



DEPARTMENT OF THE ARMY
SAVANNAH DISTRICT, CORPS OF ENGINEERS
100 W. OGLETHORPE AVENUE
SAVANNAH, GEORGIA 31401-3604

REPLY TO
ATTENTION OF:

MARCH 24 2015

Regulatory Division
SAS-2015-00376

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-2015-00376

Applicant: Ms. Allison Tucker
PulteGroup, Inc.
127 Sun City Lane
Bluffton, South Carolina 29909

Agent: Mr. Joel Price
Sligh Environmental Consultants, Inc
31 Park of Commerce Way, Suite 200B
Savannah, Georgia 31405

Location of Proposed Work: The 20.89 acre subject area is located north of and adjacent to U.S. Highway 80 and east of and adjacent to Bryan Woods Road, in the City of Savannah, Chatham County, Georgia (Latitude 32.0378, Longitude -80.9879).

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers (Corps): PulteGroup Inc. has requested Department of the Army authorization to fill approximately 0.49 acre of freshwater wetland for the construction of an access road and for lot fill for a new residential development. The applicant has avoided 2.33 acres of wetland. In order to offset the proposed impacts, the Applicant proposes to purchase 3.2 wetland credits from a USACE approved mitigation bank.

BACKGROUND

The Corps conducted a Jurisdictional Determination (JD) site inspection on June 11, 2015, to review the wetland areas within the property and observe existing site conditions. By letter dated August 24, 2015, the Corps verified a JD for the site. Based on the verified JD the site contains 2.82 acres of freshwater wetlands.

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, Watershed Protection Branch, 2 MLK Jr. Drive, Suite 418, Atlanta, Georgia 30334, during regular office hours. A copier machine is available for public use at a charge of 10 cents per page. All coastal projects are filed at our Brunswick office and will need to be requested from Mr. Bradley Smith at Bradley.Smith@dnr.ga.gov. 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.

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 Savannah District 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).

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 (NRHP) indicates there are no sites listed on the register within or immediately adjacent to the project area. It is the opinion of the Applicant that no project would not impact any sites eligible for listing on the NRHP. Presently unknown archaeological, scientific, prehistorical or historical data may be located at the site and could be affected by the proposed work.

Essential Fish Habitat (EFH): This notice initiates the EFH consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal would result in the destruction or alteration of approximately 0 acres of EFH utilized by various life stages of species comprising the red drum, shrimp, bluefish or snapper grouper management complexes. Our initial determination is that the proposed action would not have an individual or cumulatively substantial adverse impact on EFH or federally managed fisheries in the Atlantic Ocean. Our final determination relative to project impacts to EFH and the need for mitigation measures are subject to review by and coordination with the NMFS and the South Atlantic Fisheries Management Council.

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, National Oceanic and Atmospheric Administration, 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 the property was assessed for the potential occurrences of threatened and endangered species and habitats suitable to sustain the listed species for Chatham County, Georgia. The habitats found on site consist of depressional wetland, mixed pine/hardwood upland, mixed hardwood wetland, and salt marsh.

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. 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 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.

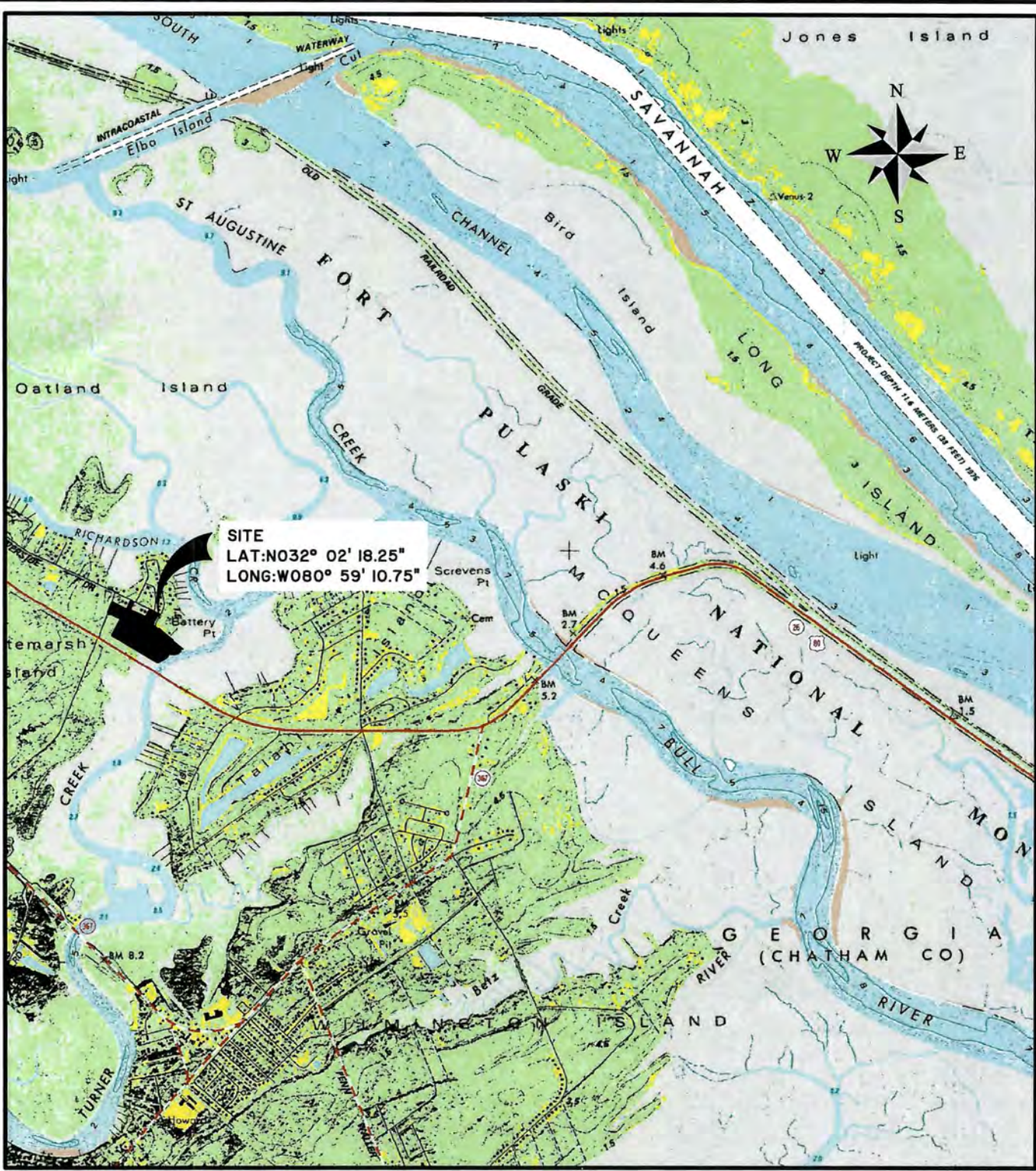
Comment Period: Anyone wishing to comment on this application for a Department of the Army Permit should submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Ms. Sara E. Bahnson, 100 W. Oglethorpe Avenue, Savannah, Georgia 31401-3604, no later than 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. Sara E. Bahnson, Regulatory Specialist, Coastal Branch at 912-652-6210.

Enclosures

1. Project Location Map
2. Aerial Location Map
3. Proposed Impact Plan
3. Wetland Impact Detail

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BATTERY CREEK

PROPOSED ACTIVITY:
LOCATION MAP

CLIENT:
PULTE HOMES

LOCATION: CHATHAM COUNTY, GA

DATE: 3/1/2016

JOB NUMBER: J- 25956

USACE PROJECT NO.
SAS-2015-00376

DRAWN BY: JEM

REVIEWED BY: DMB

SHEET: W1

SCALE: 1" = 300'



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SAS-2015-00376

Aerial location and approximate project boundary



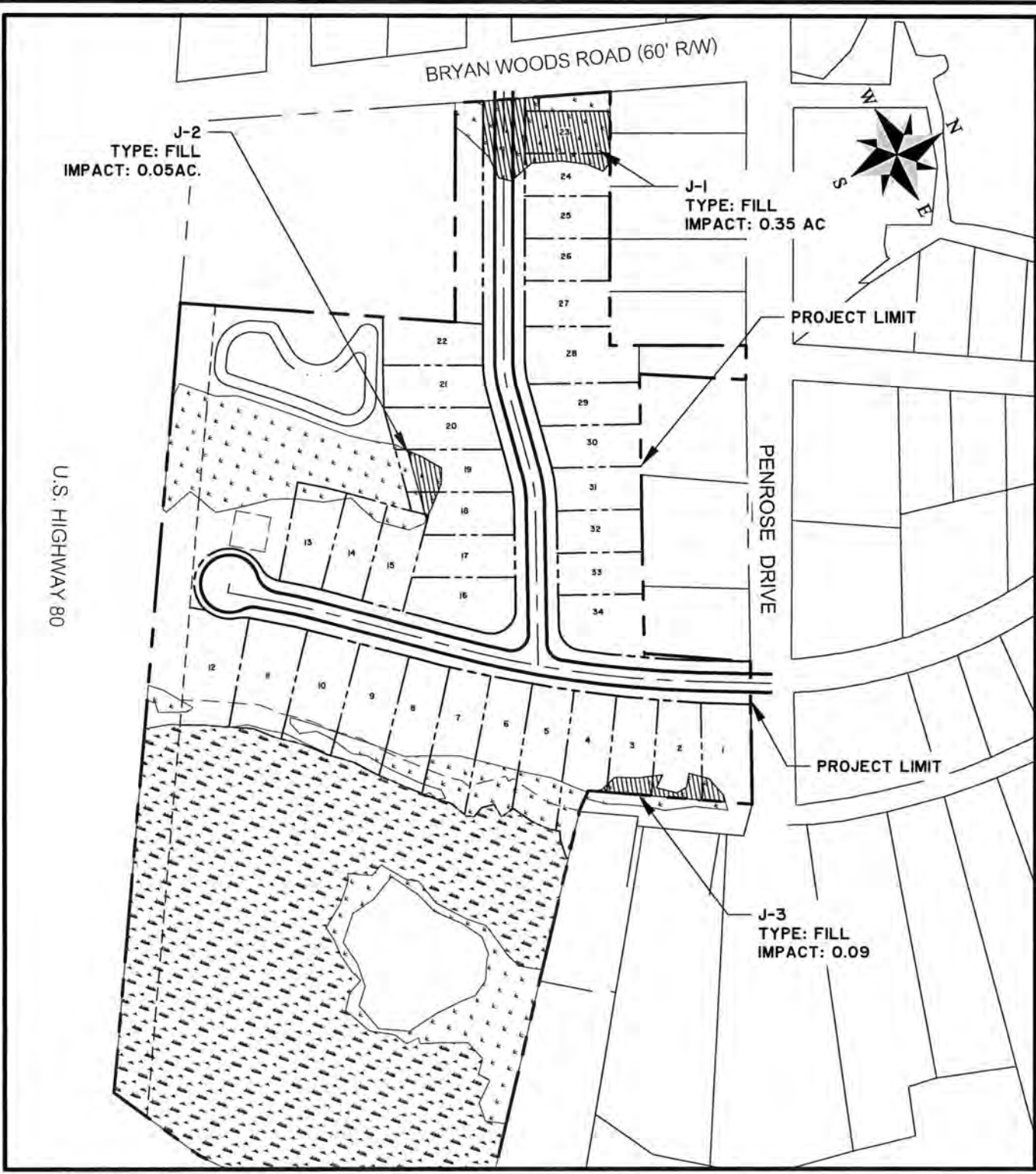
Google earth

© 2016 Google

1000 ft



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BATTERY CREEK

PROPOSED ACTIVITY:
IMPACT PLAN

CLIENT:
PULTE HOMES

LOCATION: CHATHAM COUNTY, GA

DATE: 3/1/2016

JOB NUMBER: J-25956

USACE PROJECT NO.
SAS-2015-00376

DRAWN BY: JEM

REVIEWED BY: DMB

SHEET: W4

SCALE: 1"=200'

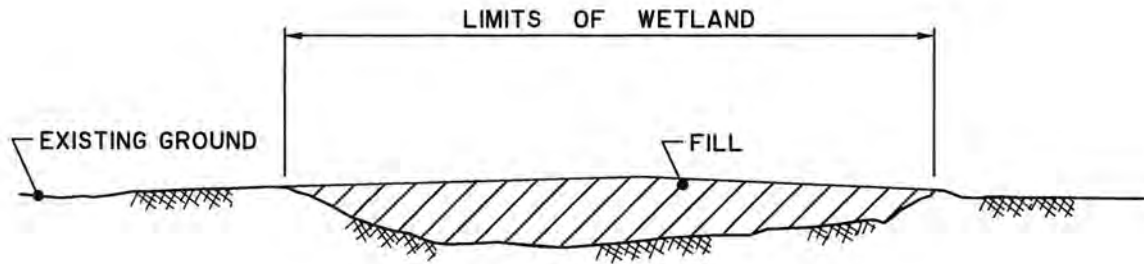
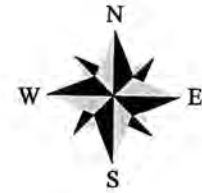


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**DEVELOPMENT
WETLAND FILL SECTION**

NOT TO SCALE

BATTERY CREEK

PROPOSED ACTIVITY:

WETLAND IMPACT DETAIL

CLIENT:

PULTE HOMES

LOCATION: CHATHAM COUNTY, GA

DATE: 3/1/16

JOB NUMBER: J-25956

USACE PROJECT NO.
SAS-2015-00376

DRAWN BY: JEM

REVIEWED BY: DMB

SHEET: W5

SCALE: N.T.S.



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