



**DEPARTMENT OF THE ARMY**  
**SAVANNAH DISTRICT, CORPS OF ENGINEERS**  
**1590 ADAMSON PARKWAY, SUITE 200**  
**MORROW, GEORGIA 30260**

11 May 2018

Regulatory Division  
SAS-2015-00933

**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 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. § 403) and Section 404 of the Clean Water Act (33 U.S.C. § 1344), as follows:

Application Number: SAS-2015-00933

Applicant: Sage Development, Incorporated  
2301 Airport Thruway, Columbus, GA 31904

Agent: Mr. Will Neighbors, Wildland Services, LLC  
Post Office Box 469, Auburn, Alabama 36831

Location of Proposed Work: The approximately 23 acre site is located East of River Road, North of Mobley Road, and South of Double Churches Road, Columbus, Muscogee County, Georgia (Latitude 32.5465, Longitude -84.9903).

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers:  
The site contains one perennial stream, one intermittent stream, and two ephemeral streams. The intermittent stream was previously piped in four sections totaling 325 linear feet. The project proposes a residential development including 56 single family home sites, interior access roads, stormwater management, and utilities. New impacts include enclosing an additional 464 linear feet of intermittent stream, fill of 120 linear feet of ephemeral stream, enclosing 115 linear feet of perennial stream with 20 linear feet of rip rap outlet protection, and 25 linear feet of perennial stream for utility line crossing. Compensatory mitigation will be required for lost functions and services to the aquatic system. Purchase of 3,044.8 stream credits and 0.06 wetland credits will be required. Impacts to ephemeral streams are mitigation through wetland credits. The applicant proposed two off-site and three on-site alternatives to the preferred alternative.

**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, Environmental Protection Division, Watershed Protection Branch, 2 MLK Jr. Drive, Suite 418, Atlanta, Georgia 30334, during regular office hours. A copier machine is available for public use at a charge of 10 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 be reviewed in the Savannah District, U.S. Army Corps of Engineers, Albany Field Office, 1104 North Westover Boulevard, Suite 9, Albany, Georgia, 31707.

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: Based on the review of existing literature and databases, there are no known or eligible historical properties located on the site. Additionally, the site has been extensively disturbed and was previously cleared for development.

Endangered Species: Based on field surveys and review of existing literature concerning federally protected species, the project site does not contain federally threatened or endangered species; therefore, site development activities are not anticipated to adversely affect protected 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 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.

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: Holly Ross, Project Manager Piedmont Branch, 1104 North Westover Blvd, Suite 9, Albany, Georgia, 31707, or via email to [holly.a.ross@usace.army.mil](mailto:holly.a.ross@usace.army.mil) no later than 15 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 Holly Ross Project Manager, Piedmont Branch, at (678) 422-2727 or [holly.a.ross@usace.army.mil](mailto:holly.a.ross@usace.army.mil).

**\*\*Enclosures**

1. Project Location
2. Project Mapping (3 pages)
3. Aquatic Resource Delineation Map
4. On-site project design layouts (4 pages)
5. Off site alternative locations (2 pages)



10/30/2015

### LEGEND

### Drawing Symbols

- **Subject Site**

**Figure 1**  
**Site Location**

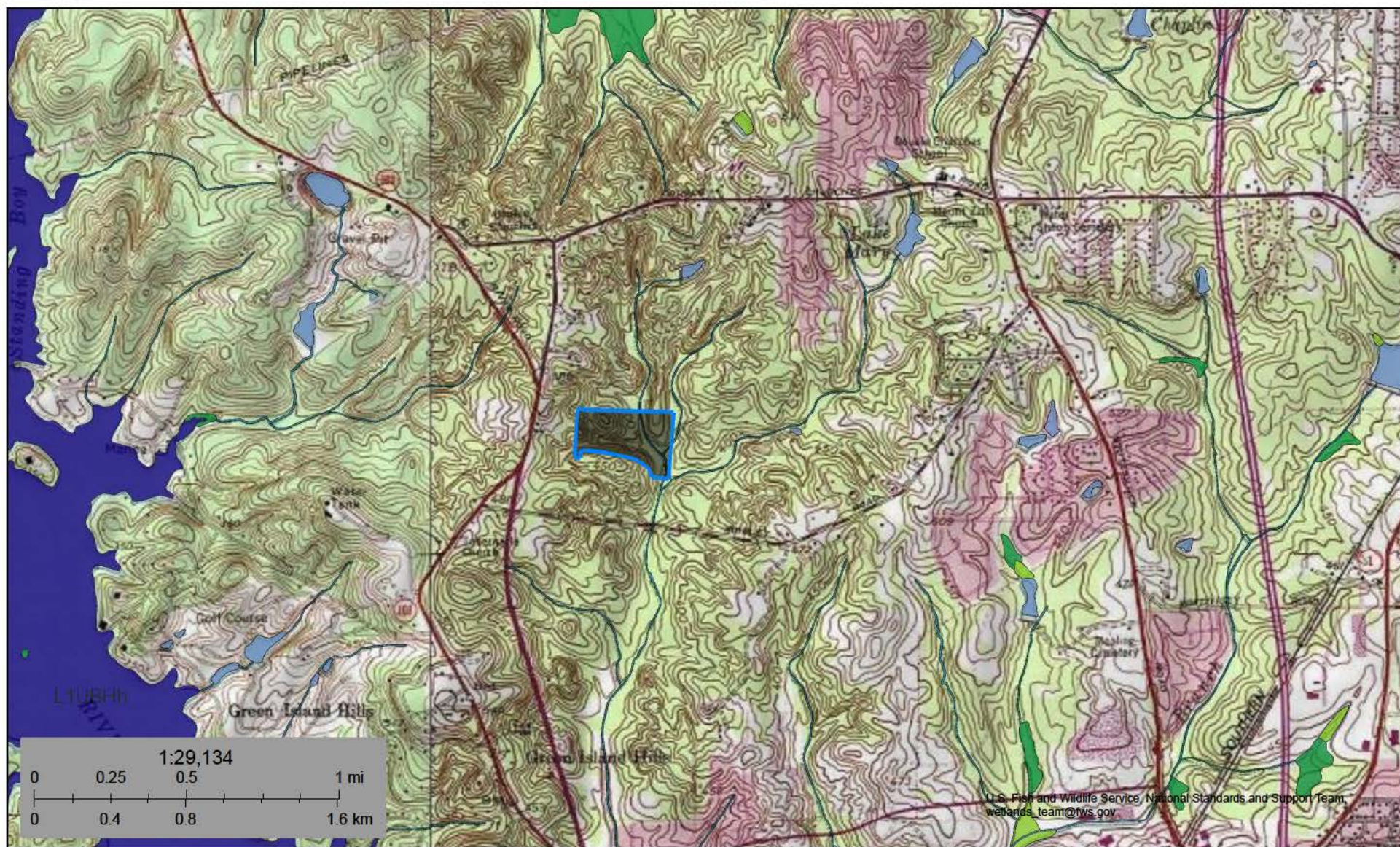




U.S. Fish and Wildlife Service

# National Wetlands Inventory

## River Brook



November 15, 2017

### Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

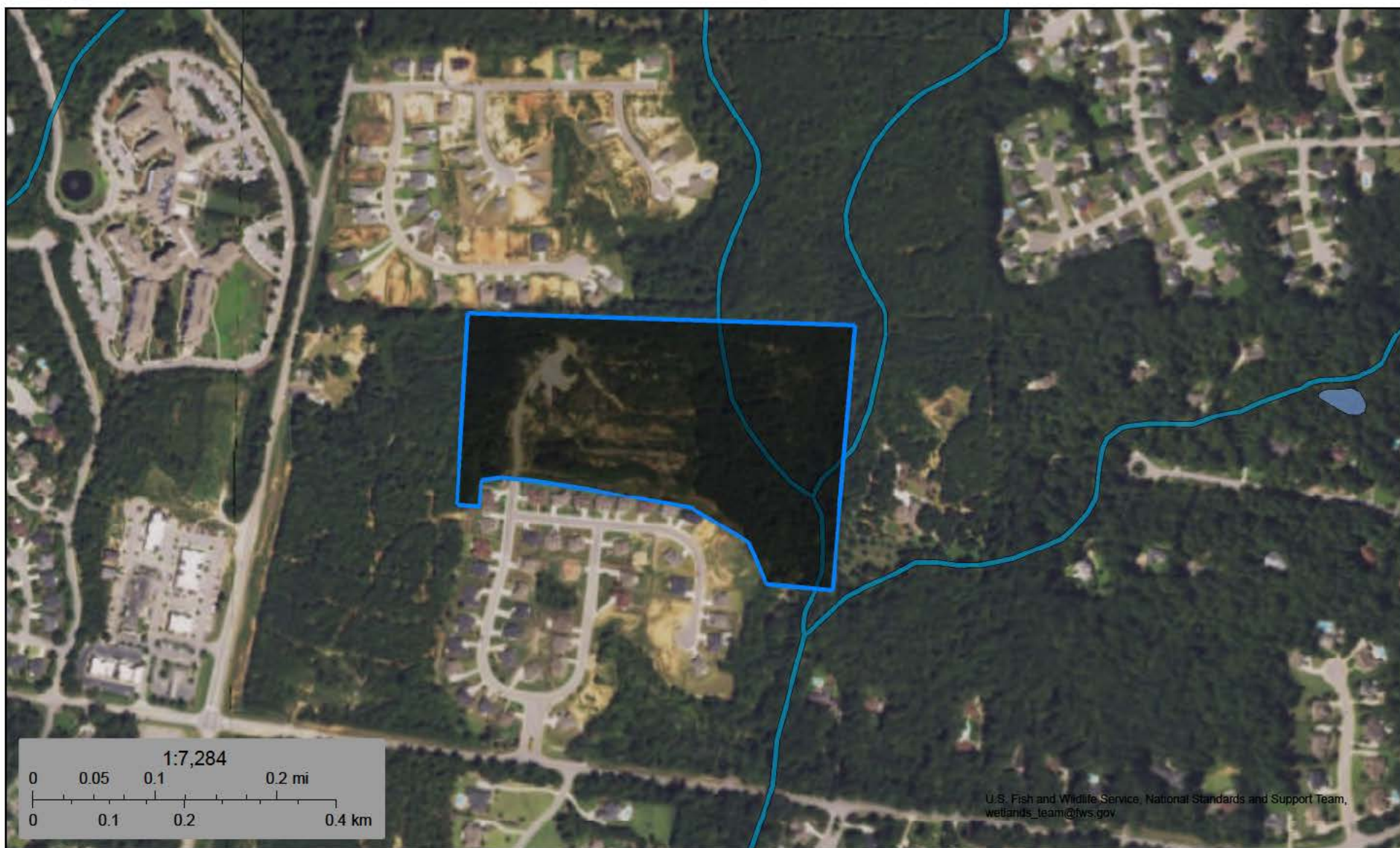




U.S. Fish and Wildlife Service

# National Wetlands Inventory

## River Brook



November 15, 2017

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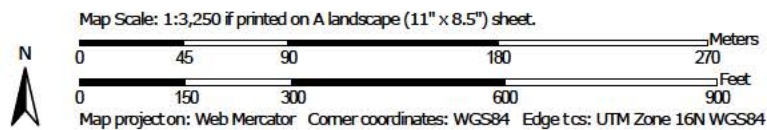
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# Hydric Rating by Map Unit—Muscogee County, Georgia



Soil Map may not be valid at this scale.



**Natural Resources  
Conservation Service**

Web Soil Survey  
National Cooperative Soil Survey

11/15/2017  
Page 1 of 5





Drawing by: Will Neighbors: CPESC, PWS  
334-381-2005 / www.wildlandservices.com

# RIVER BROOK COLUMBUS, GEORGIA MUSCOGEE COUNTY



10/30/2015

0' 100' 200' 300'

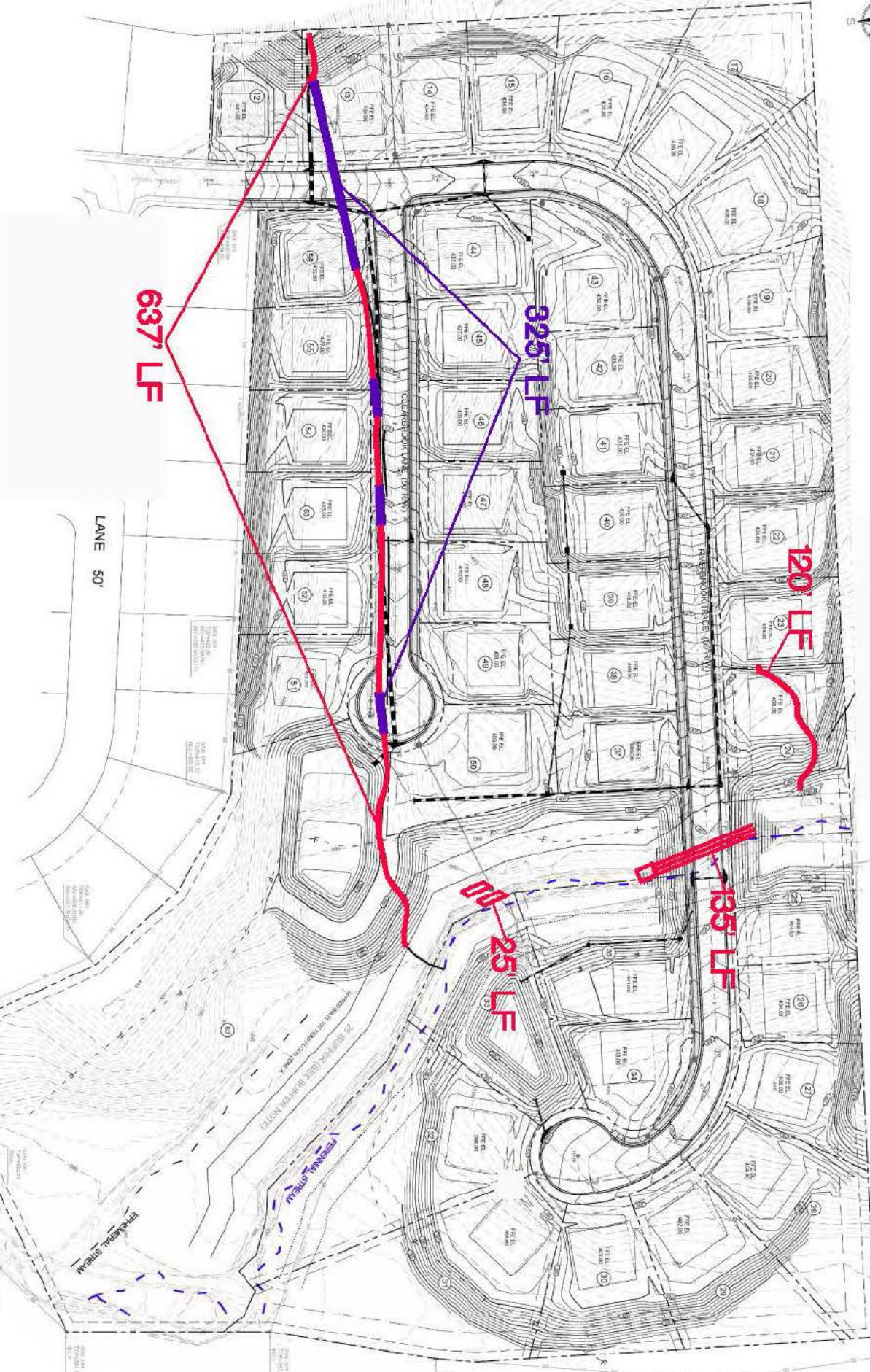
**Figure 4**  
**Aerial with Delineation**

## LEGEND

Drawing Symbols

- Perennial Stream
- Intermittent Stream
- Ephemeral Stream
- Culvert





■ Impacts

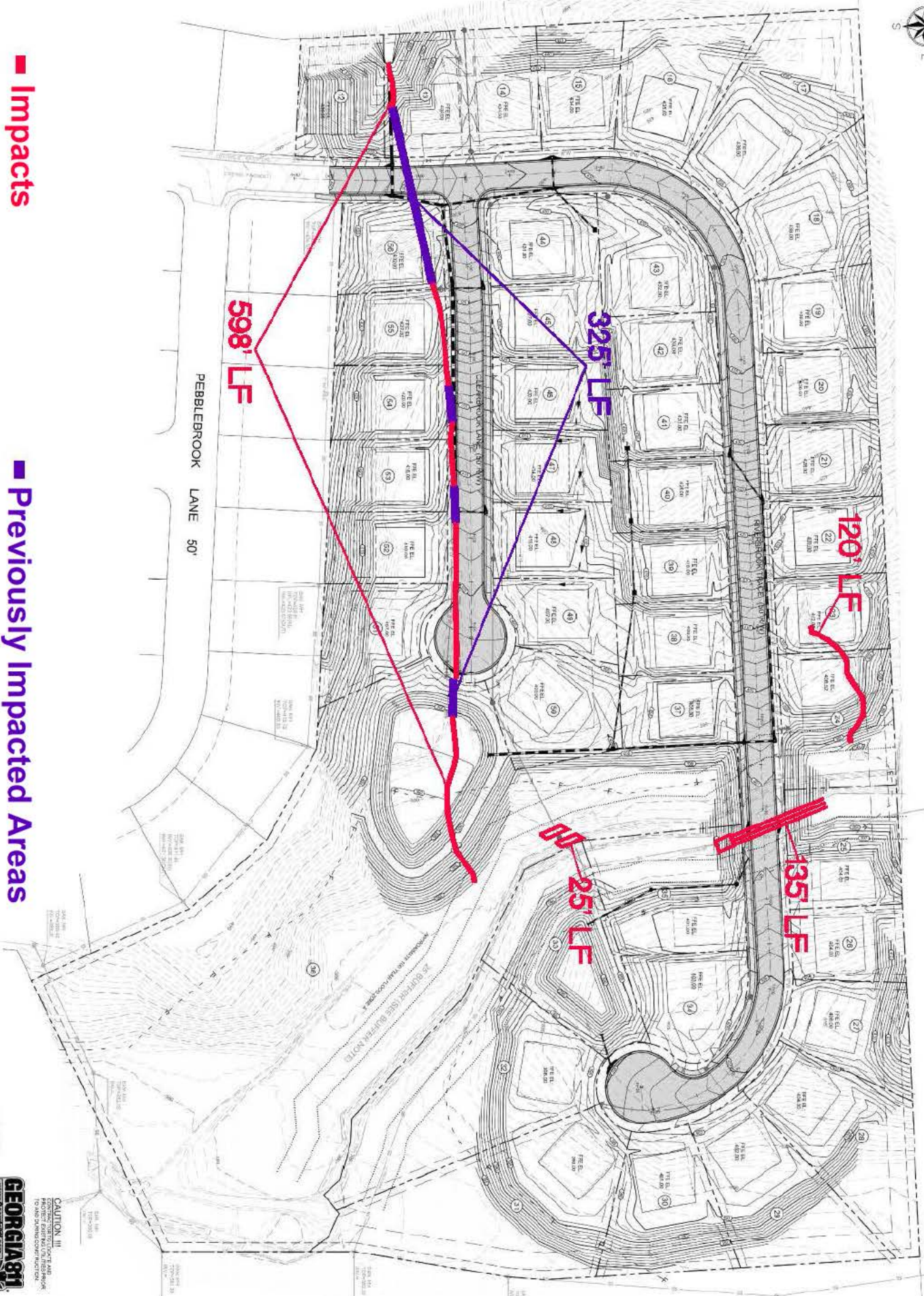
■ Previously Impacted Areas

Plan 1

**GEORGIA811**  
Call before you dig.  
CAUTION !!!  
CONSTRUCTION ACTIVITY AND/OR  
TO AND FROM EXISTING UTILITIES.



- Previously Impacted Areas



## Plan 2



**CAUTION III**  
CONTACTOR TO LOCATE AND  
PROTECT EXISTING UTILITIES PRIOR  
TO AND DURING CONSTRUCTION.

[illegible]

GRADING PLAN

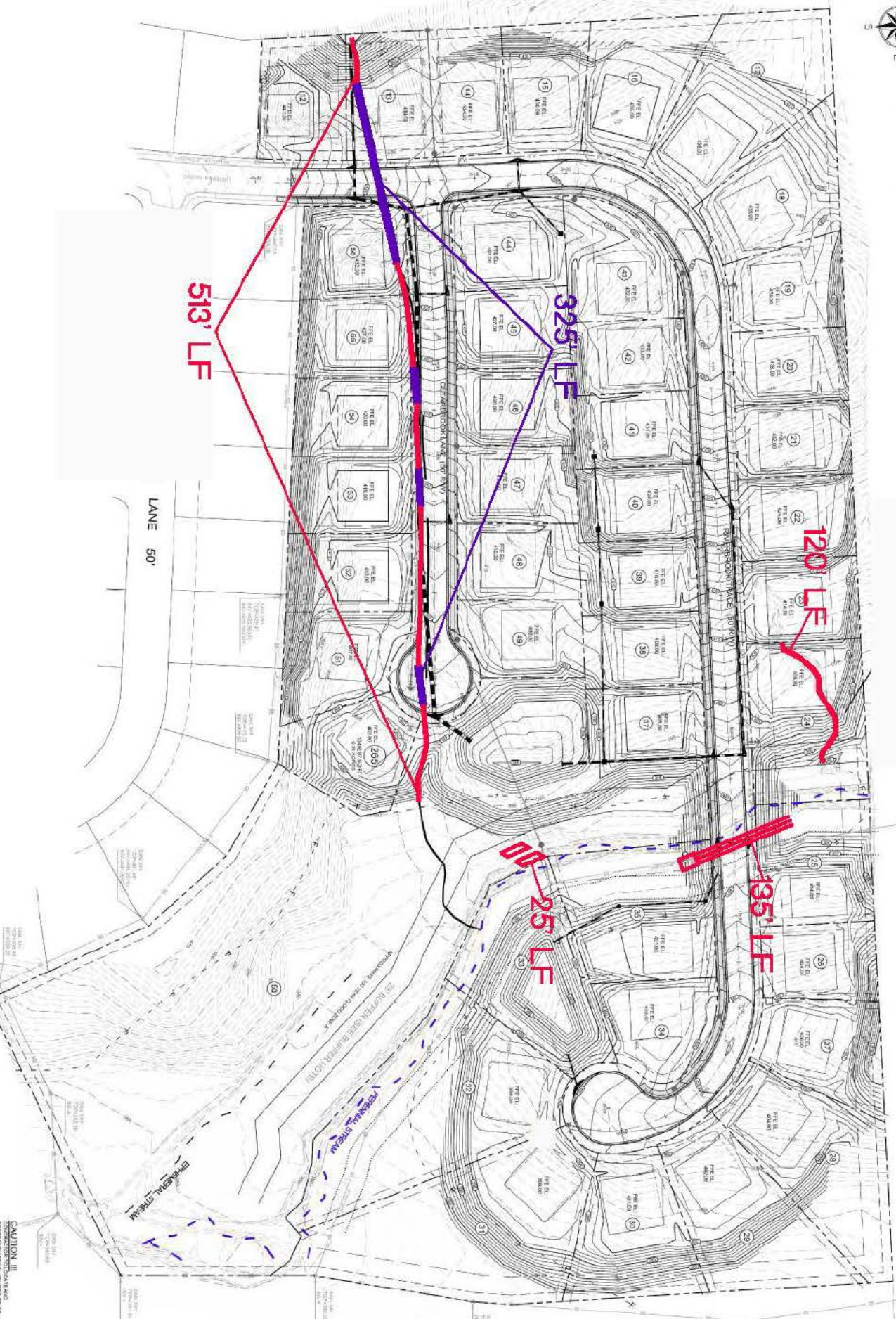
**RIVERBROOK SUBDIVISION PHASE II**

PART OF LAND LOT B3 OF 8TH LAND DISTRICT  
COLUMBUS, MUSCOGEE COUNTY, GEORGIA



**BOLT ENGINEERING INC.**  
CIVIL ENGINEERING • LAND PLANNING  
PHONE 3.34.744.4016 [www.coltengineering.net](http://www.coltengineering.net) 406 SOUTH 7TH STREET





Impacts

Previously Impacted Areas

Plan 3



CG-100

GRADING PLAN

RIVERBROOK SUBDIVISION PHASE III

PART OF LAND LOT 63 OF 5TH LAND DISTRICT  
COLUMBUS, MUSCOGEE COUNTY, GEORGIA



**BOLT ENGINEERING INC**

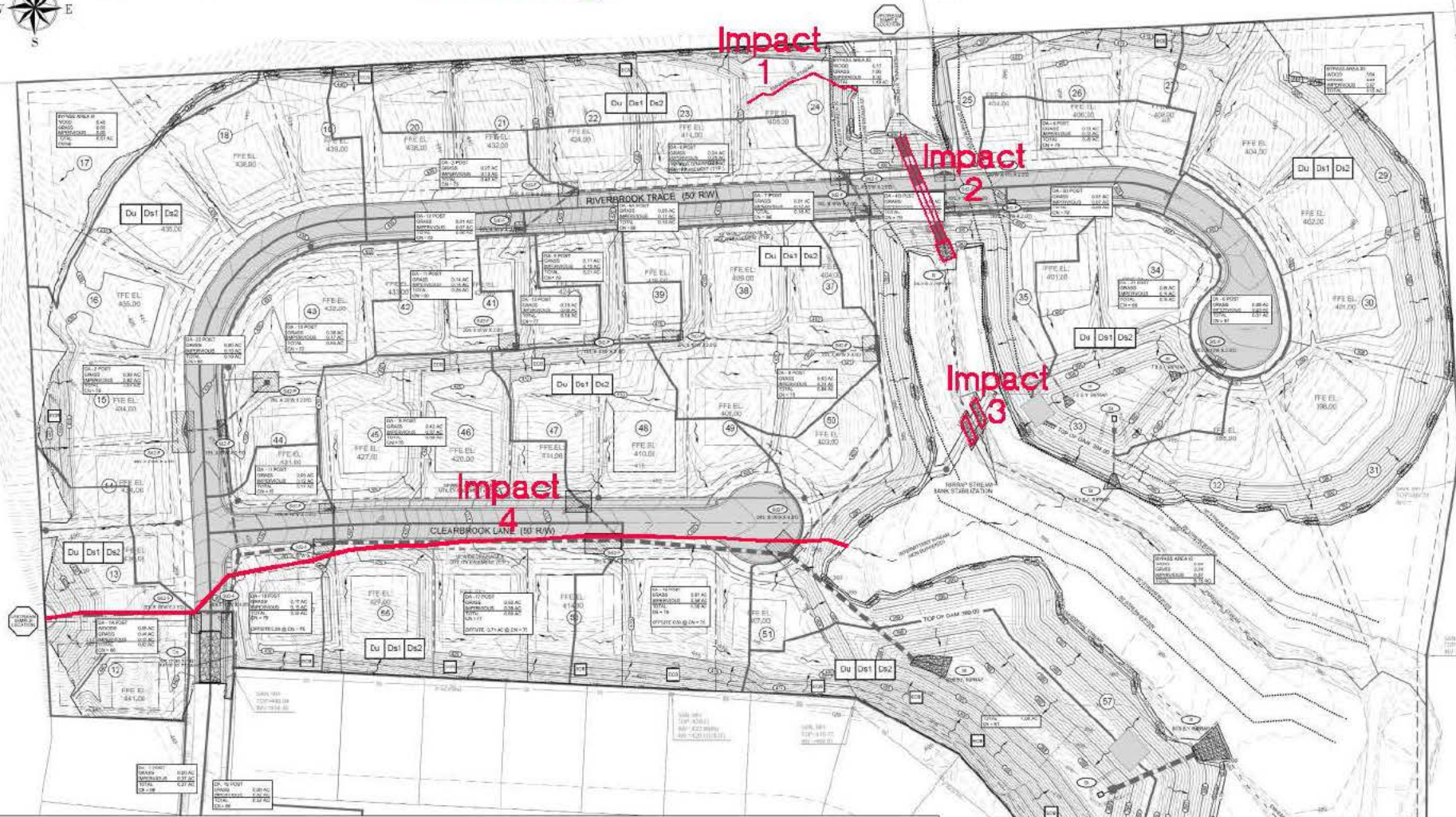
CIVIL ENGINEERING • LAND PLANNING

PHONE: 404.391.1111 • FAX: 404.391.1112  
WWW.BOLTEENGINEERING.COM • 404 SOUTH 17TH STREET  
COLUMBUS, GA 31906





## Final Design



### SEGMENT CONTROL CALCULATIONS

1. Segment 1:  $Q = 1.48 \text{ cfs}$
  2. Segment 2:  $Q = 1.48 \text{ cfs}$
  3. Segment 3:  $Q = 1.48 \text{ cfs}$
  4. Segment 4:  $Q = 1.48 \text{ cfs}$
  5. Segment 5:  $Q = 1.48 \text{ cfs}$
  6. Segment 6:  $Q = 1.48 \text{ cfs}$
  7. Segment 7:  $Q = 1.48 \text{ cfs}$
  8. Segment 8:  $Q = 1.48 \text{ cfs}$
  9. Segment 9:  $Q = 1.48 \text{ cfs}$
  10. Segment 10:  $Q = 1.48 \text{ cfs}$
- TYPICAL EXCAVATED INLET TRAP SYMBOL

### INTERMEDIATE PHASE SEGMENT CONTROL SUMMARY

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SEGMENT 3:  $Q = 1.48 \text{ cfs}$

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SEGMENT 8:  $Q = 1.48 \text{ cfs}$

SEGMENT 9:  $Q = 1.48 \text{ cfs}$

SEGMENT 10:  $Q = 1.48 \text{ cfs}$

Du Ds1 Ds2 TYPICAL TO ALL DISTURBED AREAS

ECE EROSION CONTROL BLANKETS REQUIRED ON ALL 1/2 ACRES

NOTE: EROSION CONTROL BLANKETS REQUIRED ON ALL 1/2 ACRES

SEE EROSION CONTROL LEGEND ON SHEET C-101  
EROSION CONTROL SHEETS ARE TO BE USED  
FOR EROSION CONTROL PURPOSES ONLY

Impact 1- Fill 120'  
Impact 2- Rip Rap 20'  
Impact 2- Culvert 115'  
Impact 3- Sewer 25'  
Impact 4- Culvert 464'  
Total Impacts 744'

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Know what's below.  
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PRELIMINARY  
NOT FOR CONSTRUCTION

INTERMEDIATE EROSION CONTROL PLAN  
RIVERBROOK SUBDIVISION PHASE III  
PART OF LAND LOT 8 OF 8 PLANE DISTRICT  
COLUMBUS, MISSISSIPPI COUNTY, GEORGIA

DATE: 10/1/2023  
SHEET: 1  
CE-101

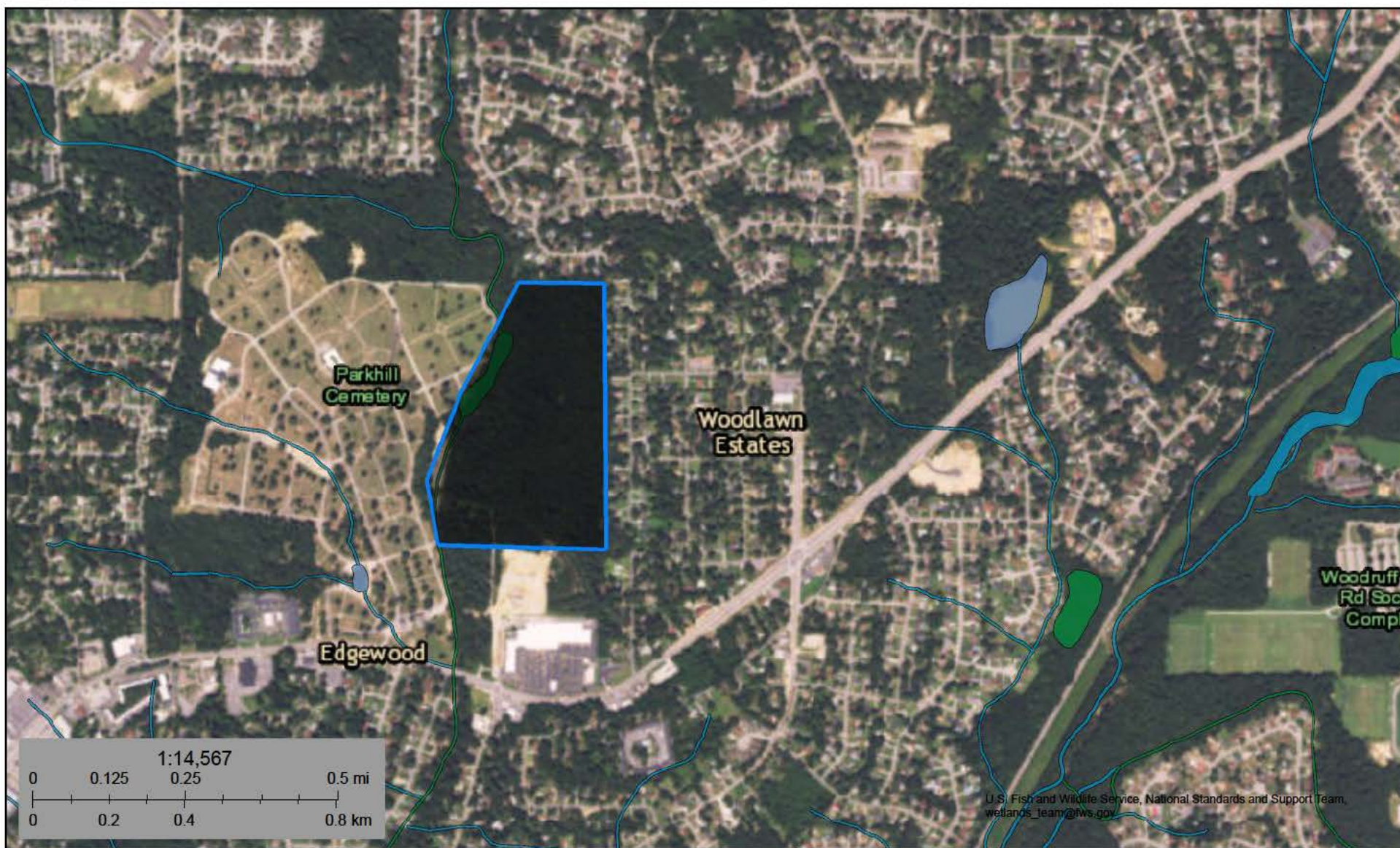




U.S. Fish and Wildlife Service

# National Wetlands Inventory

## 4177 Macon Rd Alternative Site 1



November 9, 2017

### Wetlands

	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
			Freshwater Pond		Riverine

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U.S. Fish and Wildlife Service

# National Wetlands Inventory

## St. Marys Rd Alt Site 2



U.S. Fish and Wildlife Service, National Standards and Support  
wetlands\_team@fws.gov

November 9, 2017

### Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
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