



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

January 31, 2024

Regulatory Division  
SAS-2022-01178

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

[REDACTED]:

I refer to a letter dated December 29, 2022, submitted on your behalf by [REDACTED] requesting an Aquatic Resources Delineation Review (ARDR) and Jurisdictional Determination (JD) for a 9.4-acre site located at off South Port Parkway west of Interstate 95, in Brunswick, Glynn County, Georgia (Latitude: 31.1333, Longitude: -81.5961). This project has been assigned number SAS-2022-01178 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 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.

Marsh Area "A" and Wetland Area "B" as depicted on the enclosed exhibit titled "[REDACTED]" and dated September 22, 2022, are waters of the United States and are therefore within the jurisdiction of Section 404 of the Clean Water Act (33 United States Code § 1344). The placement of dredged or fill material into Waters of the United States, including mechanized land clearing of jurisdictional wetlands would require prior Department of the Army authorization pursuant to Section 404. The above referenced exhibit also identifies the delineation limits of all other aquatic resources within the review area.

Wetland Area "C" as depicted on the enclosed exhibit titled "Map to Show Wetland Survey of a Portion of Abbingdon Woods Subdivision, 27th G.M. District, Glynn County, Georgia" and dated September 22, 2022, is not a water of the United States and is therefore not within the jurisdiction of Section 404 of the Clean Water Act. 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 AJD 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]

Sincerely,

[REDACTED]

[REDACTED]

Project Manager, Coastal Branch

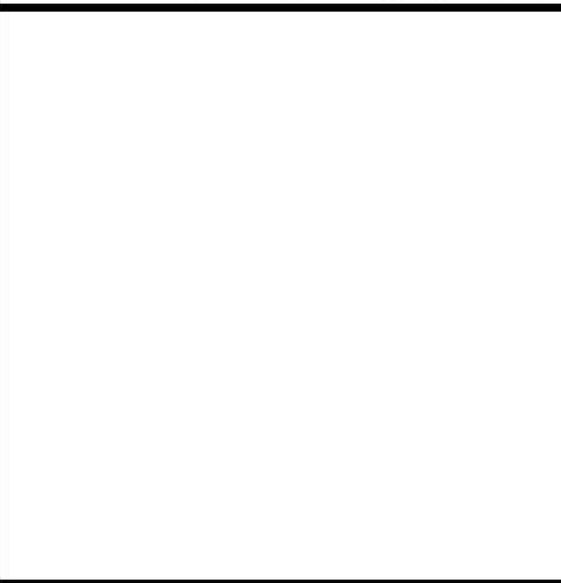
Copy Furnished:

[REDACTED]

Enclosures

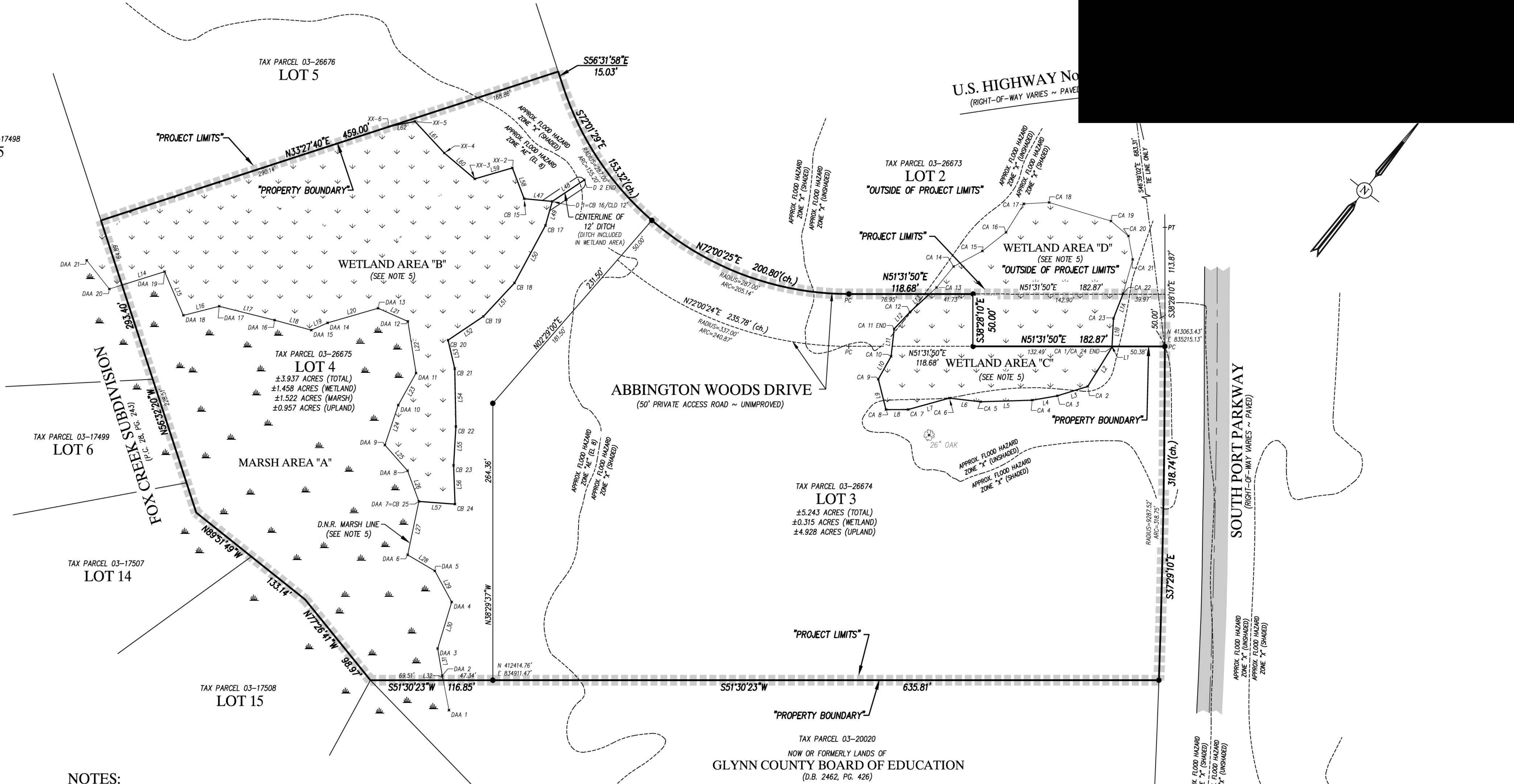


RESERVED FOR RECORDING PURPOSES



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1A	S17°16'58"E	24.87'
L1B	S35°25'49"E	26.84'
L1	S35°25'49"E	0.67'
L2	S06°51'32"E	44.03'
L3	S34°13'16"W	30.37'
L4	S41°42'23"W	24.35'
L5	S49°47'52"W	49.38'
L6	S58°09'07"W	29.99'
L7	S35°57'22"W	40.76'
L8	S51°18'41"W	21.19'
L9	N52°43'59"W	29.96'
L10	N09°09'09"W	25.06'
L11	N32°14'26"W	26.45'
L12	N04°46'50"E	22.09'
L13	N08°50'40"E	25.30'
L14	N34°05'37"E	42.57'
L15	S61°46'55"E	45.40'
L16	N37°16'27"E	35.26'
L17	N65°33'43"E	54.47'
L18	N66°46'34"E	36.29'
L19	N27°28'41"E	17.06'
L20	N35°20'27"E	50.16'
L21	N75°23'35"E	31.09'
L22	S47°34'24"E	49.89'
L23	S09°29'06"E	35.04'
L24	S20°01'21"E	40.25'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L25	S79°56'10"E	32.59'
L26	S58°41'26"E	31.26'
L27	S26°44'59"E	52.20'
L28	N82°01'15"E	30.03'
L29	S66°56'59"E	33.82'
L30	S21°42'23"E	46.47'
L31	S48°19'38"E	26.12'
L32	S49°25'11"E	4.52'
L33	N50°33'50"E	9.95'
L47	N56°58'16"E	26.98'
L48	N17°39'31"E	36.77'
L49	S22°46'14"E	23.94'
L50	S10°08'32"E	62.27'
L51	S04°23'52"W	43.68'
L52	S17°34'57"W	40.63'
L53	S51°46'18"E	27.89'
L54	S39°34'56"E	55.43'
L55	S35°07'51"E	37.02'
L56	S40°32'25"E	37.09'
L57	S55°52'46"W	34.60'
L58	S59°23'36"E	31.48'
L59	N35°15'34"E	37.40'
L60	S88°11'11"E	38.15'
L61	S81°20'17"E	41.14'
L62	N40°26'46"E	24.28'



NOTES:

- 1.) BEARINGS & COORDINATES SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM FOR GEORGIA, EAST ZONE AND WERE ESTABLISHED BY GPS METHODOLOGY.
- 2.) SUBJECT PROPERTY IS FOUND TO BE IN FLOOD HAZARD ZONES "X" (UNSHADED), "X" (SHADED) & "AE" (EL B) AS PER F.I.R. MAP FOR CAMDEN COUNTY, GEORGIA, DATED: JANUARY 5, 2018, MAP No. 13127C0243H, COMMUNITY No. 130092, PANEL No. 0243, SUFFIX "H".
- 3.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.
- 4.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY NOT SHOWN HEREON THAT MAY BE RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY.
- 5.) WETLAND AND MARSH AREAS SHOWN HEREON WERE FLAGGED BY TERRACON IN AUGUST 2022 AND LOCATED IN THE FIELD BY THIS FIRM SEPTEMBER 22, 2022.
- 6.) THE WETLAND AREAS SHOWN HEREON ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE AREAS WITHOUT PROPER AUTHORIZATION.
- 7.) THE GEORGIA EROSION & SEDIMENTATION ACT OF 1975, AS AMENDED (O.C.G.A. 12-7-1-et seq.) PROVIDES FOR THE PROTECTION OF STATE WATERS BY EXPLICITLY PROHIBITING LAND DISTURBING ACTIVITIES WITHIN 25 FEET FROM SPECIFIED STATE WATERS.
- 8.) SUBJECT PROPERTY IS CURRENTLY ZONED: MR. BUILDING SETBACKS ARE AS FOLLOWS: (AS PER S/D PLAT) MINIMUM FRONT YARD SETBACK: 30 FEET; MINIMUM SIDE YARD SETBACK FROM LOT LINE: 15 FEET; MINIMUM REAR YARD SETBACK: 15 FEET.
- 9.) A TEN (10') UTILITY AND DRAINAGE EASEMENT EXIST ALONG THE FRONT OF ALL LOTS ALONG ALL STREET RIGHTS-OF-WAY PER SEC. 605.1 OF THE SUBDIVISION REGULATIONS OF GLYNN COUNTY, GEORGIA, ACCORDING TO SAID SUBDIVISION PLAT.

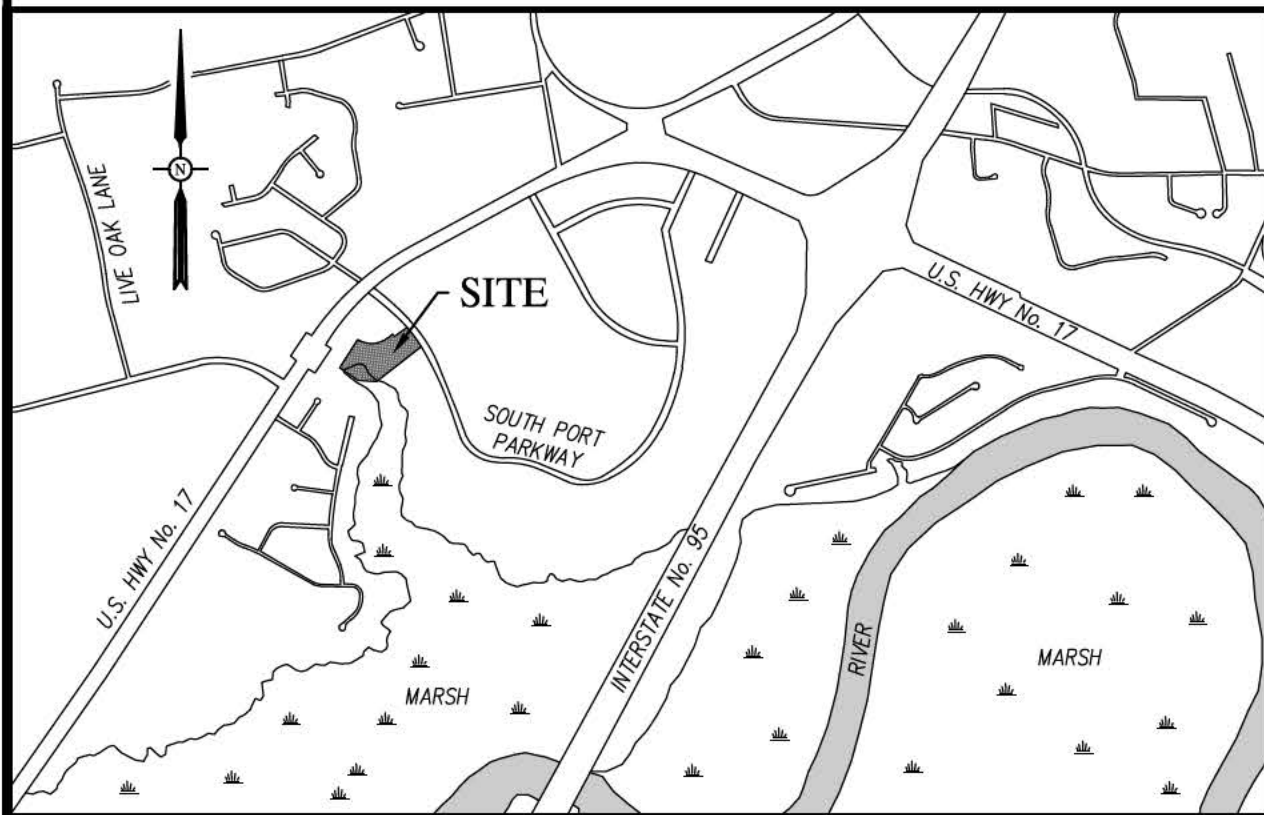
REFERENCES:

- A.) SUBDIVISION PLAT OF ABBINGTON WOODS, P.B. 32, PAGE 254.
- B.) D.B. 3179, PG. 222.
- C.) D.B. 3179, PG. 226.
- D.) D.B. 2462, PG. 426.

WETLAND/MARSH AREA TABLE:

MARSH AREA "A"= 1.522 ACRES  
WETLAND AREA "B"= 1.458 ACRES  
WETLAND AREA "C"= 0.471 ACRES  
WETLAND AREA "D"= 0.261 ACRES

MAP AMENDED 1/16/24 REVISED WETLAND AREA FOR AREA "C"; UPDATED WETLAND AREA TABLE; ADDED LINES L1A & L1B; NO OTHER CHANGES AT THIS TIME.  
MAP AMENDED 5/22/23 REVISED WETLAND AREA FOR AREA "B"; TO UPDATE WETLAND AREA TABLE; NO OTHER CHANGES AT THIS TIME.  
MAP AMENDED 5/19/23 REVISED OVERALL AREA FOR UPLAND AREA OF LOT 4; NO OTHER CHANGES AT THIS TIME.  
MAP AMENDED 5/10/23 PER ARMY CORPS OF ENGINEERS REVIEW TO ADD WETLAND FLAGS XX-1 - XX-6; TO REMOVE FLAGS CB-1 - CB-14 AND ASSOCIATED LINE TABLE, LINES 33-46; REVISED OVERALL AREA FOR WETLAND "B"; NO OTHER CHANGES AT THIS TIME.



SCALE: 1" = 50'

DWN. BY: M.C. CKD. BY: J.S.F.  
FIELD BOOK 62, PAGE 22, 42-43  
SURVEY DATE: 09-22-2022

DWG. # WJ-2-1211-10-22

CLOSURE NOTE:  
THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 43,770 FEET AND AN ANGULAR ERROR OF 04 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 172,650 FEET.

EQUIPMENT USED: ANGULAR: TOPCON ES  
LINEAR: TOPCON ES

LEGEND:

- = SET 1/2" REBAR LSF 1067
- = SET CONCRETE MONUMENT LSF 1067
- = FOUND CONCRETE MONUMENT IDENTIFICATION AS NOTED
- = FOUND 1/2" IRON PIPE RLS 2804
- △ = FOUND PK NAIL & WASHER IDENTIFICATION AS NOTED

P.C. = PLAT CABINET  
P.B. = PLAT BOOK  
P.D. = PLAT DRAWER  
D.B. = DEED BOOK  
PG. = PAGE  
(ch.) = CHORD  
PC = POINT OF CURVATURE  
PT = POINT OF TANGENCY  
PRC = POINT OF REVERSE CURVE  
B.R.L. = BUILDING RESTRICTION LINE

P.O. BOX 5730  
ST. MARYS, GEORGIA 31558  
(912) 729-1507 PHONE  
(912) 729-1509 FAX

GEORGIA LICENSED  
SURVEY FIRM No. 1067  
EMAIL: AKM\_SURVEYING@GDS.NET

PREPARED BY:

AKM  
SURVEYING, INC.  
SURVEYORS & LAND PLANNERS

CERTIFICATION: This plat is a retracement of an existing parcel or parcels of land and does not subdivide or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITHOUT LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors as set forth in O.C.G.A. Section 15-6-67.

BY: Jeffrey K. Foster  
JEFFREY K. FOSTER  
GA. REGISTERED SURVEYOR No. 3143

1/16/2024