



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT
1104 NORTH WESTOVER BOULEVARD
ALBANY, GEORGIA 31707

MAY 31, 2022

Regulatory Division
SAS-2018-01010

PUBLIC NOTICE
Savannah District

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

Application Number: SAS-2018-01010

Sponsor: Mr. Robert C. Loudermilk, Sr.
Terra Aqua, LLC
309 East Paces Ferry Road, Suite 1200
Atlanta, Georgia 30305

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

This public notice does not imply, on the parts of the U.S. Army Corps of Engineers (Corps) 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 approximately 157-acre site is located within the 4,720-acre Woodhaven Plantation property, approximately 2.5 miles east of Coolidge, in Thomas County, Georgia County (latitude: 31.0223, longitude: -83.8266).

Description of Mitigation Bank: The bank sponsor proposes to establish a commercial stream mitigation bank on the site. Approximately 21,177 linear feet of stream, including 19,243 linear feet of stream restoration, 275 linear feet of stream enhancement and 1,659 linear feet of stream preservation is proposed for compensatory mitigation. A riparian buffer of 200 feet is proposed to encompass the restoration, enhancement, and preservation streams within the property boundary. Riparian buffer along approximately 20,169 linear feet of restored, enhanced, or preserved stream would be enhanced, while riparian buffer along 1,008 linear feet of stream would be preserved. The final linear feet of stream resources may be subject to

change following the stream design process. The goals of the proposed bank are to increase stream functions, including those measured by the Stream Quantification Tool (SQT). Streams at WMB include a network of tributaries that drain to Big Creek in the southern portion of the property.

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 Upper Suwannee watershed, Hydrologic Unit Code (HUC) 03110201, the Alapaha watershed (HUC 03110202), Withlacoochee watershed (HUC 03110203), Little watershed (HUC 03110204), Aucilla watershed (HUC 03110103), Apalachee Bay – St. Marks watershed (HUC 03120001), Upper Ochlockonee watershed (HUC 03120002), and Lower Ochlockonee watershed (HUC 03120003) 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 prescribed GSA.

Oversight of this compensatory mitigation bank will 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, U.S. Army Corps of Engineers and is comprised of representatives from the U.S. Environmental Protection Agency, U.S. Fish and Wildlife Service, National Marine Fisheries 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 U.S. Army Corps of Engineers pursuant to Section 10 of the Rivers and Harbors Act and Section 404 of the Clean Water Act. The U.S. Army Corps of Engineers provides no guarantee that any particular individual or general permit will 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 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 this proposed mitigation bank.

The Prospectus can be seen at https://ribits.ops.usace.army.mil/ords/f?p=107:278::::RP,278:P278_BANK_ID:5672. Written comments received will be considered by the U.S. Army Corps of Engineers 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.

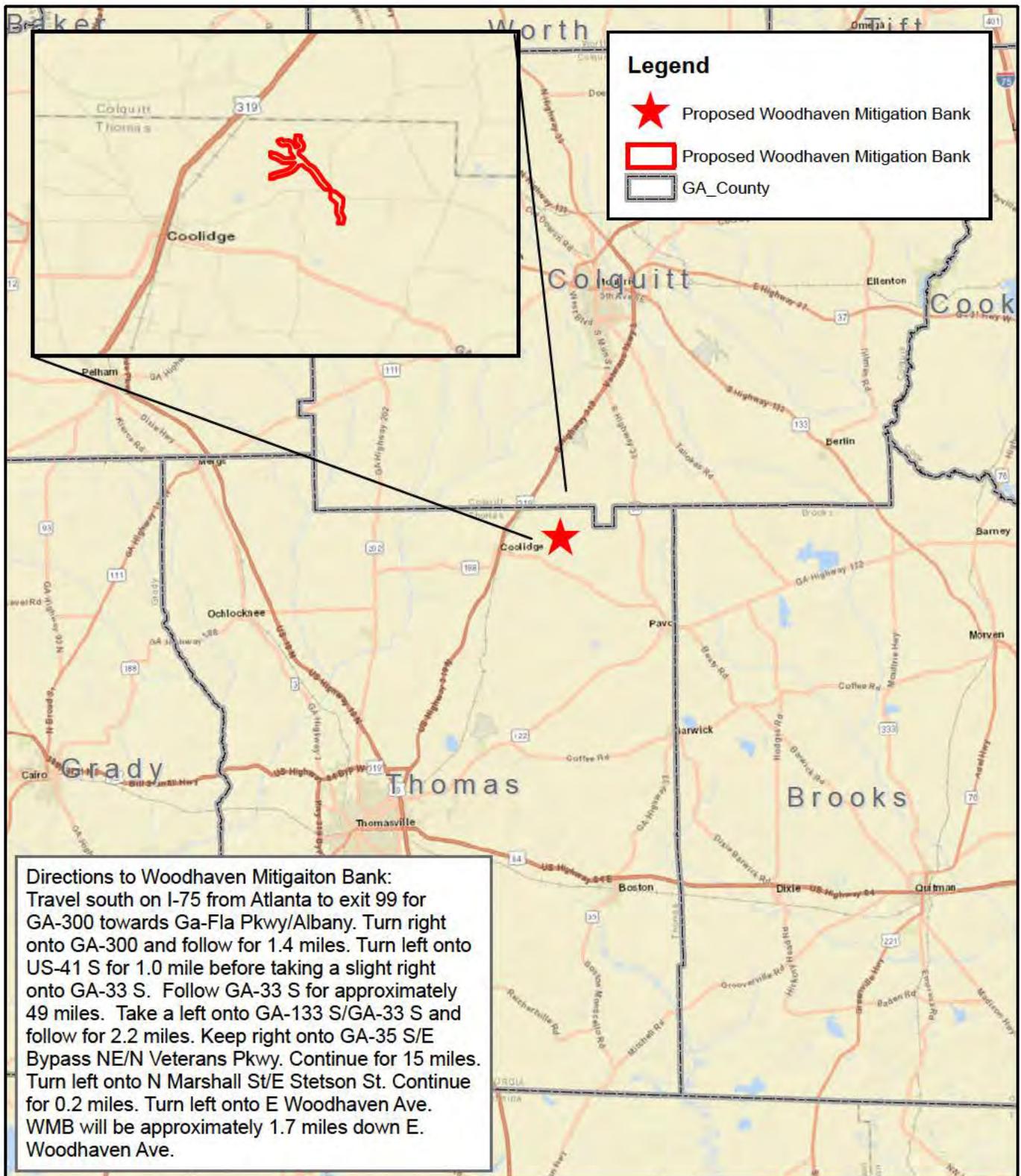
Preliminary review, provided by the bank's sponsor, indicates that: 1) An environmental impact statement will not be required; 2) No species of fish, wildlife, or plant (or their critical habitat) listed as endangered or threatened under the Endangered Species Act of 1973 (PL 93-205) will be affected; and, 3) No cultural or historical resources considered eligible or potentially eligible for listing on the National Register of Historic Places will 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, U.S. Army Corps of Engineers, Savannah District, Regulatory Division, Attention: Mr. Terry Kobs, Project Manager, 1104 North Westover Boulevard, Unit 9, Albany, Georgia, 31707, no later than 30-days from the date of this notice. Please refer to the mitigation bank name (Woodhaven Mitigation Bank) and the Regulatory Division file number (SAS-2018-01010) in your comments.

If you have any further questions concerning this matter, please contact Mr. Terry Kobs, (229) 430-8567.

6 Encls

1. Vicinity Map
2. USGS Topographic Map
3. Conceptual Restoration Plan
4. HUC Map
5. Proposed Stream Crossings
6. Service Area Map



Woodhaven Mitigation Bank
 Thomas County, GA

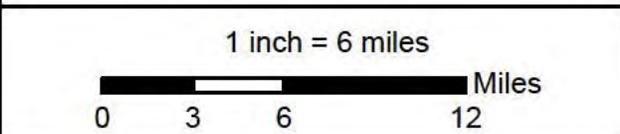
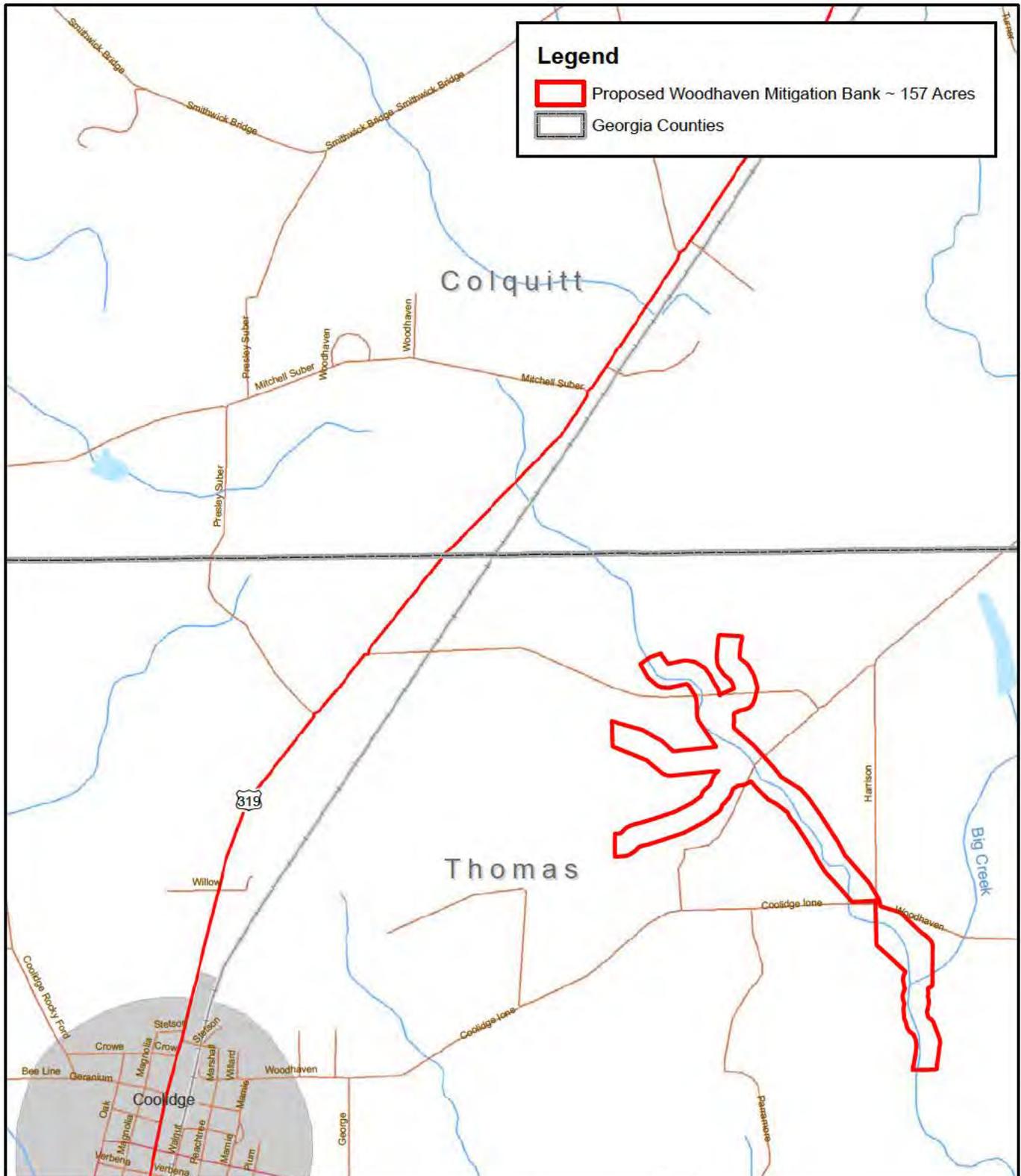


Figure 1
 Location/Vicinity Map

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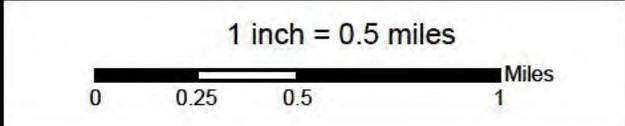


Legend

- Proposed Woodhaven Mitigation Bank ~ 157 Acres
- Georgia Counties



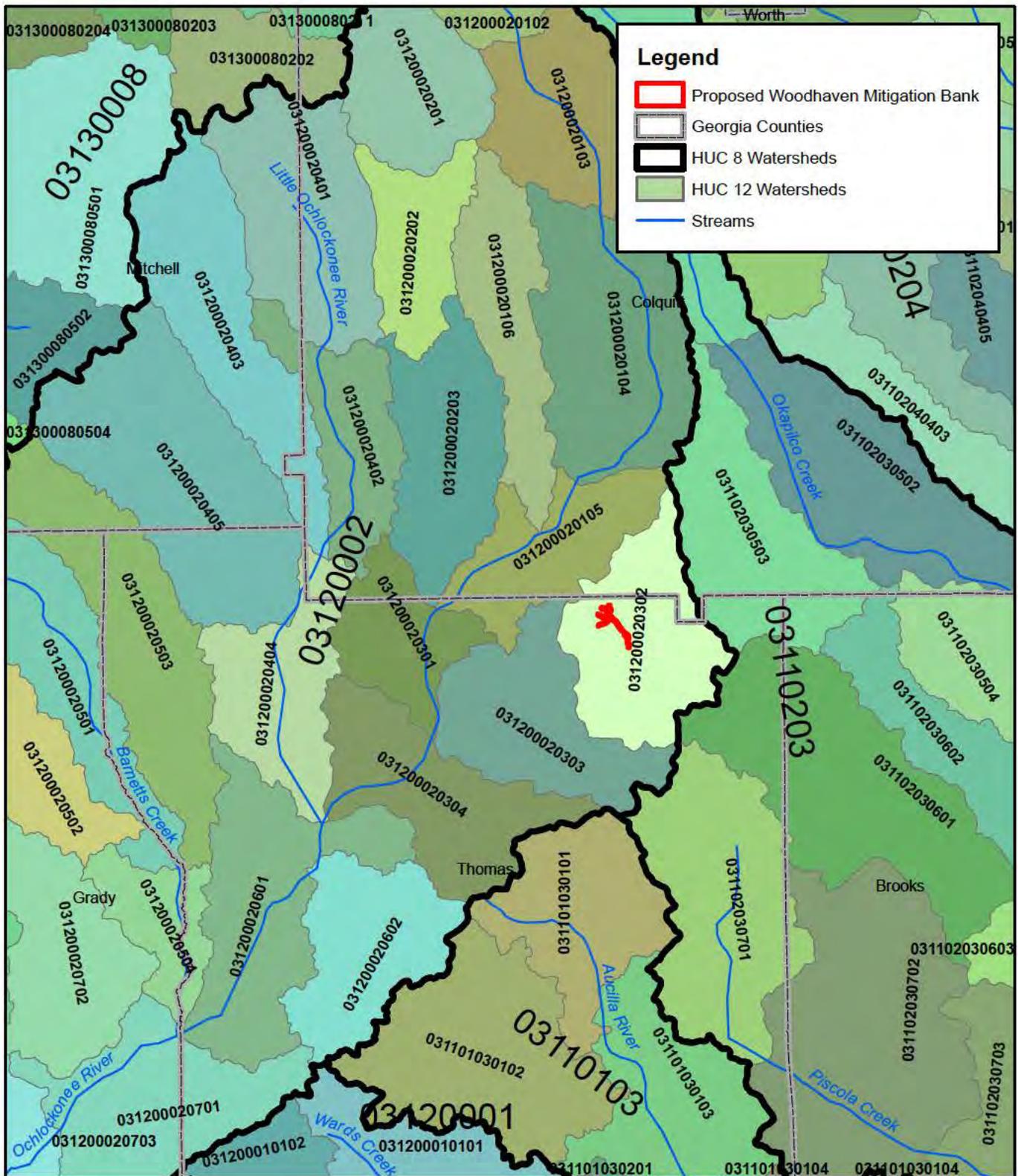
**Woodhaven Mitigation Bank
Thomas County, GA**



**Figure 2
County Roads Map**

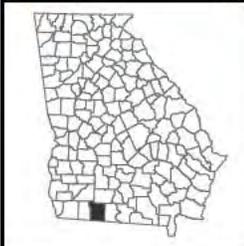
corblu
ECOLOGY GROUP

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Legend

- Proposed Woodhaven Mitigation Bank
- Georgia Counties
- HUC 8 Watersheds
- HUC 12 Watersheds
- Streams



Woodhaven Mitigation Bank
Thomas County, GA

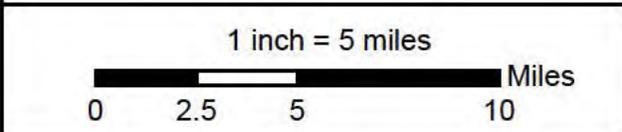
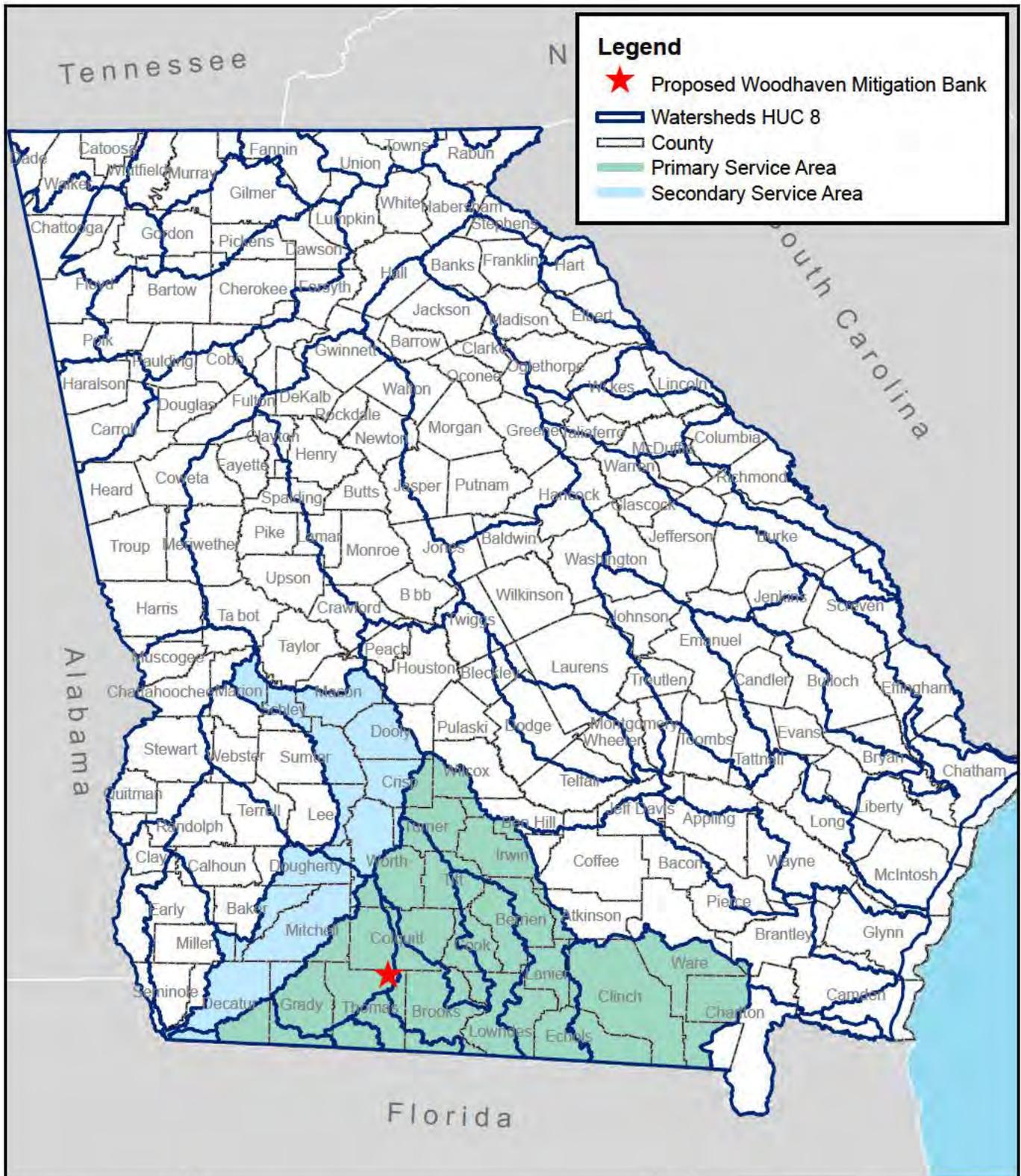
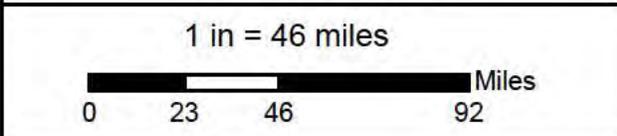


Figure 3
12-Digit HUC Map

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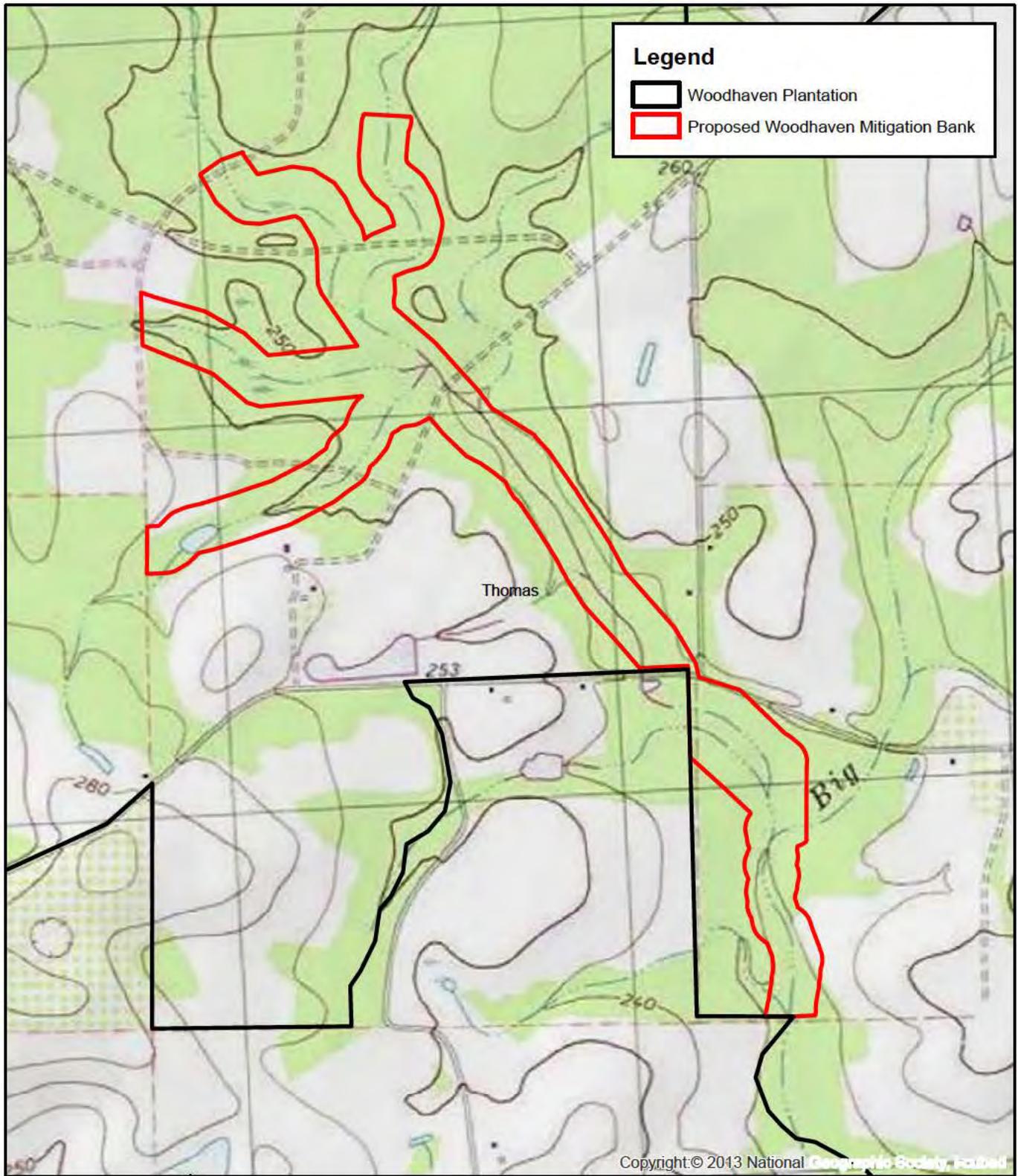


**Woodhaven Mitigation Bank
Thomas County, GA**

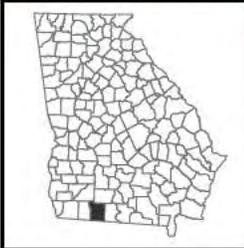


**Figure 5
Service Area Map**

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Woodhaven Mitigation Bank
Thomas County, GA

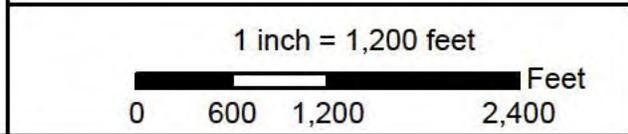
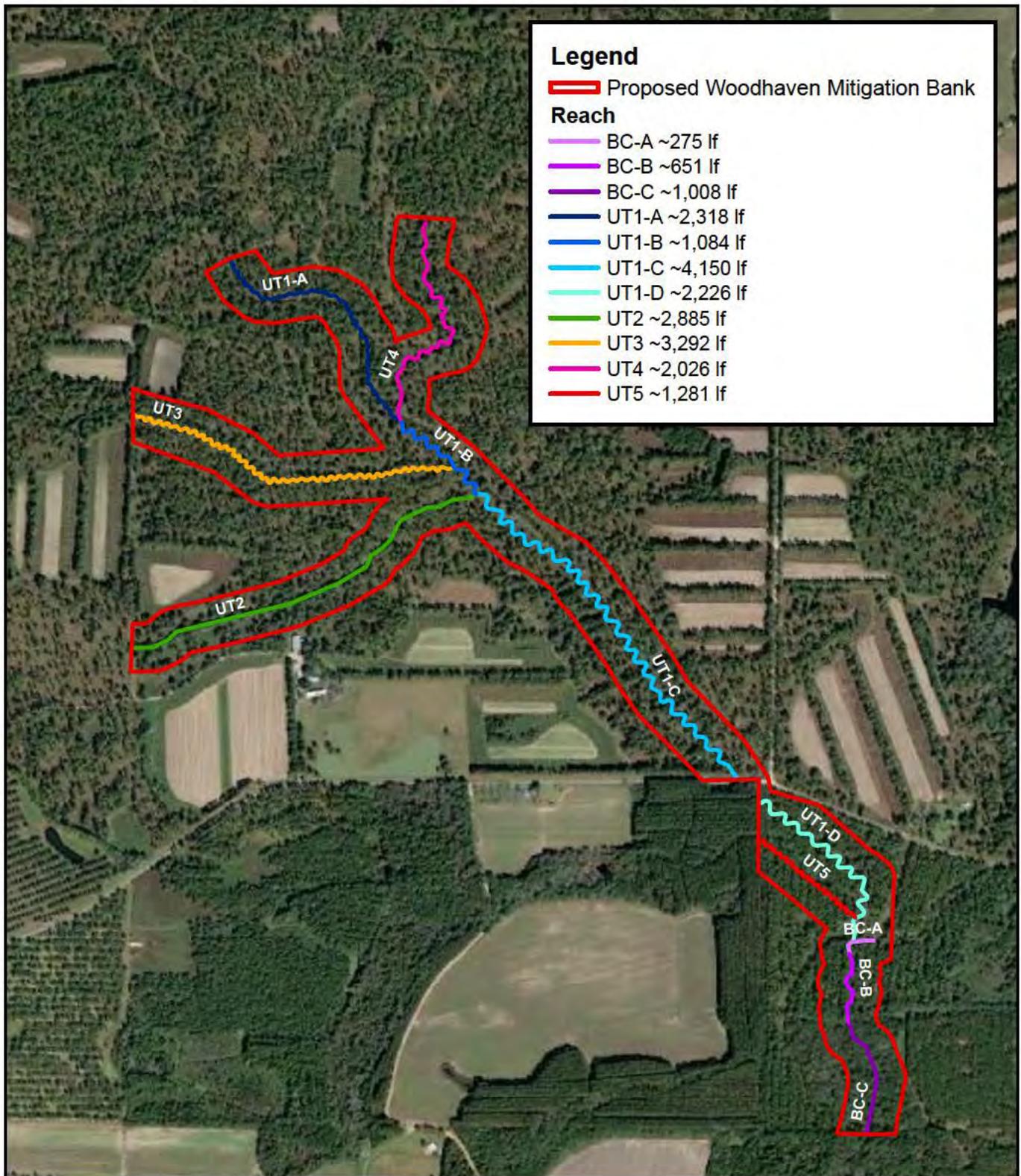


Figure 6
USGS Topographic Map



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Legend

Proposed Woodhaven Mitigation Bank Reach

Reach

- BC-A ~275 lf
- BC-B ~651 lf
- BC-C ~1,008 lf
- UT1-A ~2,318 lf
- UT1-B ~1,084 lf
- UT1-C ~4,150 lf
- UT1-D ~2,226 lf
- UT2 ~2,885 lf
- UT3 ~3,292 lf
- UT4 ~2,026 lf
- UT5 ~1,281 lf



Woodhaven Mitigation Bank
Thomas County, GA

1 inch = 1,200 feet

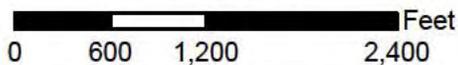


Figure 26
Conceptual Restoration Plan



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Culverts at top ends of tributaries will remain in place; stream design will tie in to culvert invert grades.

Legend

-  Woodhaven Plantation
-  Proposed Woodhaven Mitigation Bank
-  Proposed Streams

Proposed Stream Crossing Status

-  Remove (8)
-  Replace (2)
-  Remain (5)

Existing culvert to be removed. Road is primary east-west passage through property; new crossing will be designed in conjunction with the stream restoration design.

Concrete box culvert under Woodhaven Road will remain.

Existing failed culvert to be removed. Road is only access to southern portion of the property; a new crossing will be designed in conjunction with the stream restoration design.



Woodhaven Mitigation Bank
Thomas County, GA

1 inch = 1,000 feet

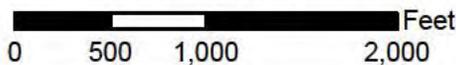


Figure 27
Proposed Stream Crossings



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