



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

August 17, 2022

Regulatory Division
SAS-2016-00859

Mr. Thomas Exley
T & T Exley Properties, LLC
Post Office Box 1338
Rincon, Georgia 31326

Dear Mr. Exley:

I refer to the request, submitted on your behalf Resource & Land Consultants, LLC, to request re-verification under Nationwide Permit No. 14 (NWP 14), to supersede the previous verification issued on September 10, 2021. The proposed project would result in permanent adverse impacts to 0.092-acre of wetland in conjunction with construction of an access road. The 65.69-acre project site is located southwest of the intersection of Rice Mill Road and State Highway 21 in Port Wentworth, Chatham County, Georgia (centered at approximately latitude: 32.2218, longitude: -81.2028). This project has retained the previously assigned number SAS-2016-00859, and it is important that you reference this number in all communication concerning this matter.

We understand that the project involves construction of an access road to service an 80-foot-wide utility easement, associated with the construction area of a future residential development. The construction of the access road would include the installation of a culvert within an existing ditch that drains into a wetland. A total of 4,021.58 square feet (0.092-acre) of wetland fill would result from the installation of the culvert and associated roadway grading. The details of the roadway and proposed impacts are depicted on the enclosed 13-page exhibit package collectively entitled, "Wetland Exhibit, Parcel "B-1" and Parcel B-2, Being Lands of Exley, 8th G.M. District, Port Wentworth, Chatham County, Georgia, for T&T Exley Properties, LLC, PO BOX 416, Springfield, Georgia 31329", composed of Sheet 1 of 13 through Sheet 13 of 13, as prepared by Georgia Registered Professional Surveyor Michael J. Hussey of Sundial Land Surveying, PC, dated May 24, 2022, and revised August 3, 2022.

The above-referenced 13-page exhibit package also identifies the delineation limits of all aquatic resources within the project area. The wetlands 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 re-verification, it is subject to change based on site conditions at the time of re-evaluation.

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 U.S. Department of Agriculture (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.

We have completed coordination with other federal and state agencies as described in Part C (32)(d) of our NWP Program, published in the January 13, 2021, Federal Register, Vol. 86, No. 8, Pages 2744-2877 (86 FR) and/or the December 27, 2021, Federal Register, Vol. 86, No. 245, Pages 73522-73583 (86 FR). The NWPs and Savannah District's Regional Conditions for NWPs can be found on our website at <http://www.sas.usace.army.mil/Missions/Regulatory/Permitting/GeneralPermits/NationwidePermits.aspx>. During our coordination procedure, no adverse comments regarding the proposed work were received.

As a result of our evaluation of your project, we have determined that the proposed activity is authorized as described in Part B of the NWP Program. Your use of this NWP is valid only if:

- a. The activity is conducted in accordance with the information submitted and meets the conditions applicable to the NWP, as described at Part C of the NWP Program and the Savannah District's Regional Conditions for NWPs.
- b. You shall notify the Corps, in writing, at least 10 days in advance of commencement of work authorized by this permit.
- c. You fill out and sign the enclosed certification and return it to our office within 30 days of completion of the activity authorized by this permit.

This proposal was reviewed in accordance with Section 7 of the Endangered Species Act. Based on the information we have available, we have determined that the project may affect, but is not likely to adversely affect, the wood stork (*Mycteria americana*) and the Eastern indigo snake (*Dymarchon corais couperi*). In addition, the project would have no effect on any other threatened or endangered species nor any critical habitat for such species. Authorization of an activity by a NWP does not authorize the "take" of threatened or endangered species. In the absence of separate authorization, both

lethal and non-lethal "takes" of protected species are in violation of the Endangered Species Act. See Part (C) of 86 FR for more information.

This verification is valid until the NWP is modified, reissued or revoked. All of the existing NWPs are scheduled to expire on March 14, 2026. It is incumbent upon you to remain informed of changes to the NWPs. Furthermore, if you commence or are under contract to commence this activity before the date that the relevant NWP is modified or revoked, you will have 12 months from the date of the modification or revocation of the NWP to complete the activity under the present terms and conditions of this NWP.

This authorization should not be construed to mean that any future projects requiring Department of the Army authorization would necessarily be authorized. Any new proposal, whether associated with this project or not, would be evaluated on a case-by-case basis. Any prior approvals would not be a determining factor in making a decision on any future request.

Revisions to your proposal may invalidate this authorization. In the event changes to this project are contemplated, I recommend that you coordinate with us prior to proceeding with the work.

This communication does not relieve you of any obligation or responsibility for complying with the provisions of any other laws or regulations of other federal, state or local authorities. It does not affect your liability for any damages or claims that may arise as a result of the work. It does not convey any property rights, either in real estate or material, or any exclusive privileges. It also does not affect your liability for any interference with existing or proposed federal projects. If the information you have submitted and on which the Corps bases its determination/decision of authorization under the NWP is later found to be in error, this determination may be subject to modification, suspension, or revocation.

An electronic copy of this letter is being provided to the following party: Mr. Alton Brown, Jr., Resource & Land Consultants, LLC, via email at: abrown@rlandc.com.

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.

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If you have any questions, please contact me by telephone at (678) 422-2724 or via email at justin.m.edwards@usace.army.mil.

Sincerely,

Justin M. Edwards
Regulatory Specialist, Piedmont Branch

Enclosures

Regulatory Division

CERTIFICATION OF COMPLIANCE
WITH DEPARTMENT OF THE ARMY
NATIONWIDE PERMIT (14)

PERMIT FILE NUMBER: SAS-2016-00859

PERMITTEE/ADDRESS: T & T Exley Properties, LLC, Attention: Mr. Thomas Exley,
Post Office Box 1338, Rincon, Georgia 31326.

LOCATION OF WORK: The 65.69-acre site is located southwest of the intersection of
Rice Mill Road and State Highway 21 in Port Wentworth, Chatham County, Georgia
(latitude: 32.2218, longitude: -81.2028).

PROJECT DESCRIPTION: The project involves construction of an access road to
service an 80-foot-wide utility easement, associated with the construction area of a
future residential development. The construction of the access road would include the
installation of a culvert within an existing ditch that drains into a wetland. A total of
4,021.58 square feet (0.092-acre) of wetland fill would result from the installation of the
culvert and associated roadway grading.

WATERS OF THE UNITED STATES IMPACTED: Permanent impacts to 0.092-acre of
wetland (Wetland Area B).

DATE WORK IN WATERS OF UNITED STATES COMPLETED: _____

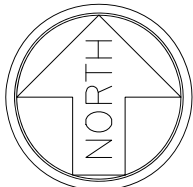
COMPENSATORY MITIGATION REQUIRED: N/A

I understand that the permitted activity is subject to a U.S. Army Corps of Engineers' Compliance Inspection. If I fail to comply with the permit conditions at Part C of the Nationwide Permit Program, published in the January 13, 2021, Federal Register, Vol. 86, No. 8, Pages 2744-2877 (86 FR) and/or the December 27, 2021, Federal Register, Vol. 86, No. 245, Pages 73522-73583 (86 FR), it may be subject to suspension, modification or revocation.

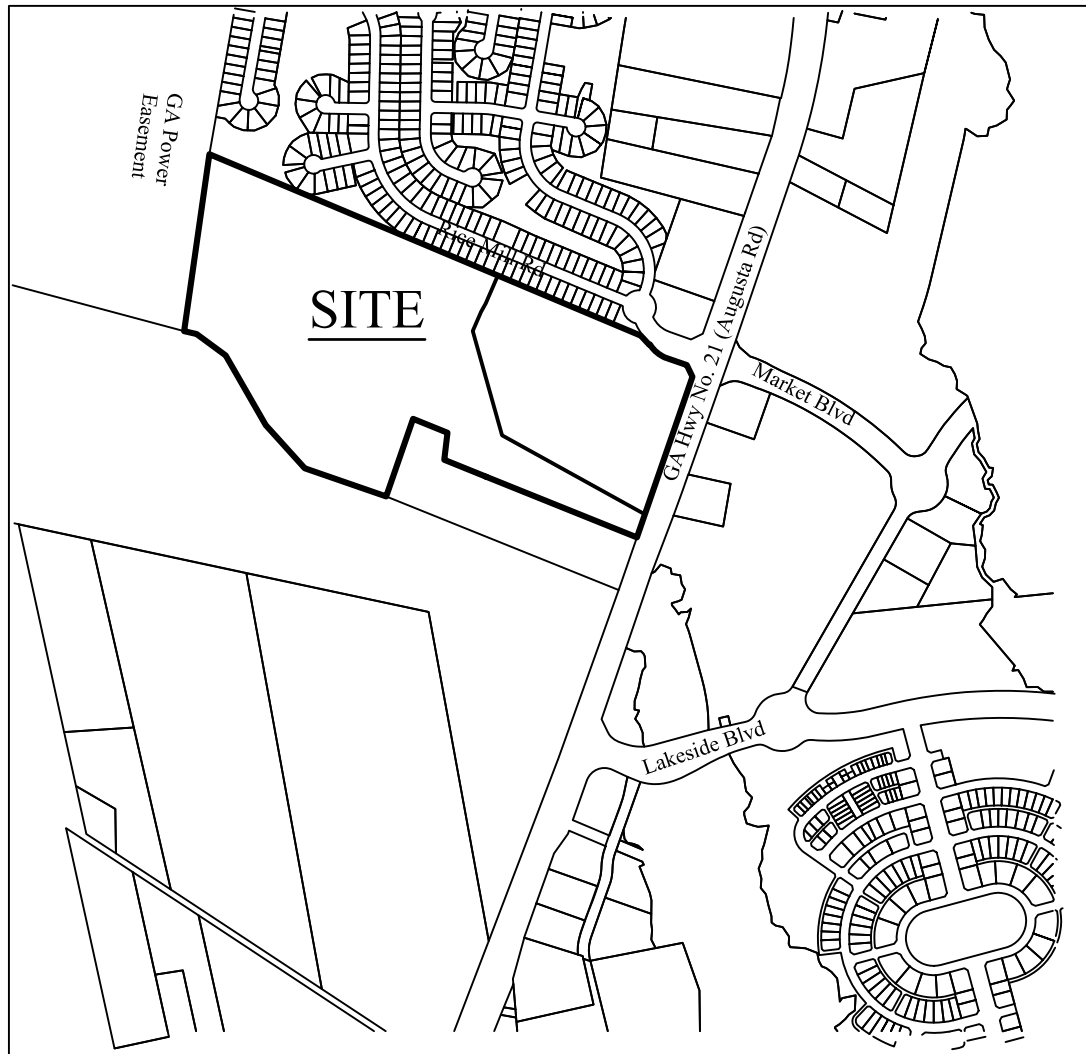
I hereby certify that the work authorized by the above referenced permit as well as any required mitigation (if applicable) has been completed in accordance with the terms and conditions of the said permit.

Signature of Permittee

Date



GRID NORTH
NAD 1983
GA EAST ZONE



PROJECT VICINITY MAP (NTS)

GENERAL NOTES:

1. HORIZONTAL DATUM IS BASED ON NAD 1983.
2. WETLAND POINT COORDINATES WERE PROVIDED BY A COMBINATION OF FIELD RUN TRAVERSE SURVEY (SUNDIAL LAND SURVEYING) AND GPS SURVEY (RESOURCE LAND CONSULTANTS – SEE COE GPS DATA SHEET SUBMITTED BY REFERENCED CONSULTANT FOR SPECIFIC INFORMATION ON THE GPS DATA).



<u>PROJECT TOTALS</u>	
PROJECT LIMITS -----	65.69 ACRES
WETLAND AREA -----	43.94 ACRES
UPLAND AREA -----	21.75 ACRES
WETLAND IMPACT -----	0.10 ACRE

SUNDIAL LAND SURVEYING, PC
LSF000957
1410 WEST US HIGHWAY 80, SUITE 2
BLOOMINGDALE, GA 31302
912-235-2477

WETLAND EXHIBIT

PARCEL "B-1" AND PARCEL B-2, BEING
LANDS OF EXLEY, 8TH G.M. DISTRICT,
PORT WENTWORTH, CHATHAM COUNTY,
GEORGIA

for
T&T Exley Properties, LLC
PO BOX 416
SPRINGFIELD GA 31329

REVISED: AUGUST 3, 2022
MAY 24, 2022

NOW OR FORMERLY
FRAZIER HAIRSTON
70906C01009
NOW OR FORMERLY
BRAD SYKES
70906C01008
NOW OR FORMERLY
ALY SERVICES
70906C01007
NOW OR FORMERLY
ZANDIS WILLIAMS
70906C01006
NOW OR FORMERLY
BRADLEY GRANETT
70906C01005
NOW OR FORMERLY
SANDRA BRADY
70906C01004
NOW OR FORMERLY
ALY SERVICES
70906C01003
NOW OR FORMERLY
DARREN HIGHTOWER
70906C01002
NOW OR FORMERLY
YOLANDA ALLS
DB 363N, PG 805

RICE MILL ROAD
R/W VARIES

70906C01001
NOW OR FORMERLY
RICE CREEK HOA

50' ACCESS, DRAINAGE AND
UTILITY EASEMENT (1.03 ACRES)

533°08'01"W
9.03'

545°09'23"E
56.87'

R=250.00'
CH BRG=561°28'35"E
CH=81.94'

N44°50'37"E
19.38'

A=82.32' 570°54'33"E
123.60'

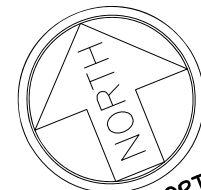
S25°54'33"E
70.71'

S19°05'27"W

GEORGIA POWER
COMPANY EASEMENT

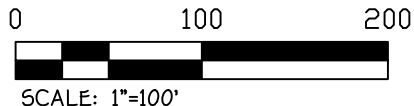
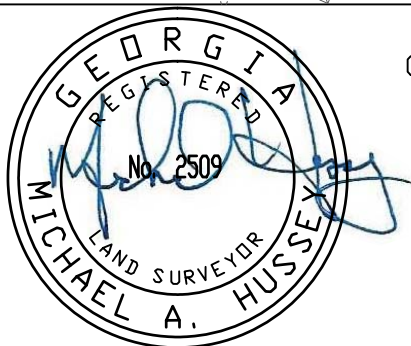
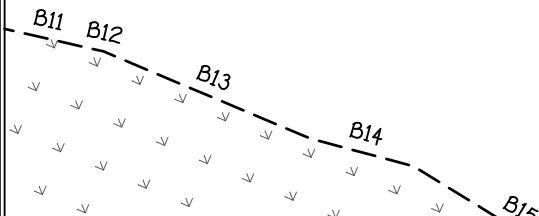
74.03'

GEORGIA HIGHWAY NO. 21
R/W VARIES



GRID NORTH
NAD 1983
GA EAST ZONE

PARCEL B-1
19.50 ACRES



SUNDIAL LAND SURVEYING, PC
LSF000957
1410 WEST US HIGHWAY 80, SUITE 2
BLOOMINGDALE, GA 31302
912-235-2477

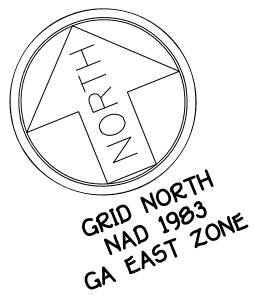
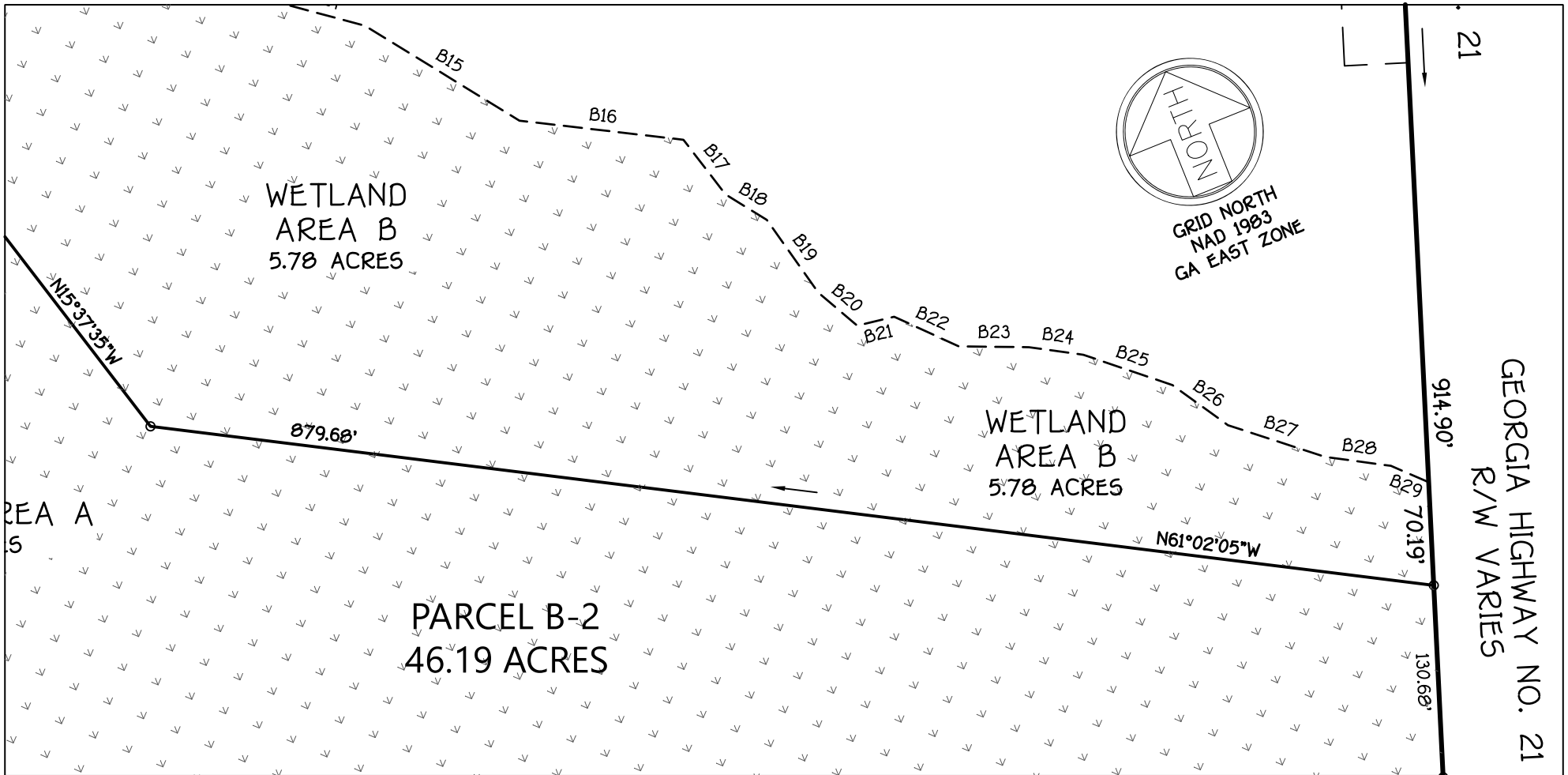
WETLAND EXHIBIT

PARCEL "B-1" AND PARCEL B-2, BEING
LANDS OF EXLEY, 8TH G.M. DISTRICT,
PORT WENTWORTH, CHATHAM COUNTY,
GEORGIA

for
T&T Exley Properties, LLC
PO BOX 416
SPRINGFIELD GA 31329

REVISED: AUGUST 3, 2022
MAY 24, 2022

SHEET 3 OF 13



21

GEORGIA HIGHWAY NO. 21
R/W VARIES

914.90'

70.19'

130.68'

N68°05'36\"W

70906 01030
NOW OR FORMERLY
T&T EXLEY PROPERTIES LLC
DB 438, PG 59

AREA A
S

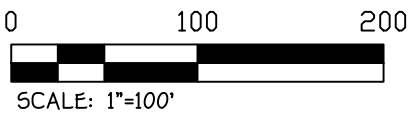
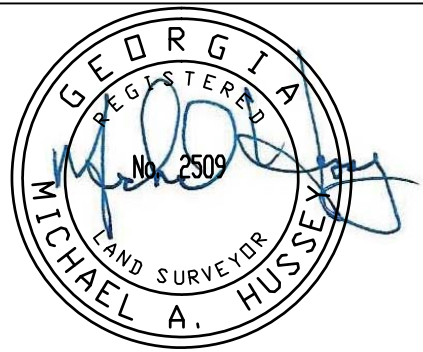
WETLAND
AREA B
5.78 ACRES

WETLAND
AREA B
5.78 ACRES

PARCEL B-2
46.19 ACRES

879.68'

N61°02'05\"W



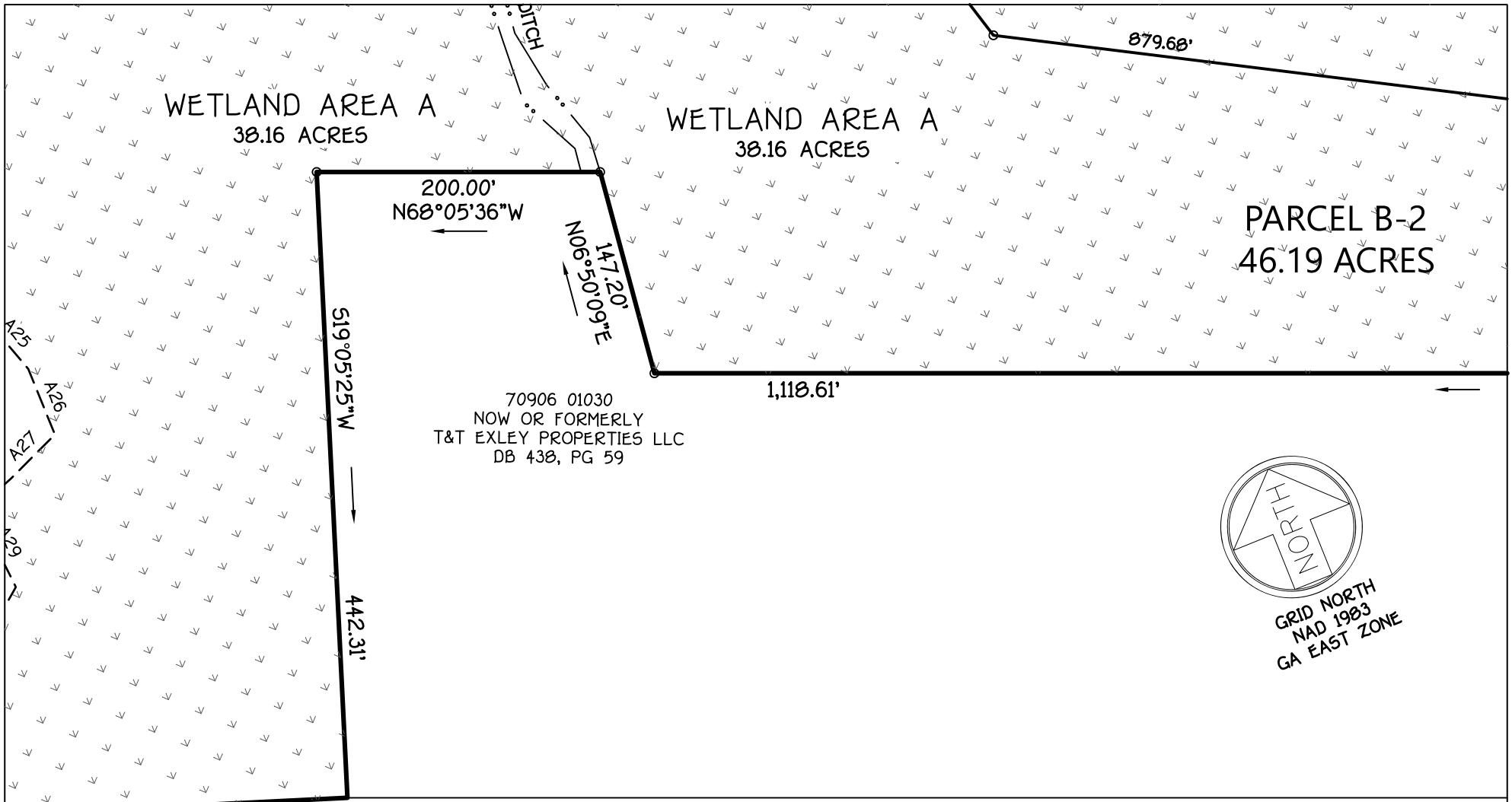
SUNDIAL LAND SURVEYING, PC
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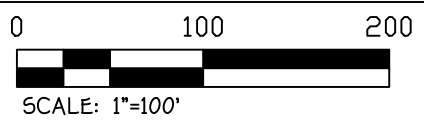
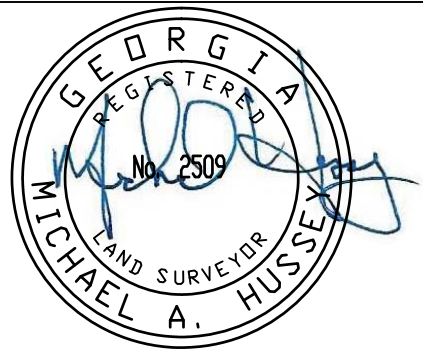
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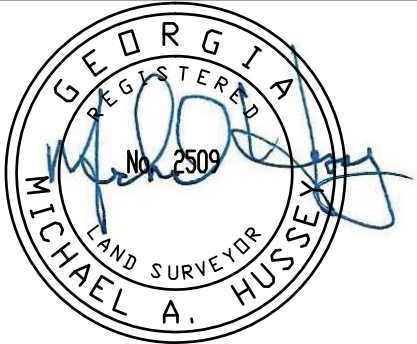
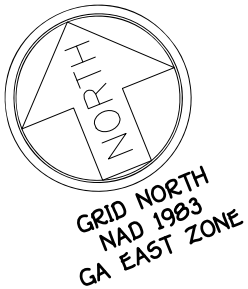
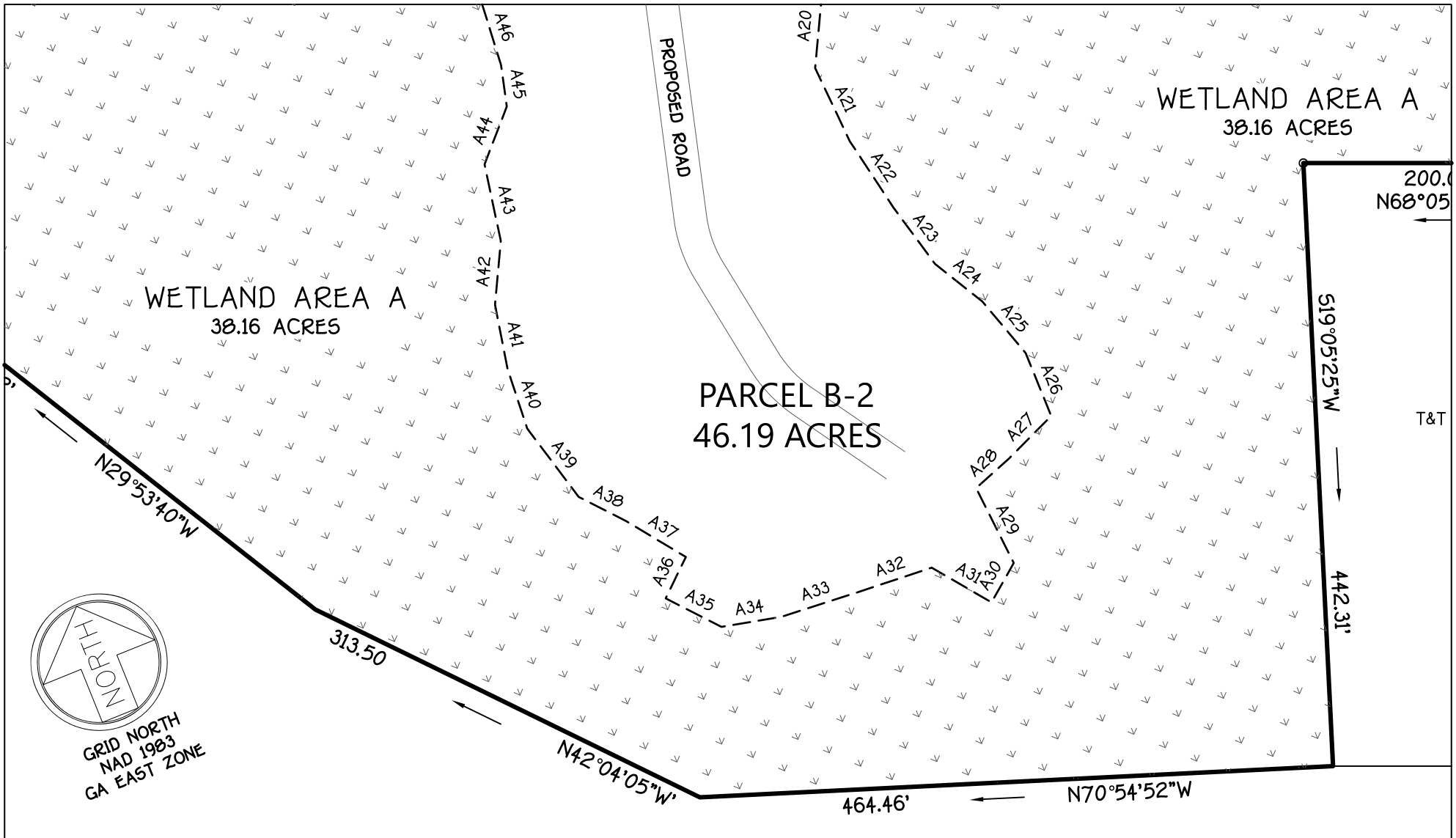


70906 01030
 NOW OR FORMERLY
 T&T EXLEY PROPERTIES LLC
 DB 438, PG 59



SUNDIAL LAND SURVEYING, PC
 L5F000957
 1410 WEST US HIGHWAY 80, SUITE 2
 BLOOMINGDALE, GA 31302
 912-235-2477

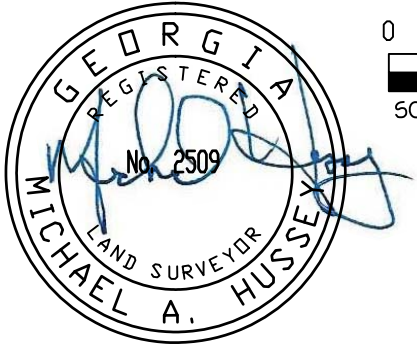
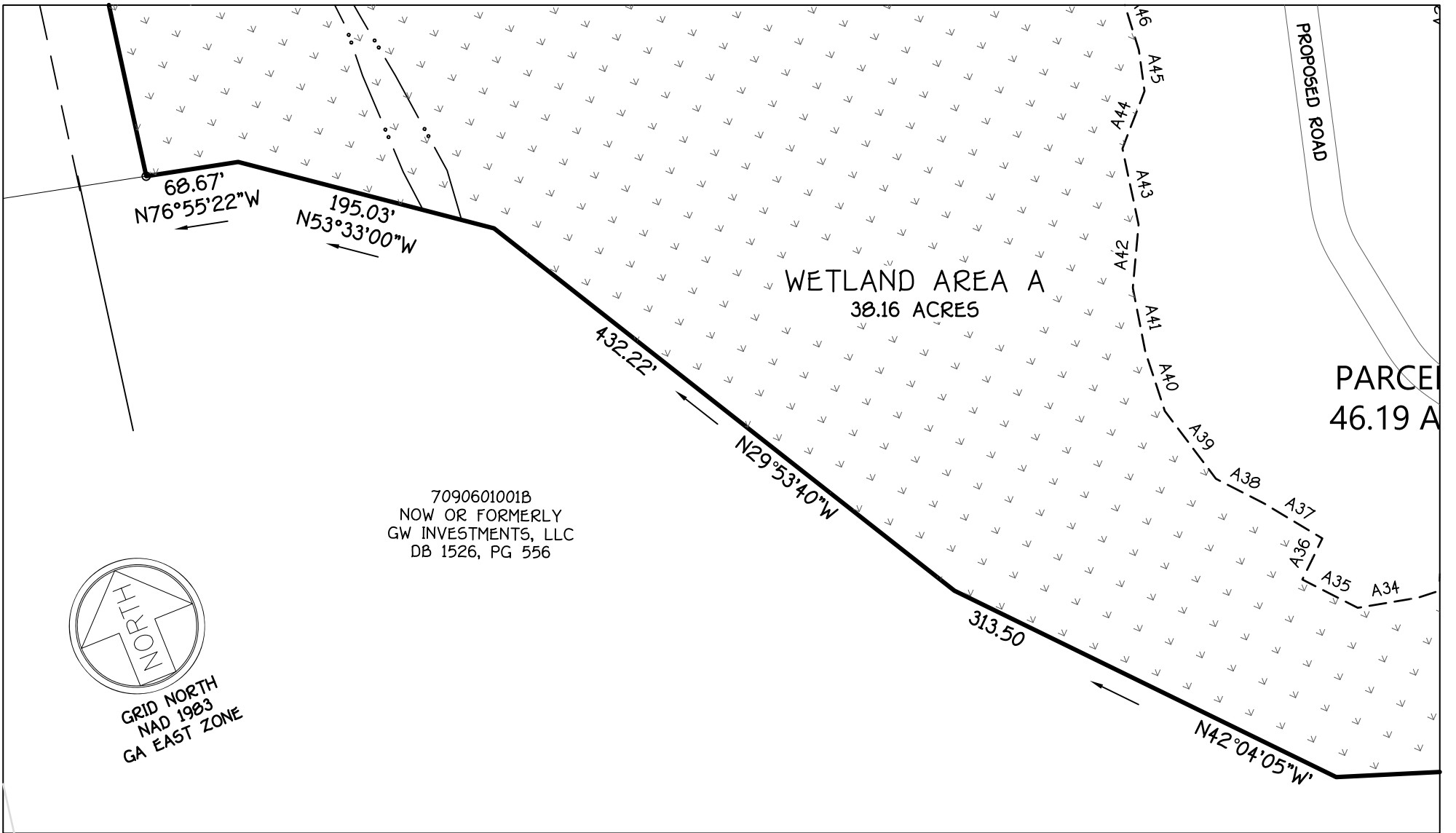
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 REVISED: AUGUST 3, 2022
 MAY 24, 2022
 SHEET 5 OF 13



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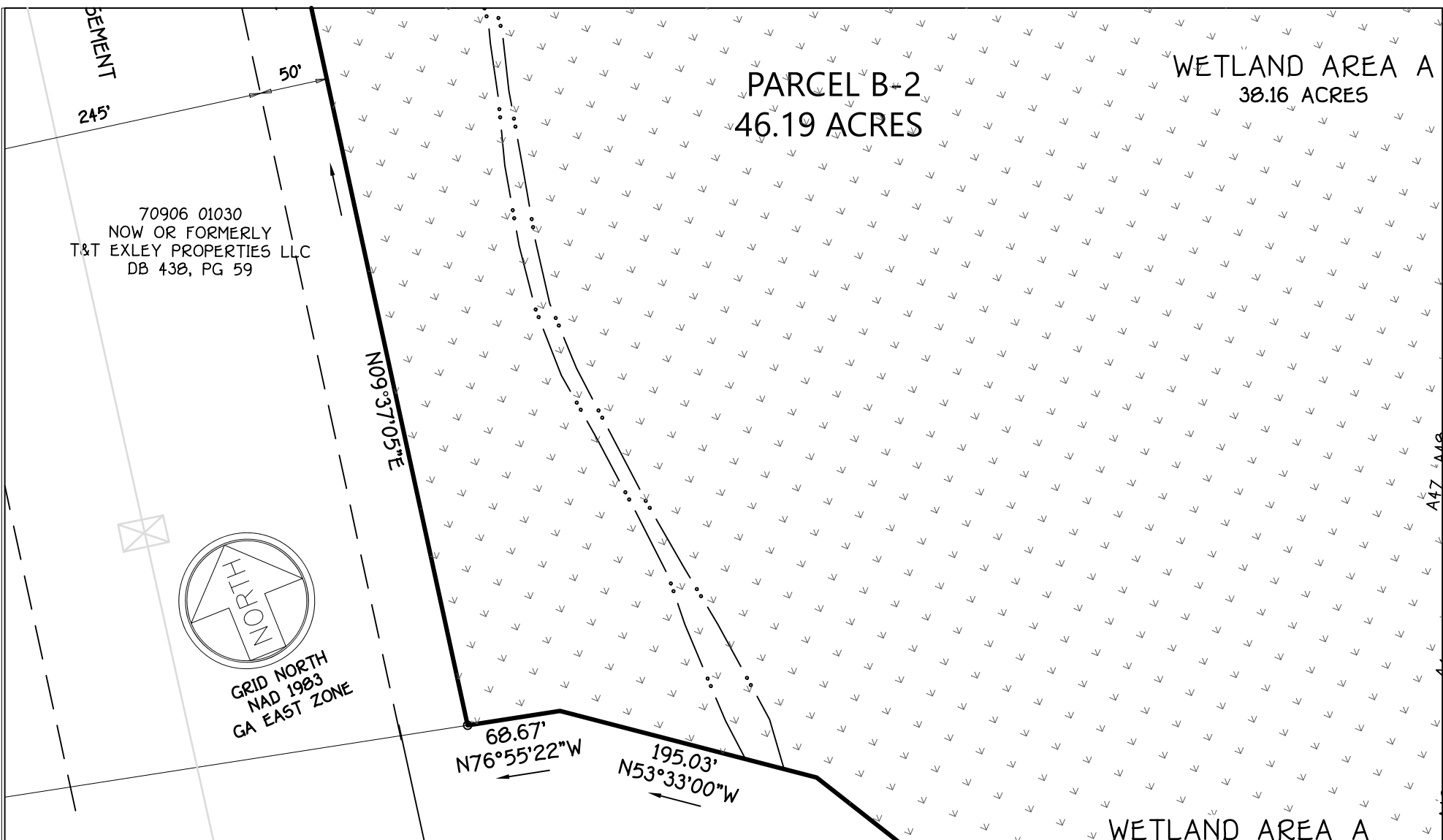
REVISED: AUGUST 3, 2022
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 SHEET 6 OF 13



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REVISED: AUGUST 3, 2022
MAY 24, 2022
SHEET 7 OF 13



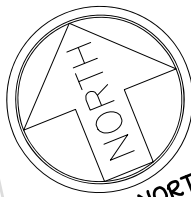
CEMENT
245'

50'

PARCEL B-2
46.19 ACRES

WETLAND AREA A
38.16 ACRES

70906 01030
NOW OR FORMERLY
T&T EXLEY PROPERTIES LLC
DB 438, PG 59



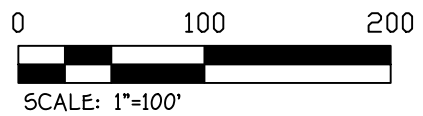
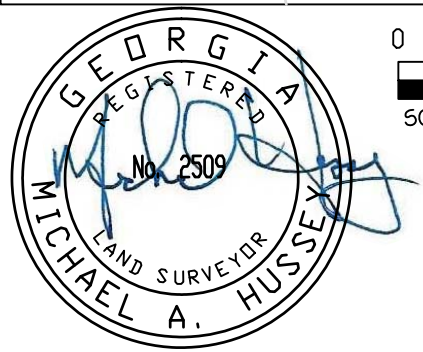
GRID NORTH
NAD 1983
GA EAST ZONE

N09°37'05\"E

68.67'
N76°55'22\"W

195.03'
N53°33'00\"W

WETLAND AREA A



SUNDIAL LAND SURVEYING, PC
LSF000957
1410 WEST US HIGHWAY 80, SUITE 2
BLOOMINGDALE, GA 31302
912-235-2477

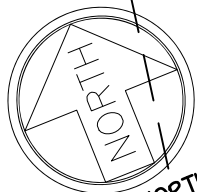
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REVISED: AUGUST 3, 2022
MAY 24, 2022

SHEET 8 OF 13

70906C01067
NOW OR FORMERLY
RICE CREEK HOMEOWNERS
ASSOCIATION INC
DB 381V, PG 246

70906C01067
NOW OR FORMERLY
RICE CREEK HOMEOWNERS
ASSOCIATION INC
DB 381V, PG 246



GRID NORTH
NAD 1983
GA EAST ZONE

567°40'26"E
1,640.36'

245' GEORGIA POWER EASEMENT

50' SGC GASLINE EASEMENT
895.94'

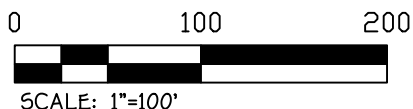
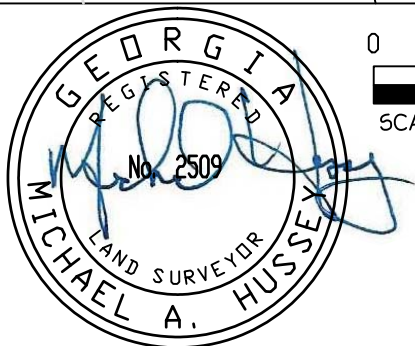
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WETLAND AREA A
38.16 ACRES

EXISTING DITCH

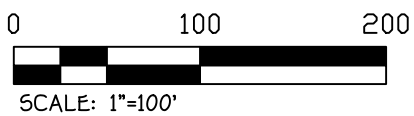
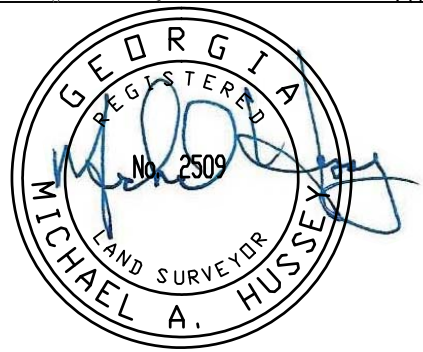
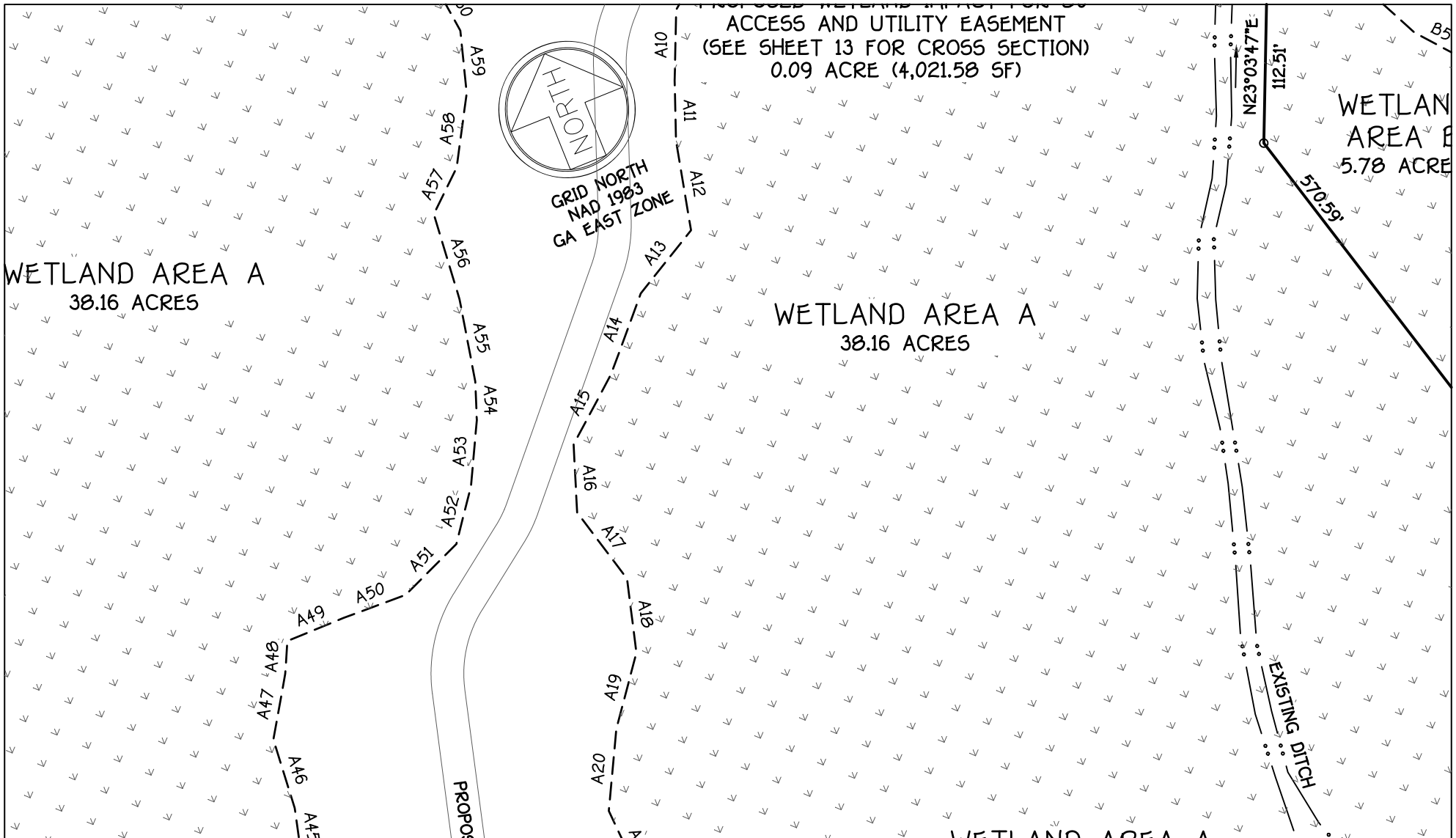
PARCEL B-2
46.19 ACRES

WETLAND AREA A
38.16 ACRES



SUNDIAL LAND SURVEYING, PC
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SPRINGFIELD GA 31329

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RICE CREEK HOMEOWNERS
ASSOCIATION INC
DB 381V, PG 246

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FRAZIER HAIRSTON

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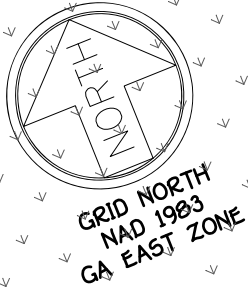
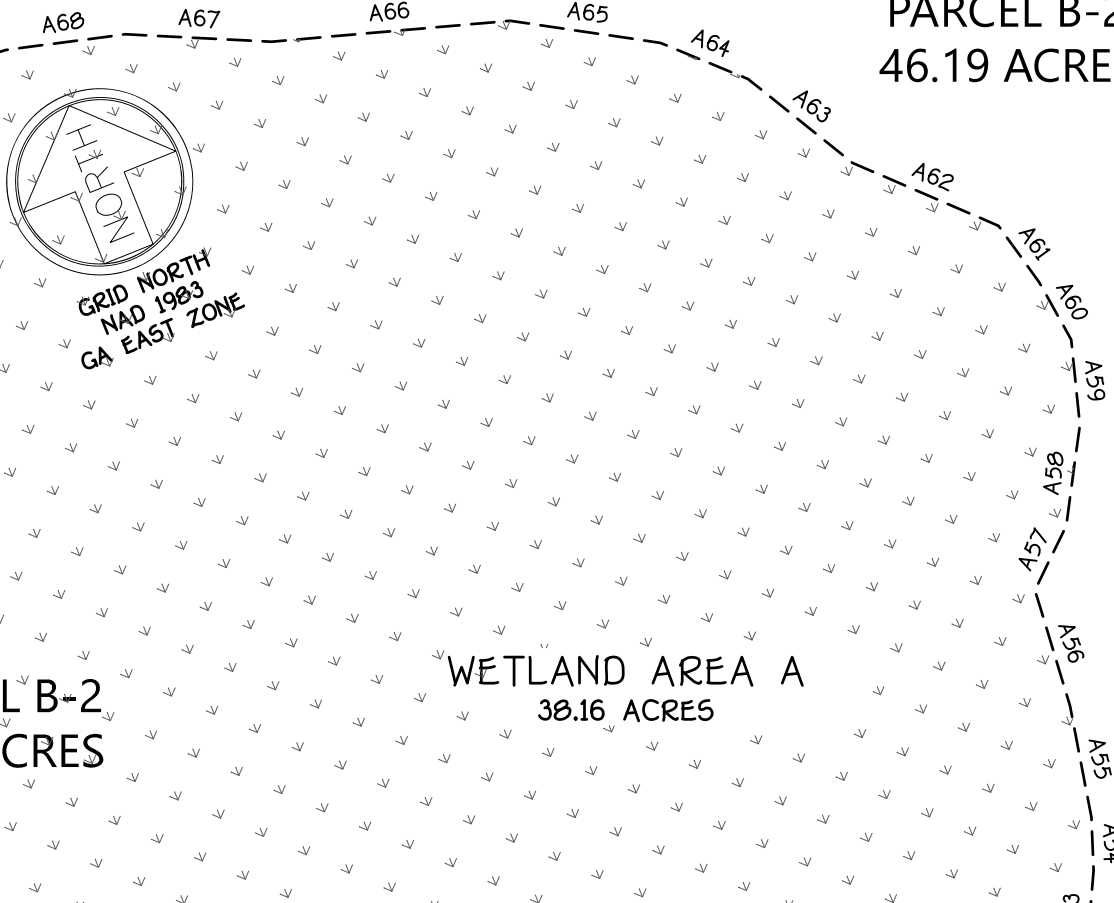
70906C01010
NOW OR FORMERLY
FRAZIER HAIRSTON

567°40'26"E

1,640.36'

PARCEL B-2
46.19 ACRES

PROPOSED DITCH CROSSING WETLAND
IMPACT (SEE SHEET 13 FOR CROSS SECTION)
0.01 ACRE (322.40 SF)



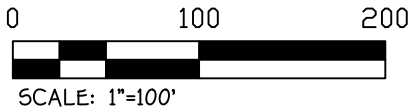
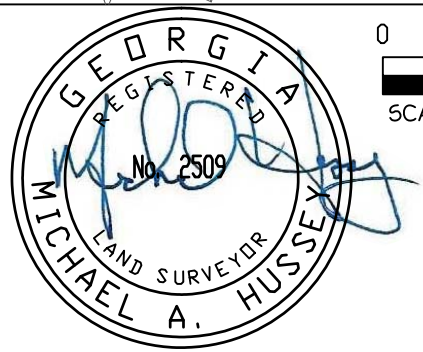
WETLAND AREA A
38.16 ACRES

PARCEL B-2
46.19 ACRES

PROPOSED ROAD

PROPOSED WETLAND IMPACT FOR 80'
ACCESS AND UTILITY EASEMENT
(SEE SHEET 13 FOR CROSS SECTION)
0.09 ACRE (4,021.58 SF)

WETLAND AREA A
38.16 ACRES



SUNDIAL LAND SURVEYING, PC
L5F000957
1410 WEST US HIGHWAY 80, SUITE 2
BLOOMINGDALE, GA 31302
912-235-2477

WETLAND EXHIBIT
PARCEL "B-1" AND PARCEL B-2, BEING
LANDS OF EXLEY, 8TH G.M. DISTRICT,
PORT WENTWORTH, CHATHAM COUNTY,
GEORGIA
for
T&T Exley Properties, LLC
PO BOX 416
SPRINGFIELD GA 31329

REVISED: AUGUST 3, 2022
MAY 24, 2022

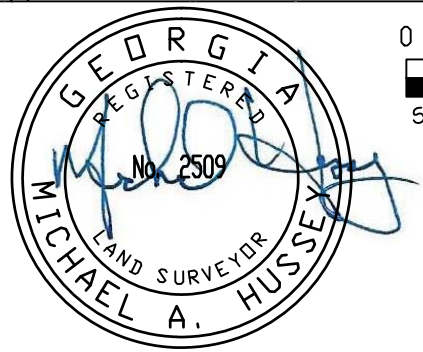
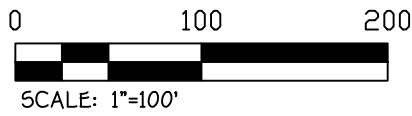
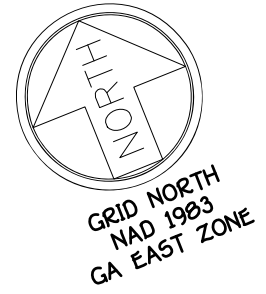
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PROPOSED DITCH CROSSING WETLAND
IMPACT (SEE SHEET 13 FOR CROSS SECTION)
0.01 ACRE (322.40 SF)

PROPOSED WETLAND IMPACT FOR 80'
ACCESS AND UTILITY EASEMENT
(SEE SHEET 13 FOR CROSS SECTION)
0.09 ACRE (4,021.58 SF)

WETLAND
AREA B
5.78 ACRES

WETLAND AREA A
38.16 ACRES



SUNDIAL LAND SURVEYING, PC
LSF000957
1410 WEST US HIGHWAY 80, SUITE 2
BLOOMINGDALE, GA 31302
912-235-2477

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WETLAND AREA A

38.16 ACRES

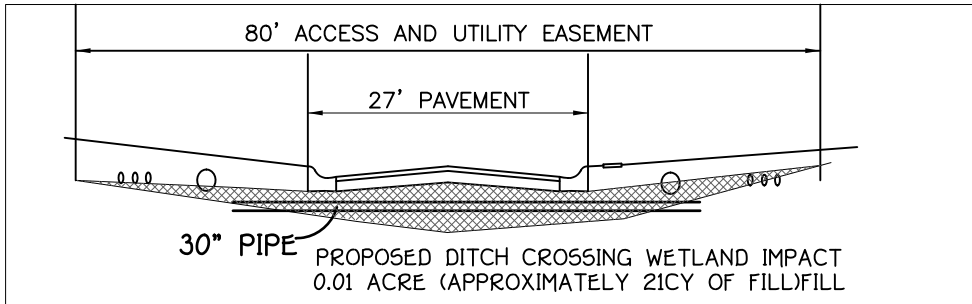
WETLAND AREA B

5.78 ACRES

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
A1	N48°14'14"W	22.05'	A39	N15°06'09"W	62.68'	B1	S48°14'14"E	20.82'
A2	N40°00'44"W	18.85'	A40	N03°42'33"E	46.02'	B2	S04°35'57"E	57.72'
A3	S57°55'20"W	25.89'	A41	N10°49'38"E	47.95'	B3	S16°57'31"W	33.68'
A4	N76°33'21"W	49.26'	A42	N27°04'55"E	46.92'	B4	S26°00'46"E	72.85'
A5	N54°29'07"W	52.58'	A43	N09°55'13"E	57.30'	B5	S39°57'24"E	33.97'
A6	N73°41'58"W	114.65'	A44	N42°57'03"E	45.40'	B6	S29°36'38"E	55.12'
A7	N79°50'05"W	90.62'	A45	N14°00'09"E	30.69'	B7	S36°45'49"E	27.47'
A8	S78°53'21"W	54.81'	A46	N04°37'39"E	52.51'	B8	S05°44'26"E	61.22'
A9	S51°43'29"W	75.40'	A47	N32°06'33"E	48.87'	B9	S14°56'18"W	40.92'
A10	S23°09'16"W	51.90'	A48	N25°37'51"E	24.12'	B10	S21°17'37"E	49.52'
A11	S20°34'45"W	44.31'	A49	N89°34'54"E	44.62'	B11	S55°14'01"E	58.75'
A12	S12°23'15"W	66.22'	A50	S88°30'31"E	48.43'	B12	S55°14'01"E	3.13'
A13	S60°23'17"W	59.19'	A51	N66°49'44"E	52.67'	B13	S45°14'10"E	120.48'
A14	S42°03'45"W	63.07'	A52	N36°00'33"E	44.15'	B14	S53°06'43"E	57.33'
A15	S50°00'22"W	58.28'	A53	N26°52'41"E	48.22'	B15	S36°32'21"E	123.41'
A16	S18°56'06"W	49.87'	A54	N19°34'55"E	28.39'	B16	S61°27'29"E	112.32'
A17	S15°03'20"E	60.78'	A55	N11°04'30"E	61.13'	B17	S15°40'16"E	46.86'
A18	S14°40'56"W	54.67'	A56	N05°03'01"E	65.09'	B18	S36°29'36"E	32.98'
A19	S36°36'46"W	57.97'	A57	N47°57'26"E	38.16'	B19	S13°25'05"E	60.72'
A20	S27°11'14"W	60.08'	A58	N29°37'00"E	54.89'	B20	S27°48'07"E	34.74'
A21	S03°28'24"E	59.51'	A59	N16°06'48"E	46.09'	B21	S81°43'28"E	25.84'
A22	S11°26'26"E	58.26'	A60	N07°15'05"W	35.42'	B22	S43°26'25"E	48.27'
A23	S14°31'28"E	51.04'	A61	N13°55'36"W	37.21'	B23	S67°23'01"E	47.83'
A24	S29°39'37"E	44.16'	A62	N44°46'05"W	85.45'	B24	S60°12'03"E	37.38'
A25	S18°10'21"E	49.41'	A63	N29°19'26"W	71.92'	B25	S49°16'50"E	64.04'
A26	S00°12'09"E	49.85'	A64	N45°42'15"W	51.07'	B26	S32°16'07"E	46.49'
A27	S66°44'22"W	43.53'	A65	N59°44'24"W	81.46'	B27	S49°59'52"E	69.32'
A28	S69°54'01"W	32.80'	A66	N73°06'19"W	128.67'	B28	S60°21'13"E	45.35'
A29	S04°46'31"E	61.41'	A67	N65°11'56"W	78.63'	B29	S44°41'01"E	28.07'
A30	S51°20'29"W	33.11'	A68	N75°32'40"W	64.61'			
A31	N38°00'09"W	50.70'	A69	N85°19'08"W	110.38'			
A32	N86°28'02"W	57.64'	A70	N60°05'41"W	45.43'			
A33	N85°58'17"W	57.92'	A71	N60°44'02"W	118.49'			
A34	N77°36'28"W	44.77'	A72	N46°45'19"W	63.14'			
A35	N41°03'19"W	45.88'	A73	N84°10'54"W	13.88'			
A36	N47°50'11"E	33.74'	A74	S69°05'37"W	29.04'			
A37	N37°07'54"W	50.90'	A75	N54°57'02"W	74.16'			
A38	N41°01'17"W	39.14'	A76	N72°50'16"W	26.94'			



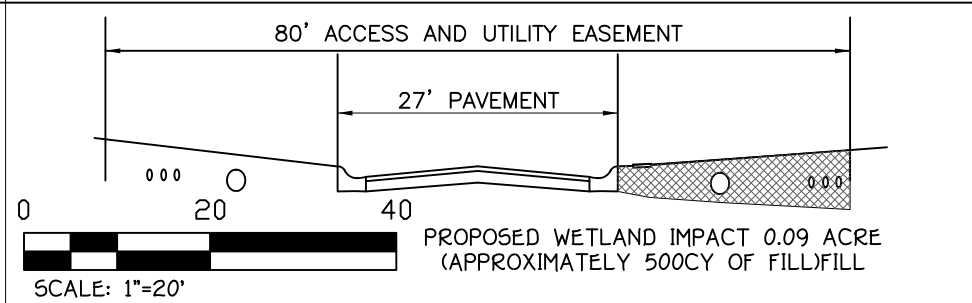
SUNDIAL LAND SURVEYING, PC
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 80, SUITE 2
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REVISED: AUGUST 3, 2022
 MAY 24, 2022

SHEET 13 OF 13

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