

EXHIBIT A

A Mixed Use Planned Development in the Town of Moncks Corner

Weathers Tract PD
Berkeley County, South Carolina

Prepared for:
Dream Finders Homes
1510 N Highway 17
Mount Pleasant, SC 29464

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Table of Contents

1	Executive Summary	1
2	Existing Conditions	2
3	General Site Description	2
4	Cultural and Natural Resources: Vegetation, Wetlands, Hydrology, & Soils	3
5	Design Intent	3
	5.1 Residential Development	4
	5.2 Commercial and Retail Development	6
	5.3 Recreational Development	7
	5.4 Wetland and Buffers	8
	5.5 Internal Roadway	9
	5.5.1 50' Road Right of Way (No Parking)	9
	5.5.2 50' Access Right of Way (With Trail)	10
	5.6 Lot Size Requirement	10
6	Proposed Development Schedule	11
7	Proposed Improvements	11
8	Impacts and Coordination	12
9	Site Utilities – Water, Sewer, & Hydrology	13
10	Landscape Objectives	13
11	Homeowner’s Association	15
12	Traffic Impact Assessment	16
	Appendix A	17



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 increased 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 with two housing types, Series A and Series B. Nested between these two districts will be a pickle ball facility accessible to the public from the wester 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 site and a series of sidewalks.

The concept for Weathers Tract contains 3 districts:

- I. Residential – The residential district will contain two single-family housing types, consisting of series A and series B.
- 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 13. 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 homes, recreation space, 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

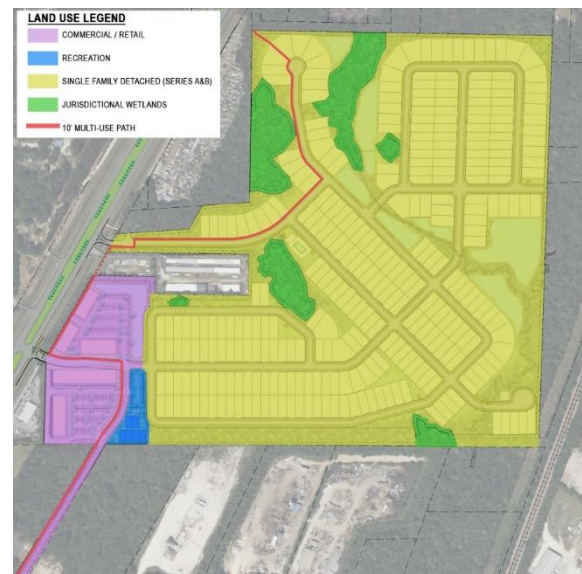


Figure 5-1: Proposed Planned Development Land Use (With Path) (Appx. Exhibit 6)



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 316 units. The following is an example of lot composition for single-family detached and listed in table below: 60 lots minimum Series A (19% of total) and 256 Series B (81% of total). 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	60	316
Series B	256	
Total Allowable Lots/Units (combined Series A & B)		316 Units



The total residential units proposed is 316 residential units at an average of 3.3 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.

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

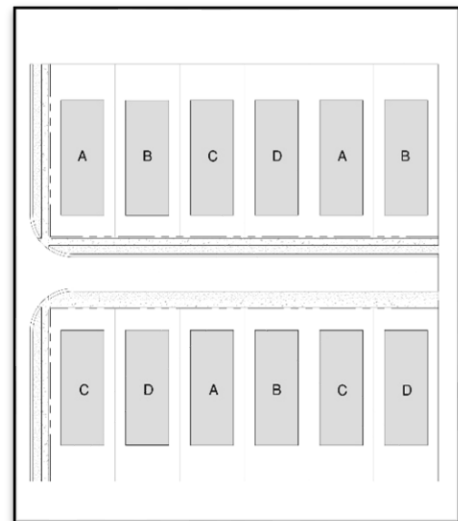


Figure 5-3: Proposed unit layout



5.2 Commercial and Retail Development

Commercial and retail development will occupy approximately 9 acres. The current plan allows for the potential of 70,000 gross square footage of commercial / retail space. The maximum amount of retail space shall be governed by the space constraints of the site, including but not limited to: buffers, setbacks, parking requirements, etc., with no maximum limits. However, the total amount of gross commercial / retail space shall be at least 50,000 SF within the entire area governed by this PD. Commercial and retail spaces should share similar characteristics to other new development in Moncks corner. The minimum design standard for the development shall match the architecture of newer commercial and retail development in the Town, as shown in *Figure 5-4*.



Figure 5-4: Precedent commercial and retail developments in Moncks Corner

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



Figure 5-5: Highlighting commercial and retail development location



- 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

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 final plat approval for phase two. The facility will occupy approximately 1.2 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 5-7* and the architecture as shown in *Figure 5-8*.

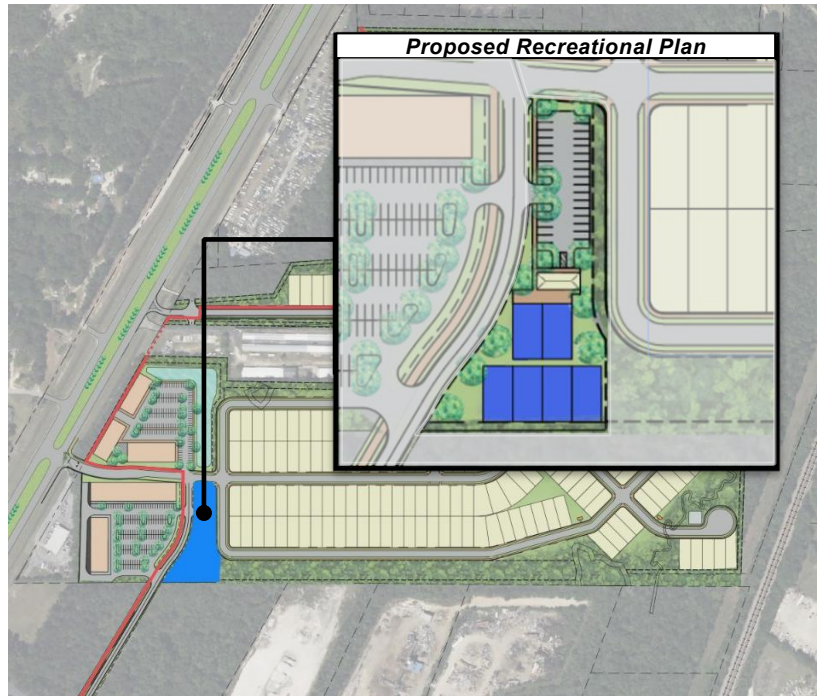


Figure 5-6: Highlighting recreational development location



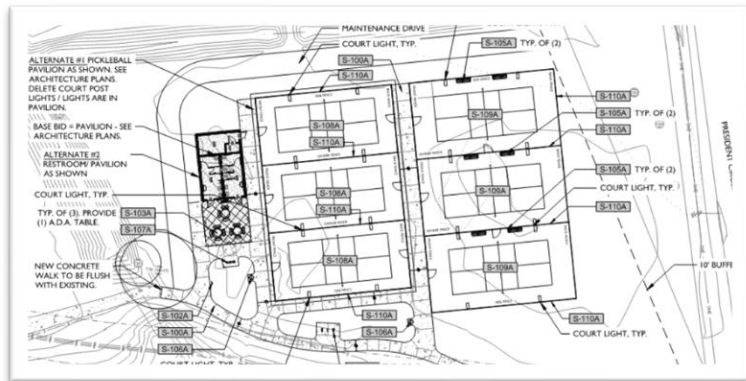


Figure 5-7: Precedent pickleball site plan



Figure 5-8: Moncks Corner recreational facility architecture

5.4 Wetland and Buffers

Within the development, 7.3 acres (2.2 acres of buffer and 5.1 acres of wetland) or approximately 7.6% 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 unless required by SCDES BCM, tributaries, and similar water features such as swales and ditches. All non impacted wetlands will be buffered. All impacted wetlands will be permitted by US Army Corps of Engineers and/or SCDES. 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.

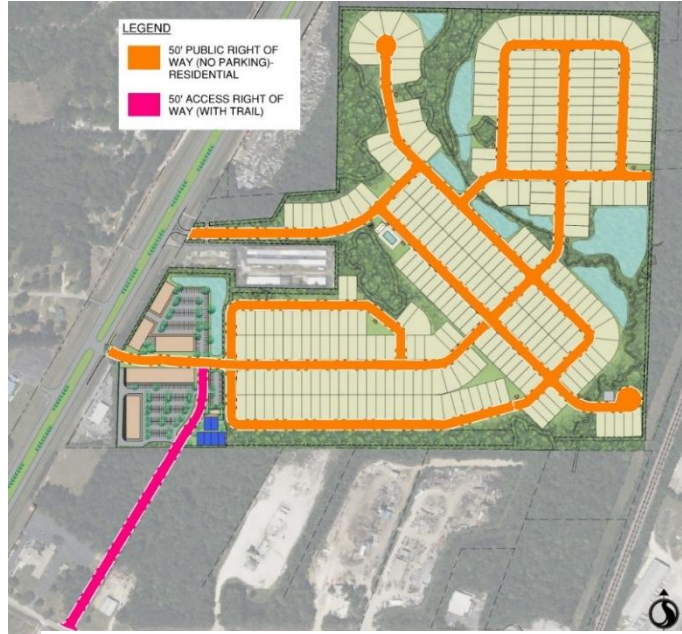


Figure 5-9: Shows location of wetlands and wetland buffers



5.5 Internal Roadway

Internal roadways are proposed with 50-foot right of ways. One type will service the residential and commercial areas of the site, and the other will service the recreational and commercial areas of the site while also providing a 10' trail system. Right of ways will be designed and constructed to Berkeley County standards with intended ownership and maintenance by Berkeley County where acceptable.



5.5.1 50' Road Right of Way

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

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 5-11: Typ. Neighborhood Road Sections (Appx. Exhibit 11.1)



Figure 5-12: 50' Road ROW locations



5.5.2 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 (5') verge, 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 11.2*.



Figure 5-13: Typ. Neighborhood Road Sections (Appx. Exhibit 11.2)



Figure 5-14: 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*
Single Family Detached							
Series A**	6600 SF	55 Feet**	120 Feet	25 Feet	15 Feet	7.5 Feet	7.5 Feet
Series B	5400 SF	45 Feet	120 Feet	25 Feet	15 Feet	7.5 Feet	7.5 Feet
Commercial/ Retail							
Lots along US – HW 52	n/a	n/a	n/a	15 Feet	15 Feet	10 Feet	10 Feet
Recreation	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.

** Lot width is defined at the midpoint of the lot. All side 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.

**** Side setback on corner lots shall be 7.5 feet on the long side and 15 feet setback on the short side.

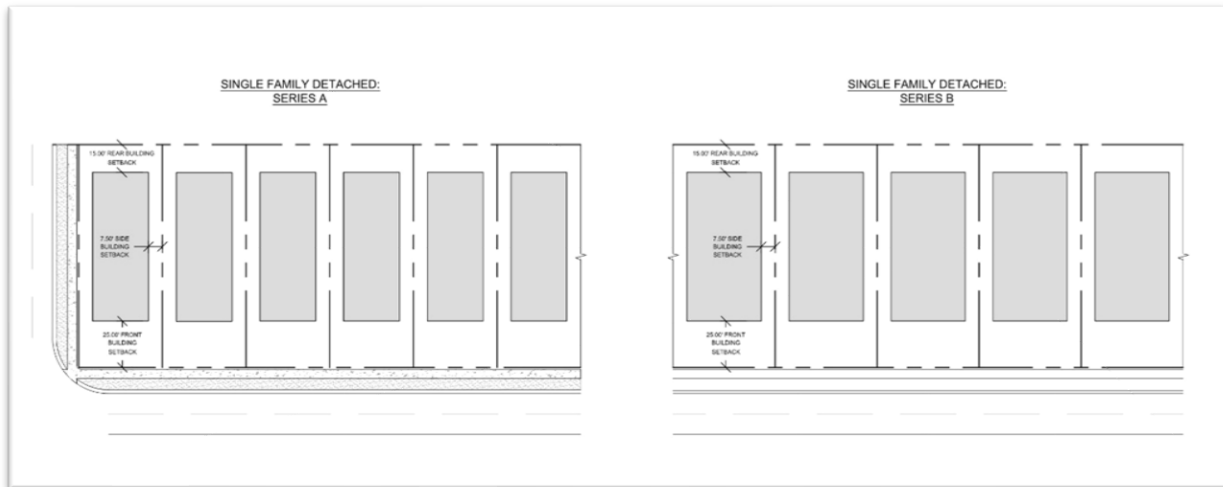


Figure 5-15: Showing building setback spacing for single family detached (Series A&B)

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 final plat approval for phase one.



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

7 Proposed Improvements

It is intended for new roads proposed within the project will be constructed to the standards acceptable by Berkeley County for the intention of dedication to the County. 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* and



Figure 7-1: Trail and sidewalk locations

Figure 7-1. 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 12*.

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 Environmental Services (SC DES). 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 current Moncks Corner or Berkeley County and SCDES design standards.

Prior to the first Site Plan approval or Preliminary Plat approval for Phase 1—whichever occurs first—the applicant shall submit a downstream drainage analysis evaluating pre- and post-development stormwater infrastructure.

The analysis must demonstrate that post-development peak runoff rates do not exceed pre-development rates for 2-, 10-, and 25-year storm events. Additionally, the study must report the peak water staging at the railroad culvert for each of these intervals. If the analysis indicates that water staging at the railroad culvert increases by more than 1" during a 2-, 10-, or 25-year storm, the developer is required to provide a formal letter of acknowledgement and approval from the rail company regarding the additional staging.

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 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

LAND USES	Single Family Detached	Commercial / Retail	Assembly & Worship	Recreation	Industrial	Agricultural
Proposed						
Single Family Detached	n/a	Type C	n/a	n/a	Type E	Type B
Commercial / Retail	Type C	n/a	Type A	Type A	Type D	n/a
Recreation	Type B	Type A	Type A	n/a	n/a	n/a
Assembly & Worship	n/a	Type A	n/a	Type A	Type C	Type A

Table 10.2 Bufferyard Table

BUFFERYARDS	Min Buff Width (from Property line)	Width with Opaque Screen	Canopy Tree, Under Story, and/or Upright Evergreen per 100 LF	Evergreen Shrubs per 100 LF
Type A	10 feet	n/a	3	25
Type B	15 feet	10 feet	4	50



Type C	25 feet	15 feet	6	50
Type D	50 feet	25 feet	8	75
Type E*	75 feet	50 feet	12	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.

*Type E buffer shall include a berm, see Figure 10-1.

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.

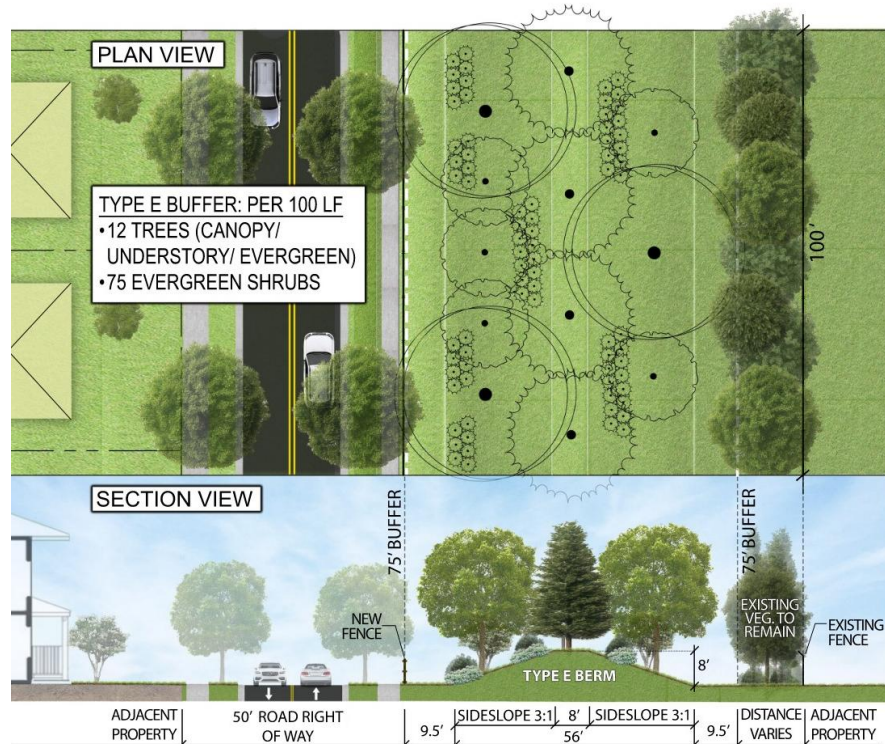


Figure 10-1: Type E buffer. Berm details: Plan view (top) and section view (bottom)

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.

This TIA shall be updated with each phase of the project prior to the approval of the preliminary plat or the site plan approval.



Appendix A



Berkeley County GIS Online Mapping



Berkeley County GIS



1 inch = 4,000 feet
1 in
Date: 10/4/2024
Berkeley County GIS



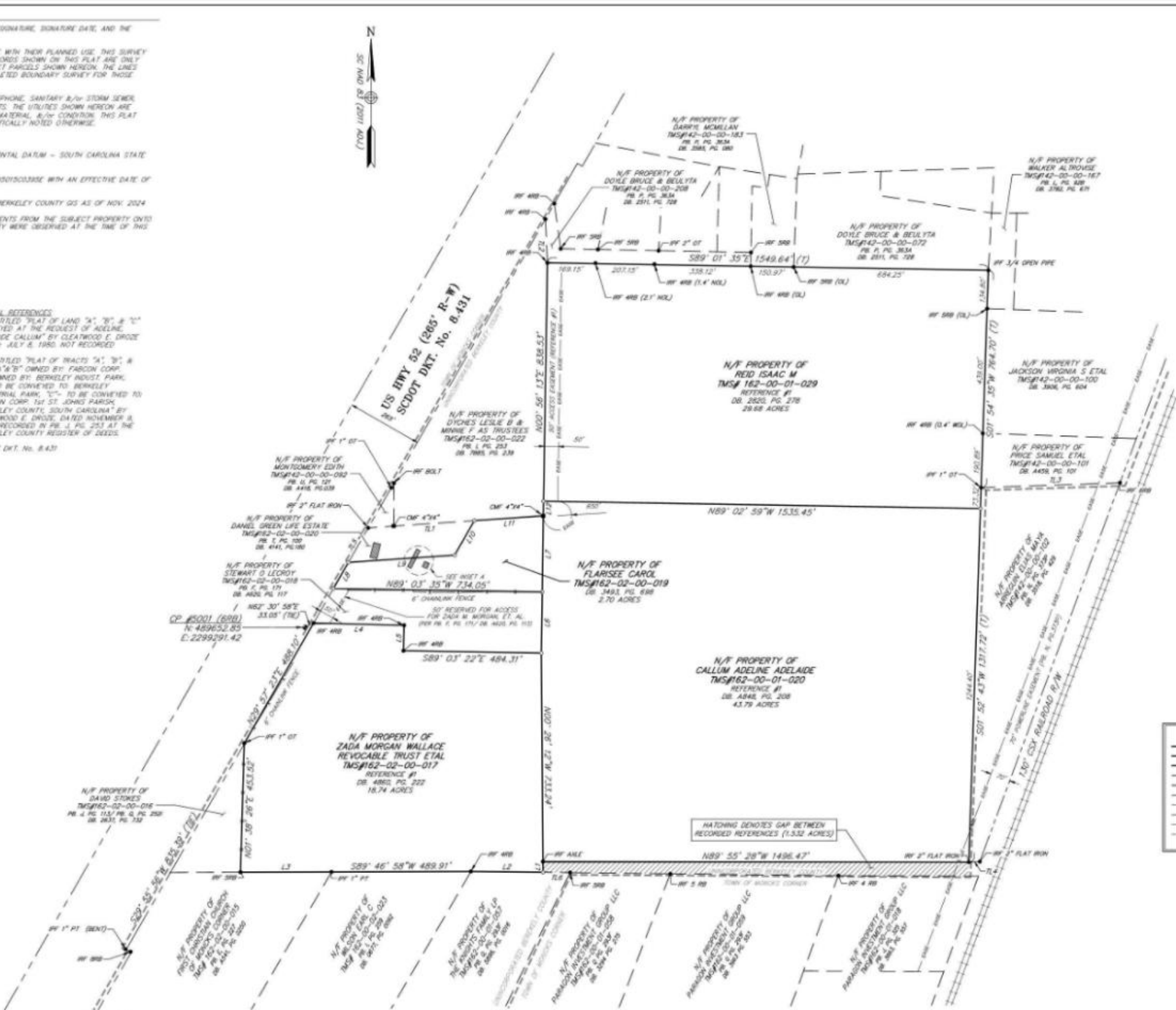
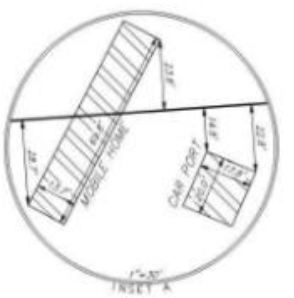
The county of Berkeley and its GIS Department disclaims accountability for this product and makes no warranty express or implied concerning the accuracy thereof. Responsibility for interpretation and application of this product lies with the user.

EXHIBIT 3 - BOUNDARY MAPS

- NOTES:**
- THIS IS NOT A FINAL TRUE COPY OF THIS DOCUMENT UNLESS IT BEARS THE ORIGINAL SIGNATURE, SIGNATURE DATE, AND THE RAISED EMBOSSED SEAL OF THE SURVEYOR NOTED HEREON.
 - 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 HEREON. THE LINES DELINEATING THE CONTIGUOUS PARCELS SHOWN HEREON DO NOT CONSTITUTE A COMPLETED BOUNDARY SURVEY FOR THOSE PARCELS.
 - 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.
 - AREA COMPUTED BY COORDINATE METHOD.
 - HORIZONTAL CONTROL ESTABLISHED WITH GPS USING THE SCOT VRS SYSTEM. HORIZONTAL DATUM - SOUTH CAROLINA STATE COORDINATE SYSTEM (NAD 2011). ALL DISTANCES SHOWN ARE GROUND DISTANCES.
 - SUBJECT PROPERTY GRAPHICALLY LOCATED WITHIN FLOOD ZONE "X" PER FEMA MAP 450500303E WITH AN EFFECTIVE DATE OF DECEMBER 2, 2018. VERTICAL REFERENCE = NAVD83.
 - SUBJECT PROPERTIES ARE ZONED BERKELEY COUNTY - HI (HEAVY INDUSTRIAL) PER BERKELEY COUNTY OS AS OF NOV. 2024.
 - NO ARCHITECTURAL 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 HEREON.

- ABBREVIATION LEGEND**
- DB - DEED BOOK
 - FB - PLAT BOOK/PLAT CABINET
 - PC - PAGE
 - NAD - NORTH AMERICAN DATUM
 - NAD83 - NORTH AMERICAN DATUM
 - GIS - GEOGRAPHICAL INFORMATION SYSTEM
 - R/W - RIGHT-OF-WAY
 - RF - IRON PIPE FOUND
 - OT - OPEN TOP
 - FP - FENCE
 - RF - IRON ROD/REBAR FOUND
 - RS - IRON ROD/REBAR SET
 - AB - 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**
- PLAT TITLED "PLAT OF LAND 'A', 'B', & 'C' SURVEYED AT THE REQUEST OF ADELAIDE ADELAIDE CALLUM" BY CLEARWOOD E. DROGE DATED: JULY 6, 1980. NOT RECORDED.
 - PLAT TITLED "PLAT OF TRACTS 'A', 'B', & 'C', 'A1' & 'B1' OWNED BY: FARCON CORP. 'C'-OWNED BY: BERKELEY INDUSTRIAL PARK. 'A'-TO BE CONVEYED TO BERKELEY INDUSTRIAL PARK. 'B'- TO BE CONVEYED TO FARCON CORP. 1st ST. JOHN'S PARISH, BERKELEY COUNTY, SOUTH CAROLINA BY CLEARWOOD E. DROGE, DATED NOVEMBER 8, 1982. RECORDED IN PG. 1, PG. 253 AT THE BERKELEY COUNTY REGISTER OF DEEDS.
 - SCDOT DKT. No. 8-431

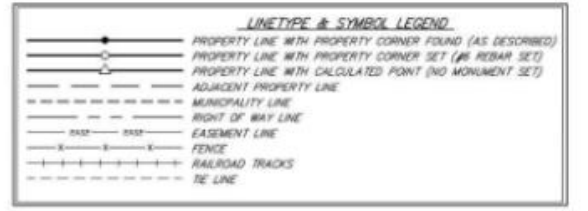


LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S00°26'12\"/>	

TIE LINE TABLE

LINE #	DIRECTION	LENGTH
T1	N89°04'16\"/>	



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 REDUCED BY THE CORRECTED SCALE FACTOR (3 DIMENSIONS) DERIVED AT CONTROL POINT #5001 (SP COORDINATES N 49852.85 E 2299291.42) A CAPPED 3/4\"/>

Parker Land Surveying, LLC
 5910 Griffin Street
 Hambleton, SC 29818
 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.

DRAFT

AARON E. VILMAANEN P.L.S. 43382

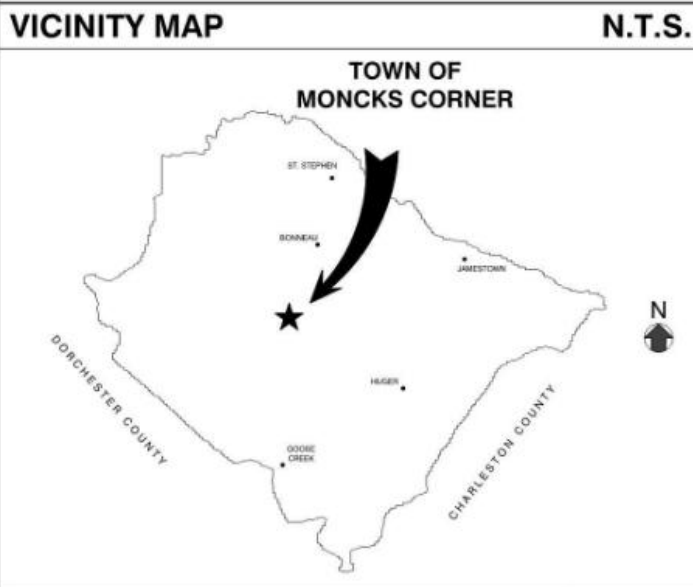
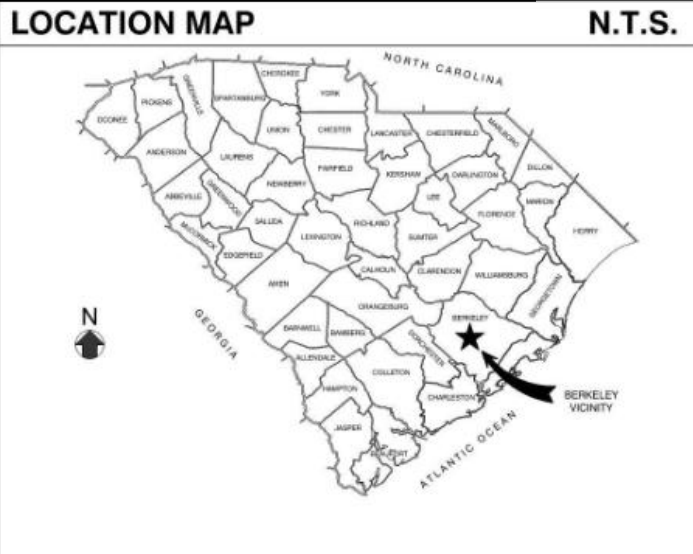


PLAT
 SHOWING THE BOUNDARIES OF TMS# 162-00-01-029 (29.68 AC), TMS# 162-00-01-020 (43.79 AC.), TMS# 162-02-00-017 (18.74 AC.), & TMS# 162-02-00-019 (2.70 AC) LOCATED NEAR THE TOWN OF MONCK'S CORNER IN BERKELEY COUNTY, SOUTH CAROLINA

DATE: OCTOBER 15, 2024
 SCALE: 1" = 200'

SHEET: 1 OF 1

EXHIBIT 3.1 – BOUNDARY MAPS



LEGENDS

LINE TYPE LEGEND

- PROPERTY LINE WITH PROPERTY CORNER FOUND (AS DESCRIBED)
- PROPERTY LINE WITH PROPERTY CORNER SET (# 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
- PK - PLAT
- NAD - NORTH AMERICAN DATUM
- NAD10 - NORTH AMERICAN VERTICAL DATUM
- GIS - GEOGRAPHICAL INFORMATION SYSTEM
- MB - MAILBOX
- RCF - REINFORCED CONCRETE FOUNDATION
- MANHOLE
- CI - CURB INLET
- IE - INVERT ELEVATION
- LP - LIGHT POLE
- GM - GAS METER
- WM - WATER METER
- WF - WATER VALVE
- PH OF 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
- PI - PINCH TOP
- RF - IRON ROD/REBAR FOUND
- RS - IRON ROD/REBAR SET
- RE - REBAR
- CMF - CONCRETE MONUMENT FOUND
- (T) - TOTAL
- NOL - NORTH OF LINE
- SOL - SOUTH OF LINE
- EOL - EAST OF LINE
- WOL - WEST OF LINE
- CL - ON LINE
- CP - CONTROL POINT

SYMBOL LEGEND

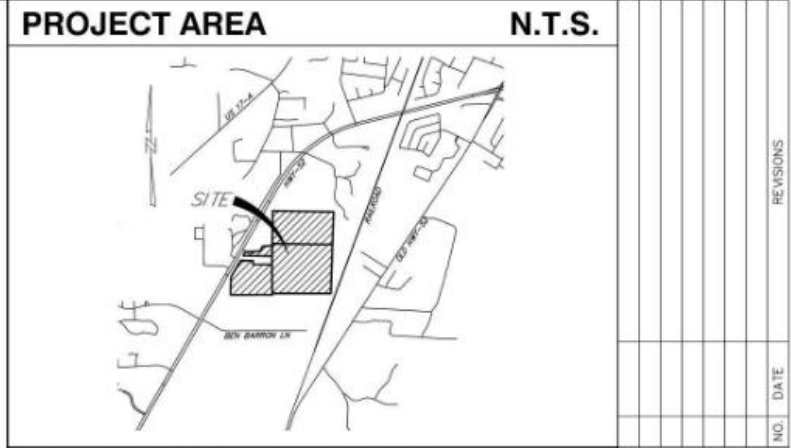
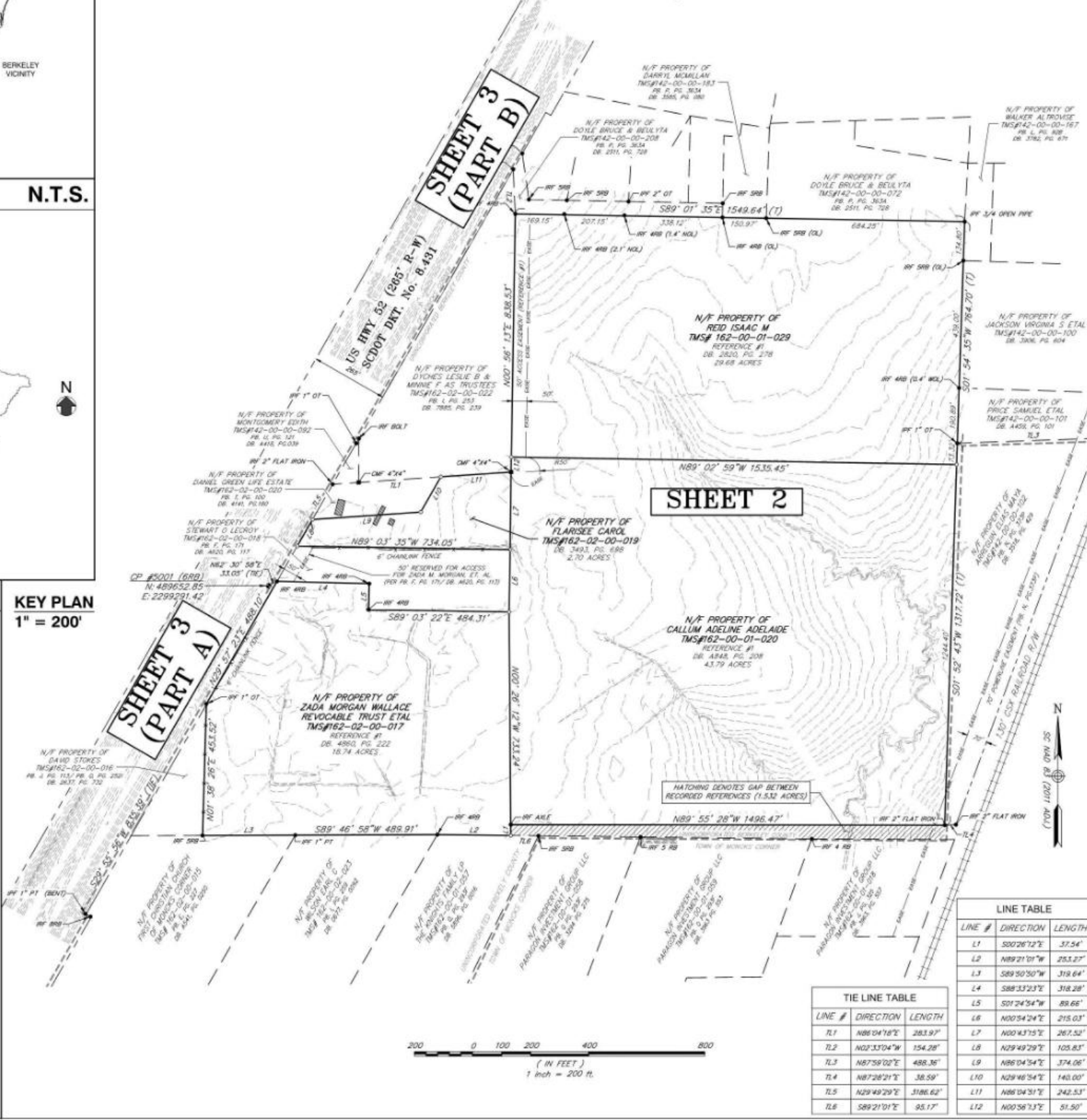
- SIGN
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- TELEPHONE PEDESTAL
- SEWER MANHOLE
- TREE
- SPOT ELEVATION
- ASPHALT
- GRAVEL
- METLANDS

KEY PLAN
1" = 200'

TOPOGRAPHIC SURVEY

"WEATHER'S TRACTS"

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



ADDITIONAL REFERENCES

1. PLAT TITLED "PLAT OF LAND 'A', 'B', & 'C' SURVEYED AT THE REQUEST OF ADELAIDE ADELAIDE CALLUM" BY CLEATWOOD E. GROZE DATED JULY 8, 1988, NOT RECORDED.
2. PLAT TITLED "PLAT OF TRACTS 'A', 'B', & 'C', 'A' & 'B' OWNED BY FABCON CORP. 'C'-OWNED BY BERKELEY INDUST. PARK, 'A'-TO BE CONVEYED TO BERKELEY INDUSTRIAL PARK 'C'-TO BE CONVEYED TO FABCON CORP. 1st ST. JOHN'S PARISH, BERKELEY COUNTY, SOUTH CAROLINA" BY CLEATWOOD E. GROZE, DATED NOVEMBER 8, 1982, RECORDED IN P.B. 1, 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 SEWER, ETC.) THAT WERE NOT NOTED EITHER IN THE REFERENCE DEEDS, OR THE REFERENCED 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 2005 VRS SYSTEM - HORIZONTAL DATUM - SOUTH CAROLINA STATE COORDINATE SYSTEM (NAD 2011) VERTICAL DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- 6) SUBJECT PROPERTY GRAPHICALLY LOCATED WITHIN FLOOD ZONE 'X' PER FEMA MAP 45015C0392E WITH AN EFFECTIVE DATE OF DECEMBER 7, 2016. VERTICAL REFERENCE = NAVD88.
- 7) SUBJECT PROPERTIES ARE ZONED BERKELEY COUNTY - HI (HEAVY INDUSTRIAL) PER BERKELEY COUNTY GIS AS OF NOV. 2024.
- 8) NO ADVERSE 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 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 (LABELLED AS SHOWN ON DRAWING NO. SC-25JL4002 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 3903, 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 (0.999833089) 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. SWANMANEN S.C.P.L.S. # 4388

INDEX OF DRAWINGS

DWG. NO.	DWG. NO.	SHEET NO.	DRAWING TITLE
XXXXXXXX	XXXX	1	COVER SHEET, VICINITY MAPS, NOTES, AND LEGEND
XXXXXXXX	XXXX	2	TOPOGRAPHIC SURVEY
XXXXXXXX	XXXX	3	TOPOGRAPHIC SURVEY

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S89°26'12"E	37.54'
L2	N89°21'01"W	253.27'
L3	S89°50'50"W	319.64'
L4	S88°33'23"E	318.28'
L5	S01°24'34"W	89.66'
L6	N00°54'24"E	215.03'
L7	N00°43'15"E	267.52'
L8	N29°49'29"E	105.83'
L9	N86°04'34"E	374.06'
L10	N89°46'34"E	140.00'
L11	N86°04'30"E	242.53'
L12	N00°56'13"E	51.50'

TIE LINE TABLE

LINE #	DIRECTION	LENGTH
T1	N86°04'16"E	283.97'
T2	N02°33'04"W	154.28'
T3	N87°56'02"E	488.36'
T4	N87°26'21"E	38.59'
T5	N29°49'29"E	3186.62'
T6	S89°21'01"E	95.17'

TOPOGRAPHIC SURVEY
 TMS# 162-00-01-029, TMS# 162-00-01-020,
 TMS# 162-02-00-017, & TMS# 162-02-00-019
 LOCATED NEAR THE TOWN OF MONCK'S CORNER,
 BERKELEY COUNTY, SOUTH CAROLINA

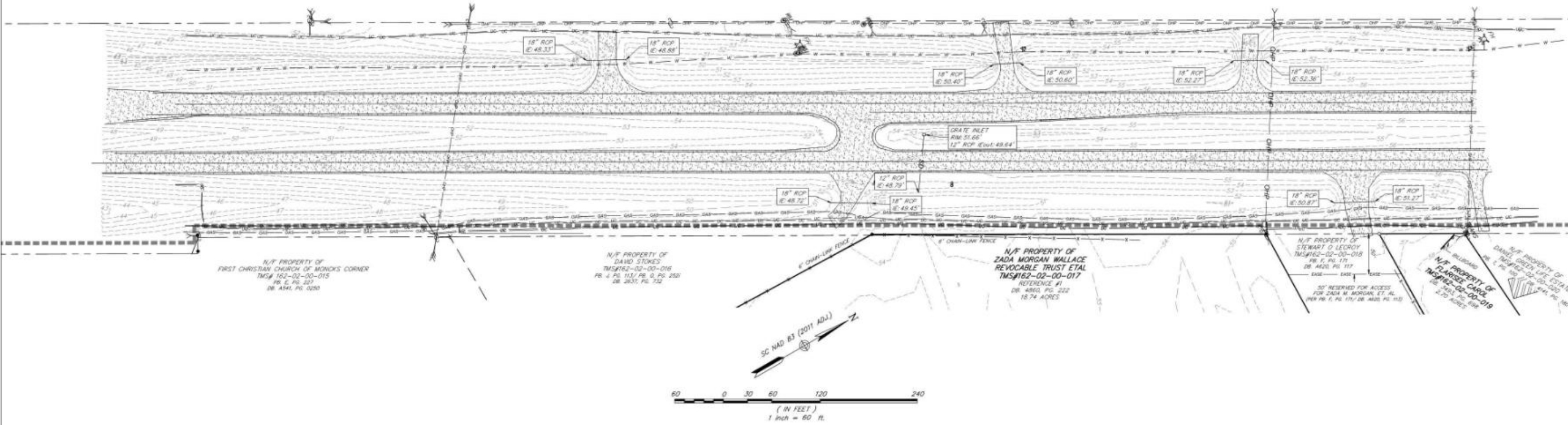
Parker Land Surveying, LLC
 5910 Griffin Street
 Hanahan, SC 29410
 Phone: (843) 534-1777
 Fax: (843) 534-1779



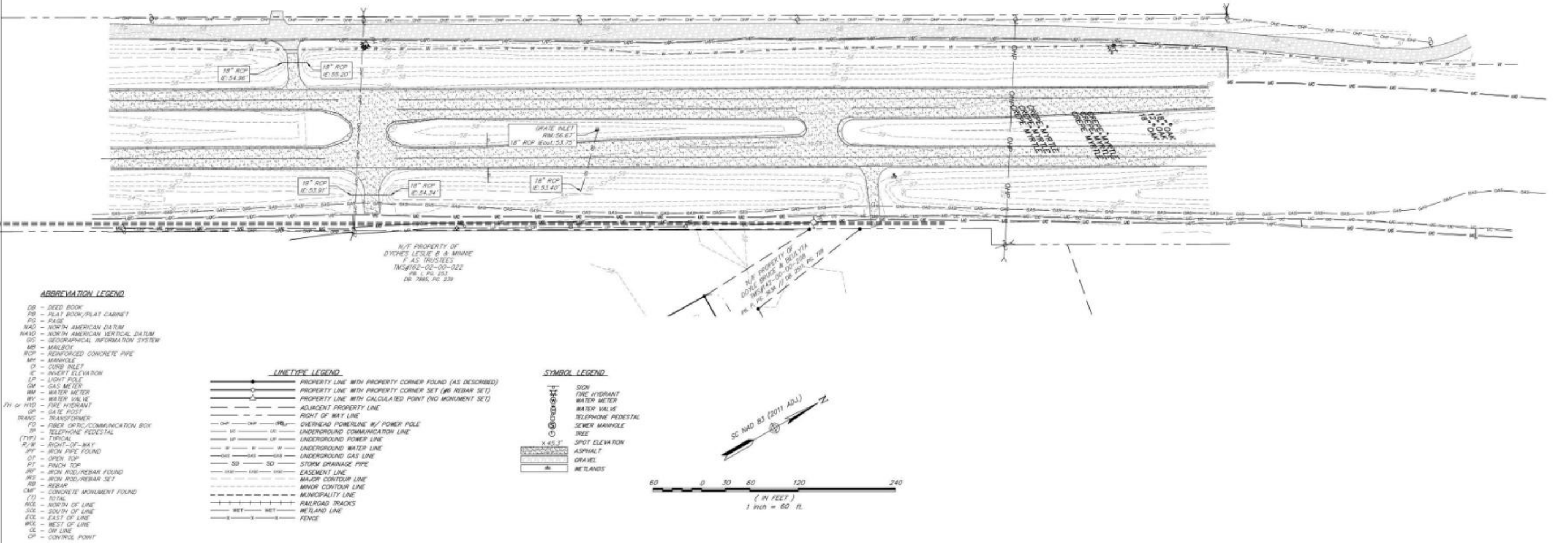
DRAFT

DESIGNED BY: AEW
 CHECKED BY: ACV
 APPROVED BY: AGC
 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
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 - NAD10 - NORTH AMERICAN VERTICAL DATUM
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 - MM - MANHOLE
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 - E - ELEVATION
 - LP - LIGHT POLE
 - GM - GAS METER
 - WM - WATER METER
 - WV - WATER VALVE
 - FH or HYD - FIRE HYDRANT
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 - RR - IRON ROD/REBAR SET
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 - CP - CORNER 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
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 - MUNICIPALITY LINE
 - RAILROAD TRACKS
 - WETLAND LINE
 - FENCE

- SYMBOL LEGEND**
- SIGN
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
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 - SEWER MANHOLE
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 - OL - ON LINE
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TITLE

TOPOGRAPHIC SURVEY

TMS# 162-00-01-029, TMS# 162-00-01-020,
TMS# 162-02-00-017, & TMS# 162-02-00-019
LOCATED NEAR THE TOWN OF MONCK'S CORNER,
BERKELEY COUNTY, SOUTH CAROLINA

NO LIVE SURVEYING
NO LIVE SURVEYING
NO LIVE SURVEYING
NO LIVE SURVEYING

Parker Land Surveying, LLC
5910 Guffin Street
Hannahan, SC 29410
Phone: (843) 554-7777
Fax: (843) 554-7779

DRAFT

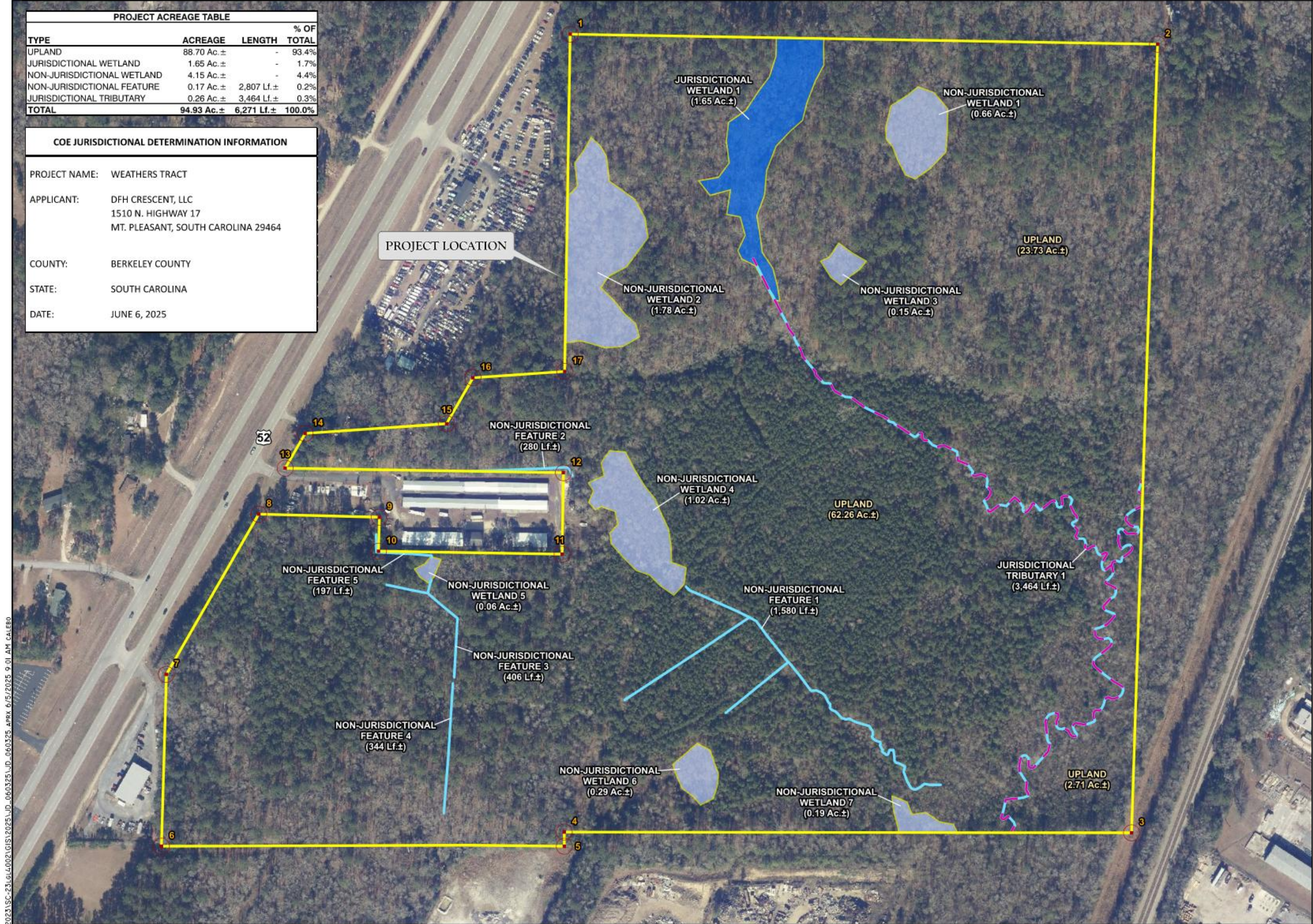
DESIGNED: AEV	CHECKED: AEV	APPROVED: AGC	SCALE: 1" = 60'	DATE: 10/15/2024	PROJECT NO.: 24046	SHEET 3 OF 3
REVISIONS						
NO. DATE						

Z:\Draw\Draw\Survey\24046 - Westham Tract\Drawings\Boundary\Map\Boundary Topo Westham.dwg 10/15/2024 1:25:21 PM, ewm

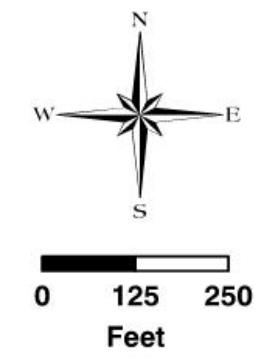
EXHIBIT 4 – WETLANDS DELINEATION MAP

PROJECT ACREAGE TABLE			
TYPE	ACREAGE	LENGTH	% OF TOTAL
UPLAND	88.70 Ac.±	-	93.4%
JURISDICTIONAL WETLAND	1.65 Ac.±	-	1.7%
NON-JURISDICTIONAL WETLAND	4.15 Ac.±	-	4.4%
NON-JURISDICTIONAL FEATURE	0.17 Ac.±	2,807 Lf.±	0.2%
JURISDICTIONAL TRIBUTARY	0.26 Ac.±	3,464 Lf.±	0.3%
TOTAL	94.93 Ac.±	6,271 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:	JUNE 6, 2025



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



Map No.	Latitude	Longitude
1	33.17873839	-80.01891441
2	33.17862549	-80.01385090
3	33.17290674	-80.01414029
4	33.17295131	-80.01903117
5	33.17284813	-80.01903140
6	33.17287625	-80.02250495
7	33.17412193	-80.02244850
8	33.17527795	-80.02163882
9	33.17524763	-80.02059912
10	33.17500132	-80.02060913
11	33.17496677	-80.01902668
12	33.17555764	-80.01900889
13	33.17560987	-80.02140739
14	33.17586084	-80.02123252
15	33.17592138	-80.02001198
16	33.17625354	-80.01978094
17	33.17629279	-80.01898959

NOTES:
 AERIAL PHOTOGRAPHS WERE ACQUIRED FROM THE SOUTH CAROLINA REVENUE AND FISCAL AFFAIRS OFFICE WITH FLIGHT DATES OF JANUARY THROUGH FEBRUARY 2023.
 PROPERTY BOUNDARY AND WETLAND LINES PER PARKER LAND SURVEYING DRAWING No. 24-046 - WEATHERS TRACT- BOUNDARY TOPO WETLAND I2-16-24.DWG DATED DECEMBER 16, 2024.

J:\SOUTH CAROLINA\2023\SC-23LGL4002\GIS\2025\JD_060325_APRX_6/5/2025_9:01 AM CALEDO

REVISIONS	DATE	DRAWN BY	DATE
		T.S., C.O.	06/04/25
		DESIGNED BY	DATE
		T.B.	06/04/25
		REVIEWED BY	DATE
		T.B.	06/04/25

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



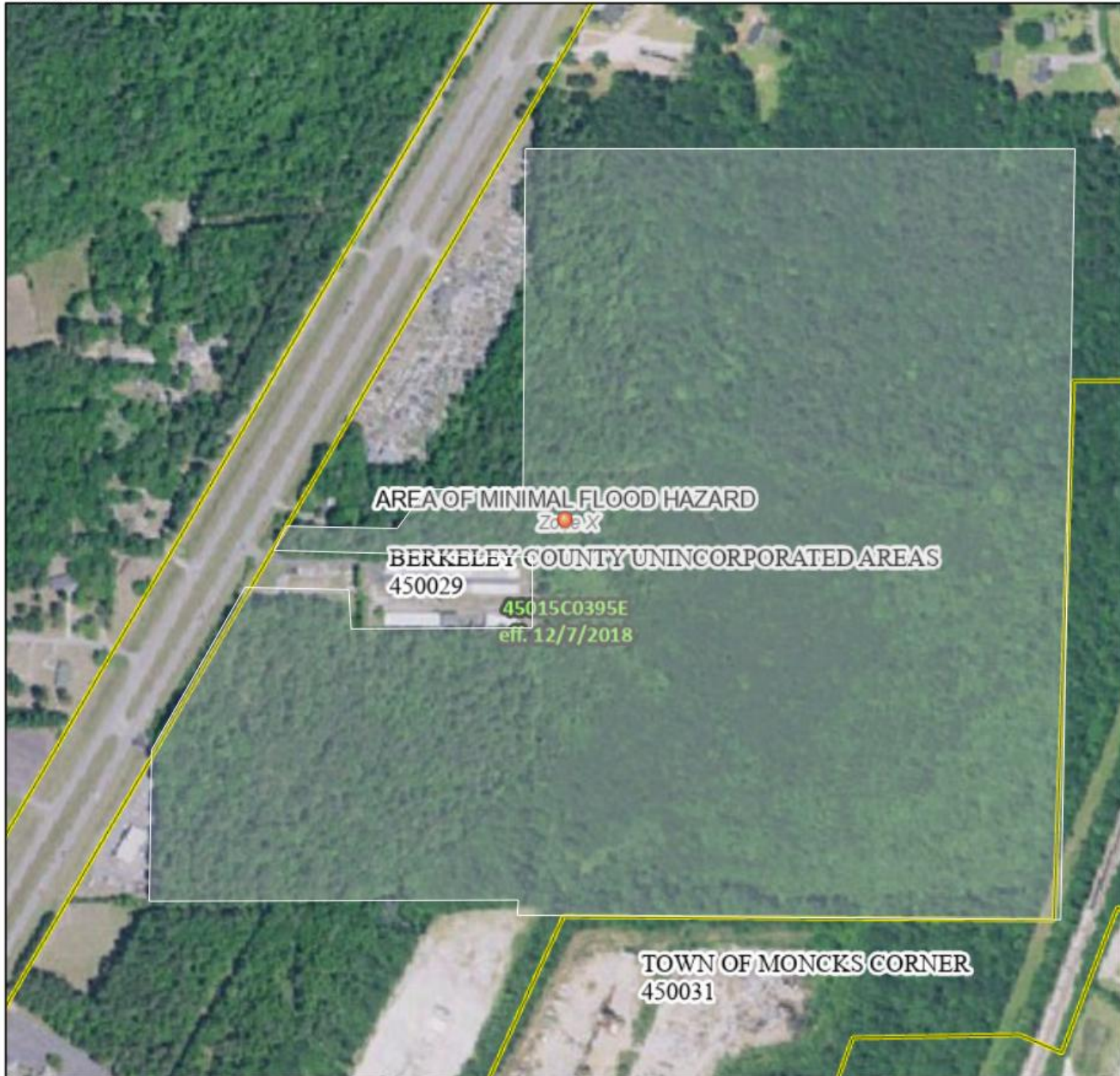
WEATHERS TRACT
 AERIAL WITH FEATURES AND BOUNDARY COORDINATES

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

National Flood Hazard Layer FIRMette



80°126"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

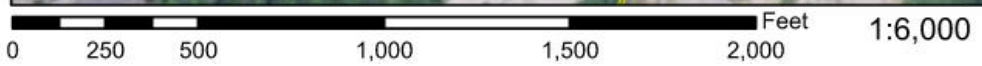
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. 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		20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

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 8 – PROPOSED CONCEPTUAL DEVELOPMENT PLAN



12/24/2023 10:42 AM C:\Users\jdoyle\OneDrive\Documents\Projects\2023\23-0000000000\23-0000000000.dwg

2023.10.10 10:42 AM

EXHIBIT 11 – TYPICAL NEIGHBORHOOD ROAD SECTIONS

EXHIBIT 11.1 – 50' ROAD ROW



EXHIBIT 11.2 – 50' ACCESS ROW (WITH TRAIL)



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

EXHIBIT 13– 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.

Sincerely,



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

SCDES – Bureau of Water

2600 Bull Street

Columbia, South Carolina 29201

WQCWetlands@des.sc.gov

SCDES – Bureau of Coastal Management

1362 McMillan Avenue, Suite 400

North Charleston, South Carolina 29405

OCRMPermitting@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),¹SAC-2023-00774 MFR 1 of 1²

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.³ 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.⁴ For the purposes of this AJD, we have relied on section 10 of the Rivers and Harbors Act of 1899 (RHA),⁵ 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

¹ 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.

² 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.).

³ 33 CFR 331.2.

⁴ Regulatory Guidance Letter 05-02.

⁵ 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.

CESAC-RD

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

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)

CESAC-RD

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

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 WATERS⁶: 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 10.⁷ 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

⁶ 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.

⁷ 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.

CESAC-RD

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

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").⁸ 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

⁸ 51 FR 41217, November 13, 1986.

CESAC-RD

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

- 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

CESAC-RD

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

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.

CESAC-RD

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

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

CESAC-RD

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

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=1eb5aab71973402fbd879cbb7bd3595>
 - 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>

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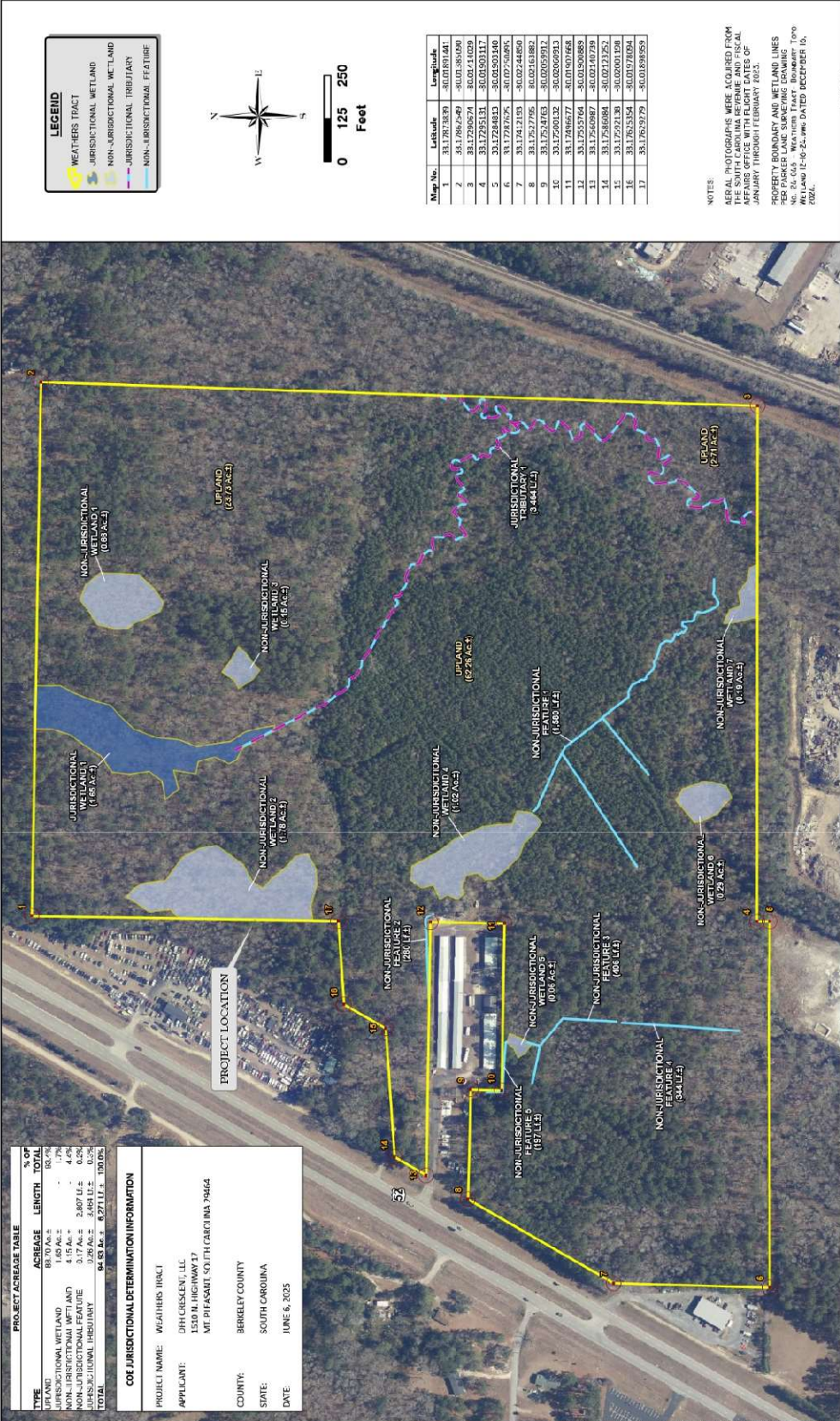
SUBJECT: Pre-2015 Regulatory Regime Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322 (2023), SAC-2023-00774

- 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

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	% OF TOTAL
UPLAND	88.70 Ac.±		85.7%
JURISDICTIONAL WETLAND	4.15 Ac.±		4.0%
NON-JURISDICTIONAL WETLAND	3.17 Ac.±	2,867' L.F.±	0.6%
JURISDICTIONAL TRIBUTARY	0.26 Ac.±	2,494' L.F.±	0.5%
TOTAL	96.28 Ac.±	5,371' L.F.±	100.0%

COE JURISDICTIONAL DETERMINATION INFORMATION	
PROJECT NAME:	WEATHERS TRACT
APPLICANT:	DHJ GUSKENS, LLC 1550 W. HUNTER LANE MT. PLEASANT, SOUTH CAROLINA 29464
COUNTY:	BERKELEY COUNTY
STATE:	SOUTH CAROLINA
DATE:	JUNE 6, 2025

Map No.	Latitude	Longitude
1	33.17873839	-80.071891541
2	33.1786649	-80.07385096
3	33.1786274	-80.0753117
4	33.1784833	-80.076801446
5	33.17828276	-80.07756895
6	33.17817153	-80.07744580
7	33.17827795	-80.07616882
8	33.17824763	-80.07659717
9	33.17900132	-80.076069913
10	33.17946277	-80.077007458
11	33.17955769	-80.07630885
12	33.17966777	-80.07521252
13	33.1796984	-80.07521252
14	33.17929138	-80.07600108
15	33.17825354	-80.0778094
16	33.17829279	-80.07898559

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 OBTAINED FROM THE SOUTH CAROLINA REVENUE AND FISCAL AFFAIRS OFFICE WITH FLIGHT DATES OF JANUARY THROUGH FEBRUARY 2025.
 WETLAND LINES WERE DATED DECEMBER 15, 2022.

	WEATHERS TRACT AERIAL WITH FEATURES AND BOUNDARY COORDINATES	DRAWING NO. SC23LCL-002 SHEET NO. FIGURE 7
	363 Woods Place Drive Suite 100 Mt. Pleasant, SC 29464 Phone (843) 971-8510 Fax (843) 971-8512	DATE: 06/04/25 DESIGNED BY: T.B. CHECKED BY: T.B. DATE: 06/04/25 DRAWN BY: T.B.