



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

October 25, 2019

Regulatory Division  
SAS-2008-00993

**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-2008-00993

Applicant: Mr. Dan Zavada  
The Leland Group, Inc.  
250 Arbor Springs Plantation Drive  
Newnan, Georgia 30265

Agent: Ms. Laura W. Benz  
Benz Environmental, LLC  
19 West Broad Street  
Newnan, Georgia 30263

Location of Proposed Work: The proposed project site is a 27.2-acre tract to be incorporated as "Phase K2" of the approximately 1,500-acre master-planned Arbor Springs Plantation residential development, located immediately to the southeast of the existing development, generally east of Tanglewood Road and north of SR 14/US Highway 29, and northeast of the City of Newnan, Coweta County, Georgia (generally centered at latitude 33.4514, longitude -84.7108). Alexander Creek is located along the

eastern parcel boundary and Williams Lake is located within the southern portion of the property.

Description of Work Subject to the Jurisdiction of the Corps: The Applicant proposes to construct a 12-lot, single-family residential development phase in order to expand the existing Arbor Springs Plantation community. We understand that construction necessary to extend Water Stone Drive to the west, to provide access into the proposed project site, will result in unavoidable impacts to 0.48 acre of one riverine wetland and 300 linear feet of two associated perennial streams. The Applicant proposes to off-set proposed impacts to project aquatic resources through the purchase of 3.84 grandfathered wetland credits from the Flint River Mitigation Bank and 3,600 grandfathered stream credits from Barnett Farms Mitigation Bank.

## **BACKGROUND**

The overall Arbor Springs Plantation development initially received permit authorization for project construction-related impacts to 4.42 acre of wetlands, including establishment of an existing amenity lake and on-site preservation-mitigation, in 1993. Subsequent permit modifications, design revisions and expansion of the development were associated with seven (7) subsequent Corps Regulatory actions, the most recent of which occurred in 2016, which has resulted in temporary and permanent project impacts to an estimated 5.3 acres of wetlands, 0.09 acre of open water, 195 linear feet of perennial stream and 147 linear feet of intermittent stream cumulatively, to date, for the overall project.

## **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, Georgia Environmental Protection Division, Watershed Protection Branch, 7 MLK, Jr. Drive, Suite 450, 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 also be reviewed in the Savannah District, US Army Corps of Engineers, Regulatory Branch, 4751 Best Road, Suite 140, Atlanta, Georgia 30337-5600.

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 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 to be affected by the proposed work. We also understand that the applicant contracted a cultural resource literature survey of the proposed project site, which identified that no archaeological sites, historic structures, or cultural resources are present within the vicinity of the proposed work area. The accompanying report was not provided in conjunction with the current application submittal. Review of Georgia's Natural, Archaeological, and Historic Resources GIS database indicates no documented cultural resources within ½-mile of the proposed project site boundaries. Presently unknown archaeological, scientific, prehistorical or historical data may be located at the site and could be affected by the proposed work.

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 submitted *IPaC Trust Resource Report* for the project site, no such resources are likely to occur on the subject property.

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. In the applicant's current proposal, no practicable off-site alternatives were identified, as the project has been conceptualized as an expansion of the existing development and no additional, adjoining properties were determined to be available.

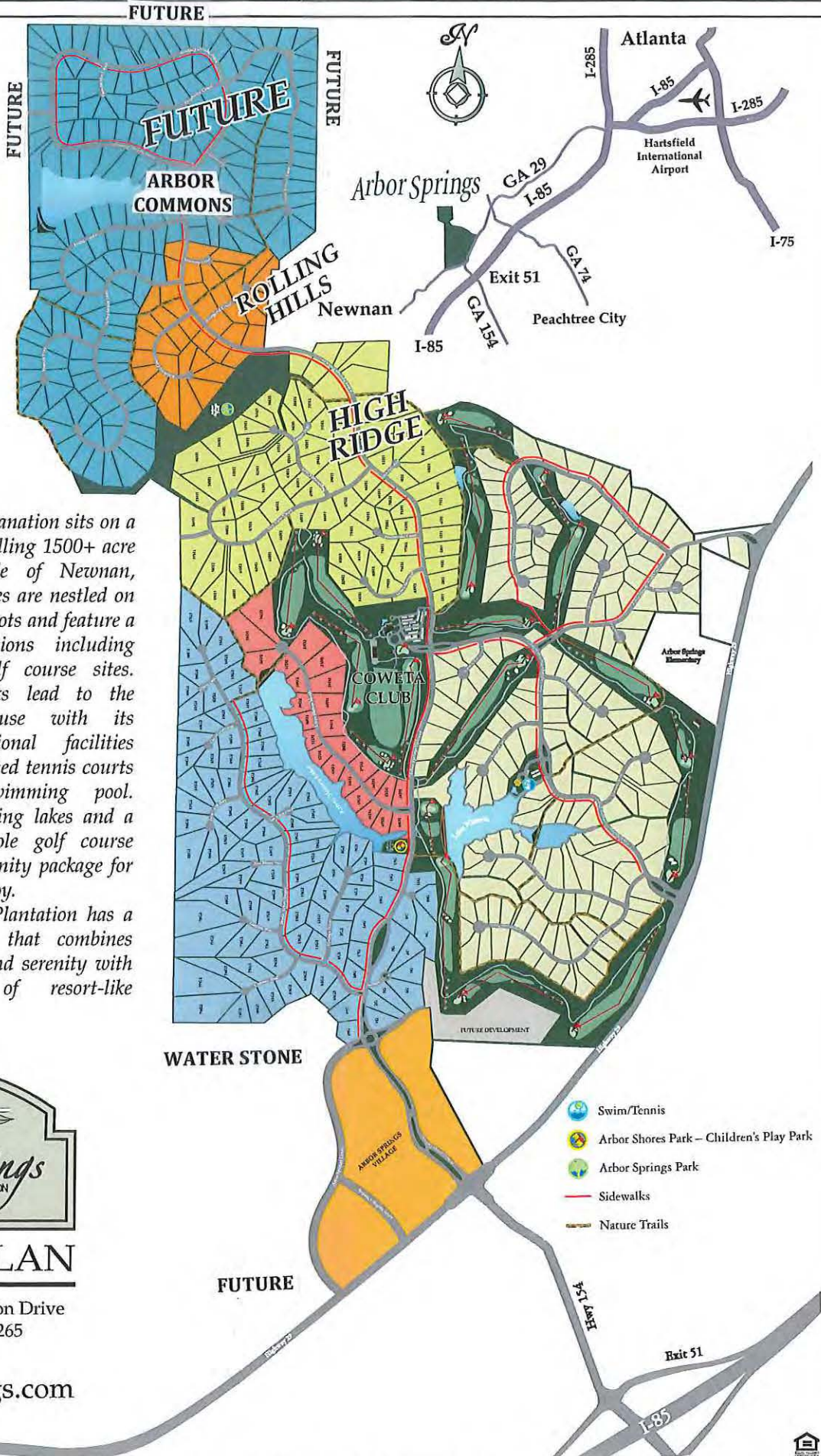
Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. 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: Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Adam White, 4751 Best Road, Suite 140, Atlanta, Georgia 30337-5600, no later than **30 days** from the date of this notice. Please refer to the Applicant's name (The Leland Group, Inc.) and the previously-assigned Regulatory file number SAS-2008-00993) in your comments.

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

Encls

1. Arbor Springs Plantation Master Plan
2. Figure 1: Location Map
3. Figure 5: Site Plan (Wetland/Waters Map)
4. Arbor Springs Phase K2 - Overall Site Plan



Arbor Springs Plantation sits on a heavily wooded, rolling 1500+ acre tract just outside of Newnan, Georgia. Homesites are nestled on large (1 to 5 acre) lots and feature a variety of selections including lakefront and golf course sites. Winding sidewalks lead to the resident's clubhouse with its premiere recreational facilities which include lighted tennis courts and custom swimming pool. Nature trails, fishing lakes and a spectacular 18 hole golf course round out the amenity package for homeowners to enjoy.

Arbor Springs Plantation has a distinctive flavor that combines pristine settings and serenity with the pleasures of resort-like surroundings.

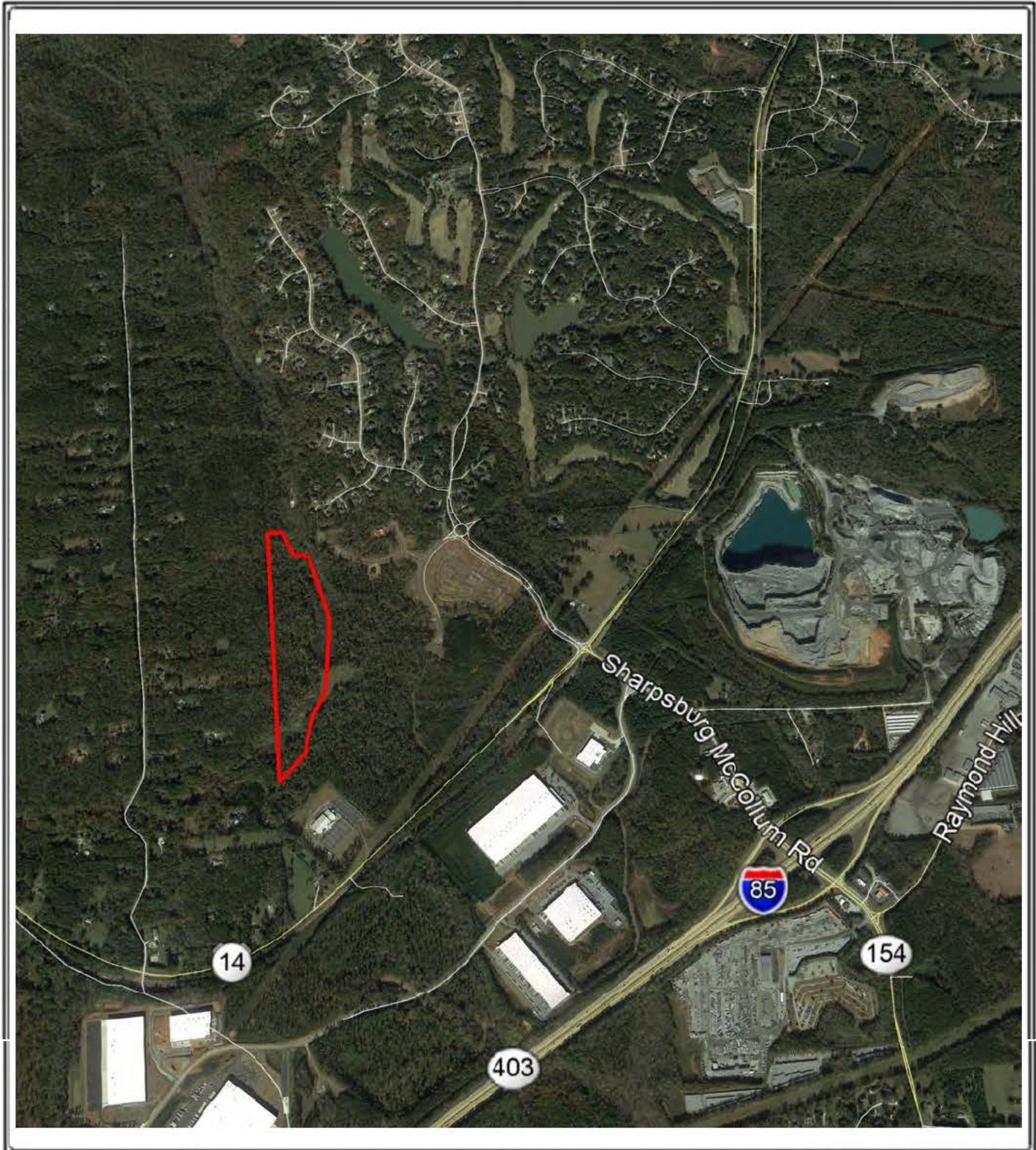


## MASTER PLAN

250 Arbor Spring Plantation Drive  
 Newnan, Georgia 30265  
 770.683.0000

[www.arborsprings.com](http://www.arborsprings.com)

This plan is an architectural rendering and is subject to change. The depiction of those areas which have not yet been developed may not accurately reflect future development or surrounding area.



STUDY TYPE: WETLAND DELINEATION & WATERS REVIEW

DATE: 06-14-2019

REVIEWED BY: LWB

CREATED BY: KMF

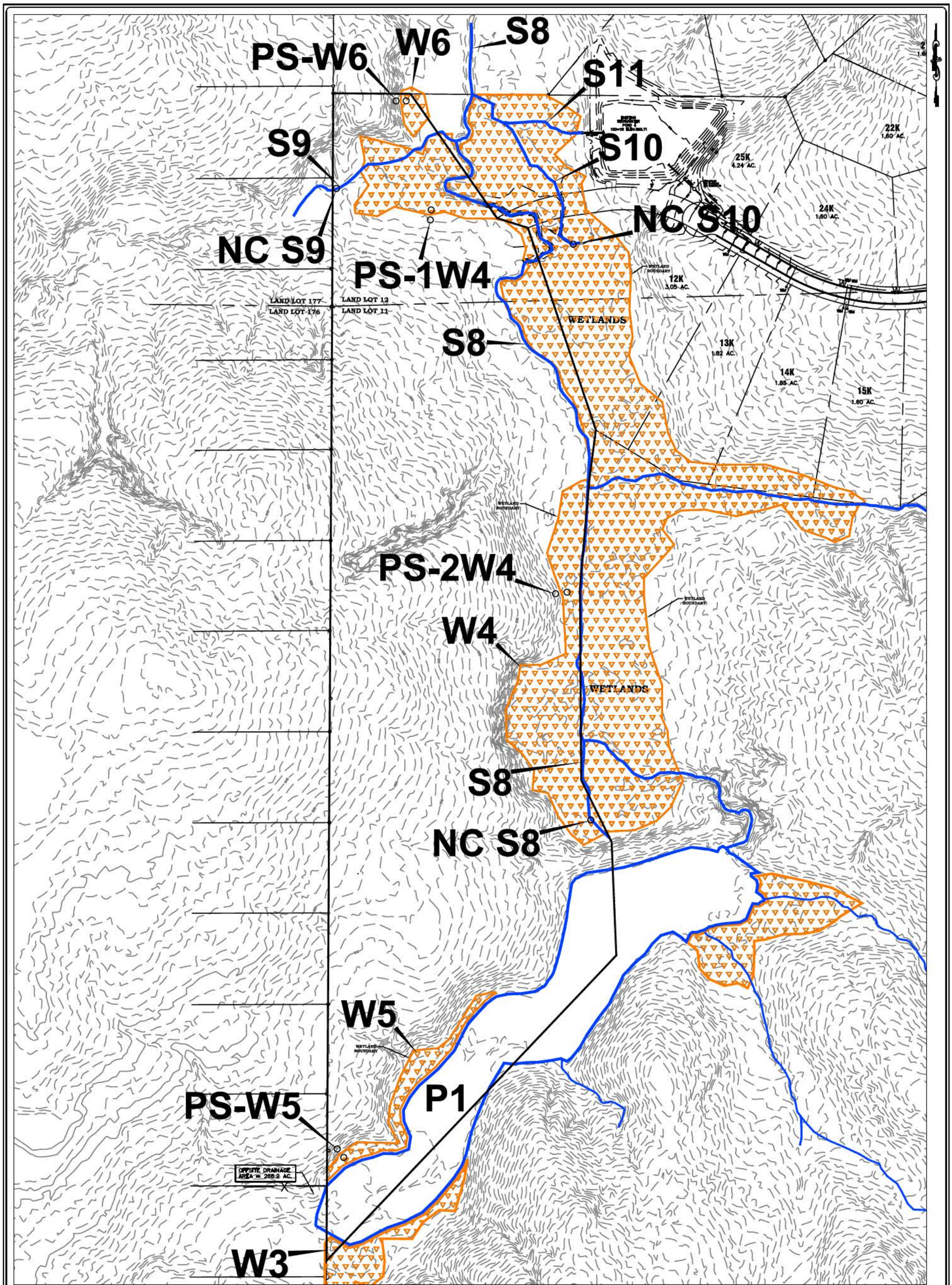
INDIVIDUAL PERMIT APPLICATION






FIGURE 1: LOCATION MAP  
Arbor Springs Phase K2  
Newnan, Coweta County, Georgia

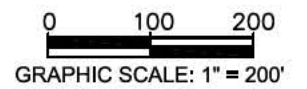
APPLICANT: Leland Group, Inc



Benz  
Environmental  
Consulting, LLC



 WETLAND AREA	 WETLAND PLOT SAMPLE LOCATION
 STREAM - PERENNIAL	 NCDWQ SAMPLE LOCATION
 POND / IMPOUNDMENT	

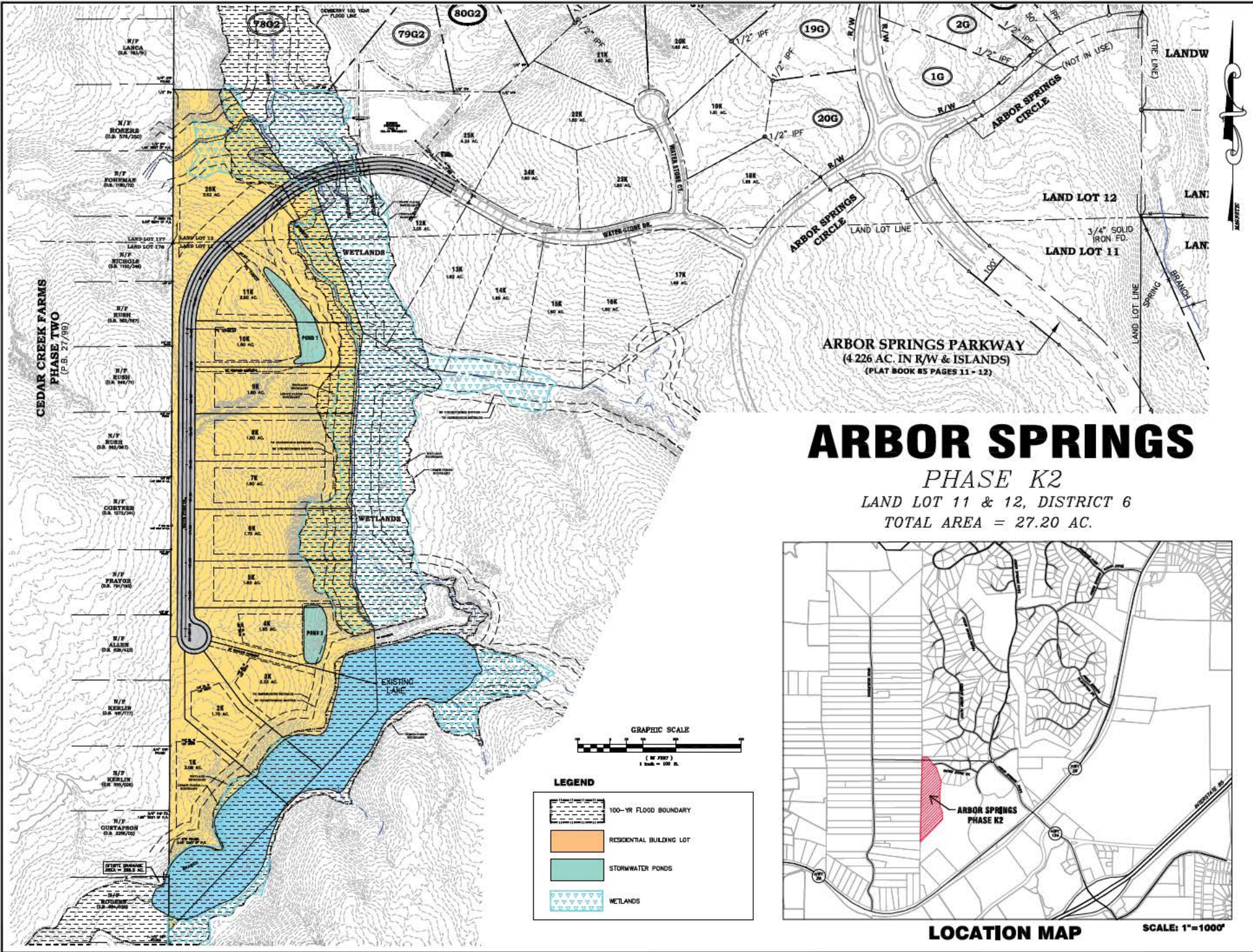


**FIGURE 5: SITE PLAN**  
 Arbor Springs, Phase K2 Tract  
 Land Lots 11 & 12, 6th District  
 Coweta County, Georgia  
**CLIENT:** Leland Group, Inc.



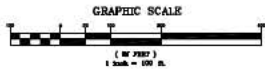
<b>DATE:</b> 1-18-18	<b>AES JOB #:</b> 218067.1
<b>SCALE:</b> 1" = 200'	
<b>STUDY TYPE:</b> AQUATIC RESOURCES DELINEATION	
<b>DRAWN BY:</b> EAH	
<b>CHECKED BY:</b> MBM	
<b>CLIENT:</b> LELAND GROUP, INC.	





# ARBOR SPRINGS

PHASE K2  
 LAND LOT 11 & 12, DISTRICT 6  
 TOTAL AREA = 27.20 AC.



**LEGEND**

	100-YR FLOOD BOUNDARY
	RESIDENTIAL BUILDING LOT
	STORMWATER PONDS
	WETLANDS



**LOCATION MAP** SCALE: 1"=1000'

Need Sprofflin, P.E.  
 1414 West Loop South  
 Suite 100  
 Houston, TX 77027  
 Phone: 713.620.8888  
 Fax: 713.620.8888  
 www.need-sprofflin.com

**CAPSTONE**  
 ENGINEERING, INC.

ARBOR SPRINGS PHASE K2  
 OVERALL SITE PLAN  
 DATE: 3/12/19 DRAWN BY: MWS SCALE: 1"=100'

SHEET  
 2  
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 20