



DEPARTMENT OF THE ARMY  
U.S. ARMY CORPS OF ENGINEERS, CHARLESTON DISTRICT  
69A HAGOOD AVENUE  
CHARLESTON, SOUTH CAROLINA 29403-5107

REPLY TO  
ATTENTION OF:

JUN 22 2018

Regulatory Division

Mr. John Scott  
Red Bay Environmental  
720 Hawksbill Court  
Mt. Pleasant, South Carolina 29464

COPY

Dear Mr. Scott:

This letter is in response to your request for an Approved Jurisdictional Determination (AJD) (SAC-2018-00283) received in our office on February 28, 2018, for a 38.866-acre site located on Nelson Ferry Road, Berkeley County, South Carolina (Latitude: 33.2084 °N, Longitude: -79.9892 °W). The site in question is shown on the enclosed survey plat entitled "Wetland Delineation Nelson Ferry Located Near Moncks Corner Berkeley County, South Carolina" and dated June 7, 2018, prepared by Parker Land Surveying. An AJD is used to indicate that this office 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).

Based on an on-site inspection, a review of aerial photography, topographic maps, National Wetlands Inventory maps, soil survey information, and Wetland Determination Data Forms, this office has determined that the referenced plat accurately reflects the location and boundaries of the aquatic resources found within the site. The site in question contains 13.234 acres of jurisdictional wetlands that are subject to regulatory jurisdiction under Section 404 of the CWA.

Enclosed is a form describing the basis of jurisdiction for the area(s) in question. You should be aware that a Department of the Army (DA) permit from this office may be required for certain activities in the areas identified as subject to regulatory jurisdiction of the Corps of Engineers, and these areas may be subject to restrictions or requirements of other state or local government entities.

If a permit application is forthcoming as a result of this AJD, a copy of this letter, as well as the plat should be submitted as part of the application. Otherwise, a delay could occur in confirming that an AJD was performed for the proposed permit project area. It should also be noted that some or all of these areas may be regulated by other state or local government entities. Specifically, you are encouraged to contact the South Carolina Department of Health and Environmental Control, Bureau of Water or the Department of Ocean and Coastal Resource Management, to determine the limits of their jurisdiction.

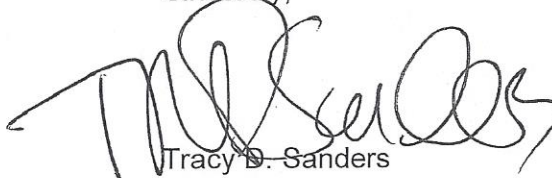
Please be advised that this AJD is valid for five (5) years from the date of this letter unless new information warrants revision before the expiration date. This AJD is an appealable action under the Corps of Engineers administrative appeal procedures defined at 33 CFR Part 331. The

administrative appeal options, process and appeals request form is attached for your convenience and use.

This AJD has been 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 concerning this matter, please refer to file number SAC-2018-00283. A copy of this letter is being forwarded to certain State and/or Federal agencies for their information. If you have any questions concerning this matter, please contact Tyler L. Sgro, Project Manager, at (843) 329-8037.

Sincerely,



Tracy D. Sanders  
Biologist

Enclosures:

Approved Jurisdictional Determination Form  
Notification of Appeal Options  
Wetland Delineation Nelson Ferry Located  
Near Moncks Corner Berkeley County, South Carolina

Copies Furnished:

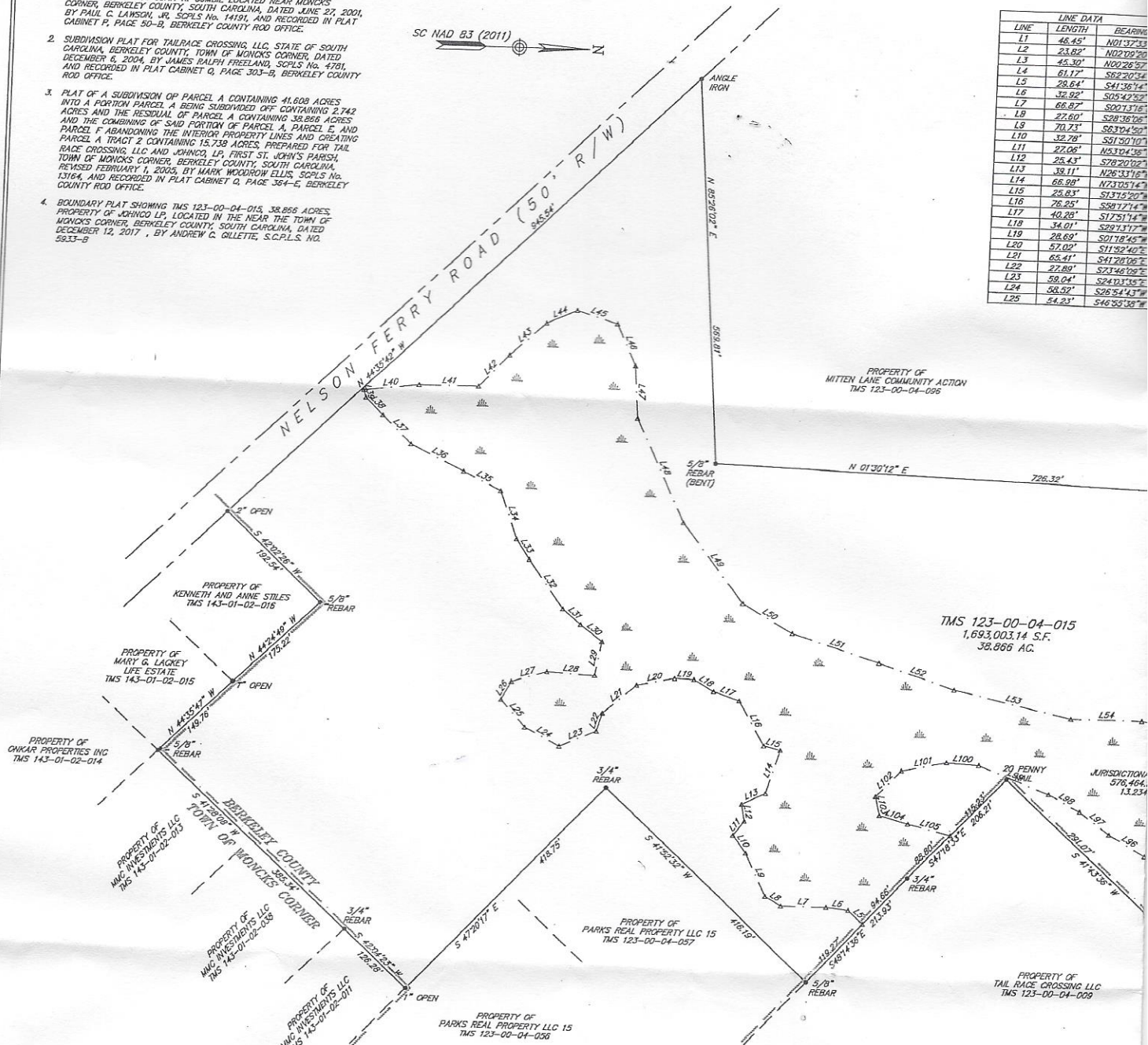
Mr. Dana Cumbie  
JohnCo, L.P.  
PO Box 457  
Moncks Corner, South Carolina 29461

South Carolina Department of Health  
and Environmental Control  
Office of Ocean and Coastal  
Resource Management  
1362 McMillan Avenue, Suite 400  
Charleston, South Carolina 29405



# REFERENCES:

1. BOUNDARY SURVEY OF 72.11 AC. OWNED BY SUSAN WAGNER TRENHAM BEING CONVEYED TO JOHN R. CUMBE LOCATED NEAR MONCK'S CORNER, BERKELEY COUNTY, SOUTH CAROLINA, DATED JUNE 27, 2001, BY PAUL C. LAWSON, JR., SCPLS No. 14191, AND RECORDED IN PLAT CABINET P, PAGE 50-B, BERKELEY COUNTY ROD OFFICE.
2. SUBDIVISION PLAT FOR TAILRACE CROSSING, LLC, STATE OF SOUTH CAROLINA, BERKELEY COUNTY, TOWN OF MONCK'S CORNER, DATED DECEMBER 6, 2004, BY JAMES RALPH FREELAND, SCPLS No. 4781, AND RECORDED IN PLAT CABINET Q, PAGE 303-B, BERKELEY COUNTY ROD OFFICE.
3. PLAT OF A SUBDIVISION OF PARCEL A CONTAINING 41.608 ACRES INTO A PORTION PARCEL A BEING SUBDIVIDED OFF CONTAINING 2.742 ACRES AND THE RESIDUAL OF PARCEL A CONTAINING 38.866 ACRES AND THE COMBINING OF SAID PORTION OF PARCEL A, PARCEL E, AND PARCEL F ABANDONING THE INTERIOR PROPERTY LINES AND CREATING PARCEL A TRACT 2 CONTAINING 15.738 ACRES, PREPARED FOR TAIL RACE CROSSING, LLC AND JOHNCO LP, FIRST ST. JOHN'S PARISH, TOWN OF MONCK'S CORNER, BERKELEY COUNTY, SOUTH CAROLINA, REVISED FEBRUARY 1, 2005, BY MARK WOODROW ELLIS, SCPLS No. 13164, AND RECORDED IN PLAT CABINET Q, PAGE 304-E, BERKELEY COUNTY ROD OFFICE.
4. BOUNDARY PLAT SHOWING TMS 123-00-04-015, 38.866 ACRES, PROPERTY OF JOHNCO LP, LOCATED IN THE NEAR THE TOWN OF MONCK'S CORNER, BERKELEY COUNTY, SOUTH CAROLINA, DATED DECEMBER 12, 2017, BY ANDREW C. GILLETTE, S.C.P.L.S. NO. 5933-B



## NOTES:

1. BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X", AS PER F.I.R.M. COMMUNITY PANEL NUMBER 40015C 04050, WITH AN EFFECTIVE DATE OF OCTOBER 16, 2003.
2. THE AREA WAS DETERMINED BY THE COORDINATE METHOD.
3. PROPERTY CORNERS FOUND AS LABELED.
4. BERKELEY COUNTY TMS 123-00-04-015.
5. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
6. ANY EASEMENTS SHOWN ARE PER REFERENCE. PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS NOT OBVIOUS OR APPARENT TO THE SURVEYOR.
7. HORIZONTAL DATUM IS SC NAD 83 (2011) STATE PLANE.
8. THE PUBLIC RECORDS REFERENCED ARE ONLY THOSE USED FOR ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY AND DOES NOT IN ANY WAY CONSTITUTE A TITLE SEARCH.

I, ANDREW C. GILLETTE, A PROFESSIONAL SURVEYOR OF THE STATE OF SOUTH CAROLINA, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE LOCATION OF THE JURISDICTIONAL WETLANDS SHOWN HEREON AND THAT THIS DRAWING SHOWS THE TRUE DIMENSIONS OF THE JURISDICTIONAL WETLANDS. IN ADDITION, I HEREBY CERTIFY THAT THE EQUIPMENT AT SUB-METER ACCURACY. THE PURPOSE OF THIS SURVEY IS FOR THE LOCATION OF WETLANDS ONLY, AND NOT FOR BOUNDARY ESTABLISHMENT OR PROPERTY CONVEYANCE."

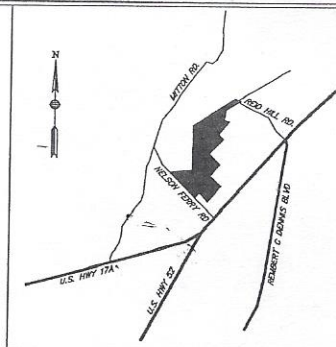
ANDREW C. GILLETTE,  
S.C.P.L.S. NO. 5933-B

TOTAL

L26	30.55'	N61°40'19"W
L27	54.42'	N17°36'50"W
L28	71.15'	N02°54'19"E
L29	51.59'	N80°43'31"W
L30	40.66'	S37°21'28"W
L31	35.29'	S39°30'30"W
L32	88.70'	S53°23'45"W
L33	35.40'	S59°23'15"W
L34	74.73'	S69°26'30"W
L35	62.60'	S75°26'30"W
L36	88.31'	S22°10'02"W
L37	60.27'	S44°06'58"W
L38	36.04'	S44°03'49"W
L39	11.86'	S70°36'58"W
L40	81.69'	N07°25'05"W
L41	88.29'	N00°24'44"W
L42	65.65'	N47°59'58"W
L43	71.61'	N42°22'32"W
L44	48.67'	N24°28'21"W
L45	62.64'	N16°44'28"E
L46	67.23'	N8°19'23"E
L47	78.54'	N85°22'27"E
L48	169.32'	N83°54'26"E
L49	148.80'	N81°20'36"E
L50	87.63'	N28°44'12"E
L51	135.72'	N18°59'38"E
L52	117.82'	N17°34'43"E

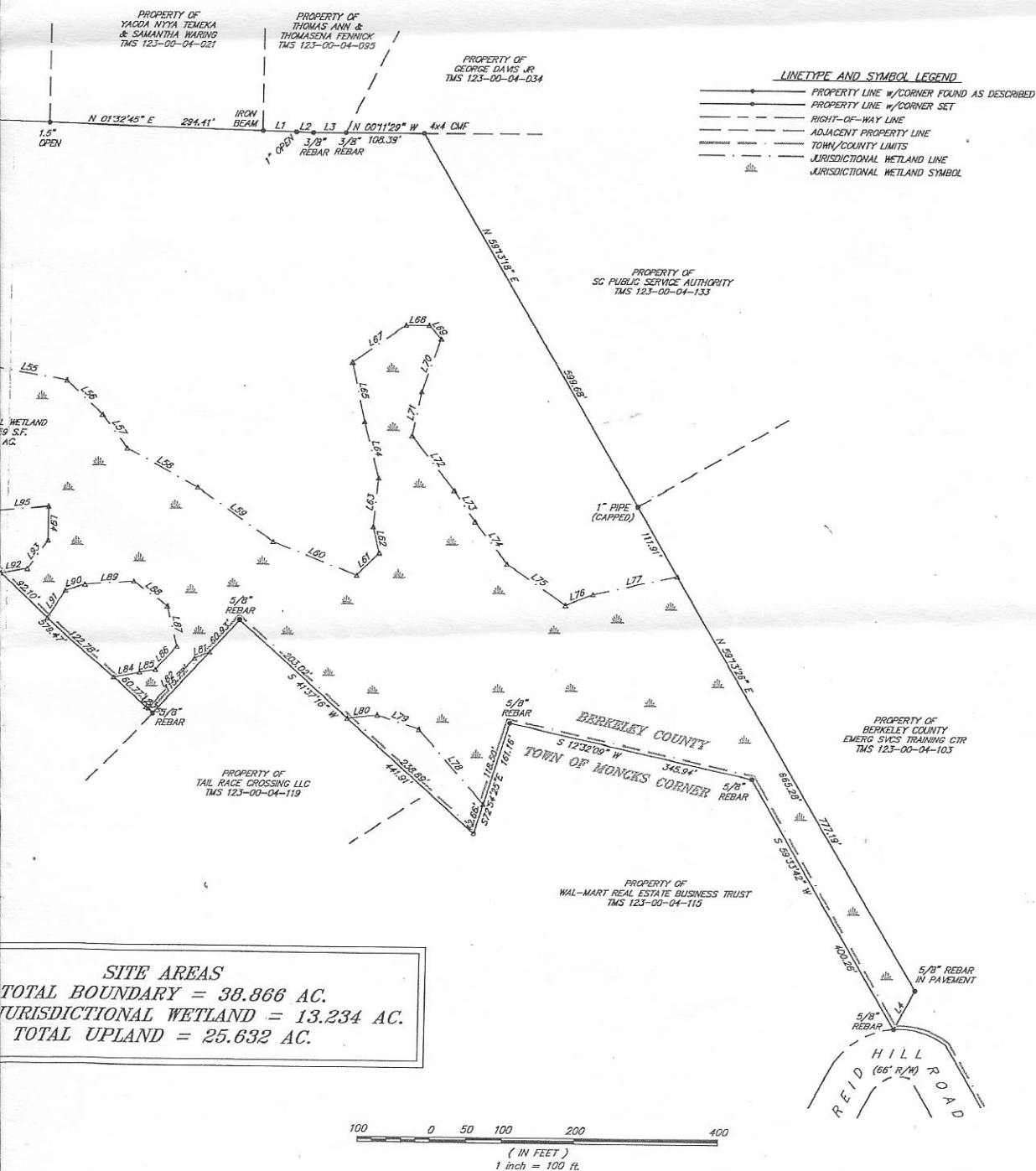
L53	178.66'	N11°50'06"E
L54	104.07'	N00°26'40"W
L55	112.74'	N09°21'22"E
L56	62.64'	N43°37'37"E
L57	86.80'	N54°20'14"E
L58	113.53'	N88°26'33"E
L59	128.22'	N35°05'12"E
L60	125.70'	N21°10'43"E
L61	43.98'	N45°14'36"W
L62	38.04'	S75°46'49"W
L63	67.72'	N04°37'18"W
L64	80.96'	S74°55'05"W
L65	83.90'	S77°05'39"W
L67	90.13'	N35°24'10"W
L68	32.06'	N00°49'52"W
L69	25.53'	N48°23'58"E
L70	77.76'	S70°45'42"E
L71	61.81'	S78°40'50"E
L72	98.84'	N51°36'43"E
L73	52.22'	N55°48'16"E
L74	73.78'	N51°46'24"E
L75	98.55'	N34°24'17"E
L76	40.80'	N21°55'38"W
L77	120.14'	N12°18'09"W
L78	137.65'	S48°38'52"W
L79	61.19'	S18°33'00"W

L80	42.45'	S26°37'46"E
L81	22.66'	S22°20'39"E
L82	94.23'	S48°13'55"E
L83	4.02'	S74°55'59"W
L84	36.35'	N12°22'10"W
L85	22.30'	N10°10'11"W
L86	43.60'	N47°35'32"W
L87	58.14'	S75°25'23"W
L88	57.74'	S34°59'51"W
L89	65.58'	S04°21'09"E
L90	27.68'	S18°58'12"E
L91	45.77'	S57°20'56"E
L92	36.38'	S08°57'58"E
L93	50.11'	S53°40'42"E
L94	46.81'	N83°34'17"E
L95	75.83'	N04°43'15"W
L96	61.88'	N28°00'06"E
L97	55.16'	N36°09'44"E
L98	58.37'	N27°46'33"E
L99	113.41'	N20°20'32"E
L100	47.12'	N02°16'31"E
L101	67.42'	N12°14'13"W
L102	53.69'	N47°27'44"W
L103	28.83'	S76°24'17"W
L104	43.76'	S14°39'21"W
L105	64.81'	S13°20'07"W



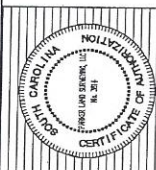
LOCATION MAP  
N.T.S.

LINETYPE AND SYMBOL LEGEND	
	PROPERTY LINE w/CORNER FOUND AS DESCRIBED
	PROPERTY LINE w/CORNER SET
	RIGHT-OF-WAY LINE
	ADJACENT PROPERTY LINE
	TOWN/COUNTY LIMITS
	JURISDICTIONAL WETLAND LINE
	JURISDICTIONAL WETLAND SYMBOL

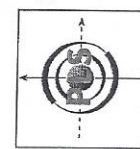


**SITE AREAS**  
**TOTAL BOUNDARY = 38.866 AC.**  
**JURISDICTIONAL WETLAND = 13.234 AC.**  
**TOTAL UPLAND = 25.632 AC.**

**TITLE**  
**WETLAND DELINEATION**  
**NELSON FERRY**  
**LOCATED NEAR**  
**MONCK'S CORNER**  
**BERKELEY COUNTY, SOUTH CAROLINA**



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



DESIGNED : MMV  
 CHECKED : MMV  
 APPROVED : AGC  
 SCALE : 1" = 100'  
 DATE : 6/7/2018  
 PROJECT NO. : 17139  
 SHEET 1 OF 1