



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

May 19, 2023

Regulatory Division
SAS-2022-00729

PUBLIC NOTICE
Savannah District

The District Engineer has received a Prospectus describing the establishment and operation of a proposed wetland compensatory mitigation bank (Laurel View Mitigation Bank) with the requirement for Federal and State permits as described below:

Application Number: SAS-2022-00729

Bank Sponsor: Mr. Chuck Gaskin
The Bluff's at Laurel View, LLC.
2640 Sunbury Road
Midway, GA 31320

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

This public notice does not imply, on the parts of the Savannah District, 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 1,218.3-acre proposed Laurel View Mitigation Bank (LVMB) is located approximately 4 miles east of the intersection of Interstate 95 and Highway 84, and generally north and south of Sunbury Road in Liberty County, Georgia (Latitude 31.7716, Longitude -81.3106). The project area is within the Lower Ogeechee Watershed (Hydrologic Unit Code 03060202). Please refer to the enclosed Location Vicinity Map, 8 Digit Hydrologic Unit Code (HUC) Map, United States Geological Survey (USGS) Topographic, and Ortho Aerial Photograph Maps (Figures 1, 2, 5, & 8) for more detailed information on the location of the proposed bank.

Objective: The applicant proposes that the establishment of LVMB would restore, enhance and/or preserve chemical, biological, and physical characteristics of wetlands adjacent to the Laurel View River and Medway River.

Geographic Service Area: The Geographic Service Area (GSA) is the defined area within which this mitigation bank can reasonably be expected to provide appropriate compensation for impacts to aquatic resources. The proposed primary service areas will serve HUCs 03060201, 03070107, 03060203, 03060202, and 03060204. The proposed secondary service areas will serve HUCs 03070203, 03070106, 03070102, 03060106, 03060108, and 03060109 (see attached Figure 8).

Description of Mitigation Bank: The applicant has requested approval to establish and operate the LVMB, which would be a new wetland mitigation bank. The preliminary mitigation plan provided in the Prospectus estimates that the LVMB would include approximately 662.8 acres of wetland restoration and enhancement and 62.4 acres of wetland preservation. Restoration activities would include filling of ditches that have been excavated within wetland and removing all road fill within the wetland area. The footprint of the restoration area will be planted with native wetland hardwood species. Enhancement activities would include mechanical and chemical site preparation to remove planted pine stands. All vegetative enhancement areas would be planted with native wetland hardwood species. The final boundaries and acreage of specific prescriptions will be established following collection and review of baseline data.

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 Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act for projects located within the prescribed GSA.

Oversight of this mitigation bank will be by a group of Federal and State agency representatives collectively referred to as the Interagency Review Team (IRT). The IRT is chaired by the Corps and is typically 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 and Coastal Resources Division.

The actual approval of the use of this mitigation bank for a specific project is the decision of the Corps pursuant to Section 10 of the Rivers and Harbors Act and/or Section 404 of the Clean Water Act. The Corps 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 development of the proposed LVMB 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 to consider and evaluate this proposed wetland mitigation bank. The complete prospectus can be viewed and downloaded online from our Regulatory Information Banking and In-Lieu Fee Tracking System (RIBITS) website at https://ribits.ops.usace.army.mil/ords/f?p=107:10:::::P10_BANK_ID:6619. Written comments received will be considered by the Corps 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.

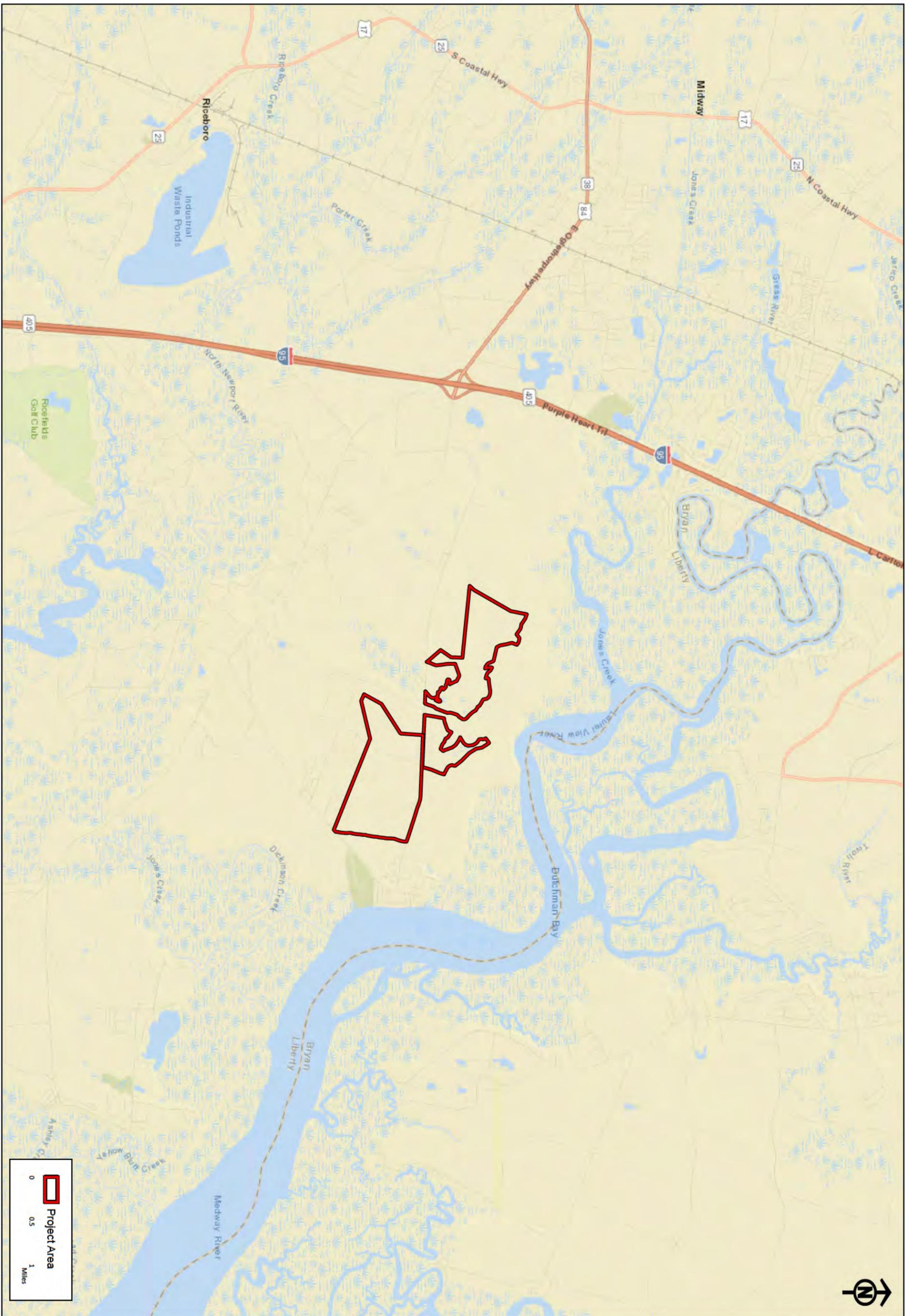
Preliminary review indicates that: 1) An environmental impact statement will not be required; 2) No species of fish, wildlife, or plant (or their critical habitat) listed as endangered or threatened under the Endangered Species Act of 1973 (PL 93-205) will be affected; and, 3) No cultural or historical 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 by email to tyler.j.brock@usace.army.mil. Alternatively, you can submit comments in writing by mail to: Commander, U.S. Army Corps of Engineers, Savannah District, Regulatory Division, Attention: Mr. Tyler J. Brock, 100 W. Oglethorpe Ave, Savannah, Georgia 31401-3640, no later than 30-days from the date of this notice. Please refer to the Project Name (Laurel View Mitigation Bank) and the Regulatory Division file number (SAS-2022-00729) in your comments.

If you have any further questions concerning this matter, please contact Mr. Tyler J. Brock, at 912-652-5139, or via e-mail at tyler.j.brock@usace.army.mil.

Enclosures

1. Location/Vicinity Map (Figure 1)
2. 8 Digit HUC Service Area Map (Figure 8)
3. USGS Topographic Map (Figure 2)
4. Ortho Aerial Photograph Map (Figure 5)
5. Habitat Assessment Map (Figure 10)
6. Proposed Monitoring Unit Map (Figure 11)



RLC Project No.:	21-093
Figure No.:	1
Prepared By:	JP
Sketch Date:	7/1/2022
Map Scale :	1 inch = 1 Mile

**Laurel View
Mitigation Bank**
Liberty County, Georgia

Project Location
Prepared For: The Bluffs
at Laurel View, LLC

RLC	RESOURCE+LAND CONSULTANTS
	41 Park of Commerce Way, Ste 101 Savannah, GA 31405 tel 912.443.5896 fax 912.443.5898

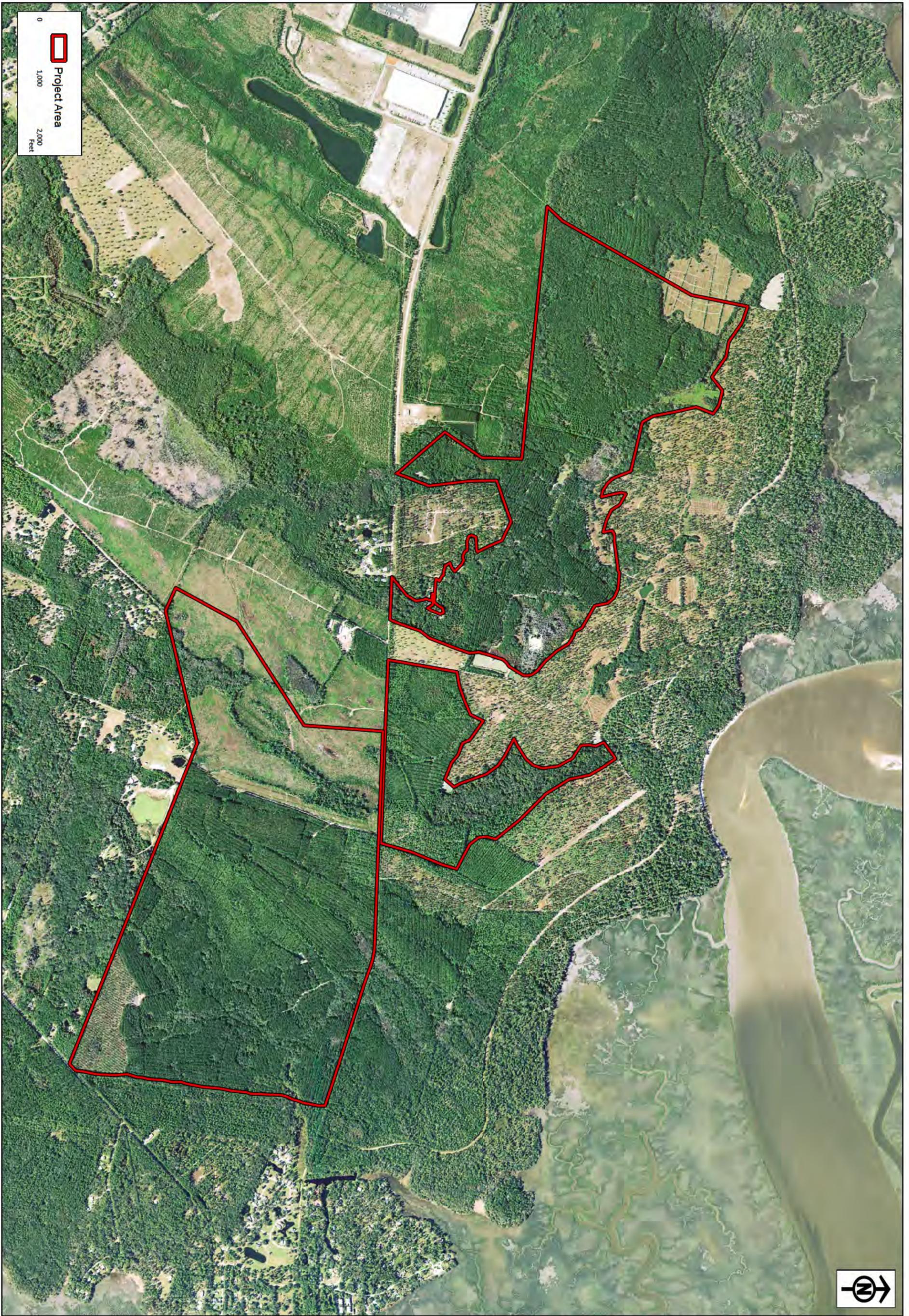


RLC Project No.:	21-093
Figure No.:	2
Prepared By:	JP
Sketch Date:	7/1/2022
Map Scale :	1 inch = 2000 Feet

**Laurel View
Mitigation Bank**
Liberty County, Georgia

USGS Topographic Survey
Prepared For: The Bluffs
at Laurel View, LLC

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RLC Project No.:	21-093
Figure No.:	5
Prepared By:	MG
Sketch Date:	7/1/2022
Map Scale :	1 inch = 2000 Feet

**Laurel View
Mitigation Bank**

Liberty County, Georgia

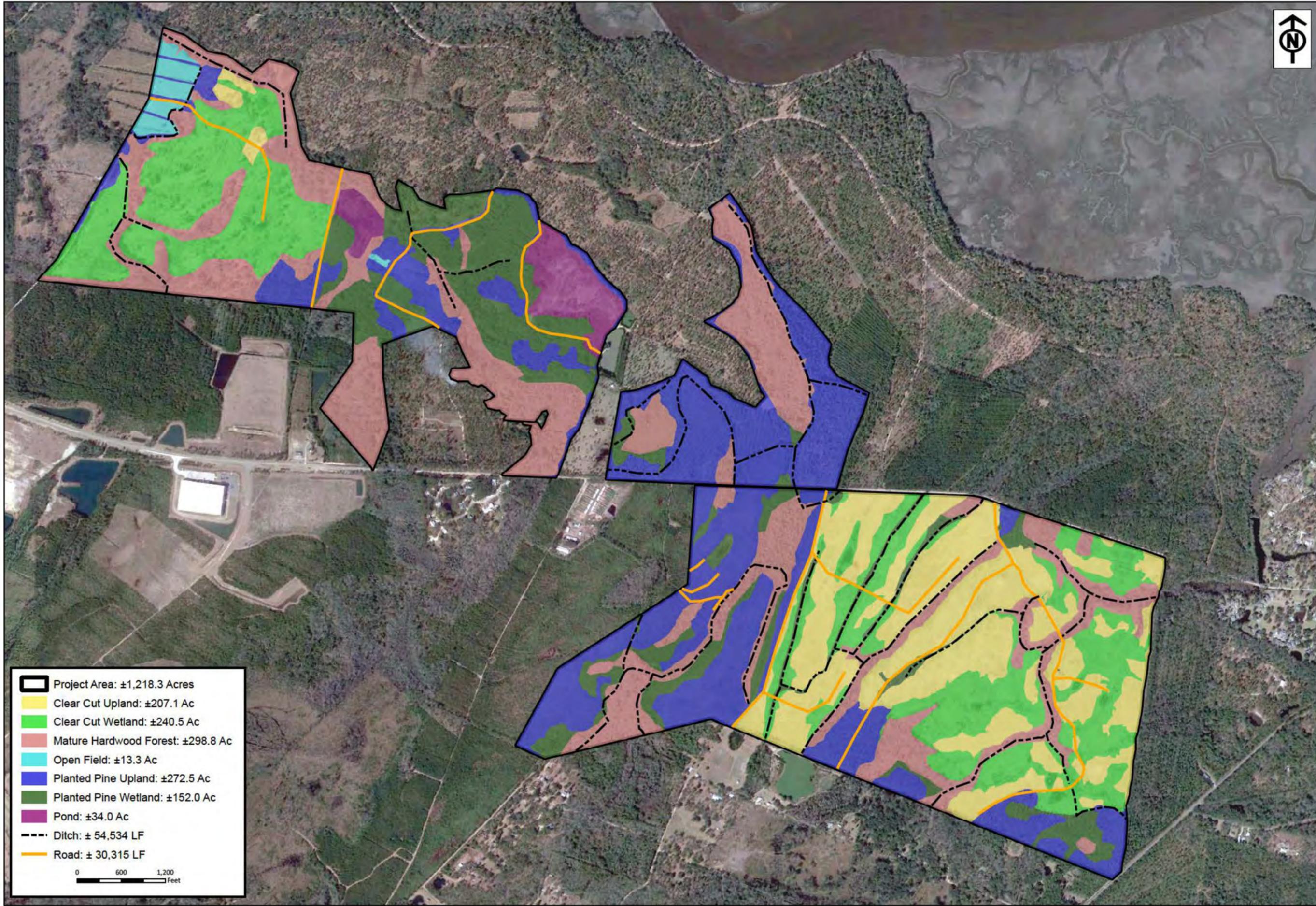
**2017 Color Ortho
Photograph**

Prepared For: The Bluffs at Laurel View



**RESOURCE+LAND
CONSULTANTS**

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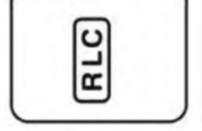


Project Area: ±1,218.3 Acres
 Clear Cut Upland: ±207.1 Ac
 Clear Cut Wetland: ±240.5 Ac
 Mature Hardwood Forest: ±298.8 Ac
 Open Field: ±13.3 Ac
 Planted Pine Upland: ±272.5 Ac
 Planted Pine Wetland: ±152.0 Ac
 Pond: ±34.0 Ac
 Ditch: ± 54,534 LF
 Road: ± 30,315 LF

0 600 1,200
Feet



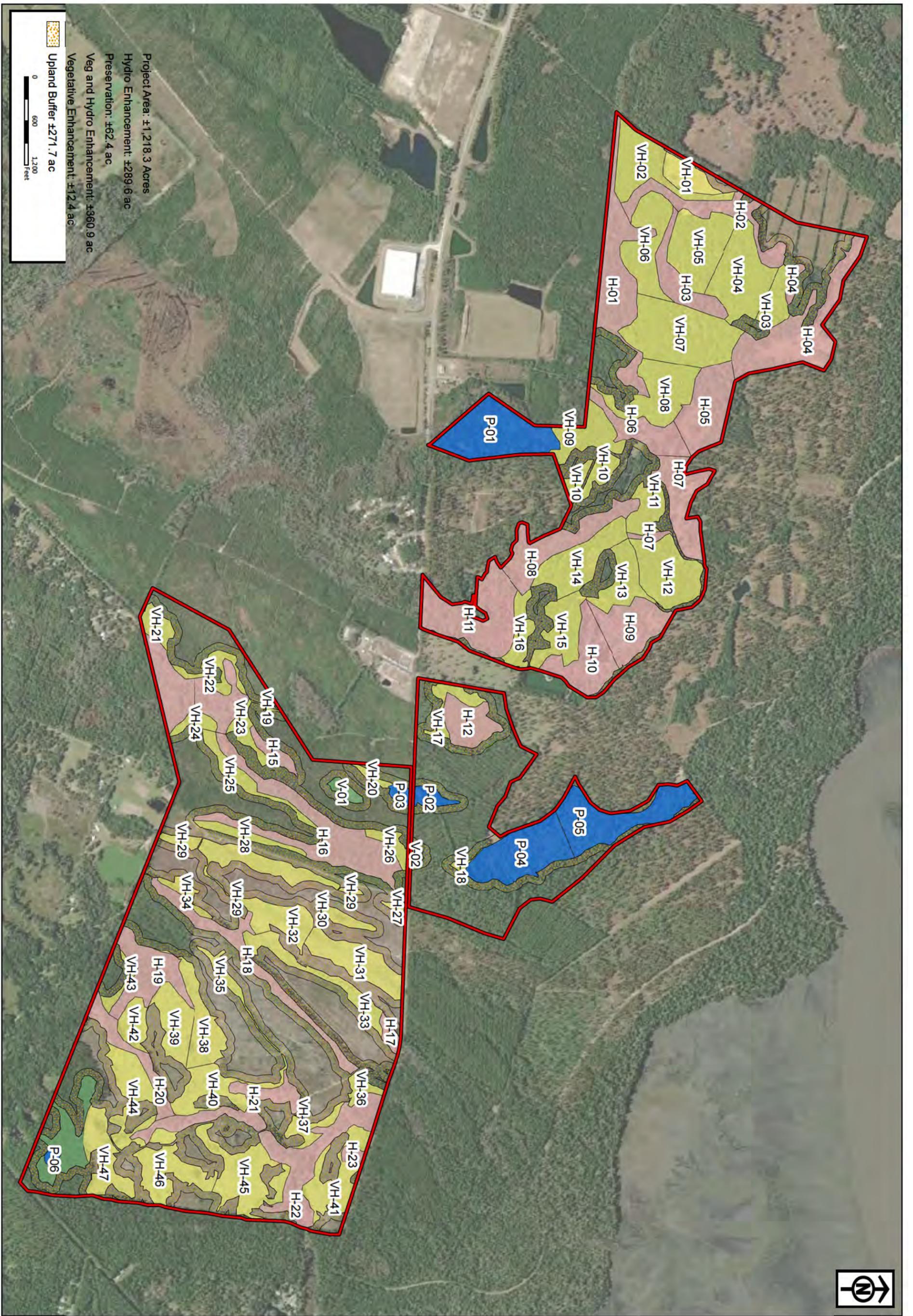
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Habitat Assessment
 Prepared For: The Bluffs at Laurel View

**Laurel View
Mitigation Bank**
 Liberty County, Georgia

RLC Project No.:	21-093
Figure No.:	10
Prepared By:	MG
Sketch Date:	7/5/2022
Map Scale :	1 inch = 1,200 feet



RLC Project No.:	21-093
Figure No.:	11
Prepared By:	RP
Sketch Date:	7/5/2022
Map Scale :	1 in = 1,200 ft

**Laurel View
Mitigation Bank**
 Liberty County, Georgia

Monitoring Unit Map
 Prepared For: The Bluffs at Laurel View

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