



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT
4751 BEST ROAD, SUITE 140
COLLEGE PARK, GEORGIA 30337

January 11, 2024

Regulatory Division
SAS-2023-00472

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Dear [REDACTED]

I refer to the Pre-Construction Notification submitted on your behalf by [REDACTED], requesting verification for the proposed use of Nationwide Permit No. 39 (NWP 39) and an approved Jurisdictional Determination (AJD) for the 10.52-acre subject property located and accessed at 152 Alcovy Industrial Boulevard, Dacula, Gwinnett County, Georgia (central coordinates located at latitude: 34.274575, longitude: -84.471900). This project has been assigned number SAS-2023-00472, and it is important that you refer to this number in all communication concerning this matter.

We have completed an ARDR and approved JD for a portion of 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 feature labeled "Ephemeral Drainage", as depicted on the enclosed exhibit entitled "Alcovy Industrial Parcels, Delineation Map", dated October 27, 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 attached exhibit identified above also identifies the delineation limits of all aquatic resources within the project area. The aquatic resources 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. Please note, should this delineation require reverification, it is subject to change based on site conditions at the time of reevaluation.

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 online 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 interact with our office.

If you have any questions, please contact me by telephone at [REDACTED] or
by email at [REDACTED]

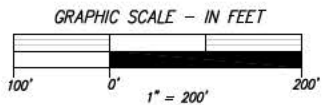
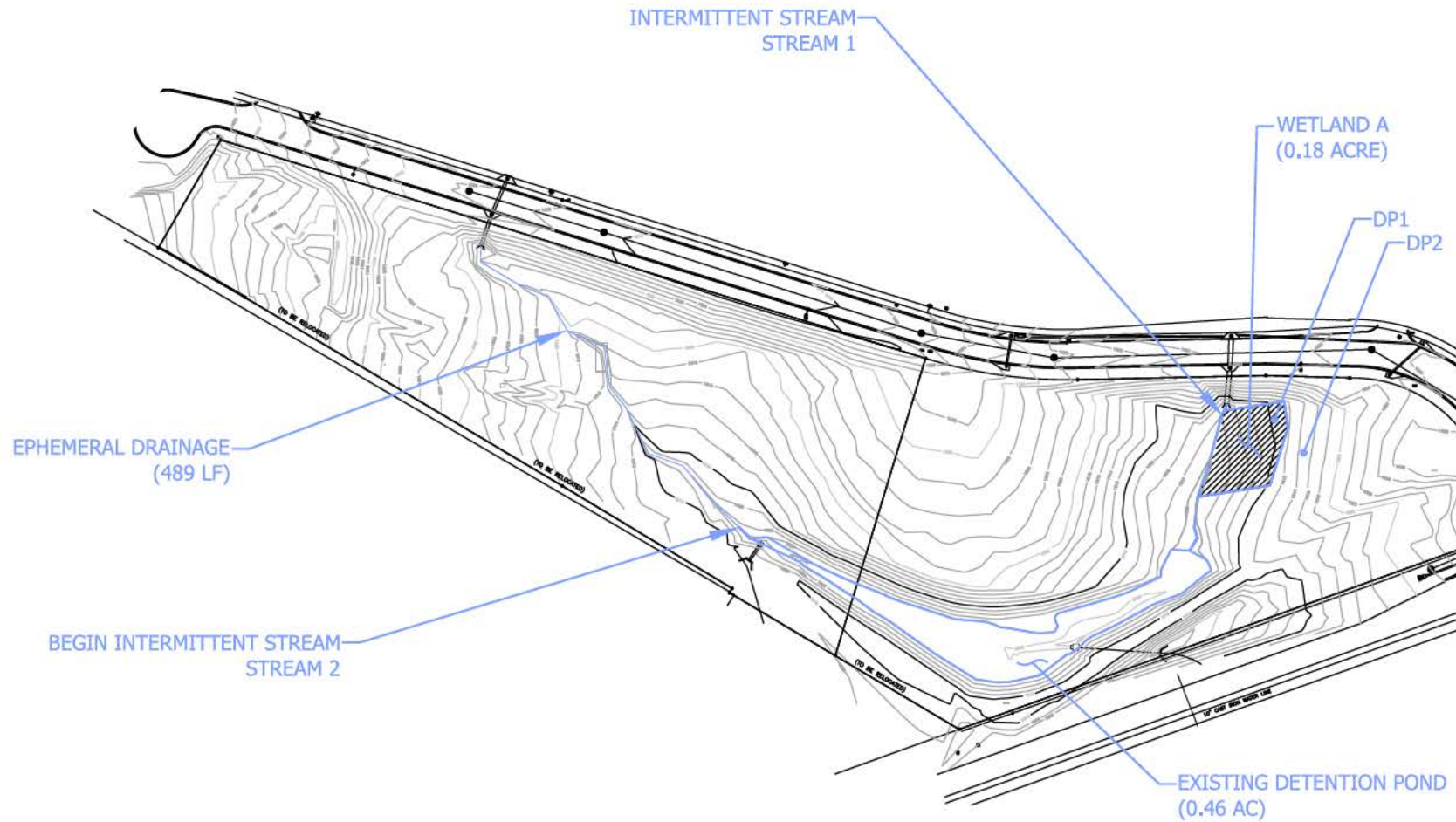
Sincerely,

[REDACTED]
[REDACTED]

Copy Furnished: [REDACTED]
[REDACTED]

Enclosures

1. Alcovy Industrial Parcels, Delineation Map



Alcovy Industrial Parcels

Delineation Map

DRAWN BY	AJT
CHECKED BY	AJT
12/28/2022	

[Redacted]
[Redacted]
[Redacted]
[Redacted]