

# A Mixed Use Planned Development in the Town of Moncks Corner

Weathers Tract PD  
Berkeley County, South Carolina

**Prepared for:**

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Mount Pleasant, SC 29464

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# 1 Executive Summary

Weathers Tract is a planned Development on US Highway 52, within the jurisdictions of either Berkeley County or Moncks Corner, South Carolina. The Project consists of five parcels, totaling approximately 96 acres.

The subject parcel is located along the Highway 52 corridor. The current zoning of the five parcels are as follows:

- TMS #: 162-00-01-029 (Issac Reid): HI - Heavy Industrial District
- TMS #: 162-00-01-020 (Adelaide Callum): HI - Heavy Industrial District
- TMS #: 162-00-01-017 (Wallace M Zada Rev Trust): HI - Heavy Industrial District
- TMS #: 162-02-00-019 (Carol Flarisee): HI - Heavy Industrial District
- TMS #: 162-02-00-015 (First Christian Church): HI - Heavy Industrial District

The site is mostly undeveloped, unoccupied and wooded land with meandering wetlands. The preservation of wetlands serves as the basis of design as the development forms around these spaces to utilize them as natural features and natural buffers.

The concept design of Weathers Tract PD is intended to serve Moncks Corner by creating an organized growth of development with increases density along US Highway 52 as part of the Highway Commercial Overlay within the Town's Comprehensive Plan. The intent is to create a denser commercial and retail district along the highway corridor, which then turns into a residential district that diffuses from dense single family attached to less dense single family detached. Nested between these two districts will be a pickle ball facility accessible to the public from the western retail/commercial district and from the eastern residential district.

Open spaces throughout the development will be publicly accessible, providing an opportunity to experience the preserved wetlands, water features, and a recreation space which will all be connected by an existing 10' trail system from the southern edge of the side and a series of sidewalks.

The concept for Weathers Tract contains 3 districts:

- I. Residential – The residential district will contain four types of single-family housing types including dense single family attached, and less dense single family detached lots, consisting of series A, series B, and series C homes sizes.
- II. Commercial and Retail – The commercial and retail district will serve as the commercial and retail buffer of the highway commercial overlay within the comprehensive plan. This is roughly 8 acres of the overall project site dedicated to service based commercial businesses along the highway corridor.



- III. Recreation – The recreation district will provide the town with a new pickle ball complex for the public to utilize. This recreational facility will aid in the continued establishment of Moncks Corner as a recreation destination.

## 2 Existing Conditions

The five parcels comprising the site are currently zoned as Heavy Industrial District (HI) per Berkeley County zoning. Existing conditions of the land use are mostly undeveloped, unoccupied, and wooded land with meandering wetlands. See wetland exhibit in *Appendix, Exhibit 4* with corresponding letter of confirmed Approved Jurisdictional Determination, Exhibit 14. These five areas constitute the portions of the site proposed for development. The balance of the site is heavily wooded with a mixture of evergreen and deciduous trees with a railroad running north-south along the eastern portion of the site. Topographically, the site generally slopes southeast away from US-HWY 52.



Figure 2-1: Existing Zoning  
(Appx. Exhibit 2)

## 3 General Site Description

The subject property of Weathers Tract Development are located in *Table 3.1*. The properties are located in Berkeley County, South Carolina, off US-HW 52 and Ben Barron Lane. The site is shown in Appendix, Exhibits 1-5 emphasizing various surrounding contexts.

Table 3.1 Project Parcels

Tax Parcel #	Acreage	Current Zoning, Berkely County	Property Owner
162-00-01-029	29.68 acres	HI – Heavy Industrial District	Issac Reid
162-00-01-020	43.79 acres	HI – Heavy Industrial District	Adelaide Callum
162-02-00-017	18.74 acres	HI – Heavy Industrial District	Wallace M Zada Rev Trust
162-02-00-019	2.70 acres	HI – Heavy Industrial District	Carol Flarisee
162-02-00-015	1.1 acres	HI – Heavy Industrial District	First Christian Church
Subtotal=	96.01 acres		





## 4 Cultural and Natural Resources: Vegetation, Wetlands, Hydrology, & Soils

Per the completed wetland delineation, there are areas of the site which are considered wetlands. These areas are limited to low lying areas within the existing, forested areas listed as a Jurisdictional Wetlands with connecting Non-Jurisdictional Wetland or Features, and portions are intended to remain mostly preserved and with an average 20-foot undisturbed buffer adjacent to developed areas. The forested wetland areas are indicated on the map located in *Appendix, Exhibit 4*.

The Federal Emergency Management Agency (FEMA) Flood Map for the site indicates the site does not contain mapped flood zones. The flood map panel is located in *Appendix, Exhibit 5*.

Soils at the site are indicative of the area. Within the areas proposed for development, the United States Department of Agriculture, Natural Resource Conservation Service lists the predominant (accounting for over 70% of the site) soil types as Coxville fine sandy loam (poorly drained), Goldsborough loamy sand 0 to 2 percent slopes (moderately well drained), Ocilla loamy fine sand (somewhat poorly drained), and Duplin fine sandy loam 0 to 2 percent slope (moderately well drained). Goldsboro Loamy Sand 0 to 2 percent slope, Lenoir Fine Sandy Loam, Duplin Fine Sandy Loam 0 to 2 percent slope, Rains Fine Sandy Loam 0 to 2 percent slope, Ocilla Loamy Fine Sand, Byars Loam, Pantego Fine Sandy Loam, and Coxville Fine Sandy Loam.

## 5 Design Intent

The intent of the development is to produce a master-planned community to provide homes and services to support growth where anticipated to occur and in areas with existing infrastructure. The project will include a combination of single-family residential, townhomes, recreation, and commercial/retail uses.

Select natural wooded areas and wetlands throughout the site will be preserved. Existing vegetation may also be integrated into the screening buffer areas surrounding the residential portions of the development. Differing adjacent uses will be separated by buffer plantings.

Stormwater for development will be captured in multiple drainage features such as ponds and vegetated swales or buffers within the development. These features are to be enhanced around the



Figure 5-1: Proposed Planned Development Land Use (With Path) (Appx. Exhibit 6)



central amenity area which may include a pool, a club house, and a playground for use by the subdivision residents. There may be shared stormwater collection for certain portions of commercial development adjacent to residential areas as designed.

Proposed major ingress / egress points to the residential development will be provided by two separate access points along US-HWY 52 and an access right of way through the southern church parcel to serve as the main entrance on Ben Barron Ln. Access to the commercial development areas will be provided from two points, the southern access point along 52 and from Ben Barron Ln.

The intent of this project is illustrated in Figure 5.1 and described in detail below:

## 5.1 Residential Development

*Residential development* will consist of single-family detached units proposed with a maximum of 253 units and single-family attached Townhome units proposed with maximum of 162 units. Total residential units to be 375 lots. The following is an example of lot composition for single-family detached and listed in table below: 9 lots minimum Series A (2% of total), 44 Series B (12% of total), and 160 Series C lots (42% of total). Single-family attached Townhomes are proposed to provide maximum 162 units (44% of total) and composed of end unit and interior unit townhomes. See below Lot requirements for additional information.

*Table 5.1 Residential Unit Type Composition*

	Minimum Number of Lots/Units Required	Maximum Number of Lots/Units Allowed
Single Family Detached		
Series A	9	300
Series B	40	
Series C	150	
Single Family Attached	N/A	162
Total Allowable Lots/Units (combined SFA and SFD)		375 Units



The total residential units proposed is 375 residential units at an average of 4 units per acre of the total project area. Lot coverage shall not exceed 75% to be comprised of a roof, driveway, patio, and accessory structure only and excludes walks.

The proposed *Single family detached* architecture draws from the local Lowcountry vernacular, featuring broad porches, metal roof accents, lap siding, board and batten detailing, and double porches on select elevations. These elements are unified by a historic Charleston color palette, creating a cohesive collection of homes that pays homage to the traditional architecture of the Charleston area. To provide architectural diversity within the community, each floor plan offered will include four possible elevations, each incorporating the varying elements mentioned above.

*Single family attached townhome* buildings will blend various elements of Lowcountry vernacular, creating unique individual units through varying elevations of two feet (2') and staggered rooflines from unit to unit. Each building will feature two end units with upgraded elevations, wrap-around porches, well-positioned vertical windows, and distinctive architectural details that enhance the view as you approach the community.

To further support our commitment to architectural diversity within residential development, this community will adhere to the rule of 7, which states:

In order to avoid monotony of architectural design, there shall be no duplication of elevations substantially like any proposed neighboring dwelling. No building elevation shall be repeated across from, adjacent to, or diagonal to a similar building elevation on the same street (or an intersecting street in the case of a corner lot). On the same side of the street as the building in question, there shall be a minimum 2 lot gap between each similar building elevation. See Figure 5-3.



Figure 5-2: Highlighting residential development location

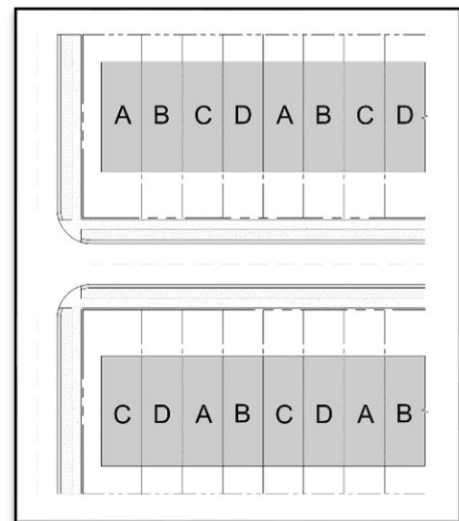


Figure 5-3: Proposed unit layout

## 5.2 Commercial and Retail Development

*Commercial and retail development* will occupy approximately 10 acres. Accepted uses shall be:

- Tailor shops
- Beauty shops and barbershops
- Laundry and dry cleaners
- Photographic studios
- Copy services
- Banks and financial institutions
- Retail sale, excluding vape, tobacco, and pawn shops
- Business and professional offices
- Financial institutions, excluding title loan, pay day loan, and other predatory lending
- Personal service shops
- Limited wholesale activity
- Restaurants and bars
- Taprooms
- Taverns
- Amusement centers
- Hotels and motels
- Commercial and professional sports clubs and promoters
- Transportation services
- Groceries
- Medical offices
- Pharmacies
- Government buildings



*Figure 5-4: Highlighting commercial and retail development location*



## 5.3 Recreational Development

The *Recreational development* to be constructed by the developer and dedicated to the Town for ownership and maintenance. The parcel for the pickleball facility will be platted with phase one. The completion of the facility, including receipt of Certificate of Occupancy, prior to the preliminary plat approval for phase two. The facility will occupy approximately 1.76 acres. This recreational development is anticipated to be for a pickleball complex comprised of courts, pavilion with bathrooms to be designed with Town signature architecture - matching the recreational complex, circulation

paths, well-marked pedestrian crossings, timing mechanism, and associated parking. Anticipated regular use along with intermittent events and tournaments. The minimum design standard for the facility shall match the site plan as shown in *Figure 5-6* and the architecture as shown in *Figure 5-7*.

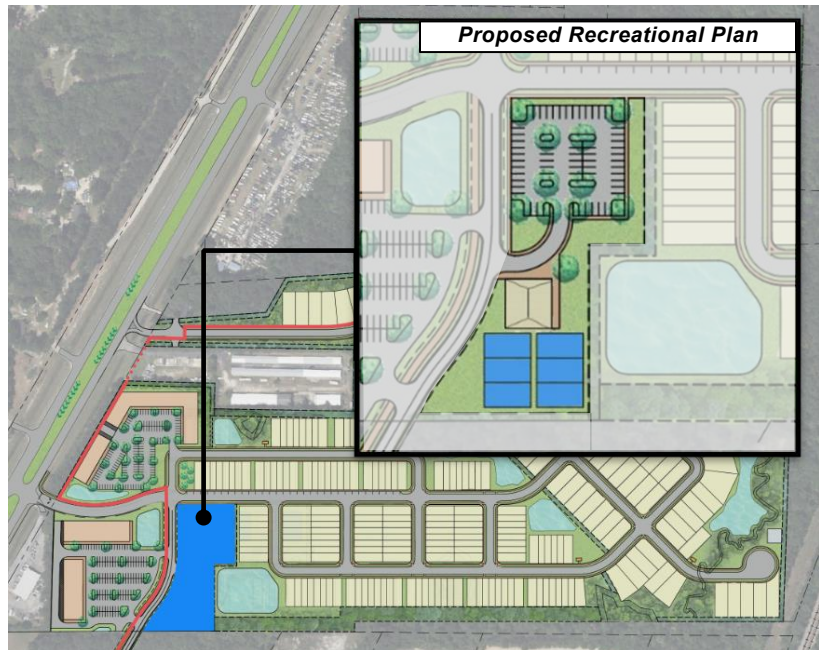


Figure 5-5: Highlighting recreational development location

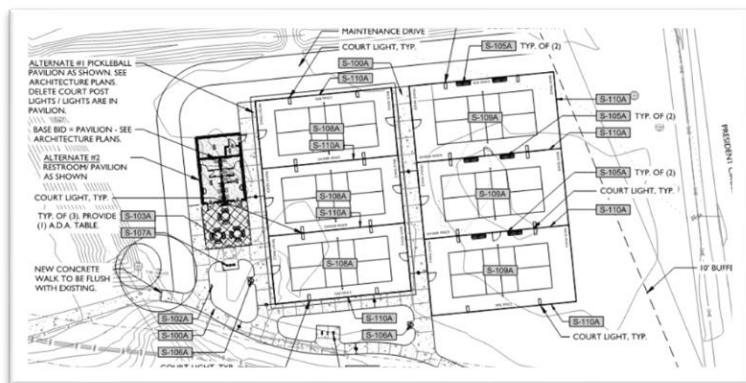


Figure 5-6: Precedent pickleball site plan



Figure 5-7: Moncks Corner recreational facility architecture

## 5.4 Wetland and Buffers

Within the development, 12.3 acres or approximately 13% will be set aside as preserved natural *wetland and buffers*. The wetland buffer requirement corresponds with jurisdictional wetlands only, not to include non-jurisdictional wetlands, tributaries, and similar water features such as swales and ditches. All non impacted wetlands will be buffered. All disturbed areas need to be stabilized with a planting style conducive to the Lowcountry and natural areas. All ponds to be protected with natural riparian buffer, planted to include wild grasses and native mix.



Figure 5-8: Shows location of wetlands and wetland buffers

## 5.5 Internal Roadway

*Internal roadways* are proposed with 50-foot right of ways, will be designed and constructed to Berkeley County standards with intended ownership and maintenance by Berkeley County where acceptable. Roadways servicing areas such as Townhomes and select commercial areas are to be designed and constructed to Berkeley County standards but will be privately maintained within a public right of way by POA/HOA.

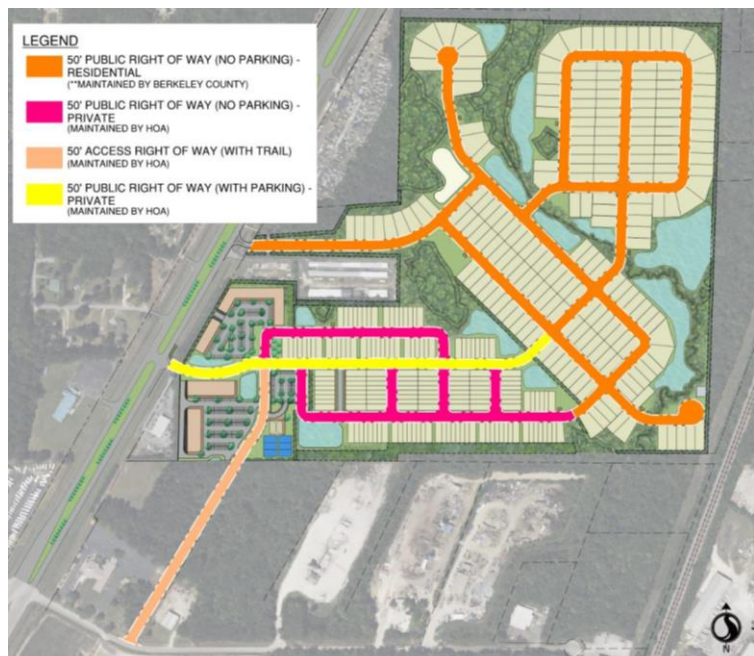


Figure 5-9: Transportation Plan (Appx. Exhibit 10)





### 5.5.1 50' Road Right of Way (No Parking)

The typical street Right of Way (ROW) for this development shall be fifty feet (50') in width. This 50' ROW includes twenty-two feet (22') of pavement (two 11' wide travel lanes), with two-foot (2') wide curb and gutter on both sides. This ROW will also include a six-foot (6') verge, a five-foot (5') sidewalk, with one foot (1') of extra space along both sides of the ROW throughout the development. See cross section and ROW location below. See cross section enlargement in *Appendix, Exhibit 11.1*.



Figure 5-10: Typ. Neighborhood Road Sections (Appx. Exhibit 11.1)



Figure 5-11: 50' Road ROW locations

### 5.5.2 50' Road Right of Way (With Parking)

The on-street-parking Right of Way (ROW) for this development shall be fifty feet (50') in width. This fifty-foot (50') ROW includes twenty-two feet (22') of pavement (two 11' wide travel lanes), with two-foot (2') wide curb and gutter on both sides. This ROW will also include a five-foot (5') sidewalk and nine-foot (9') parking lane on one side, and on the other side will include a five-foot (5') verge and a five-foot (5') sidewalk. See cross section and ROW location below. And see cross section enlargement in *Appendix, Exhibit 11.2*.

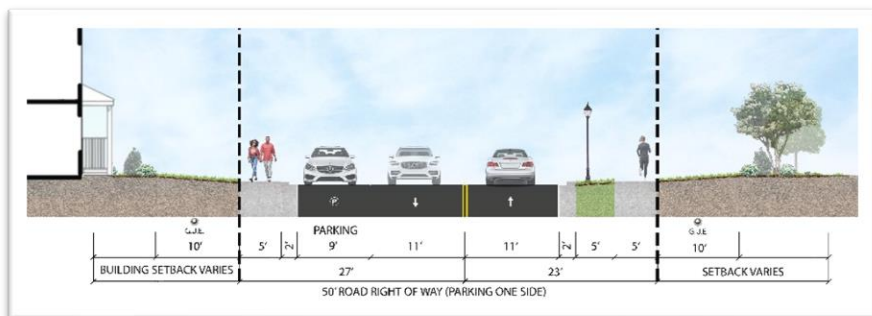


Figure 5-12: Typ. Neighborhood Road Sections (Appx. Exhibit 11.2)



Figure 5-13: Road ROW locations

### 5.5.3 50' Access Right of Way (With Trail)

The access Right of Way (ROW) for this development shall be fifty feet (50') in width adjacent to First Christian Church. This fifty-foot (50') ROW is intended to become a main entry and exit. The ROW includes twenty-two feet (22') of pavement (two 11' wide travel lanes), with two-foot (2') wide curb and gutter on both sides. This ROW will also include a five-foot verge (5'), ten-foot (10') sidewalk, and a five and a half foot (5.5') grass strip on one side and on the other side will include a three and a half foot (3.5') grass strip on the other side. See cross section and ROW location below. And see cross section enlargement in *Appendix, Exhibit 11.3*.

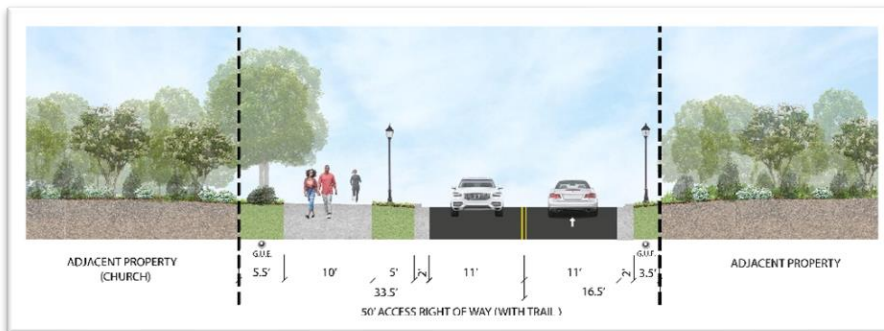


Figure 5-14: Typ. Neighborhood Road Sections (Appx. Exhibit 11.3)



Figure 5-15: Road ROW locations

## 5.6 Lot Size Requirements

Table 5.2 Lot Requirement Table

Lot Type	Lot Area (min.)	Lot Width (min)***	Lot Depth (min)	Front Building Setback*	Rear Building Setback*	Side Building Setback*	Corner Side Building Setback*
<b>Single Family Detached</b>							
Series A**	8500 SF	60 Feet**	140 Feet	25 Feet	15 Feet	7.5 Feet	7.5 Feet
Series B	6600 SF	55 Feet	120 Feet	25 Feet	15 Feet	7.5 Feet	7.5 Feet
Series C	5400 SF	45 Feet	120 Feet	25 Feet	15 Feet	7.5 Feet	7.5 Feet
<b>Single Family Attached</b>							
End unit	3200 SF	32 Feet	100 Feet	25 Feet	15 Feet	10 Feet	10 Feet
Middle Units	2200 SF	22 Feet	100 Feet	25 Feet	15 Feet	n/a	n/a
Rear Load End Unit	3200 SF	32 Feet	100 Feet	15 Feet	25 Feet	10 Feet	10 Feet
Rear Load Middle Unit	2200 SF	22 Feet	100 Feet	15 Feet	25 Feet	n/a	n/a
<b>Commercial/ Retail</b>							
Lots along US – HW 52	n/a	n/a	n/a	15 Feet	15 Feet	10 Feet	10 Feet
<b>Recreation</b>	n/a	n/a	n/a	25 Feet	15 Feet	10 Feet	10 Feet

\* Note for setbacks: Stairs and HVAC units may encroach into the setback. Roof overhangs allowed in front setbacks; roof overhangs, meters, and electric panels allowed in the side and rear setbacks as long as projection is less than 18-inches of encroachment.

\*\* Series A lot are asymmetrical. Lot width is definable at the midpoint of the lot. All lot lines must be straight, along one bearing and be perpendicular to the ROW (plus or minus 5 degrees)

\*\*\* Lot width shall be measured at the setback line.



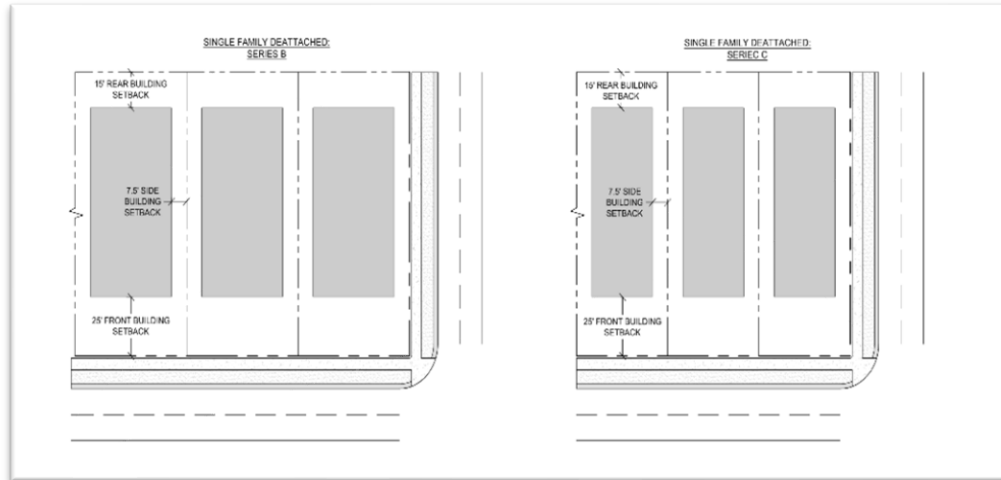


Figure 5-16: Showing building setback spacing for single family detached (Series B&C)

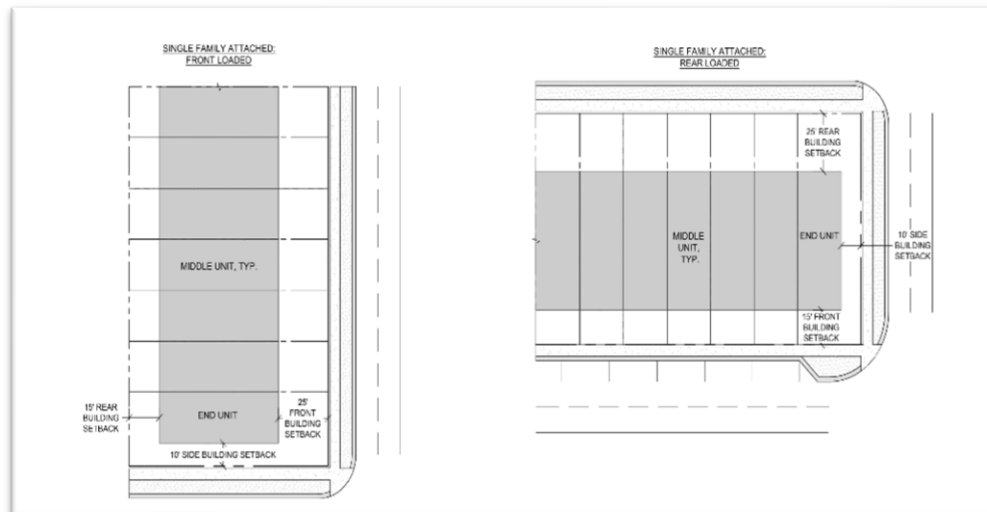


Figure 5-17: Showing building setback spacing for single family attached (townhomes)

## 6 Proposed Development Schedule

The project will be developed in multiple phases with construction scheduled to commence for residential areas in 2026 and anticipated to continue through 2030. Development of commercial and recreational areas to be on separate time frame. The completion of the recreational facility, including receipt of Certificate of Occupancy, prior to the preliminary plat approval for phase two.



Figure 6-1: Project Phasing Plan  
(Appx. Exhibit 9)



## 7 Proposed Improvements

It is intended for most new roads proposed within the project will be constructed to the standards acceptable by Berkeley County for the intention of dedication to the County. It is anticipated the select roads servicing townhomes will be private and maintained by the HOA. The recreation space will be deeded to the town for ownership and maintenance. All utility improvements will be designed and dedicated to the authorities having jurisdiction. Commercial parcels to be developed with off-street parking to be collectively provided and shared among businesses.

It is intended for street trees to be included in this development. See landscape objectives for more information.

All open space and common areas of residential space will be maintained by the community homeowner's association. The recreation space will be deeded to the town for ownership and maintenance.

A sidewalk system will be incorporated into the right of way. A five-foot (5') wide concrete sidewalk will be installed on both sides of all roadways within the development, except for the fifty-foot (50') access ROW connecting to Ben Barron which will have a ten-foot (10') Town trail that shall be paved and extended through the community as proposed in, *Proposed Planned Development Land Uses (With Path)* exhibit, *Appendix, Exhibit 6*. Sidewalks will be separated from the pavement with a minimum five-foot (5') grass strip. All sidewalks and trails shall be maintained by the homeowner's association. A grass strip shall not be required along roadways with parking, on the side of parking, within the development, *Appendix, Exhibit 11.2*. The A combination of sidewalks and trails will be provided for interconnection in this development. Any additional trails in development to be gravel or similar material approved by the developer.

## 8 Impacts and Coordination

Currently Moncks Corner Water Works / Public Works Commission is available to provide water and wastewater utilities to the proposed development. There is ongoing coordination for an update to these services anticipated to potentially be provided by Berkeley County Water and Sanitation (BCWS). Santee Cooper will provide electricity to the proposed development. A pump station will be coordinated and constructed on site. Letters of coordination and willingness to serve the development are being actively coordinated and will be provided with copies provided for reference starting in *Appendix, Exhibit 13*.

All communication and cable/internet service providers for the project will install their lines and conduit underground in the road rights-of-way and, if necessary, in front, side, and rear lot line easements. Should utility easements become necessary, they will be located outside of proposed water, sewer, and drainage easements. The utility companies will be required to avoid root systems of existing and installed trees if at all possible.

All required landscaping and trees shall be located outside of all easements.



## 9 Site Utilities – Water, Sewer, & Hydrology

Currently water for domestic consumption and fire protection will be serviced by Moncks Corner Water Works. Sanitary sewer utilities will be serviced by Moncks Corner Public Works Commission. There is ongoing coordination, and all new infrastructure will be designed and constructed in accordance with the standard of those identified utility providers and South Carolina Department of Public Health (SC DPH). Stormwater will be collected and directed to new and existing stormwater control ponds located throughout the development. All collection systems will be designed to meet Berkeley County and SCDPH Design standards.

## 10 Landscape Objectives

The development's overall landscape plan will utilize local native plant species and naturalized non-invasive plants along with a variety of seasonal color, chosen from Moncks Corner Landscape Ordinance, Chapter 7 to ensure the overall beauty of the community is both preserved and enhanced. Plants listed by Clemson University or the South Carolina Forestry Commission as invasive shall not be allowed. These spaces in the community will be reserved for the use of residents. Median planting improvements along US-Highway 52 will utilize the various planting patterns found in the Town of Moncks Corner US-Highway 52 Median planting design standard, and is to be reviewed and approved by the Town with phase 1 preliminary plat approval and installed, inspected, and accepted by the Town for maintenance. Encroachment permit to be submitted to and approved by SCDOT, submitted by the developer prior to installation. The median planting improvements shall be required adjacent to the property frontage.

Street trees shall be planted along the entry drives and subdivision roads where permitted and shall follow their corresponding planting pattern listed below in *Table 10.2*.

Street trees shall be planted along public roads in the development that are fifty-foot (50') right of ways without parking and shall be spaced between forty feet (40') and sixty feet (60') on center. Additional evergreen shrubs shall be planted along the fifty-foot (50') access right of way, between the required street trees, as a way to enhance the visual appeal of the development's main entry and exit right of way, *Appendix, Exhibit 11.3*.

Street trees will be located at the ends of Single Family Attached blocks and in additional areas where they will not be conflicting with easements and driveways. Street trees shall be setback from corners and intersections so as not to conflict with lines of sight.

Bufferyards are to be utilized to provide screening between uses if not separated by road as well as undisturbed wetland buffer adjacent to development. Trees to be installed with minimum caliper of 2 1/2 inches and six to eight feet height. Evergreen shrubs shall be minimum of 3 gallons at installation and a minimum of 24 inches height. Existing vegetation providing screening equal to or greater than bufferyard shall be accepted. Maintenance will be provided by respective homeowner associations and commercial property owners. To guarantee the highest level of aesthetic quality and consistency is achieved, the developer and planning director shall approve or disapprove landscape plans for each installed portion within the master development.





*External project boundary buffers:* Buffers along the perimeter of the project boundary shall be as shown in *Appendix, Exhibit 7*. The buffer type shall be shown in *Table 10.2*.

*Internal buffers:* Within the project boundary separation between districts and/or uses shall be as shown in *Table 10.1*.

*Table 10.1 Land Use Table*

<b>LAND USES</b>	<b>Single Family Detached</b>	<b>Single Family Attached</b>	<b>Commercial / Retail</b>	<b>Assembly &amp; Worship</b>	<b>Recreation</b>	<b>Industrial</b>	<b>Agricultural</b>
<b>Proposed</b>							
<b>Single Family Detached</b>	n/a	Type B	Type C	n/a	n/a	Type B	Type B
<b>Single Family Attached</b>	Type B	n/a	Type B	n/a	Type B	Type C	Type C
<b>Commercial / Retail</b>	Type C	Type B	n/a	Type A	Type A	n/a	n/a
<b>Recreation</b>	Type B	Type B	Type A	Type A	n/a	n/a	n/a
<b>Assembly &amp; Worship</b>	n/a	n/a	Type A	n/a	Type A	Type C	Type A

*Table 10.2 Bufferyard Table*

<b>BUFFERYARDS</b>	<b>Min Buff Width (from Property line)</b>	<b>Width with Opaque Screen</b>	<b>Canopy Tree per 100 LF</b>	<b>Evergreen Shrubs per 100 LF</b>
<b>Type A</b>	10 feet	n/a	3	25
<b>Type B</b>	15 feet	10 feet	4	50
<b>Type C</b>	25 feet	15 feet	6	50
<b>Type D</b>	50 feet	25 feet	8	75

Opaque Screens may be wood or masonry (block, brick, or stucco) and must be a minimum of 6'-0" tall and placed at the property line. Wood fences shall be installed with finished side facing out. Along streets, opaque screens shall be placed at the interior edge of the buffer, not at the property line.

No buffers shall be required between identical uses.

Wetland Buffer (20-foot width) Preservation of existing vegetation with limited disturbance. In areas where there is no existing vegetation within the wetland buffer, plants shall be installed to meet the requirements of a Type B buffer, if allowed by the US Army Corps of Engineers. Pervious trails and landscaping allowed.



## **11 Homeowner's Association**

Homeowner Association will be organized for the Weathers Tract Development and will govern the site through use of restrictive covenants. Covenants and restrictions are being defined and will be recorded with the final plat for each phase of construction. HOA CCRs to include no more than 10% of units to be rentals. Staff to check CCRs prior to recording, which needs to be recorded prior to Final Plat approval for Phase 1 (or first phase to be developed).

## **12 Traffic Impact Assessment**

A Traffic Impact Analysis (TIA) shall be required prior to the approval of the Preliminary Plat for the First Phase. This TIA shall analyze the entire development, with improvement recommendations noted for each phase. The TIA shall be conducted and coordinated by the Town and paid for by the Developer. All improvements noted in the TIA for each phase, shall be incorporated into the design plans and approvals for the Preliminary Plat for that phase. The developer is responsible for the cost of the improvements noted in the TIA, including but not limited to right of way acquisition, if required.

The original TIA created for the first phase may be used for future phases, so long as the date of the TIA and the date of the submission of the preliminary plat application do not exceed five (5) years. If it does, a new TIA will be required



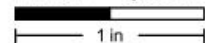
# **Appendix A**



## Berkeley County GIS Online Mapping



1 inch = 4,000 feet



Date: 10/4/2024

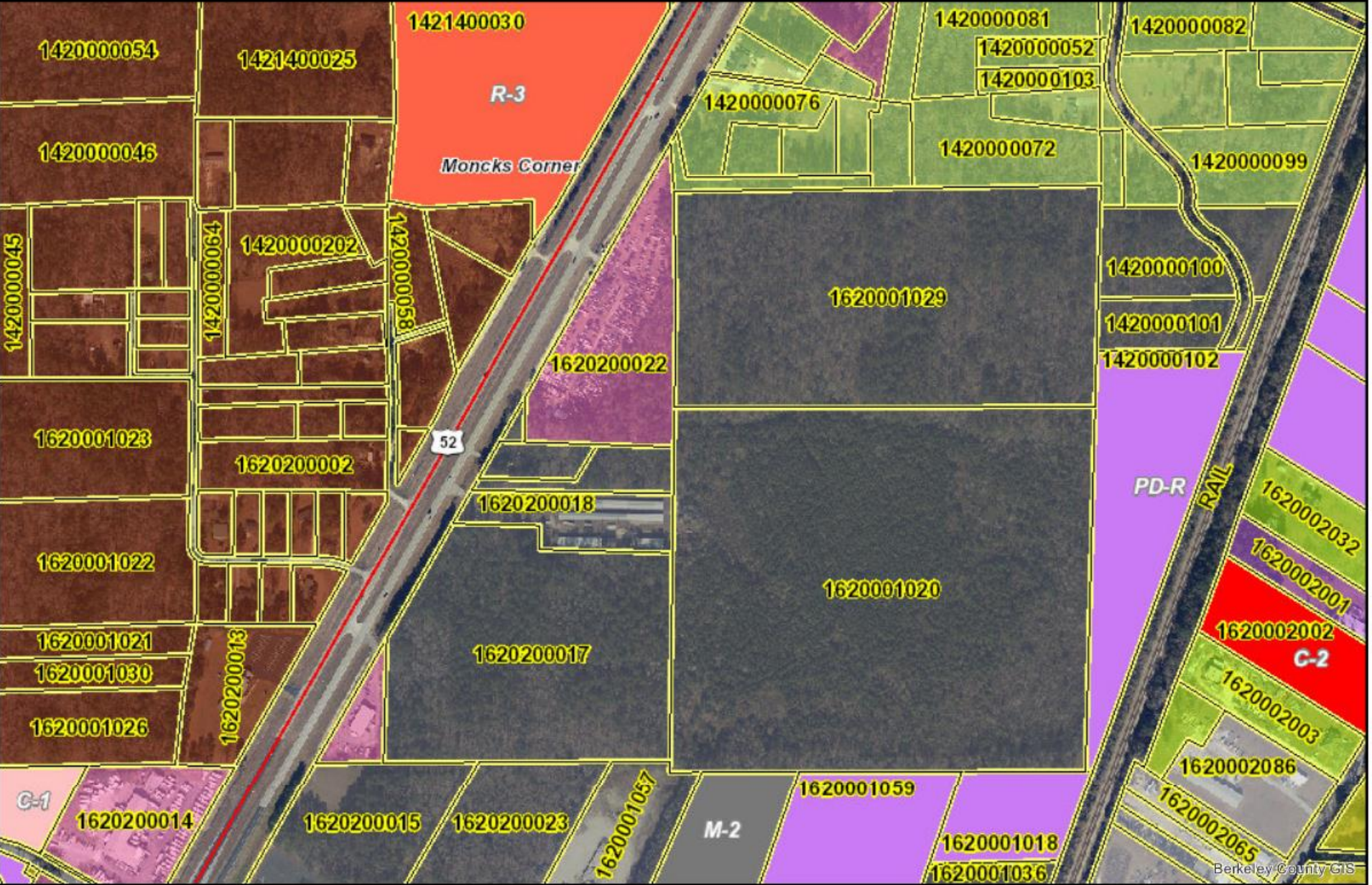
Berkeley County GIS




The county of Berkeley and its GIS Department disclaims accountability for this product and makes no warranty express or implied concerning the accuracy thereof. Responsibility for interpretation and application of this product lies with the user.



Berkeley County GIS Online Mapping



 1 inch = 500 feet  
Date: 10/4/2024  
Berkeley County GIS

The county of Berkeley and its GIS Department disclaims accountability for this product and makes no warranty express or implied concerning the accuracy thereof. Responsibility for interpretation and application of this product lies with the user.

LEGEND		
BERKELEY COUNTY ZONING		MONCKS CORNER ZONING
EG	R15	C-1
Flex1	R2	C-2
GC	R2-R	D
HI	R2-R(F)	M-1
LI	R3	M-2
OI	R4	MH-1
OIGC	R5	PD
PD-MU	RNC	PD-C
PD-OP/IP		PD-R
PD-RC		R-1
R1		R-2
R1-MM		R-3
R1-R		R-4
		TD



## EXHIBIT 3 – BOUNDARY MAPS

NOTES:

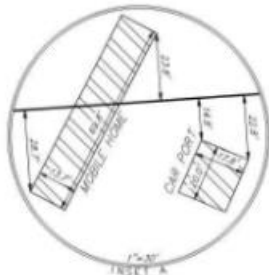
- THIS IS NOT A VALID, TRUE & CORRECT COPY OF THIS DOCUMENT UNLESS IT BEARS THE ORIGINAL SIGNATURE, SIGNATURE DATE, AND THE RAISED EMBOSSED SEAL OF THE SURVEYOR NOTED HEREIN.
- 2) THIS PLAT HAS BEEN PREPARED FOR DREAM FINDERS HOMES, LLC, IN ACCORDANCE WITH THEIR PLANNED USE. THIS SURVEY WAS PREPARED USING PUBLIC DOCUMENTS AS NOTED ON THIS PLAT. THE PUBLIC RECORDS SHOWN ON THIS PLAT ARE ONLY THOSE USED TO CONSTRUCT, AS CLOSE AS POSSIBLE, THE BOUNDARIES OF THE SUBJECT PARCELS SHOWN HEREIN. THE LINES DESCRIBING THE CONTIGUOUS PARCELS SHOWN HEREIN DO NOT CONSTITUTE A COMPLETE BOUNDARY SURVEY FOR THOSE PARCELS.
- 3) THIS PROPERTY MAY BE SUBJECT TO VARIOUS UTILITY EASEMENTS (i.e. POWER, TELEPHONE, SANITARY &/or SEWER, ETC.) THAT WERE NOT NOTED EITHER IN THE REFERENCE DEEDS, OR THE REFERENCE PLATS. THE UTILITIES SHOWN HEREIN ARE BASED ON FIELD SURFACE LOCATIONS, AND WERE NOT VERIFIED AS TO SIZE, DEPTH, MATERIAL, &/or CONDITION. THIS PLAT DOES NOT ADDRESS ANY SUBTERRANEAN CONDITIONS OF ANY NATURE UNLESS SPECIFICALLY NOTED OTHERWISE.
- 4) AREA COMPUTED BY COORDINATE METHOD.
- 5) HORIZONTAL CONTROL ESTABLISHED WITH GPS USING THE SCGS WGS SYSTEM. HORIZONTAL DATUM - SOUTH CAROLINA STATE COORDINATE SYSTEM (NAD 2011). ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- 6) SUBJECT PROPERTY ORIGINALLY LOCATED WITHIN FLOOD ZONE "X" PER FEMA MAP 480302002E WITH AN EFFECTIVE DATE OF DECEMBER 5, 2016. VERTICAL REFERENCE = NAVD83.
- 7) SUBJECT PROPERTIES ARE ZONED BERKLEY COUNTY - H (HEAVY INDUSTRIAL) PER BERKLEY COUNTY GC AS OF NOV. 2024.
- 8) NO ABOVEGROUND ENCROACHMENTS OF BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS FROM THE SUBJECT PROPERTY ONTO ADJACENT PROPERTIES OR FROM ADJACENT PROPERTIES ONTO THE SUBJECT PROPERTY WERE OBSERVED AT THE TIME OF THIS SURVEY OTHER THAN SHOWN HEREIN.

#### ASSIGNMENT LEGEND

DP - END BOOK  
 PB - PLAT BOOK/PLAT CABINET  
 PG - PAGE  
 NAD - NORTH AMERICAN VERTICAL DATUM  
 GDS - GEOGRAPHICAL INFORMATION SYSTEM  
 R/W - RIVER-OF-WAY  
 NW - NW JOE FOUND  
 DT - OPEN TOP  
 PT - PINCH TOP  
 NW - NW JOE/RESAR FOUND  
 NE - NW JOE/RESAR SET  
 RB - REBAR  
 CMF - CONCRETE MONUMENT FOUND  
 (T) - TOTAL  
 NOL - NORTH OF LINE  
 SOL - SOUTH OF LINE  
 EOL - EAST OF LINE  
 WOL - WEST OF LINE  
 OL - ON LINE  
 CP - CONTROL POINT

#### ADDITIONAL REFERENCES

1. PLAT RECD "PLAT OF LAND 'A' 'B' & 'C' SURVEYED AT THE REQUEST OF ADOLINE ADLENE CALLUM" BY CLEATHWOOD E. DRODGE DATED JULY 8, 1880. NOT RECORDED
2. PLAT FILED "PLAT OF TRACTS 'A' 'B' & 'C' 'A' & 'B' OWNED BY: FASCON CORP. 'C' OWNED BY: BERKELEY INDUST. PARK. 'A' & 'B' TO BE CONVEYED TO: BERKELEY INDUSTRIAL PARK, 'C' TO BE CONVEYED TO: FASCON CORP. 1ST JUD. JOHN PARISH, BERKELEY COUNTY, SOUTH CAROLINA" BY CLEATHWOOD E. DRODGE, DATED NOVEMBER 8, 1982, RECORDED IN PUB. J. PG. 253 AT THE BERKELEY COUNTY REGISTER OF DEEDS.
- J. SCOTT DKT. No. 8437



**IMPORTANT NOTE:**

THE COORDINATE BEGINNING CONTROL SYSTEM SHOWN ON THE PLAT IS RED TO THE SOUTH CAROLINA STATE PLANE NORTH AMERICAN DATUM OF 1983 (2077 ADJUSTMENT) SOUTH CAROLINA Lambert Zone 3800 UNITS IN INTERNATIONAL FEET.

TO PLACE THE BOUNDARIES SURVEYED ON A PLANE SURFACE THAT BEST APPROXIMATES A TRUE GROUND COORDINATE SYSTEM, ALL DISTANCES FOR THIS PROJECT SHOULD BE MULTIPLIED BY THE COMBINED SCALE FACTOR (0.999933088) DERIVED AT CONTROL POINT #5001 (SP COORDINATE NORTH N 495652.6 E 2298291.42) A CAPPED 3/4" REBAR AS SHOWN HEREON



**Parker Land Surveying, LLC**  
5910 Griffin Street  
Hanahan, SC 29410  
Phone: (843) 554-7777  
Fax: (843) 554-7779

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

AARON E. VANMAANEN

PLS 43382



## LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S00°26'12"E	37.54'
L2	N89°21'01"W	253.27'
L3	S89°50'50"W	319.84'
L4	S88°13'23"E	318.28'
L5	S01°24'34"W	89.88'
L6	N00°54'24"E	215.03'
L7	N00°43'15"E	267.52'
L8	N29°49'29"E	105.83'
L9	N86°04'54"E	374.08'
L10	N29°46'54"E	140.00'
L11	N86°04'51"E	242.53'
L12	N00°58'13"E	81.50'

## TIE LINE TABLE

LINE #	DIRECTION	LENGTH
1.1	N86°04'18"E	283.97'
1.2	N02°33'04"W	154.28'
1.3	N87°59'02"E	488.36'
1.4	N87°28'21"E	38.59'
1.5	N29°49'29"E	3186.62'
1.6	S89°21'01"E	85.17'

### LINE TYPE & SYMBOL LEGEND

PROPERTY LINE WITH PROPERTY CORNER FOUND (AS DESCRIBED)  
 PROPERTY LINE WITH PROPERTY CORNER SET (BY REBAR SET)  
 PROPERTY LINE WITH CALCULATED POINT (NO MONUMENT SET)  
 ADJACENT PROPERTY LINE  
 MUNICIPALITY LINE  
 RIGHT OF WAY LINE  
 EASEMENT LINE  
 FENCE  
 RAILROAD TRACKS  
 THE LINE

*PLAT*

SHOWING THE BOUNDARIES OF TMS# 162-00-01-029 (29.68 AC),  
TMS# 162-00-01-020 (43.79 AC.), TMS# 162-02-00-017 (18.74 AC.),  
& TMS# 162-02-00-019 (2.70 AC) LOCATED NEAR THE TOWN OF  
MONCKS CORNER IN BERKELEY COUNTY, SOUTH CAROLINA

DATE: OCTOBER 15, 2024

*SHEET: 1 OF 1*

SCALE: 1" = 200'



EXHIBIT 3.1 – BOUNDARY MAPS

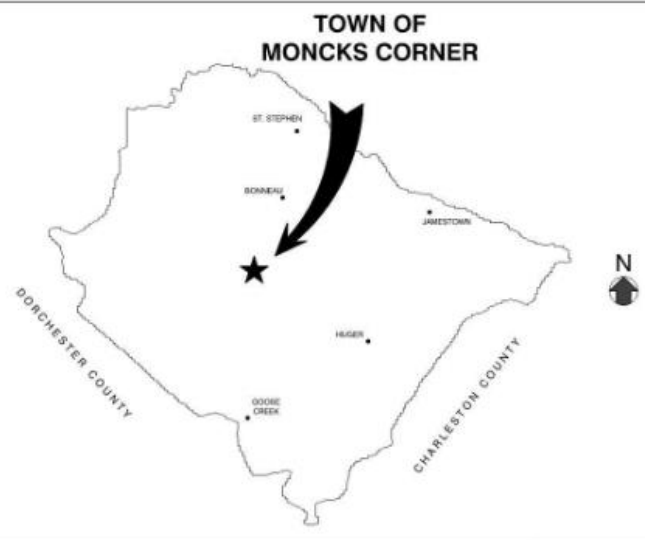
LOCATION MAP

N.T.S.



VICINITY MAP

N.T.S.



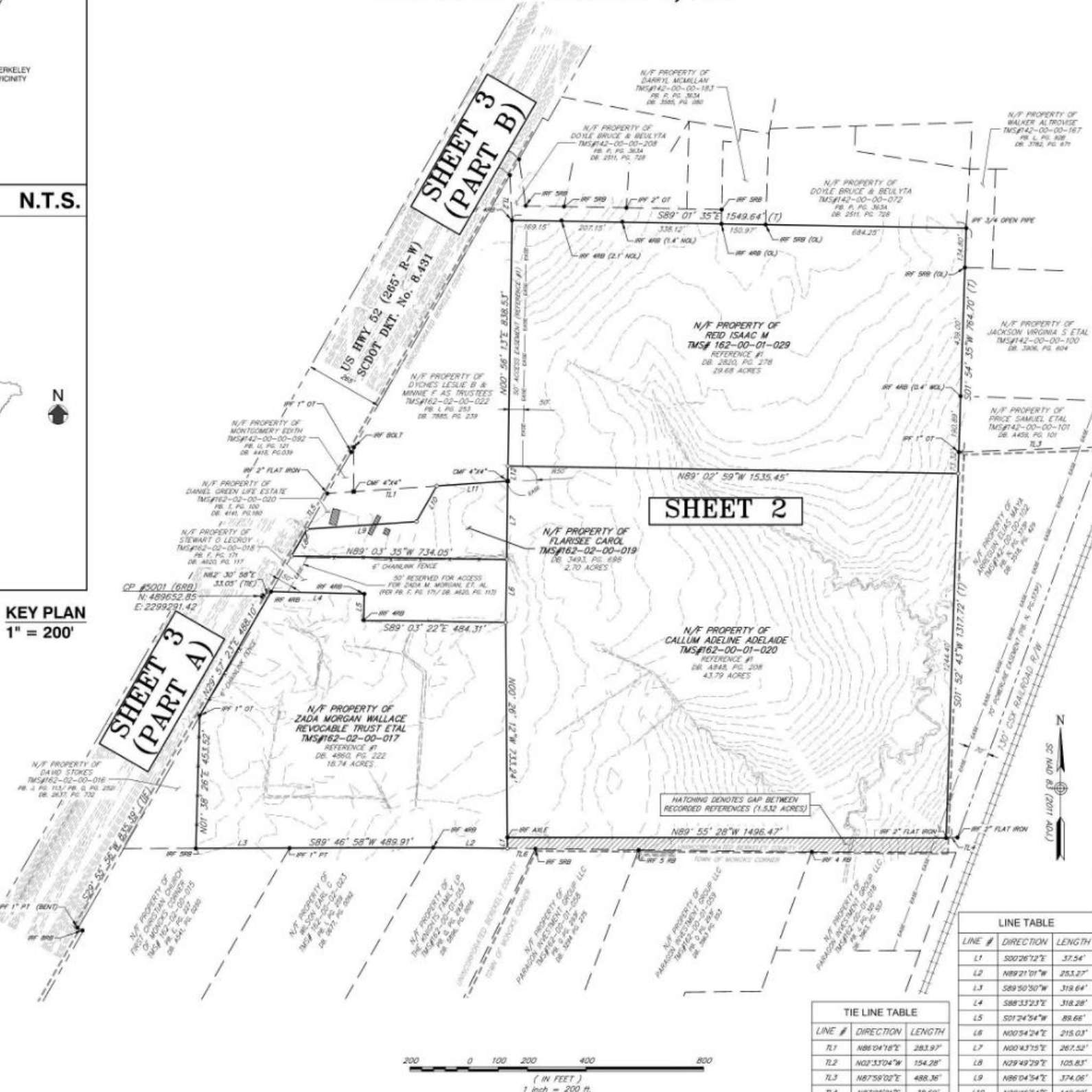
LEGENDS

LINE TYPE LEGEND	
	PROPERTY LINE WITH PROPERTY CORNER FOUND (AS DESCRIBED)
	PROPERTY LINE WITH PROPERTY CORNER SET (BY REBAR SET)
	PROPERTY LINE WITH CALCULATED POINT (NO MONUMENT SET)
	ADJACENT PROPERTY LINE
	RIGHT OF WAY LINE
	OVERHEAD POWERLINE W/ POWER POLE
	UNDERGROUND COMMUNICATION LINE
	UNDERGROUND POWER LINE
	UNDERGROUND WATER LINE
	UNDERGROUND GAS LINE
	STORM DRAINAGE PIPE
	EASEMENT LINE
	MAJOR CONTOUR LINE
	MINOR CONTOUR LINE
	MUNICIPALITY LINE
	RAILROAD TRACKS
	WETLAND LINE
	FENCE
ABBREVIATION LEGEND	
DB	DEED BOOK
FB	FLAT BOOK/FLAT CABINET
PS	PAGE
NAD	NORTH AMERICAN DATUM
NAD10	NORTH AMERICAN VERTICAL DATUM
GIS	GEOSPATIAL INFORMATION SYSTEM
MB	MAILBOX
RCF	REINFORCED CONCRETE PIPE
MB	MANHOLE
CI	CURB INLET
IE	INVERT ELEVATION
LP	LIGHT POLE
GM	GAS METER
WM	WATER METER
WV	WATER VALVE
PH or HYD	FIRE HYDRANT
GP	GATE POST
TRANS	TRANSFORMER
FO	FIBER OPTIC/COMMUNICATION BOX
TP	TELEPHONE PEDESTAL
(TYP)	TYPICAL
R/W	RIGHT-OF-WAY
IPF	IRON PIPE FOUND
OT	OPEN TOP
PT	PINCH TOP
IRF	IRON ROD/REBAR FOUND
IRS	IRON ROD/REBAR SET
RS	REBAR
CMF	CONCRETE MONUMENT FOUND
(T)	TOTAL
NOL	NORTH OF LINE
SOL	SOUTH OF LINE
EOL	EAST OF LINE
WOL	WEST OF LINE
ON	ON LINE
CP	CONTROL POINT
SYMBOL LEGEND	
	SIGN
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	TELEPHONE PEDESTAL
	SEWER MANHOLE
	TREE
	SPOT ELEVATION
	ASPHALT
	GRAVEL
	WETLANDS

KEY PLAN  
1" = 200'

TOPOGRAPHIC SURVEY  
"WEATHER'S TRACTS"

NEAR THE TOWN OF MONCK'S CORNER,  
BERKELEY COUNTY, SC



PROJECT AREA

N.T.S.



ADDITIONAL REFERENCES

- ADDITIONAL REFERENCES:
1. PLAT TITLED "PLAT OF LAND 'A', 'B', & 'C' SURVEYED AT THE REQUEST OF ADELINE, ADELAIDE CALLUM" BY CLEATWOOD E. GRODZ DATED JULY 6, 1980, NOT RECORDED.
  2. PLAT TITLED "PLAT OF TRACTS 'A', 'B', & 'C', 'A/B/B' OWNED BY: FARBON CORP. 'C'-OWNED BY BERKELEY INDUST. PARK, 'A'-TO BE CONVEYED TO BERKELEY INDUSTRIAL PARK, 'C'-TO BE CONVEYED TO FARBON CORP. 1st JOHN PARISH, BERKELEY COUNTY, SOUTH CAROLINA" BY CLEATWOOD E. GRODZ, DATED NOVEMBER 6, 1982, RECORDED IN PG. 3, PG. 253 AT THE BERKELEY COUNTY REGISTER OF DEEDS.
  3. SCDOT DKT. NO. 8-431

SURVEY NOTES

- 1) THIS IS NOT A VALID, TRUE COPY OF THIS DOCUMENT UNLESS IT BEARS THE ORIGINAL SIGNATURE, SIGNATURE DATE, AND THE RAISED EMBOSSED SEAL OF THE SURVEYOR NOTED HEREON.
- 2) THIS PLAT HAS BEEN PREPARED FOR DREAM FINDER'S HOMES, LLC, IN ACCORDANCE WITH THEIR PLANNED USE. THIS SURVEY WAS PREPARED USING PUBLIC DOCUMENTS AS NOTED ON THIS PLAT. THE PUBLIC RECORDS SHOWN ON THIS PLAT ARE ONLY THOSE USED TO CONSTRUCT, AS CLOSE AS POSSIBLE, THE BOUNDARIES OF THE SUBJECT PARCELS SHOWN HEREON. THE LINES DELINEATING THE CONTIGUOUS PARCELS SHOWN HEREON DO NOT CONSTITUTE A COMPLETED BOUNDARY SURVEY FOR THOSE PARCELS.
- 3) THIS PROPERTY MAY BE SUBJECT TO VARIOUS UTILITY EASEMENTS (I.E. POWER, TELEPHONE, SANITARY &/OR STORM SEWER, ETC.) THAT WERE NOT NOTED EITHER IN THE REFERENCE DEEDS, OR THE REFERENCE PLATS. THE UTILITIES SHOWN HEREON ARE BASED ON FIELD SURFACE LOCATIONS, AND WERE NOT VERIFIED AS TO SIZE, DEPTH, MATERIAL, &/OR CONDITION. THIS PLAT DOES NOT ADDRESS ANY SUBTERRANEAN CONDITIONS OF ANY NATURE UNLESS SPECIFICALLY NOTED OTHERWISE.
- 4) AREA COMPUTED BY COORDINATE METHOD.
- 5) HORIZONTAL AND VERTICAL CONTROL ESTABLISHED WITH GPS USING THE SDO'S VRS SYSTEM. HORIZONTAL DATUM - SOUTH CAROLINA STATE COORDINATE SYSTEM (NAD 2011). VERTICAL DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ALL DISTANCES ARE GROUND DISTANCES.
- 6) SUBJECT PROPERTY GRAPHICALLY LOCATED WITHIN FLOOD ZONE "X" PER FEMA MAP 45015C039E WITH AN EFFECTIVE DATE OF DECEMBER 7, 2016. VERTICAL REFERENCE = NAVD88.
- 7) SUBJECT PROPERTIES ARE ZONED BERKELEY COUNTY - HI (HEAVY INDUSTRIAL) PER BERKELEY COUNTY GS 45 OF NOV. 2024.
- 8) NO ABOVEGROUND ENCROACHMENTS OF BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS FROM THE SUBJECT PROPERTY ONTO ADJOINING PROPERTIES OR FROM ADJOINING PROPERTIES ONTO THE SUBJECT PROPERTY WERE OBSERVED AT THE TIME OF THIS SURVEY OTHER THAN SHOWN HEREON.
- 9) THE UTILITIES SHOWN HEREON ARE BASED ON FIELD SURFACE LOCATIONS, AND WERE NOT VERIFIED AS TO SIZE, DEPTH, MATERIAL, &/OR CONDITION. THIS PLAT DOES NOT ADDRESS ANY SUBTERRANEAN CONDITIONS OF ANY NATURE UNLESS SPECIFICALLY NOTED OTHERWISE.
- 10) WETLANDS SHOWN HEREON WERE DELINEATED BY PASSARELLA & ASSOCIATES INC., DATED 09/10/2024 (LABELED AS SHOWN ON DRAWING NO. SC-23-014002 FIGURE 7).

IMPORTANT NOTE:

THE COORDINATE/BEARING CONTROL SYSTEM SHOWN ON THIS PLAT IS TIED TO THE SOUTH CAROLINA STATE PLANE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), SOUTH CAROLINA LAMBERT ZONE 3900, UNITS IN INTERNATIONAL FEET.

TO PLACE THE BOUNDARIES SURVEYED ON A PLANE SURFACE THAT BEST APPROXIMATES A TRUE GRID COORDINATE SYSTEM, ALL DISTANCES FOR THIS PROJECT SHOULD BE MULTIPLIED BY THE COMBINED SCALE FACTOR (0.999837089), DERIVED AT CONTROL POINT #5001 (SP COORDINATES N 489652.85, E 2299291.42), A CAPPED 3/4" REBAR AS SHOWN HEREON.

SURVEYOR STATEMENT:

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

**\*DRAFT\***

AARON E. VANHAAREN S.C.P.L.S. # 43382

INDEX OF DRAWINGS

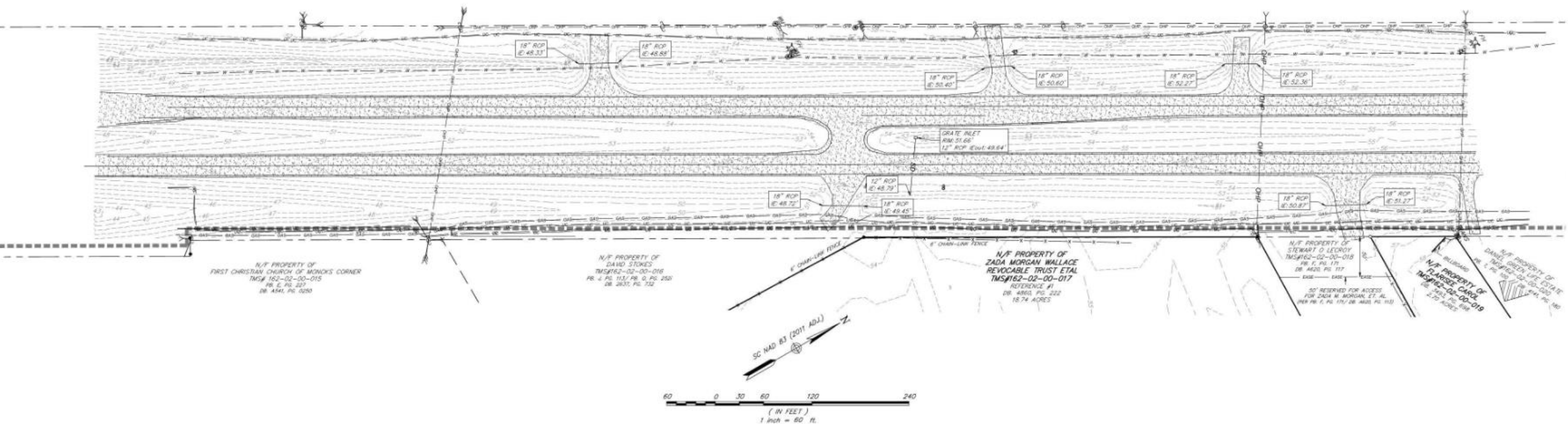
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XXXXXXX	XXXX	1	COVER SHEET, VICINITY MAPS, NOTES, AND LEGEND
XXXXXXX	XXXX	2	TOPOGRAPHIC SURVEY
XXXXXXX	XXXX	3	TOPOGRAPHIC SURVEY

**\*DRAFT\***

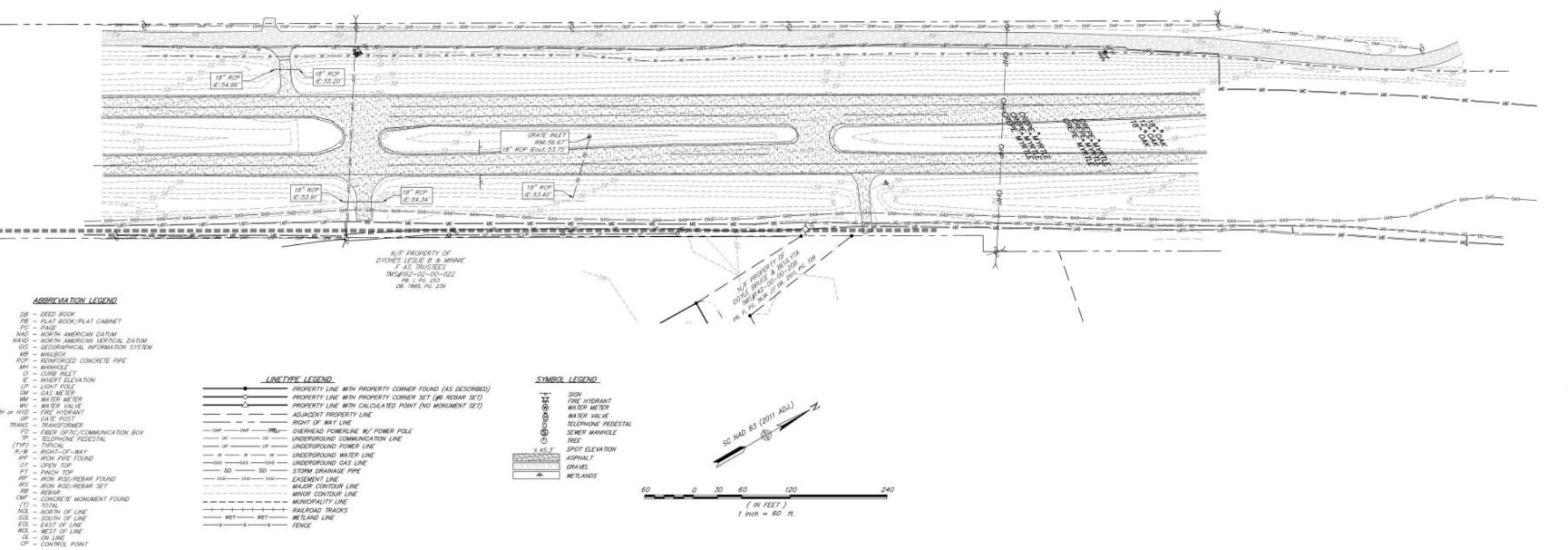
DESIGNED BY: AEV  
DRAWN BY: AEV  
CHECKED BY: ACG  
APPROVED BY: ACG  
SCALE: 1" = 200'  
DATE: 10/15/2024  
PROJECT NO.: 24046  
SHEET 7 OF 3



SHEET 3 (PART A)



SHEET 3 (PART B)



- ABBREVIATION LEGEND**
- DB - DEED BOOK
  - PB - PLAT BOOK/PLAT CABINET
  - PD - PAGE
  - NAD - NORTH AMERICAN DATUM
  - NAD83 - NORTH AMERICAN DATUM 1983
  - GCS - GEOGRAPHICAL INFORMATION SYSTEM
  - MB - MAILBOX
  - ROP - REINFORCED CONCRETE PIPE
  - MH - MANHOLE
  - CI - CURB INLET
  - IE - INVERT ELEVATION
  - LP - LIGHT POLE
  - GM - GAS METER
  - WM - WATER METER
  - WV - WATER VALVE
  - FH or HYD - FIRE HYDRANT
  - GP - GATE POST
  - TRANS - TRANSFORMER
  - FO - FIBER OPTIC/COMMUNICATION BOX
  - TP - TELEPHONE PEDESTAL
  - (TYP) - TYPICAL
  - R/W - RIGHT-OF-WAY
  - RPF - IRON PIPE FOUND
  - OT - OPEN TOP
  - PT - PINCH TOP
  - RPF - IRON ROD/REBAR FOUND
  - RRE - IRON ROD/REBAR SET
  - RRE - IRON ROD/REBAR SET
  - CRP - CONCRETE MONUMENT FOUND
  - (T) - TOTAL
  - NOL - NORTH OF LINE
  - SOL - SOUTH OF LINE
  - EOL - EAST OF LINE
  - WOL - WEST OF LINE
  - OL - ON LINE
  - CP - CONTROL POINT
- LINE TYPE LEGEND**
- PROPERTY LINE WITH PROPERTY CORNER FOUND (AS DESCRIBED)
  - PROPERTY LINE WITH PROPERTY CORNER SET (RE REBAR SET)
  - PROPERTY LINE WITH CALCULATED POINT (NO MONUMENT SET)
  - ADJACENT PROPERTY LINE
  - RIGHT OF WAY LINE
  - OVERHEAD POWERLINE W/ POWER POLE
  - UNDERGROUND COMMUNICATION LINE
  - UNDERGROUND POWER LINE
  - UNDERGROUND WATER LINE
  - UNDERGROUND GAS LINE
  - STORM DRAINAGE PIPE
  - EASEMENT LINE
  - MAJOR CONTOUR LINE
  - MINOR CONTOUR LINE
  - MUNICIPALITY LINE
  - RAILROAD TRACKS
  - METLAND LINE
  - FENCE
- SYMBOL LEGEND**
- SIGN
  - FIRE HYDRANT
  - WATER METER
  - WATER VALVE
  - TELEPHONE PEDESTAL
  - SEWER MANHOLE
  - TREE
  - SPOT ELEVATION
  - ASPHALT
  - GRAVEL
  - METLANDS

**TITLE**  
**TOPOGRAPHIC SURVEY**  
TMS# 162-00-01-029, TMS# 162-00-01-020,  
TMS# 162-00-01-029, TMS# 162-00-01-029,  
TMS# 162-00-01-029, & TMS# 162-00-01-029  
LOCATED NEAR THE TOWN OF MONKS CORNER,  
BERKELEY COUNTY, SOUTH CAROLINA

**DESIGNED BY** AEV  
**DRAWN BY** AEV  
**CHECKED BY** AEV  
**APPROVED BY** AEV  
**SCALE** 1" = 60'  
**DATE** 10/15/2024  
**PROJECT NO.** 24046  
**SHEET** 3 OF 3

**REVISIONS**

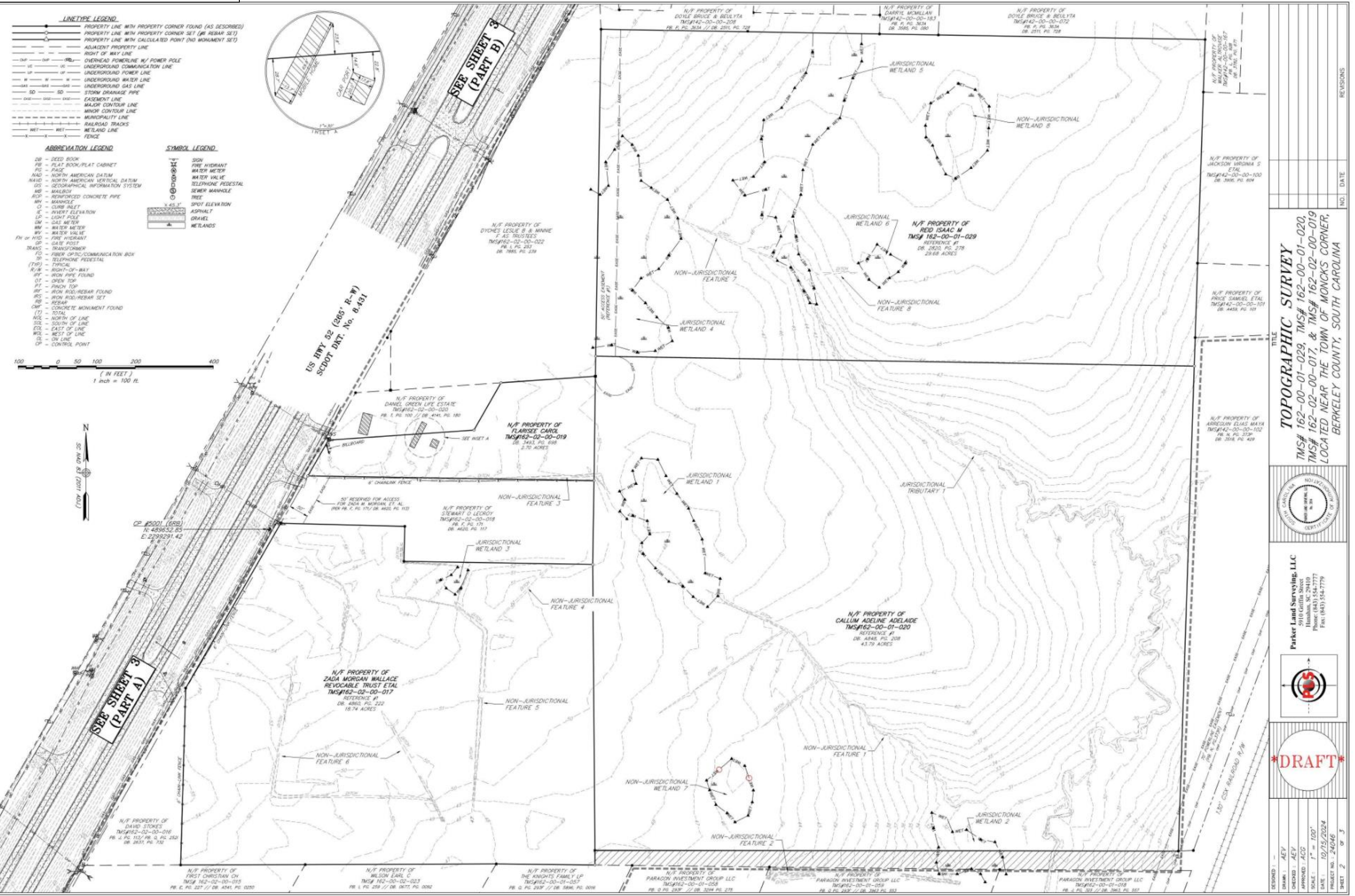
NO.	DATE	REVISIONS

**Parker Land Surveying, LLC**  
5919 Griffin Street  
Hammonton, SC 29410  
Phone: (843) 554-7777  
Fax: (843) 554-7779

**\*DRAFT\***



EXHIBIT 3.3 – BOUNDARY MAPS



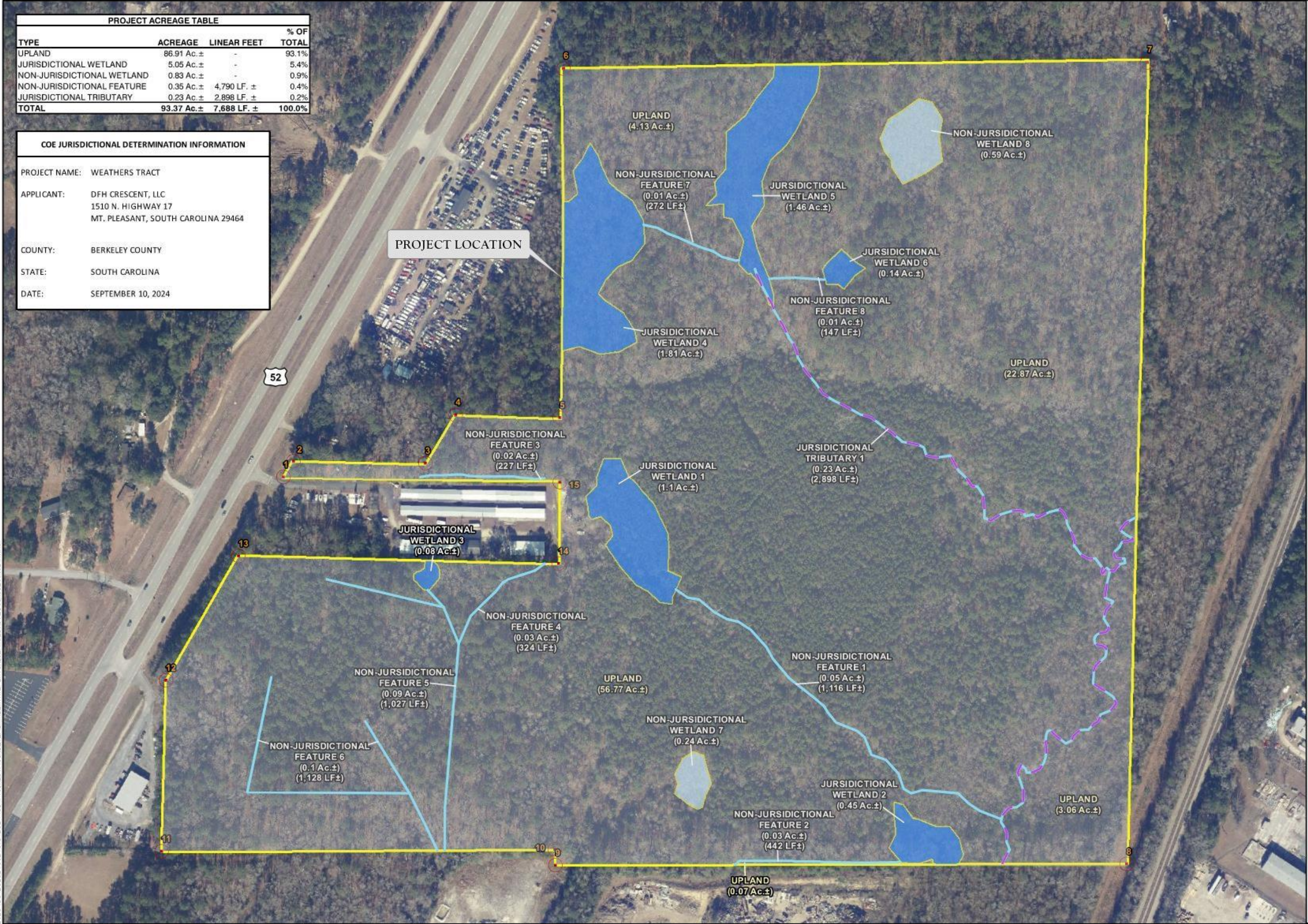
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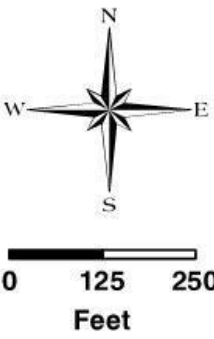
EXHIBIT 4 – WETLANDS DELINIATION MAP

PROJECT ACREAGE TABLE			
TYPE	ACREAGE	LINEAR FEET	% OF TOTAL
UPLAND	86.91 Ac.±	-	93.1%
JURISDICTIONAL WETLAND	5.05 Ac.±	-	5.4%
NON-JURISDICTIONAL WETLAND	0.83 Ac.±	-	0.9%
NON-JURISDICTIONAL FEATURE	0.35 Ac.±	4,790 LF. ±	0.4%
JURISDICTIONAL TRIBUTARY	0.23 Ac.±	2,898 LF. ±	0.2%
TOTAL	93.37 Ac.±	7,688 LF. ±	100.0%

COE JURISDICTIONAL DETERMINATION INFORMATION	
PROJECT NAME:	WEATHERS TRACT
APPLICANT:	DFH CRESCENT, LLC 1510 N. HIGHWAY 17 MT. PLEASANT, SOUTH CAROLINA 29464
COUNTY:	BERKELEY COUNTY
STATE:	SOUTH CAROLINA
DATE:	SEPTEMBER 10, 2024



LEGEND	
	WEATHERS TRACT
	JURISDICTIONAL WETLAND
	NON-JURISDICTIONAL WETLAND
	JURISDICTIONAL TRIBUTARY
	NON-JURISDICTIONAL FEATURE



Map No.	Latitude	Longitude
1	33.17561249	-80.02140673
2	33.17572586	-80.02132036
3	33.17570335	-80.02017978
4	33.17605232	-80.01991257
5	33.17602503	-80.01901403
6	33.17855961	-80.01895529
7	33.17856546	-80.01391573
8	33.17274574	-80.01416076
9	33.17277627	-80.01909325
10	33.17289033	-80.01909462
11	33.17290395	-80.02248762
12	33.17414473	-80.02243909
13	33.17504313	-80.02180140
14	33.17496523	-80.01904195
15	33.17555546	-80.01902199

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED FROM THE SOUTH CAROLINA REVENUE AND FISCAL AFFAIRS OFFICE WITH FLIGHT DATES OF JANUARY THROUGH FEBRUARY 2023.

PROPERTY BOUNDARY ESTIMATED FROM THE BERKELEY COUNTY GIS WEBSITE.

UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

REVISIONS	DATE	DRAWN BY	DATE
		T.S., L.C.	09/10/24
		DESIGNED BY	DATE
		M.T.	09/10/24
		REVIEWED BY	DATE
		T.B.	09/10/24

363 Wando Place Drive  
Suite 200  
Mt. Pleasant, SC 29464  
Phone (843) 971-8520  
Fax (843) 971-8522



WEATHERS TRACT  
AERIAL WITH BOUNDARY COORDINATES AND FEATURES

DRAWING No.
SC-23LGL4002
SHEET No.
FIGURE 7



## National Flood Hazard Layer FIRMette



80°12'6"W 33°10'48"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/8/2025 at 3:27 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



## EXHIBIT 6 – PROPOSED PLANNED DEVELOPMENT LAND USES (WITH PATH)

## SITE DATA SUMMARY

TOTAL RESIDENTIAL = 372 UNITS

SINGLE FAMILY DETACHED

SERIES A: 9 UNITS

SERIES B: 43 UNITS

SERIES C: 158 UNITS

SINGLE FAMILY ATTACHED

162 UNITS

## COMMERCIAL & RETAIL

**TOTAL SF: +/-62,000 SF**

PARKING REQ: 256

PARKING PROVIDED: 277

RECREATION PARKING PROVIDED: 63

ON STREET PARKING PROVIDED: 31

## LAND USE LEGEND

COMMERCIAL / RETAIL

RECREATION

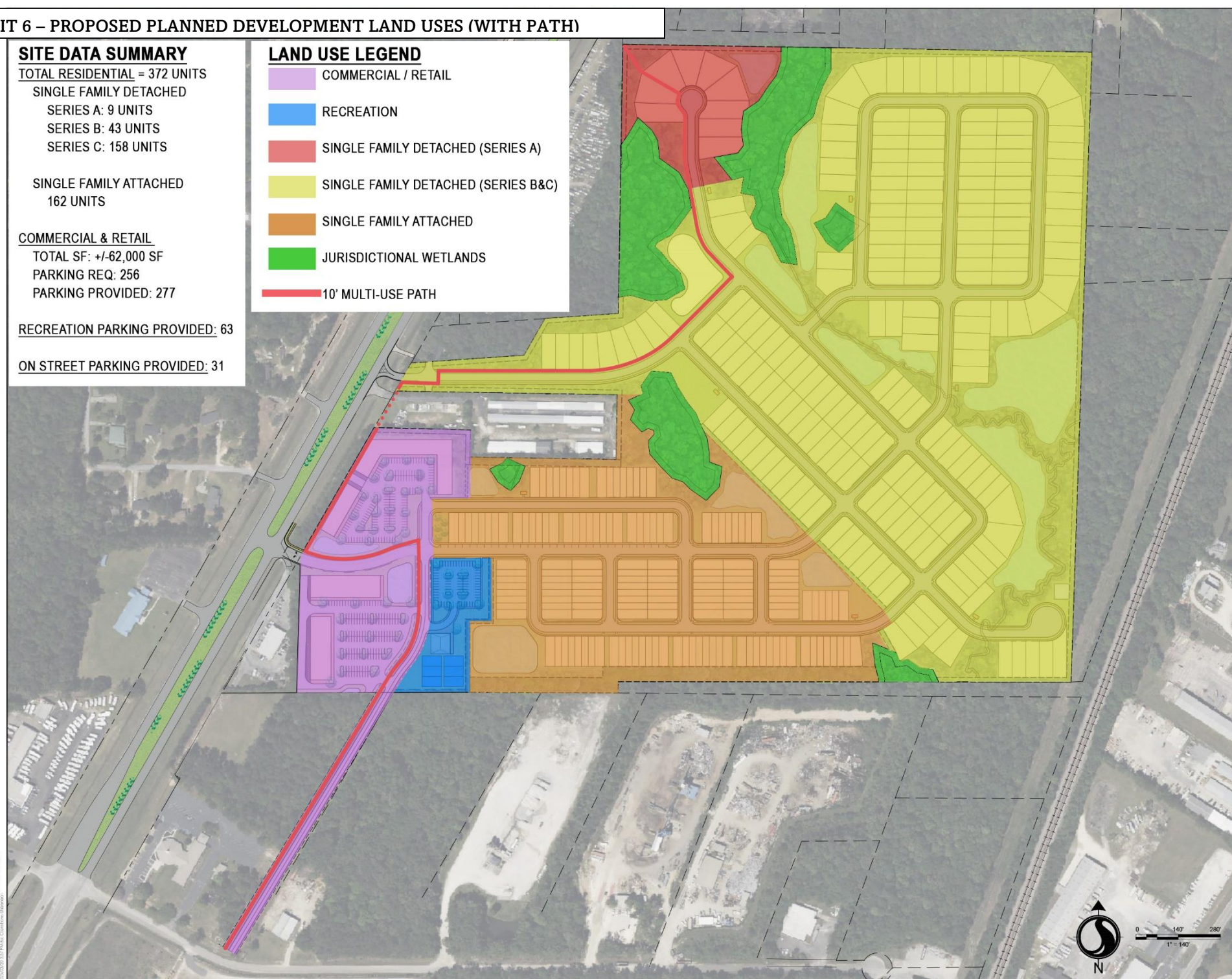
**SINGLE FAMILY DETACHED (SERIES A)**

SINGLE FAMILY DETACHED (SERIES B&amp;C)

 SINGLE FAMILY ATTACHED

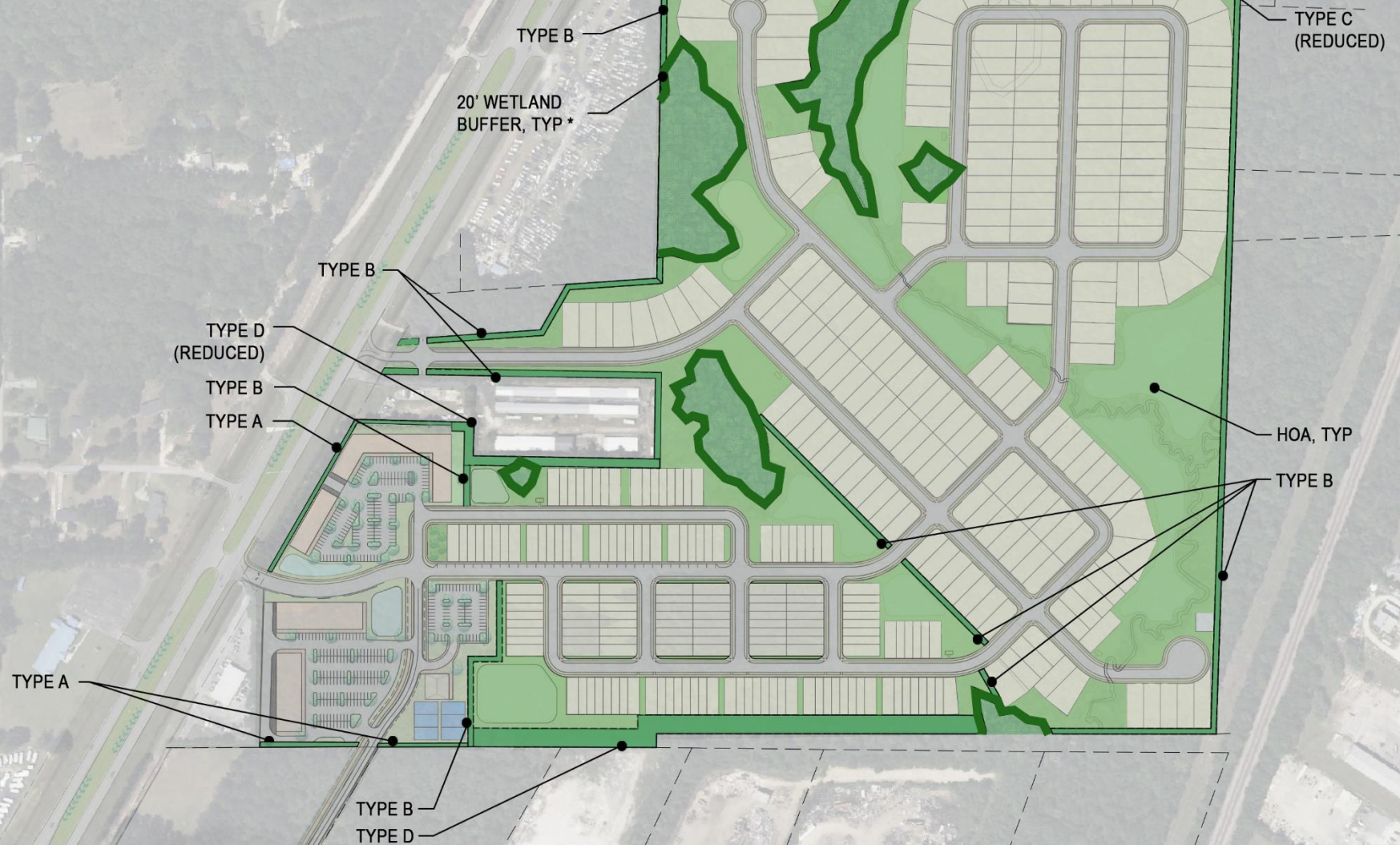
JURISDICTIONAL WETLANDS

 10' MULTI-USE PATH





## EXHIBIT 7 – PROPOSED BUFFERYARD AND HOA AREAS



\* IN AREAS WHERE THERE IS NO EXISTING VEGETATION WITHIN THE WETLAND BUFFER, PLANTS SHALL BE INSTALLED TO MEET THE REQUIREMENTS OF A TYPE B BUFFER, IF ALLOWED BY THE US ARMY CORPS OF ENGINEERS.



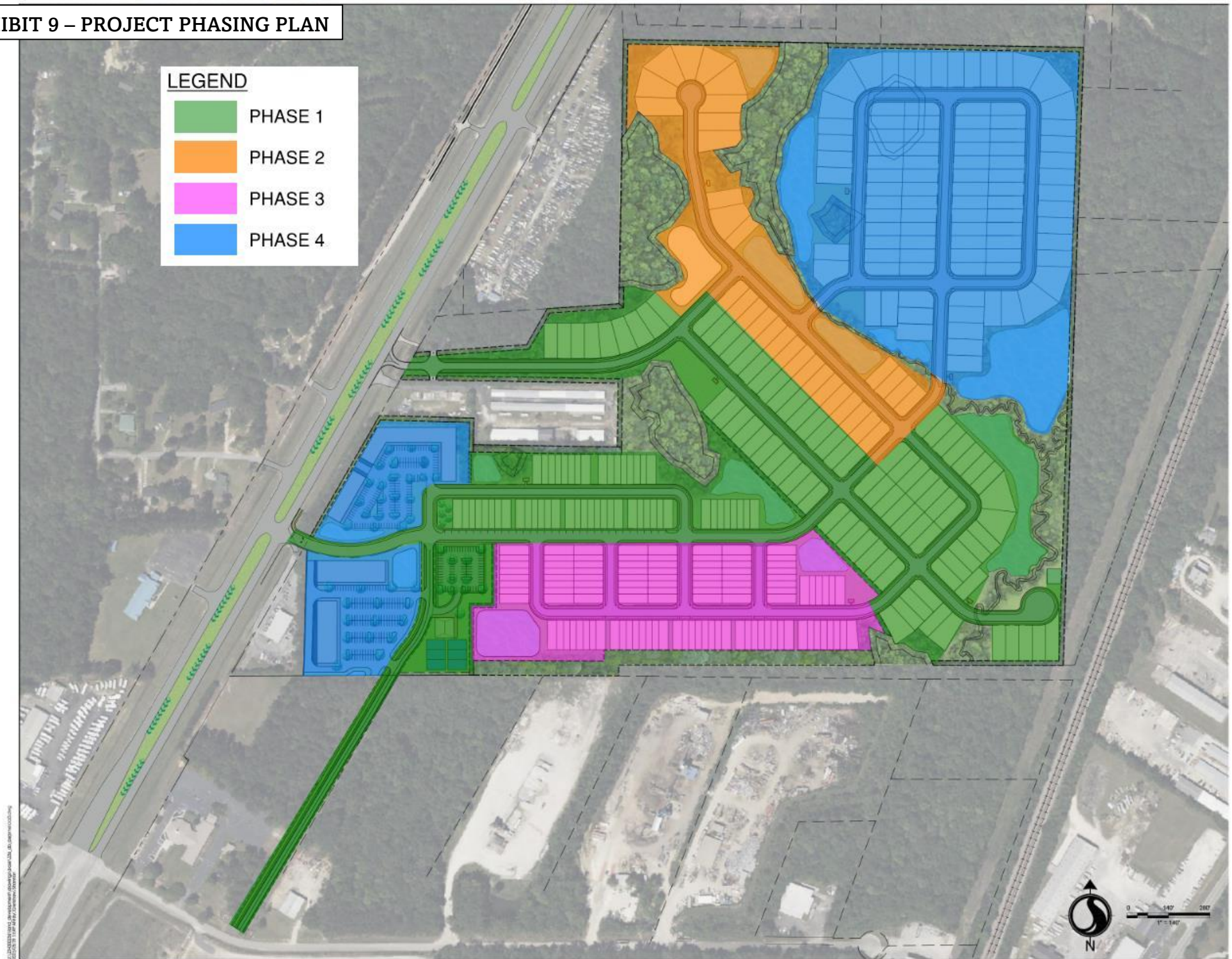


# EXHIBIT 8 – PROPOSED CONCEPTUAL DEVELOPMENT PLAN









## EXHIBIT 9 – PROJECT PHASING PLAN

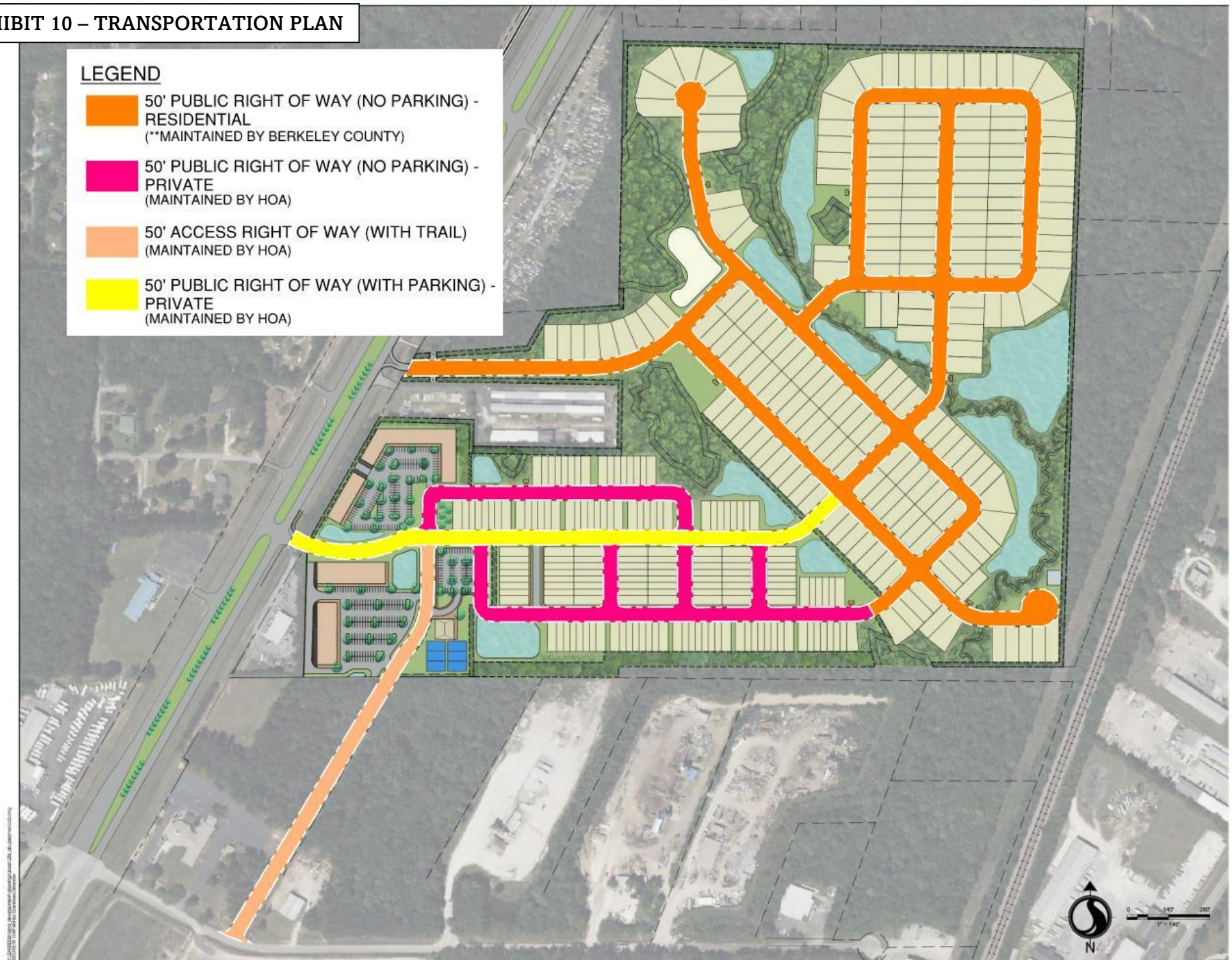




## EXHIBIT 10 – TRANSPORTATION PLAN

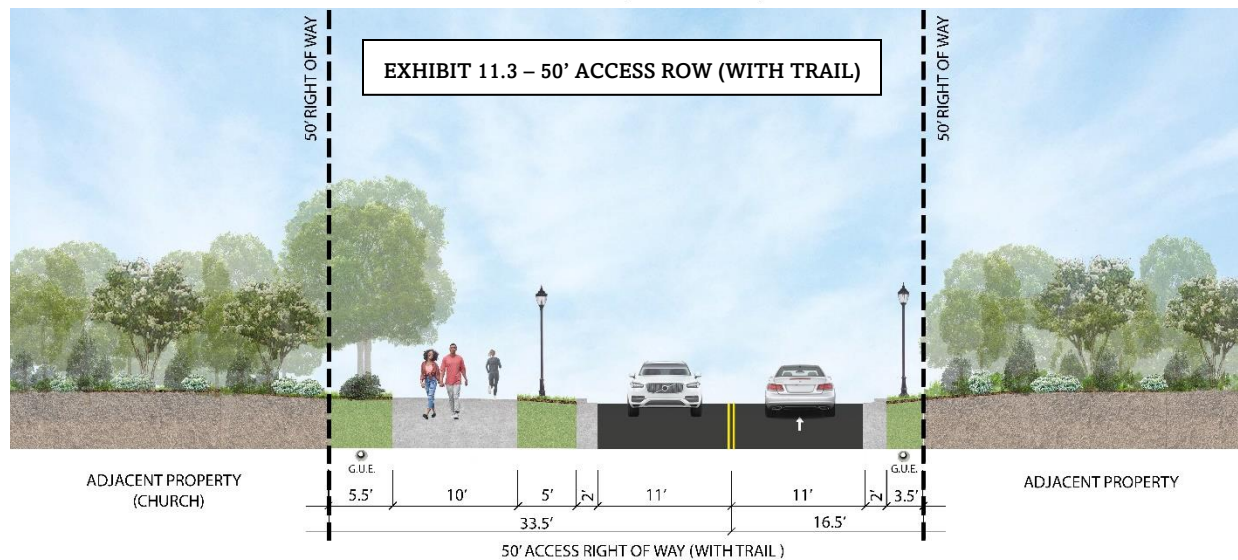
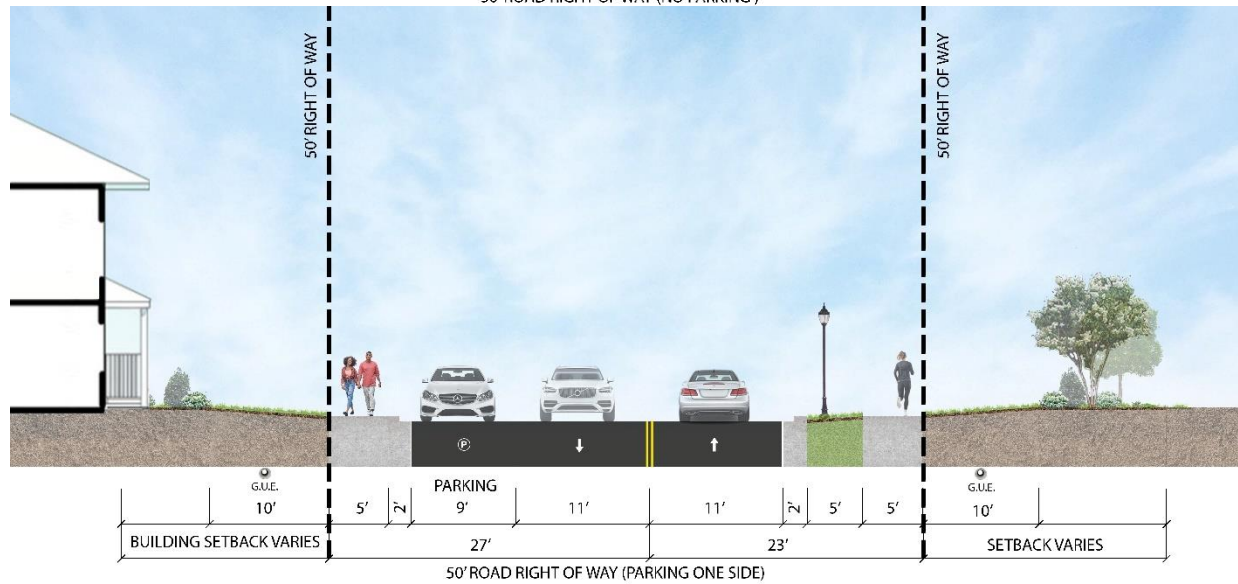
### LEGEND

-  50' PUBLIC RIGHT OF WAY (NO PARKING) - RESIDENTIAL  
(\*MAINTAINED BY BERKELEY COUNTY)
-  50' PUBLIC RIGHT OF WAY (NO PARKING) - PRIVATE  
(MAINTAINED BY HOA)
-  50' ACCESS RIGHT OF WAY (WITH TRAIL)  
(MAINTAINED BY HOA)
-  50' PUBLIC RIGHT OF WAY (WITH PARKING) - PRIVATE  
(MAINTAINED BY HOA)





# EXHIBIT 11 – TYPICAL NEIGHBORHOOD ROAD SECTIONS



## EXHIBIT 12 – UTILITIES AVAILABILITY LETTER

### Electric: Santee Cooper



Monday, November 4, 2024

Stantec  
Attention: Erica Reiser  
4969 Center Pointe Drive, Suite 200  
North Charleston, SC 29418

**Project: Weathers Tract PD**

**Project Location: Highway 52, Moncks Corner  
Berkeley County TMS: 162-00-01-029, 162-00-01-020, 162-02-00-017,  
162-02-00-020, 162-02-00-019**

Dear Ms. Reiser:

Please be advised that the above-referenced location is within the electric service territory of Santee Cooper. The electrical load requirements for this project have been reviewed and approved by our Distribution Planning Department. The necessary easements(s) and/or rights-of-way must be granted prior to our installation, and all Santee Cooper terms and conditions of service, including any applicable investment recovery charges, must be satisfied by your contractor(s) and/or representative(s). If the above conditions are met, we expect to have adequate electric service capacity and facilities available to serve this project upon the completion of your construction.

We ask that you please keep us apprised of your construction schedule and electric service requirements. If you need further assistance or additional information, please do not hesitate to contact me.

Sincerely,

  
John F. Curtis, P.E.  
Manager, Distribution Project Design – Horry Georgetown Division

Distribution Planning  
Reviewed by: M. D. Waters  
Date: 11/4/2024

pc: B. D. Lewis, Carlita Goff, M. D. Waters, W. M. James, C.F. McCants



Official Home Builder of the PGA TOUR

May 15, 2025

Mr. Samuel Hormell  
Administrator  
Moncks Corner Water Works

**Weathers Tract Water and Sewer**

Dear Samuel,

Dream Finders Homes, LLC is prepared to pay Water and Sewer impact fees in the amount of \$3,700 per lot for the project referenced above (\$1,500 for water and \$2,200 for sewer) to Moncks Corner Water Works in a manner consistent with current projects that Moncks Corner Water Works serves. In exchange for the payment of these impact fees, Moncks Corner Water Works will swap water and sewer service areas with BCWS, so that water and sewer for the project will be served by BCWS. The estimated lot count for the project is 360 lots subject to PD approval. DFH is in the process of applying for annexation into the town and rezoning to PD on the project referenced above.

Sincerely,

Michael Condon  
Vice President of Land / Charleston

**AGREED AND ACCEPTED:**

By:   
Name: Samuel Hormell  
Date: 5/15/25





## **MONCK'S CORNER WATER WORKS**

### **PUBLIC WORKS COMMISSION**

S.E. Hornell  
Administrator

#### Commissioners:

J. Wayne Varner, Chairman  
Christopher M. Harrison      Michael E. Harrelson

3/13/2025

Mr. Johnny Cribb

Berkeley County Government

1003 US-52, Moncks Corner, SC 29461

Re: **Re: 162-02-00-017, 162-02-01-020, 162-02-01-029**

Mr Cribb:

After discussions amongst Moncks Corner Public Works Commission, in regards to the above listed TMS numbers, we have found it in the best interest of all involved parties to relinquish rights to water and sewer. These properties are located on the border of our territories, and the best fit for service of utilities seems to be for BCWS to serve them. Moncks Corner Public Works hereby relinquishes all current and future water and sewer rights of the above listed properties to Berkeley County.

If you have any questions, feel free to reach out to my office at 843-719-7965.

Sincerely,

Wayne Varner

Chairman

Moncks Corner Water Works

P.O. Box 266, 118 Carolina Avenue, Moncks Corner, SC 29461 843-719-7965  
[www.monckscornerwaterworks.com](http://www.monckscornerwaterworks.com)

EXHIBIT 14- WETLANDS APPROVED JURISDICTIONAL DETERMINATION



**DEPARTMENT OF THE ARMY**  
U.S. ARMY CORPS OF ENGINEERS, CHARLESTON DISTRICT  
69A HAGOOD AVE  
CHARLESTON, SOUTH CAROLINA 29403

June 12, 2025

Regulatory Division

Ms. Encarna Robinson  
DFH Crescent, LLC  
1510 North Highway 17  
Mt. Pleasant, South Carolina 29461-3510  
encarna.robinson@dreamfindershomes.com

Dear Ms. Robinson:

This is in response to your request for an Approved Jurisdictional Determination (AJD) (SAC-2023-00774) received in our office on October 23, 2024, for a 94.93-acre site identified as TMS# 162-00-01-020, 162-00-01-029, 162-00-00-017, and 162-01-00-019, east of and adjacent to U.S. Highway 52, Moncks Corner, Berkeley County, South Carolina (Latitude: 33.174584°, Longitude: -80.016563°). An AJD is used to indicate the Corps has identified the presence or absence of wetlands and/or other aquatic resources on a site, including their accurate location(s) and boundaries, as well as their jurisdictional status pursuant to Section 404 of the Clean Water Act (CWA) (33 U.S.C. § 1344) and/or navigable waters of the United States pursuant to Section 10 of the Rivers and Harbors Act of 1899 (RHA) (33 U.S.C. § 403).

The site is shown on the attached map titled "WEATHERS TRACT AERIAL WITH FEATURES AND BOUNDARY COORDINATES" and dated June 4, 2025, prepared by Passarella and Associates Inc. Based on a review of aerial photography, topographic maps, National Wetlands Inventory maps, soil survey information, Wetland Determination Data Form(s), and LiDAR imagery, we conclude the referenced map accurately reflects the location and boundaries of aquatic resources within the site. The site contains 1.65 acres of jurisdictional wetlands, and 3,464 linear feet of other waters of the United States that are subject to Corps' jurisdiction under Section 404 of the CWA.

The site also contains 4.15 acres of freshwater wetlands as federally defined by the 1987 Corps of Engineers Wetland Delineation Manual and applicable regional supplement; however, the 4.15 acres of freshwater wetlands are not subject to Corps' jurisdiction based upon U.S. Supreme Court decisions. The location and configuration of these non-jurisdictional areas are reflected on the above referenced map. It should be clearly noted that decisions of the U.S. Supreme Court to exclude certain waters and wetlands from federal jurisdiction under the CWA have no effect on any state or local government restrictions or requirements concerning wetlands. You are strongly cautioned to ascertain whether such restrictions or requirements exist for the area in question before undertaking any activity which might impact these aquatic resources.

The site in question also contains aquatic resources that are not subject to regulatory jurisdiction under Section 404 of the CWA or Section 10 of the RHA.

Attached is a Memorandum for Record describing the basis of jurisdiction for the delineated area(s). Be aware that a Department of the Army (DA) permit may be required for certain activities in the areas subject to Corps' regulatory jurisdiction, and these areas may be subject to restrictions or requirements of other state or local government agencies.

If you submit a permit application as a result of this AJD, include a copy of this letter and the map as part of the application. Not submitting the letter and depiction will cause a delay while we confirm an AJD was performed for the proposed permit project area. Note that some or all of these areas may be regulated by other state or local government entities, and you should contact the South Carolina Department of Environmental Services, Bureau of Water, or Bureau of Coastal Management, to determine the limits of their jurisdiction.

This AJD is valid for five (5) years from the date of this letter unless new information warrants revision before the expiration date. This AJD is an appealable action under the Corps of Engineers administrative appeal procedures defined at 33 CFR Part 331. The administrative appeal options, process and appeals request form is attached for your convenience and use.

This AJD was conducted pursuant to Corps of Engineers' regulatory authority to identify the limits of Corps of Engineers' jurisdiction for the particular site identified in this request. This AJD may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service, prior to starting work.

In all future correspondence, please refer to file number SAC-2023-00774. A copy of this letter is forwarded to State and/or Federal agencies for their information. If you have any questions, please contact T. Brian Hardee, project manager, at (843) 365-0848, or by email at [Tony.B.hardee@usace.army.mil](mailto:Tony.B.hardee@usace.army.mil).

Sincerely,

A handwritten signature in blue ink that reads "Tony Brian Hardee".

T. Brian Hardee  
Team Lead / South Branch

Attachments:

Memorandum for Record

Notification of Appeal Options

Map titled "WEATHERS TRACT AERIAL WITH FEATURES AND BOUNDARY COORDINATES"

Copies Furnished:

Ms. Molly Takacs

Passarella & Associates, Inc

363 Wando Place Drive, Suite 200

Mt. Pleasant, South Carolina 29464

[mollyt@passarella.net](mailto:mollyt@passarella.net)

SCDES – Bureau of Water

2600 Bull Street

Columbia, South Carolina 29201

[WQCWetlands@des.sc.gov](mailto:WQCWetlands@des.sc.gov)

SCDES – Bureau of Coastal Management

1362 McMillan Avenue, Suite 400

North Charleston, South Carolina 29405

[OCRMPpermitting@des.sc.gov](mailto:OCRMPpermitting@des.sc.gov)



DEPARTMENT OF THE ARMY  
U.S. ARMY CORPS OF ENGINEERS, CESAC DISTRICT  
69A HAGOOD AVE  
CHARLESTON, SOUTH CAROLINA 29403

CESAC-RD

June 12, 2025

MEMORANDUM FOR RECORD

SUBJECT: US Army Corps of Engineers (Corps) Pre-2015 Regulatory Regime  
Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322  
(2023),<sup>1</sup>SAC-2023-00774 MFR 1 of 1<sup>2</sup>

BACKGROUND. An Approved Jurisdictional Determination (AJD) is a Corps document stating the presence or absence of waters of the United States on a parcel or a written statement and map identifying the limits of waters of the United States on a parcel. AJDs are clearly designated appealable actions and will include a basis of JD with the document.<sup>3</sup> AJDs are case-specific and are typically made in response to a request. AJDs are valid for a period of five years unless new information warrants revision of the determination before the expiration date or a District Engineer has identified, after public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.<sup>4</sup> For the purposes of this AJD, we have relied on section 10 of the Rivers and Harbors Act of 1899 (RHA),<sup>5</sup> the Clean Water Act (CWA) implementing regulations published by the Department of the Army in 1986 and amended in 1993 (references 2.a. and 2.b. respectively), the 2008 *Rapanos-Carabell* guidance (reference 2.c.), and other applicable guidance, relevant case law and longstanding practice, (collectively the pre-2015 regulatory regime), and the *Sackett* decision (reference 2.d.) in evaluating jurisdiction.

This Memorandum for Record (MFR) constitutes the basis of jurisdiction for a Corps AJD as defined in 33 CFR §331.2. The features addressed in this AJD were evaluated consistent with the definition of "waters of the United States" found in the pre-2015 regulatory regime and consistent with the Supreme Court's decision in *Sackett*. This AJD did not rely on the 2023 "Revised Definition of 'Waters of the United States,'" as

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<sup>1</sup> While the Supreme Court's decision in *Sackett* had no effect on some categories of waters covered under the CWA, and no effect on any waters covered under RHA, all categories are included in this Memorandum for Record for efficiency.

<sup>2</sup> When documenting aquatic resources within the review area that are jurisdictional under the Clean Water Act (CWA), use an additional MFR and group the aquatic resources on each MFR based on the TNW, interstate water, or territorial seas that they are connected to. Be sure to provide an identifier to indicate when there are multiple MFRs associated with a single AJD request (i.e., number them 1, 2, 3, etc.).

<sup>3</sup> 33 CFR 331.2.

<sup>4</sup> Regulatory Guidance Letter 05-02.

<sup>5</sup> USACE has authority under both Section 9 and Section 10 of the Rivers and Harbors Act of 1899 but for convenience, in this MFR, jurisdiction under RHA will be referred to as Section 10.



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amended on 8 September 2023 (Amended 2023 Rule) because, as of the date of this decision, the Amended 2023 Rule is not applicable [in this state](#) due to litigation.

1. SUMMARY OF CONCLUSIONS.

- a. Provide a list of each individual feature within the review area and the jurisdictional status of each one (i.e., identify whether each feature is/is not a water of the United States and/or a navigable water of the United States).

Name of Aquatic Resource	Acres (AC.) /Linear Feet (L.F)	Waters of the US (JD or Non-JD)	Section 404/Section 10
Jurisdictional Wetland 1	1.65 acres	JD	404
Jurisdictional Tributary 1	3464 linear feet	JD	404
Non-JD wetland 1	0.66	Non-JD	N/A
Non-JD wetland 2	1.78	Non-JD	N/A
Non-JD wetland 3	0.15	Non-JD	N/A
Non-JD wetland 4	1.02	Non-JD	N/A
Non-JD wetland 5	0.06	Non-JD	N/A
Non-JD wetland 6	0.29	Non-JD	N/A
Non-JD wetland 7	0.19	Non-JD	N/A
Non-JD Feature 1	1580 linear feet	Non-JD	N/A
Non-JD Feature 2	280 linear feet	Non-JD	N/A
Non-JD Feature 3	406 linear feet	Non-JD	N/A
Non-JD Feature 4	344 linear feet	Non-JD	N/A
Non-JD Feature 5	197 linear feet	Non-JD	N/A

2. REFERENCES.

- a. Final Rule for Regulatory Programs of the Corps of Engineers, 51 FR 41206 (November 13, 1986).
- b. Clean Water Act Regulatory Programs, 58 FR 45008 (August 25, 1993).
- c. U.S. EPA & U.S. Army Corps of Engineers, Clean Water Act Jurisdiction Following the U.S. Supreme Court's Decision in *Rapanos v. United States* & *Carabell v. United States* (December 2, 2008)
- d. *Sackett v. EPA*, 598 U.S. 651, 143 S. Ct. 1322 (2023)

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3. REVIEW AREA.

Project size: 94.93 acres

Coordinates: 33.1749°, -80.0190°

Moncks Corner, Berkeley County, South Carolina

The review area is currently forested with mixture of wetlands, tributaries, ditches, and upland area. The surrounding area is mixed commercial and residential.

4. NEAREST TRADITIONAL NAVIGABLE WATER (TNW), INTERSTATE WATER, OR THE TERRITORIAL SEAS TO WHICH THE AQUATIC RESOURCE IS CONNECTED. The Cooper River, a tidal waterbody.

5. FLOWPATH FROM THE SUBJECT AQUATIC RESOURCES TO A TNW, INTERSTATE WATER, OR THE TERRITORIAL SEAS. Onsite wetlands and tributary continue offsite to the south, turning east after flowing under CSX railroad and Old Highway 52, eventually discharging directly into the Cooper River.

6. SECTION 10 JURISDICTIONAL WATERS<sup>6</sup>: Describe aquatic resources or other features within the review area determined to be jurisdictional in accordance with Section 10 of the Rivers and Harbors Act of 1899. Include the size of each aquatic resource or other feature within the review area and how it was determined to be jurisdictional in accordance with Section 10.<sup>7</sup> N/A

7. SECTION 404 JURISDICTIONAL WATERS: Describe the aquatic resources within the review area that were found to meet the definition of waters of the United States in accordance with the pre-2015 regulatory regime and consistent with the Supreme Court's decision in *Sackett*. List each aquatic resource separately, by name, consistent with the naming convention used in section 1, above. Include a rationale for each aquatic resource, supporting that the aquatic resource meets the relevant category of "waters of the United States" in the pre-2015 regulatory regime. The rationale should also include a written description of, or reference to a map in the administrative record that shows, the lateral limits of jurisdiction for each aquatic resource, including how that limit was determined, and incorporate relevant

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<sup>6</sup> 33 CFR 329.9(a) A waterbody which was navigable in its natural or improved state, or which was susceptible of reasonable improvement (as discussed in § 329.8(b) of this part) retains its character as "navigable in law" even though it is not presently used for commerce, or is presently incapable of such use because of changed conditions or the presence of obstructions.

<sup>7</sup> This MFR is not to be used to make a report of findings to support a determination that the water is a navigable water of the United States. The district must follow the procedures outlined in 33 CFR part 329.14 to make a determination that water is a navigable water of the United States subject to Section 10 of the RHA.

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references used. Include the size of each aquatic resource in acres or linear feet and attach and reference related figures as needed.

- a. TNWs (a)(1): N/A
- b. Interstate Waters (a)(2): N/A
- c. Other Waters (a)(3): N/A
- d. Impoundments (a)(4): N/A
- e. Tributaries (a)(5): Jurisdictional Tributary 1 is a 3464 linear foot perennial tributary that bisects the interior of the site and bisects Jurisdictional Wetland 1. This feature demonstrates relatively permanent flow with a clearly defined OHWM as observed with data supplied by the agent as well as naturally form sinuosity as observed in aerial imagery. This feature would be considered a "requisite water".
- f. The territorial seas (a)(6): N/A
- g. Adjacent wetlands (a)(7): Jurisdictional Wetland 1 was determined to meet the three parameters of the 1987 Corps of Engineers Wetland Delineation Manual. This feature is bisected by a "requisite water", Jurisdictional Tributary 1, that eventually discharges into the Cooper River, a named TNW. The bisection of this tributary satisfies the physical abutment of a wetland to a requisite water as outlined in the current Sackett decision implementation guidance.

#### 8. NON-JURISDICTIONAL AQUATIC RESOURCES AND FEATURES

- a. Describe aquatic resources and other features within the review area identified as "generally non-jurisdictional" in the preamble to the 1986 regulations (referred to as "preamble waters").<sup>8</sup> Include size of the aquatic resource or feature within the review area and describe how it was determined to be non-jurisdictional under the CWA as a preamble water. N/A
- b. Describe aquatic resources and features within the review area identified as "generally not jurisdictional" in the *Rapanos* guidance. Include size of the aquatic resource or feature within the review area and describe how it was determined to be non-jurisdictional under the CWA based on the criteria listed in the guidance. N/A

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<sup>8</sup> 51 FR 41217, November 13, 1986.

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- c. Describe aquatic resources and features identified within the review area as waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of CWA. Include the size of the waste treatment system within the review area and describe how it was determined to be a waste treatment system. N/A
- d. Describe aquatic resources and features within the review area determined to be prior converted cropland in accordance with the 1993 regulations (reference 2.b.). Include the size of the aquatic resource or feature within the review area and describe how it was determined to be prior converted cropland. N/A
- e. Describe aquatic resources (i.e. lakes and ponds) within the review area, which do not have a nexus to interstate or foreign commerce, and prior to the January 2001 Supreme Court decision in “SWANCC,” would have been jurisdictional based solely on the “Migratory Bird Rule.” Include the size of the aquatic resource or feature, and how it was determined to be an “isolated water” in accordance with SWANCC.
- f. Describe aquatic resources and features within the review area that were determined to be non-jurisdictional because they do not meet one or more categories of waters of the United States under the pre-2015 regulatory regime consistent with the Supreme Court’s decision in *Sackett* (e.g., tributaries that are non-relatively permanent waters; non-tidal wetlands that do not have a continuous surface connection to a jurisdictional water).

Non-jurisdictional Wetland 1- Although in itself it meets the criteria set forth in the 1987 Wetland Delineation Manual and the 2009 Coastal Plain Supplement, this wetland (approximately 0.66 acres) was found to be non-adjacent due to its hydrologic separation from other Waters of the US. All water contained within this wetland is retained within the wetland boundary and percolates to an unknown depth. Because of the lack of a discernable outfall, and topographic elevation differences that inhibited any surface or subsurface hydrologic connection, this wetland is isolated and not connected to any other Waters of the US. No surface or subsurface connection could be found after a review of aerial photography, soil survey data, NWI data, or USGS Topographic Maps.

Non-jurisdictional Wetland 2- Although in itself it meets the criteria set forth in the 1987 Wetland Delineation Manual and the 2009 Coastal Plain Supplement, this wetland (approximately 1.78 acres) was found to be non-adjacent due to its hydrologic separation from other Waters of the US. All water contained within this wetland is retained within the wetland boundary and percolates to an unknown



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depth. Because of the lack of a discernable outfall, and topographic elevation differences that inhibited any surface of subsurface hydrologic connection, this wetland is isolated and not connected to any other Waters of the US. No surface or subsurface connection could be found after a review of aerial photography, soil survey data, NWI data, or USGS Topographic Maps.

Non-jurisdictional Wetland 3- Although in itself it meets the criteria set forth in the 1987 Wetland Delineation Manual and the 2009 Coastal Plain Supplement, this wetland (approximately 0.15 acres) was found to be non-adjacent due to its hydrologic separation from other Waters of the US. All water contained this wetland wetlands is retained within the wetland boundary and percolates to an unknown depth. Because of the lack of a discernable outfall, and topographic elevation differences that inhibited any surface of subsurface hydrologic connection, this wetland is isolated and not connected to any other Waters of the US. No surface or subsurface connection could be found after a review of aerial photography, soil survey data, NWI data, or USGS Topographic Maps.

Non-jurisdictional Wetland 4- Although in itself it meets the criteria set forth in the 1987 Wetland Delineation Manual and the 2009 Coastal Plain Supplement, this wetland (approximately 0.66 acres) was found to be non-adjacent due to its hydrologic separation from other Waters of the US. Non-jurisdictional feature 1 flows into this wetland and all water contained within this wetland is retained within the wetland boundary and percolates to an unknown depth. Because of the lack of a discernable outfall, and topographic elevation differences that inhibited any surface of subsurface hydrologic connection, this wetland is isolated and not connected to any other Waters of the US. No surface or subsurface connection could be found after a review of aerial photography, soil survey data, NWI data, or USGS Topographic Maps.

Non-jurisdictional Wetland 5- Although in itself it meets the criteria set forth in the 1987 Wetland Delineation Manual and the 2009 Coastal Plain Supplement, this wetland (approximately 0.06 acres) was found to be non-adjacent due to its hydrologic separation from other Waters of the US. Non-jurisdictional features 3, 4, and 5 flow into this wetland and all water contained within these wetlands is retained within the wetland boundary and percolates to an unknown depth. Because of the lack of a discernable outfall, and topographic elevation differences that inhibited any surface of subsurface hydrologic connection, this wetland is isolated and not connected to any other Waters of the US. No surface or subsurface connection could be found after a review of aerial photography, soil survey data, NWI data, or USGS Topographic Maps.

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Non-jurisdictional Wetland 6- Although in itself it meets the criteria set forth in the 1987 Wetland Delineation Manual and the 2009 Coastal Plain Supplement, this wetland (approximately 0.29 acres) was found to be non-adjacent due to its hydrologic separation from other Waters of the US. All water contained within this wetland is retained within the wetland boundary and percolates to an unknown depth. Because of the lack of a discernable outfall, and topographic elevation differences that inhibited any surface or subsurface hydrologic connection, this wetland is isolated and not connected to any other Waters of the US. No surface or subsurface connection could be found after a review of aerial photography, soil survey data, NWI data, or USGS Topographic Maps.

Non-jurisdictional Wetland 7 - Although in itself it meets the criteria set forth in the 1987 Wetland Delineation Manual and the 2009 Coastal Plain Supplement, this wetland (approximately 0.66 acres) was found to be non-adjacent due to its hydrologic separation from other Waters of the US. All water contained within this wetland is retained within the wetland boundary and percolates to an unknown depth. Because of the lack of a discernable outfall, and topographic elevation differences that inhibited any surface or subsurface hydrologic connection, this wetland is isolated and not connected to any other Waters of the US. No surface or subsurface connection could be found after a review of aerial photography, soil survey data, NWI data, or USGS Topographic Maps.

Non-JD Features 1-5 are each linear features that do not contain flow requirements of a relatively permanent water. These features are man-made ditches, conveying stormwater primarily, but do connect to onsite wetlands that are non-jurisdictional. They are documented here because, although not jurisdictional, they would not meet the 3 requirements of an upland ditch.

Non-JD Feature 1	1580 linear feet	Non-JD	N/A
Non-JD Feature 2	280 linear feet	Non-JD	N/A
Non-JD Feature 3	406 linear feet	Non-JD	N/A
Non-JD Feature 4	344 linear feet	Non-JD	N/A
Non-JD Feature 5	197 linear feet	Non-JD	N/A

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9. DATA SOURCES. List sources of data/information used in making determination. Include titles and dates of sources used and ensure that information referenced is available in the administrative record.
  - a. Review performed for Site Evaluation: Office (desktop) Determination.  
Date: June 12, 2025
  - b. Map submitted by or on behalf of, the applicant/consultant:  
Map titled "WEATHERS TRACT AERIAL WITH FEATURES AND BOUNDARY COORDINATES" dated June 4, 2025.
  - c. Wetland Delineation Data Sheets: Prepared and submitted by or on behalf of the applicant/consultant. This office concurs with the data sheets/delineation report.
  - d. Site Photographs: Photos provided by Passarella and Associates Inc, submitted as part of the JD request dated October 23, 2024.
  - e. Previous AJD: N/A
  - f. USGS Topographic map: 7.5 Minute – Moncks Corner: Quad depicts the review area void of forested uplands with a solid blue line for tributary onsite..
  - g. USFWS National Wetland Inventory (NWI) Map Service: NWI depicts the review area as upland with three freshwater wetlands. <https://arcportal-ucop-corps.usace.army.mil/s0portal/home/item.html?id=1eb5aab71973402fdbb879cbb7bd3595>
  - h. National Hydrographic Dataset (NHD): NHD does not depict any linear features within the review area.  
<https://hydro.nationalmap.gov/arcgis/rest/services/nhd/MapServer>
  - i. USDA NRCS Soil Survey: USDA-NCSS SSURGO and STATSGO digital soil survey  
This layer displays soil map units derived from the SSURGO database.  
<https://arcportal-ucop-corps.usace.army.mil/s0portal/home/item.html?id=045a6ccb74954698892c0cc5106beee5>
  - j. USGS 3D Elevation Program (3DEP) Map Service: <https://arcportal-ucop-corps.usace.army.mil/s0portal/home/item.html?id=8ba4619c2e60467a909a1bc31e3a06cc>

CESAC-RD

SUBJECT: Pre-2015 Regulatory Regime Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322 (2023), SAC-2023-00774

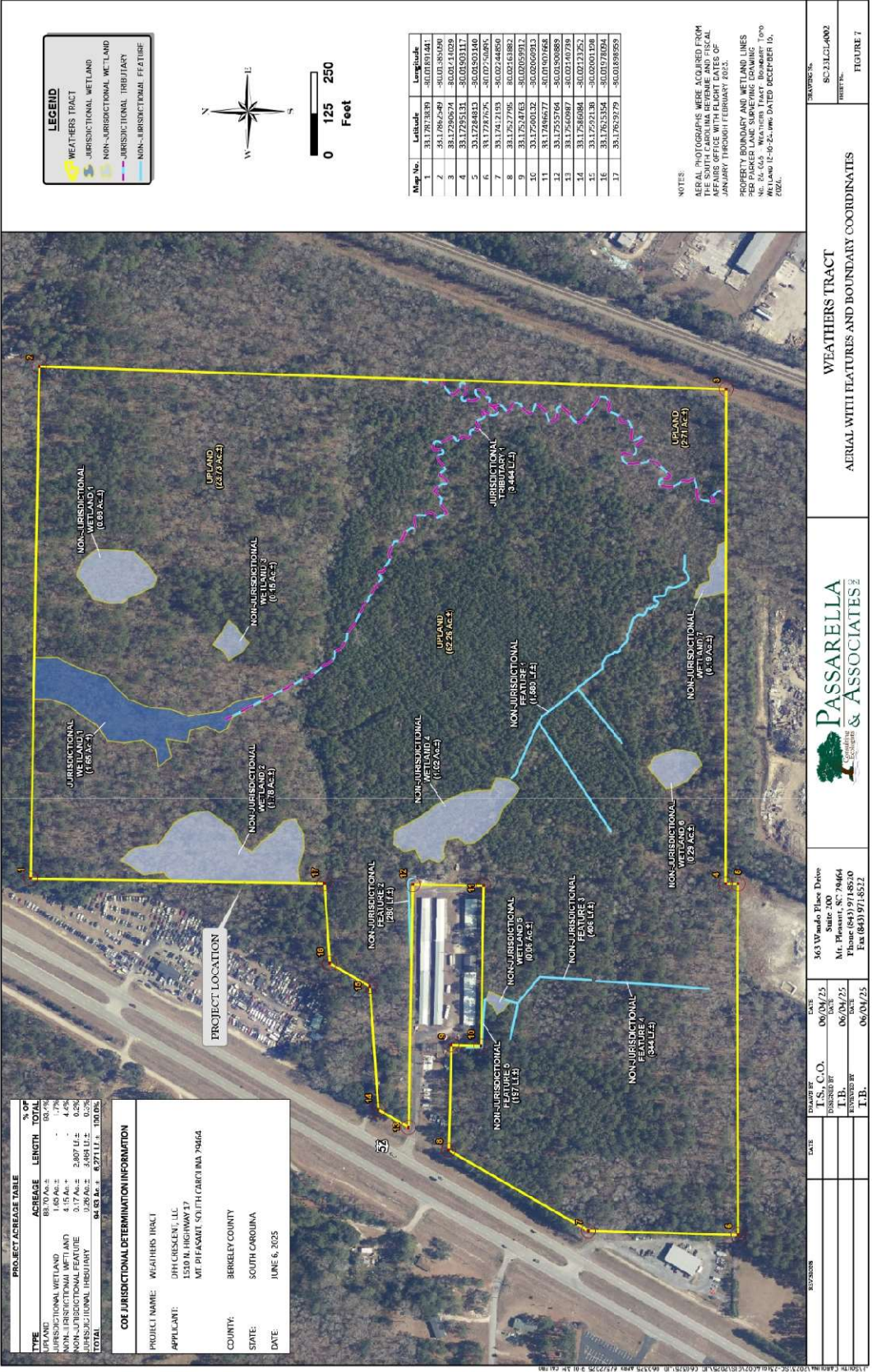
- k. Aerial Imagery: ESRI Base layer imagery, 2020 SCDNR IR Aerial\_2020\_NIR (Map Service)  
[https://tiles.arcgis.com/tiles/RvqSyw3dil7dTKo5/arcgis/rest/services/SC\\_2020\\_NIR/MapServer](https://tiles.arcgis.com/tiles/RvqSyw3dil7dTKo5/arcgis/rest/services/SC_2020_NIR/MapServer)

10. OTHER SUPPORTING INFORMATION.

- a. EPA / HQ joint memo, MEMORANDUM TO THE FIELD BETWEEN THE U.S. DEPARTMENT OF THE ARMY, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. ENVIRONMENTAL PROTECTION AGENCY CONCERNING THE PROPER IMPLEMENTATION OF "CONTINUOUS SURFACE CONNECTION" UNDER THE DEFINITION OF "WATERS OF THE UNITED STATES" UNDER THE CLEAR WATER ACT, dated March 12, 2025.

11. NOTE: The structure and format of this MFR were developed in coordination with the EPA and Department of the Army. The MFR's structure and format may be subject to future modification or may be rescinded as needed to implement additional guidance from the agencies; however, the approved jurisdictional determination described herein is a final agency action.





PROJECT ACREAGE TABLE				
TYPE	ACREAGE	LENGTH	TOTAL	% OF TOTAL
UPLAND	89.70 AC. ±	-	-	100.0%
JURISDICTIONAL WETLAND	4.15 AC. ±	-	-	4.6%
NON-JURISDICTIONAL WETLAND	0.17 AC. ±	2,867 L.F. ±	-	0.2%
JURISDICTIONAL TRIBUTARY	0.26 AC. ±	2,494 L.F. ±	-	0.3%
TOTAL	94.28 AC. ±	5,371 L.F. ±	-	100.0%

CDE JURISDICTIONAL DETERMINATION INFORMATION	
PROJECT NAME:	WEATHERS TRACT
APPLICANT:	DAVE CRESSENT, LLC 11500 CARRINGTON DRIVE, #17 MT PLEASANT, SOUTH CAROLINA 29464
COUNTY:	BERKELEY COUNTY
STATE:	SOUTH CAROLINA
DATE:	JUNE 6, 2025

Map No.	Latitude	Longitude
1	33.17873839	-80.07189141
2	33.17862949	-80.07385090
3	33.17862949	-80.07385090
4	33.17862949	-80.07385090
5	33.17862949	-80.07385090
6	33.17862949	-80.07385090
7	33.17862949	-80.07385090
8	33.17862949	-80.07385090
9	33.17862949	-80.07385090
10	33.17862949	-80.07385090
11	33.17862949	-80.07385090
12	33.17862949	-80.07385090
13	33.17862949	-80.07385090
14	33.17862949	-80.07385090
15	33.17862949	-80.07385090
16	33.17862949	-80.07385090
17	33.17862949	-80.07385090

NOTES  
AERIAL PHOTOGRAPHS WERE ACQUIRED FROM THE SOUTH CAROLINA REVENUE AND FISCAL AFFAIRS OFFICE WITH FLIGHT DATES OF JANUARY THROUGH FEBRUARY 2025.  
PROPERTY BOUNDARY AND WETLAND LINES WERE DERIVED FROM THE SOUTH CAROLINA WETLAND (12-16-24) AND DATED DECEMBER 15, 2024.

SC21JCL-002

FIGURE 7

WEATHERS TRACT

AERIAL WITH FEATURES AND BOUNDARY COORDINATES

PASSARELLA & ASSOCIATES

363 Wanda Place Drive  
Suite 300  
Mt. Pleasant, SC 29464  
Phone (843) 971-8510  
Fax (843) 971-8512

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