



REPLY TO
ATTENTION OF:

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, MOBILE DISTRICT
600 VESTAVIA PARKWAY, SUITE 203
THE SHELBY BUILDING
VESTAVIA HILLS, AL 35216

February 8, 2024

North Branch
Regulatory Division

SUBJECT: Department of the Army File Number SAM-2023-01112-MH9, **Revised** Approved Jurisdictional Determination, Rockford Highway Property, Tallapoosa County, Alabama



Transmitted electronically to [REDACTED]

Dear [REDACTED]:

This letter is in response to the January 26, 2024 letter, submitted on your behalf by [REDACTED] regarding a request for a revised Approved Jurisdictional Determination (AJD) on a 5.79-acre parcel of land. The review area is located just north of AL-22 (Rockford Highway) and west of US 280, in Alexander City, Tallapoosa County, Alabama and situated within Section 5, Township 22 North, Range 21 East, with center coordinates of latitude 32.924244, longitude -85.987443. The purpose of this revised AJD is to reflect a change in the property boundary and landowner information. This AJD revises and replaces the previous AJD issued January 8, 2024.

Based on our desktop review of the information furnished in [REDACTED] letter and our review of the Tallapoosa County Soil Survey, USGS topographic maps, aerial photographs, National Wetland Inventory maps, and other desktop resources, it appears that Federally-regulated wetlands or other waters of the United States do not occur within the review area. Therefore, no permit, pursuant to our regulations, is required for the development of this parcel. You should note that this determination is primarily based upon the information submitted by you and/or your consultant, and that you are ultimately responsible for its accuracy.

The review area was reviewed pursuant to Section 404 of the Clean Water Act, which requires that a Department of the Army (DA) permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including wetlands, prior to conducting the work (33 U.S.C. § 1344). For regulatory purposes, the U.S. Army Corps of Engineers (USACE) defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

This letter contains an AJD for your subject site. If you object to this determination, you may request an administrative appeal under USACE Regulations at 33 CFR Part 331. Attached you will find a Notification of Appeal Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA to the USACE,

South Atlantic Division Office at the following mailing address and e-mail address: [REDACTED]
[REDACTED]

In order for an RFA to be accepted, the USACE must determine that it is complete, that it meets the criteria for appeal under 33 CFR Part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP. It is not necessary to submit an RFA form to the Division Office if you do not object to the determination in this letter.

Please be advised that this jurisdictional determination reflects current policy and regulation and is valid for a period of 5 years from the date of this letter. If after the 5-year period this jurisdictional determination has not been specifically revalidated by the USACE, it shall automatically expire. If the scope of work or project location changes, you are urged to contact this office for a verification of this determination.

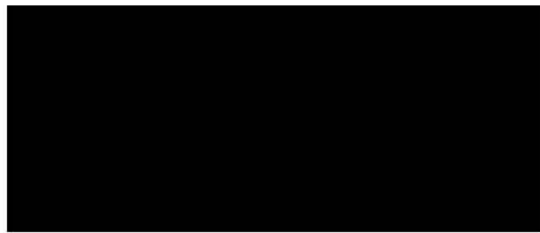
The statements contained herein do not convey any property rights or any exclusive privileges, and do not authorize any injury to property nor shall it be construed as excusing you from compliance with other Federal, State, or local statutes, ordinances, or regulations that may affect proposed work at this site.

If you intend to sell property that is part of a project that requires DA 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 USACE, (Part 320.3(h) of Title 33 of the Code of Federal Regulations).

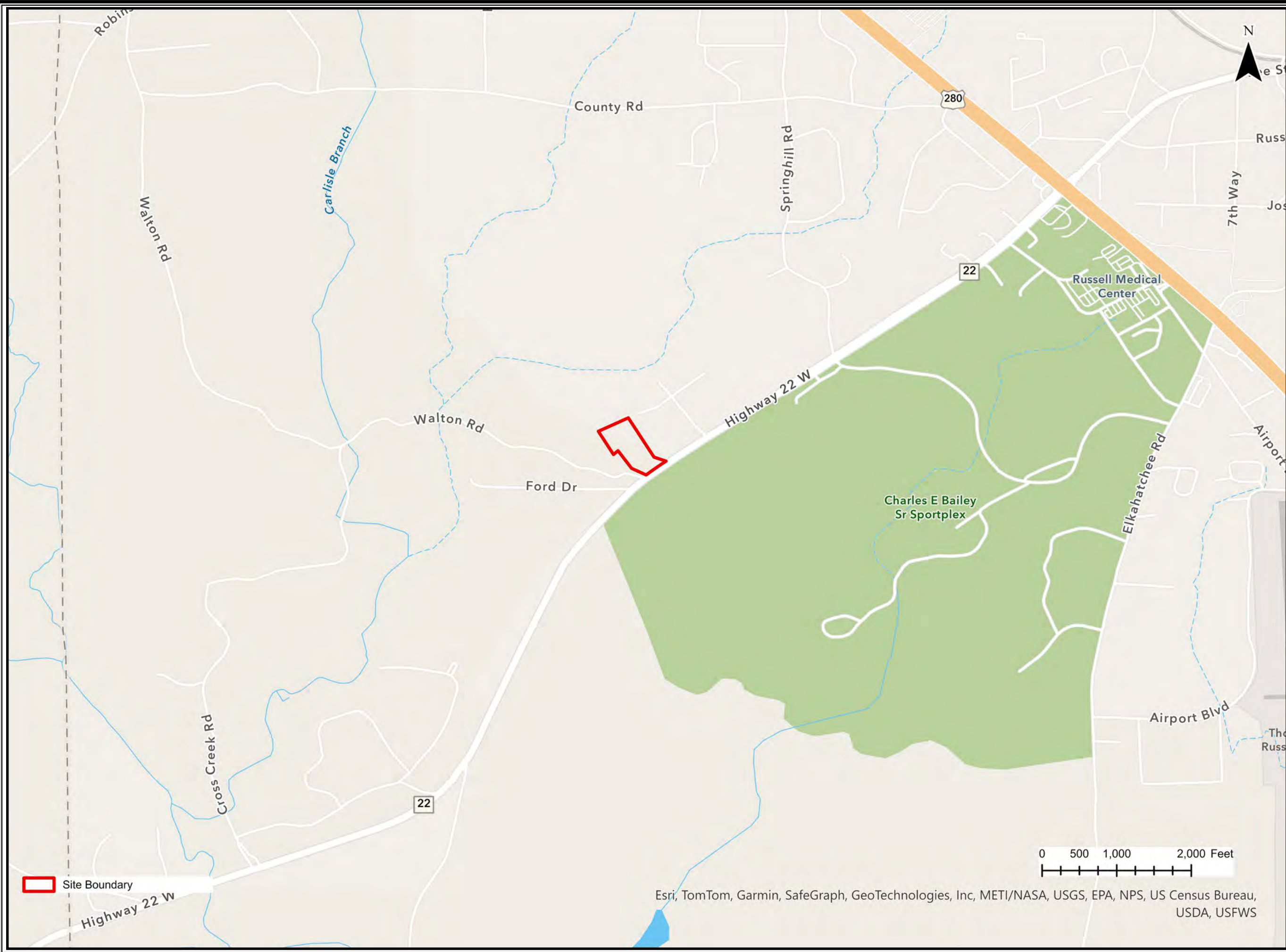
An electronic copy of this letter with attachments is being provided to your consultant, [REDACTED]
[REDACTED]

Thank you for your cooperation with our permit program. If you have any questions concerning this matter, please feel free to contact me at [REDACTED] or [REDACTED] and refer to file number SAM-2023-01112-MH9.

For additional information about our Regulatory Program, visit our web site at <http://www.sam.usace.army.mil/Missions/Regulatory.aspx>. Also, please take a moment to complete our customer satisfaction survey located near the bottom of the webpage. Your responses are appreciated and will allow us to improve our services.



Attachments



TITLE

Figure 1 — Site Location Map
 Jurisdictional Determination
 SAM-2023-01112-MH9
 Village at Youngsville, LTD
 Alexander City, Tallapoosa County, AL



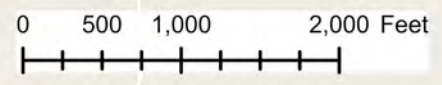
| | |
|---------------|-------------|
| Drawn By: | Client #: |
| LP | 3351 |
| Checked By: | Date: |
| BS | 1/26/2024 |
| Project Mgr.: | Project #: |
| SF | 3351-005-31 |

Source:

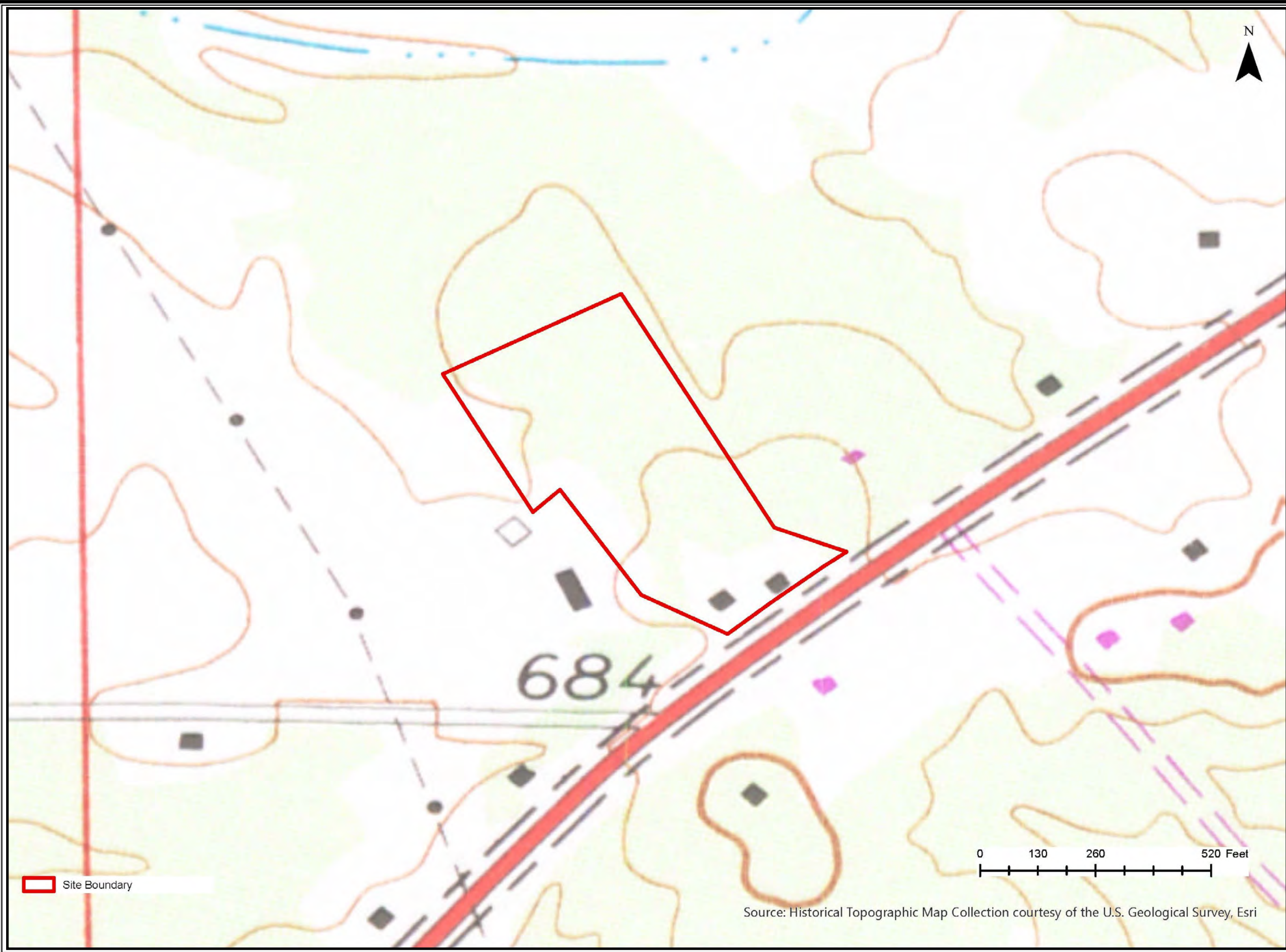
Image courtesy of ESRI.

| | | |
|------|---------------|----|
| | | |
| | | |
| | | |
| | | |
| DATE | REVISION NOTE | BY |

Site Boundary



Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



TITLE
Figure 2 — Site Topographic Map
 Jurisdictional Determination
 SAM-2023-01112-MH9
 Village at Youngsville, LTD
 Alexander City, Tallapoosa County,
 AL



| | |
|---------------|-------------|
| Drawn By: | Client #: |
| LP | 3351 |
| Checked By: | Date: |
| BS | 1/26/2024 |
| Project Mgr.: | Project #: |
| SF | 3351-005-31 |

Source:
 Image courtesy of ESRI and USGS
 Alexander City, Alabama 7.5 minute
 quadrangle.

| | | |
|------|---------------|----|
| | | |
| | | |
| | | |
| | | |
| DATE | REVISION NOTE | BY |



| TITLE |
|--|
| Figure 3 — Site Aerial Map Jurisdictional Determination SAM-2023-01112-MH9 Village at Youngsville, LTD Alexander City, Tallapoosa County, AL |

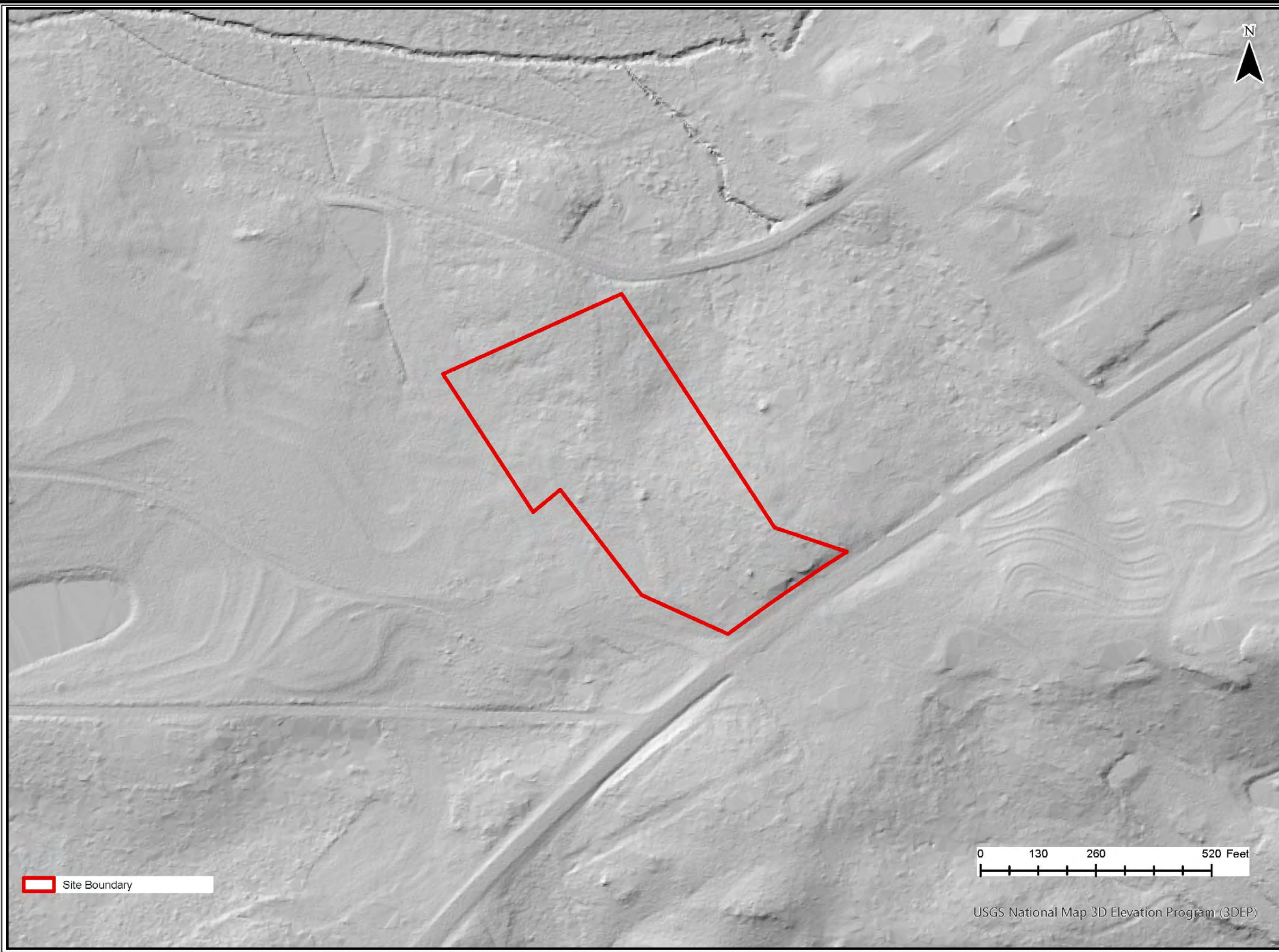


| | |
|---------------------|---------------------------|
| Drawn By: LP | Client #: 3351 |
| Checked By: BS | Date: 1/26/2024 |
| Project Mgr.: SF | Project #: 3351-005-31 |

| |
|--|
| Source: Image courtesy of ESRI. |
|--|

| DATE | REVISION NOTE | BY |
|------|---------------|----|

This work is licensed under the Esri Master License Agreement. [View Summary](#) | [View Terms of Use](#)
 Export: This layer is not intended to be used to export tiles for offline.



TITLE

Figure 4 — Site LiDAR Map
 Jurisdictional Determination
 SAM-2023-01112-MH9
 Village at Youngsville, LTD
 Alexander City, Tallapoosa County,
 AL



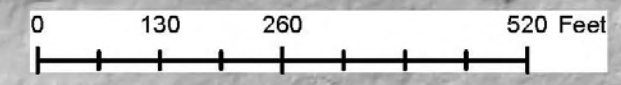
| | |
|---------------|-------------|
| Drawn By: | Client #: |
| LP | 3351 |
| Checked By: | Date: |
| BS | 1/26/2024 |
| Project Mgr.: | Project #: |
| SF | 3351-005-31 |

Source:

Image courtesy of ESRI and USGS.

| | | |
|------|---------------|----|
| | | |
| | | |
| | | |
| | | |
| DATE | REVISION NOTE | BY |

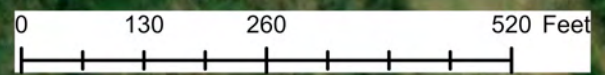
Site Boundary



USGS National Map 3D Elevation Program (3DEP)



Site Boundary
 Freshwater Forested/Shrub Wetland



This work is licensed under the Esri Master License Agreement. View Summary | View Terms of UseExport. This layer is not intended to be used to export tiles for offline.

TITLE

Figure 5 — Site NWI Map
 Jurisdictional Determination
 SAM-2023-01112-MH9
 Village at Youngsville, LTD
 Alexander City, Tallapoosa County, AL



| | |
|---------------|-------------|
| Drawn By: | Client #: |
| LP | 3351 |
| Checked By: | Date: |
| BS | 1/26/2024 |
| Project Mgr.: | Project #: |
| SF | 3351-005-31 |

Source:

Image courtesy of ESRI and National Wetland Survey.

| | | |
|------|---------------|----|
| | | |
| | | |
| | | |
| | | |
| DATE | REVISION NOTE | BY |



Site Boundary
 Soil Map Unit

TITLE

Figure 6 — Site Soils Map
 Jurisdictional Determination
 SAM-2023-01112-MH9
 Village at Youngsville, LTD
 Alexander City, Tallapoosa County, AL



| | |
|---------------|-------------|
| Drawn By: | Client #: |
| LP | 3351 |
| Checked By: | Date: |
| BS | 1/26/2024 |
| Project Mgr.: | Project #: |
| SF | 3351-005-31 |

Source:

Image courtesy of ESRI and NRCS Web Soil Survey.

| | | |
|------|---------------|----|
| | | |
| | | |
| | | |
| | | |
| DATE | REVISION NOTE | BY |

This work is licensed under the Esri Master License Agreement. View Summary | View Terms of Use. Export: This layer is not intended to be used to export tiles for offline.



TITLE

Figure 7 — Site Geologic Map
 Jurisdictional Determination
 SAM-2023-01112-MH9
 Village at Youngsville, LTD
 Alexander City, Tallapoosa County,
 AL



| | |
|---------------|-------------|
| Drawn By: | Client #: |
| LP | 3351 |
| Checked By: | Date: |
| BS | 1/26/2024 |
| Project Mgr.: | Project #: |
| SF | 3351-005-31 |

Source:

Image courtesy of ESRI.

| | | |
|------|---------------|----|
| | | |
| | | |
| | | |
| | | |
| DATE | REVISION NOTE | BY |



Site Boundary
● Upland Data Point

Source: Historical Topographic Map Collection courtesy of the U.S. Geological Survey, Esri

TITLE

Figure 8a — Site Delineation Overview
 Jurisdictional Determination
 SAM-2023-01112-MH9
 Village at Youngsville, LTD
 Alexander City, Tallapoosa County, AL



| | |
|---------------|-------------|
| Drawn By: | Client #: |
| LP | 3351 |
| Checked By: | Date: |
| BS | 1/26/2024 |
| Project Mgr.: | Project #: |
| SF | 3351-005-31 |

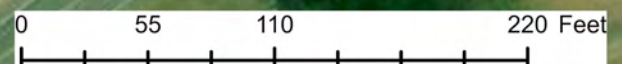
Source:

Image courtesy of ESRI and USGS
 Alexander City, Alabama 7.5 minute quadrangle.

| | | |
|------|---------------|----|
| | | |
| | | |
| | | |
| | | |
| DATE | REVISION NOTE | BY |



Site Boundary
● Upland Data Point



This work is licensed under the Esri Master License Agreement. [View Summary](#) | [View Terms of Use](#)
 Export: This layer is not intended to be used to export tiles for offline.

| TITLE |
|--|
| Figure 8b — Site Delineation Overview Jurisdictional Determination SAM-2023-01112-MH9 Village at Youngsville, LTD Alexander City, Tallapoosa County, AL |



| | |
|---------------|-------------|
| Drawn By: | Client #: |
| LP | 3351 |
| Checked By: | Date: |
| BS | 1/26/2024 |
| Project Mgr.: | Project #: |
| SF | 3351-005-31 |

Source:

Image courtesy of ESRI.

| | | |
|------|---------------|----|
| | | |
| | | |
| | | |
| | | |
| DATE | REVISION NOTE | BY |