



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

December 4, 2023

Regulatory Division
SAS-2023-00431



Dear [REDACTED]:

I refer to an email received on November 16, 2023, submitted on your behalf by Mr. Brett Searing of Resource and Land Consultants, requesting a Jurisdictional Determination (JD) for a 65.06 acre site located at 200 Emerald Drive Ellabell, Bulloch County Georgia, and Latitude 32.250554, Longitude -81.447808]. This project has been assigned number SAS-2023-00431 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.

Non-Jurisdictional Wetland A depicted on the enclosed exhibit entitled, Aquatic Resource GOS Exhibit, dated April 25, 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.

[Redacted signature area]

Sincerely,

[Redacted signature]

Project Manager, Coastal Branch

Copy Furnished: [Redacted]

Enclosures

NOTES:
 PROJECT AREAS AND/OR PARCEL BOUNDAR ES DEPICTED ON THIS MAP WERE DERIVED FROM PUBLICLY AVAILABLE GIS DATA, COUNTY TAX ASSESSOR'S WEBSITES OR S MILAIR SOURCES.
 THE AQUATIC RESOURCE BOUNDAR ES DEPICTED ON THIS EXHIBIT HAVE BEEN FIELD DELINEATED AND LOCATED VIA SUB-METER GPS. THE BOUNDAR ES OF THE WETLANDS AND/OR STREAMS HAVE NOT BEEN VERIF ED BY THE U.S. ARMY CORPS OF ENG NEERS.
 RLC RECOMMENDS OBTAINING WRITTEN VER FICATION FROM THE U.S. ARMY CORPS OF ENG NEERS PRIOR TO PURCHASE OF THE PROPERTY OR NITIATION OF ANY ON SITE LAND DISTURBANCE ACTIVIT ES.



Label	Latitude	Longitude
0	32.249951	-81.451465
1	32.249857	-81.451753
2	32.250206	-81.451994
3	32.250203	-81.451940
4	32.250172	-81.451668
5	32.250079	-81.451490
6	32.248958	-81.445854
7	32.248949	-81.445908
8	32.248956	-81.446012
9	32.248930	-81.446196
10	32.248914	-81.446378
11	32.248879	-81.446668
12	32.248784	-81.446995
13	32.248754	-81.447116
14	32.248730	-81.447268
15	32.248739	-81.447420
16	32.248815	-81.447387
17	32.248908	-81.447165
18	32.248981	-81.446907
19	32.249099	-81.446573
20	32.249156	-81.446272
21	32.249131	-81.446073
22	32.249067	-81.445874

 AJD Project Area: ±2.28 Acres
 DRAR Project Area: ±62.79 Acres
 Upland: ±64.09 Acres
 Wetland: ±0.27 Acre
 Isolated Wetland: ±0.70 Acre
● GPS Points

0 100 200 400 Feet

**Aquatic Resource
GPS Exhibit**

[REDACTED]
 Bulloch County, Georgia

RLC Project No.: 23-040
 Figure No.: 8
 Prepared By: JP
 Sketch Date: 4/25/2023
 Map Scale : 1 inch = 200 feet