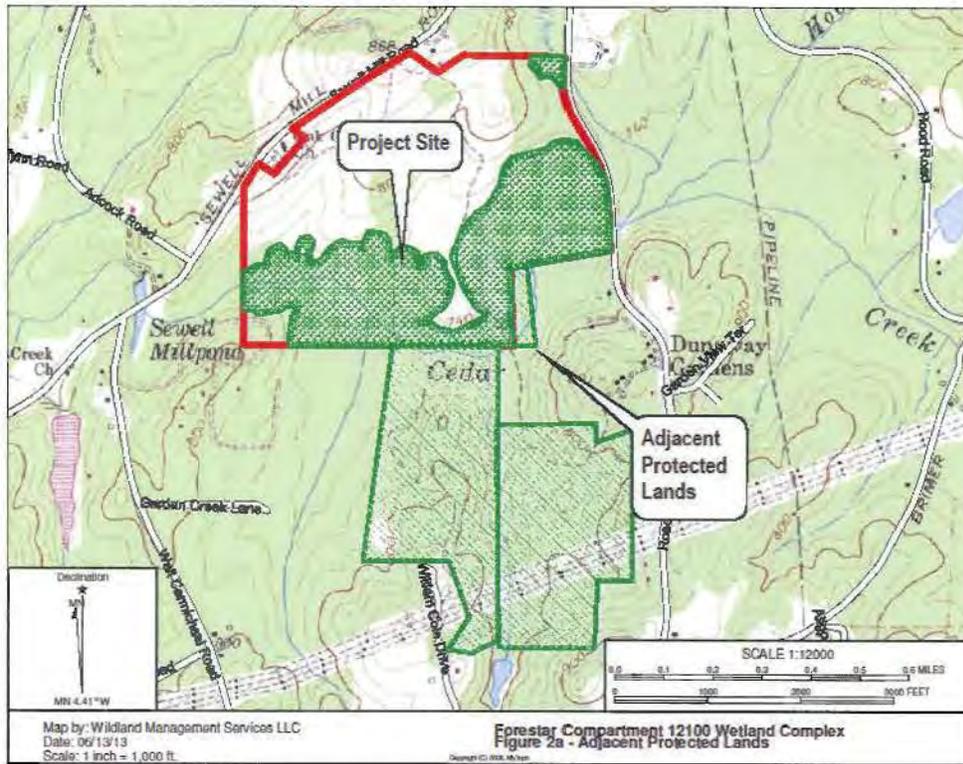
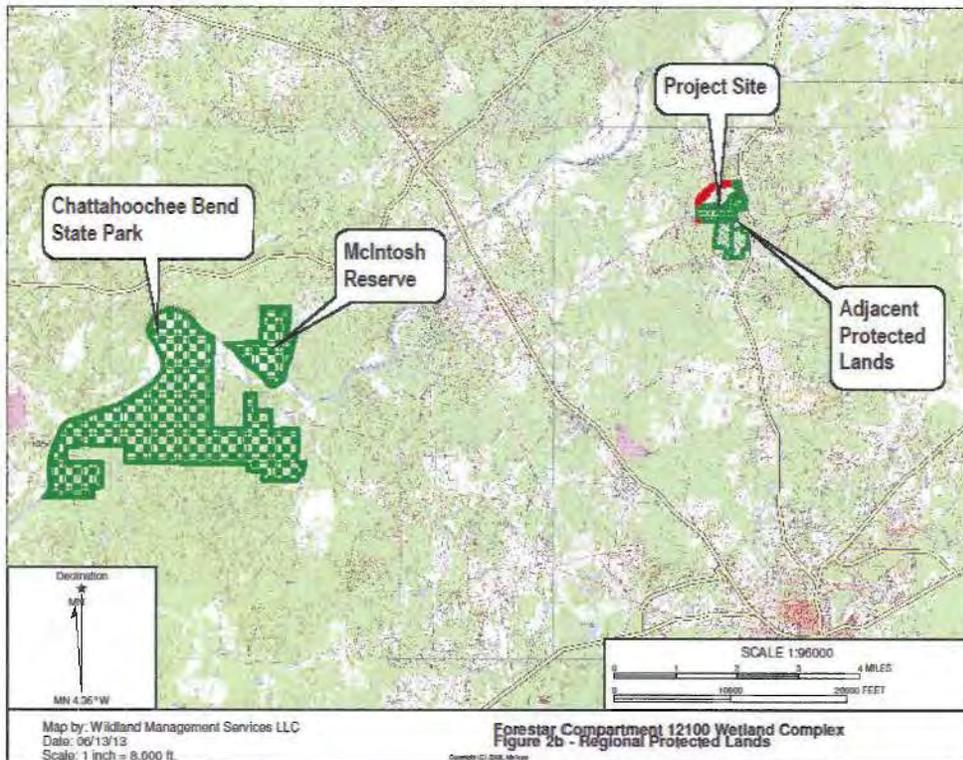
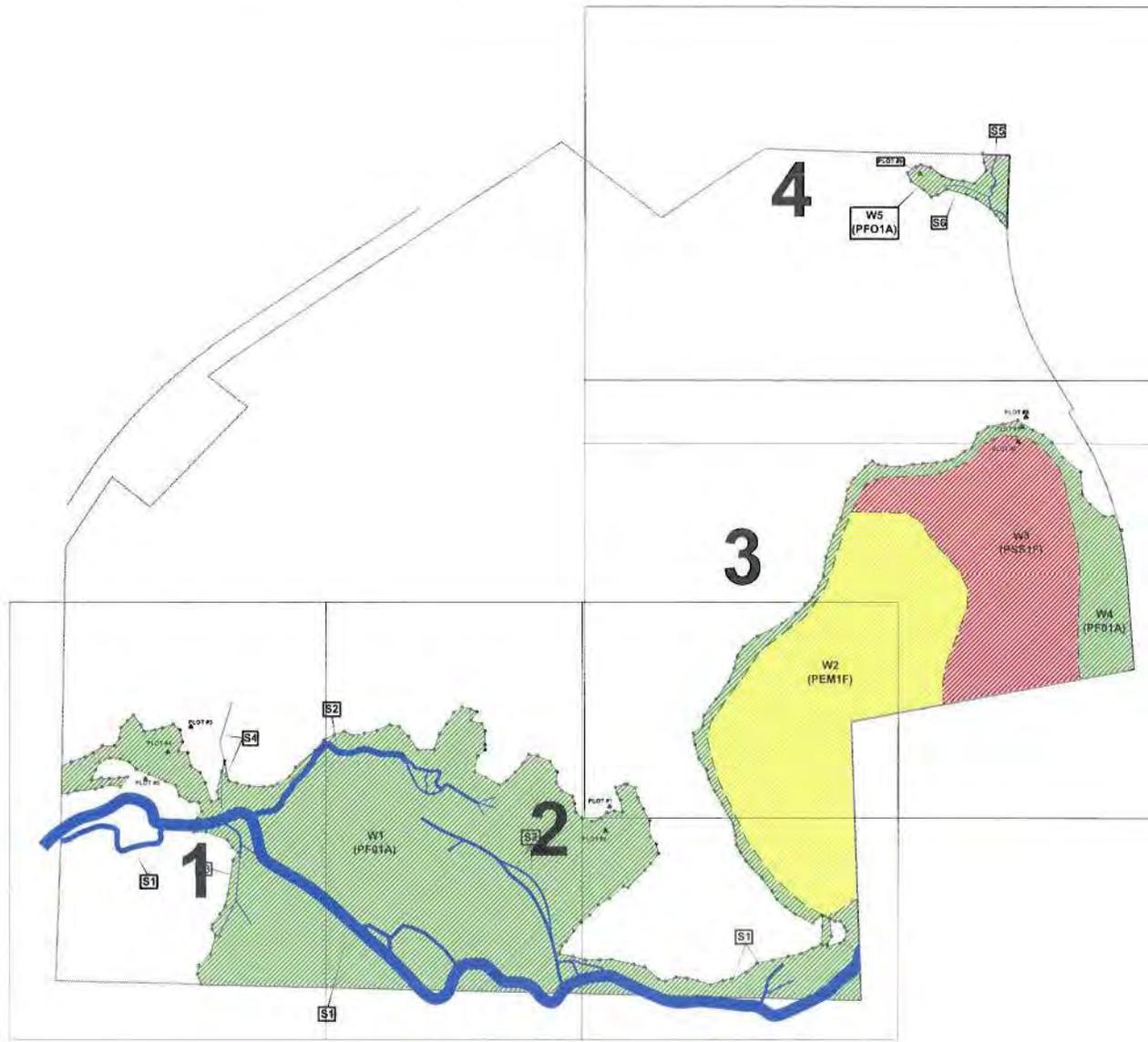


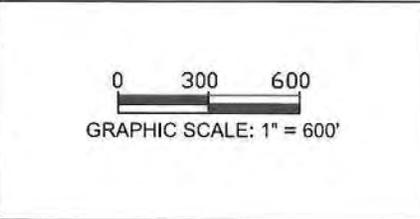
Figure 2a – Regional Protected Lands



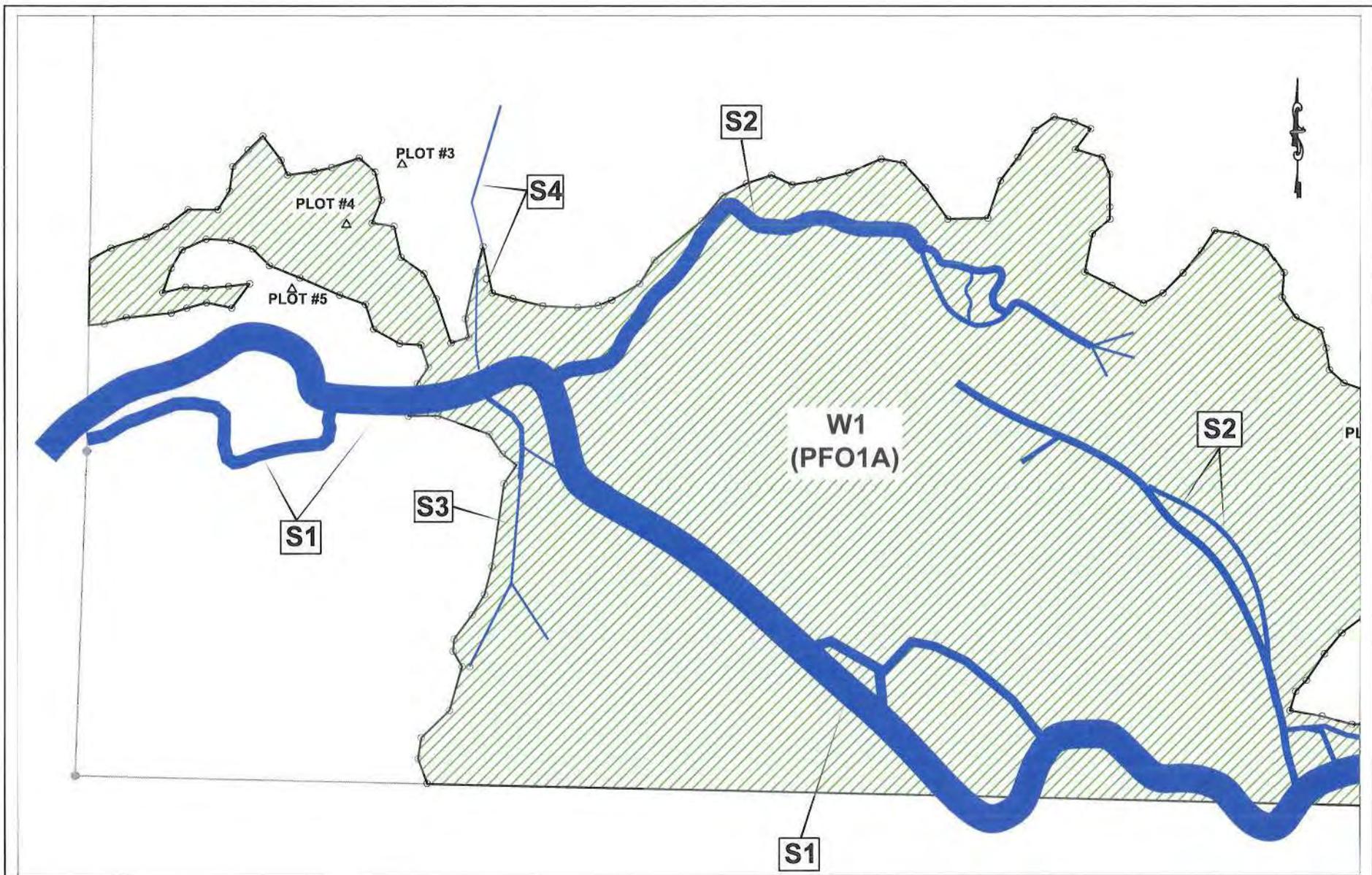


**ATTACHMENT 1a**  
**SITE PLAN - TILE VIEW**  
**SITE:** Forestar Compartment 12100 Wetland Complex  
 Coweta County, Georgia  
  
**SCALE:** 1" = 600'

MAP LEGEND	
	STREAM / WATER OF THE U.S.
	POTENTIAL WETLAND AREA



Encl 3

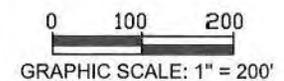


**ATTACHMENT 1b**  
**TILE 1: WETLAND DELINEATION PLAN**  
**SITE:** Forestar Compartment 12100 Wetland Complex  
 Coweta County, Georgia

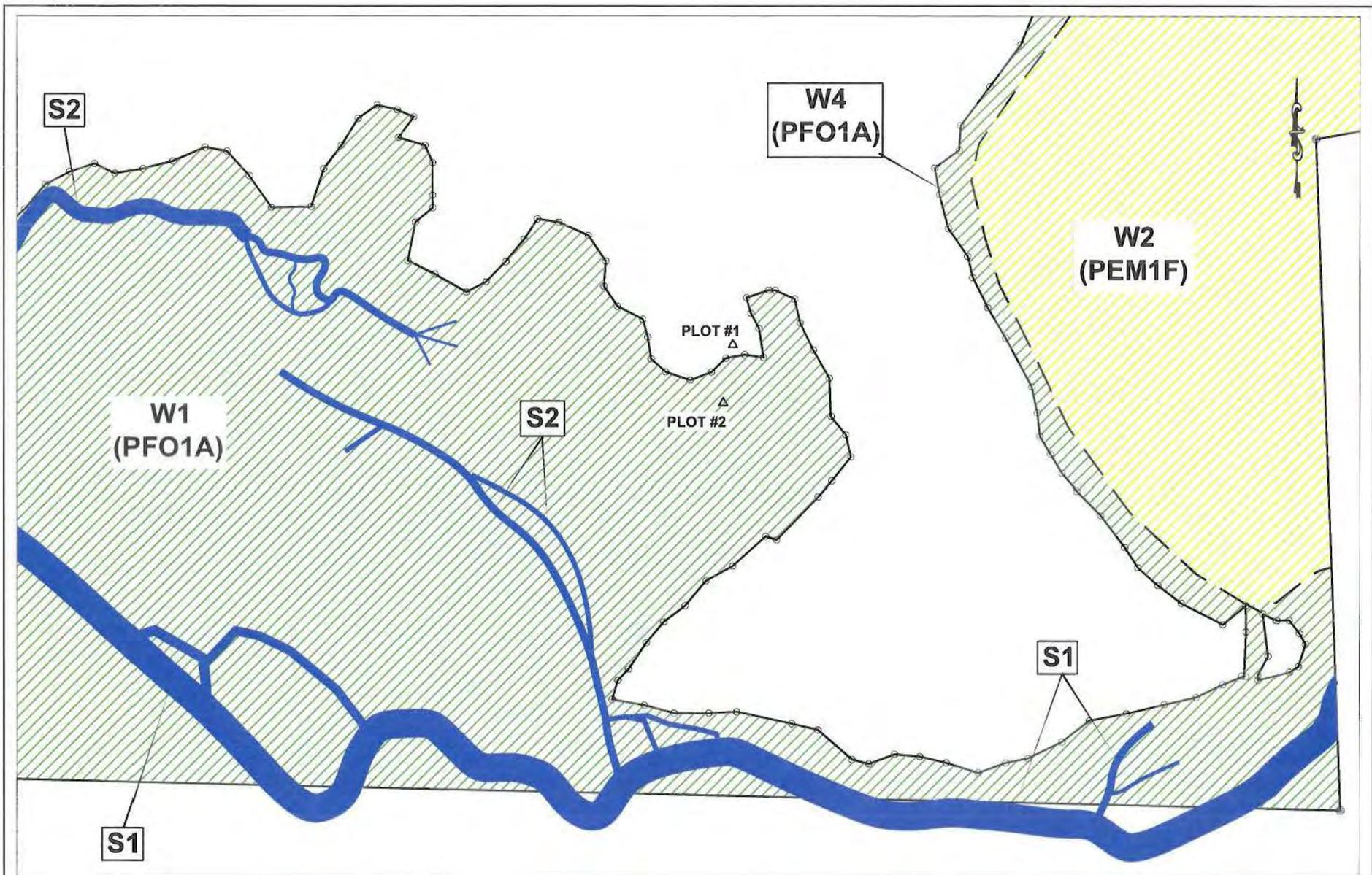
**SCALE:** 1" = 200'

**MAP LEGEND**

-  STREAM / WATER OF THE U.S.
-    POTENTIAL WETLAND AREA

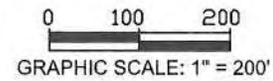


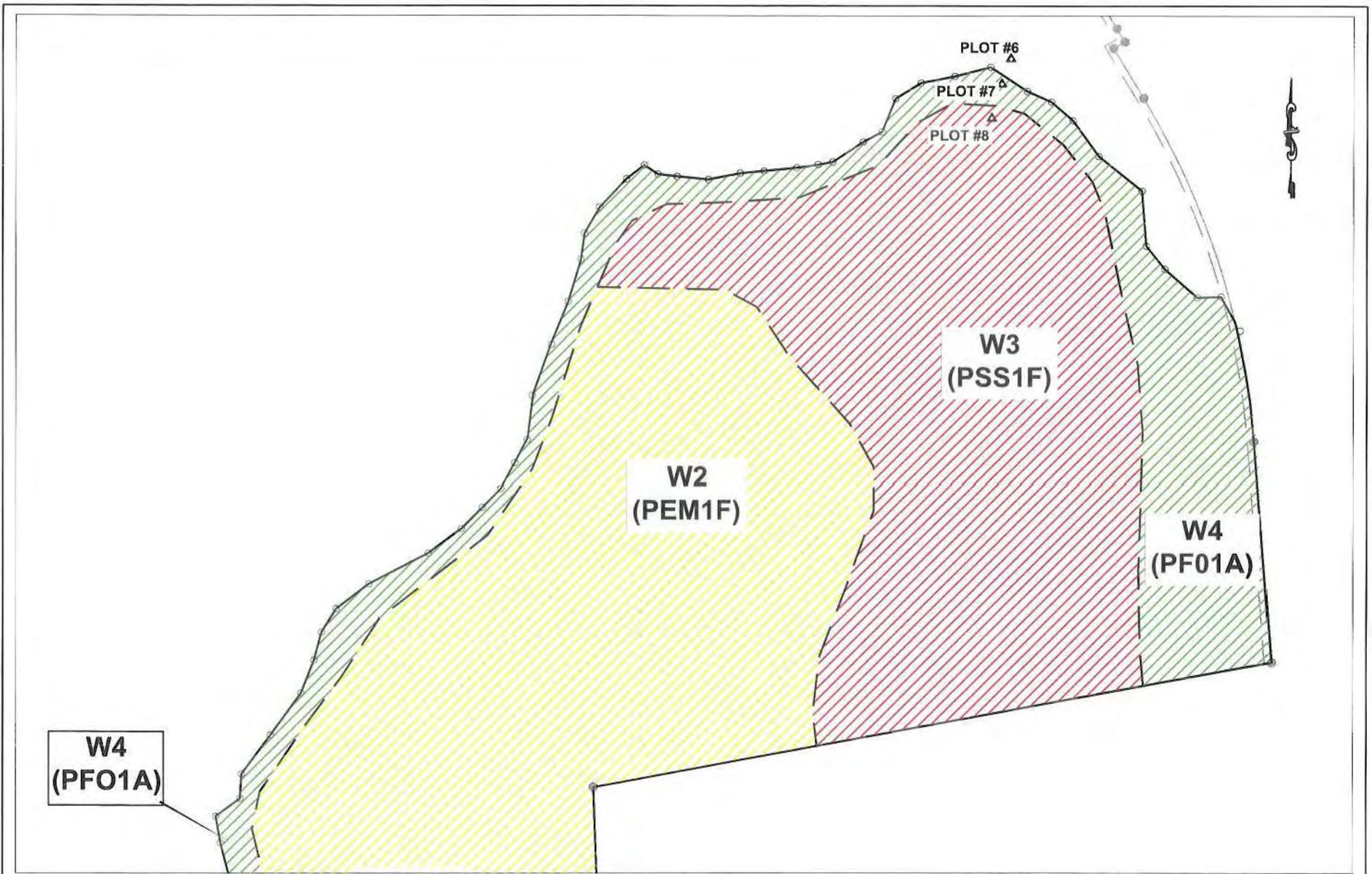
Encl 4



ATTACHMENT 1c  
 TILE 2: WETLAND DELINEATION PLAN  
 SITE: Forestar Compartment 12100 Wetland Complex  
 Coweta County, Georgia  
 SCALE: 1" = 200'

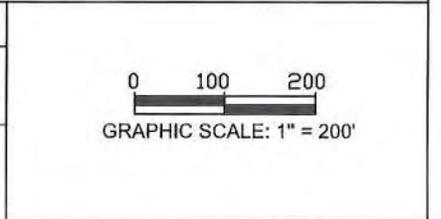
MAP LEGEND	
	STREAM / WATER OF THE U.S.
	POTENTIAL WETLAND AREA

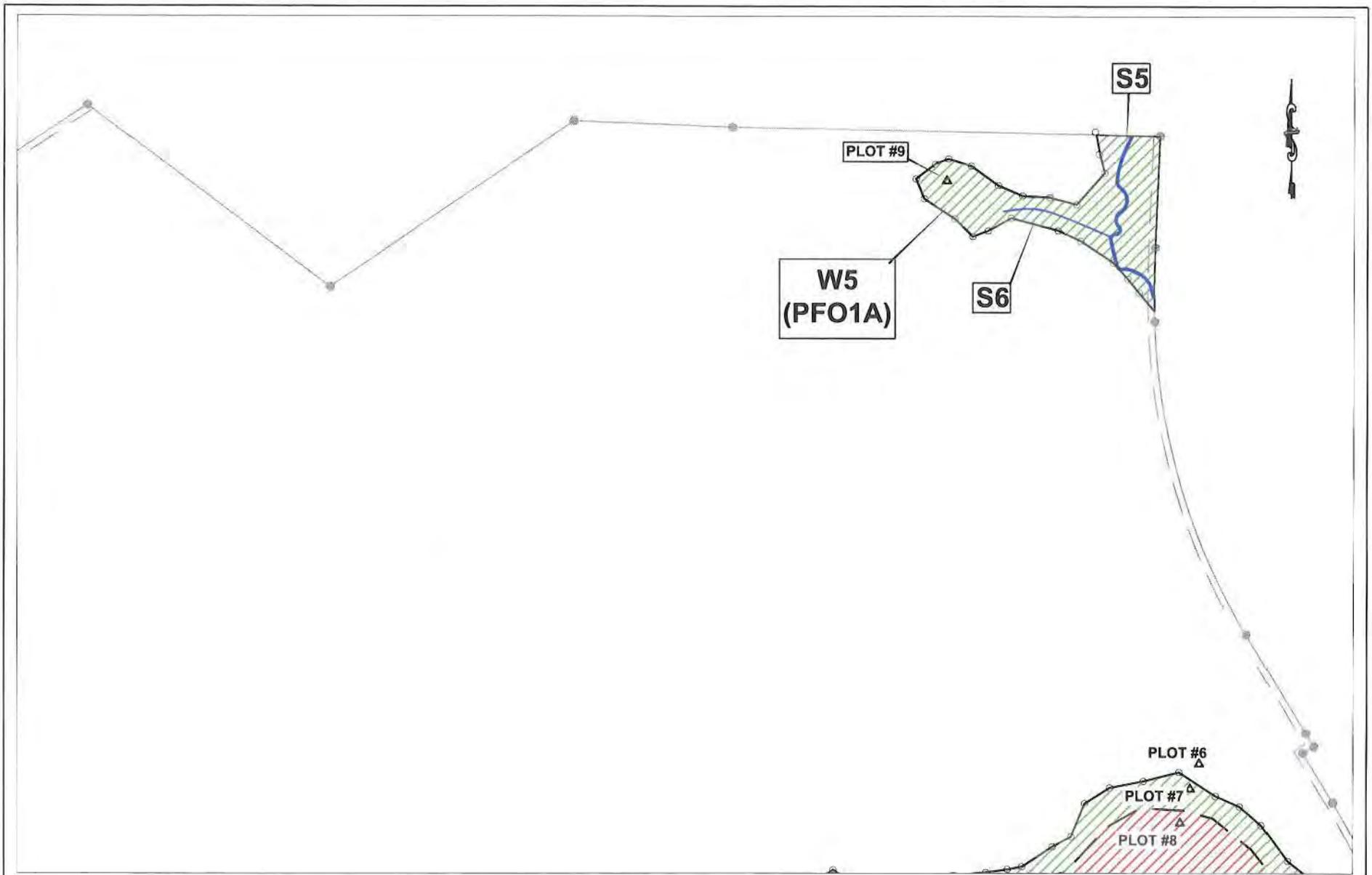




ATTACHMENT 1d  
 TILE 3: WETLAND DELINEATION PLAN  
 SITE: Forestar Compartment 12100 Wetland Complex  
 Coweta County, Georgia  
 SCALE: 1" = 200'

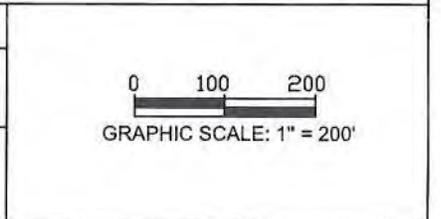
MAP LEGEND	
	STREAM / WATER OF THE U.S.
	POTENTIAL WETLAND AREA





ATTACHMENT 1e  
 TILE 4: WETLAND DELINEATION PLAN  
 SITE: Forestar Compartment 12100 Wetland Complex  
 Coweta County, Georgia  
 SCALE: 1" = 200'

MAP LEGEND	
	STREAM / WATER OF THE U.S.
	POTENTIAL WETLAND AREA



**WETLANDS AND OPEN WATERS  
MITIGATION WORKSHEETS**

**PROJECT:** Forestar; Compartment 12100 Wetland Complex, Dunaway Gardens  
**COUNTY:** Coweta  
**DATE:** 10-Jun-13

**PRESERVATION MITIGATION FACTORS**

Factor	Option			
	None 0.0	Low 0.1	Moderate 0.3	High 0.5
Kind	Category 2 1.0	Category 1 0.8		
Control	RC 0.10	RC + CE or GPP 0.30	RC + CE + GPP 0.50	

**PROPOSED PRESERVATION MITIGATION WORKSHEET**

Factor	Area 1	Area 2	Area 3	Area 4	Area 5
Degree of Threat	0.1				
Kind	0.6				
Control	0.1				
Sum of m Factors (M)	0.8	-	-	-	-
Mitigation Area	60.2				
M x A =	48.1	-	-	-	-

**Total Preservation Credits = Sum (M x A) =** 48.1

## WETLANDS AND OPEN WATERS MITIGATION WORKSHEETS

**PROJECT:** Forestar; Compartment 12100 Wetland Complex, Dunaway Gardens

**COUNTY:** Coweta

**DATE:** 10-Jun-13

### MINIMUM UPLAND BUFFER WIDTHS FOR MITIGATION CREDIT\*

Adjacent Land Use Category	Minimum Width
Single Family Residential	50 feet
Multi-Family	75 feet
Commercial	75 feet
Industrial	100 feet
Landfill	100 feet
Other Categories	case-by-case

\* widths are based on linear, constant elevation measurement.

### BUFFER MITIGATION FACTORS

Factor	Option				
	>95%	68% to 95%	50% to 67%	33% to 49%	<33%
Upland Buffer (U1)	1.0	0.8	0.6	0.3	0.1
Buffer Enhancement (U2)	>95% 0.15	50% to 95% 0.10	<50% 0.05		

### UPLAND BUFFER CREDIT WORKSHEET

	Area 1	Area 2	Area 3	Area 4	Area 5
Total Jurisd. Boundary (B1)*	20,872				
Buffered Jurisd. Boundary (B2)*	13,107				
$(B2 / B1) \times 100 = \% \text{ Upland Buffer}$	63				
Upland Buffer Factor (U1)	0.6				
Acres of Upland Buffer (A1)	18.0				
$A1 \times U1 = C1$	10.8	-	-	-	-
Buffer Enhancement Factor (U2)	0.05				
Aquatic Mitigation Acres (A2)	65.4				
$A2 \times U2 = C2$	3.3	-	-	-	-
$C1 + C2 = D$	14.1	-	-	-	-

**Total Upland Buffer Credits = Sum of D's =** 14.1

#### NOTES

A1 = Acres in excess of minimum buffer width

\*B1 = Total LF of jurisdictional wetland boundary (on and off site)

\*B2 = Total LF of jurisdictional wetland boundary (on site)

(June 10, 2013 calculations based on 25 feet minimum buffer width, 55 foot total buffer width for wetland area)