



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT
4571 BEST ROAD, SUITE 140
COLLEGE PARK, GEORGIA 30337

December 12, 2023

Regulatory Branch
SAS-2023-00566



Dear [REDACTED]:

I refer to a letter dated July 17, 2023, submitted on your behalf by Contour Environmental, LLC, requesting a Jurisdictional Determination (JD) for your approximately 5-acre site located south-southeast of Georgia Highway 54/Floy Farr Parkway, north of Paddle Court, and west of Ebenezer Road in Fayetteville, Fayette County, Georgia (centered at approximately latitude 33.4362, longitude -84.5493). This project has been assigned number SAS-2023-00566, and it is important that you refer to this number in all communication concerning this matter.

We have completed a JD for the northeast portion of the site. The wetlands 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 "Approved JD Form," which details whether streams, wetlands and/or other waters present on the site are subject to the jurisdiction of the U.S. Army Corps of Engineers and how the Corps determined jurisdiction.

The feature labeled "Man-made Detention Basin" on the subject property as depicted in the review area on exhibit "Figure 2: Aquatic Resource Delineation Map – Gateway Self-Storage Development Fayette County, Georgia", , prepared by Contour Environmental, dated July 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). This approved JD will remain valid for a period of 5-years unless new information warrants revision prior to that date. The placement of dredged or fill material into these wetlands/other waters would not require prior Department of the Army authorization pursuant to Section 404.

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 U.S. Department of Agriculture (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.

A copy of this letter is being provided to the following party: [REDACTED], Contour Environmental, LLC at [REDACTED].

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 call [REDACTED], Regulatory Specialist, Piedmont Branch, at [REDACTED].

Sincerely,

[REDACTED]
Regulatory Specialist, Piedmont Branch

Enclosure



Produced By:





CONTOUR
ENVIRONMENTAL, LLC.
A Pinkus Company

**FIGURE 2: AQUATIC RESOURCE
DELINEATION MAP**


Gateway Self-Storage Development
Fayette County, Georgia
For

CE23ATW:01
July 13, 2023

LEGEND

-  Property Boundary
-  Man-made Detention Basin



80

Feet