



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

November 17, 2021

Regulatory Branch
SAS-2019-00905

**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-2019-00905

Applicant: Stone Martin Builders, 404 South 8th Street, Opelika, Alabama 36801

Agents: Wildland Services, LLC

Location of Proposed Work: On 115-acres, south of Georgia Highway 315 and east of Interstate 185, Cataula, Harris County, Georgia (Latitude 32.6598, Longitude -84.9696).

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers: The proposed project involves construction of Phases II and III of the Mulberry Grove residential subdivision. Phase II contains 53 single family residential home sites, access roads, and utilities to the lots. Phase III is conceptual but anticipated to start construction in 2027. No impacts to aquatic resources are anticipated for Phase III, other than the access road in the current proposal (Crossing #4). Four road crossings of aquatic resources are proposed for the preferred alternative layout which will impact a total of 484 linear feet of stream and 0.43 acre of wetlands. The applicant used the 2018 Savannah District Compensatory Mitigation SOP to determine that 2.56 wetland credits and 2,925 stream credits will be required to offset the loss of aquatic resource function and service as a result of the project.

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.

This office issued a Nationwide Permit 29 (NWP 29) in February 2019 for the applicant to construct the Mulberry Grove Subdivision. Impacts for this NWP 29 totaled 0.45 acre of wetlands and required 2.88 wetland credits to be purchased from Upatoi Creek mitigation bank. Due to housing demand in the Columbus metro area, and sales of the lots and homes in the previously permitted subdivision, the Mulberry Grove project is expanding.

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 located 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.

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: A review of the National Register Information System (an online server associated with the National Register of Historic Places) determined that there are no historic properties located within or surrounding the project area.

Endangered Species: The U.S. fish and Wildlife Service's Information, Planning, and Conservation System (IPaC) was reviewed for the project area and no critical habitat exists for any federally threatened or endangered species exists on the site.

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 and the potential effects this project may have on those species.

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 in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Ms. Holly Ross, 1104 North Westover Boulevard, Suite 9, Albany, Georgia, 31707, or by email to: Holly.A.Ross@usace.army.mil, 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 Ms. Holly Ross, Project Manager, Albany Field Office at 648-422-2727 or via email at holly.a.ross@usace.army.mil.

Enclosures:

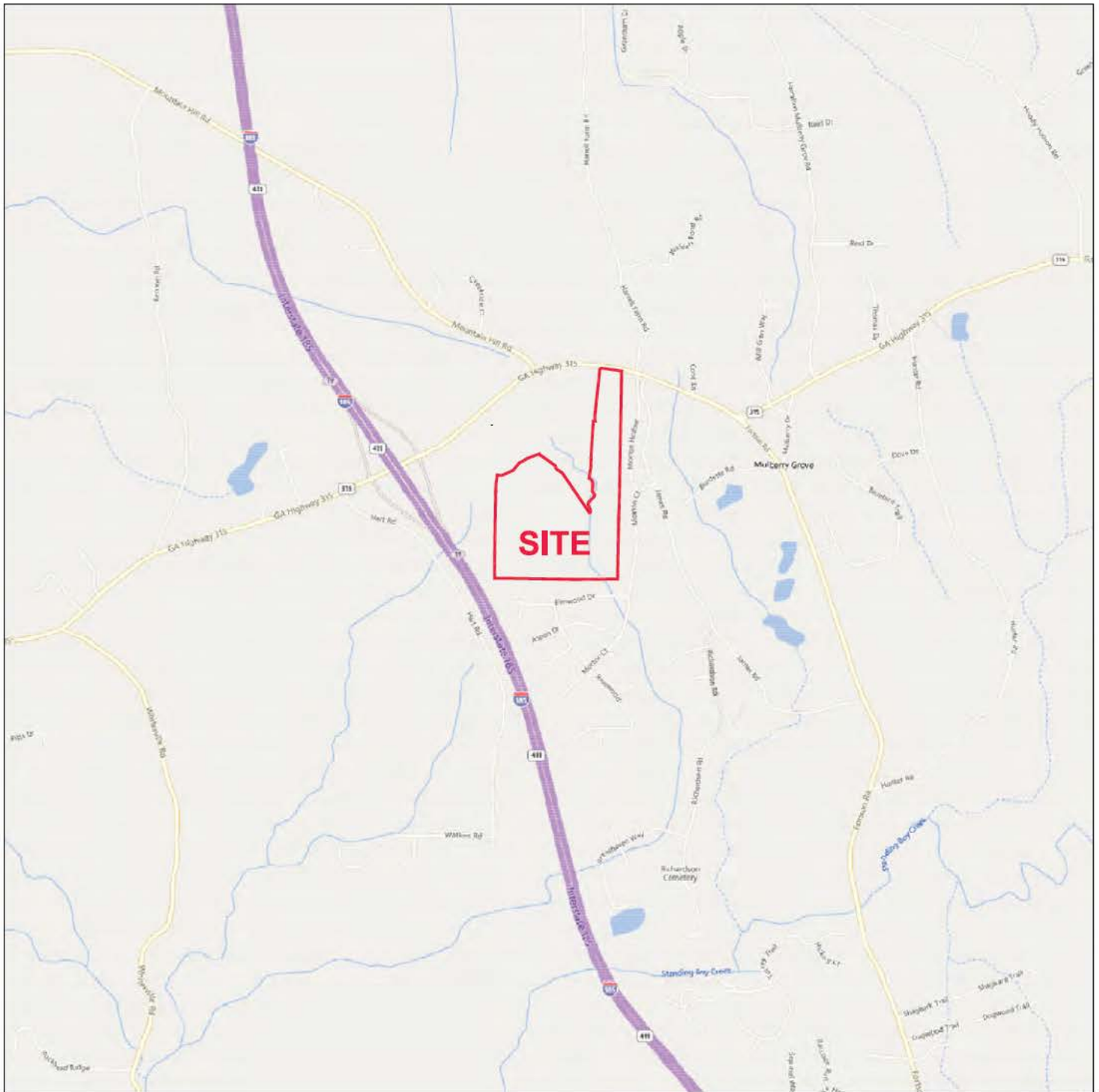
1. Location map
2. Aquatic Resources map
3. Proposed project plan
4. Overall plan, including Phase III



MULBERRY GROVE II

32.6598, -84.9696
CATAULA, GA

Drawing by: Will Neighbors: CPESC, PWS
334-391-2005 / www.wildlandservices.com

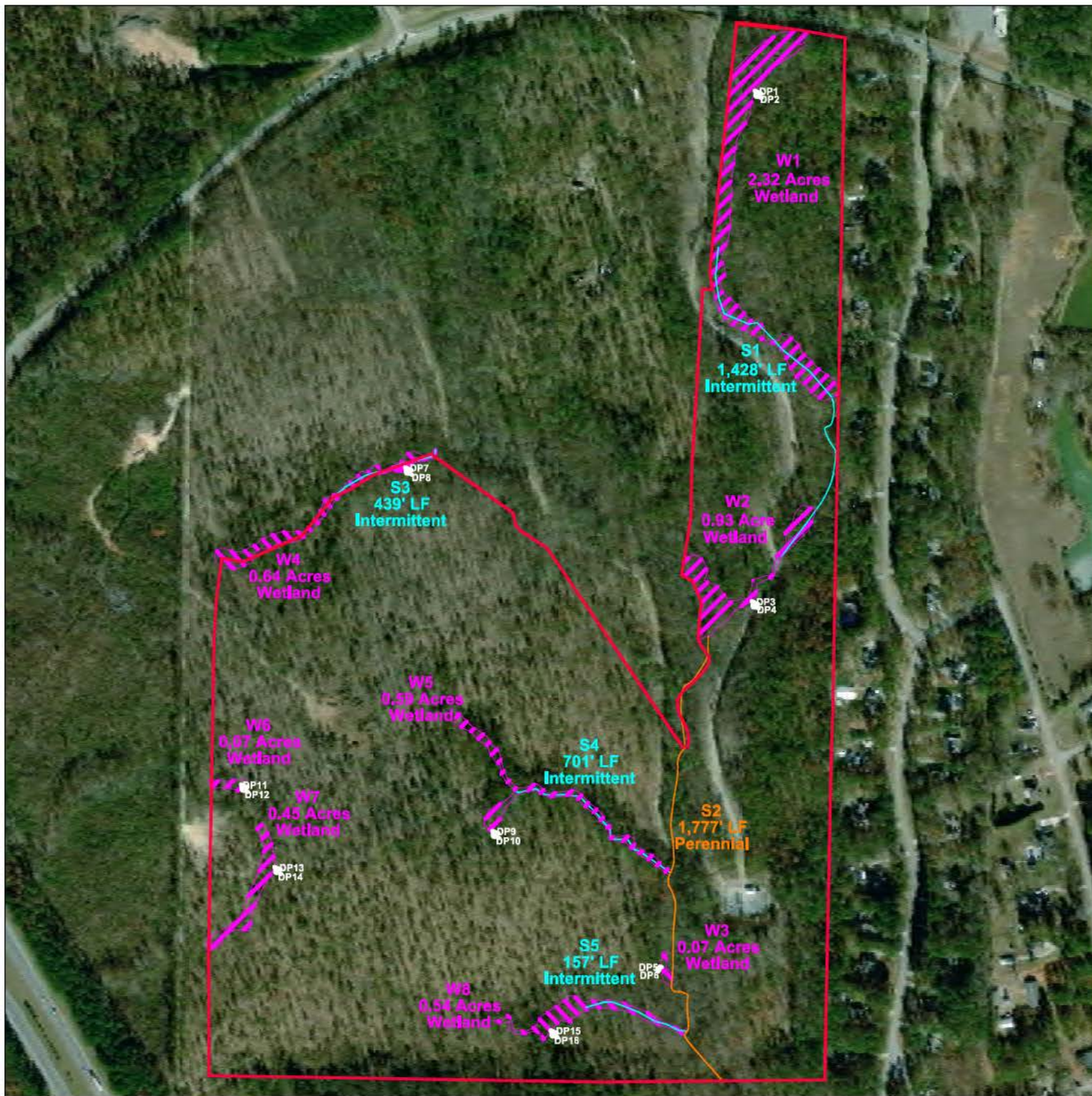


LEGEND

Drawing Symbols
• Subject Site

3/23/2021

Figure 1 Site Location Map



3/23/2021

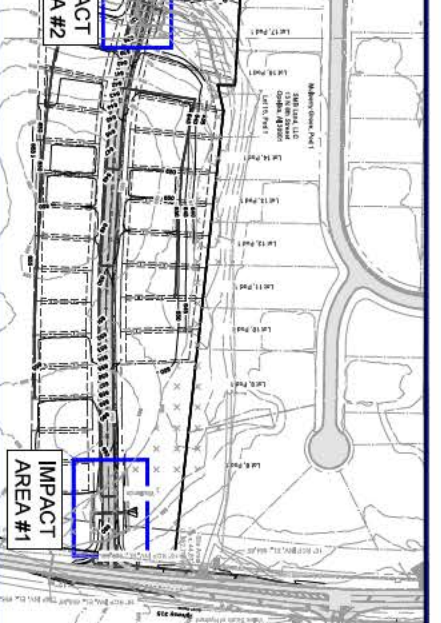
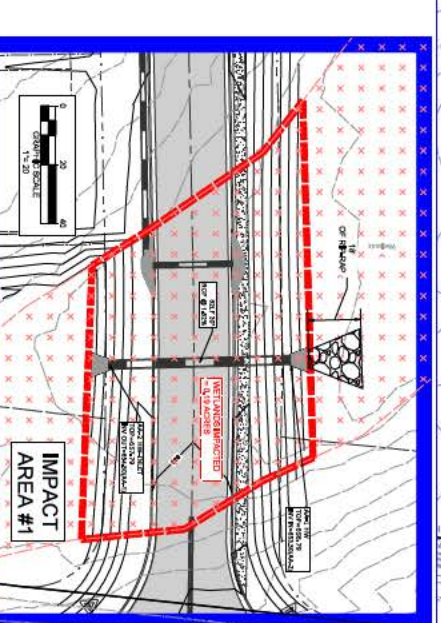
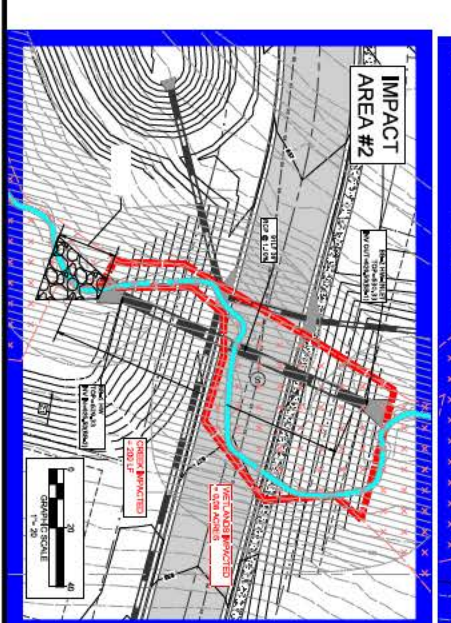
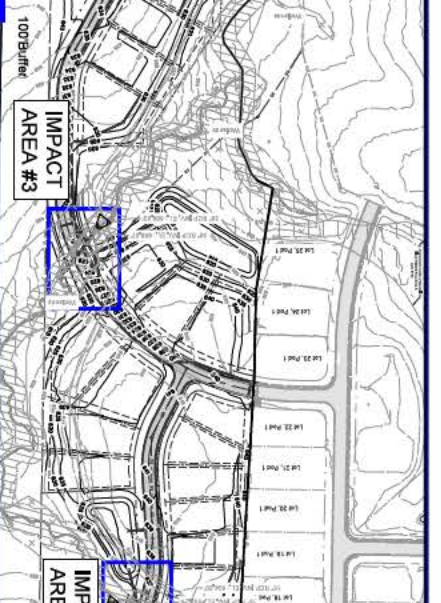
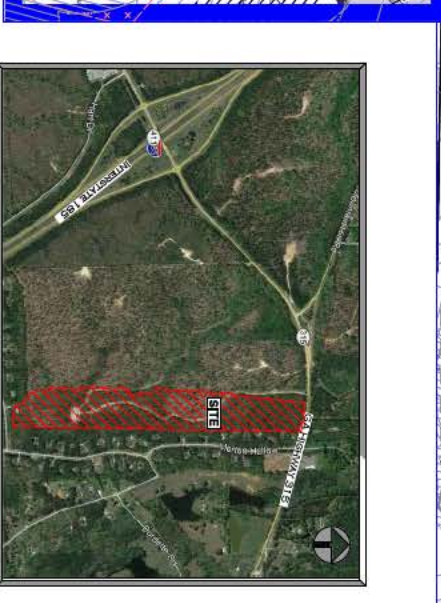
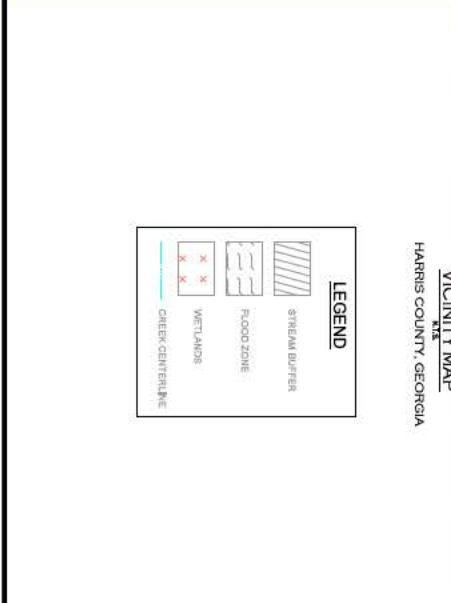
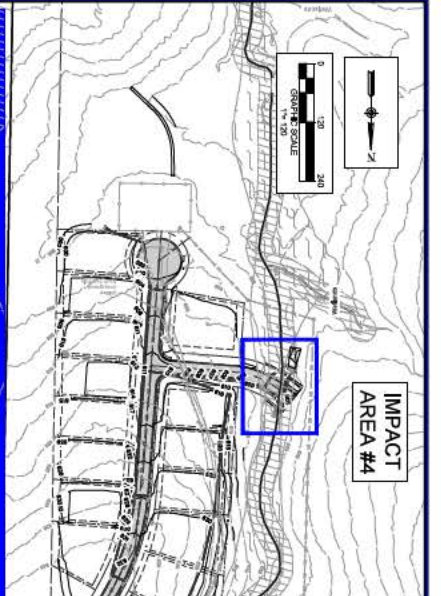
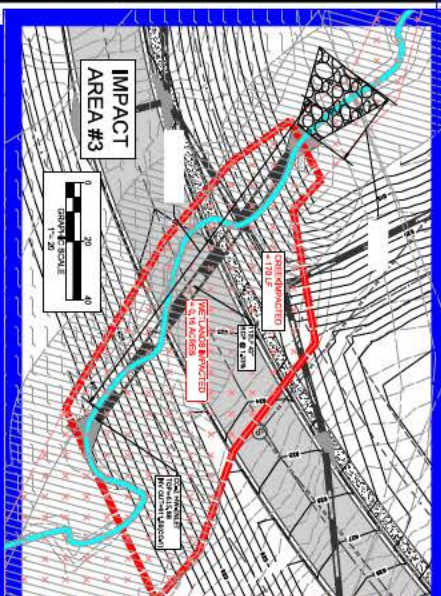
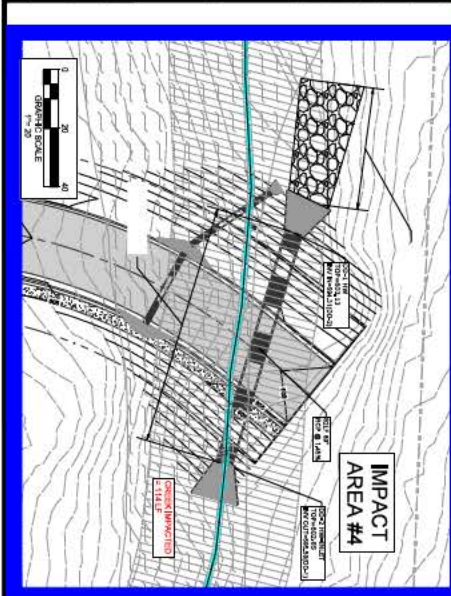


Figure 2
Aerial with Site Location

LEGEND

Drawing Symbols

- Subject Site
- Perennial Stream
- Intermittent Stream
- Wetland
- Data Point

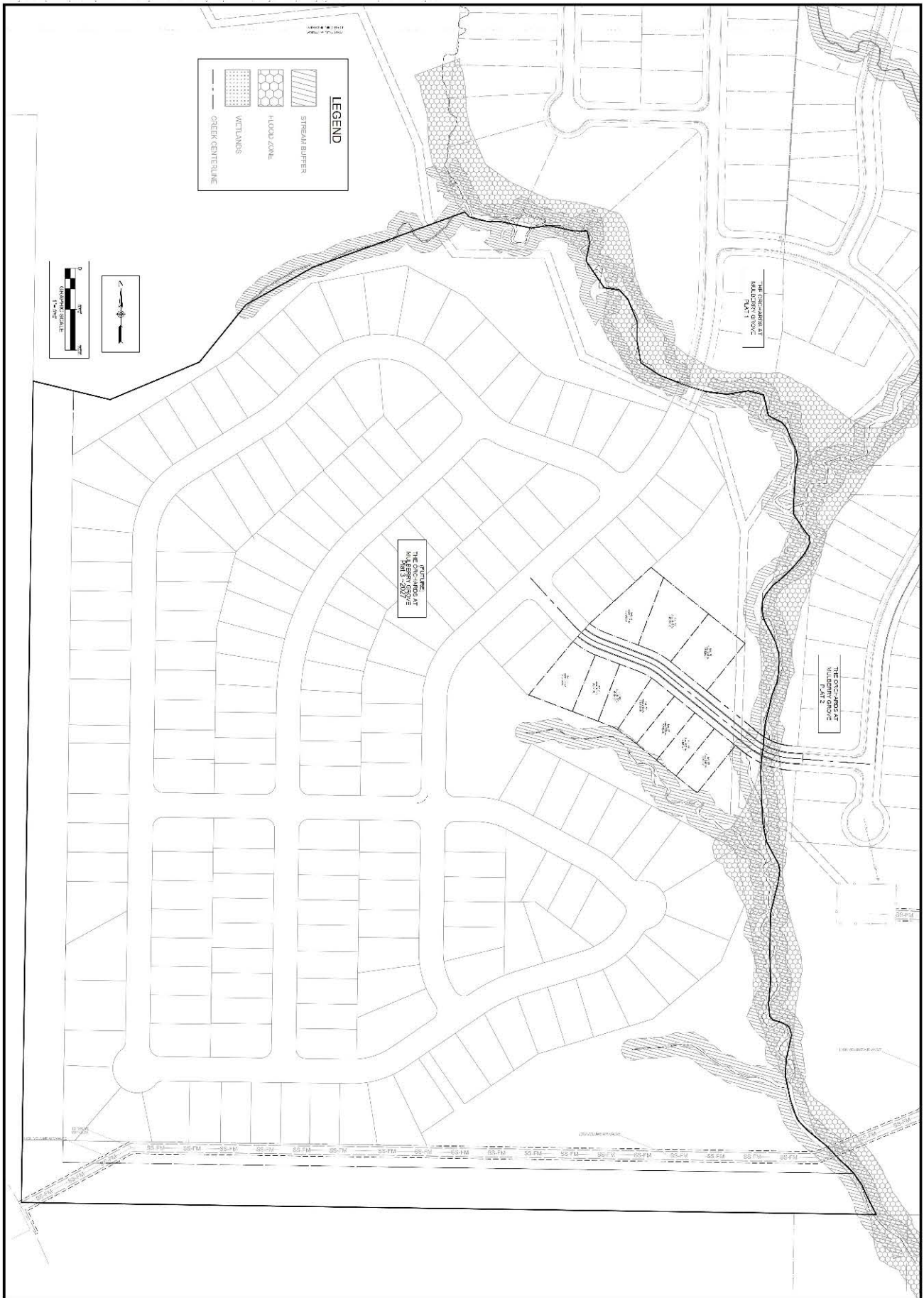


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	STREAM BUFFER
	FLOOD ZONE
	WETLANDS
	CRICK-CENTRELINE

VICINITY MAP
 IN
 HARRIS COUNTY, GEORGIA

<p>EX-1</p> <p>20-0241</p> <p>March 2021</p>	<p>IMPACTED AREAS</p>	<p>STONE MARTIN BUILDERS</p> <p>MULBERRY GROVE POD 2</p>		<p>BARRETT-SIMPSON, INC. Civil Engineers & Land Surveyors</p> <p>100 101 ST. PHOENIX, AZ 85001 PH: (602) 998-0000 229 1/2 ST. COLUMBIA, AL 36907 PH: (334) 709-0000 151 W. BROAD ST. BIRMINGHAM, AL 35202 PH: (205) 261-0000</p>
	<p>PROJECT: IMPACTED AREAS</p> <p>DATE: 20-03-2021</p> <p>BY: akh</p> <p>CHECKED: akh</p> <p>SCALE: AS SHOWN</p>	<p>PROJECT: IMPACTED AREAS</p> <p>DATE: 20-03-2021</p> <p>BY: akh</p> <p>CHECKED: akh</p> <p>SCALE: AS SHOWN</p>	<p>PROJECT: IMPACTED AREAS</p> <p>DATE: 20-03-2021</p> <p>BY: akh</p> <p>CHECKED: akh</p> <p>SCALE: AS SHOWN</p>	<p>PROJECT: IMPACTED AREAS</p> <p>DATE: 20-03-2021</p> <p>BY: akh</p> <p>CHECKED: akh</p> <p>SCALE: AS SHOWN</p>



FUTURE DEVELOPMENT PLAN

DRAWN: JSM
 CHECKED: JSM
 DATE: 25.8.2024
 PROJECT: 20-1241

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STONE MARTIN BUILDERS
 THE ORCHARDS AT MULBERRY GROVE
 PLAT 2




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