



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

December 19, 2023

Regulatory Division
SAS-2016-00919



Dear [REDACTED]:

I refer to a letter dated August 10, 2020, submitted on your behalf by [REDACTED], requesting an approved Jurisdictional Determination (JD) for an approximately 35.242-acre site located at 1514 Telfair Road, east of Chatham Parkway and north of U.S. Highway 16, in Savannah, Chatham County, Georgia (Latitude 32.0755, Longitude -81.1524). This project has been assigned number SAS-2016-00919 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.

Wetlands A, B, C, D, E and F as depicted on the enclosed exhibit entitled, "Wetlands Survey Exhibit 1514 Telfair Road [REDACTED] Property 7th GMD, Savannah, Chatham County, Georgia Prepared for: [REDACTED]," dated August 15, 2016, are not waters of the United States and are 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]

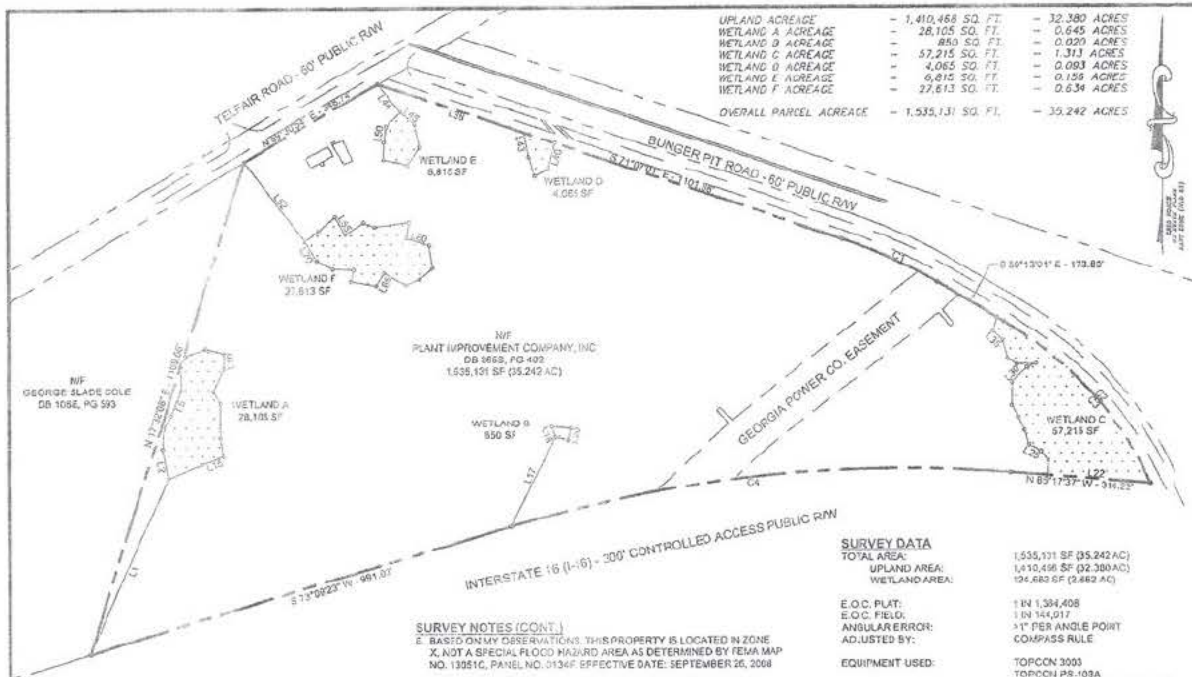
[REDACTED],

[REDACTED]

[REDACTED]

Copy Furnished: [REDACTED]

Enclosures



UPLAND ACREAGE	= 1,410,468 SQ. FT.	= 32.380 ACRES
WETLAND A ACREAGE	= 28,105 SQ. FT.	= 0.645 ACRES
WETLAND D ACREAGE	= 880 SQ. FT.	= 0.020 ACRES
WETLAND C ACREAGE	= 57,215 SQ. FT.	= 1.313 ACRES
WETLAND E ACREAGE	= 4,065 SQ. FT.	= 0.093 ACRES
WETLAND F ACREAGE	= 6,815 SQ. FT.	= 0.156 ACRES
WETLAND G ACREAGE	= 27,813 SQ. FT.	= 0.634 ACRES
OVERALL PARCEL ACREAGE	= 1,535,131 SQ. FT.	= 35.242 ACRES

SURVEY NOTES

1. ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF CHATHAM COUNTY, GEORGIA.
2. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. ALL PROPERTY RESEARCH WAS PERFORMED BY EMC ENGINEERING SERVICES, INC. AND IS NOT GUARANTEED TO ACCURACY OR COMPLETENESS.
3. THE TERM "CERTIFICATION" AS USED IN BOARD RULES 180-4, 04(2) AND (3) AND RELATING TO PROFESSIONAL SURVEYING SERVICES AS DEFINED IN O.C.G.A. 45-15-2(6) AND (11) SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. THIS EXHIBIT IS VALID ONLY IF PRINTED WITH THE ORIGINAL SIGNATURE OF THE SURVEYOR.

SURVEY NOTES (CONT.)

8. BASED ON MY OBSERVATIONS, THIS PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA MAP NO. 13951G, PANEL NO. 0134F EFFECTIVE DATE: SEPTEMBER 16, 2008
7. UTILITY LOCATION DISCLAIMER: THERE ARE UTILITIES LOCATED ON AND NEAR THIS PROPERTY THAT ARE NOT SHOWN.
9. THE WETLAND DELINEATIONS WERE PERFORMED BY SLIGH ENVIRONMENTAL CONSULTANTS, INC., SAVANNAH, GA.
10. ALL WETLANDS MAY BE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. THE PROPERTY OWNER IS SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATION AND APPROVAL.
11. ALL FIELDWORK RELATED TO THE WETLAND AND MARSHLAND DELINEATIONS WAS PERFORMED WITH A CHAMPION INSTRUMENTS TRIM5 GPS UNIT AND UTILIZING THE NAD83 VARIABLE BASE NETWORK ON MARCH 30-31, 2016.
11. LINE LABELS RUN IN A CONSECUTIVE ORDER.

SURVEY DATA

TOTAL AREA: 1,535,131 SF (35.242 AC)
 UPLAND AREA: 1,410,468 SF (32.380 AC)
 WETLAND AREA: 124,663 SF (2.862 AC)

E.O.C. PLAT: 1 EN 1,394,408
 E.O.C. FIELD: 1 EN 144,017
 ANGULAR ERROR: ±1" PER ANGLE POINT
 ADJUSTED BY: COMPASS RULE

EQUIPMENT USED: TOPCON 3003
 TOPCON PR-103A
 CHAMPION GPS/RTS NETWORK
 AUGUST 04, 2016

FIELD WORK COMPLETED:

THIS EXHIBIT WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR TOPOGRAPHIC/SPECIAL SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-07-03 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THIS EXHIBIT DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS NOT TO BE RECORDED OR USED TO CONVEY PROPERTY.

WETLANDS SURVEY EXHIBIT
1514 TELFAIR ROAD
 PROPERTY
 7th GMD, SAVANNAH, CHATHAM COUNTY, GEORGIA

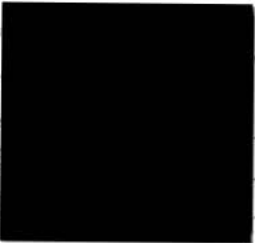
Prepared for: [REDACTED]

200' 100' 0' 200'
 GRAPHIC SCALE: 1" = 200'-0"

PROJECT NO: 16-5028
 DRAWN BY: CMY
 DESIGNED BY: N/A
 SURVEYED BY: RSG/JRH
 SURVEY DATE: 08/01/2016
 CHECKED BY: YWH
 SCALE: 1" = 200'
 DATE: 08/15/2016

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THIS EXHIBIT WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR TOPOGRAPHIC/SPECIAL SURVEY IN GEORGIA AS SET FORTH IN CHAPTER 180-01-.07 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THIS EXHIBIT DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS NOT TO BE RECORDED OR USED TO CONVEY PROPERTY.



LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	N24° 08' 06"E	438.24
L2	N11° 03' 51"W	68.04
L3	N02° 49' 42"E	45.76
L4	N29° 36' 48"E	36.13
L5	N22° 29' 43"E	60.36
L6	N01° 28' 51"W	55.64
L7	N24° 26' 26"E	25.39
L8	N69° 37' 53"E	48.31
L9	S74° 44' 32"E	43.03
L10	S00° 10' 22"W	33.78

LINE TABLE		
LINE#	DIRECTION	LENGTH
L11	S25° 31' 15"W	57.64
L12	S30° 04' 32"E	31.21
L13	S00° 08' 40"E	78.94
L14	S08° 28' 38"E	42.77
L15	S69° 36' 18"W	52.25
L16	S66° 56' 05"W	80.69
L17	N26° 18' 26"E	226.61
L18	N18° 59' 57"W	24.66
L19	S85° 01' 36"E	41.59
L20	S12° 48' 43"W	27.04

LINE TABLE		
LINE#	DIRECTION	LENGTH
L21	N76° 22' 04"W	28.20
L22	N85° 17' 37"W	233.71
L23	N06° 13' 14"E	32.46
L24	N37° 02' 06"W	27.41
L25	N58° 27' 30"W	29.72
L26	N16° 23' 30"W	33.81
L27	N23° 15' 59"W	34.35
L28	N31° 24' 10"W	30.01
L29	N00° 28' 58"E	53.62
L30	N46° 41' 53"E	48.19

CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	ARC
C1	S85° 10' 01"E	231.34	1115.87	231.76
C2	S41° 35' 53"E	493.36	814.98	501.22
C3	S41° 35' 53"E	493.36	814.98	501.22
C4	S63° 55' 53"W	1127.07	3014.32	1133.74

LINE TABLE		
LINE#	DIRECTION	LENGTH
L31	N65° 47' 10"E	20.37
L32	S88° 01' 20"W	41.61
L33	N55° 32' 11"W	26.10
L34	N16° 31' 08"W	41.95
L35	N43° 24' 59"W	29.37
L36	N16° 21' 35"E	31.22
L37	S59° 13' 01"E	17.49
L38	S71° 07' 01"E	345.75
L39	S71° 07' 01"E	72.73
L40	S13° 56' 16"W	51.87

LINE TABLE		
LINE#	DIRECTION	LENGTH
L41	S62° 46' 07"W	33.71
L42	N17° 27' 58"W	44.83
L43	N10° 33' 24"W	57.22
L44	S36° 58' 08"E	81.48
L45	S49° 04' 07"E	40.90
L46	S12° 11' 33"E	53.97
L47	S33° 47' 17"W	48.66
L48	N76° 16' 47"W	53.79
L49	N00° 15' 21"E	38.87
L50	N08° 36' 21"E	36.17

LINE TABLE		
LINE#	DIRECTION	LENGTH
L51	N43° 57' 07"E	45.29
L52	S37° 44' 22"E	228.08
L53	N51° 56' 06"E	38.10
L54	N49° 00' 21"E	48.11
L55	S29° 04' 43"E	45.49
L56	N57° 54' 48"E	49.33
L57	S67° 49' 13"E	25.31
L58	N82° 28' 43"E	74.86
L59	S07° 21' 03"W	36.96
L60	S72° 05' 24"E	53.07

LINE TABLE		
LINE#	DIRECTION	LENGTH
L61	S07° 45' 53"E	51.48
L62	S48° 27' 02"W	37.53
L63	S68° 41' 03"W	34.63
L64	N59° 35' 02"W	54.80
L65	S29° 04' 32"W	33.26
L66	N79° 53' 59"W	55.89
L67	N09° 49' 31"E	27.33
L68	N87° 20' 11"W	45.06
L69	N62° 45' 18"W	41.10
L70	N29° 58' 57"W	50.12

WETLANDS SURVEY EXHIBIT
 15114 TELFAIR ROAD
 PROPERTY
 7th GMD, SAVANNAH, CHATHAM COUNTY, GEORGIA
 Prepared for: [REDACTED]

PROJECT NO.:	16-5029
DRAWN BY:	CMY
DESIGNED BY:	N/A
SURVEYED BY:	RPG/RH
SURVEY DATE:	08/04/2016
CHECKED BY:	TWH
SCALE:	n/a
DATE:	08/15/2016

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