



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT
100 W. OGLETHORPE AVENUE
SAVANNAH, GEORGIA 31401-3604
February 7, 2022

Regulatory Division
SAS-2021-01056

Mr. Tim Brown
Sureste Property Group LLC
3475 Lenox Road, Suite 760
Atlanta, Georgia 30326

Dear Mr. Brown:

I refer to a letter dated December 14, 2021, submitted on your behalf by Mr. Tristan Turner, requesting an Aquatic Resources Delineation Review (ARDR) for a 15-acre site located adjacent to Harry Driggers Boulevard, in the city of Brunswick, Glynn County, Georgia (Latitude 31.2657, Longitude -81.4910). This project has been assigned number SAS-2021-01056 and it is important that you refer to this number in all communication concerning this matter.

We have completed a ARDR 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. The enclosed exhibit entitled, "A Portion of Lake Residential Tract, The Golden Isles Gateway Tract", Glynn County, Georgia, Sheets 1 of 1, dated February 2, 2022, accurately identifies the delineated limits of all aquatic resources located within the review area.

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 http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_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 (912) 652-5022 or by email at patrick.a.atkins@usace.army.mil.

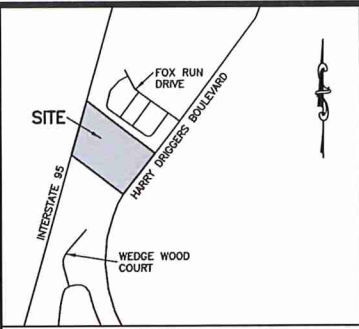
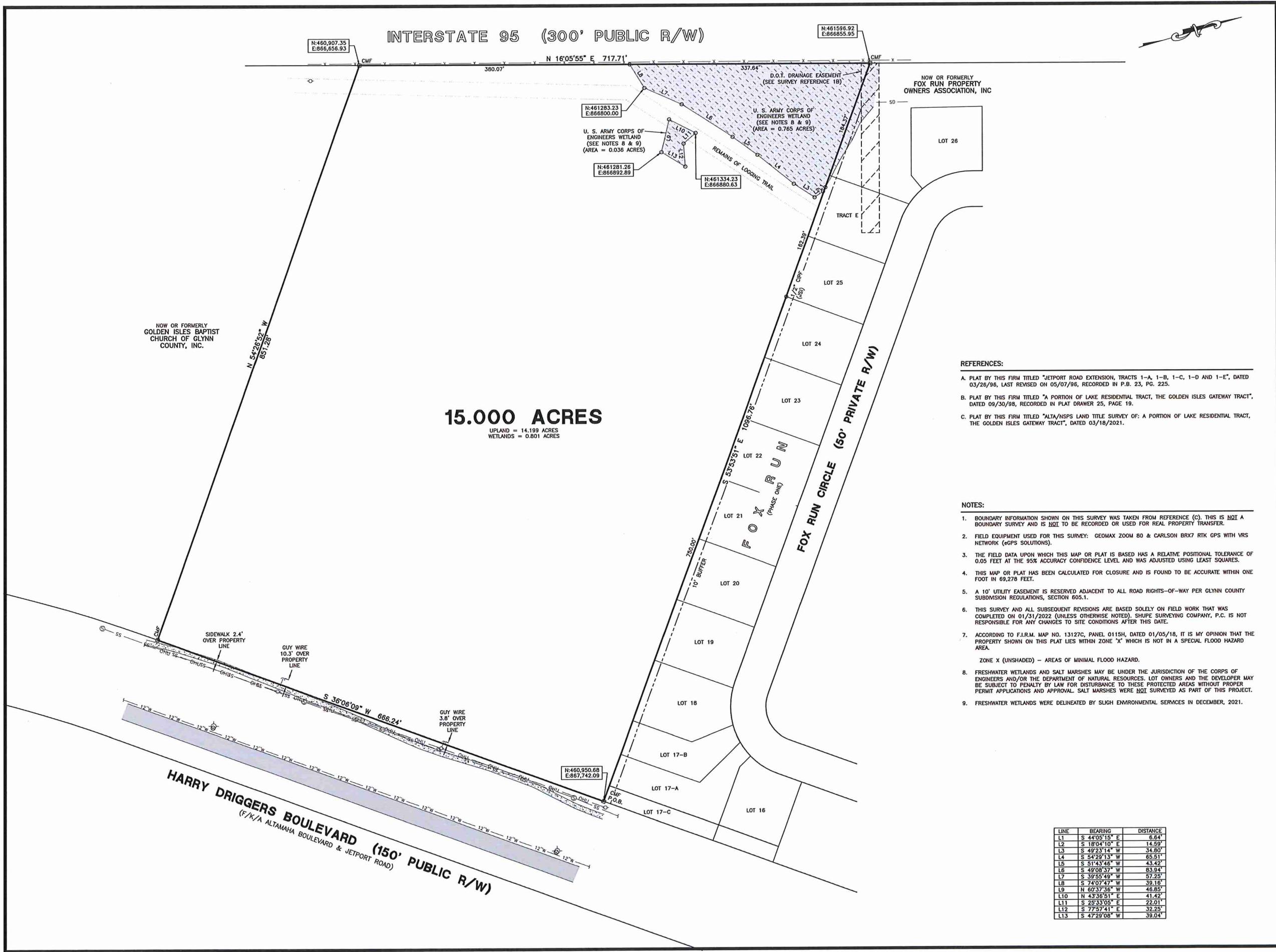
Sincerely,



P. Allen Atkins
Regulatory Specialist, Coastal Branch

Copy Furnished: Tristan Turner, Sligh Environmental Consultants, Inc.

Enclosure(s)



VICINITY MAP (NOT TO SCALE)

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LEGEND	
CMF	CONCRETE MONUMENT FOUND
CIFF	CAPPED IRON PIPE FOUND (J51)
P.O.B.	POINT OF BEGINNING
⊙	FIRE HYDRANT
⊗	WATER VALVE
⊕	SANITARY SEWER MANHOLE
⊙	UTILITY POLE
—	GUY WIRE
—	CONCRETE
—	ASPHALT
SS	SANITARY SEWER LINE
—	FENCE
CHU	OVERHEAD UTILITIES
---	TOP OF BANK
---	BOTTOM OF BANK

- REFERENCES:
- PLAT BY THIS FIRM TITLED "JETPORT ROAD EXTENSION, TRACTS 1-A, 1-B, 1-C, 1-D AND 1-E", DATED 03/26/96, LAST REVISED ON 05/07/96, RECORDED IN P.B. 23, PG. 225.
 - PLAT BY THIS FIRM TITLED "A PORTION OF LAKE RESIDENTIAL TRACT, THE GOLDEN ISLES GATEWAY TRACT", DATED 09/30/98, RECORDED IN PLAT DRAWER 25, PAGE 19.
 - PLAT BY THIS FIRM TITLED "ALTA/NSPS LAND TITLE SURVEY OF: A PORTION OF LAKE RESIDENTIAL TRACT, THE GOLDEN ISLES GATEWAY TRACT", DATED 03/18/2021.

- NOTES:
- BOUNDARY INFORMATION SHOWN ON THIS SURVEY WAS TAKEN FROM REFERENCE (C). THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE RECORDED OR USED FOR REAL PROPERTY TRANSFER.
 - FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM 80 & CARLSON BRX7 RTK GPS WITH VRS NETWORK (eGPS SOLUTIONS).
 - THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A RELATIVE POSITIONAL TOLERANCE OF 0.05 FEET AT THE 95% ACCURACY CONFIDENCE LEVEL AND WAS ADJUSTED USING LEAST SQUARES.
 - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 69,278 FEET.
 - A 10' UTILITY EASEMENT IS RESERVED ADJACENT TO ALL ROAD RIGHTS-OF-WAY PER GLYNN COUNTY SUBDIVISION REGULATIONS, SECTION 605.1.
 - THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON 01/31/2022 (UNLESS OTHERWISE NOTED). SHUPE SURVEYING COMPANY, P.C. IS NOT RESPONSIBLE FOR ANY CHANGES TO SITE CONDITIONS AFTER THIS DATE.
 - ACCORDING TO F.L.R.M. MAP NO. 13127C, PANEL 0115H, DATED 01/05/18, IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONE "X" WHICH IS NOT IN A SPECIAL FLOOD HAZARD AREA.
 - ZONE X (UNSHADED) - AREAS OF MINIMAL FLOOD HAZARD.
 - FRESHWATER WETLANDS AND SALT MARSHES MAY BE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATIONS AND APPROVAL. SALT MARSHES WERE NOT SURVEYED AS PART OF THIS PROJECT.
 - FRESHWATER WETLANDS WERE DELINEATED BY SLUGH ENVIRONMENTAL SERVICES IN DECEMBER, 2021.

LINE	BEARING	DISTANCE
L1	S 44°05'15" E	6.64'
L2	S 18°04'10" E	14.59'
L3	S 49°23'14" W	34.80'
L4	S 54°29'13" W	65.51'
L5	S 51°43'46" W	43.42'
L6	S 49°08'37" W	83.94'
L7	S 59°55'49" W	57.25'
L8	S 74°07'47" W	39.18'
L9	N 60°37'36" W	46.85'
L10	N 43°36'51" E	41.42'
L11	S 29°33'05" E	22.01'
L12	S 77°57'41" E	32.25'
L13	S 47°29'08" W	39.04'

GARY R. NEVILL, GA PLS #2401

NO.	REVISION	BY	DATE

U. S. ARMY CORPS OF ENGINEERS WETLAND SURVEY OF:

A PORTION OF LAKE RESIDENTIAL TRACT, THE GOLDEN ISLES GATEWAY TRACT

1356TH G.M.D., GLYNN COUNTY, GEORGIA

PREPARED FOR:
SURESTE PROPERTY GROUP

SHUPE SURVEYING COMPANY, P.C.
3837 DARIEN HIGHWAY
BRUNSWICK, GA 31525
912-265-0562
CERTIFICATE OF AUTHORIZATION: LSF317

SCALE: 1" = 60' DRAWING DATE: 02/02/2022
FILE: 98402 DRAWN BY: JCH
DRAWING: 98402-WETLAND.DWG CREW CHIEF: MH

SHEET 1 OF 1