



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT
4751 BEST ROAD, SUITE 140
COLLEGE PARK, GEORGIA 30337-5600

November 4, 2022

Regulatory Division
SAS-2008-00053

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.

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.

Application Number: SAS-2008-00053

Applicant: Mr. Matt Jester
Berckman Residential Properties, LLC
2604 Washington Road
Augusta, Georgia 30904

Agent: Mr. Russell Parr
Resource and Land Consultants
41 Park of Commerce Way, Suite 101
Savannah, Georgia 31405

Location of Proposed Work: The approximately 2.04-acre project site is located to the immediate west of Old Berckmans Road, in Augusta, Richmond County, Georgia (latitude 33.5039, longitude -82.0277). The project site is located within the Augusta Canal-Savannah River Watershed basin (Hydrologic Unit Code (HUC) 030601060601).

Description of Work Subject to the Jurisdiction of the Corps: The project involves the expansion of an existing parking lot and ingress/egress access improvements within the existing Berckmans Road parking area. With these proposed activities, the Augusta

National Golf Club's parking facilities would continue with the necessary support to improve traffic flow within the Washington Road area and allow for facility patrons to park within close proximity to the club during the annual Masters Golf Tournament. The Applicant's preferred site plan would result in adverse impacts to 251 linear feet (0.018-acre) of stream and 0.04-acre of wetlands for the proposed parking lot expansion and improvements. Their parking lot area totals 83.2 acres. This total disturbance would total 2.04-acre. The Applicant proposes to offset the project impacts through the purchase of 125 (903.6 legacy) stream credits and 0.02 (0.16 legacy) wetland credits and from a USACE-approved commercial stream and wetland mitigation bank(s) which services this project area.

BACKGROUND

On August 14, 2015, a NWP 39 previously verified 300 linear feet of stream channel in conjunction with the construction of new parking lots to the immediate north of this property (along Berckman Road, between Hillside Lane and Cherry Lane). The permit authorized the installation of a 24" concrete pipe and fill for the parking lot construction activities. The project, as currently proposed, would include the clearing, filling and grading of all 2.04 acres of project area. The site primarily consists of forested upland, streams and herbaceous wetland habitat. Following the completion of the proposed parking lot expansion activities, the site would consist of grassed open space providing an additional 200 parking spaces to be utilized during the tournament and would be maintained as open space for the remainder of the year. In addition to the proposed parking expansion, connector roads would improve traffic flow and efficiently route vehicles by providing ingress/egress to the north and south.

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. The applicant has concurrently requested a Water Quality Certification from the State of Georgia. Prior to issuance of a Department of the Army Permit for a project located in, on, or adjacent to the waters of the State of Georgia, review for Water Quality Certification in accordance with Section 401 of the Clean Water Act 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. This public notice serves as notification to the Administrator of the U.S. Environmental Protection Agency (USEPA) pursuant to section 401(a)(2) of the Clean Water Act for neighboring jurisdiction review and begins the 30-day clock for USEPA to notify affected states.

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 another 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 Assessment: Since the project site is regularly mowed and maintained and is currently part of the adjacent/existing Berckmans Road parking area, the applicant states that: "...no cultural resource impacts will occur as a result of the proposed project." The Corps is presently reviewing available information in order to further assess the potential for effects to cultural and/or historic resources as a result of the project's construction. Presently unknown archaeological, scientific, prehistorical, or historical data may be located at the site and could be affected by the proposed work. GNAHRGIS and NRHP mapping does not define that there are natural, archaeological, or historic resources within the proposed project's permit area.

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. Based on the *IPaC Trust Resource Report*, no critical habitats are located onsite. The IPaC Report identifies Wood Stork (*Mycteria americana* - threatened), Gopher Tortoise (*Gopherus polyphemus* - candidate), Monarch Butterfly (*Danaus plexippus* - candidate), and Relict Trillium (*Trillium reliquum* - endangered) as species and or suitable habitat occurring within vicinity of this project. Based on the applicant's field pedestrian survey, conducted by RLC in September 2022, the presence of any federally listed threatened or endangered species and/or their suitable habitat was not observed or documented.

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, floodplain 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, including an evaluation of practicable alternatives. The Applicant has evaluated a no action alternative, four (4) off-site alternatives (expansion to the north, south, east and West/Off-Site Alternative 1), and the applicant's preferred site alternative.

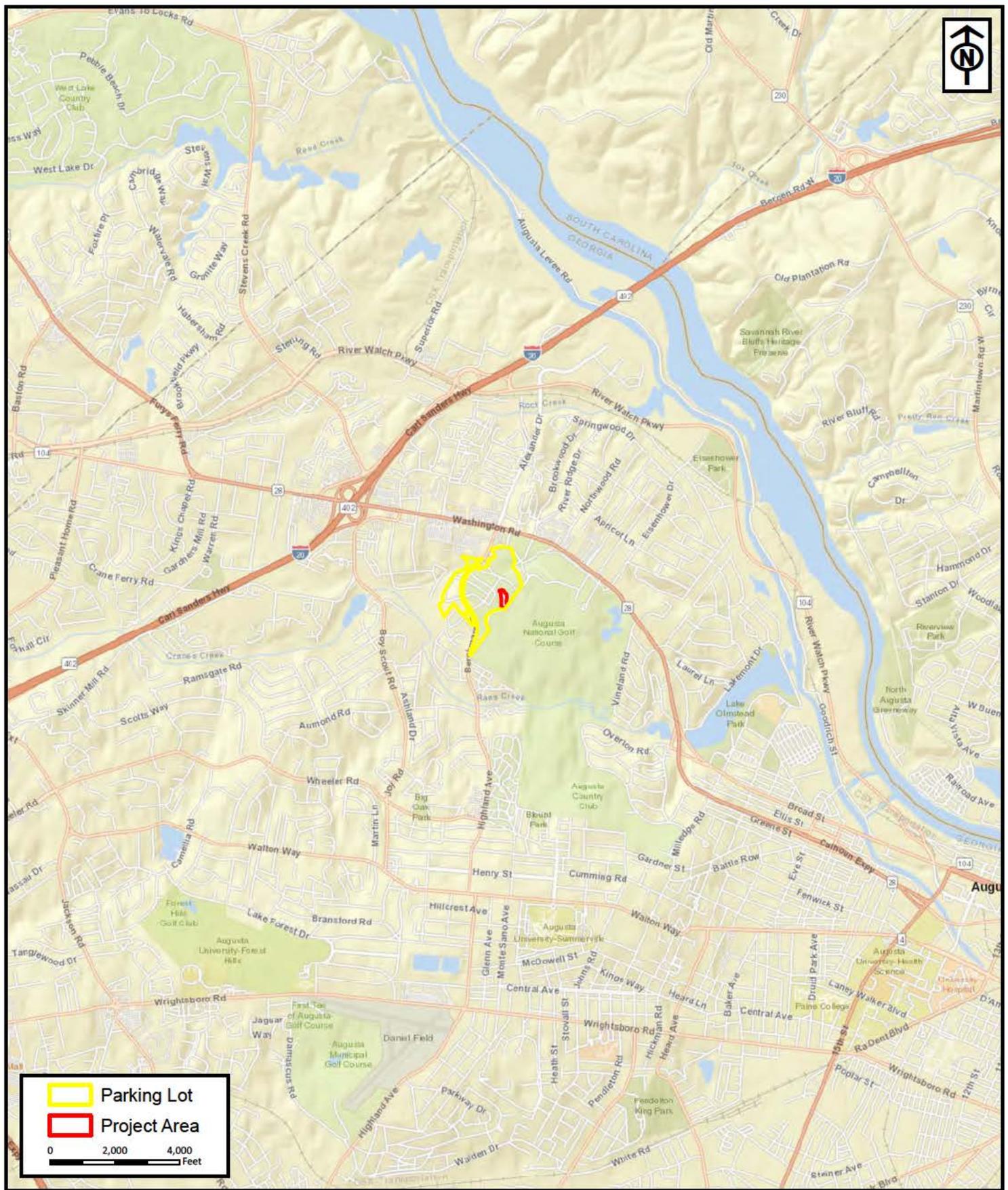
Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. 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 substantive information necessary for 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: Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Joseph Rivera, 4751 Best Road, Suite 140, College Park, Georgia 30337-5600, no later than **30 days** from the date of this notice. Submittal of comments via email, to the address listed below, is also acceptable. Please refer to the Applicant's name (Berckman Residential Properties) and the assigned Regulatory file number (SAS-2008-00053) in your comments.

If you have any further questions concerning this public notice, please contact Joseph N. Rivera, Project Manager, Piedmont Branch at 678-422-2723, or joseph.n.rivera@usace.army.mil.

Encls

1. Site Location Map
2. USGS Topographic Survey Map
3. National Wetlands Inventory Map
4. Aquatic Resources Exhibit
5. 2022 Masters Tournament Parking Aerial Imagery
6. Off-Site Alternatives Map
7. Sheets 1-5: Augusta National Golf Club Permit Drawings, prepared by Cranston Engineering, dated September 27, 2022

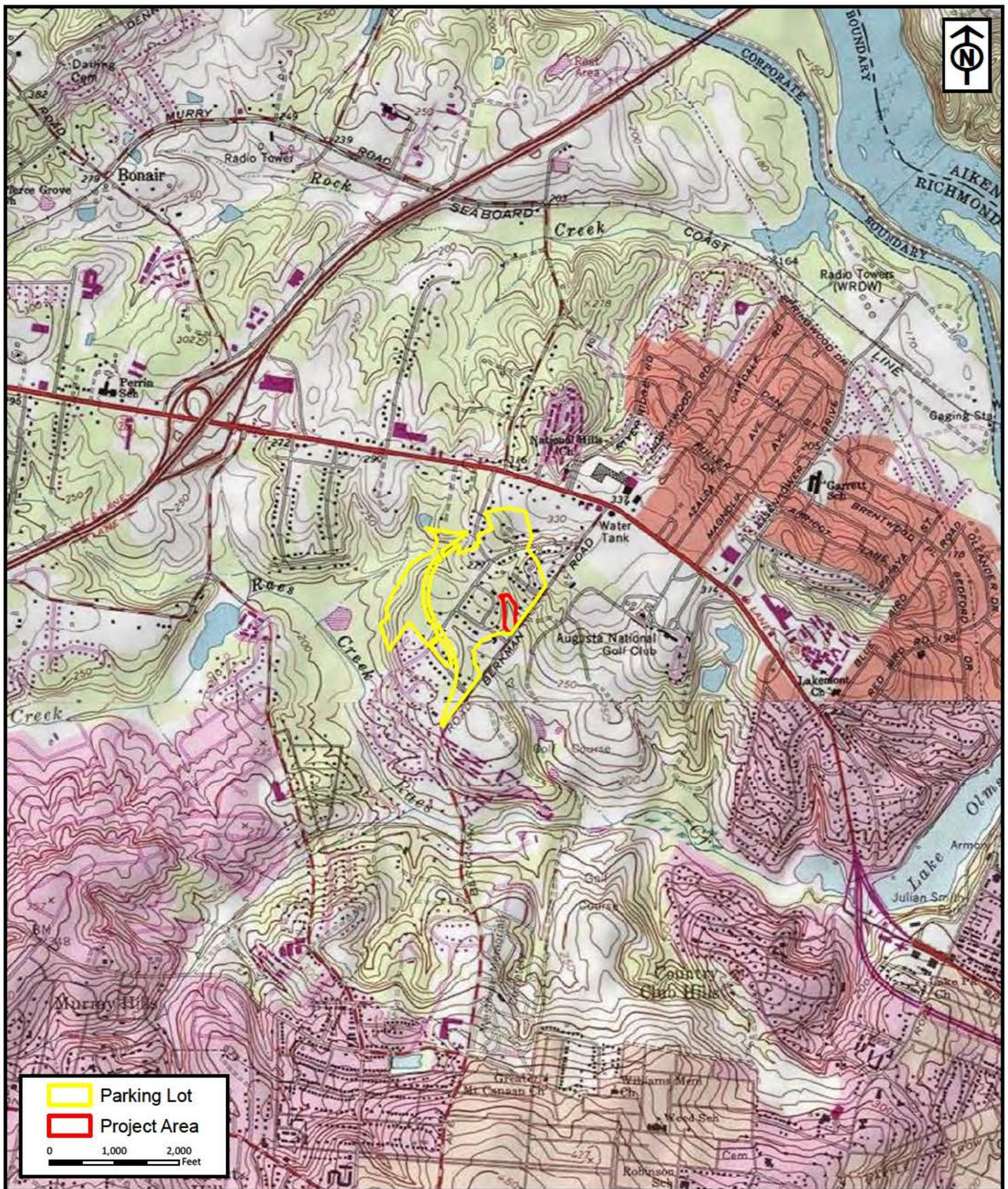


RLC Project No.:	17-149.9
Figure No.:	1
Prepared By:	MW
Sketch Date:	10/14/2022
Map Scale :	1 inch = 4,000 feet

Berckmans Parking Expansion
 Richmond County, Georgia

Project Location
 Prepared For:
 Berckman Residential Properties

RLC
RESOURCE LAND CONSULTANTS
41 Park of Commerce Way, Ste. 101
 Savannah, Georgia 31405
 912.443.9796 www.rlcinc.com

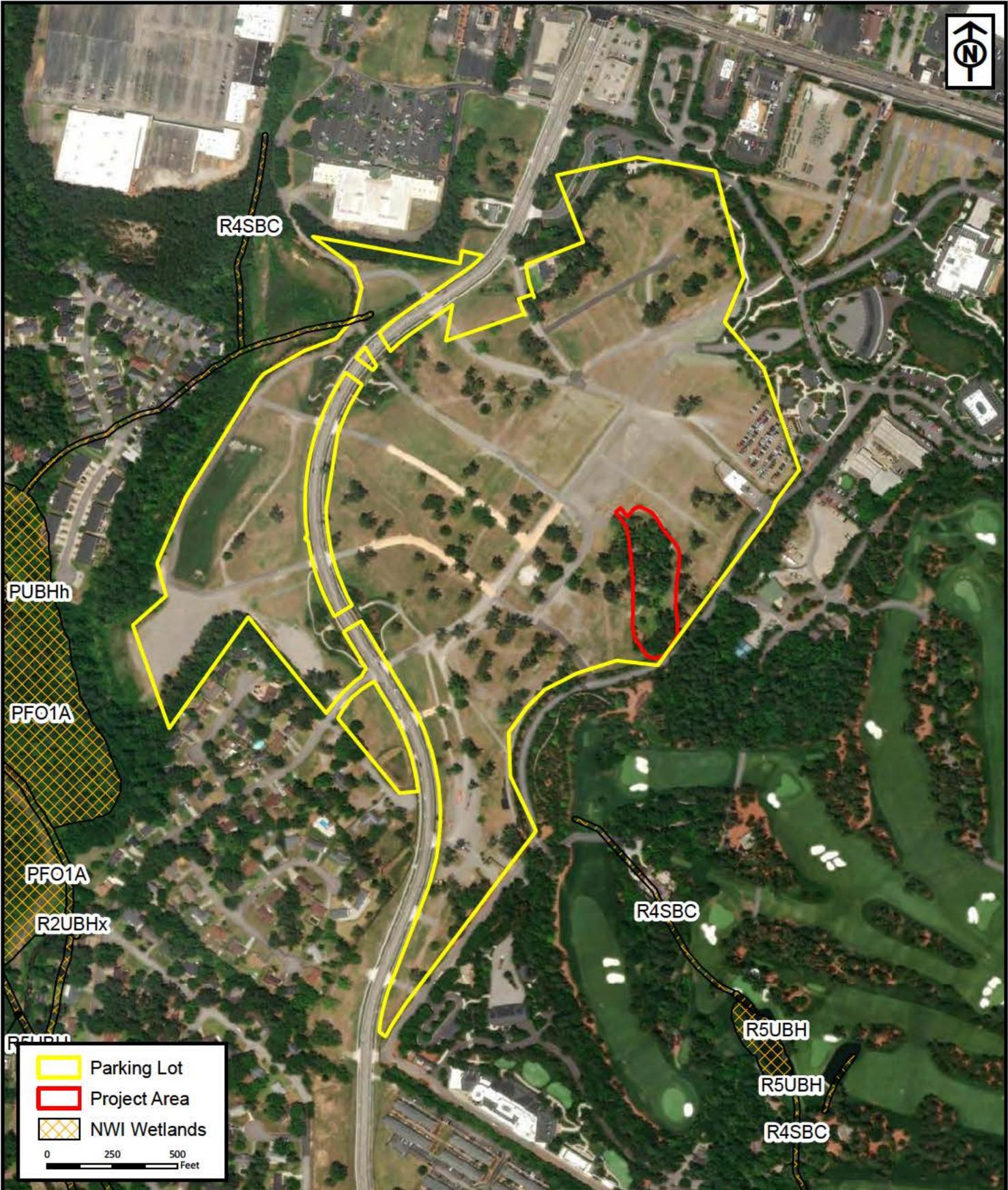


RLC Project No.:	17-149.9
Figure No.:	2
Prepared By:	MW
Sketch Date:	10/14/2022
Map Scale :	1 inch = 2,000 feet

**Berckmans Parking
Expansion**
Richmond County, Georgia

**USGS Topographic
Survey**
Prepared For:
Berckman Residential Properties

RLC
RESOURCE+LAND
CONSULTANTS
41 Park of Commerce Way, Ste. 101
Savannah, Georgia 31405
912.443.9796 www.rlcinc.com



	Parking Lot
	Project Area
	NWI Wetlands

0 250 500 Feet

RLC Project No.:	17-149.9
Figure No.:	4
Prepared By:	MW
Sketch Date:	10/14/2022
Map Scale :	1 inch = 500 feet

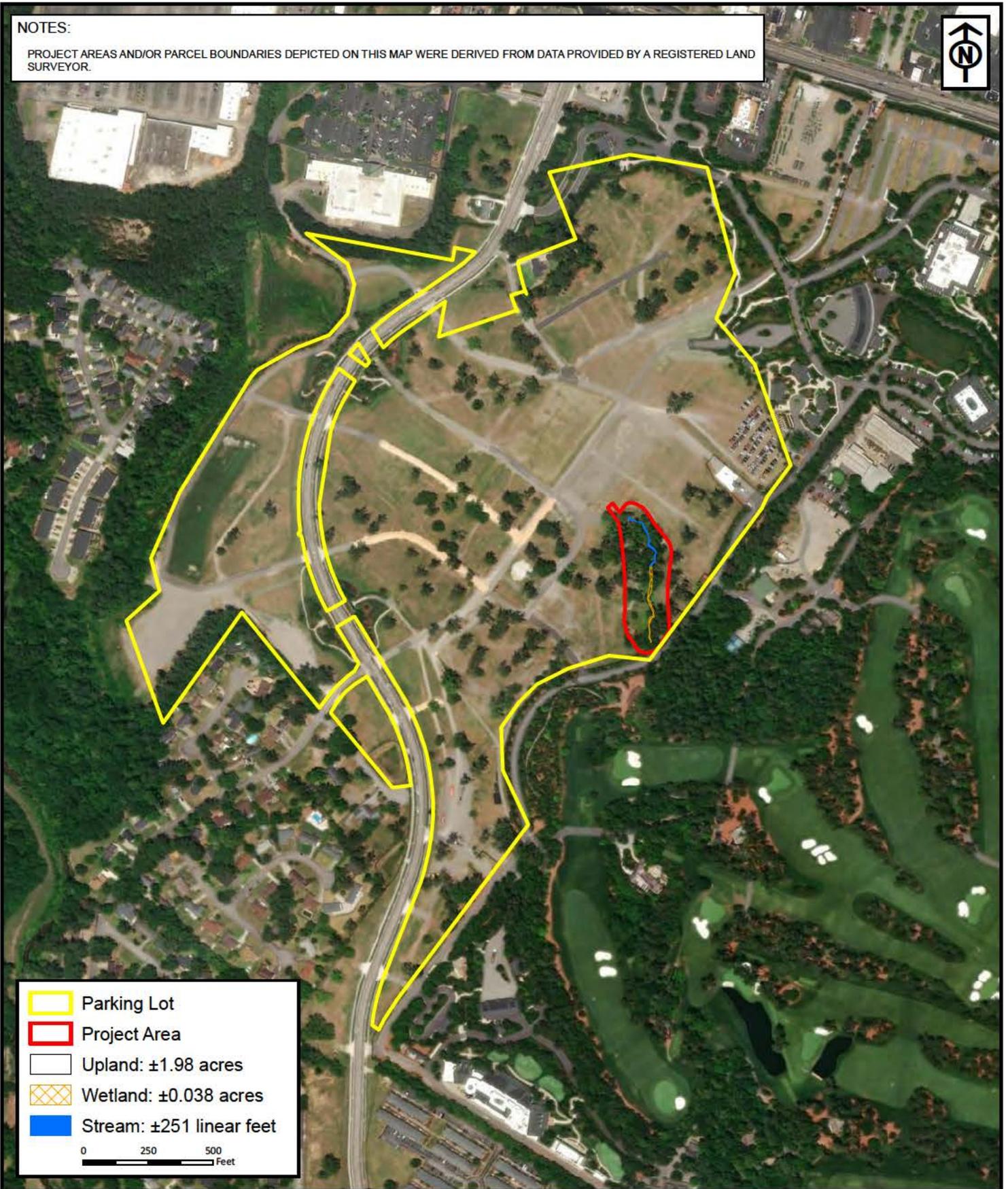
Berckmans Parking Expansion
Richmond County, Georgia

National Wetlands Inventory
Prepared For:
Berckman Residential Properties

RLC
RESOURCE+LAND CONSULTANTS
41 Park of Commensal Way, Ste. 101
Savannah, Georgia 31405
912.44.5596 www.rlc.com

NOTES:

PROJECT AREAS AND/OR PARCEL BOUNDARIES DEPICTED ON THIS MAP WERE DERIVED FROM DATA PROVIDED BY A REGISTERED LAND SURVEYOR.



	Parking Lot
	Project Area
	Upland: ±1.98 acres
	Wetland: ±0.038 acres
	Stream: ±251 linear feet

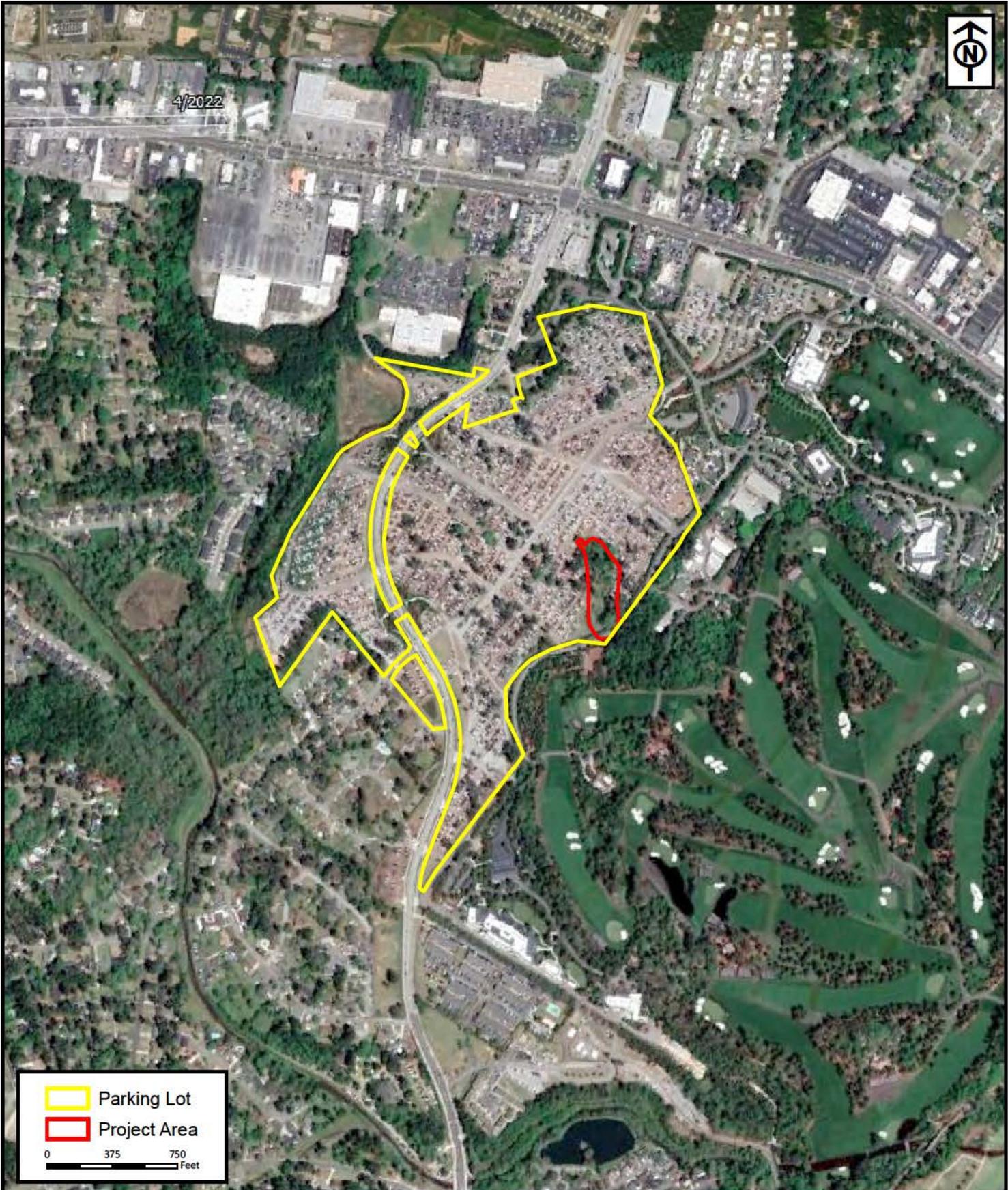
0 250 500
Feet

RLC Project No.:	17-149.9
Figure No.:	8
Prepared By:	MW
Sketch Date:	10/14/2022
Map Scale :	1 inch = 500 feet

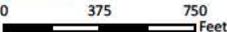
Berckmans Parking Expansion
Richmond County, Georgia

Aquatic Resources Exhibit
Prepared For:
Berckman Residential Properties

RLC
RESOURCE+LAND
CONSULTANTS
41 Park of Commerce Way, Ste. 101
Suwanee, Georgia 31406
917-44-5796 www.rlc.com



4/2022

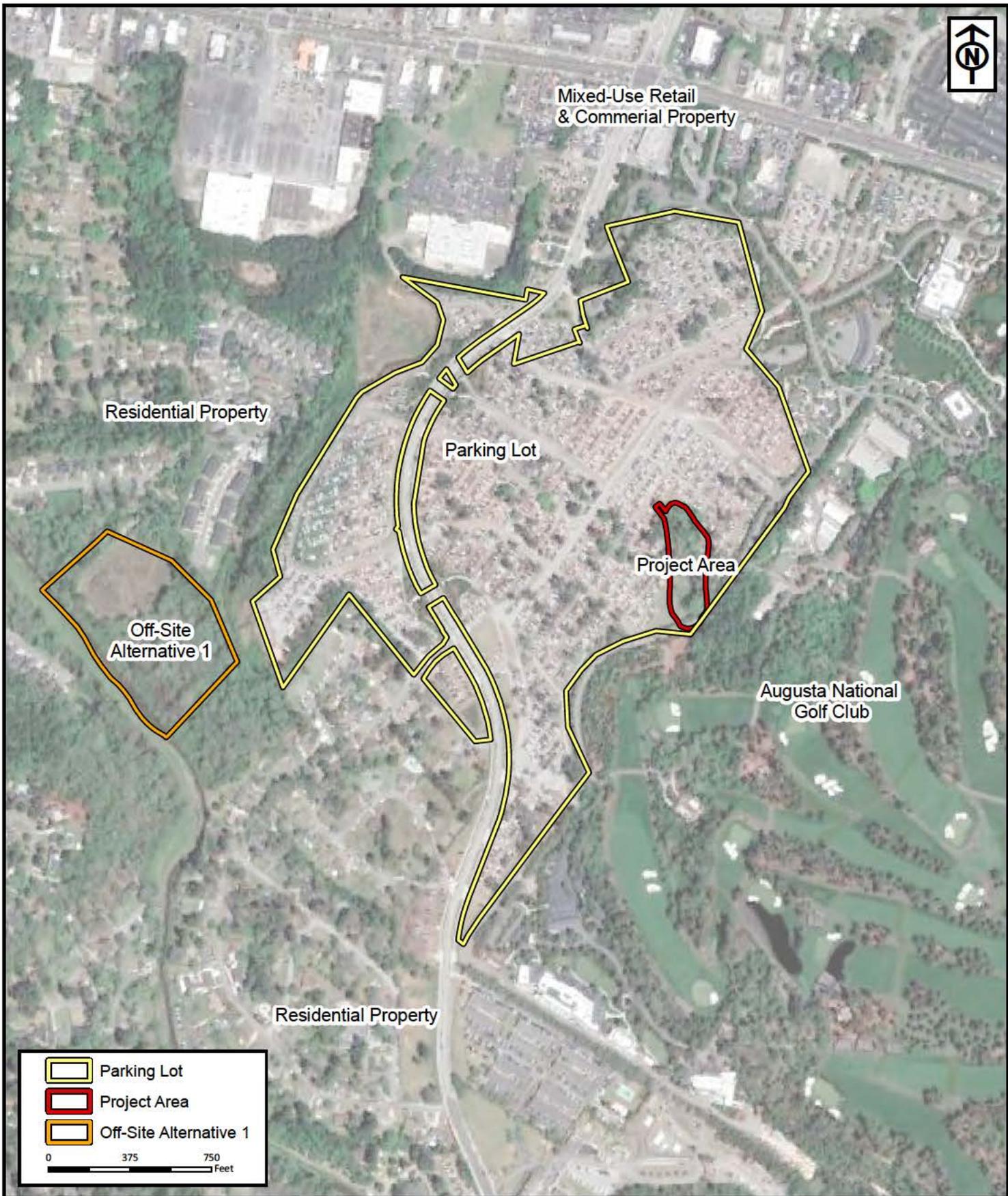
	Parking Lot
	Project Area
	

RLC Project No.:	17-149.9
Figure No.:	9
Prepared By:	MW
Sketch Date:	10/14/2022
Map Scale :	1 inch = 750 feet

Berckmans Parking Expansion
 Richmond County, Georgia

2022 Masters Tournament Parking
 Prepared For:
 Berckman Residential Properties


RESOURCE+LAND CONSULTANTS
<small>41 Park of Champions Way, Ste. 101 Savannah, Georgia 31405 912.443.9796 www.rllc.com</small>



Mixed-Use Retail
& Commercial Property

Residential Property

Parking Lot

Project Area

Off-Site
Alternative 1

Augusta National
Golf Club

Residential Property

	Parking Lot
	Project Area
	Off-Site Alternative 1

0 375 750
Feet

RLC Project No.:	17-149.9
Figure No.:	11
Prepared By:	MW
Sketch Date:	10/14/2022
Map Scale :	1 inch = 600 feet

**Berckmans Parking
Expansion**
Richmond County, Georgia

Off-Site Alternatives
Prepared For:
Berckman Residential Properties

RLC

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CONSULTANTS

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PERMIT APPLICATION SUMMARY TABLE

PROJECT AREA = 2.04
 STREAM IMPACT = 565 LF

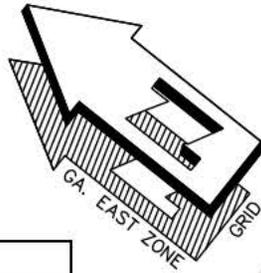
BUFFER VARIANCE MAPS

FOR

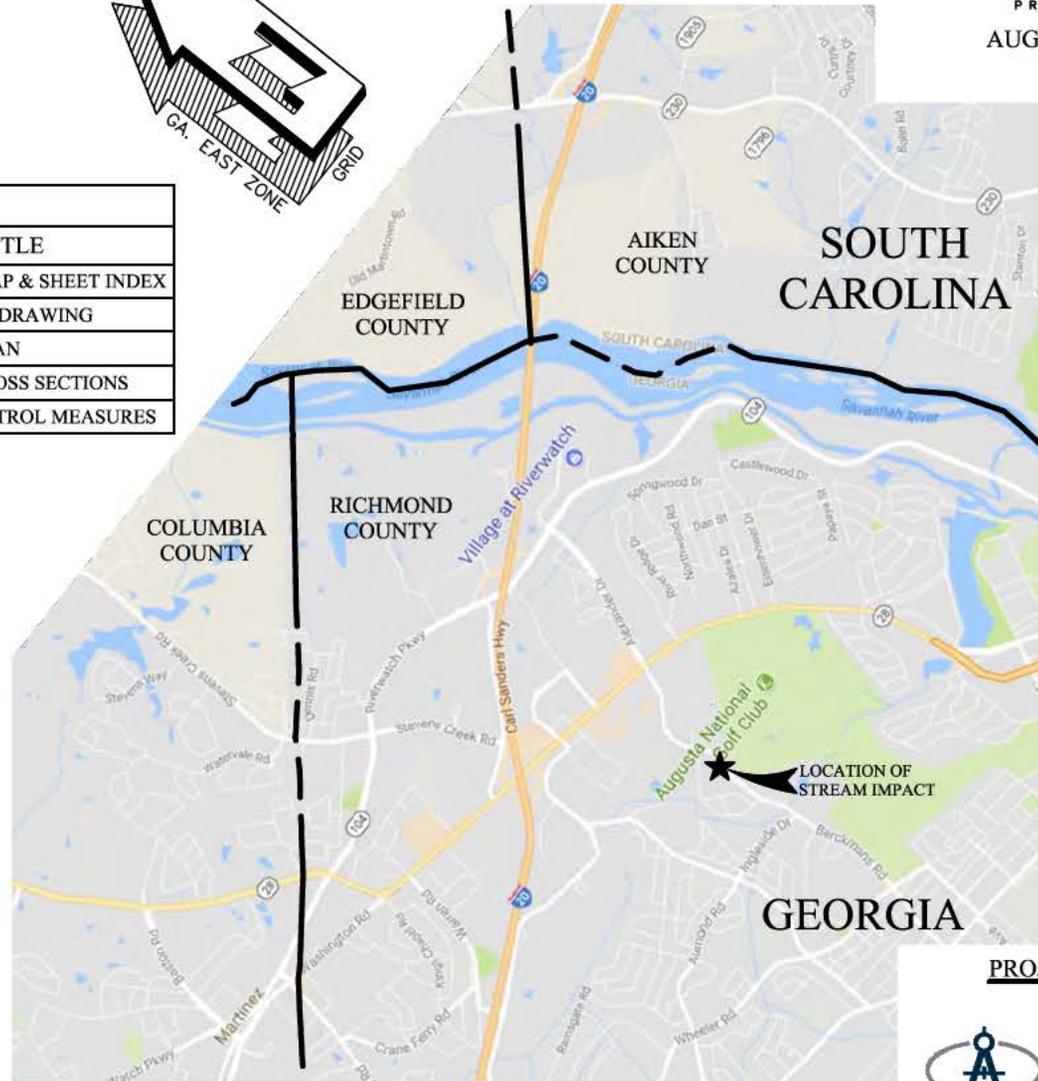
AUGUSTA NATIONAL GOLF CLUB

PRIVATE GOLF CLUB LOCATED IN
 AUGUSTA-RICHMOND COUNTY, GEORGIA

SEPTEMBER 27, 2022



SHEET INDEX	
SHEET NO.	SHEET TITLE
01	PROJECT LOCATION MAP & SHEET INDEX
02	USACE PERMIT DRAWING
03	SITE PLAN
04	PROPOSED PIPE CROSS SECTIONS
05	GSWCC EROSION CONTROL MEASURES

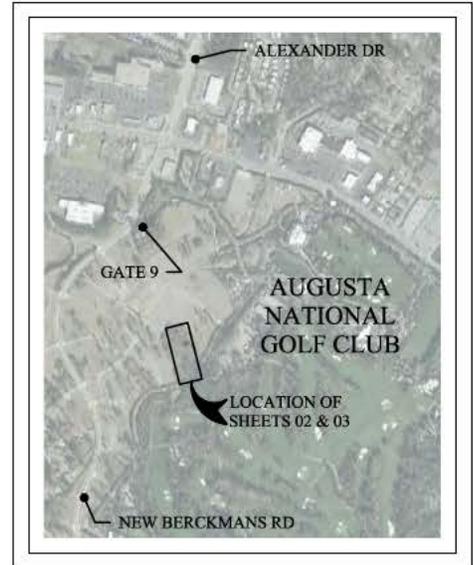


PROJECT LOCATION MAP

1" = 1 MILE



SCALE IN MILES



SHEET INDEX

1" = 2000'



SCALE IN FEET

PROJECT LOCATION MAP & SHEET INDEX

PREPARED BY



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ENGINEERS - PLANNERS - SURVEYORS

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 Telephone 706-722-1588
 CranstonEngineering.com

SHEET 01
 2022-0531

WETLANDS

"ALL TIDAL AND NON-TIDAL TRIBUTARIES, MARSH AREAS AND WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL FROM THESE AGENCIES"

AQUATIC RESOURCES SHOWN ON THIS MAP WERE DELINEATED BY RESOURCE LAND CONSULTANTS IN FEBRUARY OF 2020.



PERMIT APPLICATION SUMMARY TABLE

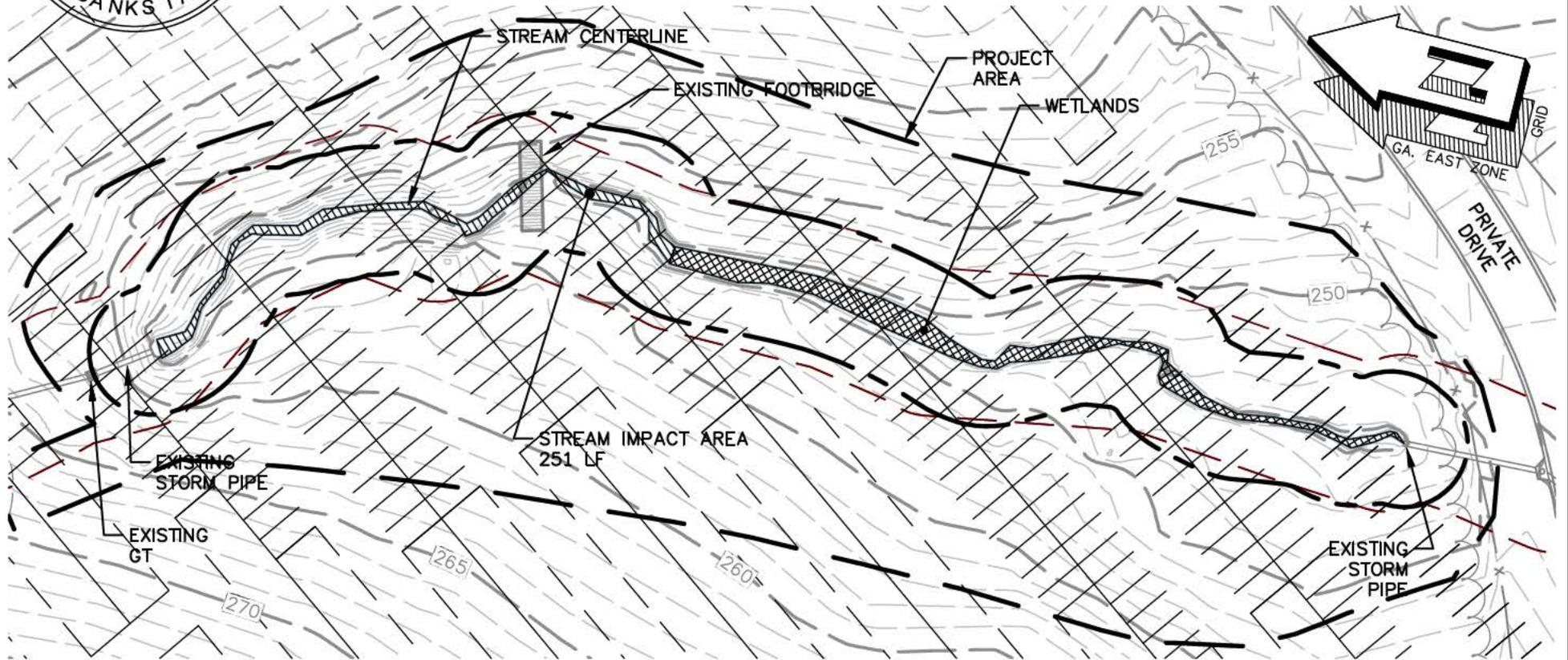
PROJECT AREA = 2.04
 STREAM IMPACT = 251 LF
 STREAM IMPACT AREA = 0.018 AC.

BUFFER VARIANCE MAPS
 FOR

AUGUSTA NATIONAL GOLF CLUB

PRIVATE GOLF CLUB LOCATED IN
 AUGUSTA-RICHMOND COUNTY, GEORGIA

SEPTEMBER 27, 2022



WETLANDS

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WETLANDS WITHIN PROJECT AREA = 0.04 AC.

LEGEND

- STREAM
- [Hatched Box] STREAM IMPACT ZONE
- [Cross-hatched Box] WETLANDS IMPACT ZONE

USACE PERMIT DRAWING
 PREPARED BY



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ENGINEERS - PLANNERS - SURVEYORS

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 Telephone 706-722-1588
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SHEET 02
 2022-0531



PERMIT APPLICATION SUMMARY TABLE

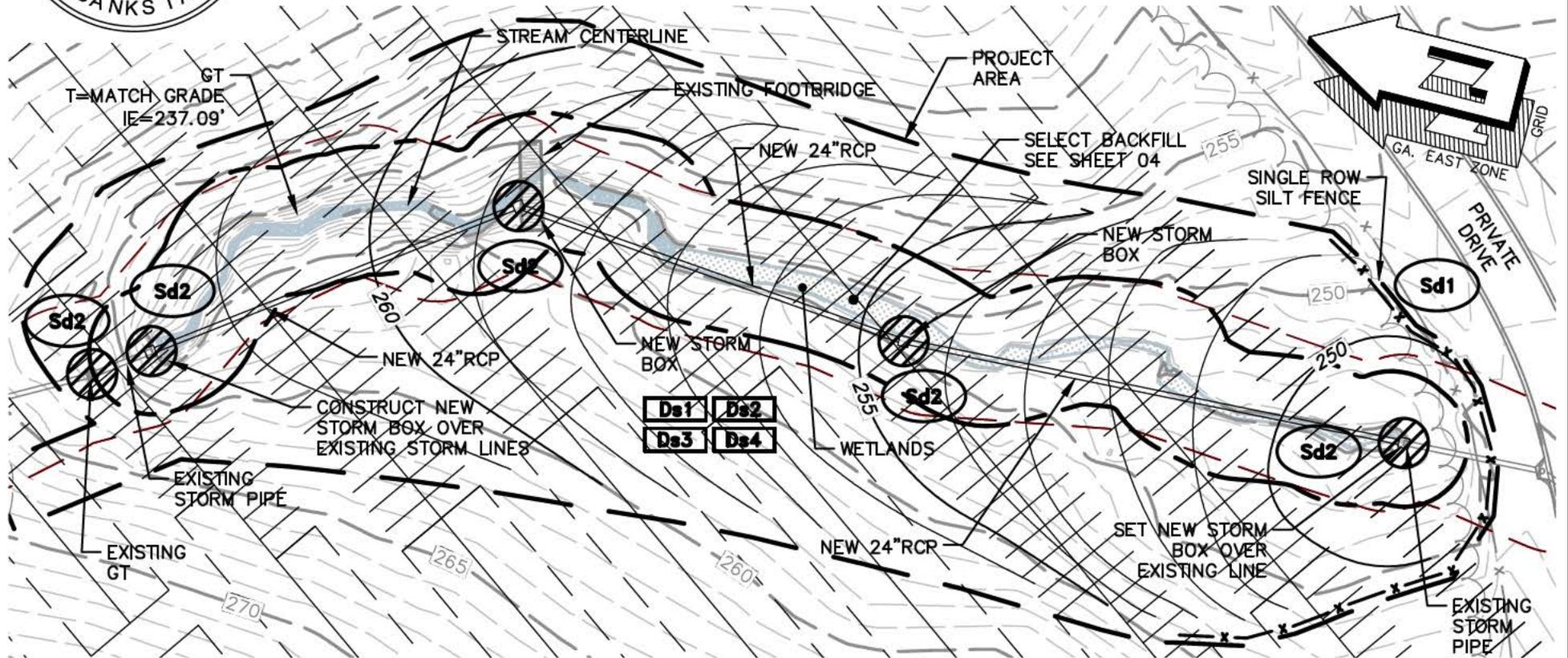
PROJECT AREA = 2.04
 STREAM IMPACT = 251 LF

BUFFER VARIANCE MAPS
 FOR

AUGUSTA NATIONAL GOLF CLUB

PRIVATE GOLF CLUB LOCATED IN
 AUGUSTA-RICHMOND COUNTY, GEORGIA

SEPTEMBER 27, 2022



WETLANDS

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WETLANDS WITHIN PROJECT AREA = 0.04 AC.

LEGEND

- STREAM
- WETLANDS

SITE PLAN
 PREPARED BY



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 ENGINEERING

ENGINEERS - PLANNERS - SURVEYORS

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SHEET 03
 2022-0531

G:\PROJECTS\2022\2022-0531-ANGC - OFFSITE PARKING CORPS PERMIT\AC-DRAWINGS\CIVIL\2022-0531-CORPS.DWG 10/5/2022 2:53 PM

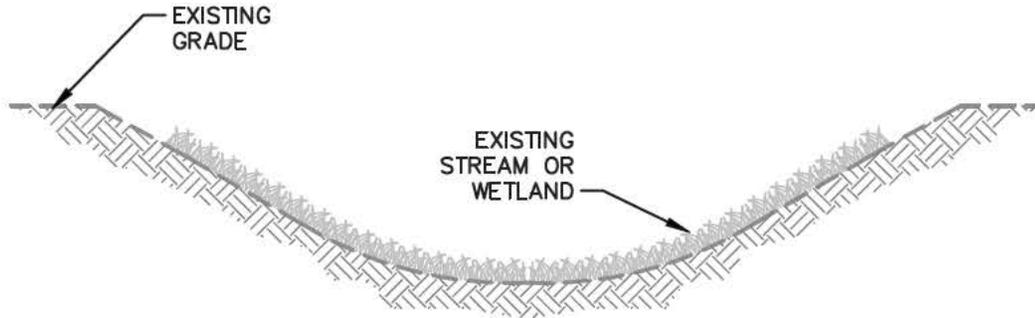
BUFFER VARIANCE MAPS

FOR

AUGUSTA NATIONAL GOLF CLUB

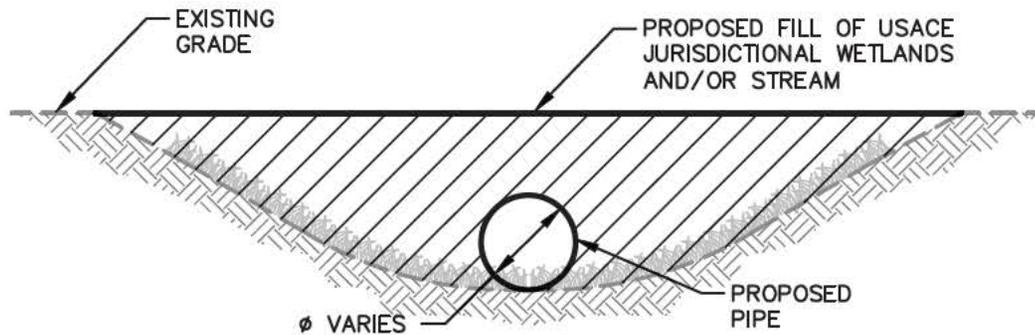
PRIVATE GOLF CLUB LOCATED IN
AUGUSTA-RICHMOND COUNTY, GEORGIA

SEPTEMBER 27, 2022



EXISTING CONDITIONS

N.T.S.



PROPOSED CONDITIONS

N.T.S.

NOTE:

EXISTING DRAINAGE AT
DOWNSTREAM END OF THE
SITE WILL BE TIED IN WITH
NEW DRAINAGE AND BE
REROUTED AROUND THE
EXISTING BUILDING.

PROPOSED PIPE CROSS SECTIONS

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SHEET 04
2022-0531

BUFFER VARIANCE MAPS

FOR

AUGUSTA NATIONAL GOLF CLUB

PRIVATE GOLF CLUB LOCATED IN
AUGUSTA-RICHMOND COUNTY, GEORGIA

SEPTEMBER 27, 2022



STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sd1	SEDIMENT BARRIER			A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. IT MAY BE SANDBAGS, BALES OF STRAW OR HAY, BRUSH ,LOGS AND POLES, GRAVEL OR A SILT FENCE.
Sd2	INLET SEDIMENT TRAP			A TEMPORARY PROTECTIVE DEVCE FORMED AT OR AROUND AN INLET TO A STORM DRAIN TO TRAP SEDIMENT

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)			ESTABLISHING TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDLINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE EROSION RETARDING COVER.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)			ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)			ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREA.
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)			A PERMANENT VEGETATIVE COVER USING SODS ON HIGHLY ERODABLE OR CRITICALLY ERODED LANDS.

GSWCC EROSION CONTROL MEASURES

PREPARED BY



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SHEET 05
2022-0531