



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

January 3, 2024

Regulatory Division  
SAS-2008-00194



Dear [REDACTED]

I refer to a letter dated October 17, 2023, submitted on your behalf by [REDACTED], requesting an approved Jurisdictional Determination (JD) for a 0.77-acre site located east of 145 River Bluff Way and approximately 3.9 miles west of U.S. Highway 17 in Ellabell, Bulloch County, Georgia (Latitude: 32.2547, Longitude: -81.4514). This project has been assigned number SAS-2008-00194 and it is important that you refer to this number in all communication concerning this matter.

We have completed an approved JD for this site. Any wetlands on-site were delineated in accordance with criteria contained in the 1987 "Corps of Engineers Wetland Delineation Manual," as amended by the most recent regional supplements to the manual. I have enclosed an "AJD Memorandum for Record," which details whether aquatic resources present on the site are subject to the jurisdiction of the U.S. Army Corps of Engineers and how the Corps determined jurisdiction.

"Borrow Pit A" as depicted on the enclosed map entitled, "River Bluff Plantation 2023 Bulloch County, Georgia GPS Aquatic Resource Exhibit", dated December 13, 2023, is not a water of the United States and is therefore not within the jurisdiction of Section 404 of the Clean Water Act (33 United States Code § 1344). The placement of dredged or fill material into non-jurisdictional waters would not require prior Department of the Army authorization pursuant to Section 404.

This approved JD will remain valid for a period of 5-years unless new information warrants revision prior to that date. You may request an administrative appeal for any approved JD under the Corps regulations at 33 Code of Federal Regulations (CFR) Part 331. Enclosed you will find a Notification of Administrative Appeal Options and Process and Request for Appeal form.

The delineation included herein has been conducted to identify the location and extent of the aquatic resource boundaries and/or the jurisdictional status of aquatic

resources for purposes of the Clean Water Act for the particular site identified in this request. This delineation and/or jurisdictional determination may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center, prior to starting work.

If you intend to sell property that is part of a project that requires Department of the Army Authorization, it may be subject to the Interstate Land Sales Full Disclosure Act. The Property Report required by Housing and Urban Development Regulation must state whether, or not a permit for the development has been applied for, issued or denied by the U.S. Army Corps of Engineers (Part 320.3(h) of Title 33 of the CFR).

This communication does not convey any property rights, either in real estate or material, or any exclusive privileges. It does not authorize any injury to property, invasion of rights, or any infringement of federal, state or local laws, or regulations. It does not obviate your requirement to obtain state or local assent required by law for the development of this property. If the information you have submitted, and on which the U.S. Army Corps of Engineers has based its determination is later found to be in error, this decision may be revoked.

Thank you in advance for completing our on-line Customer Survey Form located at <https://regulatory.ops.usace.army.mil/customer-service-survey/>. We value your comments and appreciate your taking the time to complete a survey each time you have interaction with our office.

If you have any questions, please contact [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

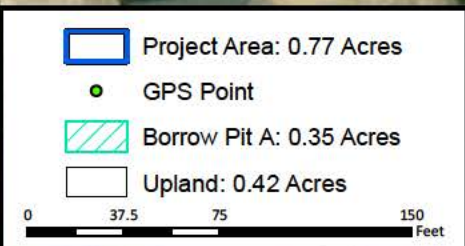
Copy Furnished: [REDACTED]  
Enclosures



Point	Y	X
1	32.255178	-81.451706
2	32.255192	-81.451573
3	32.255169	-81.451528
4	32.255057	-81.451512
5	32.254783	-81.451505
6	32.254518	-81.451487
7	32.254453	-81.451486
8	32.254433	-81.451603
9	32.254478	-81.451649
10	32.254621	-81.451666
11	32.254864	-81.451693
12	32.255085	-81.451717



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Project No.: 17-186.3  
 Figure No.: 1  
 Prepared By:   
 Sketch Date: 12/13/2023  
 Map Scale: 1 inch = 75 feet

## River Bluff Plantation 2023

Bulloch County, Georgia

## GPS Aquatic Resource Exhibit

Prepared For: