



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

January 9, 2024

Regulatory Division
SAS-2022-00992



Dear [REDACTED]:

I refer to a letter dated October 13, 2022, submitted on your behalf by [REDACTED], requesting an Aquatic Resources Delineation Review (ARDR) and an Approved Jurisdictional Determination (AJD) for a 122.89-acre site located at 1 mile west of the intersection of Highway 80 and Jimmy Deloach Parkway, Bloomingdale, Chatham County, and Latitude 32.139253, Longitude -81.327213. This project has been assigned number SAS-2022-00992 and it is important that you refer to this number in all communication concerning this matter.

We have completed an ARDR (review area of 122.56 acres) and an AJD (review area of 0.33 acres) 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. The enclosed survey entitled, "Wetland Map For: Estate of [REDACTED]", dated October 4, 2022, accurately identifies the delineated limits of all aquatic resources located within the review area.

"Pond B" as depicted on the enclosed map entitled, "Non-Jurisdictional Feature Map", dated April 26, 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. The above referenced map also identifies the delineation limits of all other aquatic resources within the review area.

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 me by telephone [REDACTED] or by email at [REDACTED]"


[REDACTED]

Copy Furnished: [REDACTED]

Enclosures



Point	Latitude	Longitude
PL1	32.139177	-81.328208
PL2	32.139076	-81.327821
PL3	32.138802	-81.327781
PL4	32.138894	-81.328301
A1	32.139093	-81.328135
A2	32.139089	-81.32812
A3	32.13906	-81.328013
A4	32.139007	-81.327913
A5	32.138933	-81.327872
A6	32.138873	-81.327872
A7	32.13887	-81.327899
A8	32.138915	-81.328158
A9	32.138949	-81.328189

 Project Limits (+/- 0.33 acres)  Pond (+/- 0.12 acres)

Non-Jurisdictional Feature Map
121.89 acre Highway 80 Property
Chatham County, Georgia

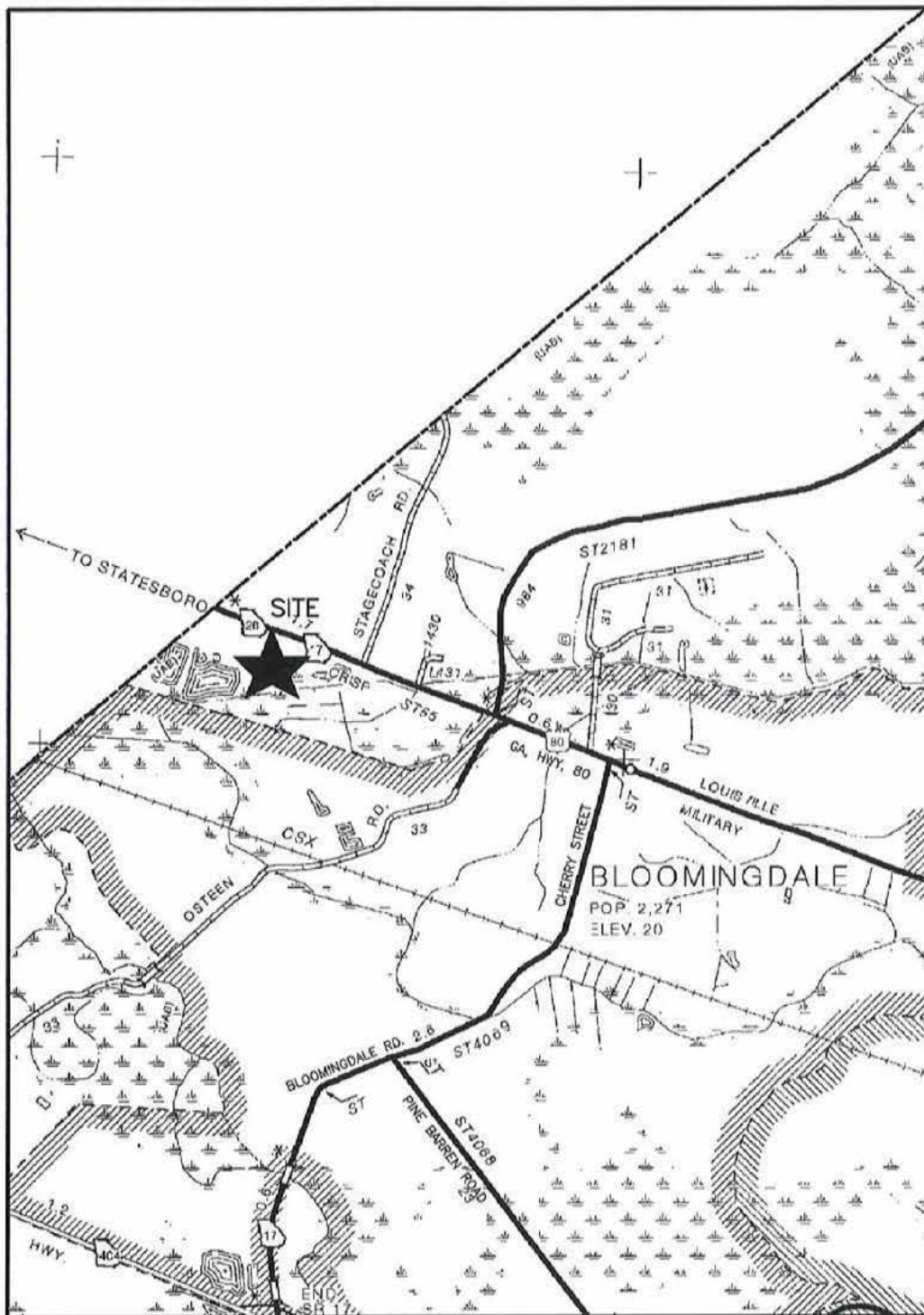
0 25 50
Feet
Scale: 1 inch = 50 feet

Exhibit Date: April 26, 2023

Drawn by: TCT

Reviewed by: BWW

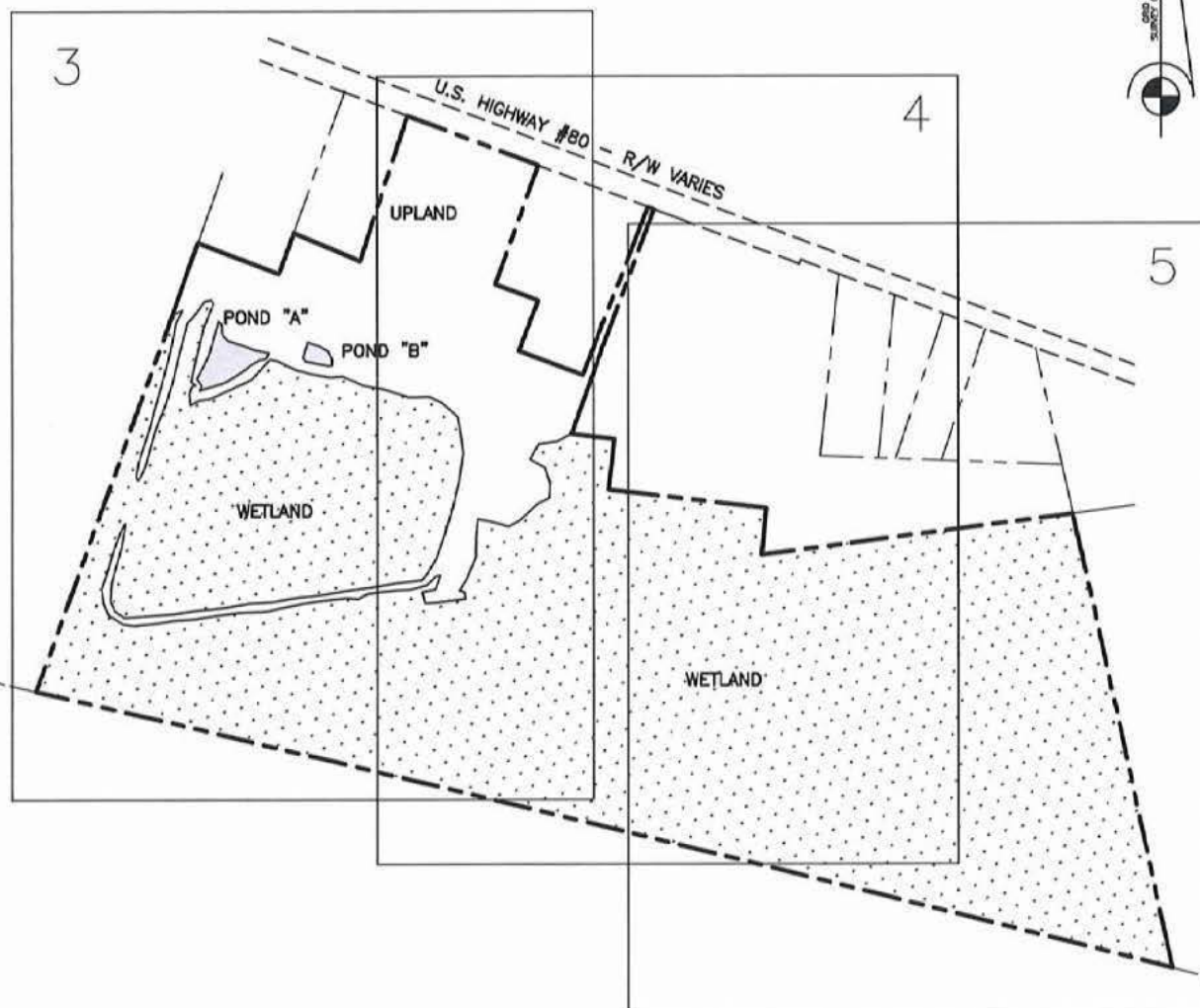
Job Number:01-22-052



VICINITY MAP

WETLANDS MAP FOR:

I HEREBY CERTIFY THAT THE WETLANDS AS SHOWN ON THIS SURVEY WERE LOCATED USING GPS EQUIPMENT AT SUB-METER ACCURACY. THE PURPOSE OF THIS SURVEY IS FOR THE LOCATION OF WETLANDS ONLY.



OVERALL BOUNDARY ACREAGE
BOUNDARY TRACT = 121.89 AC.

BOUNDARY TOTALS
UPLANDS = 21.83
WETLANDS = 99.39
PONDS = 0.67
TOTAL = 121.89 AC.

UPLANDS ACREAGE
UPLAND = 21.83 AC.
TOTAL UPLAND = 21.83 AC.
AREA

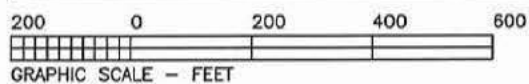
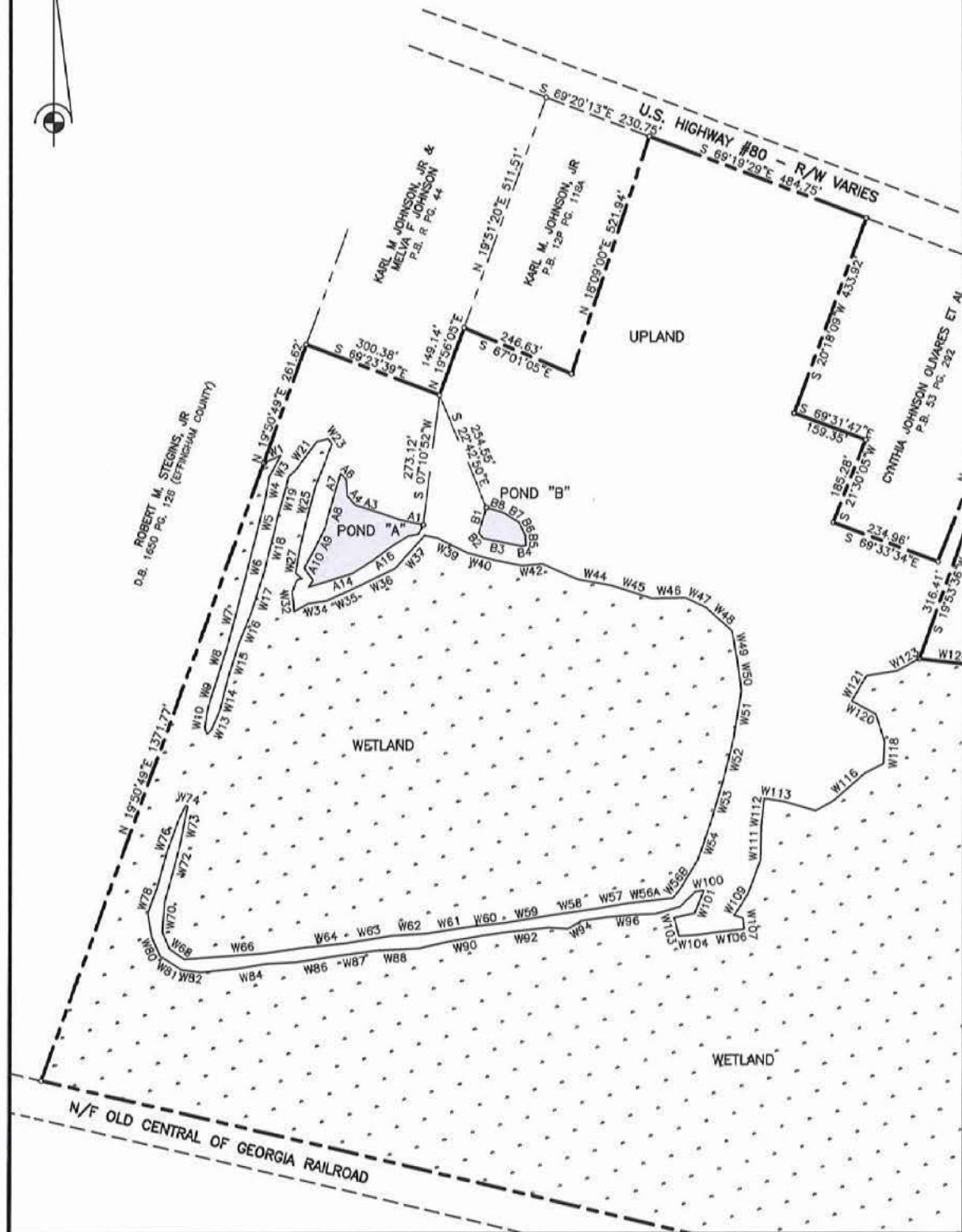
WETLANDS ACREAGE
WETLAND = 99.39 AC.
TOTAL = 99.39 AC.

PONDS ACREAGE
POND "A" = 0.55 AC.
POND "B" = 0.12 AC.
TOTAL PONDS = 0.67 AC.
AREA

WETLANDS MAP FOR:

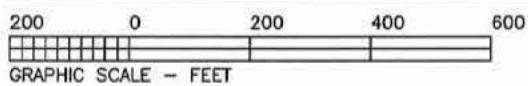
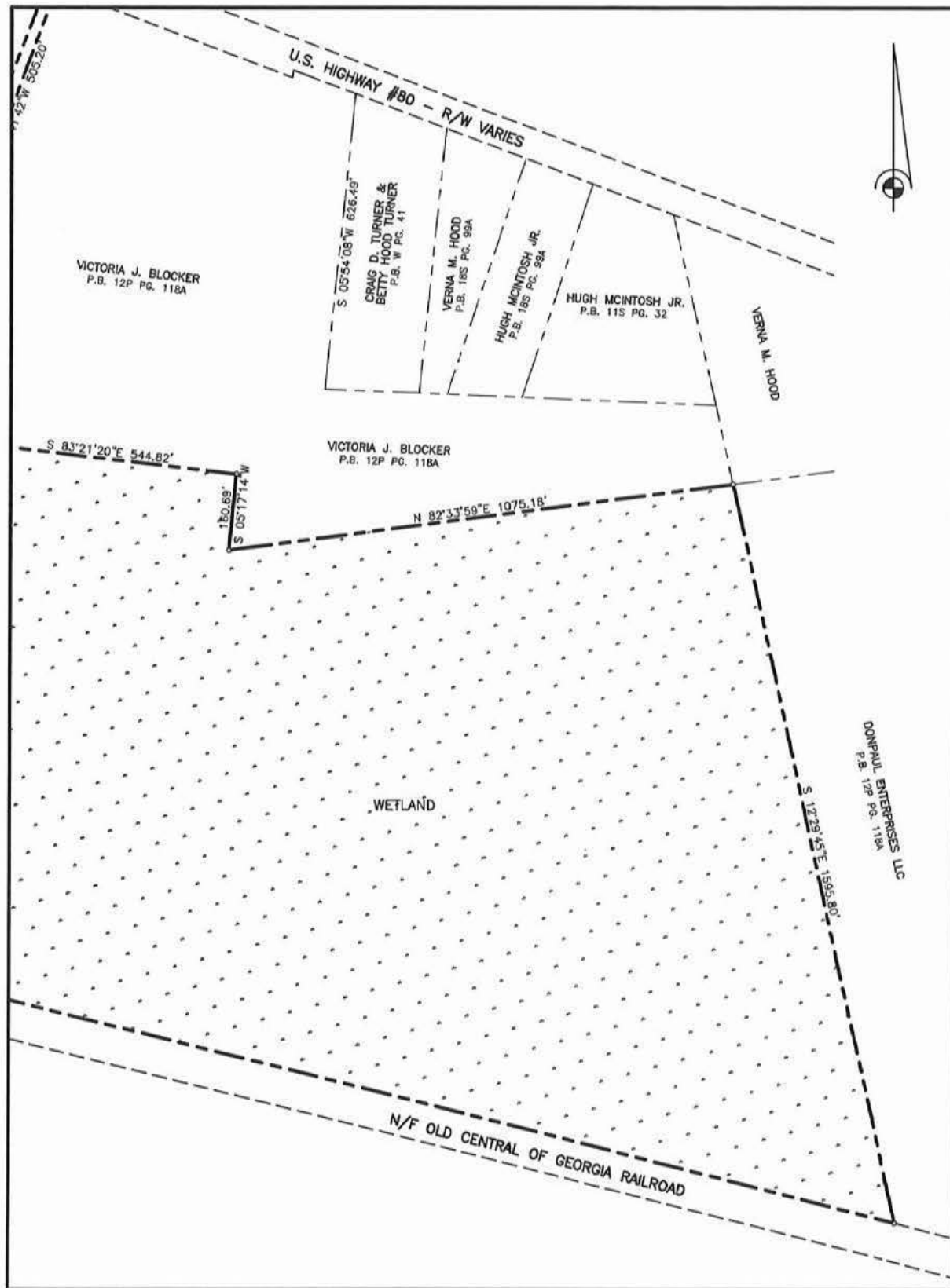
"I HEREBY CERTIFY THAT THE WETLANDS AS SHOWN ON THIS SURVEY WERE LOCATED USING GPS EQUIPMENT AT SUB-METER ACCURACY. THE PURPOSE OF THIS SURVEY IS FOR THE LOCATION OF WETLANDS ONLY OR PROPERTY CONVEYANCE."

10/4/22



WETLANDS MAP FOR:





WETLANDS MAP FOR:



WETLAND AREA "A"			WETLAND AREA "A"			POND "A"		
COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
W1	N 67°07'07" E	12.93'	W71	N 15°32'16" E	61.29'	A1	N 77°58'40" W	50.81'
W2	N 67°07'07" E	26.12'	W72	N 15°14'09" E	63.34'	A2	N 70°35'13" W	43.77'
W3	S 29°20'45" W	50.32'	W73	N 10°48'40" E	79.58'	A3	N 72°50'46" W	55.40'
W4	S 10°08'29" W	52.16'	W74	N 78°12'58" W	4.65'	A4	N 40°28'36" W	26.25'
W5	S 13°34'16" W	85.65'	W75	S 25°45'29" W	32.93'	A5	N 04°12'51" W	34.58'
W6	S 14°42'58" W	104.93'	W76	S 20°36'12" W	71.48'	A6	N 45°43'33" W	16.63'
W7	S 14°47'50" W	121.48'	W77	S 14°58'31" W	77.26'	A7	S 16°55'39" W	48.64'
W8	S 17°28'16" W	62.62'	W78	S 19°14'03" W	56.38'	A8	S 15°51'59" W	69.38'
W9	S 17°51'31" W	75.66'	W79	S 09°24'53" E	50.68'	A9	S 26°10'10" W	53.76'
W10	S 08°20'48" W	40.56'	W80	S 23°14'42" E	42.46'	A10	S 27°29'00" W	40.13'
W11	S 18°55'54" E	13.31'	W81	S 57°52'35" E	54.73'	A11	S 35°12'38" E	30.47'
W12	N 48°49'12" E	12.76'	W82	S 81°45'26" E	38.87'	A12	S 30°57'43" W	16.16'
W13	N 23°09'08" E	45.56'	W83	N 84°19'54" E	80.04'	A13	N 73°33'35" E	46.14'
W14	N 14°22'25" E	70.90'	W84	N 80°36'56" E	59.90'	A14	N 72°48'03" E	50.59'
W15	N 17°33'26" E	73.17'	W85	N 87°08'41" E	62.67'	A15	N 58°04'20" E	49.18'
W16	N 22°04'14" E	72.42'	W86	N 81°01'34" E	82.06'	A16	N 53°32'00" E	51.80'
W17	N 17°06'22" E	83.28'	W87	N 82°49'43" E	86.55'	A17	N 59°55'04" E	39.95'
W18	N 14°06'06" E	122.00'	W88	N 87°20'25" E	90.85'	A18	N 78°58'03" E	20.81'
W19	N 15°16'04" E	87.87'	W89	N 76°43'35" E	60.88'	A19	N 28°23'31" E	22.18'
W20	N 47°43'04" E	22.12'	W90	N 79°50'38" E	72.86'			
W21	N 35°57'35" E	70.65'	W91	N 82°12'02" E	52.66'			
W22	N 75°20'48" E	24.93'	W92	N 83°33'26" E	89.81'			
W23	S 35°01'34" E	13.68'	W93	S 86°04'13" E	41.48'			
W24	S 21°36'10" W	95.87'	W94	N 59°23'08" E	32.98'			
W25	S 14°20'12" W	79.48'	W95	N 81°51'56" E	54.31'			
W26	S 12°09'47" W	64.52'	W96	N 85°07'33" E	60.15'			
W27	S 10°11'03" W	40.66'	W97	N 87°17'45" E	41.50'			
W28	S 50°16'19" E	18.49'	W98	N 73°59'20" E	52.16'			
W29	S 83°55'17" W	8.35'	W99	N 45°34'42" E	45.12'			
W30	S 45°41'09" W	6.09'	W100	N 81°04'44" E	16.85'			
W31	S 20°45'08" W	24.81'	W101	S 21°17'49" W	51.27'			
W32	S 06°36'56" E	40.82'	W102	S 78°10'23" W	44.07'			
W33	N 60°33'29" E	34.12'	W103	S 14°32'12" E	39.65'			
W34	N 81°09'15" E	37.55'	W104	N 86°56'49" E	34.49'			
W35	N 65°53'07" E	78.20'	W105	N 82°01'50" E	39.37'			
W36	N 64°34'53" E	82.89'	W106	N 83°31'44" E	63.78'			
W37	N 42°13'03" E	92.09'	W107	N 04°48'20" W	23.06'			
W38	S 78°33'54" E	27.83'	W108	N 73°04'32" W	19.36'			
W39	S 63°12'13" E	67.49'	W109	N 32°09'09" E	54.66'			
W40	S 75°28'12" E	59.98'	W110	N 21°08'14" E	72.93'			
W41	S 78°50'40" E	59.49'	W111	N 01°07'28" E	71.04'			
W42	N 85°17'36" E	43.01'	W112	N 06°17'31" E	59.00'			
W43	S 66°44'14" E	82.05'	W113	S 80°55'34" E	43.50'			
W44	S 79°49'13" E	69.88'	W114	S 73°53'48" E	67.00'			
W45	S 71°59'55" E	89.78'	W115	N 61°43'47" E	42.03'			
W46	N 89°07'31" E	71.21'	W116	N 48°39'19" E	88.56'			
W47	S 63°52'33" E	47.03'	W117	N 62°59'03" E	42.06'			
W48	S 47°39'39" E	74.28'	W118	N 03°21'57" E	46.01'			
W49	S 09°47'18" E	60.10'	W119	N 17°31'46" W	60.78'			
W50	S 07°36'22" E	64.26'	W120	N 61°12'57" W	56.95'			
W51	S 08°50'11" W	99.65'	W121	N 29°46'40" E	60.55'			
W52	S 14°08'20" W	89.89'	W122	N 81°12'06" E	64.00'			
W53	S 16°26'23" W	91.01'	W123	N 61°59'56" E	54.68'			
W54	S 19°19'50" W	88.55'	W124	S 83°22'17" E	149.76'			
W55	S 31°18'03" W	64.99'	W125	S 06°37'51" W	175.00'			
W56A	S 38°52'25" W	28.05'	W126	S 83°21'20" E	544.82'			
W56B	S 83°13'41" W	90.68'	W127	S 05°17'14" W	160.69'			
W57	S 80°34'06" W	73.34'	W128	N 82°33'59" E	1075.18'			
W58	S 81°47'12" W	97.95'	W129	S 12°29'45" E	1595.80'			
W59	S 80°58'46" W	91.93'	W130	Rad: 171920.50' A: 4022.47'				
W60	S 83°32'43" W	80.81'		Ton: 2011.33' CA: 1'20'26"				
W61	S 80°43'09" W	84.23'		Chd: N 76°16'56" W 4022.38'				
W62	S 86°23'22" W	77.41'	W131	N 19°50'49" E	1371.77'			
W63	S 81°06'37" W	94.97'						
W64	S 83°53'09" W	90.69'						
W65	S 82°00'53" W	83.54'						
W66	S 85°45'25" W	88.72'						
W67	S 86°15'33" W	77.53'						
W68	N 55°56'42" W	38.94'						
W69	N 22°53'48" W	38.60'						
W70	N 04°11'31" E	64.09'						

NOTES:

1. WETLAND DELINEATION FLAGGED BY SLIGH ENVIRONMENTAL CONSULTANTS, INC. DATE: FEBRUARY 10, 2022.
2. BOUNDARY INFORMATION WAS COMPILED FROM FIELD MEASUREMENTS MADE BY ME AND FROM PLATS OF PROPERTIES RECORDED IN P.B. 12P PG. 112, P.B. 12P PG. 118A, P.B. 23P PG. 52, AND P.B. 23P PG. 63 OF CHATHAM COUNTY CLERK OF SUPERIOR COURT.
3. A PORTION OF THIS PROPERTY MAY BE CONSIDERED WETLANDS UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS. OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.

WETLANDS MAP FOR:

"I HEREBY CERTIFY THAT THE WETLANDS AS SHOWN ON THIS SURVEY WERE LOCATED USING GPS EQUIPMENT AT SUB-METER ACCURACY. THE PURPOSE OF THIS SURVEY IS FOR THE LOCATION OF WETLANDS ONLY AND NOT BOUNDARY ESTABLISHMENT OR PROPERTY CONVEYANCE."