



**DEPARTMENT OF THE ARMY**  
U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT  
1104 NORTH WESTOVER BOULEVARD, UNIT 109  
ALBANY, GA 31707

February 22, 2024

Regulatory Division  
SAS-2023-00984



Dear [REDACTED]:

I refer to a letter dated December 13, 2023, [REDACTED], requesting a Jurisdictional Determination (JD) for a 270.96-acre site located east of Pondtown Road, near Bainbridge, in Decatur County, Georgia (Latitude 30.9504, Longitude -84.5811). This project has been assigned number SAS-2023-00984 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.

Wetland A - G as depicted on the enclosed survey entitled, "Wetland Exhibit Drawing Property of Development Authority of Bainbridge and Decatur County", dated November 21, 2023, 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 me by phone at [REDACTED] or by email at [REDACTED].

Sincerely,

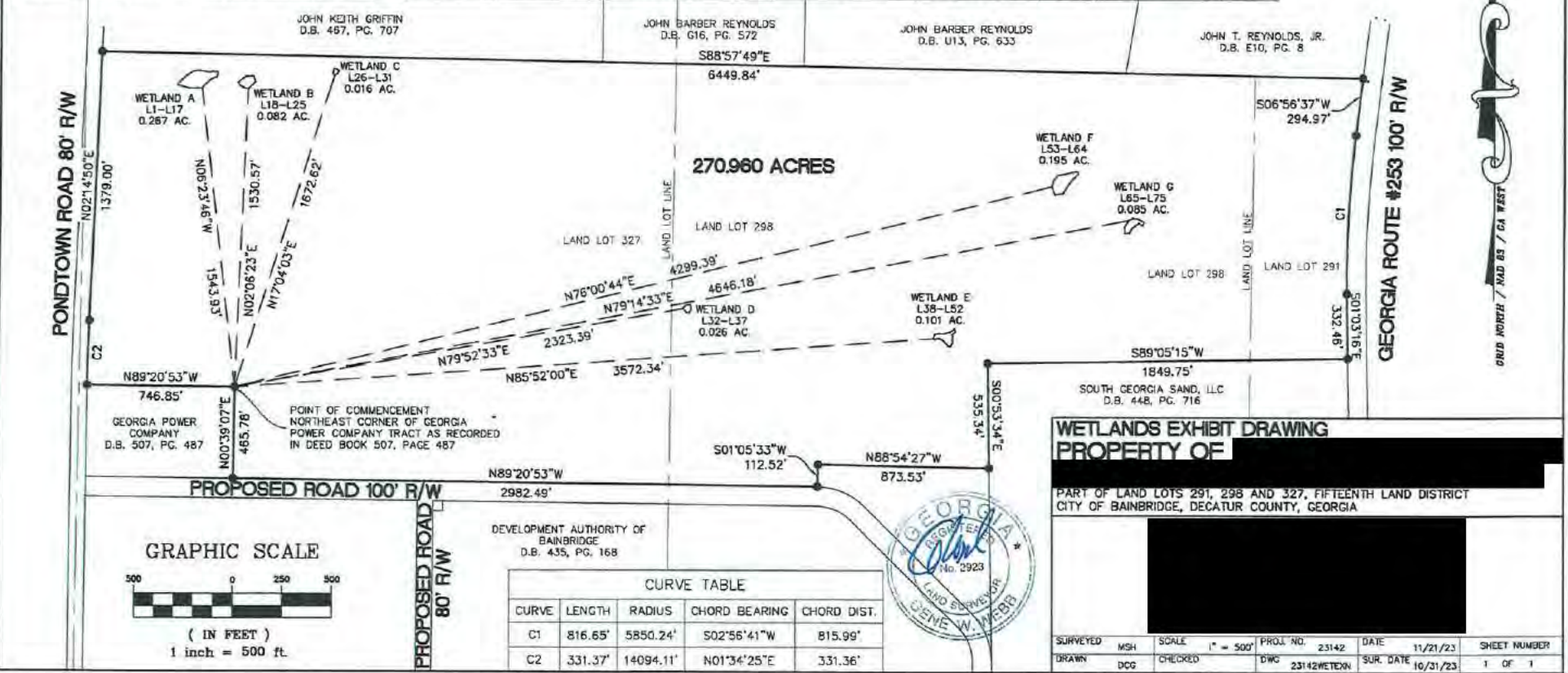
[REDACTED]

Project Manager, Management Branch

Copy Furnished: [REDACTED]

Enclosures

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE					
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH			
L1	S88°16'07"W	25.07'	L11	N80°18'32"E	23.24'	L21	N47°19'23"E	31.88'	L31	S59°17'33"W	18.28'	L41	S72°12'48"W	31.52'	L51	N79°27'49"E	21.65'	L61	S30°34'36"W	33.77'	L71	S47°40'38"W	30.77'
L2	S89°20'25"W	43.07'	L12	S81°54'37"E	17.72'	L22	N59°16'58"E	20.32'	L32	N38°32'02"E	22.72'	L42	S55°04'16"W	25.89'	L52	S73°11'45"E	9.84'	L62	S84°10'40"W	41.20'	L72	S21°52'40"W	16.29'
L3	N74°35'26"W	38.96'	L13	S22°54'41"E	12.18'	L23	N88°24'46"E	33.75'	L33	S88°14'50"E	23.18'	L43	N18°49'15"W	14.66'	L53	N14°12'11"E	33.05'	L63	N30°04'08"W	12.54'	L73	S85°38'58"W	23.58'
L4	N76°56'39"W	19.85'	L14	S33°28'42"W	17.55'	L24	S16°38'06"E	31.66'	L34	S08°10'25"E	19.80'	L44	N49°00'54"E	21.05'	L54	N39°24'39"E	36.28'	L64	N19°12'59"W	29.28'	L74	N05°44'47"W	30.90'
L5	N23°48'26"E	12.68'	L15	S64°44'36"W	30.17'	L25	S44°24'07"W	48.53'	L35	S26°17'03"W	21.81'	L45	N01°12'29"W	28.78'	L55	N80°33'40"E	43.81'	L65	N61°26'20"E	23.05'	L75	N32°41'04"E	40.75'
L6	N45°20'31"E	23.70'	L16	S43°49'02"W	39.67'	L26	N40°15'04"W	13.41'	L36	N74°37'48"W	16.15'	L46	N02°37'09"E	15.09'	L56	N75°34'37"E	46.87'	L66	S83°13'29"E	29.29'			
L7	N50°05'59"E	38.40'	L17	S44°42'54"W	20.17'	L27	N15°30'00"E	26.27'	L37	N39°56'46"W	23.22'	L47	N30°26'03"E	19.68'	L57	S77°50'12"E	12.48'	L67	S60°22'26"E	32.86'			
L8	N56°36'51"E	33.09'	L18	N74°39'14"W	23.07'	L28	S77°16'38"E	14.66'	L38	S20°39'34"W	24.91'	L48	S89°28'33"E	11.96'	L58	S09°52'20"E	10.25'	L68	S21°03'37"W	17.28'			
L9	N83°27'46"E	31.24'	L19	N58°45'15"W	21.39'	L29	S44°15'11"E	12.23'	L39	S81°41'26"W	22.25'	L49	S41°44'40"E	41.51'	L59	S44°34'52"W	50.10'	L69	N60°19'38"W	22.11'			
L10	S80°38'02"E	49.00'	L20	N31°46'37"W	17.50'	L30	S21°01'43"W	15.25'	L40	N88°40'00"W	27.42'	L50	S65°27'24"E	19.73'	L60	S34°22'28"W	43.34'	L70	S54°33'38"W	23.38'			





# Georgia Regulatory Viewer

IPaC

DigitalGlobe

USGS Stream Stats

Web Soil Survey

EPA How 408

Find address or place



Wetland A

Wetland C

Wetland B

Wetland F

Wetland G

Wetland D

Wetland E

600ft

30.953923 -84.574688 Degrees

Aerial