



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

November 28, 2023

Regulatory Division
SAS-2021-00466

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

[REDACTED]:

I refer to the request for an Aquatic Resources Delineation Review (ARDR) and Approved Jurisdictional Determination (AJD) for a 1,541.28-acre review area, submitted on your behalf by [REDACTED] dated January 3, 2023. The review area consists of multiple parcels of land that total 1,541.28 acres located north of Miami-Valley Road in Fort Valley, Peach County, Georgia. The approximate coordinates of the center point of the site are: latitude 32.566526, longitude -83.844906. The nearest named waterbody is Mossy Creek, which flows through the northeastern corner of the site. This project has been assigned number SAS-2021-00466, and it is important that you refer to this number in all communication concerning this matter.

We have completed an ARDR and AJD 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 of Record," which details whether aquatic resources present on the site are subject to the jurisdiction of the U.S. Army Corps of Engineers for five features, and how the Corps determined jurisdiction. The enclosed exhibit entitled, "Figure 9 Peach County Mega Site Peach County Georgia Aquatic Resources GPS Exhibit", dated May 23, 2023, accurately identifies the delineated limits of all aquatic resources located within the review area.

The five features collectively labeled, "Non-jurisdictional Upland Dug Pond, Non-jurisdictional Drainage Feature 1, Non-Jurisdictional Drainage Feature 2, Non-Jurisdictional Wetland 1 and Non-Jurisdictional Wetland 2", as identified on the enclosed exhibit entitled, "Figure 9 Peach County Mega Site Peach County Georgia Aquatic Resources GPS Exhibit", dated May 23, 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. The above referenced exhibit 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 -2 331. 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 Code of Federal Regulations).

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 decision is later found to be in error, this decision may be revoked.

An electronic copy of this letter is being provided to the following party: [REDACTED]

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 you taking the time to complete a survey each time you have interaction with our office.

If you have any questions, please contact me at

[REDACTED]

[REDACTED]

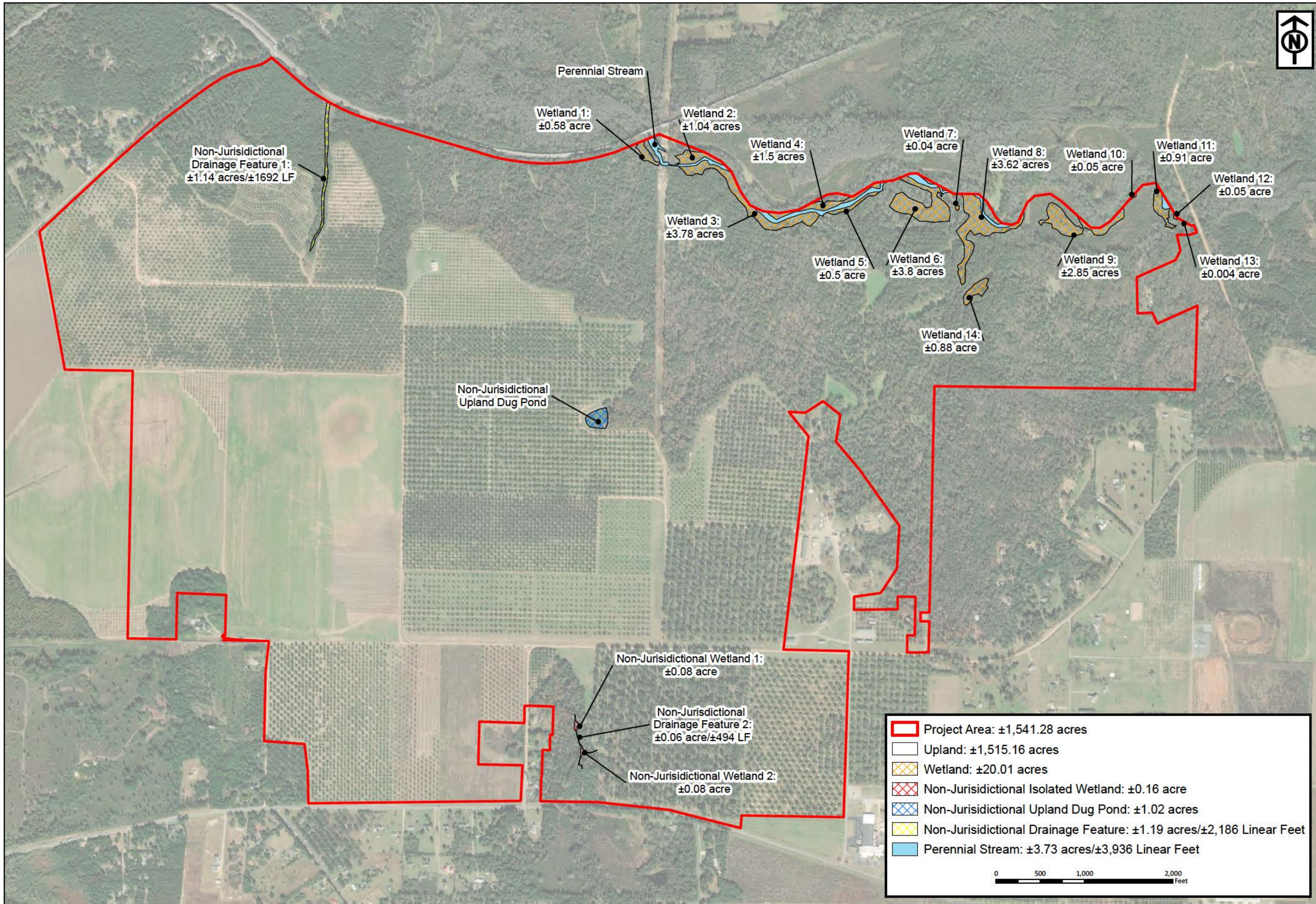
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Enclosures



**Aquatic Resource
GPS Exhibit**

Prepared For:

Peach County Mega Site

Peach County, Georgia

18-213.3

Figure No.: 9

Prepared By: MW

Sketch Date: 5/23/2023

Map Scale : 1 inch = 1,000 feet