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

REPLY TO
ATTENTION OF

MARCH 0 4 2015

Regulatory Division
SAS-2014-00521

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-2014-00521

Applicant: Mr. Lamar Smith
Southbridge Investments, LLC
152 Thunderbird Drive, Suite 207
Richmond Hill, Georgia 31324

Agent: Mr. Brandon W. Wall
Sligh Environmental Consultants, Inc.
31 Park of Commerce Way, Suite 2008
Savannah, Georgia 31405

Location of Proposed Work: The project site is located east of Interstate 95, approximately 1.25 miles south of the intersection of Interstate 95 and Interstate 16 in Savannah, Chatham County, Georgia (Latitude 32.0565, Longitude -81.2513).

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers (Corps): The applicant is proposing to impact 2.0 acres of wetlands to facilitate the construction of a residential development. The wetland impacts would be associated with the construction of road crossings, the installation of utilities, and lot development. Wetlands within the project area are associated with Culvert Swamp, which ultimately flows into Salt Creek to the east. The applicant proposes to purchase 6.57 wetland mitigation credits from Black Creek Mitigation Bank to mitigate for the required wetland impacts.

BACKGROUND

On August 6, 2001, the Corps issued a Section 404 permit (SAS-1997-15260) for the Berwick Plantation master planned development. The permit authorized wetland impacts totaling 20.86 acres to facilitate the construction of a 1,911 acre mixed use community. The current project area was a component of the larger Berwick Plantation development. The previous permit authorized a total of 5.13 acres of wetland impact

within the current project area. A total of 3.88 acres of the previously authorized impacts were completed. Permit SAS-1997-15260 expired on October 31, 2011.

A wetland delineation was completed for the project area on February 5, 2015. The delineation identified 99.0 acres of jurisdictional wetlands, 0.44 acre of isolated wetland, and 72.99 acres of upland. The Corps conducted a site inspection on August 12, 2014, to review the wetland areas within the property and observe existing site conditions.

This Joint Public Notice announces a request for authorizations from both the Corps 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, U.S. Army Corps of Engineers, Regulatory Division, 100 W. 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.

Georgia Coastal Management Program: Prior to the U.S. Army Corps of Engineers making a final permit decision on this application, the project must be certified by the Georgia Department of Natural Resources, Coastal Resources Division, to be consistent with applicable provisions of the State of Georgia Coastal Management Program (15 CFR 930). Anyone wishing to comment on Coastal Management Program certification of this project should submit comments in writing within 30 days of the date of this notice to the Federal Consistency Coordinator, Ecological Services Section, Coastal Resources Division, Georgia Department of Natural Resources, One Conservation Way, Brunswick, Georgia 31523-8600 (Telephone: 912-264-7218).

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: As a component of the permit application, the applicant provided a copy of a Cultural Resources Survey titled, "Intensive Cultural Resources Survey of the 1,900 Acre Berwick Tract Chatham County, Georgia" dated May 1999. Based on our review of this document, as well as a Georgia Department of Natural Resources, Historic Preservation Division letter dated March 27, 2001, it has been determined that the proposed project would have no effect on historic properties listed or eligible for listing under Section 106 of the National Historic Preservation Act.

Endangered Species: 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 U.S. Department of the Interior, Fish and Wildlife Service, the U.S. 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.

The permit application stated that a threatened and endangered species survey had been conducted to determine the potential for the occurrence of animal and plants species (or their preferred habitats) currently listed as threatened or endangered by state and federal regulations. Neither the listed species nor habitat typically associated with these species was observed during the survey. As a result of the condition and location of the project area, as well as the absence of habitat and listed species, the applicant stated that the proposed project is not likely to adversely impact any threatened or endangered species.

Based on review of the endangered species survey report and observation of on-sight habitats, the Corps has determined that the proposed project would have no effect on any federally listed threatened or endangered species under the purview of the U.S. Department of the Interior, Fish and Wildlife Service.

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 Corps 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 Corps 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.

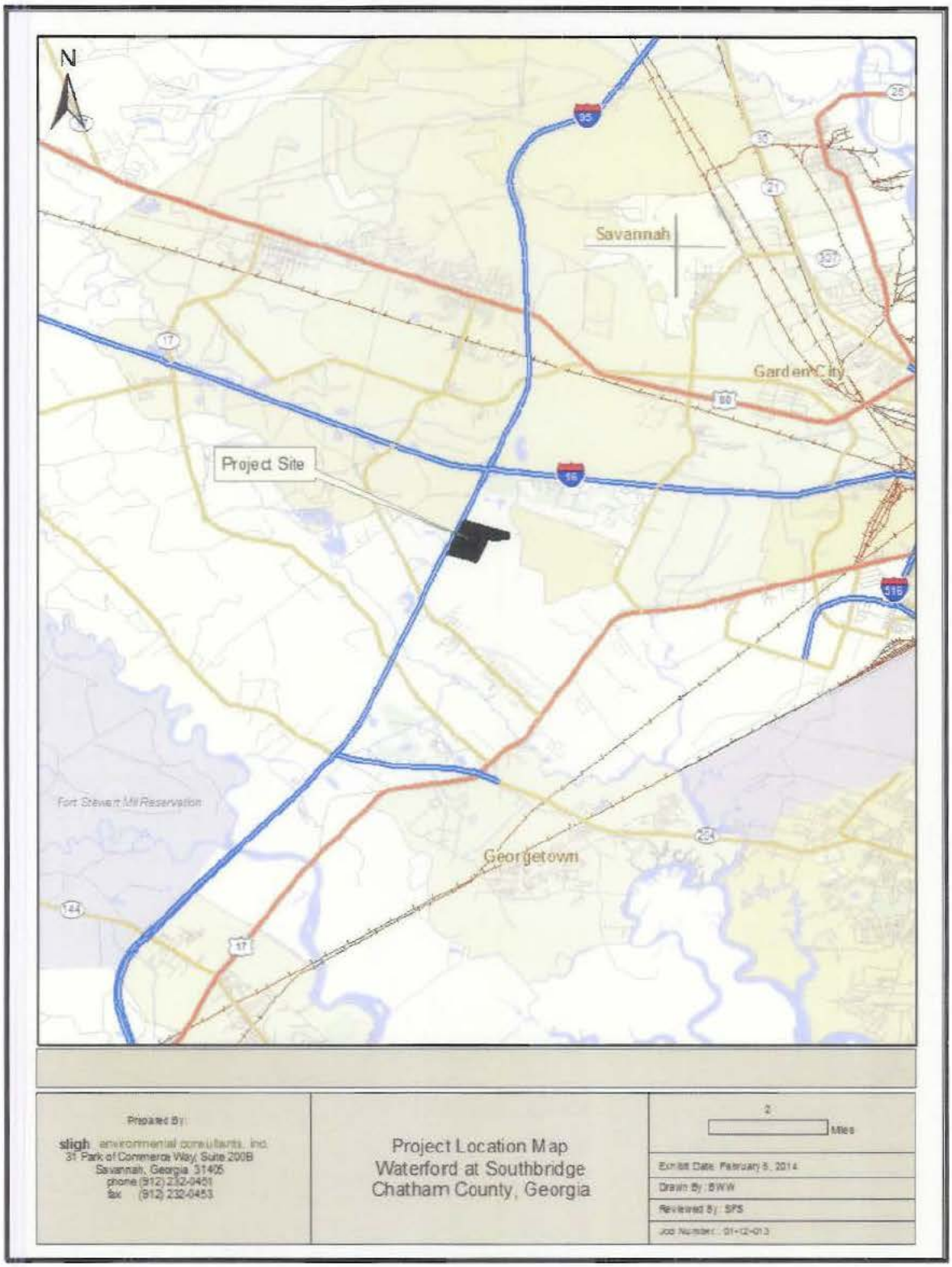
Application of Section 404(b)(1) Guidelines: The proposed activity involves the discharge of dredged or fill material into the waters of the United States. The Corps evaluation of the impact of the activity on the public interest will include application of the guidelines promulgated by the Administrator,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

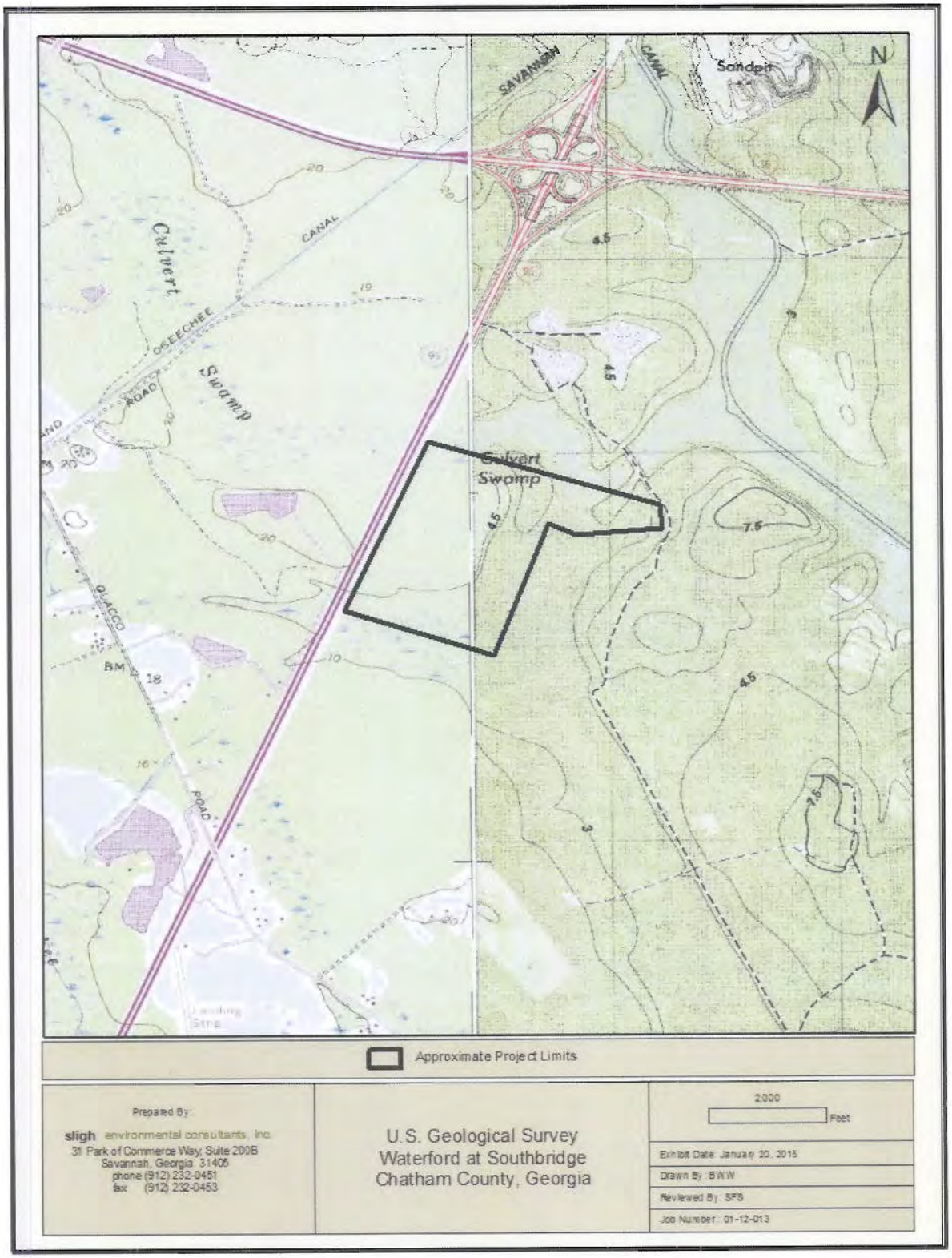
Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army Permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. 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, U.S. Army Corps of Engineers, Savannah District, Attention: Mr. Brian Moore, 100 W. 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.

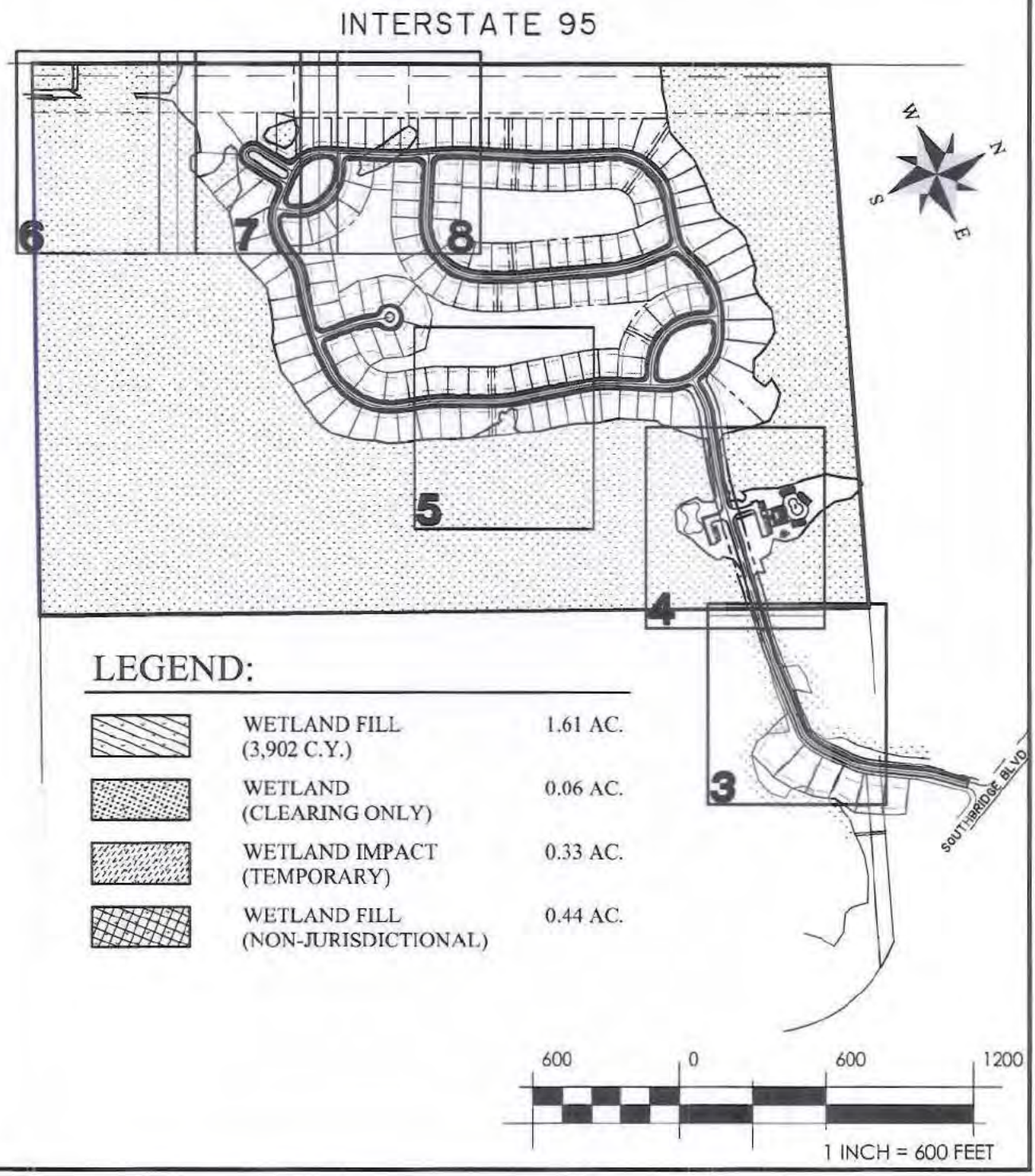
If you have any further questions concerning this matter, please contact Mr. Brian Moore, Regulatory Specialist, Coastal Branch at 912-652-5349.

Enclosures
1. Project Location Maps
2. Proposed Project Layout
3. Wetland Impact Exhibits


N
Savannah
Garden City
Project Site
Fort Stewart Mil Reservation
Georgetown
Prepared By:
sligh environmental consultants, inc.
31 Park of Commerce Way, Suite 200B
Savannah, Georgia 31405
phone (912) 232-0451
fax (912) 232-0453
Project Location Map
Waterford at Southbridge
Chatham County, Georgia
2
Miles
Exhibit Date: February 5, 2014
Drawn By: BWW
Reviewed By: SPS
Job Number: 01-12-013


SAVANNAH
CANAL
Sandpit
N
Culvert
Swamp
CANAL
OGEECHEE
ROAD
Culvert
Swamp
QUACCO
BM
ROAD
Approximate Project Limits
Prepared By:
sligh environmental consultants, inc.
31 Park of Commerce Way, Suite 200B
Savannah, Georgia 31405
phone (912) 232-0451
fax (912) 232-0453
U.S. Geological Survey
Waterford at Southbridge
Chatham County, Georgia
2000
Feet
Exhibit Date: January 20, 2015
Drawn By: BWW
Reviewed By: SFS
Job Number: 01-12-013

N
The preliminary wetland boundaries depicted on this exhibit are approximate and subject to change following US Army Corps of Engineers (USACE) verification. The wetland lines shown have not been surveyed and should be used for preliminary planning purposes only. SEC recommends no land disturbance activities take place until final USACE verification is received.
Jurisdictional Wetland
Approximate Project Limits
Prepared By:
sligh environmental consultants, inc.
31 Park of Commerce Way, Suite 200B
Savannah, Georgia 31405
phone (912) 232-0451
fax (912) 232-0453
Wetland Delineation Sketch
Waterford at Southbridge
Chatham County, Georgia
1000
Feet
Exhibit Date: February 5, 2014
Drawn By: BWW
Reviewed By: SPB
Job Number: 01-12-013



LEGEND:

	WETLAND FILL (3,902 C.Y.)	1.61 AC.
	WETLAND (CLEARING ONLY)	0.06 AC.
	WETLAND IMPACT (TEMPORARY)	0.33 AC.
	WETLAND FILL (NON-JURISDICTIONAL)	0.44 AC.

TRACT K-1 BERWICK PLANTATION

PROPOSED ACTIVITY:

WETLAND PERMITTING - INDEX MAP

CLIENT:

SOUTHBRIDGE INVESTMENTS, LLC

LOCATION: CHATHAM COUNTY, GEORGIA

DATE: February 4, 2015

JOB NUMBER: J - 24381.0000

SHEET: 2

SCALE: 1" = 600'

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Engineering | Surveying | Planning | GIS | Consulting

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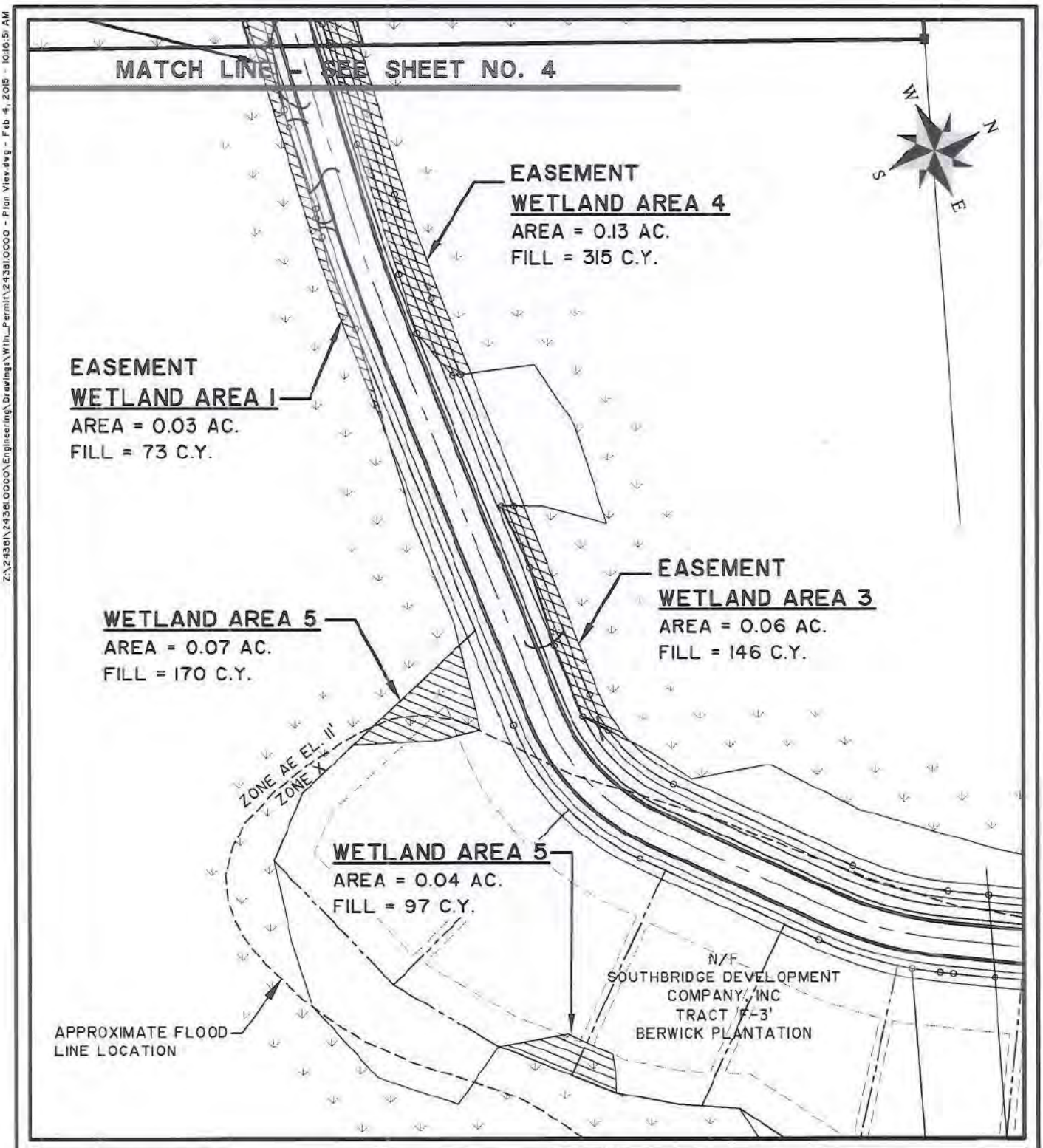

TRACT K-1 BERWICK PLANTATION

PROPOSED ACTIVITY:

WETLAND PERMITTING - SITE PLAN

CLIENT:

SOUTHBRIDGE INVESTMENTS, LLC

LOCATION: CHATHAM COUNTY, GEORGIA

DATE: February 4, 2015

JOB NUMBER: J - 24381.0000

SHEET: 3

SCALE: 1" = 100'

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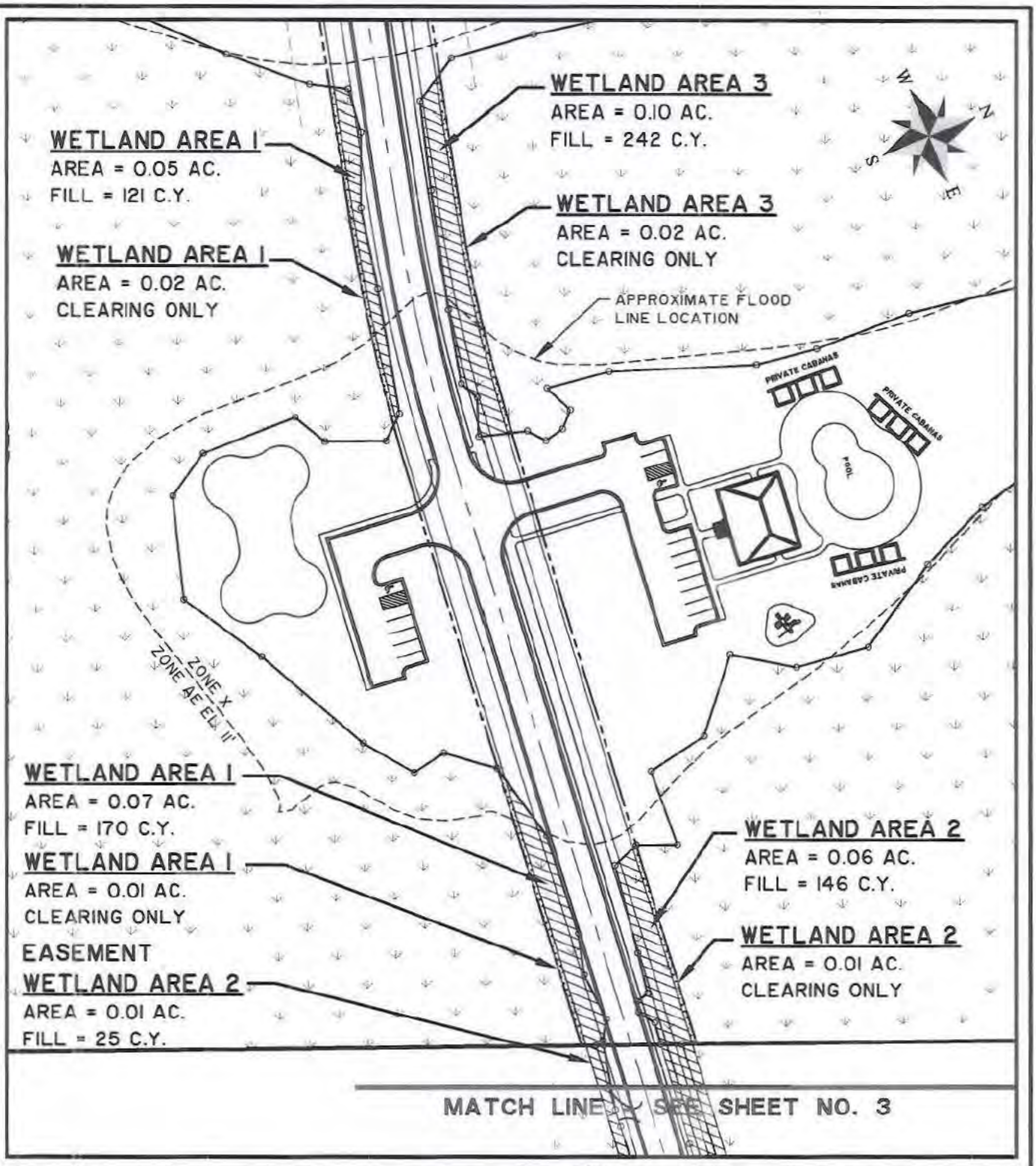

TRACT K-1 BERWICK PLANTATION

PROPOSED ACTIVITY:
WETLAND PERMITTING - SITE PLAN

CLIENT:
SOUTHBRIDGE INVESTMENTS, LLC

LOCATION: CHATHAM COUNTY, GEORGIA
DATE: February 4, 2015
JOB NUMBER: J - 24381.0000

SHEET: 4
SCALE: 1" = 100'

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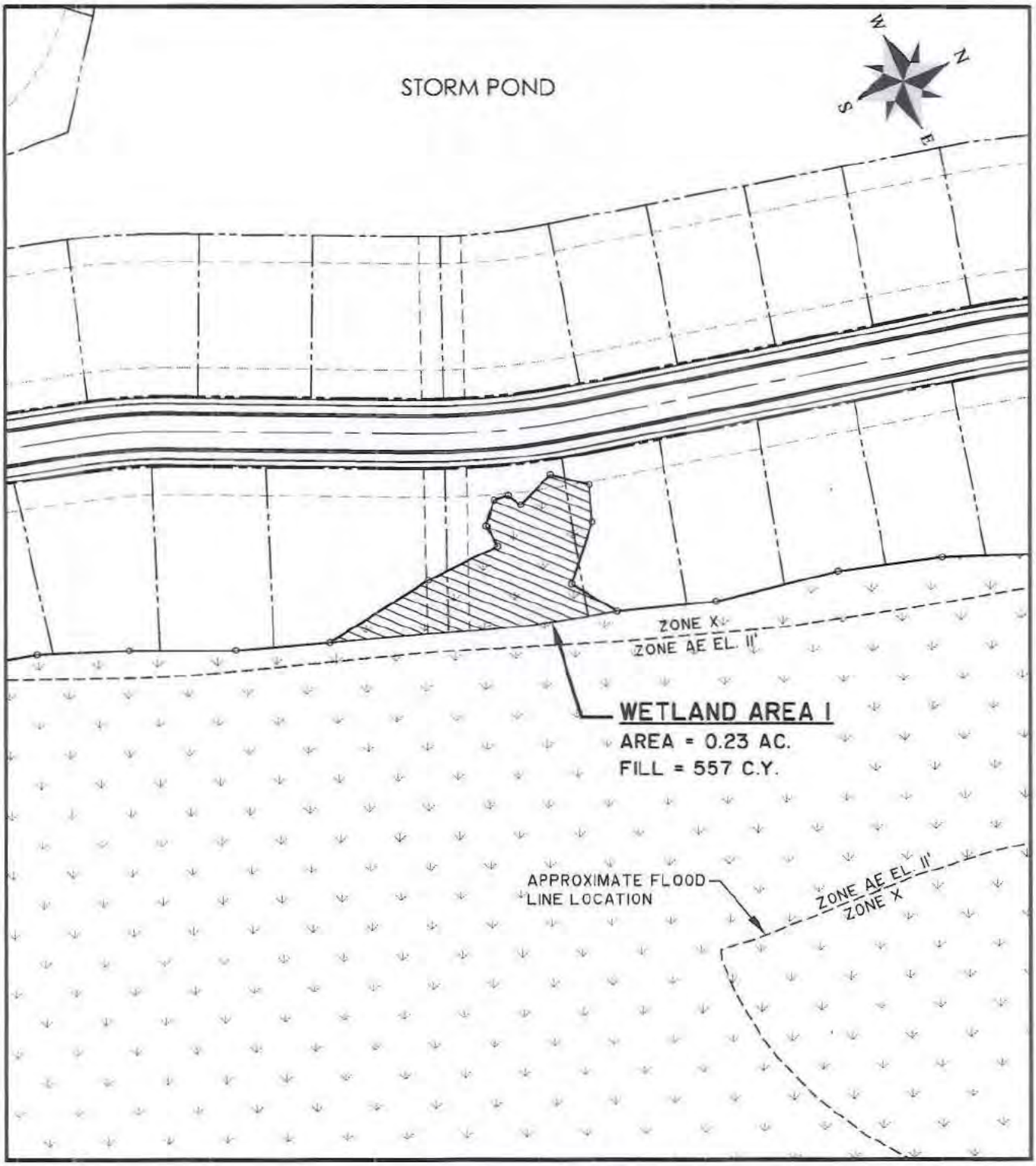

TRACT K-1 BERWICK PLANTATION

PROPOSED ACTIVITY:

WETLAND PERMITTING - SITE PLAN

CLIENT:

SOUTHBRIDGE INVESTMENTS, LLC

LOCATION: CHATHAM COUNTY, GEORGIA

DATE: February 4, 2015

JOB NUMBER: J - 24381.0000

SHEET: 5

SCALE: 1" = 100'

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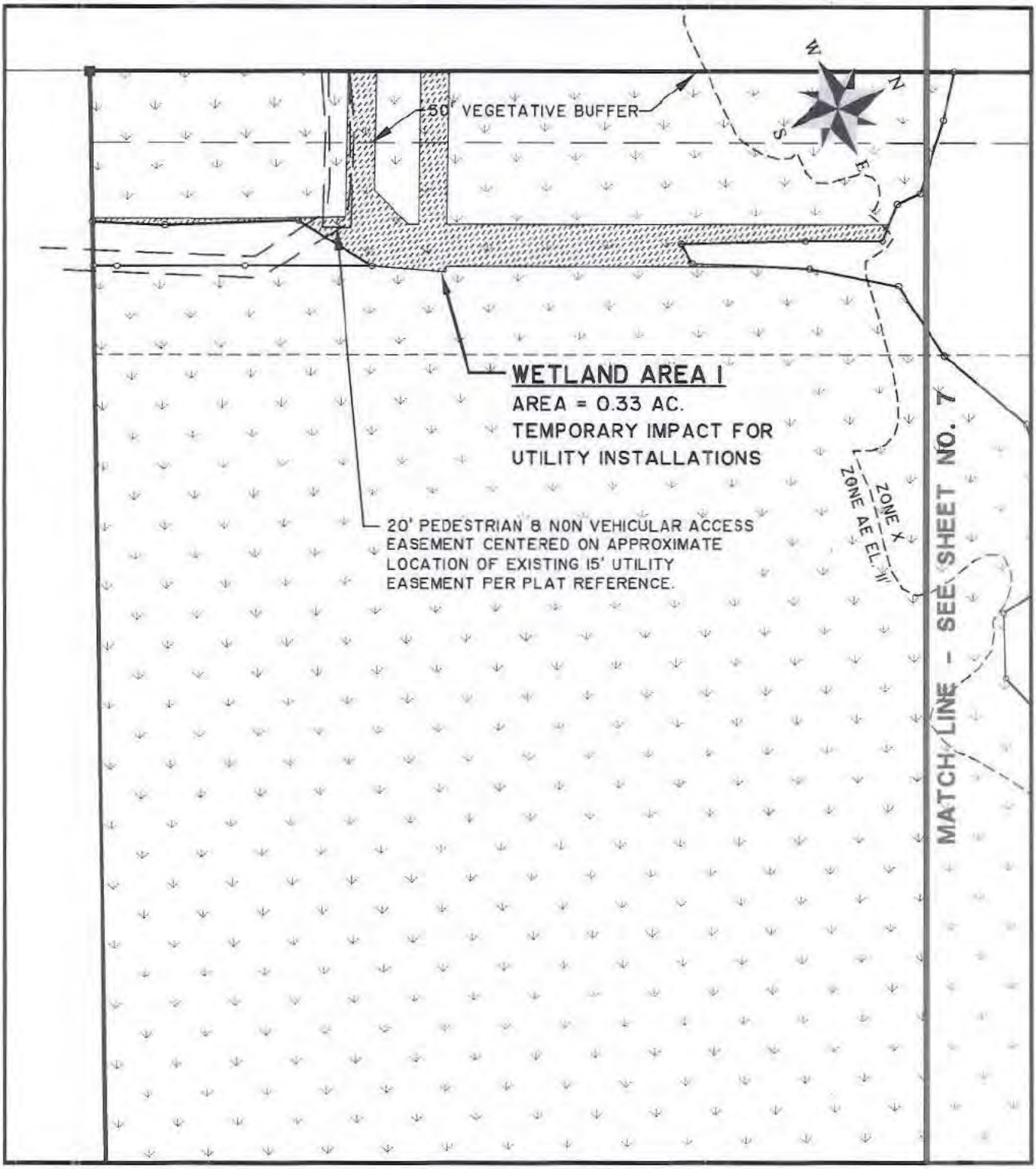

TRACT K-1 BERWICK PLANTATION

PROPOSED ACTIVITY:

WETLAND PERMITTING - SITE PLAN

CLIENT:

SOUTHBRIDGE INVESTMENTS, LLC

LOCATION: CHATHAM COUNTY, GEORGIA

DATE: February 4, 2015

JOB NUMBER: J - 24381.0000

SHEET: 6

SCALE: 1" = 100'

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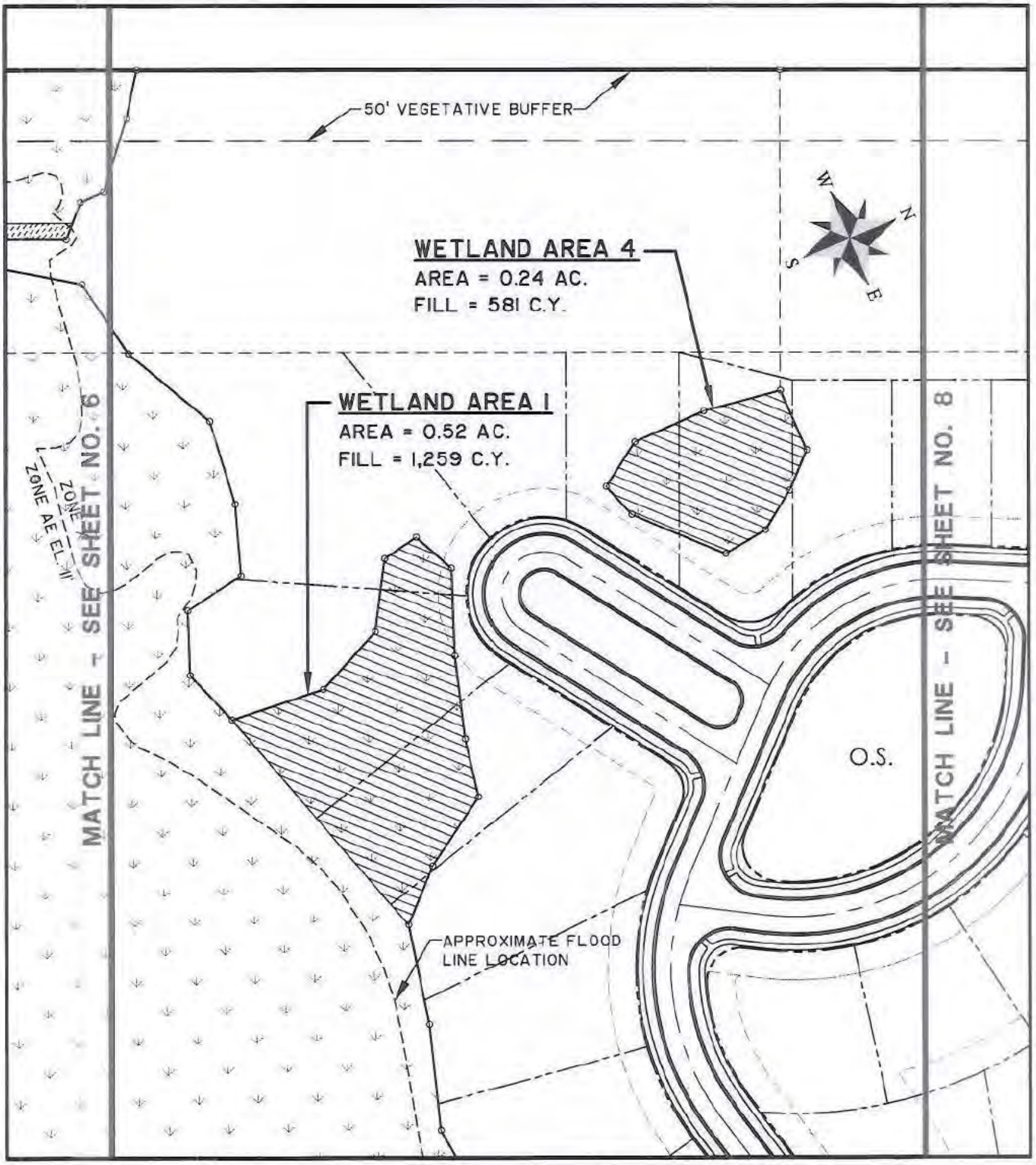

TRACT K-1 BERWICK PLANTATION

PROPOSED ACTIVITY:

WETLAND PERMITTING - SITE PLAN

CLIENT:

SOUTHBRIDGE INVESTMENTS, LLC

LOCATION: CHATHAM COUNTY, GEORGIA

DATE: February 4, 2015

JOB NUMBER: J - 24381.0000

SHEET: 7

SCALE: 1" = 100'

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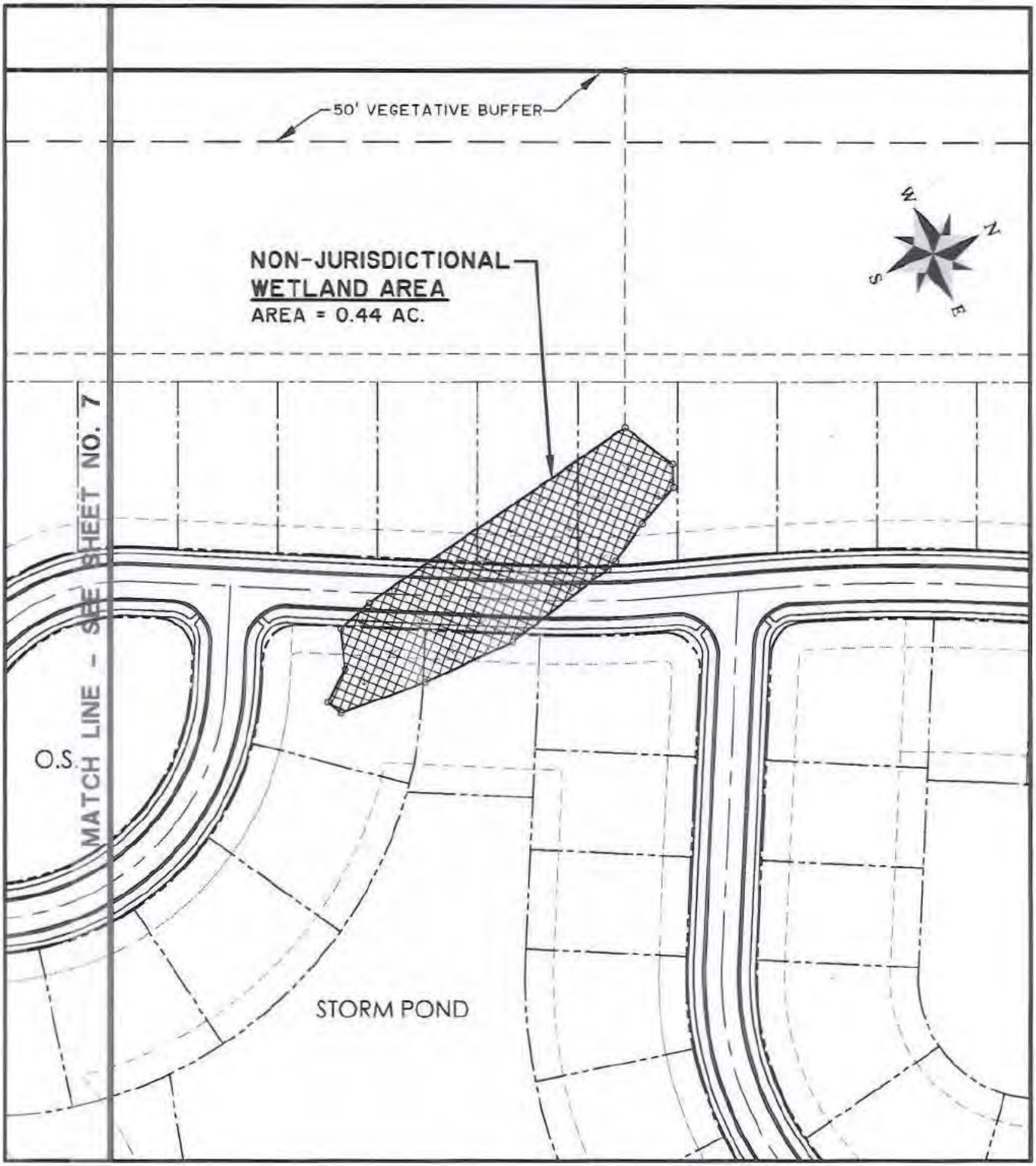

TRACT K-1 BERWICK PLANTATION

PROPOSED ACTIVITY:

WETLAND PERMITTING - SITE PLAN

CLIENT:

SOUTHBRIDGE INVESTMENTS, LLC

LOCATION: CHATHAM COUNTY, GEORGIA

DATE: February 4, 2015

JOB NUMBER: J - 24381.0000

SHEET: 8

SCALE: 1" = 100'

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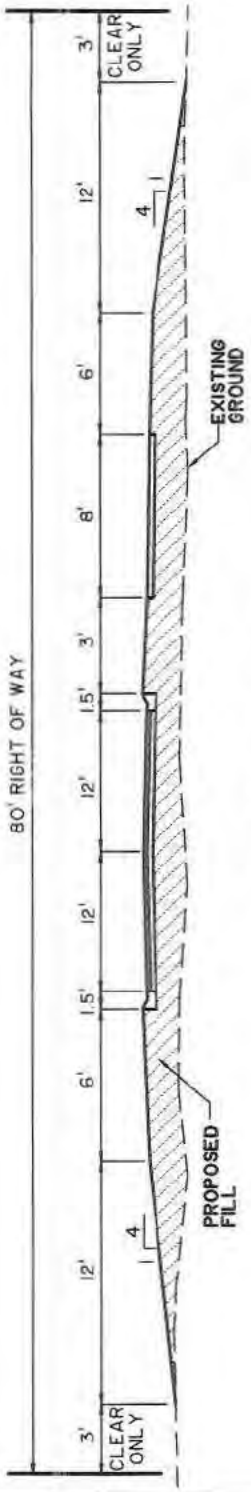
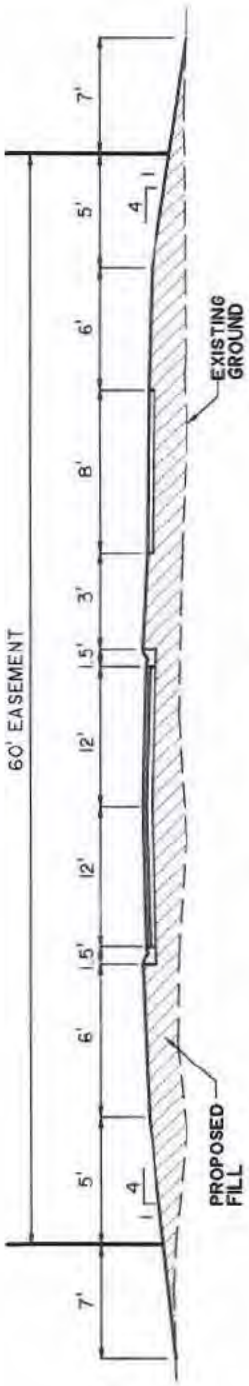


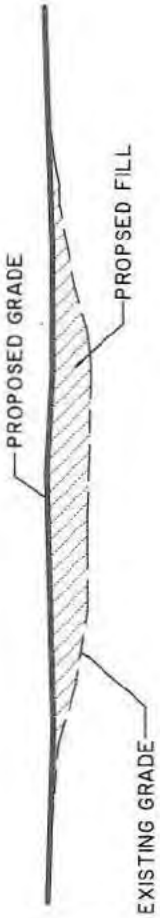
TYPICAL SECTION 80' RIGHT OF WAY

NOT TO SCALE



TYPICAL SECTION 60' INGRESS/EGRESS EASEMENT

NOT TO SCALE



TYPICAL SECTION OF WETLAND FILL AREA

NOT TO SCALE

TRACT K-1 BERWICK PLANTATION

PROPOSED ACTIVITY:

WETLAND PERMITTING - TYPICAL SECTIONS

CLIENT:

LAMAR SMITH SIGNATURE GROUP

LOCATION: CHATHAM COUNTY, GEORGIA

DATE: February 4, 2015

JOB NUMBER: J - 24381.0000

SHEET: 9

SCALE: 1" = 1'

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