THE BRIGMAN COMPANY

January 9, 2026

U.S. Army Corps of Engineers
Conway Regulatory Field Office
1949 Industrial Park Road, Room 140
Conway, SC 29526

Attention: Mr. Rob Huff

Reference: Delineation Concurrence Request
Sparkman Property
TMS# 04-0132-001-00-00
Litchfield, Georgetown County, SC

Dear Mr. Huff:

We have completed a routine wetland determination/delineation of the above referenced project. Based on a field reconnaissance conducted on January 9, 2026, the approximate 6.57-acre subject property was determined to contain approximately 1.93 acres of wetlands. Acting as agent for the applicant**,** we hereby request this determination be reviewed by your office and a verification letter be issued after having concurred with our findings.

To facilitate the review and approval process, please find the following attached information:

- Delineation Concurrence Exhibit dated January 9, 2026
- USACE Jurisdictional Determination (JD) / Delineation form
- Vicinity Map
- USGS Topographic Map Exhibit
- Aerial Photograph with Data Point Locations
- Soil Survey Exhibit
- USF&WS National Wetland Inventory Exhibit
- LiDAR Exhibit
- Representative Site Photographs
- Data Sheets

Please notify us when you schedule your on-site inspection so we can be available to accompany you. Should you have any questions or require additional information to facilitate your review, please advise.

Sincerely,

Charles C. Oates, Jr.
V.P. /Project Manager

cc: Mr. Steve McNair, Palmetto Alliance Property Group, LLC

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Delineation Concurrence Exhibit

Sparkman Property
TMS# 04-0132-001-00-00
Pawleys Island, Georgetown County, SC
January 9, 2026

1 " = 100 '

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jobs/2026/02718-26008

U.S. Army Corps of Engineers – Charleston District - Regulatory Division

REQUEST FOR CORPS JURISDICTIONAL DETERMINATION (JD) / DELINEATION

(For Jurisdictional Status and Identifying Wetlands and Other Aquatic Resources)

The Regulatory Division is now offering paperless/electronic documents as a primary means of accepting project submittals and responding to requests. While electronic submittals are preferred, we will continue to accept paper documents that meet our file requirements in order to accommodate those with limited computer access. Depending on the project location, requests should be submitted to the appropriate office below. Please visit https://www.sac.usace.army.mil/Missions/Regulatory/Electronic-Submittals/ for additional information on electronic submittals.

Charleston Office:	**Columbia Office:**	**Conway Office:**	**Greenville Office:**
69A Hagood Avenue	1519 Taylor Street	1949 Industrial Park Road, Room 140	750 Executive Center Dr, Suite 103
Charleston, SC 29403	Columbia, SC 29201	Conway, SC 29526	Greenville, SC 29615
843-329-8044	803-253-3444	843-365-4239	864-609-4326
SAC.RD.Charleston@usace.army.mil	**SAC.RD.Columbia@usace.army.mil**	**SAC.RD.Conway@usace.army.mil**	**SAC.RD.Greenville@usace.army.mil**

I. PROPERTY AND AGENT INFORMATION

A. Site Details/Location:

Site Name: Sparkman Property Date: January 9, 2026

City/Township/Parish: Litchfield County: Georgetown

Latitude/Longitude: 33.495335 / -79.085881 (NAD83) Acreage: 6.57 ac+/-

Tax Map Sequence (TMS) #(s): 04-0132-001-00-00

Property Address(es): Intersection of US Highway 17 and Trace Drive (please see the attached exhibit for location of the subject property).

An accurate depiction of the review area must be provided (survey, tax map, **OR** GPS coordinates). Tax maps may only be used if the site includes the entire tax map parcel. ***See the attached Checklist for information that should be submitted for a complete and proper submittal.***

B. Requestor of Jurisdictional Determination/Delineation *(if there are multiple property owners, please attach additional pages)*

Name: Steve McNair Company Name (*if applicable*): Palmetto Alliance Property Group, LLC

Address: 1140 Woodruff Road, Suites 106-231, Greenville, SC 29606

Phone: (704) 564-9994 Email: steve.mcnair@palmettoalliance.com

Check one: ☐ I currently own this property ■ I plan to purchase this property ☐ Other: _____

C. Agent/Environmental Consultant Acting on Behalf of the Requestor *(if applicable)*:

Consultant/Agent Name: Charles Oates

Company Name: The Brigman Comapny

Address: PO Box 1532, Conway, SC 29528 Phone: (843) 450-1331

Email: coates@TheBrigmanCompany.com

II. REASON FOR REQUEST (check all that apply):

☐ I intend to construct/develop a project or perform activities on this site which would be designed to avoid all aquatic resources.

☐ I intend to construct/develop a project or perform activities on this site which would be designed to avoid all jurisdictional aquatic resources under Corps authority.

☐ I intend to construct/develop a project or perform activities on this site which may require authorization from the Corps, and the Jurisdictional Determination would be used to avoid and minimize impacts to jurisdictional aquatic resources and as an initial step in a future permitting process.

☐ I intend to construct/develop a project or perform activities on this site which may require authorization from the Corps; this request is accompanied by my permit application and the jurisdictional determination is to be used in the permitting process.

☐ I intend to construct/develop a project or perform activities in a navigable water of the U.S. which is subject to the ebb and flow of the tide.

■ A Corps jurisdictional determination is required in order to obtain my local/state authorization.

☐ I intend to contest jurisdiction over a particular aquatic resource and the request the Corps to confirm that jurisdiction does/does not exist over the aquatic resource on the parcel.

☐ I believe that the site may be comprised entirely of dry land.

☐ Other: _____

*Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Program of the U.S. Army Corps of Engineers; Final Rule for 33 CFR Parts 320-332.

Principal Purpose: The information that you provide will be used in evaluating your request to determine whether there are any aquatic resources within the project area subject to federal jurisdiction under the regulatory authorities referenced above.

Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public, and may be made available as part of a public notice as required by federal law. Your name and property location where federal jurisdiction is to be determined will be included in the approved jurisdictional determination (AJD), which will be made available to the public on the District's website and on the Headquarters USACE website.

Disclosure: Submission of requested information is voluntary; however, if information is not provided, the request for an jurisdictional determination cannot be evaluated nor can a jurisdictional determination be issued.

III. TYPE OF REQUEST:

[1]Delineation Concurrence (DC) – A DC provides concurrence that the delineated boundaries of wetlands on a property are a reasonable representation of the aquatic resources on-site. A DC does not address the jurisdictional status of the aquatic resources. (NOTE: A DC is generally the quickest type of standalone request for the Corps to review and process.)

[2]Approved – An AJD is defined in Corps regulations at 33 CFR 331.2. As explained in further detail in RGL 16-01, 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. AJDs are valid for 5 years.

[3]Preliminary – A PJD is defined in Corps regulations at 33 CFR 331.2. As explained in further detail in RGL 16-01, a PJD is used to indicate that this office has identified the approximate location(s) and boundaries of wetlands and/or other aquatic resources on a site that are presumed to be subject to regulatory jurisdiction of the Corps of Engineers. Unlike an AJD, a PJD does not represent a definitive, official determination that there are, or that there are not, jurisdictional aquatic resources on a site, and does not have an expiration date.

[4] "No Permit Required" (NPR) Letter- A NPR letter may be provided by the Corps to notify the requestor that an activity will not require a permit (authorization) from the Corps; this letter can only be used if the proposed activity is not a regulated activity, regardless of where the activity may occur. A NPR letter cannot be used to indicate the presence or absence of wetlands and/or other aquatic resources, nor can it be used to determine their jurisdictional status.

NOTE 1: Pre-approved Delineations and/or JDs are NOT a pre-requisite for submitting a DA permit application. Requests for JDs and/or DCs that are not associated with a DA permit application (Standalone Delineation / JD requests) will be reviewed and processed as time allows and based on available resources.

NOTE 2: Although not a requirement, it is recommended that Standalone requests be prepared and submitted by an environmental consultant to expedite the review process.

Select the Appropriate Request:

☐ **Pre-Construction Notification or Department of the Army permit application**

- ☐ with Delineation only (no written concurrence of delineation)
- ☐ with Delineation Concurrence[1]
- ☐ with Preliminary Jurisdictional Determination (PJD) [3]
- ☐ with Approved Jurisdictional Determination (AJD) [2]

☒ **Standalone Delineation / Jurisdictional Determination**

Standalone Delineation / Jurisdictional Determination requests will be reviewed and processed as time allows and based on available resources.

- ☒ Delineation Concurrence[1]
- ☐ Preliminary Jurisdictional Determination (PJD) [3]
- ☐ Approved Jurisdictional Determination (AJD) [2]

☐ I request that the **Corps delineate** the wetlands and/or other aquatic resources that may be present on my property.

These requests have historically been conducted as a courtesy for private property owners for minor actions. Due to current workload and priorities, the Charleston District Regulatory Division will only provide this service on a limited basis for private individuals on small tracts of land (typically 1 acre or less).

- ☐ with the attached Pre-Construction Notification or Department of the Army permit application

(This may delay processing times. The review of the permit application will not start until the delineation has been completed by the Corps.)

- ☐ with a Delineation Only, an AJD or PJD

☐ **"No Permit Required" (NPR) Letter** as I believe my proposed activity is not regulated[4]

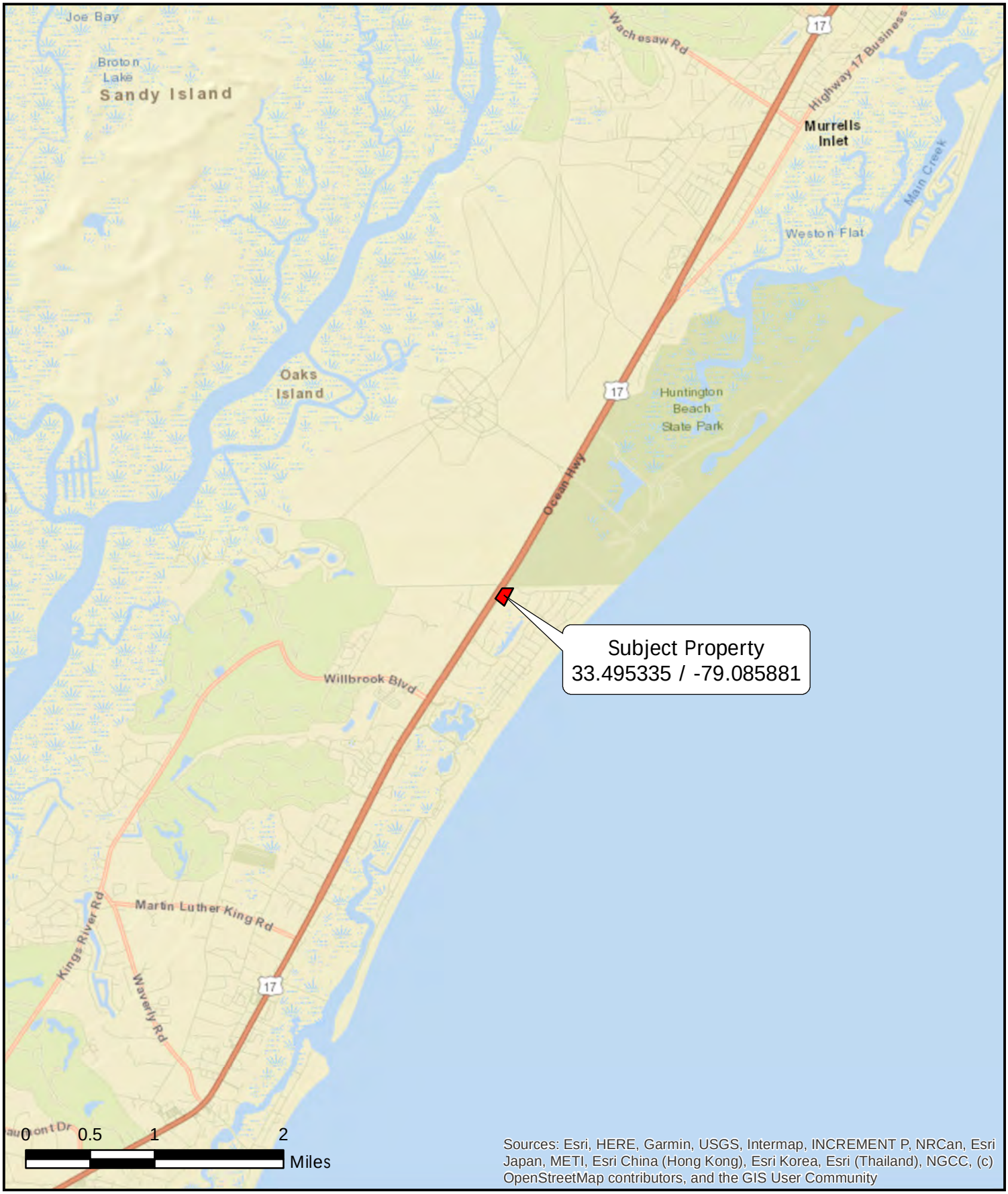
☐ **Unclear** and require additional information to inform my decision.

IV. **LEGAL RIGHT OF ENTRY**

By signing below, I am indicating that I have the authority, or am acting as the duly authorized agent of a person or entity with such authority, to and do hereby grant U.S. Army Corps of Engineers personnel right of entry to legally access the property(ies) subject to this request for the purposes of conducting on-site investigations (e.g., digging and refilling shallow holes) and issuing a jurisdictional determination. I acknowledge that my signature is an affirmation that I possess the requisite property rights to request a jurisdictional determination on the properties subject to this request.

PO Box 1532, Conway, SC 29528	Trace Drive / 04-0132-001-00-00
Mailing Address	Property Address / TMS #(s)
coates@thebrigmancompany.com	(843) 450-1331
Email Address	Daytime Phone Number
Charles C. Oates, Jr. Digitally signed by Charles C. Oates, Jr. Date: 2026.01.09 16:08:56 -05'00'	Charles C. Oates, Jr. / Jan 9, 2026
*Signature:	Printed Name and Date

*Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Program of the U.S. Army Corps of Engineers; Final Rule for 33 CFR Parts 320-332.
Principal Purpose: The information that you provide will be used in evaluating your request to determine whether there are any aquatic resources within the project area subject to federal jurisdiction under the regulatory authorities referenced above.
Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public, and may be made available as part of a public notice as required by federal law. Your name and property location where federal jurisdiction is to be determined will be included in the approved jurisdictional determination (AJD), which will be made available to the public on the District's website and on the Headquarters USACE website.
Disclosure: Submission of requested information is voluntary; however, if information is not provided, the request for an jurisdictional determination cannot be evaluated nor can a jurisdictional determination be issued.



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Site Vicinity Map

Sparkman Property
TMS# 04-0132-001-00-00
Pawleys Island, Georgetown County, SC
January 2026

N

1 " = 1 miles

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USGS 7.5-Min. Magnolia Beach, SC Topographic Map

Sparkman Property

TMS# 04-0132-001-00-00

Pawleys Island, Georgetown County, SC

January 2026

1 " = 500 '

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Aerial Photograph Exhibit

Sparkman Property
TMS# 04-0132-001-00-00
Pawleys Island, Georgetown County, SC
January 2026

1 " = 200 '

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USDA / SCS Soils Map

Sparkman Property
TMS# 04-0132-001-00-00
Pawleys Island, Georgetown County, SC
January 2026

N

1 " = 100 '

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USFWS NWI Map

Sparkman Property
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Pawleys Island, Georgetown County, SC
January 2026

N

1 " = 100 '

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LiDAR Imagery

Sparkman Property
TMS# 04-0132-001-00-00
Pawleys Island, Georgetown County, SC
January 2026

N

1 " = 104 '

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1 Non-hydric soil sample taken at Data Point 1.

2 Close up of surface soils from the sample in Photograph 1 depicting greater than 30% uncoated sand grains.

3 Data Point 1 facing north.

4 Hydric soil sample taken at Data Point 2. Soils were saturated to the surface and surface water was present in the lower areas.

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Site Photographs
Sparkman Property
Litchfield, Georgetown County, South Carolina

Project No.: 02718-26008

Taken by: CCO

Date Taken: 1/09/26

5 Data Point 2 facing south.

6 Tributary facing northwest from the existing bike trail in the southeastern portion of the property.

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Site Photographs
Sparkman Property
Litchfield, Georgetown County, South Carolina

Project No.: 02718-26008

Taken by: CCO

Date Taken: 1/09/26

WETLAND DETERMINATION DATA FORM - Atlantic and Gulf Coastal Plain Region

Project/Site: Sparkman Property **City/County:** Pawleys Island / Georgetown **Sampling Date:** 09-Jan-26

Applicant/Owner: Palmetto Alliance Property Group, LLC / Sparkman **State:** SC **Sampling Point:** DP1

Investigator(s): Charles Oates **Section, Township, Range:** S T R

Landform (hillslope, terrace, etc.): Upland **Local relief (concave, convex, none):** undulating **Slope:** 2.0 % / 1.1 °

Subregion (LRR or MLRA): LRR T **Lat.:** 33.4951 **Long.:** -79.0861 **Datum:** NAD83

Soil Map Unit Name: USDA SCS has the soils mapped as Lakeland **NWI classification:** Upland mapped

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ◉ No ○ **(If no, explain in Remarks.)**

Are Vegetation ☐ **, Soil** ☐ **, or Hydrology** ☐ **significantly disturbed?** **Are "Normal Circumstances" present?** Yes ◉ No ○

Are Vegetation ☐ **, Soil** ☐ **, or Hydrology** ☐ **naturally problematic?** **(If needed, explain any answers in Remarks.)**

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ◉ No ○	**Is the Sampled Area within a Wetland?** Yes ○ No ◉
Hydric Soil Present?	Yes ○ No ◉	
Wetland Hydrology Present?	Yes ○ No ◉	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ Marl Deposits (B15) (LRR U)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of 2 required)

- ☐ Surface Soil Cracks (B6)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Drainage Patterns (B10)
- ☐ Moss Trim Lines (B16)
- ☐ Dry Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Sphagnum moss (D8) (LRR T, U)

Field Observations:

Surface Water Present?	Yes ○	No ◉	Depth (inches):
Water Table Present?	Yes ○	No ◉	Depth (inches):
Saturation Present? (includes capillary fringe)	Yes ○	No ◉	Depth (inches):

Wetland Hydrology Present? Yes ○ No ◉

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Primary and/or secondary indicators of Hydrology were not present at this location.

VEGETATION (Five/Four Strata) - Use scientific names of plants.

Sampling Point: DP1

	Absolute % Cover	Dominant Species?	Rel.Strat. Cover	Indicator Status
Tree Stratum (Plot size: 30')				
1. Pinus taeda	30	☑	33.3%	FAC
2. Quercus virginiana	30	☑	33.3%	FACU
3. Quercus nigra	30	☑	33.3%	FAC
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
7.	0	☐	0.0%	
8.	0	☐	0.0%	
50% of Total Cover: 45	20% of Total Cover: 18	90	= Total Cover	
Sapling or Sapling/Shrub Stratum (Plot size: 30')				
1. Quercus nigra	20	☑	100.0%	FAC
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
7.	0	☐	0.0%	
8.	0	☐	0.0%	
50% of Total Cover: 10	20% of Total Cover: 4	20	= Total Cover	
Shrub Stratum (Plot size: 30')				
1. Morella cerifera	30	☑	50.0%	FAC
2. Pinus taeda	20	☑	33.3%	FAC
3. Ilex opaca	10	☐	16.7%	FAC
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
50% of Total Cover: 30	20% of Total Cover: 12	60	= Total Cover	
Herb Stratum (Plot size: 30')				
1. Pteridium aquilinum	10	☑	100.0%	FACU
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
7.	0	☐	0.0%	
8.	0	☐	0.0%	
9.	0	☐	0.0%	
10.	0	☐	0.0%	
11.	0	☐	0.0%	
12.	0	☐	0.0%	
50% of Total Cover: 5	20% of Total Cover: 2	10	= Total Cover	
Woody Vine Stratum (Plot size: 30')				
1. Vitis rotundifolia	20	☑	66.7%	FAC
2. Gelsemium sempervirens	10	☑	33.3%	FAC
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
50% of Total Cover: 15	20% of Total Cover: 6	30	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 7 (A)

Total Number of Dominant Species Across All Strata: 9 (B)

Percent of dominant Species That Are OBL, FACW, or FAC: 77.8% (A/B)

Prevalence Index worksheet:

	Total % Cover of:	Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	170	x 3 =	510
FACU species	40	x 4 =	160
UPL species	0	x 5 =	0
Column Totals:	210 **(A)**		670 **(B)**

Prevalence Index = B/A = 3.190

Hydrophytic Vegetation Indicators:

- ☐ **1 - Rapid Test for Hydrophytic Vegetation**
- ☑ **2 - Dominance Test is > 50%**
- ☐ **3 - Prevalence Index is ≤3.0** [1]
- ☐ **Problematic Hydrophytic Vegetation** [1] **(Explain)**

[1] **Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.**

Definition of Vegetation Strata:

Tree - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

Sapling - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

Sapling/Shrub - Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1m) tall.

Shrub - Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

Woody vine - All woody vines, regardless of height.

Hydrophytic Vegetation Present? Yes ◉ No ○

Remarks: (If observed, list morphological adaptations below).

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

SOIL

Sampling Point: DP1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)		%	Redox Features Color (moist)	%	Type [1]	Loc [2]	Texture	Remarks
0-4	10YR	3/1	100					Sand	>30% uncoated sand grains
4-25	10YR	6/3	100					Sand	

[1] Type: C=Concentration. D=Depletion. RM=Reduced Matrix, CS=Covered or Coated Sand Grains [2] Location: PL=Pore Lining. M=Matrix

Hydric Soil Indicators:

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ Organic Bodies (A6) (LRR P, T, U)
- ☐ 5 cm Mucky Mineral (A7) (LRR P, T, U)
- ☐ Muck Presence (A8) (LRR U)
- ☐ 1 cm Muck (A9) (LRR P, T)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Coast Prairie Redox (A16) (MLRA 150A)
- ☐ Sandy Muck Mineral (S1) (LRR O, S)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Dark Surface (S7) (LRR P, S, T, U)
- ☐ Polyvalue Below Surface (S8) (LRR S, T, U)
- ☐ Thin Dark Surface (S9) (LRR S, T, U)
- ☐ Loamy Mucky Mineral (F1) (LRR O)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Marl (F10) (LRR U)
- ☐ Depleted Ochric (F11) (MLRA 151)
- ☐ Iron-Manganese Masses (F12) (LRR O, P, T)
- ☐ Umbric Surface (F13) (LRR P, T, U)
- ☐ Delta Ochric (F17) (MLRA 151)
- ☐ Reduced Vertic (F18) (MLRA 150A, 150B)
- ☐ Piedmont Floodplain Soils (F19) (MLRA 149A)
- ☐ Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D)

Indicators for Problematic Hydric Soils [3]:

- ☐ 1 cm Muck (A9) (LRR O)
- ☐ 2 cm Muck (A10) (LRR S)
- ☐ Reduced Vertic (F18) (outside MLRA 150A,B)
- ☐ Piedmont Floodplain Soils (F19) (LRR P, S, T)
- ☐ Anomalous Bright Loamy Soils (F20) (MLRA 153B)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ○ No ◉

Remarks:

Hydric soil criteria was not met at this location.

WETLAND DETERMINATION DATA FORM - Atlantic and Gulf Coastal Plain Region

Project/Site: Sparkman Property **City/County:** Pawleys Island / Georgetown **Sampling Date:** 09-Jan-26

Applicant/Owner: Palmetto Alliance Property Group, LLC / Sparkman **State:** SC **Sampling Point:** DP2

Investigator(s): Charles Oates **Section, Township, Range:** S T R

Landform (hillslope, terrace, etc.): Flat **Local relief (concave, convex, none):** none **Slope:** 0.0 % / 0.0 °

Subregion (LRR or MLRA): LRR T **Lat.:** 33.495 **Long.:** -79.0862 **Datum:** NAD83

Soil Map Unit Name: USDA SCS has the soils mapped as Leon **NWI classification:** PFO1C mapped

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ◉ No ○ **(If no, explain in Remarks.)**

Are Vegetation ☐ **, Soil** ☐ **, or Hydrology** ☐ **significantly disturbed?** **Are "Normal Circumstances" present?** Yes ◉ No ○

Are Vegetation ☐ **, Soil** ☐ **, or Hydrology** ☐ **naturally problematic?** **(If needed, explain any answers in Remarks.)**

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ◉ No ○	**Is the Sampled Area within a Wetland?** Yes ◉ No ○
Hydric Soil Present?	Yes ◉ No ○	
Wetland Hydrology Present?	Yes ◉ No ○	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☑ Surface Water (A1)
- ☑ High Water Table (A2)
- ☑ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☑ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ Marl Deposits (B15) (LRR U)
- ☐ Hydrogen Sulfide Odor (C1)
- ☑ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of 2 required)

- ☐ Surface Soil Cracks (B6)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Drainage Patterns (B10)
- ☐ Moss Trim Lines (B16)
- ☐ Dry Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☑ FAC-Neutral Test (D5)
- ☐ Sphagnum moss (D8) (LRR T, U)

Field Observations:

Surface Water Present?	Yes ◉ No ○	Depth (inches):	4
Water Table Present?	Yes ◉ No ○	Depth (inches):	0
Saturation Present? (includes capillary fringe)	Yes ◉ No ○	Depth (inches):	0

Wetland Hydrology Present? Yes ◉ No ○

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Hydrology criteria met was met that this location. Soils were saturated to the surface and surface water was present in the lower portions of the wetland area.

VEGETATION (Five/Four Strata) - Use scientific names of plants.

Sampling Point: DP2

	Absolute % Cover	Dominant Species?	Rel.Strat. Cover	Indicator Status
Tree Stratum (Plot size: 30')				
1. Quercus michauxii	60	☑	66.7%	FACW
2. Nyssa sylvatica	20	☑	22.2%	FAC
3. Taxodium distichum	10	☐	11.1%	OBL
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
7.	0	☐	0.0%	
8.	0	☐	0.0%	
50% of Total Cover: 45 20% of Total Cover: 18	90	= Total Cover		
Sapling or Sapling/Shrub Stratum (Plot size: 30')				
1. Quercus michauxii	30	☑	60.0%	FACW
2. Nyssa sylvatica	20	☑	40.0%	FAC
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
7.	0	☐	0.0%	
8.	0	☐	0.0%	
50% of Total Cover: 25 20% of Total Cover: 10	50	= Total Cover		
Shrub Stratum (Plot size: 30')				
1. Sabal minor	20	☑	50.0%	FACW
2. Lyonia lucida	10	☑	25.0%	FACW
3. Ilex glabra	10	☑	25.0%	FACW
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
50% of Total Cover: 20 20% of Total Cover: 8	40	= Total Cover		
Herb Stratum (Plot size:)				
1.	0	☐	0.0%	
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
7.	0	☐	0.0%	
8.	0	☐	0.0%	
9.	0	☐	0.0%	
10.	0	☐	0.0%	
11.	0	☐	0.0%	
12.	0	☐	0.0%	
50% of Total Cover: 0 20% of Total Cover: 0	0	= Total Cover		
Woody Vine Stratum (Plot size: 30')				
1. Smilax laurifolia	10	☑	100.0%	FACW
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
50% of Total Cover: 5 20% of Total Cover: 2	10	= Total Cover		

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 8 (A)

Total Number of Dominant Species Across All Strata: 8 (B)

Percent of dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

	Total % Cover of:	Multiply by:		
OBL species	10	**x 1 =**	10	
FACW species	140	**x 2 =**	280	
FAC species	40	**x 3 =**	120	
FACU species	0	**x 4 =**	0	
UPL species	0	**x 5 =**	0	
Column Totals:	190	**(A)**	410	**(B)**

Prevalence Index = B/A = 2.158

Hydrophytic Vegetation Indicators:

- ☐ **1 - Rapid Test for Hydrophytic Vegetation**
- ☑ **2 - Dominance Test is > 50%**
- ☑ **3 - Prevalence Index is ≤3.0** [1]
- ☐ **Problematic Hydrophytic Vegetation** [1] **(Explain)**

[1] **Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.**

Definition of Vegetation Strata:

Tree - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

Sapling - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

Sapling/Shrub - Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1m) tall.

Shrub - Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

Woody vine - All woody vines, regardless of height.

Hydrophytic Vegetation Present? Yes ◉ No ○

Remarks: (If observed, list morphological adaptations below).

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

SOIL

Sampling Point: DP2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)		%	Redox Features Color (moist)		%	Type [1]	Loc [2]	Texture	Remarks
0-15	10YR	2/1	100						Sand	saturated
15-25	10YR	5/1	90	10YR	6/4	10	C	PL	Sand	saturated

[1] Type: C=Concentration. D=Depletion. RM=Reduced Matrix, CS=Covered or Coated Sand Grains [2] Location: PL=Pore Lining. M=Matrix

Hydric Soil Indicators:

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ Organic Bodies (A6) (LRR P, T, U)
- ☐ 5 cm Mucky Mineral (A7) (LRR P, T, U)
- ☐ Muck Presence (A8) (LRR U)
- ☐ 1 cm Muck (A9) (LRR P, T)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Coast Prairie Redox (A16) (MLRA 150A)
- ☐ Sandy Muck Mineral (S1) (LRR O, S)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☑ Dark Surface (S7) (LRR P, S, T, U)
- ☐ Polyvalue Below Surface (S8) (LRR S, T, U)
- ☐ Thin Dark Surface (S9) (LRR S, T, U)
- ☐ Loamy Mucky Mineral (F1) (LRR O)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Marl (F10) (LRR U)
- ☐ Depleted Ochric (F11) (MLRA 151)
- ☐ Iron-Manganese Masses (F12) (LRR O, P, T)
- ☐ Umbric Surface (F13) (LRR P, T, U)
- ☐ Delta Ochric (F17) (MLRA 151)
- ☐ Reduced Vertic (F18) (MLRA 150A, 150B)
- ☐ Piedmont Floodplain Soils (F19) (MLRA 149A)
- ☐ Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D)

Indicators for Problematic Hydric Soils [3]:

- ☐ 1 cm Muck (A9) (LRR O)
- ☐ 2 cm Muck (A10) (LRR S)
- ☐ Reduced Vertic (F18) (outside MLRA 150A,B)
- ☐ Piedmont Floodplain Soils (F19) (LRR P, S, T)
- ☐ Anomalous Bright Loamy Soils (F20) (MLRA 153B)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ◉ No ○

Remarks:

Hydric soil criteria was met at this location.