



REPLY TO
ATTENTION OF

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

JUNE 05 2015

Regulatory Division
SAS-2006-00804

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-2006-00804

Applicant: Mr. James Strole
Beazer Homes
4410 Belle Oaks Drive, Suite 120
Charleston, South Carolina 29405

Agent: Mr. Asher Howell
Newkirk Environmental, Inc.
Post Office Box 309
Bluffton, South Carolina 29910

Location of Proposed Work: The project site is located at the Hunt Club Subdivision, adjacent to and south of Jimmy Deloach Parkway, in Pooler, Chatham County, Georgia (Latitude 32.1571, Longitude -81.2678).

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers: The applicant is proposing to fill 13.38 acres of jurisdictional waters of the U.S. (11.92 acres of freshwater wetland and 1.46 acres of open water) for the expansion of the Hunt Club Subdivision. Approximately 2.59 acres of fill would be associated with road crossings, where as approximately 10.79 acres of fill would be associated with lot development. The applicant has avoided 100.25 acres of wetlands on site. The applicant has proposed the purchase of 85.7 wetland mitigation credits from the Black Creek Mitigation Bank.

BACKGROUND

The project was originally authorized by letter dated March 22, 2007. The permit authorized the fill of 4.89 acres of freshwater wetland; however, the applicant was unable to complete the permitted impacts before the permit expired. To date, the applicant has completed 3.65 acres of the permitted impacts and purchased all required compensatory mitigation credits.

The original jurisdictional determination (JD) associated with the 2007 permit has also expired; therefore a new JD request has been submitted. Based on the new JD, there is more wetland located on the site than the previous JD. As a result, the proposed impacts have increased in this application. Due to the increase, the applicant has modified the original design to reduce the number of proposed lots. 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 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 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.

U.S. 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. 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.

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.

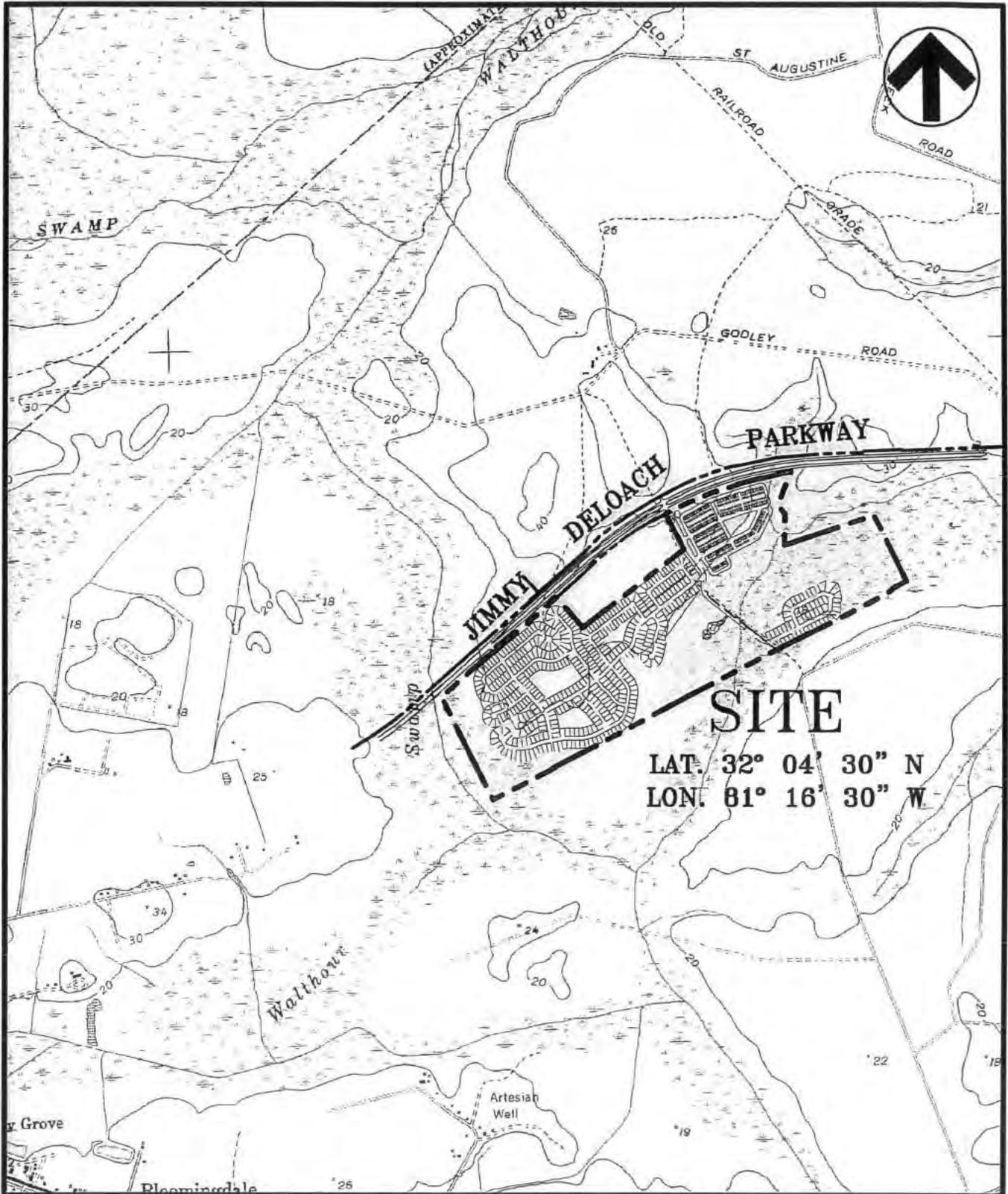
Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army Permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing.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

If you have any further questions concerning this matter, please contact Ms. Sarah E. Wise, Regulatory Specialist, Coastal Branch at 912-652-5550.

Enclosure

1. The Hunt Club (Wynn Tract), Pooler Georgia, Sheets 1-12.



THE HUNT CLUB (WYNN TRACT)

POOLER, GEORGIA

APPLICANT:

BEAZER HOMES CORPORATION

4401 BELLE OAKS DR., SUITE 210

NORTH CHARLESTON, SOUTH CAROLINA 29405



SCALE: 1"=2000'

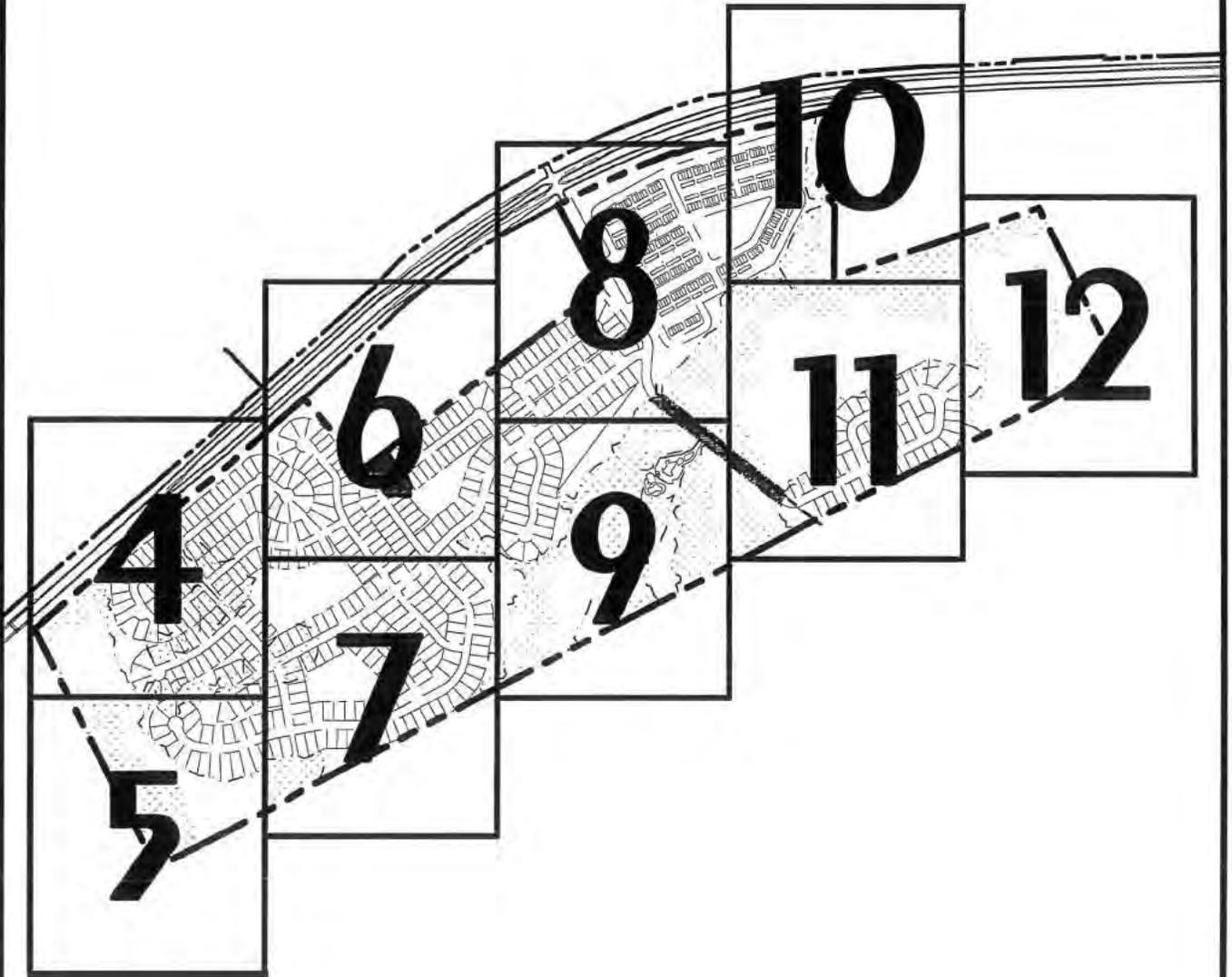
QUAD MAP

SHEET NO. 1

DATE: JULY 2, 2014

REV: AUGUST 27, 2014

REV: NOVEMBER 12, 2014



THE HUNT CLUB (WYNN TRACT)

POOLER, GEORGIA

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SHEET INDEX

SHEET NO. 2

DATE: JULY 2, 2014

REV: AUGUST 27, 2014

REV: NOVEMBER 12, 2014

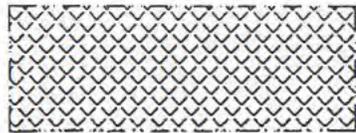
WETLAND IMPACT SUMMARY

AREA	ACRES	ROADWAY IMPACT (AC.)	DEVELOPMENT IMPACT (AC.)	REMAINING WETLANDS	PREVIOUS DENINATION (AC.)	PREVIOUS IMPACTS (AC.)
A	66.11	0.00	1.77	64.34	50.14	1.45
B	1.40	0.00	1.40	0.00	0.95	0.95
C	0.33	0.11	0.22	0.00	*	*
D	1.89	0.76	1.13	0.00	*	*
E	0.77	0.00	0.77	0.00	*	*
F	27.47	1.52	3.42	22.53	24.52	1.25
G	0.82	0.20	0.62	0.00	*	*
H	1.46	0.00	1.46	0.00	*	*
TOTAL	100.25	2.59	10.79	86.87	75.61	3.65

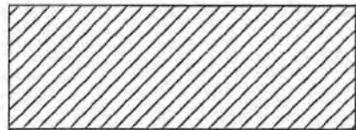
* NOT A WETLAND IN PREVIOUS DELINEATION.



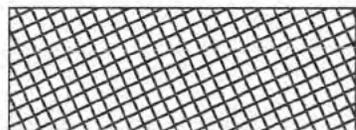
WETLANDS



PREVIOUSLY PERMITTED AND FULLY IMPACTED WETLANDS



WETLAND DEVELOPMENT IMPACT



WETLAND ROAD IMPACTED

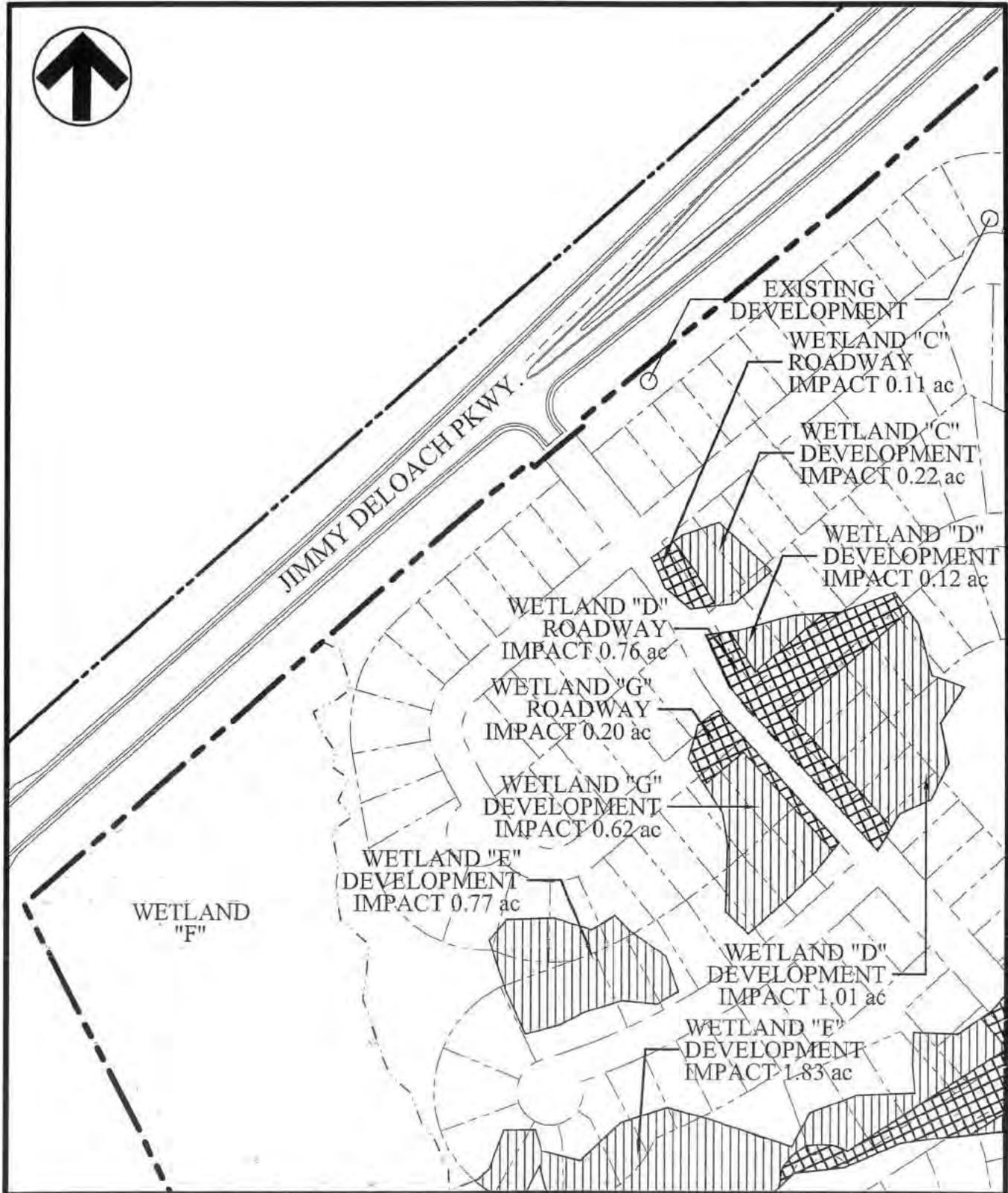
EXISTING DEVELOPMENT

THE HUNT CLUB (WYNN TRACT)

POOLER, GEORGIA
 APPLICANT:
 BEAZER HOMES CORPORATION
 4401 BELLE OAKS DR., SUITE 210
 NORTH CHARLESTON, SOUTH CAROLINA 29405

LEGEND AND CALCULATION TABLES

SHEET NO. 3
 DATE: JULY 2, 2014
 REV: AUGUST 27, 2014
 REV: NOVEMBER 12, 2014



THE HUNT CLUB (WYNN TRACT)

POOLER, GEORGIA

APPLICANT:

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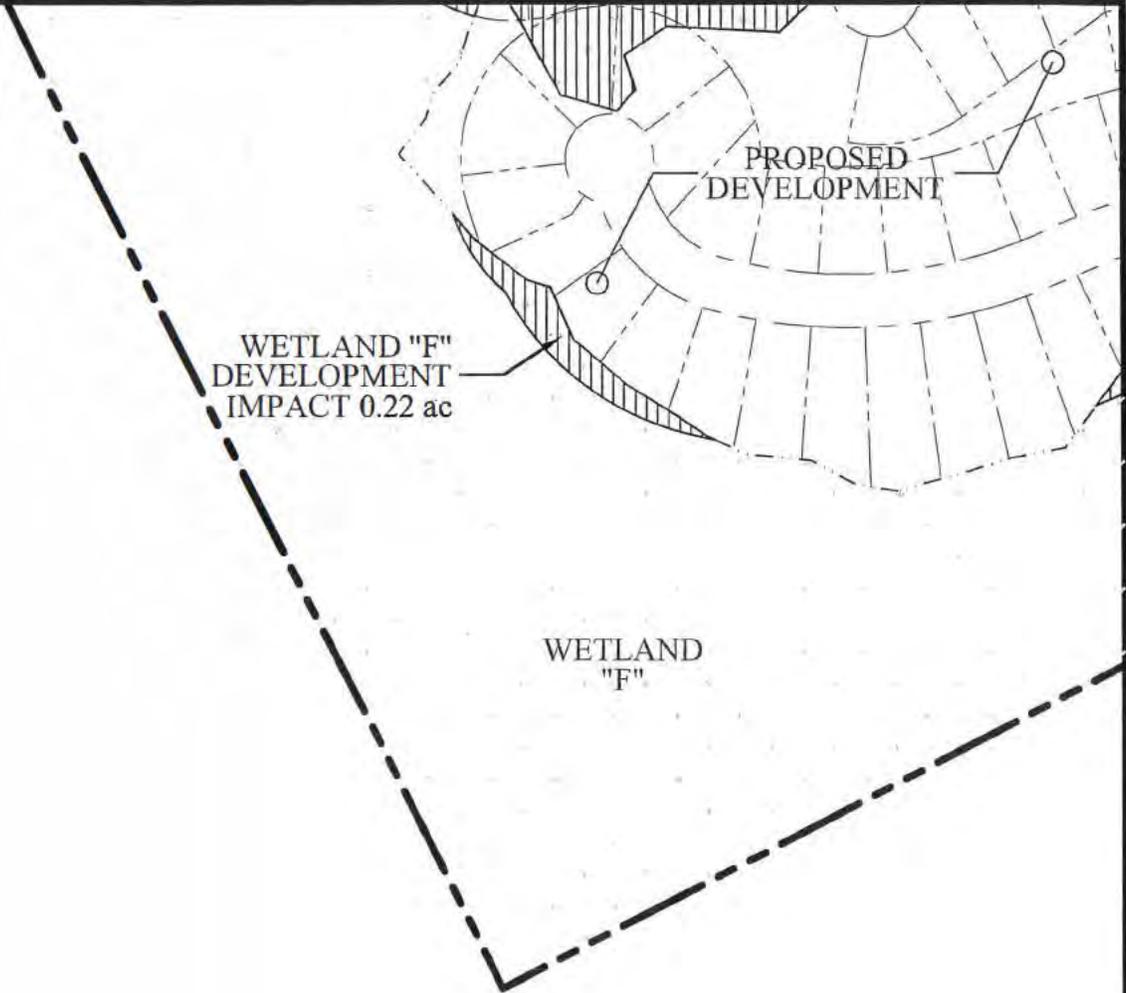
SCALE: 1"=200'

SHEET NO. 4

DATE: JULY 2, 2014

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REV: NOVEMBER 12, 2014



THE HUNT CLUB (WYNN TRACT)

POOLER, GEORGIA

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SCALE: 1"=200'

SHEET NO. 5

DATE: JULY 2, 2014

REV: AUGUST 27, 2014

REV: NOVEMBER 12, 2014



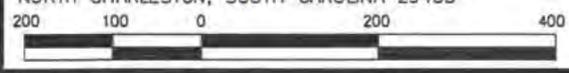
JIMMY DELOACH PKWY.

PREVIOUSLY PERMITTED
AND FULLY IMPACTED
WETLAND

EXISTING
DEVELOPMENT

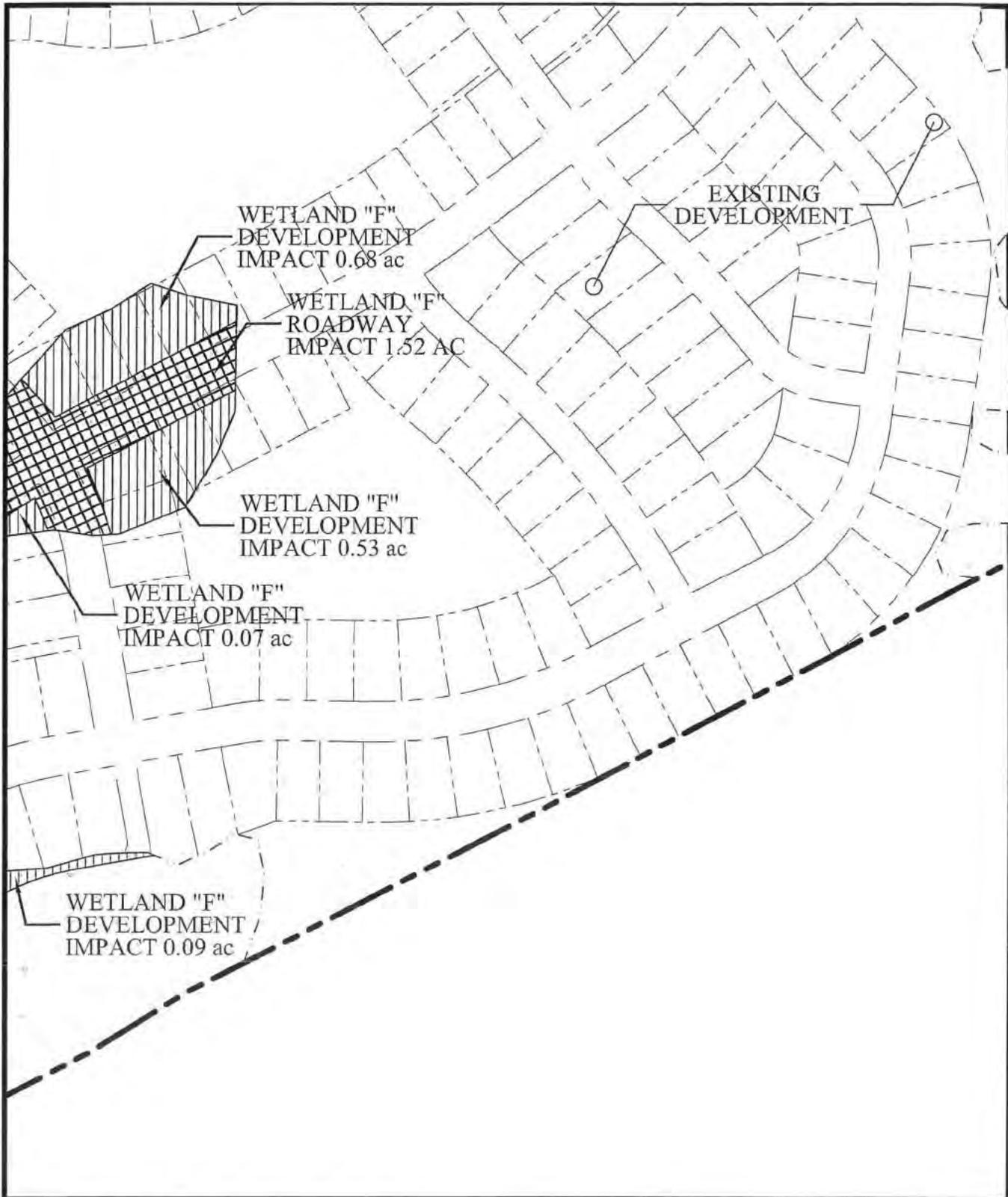
THE HUNT CLUB (WYNN TRACT)

POOLER, GEORGIA
APPLICANT:
BEAZER HOMES CORPORATION
4401 BELLE OAKS DR., SUITE 210
NORTH CHARLESTON, SOUTH CAROLINA 29405



SCALE: 1"=200'

SHEET NO. 6
DATE: JULY 2, 2014
REV: AUGUST 27, 2014
REV: NOVEMBER 12, 2014



THE HUNT CLUB (WYNN TRACT)

POOLER, GEORGIA

APPLICANT:

BEAZER HOMES CORPORATION

4401 BELLE OAKS DR., SUITE 210

NORTH CHARLESTON, SOUTH CAROLINA 29405



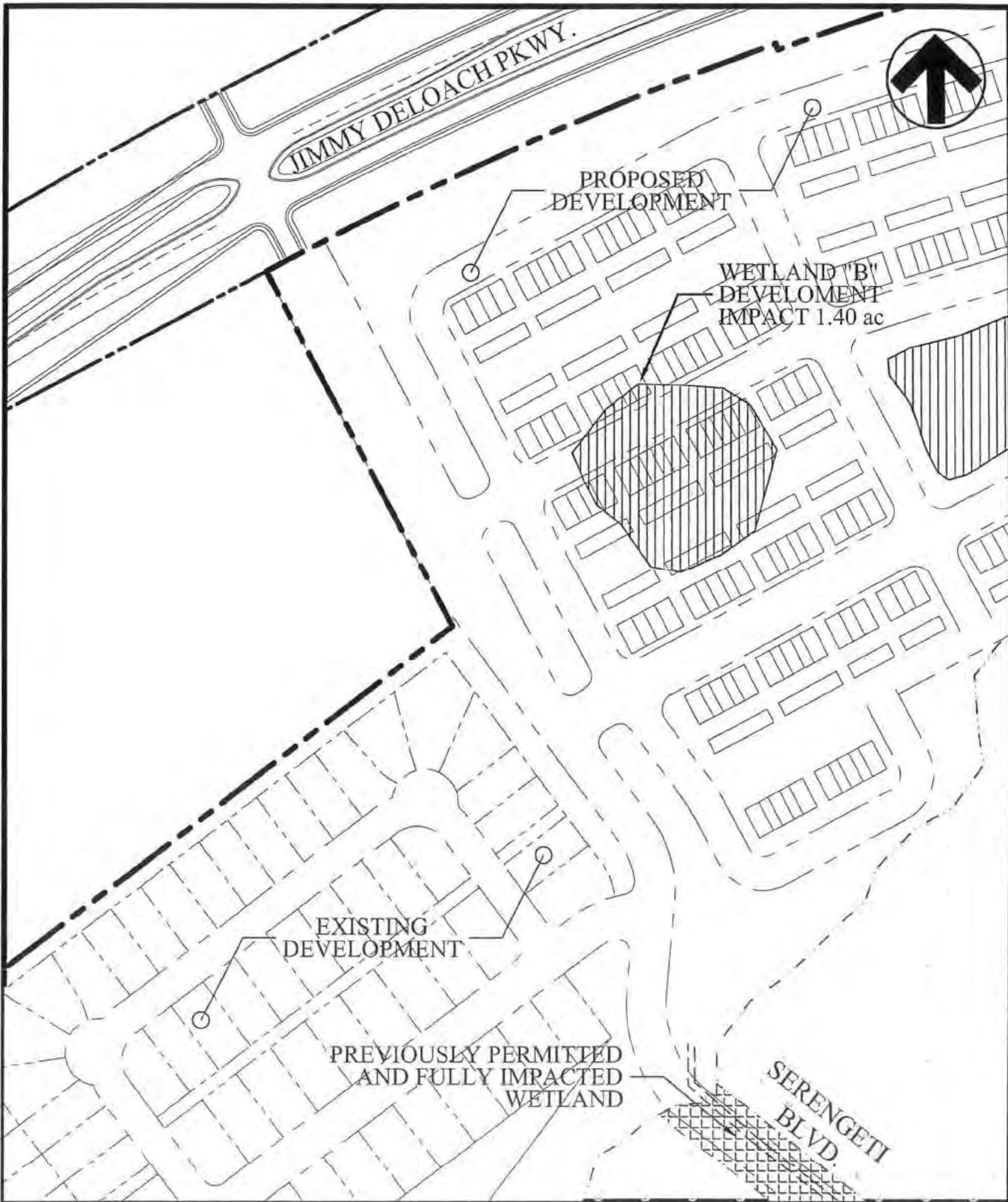
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SHEET NO. 7

DATE: JULY 2, 2014

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REV: NOVEMBER 12, 2014



THE HUNT CLUB (WYNN TRACT)

POOLER, GEORGIA

APPLICANT:

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4401 BELLE OAKS DR., SUITE 210

NORTH CHARLESTON, SOUTH CAROLINA 29405

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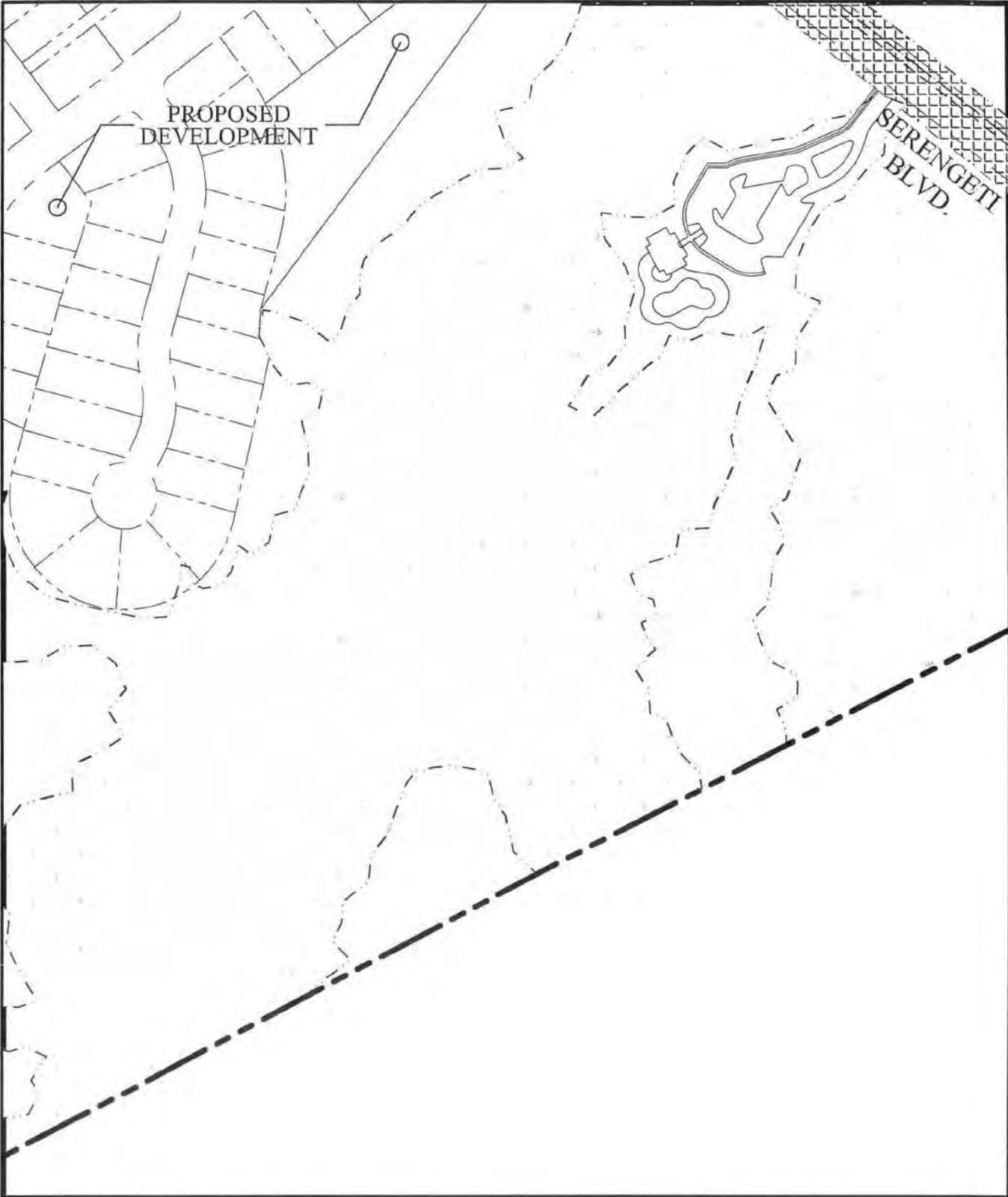
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SHEET NO. 8

DATE: JULY 2, 2014

REV: AUGUST 27, 2014

REV: NOVEMBER 12, 2014



THE HUNT CLUB (WYNN TRACT)

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200 100 0 200 400



SCALE: 1"=200'

SHEET NO. 9

DATE: JULY 2, 2014

REV: AUGUST 27, 2014

REV: NOVEMBER 12, 2014



JIMMY DELOACH PKWY.

WETLAND "H"
DEVELOPMENT
IMPACT 1.46 ac

WETLAND
"A"

THE HUNT CLUB (WYNN TRACT)

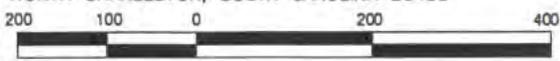
POOLER, GEORGIA

APPLICANT:

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4401 BELLE OAKS DR., SUITE 210

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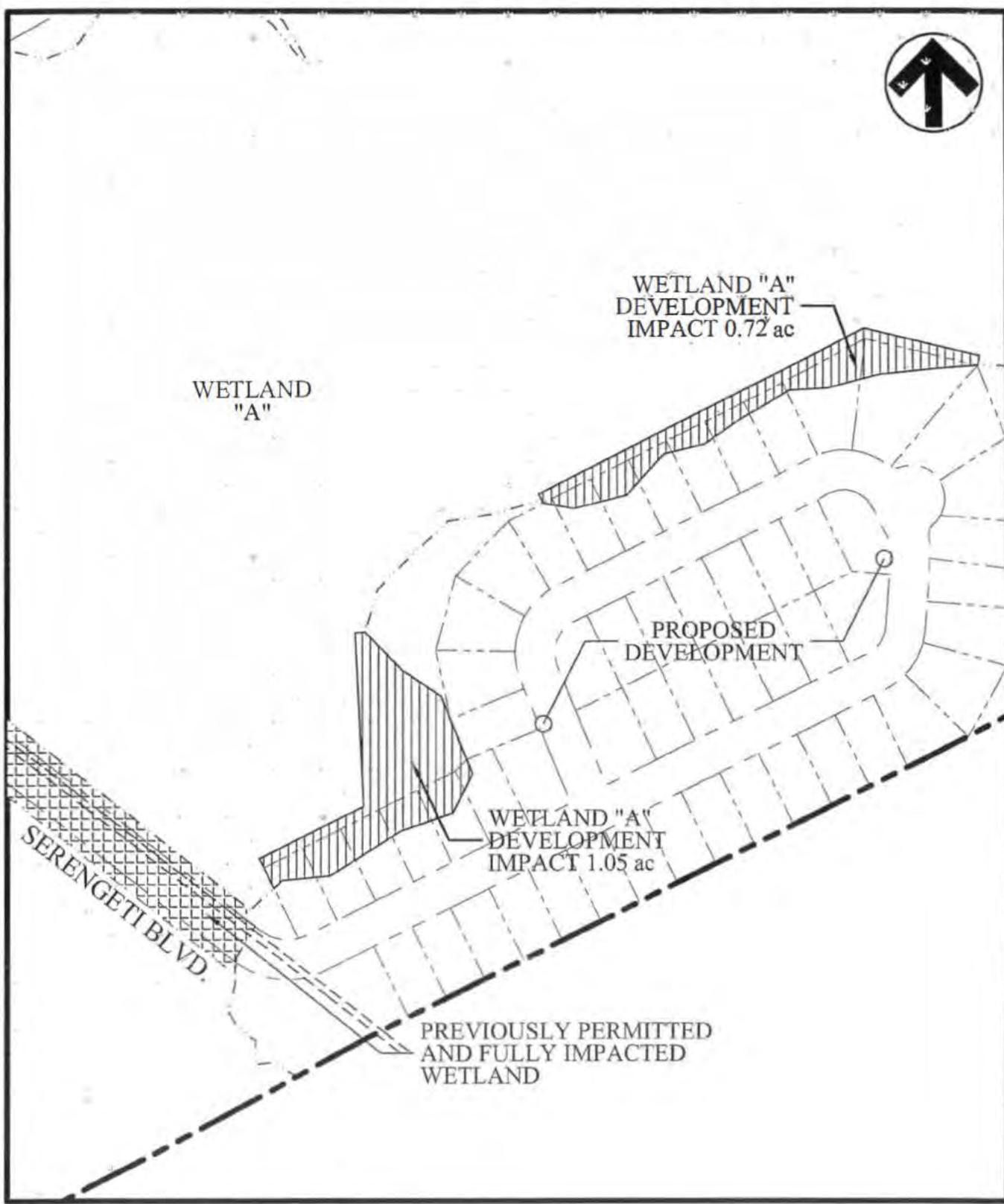
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SHEET NO. 10

DATE: JULY 2, 2014

REV: AUGUST 27, 2014

REV: NOVEMBER 12, 2014



THE HUNT CLUB (WYNN TRACT)

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SCALE: 1"=200'

SHEET NO. 11
DATE: JULY 2, 2014
REV: AUGUST 27, 2014
REV: NOVEMBER 12, 2014



WETLAND
"A"

THE HUNT CLUB (WYNN TRACT)

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SCALE: 1"=200'

SHEET NO. 12

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REV: AUGUST 27, 2014

REV: NOVEMBER 12, 2014