

ENVIRONMENTAL PROTECTION DIVISION
PUBLIC NOTICE
WATERSHED PROTECTION BRANCH

April 29, 2026
Notice Issue Date

Glynn County
City / County

May 29, 2026
Notice Close Date

SAS-2024-00021
Control Number

Sec. 401 Water Quality Certification
Brunswick Highway 99, LLC– US Army Corps of Engineers Sec. 404 Permit Application

This notice is issued to inform the public that a request has been received for water quality certification (WQC) in accordance with Section 401 of the Clean Water Act. The public is invited to comment during this 30-day period on the proposed activity. Information pertaining to the project is attached to this notice. Since the request is specific to 401 WQC, only comments pertaining to water quality are considered under the certification review process. Comments may be submitted via e-mail to: EPD.WQC@dnr.ga.gov. Comments may also be provided in writing to: Program Manager, Wetlands Unit, 2 Martin Luther King, Jr. Dr. SE, Suite 1052 East, Atlanta, GA 30334. Include the words “Water Quality Certification Comment” and the Control Number above in the e-mail subject line or on the top of the first page of written comments to ensure that your comments will be forwarded to the appropriate staff. For additional information, contact Dewey Richardson at dewey.richardson@dnr.ga.gov.

Type of Permit Application: 401 Water Quality Certification

Applicable Law: Federal Clean Water Act, 33 U.S.C. § 1341

Applicable Rules: 40 CFR part 121

Description and Location of Proposed Activity:

Brunswick Highway 99, LLC is seeking a Section 401 Water Quality Certification for aquatic resource impacts associated with the construction of roads to access upland tracts for residential development through the modification of Department of the Army Permit SAS-2022-00021 authorized February 21, 2024. The project area is located southeast of the intersection of Interstate 95 and Highway 99 at Exit 42 in Brunswick, Glynn County, Georgia (31.30056, -81.47924). The existing permit authorized two (2) road crossings which would impact a total of 0.64 acres of non-tidal wetlands for access to uplands to develop an RV park. As proposed in the March 23, 2026 Corps Public Notice, the modification would include adding a third road crossing which would impact an additional 0.30 acres of non-tidal wetlands and change in use from an RV park to single-family and multi-family residential.

The project, as currently proposed, requires a USACE Section 404 permit and entails impacting an additional 0.30 acres of non-tidal wetlands. To offset the loss in aquatic function associated with the above impacts, the applicant will purchase an additional 1.84 legacy wetland credits from Wilkinson Oconee Mitigation Bank. The modified project will require a total of 5.68 wetland credits to offset unavoidable impacts to waters of the U.S.

Name and Address of Permit Applicant: Mr. Mark McDonald
Brunswick Highway 99, LLC
3841 Green Hills Village Drive
Suite 400
Nashville, Tennessee 37215



April 28, 2026

Dewey Richardson
Environmental Specialist
Wetlands Unit
Watershed Protection Branch
Email: dewey.richardson@dnr.ga.gov

RE: Brunswick Highway 99, LLC Exit 42
Glynn County, Georgia
USACE Project No. SAS-2024-00021

RLC#: 22-133.1

Dear Mr. Richardson:

Resource & Land Consultants (RLC), on behalf of Brunswick Highway 99 LLC, is submitting the attached information requesting 401 certification in association with the modification of Department of the Army Permit SAS-2022-00021 authorized February 21, 2024 for the construction of an RV park south of the existing Buc-ee's service station south of SR 99 and east of Interstate 85 at Exit 42, Brunswick, Glynn County, Georgia (31.308214 °, -81.473006 °). In accordance with the 2023 WQC Improvement Rule that became effective on November 27, 2023, we are providing the following information:

(a) Where a project proponent is seeking certification from any certifying authority, the request for certification shall include the following minimum contents:

(1) If the request for certification is for an individual Federal license or permit, it shall be in writing, signed, and dated and shall include the following:

- (i) A copy of the Federal license or permit application submitted to the Federal agency; and***
- (ii) Any readily available water quality-related materials that informed the development of the application.***

A copy of the 404 Permit and the modification request is attached.

(2) If the request for certification is for the issuance of a general Federal license or permit, it shall be in writing, signed, and dated and shall include the following:

- (i) A copy of the draft Federal license or permit; and***
- (ii) Any readily available water quality-related materials that informed the development of the draft Federal license or permit.***

Not applicable.

(b) Where a project proponent is seeking certification from the Regional Administrator, if not already included in the request for certification in accordance with paragraph (a) of this section, a request for certification shall also include the following, as applicable:

(1) A description of the proposed activity, including the purpose of the proposed activity and the type(s) of discharge(s) that may result from the proposed activity;

The previously authorized project consists of two (2) road crossings that require impacts to 0.64-acre of wetlands (crossing #1 = 0.28-acre, crossing #2 = 0.36-acre). The impact areas are located in forested wetlands south of SR 99, east of I95, and west of the Brunswick-Altamaha Canal south of Exit 42. The additional proposed 0.30-acre impact is located east of the previously authorized impacts and west of the

BAC. Note that the previously authorized and proposed impacts meet the terms and conditions of NWP 14. The existing authorized impacts and the proposed additional impact are required to provide access to uplands for proposed single and multi-family development. The proposed impacts are for filling and culvert construction in forested wetlands.

(2) The specific locations of any discharge(s) that may result from the proposed activity.

The proposed road impacts are depicted on the drawings produced by Roberts Civil Engineering dated July 24, 2025 Sheets 1 through 5 (attached).

(3) A map or diagram of the proposed activity site, including the proposed activity boundaries in relation to local streets, roads, and highways;

The proposed road impacts are depicted on the drawings produced by Roberts Civil Engineering dated July 24, 2025 Sheets 1 through 5 (attached).

(4) A description of current activity site conditions, including but not limited to relevant site data, photographs that represent current site conditions, or other relevant documentation;

The project area totals 267.525 acres and consists of 93.395 acres of upland and 174.13 acres of wetland habitats typical for Glynn County and the coastal plain of Georgia. A Delineation Review of Aquatic Resources was completed within the project area and verified by the Savannah District U.S. Army Corps of Engineers in a letter dated 20 November 2023 that authorized the existing impacts along with impacts associated with the Buc-ee's service station. The permit was subsequently bifurcated to separate the Buc-ee's development from the Brunswick Highway 99 LLC project as they are single and complete projects with independent utility and only share a portion of the existing access road from Highway 99.

(5) The date(s) on which the proposed activity is planned to begin and end and, if known, the approximate date(s) when any discharge(s) may commence;

The project is scheduled to commence upon receipt of U.S. Army Corps of Engineers 404 Permit Authorization and relevant Glynn County development permits. It is estimated that the county permits could take six to eight months to obtain civil and building plan approval, and one to two months for LDA approval after civil and building permits are obtained. Discharges into wetlands are estimated to occur within one year of Corps and County approvals.

(6) A list of all other Federal, interstate, Tribal, state, territorial, or local agency authorizations required for the proposed activity and the current status of each authorization; and

The permittee will be required to obtain the following approvals from Glynn County:

1. Civil Plan Approval (County Administrative Review) to include water/sewer, grading and drainage, stormwater, roadway and traffic, and utilities. Plans are in development but not yet submitted.
2. Building permit (County administrative approval) to comply with building codes, fire and life safety requirements, and structural, mechanical, electrical, and plumbing standards. Plans are in development but not yet submitted.
3. Land Disturbance Approval (County and GSWCC review). Plans are in development but not yet submitted.

(7) Documentation that a pre-filing meeting request was submitted to the certifying authority in accordance with applicable submission procedures, unless the pre-filing meeting request requirement was waived.

EPD determined on 24 March 2026 that a new 401 WQC was required due to proposed modification of permit SAS-202400021 and a pre-filing meeting request was effective on that date. A meeting was conducted on 16 April 2026 and a copy of the modification request was submitted at that time.

(c) Where a project proponent is seeking certification from a certifying authority other than the Regional Administrator, and that certifying authority has identified contents of a request for certification in addition to those identified in paragraph (a) of this section that are relevant to the water quality-related impacts from the activity, the project proponent shall include in the request for certification those additional contents identified prior to when the request for certification is made.

Not Applicable.

(d) Where a project proponent is seeking certification from a certifying authority other than the Regional Administrator, and that certifying authority has not identified contents of a request for certification in addition to those identified in paragraph (a) of this section that are relevant to the water quality-related impacts from the activity, the project proponent shall include in the request for certification those additional contents identified in paragraph (b) of this section.

Not Applicable.

Additionally, the contact information for the applicant and agent is:

Applicant:

Brunswick Highway 99, LLC
Attn: Mr. Mark McDonald
3841 Green Hills Village Dr.
Nashville, TN 37215
mmcdonald@oldacremcdonald.com
615-351-8277

Agent:

Resource & Land Consultants
Attn: Daniel Bucey
41 Park of Commerce Way, Suite 101
Savannah, Georgia 31405
dbucey@rlandc.com
912-443-5896

We greatly appreciate your assistance with this project. If you have any questions or require additional information, please do not hesitate to contact us at (912) 443-5896.

Sincerely,



Daniel Bucey
Principal
Resource & Land Consultant

USACE MODIFICATION REQUEST



August 25, 2025

US Army Corps of Engineers
Savannah District / Regulatory Division
Attention: CESAS-RD (William M. Rutlin, Coastal Branch Chief)
100 West Oglethorpe Avenue
Savannah, Georgia 31401-3640

**Subject: Brunswick Highway 99, LLC Permit Modification
SAS-2024-00021 Glynn County, Georgia**

RLC# 22-133.1

Dear Mr. Rutlin:

I refer to Department of the Army (DOA) Permit SAS-2024-00021 issued to Brunswick Highway 99, LLC for impacts to waters of the U.S. to facilitate construction of an access road to a proposed RV park located east of Interstate 95 and south of Georgia Highway 99 at Exit 42 in Brunswick, Glynn County, Georgia (latitude 31.308214, longitude -81.473006).

Background

The aforementioned permit authorized impacts to forested wetlands at two (2) locations for an access road to the RV park (0.28 acre and 0.36 acre; 0.64 acre total). The permit was conditioned to require the purchase of 3.84 legacy wetland credits to offset the unavoidable impacts to wetlands on site. Additionally, the applicant is to ensure that no earth-disturbing activities will occur within the site boundaries of 9GN273 located west of the Brunswick-Altamaha Canal and SR 99, and that the forested wetland area surrounding the site remain intact to provide a vegetative buffer. The last special condition states that the permittee is to avoid the remaining 173.49 acres of wetland on site.

Project Description

At the time of issuance of SAS-2024-00021, the applicant did not intend to develop other upland areas located on their property east of the proposed RV park. However, the applicant is requesting modification of said permit to change the RV park to single-family development and to construct an access road in wetlands to facilitate multi-family housing on uplands located west of the Brunswick-Altamaha Canal (please refer to Attachment A: Sheet 1; *Wetland Fill Overall Plan Index, Glynn County, GA*).

The proposed multi-family development would require an additional 0.30-acre of impact to wetlands to access the proposed additional upland development area (see Sheet 4). No other impacts to waters of the U.S. would be required to construct the proposed single and multi-family developments.

The applicant was required to have their project assessed as part of the Buc-ee's permit (SAS-2000-07420) only because the Buc-ee's entrance road would provide access to the adjacent property. The permittee complied and was able to demonstrate that their project could be constructed with impacts to waters of the U.S. limited to access roads only; no other impacts to waters of the U.S. are required. The additional impact being requested is also limited to the minimum necessary to provide access to additional upland property, and in fact the applicant's entire project would meet the terms and conditions of the Nationwide Permit 14, *Linear Transportation Projects*.

Compensatory Mitigation

The applicant will purchase an additional 1.84 legacy wetland credits from Wilkinson Oconee mitigation bank to offset the additional 0.30 acre of proposed road impacts. The modified project will require a total of 5.68 wetland credits to offset unavoidable impacts to waters of the U.S.

Cultural Resources

A Phase I Cultural Resources Survey was conducted by Brockington & Associates in June of 2025 (Attachment B) to determine the potential effects of the additional development area on National Register of Historic Places (NRHP) listed or potentially eligible resources.

The investigation identified an Area of Potential Effect (APE) to include an archaeological investigation of the 19.3 acre multi-family development area and a historic resource survey of the tract and the surrounding 0.25-mile viewshed.

No previously recorded archaeological sites were documented on the subject tract. One (1) new low-density historic artifact scatter (9GN448) was discovered on site that consisted of “...*artifacts that are not highly identifiable but generally support a mid-twentieth century date. Artifacts may have been dumped at this location or re-deposited around the time that Shell Road was created along the eastern boundary of the project tract.*” Since the artifacts are considered common, lacked clarity, integrity, and identifiability, the site is recommended as not being eligible for inclusion on the NRHP.

Background research identified twenty-four (24) architectural resources located within a 1.0 kilometer radius of the subject tract. Three (3) resources were identified within the 0.25-mile APE. Resource 34987/Brunswick-Altamaha Canal (BAC) is located immediately east of the subject property. The BAC is eligible for NRHP inclusion under Criterion A (events) and Criterion C (architecture). Resource 275916/110 Commanche Road is a single-story residential dwelling constructed in 1979, and Resource 275973/109 Commanche Road is a single story residential dwelling constructed in 1976. Neither of the residential dwellings was determined to be eligible for listing under Criterion A (events), Criterion B (person), Criterion C (architecture), or Criterion D (information potential).

The report concluded that the proposed project will not have an adverse visual effect on the BAC due to vegetative screening and the presence of modern development including Shell Road (a county and private property access road along the west side of the canal), Grants Ferry Road, and the presence of modern residential and commercial buildings within the viewshed. As stated previously, Resource 275916/110 and Resource 275973/109 are recommended as not eligible for inclusion on the NRHP. Therefore, the proposed project will not adversely affect listed or eligible cultural or historic resources.

Conclusion

The proposed modification consists of the change in use for the previously authorized project area from an RV park to single-family residential. This proposed modification will comply with the terms and conditions of the original permit as the authorized impacts will remain the same and no other impacts to waters of the U.S. are necessary to carry out the project. The additional road crossing in wetlands to provide access to the proposed multi-family development warrants approval as it would be eligible for use of NWP 14, will comply with the terms and conditions of the original permit, and will be offset by the purchase of an additional 1.84 wetland mitigation credits.

In advance we thank you for your assistance with this matter. If you have any questions or require additional information, please contact me at your earliest convenience.

Sincerely
Resource & Land Consultants, LLC

A handwritten signature in black ink that reads "Daniel Bucey". The signature is written in a cursive style with a large initial 'D' and 'B'.

Daniel H. Bucey
Principal

Enclosures

cc: Mark McDonald; Brunswick Highway 99, LLC

DATE: 2025-07-24
DRAWN BY: RCE
CHECKED BY: JLL
PROJECT NO.: 23081
SCALE: 1" = NTS

WETLAND FILL OVERALL PLAN INDEX GLYNN COUNTY, GA

PREPARED FOR:
BRUNSWICK
HIGHWAY 99, LLC.

ROBERTS CIVIL ENGINEERING
301 SEA ISLAND ROAD, SUITE 10
ST. SIMONS, GA 31522
912-638-9681 OFFICE
912-289-0339 FAX



WETLAND FILL OVERALL PLAN INDEX

LEGEND:

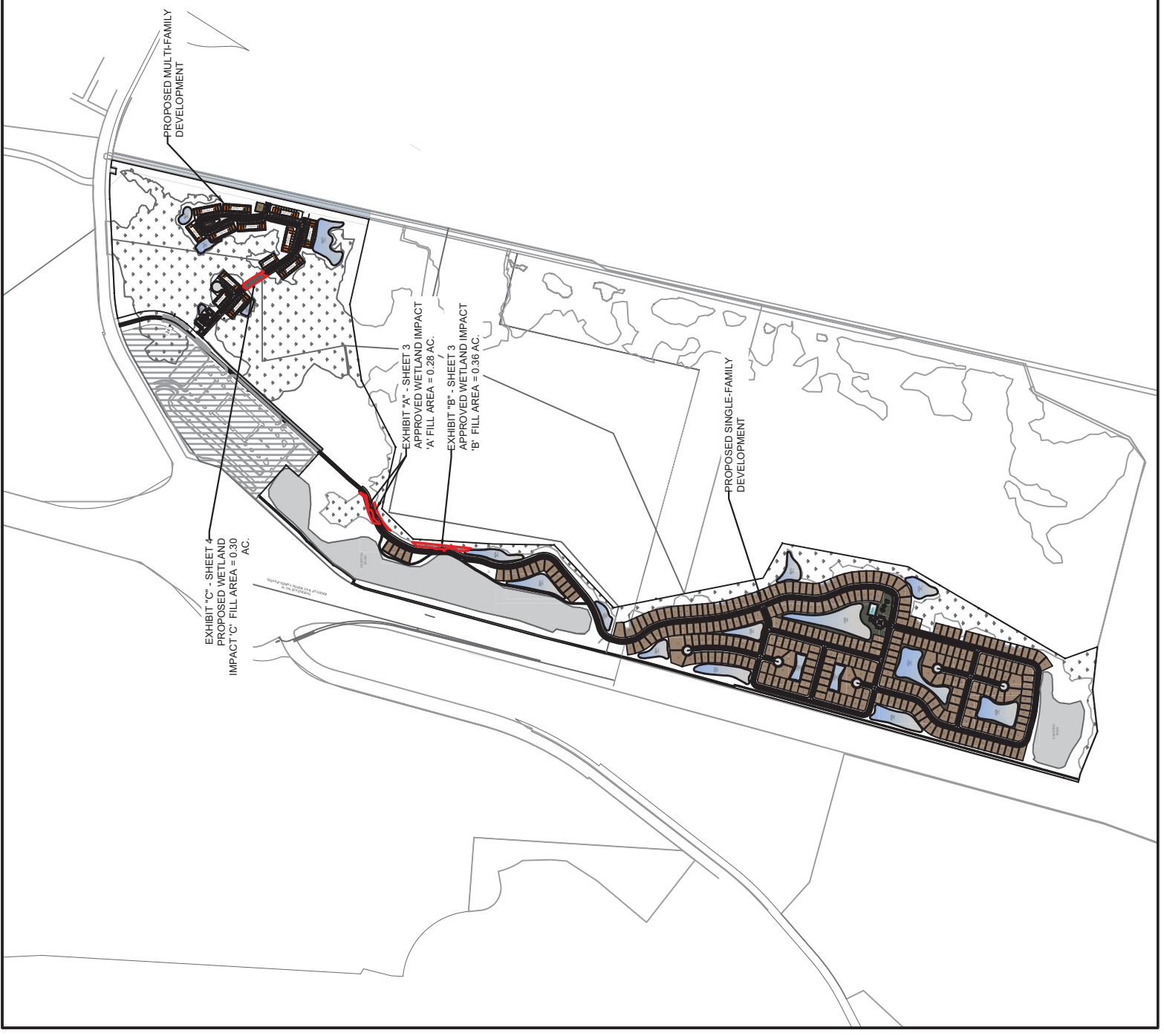
-  FRESHWATER WETLAND
-  WETLAND IMPACT
-  ASPHALT

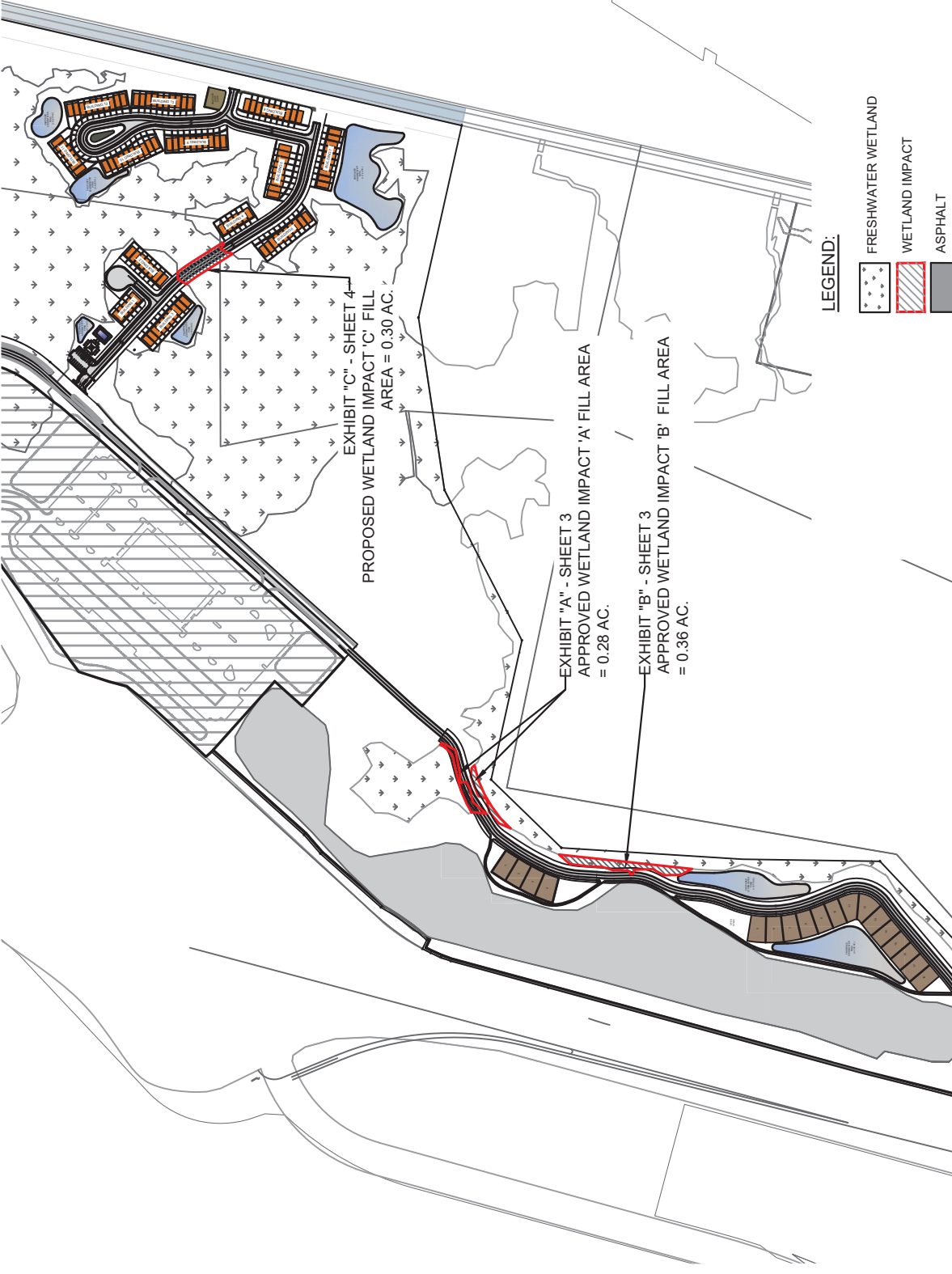
OVERALL PROPERTY ACREAGE = ±267.525 AC.
OVERALL WETLAND ACREAGE = ±174.13 AC.

WETLAND IMPACT INDEX

- APPROVED WETLAND 'A' = 0.28 AC.
- APPROVED WETLAND 'B' = 0.36 AC.
- PROPOSED WETLAND 'C' = 0.30 AC.

TOTAL APPROVED WETLAND IMPACT = 0.64 AC
TOTAL PROPOSED WETLAND IMPACT = 0.30 AC
OVERALL TOTAL WETLAND IMPACT = 0.94 AC.





LEGEND:

-  FRESHWATER WETLAND
-  WETLAND IMPACT
-  ASPHALT

OVERALL PROPERTY ACREAGE = ±267.525 AC.
OVERALL WETLAND ACREAGE = ± 174.13 AC.

WETLAND IMPACT INDEX

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- APPROVED WETLAND 'B' = 0.36 AC.
- PROPOSED WETLAND 'C' = 0.30 AC.

TOTAL APPROVED WETLAND IMPACT= 0.64 AC
TOTAL PROPOSED WETLAND IMPACT= 0.30 AC.
OVERALL TOTAL WETLAND IMPACT = 0.94 AC.

APPROVED WETLAND FILL
 EXHIBIT A & B
 GLYNN COUNTY, GA

PREPARED FOR:
 BRUNSWICK
 HIGHWAY 99, LLC.

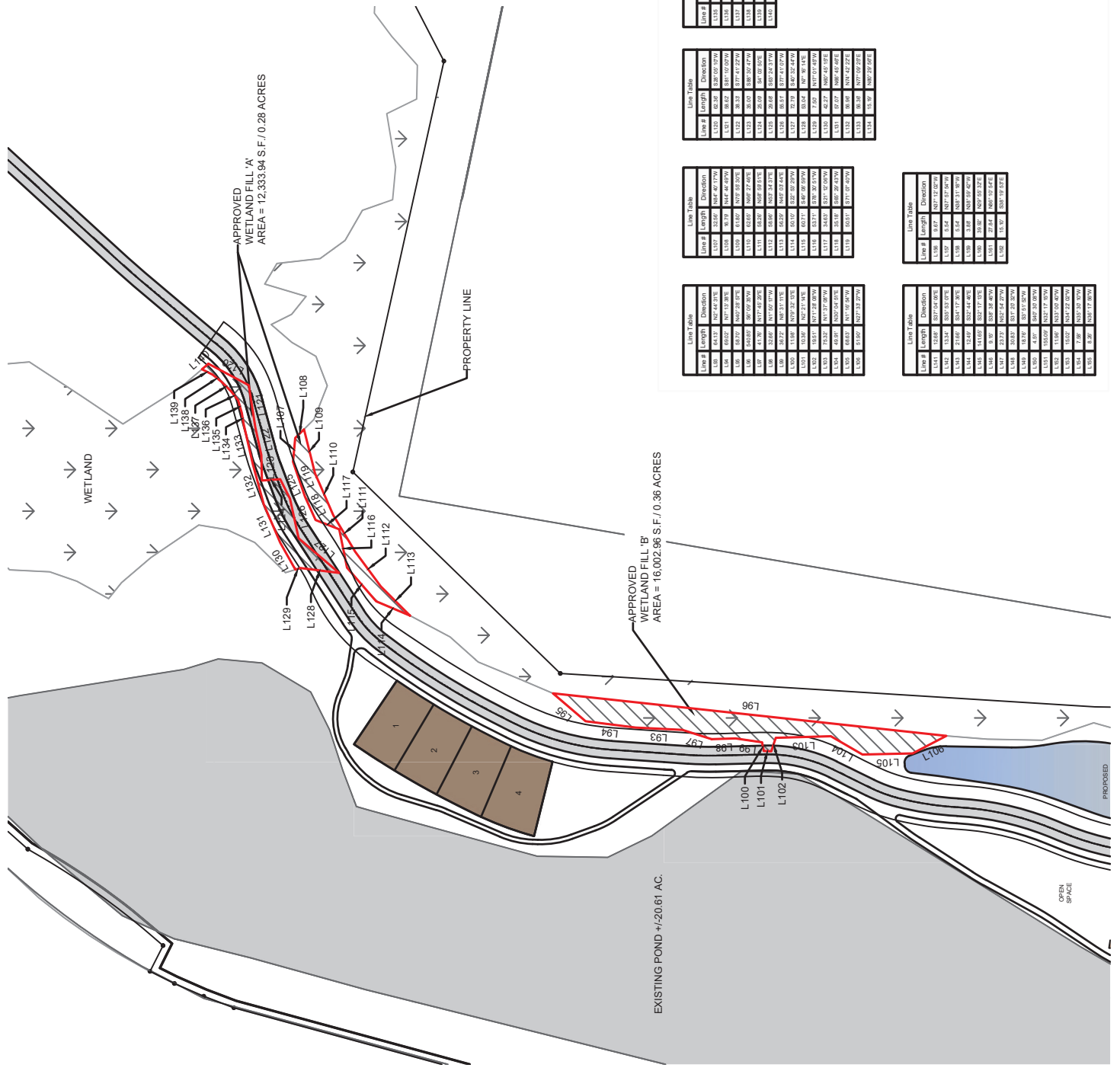
ROBERTS CIVIL ENGINEERING
 301 SEA ISLAND ROAD, SUITE 10
 ST. SIMONS, GA 31522
 912-638-9681 OFFICE
 912-289-0339 FAX

WETLAND FILL AREA



WETLAND IMPACT INDEX

- FRESHWATER WETLAND
- WETLAND IMPACT
- ASPHALT



APPROVED WETLAND FILL 'A'
 AREA = 12,333.94 S.F. / 0.28 ACRES

APPROVED WETLAND FILL 'B'
 AREA = 16,002.98 S.F. / 0.36 ACRES

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L105	11.79	S89°29'11"W
L106	32.23	S88°39'10"E
L107	1.68	S89°10'00"E
L108	3.00	S89°10'00"E
L109	1.00	S89°10'00"E
L110	1.00	S89°10'00"E
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L127	1.00	S89°10'00"E
L128	1.00	S89°10'00"E
L129	1.00	S89°10'00"E
L130	1.00	S89°10'00"E
L131	1.00	S89°10'00"E
L132	1.00	S89°10'00"E
L133	1.00	S89°10'00"E
L134	1.00	S89°10'00"E
L135	1.00	S89°10'00"E
L136	1.00	S89°10'00"E
L137	1.00	S89°10'00"E
L138	1.00	S89°10'00"E
L139	1.00	S89°10'00"E

EXISTING POND +/- 20.61 AC.

OPEN SPACE

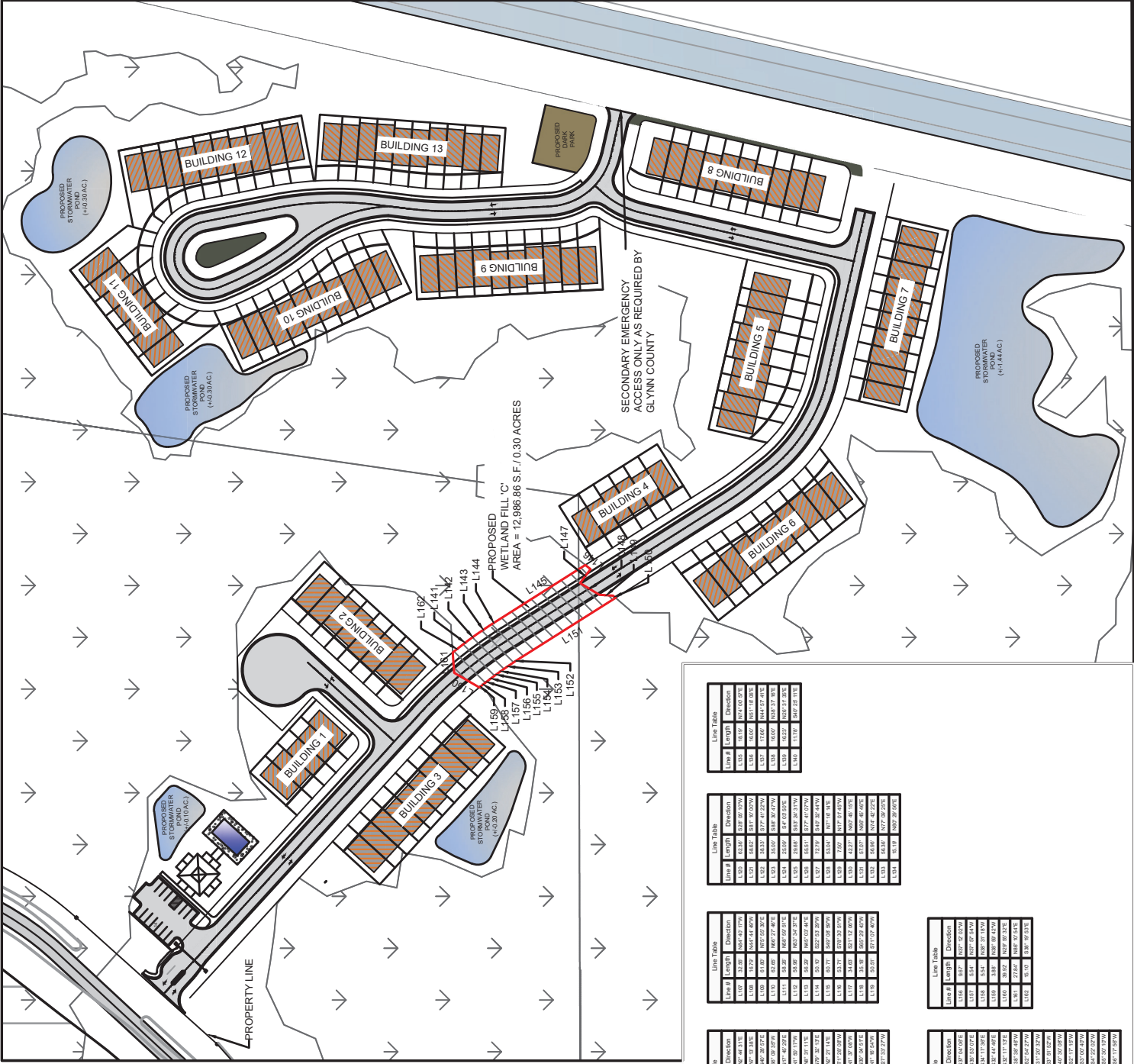
PROPOSED

North Arrow



WETLAND IMPACT INDEX

- FRESHWATER WETLAND
- WETLAND IMPACT
- ASPHALT



Line Table

Line #	Length	Direction
L147	1.12	147.00
L148	1.12	148.00
L149	1.12	149.00
L150	1.12	150.00
L151	1.12	151.00
L152	1.12	152.00
L153	1.12	153.00
L154	1.12	154.00
L155	1.12	155.00
L156	1.12	156.00
L157	1.12	157.00
L158	1.12	158.00
L159	1.12	159.00

Line Table

Line #	Length	Direction
L147	1.12	147.00
L148	1.12	148.00
L149	1.12	149.00
L150	1.12	150.00
L151	1.12	151.00
L152	1.12	152.00
L153	1.12	153.00
L154	1.12	154.00
L155	1.12	155.00
L156	1.12	156.00
L157	1.12	157.00
L158	1.12	158.00
L159	1.12	159.00

Line Table

Line #	Length	Direction
L147	1.12	147.00
L148	1.12	148.00
L149	1.12	149.00
L150	1.12	150.00
L151	1.12	151.00
L152	1.12	152.00
L153	1.12	153.00
L154	1.12	154.00
L155	1.12	155.00
L156	1.12	156.00
L157	1.12	157.00
L158	1.12	158.00
L159	1.12	159.00

Line Table

Line #	Length	Direction
L147	1.12	147.00
L148	1.12	148.00
L149	1.12	149.00
L150	1.12	150.00
L151	1.12	151.00
L152	1.12	152.00
L153	1.12	153.00
L154	1.12	154.00
L155	1.12	155.00
L156	1.12	156.00
L157	1.12	157.00
L158	1.12	158.00
L159	1.12	159.00

Line Table

Line #	Length	Direction
L147	1.12	147.00
L148	1.12	148.00
L149	1.12	149.00
L150	1.12	150.00
L151	1.12	151.00
L152	1.12	152.00
L153	1.12	153.00
L154	1.12	154.00
L155	1.12	155.00
L156	1.12	156.00
L157	1.12	157.00
L158	1.12	158.00
L159	1.12	159.00

Line Table

Line #	Length	Direction
L147	1.12	147.00
L148	1.12	148.00
L149	1.12	149.00
L150	1.12	150.00
L151	1.12	151.00
L152	1.12	152.00
L153	1.12	153.00
L154	1.12	154.00
L155	1.12	155.00
L156	1.12	156.00
L157	1.12	157.00
L158	1.12	158.00
L159	1.12	159.00

DATE: 2025-07-24
DRAWN BY: RCE
CHECKED BY: JLL
PROJECT NO.: 23081
SCALE: 1" = NTS

WETLAND FILL
DETAILS
GLYNN COUNTY, GA

PREPARED FOR:
BRUNSWICK
HIGHWAY 99, LLC.

ROBERTS CIVIL ENGINEERING
301 SEA ISLAND ROAD, SUITE 10
ST. SIMONS, GA 31522
912-638-9681 OFFICE
912-289-0339 FAX

