



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

December 18, 2023

Regulatory Division  
SAS-2023-00816

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

The Savannah District has received a Prospectus describing the establishment and operation of a proposed wetland compensatory mitigation bank (Ogeechee Woods Preserve Mitigation Bank) for Federal and State permits as described below:

The comment period for the proposal 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 proposal, and must be submitted to be received on or before the last day of the comment period. Written comments concerning this proposed compensatory mitigation bank and Department of the Army Permit Application must reference the Sponsor's name and the Permit Application Number and be forwarded to the US Army Corps of Engineers (Corps) at the above address, or via the email listed at the end of this notice.

This public notice does not imply, on the parts of the 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.

Application Number: SAS-2023-00816

Bank Sponsor: Mr. Gregory Smith  
Corblu Ogeechee River Preserve, LLC  
1305 Lakes Parkway, Suite 110  
Lawrenceville, Georgia 30043

Bank Agent: Mr. Gregory Smith  
Corblu Ogeechee River Preserve, LLC  
1305 Lakes Parkway, Suite 110  
Lawrenceville, Georgia 30043

Location of Proposed Work: The proposed Ogeechee Woods Preserve Mitigation Bank is proposed on an approximately 985.0-acre site located southeast of US-25, north of the Ogeechee River and south of SR-17, approximately 1.0 miles south of Millen, in Jenkins County, Georgia (Latitude 32.7826, Longitude -81.9470). The project area is within the Lower Ogeechee Watershed (8-Digit Hydrologic Unit Code 03060202). Please refer to the enclosed 8/12-Digit Hydrologic Unit Code (HUC) Map (Figure 4),

Location Map (Figure 1), Service Area Map (Figure 6), and Parcel Boundary Map (Figure 5) for more detailed information concerning the location of the proposed bank.

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. (See attached Service Area Map (Figure 4)).

The proposed primary service area (Lower Ogeechee River Basin) would serve the following 8-digit HUCs and portions of the listed counties:

- *Upper Ogeechee (03060201):* Burke, Emanuel, Glascock, Greene, Hancock, Jefferson, Jenkins, Taliaferro, Warren, and Washington Counties;
- *Lower Ogeechee (03060202):* Bryan, Chatham, Effingham, Emanuel, Bulloch, Screven, and Jenkins Counties;
- *Canoochee (03060203):* Bryan, Bulloch, Candler, Emanuel, Evans, Liberty, Long, and Tattnall Counties; and
- *Newport River (03060204):* Bryan, Chatham, Liberty, Long, and McIntosh Counties.

The proposed secondary service areas (Lower Savannah River Basin and portions of the Altamaha River Basin) would serve the following 8-digit HUCs and portions of the listed counties:

- *Middle Savannah (03060106):* Burke, Columbia, McDuffie, Richmond, and Screven Counties;
- *Brier Creek (03060108):* Burke, Columbia, Glascock, Jefferson, Jenkins, McDuffie, Richmond, Screven, and Warren Counties;
- *Lower Savannah (03060109):* Chatham, Effingham, and Screven Counties;
- *Lower Oconee River (03070102):* Baldwin, Hancock, Jones, Washington, Wilkinson, Johnson, Bleckley, Laurens, Treutlen, Wheeler, and Montgomery Counties;
- *Altamaha (03070106):* Appling, Glynn, Jeff Davis, Long, McIntosh, Montgomery, Tattnall, Toombs, and Wayne Counties;
- *Ohoopee River (03070107):* Candler, Emmanuel, Johnson, Laurens, Montgomery, Truetlen, Toombs, Tattnall, and Washington Counties; and
- *Cumberland-St Simons (03070203):* Brantley, Camden, Glynn, and Wayne Counties

Description of Mitigation Bank: The Sponsor has requested authorization to develop a new wetland compensatory mitigation bank. The proposed conceptual mitigation plan for the project consists of the following actions (also see the attached Proposed Mitigation Exhibit (Figure 25)). Also attached you can find the Vegetation Communities

Map (Figure 12), the Delineated Waters Map (Figure 18), the Wetland HGM Classification (Figure 21), and Baseline Hydrology & LiDAR Map (Figure 28).

<b>Proposed Action</b>	<b>Acreage</b>
Wetland Restoration	24.4 acres
Wetland Enhancement	197.3 acres
Wetland Preservation	668.3 acres
Upland Buffer Preservation	70.7 acres
Upland Buffer Restoration	21.6 acres

Wetland restoration and enhancement activities include removing barriers to floodplain connectivity, re-establish hydrologic connectivity across the floodplain and restore a more natural variable flow regime. Activities also include restoring appropriate wetland community types by replanting native vegetation and providing permanent protection to a diversity of wetland systems.

The Sponsor has provided a list of project objectives for the Ogeechee Woods Preserve Mitigation Bank, including restoring wetland connectivity, improving wetland ecological function including biodiversity, nutrient cycling, organic carbon storage, water quality, and filtration, and to improve biodiversity by planting diverse vegetation to protect upland buffers and provide habitat complexity.

Oversight: This compensatory 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 compensatory 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 Ogeechee Woods Preserve 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 compensatory 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=107:0:15452282899936:APPLICATION\\_PROCESS=AP\\_DB\\_DOC::AI\\_STRING,AI\\_ID:inline,132643](https://ribits.ops.usace.army.mil/ords/f?p=107:0:15452282899936:APPLICATION_PROCESS=AP_DB_DOC::AI_STRING,AI_ID:inline,132643). If you are unable to view or download the prospectus, please contact Ms. 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.

Preliminary review of the Prospectus 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: Ms. 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 (Ogeechee Woods Preserve Mitigation Bank) and the Regulatory Division file number (SAS-2023-00816) in your comments.

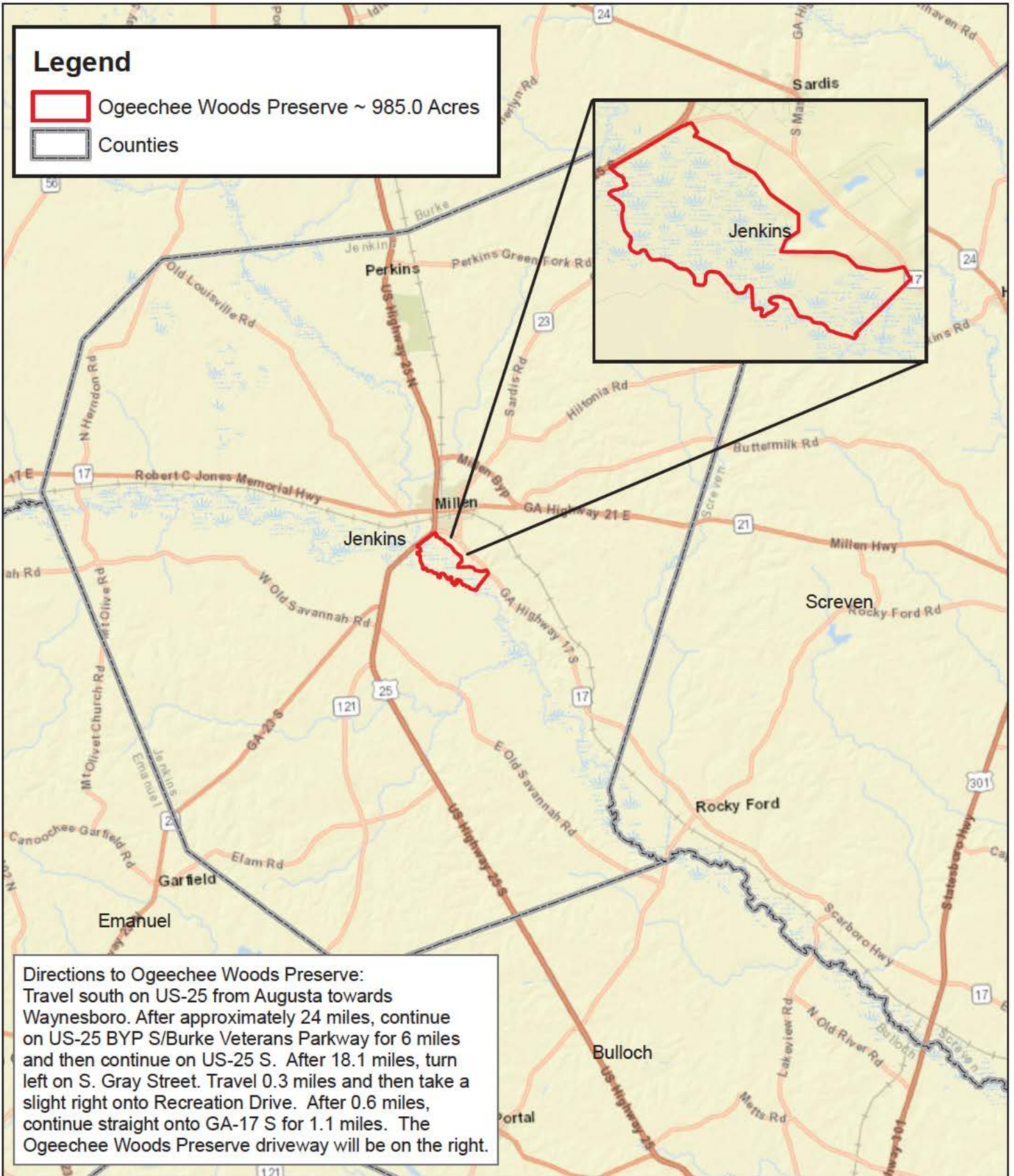
If you have any further questions concerning this matter, please contact Ms. Amy Flowers, at 912-652-5048, or via e-mail at [amy.m.flowers@usace.army.mil](mailto:amy.m.flowers@usace.army.mil).  
Enclosures

1. Location Map (Figure 1)
2. 8/12-Digit HUC Map (Figure 4)
3. Parcel Boundary Map (Figure 5)
4. Service Area Map (Figure 6)
5. Vegetation Communities Map (Figure 12)

6. Delineated Waters Map (Figure 18)
7. Wetland HGM Classification (Figure 21)
8. Mitigation Exhibit (Figure 25)
9. Baseline Hydrology Instruments and LiDAR Map (Figure 28)

### Legend

-  Ogeechee Woods Preserve ~ 985.0 Acres
-  Counties



Directions to Ogeechee Woods Preserve:  
 Travel south on US-25 from Augusta towards Waynesboro. After approximately 24 miles, continue on US-25 BYP S/Burke Veterans Parkway for 6 miles and then continue on US-25 S. After 18.1 miles, turn left on S. Gray Street. Travel 0.3 miles and then take a slight right onto Recreation Drive. After 0.6 miles, continue straight onto GA-17 S for 1.1 miles. The Ogeechee Woods Preserve driveway will be on the right.



Ogeechee Woods Preserve  
 Jenkins County, Georgia

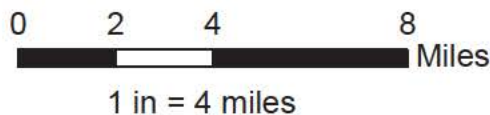
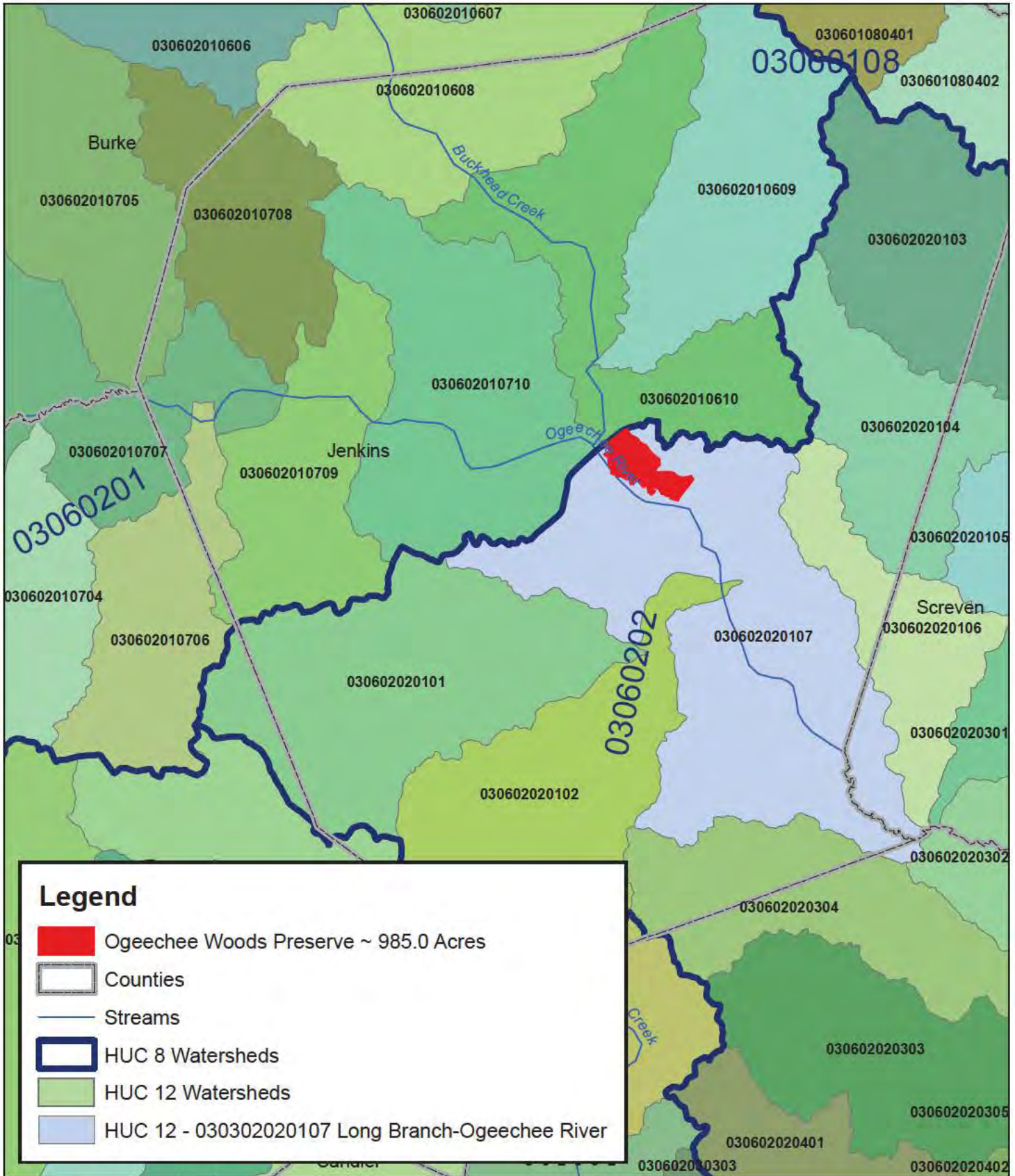


Figure 1  
 Location/Vicinity Map



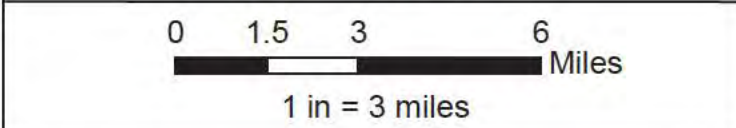
September 2023



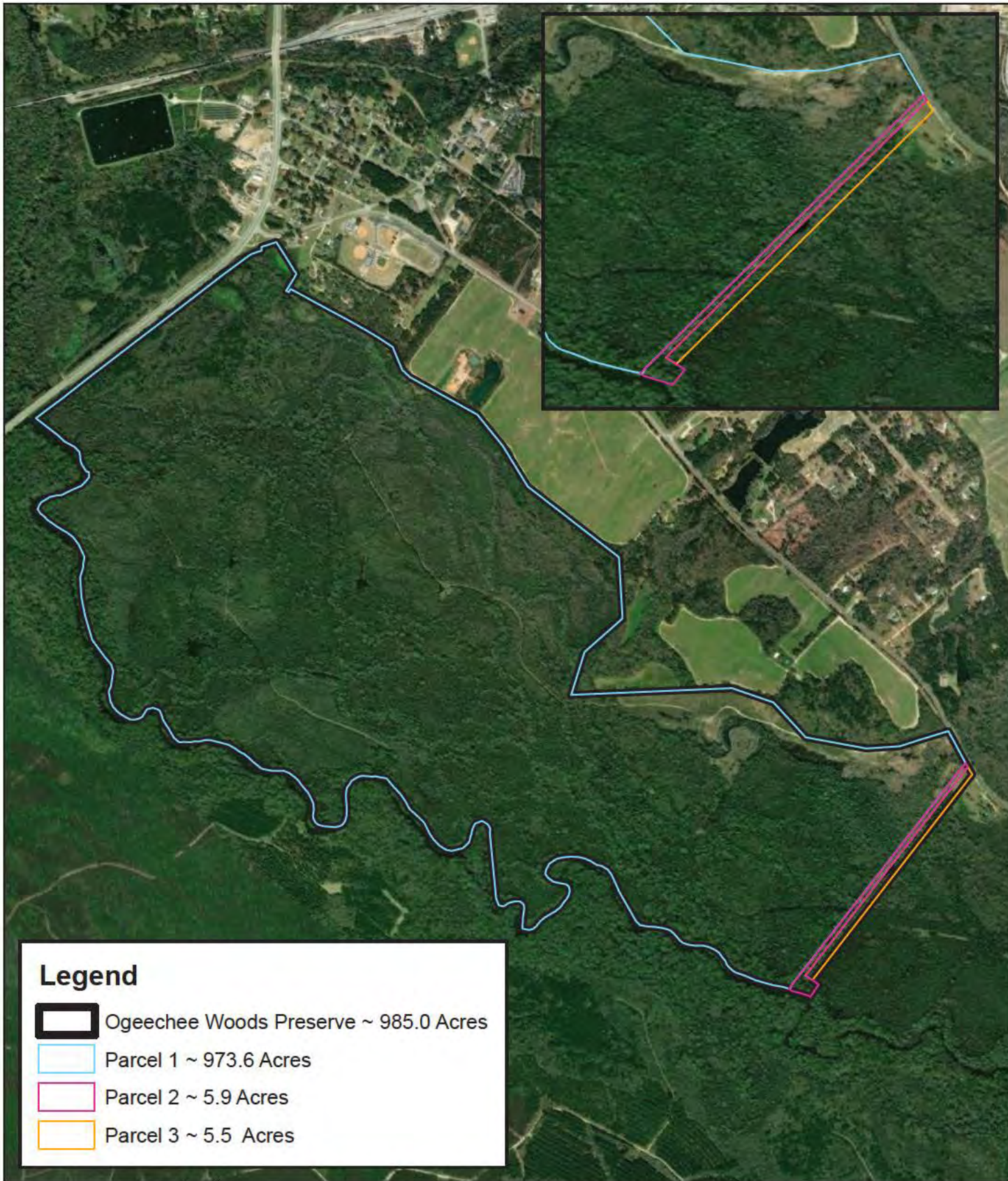


Ogeechee Woods Preserve  
Jenkins County, Georgia

Figure 4  
12-Digit HUC Map







**Legend**

-  Ogeechee Woods Preserve ~ 985.0 Acres
-  Parcel 1 ~ 973.6 Acres
-  Parcel 2 ~ 5.9 Acres
-  Parcel 3 ~ 5.5 Acres



Ogeechee Woods Preserve  
Jenkins County, Georgia

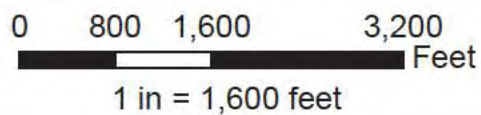
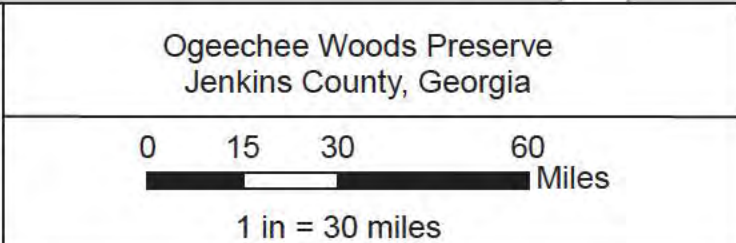
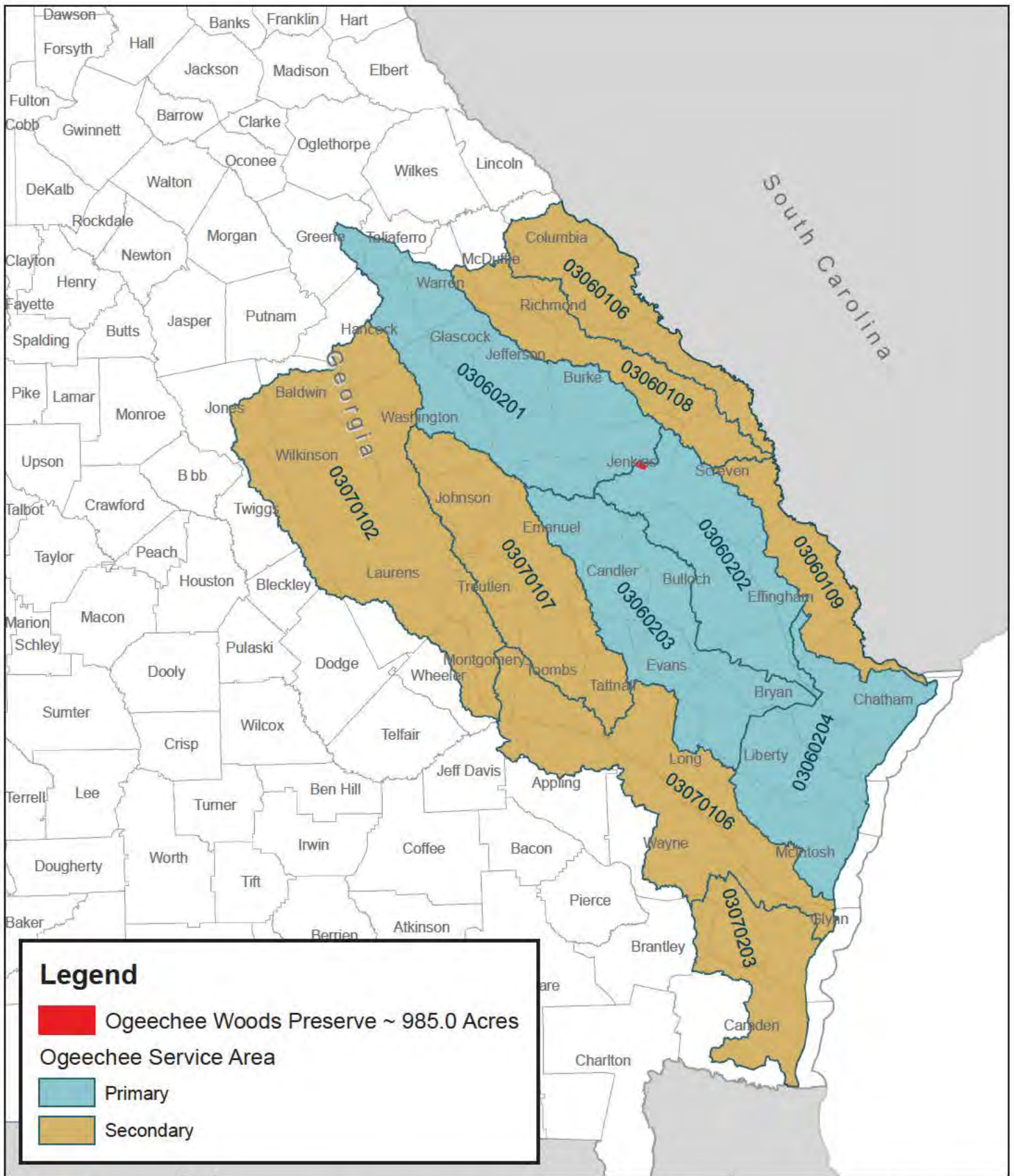



Figure 5  
Parcel Map





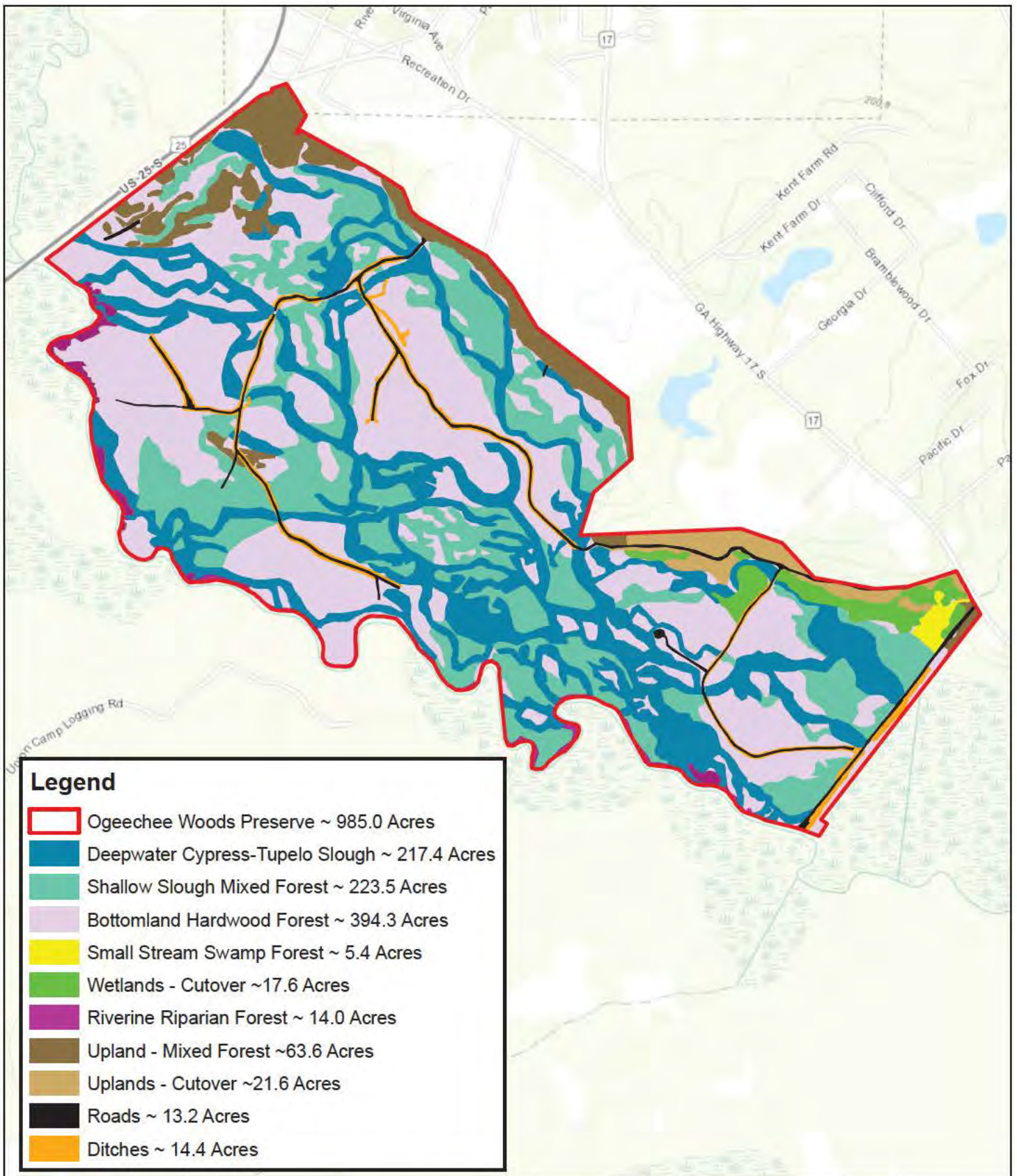


**Figure 6  
Service Area Map**



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Ogeechee Woods Preserve  
Jenkins County, Georgia

0 800 1,600 3,200  
Feet

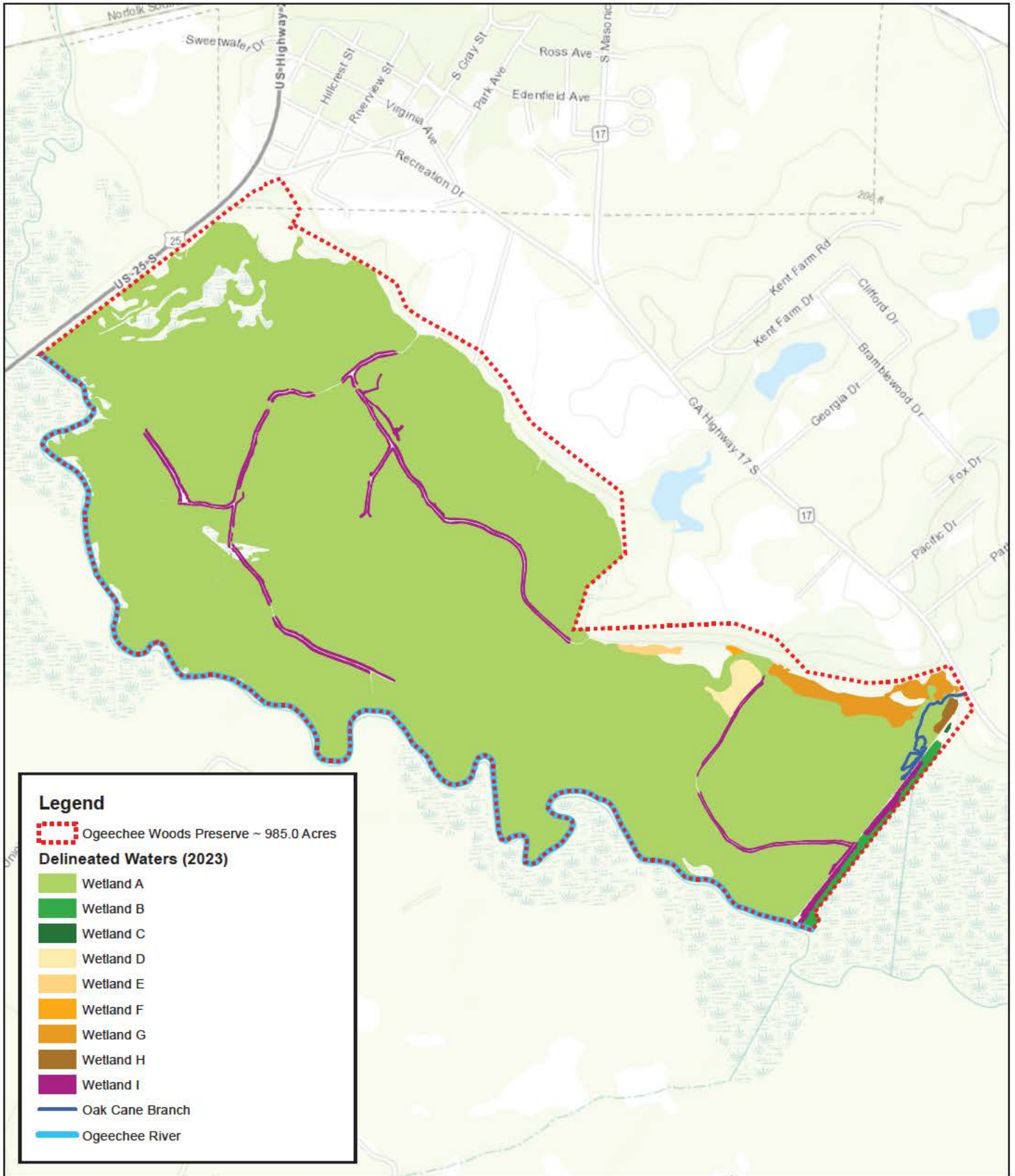
1 in = 1,600 feet

Figure 12  
Vegetation Communities Map



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Ogeechee Woods Preserve  
Jenkins County, Georgia

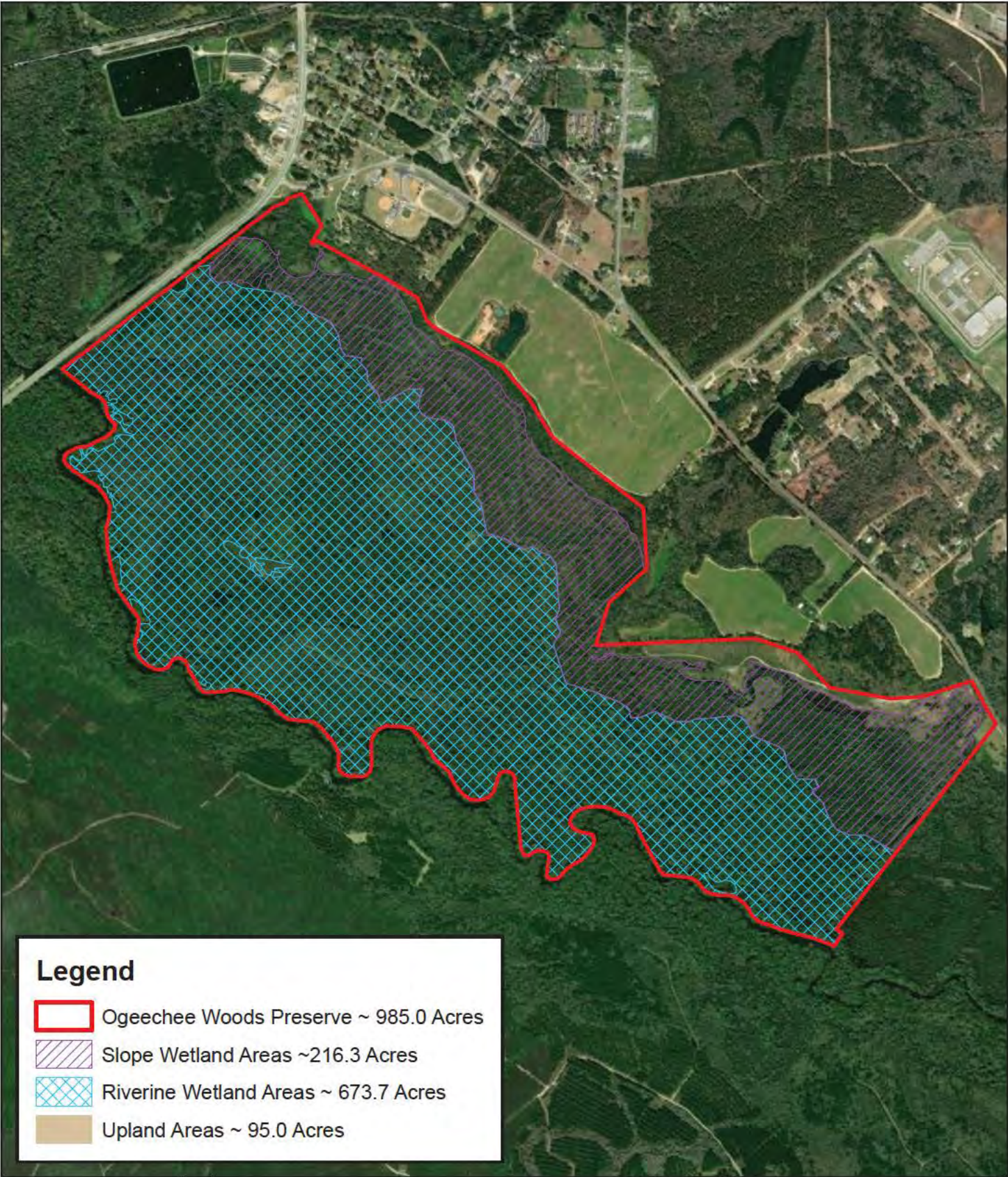
0 800 1,600 3,200  
Feet

1 in = 1,600 feet

Figure 18  
Delineated Waters Map

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**Legend**

-  Ogeechee Woods Preserve ~ 985.0 Acres
-  Slope Wetland Areas ~216.3 Acres
-  Riverine Wetland Areas ~ 673.7 Acres
-  Upland Areas ~ 95.0 Acres



Ogeechee Woods Preserve  
Jenkins County, Georgia

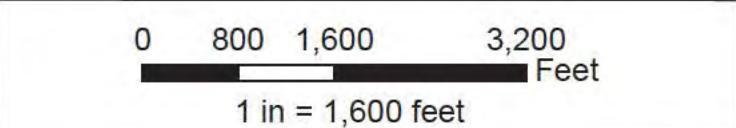
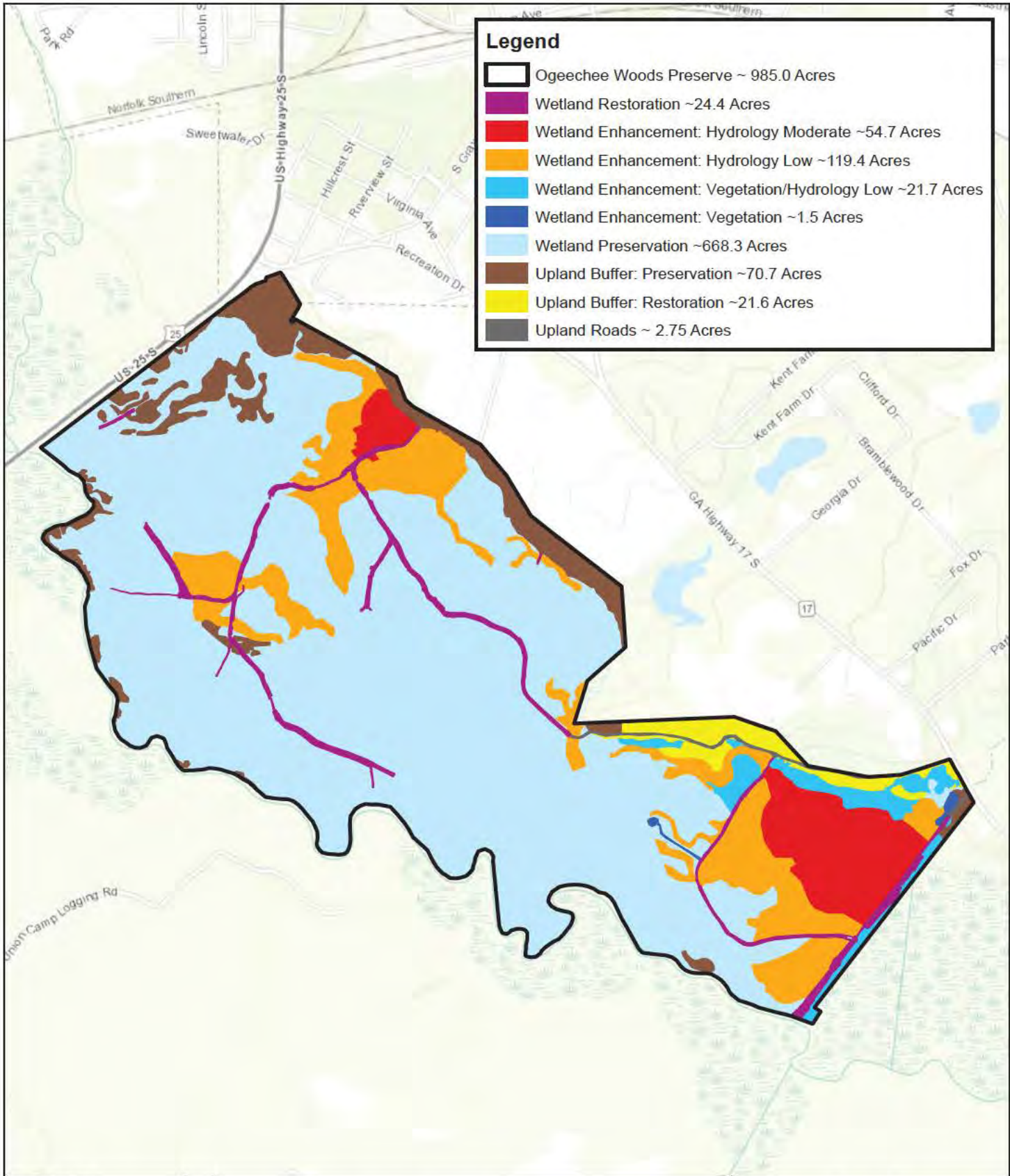


Figure 21  
Wetland HGM Classification



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Legend	
	Ogeechee Woods Preserve ~ 985.0 Acres
	Wetland Restoration ~24.4 Acres
	Wetland Enhancement: Hydrology Moderate ~54.7 Acres
	Wetland Enhancement: Hydrology Low ~119.4 Acres
	Wetland Enhancement: Vegetation/Hydrology Low ~21.7 Acres
	Wetland Enhancement: Vegetation ~1.5 Acres
	Wetland Preservation ~668.3 Acres
	Upland Buffer: Preservation ~70.7 Acres
	Upland Buffer: Restoration ~21.6 Acres
	Upland Roads ~ 2.75 Acres



Ogeechee Woods Preserve  
Jenkins County, Georgia

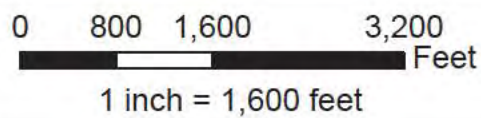
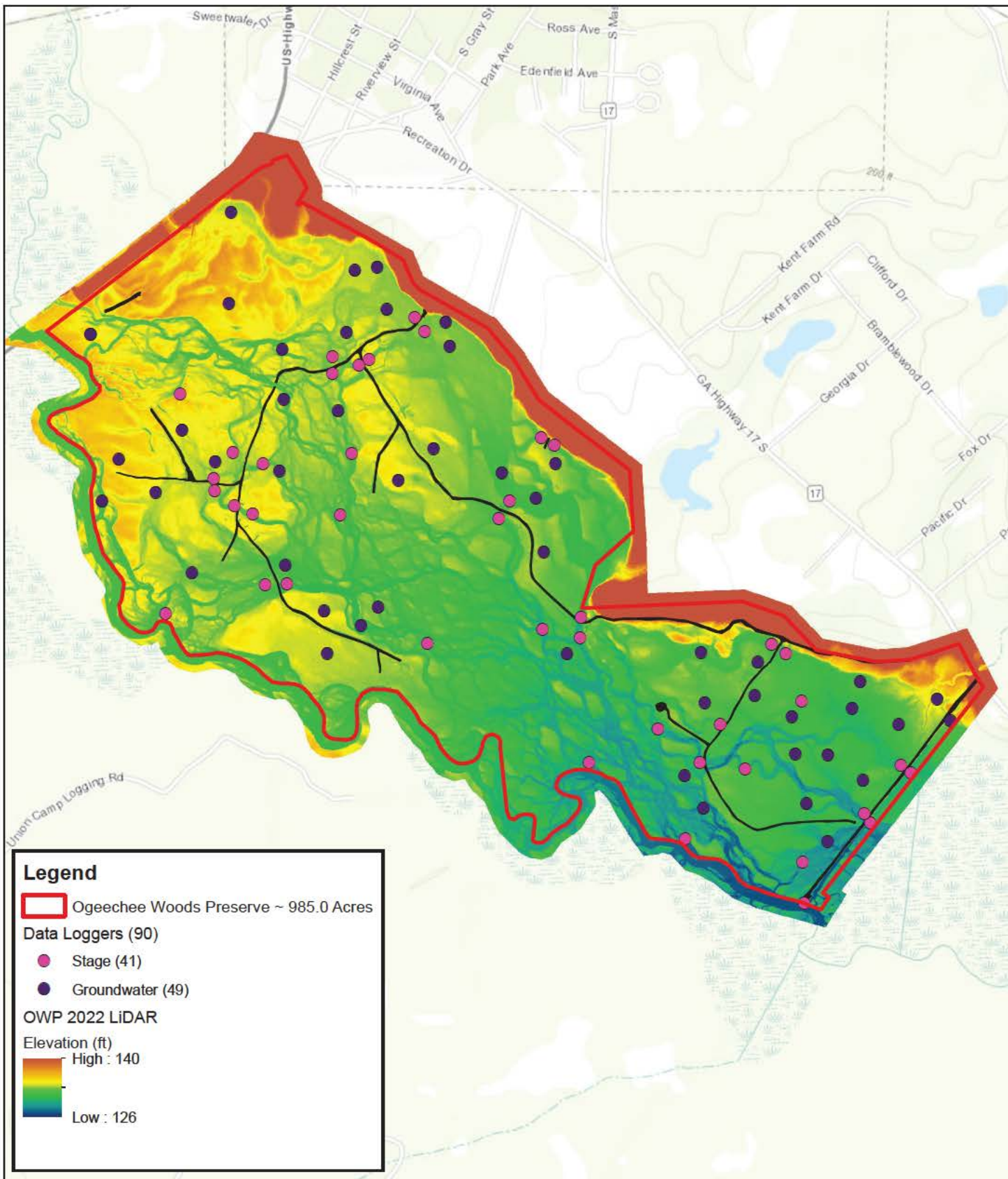


Figure 25  
Proposed Mitigation  
Areas Map



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Ogeechee Woods Preserve  
Jenkins County, Georgia

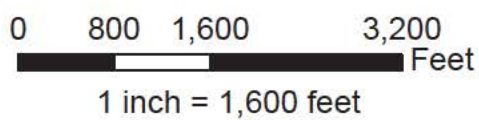


Figure 28  
Baseline Hydrology  
Instruments and LiDAR Map



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