



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

REPLY TO
ATTENTION OF

APR 10 2015

Regulatory Division
SAS-2005-01497

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-2005-01407

Applicant: Mr. Ted Turner
Pulte Homes, Inc.
2475 Northwinds Parkway, Suite 600
Alpharetta, Georgia 30009

Agent: Mr. Wade Gilbert
Travis Pruitt & Associates, Inc.
4317 Park Drive, Suite 400
Norcross, Georgia 30093

Location of Proposed Work: The project site is located in the southeast quadrant of Jordan Hill Road and Teamon Road, within the Sun City Peachtree, Griffin County, Georgia (latitude 33.3193, longitude -84.2465).

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers:
In July, 2006, the previous owner of the subject property received an Individual permit to permanently impact 975 linear feet of stream for road crossings, temporarily impact 820 linear feet of stream and temporarily impact 0.85 acre of wetland for sewer installation. The master plan was for a 1,772 acre community with residential subdivisions, an 18-hole golf course, amenity centers, a nature trail and a neighborhood park. The approved mitigation plan for the required 7,627.1 stream mitigation credits and 5.6 wetland mitigation credits was as followed: 4.32 acres of wetland preserved and placed under restrictive covenant providing 3.45 wetland mitigation credit, 2.8 wetland mitigation credits from the Monastery of the Holy Ghost Mitigation Bank. 200 foot buffer along a 228 linear foot stretch preserved and 359 linear feet of stream restored and preserved generating a total of 616.4 stream credits. 600 linear feet of onsite stream restoration, 100 foot wide restoration of a riparian buffer providing 7,062.9 stream credits. All preservation activities were protected in perpetuity through restrictive

covenants and monitoring and contingency plans. The applicant placed sites identified as 9SP89 and 9SP92 under preservation in place. The permit issued in July of 2006 initially expired on July 31, 2011 and was extended until July 31, 2014. The permittee did not complete the total amount of impacts from the July 2006 issued Individual permit and are requesting to complete the initial submitted impacts.

The applicant has completed 300 linear feet of perennial stream impacts for road crossings; 550 linear feet of impacts for road crossings have not been completed. The applicant has completed 300 linear feet of perennial stream impacts for sewer crossings; 360 linear feet of impacts to perennial streams for sewer crossings have not been completed. The applicant has completed 0.703 acres of wetland impacts for sewer crossings; 0.147 acres of impacts to wetlands for sewer crossings have not been completed. The applicant no longer requires impacts to 125 linear feet of impact to stream 14.

BACKGROUND

This Joint Public Notice announces a request for authorizations from both the U.S. 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 water quality certification was initially issued on June 21, 2006. The applicant will need to be contact the agency directly to determine if re-issuance is required. 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, 7 MLK, Jr. Drive, Suite 450, Atlanta, Georgia 30334, 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, 1590 Adamson Parkway, Suite 200, Morrow, Georgia 30260-1777.

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: In the June 21, 2006, issued Individual Permit, the permittee was to place the sites identified as 9SP89 and 9SP92, in the report titled *Phase I Cultural Resources Survey and Phase II Testing, 1817 Acre Tract Development Tract, Spalding County, Georgia, November 1, 2005*, under preservation in place. Review of the latest published version of the National Register of Historic Places indicates that registered properties or properties listed as eligible for inclusion are located at the site or in the area affected by the proposed work. Presently unknown archaeological, scientific, prehistorical or historical data may be located at the site and could be affected by the proposed work.

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.

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 U.S. 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 U.S. 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.

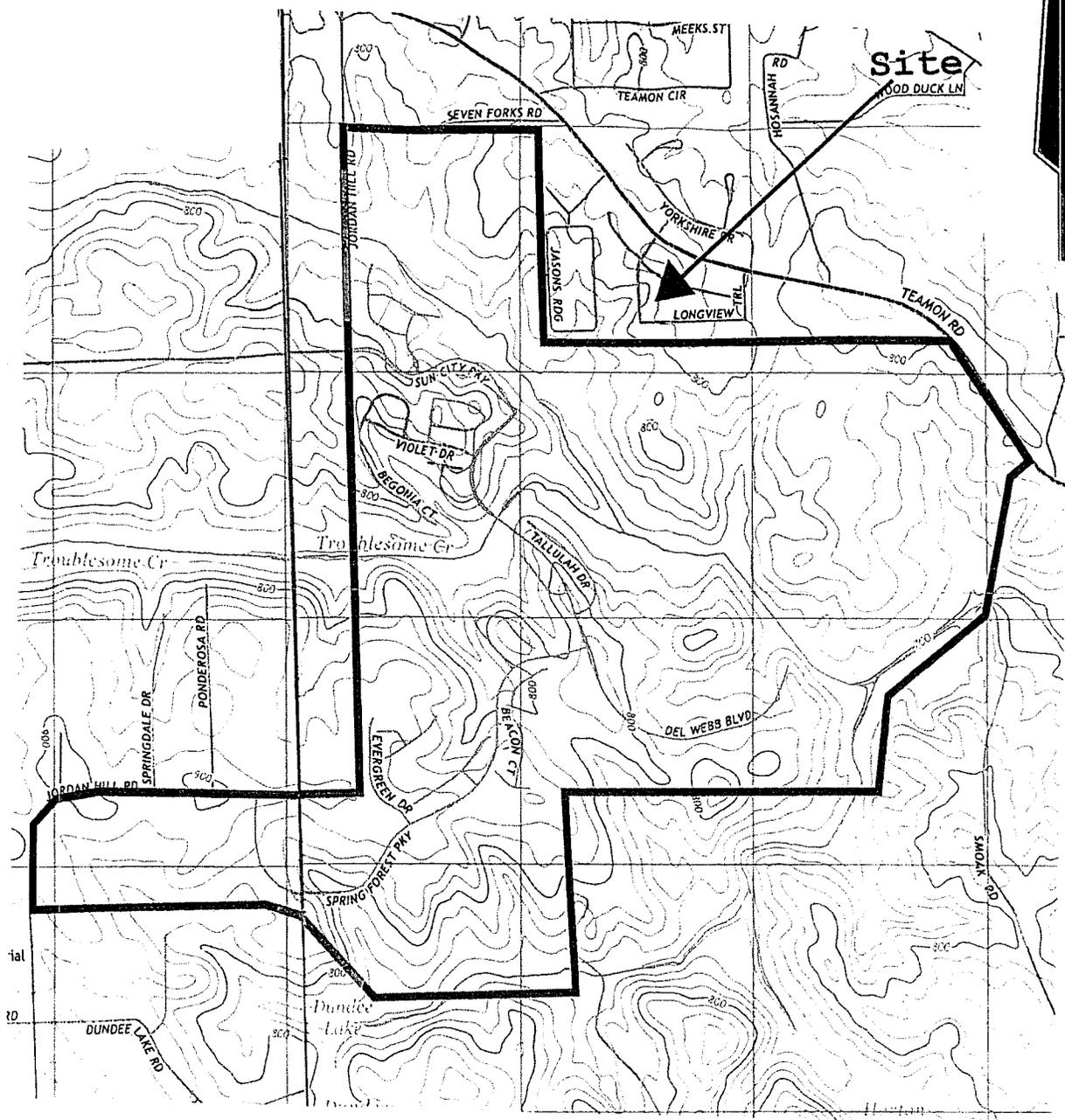
Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army Permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. 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. Joseph Rivera, 1590 Adamson Parkway, Suite 200, Morrow, Georgia 30260-1777, no later than 30 days from the date of this notice (Monday, May 11, 2015). 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. Joseph Rivera, Regulatory Specialist, Piedmont Branch at 678-422-6571.

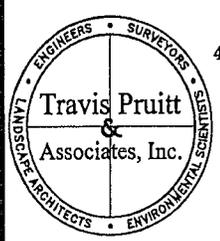
****Encls**

1. Site Location Map: Sun City Peachtree
2. Overall Sales Plat, Sun City Peachtree
3. Jurisdictional Areas Sheet 2 of 8
4. Jurisdictional Areas Sheet 3 of 8
5. Jurisdictional Areas Sheet 4 of 8
6. Jurisdictional Areas Sheet 5 of 8
7. Jurisdictional Areas Sheet 6 of 8
8. Jurisdictional Areas Sheet 7 of 8
9. Jurisdictional Areas Sheet 8 of 8



Magnetic North

BASE MAP SOURCE: USGS 7.5 MINUTE QUADRANGLE MAP, Luella, GA, 2014



4317 Park Drive - Suite 400
 Norcross, Georgia 30093
 Phone: (770)416-7511
 Fax: (770)416-6759
 www.travispruitt.com

Contact Person:

SITE LOCATION MAP

SUN CITY PEACHTREE

SPALDING COUNTY, GEORGIA

DATE: 2/5/2015

SCALE: 1" = 2000'

DRAWN BY: BSL

FIGURE NO. 1

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7	10/1/12	PHASING 29 A 31	
8	11/20/14	NO CHANGE	

4317 Park Drive - Suite 400
 Kennesaw, Georgia 30144
 Phone: (770) 414-7399
 www.travisfruh.com

Travis Fruh
 Association, Inc.

Created: 11/20/14

LAND LOTS 150,104,105,106,107,119,200,217,219,232,231 - 3RD DISTRICT - SPALDING COUNTY, GEORGIA

SUN CITY PEACHTREE

OVERALL SALES PLAN

31-150114

DATE: 11/20/14

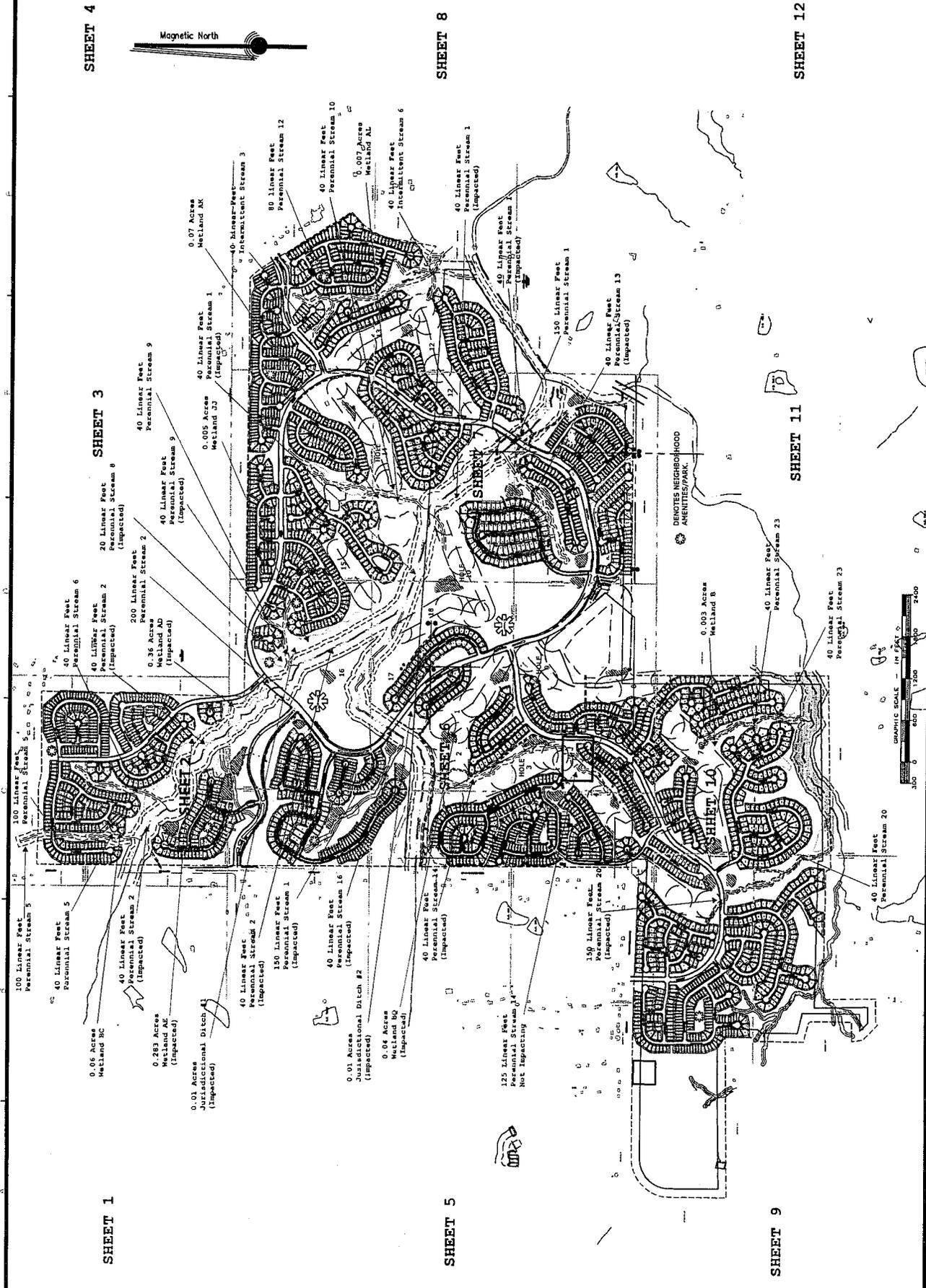
SCALE: AS SHOWN

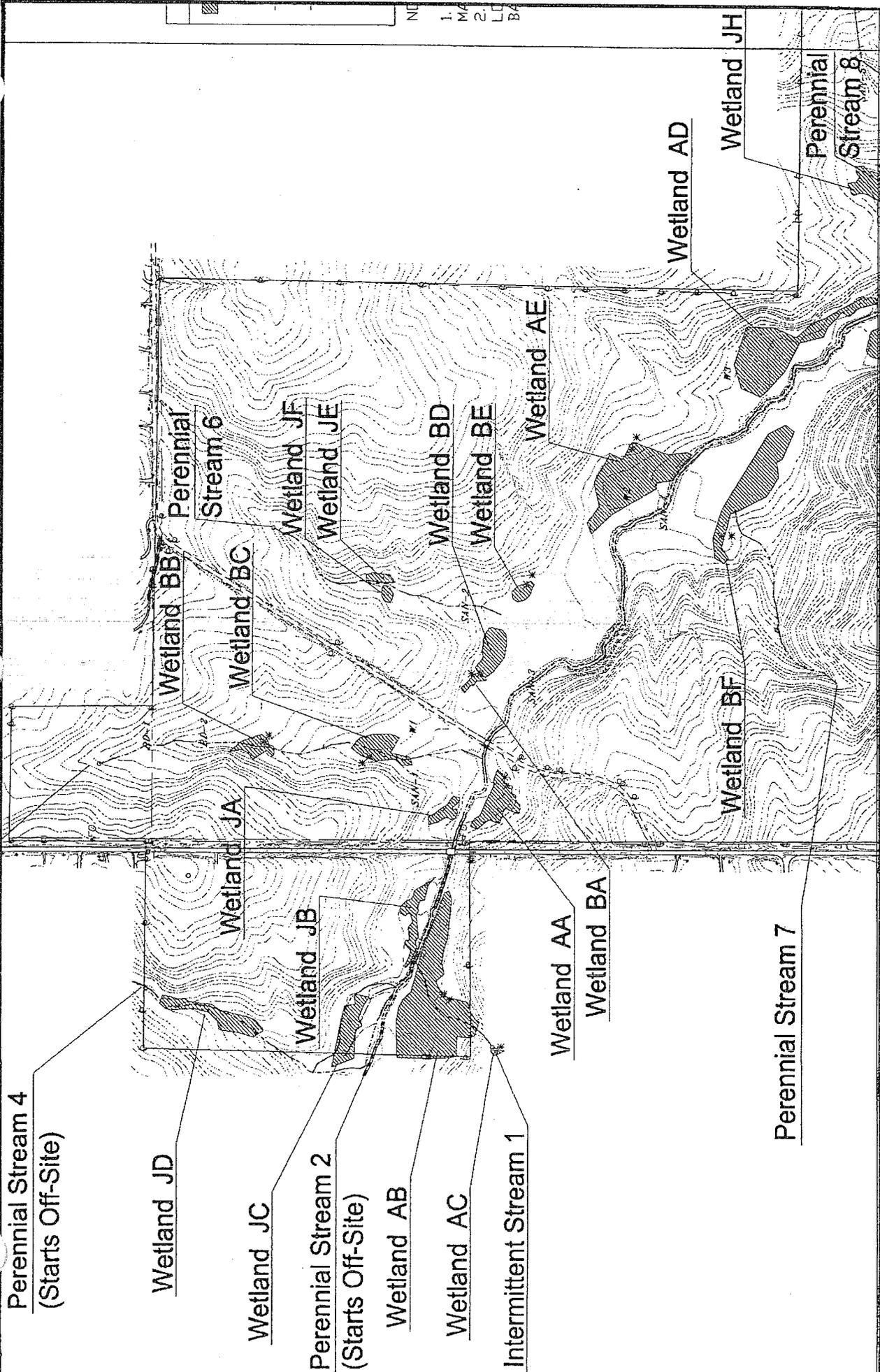
DRAWN: J. P. JAMES

CHECKED: J. P. JAMES

DATE: 11/20/14

Sheet No. 1





July 2005
 1 Inch = 600 Feet
 30568-001
 Figure 3
 Sheet 2 of 8

Minerva Spring Lake LP
 Spring Forest
Jurisdictional Areas

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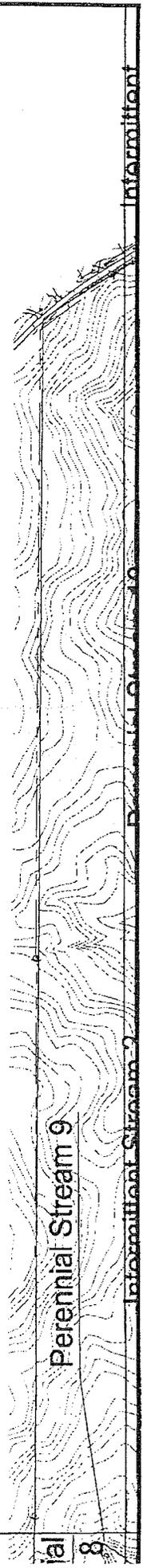


LEGEND	
	GPS-LOCATED WETLAND LIMITS
	GPS-LOCATED STREAM ORIGIN
	APPROXIMATE STREAM LIMITS
	JURISDICTIONAL DITCH
	DATA POINTS

NOTES:

1. WETLANDS/WATERS DELINEATED BY ECOLOGICAL SOLUTIONS, INC. IN MARCH 2003 THROUGH APRIL 2005.
2. WETLAND BOUNDARIES AND STREAM ORIGINS WERE GPS-LOCATED. STREAM MEANDERS ARE APPROXIMATE AND BASED ON CONTOURS.

id JH

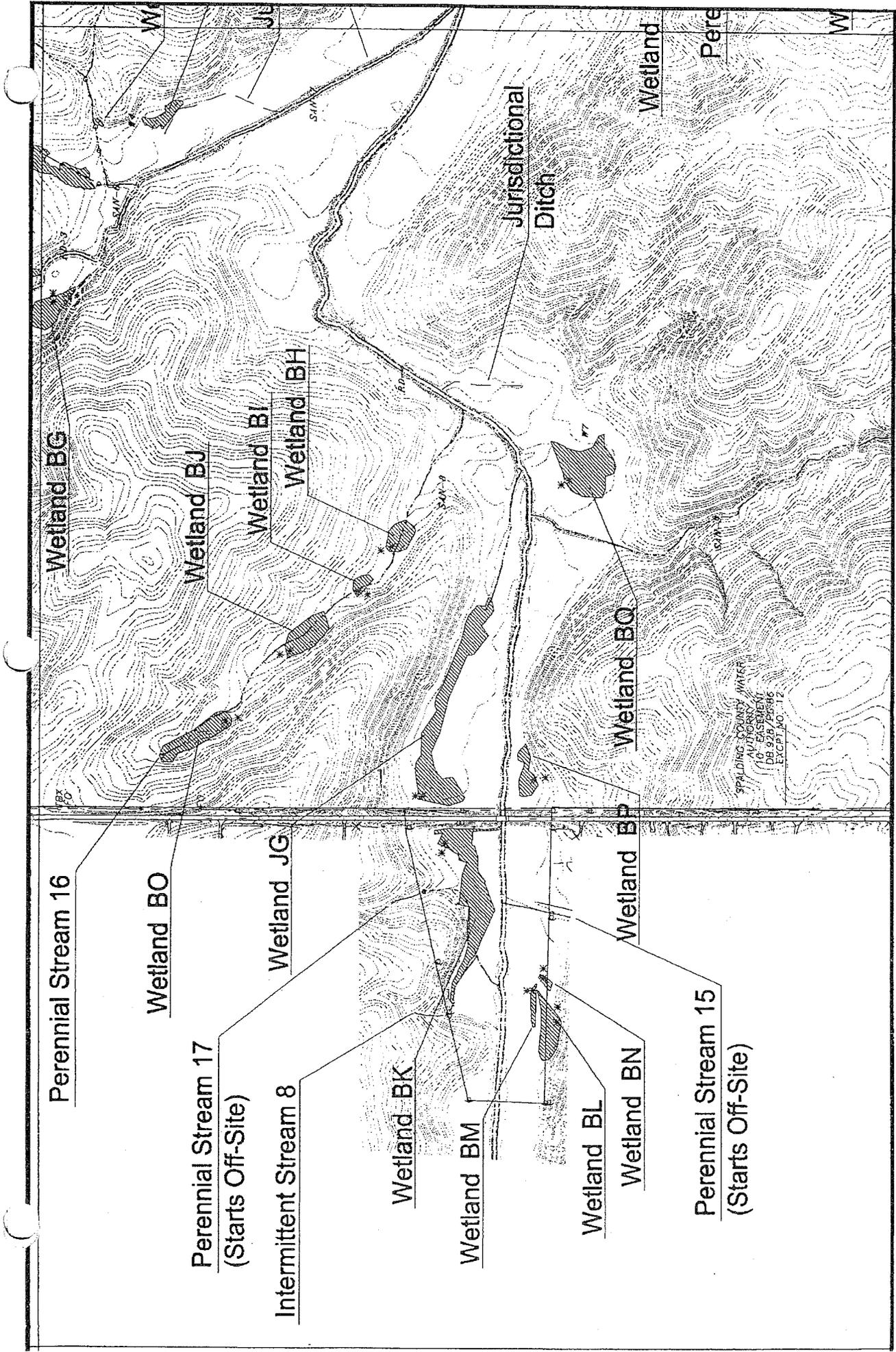


Minerva Spring Lake LP
Spring Forest
Jurisdictional Areas

July 2005
1 inch = 600 Feet
30568-001
Figure 3
Sheet 3 of 8

Ecological
ESSolutions

30568-002.tbl\MapServer\Bentley\MapServer\SPRINGFOREST\COMPLETION

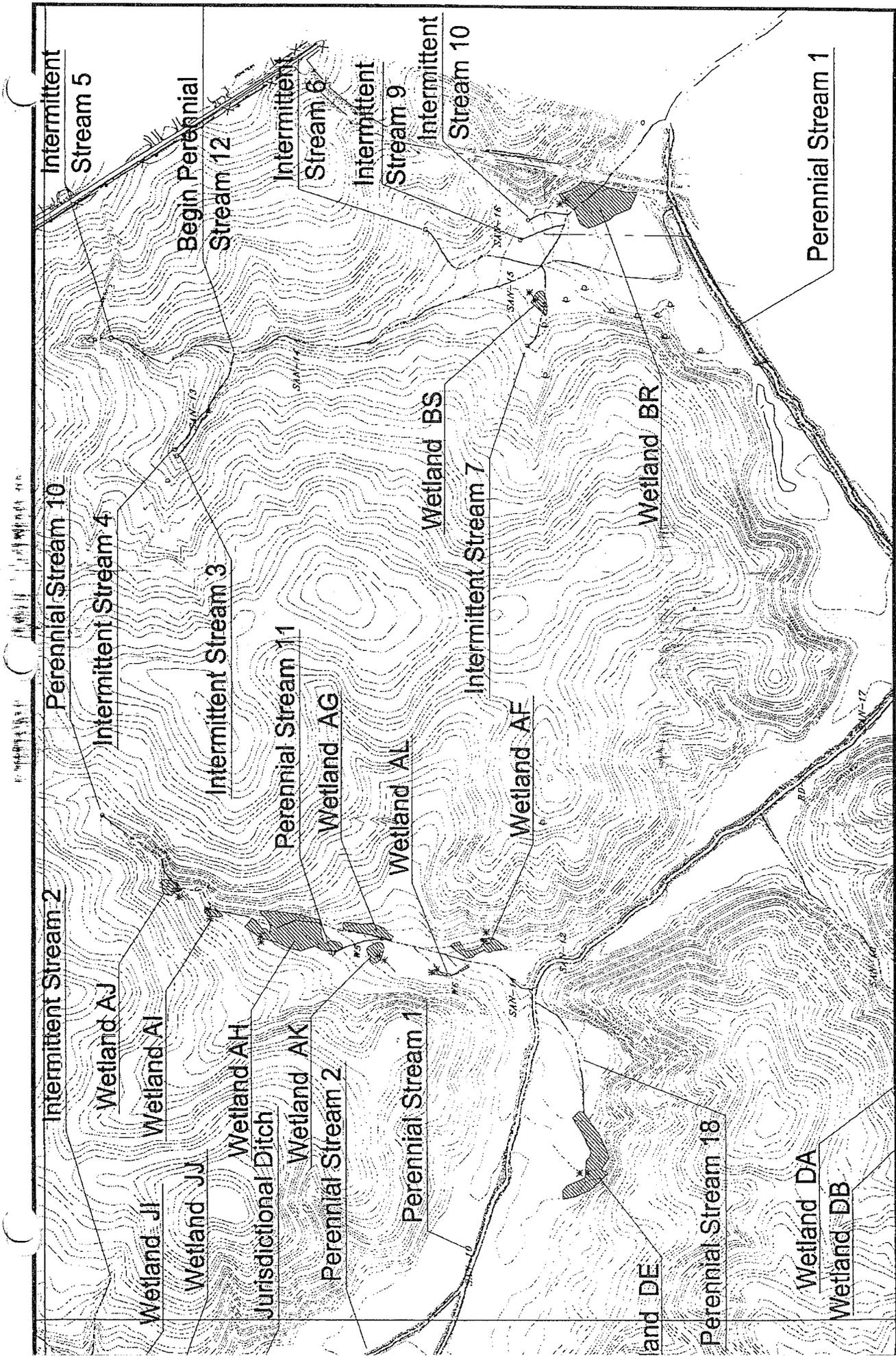


July 2005
 1 Inch = 600 Feet
 30568-001
 Figure 3
 Sheet 4 of 8

Minerva Spring Lake LP
 Spring Forest
 Jurisdictional Areas

0566-002\Inch\Map\Permit\B\Submit\Draw\Map\SPRINGFOREST\COMP\LED\FINAL



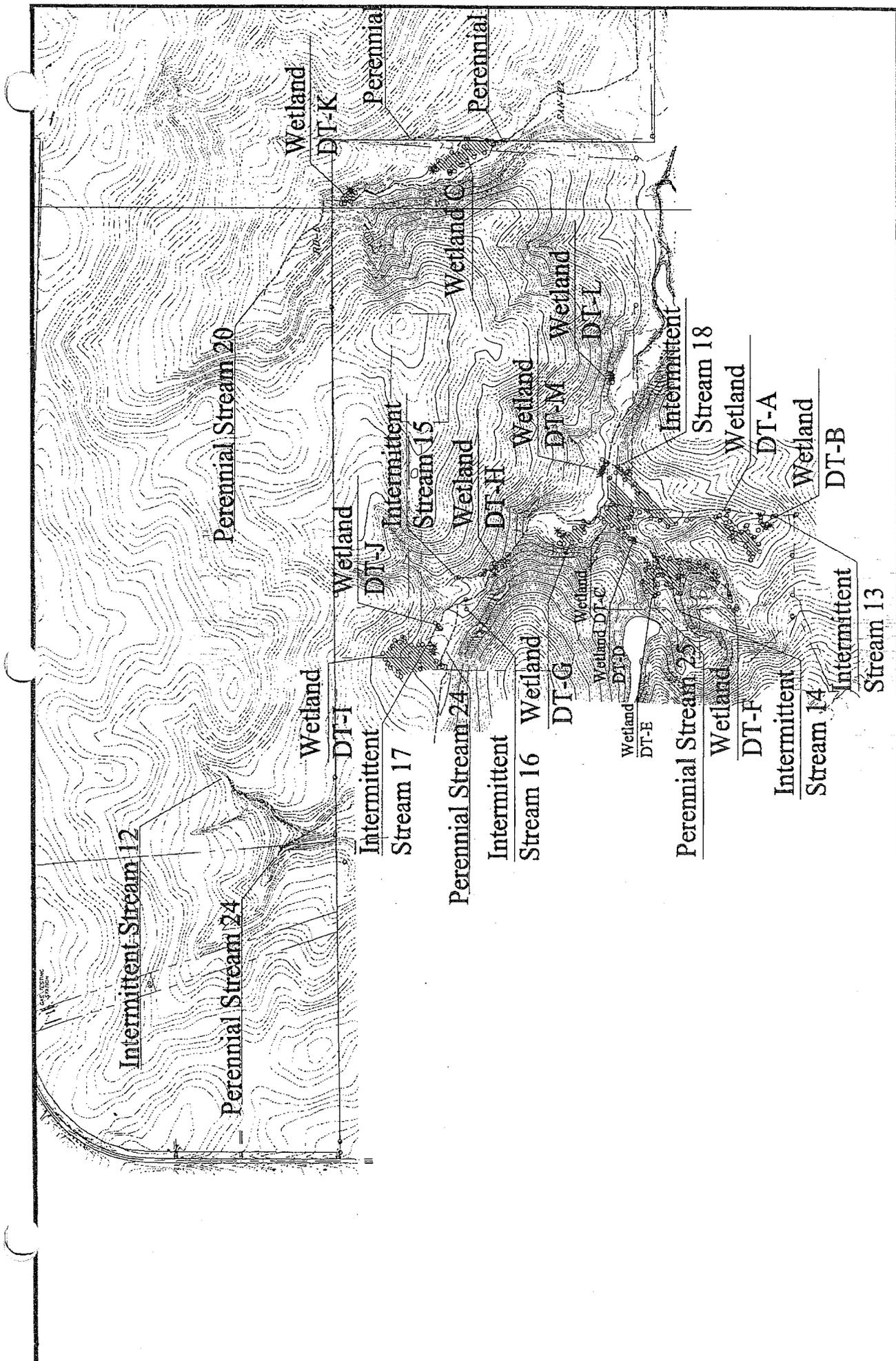


July 2005
 1 Inch = 600 Feet
 30568-001
 Figure 3
 Sheet 5 of 8

Minerva Spring Lake LP
 Spring Forest
 Jurisdictional Areas

10698-0021-0-00001P-entitled to Minerva Spring Lake LP Final





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Mimerva Spring Lake LP
Spring Forest

Jurisdictional Areas

