State Waters & Wetland Delineation Report

Old Eatonton Road Tract
Old Eatonton Road
Greensboro, Georgia 30642
May 14, 2024

Prepared for:

VTC 307 LLC

May 14, 2024

VTC 307 LLC
744 Noah Drive Ste. 113-121
Jasper, Georgia 30143

RE: State Water & Wetland Report
Old Eatonton Road
Greensboro, Georgia 30642

Gentlemen,

Please find attached our State Water and Wetland Delineation Report for the Old Eatonton Road located in Greensboro, Greene County, Georgia. State waters were determined in accordance with the *Georgia Environmental Protection Division "Field Guidance for Determining the Presence of State Waters that Require a Buffer"* and the *North Carolina Division of Water Quality "Stream Identification Method"* guidance document. Wetlands were determined following the *Corps of Engineers Wetlands Delineation Manual* (1987) and the *Eastern Mountains and Piedmont Regional Supplement (2012)*. Three state waters requiring the mandated state stream buffer were located and their limits were flagged within the project boundaries. One area of wetlands was noted at the site and the limits were flagged within the project boundaries.

We appreciate the opportunity to work with you. If you have any concerns, please contact us.

Sincerely,

Kim Metcalf

Kim Metcalf
Partner

Introduction

Riverbend Environmental Inc. was retained by VTC 307 LLC to conduct a State Water and Wetland Determination/Delineation to determine the on-site extent of regulated state waters and jurisdictional wetlands for the Old Eatonton Road site located in Greensboro, Greene County, Georgia. All site work was conducted on May 14, 2024, by Riverbend Environmental Inc. staff.

Riverbend Environmental Inc. conducted a comprehensive field investigation to evaluate the project site for potential state waters and jurisdictional wetlands. The evaluation included assessment of plant communities, soil conditions, and visible indicators of wetland hydrology. Features were field delineated and their limits were flagged within the project boundaries. State waters were determined in accordance with the *Georgia Environmental Protection Division (GA EPD) "Field Guidance for Determining the Presence of State Waters that Require a Buffer"* and the *North Carolina Division of Water Quality "Stream Identification Method"* guidance document. Wetlands were determined in accordance with the *Corps of Engineers Wetlands Delineation Manual* (1987) and the *Eastern Mountains and Piedmont Regional Supplement (2012)*.

Although proper methodology was followed, no State Waters and Wetland Determination/Delineation can completely ensure that site conditions will not change. The report prepared must be considered in its entirety and Riverbend Environmental Inc. makes or implies no warranty or guarantee regarding the site. In addition, GPS locations are approximations and the field flags must be properly surveyed for an accurate determination of feature locations. Finally, the Local Issuing Authority (LIA) has the final determination for any state waters. If no LIA is associated with the site, the GA EPD is the final authority. USACE has the final determination for Waters of the U.S. jurisdictional features.

Site Description

The site understudy is the Old Eatonton Road located in Greensboro, Greene County, Georgia. The site is composed of one parcel of land and is found at 33.54945 N & -83.20636 W. The parcel is 22.61 acres and has the Property ID 0700000470. The site is located at approximately 2431 Old Eatonton Road, Greensboro, Georgia 30642. See site and parcel maps.

The soils of the piedmont region are commonly a red color due to the intense weathering of feldspar-rich igneous and metamorphic rocks. The soils in the piedmont area tend to be sandy loams to clay loams (3). For the Old Eatonton Road property, the main soils are listed as Lloyd gravelly loam. The groundwater in the area is found in openings such as joints and fractures in the bedrock and the groundwater movement in this area is similar to that of surface water (1). The average yearly rainfall for this area is 52.0" (3).

The site understudy is located on rolling hills with a general slope to the west. See the topographic map.

Presently, the Old Eatonton Road property under evaluation is residential property with commercial and residential properties surrounding. See the aerial photo of the site.

Results

Site reconnaissance was conducted on May 14, 2024. Weather conditions were cloudy and significant rainfall had not occurred within 48 hours prior to the site investigation. After investigating the site, it was confirmed that there are state waters and wetlands noted on the property.

Feature #	Label	Description of origin, the direction of flow, and terminus.
1	SW-1	This feature known as Town Creek enters the tract on the northeastern side and flows west, exits the tract, then flows south along the western border where it leaves the tract on the western corner.
2	SW-2	This feature enters the tract on the southern side of the tract and flows west and merges into SW-1.
3	SW-3	This feature enters the tract on the eastern border and flows northwest along the property and merges into SW-1, where the property is narrow.
4	WL-A	This feature is a small wetland on the south side of SW-2.

All waters display strong continuity of bed and bank and sinuosity of the channel along the thalweg. No rooted upland plants or fibrous roots were noted in the streambed. During the site visit, strong base flow was observed – the stream was actively flowing due to subsurface contributions. Vegetation and soils in the area also indicate regular water flow in the area with a clear point of wrested vegetation. Due to baseflow and wrested vegetation, scoring on the *North Carolina Division of Water Quality "Stream Identification Method"* guidance document was not necessary. It was determined that all waters are perennial streams requiring a state stream buffer and pink ribbons were placed to delineate the state water.

As for wetlands, all wetlands displayed all of the appropriate indicators of a wetland area. There were numerous facultative wetland plants as well as obligate wetland plants. The soils were confirmed to be hydric in nature and there was ample water in the area. This wetland area was flagged with pink and black striped tape.

Feature Locations

Approximate locations of features – need field confirmation by the survey team to finalize locations.

Map Legend

- Property Line
- Statewaters
- Wetland

Old Eatonton Road

Riverbend Environmental

Data for this map was gathered on May 14, 2024, using a Garmin GPSMap 65s device that had an accuracy reading of 10ft during the delineation. This map is intended to show the general size and location of the features and is not intended to be used for engineering or design purposes.

Photos

SW-1

SW-2 merges to SW-1

SW-2

SW-1

SW-3

SW-3

SW-2

WL-A

Conclusions

After a thorough investigation of the site, it was determined Three state waters are present on the property and one area of wetlands was observed during the evaluation. The areas were flagged during the field visit and another team will survey the area at a later date.

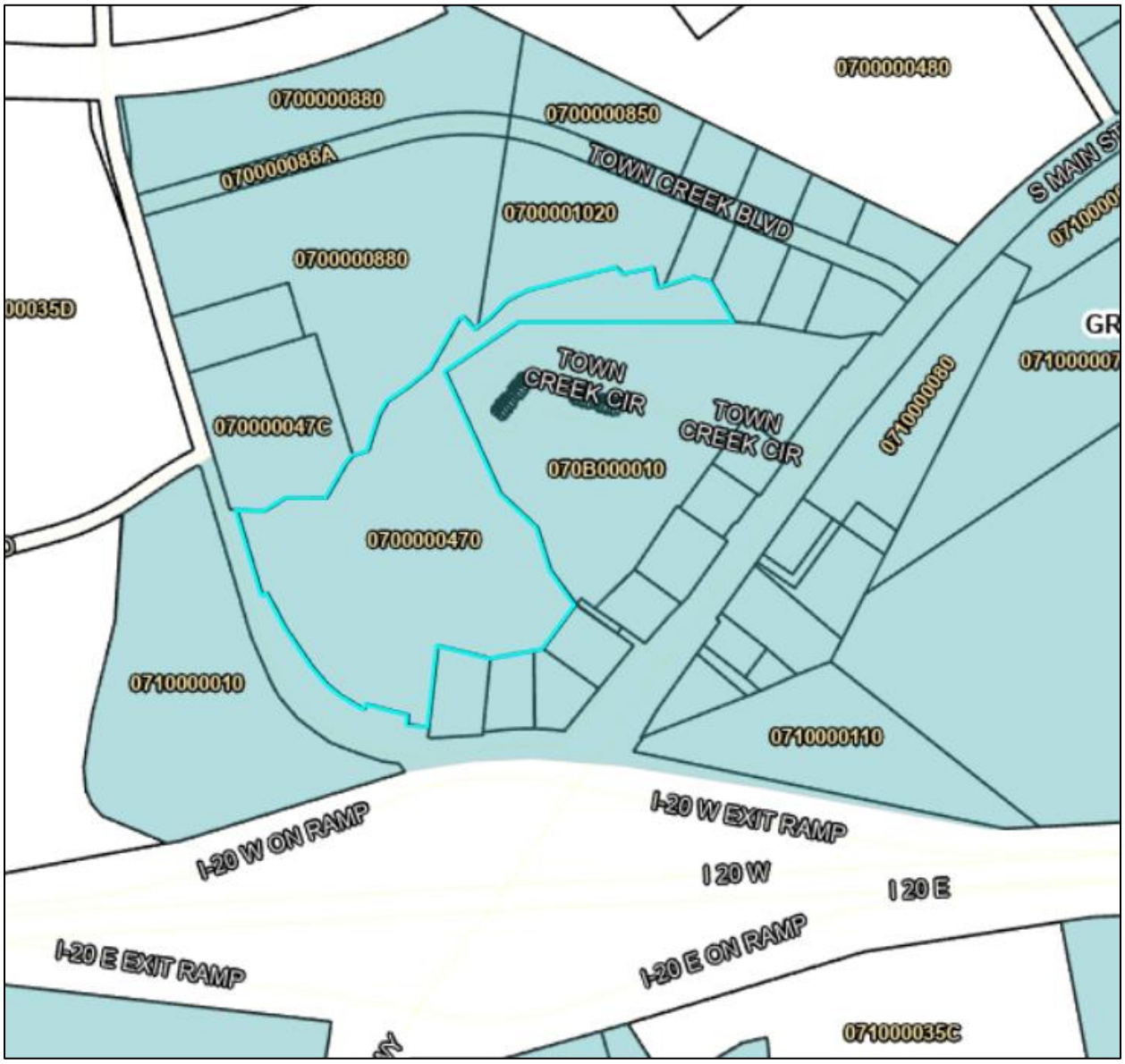
State buffer variances will be required for non-exempt activities in the state-mandated 25’ warm water buffer areas. USACE permitting may be required for any impacts to streambed or wetlands. Please contact Riverbend Environmental Inc. for assistance.

Site Map

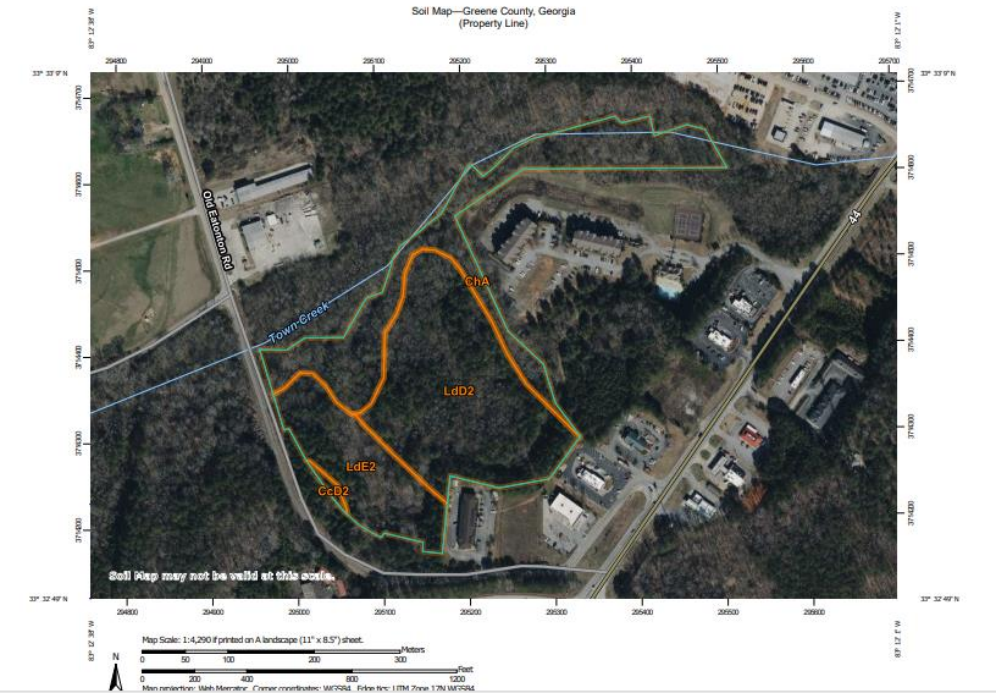
Topography Map

Aerial photograph of the site

Parcel Map



Soils Map



Soils Table

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CcD2	Cataula-Cecil complex, 6 to 15 percent slopes, moderately eroded	0.2	0.7%
ChA	Chewacla silt loam, 0 to 2 percent slopes, frequently flooded	7.8	34.8%
LdD2	Lloyd gravelly loam, 6 to 15 percent slopes, moderately eroded	10.0	44.7%
LdE2	Lloyd gravelly loam, 15 to 30 percent slopes, moderately eroded	4.4	19.8%
Totals for Area of Interest		**22.3**	**100.0%**

Weather Information for the Previous Week

Date	Rain (inches)
5/7/2023	0
5/8/2023	0
5/9/2023	0.45
5/10/2023	0.2
5/11/2023	0
5/12/2023	0
5/13/2023	0

National Wetland Inventory Map