



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

May 10, 2019

Regulatory Branch  
SAS-2018-00541

**PUBLIC NOTICE**  
**Savannah District**

The District Engineer has received a Prospectus describing the establishment and operation of a proposed wetland compensatory mitigation bank (Conasauga Bend Mitigation Bank) for Federal and State permits as described below:

Application Number: SAS-2018-00541

Sponsor: Mr. Gregory Smith  
Conasauga Bend Mitigation, LLC  
1305 Lakes Parkway, Suite 110  
Lawrenceville, Georgia 30043

Agent: Ms. Jennifer Pahl  
Corblu Ecology Group, LLC  
1305 Lakes Parkway, Suite 110  
Lawrenceville, Georgia 30043

This public notice does not imply, on the parts of the US Army Corps of Engineers (USACE) or other agencies, either favorable or unfavorable opinion of the work to be performed, but is issued to solicit comments regarding the factors on which final decisions will be based.

Location of Proposed Work: The proposed project site is a 70.47-acre project site, within an approximately 89-acre property bounded to the east and north by the Conasauga River and to the south by Dawnville Road, NE/SR286, approximately 4.8 miles west of the City of Eton, in Whitfield County, Georgia (centered at approximately latitude 34.8313, longitude -84.8526). See the enclosed Vicinity and Road Map exhibits.

Description of Mitigation Bank: The Sponsor proposes to establish a commercial wetland mitigation bank on the site. As currently conceptualized, the project would involve 27.64 acres of riverine wetland restoration, 20.36 acres of riverine wetland enhancement, 1.75 acres of riverine wetland preservation, and 20.72 acres of upland buffer preservation. The Sponsor has proposed to utilize the Savannah District's 2018 Standard Operating Procedure for Compensatory Mitigation, but has not currently

proposed an estimate of the potential mitigation credits that could be generated from the project. See the enclosed Proposed Mitigation Areas Map and Baseline HGM Units exhibits.

Geographic Service Area: The proposed Geographic Service Area (GSA) is the defined area within which this bank can reasonably be expected to provide appropriate compensation for impacts to aquatic resources. The GSA for this bank would include the Conasauga River watershed, Hydrologic Unit Code (HUC) 03150101, the Oostanaula River (HUC 03150103), the Upper Coosa River (HUC 03150105), and the Coosawattee River (HUC 03150102) as the Primary service area.

Oversight: This mitigation bank may be considered one of a number of practicable alternatives available to applicants to compensate for unavoidable impacts associated with permits issued under the authority of Sections 404 and 401 of the Clean Water Act for projects located within the approved GSA.

Oversight of this compensatory mitigation bank would be by a group of Federal and State agency representatives collectively referred to as the Interagency Review Team (IRT). The IRT shall be chaired by the Savannah District, USACE and is comprised of representatives from the US Environmental Protection Agency, US Fish and Wildlife Service, and the Georgia Department of Natural Resources, Environmental Protection Division.

The actual approval of the use of this mitigation bank for a specific project is the decision of the USACE pursuant to Section 10 of the Rivers and Harbors Act and Section 404 of the Clean Water Act. The USACE provides no guarantee that any particular individual or general permit would be granted authorization to use this compensatory mitigation bank to compensate for unavoidable impacts associated with a proposed permit, even though mitigation from this bank may be available.

Authority: A public notice regarding the proposed mitigation bank is required pursuant to Title 33 Code of Federal Regulations Parts 325 and 332, and Title 40 Code of Federal Regulations Part 230, entitled "Compensatory Mitigation for Losses of Aquatic Resources, Final Rule", published in the Federal Register on April 10, 2008.

Consideration of Public Comments: The USACE 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 this proposed mitigation bank. The Prospectus can be seen at the US Army Corps of Engineers, Savannah District, Regulatory Branch, 1590 Adamson Parkway, Suite 200, Morrow, Georgia 30260-1777, and/or via the Savannah District's "Bank & ILF Sites" link on the Regulatory In-lieu Fee and Bank Information Tracking System (RIBITS) website, within the "Cyber Repository" for the Conasauga Bend Mitigation Bank. Written comments received will be considered by the USACE in evaluating this proposal. Comments are used to assess

impacts on endangered species, historic properties, conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards and flood plain values (in accordance with Executive Order 11988), land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership, and, in general, the needs and welfare of the public.

Preliminary review, provided by the bank's Sponsor, indicates that: 1) No species of fish, wildlife, or plant (or their critical habitat) listed as endangered or threatened under the Endangered Species Act of 1973 (PL 93-205) would be adversely affected; and 2) No cultural or historical resources considered eligible or potentially eligible for listing on the National Register of Historic Places would be affected according to a website review of known listed properties. Additional information may change any of these preliminary findings.



Comment Period: Anyone wishing to comment on this proposal should submit comments in writing to the Commander, US Army Corps of Engineers, Savannah District, Regulatory Branch, Attention: Mr. Adam F. White, 1590 Adamson Parkway, Suite 200, Morrow, Georgia 30260-1777, no later than 30 days from the date of this notice. Please refer to the mitigation bank name (Conasauga Bend Mitigation Bank) and the Regulatory Branch file number (SAS-2018-00541) in your comments.

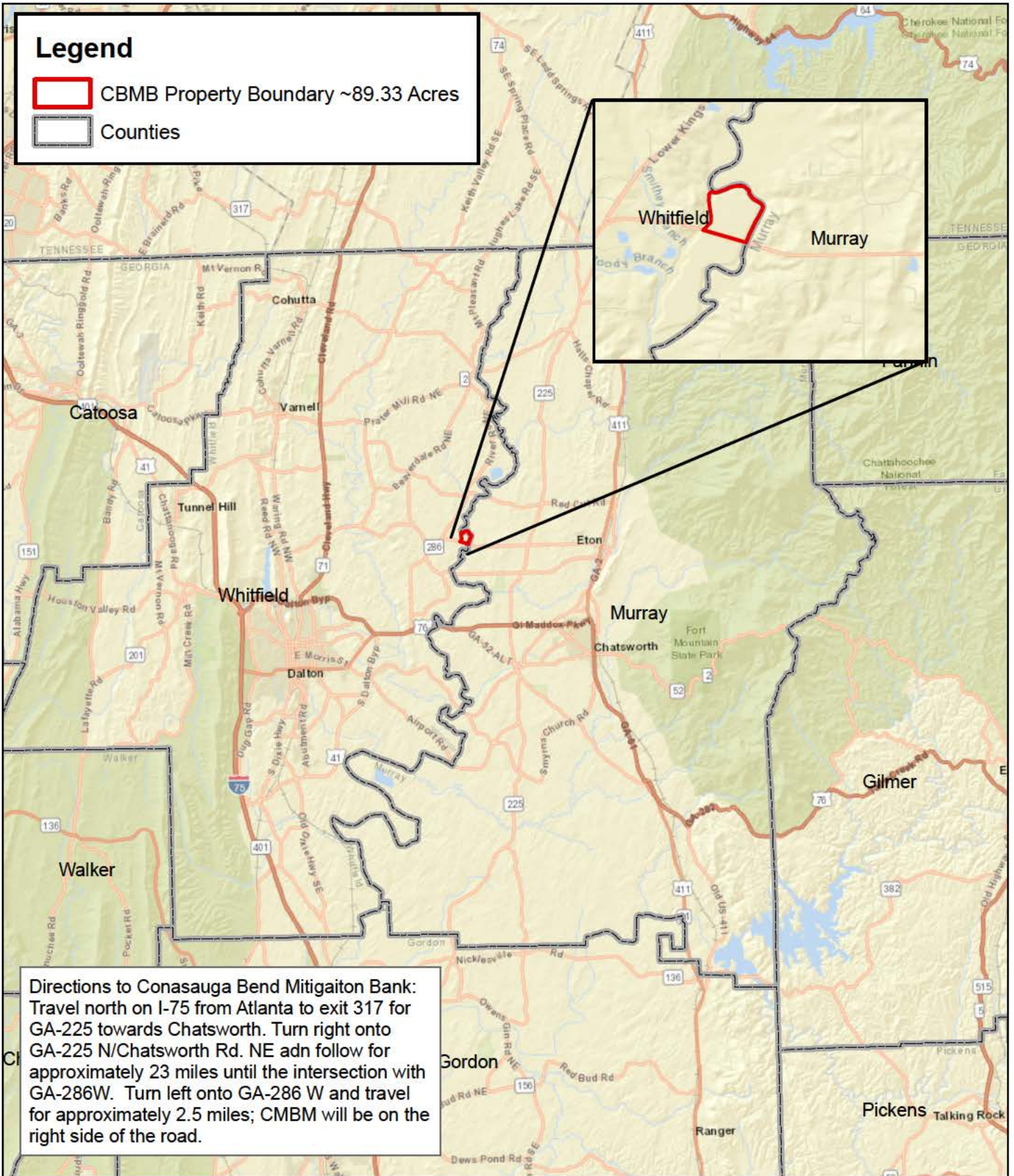
If you have any further questions concerning this matter, please contact Adam F. White, Project Manager, Piedmont Branch at 678-422-2730 or [adam.f.white@usace.army.mil](mailto:adam.f.white@usace.army.mil).

4 Encls

1. Vicinity Map
2. County Roads Map
3. Proposed Mitigation Areas Map
4. Baseline HGM Units

# Legend

-  CBMB Property Boundary ~89.33 Acres
-  Counties



**Directions to Conasauga Bend Mitigation Bank:**  
Travel north on I-75 from Atlanta to exit 317 for GA-225 towards Chatsworth. Turn right onto GA-225 N/Chatsworth Rd. NE and follow for approximately 23 miles until the intersection with GA-286W. Turn left onto GA-286 W and travel for approximately 2.5 miles; CMBM will be on the right side of the road.



Conasauga Bend Mitigation Bank  
Whitfield County, Georgia



1 in = 5 miles

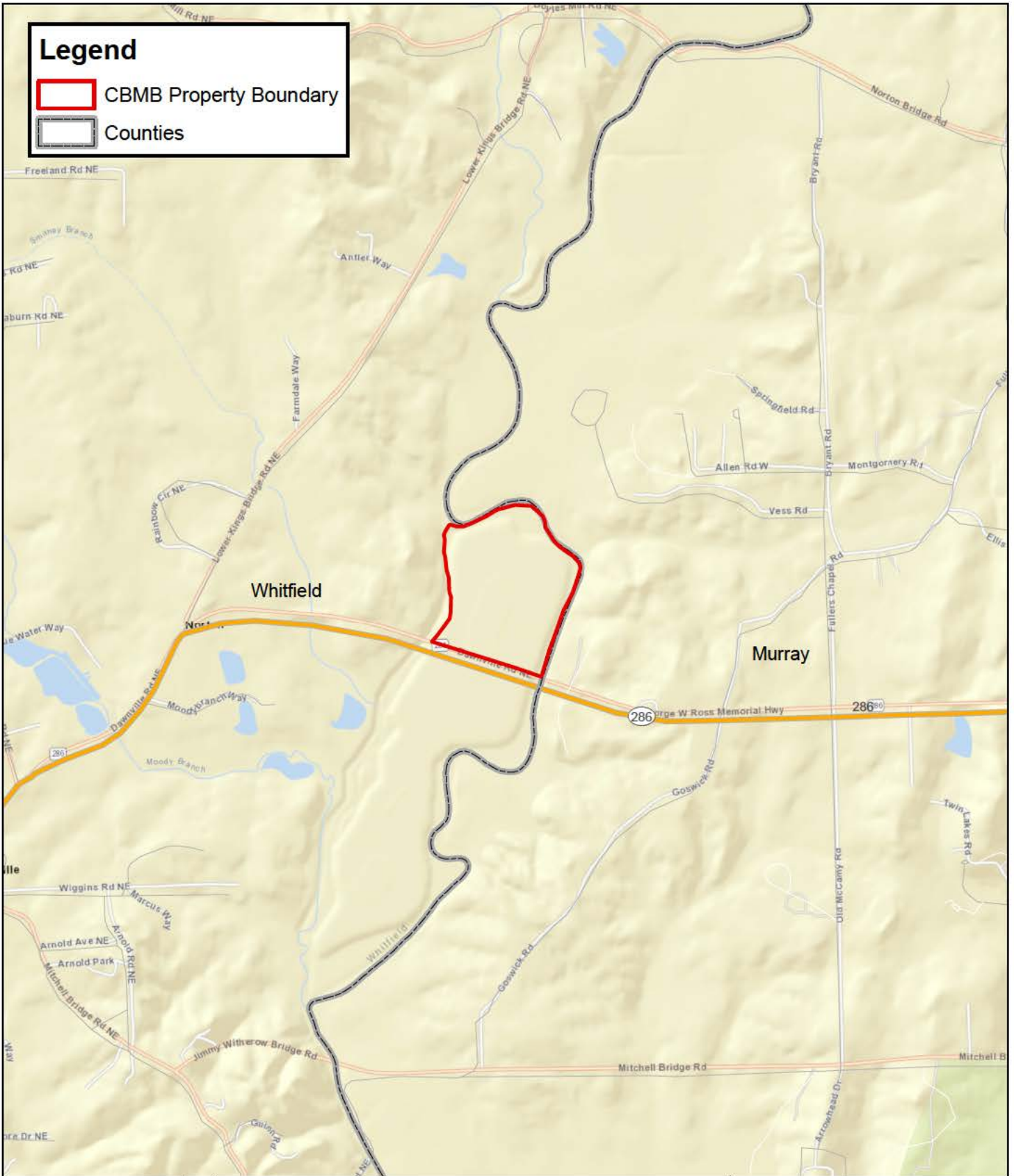
Figure 1  
Vicinity Map



Corblu 04-050218  
April, 2019

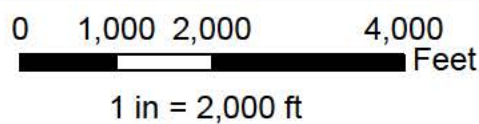
# Legend

-  CBMB Property Boundary
-  Counties

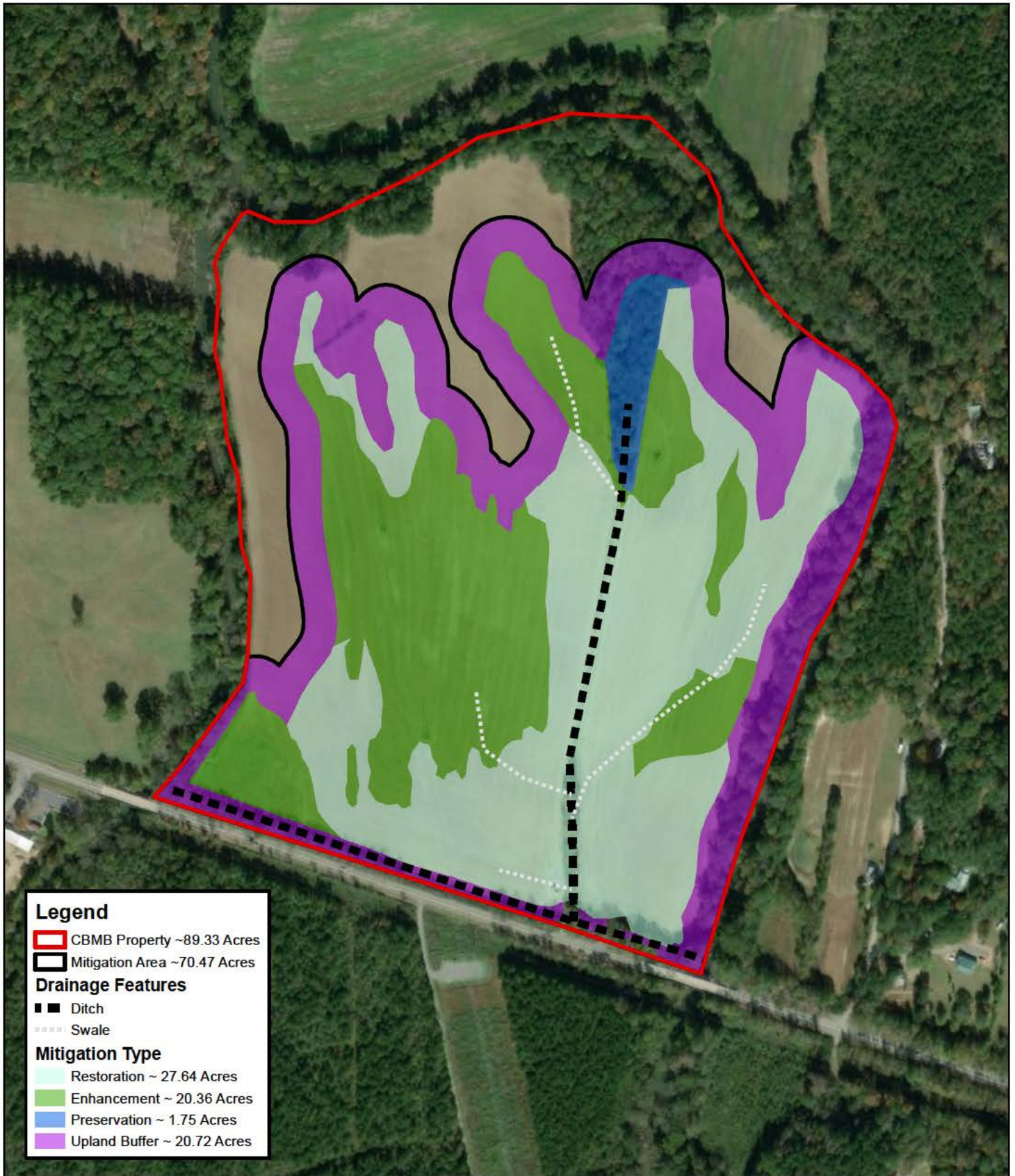


Conasauga Bend Mitigation Bank  
Whitfield County, Georgia

Figure 2  
County Roads Map



Corblu 04-050218  
April 2019



**Legend**

- CBMB Property ~89.33 Acres
- Mitigation Area ~70.47 Acres

**Drainage Features**

- Ditch
- Swale

**Mitigation Type**

- Restoration ~ 27.64 Acres
- Enhancement ~ 20.36 Acres
- Preservation ~ 1.75 Acres
- Upland Buffer ~ 20.72 Acres



Conasauga Bend Mitigation Bank  
Whitfield County, Georgia

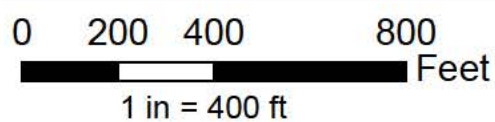
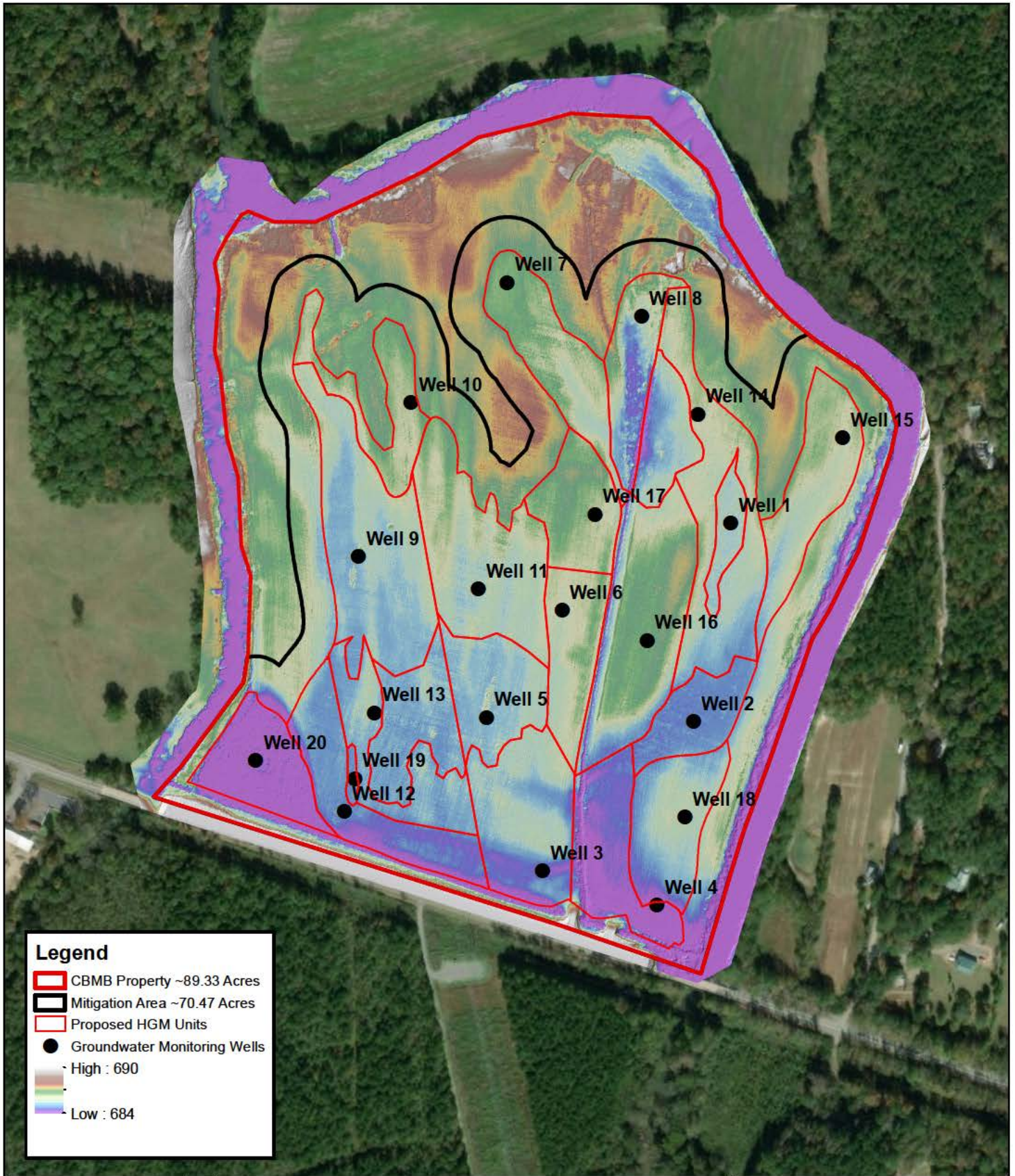


Figure 19  
Proposed Mitigation  
Areas Map



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**Legend**


- CBMB Property ~89.33 Acres
- Mitigation Area ~70.47 Acres
- Proposed HGM Units
- Groundwater Monitoring Wells
- High : 690
- Low : 684



Conasauga Bend Mitigation Bank  
Whitfield County, Georgia

0    200    400    800  
 Feet  
 1 in = 400 ft

Figure 23  
Baseline HGM Units



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