



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

JUL 19 2019

Regulatory Division

Mr. John Scott
Red Bay Environmental
720 Hawksbill Court
Mount Pleasant, South Carolina 29464
jwscott@redbayenvironmental.com

Dear Mr. Scott:

This is in response to your request for an Approved Jurisdictional Determination (AJD) (SAC-2017-01426) received in our office on August 28, 2017, for a 131.85-acre site located on Charity Church Road, Berkeley County, South Carolina (Latitude: 33.0063°, Longitude: -79.8198°). 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) 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 in question is shown on the attached survey plat entitled "Wetland Survey of a Portion of TMS#248-00-03-065 Owned By Blessing Investments, LLC Located in Huger Area Berkeley County South Carolina" dated July 31, 2017, and last revised on April 19, 2019, prepared by Michael S. Shulse. 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 48.33 acres of jurisdictional wetlands that are subject to regulatory jurisdiction under Section 404 of the CWA.

Attached is a form describing the basis of jurisdiction for the area(s) in question. Be advised 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. 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 Health and Environmental Control, Bureau of Water or the Department of Ocean and Coastal Resource Management, to determine the limits of their jurisdiction.

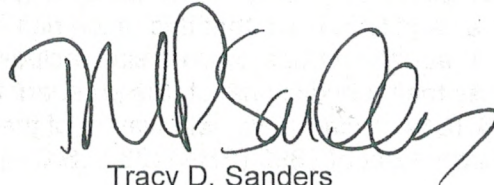
This AJD is valid for five (5) years from the date of this letter unless new information warrants revision before the expiration date. This AJD is an appealable action under the Corps of

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-2017-01426. A copy of this letter is being forwarded to State and/or Federal agencies for their information. If you have any questions, please contact Tyler L. Sgro, Project Manager, at (843) 329-8037, or by email at Tyler.L.Sgro@usace.army.mil.

Sincerely,



Tracy D. Sanders
Biologist

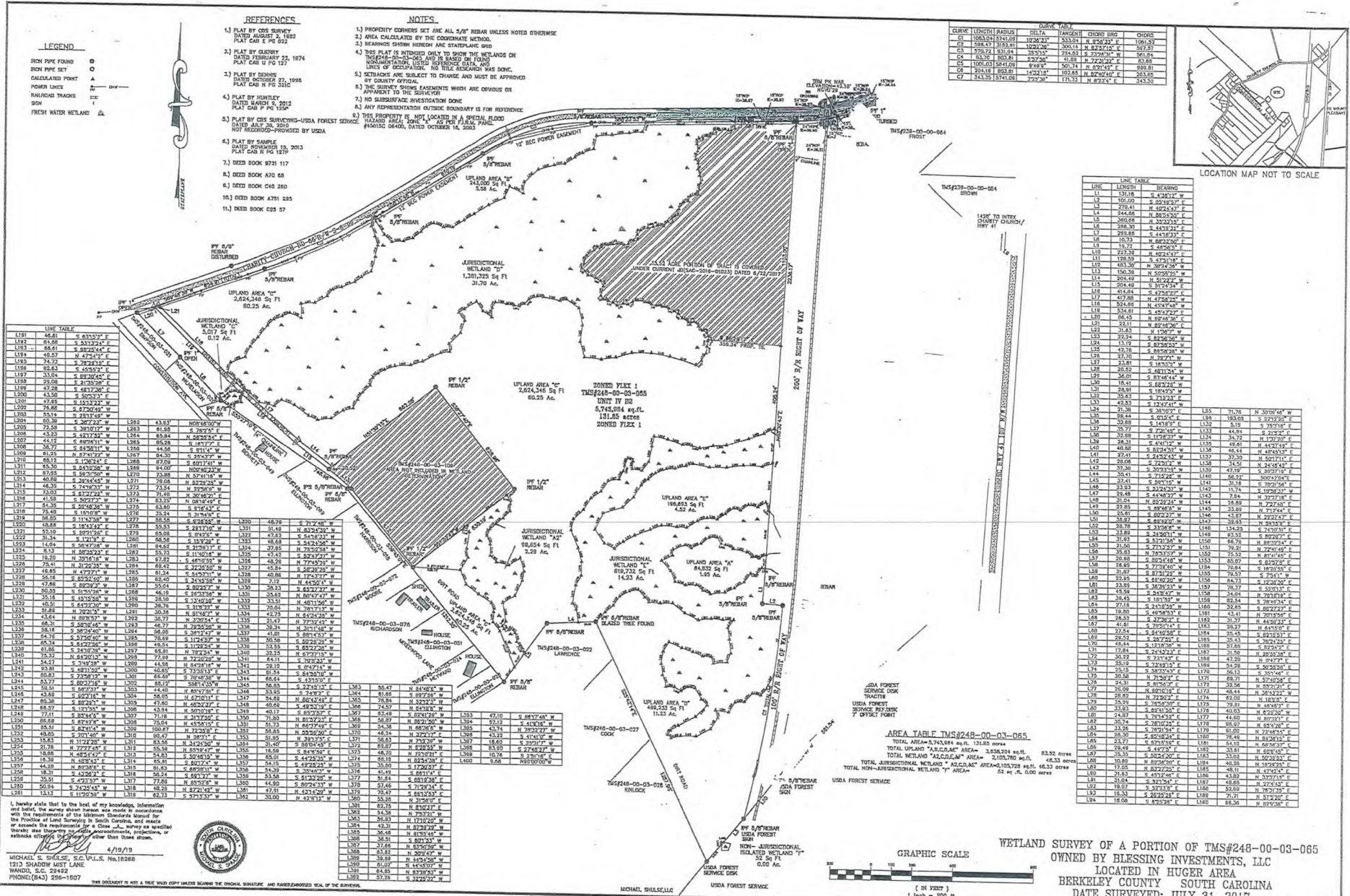
Attachments:

Approved Jurisdictional Determination Form
Notification of Appeal Options
Wetland Survey of a Portion of TMS#248-00-03-065
Owned By Blessing Investments, LLC Located in
Huger Area Berkeley County South Carolina

Copies Furnished:

Mr. John Mazarella
Blessing Investments, LLC
1023 Clements Ferry Road
Charleston, South Carolina 29492
johnm@lcsitework.com

SCDHEC - OCRM
1362 McMillan Avenue, Suite 400
North Charleston, South Carolina 29405
williabn@dhec.sc.gov



- LEGEND**
- IRON PIPE FOUND
 - BOULDER PIT
 - CALCULATED POINT
 - POWER LINES
 - RAILROAD TRACKS
 - SOIL
 - FRESH WATER WETLAND

- REFERENCES**
- 1) PLAT BY GDS SURVEY DATED FEBRUARY 27, 1982 PLAT C&B P 90 532
 - 2) PLAT BY GDS SURVEY DATED FEBRUARY 22, 1974 PLAT C&B U P 127
 - 3) PLAT BY GDS SURVEY DATED OCTOBER 27, 1996 PLAT C&B N P 321C
 - 4) PLAT BY HUNTLEY DATED JANUARY 3, 2012 PLAT C&B P P 153A
 - 5) PLAT BY GDS SURVEYING-USA FOREST SERVICE DATED JULY 20, 2010 NOT RECORDED-FORWARDED BY USDA
 - 6) PLAT BY SAMPLE DATED NOVEMBER 19, 2013 PLAT C&B P 6 1239
 - 7) DEED BOOK 9731 117
 - 8) DEED BOOK A30 65
 - 9) DEED BOOK C40 280
 - 10) DEED BOOK A761 285
 - 11) DEED BOOK C15 57

- NOTES**
- 1) PROPERTY CORNERS SET ONE ALL 5/8" REBAR UNLESS NOTED OTHERWISE
 - 2) AREA CALCULATED BY THE COORDINATE METHOD.
 - 3) BEARINGS SHOWN HIGHER AND STAIRCASE SHED
 - 4) THIS PLAT IS INTENDED ONLY TO SHOW THE WETLANDS ON THIS PROPERTY AND IS BASED ON FIELD INVESTIGATION. LEGAL INTEREST DATA AND UNITS OF OCCUPANCY, IF THE RECORD HAS BEEN DONE.
 - 5) SETBACKS ARE SUBJECT TO CHANGE AND MUST BE APPROVED BY COUNTY OFFICIAL.
 - 6) THE SURVEY SHOWS EASEMENTS WHICH ARE OBVIOUS OR APPARENT TO THE SUBJECT.
 - 7) NO SUBSURFACE INVESTIGATION DONE
 - 8) ANY REPRESENTATION OUTSIDE BOUNDARY IS FOR REFERENCE
 - 9) THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ZONE "A" AS PER FLOOD PANEL RECORD 04600, DATED OCTOBER 16, 2003

LINE TABLE

LINE NO.	LENGTH	BEARING	ADJACENT
L191	44.81	N 83°23'27" E	
L192	84.98	S 53°13'24" E	
L193	84.91	N 83°23'27" E	
L194	48.57	N 47°24'32" E	
L195	82.83	S 78°28'33" E	
L196	74.39	S 89°30'53" E	
L197	33.04	S 89°30'53" E	
L198	29.08	S 89°30'53" E	
L199	47.28	S 44°17'20" E	
L200	43.50	S 89°30'53" E	
L201	47.89	S 153°23'21" W	
L202	84.98	S 89°30'53" E	
L203	55.14	S 89°30'53" E	
L204	80.38	S 267°22'27" W	
L205	72.58	S 267°22'27" W	
L206	43.93	S 42°17'24" E	
L207	44.15	S 89°30'53" E	
L208	36.77	S 84°58'11" W	
L209	81.61	N 87°03'27" E	
L210	81.61	N 87°03'27" E	
L211	81.61	N 87°03'27" E	
L212	81.61	N 87°03'27" E	
L213	40.89	S 38°44'44" W	
L214	46.29	S 74°03'27" E	
L215	20.03	S 47°27'24" E	
L216	41.58	S 50°27'27" E	
L217	51.35	S 50°27'27" E	
L218	58.89	S 115°23'21" W	
L219	58.89	S 115°23'21" W	
L220	48.48	S 181°24'24" E	
L221	29.19	S 181°24'24" E	
L222	31.24	S 174°14" E	
L223	44.15	S 89°30'53" E	
L224	81.61	N 87°03'27" E	
L225	81.61	N 87°03'27" E	
L226	78.41	N 87°03'27" E	
L227	48.48	S 181°24'24" E	
L228	29.19	S 181°24'24" E	
L229	46.85	S 86°58'24" W	
L230	80.85	S 89°30'53" E	
L231	35.18	S 181°24'24" E	
L232	48.48	S 181°24'24" E	
L233	48.48	S 181°24'24" E	
L234	44.14	N 87°03'27" E	
L235	81.61	N 87°03'27" E	
L236	58.16	S 89°30'53" E	
L237	58.16	S 89°30'53" E	
L238	81.61	N 87°03'27" E	
L239	81.61	N 87°03'27" E	
L240	81.61	N 87°03'27" E	
L241	81.61	N 87°03'27" E	
L242	81.61	N 87°03'27" E	
L243	81.61	N 87°03'27" E	
L244	81.61	N 87°03'27" E	
L245	81.61	N 87°03'27" E	
L246	81.61	N 87°03'27" E	
L247	81.61	N 87°03'27" E	
L248	81.61	N 87°03'27" E	
L249	81.61	N 87°03'27" E	
L250	81.61	N 87°03'27" E	
L251	81.61	N 87°03'27" E	
L252	81.61	N 87°03'27" E	
L253	81.61	N 87°03'27" E	
L254	81.61	N 87°03'27" E	
L255	81.61	N 87°03'27" E	
L256	81.61	N 87°03'27" E	
L257	81.61	N 87°03'27" E	
L258	81.61	N 87°03'27" E	
L259	81.61	N 87°03'27" E	
L260	81.61	N 87°03'27" E	

AREA TABLE TMS#248-00-03-065

AREA NO.	AREA TYPE	AREA DESCRIPTION	AREA VALUE
A1	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A2	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A3	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A4	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A5	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A6	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A7	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A8	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A9	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A10	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A11	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A12	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A13	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A14	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A15	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A16	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A17	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A18	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A19	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A20	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A21	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A22	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A23	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A24	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A25	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A26	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A27	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A28	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A29	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A30	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A31	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A32	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A33	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A34	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A35	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A36	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A37	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A38	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A39	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A40	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A41	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A42	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A43	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A44	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A45	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A46	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A47	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A48	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A49	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A50	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A51	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A52	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A53	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A54	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A55	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A56	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A57	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A58	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A59	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A60	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A61	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A62	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A63	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A64	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A65	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A66	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A67	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A68	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A69	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A70	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A71	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A72	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A73	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A74	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A75	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A76	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A77	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A78	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A79	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A80	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A81	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A82	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A83	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A84	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A85	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A86	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A87	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A88	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A89	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A90	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A91	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A92	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A93	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A94	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A95	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A96	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A97	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A98	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A99	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325
A100	UPLAND AREA 'A'	1,310.325 Sq Ft	1.310325

AREA TABLE TMS#248-00-03-065

AREA NO.	AREA TYPE	AREA DESCRIPTION	AREA VALUE
B1	JURISDICTIONAL WETLAND 'A1'	1,310.325 Sq Ft	1.310325
B2	JURISDICTIONAL WETLAND 'A2'	1,310.325 Sq Ft	1.310325
B3	JURISDICTIONAL WETLAND 'A3'	1,310.325 Sq Ft	1.310325
B4	JURISDICTIONAL WETLAND 'A4'	1,310.325 Sq Ft	1.310325
B5	JURISDICTIONAL WETLAND 'A5'	1,310.325 Sq Ft	1.310325
B6	JURISDICTIONAL WETLAND 'A6'	1,310.325 Sq Ft	1.310325
B7	JURISDICTIONAL WETLAND 'A7'	1,310.325 Sq Ft	1.310325
B8	JURISDICTIONAL WETLAND 'A8'	1,310.325 Sq Ft	1.310325
B9	JURISDICTIONAL WETLAND 'A9'	1,310.325 Sq Ft	1.310325
B10	JURISDICTIONAL WETLAND 'A10'	1,310.325 Sq Ft	1.310325
B11	JURISDICTIONAL WETLAND 'A11'	1,310.325 Sq Ft	1.310325
B12	JURISDICTIONAL WETLAND 'A12'	1,310.325 Sq Ft	1.310325
B13	JURISDICTIONAL WETLAND 'A13'	1,310.325 Sq Ft	1.310325
B14	JURISDICTIONAL WETLAND 'A14'	1,310.325 Sq Ft	1.310325
B15	JURISDICTIONAL WETLAND 'A15'	1,310.325 Sq Ft	1.310325
B16	JURISDICTIONAL WETLAND 'A16'	1,310.325 Sq Ft	1.310325
B17	JURISDICTIONAL WETLAND 'A17'	1,310.325 Sq Ft	1.310325
B18	JURISDICTIONAL WETLAND 'A18'	1,310.325 Sq Ft	1.310325
B19	JURISDICTIONAL WETLAND 'A19'	1,310.325 Sq Ft	1.310325
B20	JURISDICTIONAL WETLAND 'A20'	1,310.325 Sq Ft	1.310325
B21	JURISDICTIONAL WETLAND 'A21'	1,310.325 Sq Ft	1.310325
B22	JURISDICTIONAL WETLAND 'A22'	1,310.325 Sq Ft	1.310325
B23	JURISDICTIONAL WETLAND 'A23'	1,310.325 Sq Ft	1.310325
B24	JURISDICTIONAL WETLAND 'A24'	1,310.325 Sq Ft	1.310325
B25	JURISDICTIONAL WETLAND 'A25'	1,310.325 Sq Ft	1.310325
B26	JURISDICTIONAL WETLAND 'A26'	1,310.325 Sq Ft	1.310325
B27	JURISDICTIONAL WETLAND 'A27'	1,310.325 Sq Ft	1.310325
B28	JURISDICTIONAL WETLAND 'A28'	1,310.325 Sq Ft	1.310325
B29	JURISDICTIONAL WETLAND 'A29'	1,310.325 Sq Ft	1.310325
B30	JURISDICTIONAL WETLAND 'A30'	1,310.325 Sq Ft	1.310325
B31	JURISDICTIONAL WETLAND 'A31'	1,310.325 Sq Ft	1.310325
B32	JURISDICTIONAL WETLAND 'A32'	1,310.325 Sq Ft	1.310325
B33	JURISDICTIONAL WETLAND 'A33'	1,310.325 Sq Ft	1.310325
B34	JURISDICTIONAL WETLAND 'A34'	1,310.325 Sq Ft	1.310325
B35	JURISDICTIONAL WETLAND 'A35'	1,310.325 Sq Ft	1.310325
B36	JURISDICTIONAL WETLAND 'A36'	1,310.325 Sq Ft	1.310325
B37	JURISDICTIONAL WETLAND 'A37'	1,310.325 Sq Ft	1.310325
B38	JURISDICTIONAL WETLAND 'A38'	1,310.325 Sq Ft	1.310325
B39	JURISDICTIONAL WETLAND 'A39'	1,310.325 Sq Ft	1.310325
B40	JURIS		