



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

September 19, 2023

Regulatory Division  
SAS-2023-00713

**PUBLIC NOTICE**  
**Savannah District**

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

Application Number: SAS-2023-00713

Bank Sponsor: Mr. Matt Butler  
Water & Land Solutions, LLC  
1859 Summerville Avenue, Suite 770  
Charleston, South Carolina 29405

Bank Agent: Mr. Matt Butler  
Water & Land Solutions, LLC  
1859 Summerville Avenue, Suite 770  
Charleston, South Carolina 29405

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 proposed Pleasant Grove Mitigation Bank (PGMB) consists of 172-acres, located between Lambert Road and Beaver Dam Road, two miles south of the City of Sardis, southern Burke County, Georgia (centered at approximately latitude 32.9376, longitude -81.7665). The project area is within the Brier Creek Watershed (Hydrologic Unit Code 03060108). Refer to the enclosed Project Location Map (Figure 1) and 8 Digit Hydrologic Unit Code (HUC) Map (Figure 2), for more detailed information concerning the location of the proposed bank.

Objective: The Prospectus indicates that, "The mitigation activities at PGMB are intended to enhance approximately 52.56 acres of impaired wetlands, restore approximately 27.57 acres of former wetland, restore approximately 6,254 linear feet of impaired streams, preserve approximately 4,277 linear feet of stream, and restore, enhance, and protect approximately 49.4 acres of additional upland and riparian buffers".

Geographic Service Area: The 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. Refer to the enclosed Service Area Map (Figure 3).

The proposed primary service areas would serve portions of the following HUC watersheds and listed counties:

*Brier 03060108:* Screven, Jenkins, Burke, Jefferson, Richmond, Columbia, Glascock, Warren, and McDuffie

*Middle Savannah 03060106:* Screven, Burke, Richmond, Columbia, and McDuffie

*Lower Savannah 03060109:* Chatham, Effingham, and Screven

The proposed secondary service areas would serve portions of the following HUC watersheds and listed counties:

*Upper Ogeechee 03060201:* Jenkins, Emmanuel, Burke, Jefferson, Washington, Glascock, Warren, Hancock, Taliaferro, and Greene

*Lower Ogeechee 03060202:* Bryan, Chatham, Effingham, Emmanuel, Bulloch, Screven, and Jenkins

Description of Mitigation Bank: The agent has proposed the following mitigation plan / onsite prescriptions for the proposed PGMB (Refer to the enclosed Conceptual Mitigation Plan and Mitigation Bank Prospectus Addendum):

*Stream Restoration:*

- Priority I restoration, E/C channel
- Re-establish meandering channel at the center of the valley with appropriate bedforms
- Install instream wood structures and features
- Remove culvert crossings
- Backfill and plug existing ditches
- Protect/establish buffer with native streambank and riparian vegetation

*Stream Enhancement:*

- Bank grading and benching
- Install instream wood structures and features
- Remove culvert crossings
- Protect/establish buffer with native streambank and riparian vegetation

*Stream Preservation:*

- Protect buffer

*Wetland Enhancement:*

- Remove planted pine
- Prepare planting areas
- Plant with appropriate tree species
- Plug/fill ditches

*Wetland Restoration:*

- Remove planted pine

- Prepare planting areas
- Plant with appropriate tree species
- Plug/fill ditches

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 Pleasant Grove 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 to consider and evaluate this proposed 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=107:278:10233323389497:::P278\\_BANK\\_ID:6699](https://ribits.ops.usace.army.mil/ords/f?p=107:278:10233323389497:::P278_BANK_ID:6699). If you are unable to view or download the Prospectus, please contact Mrs. Amy Flowers, Project Manager, at [amy.m.flowers@usace.army.mil](mailto:amy.m.flowers@usace.army.mil) or by phone at 912-652-5048. 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.

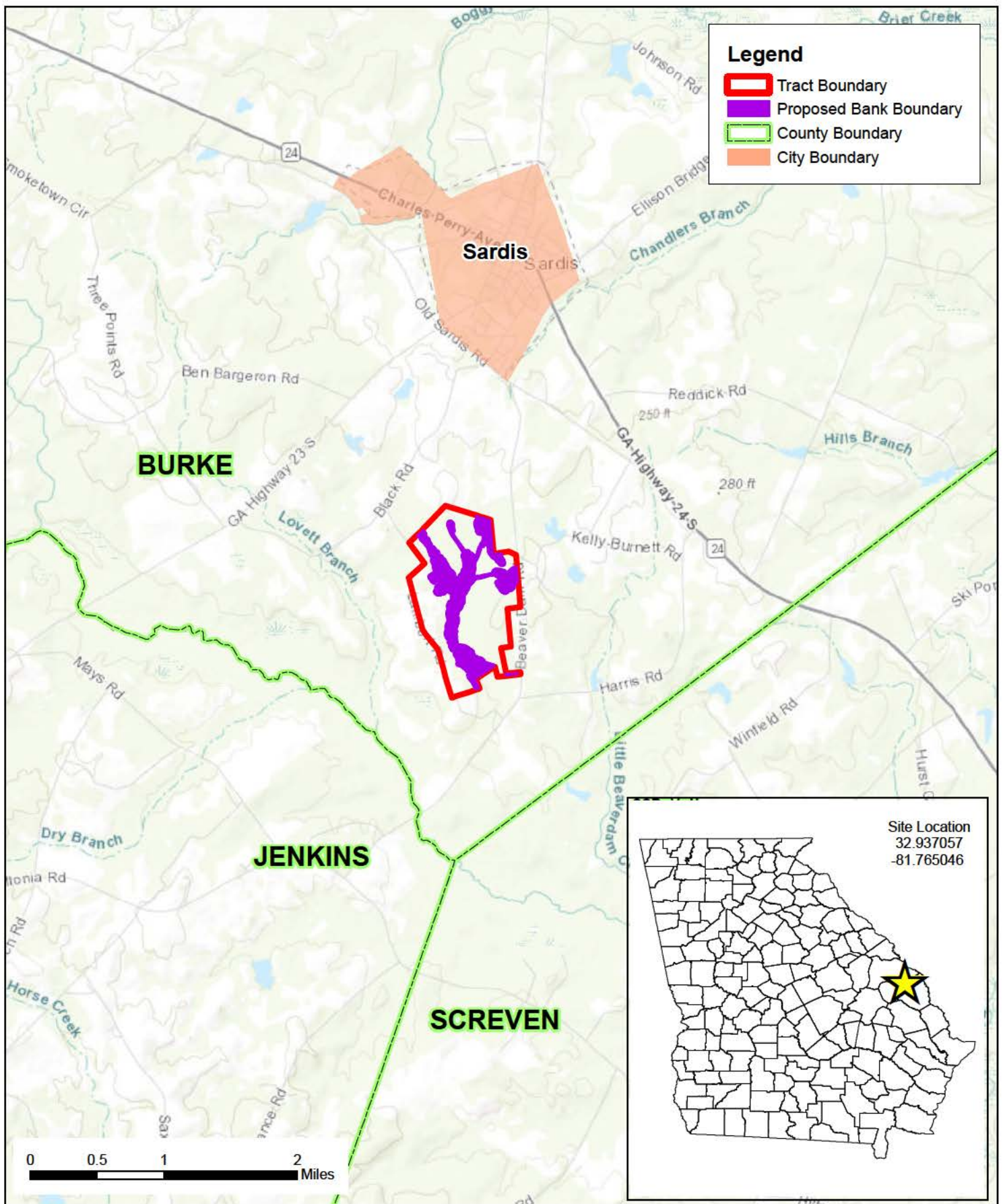
Preliminary review indicates that: 1) An environmental impact statement will not be required; 2) No species of fish, wildlife, or plant (or their critical habitat) listed as endangered or threatened under the Endangered Species Act of 1973 (PL 93-205) will be affected; and, 3) No cultural or historical 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 [amy.m.flowers@usace.army.mil](mailto:amy.m.flowers@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: Mrs. Amy Flowers, 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 (Pleasant Grove Mitigation Bank) and the Regulatory Division file number (SAS-2023-00713) in your comments.

If you have any further questions concerning this matter, please contact Mrs. Amy Flowers, at 912-652-5048, or via e-mail at [amy.m.flowers@usace.army.mil](mailto:amy.m.flowers@usace.army.mil).

#### Enclosures

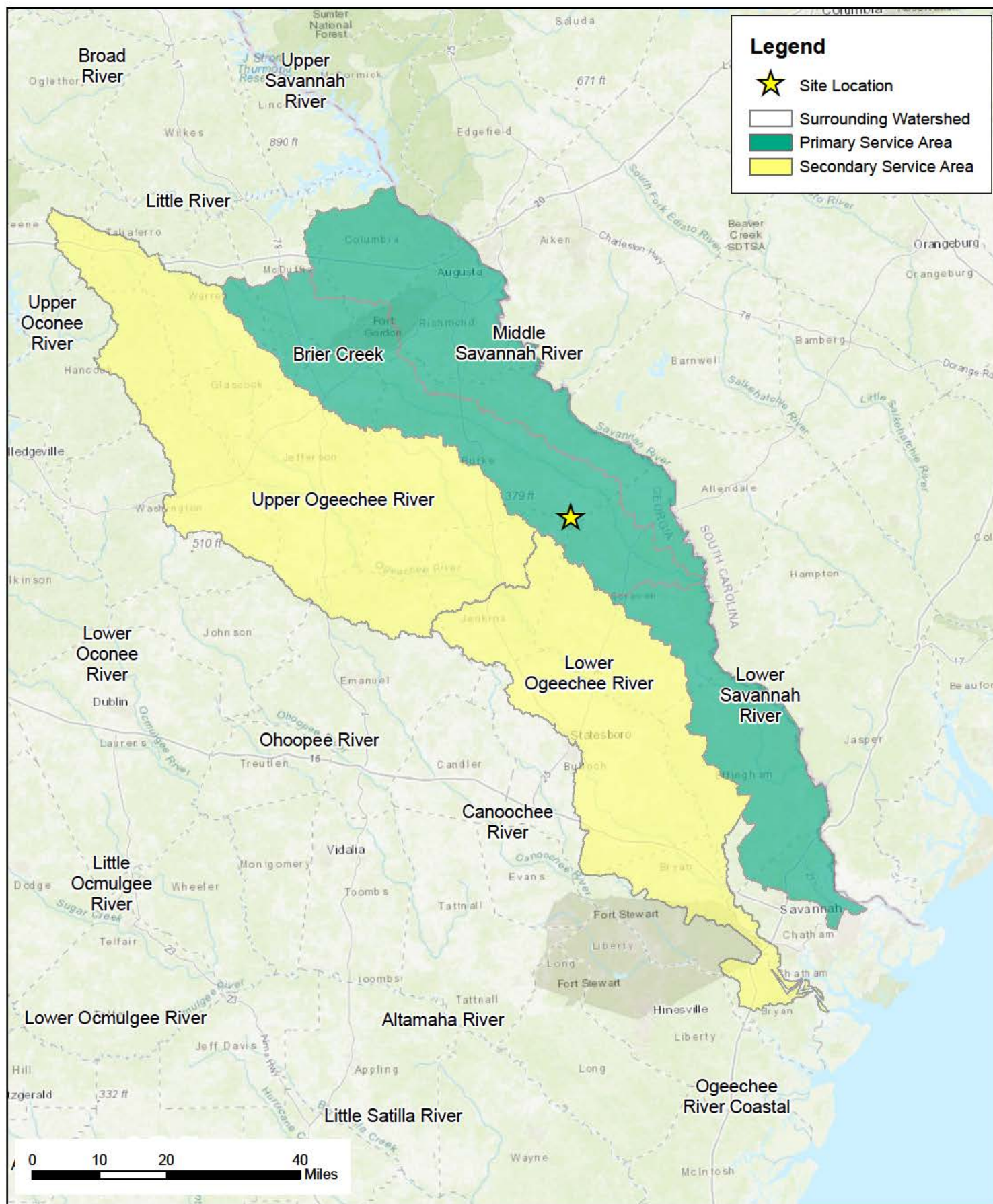
1. Project Location Map (Figure 1)
2. 8 Digit HUC Map (Figure 2)
3. Service Area Map (Figure 3)
4. Conceptual Mitigation Plan (Figure 9)
5. Mitigation Bank Prospectus Addendum (3 pp)



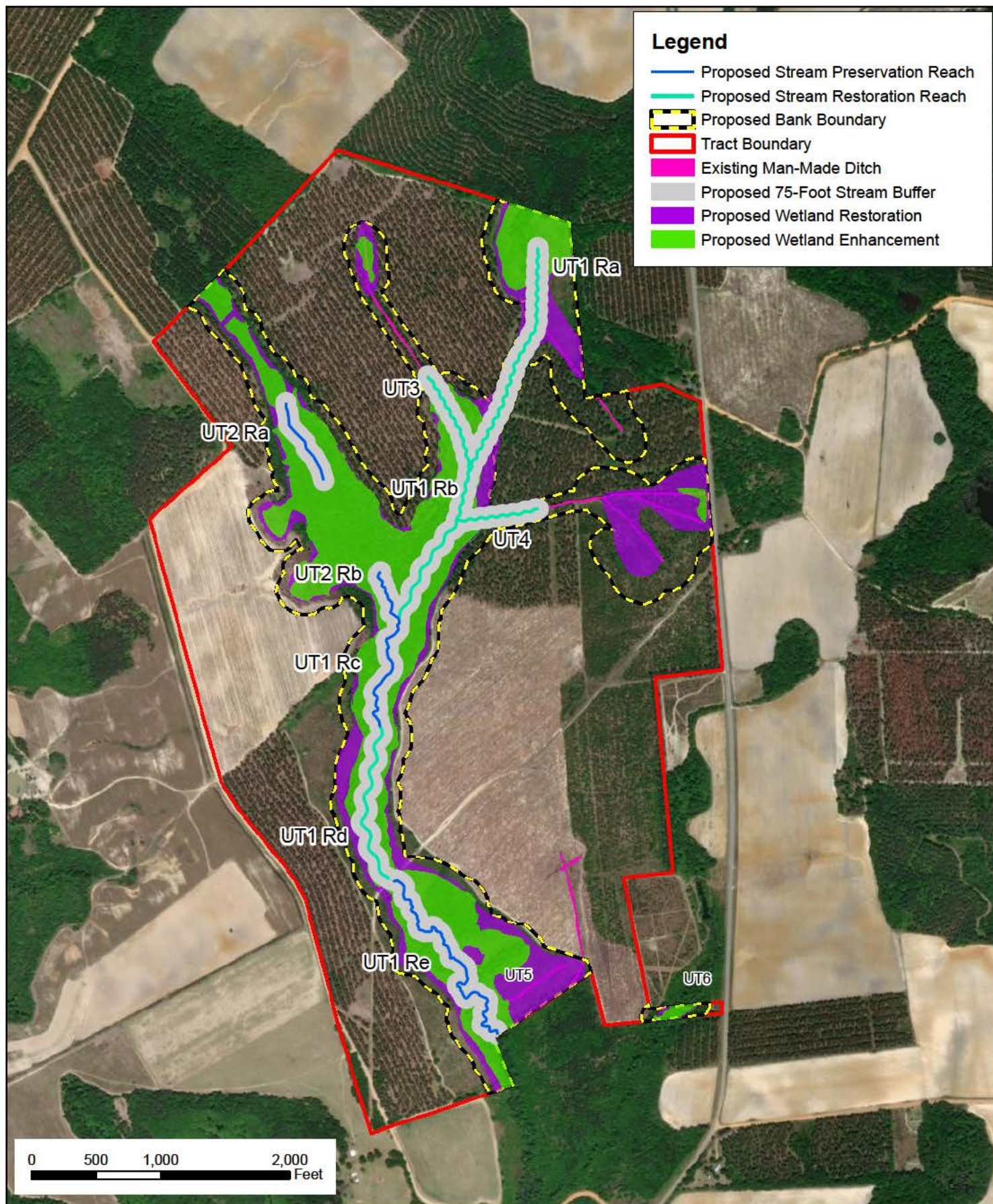








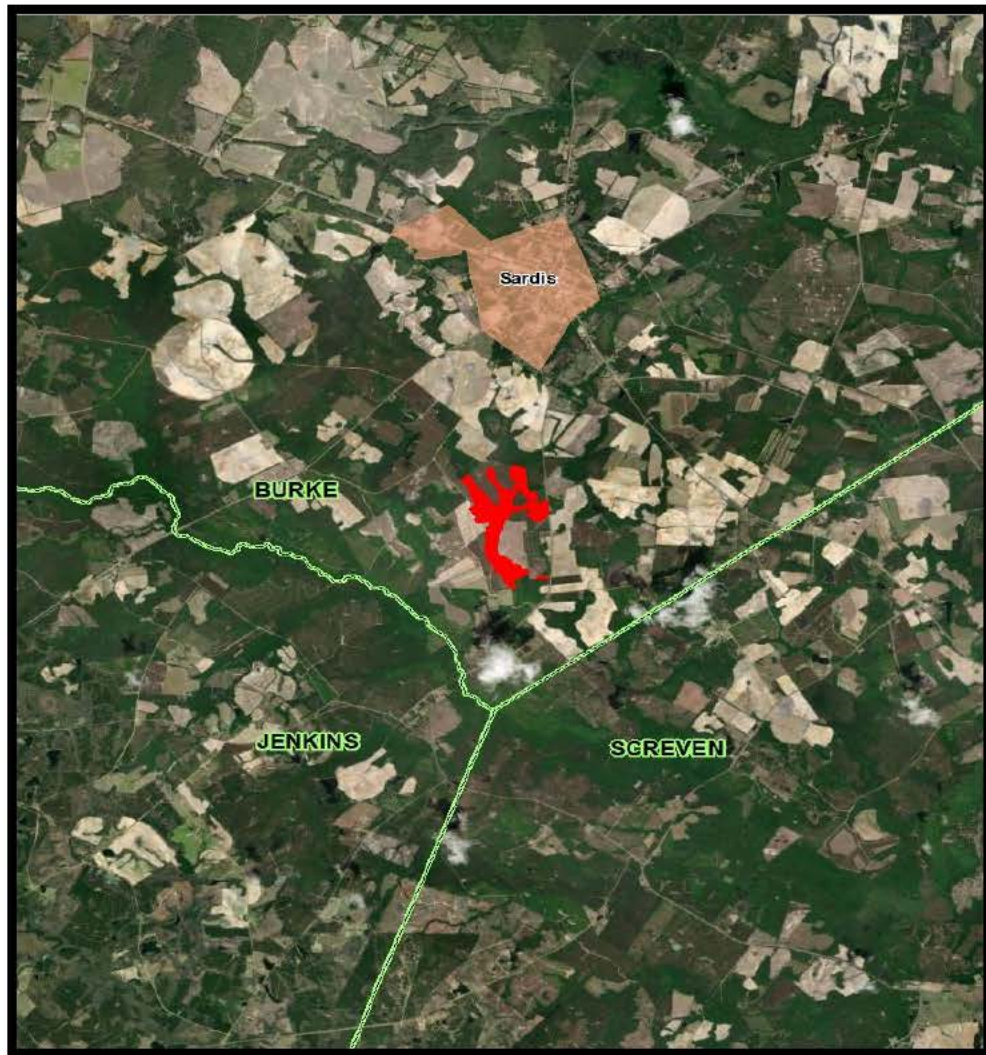






# Mitigation Bank Prospectus

## Addendum



**Pleasant Grove Mitigation Bank**  
**Burke County, Georgia**  
**Lower Savannah River Primary Service Area**



September 2023

Treat.	Reach	Amount	Type	Existing Conditions and Stressors	Mitigation Approach	Functions Restored
Stream Restoration	UT1 Ra	965 lf	Intermittent	<ul style="list-style-type: none"> <li>Reach straightened and channelized, likely to support historic agriculture and/or silviculture operations</li> <li>Little to no bedform diversity</li> <li>Incised</li> <li>Entrenched</li> <li>Culvert crossings</li> </ul>	<ul style="list-style-type: none"> <li>Priority I restoration, E/C channel</li> <li>Re-establish meandering channel at the center of the valley with appropriate bedforms</li> <li>Install instream wood structures and features</li> <li>Remove culvert crossings</li> <li>Backfill and plug existing ditches</li> <li>Protect/establish buffer with native streambank and riparian vegetation</li> </ul>	<ul style="list-style-type: none"> <li>Floodplain connection</li> <li>Bedform diversity</li> <li>LWD</li> <li>Riparian zone hydrology</li> <li>Native riparian buffer</li> <li>Aquatic habitat and cover</li> <li>Longitudinal connectivity and aquatic organism passage</li> </ul>
	UT1 Rb	2,382 lf	Intermittent	<ul style="list-style-type: none"> <li>Reach straightened and channelized, likely to support historic agriculture and/or silviculture operations</li> <li>Little to no bedform diversity</li> <li>Incised</li> <li>Entrenched</li> <li>Culvert crossings</li> </ul>	<ul style="list-style-type: none"> <li>Priority I restoration, E/C channel</li> <li>Re-establish meandering channel at the center of the valley with appropriate bedforms</li> <li>Install instream wood structures and features</li> <li>Remove culvert crossings</li> <li>Backfill and plug existing ditches</li> <li>Protect/establish buffer with native streambank and riparian vegetation</li> </ul>	<ul style="list-style-type: none"> <li>Floodplain connection</li> <li>Bedform diversity</li> <li>LWD</li> <li>Riparian zone hydrology</li> <li>Native riparian buffer</li> <li>Aquatic habitat and cover</li> <li>Longitudinal connectivity and aquatic organism passage</li> </ul>
	UT3	857 lf	Intermittent	<ul style="list-style-type: none"> <li>Reach straightened and channelized, likely to support historic agriculture and/or silviculture operations</li> <li>Little to no bedform diversity</li> <li>Incised</li> <li>Entrenched</li> <li>Culvert crossings</li> </ul>	<ul style="list-style-type: none"> <li>Priority I restoration, E/C channel</li> <li>Re-establish meandering channel at the center of the valley with appropriate bedforms</li> <li>Install instream wood structures and features</li> <li>Remove culvert crossings</li> <li>Backfill and plug existing ditches</li> <li>Protect/establish buffer with native streambank and riparian vegetation</li> </ul>	<ul style="list-style-type: none"> <li>Floodplain connection</li> <li>Bedform diversity</li> <li>LWD</li> <li>Riparian zone hydrology</li> <li>Native riparian buffer</li> <li>Aquatic habitat and cover</li> <li>Longitudinal connectivity and aquatic organism passage</li> </ul>
	UT4	681 lf	Intermittent	<ul style="list-style-type: none"> <li>Reach straightened and channelized, likely to support historic agriculture and/or silviculture operations</li> <li>Little to no bedform diversity</li> <li>Incised</li> <li>Entrenched</li> <li>Culvert crossings</li> </ul>	<ul style="list-style-type: none"> <li>Priority I restoration, E/C channel</li> <li>Re-establish meandering channel at the center of the valley with appropriate bedforms</li> <li>Install instream wood structures and features</li> <li>Remove culvert crossings</li> <li>Backfill and plug existing ditches</li> <li>Protect/establish buffer with native streambank and riparian vegetation</li> </ul>	<ul style="list-style-type: none"> <li>Floodplain connection</li> <li>Bedform diversity</li> <li>LWD</li> <li>Riparian zone hydrology</li> <li>Native riparian buffer</li> <li>Aquatic habitat and cover</li> <li>Longitudinal connectivity and aquatic organism passage</li> </ul>



<b>Stream Enhancement</b>	UT1 Rd	1,369 lf	Perennial	<ul style="list-style-type: none"> <li>• Little bedform diversity</li> <li>• Moderately Incised</li> <li>• Moderately Entrenched</li> <li>• Failed culvert crossing at lower end of reach</li> </ul>	<ul style="list-style-type: none"> <li>• Bank grading and benching</li> <li>• Install instream wood structures and features</li> <li>• Remove culvert crossings</li> <li>• Protect/establish buffer with native streambank and riparian vegetation</li> </ul>	<ul style="list-style-type: none"> <li>• Floodplain connection</li> <li>• Bedform diversity</li> <li>• LWD</li> <li>• Native riparian buffer</li> <li>• Aquatic habitat and cover</li> <li>• Longitudinal connectivity and aquatic organism passage</li> </ul>
<b>Stream Preservation</b>	UT2	1,148 lf	Intermittent	<ul style="list-style-type: none"> <li>• Naturalized channel</li> <li>• Good floodplain connection</li> <li>• Riparian buffer under threat / not protected</li> </ul>	<ul style="list-style-type: none"> <li>• Protect buffer</li> </ul>	<ul style="list-style-type: none"> <li>• Native riparian buffer</li> <li>• Aquatic habitat and cover</li> </ul>
	UT1 Rc	1,030 lf	Perennial	<ul style="list-style-type: none"> <li>• Naturalized channel</li> <li>• Good floodplain connection</li> <li>• Riparian buffer under threat / not protected</li> </ul>	<ul style="list-style-type: none"> <li>• Protect buffer</li> </ul>	<ul style="list-style-type: none"> <li>• Aquatic habitat and cover</li> </ul>
	UT1 Re	2,100 lf	Perennial	<ul style="list-style-type: none"> <li>• Naturalized channel</li> <li>• Good floodplain connection</li> <li>• Riparian buffer under threat / not protected</li> </ul>	<ul style="list-style-type: none"> <li>• Protect buffer</li> </ul>	<ul style="list-style-type: none"> <li>• Native riparian buffer</li> <li>• Aquatic habitat and cover</li> </ul>
<b>Wetland Enhancement</b>	WE1	6.7 ac	Depressional	<ul style="list-style-type: none"> <li>• Existing Wetland</li> <li>• Planted Pine</li> <li>• Some areas have altered hydrology due to existing ditching</li> </ul>	<ul style="list-style-type: none"> <li>• Remove planted pine</li> <li>• Prepare planting areas</li> <li>• Plant with appropriate tree species</li> <li>• Plug/fill ditches</li> </ul>	<ul style="list-style-type: none"> <li>• VHYDRO</li> <li>• VCOMP</li> <li>• VSTRUCT</li> <li>• VLWD</li> </ul>
	WE2	42.4 ac	Slope & Riverine	<ul style="list-style-type: none"> <li>• Existing Wetland</li> <li>• Planted Pine</li> <li>• Some areas have altered hydrology due to existing ditching</li> </ul>	<ul style="list-style-type: none"> <li>• Remove planted pine</li> <li>• Prepare planting areas</li> <li>• Plant with appropriate tree species</li> <li>• Plug/fill ditches</li> </ul>	<ul style="list-style-type: none"> <li>• VHYDRO</li> <li>• VCOMP</li> <li>• VSTRUCT</li> <li>• VLWD</li> </ul>
<b>Wetland Restoration</b>	WR1	11.7 ac	Depressional	<ul style="list-style-type: none"> <li>• Former wetland planted or recently harvested pine plantation with existing hydric soils that have been drained due to ditching</li> </ul>	<ul style="list-style-type: none"> <li>• Remove planted pine</li> <li>• Prepare planting areas</li> <li>• Plant with appropriate tree species</li> <li>• Plug/fill ditches</li> </ul>	<ul style="list-style-type: none"> <li>• VHYDRO</li> <li>• VCOMP</li> <li>• VSTRUCT</li> <li>• VLWD</li> </ul>
	WR2	8.6 ac	Slope & Riverine	<ul style="list-style-type: none"> <li>• Former wetland planted or recently harvested pine plantation with existing hydric soils that have been drained due to ditching</li> </ul>	<ul style="list-style-type: none"> <li>• Remove planted pine</li> <li>• Prepare planting areas</li> <li>• Plant with appropriate tree species</li> <li>• Plug/fill ditches</li> </ul>	<ul style="list-style-type: none"> <li>• VHYDRO</li> <li>• VCOMP</li> <li>• VSTRUCT</li> <li>• VLWD</li> </ul>