



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

March 25, 2026

Regulatory Division
SAS-2011-00628

Mr. Matt Seale
Douglass-Coffee Co. Economic Development Authority
114 North Peterson Avenue, Suite 205
Douglas, Georgia 31535

Dear Mr. Seale:

I refer to a letter dated February 27, 2026, submitted on your behalf by Resource and Land Consultants, requesting a Delineation Concurrence (DC) for a 142.95 acre site located north of Osborn Mills Road and south/southeast of Brantley Boulevard, Coffee County, Georgia (Latitude 31.4708, Longitude -82.8402). This project has been assigned number SAS-2011-00628 and it is important that you refer to this number in all communication concerning this matter.

We have completed a DC 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, "Aquatic Resource GPS Delineation Exhibit", dated February 27, 2026, 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 for purposes of the Clean Water Act for the particular site identified in this request. This delineation 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 telephone at (229) 430-8567 or by email at terry.c.kobs@usace.army.mil.

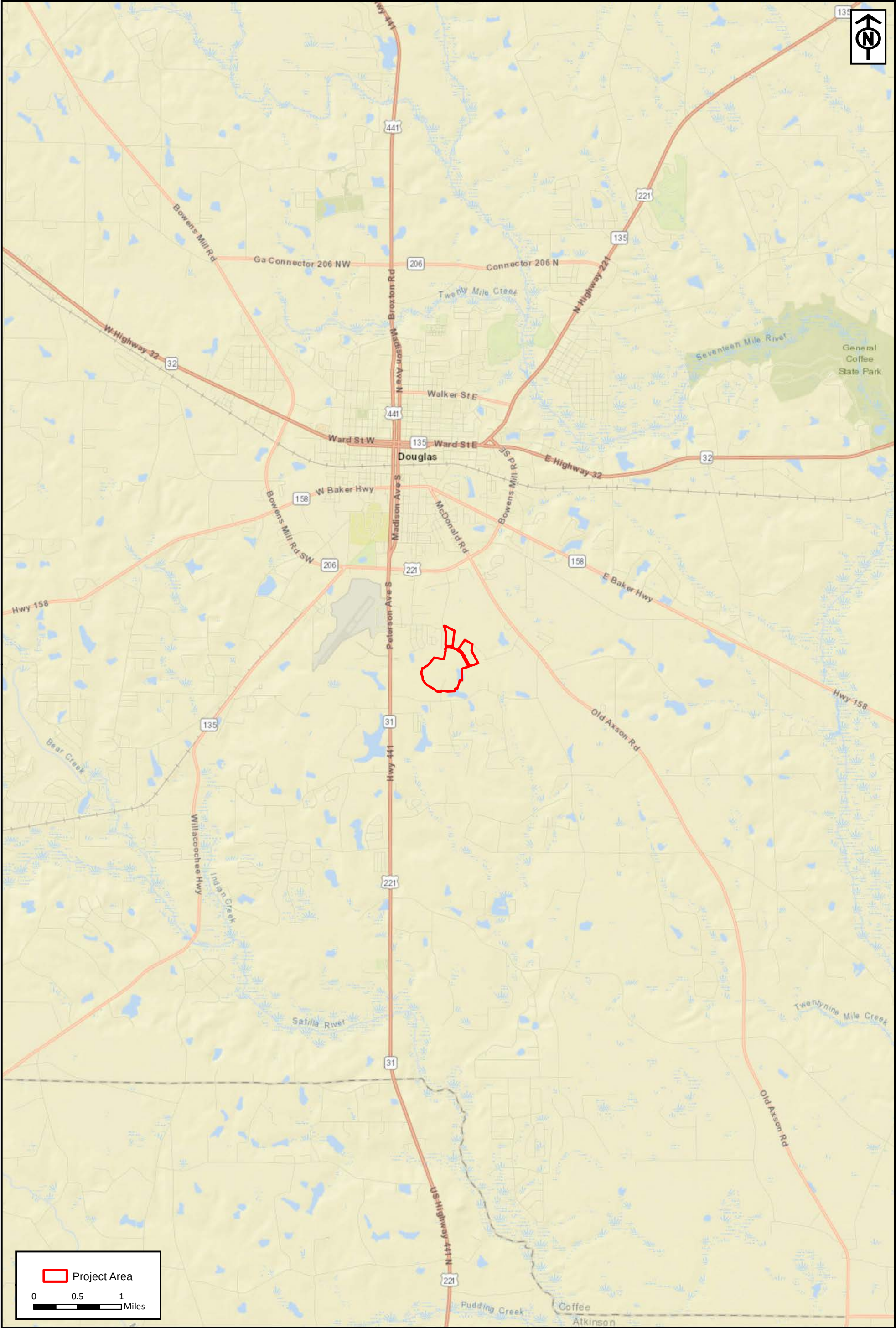
Sincerely,

A handwritten signature in black ink that reads "Terry Kobs". The signature is written in a cursive, flowing style.

Terry C. Kobs
Project Manager, Coastal Branch

Copy Furnished: rparr@rlandc.com

Enclosures



Project Area

00.51

Miles

RLC Project No.:	11-033.9
Figure No.:	1
Prepared By:	JP
Sketch Date:	2/18/2026
Map Scale :	1 inch = 1 miles

Satilla Park

Coffee County, Georgia

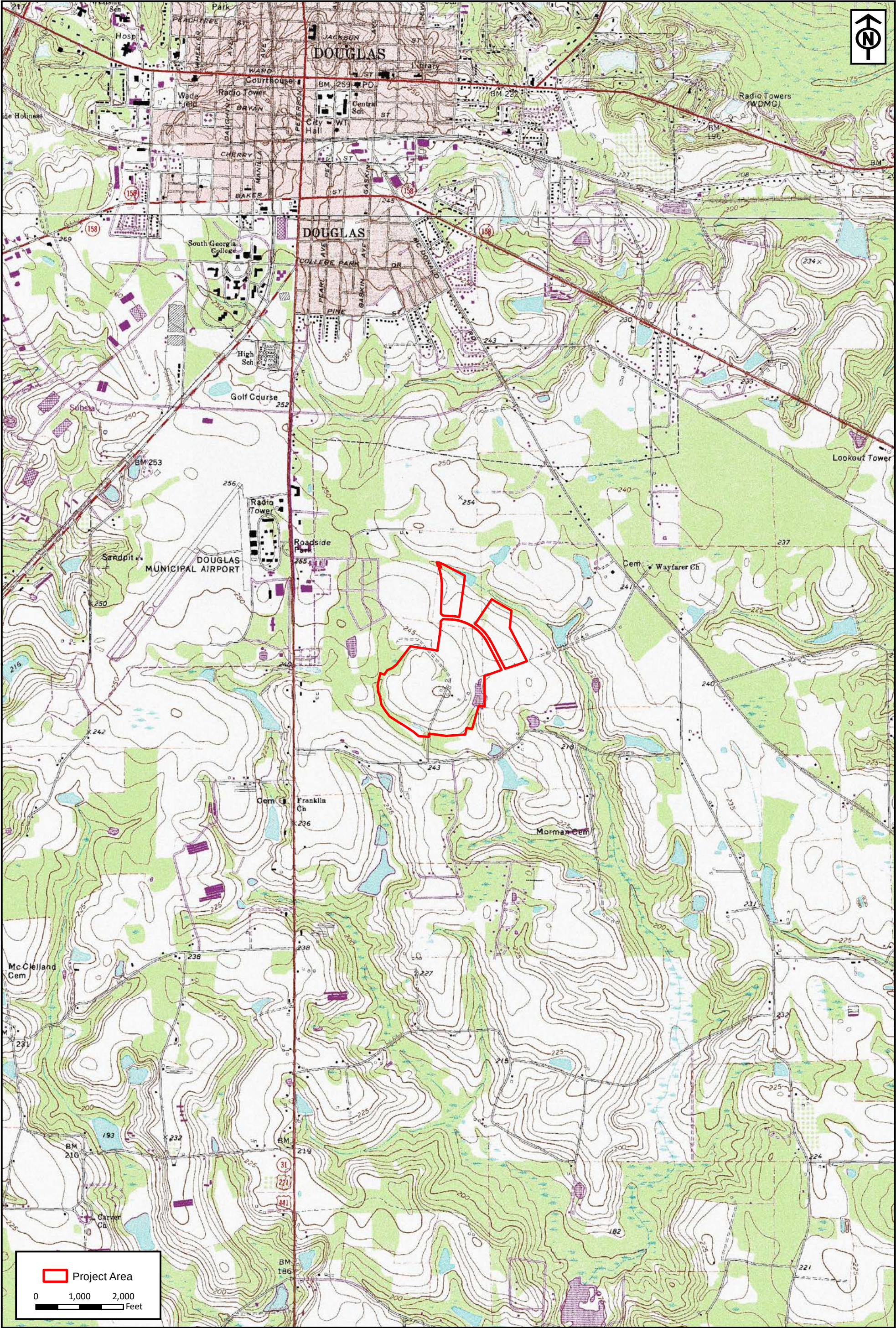
Project Location Map

Prepared For: Douglas-Coffee County
Economic Development Authority



RESOURCE+LAND
CONSULTANTS

41 Park of Commerce Way, Ste 101
Savannah, GA 31405
tel 912.443.5896 fax 912.443.5898

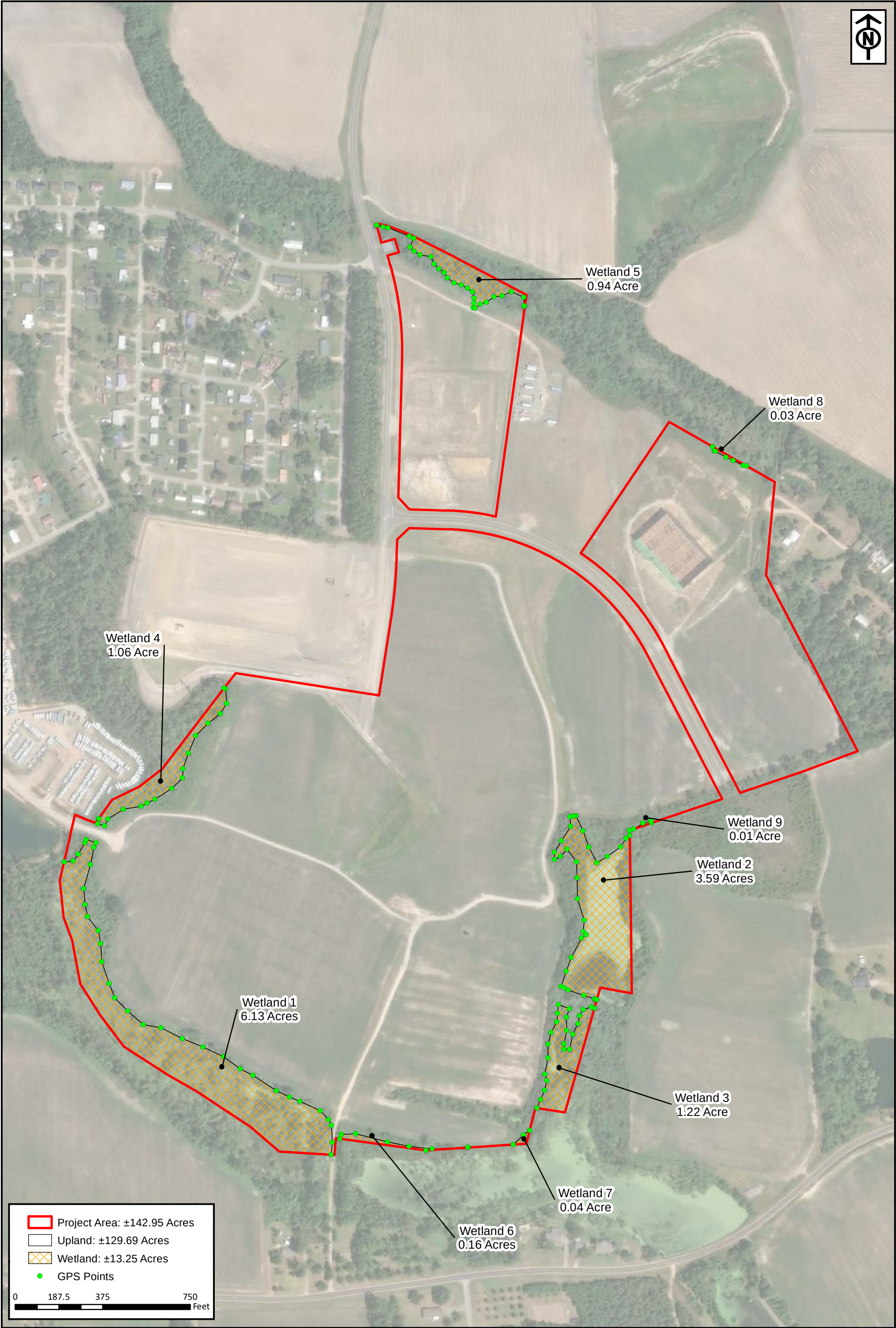


RLC Project No.:	11-033.9
Figure No.:	2
Prepared By:	JP
Sketch Date:	2/18/2026
Map Scale:	1 inch = 2,000 feet

Satilla Park
Coffee County, Georgia

USGS Topographic Map
Prepared For: Douglas-Coffee County
Economic Development Authority

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RLC Project No.:	11-033.9
Figure No.:	8
Prepared By:	JP
Sketch Date:	2/27/2026
Map Scale :	1 inch = 375 feet

Satilla Park
Coffee County, Georgia

**Aquatic Resource GPS
Delineation Exhibit**
Prepared For: Douglas-Coffee County
Economic Development Authority

RLC

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