



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

August 16, 2021

Regulatory Division
SAS-2021-00532

**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-2021-00532

Applicant: Mr. Brad Reames
RiverPlace Development, LLC
Post Office Box 1547
Valdosta, Georgia 31603

Agent: Mr. Curtis Ray
Red Oak Environmental, LLC
Post Office Box 7101
Tifton, Georgia 31793

Project Purpose as Proposed by Applicant: The applicant's stated project purpose is to provide additional multi-family housing in the Valdosta – Lowndes County area.

Location of Proposed Work: The project site is located adjacent to U.S. Highway 41, in Valdosta, Lowndes County, Georgia (Latitude 30.8865 and Longitude -83.3166). The aquatic resources located on-site drain to Withlacoochee 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 1.042 acres of wetlands and 0.34 acre of open water during the expansion of an existing multi-family apartment complex and construction of associated infrastructure. To offset the loss in aquatic function associated with the above impacts, the applicant has proposed the purchase of 6.24 wetland mitigation credits from Cecil Bay Wetland Mitigation Bank. The project is hydrologically connected to the Withlacoochee River.

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 will review the proposed project for water quality certification, in accordance with the provisions of Section 401 of the Clean Water Act. Prior to issuance of a Department of the Army permit for a project location in, on, or adjacent to the waters of the State of Georgia, review for Water Quality Certification is required. A reasonable period of time, which shall not exceed one year, is established under the Clean Water Act for the State to act on a request for Water Quality Certification, after which, issuance of such a Department of the Army permit may proceed. The applicant did not request a pre-certification meeting with Georgia EPD prior to submitting their application for a permit under Section 404 of the Clean Water Act. The applicant must still request a meeting with EPD at least 30 days prior to any request they make for 401 Water Quality Certification.

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: Review of the latest published version of the National Register of Historic Places and the Georgia Natural, Archeological and Historic Resources GIS database, indicates that no registered properties or properties listed as eligible for inclusion are located on the project site. 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 preliminary review the U.S. Fish and Wildlife Service (FWS) and the National Marine Fisheries Service's Protected Resource Divisions (NMFSPRD)'s list of Endangered and Threatened Species (IPaC) indicates the following listed species may occur in the project area: Wood Stork (*Mycteria americana*) and Eastern Indigo Snake (*Drymarchon corals couperi*).

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. In addition, we are requesting information from the USFWS whether the project is within 2,500 feet of an active wood stork nesting colony.

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 by email to terry.c.kobs@usace.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Mr. Terry Kobs, 1104 North Westover Boulevard, Albany Georgia 31707, 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 Terry C. Kobs, Project Manager, Coastal Branch.

Enclosures:

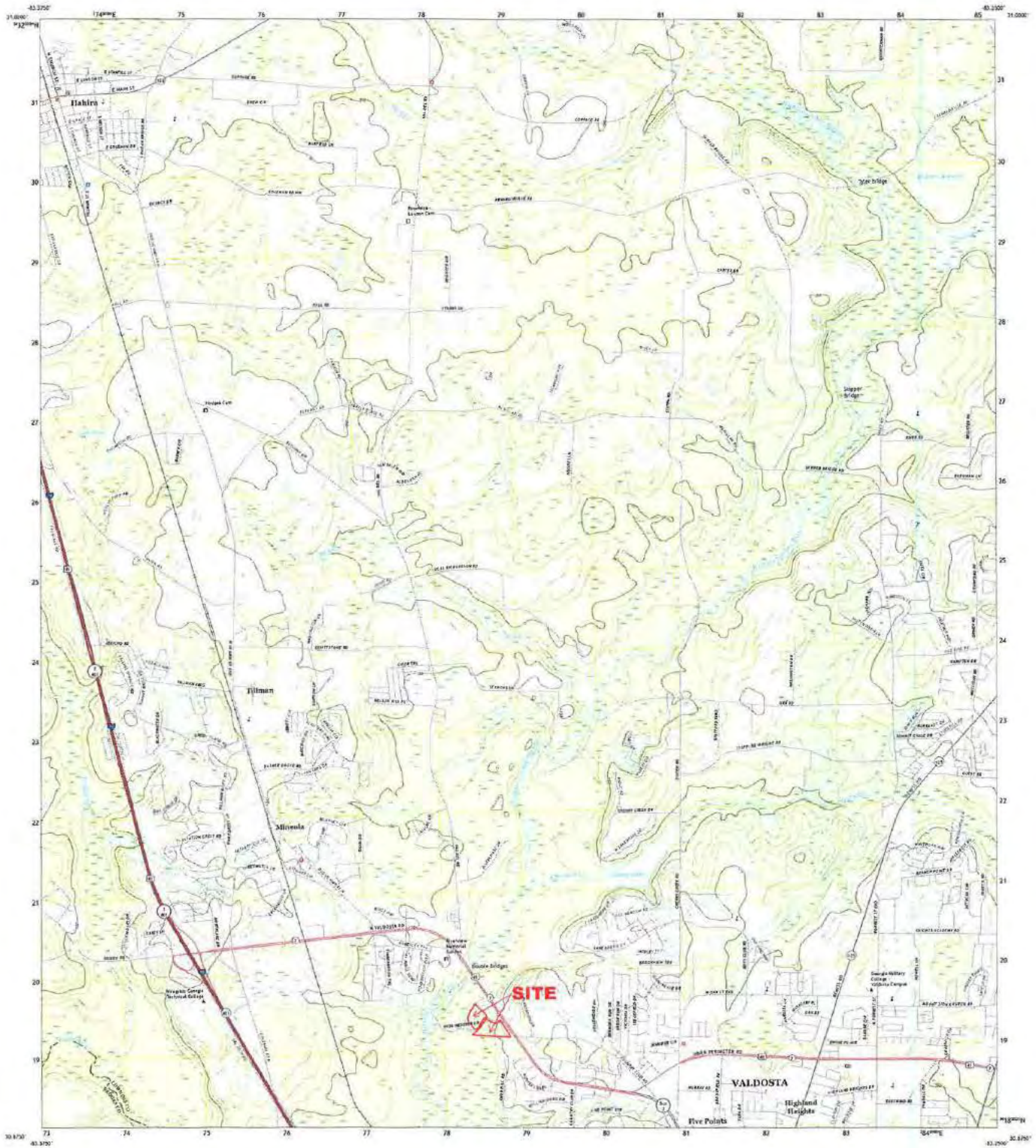
1. Vicinity Map
2. Plan Drawings (5 Pages)



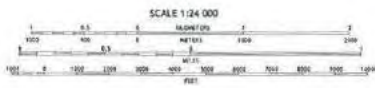
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



HAHIRA EAST QUADRANGLE
GEORGIA
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
7.5-Minute Series of 1987 (2010 Edition), Revision 01
1:250,000 Scale (1:250,000) 7.5-Minute Series, Zone 18N
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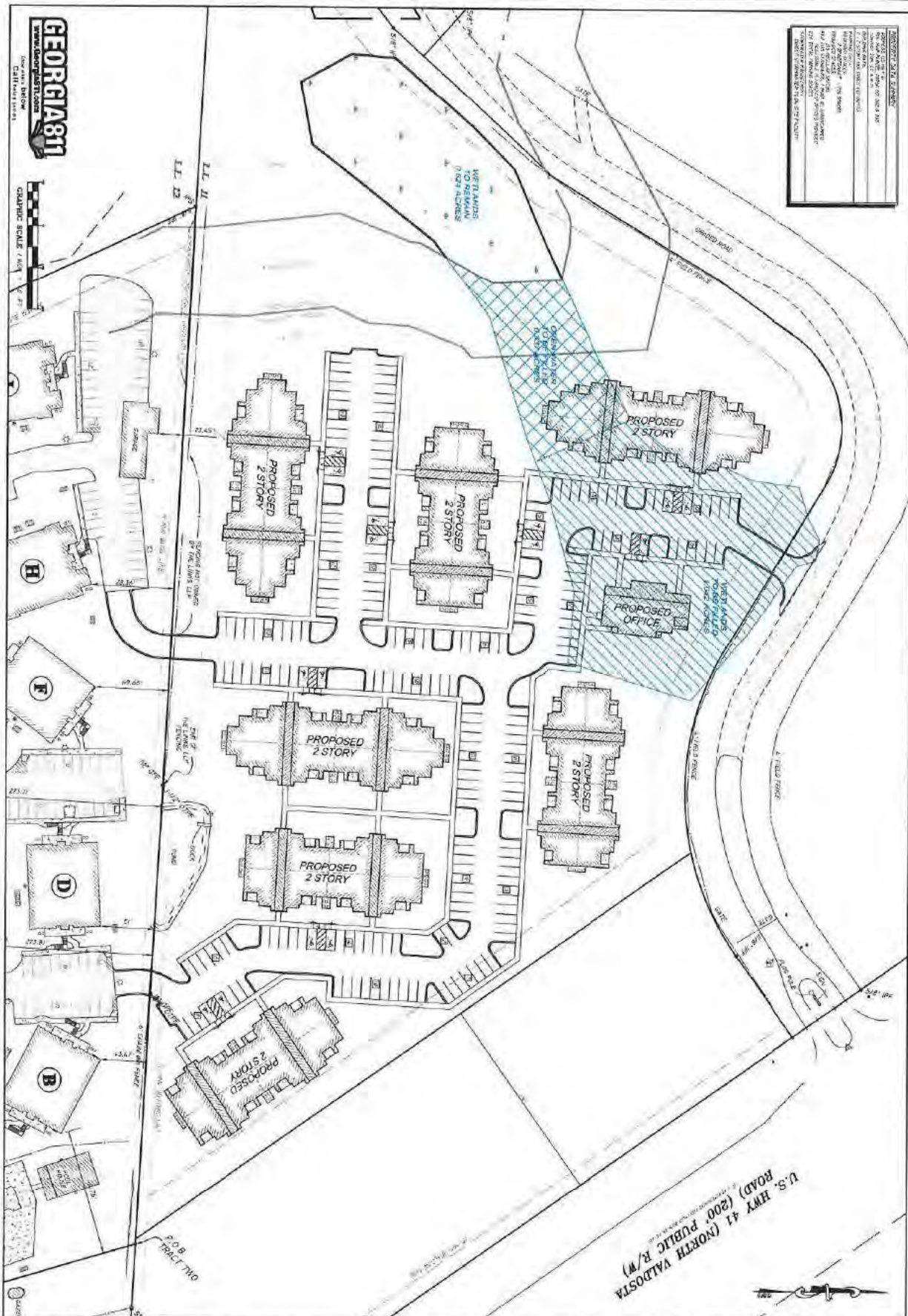
HAHIRA EAST, GA
2020





PROPOSED UTILITIES

PROPOSED WATER	12" DIA. 10' DEPTH
PROPOSED SANITARY	12" DIA. 10' DEPTH
PROPOSED GAS	12" DIA. 10' DEPTH
PROPOSED TELEPHONE	12" DIA. 10' DEPTH
PROPOSED CABLE TELEVISION	12" DIA. 10' DEPTH
PROPOSED FIBER OPTIC	12" DIA. 10' DEPTH
PROPOSED POWER	12" DIA. 10' DEPTH



U.S. HWY 41 (NORTH VALDOSTA)
 (200' PUBLIC R/W)

DATE: 08/11/2011
 SHEET: 1 OF 1

ASA ENGINEERING & SURVEYING, LLC
 801 S. MATTHEWS ST. VALDOSTA, GA 31601
 TEL: 770.336.1111 FAX: 770.336.1112

CONCEPTUAL LAYOUT FOR:
RIVERPLACE
 LOCATED IN L.L. 11 OF THE 11TH L.D.
 CITY OF VALDOSTA, LOWNDES COUNTY, GA

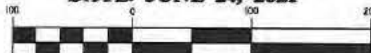
DATE	BY	SIZE	REVISIONS

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**WETLAND MAP FOR:
RIVERPLACE**

LYING AND BEING IN
LAND LOT 11 OF THE 11TH LAND DISTRICT
OF THE CITY OF VALDOSTA,
LOWNDES COUNTY, GEORGIA

DATE: JUNE 24, 2021



GRAPHIC SCALE : 1 INCH = 100 FT.

WETLAND AREA "A"
0.034 ACRES

A PORTION OF TAX MAP 76 PARCEL B6
(AREA TO THE SOLID BOLD LINES)

WETLAND AREA "C"
0.350 ACRES

A PORTION OF TAX MAP 76A PARCEL 01 B
A PORTION OF TAX MAP 76C PARCEL 25
(AREA TO THE SOLID BOLD LINES)

SEE SHEET 2 FOR LINE TABLE AND
ADDITIONAL NOTES

N OR F PROPERTY OF
HYTA L. MEDERER TRUST & NIMBY LLLP
TAX MAP 0074 PARCEL 095
DEED BOOK 5479, PG. 161

TOTAL PROJECT AREA
17.116 ACRES
PART OF TAX MAP 40A PARCEL 01 B, 74 PARCEL 02
(AREA TO THE SOLID BOLD LINES)

U.S. HWY 41
(200' PUBLIC R/W)
(NORTH VALDOSTA ROAD)
(R/W AS REFERENCED FROM PLAT BOOK 28, PG. 40)

S 83°16'06" W
387.30'

N OR F PROPERTY OF
FREDA SIRMANS DENZER
TAX MAP 0078A PARCEL 003
DEED BOOK 6029, PG. 161

WETLAND AREA "B"
1.042 ACRES

A PORTION OF TAX MAP 76A PARCEL 01
(AREA TO THE SOLID BOLD LINES)

PROJECT AREA I
8.388 ACRES

TAX MAP 45A PARCEL 01
(AREA TO THE SOLID BOLD LINES)

N OR F PROPERTY OF
FREDA SIRMANS DENZER
TAX MAP 0076A PARCEL 002
DEED BOOK 6029, PG. 161

SYMBOL LEGEND

	IRON PIN FOUND
	CONCRETE MONUMENT FOUND
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY

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WETLAND AREA "B"
OPEN WATERS
0.961 ACRES

A PORTION OF TAX MAP 76A PARCEL 01
(AREA TO THE SOLID BOLD LINES)

N OR F PROPERTY OF
FREDA SIRMANS DENZER
TAX MAP 0076A PARCEL 001
DEED BOOK 6029, PG. 161

N OR F PROPERTY OF
THE LINKS LLLP
TAX MAP 0076A PARCEL 004
DEED BOOK 4693, PG. 194

WETLANDS SHOWN HEREON WERE
DELINEATED BY ALLEN RIGDON, GSC
#127, ON JANUARY 29, 2019.

**ASA ENGINEERING
& SURVEYING, L.L.C.**
102 W. ROGERS ST. - VALDOSTA, GA 31601
PH.: (229) 244-0596 - INFO@ASAENG.COM

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DRAWN BY: ALJ, JWP
5559-WETLAND MAP 2.DWG
SHEET 1 OF 4

J:\16-5320.DWG - III Smith Street, Thompkinsville, GA\16\5325 WETLANDS.DWG 1/31/2019 10:03:44 AM EST

**WETLAND MAP FOR:
RIVERPLACE**

**LYING AND BEING IN
LAND LOT 11 OF THE 11TH LAND DISTRICT
OF THE CITY OF VALDOSTA,
LOWNDES COUNTY, GEORGIA**

DATE: JUNE 24, 2021



GRAPHIC SCALE: 1 INCH = 100 FT.

SEE SHEET 2 FOR LINE TABLE AND
ADDITIONAL NOTES

**TOTAL PROJECT AREA
17.116 ACRES**
PART OF TAX MAP 46A PARCEL 01 & 74 PARCEL 80
(AREA TO THE SOLID BOLD LINES)

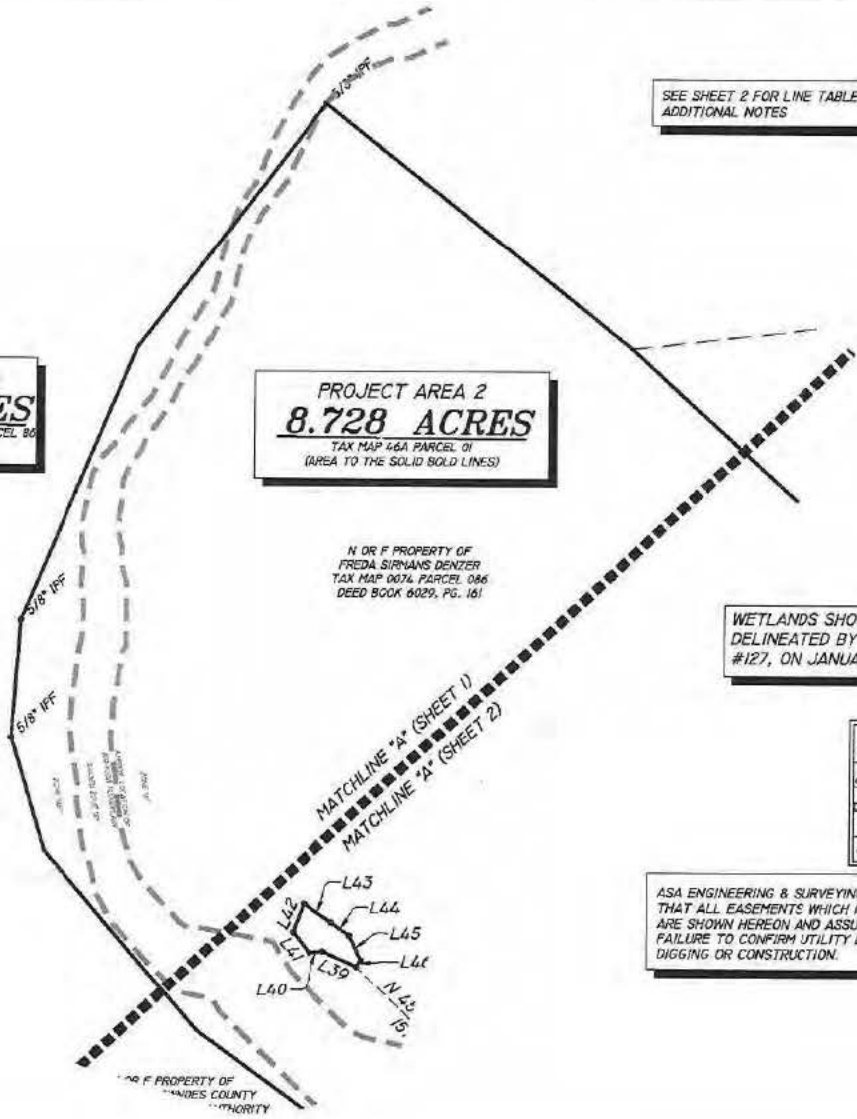
**PROJECT AREA 2
8.728 ACRES**
TAX MAP 46A PARCEL 01
(AREA TO THE SOLID BOLD LINES)

N OR F PROPERTY OF
FREDA SIRVANS DENZER
TAX MAP 0074 PARCEL 086
DEED BOOK 6029, PG. 161

WETLANDS SHOWN HEREON WERE
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SYMBOL LEGEND	
	IRON PIN FOUND
	CONCRETE MONUMENT FOUND
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY

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DRAWN BY: ALH, JWP
5659-WETLAND MAP 2.DWG
SHEET 2 OF 4

J:\16-6326 DP, III SOUTH STREET, THOMASVILLE, GA\LOWA\5326 WETLANDS.DWG 11/17/2019 10:03:44 AM EST

**IMPACT MAP FOR:
RIVERPLACE**

LYING AND BEING IN
LAND LOT 11 OF THE 11TH LAND DISTRICT
OF THE CITY OF VALDOSTA,
LOWNDES COUNTY, GEORGIA

DATE: JUNE 24, 2021

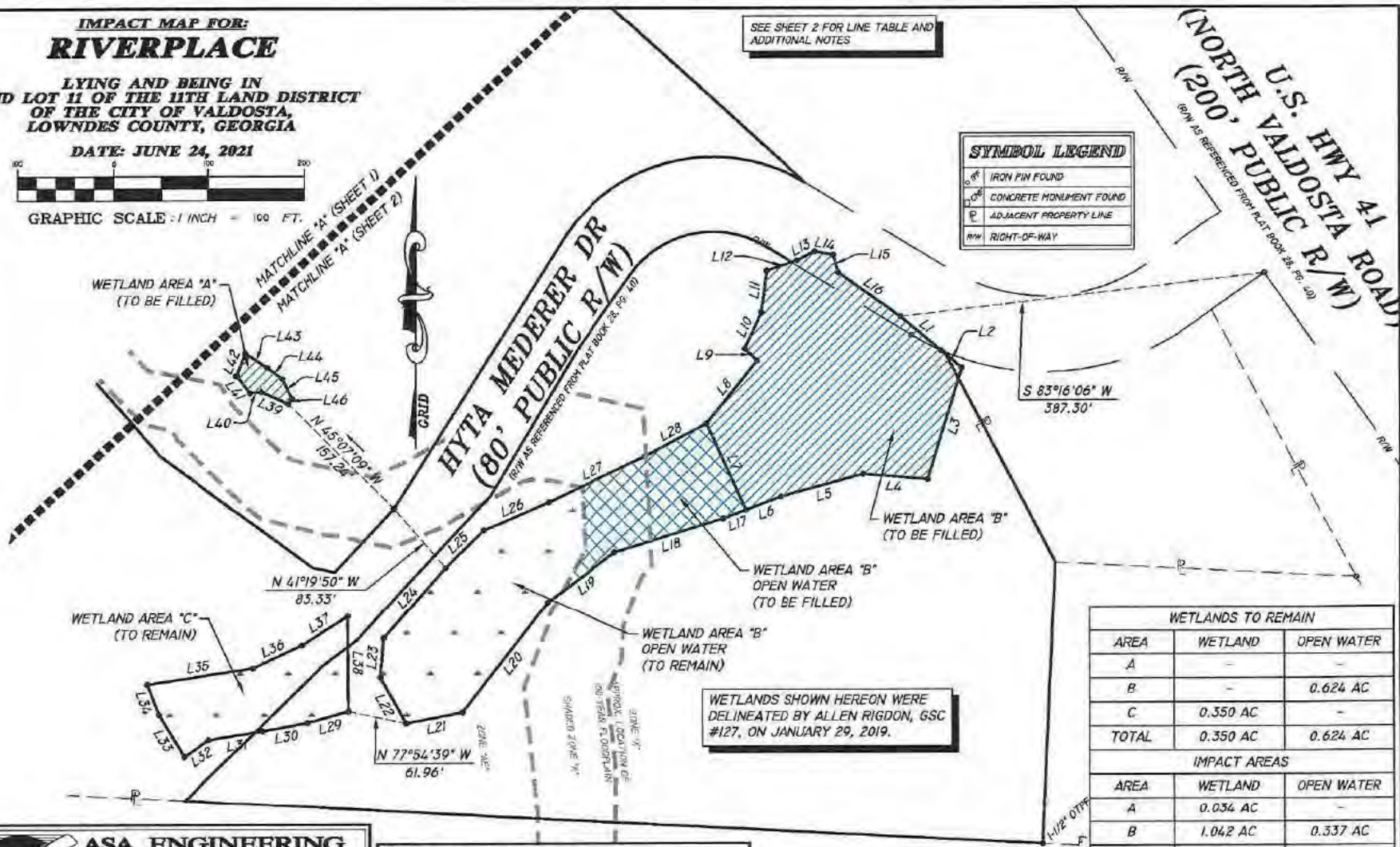


GRAPHIC SCALE: 1 INCH = 100 FT.

SEE SHEET 2 FOR LINE TABLE AND
ADDITIONAL NOTES

SYMBOL LEGEND	
	IRON PIN FOUND
	CONCRETE MONUMENT FOUND
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY

U.S. HWY 41
(NORTH VALDOSTA ROAD)
(200' PUBLIC R/W)
(R/W AS REFERENCED FROM PLAT BOOK 28, PG. 40)



WETLANDS SHOWN HEREON WERE
DELINEATED BY ALLEN RIGDON, GSC
#127, ON JANUARY 29, 2019.

WETLANDS TO REMAIN		
AREA	WETLAND	OPEN WATER
A	-	-
B	-	0.624 AC
C	0.350 AC	-
TOTAL	0.350 AC	0.624 AC
IMPACT AREAS		
AREA	WETLAND	OPEN WATER
A	0.034 AC	-
B	1.042 AC	0.337 AC
C	-	-
TOTAL	1.076 AC	0.337 AC

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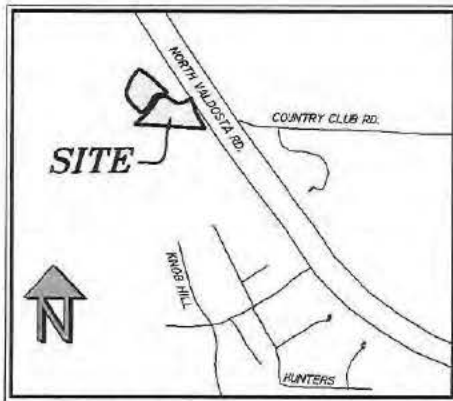
DRAWN BY: ALH/JMP
5659-WETLAND MAP 2.DWG
SHEET 3 OF 4

J:\19-5425 IDF, III SOUTH STREET, THOMASVILLE, GA\190615325 WETLANDS.DWG 1/21/2019 10:03:44 AM EST

**WETLAND MAP FOR:
RIVERPLACE**

**LYING AND BEING IN
LAND LOT 11 OF THE 11TH LAND DISTRICT
OF THE CITY OF VALDOSTA,
LOWNDES COUNTY, GEORGIA**

DATE: JUNE 24, 2021



LOCATION MAP

NOT TO SCALE

WETLAND AREA "A"		
LINE #	LENGTH	DIRECTION
L39	31.17'	N 66°00'26" W
L40	11.92'	S 85°09'19" W
L41	22.75'	N 38°02'37" W
L42	25.42'	N 20°33'41" E
L43	27.90'	S 56°22'41" E
L44	19.87'	S 54°28'14" E
L45	23.15'	S 24°56'19" E
L46	6.56'	S 34°32'16" W

WETLAND AREA "B"		
LINE #	LENGTH	DIRECTION
L1	55.46'	S 50°00'51" E
L2	28.55'	S 50°00'51" E
L3	122.99'	S 16°54'53" W
L4	68.08'	N 85°18'28" W
L5	90.86'	S 74°43'08" W
L6	39.23'	S 69°48'47" W
L7	100.15'	S 24°20'18" E
L8	85.01'	N 38°42'01" E
L9	18.12'	N 44°56'15" W
L10	41.95'	N 24°27'43" E
L11	44.51'	N 7°22'57" E
L12	33.97'	N 72°19'49" E
L13	20.91'	N 62°22'54" E
L14	20.01'	S 79°09'26" E
L15	19.12'	S 16°07'01" E
L16	80.51'	S 54°32'11" E

WETLAND AREA "B" OPEN WATER		
LINE #	LENGTH	DIRECTION
L7	100.15'	S 24°20'18" E
L17	25.38'	S 69°18'47" W
L18	119.76'	S 72°35'56" W
L19	88.40'	S 53°16'37" W
L20	147.24'	S 37°44'30" W
L21	60.92'	S 79°07'44" W
L22	55.46'	N 29°13'55" W
L23	42.17'	N 4°45'17" E
L24	99.40'	N 41°15'06" E
L25	56.14'	N 45°34'43" E
L26	74.65'	N 66°39'23" E
L27	113.44'	N 64°45'37" E
L28	72.99'	N 61°52'17" E

WETLAND AREA "C"		
LINE #	LENGTH	DIRECTION
L29	44.83'	S 74°03'51" W
L30	48.23'	S 79°55'36" W
L31	57.17'	S 80°33'24" W
L32	31.55'	S 56°44'22" W
L33	51.36'	N 31°07'06" W
L34	34.28'	N 21°15'01" W
L35	112.92'	N 81°27'42" E
L36	56.90'	N 64°44'18" E
L37	57.62'	N 57°19'17" E
L38	100.65'	S 0°24'02" E

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— SURVEY NOTES —

EQUIP. USED: TRIMBLE S6 ROBOT
FIELD CLOSURE: 1"=83,518'
ANGLE ERROR: 6"=PT
METHOD OF ADJUSTMENT: COMPASS RULE
PLAT CLOSURE: 1"=100,000'
BEARINGS SHOWN WERE CALCULATED FROM FIELD ANGLES TURNED REFERENCED TO GRID NORTH GEORGIA WEST ZONE.



06/29/21

DRAWN BY: ALH, JWP, MOC
5659-WETLAND MAP 2.DWG
SHEET 4 OF 4