



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

June 08, 2018

Regulatory Branch
SAS-2018-00411

**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:

The comment period for the Department of the Army Permit application will close 30 days from the date of this public notice. Written comments, including suggestions for modifications or objections to the proposed work, stating reasons thereof, are being solicited from anyone having interest in this permit, and must be submitted so as to be received on or before the last day of the comment period. Written comments concerning the Department of the Army Permit application must reference the Applicant's name and the Permit Application Number, and be forwarded to the US Army Corps of Engineers (Corps) at the above address.

Application Number: SAS-2018-00411

Applicant: Mr. Ashley Durrence
Lamar Smith Signature Development
152 Thunderbird Drive, Suite 207
Richmond Hill, Georgia 31324

Agent: Mr. Brandon Wall
Sligh Environmental Consultants, Incorporated
31 Park of Commerce Way, Suite 200B
Savannah, Georgia 31405

Location of Proposed Work: The project site is located in the Settler's Hammock Subdivision, east of and adjacent to Wildcat Drive, in Kingsland, Camden County, Georgia (Latitude 30.8143, Longitude -81.6409). The wetlands on-site are contiguous with Gum Branch which drains to the Crooked River, a Traditional Navigable Waterway (TNW).

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers: The applicant is proposing to fill 2.85 acres of wetland to facilitate the expansion of an existing residential subdivision in order to meet current demand. The expansion would consist of the development of lots and the associated infrastructure (i.e. roads and utilities). To offset the loss in aquatic function associated with the proposed impacts, the applicant would purchase 18.81 wetland mitigation credits from a U.S. Army Corps of Engineers approved mitigation bank servicing the project area.

BACKGROUND

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, 2 Martin Luther King, Jr. Drive, 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, U.S. Army Corps of Engineers, Regulatory Branch, 100 West Oglethorpe Avenue, Savannah, Georgia 31401-3604.

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 C.F.R. § 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 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: A review of the U.S. Fish and Wildlife Service (FWS) Information, Planning, and Conservation (IPaC) system indicates the following listed species may occur in the project area: Atlantic Sturgeon (*Acipenser oxyrinchus oxyrinchus*), Shortnose Sturgeon (*Acipenser brevirostrum*), North Atlantic Right Whale (*Eubalaena glacialis*), West Indian Manatee (*Trichechus manatus*), Eastern Indigo Snake (*Drymarchon corais couperi*), Green sea turtle (*Chelonia mydas*), Hawksbill sea turtle (*Eretmochelys imbricata*), Leatherback sea turtle (*Dermochelys coriacea*), Loggerhead sea turtle (*Caretta caretta*), and Kemp's Ridley sea turtle (*Lepidochelys kempii*), Piping Plover (*Charadrius melodus*), Red knot (*Calidris canutus rufa*), Hairy Rattleweed (*Baptista arachnifera*), Striped Newt (*Notophthalmus perstriatus*) and Wood stork (*Mycteria americana*).

The habitats on-site consist of pine forest and forested hardwood wetland. These habitats do not support any life stages of the above species. The applicant's agent conducted a pedestrian survey of the site and did not observe any of the above species. In addition, the site does not contain listed critical habitat. Therefore, the Corps has determined that the proposed project would have no effect to any listed threatened or endangered species or listed critical habitat.

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.

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 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 F. Spatzer, 100 West Oglethorpe Avenue, Savannah, Georgia 31401-3604, no later than **30 days** from the date of this notice. Please refer to the applicant's name (Lamar Smith Signature Development) and the application number (SAS-2018-00411) in your comments.

If you have any further questions concerning this matter, please contact Ms. Sarah F. Spatzer, Project Manager, Coastal Office at 912-652-5048, or Sarah.F.Spatzer@usace.army.mil.

Enclosures:

1. Figure 1 – Vicinity Map
2. Figure 2 – Site Location Map
3. Figure 3 – Impact to Wetlands Map

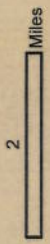

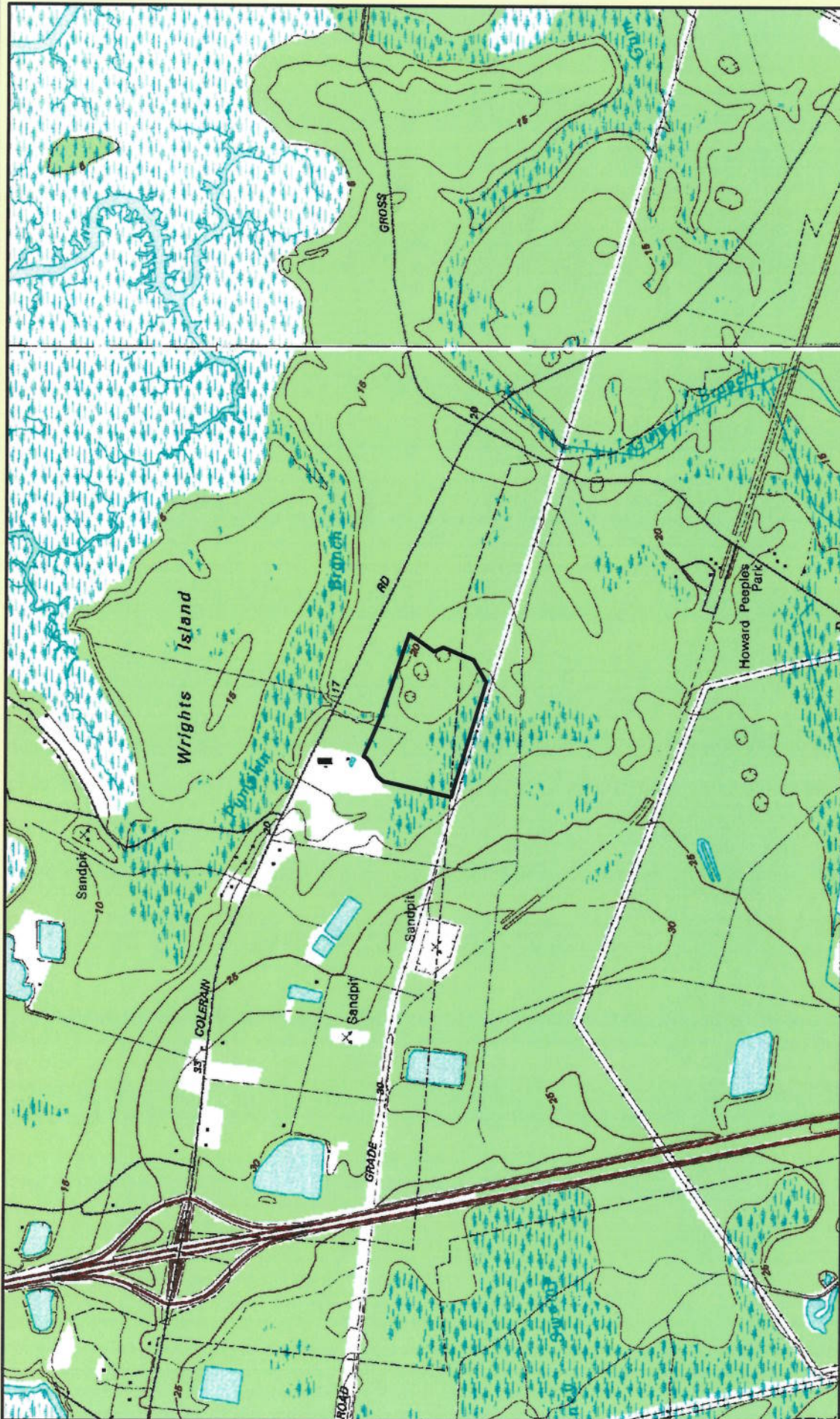


Exhibit Date: March 5, 2018
 Drawn By: BWW
 Reviewed By: SFS
 Job Number: 01-17-088

 Project Limits

**Settler's Hammock, Phase II
 Location Map
 Camden County, Georgia**

sligh environmental consultants, inc.
 31 Park of Commerce Way, Suite 200B
 Savannah, Georgia 31405
 phone (912) 232-0451
 fax (912) 232-0453




<p>2,000 Feet</p>	
<p>Exhibit Date: March 5, 2018</p>	
<p>Drawn By: BMW</p>	
<p>Reviewed By: SFS</p>	
<p>Job Number: 01-17-088</p>	

Project Limits

Settler's Hammock, Phase II
USGS - Kingsland Quadrangle
Camden County, Georgia

sligh environmental consultants, inc.
 31 Park of Commerce Way, Suite 200B
 Savannah, Georgia 31405
 phone (912) 232-0451
 fax (912) 232-0453



 Project Limits

1,000 Feet

Exhibit Date: March 5, 2018

Drawn By: BWW

Reviewed By: SFS

Job Number - 01-17-098

**Settler's Hammock, Phase II
2009 Aerial Photograph
Camden County, Georgia**

sligh environmental consultants, inc.
31 Park of Commerce Way, Suite 200B
Savannah, Georgia 31405
phone (912) 232-0451
fax (912) 232-0453

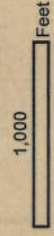


Exhibit Date: March 5, 2018

Drawn By: BWW

Reviewed By: SFS

Job Number: 01-17-088

Project Limits

**Settler's Hammock, Phase II
NRCS Soil Survey
Camden County, Georgia**

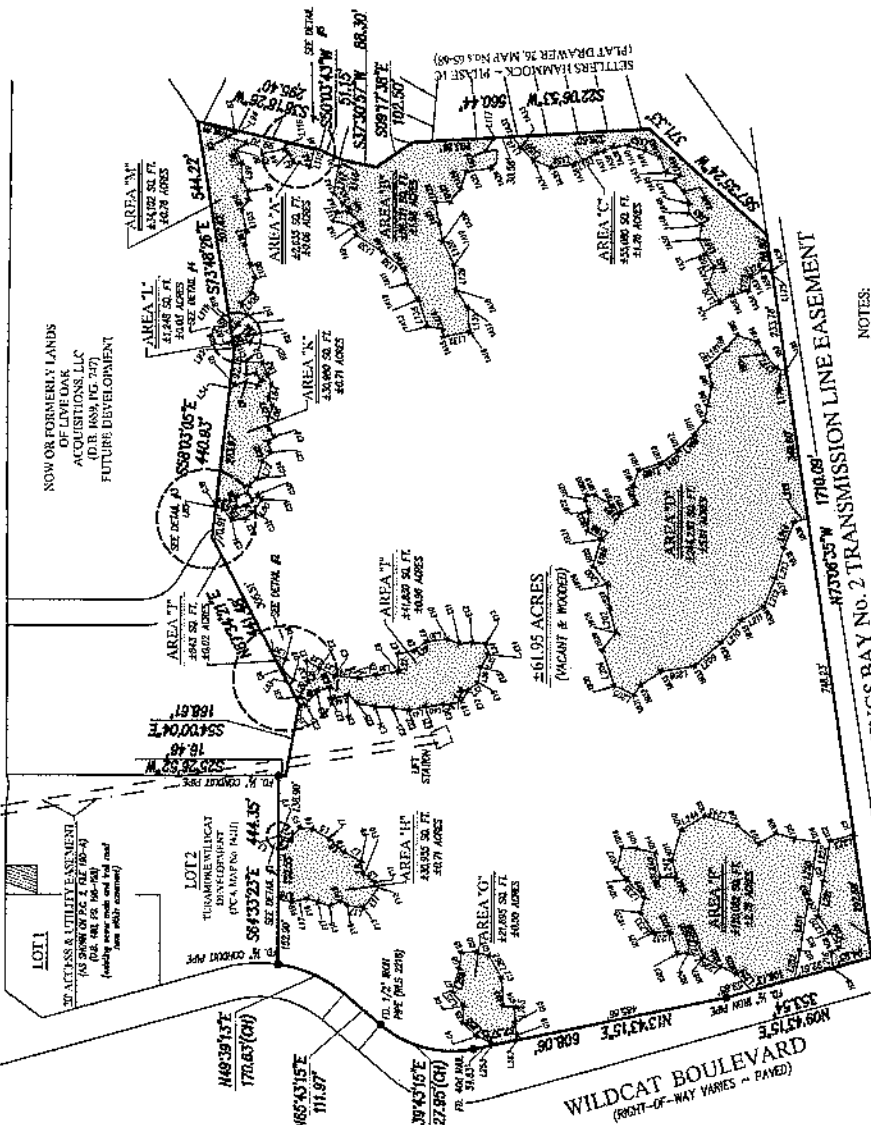
sligh environmental consultants, inc.
31 Park of Commerce Way, Suite 200B
Savannah, Georgia 31405
phone (912) 232-0451
fax (912) 232-0453

WETLAND JURISDICTION NOTE:

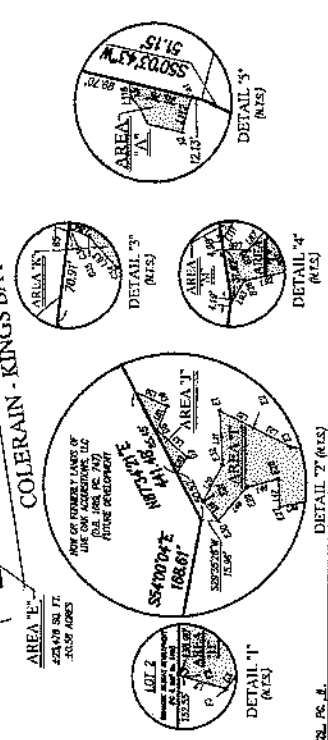
WETLAND JURISDICTIONAL AREAS ARE THOSE THE JURISDICTION OF U.S. ARMY CORPS OF ENGINEERS. OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE AREAS WITHOUT PROPER AUTHORIZATION. WETLAND JURISDICTIONAL AREAS SHOWN THIS

LAUREL ISLAND PARKWAY
(AKA COLEMAN ROAD) (R/W VARIES ~ PAVED)

NOW OR FORMERLY LANDS
ACQUISITIONS, LLC
(DBA ISMA INC. 2017)
FUTURE DEVELOPMENT



- NOTES:**
- 1) BEARINGS SHOWN HEREIN REFER TO THE BEARING OF 364°-37°-31"E FOR THE SOUTHWESTERLY R/W LINE OF LAUREL ISLAND PARKWAY, ACCORDING TO PLAT RECORDED IN PLAT GRABNEY 27, MAP NO. 10, PUBLIC RECORDS OF CAMDEN COUNTY, GEORGIA.
 - 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE ABSTRACT.
 - 3) ANGLE POINTS ALONG JURISDICTIONAL LINES ARE FLAGGED RED TO VARIOUS TYPES OF VEGETATION AND WERE LOCATED FROM TRAVERSE LINES BY THIS FIRM. THERE MAY EXIST ADDITIONAL RESTRICTIONS LIVING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREIN WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
 - 4) WETLANDS SHOWN HEREIN WERE FLAGGED BY SLR/J ENR/10/2017 FOR THE PURPOSES OF THE REGULATORY REVIEW, 2017 AND ARE SHOWN THIS.



**MAP TO SHOW WETLAND JURISDICTIONAL SURVEY OF
SETTLERS HAMMOCK, PHASE 2,
CITY OF KINGSLAND, 1606th G.M.D.,
CAMDEN COUNTY, GEORGIA
FOR: LAMAR SMITH HOMES**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	S89°21'00"W	31.67	121	S89°21'00"W	31.67
2	S89°21'00"W	31.67	122	S89°21'00"W	31.67
3	S89°21'00"W	31.67	123	S89°21'00"W	31.67
4	S89°21'00"W	31.67	124	S89°21'00"W	31.67
5	S89°21'00"W	31.67	125	S89°21'00"W	31.67
6	S89°21'00"W	31.67	126	S89°21'00"W	31.67
7	S89°21'00"W	31.67	127	S89°21'00"W	31.67
8	S89°21'00"W	31.67	128	S89°21'00"W	31.67
9	S89°21'00"W	31.67	129	S89°21'00"W	31.67
10	S89°21'00"W	31.67	130	S89°21'00"W	31.67
11	S89°21'00"W	31.67	131	S89°21'00"W	31.67
12	S89°21'00"W	31.67	132	S89°21'00"W	31.67
13	S89°21'00"W	31.67	133	S89°21'00"W	31.67
14	S89°21'00"W	31.67	134	S89°21'00"W	31.67
15	S89°21'00"W	31.67	135	S89°21'00"W	31.67
16	S89°21'00"W	31.67	136	S89°21'00"W	31.67
17	S89°21'00"W	31.67	137	S89°21'00"W	31.67
18	S89°21'00"W	31.67	138	S89°21'00"W	31.67
19	S89°21'00"W	31.67	139	S89°21'00"W	31.67
20	S89°21'00"W	31.67	140	S89°21'00"W	31.67
21	S89°21'00"W	31.67	141	S89°21'00"W	31.67
22	S89°21'00"W	31.67	142	S89°21'00"W	31.67
23	S89°21'00"W	31.67	143	S89°21'00"W	31.67
24	S89°21'00"W	31.67	144	S89°21'00"W	31.67
25	S89°21'00"W	31.67	145	S89°21'00"W	31.67
26	S89°21'00"W	31.67	146	S89°21'00"W	31.67
27	S89°21'00"W	31.67	147	S89°21'00"W	31.67
28	S89°21'00"W	31.67	148	S89°21'00"W	31.67
29	S89°21'00"W	31.67	149	S89°21'00"W	31.67
30	S89°21'00"W	31.67	150	S89°21'00"W	31.67
31	S89°21'00"W	31.67	151	S89°21'00"W	31.67
32	S89°21'00"W	31.67	152	S89°21'00"W	31.67
33	S89°21'00"W	31.67	153	S89°21'00"W	31.67
34	S89°21'00"W	31.67	154	S89°21'00"W	31.67
35	S89°21'00"W	31.67	155	S89°21'00"W	31.67
36	S89°21'00"W	31.67	156	S89°21'00"W	31.67
37	S89°21'00"W	31.67	157	S89°21'00"W	31.67
38	S89°21'00"W	31.67	158	S89°21'00"W	31.67
39	S89°21'00"W	31.67	159	S89°21'00"W	31.67
40	S89°21'00"W	31.67	160	S89°21'00"W	31.67

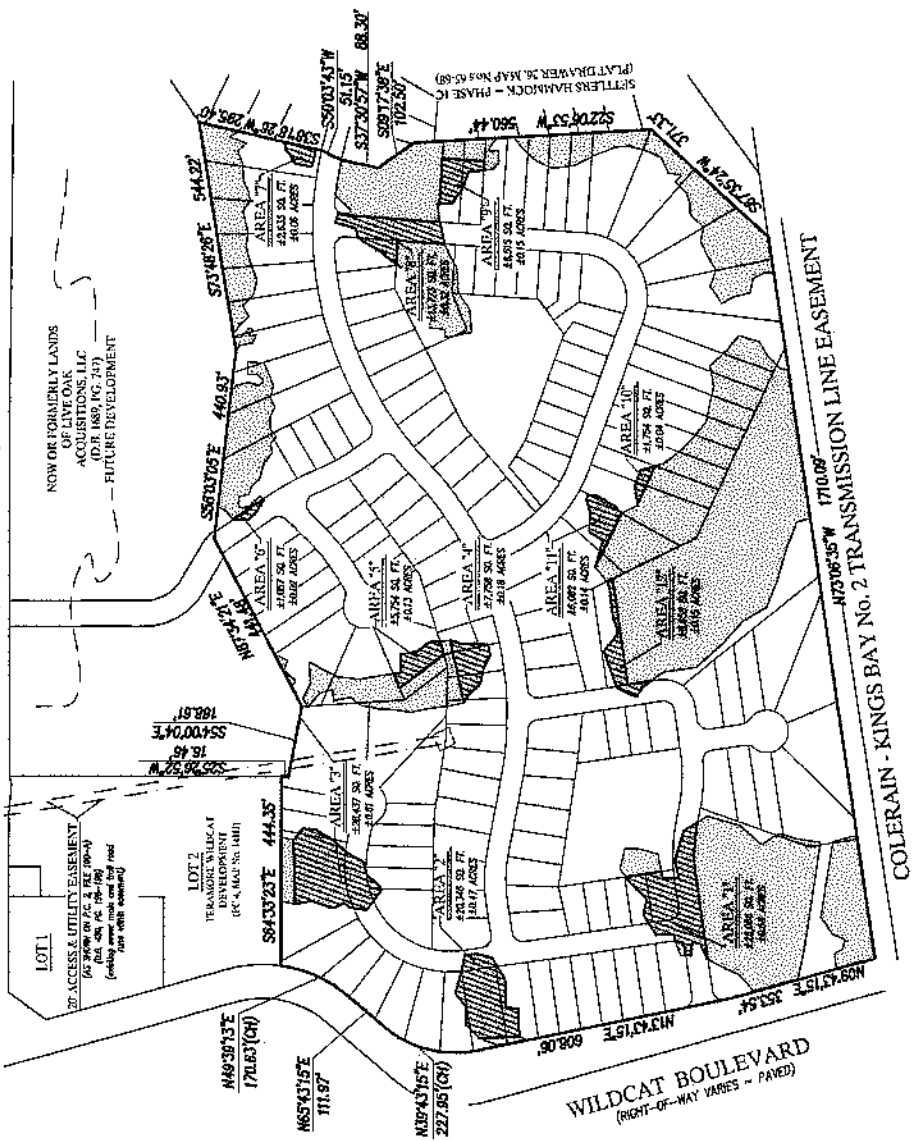
SCALE: 1" = 200'

BRUNNEN SURVEYING, INC.
Surveyors and Land Planners
102 W. HARRIS AVE. SUITE 1000
PHENIX CITY, GA 31706

MAP TO SHOW WETLAND IMPACT SKETCH OF

**SETTLERS HAMMOCK, PHASE 2,
CITY OF KINGSLAND, 1606th G.M.D.,
CAMDEN COUNTY, GEORGIA**
FOR: LAMAR SMITH HOMES

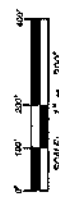
LAUREL ISLAND PARKWAY
(A.K.A. COLERAIN ROAD) (R/W VARIES - PAVED)



AREA TABLE

TOTAL ACRES - ±61.95 ACRES
WETLAND JURISDICTIONAL AREA - ±13.96 ACRES
WETLAND IMPACT AREA - ±2.85 ACRES
UPLAND AREA - ±45.99 ACRES

- NOTES:
- 1) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S84°-33'-23"E FOR THE SOUTHWESTERLY R/W LINE OF LAUREL ISLAND PARKWAY, ACCORDING TO PLAT RECORDED IN PLAT DRAWING 27, MAP NO. 15.
 - 2) THIS SKETCH WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE ABSTRACT.
 - 3) ANGLE POINTS ALONG JURISDICTIONAL LINES ARE FLAGGED RED TO HARBOR TYPES OF VEGETATION AND WERE LOCATED FROM TRAVERSE LINES BY THIS FIRM.
 - 4) THERE MAY EXIST ADDITIONAL RESTRICTIONS Lying OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
 - 5) WETLANDS SHOWN HEREON WERE FLAGGED BY SUCH ENVIRONMENTAL CONSULTANTS, INC. NOVEMBER, 2007.
 - 6) SEE WETLAND JURISDICTION SURVEY BY THIS FIRM DATED: 02-27-16. DING. No. W-1-630-3-16. SETTLERHAMMOCK2WETLAND.DWG



DWG. BY: T.P.
CHK. BY: R.B.

BENNETT SURVEYING, INC.
Survey and Land Information Services
102 AMES PARSONS PARKWAY UNIT 103
FARMERS BRANCH, GA 31540
PHONE: 770-382-1234
FAX: 770-382-1235
WWW.BENNETTSURVEYING.COM

WETLAND JURISDICTION NOTE:
WETLAND IMPACT AREAS SHOWN THUS:



LOT 1
30' ACCESS & UTILITY EASEMENT
(SEE 2004-02-24 REC. 199-1)
(includes new road and flag road
(not with easement))

LOT 2
30' ACCESS & UTILITY EASEMENT
(SEE 2004-02-24 REC. 199-1)
(includes new road and flag road
(not with easement))

SS4700'04"E
16.46'
SS4700'04"E
168.81'

SS707'05"E
440.83'

SS707'05"E
544.22'

SS707'05"E
440.83'

SS707'05"E
544.22'

SS707'05"E
440.83'

SS707'05"E
544.22'

SS707'05"E
440.83'

SS707'05"E
544.22'

SS707'05"E
440.83'

SS707'05"E
544.22'

SS707'05"E
440.83'

MAP AMENDED 4-25-16 TO ADD ADDITIONAL WETLAND IMPACT AREA.

DATE: 02-27-2013
F.S. 8522, P.S. 8.

Z:\Admin\GIS\2010\Concom\13\Highway\Settlers Hammock\SettlersHamock2Wetland.dwg